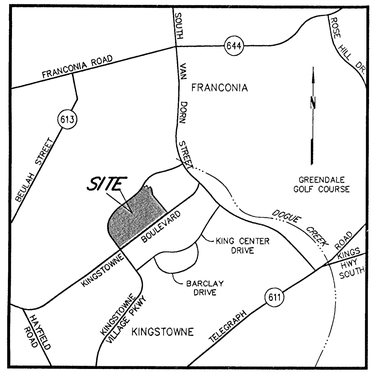
KINGSTOWNE TOWNE CENTRE



VICINITY MAP
SCALE: 1:24000 (1"=2000')

PROFFERED CONDITION AMENDMENT
CONCEPTUAL DEVELOPMENT PLAN AMENDMENT
FINAL DEVELOPMENT PLAN AMENDMENT

LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA

OWNER'S/APPLICANT'S

KINGSTOWNE M&N, L.P.
2900 LINDEN LANE, SUITE 300
SILVER SPRING, MD 20910
TAX MAP NO. 91-2-((1))-36B

KINGSTOWNE TOWNE CENTER, L.P.
2900 LINDEN LANE, SUITE 300
SILVER SPRING, MD 20910
TAX MAP NO. 91-2-((1))-36G

BP KINGSTOWNE OFFICE BUILDING T, LLC
C/O BOSTON PROPERTIES, INC.
111 HUNTINGTON AVE., SUITE 300
BOSTON, MA. 02199-7610
TAX MAP NO. 91-2-((1))-36C

BP KINGSTOWNE OFFICE BUILDING K, LLC
C/O BOSTON PROPERTIES, INC.
111 HUNTINGTON AVE., SUITE 300
BOSTON, MA. 02199-7610
TAX MAP NO. 91-2-((1))-36H

BP KINGSTOWNE THEATER, LLC
C/O BOSTON PROPERTIES, INC.
111 HUNTINGTON AVE., SUITE 300
BOSTON, MA. 02199-7610
TAX MAP NO. 91-2-((1))-36I

KINGSTOWNE PARCEL O, L.P.
2900 LINDEN LANE, SUITE 300
SILVER SPRING, MD 20910
TAX MAP NO. 91-2-((1))-32F

KINGSTOWNE L, L.P.
2900 LINDEN LANE, SUITE 300
SILVER SPRING, MD 20910
TAX MAP NO. 91-2-((1))-26K

ATTORNEY

COOLEY GODWARD KRONISH LLP
ANTONIO J. CALABRESE
ONE FREEDOM SQUARE
RESTON TOWN CENTER
11951 FREEDOM DRIVE
RESTON, VA 20190

NOTE:

THE PURPOSE OF THE PCA/CDPA/FDPA IS TO REDESIGN THE AREA KNOWN AS BUILDING M AND N TO BE FOUR OFFICE BUILDINGS LOCATED ABOVE A PARKING STRUCTURE AND TO ADD 800,000 S.F. OF OFFICE SPACE. THE SITE IS CURRENTLY UNDER CONSTRUCTION AND CONTAINS NO VEGETATION WITHIN THE AREA DIRECTLY AFFECTED BY THE CHANGE.

SHEET INDEX

1) COVER SHEET
2) NOTES AND TABULATIONS
3) PCA/CDPA/FDPA
4) LANDSCAPE PLAN
5) PEDESTRIAN PLAN
6) PCA/CDPA/FDPA LIMITS
7) KTC SITE PLAN - GENERAL NOTES
8) KTC SITE PLAN - E&S AND DRAINAGE DIVIDES
9) KTC SITE PLAN - E&S AND DRAINAGE DIVIDES
10) KTC SITE PLAN - STORM SEWER COMPUTATIONS

FDPA-84-L-020-02-13
Application No PCA-84-L-020-23 Staff S.W.
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED Jan 25, 2008
Date of (BOS) (PC) Approval Jan 28, 2008
Sheet 1 of 10

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COMMONWEALTH OF VIRGINIA
THEODORE D. BRITT
NO. 023803
6.20.07
PROFESSIONAL ENGINEER

KINGSTOWNE TOWNE CENTRE
FAIRFAX COUNTY, VIRGINIA
LEE DISTRICT

COVER SHEET

DATE	REVISION
9/19/06	PER COUTNY COMMENTS
1/29/07	PER COUTNY COMMENTS
4/30/07	PER COUTNY COMMENTS
6/20/07	PER COUTNY COMMENTS

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PROPOSED USES						
BUILDING	ADDRESS	USE	GSF	HEIGHT (FT.)	PARKING REQUIRED	LOADING REQUIRED
T	5971 KINGSTOWNE VILLAGE PKWY.	OFFICE	150,000	130	390	8
N1	5931 KINGSTOWNE VILLAGE PKWY	OFFICE	300,000	200	780	16
N2	5931 KINGSTOWNE VILLAGE PKWY	OFFICE	300,000	200	780	16
M1	5951 KINGSTOWNE VILLAGE PKWY	OFFICE	300,000	200	780	16
M2	5951 KINGSTOWNE VILLAGE PKWY	OFFICE	300,000	200	780	16
K	5911 KINGSTOWNE VILLAGE PKWY	OFFICE	155,000	130	403	8
A	5960–5990 KINGSTOWNE TOWNE CENTRE	SHOPPING CENTER	91,200	45	367	8
B	5926–5958 KINGSTOWNE TOWNE CENTRE	SHOP. CENTER/EATING EST.	104,500	45	473	10
FUTURE D	5975 KINGSTOWNE TOWNE CENTRE	SHOPPING CENTER	7,500	45	30	1
E	5965 KINGSTOWNE TOWNE CENTRE	SHOPPING CENTER	7,500	45	30	1
H	5955 KINGSTOWNE TOWNE CENTRE	SHOPPING CENTER	7,500	45	30	1
J	5900–5920 KINGSTOWNE TOWNE CENTRE	SHOP. CENTER/EATING EST.	22,000	45	215	2
Q	5910–5958 KINGSTOWNE TOWNE CENTRE	THEATER	70,600	65	698	1
R	5925 KINGSTOWNE TOWNE CENTRE	EATING ESTABLISHMENT	7,000	45	96	1
S	5935 KINGSTOWNE TOWNE CENTRE	EATING ESTABLISHMENT	7,000	45	65	1
TOTAL			1,829,800		5,917	SEE NOTE 6

PARKING PROVIDED: 7,110 (SEE NOTES 14 & 15)

OTHER USES			
BUILDING	USE	GSF	HEIGHT (FT.)
L	OFFICE	23,600	42
O	RETAIL	90,000	45
TOTAL		113,600	

NOTES:

1. THE PARKING STRUCTURE LEVELS MAY BE BUILT IN PHASES TO RESPOND TO THE PHASE DEVELOPMENT OF THE OFFICES.
2. APPLICANT WILL PROVIDE PARKING, AS REQUIRED, FOR EACH PROPOSED USE AS SPACE IS LEASED.
3. EXCLUDES AREA OF POST OFFICE SITE FROM ALL COMPUTATIONS.
4. THE REQUIRED PARKING IS BASED ON THE CURRENT USES WITHIN THE SHOPPING CENTER. EATING ESTABLISHMENTS, OFFICE USES AND OTHER SUCH USES PERMITTED BY THE DISTRICT MAY BE ESTABLISHED WITHIN BUILDINGS DESIGNATED FOR SHOPPING CENTER USES PROVIDED PARKING IS PROVIDED IN ACCORDANCE WITH COUNTY STANDARDS.
5. TEMPORARY SURFACE PARKING WILL BE ALLOWED IN AREAS OF THE SHOPPING CENTER THAT HAVE NOT YET BEEN BUILT.
6. PER ZONING ORDINANCE, THE MAXIMUM NUMBER OF LOADING SPACES REQUIRED IS 5.

TREE COVER CALCULATIONS

ZONED: PDC

GROSS LAND AREA:	1,889,258 S.F.	43.37 AC.
BLDG FOOTPRINT AREA:	558,517 S.F.	12.82 AC.
(EXCLUDES PARKING STRUCTURES)		
ADJUSTED GROSS SITE AREA:	1,330,741 S.F.	30.55 AC.
TREE COVER REQUIRED (10%):	133,074 S.F.	3.06 AC.
TREE COVER CREDIT:	0 S.F.	0 AC.
TREE COVER PLANTED:	133,100 S.F.	3.06 AC.
TOTAL TREE COVER PROPOSED:	133,100 S.F.	3.06 AC.

*TREE COVER PROPOSED SUBJECT TO FINAL ENGINEERING AND SITE DESIGN. MINIMUM PROVIDED WILL MEET THE REQUIREMENTS OF THE ZONING ORDINANCE.

OPEN SPACE CALCULATIONS

REQUIRED: 15%
1,889,258 X 0.15 = 283,389 S.F. OR 6.51 ACRES

PROPOSED: 6.51 ACRES

FLOOR AREA RATIO: (LAND SUBJECT TO THIS APPLICATION)
PROPOSED GROSS FLOOR AREA: 1.03

FDPA 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. FAIRFAX WATER IS THE PUBLIC WATER SUPPLY AGENCY FOR THIS DEVELOPMENT.
3. BOUNDARY INFORMATION IS TAKEN FROM EXISTING INFORMATION.
4. LOCATION OF EASEMENTS SHOWN HEREON ARE BASED ON INFORMATION AVAILABLE FROM TAX MAPS AND/OR DEED OF RECORD, NOT ACTUAL FIELD LOCATIONS OR TITLE SEARCH, AND SHOULD NOT BE REGARDED AS A CORRECT OR FINAL LOCATION.
5. STATEMENT OF CONDITIONS OR COMMITMENTS AND/OR STATEMENTS REQUIRED PURSUANT TO SECTION 16–502 ARE INCLUDED WITH THESE PLANS.
6. THIS PLAN DOES NOT PURPORT TO SHOW ALL EXISTING UNDERGROUND UTILITIES AND THOSE SHOWN ARE APPROXIMATE.
7. DATUM: U.S.G.S. 0.5 METER CONTOUR INTERVAL.
8. ALL STREETS SHALL CONFORM TO FAIRFAX COUNTY AND/OR VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS
9. NO BUILDING HEIGHT SHALL EXCEED 60.96 METERS (200 FEET).
10. TRAILSIDEWALK SYSTEM PROVIDES PEDESTRIAN/NON–MOTORIZED ACCESS THROUGHOUT THE PROPOSED TOWNE CENTRE DEVELOPMENT.
11. THE PROPERTY DELINEATED BY THIS PLAN IS SHOWN ON PART OF ASSESSMENT MAP 91–2–001, PARCELS 36B, 36C, 36G, 36H, 36I, 32F, 26K AND IS ZONED PDC. AREA OF SUBJECT PLAN IS 1,889,258 S.F. (43.37 AC.)
12. ALL PROPOSED BUILDING FOOTPRINTS ARE APPROXIMATE AND SUBJECT TO CHANGES AS A RESULT OF FINAL ENGINEERING AND ARCHITECTURAL DESIGN, HOWEVER THE GROSS SQUARE FOOTAGE INDICATED ON THE PLAN AND THE SETBACKS TO THE PERIPHERY WILL BE MAINTAINED. THE LOCATIONS OF THE BUILDINGS SHALL REMAIN SUBSTANTIALLY AS SHOWN.
13. ALL DUMPSTERS SHALL BE SCREENED WITH FENCING OR MASONRY.
14. APPLICANT WILL PROVIDE THE MINIMUM NUMBER OF PARKING SPACES, AS REQUIRED BY THE ZONING ORDINANCE, HOWEVER, (I) APPLICANT WILL REQUEST A PARKING REDUCTION FOR SHARED PARKING BETWEEN THE MOVIE THEATER AND OFFICE USES AND (II) APPLICANT RESERVES THE RIGHT TO SEEK FUTURE PARKING REDUCTIONS AND SHARED PARKING APPROVALS FROM THE COUNTY.
15. PARKING PROVIDED WILL CONFORM TO ARTICLE 11 (PARKING, LOADING, PRIVATE STREETS) OF THE FAIRFAX COUNTY ZONING ORDINANCES. THE APPLICANT RESERVES THE RIGHT TO INCREASE OR DECREASE THE NUMBER OF PARKING SPACES AS LONG AS THEY ARE IN SUBSTANTIAL CONFORMANCE WITH THE PERIPHERAL AND INTERIOR LANDSCAPING AND OPEN SPACE SHOWN ON THIS GENERALIZED DEVELOPMENT PLAN PURSUANT TO PAR. 4 AND 5 OF SECT. 18–204 OF THE ZONING ORDINANCE. A FINAL NUMBER OF PARKING SPACES WILL BE DETERMINED AT THE TIME OF SITE PLAN SUBMISSION AND WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE.
16. A COMPREHENSIVE SIGN PLAN MAY BE SUBMITTED AT A LATER DATE.
17. ALL LOADING SPACES HAVE NOT BEEN SHOWN ON THE PLAN. EXACT LOCATIONS OF ALL LOADING SPACES WILL BE DETERMINED AT SITE PLAN PHASE.
18. ALL DUMPSTER LOCATIONS ARE NOT SHOWN ON THE PLAN. EXACT DUMPSTER LOCATIONS WILL BE DETERMINED AT SITE PLAN PHASE.
19. ALL SIGNAGE SHALL CONFORM TO ARTICLE 12 REGULATIONS.
20. NO EXISTING VEGETATION ON SITE IS TO BE RETAINED FOR THOSE AREAS YET TO BE CONSTRUCTED.
21. THE PHASING OF THE TOWNE CENTRE WILL ALLOW TEMPORARY SURFACE PARKING AREAS TO BE LOCATED IN USES NOT YET BUILT. THE PARKING STRUCTURES LEVELS MAY BE CONSTRUCTED IN PHASES TO RESPOND TO THE PHASED DEVELOPMENT OF THE TOWNE CENTRE.
22. THE APPLICANT RESERVES THE RIGHT TO INCREASE 1 STORY RETAIL TO 1 STORY PLUS MEZZANINE OR 2 STORIES PROVIDED THAT THE HEIGHT AS LISTED FOR EACH INDIVIDUAL BUILDING IS NOT EXCEEDED AND THE GROSS SQUARE FOOTAGE IS NOT INCREASED.

SECTION 16–502

1.
   A. SHOWN ON PLAN
   B. SHOWN ON PLAN
   C. SEE TABULATION, NOTE 11
   D. SHOWN ON PLAN
   E. SHOWN ON PLAN
   F. TOPOGRAPHY PROVIDED, FIELD RUN, IS TAKEN FROM THE 6105–RGP–43, ROUGH GRADING PLAN FOR THE KINGSTOWNE TOWNE CENTRE BY BC CONSULTANTS (CURRENTLY UNDER CONSTRUCTION) WITH 0.5 METER INTERVALS.
   G. SHOWN ON PLAN
   H. SHOWN ON PLAN AND/OR TABULATIONS
   I. SHOWN ON PLAN
   J. N/A
   K. SHOWN ON PLAN
   L. SHOWN ON PLAN, SEE TABULATIONS
   M. SHOWN ON PLAN
   N. SEE LANDSCAPE PLAN. THE LIMITS OF CLEARING SHALL BE THE PROPERTY BOUNDARIES.
   O. NO KNOWN GRAVE 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 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.
   R. SHOWN ON PLAN
   S. N/A
   T. DEVELOPMENT SCHEDULE AND PHASING TO BE DETERMINED AS MARKET CONDITIONS ALLOW.
2. SHOWN ON PLAN
3. N/A
4. N/A
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 PROVISION OF ALL APPLICABLE ORDINANCES, REGULATIONS, AND ADOPTED STANDARDS. WE HEREBY REQUEST THE FOLLOWING MODIFICATIONS, WAIVERS AND/OR EXCEPTIONS FOR THE PORTIONS OF THE PDC ZONE INCLUDED IN THE APPLICATION:
   A. MODIFICATION OF THE TRANSITIONAL SCREENING TO THE LANDSCAPING AS SHOWN ON THE LANDSCAPE PLAN TO THE NORTH AND WEST BOUNDARIES EXCEPT V & W, ARTICLE 13.304, PAR 1.
   B. A BARRIER WAIVER AT ALL EDGES OF THE PDC ZONE COVERED UNDER THIS APPLICATION.
7. N/A
8. N/A

STORMWATER MANAGEMENT/OUTFALL NARRATIVE

STORMWATER QUANTITY AND QUALITY CONTROLS ARE PROVIDED FOR THE DEVELOPMENT BY KINGSTOWNE LAKE WHICH IS LOCATED NORTHEAST OF THE PROPERTY AT THE NORTHWEST INTERSECTION OF KINGSTOWNE VILLAGE PARKWAY AND SOUTH VAN DORN STREET. THE LAKE OUTFALLS THROUGH A CLOSED SYSTEM RECENTLY EXTENDED BY KINGSTOWNE SECTION 42 AND OUTFALLS SOUTH OF SECTION 42 INTO A STILLING BASIN THAT OUTFALLS INTO THE BED AND BANK DOGUE CREEK.

SEE "FOR INFORMATION ONLY" SHEETS FROM THE KINGSTOWNE TOWNE CENTRE SITE PLAN FOR DRAINAGE DIVIDES AND PIPE OUTFALL COMPUTATIONS.

FDPA-84-L-020-02-13
Application No PCA-84-L-020-23 Staff S.W.

APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED Jan 25, 2008
Date of (BOS) (PC) Approval Jan 28, 2008
Sheet 2 of 10

TRI-TEK ENGINEERING
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THEODORE D. BRITT
NO. 023803
6-20-07
PROFESSIONAL ENGINEER

KINGSTOWNE TOWNE CENTRE
FAIRFAX COUNTY, VIRGINIA
LEE DISTRICT

NOTES AND TABULATIONS

DATE	REVISION
9/19/06	PER COUNTY COMMENTS
1/29/07	PER COUNTY COMMENTS
4/30/07	PER COUNTY COMMENTS
6/20/07	PER COUNTY COMMENTS

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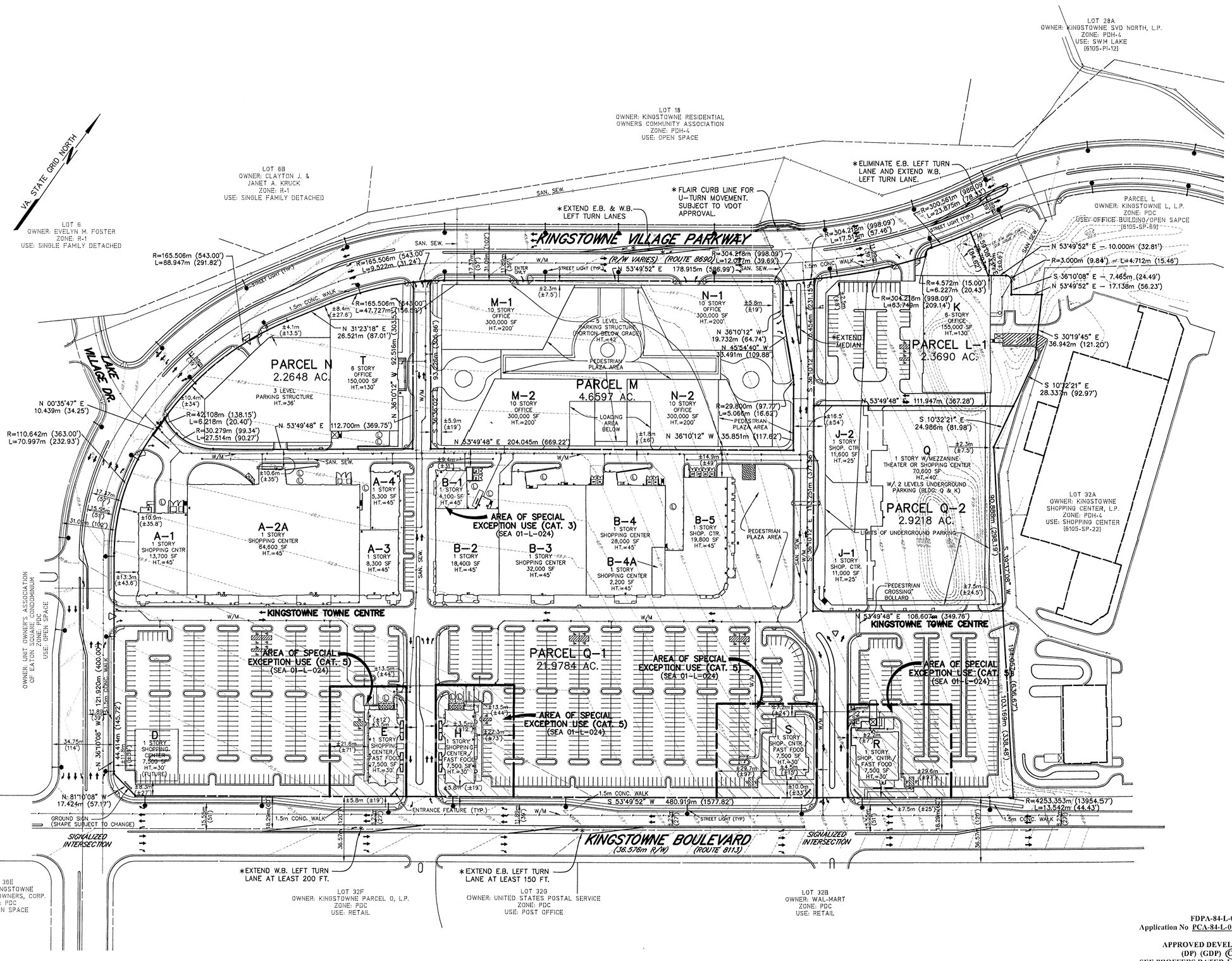

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KINGSTOWNE TOWNE CENTRE

FAIRFAX COUNTY, VIRGINIA

LEE DISTRICT

PCA/CDPA/FDPA

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6/20/07	PER COUTNY COMMENTS

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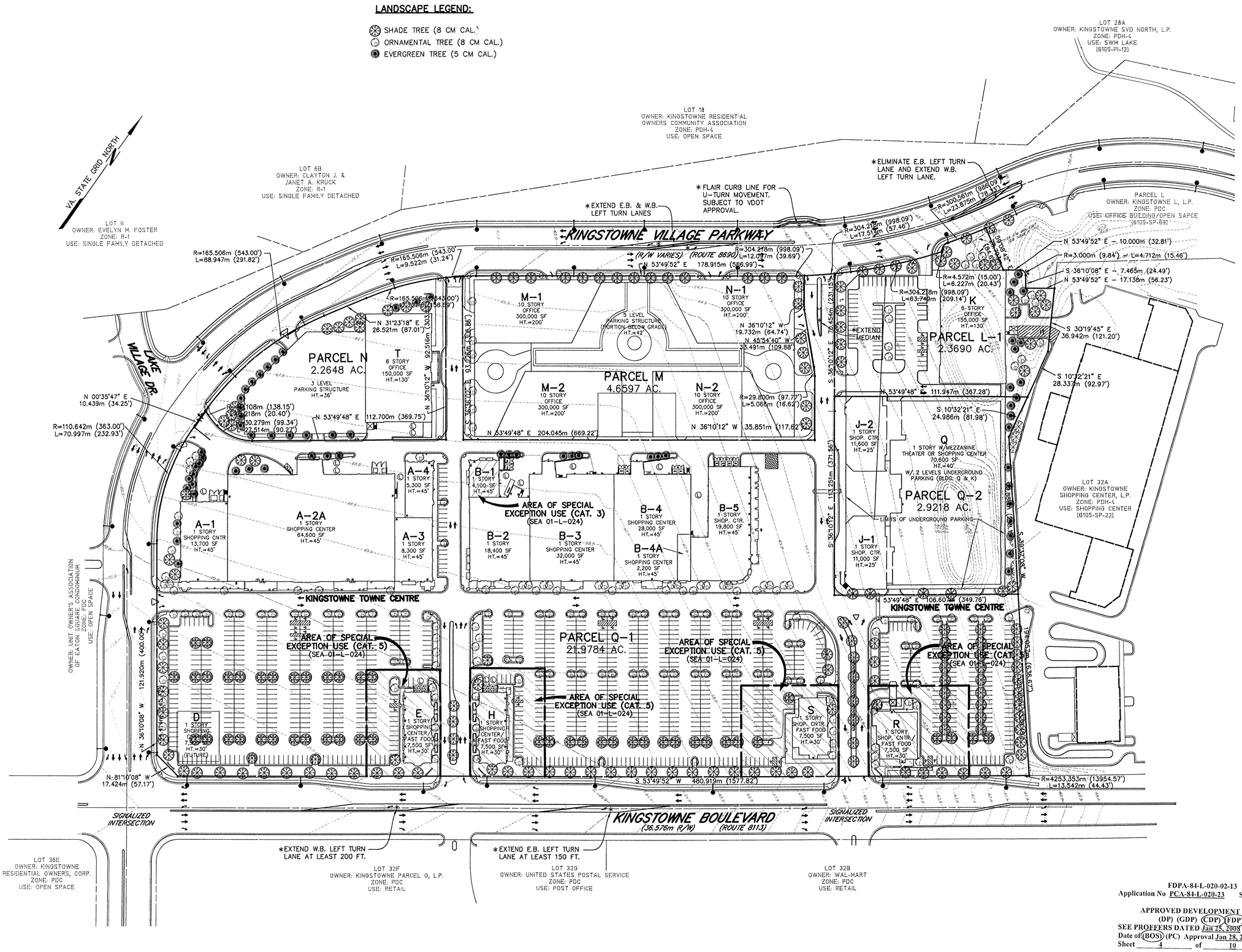

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Application No PCA-84-L-020-23 Staff S.W.

APPROVED DEVELOPMENT PLAN
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KINGSTOWNE TOWNE CENTRE

FAIRFAX COUNTY, VIRGINIA

LEE DISTRICT

LANDSCAPE PLAN

DATE	REVISION
9/19/06	PER COUTNY COMMENTS
1/29/07	PER COUTNY COMMENTS
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6/20/07	PER COUTNY COMMENTS

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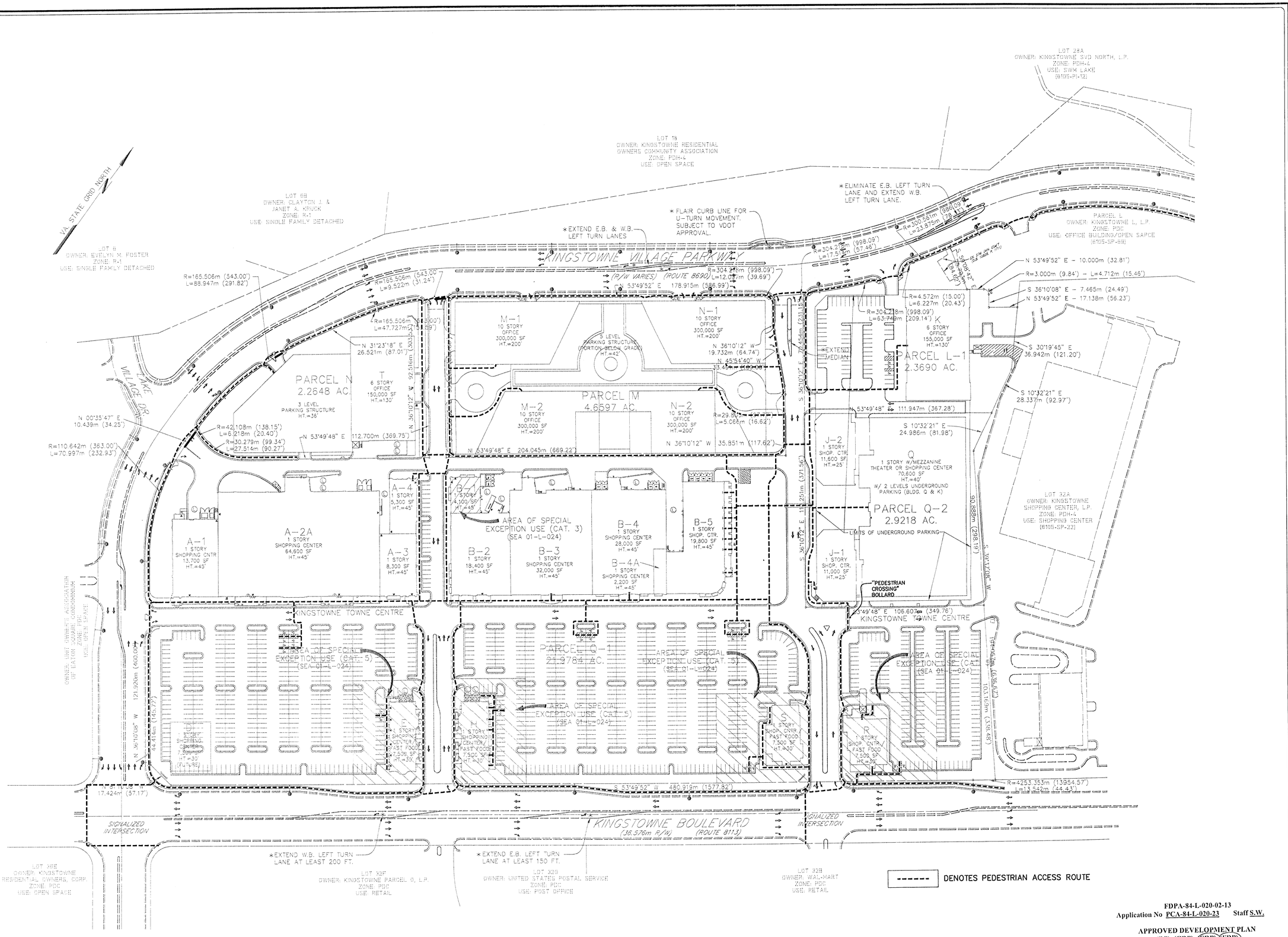

FDPA-84-L-020-02-13
Application No PCA-84-L-020-23 Staff S.W.

APPROVED DEVELOPMENT PLAN
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Sheet 5 of 10

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THEODORE J. BRITT
NO. 023809
PROFESSIONAL ENGINEER
6.20.07

KINGSTOWNE TOWNE CENTRE

FAIRFAX COUNTY, VIRGINIA

LEE DISTRICT

PEDESTRIAN ACCESS PLAN

DATE	REVISION
9/19/06	PER COUTNY COMMENTS
1/29/07	PER COUTNY COMMENTS
4/30/07	PER COUTNY COMMENTS
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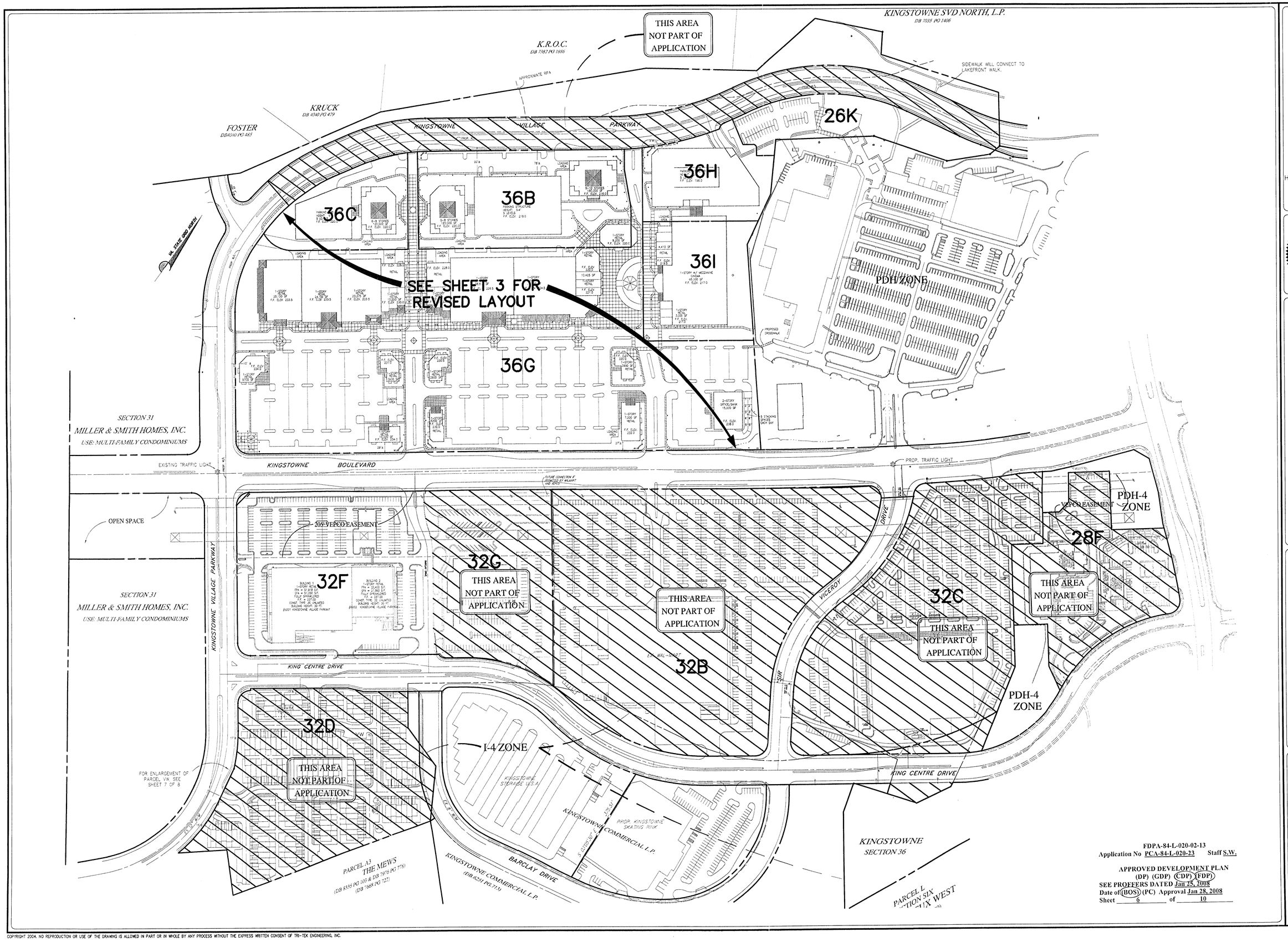

FDPA-84-L-020-02-13
Application No PCA-84-L-020-23 Staff S.W.

APPROVED DEVELOPMENT PLAN
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Sheet 6 of 10

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COMMONWEALTH OF VIRGINIA
THEODORE D. BRITT
NO. 023803
PROFESSIONAL ENGINEER
6.20.07

KINGSTOWNE TOWNE CENTRE

FAIRFAX COUNTY, VIRGINIA

LEE DISTRICT

PCA/CDPA/FDPA LIMITS AND PARCEL IDENTIFICATION MAP

DATE	REVISION
9/19/06	PER COUTNY COMMENTS
1/29/07	PER COUTNY COMMENTS
4/30/07	PER COUTNY COMMENTS
6/20/07	PER COUTNY COMMENTS

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GENERAL NOTES

OWNER/DEVELOPER:
KINGSTOWNE COMMERCIAL L.P.
2900 LINDEN LANE, SUITE 300
SILVER SPRING, MD 20910
DB: 6251 PG: 713

1. TAX MAP NUMBER : 91-2-((1))-26A AND 26B (PART OF EACH)
2. BOUNDARY AND TOPOGRAPHIC SURVEY PERFORMED BY TRI-TEK ENGINEERING (JULY, 1997)
3. NO RPA EXISTS ON THIS SITE.
4. PUBLIC WATER SERVICE SHALL BE PROVIDED BY THE FAIRFAX COUNTY WATER AUTHORITY THROUGH EXTENSIONS OF EXISTING WATER MAINS.
5. PUBLIC SANITARY SEWER SHALL BE PROVIDED BY THE COUNTY OF FAIRFAX THROUGH EXTENSIONS FROM EXISTING SEWER MAINS.
6. CLEARING AND GRADING SHALL BE IN ACCORDANCE WITH THE GRADING AND EROSION CONTROL PLANS AND STANDARDS SET FORTH BY THE PUBLIC FACILITIES MANUAL AND THE VIRGINIA EROSION AND SEDIMENTATION CONTROL HANDBOOK. ALL LAND ON OR OFF-SITE WHICH IS DISTURBED BY THIS DEVELOPMENT AND WHICH IS NOT BUILT UPON OR SURFACED, SHALL BE ADEQUATELY STABILIZED TO CONTROL EROSION AND SEDIMENTATION.
7. THE PERMITTEE SHALL PROVIDE ADEQUATE MEANS OF CLEANING TRUCKS AND/OR OTHER EQUIPMENT PRIOR TO ENTERING THE PRIVATE STREETS AND VDOT R/W. IT IS THE PERMITTEE'S RESPONSIBILITY TO CLEAN STREETS, ALLAY DUST AND TO TAKE WHATEVER MEASURES NECESSARY TO INSURE THAT THE ROAD IS MAINTAINED IN A CLEAN, MUD AND DUST FREE CONDITION AT ALL TIMES. SEE SILTATION AND EROSION CONTROL PLANS.
8. THE EXISTING UNDERGROUND UTILITIES SHOWN HEREON ARE BASED UPON AVAILABLE INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL UTILITIES BEFORE COMMENCING WORK AND FOR ANY DAMAGES WHICH OCCUR BY HIS FAILURE TO LOCATE OR PRESERVE THESE UNDERGROUND UTILITIES. IF DURING CONSTRUCTION OPERATIONS THE CONTRACTOR SHOULD ENCOUNTER UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS, HE SHALL IMMEDIATELY NOTIFY THE ENGINEER AND TAKE NECESSARY AND PROPER STEPS TO PROTECT THE FACILITY AND ASSURE THE CONTINUANCE OF SERVICE.
9. ALL UTILITIES AND UTILITY POLES TO BE RELOCATED DUE TO THIS DEVELOPMENT SHALL BE DONE AT THE EXPENSE OF THE DEVELOPER.
10. ANY UTILITIES TO BE PLACED UNDER EXISTING STREETS SHALL BE BORED OR JACKED UNLESS MODIFIED BY PERMIT.
11. ALL PROPOSED STREET LIGHTING POLES SHALL BE 3.5M BACK FROM FACE OF CURB.
12. ANY DAMAGE TO EXISTING STREETS DUE TO THIS DEVELOPMENT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER.
13. PARKING LOT AND SERVICE AREA ELEVATIONS SHOWN ARE ON STRAIGHT GRADES, THE CONTRACTOR SHALL ROUND ALL VERTICAL BREAKS WITH SMOOTH SPLINE CURVES.
14. ALL CONSTRUCTION DUE TO THIS DEVELOPMENT IS TO BE DONE IN ACCORDANCE WITH THE STANDARDS SET BY THE STATE OF VIRGINIA, FAIRFAX COUNTY, FCWA AND VDOT.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE OWNER AND THE ENGINEER/SURVEYOR OF ANY CHANGES OR CONDITIONS ATTACHED TO PERMITS OBTAINED FROM VDOT, THE COUNTY OF FAIRFAX, OR ANY OTHER AUTHORITY ISSUING PERMITS.
16. ALL STORM SEWER PIPE SHALL BE RCP CLASS III UNLESS SHOWN OTHERWISE ON THE STORM SEWER PROFILES, OR IF MODIFIED BY AN APPROVED WAIVER, THEN HDPE TYPE S (ADS BRAND).
17. ALL STORM SEWERS NOT IN AN EASEMENT ARE TO PRIVATELY MAINTAINED.
18. ALL HANDICAPPED SPACES TO HAVE A PAINTED SYMBOL AND SIGN INSTALLED IN ACCORDANCE WITH PFM STANDARD 32A-7, 32B-7.
19. ALL RETAINING WALLS OVER .61M (2 FT.) REQUIRE A SEPARATE BUILDING PERMIT.
20. STORMWATER DETENTION, BMP'S & PHOSPHORUS REMOVAL IS PROVIDED BY THE "KINGSTOWNE LAKE PUBLIC IMPROVEMENT PLAN", PLAN NUMBER 6105-PI-12.
21. NO KNOWN GRAVES OR BURIAL SITES ARE ON THIS SITE.
22. ALL CONSTRUCTION INVOLVING PROBLEM SOILS MUST BE PERFORMED UNDER THE FULL-TIME INSPECTION OF THE GEOTECHNICAL ENGINEER.
23. THE GEOTECHNICAL ENGINEER SHALL FURNISH A WRITTEN OPINION TO THE COUNTY AS TO WHETHER OR NOT WORK HAS BEEN PERFORMED IN ACCORDANCE WITH THE APPROVED PLANS PRIOR TO THE ISSUANCE OF A RESIDENTIAL USE PERMIT.
24. THE CONTRACTOR IS REQUIRED TO PERFORM ALL TESTS REQUIRED BY THE COUNTY OR FCWA TO SECURE ACCEPTANCE OF ALL UTILITIES.
25. BUILDING A1-A4, B1-B10, D, E, H, J1-J2, K, M, N, Q, R AND S MAY BE INCREASED TO ONE STORY WITH MEZZANINE OR TWO STORY AS LONG AS THE GROSS SQUARE FOOTAGE OF THE SITE DOES NOT INCREASE. THIS MODIFICATION IS PERMITTED UNDER THE APPROVED PCA/FDPA FOR THIS SITE, NOTE 22 ON PAGE 58 OF 62.
26. PLAZA AREA HARDSCAPE MARKINGS ARE SUBJECT TO MODIFICATION UPON FINAL DESIGN OF HARDSCAPE AND ARCHITECTURE OF THE SURROUNDING BUILDINGS.
27. TREE LOCATIONS ARE SHOWN FOR INFORMATION ONLY. FINAL LOCATION OF EACH TREE IS TO BE DETERMINED BY FINAL HARDSCAPE PLAN.
28. A SMOOTH GRADE SHALL BE MAINTAINED FROM CENTERLINE OR ACROSS TRAVELWAY OF PROPOSED ROADS OR PARKING SURFACES TO PROPOSED CURB AND GUTTER TO PRECLUDE THE FORMING OF FALSE GUTTERS AND/OR PONDING OF WATER ON ANY ROAD OR PARKING AREA.
29. VEHICLE PER DAY (VPD) ESTIMATES FOR EACH ENTRANCE ARE ESTIMATED BASED ON SITE TRIP GENERATION PER ITE MANUAL.
30. CLEANOUTS TO BE PROVIDED AT ENDS OF SANITARY SEWER LATERALS.
31. THE SITE IS CURRENTLY BEING GRADED UNDER ROUGH GRADING PLAN 6105-RGP-43.
32. TEMPORARY ASPHALT CURBING TO BE REPLACED WITH CONCRETE CURBING AS FUTURE BUILDINGS ARE CONSTRUCTED.
33. ALL STORM DRAINS LESS THAN 375mm (15") WILL BE CONSTRUCTED UNDER A PLUMBING PERMIT.
34. ALL SHOPPING CARTS SHALL BE STORED INSIDE THE BUILDINGS.
35. BUILDING SIGNAGE SHALL BE LIMITED TO INDIVIDUAL ESTABLISHMENTS SIGNAGE ONLY. NO ACCESSORY SERVICES SHALL BE ADVERTISED/SIGNED.
36. THERE SHALL BE NO OUTDOOR VENDING MACHINES ON THIS SITE, SUCH AS SOFT DRINK OR FOOD MACHINES.
37. THERE SHALL BE NO OUTSIDE, COIN OPERATED MECHANICAL RIDES ON THIS SITE.
38. THERE SHALL BE NO OUTSIDE DISPLAY, SALES OR STORAGE OF GOODS, EXCEPT FOR SPECIAL EVENTS.
39. ALL ROOF DRAINS WILL BE PRIVATELY MAINTAINED.
40. A TRAFFIC SIGNAL WARRANT ANALYSIS FOR THE INTERSECTION OF KINGSTOWNE VILLAGE PARKWAY AND LAKE VILLAGE DRIVE SHALL BE SUBMITTED TO VDOT PRIOR TO BOND RELEASE. IF A SIGNAL IS WARRANTED, THEN THE DEVELOPER WILL WORK WITH THE COUNTY AND VDOT IN OBTAINING EASEMENTS FOR THE SIGNAL.
41. THE LANDSCAPE AREA ALONG THE NORTH SIDE OF KINGSTOWNE VILLAGE PARKWAY, WITHIN 20' OF RIGHT-OF-WAY, SHALL BE IRRAGATED.
42. UTILITIES WITHIN THE EXISTING DOMINION VIRGINIA POWER EASEMENT WERE INSTALLED UNDER THE ORIGINAL, MAIN SITE PLAN. NO CHANGE TO THOSE EASEMENTS ARE PROPOSED BY THIS PLAN.

PARKING TABULATION

PROPOSED USE	BUILDING	ADDRESS	STORY	GSF	HEIGHT (FT)	PARKING REQUIRED	LOADING REQUIRED
OFFICE	K	5911 KINGSTOWNE VILLAGE PARKWAY	6	155,000	117	403	8
	Future N	5931 KINGSTOWNE VILLAGE PARKWAY	6-10	250,000	134	0	0
	Future M	5951 KINGSTOWNE VILLAGE PARKWAY	6-10	250,000	130	0	0
	T	5971 KINGSTOWNE VILLAGE PARKWAY	6	150,000		390	
			subtotal	805,000		793	
SHOPPING CENTER	A-1	5990 KINGSTOWNE TOWNE CENTRE	1	13,626	45	54.5	1
	A-2	5980 KINGSTOWNE TOWNE CENTRE	1	64,540	45	258.2	5
	A-3	5970 KINGSTOWNE TOWNE CENTRE	1	8,290	45	33.2	1
	A-4	5960 KINGSTOWNE TOWNE CENTRE	1	5,264	45	21.1	1
	B-1	5958 KINGSTOWNE TOWNE CENTRE	1	4,013	45	16.1	1
	B-2	5954 KINGSTOWNE TOWNE CENTRE	1	18,384	45	73.5	2
	B-3	5950 KINGSTOWNE TOWNE CENTRE	1	32,000	45	128.0	2
	B-4	5944 KINGSTOWNE TOWNE CENTRE	1	28,000	45	112.0	2
	B-4A	5942 KINGSTOWNE TOWNE CENTRE	1	2,175	45	8.7	0
	B-5	5926 K. T. C., SUITE 120	1	4,600	45	18.4	1
	B-5	5926 K. T. C., SUITE 140	1	2,500	45	10.0	1
	B-5	5926 K. T. C., SUITE 150	1	2,450	45	9.8	0
	B-5	5926 K. T. C., SUITE 160	1	1,400	45	5.6	0
	B-5	5926 K. T. C., SUITE 170	1	1,400	45	5.6	0
	FUTURE D	5975 KINGSTOWNE TOWNE CENTRE	1	7,500	45	30.0	0
	E	5965 KINGSTOWNE TOWNE CENTRE	1	7,500	45	30.0	1
	H	5955 KINGSTOWNE TOWNE CENTRE	1	7,500	45	30.0	1
	J-1	5900 KINGSTOWNE TOWNE CENTRE	1	1,991	25	8.0	1
			subtotal	213,133.0		852.5	
EATING ESTABLISHMENT	B-5	5926 K. T. C., SUITE 130	1	4,275	45	56	1
	B-5	5926 K. T. C., SUITE 180	1	3,150	45	28	1
	R	5925 KINGSTOWNE TOWNE CENTRE	1	7,000	45	96	1
	S	5935 KINGSTOWNE TOWNE CENTRE	1	5,358	45	65	1
	J-1	5900 KINGSTOWNE TOWNE CENTRE	1	9,002	25	96	1
	J-2	5920 KINGSTOWNE TOWNE CENTRE	1	11,585	25	110.5	1
			subtotal	40,370.00		451.5	
SHOPPING CENTER THEATER	Q	5910 KINGSTOWNE TOWNE CENTRE		70,542		698	

ADDRESS	TENANT	SQUARE FOOTAGE	TABLE SEATING	BAR STOOLS	EMPLOYEES	EXTERIOR SEATING	REQ'D PARKING
5900, SUITE 130	NOODLES & COMPANY	3,517 SF	68 SEATS	0	8	30 SEATS	28.5
5900, SUITE 110	MOBY DICK	2,269 SF	60 SEATS	0	8	30 SEATS	26.5
5900, SUITE 100	JOHNNY ROCKETS	3,216 SF	76 SEATS	16	8	40 SEATS	41
TOTAL J-1		9,002 SF	204 SEATS	16	24	100 SEATS	96
5920, SUITE 100	EGGSPECTATION	5,824 SF	134 SEATS	10	10	48 SEATS	55.5
5920, SUITE 110	BONEFISH GRILL	5,761 SF	120 SEATS	20	10	40 SEATS	55
TOTAL J-2		11,585 SF	254 SEATS	30	20	88 SEATS	110.5

TOTAL PARKING REQUIRED = 2,795
TOTAL PARKING PROVIDED = 2,924

* PARKING PROVIDED PER FDPA NOTES 14 AND 18 THAT STATES PARKING SHALL BE IN ACCORDANCE WITH ARTICLE 11 OF THE ZONING ORDINANCE.
** TWO SPACES RESERVED FOR FUTURE BUILDING L (6105-SP-69).
*** MAXIMUM NUMBER OF LOADING SPACES REQUIRED IS 5 PER ZONING ORDINANCE.

PARKING RATES USED PER COUNTY ORDINANCE
SHOPPING CENTER: FOUR (4) PER 92.9 S.M. (1000 S.F.) OF GFA
EATING ESTABLISHMENT: ONE (1) SPACE PER FOUR (4) TABLE SEATS PLUS ONE (1) PER TWO (2) COUNTER SEATS PLUS ONE (1) PER TWO (2) EMPLOYEES
SHOPPING CENTER (THEATER): FOUR (4) PER 92.9 S.M. (1000 S.F.) OF GFA PLUS THREE-TENTHS (0.3) SPACES PER SEAT ABOVE 2000 SEATS
OFFICE: TWO AND SIX TENTHS (2.6) SPACES PER 92.9 S.M. (1000 S.F.) OF GFA

STORMWATER MANAGEMENT COMPUTATIONS

PRE-DEVELOPMENT RUNOFF
Tc = 5 MINUTES $C_{10} = 0.35$ $C_2 = 0.20$
$I_2 = 5.45$ IN/HR $I_{10} = 7.27$ IN/HR
SITE AREA = 14.85 HA (36.7 AC.) (AREA BETWEEN KINGSTOWNE BLVD., KINGSTOWNE VILLAGE PKWY., AND SECTION 37)

Q_{10} - 2 HR. = .35 (7.27) 36.7 = 93.4 CFS
Q_2 -2 HR. = .2 (5.45) 36.7 = 40.0 CFS

POST-DEVELOPMENT RUNOFF
Tc = 5 MINUTES C = 0.85
$I_2 = 5.45$ IN/HR $I_{10} = 7.27$ IN/HR
SITE AREA = 14.85 HA (36.7 AC.)

Q_{10} -2 HR. = .85 (7.27) 36.7 = 226.8 CFS
Q_2 -2 HR. = .85 (5.45) 36.7 = 170.0 CFS

REQUIRED DETENTION

Q_{10} = 226.8 – 93.4 = 133.4 CFS
Q_2 = 170.0 – 40.0 = 130.0 CFS

THE REQUIRED DETENTION FOR THIS SITE IS PROVIDED FOR IN THE KINGSTOWNE LAKE PLAN, 6105-PI-12-2.

SITE TABULATION BASED ON SITE AREA OF 14.85 HA OR 36.7 AC. AS DEPICTED BY THE SITE PLAN LIMITS BELOW KINGSTOWNE VILLAGE BOULEVARD AND BEING A PORTION OF PARCEL 26A AND 26B.

RATIONAL FORMULA USED FOR STORMWATER MANAGEMENT COMPUTATIONS FOR REFERENCE PURPOSES AND NOT FOR DESIGN OF THE KINGSTOWNE LAKE.

OUTFALL NARRATIVE

ON-SITE RUNOFF FLOWS AS SHEET FLOW AND SHALLOW CONCENTRATED FLOW TO VARIOUS STORMWATER INLETS. RUNOFF IS THEN CONVEYED VIA CLOSED STORM DRAIN SYSTEMS TO EXISTING STORM DRAIN SYSTEMS ADJACENT TO THE SITE. STORMWATER MANAGEMENT AND BMP'S FOR THIS SITE ARE PROVIDED BY THE KINGSTOWNE LAKE PLAN, COUNTY PLAN NUMBER 6105-PI-12, APPROVED MARCH 21, 1988.

THE SITE PROPOSES TO CONNECT TO VARIOUS EXISTING CLOSED STORM DRAIN SYSTEMS. THE SITE'S DRAINAGE TO THE NORTH CONNECTS TO A CLOSED SYSTEMS DESIGNED AND INSTALLED WITH THE KINGSTOWNE VILLAGE PARKWAY, PHASE 3A & B PLANS, COUNTY PLAN NUMBER 6105-PI-33 & 6105-SP-62, APPROVED PRIOR TO THIS PLAN. THE SYSTEMS ARE DESIGNED TO ADEQUATELY CONVEY THE 10 YEAR POST DEVELOPMENT FLOWS FROM THIS SITE AND DISCHARGE THE RUNOFF INTO KINGSTOWNE LAKE.

SITE DRAINAGE TO THE EAST CONNECTS TO A CLOSED STORM DRAIN SYSTEM INSTALLED WITH THE KINGSTOWNE, SECTION 37 SITE PLAN, COUNTY PLAN NUMBER 6105-SP-22, APPROVED JANUARY 1989. THIS STORM DRAINAGE SYSTEM OUTFALLS INTO KINGSTOWNE LAKE.

THE STORM DRAINAGE SYSTEMS ADEQUATELY CONVEY THE 10 YEAR POST DEVELOPMENT STORM. COMPUTATIONS SHOWING FLOWS AND CAPACITIES OF THE STORM DRAIN OUTFALLS ARE PROVIDED ON THE STORM DRAIN COMPUTATIONS CHART. THE STORM DRAIN SYSTEMS ARE CAPABLE OF CONVEYING THE 10 YEAR POST DEVELOPMENT STORMS WITHIN THE PIPE SYSTEM.

IN OUR OPINION, BASED ON REVIEW OF AVAILABLE PLAN INFORMATION AND CONTROLS PROVIDED OFFSITE FOR THIS DEVELOPMENT BY OTHERS, NO DAMAGE OR ADVERSE IMPACT TO DOWNSTREAM STRUCTURES OR CHANNELS IS ANTICIPATED AND THE OUTFALLS ARE ADEQUATE.

BMP NARRATIVE

BMP'S FOR THIS SITE ARE PROVIDED BY THE KINGSTOWNE LAKE, 6105-PI-12-2.

MAINTENANCE SCHEDULE

ALL ONSITE STORM DRAIN PIPES AND STRUCTURES ARE PRIVATELY OWNED AND MAINTAINED.

REVISION

THE NUMBER OF LOTS IN THIS SUBDIVISION ☐ WILL ☒ WILL NOT BE INCREASED BY THIS REVISION. THE IMPROVEMENTS COVERED BY THIS REVISION CONSISTING OF 28 SHEETS ARE ESTIMATED TO RESULT IN $ 0 ADDITIONAL COSTS FOR THE BONDED IMPROVEMENTS, AND THE COST OF THESE IMPROVEMENTS ☐ WILL ☒ WILL NOT EXCEED BY 10% THE AMOUNT OF THE ORIGINAL ESTIMATE FOR THIS PROJECT DATED 2-8-99, WHICH WAS IN THE AMOUNT OF $ 739,399. THIS REVISION IS BEING SUBMITTED IN BEHALF OF

KINGSTOWNE COMMERCIAL L.P.
DEVELOPER'S NAME

NO.	DESCRIPTION
1	REVISED PCA/FDPA TO INCLUDE REVISED BLDG. LAYOUT, LOCATION AND SITE UTILITIES
2	ADD ROOF DRAIN BLDG S
3	REVISE FIRELINE FOR BLDG B-2
4	ADD ROOF DRAINS "B" BLDG
5	REVISE FIRELINE BLDG B-3
6	REVISE "B" BUILDING FOOTPRINT
7	ADD ROOF DRAINS "A" BLDG
8	REVISE LANDSCAPE NORTH KVP
9	REVISED N&D AND SITE PLAN SHEET
10	REVISE SANITARY SEWER LATERAL FOR BLDG R
11	REVISE BLDG H USE, ADD SPECIAL EXCEPTION PLAT
12	REVISE PAD, BLDG. R
13	UPDATE STORM SEWER
14	REVISE BLDG J, K, & Q
15	REVISE STORM 23A
16	ADDED SIAMESE CONN. & PLANTERS BLDG'S J-1, J-2, K, & Q
17	REVISE PARKING TABULATION BLDG'S J-1, J-2

I CERTIFY THAT NO OTHER CHANGES HAVE BEEN MADE ON THE PLAN AND PROFILE EXCEPT THOSE PREVIOUSLY APPROVED OR AS INDICATED ABOVE.

SUBMITTING ENGINEER

NO.	DESCRIPTION	REVIEW BY	APPROVED	DATE
1	REVISED PCA/FDPA TO INCLUDE REVISED BLDG. LAYOUT, LOCATION AND SITE UTILITIES			
2	ADD ROOF DRAIN BLDG S			
3	REVISE FIRELINE FOR BLDG B-2			
4	ADD ROOF DRAINS "B" BLDG			
5	REVISE FIRELINE BLDG B-3			
6	REVISE "B" BUILDING FOOTPRINT			
7	ADD ROOF DRAINS "A" BLDG			
8	REVISE LANDSCAPE NORTH KVP			
9	REVISED N&D AND SITE PLAN SHEET			
10	REVISE SANITARY SEWER LATERAL FOR BLDG R			
11	REVISE BLDG H USE, ADD SPECIAL EXCEPTION PLAT			
12	REVISE PAD, BLDG. R			
13	UPDATE STORM SEWER			
14	REVISE BLDG J, K, & Q			
15	REVISE BLDG J, K, & Q			
16	ADD SIA. CONN. & PLANTERS BLDG'S J-1, J-2, K, & Q			
17	REVISE PARKING TAB. BLDG'S J-1, J-2			

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

BUILDING	ADDRESS	USE GROUP	STORY	CONSTRUCTION TYPE	GSF	(GSM)	HEIGHT (FT)	HEIGHT (M)
K	5911 KINGSTOWNE VILLAGE PARKWAY	A-3, B, S-2	2 (GARAGE)+ 8 (OFFICE)	1B	155,000	14400.0	130	40
T	5971 KINGSTOWNE VILLAGE PARKWAY	B, S-2	3 (GARAGE)+ 8 (OFFICE)	1B	150,000	13935.5	130	40
A-1	5990 KINGSTOWNE TOWNE CENTRE	M	1	2C UNLIMITED	13,626	1265.9	45	14
A-2	5980 KINGSTOWNE TOWNE CENTRE	M	1	2C UNLIMITED	64,540	5996.0	45	14
A-3	5970 KINGSTOWNE TOWNE CENTRE	M	1	2C UNLIMITED	8,290	770.2	45	14
A-4	5960 KINGSTOWNE TOWNE CENTRE	M	1	2C UNLIMITED	5,264	489.0	45	14
B-1	5958 KINGSTOWNE TOWNE CENTRE	M	1	2C UNLIMITED	4,013	372.8	45	14
B-2	5954 KINGSTOWNE TOWNE CENTRE	M	1	2C UNLIMITED	18,384	1707.9	45	14
B-3	5950 KINGSTOWNE TOWNE CENTRE	M	1	2C UNLIMITED	32,000	2972.9	45	14
B-4	5944 KINGSTOWNE TOWNE CENTRE	M	1	2C UNLIMITED	28,000	2601.3	45	14
B-4A	5942 KINGSTOWNE TOWNE CENTRE	M	1	2C UNLIMITED	2,175	202.1	45	14
B-5	5926 K. T. C., SUITE 110	A-3	1	2C UNLIMITED	2,000	185.8	45	14
B-5	5926 K. T. C., SUITE 120	A-3	1	2C UNLIMITED	2,700	250.8	45	14
B-5	5926 K. T. C., SUITE 130	A-3	1	2C UNLIMITED	4,275	397.2	45	14
B-5	5926 K. T. C., SUITE 140	M	1	2C UNLIMITED	1,200	111.5	45	14
B-5	5926 K. T. C., SUITE 150	M	1	2C UNLIMITED	1,600	148.6	45	14
B-5	5926 K. T. C., SUITE 160	M	1	2C UNLIMITED	1,600	148.6	45	14
B-5	5926 K. T. C., SUITE 170	M	1	2C UNLIMITED	1,600	148.6	45	14
B-5	5926 K. T. C., SUITE 180	M	1	2C UNLIMITED	1,600	148.6	45	14
B-5	5926 K. T. C., SUITE 190	M	1	2C UNLIMITED	3,200	297.3	45	14
E	5965 KINGSTOWNE TOWNE CENTRE	M	1	2C UNLIMITED	7,500	696.8	45	14
H	5955 KINGSTOWNE TOWNE CENTRE	A-3, M	1	2C UNLIMITED	7,500	696.8	45	14
J-1	5900 KINGSTOWNE TOWNE CENTRE	A-3, M	1	1B	10,993	1021.3	45	14
J-2	5920 KINGSTOWNE TOWNE CENTRE	A-3, M	1	1B	11,585	1076.3	45	14
Q	5910 KINGSTOWNE TOWNE CENTRE	A-1	1 PLUS MEZZ.	1B	70,542	6553.6	65	20
R	5925 KINGSTOWNE TOWNE CENTRE	A-3	1	5B	7,000	650.3	45	14
S	5935 KINGSTOWNE TOWNE CENTRE	A-3	1	3B	5,358	497.8	45	14

the Halle companies

RECEIVED NOV 1 2 1997

November 11, 1997

County of Fairfax
Department of Environmental Management
12055 Government Center Parkway
Fairfax, Virginia 22035

Re: Letter of Permission for Grading & Site Improvements

To Whom It May Concern:

As owner of the property adjacent to the proposed Kingstowne Towne Centre, County Plan Number 6105-SP-64-1, permission is hereby granted for the developer to enter, clear, grade, install improvements and stabilize once complete, the areas that are shown on my property. This permission is valid as long as Kingstowne Towne Centre has an active and valid permit with the County of Fairfax for this plan.

Sincerely,

Warren E. Halle

Warren E. Halle
President
Kingstowne Shopping Center, L.P.

THERESA A. PARKER
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires April 8, 1999

Theresa A. Parker

Kingstowne

FDPA-84-L-020-02-13
Application No PCA-84-L-020-23 Staff S.W.

APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED Jan 25, 2008
Date of (BOS) (PC) Approval Jan 28, 2008
Sheet 7 of 10

May 8, 1998

Peter Braham
Office Comprehensive Planning
12055 Government Center Parkway
Fairfax, VA 22035-5505

Dear Peter:

This letter is to inform you that Kingstowne L.P., has provided the Kingstowne Residential Owners Corporation landscape plans for the Kingstowne Towne Center and area north of Kingstowne Village Parkway as required by PCA 84-L-020-13, proffers 39 and 40.

If you have any questions, please feel free to contact me.

Sincerely,

Mary L. Coscarelli

Mary L. Coscarelli
Community Manager

FOR INFORMATION ONLY!

COMMONWEALTH OF VIRGINIA
THEODORE D. BRITT
NO. 023803
PROFESSIONAL ENGINEER
6.20.97

DATE	REVISION
9/19/06	PER COUTNY COMMENTS
1/29/07	PER COUTNY COMMENTS
4/30/07	PER COUTNY COMMENTS
6/20/07	PER COUTNY COMMENTS

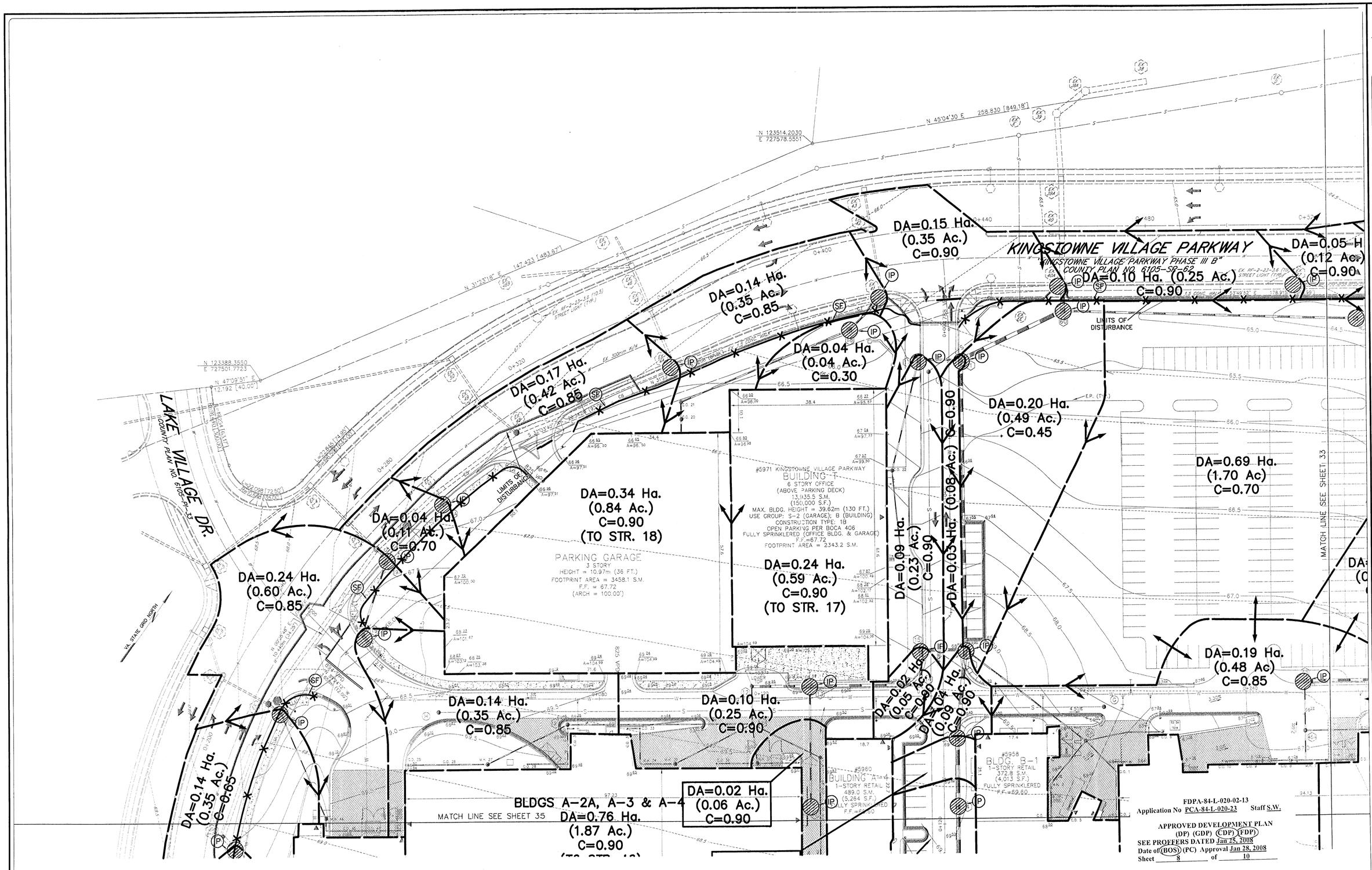
TRI-TEK ENGINEERING
CIVIL ▲ ENVIRONMENTAL ▲ LAND PLANNING ▲ SURVEYING
a professional corporation
690 Center Street, Suite 300
Herndon, Virginia 20170-5018 (703) 481-5900

KINGSTOWNE TOWNE CENTRE
FAIRFAX COUNTY, VIRGINIA
LEE DISTRICT

GENERAL NOTES

SCALE: NONE
DATE: 11/19/97
DRN: M.S.O.
CKD: M.R.A./T.D.B.
SHEET ~~2 OF 32~~

O:\drawings\F-1302M\plots\PCA\1302M-07-PCA-INFO.dwg, 6/20/2007 2:02:40 PM, solson, XEROX 6204 Wide Format.pc3, 1:1, TRI-TEK Engineering, Inc.



FDPA-84-L-020-02-13
Application No PCA-84-L-020-23 Staff S.W.

APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED Jan 25, 2008
Date of (BOS) (PC) Approval Jan 28, 2008
Sheet 8 of 10

LEGEND

SPEC. 3.02	CE	CONST. ENTR. & WASH RACK
SPEC. 3.05	SF	SILT FENCE
SPEC. 3.07	IP	INLET PROTECTION
SPEC. 3.09	DD	TEMP. DIVERSION DIKE

ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE NOTED.

THIS SHEET IS FOR EROSION & SEDIMENT CONTROL PHASE 2 AND DRANAGE DIVIDE PURPOSES ONLY!!

FOR INFORMATION ONLY!

COMMONWEALTH OF VIRGINIA
THEODORE H. BRITT
NO. 023803
PROFESSIONAL ENGINEER
6-20-07

DATE	REVISION
9/19/06	PER COUTNY COMMENTS
1/29/07	PER COUTNY COMMENTS
4/30/07	PER COUTNY COMMENTS
6/20/07	PER COUTNY COMMENTS

TRI-TEK ENGINEERING
CIVIL ▲ ENVIRONMENTAL ▲ LAND PLANNING ▲ SURVEYING
a professional corporation
690 Center Street, Suite 300
Herndon, Virginia 20170-5018 (703) 481-5900

KINGSTOWNE TOWNE CENTRE

FAIRFAX COUNTY, VIRGINIA

LEE DISTRICT

EROSION & SEDIMENT CONTROL PHASE 2 AND DRAINAGE DIVIDES

SCALE: 1:400
DATE: 11/19/97
DRN: M.S.O.
CKD: M.R.A./T.D.B.
SHEET ~~38 OF 68~~

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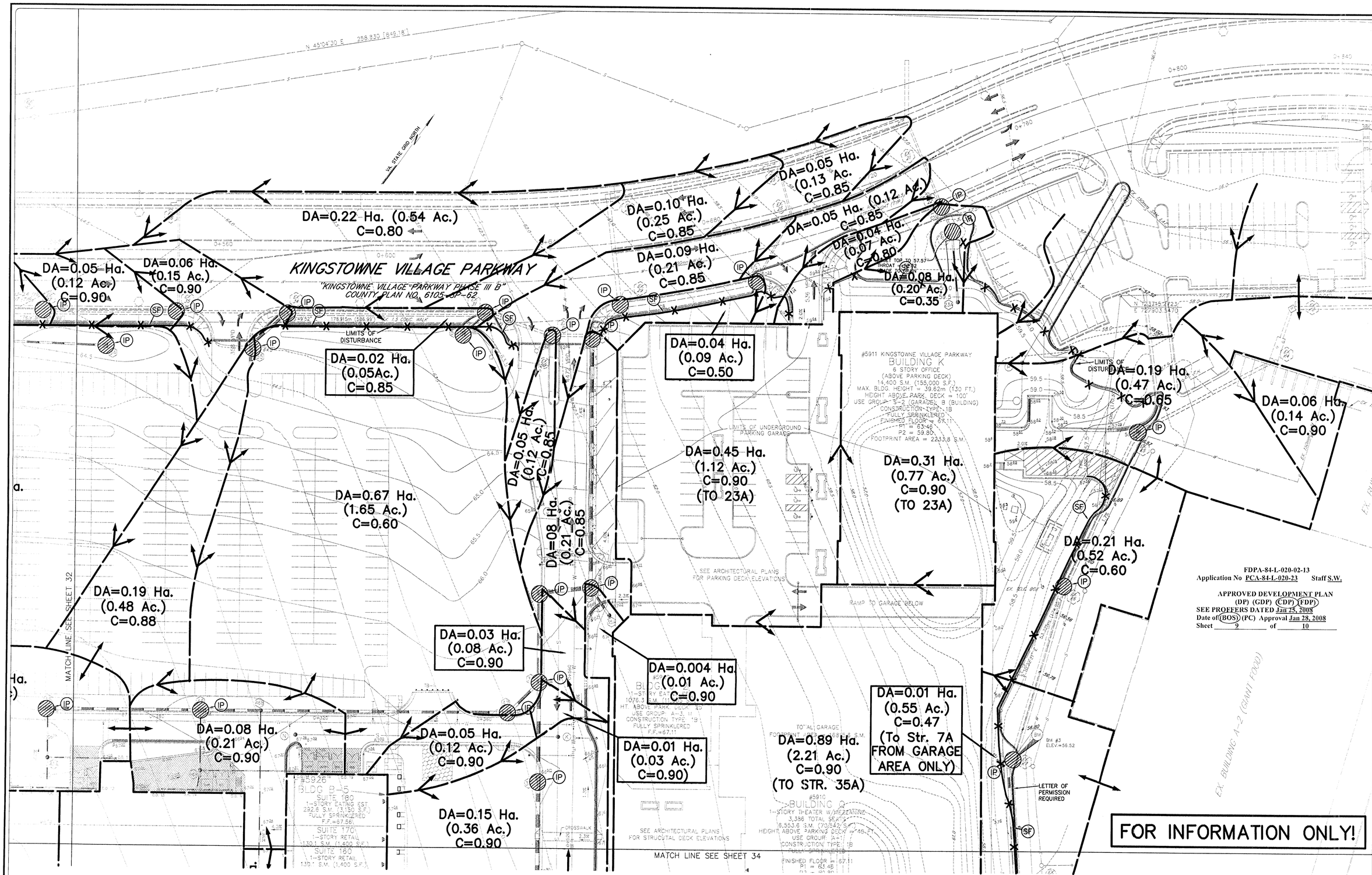

FDPA-84-L-020-02-13
Application No PCA-84-L-020-23 Staff S.W.

APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED Jan 25, 2008
Date of (BOS) (PC) Approval Jan 28, 2008
Sheet 9 of 10

LEGEND

SPEC. 3.02	(CE)	CONST. ENTR. & WASH RACK
SPEC. 3.05	(SF)	SILT FENCE
SPEC. 3.07	(IP)	INLET PROTECTION
SPEC. 3.09	(DD)	TEMP. DIVERSION DIKE

ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE NOTED.

THIS SHEET IS FOR EROSION & SEDIMENT CONTROL PHASE 2 AND DRANAGE DIVIDE PURPOSES ONLY!!

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SHEET ~~33 OF 52~~

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STORM SEWER DESIGN COMPUTATIONS

ROUTE: On-Site PROJ: *Kingstowne Towne Centre*
COUNTY: *Fairfax County* DIST: Kingstowne
DESCRIPTION: Storm Sewer Pipe Adequacy Check
SHEET 1 OF 1

6/13/2000

FROM POINT	TO POINT	DRAIN. AREA ACRES	RUNOFF COEFF. C	CA INCREM.	CA ACCUM.	INLET TIME MIN.	RAINFALL INTENSITY IN./HR.	RUNOFF Q C.F.S.	INVERT ELEVATIONS UPPER	INVERT ELEVATIONS LOWER	UPPER(M)	LOWER(M)	LENGTH FT	LENGTH M	SLOPE FT/FT	DIA. MM	DIA. IN.	n	CAPACITY C.F.S.	VELOCITY F.P.S.	FLOW TIME SEC.	REMARKS
10A	10	0.79	0.88	0.70	0.70	5.0	7.27	**5.05**	225.31	224.02	68.67	68.28	108.0	32.92	0.0120	450	18	0.013	11.5	6.4	16.9	Adequate
10	9	1.34	0.88	1.18	1.87	5.0	7.27	**13.63**	223.53	222.21	68.13	67.73	252.0	76.81	0.0052	600	24	0.013	16.4	5.8	43.4	Adequate
11	9	0.82	0.88	0.72	0.72	5.0	7.27	**5.25**	223.29	222.70	68.06	67.88	107.1	32.65	0.0055	450	18	0.013	7.8	4.8	22.2	Adequate
RD	8	0.12	0.90	0.11	0.11	5.0	7.27	**0.79**	-	-	-	-	-	-	-	200	8	-	-	-	-	Adequate
9	8	0.75	0.88	0.66	3.26	5.0	7.27	**23.67**	221.72	221.03	67.58	67.37	128.7	39.23	0.0054	750	30	0.013	30.0	6.8	18.9	Adequate
8	7	0.15	0.90	0.14	3.50	5.0	7.27	**25.44**	220.77	220.64	67.29	67.25	10.7	3.26	0.0122	750	30	0.013	45.2	9.6	1.1	Adequate
7	6	0.62	0.87	0.54	4.04	5.0	7.27	**29.35**	220.37	219.95	67.17	67.04	61.8	18.84	0.0068	750	30	0.013	33.9	7.9	7.8	Adequate
RD	6	0.12	0.90	0.11	0.11	5.0	7.27	**0.79**	-	-	-	-	-	-	-	200	8	-	-	-	-	Adequate
6	5	0.42	0.88	0.37	4.52	5.0	7.27	**32.84**	219.69	219.19	66.96	66.81	94.9	28.92	0.0052	900	36	0.013	48.2	7.4	12.7	Adequate
5	4	0.30	0.90	0.27	4.79	5.0	7.27	**34.79**	218.93	218.04	66.73	66.46	173.4	52.86	0.0051	900	36	0.013	47.8	7.5	23.1	Adequate
4	3	0.09	0.90	0.08	4.87	5.0	7.27	**35.38**	217.78	217.49	66.38	66.29	54.4	16.59	0.0054	900	36	0.013	49.0	7.7	7.1	Adequate
3	2	0.03	0.90	0.03	4.89	5.0	7.27	**35.58**	217.22	216.86	66.21	66.10	70.4	21.46	0.0051	900	36	0.013	47.7	7.5	9.4	Adequate
RD	12	1.87	0.90	1.68	1.68	5.0	7.27	**12.24**	-	-	-	-	-	-	-	200	8	-	-	-	-	Adequate
12	13	0.00	0.00	0.00	1.68	5.0	7.27	**12.24**	222.28	221.72	67.75	67.58	46.7	14.24	0.0120	600	24	0.013	24.8	8.0	5.9	Adequate
16	13	0.06	0.90	0.05	0.05	5.0	7.27	**0.39**	222.57	221.72	67.84	67.58	95.2	29.03	0.0089	200	8	0.013	1.1	1.7	56.5	Adequate
13	14	0.25	0.90	0.23	1.96	5.0	7.27	**14.26**	221.46	220.90	67.50	67.33	63.7	19.41	0.0088	600	24	0.013	21.2	7.4	8.6	Adequate
14	15	0.01	0.90	0.01	1.97	5.0	7.27	**14.35**	220.64	220.08	67.25	67.08	36.3	11.07	0.0154	600	24	0.013	28.1	9.1	4.0	Adequate
15	2	0.04	0.90	0.04	2.01	5.0	7.27	**14.62**	219.82	218.67	67.00	66.65	37.9	11.55	0.0303	600	24	0.013	39.4	6.5	5.9	Adequate
RD	2	0.63	0.90	0.57	0.57	5.0	7.27	**4.12**	-	-	-	-	-	-	-	200	8	-	-	-	-	Adequate
2	1	0.09	0.90	0.08	7.55	5.0	7.27	**54.88**	216.54	210.24	66.00	64.08	229.0	69.80	0.0275	900	36	0.013	110.6	15.6	14.5	Adequate
RD	17	0.59	0.90	0.53	0.53	5.0	7.27	**3.86**	-	-	-	-	-	-	-	200	8	-	-	-	-	Adequate
17	1	0.23	0.90	0.21	0.74	5.0	7.27	**5.37**	212.27	211.98	64.70	64.61	33.9	10.34	0.0085	375	15	0.013	6.0	5.6	6.1	Adequate
I-14A	97	0.29	0.80	0.23	0.23	5.0	7.27	**1.69**	230.50	221.71	70.26	67.58	285.0	86.87	0.0308	375	15	0.013	11.3	4.8	59.8	Adequate
26	25	0.07	0.90	0.06	0.06	5.0	7.27	**0.46**	222.36	222.15	67.78	67.71	22.4	6.82	0.0094	375	15	0.013	6.3	2.6	8.5	Adequate
25	97	0.00	0.00	0.00	0.06	5.0	7.27	**0.46**	221.88	221.72	67.63	67.58	16.0	4.88	0.0100	375	15	0.013	6.5	2.7	5.9	Adequate
Ex I-15	97	3.51	0.85	2.98	2.98	5.0	7.27	**21.69**	222.93	221.72	67.95	67.58	87.0	26.52	0.0139	600	24	0.013	26.7	9.5	9.2	Adequate
97	Ex I-13	0.00	0.00	0.00	3.28	5.0	7.27	**23.83**	221.46	220.83	67.50	67.31	62.0	18.90	0.0102	750	30	0.013	41.3	8.9	7.0	Adequate
Ex I-13	Ex I-12	0.32	0.88	0.28	3.56	5.0	7.27	**25.88**	219.58	218.89	66.93	66.72	63.8	19.45	0.0108	750	30	0.013	42.7	9.3	6.9	Adequate
Ex I-12	Ex I-11	0.00	0.00	0.00	3.56	5.0	7.27	**25.88**	218.53	218.00	66.61	66.45	31.7	9.66	0.0167	750	30	0.013	53.0	10.9	2.9	Adequate
Ex I-11	94	0.00	0.00	0.00	3.56	5.0	7.27	**25.83**	217.93	217.60	66.43	66.32	43.7	13.32	0.0076	750	33	0.013	46.0	8.1	5.4	Adequate
RD	94	0.29	0.90	0.26	0.26	5.0	7.27	**1.90**	-	-	-	-	-	-	-	200	8	-	-	-	-	Adequate
94	Ex I-10	0.27	0.65	0.18	4.00	5.0	7.27	**29.08**	217.53	217.42	66.30	66.27	14.4	4.39	0.0076	750	33	0.013	46.2	8.4	1.7	Adequate
Ex I-10	Ex I-7	0.00	0.00	0.00	4.00	5.0	7.27	**29.06**	217.26	216.33	66.22	65.94	111.6	34.02	0.0083	825	33	0.013	48.3	8.8	13.0	Adequate
98	Ex I-7	0.35	0.65	0.23	0.23	5.0	7.27	**1.65**	217.22	216.76	66.21	66.07	10.8	3.29	0.0426	375	15	0.013	13.3	5.6	1.9	Adequate
Ex I-8	Ex I-7	0.74	0.73	0.54	0.54	5.0	7.27	**3.93**	218.35	217.55	66.55	66.31	43.7	13.32	0.0183	375	15	0.013	8.7	7.0	6.2	Adequate
Ex I-7	Ex I-3	0.00	0.00	0.00	4.76	5.0	7.27	**34.64**	216.15	214.51	65.88	65.38	155.0	47.24	0.0106	900	36	0.013	68.6	9.9	15.7	Adequate
19	19A	0.35	0.85	0.30	0.30	5.0	7.27	**2.16**	217.29	217.19	66.23	66.20	11.8	3.60	0.0083	375	15	0.013	5.9	2.5	4.8	Adequate
19A	Ex I-3	0.60	0.85	0.51	0.81	5.0	7.27	**5.87**	217.09	216.60	66.17	66.02	62.3	19.00	0.0079	375	15	0.013	6.0	5.7	11.0	Adequate
Ex I-4	Ex I-3	2.60	0.76	1.98	1.98	5.0	7.27	**14.37**	217.64	216.11	66.34	65.87	73.7	22.46	0.0208	525	18	0.013	15.1	9.9	7.4	Adequate
Ex I-3	Ex 51	0.00	0.00	0.00	7.55	5.0	7.27	**54.87**	214.41	213.10	65.35	64.95	60.2	18.35	0.0218	900	36	0.013	98.4	14.5	4.1	Adequate
51A	Ex 51	0.11	0.70	0.08	0.08	4.0	7.27	**0.56**	214.99	214.66	65.53	65.43	9.8	3.00	0.0335	375	15	0.013	11.8	5.0	2.0	Adequate
Ex 51	Ex 48	0.00	0.00	0.00	7.62	5.0	7.27	**55.43**	212.93	209.27	64.90	63.79	83.0	25.30	0.0441	900	36	0.013	140.1	18.9	4.4	Adequate
Ex 49	Ex 48	1.56	0.66	1.03	1.03	5.0	7.27	**7.49**	211.45	211.09	64.45	64.34	37.1	11.31	0.0097	525	21	0.013	15.6	6.5	5.7	Adequate
Ex 48	Ex 44	0.00	0.00	0.00	8.65	5.0	7.27	**62.92**	209.07	206.35	63.72	62.90	132.4	40.36	0.0205	900	36	0.013	95.6	14.7	9.0	Adequate
Ex 45	Ex 44	6.61	0.46	3.04	3.04	5.0	7.27	**22.11**	207.01	206.63	63.10	62.98	49.4	15.06	0.0077	600	24	0.013	22.3	8.2	6.0	Adequate
Ex 44	Ex 41	0.42	0.85	0.36	12.05	5.0	7.27	**87.62**	205.70	204.10	62.70	62.21	181.5	55.32	0.0088	1200	48	0.013	134.9	11.6	15.7	Adequate
RD	18	0.84	0.90	0.76	0.76	5.0	7.27	**5.50**	-	-	-	-	-	-	-	200	8	-	-	-	-	Adequate
18	Ex 41	0.04	0.30	0.01	0.77	5.0	7.27	**5.58**	209.97	207.34	64.00	63.20	36.9	11.25	0.0713	375	15	0.013	17.2	7.2	5.1	Adequate
Ex 42	Ex 41	0.11	0.90	0.10	0.10	5.0	7.27	**0.72**	210.89	209.17	64.28	63.76	55.0	16.76	0.0313	375	15	0.013	11.4	4.8	11.5	Adequate
Ex 41	Ex. 40A	0.35	0.85	0.30	13.22	5.0	7.27	**96.08**	204.09	202.97	62.21	61.87	144.6	44.07	0.0077	1200	48	0.013	126.4	11.2	12.9	Adequate
Ex 40A	Ex 40	0.35	0.90	0.32	23.30	5.0	7.27	**169.40**	202.77	201.78	61.80	61.50	43.1	13.14	0.0230	1200	48	0.013	217.7	19.3	2.2	Adequate
Ex 40	Ex 39A	0.08	0.90	0.07	23.37	5.0	7.27	**169.92**	201.65	200.56	61.46	61.13	42.5	12.95	0.0256	1200	48	0.013	230.0	20.3	2.1	Adequate
Ex 39A	Ex 36	0.00	0.90	0.00	23.37	5.0	7.27	**169.92**	200.21	194.08	61.02	59.16	488.0	148.74	0.0126	1200	48	0.013	161.0	14.7	33.1	Pressure Flow
Ex 36	Ex 28	0.28	0.90	0.25	23.63	5.0	7.27	**171.75**	193.93	192.00	59.11	58.52	343.0	104.55	0.0056	1200	48	0.013	107.7	9.1	37.6	Pressure Flow
RD	27	0.16	0.90	0.14	0.14	5.0	7.27	**1.05**	-	-	-	-	-	-	-	200	8	-	-	-	-	Adequate
27	28	0.21	0.88	0.18	0.33	5.0	7.27	**2.39**	209.32	209.12	63.80	63.74	33.6	10.25	0.0059	375	15	0.013	5.0	4.1	8.3	Adequate
RD	28	0.14	0.90	0.13	0.13	5.0	7.27	**0.92**	-	-	-	-	-	-	-	200	8	-	-	-	-	Adequate
28	29	0.18	0.80	0.14	0.60	5.0	7.27	**4.35**	208.86	207.76	63.66	63.33	182.1	55.50	0.0060	450	18	0.013	8.2	4.8	38.3	Adequate
48	29	0.13	0.90	0.12	0.12	5.0	7.27	**0.85**	208.46	208.23	63.54	63.47	39.9	12.16	0.0058	375	15	0.013	4.9	2.1	19.4	Adequate
29	30	0.38	0.88	0.33	1.05	5.0	7.27	**7.63**	207.51	207.02	63.25	63.10	95.1	28.98	0.0052	600	24	0.013	16.2	5.2	18.3	Adequate
30	31	0.33	0.88	0.29	5.34	5.0	7.27	**38.82**	206.76	206.40	63.02	62.91	66.0	20.11	0.0055	900	36	0.013	49.3	7.8	8.5	Adequate
31	32	0.44	0.90	0.40	5.74	5.0	7.27	**41.70**	206.14	204.99	62.83	62.48	209.9	63.99	0.0055	900	36	0.013	49.4	8.0	26.4	Adequate
32	33	0.36	0.90	0.32	6.06	5.0	7.27	**44.06**	204.72	204.30	62.40	62.27	75.9	23.14	0.0056	900	36	0.013	50.0	8.1	9.4	Adequate
33	34	0.03	0.90	0.03	7.94	5.0	7.27	**57.75**	204.03	203.33	62.19	61.97	70.1	21.36	0.0100	900	36	0.013	66.8	10.8	6.5	Adequate
34	35	0.08	0.90	0.07	8.02	5.0	7.27	**58.28**	203.23	202.80	61.94	61.81	40.2	12.24	0.0107	900	36	0.013	69.0	11.1	3.6	Adequate
35A	35	2.21	0.90	1.99	1.99	5.0	7.27	**14.46**	204.80	203.94	62.42	62.16	26.1	7.97	0.0329	525	21	0.013	28.7	12.2	2.1	Adequate
35	Ex 29A	0.01	0.90	0.01	10.01	5.0	7.27	**72.80**	202.60	197.89	61.75	60.32	198.0	60.24	0.0238	900	36	0.013	102.9	16.1	12.3	Adequate
Ex 29A	Ex 29	0.21	0.85	0.16	12.22	5.0	7.27	**88.82**	197.63	196.65	60.24	59.94	38.8	11.83	0.0253	900	36	0.013	106.0	17.1	2.3	Adequate
Ex 29	Ex 28	0.01	0.80	0.01	12.23	5.0	7.27	**88.88**	196.55	193.50	59.91	58.98	85.5	26.06	0.0357	900	36	0.013	126.0	19.6	4.4	Adequate
Ex 28	Ex 25	0.54	0.80	0.43	36.28	5.0	7.27	**263.77**	191.72	183.54	58.44	55.94	136.1	41.48	0.0601	1200	48	0.013	352.2	31.2	4.4	Adequate
Ex 27	Ex 26	0.09	0.50	0.05	0.05	5.0	7.27	**0.33**	192.93	189.40	58.81	57.73	57.0	17.37	0.0619	375	15	0.013	16.1	5.2	11.0	Adequate
Ex 26	Ex 25	0.21	0.85	0.18	0.22	5.0	7.27	**1.62**	189.31	187.09	57.70	57.03	43.4	13.23	0.0512	375	15	0.013	14.6	6.1	7.1	Adequate
23A	Ex 23	1.89	0.90	1.70	1.70	5.0	7.27	**12.37**	191.00	183.21	58.22	55.84	56.3	17.16	0.1384	375	15	0.013	24.0	20.0	2.8	Adequate
Ex 23	Ex 22	0.20	0.35	0.07	1.77	5.0	7.27	**12.88**	183.14	182.84	55.82	55.73	21.1	6.43	0.0142	375	15	0.013	7.7	6.7	3.2	Pressure Flow
Ex 22	Ex 21	0.07	0.80	0.06	1.83	5.0	7.27	**13.28**	182.74	182.07	55.70	55.49	38.7	11.80	0.0173	450	18	0.013	13.8	9.1	4.3	Adequate
Ex 21	Ex 20	0.12	0.85	0.10	1.93	5.0	7.27	**14.02**	181.90	180.34	55.44	54.97	35.1	10.70	0.0444	525	21	0.013	33.4	13.5	2.6	Adequate
Ex 25	Ex 20	0.25	0.85	0.21	36.72	5.0	7.27	**266.94**	183.51	179.49	55.93	54.71	109.9	33.50	0.0366	1200	48	0.013	274.7	25.3	4.3	Adequate
Ex 20	Ex 19	0.13	0.85	0.11	38.76	5.0	7.27	**281.77**	179.14	172.09	54.83	52.58	52.5	15.00	0.1343	1200	48	0.013	526.4	43.4	1.2	Adequate
36	37	0.69	0.88	0.61	0.61	5.0	7.27	**4.41**	218.57	217.65	66.62	66.34	59.7	18.20	0.0154	375	15	0.013	8.0	6.8	8.8	Adequate
37	38	0.52	0.77	0.40	1.01	5.0	7.27	**7.33**	217.4	216.1	66.26	65.86	119.4	36.40	0.0110	450	18	0.013	11.0	6.8	17.6	Adequate
40	38	0.75	0.85	0.64	0.64	5.0	7.27	**4.63**	219.3	216.1	66.85	65.86	100.4	30.60	0.0324	375	15	0.013	11.6	9.0	11.1	Adequate
38	39	0.44	0.88	0.39	2.03	5.0	7.27	**14.77**	216.0	210.6	65.83	64.20	179.1	54.60	0.0299	450	18	0.013	18.1	11.4	15.7	Adequate
39	30	0.24	0.88	0.21	2.24	5.0	7.27	**16.31**	210.1	209.0	64.05	63.70	141.2	43.03	0.0081	600	24	0.013	20.4	7.2	19.5	Adequate
61	41	0.60	0.85	0.51	0.51	5.0	7.27	**3.71**	213.65	212.99	65.12	64.92	43.6	13.30	0.0150	375	15	0.013	7.9	6.5	6.7	Adequate
41	43	0.31	0.85	0.26	0.77	5.0	7.27	**5.62**	212.7	211.0	64.84	64.31	128.0	39.00	0.0136	450	18	0.013	12.2	6.8	18.8	Adequate
44	43	0.55	0.88	0.48	0.48	5.0	7.27	**3.52**	211.5	211.3	64.48	64.39	31.2	9.50	0.0035	375	15	0.013	6.3	5.4	5.8	Adequate
43	30	0.56	0.89	0.50	1.76	5.0	7.27	**12.77**	210.7	209.0	64.22	63.70	95.1	29.00	0.0179	450	18	0.013	14.1	9.1	10.5	Adequate
RD	45	0.61	0.90	0.55	0.55	5.0	7.27	**3.99**	-	-	-	-	-	-	-	200	8	-	-	-	-	Adequate
45	46	0.48	0.85	0.41	0.96	5.0	7.27	**6.98**	212.4	210.2	64.75	64.07	122.2	37.26	0.0183	600	18	0.013	14.2	8.1	15.1	Adequate
RD	46	0.67	0.90	0.60	0.60	5.0	7.27	**4.38**	-	-	-	-	-	-	-	200	8	-	-	-	-	Adequate
46	47	0.21	0.90	0.19	1.75	5.0	7.27	**12.72**	209.7	205.8	63.92	62.72	247.4	75.40	0.0159	600	24	0.013	28.5	8.9	27.7	Adequate
47	33	0.12	0.90	0.11	1.86	5.0	7.27	**13.50**	205.7	205.0	62.69	62.49	33.9	10.32	0.0194	600	24	0.013	31.5	9.6	3.5	Adequate
49	50	0.89	0.85	0.76	0.76	5.0	7.27	**5.50**	196.2	191.3	59.80	58.30	68.7	20.95	0.0716	375	15	0.013	17.3	7.3	9.5	Adequate
50	51	0.57	0.85	0.48	1.24	5.0	7.27	**9.02**	190.9	185.9	58.20	56.67	64.9	19.79	0.0773	450	18	0.013	29.2	8.5	7.6	Adequate
51	52	0.57	0.85	0.48	1.73	5.0	7.27	**12.54**	185.8	185.4	56.64	56.51	27.9	8.50	0.0153	450	18	0.013	13.0	8.5	3.3	Adequate
52	53	0.03	0.85	0.03	1.75	5.0	7.27	**12.73**	185.3	184.4	56.48	56.20	58.7	17.90	0.0156	450	18	0.013	13.1	8.6	6.8	Adequate
53	Ex K7	0.20	0.85	0.17	1.90	5.0	7.27	**13.78**	184.19	181.66	56.05	55.37	222.1	67.70	0.0114	600	24	0.013	24.1	8.1	27.5	Adequate
7A	Ex K7	0.55	0.42	0.23	0.23	5.0	7.27	**1.68**	183.89	182.78	56.05	55.71	10.7	3.26	0.1038	200	8	0.013	3.9	12.6	0.9	Adequate
Ex K7	Ex K6	0.86	0.65	0.56	2.69	5.0	7.27	**19.52**	181.20	180.35	55.23	54.97	177.0	53.95	0.0048	675	27	0.013	21.5	6.2	28.7	Adequate
Ex K6	Ex K5	0.52	0.60	0.31	3.00	5.0	7.27	**21.79**	180.09	179.53	54.89	54.72	110.0	33.53	0.0051	750	30	0.013	29.3	6.6	16.6	Adequate
Ex K5	Ex K4	0.47	0.65	0.31	3.30	5.0	7.27	**24.01**	179.30	178.61	54.65	54.44	121.0	36.88	0.0057	750	30	0.013	31.0	7.0	17.2	Adequate
Ex K4	Ex K3	0.14	0.90	0.13	3.43	5.0	7.27	**24.93**	176.44	176.18	53.78	53.70	25.0	7.62	0.0104	750	30	0.013	41.8	9.0	2.8	Adequate
54	60	1.70	0.70	1.19	1.19	5.0	7.27	**8.65**	206.33	204.30	62.89	62.27	236.2	72.00	0.0086	450	18	0.013	9.7	6.3	37.5	Adequate
1	60	0.08	0.90	0.07	8.36	5.0	7.27	**60.77**	209.97	204.30	64.00	62.27	90.9	27.71	0.0624	900	36	0.013	166.7	12.1	7.5	Adequate
60	Ex 40A	0.49	0.45	0.22	9.77	5.0	7.27	**71.02**	204.03	202.98	62.19	61.87	18.5	5.63	0.0568	1050	42	0.013	239.9	12.8	1.4	Adequate
Ex 35	Ex 34	0.12	0.90	0.11	0.33	5.0	7.27	**2.42**	205.68	204.43	62.69	62.31	100.7	30.70	0.0124	525	21	0.013	17.7	3.8	26.6	Adequate
55	Ex 34	0.48	0.88	0.42	0.42	5.0	7.27	**3.07**	204.79	204.43	62.42	62.31	36.1	11.00	0.0100	600	24	0.013	22.6	3.7	9.7	Adequate
Ex 34	Ex 31	0.15	0.90	0.14	0.89	5.0	7.27	**6.47**	203.08	201.90	61.90	61.54	106.0	32.30	0.0111	600	24	0.013	23.9	3.9	27.1	Adequate
56	Ex 31	1.65	0.60	0.99	0.99	5.0	7.27	**7.20**	203.08	202.64	61.90	61.76	23.0	7.01	0.0191	375	15	0.013	8.9	8.1	2.8	Adequate
Ex 31	Ex 30	0.05	0.85	0.04	1.92	5.0	7.27	**13.98**	201.64	200.98	61.46	61.26	65.9	20.09	0.0100	750	30	0.013	41.0	4.3	15.3	Adequate
Ex 30	Ex 29A	0.12	0.85	0.10	2.02	5.0	7.27	**14.72**	200.72	199.41	61.18	60.78	107.6	32.80	0.0122	750	30	0.013	45.3	4.8	22.6	Adequate

FDPA-84-L-020-02-13
Application No PCA-84-L-020-23 Staff S.W.

APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED Jan 25, 2008
Date of (BOS) (PC) Approval Jan 28, 2008
Sheet 10 of 10

STORM INLET DESIGN COMPUTATIONS

ROUTE: On-Site PROJECT: Kingstowne Towne Centre
COUNTY: Fairfax County DISTRICT: Kingstowne
DESCRIPTION: Kingstowne Towne Centre - Proposed Inlet Structures

6/13/2000 - English Units

Inlet	A	Cw	I	Q	S	Sx	T	W	W/T	Sw	Sw/Sx	Eo	a	S'w	Se	Lt	L/Lt	d	E	h	Qint	d/h	Q(co)	T@sag	Remarks
1 DI-4B	0.08	0.90	7.27	0.52	0.0435	0.0208	1.63	2	1.23	0.0833	4.00	1.00	3.5	0.146	0.167	7.1	0.85	n/a	0.97	0.0416	0.51	n/a	0.02	n/a	6' throat
2 DI-4B	0.09	0.90	7.27	0.59	0.0545	0.0208	1.64	2	1.22	0.0833	4.00	1.00	3.5	0.146	0.167	8	0.75	n/a	0.92	0.0416	0.54	n/a	0.05	n/a	10' throat
3 DI-4A	0.03	0.90	7.27	0.20	0.0091	0.025	1.96	2	1.02	0.0833	3.33	0.96	3.5	0.146	0.165	3.9	0.64	n/a	0.84	0.0416	0.16	n/a	0.03	n/a	2.5' throat
4 DI-12	0.09	0.90	7.27	0.59	n/a	0.0313	n/a	1	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	0.17	n/a	n/a	n/a	n/a	n/a	n/a	grate in sump
5 DI-4C	0.30	0.90	7.27	1.96	0.0110	0.0333	4.73	2	0.42	0.0833	2.50	0.84	3.5	0.146	0.156	13.6	0.74	0.16	1.00	0.0416	1.96	n/a	0.00	4.73	10' throat
6 DI-4C	0.42	0.88	7.27	2.69	0.0100	0.0364	4.89	2	0.41	0.0833	2.29	0.83	3.5	0.146	0.157	15.6	0.77	0.18	1.00	0.0416	2.69	n/a	0.00	4.26	12' throat
7 DI-3C	0.62	0.87	7.27	3.92	0.0348	0.05	4.57	2	0.44	0.0833	1.67	0.81	3.5	0.146	0.168	15.6	0.77	0.23	1.00	0.0416	3.92	n/a	0.00	3.27	12' throat
8 DI-3C	0.15	0.90	7.27	0.98	0.0167	0.0189	4.75	2	0.42	0.0833	4.41	0.9	3.5	0.146	0.15	11.6	0.69	0.09	1.00	0.0416	0.98	n/a	0.00	1.7	8' throat
9 DI-1	0.75	0.88	7.27	4.80	n/a	0.0159	n/a	1	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	0.45	n/a	n/a	n/a	n/a	n/a	n/a	grate in sump
10 DI-12	1.34	0.88	7.27	8.57	n/a	0.015	n/a	1	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	0.42	n/a	n/a	n/a	n/a	n/a	n/a	grate in sump L = 8'
10A DI-12	0.79	0.88	7.27	5.05	n/a	0.015	n/a	1	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	0.26	n/a	n/a	n/a	n/a	n/a	n/a	grate in sump L = 8'
11 DI-1	0.82	0.88	7.27	5.25	n/a	0.0417	n/a	1	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	0.47	n/a	n/a	n/a	n/a	n/a	n/a	grate in sump
13 DI-3C	0.25	0.90	7.27	1.64	0.0333	0.02	5.66	2	0.35	0.0833	4.17	0.84	3.5	0.146	0.143	15.6	0.77	n/a	1.00	0.0416	1.64	n/a	0.00	3.13	12' throat
14 DI-3A	0.01	0.90	7.27	0.07	0.0111	0.04	0.99	2	2.02	0.0833	2.08	1	3.5	0.146	0.186	2	1.25	n/a	1.00	0.0416	0.07	n/a	0.00	n/a	2.5' throat
15 DI-3B	0.04	0.90	7.27	0.26	0.0435	0.0208	1.26	2	1.59	0.0833	4.00	1	3.5	0.146	0.167	5.3	1.13	n/a	1.00	0.0416	0.26	n/a	0.00	n/a	6' throat
17 DI-3B	0.23	0.90	7.27	1.50	0.0435	0.0208	1.71	2	1.17	0.0833	4.00	1	3.5	0.146	0.167	7.4	1.08	n/a	1.00	0.0416	1.50	n/a	0.00	n/a	8' throat
18 DI-1	0.04	0.30	7.27	0.09	n/a	0.03	n/a	1	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	0.05	n/a	n/a	n/a	n/a	n/a	n/a	grate in sump
51A DI-3B	0.11	0.70	7.27	1.12	0.0108	0.04	3.8	2	0.53	0.0833	2.08	1	3	0.125	0.165	7.4	1.08	n/a	1.00	0.0416	1.12	n/a	0.00	n/a	8' throat
19A DI-3B	0.60	0.85	7.27	3.71	0.0223	0.04	6.11	2	0.33	0.0833	2.08	1	3	0.125	0.165	13.6	1.14	n/a	0.85	0.0416	3.15	n/a	0.56	n/a	12' throat
19 DI-3B	0.35	0.85	7.27	2.16	0.0390	0.035	4.88	2	0.41	0.0833	2.38	1	2	0.083	0.118	13.6	0.74	n/a	1.00	0.0416	2.16	n/a	0.00	n/a	10' throat
0.26 DI-3B	0.07	0.90	7.27	0.46	0.0150	0.02	3	2	0.67	0.083	4.15	1	2	0.083	0.103	9.6	0.7	n/a	1.00	0.042	0.46	n/a	0.00	n/a	8' throat
27 DI-3C	0.21	0.88	7.27	1.34	0.0100	0.043	3.52	2	0.57	0.0833	1.94	0.94	3.5	0.146	0.18	9.6	0.63	0.15	1.00	0.0416	1.34	n/a	0.00	2.63	6' throat
28 DI-3C	0.18	0.80	7.27	1.05	0.0100	0.043	2.71	2	0.74	0.0833	1.94	0.98	3.5	0.146	0.186	9.6	0.63	0.12	1.00	0.0416	1.05	n/a	0.00	2.02	6' throat
29 DI-3C	0.38	0.88	7.27	2.43	0.0170	0.043	4.67	2	0.43	0.0833	1.94	0.84	3.5	0.146	0.166	11.6	0.69	0.2	1.00	0.0416	2.43	n/a	0.00	3.34	8' throat
30 DI-3B	0.33	0.88	7.27	2.11	0.0270	0.031	4.48	2	0.45	0.0833	2.69	0.86	3.3	0.138	0.149	11.9	0.84	n/a	0.96	0.0416	2.03	n/a	0.08	n/a	10' throat
31 DI-3B	0.44	0.90	7.27	2.88	0.0100	0.024	7.87	2	0.25	0.0833	3.47	0.65	3.4	0.142	0.116	11.6	0.86	n/a	0.97	0.0416	2.79	n/a	0.09	n/a	10' throat
32 DI-3B	0.36	0.90	7.27	2.36	0.0120	0.042	4.97	2	0.4	0.0833	1.98	0.75	3	0.125	0.138	10.2	0.98	n/a	1.00	0.0416	2.36	n/a	0.00	n/a	10' throat
33 DI-3A	0.03	0.90	7.27	0.20	0.0180	0.023	1.39	2	1.44	0.0833	3.62	1	3.4	0.142	0.165	3.8	0.66	n/a	0.86	0.0416	0.17	n/a	0.03	n/a	2.5' throat
34 DI-3B	0.08	0.90	7.27	0.52	0.0170	0.033	1.93	2	1.04	0.0833	2.52	1	3.2	0.133	0.166	5.3	0.75	n/a	0.92	0.0416	0.48	n/a	0.04	n/a	4' throat
35 DI-3A	0.01	0.90	7.27	0.07	0.0170	0.0208	0.1	2	20	0.0833	4.00	1	3.5	0.146	0.167	7.4	1.08	n/a	1.00	0.0416	0.07	n/a	0.00	n/a	2.5' throat
36 DI-1	0.69	0.88	7.27	4.41	n/a	0.021	n/a	1	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	0.45	n/a	n/a	n/a	n/a	n/a	n/a	grate in sump
37 DI-12	0.52	0.77	7.27	2.91	n/a	0.0208	n/a	1	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	0.25	n/a	n/a	n/a	n/a	n/a	n/a	grate in sump
48 DI-3C	0.50	0.88	7.27	3.20	0.0090	0.044	4.97	2	0.4	0.0833	1.89	1	3.5	0.146	0.19	13.6	0.74	0.22	1.00	0.0416	3.20	n/a	0.00	4.36	10' throat
38 DI-12	0.44	0.88	7.27	2.81	n/a	0.0208	n/a	1	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	0.23	n/a	n/a	n/a	n/a	n/a	n/a	grate in sump
39 DI-1	0.24	0.88	7.27	1.54	n/a	0.024	n/a	1	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	0.23	n/a	n/a	n/a	n/a	n/a	n/a	grate in sump
40 DI-3C	0.75	0.85	7.27	4.63	0.0050	0.045	4.99	2	0.4	0.0833	1.85	1	3.5	0.146	0.191	19.6	0.82	0.22	1.00	0.0416	4.63	n/a	0.00	5.91	16' throat
61 DI-1	0.60	0.85	7.27	3.71	n/a	0.0303	n/a	1	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	0.41	n/a	n/a	n/a	n/a	n/a	n/a	grate in sump
41 DI-3C	0.31	0.85	7.27	1.92	0.0140	0.018	9.6	2	0.21	0.0833	4.63	1	3.5	0.146	0.164	11.6	0.69	0.17	1.00	0.0416	1.92	n/a	0.00	4.25	8' throat
43 DI-3C	0.56	0.89	7.27	3.62	0.0220	0.021	10.6	2	0.19	0.0833	3.97	1	3.5	0.146	0.167	11.6	0.69	0.22	1.00	0.0416	3.62	n/a	0.00	4.44	8' throat
44 DI-1	0.55	0.88	7.27	3.52	n/a	0.0208	n/a	1	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	0.21	n/a	n/a	n/a	n/a	n/a	n/a	grate in sump
45 DI-3C	0.48	0.85	7.27	2.97	0.0220	0.045	4.25	2	0.47	0.0833	1.85	1	3.5	0.146	0.191	15.6	0.77	0.19	1.00	0.0416	2.97	n/a	0.00	3.34	12' throat
46 DI-3C	0.21	0.90	7.27	1.37	0.0200	0.038	3.63	2	0.55	0.0833	2.19	1	3.5	0.146	0.184	11.6	0.69	0.14	1.00	0.0416	1.37	n/a	0.00	2.19	8' throat
47 DI-3B	0.12	0.90	7.27	0.79	0.0150	0.013	5.82	2	0.34	0.0833	6.41	0.88	3.5	0.146	0.141	7.8	0.77	n/a	0.93	0.0416	0.73	n/a	0.05	n/a	6' throat
48 DI-3C	0.13	0.90	7.27	0.85	0.0090	0.044	2.5	2	0.8	0.0833	1.89	1	3.5	0.146	0.19	13.6	0.74	0.22	1.00	0.0416	0.85	n/a	0.00	3.1	10' throat
49 DI-3C	0.89	0.85	7.27	5.50	0.0500	0.05	5.02	2	0.4	0.0833	1.67	1	3.5	0.146	0.196	15.6	0.77	0.25	1.00	0.0416	5.50	n/a	0.00	3.21	12' throat
50 DI-3C	0.57	0.85	7.27	3.52	0.0500	0.05	4.4	2	0.45	0.0833	1.67	1	3.5	0.146	0.196	13.6	0.74	0.22	1.00	0.0416	3.52	n/a	0.00	2.72	10' throat
51 DI-3B	0.57	0.85	7.27	3.52	0.0500	0.05	4.25	2	0.47	0.0833	1.67	1	3.5	0.146	0.196	15.6	0.77	0.21	1.00	0.0416	3.52	n/a	0.00	2.82	12' throat
52 DI-3B	0.02	0.85	7.27	0.12	0.0800	0.02	2.02	2	0.99	0.0833	4.17	1	2	0.083	0.103	13.6	0.74	n/a	1.00	0.0416	0.12	n/a	0.00	n/a	10' throat
53 DI-3B	0.20	0.85	7.27	1.24	0.0300	0.02	4.47	2	0.45	0.0833	6.30	0.79	2	0.083	0.086	13.6	0.74	n/a	0.82	0.0416	1.14	n/a	0.10	n/a	10' throat
54 DI-1	1.70	0.65	7.27	8.03	n/a	0.25	n/a	1	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	0.65	n/a	n/a	n/a	n/a	n/a	n/a	grate in sump
55 DI-3B	0.48	0.88	7.27	3.07	0.0500	0.011	8.42	2	0.24	0.0833	7.57	0.75	3.5	0.146	0.12	18	0.78	n/a	0.93	0.0416	2.86	n/a	0.21	n/a	14' throat
56 DI-1	1.65	0.60	7.27	7.20	n/a	0.25	n/a	1	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	0.55	n/a	n/a	n/a	n/a	n/a	n/a	grate in sump
60 DI-1	0.49	0.45	7.27	1.60	n/a	0.25	n/a	1	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	0.22	n/a	n/a	n/a	n/a	n/a	n/a	grate in sump
61 DI-1	0.60	0.85	7.27	3.71	n/a	0.05	n/a	1	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	0.41	n/a	n/a	n/a	n/a	n/a	n/a	grate in sump
94 DI-3B	0.27	0.65	7.27	1.28	0.0359	0.0387	3.71	2	0.54	0.0833	2.15	0.92	3.1	0.129	0.158	9.6	n/a	n/a	1.00	0.0416	1.28	n/a	0.00	n/a	6' throat
98 DI-3B	0.35	0.65	7.27	1.65	0.0217	0.0333	4.55	2	0.44	0.0833	2.50	0.85	3.2	0.133	0.147	15.6	n/a	n/a	1.00	0.0416	1.65	n/a	0.00	n/a	12' throat

F1302 B
HYDRAULIC GRADE LINE

PROJECT: Kingstowne Town Centre
Current Development-Option

INLET STRUCTURE NUMBER	Outlet Water Surface Elevation	Do	Qo	Lo	Sfo %	Hf	JUNCTION LOSS												Final H	Inlet Water Surface Elevation	Rim Elevation
							Vo	Ho	Qi	Vi	QiVi	Vi^2/2gi	Hi	K for Angle	Hd	Ht	Ht*1.3	Ht*0.5			
Ex 25	179.49	48	269.11	109.9	3.50%	3.847	25.40	2.505	265.94	31.20	8297.33	15.12	5.290	0.16	2.418	10.213	13.277	6.639	10.465	189.98	191.93
Ex 28	189.98	48	265.94	136.1	3.40%	4.627	31.20	3.779	171.75	15.80	2713.65	3.88	1.357	0.16	0.620	5.756	7.483	3.741	8.369	198.34	199.82
Ex 36	198.34	48	171.75	343.0	1.40%	4.802	15.80	0.969	169.92	16.00	2718.72	3.98	1.391	0.00	0.000	2.360	3.069	1.534	6.336	204.68	206.83
Ex 39A	204.68	48	169.92	488.0	1.40%	6.832	16.00	0.994								0.994		0.497	7.329	212.01	214.74
EX. 22	183.47	18	13.28	38.7	1.60%	0.619	9.10	0.321	12.88	6.70	86.30	0.70	0.244	0.00	0.000	0.565	0.735	0.368	0.987	184.46	189.27
EX. 23	184.46	15	12.88	21.1	4.00%	0.844	6.70	0.174	12.37	20.00	247.40	6.21	2.174	0.21	1.304	3.653	4.748	2.374	3.218	187.67	188.06
23A	187.67	15	12.37	56.3	3.70%	2.083	20.00	1.553	12.37	7.73	95.62	0.93	0.325	0.00	0.000	1.878	2.441	1.220	3.304	190.98	195.54

COMMONWEALTH OF VIRGINIA
THEODORE D. BRITT
No. 023803
PROFESSIONAL ENGINEER
6.20.07

FOR INFORMATION ONLY!

DATE	REVISION
9/19/06	PER COUTNY COMMENTS
1/29/07	PER COUTNY COMMENTS
4/30/07	PER COUTNY COMMENTS
6/20/07	PER COUTNY COMMENTS

TRI-TEK ENGINEERING
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Herndon, Virginia 20170-5038 (703) 481-5900

KINGSTOWNE TOWNE CENTRE
LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA

STORM SEWER COMPUTATIONS

SCALE: NONE
DATE: 11/14/97
DRN: M.S.O.
CKD: M.R.A./T.D.B.
SHEET ~~21 OF 62~~