



County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County

May 12, 2010

Antonio J. Calabrese
Cooley Godward Korthish LLP
One Freedom Square
Reston Town Center
11951 Freedom Drive
Reston, VA 20190

RE: Proffered Condition Amendment Application PCA C-448-33
(Concurrent with Proffered Condition Amendment Application PCA 85-L-101-05)

Dear Mr. Calabrese:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on May 11, 2010, approving Proffered Condition Amendment Application PCA C-448-33 in the name of Kingstowne Residential Owners Corporation. The Board's action amends the proffers for Rezoning Application RZ C-448, previously approved for residential development to permit the transfer of ownership and maintenance obligations of stormwater management facilities to the Fairfax County Department of Public Works and Environmental Services (DPWES). The subject property is located at Basin 1, Basin 2, Basin 4, Basin 5, Basin 6, Basin F, and Kingstowne Lake (all located within Kingstowne Community) on approximately 13.02 acres of land of land zoned PDH-4 [Tax Map 81-4 ((38)) 74 pt.; 91-2 ((1)) 26I pt., 28A1, 29B pt.; 91-3 ((1)) 63D pt., 64B pt.; 91-3 ((11)) 7pt., 9 pt., 40 pt.; 91-4 ((1)) 1H pt.; 91-4 ((9)) 10 pt. and 91-4 ((9)) (30) G1 pt.] in the Lee District and is subject to the proffers dated May 5, 2010.

Sincerely,

Nancy Vehrers
Clerk to the Board of Supervisors
NV/ph

Office of the Clerk to the Board of Supervisors
12000 Government Center Parkway, Suite 533
Fairfax, Virginia 22035

Phone: 703-324-3151 ♦ Fax: 703-324-3926 ♦ TTY: 703-324-3903
Email: clerktothebos@fairfaxcounty.gov
<http://www.fairfaxcounty.gov/bosclerk>

Cc: Chairman Sharon Bulova
Supervisor Jeffrey McKay, Lee District
Janet Coldsmith, Director, Real Estate Division, Dept. of Tax Administration
Regina Coyle, Director, Zoning Evaluation Division, DPZ
Diane Johnson-Quinn, Deputy Zoning Administrator, Dept. of Planning and Zoning
Angela K. Rodeheaver, Section Chief, Transportation, Planning Division
Eric Teitelman, Capital Projects and Operations Div., Dept. of Transportation
Ken Williams, Plans & Document Control, ESRD, DPWES
Department of Highways-VDOT
Sandy Stallman, Park Planning Branch Manager, FCPA
Charlene Fuhrman-Schulz, Development Officer, DHCD/Design Development Division
District Planning Commissioner
Denise James, Office of Capital Facilities/Fairfax County Public Schools
Karyn Moreland, Chief Capital Projects Sections, Dept. of Transportation

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Auditorium in the Government Center at Fairfax, Virginia, on the 11th day of May, 2010, the following ordinance was adopted.

**AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROFFERED CONDITION AMENDMENT PCA C-448-33
(Concurrent with Proffered Condition Amendment Application PCA 85-L-101-5)**

WHEREAS, Kingstowne Residential Owners Corporation, filed in the proper form an application to amend the proffers for RZ C-448 hereinafter described, by amending conditions proffered and accepted pursuant to Virginia Code Ann. 15.2-2303(a), and

WHEREAS, at a duly called public hearing the Planning Commission considered the application and the propriety of amending the Zoning Ordinance in accordance therewith, and thereafter did submit to this Board its recommendation, and

WHEREAS, this Board has today held a duly called public hearing and after due consideration of the reports, recommendation, testimony and facts pertinent to the proposed amendment, the Board is of the opinion that the Ordinance should be amended,

NOW, THEREFORE, BE IT ORDAINED, that that certain parcel of land situated in the Lee District, and more particularly described as follows (see attached legal description):

Be, and hereby is further restricted by the amended conditions proffered and accepted pursuant to Virginia Code Ann., 15.2-2303(a), which conditions are incorporated into the Zoning Ordinance as it affects said parcel, and

BE IT FURTHER ENACTED, that the boundaries of the Zoning Map heretofore adopted as a part of the Zoning Ordinance be, and they hereby are, amended in accordance with this enactment, and that said zoning map shall annotate and incorporate by reference the additional conditions governing said parcels.

GIVEN under my hand this 11th day of May, 2010.



Nancy Vehrs
Clerk to the Board of Supervisors



PROFFER STATEMENT

KINGSTOWNE RESIDENTIAL OWNERS CORPORATION

PCA C-448-33
PCA 85-L-101-05

May 5, 2010

Pursuant to Section 15.2-2303 (A) of the Code of Virginia (1950, as amended) and Sect. 18-204 of the Zoning Ordinance of Fairfax County (1978, as amended), the property owners and applicant, for themselves and their successors and/or assigns (collectively referred to as the "Applicant"), in this proffered condition amendment ("PCA"), proffer that the development of the parcels under consideration and shown on the Fairfax County Tax Maps as Tax Map 81-4 ((38)) Parcel 74, Tax Map 91-2 ((1)) Parcel 29B, Tax Map 91-3 ((1)) Parcels 63D and 64B, Tax Map 91-3 ((11)) Parcels 7 and 9, Tax Map 91-4 ((1)) Parcel 1H, Tax Map 91-4 ((9)) Parcel 10, and Tax Map 91-4 ((9)) (30) Parcel G1 (collectively, the "Property") shall be in accordance with the following conditions if, and only if, PCA 84-L-020-24 and PCA 85-L-101-05 (collectively, the "Application") are approved by the Board of Supervisors.

The Property is zoned PDH-4 under the Zoning Ordinance and is subject to the previously approved proffers associated with RZ C-448 and RZ 85-L-101 for Kingstowne, including all applicable proffer condition amendments (the "Prior Proffers"). The Applicant, on behalf of itself and its successors in interest, hereby voluntarily proffers (the "Proffers"), pursuant to the said Section 15.2-2303, that the Property shall be developed in substantial conformance with the Prior Proffers and in addition, the Proffers set forth below. In the event that any of the Prior Proffers are inconsistent with these Proffers, the inconsistency shall be resolved in favor of these Proffers. Exhibits referenced are attached and incorporated by reference. In the event that this Application is denied, these Proffers shall be immediately null and void and shall have no further force or effect on the Property.

GENERAL

1. Proffer Condition Amendment Plat. The Property has been developed with various stormwater management facilities and shall remain in substantial conformance with the plat entitled "Proffered Condition Amendment Plat – Kingstowne Residential Owners Corporation" dated July 28, 2008 as revised through March 25, 2010, prepared by BC Consultants, consisting of seven (7) sheets (the "Plat").

STORMWATER MANAGEMENT FACILITY MAINTENANCE

2. Maintenance Responsibility. The Applicant shall cede to Fairfax County Department of Public Works and Environmental Services ("DPWES") the maintenance responsibilities for the stormwater management facilities more particularly described in the Plat as Basin 1, Basin 2, Basin 3, Basin 5, and Basin 6 (the "Stormwater Management Facilities"). These maintenance responsibilities shall be determined by DPWES consistent with

Fairfax County policies for maintenance of stormwater management facilities. The Applicant shall cede maintenance responsibilities to DPWES upon certification by DPWES that the Stormwater Management Facilities comply with the following conditions:

- A. Ownership of the Property shall remain vested in the Applicant, its successors and assigns.
- B. The Applicant shall convey to the Board of Supervisors such easements as may be required under the 2001 Fairfax County Public Facilities Manual (“PFM”), as amended through January 1, 2010, including but not limited to stormwater management easements and maintenance access easements. Furthermore, the Applicant shall prepare all necessary easement plats, obtain approval from DPWES, and record all necessary easement documents in the Fairfax County land records.
- C. Prior to transfer of any maintenance responsibility for the Stormwater Management Facilities to DPWES, the Applicant shall complete, to the satisfaction of the Maintenance and Stormwater Management Division (MSMD), DPWES, all required maintenance items identified in the inspection reports of the Stormwater Management Facilities attached hereto and dated October 19, 2009, as updated through December 7, 2009, including but not limited to:
 - i. Remove sediment from the existing pond floors to restore volume and functionality.
 - ii. Mow all dam embankments and remove all trees and woody vegetation, or provide a private maintenance agreement acceptable to the County for proffered landscape trees and select screening trees.
 - iii. Provide a report by a professional engineer stating the dam heights and storage volumes, and, if necessary, obtain state certification for regulated dams.
 - iv. Provide graded accessways with standard gates or other acceptable access to pond inlet/control structures.
 - v. If deemed necessary by MSMD, repair any storm sewer, BMP control device, outfall structure, emergency spillway, dam appurtenance, or downstream receiving channel.
- D. The Applicant shall perform and submit to MSMD the results of video camera inspections of the principal spillway pipes pursuant to Virginia Department of Transportation (“VDOT”) standard format for each of the Stormwater Management Facilities to be transferred to the County at least 45 days prior to the date of inspections to determine the completion of improvements required under Proffer 2C. MSMD may elect to incorporate any deficiencies identified by these inspections into Attachment 1 as an addendum.

- E. Subject to MSMD approval, the Applicant may elect to maintain selected street trees or other features of the Stormwater Management Facilities via execution of a private maintenance agreement with the County.

MISCELLANEOUS

3. Severability. Pursuant to Section 18-204 of the Zoning Ordinance, any portion of the Property may be the subject of a PCA without joinder and/or consent of the owners of the other portions of the Property, provided that such PCA does not adversely affect the other phases. Previously approved zoning applications applicable to the balance of the Property that is not the subject of this PCA shall otherwise remain in full force and effect.
4. Successors and Assigns. These Proffers will bind and inure to the benefit of the Applicant and his successors and assigns. Each reference to "Applicant" in this proffer statement shall include within its meaning and shall be binding upon Applicant's successor(s) in interest and/or developer(s) of the site or any portion of the site.
5. Counterparts. These Proffers may be executed in one or more counterparts, each of which when so executed and delivered shall be deemed an original, and all of which taken together shall constitute but one and the same instrument.

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KINGSTOWNE RESIDENTIAL OWNERS CORPORATION, INC.
a Virginia non-stock corporation

A handwritten signature in cursive script that reads "Kathleen Horgan Snyder". The signature is written in black ink and extends across the width of the page. Below the signature, there is a horizontal line.

By: Kathleen Horgan Snyder
Its: President

KINGSTOWNE OWNER LLC

By: Kingstowne Mezz I LLC, its Member

By: BREF Stellar, LLC, its Member

By: Brookfield Financial, LLC Series B, its Member

By: Brookfield Real Estate Financial Partners LLC, its Manager

By: *Theresa A Hoyt*
Theresa A. Hoyt, Authorized Representative



Attachment 1
Kingstowne SWM Pond Inspections
MSMD 10-19-09, revised 12-7-09

Basin 1 (ID# DP0238)

1. 2005 MSMD inspection items that need to be satisfactorily addressed:
 - a. Remove all sediment from the pond floor and restore the facility to the approved as-built grade. Based on a visual estimate only this appears to be approximately 2 to 3 foot depth over a 2-acre area, which is about 8000 cy. This could cost on the magnitude of \$800,000 to remove.
 - b. Remove all trees and woody vegetation including stumps and roots from the dam embankment out to 25 feet (due to apparent state-regulation) from the upstream and downstream toe and all groin areas. The tree removal cost could be on the magnitude of \$50,000 and may involve zoning approval.
 - c. Install the BMP control device per site and as-built plans.
2. Additional punchlist items that need to be satisfactorily addressed prior to transfer of maintenance to MSMD based on state dam requirements and/or practical maintenance needs:
 - a. Obtain state regulated dam certification including all necessary formal inspections and submittals including but not limited to hydrological and hydraulic analysis, breach zone determination, emergency action plan, and operation and maintenance plan.
 - b. To facilitate maintenance activity, provide maintenance access roads to the upstream pond area and downstream outfall with entrance aprons and locked gates consistent with PFM standards.
 - c. Mow both dam faces to 25 feet from the upstream and downstream toe and all groin areas, and establish thick tall fescue grass cover. Fill any animal burrow holes (vegetative cover prevented close inspection of the dam faces at certain locations).
 - d. Correct the drainage problem resulting in the soggy grassed area on the dam downstream of the entrance feature at Ashby Lane. This may be an irrigation system leak.
 - e. For adjacent pedestrian safety, install non-climbable VDOT standard railing along the entire downstream principal spillway pipe (PSP) outfall endwall and wings.
 - f. Tail out the outfall channel downstream of the PSP endwall to ensure positive drainage.
 - g. Restore damaged slope along access road/trail on the downstream face of dam near Kingstowne Village Pkwy.
 - h. Pipe outfall at the East abutment along the downstream groin – regrade for positive drainage and stabilize.



Basin 2 (ID# DP0237)

1. 2005 MSMD inspection items that need to be satisfactorily addressed:
 - a. Remove all trees and woody vegetation including stumps and roots from the dam embankment out to 10 feet from the upstream and downstream toe and all groin areas.
 - b. Add supplemental 21A stone on the access road, 1.5" minimum depth.
 - c. Mow both dam faces to 10 feet from the upstream and downstream toe and all groin areas, and establish thick tall fescue grass cover. Fill any animal burrow holes (vegetative cover prevented close inspection of the dam faces).
 - d. Install BMP control device if missing. Note: at the time of the inspection, the pond was full of water, so the control was not observed.
 - e. Stabilize the stream bank erosion downstream of the PSP outfall on the West side of the channel downstream to approximately 70' to 100'. Approximately \$15,000 order of magnitude cost.
2. Additional punchlist items that need to be satisfactorily addressed prior to transfer of maintenance to MSMD based on practical maintenance needs:
 - a. Pond floor was not visible, however, as applicable, remove any sediment from the pond floor and restore the facility to the approved as-built grade.
 - b. Install a PFM standard gate on the access road at the existing fence line in place of the fence gate.
 - c. Provide a maintenance access road spur to the PSP outfall per PFM with an adequate cleared access route to the outfall.
 - d. Mow the access road out to 10 feet from the centerline on each side.
 - e. Repair all sloughing around the PSP Endwall. Repair any pipe separation, place compacted CL or ML material, and establish grass cover.
 - f. Remove the concrete debris North of the access road near the power lines from the site.

Basin 3 (ID# DP0239)

1. Since the dam height appears to be 27.7 feet per the approved plans, obtain state regulated dam certification including all necessary formal inspections and submittals including but not limited to hydrological and hydraulic analysis, breach zone determination, emergency action plan, and operation and maintenance plan.
2. 2005 MSMD inspection items that need to be satisfactorily addressed:
 - a. Remove all trees and woody vegetation including stumps and roots from the dam embankment out to 25 feet [revised 12-7-09] from the upstream and downstream toe including the PSP outfall and all groin areas. Note: the downstream dam face may extend as far West as the adjacent basketball court. Based on a visual estimate only, this appears to be approximately 2 acres plus



- individual landscape trees, which could cost on the magnitude of \$30,000 to remove.
- b. Mow both dam faces to 25 [revised 12-7-09] feet from the upstream and downstream toe and all groin areas, and establish thick tall fescue grass cover. Fill any animal burrow holes (vegetative cover prevented close inspection of the dam faces in certain areas).
 - c. Remove all kudzu from the dam in the area indicated above.
 - d. Install the BMP control device per the approved plan and as-built.
 - e. Remove all debris from the BMP trash rack.
 - f. Provide a locked access hatch in the riser top.
 - g. Remove all sediment from the pond floor and restore the facility to the approved as-built grade. Based on a visual estimate only this appears to be approximately 1 to 2 foot depth over a 1-acre area, which is about 2500 cy. This could cost on the magnitude of \$250,000 to remove.
 - h. Outfall channel erosion was not visible due to kudzu and tree growth. Stabilize outfall channel as needed.
3. Additional punchlist items that need to be satisfactorily addressed prior to transfer of maintenance to MSMD based on practical maintenance needs:
- a. To facilitate maintenance activity, provide maintenance access roads to the upstream pond area and downstream outfall with entrance aprons and locked gates consistent with PFM standards.

Basin 5 (ID# DP0266)

Punchlist items that need to be satisfactorily addressed prior to transfer of maintenance to MSMD based on practical maintenance needs:

1. Remove all trees and woody vegetation including stumps and roots from the dam embankment out to 10 feet from the upstream and downstream toe including the PSP outfall and all groin areas. This includes landscape trees. Order of magnitude cost to remove, \$10,000.
2. To facilitate maintenance activity, provide maintenance access roads to the upstream pond area and downstream outfall with entrance aprons and locked gates consistent with PFM standards.
3. Applies mainly to the downstream face: mow both dam faces to 10 feet from the upstream and downstream toe and all groin areas, and establish thick tall fescue grass cover. Fill any animal burrow holes (vegetative cover prevented close inspection of the dam faces in certain areas).



Basin 6 (ID# DP0515)

Punchlist items that need to be satisfactorily addressed prior to transfer of maintenance to MSMD based on practical maintenance needs:

1. Remove all trees and woody vegetation including stumps and roots from the dam embankment out to 10 feet from the upstream and downstream toe including the PSP outfall and all groin areas. Order of magnitude cost to remove, \$5,000.
2. Re-establish maintenance access road by adding 1.5" minimum depth of 21A stone. Provide an entrance apron and locked gate consistent with PFM standards.
3. Applies mainly to the downstream face: mow both dam faces to 10 feet from the upstream and downstream toe and all groin areas, and establish thick tall fescue grass cover. Fill any animal burrow holes (vegetative cover prevented close inspection of the dam faces in certain areas).
4. Trim all vegetation within the riser structure to ensure adequate functionality.
5. Fill two large eroded holes adjacent to the trickle ditches at the East end of the pond and establish grass cover.
6. Develop a geotechnical engineering study of the soggy area at the East end of the pond including underdrains or other drainage solutions. Subject to MSMD review and approval, implement corrective action. Are there springs in this area? It may also be sump pump discharges from the uphill townhouses.
7. Repair cracks in the concrete trickle ditches and repair any undermining condition.
8. To ensure stability upon activation, install a four foot wide band of Class II riprap along the concrete emergency spillway extending outward from the eastern edge.
9. Seal all cracks on the concrete emergency spillway with appropriate grout.
10. Fill in the settled areas on the top of dam East and West of the emergency spillway. Ensure that the top of dam elevation slopes to the concrete spillway edges without low points.
11. Subject to MSMD review and approval, repair the five foot high headcut in the outfall channel about 10 feet downstream of the PSP end section. The channel must be stable and able to withstand the spillway design flood. Gabion mattress steps coupled with Class II riprap may be acceptable if designed adequately.
12. Remove trees and vegetation from all inflow pipes to the pond out to 5 to 10 feet from the pipe centerline on each side.



KINGSTOWNE STORMWATER MANAGEMENT/BEST MANAGEMENT PRACTICES FACILITIES PROFFERED CONDITION AMENDMENT

LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA

JULY 28, 2008
REVISED OCTOBER 8, 2008
REVISED JANUARY 05, 2009
REVISED MARCH 10, 2010
REVISED MARCH 25, 2010

SHEET INDEX

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3. OVERALL SWM/BMP FACILITY DRAINAGE AREAS
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5. GENERAL NOTES AND COMMENTS
6. BASINS
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APPLICANT:

KINGSTOWNE RESIDENTIAL OWNER'S CORPORATION (KROC)
6090 KINGSTOWNE VILLAGE PARKWAY
KINGSTOWNE, VA 22315-4824
TELEPHONE: (703) 922-9477
FAX: (703) 922-2713
EXECUTIVE DIRECTOR: RONDA DESPLINTER

LAND USE ATTORNEY:

COOLEY GODWARD KRONISH, LLP
ONE FREEDOM SQUARE
RESTON TOWN CENTER
11951 FREEDOM SQUARE
RESTON, VA 20190-5856
TELEPHONE (703) 456-8104
FAX (703) 456-8100
ATTORNEY: ANTONIO J. CALABRESE
ATTORNEY: SHANE M. MURPHY



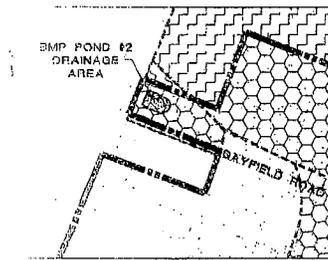
LANDSCAPE ARCHITECTS & ENGINEERS

THE BC CONSULTANTS, INC.
12700 FAIR LAKES CIRCLE
SUITE 100
FAIRFAX, VIRGINIA 22033
TELEPHONE: (703) 449-8100
FAX: (703) 449-8108
SENIOR LANDSCAPE ARCHITECT: DENNIS DIXON

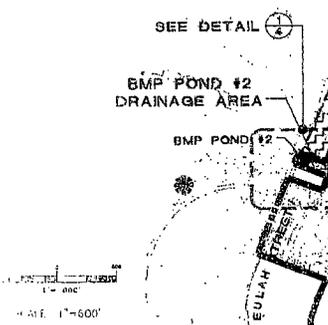
DRAINAGE AREAS FOR EXISTING KINGSTOWNE STORMWATER MANAGEMENT AND/OR BEST MANAGEMENT PRACTICES FACILITIES MAINTAINED BY THE COUNTY AND MAINTAINED BY KROC

Facility Name	Drainage Area	Drainage Area Within Kingstowne	Drainage Area Outside of Kingstowne
BASIN #1	126.8 AC-ft	113.2 AC-ft	13.6 AC-ft
BASIN #2	231.8 AC-ft	115.4 AC-ft	116.4 AC-ft
BASIN #3	71.2 AC-ft	58.8 AC-ft	12.4 AC-ft
BASIN #4	140.2 AC-ft	28.8 AC-ft	111.4 AC-ft
BASIN #5	16.2 AC-ft	8.2 AC-ft	8.0 AC-ft
BASIN #6	33.2 AC-ft	27.2 AC-ft	6.0 AC-ft
BASIN #7	67.2 AC-ft	37.2 AC-ft	30.0 AC-ft
Wet Pond #1	31.8 AC-ft	15.8 AC-ft	16.0 AC-ft
Wet Pond #2	9.8 AC-ft	8.8 AC-ft	1.0 AC-ft
Wet Pond #3	11.2 AC-ft	10.2 AC-ft	1.0 AC-ft
Wet Pond #4	157.2 AC-ft	148.2 AC-ft	9.0 AC-ft
Wet Pond #5	157.2 AC-ft	148.2 AC-ft	9.0 AC-ft
Wet Pond #6	157.2 AC-ft	148.2 AC-ft	9.0 AC-ft

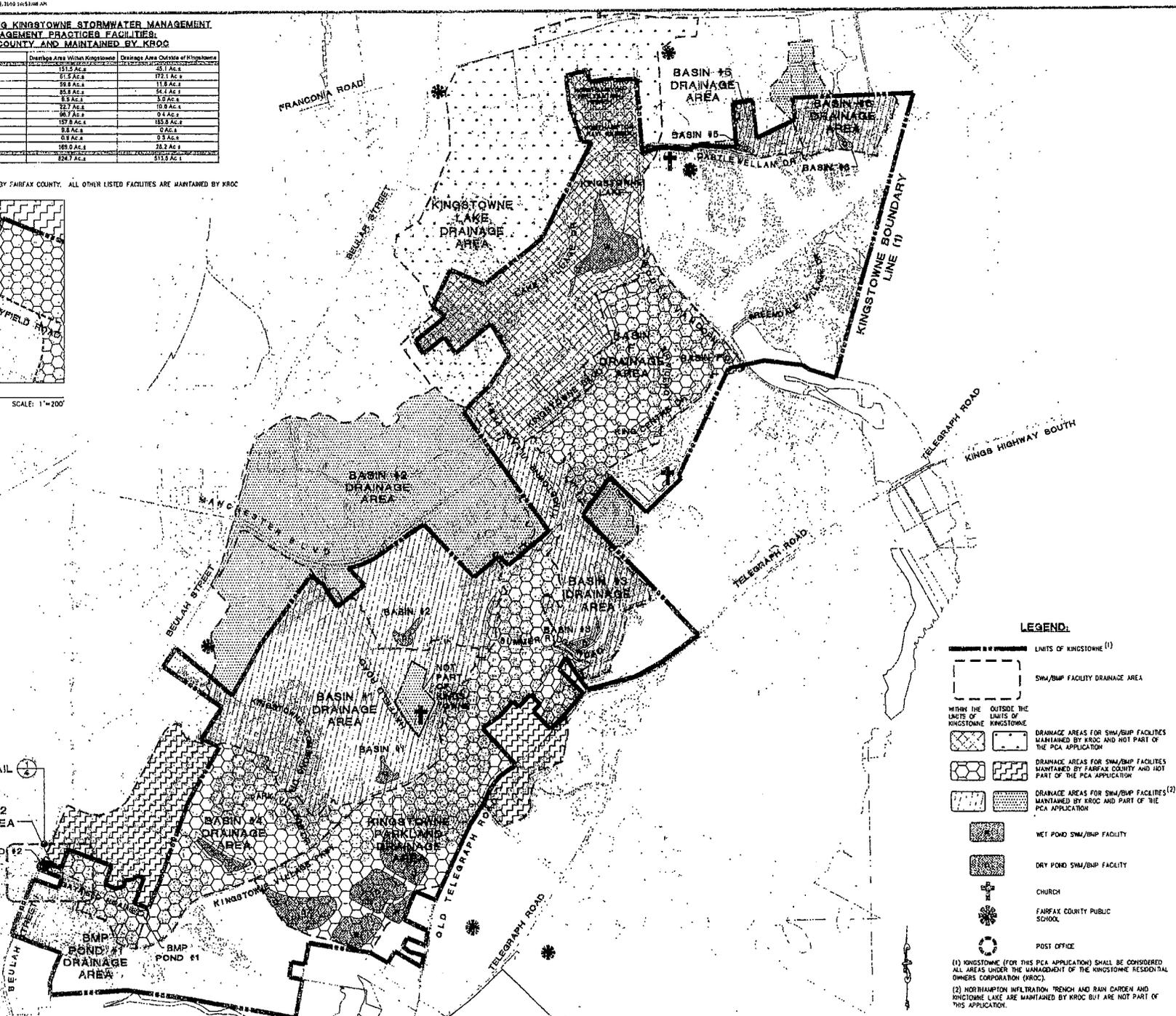
SWM/BMP FACILITIES CURRENTLY MAINTAINED BY FAIRFAX COUNTY. ALL OTHER LISTED FACILITIES ARE MAINTAINED BY KROC



BMP POND #2 DRAINAGE AREA SCALE: 1"=200'



BMP POND #1 DRAINAGE AREA SCALE: 1"=600'



LEGEND:

- LIMITS OF KINGSTOWNE (1)
- SWM/BMP FACILITY DRAINAGE AREA
- ▨ WITHIN THE LIMITS OF KINGSTOWNE: DRAINAGE AREAS FOR SWM/BMP FACILITIES MAINTAINED BY KROC AND NOT PART OF THE PCA APPLICATION
- ▩ OUTSIDE THE LIMITS OF KINGSTOWNE: DRAINAGE AREAS FOR SWM/BMP FACILITIES MAINTAINED BY FAIRFAX COUNTY AND NOT PART OF THE PCA APPLICATION
- ▧ DRAINAGE AREAS FOR SWM/BMP FACILITIES (2) MAINTAINED BY KROC AND PART OF THE PCA APPLICATION
- WET POND SWM/BMP FACILITY
- DRY POND SWM/BMP FACILITY
- ✕ CHURCH
- ⊕ FAIRFAX COUNTY PUBLIC SCHOOL
- ⊙ POST OFFICE

(1) KINGSTOWNE (FOR THIS PCA APPLICATION) SHALL BE CONSIDERED ALL AREAS UNDER THE MANAGEMENT OF THE KINGSTOWNE RESIDENTIAL OWNERS CORPORATION (KROC).

(2) NORHAMPTON INFILTRATION TRENCH AND RAIN GARDEN AND KINGSTOWNE LAKE ARE MAINTAINED BY KROC BUT ARE NOT PART OF THIS APPLICATION.

BC Consultants
 Planning • Engineers • Surveyors • Landscape Architects
 12800 Fair Lakes Circle, Suite 100, Fairfax, VA 22033
 (703)448-8100 (703)448-8108 (Fax)
 www.bccon.com



KROC MAINTAINED & COUNTY MAINTAINED
 KINGSTOWNE SWM/BMP FACILITY DRAINAGE AREAS
 KINGSTOWNE SWM/BMP FACILITIES

DATE: 7/26/2008	SCALE: 1"=600'
DESIGNED BY: DDD	CHECKED BY: DDD
DRAFTED BY: CJB	DATE: JULY 26, 2008
PROJECT: KINGSTOWNE SWM/BMP FACILITIES	SCALE: 1"=600'
LOCATION: 6800 KINGSTOWNE VILLAGE PARKWAY, KINGSTOWNE, VA 22135	SCALE: 1"=600'
FILE NO.: 07075.01-00	SCALE: 1"=600'

GENERAL NOTES:

1. THE PROPERTIES DELINEATED ON THIS PROFFERED CONDITION AMENDMENT (PCA) APPLICATION ARE IDENTIFIED ON THE FAIRFAX COUNTY TAX ASSESSMENT MAPS AS FOLLOWS:
 - BASIN #1: TAX ASSESSMENT MAP NO. 91-3-((11)), PART OF PARCEL 64B AND IS ZONED PDH-4.
 - BASIN #2: TAX ASSESSMENT MAP NO. 91-3-((11)), PART OF PARCEL 9; TAX ASSESSMENT MAP NO. 91-3-((11)) PART OF PARCEL 63D; TAX ASSESSMENT MAP NO. 91-3-((11)), PART OF PARCEL 7 AND TAX ASSESSMENT MAP NO. 91-4-((1)), PART OF PARCEL 1H. ALL ARE ZONED PDH-4.
 - BASIN #3: TAX ASSESSMENT MAP NO. 91-4-((9)), PART OF PARCEL 10 AND TAX ASSESSMENT MAP NO. 91-4-((9)) (30), PART OF PARCEL 61 AND ARE ZONED PDH-4.
 - BASIN #5: TAX ASSESSMENT MAP NO. 91-4-((38)), PART OF PARCEL 74 AND IS ZONED PDH-4.
 - BASIN #6: TAX ASSESSMENT MAP NO. 91-2-((1)), PART OF PARCEL 29B AND IS ZONED PDH-4.
2. THE TOPOGRAPHIC INFORMATION SHOWN FOR THE PCA APPLICATION AREAS IS INTERPOLATED FROM HIGH FLIGHT AERIAL TOPOGRAPHY TAKEN FROM THE FAIRFAX COUNTY GIS TOPOGRAPHIC MAPS AND INFORMATION OF RECORD. THE TOPOGRAPHY IS SHOWN AT TWO (2) FEET CONTOUR INTERVALS.
3. THE BOUNDARY INFORMATION FOR THE PCA APPLICATION AREAS IS FROM DEEDS AND INFORMATION OF RECORD AND SHOULD NOT BE CONSIDERED A BOUNDARY SURVEY. NO TITLE REPORT WAS PROVIDED FOR ANY OF THE AREAS.
4. THE PCA APPLICATION AREAS ARE LOCATED IN THE LEE MAGISTERIAL DISTRICT, THE DOGUE CREEK (1) SANITARY SEWER SHED AND THE DOGUE CREEK WATERSHED.
5. THIS PCA APPLICATION IS IN CONFORMANCE WITH THE FAIRFAX COUNTY COMPREHENSIVE PLAN AND CONFORMS TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS AND CONDITIONS AS PREVIOUSLY APPROVED, MODIFIED OR WAIVED.
6. TRAILS, WHERE REQUIRED BY THE COUNTY WIDE TRAILS PLAN DATED 2002, ARE SHOWN ON THE PLAN FOR EACH OF THE PCA APPLICATION AREAS.
7. THE COUNTY OF FAIRFAX IS THE PUBLIC WATER AND SANITARY SEWER SUPPLY AGENCY FOR THE AREAS COVERED UNDER THIS PCA APPLICATION.
8. THIS PCA APPLICATION IS FOR EXISTING STORMWATER MANAGEMENT AND/OR BEST MANAGEMENT PRACTICES (SWM/BMP) FACILITIES WITHIN KINGSTOWNE THAT ARE CURRENTLY MAINTAINED BY THE KINGSTOWNE RESIDENTIAL OWNERS CORPORATION (KROC). EACH FACILITY WAS PREVIOUSLY APPROVED BY THE FAIRFAX COUNTY DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES. THEIR APPROVED FAIRFAX COUNTY PLAN NUMBERS ARE SHOWN IN THE FACILITIES TABLE ON SHEET ONE. NO GRADING, CLEARING OR OTHER LAND DISTURBANCE AND NO INCREASE IN ANY OF THE IMPERVIOUS AREAS ARE PROPOSED WITH THIS PCA APPLICATION. ACCORDINGLY, NO ADDITIONAL SWM/BMP FACILITIES OR ADJUSTMENTS TO THE EXISTING FACILITIES ARE REQUIRED OR PROPOSED.
9. ALL KNOWN (WITHOUT THE BENEFIT OF A TITLE REPORT) EXISTING UNDERGROUND OR ABOVE GROUND UTILITY EASEMENTS HAVING A 25' WIDTH OR MORE ARE SHOWN FOR THE PCA APPLICATION AREAS.
10. THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES WITHIN THE PCA APPLICATION AREAS. IF ANY SUBSTANCES ARE FOUND, THE METHODS FOR DISPOSAL SHALL ADHERE TO COUNTY, STATE OR FEDERAL LAWS.
11. THERE ARE NO CEMETERIES OR BURIAL SITES WITHIN THE PCA APPLICATION AREAS.
12. IN ACCORDANCE WITH ARTICLE 16, PART 4, SECTION 16-403, PARAGRAPH 4 OF THE FAIRFAX COUNTY ZONING ORDINANCE, MINOR MODIFICATIONS TO AN APPROVED FINAL DEVELOPMENT PLAN (FDP) MAY BE PERMITTED WHEN IT IS DETERMINED THAT SUCH ARE IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED FDP AND THAT SUCH ARE IN RESPONSE TO ISSUES OF TOPOGRAPHY, DRAINAGE, UNDERGROUND UTILITIES, STRUCTURAL SAFETY, LAYOUT, DESIGN, VEHICULAR CIRCULATION OR REQUIREMENTS OF VDOT AND FAIRFAX COUNTY.
13. THE LIMITS OF CLEARING AND GRADING ARE NOT SHOWN ON THE PLAN AND ARE NOT REQUIRED. NO CLEARING, GRADING OR OTHER LAND DISTURBANCE IS PROPOSED WITH THIS PCA APPLICATION.

16-501 CONCEPTUAL DEVELOPMENT PLAN COMMENTS:

- A. VICINITY MAPS AS SHOWN ON THE PLANS.
- B. APPLICANT AND MANAGEMENT CORPORATION FOR ALL PCA APPLICATION AREAS: KINGSTOWNE RESIDENTIAL OWNERS CORPORATION (KROC)
 - OWNERS:
 - BASIN #1: KROC
 - BASIN #2: KROC AND KINGSTOWNE OWNER, LLC
 - BASIN #3: KROC
 - BASIN #5: KROC
 - BASIN #6: KROC
- C. TOPOGRAPHY AS SHOWN ON THE PLANS. SEE GENERAL NOTE 2 FOR ADDITIONAL INFORMATION.
- D. SCALE AND NORTH ARROW AS SHOWN ON THE PLANS
- E. NO BUILDINGS OR OTHER SIMILAR STRUCTURES ARE PROPOSED WITH THIS PCA APPLICATION. BULK PLANE IS NOT APPLICABLE.
- F. PUBLIC/PRIVATE ROADS ARE AS SHOWN ON THE PLANS. SEE GENERAL NOTE 6 FOR COMPREHENSIVE PLAN TRAILS REQUIREMENTS.
- G. COMMUNITY AND PUBLIC FACILITIES ARE AS SHOWN ON THE PLANS. ALL AREAS COVERED UNDER THIS PCA APPLICATION ARE CONSIDERED OPEN SPACE.
- H. PARKING IS NOT APPLICABLE.
- I. NO ROAD IMPROVEMENTS ARE PROPOSED WITH THIS PCA APPLICATION AND NONE ARE REQUIRED. THE REQUIRED DIMENSIONS ARE AS SHOWN ON THE PLANS.
- J. THE COUNTY MAPPED RESOURCE PROTECTION AREA (RPA), THE APPROXIMATE LOCATION OF THE 100 YEAR FLOODPLAIN AND THE APPROXIMATE LOCATION OF THE ENVIRONMENTAL QUALITY CORRIDOR (EQC) ARE SHOWN ON THE PLANS. THE 100 YEAR FLOODPLAIN AND THE EQC WERE OBTAINED FROM INFORMATION OF RECORD FROM PREVIOUSLY APPROVED PLANS. ALL AREAS OUTSIDE OF THE RPA ARE CONSIDERED RESOURCE MANAGEMENT AREAS.
- K. THE EXISTING TREELINE IS AS SHOWN ON THE PLANS. NO CLEARING, GRADING OR OTHER LAND DISTURBANCE IS PROPOSED WITH THIS PCA APPLICATION. AN EXISTING VEGETATION MAP IS NOT REQUIRED.
- L. REFER TO GENERAL NOTE 8 FOR STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICES INFORMATION.
- M. EXISTING UTILITY EASEMENT INFORMATION AS SHOWN ON THE PLANS OR REFER TO GENERAL NOTE 9
- N. NO CLEARING, GRADING OR OTHER LAND DISTURBANCE IS PROPOSED WITH THIS PCA APPLICATION CONSEQUENTLY, ALL SCENIC ASSETS OR NATURAL FEATURES WILL BE PRESERVED.
- O. THERE ARE NO CEMETERIES OR BURIAL SITES WITHIN THE PCA APPLICATION AREAS.
- P. THIS DEVELOPMENT IS IN CONFORMANCE WITH THE FAIRFAX COUNTY COMPREHENSIVE PLAN AS PREVIOUSLY APPROVED, MODIFIED OR WAIVED.
- Q. ADJACENT AND NEIGHBORING PROPERTIES HAVE ALREADY BEEN PROTECTED FROM ANY ADVERSE EFFECTS OF THE EXISTING SWM/BMP FACILITIES WHEN THEIR INDIVIDUAL PLANS WERE APPROVED. NO ADDITIONAL SCREENING MEASURES ARE REQUIRED OR PROPOSED. PERIPHERAL YARDS ARE NOT REQUIRED.
- R. EXISTING STRUCTURES, WHERE THEY EXIST ARE SHOWN ON THE PLANS AND WILL BE RETAINED. THEIR EXACT DATES OF CONSTRUCTION ARE NOT KNOWN.
- S. FLOOR AREA RATIO IS NOT APPLICABLE.
- T. DENSITY IS NOT APPLICABLE.
- U. REFER TO THE SITE TABULATIONS ON SHEET 1 FOR OPEN SPACE CALCULATIONS.
- V. SEE GENERAL NOTE 5 FOR ORDINANCE CONFORMANCE AND/OR WAIVERS AND MODIFICATIONS.
- W. EXISTING SPECIAL AMENITY AREAS, WHERE PREVIOUSLY APPROVED, SHALL REMAIN UNDISTURBED. NO NEW SPECIAL AMENITY AREAS ARE REQUIRED OR PROPOSED WITH THIS PCA APPLICATION.
- X. DEVELOPMENT SCHEDULE IS NOT APPLICABLE.

16-502 FINAL DEVELOPMENT PLAN COMMENTS:

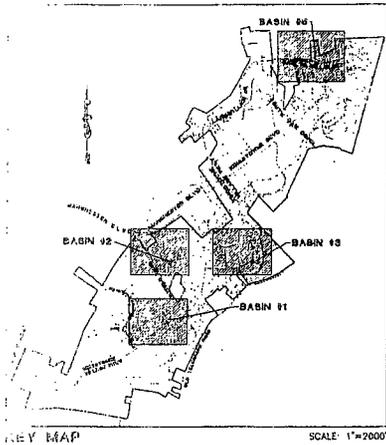
- A. VICINITY MAPS AS SHOWN ON THE PLANS
- C. PROPERTY LINE INFORMATION AS SHOWN ON THE PLANS.
- D. REFER TO THE SITE TABULATIONS ON SHEET 2 FOR OVERALL PCA APPLICATION AREA.
- E. SCALE AND NORTH ARROW AS SHOWN ON THE PLANS
- F. EXISTING STREET INFORMATION AS SHOWN ON THE PLANS. NO IMPROVEMENTS TO THE PUBLIC RIGHT-OF-WAY ARE PROPOSED WITH THIS PCA APPLICATION. REQUIRED DIMENSIONS ARE AS SHOWN ON THE PLANS.
- G. TOPOGRAPHY AS SHOWN ON THE PLANS. SEE GENERAL NOTE 2 FOR ADDITIONAL INFORMATION.
- H. THE APPROXIMATE LOCATION AND ARRANGEMENT OF ALL EXISTING USES (SWM/BMP FACILITIES) ARE AS SHOWN ON THE PLANS. NO OTHER STRUCTURES OR USES ARE PROPOSED WITH THIS PCA APPLICATION.
- I. BUILDING HEIGHT IS NOT APPLICABLE.
- J. REQUIRED DIMENSIONS FOR THE EXISTING SWM/BMP STRUCTURES, WHERE THEY EXIST, ARE AS SHOWN ON THE PLANS. NO NEW STRUCTURES ARE PROPOSED WITH THIS PCA APPLICATION.
- K. BULK PLANE IS NOT APPLICABLE.
- L. THE TRAFFIC AND PEDESTRIAN CIRCULATION SYSTEMS (WITH DIMENSIONS WHERE REQUIRED) ARE AS SHOWN ON THE PLANS. SEE GENERAL NOTE 6 FOR COMPREHENSIVE PLAN TRAILS REQUIREMENTS.
- M. PARKING AND LOADING ARE NOT APPLICABLE.
- N. ALL AREAS COVERED UNDER THIS PCA APPLICATION ARE CONSIDERED OPEN SPACE AND ARE FOR EXISTING SWM/BMP FACILITIES.
- O. NO CLEARING, GRADING OR OTHER LAND DISTURBANCE IS PROPOSED WITH THIS PCA APPLICATION. CONSEQUENTLY, THERE ARE NO LIMITS OF CLEARING AND GRADING. NO SCREENING MEASURES ARE REQUIRED OR PROPOSED. THE EXISTING TREELINE IS AS SHOWN ON THE PLANS. A LANDSCAPE PLAN AND AN EXISTING VEGETATION MAP ARE NOT REQUIRED.
- P. THERE ARE NO CEMETERIES OR BURIAL SITES WITHIN THE PCA APPLICATION AREAS.
- Q. EXISTING PUBLIC UTILITIES ARE IN PLACE AND CURRENTLY SERVE ALL THE PCA APPLICATION AREAS. NO NEW UTILITY CONNECTIONS ARE PROPOSED AND THOSE PRESENT WILL NOT BE DISTURBED.
- R. REFER TO GENERAL NOTE 8 FOR STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICES INFORMATION.
- S. EXISTING UTILITY EASEMENT INFORMATION AS SHOWN ON THE PLAN OR REFER TO GENERAL NOTE 9.
- T. THE COUNTY MAPPED RESOURCE PROTECTION AREA (RPA), THE APPROXIMATE LOCATION OF THE 100 FLOODPLAIN AND THE APPROXIMATE LOCATION OF THE ENVIRONMENTAL QUALITY CORRIDOR (EQC) ARE SHOWN ON THE PLANS. THE 100 YEAR FLOODPLAIN AND THE EQC WERE OBTAINED FROM INFORMATION OF RECORD FROM PREVIOUSLY APPROVED PLANS. ALL AREAS OUTSIDE OF THE RPA ARE CONSIDERED RESOURCE MANAGEMENT AREAS.
- U. DEVELOPMENT SCHEDULE IS NOT APPLICABLE.



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GENERAL NOTES AND COMMENTS
KINGSTOWNE SWM/BMP FACILITIES
 LEE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

DESIGNED BY: EDD
DRAFTED BY: CAD
CHECKED BY: EDD
DATE: JULY 28, 2008
SCALE: HWP N/A
SHEET: 5 OF 7
CO. NO.
CAD NAME: E1075NOTE.DWG
LAYOUT: NOTES
FILE NO. 07075-01-00



LEGEND:

- - - - - EXISTING TREELINE
- - - - - APPROXIMATE LOCATION OF 100 YEAR FLOODPLAIN
- - - - - APPROXIMATE LOCATION OF ENVIRONMENTAL QUALITY CORRIDOR (EQC)
- - - - - EXISTING TRAIL
- BIOTENTION FILTER
- EXISTING SWM/BMP FACILITY STRUCTURE

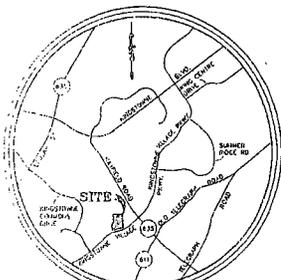
NO CLEARING, GRADING OR OTHER LAND DISTURBANCE IS PROPOSED WITH THIS PCA. CONSEQUENTLY, NO LIMITS OF CLEARING AND GRADING ARE SHOWN.

KEY MAP SCALE: 1"=2000'

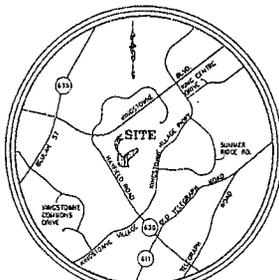
CURVE TABLE BASIN #1					
STATION	RADIUS	LENGTH	TANGENT	CHORD	DELTA
1+00	639.94'	113.26'	65.75'	111.14'	S 74°13'47" W
1+113.26					9°05'41"

CURVE TABLE BASIN #3					
STATION	RADIUS	LENGTH	TANGENT	CHORD	DELTA
1+00	532.00'	203.47'	102.89'	202.23'	N 85°44'17" W
1+203.47					21°54'44"

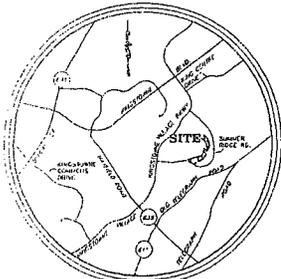
CURVE TABLE BASIN #5					
STATION	RADIUS	LENGTH	TANGENT	CHORD	DELTA
1+00	614.00'	282.99'	149.34'	280.21'	N 84°42'31" W
1+282.99					27°30'24"
1+565.98					S 82°09'34" W
1+848.97					153.32'
1+1002.29					9°00'36"



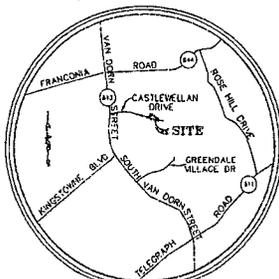
VICINITY MAP BASIN #1 SCALE: 1" = 2,000'



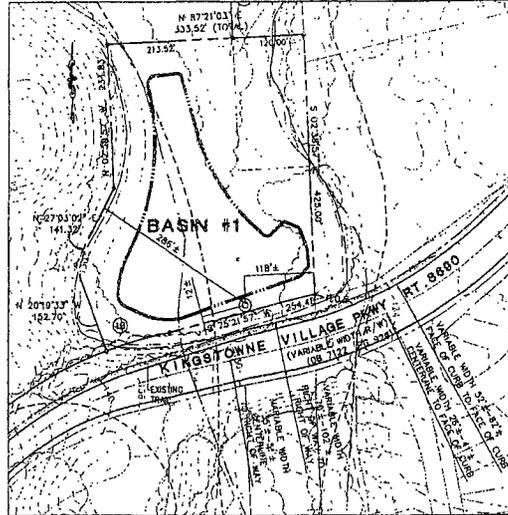
VICINITY MAP BASIN #2 SCALE: 1" = 2,000'



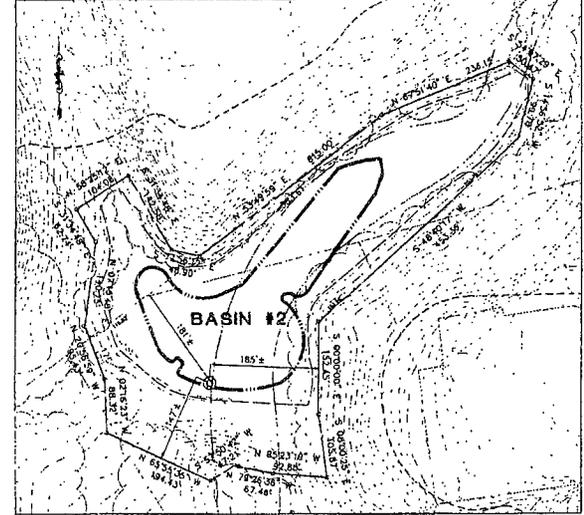
VICINITY MAP BASIN #3 SCALE: 1" = 2,000'



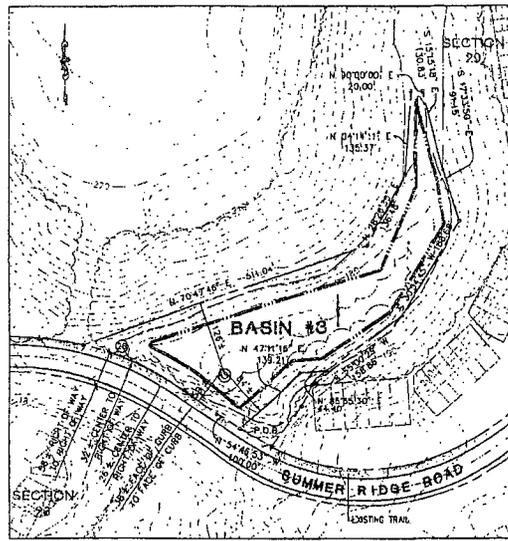
VICINITY MAP BASIN #5 SCALE: 1" = 2,000'



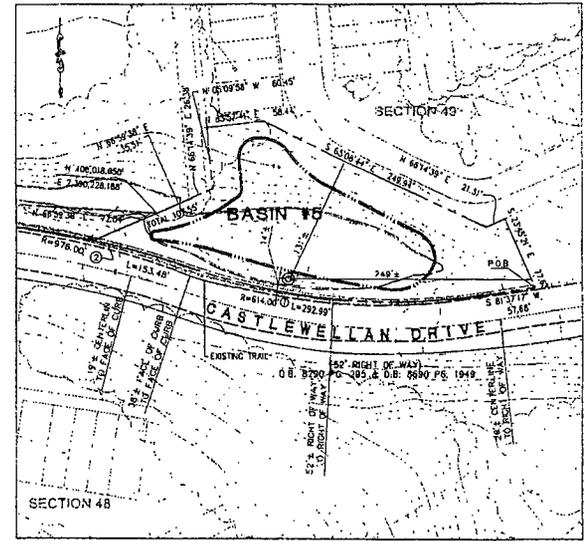
1 PROFFERED CONDITION AMENDMENT BASIN #1 SCALE 1"=100'



2 PROFFERED CONDITION AMENDMENT BASIN #2 SCALE 1"=100'



3 PROFFERED CONDITION AMENDMENT BASIN #3 SCALE 1"=100'



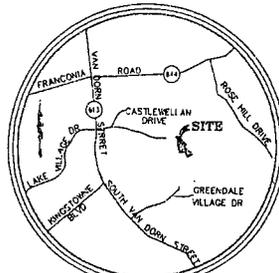
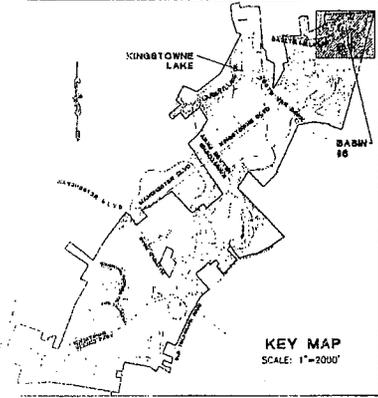
4 PROFFERED CONDITION AMENDMENT BASIN #5 SCALE 1"=100'

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 www.bccorp.com



KINGSTOWNE SWM/BMP FACILITIES
 BASINS
 LEE DISTRICT
 PATRIMONY COUNTRY, VIRGINIA

DESIGNED BY DDD
DRAFTED BY CAD
CHECKED BY DDD
DATE: JUL 28, 2008
SCALE: HON AS SHOWN
VER:
SHEET 6 OF 7
CO. NO.
CAD NAME: E707BASINS
LAYOUT: LAYOUT 1
FILE NO. 07075.01-00



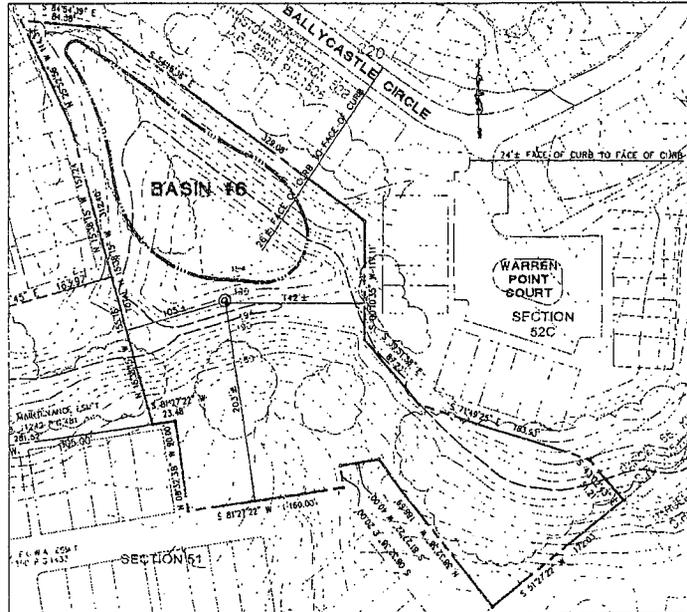
VICINITY MAP BASIN #6
SCALE: 1" = 2,000'

CURVE TABLE KINGSTOWN LAKE						
NO.	RADIUS	LENGTH	TAN	CHORD	CHD. BEARING	DELTA
1	389.59'	176.11	69.58'	174.61'	N 41°26'13" E	25°53'54"
2	1,775.91	41.94'	20.97'	41.94'	S 11°02'33" E	01°21'12"
3	143.00'	145.66'	79.86'	139.44'	S 18°57'49" W	58°21'36"

LEGEND:

- EXISTING TREELINE
- APPROXIMATE LOCATION OF 100 YEAR FLOODPLAIN
- APPROXIMATE LOCATION OF ENVIRONMENTAL QUALITY CORRIDOR (EQC)
- EXISTING TRAIL
- BIO-RETENTION FILTER
- EXISTING SWM/BMP FACILITY STRUCTURE

NO CLEARING, GRADING OR OTHER LAND DISTURBANCE IS PROPOSED WITH THIS PCA. CONSEQUENTLY, NO LIMITS OF CLEARING AND GRADING ARE SHOWN.



PROFFERED CONDITION AMENDMENT BASIN #6

SCALE 1"=80'

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 (703)448-8100 (Fax)
 www.bccon.com



BASINS AND OTHER SWM/BMP FACILITIES
KINGSTOWNE SWM/BMP FACILITIES
 LEE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

DATE: JULY 28, 2008
SCALE: AS SHOWN
SHEET 7 OF 7
CD. NO. E:\DTSBASH
LAYOUT: LAYOUT 2
FILE NO. 07075.01-00