



COMMONWEALTH OF VIRGINIA
COUNTY OF FAIRFAX

4100 CHAIN BRIDGE ROAD
FAIRFAX, VIRGINIA 22030



May 26, 1989

Robert Lawrence, Esquire
Hazel, Thomas, Fiske,
Beckhorn & Hanes
P.O. Box 547
Fairfax, VA 22030

RE: FDPA-84-L-020-4 - KINGSTOWNE KVP NORTH L.P.

Dear Mr. Lawrence:

This will serve as your record of the Planning Commission's action on FDPA-84-L-020-4, (Kingstowne KVP North L.P.) Lee District.

On Thursday, May 18, 1989, the Planning Commission voted unanimously (Commissioner Byers absent from the meeting) to approve FDPA-84-L-020-4, subject to the following development conditions. These conditions, listed below, are in addition to those approved with DPA-C-448-2 and RZ-84-L-020 on June 17, 1985 and proffers adopted in conjunction with PCA-C-448-3, concurrent with PCA-84-L-020-2, PCA-85-L-101-2 and PCA-86-L-033-2 which amended the proffered landscape treatments for Kingstowne.

1. Use of the recreation facilities located adjacent to the clubhouse including the swimming pool, the sundeck, the racquetball court and the clubhouse shall be limited to the residents of Section 9 and their guests. This condition shall not apply to the tot lot located in Section 9.
2. A tot lot shall be constructed in the area where the tennis courts were formally located in the landscape buffer between Kingstowne Village Parkway and the parking area in front of Buildings 4 and 5.
3. Pool waters shall be routed into the stormwater management system and not the sanitary sewer system. The discharge process shall follow the

following guidelines to ensure that pool waters are properly neutralized prior to being discharged; sufficient amounts of lime or soda ash shall be added to the acid leaning solution to achieve a pH approximately equal to that of the receiving stream. The pH of discharged pool water shall not exceed 9.0 nor be less than 6.0 and dissolved oxygen concentration shall not be less than 4.0 milligrams per liter. Any water discharged from the pool which is discolored or contains a high level of suspended solids shall be allowed to stand so that most of the solids settle prior to being discharged.

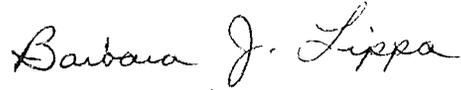
4. After hour parties for the swimming pool complex shall be governed by the following:
 - limited to six (6) per season
 - limited to Friday, Saturday and pre-holiday evenings
 - shall not extend beyond midnight.
5. Lighting provided at the pool shall be provided on fixtures which do not exceed 12 feet in height and shall be designed so that glare will not adversely affect the adjacent residential units. This condition is not intended to supersede the provisions of Article 14 of the Zoning Ordinance.
6. The hours of operation for the pool shall be limited to 8 am to 9 pm unless a party is being conducted pursuant to Condition #4 above.
7. The use of loudspeakers shall be in accordance with the provisions of Section 108 of the Fairfax County Code.
8. The landscaped screening located adjacent to Building Number 1 and the townhouses contained in Section 24 shall be augmented to provide the equivalent planting of transitional Screening Yard Number 1. A lesser amount may be provided to ensure survival of the individual plants as determined by the County Arborist.

For your information, a copy of the verbatim excerpts from the Commission's action on this item is attached.

FDOA-84-L-020-4 - KINGSTOWNE KVP NORTH L.P.

Please feel free to contact me should you have any questions on this action.

Sincerely,



Barbara J. Lipka
Deputy Director
Planning Commission Office

BJL/sls

Attachment (1)

cc: Joseph Alexander, Supervisor, Lee District
Carl Sell, Commissioner, Lee District
Peter Braham, Staff Coordinator, OCP
May 18, 1989 Date File
Y-2 File