APPENDIX 8

June 11, 1987
Revised: June 17, 1987
Revised: July 13, 1987

DEVELOPMENT CONDITIONS

CDPA C-448-5

Pursuant to Section 15.1-491 (a) of the Code of Virginia, 1950 edition as amended, the Applicant agrees to the following conditions contingent upon approval of the Conceptual Development Plan Amendment (CDPA) prepared by Dewberry & Davis dated January 13, 1987 and revised May 11, 1987.

1. A sanitary sewer easement shall be provided on-site between the terminus of Miller Street (Rt. 4155) in the Glynalta Heights subdivision and the proposed Kingstowne Village Parkway to connect Fairfax County Sanitary Sewer E & I Project M 00037 with the proposed Kingstowne South Village sanitary sewer outfall, contingent upon approval by the Fairfax County Department of Public Works and Department of Environmental Management of Public Improvement Plans for the South Village Sanitary Sewer Outfall, the general alignment of which is to be consistent with that shown on the Final Development Plan for Kingstowne approved on June 17, 1985.

2. The location and design of the entrance to Section 3 located closest to Beulah Street (Rt. 613) shall be in accord with Virginia Department of Transportation standards.

3. A tot lot shall be provided within Section 14, in addition to the pool shown on the CDPA dated January 13, 1987 and revised May 11, 1987.

4. Best Management Practices shall be provided within the Piney Run Watershed, as applicable to the subject sections of Kingstowne.

5. The Applicant hereby reaffirms the development conditions proffered in conjunction with Rezoning Application No. DPA C-448-2, as approved June 17, 1985, as applicable to Sections 3, 12 and 14 of Kingstowne. It is understood that the conditions herein proffered are in addition to those existing proffers.

CARR PROPERTIES, INC.

_____ By: John E. Cowles, President

_____ Date

047-1

APPENDIX 9

COMMONWEALTH OF VIRGINIA
COUNTY OF FAIRFAX
4100 CHAIN BRIDGE ROAD
FAIRFAX, VIRGINIA 22030
(703) 246-2865

James C. Wyckoff, Jr., *Executive Director*
Barbara J. Lippa, *Deputy Executive Director*
Sara Robin Hardy, *Clerk to the Commission*

December 30, 1988

Martin D. Walsh, Esquire
Walsh, Colucci, Stackhouse,
Emrich and Lubeley
950 North Glebe Road, Suite 300
Arlington, VA 22203

Re: FDP-C-448-8
Kingstowne Limited Partnership
Lee District

Dear Mr. Walsh:

This will serve as your record of the Planning Commission's action on FDP-C-448-8, Kingstowne Limited Partnership, in the Lee District.

On Thursday, December 15, 1988, the Planning Commission voted unanimously (Commissioner Thillmann absent from the meeting) to approve FDP-C-448-8, subject to the following development conditions:

1. The privacy fences provided for the units along the western boundary of the application property shall conform with the requirements of either Barrier E or Barrier F, as specified by the Zoning Ordinance at the time of approval of this application. In addition, the following landscape treatments shall be provided to adequately buffer the existing Lincoln Heights Subdivision to the east:

   - Supplemental plantings shall be provided between the Virginia Power easement and the residences in the Lincoln Heights Subdivision to provide the equivalent of Transitional Screening Yard 1.

   - To provide screening of the adjacent single family attached residences and to screen the proposed residences from the powerline, plantings, which are the equivalent of the treatment specified for Zone C of the proffered

landscape treatments for Kingstowne, shall be provided in the area between the privacy fences and the power line easement from the northerly property line to the southernmost limits of clearing and grading (approximately 100 feet past the tower). No berm shall be required in this area.

- All of the above plantings shall be subject to the approval of the County Arborist and the Office of Comprehensive Planning.

2. The tot lot shown on the FDP shall be relocated to another location, not directly under the power line. The new location may be within the portion of Section 12 which is not included in this Final Development Plan. If that is the case, the location of the tot lot shall be specified prior to the approval of the FDP for the second portion of Section 12. To further ensure that the tot lot is provided, it shall be bonded as part of the bond agreement for the construction of the area included in the FDP. All recreational facilities shall be constructed in accordance with the provisions of the Public Facilities Manual unless specifically waived or modified by Fairfax County.

These conditions are in addition to those approved with DPA-C-448-5 and RZ-84-L-020, dated June 17, 1985, and the development conditions adopted in conjunction with the approval of CDPA-C-448-5.

The Commission also voted unanimously (Commissioner Thillmann absent from the meeting) to:

1. Reaffirm the previously approved waiver of the 600-foot limitation of the length of private streets;

2. Direct the Director of DEM to modify the transitional screening yard and barrier requirements along the Lincoln Heights Subdivision in accordance with the approved development conditions;

3. Authorize the Director of DEM to waive the 100-foot limitation from dwelling units should it become necessary to relocate the tot lot.

Enclosed for your information is a copy of the verbatim excerpts from the Commission's action on this item. Should you have any questions on the information provided, please do not hesitate to contact me.

Sincerely,

Barbara J. Lippa by gw

Barbara J. Lippa
Deputy Director
Planning Commission Office

BJL/dgb

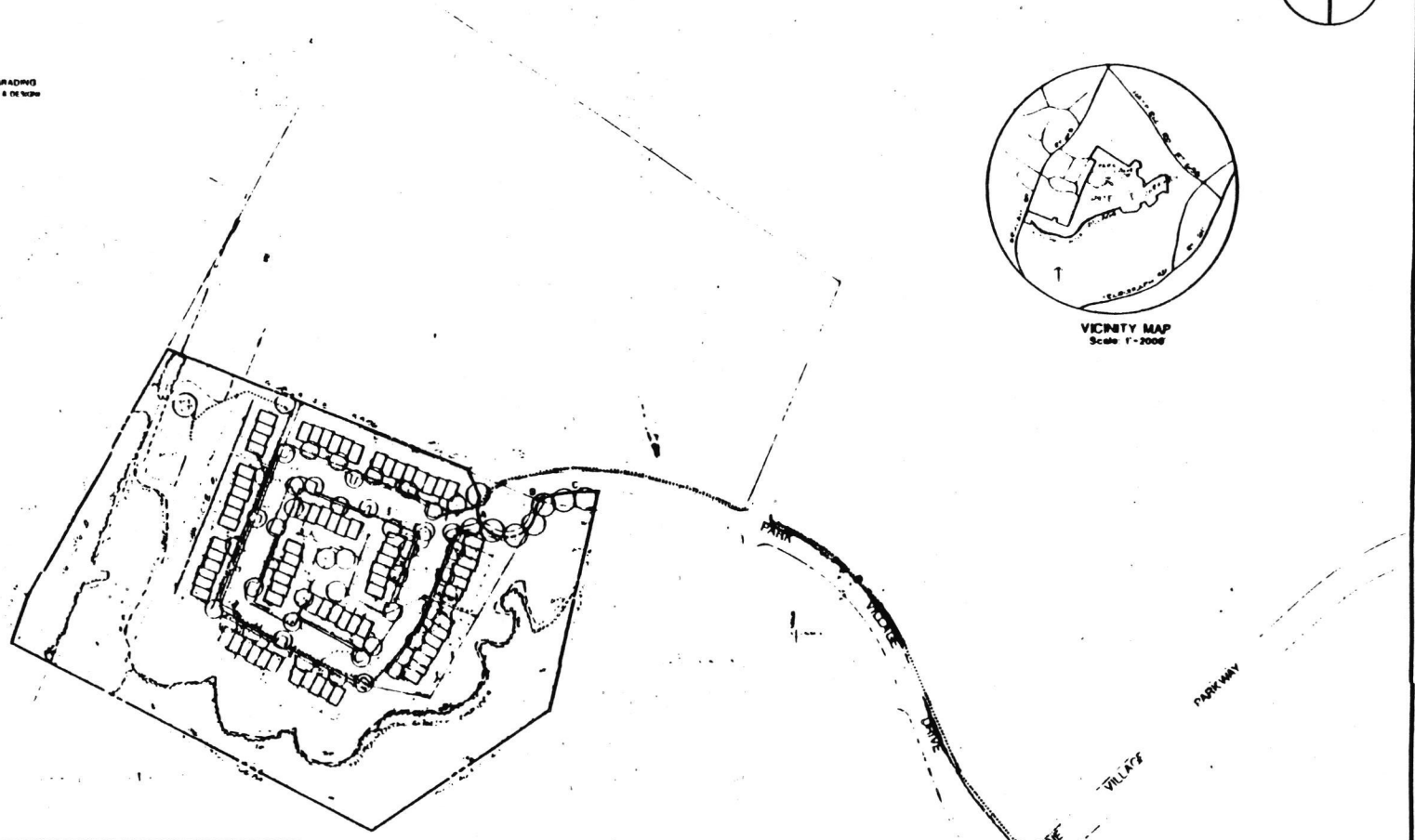
Enclosure (1)

cc: Joseph Alexander, Supervisor, Lee District
Carl L. Sell, Jr., Commissioner, Lee District
Irving Birmingham, Acting Director, DEM
Peter Braham, Staff Coordinator, OCP
December 15, 1988 Date File
Y-2 File

APPENDIX 1 0

LEGEND

- EXISTING VEGETATION
- PROPOSED LANDSCAPING
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- PROPOSED SPOT GRADES
- APPROXIMATE LIMITS OF CLEARING & GRADING (SUBJECT TO CHANGE WITH FINAL ENGINEERING & DESIGN)
- FENCE (PER NOTE #9 BELOW)
- MULTI-PURPOSE COURT
- TRAIL



VICINITY MAP
Scale 1"=2000'

NOTES

[illegible]

SUPPLEMENTAL LANDSCAPING [illegible] SHALL BE PROVIDED WHERE NECESSARY ALONG THE WESTERN BOUNDARY AS SHOWN [illegible] OF A STANDARD [illegible] SCREENING [illegible]

A WAIVER OF THE [illegible] FOR PRIVATE STREETS IS HEREBY REQUESTED.

NOTWITHSTANDING THE GUIDELINES IN THE PUBLIC FACILITIES MANUAL DEPARTURES [illegible] SHALL BE [illegible] SHOWN HEREON.

WITH THE EXCEPTION OF THOSE MODIFICATIONS AND WAIVERS IDENTIFIED BY # THE PROPOSED DEVELOPMENT [illegible] THE PROVISIONS OF [illegible] APPLICABLE CODES, ORDINANCES AND ADOPTED STANDARDS.

TABULATION

[illegible]

CURVE DATA

CHARACTERISTICS	ARC	RADIUS
[illegible]	188.86	56.00
[illegible]	12.31	25.00
[illegible]	900.12	[illegible]

PRINTED
JUL 15 1986

Dewberry & Davis
Engineers Architects Planners Surveyors
3401 Adjuntor Blvd Fairfax VA [illegible]
☎ 703 [illegible]

REZONING APPLICATION NO. FDP C-448-8

FINAL DEVELOPMENT PLAN FOR
PART OF KINGSTOWNE SECTION 12
LEE DISTRICT

FAIRFAX COUNTY, VIRGINIA

Scale 1"=100'
Date [illegible]
Sheet [illegible] of [illegible]
Date Approved [illegible]
Revisions [illegible]
File Number [illegible]

APPENDIX 11

Fairfax County Park Authority

Memorandum

TO: Barbara A. Byron, Director
Zoning Evaluation Division - OCP
for Staff Coordinators

December 27, 1988

FROM: Dorothea L. Stefen, Plans Review
Division of Planning & Land Acquisition - FCPA

SUBJECT: FDPA 86-L-033 Loc: 91-3 ((1))62 C pt; 64A pt.

The Fairfax County Park Authority staff have reviewed the subject application and has no comments.

DLS/gb