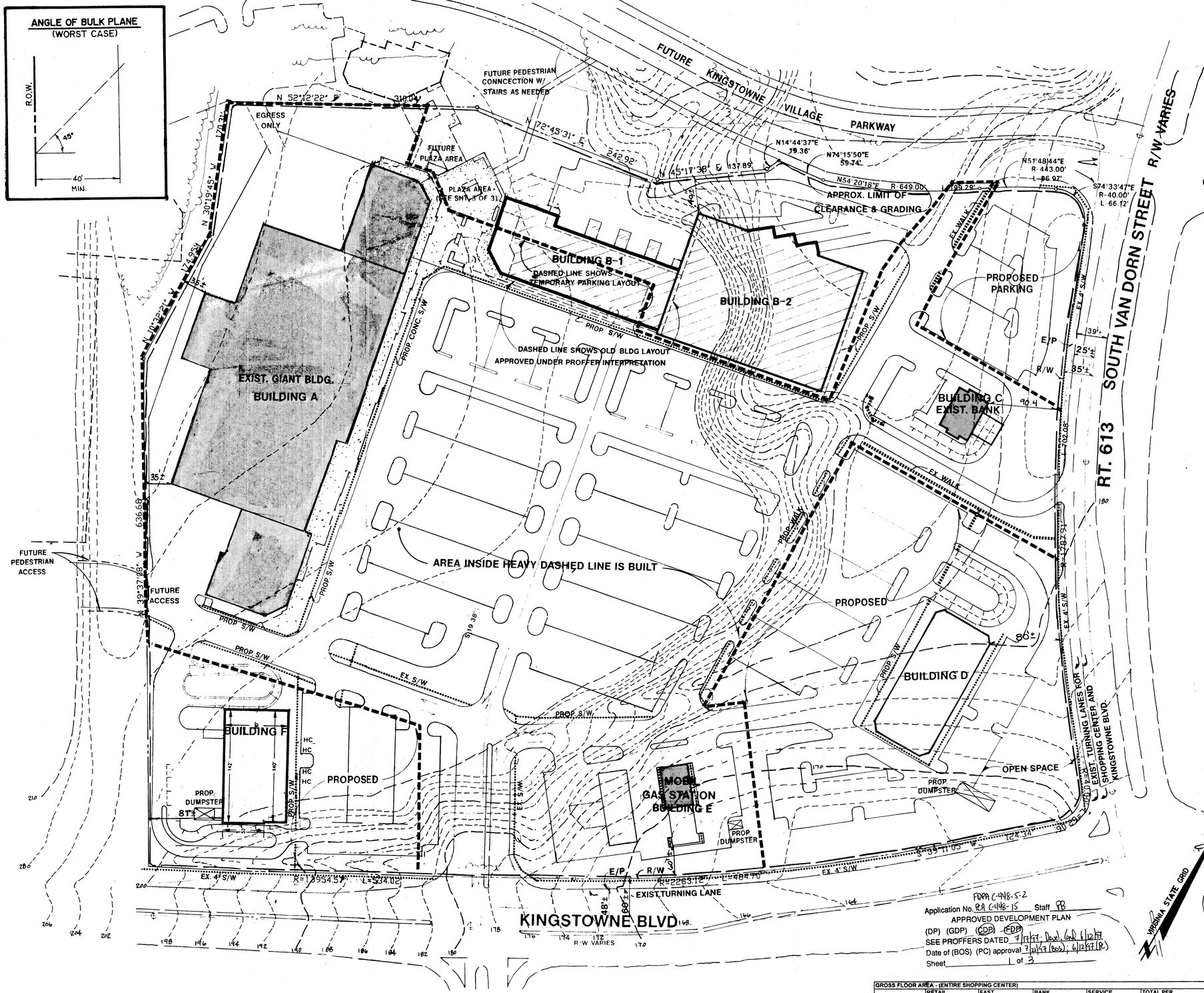
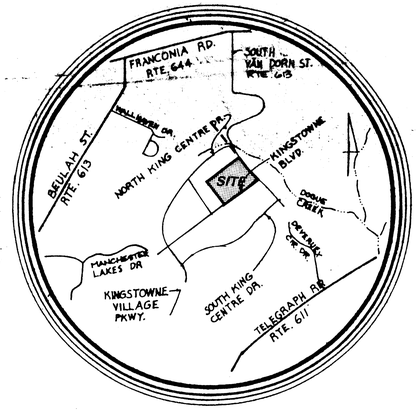




VICINITY MAP

SCALE 1" : 2,000'

SITE TABULATIONS

TOTAL SITE AREA	23.41076	AC
EXISTING ZONE	PDH-4	
OPEN SPACE REQUIRED(20%)	203,955	S.F.
OPEN SPACE AS APPROVED ON SITE PLAN # 6105-SP-22-1	289,342	S.F.
OPEN SPACE PROVIDED(28.4%)	289,400	S.F.
DEVELOPED OPEN SPACE	0	S.F.
PROPOSED G.F.A.	173,058	S.F.
PROPOSED F.A.R.	0.17	
PARKING SPACES REQUIRED	883	SPACES
PARKING SPACES PROVIDED	994	SPACES
LOADING SPACES REQUIRED	14	SPACES
LOADING SPACES PROVIDED	14	SPACES

TREE COVER CALCULATIONS

TOTAL SITE AREA	1,019,773	S.F.
BUILDABLE AREA	173,058	S.F.
EXEMPTED SITE AREA	0	S.F.
ADJUSTED SITE AREA	846,715	S.F.
TREE COVER REQUIRED(20%)	169,343	S.F.
TREE COVER PROVIDED(12.8%)*	108,650	S.F.
TREE COVER BY PLANTING	108,650	S.F.
EXISTING TREE COVER	0	S.F.

* A MODIFICATION OF THE TREE COVER REQUIREMENT'S HAS BEEN REQUESTED. SEE ZONING ORDINANCE 16-502 COMMENTS, NO. 6-B

ZONING ORDINANCE 16-502 (FINAL DEVELOPMENT PLAN) COMMENTS:

1. A. SHOWN ON PLAN.
   B. SHOWN ON PLAN.
   C. REFER TO SITE TABULATIONS.
   D. SHOWN ON PLAN.
   E. SHOWN ON PLAN.
   F. TOPOGRAPHY IS PROVIDED BY KMWM AT A CONTOUR INTERVAL OF 2'. **WHICH IS DONE BY AIR SURVEY**
   G. SHOWN ON PLAN.
   H. MAXIMUM BUILDING HEIGHT IS 36'.
   I. SHOWN ON PLAN.
   J. NOT APPLICABLE.
   K. SHOWN ON PLAN.
   L. SHOWN ON PLAN.
   M. SHOWN ON PLAN.
   N. REFER TO THE LANDSCAPE PLAN.
   O. NO KNOWN GRAVES 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 WILL BE PROVIDED AS INDICATED ON THE OVERALL BMP/STORMWATER MANAGEMENT STUDY PLAN APPROVED BY THE FAIRFAX COUNTY DEPARTMENT OF ENVIRONMENTAL MANAGEMENT ON MARCH 21, 1988; PLAN # 6105-PI-12-2.
   R. NOT APPLICABLE.
   S. NOT APPLICABLE.
   T. DEVELOPMENT SCHEDULE AND PHASING TO BE DETERMINED AS MARKET CONDITIONS ALLOW.
2. REFER TO THE SITE TABULATIONS.
3. NOT APPLICABLE.
4. ARCHITECTURAL SKETCHES ARE NOT AVAILABLE AT THIS TIME.
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 THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS. WE HEREBY REQUEST THE FOLLOWING WAIVER/MODIFICATION FOR THE PORTION OF THE PDH ZONE INCLUDED WITH THIS APPLICATION:
   A. WAIVER OF ALL BARRIER REQUIREMENTS ALONG THE EDGES OF THE SUBJECT SITE AND MODIFICATION OF THE TRANSITIONAL SCREENING TO THE SCREENING AS SHOWN ON THE LANDSCAPE PLAN AS ALLOWED PER ARTICLE 13-304-1.
   B. MODIFICATION OF THE TREE COVER REQUIREMENTS TO REFLECT THE LANDSCAPING AS SHOWN ON THE PREVIOUSLY APPROVED LANDSCAPE PLAN INCLUDED IN SITE PLAN # 6105-SP-22-1.
7. NOT APPLICABLE.
8. NOT APPLICABLE.

GROSS FLOOR AREA - (ENTIRE SHOPPING CENTER)					
	RETAIL	FAST FOOD	BANK	SERVICE STATION	TOTAL PER BUILDING
BLDG. A	87,611 S.F.				87,611 S.F.
BLDG. B - B1	19,254 S.F.				54,218 S.F.
- B2	34,964 S.F.				
BLDG. C			2,483 S.F.		2,483 S.F.
BLDG. D	10,736 S.F.		3,136 S.F.		13,872 S.F.
BLDG. E				3,477 S.F.	3,477 S.F.
BLDG. F		11,397 S.F.			11,397 S.F.
TOTAL PER USE	152,565 S.F.	11,397 S.F.	5,619 S.F.	3,477 S.F.	GRAND TOTAL 173,058 S.F.

FDPA C-418-S-2
Application No. PA C-418-1S Staff PB
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 7/11/97; Dev. Cond. 11/12/97
Date of (BOS) (PC) approval 7/21/97 (BOS); 6/12/97 (PC)
Sheet 1 of 3

The BC Consultants
Planners • Engineers • Surveyors • Landscape Architects
12700 Fair Lakes Circle, Suite 100, Fairfax, VA 22033
(703)449-8100 (703)449-8106 (Fax)
BCcon@bccon.com

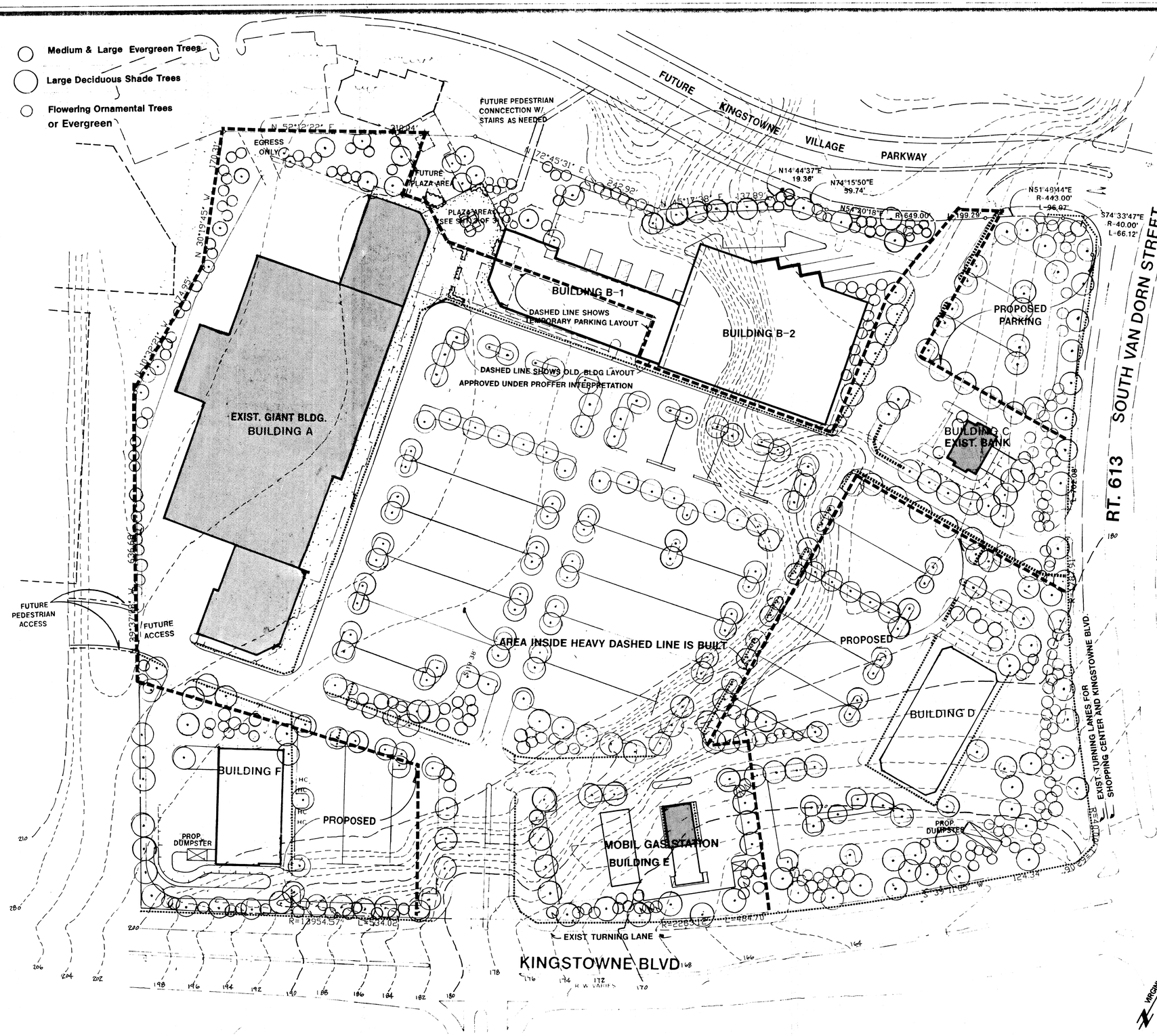
COMMONWEALTH OF VIRGINIA
PETER L. RINEK
No. 980
9/24/98
REGISTERED LANDSCAPE ARCHITECT

KINGSTOWNE
SECTION 37
LEE DISTRICT, FAIRFAX COUNTY, VIRGINIA
PCA / FDPA

RECEIVED
OFFICE OF COMPREHENSIVE PLANNING
MAY 8 1997
ZONING EVALUATION DIVISION

B.C. Revisions
12/23/96 REVISED PER COUNTY'S COMMENTS
3-19-97 Rev. Bldg. B 1 and B 2
1-23 APRIL 1997 REVISED COURTYARD
REVISED: 5/7/97
Owner

Designed By	PLR
Drafted By	JJH
Checked By	DDD
Date	9/23/96
Scale	HOR. 1"=60' VER.
Sheet	3
Of	
Co. No.	
File No.	10138.11.08



GENERAL 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. THE FAIRFAX COUNTY WATER AUTHORITY (FCWA) IS THE PUBLIC WATER SUPPLY AGENCY FOR THIS DEVELOPMENT.
3. BOUNDARY INFORMATION IS PROVIDED BY KMWM.
4. LOCATION OF EASEMENTS SHOWN HEREON ARE BASED ON INFORMATION AVAILABLE FROM TAX MAPS AND/OR DEEDS OF RECORD, NOT FROM ACTUAL FIELD LOCATIONS OR TITLE SEARCH, AND THUS SHOULD NOT BE REGARDED AS A CORRECT OR FINAL LOCATION.
5. THIS PLAN DOES NOT PURPORT TO SHOW ALL EXISTING UNDERGROUND UTILITIES AND THOSE SHOWN ARE APPROXIMATE.
6. ALL STREETS SHALL CONFORM TO FAIRFAX COUNTY AND/OR VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.
7. THE PROPERTY DELINEATED BY THIS FDPA IS SHOWN ON ASSESSMENT MAP 91-2-001 PARCEL 32A AND IS ZONED PDH-4.
8. ALL PROPOSED BUILDING FOOTPRINTS ARE APPROXIMATE AND SUBJECT TO CHANGES AS A RESULT OF FINAL ENGINEERING AND ARCHITECTURAL DESIGN, HOWEVER THE GROSS SQUARE FOOTAGES INDICATED ON THE PLAN WILL BE MAINTAINED. THE LOCATION OF THE BUILDINGS SHALL REMAIN SUBSTANTIALLY AS SHOWN.
9. THE LIMITS OF DISTURBANCE IS APPROXIMATE AND IS SUBJECT TO ADJUSTMENT AT TIME OF FINAL ENGINEERING.
10. USES WITHIN THE SHOPPING CENTER WILL CONFORM TO THE SHOPPING CENTER DEFINITION AS INDICATED IN THE ZONING ORDINANCE.
11. BUILDING F HAS BEEN APPROVED UNDER PLAN # SE 9400-L-004.

PARKING TABULATIONS:

TOTAL SHOPPING CENTER G.F.A.: 173,058 S.F.

A. SHOPPING CENTER: 152,547 S.F. OF G.F.A.
4 SPACES/1,000 S.F. OF G.F.A. = 611 SPACES

B. FAST FOOD WITH DRIVE-IN: 280 SEATS AND 2 DRIVE-INS
1 SPACE/2 SEATS = 140 SPACES
11 STACKING SPACES/DRIVE-IN = 22 STACKING SPACES

C. DRIVE-IN BANK: 2 BANKS WITH 5,619 S.F. OF G.F.A. WITH 2 DRIVE-IN WINDOWS EACH.
4 SPACES/1,000 S.F. OF G.F.A. = 23 SPACES
5 STACKING SPACES/WINDOW = 20 STACKING SPACES

D. SERVICE STATION: 2,782 S.F. OF N.F.A. (80% OF G.F.A.) 3 SERVICE BAYS AND 12 EMPLOYEES
ONE SPACE/500 S.F. OF N.F.A. = 6 SPACES. (CONVENIENCE CENTER/MINI MART)
2 SPACES/SERVICE BAY = 6 SPACES
ONE SPACE/EMPLOYEE = 12 SPACES

TOTAL PARKING SPACES REQUIRED:	883 SPACES
TOTAL PARKING SPACES PROVIDED:	994 SPACES
TOTAL STACKING SPACES REQUIRED:	42 STACKING SPACES
TOTAL STACKING SPACES PROVIDED:	42 STACKING SPACES

LOADING SPACE TABULATIONS:

STANDARD B: ONE SPACE FOR THE FIRST 10,000 S.F. OF GROSS FLOOR AREA, PLUS ONE SPACE FOR EACH ADDITIONAL 15,000 S.F. OR MAJOR FRACTION THEREOF.

STANDARD C: ONE SPACE FOR THE FIRST 10,000 S.F. OF GROSS FLOOR AREA, PLUS ONE SPACE FOR EACH ADDITIONAL 20,000 S.F. OR MAJOR FRACTION THEREOF.

STANDARD D: ONE SPACE FOR THE FIRST 10,000 S.F. OF GROSS FLOOR AREA, PLUS ONE SPACE FOR EACH ADDITIONAL 25,000 S.F. OR MAJOR FRACTION THEREOF.

SHOPPING CENTER (RETAIL ESTABLISHMENT): STANDARD B
BLDG. A: 87,611 S.F. = REQUIRED: 5 LOADING SPACES*
5 LOADING SPACES
BLDG. B: 54,218 S.F. = REQUIRED: 4 LOADING SPACES
PROVIDED: 5 LOADING SPACES
BLDG. D: 10,736 S.F. = REQUIRED: ONE LOADING SPACE
PROVIDED: ONE LOADING SPACE

* MAX. REQUIRED PER ARTICLE 11-202-15

FAST FOOD (EATING ESTABLISHMENT): STANDARD D
BLDG. F: 11,397 S.F. = REQUIRED: ONE LOADING SPACE
PROVIDED: ONE LOADING SPACE

BANK (FINANCIAL INSTITUTION): STANDARD C
BLDG. C: 2,483 S.F. = REQUIRED ONE LOADING SPACE
PROVIDED: ONE LOADING SPACE
BLDG. D: 3,136 S.F. = REQUIRED: ONE LOADING SPACE
PROVIDED: ONE LOADING SPACE**

** SHARED WITH LOADING SPACE FOR BLDG. D UNDER SHOPPING CENTER (RETAIL ESTABLISHMENT) ABOVE.

SERVICE STATION/MINI MART: STANDARD B
(VEHICLE LIGHT SERVICE/RETAIL)
BLDG. E: 3,477 S.F. = REQUIRED: ONE LOADING SPACE
PROVIDED: ONE LOADING SPACE

FDPA C-498-S-2
Application No. PRA C-498-15 Staff PB
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 7/17/97 Deed Cod. 6/12/97
Date of (BOS) (PC) approval 7/21/97(BOS); 6/12/97(PC)
Sheet 2 of 3

THIS PLAN IS FOR LANDSCAPING PURPOSES ONLY!

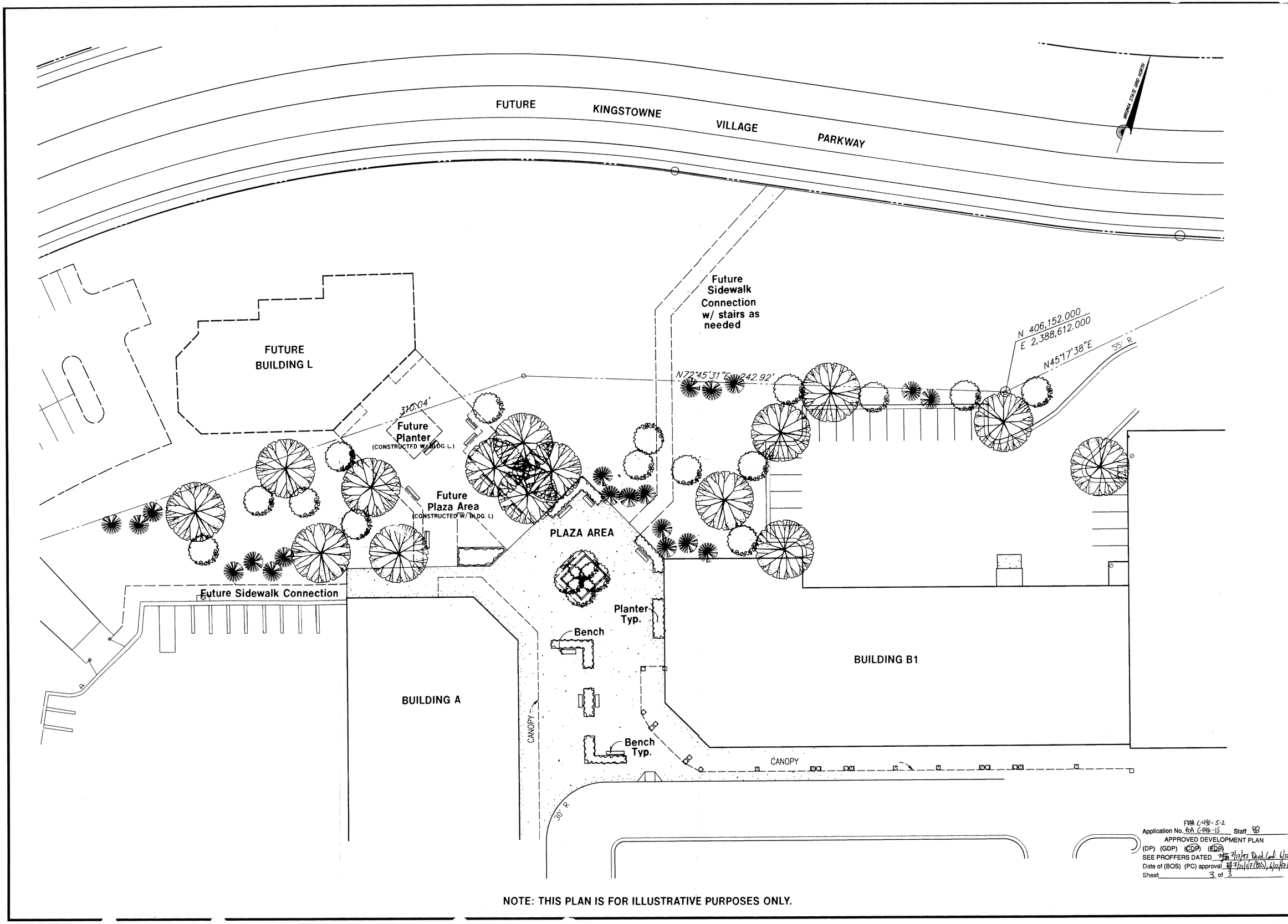
The BC Consultants
Planners • Engineers • Surveyors • Landscape Architects
12700 Fair Lakes Circle, Suite 100, Fairfax, VA 22033
(703)449-8100 (703)449-8108 (Fax)
BCcon@bccon.com

COMMONWEALTH OF VIRGINIA — LICENSED LANDSCAPE ARCHITECT — 9-24-96

KINGSTOWNE
SECTION 37
LEE DISTRICT, FAIRFAX COUNTY, VIRGINIA
LANDSCAPE PLAN & NOTES

B.C. Consultants	12-23-96
	3-19-97
	4/7/97 Rev. Bldg. B 1 and B 2
	23 APRIL 1997 REVISED COURTYARD
	REVISED: 5/7/97
Owner	

Designed By	PLR
Drafted By	JJH
Checked By	DDD
Date	9/23/96
Scale	1" 60'
Sheet	2 of 3
Job No.	10138.11.08



NOTE: THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY.

Application No. FDPA C-448-5-2 PCA C-448-15 Staff PB
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 7/17/97 Devel. Cond. 6/12/97
Date of (BOS) (PC) approval 7/21/97 (BOS), 6/12/97 (PC)
Sheet 3 of 3

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Planners • Engineers • Surveyors • Landscape Architects
12700 Fair Lakes Circle, Suite 100, Fairfax, VA 22033
(703)449-8100 (703)449-8108 (Fax)
BCcon@bccon.com

COMMONWEALTH OF VIRGINIA
PETER L. RINEK
No. 688
REGISTERED LANDSCAPE ARCHITECT

COURTYARD ENLARGEMENT
KINGSTOWNE SHOPPING CENTER
SECTION 37
LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA

BC REVISIONS
REVISED: 5/7/97

OWNER
KINGSTOWNE SHOPPING CENTER L.P.
P.O. BOX 1804, DEPT. 671
WASHINGTON, D.C. 20013

DESIGNED BY:
DRAFTED BY:
CHECKED BY: PLR
DATE: APRIL 1997
SCALE: HOR. 1"=20' VERT.
SHEET 3 OF 3
CO. NO. 6105-SP-22
FILE NO. 10138 - 36
CADD NAME: 10138CRT.DWG