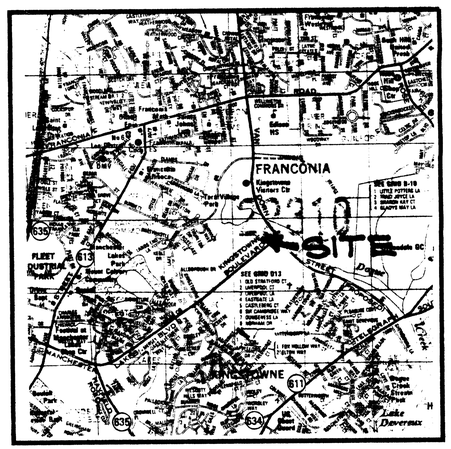
Mobil Oil Corporation

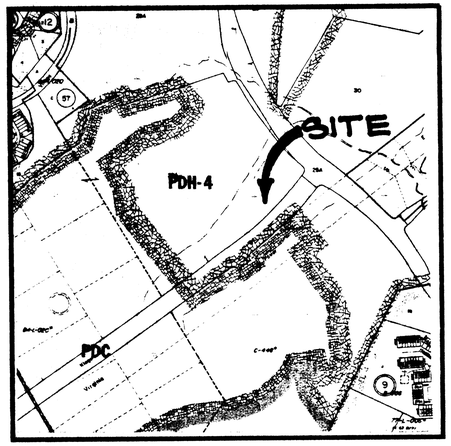
FAIRFAX, VIRGINIA

FINAL DEVELOPMENT PLAN AMENDMENT

TAX MAP #91-2-((1))-32A
MOBIL # 16-EBC
SOUTH VAN DORN ST. & KINGSTOWNE BLVD.
FAIRFAX COUNTY, VIRGINIA
LEE MAGISTERIAL DISTRICT



VICINITY MAP
1" = 2000'



ZONING MAP
1" = 500'

DRAWING INDEX

COVER SHEET	1 of 3
FINAL DEVELOPMENT PLAN AMENDMENT	2 of 3
LANDSCAPE PLAN & DETAILS	3 of 3

FDPA
Application No. C-448-5 Staff P. Wilson
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE ~~PROFFERS~~ DATED Dev. Cond. 10-30-96
Date of (BOS) (PC) approval 10-30-96
Sheet 1 of 3

COMMONWEALTH OF VIRGINIA
MARK S. STIRES
No. 19499
3/13/96
PROFESSIONAL ENGINEER

RECEIVED
OFFICE OF COMPREHENSIVE PLANNING
SEP 10 1996
ZONING EVALUATION DIVISION

PRINTED
SEP 10 1996
TYREE ENGINEERING, P.C.

FINAL DEVELOPMENT PLAN AMENDMENT

THIS DRAWING AND ALL INFORMATION HEREON IS THE PROPERTY OF MOBIL USM&R ASSET SERVICES AND SHALL NOT BE COPIED OR USED EXCEPT FOR THE PURPOSE FOR WHICH IT IS EXPRESSLY FURNISHED. THE DRAWING AND ANY COPIES THEREOF (PARTIAL OR COMPLETE) SHALL BE RETURNED TO THE OWNER UPON DEMAND.

No.	REVISION	DATE	DRN	CHK.	APR.
4	REV. TITLE PER COUNTY	9/9/96	BEK	MSS	
3	REV. TAX #	8/28/96	BEK	MSS	
2	ADD ORIGINAL FDP LANDSCAPE PLAN/REV TAX#	8/19/96	BEK	MSS	
1	PER COUNTY COMMENTS	4/4/96	MB	MSS	

No.	REVISION	DATE	DRN	CHK.	APR.

TYREE CONSULTING CO.
• CIVIL & CONSULTING ENGINEERS • TRAFFIC ENGINEERS • SURVEYORS
ENVIRONMENTAL & SITE PLANNERS • ARCHITECTURAL DESIGNERS • PROJECT MANAGERS
TEL. (703) 904-8350 15 DOUGLAS COURT STERLING, VA 20166 FAX. (703) 904-8356
FARMINGDALE, N.Y. BURLINGTON, N.J. BROOKFIELD, CT. AUBURN, MASS.

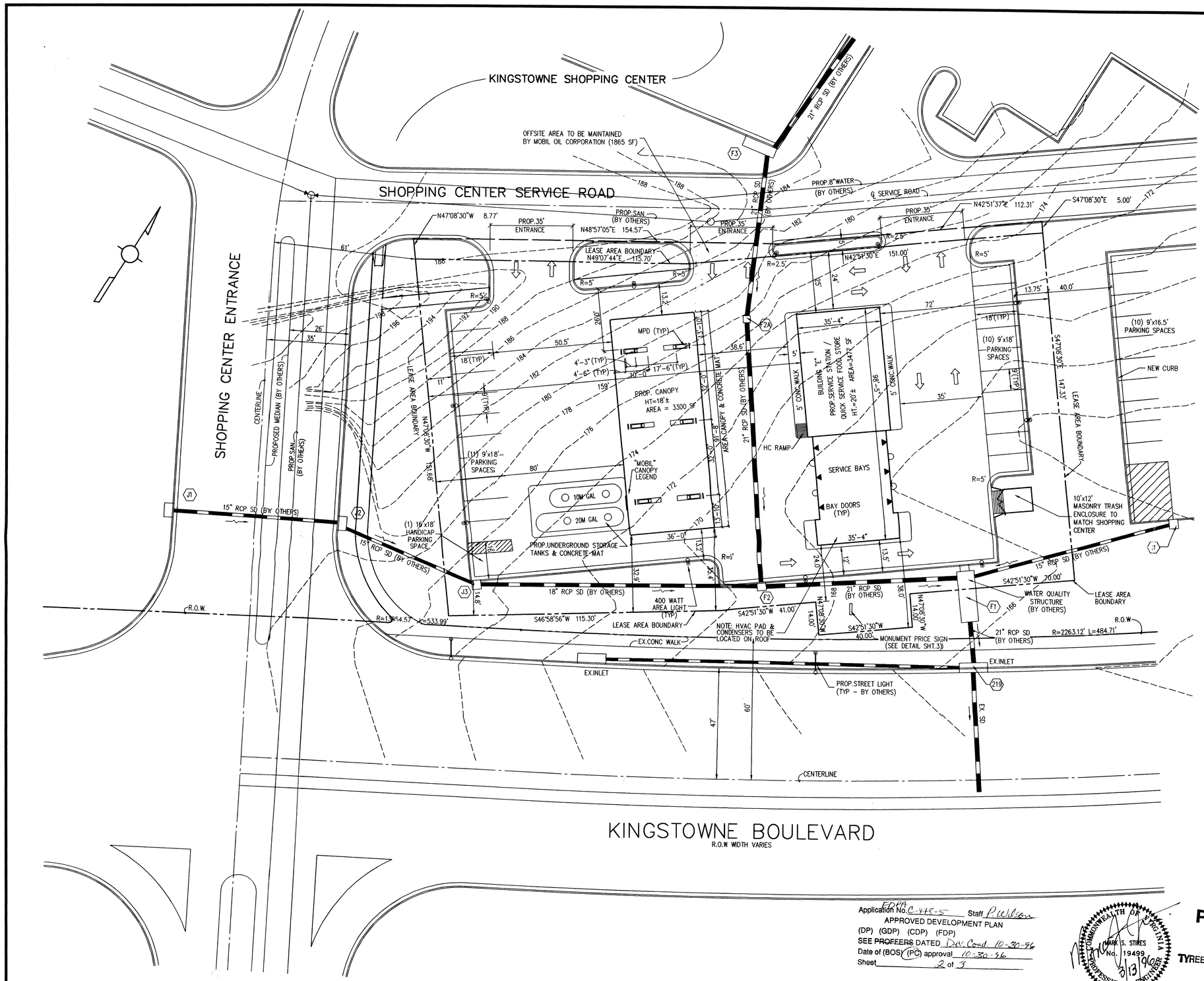
Mobil USM&R Asset Services
DESIGN ENGINEERING FAIRFAX, VIRGINIA

DESIGN ENGINEER	JCE	03/12/96	APPROVED
DESIGN CHECK	MSS	03/12/96	
DRAWN BY	MBB	03/12/96	
DRAWING CHECK	MSS	03/12/96	DATE

MOBIL SERVICE STATION #16-EBC
SOUTH VAN DORN STREET & KINGSTOWNE BOULEVARD
LEE DISTRICT - FAIRFAX COUNTY, VIRGINIA

SCALE	DRAWING No	SHEET	REV. No
AS SHOWN	93004S01	1 OF 3	0

C:\EASTERN\MOBIL\1993\S93004\93004S01 Tue Sep 10 13:56:53 1996 Tyree Engineering, P.C. Sterling, VA 20166



GENERAL NOTES

1. Owner: Kingstowne Limited Partnership
   2900 Linden Lane, Suite 300
   Silver Spring, MD 20910
   (301) 495-1532
   c/o Mr. Bruce Thompson

   Applicant/Lessee: Mobil Oil Corporation
   10617 Braddock Road
   Fairfax, Virginia 22032
   c/o Mr. **FRED GRASSO**

Application No._____ Staff_____
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED_____
Date of (BOS) (PC) approval_____
Sheet_____ of _____

2. This plan is an F.D.P. for a partial amendment to FDPC-448-5, Section 37 of Kingstowne Shopping Center.
3. Property shown consists of a portion of a 318 acre site located on Fairfax County Tax Map 91-2 ((01)) **32A.**
4. Zoning: PDH-4
5. Site Area: 0.9183 ac (40,000 s.f.) (The parcel shown hereon is not yet recorded.)
6. Proposed Use: Quick Service Food Store with 3-bay Service Station.
7. Scope of Work:
   a) Construction of a 35'4" x 98'5" (3,477 sf) 3-bay service station which consists of a 1,949± s.f. quick service food store with a net sales area of ±1090 s.f.
   b) Construction of an 18' high, 36'x 91-8" canopy (3300 s.f.) which covers 6 multi-product dispensers (MPDs). Twelve (12) fueling positions are submitted with this application.
   c) Construction of a trash enclosure.
   d) Construction of underground fuel storage tanks in accordance with Federal, State and Local regulations.
   e) Construction of water, storm sewer, sanitary sewer utilities connections; parking, curb and gutter, landscaping, etc. with the improvements shown herein.
8. Zoning Ordinance Provisions:

Item	Required	Provided
a) Minimum Lot Size:	40,000 sf	40,000 sf
b) Minimum Lot Width:	200'	267'
c) Minimum Lot Depth:	None	147'
d) Maximum Lot Coverage:	None	31,186 sf
e) Minimum Open Space: 15% of 43,677 s.f.	6,552 sf	8,814 sf
f) F.A.R. (Maximum):	0.35	0.09
g) Front Yard Setback: (controlled by 45° ABP)	40'	40'±
h) Rear Yard Setback:	20'	24'±
i) Side Yard Setback:	None	72'±
j) Parking Spaces:		
1) Quick Service Food Mart 6.5 sp/1000 sf GFA	7	–
2) Service Station 2 sp/bay + 1 sp/emp (not less than 5 sp)		
(2 sp/bay x 3)+(1 sp/emp x 3)	9	–
Total :	16	22
k) Loading Spaces:	None	None
l) Tree Canopy Coverage:	10%	23%

	Gross	Net
m) Proposed Building Floor Area:		
1) 3-bay Service Station:	1528 sf	–
2) Quick Service Food Mart	1949 sf	±1090 sf
Total:	3477 sf	±1090 sf

9. Public water service and sanitary sewer services are available to the site.
10. No adjacent or neighboring properties will be adversely impacted by the proposed development.
11. The topographic and boundary information was provided to Tyree Consulting Co., and is based on the site plan drawings entitled "Kingstowne Shopping Center, Section 37, 6105-SP-22-1", prepared by PHR&A, dated 7/17/95.
12. For easements not shown, if any, please refer to the Title Report.
13. No burial structures or gravesites are known to exist on the site, to the best of our knowledge.
14. The property shown hereon lies in Zone X, protected from 100-year flood as shown on FEMA Flood Insurance Rate Map No. 515519-0005D.
15. Stormwater management and BMP are provided for the overall development on a regional basis. Refer to "Kingstowne Lake Public Improvement Plan, 6105-PI-12", prepared by PHR&A.
16. Location of onsite utilities based upon locations of existing and proposed utilities for overall shopping center as depicted on the site plan drawings entitled "Kingstowne Shopping Center Section 37, 6105-SP-22-1, prepared by PHR&A dated 7/17/95.
17. KINGSTOWNE COMMERCIAL SITE FDP TABULATIONS

A. Gross Square Footage	
1) Total GSF Approved	164,000 GSF
2) Total Service Station GSF Approved	4,200 GSF
3) Total Quick Service Food Store/ Service Station GSF Proposed	3,477 GSF
4) Service Station GSF Allotment Remaining	+ 723 GFS
B. Parking	
1) Total FDP Required Parking Spaces	941 SP.
2) FDP Service Station Allotment	24 SP.
3) Proposed Quick Service Food Store/ Service Station Required Parking	16 SP
4) Proposed Quick Service Food Store/ Service Station Parking Provided	22 SP
5) Remaining FDP Service Station Allotment	+ 2 SP

Application No. FDPA C-448-5 Staff P. Wilson
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED Dev. Cond. 10-30-96
Date of (BOS) (PC) approval 10-30-96
Sheet 2 of 3

COMMONWEALTH OF VIRGINIA
MARK S. STIRES
No. 19499
3/13/96
PROFESSIONAL ENGINEER

PRINTED
SEP 10 1996
TYREE ENGINEERING, INC.

FINAL DEVELOPMENT PLAN
FOR FDPA ON KINGSTOWNE PCA 84-20

THIS DRAWING AND ALL INFORMATION HEREON IS THE PROPERTY OF MOBIL USM&R ASSET SERVICES AND SHALL NOT BE COPIED OR USED EXCEPT FOR THE PURPOSE FOR WHICH IT IS EXPRESSLY FURNISHED. THE DRAWING AND ANY COPIES THEREOF (PARTIAL OR COMPLETE) SHALL BE RETURNED TO THE OWNER UPON DEMAND.

No.	REVISION	DATE	DRN.	CHK.	APR.
4	REV. TITLE PER COUNTY	9/9/96	BLC	MSS	
3	REV TAX #	8/26/96	PEK	MSS	
2	ADD ORIGINAL FDP LANDSCAPE PLAN / REV TAX #	8/9/96	PEK	MSS	
1	PER COUNTY COMMENTS	4/4/96	MB	MSS	

TYREE CONSULTING CO.
• CIVIL & CONSULTING ENGINEERS
• TRAFFIC ENGINEERS
• SURVEYORS
• ENVIRONMENTAL & SITE PLANNERS
• ARCHITECTURAL DESIGNERS
• PROJECT MANAGERS
TEL. (703) 904-8350 — 15 DOUGLAS COURT, STERLING, VA 20166 — FAX. (703) 904-8356
FARMINGDALE, N.Y. — BURLINGTON, N.J. — BROOKFIELD, CT. — AUBURN, MASS

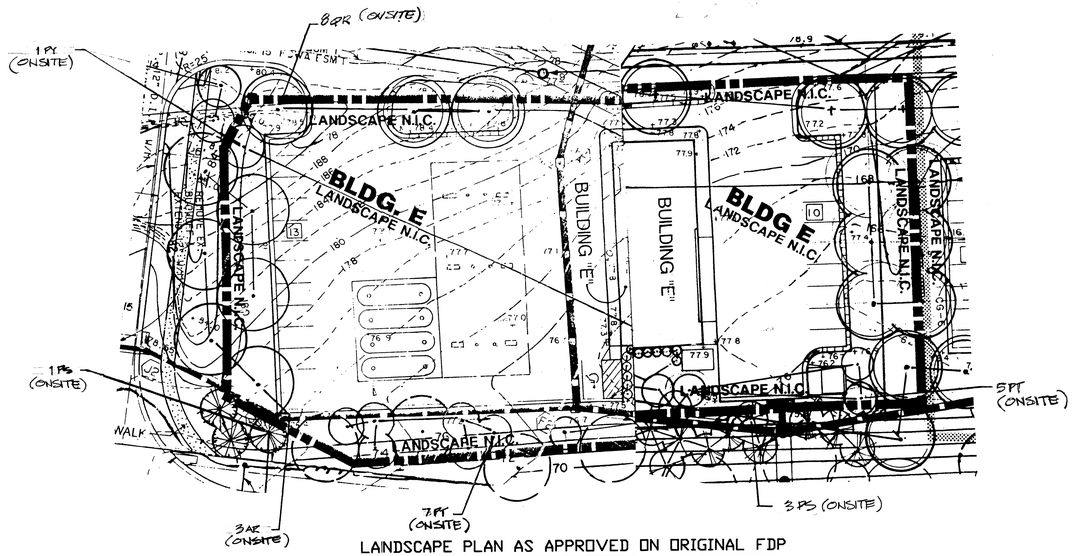
Mobil USM&R Asset Services
DESIGN ENGINEERING — FAIRFAX, VIRGINIA

DESIGN ENGINEER	JCE	03/12/96	APPROVED
DESIGN CHECK	MSS	03/12/96	
DRAWN BY	MBB	03/12/96	
DRAWING CHECK	MSS	03/12/96	DATE

MOBIL SERVICE STATION #16-EBC
SOUTH VAN DORN STREET & KINGSTOWNE BOULEVARD
LEE DISTRICT - FAIRFAX COUNTY, VIRGINIA

SCALE	DRAWING No.	SHEET	REV. No.
1" = 20'	93004S02	2 OF 3	0

C:\93004\93004S02 Thu Apr 11 09:10:09 1996 mbb



LANDSCAPE PLAN AS APPROVED ON ORIGINAL FDP

SCALE: 1" = 30'
(SEE NOTE BELOW)

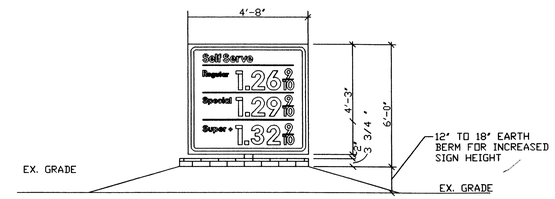
TREE COVER CALCULATIONS

ITEM	AREA (S.F.)
1. GROSS SITE AREA	40,000
2. BUILDING AREA	3,477
3. NET SITE AREA	36,523
4. 10% TREE COVERAGE REQUIRED	3,652
*** TREE COVERAGE REQUIRED ***	3,652
5. TREE COVERAGE PROVIDED	
PROPOSED TREE CANOPY:	8500
TOTAL (23%)	8500

LANDSCAPING SCHEDULE

SYMBOL	BOTANICAL/COMMON NAME	SIZE	REMARKS	UNIT AREA (S.F.)	QUANTITY	TOTAL AREA (S.F.)
AS	ACER SACCHARUM "GREEN MOUNTAIN" / GREEN MOUNTAIN SUGAR MAPLE	3" CAL.	8' MIN. HT.	125	3	375
QR	QUERCUS RUBRA / RED OAK	3" CAL.	10' MIN. HT.	250	5	1250
PY	PRUNUS YEDOENSIS / YOSHINO CHERRY	3" CAL.	12' MIN. HT.	250	2	500
AR	ACER RUBRUM "OCTOBER GLORY" / OCTOBER GLORY MAPLE	3" CAL.	8' MIN. HT.	125	3	375
PT	PINUS THUNBERGI / BLACK PINE	3" CAL.	10' MIN. HT.	250	12	3000
PS	PINUS STROBUS / WHITE PINE	3" CAL.	12' MIN. HT.	250	7	1750
ST	STREET TREES PROPOSED WITH KINGSTOWNE BLVD. (SEE PLAN 6105-PI-10-1)	3" CAL.	12' MIN. HT.	250	6	1500
AZ	AZALEA/HOTSHOT AZALEA	18" TO 24"	CONT.		19	
DB	EUONYMUS COMPACTA/DWARF BURNING BUSH	24" TO 30"	B & B FULL CROWN		11	
A	ANNUALS	4"	SEASONAL VARIETY		100	

TOTAL CANOPY TREE COVER PROVIDED: (BASED UPON MATURITY OF 10 YEARS) 8750

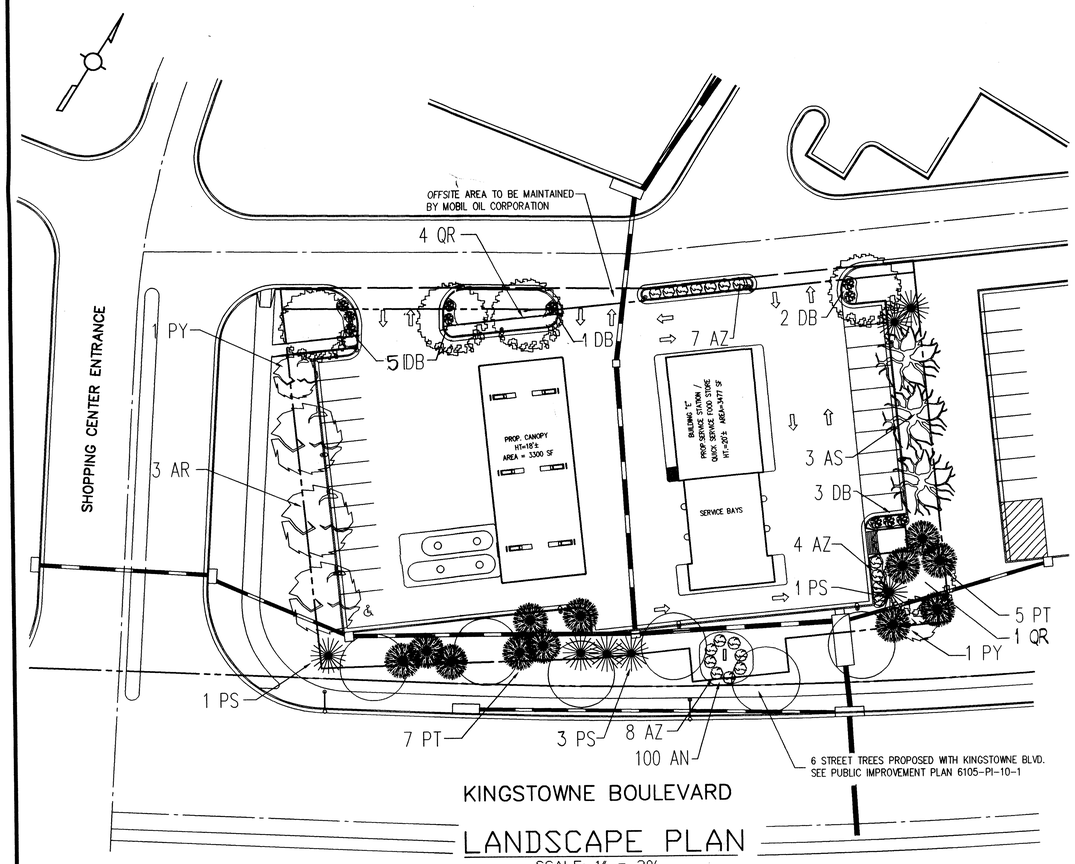


PRICE SIGN DETAIL

N.T.S.

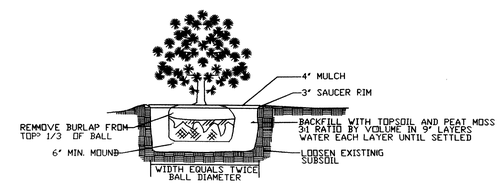
NOTES

1. STAKES TO BE DRIVEN INTO UNDISTURBED SOIL
2. PRUNE ALL BROKEN OR DAMAGED BRANCHES
3. GROUND LINE TO BE THE SAME AS EXISTED AT NURSERY
4. FOLLOW DETAIL BELOW FOR SHRUB PLANTING NO STAKING NECESSARY
5. MATERIALS WITH A FALL PLANTING HAZARD SHALL BE HANDLED ACCORDINGLY
6. ALL PLANT MATERIAL SHALL CONFORM TO THE AMER. ASSOC. OF NURSERYMEN'S STANDARDS.



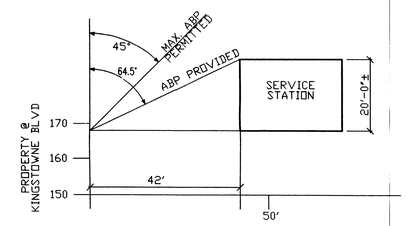
LANDSCAPE PLAN

SCALE: 1" = 30'



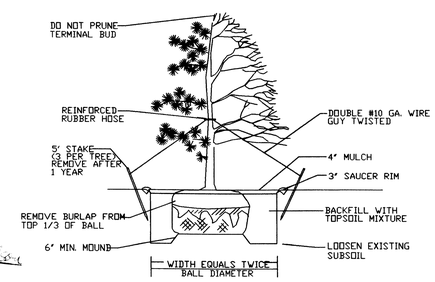
SHRUB PLANTING DETAIL

NOT TO SCALE



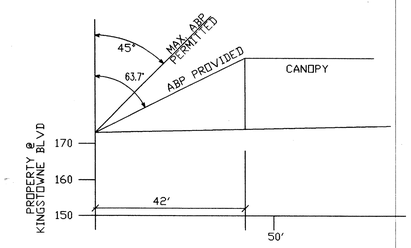
DETAIL ANGLE OF BULK PLANE (FROM KINGSTOWNE BLVD)

SCALE: 1" = 20'-0"



TREE PLANTING DETAIL

NOT TO SCALE



DETAIL ANGLE OF BULK PLANE (FROM KINGSTOWNE BLVD)

SCALE: 1" = 20'-0"

FDPA
Application No. C-448-5 Staff P. Wilson
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED Dev. Cond. 10-30-86
Date of (BOS) (PC) approval 10-30-86
Sheet 3 of 3

NOTE: THIS FDPA LANDSCAPE PLAN SUBSTANTIALLY CONFORMS TO THE ORIGINAL APPROVED FDP. PER PHR&A PLANS "KINGSTOWNE RETAIL ONE CENTER" FILE # 4881-7-0 AND DATED JULY 1988.

COMMONWEALTH OF VIRGINIA
MARK S. STIRES
No. 19499
3/13/1996
PROFESSIONAL ENGINEER

PRINTED
SEP 10 1996
TYREE ENGINEERING, P.C.

LANDSCAPE PLAN & DETAILS FOR FINAL DEVELOPMENT PLAN

AMENDMENT

No.	REVISION	DATE	DRN.	CHK.	APR.	No.	REVISION	DATE	DRN.	CHK.	APR.
4	REV. TITLE PER COUNTY	9/26/96	EEK	BCK	MSS						
3	ADD TAX #	8/26/96	EEK	BCK	MSS						
2	ADD ORIGINAL FDP LANDSCAPE PLAN / RON TAX #	8/9/96	EEK	MSS							
1	PER COUNTY COMMENTS	4/4/96	MB	MSS							

THIS DRAWING AND ALL INFORMATION HEREON IS THE PROPERTY OF MOBIL USM&R ASSET SERVICES AND SHALL NOT BE COPIED OR USED EXCEPT FOR THE PURPOSE FOR WHICH IT IS EXPRESSLY FURNISHED. THE DRAWING AND ANY COPIES THEREOF (PARTIAL OR COMPLETE) SHALL BE RETURNED TO THE OWNER UPON DEMAND.

TYREE CONSULTING CO.
• CIVIL & CONSULTING ENGINEERS • TRAFFIC ENGINEERS • SURVEYORS
• ENVIRONMENTAL & SITE PLANNERS • ARCHITECTURAL DESIGNERS • PROJECT MANAGERS •
TEL. (703) 904-8350 15 DOUGLAS COURT STERLING, VA 20166 FAX. (703) 904-8356
FARMINGDALE, N.Y. BURLINGTON, N.J. BROOKFIELD, CT. AUBURN, MASS

Mobil USM&R Asset Services
DESIGN ENGINEERING FAIRFAX, VIRGINIA

DESIGN ENGINEER	JCE	03/12/96	APPROVED
DESIGN CHECK	MSS	03/12/96	
DRAWN BY	MBB	03/12/96	
DRAWING CHECK	MSS	03/12/96	DATE

MOBIL SERVICE STATION #16-EBC
SOUTH VAN DORN STREET & KINGSTOWNE BOULEVARD
LEE DISTRICT - FAIRFAX COUNTY, VIRGINIA

SCALE	DRAWING No.	SHEET	REV. No.
AS SHOWN	93004S03	3 OF 3	0

C:\EASTERN\MOBIL\1993\S93004\93004S03 Mon Aug 19 08:37:43 1996 Tyree Engineering, P.C. Sterling, VA 20166