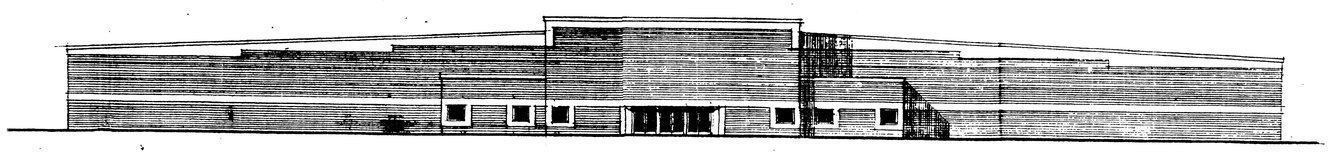
THE RINK AT KINGSTOWNE

LEE DISTRICT

FAIRFAX COUNTY, VIRGINIA



SCHEMATIC ELEVATION

SHEET INDEX

1. COVER SHEET
2. CONCEPTUAL DEVELOPMENT PLAN /FINAL DEVELOPMENT PLAN
3. LANDSCAPE PLAN

OWNERS

KINGSTOWNE COMMERCIAL, L.P.
2900 LINDEN LANE
SILVER SPRING, MD 20910

Application No. RZ 1996-LE-035 Staff 8B
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 2/18/97
Date of (BOS) (PC) approval 3/10/97
Sheet 1 of 3

RECEIVED
OFFICE OF COMPREHENSIVE PLANNING
FEB 4 1997
ZONING EVALUATION DIVISION

PRINTED
FEB 4 1997
THE BC CONSULTANTS

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
PETER L. RINEK
No. 388
1-21-97
REGISTERED LANDSCAPE ARCHITECT

THE RINK AT KINGSTOWNE
LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA

BC REVISIONS
01/20/97 – GENERAL REVISIONS TO LAYOUT
02/03/97 – REVISED PARKING, ENTRY WALK

OWNER

DESIGNED BY: PLR
DRAFTED BY: JJH
CHECKED BY: JJH
DATE:
SCALE: HOR. N/A VERT. N/A
SHEET 1 OF 3
CO. NO.
FILE NO. 96035.01
CADD NAME: 6035COV.DWG

TABULATION

SITE AREA	165,308 SF (3.79 AC)
GROSS FLOOR AREA	73,377 SF (1.6845 AC±)
FAR	0.44
OPEN SPACE REQUIRED (15%)	24,796 SF
OPEN SPACE PROVIDED (18%)	±29,755 SF
TOTAL PARKING REQUIRED	146
1 SPACE PER 3 PERSONS BASED ON OCCUPANCY	
LOAD PLUS 1 SPACE PER EMPLOYEE $\frac{400}{3}$ = 134	
12 EMPLOYEES	
TOTAL PARKING PROVIDED	154
REGULAR PARKING PROVIDED	148
HANDICAP PARKING PROVIDED	6

NOTES

1 THE PROPERTY SHOWN ON THIS PLAN IS IN THE LEE SERVICE DISTRICT, THE DOGUE CREEK SANITARY SEWER DISTRICT AND THE DOGUE CREEK WATERSHED.

2 THE FAIRFAX COUNTY WATER AUTHORITY (F.C.W.A.) IS THE PUBLIC WATER SUPPLY AGENCY FOR THIS DEVELOPMENT.

3 BOUNDARY INFORMATION IS PROVIDED BY BC CONSULTANTS.

4 LOCATION OF EASEMENTS SHOWN HEREON ARE BASED ON INFORMATION AVAILABLE FROM TAX MAPS AND/OR DEEDS OR RECORD, NOT FROM ACTUAL FIELD LOCATIONS OR TITLE SEARCH, AND THUS SHOULD NOT BE REGARDED AS A CORRECT OR FINAL LOCATION.

5 STATEMENT OF CONDITIONS OR COMMITMENTS AND/OR STATEMENTS REQUIRED PURSUANT TO SECTION 18-202 ARE INCLUDED WITH THESE PLANS.

6 THIS PLAN DOES NOT PURPORT TO SHOW ALL EXISTING UNDERGROUND UTILITIES AND THOSE SHOWN ARE APPROXIMATE.

7 THIS PLAN DOES NOT NECESSARILY SHOW UTILITIES AS THEY ARE TO BE CONSTRUCTED. INDIVIDUAL PLAN AND PROFILES WILL BE SUBMITTED IN THE FUTURE FOR CONSTRUCTION PURPOSES. THE BC CONSULTANTS ASSUMES NO RESPONSIBILITY FOR CONSTRUCTION WITH THESE PLANS.

8 ALL STREETS SHALL CONFORM TO FAIRFAX COUNTY AND/OR VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.

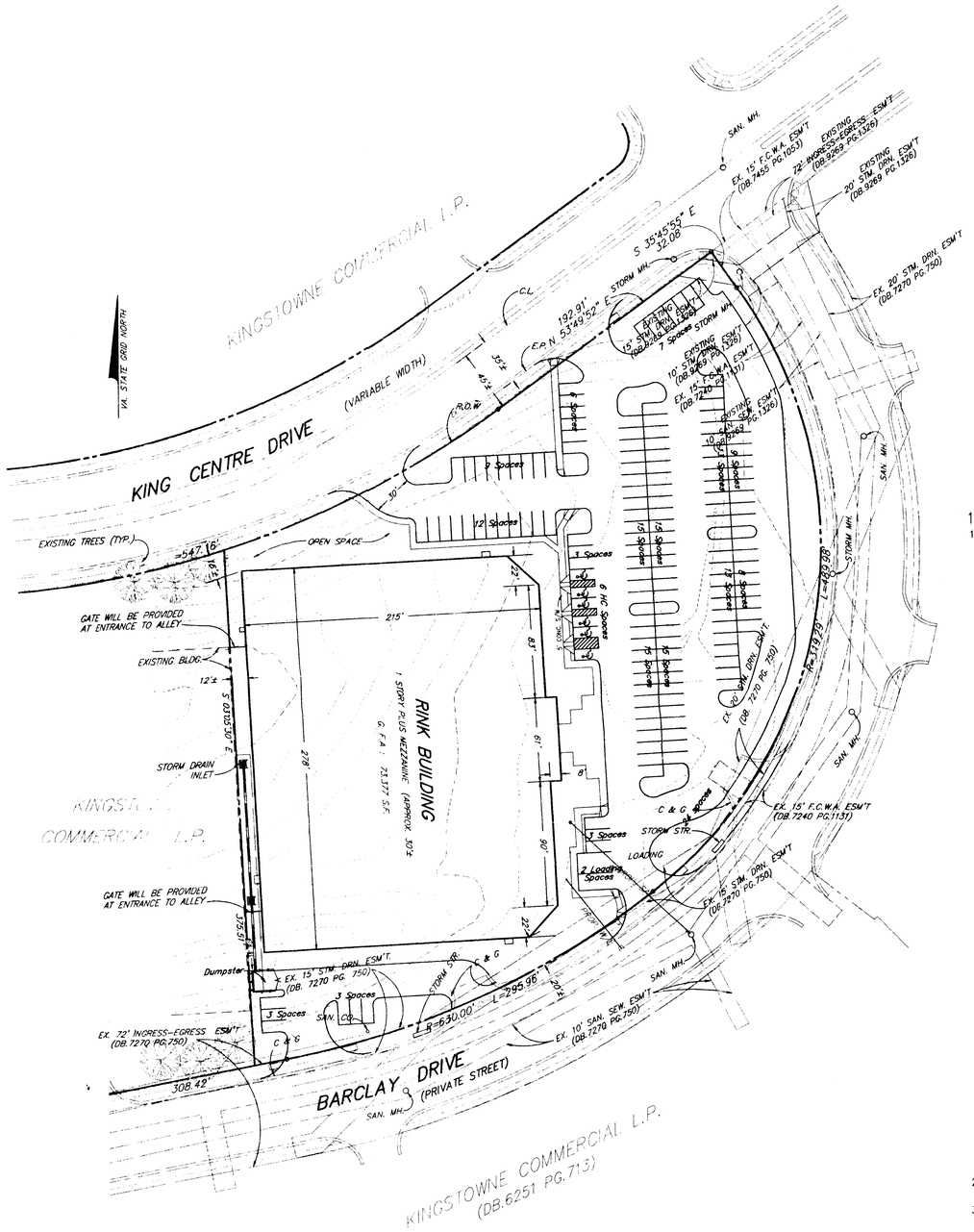
9 NO BUILDING HEIGHT SHALL EXCEED 40 FEET.

10 THE PROPERTY DELINEATED BY THIS PLAT IS SHOWN ON ASSESSMENT MAP 91-2-001 ALL OF PARCEL 33

11 PROPOSED BUILDING FOOTPRINT IS APPROXIMATE AND MAY BE SUBJECT TO MINOR MODIFICATIONS AS PERMITTED IN 16-403.

12 NO FREE STANDING SIGN, APPLICATION RESERVED THE RIGHT TO PLACE SIGN ON BUILDING PER COUNTY ORDINANCE.

13 DUMPSTER WILL BE SCREENED AS STATED IN PROFFERS.



16-501 COMMENTS:

1 A. SHOWN ON PLAN

B. OWNERS:

KINGSTOWNE COMMERCIAL, L.P.
2900 LINDEN LANE
SILVER SPRING, MD 20910

APPLICANT:
ALEXANDRIA SPORTS COMPLEX, INC.
2407 TAILOR AVE.
ALEXANDRIA, VA 22302
(703) 549-8186

C. TOPOGRAPHIC INFORMATION IS FROM BC CONSULTANTS BY FIELD RUN. THE CONTOUR INTERVAL IS 2'.

D. SHOWN ON PLAN.

E. MAXIMUM BUILDING HEIGHT SHALL NOT EXCEED 40'.

F. SHOWN ON PLAN.

G. REFER TO TABULATION.

H. SHOWN ON PLAN. REFER TO TABULATIONS.

I. SHOWN ON PLAN.

J. NOT APPLICABLE.

K. EXISTING VEGETATION IS SHOWN ON PLAN. NO VEGETATION WILL BE PRESERVED.

L. STORM WATER MANAGEMENT WILL BE PROVIDED AS INDICATED ON THE OVERALL BMP/STORM WATER MANAGEMENT STUDY PLAN APPROVED BY FAIRFAX COUNTY DEPARTMENT OF ENVIRONMENTAL MANAGEMENT ON MARCH 21, 1988, PLAN #6105-PI-12-2.

M. THERE ARE NO EASEMENTS OF 25' OR MORE

N. NOT APPLICABLE

O. NO KNOWN GRAVE OR BURIAL SITE EXISTS ON THE SITE

P. AN EVALUATION OF THIS APPLICATION RELYING ON THE CITED COMPREHENSIVE PLAN GUIDANCE SHOWS THAT THE PROPOSED MODIFICATIONS TO THE CONCEPTUAL DEVELOPMENT PLAN FOR THE PDC ZONE OF THE TOWN CENTER OF KINGSTOWNE IS IN CONFORMANCE WITH THE COUNTY'S COMPREHENSIVE PLAN.

Q. SEE CONCEPTUAL LANDSCAPE PLAN

R. NO KNOWN STRUCTURES CURRENTLY EXIST ON THE SITE

S. SEE TABULATIONS

T. REFER TO TABULATIONS

U. SEE TABULATIONS

V. THIS PLAN CONFORMS TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS AND CONDITIONS.

W. THERE WILL BE NO SPECIAL AMENITIES PROVIDED AT THESE LOCATIONS.

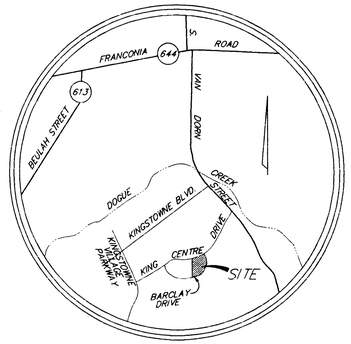
X. DEVELOPMENT SCHEDULE AND PHASING TO BE DETERMINED AS MARKET CONDITIONS ALLOW.

2 PROVIDED WITH SUBMISSION.

3 THE PUBLIC AND PRIVATE IMPROVEMENTS, BOTH ON AND OFF-SITE THAT ARE PROPOSED FOR DEDICATION AND/OR CONSTRUCTION ARE DESCRIBED IN THE 1985 CONCEPTUAL DEVELOPMENT PLAN PROFFERS.

4 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.

5 N/A



VICINITY MAP
SCALE: 1" = 2,000'

16-502 COMMENTS

1 A. SHOWN ON PLAN.

B. SHOWN ON PLAN.

C. SEE TABULATION

D. SHOWN ON PLAN

E. SHOWN ON PLAN

F. TOPOGRAPHIC INFORMATION IS FROM BC CONSULTANTS BY FIELD RUN. THE CONTOUR INTERVAL IS 2 FOOT.

G. SHOWN ON PLAN.

H. MAXIMUM BUILDING HEIGHT IS NOT TO EXCEED 40'. THE BUILDING IS A TWO STORY BUILDING.

I. SHOWN ON PLAN

J. NOT APPLICABLE

K. SHOWN ON PLAN

L. SHOWN ON PLAN

M. SHOWN ON PLAN

O. NOT APPLICABLE

P. SHOWN ON PLAN

Q. SWM WILL BE PROVIDED AS INDICATED. STORM WATER MANAGEMENT WILL BE PROVIDED AS INDICATED ON THE OVERALL BMP/STORMWATER MANAGEMENT STUDY PLAN APPROVED BY FAIRFAX COUNTY DEPARTMENT OF ENVIRONMENTAL MANAGEMENT ON MARCH 21, 1988, PLAN # 6105-PI-12-2

R. THERE ARE NO EASEMENTS OF RECORD 25' OR MORE.

S. NOT APPLICABLE.

T. DEVELOPMENT SCHEDULE AND PHASING TO BE DETERMINED AS MARKET CONDITIONS ALLOW.

2 SEE TABULATIONS

Application No. RZ 1996-LE-035 Staff PB
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SEE PROFFERS DATED 2/18/98
Date of (BOS) (PC) approval 3/10/97
Sheet 2 of 3

3 NOT APPLICABLE

4 NOT APPLICABLE

5 TO THE BEST OF OUR KNOWLEDGE NO HAZARDOUS TO TOXIC SUBSTANCES EXIST ON THE SITE. IF ANY SUBSTANCES ARE FOUND, THE METHODS FOR DISPOSAL SHALL ADHERE TO COUNTY, STATE OR FEDERAL LAWS.

6 THIS PLAN CONFORMS TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS AND CONDITIONS.

7 NOT APPLICABLE

8 NOT APPLICABLE

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COMMONWEALTH OF VIRGINIA
PETER L. RINCK
No. 18
2-3-97
REGISTERED LANDSCAPE ARCHITECT

CDP/FDP

THE RINK AT KINGSTOWNE

LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA

BC REVISIONS
10/15/96: REV. CTY. COMMENT
12/16/96: REV. BLDG. & PARKING LOT, ETC.
01/08/97: REV. BLDG. & TABULATION, ETC.
01/20/97: GENERAL REVISIONS TO LAYOUT
02/03/97: REVISED PARKING, ENTRY, WALK
OWNER

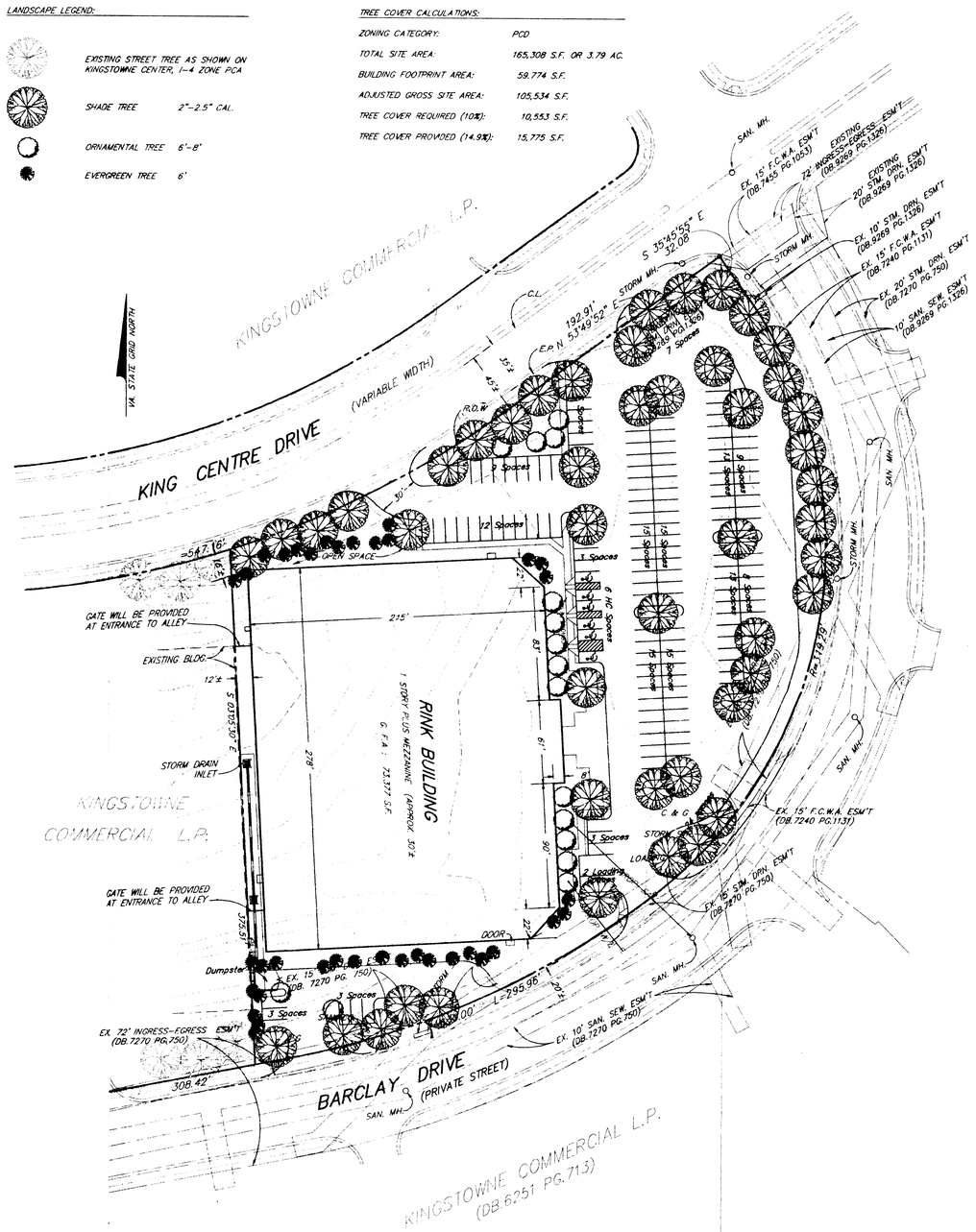
DESIGNED BY: PLR	
DRAFTED BY: JJH	
CHECKED BY: PLR	
DATE: 9/5/96	
SCALE:	HOR. 1"=50' VERT.
SHEET 2 OF 3	
CO. NO.	
FILE NO. 96035.01	
CADD NAME: 6035CDP.DWG	

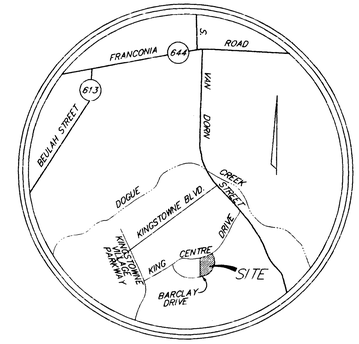
LANDSCAPE LEGEND:

- EXISTING STREET TREE AS SHOWN ON KINGSTOWNE CENTER, I-4 ZONE PCA
- SHADE TREE 2"-2.5" CAL.
- ORNAMENTAL TREE 6'-8'
- EVERGREEN TREE 6'

TREE COVER CALCULATIONS:

ZONING CATEGORY:	PCD
TOTAL SITE AREA:	165,308 S.F. OR 3.79 AC.
BUILDING FOOTPRINT AREA:	59,774 S.F.
ADJUSTED GROSS SITE AREA:	105,534 S.F.
TREE COVER REQUIRED (10%):	10,553 S.F.
TREE COVER PROVIDED (14.9%):	15,775 S.F.





VICINITY MAP
SCALE: 1" = 2,000'

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LANDSCAPE PLAN

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PLOTTED: 02/03/97