



# County of Fairfax, Virginia

*To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County*

December 17, 2009

Jonathan B. Halle  
2900 Linden Lane, Suite 300  
Silver Spring, MD 20910

RE: Rezoning Application RZ 2009-LE-009  
(Concurrent with Rezoning Application RZ 2009-LE-008 and Proffered Condition Amendment Application PCA-C-448-32)

Dear Mr Halle:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on December 7, 2009, granting Rezoning Application RZ 2009-LE-009 in the name of Kingstowne Gas Station LP. The Board's action rezones certain property in the Lee District from the PDC District to the PDH-4 District and permits commercial development with no change in overall Floor Area Ratio. The subject property is located in the approximately 100 feet north of King Center Drive and 500 feet west of its intersection with S. Van Dorn Street on approximately 1,321 square feet of land, Lee District [Tax Map 91-2 ((1)) 26F pt.], and is subject to the proffers dated November 23, 2009, and the associated Conceptual Development Plan.

(NOTE: On November 5, 2009, the Planning Commission approved Final Development Plan Amendment Application FDPA C-448-10-03, and Final Development Plan Applications FDP 2009-LE-008 and FDP 2009-LE-009, subject to the development conditions dated November 2, 2009.)

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**Office of the Clerk to the Board of Supervisors**  
12000 Government Center Parkway, Suite 533  
Fairfax, Virginia 22035

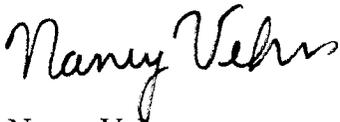
Phone: 703-324-3151 ♦ Fax: 703-324-3926 ♦ TTY: 703-324-3903  
Email: [clerktothebos@fairfaxcounty.gov](mailto:clerktothebos@fairfaxcounty.gov)  
<http://www.fairfaxcounty.gov/bosclerk>

**The Board also:**

Modified the transitional screening yard requirement along the northeastern property line in favor of that shown on the combined rezoning and final development plan.

Waived the barrier requirement along the northeastern property line.

Sincerely,



Nancy Vehrs  
Clerk to the Board of Supervisors  
NV/ph  
Enclosure

Cc: Chairman Sharon Bulova  
Supervisor Jeffrey McKay, Lee District  
Janet Coldsmith, Director, Real Estate Division, Dept. of Tax Administration  
Regina Coyle, Director, Zoning Evaluation Division, DPZ  
Diane Johnson-Quinn, Deputy Zoning Administrator, Dept. of Planning and Zoning  
Thomas Conry, Dept. Manager. – GIS - Mapping/Overlay  
Angela K. Rodeheaver, Section Chief, Transportation, Planning Division  
Ellen Gallagher, Capital Projects and Operations Div., Dept. of Transportation  
Ken Williams, Plans & Document Control, ESRD, DPWES  
Department of Highways-VDOT  
Sandy Stallman, Park Planning Branch Manager, FCPA  
Charlene Fuhrman-Schulz, Development Officer, DHCD/Design Development Division  
District Planning Commissioner  
Denise James, Office of Capital Facilities/Fairfax County Public Schools  
Karyn Moreland, Chief Capital Projects Sections, Dept. of Transportation

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Auditorium in the Government Center at Fairfax, Virginia, on the 7<sup>th</sup> day of December, 2009, the following ordinance was adopted:

**AN ORDINANCE AMENDING THE ZONING ORDINANCE  
PROPOSAL NUMBER RZ 2009-LE-009  
(Concurrent with Rezoning Application RZ 2009-LE-008 and Proffered Condition  
Amendment Application PCA-C-448-32)**

**WHEREAS**, Kingstowne Gas Station LP, filed in the proper form an application requesting the zoning of a certain parcel of land herein after described, from the PDC District to the PDH-4 District, and

**WHEREAS**, at a duly called public hearing the Planning Commission considered the application and the propriety of amending the Zoning Ordinance in accordance therewith, and thereafter did submit to this Board its recommendation, and

**WHEREAS**, this Board has today held a duly called public hearing and after due consideration of the reports, recommendation, testimony and facts pertinent to the proposed amendment, the Board is of the opinion that the Ordinance should be amended,

**NOW, THEREFORE, BE IT ORDAINED**, that that certain parcel of land situated in the Lee District, and more particularly described as follows (see attached legal description):

Be, and hereby is, zoned to the PDC District, and said property is subject to the use regulations of said PDH-4 District, and further restricted by the conditions proffered and accepted pursuant to Va. Code Ann., 15.2-2303(a), which conditions are in addition to the Zoning Ordinance regulations applicable to said parcel, and

**BE IT FURTHER ENACTED**, that the boundaries of the Zoning Map heretofore adopted as a part of the Zoning Ordinance be, and they hereby are, amended in accordance with this enactment, and that said zoning map shall annotate and incorporate by reference the additional conditions governing said parcel.

GIVEN under my hand this 7<sup>th</sup> day of December, 2009.



\_\_\_\_\_  
Nancy Vehrs  
Clerk to the Board of Supervisors

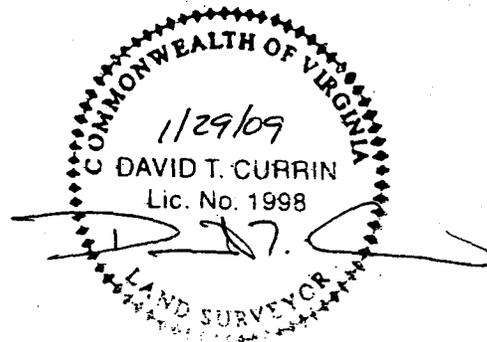


Metes and Bounds Description  
*A Portion of Parcel 26F*  
*Currently zoned PDC*  
*to be rezoned PDH-4*  
Kingstowne Gas Station LP  
Deed Book 19943; Page 1836  
Lee District  
Fairfax County, Virginia  
(PARID: 091-2-01-0026F)

Beginning at a point on the existing PDH-4 and PDC zone line on the south east portion of Parcel 26F, said point lying N 60°32'14"W – 82.96 feet from the point of reverse curvature of the westerly line of King Centre Drive.

Thence departing the existing zone line, running through Parcel 26F as follows: 1) N 22°29'38"W – 102.86 feet to a point, and 2) S 52°31'26"W – 26.59 feet to a point on the existing zone line.

Thence running with the existing zone line S 37°28'34"E – 99.36 feet to the point of beginning, containing 1,321 square feet or 0.0303 acres of land.



Proffer Statement  
Kingstowne Section 36A  
PCA C-448-32  
RZ 2009-LE-008  
RZ 2009-LE-009  
November 23, 2009

Pursuant to Section 15.2-2303(A) of the Code of Virginia, 1950, as amended, and Section 18-203 of the Zoning Ordinance of Fairfax County (1978, as amended), Kingstowne Gas Station L.P., (the "Applicant") in this Proffer Condition Amendment ("PCA") proffers that the development of the parcel under consideration and shown on the Fairfax County Tax Maps as Tax Map Reference No. 91-2((1)), pt. 26F (hereinafter referred to as the "Property"), shall be in accordance with the following conditions if said applications are approved. In the event said application requests are denied, this proffer statement shall be rendered null and void. The proffered conditions are as follows:

1. **Proffered Development Conditions.** Except as modified herein, the subject property is governed by the Proffer Development Conditions of June 17, 1985 in RZ 84-L-020 and Proffered Development Conditions of July 18, 2000 in RZ 1999-LE-073 and PCA C-448-23. The following proffers shall supersede the proffers dated July 18, 2000 approved with RZ 1999-LE-073 and PCA C-448-23.
2. **Plans.** Subject to the provisions of Section 18-204 of the Zoning Ordinance, under which minor modifications to an approved Conceptual/Final Development Plan are permitted, the Property shall be developed in substantial conformance with the plan entitled Kingstowne Section 36A, prepared by Tri-Tek Engineering, consisting of 10 sheets and dated 10/30/08 and revised through 11/23/09 (the "Plans").
3. **Lighting.** Light poles on the Office Building portion of the Property shall be limited to a maximum height of sixteen (16) feet in the parking areas between the building and Kingstowne Boulevard and a maximum height of twenty-five (25) feet in the parking areas in front of the building. Any parking lot lighting, security lighting or other lighting shall be fully shielded and directed downward if they directly face residential neighborhoods. Off site glare to adjacent residential uses shall be minimized. All lighting shall be in conformance with Article 12 of the Zoning Ordinance.
4. **Architectural Renderings.** The architectural design of the Office Building shall be in general conformance with the Office Building rendering on page 6 of the PCA/FDPA/FDP/RZ.
5. **Storage of Vehicles.** There shall be no storage of vehicles on any portion of the property.
6. **Irrigation.** The Applicant shall install an irrigation system in the areas of landscaping as shown on the Plans. Irrigation does not need to be installed in the areas designated to return to a "natural state". The irrigation shall be used to maintain the health of the landscaping.
7. **Architectural Review.** The Applicant shall submit architectural plans for the Office Building for review and approval by the Board of Trustees for the Kingstowne

- Residential Owners Corporation. The Applicant shall obtain written approval from KROC for the architectural plans. Said written approval of the architectural plans shall be submitted to Fairfax County prior to building permit approval for the Office Building.
8. **Maximum Size of Service Station/Quick Service Food Store.** The maximum area of the service station/quick-service food store/fast food restaurant building on the Property shall be 3,500 square feet. This building and the car wash shall be constructed as one building. The uses within said building shall be limited to service station/quick service food store and fast food. The fast food component of said building shall not exceed 1,100 square feet without the approval of a special exception. The car wash shall not exceed 3,840 square feet in area.
  9. **Erosion Control.** During construction, within 24 hours of a major storm event (i.e. storm event greater than a two year storm), the Property shall be inspected for damage and/or problems with the erosion and sedimentation control measures on the site. An engineer familiar with erosion and sedimentation control shall perform the inspection (the inspector). If problems or damage involving erosion and sedimentation control exist on the site, the Inspector shall make recommendations to address the problem or damage. These recommendations shall be implemented immediately. Within three (3) days of any major storm event, as defined herein, a report shall be filed with the Department of Public Works and Environmental Service, Public Utilities Department. This report shall be filed whether or not there are problems or damage and shall detail the findings of the inspection (damage and/or problems, remediation recommendations, and actions taken to respond.)
  10. **Pervious Pavement or Alternatives.** Applicant shall incorporate the use of pervious pavement in a portion of the parking area for the office building. The amount of pervious pavement required to be installed by the applicant shall not exceed the difference between the required county parking requirement for the office building and that being provided by the applicant for the office building. As an alternative to pervious pavement, Applicant may choose to alternatives such as a cistern to hold water for irrigation, or Filterras for improved SWM BMPs, as determined by DPWES.
  11. **Landscaping on the steep hill east of the Office Building.** The hill to the East of the Office Building is to be planted with additional trees in substantial conformance with the landscape exhibit shown in the Plan. This area shall be allowed to return to a natural state after planting. A landscaped grass buffer of up to 25' shall be allowed at the perimeter of this natural state area.
  12. **Bus Shelter.** Applicant shall provide and maintain a bus shelter adjacent to the property prior to the issuance of a Non Residential Use Permit (Non-RUP) for the office building. The best location for the bus shelter shall be worked out with the Fairfax County Dept. of Transportation during the site plan approval process. Applicant shall be allowed to use a portion of the bus shelter for advertising.
  13. **Participation in a Bus circulator.** Applicant agrees to participate in a bus circulator, if the Fairfax County Connector or other County bus service stops serving the area within a ¼ mile walking distance adjacent to the property, and there is an actual need from the building's tenants and their customers. Applicant's participation in a bus circulator shall be on a pro-rata contribution basis, based on the site plan approved building square footage for the area served by the circulator.
  14. **Athletic Turf Field Contribution for Edison High School.** Applicant shall contribute \$10,000 towards the construction of a synthetic athletic turf field for Edison High School.

The contribution shall be paid by the applicant when construction begins on the synthetic athletic turf field at Edison High School.

15. **Maximum Size of Retail Use in the Office.** The maximum amount of retail in the office building shall be 5,000 square feet. This retail shall be limited to the ground level of the office building. Alternatively, this space may also be used for approved office uses. The potential retail uses and their maximum square footages shall comply with the restrictions as outlined in proffer 16.
16. **VDOT 527 Requirement.** The additional trips generated by the potential retail with office use did not meet the trip generation thresholds set forth in the Chapter 527 regulations (250 peak hour trips or 2,500 daily trips). The applicant agrees to limit the potential retail uses and corresponding retail square footage to maintain a trip generation below the Chapter 527 threshold.
17. **Entrance off of Kingstowne Boulevard into the Site.** Applicant shall construct an entrance into the site off of Kingstowne Boulevard subject to approval by VDOT and Fairfax County and subject to obtaining all necessary offsite dedication and associated easements. If the construction of the entrance will include offsite construction, such construction will be limited to the construction of a new curb line on the easterly side of Kingstowne Boulevard from the Northerly entrance of the Kohl's property to establish a 63 ft curb to curb section with a 100 ft taper to the right in only entrance into the site. The dedication of right-of-way offsite on the Kohl's property shall not exceed 72 ft from the Centerline of Kingstowne Boulevard. If the applicant is unable to obtain the appropriate approvals and or the offsite dedication/easements, the applicant shall not construct the entrance. If it is determined by VDOT and the Fairfax County Office of Transportation that a tapered deceleration lane for said entrance is not required, then applicant shall build the entrance accordingly.
18. **Storage of Vehicles.** There shall be no storage of vehicles on any portion of the Property.
19. **GREEN BUILDING PRACTICES.**
  - a. The Applicant shall include a U.S. Green Building Council Leadership in Energy and Environmental Design ("LEED") accredited professional as a member of the design team. The LEED accredited professional shall work with the team to incorporate LEED design elements into this project. At time of site plan submission, the Applicant shall provide documentation to the Environment and Development Review Branch of DPZ demonstrating compliance with the commitment to engage such a professional.
  - b. LEED Certification:
    - (1) Prior to the issuance of a building permit for the building, the Applicant shall provide a LEED Scorecard (the "Scorecard") that lists the anticipated credits within version 2.0 of the U.S. Green Building Council's Leadership in Energy and Environmental Design. The Scorecard shall meet, at least, the minimum number of credits necessary to attain LEED Core and Shell Certification of the Submitted Building.

(2) In the event that the Submitted Building is not LEED Core and Shell Certified, within one (1) year of the issuance of its final Non-RUP, the Applicant shall provide evidence to DPWES of filing for LEED Core and Shell Certification with the U.S. Green Building Council, and shall execute a separate agreement and post, for the Submitted Building, a "LEED Building Escrow," in the form of cash or a Letter of Credit from a financial institute acceptable to DPWES as defined in the Public Facilities Manual, in the amount of \$2.00 per gross square foot of the Submitted Building. This LEED Building Escrow shall be in addition to and separate from other bond or escrow requirements and shall be released upon demonstration to DPWES of attainment of certification by the U.S. Green Building Council's Leadership in Energy and Environmental Design that is determined to be applicable to the Submitted Building. If the Submitted Building is LEED Core and Shell Certified within one (1) year of the issuance of the final Non-RUP, then no LEED Building Escrow shall be required or provided for that Submitted Building. The maximum LEED Building Escrow Amount for the Building shall be \$227,000.

(3) If, within two (2) years of issuance of the Non-RUP for the Submitted Building, the Applicant provides evidence to DPWES demonstrating that LEED Core and Shell Certification for the Submitted Building has not been attained, but that the Submitted Building has been determined by the U.S. Green Building Council to fall within three points or less of attainment of LEED Core and Shell Certification, then 50% of the LEED Building Escrow shall be released to the Applicant and the other 50% of the escrow shall be contributed to Fairfax County and shall be posted to a fund within the County's budget supporting implementation of environmental initiatives. However, if the Applicant provides evidence that LEED Core and Shell Certification has been delayed through no fault of the Applicant, this proffered time-frame shall be extended until such time as evidence is obtained, and no release of escrowed funds shall be made to the Applicant or the County during this extended time-frame.

(4) If, within two (2) years of issuance of the Non-RUP for the Submitted Building, the Applicant fails to provide evidence demonstrating attainment of LEED Core and Shell Certification, or otherwise provides evidence that the Submitted Building has fallen short of LEED Core and Shell Certification by four points or more, the entirety of the LEED Building Escrow for that Submitted Building shall be contributed to Fairfax County and shall be posted to a fund within the County's budget supporting implementation of environmental initiatives. However, if the Applicant provides evidence that LEED Core and Shell Certification has been delayed through no fault of the Applicant, this proffered time-frame shall be extended until such time as evidence is obtained, and no release of escrowed funds shall be made to the Applicant or to the County during this extended time-frame.

(5) Within one (1) year of the issuance of a Non-RUP for the Submitted Building, the Applicant shall provide to the Environment and Development Review Branch of DPZ a letter from a LEED-accredited professional stating that:

a LEED building maintenance reference manual (the "Manual") has been prepared for use by future building owner's and/or tenants; the Manual has been written by a LEED-accredited professional; copies of the Manual shall be provided to all future building occupants; and, the Manual, at a minimum, provides the following:

- (a) A narrative description of LEED components, including a description of the environmental benefits of that component and information regarding the importance of maintenance and operation in retaining the attributes of the Submitted Building;
- (b) Product manufacturer's manuals or other instructions, where applicable, regarding operations and maintenance needs for applicable LEED components, including operational practices that can enhance energy and water conservation;
- (c) A maintenance staff notification process for improperly functioning equipment and/or a list of local service providers that offer regularly scheduled service and maintenance contracts to assure proper performance of LEED building-related equipment and the Submitted Building, to include, where applicable, the HVAC system, water heating equipment, water conservation features, sealants, and caulks; and,
- (d) Contact information that the Submitted Building's occupants can use to obtain further guidance on each LEED component that is applicable to the Submitted Building.

Submission of this letter, as described above, shall satisfy this proffer.

(6) In addition to the letter specified above, and also within one (1) year of the issuance of a Non-RUP for the Submitted Building, the Applicant shall provide an electronic copy of the Manual in PDF format (or other electronic format as determined acceptable by the County) to the Environment and Development Review Branch of the Department of Planning and Zoning. This electronic version of the manual shall be edited to exclude information pertaining to security systems or maintenance of systems in classified and secure areas.

(7) All references to the U.S. Green Building Council shall apply to similar certifying agencies that are created subsequent to approval of this rezoning application, provided that the alternative certifying agency is acceptable to Fairfax County and the Applicant.

20. **Enclosed Garage Option.** Applicant shall have the option of enclosing the open portions of the parking with glass, similar to that of the office building and lowest level of the garage. This change will allow the building to have a more uniform appearance and also reduce light glare from the garage.

Kingstowne Gas Station L.P.

By: Halle & Halle, Inc., its  
General Partner

By: Warren E. Halle  
Warren E. Halle, President

By: Jonathan B. Halle  
Jonathan B. Halle, Vice President, Secretary

## **Final Development Plan Conditions**

**FDPA C-448-10-03**

**FDP 2009-LE-008**

**FDP 2009-LE-009**

**November 2, 2009**

If it is the intent of the Board of Supervisors (Board) to approve FDPA C-448-10-03, FDP 2009-LE-008 and FDP 2009-LE-009 for an Office, a Service Station/Quick-Service Food Store, a Fast Food Restaurant, and a Car Wash on the property located at Tax Maps 91-2 ((1)) pt. 26F, staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions:

1. Irrespective of that shown on the plat, the applicant shall submit revised ten-year tree canopy calculations and tree preservation target calculations, including a landscape plan with plant schedule, at the time of site plan, subject to verification and approval by UFM.
2. All lighting fixtures in the above-grade garage structure on the application property shall be inset into the deck ceilings. If a portion of the garage ceiling is exposed structure, then the lighting fixture may be surface mounted tight to the deck.
3. All façade treatments of the service station/quick-service food store/fast food restaurant and car wash shall be 90% brick.
4. Prior to the issuance of the Non-RUP for the office use, a bus shelter shall be provided adjacent to the property in consultation with the Fairfax County Department of Transportation. The bus shelter shall be of an approved Fairfax County Shelter Design and the installation shall be limited to the concrete pad, the shelter itself, a trash can and improved ADA compliant connections to the existing pedestrian infrastructure. The general upkeep of the grounds in the vicinity of the shelter (grass mowing, landscape maintenance) and for collection and disposal of trash from the shelter shall be the responsibility of the Applicant.
5. All proposed future modifications to the service station/quick-service food store/fast food restaurant and car wash shall be submitted by the applicant, to the Board of Trustees for the Kingstowne Residential Owners Corporation (KROC) for review and comment prior to the issuance of a building permit.

The above proposed conditions are staff recommendations and do not reflect the position of the Board of Supervisors unless and until adopted by the Board of Supervisors.



**CDMA NOTES:**

1. THE PROPERTY SHOWN ON THIS FINAL DEVELOPMENT PLAN IS IN THE LEE SERVICE DISTRICT, THE DOUGL CREEK SANITARY DISTRICT AND THE DOUGL CREEK WATERING.
2. FAIRFAX WATER IS THE PUBLIC WATER SUPPLY AGENCY FOR THIS DEVELOPMENT.
3. BOUNDARY INFORMATION IS TAKEN FROM EXISTING INFORMATION.
4. LOCATION OF EASEMENTS SHOWN HEREIN ARE BASED ON INFORMATION AVAILABLE FROM TAX MAPS AND/OR DEEDS OF RECORD. NOT ACTUAL FIELD LOCATIONS OR WILE SEARCH, AND SHOULD NOT BE RELIANCE AS A CORRECT OF FINAL LOCATION.
5. STATEMENT OF CONDITIONS OR COMMENTS AND/OR STATEMENTS REQUIRED PURSUANT TO SECTION 16-502 ARE INCLUDED WITH THESE PLANS.
6. THIS PLAN DOES NOT PURPORT TO SHOW ALL EXISTING UNDERGROUND UTILITIES AND THOSE SHOWN ARE APPROXIMATE.
7. DATUM: U.S.C.S. 3 FOOT CONTOUR INTERVAL, FIELD MAP TOPOGRAPHY.
8. ALL STREETS ARE TO BE PRIVATELY OWNED AND MAINTAINED.
9. STORMWATER DETENTION AND/OR RETENTION AND BEST MANAGEMENT PRACTICES (BMP'S) ARE PROVIDED FOR KINGSTOWNE LAKE POND AND IN ACCORDANCE WITH FAIRFAX COUNTY POLICES AND ORDINANCES.
10. ALL NECESSARY PUBLIC UTILITIES ARE NEARBY AVAILABLE TO THE SITE AND WILL BE EXTENDED BY THE DEVELOPER OR UTILITY COMPANY, AS MAY BE THE CASE.
11. THE PROPERTY DELINEATED BY THIS PLAN IS SHOWN ON ABRETTMENT MAP 01-2-001, PART OF PARCEL 207 AND IS ZONED PDC-PDH-4.
12. ALL PROPOSED BUILDING FOOTPRINTS ARE APPROXIMATE AND SUBJECT TO CHANGES AS A RESULT OF FINAL ENGINEERING AND ARCHITECTURAL DESIGN, HOWEVER THE GROSS SQUARE FOOTAGE INDICATED ON THE PLAN AND THE SETBACKS TO THE PERIMETRY WILL BE MAINTAINED.
13. BUILDING FOOTPRINTS ARE APPROXIMATE AND MAY CHANGE DUE TO ARCHITECTURAL REVIEW AND MARKET CONDITIONS.
14. APPLICANT WILL PROVIDE THE MINIMUM NUMBER OF PARKING SPACES, AS REQUIRED BY THE ZONING ORDINANCE. THE ACTUAL NUMBER OF PARKING SPACES AT EACH PARKING BAY SUBJECT TO CHANGE AT FINAL ENGINEERING.
15. PARKING PROVIDED WILL CONFORM TO ARTICLE 11 (PARKING, LOADING, PRIVATE STREETS) OF THE FAIRFAX COUNTY ZONING ORDINANCE. THE APPLICANT RESERVES THE RIGHT TO INCREASE OR DECREASE THE NUMBER OF PARKING SPACES AS LONG AS THEY ARE IN SUBSTANTIAL CONFORMANCE WITH THE PERIPHERAL AND INTERIOR LANDSCAPING AND OPEN SPACE SHOWN ON THIS GENERALIZED DEVELOPMENT PLAN PURSUANT TO PAR 4 AND 5 OF SECT. 16-304 OF THE ZONING ORDINANCE. A FINAL NUMBER OF PARKING SPACES WILL BE DETERMINED AT THE TIME OF SITE PLAN SUBMISSION AND WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE.
16. OFF SITE GRADING, RIGHT-OF-WAY, FENCING, ACCESS AND UTILITY CROSSINGS SHALL BE ALLOWED WITH THE PERMISSION OF THE ADJACENT OWNER.
17. ALL SQUARE SHALL CONFORM TO ARTICLE 12 REGULATIONS.
18. NO EXISTING VEGETATION ON SITE IS TO BE RETAINED FOR THOSE AREAS YET TO BE CONSTRUCTED. THE PROPOSED LIMITS OF CLEARING AND GRADING ARE APPROXIMATE AND ARE SUBJECT TO ADJUSTMENT AT THE TIME OF FINAL ENGINEERING.
19. THE ADJACENT PROPERTIES WILL NOT BE ADVERSELY EFFECTED WITH THIS PROPOSED DEVELOPMENT. PROPOSED VEHICULAR ACCESS, FENCING MEASURES AND DIMENSIONS OF ALL PERIPHERAL YARDS ARE SHOWN ON THE PLAN.
20. TO THE BEST OF MY KNOWLEDGE, THE DEVELOPMENT IS IN CONFORMANCE WITH THE FAIRFAX COUNTY COMPREHENSIVE PLAN.
21. THERE ARE NO EXISTING TREES ON SITE OR ANY GENERAL AREAS THAT HAVE BEING ABRETT OR NATURAL FEATURES DESERVING OF PROTECTION OR PRESERVATION.
22. IN ACCORDANCE WITH PARAGRAPH 4 OF SECTION 16-403 OF THE ZONING ORDINANCE, UNDER MODIFICATIONS TO THE SITE, DIMENSIONS, FOOTPRINTS AND LOCATION OF BUILDINGS, PARKING SPACES AND UTILITIES MAY OCCUR WITH FINAL ENGINEERING AND DESIGN. THE FOOTPRINTS REPRESENTED HEREIN ARE APPROXIMATE. BUILDING FOOTPRINTS MAY BE INCREASED OR DECREASED SO LONG AS THE CHANGES DO NOT ADVERSELY IMPACT THE RELATIONSHIP OF THE DEVELOPMENT OR PART THEREOF TO ADJACENT PROPERTIES. THE APPLICANT RESERVES THE RIGHT TO DEVELOP A LARGER NUMBER OF RETAIL UNITS AND RETAIL SPACE THAN THOSE NUMBERS REPRESENTED HEREIN AND REDUCE THE NUMBER OF PARKING SPACES ACCORDINGLY.
23. AN ENTRANCE WILL BE PROVIDED INTO THE SITE OFF OF KINGSTOWNE BOULEVARD SUBJECT TO APPROVAL BY VDOT AND FAIRFAX COUNTY AND SUBJECT TO OBTAINING ALL NECESSARY OFF-SITE DEDICATION AND ASSOCIATED EASEMENTS. IF THE APPLICANT IS UNABLE TO OBTAIN THE APPROPRIATE APPROVALS AND/OR THE OFF-SITE DEDICATION/EASEMENTS, THE APPLICANT RESERVES THE RIGHT NOT TO CONSTRUCT THE ENTRANCE.

**STORMWATER MANAGEMENT:**

THE REQUIRED DETENTION FOR THIS SITE IS PROVIDED FOR IN THE KINGSTOWNE LAKE POND, 8106-11-12, APPROVED 3/21/09 AND THE REGIONAL DRY POND BASIN, APPROVED 8/2/09.

**REQUIRED BMP'S:**

THE REQUIRED BMP'S FOR THIS SITE ARE PROVIDED FOR IN THE KINGSTOWNE LAKE POND, 8106-11-12, APPROVED 3/21/09 AND THE REGIONAL DRY POND BASIN, APPROVED 8/2/09.

**OUTFALL NARRATIVE:**

ON SITE RUNOFF FLOWS AS SHEET AND SHALLOW CONCENTRATED FLOW TO VARIOUS STORM WELLS LOCATED ON SITE. THE RUNOFF IS CONVEYED VIA A CLOSED STORM DRAIN SYSTEM LOCATED ON SITE. THE MAJORITY OF SITE RUNOFF FLOWS TO THE WESTMOST LANE AND GENE DRIVE AND OUTFALLS INTO FAIRFAX COUNTY REGIONAL DRY POND BASIN, 8106-10-73 (APPROVED 8/2/09). THE MAJORITY OF SITE RUNOFF FLOWS TO THE WESTMOST LANE AND GENE DRIVE AND OUTFALLS INTO FAIRFAX COUNTY REGIONAL DRY POND BASIN, 8106-10-73 (APPROVED 8/2/09). THE MAJORITY OF SITE RUNOFF FLOWS TO THE WESTMOST LANE AND GENE DRIVE AND OUTFALLS INTO FAIRFAX COUNTY REGIONAL DRY POND BASIN, 8106-10-73 (APPROVED 8/2/09). THE MAJORITY OF SITE RUNOFF FLOWS TO THE WESTMOST LANE AND GENE DRIVE AND OUTFALLS INTO FAIRFAX COUNTY REGIONAL DRY POND BASIN, 8106-10-73 (APPROVED 8/2/09).

**RZ/FDP PDC-4/PDC TO PDC SITE TABULATIONS:**

TAX MAP ID: 01-2-((1))-207 (PORTION)  
 EXISTING ZONE: PDC-PDH-4  
 PROPOSED ZONE: PDC  
 GROSS SITE AREA: 106,377 S.F. OR 4.5082 ACRES  
 BUILDING AREA:  
 EXISTING (NO CHANGE): 2,840 S.F.  
 RETAIL: 2,840 S.F.  
 FAST FOOD: 800-1,300 S.F.  
 QUICK SERVICE FOOD STORE: 1,000-1,500 S.F.  
 TOTAL RETAIL: 3,800 S.F.  
 PROPOSED:  
 OFFICE/RETAIL: 10,500 S.F.  
 RETAIL: 8,000 S.F.  
 TOTAL OFFICE/RETAIL: 18,500 S.F.  
 NOTE: ANNUAL RETAIL UNITS FORMATED.  
 PROPOSED FAR: 0.82  
 OPEN SPACE REQUIRED: 156 OR 25,467 S.F.  
 OPEN SPACE PROVIDED: 27,416 OR 5,820 S.F.  
 PARKING PROVIDED:  
 RETAIL/CAR WASH: 41 PARKING PLUS 16 STACKING  
 OFFICE/RETAIL: 10,500 S.F. (3 SPACES/1,000 S.F.) = 1,050 S.F. (3 SPACES/1,000 S.F.) = 300 SPACES  
 4,000 S.F. (6 SPACES/1,000 S.F.) = 240 SPACES  
 PARKING PROVIDED:  
 RETAIL/CAR WASH: 47 PARKING PLUS 26 STACKING  
 OFFICE/RETAIL: 386 SPACES  
 LOADING SPACES PROVIDED:  
 RETAIL/CAR WASH: 1 SPACE  
 OFFICE: 3 SPACES  
 NOTE: MINIMUM OF 5 SPACES REQUIRED FOR THE SITE  
 LOADING SPACES PROVIDED:  
 RETAIL/CAR WASH: 1 SPACE  
 OFFICE: 3 SPACES  
 TOTAL: 5 SPACES

**SECTION 16-502:**

1. A. SHOWN ON PLAN  
 B. SHOWN ON PLAN  
 C. REFER TO SITE TABULATIONS  
 D. SHOWN ON PLAN  
 E. SHOWN ON PLAN  
 F. SHOWN ON PLAN  
 G. SHOWN ON PLAN  
 H. SHOWN ON PLAN  
 I. SHOWN ON PLAN  
 J. SHOWN ON PLAN  
 K. SHOWN ON PLAN  
 L. SHOWN ON PLAN  
 M. SHOWN ON PLAN  
 N. SHOWN ON PLAN  
 O. NO SHOWN ORANGE OR BROWN STREETS EXIST ON THE SITE.  
 P. SHOWN ON PLAN. SEE GENERAL NOTE 10  
 Q. SEE GENERAL NOTE 1.  
 R. SHOWN ON PLAN  
 S. THERE ARE NO AREAS OF FLOODPLAIN ENVIRONMENTAL QUALITY CONSIDERS OR REMAINS PROTECTED HEREIN ON THE SITE.  
 T. DEVELOPMENT SCHEDULE AND PHASING TO BE DETERMINED AS MARKET CONDITIONS ALLOW.
2. REFER TO SITE TABULATIONS
3. N/A
4. ARCHITECTURAL SHEETES INCLUDING LIGHT FIXTURES AND SIGNS 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 REMEDIATION PROGRAM SHALL ADHERE TO COUNTY, STATE OR FEDERAL LAWS.
6. TO THE BEST OF OUR KNOWLEDGE, THIS PLAN CONFORMS TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ASSOCIATED STANDARDS AND CONFORMS WITH THE FOLLOWING EXCEPTIONS, VARIATIONS AND/OR MODIFICATIONS REQUESTED:  
 A. AN EXCEPTION TO THE TREE COVER REQUIREMENT FOR THE AREA COMPRISED OF THE WEST ENDMENT IS IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 13, SECTION 13-202, PARAGRAPH 2.  
 B. MODIFICATIONS OF THE TRANSMISSION SCHEMES SO THAT AS SHOWN ON THE PLAN, ARE IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 13, SECTION 13-202, PARAGRAPH 1, 3 AND 12.  
 C. A VARIATION TO THE LOT SIZE REQUIREMENTS FOR THE BROWN DISTRICT SIZE FOR SECTION 2-302.
7. N/A
8. N/A

**RZ/FDP PDC TO PDH-4 SITE TABULATIONS:**

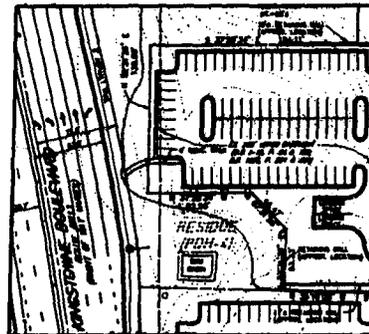
TAX MAP ID: 01-2-((1))-207 (PORTION)  
 EXISTING ZONE: PDC-PDH-4  
 PROPOSED ZONE: PDH-4  
 GROSS SITE AREA: 1,321 S.F. OR 0.0303 ACRES  
 BUILDING AREA:  
 EXISTING 0 S.F.  
 PROPOSED 0 S.F.  
 PROPOSED FAR: N/A  
 LOT SIZE REQUIREMENTS:  
 MINIMUM DISTRICT SIZE: 3 ACRES  
 PROPOSED DISTRICT SIZE: 0.0303 ACRES  
 (A VARIATION IS REQUESTED BY THE BOARD PER SECTION 2-302)  
 PROPOSED NUMBER OF UNITS: 0  
 REQUIRED PARKING SPACES: 0  
 PROPOSED PARKING SPACES: 0  
 PROPOSED OPEN SPACE: 1,321 S.F. (0.0303 AC)

**PCA (PDH-4 AREA) SITE TABULATIONS:**

TAX MAP ID: 01-2-((1))-207 (PORTION)  
 EXISTING ZONE: PDH-4  
 GROSS SITE AREA: 48,274 S.F. OR 1.1082 ACRES  
 BUILDING AREA:  
 EXISTING 0 S.F.  
 PROPOSED 0 S.F.  
 PROPOSED FAR: N/A  
 LOT SIZE REQUIREMENTS:  
 MINIMUM DISTRICT SIZE: 3 ACRES  
 PROPOSED DISTRICT SIZE: 1.1082 ACRES  
 (A VARIATION IS REQUESTED BY THE BOARD PER SECTION 2-302)  
 PROPOSED NUMBER OF UNITS: 0  
 REQUIRED PARKING SPACES: 0  
 PROPOSED PARKING SPACES: 0  
 PROPOSED OPEN SPACE: 48,274 (1.1082 AC)

REZONING TABULATIONS	
RZ/FDP PDC-4/PDC TO PDC	106,377 S.F. (4.5082 AC.)
RZ/FDP PDC TO PDH-4	1,321 S.F. (0.0303 AC.)
PCA (PDH-4 AREA)	48,274 S.F. (1.1082 AC.)

**PROJECT DESCRIPTIONS:**  
 TO REZONE AREAS OF LAND PART OF TAX MAP 01-2 ((1)) 207 FROM PDC/PDH-4 TO PDC, ANOTHER PART FROM PDC TO PDH-4 AND AMEND THE PCA/PDPA C-448-25 ASSOCIATED WITH LAND AREA.



INSERT SHOWING PLAN WITHOUT KINGSTOWNE BOULEVARD ENTRANCE SCALE: 1"=50'

NOTE: PLAN ADDS 3 PARKING SPACES



TRI-TEK ENGINEERING  
 CIVIL ENGINEERING  
 LAND PLANNING SURVEYING  
 800 Center Street  
 Suite 300  
 Herndon, Virginia 20170  
 V: (703) 461-5800  
 F: (703) 461-5801  
 info@tri-tek.com



KINGSTOWNE SECTION 36A

NOTES AND TABULATIONS

DATE	BY	REVISION

PLN. DR. SCALE: AS SHOWN  
 P.E. JOB DATE: 10/20/09  
 C.D. SHEET 1 OF 10





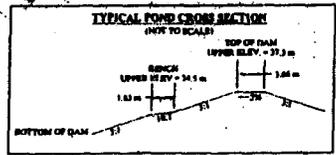
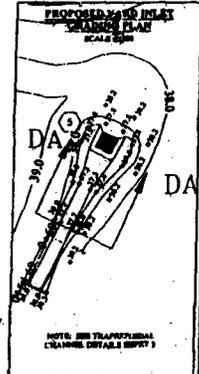






THIS SHEET FOR INFORMATION PURPOSES ONLY

**TRI-TEK ENGINEERING**  
 600 S. BROADWAY, 4th Floor, Richmond, VA 23220  
 (804) 644-1111  
 FAX: (804) 644-1112  
 WWW.TRI-TEK-VA.COM



**LEGEND**

- ⊙ 81 SOIL BORING LOCATION
- EXISTING 3" CONTOURS
- EXISTING INFRASTRUCTURE CONTOURS
- PROPOSED 3" CONTOURS
- ◆ 37.3 PROPOSED INFRASTRUCTURE CONTOURS
- ◆ PROPOSED POND ELEVATION
- EXISTING PROPERTY LINE
- EXISTING STORM DRAIN BARRIMENT
- PROPOSED STORM DRAIN BARRIMENT
- PROPOSED STORMWATER MANAGEMENT BARRIMENT
- PROPOSED ACCESS BARRIMENT
- PROPOSED TRAP CONSTRUCTION/GRADING BARRIMENT
- PROPOSED WEIR
- PROPOSED CLEANING AND GRADING LIMIT
- EXISTING TELEPHONE LINE
- EXISTING GAS LINE
- PROPOSED CONSTRUCTION CENTERLINE
- PROPOSED STRUCTURE
- EXISTING PIPE
- PROPOSED PIPE
- PROPOSED RUPRAP
- PROPOSED ACCESS ROAD
- PROPOSED BRIDGE
- SIDEWALK DISTURBANCE (REMOVE & REPLACE)

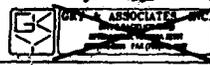
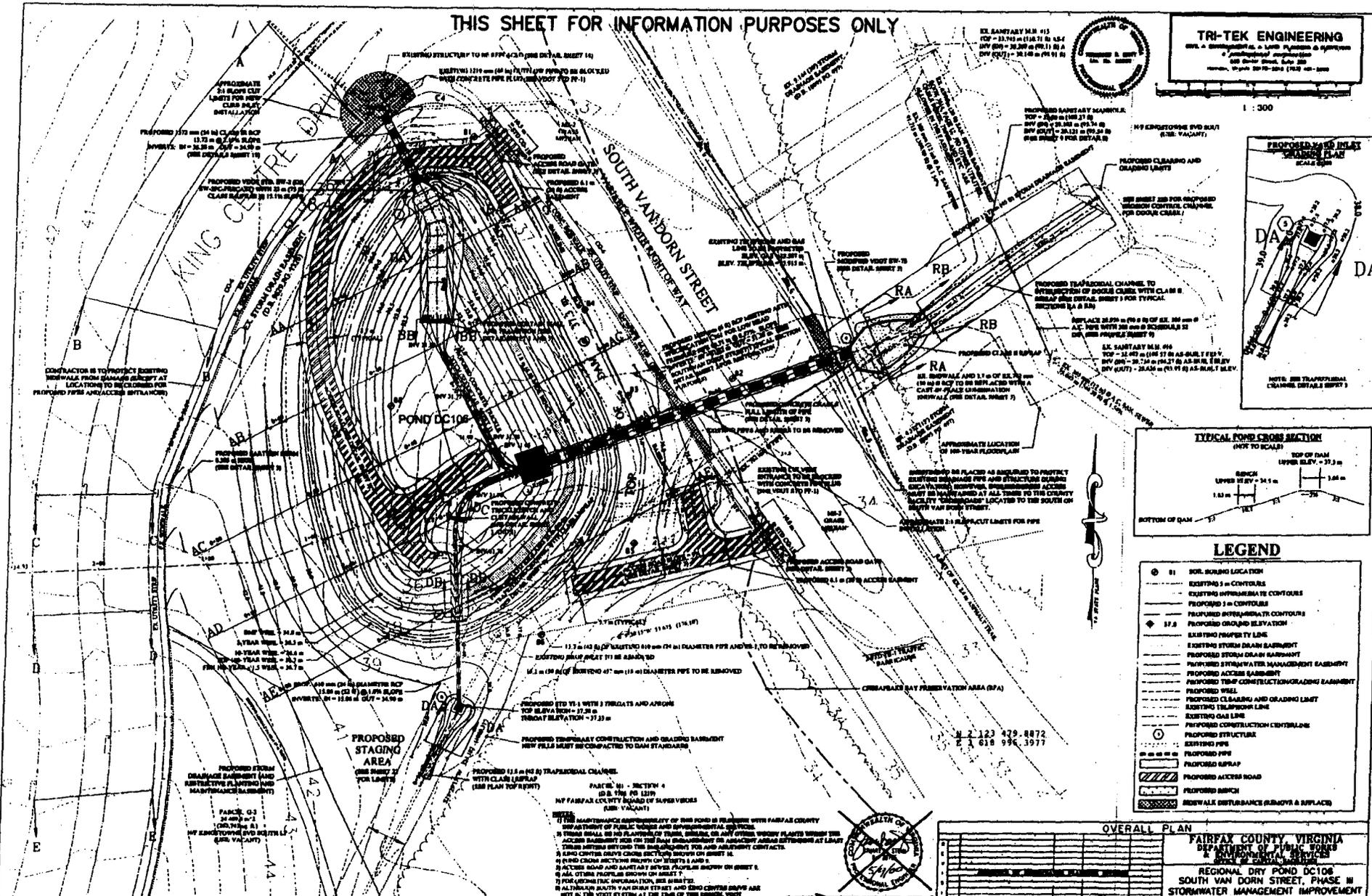
**OVERALL PLAN**

NO.	DESCRIPTION	DATE	BY	CHECKED BY
1	DESIGNED			
2	CHECKED			
3	APPROVED			

FAIRFAX COUNTY, VIRGINIA  
 DEPARTMENT OF PUBLIC WORKS & ENVIRONMENTAL SERVICES  
 REGIONAL DRY POND DC106  
 SOUTH VAN DORN STREET, PHASE III  
 STORMWATER MANAGEMENT IMPROVEMENT  
 CONTRACT NO. C69200271 PROJECT NO. 054332

SCALE: 1" = 300'  
 DESIGNED BY: SWS  
 CHECKED BY: SWS  
 SHEET 8 OF 10  
 F-1767

THIS SHEET FOR INFORMATION PURPOSES ONLY



ENVIRONMENTAL ASSOCIATES, INC.  
 10000 WOODBRIDGE BLVD., SUITE 100  
 FARMERS BRANCH, VA 22031  
 (703) 491-1111  
 WWW.EA-VA.COM





**ZAPS USER GENERATED REPORTS  
ZONING APPLICATION SUMMARY REPORT  
APPLICATION NUMBER: RZ 2009-LE-009**

DECISION DATE: 12-7-2009

HEARING BODY: BOS

CRD: NO

MAGISTERIAL DISTRICT: LEE

APPLICANT NAME KINGSTOWNE GAS STATION LP

STAFF COORDINATOR: SWILLI

ACTION: APPROVE

**DECISION SUMMARY:**

ON DECEMBER 7, 2009, THE BOARD OF SUPERVISORS APPROVED  
RZ 2009-LE-009 ON A MOTION BY SUPERVISOR MCKAY, SUBJECT  
TO PROFFERS DATED NOVEMBER 23, 2009.

**ZONING INFORMATION**

EXISTING ZONING		PROPOSED ZONING		APPROVED ZONING	
<u>DISTRICT</u>	<u>AREA</u>	<u>DISTRICT</u>	<u>AREA</u>	<u>DISTRICT</u>	<u>AREA</u>
PDC	1,321.00 SQ FEET	PDH- 4	0.03 ACRES	PDH- 4	0.03 ACRES
<b>TOTAL</b>	<b>0.03 ACRES</b>	<b>TOTAL</b>	<b>0.03 ACRES</b>	<b>TOTAL</b>	<b>0.03 ACRES</b>

**TAX MAP NUMBERS**

091-2- /01/ /0026-F

**APPROVED ZONING DISTRICT DATA**

ZONING DISTRICT: PDH- 4

**APPROVED RESIDENTIAL DEVELOPMENT****APPROVED NON-RESIDENTIAL DEVELOPMENT**

LAND USE	<u>DWELLING</u>	<u>LAND</u>	<u>UNIT OF</u>	<u>NO.</u>	<u>FLOOR AREA</u>	<u>UNIT OF</u>	<u>LAND</u>	<u>UNIT OF</u>	<u>FAR</u>
	<u>UNITS</u>	<u>AREA</u>	<u>MEASURE</u>	<u>OF</u>		<u>MEASURE</u>	<u>AREA</u>	<u>MEASURE</u>	
RETAIL/EST							1,321.00	SQ FEET	
<b>TOTAL</b>					0.00	SQ FEET	1,321.00	SQ FEET	0.00

**WAIVERS/MODIFICATIONS****APPROVED WAIVERS/MODIFICATIONS**

MODIFY TRANSITIONAL SCREENING REQUIREMENT

WAIVE BARRIER REQUIREMENT

**SUPPLEMENTAL MOTIONS**

SUPPLEMENTAL MOTIONS APPROVED

**PROFFER INFORMATION**

PROFFER STATEMENT DATE: 11-23-2009

<u>ITEM</u>	<u>DUE DATE</u>	<u>TRIGGER NO.</u>	<u>TRIGGER EVENT</u>	<u>CONTRIB AMT</u>	<u>EXPIRATION DATE</u>
ACQUISITION OF OFF-SITE EASEMENTS	01-01-0001	0	SITE PLAN	\$	01-01-0001
ARCHITECTURE / BUILDING MATERIALS	01-01-0001	0	BLDG PRMT APRV	\$	01-01-0001
ARCHITECTURE / GREEN BUILDING / LEE	01-01-0001	0	BLDG PRMT APRV	\$	01-01-0001
BUS STOP / SHELTER / MAINTENANCE	01-01-0001	0	NON-RUP	\$	01-01-0001
COMMUNITY COORDINATION / LIAISON	01-01-0001	0	N/A	\$	01-01-0001
CONTRIBUTION - FCPA / RECREATION	01-01-0001	0	N/A	\$	01-01-0001
CONTRIBUTION / OTHER TRANSPORTAT	01-01-0001	0	SITE PLAN	\$	01-01-0001
ENERGY EFFICIENCY	01-01-0001	0	BLDG PRMT APRV	\$	01-01-0001
EROSION AND SEDIMENT CONTROL	01-01-0001	0	N/A	\$	01-01-0001
LANDSCAPING - ENVIRONMENT	01-01-0001	0	N/A	\$	01-01-0001
LIGHTING / GLARE	01-01-0001	0	N/A	\$	01-01-0001
MINOR MODIFICATION	01-01-0001	0	N/A	\$	01-01-0001
OPTIONAL / ALTERNATIVE PLANS	01-01-0001	0	N/A	\$	01-01-0001
OTHER - ENVIRONMENT	01-01-0001	0	N/A	\$	01-01-0001
OTHER - TRANSPORTATION	01-01-0001	0	N/A	\$	01-01-0001
PREVIOUS PROFFERS REMAIN IN EFFEC	01-01-0001	0	N/A	\$	01-01-0001
PROFFERED PLANS	01-01-0001	0	N/A	\$	01-01-0001
RIGHT OF WAY - DEDICATION	01-01-0001	0	SITE PLAN	\$	01-01-0001
TURN LANE(S) (INCLUDES ACCEL AND D	01-01-0001	0	SITE PLAN	\$	01-01-0001
USE RESTRICTIONS	01-01-0001	0	N/A	\$	01-01-0001
	01-01-0001	0	N/A	\$	01-01-0001
ACCESS RESTRICTIONS	01-01-0001	0	SITE PLAN	\$	01-01-0001

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ZAPS USER GENERATED REPORTS  
**ZONING APPLICATION SUMMARY REPORT**  
**APPLICATION NUMBER: FDP 2009-LE-009**

DECISION DATE: 11-5-2009

HEARING BODY: PC

CRD: NO

MAGISTERIAL DISTRICT: LEE

APPLICANT NAME KINGSTOWNE GAS STATION LP

STAFF COORDINATOR: SWILLI

ACTION: APPROVE

**DECISION SUMMARY:**

ON NOVEMBER 25, 2009, THE PLANNING COMMISSION UNANIMOUSLY APPROVED FDP 2009-LE-009, ON A MOTION BY COMMISSIONER LUSK, SUBJECT TO THE FDP DEVELOPMENT CONDITIONS DATED NOVEMBER 2, 2009 AND TO THE BOARD'S APPROVAL OF THE RE ZONING RZ 2009-LE-009.

**TAX MAP NUMBERS**

091-2- /01/ /0026-F

**APPROVED ZONING DISTRICT DATA**

ZONING DISTRICT: PDH- 4

**APPROVED RESIDENTIAL DEVELOPMENT**

**APPROVED NON-RESIDENTIAL DEVELOPMENT**

LAND USE	<u>DWELLING</u>	<u>LAND</u>	<u>UNIT OF</u>	<u>NO.</u>	<u>FLOOR AREA</u>	<u>UNIT OF</u>	<u>LAND</u>	<u>UNIT OF</u>	<u>FAR</u>
	<u>UNITS</u>	<u>AREA</u>	<u>MEASURE</u>	<u>OF</u>		<u>MEASURE</u>	<u>AREA</u>	<u>MEASURE</u>	
RETAIL/EST				ADU'S			1,321.00	SQ FEET	
TOTAL					0.00	SQ FEET	1,321.00	SQ FEET	0.00

**WAIVERS/MODIFICATIONS**

APPROVED WAIVERS/MODIFICATIONS

**SUPPLEMENTAL MOTIONS**

SUPPLEMENTAL MOTIONS APPROVED

*Amended  
Agent info*

FCA C-448-32/FDPA C-448-10-03  
c/w RZ/FDP 2009-LE-008 &  
RZ/FDP 2009-LE-009



COUNTY OF FAIRFAX  
Department of Planning and Zoning  
Zoning Evaluation Division  
12055 Government Center Parkway, Suite 801  
Fairfax, VA 22035 (703) 324-1290, TTY 711  
[www.fairfaxcounty.gov/dpz/zoning/applications](http://www.fairfaxcounty.gov/dpz/zoning/applications)

APPLICATION No: \_\_\_\_\_  
(Assigned by staff)

RECEIVED  
Department of Planning & Zoning

SEP 09 2009

**APPLICATION FOR A REZONING**  
(PLEASE TYPE or PRINT IN BLACK INK)

Zoning Evaluation Division

**PETITION**

TO: THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA

I (We), Kingstowne Gas Station LP, the applicant (s) petition you to adopt an ordinance amending the Zoning Map of Fairfax County, Virginia, by reclassifying from the PDH-4 District to the PDH-4 District the property described below and outlined in red on the Zoning Section Sheet(s) accompanying and made part of this application.

APPLICATION TYPE(S):  PCA  CDP  FDP  CDPA  FDPA

**LEGAL DESCRIPTION:**

26 F (pt)			19943	1836
Lot(s)	Block(s)	Subdivision	Deed Book	Page No.

**TAX MAP DESCRIPTION:**

91-2	((1))		26F (pt)	1.1082 acres
Map No.	Double Circle No.	Single Circle No.	Parcel(s)/Lot(s) No.	Total Acreage

**POSTAL ADDRESS OF PROPERTY:**

off King Center Drive / South Van Dorn Street

**ADVERTISING DISCRPTION:** (Example - North side of Lee Highway approx. 1000 feet west of its intersection with Newgate Blvd.)  
North side of King Center Drive approximately 450 feet west of its intersection with South Van Dorn Street

<b>PRESENT USE:</b> Vacant / Retail	<b>PROPOSED USE:</b> Vacant / Retail / Office
<b>MAGISTERIAL DISTRICT:</b> Lee District	<b>OVERLAY DISTRICT (S):</b> N/A

The name(s) and address(s) of owner(s) of record shall provided on the affidavit form attached and made part of this application. The undersigned has the power to authorize and does hereby authorize Fairfax County staff representative on official business to enter on the subject property as necessary to process the application.

Jonathan B. Halle / Richard M. Rounds

*[Signature]*  
Signature of Applicant or Agent

Type or Print Name  
Kingstowne Gas Station LP  
2900 Linden Lane, Suite 300, Silver Spring, MD 20910

(Work) 301-495-1520

(Mobile)

Address

Telephone Number

Please provide name and telephone number of contact if different from above:

**DO NOT WRITE BELOW THIS SPACE**

Date application accepted: 9/16/09 Virginia Ruffner

Fee Paid \$ n/a