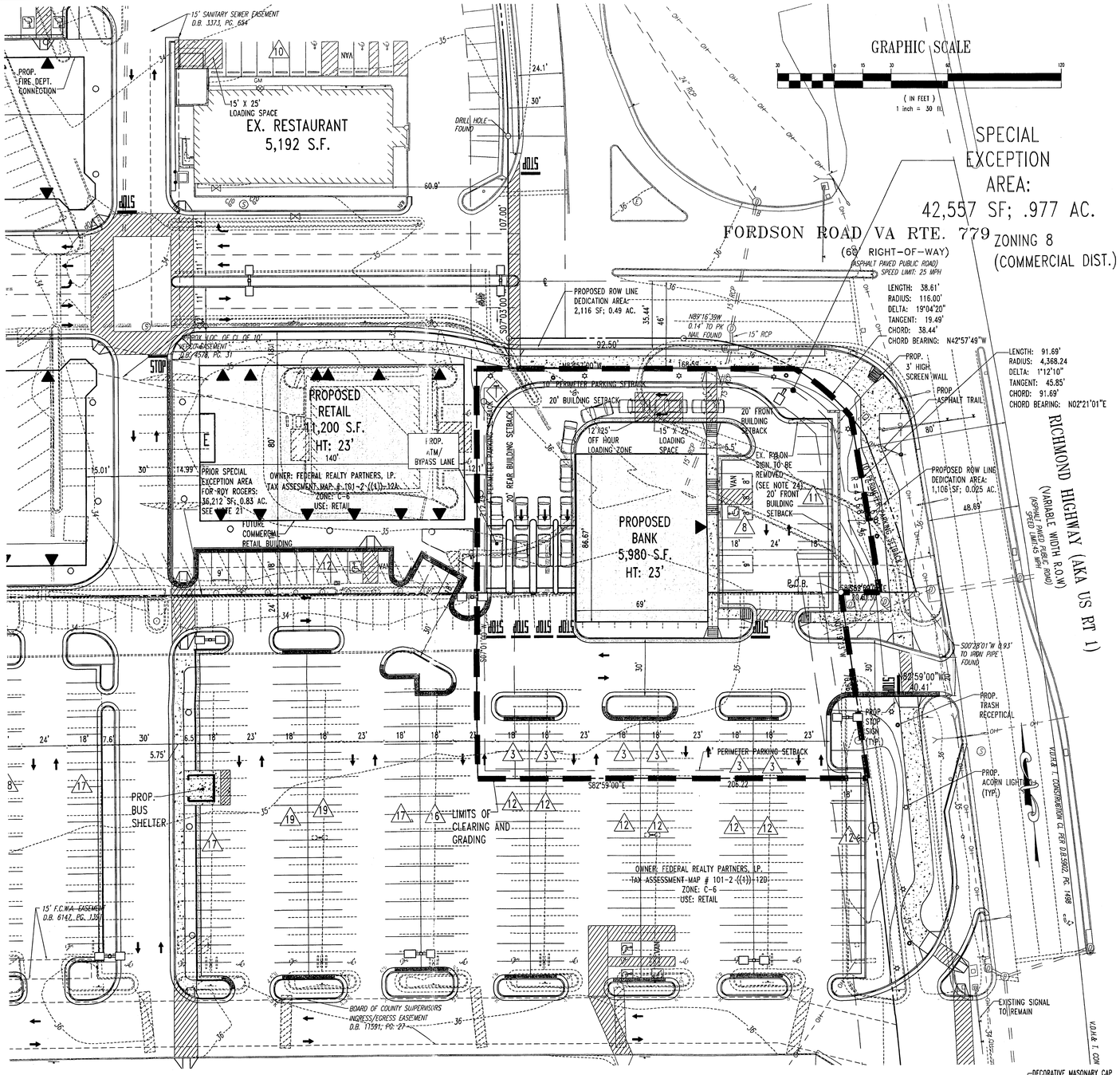
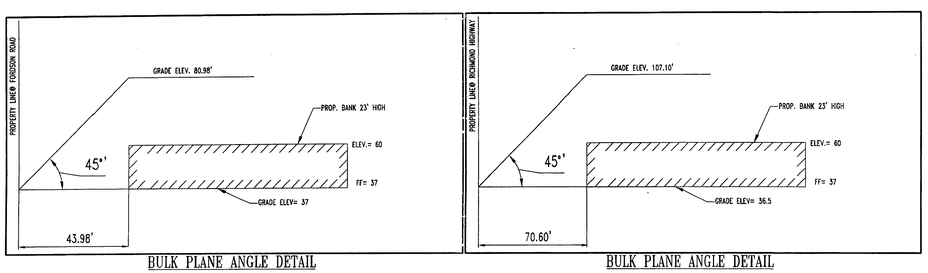


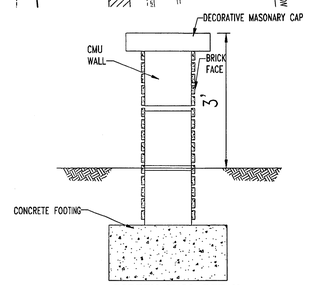


BULK PLANE ANGLE DETAIL

(NTS)

BULK PLANE ANGLE DETAIL

(NTS)



SCREEN WALL DETAIL

(NTS)

GENERAL NOTES

1. PROPERTY DELINEATED HEREON IS LOCATED ON PART OF FAIRFAX COUNTY TAX ASSESSMENT MAP # 101-2((1)) 12A AND PART OF TAX ASSESSMENT MAP # 101-2((1)) 120.

2. PROPOSED USE FOR BANK WITH DRIVE-THRU FACILITIES WILL BE LOCATED WITHIN 42,557 SF OR .977 ACRE AREA OF SPECIAL EXCEPTION.

3. OWNER: FEDERAL REALTY PARTNERS, LP
1626 EAST JEFFERSON STREET
ROCKVILLE, MD 20852
PHONE: (301) 998-8100

DEVELOPER: FEDERAL REALTY PARTNERS, LP
1626 EAST JEFFERSON STREET
ROCKVILLE, MD 20852
PHONE: (301) 998-8100

4. THE PROPERTY IS CURRENTLY ZONED C-6, COMMUNITY RETAIL COMMERCIAL DISTRICT, AND IS LOCATED IN THE SPRINGFIELD ELECTION DISTRICT; MOUNT VERNON PLANNING DISTRICT; THE HIGHWAY CORRIDOR OVERLAY DISTRICT; AND THE RICHMOND HIGHWAY COMMERCIAL REVITALIZATION DISTRICT.

5. BOUNDARY AND TOPOGRAPHIC SURVEY PERFORMED BY:
CONTROL POINT ASSOCIATES, INC.
22630 DAVIS DRIVE
SUITE 200
STERLING, VA 20164
(703) 709-9500 - (703) 709-9501 (FAX)

FILE #: S022177.SR
TITLED: ALTA/ACSM LAND TITLE & SURVEY
DATED 05/28/03

6. THE ONE (1) FOOT CONTOUR INTERVALS THAT ARE SHOWN ON PLAN ARE THE RESULT OF A FIELD RUN SURVEY.

7. A STATEMENT FROM THE HEALTH DEPARTMENT REGARDING ADEQUATE AVAILABLE FACILITIES IS REQUIRED FOR SANITARY SEWER AND WILL BE PROVIDED AT SITE PLAN REVIEW. THE PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.

8. THE INTERIOR PARKING LOT LANDSCAPING IS IN COMPLIANCE WITH ARTICLE 13, SECTION 13-201.1.

9. A WAIVER/MODIFICATION FROM THE PERIPHERAL PARKING LOT REQUIREMENTS OF SECTION A7-909.5B(3)(a) IS REQUESTED WITH THIS SPECIAL EXCEPTION APPLICATION. TEN (10) FEET IS REQUIRED, A MINIMUM OF 4.6 FEET IS PROVIDED.

10. PROPOSED BUILDING UTILITY LOCATIONS, LANDSCAPING AND PARKING LOT CONFIGURATIONS ARE SUBJECT TO FINAL ENGINEERING. BUILDING FOOTPRINT CONFIGURATION TO BE DETERMINED DURING THE SITE PLAN REVIEW BUT SHALL REMAIN IN SUBSTANTIAL CONFORMANCE AS DEPICTED.

11. THIS APPLICANT RESERVES THE RIGHT TO MAKE MINOR ADJUSTMENTS TO THE PROPOSED PARKING THROUGHOUT THE SITE PLAN PROCESS.

12. THE PROPOSED SITE WILL NOT IMPACT ANY BURIAL SITE AS NONE ARE NEARBY.

13. STORMWATER MANAGEMENT QUALITY CONTROL FACILITIES SHALL BE PROVIDED FOR THE ENTIRE MOUNT VERNON/SOUTH VALLEY SHOPPING CENTERS. SAID FACILITIES WILL BE DESIGNED WITH THE PREPARATION OF THE SITE PLAN IN ACCORDANCE WITH THE FAIRFAX COUNTY REQUIREMENTS. THE PROPOSED STORMWATER QUALITY FACILITIES WILL CONSIST OF THE USE OF A STORMFILTER STRUCTURE, BIORETENTION OR A COMBINATION THEREOF.

14. NO UTILITY EASEMENT HAVING A WIDTH OF 25 FEET OR MORE ARE KNOWN TO EXIST

15. BOUNDARY VERIFICATION IS PREPARED WITH REFERENCE TO THE TITLE REPORTS PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY.

COMMITMENT#50211005, EFFECTIVE DATE: OCTOBER 24, 2002
COMMITMENT#NA23873, EFFECTIVE DATE: JANUARY 2, 2003

16. NO RESOURCE PROTECTION AREA, ENVIRONMENTAL QUALITY CORRIDOR OR FLOOD PLAIN IS KNOWN TO EXIST WITHIN THE SPECIAL EXCEPTION AREA. THE SITE IS NOT WITHIN A RESOURCE MANAGEMENT AREA (RMA).

17. ZONING REQUIREMENTS:

A. YARD REQUIREMENTS:	FAIRFAX COUNTY ZONING REQUIREMENTS	PROPOSED FOR SPECIAL EXCEPTION
FRONT (RICHMOND HIGHWAY, AKA US ROUTE 1)	20 FT **	70.6 FT
FRONT (FORDSON ROAD, AKA VA ROUTE 774)	20 FT **	43.98 FT
SIDE (SOUTH)	NONE	81.78 FT
REAR (WEST)	20 FT	5.5 FT *
B. F.A.R.	0.4	0.137
C. OPEN SPACE	15% (6,546 SF)	15% (6,546 SF)
D. INTERIOR PARKING LOT LANDSCAPING	5% (1,596 SF)	5% (1,750 SF)
E. MINIMUM LOT AREA	40,000 SF	42,557 SF
F. MINIMUM LOT WIDTH	200 FT	200 FT
G. MAXIMUM BUILDING HEIGHT	40 FT	23 FT
H. GROSS FLOOR AREA (GFA)	N/A	5,980 SF

* WAIVER/MODIFICATION FROM SECTION 4-607.2.C OF THE FAIRFAX COUNTY ZONING ORDINANCE HEREBY REQUESTED.
** FRONT YARD REQUIREMENT TAKEN FROM SECTION A7-407.2 OF THE FAIRFAX COUNTY ZONING ORDINANCE.

18. THE PROPOSED STRUCTURE EXISTS WITHIN THE LIMITS OF SPECIAL EXCEPTION.

19. PROPOSED SITE LIGHT POLES WILL BE NO GREATER THAN 40 FEET IN HEIGHT. LIGHTING WILL BE PROVIDED IN ACCORDANCE WITH THE OUTDOOR LIGHTING STANDARDS IN ARTICLE 14-900 OF THE ZONING ORDINANCE.

20. PARKING TABULATION: (SPECIAL EXCEPTION AREA)

REQUIRED SPACES 4.0 SPACES/1,000 GFA
= 5,980 (4.0/1,000) = 24
20% REDUCTION=20

TOTAL PARKING REQUIRED: 20 SPACES
TOTAL PARKING PROVIDED: 37 SPACES

LOADING SPACES REQUIRED: 1 SPACE
LOADING SPACES PROVIDED: 1 SPACE

STACKING SPACES REQUIRED: 8 SPACES AT 1ST WINDOW, 2 SPACES AT 2ND WINDOW (ATM) AND 2 SPACES AT EACH ADDITIONAL WINDOW = 14 SPACES

STACKING SPACES PROVIDED: 14 SPACES

21. THIS SPECIAL EXCEPTION IS IN CONJUNCTION WITH THE REDEVELOPMENT OF THE MOUNT VERNON PLAZA AND SOUTH VALLEY SHOPPING CENTER. THE EXISITING ROY ROGERS SHALL BE DEMOLISHED AND THE EXISTING SPECIAL EXCEPTION FOR THE SAME WILL NULL AND VOID WHEN DEMOLITION IS COMPLETE. THE PROPOSED BANK FACILITY WILL NOT BE CONSTRUCTED UNTIL DEMOLITION OF ROY ROGERS IS COMPLETE.

22. PROPOSED SIGNAGE WILL BE IN ACCORDANCE WITH ARTICLE 12 OF THE FAIRFAX COUNTY ZONING ORDINANCE.

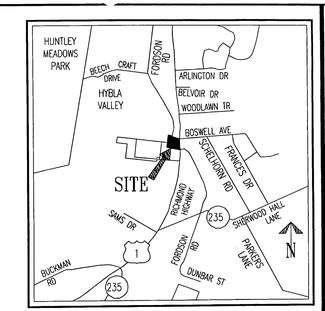
23. THE PROPOSED BANK SHALL INCLUDE ONE DRIVE UP ATM AND ONE WALK UP ATM. LOCATIONS TO BE DETERMINED BASED UPON FINAL ARCHITECTURE.

24. EXISTING PYLON SIGN IS TO BE REMOVED AND REPLACED ELSEWHERE ON SITE UNDER A SEPARATE APPLICATION.

25. FEDERAL REALTY INVESTMENT TRUST SHALL BE RESPONSIBLE FOR REPLACING THE STREETSCAPE AND TRAIL ALONG FRONTAGE OF ROUTE 1 (AKA RICHMOND HIGHWAY) UPON COMPLETION OF THE VDOT WIDENING.

Application No SE 2003-LE-032 Staff C. Lewis
APPROVED SE/SP PLAN
SEE DEV CONDS DATED 3-15-04
Date of (BOS) (BZA) approval 3-15-04
Sheet 1 of 4

RECEIVED
Department of Planning & Zoning
FEB 12 2004
Zoning Evaluation Division



VICINITY MAP

SCALE: 1"=2000'

FEDERAL REALTY INVESTMENT TRUST

BOHLER ENGINEERING, P.C.
• PROFESSIONAL ENGINEERING SERVICES •
• 22630 DAVIS DRIVE, SUITE 200 •
• STERLING, VIRGINIA 20164 •
• (703) 709-9500 FAX: (703) 709-9501 | W@bohlereng.com •

FEDERAL REALTY INVESTMENT TRUST SPECIAL EXCEPTION PLAN

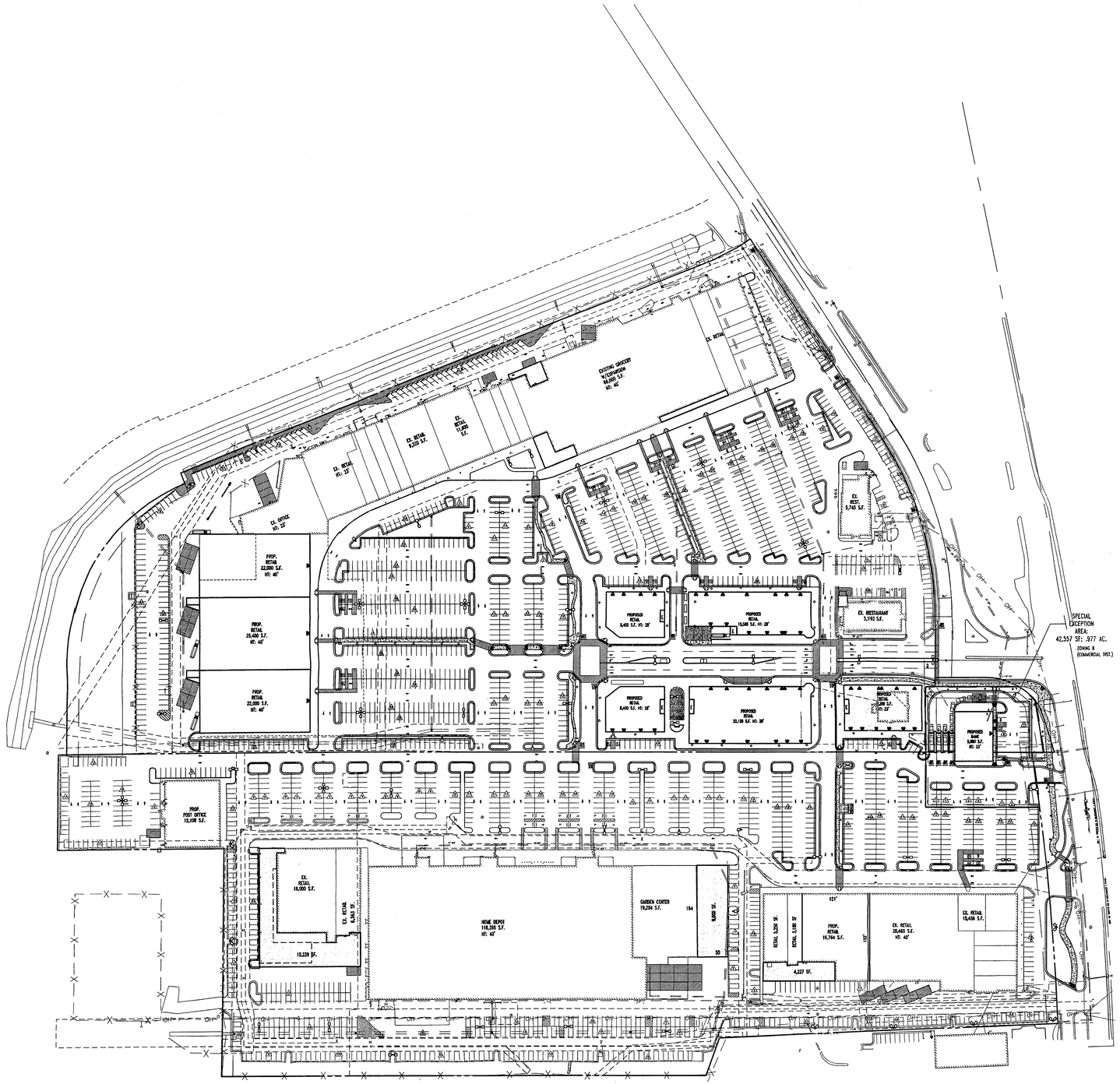
SPRINGFIELD, FAIRFAX COUNTY, VIRGINIA
MOUNT VERNON DISTRICT, FAIRFAX COUNTY, VIRGINIA

REVISIONS		
NO.	DATE	DESCRIPTION
1	12/23	PER CO. COMMENTS
2	12/30	PER CO. COMMENTS
3	2/6	PER CO. COMMENTS
4	2/11	PER CO. COMMENTS
5		
6		

SCALE (H):	1"=30'
(V):	
DRAWN BY:	ADM
CHECKED BY:	MRJ
DATE:	9/10/03
DRAWING #:	S022177
CAD ID #:	SEA4

SHEET NUMBER

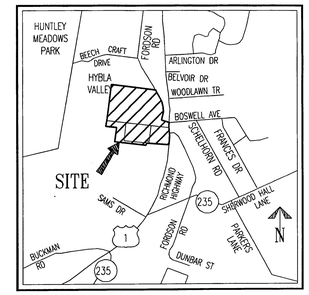
1



GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.



VICINITY MAP

SCALE: 1"=2000'

PARKING CALCULATIONS

MOUNT VERNON PLAZA (TM 101-2 ((1))-12A)

PARKING REQUIRED:

RETAIL (4.8 SPACES/1,000 SF)	271,622 SF x 4.8 SPACES/1,000 SF =	1,304 SPACES
EATING ESTABLISHMENT (1 SPACE/4 SEATS)	337 SEATS x 1 SPACE/4 SEATS =	85 SPACES
(1 SPACE/2 EMPLOYEES)	30 EMPLOYEES x 1 SPACE/2 EMPLOYEES =	15 SPACES
OFFICE (3.6 SPACES/1,000 SF)	18,629 x 3.6 SPACES/1,000 SF =	68 SPACES
	TOTAL =	1,472 SPACES

20 PERCENT REDUCTION PER REVITALIZATION DISTRICT REQUIREMENTS

TOTAL REQUIRED
1,178 SPACES

TOTAL PROVIDED
1,193 SPACES

SOUTH VALLEY SHOPPING CENTER (TM 101-2-((1))-12D, 12E, 12F)

PARKING REQUIRED:

RETAIL (4.8 SPACES/1,000 SF)	259,892 x 4.8 SPACES/1,000 SF =	1,246 SPACES
EATING ESTABLISHMENT (1 SPACE/4 SEATS)	260 SEATS x 1 SPACE/ 4 SEATS =	65 SPACES
(1 SPACE/2 EMPLOYEES)	16 EMPLOYEES x 1 SPACE/2EMPLOYEES =	8 SPACES
	TOTAL =	1,321 SPACES

20 PERCENT REDUCTION PER REVITALIZATION DISTRICT REQUIREMENTS

TOTAL REQUIRED
1,057 SPACES

TOTAL PROVIDED
1,081 SPACES

	REQUIRED	PROPOSED
PARKING FOR MOUNT VERNON PLAZA AND SOUTH VALLEY SHOPPING CENTER (INCLUDING SPECIAL EXCEPTION AREA)	2,235	2,274
PARKING FOR MOUNT VERNON PLAZA AND SOUTH VALLEY SHOPPING CENTER (NOT INCLUDING SPECIAL EXCEPTION AREA)	2,211	2,237
PARKING FOR BANK SPECIAL EXCEPTION AREA	29	37

Application No. SE 2003-LE-037 Staff C. Lewis
APPROVED (SE) / SP PLAN
SEE DEV CONDS DATED 3-15-04
Date of (BOS) (BZA) approval 3-15-04
Sheet 2 of 4

THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

FEDERAL REALTY INVESTMENT TRUST

MARK R. JOYCE
COMMONWEALTH OF VIRGINIA
No. 029 PROFESSIONAL ENGINEER

BOHLER ENGINEERING, P.C.
• PROFESSIONAL ENGINEERING SERVICES •
• 22630 DAVIS DRIVE, SUITE 200 •
• STERLING, VIRGINIA 20164 •
• (703) 709-8500 FAX: (703) 709-8501 | VA@bohlereng.com •

FEDERAL REALTY INVESTMENT TRUST
OVERALL PLAN EXHIBIT

SPRINGFIELD, FAIRFAX COUNTY, VIRGINIA
MOUNT VERNON DISTRICT, FAIRFAX COUNTY, VIRGINIA

REVISIONS

NO.	DATE	DESCRIPTION
1	2/23	PER CO. COMMENTS
2	2/30	PER CO. COMMENTS
3	2/6	PER CO. COMMENTS
4	2/11	PER CO. COMMENTS
△		
△		

SCALE (H):	1"=30'
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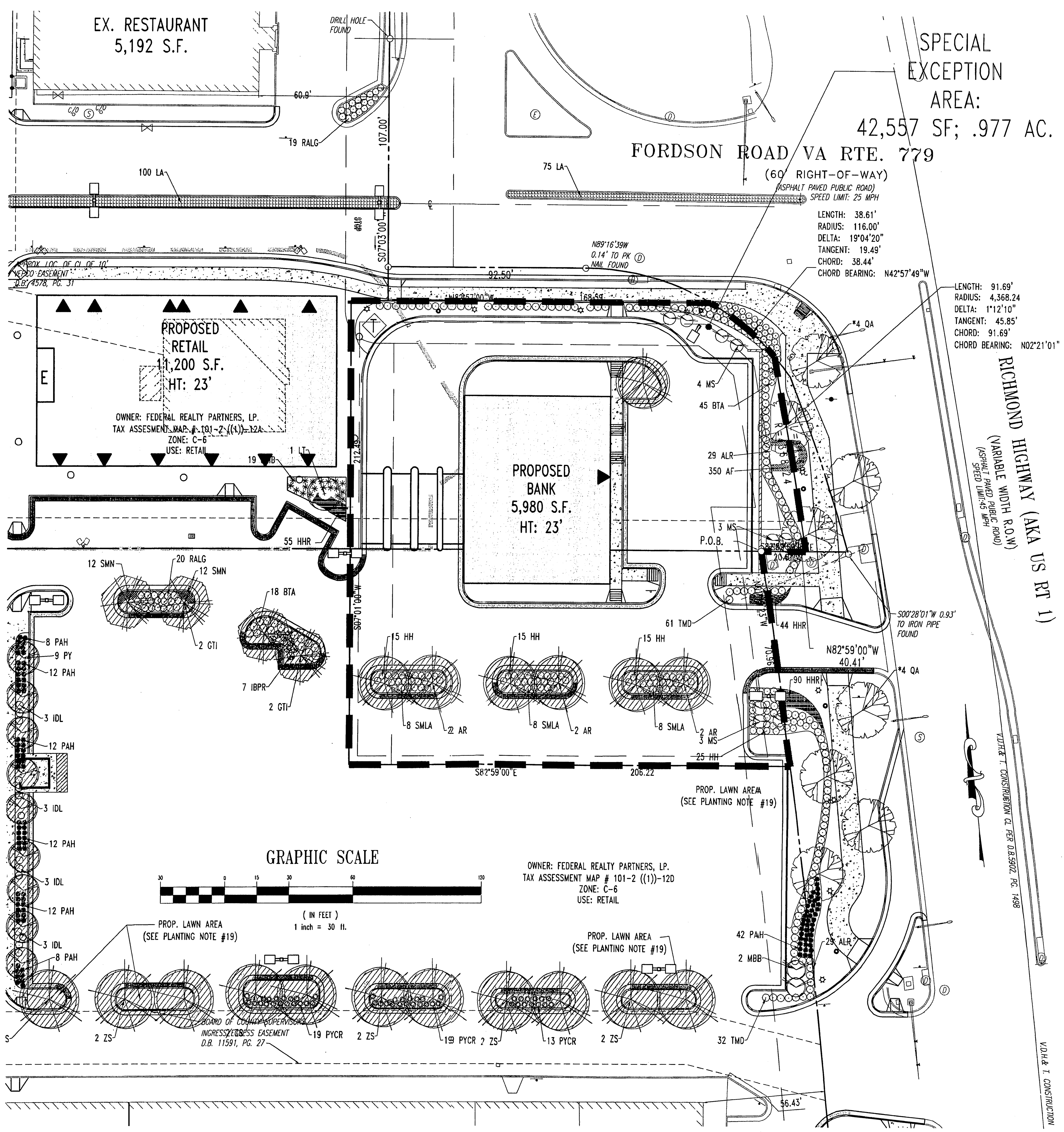
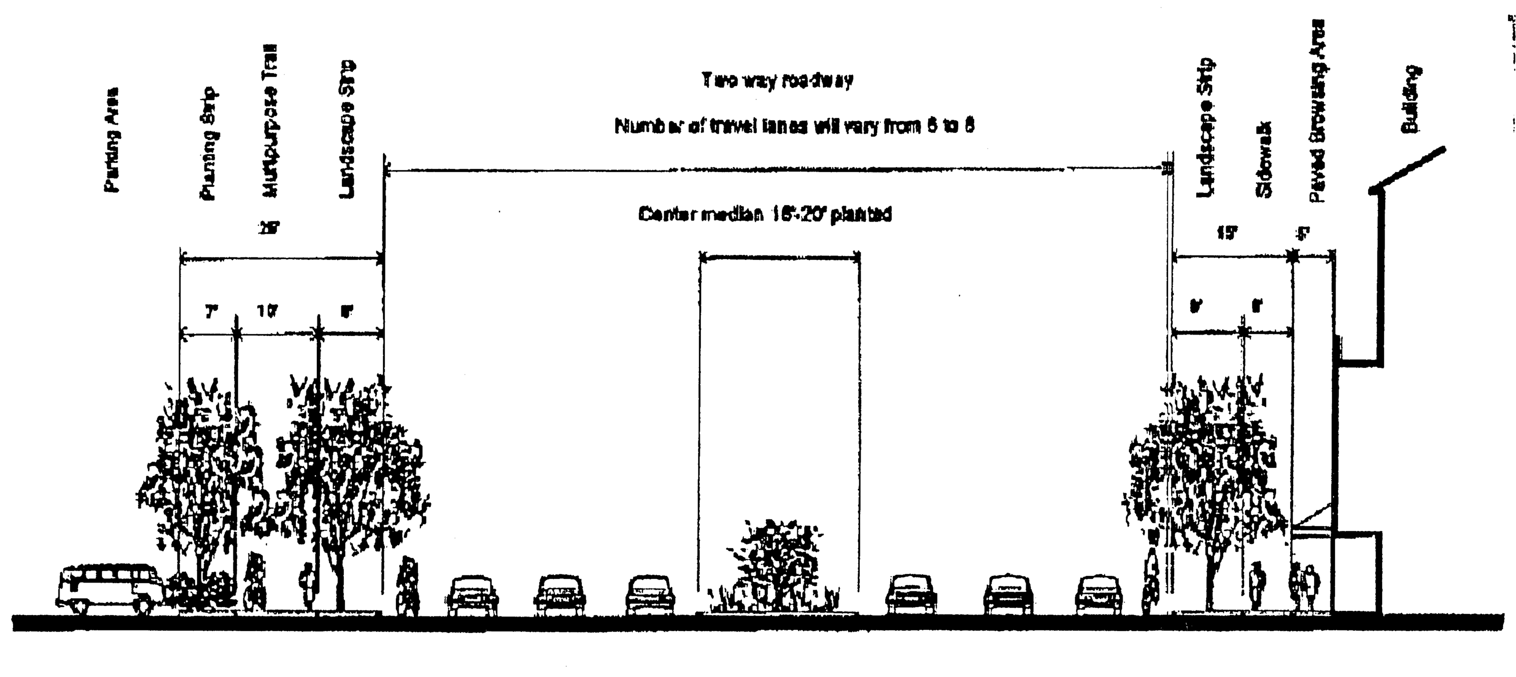


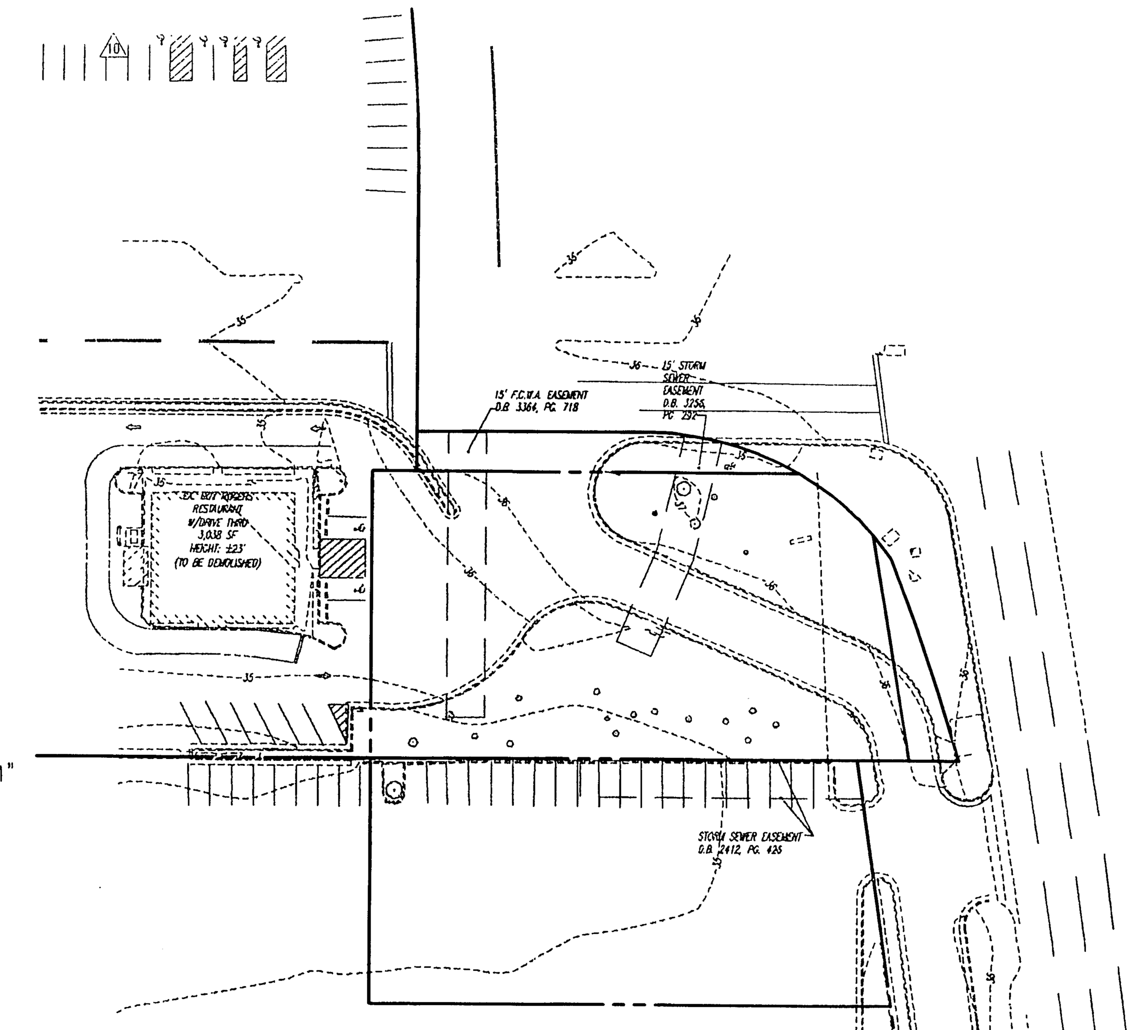
LANDSCAPE SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
SHADE TREE(S)					
AR	6	ACER RUBRUM	RED MAPLE		B+B
QA	9	QUERCUS ALBA	WHITE OAK	2 1/2-3" CAL.	B+B
ORNAMENTAL TREE(S)					
MS	10	MALUS SARGENTII	SARGENT CRABAPPLE	2-2 1/2" CAL. ((3' STEM)	B+B
EVERGREEN SHRUB(S)					
TMD	147	TAXUS X MEDIA 'DENSIFORMIS'	DENSIFORMIS YEW	24-30"	B+B
DECIDUOUS SHRUB(S)					
ALR	29	ABELIA 'LITTLE RICHARD'	LITTLE RICHARD ABELIA	18-24"	#3 CAN
BTA	40	BERBERIS THUNBERGII ATROPURPUREA	RED JAPANESE BARBERRY	30-36"	#5 CAN
HH	70	HYPERICUM HIDCOTE	ST. JOHN'S WORT	18-24"	#3 CAN
SMLA	24	SMILAX LAURIFOLIA L.	LAUREL GREENBRIER	18-24"	#3 CAN
PERENNIAL(S)					
HHR	44	HEMEROCALLIS 'HAPPY RETURNS'	HAPPY RETURNS DAYLILY	1 GAL.	CONTAINER

NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE.
ANNUAL FLOWER (AF) DEPENDS ON TIME OF YEAR. IT COULD BE PANSY, BEGONIS OR PETUNIA.



Streetscape - Richmond Highway   Scale: 1" = 30'



EXISTING VEGETATION MAP

(NTS)

Bohler Engineering, P.C.
Federal Realty Investment   Existing Vegetation Map   September 11, 2003

TABLE 1. COVER TYPE SUMMARY TABLE

	Cover Type	Primary Species	Successional Stage	Condition*	Acreage	comments
A	Maintained Grassland	Cherry, Crepe Myrtle, Bradford Pear	Landscape trees	fair to good		Look like they have been maintained
B	Developed	N/A	N/A	N/A		Existing building, asphalt drive, and parking spaces
C						
D						
E						
F						
G						
Total Acreage					1.002	43646 sqft

*Condition descriptions:

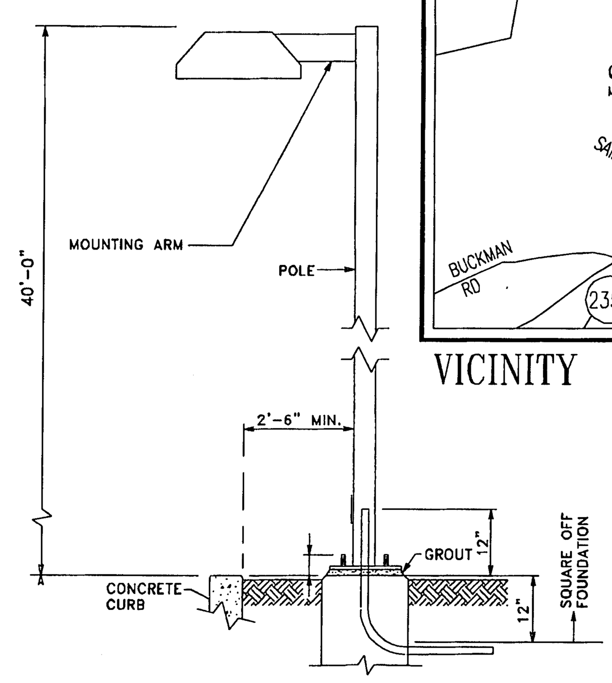
Cover Type A: This area is maintained as an island and border landscape, with maintained turf and planted flowering trees and shrubs.

Cover Type B: This is a typical parking lot setting with existing buildings and paved parking spaces.

Cover Type C:

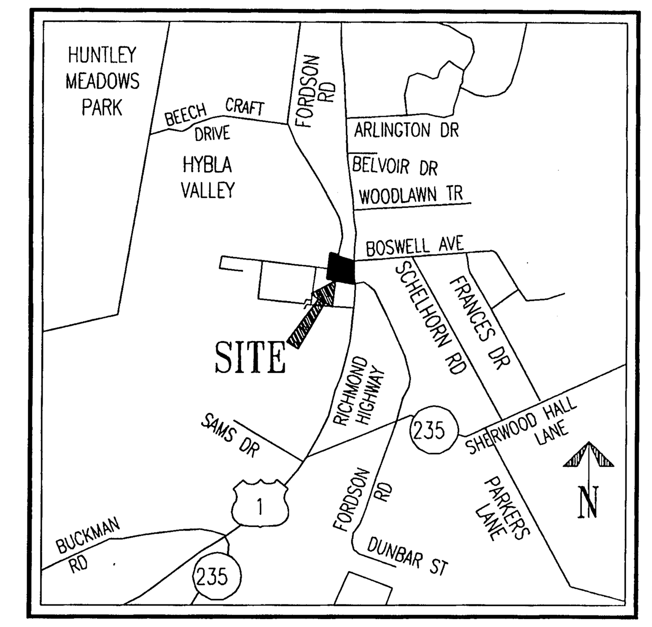
Cover Type D:

Cover Type E:

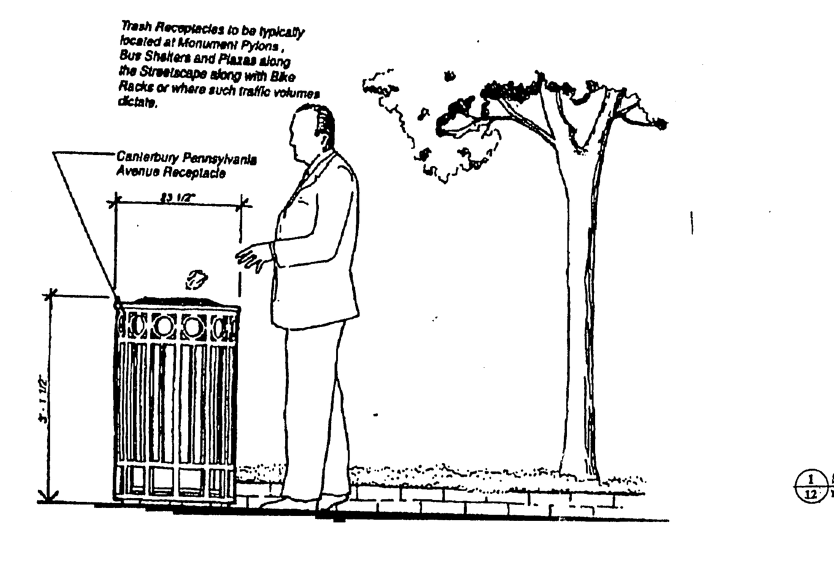


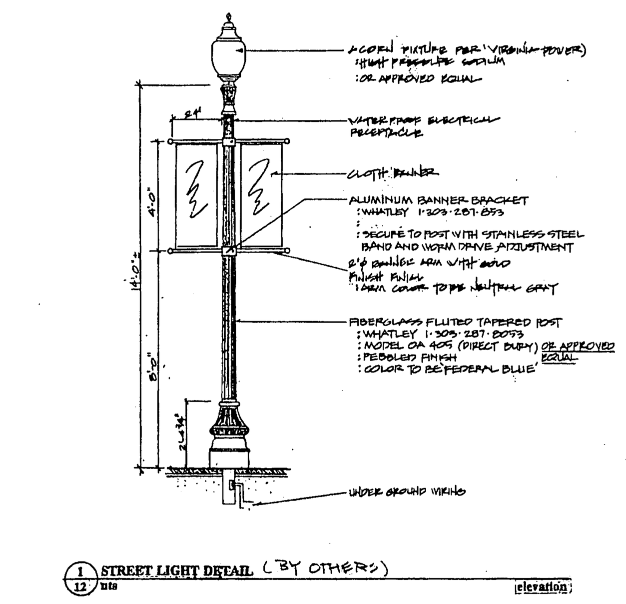
TYPICAL AREA LIGHT DETAIL

(NOT TO SCALE)

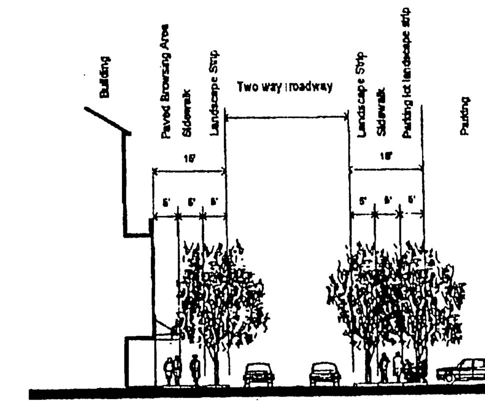


VICINITY MAP   SCALE: 1"=2000'

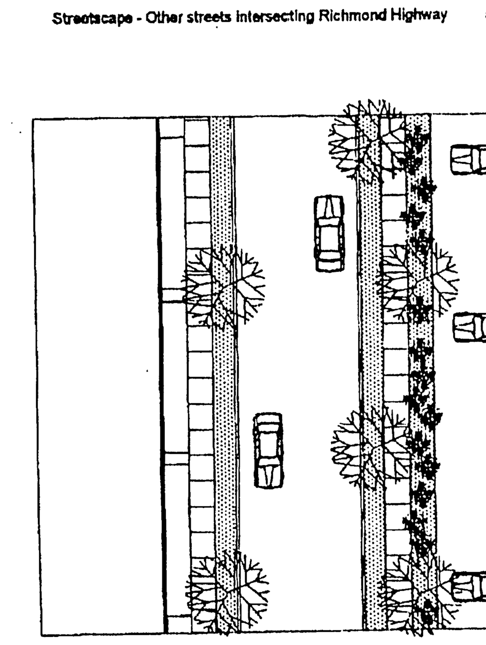




1/12 STREET LIGHT DETAIL (BY OTHERS)   nts   elevation



Streetscape - Other streets intersecting Richmond Highway   Scale: 1" = 30'



COMPLIANCE CHART

SECTION	REQUIREMENTS	CALCULATIONS/PROPOSED	COMPLIANCE
FAIRFAX COUNTY COMPREHENSIVE PLAN			
LANDSCAPE CORRIDOR:	A. STREETSCAPE TREATMENTS FOR RICHMOND HIGHWAY 1. OFF-SITE IMPROVEMENT: B. ON WEST SITE OF RICHMOND HIGHWAY, AN 8' WIDE CURB EDGE LANDSCAPE STRIP AND A 10' ASPHALT TRAIL ON THE WEST SIDE OF THE ROADWAY	PROVIDED: A MIN. 12.55' WIDE CURB EDGE LANDSCAPE STRIP AND A 10' ASPHALT TRAIL ON THE WEST SIDE OF RICHMOND HIGHWAY	COMPLIES
	2. ON-SITE IMPROVEMENT: B. ON THE WEST SIDE OF RICHMOND HIGHWAY PROVIDE A 7' WIDE LANDSCAPED SCREENING STRIP IF A PARKING LOT ABUTS THE LANDSCAPE CORRIDOR	PROVIDED: A MIN. 0.85' WIDE CURB EDGE LANDSCAPE STRIP	WAIVER REQUIRED
	B. STREETSCAPE TREATMENTS ON ALL OTHER STREETS INTERSECTING RICHMOND HIGHWAY 1. OFF-SITE IMPROVEMENT: A. 5' WIDE CURB EDGE LANDSCAPE STRIP B. 5' WIDE SIDEWALK 2. ON-SITE IMPROVEMENT: A. 5' WIDE LANDSCAPED SCREENING STRIP WHEN A PARKING LOT ABUTS THE LANDSCAPE CORRIDOR	STREETSCAPE TREATMENTS ALONG FORDSON ROAD (VA RT-774) PROVIDED: 5' WIDE CURB EDGE LANDSCAPE STRIP AND 7' WIDE SIDEWALK PROVIDED: 6' WIDE LANDSCAPED SCREENING STRIP	COMPLIES
PARKING LOT LANDSCAPING:	A. INTERIOR PARKING LOT LANDSCAPING: FOR 20 OR MORE PARKING SPACES, PROVIDE AT LEAST 1 SHADE TREE PER 8 PARKING SPACES IN THE PARKING AREAS	TOTAL PARKING SPACES: 37 SPACES REQUIRED: 37 / 8 = 4.625 OR 5 TREES PROVIDED: 7 TREES	COMPLIES
PLANTINGS WITHIN THE LANDSCAPE CORRIDOR	TREE PLANTING PATTERNS WITHIN LANDSCAPE STRIPS ALONG RICHMOND HIGHWAY A. WITHIN COMMUNITY BUSINESS CENTER, A LINEAR PLANTING PATTERN ALONG RICHMOND HIGHWAY IS RECOMMENDED WITHIN THE LANDSCAPE STRIPS. ... IF THERE ARE OVERHEAD UTILITY LINES, THERE SHOULD BE AT LEAST 1 SMALL TO MEDIUM DECIDUOUS TREE PLANTED IN THE LANDSCAPING STRIPS EVERY 25 FEET OF LENGTH. TREES PLANTED IN THE LANDSCAPING STRIPS BENEATH OVERHEAD UTILITY LINES SHOULD BE OF A SHAPE AND CHARACTER SO AS NOT TO INTERFERE WITH THE UTILITY LINES.	LENGTH OF LANDSCAPE STRIPS ALONG RICHMOND HIGHWAY: 161.46' REQUIRED: 161.46 / 25 = 6.4 OR 6 TREES PROVIDED: 6 CF @ 25' O.C (SHADE) ▭ INDICATE TREES UNDER UTILITY LINES	COMPLIES
	PARKING LOT PLANTING STRIPS IN PARKING LOT PLANTING STRIPS THAT ABUT A RIGHT OF WAY, PROVIDE A HEDGE ROW UNDERPLANTING TO SCREEN VEHICLES FROM VIEW	PARKING LOT PLANTING STRIP ALONG RICHMOND HIGHWAY PROVIDED: 3' HIGH SCREENING WALL AND A ROW OF EVERGREEN SHURBS PARKING LOT PLANTING STRIP ALONG FORDSON ROAD PROVIDED: A ROW OF EVERGREEN SHRUBS	COMPLIES
	LANDSCAPE CORRIDOR TREES WITHIN THE LANDSCAPE CORRIDOR LANDSCAPE AND PLANTING STRIPS, IF THERE ARE NO EXISTING OR PROPOSED OVERHEAD UTILITY LINES, THERE SHOULD BE AT LEAST ONE LARGE DECIDUOUS TREE PLANTED IN THE LANDSCAPING STRIPS FOR EACH 30' OF LENGTH.	LENGTH OF PLANTING STRIP ALONG RICHMOND HIGHWAY: 151.53' REQUIRED: 151.53 / 30 = 5.05 OR 5 TREES PROVIDED: 4 AR @ 30' O.C AND 2 EXISTING TREE, TOTAL 5 TREES *TREES UTILIZED TO MEET THIS REQUIREMENT LENGTH OF PLANTING STRIP ALONG FORDSON ROAD: 177' REQUIRED: 177 / 30 = 5.9 OR 6 TREES PROVIDED: 6 QA @ 30' O.C + TREES UTILIZED TO MEET THIS REQUIREMENT	COMPLIES
FAIRFAX COUNTY PUBLIC FACILITIES MANUAL			
13-201: INTERIOR PARKING LOT LANDSCAPING	1. ANY PARKING LOT OF 20 OR MORE SPACES SHALL BE PROVIDED WITH INTERIOR LANDSCAPING COVERING NOT LESS THAN 5% OF THE TOTAL AREA OF THE PARKING LOT.	TOTAL PARKING LOT AREA: 31,926± SF REQUIRED (5%): 1,596.3 SF PROVIDED: (BASED ON TREE COVER) 7 ZS x250 SF = 1,750 S.F. ▨ AREA CREDITED TOWARDS INTERIOR LANDSCAPING AREA	COMPLIES
13-401: TREE COVER REQUIREMENTS	1. ALL DEVELOPMENTS REQUIRING SUBMISSION AND APPROVAL OF A SITE PLAN SHALL INCLUDE THE PRESERVATION AND PLANTING OF TREES ON THE SITE TO THE EXTENT THAT, AT MATURITY OF 10 YEARS, MINIMUM TREE COVER SHALL BE AS FOLLOWS: COMMERCIAL ZONE..........10% COVER	GROSS SITE AREA: 43,646 SF ADJUSTED GROSS SITE AREA: 43,646 - 5,980 (BUILDING FOOTPRINT) = 37,666 SF REQUIRED 10 YR. COVER: 3,766.6 SF (10%) PROVIDED: 7 ZS x 250 SF = 1,750 SF 10 AR x 250 SF = 2,500 SF 1 EXISTING TREE = 15 SF TOTAL: 4,265 SF (11.3%)	COMPLIES

Application No. SE 2003-LE-031 Staff C. Lewis
APPROVED SE/SP PLAN
SEE DEV CONDS DATED 3-15-04
Date of (BOS) (BZA) approval 3-15-04
Sheet 3 of 4

FEDERAL REALTY INVESTMENT TRUST

BOHLER ENGINEERING, P.C.
• PROFESSIONAL ENGINEERING SERVICES • 22630 DAVIS DRIVE, SUITE 200 • STERLING, VIRGINIA, 20164 • (703) 709-9500 FAX: (703) 709-9501 | VA@bohlereng.com •

FEDERAL REALTY INVESTMENT TRUST
SPECIAL EXCEPTION LANDSCAPE PLAN

SPRINGFIELD, FAIRFAX COUNTY, VIRGINIA
MOUNT VERNON DISTRICT, FAIRFAX COUNTY, VIRGINIA

REVISIONS

NO.	DATE	DESCRIPTION
1	12/23	PER CO. COMMENTS
2	12/30	PER CO. COMMENTS
3	02/09	PER CO. COMMENTS
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SCALE (H): 1"=30'
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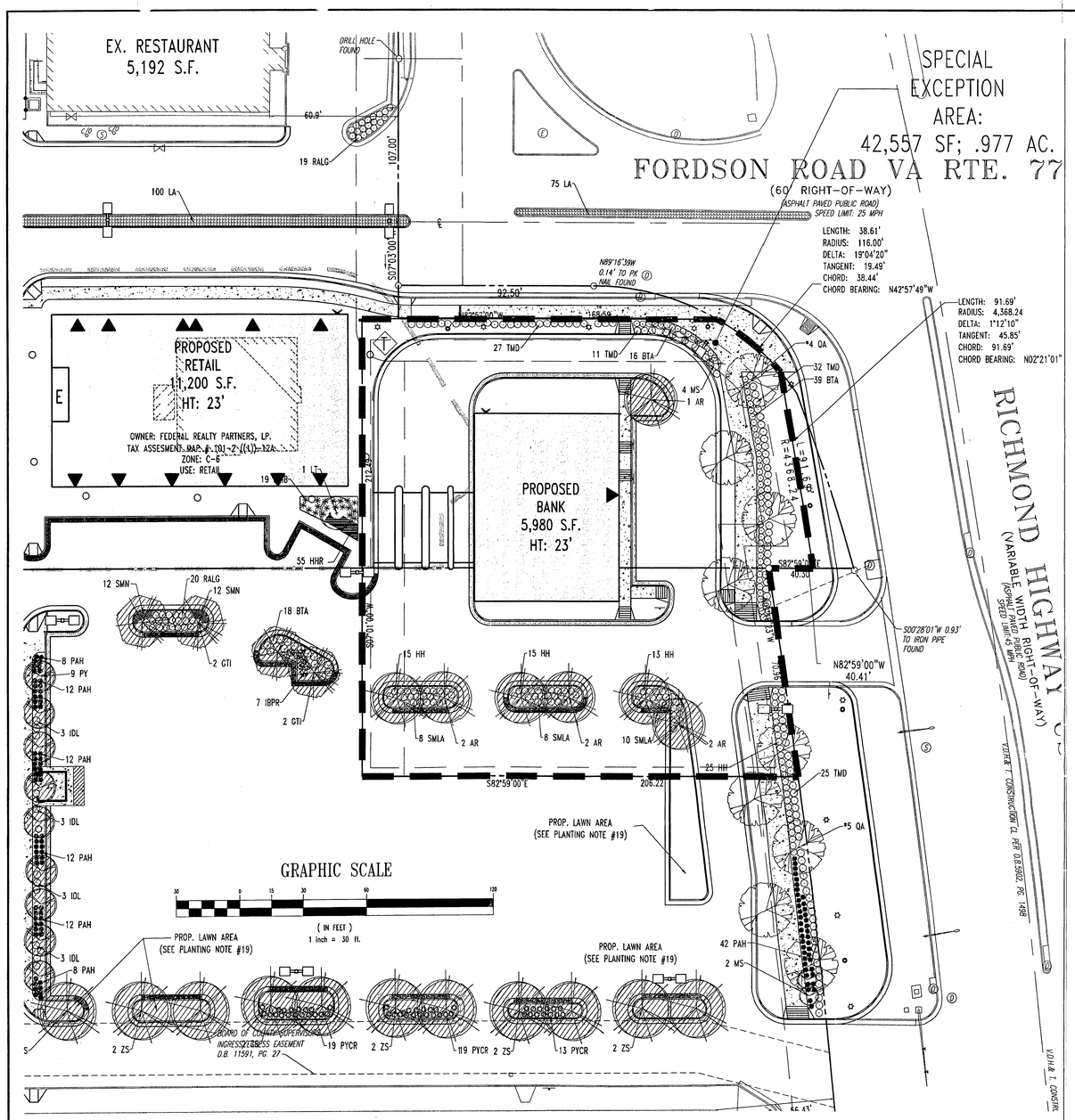
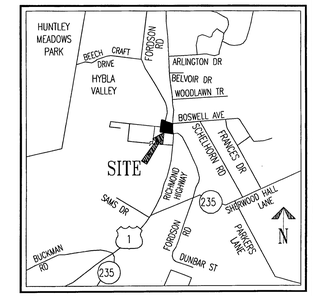
SHEET NUMBER

3





VICINITY MAP SCALE: 1"=2000'

LANDSCAPE SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
SHADE TREE(S)					
AR	7	ACER RUBRUM	RED MAPLE		B+B
QA	9	QUERCUS ALBA	WHITE OAK	2 1/2-3" CAL.	B+B
ORNAMENTAL TREE(S)					
MS	6	MALUS SARGENTII	SARGENT CRABAPPLE	2-2 1/2" CAL. (3' STEM)	B+B
EVERGREEN SHRUB(S)					
TMD	84	TAXUS X MEDIA 'DENSIFORMIS'	DENSIFORMIS YEW	24-30"	B+B
DECIDUOUS SHRUB(S)					
BTA	54	BERBERIS THUNBERGII ATROPURPUREA	RED JAPANESE BARBERRY	30-36"	#5 CAN
HH	25	HYPERICUM HIDCOTE	ST. JOHN'S WORT	18-24"	#3 CAN
SMLA	26	SMILAX LAURIFOLIA L.	LAUREL GREENBRIER	18-24"	#3 CAN
ORNAMENTAL GRASS(ES)					
PAH	42	PENNISETUM ALOPECUROIDES 'HAMELN'	DWARF FOUNTAIN GRASS	2 GAL.	CONTAINER

NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE.
ANNUAL FLOWER (AF) DEPENDS ON TIME OF YEAR. IT COULD BE PANSY, BEGONIS OR PETUNIA.

Application No. SE 2003-LE-03 Staff C. Lewis
APPROVED SE / SP PLAN
SEE DEV CONDS DATED 3-15-04
Date of (BOS) (BZA) approval 3-15-04
Sheet 4 of 4

FEDERAL REALTY INVESTMENT TRUST

MARK R. JOYCE
LICENSED PROFESSIONAL ENGINEER
COMMONWEALTH OF VIRGINIA
No. 029-000215

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FEDERAL REALTY INVESTMENT TRUST
LANDSCAPE PLAN EXHIBIT
(POST RICHMOND HIGHWAY WIDENING)
SPRINGFIELD, FAIRFAX COUNTY, VIRGINIA
MOUNT VERNON DISTRICT, FAIRFAX COUNTY, VIRGINIA

REVISIONS

NO.	DATE	DESCRIPTION
1	2/23	PER CO. COMMENTS
2	2/30	PER CO. COMMENTS
3	2/6	PER CO. COMMENTS
4	2/11	PER CO. COMMENTS
5		
6		

SCALE (H):	1"=30'
(V):	
DRAWN BY:	NY
CHECKED BY:	MRJ
DATE:	9/10/03
DRAWING #:	S022177
CAD ID #:	SEA4

SHEET NUMBER

4