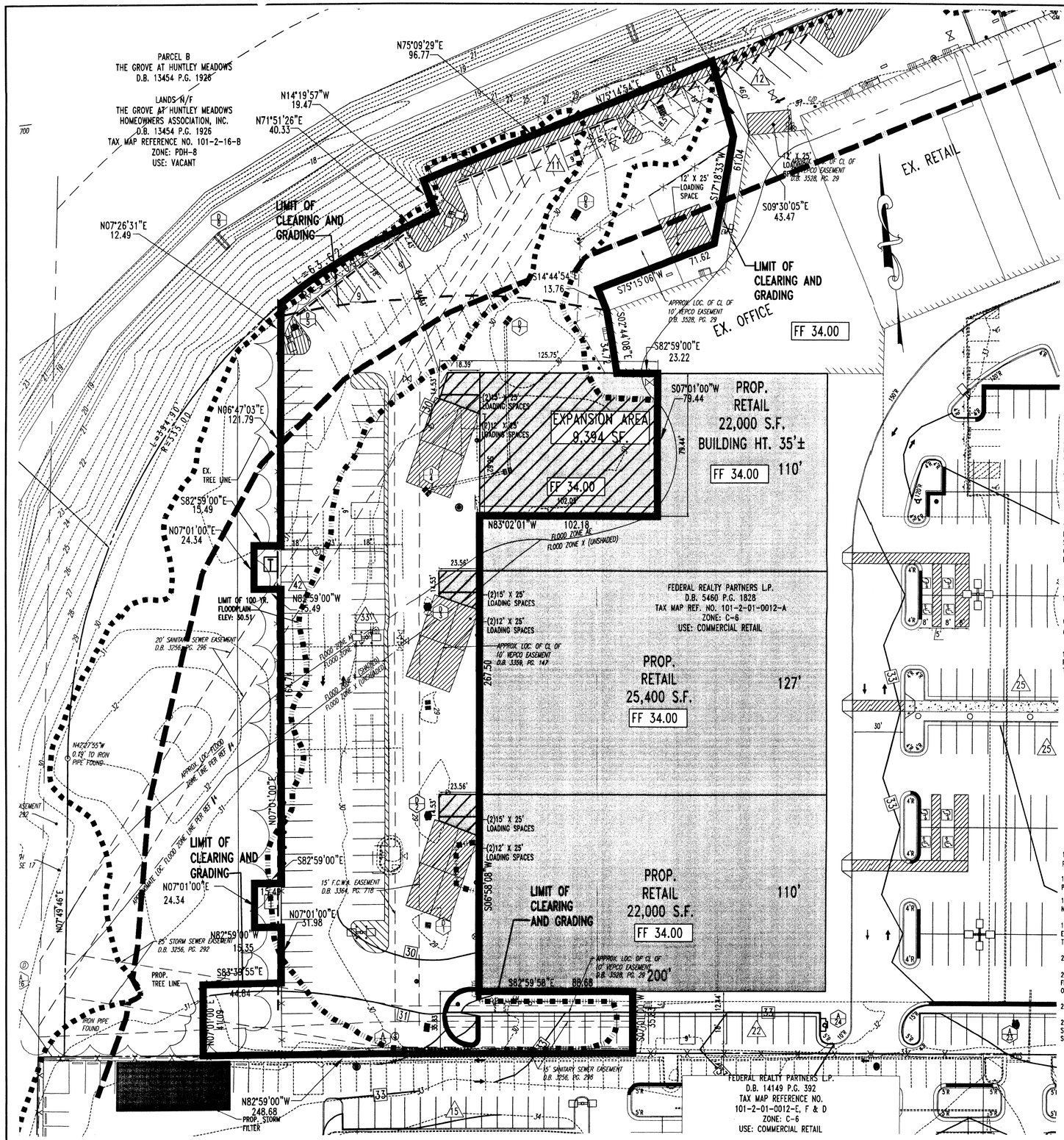


GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

GENERAL NOTES

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

2. THE SPECIAL EXCEPTION AREA IS 123,381 SF; 2.83 AC. AND IS AN APPLICATION FOR A BUILDING EXPANSION WITHIN THE FLOOD PLAIN.

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. 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.

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

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

11. STORMWATER MANAGEMENT QUALITY CONTROL FACILITIES SHALL BE PROVIDED BY A PROPOSED STORMFILTER FACILITY AS SHOWN AND WILL BE REVIEWED BY DPWA&ES AS PART OF THE SITE PLAN APPLICATION. THE PROPOSED STORMWATER QUALITY FACILITY WILL CONSIST OF THE USE OF A STORMFILTER STRUCTURE, BIORETENTION OR A COMBINATION THEREOF. STORMWATER QUANTITY CONTROL IS NOT REQUIRED BASED UPON A REDUCTION OF IMPERVIOUS AREA FOR THE OVERALL REDEVELOPMENT OF THE SHOPPING CENTER.

12. THERE ARE NO KNOWN UTILITY EASEMENT HAVING A WIDTH OF 25 FEET OR MORE WITHIN THE SPECIAL EXCEPTION AREA OTHER THAN SHOWN.

13. BOUNDARY VERIFICATION IS PREPARED WITH REFERENCE TO A TITLE REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY.

COMMITMENT#5021110C5, EFFECTIVE DATE: OCTOBER 24, 2002
COMMITMENT#NA23873, EFFECTIVE DATE: JANUARY 2, 2003

14. FLOODPLAIN AND RESOURCE PROTECTION AREA EXIST ON SITE AS SHOWN. THE DELINEATION OF SAID AREAS WAS OBTAINED FROM WETLAND STUDIES AND SOLUTIONS, INC. USING THE METHODOLOGY AS OUTLINED IN LETTER TO VALERIE TUCKER P.E. OF THE DPW&ES, DATED OCTOBER 3, 2003.

15. ZONING REQUIREMENTS:

A. YARD REQUIREMENTS	FAIRFAX COUNTY ZONING REQUIREMENTS	PROPOSED FOR SPECIAL EXCEPTION
FRONT	20 FT	NOT REQUIRED FOR PROPOSED SPECIAL EXCEPTION
FRONT	20 FT	NOT REQUIRED FOR PROPOSED SPECIAL EXCEPTION
SIDE (SOUTH)	NONE	84.33 FT
REAR (WEST)	20 FT	34.83 FT
B. F.A.R.	0.4	.11
C. OPEN SPACE	15% (6,546 SF)	NA
D. INTERIOR PARKING LOT LANDSCAPING	5% (1,596 SF)	NA
E. MINIMUM LOT AREA	40,000 SF	83,904 SF
F. MINIMUM LOT WIDTH	200 LF	NA
G. MAXIMUM BUILDING HEIGHT	40 FT	30 FT
H. GROSS FLOOR AREA (GFA)	N/A	9,394 SF

16. THE PROPOSED EXPANSION EXISTS WITHIN THE LIMITS OF SPECIAL EXCEPTION.
PARKING AND INGRESS/EGRESS IS PROVIDED THROUGH THE OVERALL SHOPPING CENTER AS DEPICTED ON SHEET 2 ENTITLED "OVERALL PLAN EXHIBIT".

17. THIS SPECIAL EXCEPTION IS IN CONJUNCTION WITH THE REDEVELOPMENT OF THE MOUNT VERNON PLAZA AND SOUTH VALLEY SHOPPING CENTER.

18. THIS SPECIAL EXCEPTION IS TO ALLOW A BUILDING EXPANSION IN THE FLOOD PLAIN ONLY. THERE ARE NO TRAILS REQUIRED WITHIN THE DESIGNATED SPECIAL EXCEPTION AREA.

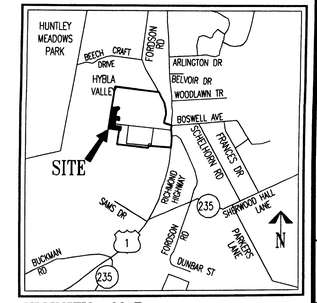
19. BASED UPON THE STUDY PREPARED BY WETLAND STUDIES AND SOLUTIONS INC. THE PROPOSED EXPANSION WITHIN THE FLOODPLAIN WILL HAVE NO INCREASE IN THE 100 YR. WATER SURFACE ELEVATION. THEREFORE NO COMPENSATORY CUT IS REQUIRED.

20.THERE ARE NO PROPOSED SIGNS LOCATED WITHIN THE SPECIAL EXCEPTION AREA.

21. THE BASE FLOODPLAIN ELEVATION WITHIN THE SPECIAL EXCEPTION AREA IS 30.51'. THE DISTANCE FROM THE PROPOSED STRUCTURE TO THE FLOODPLAIN IS 0 FEET. THE PROPOSED EXPANSION IS TO OCCUR WITHIN THE EXISTING FLOODPLAIN.

22. THE PROPOSED VOLUME OF FILL IN THE FLOODPLAIN IS 180± CY.

23. NO LANDSCAPE IMPROVEMENTS ARE SHOWN WITH THIS SPECIAL EXCEPTION. LANDSCAPING WILL BE SHOWN REVIEWED AND APPROVED AS PART OF THE SITE PLAN. WAIVERS FOR THE TRANSITIONAL SCREENING AND BUFFERING WILL ALSO BE PROVIDED WITH SITE PLAN.



VICINITY MAP SCALE: 1"=2000'

LEGEND

- SPECIAL EXCEPTION AREA
- FLOOD PLAIN LINE
- RPA LINE
- FLOOD PLAIN/RPA LINE
- EXISTING GRADE
- PROPOSED GRADE
- EXPANSION AREA WITHIN FLOODPLAIN

Application No. SE 2003-LE-040 Staff C. Lewis
APPROVED (SE)/ SP PLAN
TE DEV CONDS DATED 2-11-04
ate of (BOS) (BZA) approval 3-15-04
Sheet 1 of 3

RECEIVED
Department of Planning & Zoning
JUL 22 2004
Zoning Evaluation Division

FEDERAL REALTY INVESTMENT TRUST

COMMONWEALTH OF VIRGINIA
MARK R. JOYCE
LICENSED PROFESSIONAL ENGINEER

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

REVISIONS

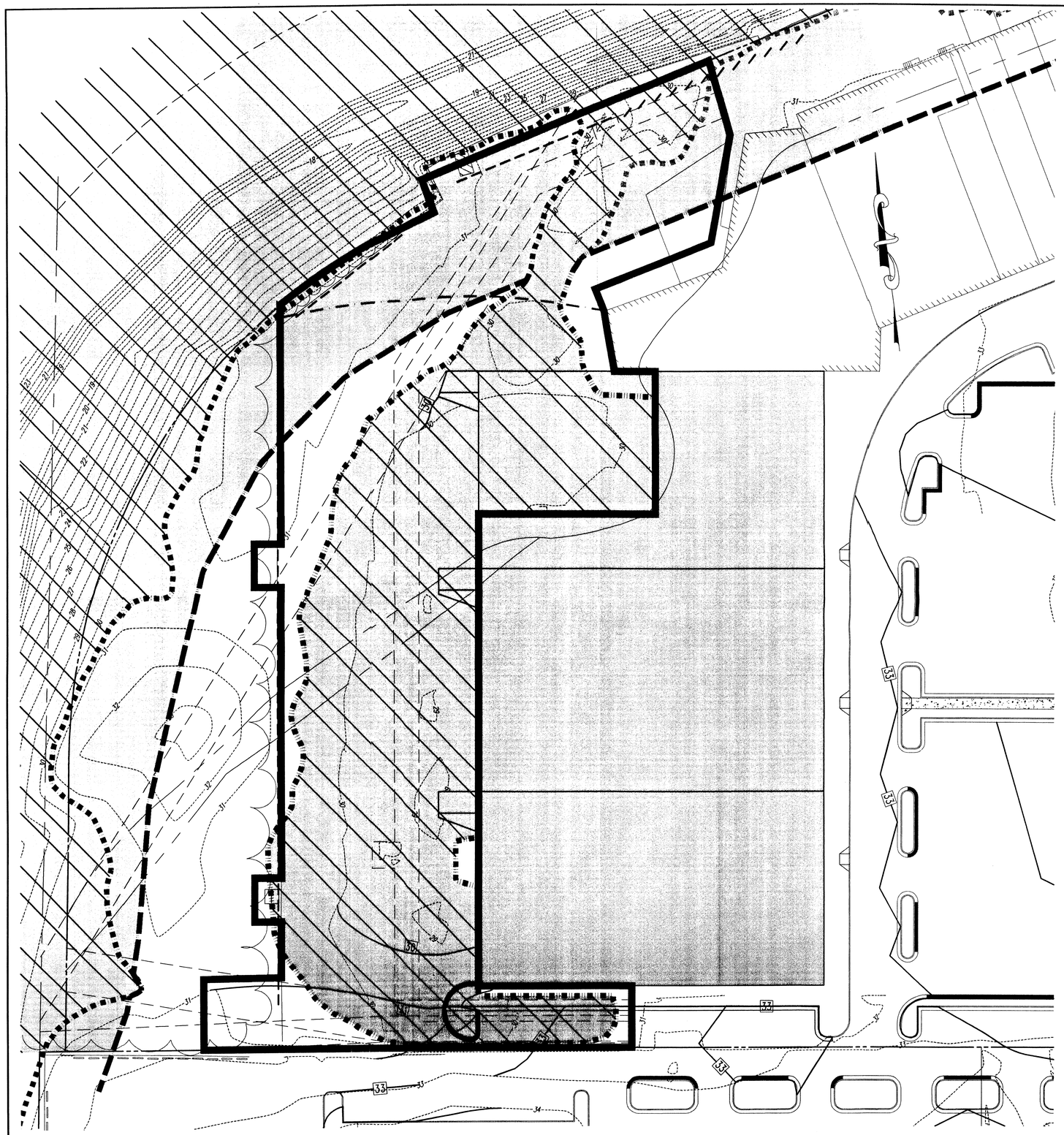
NO.	DATE	DESCRIPTION
1	12/23	PER CO. COMMENTS

SCALE (H): 1"=30'
(V):

DRAWN BY:	ADM
CHECKED BY:	MRJ
DATE:	10/29/03
DRAWING #:	S022177
CAD ID #:	SEB1

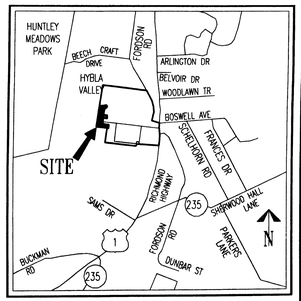
SHEET NUMBER

1



GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.



VICINITY MAP SCALE: 1"=2000'

LIMITS OF RPA

LIMITS OF RPA/FLOODPLAIN

Application No. SE 2003-LE-04 Staff C. Lewis
APPROVED SE/SP PLAN
SEE DEV CONDS DATED 2-11-04
Date of (BOS) (BZA) approval 3-15-04
Sheet 2 of 3

FEDERAL REALTY INVESTMENT TRUST

M.R. JOYCE

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• Professional Engineering Services •
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• Sterling, Virginia 20164 •
• (703) 709-9500 FAX: (703) 709-9501 | VA@bohlereng.com •

FEDERAL REALTY INVESTMENT TRUST
FLOODPLAIN/RPA EXHIBIT

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

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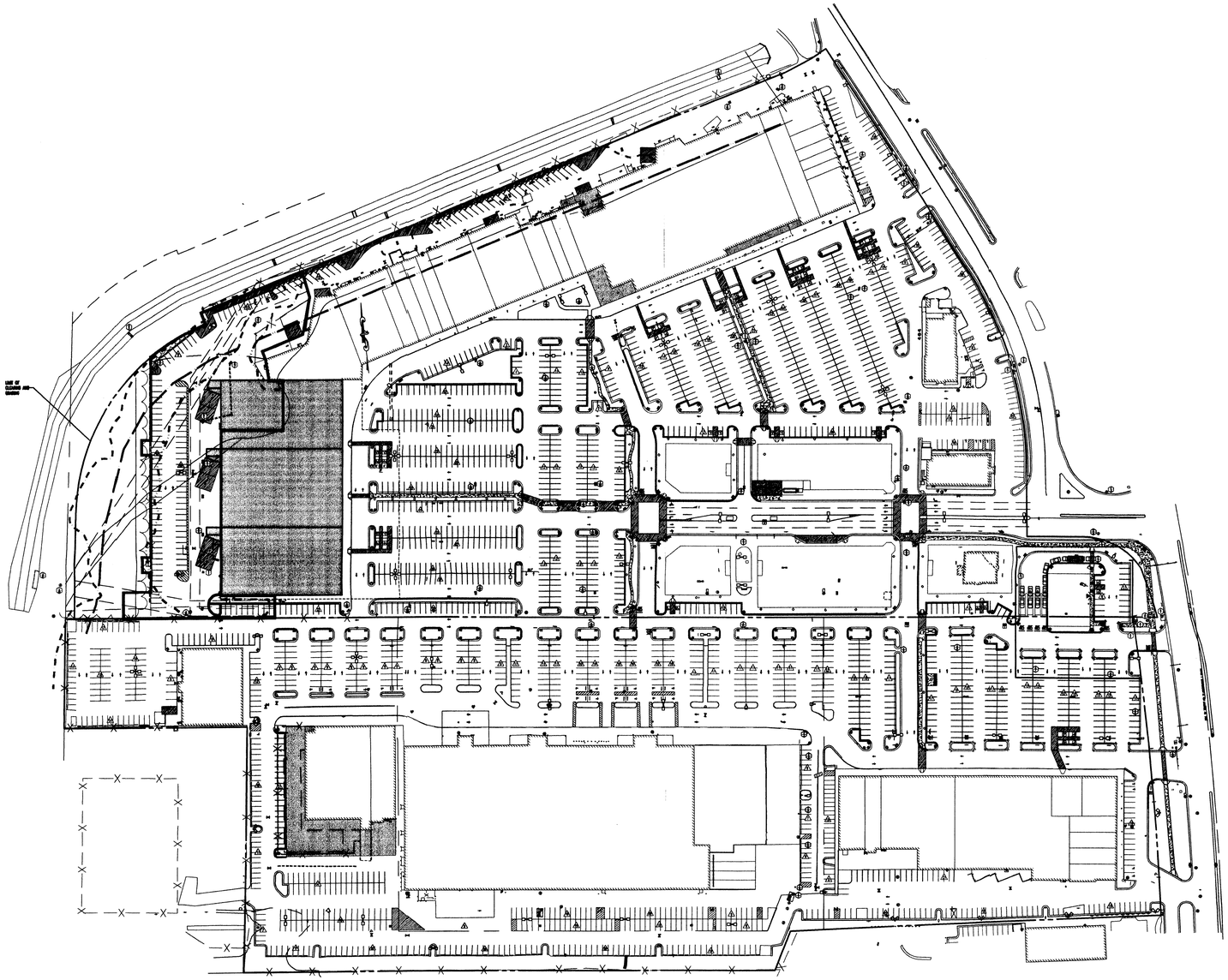

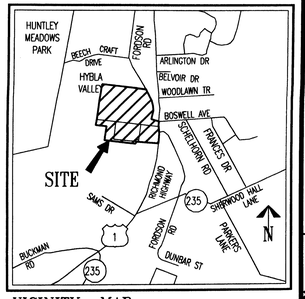

VICINITY MAP

SCALE: 1"=2000'

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

Application No. SE 2003-LE-040 Staff C. Lewis
APPROVED SE SP PLAN
SEE DEV CONDS DATED 2-11-04
Date of (BOS) (BZA) approval 3-15-04
Sheet 3 of 3

THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

FEDERAL REALTY INVESTMENT TRUST

MARK J. JOYCE
COMMONWEALTH OF VIRGINIA
PROFESSIONAL ENGINEER
MARK J. JOYCE
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FEDERAL REALTY INVESTMENT TRUST
OVERALL PLAN EXHIBIT

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

REVISIONS

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