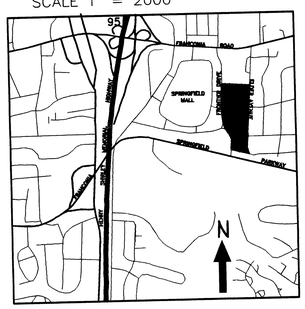
SPRINGFIELD COMMONS

Lee District
Fairfax County, Virginia
Conceptual Development Plan/Final Development Plan

VICINITY MAP

SCALE 1" = 2000'



1. The property delineated on this plat is located on Tax Assessment Map No. 90-2 ((1)) part of Parcel 61 and is now in the name of Lynch Properties Limited Partnership as recorded in Deed Book 5597 at Page 1964 among the land records of Fairfax County, Virginia.

2. The Owner of the subject property is:

   Lynch Properties Limited Partnership
   6551 Loisdale Court
   Springfield, Virginia 22150

3. A title report was furnished by Nations Title Insurance Company commitment No. 96-02-45 dated April 1, 1996. Therefore, this plat may not indicate all encumbrances on the property from April 1, 1996.

4. Boundary information has been taken from a plat entitled ALTA/ASCM Land Title Survey on the Property off Lynch Properties Limited Partnership as prepared by PHR&A dated August 21, 1996.

5. Topographic information has been compiled from a field run survey by Dewberrry & Davis. Contour interval is 2 feet.

6. This application requests an amendment to the zoning map from R-1 to PDC - Planned Development Commercial District.

7. The Subject property is comprised of 883,319 square feet or 20.27821 acres and is currently vacant.

8. Existing zoning patterns adjacent to the site are:

To the west: Frontier Drive, Route #2677 and PDH-40, multi-family residential;
To the north: Frontier Village Center, C-3;
To the east: Elder Avenue, Route #1223 and Springfield Forest, R-1; and
To the south: Franconia-Springfield Parkway, Route #7900 and the Washington Metropolitan Area Transit Authority Springfield Station, I-4

9. The subject property is located within Area IV, Springfield Planning District, Franconia-Springfield Transit Station Area of the S7 Springfield East Community Planning Sector. A Comprehensive Plan Amendment is being filed. No adverse effects are foreseen on adjacent properties.

10. No floodplain exists on the subject property as designated by the Federal Insurance Administration, United States Geological Survey, or Fairfax County. No resource protection area exists on the subject property as per the Fairfax County Chesapeake Bay Preservation Area Maps.

11. Public sewer and water is currently available to the subject property.

12. Stormwater management and Best Management Practices will be provided in accordance with Fairfax County Ordinances.

GENERAL NOTES

13. Right-of-way dedication for right turn lanes into the proposed development is provided along Frontier Drive. Frontage was previously dedicated along the subject property Frontier Drive and Franconia-Springfield Parkway frontage.

14. Soil erosion and sedimentation control methods will be provided prior to any clearing, grading, or construction. Such methods to include earth berms, gravel filters and/or silt traps, where necessary. Silt traps will be constructed around all storm sewer structures.

15. Mature vegetation exists on the subject property. This application proposes to provide a 50' vegetative buffer and a 7' tall brick wall along the eastern property line as shown on the CDP/FDP supplemented with additional evergreen plantings to produce a dense vegetated buffer in accordance with Article 13-104 paragraph 4. A minumum 10% tree cover will be provided

16. The plantings shown on the CDP/FDP may change at the time of final site plan. A detailed planting plan, to be submitted as part of the final site plans, will be in substantial accordance with the landscaping features shown on the CDP/FDP with necessary adjustments made to accommodate utility easements.

17. To the best of our knowledge, the proposed development will conform to the provisions of all applicable ordinances, regulations and adopted standards of the Fairfax County.

18. The significant scenic asset on the property is the mature woodland. Approximately 100,000 square feet of woodland will be preserved and supplemented within the site.

19. The development schedule is dependent upon Fairfax County plan processing and required County approvals.

20. The location and dimensions of the "Springfield Commons" buildings shall be in substantial accordance with those shown on the final Conceptual Development Plan/Final Development Plan or (CDP/FDP), subject to rmodifications to the dimensions and building envelopes of the stuctures and the number of parking spaces based on tenant requirememts. In no event shall such modifications reduce the Buffer or iincrease the FAR or substantially reduce the open space or peripheral setbacks. Along the western property line abutting a residential district, the applicable requirements of Article 13 of the Zoning Ordinance, shall be deemed to be waived and/or modified in favor of the screening and buffering shown on the CDP/FDP and required by the proffers.

21. To the best of our knowledge no hazardous or toxic substances are to be generated, utilized, stored, treated and/or disposed of on-site.

22. A 35' wide permanent utility easement, Deed Book 9226 at Page 1442 exists along the southern portion of the subject property. No other easements 25' or greater in width exists on the property.

23. A Type I trail is shown on the Comprehensive Plan along the east side of Frontier Drive. A 4' wide sidewalk currently exists within the right-of-way of Frontier Drive along the subject property's frontage and will be removed to accommodate an 8' wide asphalt trail as shown on the CDP/FDP.

24. No grave, object or structure marking a place of burial is known to exist on the property.

SITE TABULATIONS

Existing Zoning		R-1 Residential District
Proposed Zoning		PDC - Planned Development Commercial District
Total Site Area	883,319 SF	20.27821 Acres
FAR Permitted	1,249,978 SF	1.5 FAR
FAR Proposed	247,300 SF	0.28 FAR
Open Space		
Required	132,500 SF	15%
Provided	132,500 SF	15%
Parking Requirements		
Required	225,008 SF(retail)	900 spaces
	6,480 SF(restaurant)	79 spaces
	Total Required:	979 spaces
(includes 16,000 SF outdoor display area @ 4 spaces per 1,000 gross square feet)		
Provided		1,285 spaces
surface lots	418 spaces(includes 8 handicap spaces)	
parking structure	867 spaces(includes 16 handicap spaces)	
Parking spaces provided on-site in excess of County minimum requirements are reserved for future on-site development.		
Loading Requirements		
Required		13 spaces
Provided		13 *spaces*

SHEET INDEX

1. Cover Sheet,Notes,Tabulations,Legend
2. Conceptual/Final Development Plan
3. Angle Of Bulk Plane Sketches
4. Schematic Utility Plan
5. Preliminary Planting Plan
5A. Planting Plan-A
5B. Planting Plan-B
5C. Planting Plan-C
6. Plant Schedule and Notes
6A. Building Elevations
6B. Streetscape Plan

LEGEND

	EXISTING	PROPOSED
PROPERTY LINE		
STREET CENTERLINE		
CONTOURS	24	
CURB AND GUTTER		CG-6 / TRANS. / CG-6R
EDGE OF PAVEMENT		
STORM SEWER		
SANITARY SEWER		
WATERMAIN	W/M	W/M
GAS LINE	G	G
OVERHEAD ELECTRIC	OHE	
UNDERGROUND ELECTRIC	UGE	UGE
OVERHEAD TELEPHONE	OHT	
UNDERGROUND TELEPHONE	UGT	UGT
FENCE LINE	X X X	X X X

	EXISTING	PROPOSED
WATER METER		
WATER VALVE		
FIRE HYDRANT		
UTILITY POLE		
TRAFFIC SIGNAL POLE		
STREET LIGHT		
SIGN		
TREE		
DECIDUOUS TREE		
EVERGREEN TREE		
SHRUB		
TREE LINE		
LIMITS OF CLEARING		
BUILDING WALL		
DOOR LOCATION		

RECEIVED
OFFICE OF COMPREHENSIVE PLANNING
NOV. 3 1997
ZONING EVALUATION DIVISION

Application No. 97-1996-LE-047 Staff BB
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 12/2/97 / 12/3/97 FDP Only
Date of (BOS) (PC) approval 12/10/97
Sheet 1 of 11

PHR&A
Patton Harris Rust & Associates,pc.
Engineers,Surveyors,Planners,Landscape Architects
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Chantilly,Virginia 20151
703-449-6700

Offices:
Chantilly,Va.
Bridgewater,Va.
Leesburg,Va.
Virginia Beach,Va.
Winchester,Va.
Woodbridge,Va.

DATE: OCTOBER 1996 FILE#: 9546-1-0
REVISED: DECEMBER 5, 1996
AUGUST 27, 1997
OCTOBER 31, 1997

SHEET: 1 OF 6
(25 OF 29)

Application No. RZ 1996-LE-047 Staff PB
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 12/2/97 / 12/3/97 FDP Cond
Date of (BOS) (PC) approval 12/8/97
Sheet 2 of 11

NO.	DESCRIPTION	DATE	RVSD BY	REV BY	APPROVED	DATE
3		10/97				
2		8/97				
1		12/96				

REV. APPROVED BY

PROFESSIONAL SEAL:

PROJECT:
SPRINGFIELD COMMONS
LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA

TITLE:
CONCEPTUAL/FINAL DEVELOPMENT PLAN

PHR&A
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Offices:
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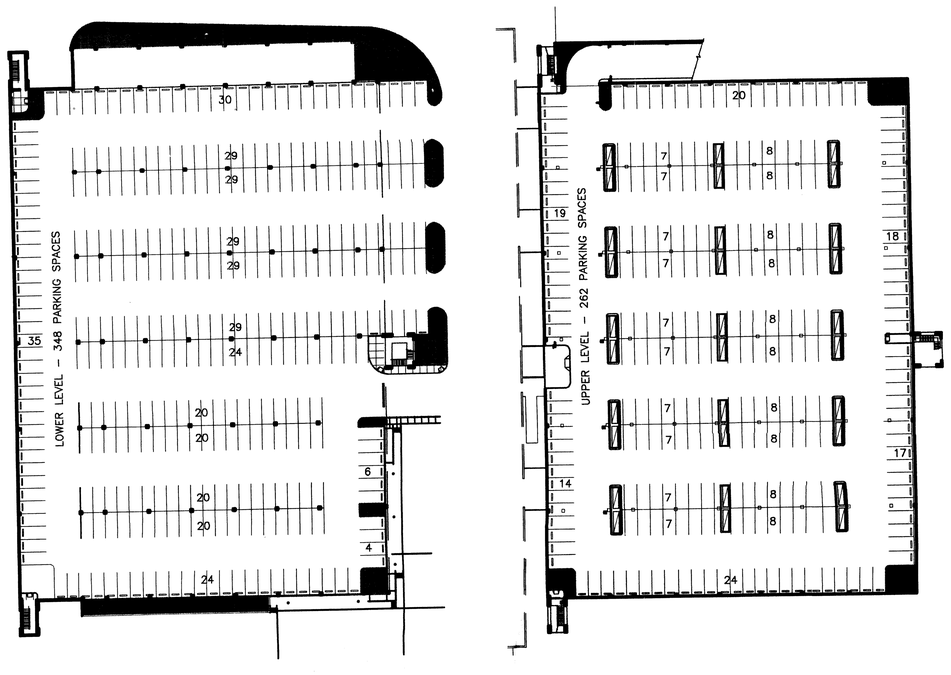
Leesburg,Va.
Virginia Beach,Va.
Winchester,Va.
Woodbridge,Va.

SURVEY: OTHERS	DATE: OCTOBER 1996
DESIGN: OTHERS	DRAWN: AF
CHKD.: SSW	SCALE: 1" = 60'
SHEET 2(26) OF 6(29)	FILE NO. 9546-1-0

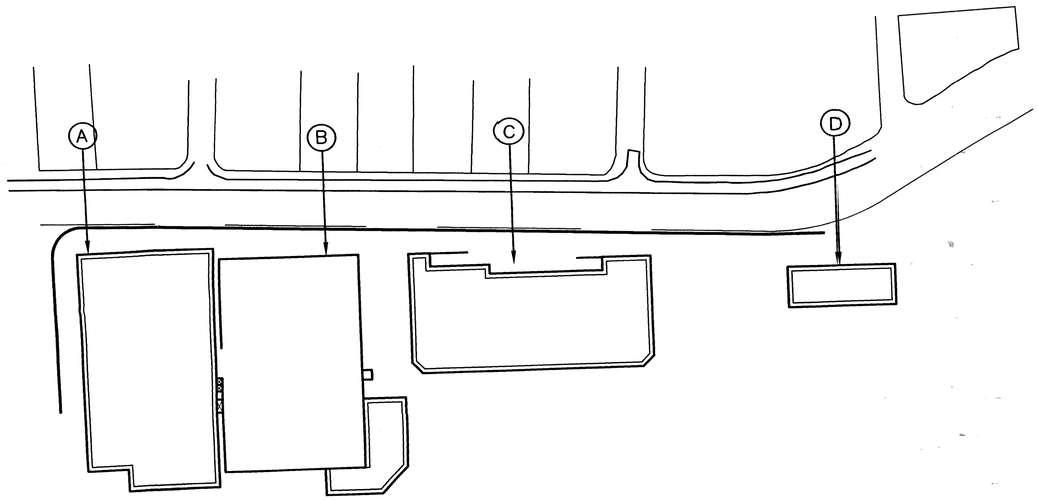
Parking Structure Layout

Scale: 1"= 50'



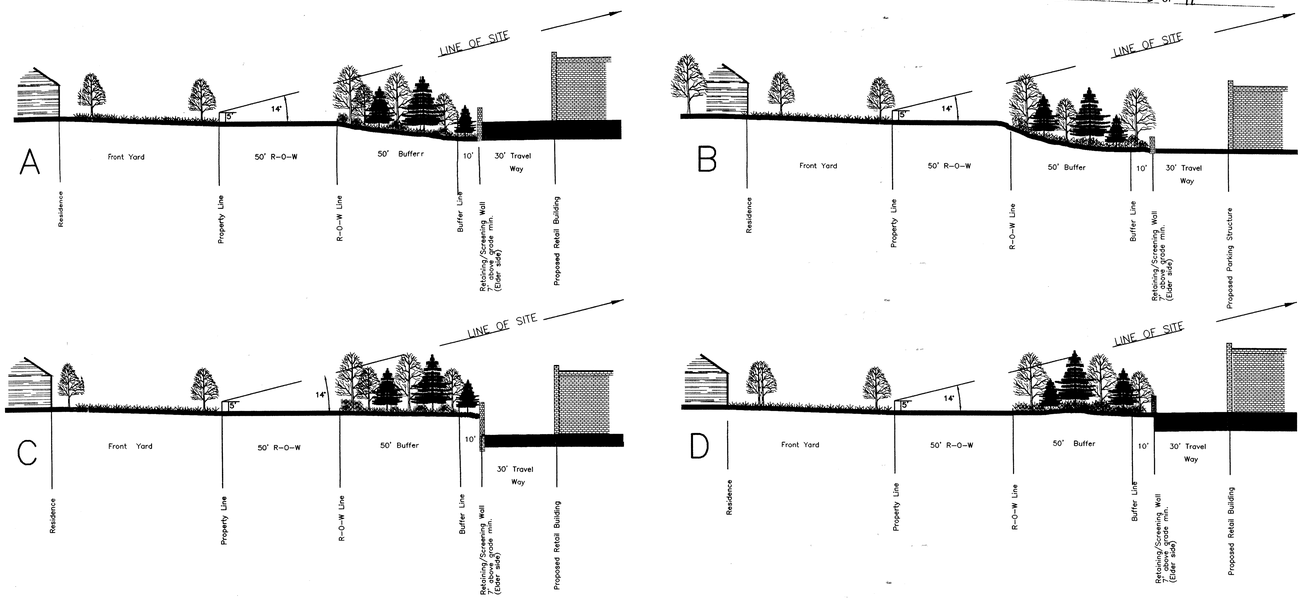
Section Location Legend

No Scale



LINE OF SITE SKETCHES

Scale: 1"= 30'



Application No. 82-97-LE-047 Staff PB
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 12/2/97 / 12/3/97 FDP 60
Date of (BOS) (PC) approval 12/8/97
Sheet 3 of 11

NO.	DESCRIPTION	DATE	REVISED BY	REVIEWED BY	APPROVED	DATE
3		10197				
2		8197				
1		12196				

REVISION

PROFESSIONAL SEAL:

PROJECT:

SPRINGFIELD COMMONS

LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA

TITLE:

LINE OF SITE SKETCHES

PHR&A

Patton Harris Rust & Associates,pc.
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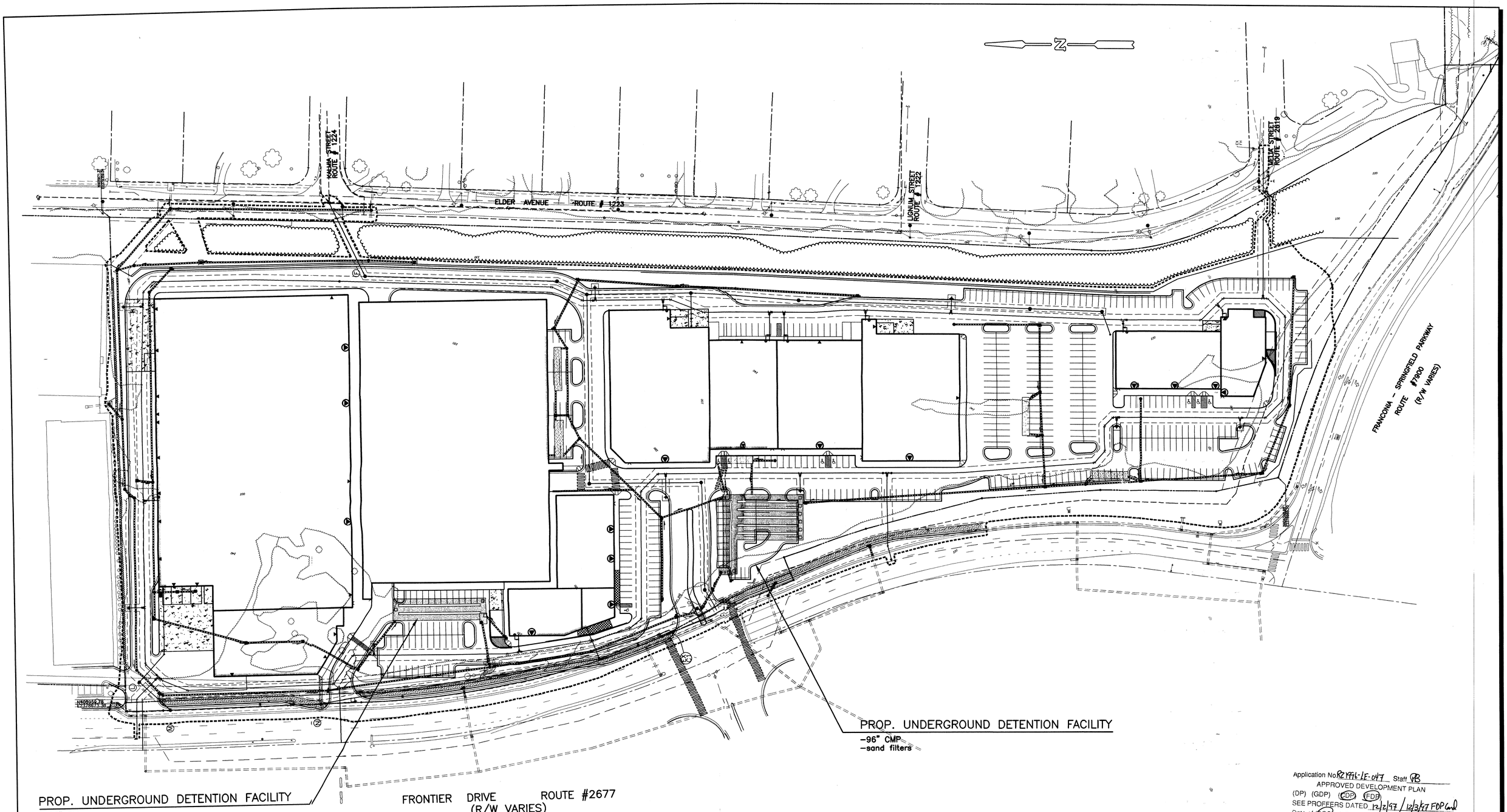
SURVEY OTHERS	DATE OCTOBER 1996
DESIGN OTHERS	DRAWN AF
CHKD. SSW	SCALE AS SHOWN
SHEET 3(27) OF 6(29)	FILE NO. 9546-1-0



Application No RZ 96-LE-047 Staff PB
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 12/2/97 / 12/3/97 FDP GDP
Date of (BOS) (PC) approval 12/8/97
Sheet 4 of 11

NO.	DESCRIPTION	DATE	RVSD BY	REV BY	APPROVED	DATE
3		10|97				
2		8|97				
1		12|96				
REV	APPROVED BY					

PROFESSIONAL SEAL:

PROJECT:

SPRINGFIELD COMMONS

LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA

TITLE:

UTILITY PLAN

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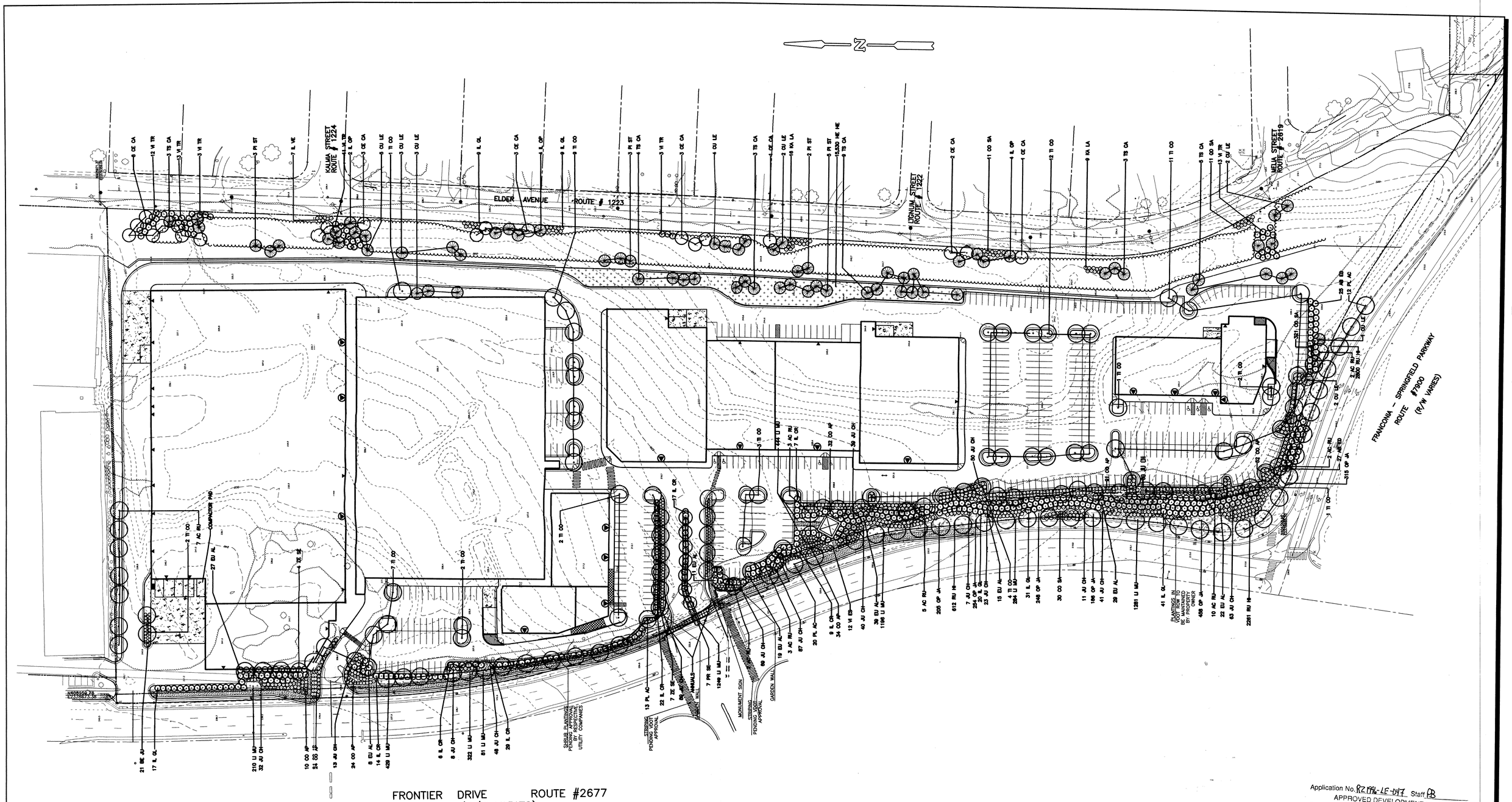
SURVEY: OTHERS	DATE: OCTOBER 1996
DESIGN: OTHERS	DRAWN: AF
CHKD.: SSW	SCALE: 1" = 60'
SHEET 4(28) OF 6(29)	FILE NO. 9546-1-0



FRONTIER DRIVE ROUTE #2677
(R/W VARIES)
POSTED SPEED= 35 MPH

NOTE: PLANTINGS IN ANY EASEMENTS BY APPROVAL OF APPROPRIATE UTILITY

Application No. RZ FDP-LE-047 Staff DB
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 12/2/97 / 12/3/97 FDP 6.0
Date of BOS (PC) approval 12/8/97
Sheet 5 of 11

NO.	DESCRIPTION	DATE	RVSD BY	REV BY	APPROVED	DATE
3		10|97				
2		8|97				
1		12|96				

REV. APPROVED BY

PROFESSIONAL SEAL:

PROJECT:

SPRINGFIELD COMMONS

LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA

TITLE:

PRELIMINARY PLANTING PLAN

PHR&A
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Engineers, Surveyors, Planners, Landscape Architects
14532 Lee Road
Chantilly, Virginia 20151
703-449-6700

Offices:
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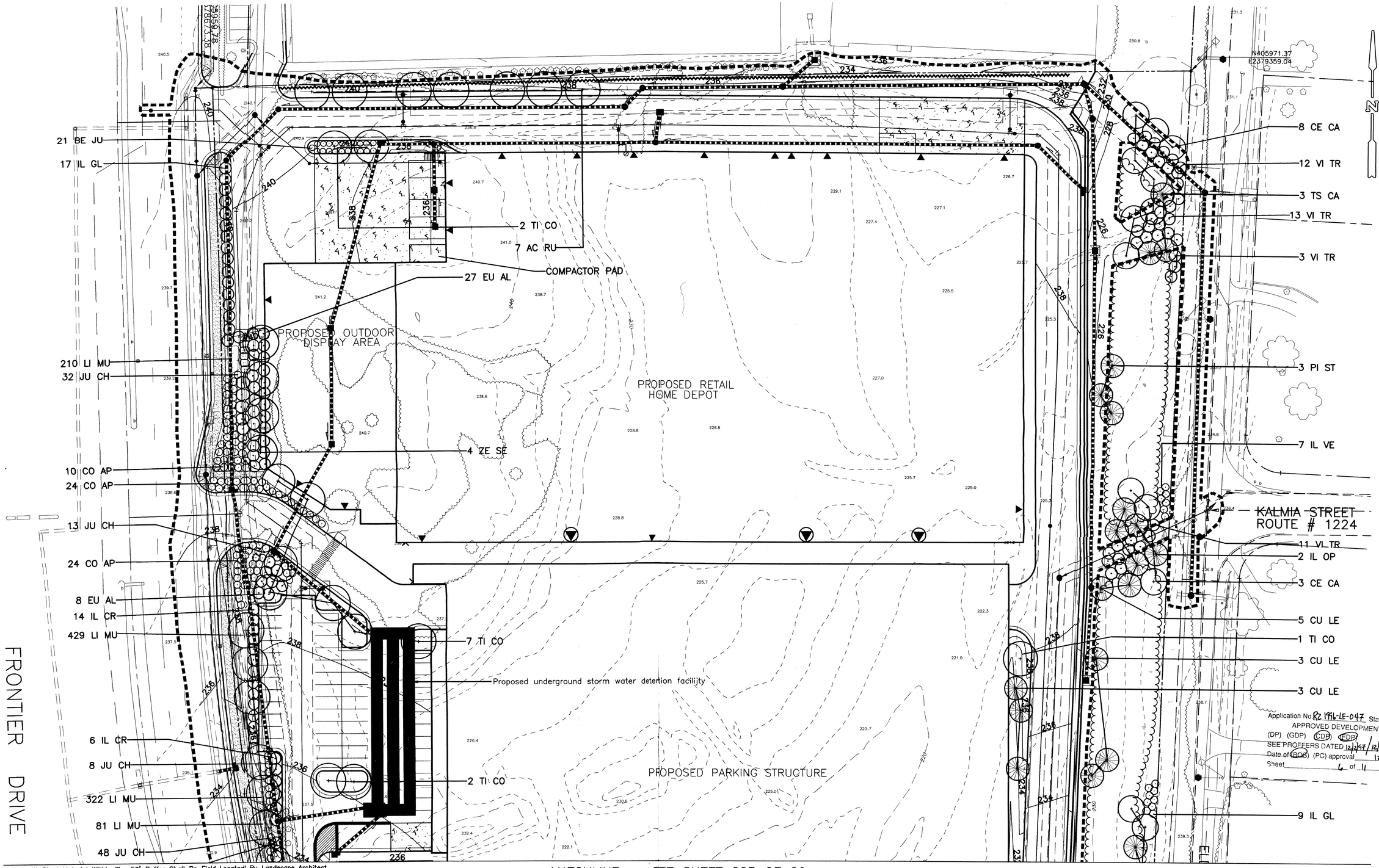
Woodbridge, Va.

SURVEY: OTHERS	DATE: OCTOBER 1996
DESIGN: OTHERS	DRAWN: AF
CHKD.: SSW	SCALE: 1" = 60'
SHEET 5(29) OF 6(29)	FILE NO. 9546-1-0



Note: All Plant Material Within The 50' Buffer Shall Be Field Located By Landscape Architect.
A separate VDOT permit and continuous bond is required for all plantings within the VDOT R-O-W.
Plantings in any easements by approval of appropriate utility.

MATCHLINE SEE SHEET 22B OF 29

NO.	DESCRIPTION	DATE	RVSD BY	REV BY	APPROVED	DATE
3		10|97				
2		8|97				
1		12|96				

REVIEWED APPROVED BY

PROFESSIONAL SEAL:

PROJECT:

SPRINGFIELD COMMONS
LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA

TITLE:

PLANTING PLAN-A

PHR&A
Patton Harris Rust & Associates, pc.
Engineers, Surveyors, Planners, Landscape Architects
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Winchester, Va.
Woodbridge, Va.

SURVEY PHR&A/PDS	DATE OCTOBER 1996
DESIGN SSW	DRAWN AF
CHKD. SSW	SCALE 1" = 30'
SHEET5A(22A)OF6(29)	FILE NO. 9546-1-0

MATCHLINE SEE SHEET 22A OF 29

ROUTE #2677

29 IL CR

SHRUB PLANTINGS PENDING APPROVAL BY RESPECTIVE UTILITY COMPANIES

2 TI CO

PROPOSED RETAIL A

PROPOSED RETAIL B

PROPOSED RETAIL C

PROPOSED UNDERGROUND STORM WATER DETENTION FACILITY

PROPOSED RETAIL D

PROPOSED RETAIL E

STRIPING PENDING VDOT APPROVAL

13 PL AC
22 IL CR
7 ZE SE
89 JU CH
ANNUALS
GARDEN WALL
7 PR SE
1249 LI MU
5 ZE SE

MONUMENT SIGN

STRIPING PENDING VDOT APPROVAL

3 AC RU
69 JU CH
GARDEN WALL
19 EU AL
3 AC RU
87 JU CH
20 PL AC
9 IL CR
34 CO AP
12 VI ES
40 JU CH
39 EU AL
1196 LI MU
5 AC RU

17 IL CR
1.11 EU AL
3 TI CO
444 LI MU
3 AC RU
7 IL CR
32 CO AP
39 JU CH

3 CE CA
4 IL OP
9 IL GL
9 TI CO
3 PI ST
4 TS CA
3 VI TR
3 CE CA
4 CU LE
3 TS CA
1 CE CA
2 CU LE
16 KA LA
2 PI ST
5 PI ST
15,530 HE HE
9 TS CA

ROUTE # 1223

LIGNUM STREET
ROUTE # 1222

N

Note: All Plant Material Within The 50' Buffer Shall Be Field Located By Landscape Architect. A separate VDOT permit and continuous bond is required for all plantings within the R-O-W. Plantings in any easements by approval of appropriate utility.

Application No. RZ 97-LE-047 Staff RB
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 12/2/97/12/3/97 BOS
Date of (BOS) (PC) approval 12/8/97
Sheet 7 of 11

MATCHLINE SEE SHEET 22C OF 29

NO.	DESCRIPTION	DATE	RVSD BY	REV BY	APPROVED	DATE
3		10|97				
2		8|97				
1		12|96				

REV. APPROVED BY

PROFESSIONAL SEAL:

PROJECT:

SPRINGFIELD COMMONS

LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA

TITLE:

PLANTING PLAN-B

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Leesburg,Va.
Virginia Beach,Va.
Winchester,Va.
Woodbridge,Va.

SURVEY	DATE
PHR&A/PDS	OCTOBER 1996
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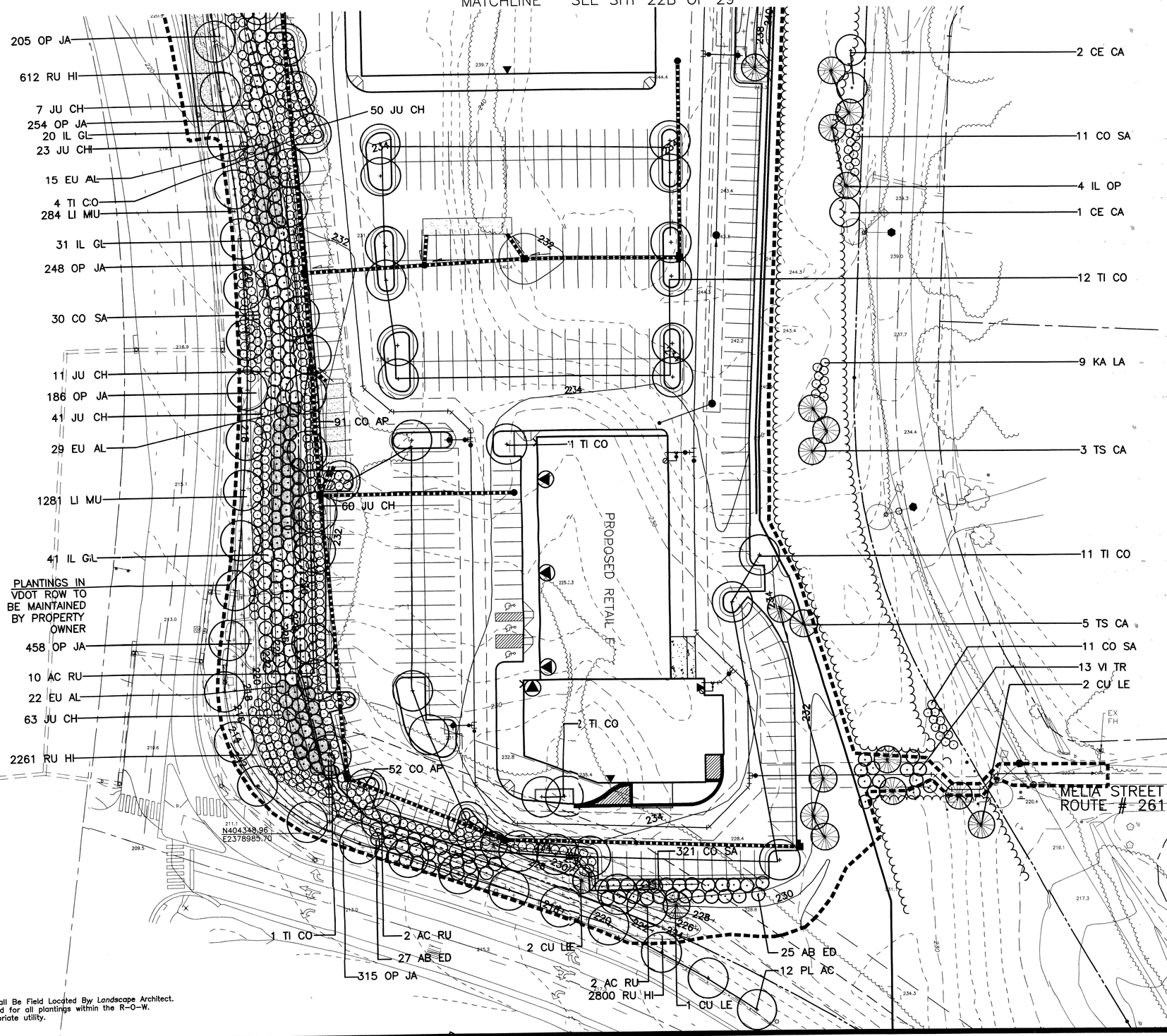
SHEET 5B (22B) OF 6 (29)	FILE NO. 9546-1-0



Note: All Plant Material Within The 50' Buffer Shall Be Field Located By Landscape Architect. A separate permit and continuous bond is required for all plantings within the R-O-W. Plantings in any easements by approval of appropriate utility.

Application No. RZ96-LE-047 Staff PB
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 12/2/97 / 12/3/97 FOR CD
Date of (BOS) (PC) approval 12/8/97
Sheet 8 of 11

NO.	DESCRIPTION	DATE	RVSD BY	REV BY	APPROVED	DATE
3		10|97				
2		8|97				
1		12|96				
REV	APPROVED BY					

PROFESSIONAL SEAL:

PROJECT:

SPRINGFIELD COMMONS
LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA

TITLE:

PLANTING PLAN-C

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Offices:
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Leesburg,Va.
Virginia Beach,Va.
Winchester,Va.
Woodbridge,Va.

SURVEY PHR&A/PDS	DATE OCTOBER 1996
DESIGN SSW	DRAWN AF
CHKD. SSW	SCALE 1" = 30'
SHEET 5C(22C) OF 6(29)	FILE NO. 9546-1-0

Tree Cover Tabulations

PART I – TREE COVER REQUIRED		
Gross Site Area	20.28 Acres	883,396 SF
Building Footprint		232,087 SF
Adjusted Site Area		651,309 SF
% Tree Cover Required		10%
Tree Cover Required		65,130 SF
PART II – TREE COVER PROVIDED		
Existing Tree Cover Credit (144,620 SF x 1.25)		180,775 SF
Proposed Tree Cover		47,950 SF
Total Tree Cover Provided		228,725 SF 25%

Interior Parking Lot Landscaping Tabulations

Pavement Area	154,140 SF
Landscape Islands	8,820 SF
Total Interior Landscape Area	162,960 SF
Interior Landscaping Required	8,148 SF 5%
Interior Landscaping Provided	8,820 SF 5.4%

Planting Notes

General

1. All required plantings, seedings, and/or sodding shall be performed in accordance with the "Standardized Landscape Specifications for the State of Virginia" prepared and approved by Virginia Nurserymen's Association, Inc., the Virginia Chapter of the American Society of Landscape Architects, and the Virginia society of Landscape Designers.
2. All plant material shall comply with sizing and grading standards of the latest edition of "American Standard for Nursery Stock". Provide true to botanical name.
3. All plant material shall meet or exceed the specifications of Federal, State and County laws requiring inspection for plant disease and insect control.
4. Quantities shown in the plant schedule are given for the contractor's convenience. The contractor shall install all plant material shown or noted on the plans.
5. No changes to plant schedule unless first approved by the Landscape Architect.

Materials

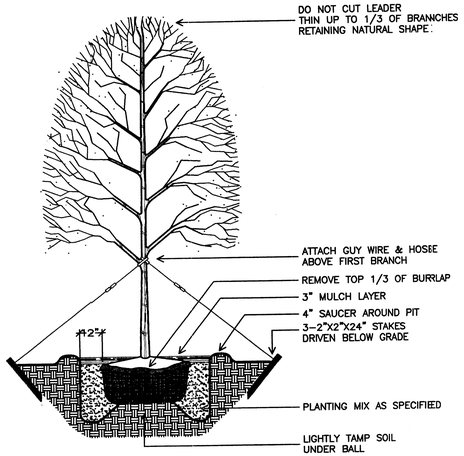
6. Provide Plants typical of their species or variety, with normally developed branches and vigorous root systems. Provide only sound, healthy, vigorous plants free from defects, disfiguring knots, sunscale injuries, frost cracks, abrasions of the bark, plant diseases, insect eggs, borers, and all forms of infestations.
7. All landscaped areas are to be seeded, unless otherwise noted on the plan. Submit seed mixture and seeding rate appropriate to the site and soil conditions to the Landscape Architect for approval prior to commencing work.

Installation

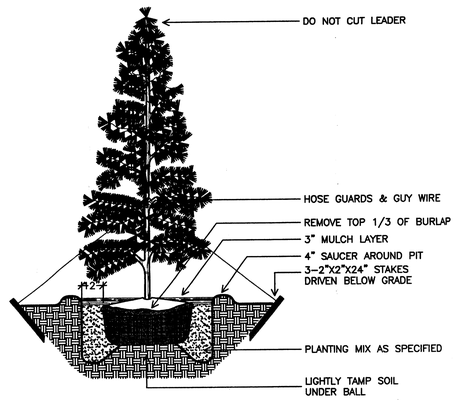
8. Call Miss Utility before beginning any planting operations.
9. Plant deciduous materials in a dormant conditions. Plant evergreen materials between September 1 and December 1 or in spring before new growth begins. Spray plants with anti-desiccant if to be planted at other times.
10. All planting holes to be free or rocks, gravel and other debris. See details for planting procedures.
11. Backfill trees and shrubs with topsoil and peatmoss (or leaf mold) at 3 to 1 ratio by volume.
12. Mulch tree and shrub planting pits and shrub beds with 100% shredded hardwood bark mulch 3" deep.
13. The contractor shall remove all dead wood or suckers and all broken or badly bruised branches, in accordance with the American Association of Nurserymen standards, to preserve the natural character of the plant.

Planting Schedule

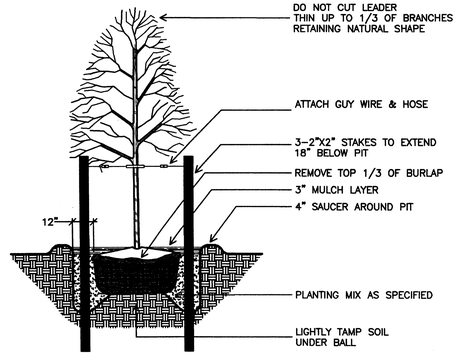
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
TREES					
AC RU	36	Acer rubrum 'October Glory'	October Glory Red Maple	2.5–3"cal.	B&B
CE CA	21	Cercis canadensis	Eastern Redbud	6'–8'ht.	B&B
CU LE	22	X Cupressocyparis leylandii	Leyland Cypress	6'–8'ht.	B&B
IL OP	10	Ilex opaca	American Holly	6'–8'ht.	B&B
PL AC	45	Plantanus acerifolia 'Bloodgood'	London Plane Tree	3.5"–4" cal.	B&B matched
PI ST	13	Pinus strobus	Eastern White Pine	6'–8'ht.	B&B
PR SE	7	Prunus serrulata 'Kwanzan'	Kwanzan Cherry	3"–3.5"cal.	B&B matched
TI CO	54	Tilia cordata 'Greenspire'	Greenspire Linden	2.5"–3" cal.	B&B
TS CA	27	Tsuga canadensis	Canadian Hemlock	6'–8' ht.	B&B
ZE SE	16	Zelkova serrata 'Village Green'	Village Green Zelkova	2.5"–3" cal.	B&B matched
SHRUBS					
AB ED	52	Abelia 'Edward Goucher'	Pink Abelia	18"–24"	B&B
BE JU	21	Berberis julianae 'Nana'	Dwarf Wintergreen Barberry	18"–24"	B&B
CO AP	124	Cotoneaster apiculatus	Cranberry Cotoneaster	18"–24"	#3 cont.
CO SA	52	Cotoneaster salicifolius 'Scarlet Leader'	Scarlet Leader Willowleaf Contoneaster	18"–24"	#3 cont.
EU AL	154	Eunonymus alatus 'Compacta'	Dwarf Winged Euonymus	18"–24"	#5 cont.
JU CH	570	Juniperus chinensis 'Mint Julep'	Mint Julep Juniper	18"–24"	B&B
IL CR	104	Ilex crenata 'Green Lustre'	Green Lustre Holly	18"–24"	#3 cont.
IL GL	127	Ilex glabra 'Compacta'	Dwarf Inkberry	18"–24"	B&B
IL VE	7	Ilex verticullata	Winter 'Sparkleberry' Holly	2'–3'	B&B
KA LA	25	Kalmia latifolia	Mountain Laurel	15"–18"	B&B
VI ES	12	Viburnum x 'Eskimo'	Eskimo Virburnum	18"–24"	B&B
VI TR	55	Viburnum trilobum	American Cranberry Bush Viburnum	3–4'	B&B
GROUNDCOVERS					
LI MU	5461	Liriope muscari 'Variegated'	Variegated Lirope	5" pots	12" o.c.
OP JA	1657	Ophiopogon japonicus	Mondo Grass	5" pots	12" o.c.
RU HI	5672	Rudbeckia hirta	Black Eyed Susan		12" o.c.
HE HE	15530	Hedra helix 'Baltica'	Hardy English Ivy	2 1/2" pots	12" o.c.



A LARGE SHADE TREE PLANTING–2" CAL. & LARGER
NOT TO SCALE

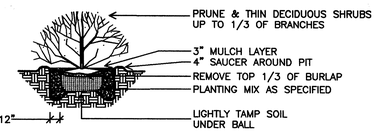


B EVERGREEN TREE PLANTING
NOT TO SCALE



C SMALL DECIDUOUS TREE PLANTING–LESS THAN 2" CAL.
NOT TO SCALE

Application No. RZ 1996-LE-017 Staff PR
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 12/2/97/12/3/97 FDPC
Date of (BOS) (PC) approval 12/8/97
Sheet 9 of 11



D SHRUB PLANTING
NOT TO SCALE

NO.	DESCRIPTION	DATE	RVSD BY	REV BY	APPROVED	DATE
3		10|97				
2		8|97				
1		12|96				
REV	APPROVED BY					

PROFESSIONAL SEAL:

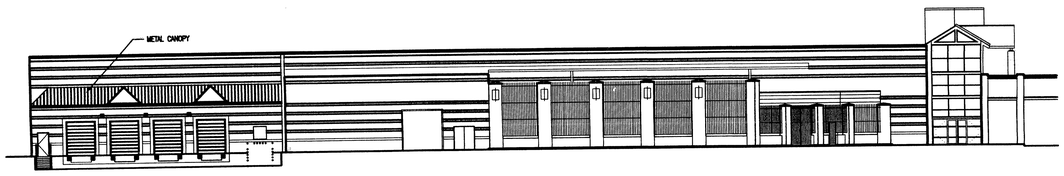
PROJECT:
SPRINGFIELD COMMONS
LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA

TITLE:
PLANTING DETAIL AND NOTES

PHR&A
Patton Harris Rust & Associates,pc.
Engineers,Surveyors,Planners,Landscape Architects
14532 Lee Road
Chantilly,Virginia 20151
703–449–6700

Offices:
Chantilly,Va.
Bridgewater,Va.
Leesburg,Va.
Virginia Beach,Va.
Winchester,Va.
Woodbridge,Va.

SURVEY	DATE: OCTOBER 1996
DESIGN	DRAWN: AJF
CHKD.: SSW	SCALE: NO SCALE
SHEET 6(23) OF 6(29)	FILE NO. 9546–1–0



1 WEST SIDE ELEVATION @ NORTHERN BUILDING
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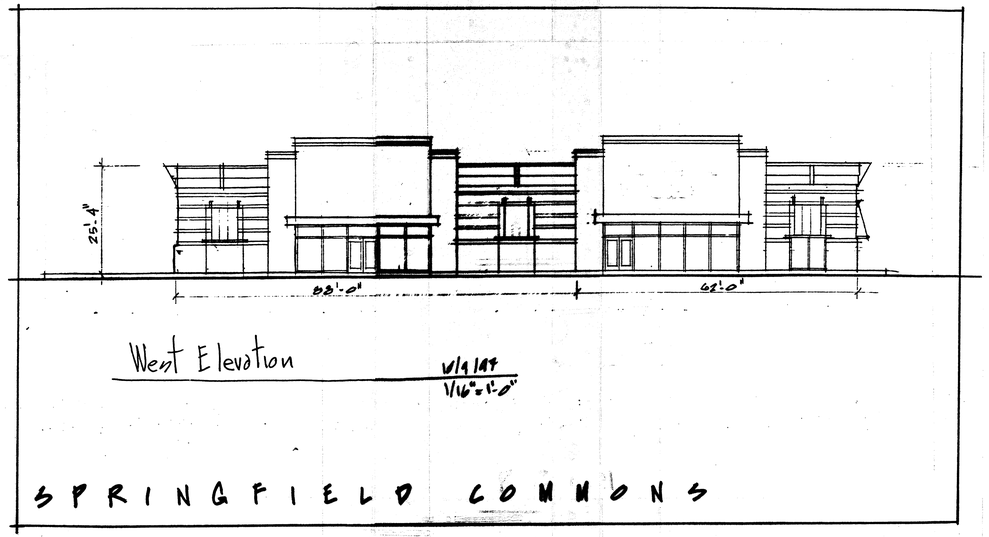
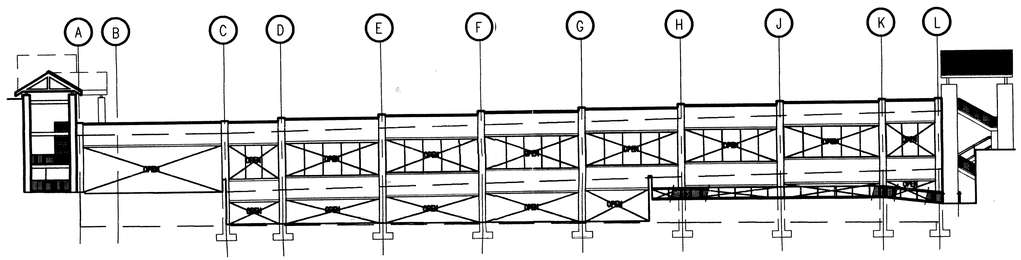


9 WEST ELEVATION BUILDING "F"
SCALE; 1/16" = 1'-0"



2 WEST SIDE ELEVATION-PARKING STRUCTURE
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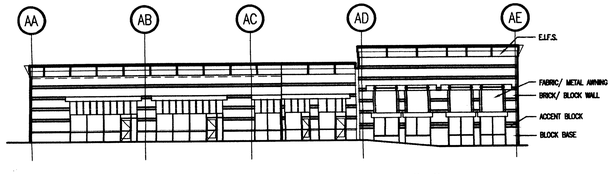
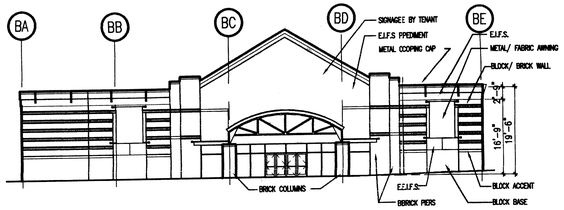
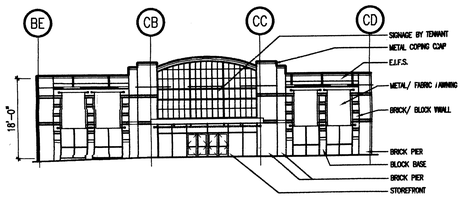


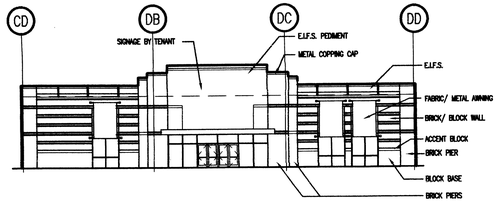
3 WEST ELEVATION BUILDING "A"
SCALE; 1/16" = 1'-0"



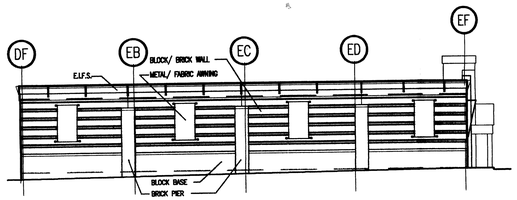
4 WEST ELEVATION BUILDING "B"
SCALE; 1/16" = 1'-0"



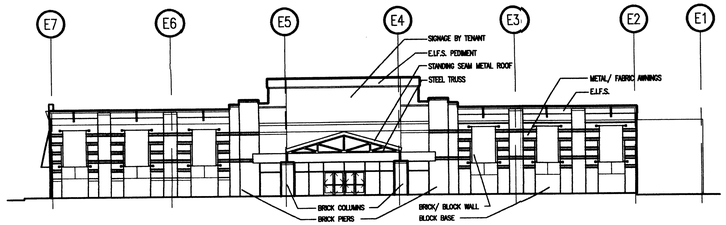
5 WEST ELEVATION BUILDING "C"
SCALE; 1/16" = 1'-0"



6 WEST ELEVATION BUILDING "D"
SCALE; 1/16" = 1'-0"



7 WEST ELEVATION BUILDING "E"
SCALE; 1/16" = 1'-0"



8 SOUTH SIDE ELEVATION @ "E"
SCALE; 1/16" = 1'-0"

Application No. RZ 1996-LE-047 Staff PB
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 12/2/97 / 12/2/97 FDP (mod)
Date of (BOS) (PC) approval 12/8/97
Sheet 10 of 11

NO.	DESCRIPTION	DATE	RVSD BY	REV BY	APPROVED	DATE
3		10|97				
2		8|97				
1		12|96				

REVISION APPROVED BY

PROFESSIONAL SEAL:

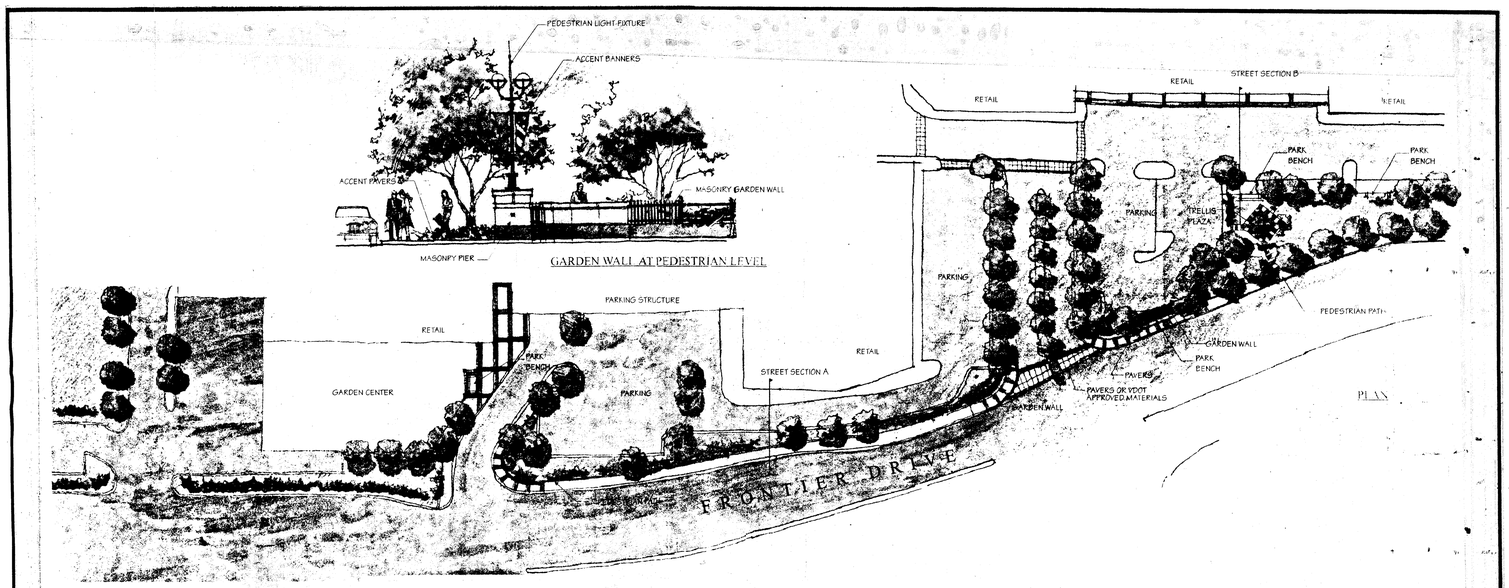
PROJECT:
SPRINGFIELD COMMONS
LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA

TITLE:
BUILDING ELEVATIONS

PHR&A
Patton Harris Rust & Associates,pc.
Engineers,Surveyors,Planners,Landscape Architects
14532 Lee Road
Chantilly,Virginia 20151
703-449-6700

Bignell Watkins Hasser ARCHITECTS P.A.
Annapolis, Md.

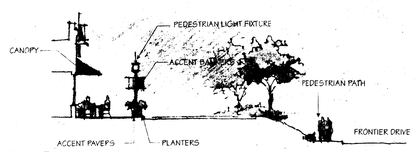
SURVEY	DATE OCTOBER 1996
DESIGN B W H	DRAWN B W H
CHKD.	SCALE AS SHOWN
SHEET6A(29A)OF6(29)	FILE NO. 9546-1-0



GARDEN WALL AT PEDESTRIAN LEVEL

PLAN

NOTE:
THIS DRAWING IS FOR ILLUSTRATIVE PURPOSES ONLY.
REFER TO LANDSCAPE PLAN FOR ACTUAL LOCATION AND TYPES OF PLANTING.



SECTION A-A

SECTION B-B

PRIED COMPANIES INC.

SPRINGFIELD COMMONS
STREETSCAPE PLAN,
SPRINGFIELD, VIRGINIA
9/18/97

Application No. RZ 1996-LE-047 Staff RB
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 12/2/97 / 12/3/97 FDP 60
Date of (BOS) (PC) approval 12/8/97
Sheet 11 of 11

NO.	DESCRIPTION	DATE	RVSD BY	REV BY	APPROVED	DATE
3		10|97				
2		8|97				
1		12|96				

REVISION APPROVED BY

PROFESSIONAL SEAL:

PROJECT:
SPRINGFIELD COMMONS
LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA

TITLE:
STREETSCAPE PLAN

PHR&A
Patton Harris Rust & Associates,pc.
Engineers,Surveyors,Planners,Landscape Architects
14532 Lee Road
Chantilly,Virginia 20151
703-449-8700

Bignell Watkins Hasser ARCHITECTS P.A.
Annapolis, Md.

SURVEY	DATE OCTOBER 1996
DESIGN B W H	DRAWN B W H
CHKD.	SCALE AS SHOWN
SHEET 6B(29B) OF 6(29)	FILE NO. 9546-1-0