CONCEPTUAL/FINAL DEVELOPMENT PLAN
FOR
SPRINGFIELD HOTEL

LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA
RZ 2010-LE-013

APPLICANT

WPPI SPRINGFIELD HS, LLC.
C/O WPM CONSTRUCTION, LLC
1000 E. 80th PLACE
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CONTACT: ROBERT BROWN

TRAFFIC ENGINEER

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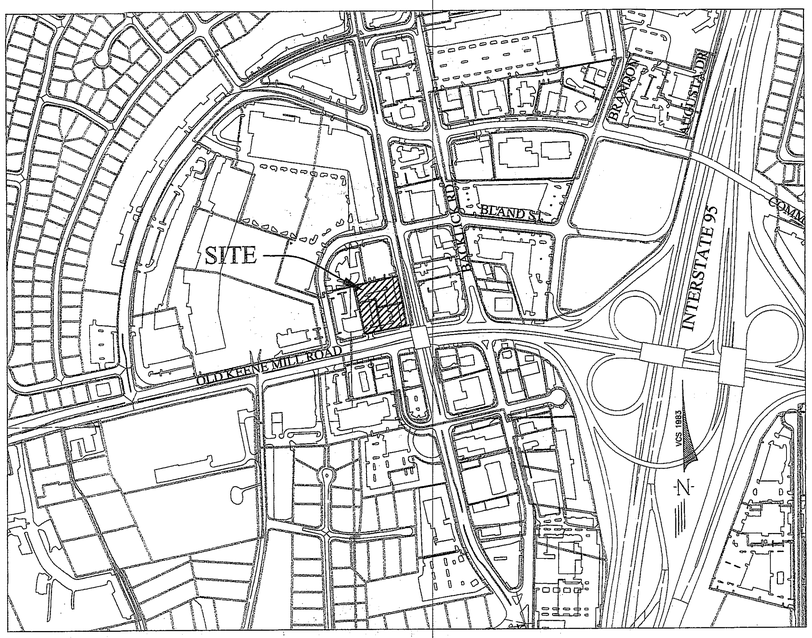

VICINITY MAP
SCALE: 1" = 400'

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Application No. RZ/FDP 2010-LE-013 Staff S.W.
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)

SEE PROFFERS DATED May 17, 2011

Date of (BOS) (PC) approval BOS 6-17-2011 / PC 2-24-2011

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Department of Planning & Zoning
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Zoning Evaluation Division

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7/29/10
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COVER SHEET
SPRINGFIELD HOTEL
CDP/FDP
LEE DISTRICT
FAIRFAX COUNTY, VA
DATE: JULY 2010
SCALE: AS NOTED
C.I.: N/A

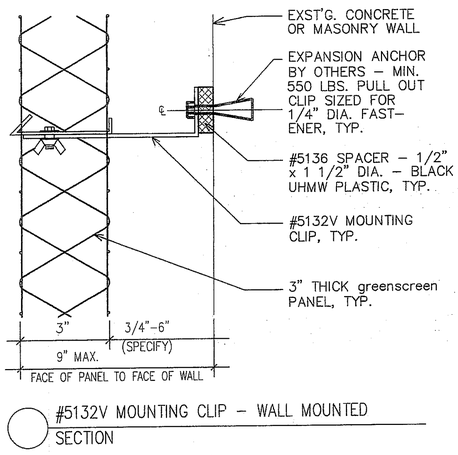
SHEET
1
OF
21

ZMAP-12577

GENERAL NOTES

1. THE SUBJECT PROPERTY OF THE CONCEPTUAL DEVELOPMENT PLAN (CDP), FINAL DEVELOPMENT PLAN (FDP) IS IDENTIFIED ON THE FAIRFAX COUNTY ZONING MAPS AS: 80-4-((9))-4; 80-4-((9))-5 AND 80-4-((9))-6. THE TAX MAP PARCELS AND TOTAL LAND AREA APPLICABLE TO THE CDP/FDP APPLICATION IS SUMMARIZED ON THIS SHEET.
2. THE SITE IS WITHIN THE FOLLOWING OVERLAY DISTRICTS:
   - HIGHWAY CORRIDOR (H-C)
   - SIGN CONTROL (SC)
   - COMMERCIAL REVITALIZATION DISTRICT (CRD)
3. OLD KEENE MILL ROAD IS REQUIRED TO HAVE A MAJOR PAVED TRAIL PER THE COUNTY WIDE TRAILS PLAN. THIS PLAN PROVIDES THE REQUIRED 8 FOOT WIDE TRAIL ALONG OLD KEENE MILL ROAD.
4. THE PROPERTY IS CURRENTLY ZONED C-6 (COMMUNITY RETAIL).
5. THE CDP/FDP HAS BEEN FILED TO PERMIT THE REZONING OF THE PROPERTY TO THE PDC DISTRICT TO ALLOW THE CONSTRUCTION OF A HOTEL USE.
6. THE BOUNDARY INFORMATION SHOWN HEREON IS COMPILED FROM DEEDS OF RECORDS AND A BOUNDARY SURVEY PREPARED BY URBAN, LTD. DATED MAY, 2010.
7. THE TOPOGRAPHY SHOWN HEREON IS AT A ONE-FOOT CONTOUR INTERVAL, PREPARED BY URBAN LTD, BASED ON FIELD RUN TOPOGRAPHY.
8. NOTWITHSTANDING THAT THE CDP AND FDP ARE PRESENTED AS ONE DOCUMENT, THE CDP WILL BE THE ENTIRE PLAN RELATIVE TO THE POINTS OF ACCESS, GENERAL BUILDING LOCATIONS, LIMITS OF CLEARING AND GRADING AND OPEN SPACE AREAS. THE APPLICANT RESERVES THE RIGHT TO FILE FINAL DEVELOPMENT PLAN AMENDMENT(S) IN THE FUTURE FOR ANY PORTION OF THE FDP IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16-402 OF THE ZONING ORDINANCE.
9. THE PROPOSED DEVELOPMENT IS IN CONFORMANCE WITH THE COMPREHENSIVE PLAN AND ALL PROVISIONS OF APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS WITH THE EXCEPTION OF THE REQUESTED WAIVERS AND MODIFICATIONS LISTED BELOW.
10. THE PROPERTY IS SERVED BY PUBLIC SEWER AND WATER.
11. STORMWATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICES (BMP) SHALL BE PROVIDED ON SITE GENERALLY AS SHOWN ON THE CDP/FDP.
12. THERE IS NO FLOODPLAIN, RESOURCE PROTECTION AREA OR ENVIRONMENTAL QUALITY CORRIDOR ON THE PROPERTY.
13. THERE ARE NO GRAVE SITES KNOWN TO EXIST ON THIS SITE.
14. THERE ARE NO SCENIC OR NATURAL FEATURES DESERVING OF PROTECTION OR PRESERVATION ON THE PROPERTY.
15. THIS PROJECT IS A REDEVELOPMENT OF A FORMER RESTUARANT SITE. THE EXISTING RESTUARANT HAS RECENTLY BEEN DEMOLISHED.
16. PARKING WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE. THE APPLICANT RESERVES THE RIGHT TO PROVIDE LESS PARKING SPACES THAN SHOWN ON THE CDP/FDP AS LONG AS THE MINIMUM NUMBER OF PARKING SPACES AS REQUIRED BY THE ZONING ORDINANCE ARE PROVIDED AND THAT THE AMOUNT OF OPEN SPACE AND MINIMUM SETBACKS ARE NOT DIMINISHED.
17. TRANSPORTATION IMPROVEMENTS TO THE EXISTING ROAD NETWORK WILL BE PROVIDED AS SHOWN ON THE CDP / FDP AND AS DETAILED IN THE APPLICANT'S TRAFFIC IMPACT STUDY AND AS COMMITTED TO IN THE PROFFER STATEMENT.
18. THE PROPOSED DEVELOPMENT OF THE PROPERTY WILL COMMENCE AS SOON AS REQUISITE PLANS AND PERMITS ARE APPROVED AND SUBJECT TO MARKET CONDITIONS.
19. THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES ON THE PROPERTY. IF ANY SUCH SUBSTANCES ARE DISCOVERED, THE METHODS FOR DISPOSAL SHALL ADHERE TO COUNTY, STATE AND/OR FEDERAL LAW.
20. IN ACCORDANCE WITH THE PROVISIONS OF PARAGRAPH 4 OF SECTION 16-403 MINOR MODIFICATIONS TO THE SIZES, DIMENSIONS, FOOTPRINTS AND LOCATIONS OF BUILDINGS, PARKING, SIDEWALKS, TRAVELWAYS, TRAILS AND UTILITIES MAY OCCUR WITH FINAL ENGINEERING AND DESIGN WITHOUT REQUIRING AN AMENDMENT TO THE CDP/FDP.
21. ADDITIONAL SITE FEATURES MAY BE LOCATED ON THE PROPERTY, INCLUDING WITHOUT LIMITATION, FLAGPOLES, BENCHES, PICNIC AREAS, BIKE RACKS, EXERCISE FACILITIES, ETC.
22. ALL SIGNS WILL BE PROVIDED ON SITE IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 12 OF THE ZONING ORDINANCE.
23. LIGHTING WILL BE PROVIDED ON SITE IN ACCORDANCE WITH PROVISIONS OF ARTICLE 14.
24. THERE ARE NO EXISTING UTILITY EASEMENTS GREATER THAN 25 FEET IN WIDTH ON THE PROPERTY.

GREEN SCREEN DETAIL



#5132V MOUNTING CLIP – WALL MOUNTED SECTION

***OR APPROVED EQUAL**

SITE TABULATIONS FOR CDP / FDP :

SITE AREA	71,203 SF OR 1.6346 AC.
EXISTING ZONING	C-6
PROPOSED ZONING	PDC
PROPOSED BUILDING GROSS SQUARE FOOTAGE	HOTEL = 120,000 GSF (167 ROOMS)
PROPOSED SITE FAR	1.68 (120,000/71,203)
MAXIMUM ALLOWED SITE FAR	1.50 (1.68)*
PROPOSED USE	HOTEL
MINIMUM REQUIRED OPEN SPACE	15% (OR 10,680 SF)
PROPOSED OPEN SPACE	15% MIN.

*BASED ON SECTION 6-208.3.D THE FAR CAN BE INCREASED DUE TO PARKING BEING PROVIDED WITHIN A PARKING STRUCTURE. THE FAR CAN INCREASE 3% FOR EACH 20% OF THE REQUIRED THAT IS PROVIDED WITHIN THE STRUCTURE. 92% OF THE ON-SITE PARKING IS WITHIN THE PARKING STRUCTURE. THEREFORE THE FAR CAN BE INCREASED BY 12% (3% * 4). THE NEW ALLOWABLE FAR IS 1.68% (1.5 + (1.5 * 0.12).

PARKING TABULATION

I. PARKING REQUIRED PER ZONING ORDINANCE

HOTEL USE = 1 * 167 + 4 * 167/50 + (SPACES REQ'D FOR EATING ESTABLISHMENTS, ASSEMBLY ROOMS AND AFFILIATED FACILITIES AS DETERMINED BY THE DIRECTOR)

TOTAL PARKING REQUIRED = 181 SPACES

TOTAL PARKING REQUIRED WITH 20% REDUCTION = 145 SPACES (5 HC; 1 VAN ACCESSIBLE) (SEE MODIFICATIONS)

TOTAL PARKING SPACES PROVIDED

A. SURFACE PARKING SPACES = 12 SPACES (2 HC; 1 VAN ACCESSIBLE)

B. STRUCTURED PARKING SPACES = 133 SPACES (3 HC; 1 VAN ACCESSIBLE)

TOTAL PARKING PROVIDED = 145 SPACES (5 HC; 2 VAN ACCESSIBLE)

II. LOADING SPACES REQUIRED:

LOADING REQUIRED = (1 LOADING SPACE/10,000 SF) + (1 SPACE /100,000 SF) (PER ZONING 11.203, STANDARD "F")
LOADING REQUIRED = 2 LOADING SPACES

LOADING SPACES PROVIDED:

TOTAL = 1 LOADING SPACES PROVIDED

*SEE MODIFICATIONS (THIS SHEET)

PROPOSED BUILDING TABULATIONS:

BUILDING	USE	GSF	ULTIMATE BUILDING HEIGHT
BUILDING	HOTEL	120,000	81'

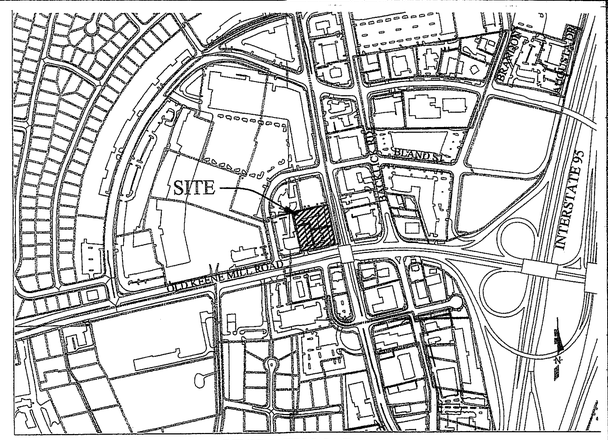
BULK REGULATIONS

MAXIMUM ALLOWABLE BUILDING HEIGHT	90'
MAXIMUM BUILDING HEIGHT PROPOSED	81'
FRONT YARD REQUIRED	45° BULK PLANE ANGLE
FRONT YARD PROVIDED	MINIMUM PROVIDED: 13' ALONG OLD KEENE MILL RD.* MINIMUM PROVIDED: 5' ALONG AMHERST AVE.*
SIDE YARD REQUIRED	NONE
REAR YARD REQUIRED	20'
REAR YARD PROVIDED	8'*

*SEE MODIFICATIONS (THIS SHEET)

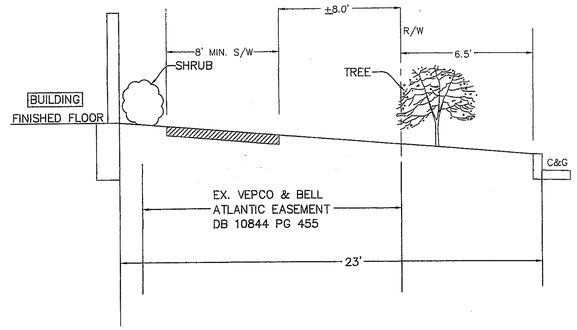
MODIFICATIONS REQUESTED:

1. 20% PARKING REDUCTION AS PART OF THE SPRINGFIELD COMMERCIAL REVITALIZATION DISTRICT.
2. REDUCE THE REQUIRED LOADING SPACES FROM 2 LOADING SPACES TO 1 LOADING SPACE.
3. FRONT YARD BULK PLANE ANGLE TO BE REDUCED FROM 45° TO 4° MINIMUM.
4. REAR YARD SET BACK TO BE REDUCED FROM 20 FEET TO 8 FEET.



VICINITY MAP

SCALE: 1" = 500'



PROP. OLD KEENE MILL STREETSCAPE

NOT TO SCALE

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RZ 2010-LE-013 AREA ASSEMBLAGE:

TM PARCEL	OWNER	SIZE (SQUARE FEET)	CURRENT ZONING	PROPOSED ZONING
80-4-((9))-4	SPRINGFIELD LAND LLC	18,309	C-6	PDC
80-4-((9))-5	SPRINGFIELD LAND LLC	19,741	C-6	PDC
80-4-((9))-6	SPRINGFIELD LAND LLC	33,153	C-6	PDC
TOTAL		71,203 S.F. 1.6346 ACRES		

NOTE: EACH PARCEL AREA ROUNDED TO NEAREST SQ. FT.

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GENERAL NOTES & DETAILS

SPRINGFIELD HOTEL
CDP/FDP
LEE DISTRICT
FAIRFAX COUNTY, VA

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SCALE: AS NOTED

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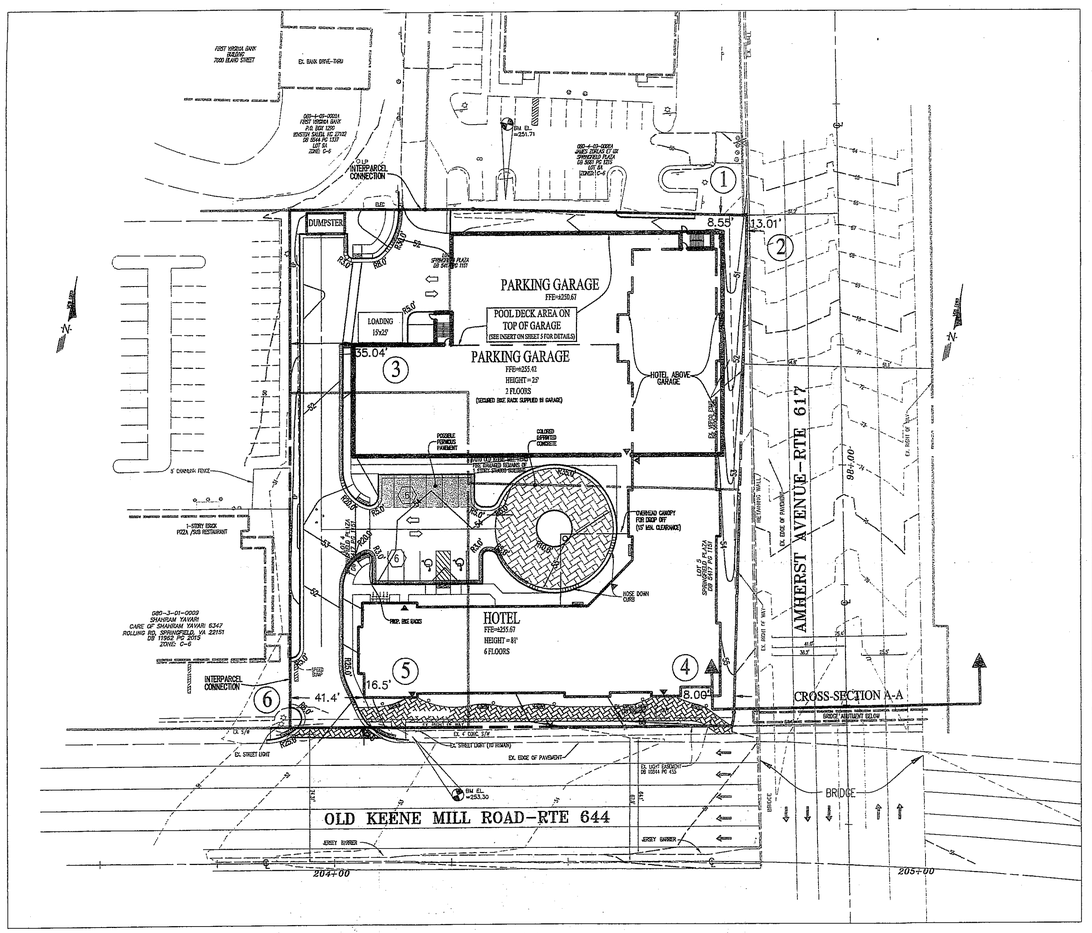
ZMAP-12577



GRAPHIC SCALE

40 0 20 40 80 160

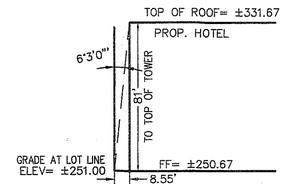
(IN FEET)
1 inch = 40 ft.

BULK PLANE DIAGRAMS

BULK PLANE ILLUSTRATIVES

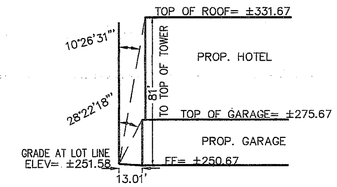
1

PARKING GARAGE – NORTH SIDE (REAR YARD)
SCALE: 1"=40'



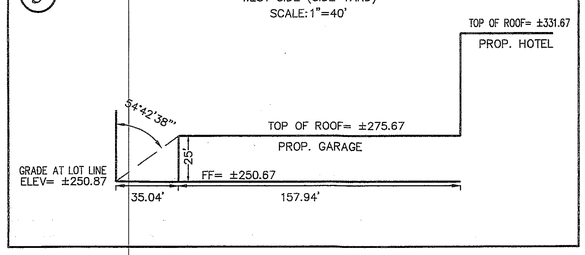
2

PARKING GARAGE & HOTEL – EAST SIDE (FRONT YARD)
SCALE: 1"=40'



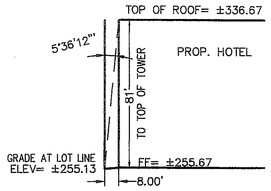
3

WEST SIDE (SIDE YARD)
SCALE: 1"=40'



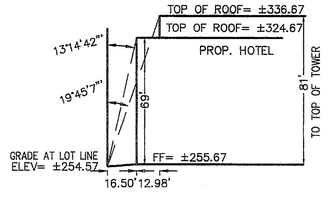
4

HOTEL – AMHERST RD (FRONT YARD)
SCALE: 1"=40'



5

HOTEL – OLD KEENE MILL RD (FRONT YARD)
SCALE: 1"=40'



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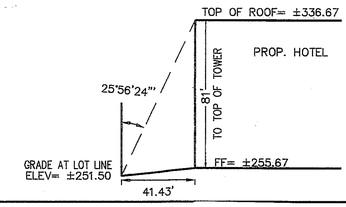
WEST SIDE (SIDE YARD)
SCALE: 1"=40'



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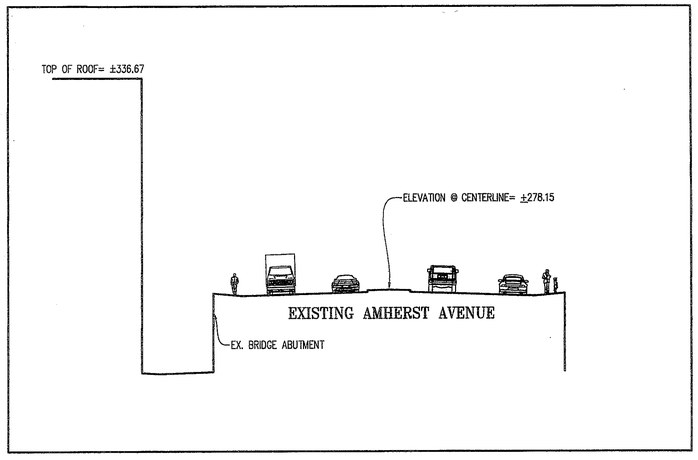
AMHERST AVENUE CROSS SECTIONAL VIEW (SCALE: 1"=20')
(CROSS SECTION A-A)



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02/15/11
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BULK PLANE DIAGRAMS

SPRINGFIELD HOTEL
CDP/FDP
LEE DISTRICT
FAIRFAX COUNTY, VA

DATE: JULY 2010
C.I.: N/A
SCALE: AS NOTED

SHEET
3
OF
21

ZMAP-12577

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

SOILS LEGEND						
SOIL ID NUMBERS	SOIL SERIES NAME	FOUNDATION SUPPORT	SUBSURFACE DRAINAGE	SLOPE STABILITY	ERODABILITY	PROBLEM CLASS
37B1	BELTSVILLE	FAIR-P	MARG-P	GOOD	MOD	B

NOTE: ALL SOIL ON SITE IS 37B1.

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FOR LEGEND SEE SHEET 5

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EXISTING CONDITIONS AND SOILS MAP

SPRINGFIELD HOTEL
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SCALE: 1"=20' C.I.: 2' DATE: JULY 2010

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GRAPHIC SCALE
20 0 10 20 40 60
(IN FEET)
1 inch = 20 ft.

LEGEND:

- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN
- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING TREE LINE
- PROPOSED LIMITS OF CLEARING & GRADING
- EX. POWER POLE
- EX. LIGHT POLE
- ROAD SIGN
- EX. MANHOLE
- EX. TRAFFIC SIGNAL POLE
- RETAINING WALL
- EXISTING FENCE
- 25.6 EXISTING SPOT ELEVATION
- +25^60 PROP. SPOT ELEVATION
- CG-6 CG-6R CG-6 SPILL AND TRANSITION CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- PROPOSED CG-12
- STREET SIGN
- STOP SIGNS
- WATER METER
- DOUBLE ARM LIGHT
- SINGLE ARM LIGHT
- EXISTING WETLANDS
- TEST PIT REQUIRED

TYPICAL PEDESTRIAN SIGNAGE DETAILS:

DOWNTOWN SPRINGFIELD

SPRINGFIELD PLAZA

DIRECTIONAL SIGNAGE DETAILS:

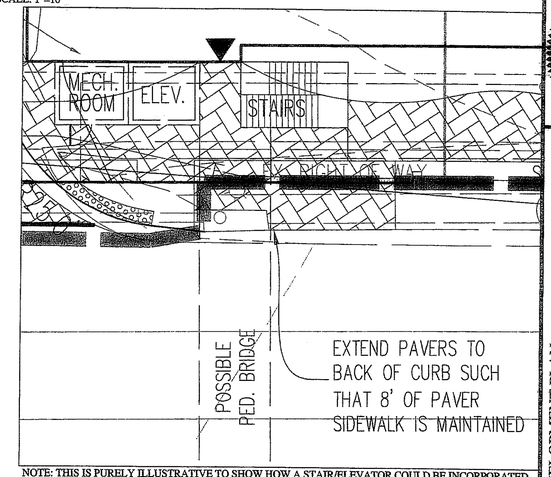
I INTERSTATE 95 — TO I-95 VIA AMHERST AVENUE (ROUTE 617)

644 — TO OLD KEENE MILL (ROUTE 644) WEST

TO BE LOCATED IN GARAGE AND ACROSS FROM ACCESS DRIVE TO TURN-AROUND

POTENTIAL FUTURE PEDESTRIAN BRIDGE EXHIBIT

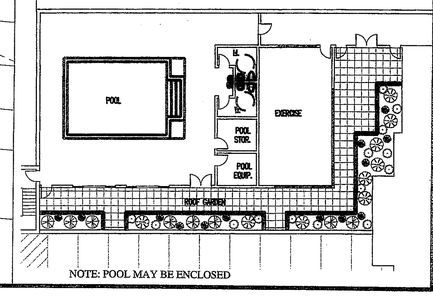
SCALE: 1"=10'



NOTE: THIS IS PURELY ILLUSTRATIVE TO SHOW HOW A STAIR/ELEVATOR COULD BE INCORPORATED ON THIS SITE FOR A FUTURE PEDESTRIAN BRIDGE OVER OLD KEENE MILL ROAD (BY OTHERS)

POOL DECK ILLUSTRATIVE:

SCALE: 1"=20'



NOTE: POOL MAY BE ENCLOSED

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DEVELOPMENT PLAN
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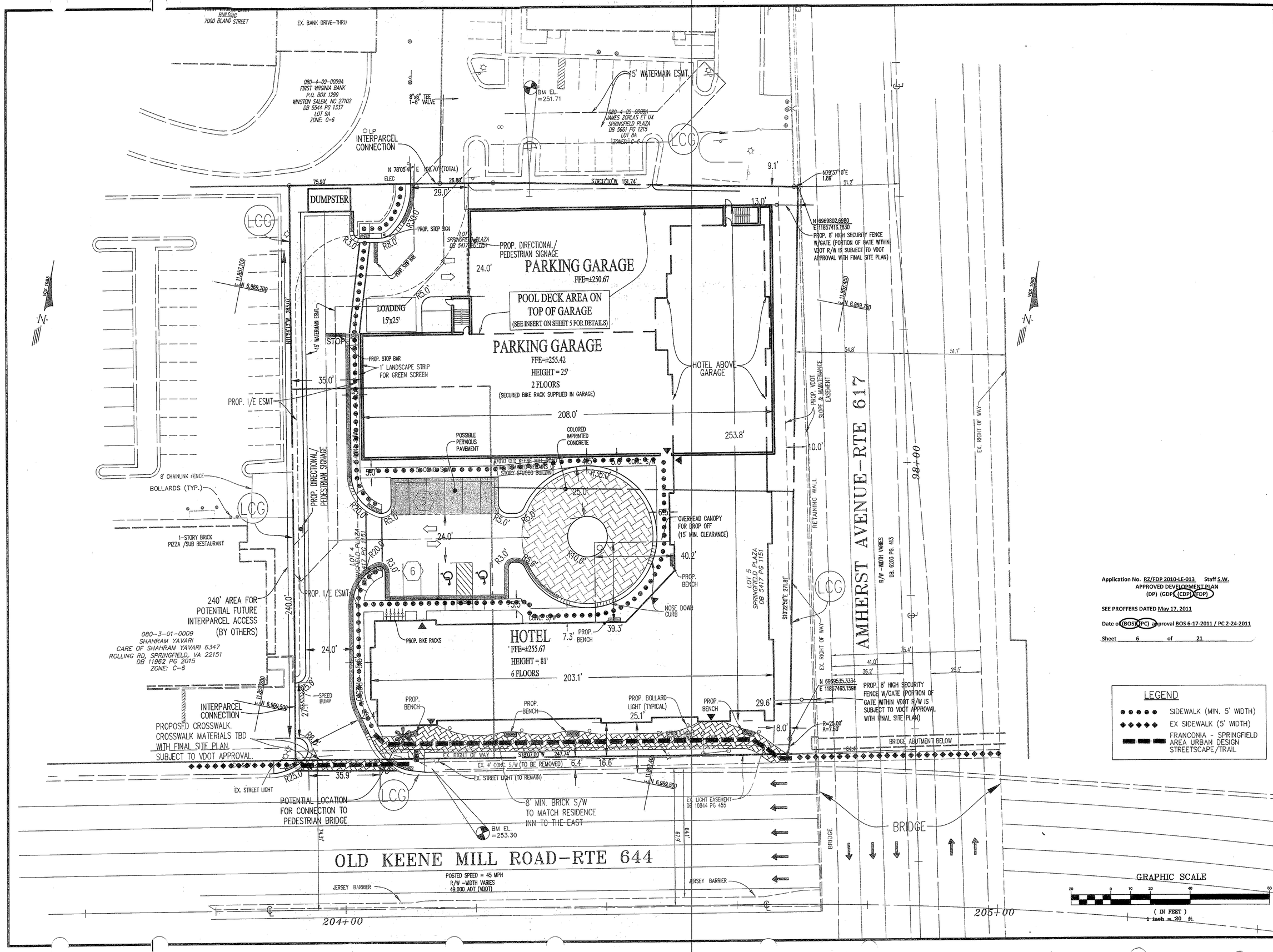
ZMAP-12577



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SEE PROFFERS DATED May 17, 2011

Date of (BOS) (PC) approval BOS 6-17-2011 / PC 2-24-2011

Sheet 6 of 21

PEDESTRIAN CIRCULATION PLAN

SPRINGFIELD HOTEL
CDP/FDP
LEE DISTRICT
FAIRFAX COUNTY, VA

DATE: JULY 2010

C.I.: N/A

SCALE: 1"=20'

SHEET 6 OF 21

ZMAP-12577

SWM CALCULATIONS

1. SITE DESCRIPTION:
   LOCATION: ACCOTINK WATERSHED
   TOTAL SITE AREA=70,738 S.F. (1.62 AC.)
   TOTAL ON-SITE CONTROLLED=59,677 S.F. (1.37 AC.)
   TOTAL ON-SITE UNCONTROLLED= 11,061 S.F. (0.25 AC.)
   TOTAL OFF-SITE CONTROLLED=0 S.F. (0.00 AC.)

2. PRE-DEVELOPED SITE RUN-OFF:
   TC = 5 MINUTES, C FACTOR = 0.30
   Q2 = 2.65 CFS
   Q10 = 3.53 CFS

3. POST-DEVELOPMENT SITE RUN-OFF:
   A. TO ROOF VAULT
      TC = 5 MINUTES, C FACTOR = 0.90, AREA = 0.30 AC.
      Q2 = 1.47 CFS
      Q10 = 1.96 CFS
   B. TO PAVEMENT VAULT
      TC = 5 MINUTES, C FACTOR = 0.90, AREA = 1.07 AC.
      Q2 = 5.25 CFS
      Q10 = 7.00 CFS
   C. UNCONTROLLED
      TC = 5 MINUTES, C FACTOR = 0.60, AREA = 0.25 AC.
      Q2 = 0.82 CFS
      Q10 = 1.09 CFS

4. POST-DEVELOPMENT ON-SITE SWM VAULT ROUTING:
   A. FROM ROOF VAULT
      Q2 = 0.74 CFS
      Q10 = 0.89 CFS
   B. FROM PAVEMENT VAULT
      Q2 = 1.04 CFS
      Q10 = 1.25 CFS
   C. UNCONTROLLED
      Q2 = 0.82 CFS
      Q10 = 1.09 CFSK

   Q2 = 0.74 CFS + 1.04 CFS + 0.82 CFS = 2.60 CFS < 2.65 CFS ---> OK
   Q10 = 0.89 CFS + 1.25 CFS + 1.09 CFS = 3.23 CFS < 3.53 CFS ---> OK

THE ABOVE ANALYSIS WAS GENERATED USING THE RATIONAL METHOD AS THE DRAINAGE AREA TO THE POND IS LESS THAN 10-ACRES.

Application No. RZ/FDP 2010-LE-013 Staff S.W.
APPROVED DEVELOPMENT PLAN
(DP) (GDP (CDP) (FDP))

SEE PROFFERS DATED May 17, 2011

Date of (BOS) (PC) approval BOS 6-17-2011 / PC 2-24-2011

LEGEND Sheet 7 of 21

ONSITE CONTROLLED BY DETAINMENT STRUCTURES

ONSITE CONTROLLED SWM VAULT IN ASPHALT

ONSITE UNCONTROLLED

DRAINAGE AREA DELINEATION

MINIMUM STORMWATER INFORMATION FOR REZONING, SPECIAL EXCEPTION, SPECIAL PERMIT AND DEVELOPMENT PLAN APPLICATIONS

The following information is required to be shown or provided in all zoning applications, or a waiver request of the submission requirement with justification shall be attached. Note: Waivers will be acted upon separately. Failure to adequately address the required submission information may result in a delay in processing this application.

This information is required under the following Zoning Ordinance paragraphs:

Special Permits (9-011 2J & 2L)	Special Exceptions (9-011 2J & 2L)
Cluster Subdivision (9-615 1G & 1N)	Commercial Revitalization Districts (9-622 2A (12) & (14))
Development Plans PRC District (16-302 3 & 4L)	PRC Plan (16-303 1E & 1O)
FDP P Districts (except PRC) (16-502 1F & 1Q)	Amendments (16-202 10F & 10I)

☑ 1. Plat is at a minimum scale of 1"=50' (unless it is depicted on one sheet with a minimum scale of 1"=100').

☑ 2. A graphic depicting the stormwater management facility(ies) and limits of clearing and grading accommodate the stormwater management facility(ies), storm drainage pipe systems and outlet protection, pond spillways, access roads, site outfalls, energy dissipation devices, and stream stabilization measures as shown on Sheet 7.

☑ 3. Provide:

Facility Name/ Type & No.	On-site area served (acres)	Off-site area served (acres)	Drainage area (acres)	Footprint area (sf)	Storage Volume (cf)	If pond, dam height (ft)
ROOF VAULT	0.30	0.00	0.30	180	1,080	N/A
VAULT IN PAVEMENT	1.07	0.00	1.07	180	1,080	N/A
Totals						

☑ 4. Onsite drainage channels, outfalls and pipe systems are shown on Sheet 7. Pond inlet and outlet pipe systems are shown on Sheet 7.

☑ 5. Maintenance access (road) to stormwater management facility(ies) are shown on Sheet 7. Type of maintenance access road surface noted on the plat is ASPHALT (asphalt, geotlook, gravel, etc.).

☑ 6. Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet 12.

☑ 7. A stormwater management narrative which contains a description of how detention and best management practices requirements will be met is provided on Sheet 7 & 8.

☑ 8. A description of the existing conditions of each numbered site outfall extended downstream from the site to a point which is at least 100 times the site area or which has a drainage area of at least one square mile (640 acres) is provided on Sheet 9.

☑ 9. A description of how the outfall requirements, including known changes to contributing drainage areas (i.e. drainage diversions), of the Public Facilities Manual will be satisfied is provided on Sheet 9.

☑ 10. Existing topography with maximum contour intervals of two (2) feet and a note as to whether it is an air survey or field run is provided on Sheets 3.

☐ 11. A submission waiver is requested for N/A

☐ 12. Stormwater management is not required because N/A

Revised 2-21-2006

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

No.	DATE	DESCRIPTION
		REVISIONS

PLAN DATE
7/29/10
8/31/10
12/21/10
01/18/11
01/26/11

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11/22/11

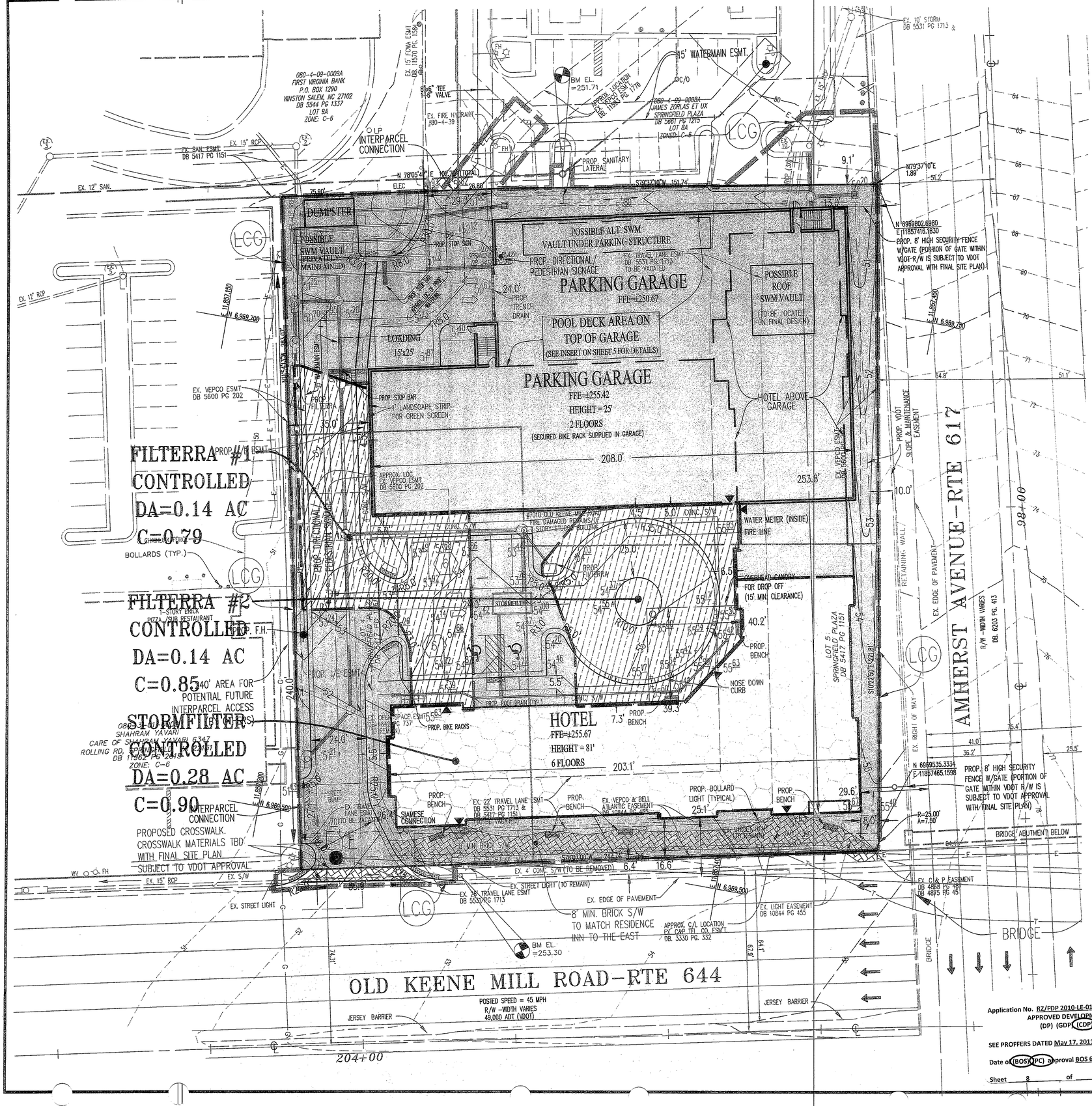
SWM DRAINAGE DIVIDE MAP

SPRINGFIELD HOTEL
CDP/FDP
LEE DISTRICT
FAIRFAX COUNTY, VA

DATE: JULY 2010
C.I.: N/A
SCALE: 1"=20'

SHEET 7 OF 21

ZMAP-12577



B.M.P. NARRATIVE

THE EXISTING, PREVIOUSLY DEVELOPED SITE WAS NOT DEVELOPED WITH BMP FACILITIES. BECAUSE THE SITE HAS ALREADY BEEN DEVELOPED, THE CALCULATIONS ASSOCIATED WITH PART 4 OF THE NORTHERN VIRGINIA BMP HANDBOOK SHALL BE USED. THE PROPOSED HOTEL PROPOSES MORE IMPERVIOUS AREA THAN THE PREVIOUS RESTAURANT USE. THE PROPOSED IMPERVIOUS AREA IS 83.8% WHILE THE PREVIOUS IMPERVIOUS AREA WAS 82%. THEREFORE, ONLY 12.1% ARE REQUIRED. TWO PROPOSED FILTERRA BMP DEVICES ARE USED TO MEET THIS REQUIREMENT AS SHOWN ON THIS SHEET.

BMP FACILITY DESIGN CALCULATION

IIIa. Phosphorus Removal - "Occoquan Method"

Part 1: List all of the Subareas and "C" Factors used in the BMP Computations

Subarea Designation and Description (1)	"C" (2)		Acres (3)
Area to Filterra 1	0.79	X	0.14
Area to Filterra 2	0.85	X	0.14
Area to Stormfilter	0.90	X	0.28
Area Uncontrolled (Proposed)	0.80	X	1.09
Total		=	1.6

IIIa. Phosphorus Removal - "Occoquan Method"

Part 2: Compute the Weighted Average "C" Factor for the Site

(A) Area of the site (a) 1.6 acres

(B) Subarea Designation

	"C" (2)		Acres (3)		Product (4)
Area to Filterra 1	0.79	X	0.14	=	0.11
Area to Filterra 2	0.85	X	0.14	=	0.12
Area to Stormfilter	0.90	X	0.28	=	0.25
Area Uncontrolled (Proposed)	0.80	X	1.09	=	0.87

C. Weighted average "C" factor (b) Total = 1.35; (b)/(a) =© = 0.83

IIIa. Phosphorus Removal - "Occoquan Method"

Part 3: Compute the Total Phosphorous Removal for the Site

Subarea Designation (1)	BMP Type (2)	Removal Eff. (%) (3)		Area Ratio (4)		"C" Factor Ratio (5)		Product (6)
Area to Filterra 1	Filterra	65	X	0.08	X	0.95	=	5.18
Area to Filterra 2	Filterra	65	X	0.09	X	1.03	=	5.73
Area to Stormfilter	Filterra	50	X	0.17	X	1.09	=	9.34
Area Uncontrolled (Proposed)	Uncontrolled	0	X	0.67	X	0.97	=	0.00

(a) Total = 20.25 %

IIIa. Phosphorus Removal - "Occoquan Method"

Part 4: Determine Compliance with Phosphourous Removal Requirement

(A) Select Requirement (a) 12.1%

Water Supply Overlay District (Occoquan Watershed) = 50% (Fairfax County and Prince William County)

Chesapeake Bay Preservation Area (New Devolpment) = 40% (Fairfax County) (Prince William County)

Chesapeake Bay Preservation Area (Redevelopment) = [1-0.9 x (0.82 / 0.838)] x 100 = 12.1 %

(B) If Line 3(a) 20.25 ≥ Line 4(a) 12% then Phosphorus removal requirement is satisfied.

LEGEND

ONSITE UNCONTROLLED

ONSITE CONTROLLED BY BMP FILTERRA DEVICES

ONSITE CONTROLLED BY STORMFILTER

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

Application No. RZ/FDP 2010-LE-013 Staff S.W.
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)

SEE PROFFERS DATED May 17, 2011

Date of (BOS) (PC) approval BOS 6-17-2011 / PC 2-24-2011

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8/31/10
11/17/10
12/16/10
01/28/11

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COMMONWEALTH OF VIRGINIA
Robert W. Brown
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11/7/11

BEST MANAGEMENT PRACTICES PLAN

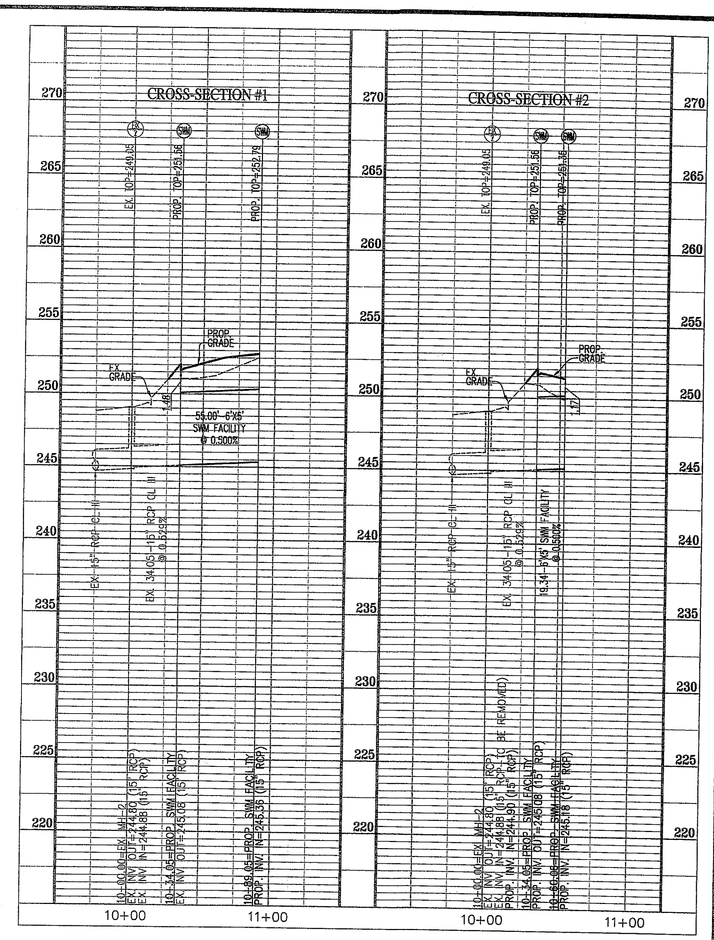
SPRINGFIELD HOTEL
CDP/FDP

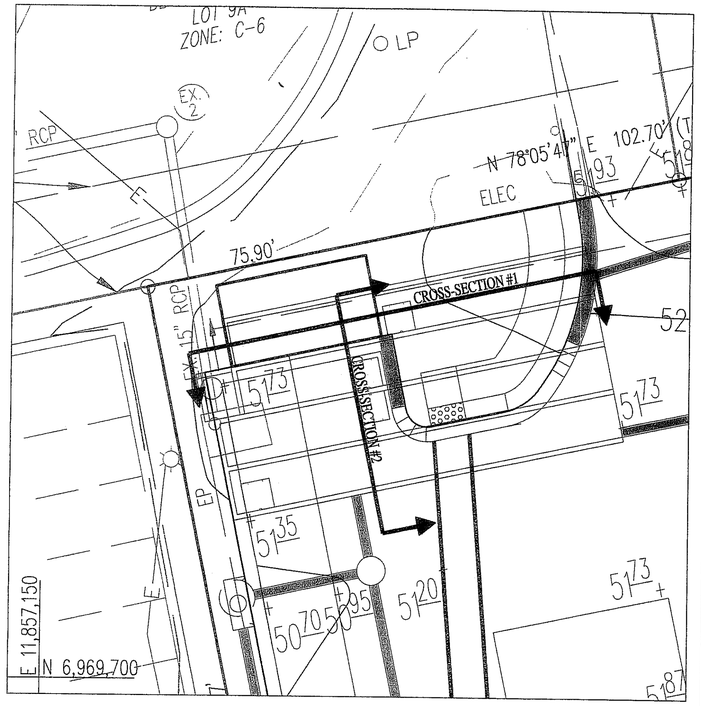
LEE DISTRICT
FAIRFAX COUNTY, VA

DATE: JULY 2010
C.I. : N/A
SCALE: AS NOTED

SHEET 8 OF 21

ZMAP-12577





PLAN VIEW - SCALE: 1"=10'

Application No. RZ/FDP 2010-LE-013 Staff S.W.
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(DP) (GDP) (CDP) (FDP)

SEE PROFFERS DATED May 17, 2011

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No.	DATE	DESCRIPTION

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PROFESSIONAL ENGINEER

SWM VAULT PROFILES

SPRINGFIELD HOTEL
CDP/FDP
LEE DISTRICT
FAIRFAX COUNTY, VA

SCALE: 1"=50' (H); 1"=5' (V) C.I.: 2'

DATE: JULY 2010

SHEET 9 OF 21

ZMAP-12577

Application No. RZ/FDP 2010-LE-013 Staff S.W.
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)

SEE PROFFERS DATED May 17, 2011

Date of (BOS) (PC) approval BOS 6-17-2011 / PC 2-24-2011

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DRAINAGE NARRATIVES

THIS SITE IS LOCATED ON FAIRFAX COUNTY TAX MAP #80-4 ((9)) PARCELS 4, 5, AND 6, WHICH IS LOCATED AT THE INTERSECTION OF OLD KEENE MILL ROAD AND AMHERST AVENUE. THE TOTAL SITE AREA BEING DISTURBED DURING CONSTRUCTION IS APPROXIMATELY 1.62 AC. THIS PLAN PROPOSES THE REDEVELOPMENT OF AN EXISTING SITE. THE IMPERVIOUS AREA DECREASES SLIGHTLY OVER THE PREVIOUS DEVELOPMENT. SWM FACILITIES ARE PROVIDED IN ORDER TO MATCH THE DESIGN OF THE EXISTING FACLIITES TO ENSURE THERE IS NO INCREASE IN STORM RUNOFF.

ADEQUATE OUTFALL NARRATIVE:

THE PROPOSED SITE IMPROVEMENTS HAVE BEEN ENGINEERED TO ADEQUATELY PROVIDE OVERLAND RELIEF OF STORM RUNOFF TO INLETS WHICH HAVE BEEN ADEQUATELY SIZED TO ACCEPT THE 10-YEAR STORM EVENT. THESE INLETS ARE CONNECTED TO AN UNDERGROUND STORM SEWER SYSTEM WHICH HAS ALSO BEEN ANALYZED. THE SUBJECT SITE HAS 2 MAIN OUTFALL POINTS LOCATED IN THE NORTHEAST AND NORTHWEST CORNERS OF THE SITE. BOTH LOCATIONS OUTFALL INTO EXISTING CLOSED CONDUIT SYSTEMS THAT HAVE ALSO BEEN ANALYZED TO DETERMINE THAT IT CAN ADEQUATELY CONVEY THE 10-YEAR STORM EVENT WITHOUT SURCHARGING THE SYSTEM'S HYDRAULIC GRADE LINE TO WITHIN 1-FOOT OF ESTABLISHED GRADE, AND NO MORE THAN 5-FEET ABOVE THE CROWN OF THE PIPE. THE NORTHEAST CONDUIT SYSTEM CONVEYS WATER NORTHWARD ALONG THE WESTERN SIDE OF AMHERST AVENUE WITHIN 15" PIPES UNTIL IT REACHES BLAND STREET. AT THAT POINT, A 24" PIPE CONVERGES WITH THE 15" PIPE. THAT 24" PIPE CONVEYS DRAINAGE FROM A DRAINAGE AREA THAT IS AT LEAST 90% OF THE SIZE OF THE CONDUIT SYSTEM UNDER REVIEW (PER FSM SECTION 6-0203.2A). THE COMBINED DOWNSTREAM 30" CONDUIT SYSTEM HAS BEEN FURTHER STUDIED FOR THE NEXT 150' AND FOUND TO MEET THE AFOREMENTIONED 10-YEAR STORM REQUIREMENTS. THE EXISTING CONDUIT SYSTEM EXITING THE SITE FROM THE NORTHWEST FLOWS NORTHWARD, BUT THEN WESTWARD AND THEN SOUTHWARD THROUGH THE PARCEL WITH AN EXISTING BANK AND THEN THROUGH THE PARCEL WITH AN EXISTING RESTAURANT BEFORE CROSSING BLAND STREET JUST TO THE NORTH OF OLD KEENE MILL ROAD. THE EXISTING PIPE NETWORK CONTINUES TO PICK UP ADDITIONAL DRAINAGE AREA AND THE EXISTING PIPES ALSO CONTINUE TO INCREASE IN SIZE UNTIL THE CONDUIT NETWORK IS JOINED BY A 66" PIPE. THE DRAINAGE AREA ASSOCIATED WITH THE 66" PIPE IS SIGNIFICANTLY LARGER THAN THE DRAINAGE AREA OF THE CONDUIT SYSTEM BEING STUDIED. THE COMBINED DOWNSTREAM 66" CONDUIT SYSTEM HAS BEEN FURTHER STUDIED FOR THE NEXT 150' AND FOUND TO MEET THE AFOREMENTIONED 10-YEAR STORM REQUIREMENTS. THE STUDY AREA IS SHOWN ON THIS SHEET AND THE CONDUIT COMPUTATIONS SHOWING DOWNSTREAM SYSTEM ADEQUACY ARE SHOWN ON SHEET #10.

IN ADDITION TO THE ANALYSIS OF THE DOWNSTREAM DRAINAGE SYSTEM USING THE METHOD ESTABLISHED BY FSM SECTION 6-0203.2A, A SEPERATE ANALYSIS WAS PERFORMED PER FSM SECTION 6-0203.2B, AS REQUIRED BY FAIRFAX COUNTY. ADDITIONAL DOWNSTREAM SYSTEMS HAVE BEEN STUDIED TO A POINT AT WHICH THE TOTAL DRAINAGE AREA IS 100 TIMES GREATER THAN THE CONTRIBUTING DRAINAGE AREA OF THE SITE. A SERIES OF CLOSED AND OPEN CONDUIT SYSTEMS, WHICH CONVEY STORMWATER RUNOFF FROM SPRING ROAD, TERRY DRIVE, UTICA STREET, SPRINGFIELD BOULEVARD, AMHERST AVENUE AND BACKLICK ROAD, ALL TIE INTO THE AFORMENTIONED 66" CLOSED CONDUIT SYSTEM, ROUGHLY ±1,500' DOWNSTREAM OF THE STUDY PEFORMED PER FSM SECTION 6.0203.2A. THIS SYSTEM HAS BEEN FOUND TO MEET THE 10-YEAR STORM REQUIREMENTS, AS THE DRAINAGE AREAS OF THESE SYSTEMS ARE SIGNIFICANTLY LARGER THAN THAT OF THE CONDUIT SYSTEM BEING STUDIED. THE STUDY AREA IS SHOWN ON THIS SHEET AND THE CONDUIT COMPUTATIONS SHOWING DOWNSTREAM SYSTEM ADEQUACY ARE SHOWN ON SHEET #10.

SWM NARRATIVE:

THERE ARE TWO STORMWATER MANAGEMENT DETENTION CONTROLS PROPOSED WITH THIS PROJECT. THE FIRST IS A CONCRETE VAULT WITHIN THE DRIVE AISLE NEAR THE BUILDING AND THE SECOND IS INCORPORATED WITHIN THE BUILDING AND DETAINS ROOF RUNOFF WITHIN THE CONFINES OF THE BUILDING. THE COMBINED SWM FACILITIES REDUCE THE COMBINED SITE RUNOFF TO LESS THAN THAT OF THE EXISTING CONDITIONS BEFORE THE PREVIOUS DEVELOPMENT (C-FACTOR OF 0.30) AS THE COMBINED RUNOFF IS SHOWN TO BE LESS THAN THE PRE-DEVELOPMENT RUNOFF FOR BOTH THE 2-YR AND 10-YR STORM EVEN (SEE SHEET #7).

IT IS IN THE OPINION OF URBAN ENGINEERING & ASSOCIATES, INC., THAT STORMWATER MANAGEMENT REQUIREMENTS HAVE BEEN MET FOR THE SITE AND THAT AN ADEQUATE OUTFALL EXISTS FOR THE OUTFALLS PROPOSED WITH THIS PROJECT.

No.	DATE	DESCRIPTION
		REVISIONS

PLAN DATE
7/29/10
8/31/10
11/17/10
12/21/10
01/18/11
01/26/11

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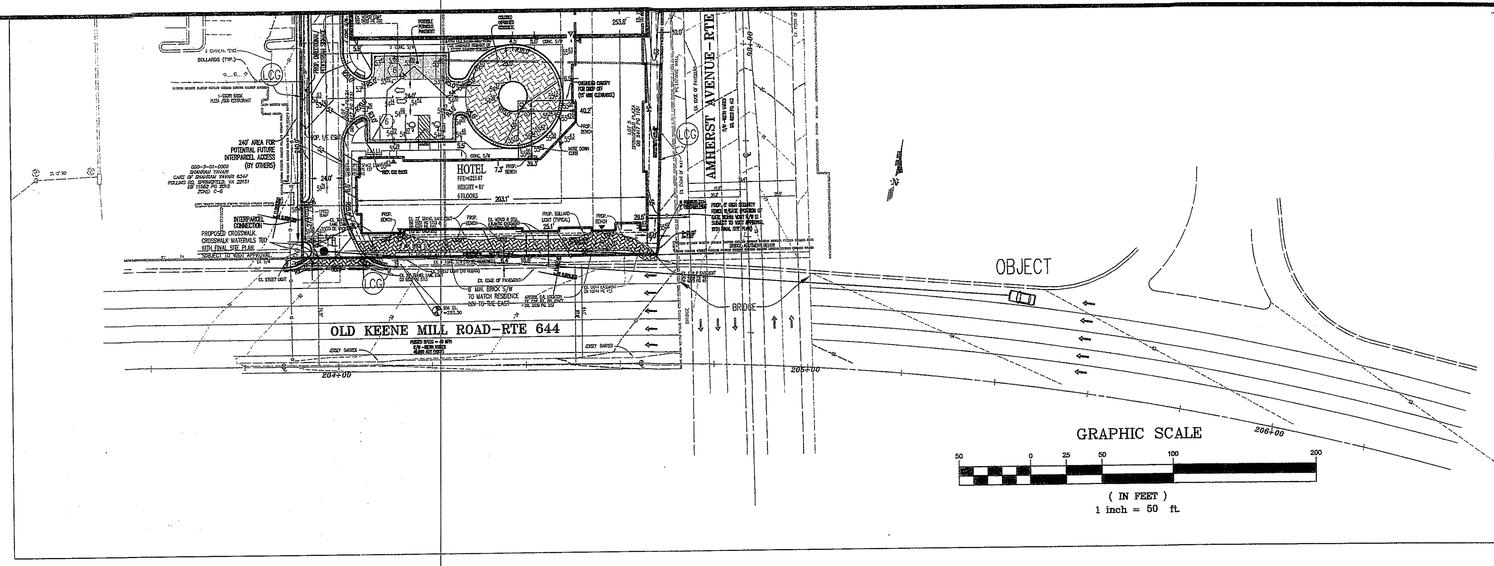
1/12/11

OUTFALL ANALYSIS
SPRINGFIELD HOTEL
CDP/FDP
LEE DISTRICT
FAIRFAX COUNTY, VA
DATE: JULY 2010
C.I.: 25'
SCALE: 1" = 250'

SHEET
10
OF
21

ZMAP-12577



OLD KEENE MILL ROAD
POSTED SPEED = 45 MPH
DESIGN SPEED = 50 MPH
SIGHT DISTANCE REQUIRED (6 LANE MAJOR ROAD): 480'

Application No. RZ/FDP 2010-LE-013 Staff S.W.
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(DP) (GDP) (CDP) (FDP)

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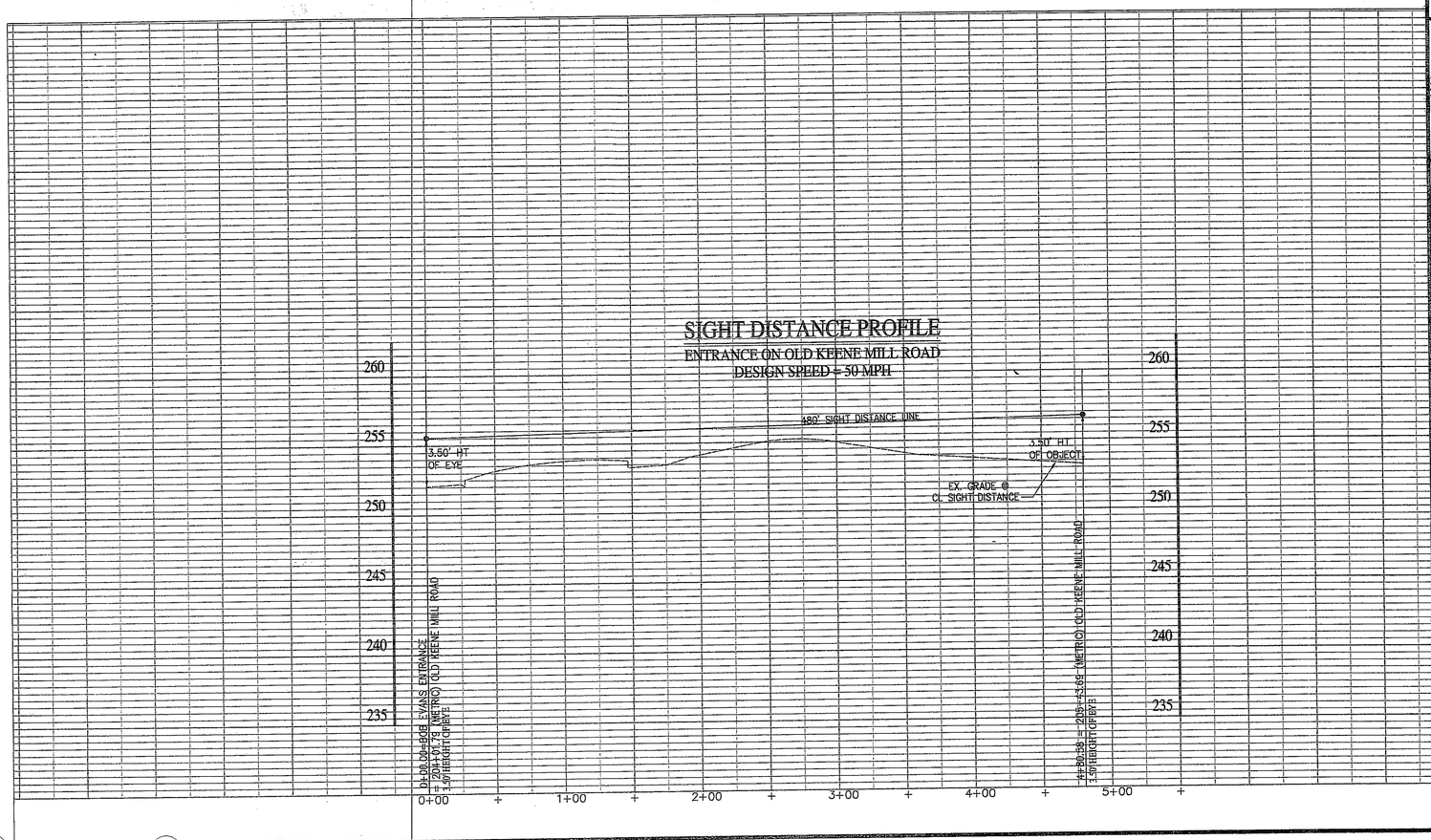

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SIGHT DISTANCE PLAN AND PROFILE

SPRINGFIELD HOTEL
CDP/FDP
LEE DISTRICT
FAIRFAX COUNTY, VA

DATE: JULY 2010
C.I.: N/A
SCALE: 1"=50'(H), 1"=5'(V)

SHEET
11
OF
21

ZMAP-12577

EXISTING VEGETATION SUMMARY

Symbol	Cover Type	Primary Species	Successional Stage	Condition	Acreage	Comments
A	Developed	Pin Oak (*Quercus palustris*) and Callery Pear (*Pyrus calleryana*)	n.a.	poor-fair	1.63 ac.	This cover type exists as developed land and includes the remains of the site's former building's foundation, parking lot, and an overgrown lawn along the eastern boundary. A small cluster of Callery Pear (1" - 5" dbh) exists in the northwest corner of the site while three inidividual Pin Oaks (16" - 18" dbh) exist within the overgrown lawn area and one Callery Pear (22" dbh) stands on the southeast corner of the foundation remains.

*DBH = Diameter at Breast Height (measured 4.5 feet above the ground)

NOTE: Existing vegetation data provided through field study on July 7, 2010

Application No. RZ/FDP 2010-LE-013 Staff S.W.
APPROVED DEVELOPMENT PLAN
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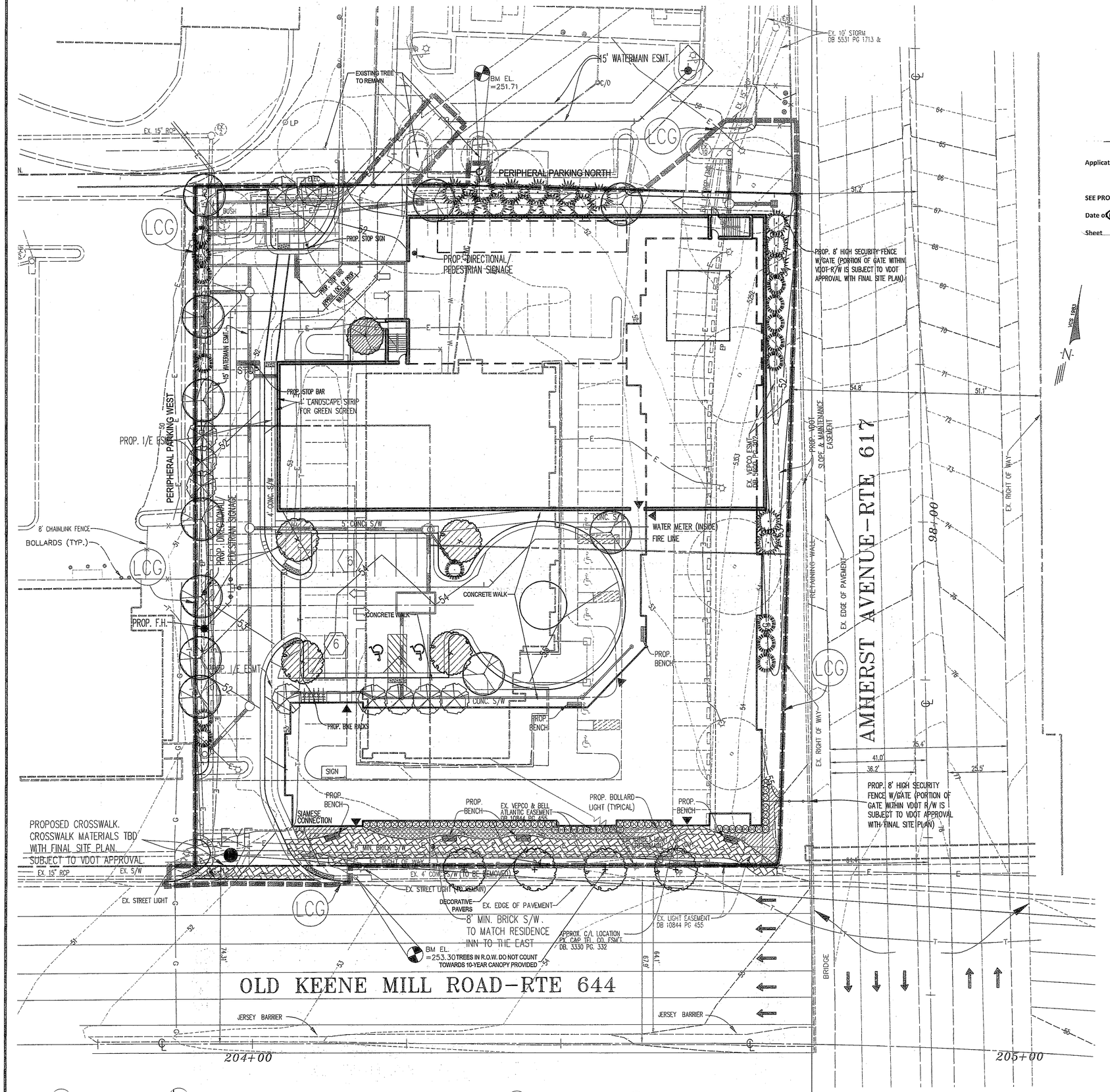
EXISTING VEGETATION MAP
SPRINGFIELD HOTEL
CDP/FDP
LEE DISTRICT
FAIRFAX COUNTY, VA

DATE: JULY 2010
SCALE: AS NOTED
C.I.: N/A

SHEET
12
OF
21

ZMAP-12577



Application No. RZ/FDP 2010-LE-013 Staff S.W.
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SEE PROFFERS DATED May 17, 2011

Date of (BOS) (PC) approval BOS 6-17-2011 / PC 2-24-2011

Sheet 13 of 21

LEGEND

- CATEGORY IV DECIDUOUS TREES 2-3" CALIPER
- CATEGORY III DECIDUOUS TREE 2-3" CALIPER
- CATEGORY II DECIDUOUS TREE 2-3" CALIPER
- CATEGORY I EVERGREEN TREE 6-8' HEIGHT
- CATEGORY II EVERGREEN TREE 6-8' HEIGHT
- CATEGORY IV INTERIOR PARKING LOT CANOPY TREE 3" CALIPER
- CATEGORY III INTERIOR PARKING LOT CANOPY TREE 3" CALIPER
- EVERGREEN SHRUBS 24" HEIGHT
- NATIVE PERRENIALS AND GRASSES

TREE PRESERVATION TARGET CALCULATIONS		
Gross Site Area (s.f.)		71,203
Pre-Development Area of Existing Tree Canopy (s.f.)		4,428
Percentage of Gross Site Area Covered by Existing Tree Canopy		6%
Tree Preservation Target		
10-Year Tree Canopy Requirement Percentage		10%
10-Year Tree Canopy Required (s.f.) (See "10-Year Tree Canopy Calculations" Table)		7,120
Percentage of the 10-Year Tree Canopy Requirement that Should be Met Through Tree Preservation (This is the "Tree Preservation Target")		6%
Area of the 10-Year Tree Canopy Requirement that Should be Met Through Tree Preservation (s.f.)		428
Area of the 10-Year Tree Canopy Requirement that Will be Met Through Tree Preservation (s.f.) (See "Tree Preservation Calculations" Table)		0
Proposed Percentage of 10-Year Tree Canopy Requirement that Will be Met Through Tree Preservation		0%
Tree Preservation Target not met (%)...	0% is not greater than...	6%
Tree Preservation Target not met (s.f.)...	0 is not greater than...	428

*TREE PRESERVATION TARGET DEVIATION REQUEST:

*MEETING THE TREE PRESERVATION TARGET WOULD REQUIRE THE PRESERVATION OF TREES THAT DO NOT MEET STANDARDS FOR HEALYTH AND STRUCTURAL CONDITION AND OTHER VEGETATION AND RISK MANAGEMENT REQUIREMENTS OF 12-400 *ET SEQ.* OF THE PFM.

*CONSTRUCTION ACTIVITIES COULD BE REASONABLY EXPECTED TO IMPACT EXISTING TREES OR FORESTED AREAS USED TO MEET THE TREE PRESERVATION TARGET TO THE EXTENT THAT WOULD NOT LIKELY SURVIVE IN A HEALTHY AND STRUCTURALLY SOUND MANNER FOR A MINIMUM OF 10-YEARS IN ACCORDANCE WITH THE POST-DEVELOPMENT STANDARDS FOR TREES AND FORESTED AREAS PROVIDED IN 12-0403 OF THE PFM.

OVERALL SITE CANOPY WILL BE PROVIDED WITH NEW PROPOSED PLANT MATERIAL.

10-YEAR TREE CANOPY REQUIREMENT CALCULATIONS		
Gross Site Area (s.f.)		71,203
Zone: PDC	Use: Hotel	
Tree Canopy Required	10%	7,120

10-YEAR TREE CANOPY PROVIDED	
Total Canopy Area Provided Through Tree Preservation (s.f.)	0
Total Proposed Canopy Area (s.f.)	7,125
Total Tree Canopy Provided (s.f.)	7,125

INTERIOR PARKING LOT LANDSCAPING CALCULATIONS		
Area to be Counted (s.f.)		28,393
Interior Landscaping Required (5%) (s.f.)		1,420
Interior Landscaping Provided:		
4 Cat. IV Trees at	312.5 s.f. each	1,250
1 Cat. III Trees at	175 s.f. each	175
Total Interior Landscaping Provided		1,425
Requirement is met...	1,425 s.f. is greater than...	1,420

PERIPHERAL PARKING LOT LANDSCAPING CALCULATIONS			
Location (Abutting Use) -	**Length (l.f.)**	**Required Trees**	**Provided Trees**
West (Abutting non-R.O.W.)	232	5 Trees (1/50 l.f.)	6 Cat. IV Deciduous
			3 Cat. II Deciduous
			6 Cat. I Evergreen
North (Abutting non-R.O.W.)	100	2 Trees (1/50 l.f.)	11 Cat. I Evergreen
			2 Cat. IV Deciduous

No.	DATE	DESCRIPTION
		REVISIONS

PLAN DATE
7/29/10
8/31/10
11/17/10
12/28/10
01/18/11
01/26/11

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Planners Engineers Landscape Architects Land Surveyors

COMMONWEALTH OF VIRGINIA
ROBERT K. BROWN
LIC. NO. 022455
PROFESSIONAL ENGINEER
1/26/11

LANDSCAPE PLAN
SPRINGFIELD HOTEL
CDP/FDP
LEE DISTRICT
FAIRFAX COUNTY, VA
DATE: JULY 2010
SCALE: 1"=20' C.I.: 2'

SHEET 13 OF 21

ZMAP-12577

PLANTING SPECIFICATIONS

1. QUALITY ASSURANCE:
   A. Landscape planting and related work shall be performed by a firm with a minimum of five years experience specializing in this type and scale of work.
   B. Applicable Specifications and Standards:
   Fairfax County Zoning Ordinance,
   American Joint Committee on Horticultural Nomenclature
   American Standard for Nursery Stock, latest edition
   American Association of Nurserymen Landscape Specification Guidelines for Baltimore Washington Metropolitan Areas, latest edition, Landscape Contractors Association.

2. SUBMITTALS: Submit the following to the Owner's Representative prior to beginning work:
   A. Copies of manufacturer's data for all materials required.
   B. Samples of required mulch material.
   C. Chemical and mechanical analysis and samples of all existing soil, topsoil, organic matter and soil mix to be used.
   D. Planting schedule showing the dates (earliest and latest) proposed for each type of plant specified, schedule each type of planting within the normal planting seasons for such work. Include requests for any proposed changes in the approved planting season and a list of proposed sources for all plant materials.
   E. List of proposed sources for all plant material.
3. DELIVERY, HANDLING, AND STORAGE:
   A. Deliver packaged materials in manufacturer's unopened containers or bundles, fully identified with name, brand, type, weight, and analysis. Store packaged materials in such a manner as to prevent damage or intrusion of foreign matter.
   B. Dig balled and burlapped (B& B) plants with firm, natural balls of earth, of a diameter not less than that shown on the plant list nor less than recommended by the American Standard for Nursery Stock, and of sufficient depth to include the fibrous and feeding roots. B&B plants will not be accepted if the ball is cracked or broken before or during planting operation.
   C. Deliver trees and shrubs after preparations for planting have been completed. Do not bend, bind, or tie trees or shrubs in such a manner as to damage bark, break branches or destroy natural shape. If planting is delayed more than 6 hours after delivery, set trees and shrubs in shade, protect from weather and mechanical damage, and keep roots moist by heeling-in bare root stock and covering plant balls with soil, peat moss or other acceptable material for balled stock. Plants shall be kept well watered and shall not remain unplanted for longer than ten (10) days after delivery.
   D. Plants shall be lifted and handled from the bottom of the ball only.
   E. Do not remove container-grown stock from containers until planting time.
4. DRAINAGE: Before planting, determine that areas to receive plant material have adequate subdrainage.
   A. The landscape contractor is responsible for drainage tests as necessary to identify any problems prior to beginning planting operations. Upon commencement of planting operations the landscape contractor assumes responsibility for soil conditions.
   B. Dig planting pits to full depth and dimensions indicated on drawings.
   C. At bottom of planting pit, excavate rectangular pit 12 inches by 12 inches by 18 inches deep. Quickly pour water into pit to a depth of 6 inches (approximately 3-3 3/4 gallon). Note time required for water to be completely absorbed. Divide time noted by 6 to achieve average rate of absorption for 1 inch of water. Where rate of absorption exceeds 60 minutes per inch, notify owner immediately for directions on how to proceed.
5. PLANTING DATES: Planting shall be done only within the following dates except as approved by Owner.
   A. Deciduous Trees and Shrubs: March 1 to May 31 and October 15 to December 15.
   B. Evergreen Trees, Shrubs and Vines: March 1 to May 31 and September 1 to November 15.
   C. All plant material shall be guaranteed by the Contractor for a period of 1 year from the date final acceptance to be in good, healthy and flourishing condition.
6. MATERIALS FOR PLANTING:
   A. Topsoil: shall be a fertile, friable natural loam, uniform in composition, free of stones, lumps, plants and their roots, debris and other extraneous matter over 1 inch in diameter, capable of sustaining vigorous plant growth. Soil shall be harvested at a single source from the O and/or A horizons of the soil profile.
      1) Topsoil shall have a pH range of 5.5 to 7.5.
      2) Topsoil shall contain 1.5-5% organic matter by dry weight.
      3) Soil Texture: sandy loam, sandy clay loam with the following particle size distribution:
      Gravel Less than 10%
      Silt 15-30%
      Clay 20-35%
      Chemical Levels shall be:
      Magnesium Mg 100+ units
      Phosphorus P205 150+ units
      Potassium - K20 120+ units
      4) Soluble Salts/ Conductivity - Not to exceed 900 ppm/0.9 mmhos/cm (in soil); not to exceed 3000 ppm/2.5 mmhos/cm (in high organic mix)
      5) Cation exchange capacity shall be a minimum of 8 meq/100g.
   B. Clay Loam to Sandy Clay Loam Soil: shall be a fertile, friable natural loam, uniform in composition, free of stones, lumps, plants and their roots, debris and other extraneous matter over 1 inch in diameter, capable of sustaining vigorous plant growth.
      1) Soil shall have a pH range of 5.5 to 6.5.
      2) Soil shall contain 2-5% organic content by volume.
      3) Soil Texture: Clay loam to sandy clay loam with the following particle size distribution:
      Gravel Less than 10%
      Sand 20-50%
      Silt <35%%
      Clay 20-40%
      4) Chemical Levels shall be:
      Magnesium Mg 100+ units
      Phosphorus P205 150+ units
      Potassium - K20 120+ units
      5) Soluble Salts/ Conductivity - Not to exceed 900 ppm/0.9 mmhos/cm (in soil); not to exceed 3000 ppm/2.5 mmhos/cm (in high organic mix)
      6) Cation exchange capacity shall be 20-35 meq/100g.
   C. Compost: Compost shall be mature, stable, weed free, and produced by aerobic decomposition of organic matter. Compost feedstock shall be plant matter, such as high lignin forestry products or yard waste (leaves, brush and yard trimmings).
      1) The product must not contain any visible refuse or other physical contaminants, substances toxic to plants, or over 5% sand, silt, clay or rock material by dry weight.
      2) Compost shall be sampled and tested as required by the Seal of Testing Assurance Program of the United States Composting Council (USCC) and shall meet the physical requirements for compost as determined by USCC.
      3) The product shall possess no objectionable odors. The product must meet all applicable USEPA CFR, Title 40, Part 503 Standards for Class A biosolids.
      4) The moisture level shall be such that no visible water or dust is produced when handling the material.
   D. Composted Pine Bark Fines: Shall be approved composted, ground pine bark having no particle with a dimension greater than 3/4 inch. No more than 10% shall be wood.
   E. Sand: Shall be quartz based sharp concrete sand, ASTM C-33 Fine Aggregate, with a Fines Modulus Index between 2.8 and 3.2.
   F. Perlite: Coarse horticultural grade expanded, volcanic perlite. Maximum density shall be 8 lb./ft3.
      1) pH shall be 6.5 to 7.5.
      2) Perlite shall be meet the Perlite Institute's Standards for Gradation for Horticultural Perlite for Coarse Perlite with no more than 70% passing through a #16 Standard Sieve.
   G. Humus: Shall be mature, stable, weed free, and produced by aerobic decomposition of organic matter. Compost feedstock shall be plant matter, such as high lignin forestry products or yard waste (leaves, brush and yard trimmings).
      1) Humus shall have a pH between 6 and 7.5.
      2) Soluble Salt Concentration shall be less than 10dS/m.
      3) Cation exchange capacity rate shall be 100-250.
      4) The product must not contain any visible refuse or other physical contaminants, substances toxic to plants, or over 5% sand, silt, clay or rock material by dry weight.
      5) The product shall possess no objectionable odors. The product must meet all applicable USEPA CFR, Title 40, Part 503 Standards for Class A biosolids.
      6) The moisture level shall be such that no visible water or dust is produced when handling the material.
   H. Trace Elements: Shall be commercially available slow release materials containing zinc (Zn), Molybdenum (Mo), Copper (Cu), Boron (B), and Magnesium (Mn).
   I. Fertilizer: A commercial fertilizer for ornamental trees, shrubs and ground cover with an analysis of 10% Nitrogen, 6% Phosphorus and 4% Potassium shall be used. This fertilizer shall be granular with a minimum of 50% of the total Nitrogen in organic form. 14-14-14-Osmocote (or approved equal) shall be applied at a rate of 10 lbs. per square foot, tilled to a depth of 8 inch, shall be used for perennials.
   J. Soil Separator: Shall be rot resistant non-woven polypropylene filter fabric, water permeable, and unaffected by freezing and thawing. Acceptable products include: Mirafi 140N, Mirafi Civil Engineering Co., or Stabilenka Type T-80, American Enka Co., Enka, N.C.
   K. Planter Drainage Fabric: Shall be prefabricated planter-drainage fabric Miradrain 9000, a composite system consisting of a Mirafi drainage fabric bonded to a three-dimensional highly impact-resistant plastic core. The core shall have the following attributes:
      1) Compressive Strength: (ASTM D-1621), 15,000 + PSF.
      2) Overlaps: Shall be capable of mechanically interlocking so as to prevent separation of the overlaps during backfill.
7. PLANT MATERIALS: (Refer to the PLANT LIST on the drawings for specific types and quantities of plants):
   A. Plants shall be nursery grown in accordance with good horticultural practices. Plants shall either be obtained from local nurseries and/or others, which have soil (heavy clay) and climatic conditions similar to those in the locality of the project.
   B. Plant material grown in sandy, well-drained soil will not be approved for this project. Plants shall be true to species and variety and unless specifically noted otherwise, all plants shall be of specimen quality, exceptionally heavy, symmetrical, tightly-knit plants, so trained or favored in their development and appearance as to be superior in form, number of branches, compactness and symmetry.
   C. Plants shall be sound, healthy and vigorous, well branched and densely foliated when in leaf, free of disease, insect pests, eggs or larvae and shall have healthy, well-developed root systems. They shall be free from physical damage or any conditions that would prevent thriving health and the desired appearance.
   D. Trees, which have a damaged or crooked leader, or multiple leaders, unless specified in the plant list, will be rejected. Trees with abrasion of the bark, sun scald, disfiguring knots, or pruning cuts more than 1 1/4 inch diameter which have not completely callused, will be rejected.
   E. Plants shall conform to measurements specified in the plant schedules except that plants larger than specified may be used if acceptable to the Landscape Architect or owner. Use of such plants shall not increase the contract price. If larger plants are accepted, the root ball shall be sized for the larger plant.
   F. Caliper Measurement: Shall be taken at a point on the trunk 6 inches above natural ground line for trees up to 4 inches diameter, and at a point 12 inches above the natural ground line for trees over 4 inches diameter.
   G. Plants shall be measured when branches are in the normal position. Height and spread dimensions specified refer to the main body of the plant and not from branch tip to tip.
8. SOIL MIXING PROCEDURES:
   A. Topsoil used in sand/soil mixes shall be screened or shredded prior to mixing in sands. Maximum clod inclusion for soil mixes shall not exceed:

Clod size (largest dimension)	% of the soil mix volume
Less than 1"	Unlimited
1 to 3 inches	20%
3 to 6 inches	5%
>6 inches	Less than 2%

   B. Source material and soil mix stockpiles shall be protected from rain by covering with filter cloth.
9. INSPECTION:
   A. Examine the areas and conditions where soil mix is to be installed and notify the Architect of conditions detrimental to the proper and timely completion of the work. Do not proceed with the work until unsatisfactory conditions are corrected to permit proper installation of the work.
   B. Cooperate with other Contractors and trades working in and adjacent to other work areas. Examine drawings which show development of entire project and become familiar with scope of other work required.
10. SOIL INSTALLATION - GENERAL PROCEDURES:
   A. If subgrade soil compaction exceeds 80%, existing soil shall be ripped to a depth of 12 inch to alleviate compaction which has taken place during construction. Prior to loosening of soil, Contractor must locate existing utilities and coordinate with Owner any underground electric lines, drainage pipes, conduits, etc.
   B. Prepare the subgrade by roughening the top 3" of the subsoil by dragging the teeth of a backhoe bucket across the surface.
   C. Begin soil installation as soon as subsoil is prepared. Use low impact equipment with track belts, large tires, or low tire pressure to lower compaction and soil damage during installation.
   D. Monitor compaction during installation and loosen soils as needed if compaction exceeds 80%.
   E. Install specified soil in 12"-18" thick lifts. Compact each lift sufficiently to reduce settling but not enough to prevent the movement of water and feeder roots through the soil. The soils in each lift should feel firm to the foot in all areas and make only slight heel prints.
11. INSTALLATION OF SOIL MIX FOR LAWN AREAS ON GRADE:
   A. Soil Mix for Lawns on Grade: shall consist of 10% compost and 90% topsoil, by volume. These materials must meet specifications described in Section 2.00.
   B. Loosen subgrade lawn areas to a minimum of 3". Remove stones more than 1-1/2" in any dimension and sticks, roots, rubbish, and other extraneous matter. Limit preparation to areas which will be planted promptly after preparation.
   C. Spread soil mix for lawn areas on grade to a minimum depth of 8" as required to meet grade and elevations shown on drawings, after lightly rolling and natural settlement. Allow for sod thickness in areas to be sodded.
12. INSTALLATION OF SOIL MIX FOR TREE PITS ON GRADE
   A. Confirm that native subsoil drains at a rate of at least ½" per hour. If drainage is less than ½" per hour, provide subsurface drainage lines.
   B. Install 30-36" of Soil Mix for Tree Pit Backfill on Grade:
      1) Shall consist of clay loam to sandy clay loam soil, sand, and composted pine bark fines at a rate of 5:5:1 to 10:5:1.5 to achieve the following:
      (a) Clay content of Soil Mix shall be 10-20% of the soil mix, by volume.
      (b) Minimum amount of coarse to medium sand in the mix shall be 55%
      (c) Minimum infiltration rate at 80-85% compaction shall be 1-3 inches per hour.
   A. Composted pine bark fines shall not exceed 10% of the total soil mix by volume.
   B. Till 4" of compost into the top 6" of the installed Soil Mix for Tree Pit Backfill on Grade.
13. INSTALLATION OF SOIL MIX FOR MULCHED SHRUB AND PERENNIAL BEDS:
   A. Confirm that native subsoil drains at a rate of at least ½" per hour. If drainage is less than ½" per hour, provide subsurface drainage lines.
   B. Install 14" of Soil Mix for Mulched Shrub and Perennial Beds on Grade:
      1) Shall consist of clay loam to sandy clay loam soil, sand, and composted pine bark fines at a rate of 5:5:1 to 10:5:1.5 to achieve the following:
      (a) Clay content of Soil Mix shall be 10-20% of the soil mix, by volume.
      (b) Minimum amount of coarse to medium sand in the mix shall be 55%
      (c) Minimum infiltration rate at 80-85% compaction shall be 1-3 inches per hour.
      2) Composted pine bark fines shall not exceed 10% of the total soil mix by volume.
   C. Till 4" of compost into the top 6" of the installed Soil Mix for Tree Pit Backfill on Grade.
14. INSTALLATION OF SILVA CELL PLANTING SOIL MIX:
   A. Soil Mix shall be installed per Manufacturer's recommendations.
   B. Planting Soil Mix shall consist of Topsoil, Compost, and coarse sand mixed to the following proportion:

Material	% by volume
Compost	12-17%
Coarse Sand	35-50%
Topsoil	35-50%

      1) Ratio shall be adjusted to achieve a water permeability between 0.75 and 1.75 inches per hour when compacted to 80-85% of maximum dry density. The permeability of the allowable topsoil materials will vary the overall permeability of the final mix. Submit multiple mix ratios for permeability to establish the correct mix ratio for the available topsoil.
      2) Final Mix shall have a pH between 5.5 and 6.5.
      3) Final mix shall have an organic matter content of between 3 and 5%.
15. INSTALLATION OF PLANTING SOIL MIX OVER STRUCTURE:
   A. Soil Mix Over Structure shall consist of 32% Topsoil, 25% Composted Pine Bark Fines, 12% Perlite, 12% Sand, and 12% Humus.
      1) Final Mix shall have a pH of 5.5 to 6.5.
      2) Final Mix shall have an organic matter content of between 3 and 5%.
      3) Final Mix shall contain a maximum of 55% Sand.
      4) Maximum saturated density of the mix shall be 92 lbs./ft3. Testing shall be done in accordance with ASTM C29.
   B. Coordinate landscape fill work with installation of drains, drain pipes, waterproofing, protection board and drainage board, and filter fabric. Do not begin any backfilling operations until irrigation system specified elsewhere is installed. Do not place landscape fill until planters have been approved by Owner and authorization to proceed has been given. Do not damage drainage system while installing soil mix over structure.
   C. Install specified soil in 12"-18" thick lifts. Compact each lift sufficiently to reduce settling but not enough to prevent the movement of water and feeder roots through the soil. The soils in each lift should feel firm to the foot in all areas and make only slight heel prints.
   D. During placement of soil mix in planters, contractor shall take great care to ensure proper drainage with said soil after placement and compaction.
16. EROSION CONTROL MATERIAL AND PLANTING ON STEEP SLOPES:
   A. Material meeting the requirements of the specifications shall be installed and maintained on the designated areas as shown and specified. The areas to be covered shall be prepared and fertilized as specified before the erosion material is placed. Immediately prior to the planting operations, the material shall be laid evenly, smoothly and in contact with the soil throughout.
   B. Lay erosion control materials with one inch nominal openings in accordance with manufacturer's instructions. Unroll in direction of water flow. Overlap sheets by at least 6 inches. Where strips are to be spliced lengthwise, overlap strips by 8 inches. Upgrade section shall be on top of all splices.
   C. The Contractor shall maintain and protect the erosion control material until the final inspection. Maintenance shall consist of repairs made necessary by erosion, wind or any other cause. Following the restoration of damaged areas under plant and turf guarantee and establishment requirements for applicable underlying items; the erosion control material shall be repaired or replaced to meet the original requirements and maintained until the final inspection.

17. GENERAL PLANT INSTALLATION:
   A. Excavation: Excavate all tree pits and planting areas to the width and depth shown in the planting details.
   B. Center plant in pit and orient for the best visual effect. Set plants plumb and hold rigidly in position until soil has been tamped firmly around root ball.
   C. Mulch within 48 hours after planting and after applying the pre-emergent herbicide, except ground cover areas (which shall have organic material placed before planting) with a 2" layer of mulch immediately after planting. All bed lines shall be cut with a smooth consistent edge to a minimum depth of 3 inches. Keep mulch out of the crowns of shrubs and off buildings, sidewalks, light standards, and other structures.
   D. All planting areas to conform to specified grades after full settlement has occurred and mulch has been applied. Provide saucers around tree pits as shown on planting details. Remove all tags, labels, strings, etc. from all plants.
18. Permanent Seeding or Sodding for Grass Areas:
   A. Lawn Seed or Sod varieties shall be an improved variety turf-type tall fescue blend. The landscape contractor shall select from varieties approved by the Maryland or Virginia Department of Agriculture.
   B. Refer to the Virginia Erosion and Sediment Control Handbook, for guidelines, specifications and installation techniques of seed and sod.
   C. Maintenance shall begin immediately after each plant and lawn area is installed and shall continue until 90 days after final acceptance of the last section.

SHADED AREA REPRESENTS AREA TO BE COUNTED AS PART OF PARKING LOT PER PFM 12-0513.2.

1 INTERIOR PARKING AREA
NTS

PLANT SCHEDULE

Symbol	Botanical Name	Common Name	Size	Type	Remarks	Multiplier	
	Cat. IV Deciduous Trees						
	Acer rubrum 'October Glory'	October Glory Red Maple	3" Cal.	B & B	Uniform branching pattern	Improved Cultivar	1.25
	Ginkgo biloba 'Princeton Sentry'	Ginkgo	3" Cal.	B & B	Uniform branching pattern	Improved Cultivar	1.25
	Platanus x acerifolia 'Bloodgood'	London Planetree	3" Cal.	B & B	Uniform branching pattern	Improved Cultivar	1.25
	Tilia americana 'Legend'	American Linden	3" Cal.	B & B	Uniform branching pattern	Improved Cultivar	1.25
	Zelkova serrata 'Green Vase'	Japanese Zelkova	3" Cal.	B & B	Uniform branching pattern	Improved Cultivar	1.25
	Cat. III Deciduous Trees						
	Betula nigra 'Heritage'	River Birch	3" Cal.	B & B	Multi-stem, Min. 3 heavy stems	Improved Cultivar	1.25
	Gleditsia x triacanthos 'inermis'	Thornless Honeylocust	3" Cal.	B & B	Multi-stem, Min. 3 heavy stems	Improved Cultivar	1.25
	Prunus yedoensis	Yoshino Cherry	3" Cal.	B & B	Multi-stem, Min. 3 heavy stems	Improved Cultivar	1.25
	Cat. II Deciduous Trees						
	Amelanchier laevis	Allegheny Serviceberry	3" Cal.	B & B	Multi-stem, Min. 3 heavy stems		
	Cercis canadensis 'Forest Pansy'	Redbud	3" Cal.	B & B	Multi-stem, Min. 3 heavy stems	Improved Cultivar	1.25
	Cornus kousa	Kousa Dogwood	3" Cal.	B & B	Multi-stem, Min. 3 heavy stems		
	Magnolia x soulangiana 'Brozzonii'	Saucer Magnolia	3" Cal.	B & B	Multi-stem, Min. 3 heavy stems	Improved Cultivar	1.25
	Magnolia virginiana	Sweetbay Magnolia	3" Cal.	B & B	Multi-stem, Min. 3 heavy stems		
	Prunus x incam 'Okame'	Okame Cherry	3" Cal.	B & B	Multi-stem, Min. 3 heavy stems	Improved Cultivar	1.25
	Cat. III Evergreen Trees						
	Picea abies	Norway Spruce	10' Ht.	B & B	Full to ground, Dense		
	Pinus echinata	Shortleaf Pine	10' Ht.	B & B	Full to ground, Dense	Wildlife Benefits:	1.50
	Pinus nigra	Austrian Pine	10' Ht.	B & B	Full to ground, Dense		
	Cat. II Evergreen Trees						
	Cryptomeria japonica	Japanese Cryptomeria	10' Ht.	B & B	Full to ground, Dense		
	Ilex opaca	American Holly	10' Ht.	B & B	Full to ground, Dense	Wildlife Benefits:	1.50
	Juniperus virginiana	Eastern Redcedar	10' Ht.	B & B	Full to ground, Dense	Wildlife Benefits:	1.50
	Pinus bungeana	Lacebark Pine	10' Ht.	B & B	Full to ground, Dense		
	Cat. I Evergreen Trees						
	Ilex x 'Nellie R. Stevens'	Nellie R. Stevens Holly	10' Ht.	B & B	Full to ground, Dense	Improved Cultivar	1.25
	Juniperus chinensis 'Columnaris'	Chinese Juniper	10' Ht.	B & B	Full to ground, Dense	Improved Cultivar	1.25
	Taxus baccata 'Fastigiata'	Upright Irish Yew	10' Ht.	B & B	Full to ground, Dense	Improved Cultivar	1.25

NOTE:
1. THE LIST ABOVE REPRESENTS A GENERAL PALETTE OF PROPOSED PLANT MATERIAL FOR THE SITE, THOUGH IS NOT INTENDED TO BE FULLY INCLUSIVE OF ALL VARIETIES THAT MAY BE PLANTED. FINAL PLANT LIST SELECTIONS WILL INCLUDE SPECIES LISTED IN PFM 12-0000 TABLE 12.19 OR AS OTHERS AS APPROVED BY UFMD AT TIME OF SITE PLAN SUBMITTAL.

2. QUANTITIES OF TREES WITH AND WITHOUT CANOPY MULTIPLIERS MAY BE ADJUSTED WITH FINAL SITE PLAN. TOTAL CANOPY REQUIRED WILL BE PROVIDED WITH FINAL SITE PLAN. INSTALLED SIZES OF TREES MAY VARY TO INCLUDE 2" AND 3" CALIPER PLANTS TO IMPROVE CHANCES OF SURVIVABILITY AND PROVIDE A VARIABLE CANOPY FOR FUTURE GROWTH. GENERAL DENSITY OF TREES SHOWN AND MINIMUM CANOPY COVERAGE REQUIREMENTS WILL BE PROVIDED.

2 EVERGREEN TREE PLANTING
NTS

3 SHRUB PLANTING
NTS

NOTE:
1. STAKING AND GUYING SHALL BE IMPLEMENTED ONLY AS NEEDED FOR SUPPORT AND STABILITY AS DETERMINED BY THE LANDSCAPE CONTRACTOR BASED ON LANDSCAPE SPECIFICATION GUIDELINES. ALL STAKING AND GUYING SHALL BE REMOVED WITHIN ONE YEAR OF THE TIME OF INSTALLATION.

4 ORNAMENTAL TREE PLANTING
NTS

5 DECIDUOUS TREE PLANTING
NTS

Application No. RZ/FDP 2010-LE-013 Staff S.W.
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)

SEE PROFFERS DATED May 17, 2011

Date of (BOS) (PC) approval BOS 6-17-2011 / PC 2-24-2011

Sheet 14 of 21

No.	DATE	DESCRIPTION
		REVISIONS

PLAN DATE
7/29/10
8/31/10
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12/21/10
01/18/11
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COMMONWEALTH OF VIRGINIA
Robert Brown
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1/26/11
PROFESSIONAL ENGINEER

LANDSCAPE PLAN COMPUTATIONS AND DETAILS

SPRINGFIELD HOTEL
CDP/FDP
LEE DISTRICT
FAIRFAX COUNTY, VA

DATE: JULY 2010

C.I.: 2'

SCALE: 1"=20'

ZMAP-12577

ENTRY COURTYARD

Application No. RZ/FDP 2010-LE-013 Staff S.W.
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)

SEE PROFFERS DATED May 17, 2011

Date of (BOS) (PC) approval BOS 6-17-2011 / PC 2-24-2011

Sheet 15 of 21

MCS
MITCHELL CARLSON STONE, INC.
ARCHITECTURE PLANNING INTERIORS

COURTYARD PERSPECTIVE

HOMEWOOD SUITES

SPRINGFIELD, VIRGINIA

FOR ILLUSTRATIVE PURPOSES ONLY

No.	DATE	DESCRIPTION

REVISIONS

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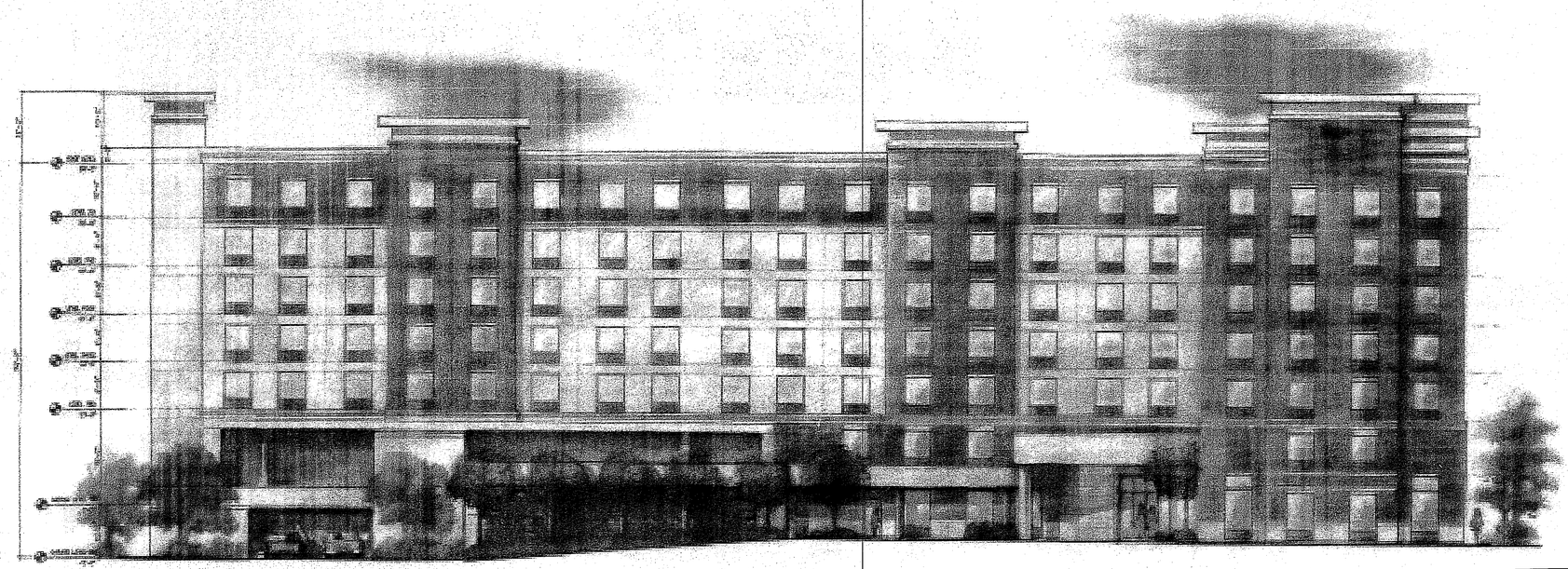
BUILDING ILLUSTRATIVES

SPRINGFIELD HOTEL
CDP/FDP
LEE DISTRICT
FAIRFAX COUNTY, VA

SCALE: N.T.S. C.I.: N/A DATE: JULY 2010

SHEET 15 OF 21

ZMAP-12577



WEST ELEVATION

WEST ELEVATION

EXTERIOR ELEVATION

HOMEWOOD SUITES

SPRINGFIELD, VIRGINIA

Application No. RZ/FDP 2010-LE-013 Staff S.W.
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)

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MITCHELL CARLSON STONE, INC.
ARCHITECTURE PLANNING INTERIORS

FOR ILLUSTRATIVE PURPOSES ONLY

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7/29/10
8/31/10
11/17/10
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01/26/11

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11/7/11

BUILDING ILLUSTRATIVES

SPRINGFIELD HOTEL
CDP/FDP
LEE DISTRICT
FAIRFAX COUNTY, VA

DATE: JULY 2010
C.I.: N/A
SCALE: N.T.S.

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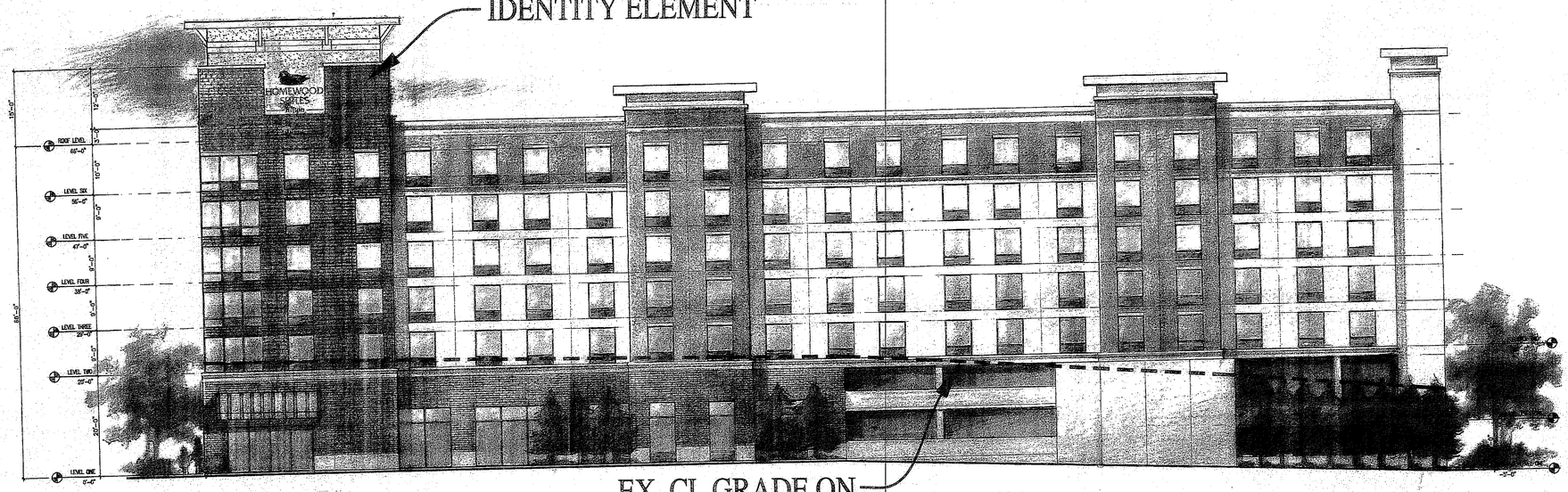
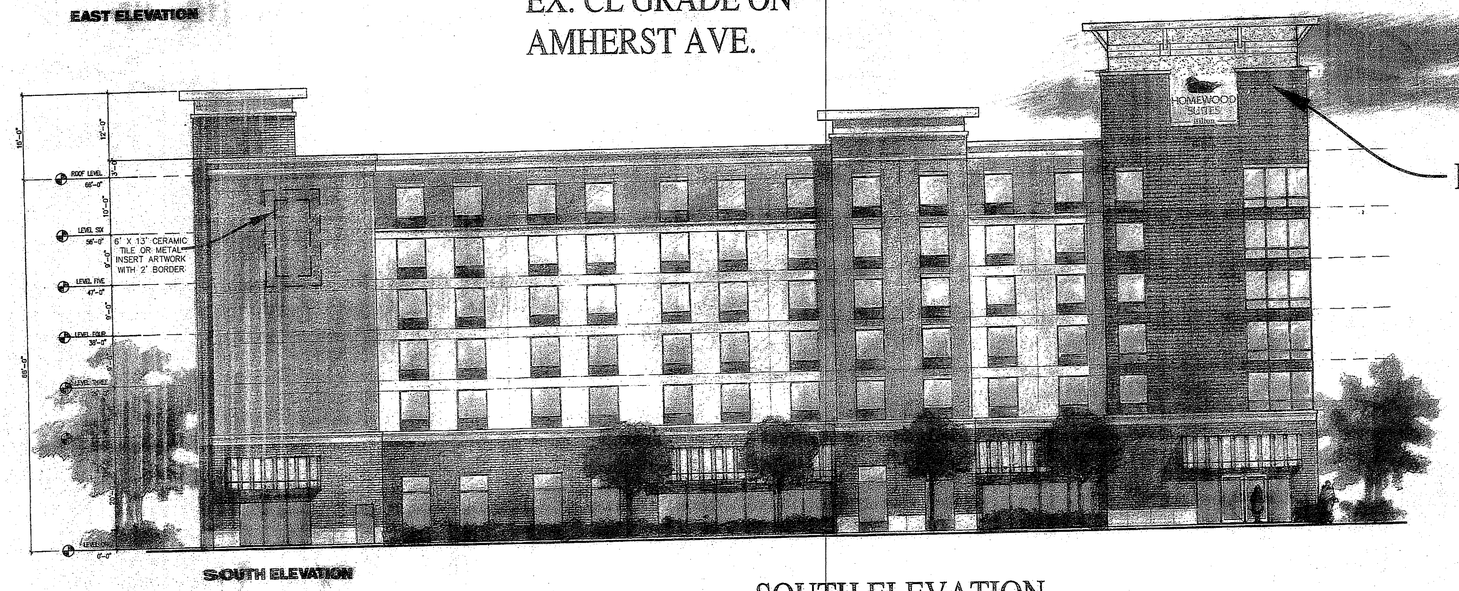
EAST ELEVATION

IDENTITY ELEMENT



EX. CL GRADE ON AMHERST AVE.



IDENTITY ELEMENT

SOUTH ELEVATION

EXTERIOR ELEVATIONS

HOMEWOOD SUITES

SPRINGFIELD, VIRGINIA

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BUILDING ILLUSTRATIVES

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LEE DISTRICT
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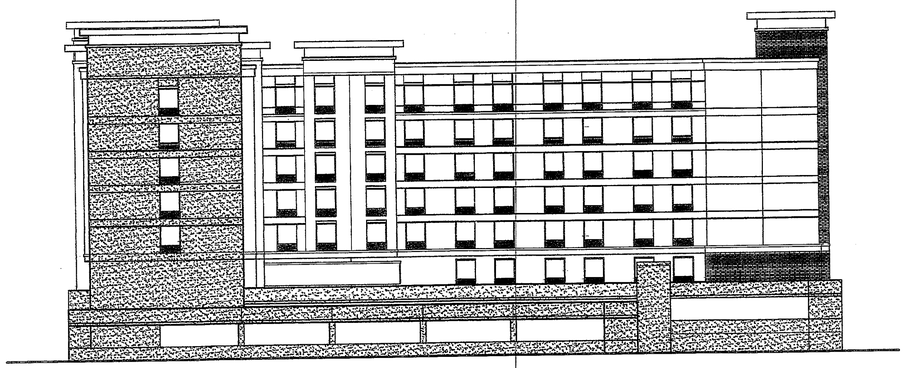

NORTH ELEVATION

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NORTH ELEVATION

HOMEWOOD SUITES

SPRINGFIELD, VIRGINIA

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BUILDING ILLUSTRATIVES

SPRINGFIELD HOTEL
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FAIRFAX COUNTY, VA

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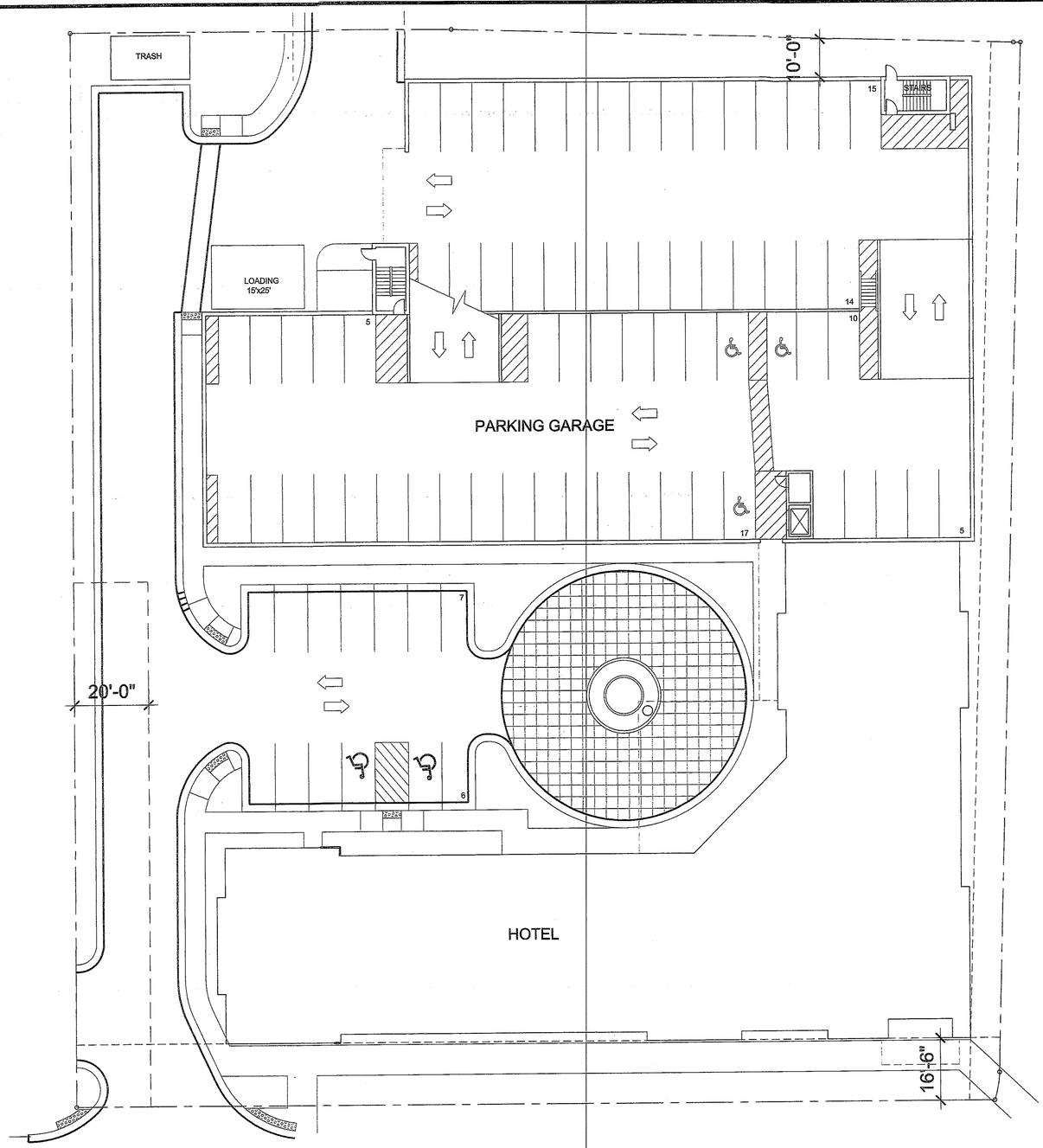

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GROUND LEVEL

HOMEWOOD SUITES

SPRINGFIELD, VIRGINIA

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PARKING GARAGE LAYOUT

SPRINGFIELD HOTEL
CDP/FDP
LEE DISTRICT
FAIRFAX COUNTY, VA

DATE: JULY 2010
C1.: N/A
SCALE: N.T.S.

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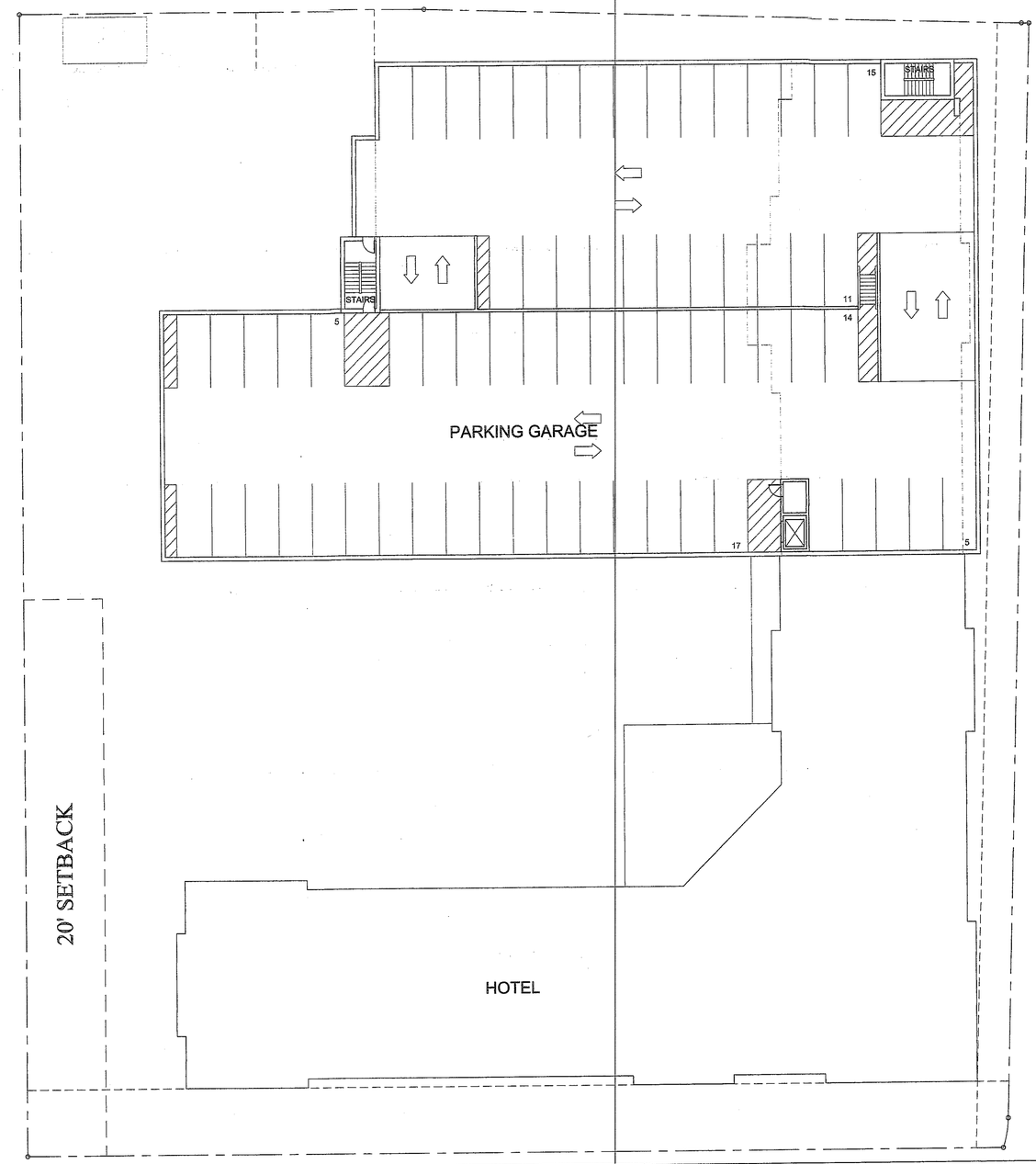

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MEZZANINE LEVEL

HOMEWOOD SUITES

SPRINGFIELD, VIRGINIA

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MEZZANINE LEVEL LAYOUT
SPRINGFIELD HOTEL
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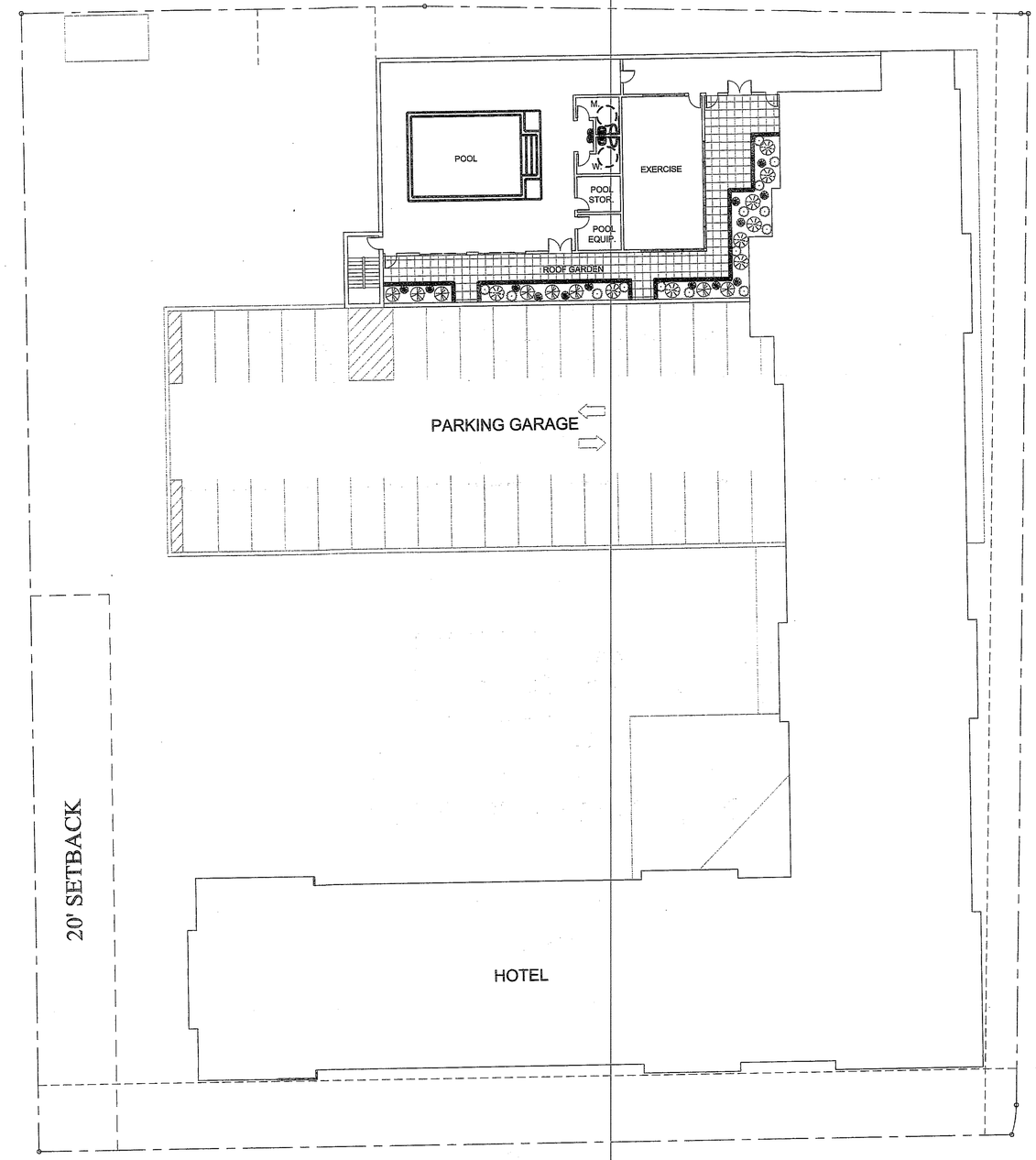

POOL DECK

HOMEWOOD SUITES

SPRINGFIELD, VIRGINIA

POOL DECK MAY BE ENCLOSED

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Application No. RZ/FDP 2010-LE-013 Staff S.W.
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POOL DECK LAYOUT

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