

CONCEPTUAL DEVELOPMENT PLAN / FINAL DEVELOPMENT PLAN EDS/LINCOLN PROPERTY CO.

SULLY MAGISTERIAL DISTRICT
FAIRFAX COUNTY, VIRGINIA

REV. OCTOBER 24, 2006

PROJECT TEAM

APPLICANT:

LINCOLN PROPERTY COMPANY
1155 HERNDON PARKWAY
SUITE 100
HERNDON, VA 20170

CIVIL ENGINEER/ LANDSCAPE ARCHITECT:

WILLIAM H. GORDON ASSOCIATES, INC.
4501 DALY DRIVE
CHANTILLY, VA 20151

PLANNER / ARCHITECT:

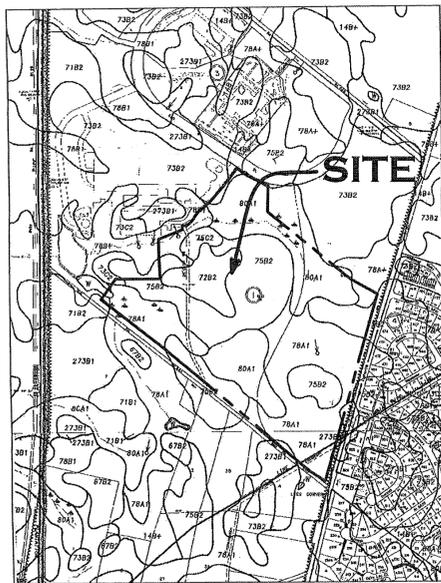
SHOOK KELLEY
2151 HAWKINS ST.
SUITE 400
CHARLOTTE, NC 28203

LAND USE ATTORNEY:

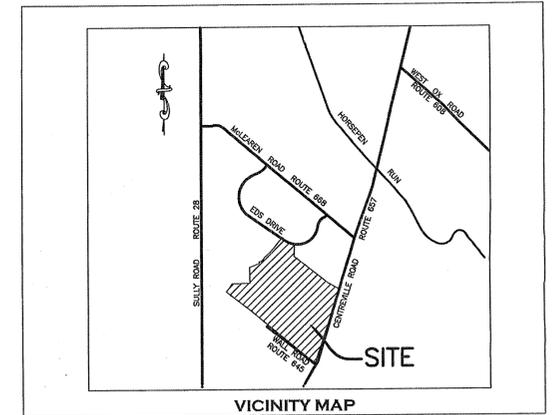
REED SMITH
3110 FAIRVIEW PARK DR.
SUITE 1400
FALLS CHURCH, VA 22042

TRAFFIC ENGINEER:

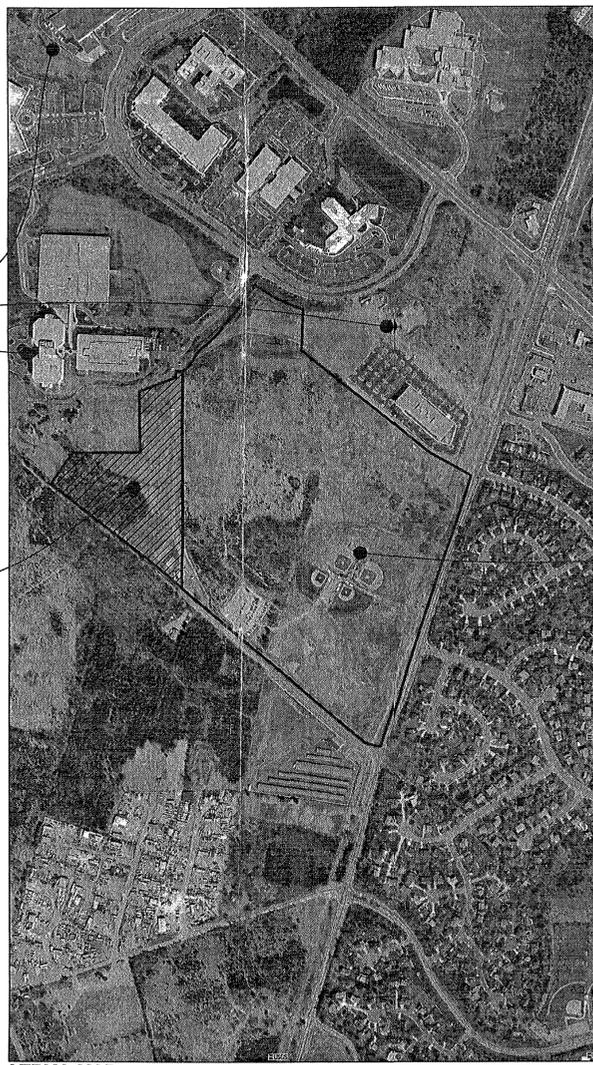
WELLS & ASSOCIATES
9324 WEST STREET, SUITE 203B
MANASSAS, VA 20110
&
1420 SPRING HILL ROAD, SUITE 600
McLEAN, VA 22102



SOILS MAP
SCALE - N.T.S.



VICINITY MAP
SCALE - 1:2000



I-5 AREA TO REMAIN AT 1.0 FAR (SEE FAR EXHIBIT SUBMITTED SEPARATELY WITH THIS APPLICATION FOR REMAINING GROSS FLOOR AREA ALLOWED)

PROPOSED OFF-SITE 17.0 ± ACRES BALLFIELD PARK (TO BE DEDICATED AND NOT PART OF THIS APPLICATION)

PROPOSED AREA TO BE REZONED TO PRM

SOIL ID NUMBERS	SERIES NAME	FOUNDATION SUPPORT	SUBSURFACE DRAINAGE	SLOPE STABILITY	ERODIBILITY	GEOTECHNICAL REPORT RECD
67	PENN (FSL)	GOOD	FAIR	GOOD	HIGH	NO
71	BUCKS (SIL)	GOOD	GOOD	GOOD	MODERATE	NO
73	PENN (SIL)	GOOD	FAIR	GOOD	HIGH	NO
75	PENN (L)	GOOD	GOOD	GOOD	HIGH	NO
78	CALVERTON	POOR	MARGINAL	GOOD	LOW	YES
80	CROTON	POOR	POOR	GOOD	LOW	YES
273	READINGTON	GOOD	MARGINAL	GOOD	MODERATE	YES

SOILS WITH IDENTIFICATION NUMBERS 59, 66, 69, 141, 142, AND 152 MAY OVERLAY PARENT BEDROCK FORMATIONS WHICH HAVE BEEN FOUND TO CONTAIN NATURALLY OCCURRING ASBESTOS MINERALS. SPECIAL MINIMUM CONSTRUCTION MEASURES AND PRECAUTIONS ARE REQUIRED IN COMPLIANCE WITH HEALTH DEPARTMENT DIRECTIVES WITHIN THESE SOILS OR WITHIN FILL ORIGINATING FROM THESE SOILS.

Application No RZ/FDP-2006-SU-007 Staff JD Moss
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)

Date of (RQS) (PC) Dec 4, 2006
Sheet 1 of 26



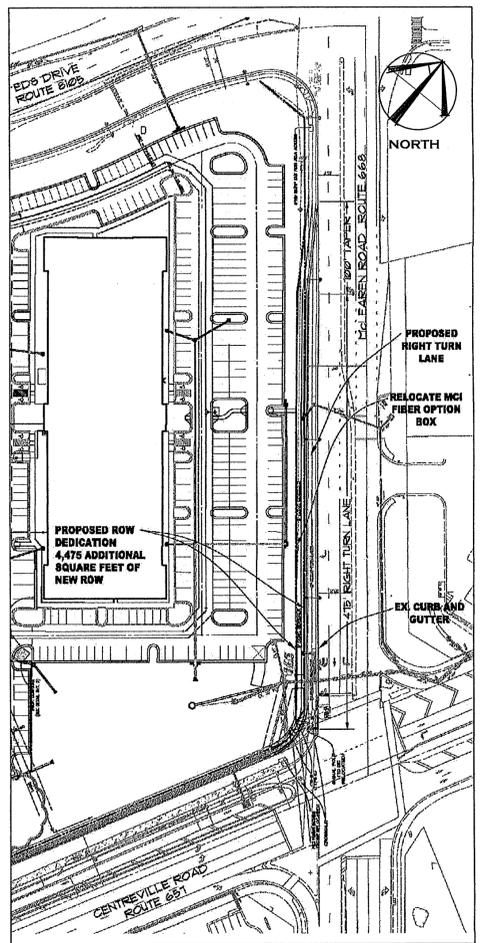
SHEET INDEX

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- 9 — OVERALL LANDSCAPE PLAN
- 10 — OVERALL LANDSCAPE PLAN
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- 24 — RESIDENTIAL AND OFFICE PERSPECTIVE
- 25 — WALL ROAD BUFFER PLAN
- 26 — NORTH-SOUTH COLLECTOR ROAD WITH RIGHT TURN LANES

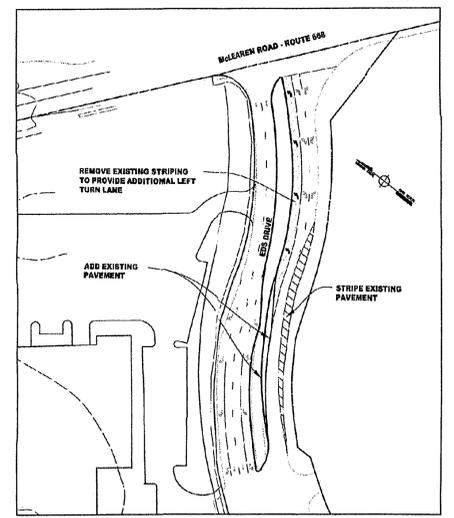
GENERAL NOTES:

1. LOCATION/EXISTING ZONING AND USE. THE PROPERTY CONSISTS OF APPROXIMATELY 66.88 ACRES AS DELINEATED ON THIS PLAN AND IS SHOWN ON FAIRFAX COUNTY TAX MAP No. 24-4 (11) PARCELS 6B (PORTION) AND 6C (PORTION), NOW IN THE NAME OF ED8 INFORMATION SERVICES L.L.C. THE SITE IS ZONED I-5 (INDUSTRIAL) AND U6 (WATERSHED PROTECTION OVERLAY DISTRICT).
2. REQUEST. THE APPLICANT REQUESTS A REZONING FROM I-5 TO FRM1 AND A PROFFER CONDITION AMENDMENT (PCA) TO BEYOND THE PROPOSED FRM1 ZONE DISTRICT FROM THE UNDERLYING I-5 PORTION OF THE ED8 CAMPUS.
3. COMPREHENSIVE PLAN.
 - A. PLAN TEXT/PLAN AMENDMENT. THE PROPERTY IS LOCATED WITHIN LAND UNIT D-3 OF THE DULLES SUBURBAN CENTER IN AREA III. THE COMPREHENSIVE PLAN RECOMMENDS THAT THIS PROPERTY BE DEVELOPED WITH HIGH QUALITY, CAMPUS-STYLE OFFICES IN THE RANGE OF 0.50 TO 1.0 F.A.R. IT IS ALSO RECOMMENDED THAT A PORTION OF THE PROPERTY NEAR THE INTERSECTION OF McLEAREN ROAD AND RT 28 BE CONSIDERED AS A FUTURE TRANSIT STOP. AS AN OPTION, THE PLAN WAS RECENTLY AMENDED TO INCLUDE AN OPTION FOR A MIX OF USES DETAILING THE COMBINATION OF OFFICE, RETAIL, RECREATION, AND RESIDENTIAL USES ON THIS SPECIFIC SITE OF APPROXIMATELY 67 ACRES. FURTHER, THE COUNTY'S AIRPORT NOISE IMPACT OVERLAY DISTRICT BOUNDARY LIES ON THE FAR WESTERN EDGE OF THE PROPERTY.
 - B. CENTREVILLE ROAD (RT. 651). ALONG THE SUBJECT PROPERTY, THE COMPREHENSIVE PLAN CALLS FOR CENTREVILLE ROAD (RT. 651) TO BE IMPROVED TO A 6-LANE COLLECTOR ROAD. THIS CDP/FDP DEPICTS A VDOT ROAD CONSTRUCTION PLAN FOR THE FUTURE FOUR (4) LANE WIDENING OF CENTREVILLE ROAD ALBEIT WITH PROPOSED ROW TO SUPPORT THE ULTIMATE SIX (6) LANE IMPROVEMENT WITHIN THE PLANNED CENTER MEDIAN. THE APPLICANT IS PROPOSING TO DEDICATE ROW, AS SHOWN, TO THEREBY ALLOW FUTURE IMPLEMENTATION OF THE VDOT PLAN.
4. OWNERSHIP. SEE AFFIDAVIT FOR OWNERSHIP INFORMATION.
5. PROPOSED USES. SEE PROFFER II-A REGARDING PERMITTED AND SECONDARY USES.
6. MINOR MODIFICATIONS. THE APPLICANT RESERVES THE RIGHT TO MAKE MINOR MODIFICATIONS TO THE BUILDINGS FOR FOOTPRINT SIZE, PARKING LOT LAYOUT, AND GROSS FLOOR AREA SHOWN ON THIS CONCEPTUAL DEVELOPMENT PLAN (CDP) AND FINAL DEVELOPMENT PLAN (FDP) BASED ON FINAL ENGINEERING AND ARCHITECTURAL DESIGN PROVIDED THE OVERALL FLOOR AREA RATIO (F.A.R.) IS NOT EXCEEDED, OPEN SPACE PROVIDED IS NOT REDUCED, AND THE MINIMUM BUILDING SETBACKS AND BULK PLANE ANGLES TO THE PERIPHERAL LOT LINES ARE NOT REDUCED AND THAT THE CHANGES ARE DETERMINED TO BE IN SUBSTANTIAL CONFORMANCE WITH THE CDP/FDP. THE DIMENSIONS SHOWN FOR BLDG. SETBACK ARE MEASURED TO THE OUTER VERTICAL FACADES AND DO NOT INCLUDE ANY ARCHITECTURAL ELEMENTS SUCH AS COVERED BALCONIES, PORCHES, CHIMNEYS, EAVES, ETC.
7. SPECIAL AMENITIES & ARCHITECTURAL SKETCHES. THIS SUBMISSION INCLUDES DESIGN FEATURES AND AMENITIES UNIQUE TO MIXED USE, RETAIL, AND A LIVES/WORKS CONCEPT INCLUDING AREAS FOR ACTIVE AND PASSIVE RECREATION, STREETSCAPE FEATURES, AND A LANDSCAPED WALKWAY TO PROVIDE PEDESTRIAN ACCESS THROUGH THE SITE (SEE ARCHITECTURAL DESIGN GUIDELINES SHEET).
8. BOUNDARY & TOPOGRAPHY INFORMATION. BOUNDARY INFORMATION FOR THE SUBJECT SITE IS TAKEN FROM AN 'ALTA' SURVEY PREPARED BY WILLIAM H. GORDON ASSOCIATES, INC. (W.H.G.A.) IN SPRING OF 2004 AND DOES REFLECT TITLE INFORMATION. TOPOGRAPHIC INFORMATION PRESENTED IS AT A TWO-FOOT CONTOUR INTERVAL AND IS BASED ON AERIAL MAPPING AND DOES NOT REFLECT ALL EXISTING CONDITIONS (E.G. THE C.Y.A. BALLFIELDS).
- 9A. PUBLIC STREETS. THE PROPOSED NORTH-SOUTH COLLECTOR ROAD IS PLANNED AS A PUBLIC STREET TO CONSIST OF FOUR (4) LANES WITH A CENTER MEDIAN FOR LEFT TURN LANES. THE ROAD IS SUBJECT TO VDOT APPROVAL, AND AS SUCH MAY CHANGE BASED ON DETERMINATION OF ALLOWABLE DESIGN SPEED. IF NEEDED, THE APPLICANT WILL DEDICATE TO VDOT FOR PUBLIC STREET PURPOSES TO ALLOW FOR THE WIDENING OF CENTREVILLE ROAD AS SHOWN HEREIN (PRESENTLY UNDER CONSTRUCTION). (SEE TABULATION REGARDING ESTIMATED AREA TO BE DEDICATED.)
- 9B. ON SITE & OFF-SITE INTERSECTIONS. SEE PROFFERS AND FIGURES 1 & 2 (THIS SHEET)
10. UTILITY EASEMENTS. TO THE BEST OF THE APPLICANT'S KNOWLEDGE AND BELIEF, THERE ARE TWO UTILITY EASEMENTS ON THE PROPERTY HAVING A WIDTH OF 25 FEET OR MORE. ONE, A 40-FOOT-WIDE COLUMBIA GAS EASEMENT, CROSSES THE SOUTHEAST CORNER OF THE SITE. THE OTHER, A PROPOSED 40-FOOT-WIDE COLUMBIA GAS EASEMENT, WILL GENERALLY FOLLOW THE SITE'S NORTHERN LOT LINE WHOLLY WITHIN THE SITE.
11. WATER/SEWER. PUBLIC WATER AND SANITARY SEWER IS AVAILABLE TO SERVE THE DEVELOPMENT.
12. MODIFICATION/WAIVER REQUESTS. THE PROPOSED USE SHALL BE IN CONFORMANCE WITH ALL APPLICABLE ORDINANCES, REGULATIONS, ADOPTED STANDARDS, WITH THE EXCEPTION OF:
 - o LOADING. A MODIFICATION OF SEC. 11-202.10 AND 11-203.4 FOR LOADING SPACES TO ALLOW FEWER SPACES, AS SHOWN ON THE CDP/FDP.
 - o TRANSITIONAL SCREENING. A MODIFICATION OF THE TRANSITIONAL SCREEN YARD PLANTING REQUIREMENT AND A WAIVER OF THE BARRIER REQUIREMENT BETWEEN THE PROPOSED RESIDENTIAL USES AND OFF-SITE SINGLE FAMILY DETACHED USES TO PROVIDE ALTERNATE ENHANCED LANDSCAPING AS SHOWN ON CENTREVILLE ROAD BUFFER PLANS' FURNISH TO SECTION 13-304.1.
 - o CENTREVILLE ROAD CONSTRUCTION. A WAIVER OF THE COMPREHENSIVE TRANSPORTATION PLAN'S RECOMMENDATION FOR SIX (6) LANE WIDENING OF CENTREVILLE ROAD AS REQUIRED UNDER SEC. 11-201 PARA. 4.
 - o INTERPARCEL ACCESS. A WAIVER OF THE INTERPARCEL ACCESS REQUIREMENT TO THE ADJOINING ED8 CAMPUS AND EXISTING OFFICE USES.
 - o PRIVATE STREETS. A MODIFICATION TO SEC. 11-302 PARA 2 TO ALLOW PRIVATE STREETS IN EXCESS OF 600 LINEAR FEET IN LENGTH.
13. STORM WATER MANAGEMENT/BEST MANAGEMENT PRACTICES (SWM/BMP). SEE PRELIMINARY SWM PLAN AND OUTFALL ANALYSIS.
14. CLEARING AND GRADING. IT IS NOTED THAT THE LIMITS OF CLEARING AND GRADING ARE TO THE PROPERTY LINES EXCEPT WHERE INDICATED TO PROVIDE OFF-SITE PUBLIC IMPROVEMENTS.
15. LANDSCAPING/BUFFERING. STREET TREES WILL BE PROVIDED AS SHOWN ON THE TYPICAL STREET SECTIONS AND ARCHITECTURAL DESIGN GUIDELINES. LANDSCAPING IS ALSO PROVIDED ALONG THE PERIMETER OF THE PROPERTY TO PROVIDE A BUFFER ALONG CENTREVILLE ROAD. IN KEEPING WITH THE COMPREHENSIVE PLAN RECOMMENDATION, THE SUBMISSION WILL MEET OR EXCEED THE PROVISIONS OF ARTICLE 13 OF THE ZONING ORDINANCE FOR TREE COVERAGE.
16. GRAVES. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO GRAVES OR PLACES OF BURIAL ON THE PROPERTY.
17. LIGHTING/SOUND. IT IS THE INTENT OF THE APPLICANT TO ABIDE BY ANY AND ALL APPLICABLE PROVISIONS OF ARTICLE 14 (PERFORMANCE STANDARDS), WHERE REQUIRED AND IF NECESSARY, THE APPLICANT INTENDS TO PROVIDE PEDESTRIAN-SCALE STREET LIGHTS IN LIEU OF STANDARD STREET LIGHTS ALONG ALL PRIVATE STREETS. FURTHER, NO LOUDSPEAKER SYSTEM WILL BE UTILIZED ON THE SUBJECT SITE.
18. SIGNAGE. PROPOSED ENTRANCE SIGNS SHOWN HEREON WILL COMPLY WITH THE PROVISIONS OF ARTICLE 12.
19. HAZMAT. TO THE BEST OF THE APPLICANT'S KNOWLEDGE AND BELIEF, THERE ARE NO HAZARDOUS OR TOXIC SUBSTANCES (AS SET FORTH IN TITLE 40 CODE OF FEDERAL REGULATIONS (CFR) PARTS 116.4, 302.4, AND 305, COMMONWEALTH OF VIRGINIA/DEPARTMENT OF WASTE MANAGEMENT REGULATIONS YR 612-10-1-VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATIONS, AND/OR PETROLEUM PRODUCTS AS DEFINED IN TITLE 40, CFR PART 280) OR STORAGE TANKS OR CONTAINERS ON-SITE. SUCH SUBSTANCES WILL NOT BE GENERATED, UTILIZED, STORED, TREATED, AND/OR DISPOSED OF ON-SITE. IN THE EVENT THAT SUCH SUBSTANCES ARE FOUND TO BE ON-SITE, THEY WILL BE DISPOSED OF IN AN APPROPRIATE MANNER.

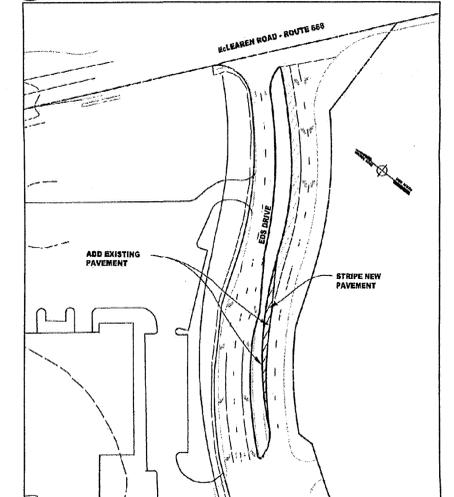
20. PARKING SPACES, SURFACE, STRUCTURED (DECK), AND ON-STREET PARKING SPACES FOR VISITOR AND PROPOSED USES ARE PROVIDED IN ACCORDANCE WITH ART. II. THE APPLICANT RESERVES THE RIGHT TO ADJUST (REDUCE OR INCREASE) THE PARKING PROVIDED BASED ON CORRESPONDING REDUCTIONS OR INCREASES IN USES PROVIDED.
21. DEVELOPMENT PHASING. SEE PROFFERS - AN EXACT DEVELOPMENT TIMETABLE OR SCHEDULE IS UNKNOWN SINCE IT WILL BE BASED ON FUTURE RESIDENTIAL OCCUPANT AND TENANT NEEDS, FUNDING, AND PRODUCT ABSORPTION BY THE MARKET.
22. SITE FEATURES. ADDITIONAL SITE FEATURES SUCH AS TRASH DUMPSTERS, INFO KIOSKS, BICYCLE RACKS, FOUNTAINS, GAZEBOS, AREORS, PLANTERS, AND WALLS AND FENCING NOT REPRESENTED HEREON MAY BE PROVIDED. ARCHITECTURAL FEATURES SUCH AS BALCONIES AND STAIRWELLS MAY ALSO BE PROVIDED.
23. EVM. AN EXISTING VEGETATION MAP (EVM) HAS BEEN PROVIDED UNDER SEPARATE COVER SINCE CONSTRUCTING THE SITE IMPROVEMENTS WILL NECESSITATE THE DISTURBANCE OF AN AREA GREATER IN SIZE THAN 2,500 SQUARE FEET.
24. SCENIC ASSETS/EXISTING STRUCTURES. A WETLANDS SWALE IS LOCATED ALONG THE NORTHERN EDGE OF THE PROPERTY. THE SITE CONTAINS NO OTHER NATURAL FEATURES OR SCENIC ASSETS DESERVING OF PROTECTION AND PRESERVATION (SEE CDP/FDP). THERE ARE NO EXISTING BUILDINGS ON SITE.
25. ADUs. THE APPLICANT WILL PROVIDE AFFORDABLE DWELLING UNITS (ADUs) IN ACCORDANCE WITH SEC. 2-800 OF THE ZONING ORDINANCE. ACTUAL ADU CALCULATIONS WILL BE BASED ON FINAL MIX OF NON-ELEVATOR-SERVED AND ELEVATOR-SERVED MULTIFAMILY DWELLINGS AND A DETERMINATION OF BUILDINGS THAT ARE LESS THAN THREE STORIES AND/OR MORE THAN FOUR STORIES IN HEIGHT. THEREFORE, THE FINAL ADU QUANTITIES REFLECTED IN THE ADU TABULATIONS ON SHEETS 3 AND 6 MAY CHANGE. SEE PROFFER (14) REGARDING THE MINIMUM ADUs TO BE PROVIDED.
26. RMAs/RPAs/EQCs. THE ENTIRE SITE LIES WITHIN A RESOURCE MANAGEMENT AREA (RMA). NO PORTION OF THE SITE LIES WITHIN A RESOURCE PROTECTION AREA (RPA). THERE ARE NO EQCs ON THE PROPERTY.
27. SOILS. THE FAIRFAX COUNTY SOILS MAP IS SHOWN ON THE COVER SHEET (SHEET 1).
28. BLOCK & BUILDING ADJUSTMENTS. THE DEVELOPMENT TABULATION BY BLOCK DEPICTS THE PROPOSED USE(S) FOR EACH BUILDING AND PROVIDES A SUBTOTAL ESTIMATE OF THE BUILDING GROSS SQUARE FOOTAGE (GSF) WITHIN EACH OF THE TEN (10) COMMUNITY BLOCKS IDENTIFIED HEREIN. THE BLOCK GSF SUBTOTALS WERE USED FOR ESTIMATING PARKING AND LOADING COUNTS (SEE PROFFERS REGARDING PHASING AND DESIGN MODIFICATIONS).
29. SUBDIVISION. THE APPLICANT MAY SUBDIVIDE THE PROPERTY, SUCH SUBDIVISION LINES WILL BE DETERMINED BUT SHALL GENERALLY FOLLOW THE PROPOSED TRAVEL LANES THAT DEFINE EACH OF THE TEN (10) BLOCKS.



1 McLEAREN ROAD & CENTREVILLE ROAD RIGHT TURN LANE IMPROVEMENTS NOT TO SCALE



2a ED8 DRIVE & McLEAREN ROAD WITH TRAFFIC LIGHT LEFT TURN LANE IMPROVEMENTS NOT TO SCALE



2b ED8 DRIVE & McLEAREN ROAD WITHOUT TRAFFIC LIGHT INTERIM LEFT TURN LANE IMPROVEMENTS NOT TO SCALE

OVERALL TABULATION:

EXISTING ZONING	PROPOSED ZONING	1-5 (INDUSTRIAL) WITH PROFFERS, U6 (WATERSHED PROTECTION OVERLAY DISTRICT), FRM1
	SITE AREA SUBJECT TO REZONING (1)	66.88± AC. OR 2,913,449± SF (EXCLUDING AREA FOR BALLFIELDS)
	CENTREVILLE ROAD ROW DEDICATION NET SITE AREA	3.10± AC. OR 133,026± SF 63.78± AC. OR 2,718,413± SF
	TOTAL FLOOR AREA RATIO (ALLOWED)	1.0 (1-5 ZONE DISTRICT, 2,913,449 GSF MAX.)
	TOTAL FLOOR AREA RATIO (PROPOSED, W/O ADUs + BONUS DENSITY)	0.55 (for 1,594,050± GSF) 0.64 (for 1,881,850± GSF) (both in FRM1 ZONE DISTRICT)
	TOTAL FLOOR AREA RATIO (PROPOSED, W/ ADUs + BONUS DENSITY)	0.59 (for 1,729,750± GSF) 0.69 (for 2,029,050± GSF) (both in FRM1 ZONE DISTRICT)
	PROPOSED GROSS SQUARE FOOTAGE (GSF)	BASE/MIN. ALTERNATE/MAX.
	MIXED USE COMMERCIAL/RETAIL (INCL. GROCERY, RESTAURANT, ETC.)	98,350± GSF - 107,350± GSF
	OFFICE (MIXED USE OFFICE)	40,600± GSF - 40,600± GSF
	(FREE STANDING OFFICE)	321,200± GSF - 600,000± GSF
	RESIDENTIAL (1,000± DU @ 1,150± AVG. GSF EA.) (2)	1,133,900± GSF - 1,133,900± GSF
	SUB-TOTAL BUILDING GSF (FOR F.A.R. CALCULATIONS) (2)	1,594,050± GSF - 1,881,850± GSF
	RESIDENTIAL (ADUs + BONUS DENSITY, @ 1,150± AVG. GSF EA.)	135,700± GSF - 147,200± GSF
	TOTAL BUILDING GSF	1,729,750± GSF - 2,029,050± GSF
	RESIDENTIAL DENSITY (W/O ADUs + BONUS UNITS, USING OVERALL SITE AREA)	14.95± DU/AC.(2) 14.95± DU/AC.(2)
	RESIDENTIAL DENSITY (W/ ADUs + BONUS UNITS, USING OVERALL SITE AREA)	17.18± DU/AC. 17.33± DU/AC.
	NO. OF MULTI-FAMILY RESIDENTIAL UNITS PROPOSED	1,493 ± 1,159± DU (INCLUDES UP TO 57-58 ADUs, SEE GENL. NOTE 25 THIS SHEET.)
	INCLUDES TOWNHOME-STYLE UNITS, FLAT-STYLE UNITS, AND LIVE/WORK-STYLE UNITS.	
	FRM1 OPEN SPACE REQ'D.	20% (13.38± AC., OR 582,833± SF)
	FRM1 OPEN SPACE PROVIDED	37% (24.8± AC., OR 1,080,100± SF) (4)

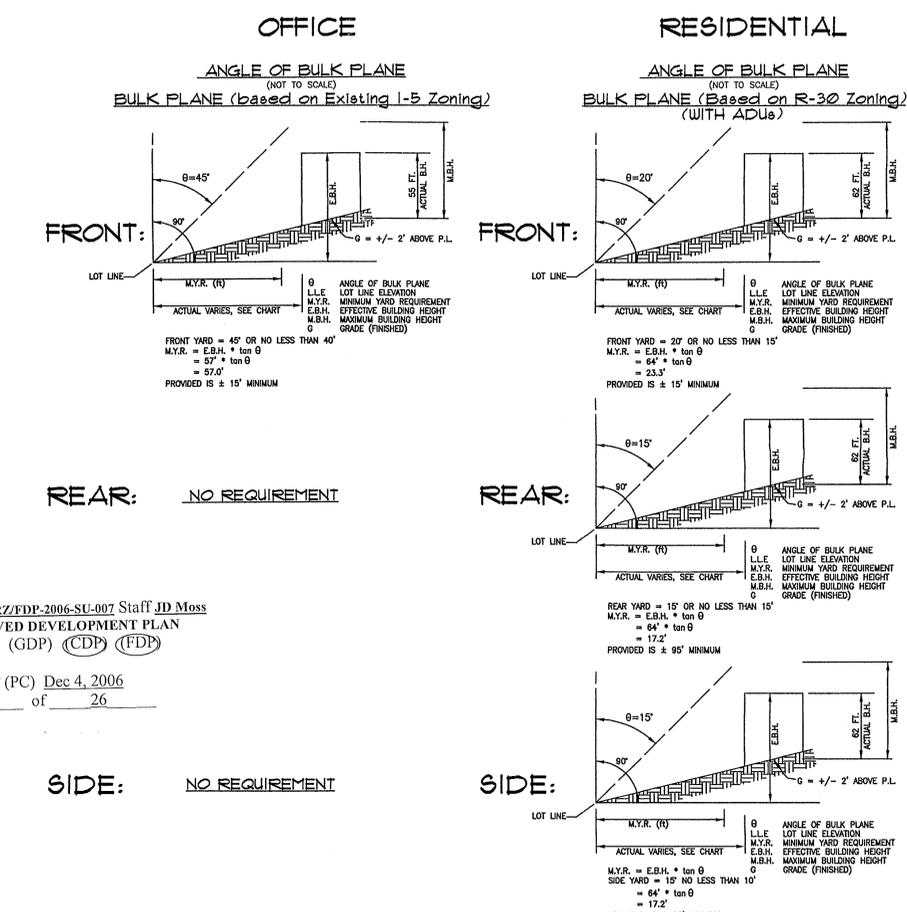
FOOTNOTES:

- (1) A PORTION OF THE BALLFIELD LAND TO BE RELOCATED LIES OUTSIDE OF THE PROPOSED FRM1 REZONING LIMITS.
 - (2) DENSITY & ADU CALCULATIONS ARE BASED ON 1000 DUs AVERAGING 1,150± SF EACH. GSF ATTRIBUTABLE TO ADUs AND BONUS UNITS ARE NOT INCLUDED IN F.A.R. CALCULATION BY DEFINITION.
 - (3) ACTUAL NUMBER OF UNITS (EXCLUDING ADUs AND BONUS UNITS) MAY RANGE FROM 950 DUs TO 1,000 DUs, & WILL BE DETERMINED BASED ON DWELLING SIZE AND MIX OF 1, 2, AND 3 BEDROOM UNITS.
 - (4) LANDSCAPED OPEN SPACE INCLUDES ON-SITE AREAS (WITHIN ZONING LIMITS) SUCH AS COURTYARDS, PLAZA AREAS, AND POCKET PARKS THAT TOTAL APPROXIMATELY 16.8 ACRES OF THE TOTAL 24.8 ACRES SHOWN ABOVE.
- * PROPOSED GSF IS STATED IN A RANGE TO ALLOW ARCHITECTURAL DESIGN FLEXIBILITY BASED ON MARKET DEMANDS.

PARKING, LOADING, & BULK TABULATION:

FOR INFORMATION ON PARKING AND LOADING SPACES PROVIDED BY USE SEE THE 'DEVELOPMENT TABULATION BY BLOCK' PRESENTED ON SHEETS 3 AND 6.

- SECONDARY USES TO BE ESTABLISHED AT THE TIME OF SITE PLAN
 - NUMBER OF STORIES/HEIGHT AS SHOWN ON PLAN (SHEETS 3 AND 6)
 - YARD REQUIREMENTS SETBACKS AS SHOWN - SHEET 4, B, 1 AND 8 SEE BULK PLANE DETAIL THIS SHEET
- * SEE PROFFERS REGARDING MIN. PARKING PROVIDED



William H. Gordon Associates, Inc.
 4501 Duly Drive
 Chantilly, VA 20151
 PHONE: 703-263-1900
 FAX: 703-263-0786
 ENGINEERS - SURVEYORS - PLANNERS - LANDSCAPE ARCHITECTS

SEAL
 COMMONWEALTH OF VIRGINIA
 STEVEN E. GORDON
 License No. 001104
 CIVIL ENGINEER - LANDSCAPE ARCHITECT

REVISIONS

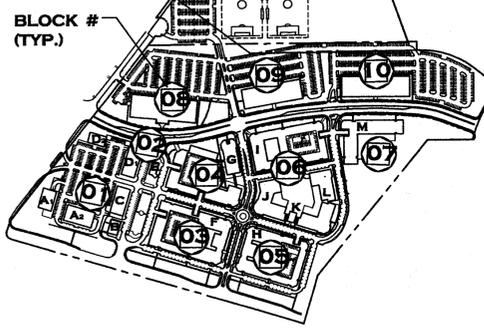
JANUARY 30, 2006
MARCH 20, 2006
APRIL 21, 2006
JUNE 30, 2006
AUGUST 18, 2006
SEPT. 1, 2006
SEPT. 15, 2006
OCTOBER 9, 2006
OCTOBER 24, 2006

NOTES / TABULATION

EDS / LINCOLN PROPERTY
 SULLY DISTRICT
 FAIRFAX COUNTY, VIRGINIA

SCALE N/A
 DATE FEBRUARY 1, 2006
 DRAWN DK/NY/OFS
 CHECKED SEG
 JOB # 0640-1518
 CAD FILE 0640-NT.dwg
 SHEET # 2 OF 26

BLOCK KEY MAP



PROPOSED DULLES DISCOVERY
 RZ 2005-SU-026
 SE 2005-SU-023

SULLY ROAD - ROUTE 28

AREA TO REMAIN I-5

SEE SHEET 2 FOR PROPOSED EDS DRIVE LEFT TURN LANE

± 11.0 AC. RECREATION AREA
 SEE ATHLETIC FIELDS PLAN

DULLES INTERNATIONAL CENTRE VENTURE

Application No RZ/FDP-2006-SU-007 Staff JD Moss
 APPROVED DEVELOPMENT PLAN
 (DP) (GDP) (CDP) (FDP)

Date of (BOS) (PC) Dec 4, 2006
 Sheet 3 of 26

ENLARGEMENT SEE WALL ROAD BUFFER PLAN SHEET 29

SEE COLLECTOR ROAD PEDESTRIAN ENHANCEMENTS AND STREETSCAPE

TOWN CENTER GREEN ENLARGEMENT SEE SITE AMENITIES

AREA TO BE REZONED TO FRM - 66.88 AC.

ENLARGEMENT SEE CENTREVILLE ROAD BUFFER PLAN, SHEETS 19 & 20

AREA TO BE REZONED TO FRM - 66.88 AC

RESIDENTIAL CONVERTIBLE TO RETAIL

SEE SHEET 2 FOR PROPOSED MCLAREN ROAD RIGHT TURN LANE

LEGEND

INDICATES ADDITIONAL RETAIL AND OTHER COMMERCIAL USES REFLECTED IN DEVELOPMENT TABULATION BY BLOCK (SEE FOOTNOTE)

ENVELOPE
 BUILDING ENVELOPE
 NOTE: THE BUILDING FOOTPRINT CAN BE LOCATED ANYWHERE WITHIN THE BUILDING ENVELOPE. THE BUILDING FOOTPRINT FOR BLOCKS 3, 4, 5 & 6 MAY BE LOCATED ANYWHERE WITHIN THE STREET BLOCK PROVIDED THE ADJACENT COURTYARDS AND WALKWAYS ARE MAINTAINED AS GENERALLY SHOWN ON THE DETAILS PROVIDED HEREIN.

FOOTPRINT
 NOTES: SEE PROFFERS REGARDING PHASING OF USES.
 SEE GENERAL NOTE #29 ON SHEET 2 REGARDING POSSIBLE SUBDIVISION OF THE BLOCKS.



NORTH
 SCALE: 1" = 200'

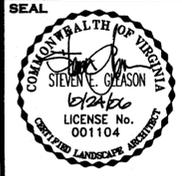
Development Tabulation by Block

Block	Bldg. (footnote)	Use	Commercial (Retail) GSF	MF Res GSF	Commercial (Office) GSF	No. MF units (avg. sf)	Height	No. stories	Parking Req'd (1)	Parking Provided On-street	Deck	Total	Loading Spaces
Block 1	A	Retail	16,000				25'	1	64	232			2
	B	Retail	5,000				50'	2	13				
	C	Office	20,000		5,000		50'	2	80				
Total Block 1			41,000		25,000				229	232		232	2
Block 2	D1	Retail	16,800		16,800		50'	2	63	123			1
	D2	Retail	7,500				50'	1	30				
	E (2)	Retail	3,500				25'	1	14				
Total Block 2			27,800		16,800				148	123		123	2
Block 3 (B)	F	Retail	16,750				62'	1	67	73			1
	F (2)	MF Residential		230,000		200		4	320			403	1
Total Block 3			16,750	230,000		200			387	73		460	2
Block 4 (B)	G	Retail	14,000				62'	1	56	36			1
	G (2)	MF Residential		167,900		146		4	234			403	1
Total Block 4			14,000	167,900		146			290	36		442	2
Block 5	H (2)	MF Residential		238,050		240		62'	4	384	60	335	1
	Total Block 5			238,050		240			384	60		335	1
Block 6	I (3)	MF Residential		244,850		240		62'	4	384	58	335	1
	J (3)	MF Residential		42,550		55		62'	4	88		125	1
	K (2)	MF Recreation [2500]				20'		1	0				1
	L (3)	MF Residential		57,500		80		62'	4	128		125	1
Total Block 6				344,900		375			600	58	585	844	4
Block 7	M (2)	MF Residential		152,850		188		62'	4	301	20	300	1
	Total Block 7			152,850		188			301	20	300	320	1
SubTotal			88,380	1,133,800	40,800	1140			2339	606	2,026	2,832	9
Block 8	Note 4	Office			110,000		30'	2	286	406			3
	Note 8	Office			94,000		30'	2	245	380			2
	Note 4	Office			117,200		45'	3	306	504			2
Total Blocks 8-10					321,200				898	1270		7	
Grand Total			1,884,080		361,800	1140 (85)			3176	1876	2,026	3,002	16
Gross Floor Area (GFA) for all uses													
GFA Percentages by Land Use			8%	71%	23%								

Footnotes:
 1 Parking estimates are based on retail, multifamily residential, and office uses.
 2 Retail at 1 story; may increase to 2 stories (3,300sf increase)
 3 Average dwelling unit size for Multiple-Family residential units is 1,150sf +/- unit.
 4 Parking required/provided based on maximum 2.8 sp/1000 sf ratio.
 5 The above totals for residential could be reduced by as much as 10,450 sf (+/-) if converted to retail use.
 6 Includes up to 57 ADU units plus bonus units. See proffer (14) regarding the minimum ADUs to be provided.

Req'd Parking Ratios:
 Retail: 4 sp/1000
 MF: 1.8 sp/1000
 Office: 3.0 sp/1000sf; 50,000 sf to 125,000 sf; 2.6 sp/1000sf; greater than 125,000sf

William H. Gordon Associates, Inc.
 4501 Dulles Drive, Suite 201
 Chantilly, VA 20151
 PHONE 703-263-9000
 FAX 703-263-0766
 ENGINEERS - SURVEYORS - PLANNERS - LANDSCAPE ARCHITECTS

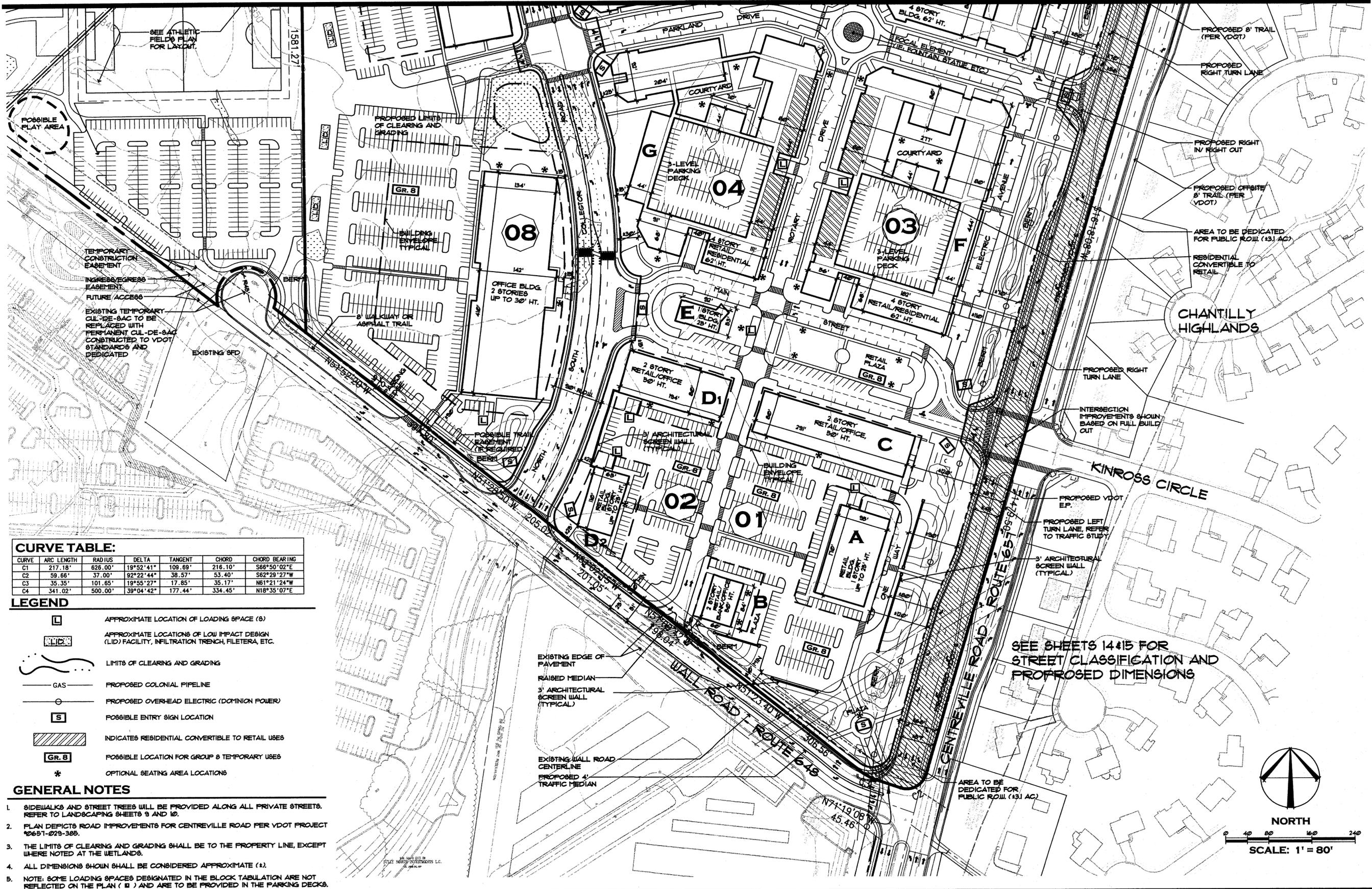


REVISIONS
 JANUARY 30, 2006
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SITE CONTEXT / OVERALL MASTER PLAN
EDS / LINCOLN PROPERTY
 SULLY DISTRICT
 FAIRFAX COUNTY, VIRGINIA

SCALE 1" = 200'
DATE FEBRUARY 1, 2006
DRAWN DK/NY/OFS
CHECKED SEG
JOB # 0640-1518
CAD FILE 0640-OV.dwg
SHEET # 3 OF 26

MATCHLINE - SEE SHEET 5



CURVE TABLE:

CURVE	ARC LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	217.18'	628.00'	19°52'41"	109.89'	216.10'	S66°50'02"E
C2	59.66'	37.00'	82°22'44"	38.57'	53.40'	S82°29'27"W
C3	35.35'	101.65'	19°55'27"	17.85'	35.17'	N61°21'24"W
C4	341.02'	500.00'	39°04'42"	177.44'	334.45'	N18°35'07"E

- LEGEND**
- APPROXIMATE LOCATION OF LOADING SPACE (S)
 - APPROXIMATE LOCATIONS OF LOW IMPACT DESIGN (LID) FACILITY, INFILTRATION TRENCH, FILTERA, ETC.
 - LIMITS OF CLEARING AND GRADING
 - GAS
 - PROPOSED OVERHEAD ELECTRIC (DOMINION POWER)
 - POSSIBLE ENTRY SIGN LOCATION
 - INDICATES RESIDENTIAL CONVERTIBLE TO RETAIL USES
 - POSSIBLE LOCATION FOR GROUP 8 TEMPORARY USES
 - OPTIONAL SEATING AREA LOCATIONS

- GENERAL NOTES**
- SIDEWALKS AND STREET TREES WILL BE PROVIDED ALONG ALL PRIVATE STREETS. REFER TO LANDSCAPING SHEETS 9 AND 10.
 - PLAN DEFICITS ROAD IMPROVEMENTS FOR CENTREVILLE ROAD PER VDOT PROJECT #0651-023-305.
 - THE LIMITS OF CLEARING AND GRADING SHALL BE TO THE PROPERTY LINE, EXCEPT WHERE NOTED AT THE WETLANDS.
 - ALL DIMENSIONS SHOWN SHALL BE CONSIDERED APPROXIMATE (±).
 - NOTE: SOME LOADING SPACES DESIGNATED IN THE BLOCK TABULATION ARE NOT REFLECTED ON THE PLAN (S) AND ARE TO BE PROVIDED IN THE PARKING DECKS.

William H. Gordon Associates, Inc.
 4501 Doly Drive
 Chantilly, VA 20151
 PHONE 703-263-1900
 FAX 703-263-0766

SEAL
 COMMONWEALTH OF VIRGINIA
 STEVEN E. GLEASON
 10/24/06
 LICENSE No. 001104
 CERTIFIED LANDSCAPE ARCHITECT

REVISIONS

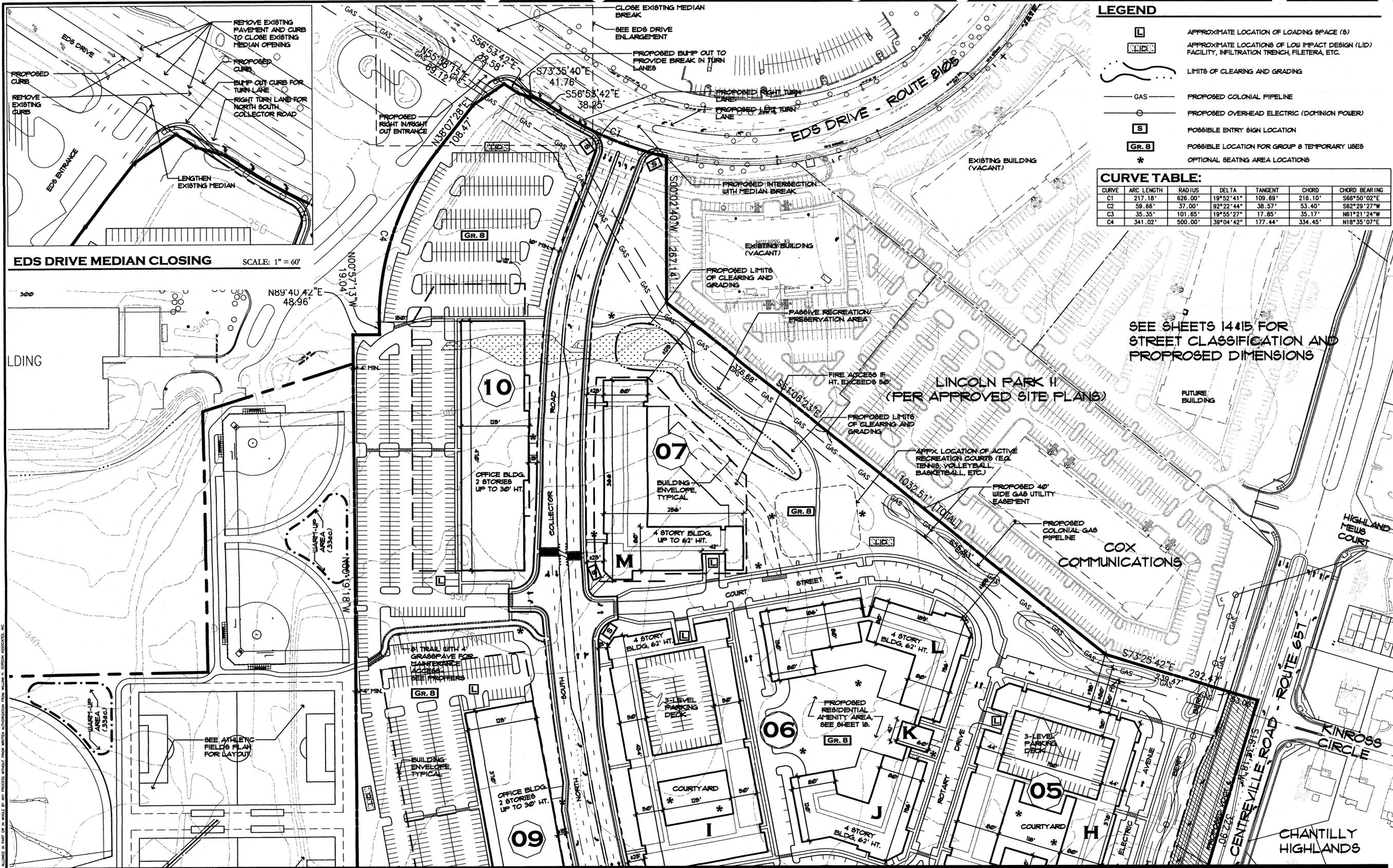
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JUNE 30, 2006
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SEPT. 15, 2006
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OCTOBER 24, 2006

CDP / FDP

EDS / LINCOLN PROPERTY
 SULLY DISTRICT
 FAIRFAX COUNTY, VIRGINIA

SCALE 1"=80'

DATE FEBRUARY 1, 2006
 DRAWN DK/NY/OFS
 CHECKED SEG
 JOB# 0640-1518
 CAD FILE 0640-CDP.dwg
 SHEET # 4 OF 26



LEGEND

- APPROXIMATE LOCATION OF LOADING SPACE (S)
- APPROXIMATE LOCATIONS OF LOW IMPACT DESIGN (LID) FACILITY, INFILTRATION TRENCH, FILETERA, ETC.
- LIMITS OF CLEARING AND GRADING
- GAS
- PROPOSED COLONIAL PIPELINE
- PROPOSED OVERHEAD ELECTRIC (DOMINION POWER)
- POSSIBLE ENTRY SIGN LOCATION
- POSSIBLE LOCATION FOR GROUP 8 TEMPORARY USES
- OPTIONAL SEATING AREA LOCATIONS

CURVE TABLE:

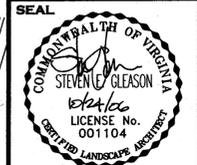
CURVE	ARC LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	217.18'	626.00'	19°52'41"	109.69'	216.10'	S66°50'02"E
C2	59.66'	37.00'	92°22'44"	38.57'	53.40'	S62°29'27"W
C3	35.35'	101.65'	19°55'27"	17.85'	35.17'	N18°21'24"W
C4	341.02'	500.00'	39°04'42"	177.44'	334.45'	N18°35'07"E

SEE SHEETS 14#15 FOR STREET CLASSIFICATION AND PROPOSED DIMENSIONS

LINCOLN PARK II
(PER APPROVED SITE PLANS)

William H. Gordon Associates, Inc.
4501 Dolly Drive
Chantilly, VA 20151
PHONE: 703-733-2650
FAX: 703-265-0766

ENGINEERS - SURVEYORS - PLANNERS - LANDSCAPE ARCHITECTS



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CDP / FDP

EDS / LINCOLN PROPERTY
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE 1"=80'

DATE FEBRUARY 1, 2006

DRAWN DK/NY/OFS

CHECKED SEG

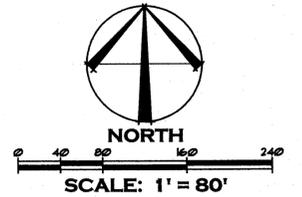
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CAD FILE 0640_CDP.dwg

SHEET # 5 OF 26

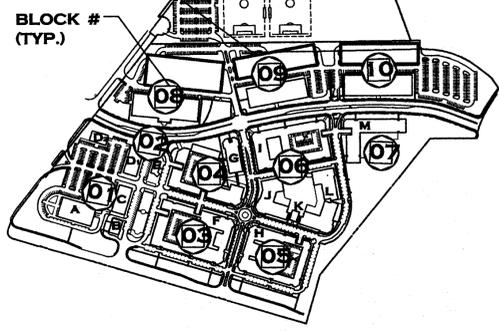
Application No RZ/FDP-2006-SU-007 Staff JD Moss
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)

Date of (RQS) (PC) Dec 4, 2006
Sheet 5 of 26



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BLOCK KEY MAP



PROPOSED DULLES DISCOVERY
 RZ 2005-SU-026
 SE 2005-SU-023

SULLY ROAD - ROUTE 28

SEE SHEET 22

AREA TO REMAIN I-5

SEE SHEET 2 FOR PROPOSED EDS DRIVE LEFT TURN LANE

± 11.0 AC. RECREATION AREA
 SEE ATHLETIC FIELDS PLAN

DULLES INTERNATIONAL CENTRE VENTURE

Application No RZ/FDP-2006-SU-007 Staff JD Moss
 APPROVED DEVELOPMENT PLAN
 (DP) (GDP) (CDP) (FDP)

Date of (BOS) (PC) Dec 4, 2006
 Sheet 6 of 26

ENLARGEMENT SEE WALL ROAD BUFFER PLAN SHEET 23

SEE COLLECTOR ROAD PEDESTRIAN ENHANCEMENTS AND STREETSCAPE

AREA TO BE REZONED TO FR1 - 66.88 AC.
 ENLARGEMENT SEE CENTREVILLE ROAD BUFFER PLAN, SHEETS 19 & 20

AREA TO BE REZONED TO FR1 - 66.88 AC.

RESIDENTIAL CONVERTIBLE TO RETAIL

SEE SHEET 2 FOR PROPOSED McLEAREN ROAD RIGHT TURN LANE

Development Tabulation by Block ALTERNATE PLAN
 (See General Note No. 28 regarding tabulation adjustments)

Block	Bldg. (footnote)	Use	Retail GSF	MF Res GSF	Office GSF	No. MF units (avg. sq)	Height	No stories	Parking Req'd (1)	Parking Provided		Loading Spaces
										On-street	Deck	
Block 1	A	Retail	25,000				25	1	100	210		2
	B	Office	5,000		5,000		50	2	13			
	C	Office	20,000		20,000		50	2	80			
Total Block 1			50,000		25,000				285	210	210	2
Block 2	D1	Retail	15,600				50	2	63	123		
	E(2)	Office	7,500		15,600		50	2	30			1
Total Block 2			23,100		15,600				148	123	123	2
Block 3 (6)	F	Retail	16,750				62	1	67	73		
Block 3	F(3)	MF Residential		230,000		200	62	4	320		403	1
Total Block 3			16,750	230,000		200			387	73	403	478
Block 4 (6)	G	Retail	14,000				62	1	56	39		
Block 4	G(3)	MF Residential		167,900		146	62	4	234		403	1
Total Block 4			14,000	167,900		146			290	39	403	442
Block 5	H(3)	MF Residential		238,050		240	62	4	384	60	335	1
Total Block 5				238,050		240			384	60	335	395
Block 6	I(3)	MF Residential		244,950		245	62	4	392	59	335	
Block 6	J(3)	MF Residential		42,550		60	62	4	96		125	
Block 6	K(3)	MF Recreation	2500			20	20	1	0			
Block 6	L(3)	MF Residential		57,500		80	62	4	128		125	1
Total Block 6				345,000		365			616	59	585	844
Block 7	M(3)	MF Residential		152,950		188	62	4	301	20	300	1
Total Block 7				152,950		188			301	20	300	320
SubTotal			107,380	1,133,900	40,600	1199			2391	584	2,028	2,610
Block 8	Note 4	Office			220,000		55	4	572	145	735	880
Block 9	Note 4	Office			180,000		55	4	468	135	555	690
Block 10	Note 4	Office			200,000		55	4	520	275	555	830
Total Blocks 8-10					600,000				1560	555	1845	2,400
Grand Total			1,881,880	1,133,900	640,600	1199	(6)		3951	1139	3,671	5,010
Gross Floor Area (GFA) for all uses			1,881,880									
GFA Percentage by Land Use			6%	60%	34%							

Footnotes:
 1 Parking estimates are based on retail, multifamily residential, and office uses. The applicant reserves the right to park the mixed-use density based on 'shopping center' designation at time of final Site Plan.
 2 Retail at 1 story; may increase to 2 stories (3,200sf total)
 3 Average dwelling unit size for Multiple-Family residential units is 1,150+/- sf/unit.
 4 Parking required/provided based on maximum 2.6 sp/1000 of ratio.
 5 The above totals for residential could be reduced by as much as 19,450 sf (+/-) if converted to retail use
 6 Includes up to 58 ADU units plus bonus units. See proffer 1 (4) regarding the minimum ADUs to be provided.

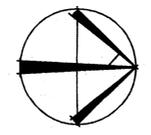
Req'd Parking Ratio:
 Retail: 4 sp/1000
 MF: 1.6 sp/DU
 Office: 3.0 sp/1000sf; 50,000 sf to 125,000 sq ft; 2.0 sp/1000sf; greater than 125,000sf

LEGEND

INDICATES ADDITIONAL RETAIL AND OTHER COMMERCIAL USES REFLECTED IN DEVELOPMENT TABULATION BY BLOCK (SEE FOOTNOTE).

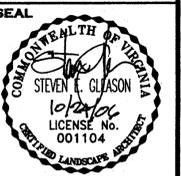
ENVELOPE
 BUILDING ENVELOPE
 NOTE: THE BUILDING FOOTPRINT CAN BE LOCATED ANYWHERE WITHIN THE BUILDING ENVELOPE. THE BUILDING FOOTPRINT FOR BLOCKS 3, 4, 5, 6 MAY BE LOCATED ANYWHERE WITHIN THE STREET BLOCK PROVIDED THE ADJACENT COURTYARDS AND WALKWAYS ARE MAINTAINED AS GENERALLY SHOWN ON THE DETAILS PROVIDED HEREIN.

FOOTPRINT
NOTES: SEE PROFFERS REGARDING PHASING OF USES.
 SEE GENERAL NOTE #29 ON SHEET 2 REGARDING POSSIBLE SUBDIVISION OF THE BLOCKS.



NORTH
 SCALE: 1" = 200'

William H. Gordon Associates, Inc.
 1501 Derry Park
 Chantilly, VA 20151
 PHONE 703-263-1900
 FAX 703-263-0766
 ENGINEERS - SURVEYORS - PLANNERS - LANDSCAPE ARCHITECTS

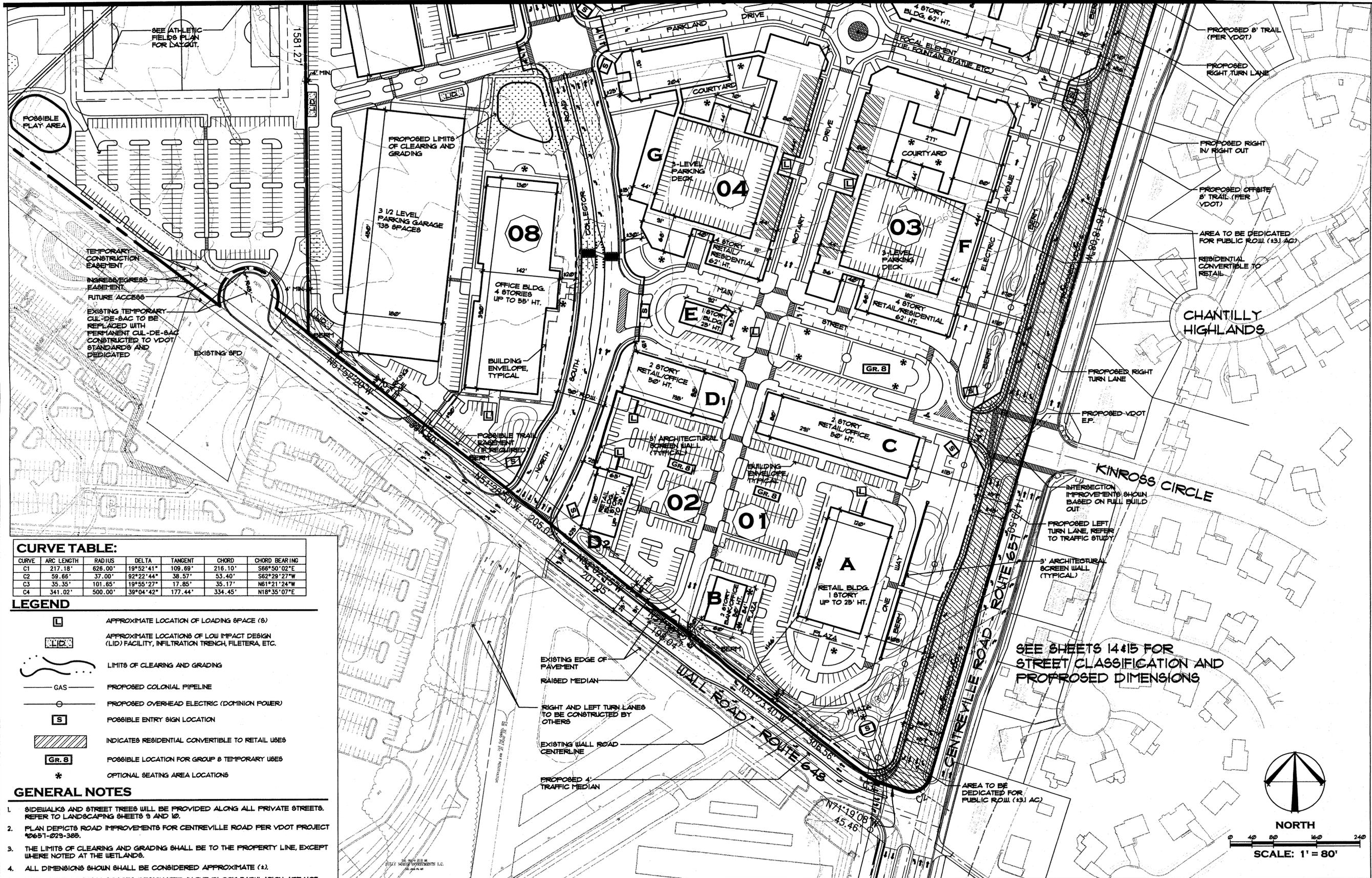


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ALTERNATE OVERALL MASTER PLAN
EDS / LINCOLN PROPERTY
 SULLY DISTRICT
 FAIRFAX COUNTY, VIRGINIA

SCALE 1" = 200'
DATE FEBRUARY 1, 2006
DRAWN DK/NY/OFS
CHECKED SEG
JOB # 0640-1518
CAD FILE 0640-OV-ALT.dwg
SHEET # 6 OF 26

MATCHLINE - SEE SHEET 8



CURVE TABLE:

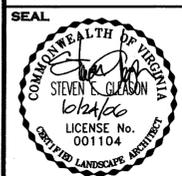
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C1	217.18'	626.00'	19°52'41"	109.69'	216.10'	S88°50'02"E
C2	59.66'	37.00'	92°22'44"	38.57'	53.40'	S82°29'27"W
C3	35.35'	101.65'	19°55'27"	17.85'	35.17'	N61°21'24"W
C4	341.02'	500.00'	39°04'42"	177.44'	334.45'	N18°35'07"E

- LEGEND**
- APPROXIMATE LOCATION OF LOADING SPACE (S)
 - APPROXIMATE LOCATIONS OF LOW IMPACT DESIGN (LID) FACILITY, INFILTRATION TRENCH, FILETERA, ETC.
 - LIMITS OF CLEARING AND GRADING
 - GAS - PROPOSED COLONIAL PIPELINE
 - PROPOSED OVERHEAD ELECTRIC (DOMINION POWER)
 - POSSIBLE ENTRY SIGN LOCATION
 - INDICATES RESIDENTIAL CONVERTIBLE TO RETAIL USES
 - POSSIBLE LOCATION FOR GROUP B TEMPORARY USES
 - OPTIONAL SEATING AREA LOCATIONS

- GENERAL NOTES**
- SIDEWALKS AND STREET TREES WILL BE PROVIDED ALONG ALL PRIVATE STREETS. REFER TO LANDSCAPING SHEETS 9 AND 10.
 - PLAN DEPICTS ROAD IMPROVEMENTS FOR CENTREVILLE ROAD PER VDOT PROJECT #0651-023-385.
 - THE LIMITS OF CLEARING AND GRADING SHALL BE TO THE PROPERTY LINE, EXCEPT WHERE NOTED AT THE WETLANDS.
 - ALL DIMENSIONS SHOWN SHALL BE CONSIDERED APPROXIMATE (±).
 - NOTE: SOME LOADING SPACES DESIGNATED IN THE BLOCK TABULATION ARE NOT REFLECTED ON THE PLAN (□) AND ARE TO BE PROVIDED IN THE PARKING DECKS.

William H. Gordon Associates, Inc.
500 North 1st Street
Chantilly, VA 20151
PHONE 703-263-1900
FAX 703-263-0766

ENGINEERS - SURVEYORS - PLANNERS - LANDSCAPE ARCHITECTS



- REVISIONS**
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 - MARCH 20, 2006
 - APRIL 21, 2006
 - JUNE 30, 2006
 - AUGUST 18, 2006
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ALTERNATE CDP / FDP

EDS / LINCOLN PROPERTY
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE 1"=80'

DATE FEBRUARY 1, 2006

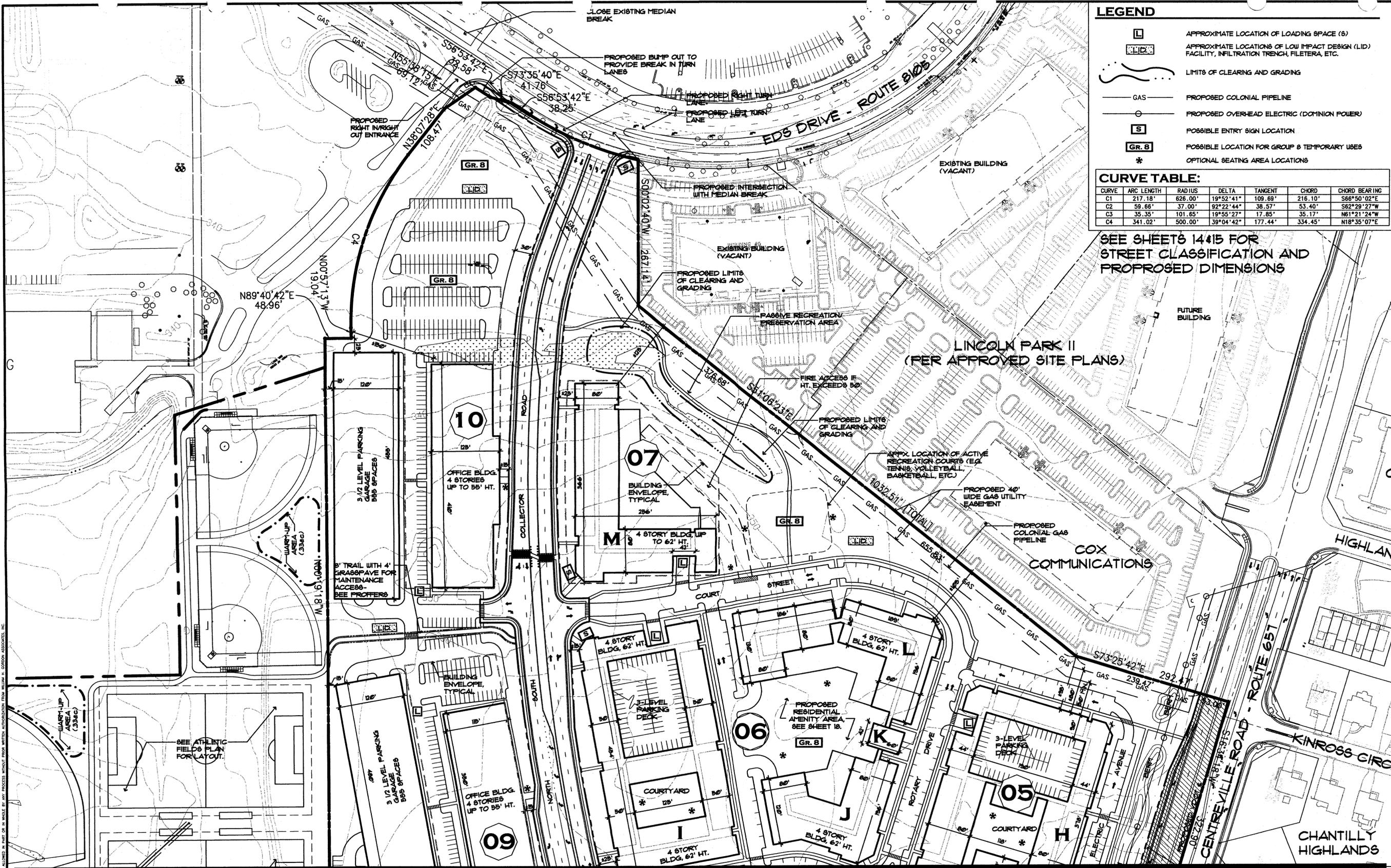
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JOB # 0640-1518

CAD FILE 0640-CDP-ALT.dwg

SHEET # 7 OF 26



LEGEND

- APPROXIMATE LOCATION OF LOADING SPACE (S)
- APPROXIMATE LOCATIONS OF LOW IMPACT DESIGN (LID) FACILITY, INFILTRATION TRENCH, FILETERA, ETC.
- LIMITS OF CLEARING AND GRADING
- GAS
- PROPOSED COLONIAL PIPELINE
- PROPOSED OVERHEAD ELECTRIC (DOMINION POWER)
- POSSIBLE ENTRY SIGN LOCATION
- POSSIBLE LOCATION FOR GROUP B TEMPORARY USES
- OPTIONAL SEATING AREA LOCATIONS

CURVE TABLE:

CURVE	ARC LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	217.18'	626.00'	19°52'41"	109.69'	216.10'	S66°50'02"E
C2	59.66'	37.00'	92°22'44"	38.57'	53.40'	S62°29'27"W
C3	35.35'	101.65'	19°55'27"	17.85'	35.17'	N61°21'24"W
C4	341.02'	500.00'	39°04'42"	177.44'	334.45'	N18°35'07"E

SEE SHEETS 14415 FOR STREET CLASSIFICATION AND PROPOSED DIMENSIONS

**LINCOLN PARK II
(PER APPROVED SITE PLANS)**

William H. Gordon Associates, Inc.
 4501 Dolly Drive
 Chantilly, VA 20151
 PHONE: 703-261-1900
 FAX: 703-261-0766

SEAL
 COMMONWEALTH OF VIRGINIA
 STEVEN E. GLEASON
 LICENSE NO. 10246
 001104
 CERTIFIED LANDSCAPE ARCHITECT

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OCTOBER 24, 2006

ALTERNATE CDP / FDP

EDS / LINCOLN PROPERTY
 SULLY DISTRICT
 FAIRFAX COUNTY, VIRGINIA

SCALE 1"=80'

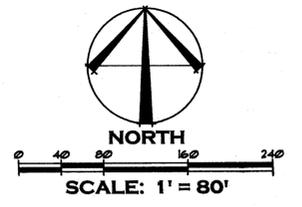
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 CHECKED SEG
 JOB # 0640-1518
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 SHEET # 8 OF 26

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MATCHLINE - SEE SHEET 7

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 APPROVED DEVELOPMENT PLAN
 (DP) (GDP) (CDP) (FDP)

Date of (BOS) (PC) Dec 4, 2006
 Sheet 8 of 26



NOTE:
STREET TREES MAY BE ADJUSTED FOR
SIGHT DISTANCE AT FINAL ENGINEERING.

MATCHLINE - SEE SHEET 10

Application No RZ/FDP-2006-SU-007 Staff JD Moss
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)

Date of (BOS) (PC) Dec 4, 2006
Sheet 9 of 26

William H. Gordon Associates, Inc.
4501 Doby Drive
Charlottesville, VA 22916
PHONE 703-263-0768
FAX 703-263-0768

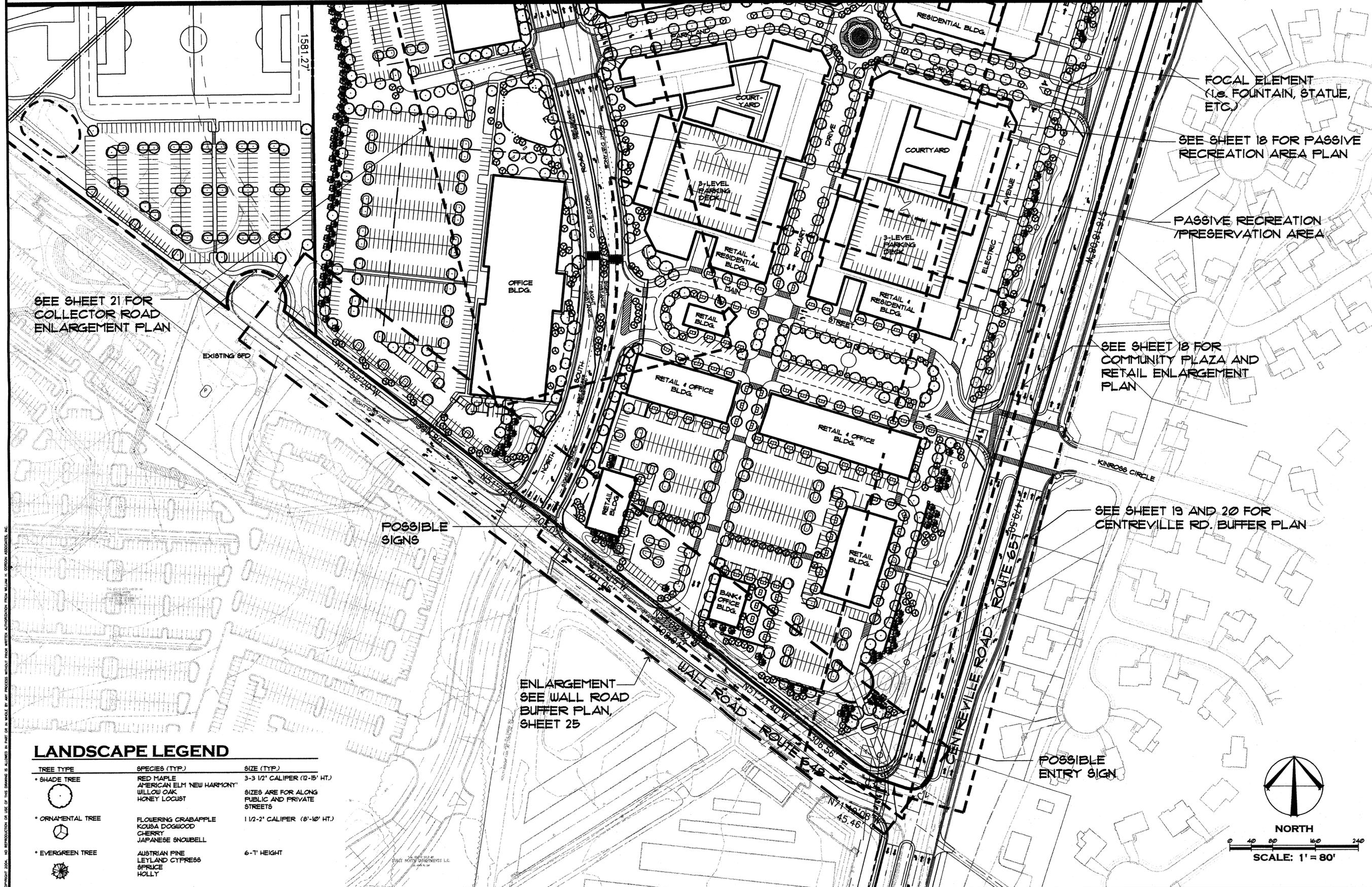


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OCTOBER 9, 2006
OCTOBER 24, 2006

OVERALL LANDSCAPE PLAN
EDS / LINCOLN PROPERTY
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE	1"=80'
DATE	FEBRUARY 1, 2006
DRAWN	DK/NY/OFS
CHECKED	SEG
JOB #	0640-1518
CAD FILE	0640-LS.dwg
SHEET #	9 OF 26



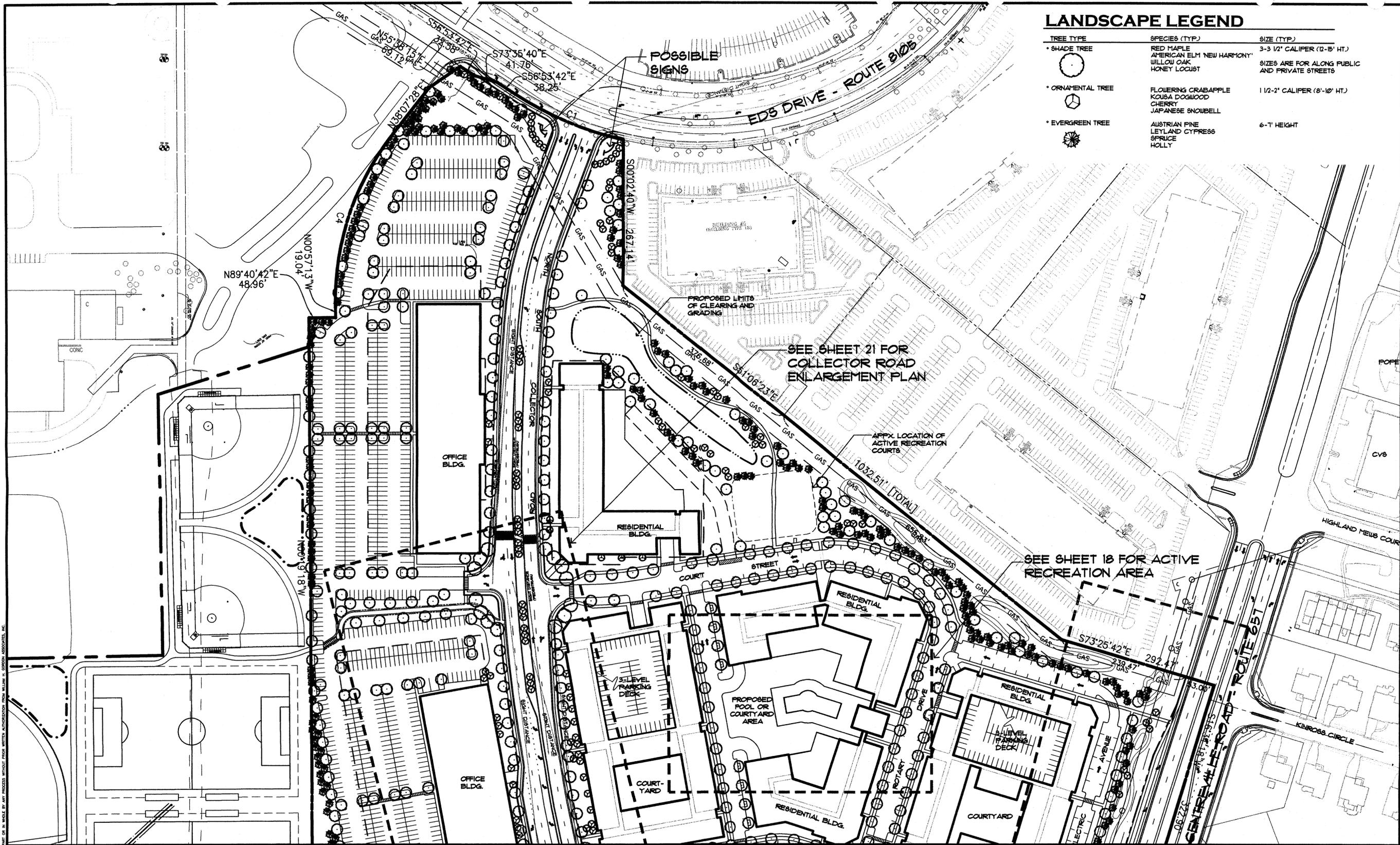
LANDSCAPE LEGEND

TREE TYPE	SPECIES (TYP.)	SIZE (TYP.)
• SHADE TREE	RED MAPLE AMERICAN ELM 'NEW HARMONY' WILLOW OAK HONEY LOCUST	3-3 1/2' CALIFER (12-15' HT.) SIZES ARE FOR ALONG PUBLIC AND PRIVATE STREETS
• ORNAMENTAL TREE	FLOWERING CRABAPPLE KOUSA DOGWOOD CHERRY JAPANESE SNOWBELL	1 1/2-2' CALIFER (8'-10' HT.)
• EVERGREEN TREE	AUSTRIAN PINE LEYLAND CYPRESS SPRICE HOLLY	6-7' HEIGHT



SCALE: 1" = 80'

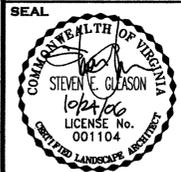
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LANDSCAPE LEGEND

TREE TYPE	SPECIES (TYP)	SIZE (TYP)
• SHADE TREE	RED MAPLE AMERICAN ELM 'NEW HARMONY' WILLOW OAK HONEY LOCUST	3-3 1/2" CALIFER (12-15' HT.) SIZES ARE FOR ALONG PUBLIC AND PRIVATE STREETS
• ORNAMENTAL TREE	FLOWERING CRABAPPLE KOUSA DOGWOOD CHERRY JAPANESE SNOWBELL	1 1/2-2" CALIFER (8-10' HT.)
• EVERGREEN TREE	AUSTRIAN PINE LEYLAND CYPRESS SPRUCE HOLLY	6-7' HEIGHT

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 4501 Doby Drive
 Chantilly, VA 20151
 PHONE 703-263-1900
 FAX 703-263-0766
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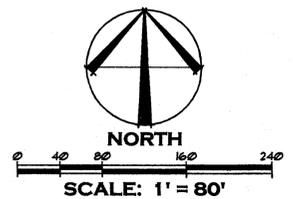
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OVERALL LANDSCAPE PLAN
EDS / LINCOLN PROPERTY
 SULLY DISTRICT
 FAIRFAX COUNTY, VIRGINIA

NOTE:
 STREET TREES TO BE ADJUSTED FOR
 SIGHT DISTANCE AT FINAL ENGINEERING.

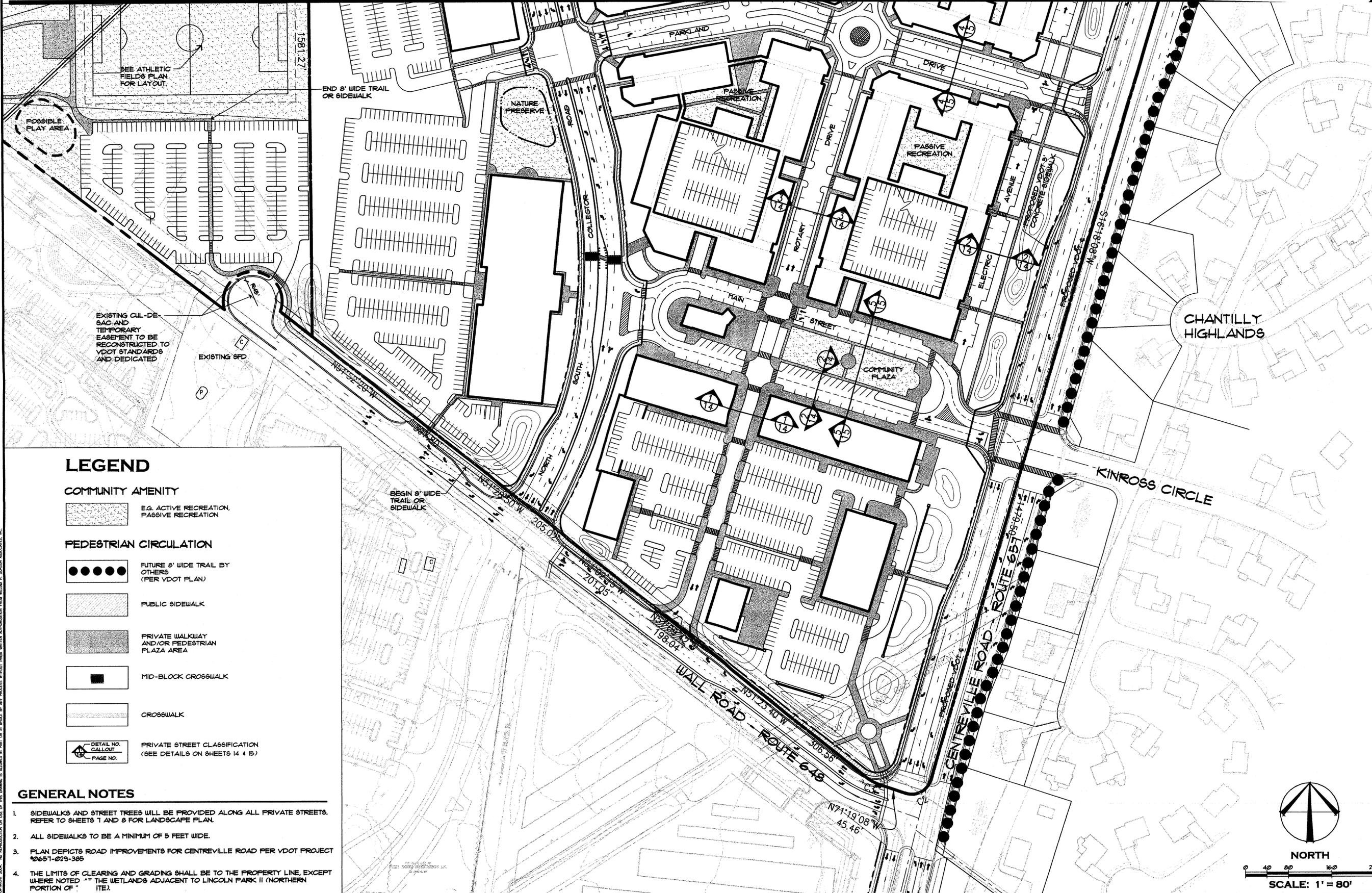
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MATCHLINE - SEE SHEET 12



LEGEND

COMMUNITY AMENITY

E.G. ACTIVE RECREATION, PASSIVE RECREATION

PEDESTRIAN CIRCULATION

FUTURE 8' WIDE TRAIL BY OTHERS (PER VDOT PLAN)

PUBLIC SIDEWALK

PRIVATE WALKWAY AND/OR PEDESTRIAN PLAZA AREA

MID-BLOCK CROSSWALK

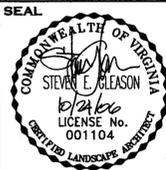
CROSSWALK

PRIVATE STREET CLASSIFICATION (SEE DETAILS ON SHEETS 14 & 15)

GENERAL NOTES

- SIDEWALKS AND STREET TREES WILL BE PROVIDED ALONG ALL PRIVATE STREETS. REFER TO SHEETS 1 AND 8 FOR LANDSCAPE PLAN.
- ALL SIDEWALKS TO BE A MINIMUM OF 5 FEET WIDE.
- PLAN DEPICTS ROAD IMPROVEMENTS FOR CENTREVILLE ROAD PER VDOT PROJECT 06651-029-305
- THE LIMITS OF CLEARING AND GRADING SHALL BE TO THE PROPERTY LINE, EXCEPT WHERE NOTED AT THE WETLANDS ADJACENT TO LINCOLN PARK II (NORTHERN PORTION OF SITE).

William H. Gordon Associates, Inc.
 4501 Doy Drive
 Chantilly, VA 20151
 PHONE 703-263-1900
 FAX 703-263-0766
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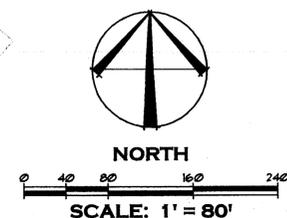
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SITE AMENITIES/PEDESTRIAN CIRCULATION PLAN

EDS / LINCOLN PROPERTY
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SCALE	1"=80'
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LEGEND

COMMUNITY AMENITY

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PASSIVE RECREATION

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FUTURE 8' WIDE TRAIL BY
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PUBLIC SIDEWALK

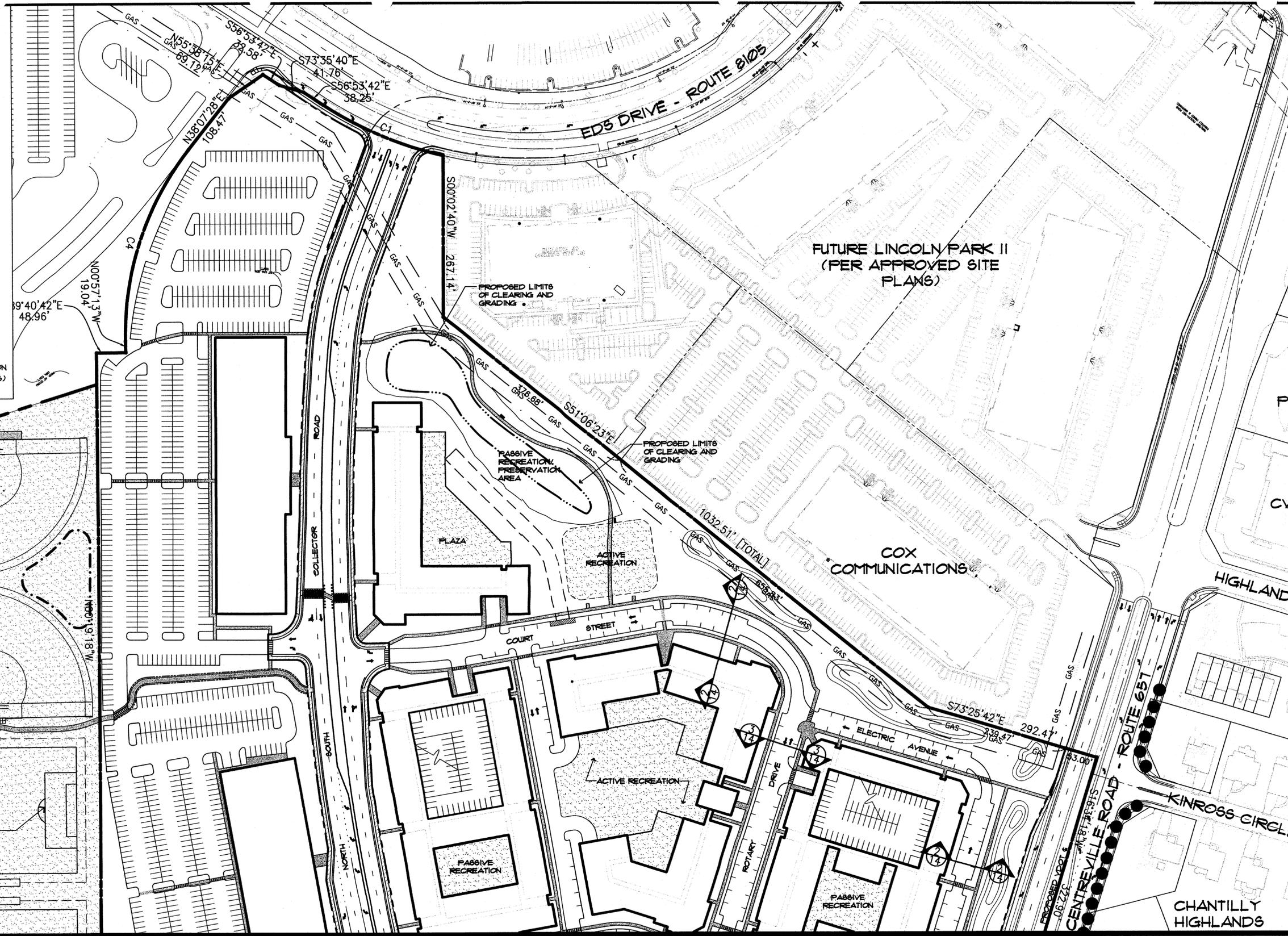
PRIVATE WALKWAY
AND/OR PEDESTRIAN
PLAZA AREA

MID-BLOCK CROSSWALK

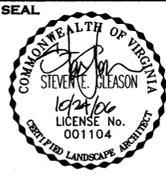
CROSSWALK

PRIVATE STREET CLASSIFICATION
(SEE DETAILS ON SHEETS 14 & 15)

DETAIL NO.
CALLOUT
PAGE NO.



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4501 Dolly Drive
Charlottesville, VA 22915
PHONE 703-263-1900
FAX 703-263-0780
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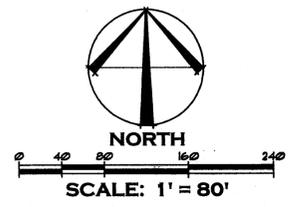
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FAIRFAX COUNTY, VIRGINIA

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SCALE: 1" = 60'

(1) 90' DIAMOND FIELD - SODDED

PROPOSED RECREATION AREA: 17.0 AC.

SEE PROFFER REGARDING ATHLETIC FIELDS

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RELOCATED 12" SEWER LINE

(2) 60' DIAMOND FIELDS FINAL GRADED & SODDED

(2) RECTANGULAR FIELDS WITH SYNTHETIC TURF

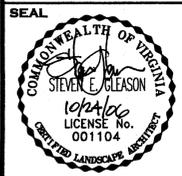
NOTE: PARK PARCEL WILL MAINTAIN 40 FOOT YARD SETBACK OFF WALL ROAD AS SHOWN. THERE IS NO REAR OR SIDE YARD REQUIREMENT IN THE I-5 DISTRICT.

8' WIDE TRAIL ALONG WALL ROAD TO NORTH SOUTH COLLECTOR ROAD

LEGEND

- BLEACHER (TYP.)
- LIGHTING (APPROX. LOCATION SUBJECT TO LIGHTING DESIGN)
- SAFETY NETTING, UP TO 50' HEIGHT
- EITHER 20' HIGH SAFETY NETTING OR EVERGREEN SCREENING

William H. Gordon Associates, Inc.
1501 Duke Dr., Suite 200
Chantilly, VA 20151
PHONE 703-263-1900
FAX 703-263-0766
ENGINEERS - SURVEYORS - PLANNERS - LANDSCAPE ARCHITECTS



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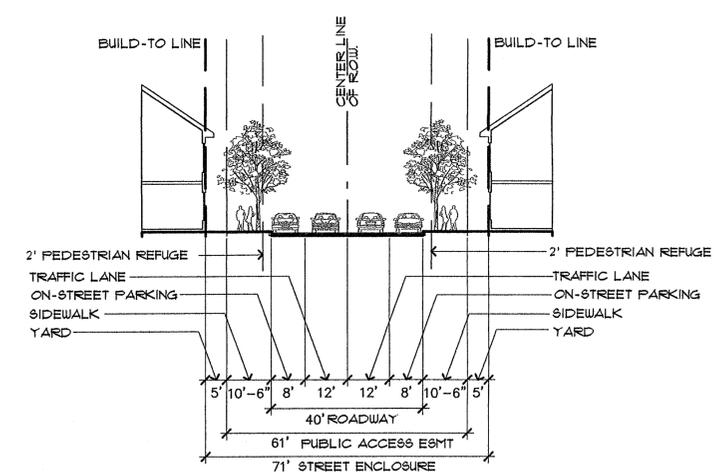
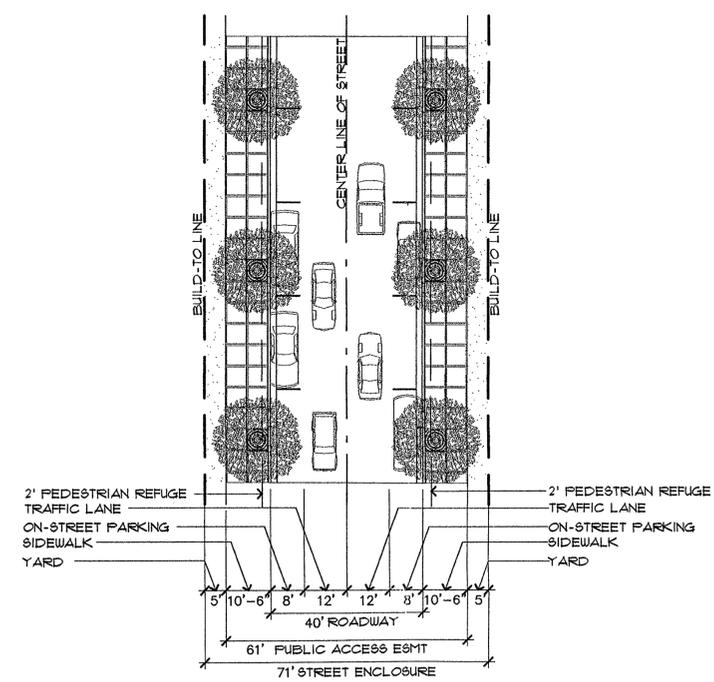
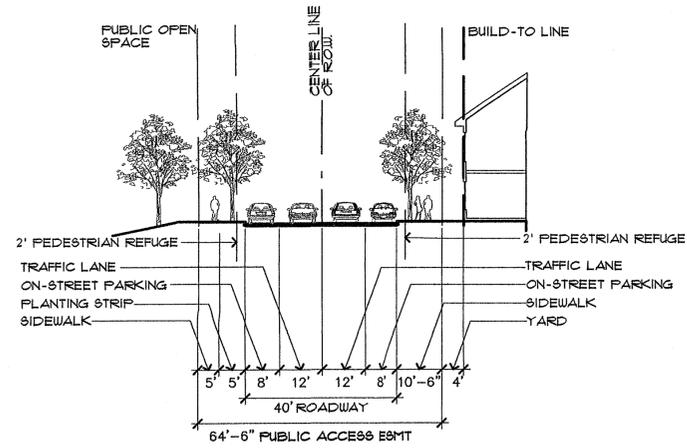
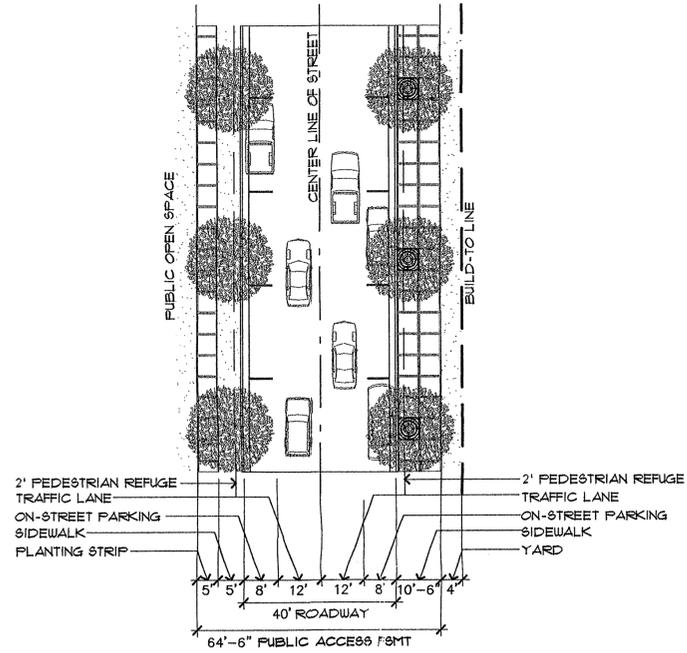
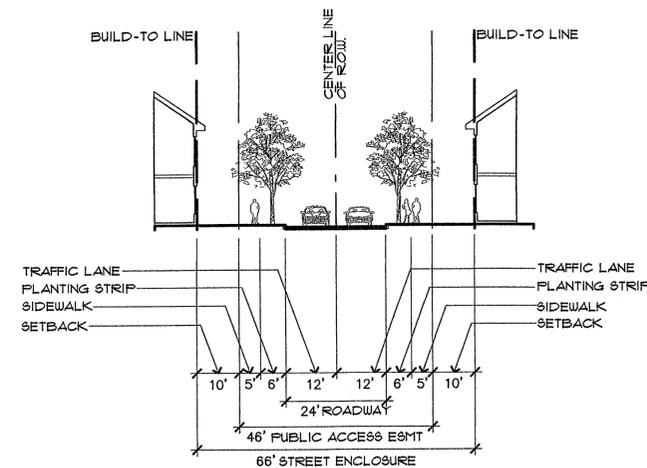
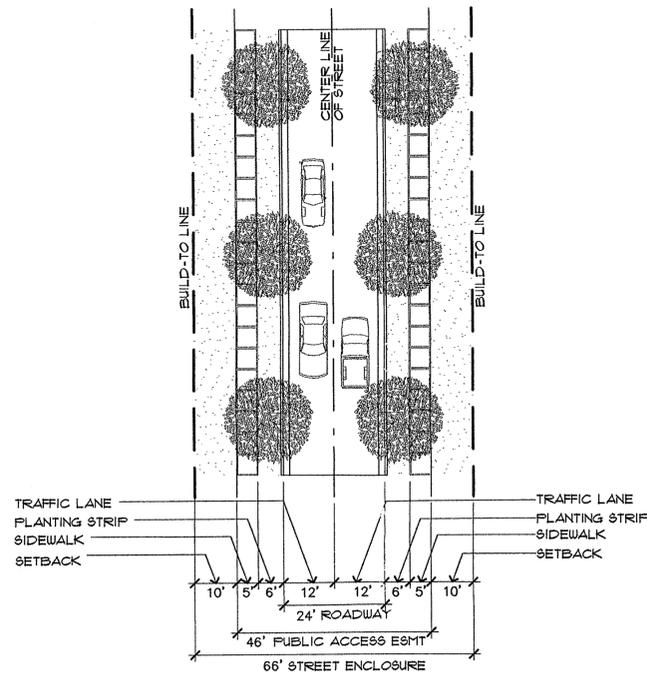
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ATHLETIC FIELDS PLAN
EDS / LINCOLN PROPERTY
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE	1"=60'
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2. SEE "PRIVATE STREET CLASSIFICATION" IN LEGEND LOCATED ON SHEETS 11 AND 12 FOR INTENDED LOCATION OF PROPOSED ROADWAY SECTIONS AND WALKWAYS SHOWN BELOW.



1 TWO LANE / NO PARKING
SCALE: 1" = 20'

2 TWO LANE / ONE WAY / PARALLEL PARKING BOTH SIDES
SCALE: 1" = 20'

3 TWO LANE / TWO WAY / PARALLEL PARKING BOTH SIDES
SCALE: 1" = 20'

William H. Gordon Associates, Inc.
4501 Doby Drive
Charlottesville, VA 22911
PHONE 703-263-1900
FAX 703-263-0766
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PRIVATE STREET STANDARDS
EDS / LINCOLN PROPERTY
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

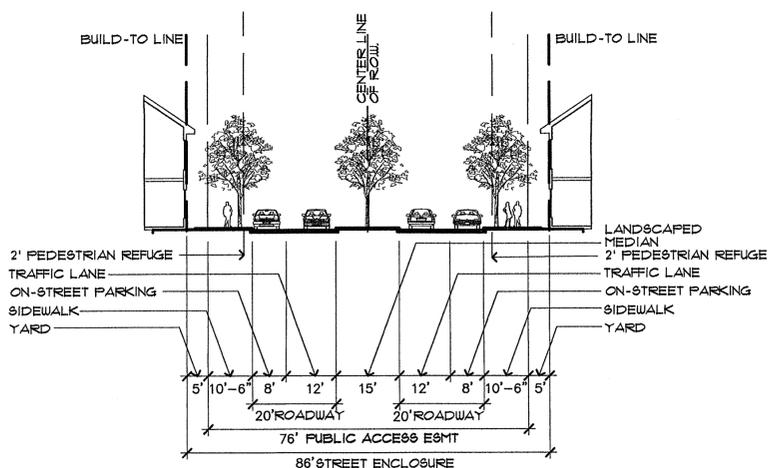
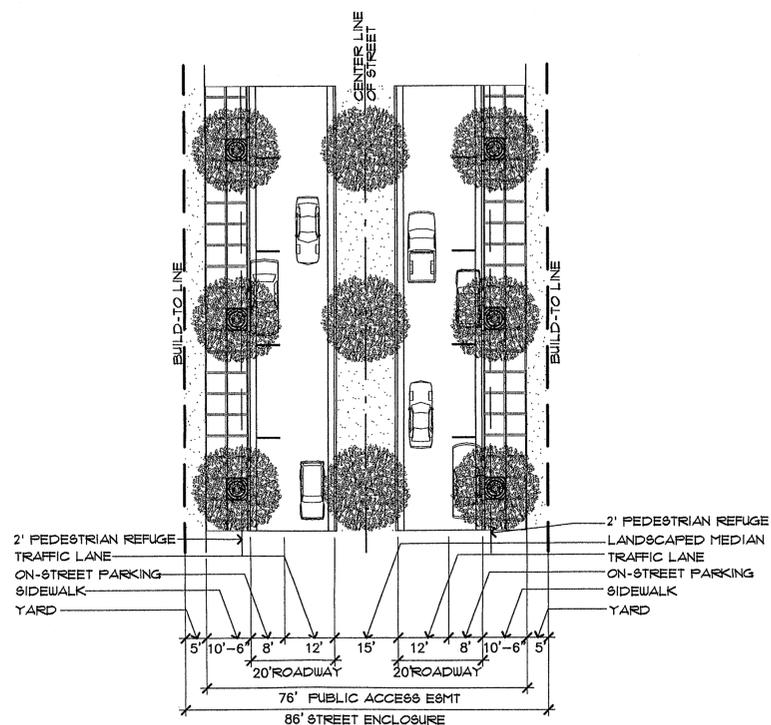
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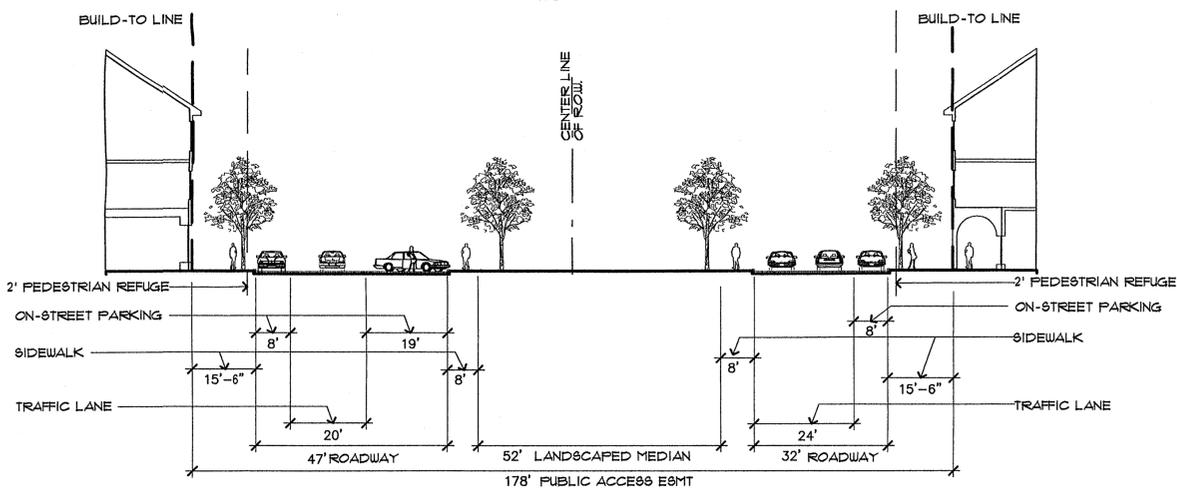
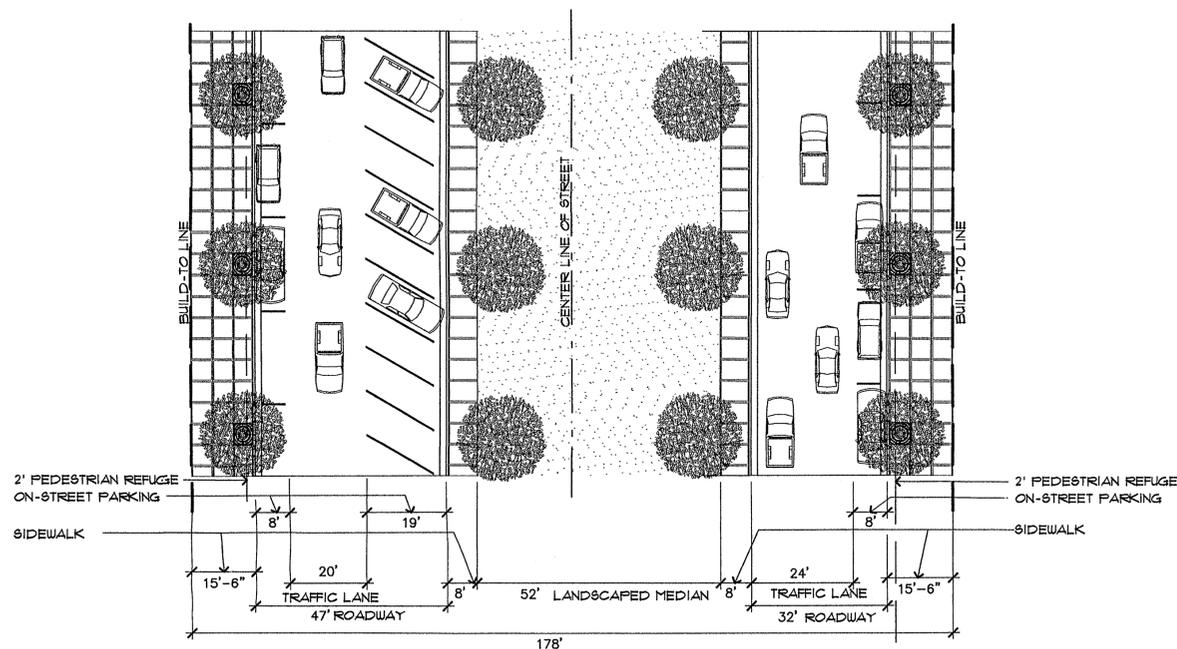
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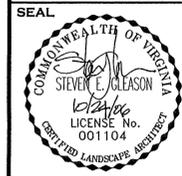


4 TWO LANE BLVD. W/ PARALLEL PARKING
SCALE: 1" = 20'



5 COMMERCIAL / RETAIL, PARKING ONE OR BOTH SIDES
SCALE: 1" = 20'

William H. Gordon Associates, Inc.
4501 Doby Drive
Cherry Hill, VA 20151
PHONE 703-263-0760
FAX 703-263-0760
ENGINEERS - SURVEYORS - PLANNERS - LANDSCAPE ARCHITECTS



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PRIVATE STREET STANDARDS
EDS / LINCOLN PROPERTY
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

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03: BUILDING FACADES

Facade Elements

Traditional commercial areas were built at a time when retail stores were smaller and downtown blocks were divided into narrower lots.

Today, commercial buildings are much larger, though there is no reason why these larger scale buildings cannot be made to fit within traditional commercial street environments.

Massing

Buildings are composed of simple volumes, and are typically covered by flat roofs, although pitched roofs are not discouraged. The level of complexity should increase for any building situated on a corner or at the end of a terminating vista.

Width

(Refer to diagrams below) Buildings over 60' wide should be broken down into a series of smaller elements or bays to match the rhythm of the historic shopfronts. See Basic Retail Layouts for further information and options.

Facade Composition (Bays)

Traditional commercial buildings typically have an orderly placement of windows and doors within each bay.

Entrance

The entrance bay should be the most prominent with a minimum door height of 7'-0". The storefront may have multiple entrance doors with a less predominant entrance serving the upper floor levels. Entrances can be recessed. Buildings located on the corner may have corner entrances, improving visibility and pedestrian circulation.

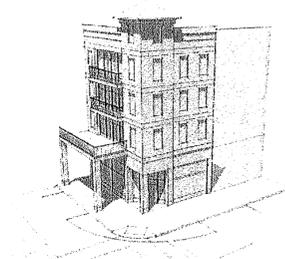
Storefronts

Ground floor windows should be large, clear plate glass. Multiple storefronts within the same building should be compatible in terms of scale, alignment and storefront design. The elements of all new storefronts should relate architecturally to the building on which they are fitted.

These guidelines deal with the elements of the facade. The elements of each building should be in keeping with the individual architectural style of each building. A variety of architectural styles add interest and flavor along the streetscape.

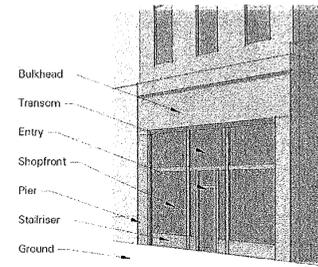
Most shopfronts, independent of the architectural style, are set within a strong surround formed by two pilasters, connected by a bulkhead.

3



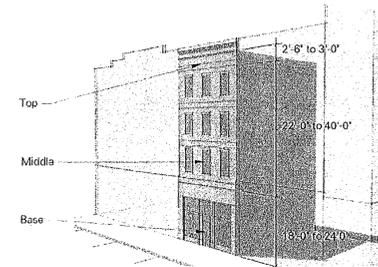
Possible Corner Layout

4



Typical Storefront Elements

5

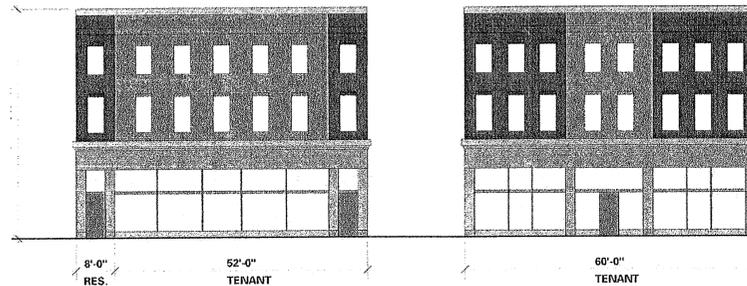


Mixed-Use Facade Elements & Heights

D1 Facade Elements

INFILL

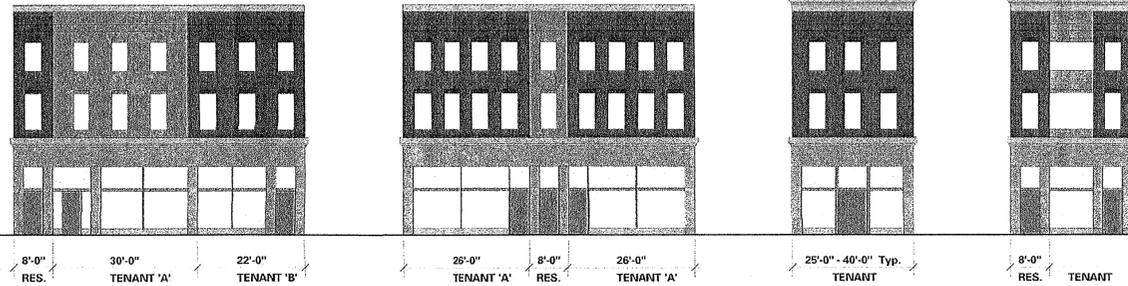
These buildings are typically located in-line, with simpler proportions. It permits greater leasing flexibility while offering a variety of tenant configurations as illustrated above. Residential access to the street is encouraged.



D3 Facade Diagrams

CLASSIC MAIN STREET

Typically used at corners and special conditions such as terminating vistas, although not limited to these locations. These buildings typically have more architectural detail since they reside in places of importance.



C1 Mixed Use Retail Layouts

02: BUILDING SCALE & MASSING

Town Center

Authenticity is a principle that should be applied. Strategies for design include:

- *The whole thing should not look like a whole thing
- *A town is always in the process of becoming
- *Money should be spent at the street where people see and touch the buildings and streetscape
- *Create urban rooms

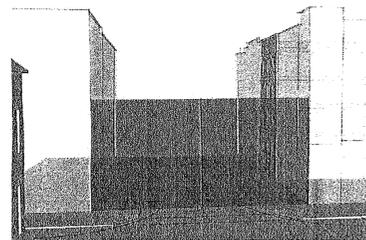
1. It's not about style or period, it is about detail and grain.
2. Scale and human vision are best served when the street proportions are near a 2 to 1 ratio of street width to storefront height. 62' is an ideal street width for main street retail. Somewhere between 3 to 1 and 6 to 1 works best for public squares with 6 to 1 being the perceivable maximum spatial enclosure.
3. Sense of Place is a desirable attribute of urbanism. The spatial definition can be achieved by using elements of the building or the street trees.
4. Terminated vistas can so affect the spatial definition of an urban room. The building at the end of the terminating vista should be an important building and should have sufficient prominence and detailing to articulate the space or sustain the view.

Mixed-Use Buildings

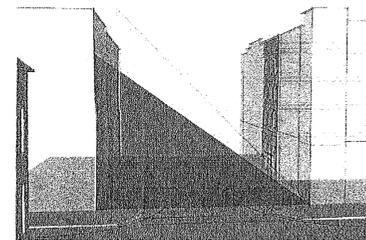
1. The buildings within the Main Street shall range from three to four stories along the main street, to three to four stories along the Green. One story buildings are permitted within the Green.
2. Buildings must be designed to maintain a minimum enclosure of the urban room. However, a uniform building height along the streetfront is not the intent and a variety of heights between buildings is encouraged to create visual interest.

Residential Buildings

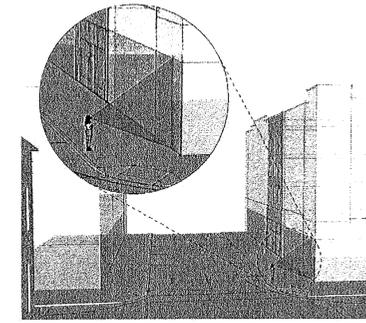
1. While portions of the residential buildings may be three or four stories in height and the scale and massing should be in keeping with the adjacent residential proportions.



2 to 1 Ratio of Street Width to Room Height



35' Minimum Enclosure and 45' Full Enclosure



Pedestrian Cone of Vision
Use quality details and materials in this zone. Everything above this zone to be simplified.

B1 Architectural Guidelines

01: BUILDING SITE AND STREETScape

Main Street Streetscape and Sidewalks

Sidewalks along the Main Street serve as more than a place for pedestrian activity and a means to access the stores and dwellings. They also contain trees, site lighting and furniture. The focus of all streetscape elements is on enhancing and maintaining visibility to the storefronts and care should be taken to minimize obstructions.

- *Commercial street frontage has raised curbs drained by inlets and wide sidewalks along both sides, separated from on street parking and vehicular lanes by separate tree wells with grates.
- *Landscaping consists of a single tree species aligned with regular spacing, allowing visibility to the retail storefronts.
- *Streetscape elements shall not inhibit the flow of pedestrian traffic within the pedestrian sidewalk zone.
- *On street parking located along the curb lines of the retail streets shall count towards the parking totals. Parking shall be held back from the intersections.
- *Curb reduces shall range from 6-18 ft.

Multi-Family Sidewalks

- *Sidewalks at the residential buildings shall match the character and construction of the residential community.
- *On-street parking located along the curb lines of the streets shall predominantly be for guest parking.

Lighting

- *Street lights shall be a post-type fixture, approved by the local utility company, that coordinates with the retail frontage, similar to other streetscape elements. Their function is to ensure the safety of the residences as well as protect them from excessive light overflow. Fixtures should be arranged to deflect light away from any residential areas and reduce the potential for light overflow.
- *Pedestrian paths should be illuminated with low-level lighting, such as bollards or walkway lights.
- *Street lights are just one element of the streetscape lighting. Light should flow out from within the retail spaces and their storefronts to maintain a vibrant pedestrian zone.

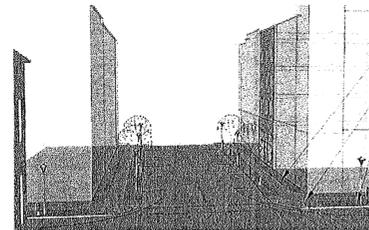
Parking and Parking Decks

- *Surface parking and decks shall be adequately lit in order to ensure pedestrian comfort and safety.

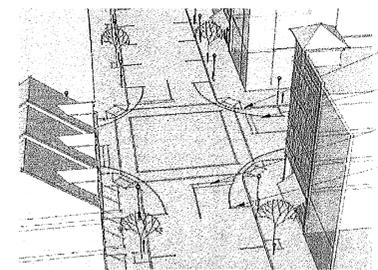
Utility and HVAC Screening

- *All utilities and HVAC units shall be located or screened to prevent view from the street and shall not be located along the front or side elevations of any building that faces the street. Screening should be of a solid fence or wall in keeping with the building, or native plant materials.

B3 Urban Room Diagrams



Streetscape zone for trees, lights, traffic signs, benches and site amenities



6' to 18' Curb Radius with Curb Ramp
35' Painted Radius
Hold Stop Bars a minimum of 4 ft. back from Crosswalk
Hold on-Street Parking a minimum of 20 ft. back from Crosswalk

NOTE: Coordinate streetscape and road improvements with Fairfax County, VDOT, ADA, and MUTCD requirements.

A1 Streetscape Guidelines

1

2

A3 Streetscape Diagram

3

A4 Intersection Diagram

4

5

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2151 Hawkins Street
Suite 400
Charlotte, NC 28203-4927

850 South Robertson Blvd.
Suite One
Los Angeles, CA 90035-1621

T 704 377 0661
F 704 377 0953

T 310 659 9482
F 310 659 9526

www.shookkelley.com

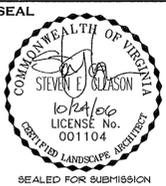
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The illustrations are guidelines to be used as an aid for designing the Mixed-Use, Retail, Live / Work and Residential buildings within the project. They should not be construed as a representation of the future development.

William H. Gordon Associates, Inc.
4501 Northway
Virginia Beach, VA 23462-5100
PHONE 703-263-1900
FAX 703-263-0766
ENGINEERS - SURVEYORS - PLANNERS - LANDSCAPE ARCHITECTS



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LINCOLN PROPERTY COMPANY

ARCHITECTURAL DESIGN GUIDELINES
EDS / LINCOLN PROPERTY
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

Mark	Date	Description
1	09/22/2005	

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Issue Date: 09.22.2005

Architectural Design Guidelines

Application No RZ/EDP-2006-SU-007 Staff JD Moss
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)

Date of (BQS) (PC) Dec 4, 2006
Sheet 16 of 26

SCALE	N/A
DATE	FEBRUARY 1, 2006
DRAWN	DK/NY/OFS
CHECKED	SEG
JOB #	0640-1518
CAD FILE	0640-AG.dwg
SHEET #	16 OF 26

LANDSCAPE LEGEND

TREE TYPE	SPECIES (TYP.)	SIZE (TYP.)
• SHADE TREE	RED MAPLE AMERICAN ELM NEW HARMONY WILLOW OAK HONEY LOCUST	3'-3 1/2' CALIFER (12-15' HT.)
• ORNAMENTAL TREE	FLOWERING CRABAPPLE KOUSA DOGWOOD CHERRY JAPANESE SNOWBELL	1 1/2'-2' CALIFER (8'-10' HT.)
• EVERGREEN TREE	AUSTRIAN PINE LEYLAND CYPRRESS SPRUCE HOLLY	6'-7' HEIGHT
• EVERGREEN SHRUB	ABELIA BOXWOOD YEW HOLLY	30-36" HEIGHT
• DECIDUOUS SHRUB	VIBURNUM SPIRAEA KOREAN LILAC AZALEA	30-36" HEIGHT
• GROUND COVER		

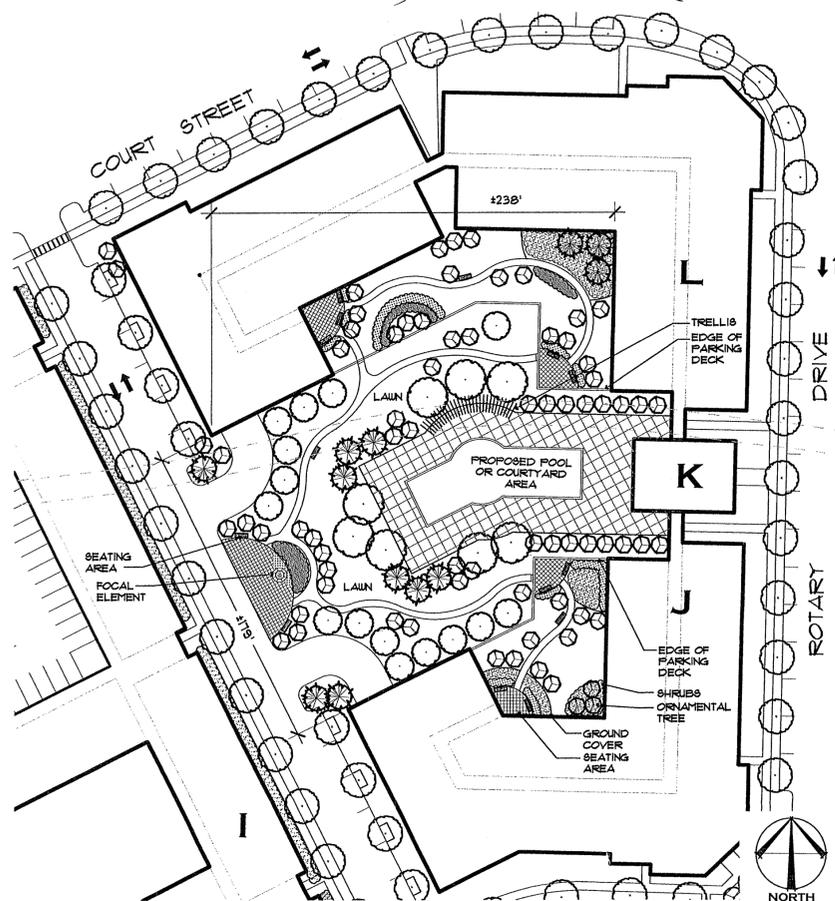
NOTES

ACTIVE RECREATION AREAS WILL FEATURE COMMUNITY POOLS, AND/OR SPORT COURTS SUCH AS TENNIS, BASKETBALL, VOLLEYBALL AND/OR PLAYGROUNDS.

PASSIVE AREAS WILL INCLUDE SUCH FEATURES AS GARDENS, BENCHES, FOCAL ELEMENTS (WATER FEATURES, SPECIMEN PLANTINGS OR SCULPTURES) AND LAWN PANELS

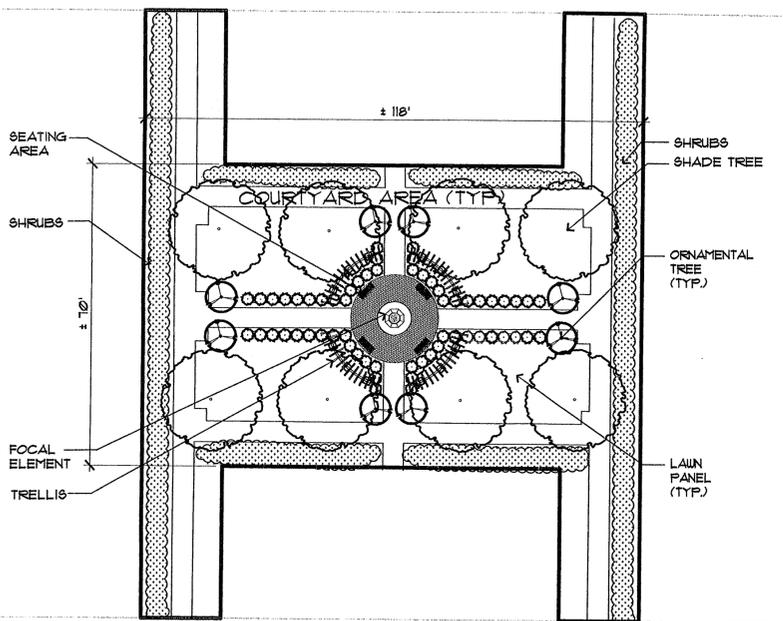
Application No RZ/EDP-2006-SU-007 Staff JD Moss
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)

Date of (BOS) (PC) Dec 4, 2006
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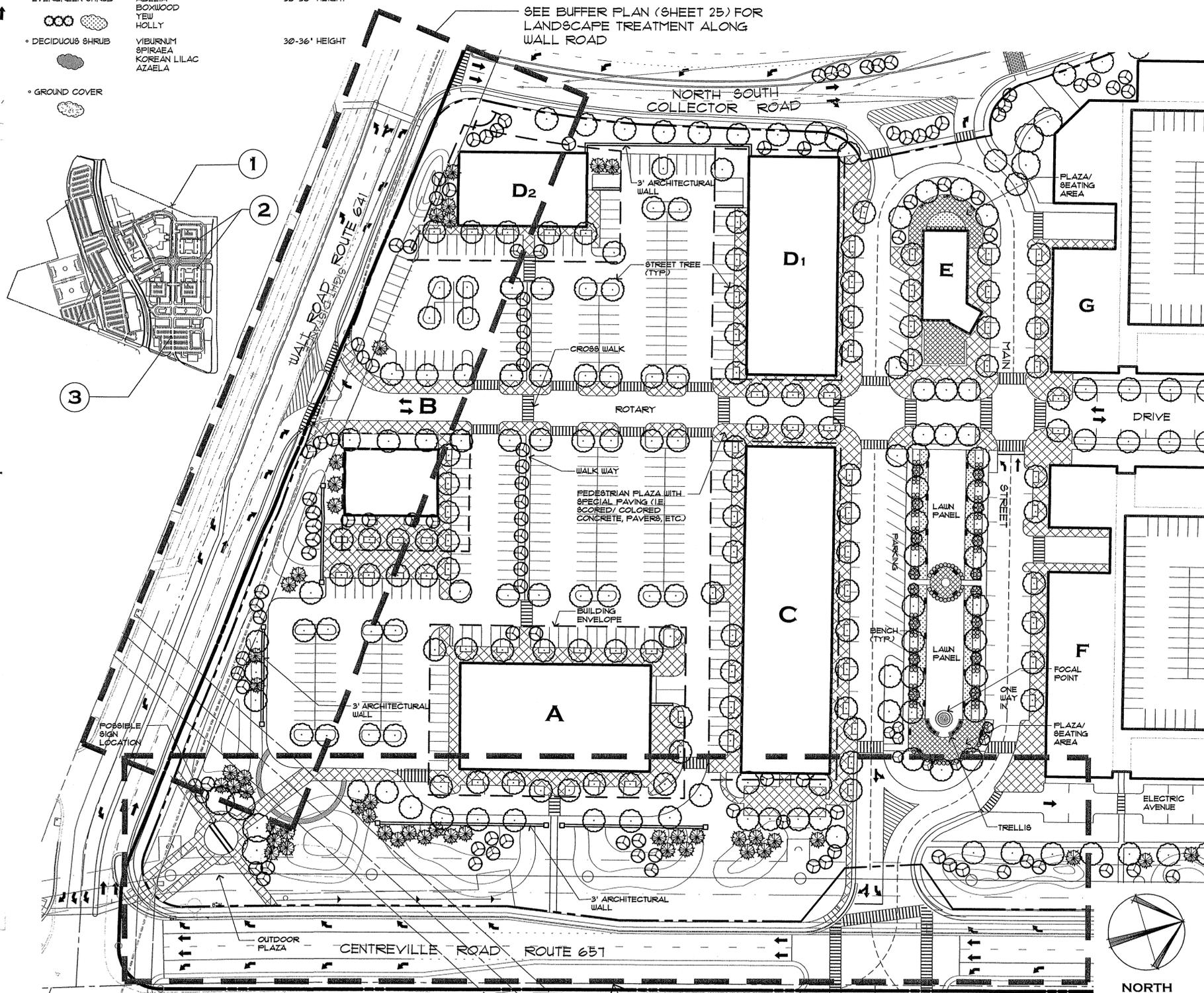
1 ACTIVE RECREATION AREA - BLOCK 6

SCALE: 1" = 50'-0"



2 PASSIVE RECREATION AREA - BLOCKS 3 AND 5

SCALE: 1" = 20'-0"



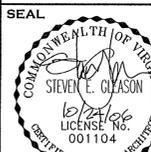
3 RETAIL PLAZA - BLOCKS 1 AND 2

SCALE: 1" = 50'-0"

SEE BUFFER PLAN (SHEET 25) FOR LANDSCAPE TREATMENT ALONG WALL ROAD

SEE BUFFER PLANS (SHEETS 19#20) FOR LANDSCAPE TREATMENT & STREETSCAPE PHASING ALONG CENTREVILLE ROAD

William H. Gordon Associates, Inc.
4501 Delv Drive
Chantilly, VA 20151
PHONE 703-263-1900
FAX 703-263-0766
ENGINEERS - SURVEYORS - PLANNERS - LANDSCAPE ARCHITECTS



REVISIONS

- JANUARY 30, 2006
- MARCH 20, 2006
- APRIL 21, 2006
- JUNE 30, 2006
- AUGUST 18, 2006
- SEPT. 1, 2006
- SEPT. 15, 2006
- OCTOBER 9, 2006
- OCTOBER 24, 2006

COMMUNITY SITE AMENITIES

EDS / LINCOLN PROPERTY
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE AS NOTED

DATE FEBRUARY 1, 2006

DRAWN DK/NY/OPS

CHECKED SEG

JOB # 0640-1518

CAD FILE 0640-SA.dwg

SHEET #

18 OF 26

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LANDSCAPE LEGEND

PHASE

TREE TYPE	SPECIES (TYP.)	SIZE (TYP.)
SHADE TREE	RED MAPLE	3-3 1/2" CALIPER (12-15' HT.)
	AMERICAN ELM 'NEW HARMONY'	
	WILLOW OAK	SIZES ARE FOR ALONG PUBLIC AND PRIVATE STREETS
	HONEY LOCUST	
ORNAMENTAL TREE	FLOWERING CRABAPPLE	1 1/2-2" CALIPER (8'-10' HT.)
	KOUSSA DOGWOOD	
	CHERRY	
	JAPANESE SNOWBELL	
EVERGREEN TREE	AUSTRIAN PINE	6-7' HEIGHT
	LEYLAND CYPRESS	
	SPRICE	
	HOLLY	
EVERGREEN SHRUB	ABELIA	24-30" HEIGHT
	BOXWOOD	
	YEW	
	HOLLY	
DECIDUOUS SHRUB	VIBURNUM	24-30" HEIGHT
	SPIRAEA	
	KOREAN LILAC	
	AZALEA	
GROUND COVER		

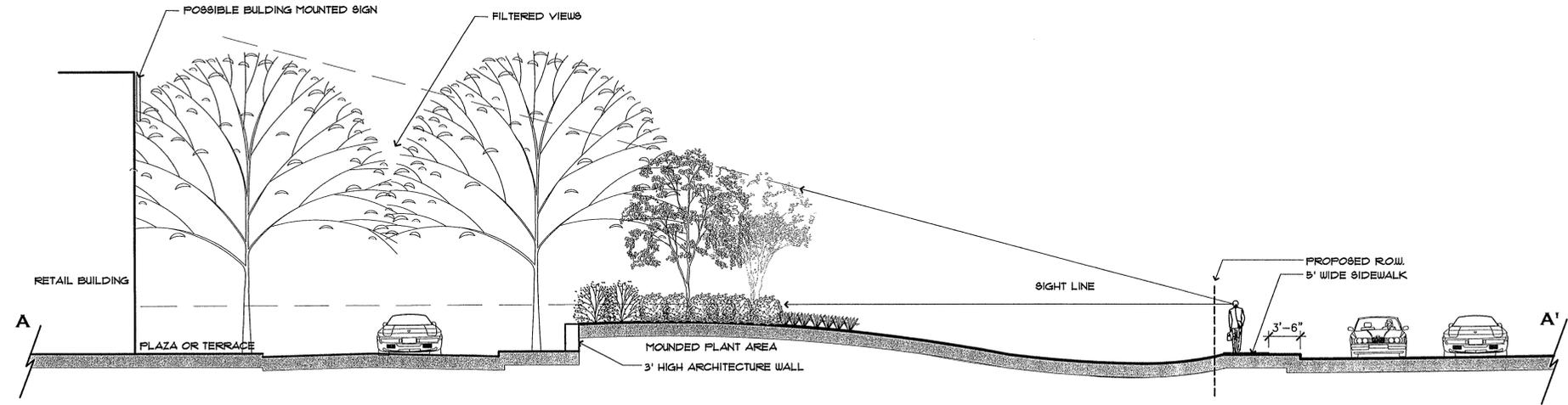
PHASE 1

PHASE 1 & 2

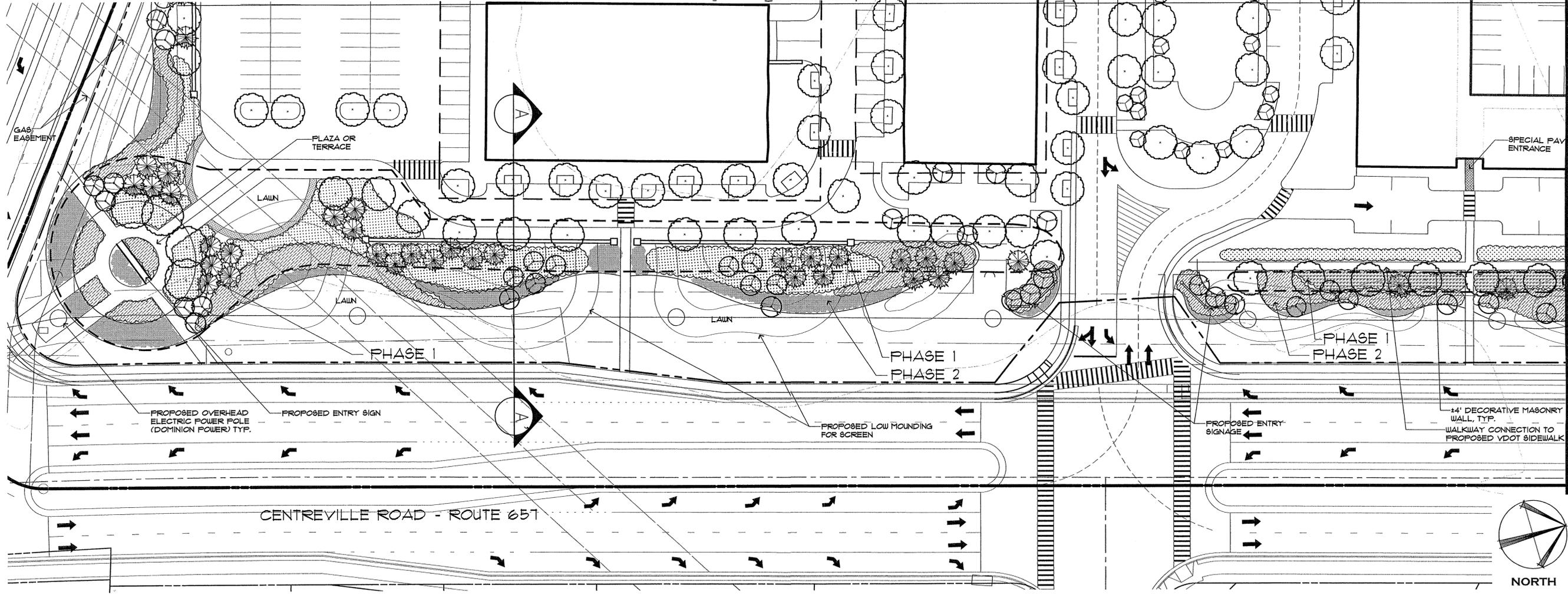
PHASE 2

LANDSCAPE NOTES:

- SEE PROFFERS REGARDING LANDSCAPE AND DESIGN DETAILS.
- THE PROPOSED LANDSCAPE SHALL BE UTILIZED TO MEET MINIMUM TREE COVER REQUIREMENTS FOR MULTI-FAMILY USES. SEE TREE COVER CALCULATIONS.
- SEE NOTE 12 ON SHEET 2 REGARDING TRANSITIONAL SCREEN YARD WAIVERS/ MODIFICATIONS.
- INTERIOR COURTYARDS TO CONTAIN A MINIMUM 90% GREEN SPACE (LAWN, SHRUBS, AND/OR GROUND COVER-PERENNIALS).
- STREET TREES SHALL BE SUITABLE TO WITHSTAND ADVERSE URBAN CONDITIONS. POSSIBLE STREET TREES TO INCLUDE LONDON PLANETREE AND/ OR AMERICAN ELM 'NEW HARMONY'. THE AMERICAN ELM IS CONSIDERED TO BE ONE OF THE BEST STREET TREES, TOLERATING VERY LIMITED SPACE AND LASTING FOR DECADES. THE NEW HARMONY IS A DISEASE RESISTANT USA VARIETY THAT HAS NOT BEEN SUSCEPTIBLE TO DUTCH ELM DISEASE SINCE ITS INTRODUCTION.
- ALL TREES TO BE LOCATED A MIN 5' OFF PUBLIC UTILITY EASEMENTS PER FAIRFAX COUNTY PFM.
- TREES ON PLAZA WILL BE LOCATED IN ENGINEERED PLANTING SOIL.



1 SECTION - ELEVATION A-A'
SCALE: 1" = 8'-0"



2 CENTREVILLE ROAD WIDENING AND IMPROVEMENTS PLAN
SCALE: 1" = 30'-0"

Application No RZ/FDP-2006-SU-007 Staff JD Moss
APPROVED DEVELOPMENT PLAN
 (DP) (GDP) (CDP) (FDP)
 Date of (ROS) (PC) Dec 4, 2006
 Sheet 19 of 26

William H. Gordon Associates, Inc.
 4501 Doby Drive
 Chantilly, VA 20151
 PHONE: 703-263-0766
 FAX: 703-263-0766
 ENGINEERS - SURVEYORS - PLANNERS - LANDSCAPE ARCHITECTS



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CENTREVILLE ROAD BUFFER PLAN
EDS / LINCOLN PROPERTY
 SULLY DISTRICT
 FAIRFAX COUNTY, VIRGINIA

SCALE	AS NOTED
DATE	FEBRUARY 1, 2006
DRAWN	DK/NY/OFS
CHECKED	SEG
JOB #	0640-1518
CAD FILE	0640-BP.dwg
SHEET #	19 OF 26

LANDSCAPE LEGEND

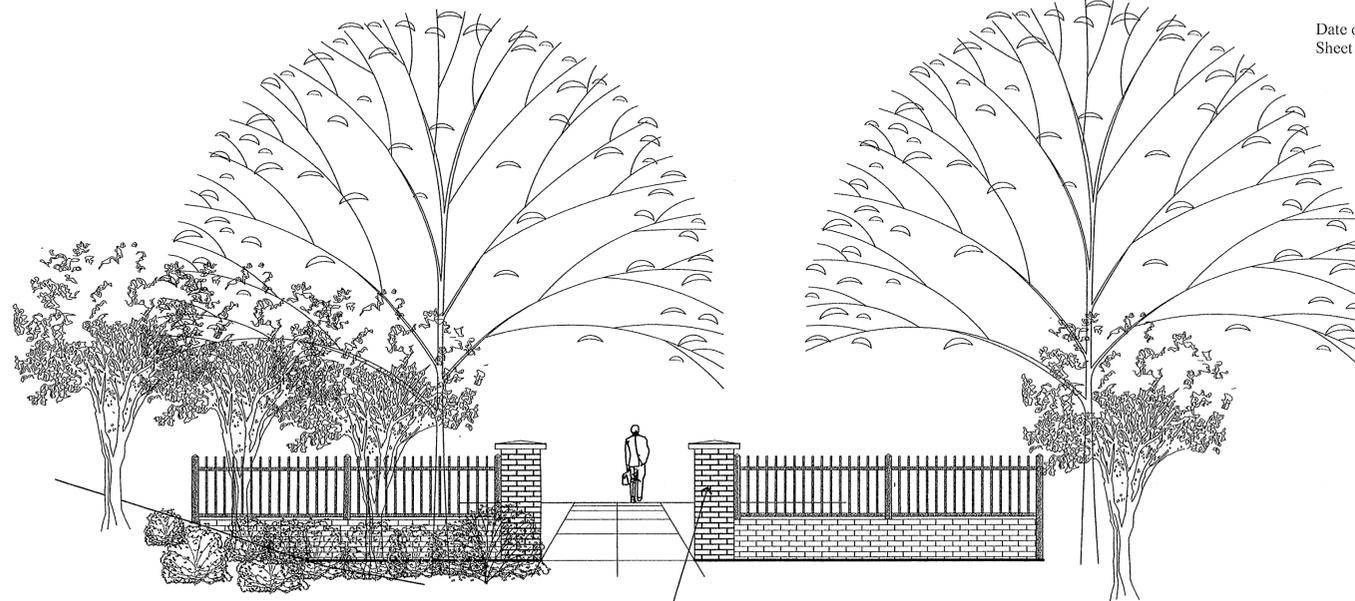
TREE TYPE	SPECIES (TYP.)	SIZE (TYP.)
• SHADE TREE	RED MAPLE AMERICAN ELM 'NEW HARMONY' WILLOW OAK HONEY LOCUST	3-3 1/2' CALIPER (12-15' HT.) SIZES ARE FOR ALONG PUBLIC AND PRIVATE STREETS
• ORNAMENTAL TREE	FLOWERING CRABAPPLE KOUSA DOGWOOD CHERRY JAPANESE SNOWBELL	1 1/2-2' CALIPER (8'-10' HT.)
• EVERGREEN TREE	AUSTRIAN PINE LEYLAND CYPRRESS SPRUCE HOLLY	6-7' HEIGHT
• EVERGREEN SHRUB	ABELIA BOXWOOD YEW HOLLY	24-30' HEIGHT
• DECIDUOUS SHRUB	VIBURNUM SPIRAEA KOREAN LILAC AZALEA	24-30' HEIGHT
• GROUND COVER		

PHASE

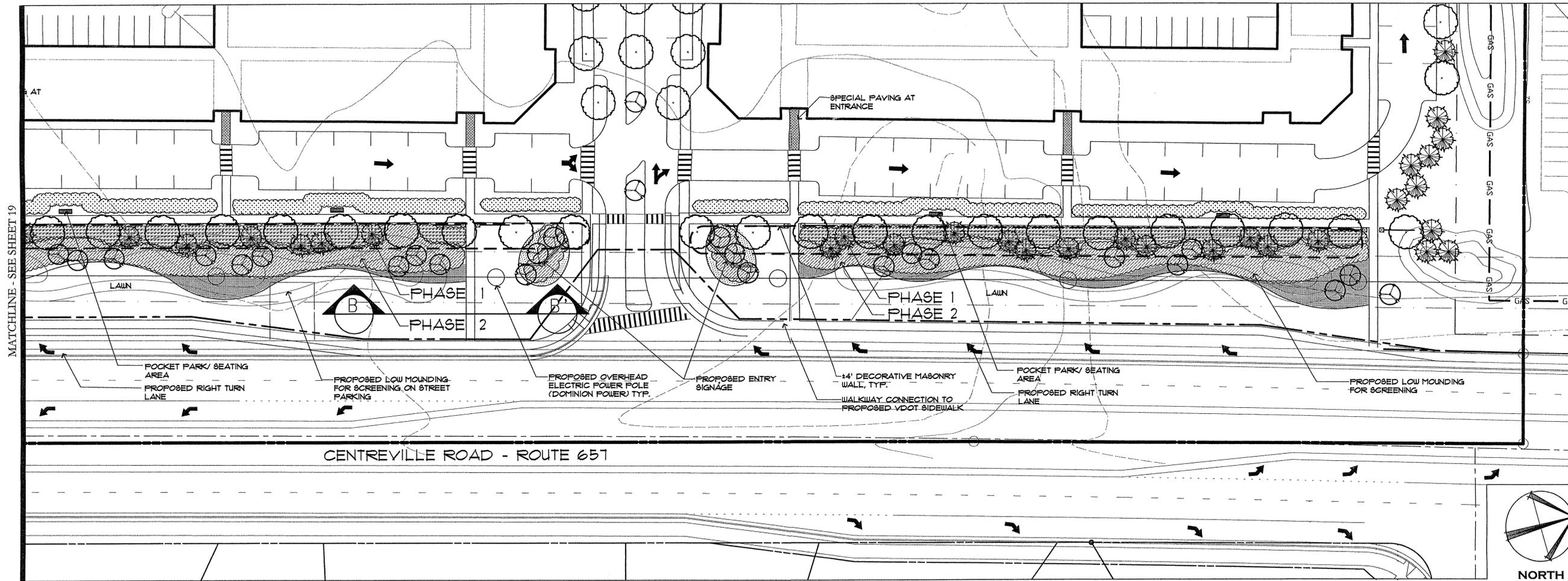
- PHASE 1
- PHASE 1 & 2
- PHASE 2

LANDSCAPE NOTES:

- THE LANDSCAPE DESIGN SHOWN IS FOR ILLUSTRATIVE PURPOSES TO REPRESENT TYPICAL PLANTING CONCEPTS THAT PORTRAY THE GENERAL APPEARANCE AND CHARACTER FOR THE PROJECT. THE APPLICANT RESERVES THE OPTION TO MODIFY THE PLAN BASED ON FINAL ENGINEERING DESIGN AND DETERMINATION OF REQUIRED EASEMENTS AND UTILITIES.
- SEE SHEET 2, NOTES AND TABULATIONS REGARDING TRANSITIONAL SCREEN YARD WAIVERS/ MODIFICATIONS.
- THE PROPOSED LANDSCAPE SHALL MEET THE MINIMUM TREE COVER REQUIREMENTS FOR OFFICE, RETAIL, AND MULTI-FAMILY USES.
- INTERIOR COURTYARDS TO CONTAIN A MINIMUM 50% GREEN SPACE (LAWN, SHRUBS, AND/OR GROUND COVER PERENNIALS).
- STREET TREES SHALL BE SUITABLE TO WITHSTAND ADVERSE URBAN CONDITIONS. POSSIBLE STREET TREES TO INCLUDE, LONDON PLANETREE AND/ OR AMERICAN ELM 'NEW HARMONY'. THE AMERICAN ELM IS CONSIDERED TO BE ONE OF THE BEST STREET TREES, TOLERATING VERY LIMITED SPACE AND LASTING FOR DECADES. THE NEW HARMONY IS A DISEASE RESISTANT USDA VARIETY THAT HAS NOT BEEN SUSCEPTIBLE TO DUTCH ELM DISEASE SINCE ITS INTRODUCTION.
- ALL TREES TO BE LOCATED A MIN 5' OFF PUBLIC UTILITY EASEMENTS PER FAIRFAX COUNTY PERM.



1 SECTION - ELEVATION B-B' 4' DECORATIVE MASONRY WALL
SCALE: 1" = 5'-0"



2 CENTREVILLE ROAD WIDENING AND IMPROVEMENTS PLAN
SCALE: 1" = 30'-0"

Application No RZ/EOP-2006-SU-007 Staff JD Moss
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
Date of (ROS) (PC) Dec 4, 2006
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William H. Gordon Associates, Inc.
4501 Dely Drive
Chantilly, VA 20151
PHONE 703-263-1900
FAX 703-263-0766
ENGINEERS - SURVEYORS - PLANNERS - LANDSCAPE ARCHITECTS

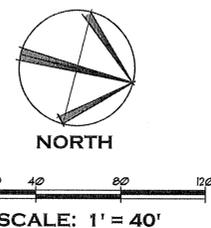
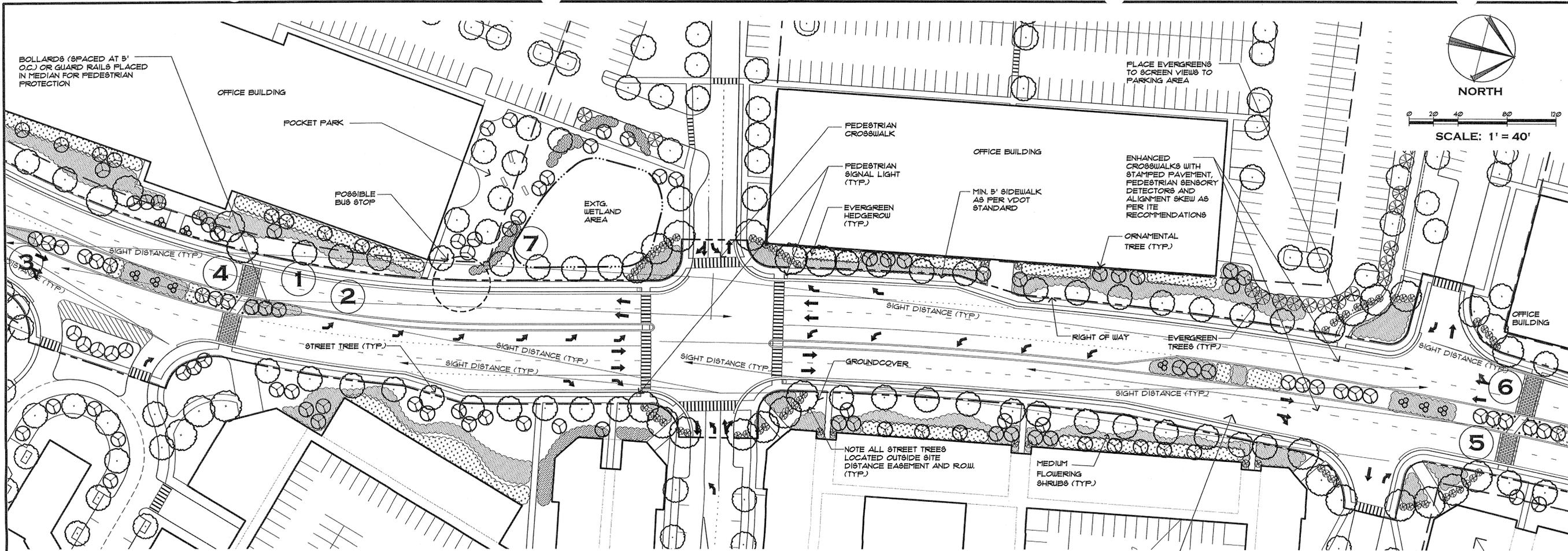


REVISIONS

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OCTOBER 9, 2006
OCTOBER 24, 2006

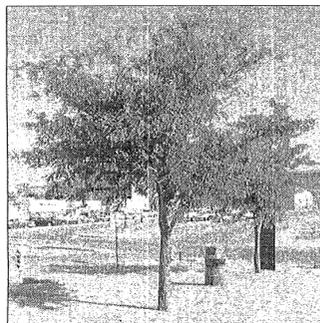
CENTREVILLE ROAD BUFFER PLAN
EDS / LINCOLN PROPERTY
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE AS NOTED
DATE FEBRUARY 1, 2006
DRAWN DK/NY/OFS
CHECKED SEG
JOB # 0640-1518
CAD FILE 0640-BP.dwg
SHEET # 20 OF 26

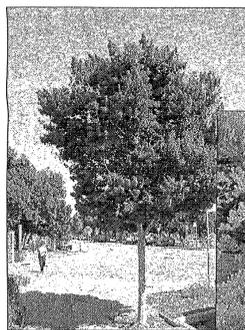
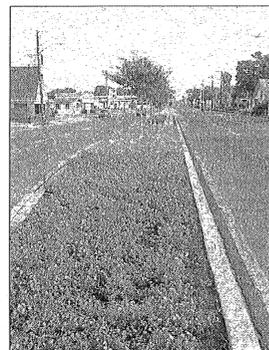


COLLECTOR ROAD ENLARGEMENT

SCALE: 1" = 40'-0"



Application No RZ/FDP-2006-SU-007 Staff JD Moss
 APPROVED DEVELOPMENT PLAN
 (DP) (GDP) (CDP) (FDP)
 Date of (ROS) (PC) Dec 4, 2006
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NOTE:
 LANDSCAPING SHOWN IN MEDIAN SHALL
 BE PROVIDED SUBJECT TO VDOT
 PERMITS FOR PLANTING IN RIGHT OF WAY

LANDSCAPE LEGEND

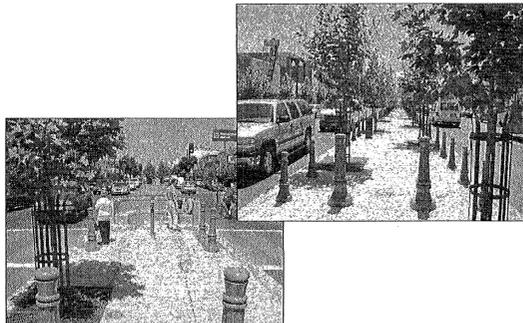
TREE TYPE	SPECIES (TYP.)	SIZE (TYP.)
• SHADE TREE	RED MAPLE AMERICAN ELM NEW HARMONY WILLOW OAK HONEY LOCUST	3-3 1/2" CALIPER (12-15' HT.)
• ORNAMENTAL TREE	FLOWERING CRABAPPLE KUSA DOGWOOD CHERRY JAPANESE SNOWBELL	1 1/2-2" CALIPER (8'-10' HT.)
• EVERGREEN TREE	AUSTRIAN FINE LEYLAND CYPRESS SPRUCE HOLLY	6-7' HEIGHT
• EVERGREEN SHRUB	ABELIA BOXWOOD YEW HOLLY	24-30' HEIGHT
• DECIDUOUS SHRUB	VIBURNUM SPIRAEA KOREAN LILAC AZAELA	24-30' HEIGHT
• GROUND COVER		

1 STREET TREES
 (I.E. HONEYLOCUST, PLANETREE,
 NEW HARMONY ELM, ETC.)



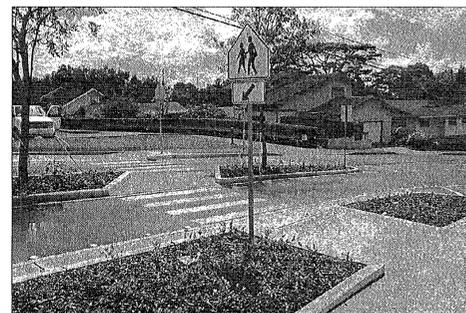
4 ENHANCED CROSSWALKS
 (WIDE STAMPED ASPHALT OR CONCRETE
 WALKS, PEDESTRIAN SENSORS)

2 PLANTING AT MEDIAN
 (I.E. LOW SHRUBS, PERENNIALS, GROUNDCOVER, ETC.)

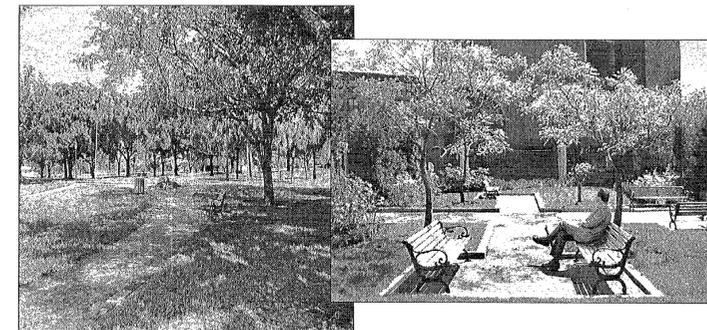


5 PROTECTION AT MEDIAN
 (METAL BOLLARDS OR GUARDRAIL)

3 FLOWERING TREES
 (I.E. CRAPMYRTLE, CHERRY ETC.)

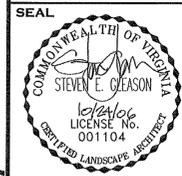


**6 INTENTIONAL JOG
 AT CROSSWALK**



7 POCKET PARK

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 4501 Daly Drive
 Chantilly, VA 20151
 PHONE 703-263-1800
 FAX 703-263-0766
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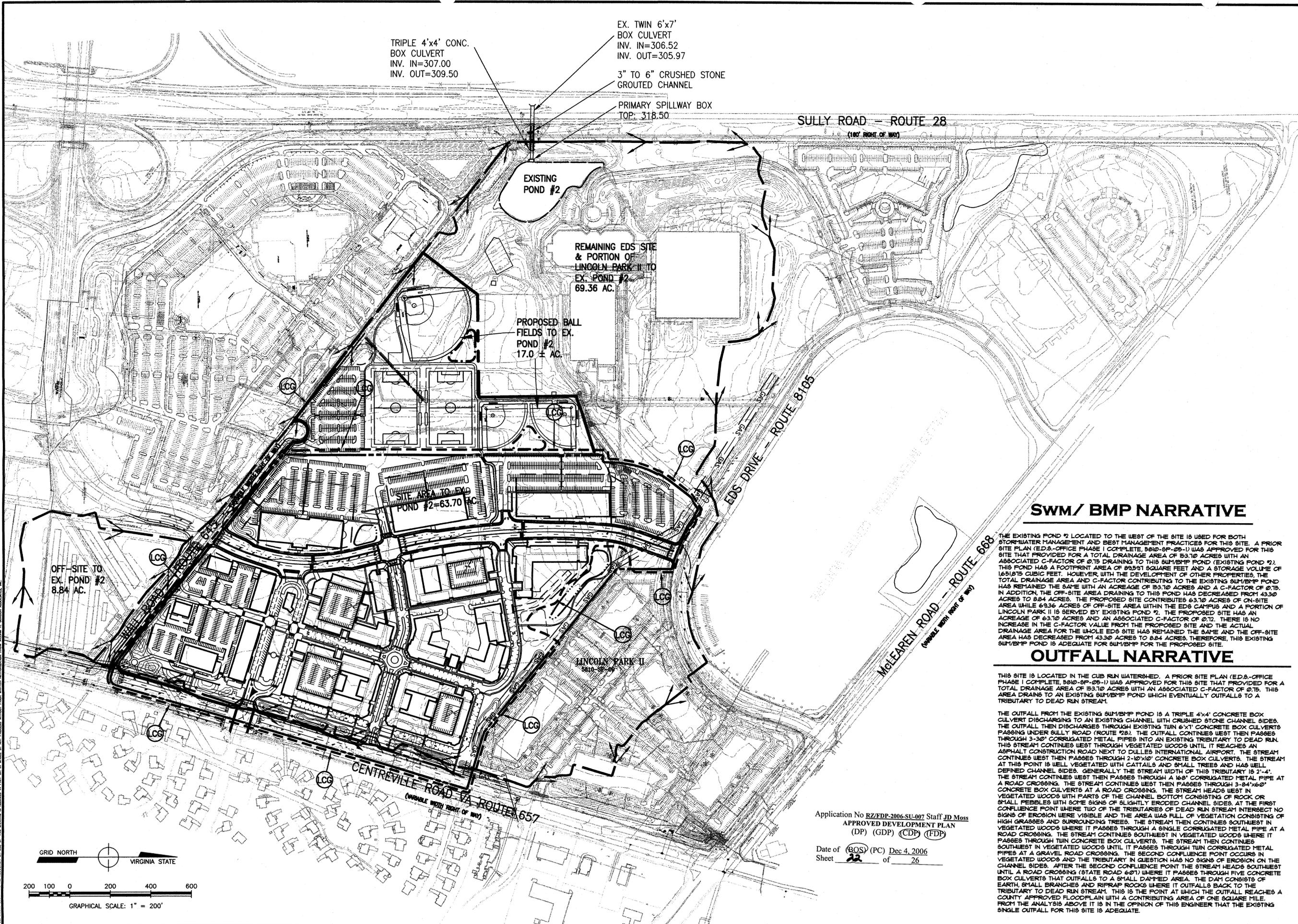
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SEPT. 1, 2006
SEPT. 15, 2006
OCTOBER 9, 2006
OCTOBER 24, 2006

COLLECTOR RD. PEDESTRIAN ENHANCEMENTS & STREETSCAPE
EDS / LINCOLN PROPERTY
 SULLY DISTRICT
 FAIRFAX COUNTY, VIRGINIA

SCALE AS NOTED
 DATE FEBRUARY 1, 2006
 DRAWN DK/NY/OFS
 CHECKED SEG
 JOB # 0640-1518
 CAD FILE 0640-EP.dwg
 SHEET # 21 OF 26

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TRIPLE 4'x4' CONC.
BOX CULVERT
INV. IN=307.00
INV. OUT=309.50

EX. TWIN 6'x7'
BOX CULVERT
INV. IN=306.52
INV. OUT=305.97

3" TO 6" CRUSHED STONE
GROUTED CHANNEL

PRIMARY SPILLWAY BOX
TOP: 318.50

SULLY ROAD - ROUTE 28
(100' RIGHT OF WAY)

EXISTING
POND #2

REMAINING EDS SITE
& PORTION OF
LINCOLN PARK II TO
EX. POND #2
69.36 AC.

PROPOSED BALL
FIELDS TO EX.
POND #2
17.0 ± AC.

OFF-SITE AREA TO EX.
POND #2=63.70 AC

OFF-SITE TO
EX. POND #2
8.84 AC.

LINCOLN PARK II
5410 SF

CENTREVILLE ROAD VA ROUTE 657
(VARIABLE WIDTH RIGHT OF WAY)

EDS DRIVE - ROUTE 8105

McLEAREN ROAD - ROUTE 668
(VARIABLE WIDTH RIGHT OF WAY)

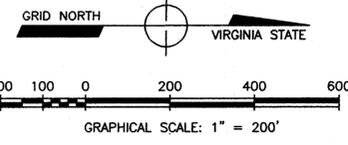
SWM/ BMP NARRATIVE

THE EXISTING POND #2 LOCATED TO THE WEST OF THE SITE IS USED FOR BOTH STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICES FOR THIS SITE. A PRIOR SITE PLAN (EDS-OFFICE PHASE I COMPLETE, 5810-5P-05-1) WAS APPROVED FOR THIS SITE THAT PROVIDED FOR A TOTAL DRAINAGE AREA OF 153.10 ACRES WITH AN ASSOCIATED C-FACTOR OF 0.15 DRAINING TO THIS SWM/BMP POND (EXISTING POND #2). THIS POND HAS A FOOTPRINT AREA OF 28,591 SQUARE FEET AND A STORAGE VOLUME OF 1,651,815 CUBIC FEET. HOWEVER, WITH THE DEVELOPMENT OF OTHER PROPERTIES, THE TOTAL DRAINAGE AREA AND C-FACTOR CONTRIBUTING TO THE EXISTING SWM/BMP POND HAS REMAINED THE SAME WITH AN ACREAGE OF 153.10 ACRES AND A C-FACTOR OF 0.15. IN ADDITION, THE OFF-SITE AREA DRAINING TO THIS POND HAS DECREASED FROM 43.30 ACRES TO 8.84 ACRES. THE PROPOSED SITE CONTRIBUTES 63.70 ACRES OF ON-SITE AREA WHILE 69.36 ACRES OF OFF-SITE AREA WITHIN THE EDS CAMPUS AND A PORTION OF LINCOLN PARK II IS SERVED BY EXISTING POND #2. THE PROPOSED SITE HAS AN ACREAGE OF 63.70 ACRES AND AN ASSOCIATED C-FACTOR OF 0.12. THERE IS NO INCREASE IN THE C-FACTOR VALUE FROM THE PROPOSED SITE AND THE ACTUAL DRAINAGE AREA FOR THE WHOLE EDS SITE HAS REMAINED THE SAME AND THE OFF-SITE AREA HAS DECREASED FROM 43.30 ACRES TO 8.84 ACRES. THEREFORE, THIS EXISTING SWM/BMP POND IS ADEQUATE FOR SWM/BMP FOR THE PROPOSED SITE.

OUTFALL NARRATIVE

THIS SITE IS LOCATED IN THE CUB RUN WATERSHED. A PRIOR SITE PLAN (EDS-OFFICE PHASE I COMPLETE, 5810-5P-05-1) WAS APPROVED FOR THIS SITE THAT PROVIDED FOR A TOTAL DRAINAGE AREA OF 153.10 ACRES WITH AN ASSOCIATED C-FACTOR OF 0.15. THIS AREA DRAINS TO AN EXISTING SWM/BMP POND WHICH EVENTUALLY OUTFALLS TO A TRIBUTARY TO DEAD RUN STREAM.

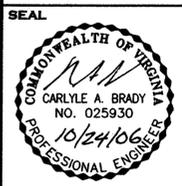
THE OUTFALL FROM THE EXISTING SWM/BMP POND IS A TRIPLE 4'x4' CONCRETE BOX CULVERT DISCHARGING TO AN EXISTING CHANNEL WITH CRUSHED STONE CHANNEL SIDES. THE OUTFALL THEN DISCHARGES THROUGH EXISTING TWIN 6'x7' CONCRETE BOX CULVERTS PASSING UNDER THAT Y ROAD (ROUTE 828). THE OUTFALL CONTINUES WEST THEN PASSES THROUGH 3-30\"/>



Application No RZ/FDP-2006-SL-007 Staff JD Moss
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(DP) (GDP) (CDP) (FDP)

Date of (BOS) (PC) Dec 4, 2006
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William H. Gordon Associates, Inc.
4501 Doby Dr., Suite 101
Chantilly, VA 20151
PHONE 703-263-1900
FAX 703-263-0766
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ADEQUATE OUTFALL & SWM/BMP ANALYSIS
EDS / LINCOLN PROPERTY
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE 1" = 200'

DATE SEPTEMBER 2005

DRAWN CH

CHECKED MJ

JOB # 0640-1518

CAD FILE 0640-AO.dwg

SHEET # 22 OF 26



MIXED USE PERSPECTIVE - VIEW ALONG CENTREVILLE ROAD LOOKING AT BLOCK 1

SCALE: N.T.S.



MIXED USE PERSPECTIVE - VIEW ALONG CENTREVILLE ROAD LOOKING THROUGH MAIN STREET

SCALE: N.T.S.

shook kelley™

2151 Hawkins Street
Suite 400
Charlotte NC 28203-4927
T 704 377 0661
F 704 377 0953

850 South Robertson Blvd.
Suite One
Los Angeles, CA 90035-1621
T 704 377 0661
F 704 377 0953

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William H. Gordon Associates, Inc.
4501 Doby Drive
Charlottesville, VA 20151
PHONE 703-263-1900
FAX 703-263-0766
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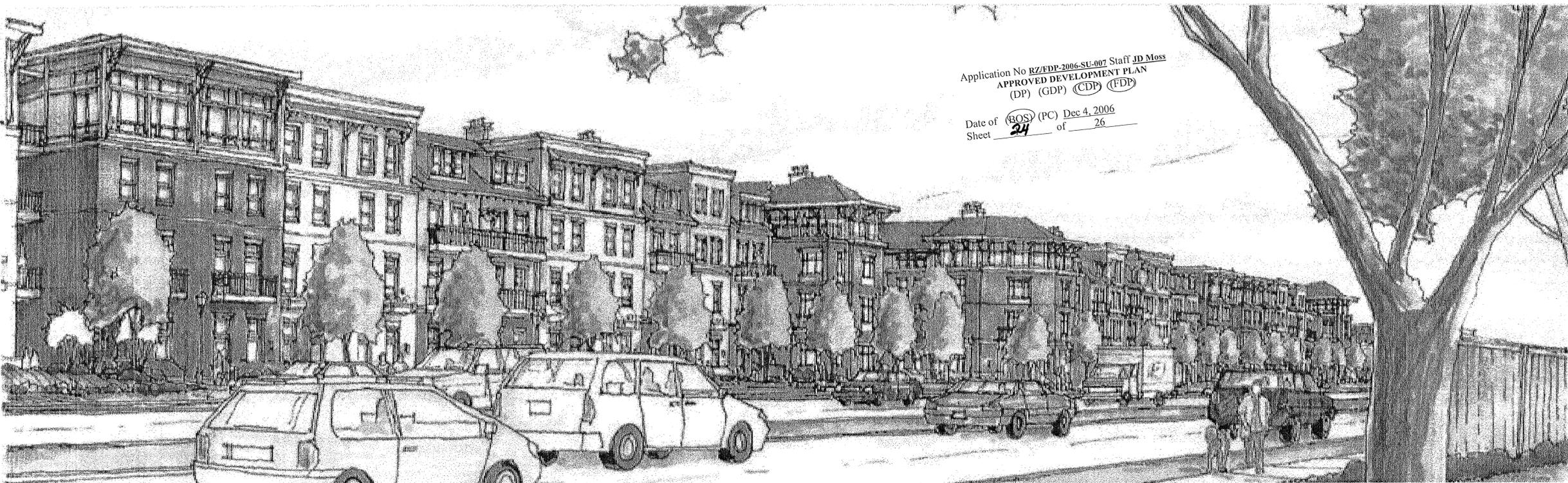


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MIXED USE PERSPECTIVES
EDS / LINCOLN PROPERTY
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE	N.T.S.
DATE	FEBRUARY 1, 2006
DRAWN	DK/NY/OFS
CHECKED	SEG
JOB #	0640-1518
CAD FILE	0640-ELV.dwg
SHEET #	23 OF 26

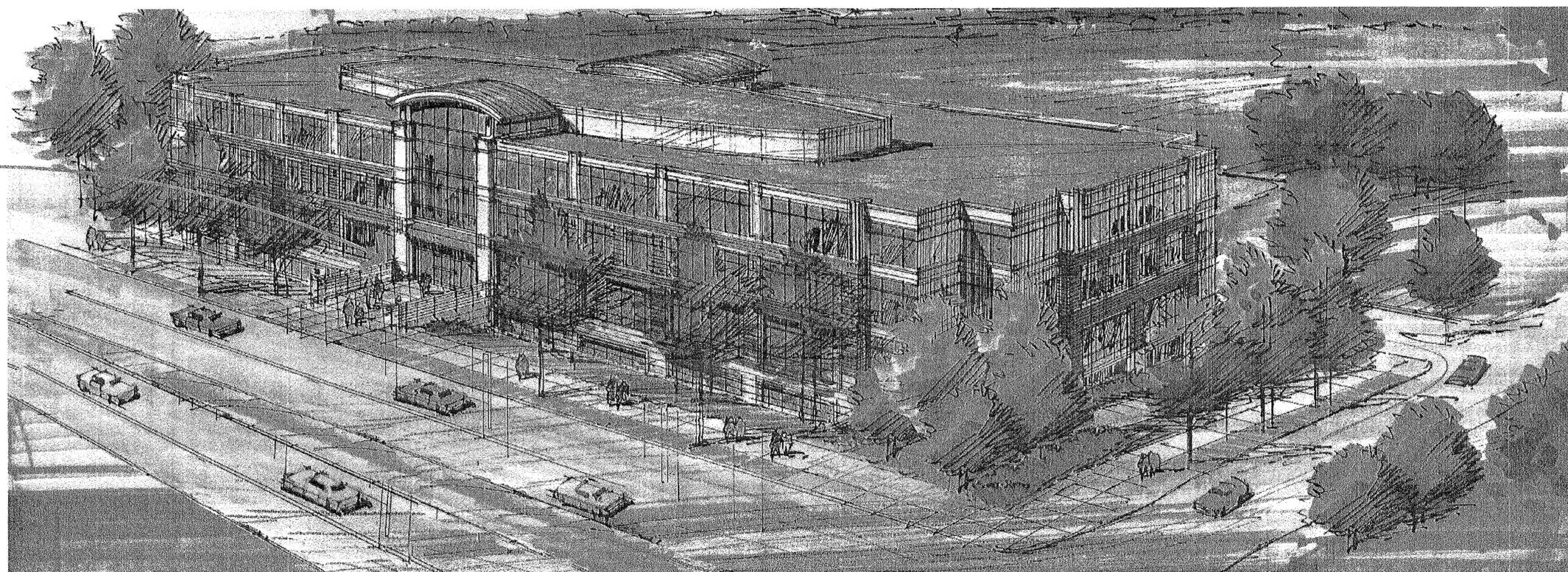


Application No RZ/FDP-2006-SU-007 Staff JD Moss
 APPROVED DEVELOPMENT PLAN
 (DP) (GDP) (CDP) (FDP)
 Date of (ROS) (PC) Dec 4, 2006
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**RESIDENTIAL PERSPECTIVE - VIEW ALONG CENTREVILLE ROAD
 LOOKING AT BLOCK 3 & 5** SCALE: N.T.S.

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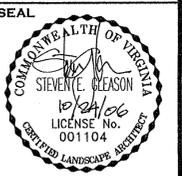
BUILDING ENTRY WAY TO BE ORIENTED TO STREET

HKS
HKS, INC.
 1919 MCKINNEY AVENUE
 DALLAS, TEXAS 75201
 214.969.3362 office

**OFFICE USE PERSPECTIVE - VIEW ALONG
 NORTH/SOUTH COLLECTOR ROAD**

NOTE: ACTUAL OFFICE BUILDINGS WILL BE BETWEEN 2 AND 4 STORIES (SEE CDP)
 SCALE: N.T.S.

William H. Gordon Associates, Inc.
 4501 Doby Drive # 51
 Charlotte, NC 28203-1900
 PHONE 703-263-1900
 FAX 703-263-0766
ENGINEERS · SURVEYORS · PLANNERS · LANDSCAPE ARCHITECTS



SEAL

REVISIONS
JANUARY 30, 2006
MARCH 20, 2006
APRIL 21, 2006
JUNE 30, 2006
AUGUST 18, 2006
SEPT. 1, 2006
SEPT. 15, 2006
OCTOBER 9, 2006
OCTOBER 24, 2006

RESIDENTIAL AND OFFICE PERSPECTIVE
EDS / LINCOLN PROPERTY
 SULLY DISTRICT
 FAIRFAX COUNTY, VIRGINIA

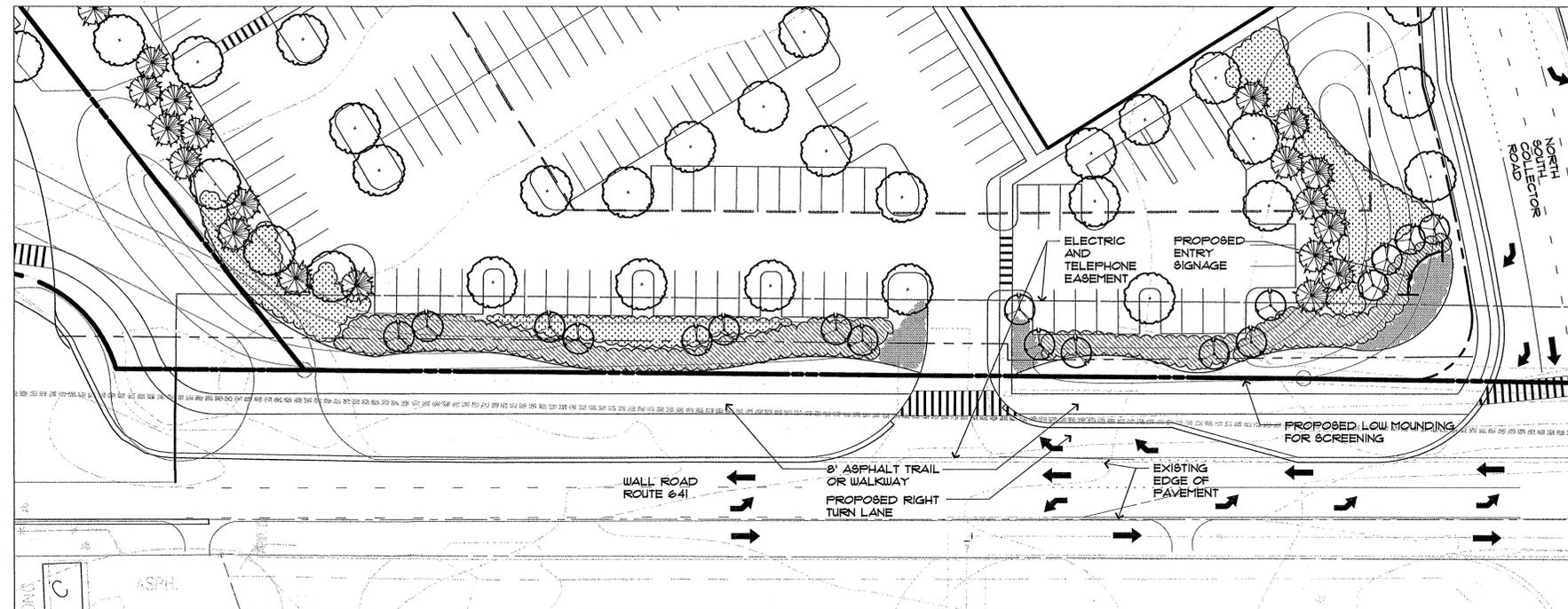
SCALE	N.T.S.
DATE	FEBRUARY 1, 2006
DRAWN	DK/NY/OFS
CHECKED	SEG
JOB #	0640-1518
CAD FILE	0640-ELV.dwg
SHEET #	24 OF 26

LANDSCAPE LEGEND

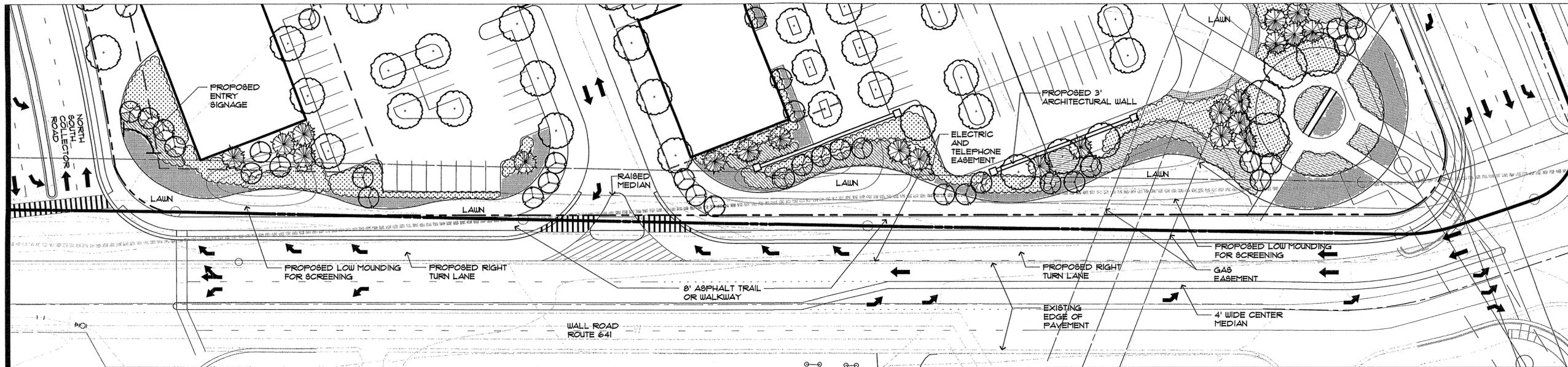
TREE TYPE	SPECIES (TYP.)	SIZE (TYP.)
• SHADE TREE	RED MAPLE AMERICAN ELM 'NEW HARMONY' WILLOW OAK HONEY LOCUST	3-3 1/2' CALIPER (12-15' HT.) SIZES ARE FOR ALONG PUBLIC AND PRIVATE STREETS
• ORNAMENTAL TREE	FLOWERING CRABAPPLE KOUSA DOGWOOD CHERRY JAPANESE SNOWBELL	1 1/2-2' CALIPER (8-10' HT.)
• EVERGREEN TREE	AUSTRIAN PINE LEYLAND CYPRESS SPRUCE HOLLY	6-7' HEIGHT
• EVERGREEN SHRUB	ABELIA BOXWOOD YEW HOLLY	24-30' HEIGHT
• DECIDUOUS SHRUB	VIBURNUM SPIRAEA KOREAN LILAC AZAELA	24-30' HEIGHT
• GROUND COVER		

LANDSCAPE NOTES:

- SEE PROFFERS REGARDING LANDSCAPE AND DESIGN DETAILS.
- THE PROPOSED LANDSCAPE SHALL BE UTILIZED TO MEET MINIMUM TREE COVER REQUIREMENTS FOR MULTI-FAMILY USES. SEE TREE COVER CALCULATIONS.
- SEE NOTE 12 ON SHEET 2 REGARDING TRANSITIONAL SCREEN YARD WAIVERS/MODIFICATIONS.
- INTERIOR COURTYARDS TO CONTAIN A MINIMUM 50% GREEN SPACE (LAWN, SHRUBS, AND/OR GROUND COVER-PERENNIALS).
- STREET TREES SHALL BE SUITABLE TO WITHSTAND ADVERSE URBAN CONDITIONS. POSSIBLE STREET TREES TO INCLUDE, LONDON PLANETREE AND/ OR AMERICAN ELM 'NEW HARMONY'. THE AMERICAN ELM IS CONSIDERED TO BE ONE OF THE BEST STREET TREES, TOLERATING VERY LIMITED SPACE AND LASTING FOR DECADIES. THE NEW HARMONY IS A DISEASE RESISTANT USDA VARIETY THAT HAS NOT BEEN SUSCEPTIBLE TO DUTCH ELM DISEASE SINCE ITS INTRODUCTION.
- ALL TREES TO BE LOCATED A MIN 5' OFF PUBLIC UTILITY EASEMENTS PER FAIRFAX COUNTY PRM.
- TREES ON PLAZA WILL BE LOCATED IN ENGINEERED PLANTING SOIL.



2 WALL ROAD WIDENING AND IMPROVEMENTS PLAN (WEST OF NORTH SOUTH COLLECTOR ROAD)
SCALE: 1" = 30'-0"



1 WALL ROAD WIDENING AND IMPROVEMENTS PLAN (EAST OF NORTH SOUTH COLLECTOR ROAD)
SCALE: 1" = 30'-0"

WALL ROAD BUFFER PLAN

EDS / LINCOLN PROPERTY
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

SEAL
WILLIAM H. GORDON ASSOCIATES, INC.
4501 DAILY DRIVE
CHANTILLY, VA 20151
PHONE 703-263-2630
FAX 703-263-0766
ENGINEERS - SURVEYORS - PLANNERS - LANDSCAPE ARCHITECTS

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SCALE 1" = 30'

DATE FEBRUARY 1, 2006

DRAWN DK/NY/OFS

CHECKED SEG

JOB # 0640-1518

CAD FILE 0640-BP-WALL.dwg

SHEET # 25 OF 26

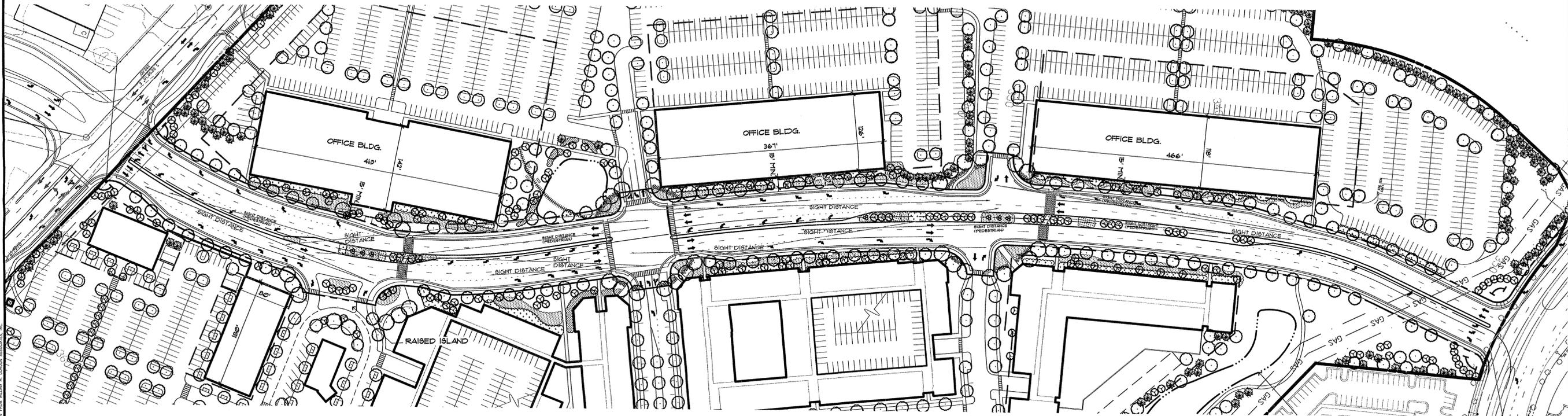
Application No RZ/FDP-2006-SU-007 Staff JD Moss
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)

Date of (BOS) (PC) Dec 4, 2006
Sheet 25 of 26

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LANDSCAPE LEGEND

TREE TYPE	SPECIES (TYP.)	SIZE (TYP.)
• SHADE TREE	RED MAPLE AMERICAN ELM NEW HARMONY WILLOW OAK HONEY LOCUST	3-3 1/2" CALIPER (12-15' HT.) SIZES ARE FOR ALONG PUBLIC AND PRIVATE STREETS
• ORNAMENTAL TREE	FLOWERING CRABAPPLE KOUSA DOGWOOD CHERRY JAPANESE SNOWBELL	1 1/2-2" CALIPER (8-10' HT.)
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• GROUND COVER		



NOTE:
STREET TREES MAY BE ADJUSTED FOR
SIGHT DISTANCE AT FINAL ENGINEERING.

RIGHT TURN LANE EXHIBIT

SCALE: 1" = 80'



William H. Gordon Associates, Inc.
 1500 D. D. VA 20151
 CHANTILLY, VA 20151
 PHONE 703-263-1800
 FAX 703-263-0766
 ENGINEERS · SURVEYORS · PLANNERS · LANDSCAPE ARCHITECTS



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NORTH-SOUTH COLLECTOR ROAD WITH RIGHT TURN LANES
EDS / LINCOLN PROPERTY
 SULLY DISTRICT
 FAIRFAX COUNTY, VIRGINIA

SCALE	1" = 80'
DATE	FEBRUARY 1, 2006
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Application No RZ/FDP-2006-SU-007 Staff JD Moss
 APPROVED DEVELOPMENT PLAN
 (DP) (GDP) (CDP) (FDP)
 Date of (BOS) (PC) Dec 4, 2006
 Sheet 26 of 26

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