REZONING CASE NUMBER RZ-2006-SU-007

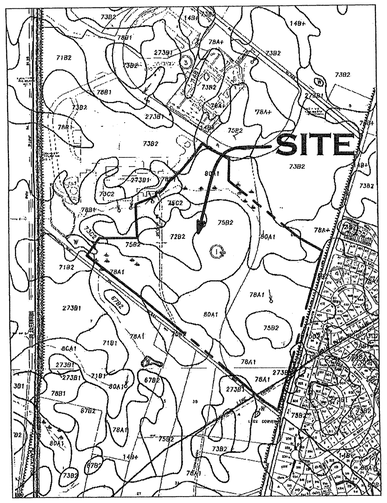
RECEIVED
Department of Planning & Zoning
JAN 1 0 2007
Zoning Evaluation Division

CONCEPTUAL DEVELOPMENT PLAN / FINAL DEVELOPMENT PLAN

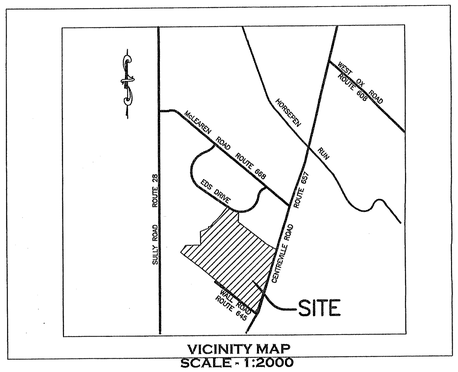
EDS/LINCOLN PROPERTY CO.

SULLY MAGISTERIAL DISTRICT
FAIRFAX COUNTY, VIRGINIA

REV. OCTOBER 24, 2006



SOILS MAP
SCALE - N.T.S.



VICINITY MAP
SCALE - 1:2000

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

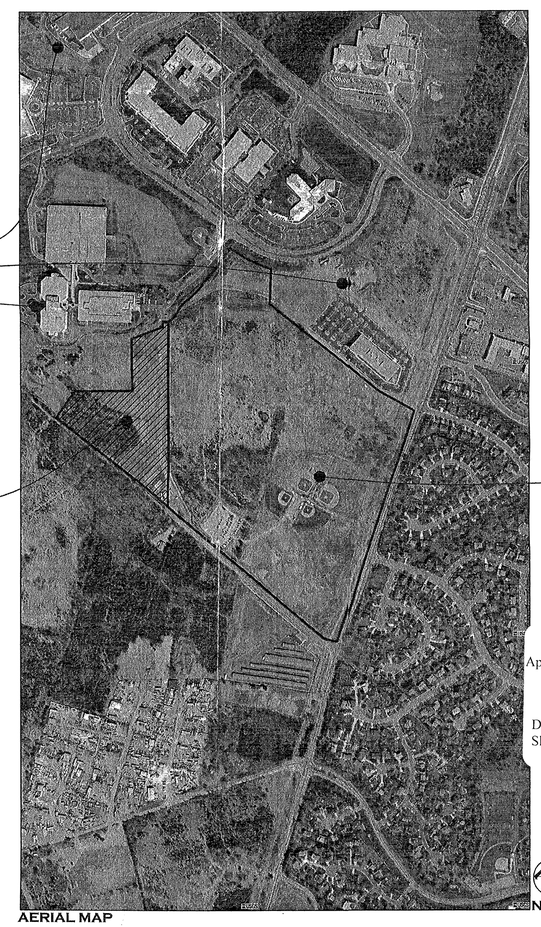
TRAFFIC ENGINEER:
WELLS & ASSOCIATES
9324 WEST STREET,SUITE 203B
MANASSAS, VA 20110
&
1420 SPRING HILL ROAD, SUITE 600
McLEAN, VA 22102

SOIL ID NUMBERS	SERIES NAME	FOUNDATION SUPPORT	SUBSURFACE DRAINAGE	SLOPE STABILITY	ERODIBILITY	GEOTECHNICAL REPORT REQD
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.

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

AERIAL MAP
N.T.S.

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 1 of 26

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

SHEET INDEX

1 — COVER SHEET
2 — NOTES/TABULATION
3 — SITE CONTEXT / OVERALL MASTER PLAN
4 — CDP / FDP
5 — CDP / FDP
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7 — ALTERNATE CDP / FDP
8 — ALTERNATE CDP / FDP
9 — OVERALL LANDSCAPE PLAN
10 — OVERALL LANDSCAPE PLAN
11 — SITE AMENITIES/PEDESTRIAN CIRCULATION PLAN
12 — SITE AMENITIES/PEDESTRIAN CIRCULATION PLAN
13 — ATHLETIC FIELDS PLAN
14 — PRIVATE STREET STANDARDS
15 — PRIVATE STREET STANDARDS
16 — ARCHITECTURAL DESIGN GUIDELINES
17 — ARCHITECTURAL DESIGN GUIDELINES
18 — COMMUNITY SITE AMENITIES
19 — CENTREVILLE ROAD BUFFER PLAN
20 — CENTREVILLE ROAD BUFFER PLAN
21 — COLLECTOR RD. PEDESTRIAN ENHANCEMENTS & STREETSCAPE
22 — ADEQUATE OUTFALL & SWM/BMP ANALYSIS
23 — MIXED USE PERSPECTIVES
24 — RESIDENTIAL AND OFFICE PERSPECTIVE
25 — WALL ROAD BUFFER PLAN
26 — NORTH-SOUTH COLLECTOR ROAD WITH RIGHT TURN LANES

0640-CS.dwg

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 ((1)) PARCELS 6B (PORTION) AND 6C (PORTION), NOW IN THE NAME OF EDS INFORMATION SERVICES L.L.C.. THE SITE IS ZONED I-5 (INDUSTRIAL) AND WS (WATERSHED PROTECTION OVERLAY DISTRICT).

2. REQUEST. THE APPLICANT REQUESTS A REZONING FROM I-5 TO PRM AND A PROFFER CONDITION AMENDMENT (PCA) TO SEVER THE PROPOSED PRM ZONE DISTRICT FROM THE UNDERLYING I-5 PORTION OF THE EDS 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 61 ACRES. FURTHER, THE COUNTY'S AIRPORT NOISE IMPACT OVERLAY DISTRICT BOUNDARY LIES ON THE FAR WESTERN EDGE OF THE PROPERTY.

   B. CENTREVILLE ROAD (RT. 657). ALONG THE SUBJECT PROPERTY, THE COMPREHENSIVE PLAN CALLS FOR CENTREVILLE ROAD (RT. 657) 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 R.O.W. TO SUPPORT THE ULTIMATE SIX (6) LANE IMPROVEMENT WITHIN THE PLANNED CENTER MEDIAN. THE APPLICANT IS PROPOSING TO DEDICATE R.O.W., AS SHOWN, TO THEREBY ALLOW FUTURE IMPLEMENTATION OF THE VDOT PLAN.

4. OWNERSHIP. SEE AFFADAVIT FOR OWNERSHIP INFORMATION.

5. PROPOSED USES. SEE PROFFER 11-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 VERICAL 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 LIVE/WORK 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. (WHGA.) 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 GENEARLLY FOLLOW THE SITES NORTHERN LOT LINE WHOLLY WITHIN THE SITE.

11. WATER/SEWER. PUBLIC WATER AND SANITARY SEWER IS AVAILABLE TO SERVICE 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' PURSUANT 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. 17-201 PARA. 4.

   o INTERPARCEL ACCESS. A WAIVER OF THE INTERPARCEL ACCESS REQUIREMENT TO THE ADJOINING EDS 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 (COFR) PARTS 116.4, 302.4, AND 355, COMMONWEALTH OF VIRGINIA/DEPARTMENT OF WASTE MANAGEMENT REGULATIONS VR 672-10-1-VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATIONS, AND/OR PETROLEUM PRODUCTS AS DEFINED IN TITLE 40, COFR 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. 11. 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, ARBORS, 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.

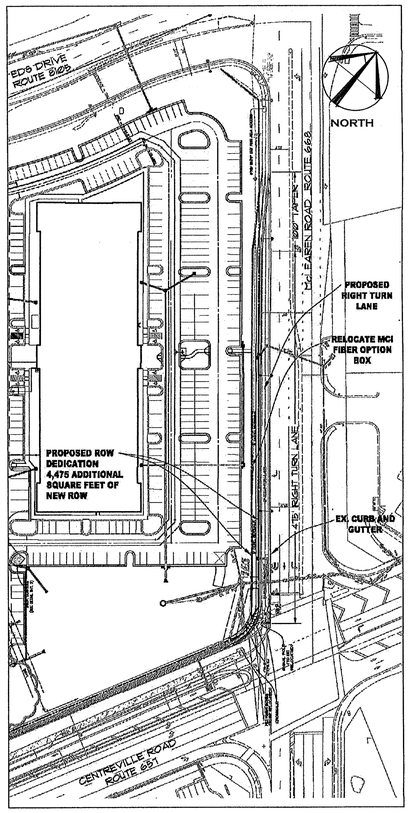
25. ADUs. THE APPLICANT WILL PROVIDE AFFORDABLE DWELLING UNITS (ADUs) IN ACCORDANCE WITH SEC. 2-800 OF THE ZONING ORDINANCE. ACTUAL ADU CALCULATIONS WILL BE BASED ON FINAL MIX OF NON-ELEVATOR-SERVED AND ELEVATOR-SERVED MULTIFAMILY DWELLINGS AND A DETERMINATION OF BUILDINGS THAT ARE LESS THAN THREE STORIES 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 1(4) REGARDING THE MINIMUM ADU'S TO BE PROVIDED.

26. RMAs/RPAs/EGCs. 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 EGCs ON THE PROPERTY.

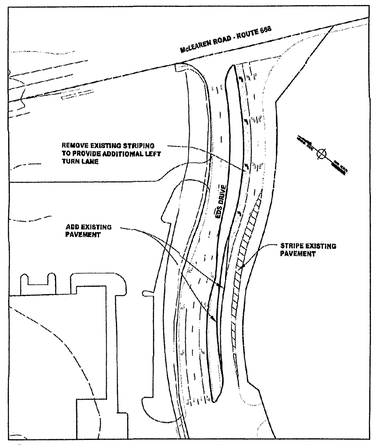
27. SOILS. THE FAIRFAX COUNTY SOILS MAP IS SHOWN ON THE COVER SHEET (SHEET 1).

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 PROFILES REGARDING PHASING AND DESIGN MODIFICATIONS).

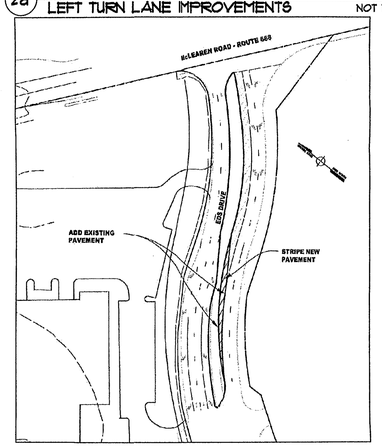
29. SUBDIVISION THE APPLICANT MAY SUBDIVIDE THE PROPERTY, SUCH SUBDIVISION LINES WILL BE DETERMINED BUT SHALL GENERALLY FOLLOW THE PROPOSED TRAVEL LANES THAT DEFINE EACH OF THE TEN (10) BLOCKS.



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



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



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

OVERALL TABULATION:

EXISTING ZONING	I-5 (INDUSTRIAL) WITH PROFFERS, WS (WATERSHED PROTECTION OVERLAY DISTRICT).
PROPOSED ZONING	PRM
SITE AREA SUBJECT TO REZONING (1)	66.88± AC. OR 2,913,449± SF (EXCLUDING AREA FOR BALLFIELDS)
CENTREVILLE ROAD R.O.W. DEDICATION	3.10± AC. OR 135,036± SF
NET SITE AREA	63.78± AC. OR 2,778,413± 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 PRM 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 PRM 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)	40,000± GSF	-	40,000± GSF
(FREE STANDING OFFICE)	321,200± GSF	-	600,000± GSF
RESIDENTIAL (1,000± DUs @ 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± DUs/AC.(2)	14.95± DUs/AC.(2)
RESIDENTIAL DENSITY (W/ ADUs & BONUS UNITS, USING OVERALL SITE AREA)	17.18± DUs/AC.	17.33± DUs/AC.

NO. OF MULTI-FAMILY RESIDENTIAL UNITS PROPOSED 1,149± - 1,159± DUs (INCLUDES UP TO 57-58 ADUs, SEE GENL. NOTE 25 THIS SHT.)

INCLUDES TOWNHOME-STYLE UNITS, FLAT-STYLE UNITS, AND LIVE/WORK-STYLE UNITS.

PRM OPEN SPACE REQ'D.	20 % (13.38± AC., OR 582,833± SF)
PRM 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 PRM 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 ±6.8 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 PROVIDE BY USE SEE THE 'DEVELOPMENT TABULATION BY BLOCK' PRESENTED ON SHEETS 3 AND 6.

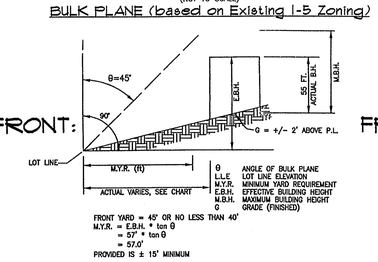
SECONDARY USES	TO BE ESTBLISHED AT TIME OF SITE PLAN
NUMBER OF STORIES/HEIGHT	AS SHOWN ON PLAN (SHEETS 3 AND 6)
YARD REQUIREMENTS	SETBACKS AS SHOWN - SHEET 4, 5, 7 AND 8 SEE BULK PLANE DETAIL THIS SHEET

* SEE PROFFERS REGARDING MIN. PARKING PROVIDED

OFFICE

ANGLE OF BULK PLANE
(NOT TO SCALE)
BULK PLANE (based on Existing I-5 Zoning)

FRONT:



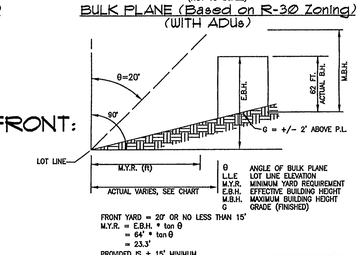
REAR: NO REQUIREMENT

SIDE: NO REQUIREMENT

RESIDENTIAL

ANGLE OF BULK PLANE
(NOT TO SCALE)
BULK PLANE (Based on R-30 Zoning)
(WITH ADUs)

FRONT:



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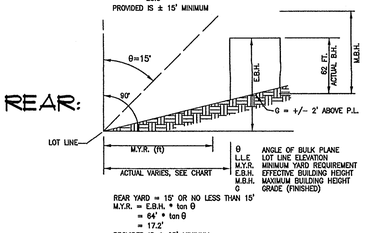

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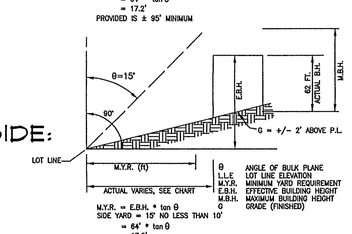

Application No RZ/FDP-2006-SU-007 Staff JD Moss
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)

Date of (ROS) (PC) Dec 4, 2006
Sheet 2 of 26

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ENGINEERS - SURVEYORS - PLANNERS - LANDSCAPE ARCHITECTS

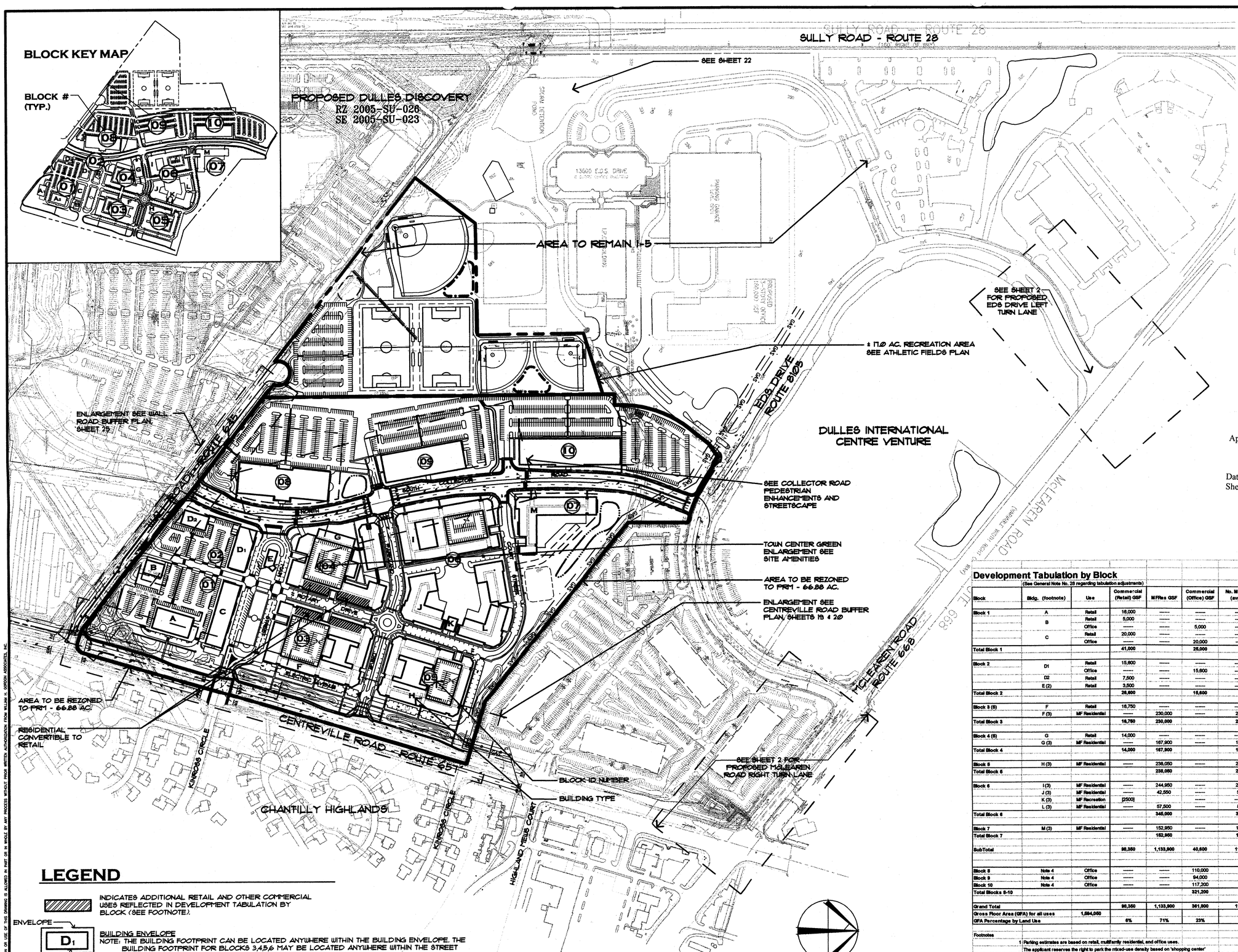
SEAL
COMMONWEALTH OF VIRGINIA
STEVEN E. GORDON
10/24/06
LICENSE No. 001104
CERTIFIED LANDSCAPE ARCHITECT

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



LEGEND

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

ENVELOPE — D1 — FOOTPRINT

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.

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

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

Development Tabulation by Block

(See General Note No. 26 regarding tabulation adjustments)

Block	Bldg. (footnote)	Use	Commercial (Retail) GSF	MFRes GSF	Commercial (Office) GSF	No. MF units (avg. sf)	Height	No stories	Parking Req'd (1)	Parking Provided On-street	Parking Provided Deck	Parking Provided Total	Loading Spaces
Block 1	A	Retail	16,000	------	------	------	25'	1	64	232	------		2
	B	Retail	5,000	------	------	------	50'	2	20	------	------		
		Office	------	------	5,000	------			13	------	------		
	C	Retail	20,000	------	------	------	50'	2	80	------	------		
		Office	------	------	20,000	------			52	------	------		
Total Block 1			41,000		25,000				229	232	------	232	2
Block 2	D1	Retail	15,600	------	------	------	50'	2	63	123	------		
		Office	------	------	15,600	------			41	------	------		1
	D2	Retail	7,500	------	------	------	50'	1	30				
	E (2)	Retail	3,500	------	------	------	25'	1	14	------	------		1
Total Block 2			26,600		16,600				148	123	------	123	2
Block 3 (5)	F	Retail	16,750	------	------	------	62'	1	67	73	------		
	F (3)	MF Residential	------	230,000	------	200		4	320	------	403		1
Total Block 3			16,750	230,000		200			387	73	403	476	1
Block 4 (5)	G	Retail	14,000	------	------	------	62'	1	56	39	------		
	G (3)	MF Residential	------	167,900	------	146		4	234	------	403		1
Total Block 4			14,000	167,900		146			290	39	403	442	1
Block 5	H (3)	MF Residential	------	238,050	------	240	62'	4	364	60	335		1
Total Block 5				238,050		240			364	60	335	395	1
Block 6	I (3)	MF Residential	------	244,950	------	240	62'	4	364	59	335		
	J (3)	MF Residential	------	42,550	------	55	62'	4	88	------	125		
	K (3)	MF Recreation	[2500]		------	------	20'	1	0	------	------		
	L (3)	MF Residential	------	57,500	------	80	62'	4	128	------	125		1
Total Block 6				345,000		375			580	59	585	644	1
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	1
SubTotal			98,350	1,133,900	40,600	1149			2339	606	2,026	2,632	9
Block 8	Note 4	Office	------	------	110,000		30'	2	286	405	------		3
Block 9	Note 4	Office	------	------	94,000		30'	2	245	380	------		2
Block 10	Note 4	Office	------	------	117,200		45'	3	305	504	------		2
Total Blocks 8-10					321,200				836	1270	------		7
Grand Total			98,350	1,133,900	361,800	1149 (6)			3175	1876	2,026	3,902	16
Gross Floor Area (GFA) for all uses		1,594,050											
GFA Percentage by Land Use			6%	71%	23%								

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 (3,500sf increase)
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 sf 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 57 ADU units plus bonus units. See proffer 1(4) regarding the minimum ADU's to be provided.

Req'd Parking Ratios:
Retail: 4 sp/ 1000
MF: 1.6 sp/DU
Office: 3.0 sp/1000sf: 50,000 sf to 125,000 gsf.
2.6 sp/1000sf: greater than 125,000sf

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STEVEN E. GLEASON
6/24/06
LICENSE No. 001104
CERTIFIED LANDSCAPE ARCHITECT

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

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

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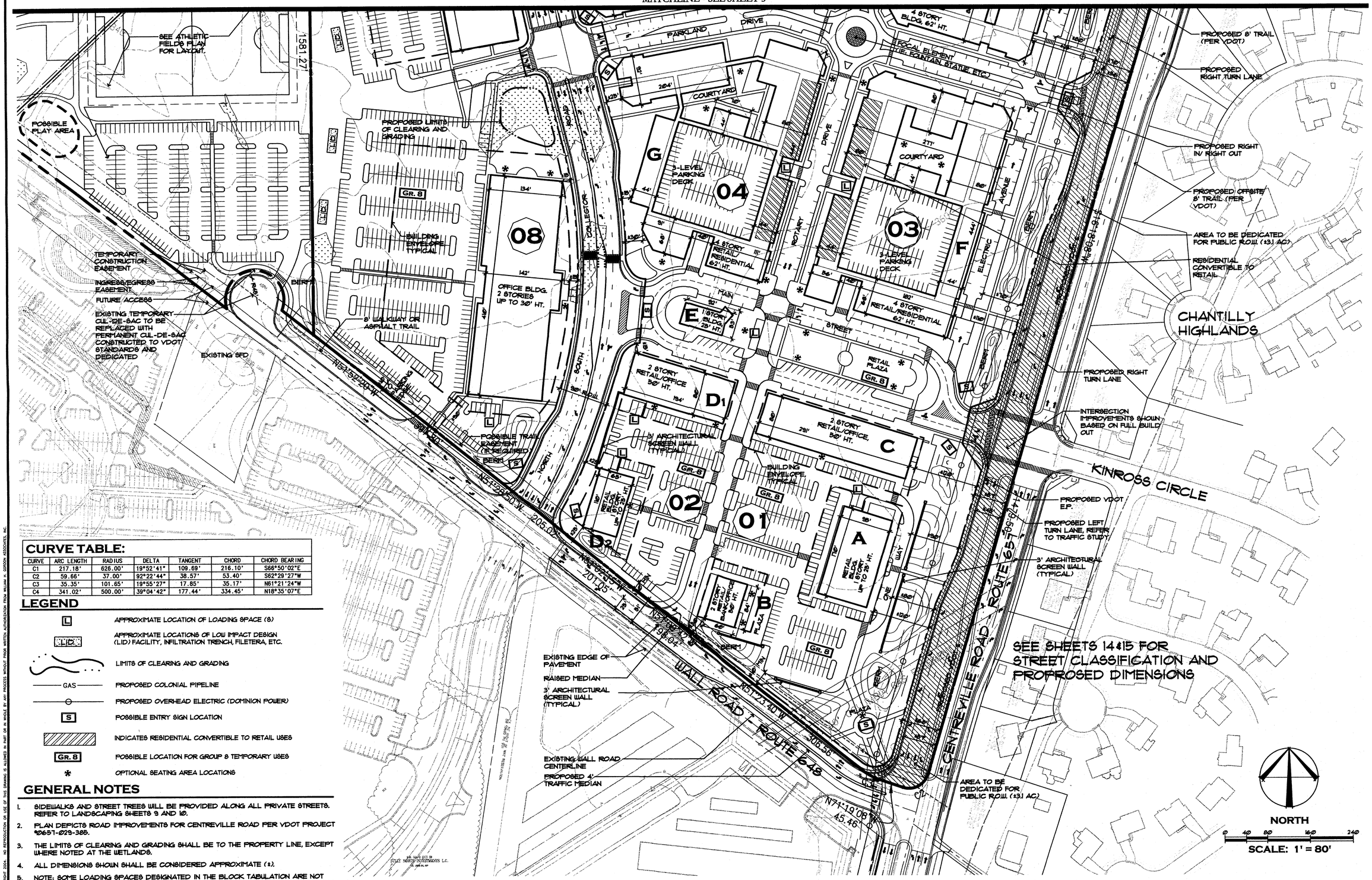
Application No RZ/FDP-2006-SU-007 Staff JD Moss
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)

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

MATCHLINE - SEE SHEET 5



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

LEGEND

- L — APPROXIMATE LOCATION OF LOADING SPACE (S)
- LID — 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)
- S — POSSIBLE ENTRY SIGN LOCATION
- INDICATES RESIDENTIAL CONVERTIBLE TO RETAIL USES
- GR. 8 — POSSIBLE LOCATION FOR GROUP 8 TEMPORARY USES
- * — OPTIONAL SEATING AREA LOCATIONS

GENERAL NOTES

1. SIDEWALKS AND STREET TREES WILL BE PROVIDED ALONG ALL PRIVATE STREETS. REFER TO LANDSCAPING SHEETS 9 AND 10.
2. PLAN DEPICTS ROAD IMPROVEMENTS FOR CENTREVILLE ROAD PER VDOT PROJECT #0657-029-385.
3. THE LIMITS OF CLEARING AND GRADING SHALL BE TO THE PROPERTY LINE, EXCEPT WHERE NOTED AT THE WETLANDS.
4. ALL DIMENSIONS SHOWN SHALL BE CONSIDERED APPROXIMATE (±).
5. NOTE: SOME LOADING SPACES DESIGNATED IN THE BLOCK TABULATION ARE NOT REFLECTED ON THE PLAN (▣) AND ARE TO BE PROVIDED IN THE PARKING DECKS.

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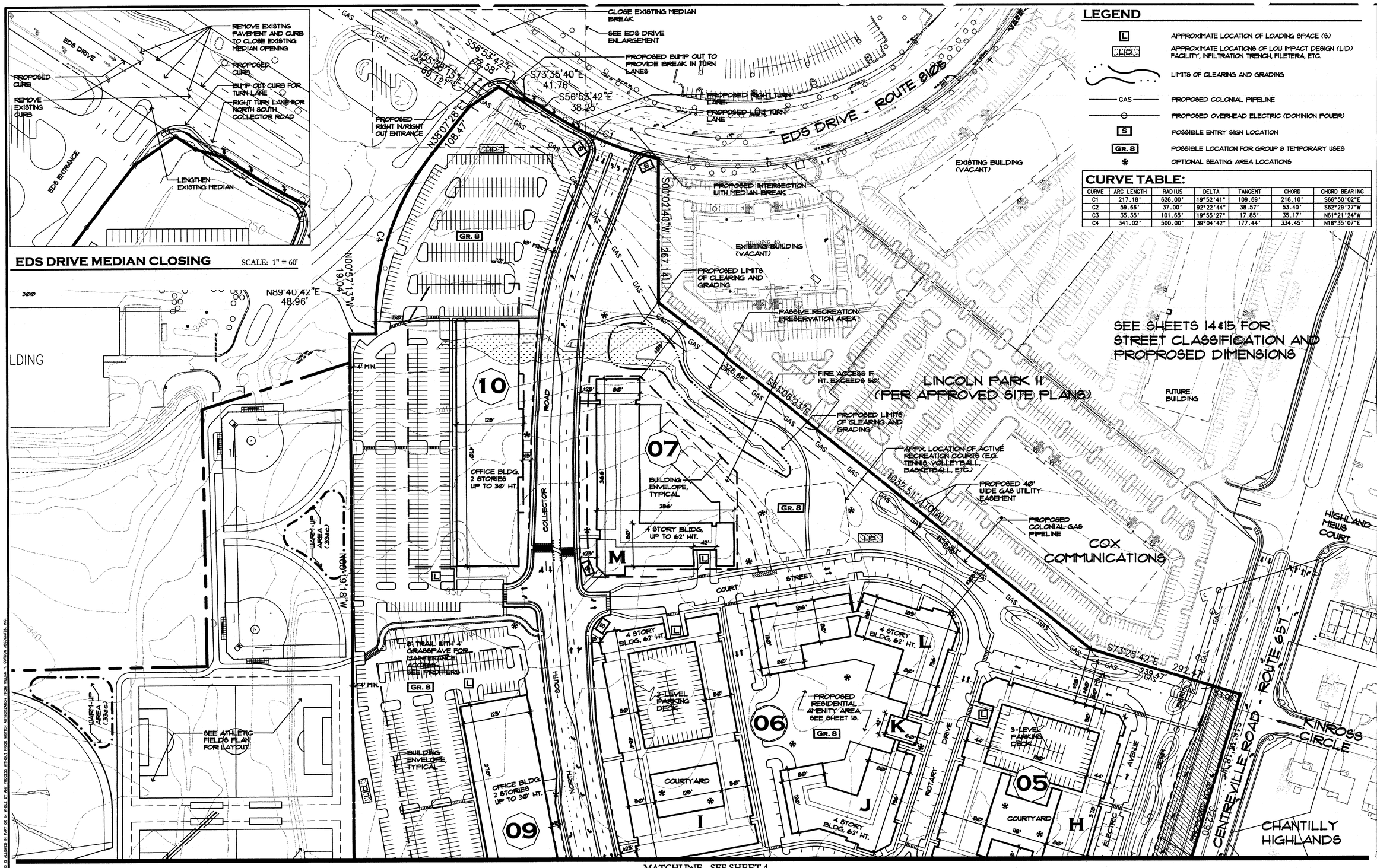
CDP / FDP

EDS / LINCOLN PROPERTY

SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE	1"=80'
DATE	FEBRUARY 1, 2006
DRAWN	DK/NY/OFS
CHECKED	SEG
JOB #	0640-1518
CAD FILE	0640-CDP.dwg
SHEET #	4 OF 26



LEGEND

L	APPROXIMATE LOCATION OF LOADING SPACE (S)
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	LIMITS OF CLEARING AND GRADING
GAS	PROPOSED COLONIAL PIPELINE
	PROPOSED OVERHEAD ELECTRIC (DOMINION POWER)
S	POSSIBLE ENTRY SIGN LOCATION
GR. 8	POSSIBLE LOCATION FOR GROUP 8 TEMPORARY USES
*	OPTIONAL SEATING AREA LOCATIONS

CURVE TABLE:

CURVE	ARC LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
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EDS / LINCOLN PROPERTY

CDP / FDP

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 #	5 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 5 of 26

NORTH
0 40 80 160 240
SCALE: 1' = 80'

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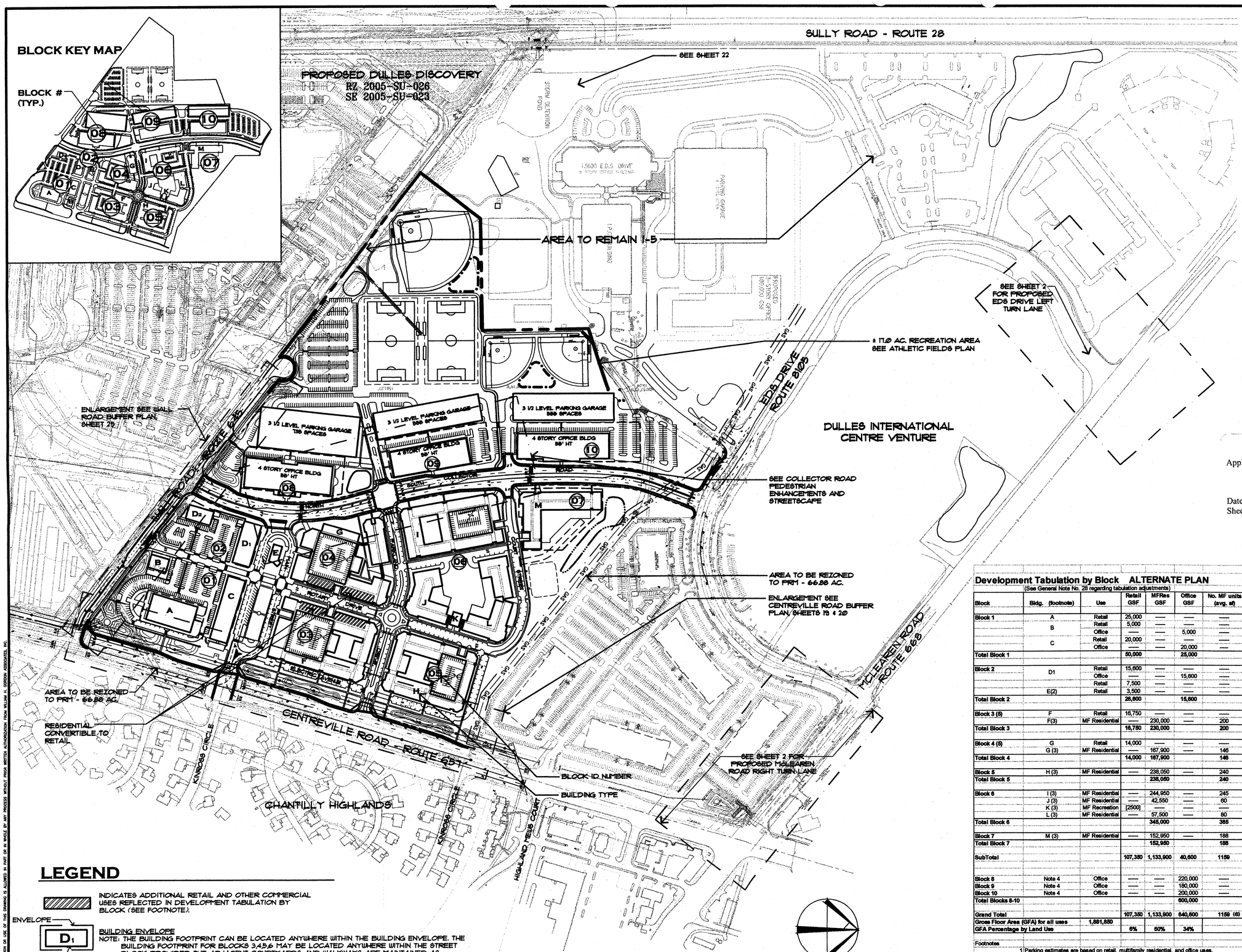

Application No RZ/FDP-2006-SU-007 Staff JD Moss
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)

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

LEGEND

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

ENVELOPE — D1 — FOOTPRINT

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.

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

Development Tabulation by Block ALTERNATE PLAN

(See General Note No. 28 regarding tabulation adjustments)

Block	Bldg. (footnote)	Use	Retail GSF	MFRes GSF	Office GSF	No. MF units (avg. sf)	Height	No stories	Parking Req'd (1)	Parking Provided On-street	Parking Provided Deck	Parking Provided Total	Loading Spaces
Block 1	A	Retail	25,000	—	—	—	25'	1	100	210	—		2
	B	Retail	5,000	—	—	—	50'	2	20	—	—		
		Office	—	—	5,000	—			13	—	—		
	C	Retail	20,000	—	—	—	50'	2	80	—	—		
		Office	—	—	20,000	—			52	—	—		
Total Block 1			50,000		25,000				265	210	—	210	2
Block 2	D1	Retail	15,600	—	—	—	50'	2	63	123	—		
		Office	—	—	15,600	—			41	—	—		1
		Retail	7,500	—	—	—	50'	2	30	—	—		
	E(2)	Retail	3,500	—	—	—	25'	1	14	—	—		1
Total Block 2			26,600		15,600				148	123	—	123	2
Block 3 (5)	F	Retail	16,750	—	—	—	62'	1	67	73	—		
	F(3)	MF Residential	—	230,000	—	200	62'	4	320	—	403		1
Total Block 3			16,750	230,000		200			387	73	403	476	1
Block 4 (5)	G	Retail	14,000	—	—	—	62'	1	56	39	—		
	G (3)	MF Residential	—	167,900	—	146	62'	4	234	—	403		1
Total Block 4			14,000	167,900		146			290	39	403	442	1
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	1
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	J (3)	MF Residential	—	42,550	—	60	62'	4	96	—	125		
	K (3)	MF Recreation	[2500]	—	—	—	20'	1	0	—	—		
	L (3)	MF Residential	—	57,500	—	80	62'	4	128	—	125		1
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Total Block 7				152,950		188			301	20	300	320	1
SubTotal			107,350	1,133,900	40,600	1159			2391	584	2,026	2,610	9
Block 8	Note 4	Office	—	—	220,000	—	55'	4	572	145	735	880	3
Block 9	Note 4	Office	—	—	180,000	—	55'	4	468	135	555	690	2
Block 10	Note 4	Office	—	—	200,000	—	55'	4	520	275	555	830	2
Total Blocks 8-10					600,000				1560	555	1845	2,400	7
Grand Total			107,350	1,133,900	640,600	1159 (6)			3951	1139	3,871	5,010	16
Gross Floor Area (GFA) for all uses		1,881,850											
GFA Percentage by Land Use			6%	60%	34%								

Footnotes

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2. Retail at 1 story: may increase to 2 stories (3,200sf total)
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ALTERNATE OVERALL MASTER PLAN

EDS / LINCOLN PROPERTY

SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE 1" = 200'
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SHEET # 6 OF 26

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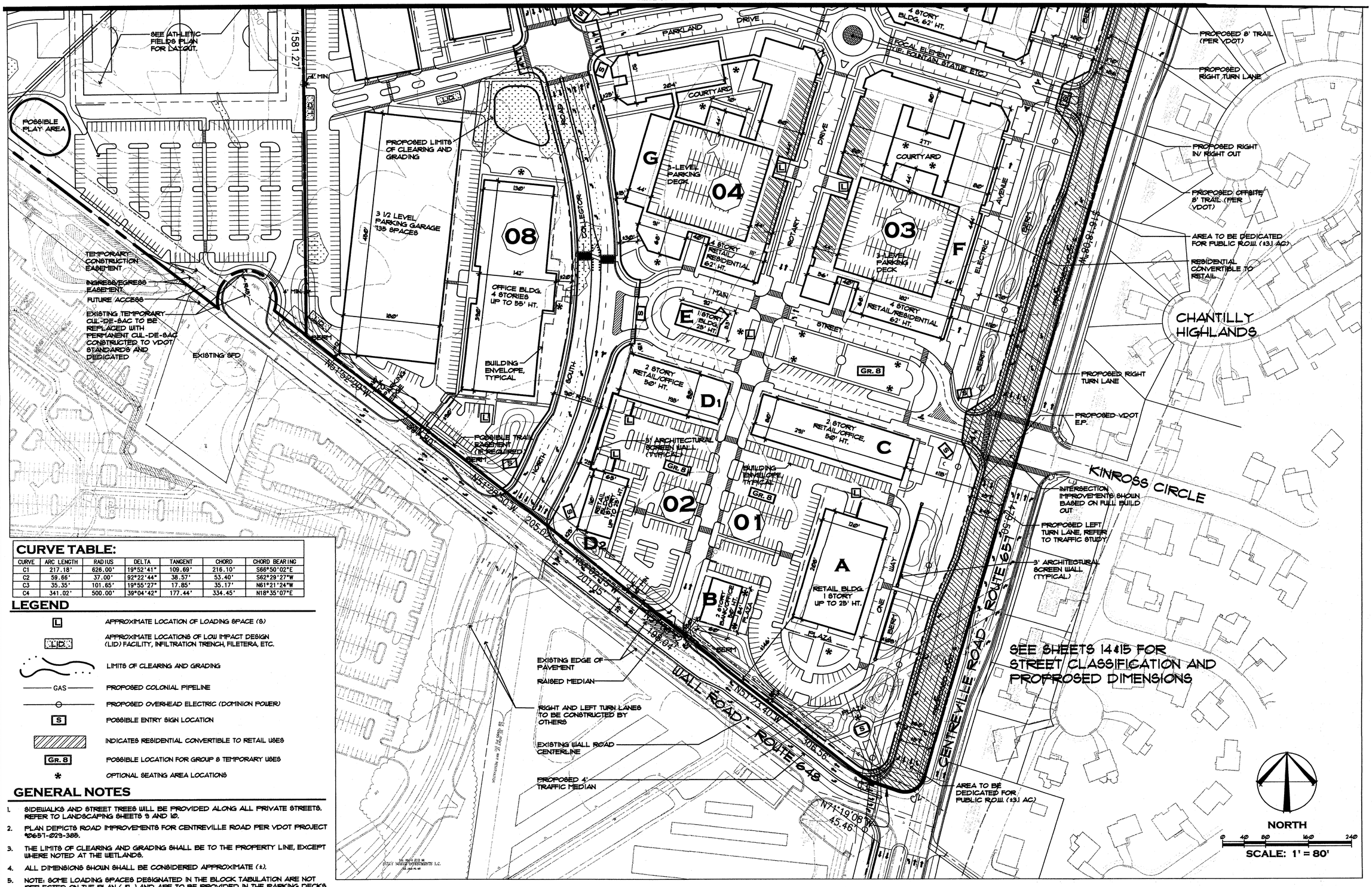
Sheet 7 of 26

MATCHLINE - SEE SHEET 8



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LEGEND

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- LID — APPROXIMATE LOCATIONS OF LOW IMPACT DESIGN (LID) FACILITY, INFILTRATION TRENCH, FILETERA, ETC.
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ALTERNATE CDP / FDP

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SHEET #	7 OF 26

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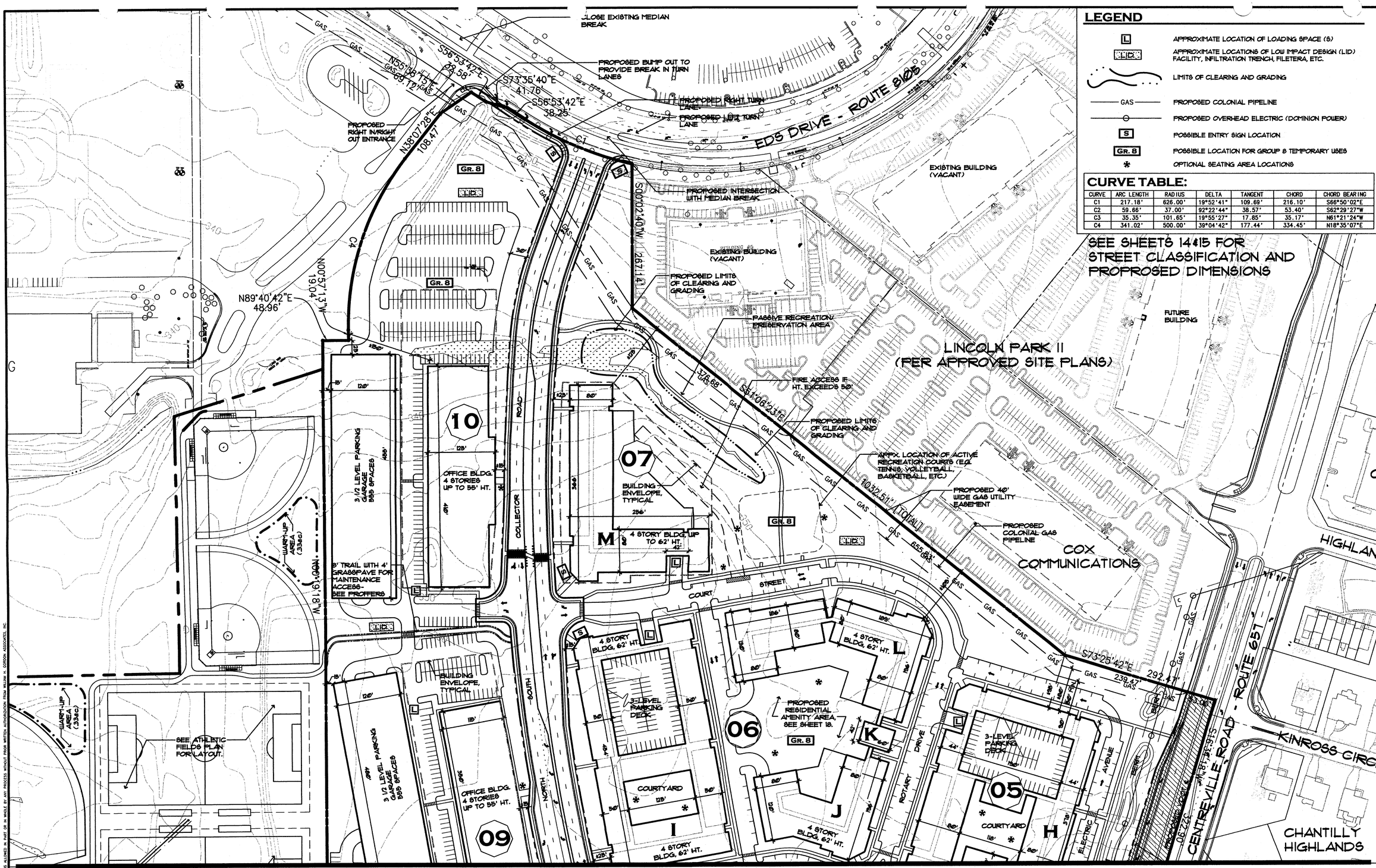
C3	35.35'	101.65'	19°55'27"	17.85'	35.17'	N61°21'24"W
C4	341.02'	500.00'	39°04'42"	177.44'	334.45'	N18°35'07"E

SEE SHEETS 14&15 FOR STREET CLASSIFICATION AND PROPROSED DIMENSIONS



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

NORTH
0 40 80 160 240
SCALE: 1' = 80'

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

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(DP) (GDP) (CDP) (FDP)

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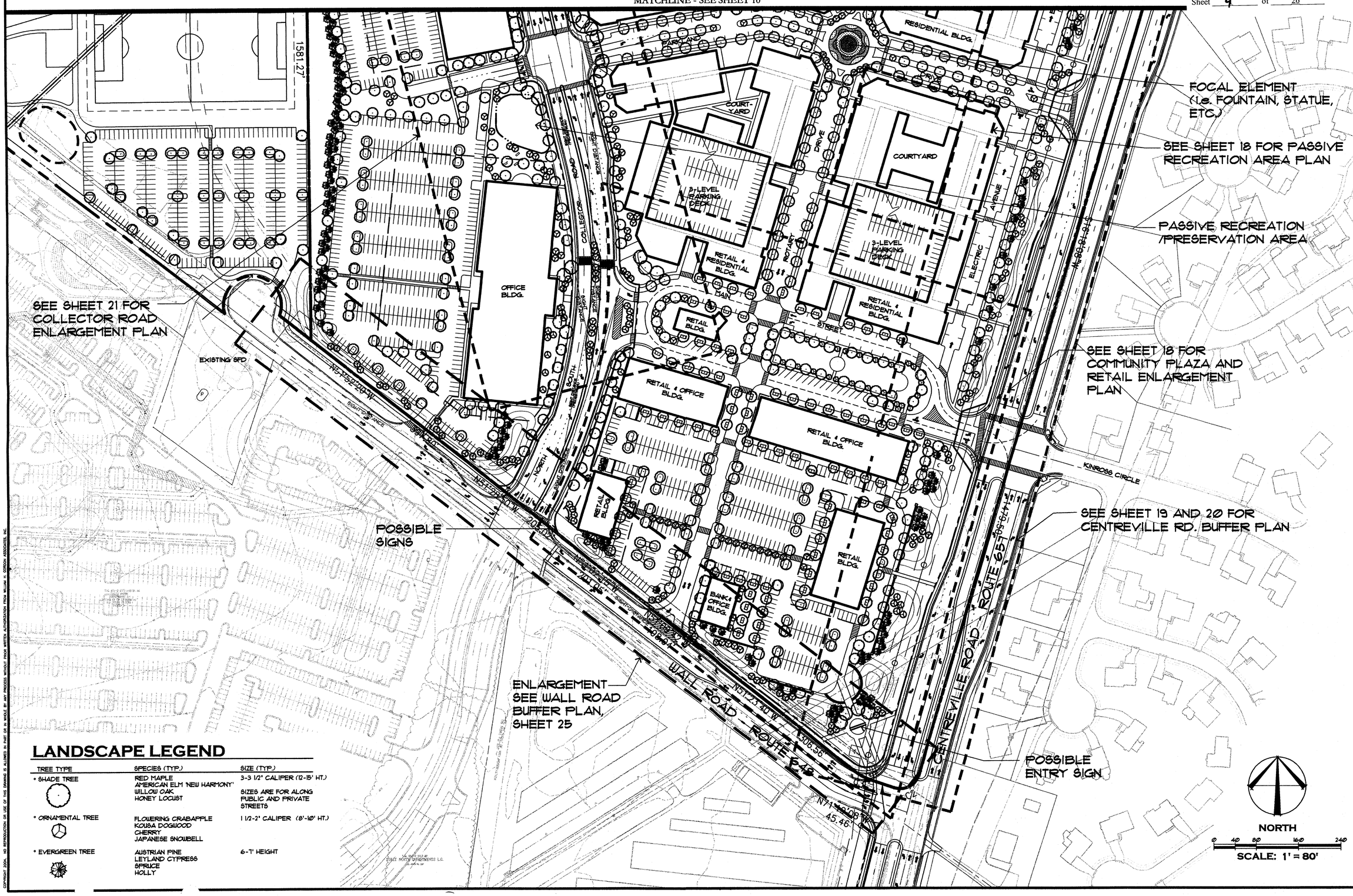
MATCHLINE - SEE SHEET 10



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

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FAIRFAX COUNTY, VIRGINIA

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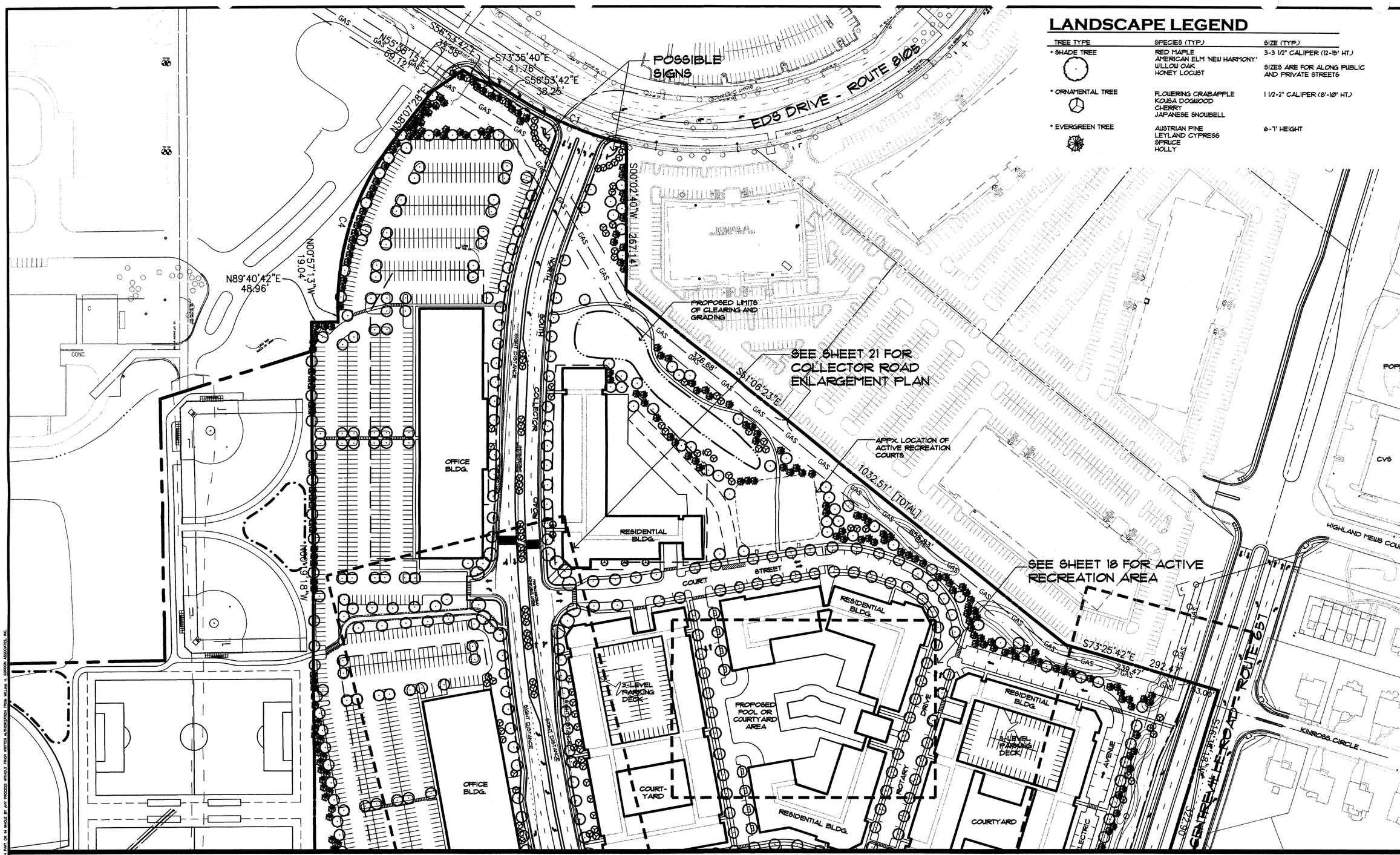

MATCHLINE - SEE SHEET 9

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SCALE: 1' = 80'

LANDSCAPE LEGEND

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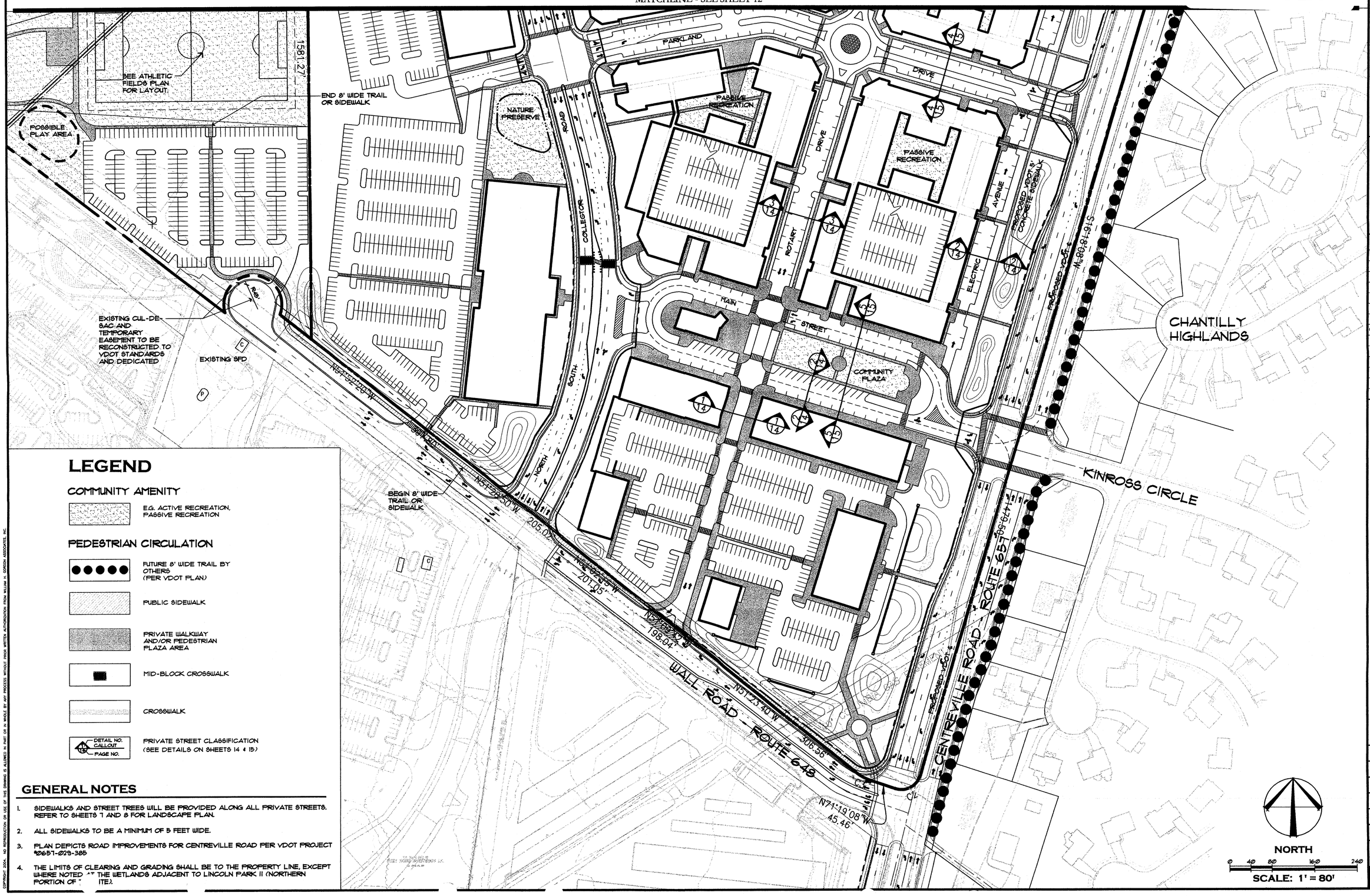
MATCHLINE - SEE SHEET 12



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
- DETAIL NO. CALLOUT / PAGE NO. — PRIVATE STREET CLASSIFICATION (SEE DETAILS ON SHEETS 14 & 15)

GENERAL NOTES

1. SIDEWALKS AND STREET TREES WILL BE PROVIDED ALONG ALL PRIVATE STREETS. REFER TO SHEETS 7 AND 8 FOR LANDSCAPE PLAN.
2. ALL SIDEWALKS TO BE A MINIMUM OF 5 FEET WIDE.
3. PLAN DEPICTS ROAD IMPROVEMENTS FOR CENTREVILLE ROAD PER VDOT PROJECT #0657-029-385
4. THE LIMITS OF CLEARING AND GRADING SHALL BE TO THE PROPERTY LINE, EXCEPT WHERE NOTED [illegible] THE WETLANDS ADJACENT TO LINCOLN PARK II (NORTHERN PORTION OF [illegible] ITE).

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SITE AMENITIES/PEDESTRIAN CIRCULATION PLAN

EDS / LINCOLN PROPERTY

SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE	1"=80'
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SHEET #	11 OF 26

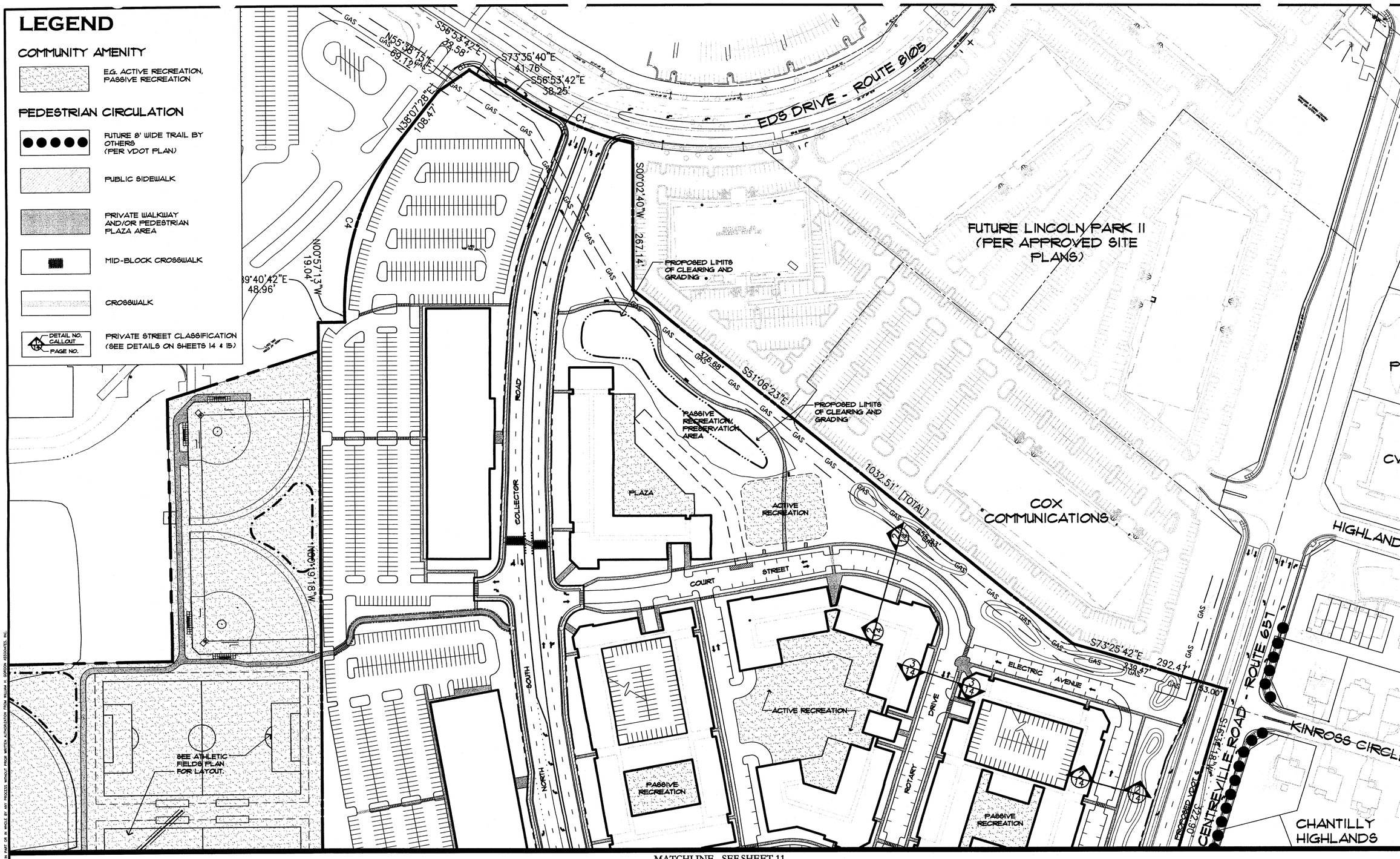
LEGEND

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
- DETAIL NO. CALLOUT / PAGE NO. — PRIVATE STREET CLASSIFICATION (SEE DETAILS ON SHEETS 14 & 15)



MATCHLINE - SEE SHEET 11

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NORTH
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FAIRFAX COUNTY, VIRGINIA

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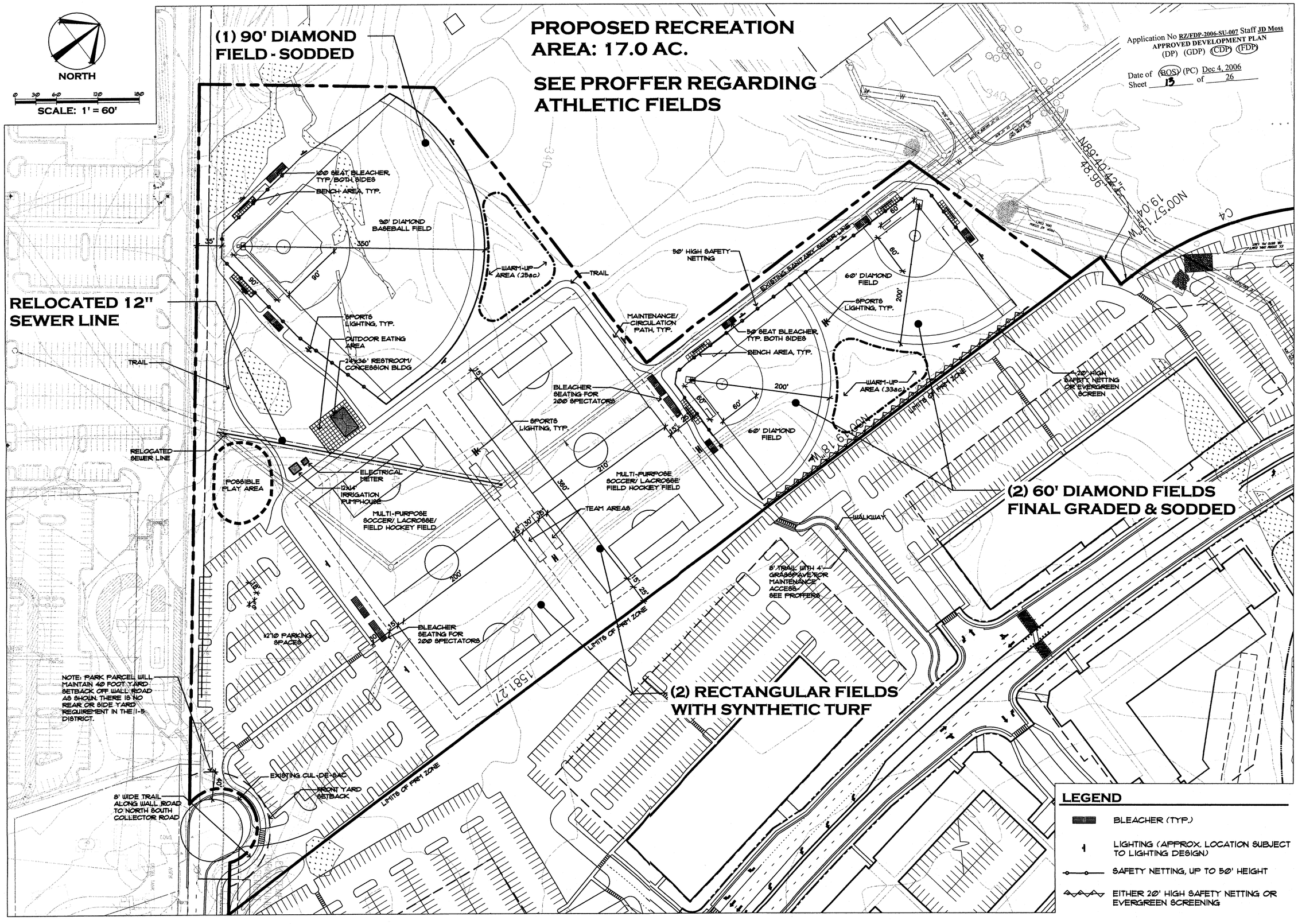

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ATHLETIC FIELDS PLAN

EDS / LINCOLN PROPERTY

SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE	1"=60'
DATE	FEBRUARY 1, 2006
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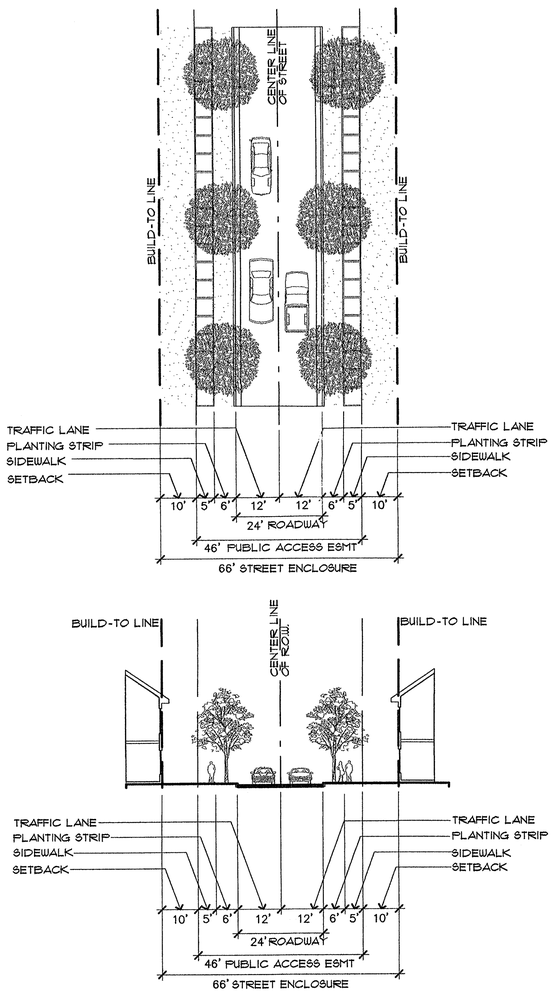
NOTE:

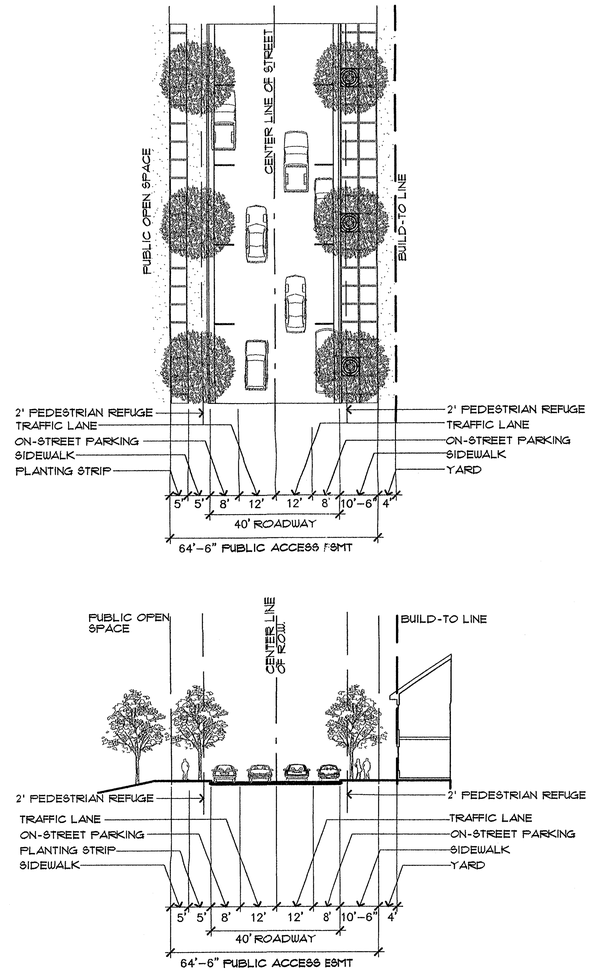
1. ALL STREETS PRESENTED ON THIS SHEET ARE PRIVATE STREETS TO BE MAINTAINED BY AN OWNERS ASSOCIATION. THE SECTIONS FEATURE ON-STREET PARKING, WALKWAYS, AND STREET TREES AND WILL BE DESIGNED CONSISTENTLY WITH SECTION 7 (PRIVATE STREETS) OF THE PUBLIC FACILITIES MANUAL (PFM).

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



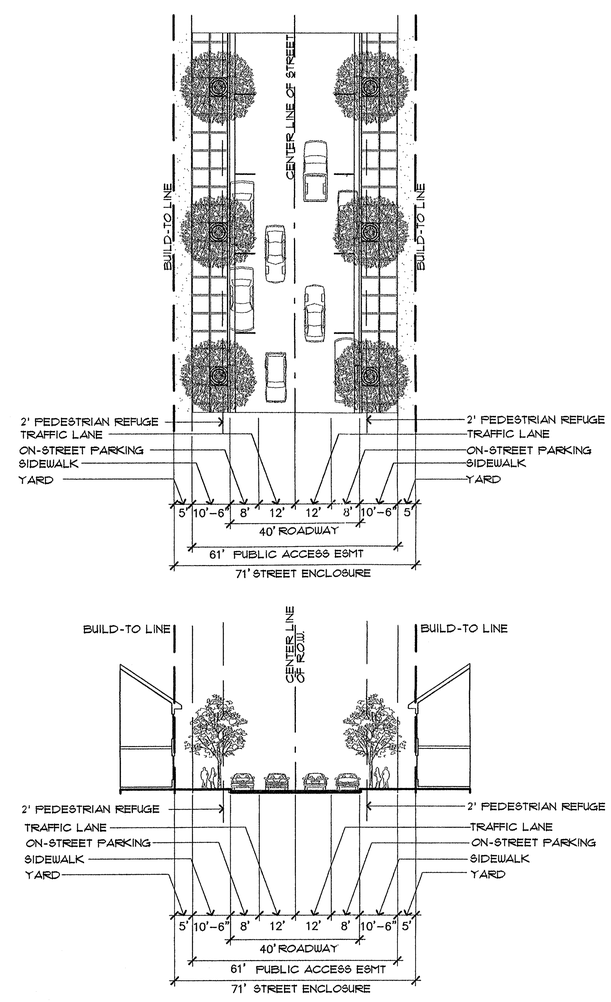
1 TWO LANE / NO PARKING

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'

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PRIVATE STREET STANDARDS

EDS / LINCOLN PROPERTY

SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

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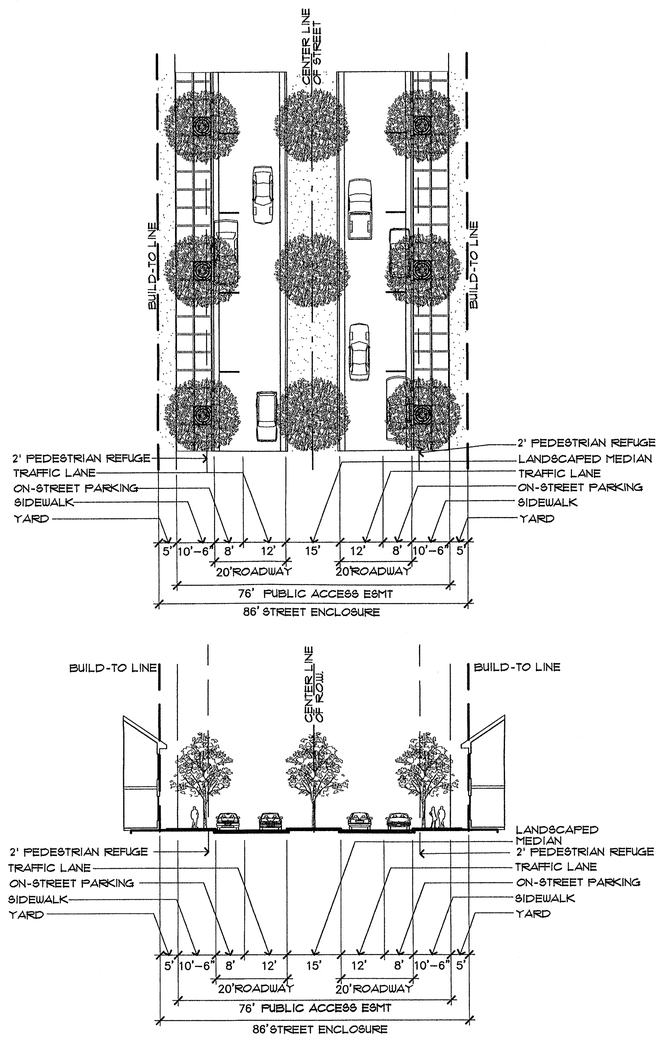

4 TWO LANE BLVD. W/ PARALLEL PARKING

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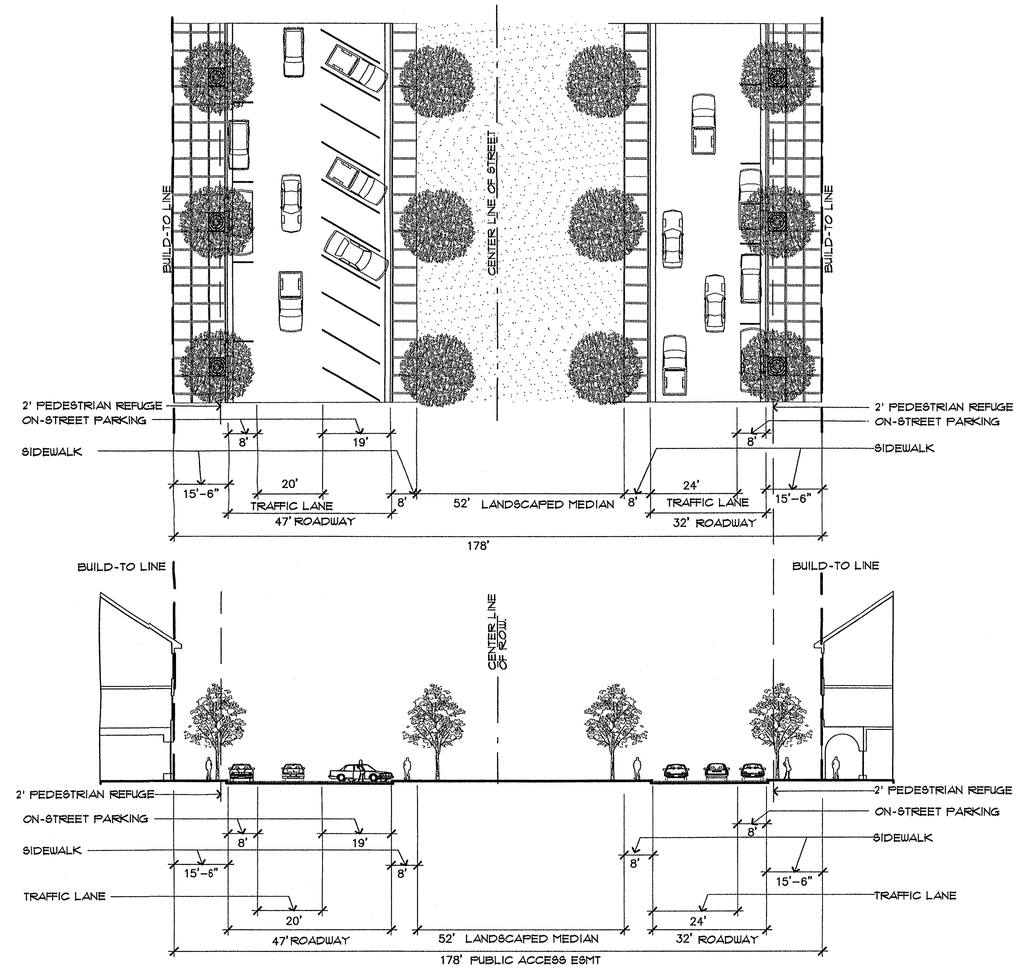

5 COMMERCIAL / RETAIL, PARKING ONE OR BOTH SIDES

SCALE: 1" = 20'

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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 shop fronts. 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.

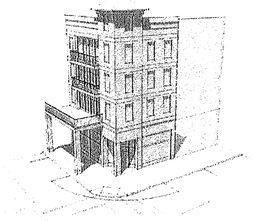
Entrance
The entrance bay should be the most prominent with a minimum door height of 7'-0". The storefront may have multiple entrance doors with a less predominant entrance serving the upper floor levels. Entrances can be recessed. Buildings located on the corner may have corner entrances, improving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

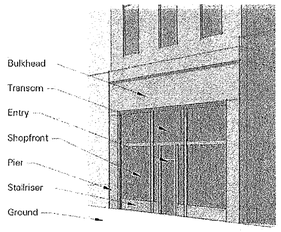
Most shopfronts, independent of the architectural style, are set within a strong surround formed by two pilasters, connected by a bulkhead.

3



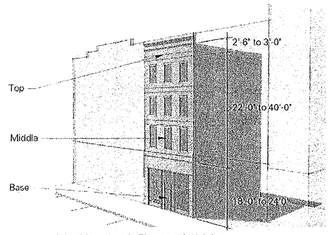
Possible Corner Layout

4



Typical Storefront Elements

5



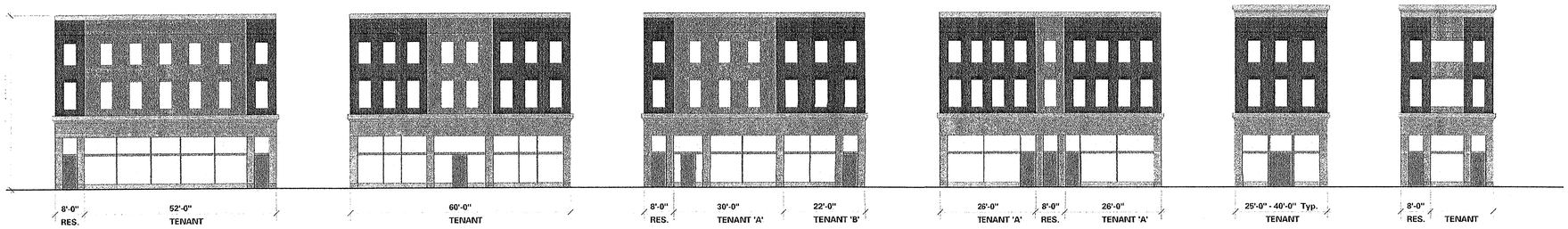
Mixed-Use Facade Elements & Heights

D1 Facade Elements

D3 Facade Diagrams

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.

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

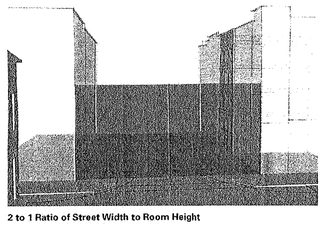
Authenticity is a principle that should be applied. Strategies for design include:
*The whole thing should not look like a whole thing
*A town is always in the process of becoming
*Money should be spent at the street where people see and touch the buildings and streetscape
*Create urban rooms
1. It's 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 also 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

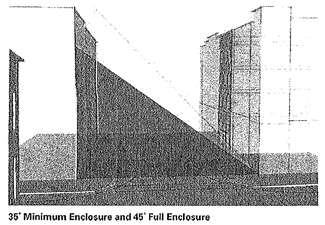
1. The buildings within the Main Street shall range from three to four stories along the main street, to three to four stories along the Green. One story buildings are permitted within the Green.
2. Buildings must be designed to maintain a minimum enclosure of the urban room. However, a uniform building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

Residential Buildings

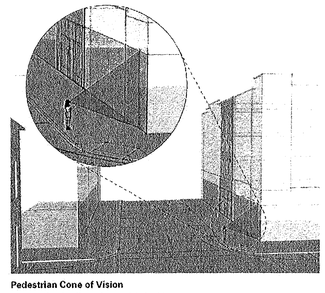
1. While portions of the residential buildings may be three or four stories in height and the scale and massing should be in keeping with the adjacent residential proportions.



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

B3 Urban Room Diagrams

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 radiuses 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.

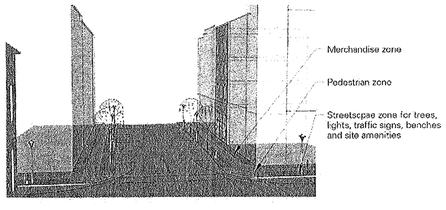
Lighting

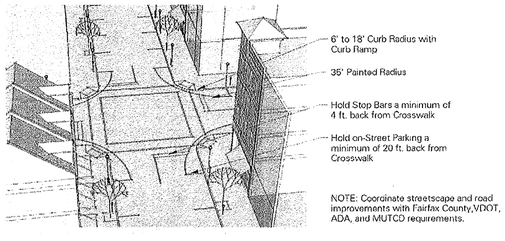
*Street lights shall be a post-type fixture, approved by the local utility company, that coordinates with the retail frontage, similar to other streetscape elements. Their function is to ensure the safety of the residences as well as protect them from excessive light overflow. Fixtures should be arranged 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.





A1 Streetscape Guidelines

A3 Streetscape Diagram

A4 Intersection Diagram

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LINCOLN PROPERTY COMPANY

Mark	Date	Description
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Architectural Design Guidelines

Application No RZ/FDP-2006-SU-007 Staff JD Moss
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CAD FILE	0640-AG.dwg
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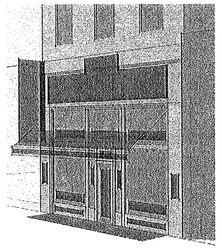
04: BUILDING SIGNAGE & LIGHTING

Signs and Lighting

- Signs should be generally oriented to pedestrians and vehicular traffic.
- Business signs should not be located on the upper facade, but should be contained within the base.
- Signs should not cover up architectural features of the building.
- Window signs should not obscure the display area.
- Wholly backlit fascia panels or built up fascia boxes are not permitted. Back lit letters are permitted. Intermittent, flashing or moving displays are not permitted.
- Signs should be subordinate to the building and fit within the existing features of the facade.
- The design and materials of lighting fixtures should be consistent with the character of the area and appropriate to the style of the buildings.
- Building mounted sign lights that carefully control the spread of light are an acceptable means of illuminating signage and sidewalk.
- Any illuminated signage should relate to the features of the building and the general character of the streetscape.
- Tenant lighting shall include seperate circuits for storefront display lights. These lights shall remain on after hours to enliven the streetscape and supplement the street lighting.



Signage Opportunities

The adjacent illustration represents a multitude of potential locations for signage. However, care should be taken to avoid visual clutter in applying too many signs to the storefront. Maximum signage shall not exceed 50% of all of the illustrated areas.

D1 Architectural Guidelines

03: BUILDING FACADES

Cornice

Buildings are composed of simple volumes, and are typically covered by flat roofs, although pitched roofs are not discouraged. The level of detail should increase for any building situated on a corner or at the end of a terminating vista. Parapets shall conceal flat roofs and all rooftop equipment such as heating, ventilation, and air conditioning (HVAC) units from typical street level view. Such parapets should feature three dimensional cornice treatment to define the building roofline, and may extend up to one foot over the Build-to-Line.

Roof Shapes

Buildings over 80 ft wide should be broken down into a series of smaller elements or bays to match the rhythm of the historic shop fronts. To add interest and reduce the massive scale of large buildings, variations in roof lines can be achieved through the use of overhanging eaves,parapets, pop outs, height variations and entrance features. Simple rectangular shapes with horizontal roof forms should be predominate on commercial and mixed-use structures. Simple rectangular volumes are preferred and can be accented by other shapes as details

Awnings

Awnings shall be either fixed or retractable and should fit within the architectural features of the building. They should project no more than 6 ft from the face of the building with an 8 ft clearance from the sidewalk to the underneath side of the awning. They should be completely supported by the building. Awnings should have a simple pitch. Barrel and mansard type awnings are not permitted. The awning should not extend from building edges to edge but occur only over the window openings they are located above.

Canopies

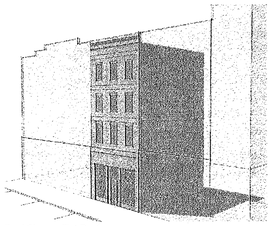
Canopies are fixed metal or glass projections, completely supported by the building. They should project no more than 6 ft from the face of the building with an 8 ft clearance from the sidewalk to the underneath side of the canopy. Canopies should be in keeping with the architectural style of the building. In some appropriate instances, based on traditional building style and condition, a canopy can wrap a corner, extending beyond the width of the window opening below.

Windows

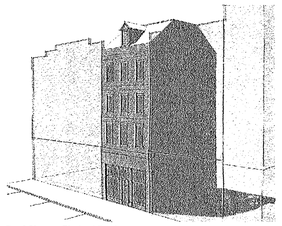
Upper windows should relate to the rhythm of the openings of the storefront at the street level. Upper story windows should be punched, vertical in proportion, and arranged in an orderly rhythm. Bays of windows & doors can be used if they are contained within the building mass. Second story windows shall have an 8 ft 9 ft head height and third story windows shall have 7 ft to 8 ft head height.

Arcades/ Porches/ Balconies

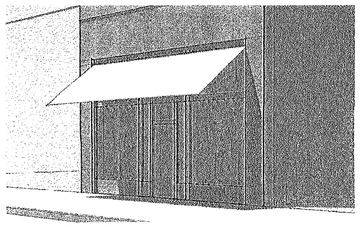
- Arcades should overlap the sidewalk above while the ground story remains set back at the lot line. The face of the arcade should extend to within 2 ft of the curb (in place of street trees and street lights), maintaining visibility into the storefront. Lighting within the arcade shall provide the illumination for the sidewalk. Hold arcades back from corners to respect sight triangles.
- Porches shall be oriented to the front and side street on a corner lot.
- Balconies shall project no more than 2 ft from the face of the building with an 8 ft clearance from the sidewalk to the underneath side of the balcony.



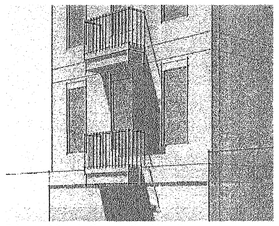
Roof Shape - Flat Roof



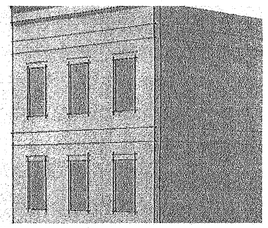
Roof Shape - Pitched Roof



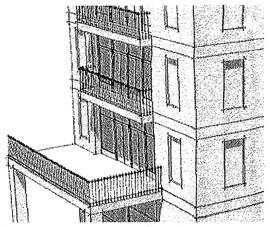
Awning - Contained within the building elements



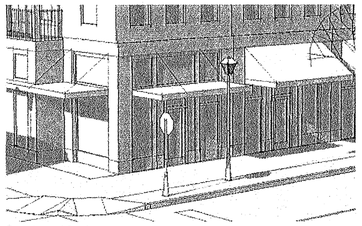
Balcony - 2 ft projection over the sidewalk



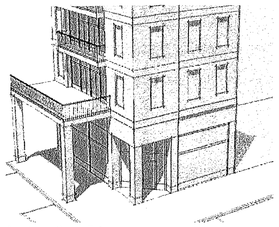
Windows - Punched Openings



Windows - Bays of windows contained within the building elements

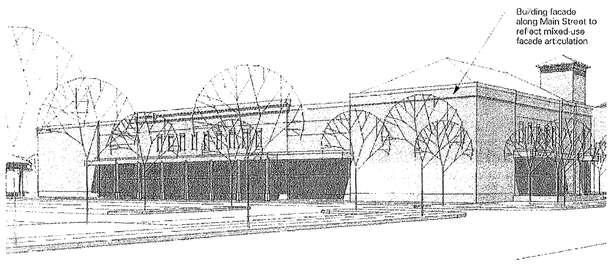


Canopies and Awnings

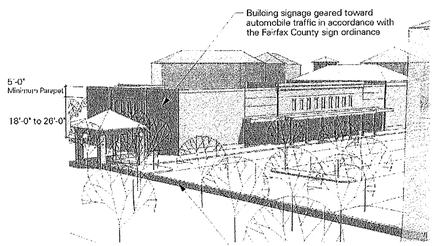


Arcade and Corner Entry

B1 Architectural Guidelines

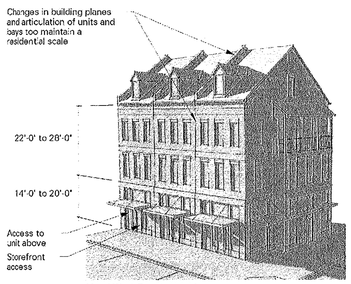


View from Mainstreet



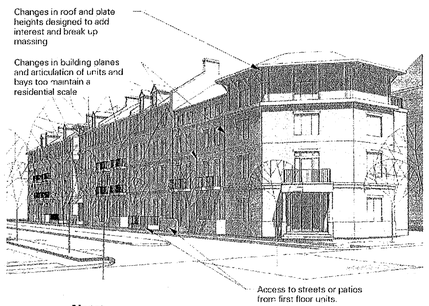
View from Centreville

A1 Convenience Retail



Live / Work Facade Heights

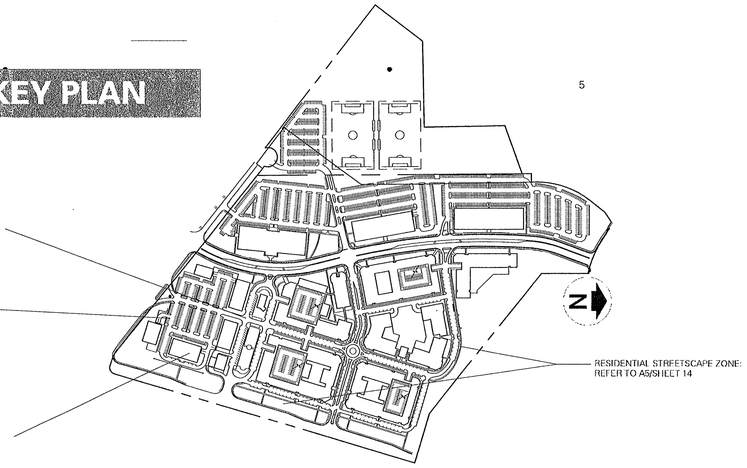
A4 Live / Work



Note:
Accessibility to units shall comply with all applicable regulatory and Fair Housing Act requirements.

A5 Residential Streetscape

05: KEY PLAN



D4 Key Plan
N.T.S.

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(DP) (GDP) (CDP) (FDP)

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Architectural Design Guidelines

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10/24/06
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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.)
◦ 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	30-36" HEIGHT
◦ DECIDUOUS SHRUB	VIBURNUM SPIRAEA KOREAN LILAC AZAELA	30-36" HEIGHT
◦ GROUND COVER		

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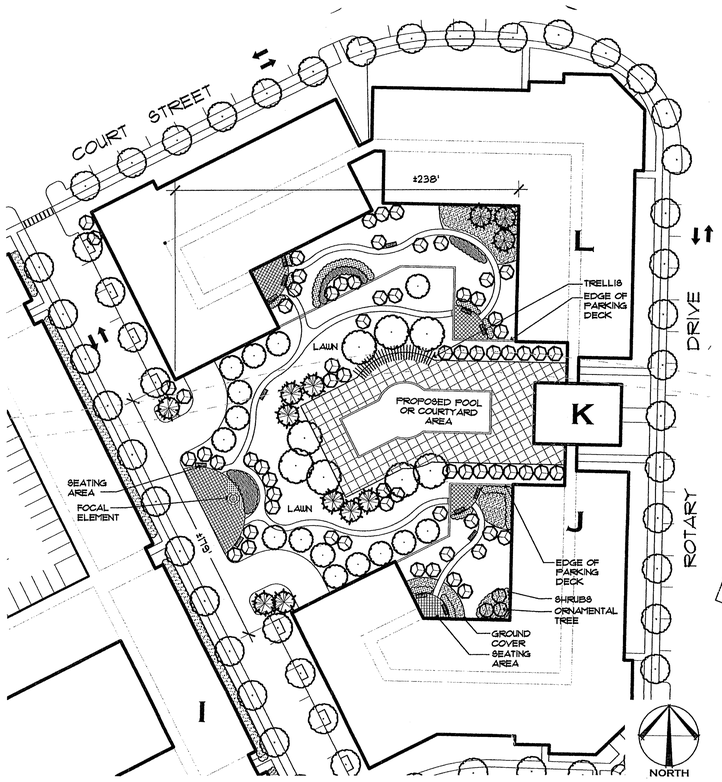
NOTES

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 SCULTPTURES) AND LAWN PANELS



1 ACTIVE RECREATION AREA - BLOCK 6
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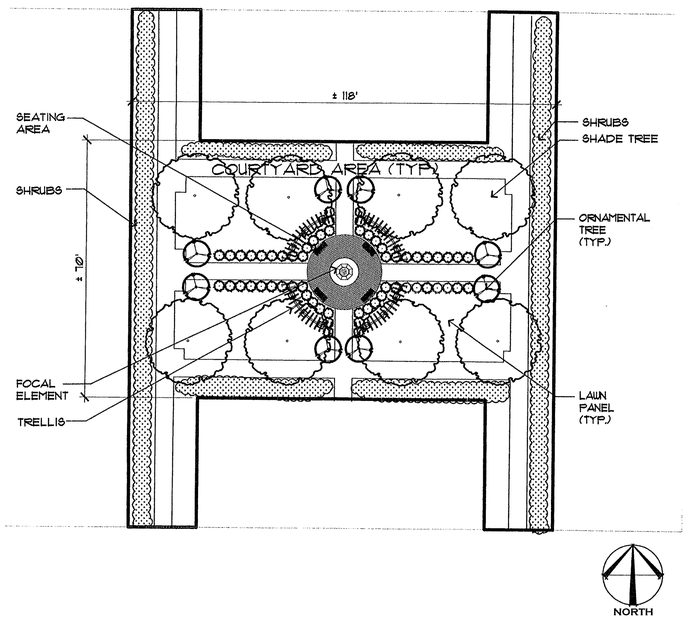

2 PASSIVE RECREATION AREA - BLOCKS 3 AND 5
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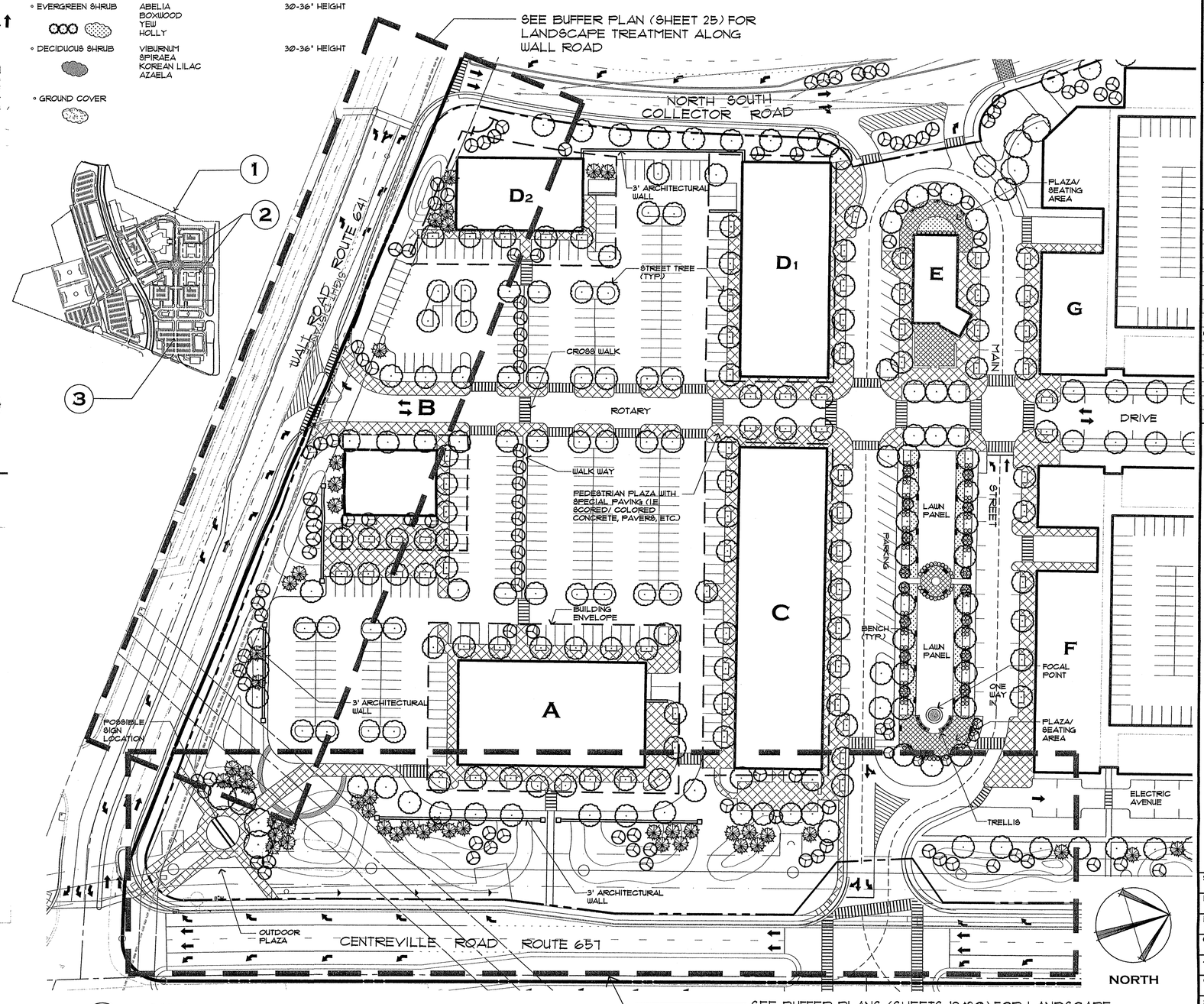

3 RETAIL PLAZA - BLOCKS 1 AND 2
SCALE: 1" = 50'-0"

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COMMUNITY SITE AMENITIES

EDS / LINCOLN PROPERTY

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◦ ORNAMENTAL TREE	FLOWERING CRABAPPLE KOUSA DOGWOOD CHERRY JAPANESE SNOWBELL	1 1/2-2" CALIPER (8'-10' HT.)	PHASE 1 & 2
◦ EVERGREEN TREE	AUSTRIAN PINE LEYLAND CYPRESS SPRUCE HOLLY	6-7' HEIGHT	
◦ EVERGREEN SHRUB	ABELIA BOXWOOD YEW HOLLY	24-30" HEIGHT	PHASE 2
◦ DECIDUOUS SHRUB	VIBURNUM SPIRAEA KOREAN LILAC AZAELA	24-30" HEIGHT	
◦ GROUND COVER			

LANDSCAPE NOTES:

1. SEE PROFFERS REGARDING LANDSCAPE AND DESIGN DETAILS.
2. THE PROPOSED LANDSCAPE SHALL BE UTILIZED TO MEET MINIMUM TREE COVER REQUIREMENTS FOR MULTI-FAMILY USES. SEE TREE COVER CALCULATIONS.
3. SEE NOTE 12 ON SHEET 2 REGARDING TRANSITIONAL SCREEN YARD WAIVERS/ MODIFICATIONS.
4. INTERIOR COURTYARDS TO CONTAIN A MINIMUM 50% GREEN SPACE (LAWN, SHURBS, AND/OR GROUNDCOVER-PERENNIALS).
5. 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.
6. ALL TREES TO BE LOCATED A MIN 5' OFF PUBLIC UTILITY EASEMENTS PER FAIRFAX COUNTY FPM.
7. TREES ON PLAZA WILL BE LOCATED IN ENGINEERED PLANTING SOIL.

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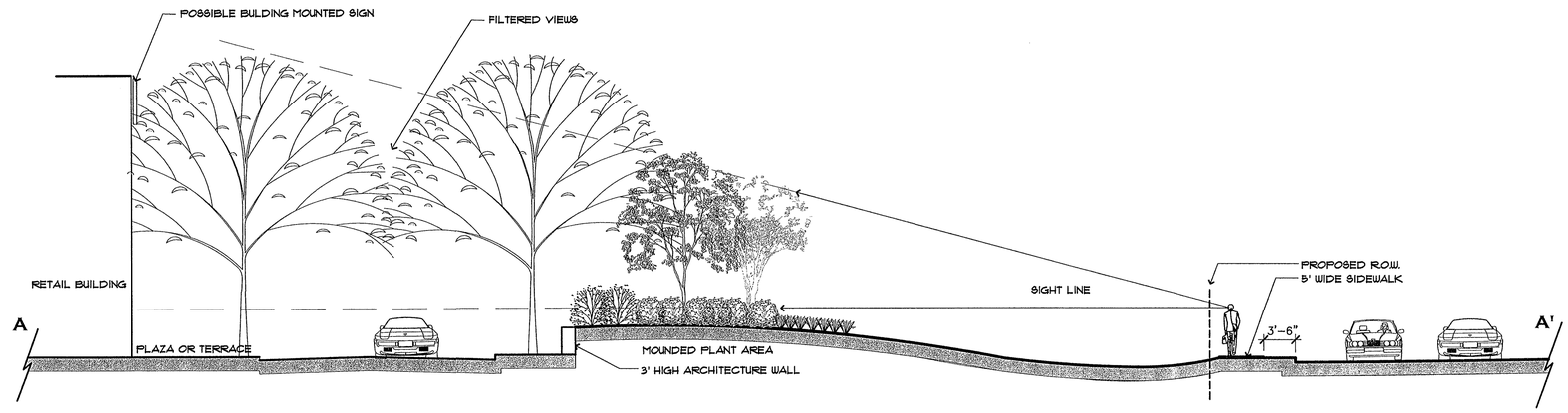

1 SECTION - ELEVATION A-A'

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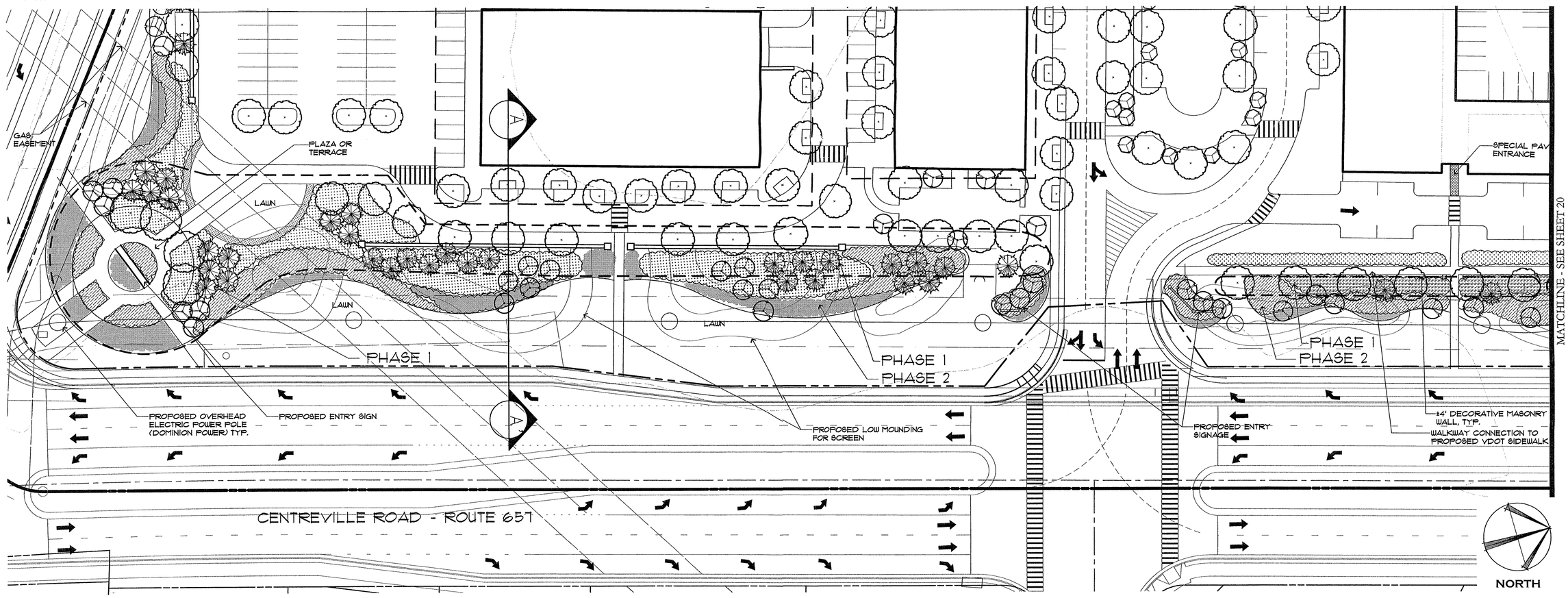

2 CENTREVILLE ROAD WIDENING AND IMPROVEMENTS PLAN

SCALE: 1" = 30'-0"

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CENTREVILLE ROAD BUFFER PLAN

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SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

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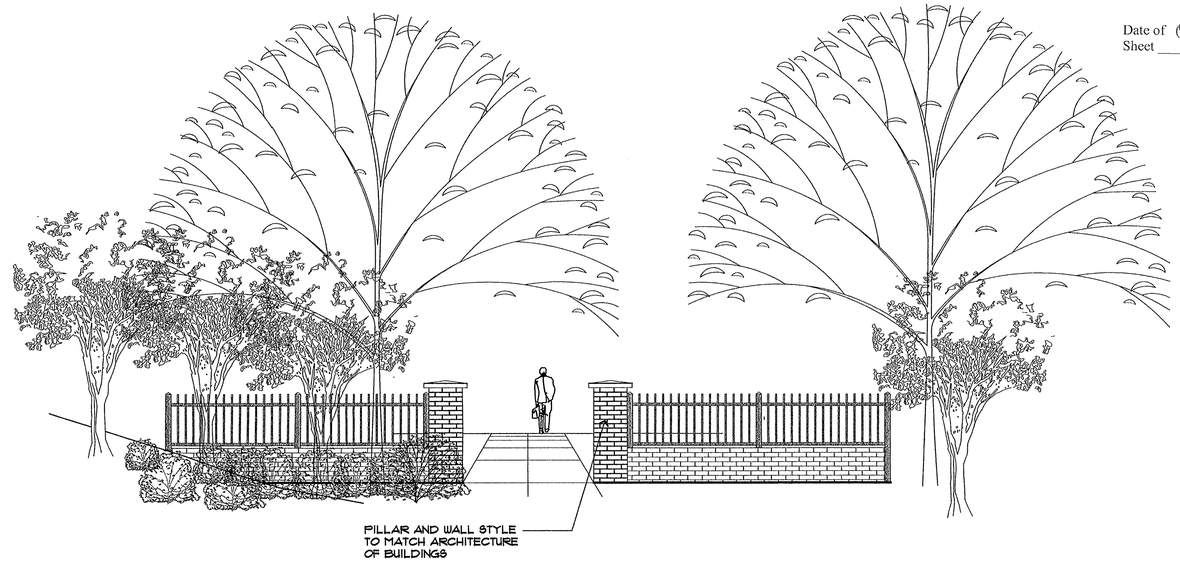
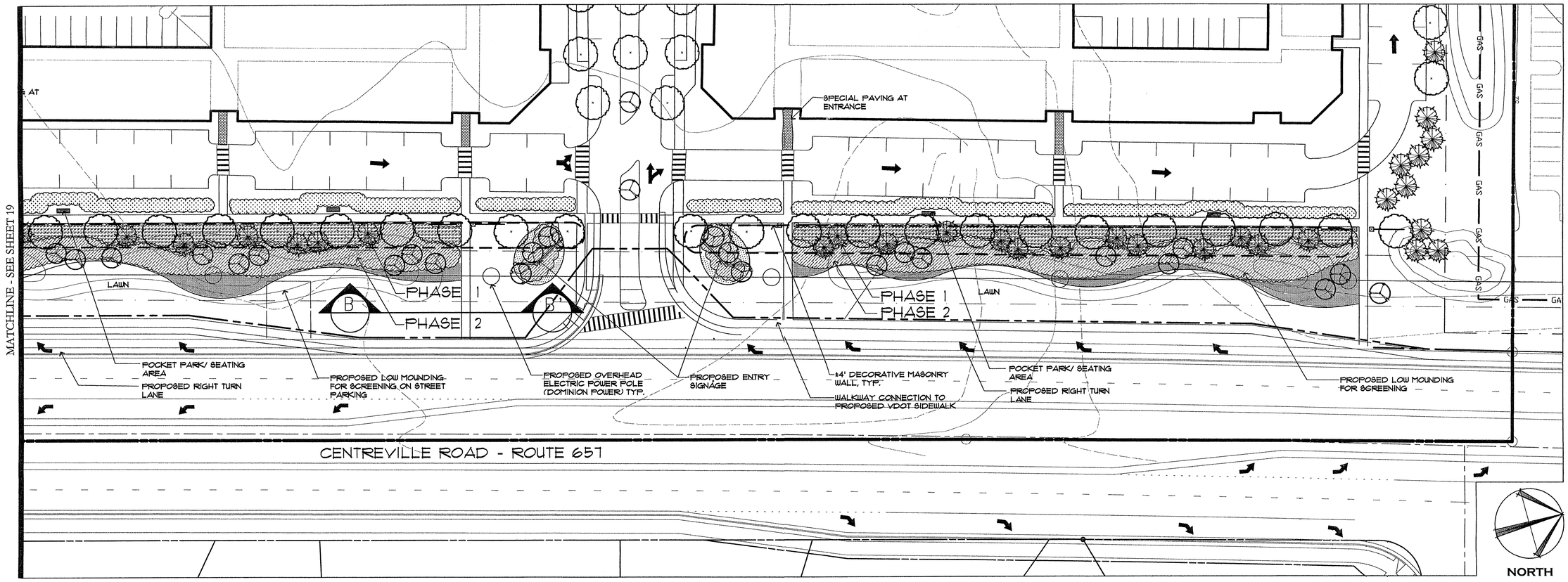
• ORNAMENTAL TREE	FLOWERING CRABAPPLE KOUSA DOGWOOD CHERRY JAPANESE SNOWBELL	1 1/2-2" CALIPER (8'-10' HT.)	PHASE 1 & 2
• EVERGREEN TREE	AUSTRIAN PINE LEYLAND CYPRESS SPRUCE HOLLY	6-7' HEIGHT	PHASE 1 & 2
• EVERGREEN SHRUB	ABELIA BOXWOOD YEW HOLLY	24-30" HEIGHT	PHASE 2
• DECIDUOUS SHRUB	VIBURNUM SPIRAEA KOREAN LILAC AZAELA	24-30" HEIGHT	PHASE 2
• GROUND COVER			PHASE 2

LANDSCAPE NOTES:

1. 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.
2. SEE SHEET 2, NOTES AND TABULATIONS REGARDING TRANSITIONAL SCREEN YARD WAIVERS/ MODIFICATIONS.
3. THE PROPOSED LANDSCAPE SHALL MEET THE MINIMUM TREE COVER REQUIREMENTS FOR OFFICE, RETAIL, AND MULTI-FAMILY USES.
4. INTERIOR COURTYARDS TO CONTAIN A MINIMUM 50% GREEN SPACE (LAWN, SHURBS, AND/OR GROUNDCOVER-PERENNIALS).
5. 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.
6. ALL TREES TO BE LOCATED A MIN 5' OFF PUBLIC UTILITY EASEMENTS PER FAIRFAX COUNTY PFM.



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



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

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STEVEN E. GLEASON
LICENSE No. 001104
CERTIFIED LANDSCAPE ARCHITECT

REVISIONS
JANUARY 30, 2006
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SEPT. 15, 2006
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

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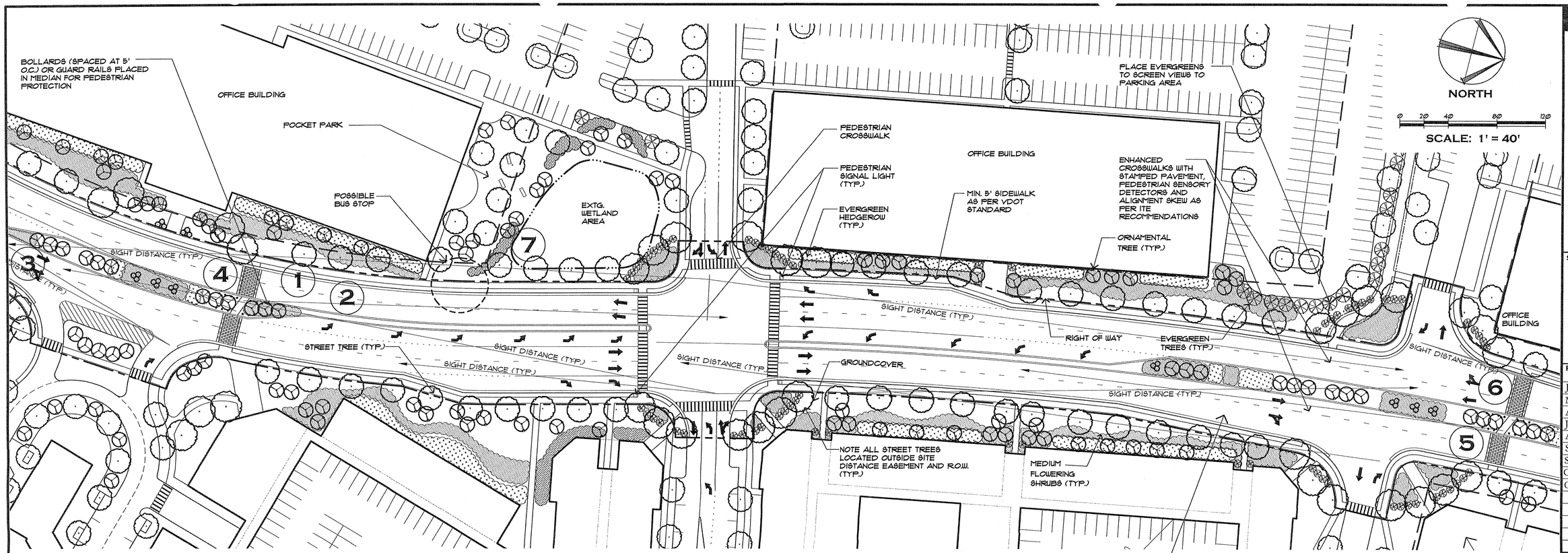
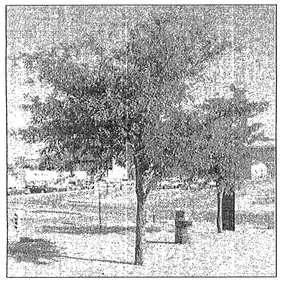


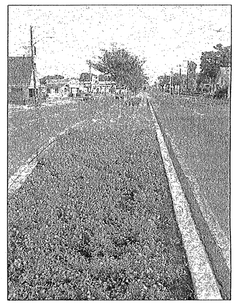
COLLECTOR ROAD ENLARGEMENT

SCALE: 1" = 40'-0"



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

Date of (BOS) (PC) Dec 4, 2006
Sheet 21 of 26



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.) 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		

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

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

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

4 ENHANCED CROSSWALKS
(WIDE STAMPED ASPHALT OR CONCRETE WALKS, PEDEST \N SENSORS)

5 PROTECTION AT MEDIAN
(METAL BOLLARDS OR GUARDRAIL)

6 INTENTIONAL JOG AT CROSSWALK

7 POCKET PARK

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STEVEN E. GLEASON
10/24/06
LICENSE No. 001104
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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
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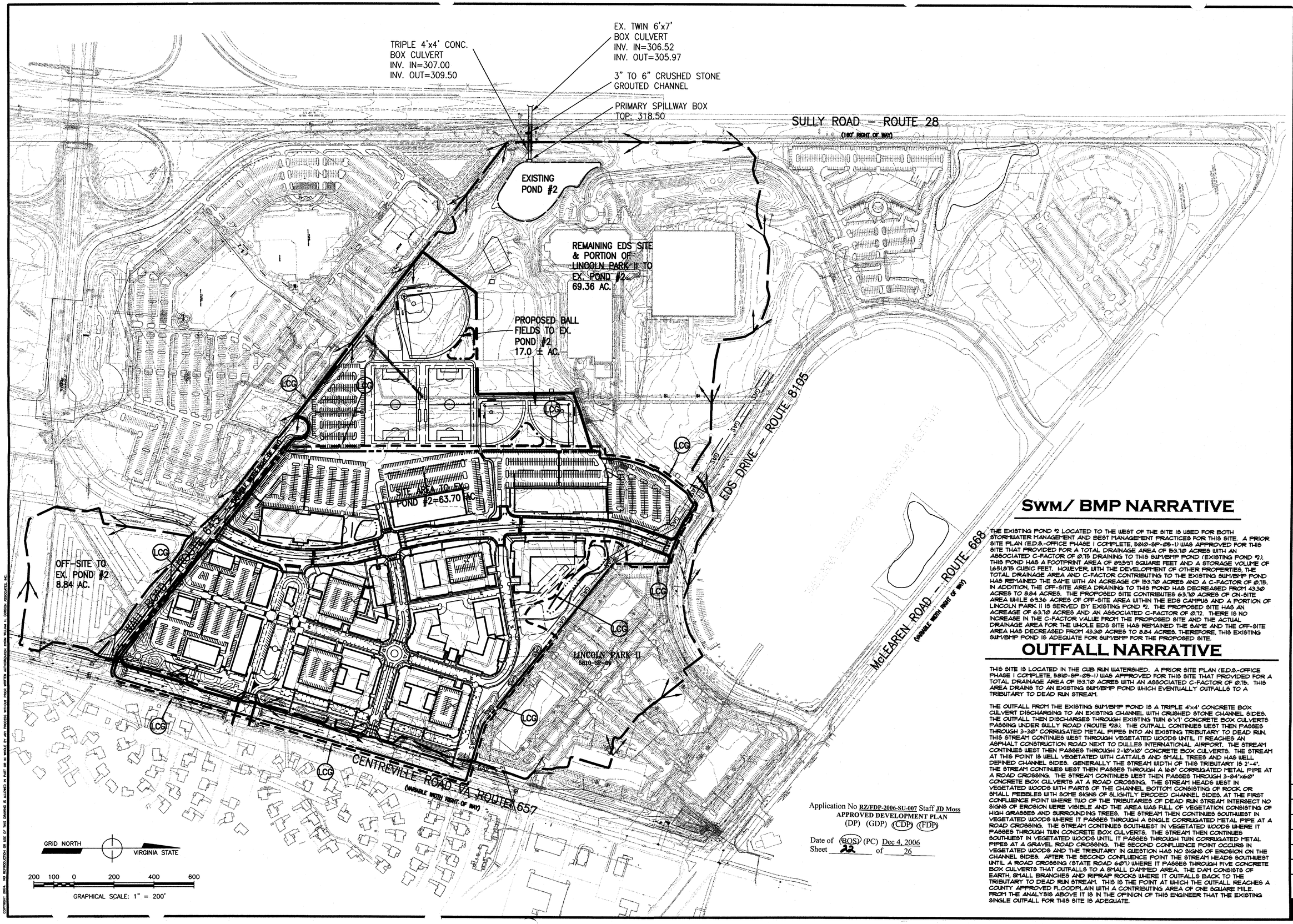

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SWM/ BMP NARRATIVE

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 (E.D.S.-OFFICE PHASE I COMPLETE, 5810-SP-05-1) WAS APPROVED FOR THIS SITE THAT PROVIDED FOR A TOTAL DRAINAGE AREA OF 153.10 ACRES WITH AN ASSOCIATED C-FACTOR OF 0.75 DRAINING TO THIS SWM/BMP POND (EXISTING POND #2). THIS POND HAS A FOOTPRINT AREA OF 83,597 SQUARE FEET AND A STORAGE VOLUME OF 1,651,875 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 0.75. IN ADDITION, THE OFF-SITE AREA DRAINING TO THIS POND HAS DECREASED FROM 43.30 ACRES TO 8.84 ACRES. THE PROPOSED SITE CONTRIBUTES 63.10 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 63.10 ACRES AND AN ASSOCIATED C-FACTOR OF 0.72. 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 (E.D.S.-OFFICE PHASE I COMPLETE, 5810-SP-05-1) WAS APPROVED FOR THIS SITE THAT PROVIDED FOR A TOTAL DRAINAGE AREA OF 153.10 ACRES WITH AN ASSOCIATED C-FACTOR OF 0.75. 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 SULLY ROAD (ROUTE 28). THE OUTFALL CONTINUES WEST THEN PASSES THROUGH 3-36" CORRUGATED METAL PIPES INTO AN EXISTING TRIBUTARY TO DEAD RUN. THIS STREAM CONTINUES WEST THROUGH VEGETATED WOODS UNTIL IT REACHES AN ASPHALT CONSTRUCTION ROAD NEXT TO DULLES INTERNATIONAL AIRPORT. THE STREAM CONTINUES WEST THEN PASSES THROUGH 2-10'x10' CONCRETE BOX CULVERTS. THE STREAM AT THIS POINT IS WELL VEGETATED WITH CATTAILS AND SMALL TREES AND HAS WELL DEFINED CHANNEL SIDES. GENERALLY THE STREAM WIDTH OF THIS TRIBUTARY IS 2'-4'. THE STREAM CONTINUES WEST THEN PASSES THROUGH A 168' CORRUGATED METAL PIPE AT A ROAD CROSSING. THE STREAM CONTINUES WEST THEN PASSES THROUGH 3-84"x60" CONCRETE BOX CULVERTS AT A ROAD CROSSING. THE STREAM HEADS WEST IN VEGETATED WOODS WITH PARTS OF THE CHANNEL BOTTOM CONSISTING OF ROCK OR SMALL PEBBLES WITH SOME SIGNS OF SLIGHTLY ERODED CHANNEL SIDES. AT THE FIRST CONFLUENCE POINT WHERE TWO OF THE TRIBUTARIES OF DEAD RUN STREAM INTERSECT NO SIGNS OF EROSION WERE VISIBLE AND THE AREA WAS FULL OF VEGETATION CONSISTING OF HIGH GRASSES AND SURROUNDING TREES. THE STREAM THEN CONTINUES SOUTHWEST IN VEGETATED WOODS WHERE IT PASSES THROUGH A SINGLE CORRUGATED METAL PIPE AT A ROAD CROSSING. THE STREAM CONTINUES SOUTHWEST IN VEGETATED WOODS WHERE IT PASSES THROUGH TWIN CONCRETE BOX CULVERTS. THE STREAM THEN CONTINUES SOUTHWEST IN VEGETATED WOODS UNTIL IT PASSES THROUGH TWIN CORRUGATED METAL PIPES AT A GRAVEL ROAD CROSSING. THE SECOND CONFLUENCE POINT OCCURS IN VEGETATED WOODS AND THE TRIBUTARY IN QUESTION HAS NO SIGNS OF EROSION ON THE CHANNEL SIDES. AFTER THE SECOND CONFLUENCE POINT THE STREAM HEADS SOUTHWEST UNTIL A ROAD CROSSING (STATE ROAD 607) WHERE IT PASSES THROUGH FIVE CONCRETE BOX CULVERTS THAT OUTFALLS TO A SMALL DAMMED AREA. THE DAM CONSISTS OF EARTH, SMALL BRANCHES AND RIPRAP ROCKS WHERE IT OUTFALLS BACK TO THE TRIBUTARY TO DEAD RUN STREAM. THIS IS THE POINT AT WHICH THE OUTFALL REACHES A COUNTY APPROVED FLOODPLAIN WITH A CONTRIBUTING AREA OF ONE SQUARE MILE. FROM THE ANALYSIS ABOVE IT IS IN THE OPINION OF THIS ENGINEER THAT THE EXISTING SINGLE OUTFALL FOR THIS SITE IS ADEQUATE.

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 22 of 26

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SEAL
COMMONWEALTH OF VIRGINIA
CARLYLE A. BRADY
NO. 025930
10/24/06
PROFESSIONAL ENGINEER

REVISIONS

JANUARY 30, 2006
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ADEQUATE OUTFALL & SWM/BMP ANALYSIS

EDS / LINCOLN PROPERTY

SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

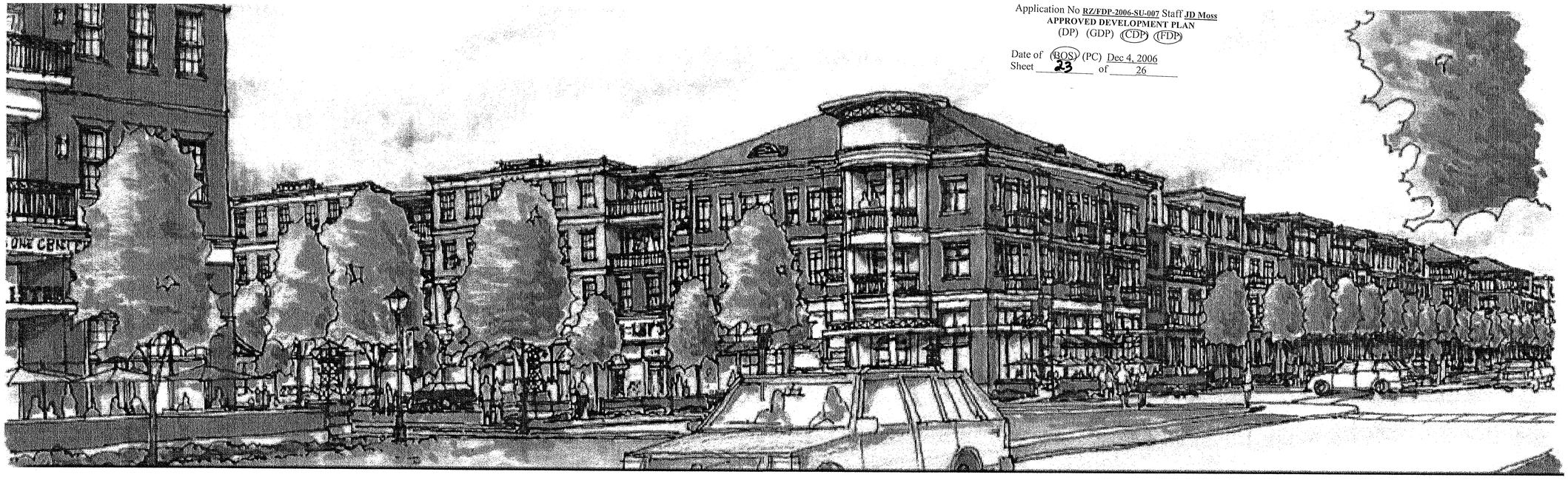
SCALE	1" = 200'
DATE	SEPTEMBER 2005
DRAWN	CH
CHECKED	MJ
JOB #	0640-1518
CAD FILE	0640-AO.dwg
SHEET #	22 OF 26

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

SCALE: N.T.S.

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 23 of 26



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

www.shookkelley.com

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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
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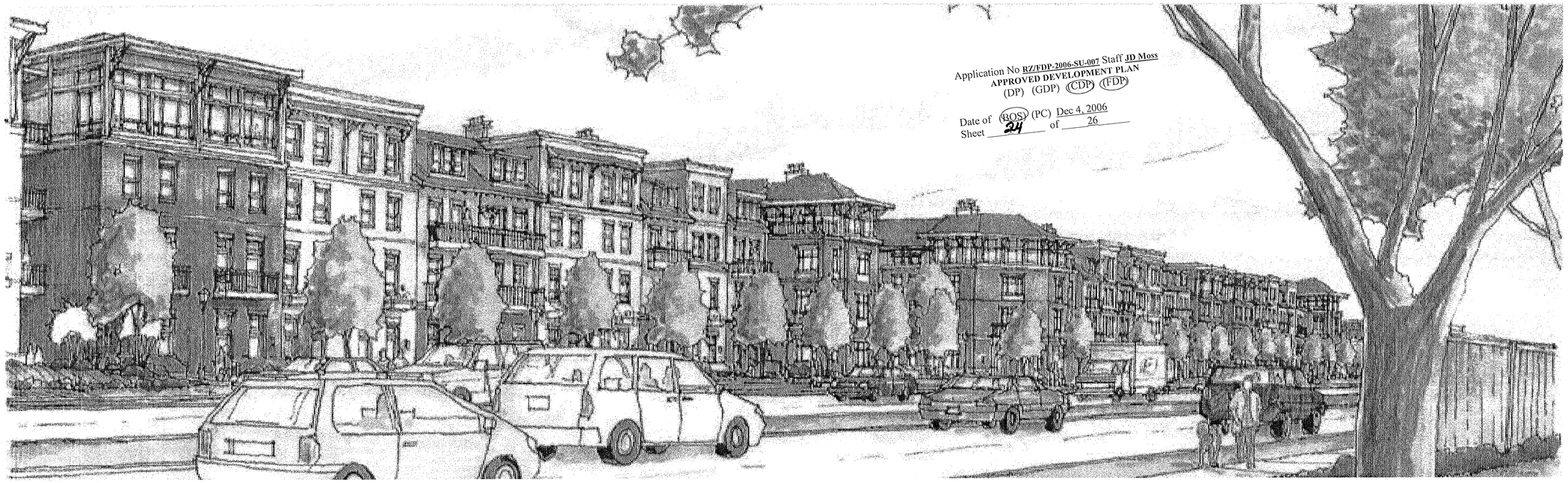
SHEET #	23 OF 26



RESIDENTIAL PERSPECTIVE - VIEW ALONG CENTREVILLE ROAD
LOOKING AT BLOCK 3 & 5

SCALE: N.T.S.

shook kelley

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Suite 450
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F 704 377 0953

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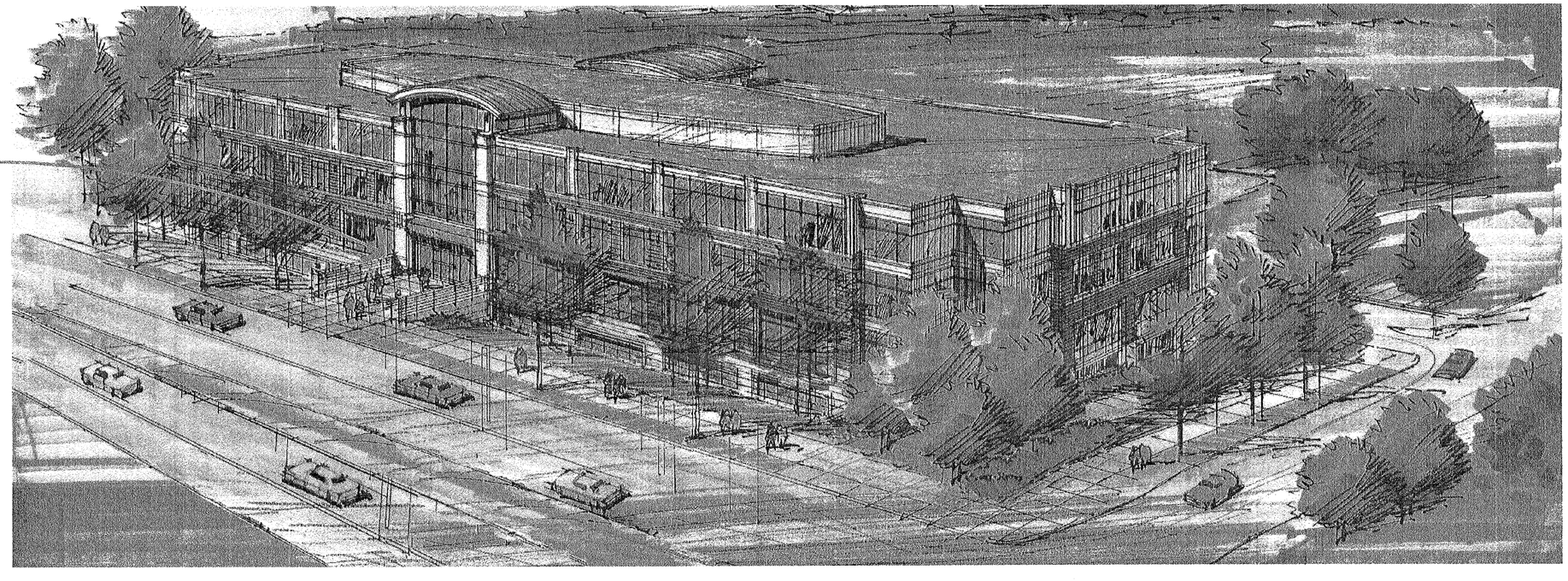

HKS
HKS, INC.
1919 McKINNEY AVENUE
DALLAS, TEXAS 75201
214.969.3362 office

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.

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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

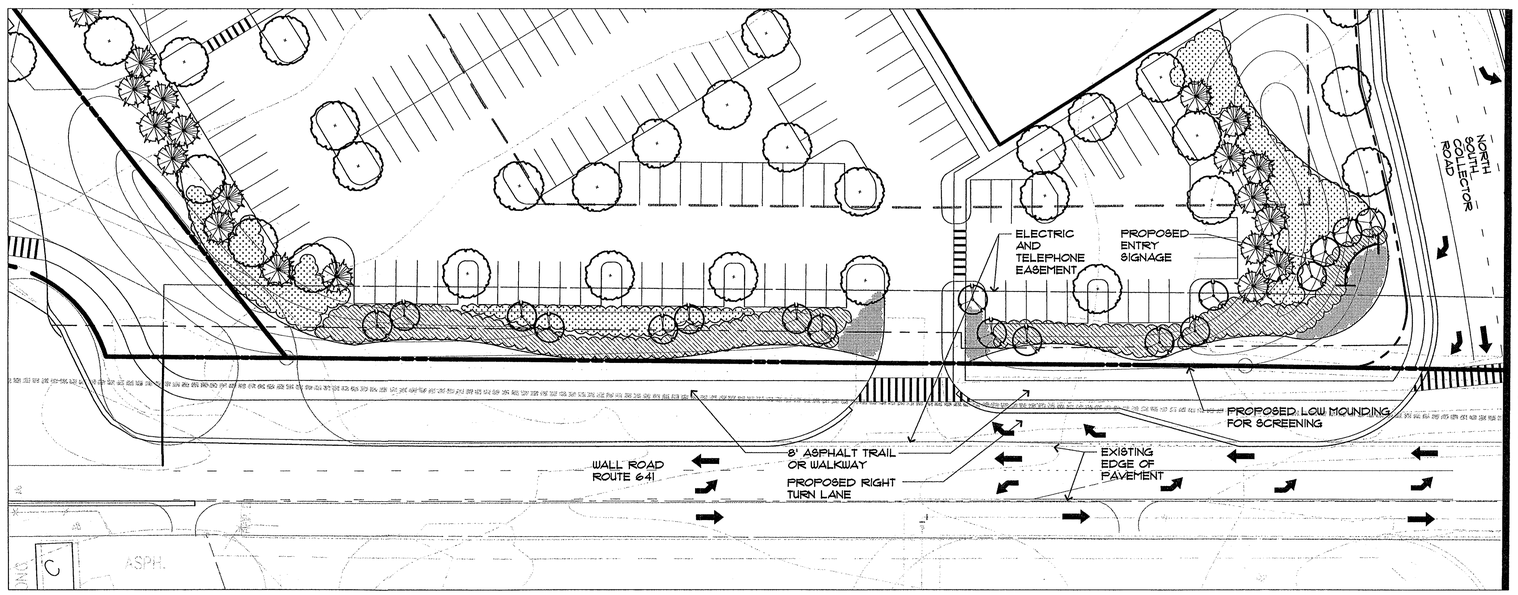
LANDSCAPE LEGEND

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:

1. SEE PROFFERS REGARDING LANDSCAPE AND DESIGN DETAILS.
2. THE PROPOSED LANDSCAPE SHALL BE UTILIZED TO MEET MINIMUM TREE COVER REQUIREMENTS FOR MULTI-FAMILY USES. SEE TREE COVER CALCULATIONS.
3. SEE NOTE 12 ON SHEET 2 REGARDING TRANSITIONAL SCREEN YARD WAIVERS/ MODIFICATIONS.
4. INTERIOR COURTYARDS TO CONTAIN A MINIMUM 50% GREEN SPACE (LAWN, SHURBS, AND/OR GROUNDCOVER-PERENNIALS).
5. 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.
6. ALL TREES TO BE LOCATED A MIN 5' OFF PUBLIC UTILITY EASEMENTS PER FAIRFAX COUNTY PFM.
7. TREES ON PLAZA WILL BE LOCATED IN ENGINEERED PLANTING SOIL.

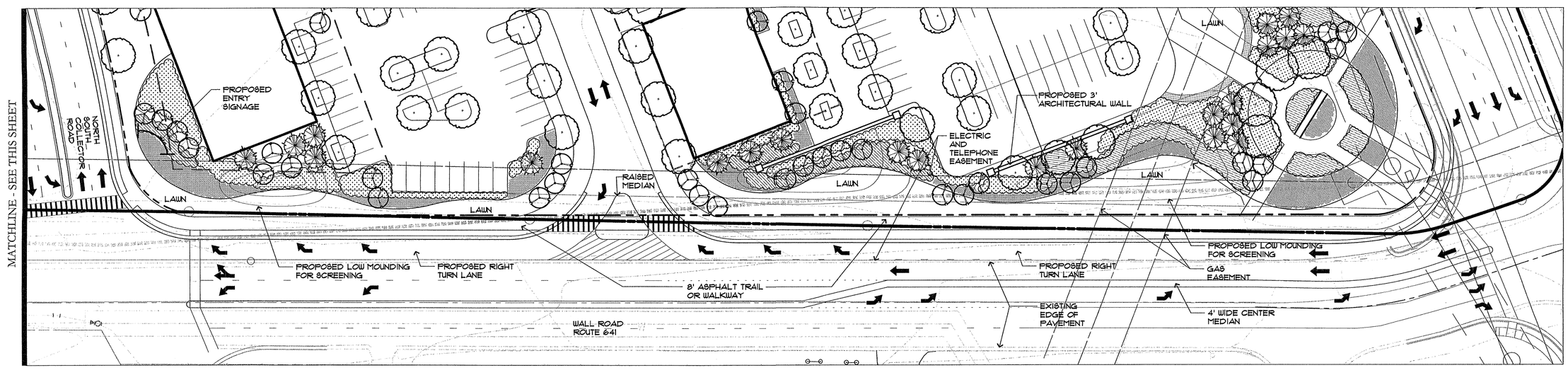
NORTH



MATCHLINE - SEE THIS SHEET

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"

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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WALL ROAD BUFFER PLAN

EDS / LINCOLN PROPERTY

SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

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

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LANDSCAPE LEGEND

TREE TYPE	SPECIES (TYP.)	SIZE (TYP.)
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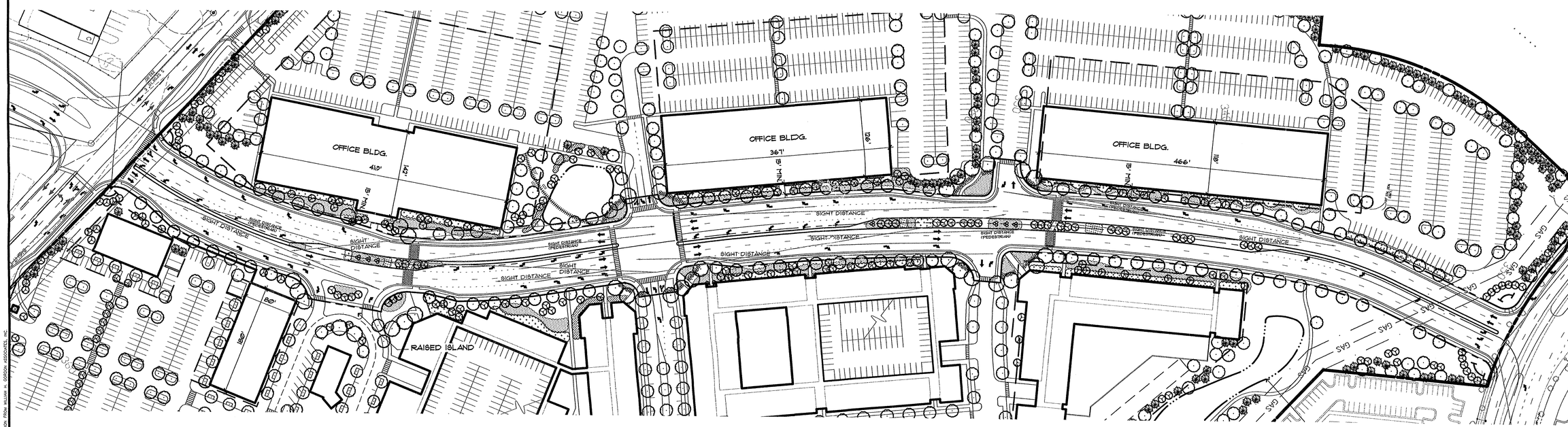
• GROUND COVER		

NORTH



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

RIGHT TURN LANE EXHIBIT

SCALE: 1" = 1'-0"

0 40 80 160 240
SCALE: 1' = 80'

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

William H. Gordon Associates, Inc.
4501 Daly Drive
Chantilly, VA 20151
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SEAL
COMMONWEALTH OF VIRGINIA
STEVEN E. GLEASON
10/24/06
LICENSE NO. 001104
CERTIFIED 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

NORTH-SOUTH COLLECTOR ROAD WITH RIGHT TURN LANES

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-TNLEXB.dwg
SHEET #	26 OF 26

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