PROPOSED AREA TO BE REZONED TO PRM

1-5 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)
<table>
<thead>
<tr>
<th>Development Tabulation by Block</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Block #1</strong></td>
<td><strong>Block #2</strong></td>
</tr>
<tr>
<td><strong>Block #3</strong></td>
<td><strong>Block #4</strong></td>
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<td><strong>Block #5</strong></td>
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<td><strong>Block #7</strong></td>
<td><strong>Block #8</strong></td>
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<td><strong>Block #9</strong></td>
<td><strong>Block #10</strong></td>
</tr>
</tbody>
</table>

**NOTES:**
- See properties regarding phasing of uses.
- See general note #3 on Sheet 3 regarding possible subdivision of the blocks.

**SCALE:** 1" = 200'

**DIAGRAM:** SULLY ROAD - ROUTE 28
GENERAL NOTES:
1. All dimensions shown shall be considered approximate.
2. Plot depths of foundations, buildings, and structures shall be considered approximate.
3. The limitations of clearings and grading shall be to the property line, except where noted at themodelName.
4. All dimensions shown shall be considered approximate.
5. The scale of the plan is 1" = 80'.
Note: Street trees may be adjusted for sight distance at final engineering.

See Sheet 21 for Collector Road Enlargement Plan

See Sheet 18 for Passive Recreation Area Plan

See Sheet 18 for Community Plaza and Retail Enlargement Plan

See Sheet 18 and 20 for Centreville Rd. Buffer Plan

Possible Entry Sign

Possible Signs

Landscape Legend

Tree Type
- Shade Tree
- Ornamental Tree
- Grown Tree

Species
- Pecan
- Redbud
- Asimina
- Japanese Maple
- Japanese Boxwood
- Japanese Cornelian Cherry
- Aralia
- Cornelian Cherry

Size (Diameter at Breast Height, B.H.D.): 6-10" B.H.D.
NOTE: STREET TREES TO BE ADJUSTED FOR SIGHT DISTANCE AT FINAL ENGINEERING.
LEGEND

COMMUNITY AMENITY

E ALIVE, ACTIVE RECREATION; PARKS/RECREATION

PEDESTRIAN CIRCULATION

FOOTPATH/WIDE TRAIL BY
NEAR PUBLIC SIDEWALK
PUBLIC SIDEWALK
PRIVATE SIDEWALK
RECREATIONAL PLAZA AREA
PED-BLOCK CROSSWALK
CROSSWALK
PRIVATE STREET CLASSIFICATION
(SEE DETAILS ON SHEETS 1 & 2)

GENERAL NOTES

1. RECREATIONAL AND STREET TERRAIN WILL BE PRO-CURED ALONG ALL PRIVATE STREETS. REFER TO SHEETS 1 AND 2 FOR LANDSCAPE PLAN.
2. ALL SIDEWALKS TO BE A MINIMUM OF 4 FEET WIDE.
3. PLAN EXCEPTS TO BEE APPROVED FOR CONTROLLED ROAD PER SITE PROJECT NO. 0761-015-009.
4. THE LENGTH OF CLEARING AND GRADING SHALL BE TO THE PROPERTY LINE, EXCEPT WHERE NOTED. THE HIGHLANDS ADJACENT TO LINCOLN PARK IS (SOUTHERN PORTION OF T36)
PROPOSED RECREATION
AREA: 17.0 AC.
SEE PROFFER REGARDING
ATHLETIC FIELDS

(1) 90' DIAMOND
FIELD - SODDED

RELOCATED 12''
SEWER LINE

(2) 60' DIAMOND FIELDS
FINAL GRADED & SODDED

(2) RECTANGULAR FIELDS
WITH SYNTHETIC TURF

LEGEND

SCALE: 1' = 60'

NOTE: PARK DIVIDED BY
PARK ACCESS ROADS AS SHOWN. THERE IS NO
DIVIDING WALL BETWEEN A DISCOUNT

ADJACENCY TRAILER:
COLLECTION ROAD

LANDSCAPE:
SODDED

SPORTS
CENTRAL
TABLE

OCCUPATIONAL
EDUCATION

REVISIONS

JANUARY 30, 2006
MARCH 20, 2006
APRIL 21, 2006
JUNE 30, 2006
AUGUST 18, 2006
SEPTEMBER 11, 2006
SEPTEMBER 15, 2006
OCTOBER 9, 2006
OCTOBER 24, 2006

LICENSED PROFESSIONAL
ENGINEER
CARL L. GRAHAM

DATE
FEBRUARY 1, 2006
DRAWN
DK/NY/OPS
CHECKED
SEG

FILE
0640-FCP A.dwg

26
NOTE:
1. ALL STREETS PRESENTED ON THIS SHEET ARE PRIVATE STREETS TO BE MAINTAINED BY AN OWNER'S ASSOCIATION. THE SECTIONS FEATURE ON-STREET PARKING, WALKWAYS, AND STREET TREES AND WILL BE DESIGNED CONSISTENTLY WITH SECTION 1 (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.
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 1 (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.
03: BUILDING FACADES

Facade Elements
- Traditional commercial areas were built in a line after racial civil wars smaller and elongated buildings developed a grid system. The layout and appearance was designed to be easy to walk, with good visibility and minimal obstructions.

D1

These buildings are typically simple in volume, and are usually covered by flat roofs. Though pitched roofs are not discouraged, the level of context cannot be made to fill all

D3

CLSIC MAIN STREET

Ground floor Entrances

D4

Typical Street Elements

Mixed Use Retail Layouts

C1

Urban Rooms Diagrams

B3

Facade Diagrams

02: BUILDING SCALE & MASSING

Urban Design

B1

Architectural Guidelines

1. The buildings within RAD scale range from four stories along the main road, to two stories at the end of the street. The buildings should be arranged in a grid pattern, with white lighting to ensure maximum visibility.

2. The buildings should be arranged in a grid pattern, with white lighting to ensure maximum visibility.

3. The buildings should be arranged in a grid pattern, with white lighting to ensure maximum visibility.

Residential Buildings

- While portions of the residential buildings may be in four stories, the type and massing should be sufficient to ensure the safety of the residents.

- The buildings should be arranged in a grid pattern, with white lighting to ensure maximum visibility.

- The buildings should be arranged in a grid pattern, with white lighting to ensure maximum visibility.

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B4

Intersection Diagram

4. The buildings should be arranged in a grid pattern, with white lighting to ensure maximum visibility.

- The buildings should be arranged in a grid pattern, with white lighting to ensure maximum visibility.

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- The buildings should be arr...
Signs and Lighting

* All signs shall be properly located and sized to not obstruct view of traffic.
* Neat and clean appearance of signs is important.
* Tables shall not exceed 3 ft above grade and have a maximum width of 8 ft.
* For buildings of over 50 ft in height, additional signage is required.
* Lighting should be taken to avoid glare.

Roofs

* Simple rectangular buildings can be achieved through use of flat roofs.
* Variations in roof lines can be achieved through use of parapets.
* Air vents and HVAC units should not be obstructed.

Signage Opportunities

* Should be subordinate to the building and fit within the architectural features of the facade.
* Window signs should be within the building and not obscure the display area.
* Canopies should have a simple pitch. Barrel and transom type awnings are not recommended.
* Balconies should project no more than 2 ft from the side of the balcony.
* Awnings should be completely supported by the building and should not obstruct views.

Jambs and Corner Entries

* Pedestals should be 6 ft in height.
* The illustrations are guidelines to be used as an aid for designing the architecture of the residential buildings within the project. They should not be construed as a representation of the future development.
ACTIVE RECREATION AREAS WILL FEATURE COMMUNITY FIELDS OR SPORT COURTS SUCH AS TENNIS, BASKETBALL, VOLLEYBALL AND/OR PLAYGROUNDS.

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

NOTES: For landscape treatment along Centreville Road, see buffer plans (sheet 26) for landscape treatment & streetscape phasing along Centreville Road.
LANDSCAPE LEGEND

<table>
<thead>
<tr>
<th>TREE TYPE</th>
<th>SPECIES (t. h.)</th>
<th>SIZE (caliper), (Growth Habit)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Evergreen Tree</td>
<td>RED MAPLE</td>
<td>3-10' CALIPER, 10' HT.</td>
</tr>
<tr>
<td>Ornamental Tree</td>
<td>FLOWERING CRAPemy</td>
<td></td>
</tr>
<tr>
<td>Evergreen Bush</td>
<td>EVERGREEN DOUGLAS</td>
<td>1-2' CALIPER, 12'-16' HT.</td>
</tr>
<tr>
<td>Deciduous Bush</td>
<td>CEDAR</td>
<td></td>
</tr>
<tr>
<td>Ground Cover</td>
<td>KOREAN LILAC</td>
<td>24'-30' HEIGHT</td>
</tr>
<tr>
<td>Ground Cover</td>
<td>HOLLY</td>
<td>24'-30' HEIGHT</td>
</tr>
<tr>
<td>Ground Cover</td>
<td>HOLLY</td>
<td>24'-30' HEIGHT</td>
</tr>
<tr>
<td>Ground Cover</td>
<td>LEAFY STICKY GUM</td>
<td>24'-30' HEIGHT</td>
</tr>
<tr>
<td>Ground Cover</td>
<td>ELDER</td>
<td>24'-30' HEIGHT</td>
</tr>
</tbody>
</table>

LANDSCAPE NOTES:
1. ON PROPERTY MARGINAL LANDSCAPE AND DESIGN DETAILS
2. THE PROPOSED LANDSCAPE SHALL BE PLANTED TO MEET MINIMUM TREE COVER REQUIREMENTS FOR LOCALITY AREAS AS PER FAIRFAX COUNTY REQUIREMENTS
3. USE NOTE 1 ON SHEET 2 REGARDING TRANSITIONAL SCREEN WALL
4. USE NOTE 2 ON SHEET 2 REGARDING MODIFICATIONS TO PLAZA OR SITE TO BE LOCATED IN ENGINEERED PLANTING AREA
5. USE NOTE 3 ON SHEET 2 REGARDING MODIFICATIONS TO PLAZA OR SITE TO BE LOCATED IN ENGINEERED PLANTING AREA
6. USE NOTE 4 ON SHEET 2 REGARDING MODIFICATIONS TO PLAZA OR SITE TO BE LOCATED IN ENGINEERED PLANTING AREA

SECTION - ELEVATION AA'

SCALE: 1" = 1'-0"
**LANDSCAPE LEGEND**

- **TREE TYPE**
  - DECIDUOUS TREE
  - EVERGREEN TREE
  - ORNAMENTAL TREE

- **SIZES**
  - 1'-1" CALIPER (12")
  - 3'-1" CALIPER (96")
  - 12'-2' HEIGHT

- **GROUND COVER**

---

**LANDSCAPE NOTES:**

1. **THE LANDSCAPE DESIGN ROOM IS FOR ILLUSTRATIVE PURPOSES TO REPRESENT CURRENT REQUIREMENTS FOR THE PROPOSED LANDSCAPE. TO OBTAIN SPECIFIC LANDSCAPE INFORMATION REGARDING SPECIES, SIZES, ETC., PLEASE CONTACT THE ENGINEER.**

2. **SEE REVISION SHEET 2, NOTES AND TABLES REGARDING TRANSITIONAL SCREEN PLANTING CONCEPTS.**

3. **STREET TREES WILL BE SUITABLE FOR ARCl-TECTURAL DECORATION AND WELFARE OF THE PROJECT. THE APPLICANT EFEES THE OPTION TO MODIFY THE PLANTING CONCEPTS THAT ARE FOR ILLUSTRATIVE PURPOSES TO REPRESENT CURRENT REQUIREMENTS FOR THE PROPOSED LANDSCAPE.**

4. **THE AMERICAN ELM IS CONSIDERED TO BE ONE OF THE BEST STREET TREES FOR ITS RAPID GROWTH AND ABILITY TO WITHSTAND ADVERSE URBAN CONDITIONS. Fossil E. is For ILLUSTRATIVE PURPOSES TO REPRESENT CURRENT REQUIREMENTS FOR THE PROPOSED LANDSCAPE.**

---

**SECTION - ELEVATION BB' 4' DECORATIVE MASONRY WALL**

- **SCALE:** 1" = 5' 0"

---

**CENTREVILLE ROAD WIDENING AND IMPROVEMENTS PLAN**

- **SCALE:** 1" = 30' 0"
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.

Application No: 004048-001, Staff #2017
Approved by: Walter F. Miller (GDP)
Date of Approval: Dec 4, 2006
Sheet 23 of 26

MIXED USE PERSPECTIVES

EDS / LINCROWN PROPERTY

shook kelley

2151 Hawkins Street
Suite #10
Charlotte, NC 28203-1427
T. 704-377-0950
F. 704-377-0952

993 South Robertson Blvd.
Suite One
Los Angeles, CA 90035-1427
T. 213-377-0950
F. 213-377-0952

www.shookkelley.com

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

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.)
LANDSCAPE LEGEND

- TREE TYPE
  - DECORATIVE TREE
  - EVERGREEN TREE
  - DECIDUOUS SHRUB
  - GROUND COVER

- TREE DENSITY
  - LOW
  - MEDIUM
  - HIGH

- TREE SIZE
  - 1-2" CALIPE PER 8'-10'-30'-40'
  - 3-4" CALIPE 10'-30'

- STREET TREES
  - FOR PUBLIC AND PRIVATE ROADS

- INTERIOR COURTYARDS

- LANDSCAPE NOTES:
  - SHADE TREE
  - EVERGREEN SHRUB
  - DECIDUOUS SHRUB
  - GROUND COVER

- ORNAMENTAL TREE FLOWERING CRABAPPLE
  - LEICEN
  - KOREAN SNOWBELL

- EVERGREEN TREE
  - AUSTRIAN FINE
  - RED MAPLE
  - SLOW OAK

- DECIDUOUS SHRUB
  - ANENOME
  - SPRUCEL

- GROUND COVER

WALL ROAD WIDENING AND IMPROVEMENTS PLAN (WEST OF NORTH SOUTH COLLECTOR ROAD)

SCALE: 1" = 30'
**LANDSCAPE LEGEND**

**TREE TYPE SPECIES**

- **ORNAMENTAL TREE**
  - **SIZE**
    - 24-30' height
  - **DECIDUOUS**: Spirea, Korean Lilac, Azalea
  - **EVERGREEN**: Leyland Cypress, Spruce, Yew
  - **SHRUB**: Abelia, Boxwood, G. Yew

- **GROUND COVER**

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

**RIGHT TURN LANE EXHIBIT**

**SCALE:** 1" = 1'-0"