

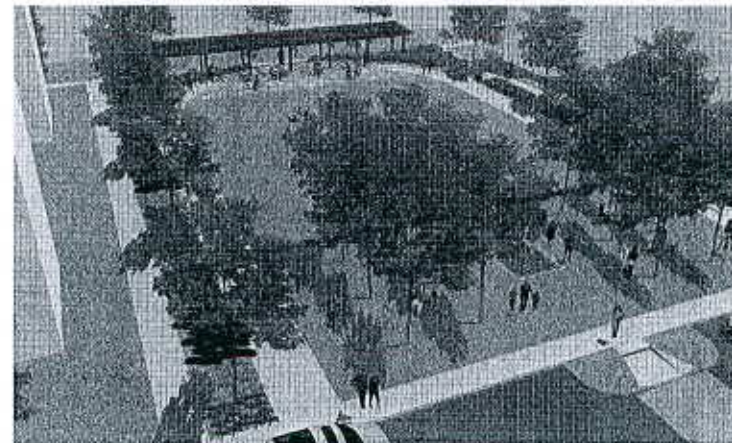
PROFFERED CONDITIONS AMENDMENT /  
 CONCEPTUAL / FINAL DEVELOPMENT PLAN AMENDMENT  
**TIMBER RIDGE AT EDS**

PCA 2006-SU-007 / CDPA 2006-SU-007-1 / FDPA 2006-SU-007-1

SULLY DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

JANUARY 25, 2012  
 MARCH 20, 2012  
 JULY 6, 2012  
 AUGUST 22, 2012  
 SEPTEMBER 12, 2012

OCTOBER 16, 2012 (Streetscape Cross Section Revision)



CONCEPTUAL / FINAL DEVELOPMENT PLAN PERSPECTIVE

TAX MAP NOS.  
 24-4 (II) 6C3 & 6C4



**SOILSMAP**  
 SCALE - 1" = 500'



**TAX MAP/VICINITY MAP**  
 SCALE - 1" = 1000'

**SHEET INDEX:**

**CIVIL**

- C-1 COVER SHEET
- C-2 SITE CONTEXT AND OVERALL MASTER PLAN
- C-3 EXISTING CONDITIONS
- C-4 PARTIAL PCA PLAT
- C-5 PARTIAL CDPA/FDPA - OVERALL
- C-5A PARTIAL CDPA/FDPA - DETAIL
- C-5B PARTIAL CDPA/FDPA - DETAIL
- C-6 SCHEMATIC BLOCK PLAN
- C-7 NOTES AND TABULATIONS
- C-7A DEVELOPMENT TABULATIONS
- C-8 SWM NARRATIVES AND ADEQUATE OUTFALL
- C-9 TRAFFIC CIRCULATION PLAN
- C-10 TRAFFIC CIRCULATION PLAN
- C-11 SWM POND PLAN (FOR INFORMATION ONLY)
- C-12 SWM POND PLAN (FOR INFORMATION ONLY)
- C-13 SWM POND PLAN (FOR INFORMATION ONLY)
- C-14 SWM POND PLAN (FOR INFORMATION ONLY)
- C-15 PCA/CDPA/FDPA AREA EXISTING VEGETATION MAP
- C-16 OVERALL EXISTING VEGETATION MAP

**ARCHITECTURE**

- A-1 CONCEPTUAL ELEVATION/IMAGES
- A-2 CONCEPTUAL ELEVATION/IMAGES

**LANDSCAPE ARCHITECTURE**

- L-00 OVERALL SITE PLAN
- L-01 LANDSCAPE PLAN
- L-02 LANDSCAPE PLAN
- L-03 SITE AMENITIES AND PEDESTRIAN CIRCULATION
- L-04 SITE AMENITIES AND PEDESTRIAN CIRCULATION
- L-05 STREETScape STANDARDS
- L-06 SITE DETAILS
- L-07 COMMUNITY SITE AMENITIES
- L-08 COMMUNITY SITE AMENITIES
- L-09 CENTREVILLE ROAD BUFFER PLAN
- L-10 CENTREVILLE ROAD BUFFER PLAN
- L-11 COLLECTOR ROAD PEDESTRIAN ENHANCEMENTS AND STREETScape
- L-12 COLLECTOR ROAD PEDESTRIAN ENHANCEMENTS AND STREETScape
- L-13 COMMUNITY CIRCULATION PLAN
- L-14 PERSPECTIVES

**APPLICANT**

TIMBER RIDGE AT EDS LLC  
 4295 RYAN ROAD  
 SUITE 112-614  
 ASHBURN, VIRGINIA 20148

**APPLICANTS' REPRESENTATIVE**

WALSH, COLUCCI, LUBELEY, EMRICH & WALSH, PC  
 2200 CLARENDON BOULEVARD, 15TH FLOOR  
 ARLINGTON, VIRGINIA 22201  
 MARTIN D. WALSH, ESQ. & SARA MARISKA  
 (703) 528-4700

**ARCHITECT**

KTGY  
 8605 WESTWOOD CENTER DRIVE  
 SUITE 300  
 VIENNA, VIRGINIA 22182  
 MARK DRAKE  
 (703) 992-6116

**ENGINEER**

VIKA, INC  
 VIKA VIRGINIA, LLC  
 8180 GREENSBORO DRIVE, SUITE 200  
 MCLEAN, VIRGINIA 22102  
 ROBERT R. COCHRAN  
 (703) 442-7800

**LANDSCAPE ARCHITECT / PLANNER**

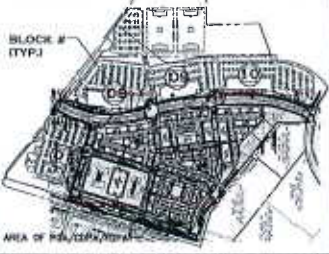
LAND DESIGN / WASHINGTON DC  
 200 SOUTH PEYTON STREET  
 ALEXANDRIA, VIRGINIA 22314  
 MARCI BONNER, RLA  
 (703) 549-7784

**TRANSPORTATION**

WELLS AND ASSOCIATES, INC  
 1430 SPRING HILL ROAD  
 SUITE 600  
 MCLEAN, VIRGINIA 22102  
 ROBIN ANTONUCCI, PE  
 (703) 917-6620



**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 3 FOR PROPOSED 200' DRIVE LEFT TURN LANE

1.7M AC RECREATION AREA  
SEE ATHLETIC FIELDS PLAN

AREA OF PCA/CDPA/FDPA  
DULLES INTERNATIONAL CENTRE VENTURE

SEE COLLECTOR ROAD PROVISION ENHANCEMENTS AND SINGLESIDEPAVEMENT

TOON CENTER GREEN ENLARGEMENT SEE SITE ARCHITECT

AREA TO BE REZONED TO PRT - A68A-AC

ENLARGEMENT SEE CENTERVILLE ROAD SUPPLEMENTAL SHEETS D & J

**THIS SHEET FOR INFORMATION ONLY**  
CERTAIN REFERENCES ARE TO RZ-2006-SU-007

SEE SHEET C-7 FOR OVERALL TABULATIONS

**Development Tabulation by Block**

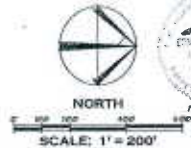
Block	Area (Acres)	Use	Residential Units	Office Space (sq ft)	Hotel Space (sq ft)	Other Space (sq ft)	Other	Notes
Block A	1.00	Office	0	100,000	0	0	0	
Block B	1.00	Office	0	100,000	0	0	0	
Block C	1.00	Office	0	100,000	0	0	0	
Block D	1.00	Office	0	100,000	0	0	0	
Block E	1.00	Office	0	100,000	0	0	0	
Block F	1.00	Office	0	100,000	0	0	0	
Block G	1.00	Office	0	100,000	0	0	0	
Block H	1.00	Office	0	100,000	0	0	0	
Block I	1.00	Office	0	100,000	0	0	0	
Block J	1.00	Office	0	100,000	0	0	0	
Block K	1.00	Office	0	100,000	0	0	0	
Block L	1.00	Office	0	100,000	0	0	0	
Block M	1.00	Office	0	100,000	0	0	0	
Block N	1.00	Office	0	100,000	0	0	0	
Block O	1.00	Office	0	100,000	0	0	0	
Block P	1.00	Office	0	100,000	0	0	0	
Block Q	1.00	Office	0	100,000	0	0	0	
Block R	1.00	Office	0	100,000	0	0	0	
Block S	1.00	Office	0	100,000	0	0	0	
Block T	1.00	Office	0	100,000	0	0	0	
Block U	1.00	Office	0	100,000	0	0	0	
Block V	1.00	Office	0	100,000	0	0	0	
Block W	1.00	Office	0	100,000	0	0	0	
Block X	1.00	Office	0	100,000	0	0	0	
Block Y	1.00	Office	0	100,000	0	0	0	
Block Z	1.00	Office	0	100,000	0	0	0	

**LEGEND**

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

**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 #28 ON SHEET #7 REGARDING POSSIBLE SUBDIVISION OF THE BLOCKS.



**W&A**  
WILLIAM H. GORDON ASSOCIATES, INC.  
ARCHITECTS • LANDSCAPE ARCHITECTS • SURVEYORS • ENGINEERS

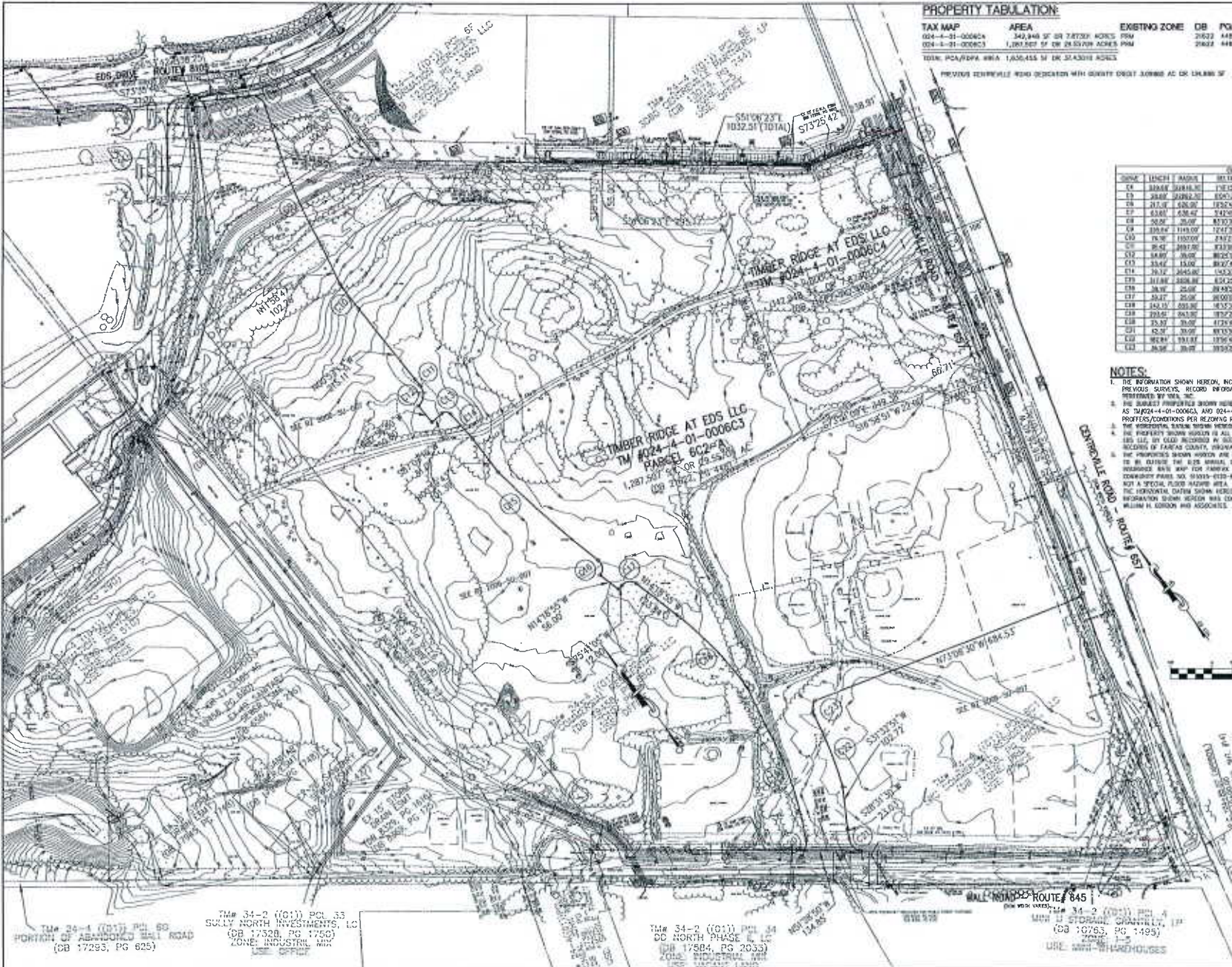
**William H. Gordon Associates, Inc.**  
10000 Sully Road, Suite 200  
Falls Church, VA 22041  
Tel: 703.291.1000  
Fax: 703.291.1001  
www.wgordon.com

**REVISIONS**

JANUARY 26, 2006
MARCH 30, 2006
APRIL 21, 2006
JUNE 30, 2006
AUGUST 18, 2006
SEPT. 1, 2006
SEPT. 13, 2006
OCTOBER 9, 2006
OCTOBER 16, 2006
JAN. 25, 2012
MARCH 20, 2012
JULY 6, 2012
AUGUST 27, 2012
SEPT. 12, 2012
OCT. 16, 2012

**STATE CONTEXT / OVERALL MASTER PLAN**  
**EDS / LINCOLN PROPERTY**  
SULLY DISTRICT  
FAIRFAX COUNTY, VIRGINIA

DATE: FEBRUARY 1, 2006  
DRAWN: DN, JY, OPS  
CHECKED: SEC  
JOB #: 0640-0318  
CAD FILE: 0640-0318.dwg  
3 OF 26



**PROPERTY TABULATION**

TAX MAP AREA EXISTING ZONE DB PG  
 004-4-01-0006C4 343,948 SF OR 7.87239 ACRES 704 448  
 004-4-01-0006C3 1,091,927 SF OR 24.93709 ACRES 704 2042 448  
 TOTAL PCA/PPFA AREA 1,435,875 SF OR 32.81038 ACRES  
 PREVIOUS ZENITHVILLE ROAD INDICATION WITH COUNTY DEPOSIT 3,000.00 AC OR THEREIN SF

TRAIL	LENGTH	WADSWORTH	AREA	PERCENT	DB	PG
CA	100.00	100.00	100.00	100.00	100.00	100.00
CB	100.00	100.00	100.00	100.00	100.00	100.00
CC	100.00	100.00	100.00	100.00	100.00	100.00
CD	100.00	100.00	100.00	100.00	100.00	100.00
CE	100.00	100.00	100.00	100.00	100.00	100.00
CF	100.00	100.00	100.00	100.00	100.00	100.00
CG	100.00	100.00	100.00	100.00	100.00	100.00
CH	100.00	100.00	100.00	100.00	100.00	100.00
CI	100.00	100.00	100.00	100.00	100.00	100.00
CJ	100.00	100.00	100.00	100.00	100.00	100.00
CK	100.00	100.00	100.00	100.00	100.00	100.00
CL	100.00	100.00	100.00	100.00	100.00	100.00
CM	100.00	100.00	100.00	100.00	100.00	100.00
CN	100.00	100.00	100.00	100.00	100.00	100.00
CO	100.00	100.00	100.00	100.00	100.00	100.00
CP	100.00	100.00	100.00	100.00	100.00	100.00
CQ	100.00	100.00	100.00	100.00	100.00	100.00
CR	100.00	100.00	100.00	100.00	100.00	100.00
CS	100.00	100.00	100.00	100.00	100.00	100.00
CT	100.00	100.00	100.00	100.00	100.00	100.00
CU	100.00	100.00	100.00	100.00	100.00	100.00
CV	100.00	100.00	100.00	100.00	100.00	100.00
CW	100.00	100.00	100.00	100.00	100.00	100.00
CX	100.00	100.00	100.00	100.00	100.00	100.00
CY	100.00	100.00	100.00	100.00	100.00	100.00
CZ	100.00	100.00	100.00	100.00	100.00	100.00

- NOTES:**
1. THE INFORMATION SHOWN HEREON, INCLUDING PHYSICAL IMPROVEMENTS, IS BASED UPON PREVIOUS SURVEYS, RECORD INFORMATION AND A FIELD RUN BOUNDARY SURVEY REFERENCED BY THIS MAP.
  2. THE SURVEYED PROPERTY SHOWN HEREON AND IDENTIFIED ON PARISH COUNTY TAX MAP AS TM#024-4-01-0006C4 AND 024-4-01-0006C3 ARE ZONED PDU (SUBJECT TO PROFFERS/COMMENTS PER REZONING #2 2006-00-001).
  3. THE VERTICAL CURVE SHOWN HEREON IS BASED ON VDS 85.
  4. THE PROPERTY SHOWN HEREON IS ALL OF THE PROPERTY ACQUIRED BY TIMBER RIDGE AT EDS LLC BY DEED RECORDED IN DEED BOOK 11623 AT PG. 486 HAVING THE LINE RECORDS OF PARISH COUNTY, MISSISSIPPI.
  5. THE PROPERTIES SHOWN HEREON ARE LOCATED IN FLOOD ZONE "1", WHICH DETERMINED TO BE EXTENSIVE FOR FLOOD HAZARD, CHANGES FLOODING, AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR PARISH COUNTY, MISSISSIPPI AND UNINCORPORATED AREAS, COMMERCIAL PAPER NO. 10100-1125-4 DATED NOVEMBER 11, 2002, FLOOD ZONE "1" IS NOT A SPECIAL FLOOD HAZARD AREA.
  6. THE HORIZONTAL DATUM SHOWN HEREON IS REFERENCED TO NAD 83. THE ELEVATIONS INFORMATION SHOWN HEREON WAS OBTAINED FROM "CONVENTIONAL" SURVEY PROVIDED BY WILLIAM H. GORDON AND ASSOCIATES.



**TIMBER RIDGE AT EDS PROPERTIES**  
 DEED BOOK 11640, PAGE 510  
 PARISH COUNTY, MISSISSIPPI

**EXISTING CONDITIONS**

**VIKA REVISIONS**

NO.	DATE	DESCRIPTION
1	10/20/11	ISSUED FOR PERMIT
2	11/15/11	REVISED PER PERMIT
3	01/10/12	REVISED PER PERMIT
4	03/01/12	REVISED PER PERMIT
5	03/01/12	REVISED PER PERMIT
6	03/01/12	REVISED PER PERMIT
7	03/01/12	REVISED PER PERMIT
8	03/01/12	REVISED PER PERMIT
9	03/01/12	REVISED PER PERMIT
10	03/01/12	REVISED PER PERMIT

DATE REVISION 03/01/12  
 DES: SIA  
 ENR: CMB  
 SCALE: 1" = 100'  
 PROJECT/FILE NO: 7089-SV  
 SHEET NO: C-3

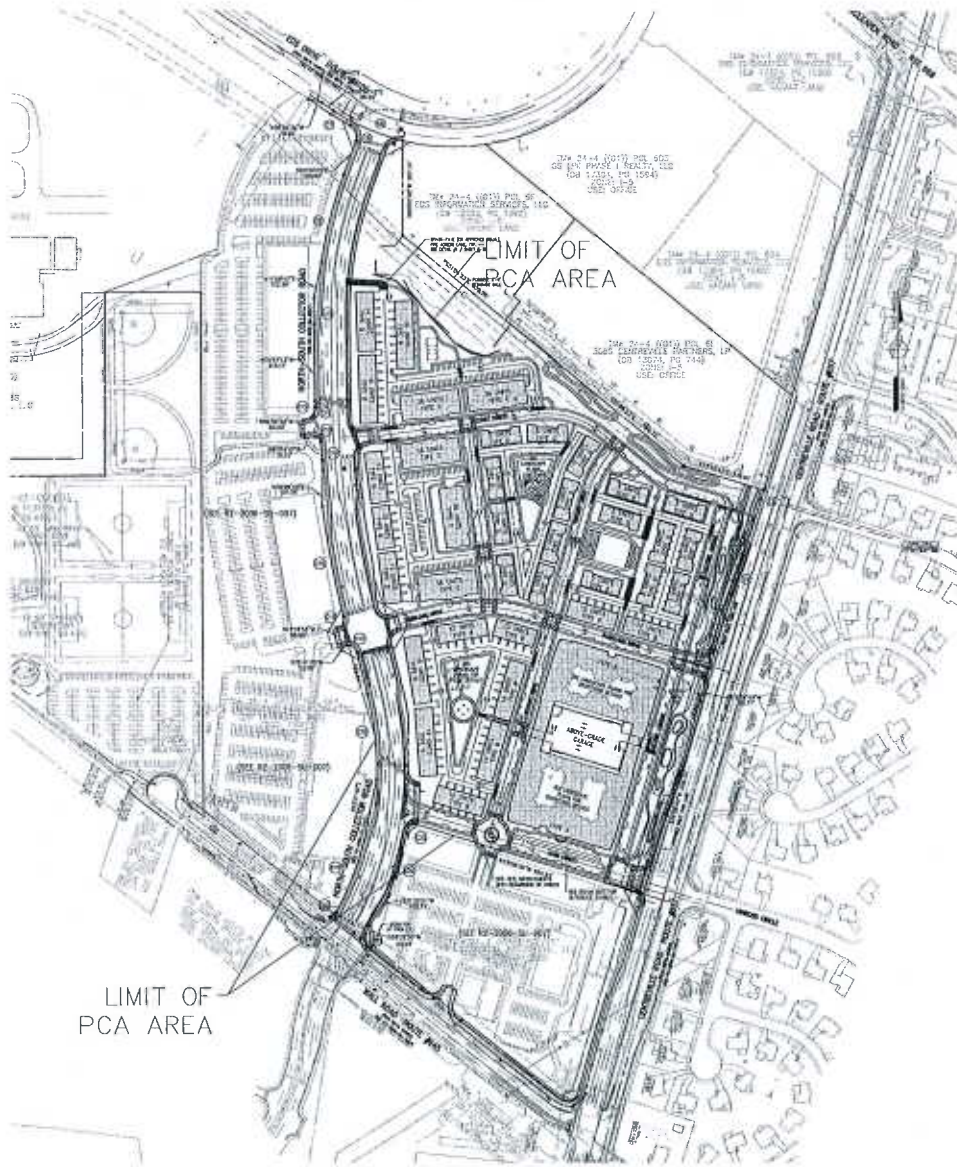


TM# 34-2 (011) PCL 60  
 PORTION OF ABANDONED HALL ROAD  
 (DB 17285, PG 625)

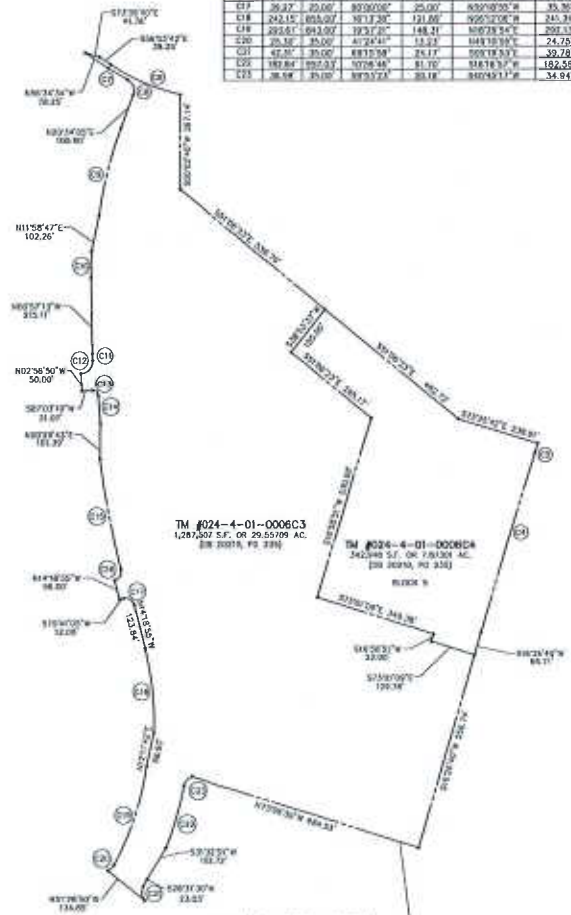
TM# 34-2 (011) PCL 35  
 SULLY NORTH INVESTMENTS, LLC  
 (DB 17320, PG 1750)  
 ZONE: INDUSTRIAL MK  
 USE: OFFICE

TM# 34-2 (011) PCL 34  
 DE NORTH PHASE A, LLC  
 (DB 17584, PG 2033)  
 ZONE: INDUSTRIAL MK  
 USE: INDUSTRIAL

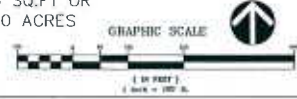
TM# 34-2 (011) PCL 4  
 MUD STORAGE GRANITELY, LP  
 (DB 17763, PG 1495)  
 ZONE: URE  
 USE: WAREHOUSES



CDPA	LENGTH (FEET)	BEARING	CDPA AREA (SQ. FT.)	CDPA PERCENT (%)	CDPA ACRES
EA	520.00	S28°16'10"E	179,147	3.88	4.14
EB	288.00	S28°16'10"E	97,453	2.14	2.28
EC	288.00	S28°16'10"E	97,453	2.14	2.28
ED	288.00	S28°16'10"E	97,453	2.14	2.28
EE	288.00	S28°16'10"E	97,453	2.14	2.28
EF	288.00	S28°16'10"E	97,453	2.14	2.28
EG	288.00	S28°16'10"E	97,453	2.14	2.28
EH	288.00	S28°16'10"E	97,453	2.14	2.28
EI	288.00	S28°16'10"E	97,453	2.14	2.28
EJ	288.00	S28°16'10"E	97,453	2.14	2.28
EK	288.00	S28°16'10"E	97,453	2.14	2.28
EL	288.00	S28°16'10"E	97,453	2.14	2.28
EM	288.00	S28°16'10"E	97,453	2.14	2.28
EN	288.00	S28°16'10"E	97,453	2.14	2.28
EO	288.00	S28°16'10"E	97,453	2.14	2.28
EP	288.00	S28°16'10"E	97,453	2.14	2.28
EQ	288.00	S28°16'10"E	97,453	2.14	2.28
ER	288.00	S28°16'10"E	97,453	2.14	2.28
ES	288.00	S28°16'10"E	97,453	2.14	2.28
ET	288.00	S28°16'10"E	97,453	2.14	2.28
EU	288.00	S28°16'10"E	97,453	2.14	2.28
EV	288.00	S28°16'10"E	97,453	2.14	2.28
EW	288.00	S28°16'10"E	97,453	2.14	2.28
EX	288.00	S28°16'10"E	97,453	2.14	2.28
EY	288.00	S28°16'10"E	97,453	2.14	2.28
EZ	288.00	S28°16'10"E	97,453	2.14	2.28
EA	288.00	S28°16'10"E	97,453	2.14	2.28



LIMIT OF PCA,  
CDPA AND FDPA  
AREA  
1,630,455 SQ.FT OR  
37.43010 ACRES



**VIA**  
 ARCHITECTS • PLANNERS • ENGINEERS • SURVEYORS • INTERIORS  
 1000 WEST 10TH AVENUE, SUITE 200 • DENVER, COLORADO 80202  
 (303) 733-7272  
 www.viaarchitect.com

**TIMBER RIDGE  
 AT ED'S  
 TAX MAP NUMBERS  
 24-4 (11) 6C3 AND 6C4**

**PARTIAL  
 PCA PLAT**

CDPA # 024-4-01-0006C3  
 1,630,455 SQ. FT. OR 37.43010 AC.  
 (SEE MAPS, PG. 23)

CDPA # 024-4-01-0006C4  
 1,630,455 SQ. FT. OR 37.43010 AC.  
 (SEE MAPS, PG. 23)

BLK 24  
 1,630,455 SQ. FT. OR 37.43010 AC.  
 (SEE MAPS, PG. 23)

CDPA # 024-4-01-0006C3  
 1,630,455 SQ. FT. OR 37.43010 AC.  
 (SEE MAPS, PG. 23)

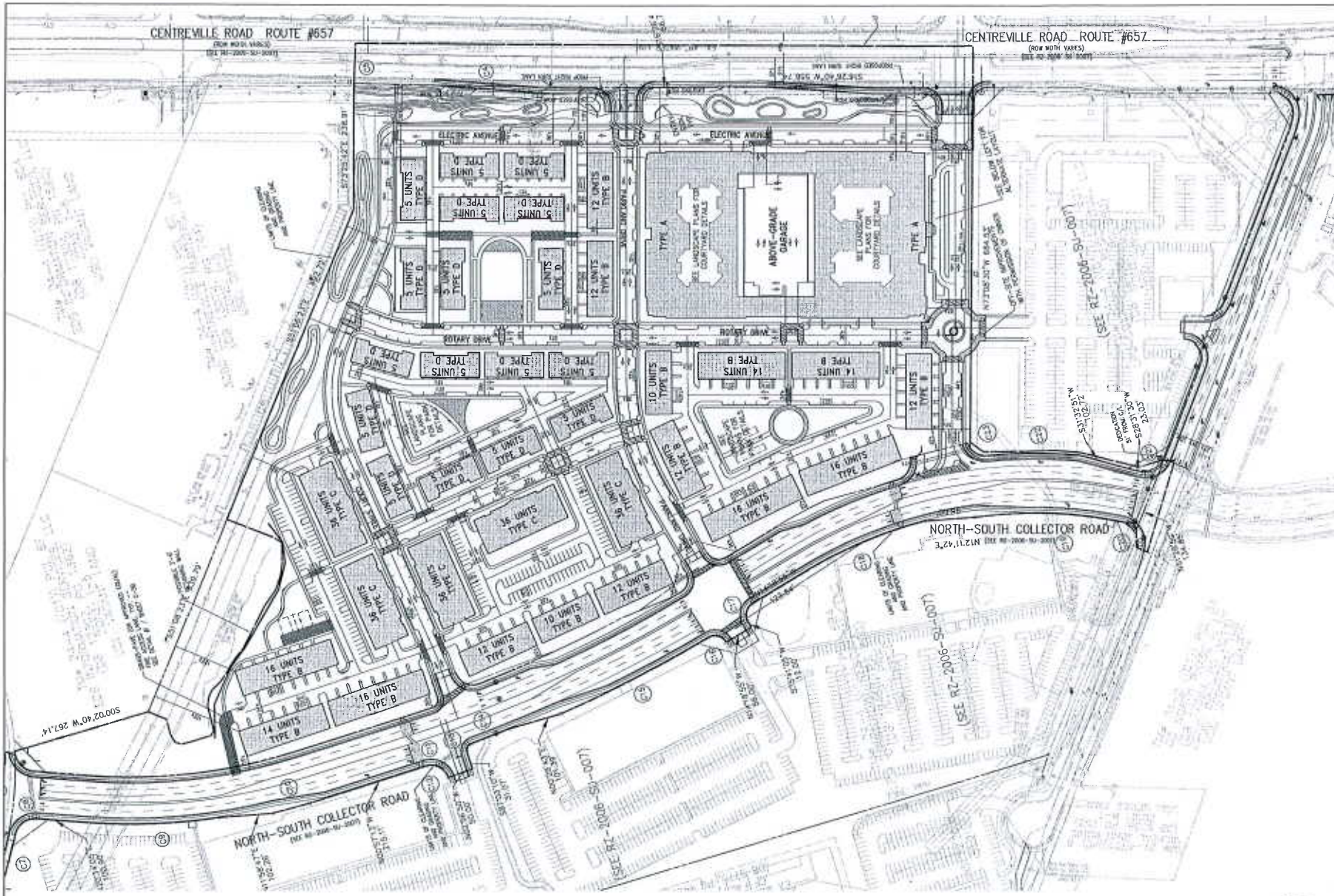
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 (SEE MAPS, PG. 23)

CDPA # 024-4-01-0006C3  
 1,630,455 SQ. FT. OR 37.43010 AC.  
 (SEE MAPS, PG. 23)

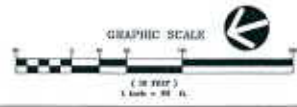
CDPA # 024-4-01-0006C4  
 1,630,455 SQ. FT. OR 37.43010 AC.  
 (SEE MAPS, PG. 23)

VIA REVISIONS

DATE: JUN 21, 2012  
 SCALE: 1"=100'  
 PROJECT/FILE NO.: V1009  
 SHEET NO.: C-4



SEE SHEETS C-7 & C-7A FOR PROPOSED DEVELOPMENT TABULATIONS



**REVISIONS**

DATE	BY	CHK	APP
NOVEMBER 14, 2024			
SEPTEMBER 18, 2024			
AUGUST 23, 2023			
JULY 6, 2023			
MARCH 28, 2023			
BASE: JAN 23, 2023			

**VIKA REVISIONS**

**COMPLY WITH ORDINANCE 15-10-008**  
**10/16/17**

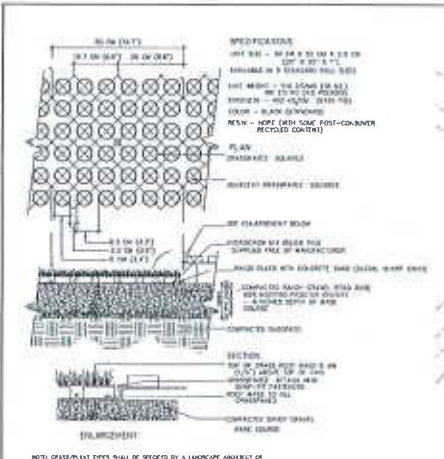
**TIMBER RIDGE AT EDS**  
**TAX MAP NUMBERS**  
**24-4 (00) 603 AND 604**  
**SULLY DISTRICT**  
**FAYETTE COUNTY, MISSISSIPPI**

**PARTIAL CDPA/FDPA**  
**OVERALL**

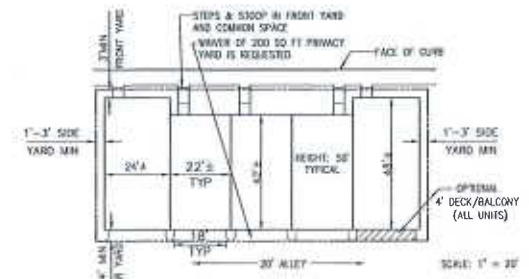
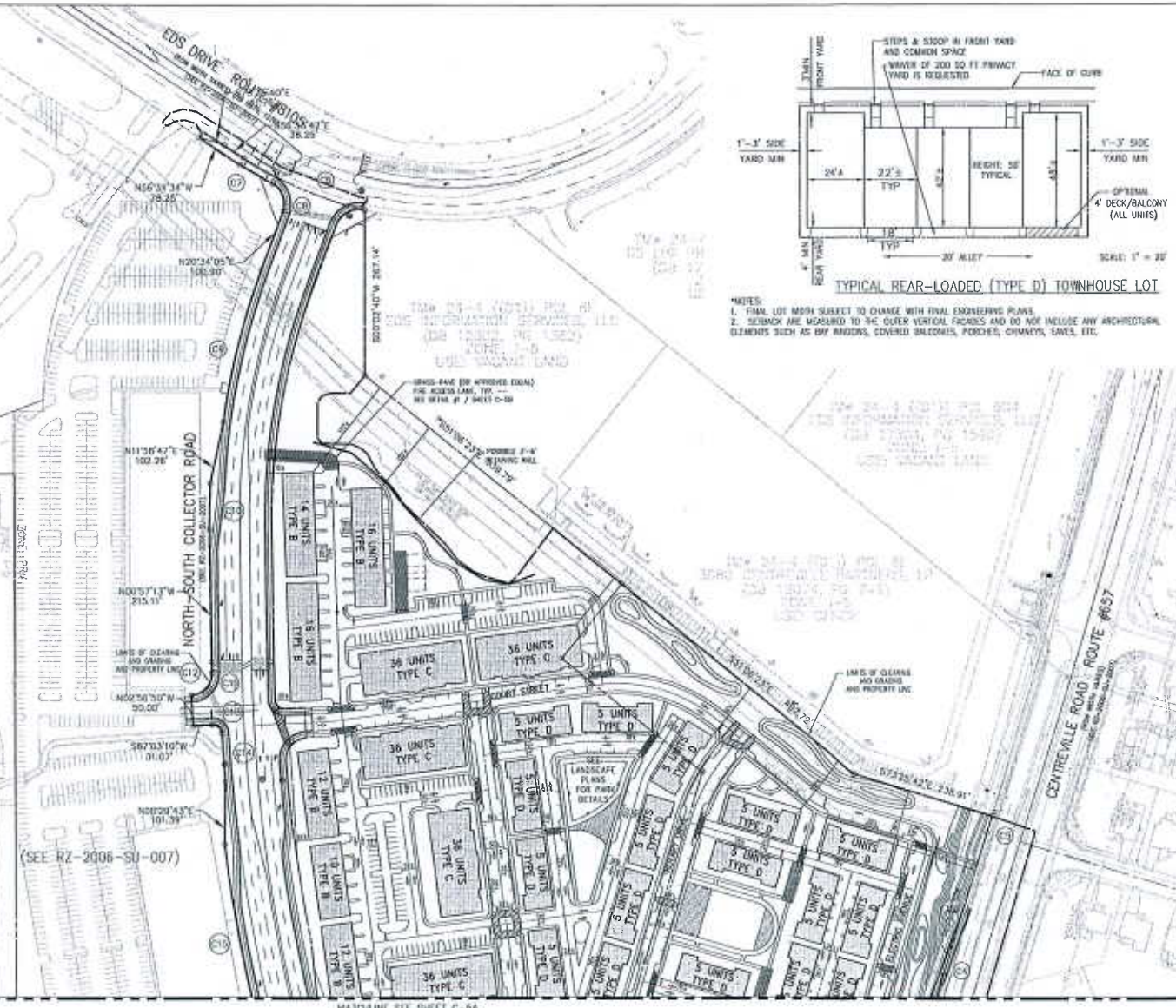
**PROJECT/FILE NO.**  
**V3004**

**SHEET NO.**  
**C-5**





**1 GRASSPAVE2 DETAIL (OR APPROVED EQUAL)**  
NOT TO SCALE



- NOTES:**
1. FINAL LOT MARK SUBJECT TO CHANGE WITH FINAL ENGINEERING PLANS.
  2. SETBACKS ARE MEASURED TO THE OUTER VERTICAL FACEDS AND DO NOT INCLUDE ANY ARCHITECTURAL ELEMENTS SUCH AS BAY WINDOWS, COVERED BALCONIES, PORCHES, CHIMNEYS, SMOKE, ETC.



CONTRACTOR: WKA & ASSOCIATES, INC. 1000 W. 10TH AVENUE, SUITE 100, DENVER, CO 80202  
 ARCHITECT: WKA & ASSOCIATES, INC. 1000 W. 10TH AVENUE, SUITE 100, DENVER, CO 80202  
 ENGINEER: WKA & ASSOCIATES, INC. 1000 W. 10TH AVENUE, SUITE 100, DENVER, CO 80202  
 LANDSCAPE ARCHITECT: WKA & ASSOCIATES, INC. 1000 W. 10TH AVENUE, SUITE 100, DENVER, CO 80202  
 SURVEYOR: WKA & ASSOCIATES, INC. 1000 W. 10TH AVENUE, SUITE 100, DENVER, CO 80202  
 CIVIL ENGINEER: WKA & ASSOCIATES, INC. 1000 W. 10TH AVENUE, SUITE 100, DENVER, CO 80202

TIMBER RIDGE  
 AT EDS  
 TAX MAP NUMBERS  
 24-4 (11) 6C3 AND 6C4  
 SULLY DISTRICT  
 PARKER COUNTY, WISCONSIN

PARTIAL CDPA/FDPA  
 DETAIL

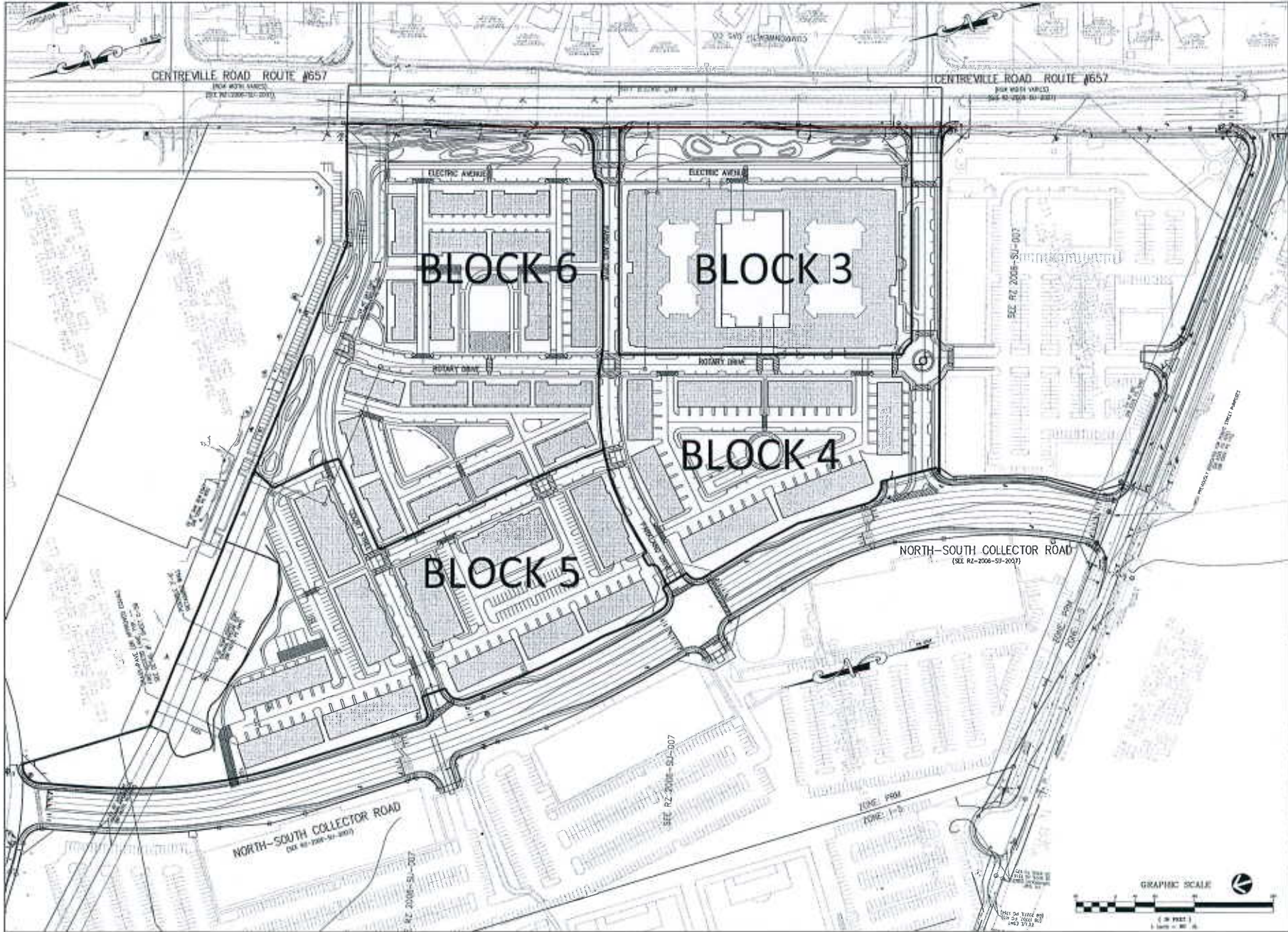


WKA & ASSOCIATES, INC.  
 1000 W. 10TH AVENUE, SUITE 100  
 DENVER, CO 80202

DATE: JAN 23, 2024  
 DESIGNED BY: WKA  
 DRAWN BY: WKA  
 CHECKED BY: WKA  
 SCALE: 1" = 8'  
 PROJECT/FILE NO.: VYBR  
 SHEET NO.: C-5B

SEE SHEETS C-7 & C-7A FOR PROPOSED DEVELOPMENT TABULATIONS





  
 PROJECT: TIMBER RIDGE AT EDS  
 PREPARED BY: [Firm Name]  
 DATE: [Date]  
 SHEET NO. C-5

**TIMBER RIDGE AT EDS**  
**TAX MAP NUMBERS**  
**24-4 (11) 6C3 AND 6C4**  
 SULLY DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

**SCHEMATIC**  
**BLOCK PLAN**



**REVISIONS**

NO.	DATE	DESCRIPTION
1	SEPTEMBER 16, 2012	ISSUED FOR PERMITS
2	SEPTEMBER 12, 2012	REVISED PER COMMENTS
3	AUGUST 28, 2012	REVISED PER COMMENTS
4	JULY 9, 2012	REVISED PER COMMENTS
5	MARCH 20, 2012	REVISED PER COMMENTS
6	JAN 23, 2012	REVISED PER COMMENTS

ROAD: 1"=80'  
 PROJECT/DATE NO.: 17088  
 SHEET NO.: C-5





PCA / CDPA / FDPA DEVELOPMENT TABULATIONS

**DEVELOPMENT TABULATION: BASE PLAN**

Block (See note 6)	Blkg.	Use	Commercial (Retail) GSF	MFRs GSF (2) (3)	Commercial (Office) GSF	No. Residential Units (2) (3)	Height	No. Stories	Parking Req'd (1) & (4)	Parking in Garage(s)	Parking in Driveways	Parking On-Street	Total Parking	Loading Provided
Base Plan Block 1	---	Commercial - Office / Retail	41,000	---	25,000	---	25' & 50'	1 & 2	229			232	232	2 Spaces
Base Plan Block 2	---	Commercial - Office / Retail	26,600	---	15,600	---	25' & 50'	1 & 2	548			123	123	2 Spaces
<b>Total Base Plan - Blocks 1 - 2</b>			<b>67,600</b>		<b>40,600</b>								<b>355</b>	
Base and Alt. Plans - Block 3	A	Multi-Family Residential	---	408,225	---	342	60'	4	547	547		46	593	1 Space
Base and Alt. Plans - Block 4	B	Multi-Family Residential	---	197,400	---	94	60'	4	151	94	94	49	237	0
Base and Alt. Plans - Block 5	B	Multi-Family Residential	---	160,000	---	80	60'	4	128	80	80	30	190	0
Base and Alt. Plans - Block 5	C	Multi-Family Residential	---	243,085	---	180	70'	5	288	160		123	283	0
Base and Alt. Plans - Block 6	B	Multi-Family Residential	---	42,000	---	24	60'	4	39	24	24	19	67	0
Base and Alt. Plans - Block 6	D	Single Family Attached	---	235,892	---	85	50'	3	230	170		60	230	N/A
<b>Total Base Plan Residential - Blocks 3 - 6 (7)</b>				<b>1,294,602</b>		<b>805</b>							<b>1,600</b>	<b>1 Space (15)</b>
Base Plan Block 8	---	Commercial - Office / Retail	---	---	110,000	---	30'	2	286			400	406	3 Spaces
Base Plan Block 9	---	Commercial - Office / Retail	---	---	94,000	---	30'	2	245			360	360	2 Spaces
Base Plan Block 10	---	Commercial - Office / Retail	---	---	117,200	---	45'	3	305			504	504	2 Spaces
<b>Total Base Plan - Blocks 8, 9 &amp; 10</b>					<b>321,200</b>								<b>1,270</b>	
<b>Total GSF Base Plan - Commercial Office / Retail</b>					<b>429,400</b>								<b>1,625</b>	<b>11 Spaces</b>
<b>Grand Total GSF in Base Plan - All Uses - Blocks 1 - 10 (6)</b>					<b>1,724,002</b>								<b>3,225</b>	<b>12 Spaces (15)</b>
<b>GSF Percentage by Land Use</b>			<b>4%</b>	<b>75%</b>	<b>21%</b>									

**DEVELOPMENT TABULATION: ALTERNATE PLAN**

Block (See note 6)	Blkg.	Use	Commercial (Retail) GSF	MFRs GSF (2) (3)	Commercial (Office) GSF	No. Residential Units (2) (3)	Height	No. Stories	Parking Req'd (1) & (4)	Parking in Garage(s)	Parking in Driveways	Parking On-Street	Total Parking	Loading Provided
Alternate Plan Block 1	---	Commercial - Office / Retail	50,000	---	25,000	---	25' & 50'	1 & 2	257			210	210	2 Spaces
Alternate Plan Block 2	---	Commercial - Office / Retail	26,600	---	15,600	---	25' & 50'	1 & 2	172			123	123	2 Spaces
<b>Total Alternate Plan - Blocks 1 - 2</b>			<b>76,600</b>		<b>40,600</b>								<b>333</b>	
Base and Alt. Plans - Block 3	A	Multi-Family Residential	---	408,225	---	342	60'	4	547	547		46	593	1 Space
Base and Alt. Plans - Block 4	B	Multi-Family Residential	---	197,400	---	94	60'	4	151	94	94	49	237	0
Base and Alt. Plans - Block 5	B	Multi-Family Residential	---	160,000	---	80	60'	4	128	80	80	30	190	0
Base and Alt. Plans - Block 5	C	Multi-Family Residential	---	243,085	---	180	70'	5	288	160		123	283	0
Base and Alt. Plans - Block 6	B	Multi-Family Residential	---	42,000	---	24	60'	4	39	24	24	19	67	0
Base and Alt. Plans - Block 6	D	Single Family Attached	---	235,892	---	85	50'	3	230	170		60	230	N/A
<b>Total Alternate Plan Residential - Blocks 3 - 6 (7)</b>				<b>1,294,602</b>		<b>805</b>							<b>1,600</b>	<b>1 Space (15)</b>
Alternate Plan Block 8	---	Commercial - Office / Retail	---	---	220,000	---	55'	4	572	735		145	880	3 Spaces
Alternate Plan Block 9	---	Commercial - Office / Retail	---	---	180,000	---	55'	4	468	555		135	690	2 Spaces
Alternate Plan Block 10	---	Commercial - Office / Retail	---	---	300,000	---	55'	4	520	555		275	830	2 Spaces
<b>Total Alternate Plan - Blocks 8, 9 &amp; 10</b>					<b>696,000</b>				<b>1,560</b>	<b>1,845</b>		<b>555</b>	<b>2,400</b>	
<b>Total GSF in Alternate Plan - Commercial Office / Retail</b>					<b>717,200</b>								<b>2,733</b>	<b>11 Spaces</b>
<b>Grand Total GSF in Alternate Plan - All Uses - Blocks 1 - 10 (6)</b>					<b>2,011,802</b>								<b>4,333</b>	<b>12 Spaces (15)</b>
<b>GSF Percentage by Land Use</b>			<b>4%</b>	<b>64%</b>	<b>32%</b>									

- [1] Multi-Family parking rate = 1.6/unit.  
Single family attached parking rate = 2.7/unit
- [2] GSF and unit counts include ADU and Work From Home Housing Units.
- [3] The applicant reserves the right to modify individual building GSF and units at final site plan, so long as the totals for Blocks 3 through 6 are not exceeded.
- [4] See General Note #19
- [5] See Requested Zoning Ordinance Waiver #5.
- [6] Blocks have been re-numbered, and block seven (7) was eliminated.
- [7] Residential GSF is inclusive of 160,702 sf of bonus density for the provision of ADU's

**Required Parking Ratios:**  
 Retail: 4 Spaces / 1,000 sf  
 Office: 3 Spaces / 1,000 sf (50,000 sf to 127,000 sf)  
 Office: 2.6 Spaces / 1,000 sf (greater than 125,000 sf)  
 Multi-Family: 1.6 Spaces / DU  
 Single Family Attached: 2.7 Spaces / DU

x:\data\7000-9000\7069d\notes\PCA-FDPA Development Tabs (9-12-12).xlsx

**MTA**  
 Metropolitan Transportation Authority  
 120 Broadway, New York, NY 10038  
 (212) 697-7000  
 www.mta.com

**TIMBER RIDGE AT EDS**  
 TAX MAP NUMBERS 24-4 (0) 6C3 AND 6C4  
 PARTIAL CDPA/17, VISIONA

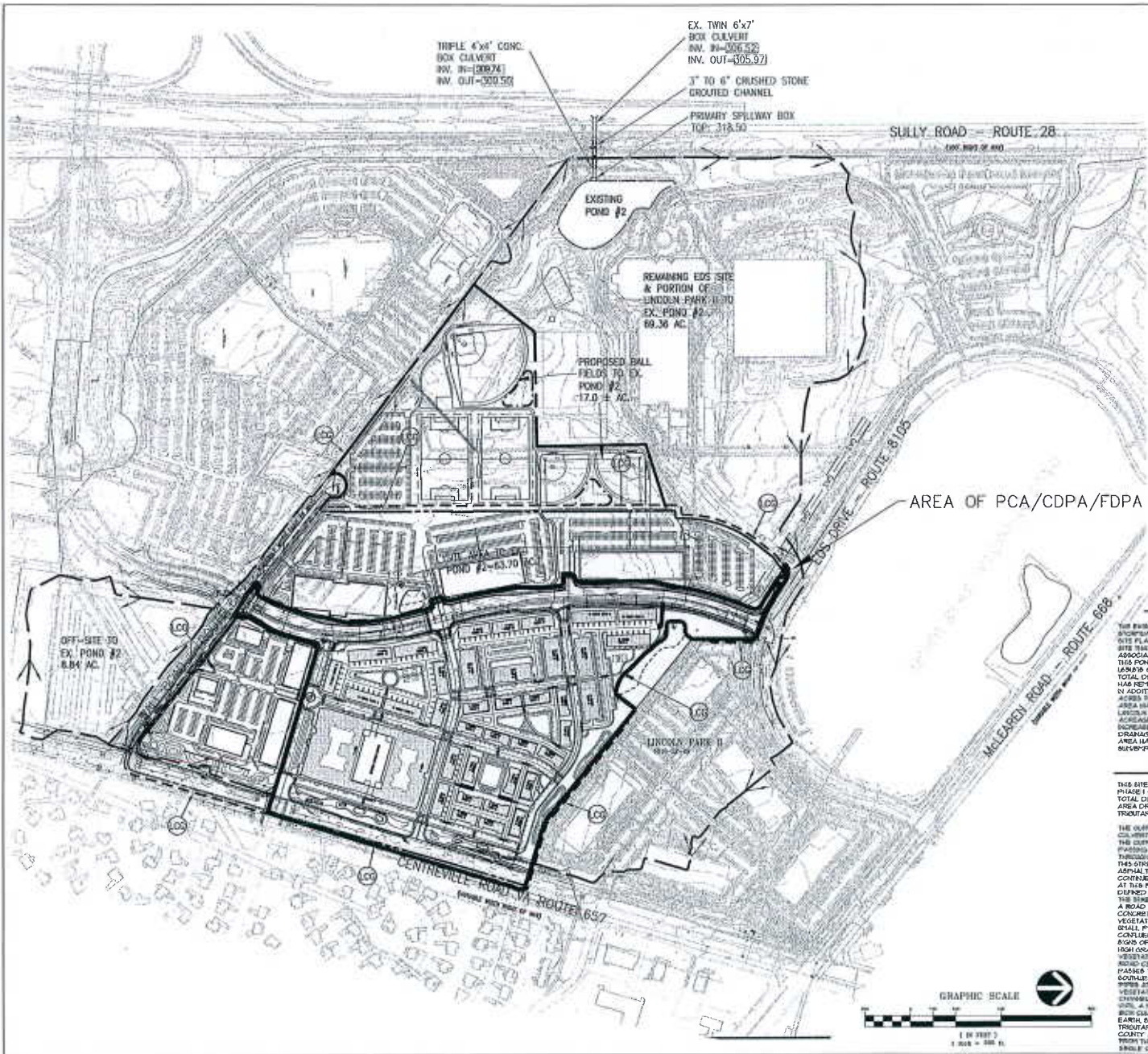
**DEVELOPMENT TABULATIONS**

**VKA REVISIONS**

NO.	DATE	DESCRIPTION

OCTOBER 16, 2012  
 SEPTEMBER 12, 2012  
 AUGUST 22, 2012  
 JULY 16, 2012  
 MARCH 28, 2012  
 JAN 25, 2012

DRAWN BY: [Signature]  
 CHECKED BY: [Signature]  
 SCALE: N/A  
 PROJECT/TITLE NO.: VY088  
 SHEET NO.: G-7A



MINIMUM REQUIREMENTS FOR INFORMATION FOR RECEIVING SPECIAL EXCEPTED SPECIAL PERMIT AND DEVELOPMENT PLAN APPLICATIONS

The following information is required to be shown or provided in all zoning applications or a preliminary plat of a subdivision and a minimum lot/section shall be shown. Note: Values will be based upon separate calculations and are not intended to be used for design purposes. See the applicable zoning ordinance for more information.

1. Provide a detailed site plan showing the following items:
  - Site Plan (see Item 1.1)
  - Stormwater Management Plan (see Item 1.2)
  - Site Plan (see Item 1.3)
  - Stormwater Management Plan (see Item 1.4)
  - Site Plan (see Item 1.5)
  - Stormwater Management Plan (see Item 1.6)
2. Provide a detailed site plan showing the following items:
  - Site Plan (see Item 1.1)
  - Stormwater Management Plan (see Item 1.2)
  - Site Plan (see Item 1.3)
  - Stormwater Management Plan (see Item 1.4)
  - Site Plan (see Item 1.5)
  - Stormwater Management Plan (see Item 1.6)

3. Provide	4. Provide	5. Provide	6. Provide	7. Provide	8. Provide
Area (Acres)	Area (Acres)	Area (Acres)	Area (Acres)	Area (Acres)	Area (Acres)
10.00	10.00	10.00	10.00	10.00	10.00
10.00	10.00	10.00	10.00	10.00	10.00

4. Provide a detailed site plan showing the following items:
  - Site Plan (see Item 1.1)
  - Stormwater Management Plan (see Item 1.2)
  - Site Plan (see Item 1.3)
  - Stormwater Management Plan (see Item 1.4)
  - Site Plan (see Item 1.5)
  - Stormwater Management Plan (see Item 1.6)
5. Provide a detailed site plan showing the following items:
  - Site Plan (see Item 1.1)
  - Stormwater Management Plan (see Item 1.2)
  - Site Plan (see Item 1.3)
  - Stormwater Management Plan (see Item 1.4)
  - Site Plan (see Item 1.5)
  - Stormwater Management Plan (see Item 1.6)
6. Provide a detailed site plan showing the following items:
  - Site Plan (see Item 1.1)
  - Stormwater Management Plan (see Item 1.2)
  - Site Plan (see Item 1.3)
  - Stormwater Management Plan (see Item 1.4)
  - Site Plan (see Item 1.5)
  - Stormwater Management Plan (see Item 1.6)
7. Provide a detailed site plan showing the following items:
  - Site Plan (see Item 1.1)
  - Stormwater Management Plan (see Item 1.2)
  - Site Plan (see Item 1.3)
  - Stormwater Management Plan (see Item 1.4)
  - Site Plan (see Item 1.5)
  - Stormwater Management Plan (see Item 1.6)
8. Provide a detailed site plan showing the following items:
  - Site Plan (see Item 1.1)
  - Stormwater Management Plan (see Item 1.2)
  - Site Plan (see Item 1.3)
  - Stormwater Management Plan (see Item 1.4)
  - Site Plan (see Item 1.5)
  - Stormwater Management Plan (see Item 1.6)
9. Provide a detailed site plan showing the following items:
  - Site Plan (see Item 1.1)
  - Stormwater Management Plan (see Item 1.2)
  - Site Plan (see Item 1.3)
  - Stormwater Management Plan (see Item 1.4)
  - Site Plan (see Item 1.5)
  - Stormwater Management Plan (see Item 1.6)
10. Provide a detailed site plan showing the following items:
  - Site Plan (see Item 1.1)
  - Stormwater Management Plan (see Item 1.2)
  - Site Plan (see Item 1.3)
  - Stormwater Management Plan (see Item 1.4)
  - Site Plan (see Item 1.5)
  - Stormwater Management Plan (see Item 1.6)
11. Provide a detailed site plan showing the following items:
  - Site Plan (see Item 1.1)
  - Stormwater Management Plan (see Item 1.2)
  - Site Plan (see Item 1.3)
  - Stormwater Management Plan (see Item 1.4)
  - Site Plan (see Item 1.5)
  - Stormwater Management Plan (see Item 1.6)

**STORMWATER MANAGEMENT NARRATIVE**

FOR THE APPROVED DEVELOPMENT PLAN (02-2006-SU-007) FOR THE EDGEMOUTH PROPERTY CO. AND PROPOSED FOR THAT SAME CASE, THE POND TO THE WEST OF THE SITE (EX. POND #1) IS BEING REDESIGNED FOR THE IMPROVED AREA OF THE APPLICATION. THE APPLICATION PROPOSES DEVELOPMENT WITH AN APPROXIMATE 150,000 SQ. FT. OF IMPROVED AREA. THE STORMWATER MANAGEMENT PLAN FOR THIS PROJECT IS BEING SUBMITTED TO THE BOARD OF SUPERVISORS FOR REVIEW AND APPROVAL. THE STORMWATER MANAGEMENT PLAN FOR THIS PROJECT IS BEING SUBMITTED TO THE BOARD OF SUPERVISORS FOR REVIEW AND APPROVAL.

**OUTFALL NARRATIVE**

BELOW IS A NARRATIVE DESCRIBING THE OUTFALL FROM EXISTING POND #1 CHANNEL (APPROXIMATELY 100 FEET LONG) WHICH WAS PREPARED BY SUECH FOR 2010-2011 AND 2012-2013 WHICH SHOWS HOW THE OUTFALL FROM THIS APPLICATION IS CONNECTED TO POND #1. SEE BELOW FOR APPROVED DEVELOPMENT NARRATIVE.

**APPROVED 02-2006-SU-007 NARRATIVE**

**SWM/ BMP NARRATIVE**

THE EXISTING POND #1 LOCATED TO THE WEST OF THE SITE IS USED FOR BOTH STORMWATER MANAGEMENT AND RECREATION PURPOSES. THE SITE PLAN FOR DEVELOPMENT PHASE I (2010-2011) SHOWS A NEW POND #1 LOCATED TO THE WEST OF THE SITE WITH AN ASSOCIATED C-FACTOR OF 0.75 DRAINING TO THIS EXISTING POND #1. THIS POND HAS A FOOTPRINT AREA OF 10,000 SQUARE FEET AND A STORAGE VOLUME OF 10,000 CUBIC FEET. HOWEVER, WITH THE DEVELOPMENT OF OTHER PROPERTIES, THE TOTAL DRAINAGE AREA AND C-FACTOR CONTRIBUTING TO THE EXISTING SWMP#1 POND HAS INCREASED TO 100 ACRES WITH AN ASSOCIATED C-FACTOR OF 0.75. IN ADDITION, THE OFF-SITE AREA DRAINING TO THIS POND HAS DECREASED FROM 100 ACRES TO 75 ACRES. THE PROPOSED DEVELOPMENT OF THE OFF-SITE AREA WILL ADD 25 ACRES OF OFF-SITE AREA WITHIN THE EDGEMOUTH AND A PORTION OF LINCOLN PARK II. THIS DEVELOPMENT WILL INCREASE THE C-FACTOR VALUE FROM THE PROPOSED SITE AND THE TOTAL DRAINAGE AREA FOR THE POND #1 HAS INCREASED TO 125 ACRES. THEREFORE, THIS EXISTING SWMP#1 POND IS ADEQUATE FOR THE PROPOSED SITE.

**OUTFALL NARRATIVE**

THIS SITE IS LOCATED IN THE CLS RUN WATERSHED. A POND #1E PLAN (EDS-OFFICE PHASE I) COMPLETE, 5000 SQ. FT. WAS APPROVED FOR THIS SITE THAT PROVIDED FOR A TOTAL DRAINAGE AREA OF 100 ACRES WITH AN ASSOCIATED C-FACTOR OF 0.75. THIS AREA DRAINS TO AN EXISTING SWMP#1 POND WHICH EVENTUALLY OUTFALLS TO A TRIBUTARY TO DEAD RUN STREAM.

THE OUTFALL FROM THE EXISTING SWMP#1 POND IS A TRIPLE 4x4 CONCRETE BOX CULVERT DISCHARGING TO AN EXISTING CHANNEL. THE CHANNEL IS A CONCRETE BOX CULVERT THAT DISCHARGES THROUGH EXISTING POND #1. THE OUTFALL FROM THE EXISTING SWMP#1 POND IS A TRIPLE 4x4 CONCRETE BOX CULVERT THAT DISCHARGES THROUGH EXISTING POND #1. THE OUTFALL FROM THE EXISTING SWMP#1 POND IS A TRIPLE 4x4 CONCRETE BOX CULVERT THAT DISCHARGES THROUGH EXISTING POND #1. THE OUTFALL FROM THE EXISTING SWMP#1 POND IS A TRIPLE 4x4 CONCRETE BOX CULVERT THAT DISCHARGES THROUGH EXISTING POND #1.

THE OUTFALL FROM THE EXISTING SWMP#1 POND IS A TRIPLE 4x4 CONCRETE BOX CULVERT DISCHARGING TO AN EXISTING CHANNEL. THE CHANNEL IS A CONCRETE BOX CULVERT THAT DISCHARGES THROUGH EXISTING POND #1. THE OUTFALL FROM THE EXISTING SWMP#1 POND IS A TRIPLE 4x4 CONCRETE BOX CULVERT THAT DISCHARGES THROUGH EXISTING POND #1. THE OUTFALL FROM THE EXISTING SWMP#1 POND IS A TRIPLE 4x4 CONCRETE BOX CULVERT THAT DISCHARGES THROUGH EXISTING POND #1. THE OUTFALL FROM THE EXISTING SWMP#1 POND IS A TRIPLE 4x4 CONCRETE BOX CULVERT THAT DISCHARGES THROUGH EXISTING POND #1.



TIMBER RIDGE AT  
 EDS PROPERTIES  
 TAX MAP NUMBERS  
 24-4 (01) 6CS AND 6C4  
 DISTRICT NO. 2  
 FAYETTE COUNTY, VIRGINIA

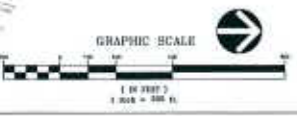
SWM NARRATIVES  
 &  
 ADEQUATE OUTFALL

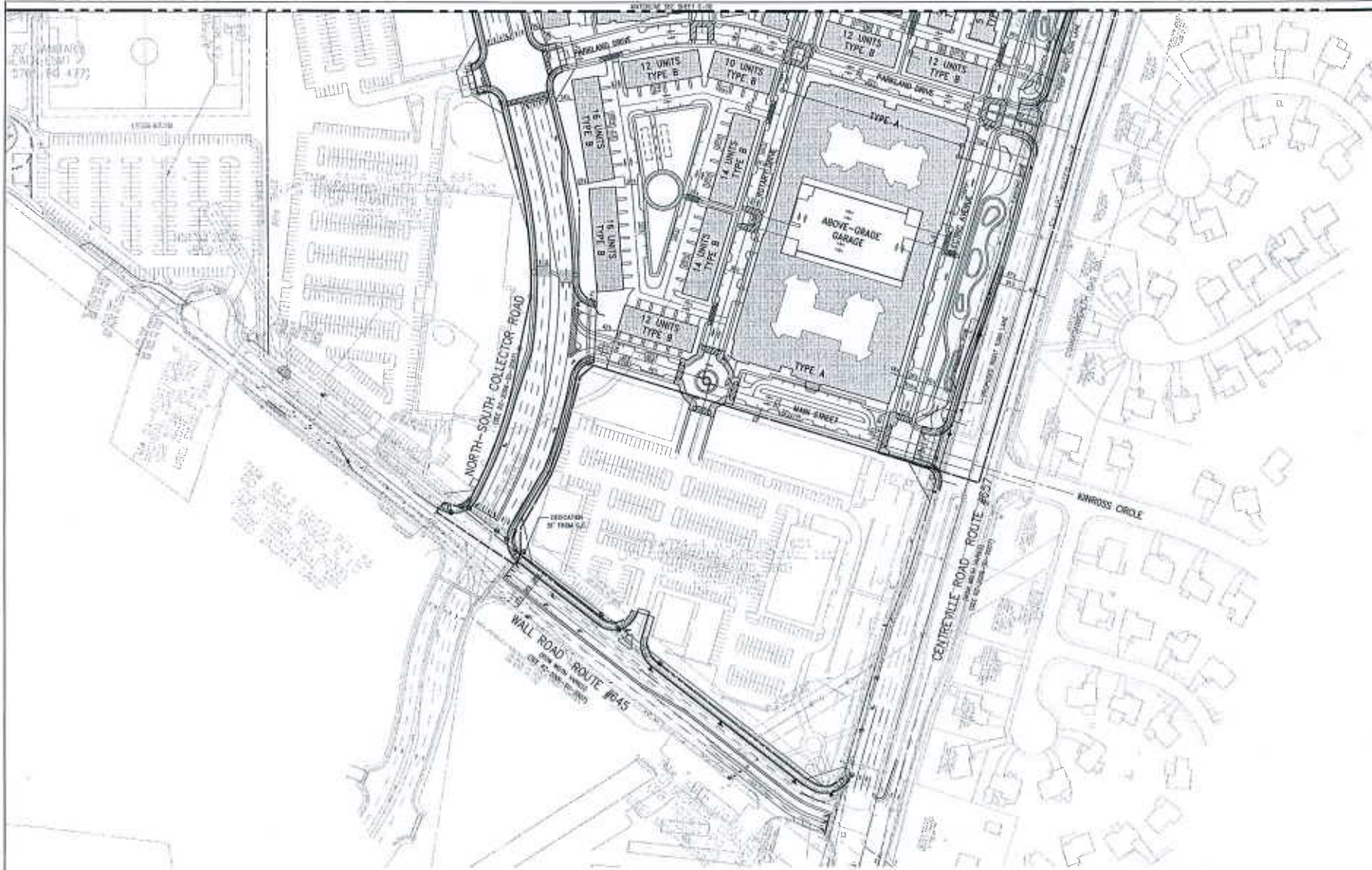


VIA REVISIONS

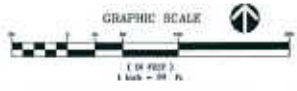
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3	DECEMBER 15, 2011	REVISIONS TO PLAN
4	JANUARY 15, 2012	REVISIONS TO PLAN
5	FEBRUARY 15, 2012	REVISIONS TO PLAN
6	MARCH 15, 2012	REVISIONS TO PLAN
7	APRIL 15, 2012	REVISIONS TO PLAN
8	MAY 15, 2012	REVISIONS TO PLAN
9	JUNE 15, 2012	REVISIONS TO PLAN
10	JULY 15, 2012	REVISIONS TO PLAN
11	AUGUST 15, 2012	REVISIONS TO PLAN
12	SEPTEMBER 15, 2012	REVISIONS TO PLAN
13	OCTOBER 15, 2012	REVISIONS TO PLAN
14	NOVEMBER 15, 2012	REVISIONS TO PLAN
15	DECEMBER 15, 2012	REVISIONS TO PLAN

SCALE: 1"=100'  
 PROJECT/FILE NO: 11000  
 SHEET NO.: C-8





FOR PEDESTRIAN CIRCULATION  
 SEE LANDSCAPE ARCHITECTS SHEET  
 L-03 AND L-04



**VKA**  
 VICKI K. ANDERSON, ARCHITECT  
 1000 W. MAIN STREET, SUITE 100  
 FARMINGTON, VIRGINIA 22031  
 (703) 426-1100  
 WWW.VKA.COM

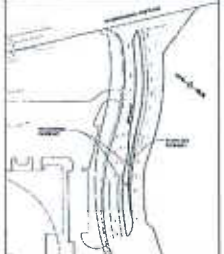
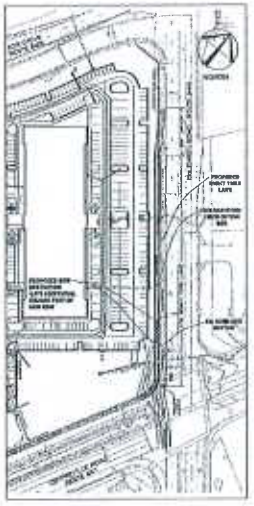
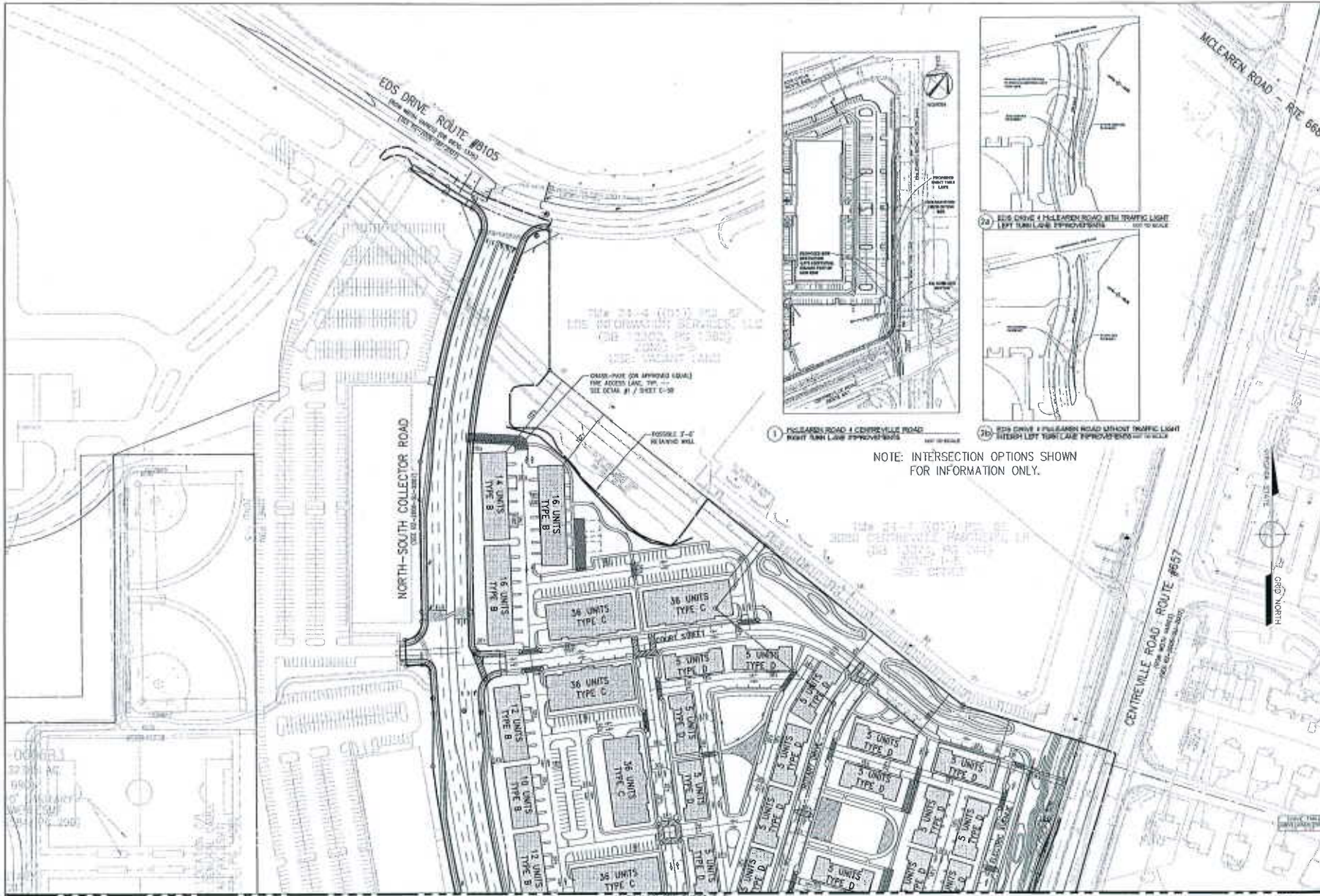
TIMBER RIDGE  
 AT ED'S  
 TAX MAP NUMBERS  
 24-4 (07) 6C3 AND 6C4  
 FARMING COUNTY, VIRGINIA

TRAFFIC  
 CIRCULATION  
 PLAN



VKA REVISIONS

DATE	BY	CHKD
OCTOBER 18, 2012		
SEPTEMBER 17, 2012		
AUGUST 23, 2012		
JULY 6, 2012		
MARCH 20, 2012		
DATE	BY	CHKD
DES	SKP	SKP
SCALE: 1" = 60'		
PROJECT/FILE NO. V1009		
SHEET NO. C-9		



1 PLEASANT ROAD + CENTREVILLE ROAD  
NORTH TURN LANE IMPROVEMENTS

2a EDS DRIVE + PLEASANT ROAD WITH TRAFFIC LIGHT  
STREET LIGHT TURN LANE IMPROVEMENTS

2b EDS DRIVE + PLEASANT ROAD WITHOUT TRAFFIC LIGHT  
STREET LIGHT TURN LANE IMPROVEMENTS

NOTE: INTERSECTION OPTIONS SHOWN FOR INFORMATION ONLY.

**VKA**  
 VICKI K. ANDERSON, P.E. • LANDSCAPE ARCHITECT  
 1000 W. HARRISON AVENUE, SUITE 200 • FARMINGTON, MISSISSIPPI 39232  
 (662) 893-3333 • FAX (662) 893-3334  
 WWW.VKALANDSCAPEARCHITECTS.COM

TIMBER RIDGE  
 AT EDS  
 TAX MAP NUMBERS  
 24-4 (0), 6C3 AND 6C4  
 FAIRFAX COUNTY, VIRGINIA

TRAFFIC  
 CIRCULATION  
 PLAN

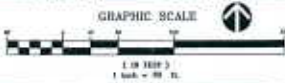


VKA REVISIONS

DATE	BY	CHKD.	APP'D.
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SEPTEMBER 12, 2012			
AUGUST 28, 2012			
JULY 6, 2012			
MARCH 20, 2012			
MARCH 23, 2012			

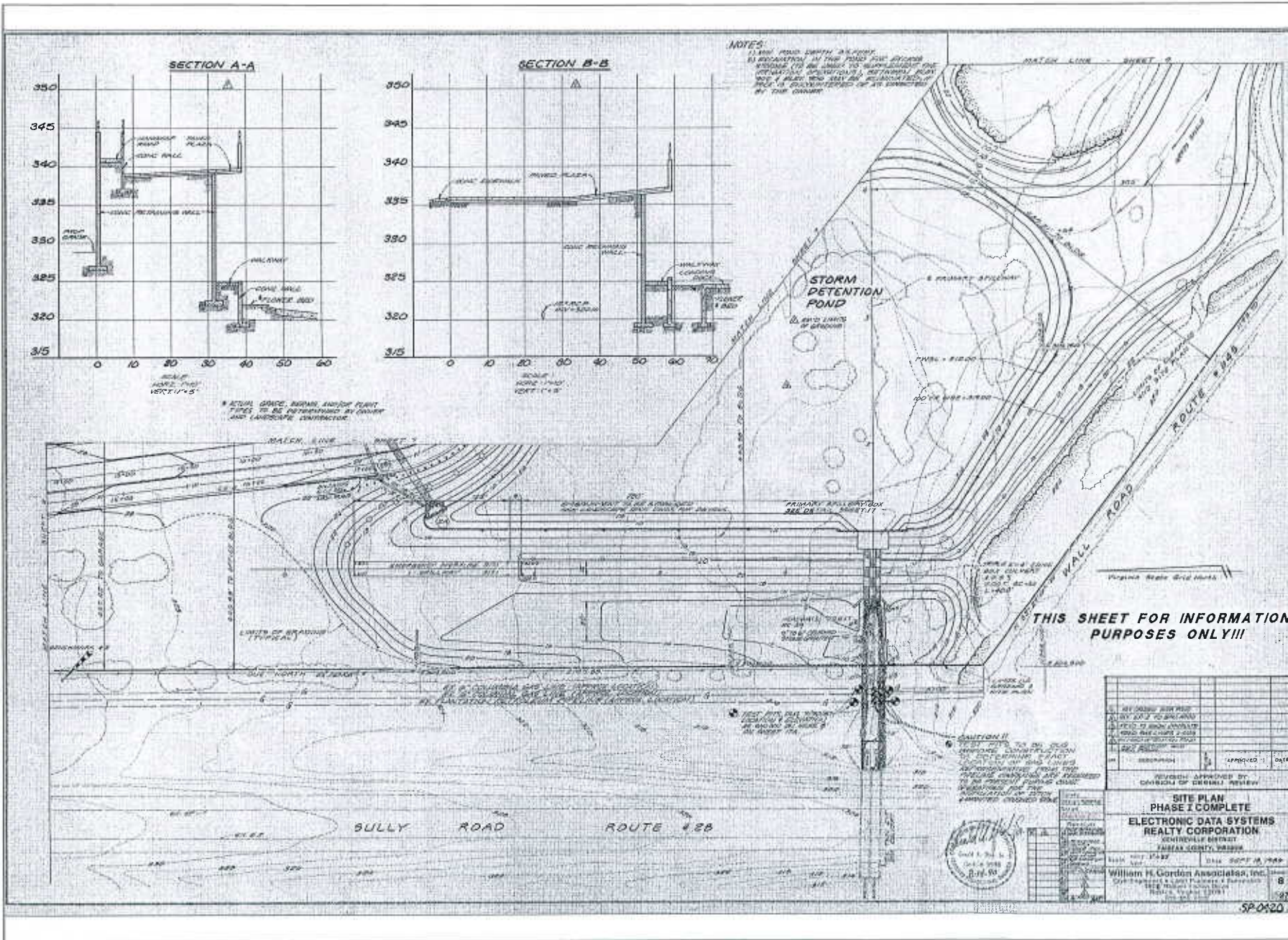
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FOR PEDESTRIAN CIRCULATION  
 SEE LANDSCAPE ARCHITECTS SHEET  
 L-03 AND L-04



DATE: 10/15/12  
 32745 AC  
 6900  
 67 LAKESHORE  
 WEST 150  
 10000000

MATCHLINE SEE SHEET C-9



**NOTES:**  
 1. ALL ROAD WIDTHS AS SHOWN  
 IS INDICATED IN THIS PLAN FOR GENERAL  
 REFERENCE ONLY. THE EXACT WIDTHS AND  
 LOCATIONS TO BE DETERMINED BY THE  
 CONTRACTOR. THE CONTRACTOR SHALL  
 BE RESPONSIBLE FOR THE LOCATION AND  
 DEPTH OF ALL UTILITIES.  
 2. THE CONTRACTOR SHALL BE RESPONSIBLE  
 FOR THE LOCATION AND DEPTH OF ALL  
 UTILITIES.  
 3. THE CONTRACTOR SHALL BE RESPONSIBLE  
 FOR THE LOCATION AND DEPTH OF ALL  
 UTILITIES.

**SECTION A-A**

**SECTION B-B**

\* ACTUAL GRADE, ELEVATION AND/OR POINT  
 LINES TO BE DETERMINED BY OWNER  
 AND LANDSCAPE CONTRACTOR.

**THIS SHEET FOR INFORMATION  
 PURPOSES ONLY!!!**

NO.	DESCRIPTION	DATE

**SITE PLAN  
 PHASE I COMPLETE  
 ELECTRONIC DATA SYSTEMS  
 REALTY CORPORATION**  
 CENTREVILLE DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

William H. Gordon Associates, Inc.  
 10000 Lee Highway, Suite 100  
 Fairfax, Virginia 22031  
 Phone: (703) 261-1000  
 Fax: (703) 261-1001

**WKA**  
 WKA ASSOCIATES, INC.  
 10000 Lee Highway, Suite 100  
 Fairfax, Virginia 22031  
 Phone: (703) 261-1000  
 Fax: (703) 261-1001  
 WWW.WKA.COM

**TIMBER RIDGE  
 AT EDS  
 TAX MAP NUMBERS  
 24-4 (0) 6C3 AND 6C4  
 FAIRFAX COUNTY, VIRGINIA**

**SITE PLAN  
 PHASE I COMPLETE**

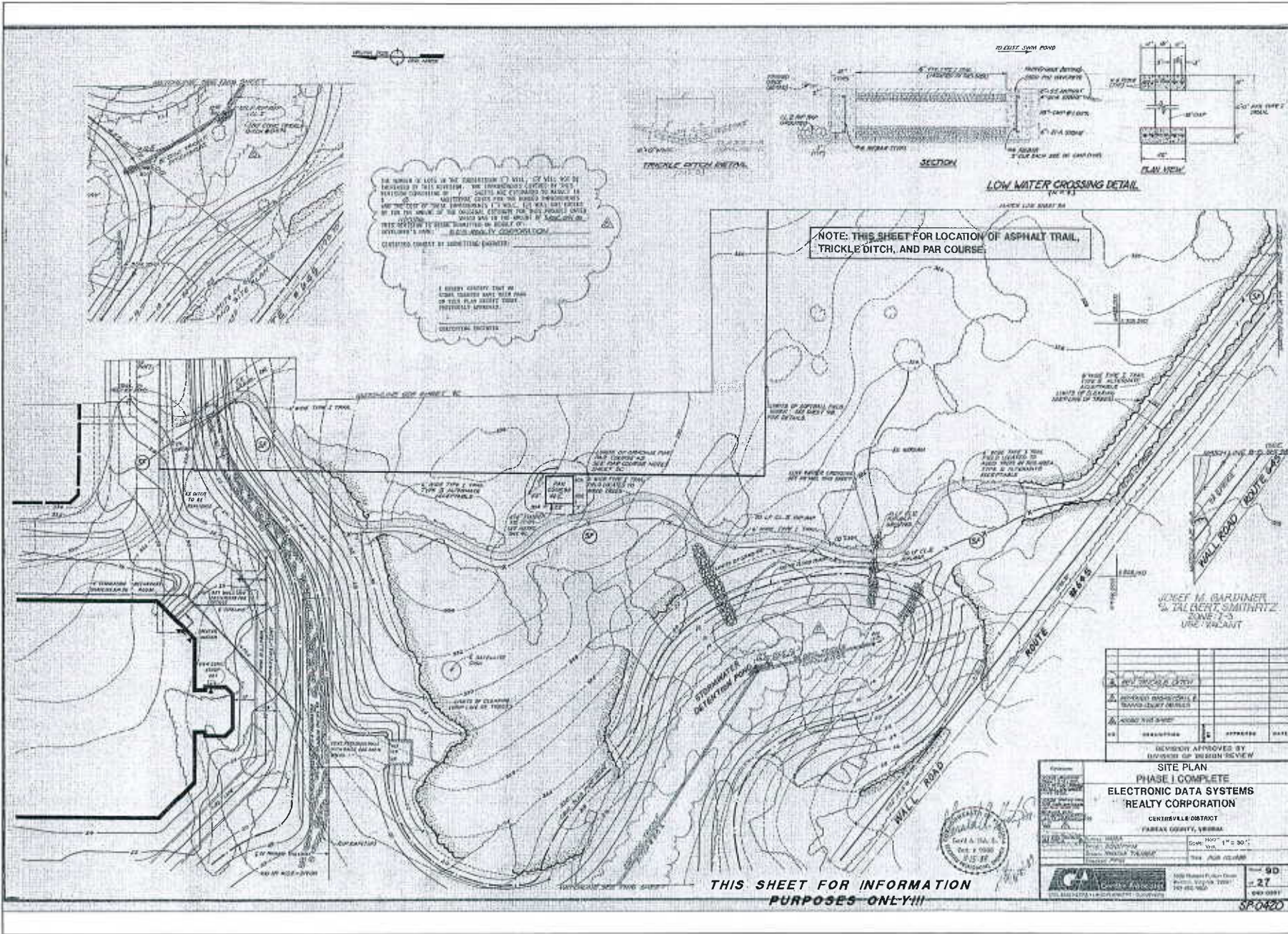


**WKA REVISIONS**

NO.	DESCRIPTION	DATE

DESIGNED BY: [Signature]  
 CHECKED BY: [Signature]  
 APPROVED BY: [Signature]  
 DATE: [Date]

DATE: 08/15/2012  
 SCALE: NTS  
 PROJECT/FILE NO: VTD000  
 SHEET NO: C-11



THE NUMBER OF LOTS IN THE SUBDIVISION IS 101. OF THIS 101 LOTS 100 ARE TO BE DEVELOPED BY THIS SYSTEM. THE UNDEVELOPED LOTS ARE TO BE WITHHELD FOR FUTURE DEVELOPMENT BY THE DEVELOPER. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE TRICKLE DITCH AND PAR COURSE. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE TRICKLE DITCH AND PAR COURSE. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE TRICKLE DITCH AND PAR COURSE.

NOTE: THIS SHEET FOR LOCATION OF ASPHALT TRAIL, TRICKLE DITCH, AND PAR COURSE.

**SITE PLAN**  
**PHASE I COMPLETE**  
**ELECTRONIC DATA SYSTEMS**  
**REALTY CORPORATION**  
 CENTREVILLE DISTRICT  
 FARMAS COUNTY, VIRGINIA  
 SCALE: 1" = 30'

DATE: APR 23, 2002  
 SHEET NO. 27 OF 27  
 PROJECT: TIMBER RIDGE AT EDS  
 PREPARED BY: VCA  
 CHECKED BY: HTS  
 DATE: APR 23, 2002

**VCA**  
 VIRGINIA CIVIL ENGINEERS  
 10000 WOODBURN ROAD, SUITE 100, WOODBURN, VIRGINIA 22094  
 PHONE: (703) 442-0000 • FAX: (703) 442-0001  
 WWW.VCA-VA.COM • WWW.VCA-VA.COM

**TIMBER RIDGE**  
**AT EDS**  
**TAX MAP NUMBERS**  
**24-4 (17), 6C3 AND 6C4**  
**FARMAS COUNTY, VIRGINIA**

**SITE PLAN**  
**PHASE I COMPLETE**



VCA REVISIONS

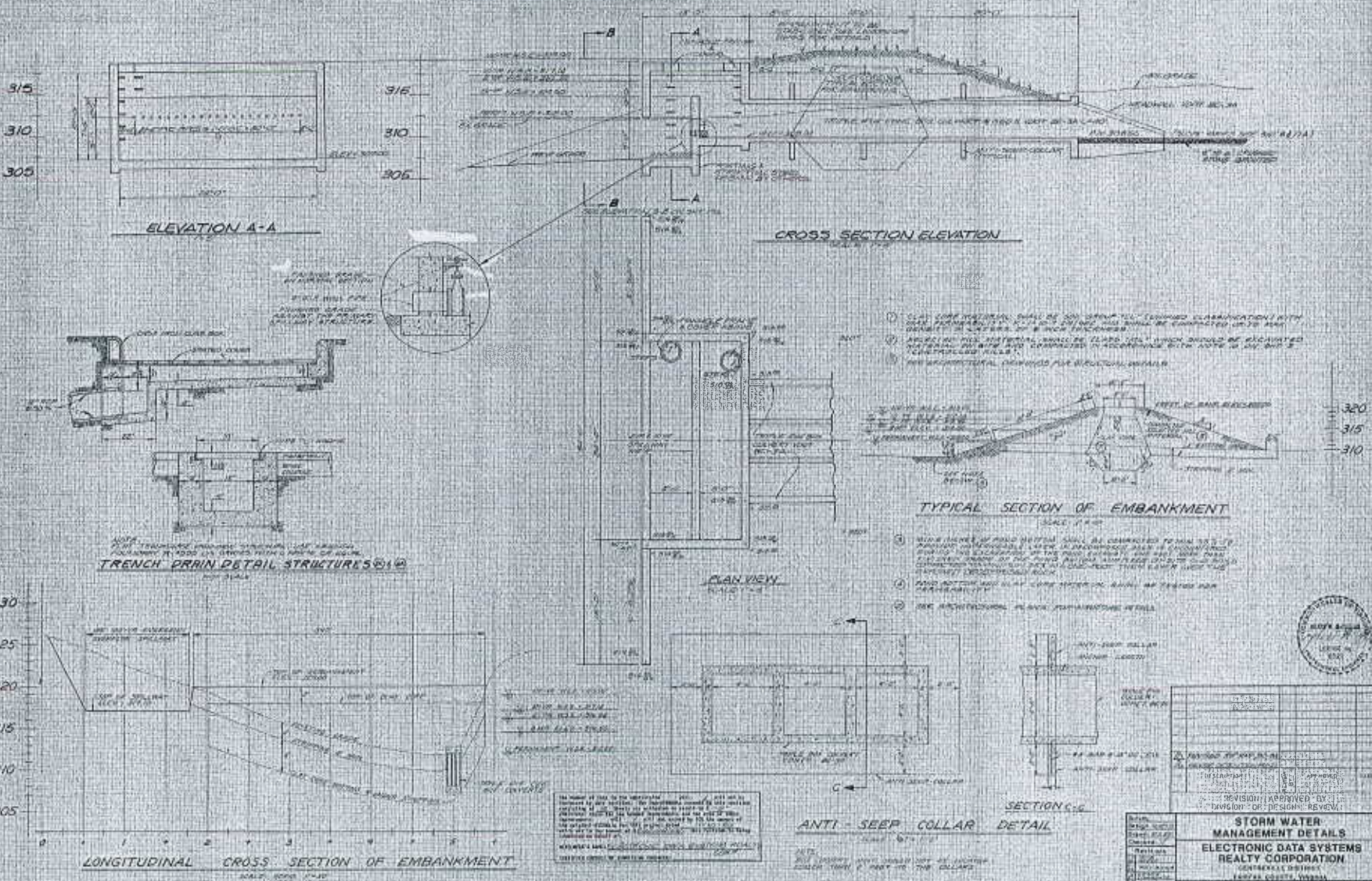
NO.	DESCRIPTION	DATE
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2	REVISED PER COMMENTS	APR 23, 2002
3	REVISED PER COMMENTS	APR 23, 2002

THIS SHEET FOR INFORMATION PURPOSES ONLY!!!



VGA REVISIONS

DATE	BY	CHK
SEPTEMBER 14, 2012		
SEPTEMBER 12, 2012		
APRIL 17, 2012		
JULY 6, 2011		
MARCH 20, 2010		
JAN 25, 2010		
DES.	JFA	WMS
SCALE:	N.T.S.	
PROJECT FILE NO.	VW008	
SHEET NO.	0-13	



**THIS SHEET FOR INFORMATION  
 PURPOSES ONLY!!!**

SPAZZO



RETENTION POND COMPUTATIONS

1. PRELIMINARY DATA
SITE AREA = 253.7 AC
SDF AREA = 43.1 AC
TOTAL = 306.8 AC

2. DEVELOPMENT TIME
POND DEVELOPMENT TIME = 20 MIN
POND STORAGE = 1,000,000 GALS

3. RUN-OFF COEFFICIENTS
POND DEVELOPMENT TIME = 20 MIN
POND STORAGE = 1,000,000 GALS

4. POND DESIGN
DESIGN FLOW = 100 CFS
DESIGN STORAGE = 1,000,000 GALS

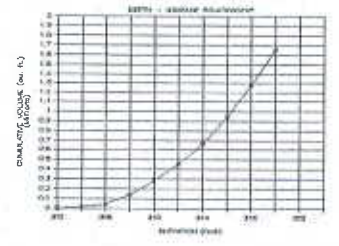
5. POND ELEVATION
DESIGN ELEVATION = 314.0 FT

Table with 4 columns: TIME, S, D, STORAGE VOLUME. Shows data points for different times and storage volumes.

Table with 4 columns: TIME, S, D, STORAGE VOLUME. Shows data points for different times and storage volumes.

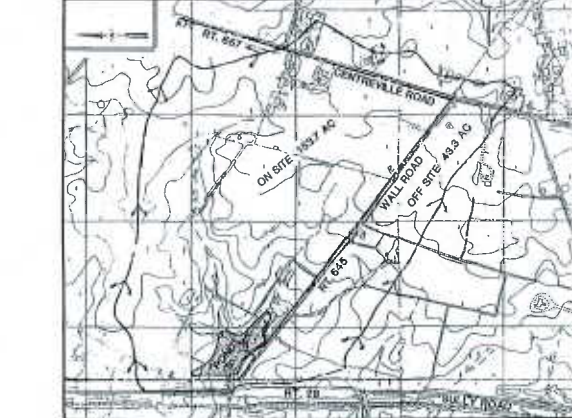
6. DESIGN DETAIL NOTES
DESIGN FLOW OVER SPILLWAY = 100 CFS

8. OVERTHELL RELATIONSHIP



DESIGN FLOW = 100 CFS
DESIGN STORAGE = 1,000,000 GALS

AREA OF 2" PIPE = 0.000177 SQ FT
DESIGN FLOW = 100 CFS



DRAINAGE AREA MAP FOR STORM WATER MANAGEMENT
SCALE: 1"=500'

Table with 3 columns: INLET 1, INLET 2, INLET 3. Lists various inlet types and their corresponding values.

Table with 3 columns: INLET 1, INLET 2, INLET 3. Lists various inlet types and their corresponding values.

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Table with 3 columns: INLET 1, INLET 2, INLET 3. Lists various inlet types and their corresponding values.

THIS SHEET FOR INFORMATION PURPOSES ONLY !!!

STORM WATER MANAGEMENT COMPUTATIONS
DESIGN FLOW = 100 CFS
DESIGN STORAGE = 1,000,000 GALS

THE NUMBER OF THIS SHEET...
FOR INFORMATION PURPOSES ONLY



Table with 2 columns: DATE, TIME. Shows a grid for recording data.

STORM WATER MANAGEMENT COMPUTATIONS
ELECTRONIC DATA SYSTEMS REALTY CORPORATION

William H. Gordon Associates, Inc.
Civil Engineers & Land Planners & Surveyors

TIMBER RIDGE AT EDS
STORM WATER MANAGEMENT COMPUTATIONS
24-4 (11) 053 AND 054

STORM WATER MANAGEMENT COMPUTATIONS
24-4 (11) 053 AND 054

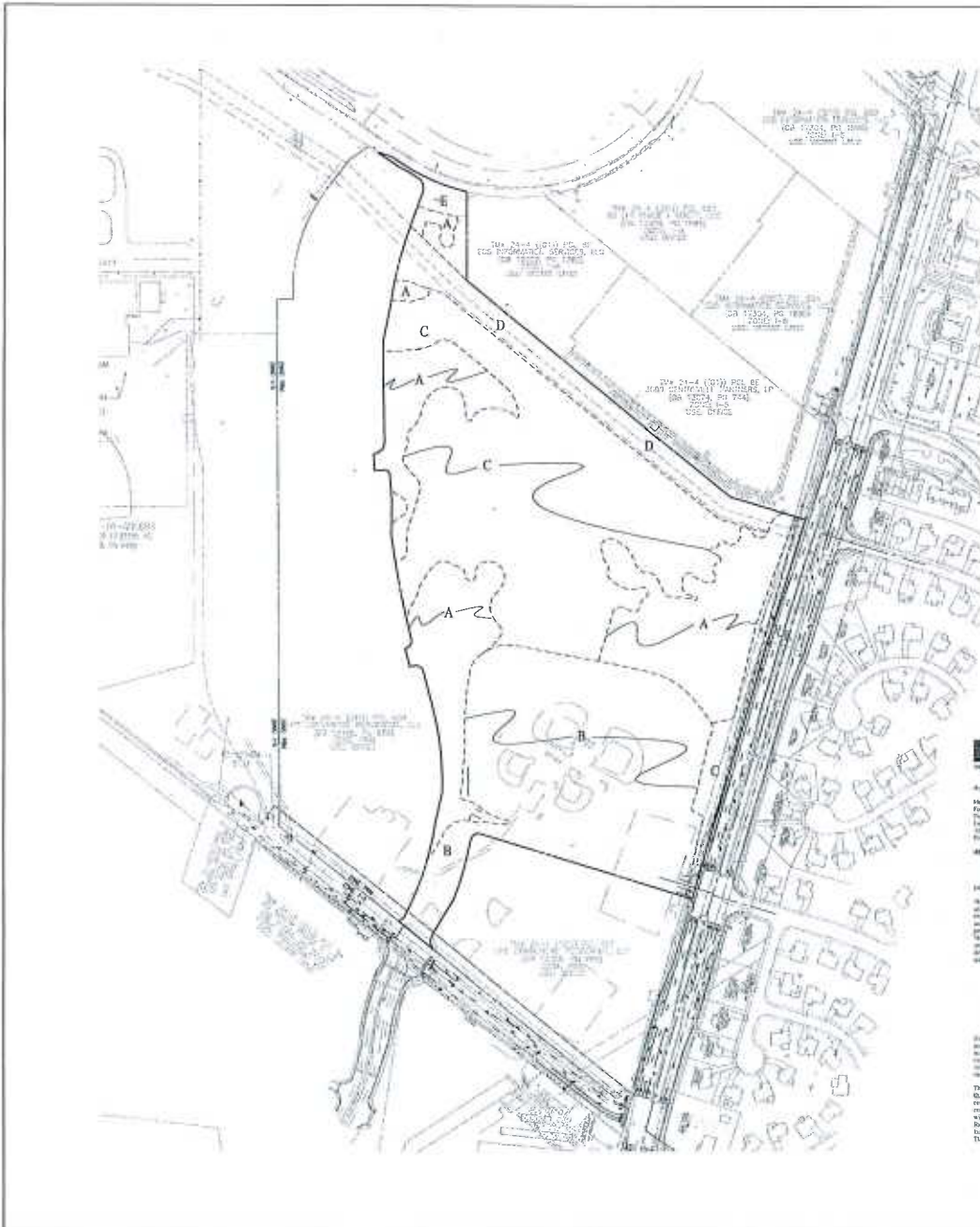
STORM WATER MANAGEMENT COMPUTATIONS
24-4 (11) 053 AND 054

STORM WATER MANAGEMENT COMPUTATIONS
24-4 (11) 053 AND 054

STORM WATER MANAGEMENT COMPUTATIONS
24-4 (11) 053 AND 054

STORM WATER MANAGEMENT COMPUTATIONS
24-4 (11) 053 AND 054

STORM WATER MANAGEMENT COMPUTATIONS
24-4 (11) 053 AND 054



EXISTING VEGETATION TABLE - LAND BAY "A"

EVM INDEX	COVER TYPE	SUCCESSIONAL STAGE	AREA (SQ')	COVER CONDITION	PRIMARY SPECIES	COMMENTS
"A"	UPLAND FOREST	SUB-CLIMAX	406,102.88	GOOD	SEE COVER TYPE TABLE	SEMI-MATURE WOOD STAND BORED OLD FIELD AND RECREATIONAL AREA
"B"	RECREATIONAL	N/A	468,160.44	GOOD	TURF GRASS	BASEBALL AND SOCCER FIELDS, DEVELOPED MAINTAINED AREA
"C"	OLD FIELD	EARLY SUCCESSIONAL	825,868.48	GOOD	SEE COVER TYPE TABLE	OLD FIELD TRANSITIONING TO EARLY SUCCESSIONAL STAGE
"D"	OPEN FIELD	EARLY SUCCESSIONAL	113,108.08	GOOD	FIELD MEADOW GRASS	DEVELOPED UTILITY EASEMENT MAINTAINED AND CLEAR OF TREES
"E"	MAINTAINED LANDSCAPE	ORNAMENTAL (PLANT MATERIAL)	17,211.83	GOOD	Acer rubrum Red Maple	MAINTAINED LANDSCAPE
TOTAL AREA			1,830,453.32 (37,432 AC)			

**"A" PRIMARY SPECIES**  
 Acer rubrum - Red Maple  
 Diospyros virginiana - Common Persimmon  
 Juglans nigra - Black Walnut  
 Juniperus virginiana - Eastern Redcedar  
 Pyrus calleryana - Callery Pear  
 Quercus coccinea - Red Oak  
 Quercus americana - American Elm  
 Zelkova serrata - Japanese Zelkova

**"C" PRIMARY SPECIES**  
 Juniperus virginiana - Eastern Redcedar  
 Pyrus calleryana - Callery Pear  
 Quercus coccinea - Red Oak

**"D" PRIMARY SPECIES**  
 Acer rubrum - Red Maple  
 Juniperus virginiana - Eastern Redcedar  
 Pyrus calleryana - Callery Pear  
 Quercus coccinea - Red Oak

Table 12.3 Tree Preservation Target Calculations and Statement

Step	Tree Preservation Target Calculations and Statement	Value	Reference
1	Net Preservation Target Calculations and Statement	406,103	406 x 1000 ± 2
2	Percentage of area to be removed for existing tree canopy	15%	
3	Percentage of 10-year tree canopy to be removed for existing tree canopy	10%	10% 100' 100' ± 4
4	Percentage of 10-year tree canopy to be removed for existing tree canopy	25%	
5	Percentage of 10-year tree canopy to be removed for existing tree canopy	60%	
6	Net Tree Preservation Target (Net Tree Preservation Target)	150	Preserve 150 trees
7	Net Tree Preservation Target (Net Tree Preservation Target)	150	Preserve 150 trees
8	Net Tree Preservation Target (Net Tree Preservation Target)	150	Preserve 150 trees
9	Net Tree Preservation Target (Net Tree Preservation Target)	150	Preserve 150 trees
10	Net Tree Preservation Target (Net Tree Preservation Target)	150	Preserve 150 trees

**EVM NARRATIVE**  
 THE EXISTING FOREST IS SUITABLE FOR COMPLEX DEVELOPMENT WHERE THE EXISTING RECREATIONAL, PARKING AREAS AND VEGETATION WILL BE REMOVED. THIS SITE WILL NOT PROVIDE THE TREE PRESERVATION TARGET REQUIREMENTS TO MEET THE TREE PRESERVATION TARGET AREA & DENSITY REQUIREMENTS. THE PROPOSED DEVELOPMENT TARGET AREA IS 1,830,453 SQ. FT. APPROX. 42 ACROSS. WITH A 15% REMOVAL.

April 27, 2012  
 Mr. Michael Kopy, District VP/AD  
 Forest Conservation Bureau, DPWS  
 Department of Public Safety and Environmental Services  
 1000 Mountain View Parkway, Suite 200  
 Rockville, MD 20850

RE: Tree Preservation Target Assessment Report  
 100' 2004 (2014) POL OF 100' BUFFER ZONE  
 100' 2004 (2014) POL OF 100' BUFFER ZONE

Dear Mr. Kopy:

We have reviewed the draft Tree Preservation Target (TPR) report prepared for the development of the Timber Ridge (TR) subdivision. The TPR report was prepared by the Forest Conservation Bureau (FCB) and is dated 12/08/11. The TPR report provides information on the existing tree canopy and the proposed development. The TPR report also provides information on the existing tree canopy and the proposed development. The TPR report also provides information on the existing tree canopy and the proposed development.

12/08/11 - show construction activities could be reasonably expected to impact existing tree canopy. Areas used to meet the Tree Preservation Target for the entire site would not likely survive in a healthy and structurally sound manner if a canopy cover of 15% is achieved with the proposed development. The proposed development is located in the 100' 2004 (2014) POL OF 100' BUFFER ZONE.

The basis for this decision is provided as a result of the site engineering necessary with the nature of the Timber Ridge (TR) subdivision. The TPR report provides information on the existing tree canopy and the proposed development. The TPR report also provides information on the existing tree canopy and the proposed development. The TPR report also provides information on the existing tree canopy and the proposed development.

Very truly yours,  
 [Signature]

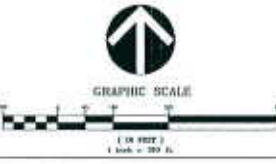
By: [Signature]  
 Title: [Title]  
 Date: [Date]

1. I am a duly licensed professional engineer in the State of Maryland.  
 2. I am a duly licensed professional engineer in the State of Maryland.  
 3. I am a duly licensed professional engineer in the State of Maryland.

Signature: [Signature]  
 Title: [Title]  
 Date: [Date]

PLAN PREPARED BY: NELSON P. WICKER, P.E.  
 15A CENTER STREET RD, WA-42208

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_



**NPA**  
 NORTHERN PENNSYLVANIA  
 1000 BROADWAY, SUITE 1000  
 PITTSBURGH, PA 15203  
 (724) 439-1100 FAX (724) 439-1101  
 1000 BROADWAY, SUITE 1000  
 PITTSBURGH, PA 15203  
 (724) 439-1100 FAX (724) 439-1101

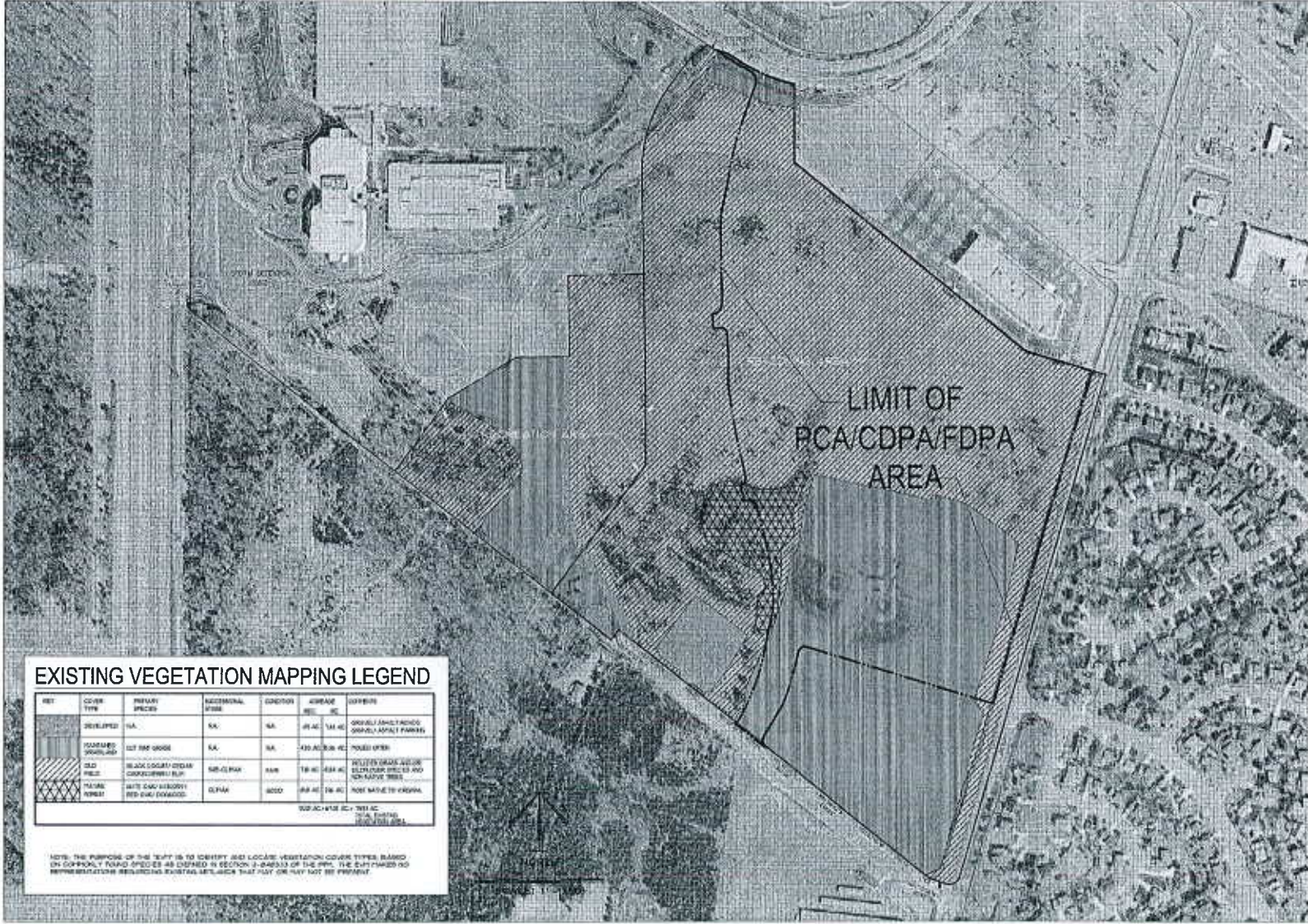
TIMBER RIDGE  
 AT EDWARDS  
 TAX MAP NUMBER 8C4  
 24-4 (17)  
 DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

PCA/CDPA/FDPA AREA  
 EXISTING VEGETATION  
 MAP



WKA REMISORS

OCTOBER 18, 2012  
 SEPTEMBER 12, 2012  
 DATE: AUG 28, 2012  
 G.S. NEW YORK  
 SCALE: 1"=100'  
 PRODUCTION NO. 11188  
 SHEET NO. C-15



**EXISTING VEGETATION MAPPING LEGEND**

SET	COVER TYPE	PRIMARY SPECIES	NUTRITIONAL STATUS	CONDITION	AREAGE	DEFINITION
	DEVELOPED	NA	NA	NA	0.00 AC	GRAVEL SANDY BENCH GRAVEL ASPHALT PARKING
	DISBURSED SCATTERED	SLT BAC GROSE	NA	NA	430.40 AC	PODOL OPEN
	OLD FIELD	BLACK LOCUST CEDAR CORK OAK BURNING	NA	NA	18.40 AC	WETTER GRADE ALL OVER
	NATURAL FOREST	WHITE OAK ASH BURNING RED OAK DAMAGED	CDPA	GOOD	89.40 AC	SLT OPEN BENCH AND NON-RAVINE BENCH

TOTAL AREAS: 548.20 AC  
 TOTAL SETBACK: 150.00 AC

NOTE: THE PURPOSE OF THE MAP IS TO IDENTIFY SET LOCUS VEGETATION COVER TYPES BASED ON DATA FOUND APPLIED AS SHOWN IN SECTION 2.04(2)(3) OF THE DEED. THE CLIENT HAS NO REPRESENTATIONS REGARDING EXISTING UTILITIES THAT MAY OR MAY NOT BE PRESENT.

**William H. Gordon Associates, Inc.**  
 4375 W. PARKWAY  
 SUITE 100  
 GREENWOOD AVENUE - LAMAR, VIRGINIA



**EXISTING VEGETATION MAP**  
**EDS / LINCOLN PROPERTY**  
 SULLY DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

SCALE: 1" = 150'  
 DATE: OCTOBER 5, 2008  
 DRAWN: JD/ML/HVT  
 CHECKED: MJ/RSK  
 JOB #: 0640-1518  
 SHEET: 1 OF 1

**WHA**  
 WILSON HOLDINGS ASSOCIATES, INC.  
 2001 BROADWAY, SUITE 1000  
 FARMERS BRANCH, TEXAS 75244  
 TEL: 214-440-1000 FAX: 214-440-1001  
 WWW.WHAUSA.COM

TIMBER RIDGE  
 AT EDS  
 TOTAL MAP ACRES: 24.4  
 (0) 6C3 AND 6C4  
 DISTRICT: SULLY  
 PARTIAL SECTION, VIRGINIA

EXISTING  
 VEGETATION MAP



VKA REVISIONS

NO.	DATE	DESCRIPTION
1	SEPTEMBER 12, 2008	...
2	AUGUST 21, 2008	...
3	AUGUST 20, 2008	...
4	AUGUST 20, 2008	...
5	AUGUST 20, 2008	...

SCALE: 1" = 160'  
 PROJECT/FIELD NO. 07069  
 SHEET NO. 0-16

NOTE: THE INFORMATION SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES ONLY.



EDS TYPE "A"

LINCOLN  
 PROPERTY  
 COMPANY

CONCEPTUAL ELEVATION | IMAGES

FAIRFAX, VA

DATE: 01/29/2012

FOR ILLUSTRATIVE PURPOSES ONLY

Architecture+Planning  
 8005 Westwood Center Cir.  
 Suite 300  
 Vienna, VA 22182  
 703.992.6116  
 ktgy.com



VKA, INCORPORATED  
 10000 WOODBURN ROAD, SUITE 100  
 FAIRFAX, VA 22031-2787  
 PHONE: 703-992-8800 FAX: 703-992-2787  
 WWW.VKA.COM

TIMBER RIDGE  
 AT EDS  
 TAX MAP NUMBERS  
 24-4 (1), 6C3 AND 6C4  
 FAIRFAX COUNTY, VIRGINIA

CONCEPT  
 ELEVATIONS/IMAGES



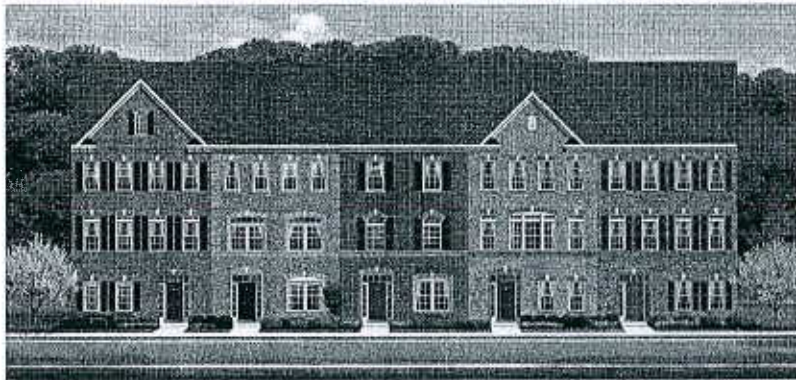
VKA REVISIONS

DATE:	JAN 25, 2012
REVISION:	NO. 1
DATE:	JAN 25, 2012
REVISION:	NO. 2
DATE:	JAN 25, 2012
REVISION:	NO. 3
DATE:	JAN 25, 2012
REVISION:	NO. 4
DATE:	JAN 25, 2012
REVISION:	NO. 5
DATE:	JAN 25, 2012
REVISION:	NO. 6
DATE:	JAN 25, 2012
REVISION:	NO. 7
DATE:	JAN 25, 2012
REVISION:	NO. 8
DATE:	JAN 25, 2012
REVISION:	NO. 9
DATE:	JAN 25, 2012
REVISION:	NO. 10

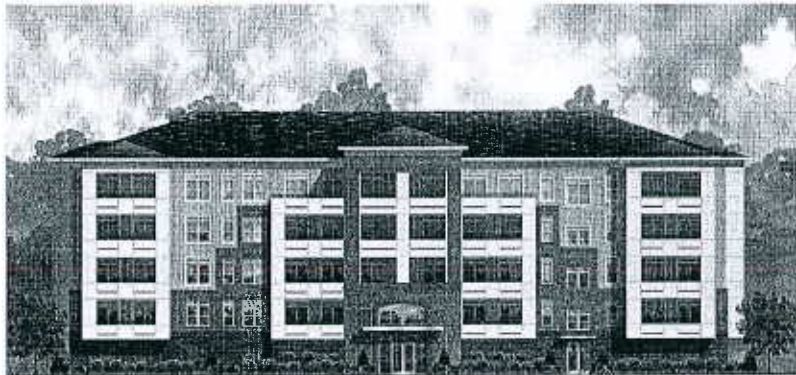
A-1



EXAMPLE OF UNIT TYPE "B"

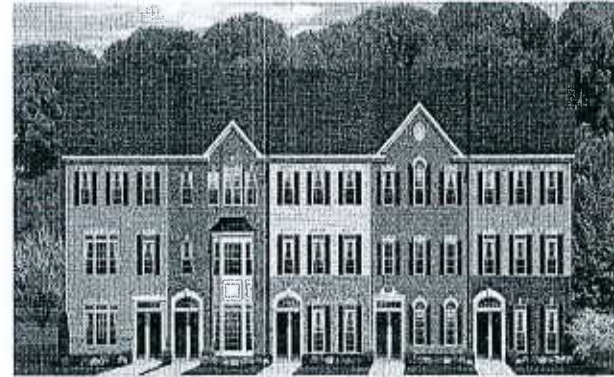


EXAMPLE OF UNIT TYPE "D"



EXAMPLE OF UNIT TYPE "C"

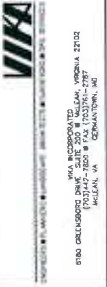
NOTE: THE INFORMATION SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES ONLY.



EXAMPLE OF UNIT TYPE "D"



EXAMPLE OF UNIT TYPE "C"



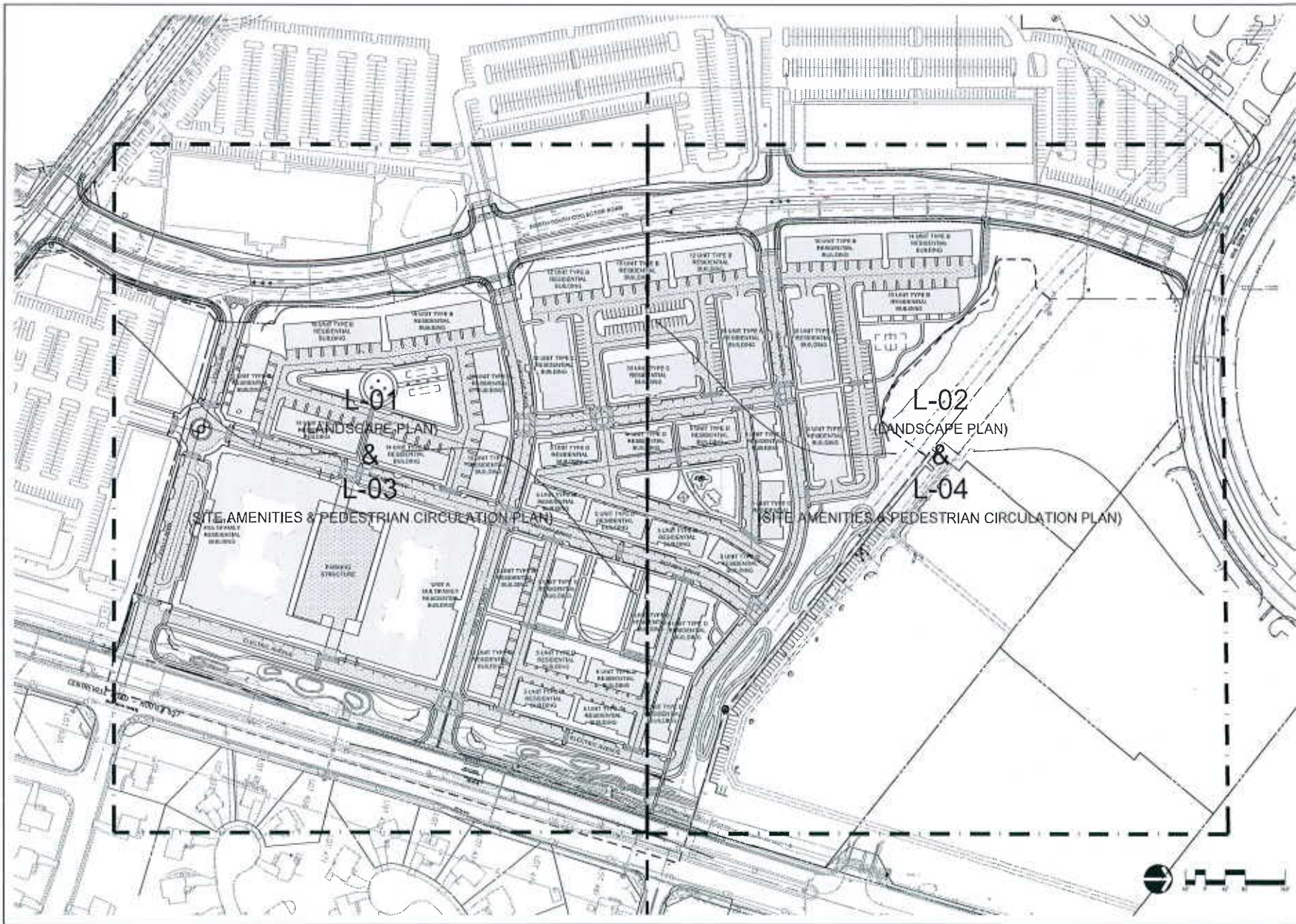
TIMBER RIDGE  
AT EDWARDS  
TAX MAP NUMBERS  
24-4 (11), 604 AND 604  
FAYETTE COUNTY, VIRGINIA

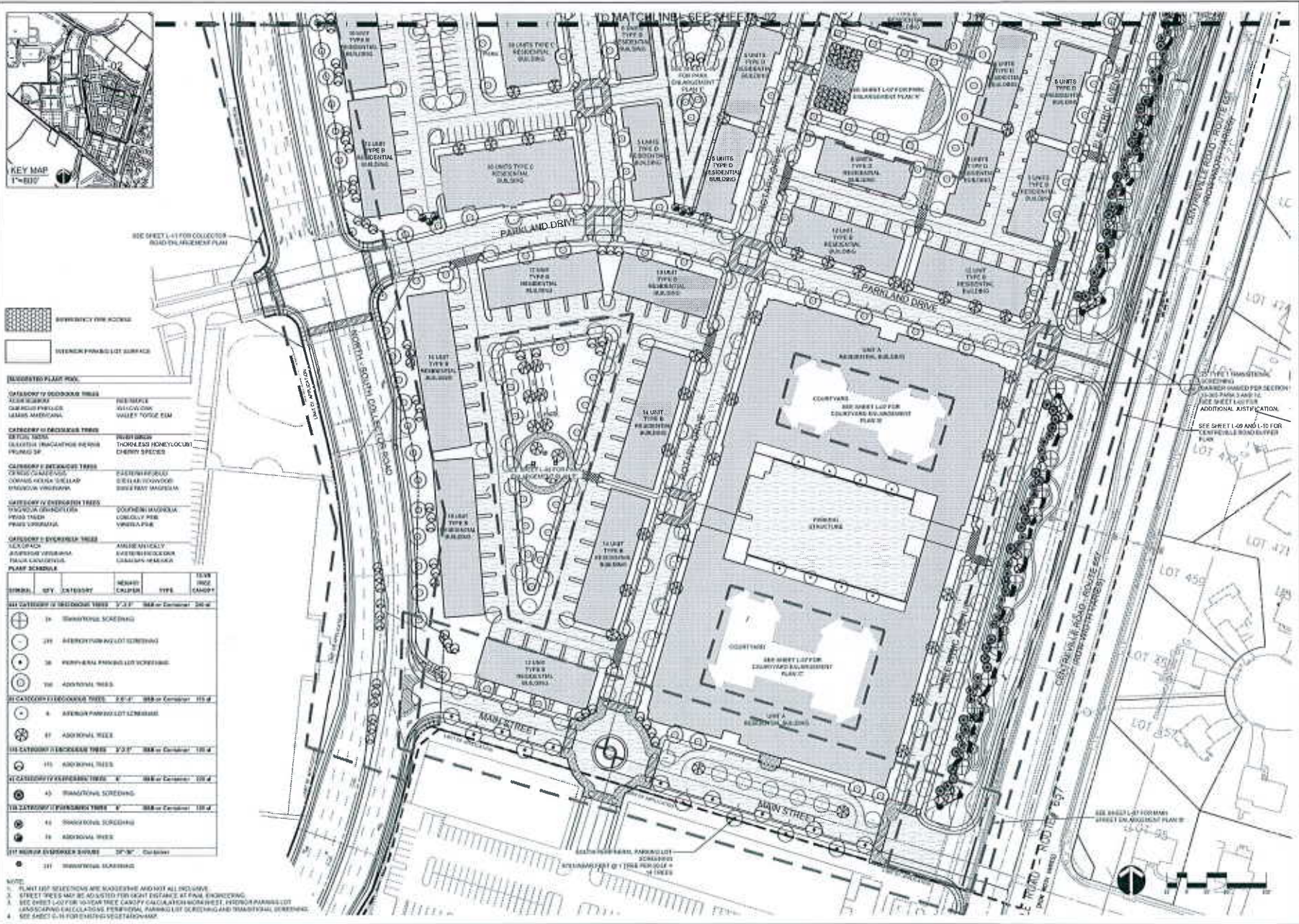
CONCEPT  
ELEVATIONS/IMAGES



VWA REVISIONS

DATE	BY	CHKD	BY
DECEMBER 16, 2013			
NOVEMBER 19, 2013			
AUGUST 24, 2013			
JULY 8, 2013			
MARCH 16, 2013			
DATE	JUL 25, 2013		
REV.	BY	CHKD	BY
SCALE: NOT TO SCALE			
PROJECT/P&E NO. 17008			
SHEET NO. A-2			





**DIFFERENCY FOR ACCESS**

**INTERIOR FINISH LOT SURFACE**

**SUGGESTED PLANT PALETTE**

**CATEGORY IV DECIDUOUS TREES**

- FLORIDA SCISSORGRASS
- QUINQUELOBLOIS
- LEMONS AMERICAN

**CATEGORY III DECIDUOUS TREES**

- GLADIOLUS
- FRUIT BUSH
- THORNLESS HONEYLOCUST
- CHERRY SPECIES

**CATEGORY II DECIDUOUS TREES**

- ORANGE BLOSSOM
- ORANGE BLOSSOM
- ORANGE BLOSSOM

**CATEGORY I EVERGREEN TREES**

- ORANGE BLOSSOM
- ORANGE BLOSSOM
- ORANGE BLOSSOM

**CATEGORY I EVERGREEN TREES**

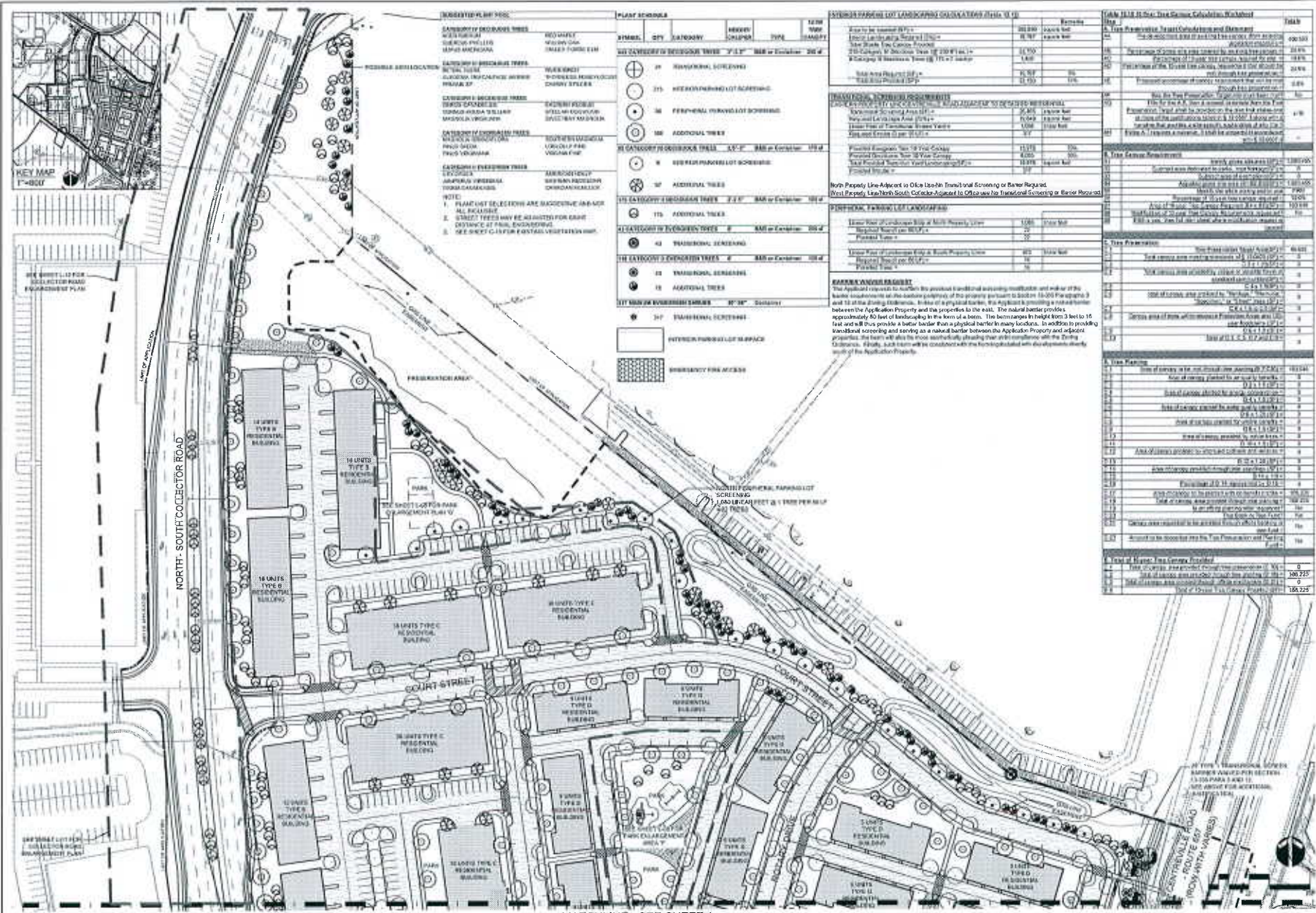
- ORANGE BLOSSOM
- ORANGE BLOSSOM
- ORANGE BLOSSOM

**PLANT SCHEDULE**

SYMBOL	QTY	INTEREST	MINIMUM CALIPER	TYPE	SCREEN	INCH	CANOPY
1	1	SCREENING	2 1/2"	30' or Greater	24'		
2	1	SCREENING	2 1/2"	30' or Greater	24'		
3	1	SCREENING	2 1/2"	30' or Greater	24'		
4	1	SCREENING	2 1/2"	30' or Greater	24'		
5	1	SCREENING	2 1/2"	30' or Greater	24'		
6	1	SCREENING	2 1/2"	30' or Greater	24'		
7	1	SCREENING	2 1/2"	30' or Greater	24'		
8	1	SCREENING	2 1/2"	30' or Greater	24'		
9	1	SCREENING	2 1/2"	30' or Greater	24'		
10	1	SCREENING	2 1/2"	30' or Greater	24'		
11	1	SCREENING	2 1/2"	30' or Greater	24'		
12	1	SCREENING	2 1/2"	30' or Greater	24'		
13	1	SCREENING	2 1/2"	30' or Greater	24'		
14	1	SCREENING	2 1/2"	30' or Greater	24'		
15	1	SCREENING	2 1/2"	30' or Greater	24'		
16	1	SCREENING	2 1/2"	30' or Greater	24'		
17	1	SCREENING	2 1/2"	30' or Greater	24'		
18	1	SCREENING	2 1/2"	30' or Greater	24'		
19	1	SCREENING	2 1/2"	30' or Greater	24'		
20	1	SCREENING	2 1/2"	30' or Greater	24'		

**NOTE:**

1. PLANT LIST SELECTIONS ARE SUGGESTIVE AND NOT ALL INCLUSIVE.
2. STREET TREES MAY BE ADJUSTED FOR LIGHT EXCHANGE AT PARK ENGINEERING.
3. SEE SHEET L-01 FOR 10-YEAR TREE CANOPY CALCULATION WORKSHEET. INTERIOR FINISH LOT SURFACING AND SCHEDULING PERMANENT FINISHING LOT SURFACING AND TRANSPLANT SCREENING.
4. SEE SHEET L-01 FOR EROSION CONTROL PLAN.



MATCHLINE - SEE SHEET 1

**PLANT SCHEDULE**

SYMBOL	QTY	CATEGORY	HEIGHT (FT)	SPREAD (FT)	TYPE	REMARKS
⊕	24	TRANSITIONAL SCREENING	12-15'	8-10'	BAR or Equivalent	20% of
⊙	215	PERENNIAL PARCHED LOT SCREENING				
⊙	36	PERENNIAL TURNING LOT SCREENING				
⊙	100	ADDITIONAL TREES				
⊙	24	TRANSITIONAL SCREENING	12-15'	8-10'	BAR or Equivalent	20% of
⊙	15	PERENNIAL PARCHED LOT SCREENING				
⊙	37	ADDITIONAL TREES				
⊙	115	ADDITIONAL TREES	7-11'	8-10'	BAR or Equivalent	20% of
⊙	43	TRANSITIONAL SCREENING	8'	8-10'	BAR or Equivalent	20% of
⊙	18	TRANSITIONAL SCREENING	8'	8-10'	BAR or Equivalent	20% of
⊙	18	ADDITIONAL TREES				
⊙	37	TRANSITIONAL SCREENING	8'	8-10'	BAR or Equivalent	20% of

**OTHER NOTES:**  
 1. PLANT LIST SELECTIONS ARE SUGGESTIVE AND NOT ALL INCLUSIVE.  
 2. STREET TREES MAY BE ADJUSTED FOR EXISTING DRAINAGE AT FINAL ENGINEERING.  
 3. SEE SHEET 1 AND 4 FOR EXISTING UTILITIES AND NOTES.

**ESTIMATED PRICES FOR LANDSCAPING QUANTITIES LISTED IN (1)**

Item #	Description	Quantity	Unit	Price	Total
1	Planting of 24 Transitional Screening Trees (12-15' H, 8-10' S)	24	each	\$1500	\$36,000
2	Planting of 215 Perennial Parched Lot Screening Trees	215	each	\$150	\$32,250
3	Planting of 36 Perennial Turning Lot Screening Trees	36	each	\$150	\$5,400
4	Planting of 100 Additional Trees	100	each	\$150	\$15,000
5	Planting of 24 Transitional Screening Trees (12-15' H, 8-10' S)	24	each	\$1500	\$36,000
6	Planting of 15 Perennial Parched Lot Screening Trees	15	each	\$150	\$2,250
7	Planting of 37 Additional Trees	37	each	\$150	\$5,550
8	Planting of 115 Additional Trees (7-11' H, 8-10' S)	115	each	\$150	\$17,250
9	Planting of 43 Transitional Screening Trees (8' H, 8-10' S)	43	each	\$150	\$6,450
10	Planting of 18 Transitional Screening Trees (8' H, 8-10' S)	18	each	\$150	\$2,700
11	Planting of 18 Additional Trees	18	each	\$150	\$2,700
12	Planting of 37 Transitional Screening Trees (8' H, 8-10' S)	37	each	\$1500	\$55,500

**PERENNIAL PARCHED LOT SCREENING**

These trees are to be planted in the perimeter of the property to provide a natural barrier between the Applicant's property and the adjacent property to the east. The natural barrier provides approximately 80 feet of landscaping in the form of a berm. The berm ranges in height from 3 feet to 16 feet and will thus provide a barrier better than a physical barrier in many locations. In addition, providing transitional screening and screening as a natural barrier between the Applicant Property and adjacent properties that form with the trees naturally, allowing them to blend with the existing landscape. All trees shall be coordinated with the landscaper with development work of the Applicant Property.

**TABLE 1.1.1.1.2.1: Tree Removal Calculation Worksheet**

Item #	Description	Quantity	Unit	Price	Total
1	Removal of 100 Existing Trees (12-15' H, 8-10' S)	100	each	\$1000	\$100,000
2	Removal of 50 Existing Trees (8-10' H, 8-10' S)	50	each	\$500	\$25,000
3	Removal of 25 Existing Trees (6-8' H, 8-10' S)	25	each	\$250	\$6,250
4	Removal of 10 Existing Trees (4-6' H, 8-10' S)	10	each	\$100	\$1,000
5	Removal of 15 Existing Trees (8-10' H, 4-6' S)	15	each	\$150	\$2,250
6	Removal of 5 Existing Trees (4-6' H, 4-6' S)	5	each	\$50	\$250
7	Removal of 10 Existing Trees (8-10' H, 4-6' S)	10	each	\$100	\$1,000
8	Removal of 5 Existing Trees (4-6' H, 4-6' S)	5	each	\$50	\$250
9	Removal of 10 Existing Trees (8-10' H, 4-6' S)	10	each	\$100	\$1,000
10	Removal of 5 Existing Trees (4-6' H, 4-6' S)	5	each	\$50	\$250
11	Removal of 10 Existing Trees (8-10' H, 4-6' S)	10	each	\$100	\$1,000
12	Removal of 5 Existing Trees (4-6' H, 4-6' S)	5	each	\$50	\$250
13	Removal of 10 Existing Trees (8-10' H, 4-6' S)	10	each	\$100	\$1,000
14	Removal of 5 Existing Trees (4-6' H, 4-6' S)	5	each	\$50	\$250
15	Removal of 10 Existing Trees (8-10' H, 4-6' S)	10	each	\$100	\$1,000
16	Removal of 5 Existing Trees (4-6' H, 4-6' S)	5	each	\$50	\$250
17	Removal of 10 Existing Trees (8-10' H, 4-6' S)	10	each	\$100	\$1,000
18	Removal of 5 Existing Trees (4-6' H, 4-6' S)	5	each	\$50	\$250
19	Removal of 10 Existing Trees (8-10' H, 4-6' S)	10	each	\$100	\$1,000
20	Removal of 5 Existing Trees (4-6' H, 4-6' S)	5	each	\$50	\$250
21	Removal of 10 Existing Trees (8-10' H, 4-6' S)	10	each	\$100	\$1,000
22	Removal of 5 Existing Trees (4-6' H, 4-6' S)	5	each	\$50	\$250
23	Removal of 10 Existing Trees (8-10' H, 4-6' S)	10	each	\$100	\$1,000
24	Removal of 5 Existing Trees (4-6' H, 4-6' S)	5	each	\$50	\$250
25	Removal of 10 Existing Trees (8-10' H, 4-6' S)	10	each	\$100	\$1,000
26	Removal of 5 Existing Trees (4-6' H, 4-6' S)	5	each	\$50	\$250
27	Removal of 10 Existing Trees (8-10' H, 4-6' S)	10	each	\$100	\$1,000
28	Removal of 5 Existing Trees (4-6' H, 4-6' S)	5	each	\$50	\$250
29	Removal of 10 Existing Trees (8-10' H, 4-6' S)	10	each	\$100	\$1,000
30	Removal of 5 Existing Trees (4-6' H, 4-6' S)	5	each	\$50	\$250

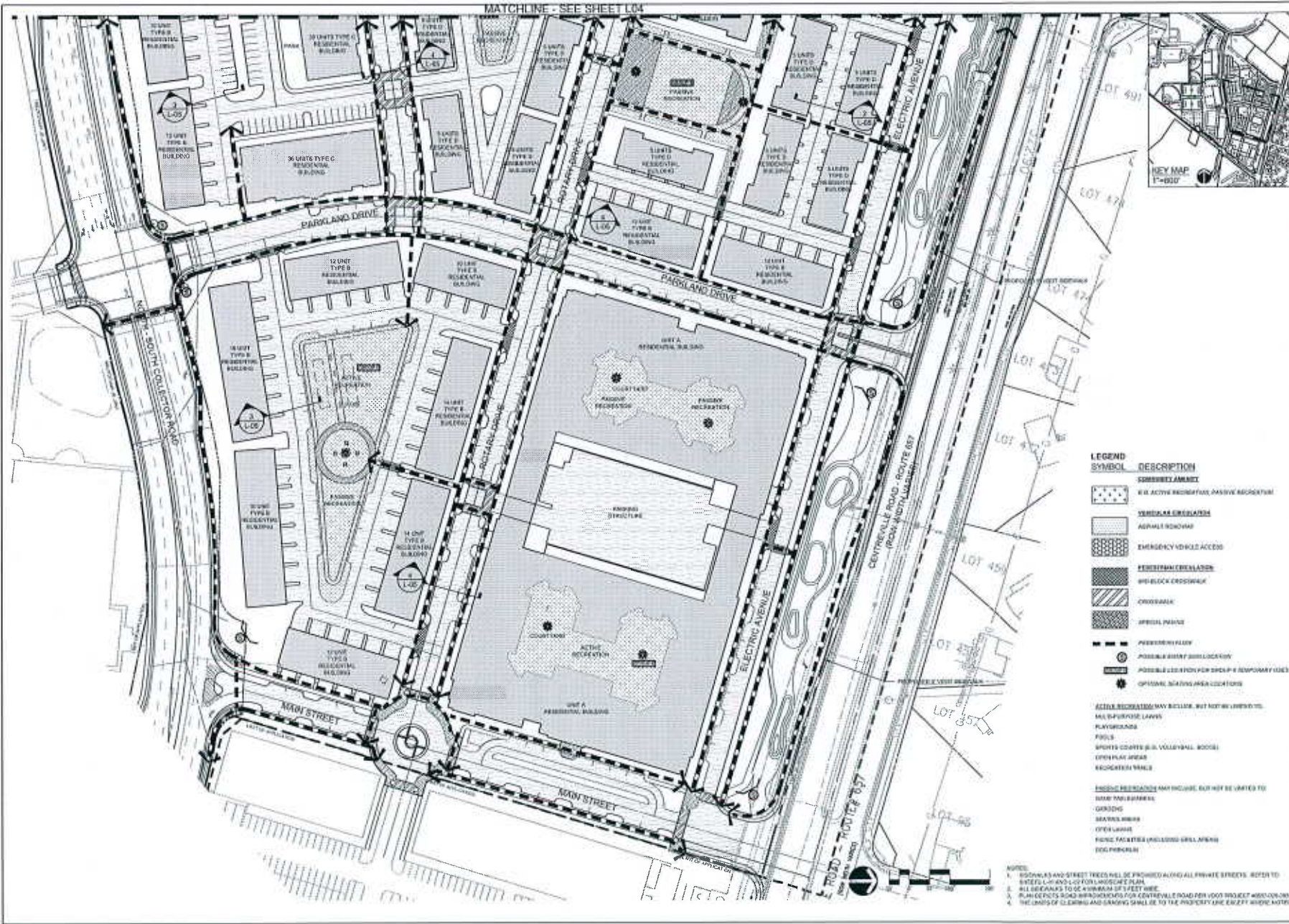


**TIMBER RIDGE AT ED'S**  
 FDPA  
 Landscape Plan

DATE: 7/20/2013  
 DRAWN BY: J. L. P.  
 CHECKED BY: M. J. L.  
 SCALE: 1" = 40'  
 SHEET NO. 15



MATCHLINE - SEE SHEET L04



SYMBOL	DESCRIPTION
[Symbol]	SCREENED JANET
[Symbol]	RECREATION: ACTIVE RECREATION
[Symbol]	RECREATION: PASSIVE RECREATION
[Symbol]	VERTICAL SURFACING
[Symbol]	ASPHALT ROADWAY
[Symbol]	EMERGENCY VEHICLE ACCESS
[Symbol]	PERIMETER CREATION
[Symbol]	WHEELBLOCK CROSSWALK
[Symbol]	CROSSWALK
[Symbol]	APPROVAL PLANTING
[Symbol]	PERVIOUS PAVEMENT
[Symbol]	POSSIBLE EXISTING UTILITIES
[Symbol]	POSSIBLE EXISTING PERIMETER FENCE
[Symbol]	OPTIONAL PLANTING AREA CONDITIONS
[Symbol]	ACTIVE RECREATION: MAY INCLUDE, BUT NOT LIMITED TO: MULTI-PURPOSE LEAVES PLAYGROUNDS POOLS SPORTS COURTS (SOFTBALL, VOLLEYBALL, BASKETBALL) OPEN PLAY AREAS RECREATION TRAILS
[Symbol]	PASSIVE RECREATION: MAY INCLUDE, BUT NOT LIMITED TO: BENCHES GARDENS SEATING AREAS OPEN LAWNS PARKING FACILITIES (INCLUDING GRASS AREAS) DOG PENS/ENCLOSURES

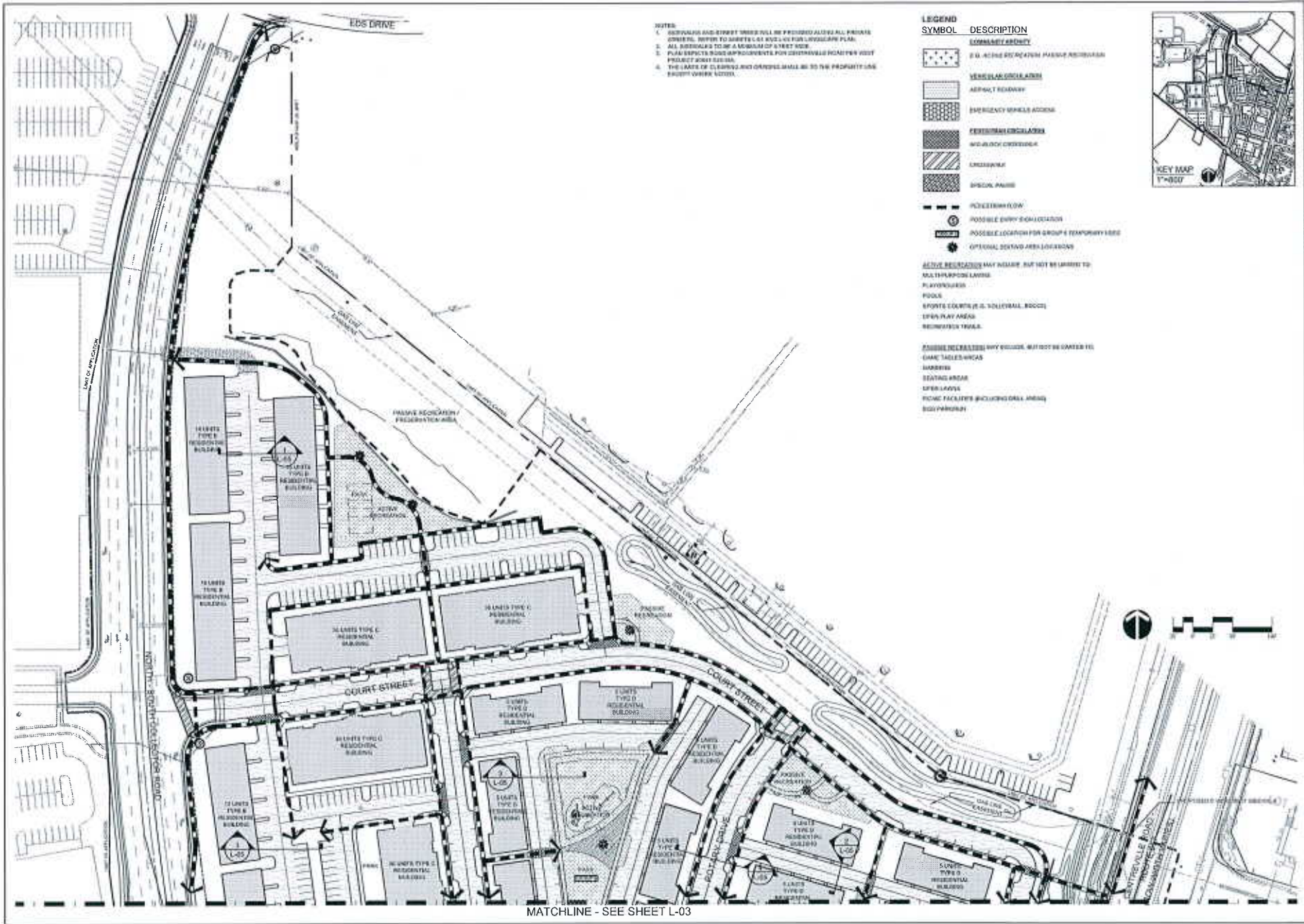
- NOTES:
1. SIGNAGE AND STREET TREES SHALL BE PROVIDED ALONG ALL PRIVATE STREETS. REFER TO SCHEDULE C AND D FOR MORE DETAILS.
  2. ALL SIDEWALKS TO BE A MINIMUM 5 FT WIDE.
  3. ALL DRIVEWAYS SHALL BE 10 FT WIDE.
  4. ALL DRIVEWAYS SHALL BE 10 FT WIDE.

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1000 North Street, Suite 200, Alexandria, VA 22304  
703.441.7700 | www.landdesign.com



TIMBER RIDGE AT EDS  
FDPA  
Site Amenities / Pedestrian Circulation Plan

REVISIONS:  
DATE: 10/16/2012  
BY: [Name]  
CHECKED BY: [Name]  
DATE: 10/16/2012  
PROJECT: [Name]  
SHEET: [Number]  
L-03



- NOTES:**
1. OUTPLANTING AND STREET TREES SHALL BE PROVIDED ALONG ALL PRIVATE ROADS. REFER TO SHEET L-01 AND L-02 FOR LANDSCAPE PLAN.
  2. ALL BUILDINGS TO BE A MINIMUM OF 5 FEET HIGH.
  3. PLAN SHOWS SIGN IMPROVEMENTS FOR INTERVALLE ROAD PER YOUR PROJECT SIGN SPECIFIC.
  4. THE LAYOUT OF CURBS AND CHANGES SHALL BE TO THE PROPERTY LINE EXCEPT WHERE NOTED.

**LEGEND**

SYMBOL	DESCRIPTION
[Pattern]	<b>COMMITMENT AREA</b>
[Pattern]	0.5' WIDE SIDEWALK MASSIVE RETENTION
[Pattern]	<b>VEHICLE CIRCULATION</b>
[Pattern]	ASPHALT ROADWAY
[Pattern]	EMERGENCY VEHICLE ACCESS
[Pattern]	<b>PEDESTRIAN CIRCULATION</b>
[Pattern]	BIWALKWAY OR SIDEWALK
[Pattern]	CRUISEWAY
[Pattern]	SPECIAL PATHS
[Symbol]	POSSIBLE BIKEWAY
[Symbol]	POSSIBLE BIKEWAY LOCATION
[Symbol]	POSSIBLE LOCATION FOR GROUP'S TEMPORARY USES
[Symbol]	OPTIMAL SEATING AREA LOCATIONS
<b>ACTIVE RECREATION</b> MAY INCLUDE, BUT NOT BE LIMITED TO:	
[Symbol]	MULTI-PURPOSE LANE
[Symbol]	PLAYGROUND
[Symbol]	POOL
[Symbol]	SPORTS COURTS (E.G. TENNIS, BASKETBALL)
[Symbol]	OPEN PLAY AREAS
[Symbol]	RECREATION TRAILS
<b>POSSIBLE RECREATION</b> MAY INCLUDE, BUT NOT BE LIMITED TO:	
[Symbol]	SHADE TREES/SHRUBS
[Symbol]	SHEDS
[Symbol]	SEATING AREAS
[Symbol]	OPEN LAWNS
[Symbol]	PICNIC FACILITIES (INCLUDING GRILL AREAS)
[Symbol]	DOG PARKS



MATCHLINE - SEE SHEET L-03

**TIMBER RIDGE AT EDS**  
FDPA

Site Amenities / Pedestrian Circulation

**L-04**

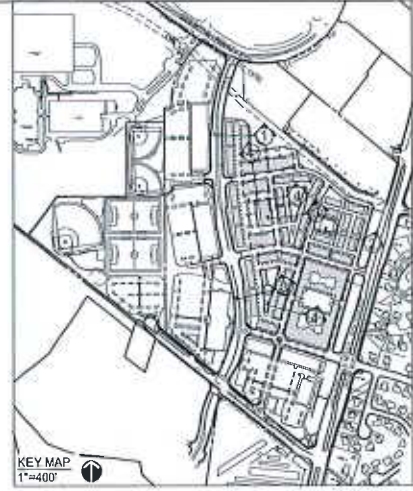
**REVISIONS**

NO.	DATE	DESCRIPTION
1	08/12/2013	Start Commencement
2	10/15/2013	Final Commencement

**LandDesign**

18182013  
18182013  
18182013

- NOTES:
1. ALL STREETS PRESENTED ON THIS SHEET AND PRIVATE STREETS TO BE INSTALLED BY AN OWNER UNDERSTOCK THE SECTION 7 USE, OVERSTREET PARKING, SIDEWALK AND BIKELANE, BE INSTALLED CONFORMITELY WITH SECTION 7 PRIVATE, STREET OF THE PUBLIC FACILITIES MANUAL.
  2. SEE SHEET L-41 AND L-40 FOR THE LOCATIONS OF PROPOSED WALKWAY, BIKEWAY AND SIDEWALKS.



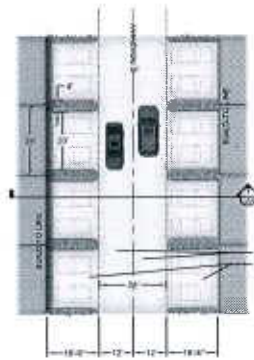
LandDesign  
10750 South Loop West, Suite 400, Houston, TX 77049  
www.LandDesign.com



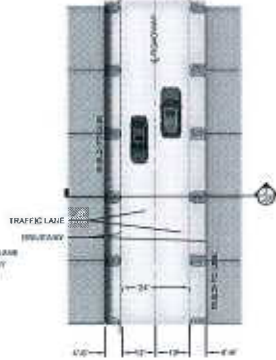
TIMBER RIDGE AT ED'S  
FDPA  
Streetscape Standards

DATE: 10/16/2012  
PROJECT: Timber Ridge at Ed's  
10750 SOUTH LOOP WEST, SUITE 400, HOUSTON, TEXAS 77049

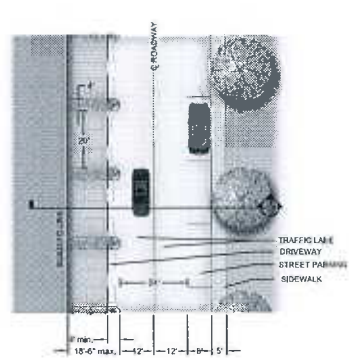
DESIGNED BY: James R. Smith  
CHECKED BY: [Name]  
DATE: 10/16/2012  
PROJECT NO: [Number]



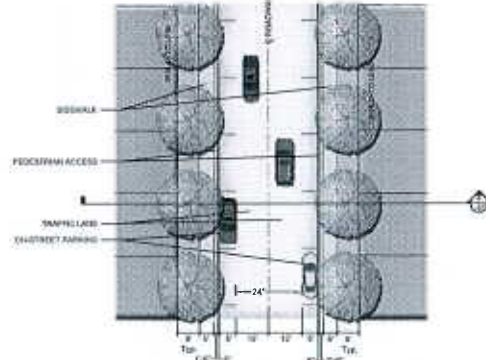
1 TWO-STORY CONDOMINIUM BUILDING ALLEY  
1"=20'



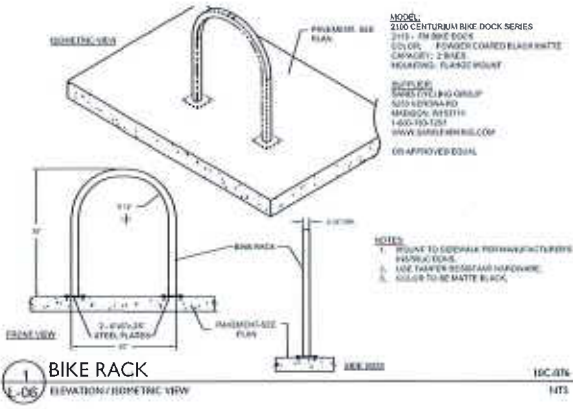
2 TOWNHOUSE ALLEY  
1"=20'



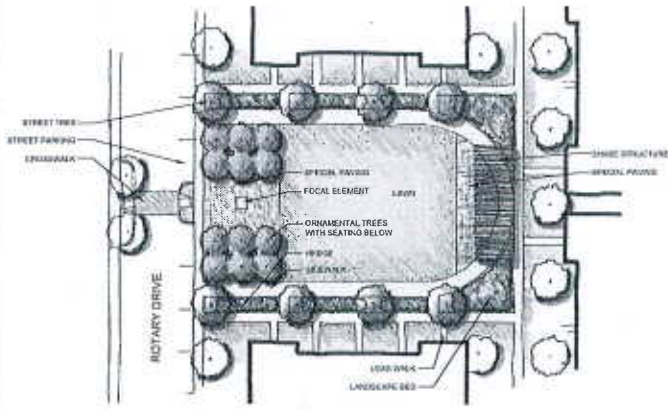
3 PARK ALLEY  
1"=20'



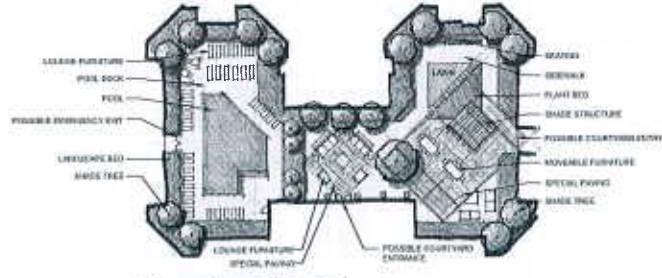
4 TWO LANE / TWO WAY / PARALLEL PARKING BOTH SIDES  
1"=20'



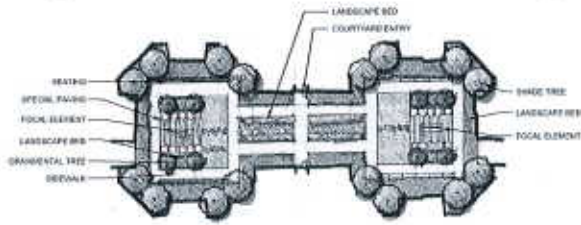
Prepared by: Landscape Architecture  
 Checked by: Landscape Architecture  
 Drawn by: Landscape Architecture  
 Date: 10/15/15  
 Project: 15-0001-01-0001-01-0001-01-0001



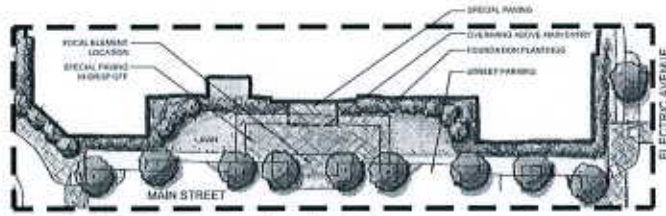
1 PASSIVE RECREATION AREA 'A'



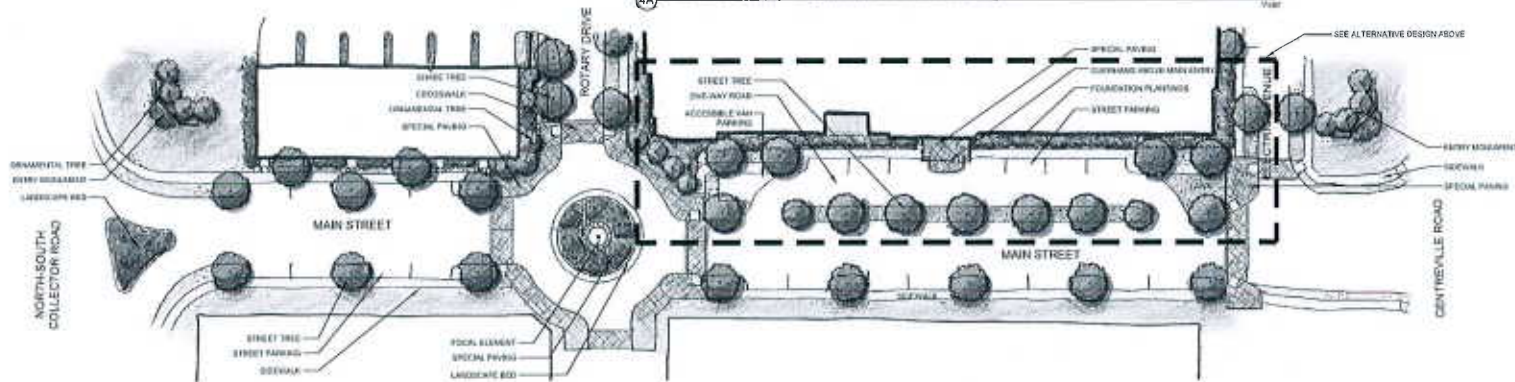
3 ACTIVE RECREATION AREA 'C'



2 PASSIVE RECREATION AREA 'B'



4A MAIN STREET (AREA 'D') ALTERNATE BUILDING FRONTAGE



4 MAIN STREET (AREA 'D')



**NOTE:**

1. GRAPHIC NOTATION ARE FOR ILLUSTRATIVE PURPOSES TO REPRESENT IDEAS AND USES FOR THE AMENITY AREAS. THE APPLICANT RESERVES THE OPTION TO MODIFY THE PLANS BASED ON FINAL REGULATORY DESIGN AND DETERMINATION OF REQUIRED EASEMENTS AND UTILITIES.

**LOCAL ALTERNATE AMENITY FEATURES, BUT NOT BE LIMITED TO:**

- WATER FEATURES
- TREE PLANTINGS
- SCULPTURES
- ORIENTAL TREES
- VEHICLE STRUCTURES

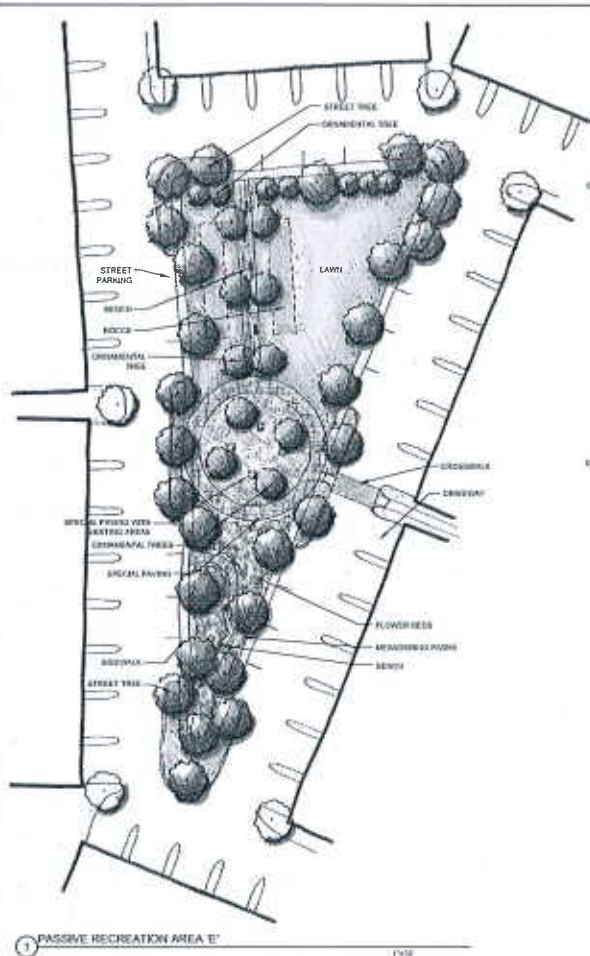
**ACTIVE RECREATION MAY INCLUDE, BUT NOT BE LIMITED TO:**

- MULTI-PURPOSE LAWNS
- PLAYBOARDS
- POOLS
- SPORTS COURTS (E.G. VOLLEYBALL, SOCCER)
- OPEN PLAY AREAS
- BIKEWAYS/BIKE PATHS

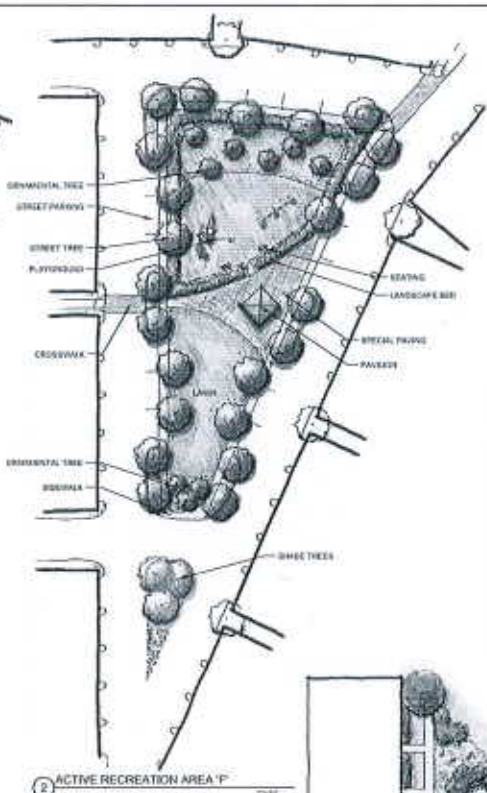
**PASSIVE RECREATION MAY INCLUDE, BUT NOT BE LIMITED TO:**

- GRASSY THUNDERBOLTS
- GARDENS
- SEATING AREAS
- OPEN LAWNS
- PICNIC FACILITIES (E.G. VOLLEYBALL, SOCCER)
- DOG PARKING

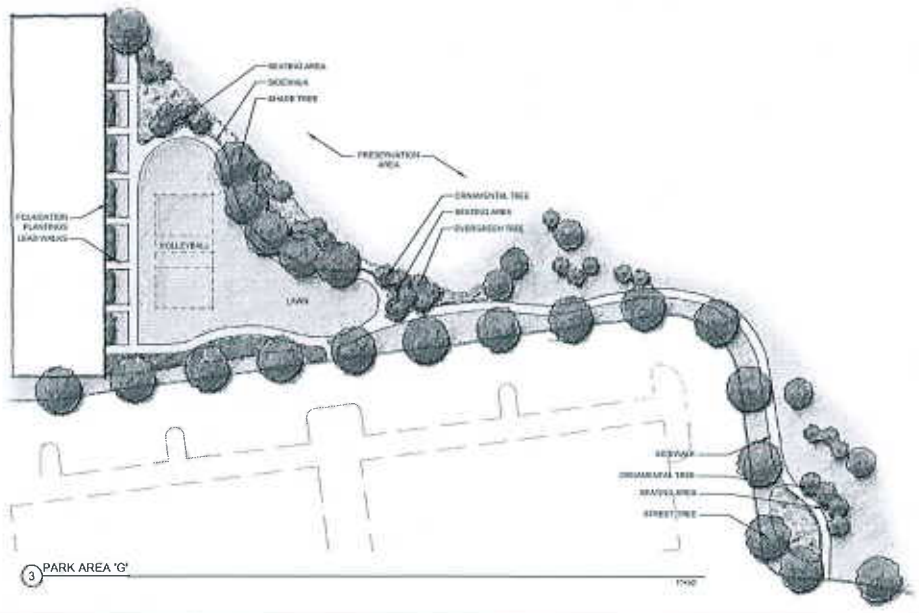




1 PASSIVE RECREATION AREA 'E'



2 ACTIVE RECREATION AREA 'F'



3 PARK AREA 'G'

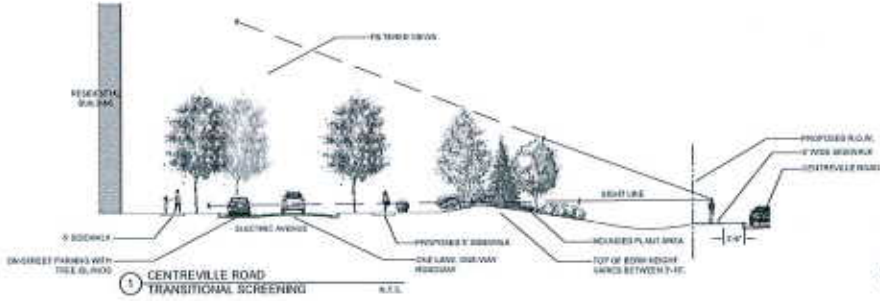
- NOTE:**
- GRAPHIC SYMBOLS FOR ILLUSTRATIVE PURPOSES TO REPRESENT IDEAS AND USES FOR THE MARKET AREA. THE APPLICANT RESERVES THE RIGHT TO ADAPT THE PLAN BASED ON FINAL ENGINEERING, DESIGN AND COORDINATION OF REQUIRED PERMITS AND STRATA.
- FOCAL ELEMENTS MAY INCLUDE, BUT NOT BE LIMITED TO:**
- WATER FEATURES
  - TREE PLANTINGS
  - SCULPTURE
  - SHADE TREES
  - TRAIL STRUCTURES
- ACTIVE RECREATION MAY INCLUDE, BUT NOT BE LIMITED TO:**
- MULTI-PURPOSE LAWNS
  - PLAYGROUNDS
  - POOLS
  - SPORTS COURTS (E.G. VOLLEYBALL, BASKETBALL)
  - OPEN PLAY AREAS
  - WALKER TRAILS
- PASSIVE RECREATION MAY INCLUDE, BUT NOT BE LIMITED TO:**
- GRASS TERRACES
  - GRASSY AREAS
  - OPEN LAWNS
  - PERENNIALS INCLUDING GOLF COURSE
  - DOG PARKING



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 www.LandDesign.com

**TIMBER RIDGE AT ED'S**  
 FDPA  
 Community Site Amenities

DATE: 10/16/2012  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 PROJECT: [Name]  
 SHEET: L-08



**LANDSCAPE LEGEND**

**SYMBOL CATEGORY**

**CATEGORY 1: DECIDUOUS TREES**

⊕ TRANSITIONAL SCREENING TREES

⊖ DECIDUOUS PARKING LOT TREES

⊙ ADDITIONAL TREES

**CATEGORY 2: DECIDUOUS TREES**

⊕ PARKING LOT TREES

⊖ ADDITIONAL TREES

**CATEGORY 3: DECIDUOUS TREES**

⊕ ADDITIONAL TREES

**CATEGORY 4: EVERGREEN TREES**

⊕ TRANSITIONAL SCREENING TREES

⊖ ADDITIONAL TREES

**CATEGORY 5: EVERGREEN TREES**

⊕ TRANSITIONAL SCREENING TREES

⊖ ADDITIONAL TREES

**CATEGORY 6: EVERGREEN TREES**

⊕ TRANSITIONAL SCREENING TREES

⊖ ADDITIONAL TREES

**CATEGORY 7: EVERGREEN TREES**

⊕ TRANSITIONAL SCREENING TREES

⊖ ADDITIONAL TREES

**CATEGORY 8: EVERGREEN TREES**

⊕ TRANSITIONAL SCREENING TREES

⊖ ADDITIONAL TREES

**CATEGORY 9: EVERGREEN TREES**

⊕ TRANSITIONAL SCREENING TREES

⊖ ADDITIONAL TREES

**CATEGORY 10: EVERGREEN TREES**

⊕ TRANSITIONAL SCREENING TREES

⊖ ADDITIONAL TREES

**CATEGORY 11: EVERGREEN TREES**

⊕ TRANSITIONAL SCREENING TREES

⊖ ADDITIONAL TREES

**CATEGORY 12: EVERGREEN TREES**

⊕ TRANSITIONAL SCREENING TREES

⊖ ADDITIONAL TREES

**CATEGORY 13: EVERGREEN TREES**

⊕ TRANSITIONAL SCREENING TREES

⊖ ADDITIONAL TREES

**CATEGORY 14: EVERGREEN TREES**

⊕ TRANSITIONAL SCREENING TREES

⊖ ADDITIONAL TREES

**CATEGORY 15: EVERGREEN TREES**

⊕ TRANSITIONAL SCREENING TREES

⊖ ADDITIONAL TREES

**CATEGORY 16: EVERGREEN TREES**

⊕ TRANSITIONAL SCREENING TREES

⊖ ADDITIONAL TREES

**CATEGORY 17: EVERGREEN TREES**

⊕ TRANSITIONAL SCREENING TREES

⊖ ADDITIONAL TREES

**CATEGORY 18: EVERGREEN TREES**

⊕ TRANSITIONAL SCREENING TREES

⊖ ADDITIONAL TREES

**CATEGORY 19: EVERGREEN TREES**

⊕ TRANSITIONAL SCREENING TREES

⊖ ADDITIONAL TREES

**CATEGORY 20: EVERGREEN TREES**

⊕ TRANSITIONAL SCREENING TREES

⊖ ADDITIONAL TREES

**CATEGORY 21: EVERGREEN TREES**

⊕ TRANSITIONAL SCREENING TREES

⊖ ADDITIONAL TREES

**CATEGORY 22: EVERGREEN TREES**

⊕ TRANSITIONAL SCREENING TREES

⊖ ADDITIONAL TREES

**CATEGORY 23: EVERGREEN TREES**

⊕ TRANSITIONAL SCREENING TREES

⊖ ADDITIONAL TREES

**CATEGORY 24: EVERGREEN TREES**

⊕ TRANSITIONAL SCREENING TREES

⊖ ADDITIONAL TREES

**CATEGORY 25: EVERGREEN TREES**

⊕ TRANSITIONAL SCREENING TREES

⊖ ADDITIONAL TREES

**CATEGORY 26: EVERGREEN TREES**

⊕ TRANSITIONAL SCREENING TREES

⊖ ADDITIONAL TREES

**CATEGORY 27: EVERGREEN TREES**

⊕ TRANSITIONAL SCREENING TREES

⊖ ADDITIONAL TREES

**CATEGORY 28: EVERGREEN TREES**

⊕ TRANSITIONAL SCREENING TREES

⊖ ADDITIONAL TREES

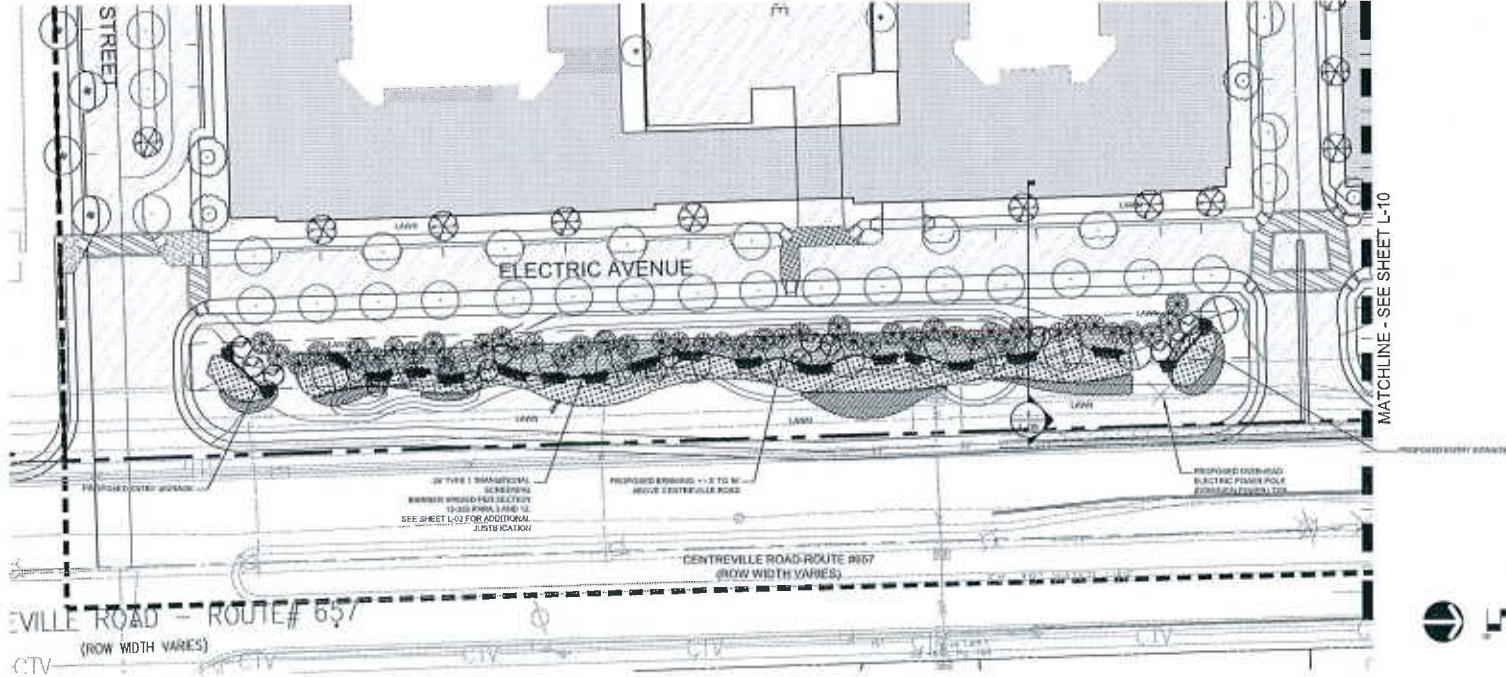
**CATEGORY 29: EVERGREEN TREES**

⊕ TRANSITIONAL SCREENING TREES

⊖ ADDITIONAL TREES

**LANDSCAPE NOTES**

1. PLANT LIST SELECTIONS ARE SUGGESTIVE AND NOT ALL INCLUSIVE.
2. STREET TREES SHALL BE SITUATED FOR LEAF DENSITY AT TRAIL, CYCLE AND BIKEWAY.
3. SEE SHEET L-09 FOR FALL PLANT SCHEDULE. 10-15M TREE CAREY WORKSHEET, STREET PARKING LOT LANDSCAPE, PARKING LOT LANDSCAPE, TRANSITIONAL SCREENING AND PARKING LOT LANDSCAPE.
4. THE LANDSCAPE DESIGN INTENDS TO PROVIDE A RANGE OF PLANT SPECIES TO IMPROVE FUNCTION, VISIBILITY AND AESTHETIC QUALITY. THE DESIGNER RESERVES THE RIGHT TO MODIFY THE PLANT SCHEDULE TO MEET THE PROJECT'S REQUIREMENTS AND TO SUBSTITUTE SPECIES OF SIMILAR CHARACTERISTICS AND GROWTH HABITS.
5. SEE SHEET L-09 FOR TREE SELECTIONS AND TREE SCHEDULES.
6. THE PROPOSED LANDSCAPE SHALL MEET THE MINIMUM TREE COVER REQUIREMENTS FOR OFFICE, RETAIL, AND RESIDENTIAL USES.
7. STREET TREES SHALL BE SITUATED TO PROVIDE LEAF DENSITY AT TRAIL, CYCLE AND BIKEWAY. POSSIBLE STREET TREES TO INCLUDE: LINDEN, PLANTANE, GINKGO, AND OTHER SPECIES AS APPROVED BY THE CITY.
8. STREET TREES SHALL BE SITUATED TO PROVIDE LEAF DENSITY AT TRAIL, CYCLE AND BIKEWAY. THE DESIGNER RESERVES THE RIGHT TO MODIFY THE PLANT SCHEDULE TO MEET THE PROJECT'S REQUIREMENTS AND TO SUBSTITUTE SPECIES OF SIMILAR CHARACTERISTICS AND GROWTH HABITS.
9. ALL TREES TO BE LOCATED IN ACCORDANCE WITH PLANT LIST SELECTIONS FOR PARKING LOT USES.



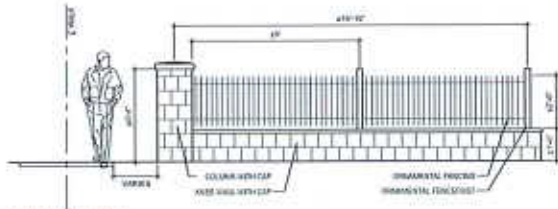
**LandDesign**  
 1114 North Street, Suite 400, Tallahassee, FL 32310  
 P: 904.224.1111 F: 904.224.1112  
 www.landdesign.com



**TIMBER RIDGE AT ED'S**  
 FDPA  
 Centreville Road Buffer Plan

DATE: 10/12/2011  
 DRAWING NO: 10180012-01  
 PROJECT NO: 10180012-01  
 SHEET NO: L-09

DATE: 10/12/2011  
 DRAWING NO: 10180012-01  
 PROJECT NO: 10180012-01  
 SHEET NO: L-09



SCREEN WALL TO BE LOCATED  
APPROXIMATELY OVER EACH SIDE OF  
WALK

NOTE:  
1. FENCE AND CAP TO MATCH ARCHITECTURE.  
2. SEE PLAN FOR ILLUSTRATIVE PURPOSES.  
ONLY AS IS SUBJECT TO CHANGE.

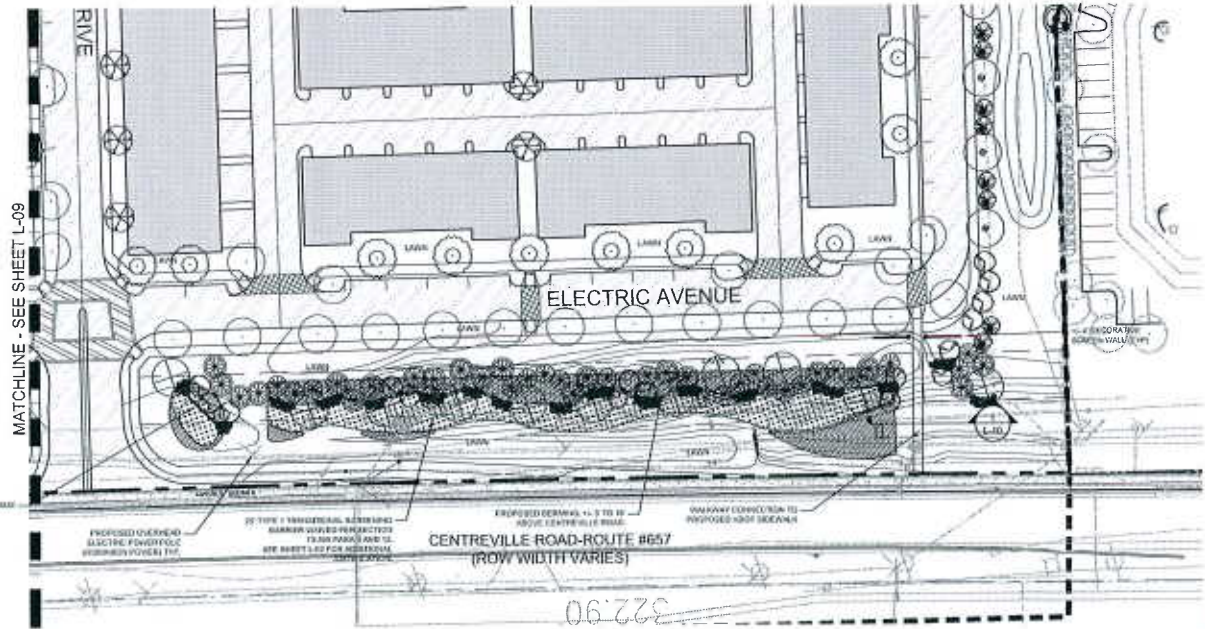
1  
1-10  
ELEVATION

14A-382  
38'-0"

LANDSCAPE LEGEND

- |                                   |                              |         |
|-----------------------------------|------------------------------|---------|
| SYMBOL                            | DESCRIPTION                  | SIZE    |
| <b>CATEGORY 1 DECIDUOUS TREES</b> |                              |         |
| ⊕                                 | TRANSITIONAL SCREENING TREES |         |
| ○                                 | INTERSECTING LOT TREES       |         |
| ⊙                                 | ADDITIONAL TREES             |         |
| <b>CATEGORY 2 PERENNIAL TREES</b> |                              |         |
| ⊕                                 | INTERSECTING LOT TREES       |         |
| ⊙                                 | ADDITIONAL TREES             |         |
| <b>CATEGORY 3 DECIDUOUS TREES</b> |                              |         |
| ⊕                                 | ADDITIONAL TREES             |         |
| <b>CATEGORY 4 EVERGREEN TREES</b> |                              |         |
| ⊕                                 | TRANSITIONAL SCREENING TREES |         |
| ⊙                                 | ADDITIONAL TREES             |         |
| <b>PERENNIAL EVERGREEN SHRUBS</b> |                              |         |
| ⊕                                 | TRANSITIONAL SCREENING       |         |
| <b>SHRUBS</b>                     |                              |         |
| ⊕                                 | EVERGREEN SHRUBS             | 36"-48" |
| ⊙                                 | DECIDUOUS SHRUBS             | 36"-48" |
| ⊕                                 | TRANSITIONAL                 |         |
| ⊙                                 | ORNAMENTAL                   |         |

- LANDSCAPE NOTES:
1. PLANT LIST SELECTIONS ARE SUGGESTIVE AND NOT ALL INDICATED.
  2. STREET TREES MAY BE ADJUSTED FOR RIGHT-OF-WAY AT FIELD, BUSHES AND FOLIAGE.
  3. SEE SHEET L-07 FOR PAUL FOUNTAIN, BUSHES, TREE CANOPY COORDINATE, INTERIOR PARKING LOT LANDSCAPE, PERENNIAL PARKING LOT LANDSCAPE, TRANSITIONS SCREENING AND GARDEN CALCULATING.
  4. THE LANDSCAPE DESIGN SHOWS IS FOR ILLUSTRATIVE PURPOSES TO REPRESENT THE PLANTING CONCEPTS THAT FORMING THE GENERAL APPEARANCE AND CHARACTER FOR THE PROJECT. THE ARCHITECT RESERVES THE OPTION TO MODIFY THE PLANTING OR OTHER ENGINEERING DESIGN AND INFORMATION OF MATERIALS, METHODS AND FINISHES.
  5. SEE SHEET L-08 FOR TREE AND BUSHES AND SHEET L-09 FOR PLANTING SCHEDULES AND SPECIFICATIONS.
  6. THE PROPOSED LANDSCAPE SHALL MEET THE MINIMUM TREE COVER REQUIREMENTS FOR OFFICE, RETAIL AND ALL TYPICAL USES.
  7. INTERIOR COURTYARDS TO CONTAIN A MINIMUM 5% TREE SPACE (LAWN, SHRUBS AND OR PERENNIALS) PER AREA.
  8. STREET TREES SHALL BE SUITABLE TO WITHSTAND AVERAGE WINDS AND CONDITIONS. POSSIBLE STREET TREES TO INCLUDE: LINDEN, PLATANUS AND/OR AMERICAN ALBEE WITH HARDWOOD. THE ARCHITECT IS BEING CONSIDERED TO BE THE BEST APPROXIMATE TREES TO PROVIDE VERY LIMITED SPACE AND LANDING FOR ENGINEERS. THE NEED IMMEDIATELY A TREE NEARBY TO BE USED THAT HAS NOT BE SUBJECT TO BE POTENTIAL ISSUES TO BE PROVIDED FOR.
  9. ALL TREES TO BE LOCATED AND MAINTAINED BY PUBLIC ENTITY EMPLOYED PER PALM BEACH COUNTY PPL.



06:22:90



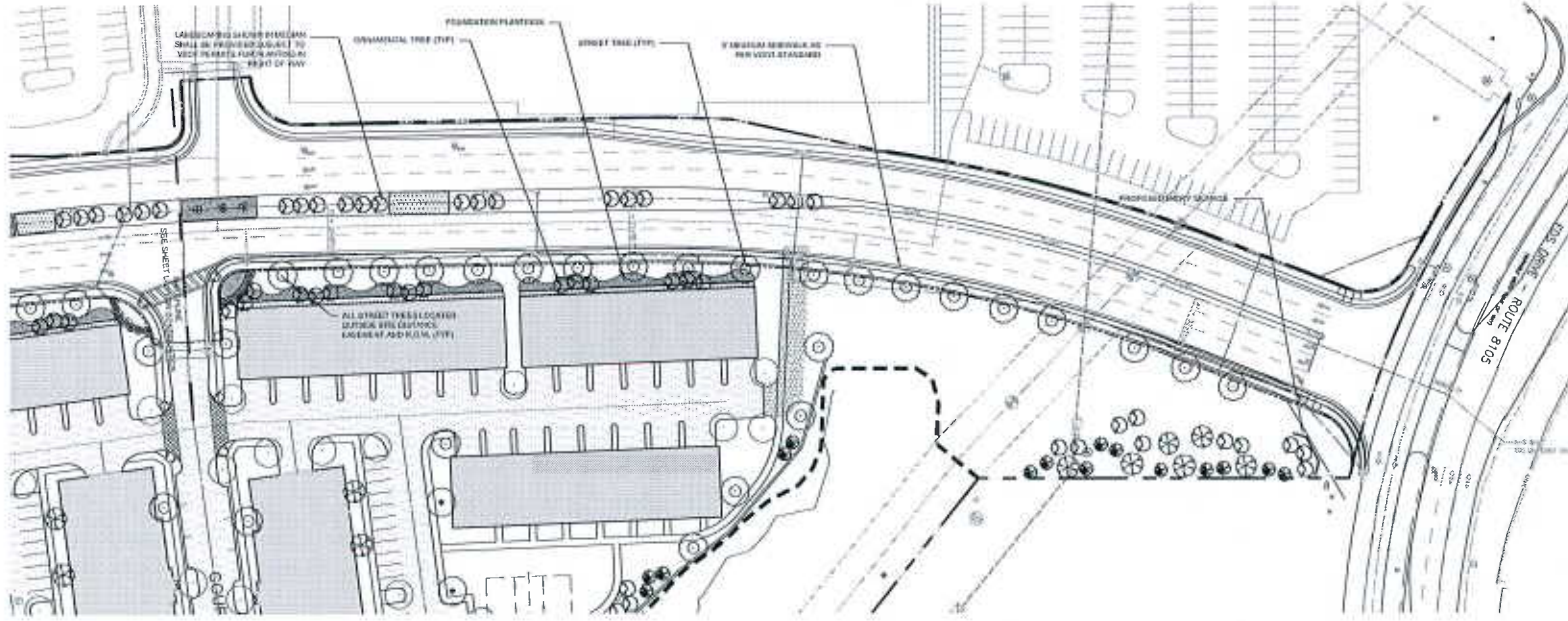




**LANDSCAPE LEGEND**  
**SYMBOL** **CATEGORY**

	IMMERSIONAL DECIDUOUS TREE
	IMMERSIONAL PINE/LOT TREE
	ADDITIONAL TREE
	CATEGORY B DECIDUOUS TREE
	IMMERSIONAL PINE/LOT TREE
	ADDITIONAL TREE
	CATEGORY A DECIDUOUS TREE
	ADDITIONAL TREE
	CATEGORY B EVERGREEN TREE
	IMMERSIONAL SPRUCE/FIR TREE
	CATEGORY A EVERGREEN TREE
	IMMERSIONAL SPRUCE/FIR TREE
	ADDITIONAL TREE
	EVERGREEN SHRUB
	DECIDUOUS SHRUB
	GROUNDCOVER

- LANDSCAPE NOTES:**
- PLANT LIST SELECTED FOR THIS PROJECT IS SUBJECT TO CHANGE AND NOT ALL INCLUSIVE.
  - STREET TREES MAY BE ADJUSTED FOR SHOOTING HOLES BY FINAL ENGINEERING.
  - SEE SHEET L-10 FOR FULL PLANT SCHEDULE, SO-PLANT TREE CANOPY SCHEDULE, INTERIOR HARDSCAPE LANDSCAPING, PERIMETER HARDSCAPE LANDSCAPING, TRANSITION, SIGNAGE AND SIGNAGE CALCULATIONS.
  - THE LANDSCAPE DESIGN IS PROVIDED FOR ILLUSTRATIVE PURPOSES TO REPRESENT PHYSICAL PLANTING CONCEPTS THAT FULFILL THE GENERAL APPEARANCE AND CHARACTER FOR THE PROJECT. THE APPLICANT RESERVES THE OPTION TO MODIFY THE PLANTING LIST FOR FINANCIAL REASON AND TO OBTAIN NECESSARY PERMITS FOR PLANTING.
  - SEE NOTES ON SHEETS C-1 AND TR-1 FOR TREE SIZES AND PLANTING SCHEDULE TRANSFER/ADJUSTMENTS.
  - THE PROPOSED LANDSCAPE SHALL MEET THE MINIMUM TREE COVER REQUIREMENTS FOR OFFICE, RESIDENTIAL AND COMMUNITY USES.
  - ADDITIONAL NOTES TO BE CONTAINED IN A SEPARATE GREEN SPACE PLAN, WHICH SHOULD BE PROVIDED TO THE CITY.
  - STREET TREES SHALL BE SUITABLE FOR VETERAN AND SENIOR USES. WHERE POSSIBLE, STREET TREES TO BE PLANTED SHOULD BE SPECIES WHICH ARE CLIP-NOT-HANDOFF. THE JAMAICA VILLAGE COMMUNITY SHALL BE ONE OF THE BEST STREET TREE, SO-PLANTING NEPTUNE TREE AND LAUREL FOR SENIORS. THE CITY HARBOR IS A DEDICATED SENIORS USES VARIETY THAT MAY NOT BE SUITABLE TO MATCH THE SENIORS USES FOR SENIORS.
  - ALL TREES TO BE LOCATED A MINIMUM 5' OFF PUBLIC UTILITY ENCUMBRANCES PER FARRAGUT COUNTY P.U.D.



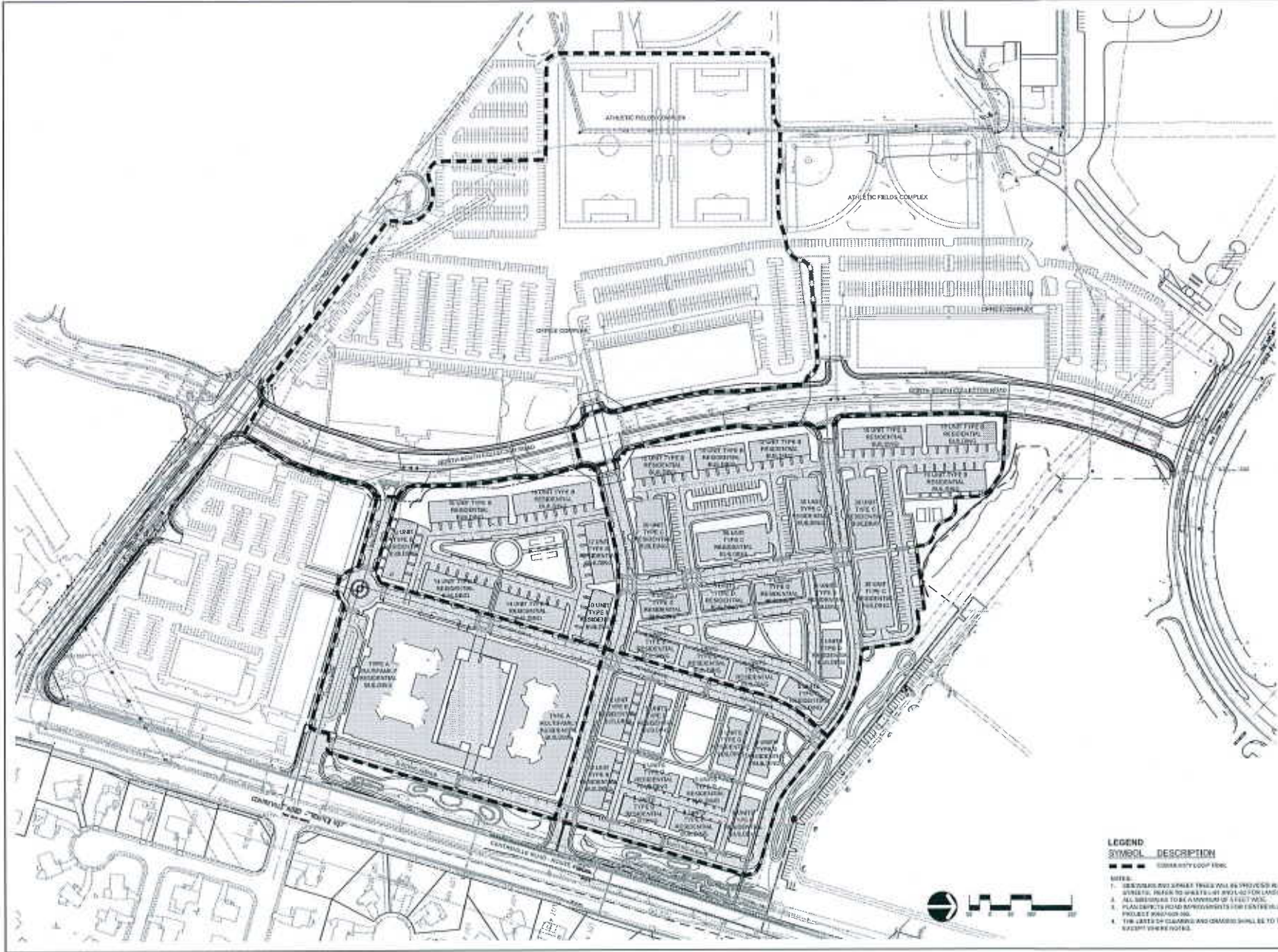
**LandDesign**  
 10110 Kettle Creek, Suite 100, Rockville, MD 20850  
 P: 301-241-7294 F: 301-241-0889  
 www.landdesigninc.com



**TIMBER RIDGE AT ED'S**  
 FDPA

Collector Road Pedestrian Enhancements & Streetscape

DATE: 10/16/2024  
 PROJECT: 202410162024 Timber Ridge at Ed's  
 SHEET: L-12  
 SCALE: 1"=40'  
 PROJECT: 10/20/24



**LEGEND**

SYMBOL	DESCRIPTION
(Dashed line)	COMMUNITY LOOP LINE

- NOTES:**
1. SEE SYMBOL KEY SHEET FOR PROVIDER ROAD AND PRIVATE DRIVEWAY. REFER TO SHEET W-1 FOR LANDSCAPE PLAN.
  2. ALL BUILDINGS TO BE A MINIMUM OF 5 FEET WIDE.
  3. PLANNING'S FIELD REPRESENTATIVE FOR FAVORABLE REVIEW MUST PRESENT AND SIGN OFF.
  4. TREE LINES OR CLEARING AND GRADING SHALL BE TO THE PROPERTY LINE, EXCEPT WHERE NOTED.



**TIMBER RIDGE AT EDS**  
**FDP**  
 Community Circulation Plan

**LandDesign**  
 11701 Old Dominion Road, Suite 100  
 Fairfax, VA 22031  
 Phone: 703.261.1400  
 www.landdesign.com



**REVISIONS:**

NO.	DATE	DESCRIPTION
1	08/14/13	ISSUED FOR PERMIT
2	08/14/13	ISSUED FOR PERMIT
3	08/14/13	ISSUED FOR PERMIT
4	08/14/13	ISSUED FOR PERMIT

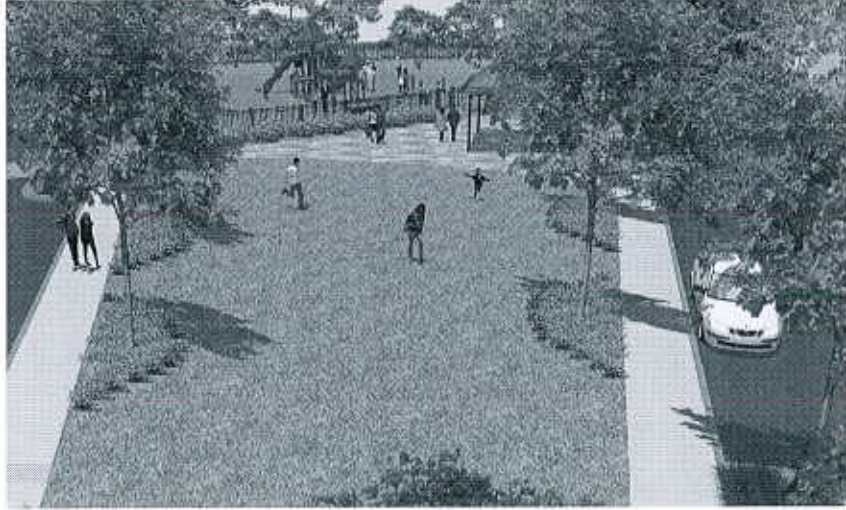
**SCALE:** 1" = 100'

**DATE:** 08/14/13

**PROJECT:** L-13



1 PARK 'A' SITE



2 PARK 'B' SITE



**LandDesign**  
 1000 West 10th Street, Suite 200, Oklahoma City, OK 73104  
 www.landdesign.com



**TIMBER RIDGE AT ED'S**  
**FDPA**  
 Perspectives

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 WWW.LANDDESIGN.COM

DATE: 08/12/14  
 DRAWN BY: J. B. BROWN  
 CHECKED BY: J. B. BROWN  
 SCALE: AS SHOWN  
 SHEET NO. 21 OF 24  
 PROJECT NO. 1404

1. DIMENSIONS SHOWN ARE FOR ILLUSTRATIVE PURPOSES TO REPRESENT IDEAS AND IDEAS FOR THE ANNOTATED MODEL. THE APPLICANT RESERVES THE RIGHT TO MODIFY THE PLANS BASED ON FINAL SITEWORK AND DETERMINATION OF ALL APPLICABLE REGULATIONS AND ORDINANCES.