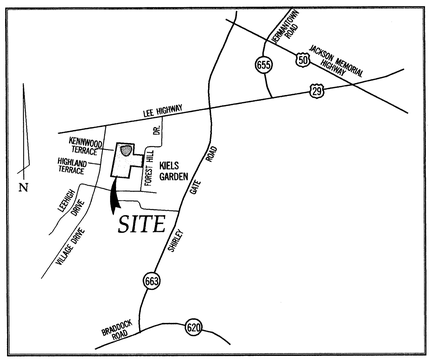

VICINITY MAP
SCALE: 1" = 2000'

CONCEPTUAL DEVELOPMENT PLAN / FINAL DEVELOPMENT PLAN

FOREST HILLS OF FAIRFAX

SULLY MAGISTERIAL DISTRICT
FAIRFAX COUNTY, VIRGINIA

MAY, 1999
REVISED JUNE 16, 1999
REVISED SEPTEMBER 1, 1999
REVISED SEPTEMBER 21, 1999
REVISED OCTOBER 7, 1999

ATTORNEY:

WALSH. COLUCCI. STACKHOUSE, EMRICH & LUBELEY
2200 CLARENDON BOULEVARD
ARLINGTON, VIRGINIA 22201-3359
PH. (703)528-4700 FAX (703)525-3197

PLANNER/ENGINEER:

GREENHORNE & O'MARA, INC.
11211 WAPLES MILL ROAD
FAIRFAX, VIRGINIA 22030
PH. (703) 385-9800 FAX (703) 385-5721

SHEET INDEX:

1. *COVER SHEET*
2. *CONCEPTUAL DEVELOPMENT PLAN/ FINAL DEVELOPMENT PLAN*
3. *LANDSCAPE PLAN*
4. *EXISTING VEGETATION MAP*
5. *ARCHITECTURAL CONCEPTS*
6. *ENTRY CONCEPT*
7. *MISCELLANEOUS DETAILS*

GENERAL NOTES

1. *THE PROPERTY DELINEATED ON THIS PLAN IS LOCATED ON TAX MAP NO. 56-4-001-6 AND 8; 56-4-002 42, 43, 44, AND 56-2-005 45, AND A PORTION OF FOREST HILL DRIVE TO BE VACATED THE PROPERTY IS CURRENTLY ZONED R-1.THE PROPOSED ZONING IS PDH-2.*

2. *THE APPLICANT IS:*
   FOREST HILL L.L.C.
   7700 BRICKYARD ROAD
   POTOMAC, MD 20854
   THE APPLICANT HAS A CONTRACT ON THE PROPERTY,

   THE TITLE OWNER OF PARCEL 8 IS:
   WILLIAM F., AND JULIA T. COLEMAN, JR.
   4440 FOREST HILL DRIVE
   FAIRFAX, VA 22030
   THE TITLE OWNER OF PARCELS 6, 42, 43, AND 44 IS:
   KATHERINE C. TRENT, WIDOW
   3605 NORTH ARLINGTON STREET
   ARLINGTON, VA 22027
   THE TITLE OWNER OF PARCEL 45 IS:
   MARY K. RENICK
   4424 FOREST HILL DRIVE
   FAIRFAX, VA 22030

3. *TOTAL SITE AREA IS 770,794.20 SF, OR 17.695 ACRES.*

4. *TOPOGRAPHY IS FROM AERIAL TOPOGRAPHY FLOWN IN DECEMBER OF 1998 AND FIELD SURVEYS BY GREENHORNE & O'MARA DONE IN MAY OF 1999. CONTOUR INTERVAL IS 2'. BOUNDARY INFORMATION IS FROM EXISTING RECORDS.*

5. *THERE IS NO FEMA OR FAIRFAX COUNTY MAPPED FLOODPLAIN, RPA, OR ENVIRONMENTAL QUALITY CORRIDOR WITHIN THE PROJECT AS DEFINED IN THE ADOPTED COMPREHENSIVE PLAN.*

6. *MAXIMUM HEIGHT OF SINGLE FAMILY DWELLINGS IS 35'.*

7. *STORMWATER MANAGEMENT FACILITIES FOR THIS PROJECT WILL BE ACCOMPLISHED UTILIZING THE EXISTING 1.25 ACRE POND AT THE NORTH END OF THE SITE. THE SITE IS LOCATED APPROXIMATELY 400 FEET UPSTREAM OF AN EXISTING FAIRFAX COUNTY REGIONAL STORMWATER DETENTION FACILITY IDENTIFIED AS POND D-77 .IN THE NOVEMBER, 1988 REGIONAL STORM WATER MANAGEMENT PLAN. GIVEN THIS SITUATION, THE DOWNSTREAM DRAINAGE IMPROVEMENTS ARE PRESUMED TO BE ADEQUATE FOR THIS PROJECT.*

8. *PERIPHERAL LOT SETBACKS ARE DIMENSIONED ON THE PLAN. ANTICIPATED FRONT OF HOUSE ORIENTATION IS SHOWN WITH AN ASTERISK (*). IF AT TIME OF FINAL HOUSE LOCATION THE ORIENTATION CHANGES, ALL PERIPHERAL SETBACKS SHALL BE IN CONFORMANCE WITH R-2 CONVENTIONAL ZONING DISTRICT. THERE WILL BE NO IMPACTS ON ADJACENT PROPERTY DUE TO THE DEVELOPMENT OF THIS PROJECT.*

9. *NO GRAVE OR BURIAL SITE IS KNOWN TO EXIST ON THIS PROPERTY.*

10. *THE PROPOSED DEVELOPMENT SHOWN ON THIS PLAN IS IN ACCORD WITH THE ADOPTED COMPREHENSIVE PLAN FOR FAIRFAX COUNTY.*

11. *THE PROPOSED DEVELOPMENT CONFORMS TO THE PROVISIONS OF ALL FAIRFAX COUNTY APPLICABLE ORDINANCES, REGULATIONS, AND ADOPTED STANDARDS, UNLESS OTHERWISE NOTED.*

    1. *THE APPLICANT HAS REQUESTED A WAIVER OF METRIC UNITS FOR THE PREPARATION OF THIS PLAN.*

    2. *APPROVAL BY THE DIRECTOR OF DPW&ES IS HEREBY REQUESTED FOR THE PRIVATE STREETS WHICH EXCEED 600 FEET IN LENGTH AS PROVIDED FOR IN ARTICLE 11, PART 3, SECTION 11-302 , PARAGRAPH 2 OF THE ZONING ORDINANCE.*

12. *THIS PROJECT CONTAINS A WATER ORIENTED RECREATION SYSTEM CONSISTING OF AN EXERCISE - WALKING TRAIL ALONG AN EXISTING INTERMITTENT STREAM AND AROUND THE EXISTING POND. A GAZEBO AND DECK WILL BE PROVIDED AT THE POND'S SOUTH SHORELINE, AND EXERCISE STATIONS WILL BE LOCATED AT STRATEGIC AREAS AROUND THE POND.*

13. *THE APPLICANT WISHES TO PURSUE CONCURRENT PROCESSING OF THE PRELIMINARY DEVELOPMENT PLAN IN THE MOST EXPEDITIOUS MANNER. THE APPLICANT ALSO WISHES TO PURSUE CONSTRUCTION UPON RECEIPT OF ALL PERMITS*

14. *THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES ON THIS SITE.*

15. *THE PROJECT WILL BE SERVED BY PUBLIC SEWER AND WATER. PROPOSED UTILITIES ARE SHOWN FOR CONCEPTUAL PURPOSES ONLY, AND ARE SUBJECT TO CHANGE UPON FINAL ENGINEERING.*

16. *THE SITE CONTAINS AN EXISTING INTERMITTENT STREAM WHICH FEEDS INTO AN EXISTING POND. BOTH THE STREAM AND THE POND WILL BE RETAINED AND BECOME THE RECREATION FOCAL POINT FOR THE COMMUNITY. TRAILS WITH EXERCISE STATIONS WILL BE CONSTRUCTED AROUND THE POND AND ALONG THE STREAM AT APPROPRIATE LOCATIONS.*

17. *NO OFF-SITE OR ON-SITE PUBLIC IMPROVEMENTS ARE PROPOSED WITH THIS PLAN.*

Application No. 2232-99-SU-003-Staff SE
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 10-7-99
Date of (BOS) (PC) approval 10-25-99
Sheet 1 of 7

COMMONWEALTH OF VIRGINIA
RAUL J. KRAUCUNAS
No. 21767
PROFESSIONAL ENGINEER
9-21-99

RECEIVED
DEPARTMENT OF PLANNING AND ZONING
OCT 7 1999
ZONING EVALUATION DIVISION

M-1321
1 OF 7

DATE=9/21/99 DGN=j:\5272vag\eng\dgn\5272fdpa.cov PRF=RANSLUC\5272FDC*.PRF TBL=p:\pentable\speng.tbl SCALE=100 ROT=270

CONCEPTUAL/FINAL DEVELOPMENT PLAN

FOREST HILLS OF FAIRFAX

SULLY MAGESTRIAL DISTRICT
FAIRFAX COUNTY, VIRGINIA

LEEHIGH VILLAGE SECTION 1

KIELS GARDENS

PRIVATE STREET

PRIVATE STREET

FOREST HILLS DRIVE / S.R. 1286
50' R/W

KIELS - GARDENS

PARCEL 61
FAIRFAX NURSING CENTER, INC.
DB 9134 PG. 0988
R-3/VACANT

GERALDINE RAGLAND
DB. 7460 PG. 0741
R-1/RESIDENTIAL

KATHRYN RENCH
DB. 2902 PG. 0138
WB 518 PG. 212

FORREST M. & KATHERINE C. TRENT
DB. 4064 PG. 480
DB. 4190 PG. 212

BRENDA L. SWITKAVITCH
DB. 9781 PG. 0884
R1/RESIDENTIAL

ROBERT A. & PAMELA A. ROBERTS
DB. 6868 PG. 1208
R1/RESIDENTIAL

ROBERT M. JR. & SUZANNE M. MATTBERRY
DB. 8386 PG. 0140
R-1/RESIDENTIAL

JOHN A. ARVINO
DB. 5565 PG. 1525
R-1/RESIDENTIAL

JOEL L. RUSSELL
DB. 5565 PG. 1525
R-1/RESIDENTIAL

JOHN HAMILTON
DB. 9711
R-1/RESIDENTIAL

GEICO INSURANCE CO.
OFFICE

JAIN M. SALAS
DB. 10361 PG. 0095
R-1/RESIDENTIAL

JACQUELINE M. WISE
DB. 9946 PG. 1029
R-1/RESIDENTIAL

NORMAN J. PATTAROZZI & BRENDA L. SWITKAVITCH
DB. 9781 PG. 0884
R1/RESIDENTIAL

DAVID M. & ELIZABETH A. WHITCOMB
DB. 10600 PG. 1654
R-1/RESIDENTIAL

LARRY M. & ANN M. CAPTANO
DB. 10257 PG. 0674
R-1/RESIDENTIAL

PETER G. & LAURA K. MOREALE
DB. 10159 PG. 0518
R-1/RESIDENTIAL

BRE/ION DEVELOPERS, INC.
DB. 10632 PG. 1219
R-1/RESIDENTIAL

EXISTING POND
WE=425.2

EXIST. TREES TO REMAIN

EXIST. BARN TO BE REMOVED

EXIST. HOUSE TO REMAIN (BUILT 1935)

OPEN SPACE

PAVED TERRACE

EXERCISE STATIONS

4' WALKING TRAIL

DOCK

APPROX. LOCATION OF PROPOSED PATH

WALKING TRAIL TO CONNECT TO PROPOSED PATH

4' CONC. SIDEWALK

PARKING (9 SPACES)

6' ENTRY GATE

6' EXIT GATES

GATEHOUSE

4' HIGH ENTRY WALL

2' HIGH ENTRY WALL

4' HIGH RETAINING WALL

COMMUNITY SIGN

15' PERIPHERAL SIDE YARD

25' PERIPHERAL REAR YARD

25' PERIPHERAL FRONT YARD

EXIST. 15' SEWER ESM'T

EXIST. 8" SEWER ESM'T

EXIST. 8" WATER ESM'T

EXIST. 15' STORM ESM'T

VA STATE GRID NORTH
NAD 1927

SCALE

SITE TABULATIONS

Existing Zoning	R-1
Proposed Zoning	PDH-2
Gross Site Area	17.695 Ac
Maximum Permitted Density (2 DU/AC)	35.39 Units
Proposed Number of Single Family Detached Units	35
Proposed Density	1.98 DUJ/AC
Range of Approximate Lot Sizes *	
Minimum	7,000 S.F.
Average	11,348 S.F.
Range	7,094 S.F. to 26,669 S.F.
Open Space Required (20%)	3.54 Ac
Open Space Provided (38%)	6.72 Ac
Total Parking Spaces Required (2/Unit)	70 Spaces
Total Parking Spaces Provided (2.5/Unit)	88 Spaces

* LOT SIZES SHOWN ARE CONCEPTUAL ONLY AND SUBJECT TO MODIFICATION BASED UPON FINAL ARCHITECTURAL PLANS AND/OR FINAL ENGINEERING

LEGEND:

- EXISTING TREE LINE
- PROPOSED TREE LINE
- * INDICATES FRONT OF HOUSE ORIENTATION

Application No. RZ1999-SU-043 Staff SJ
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 10.7.99
Date of (BOS) (PC) approval 10.25.99
Sheet 2 of 7

COMMONWEALTH OF VIRGINIA
PAUL J. KRAUCIUNAS
No. 21767
PROFESSIONAL ENGINEER
9.21.99

PLANNING • SITE ENGINEERING • TRANSPORTATION • ENVIRONMENTAL • SURVEYING/MAPPING

Greenhome & O'Mara, Inc.
11211 WAPLES MILL ROAD
FAIRFAX, VIRGINIA 22030
(703)385-9800

ANNAPOLIS, MD • ATLANTA, GA • FAIRFAX, VA • FREDERICKSBURG, VA • GREENBELT, MD
MECHANICSBURG, PA • RALEIGH, NC • ROCKVILLE, MD • TAMPA, FL • WEST PALM BEACH, FL

© LATEST DATE HEREON

No.	REVISION	DATE	BY
1.	CHANGE PDH-3 TO PDH-2	6/16/99	JJG
2.	ADD METES & BOUNDS TO ALL PROP. LINES	6/16/99	JJG
3.	REVISE LOT LAYOUT	9/1/99	JJG
4.	REVISE GRAPHICS	9/12/99	JJG
5.	REVISED TREE LINE	10/1/99	JJG

J.J.G. DESIGN	GW DRAWN	CHECKED
1"=50' SCALE	5/26/99 DATE	
5272 PROJ. No.	M-1321 FILE No.	
2 SHEET	OF 7	

LANDSCAPE PLAN

FOREST HILLS OF FAIRFAX

SULLY MAGISTRIAL DISTRICT
FAIRFAX COUNTY, VIRGINIA

VA STATE GRID NORTH
NAD 1927

SCALE:

LEEHIGH VILLAGE SECTION 1

PRIVATE STREET

PRIVATE STREET

OUTER ROAD

FOREST HILLS DRIVE / S.R. 1286
50' R/W

KIELS - GARDENS

KIELS - GARDENS

PARCEL 61
FAIRFAX NURSING CENTER INC.
DB. 9714 PG. 0765
R-3/VACANT

EXISTING POND
WE=429.2

EXIST. TREES TO REMAIN

OPEN SPACE

PAVED TERRACE

EXERCISE STATIONS

4' WALKING TRAIL

BENCH

TRAIL LIGHT

PICNIC AREA
4 TABLES
2 GRILLS

DOCK

FOOT BRIDGE

4' CONC. SIDEWALK

PARKING (9 SPACES)

TURN-A-ROUND

6' HIGH RETAINING WALL

EXIST. 15' SEWER ESM'T

EXIST. 10' SEWER ESM'T

EXIST. 25' SEWER ESM'T

25' ESM'T.

25' PERIPHERAL REAR YARD

15' PERIPHERAL SIDE YARD

6' ENTRY GATE

6' EXIT GATES

8' HIGH ENTRY WALL

4' HIGH ENTRY WALL

COMMUNITY SIGN

GATEHOUSE

13 18236 ±
14 10967 ±
15 12198 ±
16 12438 ±
17 12523 ±
18 12433 ±
19 12078 ±
20 12488 ±
21 13027 ±
22 15344 ±
23 7157 ±
24 7148 ±
25 7828 ±
26 7984 ±
27 7104 ±
28 7084 ±
29 7223 ±
30 10818 ±
31 8021 ±
32 7689 ±
33 8022 ±
34 8132 ±
35 8061 ±
1 10818 ±
2 14980 ±
3 15603 ±
4 21964 ±
5 14141 ±
6 10816 ±
7 20809 ±
8 14051 ±
9 14980 ±

31 JOHN E. & GENEVE A. [illegible]

32 JUAN M. SAAS
DB. 10061 PG. 0895
R-1/RESIDENTIAL

33 JACQUELINE M. WISE
DB. 9846 PG. 1029
R-1/RESIDENTIAL

34 ROBERT A. & PAMELA A. ROBERTS
DB. 8388 PG. 1606
R-1/RESIDENTIAL

35 ROBERT M. SR. & SUZANNE M. MAYBERRY
DB. 8564 PG. 1560
R-1/RESIDENTIAL

36 NORMAN J. PATTAROZZI & BRENDA L. SINKAVITCH
DB. 9161 PG. 0804
R-1/RESIDENTIAL

37

38 DAVID M. & ELIZABETH A. WHITCOMB
DB. 10660 PG. 1659
R-1/RESIDENTIAL

39 LARRY M. & ANN M. CAPTAND
DB. 10257 PG. 0874
R-1/RESIDENTIAL

40 PETER G. & LARA K. MORREALE
DB. 10705 PG. 0919
R-1/RESIDENTIAL

41 BREVON DEVELOPERS, INC.
DB. 10612 PG. 1274
R-1/RESIDENTIAL

42 FORREST M. & KATHERINE C. TRENT
DB. 4080 PG. 480
DB. 4080 PG. 212

43 FORREST M. & KATHERINE C. TRENT
DB. 4080 PG. 480
DB. 4080 PG. 212

44 FORREST M. & KATHERINE C. TRENT
DB. 4080 PG. 480
DB. 4080 PG. 212

45 KATHRYN RENNOLDS
DB. 9832 PG. 1412

46 GERALDINE RAGLAND
DB. 7460 PG. 0738
R-1/RESIDENTIAL

47 GERALDINE RAGLAND
DB. 7460 PG. 0741
R-1/RESIDENTIAL

L. M. HAMILTON
PG. 0711
DENTIAL

D. RUSSELL
PG. 1535
DENTIAL

L 62
OBILE INSURANCE CO.
PG. 0988
AL OFFICE

N16°15'00"E 275.58'
N16°15'00"E 798.21'
S06°15'30"W 367.99'
S06°15'30"W 697.55'
S84°58'00"E 410.86'
S84°58'00"E 299.10'
S16°15'30"W 482.60'

LIGHTING LEGEND:

* DENOTES PROPOSED STREET LIGHT LOCATION

* DENOTES PROPOSED PEDESTRIAN TRAIL LIGHT LOCATION

T DENOTES PROPOSED SIGN/GATE HOUSE UP-LIGHT LOCATION

PLANT MATERIAL LEGEND:

DENOTES PROPOSED SHADE TREE (MIN. 3" CAL)

DENOTES PROPOSED EVERGREEN TREE (MIN. 7'-8' HT.)

DENOTES PROPOSED FLOWERING TREE (MIN. 10'-12' HT.)

DENOTES PROPOSED SHRUB (MIN. 24" HT.)

Application No. RZ 1999-SU-043 Staff SL
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 10.7.99
Date of (BOS) (PC) approval 10.25.99
Sheet 3 of 7

PLANNING • SITE ENGINEERING • TRANSPORTATION • ENVIRONMENTAL • SURVEYING/MAPPING

Greenhorne & O'Mara, Inc.
11211 WAPLES MILL ROAD
FAIRFAX, VIRGINIA 22030
(703)385-9800

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MECHANICSBURG, PA • RALEIGH, NC • ROCKVILLE, MD • TAMPA, FL • WEST PALM BEACH, FL

©GUTSER DATE HEREON

No.	REVISION	DATE	BY
1.	REVISED LAYOUT	9/1/99	JJG
2.	ADDITIONAL LANDSCAPING	9/21/99	JJG
3	REVISE TREE LINE	9/29/99	JJG

J.J.G. DESIGN | GW DRAWN | CHECKED

1"=50' SCALE | 5/26/99 DATE

5272 PROJ No. | M-1321 FILE No.

3 SHEET OF 7

COMMONWEALTH OF VIRGINIA
PAUL J. KNAUSENBERGER
No. 21767
PROFESSIONAL ENGINEER
9.21.99

9/29/99 J:\5272\dwg\dgn\5272shd Pc\7.5SPLOT\1STAGE\LIC\5272LNDscr.prf Pc\symbols\land.dat

LEEHIGH VILLAGE SECTION 1

EXIST. TREES TO REMAIN

25' PERIPHERAL REAR YARD

EXIST. SEWER ESMT.

EXIST. 8" SAN. SEWER

OPEN SPACE

4' HIGH RETAINING WALL

15' PERIPHERAL SIDE YARD

EXIST. 15' SEWER ESMT.

EXIST. BARN TO BE REMOVED

PRIVATE STREET

PARKING (9 SPACES)

EXIST. HOUSE TO REMAIN (BUILT 1920)

PAVED TERRACE

EXERCISE STATIONS

4' WALKING TRAIL

EXISTING POND WE=425.2

DOCK

FAIRFAX NURSING CENTER INC. DB 9714 PG. 0048 R-3W/ NURSING HOME

PARCEL 61

VA STATE GRID NORTH NAD 1927

SCALE

FOREST HILLS DRIVE / S.R. 1286 50' R/W

KIELS - GARDENS

PRIVATE STREET

OUTER ROAD

4' CONC. SIDEWALK

6' ENTRY GATE

6' EXIT GATES

GATEHOUSE

8' HIGH ENTRY WALL

452

454

450

458

	Forest Cover Type	Dominant Species	Co-Dominant Species	Successional Stage	Condition	Acreage
A	Upland Forest/ Hardwoods	Red Maple	Tulip Tree	Subclimax	Generally Good	7.9
B	Bottomlannd Forest	Black Willow Red Maple	Scrub Pine Tulip Tree	Subclimax	Generally Good	0.4
C	Developed	Red Maple Am. Holly	Dogwood	N.A.	Good	0.3
D	Open Field	N.A.	N.A.	N.A.	N.A.	7.5
E	Pond	N.A.	N.A.	N.A.	N.A.	1.5

EXISTING VEGETATION MAP DESCRIPTION

Prepared by John J. Gattuso, ASLA
May, 1999

Condition Descriptions:

Cover Type A: The trees in this cover type were in generally good condition, with no apparent insect or disease problems. Several trees showed evidence of possible ice storm damage. Trees in this cover type located at the perimeter of the property should be saved to the extent possible.

Cover Type B: The trees in this cover type were in generally good condition with no apparent insect or disease problems. A portion of these trees are situated within a wetlands area and should be protected.

Cover Type C: The trees in this cover type were in good condition. The existing grove of trees in the vicinity of the existing house should be saved to the extent possible.

Application No. #21999-SM-043 Staff SF
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 10-7-99
Date of (BOS) (PC) approval 10-25-99
Sheet 4 of 7

EDWARD G. VENDITTI No. 16395 9-1-99 COMMONWEALTH OF VIRGINIA PROFESSIONAL ENGINEER

EXISTING VEGETATION MAP

FOREST HILLS OF FAIRFAX

SULLY MAGISTERIAL DISTRICT
FAIRFAX COUNTY, VIRGINIA

PLANNING • SITE ENGINEERING • TRANSPORTATION • ENVIRONMENTAL • SURVEYING/MAPPING
Greenhorne & O'Mara, Inc.
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HAGERSTOWN, MD • RALEIGH, NC • ROCKVILLE, MD • TAMPA, FL • WEST PALM BEACH, FL

©WEST DATE REBEIN

NO.	REVISION	DATE	BY
1.	REVISED LAYOUT	9/1/99	JJG
2.	REVISED TREE LINE	10/1/99	JJG

J.J.G. DESIGN | GW DRAWN | CHECKED
1"=50' SCALE | 5/26/99 DATE
5272 PROJ. No. | M-1321 FILE No.
4 SHEET OF 7

DATE:8/30/99 DGN:J:\5272\eng\eng-vgtn-5272.dgn REF:J:\FLM\5272EMAP.prf TB:J:\pw\data\dwg\tb\SCALE-50-ROT-270

ARCHITECTURAL CONCEPTS

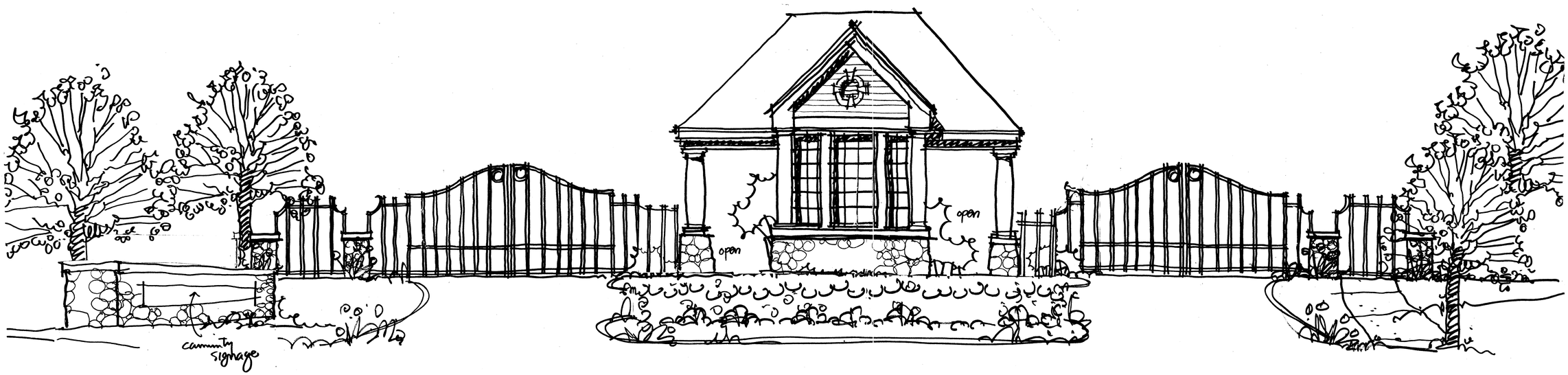
FOREST HILLS OF FAIRFAX

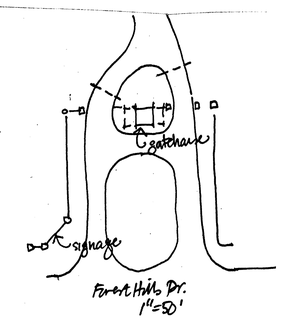
DEVEREAUX AND ASSOCIATES
ARCHITECTS

Application No. 22999-81-043 Staff SA
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 10-7-99
Date of (BOS) (PC) approval 10-25-99
Sheet 5 of 7

THIS SHEET
FOR ILLUSTRATION ONLY

M-1321





ENTRY CONCEPT

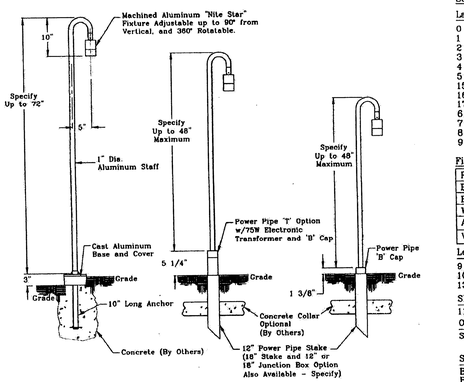
FOREST HILLS OF FAIRFAX

DEVEREAUX AND ASSOCIATES
ARCHITECTS

Application No. R21999-SU-043 Staff SL
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 10-7-99
Date of (BOS) (PC) approval 10-25-99
Sheet 6 of 7

THIS SHEET
FOR ILLUSTRATION ONLY

For Remote Transformers
See Sheets TRSS Series, TR Series,
Power Pipe, Power Pipe II or Power
Canopy in Accessory Section.



ANCHOR BASE (STANDARD)
Available up to 72"
Overall Height
(Remote Transformer)

POWER PIPE "T" "OPTION" BASE
Available up to 48"
Overall Height
(Integral Transformer)

POWER PIPE "OPTION" BASE
Available up to 48"
Overall Height
(Remote Transformer)

CATALOG NUMBER LOGIC

EXAMPLE: SF – 5 – BZP – 9 – 11 – 48" – B – PP75

Series:

Lamp Type:
0 – By Others
1 – ESX(20W), 12° Spot
2 – BAB(20W), 40° Flood
3 – FRB(35W), 12° Spot
4 – FRA(35W), 23° N. Flood
5 – FMW(35W), 40° Flood
15 – EYR(42W), 12° Spot
16 – EYS(42W), 25° N. Flood
17 – EYP(42W), 40° Flood
6 – EXT(50W), 13° Spot
7 – EXZ(50W), 26° N. Flood
8 – EXN(50W), 40° Flood
9 – FNV(50W), 60° W. Flood

Finish:

Powdercoat	Satin	Wrinkle
Bronze	BZP	BZW
Black	BLP	BLW
White (Gloss)	WHP	WHW
Aluminum	SAP	—
Verde	—	VER

Lens Type:
9 – Clear (Standard)
10 – Spread
13 – Rectilinear

Shielding:
11 – Honeycomb Baffle

Overall Height (Specify In Inches):
Specify Inches: 24", 30", 36", 42", 48", *54", *60", or *72"
*(Standard Anchor Base Only)

Style:
B – 180° Radius
Base Option:

PP75 – Power Pipe "T" Option w/12" Stake
(Available Up To A Maximum of 48" Overall Height)
PP – Power Pipe w/12" Stake
(Available Up To A Maximum of 48" Overall Height)

STAFF STAR STYLE 'B'

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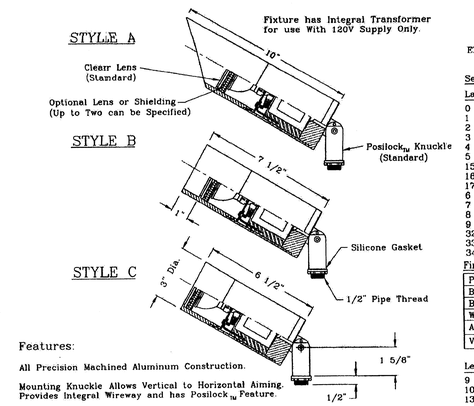
TRAIL LIGHT



Features:

All Precision Machined Aluminum Construction.

Mounting Knuckle Allows Vertical to Horizontal Aiming. Provides Integral Wireway and has Posilock™ Feature.

MR-16 Lampholder With 250°C, 18 Ga. Wire Leads (Leads Extend 6" Beyond Mounting Knuckle).

Utilizes any MR-16 Lamp, up to 75 Watts.

Integral Class H 120V to 12V Transformer Potted and Sealed.

Completely Sealed Optical Compartment, Clear Tempered Glass Lens, Factory Sealed.

Tamperproof Design, Utilizes a Single, Flush Mtd. Hex Screw.

Polyester Powdercoat Finishes Standard. (Specify)

CATALOG NUMBER LOGIC

EXAMPLE: RA – 32 – WHP – 9 – 11 – A

Series:

Lamp Type:
0 – By Others
1 – ESX(20W), 12° Spot
2 – BAB(20W), 40° Flood
3 – FRB(35W), 12° Spot
4 – FRA(35W), 23° N. Flood
5 – FMW(35W), 40° Flood
15 – EYR(42W), 12° Spot
16 – EYS(42W), 25° N. Flood
17 – EYP(42W), 40° Flood
6 – EXT(50W), 13° Spot
7 – EXZ(50W), 26° N. Flood
8 – EXN(50W), 40° Flood
9 – FNV(50W), 60° W. Flood
32 – EYF(75W), 13° Spot
33 – EYJ(75W), 26° N. Flood
34 – EYC(75W), 44° Flood

Finish:

Powdercoat	Satin	Wrinkle
Bronze	BZP	BZW
Black	BLP	BLW
White (Gloss)	WHP	WHW
Aluminum	SAP	—
Verde	—	VER

Lens Type:
9 – Clear (Standard)
10 – Spread
13 – Rectilinear

Shielding:
11 – Honeycomb Baffle

Cap Style:
A – 45°
B – 90°
C – Flush

RAINIER SERIES

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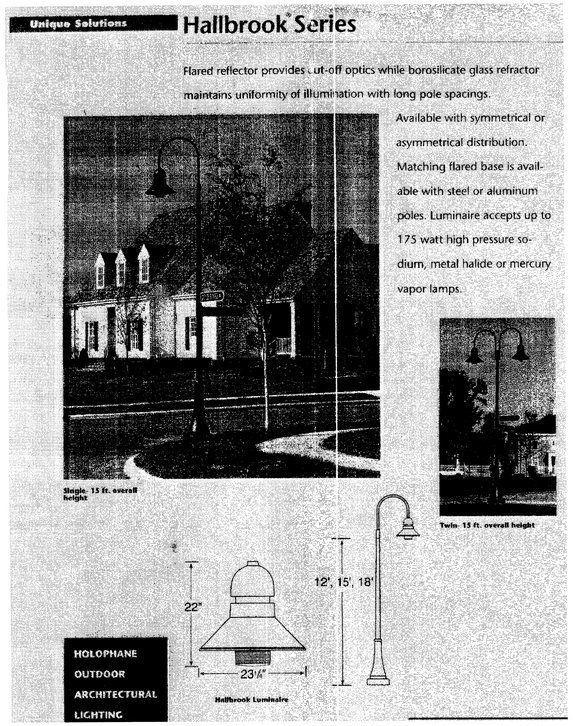
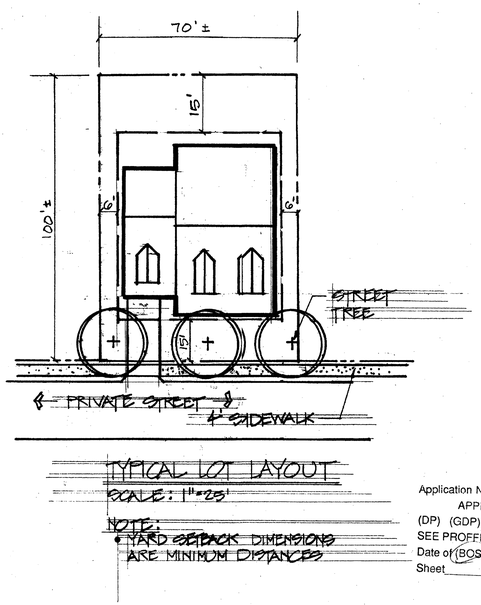
UP LIGHT



LIGHTING CONCEPT



TYPICAL LOT LAYOUT
SCALE: 1"=25'

NOTE:
YARD SETBACK DIMENSIONS ARE MINIMUM DISTANCES

Application No. RZ1999-SU-043 Staff
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 10-7-99
Date of (BOS) (PC) approval 10-25-99
Sheet 7 of 7

THIS SHEET FOR ILLUSTRATION PURPOSES ONLY

COMMONWEALTH OF VIRGINIA
PAUL J. KRAUCIUNAS
No. 21767
PROFESSIONAL ENGINEER
9.21.99

MISCELLANEOUS DETAILS

FOREST HILLS OF FAIRFAX

SULLY MAGISTERIAL DISTRICT
FAIRFAX COUNTY, VIRGINIA

PLANNING • SITE ENGINEERING • TRANSPORTATION • ENVIRONMENTAL • SURVEYING/MAPPING
Greenhorne & O'Mara, Inc.
11211 WAPLES MILL ROAD
FAIRFAX, VIRGINIA 22030
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ANNAPOLIS, MD • ATLANTA, GA • FAIRFAX, VA • FREDERICKSBURG, VA • GREENBELT, MD
MECHANICSBURG, PA • RALEIGH, NC • ROCKVILLE, MD • TAMPA, FL • WEST PALM BEACH, FL

© LATEST DATE VERSION

No.	REVISION	DATE	BY
1.	ADDITIONAL LIGHTS	9/21/99	JJG

J.J.G. DESIGN | GW DRAWN | CHECKED
1"=50' SCALE | 9/1/99 DATE
5272 PROJ No. | M-1321 FILE No.
7 SHEET OF 7

DATE:9/21/99 SCRN:1:\5272\dgn\5272sht.dgn PRF:ANSI-C LVL:5272sht.prf LTB:c:\prentrt\ltsamp.lntSCALE:50.0001-270