SITE TABULATIONS:

GROSS SITE AREA (G.S.A.):	323,882 s.f.± or 7.43531 Ac.±
EXISTING ZONE:	R-2
COMPREHENSIVE PLAN DENSITY:	7.08597 AC. @ 4-5 DU/Ac. 0.34934 AC. @ 2-3 DU/Ac.
MULTIPLIER:	4
EXISTING USE:	HOUSING FOR THE ELDERLY (BUILDING 1) WITH SEPARATE EMPLOYEE'S QUARTERS (BUILDING 2) AND A PRIVATE RESIDENCE (BUILDING 3)
PROPOSED USE:	INDEPENDENT LIVING FACILITY (HOUSED IN ONE NEW FACILITY) AND ONE SINGLE FAMILY DETACHED UNIT (IN REMAINING EXISTING BUILDING 3)
MAXIMUM NUMBER OF UNITS ALLOWED:	145 UNITS
UNITS CALCULATION BREAKDOWN::	7.08597 AC. X 5 DU/AC. X 4 (MULTIPLIER) = 141.72 OR 141 DU (1) 0.34934 AC. X 3 DU/AC. X 4 (MULTIPLIER) = 4.19 OR 4 DU (1)
PROPOSED NUMBER OF UNITS:	121 UNITS (2)
MINIMUM NUMBER OF ADU'S REQUIRED (INCLUDED ABOVE):	15% OF 121 = 18.15 OR 18 UNITS
NUMBER OF ADU'S PROVIDED (INCLUDED ABOVE):	19 UNITS (15.7%)
PROPOSED DENSITY	16.27 DU/Ac.
MAXIMUM DENSITY ALLOWED:	19.60 (95% @ (5 DU/AC. X 4) + 5% @ (3 DU/AC. X 4))

TOTAL GROSS FLOOR AREA (G.F.A.):	224,587 s.f. ± (3)
GROSS FLOOR AREA BREAKDOWN:	
DWELLING UNIT FLOOR AREA:	190,899s.f. ±
NON-DWELLING UNIT FLOOR AREA:	33,688 s.f. ±
FLOOR AREA RATIO (F.A.R.):	0.69 ±
F.A.R. LESS NON-DWELLING UNIT FLOOR AREA:	0.59 ±
OPEN SPACE REQUIRED:	116,402 s.f. ± (4)
OPEN SPACE PROVIDED: (58.9% ± OF G.S.A.):	190,894 s.f. ±
PARKING SPACES REQUIRED:	51 SPACES (31 SPACES (FOR 121 UNITS) PLUS 20 SPACES (FOR 20 EMPLOYEES/STAFF ON MAJOR SHIFT)) (5)
PARKING SPACES PROVIDED:	194 SPACES MIN. (IN THE GARAGE AND ON THE SURFACE) (6)
LOADING SPACES REQUIRED:	3 (7)
LOADING SPACES PROVIDED:	3
MAXIMUM BUILDING HEIGHT ALLOWED: (10)	60' PER THE R-2 ZONE FOR ALL OTHER STRUCTURES (8) 50' PER THE SPECIAL EXCEPTION ADDITIONAL STANDARDS FOR INDEPENDENT LIVING FACILITIES (9)
MAXIMUM BUILDING HEIGHT PROVIDED: (10)	50' OR LESS

(1) THE MAXIMUM NUMBER OF UNITS ALLOWED IS BASED ON THE DENSITY OF THE LAND USE RECOMMENDATION SET FORTH IN THE ADOPTED COMPREHENSIVE PLAN AND AS FURTHER MODIFIED BY THE CORRESPONDING MULTIPLIER AS SET FORTH IN ARTICLE 19, PART 3, SECTION 9-306 (ADDITIONAL STANDARDS FOR INDEPENDENT LIVING FACILITIES) OF THE FAIRFAX COUNTY ZONING ORDINANCE. THE MULTIPLIER FOR THIS APPLICATION IS FOUR (4). THE COMPREHENSIVE PLAN DENSITY RANGE IS 4 TO 5 DWELLING UNITS PER ACRE FOR 7.09 AC.± OF THE SITE AND 2 TO 3 DWELLING UNITS PER ACRE FOR 0.35 AC.±.

(2) 120 MULTI FAMILY UNITS IN THE PROPOSED NEW FACILITY AND ONE SINGLE FAMILY DETACHED UNIT IN EXISTING BUILDING 3 FOR A TOTAL OF 121 UNITS. ALL UNITS MAY BE EITHER FOR SALE OR RENTAL.

(3) EXCLUDES ALL GARAGE AREAS.

(4) 308,665 s.f. x 35% (5 DU/Ac.) PLUS 15,217 s.f. x 55% (3 DU/Ac.)

(5) 1 SPACE PER 4 DWELLING UNITS PLUS ONE SPACE PER 1 EMPLOYEE OR STAFF MEMBER ON THE MAJOR SHIFT (OR SUCH GREATER NUMBER AS THE BOARD MAY REQUIRE).

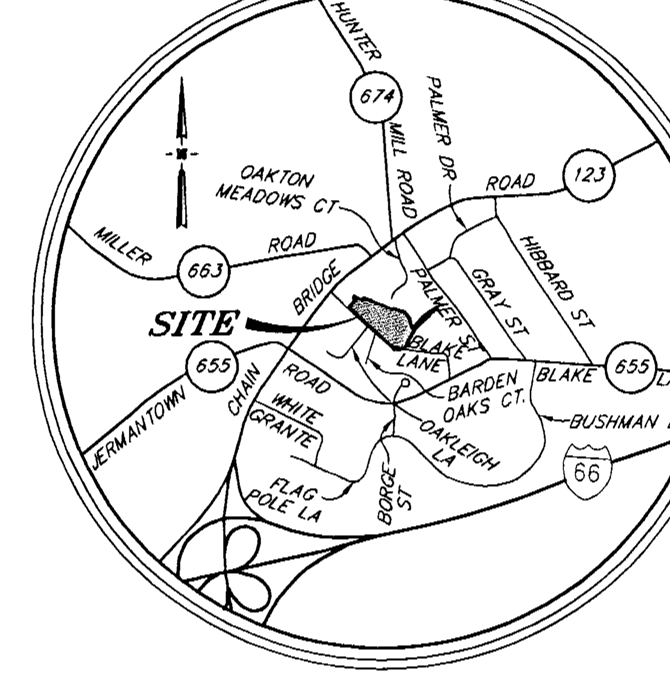
(6) PARKING SPACES PROVIDED AT AN OVERALL RATE OF 1.60 SPACES PER UNIT (INCLUDES VISITOR AND EMPLOYEE PARKING).

(7) 1 SPACE FOR THE FIRST 25,000 s.f. OF GROSS FLOOR AREA PLUS ONE SPACE FOR EACH ADDITIONAL 100,000 s.f. OR MAJOR FRACTION THEREOF.

(8) AS STATED IN ARTICLE 3, PART 2, SECTION 3-207, PARAGRAPH 1B OF THE FAIRFAX COUNTY ZONING ORDINANCE.

(9) AS STATED IN ARTICLE 9, PART 3, SECTION 9-306, PARAGRAPH 9 (FOR RESIDENTIAL ZONES) OF THE FAIRFAX COUNTY ZONING ORDINANCE.

(10) BUILDING HEIGHT AS DEFINED PER THE FAIRFAX COUNTY ZONING ORDINANCE.



VICINITY MAP
SCALE: 1" = 2,000'

SHEET INDEX:

SHEET 1: COMPOSITE PLAN AND SITE TABULATIONS
SHEET 2: SPECIAL EXCEPTION PLAT
SHEET 3: LANDSCAPE PLAN
SHEET 4: GENERAL NOTES AND COMMENTS
SHEET 5: STORMWATER MANAGEMENT PLAN
SHEET 6: ADEQUATE OUTFALL PLAN AND DETAILS
SHEET 7: EXISTING CONDITIONS AND EXISTING VEGETATION MAP
SHEET 8: PRELIMINARY TREE PRESERVATION PLAN
SHEET 9: BLAKE LANE IMPROVEMENTS PLAN
SHEET 10: SIGHT DISTANCE PROFILES
SHEET 11: PERSPECTIVE AND SCHEMATIC ELEVATIONS
SHEET 12: SCHEMATIC ELEVATIONS
SHEET 13: SCHEMATIC ELEVATIONS
SHEET 14: SECTIONS
SHEET 15: AMENITY AREA PLANS
SHEET 16: AMENITY AREA PLAN AND DETAILS
SHEET 17: LIGHTING PLAN

COMPREHENSIVE PLAN DENSITY RANGE LEGEND:

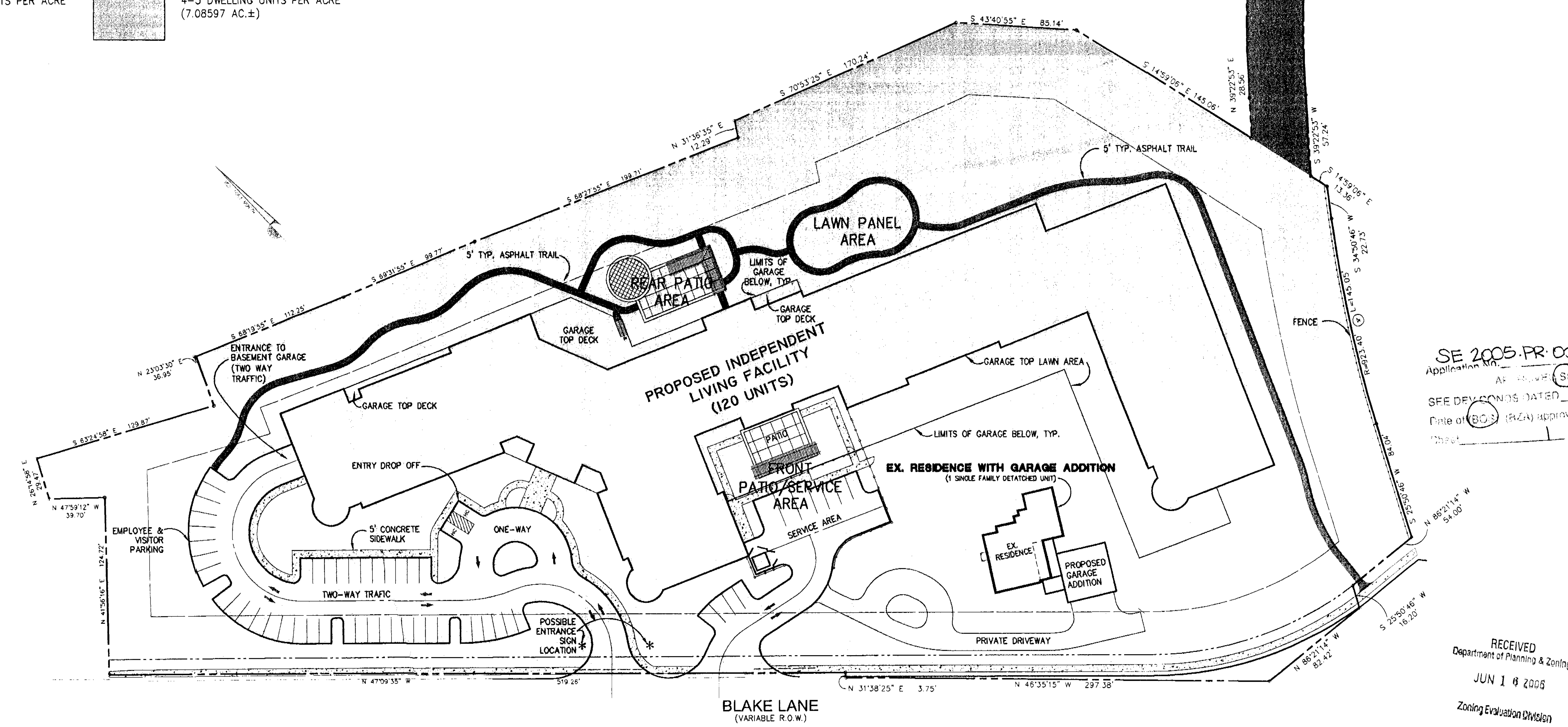
2-3 DWELLING UNITS PER ACRE (0.34934 AC.±)

4-5 DWELLING UNITS PER ACRE (7.08597 AC.±)

INFORMATIONAL INDEX:

ADEQUATE OUTFALL INFORMATION AND COMPUTATIONS	SHEET 6
EXISTING STRUCTURES WITH ALL REQUIRED DIMENSIONS	SHEET 7
EXISTING VEGETATION INFORMATION	SHEET 7
FRONTAGE IMPROVEMENTS ALONG BLAKE LANE	SHEET 9
GENERAL NOTES AND SUBMISSION REQUIREMENT COMMENTS	SHEET 4
LANDSCAPING (PROPOSED) AND TREE COVER CALCULATIONS	SHEET 3
LIGHTING DETAILS	SHEET 16
MODIFICATIONS AND/OR WAIVERS REQUESTED	SHEET 4, GENERAL NOTE 5
SCHEMATIC ELEVATIONS AND SECTIONS	SHEETS 11, 12, 13 AND 14
SITE DETAILS	SHEET 13
STORMWATER MANAGEMENT INFORMATION AND CALCULATIONS	SHEET 5
TREE PRESERVATION INFORMATION AND DETAILS	SHEET 8

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	970.40'	312.76'	157.75'	311.41'	N 48°36'53" E	18°28'00"
2	945.40'	59.95'	29.99'	59.94'	S 56°01'53" W	3°38'00"
3	930.40'	240.87'	121.11'	240.20'	S 46°47'53" W	14°50'00"
4	923.40'	145.05'	72.67'	144.90'	S 30°20'46" W	9°00'00"



COMPOSITE PLAN

SCALE: 1" = 50'

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Application No. ... (SE) SP PLAN
SEE DEV CONDS DATED ...
Date of (BOS) (BZA) approval 6.26.06
Sheet 1 of 17

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COMMONWEALTH OF VIRGINIA
DENNIS D. DIXON
No. 882
CERTIFIED LANDSCAPE ARCHITECT
6.15.06

COMPOSITE PLAN & SITE TABULATIONS

OAKTON CONDOMINIUMS FOR LIFE

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

BC REVISIONS	
SHEET ADD 4-21-05	REVISED 11-15-05
REVISED 5-19-05	REVISED 2-23-06
REVISED 7-21-05	4-14-06
REVISED 9-2-05	REVISED 5-1-06
REVISED 9-23-05	REVISED 6-15-06

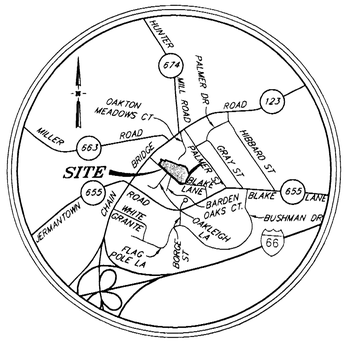
APPLICANT:
SUNRISE DEVELOPMENT
7902 WESTPARK DRIVE
McLEAN, VA 22102

DESIGNED BY: PLR
DRAFTED BY: CAD
CHECKED BY: DDD
DATE: FEBRUARY 17, 2005
SCALE: HOR. 1"= 50' VERT.

SHEET 1 OF 17

CO. NO.
CAD NAME: S4063COM.DWG
LAYOUT: COMPOSITE
FILE NO. 04063.01-00

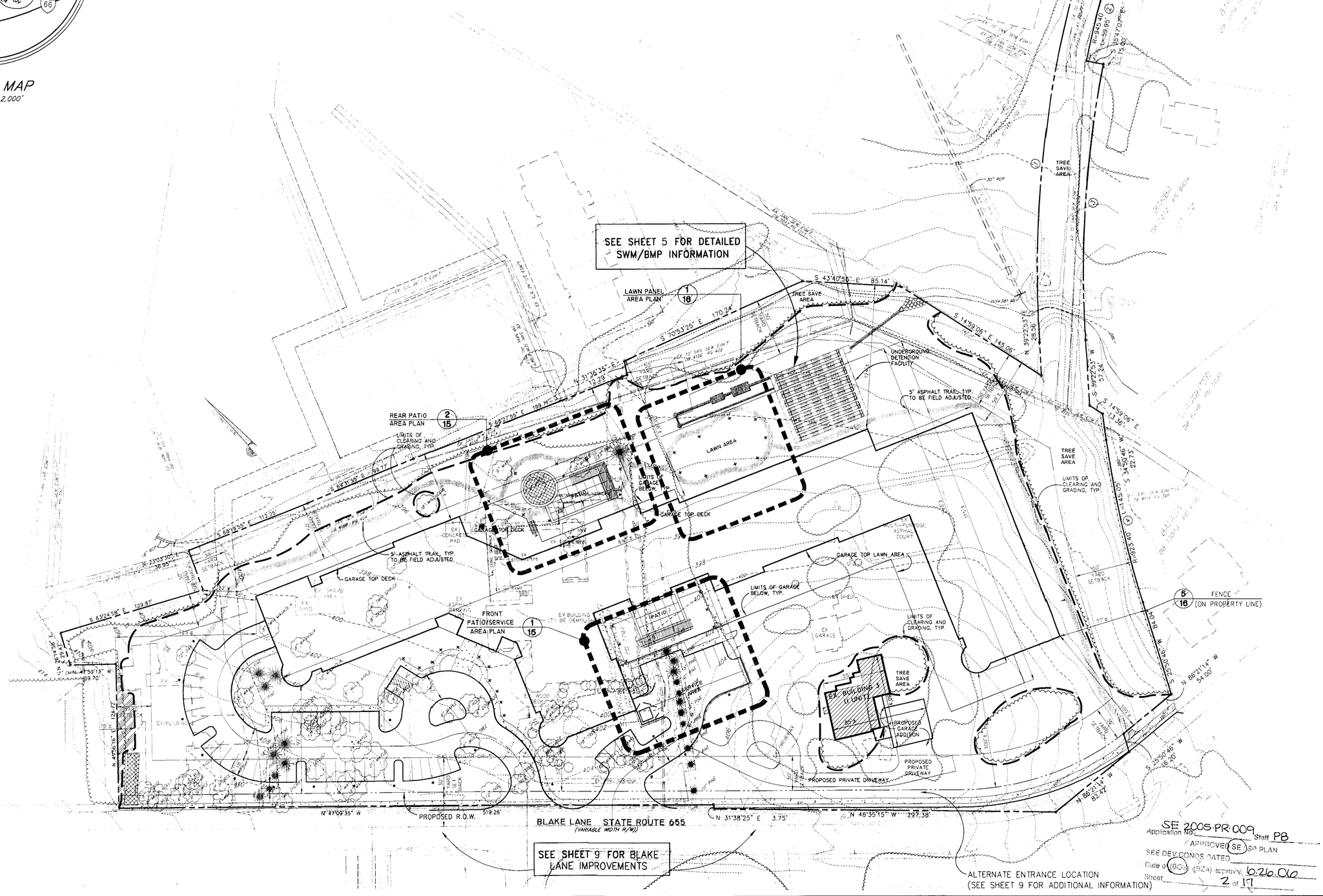
XREFS: S4063BAS



VICINITY MAP
SCALE: 1" = 2,000'

LEGEND:

- LIMITS OF EXISTING BUILDING 3 TO REMAIN
- SELECTIVE CLEARING OF DAMAGED AND DISEASED VEGETATION (NO GRADING ALLOWED)
- EXISTING DRIVEWAY TO BE REMOVED BY HAND OR WITH MECHANICAL LIFTING DEVICE THAT REMAINS AT LEAST 15' FROM THE PROPERTY LINE
- EXISTING TREELINE
- PROPOSED TREELINE
- LIMITS OF CLEARING AND GRADING
- EXISTING (INDIVIDUAL) TREE



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SPECIAL EXCEPTION PLAT

OAKTON CONDOMINIUMS FOR LIFE

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

BC REVISIONS	
REVISED 4-21-05	REVISED 11-15-05
REVISED 5-19-05	REVISED 2-23-06
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7902 WESTPARK DRIVE
McLEAN, VA 22102

DESIGNED BY: PLR	
DRAFTED BY: CAD	
CHECKED BY: DDD	
DATE: FEBRUARY 17, 2005	
SCALE:	HOR. 1"= 40' VERT.
SHEET 2 OF 17	
CO. NO.	
CAD NAME: S4063SPE.DWG	
LAYOUT: SPECIAL	
FILE NO. 04063.01-00	

XREFS: S4063BAS

LEGEND:

- LARGE DECIDUOUS TREE (4"–5" CAL.)
- LARGE DECIDUOUS TREE (2"–3" CAL.)
- LARGE AMERICAN HOLLY (10'–12')
- LARGE DARK GREEN ARBORVITAE (8'–10')
- LARGE JAPANESE CRYPTOMERIA (10'–12')
- SMALL OR COMPACT DECIDUOUS TREE (2" CAL.)
- EVERGREEN TREE (6'–8' HIGH)
- SHRUB MASSING AND/OR PERENNIAL PLANTING BED
- EXISTING TREELINE
- PROPOSED TREELINE
- TYPE I TRANSITIONAL SCREEN AS MODIFIED (SEE GENERAL NOTE 5 ON SHEET 4 FOR ADDITIONAL INFORMATION). MODIFICATION OF THE TRANSITIONAL SCREEN SHALL BE EXISTING TREES SUPPLEMENTED WITH EVERGREEN AND DECIDUOUS TREES AS SHOWN. ADDITIONAL EVERGREEN AND DECIDUOUS TREES MAY BE ADDED WHERE THE COMBINATION OF EXISTING AND PROPOSED TREES (AS SHOWN ON THE PLAN) DOES NOT PROVIDED AND ADEQUATE SCREEN (INCLUDING THE AREA ADJACENT TO THE PROPERTY TO THE EAST).
- LIMITS OF CLEARING AND GRADING
- TREE 5 — EXISTING TREES TO BE PRESERVED (SEE PRELIMINARY TREE PRESERVATION PLAN– SHEET 8)
- SPRUCE — EXISTING TREES
- BENCH, TYP.

NOTE:

SUITABLE EXISTING TREES MAY BE IDENTIFIED DURING THE SITE VISIT WITH THE URBAN FORESTOR FOR TRANSPLANTATION TO OTHER AREAS ON SITE PRIOR TO CONSTRUCTION ACTIVITIES.

TREE COVER CALCULATIONS:

GROSS SITE AREA (GSA):	323,882 s.f.± or 7.43 Ac.±
LESS PROPOSED BUILDING AREA:	71,391 s.f. ±
LESS ADDITIONAL DEDICATION ALONG BLAKE LANE	13,231 s.f. ±
LESS EX. BUILDING 3 PLUS GARAGE ADDTION AREA:	3,760 s.f.±
ADJUSTED SITE AREA (A.S.A.):	235,500 s.f.± or 5.40 Ac.±
TREE COVER REQUIRED (20.0% OF A.S.A.):	47,100 s.f.±
TREE COVER PROVIDED (MINIMUM OF 20.0% OF A.S.A.):	47,100 s.f.± MIN.
PROVIDED COVER BREAKDOWN:	
CREDIT FOR TREES PRESERVED:	TO BE DETERMINED AT SITE PLAN PHASE
CREDIT FOR TREES PLANTED:	TO BE DETERMINED AT SITE PLAN PHASE

SUGGESTED PLANT LIST

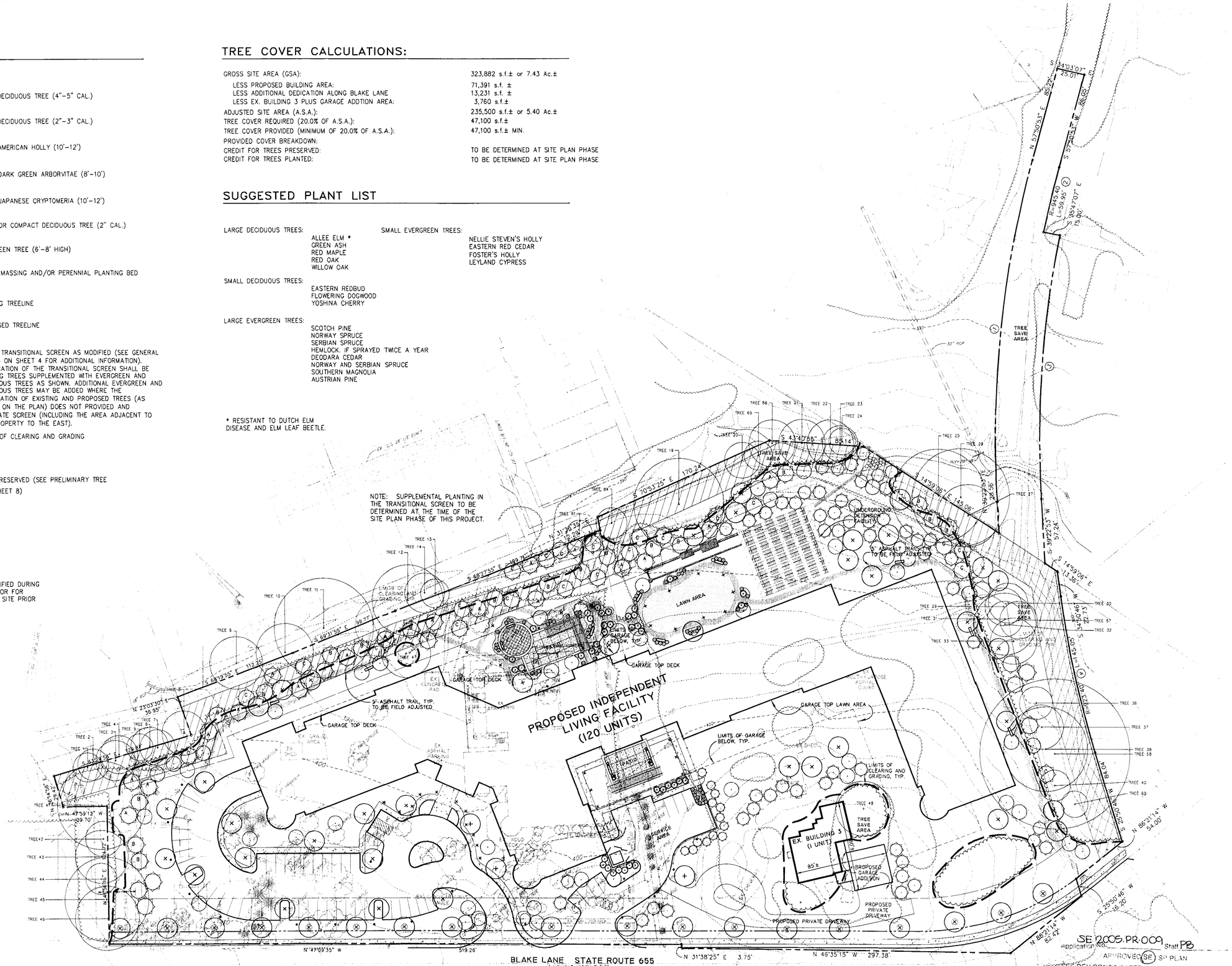
LARGE DECIDUOUS TREES:
- ALLEE ELM *
- GREEN ASH
- RED MAPLE
- RED OAK
- WILLOW OAK

SMALL DECIDUOUS TREES:
- EASTERN REDBUD
- FLOWERING DOGWOOD
- YOSHINA CHERRY

LARGE EVERGREEN TREES:
- SCOTCH PINE
- NORWAY SPRUCE
- SERBIAN SPRUCE
- HEMLOCK, IF SPRAYED TWICE A YEAR
- DEODARA CEDAR
- NORWAY AND SERBIAN SPRUCE
- SOUTHERN MAGNOLIA
- AUSTRIAN PINE

SMALL EVERGREEN TREES:
- NELLIE STEVEN'S HOLLY
- EASTERN RED CEDAR
- FOSTER'S HOLLY
- LEYLAND CYPRESS

* RESISTANT TO DUTCH ELM DISEASE AND ELM LEAF BEETLE.



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APPROVED (SE) SP PLAN

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COMMONWEALTH OF VIRGINIA DENIS D. DIXON No. 382 LANDSCAPE ARCHITECT CERTIFIED

LANDSCAPE PLAN

OAKTON CONDOMINIUMS FOR LIFE

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

BC REVISIONS	
REVISED 4-21-05	REVISED 11-15-05
REVISED 5-19-05	REVISED 4-14-06
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SHEET 3 OF 17	
CO. NO.	
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FILE NO. 04063.01-00	

XREFS: S4063BAS

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GENERAL NOTES:

1. THE PROPERTY DELINEATED ON THIS SPECIAL EXCEPTION (SE) IS IDENTIFIED ON FAIRFAX COUNTY TAX ASSESSMENT MAP #47-2 ((1)), PARCELS 66, 67A AND 70A. ALL ARE ZONED R-2.

2. THE BOUNDARY INFORMATION SHOWN HEREON IS BASED UPON FIELD SURVEYS CONDUCTED BY BC CONSULTANTS IN OCTOBER AND DECEMBER OF 2004.

3. THE TOPOGRAPHIC INFORMATION SHOWN HEREON IS FROM A FIELD RUN TOPOGRAPHIC SURVEY CONDUCTED BY BC CONSULTANTS IN OCTOBER, 2004 FOR PARCEL 70A AND FROM LOW FLIGHT AERIAL PHOTOGRAMMETRIC METHODS OBTAINED FROM AIR SURVEY CORPORATION IN DECEMBER, 2004 FOR PARCELS 66 AND 67A. THE TOPOGRAPHY IS SHOWN AT TWO (2) FEET CONTOUR INTERVALS.

4. THE PROPERTY SHOWN ON THIS SE IS IN THE PROVIDENCE MAGISTERIAL DISTRICT, THE LOWER POTOMAC SEWER DISTRICT (M-1 SEWER SUB-SHED) AND THE ACCOTINK CREEK WATERSHED.

5. TO THE BEST OF OUR KNOWLEDGE THIS DEVELOPMENT IS IN CONFORMANCE WITH THE FAIRFAX COUNTY COMPREHENSIVE PLAN AND WILL CONFORM TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS AND CONDITIONS WITH THE EXCEPTION OF THE FOLLOWING:

   * MODIFICATION OF THE TRANSITIONAL SCREEN AND MODIFICATION AND/OR WAIVER OF THE BARRIER REQUIREMENTS TO THAT AS SHOWN ON THE PLAN IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 13, SECTION 13-304, PARAGRAPHS 3, 4, 6 & 12 OF THE FAIRFAX COUNTY ZONING ORDINANCE.

   * REQUEST BOARD OF SUPERVISORS' APPROVAL OF THE WAIVER TO USE UNDERGROUND SWM/BMP FACILITIES IN A RESIDENTIAL AREA BASED ON FAIRFAX COUNTY'S DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SCIENCES RECOMMENDATION AND SUBJECT TO WAIVER #2352-WPFM-002-1 CONDITIONS DATED JULY 15, 2005.

6. ACCORDING TO THE FAIRFAX COUNTY-COUNTYWIDE TRAILS PLAN (ADOPTED BY THE BOARD OF SUPERVISORS JUNE 17, 2002), THERE ARE NO TRAILS REQUIRED ON THIS SITE. HOWEVER, AN EXISTING 4' CONCRETE SIDEWALK IS LOCATED ALONG THE SITES FRONTAGE WITH BLAKE LANE FOR PARCEL 70A. THIS SIDEWALK SHALL BE REPLACED WITH A NEW 5' CONCRETE SIDEWALK. A NEW 5' CONCRETE SIDEWALK WILL BE CONSTRUCTED ALONG THE SITE'S FRONTAGE WITH BLAKE LANE FOR PARCELS 66 AND 67A WHERE NO SIDEWALKS CURRENTLY EXIST. SEE SHEET 9, BLAKE LANE IMPROVEMENTS PLAN FOR ADDITIONAL INFORMATION.

7. THE FAIRFAX COUNTY WATER AUTHORITY IS THE PUBLIC WATER SUPPLY AGENCY FOR THIS DEVELOPMENT. THE COUNTY OF FAIRFAX IS THE SANITARY SEWER SUPPLY AGENCY FOR THIS DEVELOPMENT.

8. THIS PLAN SHOWS ALL KNOWN (WITHOUT THE BENEFIT OF TITLE REPORT INFORMATION) EXISTING UNDERGROUND UTILITIES AND ALL EXISTING UTILITY EASEMENTS OF 25' OR MORE. THE LOCATIONS OF THE EASEMENTS SHOWN ARE FROM TAX RECORDS AND/OR DEEDS AND INFORMATION OF RECORD AND SHOULD NOT BE REGARDED AS CORRECT AND FINAL.

9. THIS PLAN DOES NOT SHOW PROPOSED UTILITIES. ALL NECESSARY PUBLIC UTILITIES ARE READILY ACCESSIBLE TO THE SITE AND WILL BE EXTENDED BY THE DEVELOPER OR UTILITY COMPANY. UTILITY PLANS AND PROFILES WILL BE SUBMITTED IN THE FUTURE FOR CONSTRUCTION PURPOSES. THE BC CONSULTANTS, INC. ASSUMES NO RESPONSIBILITY FOR CONSTRUCTION WITH THESE PLANS.

10. THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES ON THIS SITE. IF ANY SUBSTANCES ARE FOUND, THE METHODS FOR DISPOSAL SHALL ADHERE TO COUNTY, STATE AND/OR FEDERAL LAW.

11. THERE ARE NO KNOWN GRAVES OR PLACES OF BURIAL ON SITE.

12. THE PROPOSED LIMITS OF CLEARING AND GRADING ARE SHOWN ON THE PLAN. THESE LIMITS ARE APPROXIMATE AND SUBJECT TO ADJUSTMENT AT THE TIME OF FINAL GRADING, ENGINEERING AND LOCATION OF PROPOSED UTILITIES. WHERE THE LIMITS OF CLEARING AND GRADING ARE SHOWN ADJACENT TO A PROPERTY LINE, IT SHOULD BE ASSUMED THAT THE LIMITS EXTEND TO THE PROPERTY LINE.

13. ANY AND ALL OFF-SITE GRADING, PARKING, ACCESS, UTILITY CROSSINGS, ETC. SHALL BE ALLOWED WITH THE PERMISSION OF THE ADJACENT HOMEOWNERS AND/OR THEIR ASSOCIATED HOMEOWNER'S ASSOCIATION.

14. PARKING WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE. THE NUMBER OF PARKING SPACES PROVIDED MAY BE ADJUSTED BASED ON THE ACTUAL NUMBER OF UNITS CONSTRUCTED. HOWEVER, THE NUMBER OF PARKING SPACES WILL ONLY BE REDUCED IF A LESSER NUMBER OF UNITS IS CONSTRUCTED. THE REDUCTION IN PARKING SPACES WILL BE IN THE SAME RATIO AS THE REDUCTION IN THE NUMBER OF UNITS. THE APPLICANT RESERVES THE RIGHT TO PROVIDE MORE THAN THE MINIMUM REQUIRED PARKING.

15. IN ACCORDANCE WITH PARAGRAPH 4 OF SECTION 9-004 OF THE ZONING ORDINANCE, MINOR MODIFICATIONS TO THE SIZES, DIMENSIONS, FOOTPRINTS AND LOCATIONS OF BUILDINGS, PARKING SPACES, GARAGES, SIDEWALKS, AND UTILITIES MAY OCCUR WITH FINAL ENGINEERING AND DESIGN. BUILDING FOOTPRINTS REPRESENTED HEREON ARE APPROXIMATE. THE BUILDING FOOTPRINTS MAY BE INCREASED OR DECREASED SO LONG AS THE PERIPHERAL SETBACKS DIMENSIONS ARE NOT DIMINISHED. THE APPLICANT RESERVES THE RIGHT TO DEVELOP A LESSER NUMBER OF UNITS THAN THAT NUMBER REPRESENTED AND REDUCE THE NUMBER OF PARKING SPACES ACCORDINGLY (SEE GENERAL NOTE 14 ABOVE).

16. EXISTING BUILDING TWO (SEE SHEET 7 FOR LOCATION) MAY BE TEMPORARILY RETAINED FOR USE AS A SALES AND MARKETING CENTER UNTIL SUCH TIME THAT ANOTHER ON SITE FACILITY IS CONSTRUCTED. UPON COMPLETION OF THE ALTERNATE FACILITY, EXISTING BUILDING ONE WILL BE DEMOLISHED AND DEVELOPMENT OF THE SITE WILL CONTINUE IN ACCORDANCE WITH THE APPROVED SITE PLANS.

ZONING ORDINANCE, ARTICLE 9, SECTION 9-011 COMMENTS:

1. APPLICATION TO BE SUBMITTED WITH THIS PLAN.
2. A. BOUNDARY INFORMATION AS SHOWN ON THE PLAN.
   B. REFER TO THE SITE TABULATIONS ON SHEET 1 FOR SITE AREA.
   C. SCALE AND NORTH ARROW AS SHOWN ON THE PLAN.
   D. THE LOCATION, DIMENSIONS AND MAXIMUM HEIGHT OF THE PROPOSED BUILDING IS SHOWN ON THE PLAN OR INCLUDED IN THE SITE TABULATIONS ON SHEET 1. THE LOCATION, DIMENSIONS AND MAXIMUM HEIGHT OF ALL EXISTING BUILDINGS IS SHOWN OF SHEET 7, EXISTING CONDITIONS AND EXISTING VEGETATION MAP. THE LOCATIONS, DIMENSIONS AND LIGHTING OF ALL SIGNS IS NOT KNOWN AT THIS TIME. THERE ARE 3 MAIN EXISTING STRUCTURES ON SITE. BUILDING 1 WILL BE DEMOLISHED. BUILDING 2 WILL BE DEMOLISHED. A SMALL SHED WILL ALSO BE DEMOLISHED. THE PRIMARY STRUCTURE OF BUILDING 3 WILL BE RETAINED, HOWEVER, THE DETACHED GARAGE/SHED WILL BE DEMOLISHED. THE DATES OF CONSTRUCTION FOR ALL EXISTING STRUCTURES IS NOT KNOWN.
   E. THE ANGLE OF BULK PLANE DOES NOT APPLY FOR THIS SPECIAL EXCEPTION. PER ARTICLE 9, SECTION 9-306, PARAGRAPH 9 OF THE FAIRFAX COUNTY ZONING ORDINANCE, THE MINIMUM FRONT, SIDE AND REAR YARDS SHALL BE AS FOLLOWS:
      1. WHERE THE YARD ABUTS OR IS ACROSS A STREET FROM AN AREA ADOPTED IN THE COMPREHENSION PLAN FOR 0.2 TO 8 DWELLING UNITS PER ACRE, 50'.
      2. WHERE THE YARD ABUTS OR IS ACROSS A STREET FROM AN AREA ADOPTED IN THE COMPREHENSIVE PLAN FOR A RESIDENTIAL USE HAVING A DENSITY GREATER THAN 8 DWELLING PER ACRE OR ANY COMMERCIAL, OFFICE OR INDUSTRIAL USE, 30'.

      THE REQUIRED DIMENSIONS FOR THE PROPOSED FACILITY ARE SHOWN ON SHEET 2. THE REQUIRED DIMENSIONS FOR THE EXISTING STRUCTURES ARE SHOWN ON SHEET 7. TRANSITIONAL SCREENS AND BARRIERS, WHERE REQUIRED ARE, SHOWN ON SHEET 3. MODIFICATION AND/OR WAIVER OF THE TRANSITIONAL SCREEN AND BARRIER REQUIREMENTS HAVE BEEN REQUESTED. SEE GENERAL NOTE 5 FOR ADDITIONAL INFORMATION.
   F. PUBLIC RIGHT-OF-WAY INFORMATION IS AS SHOWN ON THE PLAN. ADDITIONAL RIGHT-OF-WAY DEDICATION IS AS SHOWN ON THE PLAN. A NEW 5' CONCRETE SIDEWALK WILL BE PROVIDED ALONG THE SITE FRONTAGE OF PARCEL 70A. ADDITIONAL ROAD PAVEMENT, NEW CURB AND GUTTER AND A NEW 5' CONCRETE SIDEWALK WILL BE PROVIDED ALONG THE SITE'S FRONTAGE OF PARCELS 66 AND 67A. SEE SHEET 9, 'BLAKE LANE IMPROVEMENTS PLAN' FOR ADDITIONAL INFORMATION.
   G. MEANS OF INGRESS AND EGRESS ARE AS SHOWN ON THE PLAN.
   H. PROPOSED PARKING SPACE INFORMATION IS AS SHOWN ON SHEET 2. EXISTING PARKING SPACE INFORMATION IS AS SHOWN ON SHEET 7. REFER TO THE SITE TABULATIONS ON SHEET 1 FOR PARKING REQUIREMENTS.
   I. THERE ARE NO KNOWN WELLS OR SEPTIC SYSTEMS ON SITE. THE PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
   J. REFER TO SHEET 5, 'STORMWATER MANAGEMENT PLAN' FOR ALL THE REQUIRED STORMWATER MANAGEMENT INFORMATION, AND SHEET 6, 'ADEQUATE OUTFALL PLAN AND DETAILS' FOR ADEQUATE OUTFALL INFORMATION.
   K. REFER TO THE SITE TABULATIONS ON SHEET 1 FOR THE NUMBER OF DWELLING UNITS, DENSITY, THE TOTAL GROSS FLOOR AREA AND THE FLOOR AREA RATIO.
   L. REFER TO GENERAL NOTE 3 FOR TOPOGRAPHIC INFORMATION.
   M. THE LIMITS OF CLEARING AND GRADING ARE AS SHOWN ON THE PLAN. PROPOSED LANDSCAPING AND, TRANSITIONAL SCREENS AND BARRIERS, WHERE REQUIRED OR MODIFIED AND/OR WAIVED, ARE AS SHOWN ON THE SHEET 3, LANDSCAPE PLAN. REFER TO SHEET 7 FOR ALL EXISTING VEGETATION INFORMATION.
   N. NO FLOODPLAINS, RESOURCE PROTECTION AREAS OR ENVIRONMENTAL QUALITY CORRIDORS ARE LOCATED ON SITE. AN EXISTING OFF SITE 100 YEAR FLOODPLAIN EASEMENT ADJACENT TO THE SITE IS SHOWN ON THE PLAN.
   O. USEABLE OUTDOOR RECREATION AREAS ARE SHOWN ON THE PLAN.
   P. REFER TO GENERAL NOTE 8 FOR INFORMATION CONCERNING EXISTING UTILITY EASEMENTS.
   Q. REFER TO GENERAL NOTE 6 FOR COMPREHENSIVE PLAN TRAILS REQUIREMENTS.
   R. THERE ARE NO KNOWN GRAVES OR PLACES OF BURIAL ON SITE.
   S. SEAL AND SIGNATURE AS SHOWN ON THE PLAN.
3. ZONING MAP TO BE SUBMITTED WITH THIS PLAN.
4. SITE PHOTOGRAPHS TO BE SUBMITTED WITH THIS PLAN.
5. SOILS MAP TO BE SUBMITTED WITH THIS PLAN.
6. AFFIDAVIT TO BE SUBMITTED WITH THIS PLAN.
7. WRITTEN STATEMENT DESCRIBING THE PROPOSED TO BE SUBMITTED WITH THIS PLAN.
8.

APPLICANT:	OWNER OF PARCEL 70A AND CONTRACT PURCHASER OF PARCEL 66 AND 67A:	OWNER OF PARCEL 66 AND 67A:
SUNRISE ASSISTED LIVING, LIMITED PARTNERSHIP. 7902 WESTPARK DRIVE MCLEAN, VA 22102	SUNRISE ASSISTED LIVING, LIMITED PARTNERSHIP. 7902 WESTPARK DRIVE MCLEAN, VA 22102	WALTER L. CHILDS, JR., TRUSTEE AND ROBERTA B CHILDS, TRUSTEE 10300 BLAKE LANE OAKTON, VA 22124

9. THE SITE IS NOT WITHIN ANY OVERLAY DISTRICTS.
10. APPLICATION FEE TO BE SUBMITTED WITH THIS PLAN

SE 2005-PR-009
Application No. Staff PB
APPROVED (SE) / SP PLAN
SEE DEV CONDS DATED
Date of (BOS) (BZA) approval 6.26.06
Sheet 4 of 17

BC Consultants
Planners · Engineers · Surveyors · Landscape Architects
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GENERAL NOTES AND COMMENTS

OAKTON CONDOMINIUMS FOR LIFE

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

BC REVISIONS	11-15-05
REVISED 4-21-05	2-23-06
REVISED 5-19-05	4-14-06
REVISED 7-21-05	5-1-06
REVISED 9-2-05	6-15-06
REVISED 9-23-05	

APPLICANT:
SUNRISE DEVELOPMENT
7902 WESTPARK DRIVE
MCLEAN, VA 22102

DESIGNED BY: PLR	
DRAFTED BY: CAD	
CHECKED BY: DDD	
DATE: FEBRUARY 17, 2005	
SCALE:	HOR. NA VERT.
SHEET 4 OF 17	
CO. NO.	
CAD NAME: S4063NOT.DWG	
LAYOUT:	NOTES
FILE NO.	04063.01-00

XREFS:

Preliminary Stormwater Management Narrative

Pre-Development Conditions

An independent living facility is proposed on this 7.40+/- acre site and is zoned R-2. The adjacent parcels are residential as well as commercially zoned. The southern border of the site runs along existing Blake Lane (SR 655). This site falls within the Accotink Creek watershed. Water from the site drains northeast, overland, into an existing floodplain (DB 5772, PG 1381). Offsite water mainly comes from collection along Blake Lane where two inlets are centrally located along the southern boundary of the site. Said inlets connect to an existing yard inlet. The water is then conveyed through storm sewer through the center of the site until it outfalls into the floodplain easement along the northern border of the site.

Post-Development Conditions

Preliminarily, an underground detention facility consisting of 8-6' diameter concrete pipes 60 feet in length will be placed downstream of Stormfilter vaults by Stormwater Management, Inc. Water collected in this facility will result from the combination of overland flow and a proposed storm sewer system. Roughly 4.25 acres onsite and 1.24 acres offsite are detained in this stormwater management facility. These pipes detain the stormwater runoff in order to meet the maximum allowable release. Refer to the allowable release computations, outflow computations, and volume table on this sheet. The facility outfalls into the existing floodplain (DB 5772, PG 1381). Stormwater management requirements have been met, as the post-development peak release rates for the 2 and 10-year storms are less than pre-development levels.

Best Management Practice (BMP) Narrative

The 7.40 +/- acre site is in the Accotink Creek watershed. This site requires 40% phosphorous removal efficiency as it is considered a 'New Development' in Fairfax County. BMP computations were based on the Occoquan Method and resulted in a 44.8% phosphorous removal. (See computations on this sheet). The BMP requirements will be met through the use of Stormfilter vaults by Stormwater Management, Inc placed upstream of the detention facility. Bio-retention facilities (Rain Gardens) and pervious paving in the surface parking areas and certain drive aisles will be incorporated in the final design of this site. Generally, soils in this area have infiltration rates sufficient to facilitate the proper use of Bioretention facilities and pervious paving. However, the final design and location of these additional facilities is dependent upon field verification of the soil infiltration rates by a qualified geotechnical engineer.

COMPUTED VOLUMES FOR A PIPE

US Invert Elev.= 84.00 ft
DS Invert Elev.= 82.95 ft
Barrel Length = 60.00 ft
Computed Slope = .017503 ft/ft
Diameter = 6.0000 ft
# of Barrels = 8.00
Slice Width = .50 ft
Vertical Incr. = .25 ft

Elevation (ft)	Perpendicular DS Depth (ft)	Perpendicular DS Area (sq.ft)	Wetted Length (ft)	Filled Length (ft)	Perpendicular US Depth (ft)	Perpendicular US Area (sq.ft)	Total Volume (cu.ft)
82.95	.00	.0000	.00	.00	.00	.0000	0
83.20	.24	.3824	14.29	.00	.00	.0000	17
83.45	.49	1.0967	28.57	.00	.00	.0000	99
83.70	.74	2.0057	42.86	.00	.00	.0000	275
83.95	.99	3.0591	57.14	.00	.00	.0000	563
84.20	1.24	4.2258	60.00	.00	.20	.2892	968
84.45	1.49	5.4834	60.00	.00	.45	.9636	1453
84.70	1.74	6.8140	60.00	.00	.70	1.8448	1996
84.95	1.99	8.2025	60.00	.00	.95	2.8768	2585
85.20	2.24	9.6357	60.00	.00	1.20	4.0265	3210
85.45	2.49	11.1016	60.00	.00	1.45	5.2704	3865
85.70	2.74	12.5891	60.00	.00	1.70	6.5901	4541
85.95	2.99	14.0874	60.00	.00	1.95	7.9699	5234
86.20	3.24	15.5861	60.00	.00	2.20	9.3966	5938
86.45	3.49	17.0746	60.00	.00	2.45	10.8579	6647
86.70	3.74	18.5423	60.00	.00	2.70	12.3426	7357
86.95	3.99	19.9781	60.00	.00	2.95	13.8399	8062
87.20	4.24	21.3699	60.00	.00	3.20	15.3392	8758
87.45	4.49	22.7047	60.00	.00	3.45	16.8301	9439
87.70	4.74	23.9677	60.00	.00	3.70	18.3020	10099
87.95	4.99	25.1411	60.00	.00	3.95	19.7438	10732
88.20	5.24	26.2028	60.00	.00	4.20	21.1438	11330
88.45	5.49	27.1226	60.00	.00	4.45	22.4890	11885
88.70	5.74	27.8522	60.00	.00	4.70	23.7649	12385
88.95	6.00	28.2743	60.00	.05	4.95	24.9545	12822
89.20	6.00	28.2743	60.00	14.34	5.20	26.0365	13198
89.45	6.00	28.2743	60.00	28.62	5.45	26.9823	13355
89.70	6.00	28.2743	60.00	42.91	5.70	27.7481	13521
90.00	6.00	28.2743	60.00	60.00	6.00	28.2743	13572

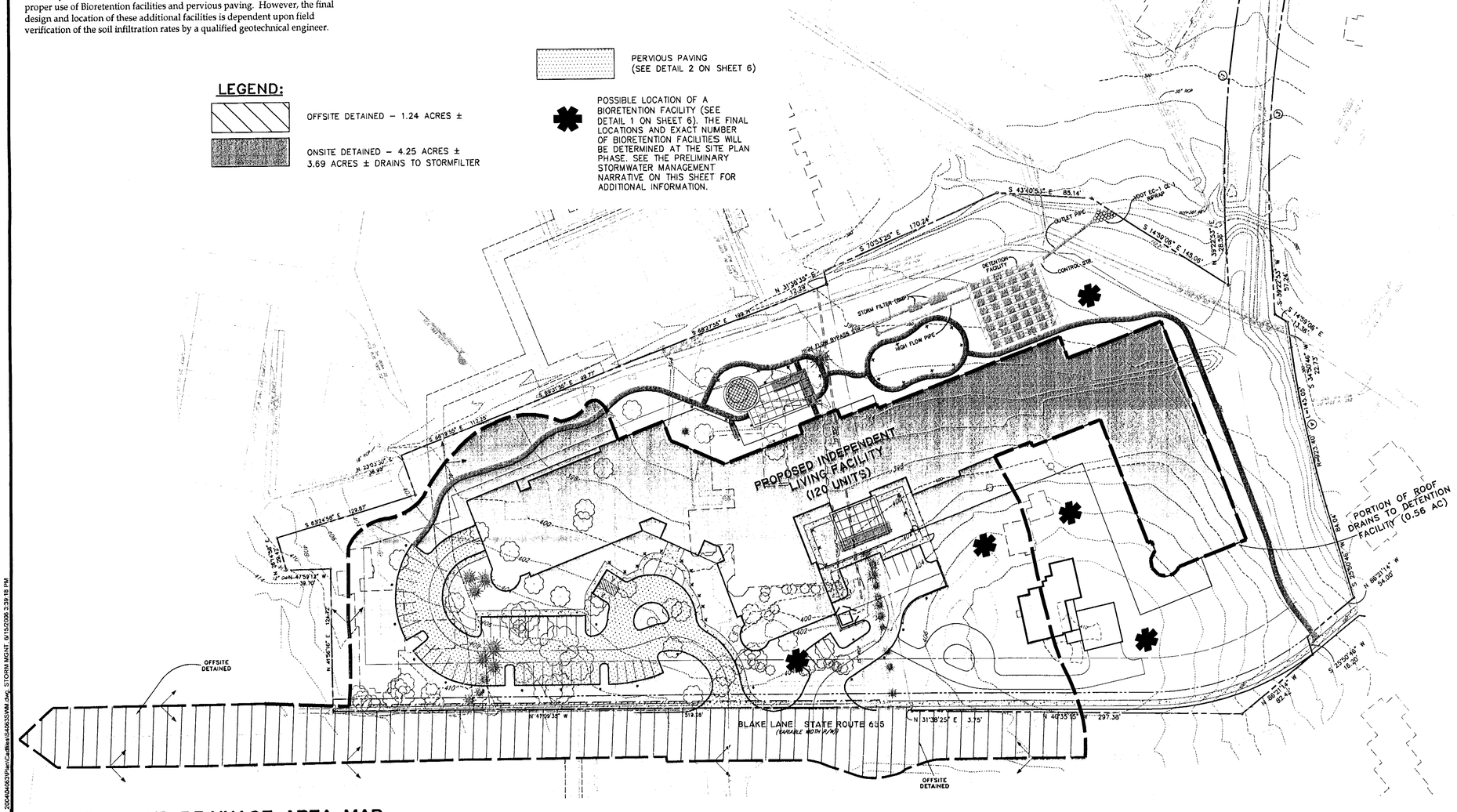
LEGEND:

OFFSITE DETAINED – 1.24 ACRES ±

ONSITE DETAINED – 4.25 ACRES ±
3.69 ACRES ± DRAINS TO STORMFILTER

PERVIOUS PAVING (SEE DETAIL 2 ON SHEET 6)

POSSIBLE LOCATION OF A BIORETENTION FACILITY (SEE DETAIL 1 ON SHEET 6). THE FINAL LOCATIONS AND EXACT NUMBER OF BIORETENTION FACILITIES WILL BE DETERMINED AT THE SITE PLAN PHASE. SEE THE PRELIMINARY STORMWATER MANAGEMENT NARRATIVE ON THIS SHEET FOR ADDITIONAL INFORMATION.



SWM/BMP DRAINAGE AREA MAP

SCALE: 1"=50'

Sunrise Of Oakton- *Allowable Release Comps*

Onsite Pre-Development: Flow Calculations

Storm Frequency	Cf	C	i	A	Pre-Devel Peak Flow (cfs)
2-Year (Site Area)	1.00	0.23	5.45	7.40	9.3
10-Year (Site Area)	1.00	0.37	7.27	7.40	19.9

Post-Development: Controlled/Uncontrolled Areas

Description:	Weighted "C"	Area (ac)	Q-2	Q-10
Onsite Detained	0.80	4.25	18.5	24.7
Onsite Undetained	0.40	3.14	6.8	9.1
Area of Site		7.39		
Offsite Detained	0.82	1.24	5.5	7.4

Weighted 'C' to Det. Pipes= 0.80

Post-Development: Maximum Allowable Outflow

Storm Frequency	Onsite Pre-Dev. (cfs)	-	Post-Onsite Undetained (cfs)	+	Offsite Detained (cfs)	-	=	Maximum Allowable Outflow (cfs)
2-Year	9.3	-	6.8	+	5.5	-	=	8.0
10-Year	19.9	-	9.1	+	7.4	-	=	18.2

BMP FACILITY DESIGN CALCULATIONS

Plan Name: Sunrise At Oakton — Date: 5/11/2005
Plan Number: — Engineer: DZC

Site Area=7.396 Acres
These are preliminary computations.

II. WATERSHED INFORMATION

Weighted 'C' to BMP facility: 0.8

Part 1: List all of the Subareas and "C" Factors used in the BMP Computations

Subarea Designation and Description (1)		"C" (2)	Acres (3)
#1	Onsite to SF Vaults	0.80	3.69
#2	Onsite Uncontroled	0.40	3.70
#3	Open Space Uncontroled	0.00	0.00
#4	Open Space to SF Vaults	0.00	0.00
#5	Offsite to SF Vaults	0.82	1.24

Part 2: Compute the Weighted Average "C" Factor for the Site

(A) Area of the site (a) 7.39 acres

(B) Subarea Designation (1)		"C" (2)		Acres (3)		Product (4)	
#1	Onsite to SF Vaults	0.80	X	3.69	=	2.95	
#2	Onsite Uncontroled	0.40	X	3.70	=	1.48	offsite area not
#3	Open Space Uncontroled	0.00	X	0.00	=	0.00	included here
#4	Open Space to SF Vaults	0.00	X	0.00	=	0.00	
				(b) Total =		4.43	

(C) Weighted Average "C" Factor (b) / (a) = (c) 0.60

Part 3: Compute the Total Phosphorus Removal for the Site

Subarea Designation (1)	BMP Type (2)	Removal Eff. (%) (3)		Area Ratio (4)		"C" Factor Ratio (5)		Product (6)	
#1	StormFilter	50	X	0.50	X	1.33	=	33.30	
#2	Uncontroled	0	X	0.50	X	0.67	=	0.00	
#3	Uncontroled	100	X	0.00	X	1.00	=	0.00	use 1 for "A" ratio
#4	StormFilter	100	X	0.00	X	1.00	=	0.00	use 1 for "A" ratio
#5	StormFilter	50	X	0.17	X	1.37	=	11.46	100% credit taken
						(a) Total =		44.77	

Part 4: Determine Compliance with Phosphorus Removal Requirement

(A) Select Requirement: (a) 40 %
(Fairfax County Chesapeake Bay Preservation Area)
OR (Fairfax County Water Supply Overlay District)

(B) If Line 3 (a) 44.8 % > Line 4(a) 40 %
Then Phosphorus removal requirement is satisfied.

10 YEAR ROUTING SUMMARY

INITIAL CONDITIONS

Starting WS Elev = 82.95 ft
Starting Volume = 0 cu.ft
Starting Outflow = .00 cfs
Starting Infiltr. = .00 cfs
Starting Total Qout= .00 cfs
Time Increment = .0833 hrs

INFLOW/OUTFLOW HYDROGRAPH SUMMARY

Peak Inflow = 31.95 cfs at .0833 hrs
Peak Outflow = 14.04 cfs at .2500 hrs

Peak Elevation = 88.67 ft
Peak Storage = 12327 cu.ft

SE 2005-PR-009
Application No. Staff PB
APPROVED SE/SP PLAN
SEE DEV CONDS DATED
Planning Commission (BOS) (BZA) approval 6.26.06
Sheet 5 of 17

2 YEAR ROUTING SUMMARY

INITIAL CONDITIONS

Starting WS Elev = 82.95 ft
Starting Volume = 0 cu.ft
Starting Outflow = .00 cfs
Starting Infiltr. = .00 cfs
Starting Total Qout= .00 cfs
Time Increment = .0833 hrs

INFLOW/OUTFLOW HYDROGRAPH SUMMARY

Peak Inflow = 23.95 cfs at .0833 hrs
Peak Outflow = 7.33 cfs at .4167 hrs

Peak Elevation = 87.92 ft
Peak Storage = 10655 cu.ft

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www.bccon.com

COMMONWEALTH OF VIRGINIA DENNIS D. DIXON No. 882 6/15/06 PROFESSIONAL ENGINEER

STORMWATER MANAGEMENT PLAN

OAKTON CONDOMINIUMS FOR LIFE

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

BC REVISIONS	
REVISED 4-21-05	REVISED 11-15-05
REVISED 5-19-05	REVISED 2-23-06
REVISED 7-21-05	4-14-06
REVISED 9-2-05	5-1-06
REVISED 9-23-05	6-15-06

APPLICANT:
SUNRISE DEVELOPMENT
7902 WESTPARK DRIVE
McLEAN, VA 22102

DESIGNED BY: DZC
DRAFTED BY: CAD
CHECKED BY: DDD
DATE: FEBRUARY 17, 2005
SCALE: HOR. 1"= 50' VERT.
SHEET 5 OF 17
CO. NO.
CAD NAME: S4063SWM.DWG
LAYOUT: STORM MGNT
FILE NO. 04063.01

XREFS: SWM_BASE

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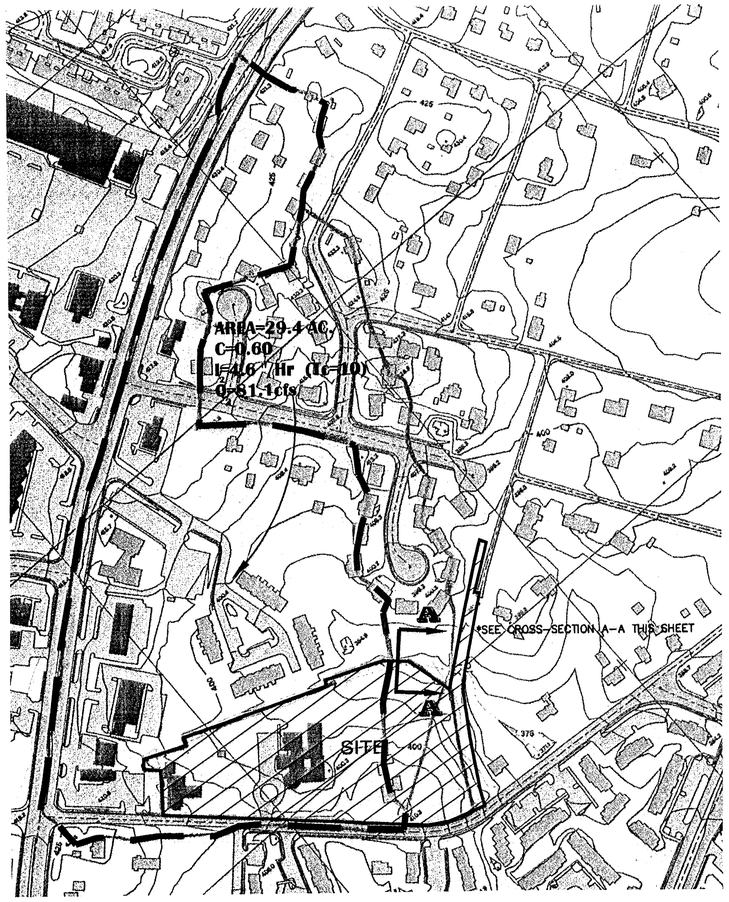


OVERALL DRAINAGE MAP TO CROSS-SECTION A-A

SCALE: 1"=200'

100 - YEAR
Flow Element: Irregular Section

Roughness Coefficient: 0.035
Channel Slope: 0.02100 ft/ft
Water Surface Elevation: 381.83 ft
Elevation Range: 379.75 to 383.00 ft
Discharge: 179.00 ft^3/s

Flow Area: 26.14 ft^2
Wetted Perimeter: 22.27 ft
Top Width: 21.81 ft
Normal Depth: 2.08 ft
Critical Depth: 2.17 ft
Critical Slope: 0.01705 ft/ft
Velocity: 6.85 ft/s
Velocity Head: 0.73 ft
Specific Energy: 2.80 ft
Froude Number: 1.10
Flow Type: Supercritical

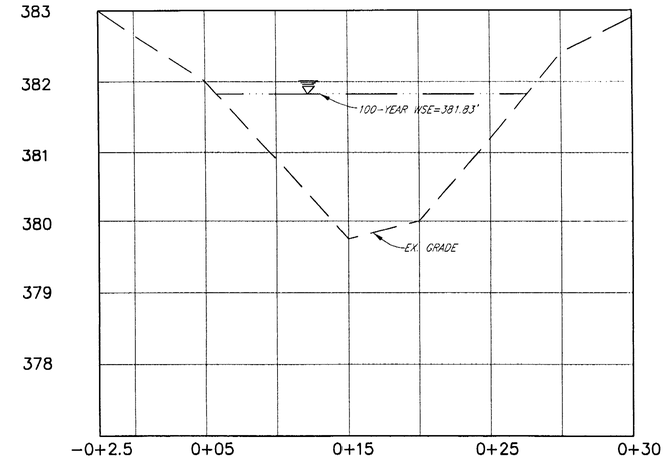
Profile Description:
Normal Depth: 2.08 ft
Critical Depth: 2.17 ft
Channel Slope: 0.02100 ft/ft
Critical Slope: 0.01705 ft/ft

ADEQUATE OUTFALL COMPUTATIONS

CROSS SECTION A-A

Time hrs	Inflow cfs	2S/t - O cfs	2S/t + O cfs	Infilt. cfs	Outflow cfs	Storage cu. ft	Elev. ft
.0000	.00	.00	.00	.00	.00	0	82.95
.0833	23.95	15.36	23.95	.00	4.30	2948	85.10
.1667	15.43	42.43	54.74	.00	6.15	7287	86.68
.2500	11.43	55.53	69.28	.00	6.88	9360	87.42
.3333	9.14	61.66	76.10	.00	7.22	10332	87.79
.4167	7.56	63.71	78.36	.00	7.33	10655	87.92
.5000	6.42	63.10	77.69	.00	7.29	10559	87.88
.5833	5.63	60.81	75.14	.00	7.17	10196	87.74
.6666	4.83	57.31	71.27	.00	6.98	9643	87.53
.7500	4.39	53.06	66.54	.00	6.74	8969	87.28
.8333	3.91	48.39	61.36	.00	6.49	8231	87.01
.9166	3.60	43.48	55.90	.00	6.21	7453	86.73
1.0000	3.25	38.50	50.33	.00	5.92	6662	86.46
1.0833	2.99	33.51	44.74	.00	5.62	5868	86.18
1.1666	2.72	28.61	39.22	.00	5.30	5087	85.90
1.2500	2.46	23.85	33.80	.00	4.98	4323	85.62
1.3333	2.15	19.22	28.46	.00	4.62	3576	85.34
1.4166	1.89	14.78	23.26	.00	4.24	2853	85.06
1.4999	1.63	10.61	18.29	.00	3.84	2168	84.77
1.5833	1.36	6.81	13.60	.00	3.40	1531	84.49
1.6666	1.10	3.46	9.27	.00	2.90	954	84.19
1.7499	.84	1.01	5.39	.00	2.19	480	83.88
1.8333	.53	.09	2.38	.00	1.14	185	83.57
1.9166	.26	.00	.88	.00	.44	52	83.31
1.9999	.00	.00	.26	.00	.13	11	83.11
2.0833	.00	.00	.00	.00	.00	0	82.95

2 YEAR LEVEL POOL ROUTING CALCULATIONS



IRREGULAR CROSS SECTION STATION/ELEVATIONS TAKEN FROM APPROVED OAKTON MEADOWS DRAINAGE STUDY
PLAN NUMBER: 4751-SP-01

CROSS-SECTION A-A

SCALE: HORIZ. 1"=5'
VERT. 1"=1'

Based upon a site visit to examine the outfall for our site, it is our opinion that the stream is adequate. The site outfalls into an existing floodplain within recorded easement DB 5772, PG 1381. This is a natural receiving channel with minor improvements in certain areas consisting of riptap. As shown on the stream cross-section, there are well-defined bed and banks, which are capable of passing the 100-year storm without causing any flooding of structures. Per Fairfax County mapped soils the natural stream consists of type 10B+. This is Glenville, which has a moderate potential for erosion and a chance of low soil accumulation. This soil type is derived from schists, granites, and alluvium and has clays and silts, which overlie silty and sandy decomposed rock. We have proven adequacy through the following means:

1. The Virginia Erosion and Sediment Control Handbook, Third Edition 1992 (VESCH) states on page IV-4, section 4, "A channel may be considered adequate if any of the following conditions can be met." We meet part "e" which states:

   e) "There is no increase in the peak runoff rate for the 2-year frequency storm (for natural receiving channels) or the 10-year frequency storm (for manmade receiving channels) at the point of discharge after development."

There is no increase in the peak runoff rate after development. The predevelopment rate at the point of discharge is based upon the total drainage area to that point and a ten-minute time of concentration. This gives:

Q_{pre} = CIA = 0.60 x 4.6 in/hr x 29.4 ac = 81.1 cfs

The post development rate considers our storm water management facility. Therefore, the area not taken into account by our SWM calculations is considered separately, and then added to the 2-year outflow from the detention facility at the time of concentration, ten minutes, giving:

Q_{post} = CIA = 0.60 x 4.6 in/hr x (29.4 ac – (4.25 ac + 1.24 ac))=66.0cfs
Q = 66.0 cfs + 6.15 cfs
(6.15 cfs = 2-year outflow from detention facility at 10 min.)
Q = 72.2 cfs

2. Section 6-0203.6A[1] of the Fairfax County Public Facilities Manual states, "An adequate channel shall be defined as a natural or manmade channel or pipe which is capable of conveying the runoff from a 2-year storm without overtopping its banks or eroding after development of the site in question, or without causing the flooding of structures from the 100-year storm." We satisfy part two of this requirement as defined by the PFM, shown in the attached calculation modeling the 100-year storm conditions. The Q for 100-year storm event was calculated as follows:

Q = C.CIA = 1.25 x 0.60 x 8.10 in/hr x 29.4 ac
Q = 178.61 cfs

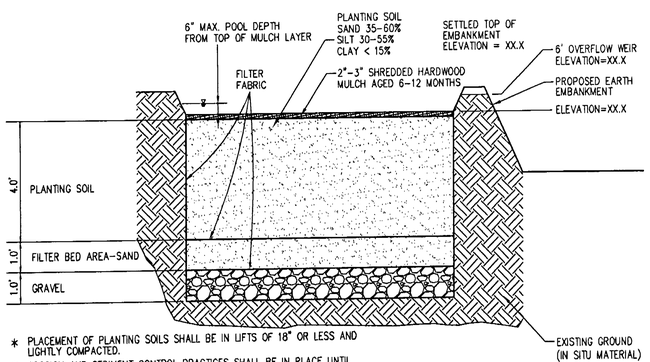
This flow takes into account the entire drainage area at the point of discharge and is kept within the natural channel's bed and banks. The attached calculation uses a manning's "n" value of 0.035. Please note that the channel still has capacity if a manning's "n" of 0.05 is used.

Riprap has been placed immediately below the end section as shown on the plan per Plate 3.18-3 of the VaE&SHB. Based upon a 2-year exit velocity of 6.7 fps from the detention facility, Class 1 riprap per Fairfax County PFM plate 58-6 has been specified on the plan. It is the engineer's opinion that this riprap in conjunction with the flat slope from the end section to the natural channel shall reduce velocities to non-erosive levels before the water enters the natural stream channel. The site outfalls through the channel, southeast across Blake Lane (SR 655) and continues towards Interstate 66. The water is then conveyed under the highway and southeast to Lee Highway (29/50). Here the water outfalls into Accotink Creek. This point, with a drainage area greater than 100 times the site area, is a confluence of many small streams and tributaries of Accotink Creek.

In our opinion, we have met state and county specifications, proving our outfall channel to be adequate.

SE 2005-PR-009 Application No. _____ Staff PB
APPROVED (SE) SP PLAN
SEE DEV CONDS DATED _____
Date of (BOS) (BZA) approval 6-26-06
Sheet 6 of 17

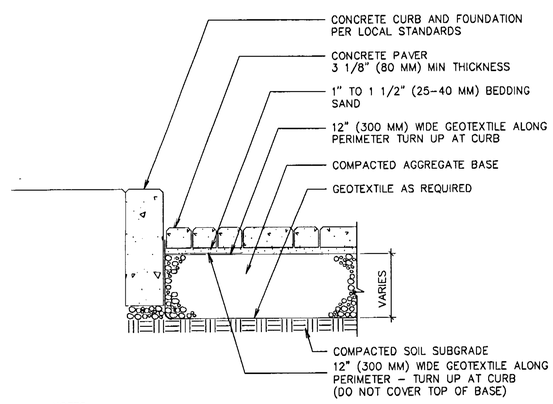
ADEQUATE OUTFALL NARRATIVE



* PLACEMENT OF PLANTING SOILS SHALL BE IN LIFTS OF 18" OR LESS AND LIGHTLY COMPACTED.
* EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE IN PLACE UNTIL ENTIRE BIORETENTION AREA IS COMPLETED.
* INFILTRATION RATES MUST BE FIELD TESTED BEFORE DESIGN OF RAIN GARDEN AND CONCRETE PAVERS.

1/6 BIORETENTION FACILITY TYPICAL CROSS-SECTION

NO SCALE



NOTES:
1. DRAIN PIPES BELOW THE BASE MAY BE NECESSARY IN SLOW DRAINING SOIL SUBGRADE.
2. BASE THICKNESS VARIES WITH TRAFFIC, CLIMATE, AND SUBGRADE CONDITIONS. COLDER CLIMATES AND WEAK SOILS MAY REQUIRE THICKER BASES. CONSULT ICPI TECH SPEC 4 TO DETERMINE BASE THICKNESS.
3. CONSULT ICPI TECH SPEC 2 FOR GUIDELINES AND SPECIFICATIONS FOR BASE MATERIALS, SUBGRADE SOIL AND BASE COMPACTION.
4. DO NOT COVER ENTIRE TOP OF AGGREGATE BASE WITH GEOTEXTILE.

***INFILTRATION RATES MUST BE FIELD TESTED BEFORE DESIGN OF RAIN GARDEN AND CONCRETE PAVERS.**

2/6 PERVIOUS PAVING (CONCRETE PAVERS ON COMPACTED AGGREGATE BASE)

NO SCALE

BC Consultants
Planners · Engineers · Surveyors · Landscape Architects
12600 Fair Lakes Circle, Suite 100, Fairfax, VA 22033
(703)449-8100 (703)449-8108 (Fax)
www.becon.com

COMMONWEALTH OF VIRGINIA DENNIS D. DIXON No. 882 6-15-06 CERTIFIED LANDSCAPE ARCHITECT

ADEQUATE OUTFALL PLAN & DETAILS

OAKTON CONDOMINIUMS FOR LIFE

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

BC REVISIONS	
SHEET ADDED 4-21-05	REV.11-15-05
REVISED 5-19-05	REV.2-23-06
REVISED 7-21-05	4-14-06
REVISED 9-2-05	5-1-06
REVISED 9-23-05	6-15-06

APPLICANT:
OAKTON DEVELOPMENT
7902 WESTPARK DRIVE
McLEAN, VA 22102

DESIGNED BY: DZC
DRAFTED BY: CAD
CHECKED BY: DDD
DATE: FEBRUARY 17, 2005
SCALE: HOR.
VERT.
SHEET 6 OF 17
CO. NO.
CAD NAME:S4063OUTFL.DWG
LAYOUT: OUTFALL
FILE NO. 04063.01

V:\project_2004\04063\Plan\Cadfiles\S4063OUTFL.dwg, OUTFALL, 6/15/2006 3:42:00 PM

XREFS:

EXISTING VEGETATION MAP SUMMARY:

GROSS SITE AREA: 7.44 Ac. ±

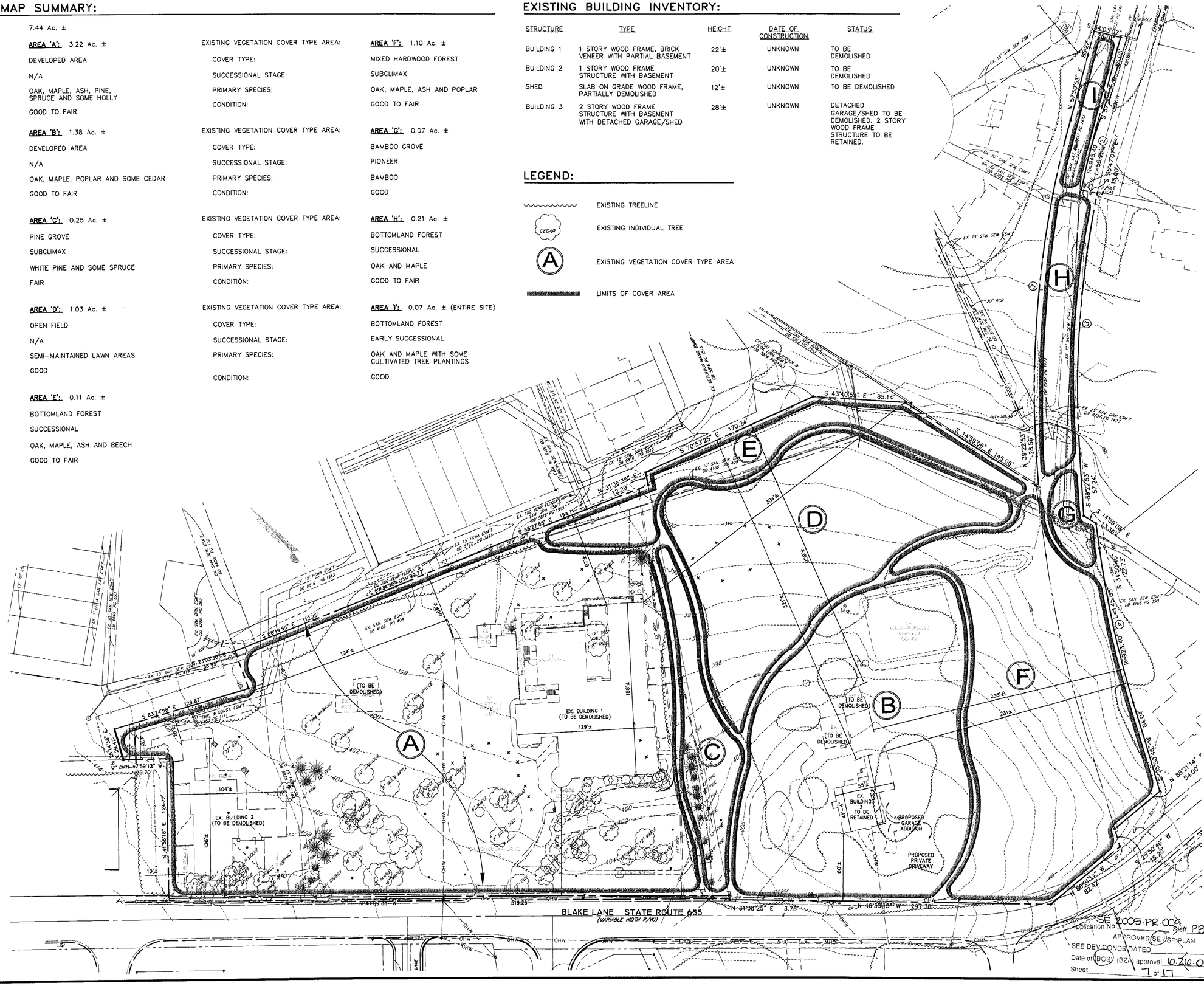
EXISTING VEGETATION COVER TYPE AREA:	**AREA 'A':** 3.22 Ac. ±
COVER TYPE:	DEVELOPED AREA
SUCCESSIONAL STAGE:	N/A
PRIMARY SPECIES:	OAK, MAPLE, ASH, PINE, SPRUCE AND SOME HOLLY
CONDITION:	GOOD TO FAIR
EXISTING VEGETATION COVER TYPE AREA:	**AREA 'B':** 1.38 Ac. ±
COVER TYPE:	DEVELOPED AREA
SUCCESSIONAL STAGE:	N/A
PRIMARY SPECIES:	OAK, MAPLE, POPLAR AND SOME CEDAR
CONDITION:	GOOD TO FAIR
EXISTING VEGETATION COVER TYPE AREA:	**AREA 'C':** 0.25 Ac. ±
COVER TYPE:	PINE GROVE
SUCCESSIONAL STAGE:	SUBCLIMAX
PRIMARY SPECIES:	WHITE PINE AND SOME SPRUCE
CONDITION:	FAIR
EXISTING VEGETATION COVER TYPE AREA:	**AREA 'D':** 1.03 Ac. ±
COVER TYPE:	OPEN FIELD
SUCCESSIONAL STAGE:	N/A
PRIMARY SPECIES:	SEMI-MAINTAINED LAWN AREAS
CONDITION:	GOOD
EXISTING VEGETATION COVER TYPE AREA:	**AREA 'E':** 0.11 Ac. ±
COVER TYPE:	BOTTOMLAND FOREST
SUCCESSIONAL STAGE:	SUCCESSIONAL
PRIMARY SPECIES:	OAK, MAPLE, ASH AND BEECH
CONDITION:	GOOD TO FAIR
EXISTING VEGETATION COVER TYPE AREA:	**AREA 'F':** 1.10 Ac. ±
COVER TYPE:	MIXED HARDWOOD FOREST
SUCCESSIONAL STAGE:	SUBCLIMAX
PRIMARY SPECIES:	OAK, MAPLE, ASH AND POPLAR
CONDITION:	GOOD TO FAIR
EXISTING VEGETATION COVER TYPE AREA:	**AREA 'G':** 0.07 Ac. ±
COVER TYPE:	BAMBOO GROVE
SUCCESSIONAL STAGE:	PIONEER
PRIMARY SPECIES:	BAMBOO
CONDITION:	GOOD
EXISTING VEGETATION COVER TYPE AREA:	**AREA 'H':** 0.21 Ac. ±
COVER TYPE:	BOTTOMLAND FOREST
SUCCESSIONAL STAGE:	SUCCESSIONAL
PRIMARY SPECIES:	OAK AND MAPLE
CONDITION:	GOOD TO FAIR
EXISTING VEGETATION COVER TYPE AREA:	**AREA 'I':** 0.07 Ac. ± (ENTIRE SITE)
COVER TYPE:	BOTTOMLAND FOREST
SUCCESSIONAL STAGE:	EARLY SUCCESSIONAL
PRIMARY SPECIES:	OAK AND MAPLE WITH SOME CULTIVATED TREE PLANTINGS
CONDITION:	GOOD

EXISTING BUILDING INVENTORY:

STRUCTURE	TYPE	HEIGHT	DATE OF CONSTRUCTION	STATUS
BUILDING 1	1 STORY WOOD FRAME, BRICK VENEER WITH PARTIAL BASEMENT	22'±	UNKNOWN	TO BE DEMOLISHED
BUILDING 2	1 STORY WOOD FRAME STRUCTURE WITH BASEMENT	20'±	UNKNOWN	TO BE DEMOLISHED
SHED	SLAB ON GRADE WOOD FRAME, PARTIALLY DEMOLISHED	12'±	UNKNOWN	TO BE DEMOLISHED
BUILDING 3	2 STORY WOOD FRAME STRUCTURE WITH BASEMENT WITH DETACHED GARAGE/SHED	28'±	UNKNOWN	DETACHED GARAGE/SHED TO BE DEMOLISHED. 2 STORY WOOD FRAME STRUCTURE TO BE RETAINED.

LEGEND:

- EXISTING TREELINE
- CEDAR — EXISTING INDIVIDUAL TREE
- A — EXISTING VEGETATION COVER TYPE AREA
- LIMITS OF COVER AREA



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COMMONWEALTH OF VIRGINIA DENIS D. DIXON No. 852 6-15-06 CERTIFIED LANDSCAPE ARCHITECT

EXISTING VEGETATION MAP

OAKTON CONDOMINIUMS FOR LIFE

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

BC REVISIONS	
REVISED 4-21-05	11-15-05
REVISED 5-19-05	2-23-06
REVISED 7-21-05	4-14-06
REVISED 9-2-05	5-1-06
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OWNER/APPLICANT:
SUNRISE DEVELOPMENT
7902 WESTPARK DRIVE
MCLEAN, VA 22102

DESIGNED BY: PLR
DRAFTED BY: CAD
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DATE: FEBRUARY 17, 2005
SCALE: HOR. 1"= 40' VERT.
SHEET 7 OF 17
CO. NO.
CAD NAME: S4063EVM.DWG
LAYOUT: EXISTING VEG
FILE NO. 04063.01-44

Application No. SE 2005-PR-009 Staff PB
APPROVED (SE) SP PLAN
SEE DEV CONDS DATED
Date of (BOS) (BZA) approval 6-20-06
Sheet 7 of 17

AREA: S4063EAS

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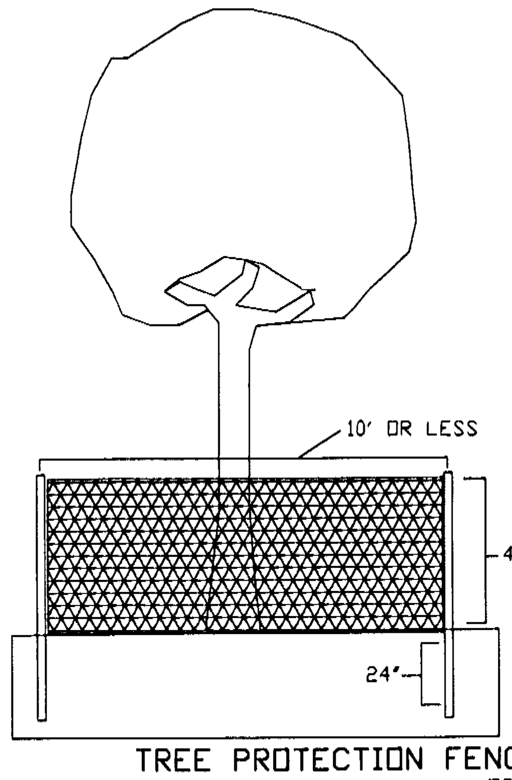
TREE INVENTORY:

OAKTON CONDOMINIUMS FOR LIFE TREE INVENTORY																		
Tag #	Species	Size *DBH (in)	*TRZ *R (ft)	*Condition %	Canopy Position	Crown Density %	Average Crown Spread %	Problems	Status	Activities: Root Prune	Mulch	Fertilize	Cambistat	Prune	Tree Posts	Cable	Comments
1	ash	13	13	70	codominant	65	20	small deadwood	preserve								
2	black walnut	14	14	60	codominant	60	20	large deadwood, thin crown, trunk decay	preserve								
3	black walnut	18	18	80	dominant	75	35	small deadwood	preserve	x							
4	mulberry	17	17	60	intermediate	60	35	large deadwood, branch decay, trunk decay, conflicting branches	preserve	x							multistem
5	black walnut	12	12	70	codominant	60	20	large deadwood, thin crown	preserve								
6	black walnut	17	17	80	codominant	75	30	large deadwood, branch decay	preserve	x							
7	ash	16	16	75	codominant	80	30	large deadwood, girdling roots, exposed roots	preserve	x							
8	black walnut	20	20	65	dominant	65	35	large deadwood, branch decay, heavy vines	preserve	x							
9	ash	24	24	75	dominant	85	50	exposed roots, girdling roots, weak codominant union, large deadwood, vines	preserve								2 codominant leads
10	yellow-poplar	26	26	60	codominant	65	40	large deadwood, trunk decay	preserve	x							partially hollow trunk
11	swamp white oak	45	45	70	dominant	75	50	exposed roots, girdling roots, basal decay, large deadwood, vines	preserve	x							
12	silver maple	32	32	70	dominant	80	45	weak codominant union, large deadwood	preserve	x							2 codominant leads
13	ash	18	18	70	codominant	80	25	exposed roots, conflicting branches, small deadwood	preserve								3 codominant leads
14	swamp white oak	13	13	65	codominant	65	15	large deadwood, thin crown	preserve								
15	eastern white pine	13	13	70	codominant	80	20	small deadwood	remove								
16	eastern white pine	14	14	80	codominant	80	20	exposed roots, small deadwood	remove								
17	eastern white pine	12	12	70	codominant	70	20	small deadwood, heavy vines	remove								
18	eastern white pine	14	14	80	codominant	75	20	small deadwood, heavy vines	remove								
19	white oak	41	41	80	dominant	85	65	large deadwood, branch decay, heavy vines	preserve	x				x			2 codominant leads
20	red maple	16	16	75	codominant	75	30	exposed roots, large deadwood	preserve								
21	white oak	21	21	65	codominant	60	25	large deadwood, thin crown	preserve	x							root decay
22	white oak	21	21	70	codominant	70	30	trunk decay, large deadwood, branch decay, one-sided	preserve	x							
23	white oak	16	16	65	codominant	65	25	large deadwood, one-sided	preserve								
24	white oak	12	12	70	intermediate	65	20	large deadwood	preserve								
25	white oak	42	42	70	codominant	75	40	large deadwood, branch decay, one-sided, heavy vines	preserve	x							
26	white oak	44	44	75	codominant	80	60	large deadwood, branch decay, trunk decay	preserve	x							
27	white oak	28	28	70	codominant	65	40	large deadwood, one-sided, trunk wound	preserve	x							wire fence through trunk
28	yellow-poplar	40	40	75	dominant	80	50	large deadwood, broken limbs	remove								
29	yellow-poplar	18	18	75	intermediate	75	30	small deadwood	preserve	x							
30	yellow-poplar	17	17	75	codominant	65	25	small deadwood	preserve	x							
31	yellow-poplar	16	16	60	supressed	60	30	thin crown, small deadwood	preserve	x							
32	pin oak	17	17	65	intermediate	65	30	large deadwood, heavy vines, one-sided	preserve	x							
33	yellow-poplar	21	21	70	dominant	75	40	small deadwood	preserve	x							
34	yellow-poplar	39	39	60	dominant	65	55	exposed roots, trunk wound, large deadwood	remove								
35	blackgum	14	14	55	supressed	50	15	large deadwood, branch decay, decline	remove								
36	blackgum	15	15	60	intermediate	60	20	large deadwood, branch decay, decline	preserve	x							2 codominant leads
37	silver maple	20	20	65	dominant	80	60	trunk wound, trunk decay, large deadwood, girdling roots	preserve	x							4 codominant leads, multistem
38	yellow-poplar	38	38	75	dominant	70	55	large deadwood	preserve	x							
37	silver maple	20	20	65	dominant	80	60	trunk wound, trunk decay, large deadwood, girdling roots	preserve	x							4 codominant leads, multistem
38	yellow-poplar	38	38	75	dominant	70	55	large deadwood	preserve	x							
39	yellow-poplar	32	32	75	dominant	75	40	large deadwood	remove								
40	sugar maple	14	14	60	supressed	60	30	exposed roots, large deadwood	preserve	x							
41	ash	40	40	75	dominant	80	55	girdling roots, trunk wound, large deadwood	preserve	x	x	x	x	x			wire fence in trunk
42	silver maple	16	16	70	intermediate	65	35	weak codominant union, small deadwood	preserve	x							
43	yellow-poplar	24	24	55	dominant	70	30	branch decay, trunk decay, large deadwood	preserve	x	x	x	x	x			
44	silver maple	14	14	70	codominant	65	30	exposed roots, small deadwood	preserve	x							
45	yellow-poplar	38	38	70	dominant	70	40	large deadwood	preserve	x	x	x	x	x			
46	yellow-poplar	29	29	65	codominant	70	40	weak codominant union, large deadwood, branch decay	preserve	x	x	x	x	x			2 codominant leads
47	southern magnolia	22	22	80	dominant	90	30	exposed roots, weak codominant union, conflicting branches, small deadwood	preserve	x	x	x	x			x	2 codominant leads
48	red maple	25	25	75	codominant	85	45	exposed roots, small deadwood	preserve	x	x	x	x				
49	silver maple	40	40	50	codominant	65	35	exposed roots, trunk decay, large deadwood	remove								conks present, partially hollow trunk, overhead wire
50	pin oak	21	21	50	codominant	45	25	exposed roots, large deadwood, dieback, decline	remove								significant dieback, overhead wire
51	northern red oak	32	32	75	dominant	80	50	large deadwood	preserve	x	x	x	x				
52	pin oak	12	12	75	dominant	75	25	small deadwood	remove								
53	southern red oak	21	21	70	codominant	70	40	large deadwood	remove								
54	yellow-poplar	26	26	65	codominant	65	35	large deadwood, one-sided, vines	remove								
55	yellow-poplar	27	27	75	codominant	75	45	small deadwood	remove								
56	yellow-poplar	22	22	65	intermediate	65	35	trunk wound, large deadwood, lean	remove								
57	eastern white pine	12	12	65	intermediate	65	15	exposed roots, girdling roots, small deadwood, one-sided	remove								
58	eastern white pine	12	12	70	intermediate	70	15	small deadwood, vines	remove								
59	eastern white pine	12	12	65	intermediate	65	15	small deadwood, vines	remove								
60	eastern white pine	12	12	65	intermediate	65	15	small deadwood, vines, weak codominant union	remove								2 codominant leads
61	red maple	12	12	65	intermediate	70	30	exposed roots, small deadwood, vines	preserve	x							
62	red mulberry	13	13	65	intermediate	65	30	large deadwood, branch decay, vines	remove								
63	black cherry	12	12	65	codominant	60	25	small deadwood, lean	remove								
64	red maple	14	14	75	codominant	75	35	small deadwood	preserve	x							
65	red maple	13	13	70	codominant	85	45	exposed roots, small deadwood	preserve	x							multistem
66	yellow-poplar	21	21	50	codominant	55	25	basal decay, large deadwood, decline	preserve	x							2 codominant leads, one dead
67	black cherry	28	28	55	codominant	50	30	large deadwood, branch decay, decline	preserve	x							
68	red maple	20	20	65	codominant	80	50	exposed roots, trunk decay, large deadwood	preserve	x							multistem
69	yellow-poplar	12	12	75	codominant	75	35	small deadwood	preserve	x							
70	American sycamore	17	17	80	codominant	70	45	small deadwood	remove								
71	black locust	19	19	70	codominant	70	40	large deadwood, weak codominant union	remove								2 codominant leads
72	red maple	16	16	60	codominant	55	15	exposed roots, small deadwood	remove								top broken out

*DBH = Diameter at Breast Height (measured 4.5 feet above ground)
*TRZ = Typical Root Zone (1 foot of radius per inch of tree diameter)
*Condition ratings provided as percentages based on methods outlined in the latest edition of the Guide for Plant Appraisal, published by the International Society of Arboriculture

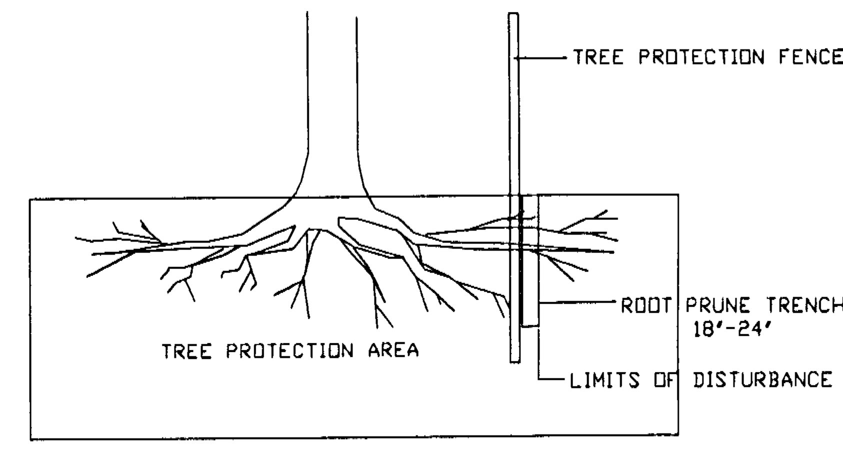
NOTE:
SUITABLE EXISTING TREES MAY BE IDENTIFIED DURING THE SITE VISIT WITH THE URBAN FORESTOR FOR TRANSPLANTATION TO OTHER AREAS ON SITE PRIOR TO CONSTRUCTION ACTIVITIES.

Zimar & Associates, Inc.
ARBORICULTURE FORESTRY CONSULTING
10105 Residency Road, Suite 207
Manassas, Virgina 20110
Tel (703) 331-3731 Fax (703) 331-1359



- PRIOR TO ANY CONSTRUCTION ACTIVITY, ALL INDIVIDUAL AND GROUPS OF TREES MARKED FOR PRESERVATION SHALL BE PROTECTED WITH TREE PROTECTION FENCING.
- TREE PROTECTION FENCING SHALL CONSIST OF FOUR FOOT 14-GUAGE WELDED WIRE FENCE ATTACHED TO SIX FOOT TALL T-POSTS DRIVEN 24 INCHES INTO THE GROUND. POSTS SHALL BE NO FURTHER THAN 10 FEET APART.
- TREE PROTECTION FENCING SHALL BE MADE CLEARLY VISIBLE TO ALL CONSTRUCTION PERSONNEL. SIGNS, IN ENGLISH AND SPANISH, WHICH STATE 'TREE PRESERVATION AREA-KEEP OUT' SHALL BE INSTALLED ON TREE PROTECTION FENCING EVERY 30 FEET.
- THE PROJECT ARBORIST SHALL MONITOR THE INSTALLATION OF TREE PROTECTION FENCING.

TREE PROTECTION FENCE DETAIL
—— TPF —— TPF ——



- ALL TREES MARKED FOR PRESERVATION ALONG THE LIMITS OF CLEARING WITH A ROOT ZONE THAT WILL BE IMPACTED SHALL BE ROOT PRUNED PRIOR TO ANY CONSTRUCTION ACTIVITY.
- ROOT PRUNING SHALL BE CONDUCTED USING A TRENCHER, VIBRATORY PLOW, OR AIR SPADE.
- THE ROOT PRUNING TRENCH SHALL BE A MAXIMUM OF 6 INCHES WIDE AND 18-24 INCHES DEEP. ONCE COMPLETED, THE ROOT PRUNING TRENCH SHALL BE IMMEDIATELY BACK FILLED.

ROOT PRUNING DETAIL

TREE PRESERVATION NOTES

1. All work performed shall meet or exceed industry standards as most recently published by the International Society of Arboriculture (ISA), the Tree Care Industry Association (TCIA), and/or the American National Standards Institute (ANSI). In the event treatments prescribed are not covered by an existing standard, work shall meet or exceed standards approved by Fairfax Urban Forest Management (UFM).
2. A professional arborist shall be obtained to ensure the proper implementation of the Tree Preservation Plan as the "Project Arborist."
3. All work required by the Tree Preservation Plan shall be performed under the supervision of the Project Arborist.
4. All recommended tree protection measures shall be in place prior to the commencement of any demolition, land clearing, grading, or other construction activity.
5. Trees designated for removal along the limits of clearing and grading shall be removed using a chain saw as to avoid damage to surrounding trees to be preserved. If a stump must be removed, this shall be done so using a stump-grinding machine in a manner that minimizes disturbance to adjacent trees.
6. All construction activity beyond the limits of clearing and grading shown on the Tree Preservation Plan shall be prohibited unless previously approved by Fairfax UFM.
7. Trees 41, 42, 43, 44, 45, and 46 are to be preserved. Recommended treatments shall be made and tree protection measures in place prior to the demolition of the existing structure and associated removal of existing pavement and driveway adjacent to these trees. Root pruning shall be conducted along the side of the existing driveway closest to the existing house. Tree protection fencing within this area shall consist of six foot tall chain link fence and initially be installed along the limits of clearing and grading. The existing house shall be removed in a manner that minimizes disturbance to these trees to be preserved. Equipment used during demolition shall be operated from the eastern side of the house as heavy equipment and vehicular traffic shall be prohibited within the vicinity of these trees to be preserved. The existing driveway adjacent to these trees shall be removed using methods that lift and pull the existing asphalt away from these trees and associated roots. Once the existing asphalt surface of the driveway is removed down to the sub base layer, this area shall be immediately backfilled with soil. No equipment shall be operated on the exposed sub base layer during backfilling operations. Following removal of the driveway and associated backfilling, tree protection fencing shall be relocated to the eastern side of the previously existing driveway. Trees damaged by demolition activities whose chances for survival have been significantly decreased and hazard potential significantly increased, as determined by the project arborist and Fairfax UFM, shall be replaced according to criteria set forth by the County of Fairfax.
8. Apply a slow release nitrogen fertilizer containing bio-stimulant to designated trees at recommended label rates using liquid soil injection techniques.
9. Apply *Cambistat* soil drench to designated trees at recommended label rates.
10. Trees designated for pruning shall be crown cleaned of all dead, dying, or diseased limbs 1.5" diameter or greater at point of attachment. All pruning operations shall conform to ANSI A300 standards.
11. Install two cables in tree #47 using appropriate hardware according to ANSI A300 standards.

TREE PRESERVATION AREA

KEEP OUT

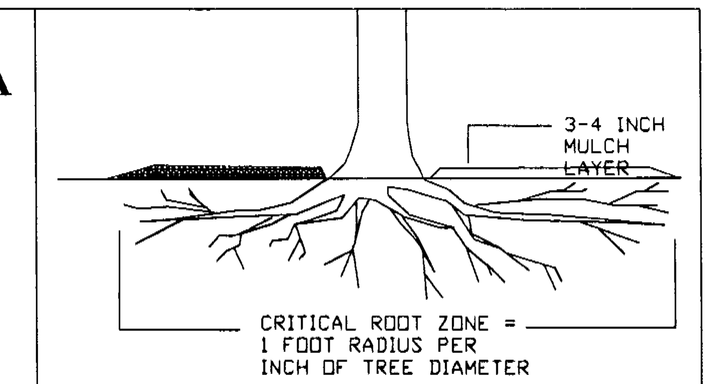
NO EQUIPMENT OR MATERIALS ARE TO BE STORED OR DEPOSITED IN THIS AREA

(COMPANY NAMES AND CONTACT NUMBERS)

PENALTY FOR VIOLATIONS STRICTLY ENFORCED

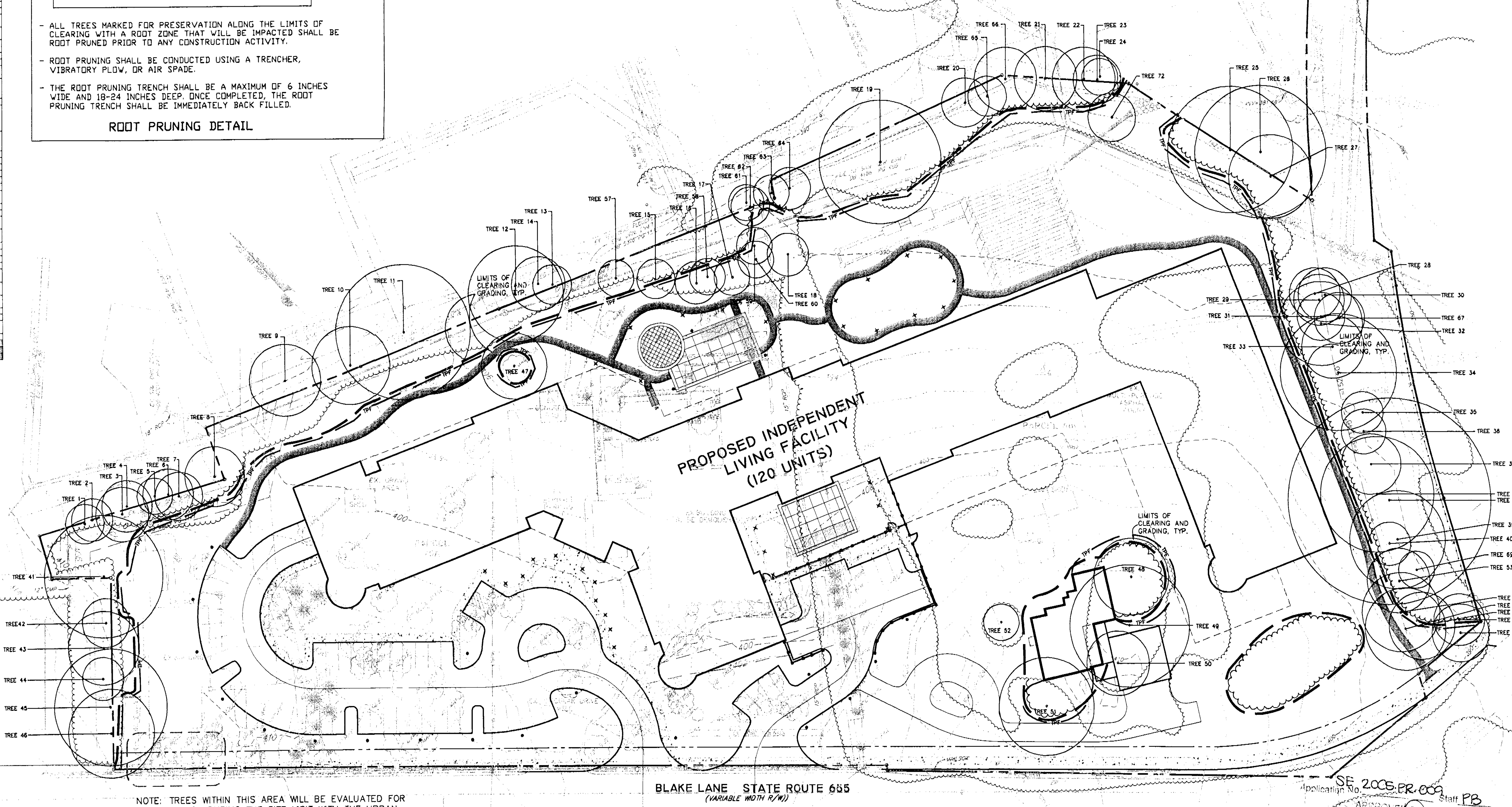
SPECIFICATIONS:
- DIMENSIONS: WIDTH: 11 INCHES MINIMUM; HEIGHT: 8 INCHES MINIMUM
- BACKGROUND COLOR: YELLOW
- LETTER SIZE: LARGE: .48 INCHES MINIMUM; SMALL: .26 INCHES MINIMUM

TREE PRESERVATION SIGN DETAIL



- SPREAD MULCH BY HAND TO A UNIFORM THICKNESS OF 3-4 INCHES.
- MULCH SHALL COVER AS MUCH OF THE ROOT ZONE AS POSSIBLE.
- MULCH SHALL CONSIST OF A WOODY MATERIAL THAT HAS BEEN CHIPPED OR SHREDDED. CHIPS OR GRINDINGS GENERATED FROM CLEARING OPERATIONS MAY BE USED AS MULCH.
- PLACING MULCH DIRECTLY AGAINST THE BASE OF TREES TO BE PRESERVED SHALL BE AVOIDED.

MULCH DETAIL



NOTE: TREES WITHIN THIS AREA WILL BE EVALUATED FOR PRESERVATION DURING THE SITE VISIT WITH THE URBAN FORESTOR PRIOR TO CONSTRUCTION ACTIVITIES.

SE 2005-PR-009
Application No. ... Staff PB
APPROVED (SE) SP PLAN
SEE DEV CONDS DATED
Date of (BOS) (BZA) approval 6.26.06
Sheet 8 of 17

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COMMONWEALTH OF VIRGINIA
DENNIS D. DIXON
No. 882
CERTIFIED LANDSCAPE ARCHITECT

PRELIMINARY TREE PRESERVATION PLAN

OAKTON CONDOMINIUMS FOR LIFE

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

BC REVISIONS	REV 11-15-05
SHEET ADD 4-21-05	REV 2-23-06
REVISED 5-19-05	4-14-06
REVISED 7-21-05	5-1-06
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OWNER
APPLICANT:
SUNRISE DEVELOPMENT
7902 WESTPARK DRIVE
MCLEAN, VA 22102

DESIGNED BY: PLR
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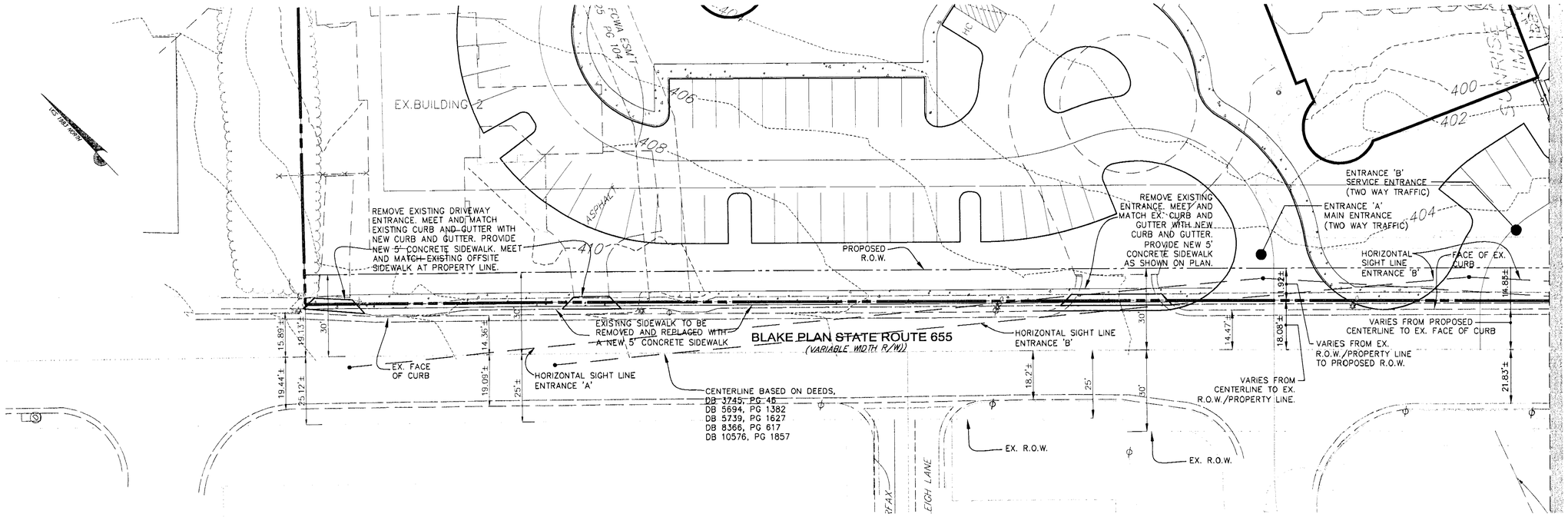
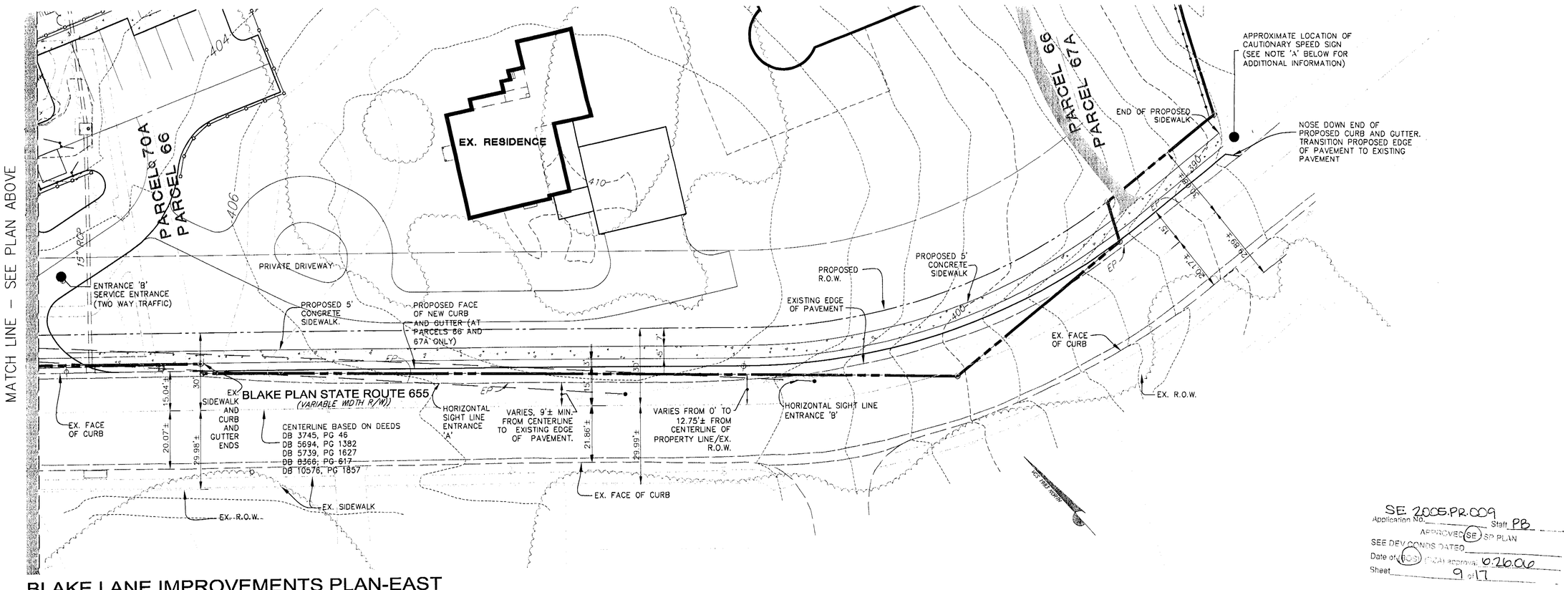
DATE: FEBRUARY 17, 2005
SCALE: HOR. 1"= 40' VERT.

CO. NO.
CAD NAME: S4063TPP.DWG
LAYOUT: TREE PRESERVATION
FILE NO. 04063.01-44
XREFS: S4063BAS



BLAKE LANE IMPROVEMENTS PLAN-WEST

SCALE: 1"=20'



BLAKE LANE IMPROVEMENTS PLAN-EAST

SCALE: 1"=20'

SE 2005-PR-009
Application No.: _____ Staff PB
APPROVED (SE) SP PLAN
SEE DEV CONDS DATED _____
Date of (BOS) final approval: 6-26-06
Sheet 9 of 17

SEE SHEET 10 FOR SIGHT DISTANCE PROFILES

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COMMONWEALTH OF VIRGINIA
DENIS D. DIXON
No. 882
CERTIFIED LANDSCAPE ARCHITECT

BLAKE LANE IMPROVEMENTS PLAN

OAKTON CONDOMINIUMS FOR LIFE

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

BC REVISIONS	
SHEET ADD 5-19-05	REV. 11-15-05
REVISED 7-21-05	REV. 2-23-06
REVISED 9-2-05	4-14-06
REVISED 9-23-05	5-1-06
	6-15-06

APPLICANT:
SUNRISE DEVELOPMENT
7902 WESTPARK DRIVE
McLEAN, VA 22102

DESIGNED BY: PLR	
DRAFTED BY: CAD	
CHECKED BY: DDD	
DATE: FEBRUARY 17, 2005	
SCALE:	HOR. 1"= 20' VERT.
SHEET 9 OF 17	
CO. NO.	
CAD NAME: S4063IMP.DWG	
LAYOUT: IMPROVEMENTS	
FILE NO. 04063.01-00	

XREF'S: S4063BAS S4063TOP S4063XREF

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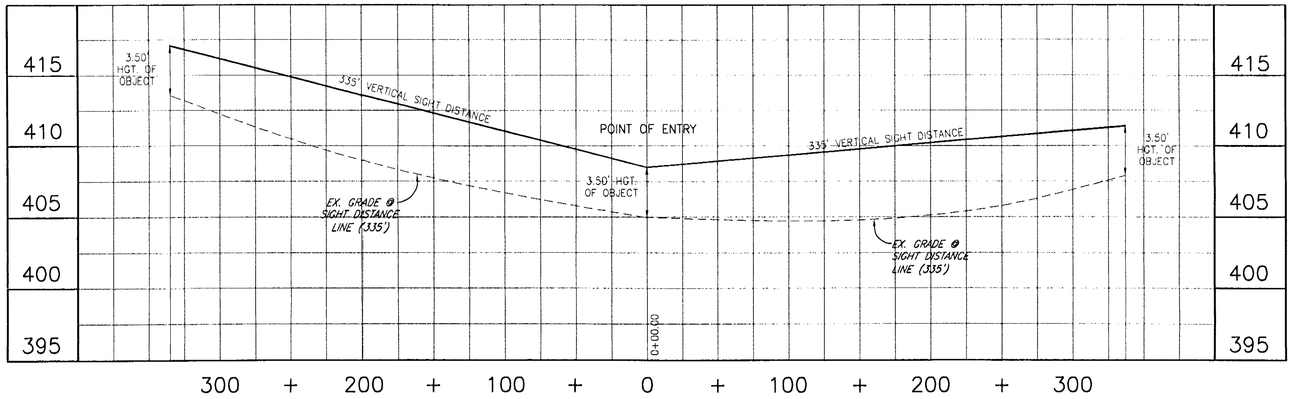
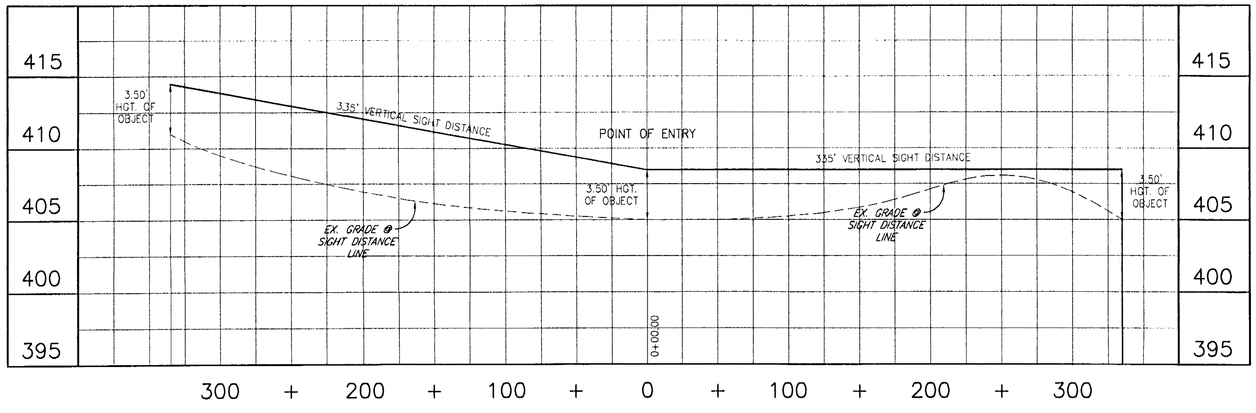
SIGHT DISTANCE - ENTRANCE A (MAIN)

POSTED SPEED = 30 MPH
RIGHT-OF-WAY VARIES



SIGHT DISTANCE - ENTRANCE B

POSTED SPEED = 30 MPH
RIGHT-OF-WAY VARIES



SE 2005-PR-009 Staff PB
Application No.:
APPROVED (SE) SP PLAN
SEE DEV CONDS DATED
Date of (BCS) (DZA) approval 6.26.06
Sheet 10 of 17

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COMMONWEALTH OF VIRGINIA
DENNIS D. DIXON
No. 882
CERTIFIED LANDSCAPE ARCHITECT

SIGHT DISTANCE PROFILES

OAKTON CONDOMINIUMS FOR LIFE

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

BC REVISIONS	
SHEET ADDED 7-21-05	4-14-06
REVISED 9-2-05	5-1-06
REVISED 9-23-05	6-15-06
REVISED 11-15-05	
REVISED 2-23-06	

APPLICANT:
SUNRISE DEVELOPMENT
7902 WESTPARK DRIVE
McLEAN, VA 22102

DESIGNED BY: PLR
DRAFTED BY: CAD
CHECKED BY: DDD
DATE: FEBRUARY 17, 2005
SCALE: HOR. 1"= 50'
VERT.
SHEET 10 OF 17
CO. NO.
CAD NAME: S4063DIST.DWG
LAYOUT: SIGHT DISTANCE
FILE NO. 04063.01-00

XREFS: S4063BAS

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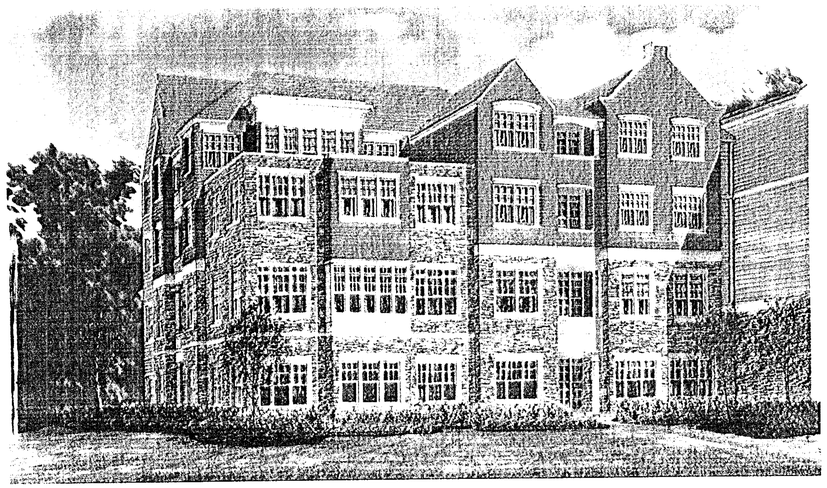

PROPOSED INDEPENDENT LIVING FACILITY - NORTH-EAST CORNER PERSPECTIVE

(MAIN BUILDING - 121 UNITS)

NO SCALE

PROPOSED INDEPENDENT LIVING FACILITY - VIEW ALONG BLAKE LANE PERSPECTIVE

NO SCALE

SIDE/REAR ELEVATION OF THE EXISTING BUILDING 3

(TO REMAIN WITH ALTERATIONS AS 1 UNIT)

NO SCALE

PROPOSED INDEPENDENT LIVING FACILITY - EAST ELEVATION

SCALE: 1"= 20'

PROPOSED INDEPENDENT LIVING FACILITY - WEST ELEVATION

SCALE: 1"= 20'

BEERYRIO

THE IMAGES ON THIS SHEET ARE TO CERTIFY THE QUALITY OF THE PROPOSED DEVELOPMENT AND ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.
THE FINAL DESIGN MAY CHANGE BUT SHALL BE IN SUBSTANTIAL CONFORMANCE WITH THE TYPES OF MATERIALS SHOWN AND THE TYPES AND EXTENT OF FEATURES DEPICTED HEREON.

SE 2005-PR-009 Application No.: Staff PB
APPROVED SE SP PLAN
SEE DEV CONDS DATED
Date of (BOS) (BZA) approval: 10.26.06
Sheet 11 of 17

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COMMONWEALTH OF VIRGINIA DENNIS D. DIXON No. 882 CERTIFIED LANDSCAPE ARCHITECT

PERSPECTIVE AND SCHEMATIC ELEVATIONS

OAKTON CONDOMINIUMS FOR LIFE

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

BC REVISIONS	11-15-05
REVISED 4-21-05	REVISED 2-23-06
REVISED 5-19-05	REVISED 3-20-06
REVISED 7-21-05	REVISED 4-14-06
REVISED 9-2-05	5-1-06
REVISED 9-23-05	6-15-06

APPLICANT:
SUNRISE DEVELOPMENT
7902 WESTPARK DRIVE
MCLEAN, VA 22102

DESIGNED BY: PLR
DRAFTED BY: CAD
CHECKED BY: DDD
DATE: FEBRUARY 17, 2005
SCALE: HOR. AS SHOWN VERT.
SHEET 11 OF 17
CO. NO.
CAD NAME: S4063ELE1.DWG
LAYOUT: ELEVATION EAST
FILE NO. 04063.01-06

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MATCHLINE-SEE BELOW

PROPOSED INDEPENDENT LIVING FACILITY - SOUTH ELEVATION - WEST WING

SCALE: 1" = 20'

MATCHLINE-SEE ABOVE

PROPOSED INDEPENDENT LIVING FACILITY - SOUTH ELEVATION - EAST WING

SCALE: 1" = 20'

SE 2005-PR-009 Staff PB
Application No.
APPROVED (SE) SP PLAN
SEE DEV. COND. DATED
Date of (BOS) final approval 6-26-06
Sheet 12 of 17

THE IMAGES ON THIS SHEET ARE TO CERTIFY THE QUALITY OF THE PROPOSED DEVELOPMENT AND ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.
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BEERYRIO
ARCHITECTS & PLANNERS

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COMMONWEALTH OF VIRGINIA
DENNIS D. DIXON
No. 882
CERTIFIED LANDSCAPE ARCHITECT

SCHEMATIC ELEVATIONS

OAKTON CONDOMINIUMS FOR LIFE

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

BC REVISIONS	
SHEET ADD 9-2-05	REVISED 4-14-06
REVISED 9-23-05	5-1-06
11-15-05	6-15-06
REVISED 2-23-06	
REVISED 3-20-06	

APPLICANT:
SUNRISE DEVELOPMENT
7902 WESTPARK DRIVE
MCLEAN, VA 22102

DESIGNED BY: PLR
DRAFTED BY: CAD
CHECKED BY: DDD
DATE: FEBRUARY 17, 2005
SCALE: HOR. AS SHOWN
VERT.
SHEET 12 OF 17
CO. NO.
CAD NAME: S4063ELE2.DWG
LAYOUT: ELEVATION SOUTH
FILE NO. 04063.01-06

XREFS:

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PROPOSED INDEPENDENT LIVING FACILITY - NORTH ELEVATION - WEST WING

SCALE: 1"= 20'

PROPOSED INDEPENDENT LIVING FACILITY - NORTH ELEVATION - EAST WING

SCALE: 1"= 20'

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SE 2005-PR-009
Application No.
APPROVED (SE) Staff PB
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SP PLAN
Date of (BOS) (PZA) approval 10-210-06
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CONSULTING ENGINEER OF VIRGINIA
DENNIS D. DOWNS
No. 882
EXPIRES 6-15-06
CERTIFIED LANDSCAPE ARCHITECT

SCHEMATIC ELEVATIONS

OAKTON CONDOMINIUMS FOR LIFE

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

BC REVISIONS	REVISED 4-14-06
SHEET ADD	9-2-05 5-1-06
REVISED	9-23-05 6-15-06
11-15-05	
REVISED	2-23-06
REVISED	3-20-06

APPLICANT:
SUNRISE DEVELOPMENT
7902 WESTPARK DRIVE
MCLEAN, VA 22102

DESIGNED BY: PLR
DRAFTED BY: CAD
CHECKED BY: DDD
DATE: FEBRUARY 17, 2005
SCALE: HOR. AS SHOWN VERT.
SHEET 13 OF 17
CO. NO.
CAD NAME: S4063ELE3.DWG
LAYOUT: ELEVATION NORTH
FILE NO. 04063.01-06

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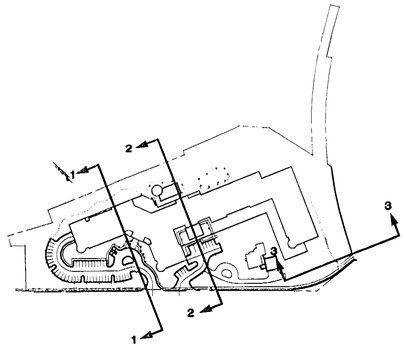
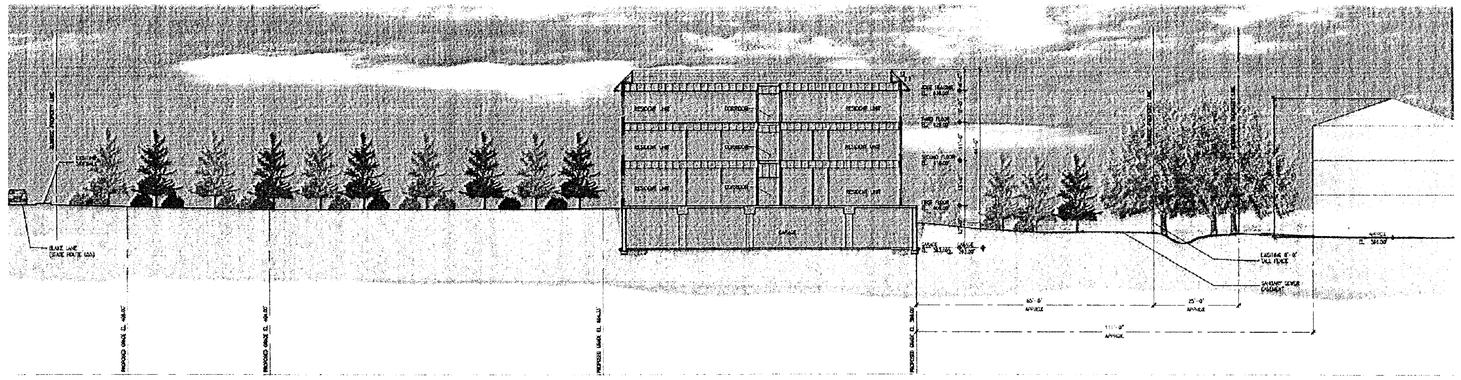


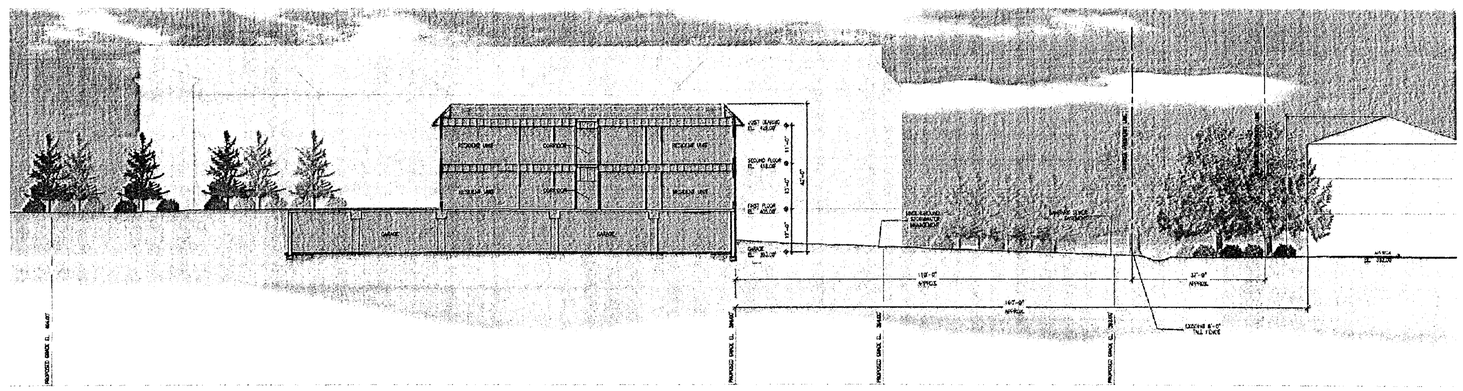
KEY

SCALE: 1" = 200'



SECTION 1-1

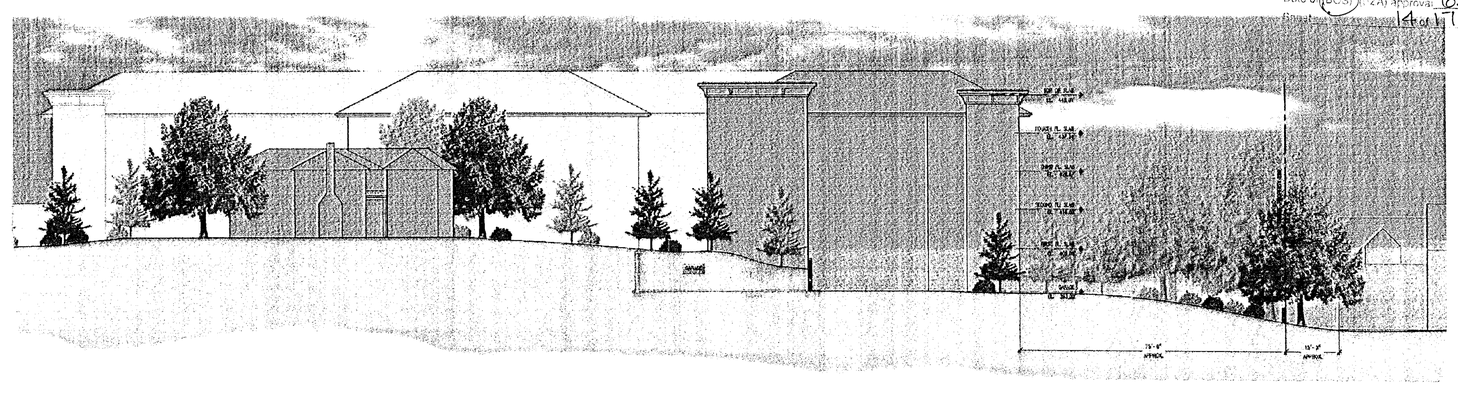
SCALE: 1"= 20'



SECTION 2-2

SCALE: 1"= 20'

SE 2005-PR-009
Application No. Staff PB
APPROVED (SE) SP PLAN
SEE DEV CONDS DATED
Date of (BOS) (BZA) approval: 6-26-06
Sheet 14 of 17



SECTION 3-3

SCALE: 1"= 20'

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COMMONWEALTH OF VIRGINIA
DENNIS D. DIXON
No. 8828
6-15-06
LICENSED CERTIFIED LANDSCAPE ARCHITECT

SECTIONS

OAKTON CONDOMINIUMS FOR LIFE

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

B.C. REVISIONS	
SHEET ADD 4-21-05	11-15-05
REVISED 5-19-05	REV 2-23-06
REVISED 7-21-05	REV 3-20-06
REVISED 9-2-05	REV 4-14-06
REVISED 9-23-05	5-1-06
	6-15-06

APPLICANT:
SUNRISE DEVELOPMENT
7902 WESTPARK DRIVE
MCLEAN, VA 22102

DESIGNED BY: PLR
DRAFTED BY: CAD
CHECKED BY: DDD
DATE: FEBRUARY 17, 2005
SCALE: HOR. AS SHOWN
VERT.
SHEET 14 OF 17
CO. NO.
CAD NAME: S4063SEC.DWG
LAYOUT: SECTIONS
FILE NO. 04063.01-06

BEERYRIO
ARCHITECT·PLANNER·INTERIORS
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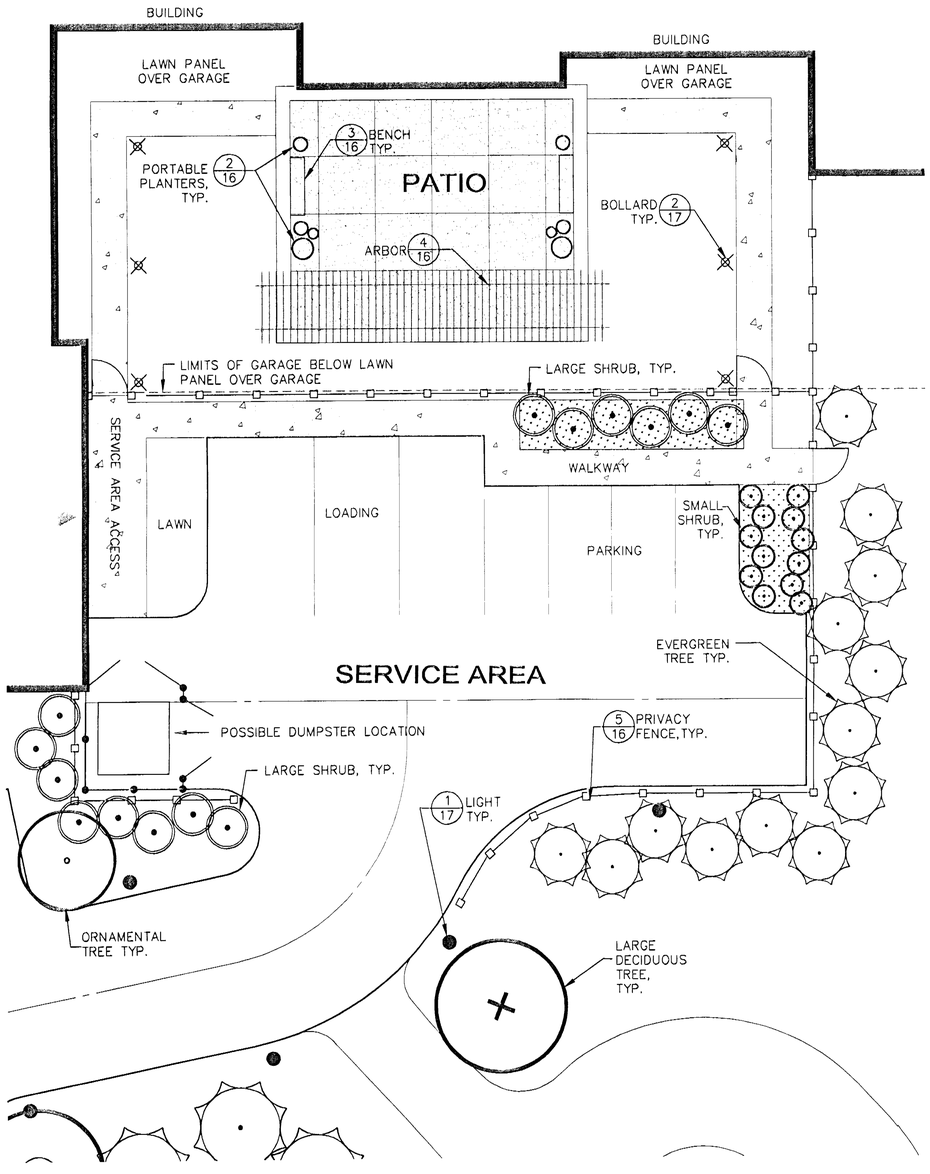
(703) 426-9037 www.beeryrio.com (703) 426-9236

V:\projects_2004\04063\Dwg\Cadfiles\S4063SEC.DWG, SECTIONS, 6/15/2006 4:09:02 PM

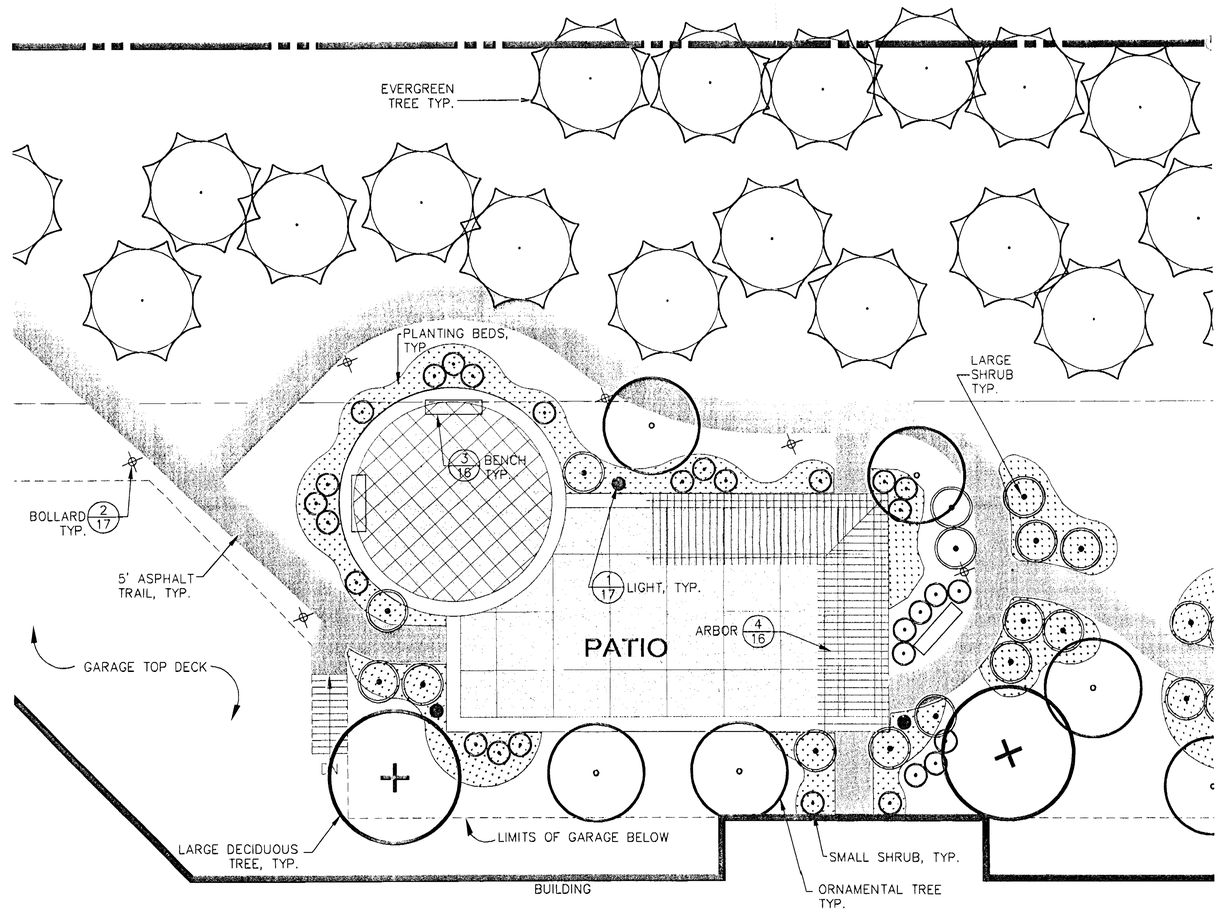
XREFS:

NOTE:
THE AREAS WITHIN THE ENCLOSED PATIO SPACE MAY BE FULLY PAVED OR A GARAGE TOP DECK MAY BE PROVIDED. HOWEVER, AMENITIES SHOWN ON THIS PLAN WILL BE PROVIDED REGARDLESS OF THE FINAL DESIGN.



1/15 FRONT PATIO/SERVICE AREA PLAN

SCALE: 1" = 10'



2/15 REAR PATIO AREA PLAN

SCALE: 1" = 10'

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SE 2005-PR-009
Application No. Staff PB
APPROVED (SE) SP PLAN
SEE DEV. CONDS DATED
Date of (BOS) (ZA) approval: 6.26.06
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COMMONWEALTH OF VIRGINIA
DENNIS D. DIXON
No. 832
CERTIFIED LANDSCAPE ARCHITECT
6/15/06

AMENITY AREA PLANS

OAKTON CONDOMINIUMS FOR LIFE

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

BC REVISIONS
REVISED 4-21-05
REVISED 5-19-05
REVISED 7-21-05
REVISED 9-2-05
REVISED 9-23-05
REVISED 11-15-05
REVISED 2-23-06
4-14-06
5-1-06
6-15-06

APPLICANT:
SUNRISE DEVELOPMENT
7902 WESTPARK DRIVE
MCLEAN, VA 22102

DESIGNED BY: PLR
DRAFTED BY: CAD
CHECKED BY: DDD
DATE: FEBRUARY 17, 2005
SCALE: HOR. 1"= 10' VERT.
SHEET 15 OF 17
CO. NO.
CAD NAME: S4063AAP.DWG
LAYOUT: AMENITY AREA
FILE NO. 04063.01-44

XREFS: S4063BAS S4063BAS

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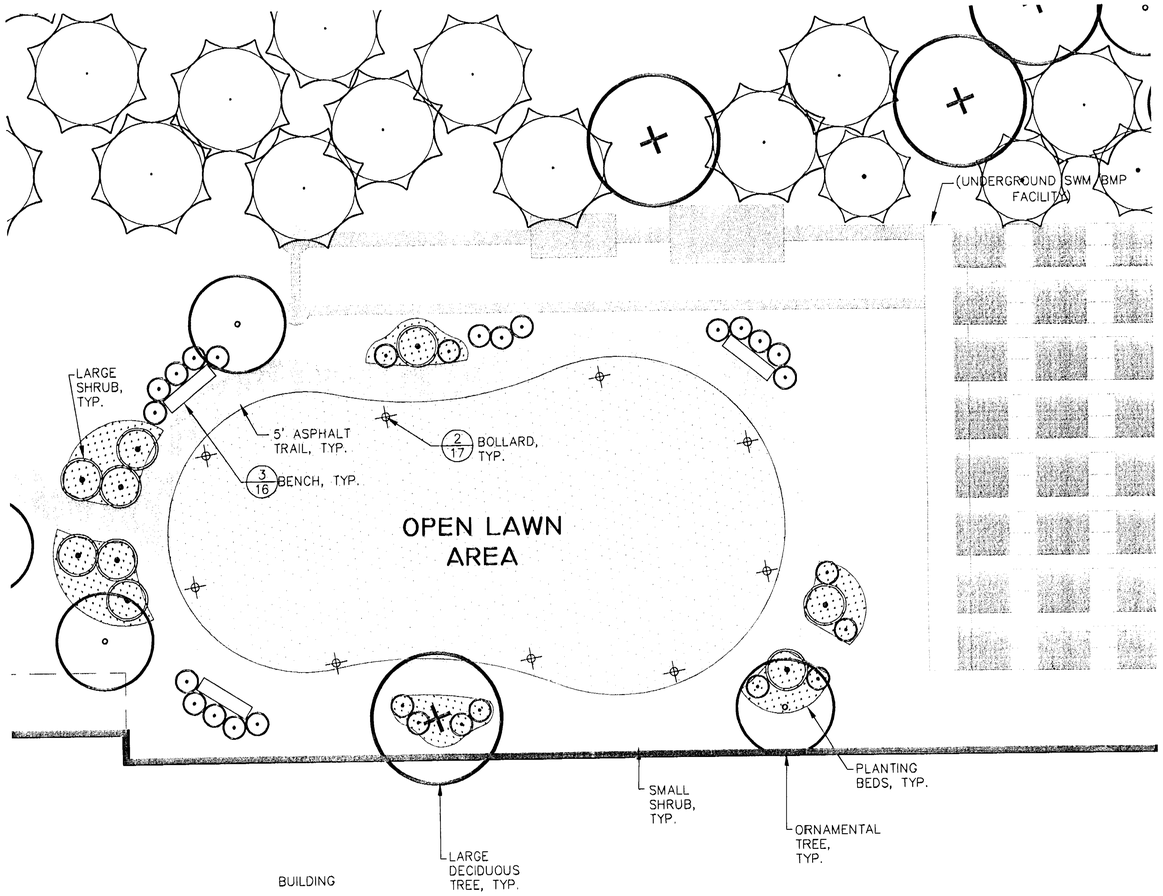
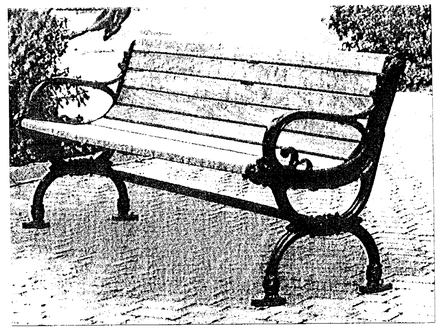


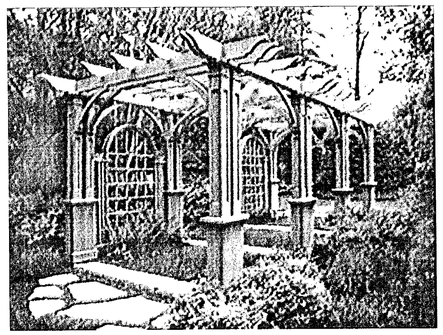
1/16 LAWN PANEL AREA

SCALE: 1" = 10'



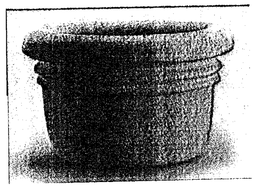
3/16 BENCH

PHOTO — NO SCALE



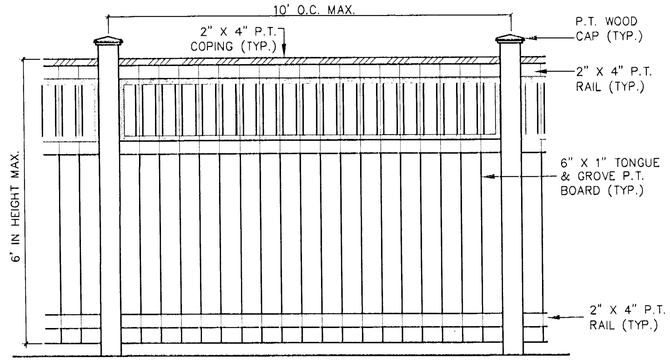
4/16 ARBOR

PHOTO — NO SCALE



2/16 PORTABLE PLANTERS

NO SCALE



5/16 PRIVACY FENCE

ELEVATION — NO SCALE

FOR USE AT THE POOL AREA AND AT EAST PROPERTY LINE WHERE SHOWN ON PLAN. (ACTUAL CONFIGURATION TO BE DETERMINED)

THE IMAGES ON THIS SHEET ARE TO CERTIFY THE QUALITY OF THE PROPOSED DEVELOPMENT AND ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE FINAL DESIGN MAY CHANGE BUT SHALL BE IN SUBSTANTIAL CONFORMANCE WITH THE TYPES OF MATERIALS SHOWN AND THE TYPES AND EXTENT OF FEATURES DEPICTED HEREON.

SE 2005-PR-009 Application No. Staff PB
APPROVED (SE) SP PLAN
SEE DEV CONDS DATED
Date of (BOS) (BZA) approval 6.26.06
Sheet 16 of 17

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COMMONWEALTH OF VIRGINIA — DENNIS G. DIXON — No. 882 — LICENSED LANDSCAPE ARCHITECT — CERTIFIED

AMENITY AREA PLAN AND DETAILS

OAKTON CONDOMINIUMS FOR LIFE

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

BC REVISIONS	
ADDED 4-21-05	REVISED 11-15-05
REVISED 5-21-05	REVISED 2-23-06
REVISED 7-21-05	REVISED 4-14-06
REVISED 9-2-05	REVISED 5-1-06
REVISED 9-23-05	REVISED 6-15-06

APPLICANT:
SUNRISE DEVELOPMENT
7902 WESTPARK DRIVE
MCLEAN, VA 22102

DESIGNED BY: PLR
DRAFTED BY: CAD
CHECKED BY: DDD
DATE: FEBRUARY 17, 2005
SCALE: HOR. 1"= 10' VERT.
SHEET 16 OF 17
CO. NO.
CAD NAME: S4063DET.DWG
LAYOUT: DETAILS
FILE NO. 04063.01-44

XREFS: S4063BAS S4063BAS

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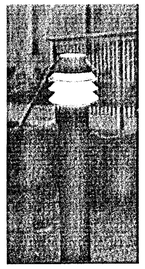
LEGEND:

- ✦ BOLLARD
- ● POLE MOUNTED LIGHT
- ✳ FLAGPOLE LIGHT
- pd SIGN LIGHT (POSSIBLE LOCATION)

NOTES:

1. ALL LIGHT FIXTURE LOCATIONS ARE APPROXIMATE AND WILL BE ADJUSTED AT THE SITE PLAN PHASE BASED ON A PHOTOMETRIC ANALYSIS.
2. ALL LIGHTS PROVIDED SHALL BE IN ACCORDANCE WITH THE FAIRFAX COUNTY ZONING ORDINANCES, ARTICLE 14, PART 9; OUTDOOR LIGHTING STANDARDS.
3. FINAL LIGHT FIXTURES PROVIDED MAY CHANGE WITH FINAL ARCHITECTURAL DESIGN. HOWEVER, ANY ALTERNATE LIGHT FIXTURES PROVIDED SHALL BE OF THE SAME QUALITY AND CHARACTER OF THOSE SHOWN HERE.

1/17 POLE MOUNTED LIGHT
PHOTO NTS

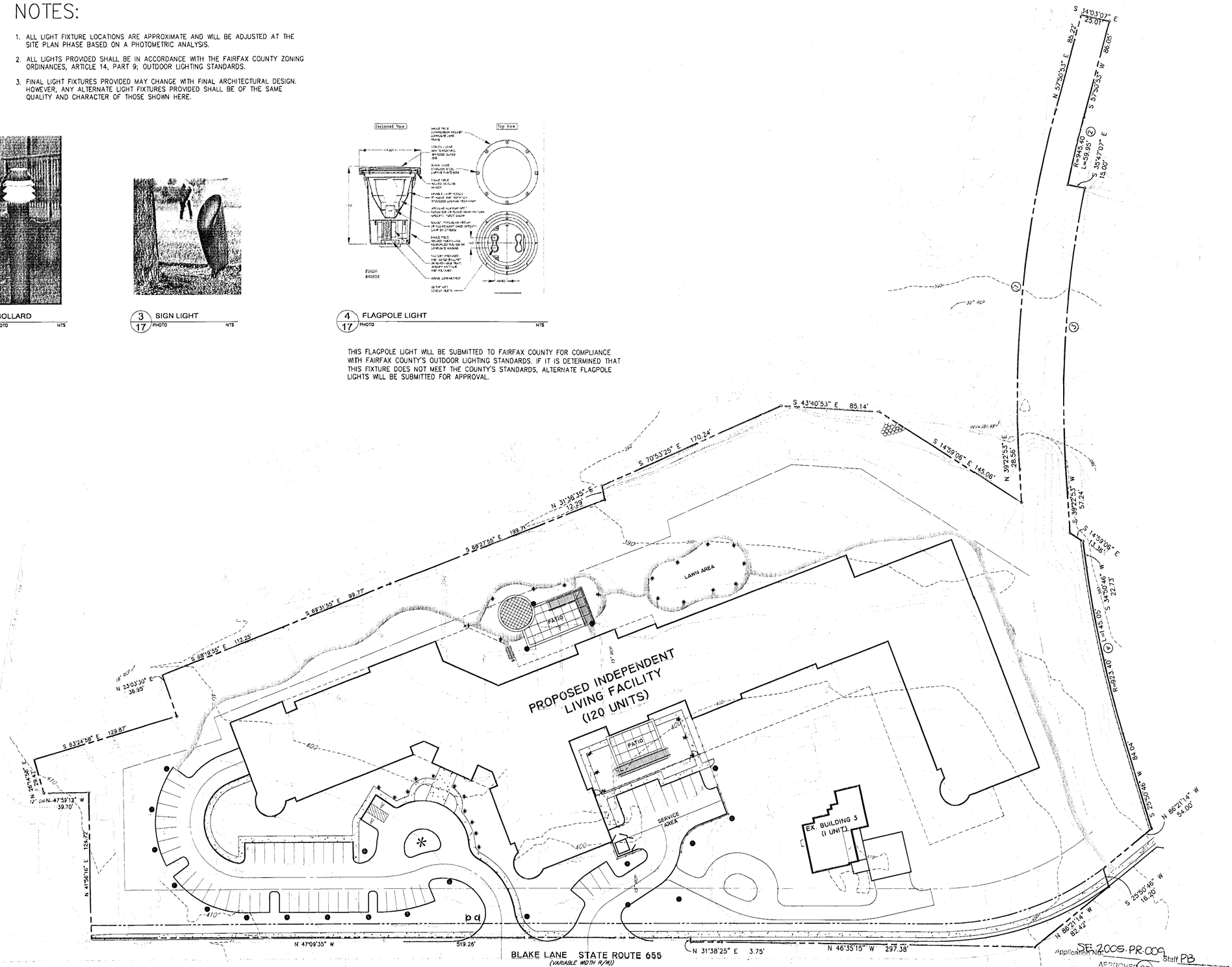


2/17 BOLLARD
PHOTO NTS

3/17 SIGN LIGHT
PHOTO NTS

4/17 FLAGPOLE LIGHT
PHOTO NTS

THIS FLAGPOLE LIGHT WILL BE SUBMITTED TO FAIRFAX COUNTY FOR COMPLIANCE WITH FAIRFAX COUNTY'S OUTDOOR LIGHTING STANDARDS. IF IT IS DETERMINED THAT THIS FIXTURE DOES NOT MEET THE COUNTY'S STANDARDS, ALTERNATE FLAGPOLE LIGHTS WILL BE SUBMITTED FOR APPROVAL.



Application No. SE 2005-PR-009 Staff PB
APPROVED (SE) SP PLAN
SEE DEV CONDS DATED
Date of (BOS) (BZA) approval: 6.26.06
Sheet 17 of 17

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COMMONWEALTH OF VIRGINIA
DENNIS D. DIXON
No. 882
CERTIFIED LANDSCAPE ARCHITECT

LIGHTING PLAN

OAKTON CONDOMINIUMS FOR LIFE

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

BC REVISIONS	
SHEET ADDED 7-21-05	4-14-06
REVISED 9-2-05	5-1-06
REVISED 9-23-05	6-15-06
REVISED 11-15-05	
REVISED 2-23-06	

APPLICANT:
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7902 WESTPARK DRIVE
McLEAN, VA 22102

DESIGNED BY: PLR
DRAFTED BY: CAD
CHECKED BY: DDD
DATE: FEBRUARY 17, 2005
SCALE: HOR. 1"= 40' VERT.
SHEET 17 OF 17
CO. NO.
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LAYOUT: LIGHTING
FILE NO. 04063.01-00

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