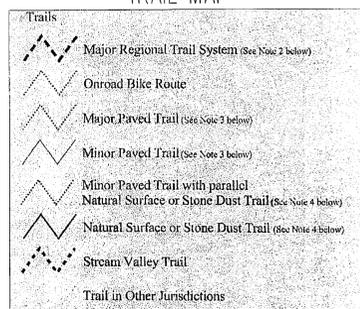


TRAIL MAP



TRAIL LEGEND

AREA TABULATION

BEFORE REZONING

ZONING R-1		
TAX MAP # 098-2-04-0002	49,467 SQ. FT. / 1.1356 ACRES	
TAX MAP # 098-2-04-0001	77,680 SQ. FT. / 1.7833 ACRES	
TOTAL	127,147 SQ. FT. / 2.9189 ACRES	

AFTER REZONING

PROPOSED ZONING R-3		
TAX MAP # 098-2-04-0002	49,467 SQ. FT. / 1.1356 ACRES	
TAX MAP # 098-2-04-0001	77,680 SQ. FT. / 1.7833 ACRES	

RIGHT-OF-WAY VACATIONS:
Lenore Drive plus Virginia Drive 0.6746 ACRES

TOTAL	3.5935 ACRES
--------------	---------------------

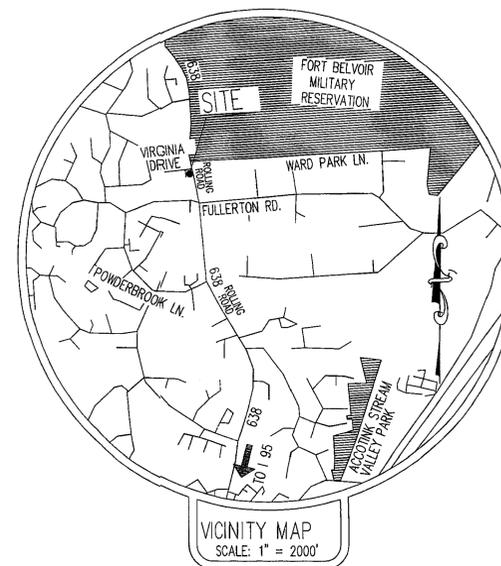
GENERALIZED DEVELOPMENT PLAN OF SABINA ESTATES MOUNT VERNON DISTRICT FAIRFAX COUNTY, VIRGINIA

NOTES:

- THE SUBJECT PROPERTY SHOWN HEREON IS LOCATED WITHIN ZONE "X" (AN AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN) ACCORDING TO FLOOD INSURANCE RATE MAP (F.I.R.M.) NUMBER 515525 0125 D EFFECTIVE DATE MARCH 5, 1990.
- NO TITLE REPORT FURNISHED.
- PROPERTY IS SERVED BY EXISTING PUBLIC WATER AND SEWER.
- THERE ARE NO KNOWN PUBLIC UTILITY EASEMENTS.
- THERE ARE NO BURIAL SITES ON THIS SITE.
- THE EXISTING VEGETATION PLAN IS PREPARED. THE TREE SAVED PLAN IS PREPARED TO PRESERVE THE MAXIMUM NUMBER OF TREES. THE PROPOSED DEVELOPMENT WILL BE LANDSCAPED PER ARTICLE 13 OF THE ZONING ORDINANCE.
- THERE IS NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES STORED, UTILIZED, TREATED OR DISPOSED OF ON THIS SITE.
- THE EXISTING TWO HOUSES & THEIR ASSOCIATED BUILDINGS SHALL BE DEMOLISHED AND DISPOSED OF IN ACCORDANCE WITH THE FAIRFAX COUNTY REQUIREMENTS.
- LOTS ALLOWED: R-3 ZONING
3 LOTS/AC x 3.59 AC = 10.78 LOTS
LOTS PROPOSED = 9 LOTS
- TREE COVER REQUIRED : 20%
- SETBACKS REQUIRED:
FRONT: 30 FT
BACK: 25 FT
SIDE: 12 FT
- LOT SIZE REQUIREMENTS:
MIN LOT SIZE : 10,500 SQ FT
AVE LOT SIZE: 11,500 SQ FT
INTERIOR LOT WIDTH: 80 FT
CORNER LOT WIDTH : 105 FT

GENERAL NOTES:

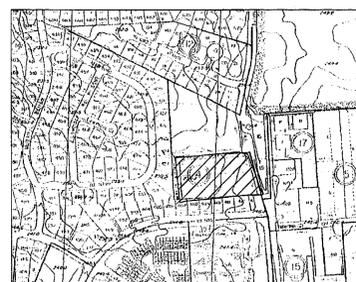
- THERE IS NO NEED FOR MAJOR SANITARY SEWER OR WATER IMPROVEMENTS.
- THERE IS NO EXISTING UTILITY EASEMENTS HAVING A WIDTH OF 25' OR MORE.
- EVERY HOUSE WILL HAVE A TWO CAR GARAGE AND TWO PARKING SPACE ON DRIVEWAY PER ARTICLE 11 OF ZONING ORDINANCE.
- ZONING PLAT IS PREPARED BY G & O INC. AND TOPO IS OBTAINED FROM CURRENT FAIRFAX COUNTY TOPOGRAPHICAL MAP.
- THERE ARE NO SCENIC ASSETS OR NATURAL FEATURES DESERVING OF PROTECTION AND PRESERVATION.
- TREE BUFFER WILL BE PROVIDED AROUND THE PERIMETER OF THE PROPERTY.
- EXISTING STRUCTURES ARE SHOWN ON VEGETATION MAP AND ALL STRUCTURES AND ASSOCIATED BUILDINGS WILL BE DEMOLISHED.
- NO SPECIAL AMENITIES ARE PROVIDED.
- PUBLIC IMPROVEMENTS PROPOSED ARE LENORE COURT, SABINA COURT AND EXTENSION OF VIRGINIA DRIVE AND THERE ARE NO OTHER OFFSITE IMPROVEMENTS PROPOSED EXCEPT CONTRIBUTION OF A FEE IN LIEU WHEN REQUIRED.
- THE ESTIMATED DEVELOPMENT SCHEDULE IS AS FOLLOWING:
COMPLETE REZONING PROCESS MARCH, 2005
OBTAIN APPROVAL OF FINAL PLAN AUGUST, 2005
BEGIN CONSTRUCTION OCTOBER, 2005
- THERE ARE NO RPA AND RMA WITHIN THE SITE.
- THE OWNER OF TAX MAP 98-02-04-0001 IS VIRGINIA W COSTER, AND THE OWNER OF TAX MAP NUMBER 98-02-04-0002 IS WILLIAM A. GRAVELY.



VICINITY MAP
SCALE: 1" = 2000'



SOILS MAP



TOPOGRAPHY MAP

Application No. RZ 2004-MV-03 Date 4-19-05
APPROVED DEVELOPMENT PLAN
(DPY) (OS) (CDP) (FDP)
SEEN BY: MOSTAFA IZADI
Date of (BOS) (FC) approval: 5-8-05
Sheet 1 of 7

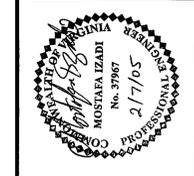
RECEIVED
Department of Planning & Zoning
FEB 10 2005
Zoning Evaluation Division

Advanced Engineering Consultants, P.C.
Engineers & Planners
P. O. BOX 129 RIDERWOOD, MD 21139
TEL: 410-382-9180 FAX: 410-296-0505

AEC

REVISIONS	DESCRIPTION	BY	DATE

TITLE: COVER SHEET
SABINA ESTATES
MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

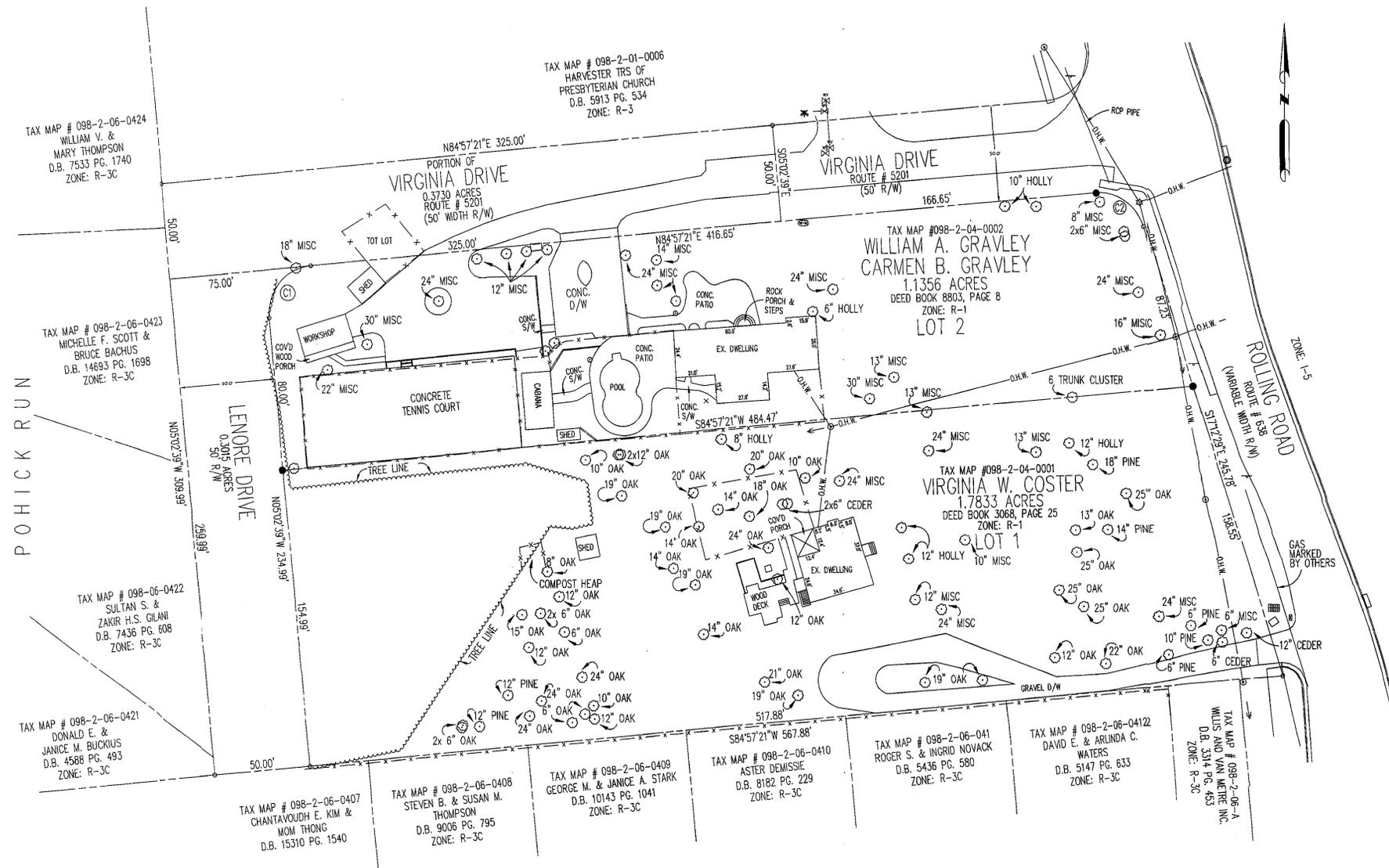


DRAWN BY: KWR
CHECKED BY: MI
SCALE

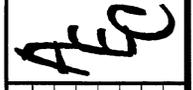
DATE: 02/07/2005

SHEET 1 OF 7

PROJECT NO.
RZ 2004-MV-037

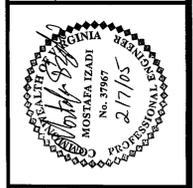


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 Engineers & Planners
 P. O. BOX 129 RIDERWOOD, MD 21139
 TEL.: 410-382-9180 FAX: 410-296-0505



REVISIONS	DESCRIPTION	BY	DATE

TITLE: EXISTING VEGETATION PLAN
 SABINA ESTATES
 MOUNT VERNON DISTRICT
 FAIRFAX COUNTY, VIRGINIA



DRAWN BY: KWK
 CHECKED BY: MI
 SCALE:

DATE: 02/07/2005
 SHEET 2 OF 7
 PROJECT NO. RZ 2004-MV-037

Application No. RZ 2004-MV-037 Sheet C-1 of 7
 APPROVED DEVELOPMENT PLAN
 (DP) (GDP) (CDP) (FDP) 4-19-05
 SEE PROFFERS DATED 5-9-05
 Date of (BOS) (F-C) approval: 5-9-05
 Sheet 2 of 7

SCALE 1"=30'

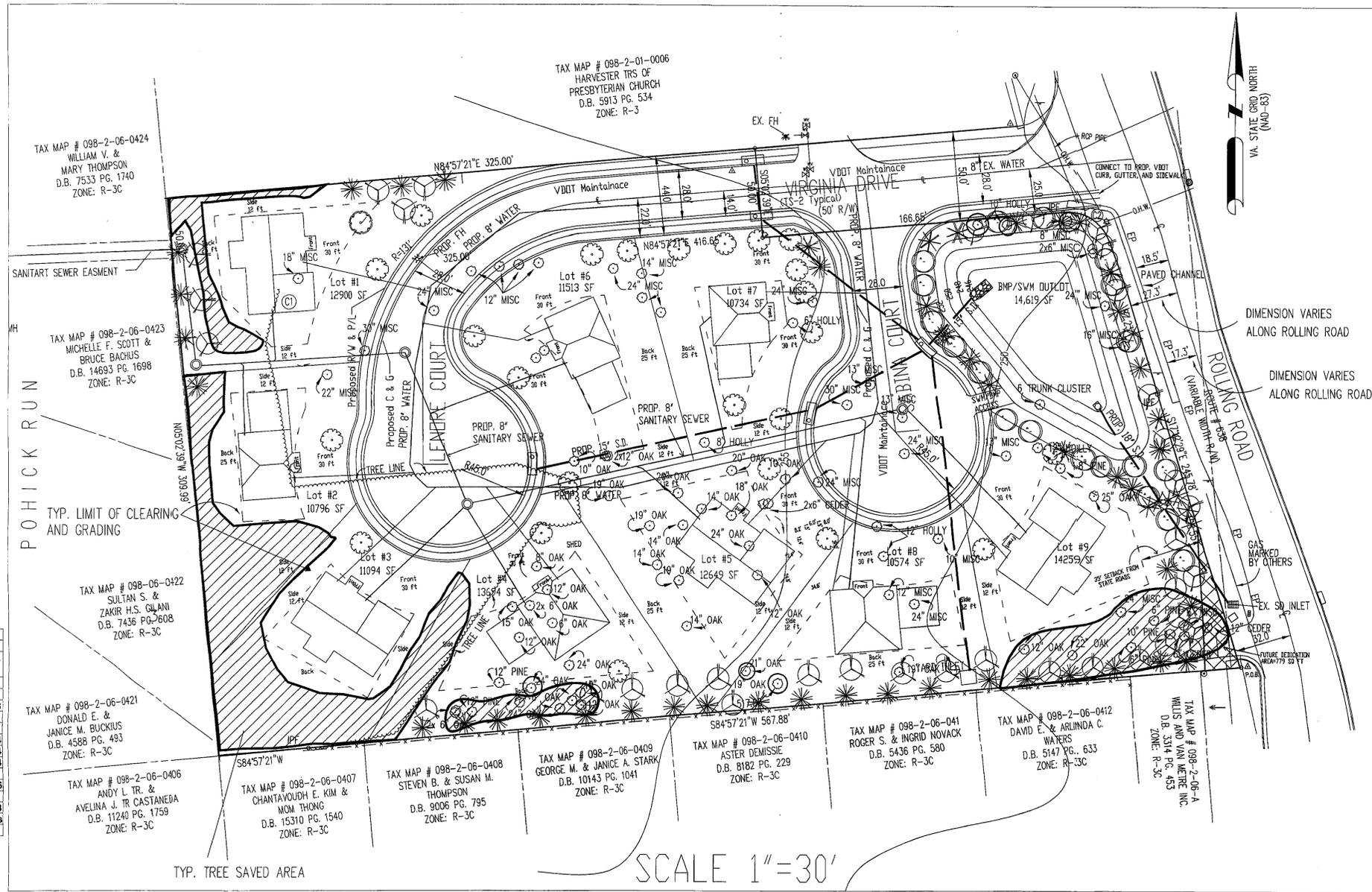
CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA	BEARING
C1	25.00'	39.27'	25.00'	35.36'	90°00'00"	S39°57'21"W
C2	25.00'	33.96'	20.19'	31.41'	77°50'10"	N56°07'34"W

INDIVIDUAL SAVED TREES AREA CALCULATIONS				
TYPE	SIZE (inch)	TOTAL NO.	AREA (sq ft)	TOTAL AREA (sq ft)
HOLLY	10	2	314	628
OAK				
	19	1	1133.54	1133.54
	21	1	1384.74	1384.74
	24	1	1808.64	1808.64
MISCELLANIES				
	8	1	200.96	200.96
TOTAL				5155.88
				= 0.12 Acres

PLANT SCHEDULE									
COMMON NAME	BOTANICAL NAME	SYM.	SIZE	ROOT	QTY.	10 YEAR CANOPY (sq ft)	TOTAL CANOPY		
SHADE TREES									
WILLOW OAK	QUERCUS PHELLOS	QP	2-1/2" cal.	B&B	24	200	4,800		
SWAMP WHITE OAK	QUERCUS BICOLOR	QB	2-1/2" cal.	B&B	20	200	4,000		
EVERGREEN TREES									
LOBLALLY PINE	PINUS TAEDA	PT	8' Height	B&B	50	200	10,000		
ORNAMENTAL TREES									
FLOWERING DOGWOOD	CORNUS FLORIDA	CF	2" cal.	B&B	35	100	3,500		
TOTAL CANOPY									
							22,300		

TREE COVER COMPUTATIONS			
Site Area =	3.59	ac.	156,380.4
% Tree Cover Required =	20% of 3.59 = 0.71	Acres	30,927.6
Tree Saved Area =	0.37	Acres	16,294.0
Tree Saved Area X 1.25 =	0.46	Acres	20,146.5
Individual Saved Trees	0.12	Acres	5,155.9
Total Saved	0.58	Acres	25,700.4
Tree Cover Required = 0.71 - 0.58 =	0.13	Acres	5,662.60
Tree Cover Provided =	0.5	Acres	22,300

Note: See the table on this sheet for individual saved trees.



GENERAL NOTES:

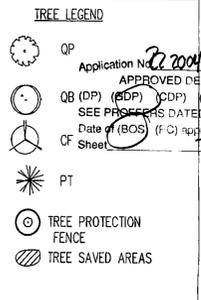
THE DEMOLITION OF EXISTING FEATURES AND STRUCTURES SHALL BE CONDUCTED IN A MANNER THAT MINIMIZES THE IMPACT ON INDIVIDUAL TREES AND GROUPS OF TREES TO BE PRESERVED AS APPROVED BY THE FAIRFAX COUNTY URBAN FOREST MANAGEMENT.

THE EXISTING AMERICAN HOLLY, A ROW OF BOXWOODS, A SOUTHERN MAGNOLIA, AND A JAPANESE MAPLE NEAR THE EXISTING RESIDENCES SHALL BE TRANSPLANTED TO AN OPEN SPACE AREA PER A PROFESSIONAL ARBORIST RECOMMENDATIONS.

TREES TO BE PRESERVED ON THIS SITE WILL REQUIRE PROTECTION AND CARE THROUGHOUT THE CONSTRUCTION PHASE. THE TREE PROTECTION FENCE SHALL CONSIST OF FOUR-FOOT HEIGHT, 14-GAUGE WELDED WIRE ATTACHED TO A SIX FOOT STEEL POST, DRIVEN 18" INTO THE GROUND AND PLACE NO MORE THAN 10' APART. THIS FENCE SHALL BE ERRECTED AT THE LIMITS OF CLEARING AND GRADING.

CLEARING AND GRADING NOTE:

THE EDGE OF TREE SAVED AREA WILL BE THE LIMIT OF CLEARING AND GRADING. THE INDIVIDUAL SAVED TREES ARE PROTECTED WITH A TREE PROTECTION FENCE AS SHOWN ON THIS SHEET.



Advanced Engineering Consultants, PC
Engineers & Planners



REVISIONS	DATE	DESCRIPTION	BY

TITLE: PROPOSED LANDSCAPING / TREE SAVED PLAN

SABINA ESTATES

MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA



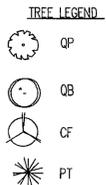
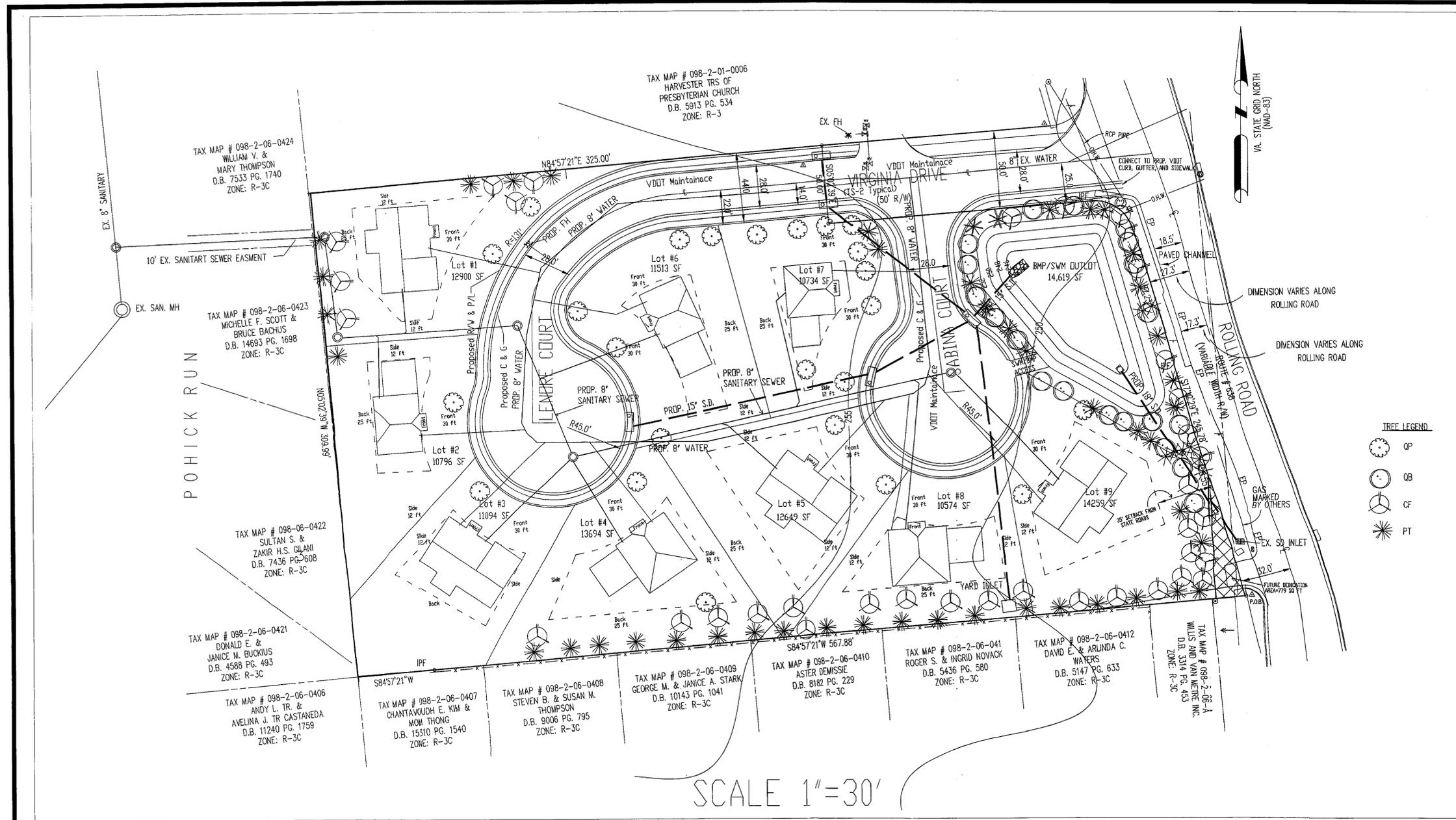
DRAWN BY: KWR
CHECKED BY: MI
SCALE

DATE: 02/07/2005

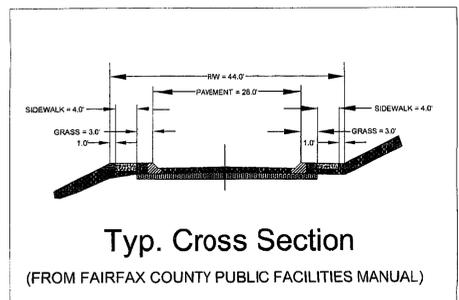
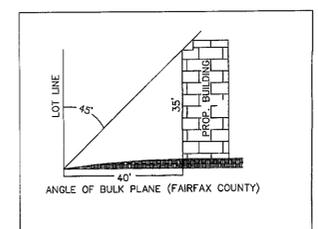
SHEET 3 OF 7

PROJECT NO. RZ 2004-MV-037

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SCALE 1"=30'



SOIL ID NUMBER	SOIL NAME	FOUNDATION SUPPORT	SUBSURFACE DRAINAGE	SLOPE STABILITY	ERODABILITY	GEO TECHNICAL REPORT
38B	BELTSVILLE	GOOD	POOR	Mod	LOW	NOT REQD

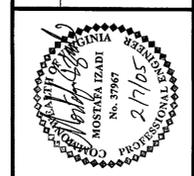
Application No. 2004-MV-037
 APPROVED DEVELOPMENT PLAN
 (DP) (GDP) (CDP) (FDP)
 SEE PROJECTIONS DATED 4-19-05
 Date of (GOS) (F-C) approval 5-9-05
 Sheet 4 of 7

Advanced Engineering Consultants, PC.
 Engineers & Planners
 P. O. BOX 125 RIDERWOOD, MD 21139
 TEL.: 410-382-9180 FAX: 410-296-0505

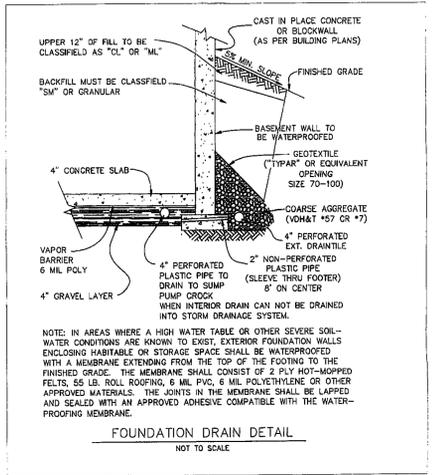
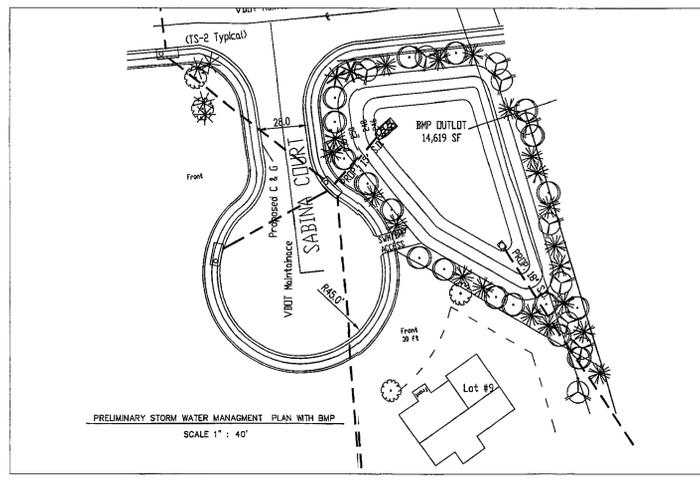
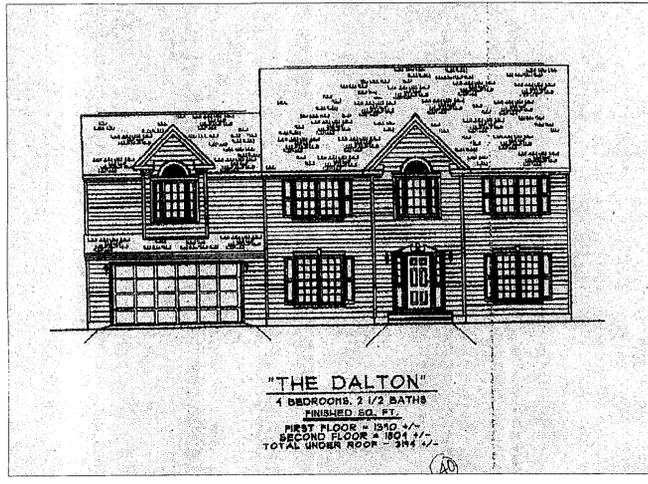
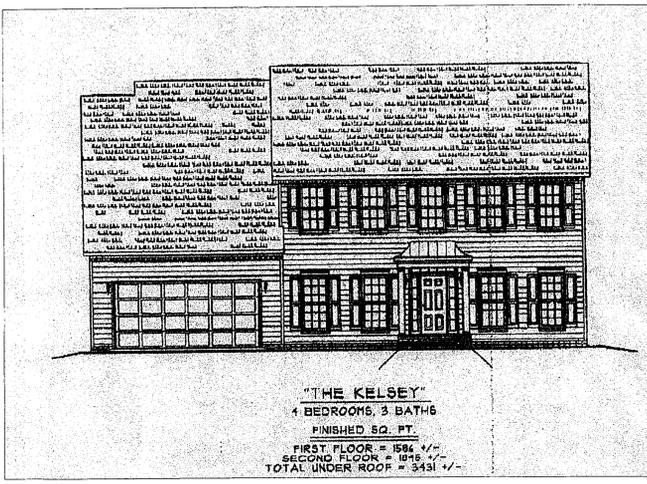
AEC

REVISIONS	DESCRIPTION	BY	DATE

TITLE: GENERALIZED DEVELOPMENT PLAN
SABINA ESTATES
 MOUNT VERNON DISTRICT
 FAIRFAX COUNTY, VIRGINIA



DRAWN BY: KWR
 CHECKED BY: MI
 SCALE: _____
 DATE: 02/07/2005
 SHEET 4 OF 7
 PROJECT NO. RZ 2004-MV-037



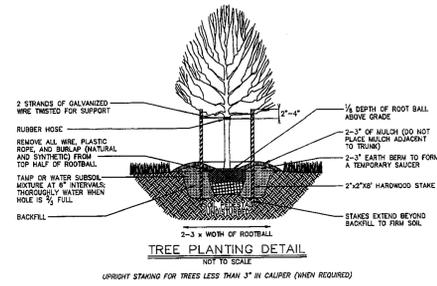
- ### LANDSCAPE NOTES
- CONTRACTOR TO VERIFY PLANT LIST TOTALS FROM QUANTITIES SHOWN ON PLAN. LANDSCAPE ARCHITECT SHALL BE ALERTED OF ANY DISCREPANCIES PRIOR TO FINAL BID NEGOTIATION. UNIT PRICES FOR ALL MATERIAL SHALL BE SUPPLIED TO THE OWNER AT BIDDING TIME.
 - THE PLANTS FURNISHED SHALL MEET THE NORMAL REQUIREMENTS FOR THEIR VARIETY PER THE AMERICAN STANDARD FOR NURSERY STOCK, LATEST EDITION, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN (AAS). PLANTS SHALL BE FURNISHED PRIOR TO DELIVERY ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT.
 - WHERE TREES ARE PLANTED IN ROWS THEY SHALL BE OF UNIFORM SIZE AND SHAPE.
 - ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL ROOTED PLANTS AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD.
 - GROUPS OF SHRUBS SHALL BE PLACED IN A CONTINUOUS MULCH BED WITH SMOOTH CONTINUOUS LINES, FOLLOWING THE CONTOUR OF THE PLANT MASS. TREES LOCATED WITHIN FOUR FEET OF SHRUB BEDS SHALL SHARE THE SAME MULCH BED.
 - MULCH IS TO BE SHREDDED HARDWOOD BARK.
 - NO EXISTING TREES SHALL BE REMOVED WITHOUT WRITTEN AUTHORIZATION FROM THE OWNER EXCEPT WHERE NOTED ON PLANS. NO GRUBBING SHALL OCCUR WITHIN EXISTING TREE AREAS.
 - CONTRACTORS SHALL BE REQUIRED TO REMOVE ALL TRASH, DEBRIS AND EXCESS MATERIALS FROM THE WORK AREA AND THE PROPERTY (PARTICULARLY AT ALL CURBS, GUTTERS, AND SIDEWALKS) DAILY DURING INSTALLATION.
 - DEAD PLANTS ARE TO BE REMOVED FROM THE JOB BY THE CONTRACTOR WEEKLY. CONTRACTOR SHALL MAINTAIN AN UPDATED, COMPREHENSIVE LIST OF ALL DEAD MATERIALS REMOVED AND PRESENT A COPY OF THE LIST TO THE OWNER AT THE END OF EVERY MONTH DURING THE CONTRACT PERIOD.
 - CONTRACTOR SHALL REGRADE, HYDRO-SEED, STRAW MULCH, AND TACK ALL LAWN AREAS DISTURBED AS A RESULT OF HIS/HER WORK.
 - ANY SUBSTITUTIONS IN LANDSCAPE MATERIALS MUST BE REQUESTED IN WRITING TO THE LANDSCAPE ARCHITECT AND APPROVED IN WRITING BY THE OWNER. ANY SUBSTITUTIONS ARE ALSO SUBJECT TO APPROVAL BY THE URBAN FORESTER. FAILING TO OBTAIN SUBSTITUTION APPROVAL MAY RESULT IN LIABILITY TO THE CONTRACTOR.
 - THE VEGETATION CLASSIFICATIONS FOR THIS SITE IS MATURE HARDWOODS.

SWM SUMMARY

PROPOSED SWM FACILITY SIZE IS 0.33 ACRES. THE DRAINAGE AREA TO SWM IS 3.31 ACRES. SWM FACILITY IS DESIGNED AS DRY DETENTION BASIN. THE SIDE SLOPES WITHIN THE STORAGE AREA ARE 3:1. THE WATER SURFACE ELEVATION FOR 100-YEAR STORM IS 250.05. THE HEIGHT OF DAM EMBANKMENT IS 4\"/>

PRELIMINARY SWM NARRATIVES

- THE TOTAL PHOSPHORUS REMOVAL REQUIREMENT IS 40%. THE DESIGN WILL PROVIDE 43.7% REMOVAL.
- THE ESTIMATED AREA AND VOLUME OF STORAGE OF THIS FACILITY WILL BE 7,275 SQ FT AND 0.50 ACRE FEET AT ELEVATION 250.0 FT.
- THE WATER COARSE THAT DRAINAGE FROM THIS PROPERTY IS DISCHARGED INTO IS POWHOK CREEK.
- THE OUTFALL FROM THIS FACILITY IS DISCHARGED INTO AN EXISTING STORM DRAIN.
- THE PROPOSED DEVELOPMENT WILL BE SERVED BY ONE POND AND ONE CONTROL STRUCTURE.



OUTFALL NARRATIVES

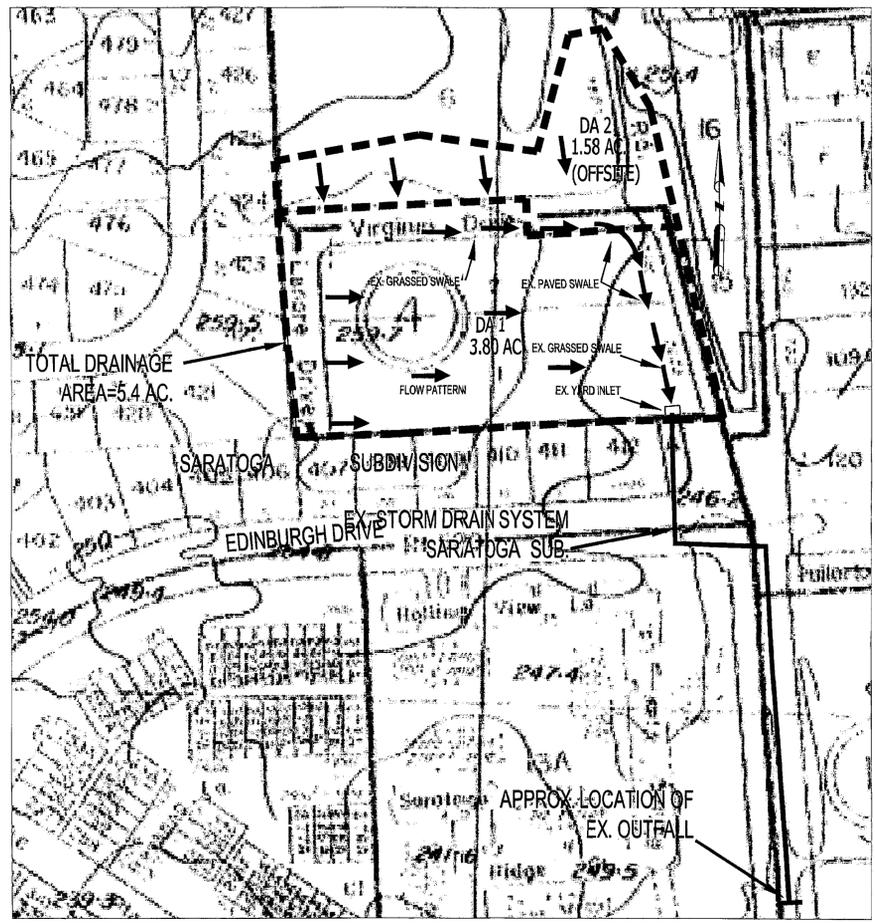
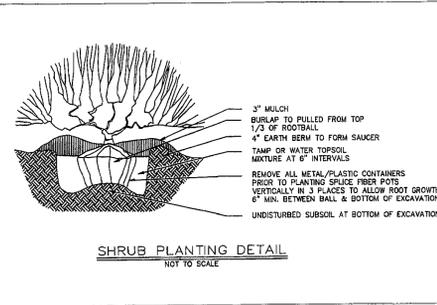
The proposed site consists of 3.59 acres of land including Lots 1 & 2, Lenore Drive, and a portion of Virginia Drive. The site is relatively flat with no steep slopes. The existing drainage area is approximately 5.4 acres. The offsite runoff from the drainage area (1.6 acres) is collected thru a series of grassed & paved channels along Virginia Drive, and flows through a grassed swale to the east of the property. At this point the runoff flows into an existing yard inlet and flows through a closed storm drain system and at an outfalls through an existing outfall located on Rolling Road south of Edinburgh Drive. This closed system is a part of storm drain system for Saratoga Subdivision, Section 4 located to the south of site. The offsite runoff bypasses the proposed subdivision and goes around the site. The outfall looks good and there is no sign of erosion or other systematic problems.

Approximately 4.63 acres of the drainage area (proposed Sabina Estates drainage area) were computed as off site drainage into Saratoga Subdivision. Since the post development flows are less than the pre-development flows, the proposed development will not cause any adverse effects for the outfall or down stream.

At the present time VDOT is finalizing plans for Rolling Road widening namely EPG Access Road project. Per VDOT, the construction for this project will start within the next six months. Based on plans received from VDOT, the storm drain system in this area will be modified. The final design of the outfall structure and associated piping for this project will be coordinated with VDOT.

The proposed storm drain system will collect runoff by a series of grassed channels, yard and curb inlets, and pipes into the SWM pond. The outlet structure will release the flow into an existing yard inlet located west of Rolling Road. The outlet structure will be also designed as an emergency spillway. The proposed pond will retain the storm runoff and release the storm at rates less than the pre-development flows (see calculations for pre and post development conditions).

In conclusion, the calculations are based on the worst condition assuming the EPG Access Road will not be built and the entire 5.4 acres continue flowing into the existing outfall. The proposed SWM pond will receive runoff from 3.31 acres based on the existing topography/grading and the proposed grading. The offsite runoff will bypass the site and will be collected by the existing storm drain system (Saratoga Subdivision). In our opinion, the proposed SWM pond will be capable of meeting storm water quantity and quality (phosphorus removal) control. The outfall is in a very good condition and the proposed development will not have any adverse effects on the outfall or the downstream.

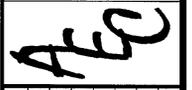


GENERAL NOTES

- TWO (2) FOOT CONTOURS WILL BE PROVIDED DURING SUBDIVISION PLAN REVIEW PROCESS.
- DRAINAGE AREA STUDY FOR RECEIVING WATERS (100 TIMES THE AREA) WILL BE CONDUCTED AND PROVIDED TO THE COUNTY DURING SUBDIVISION PLAN REVIEW PROCESS.
- THERE IS NO NEED FOR DAM-BREAK ANALYSIS, SINCE THE DESIGN IS CHANGED AND THE HEIGHT OF DAM IS 4 FOOT HIGH.
- THERE ARE NO RPA OR RMA ON THIS SITE.
- COMPLIANCE STATEMENT: THIS PROJECT IS IN COMPLIANCE WITH THE NEW CBPO ADOPTED NOVEMBER 17, 2003.

Application No. RZ 2004-MV-037 1 of 7
 APPROVED DEVELOPMENT PLAN
 (DP) (GDP) (CDF) (FDP)
 SEE PROFORMA DATED 4-19-05
 Date of (BOS) / (FC) approval 5-9-05
 Sheet 5 of 7

Advanced Engineering Consultants, PC
 Engineers & Planners
 P. O. BOX 129 RIDERWOOD, MD 21139
 TEL: 410-892-9180 FAX: 410-286-0505



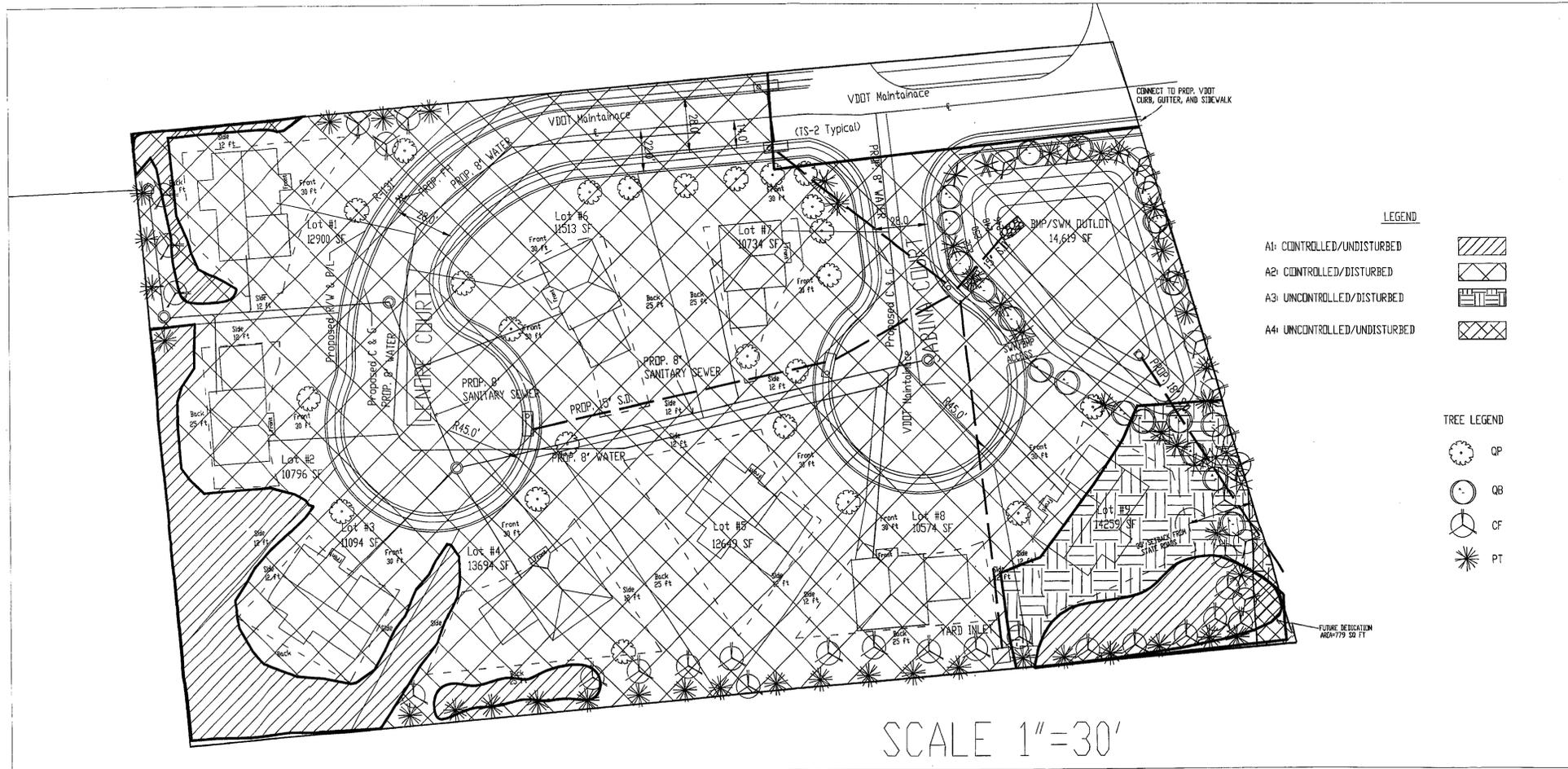
REVISIONS	DATE	BY	DESCRIPTION

TITLE: SWM DETAILS & ARCHITECTUREL DETAILS
 SABINA ESTATES
 MOUNT VERNON DISTRICT
 FAIRFAX COUNTY, VIRGINIA



DRAWN BY: KWR
 CHECKED BY: MI
 SCALE

DATE: 02/07/2005
 SHEET 5 OF 7
 PROJECT NO. RZ 2004-MV-037



- LEGEND**
- A1: CONTROLLED/UNDISTURBED
 - A2: CONTROLLED/DISTURBED
 - A3: UNCONTROLLED/DISTURBED
 - A4: UNCONTROLLED/UNDISTURBED

- TREE LEGEND**
- QP
 - QB
 - CF
 - PT

SCALE 1"=30'

PART 2 Compute the Weighted Average "C" Factor for the site

A) Area	3.99	acres		
B) Subarea Designation				
	(1)	(2)	(3)	(4)
Controlled/Disturbed	A1	0.4	2.99	1.199
Controlled/Undisturbed	A2	0.2	0.32	0.064
Uncontrolled/Disturbed	A3	0.4	0.15	0.072
Uncontrolled/Undisturbed	A4	0.2	0.1	0.020
C) Weighted average "C" factor			(b)	1.382
			(b)/(a)	0.38

PART 3 Compute the Total Phosphorus Removal for the site

Subarea Designation	BMP Type	Removal Eff. (%)	Area (Ac)	"C" Factor	Product
(1)	(2)	(3)	(4)	(5)	(6)
A1	40	0.83	1.082	35.4	
A2	100	0.09	0.5311	4.73	
A3	40	0.05	1.0621	2.1	
A4	100	0.03	0.6311	1.48	
(a) Total =					43.7 %

PART 4 Determine Compliance with Phosphorous Removal Requirement

A) Select Requirement	(a) 40 %
- Water Supply District (Occoquan Watershed) =	60% Fairfax County and Prince William County
- Chesapeake Bay Preservation Area (New Development) =	40% (Fairfax County) 50% (Prince William County)
- Chesapeake Bay Preservation Area (Redevelopment) =	(1-0.9 x (1' per 1" pond))

B) If Line 3(a) 43.7% > Line 4(a) 40% then Phosphorus removal requirement is satisfied.

PART 5 Not applicable

PART 6 Not applicable

PART 7 Compute the weighted average C factor for each proposed BMP facility

(A) List the areas to be controlled by the proposed BMP	
Subarea Designation "C" Acres Product	
A1 (Controlled disturbed)	0.4 x 2.99 = 1.19
A2 (Controlled undisturbed)	0.2 x 0.32 = 0.064
(a) 3.31	
(b) 1.254	
(b)/(a) = (c)	0.38

PART 8 Determine the storage required for each proposed facility

(A) Extended Detention Dry Pond

Chart A8-40 value (Appendix 4-3) for BMP storage per acre
 $(4275 \times 0.087475) \text{ or } (31.25 \times 136) = (a) 287 \text{ cf/ac}$
 Design 1 (48 hour drawdown)
 Line 1 (a) $3.31 \times \text{Line 9a} 857 = 2807.00 \text{ cf}$

PART 9 Determine The Required Orifice Size for each Extended Detention Facility

(A) BMP storage requirement from part 8	(a)	2807.00 cf
(B) Maximum Head (h) at the required BMP storage from the elevation-storage curve for the facility	(b)	2.00 feet
(C) Peak outflow rate (Qp) at the maximum head for a drawdown time of 48 hrs (Qp = $5.0(2 \times 2807 \times 48)$)	(c)	0.0302 cfs
(D) Required Orifice Area (A) [$A = Qp(0.8 \times (64.4 \times h)^{0.5})$]	(d)	0.0044 ft ²
Line 9 (g) [$0.8 \times 64.4 \times \text{Line 9(b)} \cdot 2 \cdot 0.5$]	(e)	0.028 ft
(E) Diameter of a circular orifice	(e)	0.0765 ft
$2.0 \times (\text{Line 9(d)} \div 1418523) \cdot 0.9 =$	(f)	0.0024 in

Use 1 inch diameter orifice

- NOTES**
- 1- THERE IS NO RESOURCE PROTECTION AREA (RPA) AT THIS SITE.
 - 2- THE PROPOSED DWGS HAVE BEEN RELOCATED TO MINIMIZE THE CLEARING AND GRADING.
 - 3- THE BMP POND WILL REMOVE PHOSPHOROUS AT A RATE OF 43.7%.

Application No. RZ 2004-MV-037 *C. Lewis*
 APPROVED DEVELOPMENT PLAN
 (DP) (SDP) (CDP) (FDP)
 SEE PROBERS DATED 4-19-05
 Date of (SDP) (FDP) approval 5-9-05
 Sheet 6 of 7

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 TEL.: 410-382-9180 FAX: 410-296-0505

AEC

REVISIONS	DESCRIPTION	BY	DATE

TITLE: BMP MAP AND COMPUTATIONS

SABINA ESTATES

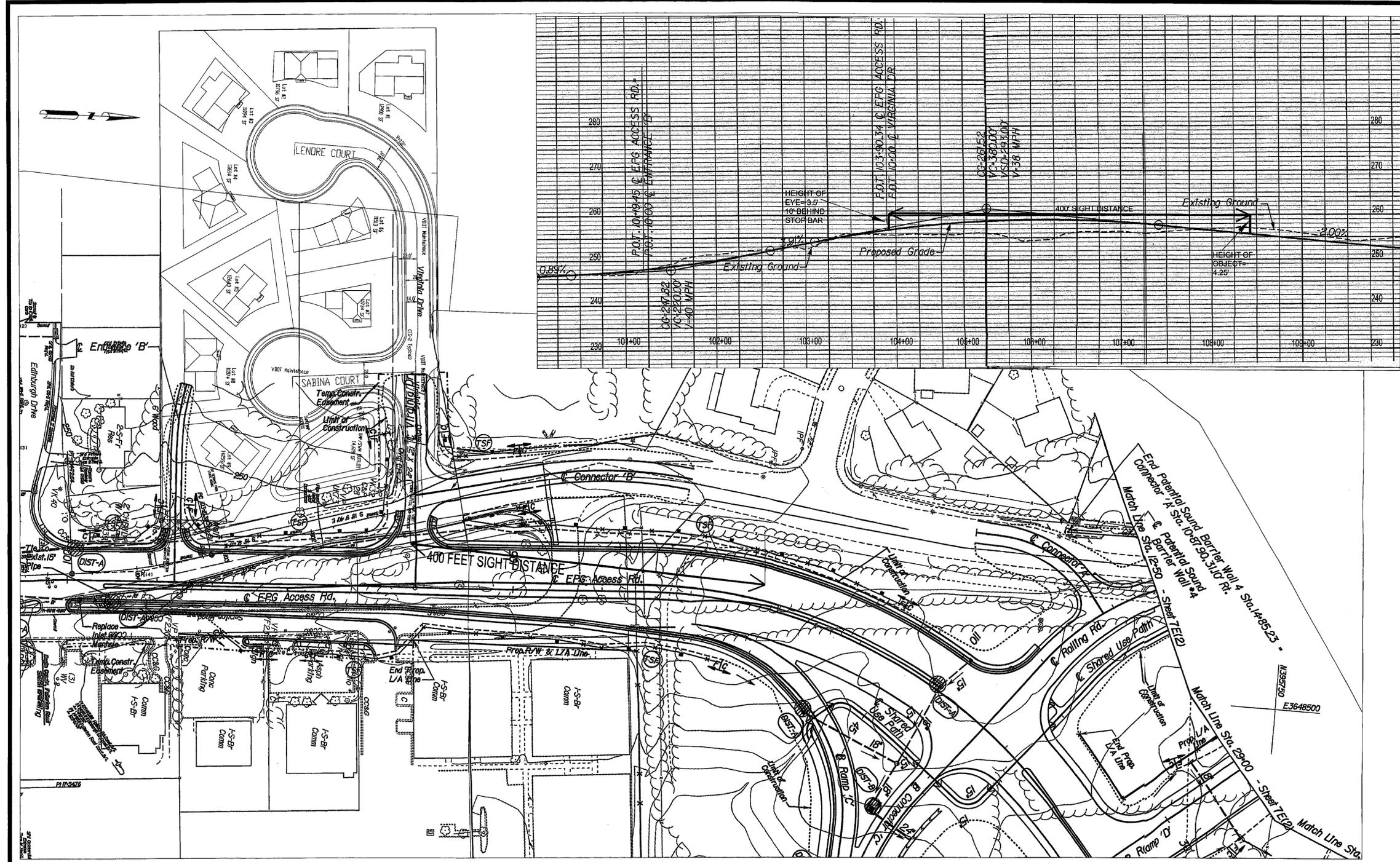
MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

DRAWN BY: KWR
 CHECKED BY: MI
 SCALE

DATE: 02/07/2005

SHEET 6 OF 7

PROJECT NO. RZ 2004-MV-037



- NOTES:**
- 1- SABINA AND LENORE COURTS WILL BE MAINTAINED BY VDOT.
 - 2- SEE PROPOSED EPG ACCESS ROAD FOR SIGHT DISTANCE.
 - 3- THERE IS NO NEED FOR 45' RIGHT-OF-WAY FROM ROLLING ROAD CENTER LINE. SEE EPG ACCESS ROAD ALIGNMENT.
 - 4- THERE IS NO LEFT TURN ONTO VIRGINIA DRIVE FROM EPG ACCESS ROAD. SEE MEDIAN ON EPG ACCESS ROAD.
 - 5- THERE IS NO LEFT TURN FROM VIRGINIA DRIVE ONTO EPG ACCESS ROAD. CONNECTORS (A) AND (B), OLD ROLLING ROAD, COULD BE USED FOR ALTERNATE LEFT TURNS.

H. SCALE 1"=50'
 V. SCALE 1"=10'

SOURCE OF PLAN AND PROFILE FOR EPG ACCESS ROAD:
 VDOT PROJECT NO. R000-02:9-249
 RW-214, C-514
 SHEETS NO. 7B, 7C, 7J, AND 7K

Application No. RZ2004-MV-037 Sheet 7 of 7
 APPROVED DEVELOPMENT PLAN
 (DP) (GDP) (COP) (FOP)
 SEE ROOFERS DATED 4-19-05
 Date of (BOS) (F.C) approval 5-9-05
 Sheet 7 of 7

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AEC

REVISIONS	DATE	BY	DESCRIPTION

TITLE: GOP LAYOUT ON EPG ACCESS ROAD PLAN & PROFILE
 SABINA ESTATES
 MOUNT VERNON DISTRICT
 FAIRFAX COUNTY, VIRGINIA



DRAWN BY: KWR
 CHECKED BY: MI
 SCALE

DATE: 02/07/2005

SHEET 7 OF 7

PROJECT NO. RZ 2004-MV-037