GENERALIZED/CONCEPTUAL/FINAL DEVELOPMENT PLAN

DATE	REVISION

Maymont

DRANESVILLE DISTRICT–FAIRFAX COUNTY, VA

GENERAL NOTES

1. THIS PROPERTY IS IDENTIFIED ON THE COUNTY OF FAIRFAX ZONING MAPS AS PARCELS 019-1-03- LOTS 2Z, PARCELS 19-3-01- LOTS 5, 8, 9Z, 11A, & 42Z.

2. GROSS SITE AREA = 69.1665 ACRES.

3. EXISTING ZONE: R-1 (AREA = 11.04 AC.)
   RA (AREA = 58.13 AC.)
   PROPOSED ZONE: PDH-1 (AREA = 57.97 AC.)
   R-1 (AREA = 11.20 AC.)

4. CONTRACT OWNER: BASHEER/EDGEMOORE - MOUTOUX, L.L.C.
   3130 FAIRVIEW PARK DRIVE, SUITE 650
   FALLS CHURCH, VIRGINIA 22042
   (703) 849-8700 FAX: (703) 849-8760

5. DEVELOPER: BASHEER/EDGEMOORE - MOUTOUX, L.L.C.
   3130 FAIRVIEW PARK DRIVE, SUITE 650
   FALLS CHURCH, VIRGINIA 22042
   (703) 849-8700 FAX: (703) 849-8760

6. THE PROPERTY SHOWN HEREON IS LOCATED ON F.E.M.A. MAP COMMUNITY PANEL NO. 515525 0050 D, DATED MARCH 5, 1990, ZONE X, AN AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN, AND ZONE AE, BASE FLOOD ELEVATIONS DETERMINED, WHICH IS PART OF THE 100-YEAR FLOODPLAIN.

7. BOUNDARY SURVEY SHOWN IS BASED ON A CURRENT FIELD SURVEY PERFORMED BY christopher consultants, ltd. IN JUNE, 2004.

8. ON-SITE TOPOGRAPHY IS SHOWN AT 2 FOOT CONTOUR INTERVALS AND IS A COMBINATION OF AERIAL SURVEY PERFORMED BY SOUTHERN RESOURCE MAPPING IN MARCH 1998 AND FIELD SURVEY BY ccl ltd. IN JUNE 2004.

9. TITLE REPORT FURNISHED BY STEWART TITLE INSURANCE COMPANY.

10. THIS PROPERTY IS LOCATED IN THE DIFFICULT RUN WATERSHED.

11. THE PROPOSED DEVELOPMENT IS SERVED BY PUBLIC WATER AND PUBLIC SEWER. CONSTRUCTION OF THE PROPOSED DEVELOPMENT WILL COMMENCE AS SOON AS ALL NECESSARY APPROVALS AND PERMITS ARE OBTAINED, SUBJECT TO MARKET CONDITIONS.

12. THE RESOURCE PROTECTION AREAS ON THIS PROPERTY ARE DEFINED IN THE CHESAPEAKE BAY PRESERVATION ORDINANCE. THE FLOODPLAIN IS TAKEN FROM EXISTING COUNTY RECORDS AND THE DIFFICULT RUN FLOODPLAIN STUDY.

13. THIS DEVELOPMENT PLAN CONFORMS TO ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS, UNLESS OTHERWISE SPECIFICALLY NOTED.

14. TO THE BEST KNOWLEDGE OF THE ENGINEER AND DEVELOPER, THERE ARE NO GRAVES OR BURIAL SITES LOCATED ON SITE.

15. OPEN SPACE TO BE CONVEYED TO A HOMEOWNERS ASSOCIATION AND THE FAIRFAX COUNTY PARK AUTHORITY.

16. THIS DEVELOPMENT PROPOSAL IS COMPATIBLE WITH THE EXISTING DEVELOPMENT IN THE VICINITY OF THIS SITE IN TERMS OF USE, TYPE AND INTENSITY. IT IS ALSO IN ACCORDANCE WITH THE FAIRFAX COUNTY COMPREHENSIVE PLAN.

17. NOTWITHSTANDING THE IMPROVEMENTS AND TABULATIONS SHOWN ON THIS PLAN, THE APPLICANT RESERVES THE RIGHT TO MAKE MODIFICATIONS TO THE FINAL DESIGN CONCEPTS, TO COMPLY WITH FINAL ENGINEERING AND NEW CRITERIA AND REGULATIONS WHICH MAY BE ADOPTED BY FAIRFAX COUNTY SUBSEQUENT TO THE SUBMISSION OF THIS APPLICATION, PROVIDED THAT SUCH MODIFICATIONS ARE IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED GDP/CDP/FDP.

18. BUILDING FOOTPRINTS SHOWN HEREIN ARE ILLUSTRATIVE. FINAL BUILDING FOOTPRINTS WILL BE CONFIGURED AT THE TIME OF SUBDIVISION PLAN APPROVAL AND SHALL CONFORM TO THE BUILDING SETBACK DISTANCES AND LIMITS OF CLEARING AND GRADING DETAILED ON SHEET 12, 14, AND 23.

19. BMP REQUIREMENTS WILL BE MET THROUGH THE PRESERVATION OF OPEN SPACE AND BY THE PROPOSED REGIONAL WET POND. ADEQUATE OUTFALL WILL BE PROVIDED BY THE EXISTING FLOODPLAIN OR ADEQUATE CHANNEL. CLEARING IN THE TREE PRESERVATION AREAS MAY BE REQUIRED TO CONSTRUCT OUTFALLS AND MAY BE IN ADDITION TO THESE CLEARING LIMITS SHOWN.

20. NO HAZARDOUS OR TOXIC SUBSTANCES ARE KNOWN TO BE PRESENT ON SITE.

21. THERE ARE NO ADU'S PROPOSED ON THE PLAN PER SECTION 2-802 OF THE FAIRFAX COUNTY ZONING ORDINANCE REQUIRES AN EQUIVALENT DENSITY GREATER THAN ONE UNIT PER ACRE. THE DENSITY IS 0.98 DU/A AND THEREFORE NO ADU'S ARE REQUIRED

22. THE CLEARING LIMITS SHOW THAT EXISTING TREES IN THE FLOODPLAIN AND RPA WILL BE SAVED TO THE MAXIMUM EXTENT POSSIBLE, HOWEVER THESE LIMITS ARE SUBJECT TO CHANGE AS DETERMINED BY THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND ZONING.

23. OUTLOT A (TM 019-3-010 -A1) IN THE SPRING RIDGE DEVELOPMENT SHALL BE UTILIZED ONLY FOR EMERGENCY ACCESS VEHICLES AND A 6' GRAVEL DUST TRAIL.

24. MAJOR THOROUGHFARE ACCESS WILL BE PROVIDED TO THE SITE BY BEULAH ROAD.

25. EXISTING PRIVATE DRIVEWAY THROUGH OUTLOT "A" (TM 019-3-010-A1) OF SPRING RIDGE IS TO BE REMOVED. AREA OF EXISTING DRIVEWAY TO BE REPLACED WITH "GRASS CRETE" OR SIMILAR NATURAL APPEARING MATERIAL FOR THE EXCLUSIVE USE OF EMERGENCY VEHICLES AND PUBLIC ACCESS TRAIL. NO GENERAL VEHICULAR ACCESS TO LOTS 17 AND 18 SHALL BE PROVIDED BY THIS EMERGENCY ACCESS WAY.

26. THE DENSITY REDUCTION PORTION OF THE ZONING ORDINANCE, SECTION 2-308-2 DOES NOT APPLY TO THE SITE. THE SITE CONTAINS 18 PERCENT FLOODPLAINS AND ADJACENT 15% SLOPES, NO QUARRIES, NO MARINE CLAYS, AND NO QUALIFYING WATER BODIES FOR A TOTAL AMOUNT OF 18 PERCENT. THE REQUIREMENT FOR THE DENSITY REDUCTION IS 30 PERCENT.

27. THE PROPOSED STREETS WILL BE PUBLICLY MAINTAINED AS SHOWN.

28. ALL EXISTING FRUIT TREES ON THE SITE MAY BE REMOVED REGARDLESS OF THEIR PRESENCE INSIDE OR OUTSIDE OF THE LIMITS OF CLEARING AND GRADING, EXCEPT WHEN LOCATED IN THE RPA. MOST OF THE TREES ARE NEAR THE END OF THEIR LIFE CYCLE AND SHOULD BE REMOVED FOR SAFETY. TREES OUTSIDE THE LIMITS OF CLEARING AND GRADING WILL BE CUT DOWN AND THE STUMPS WILL BE GROUND BELOW THE EXISTING GROUND SURFACE.

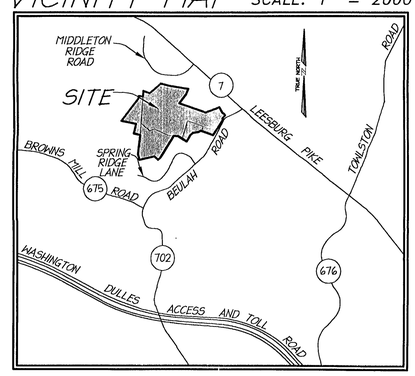
29. RETAINING WALLS OVER 2 (TWO) FEET IN HEIGHT ARE SHOWN, EXCEPT WHERE CHANGES IN UNIT OPTIONS REQUIRE A RETAINING WALL TO MAINTAIN THE LIMITS OF CLEARING AND GRADING AS APPROVED BY THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND ZONING. ALL WALLS WILL BE OF MATERIALS THAT ARE OF SIMILAR NATURE TO THE PRIMARY STRUCTURE INCLUDING BUT NOT LIMITED TO BRICK, MASONARY, OR OTHER SIMILAR MATERIALS. ADDITIONAL WALLS MAY BE ADDED FOR ACCESSORY STRUCTURES SUCH AS POOLS WITHIN THE BACK YARD AREA. NO WALLS, OTHER THAN THOSE SHOWN, SHALL BE GREATER THAN 5 (FIVE) FEET IN HEIGHT. ALL RETAINING WALLS GREATER THAN 2 (TWO) FEET IN HEIGHT REQUIRE A SEPARATE BUILDING PERMIT, UNLESS CONNECTED TO A PERMITTED STRUCTURE.

30. ALL PROPOSED SIGNS SHALL BE IN ACCORDANCE WITH ARTICLE 12 OF THE ZONING ORDINANCE.
31. ALL STREETS ARE PUBLIC EXCEPT WHERE NOTED AS PRIVATE STREET, NEAR LOTS 22 - 25 AND 26 - 33.
32. HANDRAILS ON ALL RETAINING WALL OF HEIGHTS 4' OR GREATER SHALL BE PROVIDED AS REQUIRED BY THE BUILDING CODE.

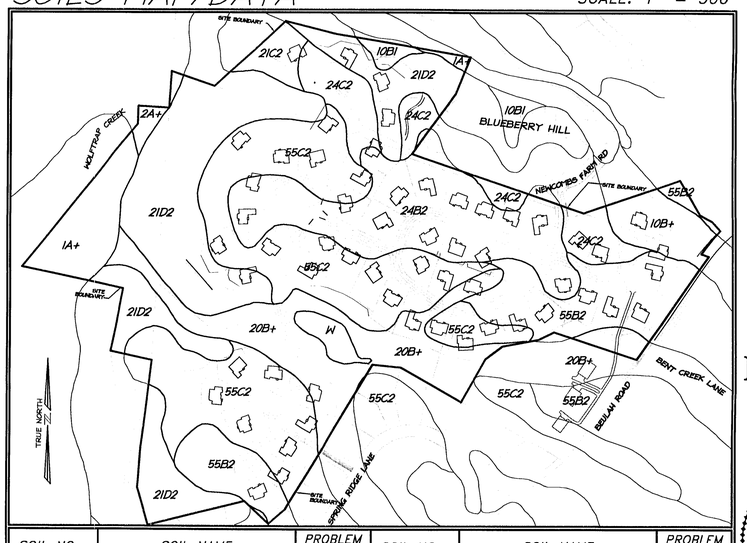
WAIVERS AND MODIFICATIONS

1. PER SECTION 16-401 OF THE ZONING ORDINANCE, A VARIANCE IS REQUESTED FROM THE PROVISIONS OF PARAGRAPH 112-10-1034 TO ALLOW ACCESSORY STRUCTURES IN THE FRONT YARD ALONG BEULAH ROAD FOR ENTRANCE FEATURE GATEHOUSE AS SHOWN ON SHEET 19A.
2. PER SECTION 16-401 OF THE ZONING ORDINANCE, A VARIANCE IS REQUESTED TO ALLOW AN INCREASE IN THE FENCE HEIGHT ALONG BEULAH ROAD TO 7 FEET.
3. PER SECTION 16-401 OF THE ZONING ORDINANCE, A VARIANCE IS REQUESTED FROM THE PROVISIONS OF PARAGRAPH 112-10-1034 TO ALLOW DETACHED / ATTACHED GARAGES AS SHOWN ON SHEET 23 ON PROPOSED INTERNAL STREETS.
4. PER SECTION 118-2-4 OF THE FAIRFAX COUNTY CODE, A RPA EXCEPTION IS REQUESTED FOR THE CONSTRUCTION OF THE REGIONAL POND, ROAD CROSSING, TRAILS, UTILITIES AND MINOR GRADING DUE TO HOUSE CONSTRUCTION.

VICINITY MAP SCALE: 1" = 2000'



SOILS MAP/DATA SCALE: 1" = 300'



SOIL NO.	SOIL NAME	PROBLEM CLASS	SOIL NO.	SOIL NAME	PROBLEM CLASS
A1+, 1A+	MIXED ALLUVIAL	A	24B2, 24C2	ELIOAK	C
10B+, 10B1	GLENVILLE	B	55B2, 55C2	GLENELG	C
21C2, 21D2	MANOR	C			

ZONING TABULATION:
PDH-1 & R-1, SINGLE-FAMILY DETACHED UNITS

TAX MAP PARCEL#	EXISTING ZONING	ACRES	PROPOSED ZONING	ACRES
19-1-03-2Z	R-1	2.4900	R-1	2.4900
	R-A	5.0978	PDH-1	5.0978
19-3-01-8	R-A	13.757	PDH-1	13.757
19-3-01-5	R-1	6.7054	R-1	6.7054
19-3-01-9Z	R-A	35.7605	PDH-1	35.6021
			R-1	0.1584
19-3-01-42Z	R-A	8.6313	PDH-1	8.6313
19-3-01-11A	R-1	1.8416	R-1	1.8416
LESS PART OF TAX MAP NO. 019-3-01-0042Z			222,901 S.F. OR 5.1171 AC.	
TOTAL ACRES		69.1665 AC.		69.1665 AC.
PROPOSED R-1 ACREAGE				11.1954 AC.
PROPOSED PDH-1 ACREAGE		No requirement.		57.9711 AC.

	R-1	PDH-1
MINIMUM DISTRICT SIZE:	No requirement.	2 ACRES
MINIMUM LOT AREA:	36,000 SF	No requirement.
MINIMUM LOT WIDTH:	150 feet	No requirement.
AVERAGE LOT AREA	No requirement.	No requirement.
MINIMUM YARD REQUIREMENTS:		
Front:	40 feet	No requirement.
Side:	20 feet	No requirement.
Rear:	25 feet	No requirement.
MAXIMUM BUILDING HEIGHT PERMITTED:	35 feet	35 feet
MAXIMUM ALLOWABLE DENSITY:	1 DU/AC	1 DU/AC
PROPOSED DENSITY:	0.27 DU/AC	0.98 DU/AC
TOTAL PROPOSED NUMBER OF DWELLING UNITS:	3 UNITS	57 UNITS
TOTAL ZONED AREA:	11.20 ACRES	57.97 ACRES
REQUIRED OPEN SPACE:	-	25% (14.49 AC.)
PROVIDED OPEN SPACE: (parcel roads excluded)	72% (±8.1 AC.)	32% (±18.6 AC.)
AREA OF PROPOSED PARCELS A-K		27.54 AC.
RIGHT OF WAY DEDICATION:		5.55 AC

** 38% overall open space provided

SHEET INDEX

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6. SITE PLAN
7. SITE PLAN
8. BEULAH ROAD IMPROVEMENTS
9. BMP COMPUTATIONS AND POND LAYOUT
10. STORM WATER MANAGEMENT COMPUTATIONS
11. EXISTING VEGETATION MAP
12. LOT LAYOUT PLAN
13. POTENTIAL LOT CONFIGURATIONS
14. POTENTIAL LOT CONFIGURATIONS
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17. POTENTIAL BUFFERING - SOUTH END
18. POTENTIAL BUFFERING - NORTH END
19. ENTRY SEQUENCE
20. SCHEMATIC FRONT ELEVATIONS
21. SCHEMATIC FRONT ELEVATIONS
22. SCHEMATIC FRONT ELEVATIONS
23. HOUSE MATRIX

KZ/FDP 2003-DR-006 PB

APPLICATION NO. _____ STAFF _____

APPROVED DEVELOPMENT PLAN

(DP) (GDP) (CDP) (FDP) 10/13/05

SEE PROFFERS DATED _____

DATE OF (BOS)(PC) APPROVAL 10/17/05

SHEET _____ OF 23

APPLICANT

BASHEER/EDGEMOORE – MOUTOUX, L.L.C.

3130 FAIRVIEW PARK DRIVE, SUITE 650
FALLS CHURCH, VIRGINIA 22042
(703) 849-8700 FAX: (703) 849-8760

COMMONWEALTH OF VIRGINIA
WILLIAM R. ZINK
No. 21914
09/15/05
PROFESSIONAL ENGINEER

PREPARED BY:

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www.christopherconsultants.com

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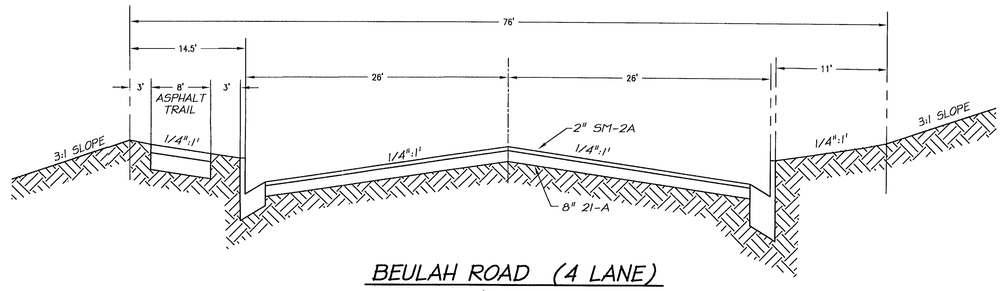
Department of Planning & Zoning
OCT 13 2005
Zoning Evaluation Division

DATE: SEPTEMBER 15, 2005

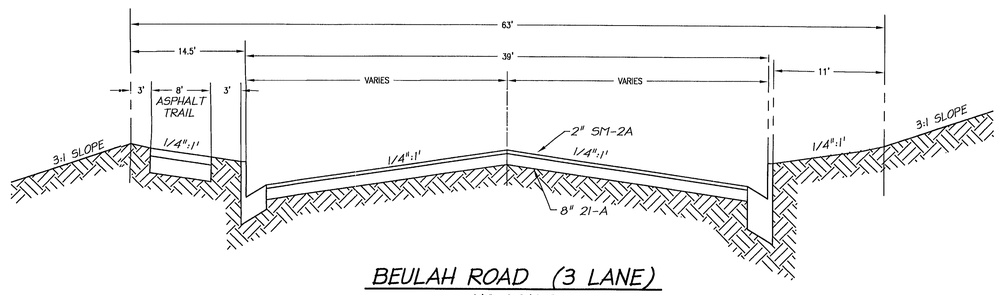
C-4933

DATE	REVISION



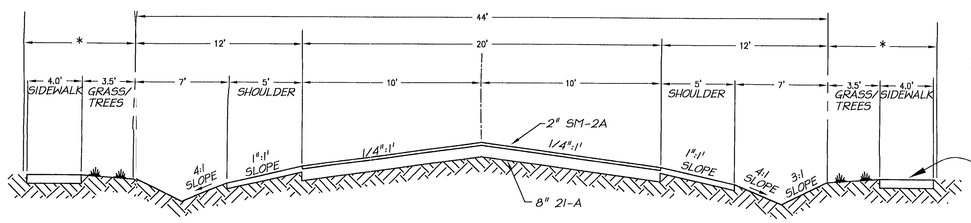
BEULAH ROAD (4 LANE)

NO SCALE
DESIGN SPEED :40 M.P.H.



BEULAH ROAD (3 LANE)

NO SCALE
DESIGN SPEED :40 M.P.H.



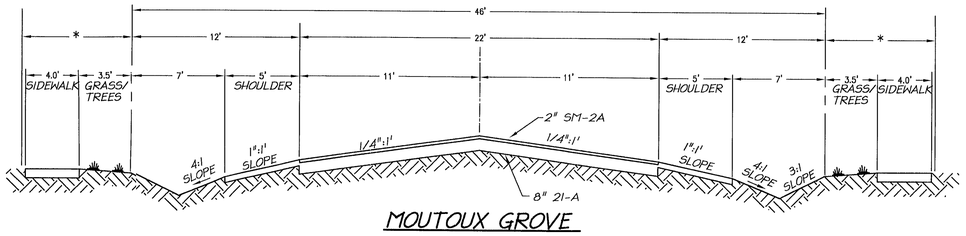
SIDEWALK ON ONE SIDE ON CONNECTOR ROAD TO BLUEBERRY HILL

MOUTOUX GROVE, ORCHARD WAY & GOLDEN TRAIL

NO SCALE
DESIGN SPEED :25 M.P.H.
PUBLIC STREET

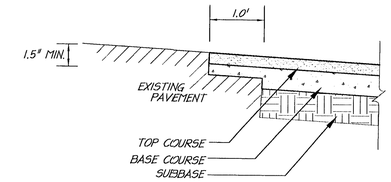
MOUTOUX GROVE: 15+72 TO 23+52
ORCHARD WAY: 10+00 TO 13+88
GOLDEN GROVE: 10+00 TO 26+80
NEWCOMBS FARM RD.:

* 8' PUBLIC ACCESS ESMT, HOA MAINTAINED



MOUTOUX GROVE

NO SCALE
DESIGN SPEED :25 M.P.H.
PUBLIC STREET
(STA. 10+00 TO 15+73)

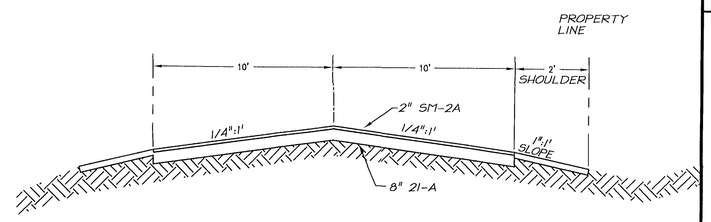


BOTTOM AND ALL SIDES OF CUT TO BE PREPPED WITH ASPHALT PRIOR TO PLACING ASPHALT MIX.

BEULAH ROAD PAVEMENT WEDGING DETAIL

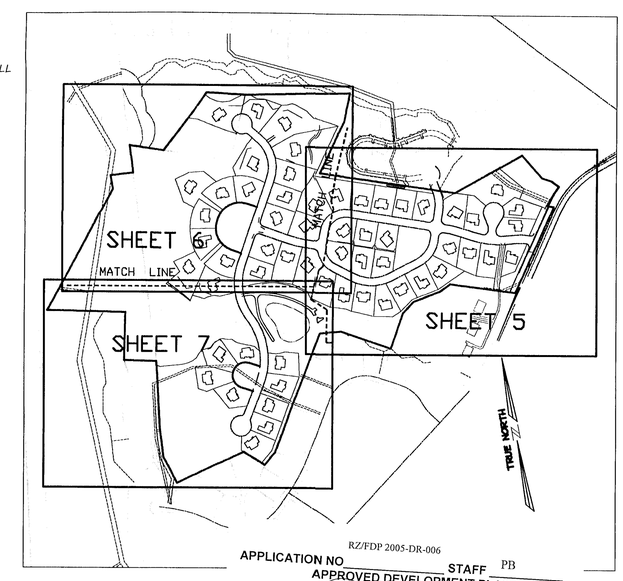
NOT TO SCALE
(VARIBLE WIDTH)
PUBLIC STREET

FINAL PAVEMENT DESIGN WILL MEET OR EXCEED EXISTING PAVEMENT ON BEULAH ROAD.



PRIVATE STREETS

NO SCALE
DESIGN SPEED : 20 M.P.H.



RZ/FDP 2005-DR-006
APPLICATION NO _____ STAFF PB
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 10/13/05
DATE OF (BOS) (PC) APPROVAL 10/17/05
SHEET 2 OF 23

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COMMONWEALTH OF VIRGINIA
WILLIAM R. ZINK
No. 21914
09/15/05
PROFESSIONAL ENGINEER

NOTES AND DETAILS

MAYMONT
GDP/CDP/FDP
FAIRFAX COUNTY, VIRGINIA
DRANESVILLE DISTRICT

Maymont

SCALE: AS SHOWN
DATE: 7/18/05
DESIGN: T.S.
DRAWN: J.R.
CHECKED:
SHEET No.
2 OF 23

C- 4933

DATE	REVISION

RZ/FDP 2005-DR-006

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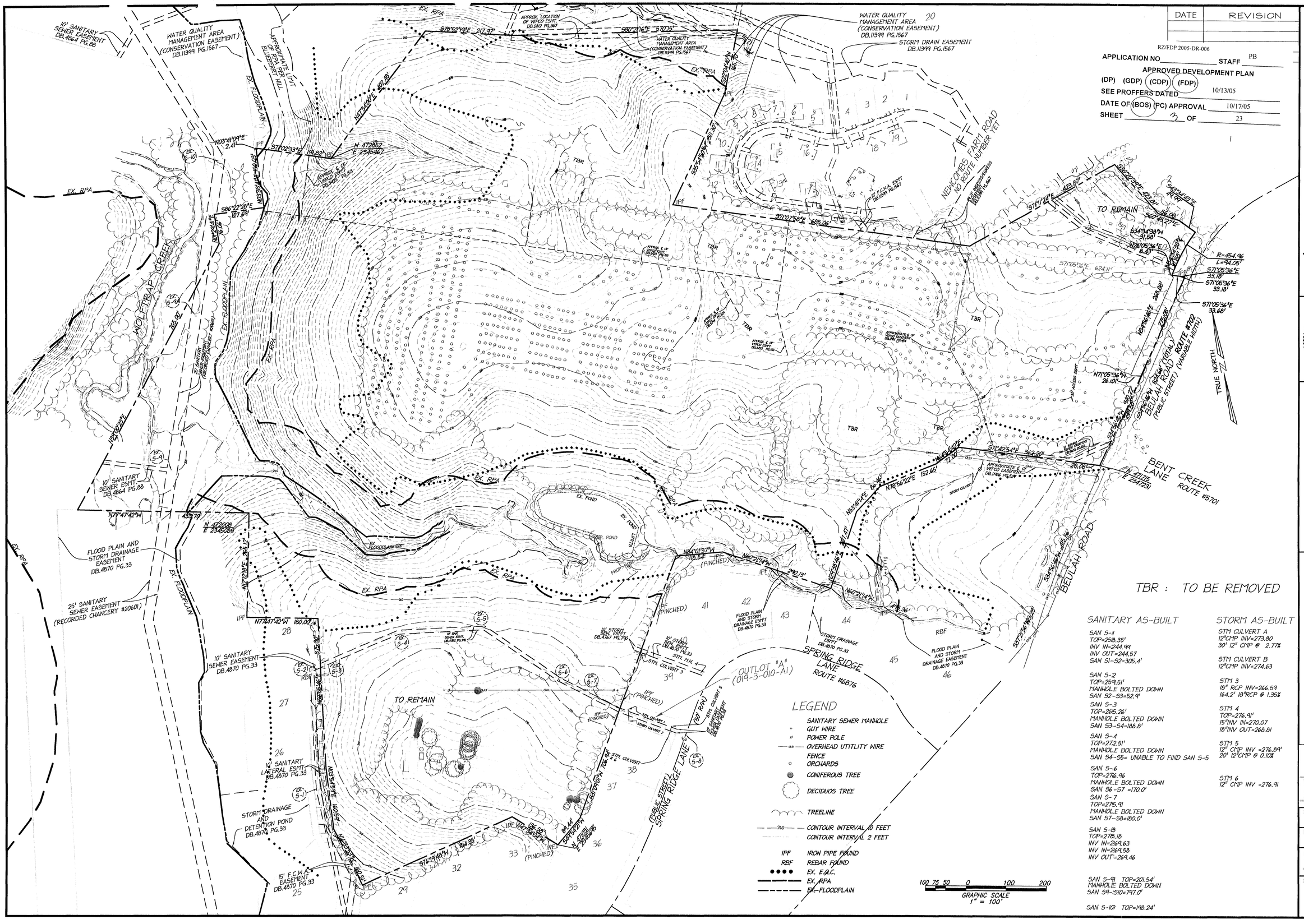
SHEET 3 OF 23



TBR : TO BE REMOVED

SANITARY AS-BUILT

SAN S-1
TOP=258.35'
INV IN=244.99
INV OUT=244.57
SAN S1-S2=305.4'

SAN S-2
TOP=259.51'
MANHOLE BOLTED DOWN
SAN S2-S3=52.9'

SAN S-3
TOP=265.26'
MANHOLE BOLTED DOWN
SAN S3-S4=188.8'

SAN S-4
TOP=272.51'
MANHOLE BOLTED DOWN
SAN S4-S5= UNABLE TO FIND SAN S-5

SAN S-6
TOP=276.96
MANHOLE BOLTED DOWN
SAN S6-S7 =170.0'

SAN S-7
TOP=275.91
MANHOLE BOLTED DOWN
SAN S7-S8=180.0'

SAN S-18
TOP=278.18
INV IN=269.63
INV IN=269.58
INV OUT=269.46

SAN S-9 TOP=201.54'
MANHOLE BOLTED DOWN
SAN S9-S10=197.0'

SAN S-10 TOP=198.24'

STORM AS-BUILT

STM CULVERT A
12"CMP INV=273.80
30' 12" CMP @ 2.77%

STM CULVERT B
12"CMP INV=274.63

STM 3
18" RCP INV=266.59
164.2' 18"RCP @ 1.35%

STM 4
TOP=276.91'
15"INV IN=270.07
18"INV OUT=268.81

STM 5
12" CMP INV =276.89'
20' 12"CMP @ 0.10%

STM 6
12" CMP INV =276.91

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COMMONWEALTH OF VIRGINIA
WILLIAM R. ZINK
No. 21912
09/15/05
PROFESSIONAL ENGINEER

EXISTING CONDITIONS

MAYMONT
GDP/CDP/FDP
FAIRFAX COUNTY, VIRGINIA
DRANESVILLE DISTRICT

Maymont

SCALE: 1" = 100'

DATE: 7/18/05

DESIGN: LDS
DRAWN: DCS
CHECKED:

SHEET No. 3 OF 23

C- 4933

DATE	REVISION

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COMMONWEALTH OF VIRGINIA
WILLIAM R. ZINK
No. 21914
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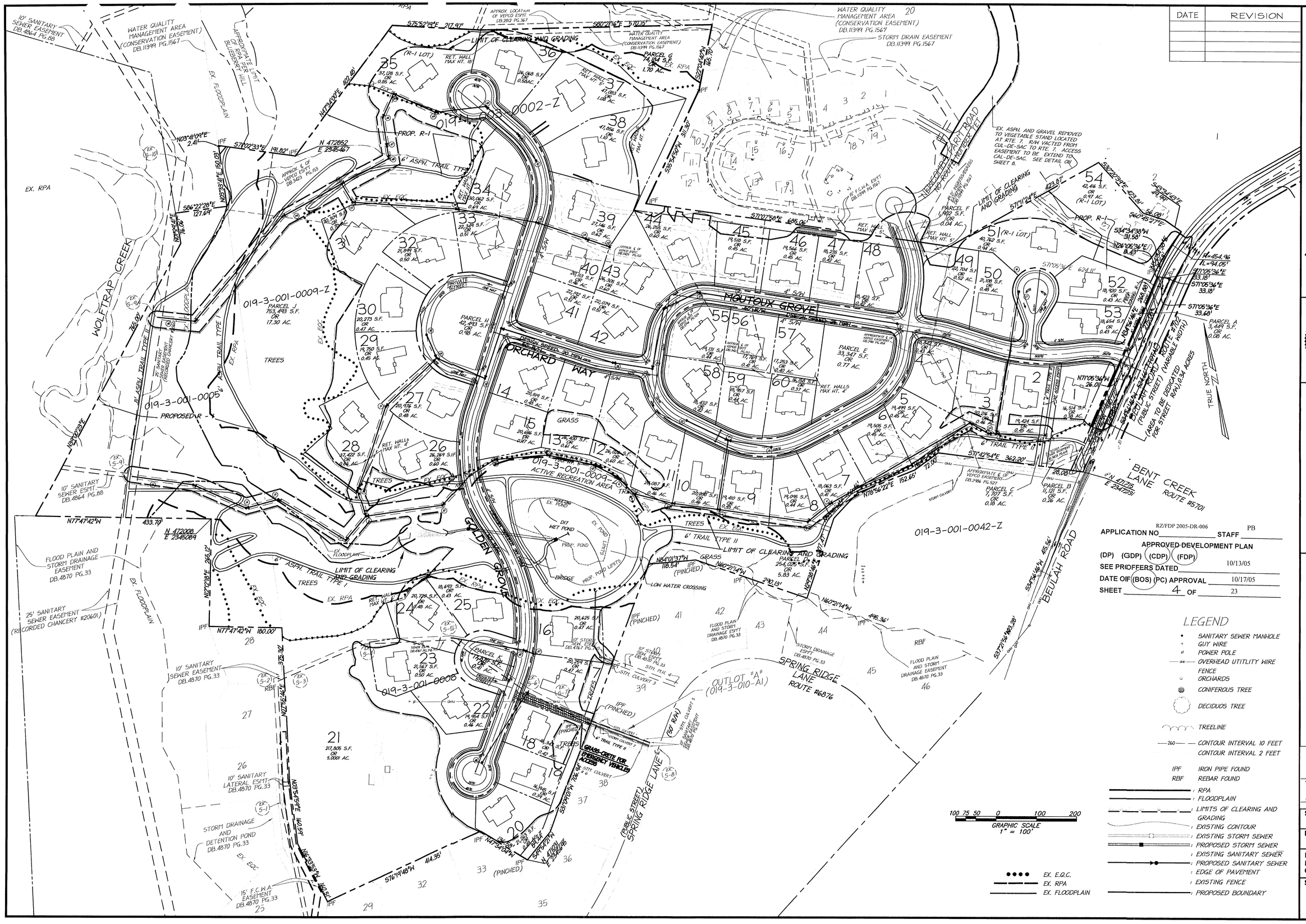
PROFESSIONAL ENGINEER

OVERALL SITE PLAN

MAYMONT
GDP/CDP/FDP
FAIRFAX COUNTY, VIRGINIA
DRANESVILLE DISTRICT



APPLICATION NO. RZ/FDP 2005-DR-006 STAFF PB

APPROVED DEVELOPMENT PLAN

(DP) (GDP) (CDP) (FDP)

SEE PROFFERS DATED 10/13/05

DATE OF (BOS) (PC) APPROVAL 10/17/05

SHEET 4 OF 23

LEGEND

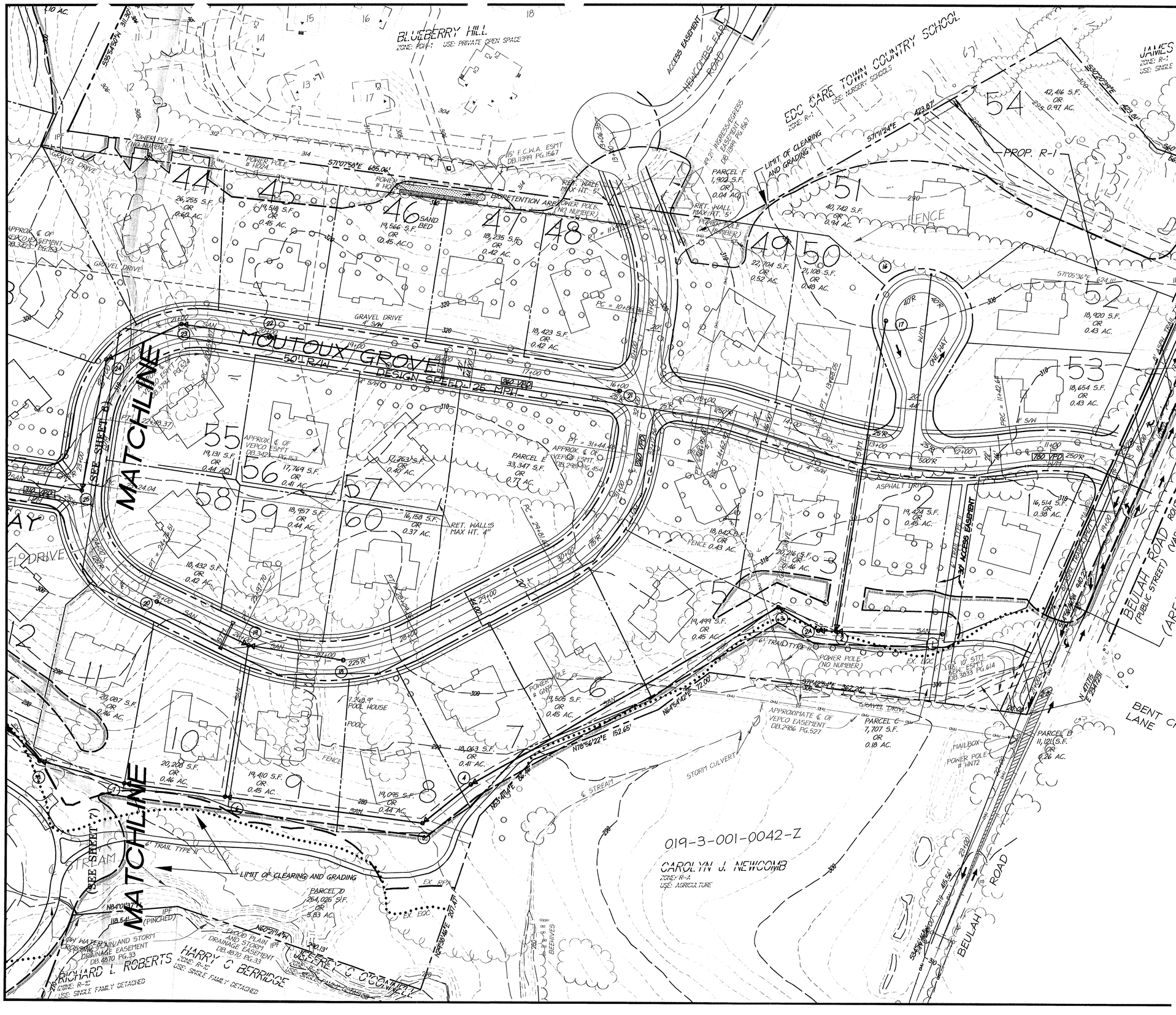
- SANITARY SEWER MANHOLE
- GUY WIRE
- POWER POLE
- OVERHEAD UTILITY WIRE
- FENCE
- ORCHARDS
- CONIFEROUS TREE
- DECIDUOS TREE
- TREELINE
- CONTOUR INTERVAL 10 FEET
- CONTOUR INTERVAL 2 FEET
- IPF IRON PIPE FOUND
- RBF REBAR FOUND
- RPA
- FLOODPLAIN
- LIMITS OF CLEARING AND GRADING
- EXISTING CONTOUR
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EDGE OF PAVEMENT
- EXISTING FENCE
- PROPOSED BOUNDARY
- EX. E.O.C.
- EX. RPA
- EX. FLOODPLAIN

GRAPHIC SCALE 1" = 100'

Maymont

SCALE:	1" = 100'
DATE:	7/18/05
DESIGN:	LDS
DRAWN:	DCS
CHECKED:	
SHEET No.	4 OF 23

C- 4933



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COMMONWEALTH OF VIRGINIA
WILLIAM R. ZINK
No. 21914
09/15/05
PROFESSIONAL ENGINEER

SITE PLAN

MAYMONT
GDP/CDP/FDP
FAIRFAX COUNTY, VIRGINIA
DRANESVILLE DISTRICT

LEGEND

- SANITARY SEWER MANHOLE
- GUY WIRE
- POWER POLE
- OVERHEAD UTITLITY WIRE
- FENCE
- ORCHARDS
- CONIFEROUS TREE
- DECIDUOS TREE
- TREELINE
- CONTOUR INTERVAL 10 FEET
- CONTOUR INTERVAL 2 FEET
- IPF IRON PIPE FOUND
- RBF REBAR FOUND
- : RPA
- : FLOODPLAIN
- : LIMITS OF CLEARING AND GRADING
- : EXISTING CONTOUR
- : EXISTING STORM SEWER
- : PROPOSED STORM SEWER
- : EXISTING SANITARY SEWER
- : PROPOSED SANITARY SEWER
- : EDGE OF PAVEMENT
- : EXISTING FENCE
- : PROPOSED BOUNDARY
- EX. E.O.C.
- EX. RPA
- EX. FLOODPLAIN

RZ/FDP 2005-DR-006

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APPROVED DEVELOPMENT PLAN

(DP) (GDP) (CDP) (FDP)

SEE PROFFERS DATED 10/13/05

DATE OF (BOS) (PC) APPROVAL 10/17/05

SHEET 5 OF 23

Maymont

SCALE: 1" = 50'

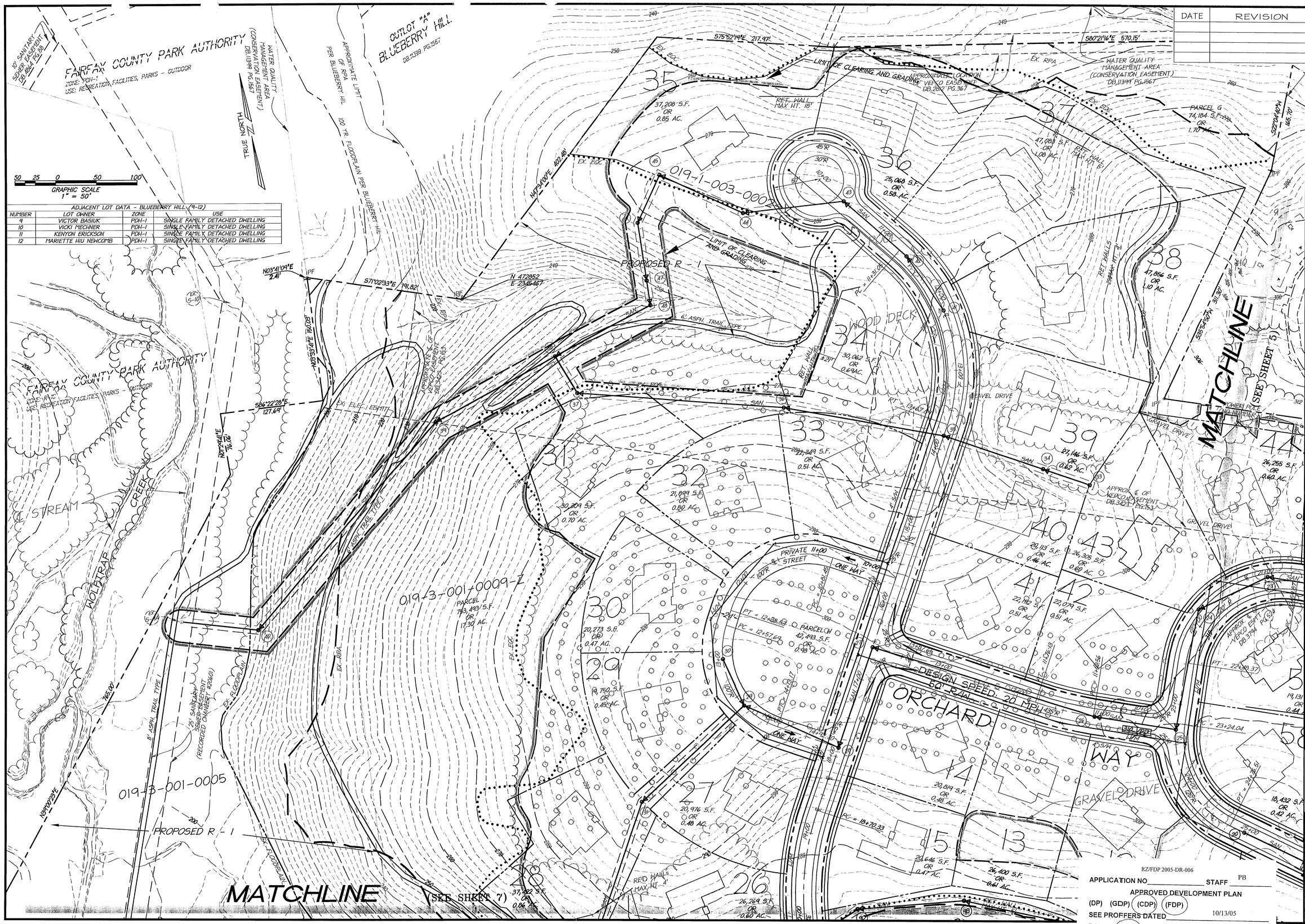
DATE: 7/18/05

DESIGN: LDS
DRAWN: DCS
CHECKED:

SHEET No.

5 OF 23

C- 4933



ADJACENT LOT DATA - BLUEBERRY HILL (9-12)			
NUMBER	LOT OWNER	ZONE	USE
9	VICTOR BASIUK	PDH-1	SINGLE FAMILY DETACHED DWELLING
10	VICKI MEGINER	PDH-1	SINGLE FAMILY DETACHED DWELLING
11	KENYON ERICKSON	PDH-1	SINGLE FAMILY DETACHED DWELLING
12	MARIETTE HIU NEWCOMB	PDH-1	SINGLE FAMILY DETACHED DWELLING

DATE	REVISION

RZ/FDP 2005-DR-006

APPLICATION NO _____ STAFF PB

APPROVED DEVELOPMENT PLAN

(DP) (GDP) (CDP) (FDP)

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SHEET 6 OF 23

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703.273.6820 fax 703.273.7636

COMMONWEALTH OF VIRGINIA
WILLIAM R. ZINK
No. 21914
09/15/05
PROFESSIONAL ENGINEER

SITE PLAN

MAYMONT
GDP/CDP/FDP
FAIRFAX COUNTY, VIRGINIA
DRANESVILLE DISTRICT

Maymont

SCALE: 1" = 50'

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6 OF 23

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MATCHLINE (SEE SHEET 6)

MATCHLINE (SEE SHEET 5)

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MAYMONT
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FAIRFAX COUNTY, VIRGINIA
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Maymont

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RZ/FDP 2005-DR-006

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SHEET 7 OF 23

C- 4933

GRAPHIC SCALE 1" = 50'

DATE	REVISION

BEULAH ROAD

320.00'

8' ASPH. TRAIL TYPE 1

50.00'

200.00'

8' ASPH. TRAIL TYPE 1

6' TRAIL

30' ACCESS EA.

4' SIDW.

6' TRAIL TYPE 1

53

52

JAMES V BOYKIN
ACRE: 1.
USE: SINGLE FAMILY DETACHED

REPLACE TREES REMOVED IN THE R/W IN FRONT OF THIS LOT

PHASE II

BEULAH ROAD ROUTE #702
(PUBLIC STREET) (VARIABLE WIDTH)

BENT CREEK LANE

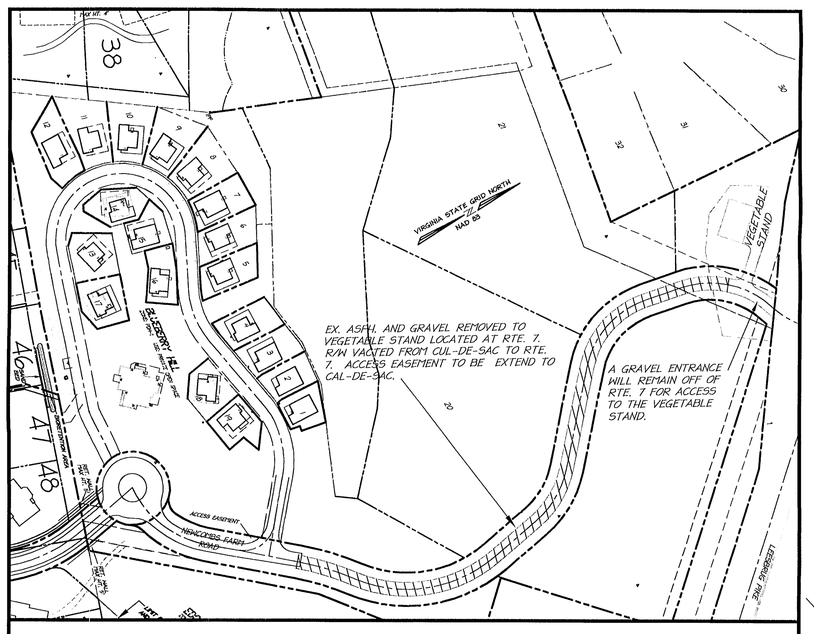
VIRGINIA STATE GRID NORTH
NAD 83

BEULAH ROAD ROUTE #702
SPEED LIMIT 35 M.P.H.

BOARD OF SUPERVISORS
TAX MAP # 014-3-01-0020

PHASE I

BENT CREEK LANE
(VARIABLE WIDTH)



BLUEBERRY HILL / NEWCOMB FARM RD REMOVAL DETAIL

NOT TO SCALE

EAST OWNS 85 LANES

LEESBURG PIKE
VARIABLE WIDTH
ROUTE 7

100' TRANSITION

100' TRANSITION

RZ/FDP 2005-DR-006

APPLICATION NO. _____ STAFF PB

APPROVED DEVELOPMENT PLAN

(DP) (GDP) (CDP) (FDP)

SEE PROFFERS DATED 10/13/05

DATE OF (BOS) (PC) APPROVAL 10/17/05

SHEET 8 OF 23

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COMMONWEALTH OF VIRGINIA
WILLIAM R. ZINK
No. 21914
09/15/05
PROFESSIONAL ENGINEER

BEULAH ROAD
IMPROVEMENTS

MAYMONT
GDP/CDP/FDP
FAIRFAX COUNTY, VIRGINIA
DRANESVILLE DISTRICT

Maymont

SCALE: 1"=50'

DATE: 7/18/05

DESIGN: M.A.
DRAWN: J.R.
CHECKED:

SHEET No.

8 OF 23

C- 4933

03-48-02\C-4933\08-BEUL .dwg, 10/10/2005 9:21:03 A C Plotter.pc3

BMP Facility Design Calculations

I. Water Quality Narrative:

Mouloux Assemblage will result in the creation of sixty-three single family homes, with private streets and utilities to service them. Storm water management is being handled by a regional wet pond located near the center of the site. This site will meet its water quality requirements through the wet pond, preservation of existing open space, and a rain garden. Through these measures, the 40% phosphorous removal requirements will be met.

II. Watershed Information

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

Subarea Designation & Description	"C"	Acres
A1 ONSITE, CONTROLLED	0.45	22.47
A2 OFFSITE, CONTROLLED	0.45	45.62
A3 ONSITE, DEVELOPED UNCONTROLLED	0.45	32.90
A4 ONSITE, UNDEVELOPED UNCONTROLLED	0.20	13.80

Phosphorus Removal - "Occoquan Method"

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

(A) Area of the Site (a) acres 114.79

(B)

Subarea Designation	"C"		Acres		Product
A1 ONSITE, CONTROLLED	0.45	x	22.47	=	10.12
A2 OFFSITE, CONTROLLED	0.45	x	45.62	=	20.53
A3 ONSITE, DEVELOPED UNCONTROLLED	0.45	x	32.90	=	14.81
A4 ONSITE, UNDEVELOPED UNCONTROLLED	0.20	x	13.80	=	2.76
		(b) Total			48.21

(C) Weighted average "C" factor = 0.42

OUTFALL NARRATIVE

THE MOUTOUX ASSEMBLAGE IS 69.17 ACRES IN SIZE AND WILL BE DEVELOPED WITH SINGLE-FAMILY DETACHED DWELLINGS ALONG WITH OPEN-SECTION ROADWAYS. A REGIONAL WET POND WILL BE CONSTRUCTED TO HANDLE THE INCREASED RUNOFF FROM THE DEVELOPMENT. IN ADDITION TO THE ONSITE RUNOFF FLOWING INTO THE WET POND, THE RUNOFF FROM AN OFFSITE AREA OF 45.62 ACRES ALSO FLOWS INTO THE POND THROUGH A BED AND BANKS CHANNEL. THE OUTFALL FROM THE POND FLOWS INTO ANOTHER BED AND BANKS CHANNEL WHICH ROCKY OUTCROPPINGS, WHICH FLOWS INTO WOLFTRAP CREEK TO THE WEST OF THE SITE. RUNOFF FROM PROPOSED LOT 21 ON THE SOUTHERN PART OF THE PROPERTY FLOWS ONTO THE ADJOINING LOT, HOWEVER, IT IS SHEET FLOW ONLY AND IS LESS THAN 100' IN LENGTH. BETWEEN LOTS 54 AND 52, FLOWS FROM BEULAH ROAD ARE CONVEYED THROUGH AN ADEQUATE BED AND BANKS CHANNEL. THERE IS A SWALE OUTFALL BETWEEN LOTS 46 AND 47 TO AN OFFSITE STORM DRAIN. ONSITE FLOWS SHALL BE CONTROLLED BY A BMP FACILITY AND OUTFALL THROUGH THE GRASS SWALE TO THE OFFSITE STORM DRAIN. LOTS 35, 36 AND 37 HAVE RUNOFF FLOWING OFFSITE TO THE D-65 POND AREA. THERE IS NO DEFINED OUTFALL POINT ALONG THE PROPERTY LINE, AND SHEET AND SHALLOW CONCENTRATED FLOWS OCCUR ALONG THE NORTHERN BOUNDARY OF THOSE LOTS.

STORM WATER MANAGEMENT NARRATIVE

STORM WATER MANAGEMENT FOR THIS SITE WILL BE PROVIDED THROUGH THE CONSTRUCTION OF THE D-17 REGIONAL WET POND. THIS SITE PROPOSES TO CONSTRUCT D-17 NEAR THE CENTER OF THE SITE, EAST OF GOLDEN GROVE. STORM WATER MANAGEMENT FOR THE TWO AND TEN YEAR STORMS IS PROVIDED. IN ADDITION, THE ONE YEAR 24-HOUR STORM IS DETAINED. UNCONTROLLED ONSITE AREAS NOT DRAINING TO D-17 ARE OVERDETAINED WITHIN D-17. STORM WATER MANAGEMENT FOR THE REGIONAL DRAINAGE AREA IS ALSO PROVIDED, WHICH INCLUDES AN OFFSITE AREA OF 45+ ACRES.

BMP NARRATIVE

BMP'S FOR THIS SITE SHALL BE PROVIDED USING A COMBINATION OF WET STORAGE FROM THE D-17 WET POND AND PLACING CONSERVATION AREA WITHIN THE SITE. BMP'S FOR THE OFFSITE AREAS ARE ALSO PROVIDED WITHIN THE D-17 REGIONAL WET POND.

LOW IMPACT DEVELOPMENT NARRATIVE

THE MAYMONT DEVELOPMENT PROPOSES TO UTILIZE SEVERAL NEWLY ADOPTED LOW IMPACT DEVELOPMENT (LID) TECHNIQUES IN ADDITION TO PROVIDING THE REQUIRED BEST MANAGEMENT PRACTICES (BMP) THAT WILL BE PROVIDED BY THE REGIONAL POND. IN ADDITION, THE MAYMONT DEVELOPMENT SHALL HAVE AN ENVIRONMENTAL SPECIALIST EVALUATE THE LID STRUCTURES ON AN ANNUAL BASIS FOR A PERIOD OF THREE YEARS AFTER CONSTRUCTION HAS BEEN COMPLETED OF THE LID FACILITIES.

BIORETENTION SWALES AND WATER QUALITY SWALES – MINIMUM OF ONE OF EACH SHALL BE UTILITIZED WITHIN THE SITE. THESE DEVISES PROMOTE THE INFILTRATION OF STORM WATER INTO THE GROUND BY RETAINING THE RUNOFF IN AN ENGINEERED SOIL MEDIA AND TAKE ADVANTAGE OF SOILS INFILTRATION RATES. THE SOILS ON THE MAJORITY OF THE SITE ARE GOOD CANDIDATES FOR THIS TYPE OF STRUCTURE.

BIORETENTION BASINS OR CELLS – MINIMUM OF ONE OF EACH SHALL BE UTILIZED WITHIN THE SITE. THESE ARE ALSO CALLED "RAIN GARDENS" AND INVOLVE AN ENGINEERED SOILS MEDIA WITH SPECIAL LANDSCAPING PLACE ON TOP TO ABSORB POLLUTANTS. THESE STRUCTURES TAKE ADVANTAGE OF THE NATURAL SOILS INFILTRATION RATES.

PERMEABLE / POROUS PAVEMENT – THIS TECHNIQUE SHALL BE UTILIZED ON AT LEAST THREE LOTS WITHIN THE DEVELOPMENT. THIS TECHNIQUE UTILIZES PAVING BLOCKS SET WITH SMALL GAPS BETWEEN THEM TO ALLOW FOR INFILTRATION BETWEEN THEM. THE WATER IS THEN HELD IN A GRAVEL BED BELOW THE PAVERS AND ALLOWED TO INFILTRATE INTO THE NATURAL SOILS.

REFORESTATION / AFFORESTATION – THIS TECHNIQUE SHALL BE UTILIZED IN OPEN SPACE AREAS THAT ARE EITHER PASTURE AREA THAT CAN BE FORESTED OR FORESTED AREAS THAT ARE CLEARED AND THEN REFORESTED. THIS TECHNIQUE IS AVAILABLE FOR USE ON THE SITE IN VARIOUS LOCATIONS AND WILL BE SUBJECT TO URBAN FORESTERS APPROVAL.

TREE PLANTER – THIS TECHNIQUE WILL REQUIRE APPROVAL OF VDOT BECAUSE IT IS TO BE USED IN CONJUNCTION WITH CURB AND GUTTER. THE ONLY CURB PROPOSED WITH THIS PROJECT IS ALONG BEULAH ROAD AND IF ALLOWED BY VDOT, THEN IT WILL BE UTILIZED.

THE REQUIRED BMP'S FOR THE SITE ARE TO BE PROVIDED IN THE REGIONAL POND (D-17). THE POND IS DESIGNED AS A WET POND, WITH SEDIMENT FORBY, AND AN AQUADIC BENCH. THE AQUADIC BENCH SHALL BE PLANTED WITH WETLANDS PLANTS. ADJACENT TO THE POND WILL BE PLANTED WITH WATER TOLERANT GRASSES AND PLANTS TO FURTHER ENHANCE THE BMP'S PROVIDED. ALSO PROPOSED ARE IMPROVEMENTS TO THE STREAM THAT DRAINS TO THE PROPOSED POND TO REDUCE THE AMOUNT OF SEDIMENT THAT IS TRANSPORTED TO THE POND. THE EXISTING STREAM IS STRESSED BECAUSE OF THE DEVELOPMENTS THAT HAVE TAKEN PLACE UPSTREAM OVER THE PAST HALF-CENTURY. THE IMPROVEMENTS TO THE STREAM MAY INCLUDE LOG CHECK DAMS, STREAM BANK RESTORATION AND ARMORING AND MEANDER REPLACEMENTS.

Part 3: Compute the Total Phosphorus Removal for the Site

Subarea Designation	BMP Type	Rem. Eff %		Offsite Reduction		Area Ratio		"C" Factor Ratio	Product
A1 ONSITE, CONTROLLED	WET POND	65	x	1.00	x	25.79 / 114.79 = 0.225	x	0.45 / 0.42 = 1.071	15.66
A2 OFFSITE, CONTROLLED	WET POND	65	x	1.00	x	45.62 / 114.79 = 0.397	x	0.45 / 0.42 = 1.071	27.64
A3 ONSITE, DEVELOPED UNCONTROLLED			x	1.00	x	29.58 / 114.79 = 0.286	x	OPEN SPACE = 1.000	0.00
A4 ONSITE, UNDEVELOPED UNCONTROLLED	CONS. ESMT	100	x	1.00	x	13.07	x	OPEN SPACE = 1.000	13.07
								(a) Total =	56.37%

Subarea Designation	BMP Type	Rem. Eff %		Offsite Reduction		Area Ratio		"C" Factor Ratio	Product
A1 ONSITE, CONTROLLED	WET POND	65	x	1.00	x	25.79 / 69.17 = 0.373	x	0.45 / 0.42 = 1.071	25.97
A2 OFFSITE, CONTROLLED	WET POND	65	x	0.20	x	45.62 / 114.79 = 0.397	x	0.45 / 0.42 = 1.071	5.53
A3 ONSITE, DEVELOPED UNCONTROLLED			x	1.00	x	26.58 / 69.17 = 0.384	x	OPEN SPACE = 1.000	0.00
A4 ONSITE, UNDEVELOPED UNCONTROLLED	CONS. ESMT	100	x	1.00	x	13.07	x	OPEN SPACE = 1.000	13.07
A5 ONSITE, CONTROLLED	VARIOUS LID	40	x	1.00	x	3.00 / 69.17 = 0.043	x	0.45 / 0.42 = 1.071	1.84
								(a) Total =	46.41%

Part 4: Determine Compliance with Phosphorus Removal Requirement

(A) Select Requirement (a) 40 %
Water Supply Overlay District
(Occoquan Watershed)) = 50% (Fairfax County and Prince William County)

Chesapeake Bay Preservation Area
(New Development) = 40% (Fairfax County)
50% (Prince William County)

Chesapeake bay Reservation Area
(Redevelopment) =
[1-0.0 x ("I"pre/"I"post)] x 100 = _____%

(B) If Line 3(a) 56.37 > Line 4(a) 40
the phosphorus removal requirement is satisfied

V. Storage

Part 7: Compute the Weighted Average of "C" Factor for Each Proposed BMP Facility

(A) List the areas to be controlled by the proposed BMP.

Subarea Designation	"C"		Acres	Offsite Reduction		Product
A1 ONSITE, CONTROLLED	0.45	x	25.79	1.00	=	11.61
A2 OFFSITE, CONTROLLED	0.45	x	45.62	1.00	=	20.53
0	0.00	x	0.00	0.00	=	0.00
0	0.00	x	0.00	0.00	=	0.00

(a) 71.41

(B) (b) 32.14
(C) Weighted average "C" factor (b)/(a) = (c) 0.45

Part 8: Determine the Storage Required for Each Proposed Facility

(A) Extended Detention Dry Pond
Chart A6-40 value (Appendix 4-3) for BMP storage per acre
[(4375 x "C") - 875] or [31.25% x %Imp.] = 1094 cf/ac (a)

Design 1 (48 Hour Drawdown)
Line 7(a) 68.09 x Line 8(a) 1094 = 74473 cf

(B) Wet Pond
Volume of runoff per acre from mean storm
(1452 x "C") = 1452 x Line 7(c) 653 (b)cf/ac

Design 1 (2.5 x Volume of runoff from mean storm event in wet storage with extended detention above permanent pool)

Wet Storage
2.5 x Line 7(a) 68.09 x Line 8(b) 653 = 111225 cf
Extended Detention
Line 7(a) 68.09 x Line 8(a) 1094 = 74473 cf

TOTAL = 185698 cf

Design 2 (4.0 x Volume of runoff from mean storm)
4.0 x Line 7(a) 68.09 x Line 8(b) 653 = 177960 cf

VI. Outlet Computation

Part 9: Determine the Required Orifice Size for Each Extended Detention Facility

(A) BMP storage requirement (S) from Part 8. (a) 185698 cf

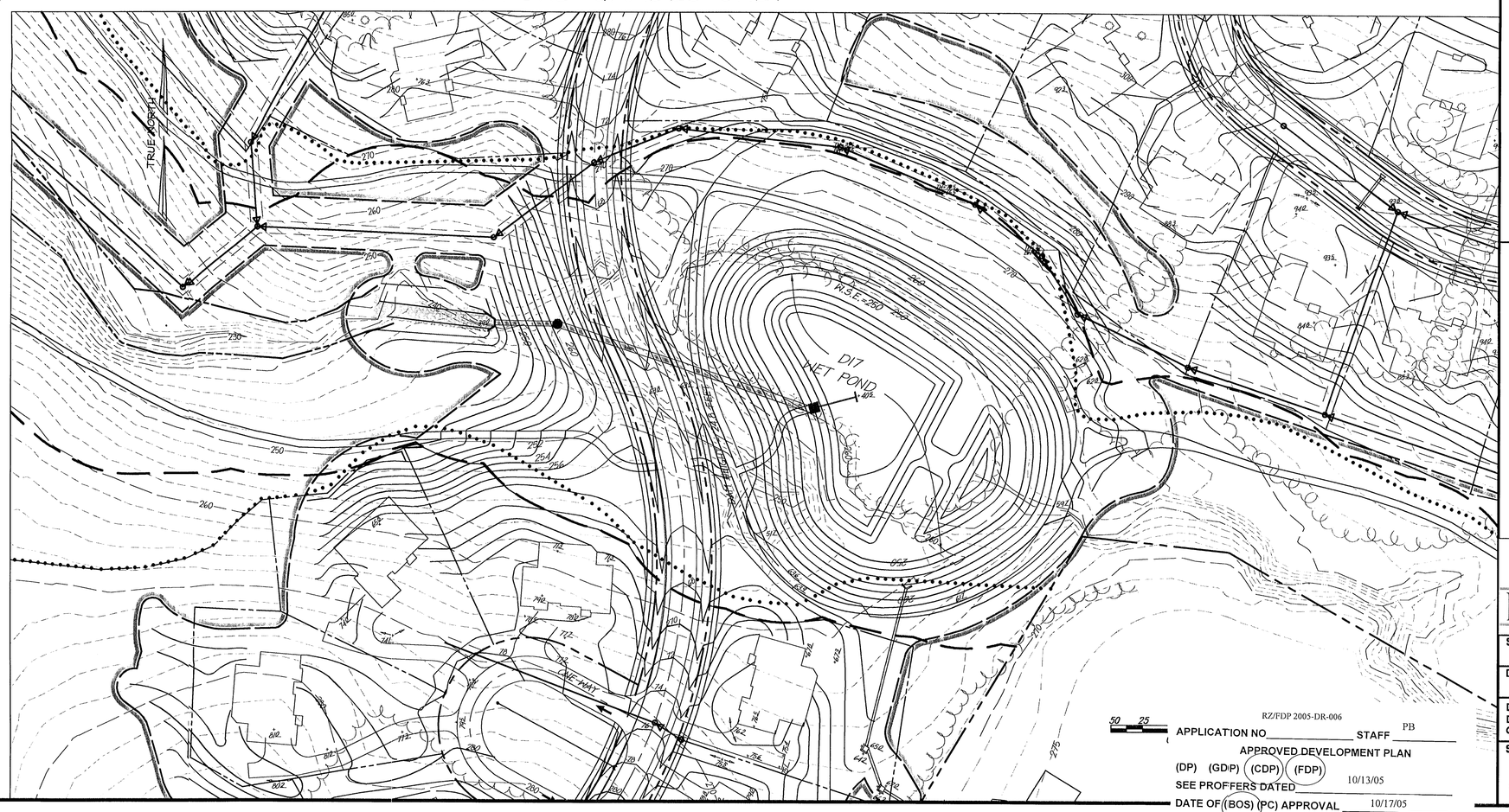
(B) Maximum Head (h) at the required BMP storage from the elevation-storage curve for the facility. (b) 3.0 ft

(C) Peak outflow rate (Qp) at the maximum head for a drawdown time of 48 hrs [Qp = S / (0.5 x 3600 x 48)].
0.0000116 x Line 9(a) 186189 = (c) 2.15

(D) Required orifice area (A) [A = Qp/(0.6 x (64.4 x h)0.5)]
Line 9(C) 2.16 / (0.6 x (64.4 x Line 9(b) 3.0)0.5) = (d) 0.25829 sf
37.19941 in2

(E) Diameter of a circular orifice.
2.0 (line 9(d) 0.25829 /3.1415927)0.5 = (e) 0.57347 ft
6.88 in

FOR POND GRADES ONLY



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RZ/FDP 2005-DR-006

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(DP) (GDP) (CDP) (FDP)

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COMMONWEALTH OF VIRGINIA
WILLIAM R. ZINK
No. 21914
09/15/05
PROFESSIONAL ENGINEER

BMP COMPUTATIONS AND POND LAYOUT

MAYMONT
GDP/CDP/FDP
FAIRFAX COUNTY, VIRGINIA
DRANESVILLE DISTRICT

Maymont

SCALE: 1" = 50'
DATE: 7/18/05
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SHEET No. 9 OF 23

C- 4933

MASTER NETWORK SUMMARY
SCS Unit Hydrograph Method

Node ID		Type	Return Event	HYG Vol ac-ft	Qpeak hrs	Qpeak cfs	Max WSEL ft	Max Pond Storage ac-ft
*OUTLET 1		JCT	2	5.087	14.0500	4.70		
*OUTLET 1		JCT	10	12.990	12.4500	56.06		
*OUTLET 1		JCT	100	22.701	12.3000	159.00		
*OUTLET 1		JCT	1	3.476	15.9500	2.26		
POND 1	IN	POND	2	5.115	12.1000	56.10		
POND 1	IN	POND	10	13.020	12.1000	158.35		
POND 1	IN	POND	100	22.731	12.1000	280.93		
POND 1	IN	POND	1	3.502	12.1500	35.42		
POND 1	OUT	POND	2	5.087	14.0500	4.70	252.96	5.905
POND 1	OUT	POND	10	12.990	12.4500	56.06	255.43	8.361
POND 1	OUT	POND	100	22.701	12.3000	159.00	257.56	10.768
POND 1	OUT	POND	1	3.476	15.9500	2.26	252.14	5.152

MASTER NETWORK SUMMARY
SCS Unit Hydrograph Method

Node ID	Type	Return Event	HYG Vol ac-ft	Qpeak hrs	Qpeak cfs
SUBAREA POND	AREA	2	5.115	12.1000	56.10
SUBAREA POND	AREA	10	13.020	12.1000	158.35
SUBAREA POND	AREA	100	22.731	12.1000	280.93
SUBAREA POND	AREA	1	3.502	12.1500	35.42

TIME OF CONCENTRATION CALCULATOR

Segment #1: Tc: TR-55 Sheet

Mannings n .1500
Hydraulic Length 100.00 ft
2yr, 24hr P 3.2000 in
Slope .020000 ft/ft

Avg.Velocity .17 ft/sec

Segment #1 Time: .1633 hrs

Segment #2: Tc: TR-55 Shallow

Hydraulic Length 900.00 ft
Slope .017000 ft/ft
Unpaved

Avg.Velocity 2.10 ft/sec

Segment #2 Time: .1188 hrs

Segment #3: Tc: TR-55 Channel

Flow Area 6.2000 sq.ft
Wetted Perimeter 9.55 ft
Hydraulic Radius .65 ft
Slope .028570 ft/ft
Mannings n .0300
Hydraulic Length 700.00 ft

Avg.Velocity 6.29 ft/sec

Segment #3 Time: .0309 hrs

Segment #4: Tc: TR-55 Channel

Flow Area 4.5000 sq.ft
Wetted Perimeter 8.17 ft
Hydraulic Radius .55 ft
Slope .037000 ft/ft
Mannings n .0300
Hydraulic Length 850.00 ft

Avg.Velocity 6.42 ft/sec

Segment #4 Time: .0368 hrs

Total Tc: .3498 hrs

RUNOFF CURVE NUMBER DATA

Soil/Surface Description	CN	Area acres	Impervious Adjustment %C	%UC	Adjusted CN
Offsite 20B+	70	15.620			70.00
Offsite 55B2	70	20.270			70.00
Offsite 55C2	70	9.730			70.00
Onsite 20B+	70	5.900			70.00
Onsite 24B2	80	4.420			80.00
Onsite 55B2	70	3.980			70.00
Onsite 55C2	70	7.630			70.00
Water	98	.720			98.00
COMPOSITE AREA & WEIGHTED CN --->		68.270			70.94 (71)

POND VOLUME COMPUTATIONS

Elevation (ft)	Planimeter (sq.in)	Area (acres)	A1+A2+sqr(A1*A2) (acres)	Volume (ac-ft)	Volume Sum (ac-ft)
242.00	-----	.1926	.0000	.000	.000
244.00	-----	.2939	.7244	.483	.483
246.00	-----	.3956	1.0305	.687	1.170
248.00	-----	.5131	1.3592	.906	2.076
250.00	-----	.7837	1.9308	1.287	3.363
252.00	-----	.8839	2.4999	1.667	5.030
254.00	-----	.9840	2.8005	1.867	6.897
256.00	-----	1.1000	3.1243	2.083	8.980
258.00	-----	1.2158	3.4723	2.315	11.295
260.00	-----	1.3366	3.8272	2.551	13.846

POND VOLUME EQUATIONS

* Incremental volume computed by the Conic Method for Reservoir Volumes.

Volume = (1/3) * (EL2-EL1) * (Area1 + Area2 + sq.rt.(Area1*Area2))

where: EL1, EL2 = Lower and upper elevations of the increment
Area1,Area2 = Areas computed for EL1, EL2, respectively
Volume = Incremental volume between EL1 and EL2

OUTLET CONNECTIVITY

---> Forward Flow Only (UpStream to DnStream)
<--- Reverse Flow Only (DnStream to UpStream)
<---> Forward and Reverse Both Allowed

Structure	No.		Outfall	E1, ft	E2, ft
Weir-Rectangular	4	--->	TW	257.500	260.000
Weir-Rectangular	3	--->	TW	254.000	260.000
Weir-Rectangular	2	--->	TW	252.500	260.000
Orifice-Circular	1	--->	TW	250.000	260.000
TW SETUP, DS Channel					

OUTLET STRUCTURE INPUT DATA

Structure ID = 4
Structure Type = Weir-Rectangular
# of Openings = 1
Crest Elev. = 257.50 ft
Weir Length = 8.00 ft
Weir Coeff. = 3.100000

Weir TW effects (Use adjustment equation)

Structure ID = 3
Structure Type = Weir-Rectangular
# of Openings = 1
Crest Elev. = 254.00 ft
Weir Length = 4.00 ft
Weir Coeff. = 3.100000

Weir TW effects (Use adjustment equation)

Structure ID = 2
Structure Type = Weir-Rectangular
# of Openings = 1
Crest Elev. = 252.50 ft
Weir Length = 2.00 ft
Weir Coeff. = 3.100000

Weir TW effects (Use adjustment equation)

Structure ID = 1
Structure Type = Orifice-Circular
# of Openings = 1
Invert Elev. = 250.00 ft
Diameter = .6667 ft
Orifice Coeff. = .600

1 YEAR LEVEL POOL ROUTING SUMMARY

INITIAL CONDITIONS

Starting WS Elev = 250.00 ft
Starting Volume = 3.363 ac-ft
Starting Outflow = .00 cfs
Starting Infiltr. = .00 cfs
Starting Total Qout= .00 cfs
Time Increment = .0500 hrs

INFLOW/OUTFLOW HYDROGRAPH SUMMARY

Peak Inflow = 35.42 cfs at 12.1500 hrs
Peak Outflow = 2.26 cfs at 15.9500 hrs

Peak Elevation = 252.14 ft
Peak Storage = 5.152 ac-ft

POND ROUTED TOTAL OUTFLOW HYG...

Peak Discharge = 2.26 cfs
Time to Peak = 15.9500 hrs
HYG Volume = 3.476 ac-ft

HYDROGRAPH ORDINATES (cfs)
Output Time increment = .0500 hrs
Time on left represents time for first value in each row.

Time hrs					
11.7500	.02	.02	.02	.05	.10
12.0000	.21	.44	.77	1.10	1.29
12.2500	1.44	1.56	1.65	1.71	1.77
12.5000	1.82	1.85	1.89	1.92	1.94
12.7500	1.96	1.98	2.00	2.01	2.03
13.0000	2.04	2.05	2.07	2.08	2.09
13.2500	2.10	2.11	2.11	2.12	2.13
13.5000	2.14	2.14	2.15	2.16	2.16
13.7500	2.17	2.17	2.18	2.18	2.19
14.0000	2.19	2.19	2.20	2.20	2.20
14.2500	2.21	2.21	2.21	2.22	2.22
14.5000	2.22	2.22	2.23	2.23	2.23
14.7500	2.23	2.23	2.24	2.24	2.24
15.0000	2.24	2.24	2.24	2.25	2.25
15.2500	2.25	2.25	2.25	2.25	2.25
15.5000	2.25	2.25	2.25	2.25	2.26
15.7500	2.26	2.26	2.26	2.26	2.26
16.0000	2.26	2.26	2.26	2.26	2.26
16.2500	2.26	2.26	2.25	2.25	2.25
16.5000	2.25	2.25	2.25	2.25	2.25
16.7500	2.25	2.25	2.25	2.25	2.25
17.0000	2.25	2.25	2.24	2.24	2.24
17.2500	2.24	2.24	2.24	2.24	2.24
17.5000	2.24	2.24	2.23	2.23	2.23
17.7500	2.23	2.23	2.23	2.23	2.23
18.0000	2.22	2.22	2.22	2.22	2.22
18.2500	2.22	2.22	2.21	2.21	2.21
18.5000	2.21	2.21	2.21	2.21	2.20
18.7500	2.20	2.20	2.20	2.20	2.19
19.0000	2.19	2.19	2.19	2.19	2.19
19.2500	2.18	2.18	2.18	2.18	2.18
19.5000	2.17	2.17	2.17	2.17	2.16
19.7500	2.16	2.16	2.16	2.15	2.15
20.0000	2.15	2.15	2.14	2.14	2.14
20.2500	2.14	2.13	2.13	2.13	2.13
20.5000	2.12	2.12	2.12	2.12	2.11
20.7500	2.11	2.11	2.11	2.10	2.10
21.0000	2.10	2.10	2.09	2.09	2.09
21.2500	2.09	2.08	2.08	2.08	2.07
21.5000	2.07	2.07	2.07	2.06	2.06
21.7500	2.06	2.06	2.05	2.05	2.05
22.0000	2.05	2.04	2.04	2.04	2.04
22.2500	2.03	2.03	2.03	2.02	2.02
22.5000	2.02	2.02	2.01	2.01	2.01
22.7500	2.01	2.00	2.00	2.00	1.99
23.0000	1.99	1.99	1.99	1.98	1.98
23.2500	1.98	1.98	1.97	1.97	1.97
23.5000	1.97	1.96	1.96	1.96	1.95
23.7500	1.95	1.95	1.95	1.94	1.94
24.0000	1.94	1.94	1.93	1.93	1.93
24.2500	1.92	1.92	1.91	1.91	1.90
24.5000	1.89	1.89	1.88	1.87	1.87
24.7500	1.86	1.85	1.85	1.84	1.84
25.0000	1.83	1.82	1.82	1.81	1.80
25.2500	1.80	1.79	1.78	1.77	1.77
25.5000	1.76	1.75	1.75	1.74	1.73
25.7500	1.73	1.72	1.71	1.71	1.70
26.0000	1.69	1.69	1.68	1.67	1.67
26.2500	1.66	1.65	1.65	1.64	1.63
26.5000	1.62	1.62	1.61	1.60	1.60
26.7500	1.59	1.58	1.58	1.57	1.56
27.0000	1.56	1.55	1.54	1.53	1.53
27.2500	1.52	1.51	1.51	1.50	1.49
27.5000	1.49	1.48	1.47	1.47	1.46
27.7500	1.45	1.44	1.44	1.43	1.42
28.0000	1.42	1.41	1.40	1.39	1.39
28.2500	1.38	1.37	1.37	1.36	1.35
28.5000	1.35	1.34	1.33	1.32	1.32
28.7500	1.31	1.30	1.30	1.29	1.28

2 YEAR LEVEL POOL ROUTING SUMMARY

INITIAL CONDITIONS

Starting WS Elev = 250.00 ft
Starting Volume = 3.363 ac-ft
Starting Outflow = .00 cfs
Starting Infiltr. = .00 cfs
Starting Total Qout= .00 cfs
Time Increment = .0500 hrs

INFLOW/OUTFLOW HYDROGRAPH SUMMARY

Peak Inflow = 56.10 cfs at 12.1000 hrs
Peak Outflow = 4.70 cfs at 14.0500 hrs

Peak Elevation = 252.96 ft
Peak Storage = 5.905 ac-ft

POND ROUTED TOTAL OUTFLOW HYG...

Peak Discharge = 4.70 cfs
Time to Peak = 14.0500 hrs
HYG Volume = 5.087 ac-ft

HYDROGRAPH ORDINATES (cfs)
Output Time increment = .0500 hrs
Time on left represents time for first value in each row.

Time hrs					
11.7500	.03	.04	.08	.16	.33
12.0000	.66	1.11	1.40	1.65	1.85
12.2500	2.01	2.13	2.22	2.29	2.35
12.5000	2.40	2.44	2.50	2.64	2.77
12.7500	2.94	3.08	3.23	3.38	3.50
13.0000	3.62	3.74	3.85	3.94	4.03
13.2500	4.11	4.19	4.25	4.32	4.38
13.5000	4.43	4.48	4.52	4.56	4.59
13.7500	4.62	4.64	4.66	4.67	4.68
14.0000	4.69	4.70	4.70	4.69	4.69
14.2500	4.68	4.67	4.66	4.65	4.64
14.5000	4.63	4.61	4.60	4.58	4.57
14.7500	4.55	4.53	4.51	4.50	4.48
15.0000	4.46	4.44	4.42	4.40	4.38
15.2500	4.35	4.33	4.31	4.29	4.26
15.5000	4.24	4.22	4.20	4.17	4.15
15.7500	4.13	4.10	4.08	4.06	4.03
16.0000	4.01	3.98	3.95	3.93	3.90
16.2500	3.87	3.85	3.82	3.80	3.77
16.5000	3.74	3.72	3.69	3.67	3.65
16.7500	3.62	3.60	3.58	3.56	3.54
17.0000	3.52	3.50	3.48	3.46	3.44
17.2500	3.42	3.40	3.39	3.37	3.35
17.5000	3.33	3.31	3.29	3.27	3.26
17.7500	3.24	3.22	3.20	3.18	3.17
18.0000	3.15	3.13	3.12	3.10	3.09
18.2500	3.08	3.06	3.05	3.03	3.02
18.5000	3.01	2.99	2.98	2.96	2.95
18.7500	2.93	2.92	2.91	2.89	2.88
19.0000	2.86	2.85	2.84	2.82	2.81
19.2500	2.79	2.78	2.76	2.75	2.74
19.5000	2.72	2.71	2.71	2.70	2.69
19.7500	2.68	2.67	2.66	2.65	2.64
20.0000	2.63	2.62	2.61	2.60	2.59
20.2500	2.58	2.58	2.57	2.56	2.55
20.5000	2.54	2.53	2.52	2.51	2.50
20.7500	2.49	2.48	2.47	2.47	2.47
21.0000	2.47	2.47	2.46	2.46	2.46
21.2500	2.46	2.45	2.45	2.45	2.45
21.5000	2.45	2.44	2.44	2.44	2.44
21.7500	2.44	2.43	2.43	2.43	2.43
22.0000	2.43	2.42	2.42	2.42	2.42
22.2500	2.42	2.41	2.41	2.41	2.41
22.5000	2.40	2.40	2.40	2.40	2.40
22.7500	2.39	2.39	2.39	2.39	2.39
23.0000	2.38	2.38	2.38	2.38	2.37
23.2500	2.37	2.37	2.37	2.37	2.36
23.5000	2.36	2.36	2.36	2.35	2.35
23.7500	2.35	2.35	2.35	2.34	2.34
24.0000	2.34	2.34	2.33	2.33	2.33
24.2500	2.32	2.32	2.31	2.31	2.30
24.5000	2.30	2.29	2.29	2.28	2.27
24.7500	2.27	2.26	2.25	2.25	2.24
25.0000	2.23	2.23	2.22	2.22	2.21
25.2500	2.20	2.20	2.19	2.18	2.18
25.5000	2.17	2.16	2.16	2.15	2.14
25.7500	2.14	2.13	2.12	2.12	2.11
26.0000	2.10	2.10	2.09	2.08	2.08
26.2500	2.07	2.06	2.06	2.05	2.04
26.5000	2.04	2.03	2.02	2.02	2.01
26.7500	2.00	2.00	1.99	1.98	1.98
27.0000	1.97	1.96	1.96	1.95	1.94
27.2500	1.94	1.93	1.92	1.92	1.91
27.5000	1.90	1.90	1.89	1.88	1.88
27.7500	1.87	1.86	1.85	1.85	1.84
28.0000	1.83	1.83	1.82	1.81	1.81
28.2500	1.80	1.79	1.79	1.78	1.77
28.5000	1.77	1.76	1.75	1.75	1.74
28.7500	1.73	1.73	1.72	1.71	1.71

10 YEAR LEVEL POOL ROUTING SUMMARY

INITIAL CONDITIONS

Starting WS Elev = 250.00 ft
Starting Volume = 3.363 ac-ft
Starting Outflow = .00 cfs
Starting Infiltr. = .00 cfs
Starting Total Qout= .00 cfs
Time Increment = .0500 hrs

INFLOW/OUTFLOW HYDROGRAPH SUMMARY

Peak Inflow = 158.35 cfs at 12.1000 hrs
Peak Outflow = 56.06 cfs at 12.4500 hrs

Peak Elevation = 255.43 ft
Peak Storage = 8.361 ac-ft

POND ROUTED TOTAL OUTFLOW HYG...

Peak Discharge = 56.06 cfs
Time to Peak = 12.4500 hrs
HYG Volume = 12.990 ac-ft

HYDROGRAPH ORDINATES (cfs)
Output Time increment = .0500 hrs
Time on left represents time for first value in each row.

Time hrs					
10.5000	.04	.04	.05	.05	.06
10.7500	.07	.08	.09	.10	.11
11.0000	.13	.15	.17	.19	.21
11.2500	.25	.28	.32	.37	.42
11.5000	.48	.55	.64	.75	.90
11.7500	1.08	1.24	1.45	1.70	2.01
12.0000	2.34	4.19	9.52	16.88	29.01
12.2500	40.25	48.40	53.30	55.59	56.06
12.5000	55.29	53.72	51.64	49.29	46.80
12.7500	44.29	41.86	39.54	37.36	35.36
13.0000	33.48	31.77	30.18	28.73	27.40
13.2500	26.19	25.07	24.06	23.10	22.24
13.5000	21.45	20.70	20.02	19.39	18.79
13.7500	18.22	17.72	17.25	16.79	16.35
14.0000	15.97	15.63	15.29	14.96	14.64
14.2500	14.40	14.17	13.94	13.72	13.51
14.5000	13.31	13.11	12.91	12.73	12.54
14.7500	12.36	12.19	12.03	11.87	11.71
15.0000	11.55	11.40	11.25	11.11	10.98
15.2500	10.84	10.71	10.58	10.45	10.32
15.5000	10.19	10.07	9.96	9.84	9.73
15.7500	9.61	9.50	9.39	9.28	9.17
16.0000	9.06	8.96	8.86	8.76	8.66
16.2500	8.56	8.46	8.36	8.27	8.18
16.5000	8.09	8.01	7.93	7.85	7.77
16.7500	7.69	7.62	7.55	7.48	7.41
17.0000	7.34	7.28	7.21	7.15	7.09
17.2500	7.03	6.98	6.92	6.87	6.81
17.5000	6.76	6.70	6.65	6.60	6.55
17.7500	6.50	6.45	6.41	6.36	6.32
18.0000	6.27	6.23	6.19	6.14	6.10
18.2500	6.06	6.02	5.97	5.93	5.89
18.5000	5.85	5.81	5.77	5.73	5.69
18.7500	5.66	5.62	5.58	5.55	5.51
19.0000	5.48	5.44	5.41	5.37	5.34
19.2500	5.30	5.27	5.23	5.20	5.16
19.5000	5.13	5.09	5.06	5.02	4.99
19.7500	4.96	4.92	4.89	4.86	4.83
20.0000	4.80	4.76	4.73	4.70	4.67
20.2500	4.64	4.61	4.58	4.55	4.52
20.5000	4.49	4.46	4.43	4.41	4.38
20.7500	4.36	4.33	4.31	4.28	4.26
21.0000	4.24	4.22	4.20	4.18	4.16
21.2500	4.14	4.12	4.10	4.09	4.07
21.5000	4.05	4.04	4.02	4.00	3.99
21.7500	3.97	3.96	3.94	3.93	3.91
22.0000	3.90	3.88	3.87	3.85	3.84
22.2500	3.83	3.81	3.80	3.79	3.77
22.5000	3.76	3.75	3.74	3.73	3.71
22.7500	3.70	3.69	3.68	3.67	3.66
23.0000	3.65	3.64	3.63	3.62	3.61
23.2500	3.60	3.59	3.58	3.57	3.56
23.5000	3.56	3.55	3.54	3.53	3.52
23.7500	3.51	3.50	3.50	3.49	3.48
24.0000	3.47	3.46	3.45	3.43	3.41
24.2500	3.37	3.32	3.27	3.21	3.15
24.5000	3.10	3.04	2.99	2.94	2.89
24.7500	2.84	2.79	2.74	2.70	2.67
25.0000	2.64	2.61	2.58	2.55	2.53
25.2500	2.50	2.47	2.47	2.46	2.45
25.5000	2.45	2.44	2.43	2.43	2.42
25.7500	2.41	2.41	2.40	2.39	2.39
26.0000	2.38	2.38	2.37	2.36	2.36
26.2500	2.35	2.34	2.34	2.33	2.32
26.5000	2.32	2.31	2.30	2.30	2.29
26.7500	2.28	2.28	2.27	2.26	2.26
27.0000	2.25	2.24	2.24	2.23	2.23
27.2500	2.22	2.21	2.21	2.20	2.19
27.5000	2.19	2.18	2.17	2.17	2.16

100 YEAR LEVEL POOL ROUTING SUMMARY

INITIAL CONDITIONS

Starting WS Elev = 250.00 ft
Starting Volume = 3.363 ac-ft
Starting Outflow = .00 cfs
Starting Infiltr. = .00 cfs
Starting Total Qout= .00 cfs
Time Increment = .0500 hrs

INFLOW/OUTFLOW HYDROGRAPH SUMMARY

Peak Inflow = 280.93 cfs at 12.1000 hrs
Peak Outflow = 159.00 cfs at 12.3000 hrs

Peak Elevation = 257.56 ft
Peak Storage = 10.768 ac-ft

POND ROUTED TOTAL OUTFLOW HYG...

Peak Discharge = 159.00 cfs
Time to Peak = 12.3000 hrs
HYG Volume = 22.701 ac-ft

HYDROGRAPH ORDINATES (cfs)
Output Time increment = .0500 hrs
Time on left represents time for first value in each row.

Time hrs					
9.0000	.04	.05	.05	.06	.06
9.2500	.07	.08	.09	.09	.10
9.5000	.11	.13	.14	.16	.17
9.7500	.19	.20	.22	.24	.26
10.0000	.29	.31	.34	.37	.40
10.2500	.43	.47	.51	.55	.59
10.5000	.64	.70	.75	.81	.88
10.7500	.94	1.01	1.06	1.10	1.15
11.0000	1.19	1.24	1.29	1.34	1.39
11.2500	1.44	1.49	1.55	1.60	1.66
11.5000	1.72	1.79	1.86	1.94	2.04
11.7500	2.17	2.34	2.90	6.04	12.35
12.0000	27.87	55.88	88.40	118.61	141.30
12.2500	154.35	159.00	156.17	149.47	140.76
12.5000	131.12	121.29	111.73	102.67	94.26
12.7500	86.56	79.59	73.35	67.77	62.81
13.0000	58.40	54.48	50.98	47.87	45.09
13.2500	42.61	40.37	38.38	36.57	34.94
13.5000	33.45	32.09	30.84	29.71	28.64
13.7500	27.66	26.76	25.90	25.11	24.38
14.0000	23.68	23.01	22.40	21.82	21.27
14.2500	20.74	20.24	19.79	19.37	18.97
14.5000	18.59	18.23	17.91	17.61	17.33
14.7500	17.06	16.80	16.55	16.30	16.09
15.0000	15.90	15.72	15.54	15.36	15.18
15.2500	15.01	14.84	14.67	14.53	14.40
15.5000	14.28	14.15	14.03	13.90	13.78
15.7500	13.65	13.52	13.39	13.27	13.14
16.0000	13.01	12.89	12.76	12.63	12.50
16.2500	12.38	12.25	12.13	12.02	11.90
16.5000	11.79	11.68	11.57	11.47	11.36
16.7500	11.26	11.17	11.07	10.98	10.89
17.0000	10.81	10.72	10.63	10.55	10.47
17.2500	10.39	10.31	10.24	10.16	10.09
17.5000	10.02	9.95	9.88	9.81	9.74
17.7500	9.67	9.61	9.54	9.48	9.41
18.0000	9.35	9.29	9.22	9.16	9.10
18.2500	9.04	8.99	8.93	8.87	8.81
18.5000	8.75	8.70	8.64	8.58	8.53
18.7500	8.47	8.42	8.36	8.31	8.25
19.0000	8.20	8.14	8.09	8.04	7.99
19.2500	7.93	7.88	7.83	7.78	7.73
19.5000	7.67	7.62	7.57	7.52	7.47
19.7500	7.41	7.36	7.31	7.26	7.21
20.0000	7.16	7.11	7.06	7.01	6.96
20.2500	6.92	6.87	6.82	6.77	6.73
20.5000	6.68	6.64	6.60	6.56	6.52
20.7500	6.48	6.44	6.41	6.38	6.34
21.0000	6.31	6.28	6.25	6.22	6.19
21.2500	6.16	6.13	6.11	6.08	6.05
21.5000	6.03	6.00	5.98	5.96	5.93
21.7500	5.91	5.89	5.87	5.84	5.82
22.0000	5.80	5.78	5.76	5.74	5.72
22.2500	5.70	5.68	5.67	5.65	5.63
22.5000	5.62	5.60	5.58	5.57	5.55
22.7500	5.54	5.52	5.51	5.49	5.48
23.0000	5.46	5.45	5.43	5.42	5.41
23.2500	5.39	5.38	5.36	5.35	5.34
23.5000	5.32	5.31	5.30	5.28	5.27
23.7500	5.26	5.25	5.23	5.22	5.21
24.0000	5.20	5.18	5.16	5.13	5.08
24.2500	5.00	4.91	4.81	4.70	4.58
24.5000	4.47	4.35	4.23	4.12	4.02
24.7500	3.92	3.82	3.72	3.63	3.54
25.0000	3.46	3.39	3.31	3.23	3.16
25.2500	3.10	3.04	2.98	2.93	2.87
25.5000	2.82	2.77	2.72	2.69	2.66
25.7500	2.63	2.60	2.57	2.54	2.51
26.0000	2.48	2.47	2.46	2.46	2.45

DATE	REVISION

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COMMONWEALTH OF VIRGINIA
WILLIAM R. ZINK
No. 21914
09/15/05
PROFESSIONAL ENGINEER

STORM WATER MANAGEMENT COMPUTATIONS

MAYMONT
GDP/CDP/FDP
FAIRFAX COUNTY, VIRGINIA
DRANESVILLE DISTRICT

APPLICATION NO. RZ/FDP 2005-DR-006 STAFF PB
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP) 10/13/05
SEE PROFFERS DATED 10/17/05
DATE OF (BOS)(PC) APPROVAL
SHEET 10 OF 23

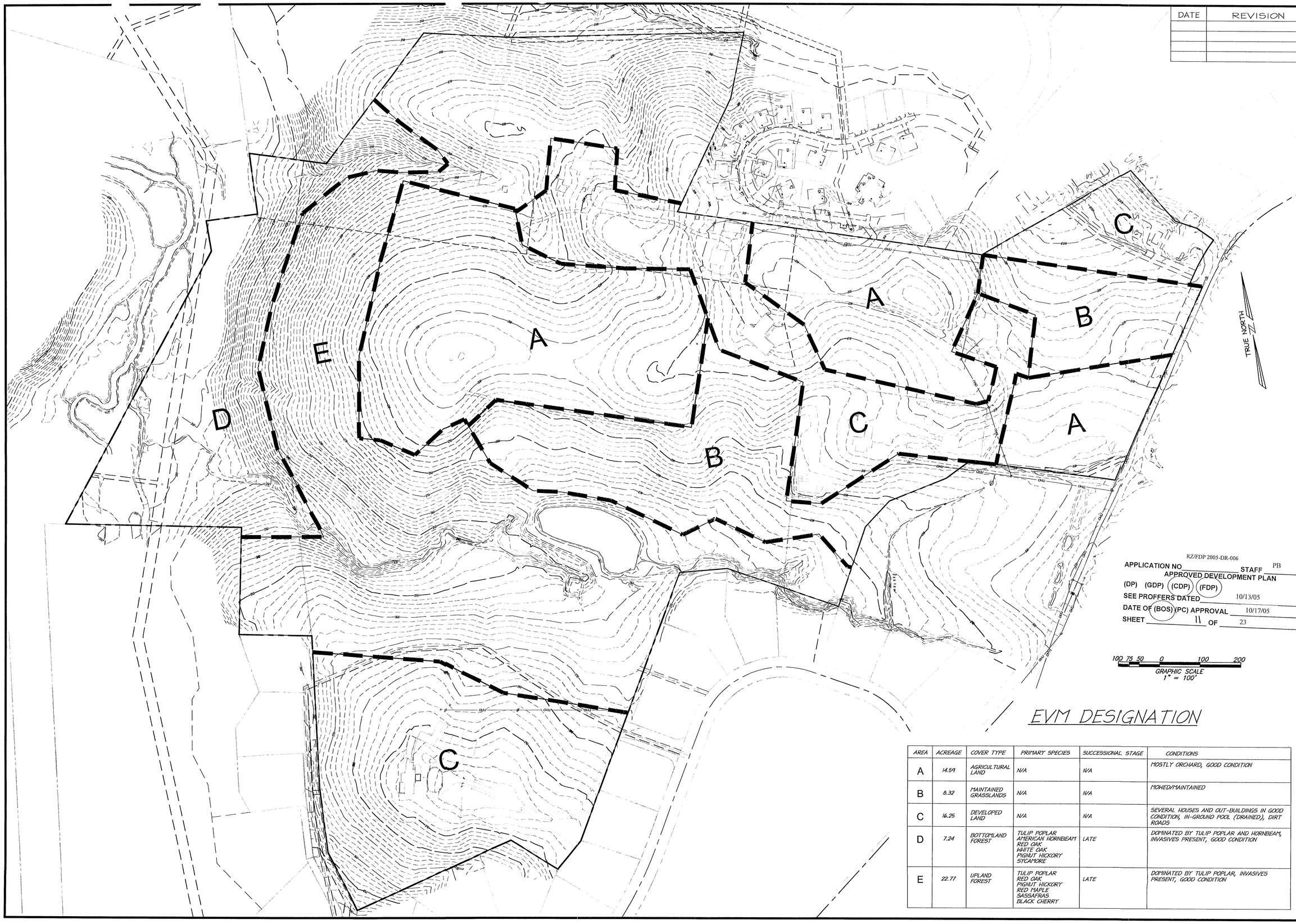
Maymont

SCALE: -
DATE: 7/18/05
DESIGN: LDS
DRAWN: LDS
CHECKED:

SHEET No.

C- 4933

DATE	REVISION



RZ/FDP 2005-DR-006

APPLICATION NO. _____ STAFF PB

APPROVED DEVELOPMENT PLAN

(DP) (GDP) (CDP) (FDP)

SEE PROFFERS DATED 10/13/05

DATE OF (BOS) (PC) APPROVAL 10/17/05

SHEET 11 OF 23

EVM DESIGNATION

AREA	ACREAGE	COVER TYPE	PRIMARY SPECIES	SUCCESSIONAL STAGE	CONDITIONS
A	14.59	AGRICULTURAL LAND	N/A	N/A	MOSTLY ORCHARD, GOOD CONDITION
B	8.32	MAINTAINED GRASSLANDS	N/A	N/A	MOWED/MAINTAINED
C	16.25	DEVELOPED LAND	N/A	N/A	SEVERAL HOUSES AND OUT-BUILDINGS IN GOOD CONDITION, IN-GROUND POOL (DRAINED), DIRT ROADS
D	7.24	BOTTOMLAND FOREST	TULIP POPLAR AMERICAN HORNBEAM RED OAK WHITE OAK PIGNUT HICKORY SYCAMORE	LATE	DOMINATED BY TULIP POPLAR AND HORNBEAM, INVASIVES PRESENT, GOOD CONDITION
E	22.77	UPLAND FOREST	TULIP POPLAR RED OAK PIGNUT HICKORY RED MAPLE SASSAFRAS BLACK CHERRY	LATE	DOMINATED BY TULIP POPLAR, INVASIVES PRESENT, GOOD CONDITION

christopher consultants
engineering · surveying · land planning
christopher consultants, ltd.
9900 main street (fourth floor) fairfax va. 22031-3907
703.273.6820 · fax 703.273.7636

COMMONWEALTH OF VIRGINIA
WILLIAM R. ZINK
No. 21914
09/15/05
PROFESSIONAL ENGINEER

EXISTING VEGETATION MAP

MAYMONT
GDP/CDP/FDP
FAIRFAX COUNTY, VIRGINIA
DRANESVILLE DISTRICT

Maymont

SCALE: 1" = 100'

DATE: 7/18/05

DESIGN: LDS
DRAWN: DCS
CHECKED:

SHEET No.

11 OF 23

C- 4933

RZ/FDP 2005-DR-006

APPLICATION NO_____ STAFF PB

APPROVED DEVELOPMENT PLAN

(DP) (GDP) (CDP) (FDP)

SEE PROFFERS DATED 10/13/05

DATE OF (BOS) (PC) APPROVAL 10/17/05

SHEET 12 OF 23

Maymont

LandDesign.

MAYMONT

Lot Layout Plan

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COMMONWEALTH OF VIRGINIA
WILLIAM R. ZINK
No. 21914
09/15/05
PROFESSIONAL ENGINEER

September 8, 2005 | LDI#2004018

Basheer & Edgemoore
HOMES OF DISTINCTION

12 of 23

C-4933

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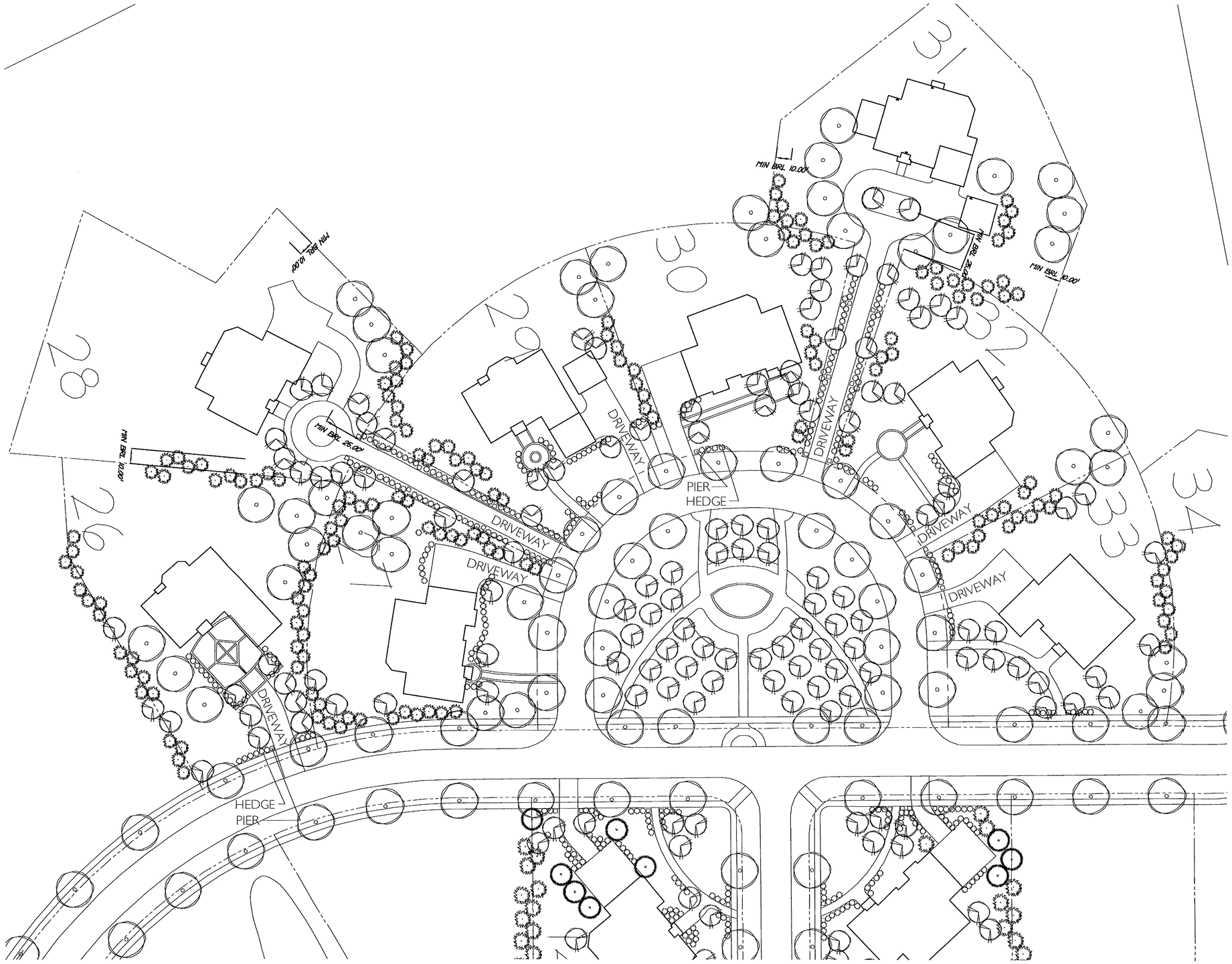

PLANTING LEGEND

- HEDGE
- SMALL EVERGREEN TREE
- LARGE EVERGREEN TREE
- ORNAMENTAL TREE
- SHADE TREE

RZ/FDP 2005-DR-006
APPLICATION NO _____ STAFF PB

APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 10/13/05
DATE OF (BOS) (PC) APPROVAL 10/17/05
SHEET 13 OF 23

LOT TYPICAL SCALE:

15 0' 15 30 60

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LandDesign.

MAYMONT

POTENTIAL LOT CONFIGURATIONS

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WILLIAM R. ZINK
No. 21914
09/15/05
PROFESSIONAL ENGINEER

September 16, 2005 | LDI#2004018

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HOMES OF DISTINCTION

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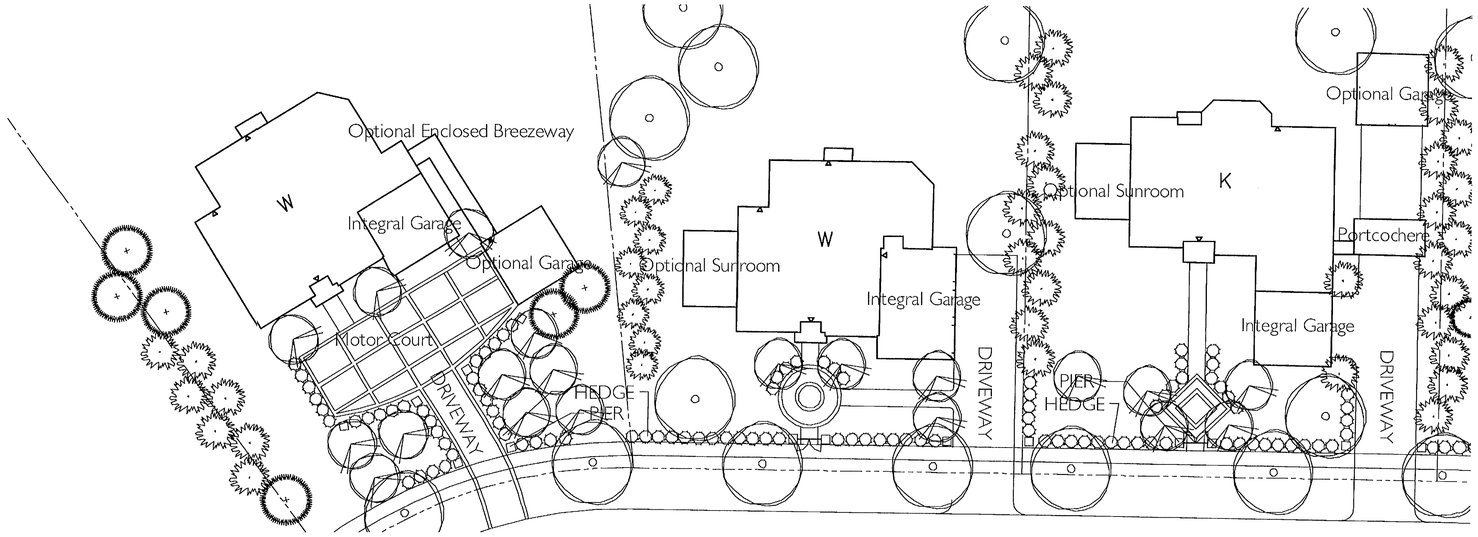
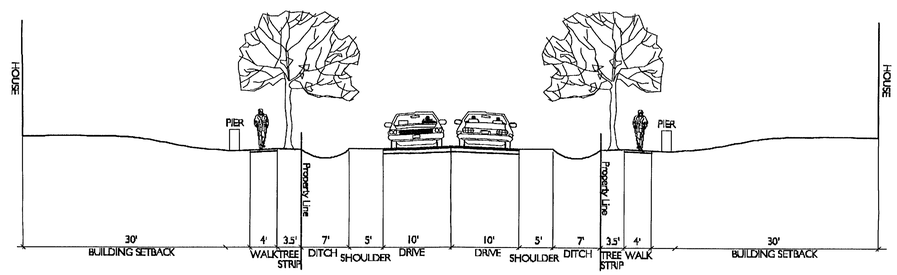


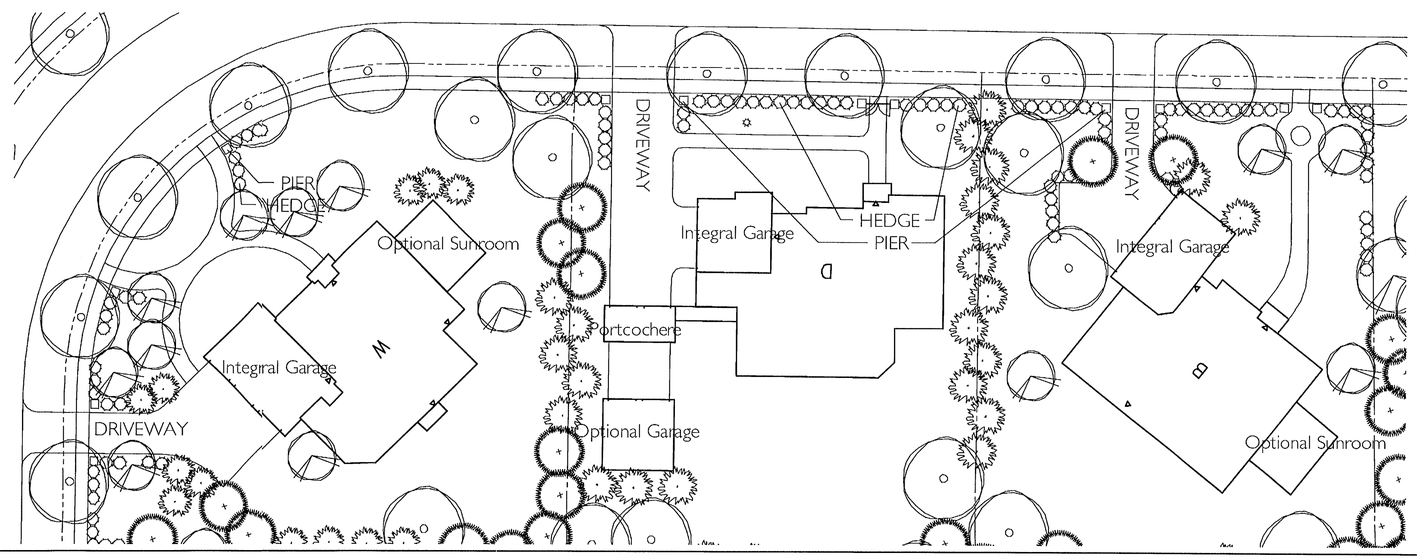
PLANTING LEGEND

- HEDGE
- SMALL EVERGREEN TREE
- LARGE EVERGREEN TREE
- ORNAMENTAL TREE
- SHADE TREE



ILLUSTRATIVE ROAD SECTION

SCALE: 1" = 10'



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APPROVED DEVELOPMENT PLAN

(DP) (GDP) (CDP) (FDP)

SEE PROFFERS DATED 10/13/05

DATE OF (BOS) (PC) APPROVAL 10/17/05

SHEET 14 OF 23

LOT TYPICAL SCALE:

10 0 10 20 40

Maymont

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MAYMONT

POTENTIAL LOT CONFIGURATIONS

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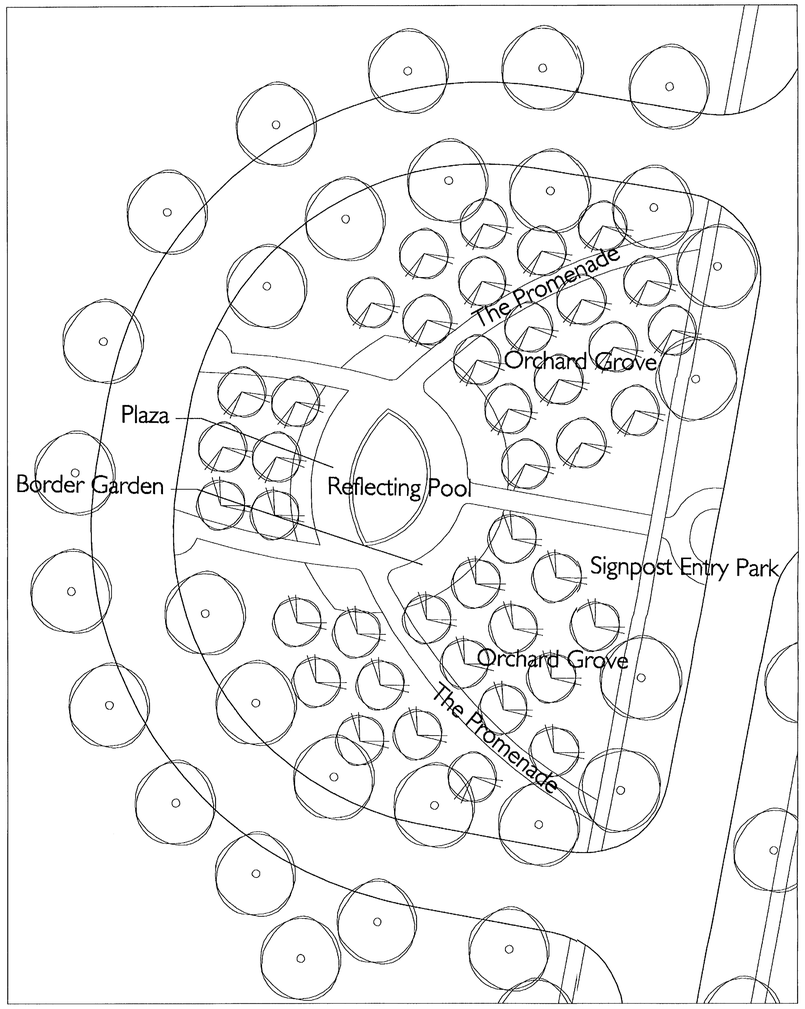
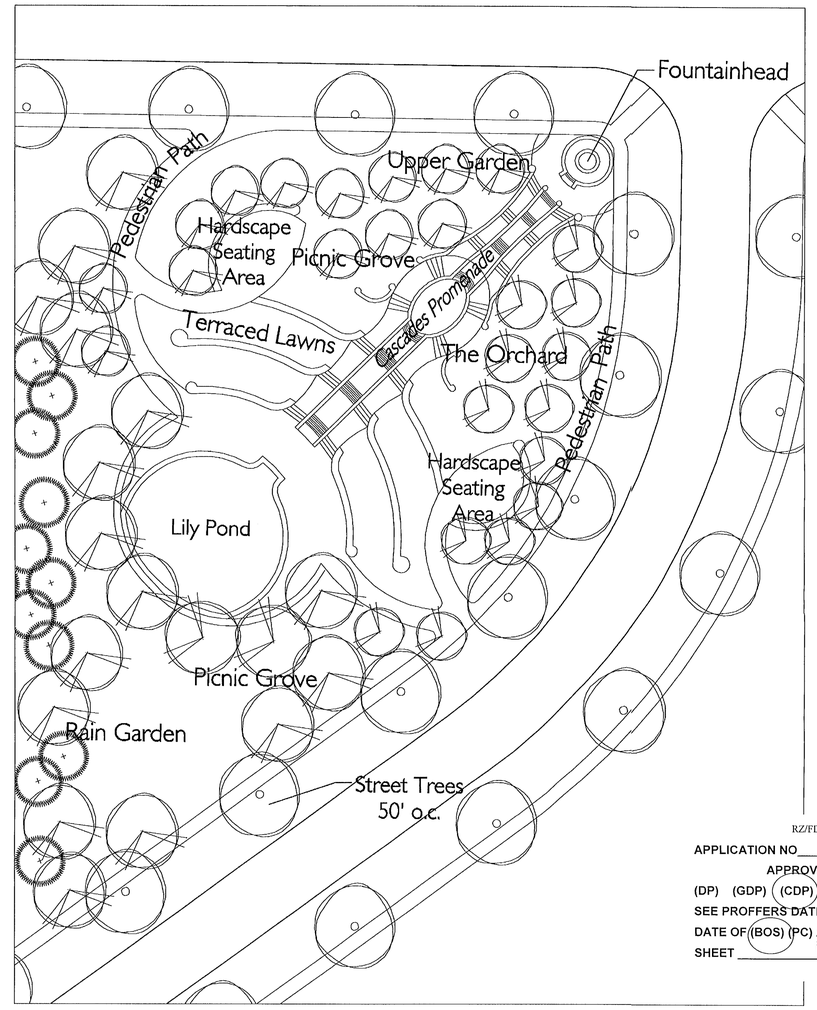


PROMENADE PARK



TERRACE PARK

RZ/FDP 2005-DR-006
APPLICATION NO. _____ STAFF PB
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
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DATE OF (BOS) (PC) APPROVAL 10/17/05
SHEET 15 OF 23

NORTH

10 0' 10 20 40

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DESIGN IS SUBJECT TO CHANGE.

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OPEN SPACE CONCEPTS

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09/15/05
PROFESSIONAL ENGINEER

August 12, 2005 | LDI#2004018

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HOMES OF DISTINCTION

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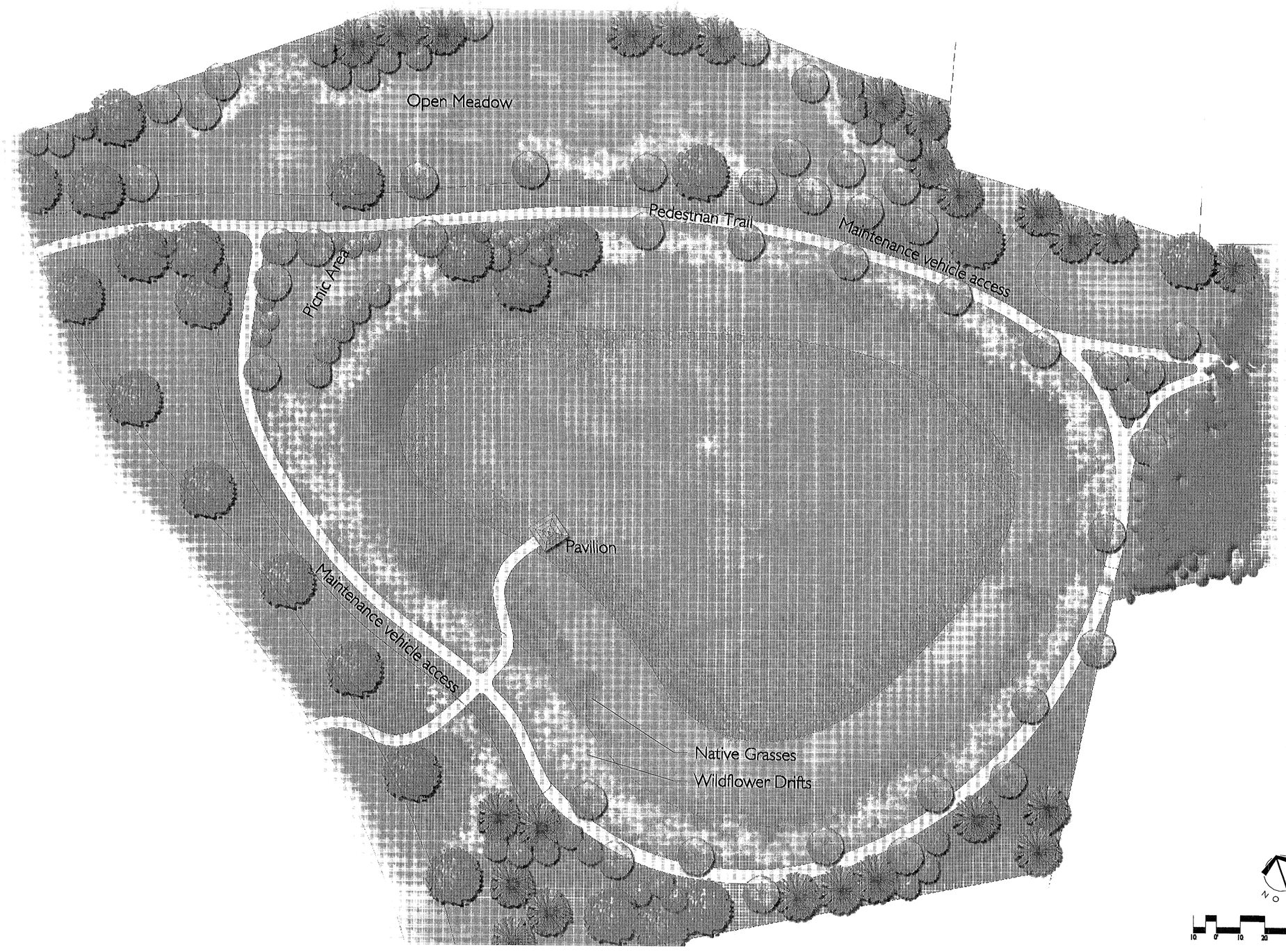

SUMMERHOUSE POND PARK

APPLICATION NO RZ/FDP 2005-DR-006 STAFF PB
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 10/13/05
DATE OF (BOS) (PC) APPROVAL 10/17/05
SHEET 16 OF 23

NORTH

10 0 10 20 40

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OPEN SPACE CONCEPTS

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No. 21914
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August 12, 2005 | LDI#2004018

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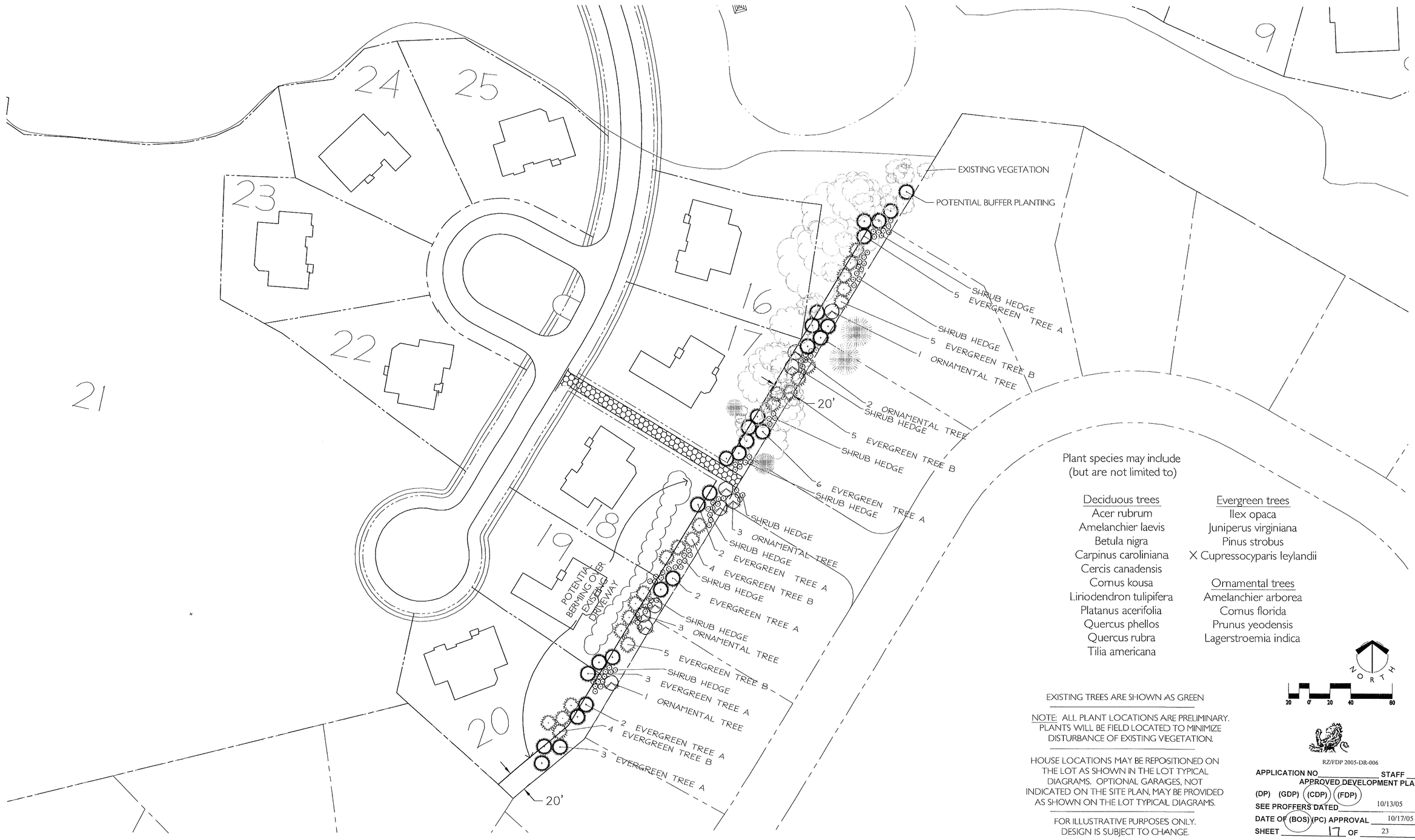
HOMES OF DISTINCTION

C-4933



Plant species may include
(but are not limited to)

Deciduous trees	Evergreen trees
Acer rubrum	Ilex opaca
Amelanchier laevis	Juniperus virginiana
Betula nigra	Pinus strobus
Carpinus caroliniana	X Cupressocyparis leylandii
Cercis canadensis	
Cornus kousa	**Ornamental trees**
Liriodendron tulipifera	Amelanchier arborea
Platanus acerifolia	Cornus florida
Quercus phellos	Prunus yeodensis
Quercus rubra	Lagerstroemia indica
Tilia americana	

EXISTING TREES ARE SHOWN AS GREEN

NOTE: ALL PLANT LOCATIONS ARE PRELIMINARY. PLANTS WILL BE FIELD LOCATED TO MINIMIZE DISTURBANCE OF EXISTING VEGETATION.

HOUSE LOCATIONS MAY BE REPOSITIONED ON THE LOT AS SHOWN IN THE LOT TYPICAL DIAGRAMS. OPTIONAL GARAGES, NOT INDICATED ON THE SITE PLAN, MAY BE PROVIDED AS SHOWN ON THE LOT TYPICAL DIAGRAMS.

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NORTH

20 0 20 40 80

RZ/FDP 2005-DR-006

APPLICATION NO. _____ STAFF PB

APPROVED DEVELOPMENT PLAN

(DP) (GDP) (CDP) (FDP)

SEE PROFFERS DATED 10/13/05

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SHEET 17 OF 23

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MAYMONT

POTENTIAL BUFFERING - SOUTH END

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09/15/05
PROFESSIONAL ENGINEER

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HOMES OF DISTINCTION

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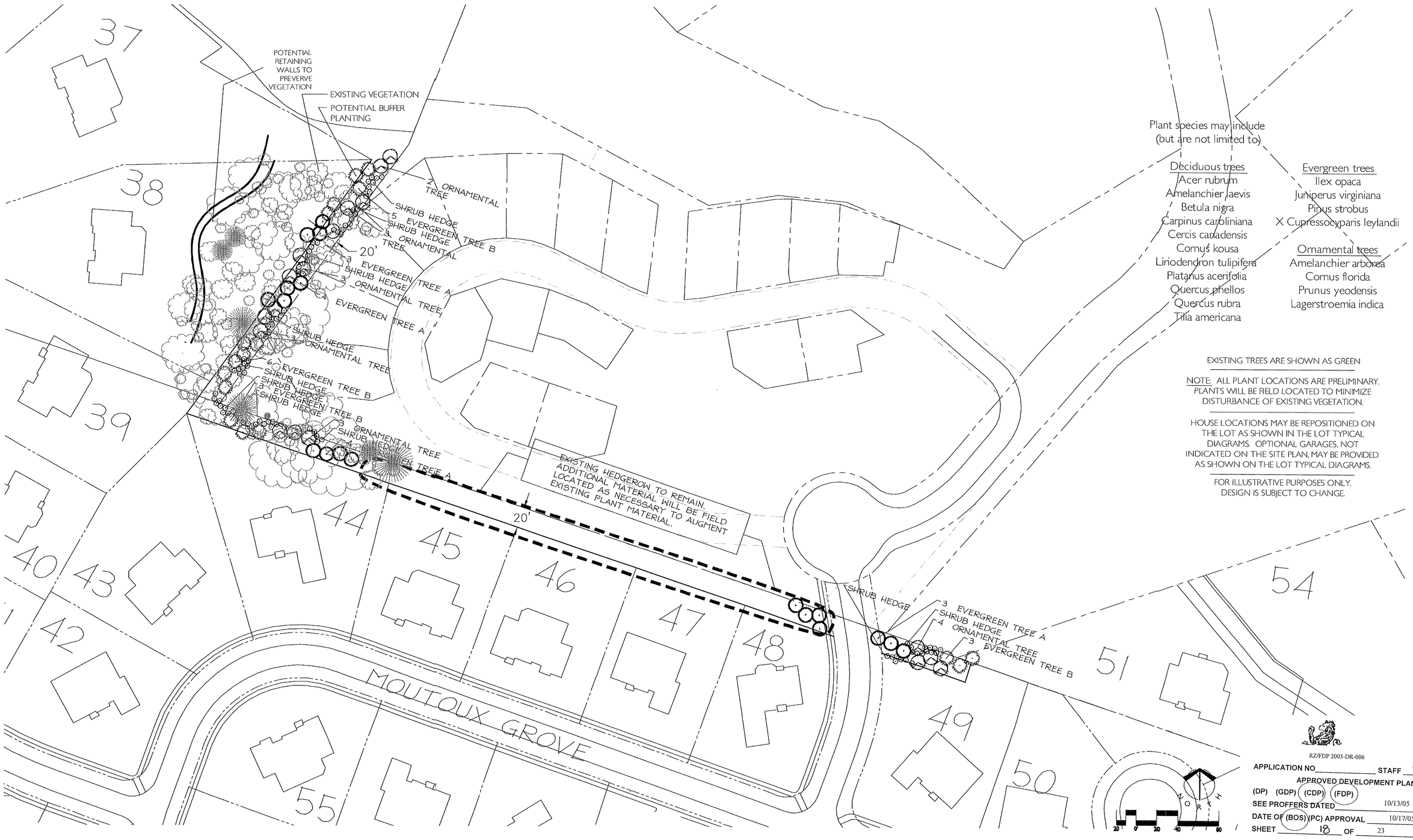

Plant species may include (but are not limited to)

Deciduous trees
Acer rubrum
Amelanchier laevis
Betula nigra
Carpinus caroliniana
Cercis canadensis
Cornus kousa
Liriodendron tulipifera
Platanus acerifolia
Quercus phellos
Quercus rubra
Tilia americana

Evergreen trees
Ilex opaca
Juniperus virginiana
Pinus strobus
X Cupressocyparis leylandii

Ornamental trees
Amelanchier arborea
Cornus florida
Prunus yeodensis
Lagerstroemia indica

EXISTING TREES ARE SHOWN AS GREEN

NOTE: ALL PLANT LOCATIONS ARE PRELIMINARY. PLANTS WILL BE FIELD LOCATED TO MINIMIZE DISTURBANCE OF EXISTING VEGETATION.

HOUSE LOCATIONS MAY BE REPOSITIONED ON THE LOT AS SHOWN IN THE LOT TYPICAL DIAGRAMS. OPTIONAL GARAGES, NOT INDICATED ON THE SITE PLAN, MAY BE PROVIDED AS SHOWN ON THE LOT TYPICAL DIAGRAMS.

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RZ/FDP 2005-DR-006

APPLICATION NO _____ STAFF PB

APPROVED DEVELOPMENT PLAN

(DP) (GDP) (CDP) (FDP)

SEE PROFFERS DATED 10/13/05

DATE OF (BOS) (PC) APPROVAL 10/17/05

SHEET 18 OF 23

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MAYMONT

POTENTIAL BUFFERING - NORTH END

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09/15/05
PROFESSIONAL ENGINEER

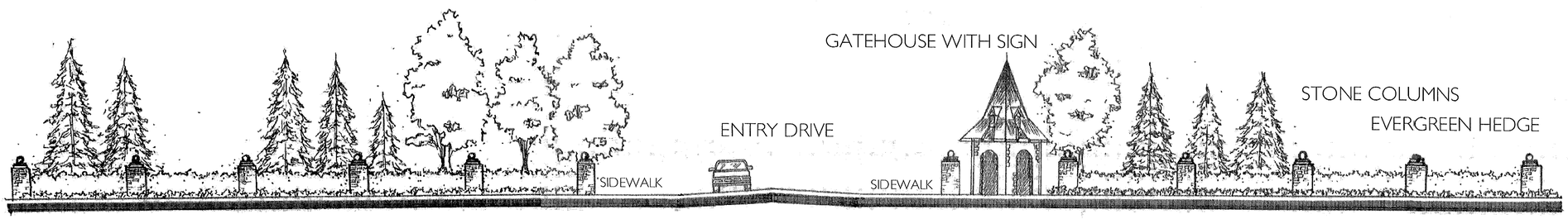
August 12, 2005 | LDI#2004018

Basheer&Edgemoore
HOMES OF DISTINCTION

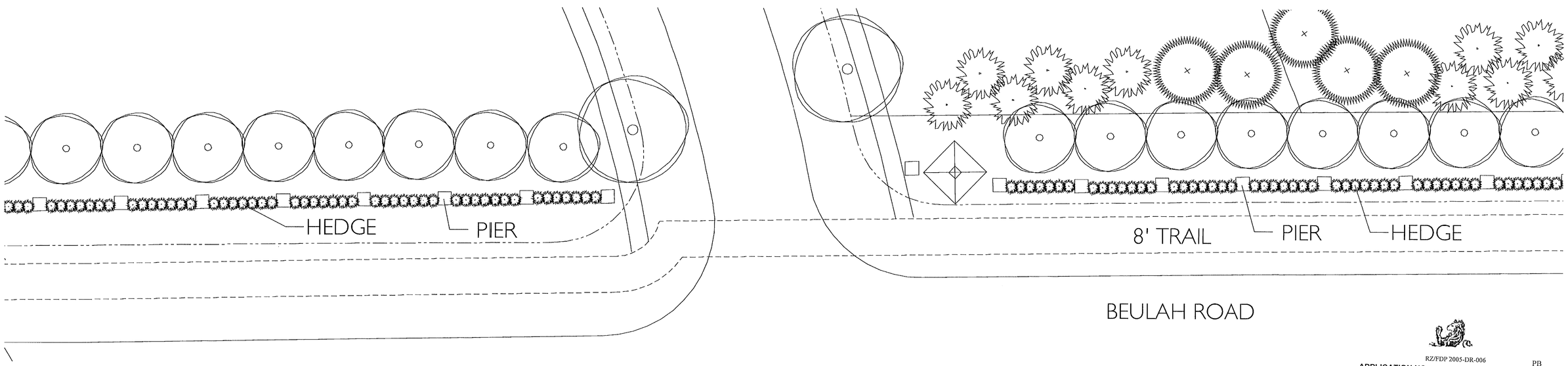
C-4933

PLANTING LEGEND

- HEDGE
- SMALL EVERGREEN TREE
- LARGE EVERGREEN TREE
- ORNAMENTAL TREE
- SHADE TREE



ENTRY ELEVATION



ENTRY PLAN

LOT TYPICAL SCALE:

15 0 15 30 60

RZ/FDP 2005-DR-006

APPLICATION NO. _____ STAFF PB

APPROVED DEVELOPMENT PLAN

(DP) (GDP) (CDP) (FDP)

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SHEET 19 OF 23

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ENTRY SEQUENCE

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09/15/05
PROFESSIONAL ENGINEER

September 16, 2005 | LDI#2004018

Basheer & Edgemoore
HOMES OF DISTINCTION

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RZ/FDP 2005-DR-006

APPLICATION NO _____ STAFF PB

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(DP) (GDP) (CDP) (FDP)

SEE PROFFERS DATED 10/13/05

DATE OF (BOS) (PC) APPROVAL 10/17/05

SHEET 20 OF 23

LESSARD GROUP INC.

8521 LEESBURG PIKE, SUITE 700 | VIENNA, VA 22182

P: 703.760.9344 | F: 703.760.9328 | WWW.LESSARDGROUP.COM

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SCHEMATIC FRONT ELEVATIONS

FAIRFAX COUNTY, VIRGINIA

BASHEER & EDGEMOORE

MAY 26, 2005 BAE.017A.00

A-1

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OF THE PLAN.

COMMONWEALTH OF VIRGINIA
WILLIAM R. ZINK
No. 21914
09/15/05
PROFESSIONAL ENGINEER

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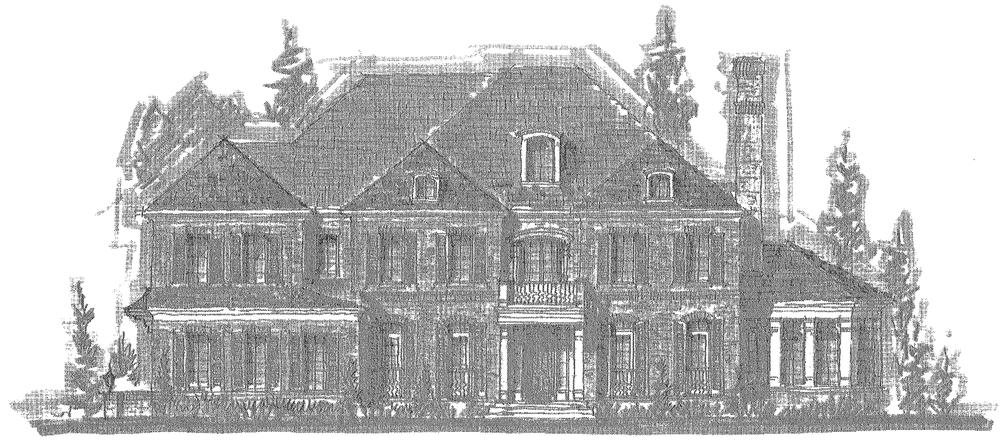

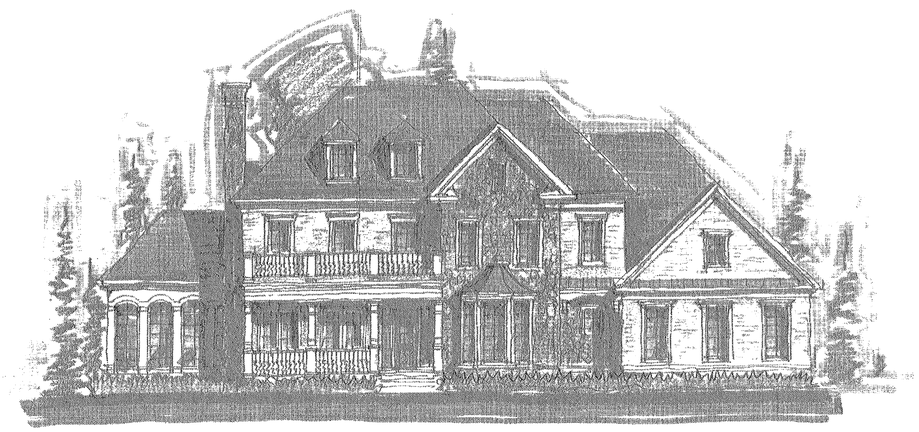

APPLICATION NO RZ/FDP 2005-DR-006 STAFF PB

APPROVED DEVELOPMENT PLAN

(DP) (GDP) (CDP) (FDP)

SEE PROFFERS DATED 10/13/05

DATE OF (BOS) (PC) APPROVAL 10/17/05

SHEET 21 OF 23

LESSARD GROUP INC.

8521 LEESBURG PIKE, SUITE 700 | VIENNA, VA 22182

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SCHEMATIC FRONT ELEVATIONS

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COMMONWEALTH OF VIRGINIA
WILLIAM R. ZINK
No. 21914
09/15/08
PROFESSIONAL ENGINEER

FAIRFAX COUNTY, VIRGINIA

BASHEER & EDGEMOORE

MAY 26, 2005 BAE.017A.00

A-2

C-4933

RZ/FDP 2005-DR-006

APPLICATION NO. _____ STAFF PB

APPROVED DEVELOPMENT PLAN

(DP) (GDP) (CDP) (FDP)

SEE PROFFERS DATED 10/13/05

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SHEET 22 OF 23

Maymont

LESSARD GROUP INC.

8521 LEESBURG PIKE, SUITE 700 | VIENNA, VA 22182

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SCHEMATIC FRONT ELEVATIONS

FAIRFAX COUNTY, VIRGINIA

BASHEER & EDGEMOORE

MAY 26, 2005 BAE.017A.00

A-3

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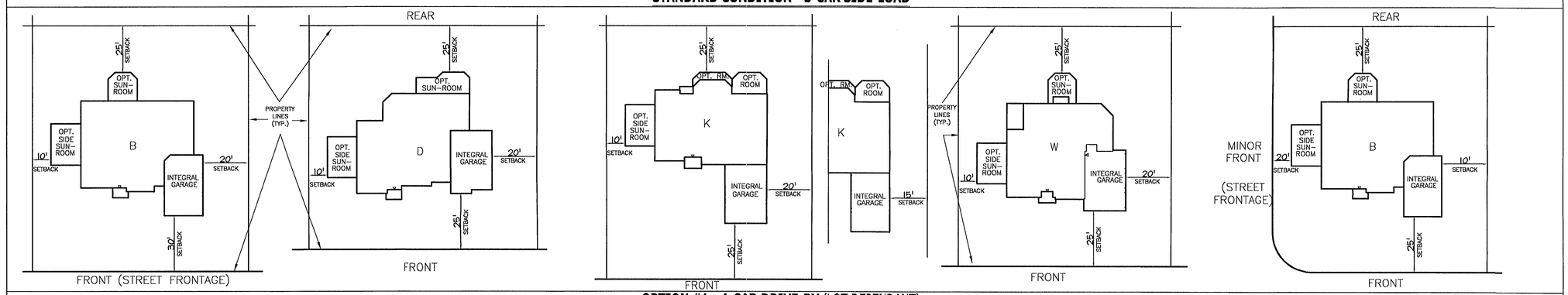
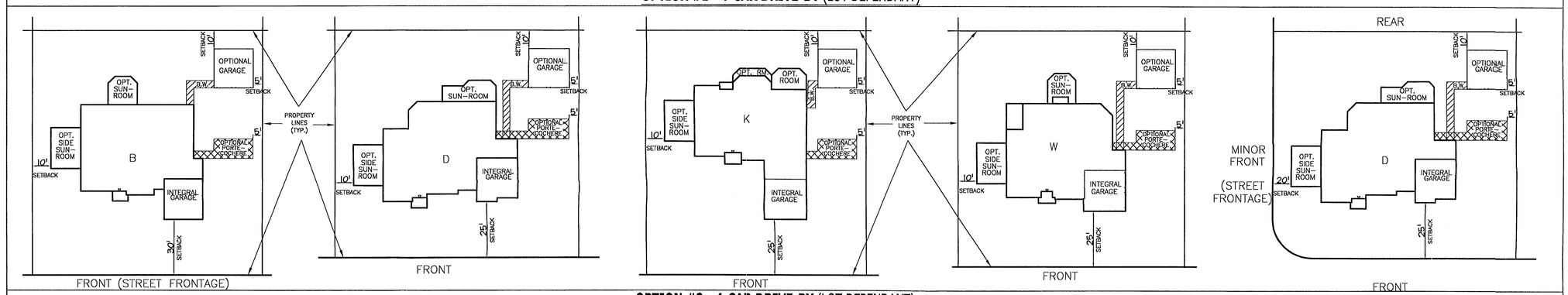
COMMONWEALTH OF VIRGINIA
WILLIAM R. ZINK
No. 21914
09/15/05
PROFESSIONAL ENGINEER

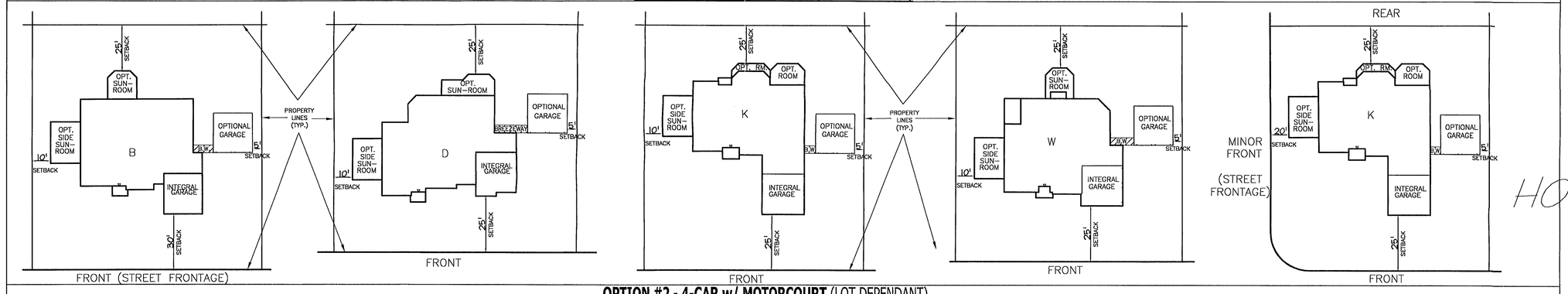
STANDARD CONDITION - 3-CAR SIDE-LOAD



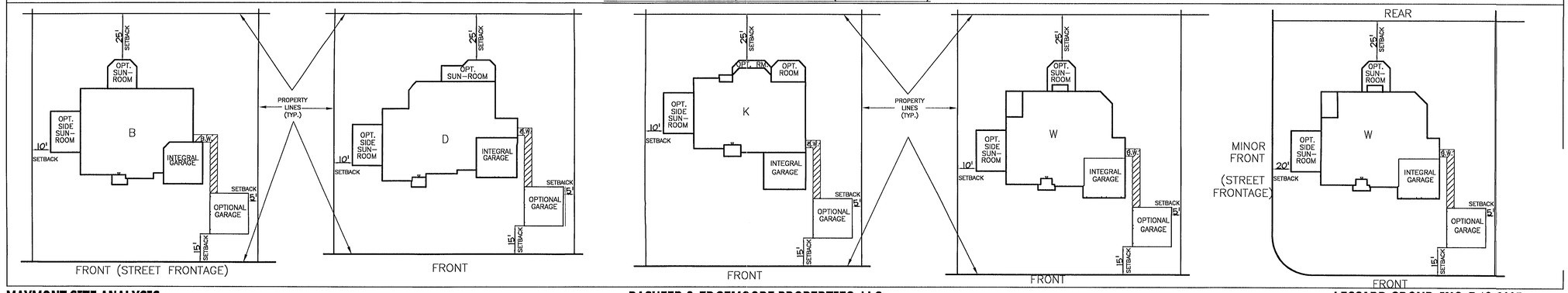
OPTION #1 - 4-CAR DRIVE-BY (LOT DEPENDANT)



OPTION #2 - 4-CAR DRIVE-BY (LOT DEPENDANT)



OPTION #2 - 4-CAR w/ MOTORCOURT (LOT DEPENDANT)



THE MINIMUM YARD SETBACK FROM ALL PRINCIPAL RESIDENTIAL STRUCTURES SHALL BE A MINIMUM OF 25 FT. FOR FRONT YARDS, 20 FT. FOR MINOR FRONT YARDS AND 25 FT. FOR REAR YARDS. HEREIN PRINCIPAL RESIDENTIAL STRUCTURES ARE DEFINED AS ALL FULLY ENCLOSED SPACES AND INTEGRAL GARAGES EXCLUSIVE OF OPTIONAL GARAGES DESCRIBED BELOW. THE SIDE YARDS SHALL BE NO LESS THAN 20FT. COMBINED DISTANCE BETWEEN TWO (2) ADJACENT PRINCIPAL RESIDENTIAL STRUCTURES.

NOTWITHSTANDING THE CORNER LOT TYPICAL SHOWN HERE, THERE SHALL BE A MINIMUM COMBINED DISTANCE OF 20 FT. BETWEEN ADJACENT PRINCIPAL STRUCTURES FOR CORNER LOTS.

ACCESSORY OPTIONAL GARAGES AND ANY SINGLE STORY ENCLOSED WALKWAY OR "BREEZEWAY" SERVING THE SAME SHALL BE A MINIMUM OF 5 FT. FROM THE SIDE PROPERTY LINE, 10 FT. FROM THE REAR PROPERTY LINE AND 15 FT. FROM THE FRONT PROPERTY LINE AS SHOWN ON THE LOT TYPICAL.

DECKS SHALL NOT EXTEND CLOSER THAN 10 FT. TO THE REAR PROPERTY LINE.

ALL OTHER ACCESSORY STRUCTURES NOT OTHERWISE ADDRESSED ON THE GDP/CDP/FDP OR IN THE ACCOMPANYING PROFFER CONDITIONS SHALL BE LOCATED IN ACCORDANCE WITH ARTICLE 10 OF THE ZONING ORDINANCE.

MINOR FRONT YARD IS THE LONGER OF THE TWO FRONT YARDS. REAR YARD SHALL BE THAT YARD ON THE OPPOSITE SIDE ON THE BUILDING FROM THE FRONT LOT LINE, WHICH EXTENDS FROM THE MINOR FRONT YARD LINE ON THE ONE SIDE TO THE OPPOSITE SIDE LOT LINE.

OPTIONAL GARAGE MAY OR MAY NOT BE CONNECTED TO PRINCIPAL RESIDENTIAL STRUCTURE BY BREEZEWAY, OR OTHER ROOFED OR ENCLOSED CONNECTION.

B.W. = "BREEZEWAY" OR OTHER ROOFED OR ENCLOSED CONNECTION.

PDH-1 HOUSE MATRIX

COMMONWEALTH OF VIRGINIA
WILLIAM R. ZINK
No. 21914
09/15/05
PROFESSIONAL ENGINEER

christopher consultants, ltd.
CERTIFIES THAT THIS IS PART OF THE PLAN.

RZ/FDP 2005-DR-006

APPLICATION NO _____ STAFF PB

APPROVED DEVELOPMENT PLAN

(DP) (GDP) (CDP) (FDP)

SEE PROFFERS DATED 10/13/05

DATE OF (BOS) (PC) APPROVAL 10/17/05

SHEET 23 OF 23

MAYMONT SITE ANALYSIS | **BASHEER & EDGEMOORE PROPERTIES, LLC** | **LESSARD GROUP, INC.** 7-13-2005

C- 4933