CORBIN PROPERTY

PROFFERED CONDITION AMENDMENT/GENERALIZED DEVELOPMENT PLAN
(PCA/GDP 1999-PR-035)

PROVIDENCE DISTRICT
FARFAX COUNTY, VIRGINIA

ISSUE DATE: JUNE 15, 2005

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APPLICATION NO. PCA 1999-PR-035 STAFF MAG
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 10/14/05
DATE OF (BOS) (PC) APPROVAL 10/17/05
SHEET 1 OF 12

REVISION DATE: 7-29-05
REVISION DATE: 8-16-05
REVISION DATE: 8-22-05
REVISION DATE: 8-23-05
REVISION DATE: 10-3-05
REVISION DATE: OCTOBER 13, 2005

OWNER:

BATAL CORBIN, LLC
3905 RAILROAD AVENUE
Suite 203-A NORTH
FAIRFAX, Virginia

LANDSCAPE ARCHITECT

THE BC CONSULTANTS
12700 Fair Lakes Circle
Suite 100
Fairfax, Virginia 22033
Telephone (703) 449-8100
Fax (703) 449-8108

RECEIVED
Department of Planning & Zoning
OCT 14 2005
Zoning Evaluation Division

SITE TABULATION:

ORIGINAL GROSS SITE AREA (G.S.A.):	7.69841 Ac.± or 335,342 s.f.± (1)
SURVEYED GROSS SITE AREA (S.G.S.A.):	7.69520 Ac. or 335,203 s.f. (2)
STREET DEDICATION	1,19208 Ac. or 51,927 s.f. (3)
FINAL SITE AREA	6.50312 Ac. or 283,276 s.f. (4)
EXISTING ZONE:	PROFFERRED R-2 CLUSTER
PROPOSED DENSITY	1.82 DU/AC (5)
PROPOSED NUMBER OF SINGLE FAMILY DETACHED UNITS:	14
BUILDING HEIGHT:	35' MAX.
PARKING SPACES REQUIRED: (2 SPACES/UNIT)	28 SP
PARKING SPACES PROVIDED:	56 SP (6)
OVERALL OPEN SPACE REQUIRED (15.0 ± % OF S.G.S.A.):	1.15 Ac.± or 50,301 s.f.±
OVERALL OPEN SPACE PROVIDED (24.1% ± OF S.G.S.A): (BY ZONING ORDINANCE)	1.85 Ac. ± or 80,750 s.f. ± (7)
TOTAL OPEN SPACE PROVIDED (26.6% ± OF S.G.S.A):	2.04 Ac. ± or 89,150 s.f. ± (8)
MINIMUM LOT SIZE REQUIRED:	13,000 S.F.
MINIMUM LOT SIZE PROVIDED:	13,000 S.F.
MINIMUM LOT WIDTH:	NO REQUIREMENT
AVERAGE LOT SIZE REQUIRED:	NO REQUIREMENT
AVERAGE LOT SIZE PROVIDED:	13,749 S.F.±
YARD SETBACKS:	SEE 'TYPICAL SINGLE FAMILY DETACHED LOT LAYOUT' ON SHEET 5

(1) GROSS SITE AREA FROM RZ 1999-PR-035 WAS BASED ON DEEDS OF RECORD, ADJACENT INFORMATION AND INFORMATION PROVIDED BY THE FAIRFAX COUNTY TAX ASSESSMENTS INFORMATION BASE AND NOT FROM A FIELD RUN SURVEY.

(2) AREA BASED ON A BOUNDARY SURVEY PERFORMED BY BC CONSULTANTS, INC. AND DATED NOVEMBER 5, 2003

(3) AREA DEDICATED FOR PUBLIC STREET PURPOSES (DB 16717, PG 1253) ON WHICH DENSITY CREDIT WAS RESERVED.

(4) AREA OF LOTS 1 TO 14 AND PARCELS A AND B.

(5) 14 DWELLING UNITS/ 7.69520 AC. = 1.82 DU/AC

(6) ADDITIONAL PARALLEL (VISITOR) PARKING IS PROVIDED ON BOTH SIDES OF THE PUBLIC AND PRIVATE ROADS.

(7) INCLUDES 50% OF THE OPEN SPACE IN THE VEPCO EASEMENT

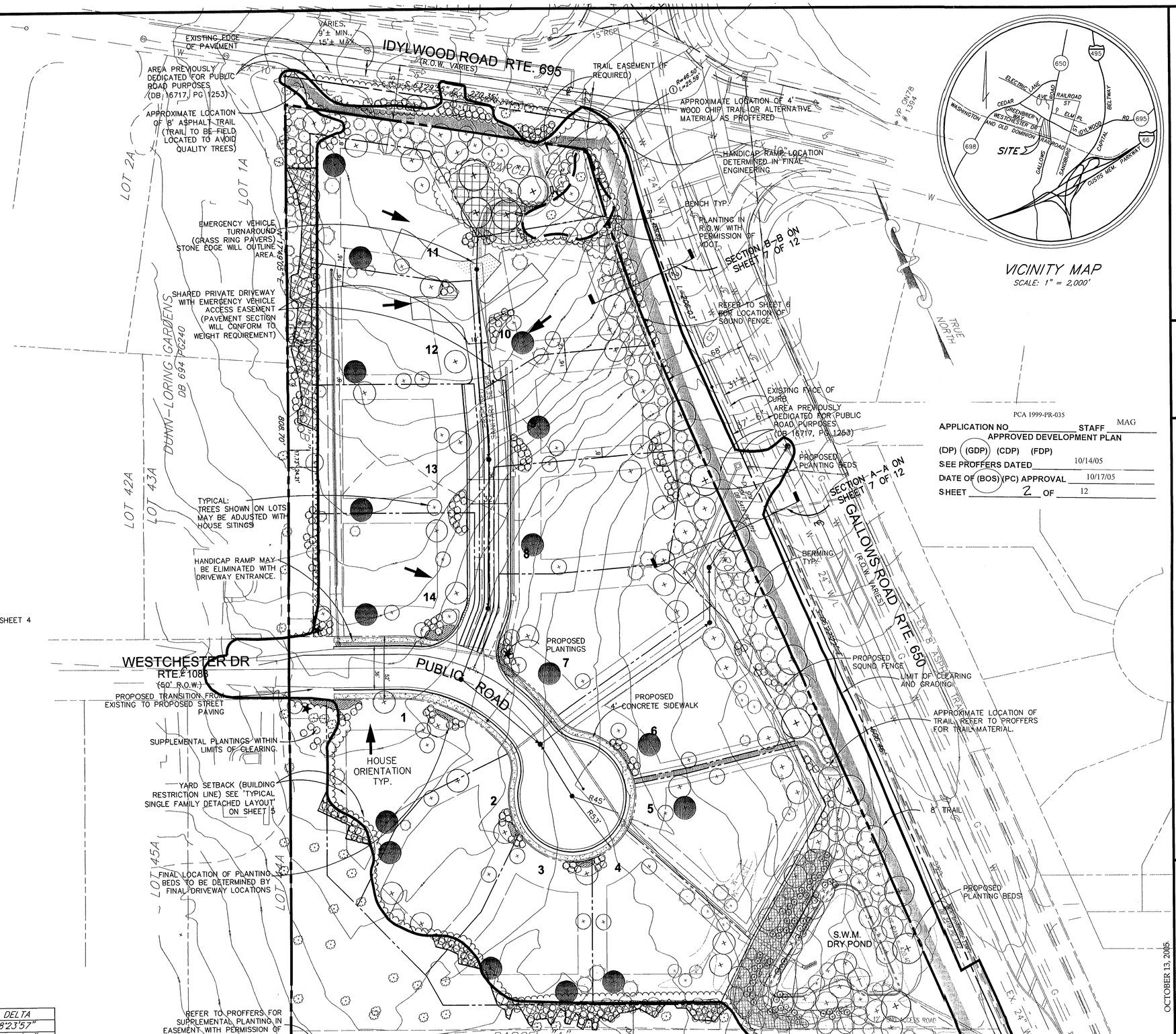
(8) INCLUDES 100% OF THE OPEN SPACE IN THE VEPCO EASEMENT

LANDSCAPE LEGEND:

- EVERGREEN AND DECIDUOUS TREES, TYP.; SEE LANDSCAPE DETAILS PLAN, SHEET 4
- SHRUBS, TYP.; SEE LANDSCAPE DETAILS PLAN, SHEET 4
- POSSIBLE ENTRY FEATURE LOCATION
- EXISTING TREES (TO REMAIN)
- LIMITS OF CLEARING AND GRADING
- 1.0 AC. OF CONTIGUOUS OPEN SPACE
- AREA OF RESTORATION AS DETERMINED BY UFM
- AREA OF TRANSPLANTATION
- PERENNIAL PLANTING BED
- HOUSE ORIENTATION
- WOOD FENCE, SEE DETAILS (4/6) (5/6)

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	1,500.39'	219.95'	110.17'	219.75'	S 02°10'24" E	8°23'57"
2	114.00'	98.73'	52.70'	95.67'	S 47°22'17" E	49°37'18"
3	27.00'	26.37'	14.35'	25.34'	S 05°25'26" W	55°58'08"
4	53.00'	255.87'	47.21'	70.51'	N 75°06'15" E	276°36'30"
5	27.00'	21.14'	11.14'	20.60'	N 40°46'17" W	44°51'26"
6	166.00'	155.99'	84.29'	150.31'	N 45°15'44" W	53°50'22"
7	46.50'	25.59'	13.13'	25.27'	S 14°06'22" E	31°31'42"
8	1,469.89'	206.03'	103.19'	205.86'	S 02°21'26" E	8°01'52"
9	140.00'	141.64'	77.55'	135.68'	S 43°11'52" E	57°58'07"



PCA 1999-PR-035

APPLICATION NO. _____ STAFF MAG

APPROVED DEVELOPMENT PLAN

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

SEE PROFFERS DATED 10/14/05

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

SHEET 2 OF 12

BC Consultants

Planners • Engineers • Surveyors • Landscape Architects

12600 Fair Lakes Circle, Suite 100, Fairfax, VA 22033

(703)449-8100 (703)449-8108 (Fax)

www.bccon.com

COMMONWEALTH OF VIRGINIA — PETER L. RINEK — No. 3968 — 10/3/05 — CERTIFIED LANDSCAPE ARCHITECT

PCA/GDP

CORBIN PROPERTY

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

OCTOBER 13, 2005

BC REVISIONS
REVISED 7-29-05
REVISED 8-16-05 *
REVISED 8-22-05
REVISED 8-23-05
REVISED 10-3-05
APPLICANT

BATAL CORBIN, LLC
3905 RAILROAD AVENUE
SUITE 203-A NORTH
FAIRFAX, VA 22030

DESIGNED BY: DDD
DRAFTED BY: CAD
CHECKED BY: PLR
DATE: JUNE 15, 2005
SCALE: HOR. 1"= 40' VERT.
SHEET 2 OF 12
CO. NO. PCA/GDP 1999-PR
FILE NO. 01104.02.31
CADD NAME: P1104SITE.DWG

REFS: PCBBAS TOPO

LEGEND:

- OAK TREES (3"–6" RANGE)
- DECIDUOUS TREES (3"–6" CAL. RANGE)
- ORNAMENTAL TREES (12'–14' HEIGHT RANGE)
- EVERGREEN TREES (6'–10' HEIGHT RANGE)
- SHRUBS (15"–36" SIZE RANGE)
- CANOPY AREA (SEE SHEET 6 FOR TREE COVER CALCULATIONS)

THIS SHEET FOR LANDSCAPING PURPOSES ONLY

APPLICATION NO. PCA 1999-PR-035 STAFF MAG

APPROVED DEVELOPMENT PLAN

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

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SHEET 3 OF 12

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COMMONWEALTH OF VIRGINIA
PETER L. RINEK
No. 3684
CERTIFIED LANDSCAPE ARCHITECT
6/13/05

PCA/GDP

ILLUSTRATIVE LANDSCAPE PLAN

CORBIN PROPERTY

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

BC REVISIONS
SHEET ADDED 7-29-05
REVISED 8-16-05 *
REVISED 8-22-05
REVISED 8-23-05
REVISED 10-3-05
OWNER
BATAL CORBIN, LLC 3905 RAILROAD AVENUE SUITE 203-A NORTH FAIRFAX, VA 22030

DESIGNED BY: DDD
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DATE: JUNE 15, 2005
SCALE: HOR. 1"= 40' VERT. N/A

SHEET 3 OF 12

CO. NO. PCA/GDP 1999-PR
FILE NO. 01104.02.31
CADD NAME: P1104lsc.DWG

XREFS: 1104BAS

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PCA 1999-PR-035

APPLICATION NO_____ STAFF MAG

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

SEE PROFFERS DATED 10/14/05

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

SHEET 4 OF 12

SYM.	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	TREE COVER COMPUTATION SF/TREE	TOTAL
		ORNAMENTAL TREES					
CC	20	Cercis canadensis	Eastern Redbud	12'-14' Ht.	B&B	125	2,500
CK	27	Cornus kousa	Kousa Dogwood	12'-14' Ht.	B&B	125	3,375
MV	19	Magnolia virginiana	Sweetbay Magnolia	12'-14' Ht.	B&B	125	2,375
SO	7	Stewartia ovata	Mountian Stewartia	12'-14' Ht.	B&B	125	875
SJ	11	Styrax japonicus	Japanese Snowbell	12'-14' Ht.	B&B	125	1,375
AA	15	Amelanchier canadensis	Serviceberry	6' Ht.	B&B	75	1,125
						TOTAL	11,625 sf
		LARGE DECIDUOUS TREES					
BN	15	Betula Nigra	River Birch	12'-14' Ht.	B&B	175	2,625
PL*	3	Plantanus acerifolia	London Planetree	6" CAL	B&B	400	1,200
QA	12	Quercus alba	White Oak	4"-4.5" CAL	B&B	300	3,600
QA*	11	Quercus alba	White Oak	6" CAL	B&B	400	4,400
QR	6	Quercus rubra	Northern Red Oak	3"-3.5" CAL	B&B	250	1,500
QR*	12	Quercus rubra	Northern Red Oak	4"-4.5" CAL	B&B	300	3,600
QV	8	Quercus velutina	Black Oak	3"-3.5" CAL	B&B	250	2,000
SA	2	Salix alba Tristis	Golden Weeping Willow	4"-4.5" CAL	B&B	250	500
TD	2	Taxodium distichum	Bald Cypress	4"-4.5" CAL	B&B	250	500
AR	17	Acer rubrum	Red Maple	3"-3.5" CAL	B&B	250	4,250
AR*	1	Acer rubrum	Red Maple	4"-4.5" CAL	B&B	300	300
LT	14	Liriodendron tulipifera	Tulip Poplar	3"-3.5" CAL	B&B	250	3,500
LT*	1	Liriodendron tulipifera	Tulip Poplar	6" CAL	B&B	400	400
QR1	6	Already Planted Red Oaks		3"-3.5" CAL		250	1,500
						TOTAL	30,775 sf
		EVERGREEN TREES IV					
MG	3	Magnolia grandiflora	Southern Magnolia	6' HT.	B&B	150	450
MG*	7	Magnolia grandiflora	Southern Magnolia	8'-10' HT.	B&B	200	1,400
PT	21	Pinus taeda	Loblolly Pine	6' HT.	B&B	150	3,150
	11	Existing Holly Saplings				---	---
						TOTAL	5,000
		EVERGREEN TREES III					
PA	2	Picea abies	Norway Spruce	6' HT.	B&B	125	250
PA*	22	Picea abies	Norway Spruce	8'-10' HT.	B&B	150	3,300
						TOTAL	3,550 sf
		EVERGREEN TREES II					
CJ	9	Cryptomeria japonica	Japanese Cryptomeria	8'-10' HT.	B&B	100	900
CL	3	Cupressocyparis leylandii	Leyland Cypress	8'-10' HT.	B&B	100	300
IO	10	Ilex opaca	American Holly	6' HT.	B&B	75	750
IO*	6	Ilex opaca	American Holly	8'-10' HT.	B&B	100	600
JV	23	Juniperus virginiana	Eastern Red Cedar	6' HT.	B&B	75	1,725
						TOTAL	4,275
						OVERALL TOTAL	55,225 sf

* PLANT WITH LARGE SIZE

TREES TO BE LOCATED WITHIN 35' OF BUILDING FOR ENERGY CONSERVATION PURPOSES.

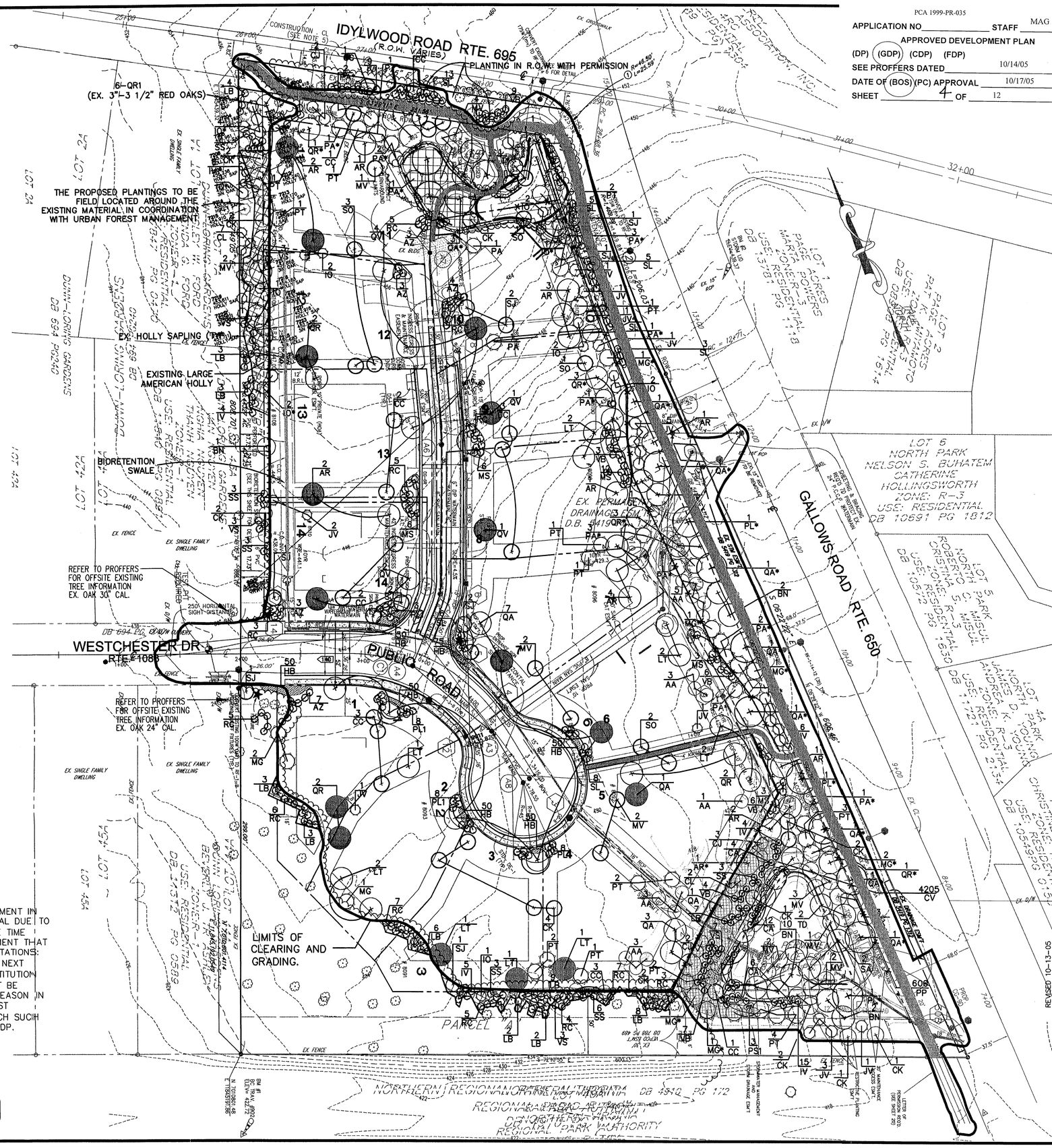
(FOR REFERENCE ONLY, PLANT LOCATIONS SHOW ON SEPARATE EXHIBIT)

SYM.	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
AC	6	Amelanchier canadensis	Serviceberry	8'-10'	B&B
CC	10	Cercis canadensis	Eastern Redbud	8'-10'	B&B
ID	12	Ilex decidua	Possum Haw Holly	6' HT.	B&B
JV	15	Juniperis virginiana	Eastern Redcedar	6' HT.	B&B

SYM.	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
		SHRUBS & GRASSES			
AZ	20	Azalea 'Nancy of Robin Hill'	Nancy of Robin Hill Azalea	15"-18"	Cont.
CA	22	Clethra Alnifolia	Summersweet	18"-24"	Cont.
IV	49	Ilex Verticillata	Winterberry	18"-24"	Cont.
LB	50	Lindera benzoin	Spice Bush	24"-30"	Cont.
MS	30	Miscanthus sinensis 'Morning Light'	Morning Light Miscnathus	3 gal.	Cont.
PL1	30	Prunus Laurocerasus 'Otto Luken'	Cherry Laurel	24"-30"	Cont.
PS1	3	Pennisetum 'Hameln'	Dwarf Fountain Grass	1 gal.	Cont.
RC	60	Rhododendron calendulaceum	Flame Azalea	30"-36"	Cont.
SL	52	Prunus Schipkaensis	Skip Laurel	30"-36"	Cont.
SS	30	Calycanthus floridus	Carolina Allspice (Sweetshrub)	18"-24"	Cont.
VB	35	Viburnum opulus	European Cranberrybush Viburnum	30"-36"	Cont.
VS	19	Itea virginica	Virginiia Sweetspire	24"-30"	Cont.
		GROUND COVERS			
HB	375	Hamamelis 'mollis brevipetala'	Daylilly	1qt.	8"o.c.
PP	600	Pachysandra procumbens	Alleghany Pachysandra	2 1/4" P.P.	4" o.c. Single Row
CV	4205	Coronilla varia	Crown Vetch	BARE ROOT	12"o.c.

1. ALL PLANTS ARE TO BE FIELD ADJUSTED TO UFM SPECIFICATIONS.
2. THE LANDSCAPE PLAN MAY ALLOW FOR THE SUBSTITUTION, AS APPROVED BY URBAN FOREST MANAGEMENT IN CONSULTATION WITH A DUNN LORING GARDENS CIVIC ASSOCIATION REPRESENTATIVE, OF PLANT MATERIAL DUE TO A DESIGNATED SIZE AND/OR SPECIES OF PLANT MATERIAL NOT BEING REASONABLY AVAILABLE AT THE TIME APPLICANT IS IMPLEMENTING THE APPROVED LANDSCAPE PLAN AND NOTIFIES URBAN FOREST MANAGEMENT THAT THE DESIGNATED SPECIES AND SIZE IS NOT REASONABLY AVAILABLE, SUBJECT TO THE FOLLOWING LIMITATIONS: (i) THERE SHALL BE NO SUBSTITUTION FOR THE OAKS OR MAPLES, WHICH SHALL BE PLANTED IN THE NEXT SUCCESSIVE SPRING OR FALL PLANTING SEASONS IN WHICH THEY BECOME AVAILABLE; (ii) SUCH SUBSTITUTION SHALL NOT RESULT IN A DECREASE IN PROFFERED TREE CANOPY; (iii) SUCH SUBSTITUTION SHALL NOT BE ALLOWED BEFORE ONE SPRING AND ONE FALL PLANTING SEASON HAS PASSED AFTER THE PLANTING SEASON IN WHICH THE APPLICANT IS IMPLEMENTING THE APPROVED LANDSCAPE PLAN AND NOTIFIES URBAN FOREST MANAGEMENT THAT THE DESIGNATED SPECIES AND SIZE IS NOT REASONABLY AVAILABLE; AND (iv) EACH SUCH SUBSTITUTED PLANT MATERIAL MUST BE CHOSEN FROM A LIKE SPECIES LISTED ON SHEET 4 OF THE GDP.
3. ALL PERIPHERAL, NON-LOT TREES TO BE STAKED IN THE FIELD FOR UFM APPROVAL BEFORE PLANTING.

THIS SHEET FOR LANDSCAPING PURPOSES ONLY



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COMMONWEALTH OF VIRGINIA — PETER L. RINECK — No. 3 — 10/13/05 — CERTIFIED LANDSCAPE ARCHITECT

PCA/GDP
LANDSCAPE DETAILS PLAN
CORBIN PROPERTY

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

BC REVISIONS
REVISED 7-29-05
REVISED 8-16-05
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REVISED 10-3-05
REVISED 10-13-05

OWNER: BATAL CORBIN, LLC, 3905 RAILROAD AVENUE, SUITE 203-A NORTH, FAIRFAX, VA 22030

DESIGNED BY: DDD

DRAFTED BY: CAD

CHECKED BY: PLR

DATE: JUNE 15, 2005

SCALE: HOR. 1"= 40' VERT. N/A

SHEET 4 OF 12

CO. NO. PCA/GDP 1999-PR

FILE NO. 01104.02.31

CADD NAME: 1104lsc-DT.DWG

XREFS: 11048AS

PCA 1999-PR-035

APPLICATION NO_____ STAFF MAG

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

SEE PROFFERS DATED 10/14/05

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

SHEET 5 OF 12

GENERAL NOTES:

1. THE PROPERTY DELINEATED ON THIS PROFFERED CONDITION AMENDMENT/GENERALIZED DEVELOPMENT PLAN (PCA/GDP) IS IDENTIFIED ON FAIRFAX COUNTY TAX ASSESSMENT MAP #39-4 ((58)), PARCEL 1-14, A AND B AND ARE ZONED R-2 CLUSTER.

2. THE BOUNDARY INFORMATION SHOWN HEREON IS BASED ON A BOUNDARY SURVEY PERFORMED BY BC CONSULTANTS, INC. DATED NOVEMBER 05, 2003.

3. THE TOPOGRAPHIC INFORMATION SHOWN HEREON IS FROM HIGH FLIGHT AERIAL TOPOGRAPHY. THE TOPOGRAPHY IS SHOWN AT A TWO FOOT CONTOUR INTERVAL. THE BC CONSULTANTS ASSUME NO RESPONSIBILITY FOR DESIGN OR CONSTRUCTION CHANGES DUE TO INACCURACIES IN TOPOGRAPHIC INFORMATION SHOWN HEREON.

4. THE PROPERTY SHOWN ON THIS PCA/GDP IS IN THE PROVIDENCE MAGISTERIAL DISTRICT, THE CAMERON SEWER DISTRICT (CAMERON I-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.

6. ACCORDING TO THE 2002 COUNTY WIDE TRAILS PLAN, A 8' TYPE I, ASPHALT PEDESTRIAN TRAIL IS REQUIRED FOR THE PROPERTY'S FRONTAGE WITH IDYLWOOD ROAD AND GALLOWS ROAD. THE APPROXIMATE LOCATION OF THE TRAIL ALONG IDYLWOOD ROAD IS SHOWN ON THE PLAN.

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

8. STORMWATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICES (BMP) WILL BE PROVIDED IN ACCORDANCE WITH THE FAIRFAX COUNTY ORDINANCES AS APPROVED BY THE FAIRFAX CO. DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES. STORM WATER DETENTION AND BMP'S WILL BE PROVIDED IN AN ON SITE POND. SEE SHEETS 9 AND 10 FOR THE REQUIRED SWM/BMP INFORMATION AND CALCULATIONS.

9. THIS PLAN DOES NOT PURPORT TO SHOW ALL EXISTING UNDERGROUND UTILITIES AND THOSE SHOWN ARE APPROXIMATE.

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 LIMITS OF CLEARING AND GRADING WILL BE ADHERED TO AS PROFFERED.

13. ANY AND ALL OFF-SITE GRADING, R.O.W., PARKING, ACCESS & UTILITY CROSSINGS SHALL BE ALLOWED WITH PERMISSION OF ADJACENT OWNERS AND/OR THEIR ASSOCIATED HOMEOWNER'S ASSOCIATION.

14. PUBLIC AND PRIVATE STREETS SHALL CONFORM TO STANDARDS SET BY THE FAIRFAX COUNTY PUBLIC FACILITIES MANUAL, SECTION 7 AND/OR VDOT.

15. 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. THE GARAGE AND DRIVEWAY SPACE (MIN. OF 18') WILL PROVIDE A MINIMUM OF 4 PARKING SPACES PER UNIT. THE GARAGE AND ANY TANDUM DRIVEWAY SPACE (MIN 18') WILL BE COUNTED AS PART OF THE REQUIRED PARKING SPACES. THE APPLICANT RESERVES THE RIGHT TO PROVIDE MORE THAN THE MINIMUM REQUIRED PARKING. ON SITE PARKING MAY BE LOCATED ON THE SURFACE OR WITHIN THE BUILDING FOOT PRINT.

16. IN ACCORDANCE WITH PARAGRAPH 5 OF SECTION 18-204 OF THE ZONING ORDINANCE, MINOR MODIFICATIONS MAY OCCUR WITH FINAL ENGINEERING AND DESIGN. BUILDING FOOTPRINTS MAY BE INCREASED OR DECREASED SO LONG AS THE YARD SET BACKS (BUILDING RESTRICTION LINES), OPEN SPACE, TREE SAVE, AND LANDSCAPING ARE NOT REDUCED. THE APPLICANT RESERVES THE RIGHT TO DEVELOP A LESSER NUMBER OF DWELLING UNITS THAN THAT NUMBER REPRESENTED.

17. ALL EXISTING STRUCTURES FOUND ON SITE ARE TO BE REMOVED.

18. ADEQUATE CLEAR SIGHT DISTANCE WILL BE PROVIDED INCLUDING NECESSARY RIGHT-OF-WAY GRADE AS AGREED TO BY VDOT.

18-202 COMMENTS:

(THE FOLLOWING RESPOND TO THE FAIRFAX COUNTY ORDINANCE 18-202 CHECKLIST)

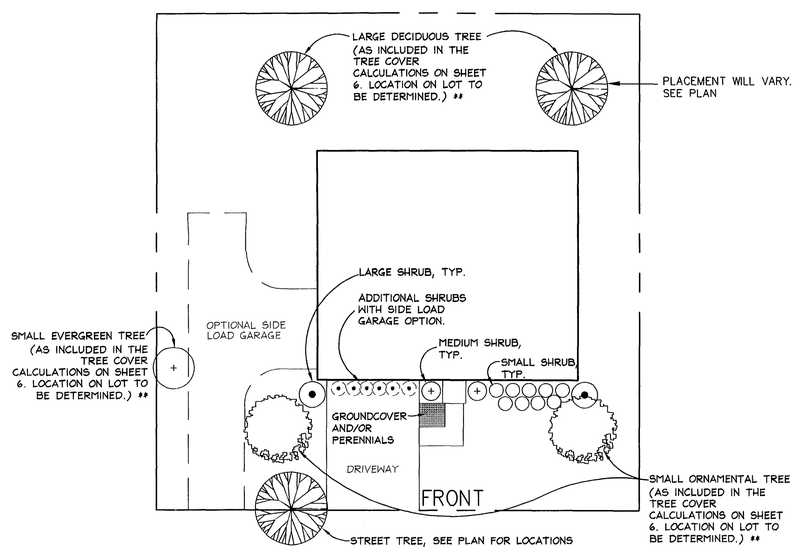
10. A. AS SHOWN ON THE PLAN.
    B. N/A
    C. AS SHOWN ON THE PLAN.
    D. AS SHOWN ON THE PLAN.
    E. WATER AND SANITARY SEWER IS AVAILABLE AND WILL BE SHOWN ON THE SUBDIVISION PLAN. SWM/BMP'S WILL BE PROVIDED IN AN ON SITE SWM/BMP FACILITY (SEE PLAN FOR LOCATION AND GENERAL NOTE 8 FOR ADDITIONAL INFORMATION).
    F. AN EXISTING 30' VEPCO EASEMENT IS SHOWN ON THE PLAN. ALL OTHER KNOWN UTILITY EASEMENTS ARE SHOWN ON THE PLAN.
    G. SEE SITE TABULATION.
    H. SEE GENERAL NOTE NO. 3.
    I. SELECTED QUALITY TREES ON SITE WILL BE PRESERVED. SEE PLAN FOR LOCATIONS.
    J. QUALITY TREES WILL BE PRESERVED ALONG THE SITE'S SOUTHWESTERN BOUNDARY. AN EXTENSIVE LANDSCAPE PLAN OF DECIDUOUS AND EVERGREEN TREES ALONG THE WESTERN BOUNDARY WILL SUPPLEMENT THE EXISTING VEGETATION TO PROVIDE A LANDSCAPE BUFFER BETWEEN THE EXISTING AND PROPOSED HOUSES.
    K. ALL EXISTING STRUCTURES ON THE SITE, ARE TO BE REMOVED. THEIR DATES OF CONSTRUCTION ARE NOT KNOWN.
    L. N/A
    M. SEE SITE TABULATION.
    N. QUALITY TREES WILL BE PRESERVED IN THE OPEN SPACE AREAS TO PROVIDE A NATURAL LANDSCAPE AMENITY AREA. AN EXTENSIVE LANDSCAPE PLAN IS PROVIDED.
    O. PUBLIC IMPROVEMENTS ARE AS SHOWN ON THE PLAN. TIMING FOR PROVIDING SUCH IMPROVEMENTS WILL DEPEND ON MARKET CONDITIONS.
    P. DEVELOPMENT SCHEDULE AND PHASING TO BE DETERMINED AS MARKET CONDITIONS ALLOW.
    Q. NO FLOODPLAINS, EQC'S OR RPA'S ARE LOCATED ON SITE.
    R. AS SHOWN ON THE PLAN.
    S. AS SHOWN ON THE PLAN (SHEETS 3 & 4) AND THE EXISTING VEGETATION MAP (SHEET 11).
    T. THERE ARE NO KNOWN GRAVES OR PLACES OF BURIAL ON SITE.
    U. OWNERS AND APPLICANT:

TAX I.D. NO.	PARCEL #	OWNER AND APPLICANT:
39-4 ((58))	1-14	BATAL CORBIN, LLC 3905 RAILROAD AVENUE SUITE 203-A NORTH FAIRFAX, VA 22030

TAX I.D. NO.	PARCEL #	OWNER:
39-4 ((58))	A AND B	CORBIN HOMEOWNERS ASSOCIATION, INC. 3905 RAILROAD AVENUE SUITE 203-A NORTH FAIRFAX, VA 22030

9-615 COMMENTS:

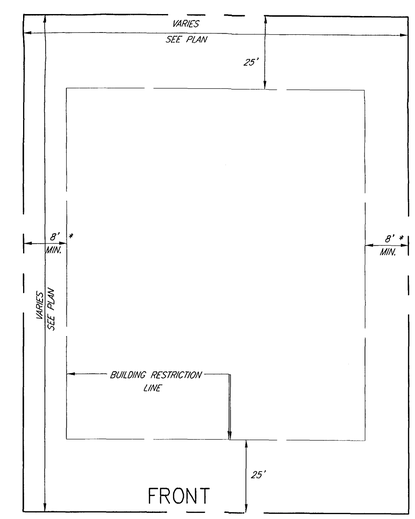
1. A. AS SHOWN ON THE PLAN.
   B. SEE SITE TABULATIONS.
   C. AS SHOWN ON THE PLAN.
   D. SEE SITE TABULATIONS.
   E. AS NOTED ON PLAN.
   F. SEE SITE TABULATIONS.
   G. SEE GENERAL NOTE NO. 3.
   H. AS SHOWN ON THE PLAN.
   I. THE OPEN SPACE IS PROVIDED AS A NATURALIZED LANDSCAPE AMENITY AREA FOR THE COMMUNITY'S USE.
   J. AS SHOWN ON THE PLAN.
   K. ALL EXISTING STRUCTURES ON THE SITE ARE TO BE REMOVED. THEIR DATES OF CONSTRUCTION ARE NOT KNOWN.
   L. SEE GENERAL NOTE NO. 7.
   M. MINIMUM AND AVERAGE LOT SIZES ARE AS SHOWN IN THE SITE TABULATIONS. YARD SETBACKS (BUILDING RESTRICTION LINES) ARE AS DEPICTED IN THE 'TYPICAL SINGLE FAMILY DETACHED LOT LAYOUT' DETAIL BELOW. PERIPHERAL DIMENSIONS TO INDIVIDUAL LOT LINES ARE AS SHOWN ON THE PLAN.
   N. SWM/BMP'S WILL BE PROVIDED IN AN ON SITE SWM/BMP FACILITY (SEE PLAN FOR LOCATION AND GENERAL NOTE 8 FOR ADDITIONAL INFORMATION).
   O. NO FLOODPLAINS, EQC'S OR RPA'S ARE LOCATED ON SITE.
   P. AS SHOWN ON THE PLAN (SHEETS 3 & 4) AND THE EXISTING VEGETATION MAP (SHEET 11).
   Q. N/A.
   R. AS SHOWN ON THE PLAN.
   S. THERE ARE NO KNOWN GRAVES OR PLACES OF BURIAL ON SITE.
   T. AS SHOWN ON THE PLAN.
2. THE PLAN DEMONSTRATES THAT CLUSTER DEVELOPMENT WILL PRESERVE THE ENVIRONMENTAL INTEGRITY OF THE SITE BY (i) PROTECTING AND PROMOTING THE PRESERVATION OF THE UPLAND FOREST IN PORTIONS OF THE SOUTHERN AND WESTERN BUFFERS, THE PIONEER GROWTH IN PORTIONS OF THE WESTERN BUFFER, AND CERTAIN MATURE TREES IN THE NORTHERN PORTION OF THE PROPERTY; AND (ii) BY PRESERVING VEGETATED VIEWS ALONG IDLYWOOD ROAD, AND ENHANCING THE VEGETATED VIEWS ALONG GALLOWS ROAD THROUGH EXTENSIVE BERMING AND LANDSCAPING WITH SIGNIFICANTLY SIZED TREES FOR IMMEDIATE BUFFERING BENEFIT.
3. PROPOSED DEVELOPMENT DOES NOT EXCEED THE MAXIMUM DENSITY SPECIFIED FOR AN R-2 CLUSTER DISTRICT.
4. A CLUSTER SUBDIVISION PLAT, IN CONFORMANCE WITH CLUSTER SUBDIVISION PROVISIONS WITHIN THE ZONING ORDINANCE, WILL BE PROVIDED UPON APPROVAL OF THIS PLAN.
5. N/A



TYPICAL SINGLE FAMILY DETACHED LOT LANDSCAPING

NOT TO SCALE

** THESE TREES MAY BE SHOWN ON SHEETS 3 AND 4. FINAL LOCATIONS MAY BE ADJUSTED TO SATISFY ENERGY CONSERVATION IN ACCORDANCE WITH THE FAIRFAX COUNTY PUBLIC FACILITIES MANUAL, SECTION 12-0501.10A-10D AND PLATE 3-12. THESE TREE MAY BE FIELD LOCATED AND VERIFIED BY UFM TO BE WITHIN 35' OF THE HOUSE AND ON THE WESTERN SIDE.



* 8' MINIMUM, BUT A TOTAL MINIMUM OF 24'

TYPICAL SINGLE FAMILY DETACHED LOT LAYOUT

NOT TO SCALE

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BCcon@bccon.com

COMMONWEALTH OF VIRGINIA PETER L. RINEK No. 326 REGISTERED LANDSCAPE ARCHITECT

PCA/GDP
GENERAL NOTES AND COMMENTS
CORBIN PROPERTY
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

BC REVISIONS	
REVISED 7-29-05	OCTOBER, 03-05
REVISED 8-16-05	OCTOBER 13, 2005
REVISED 8-22-05	
REVISED 8-23-05	

OWNER APPLICANT:
BATAL CORBIN, LLC
3905 RAILROAD AVENUE
SUITE 203-A NORTH
FAIRFAX, VA 22030

DESIGNED BY: DDD
DRAFTED BY: CAD
CHECKED BY: PLR
DATE: JUNE 15, 2005
SCALE: HOR. N/A VERT. N/A
SHEET 5 OF 12
CO. NO. PCA/GDP 1999-PR
FILE NO. 01104.02.31
CADD NAME: P1104NOT.DWG

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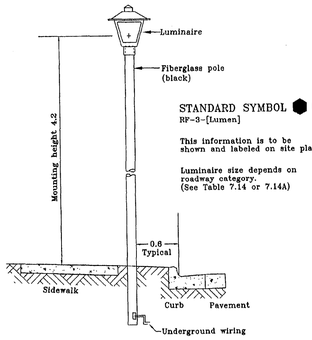
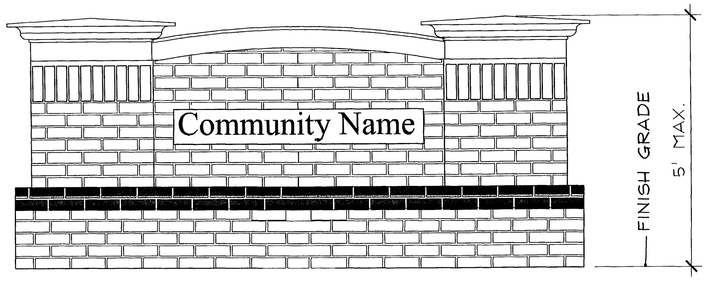


① STREET LIGHT

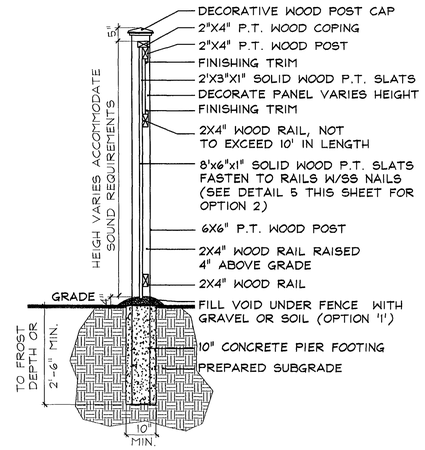
NO SCALE



② ENTRY FEATURE/SIGNAGE

SCALE 3/4" = 1'-0"

NOTE: THE ENTRY FEATURE/SIGNAGE SHOWN IS FOR ILLUSTRATIVE PURPOSES TO SHOW QUALITY OF DESIGN AND MATERIALS ONLY. THE FINAL ENTRY FEATURE/SIGNAGE PROVIDED SHALL CONFORM TO THE PROVISIONS OF ARTICLE 12 (SIGNS) OF THE FAIRFAX COUNTY ZONING ORDINANCE AND HEIGHT REQUIRED.

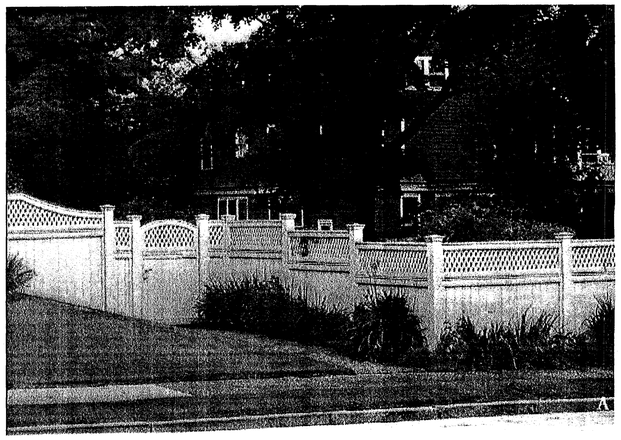


③ FENCE SECTION

SCALE 1/2" = 1'-0"

TREE COVER CALCULATIONS

SURVEYED GROSS SITE AREA (S.G.S.A.) BEFORE DEDICATION:	7.694520 Ac. or 335,203 s.f.
EXISTING ZONE:	R-2 CLUSTER
TREE COVER REQUIRED (20% OF S.G.S.A.)	67,041 s.f.
EXISTING CANOPY AREA:	56,014 s.f.±
TREE COVER TO BE PROVIDED BY PLANTING	55,225 s.f.
TOTAL AREA OF TREE COVER	111,239 s.f.± (33.18% ±)

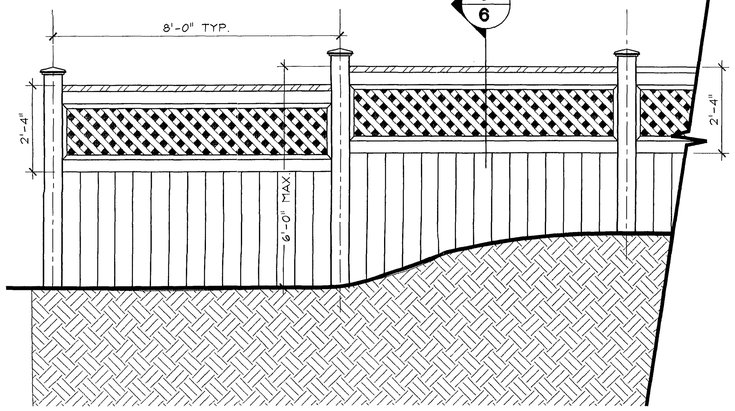


④ WOOD FENCE

NO SCALE

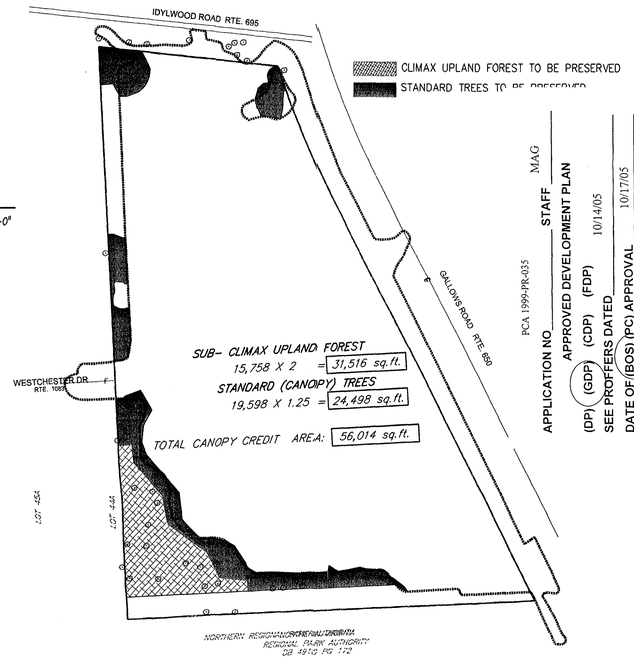
(FOR SOUND MITIGATION)

* HEIGHT VARIES WITH BERM.
* LATTICE ON TOP WILL BE SOLID BEHIND.
* LATTICE HEIGHT WILL INCREASE OR DECREASE TO BE PROPORTIONAL TO OVERALL HEIGHT OF FENCE.
* FENCE TO BE STAINED OR PAINTED



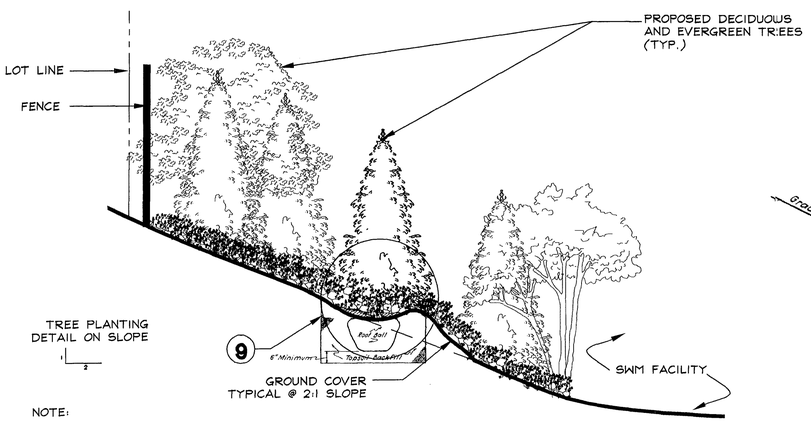
⑤ WOOD FENCE ELEVATION

SCALE 1/2" = 1'-0"



⑦ EXISTING TREE CANOPY CREDIT EXHIBIT

SCALE 1" = 100'

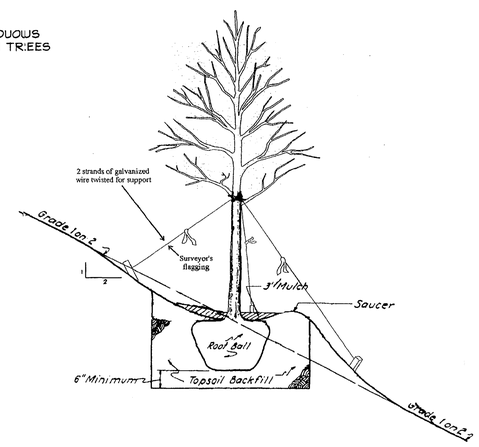


NOTE:

1. ILLUSTRATIVE TREES ARE SHOWN IN THEIR PLANTING INSTALLATION HEIGHTS.

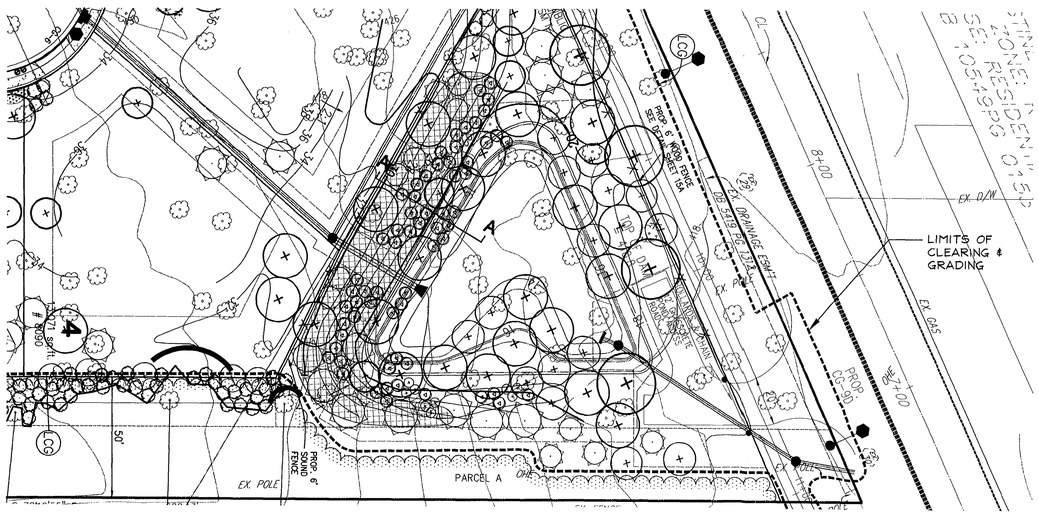
⑧ SECTION A-A

SCALE 1" = 4'-0"



⑨ TREE PLANTING ON SLOPE

NO SCALE



⑩ POND DETAIL

SCALE 1" = 30

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COMMONWEALTH OF VIRGINIA — PETER L. RINEK — No. 3329 — CERTIFIED LANDSCAPE ARCHITECT

PCA/GDP
SITE DETAILS

CORBIN PROPERTY

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

PCA 1999-PR-035 — MAG

APPLICATION NO. _____ STAFF
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP) 10/14/05
SEE PROFFERS DATED _____ 10/17/05
DATE OF (BOS) (PC) APPROVAL _____
SHEET 6 OF 12

BC REVISIONS	
REVISED 7-29-05	REVISED 10-03-05
REVISED 8-16-05	OCTOBER 13, 2005
REVISED 8-22-05	
REVISED 8-23-05	

APPLICANT:
BATAL CORBIN, LLC
3905 RAILROAD AVENUE
SUITE 203-A NORTH
FAIRFAX, VA 22030

DESIGNED BY: DDD
DRAFTED BY: CAD
CHECKED BY: PLR
DATE: JUNE 15, 2005
SCALE: HOR. AS SHOWN VERT.
SHEET 6 OF 12
CO. NO. PCA-GDP-1999 PR
FILE NO. 01104.02.31
CADD NAME: P1104DET.DWG

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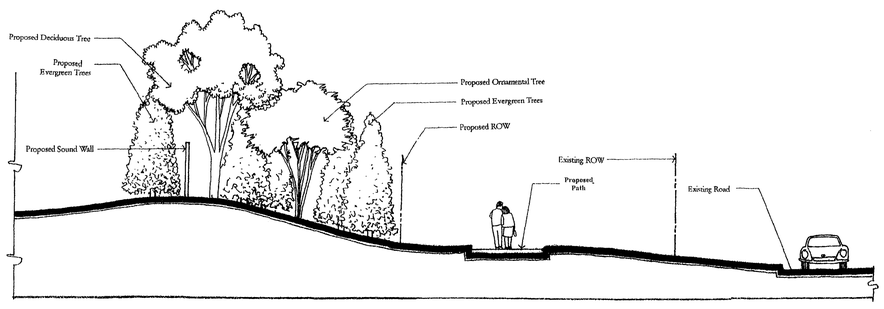
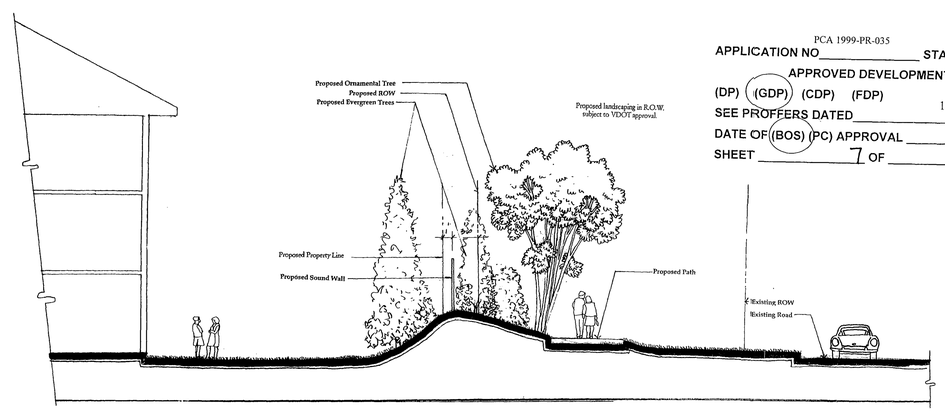
ARCHITECTURAL ELEVATIONS

(FOR ILLUSTRATIVE PURPOSES ONLY)



SECTION A - A

SCALE: 1/8" = 1'



SECTION B - B

SCALE: 1/8" = 1'

PCA/GDP
NO CHANGE TO CONTENT
(FROM PREVIOUSLY APPROVED GDP
DATED 12-16-02 AS REVISED THROUGH 9-8-03)

APPLICATION NO PCA 1999-PR-035 STAFF MAG

APPROVED DEVELOPMENT PLAN

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

SEE PROFFERS DATED 10/14/05

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

SHEET 7 OF 12

OCTOBER 13, 2005
9-03-05
8-23-05
8-22-05
8-16-05
7-29-05
SEPTEMBER 8, 2003

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COMMONWEALTH OF VIRGINIA
PETER L. RINEK
No. 588
CERTIFIED ARCHITECT
10/15/05

~~GENERALIZED DEVELOPMENT PLAN~~

TYPICAL HOUSE ELEVATIONS (ILLUSTRATIVE PURPOSES ONLY)

CORBIN PROPERTY

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

BC REVISIONS
MAY 29, 2003
REVISED JUNE 11, 2003
REVISED JULY 15, 2003
REVISED AUGUST 28, 2003

OWNER
CONTRACT PURCHASER & APPLICANT:
BBV BUILDING COMPANIES, INC.
3930 WALNUT STREET
SUITE 240
FAIRFAX, VA 22030

DESIGNED BY: DDD
DRAFTED BY: CAD
CHECKED BY: PLR
DATE: DECEMBER 16, 2002
SCALE: HOR. NA VERT.
SHEET ~~5 OF 6~~
CO. NO. PCA/GDP 1999-PR
FILE NO. 01104.11.06.0
CADD NAME: PCBELV.DWG

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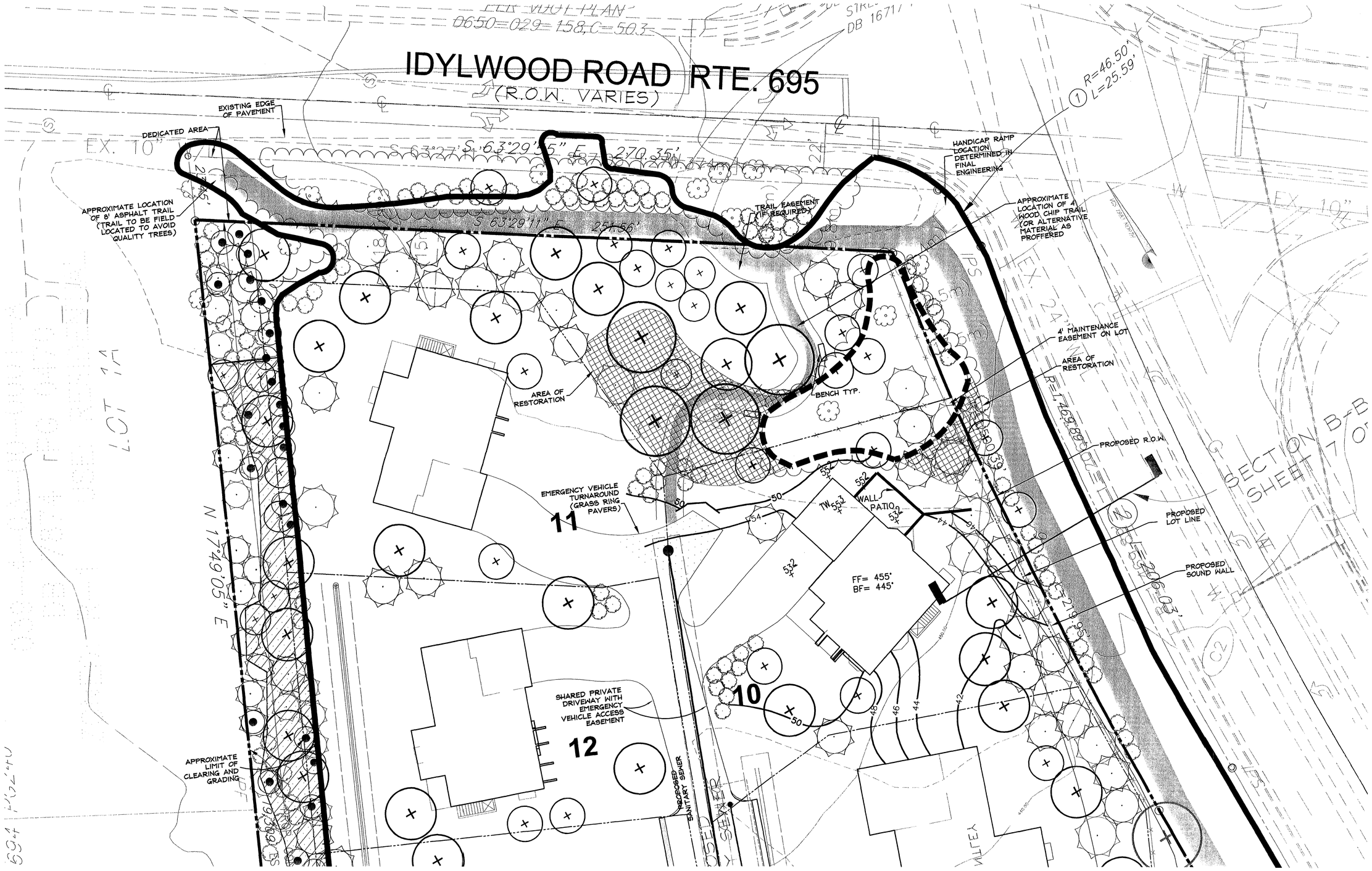

HOUSE FOOTPRINTS AND DRIVEWAYS ARE FOR ILLUSTRATIVE PURPOSES ONLY

GRADING SHOWN IS APPROXIMATE

PCA 1999-PR-035

APPLICATION NO _____ STAFF MAG

APPROVED DEVELOPMENT PLAN

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

SEE PROFFERS DATED 10/14/05

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

SHEET 8 OF 12

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COMMONWEALTH OF VIRGINIA PETER L. RINEK No. 336 CERTIFIED LANDSCAPE ARCHITECT 10/31/05

PCA/GDP

DETAILS PLAN VIEW

CORBIN PROPERTY

PROVIDENCE DISTRICT

FAIRFAX COUNTY, VIRGINIA

BC REVISIONS	
REVISED 7-29-05	OCTOBER, 03-05
REVISED 8-16-05	OCTOBER 13, 2005
REVISED 8-22-05	
REVISED 8-23-05	

OWNER APPLICANT:

BBV BUILDING COMPANIES, INC.
3930 WALNUT STREET
SUITE 240
FAIRFAX, VA 22030

DESIGNED BY: DDD

DRAFTED BY: CAD

CHECKED BY: PLR

DATE: JUNE 15, 2005

SCALE: HOR. 1"=16' VERT.

SHEET 8 OF 12

CO. NO. PCA/GDP 1999-PR

FILE NO. 01104.02.31

CADD NAME: P1104VIEW.DWG

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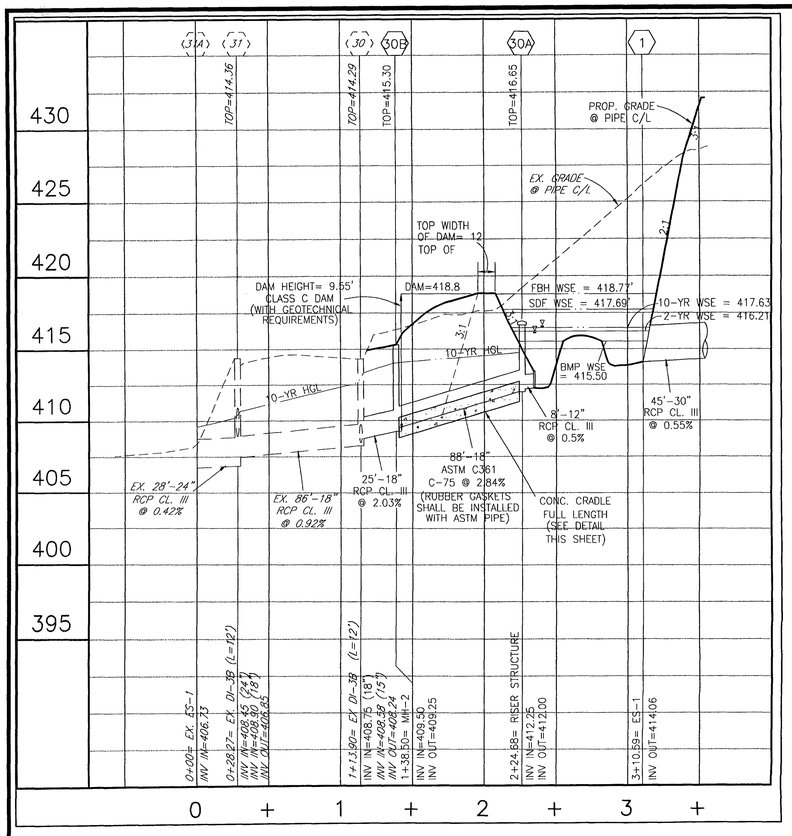
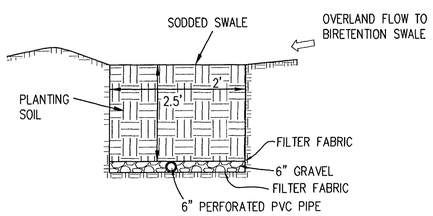


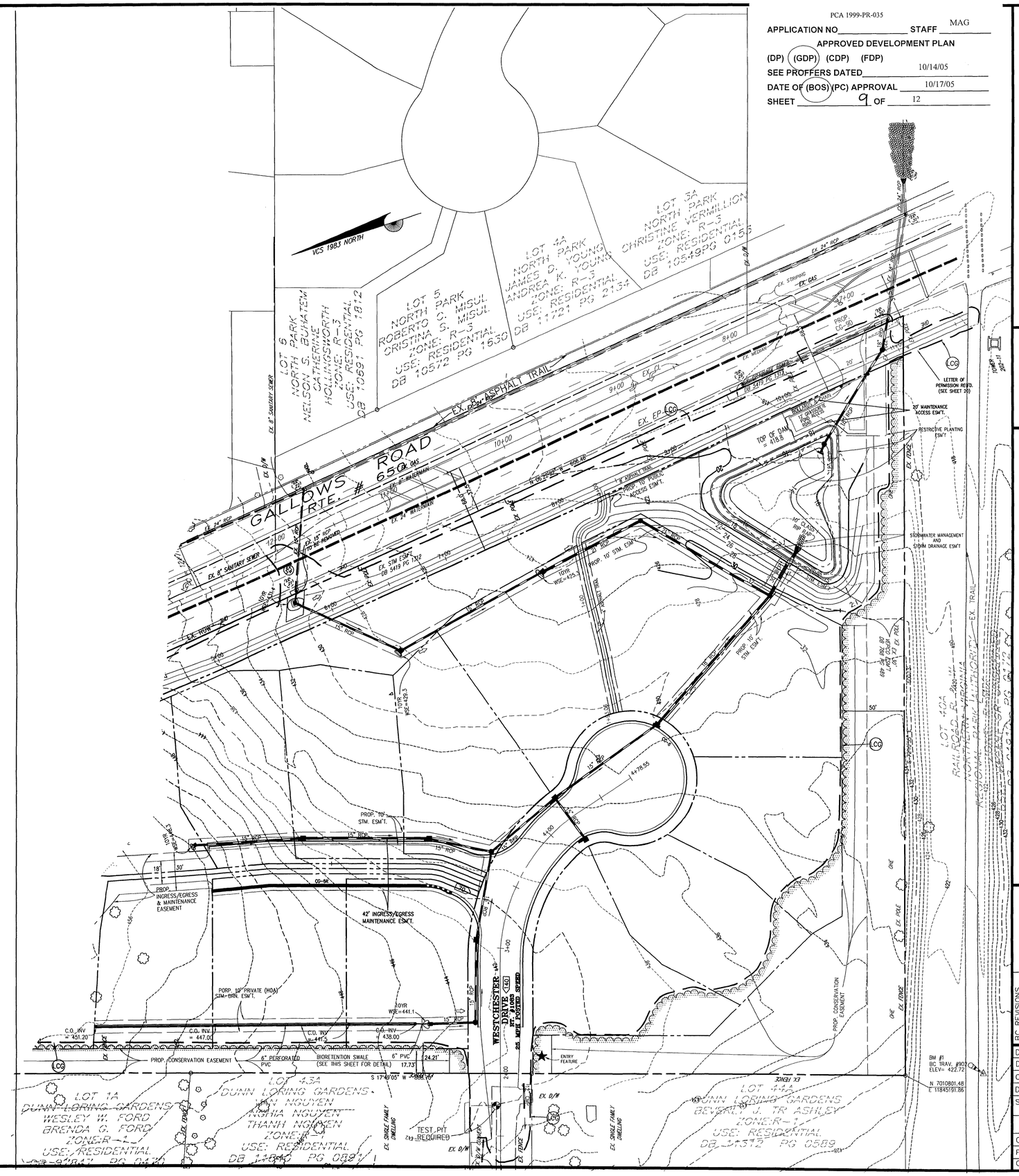
STORMWATER MANAGEMENT DRY POND PROFILE
SCALE: 1"=50'

BIORETENTION SWALE CROSS -SECTION
[NOT TO SCALE]



DENOTES OVERLAND RELIEF PATH

SEE SHEET 10 FOR ADDITIONAL SWM/BMP CALCULATIONS AND INFORMATION



PCA 1999-PR-035

APPLICATION NO_____ STAFF MAG

APPROVED DEVELOPMENT PLAN

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

SEE PROFFERS DATED 10/14/05

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

SHEET 9 OF 12

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COMMONWEALTH OF VIRGINIA PETER L. RINEK No. 3000 CERTIFIED LANDSCAPE ARCHITECT 10/17/05

PCA/GDP
STORMWATER MANAGEMENR & BMP COMPUTATIONS
CORBIN PROPERTY
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

BC REVISIONS	
7-29-05	OCTOBER, 03-05
REVISED 8-16-05	OCTOBER 13, 2005
REVISED 8-22-05	
REVISED 8-23-05	

OWNER APPLICANT:
BATAL CORBIN, LLC
3905 RAILROAD AVENUE
SUITE 203-A NORTH
FAIRFAX, VA 22030

DESIGNED BY: EKL
DRAFTED BY: CAD
CHECKED BY: PLR
DATE: JUNE 15, 2005
SCALE: HOR. NA
VERT.
SHEET 9 OF 12
CO. NO. PCA/GDP 1999-PR
FILE NO. 01104.02.31
CADD NAME: P1104swm.DWG

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XREFS: 11104BAS

I. WATER QUALITY NARRATIVE

This project is a 7.70-acre site that is located within the Cameron Run and Accotink Creek Watersheds. All existing structures on this site will be removed with the proposed development. Per the Fairfax County Chesapeake Bay Preservation Area regulations, as the entire site is outside of the Watershed Protection Overlay District (WSPOD), 40% phosphorous removal shall be achieved by BMP measures. BMP credit will be achieved by a dry pond facility that collects runoff from on-site (B1), conservation easements over 0.64-acres of the subject property, and a vegetated utility easement serving overhead power lines. Through the dedication of conservation easement in conjunction with the dry pond facility, a total of 40.52% removal of phosphorous is achieved for the development of this site. The dry pond BMP facility shall be publicly owned and maintained.

II. WATERSHED INFORMATION

PART 1: LIST ALL OF THE SUBAREAS AND "C" FACTORS USED IN THE BMP COMPUTATIONS

SUBAREA DESIGNATION & DESCRIPTION (1)		"C" (2)	AREA (AC.) (3)
B1	ON SITE DETAINED	0.54	5.25
B2	OFF SITE DETAINED	N/A	N/A
B3	ON SITE UNDETAINED	0.36	1.70
B4	OPEN SPACE	0.15	0.54
B5	EASEMENT >30'	0.20	0.21

PART 2: COMPUTE THE WEIGHTED AVERAGE "C" FACTOR FOR THE SITE

(A) AREA OF THE SITE (a) 7.700 ACRES

(B) SUBAREA DESIGNATION (1)		"C" (2)		AREA (AC.) (3)		PRODUCT (4)
B1	ON SITE DETAINED	0.54	X	5.25	=	2.84
B3	ON SITE UNDETAINED	0.36	X	1.70	=	0.61
B4	OPEN SPACE	0.15	X	0.54	=	0.08
B5	EASEMENT >30'	0.20	X	0.21	=	0.04
			(b) TOTAL		=	3.53

(C) WEIGHTED AVERAGE "C" FACTOR (b) / (a) = (c) 0.46

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)
B1	Dry Pond	40	X	0.68	X	1.18	=	32.14
B4	Open Space	100	X	0.07	X	1.00	=	7.01
B5	EASEMENT >30	50	X	0.03	X	1.00	=	1.36
				(a) TOTAL			=	40.52 %

PART 4: DETERMINE COMPLIANCE WITH PHOSPHORUS REMOVAL REQUIREMENT

(A) SELECT REQUIREMENT: (a) 40 %
(FAIRFAX COUNTY CHESAPEAKE BAY PRESERVATION AREA - 40%)
OR (FAIRFAX COUNTY WATER SUPPLY OVERLAY DISTRICT - 50%)

(B)IF LINE 3 (a) 40.52 % > LINE 4(a) 40 %
THEN PHOSPHORUS REMOVAL REQUIREMENT IS SATISFIED.

V. STORAGE

PART 7: COMPUTE THE WEIGHTED AVERAGE "C" FACTOR FOR EACH PROPOSED BMP FACILITY

(A) LIST AREAS TO BE CONTROLLED BY THE PROPOSED BMP.

SUBAREA DESIGNATION (1)		"C" (2)		AREA (AC.) (3)		PRODUCT (4)
B1	ON SITE DETAINED	0.54	X	5.25	=	2.84
B4	OPEN SPACE	0.15	X	0.15	=	0.02
			(a)	5.40	(b)	2.86

(C) WEIGHTED AVERAGE "C" FACTOR (b) / (a) = (c) 0.53

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.] = (a) 1440.10 CF/AC

DESIGN 1 (48 HOUR DRAWDOWN)
LINE 7(a) 5.40 X LINE 8(a) 1440.10 = 7,776.6 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) 7,777 CF

(B) MAXIMUM HEAD (h) AT THE REQUIRED BMP STORAGE FROM THE ELEVATION STORAGE CURVE FOR THE FACILITY. (b) 4.0 FT.

(C) PEAK OUTFLOW RATE (Qp) AT THE MAXIMUM HEAD FOR DRAWDOWN TIME OF 48 HOURS [Qp = S / (0.5 x 3600 x 48)]
0.0000116 x LINE 9 (a) 7,777 =(c) 0.09 CFS

(D) REQUIRED ORIFICE AREA (A) [A = Qp / (0.6 x(64.4 x h)^0.5)]
LINE 9(c 0.09 / [0.60 x (64.4 x LINE 9(b) 4)^0.5]
= (d) 0.01 IN²
OR 1.3 FT²

(E) DIAMETER OF CIRCULAR ORIFICE
2.0 x (LINE 9(d) 0.01 / 3.1415927)^0.5 = (e) 0.11 FT.
OR 1.3 IN.

Corbin Property Pond Calc. Table: Required Detention

Pre-Development: Flow Calculations

Storm Frequency	Cf	C	i	A	Peak Inflow
2-Year (Site Area)	1.00	0.200	5.45	7.70	8.39
10-Year (Site Area)	1.00	0.300	7.27	7.70	16.78
100-Year (Site Area)	1.25	0.300	9.84	7.70	28.39

Post-Development: Controlled/Uncontrolled Areas

Description:	Weighted "C"	Area (ac.):	C*A	Q-2 *	Q-10	Q-100
S1 To Pond - Onsite	0.540	5.40	2.92	15.91	21.23	28.73
S2 To Pond - Offsite	0.000	0.00	0.00	0.00	0.00	0.00
S3 Not to Pond - Onsite	0.350	2.30	0.80	4.36	5.82	7.87
Total to Pond (A1+A2)		5.40	2.92			
Composite "C" to Pond			0.541			

Post-Development: Pond Inflow Hydrograph Peaks

Storm Frequency	Cf	C	i	A	Peak Inflow
2-Year	1.00	0.541	5.45	5.4	15.92
10-Year	1.00	0.541	7.27	5.4	21.24
100-Year	1.25	0.541	9.84	5.4	36.93

Post-Development: Pond Maximum Allowable Outflow

Storm Frequency	Pre-Dev.	-	Post-Uncon.	+	Post-Offsite	=	Allowable Release
2-Year	8.39	-	4.36	+	0.00	=	[illegible]
10-Year	16.78	-	5.82	+	0.00	=	10.96

Combined Emergency Spillway

A combined emergency spillway has been used in order reduce potential from flooding of Gallows Road in an emergency event. Further, a combined spillway will minimize visual and construction impacts to the adjacent pedestrian trail immediately downstream and running parallel to the proposed dam embankment.

Dam Breach Analysis

As this pond is primarily in cut, with the top of the proposed riser structure below that of undisturbed soil in the dam embankment, any dam breach would not impact downstream structures and would be contained in either Gallows Road or in the existing drainage swale parallel to the WO&D Trail. Further, per PFM Section 6-1603.4, this impoundment is for a drainage area of less than 70 acres, with a dam height of less than 15' and an impoundment capacity of less than 25 acre-feet. As such, a dam breach analysis has not been performed for this development.

ADEQUATE OUTFALL NARRATIVE

THE PROPOSED 7.70-ACRE SITE IS LOCATED AT THE SOUTHWEST QUADRANT OF THE EXISTING IDYLWOOD ROAD (ROUTE 695) AND GALLOWS ROAD (ROUTE 650) INTERSECTION IN FAIRFAX COUNTY. THE SITE IS LOCATED AT THE TOP OF THE ACCOTINK CREEK AND CAMERON RUN WATERSHEDS. THE PROPOSED ON-SITE SWM/BMP DRY POND FACILITY WILL COLLECT 5.6 ACRES OF ON-SITE AREA AND 0.3 ACRES OF OFF-SITE AREA AND IS LOCATED AGAINST GALLOWS ROAD IN THE SOUTH EAST CORNER OF THE SUBJECT PROPERTY. MOST OF THE DRAINAGE AREA COLLECTED IS PART OF THE CAMERON RUN WATERSHED AND THE POND WILL DRAIN TO THAT WATERSHED. THE ACCOTINK CREEK WATERSHED WILL EXPERIENCE A NEGLIGIBLE REDUCTION IN RUNOFF IN POST DEVELOPMENT CONDITIONS.

PREDEVELOPMENT CONDITIONS ALLOW SHEET FLOW ACROSS THE PROPERTY TO EXISTING STORM STRUCTURES IN THE GALLOWS ROAD RIGHT OF WAY WITH SOME SHEET FLOW ONTO EXISTING RESIDENTIAL LOTS TO THE EAST OF THE SUBJECT PROPERTY (DUNN LORING GARDENS). THIS SHEET FLOW TO DUNN LORING GARDENS WILL BE REDUCED IN POST DEVELOPMENT CONDITIONS. POST DEVELOPMENT, THE 5.9 ACRES SERVED BY THE POND WILL BE CAPTURED AND PIPED DIRECTLY TO THE POND. THE POND WILL OUTFALL INTO THE EXISTING STORM SEWER SYSTEM IN GALLOWS ROAD AT LESS THAN PREDEVELOPMENT FLOWS FOR THE 2, 10 AND 100-YEAR STORM.

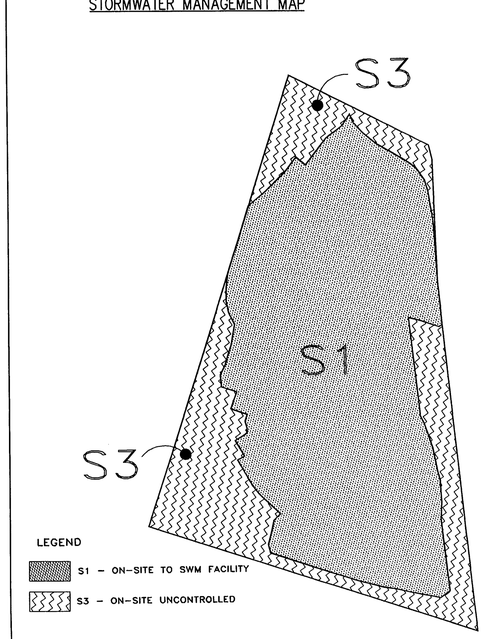
	ALLOWABLE RELEASE	PROPOSED RELEASE
2-YEAR	4.03 cfs	3.87 cfs
10-YEAR	10.96 cfs	6.28 cfs

THE SDF ELEVATION (417.69) IS 1.1 FEET BELOW THE TOP OF DAM (418.8) AND THE FBH ELEVATION (418.77) DOES NOT OVERTOP THE DAM.

THE EXISTING 18" RCP (STRUCTURE 30 TO 31) AND 24" RCP (STRUCTURE 31 TO 31A) WILL SERVE AS THE OUTFALL TO THE PROPOSED POND. BOTH PIPES ARE ADEQUATE FOR THE 10 AND 100-YEAR FLOWS (REFER TO SHEETS 7 & 8 FOR 10-YEAR HGL COMPS) AND WILL DISCHARGE INTO A WATER COURSE THAT HAS PREVIOUSLY BEEN DETERMINED TO BE ADEQUATE (REFER TO SHEETS 14-14C). THE PROPOSED 10-YEAR DISCHARGE, FROM EXISTING STRUCTURE 31A, WILL HAVE A VELOCITY OF 10.72 FPS. RIP RAP PROTECTION OF THIS OUTFALL HAS BEEN PROVIDED (SEE DETAIL THIS SHEET). FURTHER, THE RECEIVING CHANNEL WILL HAVE ADDITIONAL CAPACITY AS A RESULT OF THE REDUCED FLOW RATES NOTED ABOVE. COMPUTATIONS PROVIDED BY THE LUPO PROPERTY (0758-SD-01) AND THE NORTH PARK PROPERTY (9344-SD-01) OUTFALL ANALYSES (SEE INCLUDED SHEETS THIS PLAN FOR INFORMATION PURPOSES) SHOW THE LOCATION AND CROSS-SECTION OF EXISTING FLOWS IMMEDIATELY DOWNSTREAM OF THE SUBJECT PROPERTY. THREE CROSS-SECTIONS FROM THE AFOREMENTIONED DEVELOPMENTS ARE INCLUDED IN THIS PLAN FOR VERIFICATION OF CAPACITY OF THE EXISTING WATERCOURSE RUNNING PARALLEL TO AND EVENTUALLY UNDER THE WO&D TRAIL (SEE CROSS-SECTIONS SHEETS 14-14C FOR INFORMATION PURPOSES).

RUNOFF FROM THE SITE HAS NOT BEEN INCREASED AND THERE ARE NO KNOWN DOWNSTREAM DRAINAGE PROBLEMS. IT IS THE OPINION OF THE ENGINEER THAT THE OUTFALL IS ADEQUATE AND WILL NOT ADVERSELY AFFECT THE DRAINAGE CHARACTERISTICS OF EITHER WATERSHED.

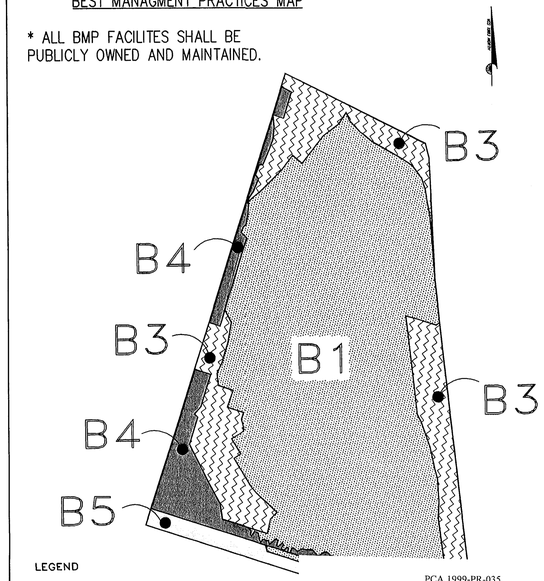
STORMWATER MANAGEMENT MAP



NOT TO SCALE

BEST MANAGMENT PRACTICES MAP

* ALL BMP FACILITES SHALL BE PUBLICLY OWNED AND MAINTAINED.

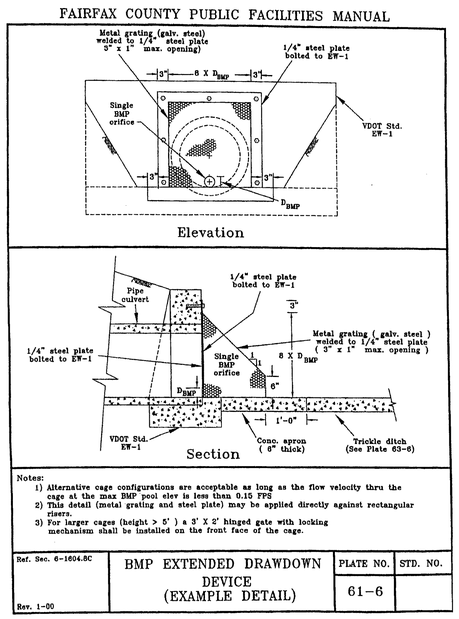


NOT TO

POND VOLUME

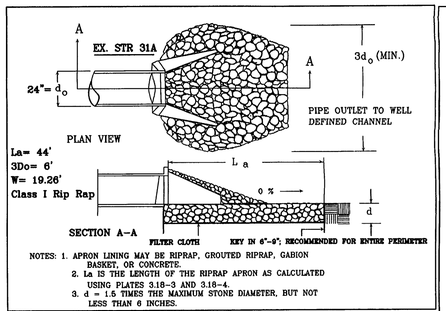
Elevation (ft)	Planimeter (sq.in)	Area (sq.ft)	A1+A2+sqr(A1*A2) (sq.ft)	Volume (cu.ft)	Volume Sum (cu.ft)
412.00	-----	0	0	0	0
414.00	-----	3027	3027	2018	2018
415.50	-----	4784	11616	5808	7826
416.00	-----	5458	12550	8366	10384
417.00	-----	6645	18126	6042	16426
418.00	-----	7949	19994	13329	23714

FAIRFAX COUNTY PUBLIC FACILITIES MANUAL



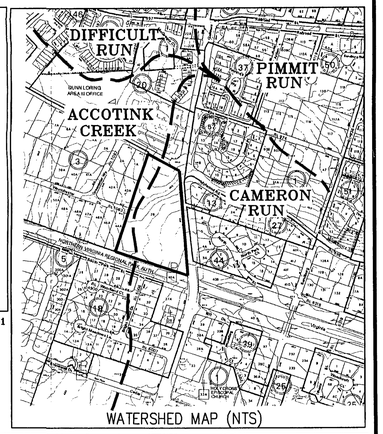
Notes:
1) Alternative cage configurations are acceptable as long as the flow velocity thru the cage at the max BMP pool elev is less than 0.15 FPS
2) This detail (metal grating and steel plate) may be applied directly against rectangular risers.
3) For larger cages (height > 5') a 3' X 2' hinged gate with locking mechanism shall be installed on the front face of the cage.

Ref. Sec. 6-1604.8C	BMP EXTENDED DRAWDOWN DEVICE (EXAMPLE DETAIL)	PLATE NO. 61-6	STD. NO.
Rev. 1-00			

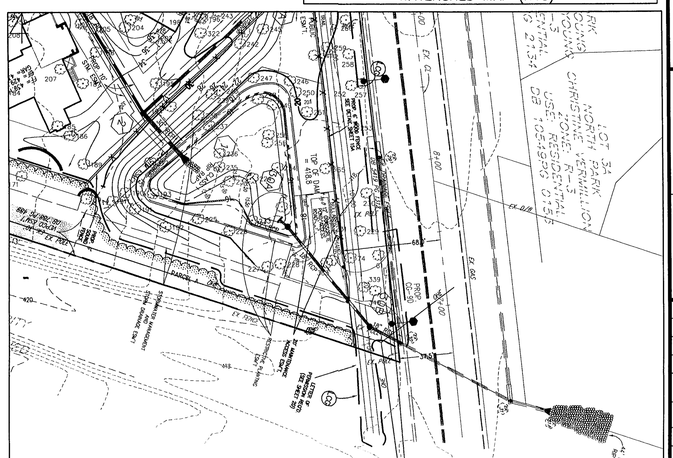


NOTES: 1. APRON LINING MAY BE RIPRAP, GROUTED RIPRAP, GABION BASKET, OR CONCRETE.
2. La IS THE LENGTH OF THE RIPRAP APRON AS CALCULATED USING PLATES 3.18-3 AND 3.18-4.
3. d = 1.5 TIMES THE MAXIMUM STONE DIAMETER, BUT NOT LESS THAN 6 INCHES.

Source: Va. DSWC Plate 3.18-1



WATERSHED MAP (NTS)



SCALE: 1"=50'

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

PCA/GPD
STORMWATER MANAGEMENR & BMP COMPUTA
CORBIN PROPERT
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

APPLICATION NO. PCA 1999-PR-035 STAFF MAG
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 10/14/05
DATE OF (BOS) (PC) APPROVAL 10/17/05
SHEET 10 OF 12

BC REVISIONS	
7-29-05	OCTOBER, 03-05
REVISED 8-16-05	OCTOBER 13, 2005
REVISED 8-22-05	
REVISED 8-23-05	

OWNER APPLICANT:
BATAL CORBIN, LLC
3925 RAILROAD AVENUE
SUITE 203-A NORTH
FAIRFAX, VA 22030

DESIGNED BY: EKL
DRAFTED BY: CAD
CHECKED BY: PLR
DATE: JUNE 15, 2005
SCALE: HOR. NA VERT.
SHEET 10 OF 12
CO. NO. PCA/GDP 1999-PR
FILE NO. 01104.02.31
CADD NAME: P1104swmDT.DWG

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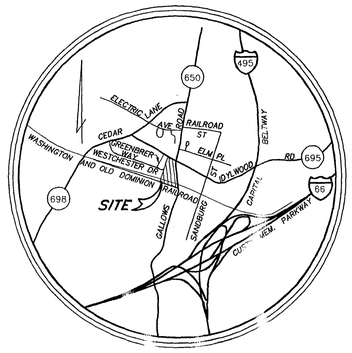


VICINITY MAP
SCALE: 1" = 2,000'

LEGEND:

COVER TYPES AREAS

A COVER TYPES

EVM SUMMARY TABLE

	COVER TYPE	PRIMARY SPECIES	SUCCESSIONAL STAGE	CONDITION*	ACREAGE	COMMENTS
A	DEVELOPED	OAK	N/A	FAIR	0.901 Ac.±	SEE DESCRIPTION
B	OPEN FIELD	N/A	N/A	N/A	0.993 Ac.±	SEE DESCRIPTION
C	UPLAND FOREST	OAK, POPLAR	SUB CLIMAX	FAIR	5.804 Ac.±	SEE DESCRIPTION

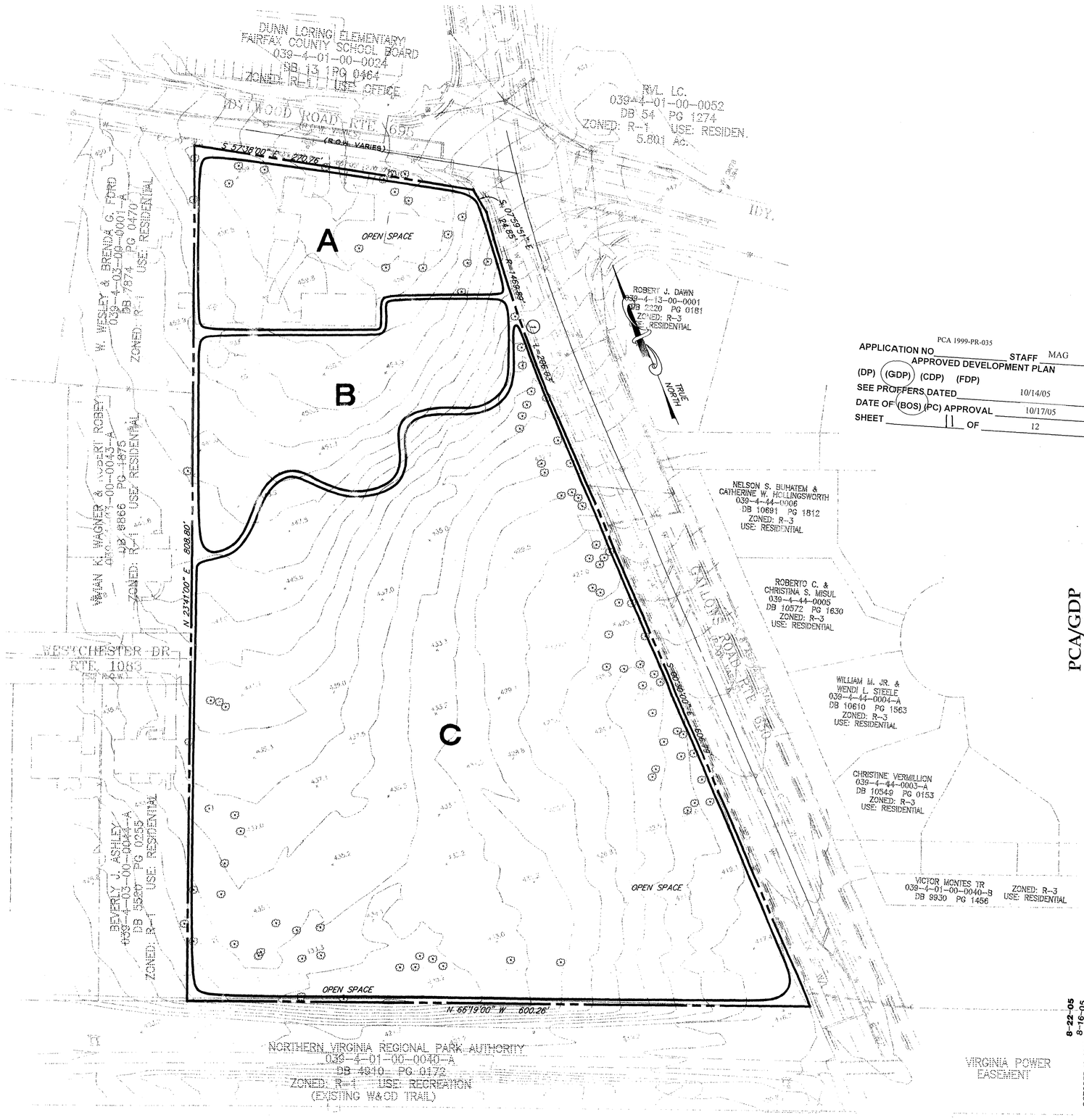
TOTAL ACREAGE: 7.698 Ac.±

* CONDITION DESCRIPTIONS:

COVER TYPE 'A': OAK TREES ARE THE PREDOMINANT SPECIMEN SPECIES. SIZE RANGES UP TO 50" DBH. MOST OF THE TREES ARE IN FAIR CONDITION WITH MANY SHOWING SIGNS OF DECLINE AND DAMAGE. SEVERAL OF THE LARGER TREES ARE VERY CLOSE TO EXISTING STRUCTURES. UNDERSTORY CONSISTS OF OVERGROWN LAWN AREAS AND FENCE ROWS.

COVER TYPE 'B': OVERGROWN OPEN FIELD CLEARED OF ALL TREES.

COVER TYPE 'C': OAKS AND POPLARS ARE THE PREDOMINANT SPECIES WITH MANY LOCUST AND MAPLES. MOST OF THE TREES ARE IN THE 20"-30" DBH SIZE RANGE WITH SOME BETWEEN 30"-40"+ DBH. MANY TREES ARE SHOWING SIGNS OF DECLINE OR DAMAGE. SOME TREES IN THE LOWER END OF THE SITE ARE OVERGROWN WITH BRIERS.
THE UNDERSTORY IN THE UPPER PORTION OF THIS AREA IS MORE OPEN WITH SOME SMALL AMERICAN HOLLY AND BLACK CHERRY. THE UNDERSTORY IN THE LOWER PORTION OF THE SITE IS OVERGROWN WITH GREENBRIER.



APPLICATION NO. PCA 1999-PR-035 STAFF MAG
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 10/14/05
DATE OF (BOS) (PC) APPROVAL 10/17/05
SHEET 11 OF 12

PCA/GDP
NO CHANGE TO CONTENT
(FROM PREVIOUSLY APPROVED GDP
DATED 12-16-02 AS REVISED THROUGH 9-8-03)

(PRE-DEVELOPMENT)
EXISTING VEGETATION MAP

CORBIN PROPERTY

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

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

COMMONWEALTH OF VIRGINIA
PETER L. RINEK
No. 38
EXPIRES 6/30/06

BC REVISIONS	
APRIL 11, 2003	
MAY 15, 2003	
MAY 29, 2003	
JUNE 11, 2003	
JULY 8, 2003	
OWNER: CONTRACT PURCHASER & APPLICANT: BBV BUILDING COMPANIES, INC. 3930 WALNUT STREET SUITE 240 FAIRFAX, VA 22030	
OCTOBER 13, 2005	8-22-05
7-29-05	8-16-05
SEPTEMBER 8, 2003	
REVISED AUGUST 28, 2003	9-23-05
REVISED JULY 15, 2003	8-23-05
DESIGNED BY: DDD	
DRAFTED BY: CAD	
CHECKED BY: DDD	
DATE: DECEMBER 16, 2002	
SCALE: HOR. 1"= 50' VERT.	
~~SHEET 4 OF 6~~	
CO. NO. PCA/GDP 1999-PR	
FILE NO. 01104.11.06.0	
CADD NAME: PCBEVM.DWG	

XREFS: PCBBAS TOPO

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SITE TABULATION:

GROSS SITE AREA (G.S.A.):	7.69841 Ac.± or 335,342 s.f.±
EXISTING ZONE:	R-1
PROPOSED ZONE:	R-2 CLUSTER
PROPOSED NUMBER OF SINGLE FAMILY DETACHED UNITS:	14
PROPOSED DENSITY:	1.82 DU/AC.±
BUILDING HEIGHT:	35' MAX.
PARKING SPACES REQUIRED: (2 SPACES/UNIT)	28 SP
PARKING SPACES PROVIDED:	56 SP *
OVERALL OPEN SPACE REQUIRED (15% OF G.S.A.):	1.15 Ac.± or 50,301 s.f.±
OVERALL OPEN SPACE PROVIDED (24.0% ± OF G.S.A): (BY ZONING ORDINANCE)	1.85 Ac. ± or 80,750 s.f. ± **
TOTAL OPEN SPACE PROVIDED (26.5% ± OF G.S.A):	2.04 Ac. ± or 89,150 s.f. ± ***
MINIMUN LOT SIZE REQUIRED:	13,000 S.F.
MINIMUN LOT SIZE PROVIDED:	13,000 S.F.
MINIMUN LOT WIDTH:	NO REQUIREMENT
AVERAGE LOT SIZE REQUIRED:	NO REQUIREMENT
AVERAGE LOT SIZE PROVIDED:	13,749 S.F.±
YARD SETBACKS:	SEE 'TYPICAL SINGLE FAMILY DETACHED LOT LAYOUT' ON SHEET 2

* ADDITIONAL PARALLEL (VISITOR) PARKING IS PROVIDED ON BOTH SIDES OF THE PUBLIC AND PRIVATE ROADS.

** INCLUDES 50% OF THE OPEN SPACE IN THE VEPCO EASEMENT

*** INCLUDES 100% OF THE OPEN SPACE IN THE VEPCO EASEMENT

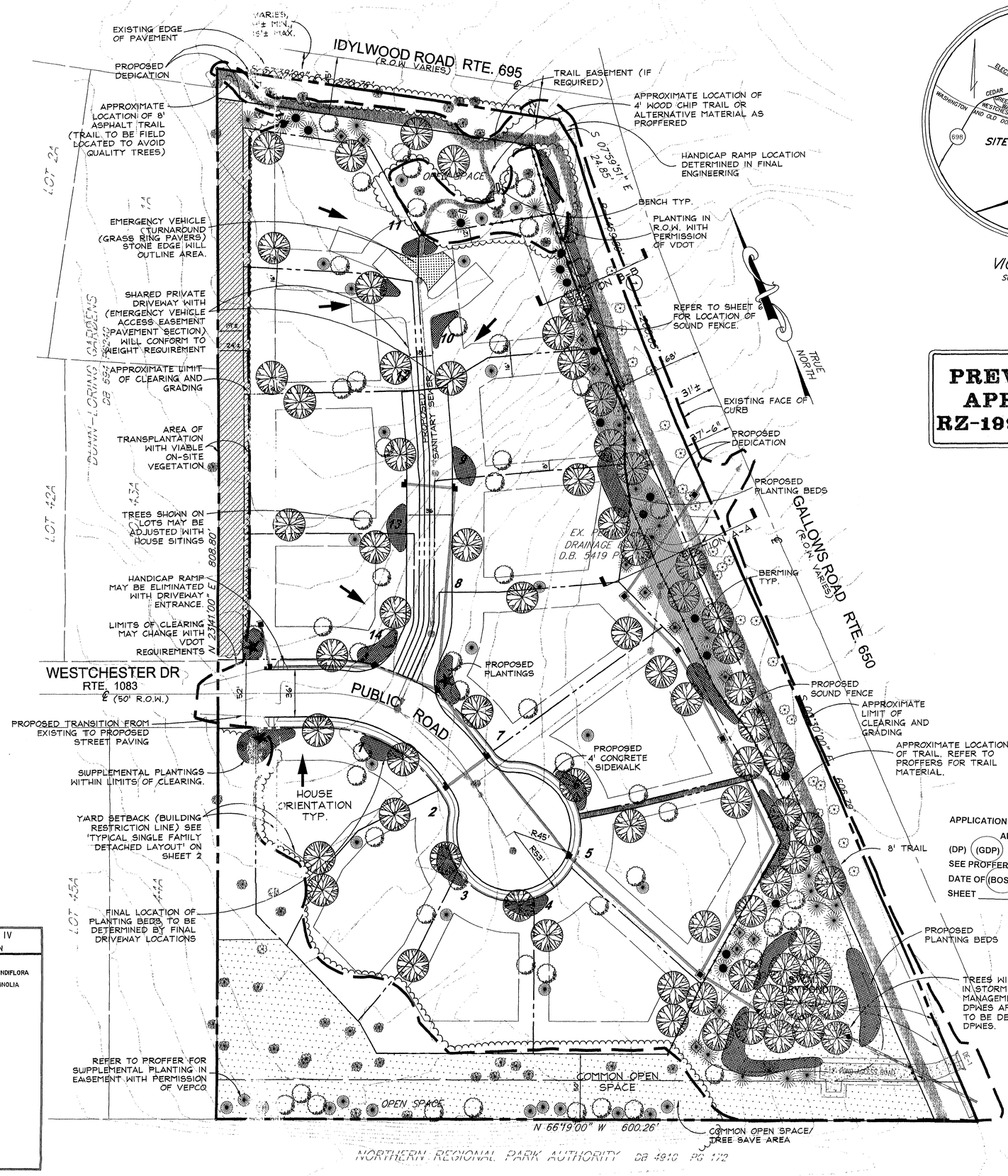
LANDSCAPE LEGEND:

- PROPOSED LARGE DECIDUOUS TREE (CATAGORY IV) — 3 - 3 1/2 CAL.
- PROPOSED LARGE EVERGREEN TREE — 6' (CATAGORY IV)
- PROPOSED MEDIUM EVERGREEN TREE — 6' (CATAGORY III)
- PROPOSED MEDIUM EVERGREEN TREE — 6' (CATAGORY II)
- PROPOSED SMALL EVERGREEN TREE — 6' (CATAGORY I)
- PROPOSED ORNAMENTAL DECIDUOUS TREE (CATAGORY II) — 8' - 10' HT.
- POSSIBLE ENTRY FEATURE LOCATION
- EXISTING TREES (TO REMAIN)
- APPROXIMATE LIMITS OF CLEARING AND GRADING
- 1.0 AC. OF CONTIGUOUS OPEN SPACE
- AREA OF TRANSPLANTATION
- SHRUB/PERENNIAL PLANTING BED.
- BERMING
- HOUSE ORIENTATION
- WOOD FENCE, SEE DETAILS 4/3 5/3

PLANT LIST:

(PROPOSED PLANTS TO BE CHOSEN FROM THIS LIST)

CATEGORY II DECIDUOUS	CATEGORY IV DECIDUOUS	CATEGORY I EVERGREEN	CATEGORY II EVERGREEN	CATEGORY III	CATEGORY IV EVERGREEN
CERCIS CANADENSIS EASTERN REDBUD	ACER RUBRUM RED MAPLE	ILEX X ATTENUATA 'FOSTERI' FOSTERS HOLLY	ILEX OPACA AMERICAN HOLLY	PICEA ABIES NORWAY SPRUCE	MAGNOLIA GRANDIFLORA SOUTHERN MAGNOLIA
CORNUS KOUSA KOUS DOGWOOD	FRAXINUS AMERICANA WHITE ASH	ILEX X NELLIE STEVENS' NELLIE STEVENS HOLLY	JUNIPERUS VIRGINIANA EASTERN REDCEDAR	PINUS NIGRA AUSTRIAN PINE	PINUS STROBUS
MAGNOLIA VIRGINIANA SWEETBAY MAGNOLIA	LIQUIDAMBAR STYRACIFLUS SWEETGUM	TAXUS BACCATA 'FASTIGIATA' UPRIGHT IRISH YEW	PICEA OMORIKAL SERBIAN SPRUCE		
STEWARTIA OVATA MOUNTIAN STEWARTIA	PLANTANUS ACERIFOLIA LONDON PLANETREE	THUGA OCCIENDALIS 'NIGRA' DRK GREEN AMERICAN ARBORVITAE	TSUGA CAROLINIANA CAROLINA HEMLOCK		
STYRAX JAPONICUS JAPANESE SNOWBELL	TILIA AMERICANA AMERICAN LINDEN, BASSWOOD				
	QUERCUS SPECIES OAKS				


IDYLWOOD ROAD RTE. 695
(R.O.W. VARIES)
EXISTING EDGE OF PAVEMENT
PROPOSED DEDICATION
APPROXIMATE LOCATION OF 8' ASPHALT TRAIL (TRAIL TO BE FIELD LOCATED TO AVOID QUALITY TREES)
TRAIL EASEMENT (IF REQUIRED)
APPROXIMATE LOCATION OF 4' WOOD CHIP TRAIL OR ALTERNATIVE MATERIAL AS PROFFERED
HANDICAP RAMP LOCATION DETERMINED IN FINAL ENGINEERING
BENCH TYP.
PLANTING IN R.O.W. WITH PERMISSION OF VDOT
EMERGENCY VEHICLE TURNAROUND (GRASS RING PAVERS) STONE EDGE WILL OUTLINE AREA.
SHARED PRIVATE DRIVEWAY WITH (EMERGENCY VEHICLE ACCESS EASEMENT PAVEMENT SECTION) WILL CONFORM TO HEIGHT REQUIREMENT
APPROXIMATE LIMIT OF CLEARING AND GRADING
REFER TO SHEET 6 FOR LOCATION OF SOUND FENCE.
TRUE NORTH
EXISTING FACE OF CURB
PROPOSED DEDICATION
PROPOSED PLANTING BEDS
AREA OF TRANSPLANTATION WITH VIABLE ON-SITE VEGETATION
TREES SHOWN ON LOTS MAY BE ADJUSTED WITH HOUSE SITINGS
HANDICAP RAMP MAY BE ELIMINATED WITH DRIVEWAY ENTRANCE.
LIMITS OF CLEARING MAY CHANGE WITH VDOT REQUIREMENTS
BERMING TYP.
GALLOWS ROAD RTE. 650
(R.O.W. VARIES)
PROPOSED PLANTINGS
WESTCHESTER DR
RTE. 1083
(50' R.O.W.)
PUBLIC ROAD
PROPOSED SOUND FENCE
APPROXIMATE LIMIT OF CLEARING AND GRADING
PROPOSED TRANSITION FROM EXISTING TO PROPOSED STREET PAVING
PROPOSED 4' CONCRETE SIDEWALK
APPROXIMATE LOCATION OF TRAIL. REFER TO PROFFERS FOR TRAIL MATERIAL.
SUPPLEMENTAL PLANTINGS WITHIN LIMITS OF CLEARING.
HOUSE ORIENTATION TYP.
YARD SETBACK (BUILDING RESTRICTION LINE) SEE 'TYPICAL SINGLE FAMILY DETACHED LAYOUT' ON SHEET 2
8' TRAIL
FINAL LOCATION OF PLANTING BEDS, TO BE DETERMINED BY FINAL DRIVEWAY LOCATIONS
PROPOSED PLANTING BEDS
TREES WILL BE PLANTED IN STORM WATER MANAGEMENT POND WITH DPWES APPROVAL. SIZE TO BE DETERMIND BY DPWES.
REFER TO PROFFER FOR SUPPLEMENTAL PLANTING IN EASEMENT WITH PERMISSION OF VEPCO
COMMON OPEN SPACE
OPEN SPACE
N 66°19'00" W 600.26'
COMMON OPEN SPACE/ TREE SAVE AREA
NORTHERN REGIONAL PARK AUTHORITY DB 4910 PG 172
LOT 22
LOT 42A
LOT 45A
LOT 45B
LOT 43
LOT 44
LOT 46
LOT 47
LOT 48
LOT 49
LOT 50
LOT 51
LOT 52
LOT 53
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