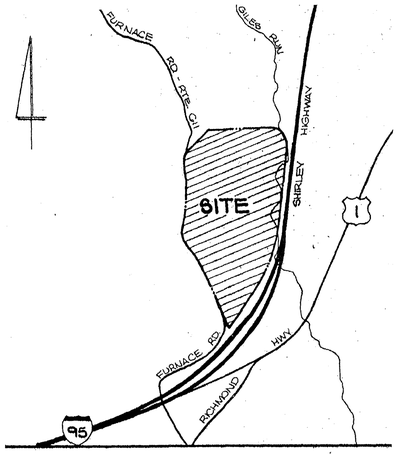

VICINITY MAP SCALE 1" = 2,000'

SPECIAL EXCEPTION AMENDMENT PLAT

SEA 80-L-061

OVERLOOK RIDGE

(FORMERLY KNOWN AS LORTON DEBRIS LANDFILL)

FAIRFAX COUNTY, VIRGINIA

MOUNT VERNON DISTRICT

DATE: FEBRUARY, 2006
REVISED: JULY 14, 2006
REVISED: AUGUST 31, 2006
REVISED: SEPTEMBER 28, 2006
REVISED: OCTOBER 25, 2006
REVISED: NOVEMBER 3, 2006
REVISED: NOVEMBER 20, 2006

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Application No SEA-80-L/V-061
Staff C.Lewis
APPROVED (SE) SP PLAN

SEE DEV CONDS DATED 1-8-2007
DATE OF (BOS) (BZA) approval 1-8-2007
Sheet 1 of 35

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Department of Planning & Zoning
JAN 19 2007
Zoning Evaluation Division

COMMONWEALTH OF VIRGINIA
DENNIS D. DIXON
No. 882
11 22 06
CERTIFIED LANDSCAPE ARCHITECT

OWNER/APPLICANT:
FURNACE ASSOCIATES, INC.
14500 AVION PARKWAY
SUITE 3100
CHANTILLY, VIRGINIA 20151

BC Consultants
Planners · Engineers · Surveyors · Landscape Architects
12600 Fair Lakes Circle, Suite 100, Fairfax, VA 22033
(703)449-8100 (703)449-8108 (Fax)
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SITE TA LATIONS:

GROSS SITE AREA (G.S.A.): 250.15 Acres ±
EXISTING ZONE: R-1
EXISTING USE: DEBRIS LANDFILL AND QUASI-PUBLIC USE
PROPOSED USE (DURING OPERATIONS): DEBRIS LANDFILL
PROPOSED USE (FINAL): PUBLIC PARK (POST CLOSURE)
TOTAL GROSS FLOOR AREA OF EXISTING STRUCTURES: 10,000 s.f.±
EXISTING FLOOR AREA RATIO: .0009
PROPOSED FLOOR AREA RATIO (AT END OF PHASE 5): 0
TOTAL GROSS FLOOR AREA OF PROPOSED STRUCTURES (AT END OF PHASE 5): 0 s.f.± (ALL ARE OPEN AIR STRUCTURES WITHOUT WALLS)
LOADING SPACES REQUIRED (FOR LANDFILL OPERATIONS): 2
LOADING SPACES PROVIDED (FOR LANDFILL OPERATIONS): 2
PARKING SPACES REQUIRED (FOR LANDFILL OPERATIONS): 10
PARKING SPACES PROVIDED (FOR LANDFILL OPERATIONS): 10 (SEE GENERAL NOTE 15 BELOW)
OPEN SPACE REQUIRED: NOT APPLICABLE
OPEN SPACE PROVIDED (DURING OPERATIONS): NONE
OPEN SPACE PROVIDED (FINAL): ENTIRE SITE LESS THE ACCESS ROAD, PARKING AREAS AND THOSE AREAS ENCUMBERED BY EASEMENTS

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	640.35'	161.91'	81.39'	161.48'	S 34°25'41" E	14°29'13"
C2	1281.86'	382.21'	192.53'	380.79'	N 20°28'47" W	17°05'01"
C3	1487.77'	197.01'	98.65'	196.86'	N 08°52'30" W	7°35'13"
C4	3170.44'	157.52'	78.78'	157.51'	N 00°27'22" E	2°50'48"
C5	9169.12'	186.81'	93.41'	186.81'	S 03°27'32" W	1°10'02"
C6	773.34'	55.93'	27.98'	55.92'	S 06°23'07" W	4°08'38"
C7	842.46'	340.92'	172.83'	338.60'	N 29°06'26" W	23°11'10"
C8	666.71'	72.66'	36.36'	72.62'	S 22°36'38" E	6°14'38"
C9	866.02'	272.95'	137.62'	271.82'	S 22°28'06" E	18°03'30"
C10	749.00'	340.94'	173.48'	338.00'	N 26°28'46" W	26°04'50"
C11	646.60'	196.77'	99.15'	196.01'	S 30°47'59" E	17°26'09"
C12	495.88'	155.25'	78.27'	154.62'	S 13°06'46" E	17°56'17"
C13	2170.86'	138.87'	69.46'	138.85'	N 05°58'34" W	3°39'55"
C14	606.40'	220.51'	111.49'	219.30'	S 02°36'31" W	20°50'06"
C15	1116.24'	188.30'	94.37'	188.08'	N 08°11'37" E	9°39'55"
C16	1176.44'	355.53'	179.13'	354.18'	N 05°14'09" W	17°18'55"
C17	5569.58'	2011.58'	1016.87'	2000.66'	N 32°41'27" E	20°41'37"

GENERAL NOTES:

1. THIS IS AN APPLICATION TO AMEND PREVIOUSLY APPROVED SPECIAL EXCEPTION SE-L/V-061 PURSUANT TO SECTIONS 3-104, 9-201 AND 9-301 OF THE ZONING ORDINANCE, TO ALLOW AN INCREASE IN THE HEIGHT OF THE LANDFILL, TO ALLOW QUASI-PUBLIC USES, AND TO PROVIDE FOR A PHASING PLAN FOR THE ULTIMATE USE OF THE LAND AS A PUBLIC PARK (POST CLOSURE).
2. THE PROPERTY DELINEATED ON THIS SPECIAL EXCEPTION AMENDMENT PLAT (SEA) IS IDENTIFIED ON FAIRFAX COUNTY TAX ASSESSMENT MAP #113-1 ((1)), PARCELS 7, 8 AND PART OF 5, AND ON MAP #113-3 ((1)), PARCELS 1, 2 AND 4. ALL ARE ZONED R-1.
3. THE BOUNDARY INFORMATION SHOWN HEREON IS BASED UPON INFORMATION OF RECORD PROVIDED BY WILLIAM H. GORDON ASSOCIATES, INC. (CHANTILLY, VA), AND SHOULD NOT BE CONSIDERED A BOUNDARY SURVEY.
4. THE TOPOGRAPHIC INFORMATION SHOWN HEREON IS FROM AN AERIAL SURVEY CONDUCTED BY AIR SURVEY (DULLES ,VA) ON AN JANUARY 2005 FLYOVER. THE CONTOUR INTERVALS ARE SHOWN AT TWO FEET.
5. THE PROPERTY SHOWN ON THIS SEA IS IN THE MT. VERNON MAGISTERIAL DISTRICT, OCCOQUAN SEWER SHED AND THE MILL BRANCH WATERSHED.
6. 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 (INCLUDING SECTIONS 9-201 THROUGH 9-205 OF THE FAIRFAX COUNTY ZONING ORDINANCE). WITH THE EXCEPTION OF THE FOLLOWING:
   * MODIFICATION OF THE TRANSITIONAL SCREEN AND WAIVER OF THE BARRIER REQUIREMENTS TO THAT AS SHOWN ON THE PLAN IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 13, SECTION 13-304, PARAGRAPHS 5, 7, 11 12, & 14 OF THE FAIRFAX COUNTY ZONING ORDINANCE.
   * WAIVER OF THE COMPREHENSIVE PLAN TRAIL IS HEREBY REQUESTED. SEE GENERAL NOTE 7 BELOW.
7. ACCORDING TO THE FAIRFAX COUNTY-COUNTYWIDE TRAILS PLAN (ADOPTED BY THE BOARD OF SUPERVISORS JUNE 17, 2002), AN EIGHT FOOT (8') ASPHALT TRAIL IS REQUIRED ON THE EAST SIDE OF FURNACE ROAD. A WAIVER OF SAID TRAIL IS HEREBY REQUESTED BECAUSE, AS REQUESTED, THIS TRAIL WOULD NOT CONNECT TO ANY PORTION OF AN ESTABLISHED TRAIL. IN LIEU OF THIS TRAIL, OFF-SITE CONNECTIONS FROM THE TRAIL NETWORK PROPOSED ON-SITE TO THE EQUESTRIAN CENTER, SPORTS COMPLEX AND TO THE LORTON VALLEY COMMUNITY ARE PROPOSED WITH THIS APPLICATION.
8. THE FAIRFAX COUNTY WATER AUTHORITY IS THE PUBLIC WATER SUPPLY AGENCY FOR THIS DEVELOPMENT. THE COUNTY OF FAIRFAX IS THE SANITARY SEWER SUPPLY AGENCY FOR THIS DEVELOPMENT.
9. THIS PLAN SHOWS ALL KNOWN (WITHOUT THE BENEFIT OF TITLE REPORT INFORMATION) EXISTING UNDERGROUND UTILITIES AND ALL EXISTING UTILITY EASEMENTS OF 25' OR MORE. THE LOCATIONS OF THE EASEMENTS SHOWN ARE FROM TAX RECORDS AND/OR DEEDS AND INFORMATION OF RECORD AND SHOULD NOT BE REGARDED AS CORRECT AND FINAL.
10. THIS PLAN DOES NOT SHOW PROPOSED UTILITIES. ALL NECESSARY PUBLIC UTILITIES ARE READILY ACCESSIBLE TO THE SITE AND WILL BE EXTENDED BY THE DEVELOPER OR UTILITY COMPANY. UTILITY PLANS AND PROFILES WILL BE SUBMITTED IN THE FUTURE FOR CONSTRUCTION PURPOSES. THE BC CONSULTANTS, INC. ASSUMES NO RESPONSIBILITY FOR CONSTRUCTION WITH THESE PLANS.
11. IN ACCORDANCE WITH THE DEVELOPMENT CONDITIONS APPROVED WITH SE 80-L/V-061, 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.
12. THERE ARE NO KNOWN GRAVES OR PLACES OF BURIAL ON SITE.
13. THE PROPOSED LIMITS OF CLEARING AND GRADING ARE SHOWN ON THE PLAN. THESE LIMITS ARE APPROXIMATE AND SUBJECT TO ADJUSTMENT AT THE TIME OF FINAL GRADING, ENGINEERING. WHERE THE LIMITS OF CLEARING AND GRADING ARE SHOWN ADJACENT TO A PROPERTY LINE, IT SHOULD BE ASSUMED THAT THE LIMITS EXTEND TO THE PROPERTY LINE.
14. ANY AND ALL OFF-SITE GRADING, PARKING, ACCESS, UTILITY CROSSINGS, ETC. SHALL BE ALLOWED WITH THE PERMISSION OF THE ADJACENT PROPERTY OWNERS.
15. PARKING SPACES ARE AS SHOWN ON THE PLAN AND WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE. ADDITIONAL PARKING MAY BE PROVIDED IN PHASES 4 AND 5 AS DETERMINED BY THE FAIRFAX COUNTY PARK AUTHORITY.
16. IN ACCORDANCE WITH PARAGRAPH 4 OF SECTION 9-004 OF THE ZONING ORDINANCE, MINOR MODIFICATIONS TO THE APPROVED SPECIAL EXCEPTION MAY BE PERMITTED WHEN IT IS DETERMINED BY THE ZONING ADMINISTRATOR THAT SUCH ARE IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED SPECIAL EXCEPTION AND THAT SUCH ARE IN RESPONSE TO ISSUES OF TOPOGRAPHY, DRAINAGE, UNDERGROUND UTILITIES, STRUCTURAL OR OTHER SAFETY, LAYOUT, DESIGN, VEHICULAR CIRCULATION OR REQUIREMENTS OF DEQ, VDOT OR FAIRFAX COUNTY; OR ARE ACCESSORY STRUCTURES OR MINOR BUILDING ADDITIONS AS PERMITTED BY PARAGRAPHS 4(A)7 AND 4(B)7 OF SECTION 9-004. IT IS TO BE UNDERSTOOD THAT DEQ REGULATORY REQUIREMENTS SHALL SUPERCEDE THESE LIMITATIONS, AND THAT PRACTICES REQUIRED OR PERMITTED UNDER DEQ REGULATIONS TO MITIGATE ENVIRONMENTAL, SAFETY OR OTHER CONCERNS SHALL, PER SE, BE PERMITTED UNDER THIS PROVISION.
17. THE ONLY FACILITIES THAT WILL BE HANDICAP ACCESSIBLE ARE THE RESTROOMS, AMPHITHEATER, OVERLOOK, AND THE PAVILION.

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LEGEND:

* POTENTIAL USE AREA (1)
* APPROXIMATE LOCATION OF EXERCISE STATIONS (2)
* APPROXIMATE LOCATION OF SPLIT LOG BENCH
* APPROXIMATE LOCATION OF POTENTIAL GAS MANAGEMENT AREA
* APPROXIMATE LOCATION OF INFORMATION KIOSK
* APPROXIMATE LOCATION OF BOLLARDS
* APPROXIMATE LOCATION OF STACKED OR SPLIT RAIL FENCE
* PROPOSED CONTOUR ELEVATIONS
* EXISTING CONTOUR ELEVATIONS
* APPROXIMATE LIMIT OF CLEARING AND GRADING
* 100 YR. FLOODPLAIN
* COUNTY MAPPED RESOURCE PROTECTION AREA (RPA)
* ENVIRONMENTAL QUALITY CORRIDOR (EQC)
* 8' BICYCLE/HIKING TRAIL (STONE DUST SURFACE)
* 12' EQUESTRIAN/HIKING TRAIL (EXISTING SOIL SURFACE)
* EXISTING TREELINE
* PROPOSED TREELINE
* PLANTING ZONE BENCH PLANTING (DECIDUOUS AND EVERGREEN TREES)
* PLANTING ZONE SLOPE PLANTING (PERENNIALS, GRASSES AND SHRUBS)
* POTENTIAL BIRD SANCTUARY
* ASPHALT PAVING

(1) POTENTIAL USE AREAS ARE RELATIVELY FLAT GRADED AREAS ON SITE THAT COULD BE USED FOR ADDITIONAL RECREATIONAL AMENITIES OR USES.

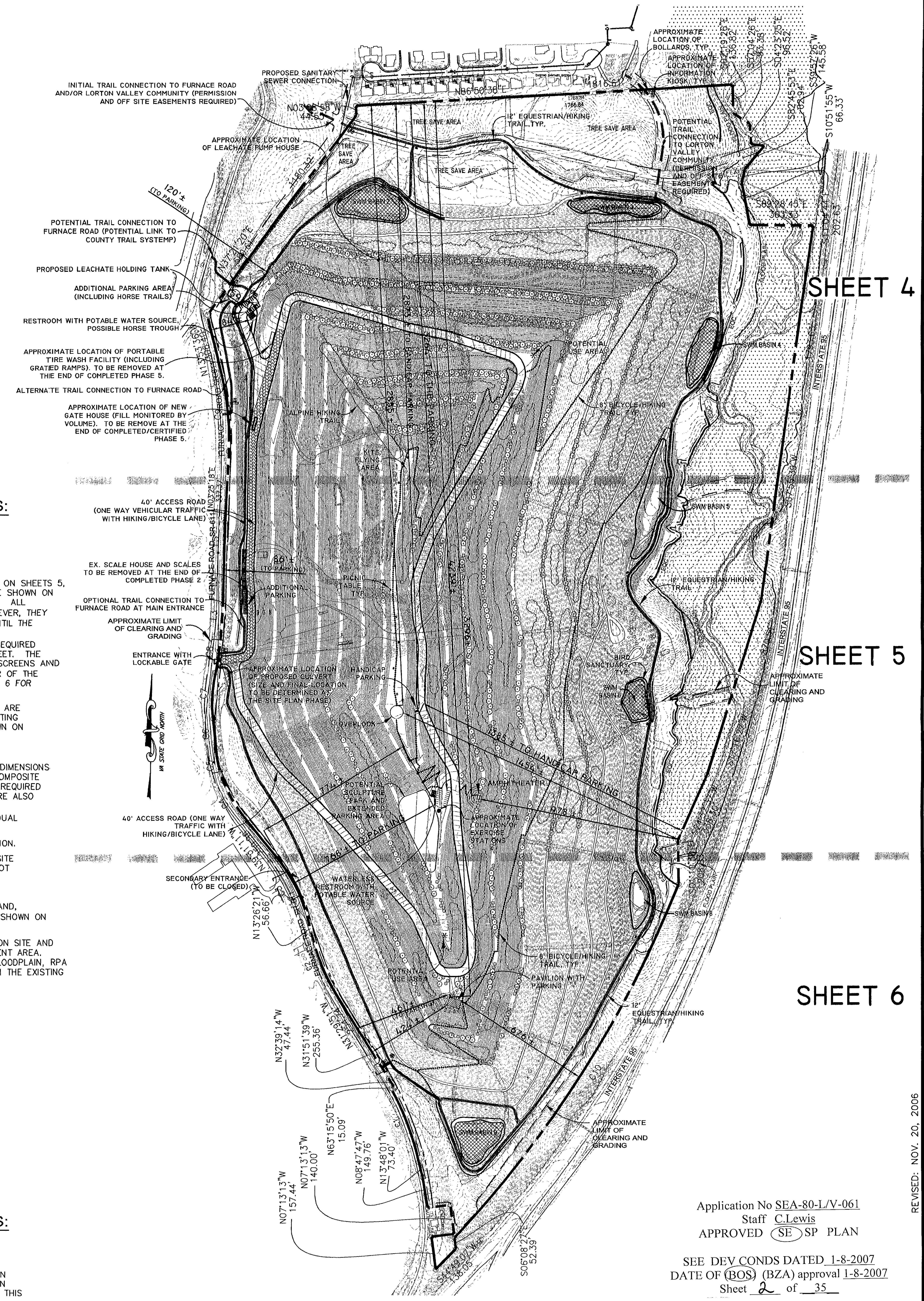
(2) EXERCISE STATIONS GROUPED IN ONE LOCATION.

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

1. APPLICATION TO BE SUBMITTED WITH THIS PLAN.
2. A. BOUNDARY INFORMATION AS SHOWN ON THE PLAN AND AS REFERENCED IN GENERAL NOTE 3.
   B. REFER TO THE SITE TABULATIONS FOR SITE AREA.
   C. SCALE AND NORTH ARROW AS SHOWN ON THE PLAN.
   D. THE LOCATIONS, DIMENSIONS AND MAXIMUM HEIGHTS OF ALL PROPOSED STRUCTURES ARE SHOWN ON SHEETS 5, 6 AND 7. THE LOCATIONS, DIMENSIONS AND MAXIMUM HEIGHTS OF ALL EXISTING STRUCTURES ARE SHOWN ON SHEET 3. THE LOCATIONS, DIMENSIONS AND LIGHTING OF ALL SIGNS IS NOT KNOWN AT THIS TIME. ALL EXISTING STRUCTURES ARE TO BE REMOVED/DEMOLISHED AT THE CONCLUSION OF PHASE 5, HOWEVER, THEY MAY BE MOVED AND/OR REPLACED IN KIND AS REQUIRED TO CONTINUE LANDFILL OPERATIONS UNTIL THE COMPLETION OF PHASE 5.
   E. THE ANGLE OF BULK PLANE DOES NOT APPLY FOR THIS SPECIAL EXCEPTION AMENDMENT. THE REQUIRED DIMENSIONS FOR THE PROPOSED STRUCTURES ARE SHOWN ON THE COMPOSITE PLAN ON THIS SHEET. THE REQUIRED DIMENSIONS FOR THE EXISTING STRUCTURES ARE SHOWN ON SHEET 3. TRANSITIONAL SCREENS AND BARRIERS, WHERE REQUIRED ARE SHOWN ON SHEETS 5, 6 AND 7. MODIFICATION AND/OR WAIVER OF THE TRANSITIONAL SCREEN AND BARRIER REQUIREMENTS HAVE BEEN REQUESTED. SEE GENERAL NOTE 6 FOR ADDITIONAL INFORMATION.
   F. ADDITIONAL PUBLIC RIGHT OF WAY DEDICATION AND ENTRANCE IMPROVEMENTS TO FURNACE ROAD ARE PROPOSED WITH THIS SPECIAL EXCEPTION AMENDMENT. THE REQUIRED DIMENSIONS FOR THE EXISTING ROADS, THE PROPOSED RIGHT OF WAY DEDICATION AND THE ENTRANCE IMPROVEMENTS ARE SHOWN ON SHEETS 5, 6, 7 AND/OR 31.
   G. MEANS OF INGRESS AND EGRESS ARE AS SHOWN ON THE PLAN.
   H. PROPOSED PARKING SPACE LOCATIONS ARE AS SHOWN ON SHEETS 5, 6 AND 7. THE REQUIRED DIMENSIONS FROM THE PROPOSED PARKING SPACES TO THE NEAREST BOUNDARY LINE ARE SHOWN ON THE COMPOSITE PLAN ON THIS SHEET. EXISTING PARKING SPACE LOCATIONS ARE AS SHOWN ON SHEET 3. THE REQUIRED DIMENSIONS FROM THE EXISTING PARKING SPACE LOCATIONS TO THE NEAREST BOUNDARY LINE ARE ALSO SHOWN ON SHEET 3. REFER TO THE SITE TABULATIONS FOR PARKING REQUIREMENTS.
   I. THERE ARE NO KNOWN WELLS ON SITE. THE PROPERTY IS SERVED BY PUBLIC WATER. AN INDIVIDUAL SEPTIC SYSTEM IS CURRENTLY IN USE ON SITE.
   J. REFER TO SHEETS 19 THROUGH 29 FOR ALL THE REQUIRED STORMWATER MANAGEMENT INFORMATION.
   K. THE TOTAL GROSS FLOOR AREAS OF EXISTING AND PROPOSED STRUCTURES ARE SHOWN IN THE SITE TABULATIONS, HOWEVER, THE FLOOR AREA RATIO FOR THIS SPECIAL EXCEPTION AMENDMENT IS NOT APPLICABLE.
   L. REFER TO GENERAL NOTE 4 FOR TOPOGRAPHIC INFORMATION.
   M. THE LIMITS OF CLEARING AND GRADING ARE AS SHOWN ON THE PLAN. PROPOSED LANDSCAPING AND, TRANSITIONAL SCREENS AND BARRIERS, WHERE REQUIRED OR MODIFIED AND/OR WAIVED, ARE AS SHOWN ON SHEETS 5, 6 AND 7. REFER TO SHEET 4 FOR ALL EXISTING VEGETATION INFORMATION.
   N. A FLOODPLAIN, RESOURCE PROTECTION AREA AND AN ENVIRONMENTAL QUALITY CORRIDOR EXIST ON SITE AND ARE SHOWN ON THE PLAN. ALL OTHER AREA ON SITE IS DESIGNATED AS A RESOURCE MANAGEMENT AREA. THE REQUIRED DIMENSIONS FROM THE PROPOSED STRUCTURES TO THE NEAREST POINT OF THE FLOODPLAIN, RPA OR EQC ARE SHOWN ON THE COMPOSITE PLAN ON THIS SHEET. THE REQUIRED DIMENSIONS FROM THE EXISTING STRUCTURES TO THE CLOSEST POINT ON THE EQC ARE SHOWN ON SHEET 3.
   O. USEABLE OUTDOOR RECREATION AREAS ARE SHOWN ON THE PLAN.
   P. REFER TO GENERAL NOTE 9 FOR INFORMATION CONCERNING EXISTING UTILITY EASEMENTS.
   Q. REFER TO GENERAL NOTE 7 FOR COMPREHENSIVE PLAN TRAILS REQUIREMENTS.
   R. THERE ARE NO KNOWN GRAVES OR PLACES OF BURIAL ON SITE.
   S. SEAL AND SIGNATURE AS SHOWN ON THE PLAN.
3. ZONING MAP TO BE SUBMITTED WITH THIS PLAN.
4. SITE PHOTOGRAPHS TO BE SUBMITTED WITH THIS PLAN.
5. SOILS MAP NOT REQUIRED FOR THIS APPLICATION.
6. AFFIDAVIT TO BE SUBMITTED WITH THIS PLAN.
7. WRITTEN STATEMENT DESCRIBING THE PROPOSED USE TO BE SUBMITTED WITH THIS PLAN.
8. APPLICANT AND OWNER:
   FURNACE ASSOCIATES, INC.
   14500 AVION PARKWAY
   SUITE 310
   CHANTILLY, VA 20151
9. THE SITE IS NOT WITHIN ANY OVERLAY DISTRICTS.
10. APPLICATION FEE TO BE SUBMITTED WITH THIS PLAN.

ZONING ORDINANCE, ARTICLE 9, SECTION 9-203 COMMENTS:

1. MAP AND WRITTEN STATEMENT CONCERNING UTILITY SYSTEM TO BE SUBMITTED WITH THIS PLAN.
2. WRITTEN STATEMENT CONCERNING SELECTION OF THE SITE TO BE SUBMITTED WITH THIS PLAN.
3. THE REQUIREMENTS OF SECTION 8-011 OF THE ZONING ORDINANCE HAVE BEEN MEET AS REQUESTED IN SECTION 8-103 AND ARE SHOW ON THE PLANS. HOWEVER, THE REQUIREMENTS SET FORTH IN SECTION 8-103, PARAGRAPHS 1 THROUGH 11 OF THE ZONING ORDINANCE ARE NOT APPLICABLE TO THIS SEA. THIS LANDFILL DOES NOT QUALIFY AS A GROUP 1 SPECIAL PERMIT USE (SECTION 8-101 OF THE ZONING ORDINANCE). THERE WILL BE NO EXCAVATION, STRIPPING, DREDGING, MINING, STONE QUARRYING OR OTHERWISE TAKING OTHER THAN AS PERMITTED BY RIGHT. THERE WILL ALSO BE NO CRUSHING, WASHING AND/OR PROCESSING OF MATERIALS RESULTING FROM THE USES ABOVE. GENERALLY, DISTRUBANCE ACTIVITIES OTHER THAN THE FILLING OF DEBRIS WILL INCLUDE THOSE ACTIVITIES ASSOCIATED WITH THE REPAIR, MAINTENANCE AND MONITORING OF THE LANDFILL AND, MODIFICATIONS OR ALTERATIONS OF EXISTING USES AND THE INSTALLATION OF THE USES AND PLANT MATERIAL SHOWN ON THESE PLANS.



Application No SEA-80-L/V-061
Staff C.Lewis
APPROVED (SE) SP PLAN

SEE DEV CONDS DATED 1-8-2007
DATE OF (BOS) (BZA) approval 1-8-2007
Sheet 2 of 35

COMPOSITE SPECIAL EXCEPTION AMENDMENT PLAT (PHASE 5)

NOTE: DIMENSIONS FROM PROPOSED STRUCTURES TO BOUNDARY LINES AND PROPOSED PARKING TO THE CLOSEST BOUNDARY LINE ARE SHOWN ON THIS PLAN FOR CLARITY. DIMENSIONS FROM EXISTING STRUCTURES TO BOUNDARY LINES AND EXISTING PARKING TO THE CLOSEST BOUNDARY LINE ARE SHOWN ON SHEET 3, EXISTING CONDITIONS PLAN. SEE SHEETS 5, 6, AND 7 FOR THE REQUIED DIMENSIONS FOR THE EXISTING ROAD. PLAN AS SHOWN IS AT THE COMPLETED/CERTIFIED END OF PHASE 5.

SCALE: 1"=300'

BC Consultants
Planners · Engineers · Surveyors · Landscape Architects
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(703)449-8100 (703)449-8108 (Fax)
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COMMONWEALTH OF VIRGINIA — DENNIS D. DIXON — No. 882 — CERTIFIED LANDSCAPE ARCHITECT — 11-22-06

COMPOSITE SEA PLAT (PHASE 5) NOTES AND TABULATIONS
OVERLOOK RIDGE
MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

REVISED: NOV. 20, 2006

BC REVISIONS
REVISED: JULY 14, 2006
REVISED: AUGUST 31, 2006
REVISED: SEPT. 28, 2006
REVISED: OCT. 25, 2006
REVISED: NOV. 03, 2006
OWNER Furnace Associates, Inc. 14500 Avion Parkway Suite 310 Chantilly, Virginia 20151

DESIGNED BY:	PLR
DRAFTED BY:	CAD
CHECKED BY:	DDD
DATE:	FEBRUARY, 2006
SCALE:	HOR. 1"=300' VERT.
SHEET 2 OF 35	
CO. NO.	
CAD NAME:	S5117COMP-2.DWG
LAYOUT:	COMPOSITE
FILE NO.	S5117COMP.DWG

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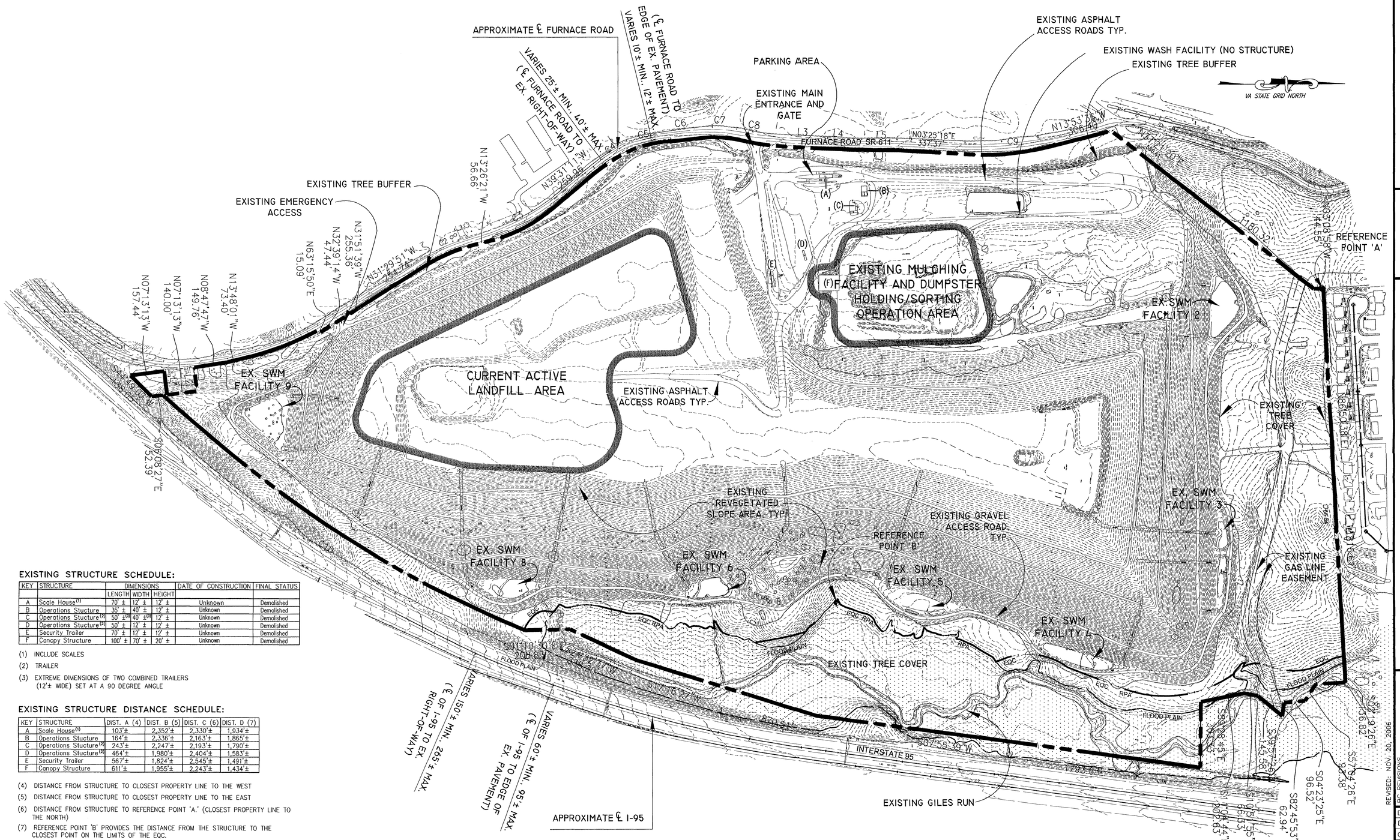

EXISTING STRUCTURE SCHEDULE:

KEY	STRUCTURE	DIMENSIONS			DATE OF CONSTRUCTION	FINAL STATUS
		LENGTH	WIDTH	HEIGHT		
A	Scale House(1)	70' ±	12' ±	12' ±	Unknown	Demolished
B	Operations Stucture	35' ±	40' ±	12' ±	Unknown	Demolished
C	Operations Stucture(2)	50' ±(3)	40' ±(3)	12' ±	Unknown	Demolished
D	Operations Stucture(2)	50' ±	12' ±	12' ±	Unknown	Demolished
E	Security Trailer	70' ±	12' ±	12' ±	Unknown	Demolished
F	Canopy Structure	100' ±	70' ±	20' ±	Unknown	Demolished

(1) INCLUDE SCALES

(2) TRAILER

(3) EXTREME DIMENSIONS OF TWO COMBINED TRAILERS (12'± WIDE) SET AT A 90 DEGREE ANGLE

EXISTING STRUCTURE DISTANCE SCHEDULE:

KEY	STRUCTURE	DIST. A (4)	DIST. B (5)	DIST. C (6)	DIST. D (7)
A	Scale House(1)	103'±	2,352'±	2,330'±	1,934'±
B	Operations Stucture	164'±	2,336'±	2,163'±	1,865'±
C	Operations Stucture(2)	243'±	2,247'±	2,193'±	1,790'±
D	Operations Stucture(2)	464'±	1,980'±	2,404'±	1,583'±
E	Security Trailer	567'±	1,824'±	2,545'±	1,491'±
F	Canopy Structure	611'±	1,955'±	2,243'±	1,434'±

(4) DISTANCE FROM STRUCTURE TO CLOSEST PROPERTY LINE TO THE WEST

(5) DISTANCE FROM STRUCTURE TO CLOSEST PROPERTY LINE TO THE EAST

(6) DISTANCE FROM STRUCTURE TO REFERENCE POINT 'A.' (CLOSEST PROPERTY LINE TO THE NORTH)

(7) REFERENCE POINT 'B' PROVIDES THE DISTANCE FROM THE STRUCTURE TO THE CLOSEST POINT ON THE LIMITS OF THE EQC.

Application No SEA-80-L/V-061
Staff C.Lewis
APPROVED (SE) SP PLAN

SEE DEV CONDS DATED 1-8-2007
DATE OF (BOS) (BZA) approval 1-8-2007
Sheet 3 of 35

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COMMONWEALTH OF VIRGINIA
DENNIS D. DOOLEY
No. 882
CERTIFIED LANDSCAPE ARCHITECT
11/22/06

EXISTING CONDITIONS PLAN

OVERLOOK RIDGE

MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

REVISED: NOV. 20, 2006

BC REVISIONS
REVISED: JULY 14, 2006
REVISED: AUGUST 31, 2006
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REVISED: NOV. 03, 2006

OWNER
Lerner Enterprise Associates, Inc.
14500 Avion Parkway
Suite 310
Chantilly, Virginia 20151

DESIGNED BY: PLR
DRAFTED BY: CAD
CHECKED BY: DDD
DATE: FEBRUARY, 2006
SCALE: HOR. 1"=200' VERT.
SHEET 3 OF 35
CO. NO.
CAD NAME: S5117EXCON-3.DWG
LAYOUT: EX CONDITIONS
FILE NO. 05117.01-06

XREFS: 05117BASE.DWG

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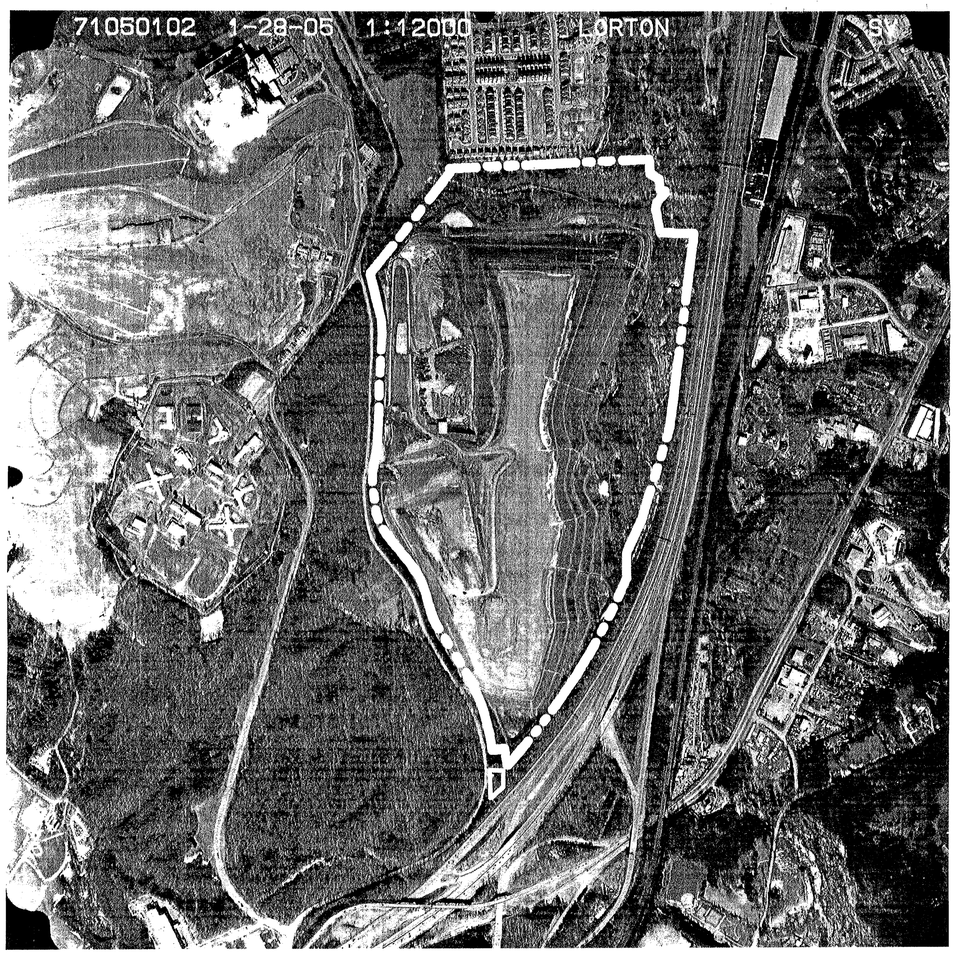
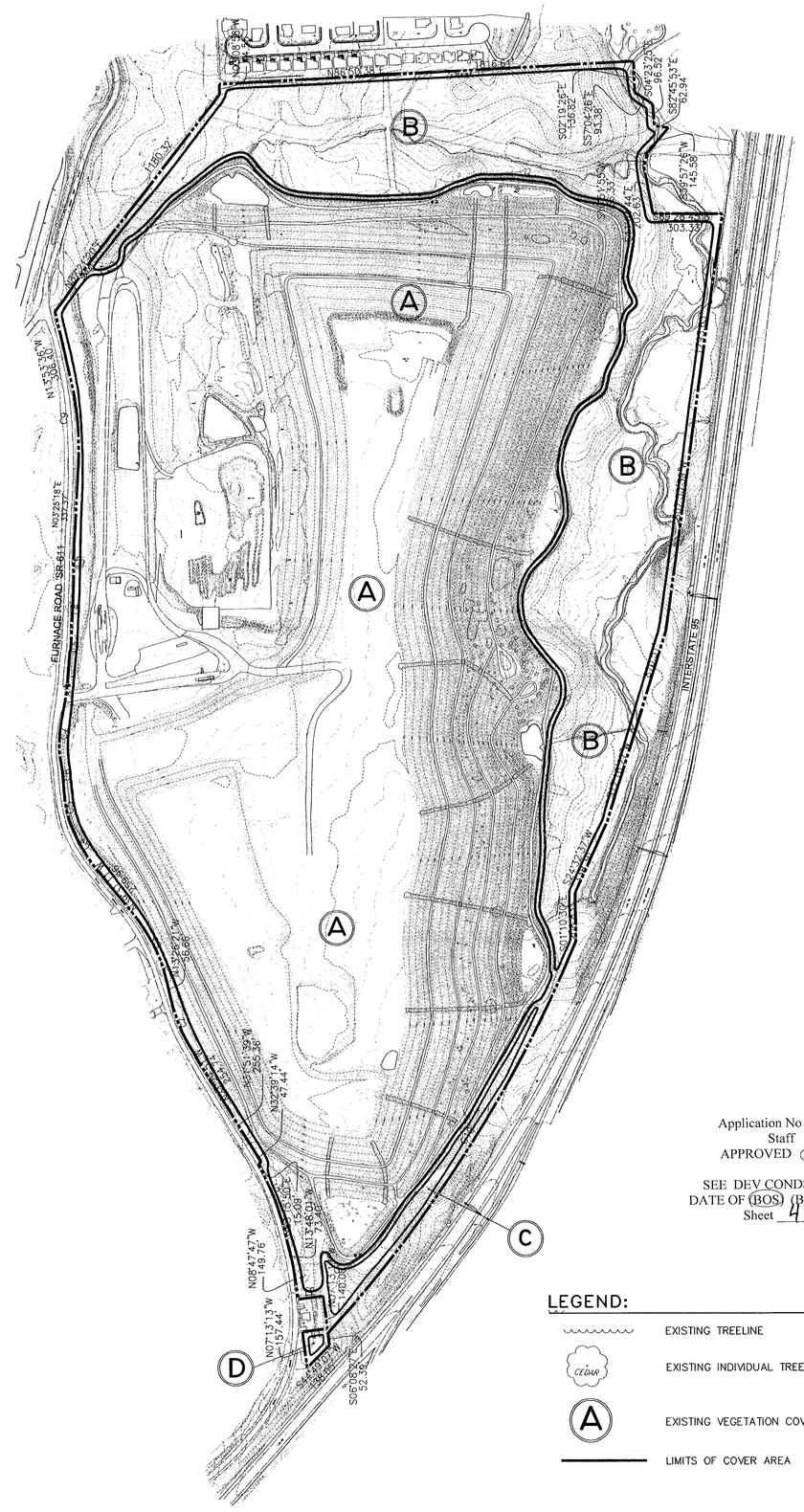
EXISTING VEGETATION MAP SUMMARY:

GROSS SITE AREA:	250.15 Ac. ±
EXISTING VEGETATION COVER TYPE AREA:	AREA 'A':
COVER TYPE:	DEVELOPED
AREA:	198.1 Ac.±
PRIMARY SPECIES:	N/A
CONDITION:	N/A
EXISTING VEGETATION COVER TYPE AREA:	AREA 'B':
COVER TYPE:	BOTTOMLAND FOREST
AREA:	50.2 Ac.±
PRIMARY SPECIES:	PINES, BEECHES, POPLAR, MAPLE, HOLLY AND OAKS
CONDITION:	GOOD TO EXCELLENT
EXISTING VEGETATION COVER TYPE AREA:	AREA 'C':
COVER TYPE:	BOTTOMLAND FOREST
AREA:	1.5 Ac.±
PRIMARY SPECIES:	PINES, BEECHES, POPLAR, MAPLE, HOLLY AND OAKS
CONDITION:	GOOD TO EXCELLENT
EXISTING VEGETATION COVER TYPE AREA:	AREA 'D':
COVER TYPE:	DEVELOPED
AREA:	0.35 Ac.±
PRIMARY SPECIES:	N/A
CONDITION:	N/A



AERIAL PHOTO

NO SCALE



Application No SEA-80-L/V-061
Staff C.Lewis
APPROVED (SE) SP PLAN

SEE DEV CONDS DATED 1-8-2007
DATE OF (BOS) (BZA) approval 1-8-2007
Sheet 4 of 35

LEGEND:

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

EXISTING VEGETATION MAP

SCALE: 1' = 300'

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COMMONWEALTH OF VIRGINIA
DENNIS D. DIXON
No. 882
11-22-06
CERTIFIED LANDSCAPE ARCHITECT

EXISTING VEGETATION MAP
OVERLOOK RIDGE

MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

REVISED: NOV. 20, 2006

BC REVISIONS
REVISED: JULY 14, 2006
REVISED: AUGUST 31, 2006
REVISED: SEPT. 28, 2006
REVISED: OCT. 25, 2006
REVISED: NOV. 03, 2006

OWNER
Furnace Associates, Inc.
14500 Avion Parkway
Suite 310
Chantilly, Virginia 20151

DESIGNED BY:	PLR
DRAFTED BY:	CAD
CHECKED BY:	DDD
DATE:	FEBRUARY, 2006
SCALE:	HOR. 1"=300' VERT.
SHEET 4 OF 35	
CO. NO.	
CAD NAME:	S5117EVM-4.DWG
LAYOUT:	EVM
FILE NO.	05117.01-06

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XREFS: 05117bas.dwg

LEGEND:

- POTENTIAL USE AREA (1)
- APPROXIMATE LOCATION OF EXERCISE STATIONS (2)
- APPROXIMATE LOCATION OF SPLIT LOG BENCH
- APPROXIMATE LOCATION OF POTENTIAL GAS MANAGEMENT AREA
- APPROXIMATE LOCATION OF INFORMATION KIOSK
- APPROXIMATE LOCATION OF STACKED OR SPLIT RAIL FENCE
- PROPOSED CONTOUR ELEVATIONS
- EXISTING CONTOUR ELEVATIONS
- APPROXIMATE LIMIT OF CLEARING AND GRADING
- 100 YR. FLOODPLAIN
- ENVIRONMENTAL QUALITY CORRIDOR (EQC)
- COUNTY MAPPED RESOURCE PROTECTION AREA (RPA)
- 12' EQUESTRIAN/HIKING TRAIL (EXISTING SOIL SURFACE)
- 8' BICYCLE/HIKING TRAIL (STONE DUST SURFACE)
- EXISTING TREELINE
- PROPOSED TREELINE
- PLANTING ZONE BENCH PLANTING (DECIDUOUS AND EVERGREEN TREES)
- PLANTING ZONE SLOPE PLANTING (PERENNIALS, GRASSES AND SHRUBS)
- POTENTIAL BIRD SANCTUARY
- ASPHALT PAVING

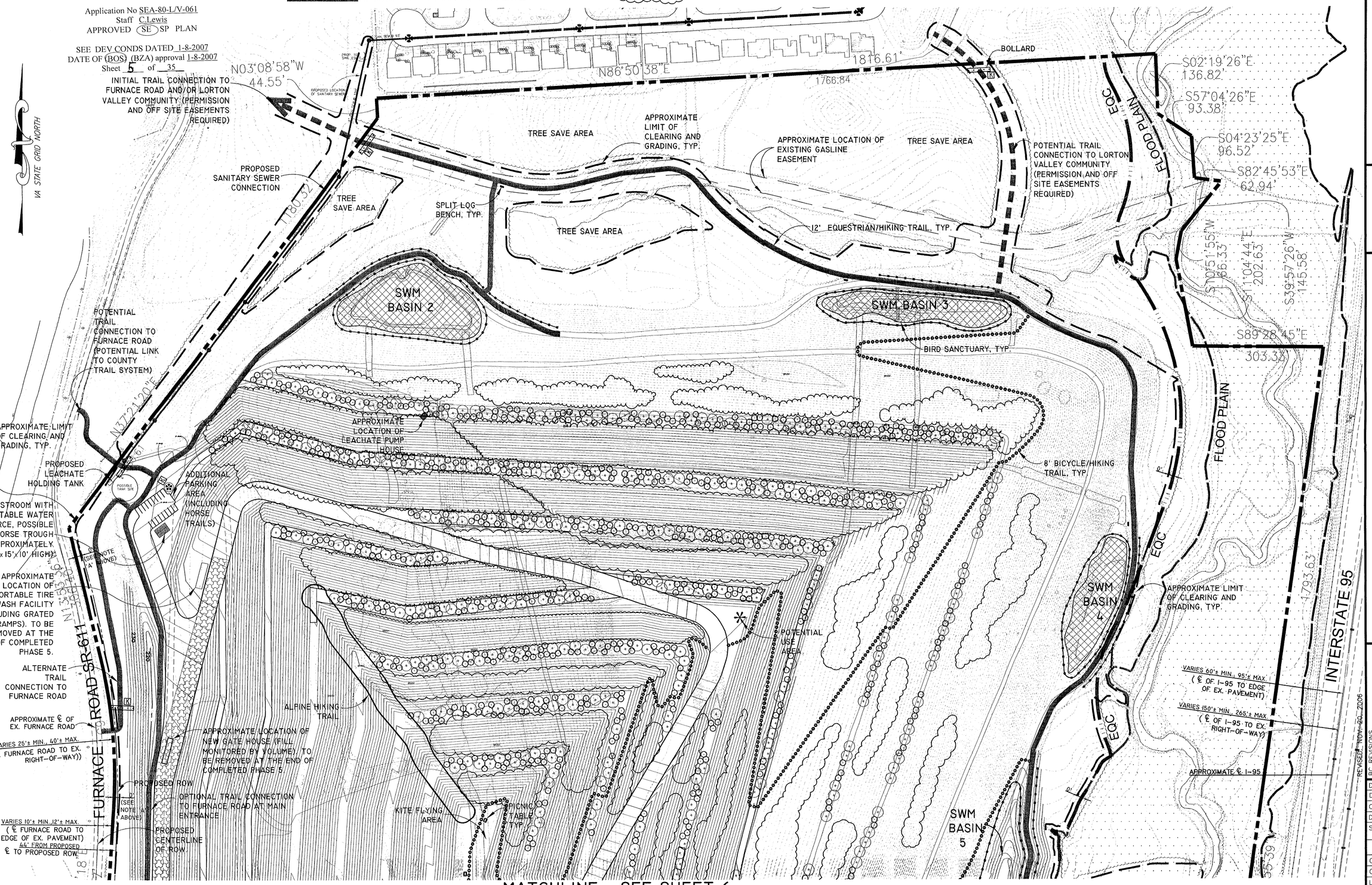
(1) POTENTIAL USE AREAS ARE RELATIVELY FLAT GRADED AREAS ON SITE THAT COULD BE USED FOR ADDITIONAL RECREATIONAL AMENITIES OR USES.

(2) EXERCISE STATIONS GROUPED IN ONE LOCATION.

NOTE 'A':
LIMITS OF CLEARING AND GRADING ALONG FURNACE ROAD MAY EXTEND INTO THE RIGHT-OF-WAY DEPENDING ON FINAL ENGINEERING AT THE SITE PLAN PHASE.

Application No SEA-80-L/V-061
Staff C.Lewis
APPROVED (SE) SP PLAN

SEE DEV CONDS DATED 1-8-2007
DATE OF (BOS) (BZA) approval 1-8-2007
Sheet 5 of 35



MATCHLINE - SEE SHEET 6

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

SPECIAL EXCEPTION AMENDMENT PLAT
PHASE FIVE (FINAL PHASE)
OVERLOOK RIDGE

MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

BC REVISIONS	
REVISED: JULY 14, 2006	
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DESIGNED BY: PLR	
DRAFTED BY: CAD	
CHECKED BY: DDD	
DATE: FEBRUARY, 2006	
SCALE: HOR. 1"= 100' VERT.	
SHEET 5 OF 35	
CO. NO.	
CAD NAME: S5117SPE-5-7.DWG	
LAYOUT: PLAT 1	
FILE NO. 05117.01-06	

Lawrence Associates, Inc.
14500 Avion Parkway
Suite 310
Chantilly, Virginia 20151

XREFS: S5117BAS 5117TOPO P5117BAS P5117PHASE3

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LEGEND:

- POTENTIAL USE AREA (1)
- APPROXIMATE LOCATION OF EXERCISE STATIONS (2)
- APPROXIMATE LOCATION OF SPLIT LOG BENCH
- APPROXIMATE LOCATION OF POTENTIAL GAS MANAGEMENT AREA
- APPROXIMATE LOCATION OF INFORMATION KIOSK
- APPROXIMATE LOCATION OF BOLLARDS
- APPROXIMATE LOCATION OF STACKED OR SPLIT RAIL FENCE
- PROPOSED CONTOUR ELEVATIONS
- EXISTING CONTOUR ELEVATIONS
- APPROXIMATE LIMIT OF CLEARING AND GRADING
- 100 YR. FLOODPLAIN
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- COUNTY MAPPED RESOURCE PROTECTION AREA (RPA)
- 12' EQUESTRIAN/HIKING TRAIL (EXISTING SOIL SURFACE)
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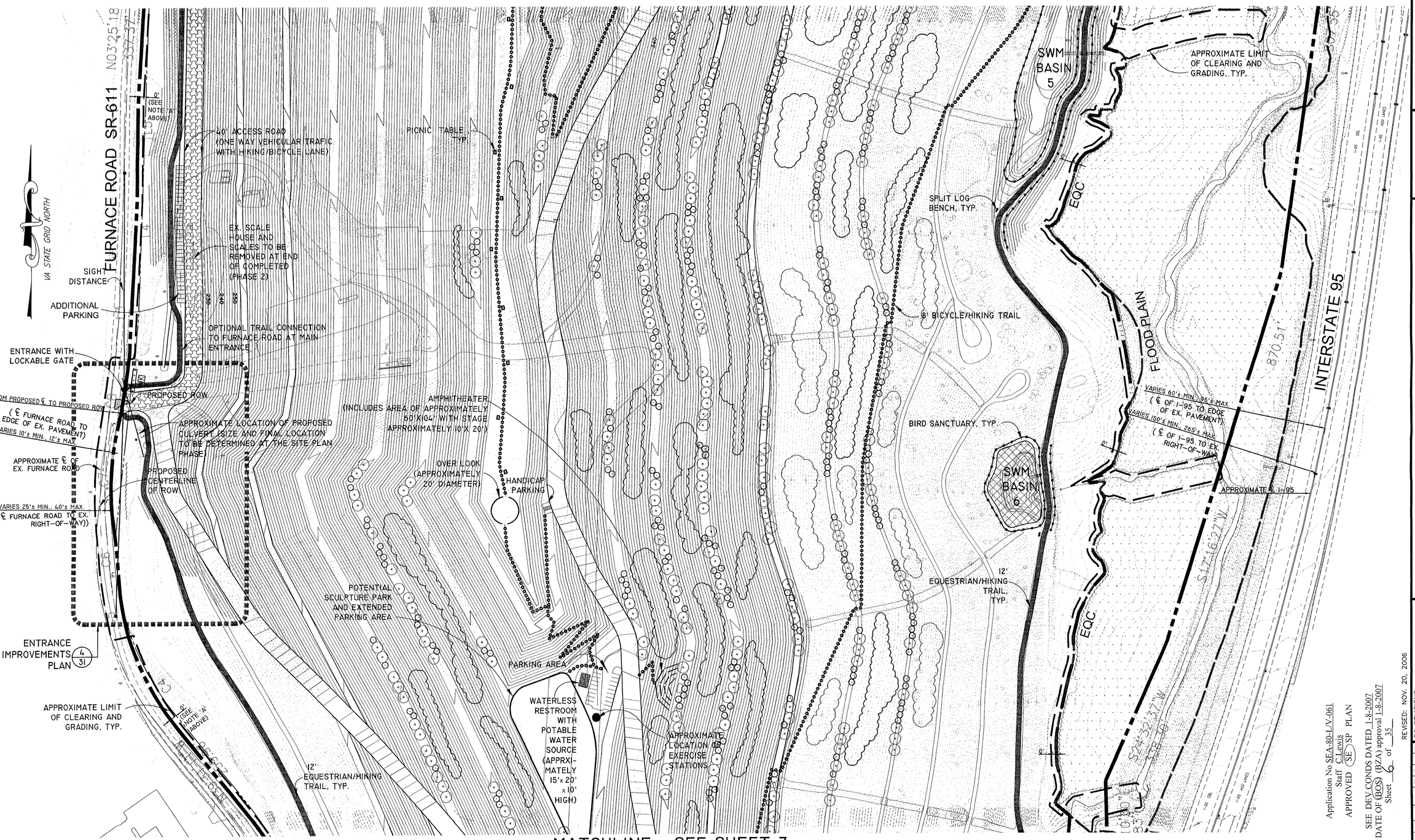
- EXISTING TREELINE
- PROPOSED TREELINE
- PLANTING ZONE BENCH PLANTING (DECIDUOUS AND EVERGREEN TREES)
- PLANTING ZONE SLOPE PLANTING (PERENNIALS, GRASSES AND SHRUBS)
- POTENTIAL BIRD SANCTUARY
- (1) POTENTIAL USE AREAS ARE RELATIVELY FLAT GRADED AREAS ON SITE THAT COULD BE USED FOR ADDITIONAL RECREATIONAL AMENITIES OR USES.
- (2) EXERCISE STATIONS GROUPED IN ONE LOCATION.
- ASPHALT PAVING

NOTE 'A':
LIMITS OF CLEARING AND GRADING ALONG FURNACE ROAD MAY EXTEND INTO THE RIGHT-OF-WAY DEPENDING ON FINAL ENGINEERING AT THE SITE PLAN PHASE.

MATCHLINE - SHEET 5



MATCHLINE - SEE SHEET 7

Application No SEA-80-LV-061
Staff C.Lewis
APPROVED (SE) SP PLAN

SEE DEV CONDS DATED 1-8-2007
DATE OF (BOS) (BZA) approval 1-8-2007
Sheet 6 of 35

REVISED: NOV. 20, 2006

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REVISED: JULY 14, 2006
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REVISED: SEPT. 28, 2006
REVISED: OCT. 25, 2006
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DENNIS D. DIXON
No. 882
CERTIFIED LANDSCAPE ARCHITECT

SPECIAL EXCEPTION AMENDMENT PLAT
PHASE FIVE (FINAL PHASE)
OVERLOOK RIDGE

MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

DESIGNED BY:	PLR
DRAFTED BY:	CAD
CHECKED BY:	DDD
DATE:	FEBRUARY, 2006
SCALE:	HOR. 1"= 100' VERT.
SHEET 6 OF 35	
CO. NO.	
CAD NAME:	S5117SPE-5-7.DWG
LAYOUT:	PLAT 2
FILE NO.	05117.01.06

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LEGEND:

- POTENTIAL USE AREA (1)
- APPROXIMATE LOCATION OF EXERCISE STATIONS (2)
- APPROXIMATE LOCATION OF SPLIT LOG BENCH
- APPROXIMATE LOCATION OF POTENTIAL GAS MANAGEMENT AREA
- APPROXIMATE LOCATION OF INFORMATION KIOSK
- APPROXIMATE LOCATION OF BOLLARDS
- APPROXIMATE LOCATION OF STACKED OR SPLIT RAIL FENCE
- PROPOSED CONTOUR ELEVATIONS
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- APPROXIMATE LIMIT OF CLEARING AND GRADING
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- PLANTING ZONE SLOPE PLANTING (PERENNIALS, GRASSES AND SHRUBS)
- POTENTIAL BIRD SANCTUARY

(1) POTENTIAL USE AREAS ARE RELATIVELY FLAT GRADED AREAS ON SITE THAT COULD BE USED FOR ADDITIONAL RECREATIONAL AMENITIES OR USES.

(2) EXERCISE STATIONS GROUPED IN ONE LOCATION.

NOTE 'A':
LIMITS OF CLEARING AND GRADING ALONG FURNACE ROAD MAY EXTEND INTO THE RIGHT-OF-WAY DEPENDING ON FINAL ENGINEERING AT THE SITE PLAN PHASE.

Application No SEA-80-L/V-061
Staff C.Lewis
APPROVED (SE) SP PLAN

SEE DEV CONDS DATED 1-8-2007
DATE OF (BOS) (BZA) approval 1-8-2007
Sheet 7 of 35

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DENNIS D. DIXON
No. 882
CERTIFIED LANDSCAPE ARCHITECT
11-27-06

SPECIAL EXCEPTION AMENDMENT PLAT
PHASE FIVE (FINAL PHASE)
OVERLOOK RIDGE

MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

REVISED: NOV. 20, 2006

BC REVISIONS
REVISED: JULY 14, 2006
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REVISED: SEPT. 28, 2006
REVISED: OCT. 25, 2006
REVISED: NOV. 03, 2006

OWNER:
Eurohouse Associates, Inc.
14500 Avion Parkway
Suite 310
Chantilly, Virginia 20151

DESIGNED BY: PLR	
DRAFTED BY: CAD	
CHECKED BY: DDD	
DATE: FEBRUARY, 2006	
SCALE: HOR. 1"= 100' VERT.	
SHEET 7 OF 35	
CO. NO.	
CAD NAME: S5117SPE-5-7.DWG	
LAYOUT: PLAT 3	
FILE NO. 05117.01.06	

XREFS: P5117PHASE3 5117DPO S5178AS

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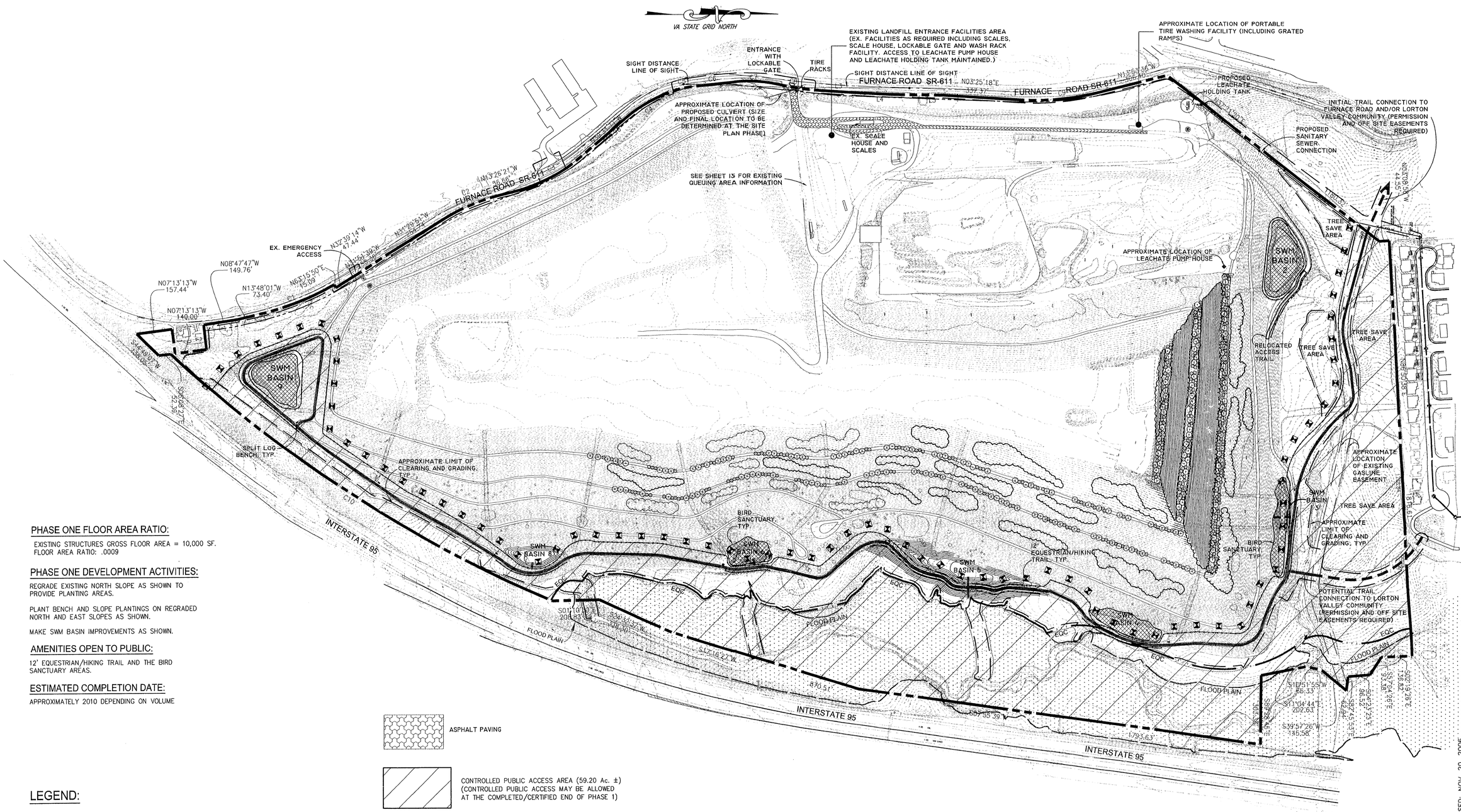

PHASE ONE FLOOR AREA RATIO:

EXISTING STRUCTURES GROSS FLOOR AREA = 10,000 SF.
FLOOR AREA RATIO: .0009

PHASE ONE DEVELOPMENT ACTIVITIES:

REGRADE EXISTING NORTH SLOPE AS SHOWN TO PROVIDE PLANTING AREAS.

PLANT BENCH AND SLOPE PLANTINGS ON REGRADED NORTH AND EAST SLOPES AS SHOWN.

MAKE SWM BASIN IMPROVEMENTS AS SHOWN.

AMENITIES OPEN TO PUBLIC:

12' EQUESTRIAN/HIKING TRAIL AND THE BIRD SANCTUARY AREAS.

ESTIMATED COMPLETION DATE:

APPROXIMATELY 2010 DEPENDING ON VOLUME

LEGEND:

- POTENTIAL USE AREA
- APPROXIMATE LOCATION NO TRESPASSING SIGN
- APPROXIMATE LOCATION OF SPLIT LOG BENCH
- APPROXIMATE LOCATION OF POTENTIAL GAS MANAGEMENT AREA
- APPROXIMATE LOCATION OF INFORMATION KIOSK
- APPROXIMATE LOCATION OF BOLLARDS
- ASPHALT PAVING
- CONTROLLED PUBLIC ACCESS AREA (59.20 Ac. ±) (CONTROLLED PUBLIC ACCESS MAY BE ALLOWED AT THE COMPLETED/CERTIFIED END OF PHASE 1)
- APPROXIMATE LOCATION OF STACKED OR SPLIT RAIL FENCE
- PROPOSED CONTOUR ELEVATIONS
- EXISTING CONTOUR ELEVATIONS
- APPROXIMATE LIMIT OF CLEARING AND GRADING
- 100 YR. FLOODPLAIN
- ENVIRONMENTAL QUALITY CORRIDOR (EQC)
- 12' EQUESTRIAN/HIKING TRAIL (EXISTING SOIL SURFACE)
- EXISTING TREELINE
- PROPOSED TREELINE
- PLANTING ZONE BENCH PLANTING (DECIDUOUS AND EVERGREEN TREES)
- PLANTING ZONE SLOPE PLANTING (PERENNIALS, GRASSES AND SHRUBS)
- POTENTIAL BIRD SANCTUARY

(1) POTENTIAL USE AREAS ARE RELATIVELY FLAT GRADED AREAS ON SITE THAT COULD BE USED FOR ADDITIONAL RECREATIONAL AMENITIES OR USES.

Application No SEA-80-L/V-061
Staff C.Lewis
APPROVED (SE) SP PLAN

SEE DEV CONDS DATED 1-8-2007
DATE OF (BOS) (BZA) approval 1-8-2007
Sheet 8 of 35

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No. 882
11/22/06
CERTIFIED LANDSCAPE ARCHITECT

SPECIAL EXCEPTION AMENDMENT PLAT
PHASE ONE
OVERLOOK RIDGE
MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

REVISED: NOV. 20, 2006

BC REVISIONS
REVISED: JULY 14, 2006
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REVISED: NOV. 03, 2006

OWNER
FURNACE ASSOCIATES, INC.
14500 AVION PARKWAY
SUITE 310
CHANTILLY, VIRGINIA 20151

DESIGNED BY: DDD	
DRAFTED BY: CAD	
CHECKED BY: DDD	
DATE: FEBRUARY, 2006	
SCALE:	HOR. 1"= 200' VERT.
SHEET 8 OF 35	
CO. NO.	
CAD NAME: S5117PH-1-8.DWG	
LAYOUT: PHASE- 1	
FILE: 05117.01-06	

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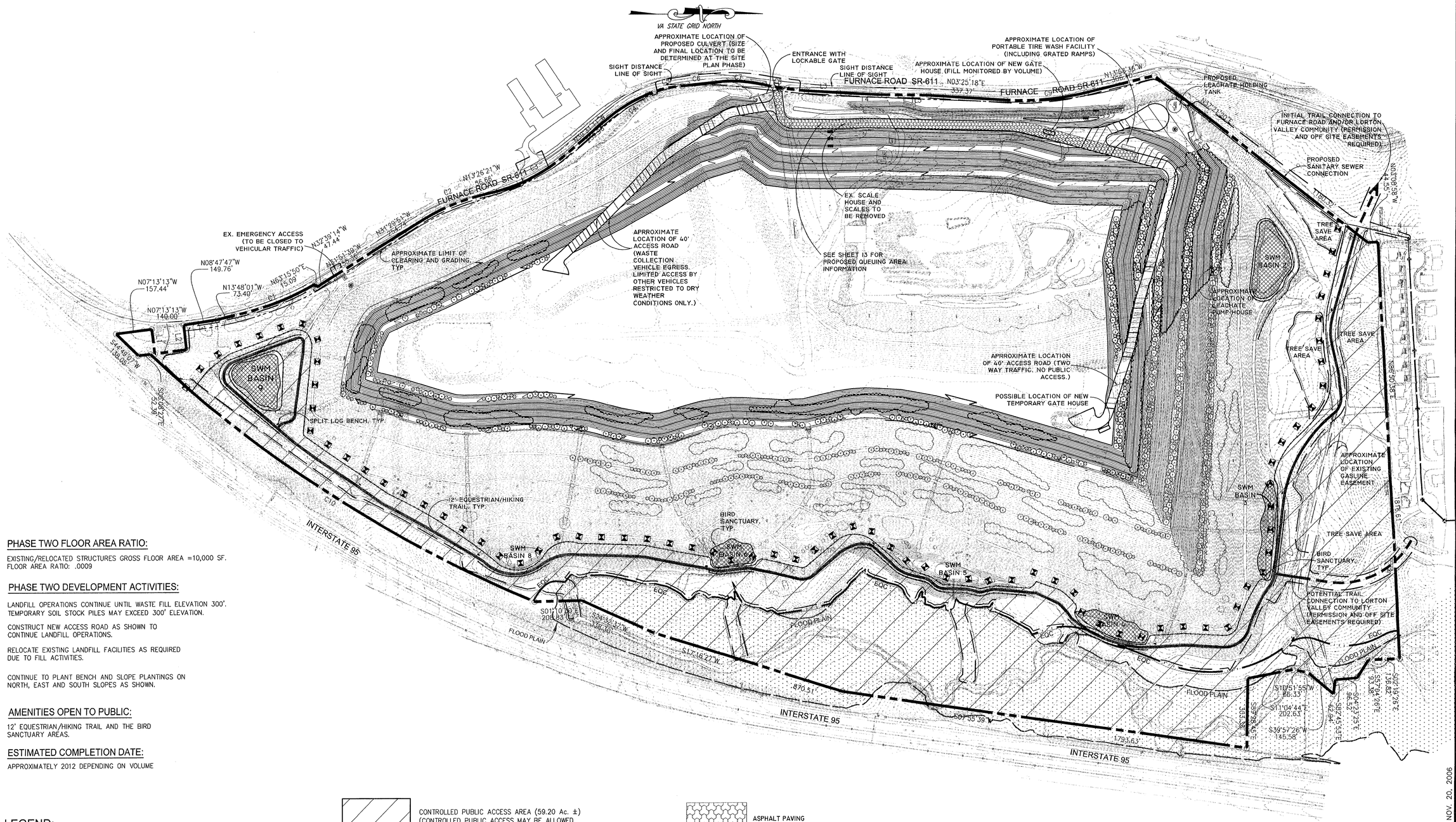

PHASE TWO FLOOR AREA RATIO:

EXISTING/RELOCATED STRUCTURES GROSS FLOOR AREA =10,000 SF.
FLOOR AREA RATIO: .0009

PHASE TWO DEVELOPMENT ACTIVITIES:

LANDFILL OPERATIONS CONTINUE UNTIL WASTE FILL ELEVATION 300'. TEMPORARY SOIL STOCK PILES MAY EXCEED 300' ELEVATION.

CONSTRUCT NEW ACCESS ROAD AS SHOWN TO CONTINUE LANDFILL OPERATIONS.

RELOCATE EXISTING LANDFILL FACILITIES AS REQUIRED DUE TO FILL ACTIVITIES.

CONTINUE TO PLANT BENCH AND SLOPE PLANTINGS ON NORTH, EAST AND SOUTH SLOPES AS SHOWN.

AMENITIES OPEN TO PUBLIC:

12' EQUESTRIAN/HIKING TRAIL AND THE BIRD SANCTUARY AREAS.

ESTIMATED COMPLETION DATE:

APPROXIMATELY 2012 DEPENDING ON VOLUME

LEGEND:

(I)
- POTENTIAL USE AREA
- APPROXIMATE LOCATION NO TRESPASSING SIGN
- APPROXIMATE LOCATION OF SPLIT LOG BENCH
- APPROXIMATE LOCATION OF POTENTIAL GAS MANAGEMENT AREA
- APPROXIMATE LOCATION OF INFORMATION KIOSK
- APPROXIMATE LOCATION OF BOLLARDS

- CONTROLLED PUBLIC ACCESS AREA (59.20 Ac. ±) (CONTROLLED PUBLIC ACCESS MAY BE ALLOWED AT THE COMPLETED/CERTIFIED END OF PHASE 1)
- APPROXIMATE LOCATION OF STACKED OR SPLIT RAIL FENCE
- PROPOSED CONTOUR ELEVATIONS
- EXISTING CONTOUR ELEVATIONS
- APPROXIMATE LIMIT OF CLEARING AND GRADING
- 100 YR. FLOODPLAIN
- ENVIRONMENTAL QUALITY CORRIDOR (EQC)
- 12' EQUESTRIAN/HIKING TRAIL (EXISTING SOIL SURFACE)
- ASPHALT PAVING
- EXISTING TREELINE
- PROPOSED TREELINE
- PLANTING ZONE BENCH PLANTING (DECIDUOUS AND EVERGREEN TREES)
- PLANTING ZONE SLOPE PLANTING (PERENNIALS, GRASSES AND SHRUBS)
- PREVIOUSLY PLANTED PLANTING ZONE BENCH PLANTING (DECIDUOUS AND EVERGREEN TREES)
- PREVIOUSLY PLANTED PLANTING ZONE SLOPE PLANTING (PERENNIALS, GRASSES AND SHRUBS)
- POTENTIAL BIRD SANCTUARY

(I) POTENTIAL USE AREAS ARE RELATIVELY FLAT GRADED AREAS ON SITE THAT COULD BE USED FOR ADDITIONAL RECREATIONAL AMENITIES OR USES.

Application No SEA-80-L/V-061
Staff C.Lewis
APPROVED (SE) SP PLAN

SEE DEV CONDS DATED 1-8-2007
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Sheet 9 [illegible] 35

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DENNIS D. DIXON
No. 8820
11/22/06
LICENSED PROFESSIONAL ENGINEER

SPECIAL EXCEPTION AMENDMENT PLAT
PHASE TWO
OVERLOOK RIDGE
MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

REVISED: NOV. 20, 2006

BC REVISIONS
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OWNER

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SHEET 9 OF 35	
CO. NO.	
CAD NAME:	S5117PH-2-9.DWG
LAYOUT:	PHASE- 2
FILE NO.	05117.01-06

XREFS: P5117PHASE1

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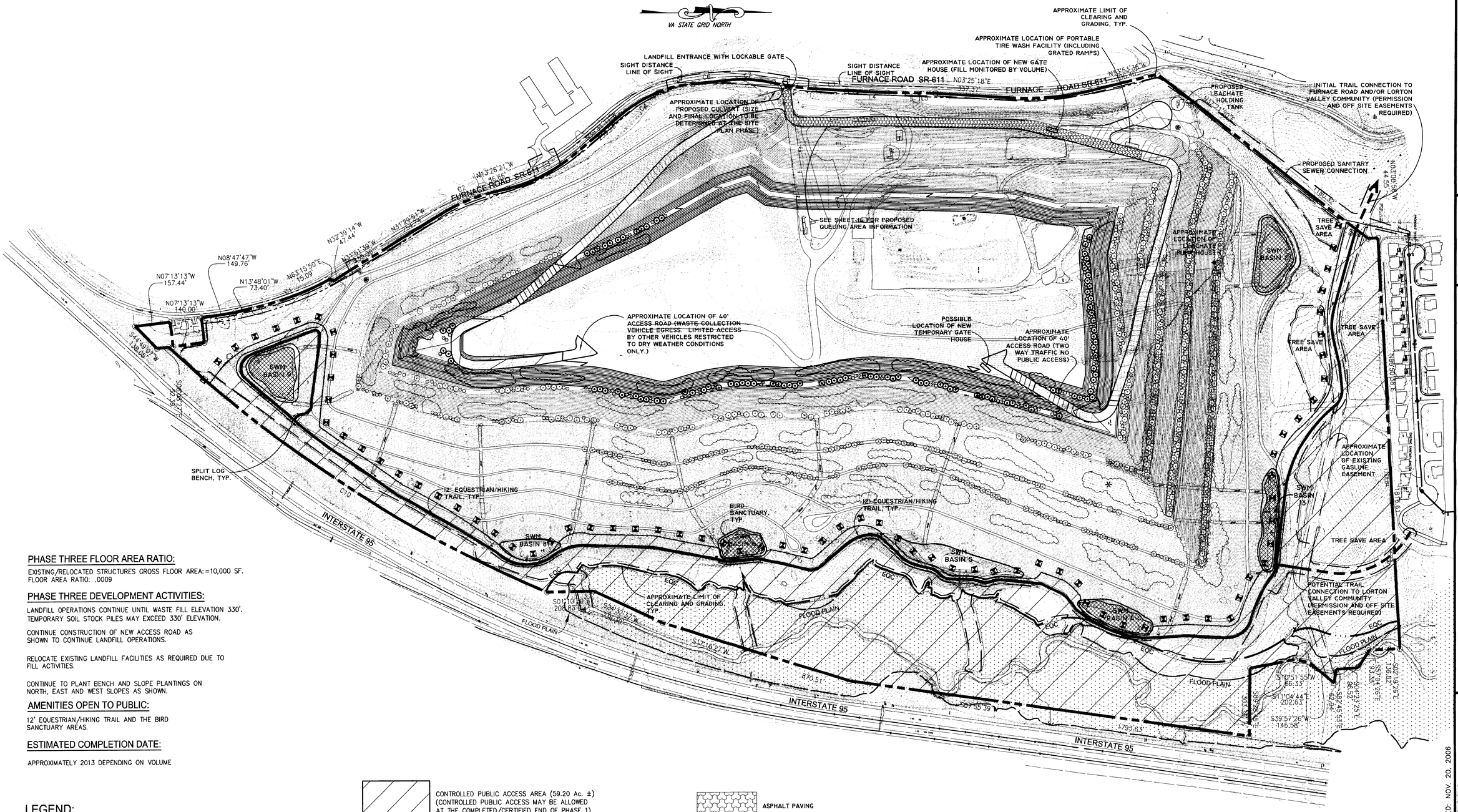

PHASE THREE FLOOR AREA RATIO:

EXISTING/RELOCATED STRUCTURES GROSS FLOOR AREA: =10,000 SF.
FLOOR AREA RATIO: .0009

PHASE THREE DEVELOPMENT ACTIVITIES:

LANDFILL OPERATIONS CONTINUE UNTIL WASTE FILL ELEVATION 330'. TEMPORARY SOIL STOCK PILES MAY EXCEED 330' ELEVATION.

CONTINUE CONSTRUCTION OF NEW ACCESS ROAD AS SHOWN TO CONTINUE LANDFILL OPERATIONS.

RELOCATE EXISTING LANDFILL FACILITIES AS REQUIRED DUE TO FILL ACTIVITIES.

CONTINUE TO PLANT BENCH AND SLOPE PLANTINGS ON NORTH, EAST AND WEST SLOPES AS SHOWN.

AMENITIES OPEN TO PUBLIC:

12' EQUESTRIAN/HIKING TRAIL AND THE BIRD SANCTUARY AREAS.

ESTIMATED COMPLETION DATE:

APPROXIMATELY 2013 DEPENDING ON VOLUME

LEGEND:

(1)
- POTENTIAL USE AREA
- APPROXIMATE LOCATION NO TRESPASSING SIGN
- APPROXIMATE LOCATION OF SPLIT LOG BENCH
- APPROXIMATE LOCATION OF POTENTIAL GAS MANAGEMENT AREA
- APPROXIMATE LOCATION OF INFORMATION KIOSK
- APPROXIMATE LOCATION OF BOLLARDS

- CONTROLLED PUBLIC ACCESS AREA (59.20 Ac. ±) (CONTROLLED PUBLIC ACCESS MAY BE ALLOWED AT THE COMPLETED/CERTIFIED END OF PHASE 1)
- APPROXIMATE LOCATION OF STACKED OR SPLIT RAIL FENCE
- PROPOSED CONTOUR ELEVATIONS
- EXISTING CONTOUR ELEVATIONS
- APPROXIMATE LIMIT OF CLEARING AND GRADING
- 100 YR. FLOODPLAIN
- ENVIRONMENTAL QUALITY CORRIDOR (EQC)
- 12' EQUESTRIAN/HIKING TRAIL (EXISTING SOIL SURFACE)

- ASPHALT PAVING
- EXISTING TREELINE
- PROPOSED TREELINE
- PLANTING ZONE BENCH PLANTING (DECIDUOUS AND EVERGREEN TREES)
- PLANTING ZONE SLOPE PLANTING (PERENNIALS, GRASSES AND SHRUBS)

- PREVIOUSLY PLANTED PLANTING ZONE BENCH PLANTING (DECIDUOUS AND EVERGREEN TREES)
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(1) POTENTIAL USE AREAS ARE RELATIVELY FLAT GRADED AREAS ON SITE THAT COULD BE USED FOR ADDITIONAL RECREATIONAL AMENITIES OR USES.

Application No SEA-80-L/V-061
Staff C.Lewis
APPROVED (SE) SP PLAN

SEE DEV CONDS DATED 1-8-2007
DATE OF (BOS) (approval 1-8-2007
Sheet 10 of 35

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COMMONWEALTH OF VIRGINIA
DENNIS D. DIXON
No. 862
CERTIFIED LANDSCAPE ARCHITECT
11/21/06

SPECIAL EXCEPTION AMENDMENT PLAT
PHASE THREE
OVERLOOK RIDGE
MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

REVISED: NOV. 20, 2006

BC REVISIONS
REVISED: JULY 14, 2006
REVISED: AUGUST 31, 2006
REVISED: SEPT. 28, 2006
REVISED: OCT 25, 2006
REVISED: NOV. 03, 2006

OWNER
FURNACE ASSOCIATES, INC.
14500 AVION PARKWAY
SUITE 310
CHANTILLY, VIRGINIA 20151

DESIGNED BY: DDD	
DRAFTED BY: CAD	
CHECKED BY: DDD	
DATE: DECEMBER, 2005	51170PO.DWG
SCALE: HOR. 1"= 200' VERT.	
SHEET 10 OF 35	
CO. NO.	
CAD NAME: S5117PH-3-10.DWG	XREFS: P5117PHASE2
LAYOUT: PHASE- 3	
FILE NO. 05117.01-06	

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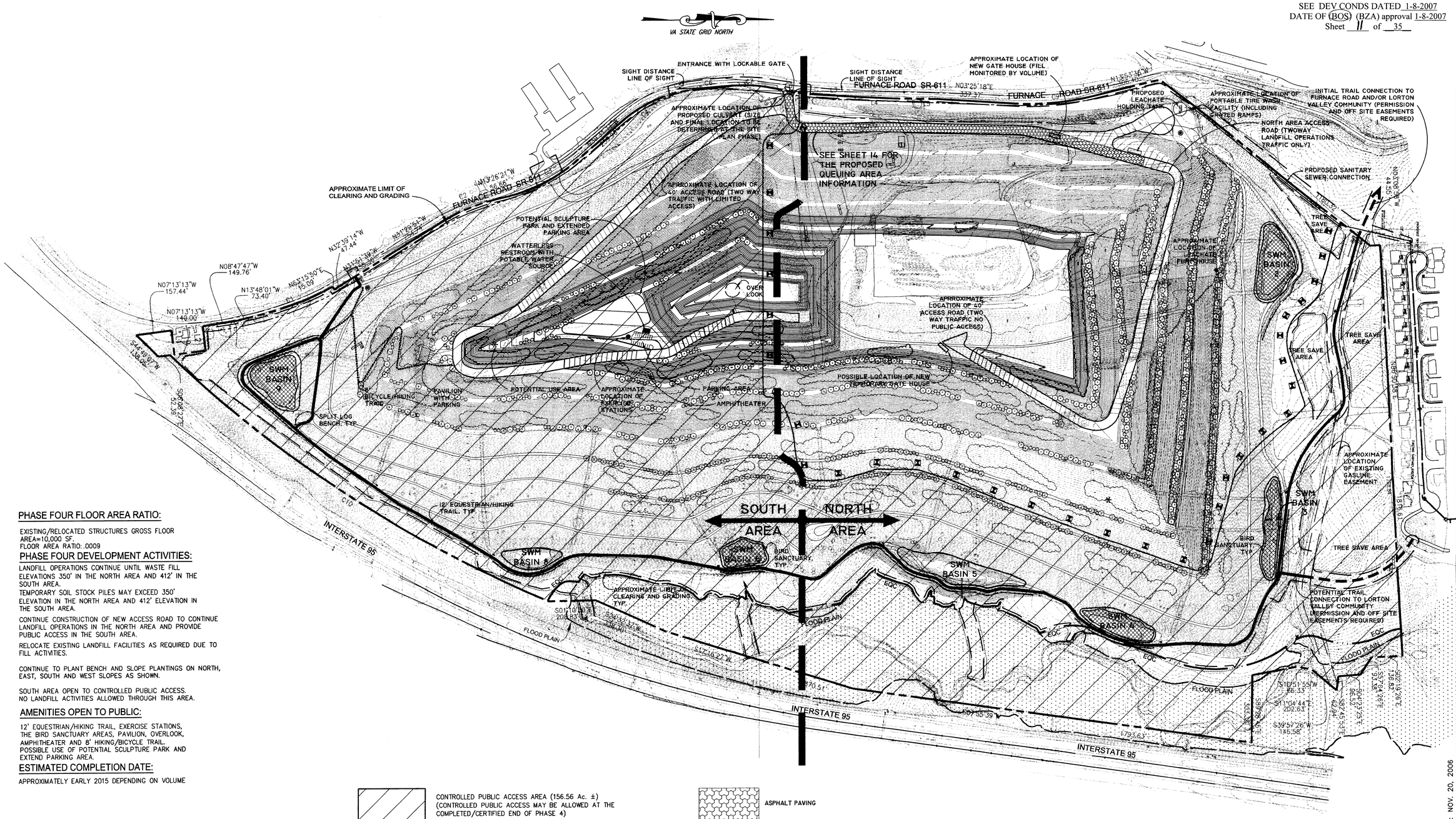
Application No SEA-80-L/V-061
Staff C.Lewis
APPROVED (SE) SP PLAN

SEE DEV CONDS DATED 1-8-2007
DATE OF (BOS) (BZA) approval 1-8-2007
Sheet 11 of 35



PHASE FOUR FLOOR AREA RATIO:

EXISTING/RELOCATED STRUCTURES GROSS FLOOR AREA=10,000 SF.
FLOOR AREA RATIO: .0009

PHASE FOUR DEVELOPMENT ACTIVITIES:

LANDFILL OPERATIONS CONTINUE UNTIL WASTE FILL ELEVATIONS 350' IN THE NORTH AREA AND 412' IN THE SOUTH AREA.

TEMPORARY SOIL STOCK PILES MAY EXCEED 350' ELEVATION IN THE NORTH AREA AND 412' ELEVATION IN THE SOUTH AREA.

CONTINUE CONSTRUCTION OF NEW ACCESS ROAD TO CONTINUE LANDFILL OPERATIONS IN THE NORTH AREA AND PROVIDE PUBLIC ACCESS IN THE SOUTH AREA.

RELOCATE EXISTING LANDFILL FACILITIES AS REQUIRED DUE TO FILL ACTIVITIES.

CONTINUE TO PLANT BENCH AND SLOPE PLANTINGS ON NORTH, EAST, SOUTH AND WEST SLOPES AS SHOWN.

SOUTH AREA OPEN TO CONTROLLED PUBLIC ACCESS. NO LANDFILL ACTIVITIES ALLOWED THROUGH THIS AREA.

AMENITIES OPEN TO PUBLIC:

12' EQUESTRIAN/HIKING TRAIL, EXERCISE STATIONS, THE BIRD SANCTUARY AREAS, PAVILION, OVERLOOK, AMPHITHEATER AND 8' HIKING/BICYCLE TRAIL. POSSIBLE USE OF POTENTIAL SCULPTURE PARK AND EXTEND PARKING AREA.

ESTIMATED COMPLETION DATE:

APPROXIMATELY EARLY 2015 DEPENDING ON VOLUME

LEGEND:

- POTENTIAL USE AREA (1)
- APPROXIMATE LOCATION OF EXERCISE STATIONS (2)
- APPROXIMATE LOCATION NO TRESPASSING SIGN
- APPROXIMATE LOCATION OF SPLIT LOG BENCH
- APPROXIMATE LOCATION OF POTENTIAL GAS MANAGEMENT AREA
- APPROXIMATE LOCATION OF INFORMATION KIOSK
- APPROXIMATE LOCATION OF BOLLARDS
- CONTROLLED PUBLIC ACCESS AREA (156.56 Ac. ±) (CONTROLLED PUBLIC ACCESS MAY BE ALLOWED AT THE COMPLETED/CERTIFIED END OF PHASE 4)
- APPROXIMATE LOCATION OF STACKED OR SPLIT RAIL FENCE
- PROPOSED CONTOUR ELEVATIONS
- EXISTING CONTOUR ELEVATIONS
- APPROXIMATE LIMIT OF CLEARING AND GRADING
- 100 YR. FLOODPLAIN
- ENVIRONMENTAL QUALITY CORRIDOR (EQC)
- 12' EQUESTRIAN/HIKING TRAIL (EXISTING SOIL SURFACE)
- ASPHALT PAVING
- 8' BICYCLE/HIKING TRAIL (STONE DUST SURFACE)
- EXISTING TREELINE
- PROPOSED TREELINE
- PLANTING ZONE BENCH PLANTING (DECIDUOUS AND EVERGREEN TREES)
- PLANTING ZONE SLOPE PLANTING (PERENNIALS, GRASSES AND SHRUBS)
- PREVIOUSLY PLANTED PLANTING ZONE BENCH PLANTING (DECIDUOUS AND EVERGREEN TREES)
- PREVIOUSLY PLANTED PLANTING ZONE SLOPE PLANTING (PERENNIALS, GRASSES AND SHRUBS)
- POTENTIAL BIRD SANCTUARY

(1) POTENTIAL USE AREAS ARE RELATIVELY FLAT GRADED AREAS ON SITE THAT COULD BE USED FOR ADDITIONAL RECREATIONAL AMENITIES OR USES.

(2) EXERCISE STATIONS GROUPED IN ONE LOCATION.

NOTE: PUBLIC ACCESS IN PHASE IV WOULD BE ALLOWED, SHOULD THE FAIRFAX COUNTY PARK AUTHORITY (FCPA) DETERMINE THAT IT IS DESIRED. SHOULD THE FCPA ALLOW ACCESS TO THE 'CONTROLLED PUBLIC ACCESS AREAS' DESIGNATED FOR PHASE IV, IT WOULD BE IN AGREEMENT WITH AND IN COORDINATION WITH THE APPLICANT. THOSE RECREATIONAL USES NOTED IN THE PUBLIC USE AREA AT THE SUMMIT OF THE SITE SHALL BE PROVIDED BUT, SHALL BE SUBJECT TO THE APPLICANT'S NEED TO COMPLETE OPERATIONS ON THE ADJACENT SLOPE.

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

SPECIAL EXCEPTION AMENDMENT PLAT
PHASE FOUR
OVERLOOK RIDGE
MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

REVISED: NOV. 20, 2006

BC REVISIONS
REVISED: JULY 14, 2006
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FURNACE ASSOCIATES, INC.
14500 AVION PARKWAY
SUITE 310
CHANTILLY, VIRGINIA 20151

DESIGNED BY: DDD
DRAFTED BY: CAD
CHECKED BY: DDD
DATE: FEBRUARY, 2006
SCALE: HOR. 1"= 200' VERT.
SHEET 11 OF 35
CO. NO.
CAD NAME: S5117PH-4-11.DWG
LAYOUT: PHASE- 4
FILE NO. 05117.01-06

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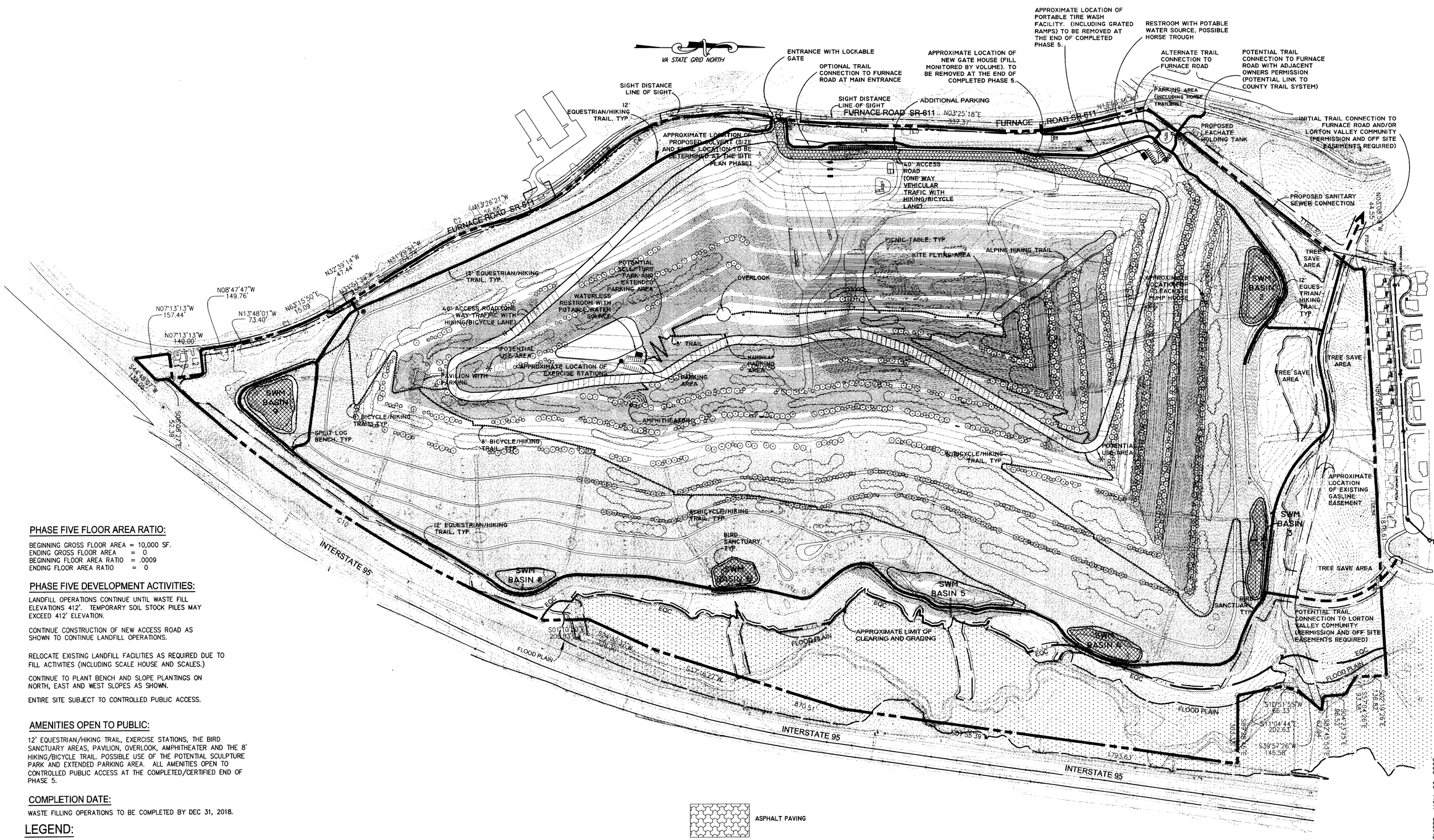

PHASE FIVE FLOOR AREA RATIO:

BEGINNING GROSS FLOOR AREA = 10,000 SF.
ENDING GROSS FLOOR AREA = 0
BEGINNING FLOOR AREA RATIO = .0009
ENDING FLOOR AREA RATIO = 0

PHASE FIVE DEVELOPMENT ACTIVITIES:

LANDFILL OPERATIONS CONTINUE UNTIL WASTE FILL ELEVATIONS 412'. TEMPORARY SOIL STOCK PILES MAY EXCEED 412' ELEVATION.

CONTINUE CONSTRUCTION OF NEW ACCESS ROAD AS SHOWN TO CONTINUE LANDFILL OPERATIONS.

RELOCATE EXISTING LANDFILL FACILITIES AS REQUIRED DUE TO FILL ACTIVITIES (INCLUDING SCALE HOUSE AND SCALES.)

CONTINUE TO PLANT BENCH AND SLOPE PLANTINGS ON NORTH, EAST AND WEST SLOPES AS SHOWN.

ENTIRE SITE SUBJECT TO CONTROLLED PUBLIC ACCESS.

AMENITIES OPEN TO PUBLIC:

12' EQUESTRIAN/HIKING TRAIL, EXERCISE STATIONS, THE BIRD SANCTUARY AREAS, PAVILION, OVERLOOK, AMPHITHEATER AND THE 8' HIKING/BICYCLE TRAIL. POSSIBLE USE OF THE POTENTIAL SCULPTURE PARK AND EXTENDED PARKING AREA. ALL AMENITIES OPEN TO CONTROLLED PUBLIC ACCESS AT THE COMPLETED/CERTIFIED END OF PHASE 5.

COMPLETION DATE:

WASTE FILLING OPERATIONS TO BE COMPLETED BY DEC 31, 2018.

LEGEND:

- POTENTIAL USE AREA (1)
- APPROXIMATE LOCATION OF EXERCISE STATIONS (2)
- APPROXIMATE LOCATION OF SPLIT LOG BENCH
- APPROXIMATE LOCATION OF POTENTIAL GAS MANAGEMENT AREA
- APPROXIMATE LOCATION OF INFORMATION KIOSK
- APPROXIMATE LOCATION OF BOLLARDS
- APPROXIMATE LOCATION OF STACKED OR SPLIT RAIL FENCE
- PROPOSED CONTOUR ELEVATIONS
- EXISTING CONTOUR ELEVATIONS
- APPROXIMATE LIMIT OF CLEARING AND GRADING
- 100 YR. FLOODPLAIN
- ENVIRONMENTAL QUALITY CORRIDOR (EQC)
- 12' EQUESTRIAN/HIKING TRAIL (EXISTING SOIL SURFACE)
- ASPHALT PAVING
- 8' BICYCLE/HIKING TRAIL (STONE DUST SURFACE)
- EXISTING TREELINE
- PROPOSED TREELINE
- PLANTING ZONE BENCH PLANTING (DECIDUOUS AND EVERGREEN TREES)
- PLANTING ZONE SLOPE PLANTING (PERENNIALS, GRASSES AND SHRUBS)
- PREVIOUSLY PLANTED PLANTING ZONE BENCH PLANTING (DECIDUOUS AND EVERGREEN TREES)
- PREVIOUSLY PLANTED PLANTING ZONE SLOPE PLANTING (PERENNIALS, GRASSES AND SHRUBS)
- POTENTIAL BIRD SANCTUARY

(1) POTENTIAL USE AREAS ARE RELATIVELY FLAT GRADED AREAS ON SITE THAT COULD BE USED FOR ADDITIONAL RECREATIONAL AMENITIES OR USES.

(2) EXERCISE STATIONS GROUPED IN ONE LOCATION.

Application No SEA-80-L/V-061
Staff C.Lewis
APPROVED (SE) SP PLAN

SEE DEV CONDS DATED 1-8-2007
DATE OF (BOS BZA) approval 1-8-2007
Sheet 4 of 35

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COMMONWEALTH OF VIRGINIA
DENNIS D. DIXON
No. 882
11-22-06
CERTIFIED LANDSCAPE ARCHITECT

SPECIAL EXCEPTION AMENDMENT PLAT
PHASE FIVE (FINAL PHASE)
OVERLOOK RIDGE
MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

REVISED: NOV. 20, 2006

BC REVISIONS:
REVISED: JULY 14, 2006
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OWNER
FURNACE ASSOCIATES, INC.
14500 AVON PARKWAY
SUITE 310
CHANTILLY, VIRGINIA 20151

DESIGNED BY: DDD	
DRAFTED BY: CAD	
CHECKED BY: DDD	
DATE: FEBRUARY, 2006	
SCALE:	HOR. 1"= 200' VERT.
SHEET 12 OF 35	
CO. NO.	
CAD NAME: S5117PH-5-12.DWG	
LAYOUT:	PHASE- 5
FILE NO.	05117.01-06

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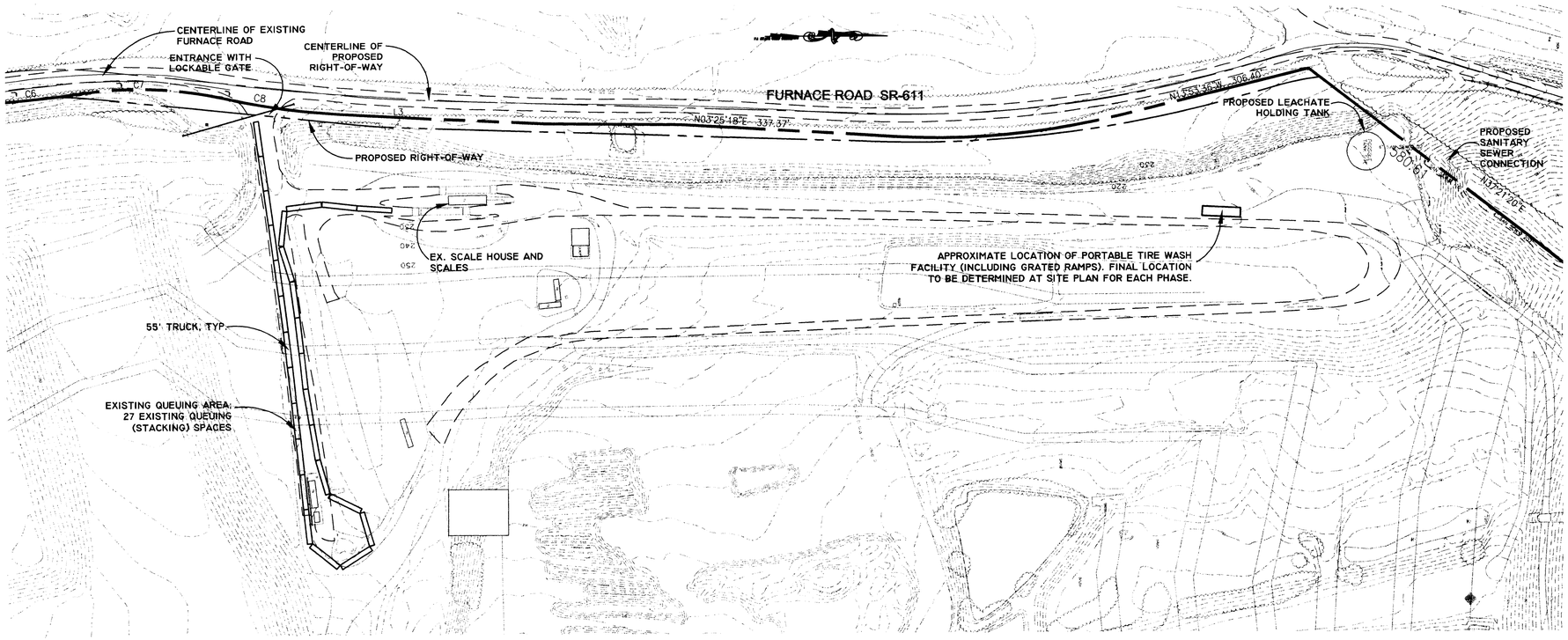
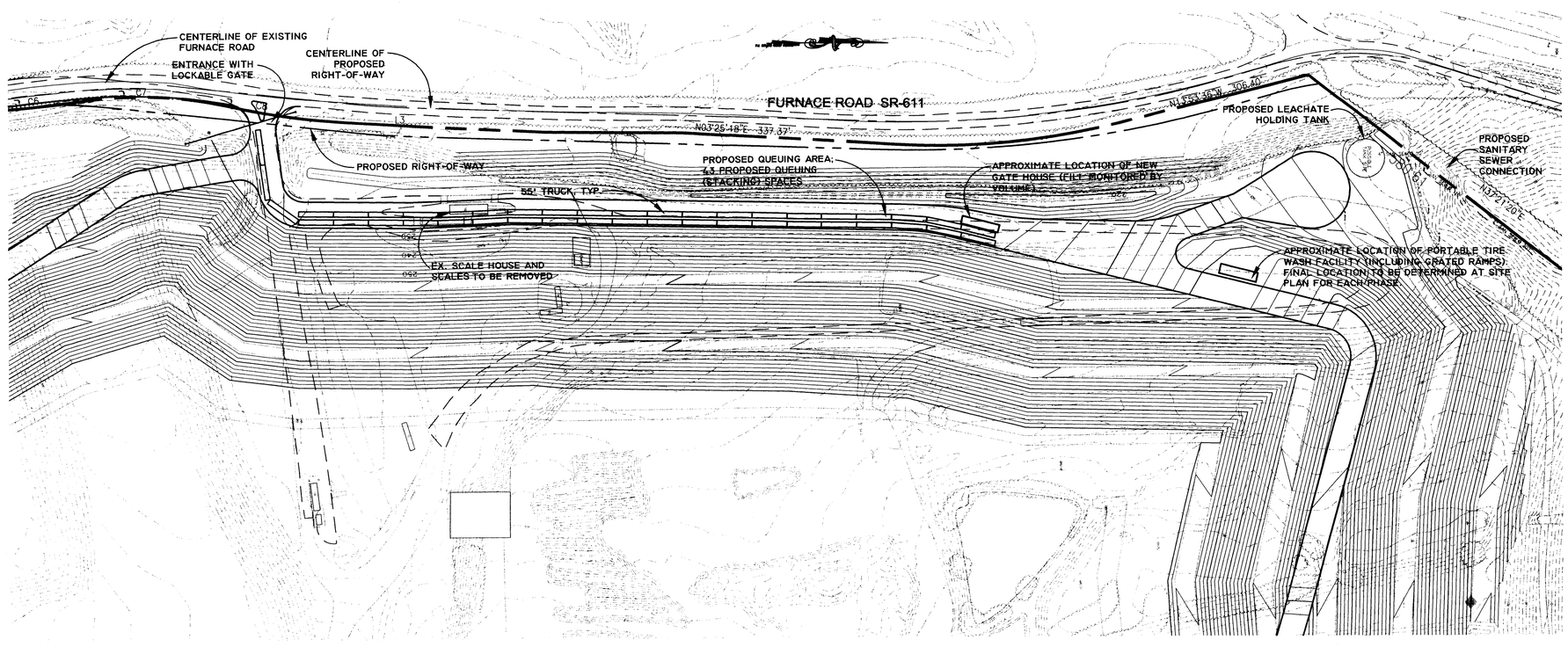


PHASE ONE QUEUING AREA

SCALE: 1"=100'



GRAPHIC SCALE

100 0 50 100 200

1"= 100'

PHASE TWO QUEUING AREA

SCALE: 1"=100'

Application No SEA-80-L/V-061
Staff C.Lewis
APPROVED (SE) SP PLAN
SEE DEV CONDS DATED 1-8-2007
DATE OF (BOS) (BZA) approval 1-8-2007
Sheet 12 of 35

REVISED: NOV. 20, 2006

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SHEET ADDED: AUGUS, 2006
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OWNER
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CHECKED BY: DDD
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SCALE: HOR. 1"= 100' VERT.
SHEET 13 OF 35
CO. NO.
CAD NAME: S5117QUEU-13.DWG
LAYOUT: QUEUING 1-2
FILE NO. 05117.01-06

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COMMONWEALTH OF VIRGINIA
DENNIS D. DOLAN
No. 882
11-27-06
LICENSED PROFESSIONAL ENGINEER
CERTIFIED LANDSCAPE ARCHITECT

SPECIAL EXCEPTION AMENDMENT PLAT
PHASE ONE AND TWO QUEUING AREA
OVERLOOK RIDGE

MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

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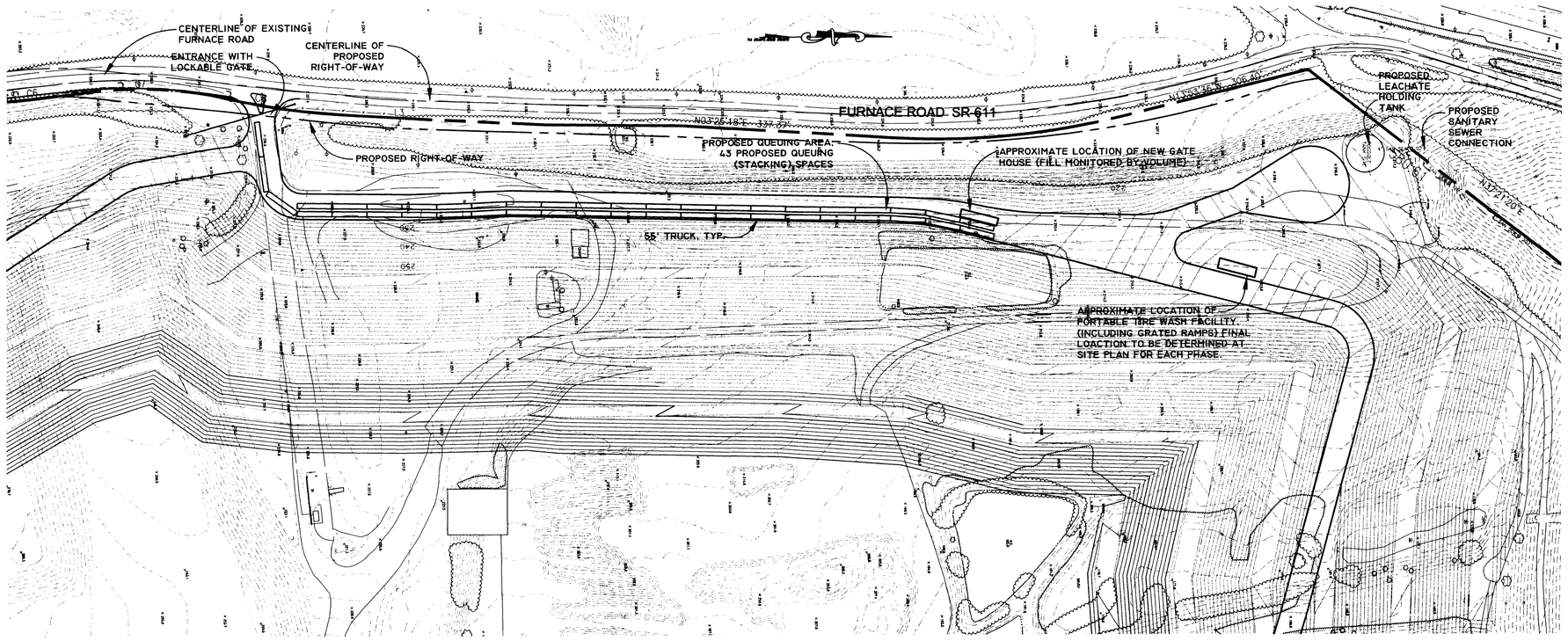
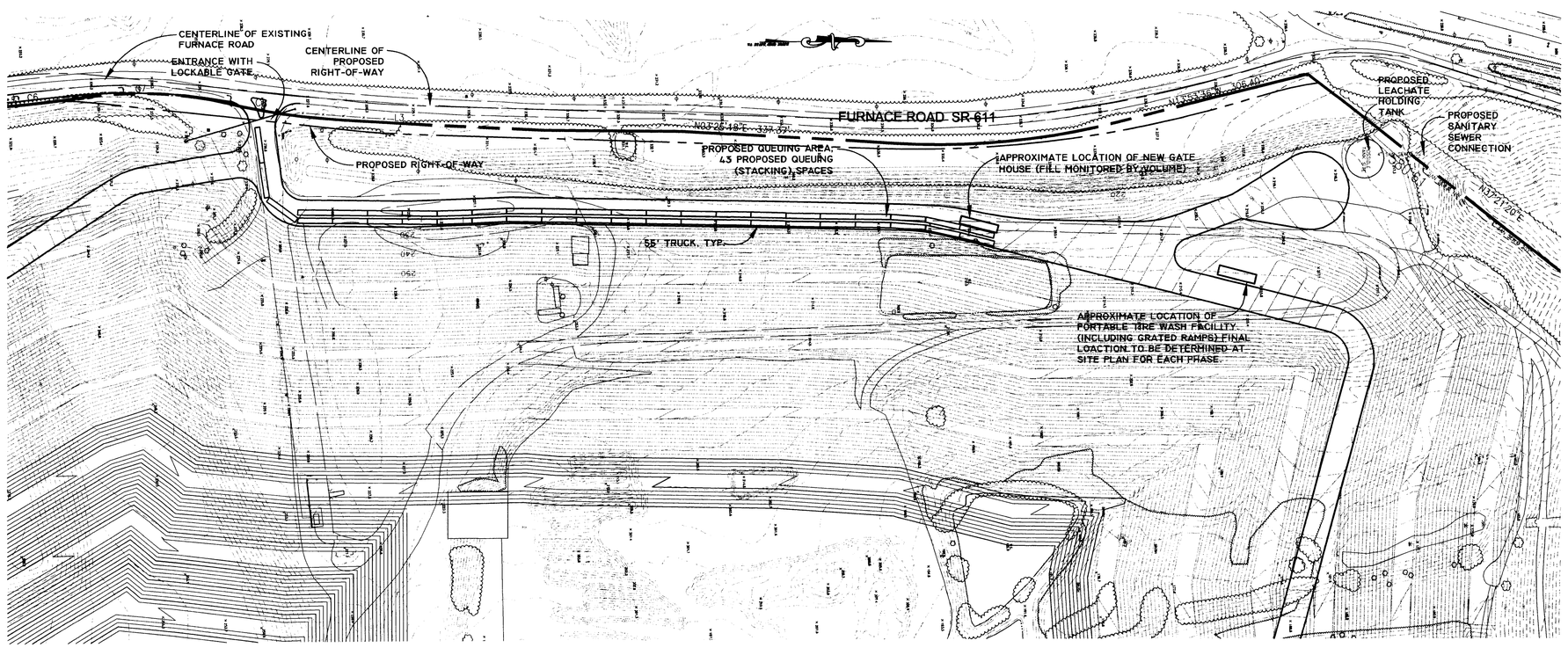


PHASE THREE QUEUING AREA

SCALE: 1"=100'



PHASE FOUR QUEUING AREA

SCALE: 1"=100'

GRAPHIC SCALE

100 0 50 100 200

1"= 100'

Application No SEA-80-L/V-061
Staff C.Lewis
APPROVED (SE) SP PLAN

SEE DEV CONDS DATED 1-8-2007
DATE OF (BOS) (BZA) approval 1-8-2007
Sheet 14 of 35

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COMMONWEALTH OF VIRGINIA
DENNIS D. DIXON
No. 882
11-8-06
CERTIFIED LANDSCAPE ARCHITECT

SPECIAL EXCEPTION AMENDMENT PLAT

PHASE THREE AND FOUR QUEUING AREA

OVERLOOK RIDGE

MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

REVISED NOV. 20, 2006

BC REVISIONS
SHEET ADDED: AUGUS. 2006
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OWNER
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14500 AVION PARKWAY
SUITE 310
CHANTILLY, VIRGINIA 20151

DESIGNED BY:	DDD
DRAFTED BY:	CAD
CHECKED BY:	DDD
DATE:	FEBRUARY, 2006
SCALE:	HOR. 1"= 100' VERT.
SHEET 14 OF 35	
CO. NO.	
CAD NAME:	S5117QUEU-14.DWG
LAYOUT:	QUEUING 3-4
NO.	05117.01-06

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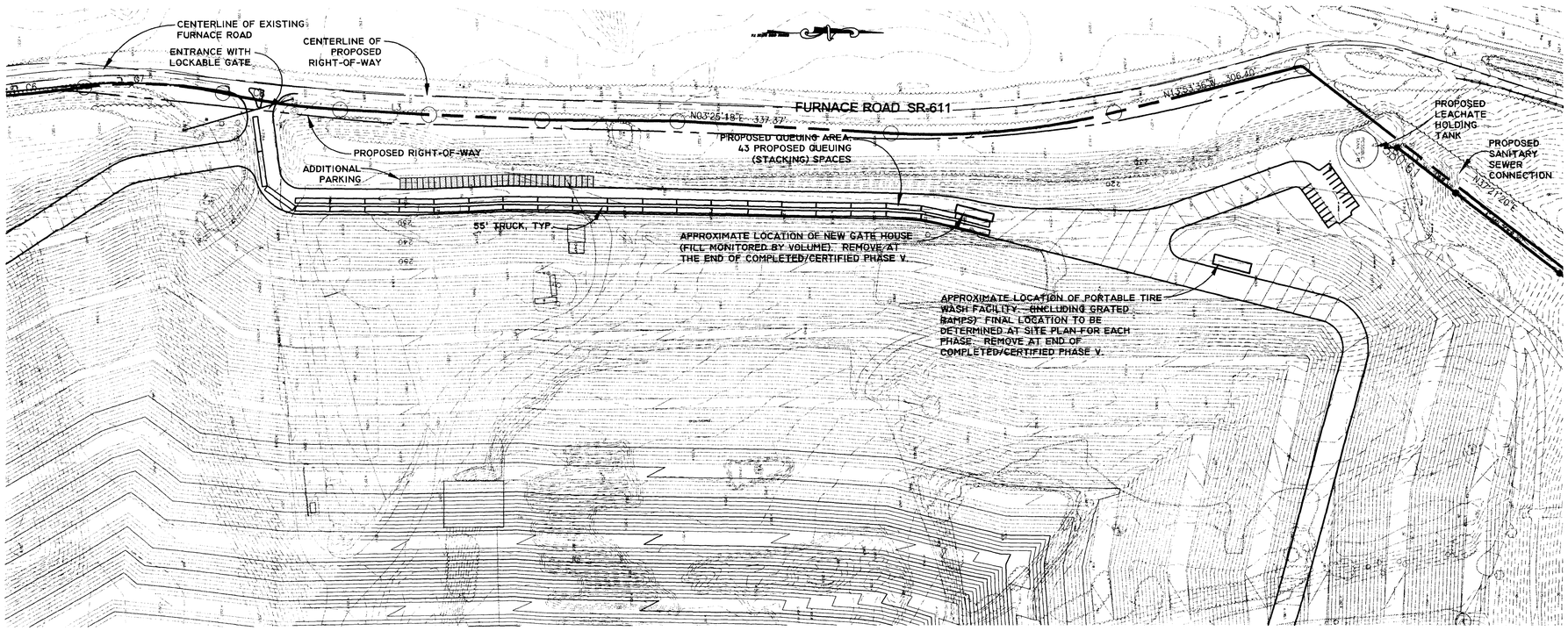

PHASE FIVE QUEUING AREA

SCALE: 1"=100'

GRAPHIC SCALE

100 0 50 100 200

1"= 100'

Application No SEA-80-L/V-061
Staff C.Lewis
APPROVED (SE) SP PLAN

SEE DEV CONDS DATED 1-8-2007
DATE OF (BOS) (BZA) approval 1-8-2007
Sheet 15 of 35

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No. 882
11-22-06
CERTIFIED LANDSCAPE ARCHITECT

SPECIAL EXCEPTION AMENDMENT PLAT
PHASE FIVE QUEUING AREA

OVERLOOK RIDGE

MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

REVISED: NOV. 20, 2006
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OWNER
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CHANTILLY, VIRGINIA 20151

DESIGNED BY: DDD	
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DATE: FEBRUARY, 2006	
SCALE: HOR. 1"= 100' VERT.	
SHEET 15 OF 35	
CO. NO.	
CAD NAME: S5117QUEU-15.DWG	
LAYOUT: QUEUING 5	
FILE NO. 05117.01-06	

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VA STATE GRID NORTH

PLANTING ZONE 'A'

PLANTING ZONE 'B'

PLANTING ZONE 'C'

SWM BASIN 3

SWM BASIN 5

SWM BASIN 8

TREE SAVE AREA

FLOOD PLAIN

EQC

N03°25'18"E 337.37'

N07°13'13"W 157.44'

N07°13'13"W 140.00'

N08°47'47"W 149.76'

N13°48'01"W 73.40'

N63°15'50"E 76.09'

N52°39'14"W 47.44'

N41°26'21"W 56.66'

S01°10'30"E 208.83'

S24°33'37"W 138.40'

S17°46'27"W 870.51'

S07°58'39"W 1793.63'

S39°57'26"W 145.58'

S11°04'44"E 202.63'

S10°51'55"W 66.33'

S37°04'26"E 93.38'

S07°19'26"E 136.82'

S04°27'25"E 86.52'

S82°45'53"E 62.94'

S68°28'54"E 365.00'

N07°13'50"E 1180.30'

N85°60'30"E 44.55'

N07°13'50"E 876.61'

LEGEND

- EXISTING TREELINE
- PROPOSED TREELINE
- PLANTING ZONE BENCH PLANTING (DECIDUOUS AND EVERGREEN TREES)
- PLANTING ZONE SLOPE PLANTING (PERENNIALS, GRASSES AND SHRUBS)
- POTENTIAL BIRD SANCTUARY

SEE SHEET 17 FOR PLANTING ZONE LAYOUTS AND SECTIONS
SEE SHEET 18 FOR PLANTING DETAILS, MANAGEMENT NARRATIVE AND SUGGESTED PLANT LIST

Application No SEA-80-L/V-061
Staff C.Lewis
APPROVED (SE) SP PLAN

SEE DEV CONDS DATED 1-8-2007
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Sheet 16 of 35

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11/22/06

SPECIAL EXCEPTION AMENDMENT PLAT
PLANTING ZONES
OVERLOOK RIDGE

MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

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DESIGNED BY: DDD	
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DATE: FEBRUARY, 2006	
SCALE: HOR. 1"= 200' VERT.	
SHEET 16 OF 35	
CO. NO.	
CAD NAME: S5117PLANT-ZN-16	
LAYOUT: ZONE	
FILE NO. 05117.01-06	

XREFS: P5117BASE.DWG S5117BAS.DWG S5117OPO.DWG

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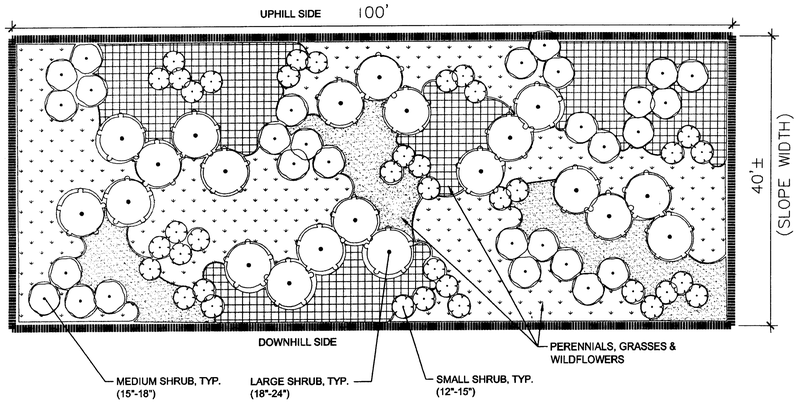


1/17 TYP. LANDSCAPE PLANTING ON SLOPE PER 4,000 S.F. FOR PLANTING ZONES 'A' & 'B'

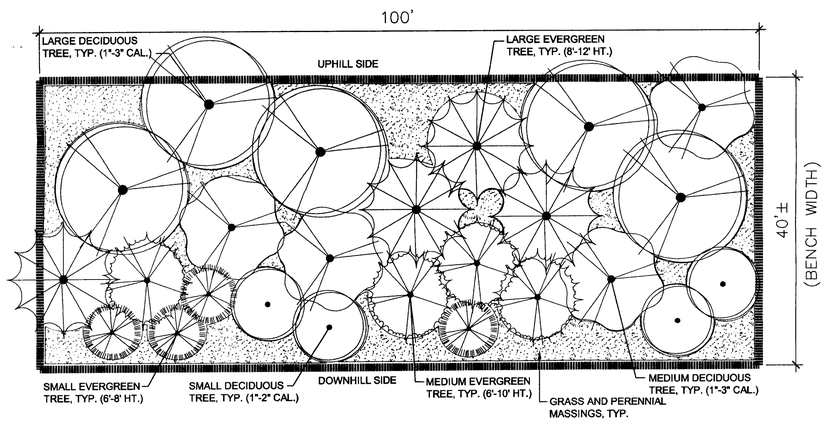
SCALE: 1"=10'

NOTE: SEE PLAN FOR LOCATIONS

THE EXISTING SLOPES WILL BE PLANTED (WHERE SHOWN ON THE PLAN) WITH A WILDFLOWER/RECLEMATION SEED MIX, TO BE DISTRIBUTED AT 1 LB PER 1,000 S.F. ALL SEED SHALL BE NONINVASIVE AND REQUIRE APPROVAL FROM THE FAIRFAX COUNTY DEPARTMENT OF URBAN FORESTRY MANAGEMENT.

2/17 SUPPLEMENTAL LANDSCAPE PLANTING ON SLOPE AT PLANTING ZONE 'C'

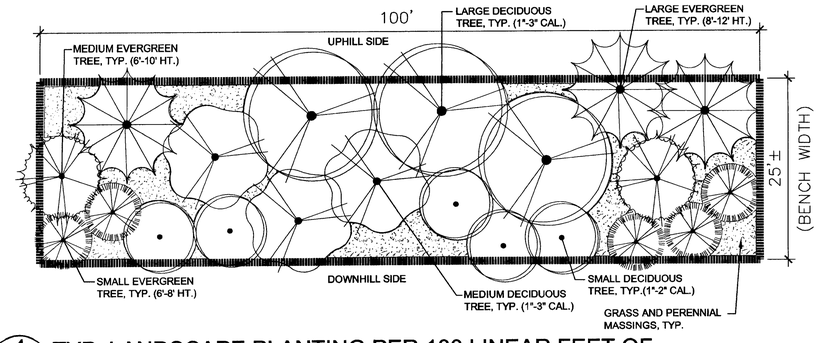
NOTE: SEE PLAN FOR LOCATIONS



3/17 TYP. LANDSCAPE PLANTING PER 100 LINEAR FEET OF BENCH AT PLANTING ZONE 'A'

SCALE: 1"=10'

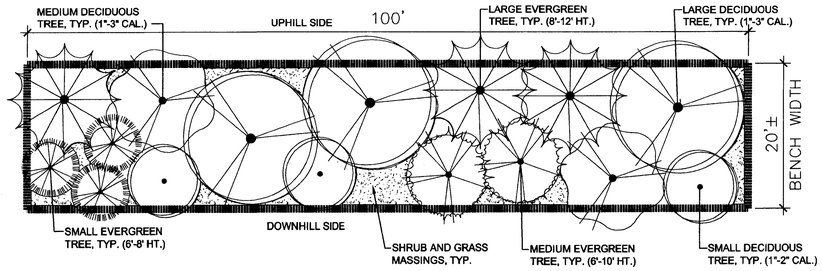
NOTE: SEE PLAN FOR LOCATIONS



4/17 TYP. LANDSCAPE PLANTING PER 100 LINEAR FEET OF BENCH AT PLANTING ZONE 'B'

SCALE: 1"=10'

NOTE: SEE PLAN FOR LOCATIONS



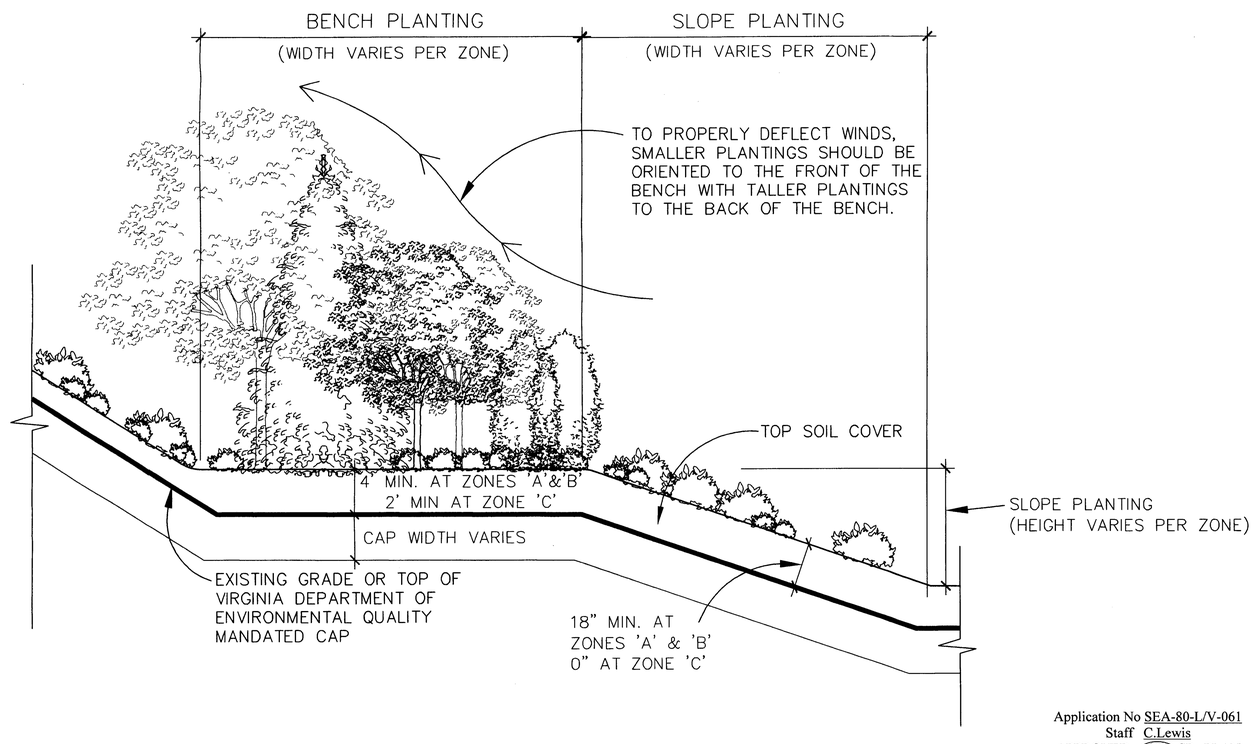
5/17 TYP. LANDSCAPE PLANTING PER 100' OF BENCH AT PLANTING ZONE 'C' (EXISTING GRADE)

SCALE: 1"=10'

NOTE: SEE PLAN FOR LOCATIONS

NOTE:

1. SEE SHEET 16 FOR PLANTING ZONES.
2. SEE SHEET 18 FOR PLANTING DETAILS, MANAGEMENT NARRATIVE AND SUGGESTED PLANT LIST.



6/17 TYP. LANDSCAPE PLANTING SECTION

Application No SEA-80-L/V-061
Staff C.Lewis
APPROVED (SE) SP PLAN

SEE DEV CONDS DATED 1-8-2007
DATE OF (BOS) (BZA) approval 1-8-2007
Sheet 17 of 35

BC Consultants
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COMMONWEALTH OF VIRGINIA
DENIS D. DUON
No. 882
11-22-06
CERTIFIED LANDSCAPE ARCHITECT

SPECIAL EXCEPTION AMENDMENT PLAT
PLANTING ZONE LAYOUTS AND SECTION
OVERLOOK RIDGE
MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

REVISED NOV. 20, 2006

BC REVISIONS
SHEET ADDED AUGUST 31, 2006
REVISED SEPTEMBER 22, 2006
REVISED SEPTEMBER 28, 2006
REVISED OCT. 25, 2006
REVISED NOV. 03, 2006

OWNER
FURNACE ASSOCIATES, INC.
14500 AVION PARKWAY
SUITE 310
CHANTILLY, VIRGINIA 20151

DESIGNED BY: DDD	
DRAFTED BY: CAD	
CHECKED BY: DDD	
DATE: FEBRUARY, 2006	
SCALE:	HOR. 1"= 100' VERT.
SHEET 17 OF 35	
CO. NO.	
CAD NAME: S5117LSC-17-18.DWG	
LAYOUT:	LANDSCAPE-1
FILE NO.	05117.01-06

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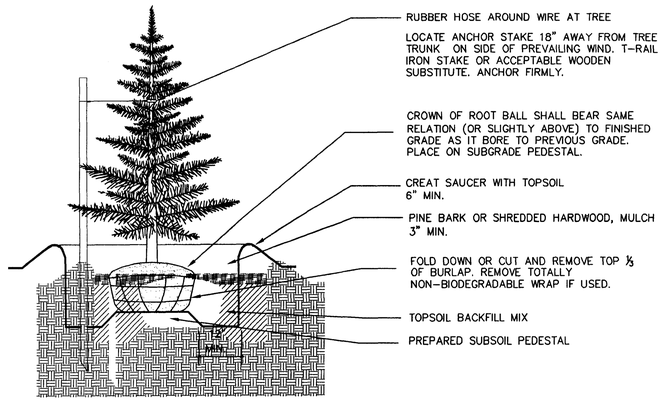
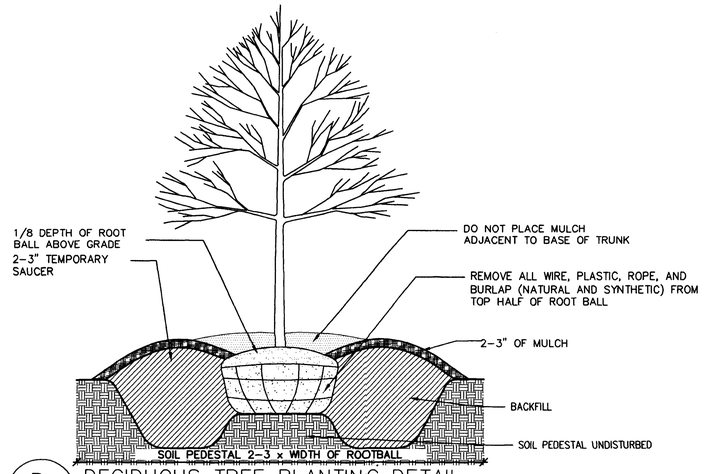


A / 18 EVERGREEN PLANTING — SCALE 1/2"= 1'-0"

SECTION — 12-EVERGRN

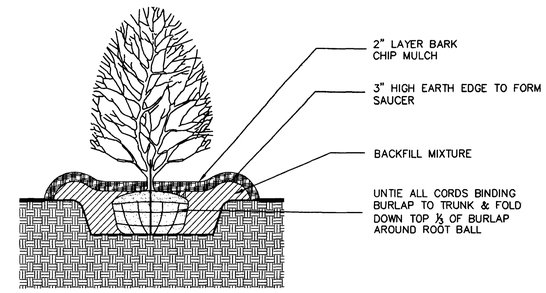


B / 18 DECIDUOUS TREE PLANTING DETAIL — NOT TO SCALE

SECTION — (DETAIL REFERENCED FROM PFM 12-0805.3A — 12A-DECD

NOTES:

1. ALL PRUNING SHALL BE DONE AFTER PLANTING.
2. IN SOIL CONDITION WHERE CLAY CONTENT EXCEEDS 50%, LOOSEN EARTH IN BOTTOM OF PIT BEFORE ADDING BACKFILL.
3. HOLE SHALL BE TWICE AS WIDE AS BALL DIAMETER



C / 18 TYPICAL SHRUB PLANTING — SCALE 1/2"= 1'-0"

SECTION — 12A-TYP-SHRB

NOTE:

1. SEE SHEET 16 FOR PLANTING ZONES.
2. SEE SHEET 17 FOR PLANTING ZONE LAYOUTS AND SECTION.

SUGGESTED PLANT LIST:

BOTANICAL NAME	COMMON NAME	TYPE	CANOPY SPREAD	HT	ROOT SYSTEM	GROWTH RATE	REMARKS
LARGE TREES							
Acer Rubrum	Red Maple	Deciduous	50'	40'-75'	SHALLOW	FAST	decid. large tree use sparingly
Amelanchier canadensis	Serviceberry	Deciduous	20'	10'-20'	SHALLOW	AVERAGE	red, orange& yellow fall foliage
Platanus x acerifiora	London Planetree	Deciduous	70'-80'	70'-90'	SHALLOW	FAST	pyramidal, rounded drought tolerate
Acer saccharum	Sugar Maple	Deciduous	40'-50'	60'-75'	DEEP TAP ROOT	AVERAGE	distinctive ridges of corky bark, messy pods
Quercus coccinea	Scarlet Oak	Deciduous	40'-50'	50'-75'	SHALLOW	AVERAGE	decid. large tree red fall foliage
Fraxinus americana	White Ash	Deciduous	40'-60'	40'-60	SHALLOW	FAST	decid. large tree yellow fall foliage
EVERGREEN TREES							
Pinus flexis	Limber Pine	Evergreen	25'-35'	30'-50'		SLOW	oval, pyramidal
Pinus thunbergii	Black Pine	Evergreen	20'-35'	20'-35'	SHALLOW	AVERAGE	rugged trunk, thick needles
Magnolia grandiflora	Southern Magnolia	Evergreen	20'-25'	60'-80'	UNBRANCHED	AVERAGE	cream blooms in late summer, reddish cones
Picea glauca	White Spruce	Evergreen	10'-20'	40'-60'		AVERAGE	columnar, pyramidal
Ilex x attenuata 'Fosteri'	Fosters Holly	Evergreen	8'-12'	15'-25'	SHALLOW	FAST	oval, pyramidal, drought and wetness
SMALL TREES							
Asimina triloba	Pawpaw	Deciduous	8'-25'	10'-20'	SHALLOW	FAST	small decid. red blooms
Cornus amomum	Silky Dogwood	Deciduous	8'-15'	8'-10'	SHALLOW	AVERAGE	tolerates occasional wetness
Cercis canadensis	Redbud	Deciduous	25'-35'	20'-30'	LONG,COARSE	SLOW	drought, occasioanl wetness, rounded
Magnolia virginiana	Sweetbay magnolia	Evergreen	30'	15'-20'	SHALLOW	AVERAGE	fragrant, creamy white ,globlet blooms
SHRUBS							
Ilex verticillata	Winterberry	Evergreen	4'-10'	6'-10'			white blooms, red fruit
Mahonia bealei	Leatherleaf Mahonia	Deciduous	N/A	3'-6'	SHALLOW	SLOW	stiffer flower spikes, fragrant
Sambucus canadensis	Common Elderberry	Deciduous	6'-10'	10'-15'		AVERAGE	will grow in dry to wet soil
Hypericum frondosum	Golden St. Johnswort	Evergreen	3'-5'	3'-4'		FAST	yellow blooms
Viburnum rhytidophyllum	Leatherleaf viburnum	Deciduous	10'15'	3'-6'		FAST	alkaline soil, showy white flowers, oval berries
Aronia arbutifolia	Red Chokeberry	Deciduous	15'-20'	5'-10'		AVERAGE	tolerates some salt, wet conditions
Cornus stolonifera	Red-osier Dogwood	Deciduous	8'-10'	8'-10'		AVERAGE	winter stems red, white flowers winter accent
GRASSES							
Muhlenbergia capillaris	Purple muhly	Herbaceous		4'-5'		FAST	purple blooms, tan seedheads, stems, leaves
Hakonechloa macra	Hakone Grass	Herbaceous		1-2'		SLOW	full sun or shade, moist well drained soil
Calamagrostis Acutiflora stricta	Feather Reed Grass	Herbaceous		4-6'		AVERAGE	autumn foliage is bronze with red highlights
Carex morrowii	Japanese sedge	Herbaceous		12"		SLOW	cool shade, moist soil
PERENNIALS							
Hemerocallis Hybrid 'Stella d Oro	Daylilly Stella d Oro	Herbaceous		30"		FAST	
Polemonium caeruleum	Jacob's Ladder	Herbaceous		18"-30"		AVERAGE	full sun well drained soil
Rudbeckia fulgida	Black-eyed susan	Herbaceous		24"		FAST	short-lived perennial bright yellow flowers
Eupatorium fistulosum	Joe-Pye weed	Herbaceous		3-10'		AVERAGE	moist-rich soil, rosy mauve flowers
Perovskia atriplicifolia	Russian sage	Deciduous		36"-5'		AVERAGE	loose well-drained soil, full sun
Coreopsis verticillata	Threadleaf Tickseed	Herbaceous		16-18"		FAST	tolerates drought, showy yellow flowers

NOTE: THE ABOVE LIST IS A SUGGESTED PLANT LIST. FINAL PLANT SELECTION IS NOT LIMITED TO THIS LIST ONLY. ADDITIONAL PLANT SELECTIONS SHALL BE COORDINATED WITH THE FAIRFAX COUNTY DEPARTMENT OF URBAN FORESTRY MANAGEMENT.

MANAGEMENT NARRATIVE:

1. PLANT SELECTION AND LOCATION SHALL BE BASED ON THE PLANT'S ROOT GROWTH PATTERN, GROWTH RATE, AND OVERAL ADAPTABILITY. SEE THE SUGGESTED PLANT LIST FOR RECOMMENDED PLANTS AND THE PLANTING ZONE LAYOUTS (SHEET 17) FOR PLANTING SIZES.

2. PLANTS SHALL BE RANDOMLY PLANTED AS SHOWN IN THE PLANTING ZONE LAYOUTS (SHEET 17). HOWEVER, SMALL PLANTS SHALL BE PLANTED TO THE FRONT OF THE BENCH WITH THE LARGER PLANTS TO THE BACK.

3. LOWER END OF SIZE RANGE FOR EACH PLANT TYPE SHALL NOT TO EXCEED FORTY (40) PERCENT (%) OF THE OVERALL PLANT SELECTION.

4. PLANTING SHALL OCCUR AT THE BEGINNING OF THE NEXT PLANTING SEASON UPON COMPLETETION OF EACH PHASE. ALL PLANTS SHALL BE GUARANTEED FOR THE FIRST YEAR.

5. UNDERSTORY PLANT SELECTION SHALL INCLUDE PLANTS THAT HELP NATURALLY REPLENISH GROUND NUTRIENTS.

6. APPLICATION OF FERTILIZERS, PESTICIDES AND INSECTICIDES ARE STRICTLY PROHIBITED.

7. MAINTENANCE PROGRAM: PLANTS SHALL BE MONITORED DURING TIMES OF DROUGHT TO PROVIDE SUFFICIENT WATER TO INSURE PLANT SURVIVAL DURING THE FIRST YEAR AFTER PLANTING FOR EACH PHASE. REMOVAL OF INVASIVE PLANT SPECIES SHALL OCCUR DURING THE FIRST TWO (2) YEARS AFTER PLANTING FOR EACH PHASE. WOOD STAKES, GUY WIRES AND PROTECTIVE RUBBER HOSES SHALL BE REMOVED FROM ALL EVERGREEN TREES AT THE END OF THE FIRST YEAR AFTER PLANTING FOR EACH PHASE.

LANDSCAPE SPECIFICATIONS:

1. ALL PLANT MATERIAL SHALL CONFORM TO CURRENT AMERICAN ASSOCIATION OF NURSERYMENS (A.A.N.) STANDARDS, AND IN GENERAL, TO THE REPRESENTATIVE SPECIES.

2. BALLED & BURLAPPED PLANTS SHALL BE DUG WITH FIRM NATURAL BALLS OF EARTH. BALL SIZES SHALL BE IN ACCORDANCE WITH A.A.N. SPECIFICATIONS. ALL CONTAINER GROWN STOCK SHALL BE WELL ROOTED AND ESTABLISHED IN THE CONTAINER IN WHICH IT IS SOLD. AN ESTABLISHED CONTAINER GROWN PLANT SHALL HAVE A ROOT SYSTEM DEVELOPED SUFFICIENTLY TO RETAIN ITS SHAPE WHEN REMOVED FROM THE CONTAINER.

3. ALL PLANT MATERIAL SHALL BE NURSERY GROWN UNLESS OTHERWISE SPECIFIED. PRUNING SHALL BE DONE BEFORE PLANTING OR DURING THE PLANTING OPERATION.

4. ALL PLANT MATERIAL SHALL BE COVERED & PROTECTED FROM EXCESSIVE DRYING DURING TRANSIT.

5. ANTI-DESICCANTS SHALL BE APPLIED ON ALL MATERIAL DUG WHILE IN FOLIAGE.

6. MULCH MATERIAL SHALL BE EITHER SHREDDED HARDWOOD MULCH, PINE BARK OR AN APPROVED EQUAL. MATERIAL SHALL BE MULCHING GRADE, UNIFORM IN SIZE AND FREE OF FOREIGN MATTER.

7. PLANTING SOIL MIXTURE SHALL BE 2 PARTS EXISTING SOIL MIXED EVENLY WITH 1 PART SPAGNUM PEAT MOSS OR PEAT HUMUS. EXISTING SOIL SHALL BE FREE OF STONES, LUMPS, PLANTS, ROOTS AND/OR OTHER DEBRIS OVER 1". IT SHALL NOT CONTAIN TOXIC SUBSTANCES HARMFUL TO PLANT GROWTH. PLANTING SOIL SOIL MIX SHALL HAVE A PH RANGE OF 5.0 TO TO 7.0.

Application No SEA-80-L/V-061
Staff C.Lewis
APPROVED (SE) SP PLAN

SEE DEV CONDS DATED 1-8-2007
DATE OF (BOS) (BZA) approval 1-8-2007
Sheet 18 of 35

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COMMONWEALTH OF VIRGINIA — DENIS D. DOON No. 882 — LICENSED LANDSCAPE ARCHITECT — 11-21-06

SPECIAL EXCEPTION AMENDMENT PLAT
PLANTING DETAILS, NARRATIVE AND PLANT LIST
OVERLOOK RIDGE
MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

REVISED NOV. 20, 2006

SC REVISIONS
SHEET ADDED AUGUST 31, 2006
REVISED SEPTEMBER 22, 2006
REVISED SEPTEMBER 28, 2006
REVISED OCT. 25, 2006
REVISED NOV. 03, 2006

OWNER
FURNACE ASSOCIATES, INC.
14500 AVION PARKWAY
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CHANTILLY, VIRGINIA 20151

DESIGNED BY:	DDD
DRAFTED BY:	CAD
CHECKED BY:	DDD
DATE:	FEBRUARY, 2006
SCALE:	HOR. NO SCALE VERT.
SHEET 18 OF 35	
CO. NO.	
CAD NAME:	S5117LSC-17-18.DWG
LAYOUT:	LANDSCAPE-2
FILE NO.	05117.01-06

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STORMWATER AGEMENT NARRATIVE

GENERAL

THIS 250.15-ACRE SITE IS BORDERED BY RESIDENTIAL LOTS TO THE NORTH, I-95 TO THE EAST, AND FURNACE ROAD THE WEST. SIX OF THE SEVEN PONDS DRAIN TO GILES RUN BEFORE CROSSING UNDER INTERSTATE 95. THE SOUTHERNMOST POND DRAINS INTO AN UNNAMED TRIBUTARY OF BELMONT BAY. THE ENTIRE SITE RESIDES WITHIN THE MILL BRANCH WATERSHED.

THE EXISTING STORMWATER MANAGEMENT AND CONVEYANCE STRUCTURES WERE DESIGNED BY GEOSYNTEC CONSULTANTS, MAY 2, 2004, UNDER THE VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY (VDEQ) SOLID WASTE PERMIT NUMBER 331. REGARDLESS OF THE PROPOSED EXPANSION OF THE LANDFILL TO AN APPROXIMATE HEIGHT OF 412 FEET, THE STORMWATER MANAGEMENT PONDS WILL NEED TO BE MODIFIED TO MEET VIRGINIA STORMWATER MANAGEMENT REQUIREMENTS. THE INTENT OF THE CURRENT CONTROLS WAS TO PROVIDE EROSION AND SEDIMENT CONTROL DURING THE ONGOING LAND DISTURBANCE ON THIS SITE ASSOCIATED WITH LANDFILL OPERATIONS. PRIOR TO THE COMPLETION OF THE LANDFILL TO ITS CURRENT PERMITTED HEIGHT OF 290 FEET, THE STORMWATER MANAGEMENT PONDS ARE TO BE UPGRADED AS REQUIRED BY THE CLOSURE PLAN SUBMITTED TO VDEQ.

APPROXIMATELY 188.34-ACRES OF RUNOFF FROM THE LANDFILL WILL BE COLLECTED IN A SERIES OF BENCHES THAT WILL DIRECT THE WATER TO DOWN DRAINS. THE DOWN DRAINS WILL CONVEY THE WATER FROM THE LANDFILL SLOPES TO A COLLECTION OF SEVEN PONDS. THESE SEVEN PONDS HAVE BEEN DESIGNED TO COLLECT THE 2-YEAR AND 10-YEAR STORM EVENTS AND RELEASE THEM AT A RATE EQUAL TO OR LESS THAN THE PREDEVELOPMENT CONDITIONS. THEY HAVE ALSO BEEN DESIGNED TO CONVEY THE 100-YEAR STORM EVENT WITH ALL PRINCIPLE SPILLWAYS CLOGGED WHILE MAINTAINING A MINIMUM FREEBOARD OF 2.0-FEET. A COMBINED SPILLWAY HAS BEEN USED IN EACH POND SINCE A SEPARATE EMERGENCY SPILLWAY WOULD NOT BE POSSIBLE WITH CURRENT GRADING CONSTRAINTS. A SUMMARY SPECIFIC TO EACH POND IS AS FOLLOWS:

SWM BASIN 2

STORMWATER MANAGEMENT BASIN 2 IS LOCATED IN THE NORTHWESTERN CORNER OF THE SITE. IT HAS BEEN DESIGNED TO MANAGE 48.37-ACRES OF RUNOFF FROM THE SITE. IN ADDITION TO CONTROLLING THE 2- AND 10-YEAR STORMS, BASIN 2 HAS BEEN DESIGNED TO DETAIN THE 1-YEAR RUNOFF VOLUME FOR A PERIOD OF 24-HOURS. THE DRAINAGE AREA HAS A CN VALUE OF 77.

	2-YEAR	10-YEAR
EXISTING FLOW	3.53 CFS	31.58 CFS
PROPOSED FLOW	0.67 CFS	11.61 CFS
REDUCTION IN DISCHARGE	81.0%	63.2%

THE BASIN MEETS FREEBOARD REQUIREMENTS WITH APPROXIMATELY 2.2-FEET OF FREEBOARD DURING THE 100-YEAR STORM EVENT. THE DAM HAS A HEIGHT OF 16.9-FEET. THE POND WILL OUTFALL TO CROSS-SECTION A-A.

SWM BASIN 3

STORMWATER MANAGEMENT BASIN 3 IS LOCATED IN THE NORTHEASTERN CORNER OF THE SITE ON THE NORTH FACE OF THE LANDFILL. IT HAS BEEN DESIGNED TO MANAGE 10.88-ACRES OF RUNOFF FROM THE SITE. THE DRAINAGE AREA HAS A CN VALUE OF 77.

	2-YEAR	10-YEAR
EXISTING FLOW	1.58 CFS	14.30 CFS
PROPOSED FLOW	1.26 CFS	14.18 CFS
REDUCTION IN DISCHARGE	20.3%	0.8%

THE BASIN HAS BEEN EVALUATED DURING THE 100-YEAR STORM LEAVING APPROXIMATELY 2.0-FEET OF FREEBOARD. THE DAM HAS A HEIGHT OF 15.2-FEET. THE POND WILL OUTFALL TO CROSS-SECTION D-D.

SWM BASIN 4

STORMWATER MANAGEMENT BASIN 4 IS LOCATED IN THE NORTHEASTERN CORNER OF THE SITE ON THE EAST FACE OF THE LANDFILL. IT HAS BEEN DESIGNED TO MANAGE 9.08-ACRES OF RUNOFF FROM THE SITE. THE DRAINAGE AREA HAS A CN VALUE OF 77.

	2-YEAR	10-YEAR
EXISTING FLOW	1.71 CFS	15.32 CFS
PROPOSED FLOW	1.01 CFS	9.48 CFS
REDUCTION IN DISCHARGE	40.9%	38.1%

THE BASIN MEETS FREEBOARD REQUIREMENTS WITH APPROXIMATELY 2.7-FEET OF FREEBOARD DURING THE 100-YEAR STORM EVENT. THE DAM HAS A HEIGHT OF 9.4-FEET. THE POND WILL OUTFALL TO CROSS-SECTION E-E.

SWM BASIN 5

STORMWATER MANAGEMENT BASIN 5 IS LOCATED ON THE EAST FACE OF THE LANDFILL. IT HAS BEEN DESIGNED TO MANAGE 34.30-ACRES OF RUNOFF FROM THE SITE. THE DRAINAGE AREA HAS A CN VALUE OF 77.

	2-YEAR	10-YEAR
EXISTING FLOW	2.03 CFS	18.13 CFS
PROPOSED FLOW	1.72 CFS	15.34 CFS
REDUCTION IN DISCHARGE	15.3%	15.4%

THE BASIN MEETS FREEBOARD REQUIREMENTS WITH APPROXIMATELY 2.1-FEET OF FREEBOARD DURING THE 100-YEAR STORM EVENT. THE DAM HAS A HEIGHT OF 16.0-FEET. THE POND WILL OUTFALL TO CROSS-SECTION F-F.

SWM BASIN 6

STORMWATER MANAGEMENT BASIN 6 IS LOCATED ON THE EAST FACE OF THE LANDFILL. IT HAS BEEN DESIGNED TO MANAGE 12.04-ACRES OF RUNOFF FROM THE SITE. THE DRAINAGE AREA HAS A CN VALUE OF 77.

	2-YEAR	10-YEAR
EXISTING FLOW	1.85 CFS	16.57 CFS
PROPOSED FLOW	1.63 CFS	15.91 CFS
REDUCTION IN DISCHARGE	11.9%	4.15%

THE BASIN MEETS FREEBOARD REQUIREMENTS WITH APPROXIMATELY 2.6-FEET OF FREEBOARD DURING THE 100-YEAR STORM EVENT. THE DAM HAS A HEIGHT OF 14.6-FEET. THE POND WILL OUTFALL TO CROSS-SECTION G-G.

SWM BASIN 8

STORMWATER MANAGEMENT BASIN 8 IS LOCATED IN THE SOUTHEASTERN CORNER OF THE SITE ON THE EAST FACE OF THE LANDFILL. IT HAS BEEN DESIGNED TO MANAGE 26.88-ACRES OF RUNOFF FROM THE SITE. THE DRAINAGE AREA HAS A CN VALUE OF 77.

	2-YEAR	10-YEAR
EXISTING FLOW	2.13 CFS	19.10 CFS
PROPOSED FLOW	1.79 CFS	17.92 CFS
REDUCTION IN DISCHARGE	16.0%	6.2%

THE BASIN HAS BEEN EVALUATED DURING THE 100-YEAR STORM LEAVING APPROXIMATELY 2.4-FEET OF FREEBOARD. THE DAM HAS A HEIGHT OF 16.7-FEET. THE POND WILL OUTFALL TO CROSS-SECTION J-J.

SWM BASIN 9

STORMWATER MANAGEMENT BASIN 9 IS LOCATED IN THE SOUTHERN MOST CORNER OF THE SITE. IT HAS BEEN DESIGNED TO MANAGE 46.79-ACRES OF RUNOFF FROM THE SITE. IN ADDITION TO CONTROLLING THE 2- AND 10-YEAR STORMS, BASIN 2 HAS BEEN DESIGNED TO DETAIN THE 1-YEAR RUNOFF VOLUME. THE DRAINAGE AREA HAS A CN VALUE OF 77.

	2-YEAR	10-YEAR
EXISTING FLOW	5.15 CFS	46.79 CFS
PROPOSED FLOW	0.89 CFS	15.78 CFS
REDUCTION IN DISCHARGE	82.7%	66.3%

THE BASIN MEETS FREEBOARD REQUIREMENTS WITH APPROXIMATELY 3.6-FEET OF FREEBOARD DURING THE 100-YEAR STORM EVENT. THE DAM HAS A HEIGHT OF 18.0-FEET. THE POND WILL OUTFALL TO CROSS-SECTION L-L.

CONCLUSION

EACH OF THESE SEVEN PONDS HAS A RELEASE FOR THE 2- AND 10-YEAR STORM EVENT THAT IS LESS THAN THE PREDEVELOPMENT CONDITIONS. ALSO EACH POND CONTAINS AND PASSES THE 100-YEAR STORM EVENT WHILE MAINTAINING AN APPROXIMATE 2.0-FOOT FREEBOARD. THEREFORE, IT IS THE OPINION OF THIS ENGINEER THAT THE PONDS HAVE BEEN DESIGNED ADEQUATELY AND IN CONFORMANCE WITH FAIRFAX COUNTY.

OUTFALL NARRATIVE

GENERAL

THE NORTHERNMOST PORTIONS AND APPROXIMATELY HALF OF THE WESTERN PORTION OF THE SITE DRAIN TO AN UNNAMED TRIBUTARY OF GILES RUN. THE DRAINAGE AREA OF GILES RUN IS GREATER THAN 360 ACRES AT ITS POINT OF CONFLUENCE WITH THE UNNAMED TRIBUTARY. THE EASTERN PORTION OF THE SITE DRAINS DIRECTLY INTO GILES RUN, FOR WHICH THERE IS A BOARD-ADOPTED FLOODPLAIN. ONCE THE RUNOFF ENTERS GILES RUN, IT PASSES UNDER I-95 NEAR PROPOSED SWM BASIN 8 AND IS CARRIED INTO MASSEY CREEK AND THE OCCOQUAN RIVER.

THE SOUTHERN AND REMAINING WESTERN PORTIONS OF THE SITE DRAIN INTO AN UNNAMED TRIBUTARY OF MASSEY CREEK. POND 9 IS THE ONLY POINT OF CONCENTRATED DISCHARGE THAT DRAINS INTO THIS UNNAMED TRIBUTARY. POND 9 HAS BEEN DESIGNED TO DETAIN THE 1-YEAR STORM.

APPROXIMATELY 188.34-ACRES OF RUNOFF FROM THE LANDFILL WILL BE COLLECTED IN A SERIES DOWN DRAINS AND RIP RAPPED CHANNELS AND CONVEYED TO SEVEN PONDS. THESE SEVEN PONDS HAVE BEEN DESIGNED TO COLLECT THE 2-YEAR AND 10-YEAR STORM EVENTS AND RELEASE THEM A RATE EQUAL TO OR LESS THAN THE PREDEVELOPMENT CONDITIONS. IN ADDITION, PONDS 2 AND 9 HAVE BEEN DESIGNED TO DETAIN THE 1-YEAR STORM. WITH THE EXCEPTION OF CROSS-SECTIONS OF THE OUTFALLS FOR POND 2 AND 9, EACH FIELD-RUN CROSS-SECTION HAS BEEN EVALUATED WITH THE 2-YEAR STORM EVENT FOR VELOCITY AND CAPACITY. IN AN EFFORT TO BE CONSERVATIVE, THE PEAK FLOW FROM THE DRAINAGE AREA AND PEAK FLOW FROM THE POND OUTFALL HAVE BEEN ADDED TOGETHER. THIS WILL NOT ACTUALLY OCCUR DUE TO THE VARIATION IN TRAVEL TIMES TO THE POND AND DETENTION TIMES WITHIN THE PONDS. AN OUTFALL IS CONSIDERED ADEQUATE (PFM SECTION 6-0203.3B) IF THE 2-YEAR STORM EVENT IS CONTAINED WITHIN THE BED AND BANKS AND HAS A VELOCITY THAT IS NON-EROSIVE. AT THE TIME OF SITE PLAN, A WATER QUALITY IMPACT ASSESSMENT (WQIA) MAY BE REQUIRED AND SUBMITTED TO PERMIT THE ENCROACHMENT INTO THE RPA FOR THE ENHANCEMENT OF THE OUTFALL CHANNELS. IF IT IS DEEMED NECESSARY TO SUBMIT A WQIA, THE LIMITS OF CLEARING AND GRADING WILL BE NO GREATER THAN THAT DEPICTED ON THE SPECIAL EXCEPTION PLAT.

CROSS-SECTIONS A-A, B-B, C-C, L-L, M-M, AND N-N ARE SHOWN FOR PONDS 2 AND 9 AS A REQUIREMENT OF PFM SECTION 6-0203A-C. THESE CROSS-SECTIONS ILLUSTRATE THE EXISTENCE OF A CHANNEL AT THE RESPECTIVE PONDS. BECAUSE 1-YEAR DETENTION IS BEING UTILIZED IN THESE PONDS, THE DOWNSTREAM ANALYSIS CAN BE LIMITED TO PROVIDING EVIDENCE OF AN INCISED CHANNEL. THE TABLE BELOW SUMMARIZES THE RESULTS OF ALL OF THE CROSS-SECTION ANALYSES.

CROSS-SECTION ID	POND OUTFALL	CHANNEL DESCRIPTION	MANNING'S 'N'	2-YEAR FLOW (CFS)	2-YEAR VELOCITY (FPS)	10-YEAR FLOW (CFS)	10-YEAR DEPTH (FT)
A-A	2	RIP-RAP	0.078	N/A	N/A	N/A	N/A
B-B	2	WEEDY	0.045	N/A	N/A	N/A	N/A
C-C	2	WEEDY	0.045	N/A	N/A	N/A	N/A
D-D	2,3	WEEDY	0.045	1.92	2.13	25.79	0.90
E-E	4	WEEDY	0.045	1.01	1.86	9.48	0.38
F-F	5	WEEDY	0.045	1.72	2.77	15.34	0.81
G-G	6	WEEDY	0.045	1.63	2.44	15.91	0.89
H-H	6	WEEDY	0.045	1.63	2.54	15.91	0.49
I-I	6	WEEDY	0.045	1.63	2.75	15.91	0.61
J-J	8	WEEDY	0.045	1.79	2.17	17.92	0.79
K-K	8	WEEDY	0.045	1.79	2.27	17.92	0.77
L-L	9	WEEDY	0.045	N/A	N/A	N/A	N/A
M-M	9	WEEDY	0.045	N/A	N/A	N/A	N/A
N-N	9	WEEDY	0.045	N/A	N/A	N/A	N/A

CONCLUSION

WITH THE EXCEPTION OF POND 9, EACH OF THE OUTFALL ANALYSES EXTEND TO A FLOODPLAIN WHOSE DRAINAGE AREA IS GREATER THAN 360 ACRES. EACH OUTFALL CROSS-SECTION HAS BEEN ANALYZED WITH THE 2-YEAR STORM EVENT AND EACH NATURAL CHANNEL CONTAINS THE FLOWS IN THE BED AND BANKS WITH A NON-EROSIVE VELOCITY. GIVEN THE RESULTS OF THE ANALYSIS, IT IS THE OPINION OF THIS ENGINEER THAT ADEQUATE OUTFALL CAN BE ACHIEVED AT THE SITE PLAN STAGE.

FACILTY NAME/ TYPE & NO.	ON-SITE AREA (AC.)	OFF-SITE AREA (AC.)	DRAINAGE AREA (AC.)	FOOT PRINT (SQ.FT.)	100-YEAR STORAGE VOL. (CU.FT.)
DRY POND 2	48.37	0.0	48.37	51,870	364,898
DRY POND 3	10.88	0.0	10.88	22,500	57,044
DRY POND 4	9.08	0.0	9.08	27,170	55,310
DRY POND 5	34.30	0.0	34.30	50,050	247,627
DRY POND 6	12.04	0.0	12.04	18,900	56,744
DRY POND 8	26.88	0.0	26.88	26,140	161,111
DRY POND 9	46.79	0.0	46.79	58,520	366,590

CHESAPEAKE BAY PRESERVATION ORDINANCE/BMP NARRATIVE

CHAPTER 118-1-6 OF THE FAIRFAX COUNTY CODE DEFINES REDEVELOPMENT AS "THE SUBSTANTIAL ALTERATION, REHABILITATION, OR REBUILDING OF A PROPERTY FOR RESIDENTIAL, COMMERCIAL, INDUSTRIAL, OR OTHER PURPOSES WHERE THERE IS NO NET INCREASE IN IMPERVIOUS AREA BY THE PROPOSED REDEVELOPMENT WITHIN AN RPA AND NO MORE THAN A NET INCREASE IN IMPERVIOUS AREA WITHIN AN RMA OF 20% RELATIVE TO CONDITIONS PRIOR TO REDEVELOPMENT." THE PROPOSED APPLICATION DOES NOT PROPOSE AN INCREASE IN IMPERVIOUS AREA WITHIN THE RPA. IN ADDITION, THE ADDITIONAL CONSTRUCTION ASSOCIATED WITH THE LANDFILL EXPANSION PROPOSES LESS THAN A 20% INCREASE IN IMPERVIOUS AREA GIVEN THE PARKING AREAS AND ACCESS ROAD WILL BE GRAVEL AND TRAILS WILL BE OF A NATURAL MATERIAL.

FOR THE REDEVELOPMENT OF ANY PROPERTY NOT CURRENTLY SERVED BY ONE OR MORE BMP'S, THE REQUIRED REDUCTION IN PHOSPHORUS LOADS WILL BE COMPUTED FOR EACH SITE BASED ON THE FORMULA IDENTIFIED IN PFM 6-0401.2B. THE ONLY INCREASE IN IMPERVIOUS AREA WOULD RESULT IN THE AMENITIES PROPOSED WITH THE PROJECT, SUCH AS THE OVERLOOK PAVILIONS, BENCHES, ETC. PRESENTLY, THE IMPERVIOUS AREA IS APPROXIMATELY 2.2 ACRES. THE EFFECT OF THE C-FACTOR DUE TO AN INCREASE IN THE IMPERVIOUS AREA SHOULD BE NEGLIGIBLE CONSIDERING THE PROPOSED IMPERVIOUS AREAS. THUS, A 10% REDUCTION WOULD BE REQUIRED BASED UPON THE FORMULA IDENTIFIED IN PFM 6-0401.2B. THIS 10% REDUCTION WILL BE ACHIEVED THROUGH THE USE OF OPEN SPACE.

SHOULD IT BE DEEMED BY DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES AT THE SITE PLAN STAGE THAT THIS PROPOSAL IS NOT A REDEVELOPMENT CONDITION, THEN A BMP WAIVER WILL BE REQUESTED BASED UPON THE LIMITED PRESENCE OF IMPERVIOUS AREA AND LIMITED PHOSPHOROUS LOADING.

DAM CONSTRUCTION, RECONSTRUCTION, AND MAINTENANCE

THE APPLICANT UNDERSTANDS THAT THE DAMS AND THEIR ASSOCIATED STRUCTURES ARE SUBJECT TO FAIRFAX COUNTY DAM STANDARDS. IT IS KNOWN THAT THE EXISTING STORMWATER MANAGEMENT BASINS HAVE TEMPORARY CORRUGATED METAL PIPE RISERS AND OUTFALL PIPES. THUS, ALL SEVEN OF THE PONDS WILL AT A MINIMUM NEED THEIR RISER STRUCTURES AND OUTFALL PIPES REPLACED TO MEET THE MATERIAL REQUIREMENTS OF THE PFM. IT IS BELIEVED THE CONSTRUCTION AND REPLACEMENT OF OUTFALL STRUCTURES CAN BE ACHIEVED WITH METHODS THAT WOULD PRECLUDE THE REBUILDING OF EACH DAM. HOWEVER, CLEARING LIMITS HAVE BEEN ESTABLISHED FOR ALL THE PONDS THAT WOULD ALLOW THEIR EXPANSION AND RECONSTRUCTION OF THE EMBANKMENTS SHOULD THAT BE REQUIRED AT TIME OF SITE PLAN.

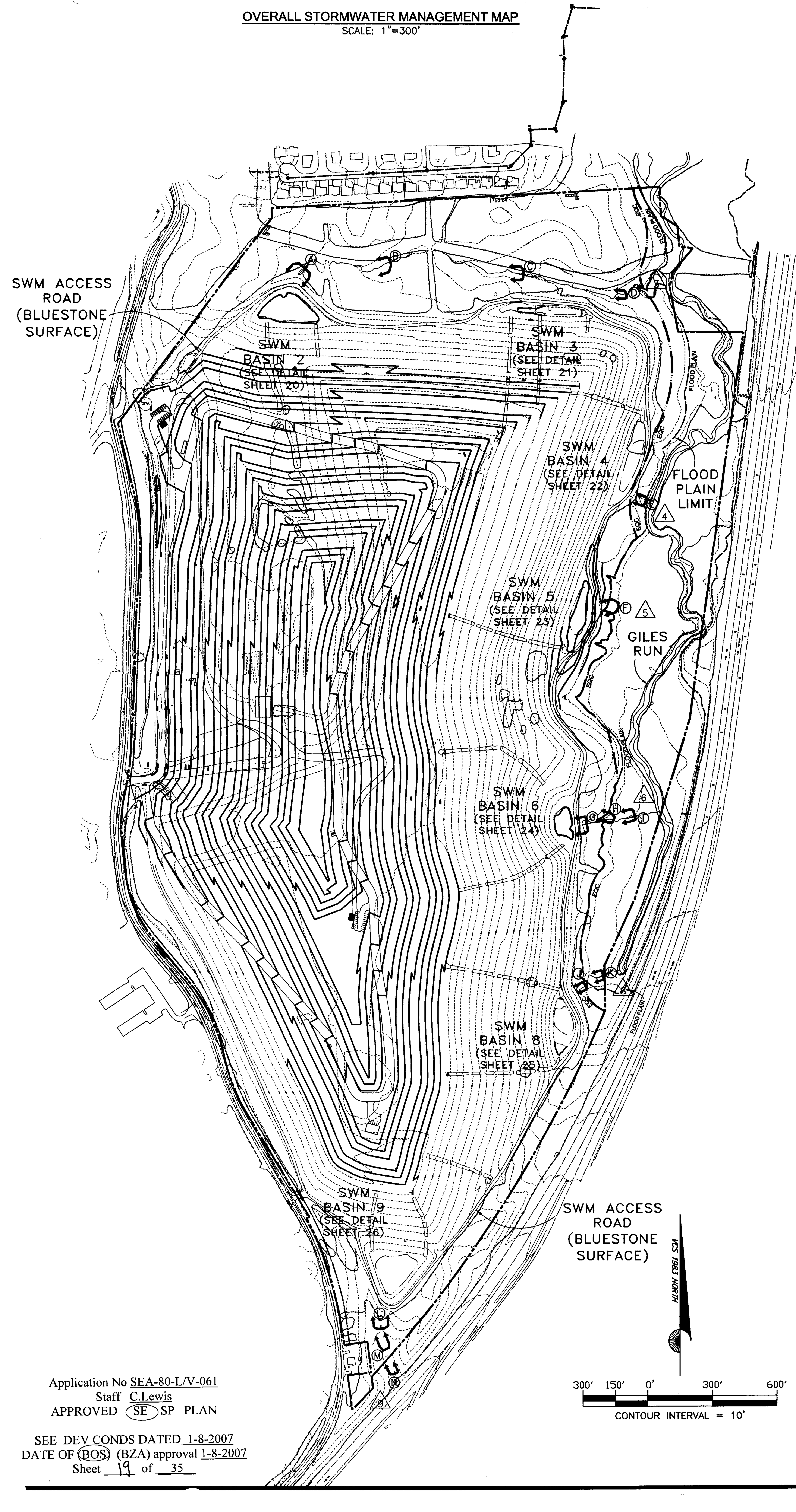
BASED ON THE PROXIMITY OF STORMWATER BASIN 4 TO THE RPA, THE DRAINAGE DIVIDES OF THE FUTURE EXPANSION HAVE BEEN MANIPULATED TO PROVIDE THE NECESSARY FREEBOARD AND DETENTION WITHOUT INCREASING THE EXTENT OF THE POND WITHIN THE RPA. THE CLEARING LIMITS FOR POND 4 EXTEND INTO THE RESOURCE PROTECTION AREA(RPA) AT A LOCATION THAT IS 10' BELOW THE ESTIMATED TOE OF THE DAM. THE INTENTION OF THE LIMITS IS TO ACCOUNT FOR MAINTENANCE ACTIVITIES ALLOWED UNDER CHAPTER 118 OF THE FAIRFAX COUNTY CODE. THE MAINTENANCE ACTIVITIES WOULD BE THOSE NEEDED TO COMPLY WITH STATE AND COUNTY REQUIREMENTS.

NOTES:

1. SEE SHEETS 20–26 FOR PROPOSED POND GRADING AND COMPUTATIONS.
2. SEE SHEETS 27 FOR OVERALL DRAINAGE AREA MAP.
3. SEE SHEETS 28 & 29 FOR OUTFALL CROSS SECTIONS.

OVERALL STORMWATER MANAGEMENT MAP

SCALE: 1"=300'



Application No SEA-80-L/V-061
Staff C.Lewis
APPROVED (SE) SP PLAN

SEE DEV CONDS DATED 1-8-2007
DATE OF (BOS) (BZA) approval 1-8-2007
Sheet 19 of 35

BC Consultants
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www.bccon.com

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

STORMWATER MANAGEMENT PLAN

OVERLOOK RIDGE

MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

REVISED: NOV. 20, 2006

BC REVISIONS
REVISED: JULY 14, 2006
REVISED: AUGUST 31, 2006
REVISED: SEPT. 28, 2006
REVISED: OCT. 25, 2006
REVISED: NOV. 03, 2006

OWNER
Furnace Associates, Inc.
14500 Avion Parkway
Suite 310
Chantilly, Virginia 20151

DESIGNED BY: PLR
DRAFTED BY: CAD
CHECKED BY: DDD
DATE: FEBRUARY, 2006
SCALE: HOR. 1"= 300' VERT.
SHEET 19 OF 35
CO. NO.
CAD NAME: S5117SWM-19.DWG
LAYOUT: SWM-1
FILE NO. 05117.01-06

XREFS: 05117BAS.DWG

V:\project_2005\05117\Plan\Cadfiles\SEP\S5117swm-19.dwg, SWM-1, 11/21/2006 1:24:57 PM

PRE-DEVELOPED EX. CN

RUNOFF CURVE NUMBER DATA

Soil/Surface Description	CN	Area acres	Impervious Adjustment %C	%UC	Adjusted CN
Existing Drainage Area	55	7.370			55.00
COMPOSITE AREA & WEIGHTED CN --->		7.370			55.00 (55)

Soil/Surface Description	CN	Area acres	Impervious Adjustment %C	%UC	Adjusted CN
Existing Drainage Area	55	11.780			55.00
COMPOSITE AREA & WEIGHTED CN --->		11.780			55.00 (55)

Soil/Surface Description	CN	Area acres	Impervious Adjustment %C	%UC	Adjusted CN
Existing Drainage Area	55	18.950			55.00
COMPOSITE AREA & WEIGHTED CN --->		18.950			55.00 (55)

PRE-DEVELOPED EX. T.C.

TIME OF CONCENTRATION CALCULATOR

Segment #1: Tc: TR-55 Sheet

Mannings n .4000
Hydraulic Length 200.00 ft
2yr, 24hr P 3.2000 in
Slope .070000 ft/ft

Avg.Velocity .15 ft/sec

Segment #1 Time: 22.65 min

Segment #2: Tc: TR-55 Shallow

Hydraulic Length 950.00 ft
Slope .070000 ft/ft
Unpaved

Avg.Velocity 4.27 ft/sec

Segment #2 Time: 3.71 min

Total Tc: 26.36 min

POND VOLUME

Elevation (ft)	Planimeter (sq.in)	Area (sq.ft)	A1+A2+sqr(A1*A2) (sq.ft)	Volume (cu.ft)	Volume Sum (cu.ft)
136.00	-----	0	0	0	0
138.00	-----	12260	12260	8173	8173
140.00	-----	26530	56825	37883	46057
142.00	-----	31215	86522	57682	103738
144.00	-----	36080	100855	67236	170975
146.00	-----	40860	115336	76890	247865
148.00	-----	46150	130435	86956	334821
150.00	-----	51870	146947	97964	432786
150.80	-----	51870	155610	41496	474282

POST-DEVELOPED PROP. CN

RUNOFF CURVE NUMBER DATA

Soil/Surface Description	CN	Area acres	Impervious Adjustment %C	%UC	Adjusted CN
Prop Drainage Area	77	48.370			77.00
COMPOSITE AREA & WEIGHTED CN --->		48.370			77.00 (77)

POST-DEVELOPED PROP. TC

TIME OF CONCENTRATION CALCULATOR

Segment #1: Tc: TR-55 Sheet

Mannings n .1500
Hydraulic Length 40.00 ft
2yr, 24hr P 3.2000 in
Slope .030000 ft/ft

Avg.Velocity .17 ft/sec

Segment #1 Time: 4.00 min

Segment #2: Tc: TR-55 Shallow

Hydraulic Length 740.00 ft
Slope .010000 ft/ft
Unpaved

Avg.Velocity 1.61 ft/sec

Segment #2 Time: 7.64 min

Segment #3: Tc: TR-55 Channel

Flow Area 16.0000 sq.ft
Wetted Perimeter 14.65 ft
Hydraulic Radius 1.09 ft
Slope .333333 ft/ft
Mannings n .0690
Hydraulic Length 670.00 ft

Avg.Velocity 13.22 ft/sec

Segment #3 Time: .84 min

Segment #4: Tc: TR-55 Channel

Flow Area 26.2500 sq.ft
Wetted Perimeter 18.81 ft
Hydraulic Radius 1.40 ft
Slope .010000 ft/ft
Mannings n .0350
Hydraulic Length 600.00 ft

Avg.Velocity 5.32 ft/sec

Segment #4 Time: 1.88 min

Segment #5: Tc: TR-55 Channel

Flow Area 6.2900 sq.ft
Wetted Perimeter 6.90 ft
Hydraulic Radius .91 ft
Slope .070000 ft/ft
Mannings n .0130
Hydraulic Length 800.00 ft

Avg.Velocity 28.51 ft/sec

Segment #5 Time: .47 min

Segment #6: Tc: TR-55 Sheet

Mannings n .1500
Hydraulic Length 18.00 ft
2yr, 24hr P 3.2000 in
Slope .333333 ft/ft
Avg.Velocity .37 ft/sec

Segment #6 Time: .81 min

Total Tc: 15.65 min

1 YR. - 2 YR. - 10 YR. POST-DEVELOPMENT DESIGN SUMMARY

1 YR. ROUTING SUMMARY

No Infiltration

INITIAL CONDITIONS

Starting WS Elev = 136.00 ft
Starting Volume = 0 cu.ft
Starting Outflow = .00 cfs
Starting Infiltr. = .00 cfs
Starting Total Qout= .00 cfs
Time Increment = 6.00 min

INFLOW/OUTFLOW HYDROGRAPH SUMMARY

Peak Inflow = 46.43 cfs at 726.00 min
Peak Outflow = .60 cfs at 1362.00 min

Peak Elevation = 142.71 ft
Peak Storage = 126503 cu.ft

2 YR. ROUTING SUMMARY

No Infiltration

INITIAL CONDITIONS

Starting WS Elev = 136.00 ft
Starting Volume = 0 cu.ft
Starting Outflow = .00 cfs
Starting Infiltr. = .00 cfs
Starting Total Qout= .00 cfs
Time Increment = 6.00 min

INFLOW/OUTFLOW HYDROGRAPH SUMMARY

Peak Inflow = 65.60 cfs at 726.00 min
Peak Outflow = .67 cfs at 1422.00 min

Peak Elevation = 144.34 ft
Peak Storage = 183366 cu.ft

10 YR. ROUTING SUMMARY

No Infiltration

INITIAL CONDITIONS

Starting WS Elev = 136.00 ft
Starting Volume = 0 cu.ft
Starting Outflow = .00 cfs
Starting Infiltr. = .00 cfs
Starting Total Qout= .00 cfs
Time Increment = 6.00 min

INFLOW/OUTFLOW HYDROGRAPH SUMMARY

Peak Inflow = 151.21 cfs at 720.00 min
Peak Outflow = 11.61 cfs at 798.00 min

Peak Elevation = 146.68 ft
Peak Storage = 276107 cu.ft

100 YR. CLOGGED POST-DEVELOPMENT DESIGN SUMMARY

CLOGGED 100 YR. ROUTING SUMMARY

Pond Node Data = POND B2
Pond Volume Data = POND B2
Pond Outlet Data = Clogged B2

No Infiltration

INITIAL CONDITIONS

Starting WS Elev = 146.70 ft
Starting Volume = 277100 cu.ft
Starting Outflow = .00 cfs
Starting Infiltr. = .00 cfs
Starting Total Qout= .00 cfs
Time Increment = 6.00 min

INFLOW/OUTFLOW HYDROGRAPH SUMMARY

Peak Inflow = 272.30 cfs at 720.00 min
Peak Outflow = 253.09 cfs at 726.00 min

Peak Elevation = 148.64 ft
Peak Storage = 364898 cu.ft

Application No SEA-80-L/V-061
Staff C.Lewis
APPROVED (SE) SP PLAN

SEE DEV CONDS DATED 1-8-2007
DATE OF (BOS) (BZA) approval 1-8-2007
Sheet 20 of 35

THIS SHEET IS FOR STORMWATER MANAGEMENT INFORMATION ONLY

RISER SCHEDULE

REQUESTED POND WS ELEVATIONS:

Min. Elev.= 136.00 ft
Increment = .50 ft
Max. Elev.= 150.80 ft

OUTLET CONNECTIVITY

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

Structure	No.		Outfall	El, ft	E2, ft
Orifice-Area	PS	--->	CV	144.400	150.800
Inlet Box	RS	--->	CV	146.700	150.800
Orifice-Circular	LF	--->	CV	136.000	150.800
Culvert-Circular	CV	--->	TW	135.900	150.800

TW SETUP, DS Channel

OUTLET STRUCTURE INPUT DATA

Structure ID = PS
Structure Type = Orifice-Area

# of Openings = 1
Invert Elev. = 144.40 ft
Area = 1.5000 sq.ft
Top of Orifice = 144.90 ft
Datum Elev. = 144.40 ft
Orifice Coeff. = .600

Structure ID = RS
Structure Type = Inlet Box

# of Openings = 1
Invert Elev. = 146.70 ft
Orifice Area = 64.0000 sq.ft
Orifice Coeff. = .600
Weir Length = 32.00 ft
Weir Coeff. = 3.000
K, Reverse = 1.000
Mannings n = .0000
Kev,Charged Riser = .000
Weir Submergence = No

Structure ID = LF
Structure Type = Orifice-Circular

# of Openings = 1
Invert Elev. = 136.00 ft
Diameter = 3.00 in
Orifice Coeff. = .600

OUTLET STRUCTURE INPUT DATA

Structure ID = CV
Structure Type = Culvert-Circular

No. Barrels = 1
Barrel Diameter = 60.00 in
Upstream Invert = 135.90 ft
Dnstream Invert = 134.00 ft
Horiz. Length = 94.00 ft
Barrel Length = 94.02 ft
Barrel Slope = .02021 ft/ft

OUTLET CONTROL DATA...
Mannings n = .0130
Ke = .5000 (forward entrance loss)
Kb = .003658 (per ft of full flow)
Kr = 1.0000 (reverse entrance loss)
HW Convergence = .001 +/- ft

INLET CONTROL DATA...
Equation form = 1
Inlet Control K = .0098
Inlet Control M = 2.0000
Inlet Control c = .03980
Inlet Control Y = .6700
T1 ratio (HW/D) = 1.150
T2 ratio (HW/D) = 1.297
Slope Factor = -.500

Use unsubmerged inlet control Form 1 equ. below T1 elev.
Use submerged inlet control Form 1 equ. above T2 elev.

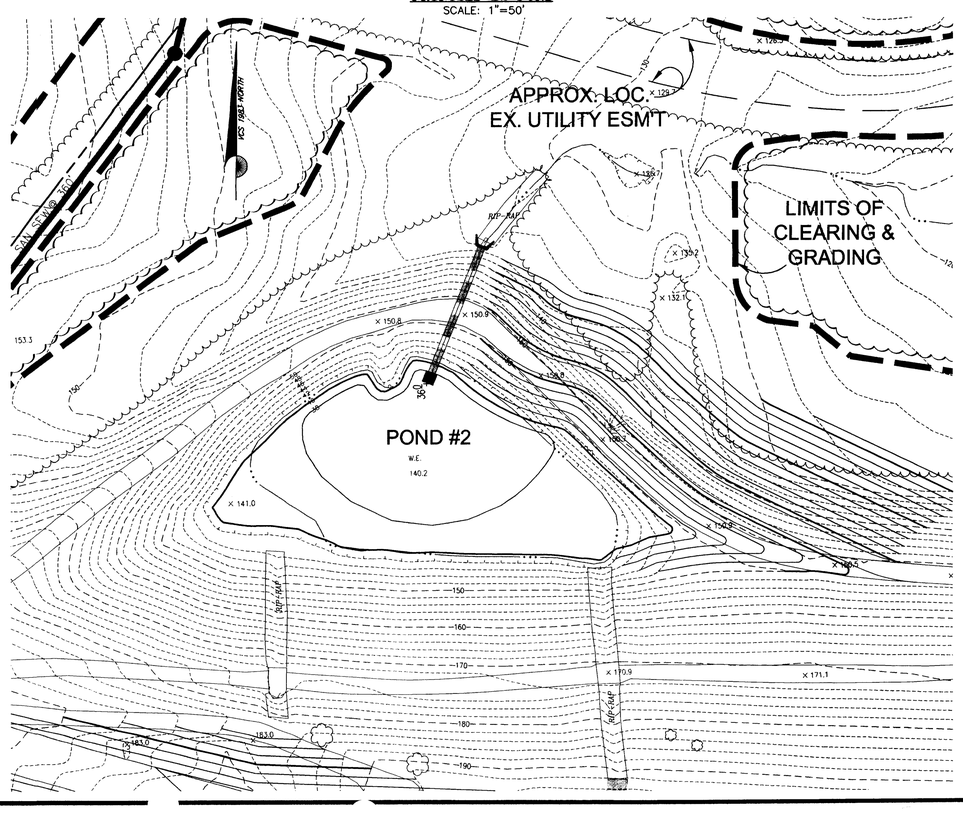
In transition zone between unsubmerged and submerged inlet control, interpolate between flows at T1 & T2...
At T1 Elev = 141.65 ft ---> Flow = 153.67 cfs
At T2 Elev = 142.38 ft ---> Flow = 175.62 cfs

Structure ID = TW
Structure Type = TW SETUP, DS Channel

FREE OUTFALL CONDITIONS SPECIFIED

CONVERGENCE TOLERANCES...
Maximum Iterations= 40
Min. TW tolerance = .01 ft
Max. TW tolerance = .01 ft
Min. HW tolerance = .01 ft
Max. HW tolerance = .01 ft
Min. Q tolerance = .00 cfs
Max. Q tolerance = .00 cfs

PROPOSED B2 POND
SCALE: 1"=50'



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(703)449-8100 (703)449-8108 (Fax)
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COMMONWEALTH OF VIRGINIA
DENNIS D. DUGAN
No. 882
CERTIFIED LANDSCAPE ARCHITECT
11/22/06

STORMWATER MANAGEMENT
POND #2
OVERLOOK RIDGE
MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

REMSED: NOV. 20, 2006

BC REVISIONS
REMSED: JULY 14, 2006
REMSED: AUGUST 31, 2006
REMSED: SEPT. 28, 2006
REMSED: OCT. 25, 2006
REMSED: NOV. 03, 2006

OWNER
TURNACE ASSOCIATES, INC.
14020 THUNDERBOLT PLACE, SUITE 310
CHANTILLY, VIRGINIA 20151

DESIGNED BY: PLR
DRAFTED BY: CAD
CHECKED BY: DDD
DATE: FEBRUARY, 2006
SCALE: HOR. AS NOTED
VERT. N/A
SHEET 20 OF 35
CO. NO.
CAD NAME: S51175WM20-26.DWG
LAYOUT: POND2
FILE NO. 05117.01-06

P5117B60R

XREFS:

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PRE-DEVELOPED EX. CN

RUNOFF CURVE NUMBER DATA

Soil/Surface Description	CN	Area acres	Impervious Adjustment %C	%UC	Adjusted CN
Existing Drainage Area	55	15.620			55.00
COMPOSITE AREA & WEIGHTED CN --->		15.620			55.00 (55)

POST-DEVELOPED PROP. CN

RUNOFF CURVE NUMBER DATA

Soil/Surface Description	CN	Area acres	Impervious Adjustment %C	%UC	Adjusted CN
Prop Drainage Area	77	10.880			77.00
COMPOSITE AREA & WEIGHTED CN --->		10.880			77.00 (77)

PRE-DEVELOPED EX. T.C.

TIME OF CONCENTRATION CALCULATOR

Segment #1: Tc: TR-55 Sheet

Mannings n .4000
Hydraulic Length 200.00 ft
2yr, 24hr P 3.2000 in
Slope .100000 ft/ft

Avg.Velocity .17 ft/sec

Segment #1 Time: 19.64 min

Segment #2: Tc: TR-55 Shallow

Hydraulic Length 650.00 ft
Slope .100000 ft/ft
Unpaved

Avg.Velocity 5.10 ft/sec

Segment #2 Time: 2.12 min

Total Tc: 21.76 min

POST-DEVELOPED PROP. TC

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 .333333 ft/ft

Avg.Velocity .52 ft/sec

Segment #1 Time: 3.18 min

Segment #2: Tc: TR-55 Shallow

Hydraulic Length 660.00 ft
Slope .025000 ft/ft
Unpaved

Avg.Velocity 2.55 ft/sec

Segment #2 Time: 4.31 min

Segment #3: Tc: TR-55 Channel

Flow Area 16.0000 sq.ft
Wetted Perimeter 14.65 ft
Hydraulic Radius 1.09 ft
Slope .333333 ft/ft
Mannings n .0690
Hydraulic Length 270.00 ft

Avg.Velocity 13.22 ft/sec

Segment #3 Time: .34 min

Total Tc: 7.83 min

POND VOLUME

Elevation (ft)	Planimeter (sq.in)	Area (sq.ft)	A1+A2+sqr(A1*A2) (sq.ft)	Volume (cu.ft)	Volume Sum (cu.ft)
97.00	-----	0	0	0	0
98.00	-----	2440	2440	813	813
100.00	-----	9725	17036	11358	12171
102.00	-----	15340	37279	24853	37023
104.00	-----	20245	53208	35472	72495
105.00	-----	22500	64088	21363	93858

2 YR. - 10 YR. POST-DEVELOPMENT DESIGN SUMMARY

2 YR. ROUTING SUMMARY

No Infiltration

INITIAL CONDITIONS

Starting WS Elev = 97.00 ft
Starting Volume = 0 cu.ft
Starting Outflow = .00 cfs
Starting Infiltr. = .00 cfs
Starting Total Qout= .00 cfs
Time Increment = 2.00 min

INFLOW/OUTFLOW HYDROGRAPH SUMMARY

Peak Inflow = 18.68 cfs at 718.00 min
Peak Outflow = 1.26 cfs at 780.00 min

Peak Elevation = 100.87 ft
Peak Storage = 21651 cu.ft

10 YR. ROUTING SUMMARY

No Infiltration

INITIAL CONDITIONS

Starting WS Elev = 97.00 ft
Starting Volume = 0 cu.ft
Starting Outflow = .00 cfs
Starting Infiltr. = .00 cfs
Starting Total Qout= .00 cfs
Time Increment = 2.00 min

INFLOW/OUTFLOW HYDROGRAPH SUMMARY

Peak Inflow = 43.63 cfs at 718.00 min
Peak Outflow = 14.18 cfs at 728.00 min

Peak Elevation = 102.24 ft
Peak Storage = 40746 cu.ft

100 YR. CLOGGED POST-DEVELOPMENT DESIGN SUMMARY

CLOGGED 100 YR. ROUTING SUMMARY

Pond Node Data = POND B3
Pond Volume Data = POND B3
Pond Outlet Data = Clogged B3

No Infiltration

INITIAL CONDITIONS

Starting WS Elev = 102.30 ft
Starting Volume = 41729 cu.ft
Starting Outflow = .00 cfs
Starting Infiltr. = .00 cfs
Starting Total Qout= .00 cfs
Time Increment = 2.00 min

INFLOW/OUTFLOW HYDROGRAPH SUMMARY

Peak Inflow = 77.06 cfs at 718.00 min
Peak Outflow = 73.14 cfs at 720.00 min

Peak Elevation = 103.20 ft
Peak Storage = 57044 cu.ft

Application No SEA-80-L/V-061
Staff C.Lewis
APPROVED (SE) SP PLAN

SEE DEV CONDS DATED 1-8-2007
DATE OF (BOS) (BZA) approval 1-8-2007
Sheet 21 of 35

THIS SHEET IS FOR STORMWATER MANAGEMENT INFORMATION ONLY

RISER SCHEDULE

REQUESTED POND WS ELEVATIONS:

Min. Elev.= 97.00 ft
Increment = .50 ft
Max. Elev.= 105.00 ft

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
Orifice-Area	PS	--->	CV	101.000	105.000
Inlet Box	RS	--->	CV	102.300	105.000
Orifice-Circular	LF	--->	CV	97.000	105.000
Culvert-Circular	CV	--->	TW	95.000	105.000

TW SETUP, DS Channel

OUTLET STRUCTURE INPUT DATA

Structure ID = PS
Structure Type = Orifice-Area

# of Openings = 1
Invert Elev. = 101.00 ft
Area = 2.3750 sq.ft
Top of Orifice = 101.50 ft
Datum Elev. = 101.00 ft
Orifice Coeff. = .600

Structure ID = RS
Structure Type = Inlet Box

# of Openings = 1
Invert Elev. = 102.30 ft
Orifice Area = 48.0000 sq.ft
Orifice Coeff. = .600
Weir Length = 28.00 ft
Weir Coeff. = 3.000
K, Reverse = 1.000
Mannings n = .0000
Kev,Charged Riser = .000
Weir Submergence = No

OUTLET STRUCTURE INPUT DATA

Structure ID = LF
Structure Type = Orifice-Circular

# of Openings = 1
Invert Elev. = 97.00 ft
Diameter = 5.00 in
Orifice Coeff. = .600

OUTLET STRUCTURE INPUT DATA

Structure ID = CV
Structure Type = Culvert-Circular

No. Barrels = 1
Barrel Diameter = 60.00 in
Upstream Invert = 95.00 ft
Dnstream Invert = 90.00 ft
Horiz. Length = 95.00 ft
Barrel Length = 95.13 ft
Barrel Slope = .05263 ft/ft

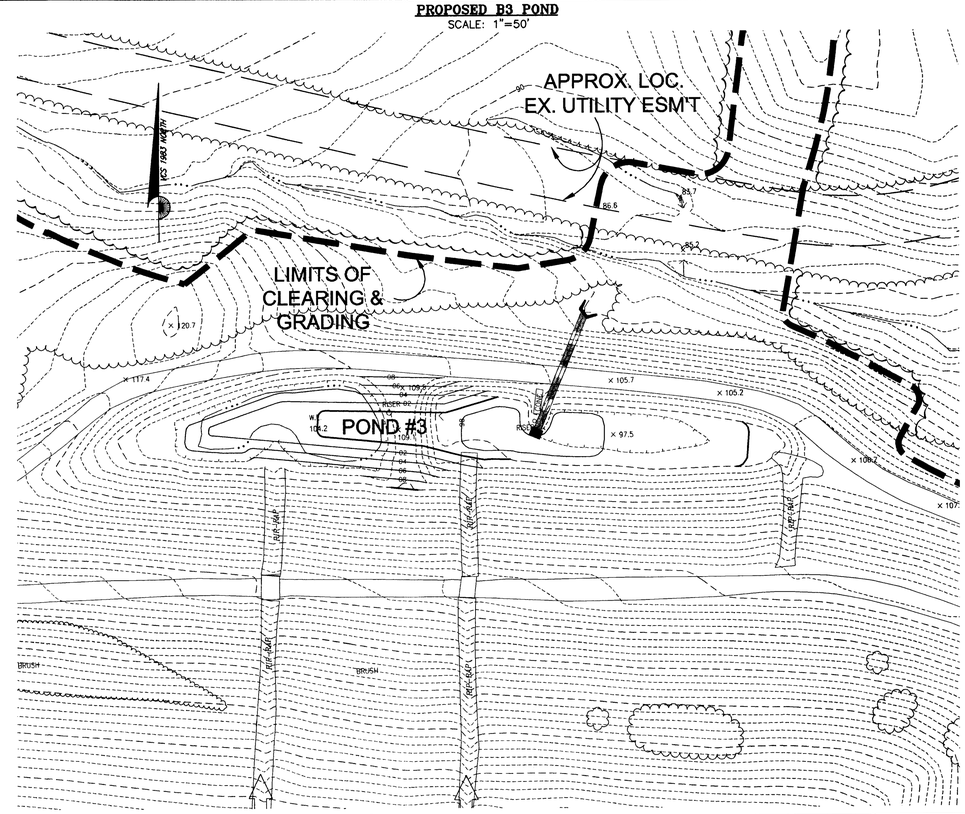
OUTLET CONTROL DATA...
Mannings n = .0130
Ke = .5000 (forward entrance loss)
Kb = .003658 (per ft of full flow)
Kr = 1.0000 (reverse entrance loss)
HW Convergence = .001 +/- ft

INLET CONTROL DATA...
Equation form = 1
Inlet Control K = .0098
Inlet Control M = 2.0000
Inlet Control c = .03980
Inlet Control Y = .6700
T1 ratio (HW/D) = 1.134
T2 ratio (HW/D) = 1.280
Slope Factor = -.500

Use unsubmerged inlet control Form 1 equ. below T1 elev.
Use submerged inlet control Form 1 equ. above T2 elev.

In transition zone between unsubmerged and submerged inlet control, interpolate between flows at T1 & T2...
At T1 Elev = 100.67 ft ---> Flow = 153.67 cfs
At T2 Elev = 101.40 ft ---> Flow = 175.62 cfs

PROPOSED B3 POND
SCALE: 1"=50'



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COMMONWEALTH OF VIRGINIA DENNIS D. DIXON No. 882 11-21-06 CERTIFIED LANDSCAPE ARCHITECT

STORMWATER MANAGEMENT
POND #3
OVERLOOK RIDGE
MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

REVISED: NOV. 20, 2006

B/C REVISIONS
REVISED: JULY 14, 2006
REVISED: AUGUST 31, 2006
REVISED: SEPT. 28, 2006
REVISED: OCT. 25, 2006
REVISED: NOV. 03, 2006

FURMAN ASSOCIATES, INC.
14500 AVON PARKWAY
SUITE 310
CHANTILLY, VIRGINIA 20151

DESIGNED BY: PLR
DRAFTED BY: CAD
CHECKED BY: DDD
DATE: FEBRUARY, 2006
SCALE: HOR. AS NOTED VERT. N/A
SHEET 21 OF 35
CO. NO.
CAD NAME: S5117SWM-20-28.DWG
LAYOUT: POND3
FILE NO. 05117.01-06

P5117BRDR
XREFS:

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RE-DEVELOPED
EX. CN

RUNOFF CURVE NUMBER DATA

Soil/Surface Description	CN	Area acres	Impervious Adjustment %C	%UC	Adjusted CN
Existing Drainage Area	55	5.970			55.00
COMPOSITE AREA & WEIGHTED CN --->		5.970			55.00 (55)

Soil/Surface Description	CN	Area acres	Impervious Adjustment %C	%UC	Adjusted CN
Existing Drainage Area	55	12.810			55.00
COMPOSITE AREA & WEIGHTED CN --->		12.810			55.00 (55)

POST-DEVELOPED
PROP. CN

RUNOFF CURVE NUMBER DATA

Soil/Surface Description	CN	Area acres	Impervious Adjustment %C	%UC	Adjusted CN
Prop Drainage Area	77	9.080			77.00
COMPOSITE AREA & WEIGHTED CN --->		9.080			77.00 (77)

PRE-DEVELOPED
EX. T.C.

TIME OF CONCENTRATION CALCULATOR

Segment #1: Tc: TR-55 Sheet

Mannings n .4000
Hydraulic Length 200.00 ft
2yr, 24hr P 3.2000 in
Slope .070000 ft/ft

Avg.Velocity .15 ft/sec

Segment #1 Time: 22.65 min

Segment #2: Tc: TR-55 Shallow

Hydraulic Length 950.00 ft
Slope .070000 ft/ft
Unpaved

Avg.Velocity 4.27 ft/sec

Segment #2 Time: 3.71 min

Total Tc: 26.36 min

POST-DEVELOPED
PROP. TC

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 .333333 ft/ft

Avg.Velocity .52 ft/sec

Segment #1 Time: 3.18 min

Segment #2: Tc: TR-55 Shallow

Hydraulic Length 470.00 ft
Slope .025000 ft/ft
Unpaved

Avg.Velocity 2.55 ft/sec

Segment #2 Time: 3.07 min

Segment #3: Tc: TR-55 Shallow

Hydraulic Length 125.00 ft
Slope .038400 ft/ft
Unpaved

Avg.Velocity 3.16 ft/sec

Segment #3 Time: .66 min

Total Tc: 6.91 min

2 YR. - 10 YR.
POST-DEVELOPMENT DESIGN SUMMARY

2 YR. ROUTING SUMMARY

No Infiltration

INITIAL CONDITIONS

Starting WS Elev = 70.10 ft
Starting Volume = 0 cu.ft
Starting Outflow = .00 cfs
Starting Infiltr. = .00 cfs
Starting Total Qout= .00 cfs
Time Increment = 2.00 min

INFLOW/OUTFLOW HYDROGRAPH SUMMARY

Peak Inflow = 15.91 cfs at 718.00 min
Peak Outflow = 1.01 cfs at 776.00 min

Peak Elevation = 72.73 ft
Peak Storage = 18319 cu.ft

10 YR. ROUTING SUMMARY

No Infiltration

INITIAL CONDITIONS

Starting WS Elev = 70.10 ft
Starting Volume = 0 cu.ft
Starting Outflow = .00 cfs
Starting Infiltr. = .00 cfs
Starting Total Qout= .00 cfs
Time Increment = 2.00 min

INFLOW/OUTFLOW HYDROGRAPH SUMMARY

Peak Inflow = 37.27 cfs at 716.00 min
Peak Outflow = 9.48 cfs at 730.00 min

Peak Elevation = 73.76 ft
Peak Storage = 35921 cu.ft

100 YR. CLOGGED
POST-DEVELOPMENT DESIGN SUMMARY

CLOGGED 100 YR. ROUTING SUMMARY

Pond Node Data = POND B4
Pond Volume Data = POND B4
Pond Outlet Data = Clogged B4

No Infiltration

INITIAL CONDITIONS

Starting WS Elev = 73.80 ft
Starting Volume = 36638 cu.ft
Starting Outflow = .00 cfs
Starting Infiltr. = .00 cfs
Starting Total Qout= .00 cfs
Time Increment = 2.00 min

INFLOW/OUTFLOW HYDROGRAPH SUMMARY

Peak Inflow = 66.40 cfs at 716.00 min
Peak Outflow = 54.50 cfs at 722.00 min

Peak Elevation = 74.72 ft
Peak Storage = 55310 cu.ft

POND VOLUME

Elevation (ft)	Planimeter (sq.in)	Area (sq.ft)	A1+A2+sqr(A1*A2) (sq.ft)	Volume (cu.ft)	Volume Sum (cu.ft)
70.10	-----	0	0	0	0
72.00	-----	12840	12840	8132	8132
74.00	-----	19800	48585	32390	40522
76.00	-----	24280	66006	44004	84526
77.40	-----	27170	77134	35996	120522

RISER SCHEDULE

REQUESTED POND WS ELEVATIONS:

Min. Elev.= 70.10 ft
Increment = .50 ft
Max. Elev.= 77.40 ft

OUTLET CONNECTIVITY

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

Structure	No.		Outfall	El, ft	E2, ft
Orifice-Area	PS	--->	CV	72.750	77.400
Inlet Box	RS	--->	CV	73.800	77.400
Orifice-Circular	LF	--->	CV	70.100	77.400
Culvert-Circular	CV	--->	TW	69.900	77.400

TW SETUP, DS Channel

OUTLET STRUCTURE INPUT DATA

Structure ID = PS
Structure Type = Orifice-Area

# of Openings = 1
Invert Elev. = 72.75 ft
Area = 1.7500 sq.ft
Top of Orifice = 73.25 ft
Datum Elev. = 72.75 ft
Orifice Coeff. = .600

Structure ID = RS
Structure Type = Inlet Box

# of Openings = 1
Invert Elev. = 73.80 ft
Orifice Area = 36.0000 sq.ft
Orifice Coeff. = .600
Weir Length = 24.00 ft
Weir Coeff. = 3.000
K, Reverse = 1.000
Mannings n = .0000
Kev,Charged Riser = .000
Weir Submergence = No

OUTLET STRUCTURE INPUT DATA

Structure ID = LF
Structure Type = Orifice-Circular

# of Openings = 1
Invert Elev. = 70.10 ft
Diameter = 5.00 in
Orifice Coeff. = .600

OUTLET STRUCTURE INPUT DATA

Structure ID = CV
Structure Type = Culvert-Circular

No. Barrels = 1
Barrel Diameter = 36.00 in
Upstream Invert = 69.90 ft
Dnstream Invert = 68.00 ft
Horiz. Length = 42.00 ft
Barrel Length = 42.04 ft
Barrel Slope = .04524 ft/ft

OUTLET CONTROL DATA...
Mannings n = .0130
Ke = .5000 (forward entrance loss)
Kb = .007228 (per ft of full flow)
Kr = 1.0000 (reverse entrance loss)
HW Convergence = .001 +/- ft

INLET CONTROL DATA...
Equation form = 1
Inlet Control K = .0098
Inlet Control M = 2.0000
Inlet Control c = .03980
Inlet Control Y = .6700
T1 ratio (HW/D) = 1.138
T2 ratio (HW/D) = 1.284
Slope Factor = -.500

Use unsubmerged inlet control Form 1 equ. below T1 elev.
Use submerged inlet control Form 1 equ. above T2 elev.

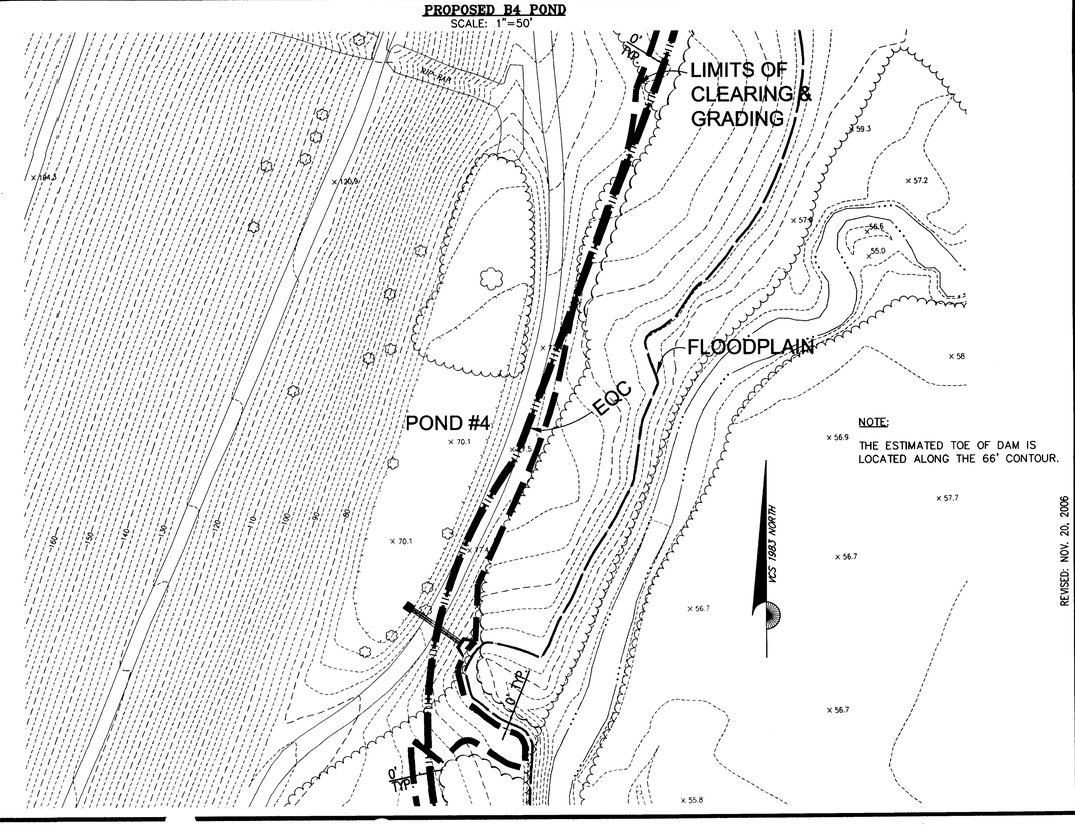
In transition zone between unsubmerged and submerged inlet control, interpolate between flows at T1 & T2...
At T1 Elev = 73.31 ft ---> Flow = 42.85 cfs
At T2 Elev = 73.75 ft ---> Flow = 48.97 cfs

Application No SEA-80-L/V-061
Staff C.Lewis
APPROVED (SE) SP PLAN

SEE DEV CONDS DATED 1-8-2007
DATE OF (BOS) (BZA) approval 1-8-2007
Sheet 22 of 35

THIS SHEET IS FOR STORMWATER MANAGEMENT INFORMATION ONLY

PROPOSED B4 POND
SCALE: 1"=50'



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COMMONWEALTH OF VIRGINIA
DENNIS D. DIXON
No. 862
CERTIFIED LANDSCAPE ARCHITECT
11-22-06

STORMWATER MANAGEMENT
POND #4
OVERLOOK RIDGE
MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

REVISED: NOV. 20, 2006

BC REVISIONS
REVISED: JULY 14, 2006
REVISED: AUGUST 31, 2006
REVISED: SEPT. 28, 2006
REVISED: OCT. 25, 2006
REVISED: NOV. 03, 2006

OWNER:
FURNACE ASSOCIATES, INC.
14500 AVION PARKWAY
SUITE 310
CHANTILLY, VIRGINIA 20151

DESIGNED BY: PLR
DRAFTED BY: CAD
CHECKED BY: DDD
DATE: FEBRUARY, 2006
SCALE: HOR. AS NOTED VERT. N/A
SHEET 22 OF 35
CO. NO.
CAD NAME: S5117SWM-20-28.DWG
LAYOUT: POND4
FILE NO. 05117.01-06

P5117BROR
XREFS:

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PRE-DEVELOPED EX. CN

RUNOFF CURVE NUMBER DATA

Soil/Surface Description	CN	Area acres	Impervious Adjustment %C	Impervious Adjustment %UC	Adjusted CN
Existing Drainage Area	55	22.110			55.00
COMPOSITE AREA & WEIGHTED CN --->		22.110			55.00 (55)

POST-DEVELOPED PROP. CN

RUNOFF CURVE NUMBER DATA

Soil/Surface Description	CN	Area acres	Impervious Adjustment %C	Impervious Adjustment %UC	Adjusted CN
Prop Drainage Area	77	34.300			77.00
COMPOSITE AREA & WEIGHTED CN --->		34.300			77.00 (77)

2 YR. - 10 YR. POST-DEVELOPMENT DESIGN SUMMARY

2 YR. ROUTING SUMMARY

No Infiltration

INITIAL CONDITIONS

```
Starting WS Elev    =    66.00 ft
Starting Volume     =        0 cu.ft
Starting Outflow    =      .00 cfs
Starting Infiltr.   =      .00 cfs
Starting Total Qout=       .00 cfs
Time Increment      =     2.00 min
```

INFLOW/OUTFLOW HYDROGRAPH SUMMARY

```
Peak Inflow     =     56.10 cfs    at    720.00 min
Peak Outflow    =      1.72 cfs    at    930.00 min
Peak Elevation  =     73.15 ft
Peak Storage =        89632 cu.ft
```

10 YR. ROUTING SUMMARY

No Infiltration

INITIAL CONDITIONS

```
Starting WS Elev    =    66.00 ft
Starting Volume     =        0 cu.ft
Starting Outflow    =      .00 cfs
Starting Infiltr.   =      .00 cfs
Starting Total Qout=       .00 cfs
Time Increment      =     2.00 min
```

INFLOW/OUTFLOW HYDROGRAPH SUMMARY

```
Peak Inflow     =    130.41 cfs    at    720.00 min
Peak Outflow    =     15.34 cfs    at    750.00 min
Peak Elevation  =     75.75 ft
Peak Storage =       166398 cu.ft
```

100 YR. CLOGGED POST-DEVELOPMENT DESIGN SUMMARY

CLOGGED 100 YR. ROUTING SUMMARY

```
Pond Node   Data = POND B5
Pond Volume Data = POND B5
Pond Outlet Data = Clogged B5
```

No Infiltration

INITIAL CONDITIONS

```
Starting WS Elev    =    75.80 ft
Starting Volume     =   168032 cu.ft
Starting Outflow    =      .00 cfs
Starting Infiltr.   =      .00 cfs
Starting Total Qout=       .00 cfs
Time Increment      =     2.00 min
```

INFLOW/OUTFLOW HYDROGRAPH SUMMARY

```
Peak Inflow     =    230.37 cfs    at    718.00 min
Peak Outflow    =    189.18 cfs    at    724.00 min
Peak Elevation  =     77.91 ft
Peak Storage =       247627 cu.ft
```

PRE-DEVELOPED EX. T.C.

TIME OF CONCENTRATION CALCULATOR

Segment #1: Tc: TR-55 Sheet

```
Mannings n            .4000
Hydraulic Length    200.00 ft
2yr, 24hr P         3.2000 in
Slope              .070000 ft/ft

Avg.Velocity           .15 ft/sec
                         Segment #1 Time:    22.65 min
```

Segment #2: Tc: TR-55 Shallow

```
Hydraulic Length    800.00 ft
Slope              .070000 ft/ft
Unpaved

Avg.Velocity          4.27 ft/sec
                         Segment #2 Time:     3.12 min

                         Total Tc:           25.78 min
```

POST-DEVELOPED PROP. TC

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              .333333 ft/ft

Avg.Velocity           .52 ft/sec
                         Segment #1 Time:     3.18 min
```

Segment #2: Tc: TR-55 Shallow

```
Hydraulic Length    920.00 ft
Slope              .025000 ft/ft
Unpaved

Avg.Velocity          2.55 ft/sec
                         Segment #2 Time:     6.01 min
```

Segment #3: Tc: TR-55 Channel

```
Flow Area          16.0000 sq.ft
Wetted Perimeter     14.65 ft
Hydraulic Radius      1.09 ft
Slope              .333333 ft/ft
Mannings n           .0690
Hydraulic Length    650.00 ft

Avg.Velocity         13.22 ft/sec
                         Segment #3 Time:      .82 min

                         Total Tc:           10.01 min
```

POND VOLUME

Elevation (ft)	Planimeter (sq.in)	Area (sq.ft)	A1+A2+sqr(A1*A2) (sq.ft)	Volume (cu.ft)	Volume Sum (cu.ft)
66.00	-----	0	0	0	0
68.00	-----	7420	7420	4947	4947
70.00	-----	14700	32564	21709	26656
72.00	-----	21610	54133	36089	62745
74.00	-----	28080	74323	49549	112294
76.00	-----	34630	93893	62596	174889
78.00	-----	42040	114826	76550	251440
80.00	-----	50050	137961	91974	343413

RISER SCHEDULE

REQUESTED POND WS ELEVATIONS:

```
Min. Elev.=     66.00 ft
Increment =       .50 ft
Max. Elev.=     82.00 ft
```

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
Orifice-Area	PS	--->	CV	73.200	82.000
Inlet Box	RS	--->	CV	75.800	82.000
Orifice-Circular	LF	--->	CV	66.000	82.000
Culvert-Circular	CV	--->	TW	65.700	82.000
TW SETUP, DS Channel					

OUTLET STRUCTURE INPUT DATA

```
Structure ID      = PS
Structure Type    = Orifice-Area
# of Openings     =        1
Invert Elev.      =    73.20 ft
Area              =   1.7500 sq.ft
Top of Orifice    =    73.70 ft
Datum Elev.       =    73.20 ft
Orifice Coeff.    =     .600
```

```
Structure ID      = RS
Structure Type    = Inlet Box
# of Openings     =        1
Invert Elev.      =    75.80 ft
Orifice Area      =  36.0000 sq.ft
Orifice Coeff.    =     .600
Weir Length       =    24.00 ft
Weir Coeff.       =    3.000
K, Reverse        =    1.000
Mannings n        =    .0000
Kev,Charged Riser =     .000
Weir Submergence  = No
```

OUTLET STRUCTURE INPUT DATA

```
Structure ID      = LF
Structure Type    = Orifice-Circular
# of Openings     =        1
Invert Elev.      =    66.00 ft
Diameter          =     5.00 in
Orifice Coeff.    =     .600
```

OUTLET STRUCTURE INPUT DATA

```
Structure ID      = CV
Structure Type    = Culvert-Circular
No. Barrels       =        1
Barrel Diameter   =    48.00 in
Upstream Invert   =    65.70 ft
Dnstream Invert   =    64.00 ft
Horiz. Length     =    85.00 ft
Barrel Length     =    85.02 ft
Barrel Slope      =   .02000 ft/ft

OUTLET CONTROL DATA...
Mannings n        =    .0130
Ke                =    .5000  (forward entrance loss)
Kb                =  .004925  (per ft of full flow)
Kr                =   1.0000  (reverse entrance loss)
HW Convergence    =     .001  +/- ft

INLET CONTROL DATA...
Equation form     =        1
Inlet Control K   =    .0098
Inlet Control M   =   2.0000
Inlet Control c   =   .03980
Inlet Control Y   =    .6700
T1 ratio (HW/D)   =     .000
T2 ratio (HW/D)   =    1.297
Slope Factor      =    -.500
```

Use unsubmerged inlet control Form 1 equ. below T1 elev.
Use submerged inlet control Form 1 equ. above T2 elev.

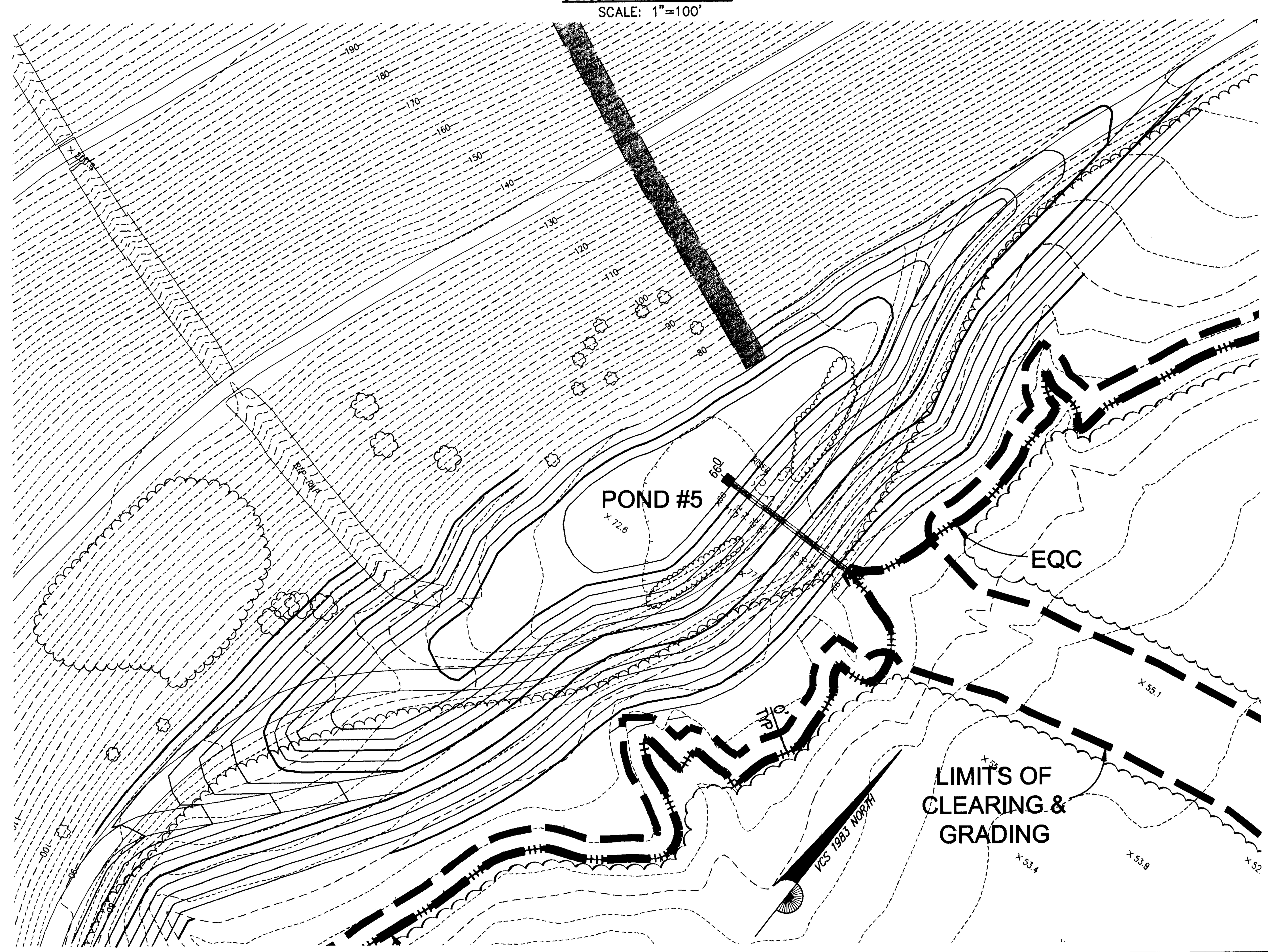
In transition zone between unsubmerged and submerged inlet control, interpolate between flows at T1 & T2...
At T1 Elev = 65.70 ft ---> Flow = 87.96 cfs
At T2 Elev = 70.89 ft ---> Flow = 100.53 cfs

Application No SEA-80-L/V-061
Staff C.Lewis
APPROVED (SE) SP PLAN

SEE DEV CONDS DATED 1-8-2007
DATE OF (BOS) (BZA) approval 1-8-2007
Sheet 23 of 35

THIS SHEET IS FOR STORMWATER MANAGEMENT INFORMATION ONLY

PROPOSED B5 POND
SCALE: 1"=100'



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COMMONWEALTH OF VIRGINIA — DENNIS D. DIXON No. 882 — CERTIFIED LANDSCAPE ARCHITECT — 11-22-06

STORMWATER MANAGEMENT
POND #5
OVERLOOK RIDGE
MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

REVISED: NOV. 20, 2006

BC REVISIONS
REVISED: JULY 14, 2006
REVISED: AUGUST 31, 2006
REVISED: SEPT. 28, 2006
REVISED: OCT. 25, 2006
REVISED: NOV. 03, 2006

OWNER
FURNACE ASSOCIATES, INC.
14500 AVION PARKWAY
SUITE 310
CHANTILLY, VIRGINIA 20151

DESIGNED BY:	PLR
DRAFTED BY:	CAD
CHECKED BY:	DDD
DATE:	FEBRUARY, 2006
SCALE:	HOR. AS NOTED VERT. N/A
SHEET 23 OF 35	
CO. NO.	
CAD NAME:	S5117SWM-20-28.DWG
LAYOUT:	POND 5
FILE NO.	05117.01-06

P5117BRDR
XREFS:

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PRE-DEVELOPED EX. CN

RUNOFF CURVE NUMBER DATA

Soil/Surface Description	CN	Area acres	Impervious Adjustment %C	%UC	Adjusted CN
Existing Drainage Area	55	18.680			55.00
COMPOSITE AREA & WEIGHTED CN --->		18.680			55.00 (55)

POST-DEVELOPED PROP. CN

RUNOFF CURVE NUMBER DATA

Soil/Surface Description	CN	Area acres	Impervious Adjustment %C	%UC	Adjusted CN
Prop Drainage Area	77	12.040			77.00
COMPOSITE AREA & WEIGHTED CN --->		12.040			77.00 (77)

PRE-DEVELOPED EX. T.C.

TIME OF CONCENTRATION CALCULATOR

Segment #1: Tc: TR-55 Sheet

Mannings n .4000
Hydraulic Length 200.00 ft
2yr, 24hr P 3.2000 in
Slope .100000 ft/ft

Avg.Velocity .17 ft/sec

Segment #1 Time: 19.64 min

Segment #2: Tc: TR-55 Shallow

Hydraulic Length 900.00 ft
Slope .100000 ft/ft
Unpaved

Avg.Velocity 5.10 ft/sec

Segment #2 Time: 2.94 min

Total Tc: 22.58 min

POST-DEVELOPED PROP. TC

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 .333333 ft/ft

Avg.Velocity .52 ft/sec

Segment #1 Time: 3.18 min

Segment #2: Tc: TR-55 Shallow

Hydraulic Length 430.00 ft
Slope .025000 ft/ft
Unpaved

Avg.Velocity 2.55 ft/sec

Segment #2 Time: 2.81 min

Segment #3: Tc: TR-55 Channel

Flow Area 16.0000 sq.ft
Wetted Perimeter 14.65 ft
Hydraulic Radius 1.09 ft
Slope .333333 ft/ft
Mannings n .0690
Hydraulic Length 650.00 ft

Avg.Velocity 13.22 ft/sec

Segment #3 Time: .82 min

Total Tc: 6.81 min

POND VOLUME

Elevation (ft)	Planimeter (sq.in)	Area (sq.ft)	A1+A2+sqr(A1*A2) (sq.ft)	Volume (cu.ft)	Volume Sum (cu.ft)
72.00	-----	0	0	0	0
74.00	-----	2780	2780	1853	1853
76.00	-----	4520	10845	7230	9083
78.00	-----	6670	16681	11121	20204
80.00	-----	9010	23432	15621	35825
82.00	-----	11790	31107	20738	56563
84.00	-----	17320	43400	28933	85496
84.60	-----	18900	54313	10863	96359

RISER SCHEDULE

REQUESTED POND WS ELEVATIONS:

Min. Elev.= 72.00 ft
Increment = .50 ft
Max. Elev.= 84.60 ft

OUTLET CONNECTIVITY

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

Structure	No.		Outfall	El, ft	E2, ft
Orifice-Area	PS	--->	CV	78.400	84.600
Inlet Box	RS	--->	CV	80.900	84.600
Orifice-Circular	LF	--->	CV	72.000	84.600
Culvert-Circular	CV	--->	TW	71.500	84.600

TW SETUP, DS Channel

OUTLET STRUCTURE INPUT DATA

Structure ID = PS
Structure Type = Orifice-Area

# of Openings = 1
Invert Elev. = 78.40 ft
Area = 1.8750 sq.ft
Top of Orifice = 78.90 ft
Datum Elev. = 78.40 ft
Orifice Coeff. = .600

Structure ID = RS
Structure Type = Inlet Box

# of Openings = 1
Invert Elev. = 80.90 ft
Orifice Area = 36.0000 sq.ft
Orifice Coeff. = .600
Weir Length = 24.00 ft
Weir Coeff. = 3.000
K, Reverse = 1.000
Mannings n = .0000
Kev,Charged Riser = .000
Weir Submergence = No

OUTLET STRUCTURE INPUT DATA

Structure ID = LF
Structure Type = Orifice-Circular

# of Openings = 1
Invert Elev. = 72.00 ft
Diameter = 5.00 in
Orifice Coeff. = .600

OUTLET STRUCTURE INPUT DATA

Structure ID = CV
Structure Type = Culvert-Circular

No. Barrels = 1
Barrel Diameter = 36.00 in
Upstream Invert = 71.50 ft
Dnstream Invert = 70.00 ft
Horiz. Length = 80.00 ft
Barrel Length = 80.01 ft
Barrel Slope = .01875 ft/ft

OUTLET CONTROL DATA...
Mannings n = .0130
Ke = .5000 (forward entrance loss)
Kb = .007228 (per ft of full flow)
Kr = 1.0000 (reverse entrance loss)
HW Convergence = .001 +/- ft

INLET CONTROL DATA...
Equation form = 1
Inlet Control K = .0098
Inlet Control M = 2.0000
Inlet Control c = .03980
Inlet Control Y = .6700
T1 ratio (HW/D) = 1.151
T2 ratio (HW/D) = 1.297
Slope Factor = -.500

Use unsubmerged inlet control Form 1 equ. below T1 elev.
Use submerged inlet control Form 1 equ. above T2 elev.

In transition zone between unsubmerged and submerged inlet control, interpolate between flows at T1 & T2...
At T1 Elev = 74.95 ft ---> Flow = 42.85 cfs
At T2 Elev = 75.39 ft ---> Flow = 48.97 cfs

2 YR. - 10 YR. POST-DEVELOPMENT DESIGN SUMMARY

2 YR. ROUTING SUMMARY

No Infiltration

INITIAL CONDITIONS

Starting WS Elev = 72.00 ft
Starting Volume = 0 cu.ft
Starting Outflow = .00 cfs
Starting Infiltr. = .00 cfs
Starting Total Qout= .00 cfs
Time Increment = 2.00 min

INFLOW/OUTFLOW HYDROGRAPH SUMMARY

Peak Inflow = 21.15 cfs at 718.00 min
Peak Outflow = 1.63 cfs at 772.00 min

Peak Elevation = 78.38 ft
Peak Storage = 22814 cu.ft

10 YR. ROUTING SUMMARY

No Infiltration

INITIAL CONDITIONS

Starting WS Elev = 72.00 ft
Starting Volume = 0 cu.ft
Starting Outflow = .00 cfs
Starting Infiltr. = .00 cfs
Starting Total Qout= .00 cfs
Time Increment = 2.00 min

INFLOW/OUTFLOW HYDROGRAPH SUMMARY

Peak Inflow = 49.55 cfs at 716.00 min
Peak Outflow = 15.91 cfs at 728.00 min

Peak Elevation = 80.85 ft
Peak Storage = 44000 cu.ft

100 YR. CLOGGED POST-DEVELOPMENT DESIGN SUMMARY

CLOGGED 100 YR. ROUTING SUMMARY

Pond Node Data = POND B6
Pond Volume Data = POND B6
Pond Outlet Data = Clogged B6

No Infiltration

INITIAL CONDITIONS

Starting WS Elev = 80.90 ft
Starting Volume = 44471 cu.ft
Starting Outflow = .00 cfs
Starting Infiltr. = .00 cfs
Starting Total Qout= .00 cfs
Time Increment = 2.00 min

INFLOW/OUTFLOW HYDROGRAPH SUMMARY

Peak Inflow = 88.24 cfs at 716.00 min
Peak Outflow = 83.78 cfs at 718.00 min

Peak Elevation = 82.02 ft
Peak Storage = 56744 cu.ft

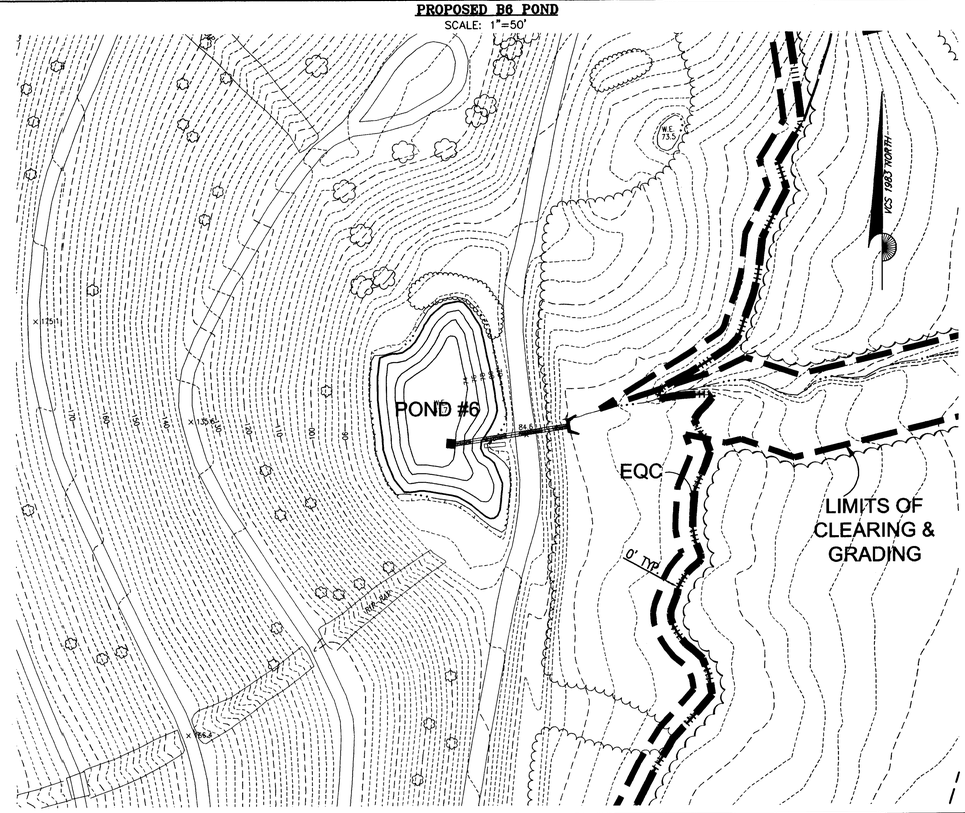
Application No SEA-80-L/V-061
Staff C.Lewis
APPROVED (SE) SP PLAN

SEE DEV CONDS DATED 1-8-2007
DATE OF (BOS) (BZA) approval 1-8-2007
Sheet 24 of 35

THIS SHEET IS FOR STORMWATER MANAGEMENT INFORMATION ONLY

PROPOSED B6 POND

SCALE: 1"=50'



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COMMONWEALTH OF VIRGINIA
DENNIS D. DIXON
NO. 022
11-22-06
LICENSED PROFESSIONAL ENGINEER

STORMWATER MANAGEMENT
POND #6
OVERLOOK RIDGE
MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

REVISED: NOV. 20, 2006

BC REVISIONS
REVISED: JULY 14, 2006
REVISED: AUGUST 31, 2006
REVISED: SEPT. 28, 2006
REVISED: OCT. 25, 2006
REVISED: NOV. 03, 2006

OWNER:
FURNACE ASSOCIATES, INC.
14500 AVION PARKWAY
SUITE 310
CHANTILLY, VIRGINIA 20151

DESIGNED BY: PLR
DRAFTED BY: CAD
CHECKED BY: DDD
DATE: FEBRUARY, 2006
SCALE: HOR. AS NOTED VERT. N/A
SHEET 24 OF 35
CO. NO.
CAD NAME: S5117SWM-20-28.DWG
LAYOUT: POND6
FILE NO. 05117.01-06

P5117BROR
XREFS:

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PRE-DEVELOPED EX. CN

RUNOFF CURVE NUMBER DATA

Soil/Surface Description	CN	Area acres	Impervious Adjustment %C	%UC	Adjusted CN
Existing Drainage Area	55	21.290			55.00
COMPOSITE AREA & WEIGHTED CN --->		21.290			55.00 (55)

POST-DEVELOPED PROP. CN

RUNOFF CURVE NUMBER DATA

Soil/Surface Description	CN	Area acres	Impervious Adjustment %C	%UC	Adjusted CN
Prop Drainage Area	77	26.880			77.00
COMPOSITE AREA & WEIGHTED CN --->		26.880			77.00 (77)

PRE-DEVELOPED EX. T.C.

TIME OF CONCENTRATION CALCULATOR

Segment #1: Tc: TR-55 Sheet

Mannings n .4000
Hydraulic Length 200.00 ft
2yr, 24hr P 3.2000 in
Slope .100000 ft/ft

Avg.Velocity .17 ft/sec

Segment #1 Time: 19.64 min

Segment #2: Tc: TR-55 Shallow

Hydraulic Length 800.00 ft
Slope .100000 ft/ft
Unpaved

Avg.Velocity 5.10 ft/sec

Segment #2 Time: 2.61 min

Total Tc: 22.25 min

POST-DEVELOPED PROP. TC

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 .333333 ft/ft

Avg.Velocity .52 ft/sec

Segment #1 Time: 3.18 min

Segment #2: Tc: TR-55 Shallow

Hydraulic Length 710.00 ft
Slope .025000 ft/ft
Unpaved

Avg.Velocity 2.55 ft/sec

Segment #2 Time: 4.64 min

Segment #3: Tc: TR-55 Channel

Flow Area 16.0000 sq.ft
Wetted Perimeter 14.65 ft
Hydraulic Radius 1.09 ft
Slope .333333 ft/ft
Mannings n .0690
Hydraulic Length 760.00 ft

Avg.Velocity 13.22 ft/sec

Segment #3 Time: .96 min

Total Tc: 8.78 min

POND VOLUME

Elevation (ft)	Planimeter (sq.in)	Area (sq.ft)	A1+A2+sqr(A1*A2) (sq.ft)	Volume (cu.ft)	Volume Sum (cu.ft)
70.00	-----	0	0	0	0
72.00	-----	5700	5700	3800	3800
74.00	-----	9480	22531	15021	18821
76.00	-----	12480	32837	21891	40712
78.00	-----	15730	42221	28147	68859
80.00	-----	19250	52381	34921	103780
82.00	-----	21990	61814	41210	144990
84.00	-----	24720	70025	46683	191673
85.10	-----	26140	76280	27969	219643

RISER SCHEDULE

REQUESTED POND WS ELEVATIONS:

Min. Elev.= 70.00 ft
Increment = .50 ft
Max. Elev.= 85.10 ft

OUTLET CONNECTIVITY

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

Structure	No.		Outfall	El1, ft	El2, ft
Orifice-Area	FS	--->	CV	77.700	85.100
Inlet Box	RS	--->	CV	80.900	85.100
Orifice-Circular	LF	--->	CV	70.000	85.100
Culvert-Circular	CV	--->	TW	69.000	85.100
TW SETUP, DS Channel					

OUTLET STRUCTURE INPUT DATA

Structure ID = PS
Structure Type = Orifice-Area

# of Openings = 1
Invert Elev. = 77.70 ft
Area = 2.0000 sq.ft
Top of Orifice = 78.60 ft
Datum Elev. = 78.10 ft
Orifice Coeff. = .600

Structure ID = RS
Structure Type = Inlet Box

# of Openings = 1
Invert Elev. = 80.90 ft
Orifice Area = 36.0000 sq.ft
Orifice Coeff. = .600
Weir Length = 24.00 ft
Weir Coeff. = 3.000
K, Reverse = 1.000
Mannings n = .0000
Kev,Charged Riser = .000
Weir Submergence = No

OUTLET STRUCTURE INPUT DATA

Structure ID = LF
Structure Type = Orifice-Circular

# of Openings = 1
Invert Elev. = 70.00 ft
Diameter = 5.00 in
Orifice Coeff. = .600

OUTLET STRUCTURE INPUT DATA

Structure ID = CV
Structure Type = Culvert-Circular

No. Barrels = 1
Barrel Diameter = 48.00 in
Upstream Invert = 69.00 ft
Dnstream Invert = 66.00 ft
Horiz. Length = 90.00 ft
Barrel Length = 90.05 ft
Barrel Slope = .03333 ft/ft

OUTLET CONTROL DATA...
Mannings n = .0130
Ke = .5000 (forward entrance loss)
Kb = .004925 (per ft of full flow)
Kr = 1.0000 (reverse entrance loss)
HW Convergence = .001 +/- ft

INLET CONTROL DATA...
Equation form = 1
Inlet Control K = .0098
Inlet Control M = 2.0000
Inlet Control c = .03980
Inlet Control Y = .6700
T1 ratio (HW/D) = 1.144
T2 ratio (HW/D) = 1.290
Slope Factor = -.500

Use unsubmerged inlet control Form 1 equ. below T1 elev.
Use submerged inlet control Form 1 equ. above T2 elev.

In transition zone between unsubmerged and submerged inlet control, interpolate between flows at T1 & T2...
At T1 Elev = 73.57 ft ---> Flow = 87.96 cfs
At T2 Elev = 74.16 ft ---> Flow = 100.53 cfs

2 YR. - 1 YR. POST-DEVELOPMENT DESIGN SUMMARY

2 YR. ROUTING SUMMARY

No Infiltration

INITIAL CONDITIONS

Starting WS Elev = 70.00 ft
Starting Volume = 0 cu.ft
Starting Outflow = .00 cfs
Starting Infiltr. = .00 cfs
Starting Total Qout= .00 cfs
Time Increment = 2.00 min

INFLOW/OUTFLOW HYDROGRAPH SUMMARY

Peak Inflow = 45.16 cfs at 720.00 min
Peak Outflow = 1.79 cfs at 862.00 min

Peak Elevation = 77.69 ft
Peak Storage = 64094 cu.ft

10 YR. ROUTING SUMMARY

No Infiltration

INITIAL CONDITIONS

Starting WS Elev = 70.00 ft
Starting Volume = 0 cu.ft
Starting Outflow = .00 cfs
Starting Infiltr. = .00 cfs
Starting Total Qout= .00 cfs
Time Increment = 2.00 min

INFLOW/OUTFLOW HYDROGRAPH SUMMARY

Peak Inflow = 105.35 cfs at 718.00 min
Peak Outflow = 17.92 cfs at 738.00 min

Peak Elevation = 80.82 ft
Peak Storage = 119964 cu.ft

100 YR. CLOGGED POST-DEVELOPMENT DESIGN SUMMARY

CLOGGED 100 YR. ROUTING SUMMARY

No Infiltration

INITIAL CONDITIONS

Starting WS Elev = 80.90 ft
Starting Volume = 121647 cu.ft
Starting Outflow = .00 cfs
Starting Infiltr. = .00 cfs
Starting Total Qout= .00 cfs
Time Increment = 2.00 min

INFLOW/OUTFLOW HYDROGRAPH SUMMARY

Peak Inflow = 186.90 cfs at 718.00 min
Peak Outflow = 174.79 cfs at 722.00 min

Peak Elevation = 82.72 ft
Peak Storage = 161111 cu.ft

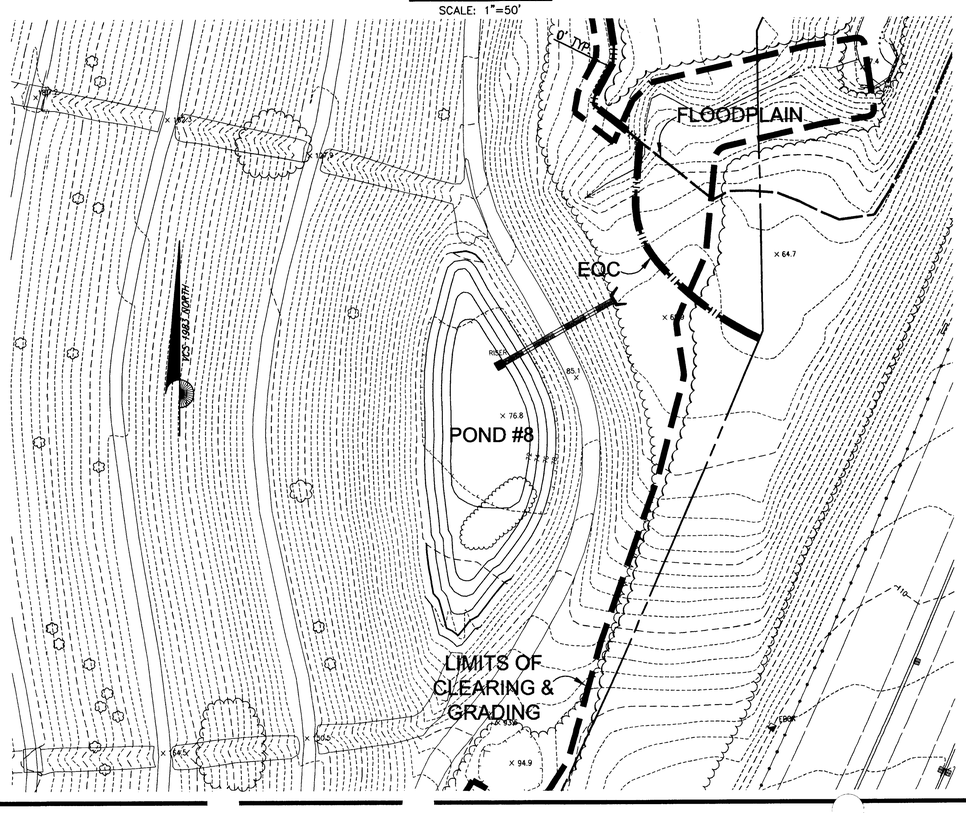
Application No SEA-80-L/V-061
Staff C.Lewis
APPROVED (SE) SP PLAN

SEE DEV CONDS DATED 1-8-2007
DATE OF (BOS) (BZA) approval 1-8-2007
Sheet 25 of 35

THIS SHEET IS FOR STORMWATER MANAGEMENT INFORMATION ONLY

PROPOSED B8 POND

SCALE: 1"=50'



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COMMONWEALTH OF VIRGINIA
DENNIS D. DRON
882
11-22-06
PROFESSIONAL ENGINEER CERTIFIED

STORMWATER MANAGEMENT
POND #8
OVERLOOK RIDGE
MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

REVISED: NOV. 20, 2006

BC REVISIONS
REVISED: JULY 14, 2006
REVISED: AUGIST 31, 2006
REVISED: SEPT. 28, 2006
REVISED: OCT. 25, 2006
REVISED: NOV. 03, 2006

OWNER:
FURNACE ASSOCIATES, INC.
14500 AVION PARKWAY
SUITE 310
CHANTILLY, VIRGINIA 20151

DESIGNED BY: PLR
DRAFTED BY: CAD
CHECKED BY: DDD
DATE: FEBRUARY, 2006
SCALE: HOR. AS NOTED VERT. N/A
SHEET 25 OF 35
CO. NO.
CAD NAME: S5117SWM-20-28.DWG
LAYOUT: POND8
FILE NO. 05117.01-06

P5117BROR
XREFS:

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PRE-DEVELOPED EX. CN

RUNOFF CURVE NUMBER DATA

Soil/Surface Description	CN	Area acres	Impervious Adjustment %C	%UC	Adjusted CN
Existing Drainage Area	55	50.860			55.00
COMPOSITE AREA & WEIGHTED CN --->		50.860			55.00 (55)

ST-DEVELOPED PROP. CN

RUNOFF CURVE NUMBER DATA

Soil/Surface Description	CN	Area acres	Impervious Adjustment %C	%UC	Adjusted CN
Prop Drainage Area	77	46.790			77.00
COMPOSITE AREA & WEIGHTED CN --->		46.790			77.00 (77)

PRE-DEVELOPED EX. T.C.

TIME OF CONCENTRATION CALCULATOR

Segment #1: Tc: TR-55 Sheet

Mannings n .4000
Hydraulic Length 200.00 ft
2yr, 24hr P 3.2000 in
Slope .100000 ft/ft

Avg.Velocity .17 ft/sec

Segment #1 Time: 19.64 min

Segment #2: Tc: TR-55 Shallow

Hydraulic Length 600.00 ft
Slope .100000 ft/ft
Unpaved

Avg.Velocity 5.10 ft/sec

Segment #2 Time: 1.96 min

Total Tc: 21.60 min

POST-DEVELOPED PROP. TC

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 .333333 ft/ft

Avg.Velocity .52 ft/sec

Segment #1 Time: 3.18 min

Segment #2: Tc: TR-55 Shallow

Hydraulic Length 810.00 ft
Slope .010000 ft/ft
Unpaved

Avg.Velocity 1.61 ft/sec

Segment #2 Time: 8.37 min

Segment #3: Tc: TR-55 Channel

Flow Area 16.0000 sq.ft
Wetted Perimeter 14.65 ft
Hydraulic Radius 1.09 ft
Slope .333333 ft/ft
Mannings n .0690
Hydraulic Length 280.00 ft

Avg.Velocity 13.22 ft/sec

Segment #3 Time: .35 min

Segment #4: Tc: TR-55 Channel

Flow Area 24.0000 sq.ft
Wetted Perimeter 18.65 ft
Hydraulic Radius 1.29 ft
Slope .012000 ft/ft
Mannings n .0350
Hydraulic Length 1610.00 ft

Avg.Velocity 5.52 ft/sec

Segment #4 Time: 4.86 min

Total Tc: 16.76 min

POND VOLUME

Elevation (ft)	Planimeter (sq.in)	Area (sq.ft)	A1+A2+sqr(A1*A2) (sq.ft)	Volume (cu.ft)	Volume Sum (cu.ft)
174.00	-----	0	0	0	0
176.00	-----	5630	5630	3753	3753
178.00	-----	25870	43568	29046	32799
180.00	-----	35570	91775	61183	93982
182.00	-----	40210	113599	75733	169715
184.00	-----	44550	127084	84723	254438
186.00	-----	48980	140243	93495	347933
188.00	-----	53540	153729	102486	450419
190.00	-----	58520	168035	112023	562442
190.80	-----	58520	175560	46816	609258

1 YR. - 2 YR. - 10 YR. POST-DEVELOPMENT DESIGN SUMMARY

1 YR. ROUTING SUMMARY

No Infiltration

INITIAL CONDITIONS

Starting WS Elev = 174.00 ft
Starting Volume = 0 cu.ft
Starting Outflow = .00 cfs
Starting Infiltr. = .00 cfs
Starting Total Qout= .00 cfs
Time Increment = 2.00 min

INFLOW/OUTFLOW HYDROGRAPH SUMMARY

Peak Inflow = 45.13 cfs at 724.00 min
Peak Outflow = .81 cfs at 1358.00 min

Peak Elevation = 180.50 ft
Peak Storage = 111892 cu.ft

2 YR. ROUTING SUMMARY

No Infiltration

INITIAL CONDITIONS

Starting WS Elev = 174.00 ft
Starting Volume = 0 cu.ft
Starting Outflow = .00 cfs
Starting Infiltr. = .00 cfs
Starting Total Qout= .00 cfs
Time Increment = 2.00 min

INFLOW/OUTFLOW HYDROGRAPH SUMMARY

Peak Inflow = 64.52 cfs at 724.00 min
Peak Outflow = .89 cfs at 1374.00 min

Peak Elevation = 181.90 ft
Peak Storage = 165849 cu.ft

10 YR. ROUTING SUMMARY

No Infiltration

INITIAL CONDITIONS

Starting WS Elev = 174.00 ft
Starting Volume = 0 cu.ft
Starting Outflow = .00 cfs
Starting Infiltr. = .00 cfs
Starting Total Qout= .00 cfs
Time Increment = 2.00 min

INFLOW/OUTFLOW HYDROGRAPH SUMMARY

Peak Inflow = 151.50 cfs at 724.00 min
Peak Outflow = 15.78 cfs at 770.00 min

Peak Elevation = 183.88 ft
Peak Storage = 249323 cu.ft

100 YR. CLOGGED POST-DEVELOPMENT DESIGN SUMMARY

CLOGGED 100 YR. ROUTING SUMMARY

No Infiltration

INITIAL CONDITIONS

Starting WS Elev = 183.90 ft
Starting Volume = 249994 cu.ft
Starting Outflow = .00 cfs
Starting Infiltr. = .00 cfs
Starting Total Qout= .00 cfs
Time Increment = 2.00 min

INFLOW/OUTFLOW HYDROGRAPH SUMMARY

Peak Inflow = 268.45 cfs at 724.00 min
Peak Outflow = 198.96 cfs at 730.00 min

Peak Elevation = 186.38 ft
Peak Storage = 366590 cu.ft

Application No SEA-80-L/V-061
Staff C.Lewis
APPROVED (SE) SP PLAN

SEE DEV CONDS DATED 1-8-2007
DATE OF (BOS) (BZA) approval 1-8-2007
Sheet 26 of 35

THIS SHEET IS FOR STORMWATER MANAGEMENT INFORMATION ONLY

RISER SCHEDULE

REQUESTED POND WS ELEVATIONS:

Min. Elev.= 174.00 ft
Increment = .50 ft
Max. Elev.= 190.80 ft

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
Orifice-Area	PS	--->	CV	182.000	190.800
Inlet Box	RS	--->	CV	183.900	190.800
Orifice-Circular	LF	--->	CV	174.000	190.800
Culvert-Circular	CV	--->	TW	173.750	190.800

TW SETUP, DS Channel

OUTLET STRUCTURE INPUT DATA

Structure ID = PS
Structure Type = Orifice-Area

# of Openings = 1
Invert Elev. = 182.00 ft
Area = 2.2500 sq.ft
Top of Orifice = 182.50 ft
Datum Elev. = 182.00 ft
Orifice Coeff. = .600

Structure ID = RS
Structure Type = Inlet Box

# of Openings = 1
Invert Elev. = 183.90 ft
Orifice Area = 36.0000 sq.ft
Orifice Coeff. = .600
Weir Length = 24.00 ft
Weir Coeff. = 3.000
K, Reverse = 1.000
Mannings n = .0000
Kev,Charged Riser = .000
Weir Submergence = No

OUTLET STRUCTURE INPUT DATA

Structure ID = LF
Structure Type = Orifice-Circular

# of Openings = 1
Invert Elev. = 174.00 ft
Diameter = 3.50 in
Orifice = .600

OUTLET STRUCTURE INPUT DATA

Structure ID = CV
Structure Type = Culvert-Circular

No. Barrels = 1
Barrel Diameter = 48.00 in
Upstream Invert = 173.75 ft
Dnstream Invert = 172.00 ft
Horiz. Length = 115.00 ft
Barrel Length = 115.01 ft
Barrel Slope = .01522 ft/ft

OUTLET CONTROL DATA...
Mannings n = .0130
Ke = .5000 (forward entrance loss)
Kb = .004925 (per ft of full flow)
Kr = 1.0000 (reverse entrance loss)
HW Convergence = .001 +/- ft

INLET CONTROL DATA...
Equation form = 1
Inlet Control K = .0098
Inlet Control M = 2.0000
Inlet Control c = .03980
Inlet Control Y = .6700
T1 ratio (HW/D) = 1.153
T2 ratio (HW/D) = 1.299
Slope Factor = -.500

Use unsubmerged inlet control Form 1 equ. below T1 elev.
Use submerged inlet control Form 1 equ. above T2 elev.

In transition zone between unsubmerged and submerged inlet control, interpolate between flows at T1 & T2...
At T1 Elev = 178.36 ft ---> Flow = 87.96 cfs
At T2 Elev = 178.95 ft ---> Flow = 100.53 cfs

OUTLET STRUCTURE INPUT DATA

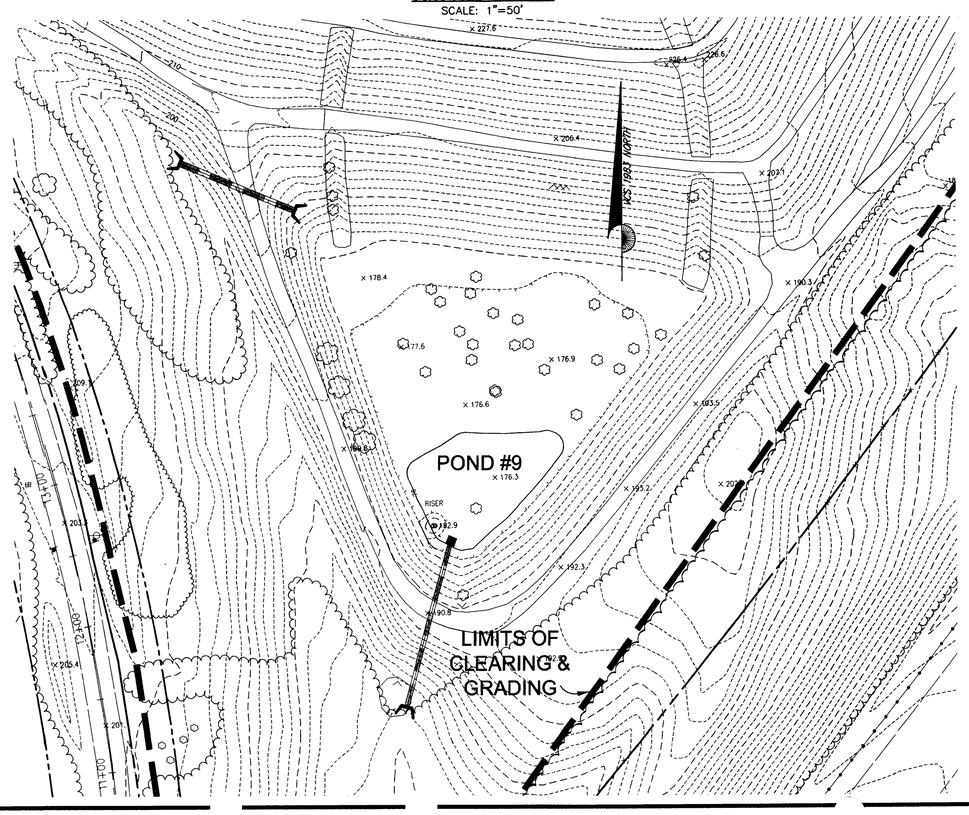
Structure ID = TW
Structure Type = TW SETUP, DS Channel

FREE OUTFALL CONDITIONS SPECIFIED

CONVERGENCE TOLERANCES...
Maximum Iterations= 40
Min. TW tolerance = .01 ft
Max. TW tolerance = .01 ft
Min. HW tolerance = .01 ft
Max. HW tolerance = .01 ft
Min. Q tolerance = .00 cfs
Max. Q tolerance = .00 cfs

PROPOSED B9 POND

SCALE: 1"=50'



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(703)449-8100 (703)449-8108 (Fax)
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COMMONWEALTH OF VIRGINIA DENIS D. DOON No. 882 CERTIFIED LANDSCAPE ARCHITECT 11-21-06

STORMWATER MANAGEMENT
POND #9
OVERLOOK RIDGE
MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

REVISED: NOV. 20, 2006

BC REVISIONS
REVISED: JULY 14, 2006
REVISED: AUGUST 31, 2006
REVISED: SEPT. 28, 2006
REVISED: OCT. 25, 2006
REVISED: NOV. 03, 2006

LINWOOD PLACE ASSOCIATES, INC.
14500 AVION PARKWAY
SUITE 310
CHANTILLY, VIRGINIA 20151

DESIGNED BY: PLR
DRAFTED BY: CAD
CHECKED BY: DDD
DATE: FEBRUARY, 2006
SCALE: HOR. AS NOTED VERT. N/A
SHEET 26 OF 35
CO. NO.
CAD NAME: S5117SWM-20-28.DWG
LAYOUT: POND9
FILE NO. 05117.01-06

P5117B9OR

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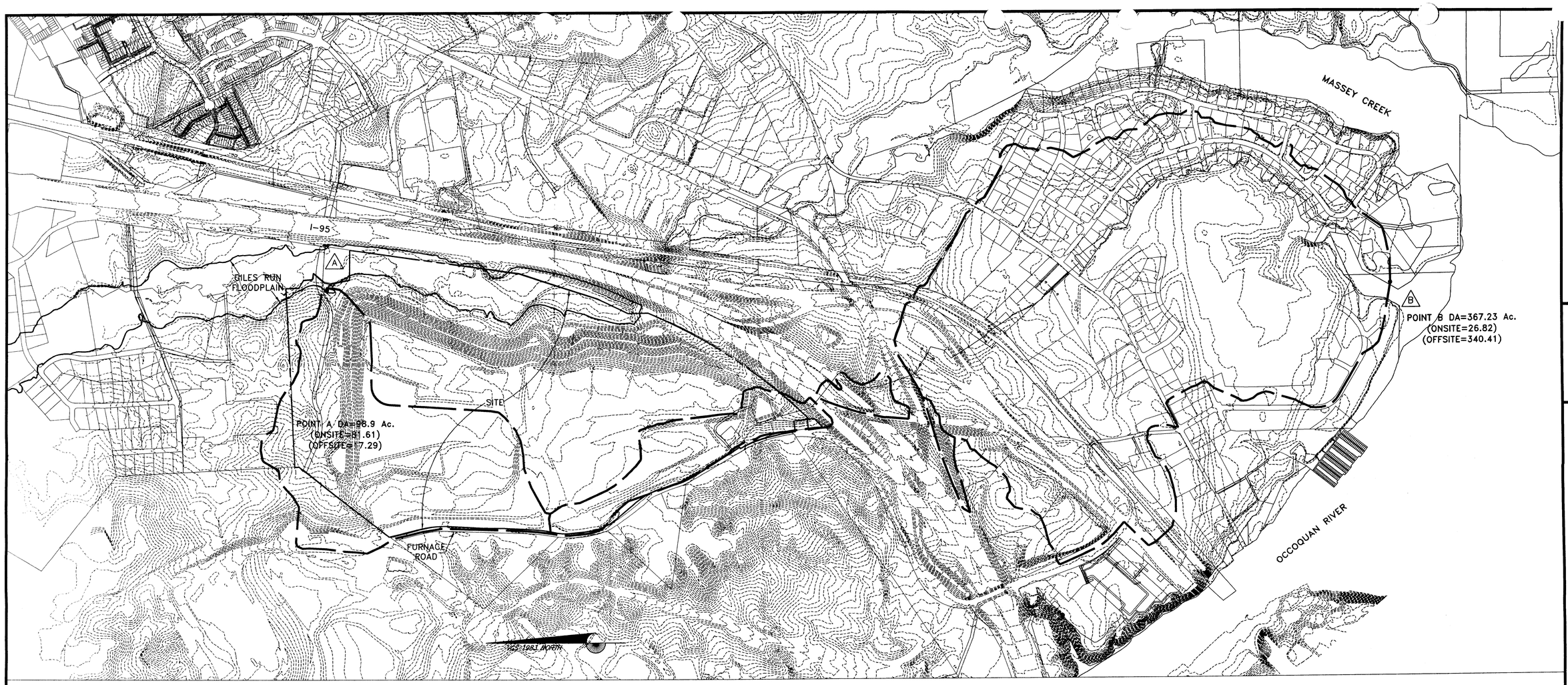

OVERALL DRAINAGE AREA MAP

SCALE: 1" = 500'

Application No SEA-80-L/V-061
Staff C.Lewis
APPROVED (SE) SP PLAN

SEE DEV CONDS DATED 1-8-2007
DATE OF (BOS) (BZA) approval 1-8-2007
Sheet 27 of 35

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COMMONWEALTH OF VIRGINIA
DENNIS D. DIXON
No. 882
CERTIFIED LANDSCAPE ARCHITECT
11-22-06

OUTFALL DRAINAGE AREA MAP

OVERLOOK RIDGE

MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

REVISED: NOV. 20, 2006

BC REVISIONS
REVISED: JULY 14, 2006
REVISED: AUGUST 31, 2006
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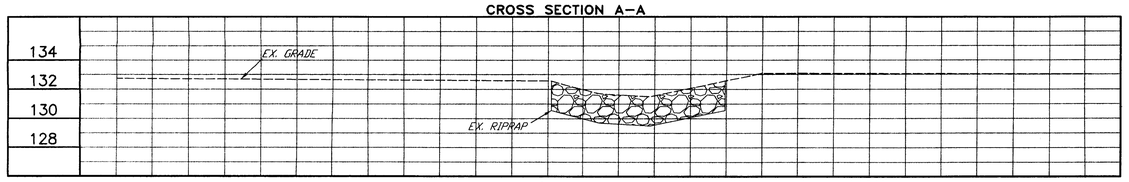
OWNER
FURNACE ASSOCIATES, INC.
14500 AVION PARKWAY
SUITE 310
CHANTILLY, VIRGINIA 20151

DESIGNED BY: PLR
DRAFTED BY: CAD
CHECKED BY: DDD
DATE: FEBRUARY, 2006
SCALE: HOR. 1"=500' VERT. N/A
SHEET 27 OF 35
CO. NO.
CAD NAME: S5117IOUT-27.DWG
LAYOUT: OUTFALL
FILE NO. 05117.01-06

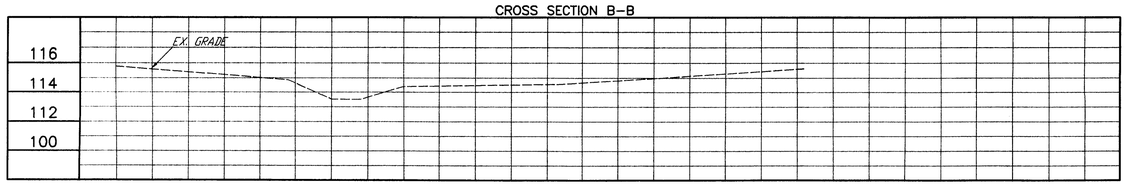
V:\project_2005\05117\Plan\Cadfiles\SEP\S5117OUT-27.dwg, OUTFALL, 11/21/2006 12:17:29 PM

OUTFALL 2

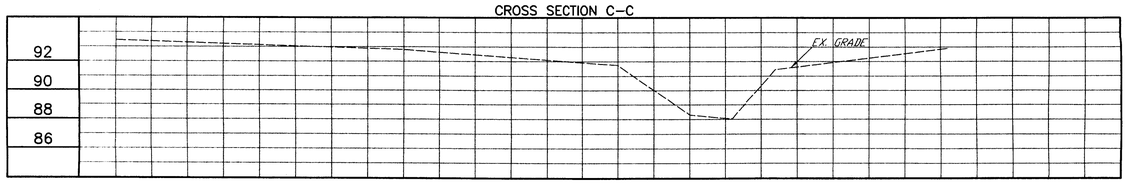
CROSS SECTION A–A



CROSS SECTION B–B

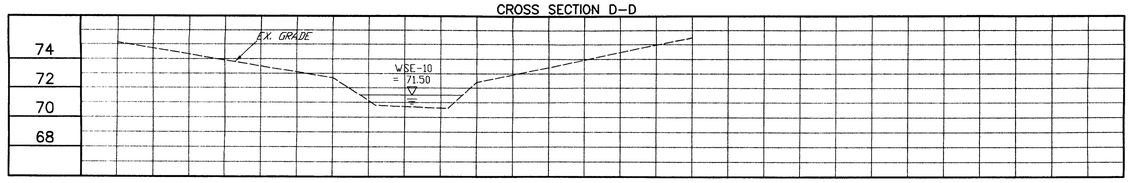


CROSS SECTION C–C



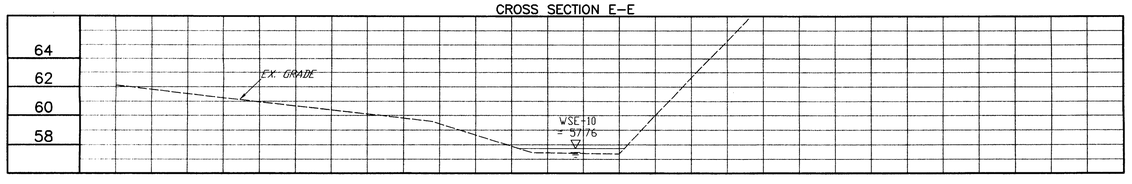
OUTFALL 3

CROSS SECTION D–D



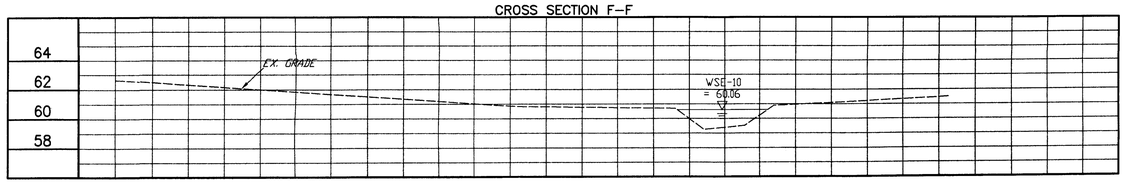
OUTFALL 4

CROSS SECTION E–E



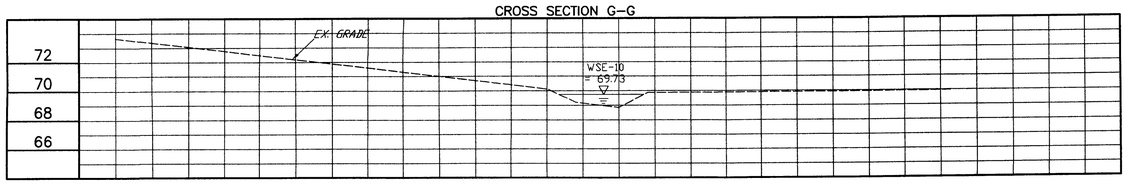
OUTFALL 5

CROSS SECTION F–F

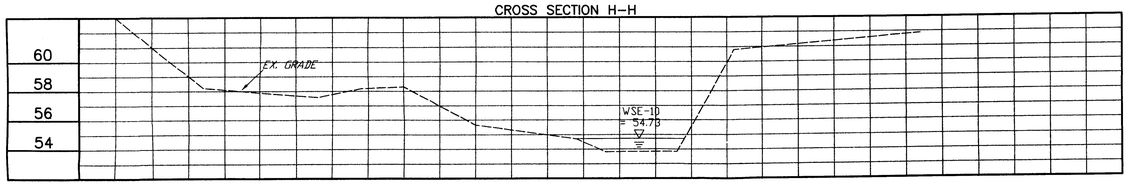


OUTFALL 6

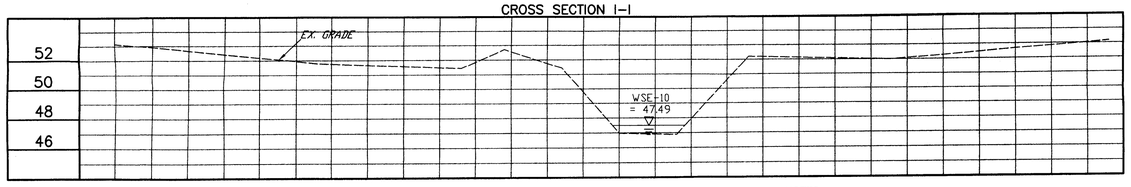
CROSS SECTION G–G



CROSS SECTION H–H



CROSS SECTION I–I



NOTES:

1. SEE SHEET 19 FOR CROSS SECTION LOCATIONS AND OUTFALL NARRATIVE.

Application No SEA-80-L/V-061
Staff C.Lewis
APPROVED (SE) SP PLAN

SEE DEV CONDS DATED 1-8-2007
DATE OF (BOS) (BZA) approval 1-8-2007
Sheet 28 of 35

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COMMONWEALTH OF VIRGINIA
DENNIS D. DUDAY
No. 882
CERTIFIED LANDSCAPE ARCHITECT
11/22/06

STORMWATER MANAGEMENT PLAN
OUTFALL CROSS SECTIONS
OVERLOOK RIDGE
MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

REVISED: NOV. 20, 2006

BC REVISIONS
REVISED: JULY 14, 2006
REVISED: AUGUST 31, 2006
REVISED: SEPT. 28, 2006
REVISED: OCT. 25, 2006
REVISED: NOV. 03, 2006

OWNER
Furnace Associates, Inc.
14400 Avion Parkway
Suite 310
Chantilly, Virginia 20151

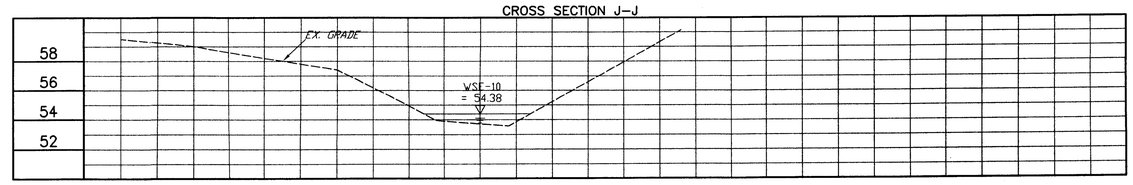
DESIGNED BY: PLR
DRAFTED BY: CAD
CHECKED BY: DDD
DATE: FEBRUARY, 2006
SCALE: HOR. 1"=5' VERT. 1"=5'
SHEET 28 OF 35
CO. NO.
CAD NAME: S5117SWM-28-29
LAYOUT: OUT1
FILE NO. 05117.01-06

XREFS: OUTFALL-XSECTIONS

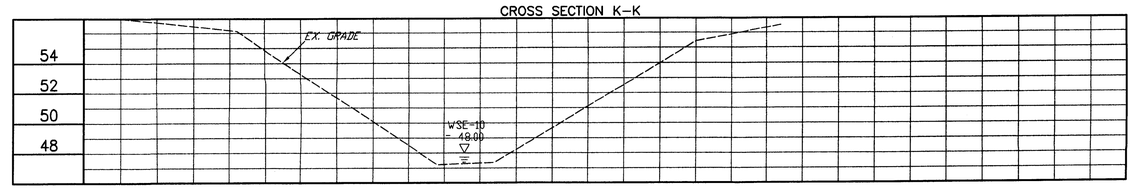
V:\projects\2005\05117\Plan\Cadfiles\SEP\S5117swm-28-29.dwg, OUT1, 11/21/2006 12:07:03 PM

OUTFALL 8

CROSS SECTION J–J

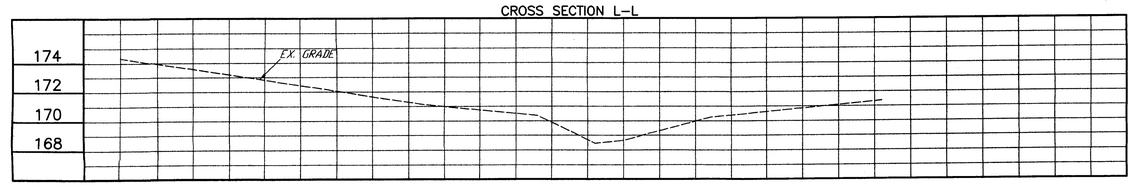


CROSS SECTION K–K

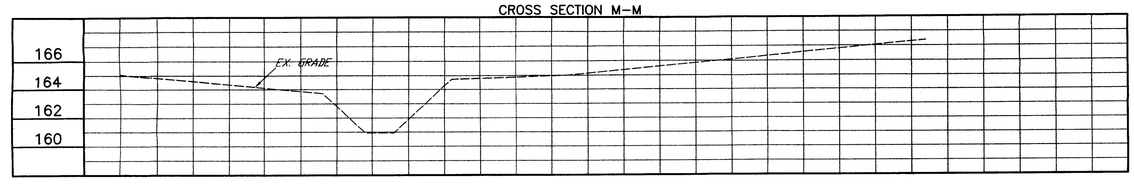


OUTFALL 9

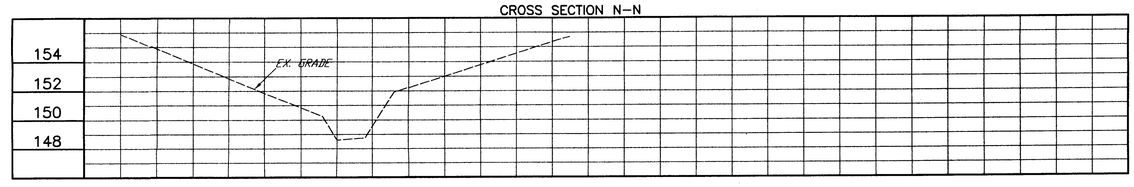
CROSS SECTION L–L



CROSS SECTION M–M



CROSS SECTION N–N



NOTES:

1. SEE SHEET 19 FOR CROSS SECTION LOCATIONS AND OUTFALL NARRATIVE.

Application No SEA-80-L/V-061
Staff C.Lewis
APPROVED (SE) SP PLAN

SEE DEV CONDS DATED 1-8-2007
DATE OF (BOS) (BZA) approval 1-8-2007
Sheet 29 of 35

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

STORMWATER MANAGEMENT PLAN
OUTFALL CROSS SECTIONS
OVERLOOK RIDGE
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FAIRFAX COUNTY, VIRGINIA

REVISED: NOV. 20, 2006

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OWNER
Furnace Associates, Inc.
14400 Avon Parkway
Suite 310
Chantilly, Virginia 20151

DESIGNED BY:	PLR
DRAFTED BY:	CAD
CHECKED BY:	DDD
DATE:	FEBRUARY, 2006
SCALE:	HOR. 1"=5' VERT. 1"=5'
SHEET 29 OF 35	
CO. NO.	
CAD NAME:	S5117SWM-28-29
LAYOUT:	OUT2
FILE NO.	05117.01-06

XREFS: OUTFALL-XSECTIONS

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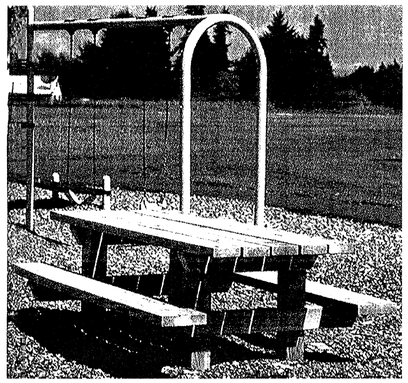
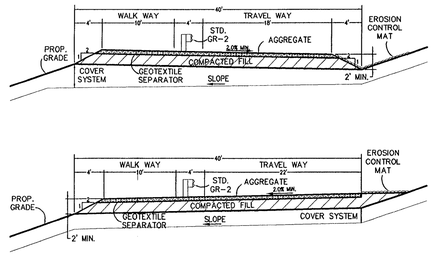


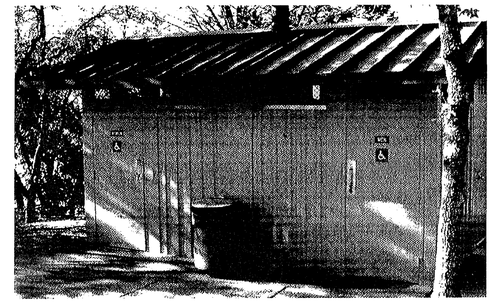
TIMBERFORM ARBOR STANDARD PICNIC TABLE MODEL #2244-8
(OR EQUAL)
COLUMBIA CASCADE, 1975S W. FIFTH AVENUE
PORTLAND, OREGON 97201-5293 U.S.A.
TELEPHONE 503-223-1157, FAX 503-223-4530
TOLL FREE 1-800-547-1940, EXTENSION 923

1/30 PICNIC TABLE — NO SCALE

Small-Frame 23G-5117PICNIC



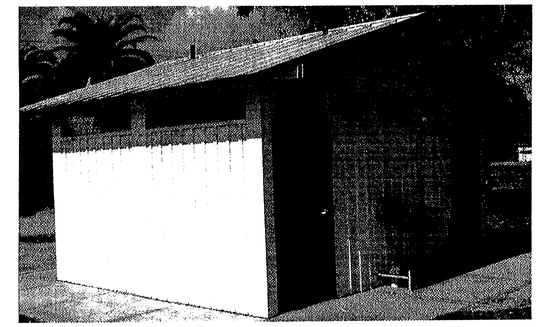
2/30 40' ACCESS ROAD CROSS SECTION — SCALE: 1"=10'



SUPER SST WATERLESS DOUBLE SERIES 1 (OR EQUAL)
SUPER SECUR MANUFACTURING CO.
P.O. BOX 3527, CITY OF INDUSTRY, CALIFORNIA 91744-0527 U.S.A.
TOLL FREE 1-800-591-9880, PH. 626-333-2543, FAX 626-855-4860
WWW.supersecur.com

3/30 (PRE-ENGINEERED) RESTROOM BUILDING-WATERLESS — NO SCALE

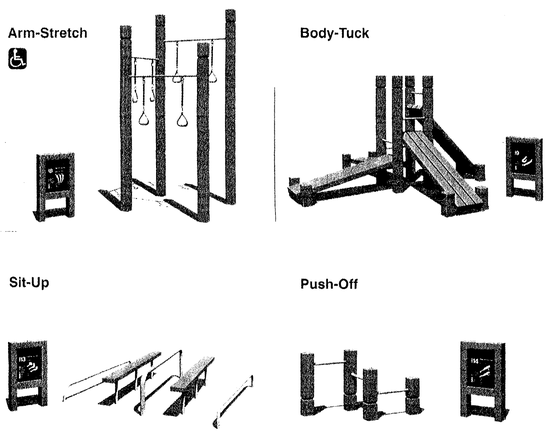
32-5117WTERLESS-RESTROOM



FAIRWAY SERIES 4 (OR EQUAL)
SUPER SECUR MANUFACTURING CO.
P.O. BOX 3527, CITY OF INDUSTRY, CALIFORNIA 91744-0527 U.S.A.
TOLL FREE 800-591-9880, PH. 626-333-2543, FAX 626-855-4860
WWW.supersecur.com

4/30 (PRE-ENGINEERED) RESTROOM BUILDING WITH FOUNTAIN — NO SCALE

32-5117FAIRWAY-RESTROOM



TIMBERFORM FITNESS CLUSTER (OR EQUAL)
COLUMBIA CASCADE
1975S W. FIFTH AVENUE
PORTLAND, OREGON 97201-5293 U.S.A.
TELEPHONE 503-223-1157
FAX 503-223-4530
TOLL FREE 1-800-547-1940, EXTENSION 923

TYPICAL EQUIPMENT FOR EXCERCISE STATION AS SHOWN. ADDITIONAL EXERCISE STATIONS TO BE PROVIDED, BUT NOT SHOWN:

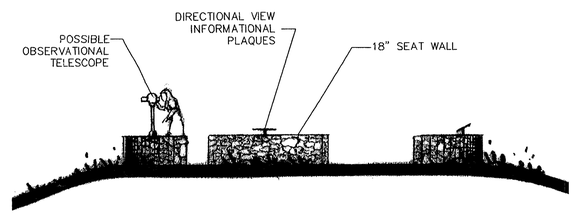
VAULT OVER
ARM WALK
BODY PULL

5/30 EXCERCISE STATION

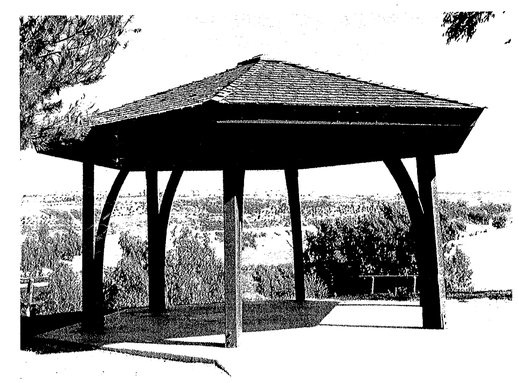
SEE PLAN FOR LOCATION — NO SCALE

Application No SEA-80-L/V-061
Staff C.Lewis
APPROVED (SE) SP PLAN

SEE DEV CONDS DATED 1-8-2007
DATE OF (BOS) (BZA) approval 1-8-2007
Sheet 30 of 35



6/30 OVERLOOK AREA — NO SCALE

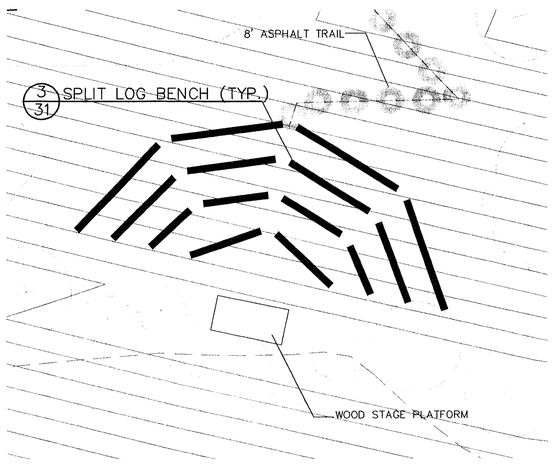


LAMINATED RAINBOW ARCH HEXAGONAL SHELTER MODEL# 2124 (OR EQUAL)
24' LAMINATED HEXAGONAL RAINBOW ARCH WITH CEDAR SHINGLE. STAIN APPLIED LOCALLY.

LITCHFIELD INDUSTRIES
4 INDUSTRIAL DRIVE, LITCHFIELD, MI 49252
TOLL FREE: (800) 542-5282, FAX: (517) 542-3939
WWW.LITCHFIELDINDUSTRIES.COM
LOCAL REPRESENTATIVE:
SOUTHERN PLAYGROUND EQUIPMENT (800) 757-1314

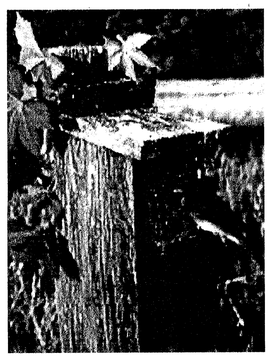
7/30 PAVILION

8/30 STACKED OR SPLIT RAIL FENCE (36" HEIGHT) (OR EQUAL) — NO SCALE



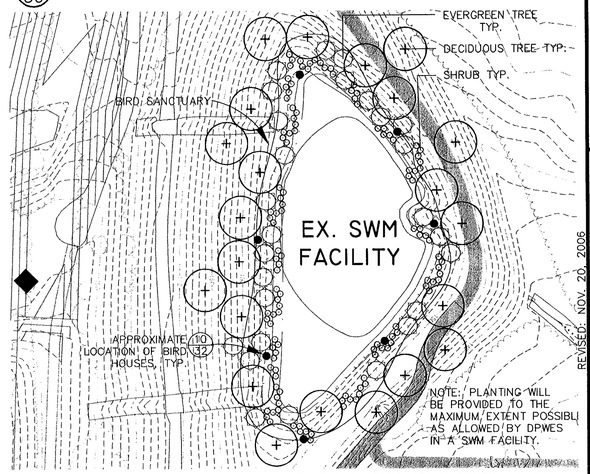
3/31 SPLIT LOG BENCH (TYP.)

9/30 AMPHITHEATER AREA — SCALE: 1"=20'



NOTE:
EXACT TYPES, HEIGHTS, AND GENERAL LOCATION OF BIRD HOUSES TO BE DETERMINED IN CONSULTATION WITH THE LOCAL ORNITHOLOGICAL ASSOCIATION.

10/30 TYPICAL BIRD HOUSE — NO SCALE



SUGGESTED PLANTS THAT ATTRACT BIRDS: AMELANCHIER CANADENSIS, ARALIA SPINOSA, CELTIS OCCIDENTALIS, ARONIA SPP. AND CVS. CHIONANTHUS VIRGINICUS, ILEX GLABRA, CORNUS FLORIDA, JUNIPERUS VIRGINIANA, NYSSA SYLVATICA, VIBURNUM DENTATUM, PICEA PUNGENS, VIBURNUM PRUNIFOLIUM, SORBUS AUCUPARIA

11/30 TYPICAL BIRD SANCTUARY AREA — SCALE: 1"=60'

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COMMONWEALTH OF VIRGINIA
DENIS D. DOAN
No. 882
CERTIFIED LANDSCAPE ARCHITECT
11/27/06

ILLUSTRATIVE SITE DETAILS

OVERLOOK RIDGE

MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

REVISED: NOV. 20, 2006

BC REVISIONS
REVISED: JULY 14, 2006
REVISED: AUGUST 31, 2006
REVISED: SEPT. 28, 2006
OCT. 25, 2006
REVISED: NOV. 03, 2006

OWNER
Furnace Associates, Inc.
14500 Avion Parkway
Suite 150
Chantilly, Virginia 20151

DESIGNED BY: PLR
DRAFTED BY: CAD
CHECKED BY: DDD
DATE: FEBRUARY, 2006
SCALE: HOR. AS SHOWN VERT.
SHEET 30 OF 35
CO. NO. SEA80L/V061
CAD NAME: S5117DET-30-31.DWG
LAYOUT: DETAILS
FILE NO. 05117.01.06

XREFS: S5117BASE.DWG

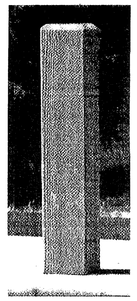
V:\project\2005\5117\Plan\Cadfiles\SEP\S5117DET-30-31.DWG DETAILS 11/21/2006 1:06:47 PM

RUSTIC SERIES 1000 WOOD MINI SHELTER
(OR EQUAL)
LITCHFIELD INDUSTRIES, INC.
4 INDUSTRIAL DRIVE LITCHFIELD, MI 49252
(800) 542-2988 FAX (517) 542-3939
WWW.LANDSCAPEELEMENTS.COM
INFO@LANDSCAPEELEMENTS.COM

NOTE:
KIOSK TO PROVIDE INFORMATION ON PARK HOURS, AREAS OF ACCESS, SAFETY AND ENVIRONMENTAL BENEFITS.

1/31 **INFORMATION KIOSK**

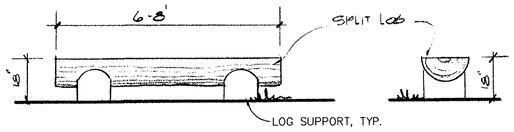
NO SCALE



TIMBERFORM TIMBER BOLLARD MODEL #2561 (OR EQUAL)
COLUMBIA CASCADE
1975 S.W. FITH AVENUE
PORTLAND, OREGON 97201-5293 U.S.A.
(800) 547-1940 EXTENSION 948, FAX (503) 223-4530
PUBLICATION No. SW-104

2/31 **BOLLARD**

NO SCALE

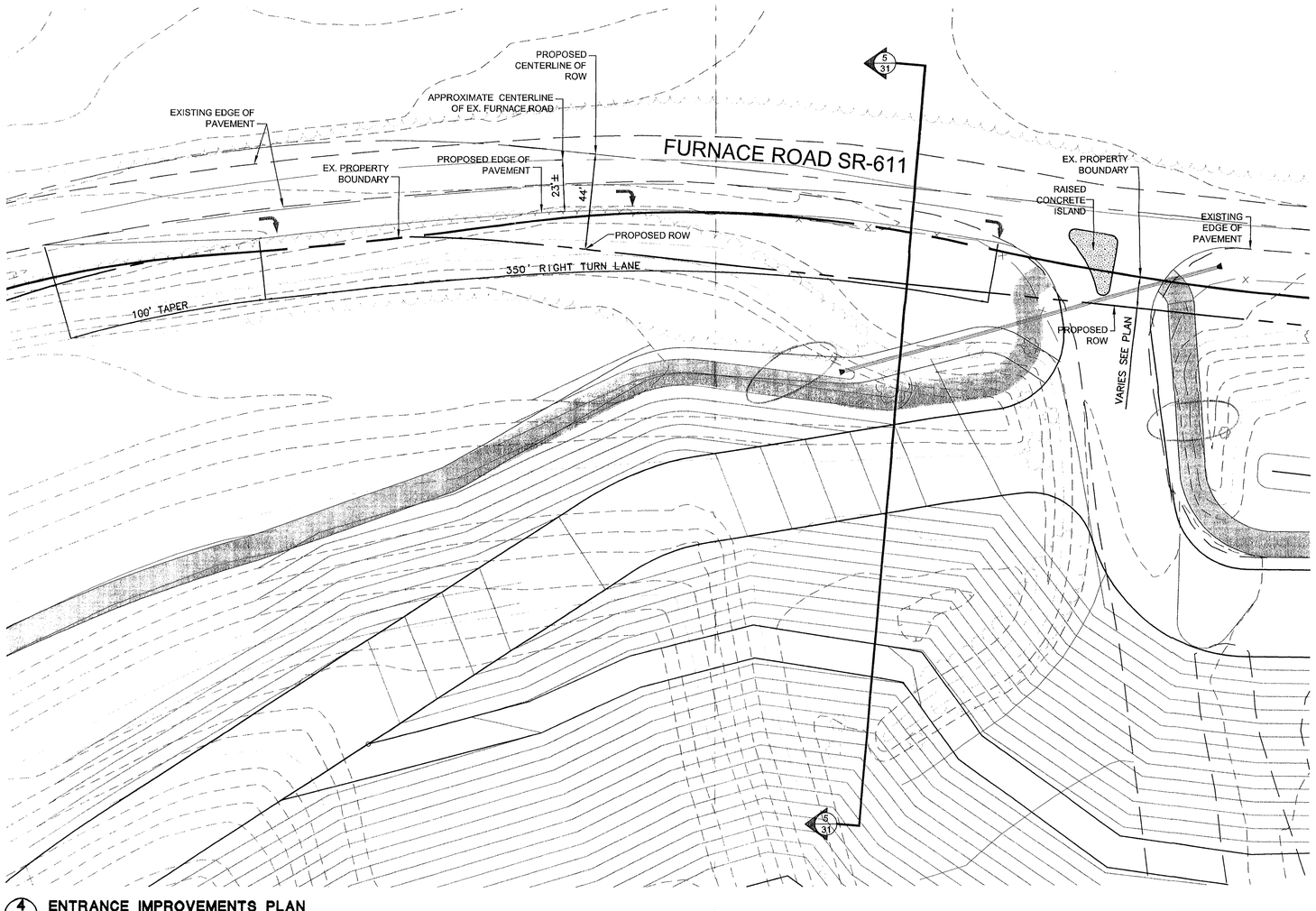


3/31 **SPLIT LOG BENCH** (OR EQUAL)

NO SCALE

Application No SEA-80-L/V-061
Staff C.Lewis
APPROVED (SE) SP PLAN

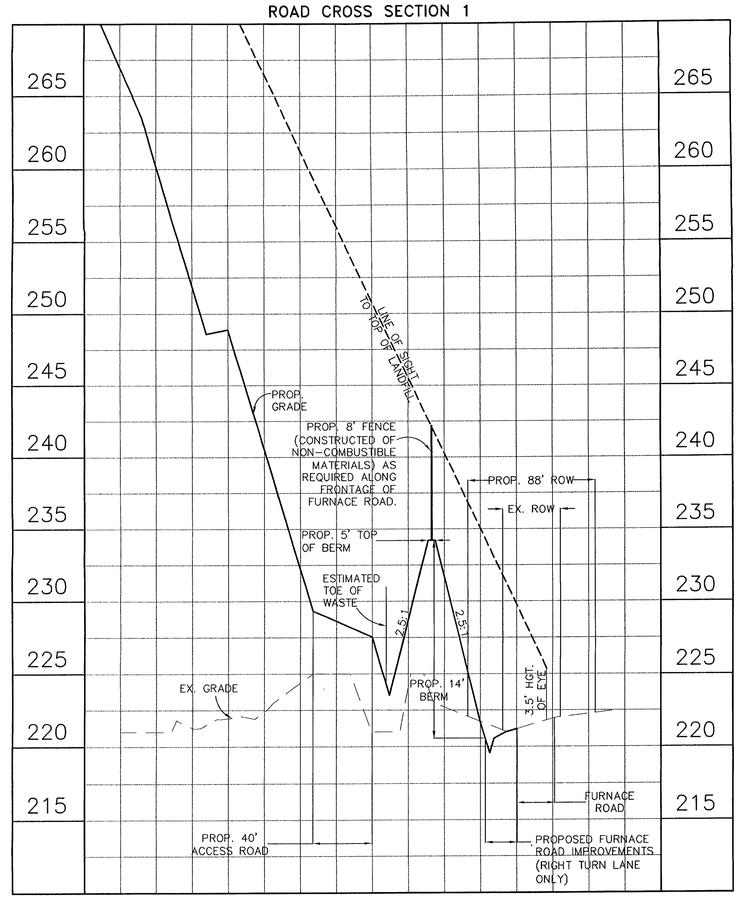
SEE DEV CONDS DATED 1-8-2007
DATE OF (BOS) (BZA) approval 1-8-2007
Sheet 31 of 35



4/31 **ENTRANCE IMPROVEMENTS PLAN**

SCALE 1"= 30'

ROAD CROSS SECTION 1



5/31 **CROSS SECTION PROFILE**

SCALE 1"= 50'

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12600 Fair Lakes Circle, Suite 100, Fairfax, VA 22033
(703)449-8100 (703)449-8108 (Fax)
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COMMONWEALTH OF VIRGINIA
DENNIS D. DIXON
No. 882
11-22-06
CERTIFIED LANDSCAPE ARCHITECT

ILLUSTRATIVE SITE DETAILS

OVERLOOK RIDGE

MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

REVISED: NOV. 20, 2006

BC REVISIONS	
REVISED: JULY 14, 2006	
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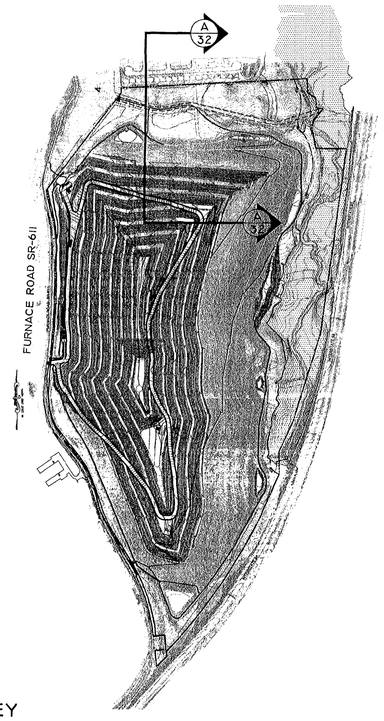
REVISED: SEPT. 28, 2006	
REVISED: OCT. 25, 2006	
REVISED: NOV. 03, 2006	
OWNER	Furnace Associates, Inc. 14500 Avion Parkway Suite 310 Chantilly, Virginia 20151

DESIGNED BY: PLR	
DRAFTED BY: CAD	
CHECKED BY: DDD	
DATE: FEBRUARY, 2006	
SCALE: HOR. AS SHOWN VERT.	
SHEET 31 OF 35	
CO. NO. SEA80L/V061	
CAD NAME: S5117DET30-31.DWG	
LAYOUT: DETAILS	
FILE NO. 05117.01.06	

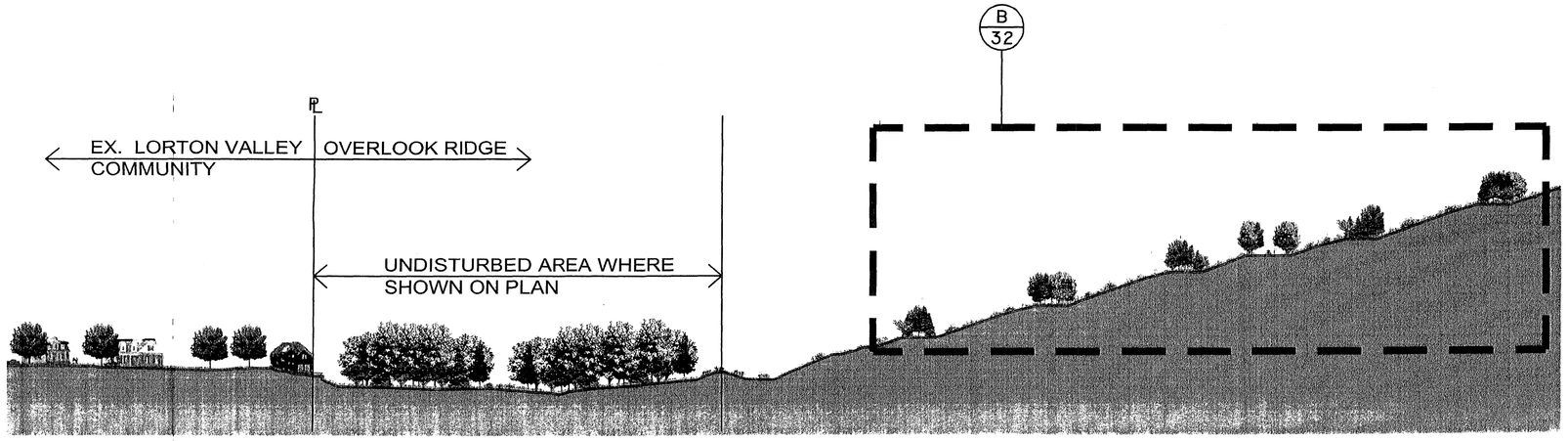
XREFS: S5117BAS.DWG

V:\project_2005\05117\Plan\Cadfiles\SEP\S5117DET-30-31.DWG, DETAILS (2), 11/21/2006 3:21:03 PM



KEY

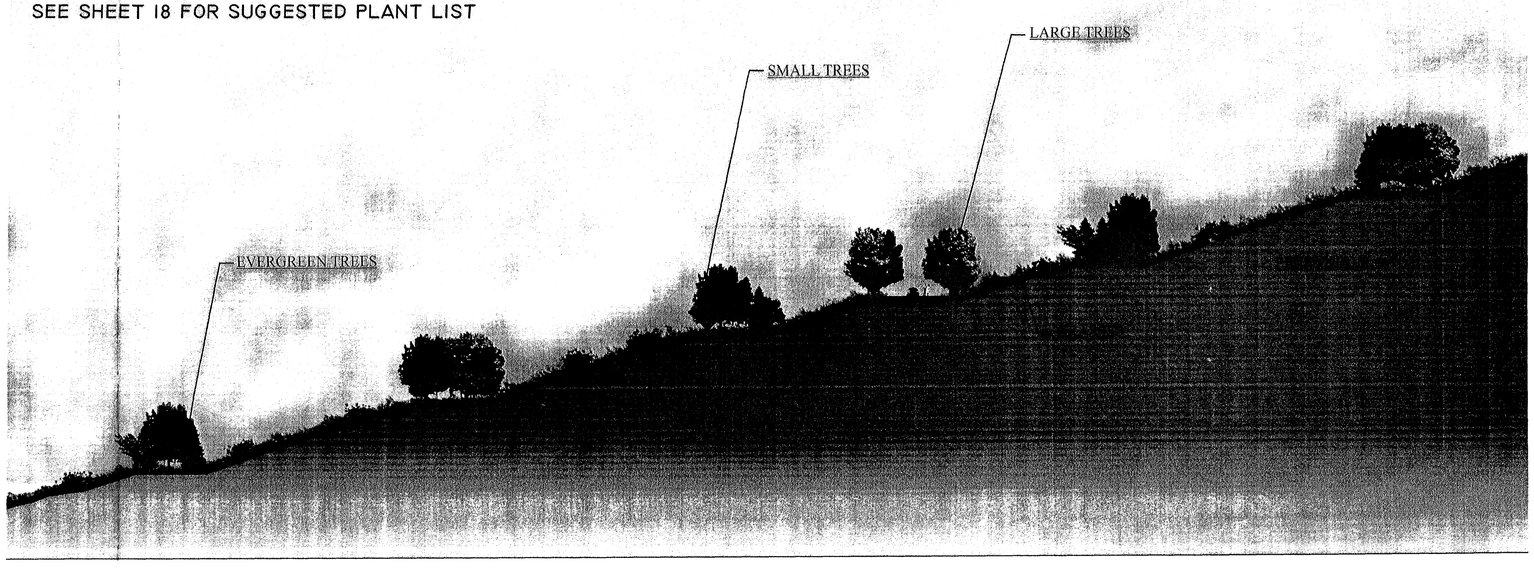
NO SCALE



A 32 SCHEMATIC SECTION A-A (THROUGH NORTH FACE OF THE HILL)

SCALE: 1"= 60'

SEE SHEET 17 FOR LANDSCAPE PLANTING SECTION
SEE SHEET 18 FOR SUGGESTED PLANT LIST



B 32 SCHEMATIC DETAIL-PROPOSED BENCH AND SLOPE PLANTING

SCALE: 1"= 30'

Application No SEA-80-L/V-061
Staff C.Lewis
APPROVED (SE) SP PLAN

SEE DEV CONDS DATED 1-8-2007
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OVERLOOK RIDGE

MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

REVISED: NOV. 20, 2006

BC REVISIONS
REVISED: JULY 14, 2006
REVISED: AUGUST 31, 2006
REVISED: SEPT. 28, 2006
REVISED: OCT. 25, 2006
REVISED: NOV. 03, 2006

OWNER
Furnace Associates, Inc.
14500 Avion Parkway
Suite 310
Chantilly, Virginia 20151

DESIGNED BY: PLR	
DRAFTED BY: CAD	
CHECKED BY: DDD	
DATE: FEBRUARY, 2006	
SCALE:	HOR. NTS VERT.
SHEET 32 OF 35	
CO. NO.	
CAD NAME: S5117ILLUST-32.DWG	
LAYOUT: ILLUSTRATIVE	
FILE NO. 05117.01-06	

XREFS: 05117BAS.DWG

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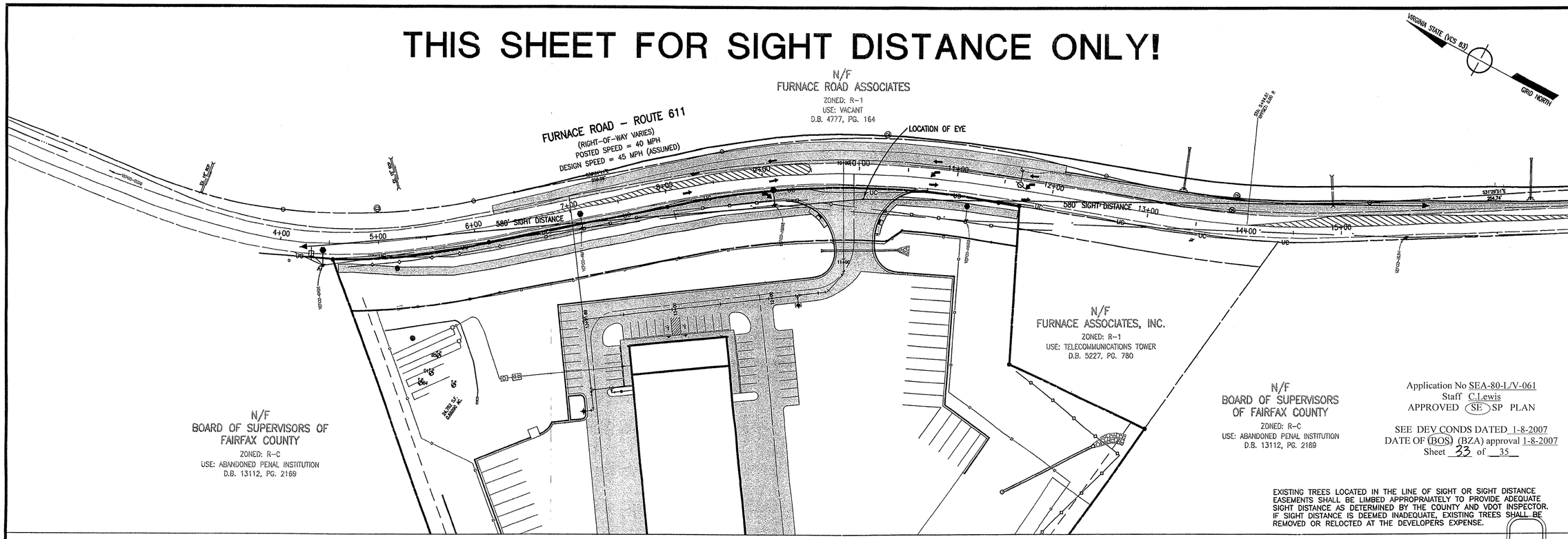
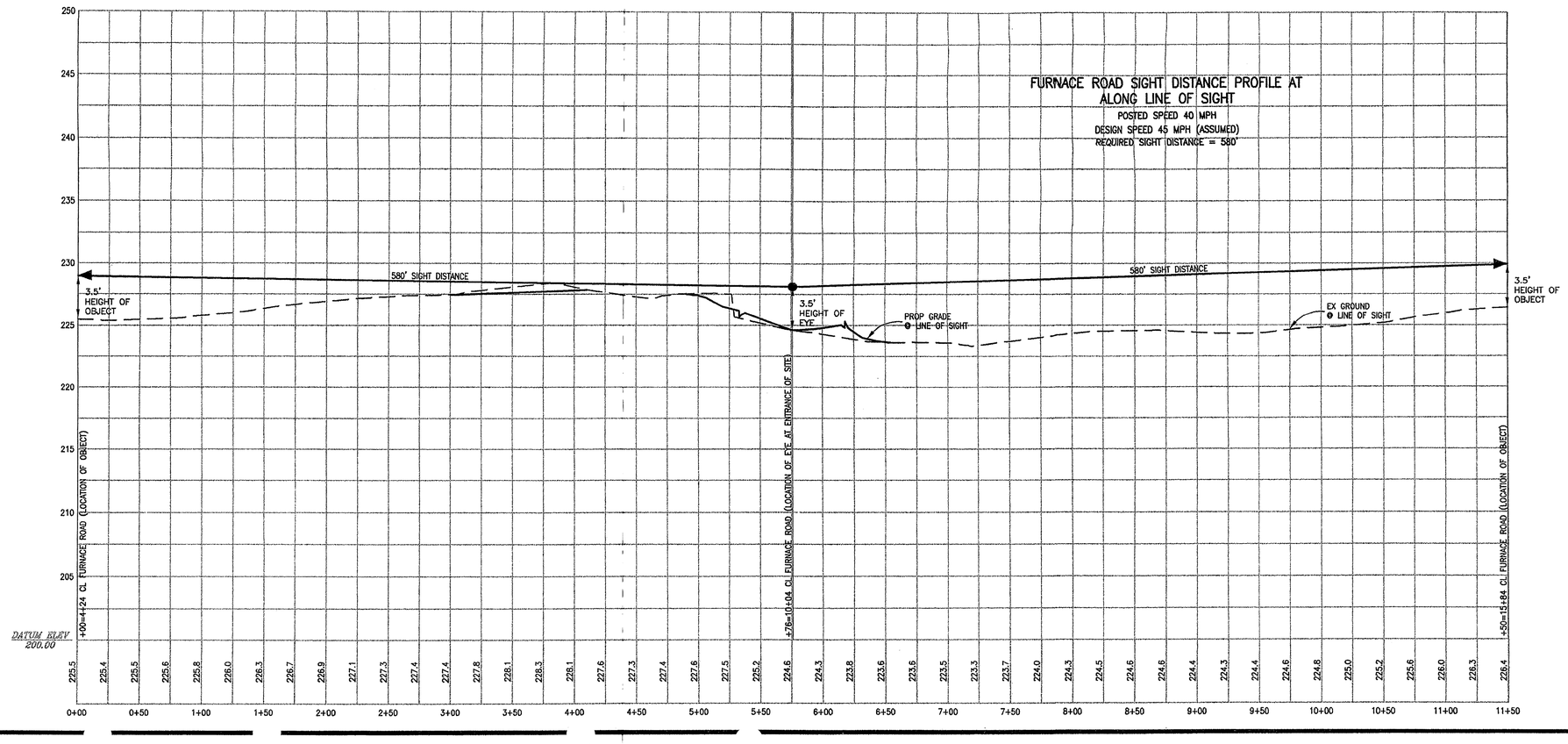
THIS SHEET FOR SIGHT DISTANCE ONLY!



Application No SEA-80-L/V-061
Staff C.Lewis
APPROVED (SE) SP PLAN

SEE DEV CONDS DATED 1-8-2007
DATE OF (BOS) (BZA) approval 1-8-2007
Sheet 33 of 35

EXISTING TREES LOCATED IN THE LINE OF SIGHT OR SIGHT DISTANCE EASEMENTS SHALL BE LIMBED APPROPRAIATELY TO PROVIDE ADEQUATE SIGHT DISTANCE AS DETERMINED BY THE COUNTY AND VDOT INSPECTOR. IF SIGHT DISTANCE IS DEEMED INADEQUATE, EXISTING TREES SHALL BE REMOVED OR RELOCTED AT THE DEVELOPERS EXPENSE.



50 25 0 50 100 150
GRAPHICAL SCALE: 1" = 50'

THIS SHEET FOR INFORMATION ONLY

NO.	DESCRIPTION	REVIEW BY	APPROVED	DATE

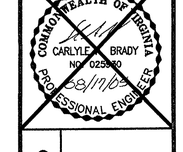
REVISION APPROVED BY
OFFICE OF SITE DEVELOPMENT SERVICES

REVISIONS
11/4 COUNTY COMMENTS

SURVEY W.H.G.A.
DESIGN C. BRADY
DRAWN J. WEBB
CHECKED M. JOHNSON

ENGINEERS · SURVEYORS · LAND PLANNERS · LANDSCAPE ARCHITECTS
William H. Gordon Associates, Inc.
4501 Daly Drive · Chantilly, Virginia 20151
(703) 263-1900 · METRO (703) 803-3608 · FAX (703) 263-0766

DATE JANUARY 2002
SCALE HORZ: 1" = 50'
VERT: 1" = 5'
SEAL



SITE DISTANCE PLAN & PROFILE – FURNACE ROAD

PROJECT
FURNACE ROAD RECYCLING FACILITY
MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

JOB 0282-0305
CADD 0305SD
SHEET ~~9 OF 21~~ 33 OF 35

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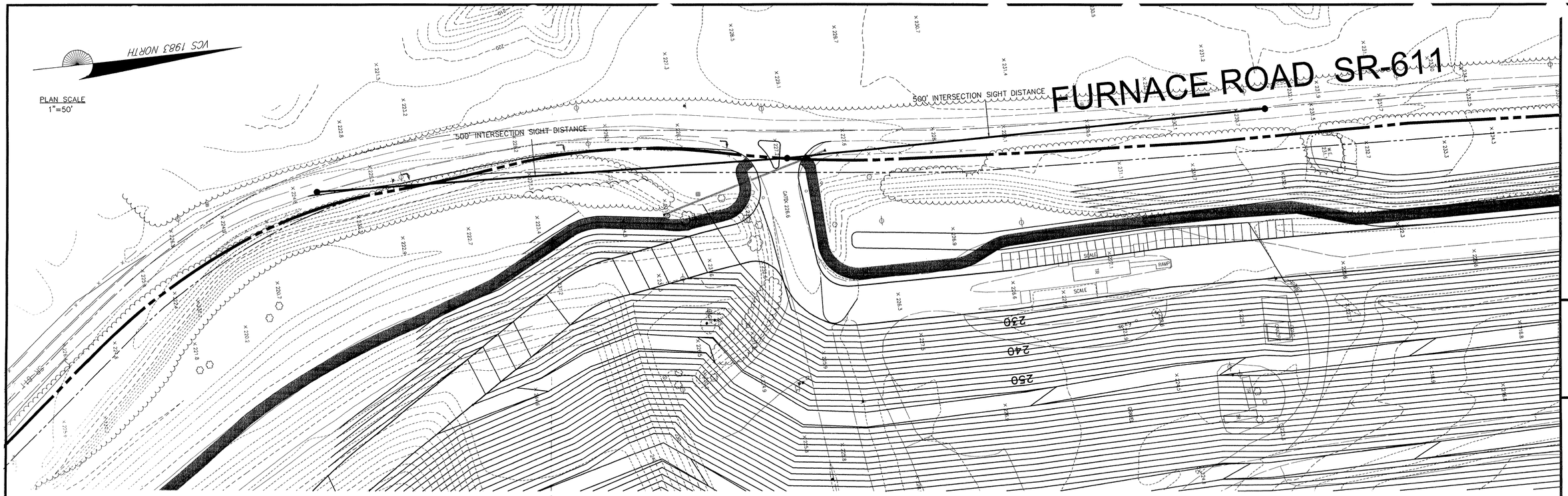
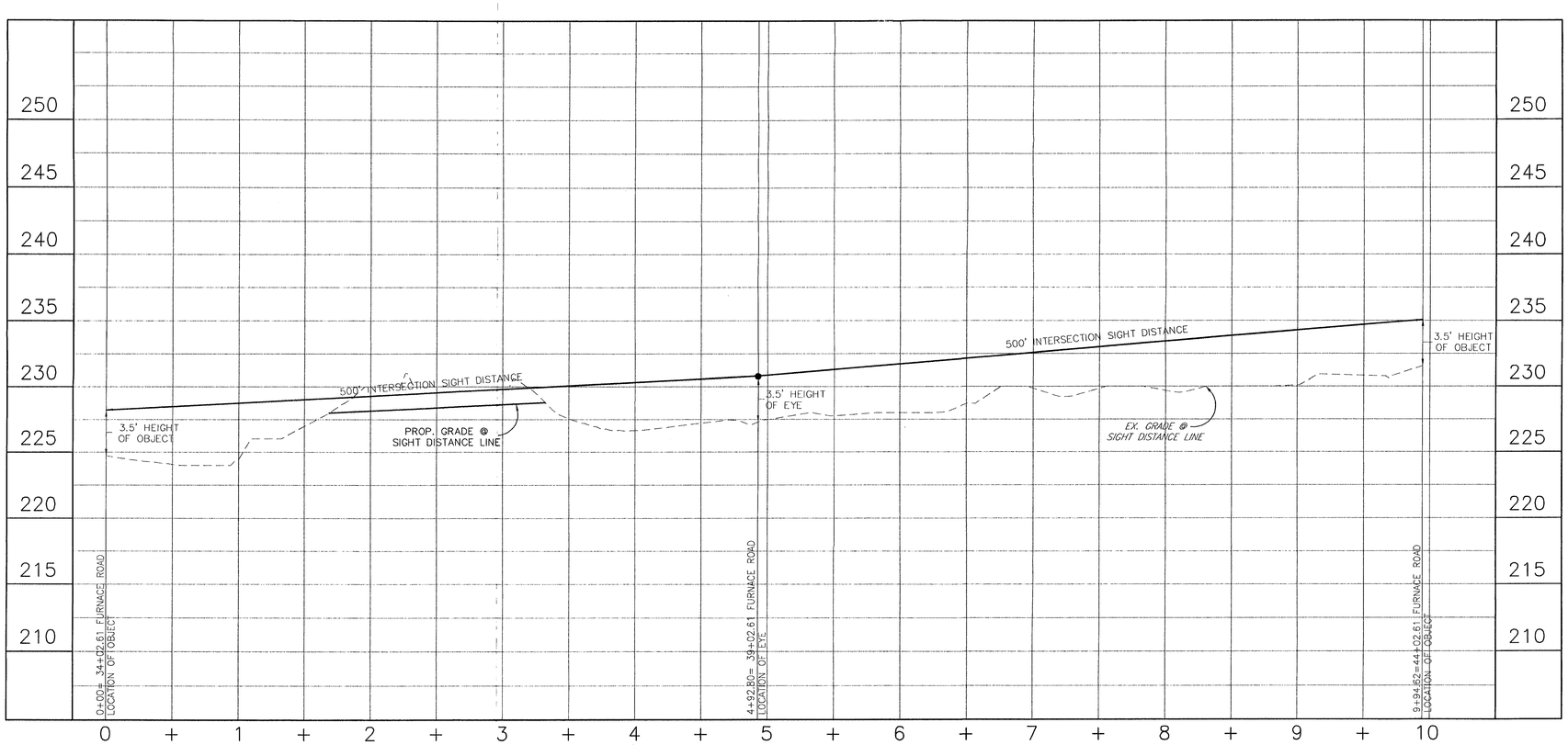
G:\program\mng\02282\0305\PL-AVS\0305SD.DWG, 00, BFB\2006 6.0\PT-A1.pltl, jsummy, 1050.2-24x36.pc3, Custom (1.35 x 24 in. (landscape)), 1:1



SIGHT DISTANCE — PRIMARY TRUCK ENTRANCE

POSTED SPEED = 40 MPH, DESIGN SPEED 45 MPH
RIGHT-OF-WAY VARIES



Application No SEA-80-L/V-061
Staff C.Lewis
APPROVED (SE) SP PLAN

SEE DEV CONDS DATED 1-8-2007
DATE OF (BOS) (BZA) approval 1-8-2007
Sheet 34 of 35

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
DENNIS D. DIXON
No. 882
CERTIFIED LANDSCAPE ARCHITECT
11/22/06

SIGHT DISTANCE PROFILE

OVERLOOK RIDGE

MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

BC REVISIONS
SHEET ADDED NOVEMBER 03, 2006
NOV. 20, 2006

OWNER
FURNACE ASSOCIATES, INC.
14500 AVON PARKWAY
SUITE 310
CHANTILLY, VIRGINIA 20151

DESIGNED BY:	
DRAFTED BY:	CAD
CHECKED BY:	DDD
DATE:	JULY, 2006
SCALE:	HOR. 1"=50' VERT.1"=5'
SHEET 34 OF 35	
CO. NO.	
CAD NAME:	S5117SDIST.DWG
LAYOUT:	SIGHT DISTANCE
FILE NO.	05117.01

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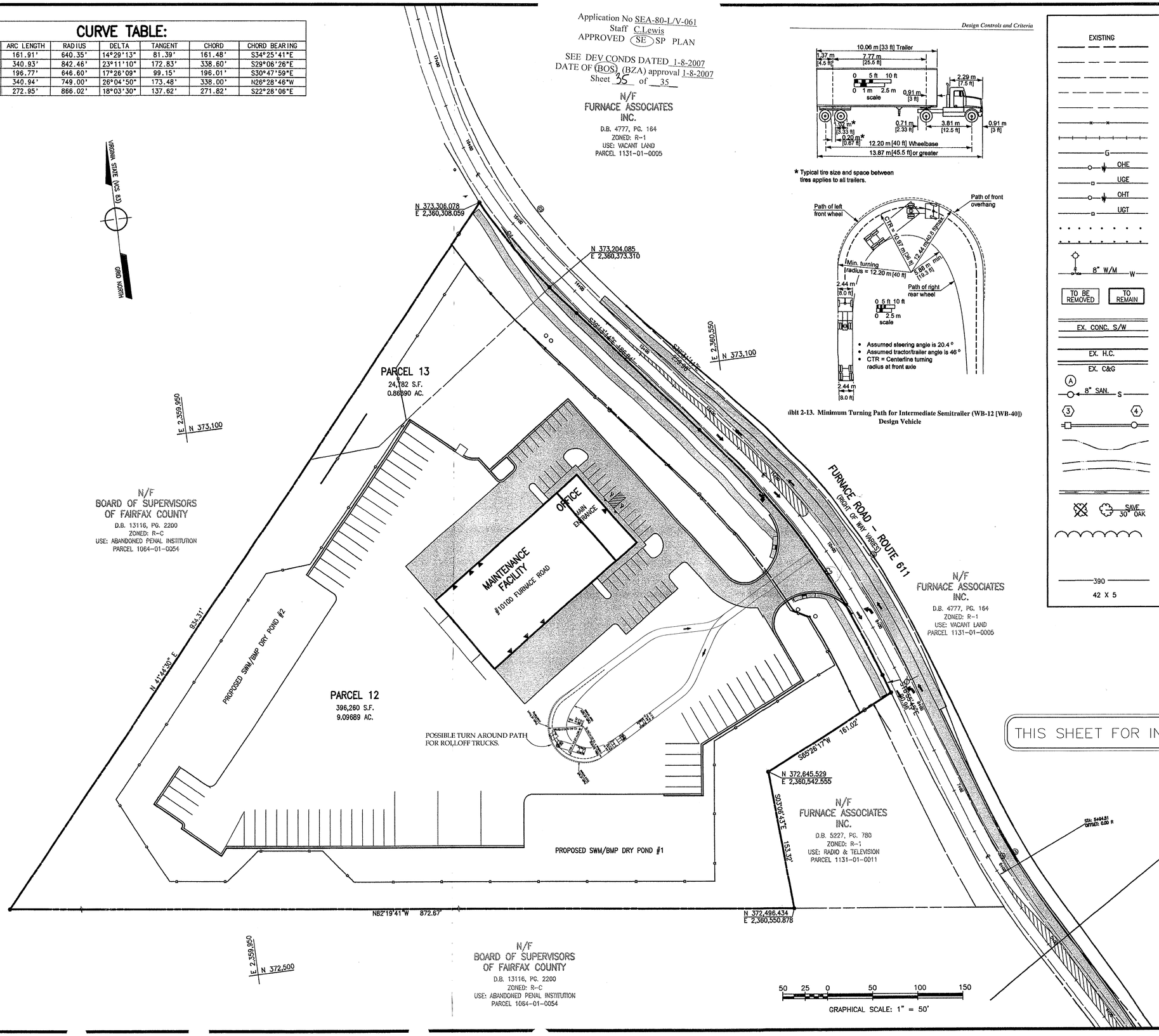
XREFS:

CURVE TABLE:

CURVE	ARC LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	161.91'	640.35'	14°29'13"	81.39'	161.48'	S34°25'41"E
C2	340.93'	842.46'	23°11'10"	172.83'	338.60'	S29°06'26"E
C3	196.77'	646.60'	17°26'09"	99.15'	196.01'	S30°47'59"E
C4	340.94'	749.00'	26°04'50"	173.48'	338.00'	N26°28'46"W
C5	272.95'	866.02'	18°03'30"	137.62'	271.82'	S22°28'06"E

Application No SEA-80-L/V-061
Staff C.Lewis
APPROVED (SE) SP PLAN

SEE DEV CONDS DATED 1-8-2007
DATE OF (BOS) (BZA) approval 1-8-2007
Sheet 35 of 35



Design Controls and Criteria

* Typical tire size and space between tires applies to all trailers.

ibit 2-13. Minimum Turning Path for Intermediate Semitrailer (WB-12 [WB-40]) Design Vehicle

LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	DEPARTING PROPERTY LINE	
	EASEMENT LINE	
	EDGE PAVEMENT	
	CENTERLINE	
	FENCE LINE	
	RAILROAD	
G	GAS LINE	G
OHE	OVERHEAD ELECTRIC	OHE
UGE	UNDERGROUND ELECTRIC LINE	UGE
OHT	OVERHEAD TELEPHONE LINE	OHT
UGT	UNDERGROUND TELEPHONE LINE	UGT
	ROADSIDE DELINEATORS	
	GUARDRAIL OR TRAFFIC BARRICADE	
8" W/M W	WATER MAIN	PROP. 8" W/M W
TO BE REMOVED / TO REMAIN	BUILDINGS	PROP. BLDG.
EX. CONC. S/W	RETAINING WALL	
	SIDEWALK	
EX. H.C.	HEADER CURB	
EX. C&G	CURB & GUTTER	CG-6 TRANS CG-6R
A 8" SAN. S	SANITARY SEWER	A 8" SAN
3 4	STORM SEWER	3 15" RCP 4
	DITCH, SWALE OR SMALL STREAM	
	LARGE STREAM	
	CONCRETE DITCH	
SAVE 30" OAK	TREES	
	TREE LINE	
	LIMITS OF CLEARING & GRADING (DRIP LINE OF TREES)	LCG
390	CONTOUR LINE	390
42 X 5	SPOT ELEVATION	42.5

THIS SHEET FOR INFORMATION ONLY

NO.	DESCRIPTION	REVIEW BY	APPROVED	DATE

REVISION APPROVED BY
OFFICE OF SITE DEVELOPMENT SERVICES

REVISIONS
3/02 CLIENT COMMENTS
2/04 ESI & VESC CHECKLISTS
11/4 COUNTY COMMENTS
05/05 COUNTY COMMENTS

SURVEY W.H.G.A.
DESIGN C. BRADY
DRAWN J. WEBB
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(703) 263-1900 · METRO (703) 803-9508 · FAX (703) 263-0766

DATE JANUARY 2002
SCALE HORZ: 1" = 50'
VERT: N/A
SEAL
COMMONWEALTH OF VIRGINIA
CARLYLE BRADY
No. 020430
08/18/05
PROFESSIONAL ENGINEER

COMMONWEALTH OF VIRGINIA
DENNIS D. DIXON
No. 882
11-22-05
CERTIFIED LANDSCAPE ARCHITECT

OVERALL SITE PLAN

PROJECT
FURNACE ROAD RECYCLING FACILITY
MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

JOB 0282-0305
CADD 0305SP
SHEET ~~1 OF 21~~ 35 OF 35

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