

Approx. Location
Ex. 20" Va. Gas Distribution
Esmt.
(D.B. 179, Pg. 401)

PARCEL "H-3"
SOUTHLAKE AT MONTCLAIR
S-6
SOUTHLAKE COVE
TOWNHOMES ASSOCIATION
GPIN 8091-80-2204
D.B. 1634, PG. 1
D.B. 1858, PG. 1332

MVP, INC.
GPIN 8091-70-2799
Instr. #200604130058158

LAKE TERRAPIN
HOMEOWNERS ASSOCIATION
GPIN 8091-80-4871
Instr. #200612290179940
LAKE TERRAPIN SECTION 9
PARCEL "A"

Ex. RPA and
Flood Hazard
Area
(D.B. 2496, Pg. 1848)

Ex. Flood Hazard Area
(D.B. 1634, Pg. 1)

LAKE
MONTCLAIR

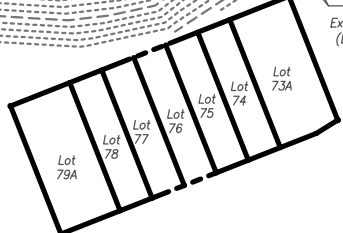
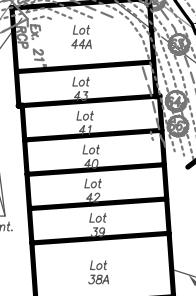
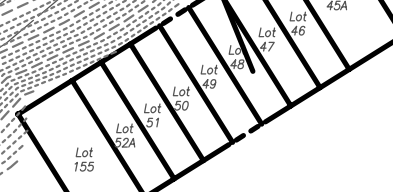
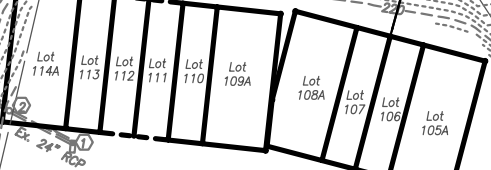
Approx. Location
Ex. 30" San. Sew. Esmt.
(D.B. 1542, Pg. 1726)

100 YR
FLOODPLAIN
(FEMA)

PRINCE WILLIAM
COUNTY SCHOOL BOARD
GPIN 8090-78-1541
D.B. 1733, PG. 1208

Approx. Location
Ex. 20" San. Sew. Esmt.
(D.B. 1634, Pg. 1)

THE MONTCLAIR PROPERTY
OWNERS ASSOCIATION
GPIN 8091-09-9391
D.B. 1602, PG. 1321



Lake Montclair Sediment Forebay : Option 4
Constructed Wetland Option

Elevation	Area
186	4279.35
188	23,287.00
190	29,288.00
Assumption: 2:1 Side Slopes	
Total Volume: 77,493 Cu. ft.	
2,870 C.Y.	
Halfway Volume: 25,033 Cu.Ft.	
927 C.Y.	

- OPTION 4 NOTES**
- APPROXIMATELY 995 LINEAR FEET OF ACCESS ROAD REQUIRED.
 - ONE CULVERT CROSSING REQUIRED.
 - APPROXIMATELY 17,286 SQ. FT. (0.40 AC.) OF WETLAND IMPACTS.

- PROS**
- THIS OPTION IS A POTENTIAL WETLAND MITIGATION AND CONVERSION OPTION.
 - IMPROVES OVERALL QUALITY OF WATERSHED.

- CONS**
- EXCESSIVE GRADING FOR ACCESS ROAD.
 - ACCESS ROAD HAS SIGNIFICANT SLOPE.
 - ACCESS ROAD HAS TO CROSS AN EXISTING GAS LINE.
 - DIFFICULT TO QUANTIFY SEDIMENT REMOVING CAPACITY.

EXISTING TREE SURVEY

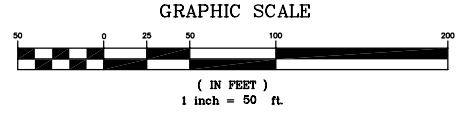
1-8in Locust	34-40in Hickory
2-24in Maple	35-32in Hickory
3-30in Maple	36-30in Hickory
4-24in Poplar	37-36in Hickory
5-20in Birch	38-30in Hickory
6-36in Maple	39-30in Hickory
7-24in Maple	40-27in Maple
8-30in Poplar	41-30in Maple
9-24in Maple	42-30in maple
10-36in Poplar	43-26in Maple
11-24in Maple	44-36in Maple
12-38in Hickory	45-32in Maple
13-22in Maple	46-30in Hickory
14-24in Hickory	47-36in Sycamore
15-26in Oak	48-42in Maple
16-44in Oak	49-36in Sycamore
17-44in Oak	50-36in Sycamore
18-26in Sycamore	51-36in Oak
19-64in Oak	52-24in Maple
20-32in Maple	53-30in Poplar
21-40in Hickory	54-30in Poplar
22-36in Maple	55-26in Poplar
23-28in Sycamore	56-30in Poplar
24-30in Sycamore	57-24in Maple
25-24in Maple	58-30in Sycamore
26-36in Oak	59-30in Maple
27-44in Hickory	60-30in Maple
28-38in Hickory	61-24in Birch
29-32in Hickory	62-14in Maple
30-36in Hickory	63-12in Maple
31-30in Hickory	64-10in maple
32-36in Hickory	65-14in Cherry
33-32in Hickory	66-8in Cherry

SANITARY SEWER ASBUILT

A San MH	Top=211.3
	Inv In=202.8
	Inv Out=202.6
B San MH	Top=200.1
	Inv In=195.1
	Inv Out=190.9
C San MH	Top=199.4
	Inv In=189.5
	Inv Out=189.2
D San MH	Top=194.6
	Inv In=187.6
	Inv Out=187.5
E San MH	Top=219.5
	Inv Out=199.4
F San MH	Top=195.6
	Inv In=186.8(From E)
	Inv In=186.2(From D)
	Inv Out=186.1
G San MH	Top=192.7
	Inv In=184.7

STORM SEWER ASBUILT

1 Catch Basin	Top=222.4
	Inv Out=216.2
2 Storm MH	Top=222.1
	Inv In=210.6
	Inv Out=200.9
3 End-Section	Inv=199.9
4 Storm MH	Top=216.6
	Inv Out=206.2
5 Storm MH	Top=210.0
	Inv In=205.8
	Inv Out=198.1
6 End-Section	Inv=197.5
7 Conc Headwall	Top=204.7
	Inv=201.7
8 Pond Structure	Top=214.7
	Top=204.4
9 Conc Headwall	Top=204.4
	Inv=202.1
10 Storm Grate	Top=215.9
	Inv=204.6



OPTION 4
PRELIMINARY DESIGN WETLAND OPTION
FOR
**LAKE MONTCLAIR
SEDIMENT FOREBAY**
DUMFRIES DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA
AUGUST 11, 2009
SHEET 1 OF 1