SPECIAL EXCEPTION AMENDMENT PLAT (SEA)
SEA 01-H-027-02
FOR
RESTON CRESCENT
RESTON SECTION 904, BLOCK 1
HUNTER MILL DISTRICT, FAIRFAX COUNTY, VIRGINIA

GENERAL NOTES

1. THE PROPERTIES DELINEATED HEREIN ARE LOCATED ON FAIRFAX COUNTY TAX MAP #17-3-((8)), PARCELS 0001A1, AND 0001B, ARE CURRENTLY ZONED I-4, AND ARE WITHIN THE HIGHWAY CORRIDOR AND SIGN CONTROL OVERLAY DISTRICTS.
2. SITE AREA: PARCEL 17-3-((8))-0001A1 = 20.26788 AC = 882,869 S.F.
   PARCEL 17-3-((8))-0001B = 15.81518 AC = 688,909 S.F.
   TOTAL = 36.08306 AC = 1,571,778 S.F.
3. THIS SPECIAL EXCEPTION AMENDMENT PROPOSES TO FURTHER AMEND SEA 01-H-027 TO ELIMINATE THE HEIGHT LIMITATION ASSOCIATED WITH PARCEL 1B AND INCLUDE THE ADDITIONAL LAND AREA OF PARCEL 1A-1 WITH THIS APPLICATION.
4. THIS SPECIAL EXCEPTION AMENDMENT PROPOSES AN INCREASE IN THE MAXIMUM ALLOWABLE BUILDING HEIGHT PER SECTION 9-607 OF THE ZONING ORDINANCE. PROPOSED BUILDING HEIGHTS ARE SHOWN ON SHEETS 5&6.
5. THIS SPECIAL EXCEPTION AMENDMENT PROPOSES AN INCREASE IN THE MAXIMIMUM ALLOWABLE FAR FROM .50 TO .70 PER SECTION 9-618 OF THE ZONING ORDINANCE.
6. THIS PROPOSED DEVELOPMENT IS IN CONFORMANCE WITH THE COMPREHENSIVE PLAN, ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED CONDITIONS.
7. THE TOPOGRAPHY SHOWN HEREON IS AT A TWO-FOOT CONTOUR INTERVAL, COMPILED BY PBS&J. ALL TOPOGRAPHY WAS OBTAINED VIA AIR SURVEY.
8. THE SITE SHOWN ON THIS PLAN IS LOCATED IN THE HUNTER MILL DISTRICT, THE BLUE PLAINS SEWER DISTRICT AND THE SUGARLAND RUN WATERSHED.
9. THIS SITE IS SERVED BY PUBLIC SEWER AND WATER.
10. STORM WATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICES (BMP) REQUIREMENTS ARE PROVIDED AS DESCRIBED IN THE NARRATIVES ON THIS SHEET.
11. UTILITY LOCATIONS SHOWN ARE APPROXIMATE. THERE IS AN EXISTING STORM SEWER UTILITY EASEMENT OF 25' OR MORE IN WIDTH ON THE SITE. TO THE BEST OF OUR KNOWLEDGE AND BELIEF ALL UTILITY EASEMENTS HAVING A WIDTH OF 25' OR MORE ON THIS PROPERTY ARE SHOWN ON THE PLAT.
12. INDIVIDUAL UTILITY PLANS AND PROFILES WILL BE SUBMITTED DURING THE SITE PLAN STAGE FOR CONSTRUCTION PURPOSES.
13. 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.
14. THERE ARE NO KNOWN BURIAL SITES FOUND ON THIS SITE.
15. EXISTING PRINCIPAL USE: OFFICE.
16. THERE ARE NO KNOWN SCENIC OR NATURAL FEATURES ON THIS PROPERTY DESERVING OF PROTECTION.
17. ALL PARKING SPACES ARE 8.5' X 18' UNLESS OTHERWISE NOTED.
18. MINOR MODIFICATIONS TO THE SIZE, DIMENSIONS, FOOTPRINTS, AND LOCATION OF BUILDINGS, PARKING SPACES, GARAGES AND SIDEWALKS MAY OCCUR WITH FINAL ENGINEERING AND DESIGN.
19. THERE ARE NO DESIGNATED FLOOD PLAINS, ENVIRONMENTAL QUALITY CORRIDORS, OR RPAs ON THE SITE PER FAIRFAX COUNTY MAPS.
20. TABULATIONS FOR BUILDING, PARKING AND LOADING DATA ARE PROVIDED ON SHEET #2 OF THIS PLAN.
21. ALL NECESSARY EASEMENTS TO BE CONVEYED AT THE TIME OF SITE PLAN APPROVAL.
22. THE EXISTING TRAILS ONSITE, WHICH ARE TO REMAIN, ARE IN COMPLIANCE WITH THE COMPREHENSIVE TRAILS PLAN.
23. THIS PLAN PROPOSES THREE OFFICE BUILDINGS, TWO PARKING GARAGES AND AN EXPANSION OF AN EXISTING GARAGE.
24. ALL SIGNAGE WILL COMPLY WITH ARTICLE 12 OF FAIRFAX COUNTY ZONING ORDINANCE UNLESS A COMPREHENSIVE SIGNAGE PLAN IS PASSED.
25. LIGHTING WILL COMPLY WITH ARTICLE 14 SECTION 900 OF FAIRFAX COUNTY ZONING ORDINANCE.

STORMWATER MANAGEMENT & BMP NARRATIVE

THE PROPOSED DEVELOPMENT CONSISTS OF THREE NEW OFFICE BUILDINGS, TWO NEW PARKING GARAGES AND AN EXPANSION OF THE EXISTING GARAGE. THERE ARE TWO EXISTING OFFICE BUILDINGS ONSITE THAT WILL REMAIN. THE SITE IS APPROXIMATELY 36.08 ACRES AND THERE ARE TWO EXISTING WET PONDS ON SITE WHICH PROVIDE SWM/BMP FOR THE PROPOSED DEVELOPMENT. THE SITE IS LOCATED IN THE SUGARLAND RUN WATERSHED. THE EXISTING PONDS ARE LOCATED ADJACENT TO SUNRISE VALLEY DRIVE. BOTH PONDS WILL REDUCE PEAK FLOWS ON THE 2 YEAR AND 10 YEAR STORM EVENTS TO AT LEAST PRE-DEVELOPED CONDITIONS AND WILL ALSO PROVIDE ADEQUATE BMP STORAGE TO SATISFY FAIRFAX COUNTY REQUIREMENTS. BOTH PONDS WILL BE PRIVATELY OWNED AND MAINTAINED. POND FOOTPRINTS, ALONG WITH THE SPILLWAYS, DAMS, AND APPROXIMATE WATER SURFACE ELEVATIONS CAN BE SEEN ON SHEETS #3 AND #12. VOLUME AND STORAGE COMPUTATIONS CAN BE FOUND ON SHEETS #11 AND 12. THESE SHEETS SHOW THAT THE PONDS WERE DESIGNED TO HANDLE THE PROPOSED LEVEL OF DEVELOPMENT.

OUTFALL NARRATIVE

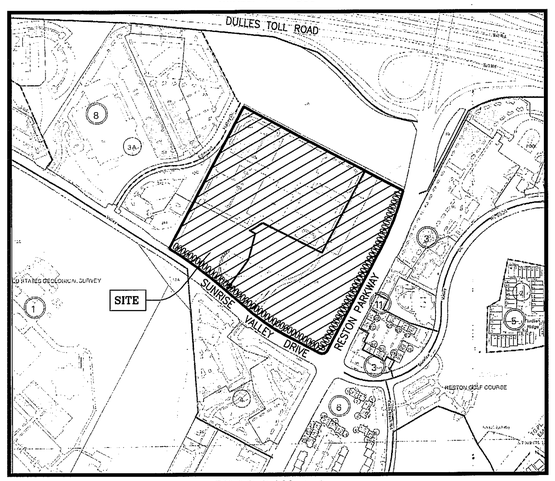
THE PROPOSED DEVELOPMENT DOES NOT CHANGE THE OUTFALL ANALYSIS FROM APPROVED FAIRFAX COUNTY PLAN 8001-SP-02, APPROVED 7/06/06. RUNOFF FROM THE SITE WILL BE COLLECTED BY A STORM SEWER SYSTEM WITH DROP INLETS ADEQUATELY SIZED TO INTERCEPT THE 10 YEAR STORM FLOWS. THESE FLOWS WILL THEN BE CONVEYED THROUGH A CLOSED CONDUIT DRAINAGE SYSTEM OF ADEQUATE CAPACITY TO TWO EXISTING STORMWATER MANAGEMENT AND BMP WET PONDS IN SERIES. THE OUTFALL FROM THE PONDS WILL DISCHARGE THROUGH A SYSTEM OF PIPES OF ADEQUATE CAPACITY INTO AN ENGINEERED CONCRETE CHANNEL WHICH OUTFALLS INTO AN EXISTING TRIPLE 60" CMP PIPES. THE HEADWATER CONDITION ON THE EXISTING PIPES PROVIDES ADEQUTE DEPTH AND FREEBORD AND FUNCTIONS WITH INLET CONTROL. THIS SYSTEM OUTFALLS INTO AN EXISTING CONCRETE TRAPEZOIDAL CHANNEL OF ADEQUATE CAPACITY WITH BED AND BANKS LOCATED WITHIN AN EXISTING STORM DRAINAGE EASEMENT. THE ANALYSIS OF THIS CHANNEL IS PROVIDED ON SHEET #13 FOR INFORMATION PURPOSES ONLY. BEYOND THE EXISTING CHANNEL, THE FLOW ENTERS A SERIES ON WET PONDS. THESE STRUCTURE ARE IN GOOD WORKING CONDITION. THESE PONDS ULTIMATELY OUTFALL INTO SUGARLAND WHERE THE DRAINAGE AREA IS GREATER THAN 1 SQ. MILE.

FLOWS FROM THE 2, 10, AND 100 YEAR STORMS ARE DETAINED BY THE EXISTING WET PONDS SUCH THAT THE POST-DEVELOPMENT OUTFLOW FROM THE SITE IS LESS THAN THE PRE-DEVELOPMENT OUTFLOW. IN ADDITION, THE COMBINDED PRIMARY AND EMERGENCY SPILLWAY IS ADEQUATE TO CONTAIN THE 100 YEAR AND 1.5*100 YEAR FLOOD EVENTS WITHOUT OVERTOPPING THE DAM. PER SECTION 6-1603.2C THE PRINCIPLE SPILLWAY MUST CONVEY THE ENTIRE 25 YEAR FLOOD. ANALYSIS OF THE 25 YEAR FLOOD WAS NOT PERFORMED WITH THE CONSTRUCTION OF EXISTING POND 1, SO THE 25 YEAR STORM ELEVATION WAS ASSUMED TO BE 402.91', OR 0.5' ABOVE THE 10 YEAR FLOOD ELEVATION. THIS 25 YEAR FLOOD ELEVATION IS BELOW THE 403.0' ELEVATION AT THE TOP OF THE SPILLWAY DAM.

SINCE THE EXISTING PIPE AND CHANNEL SYSTEMS FOR THIS OUTFALL HAVE ADEQUATE CAPACITY TO HANDLE THE FLOWS GENERATED BY THE PROPOSED DEVELOPEMENT WITHOUT ANY ADVERSE IMPACT TO DOWNSTREAM PROPERTIES (SEE OUTFALL ADEQUACY COMPUTATIONS AND CHANNEL CROSS SECTIONS ON SHEET 13). ADEQUATE OUTFALL EXISTS FOR THE SITE.

VICINITY MAP

SCALE: 1" = 500'



ZONING CLASS: I-4

APPLICANTS

ONE RESTON CO LLC.
& TWO RESTON CO LLC.

200 VESEY ST 11TH FLOOR
3 WORLD FINANCIAL CENTER
NEW YORK NY 10281

FAR TABULATION

EX. FAR TABULATION

STRUCTURE	GFA
EX. BUILDING 1	193,428 SF
EX. BUILDING 2	192,512 SF
TOTAL	385,940 SF

EXISTING FAR = 385,940 GSF COMMERCIAL/1,589,042 SF SITE AREA*
= 0.24

BY-RIGHT FAR TABULATION

BY-RIGHT FAR = .50
= 1,589,042 SF SITE AREA * .50 = 794,521 SF

PROPOSED FAR TABULATION

STRUCTURE	GFA
EX. BUILDING 1	193,428 SF
EX. BUILDING 2	192,512 SF
PROP. BUILDING C	210,128 SF
PROP. BUILDING D	211,896 SF
PROP. BUILDING E	301,644 SF
TOTAL	1,109,608 SF

FAR = 1,109,608 GSF COMMERCIAL/1,589,042 SF SITE AREA*
= 0.70

* FOR FAR PURPOSES, SITE AREA INCLUDES THE DENSITY CREDIT RESERVED DUE TO THE 17,264 SF OF R.O.W. DEDICATION TO VDOT.

Application No SEA-2001-H-027-02 Staff T. Strunk

APPROVED (SE) SP PLAN

SEE DEV CONDS DATED 07-09-2009
DATE OF (BOS) (BZA) 07-13-2009

Sheet 1 of 20

SHEET INDEX

1. COVER SHEET
2. GENERAL NOTES
3-4. EXISTING CONDITIONS PLAN
5-6. SPECIAL EXCEPTION AMENDMENT PLAN
7. OPENSPACE AMD CIRCULATION PLAN
8. PROPOSED LANDSCAPE PLAN
9. EXISTING VEGETATION MAP
10. BMP COMPS
11-13. SWM & OUTFALL
14. PROPOSED SITE SECTIONS
15. PROPOSED STREET SECTION
16. PROPOSED OVERALL PLAN
17. PROPOSED LANDSCAPE AT CENTRAL GREEN
18. PROPOSED SOUTH LANDSCAPE BUFFER AT RESTON PARKWAY
19. PROPOSED NORTH LANDSCAPE BUFFER AT RESTON PARKWAY
20. PERSPECTIVE RENDERINGS

RECEIVED
Department of Planning & Zoning
JUN 25 2009
Zoning Evaluation Division

No.	DATE	DESCRIPTION	REV.BY	APPROVED	DATE
3.	05-24-09	COUNTY RESUBMISSION			
2.	05-12-09	COUNTY RESUBMISSION			
1.	03-13-09	COUNTY RESUBMISSION			

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

PLAN DATE
05-08-08
08-01-08
12-29-08
03-13-09
05-12-09
06-24-09

Urban, Ltd.
7712 Little River Turnpike
Annandale, Virginia 22003
703-642-8080
www.urban-ltd.com
urban
Planners-Engineers-Landscape Architects-Land Surveyors

COMMONWEALTH OF VIRGINIA
MATTHEW K. KUSTERBEKANN
No. 030021
06/24/09
PROFESSIONAL ENGINEER

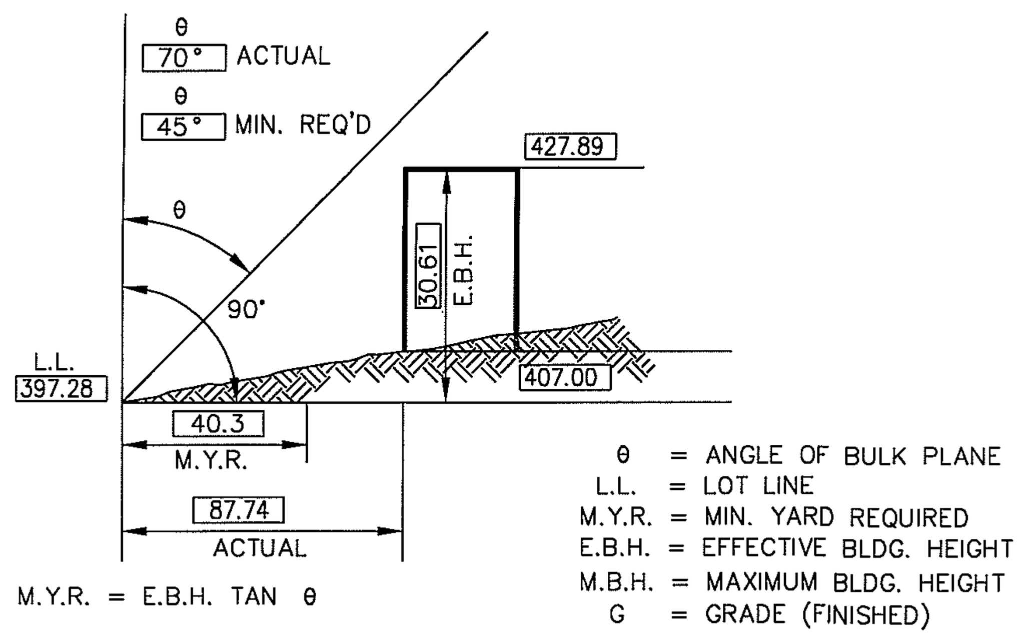
COVER SHEET
RESTON CRESCENT
RESTON SECTION 904, BLOCK 1
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: AS NOTED
C.I. = 2'
DATE: MAR., 2008

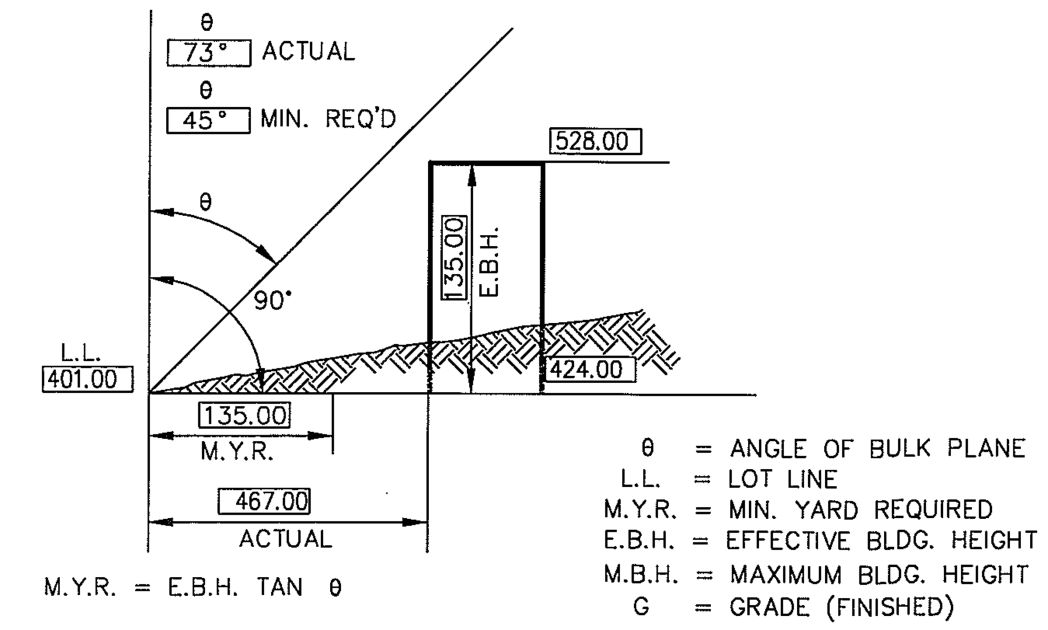
SHEET 1 OF 20

FILE No. SE-1697

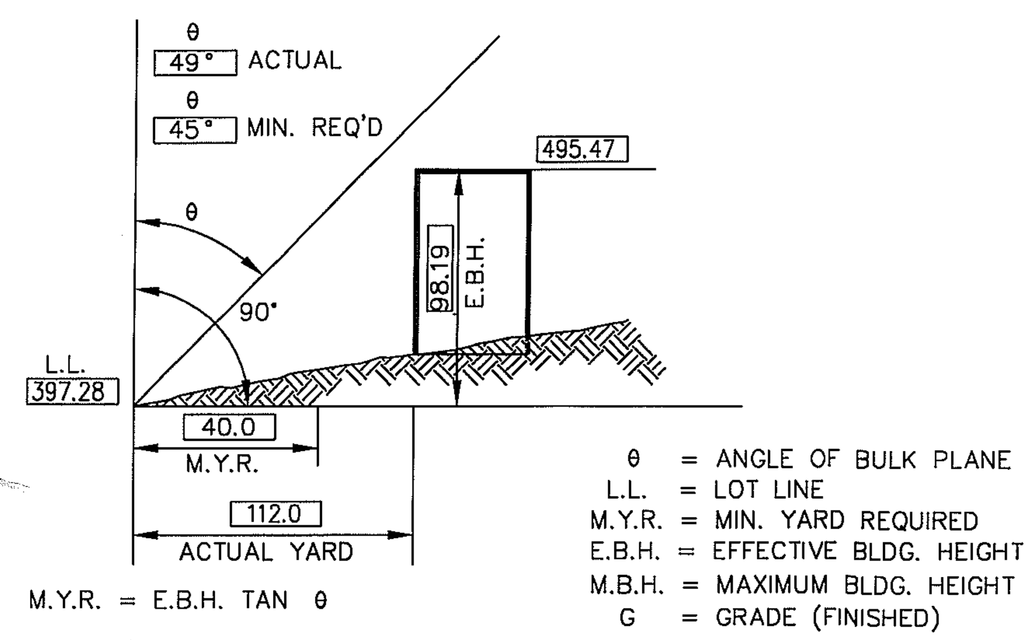
M:\Jobs\Reston\904-1\Bldg2&SE\1697-COVER.dwg, 6/22/2009 1:19:11 PM, jclemons



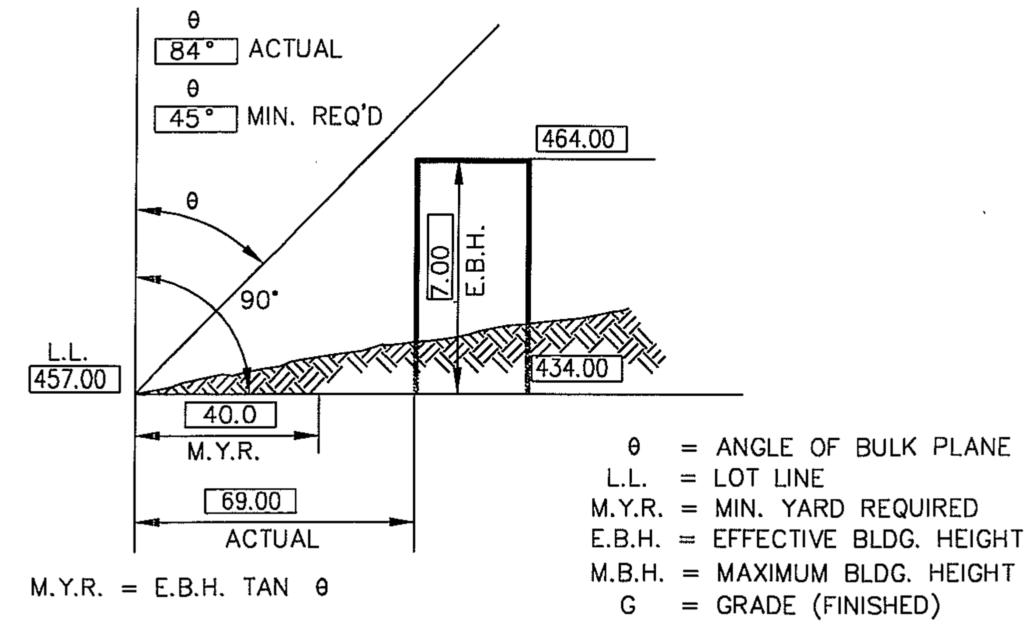
DETAIL ANGLE OF BULK PLANE
1ST FLOOR EXTENSION ALONG SUNRISE VALLEY
EX. BUILDING #2
(NOT TO SCALE)



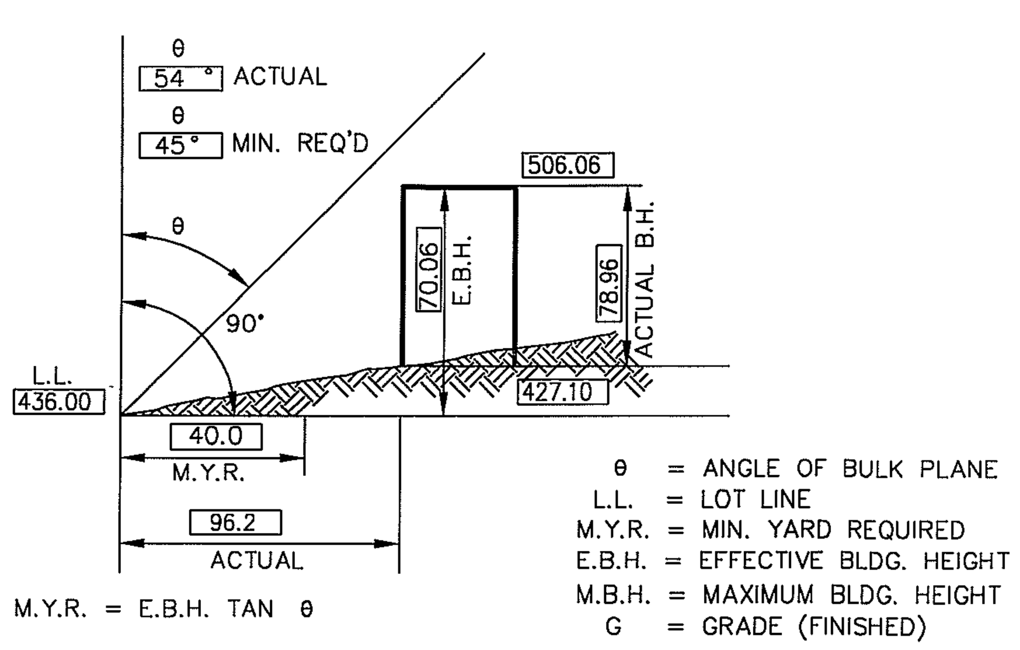
DETAIL ANGLE OF BULK PLANE
MAIN ROOF ALONG SUNRISE VALLEY FRONTAGE
BUILDING D
(NOT TO SCALE)



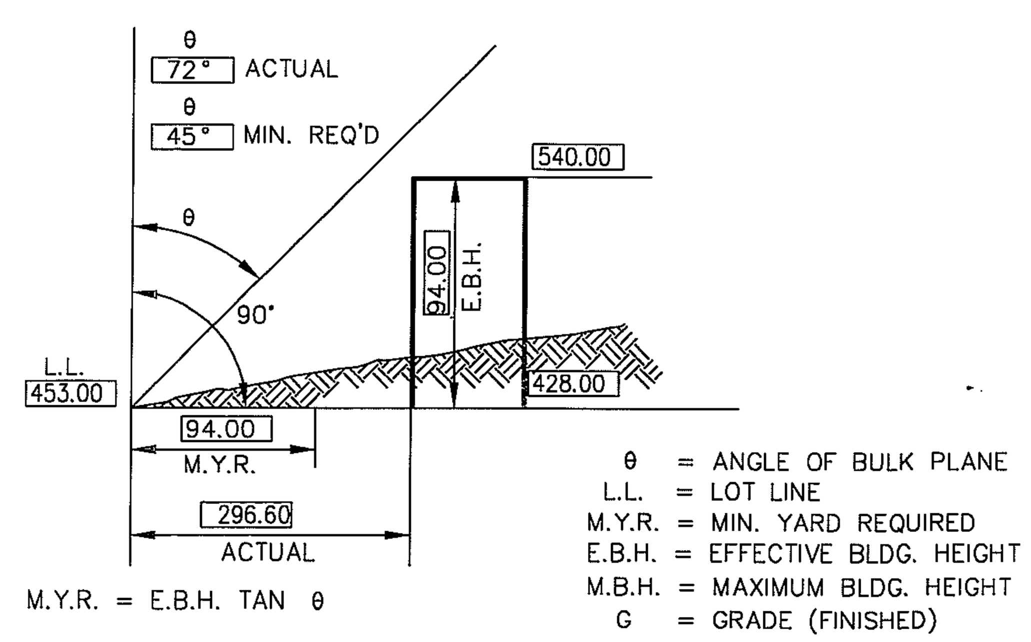
DETAIL ANGLE OF BULK PLANE
MAIN ROOF ALONG SUNRISE VALLEY DRIVE FRONTAGE
EX. BUILDING #2
(NOT TO SCALE)



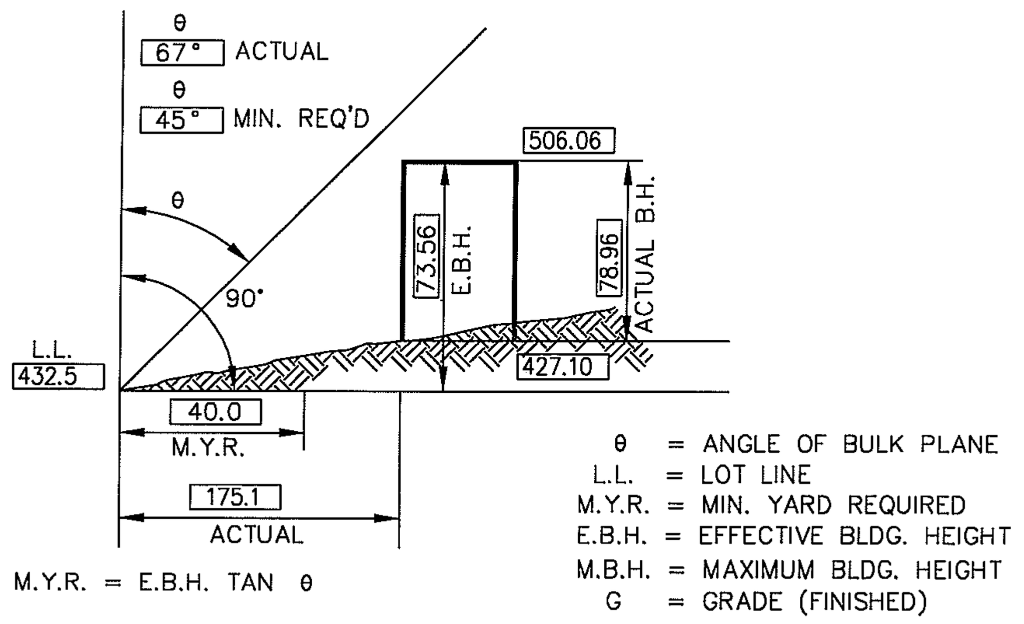
DETAIL ANGLE OF BULK PLANE
MAIN ROOF ALONG RESTON PARKWAY FRONTAGE
GARAGE P3
(NOT TO SCALE)



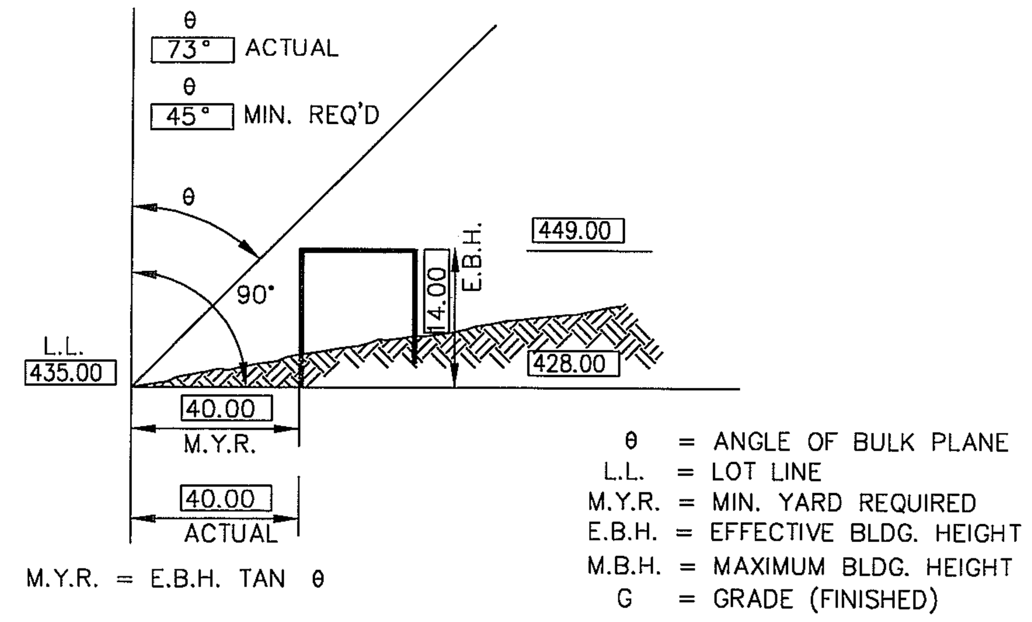
DETAIL ANGLE OF BULK PLANE
AT RESTON PARKWAY FRONTAGE
EX. BUILDING #1
(NOT TO SCALE)



DETAIL ANGLE OF BULK PLANE
MAIN ROOF ALONG RESTON PARKWAY FRONTAGE
BUILDING C
(NOT TO SCALE)



DETAIL ANGLE OF BULK PLANE
AT SUNRISE VALLEY DRIVE FRONTAGE
EX. BUILDING #1
(NOT TO SCALE)



DETAIL ANGLE OF BULK PLANE
MAIN ROOF ALONG RESTON PARKWAY FRONTAGE
GARAGE P2
(NOT TO SCALE)

MINIMUM STORMWATER INFORMATION FOR REZONING, SPECIAL EXCEPTION, SPECIAL PERMIT AND DEVELOPMENT PLAN APPLICATIONS

The following information is required to be shown or provided in all zoning applications, or a waiver request of the submission requirement with justification shall be attached. Note: Waivers will be acted upon separately. Failure to adequately address the required submission information may result in a delay in processing this application.

This information is required under the following Zoning Ordinance paragraphs:

Special Permits (8-011 2J & 2L)	Special Exceptions (9-011 2J & 2L)
Cluster Subdivision (9-615 1G & 1N)	Commercial Revitalization Districts (9-622 2A (12) & (14))
Development Plans PRC District (16-302 3 & 4L)	PRC Plan (16-303 1E & 1O)
FDP P Districts (except PRC) (16-502 1F & 1Q)	Amendments (18-202 10F & 10I)

☑ 1. Plat is at a minimum scale of 1"=50' (unless it is depicted on one sheet with a minimum scale of 1"=100').

☑ 2. A graphic depicting the stormwater management facility(ies) and limits of clearing and grading accommodate the stormwater management facility(ies), storm drainage pipe systems and outlet protection, pond spillways, access roads, site outfalls, energy dissipation devices, and stream stabilization measures as shown on Sheet 3&4.

☑ 3. Provide:

Facility Name/ Type & No. (e.g. dry pond A, infil. trench, underground vault, etc.)	On-site area served (acres)	Off-site area served (acres)	Drainage area (acres)	Footprint area (sf)	Storage Volume (cf)	If pond, dam height (ft)
Wet Pond 1	7.44	24.14	31.58	34,966	190,000	12
Wet Pond 2	24.12	39.52	63.64	79,444	666,713	17
Totals						

☑ 4. Onsite drainage channels, outfalls and pipe systems are shown on Sheet 3&4. Pond inlet and oulet pipe systems are shown on Sheet 3&4.

☑ 5. Maintenance access (road) to stormwater management facility(ies) are shown on Sheet 3&4. Type of maintenance access road surface noted on the plat is grasspave (asphalt, geoblock, gravel, etc.).

☑ 6. Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet 8.

☑ 7. A 'stormwater management narrative' which contains a description of how detention and best management practices requirements will be met is provided on Sheet 1.

☑ 8. A description of the existing conditions of each numbered site outfall extended downstream from the site to a point which is at least 100 times the site area or which has a drainage area of at least one square mile (640 acres) is provided on Sheet 1.

☑ 9. A description of how the outfall requirements, including contributing drainage areas of the Public Facilities Manual will be satisfied is provided on Sheet 1.

☑ 10. Existing topography with maximum contour intervals of two (2) feet and a note as to whether it is an air survey or field run is provided on Sheets 3&4.

☐ 11. A submission waiver is requested for ______.

☐ 12. Stormwater management is not required because ______.

MAY-01-2008 04:06 PM P.02

Archaeological Survey Data Form – Part A

In order to determine the existing on-site conditions, the following information must be provided to the Cultural Resource Management and Protection Section of the Fairfax County Park Authority, James Lee Community Center 2855 Annandale Road, Room 124, Falls Church, VA, 22042, prior to submission of any rezoning, development plan, special exception, special permit or variance application that involves 2500 square feet or more of land disturbing activity and where the application property is located wholly or partially within or contiguous to a Historic Overlay District. Following the County's review of available files and GIS information for the application property, a determination will be made as to the probability of the application property to yield significant archaeological resources. The Cultural Resource Management and Protection Section will reply to the applicant within fifteen (15) working days of receipt of the following required information:

APPLICANT	Name: One Reston Co L.L.C + Two Reston Co L.L.C.
	Mailing Address: 1250 Connecticut AVE, N.W. Washington, D.C. 20036
	Phone Home ( ) Work (202) 364-6223 Mobile ( )
PROPERTY INFORMATION	Property Address: 12018 and 12000 Sunrise Valley drive
	Tax Map and Parcel Number: 17-3 ((8)) 0001A and B — Size (acre/sq.ft.): 36.4971 AC
	Zoning District: I-4 — Magisterial District: Hunter Mill
	Proposed Zoning if concurrent with rezoning application: N/A concurrent with SE application
HISTORIC OVERLAY DISTRICT ARCHAEOLOGICAL SURVEY REQUEST INFORMATION	Provide the following: One (1) copy of the current Fairfax County Zoning Section Sheet(s) at a scale of one inch equals five hundred feet (1" = 500'), covering the area within at least a 500 foot radius of the proposed use, showing the existing zoning classification for all land appearing on the map. If more than one (1) Zoning Section Sheet is required to cover the area, such sheets shall be attached so as to create an intelligible map. The boundaries of the subject site shall be outlined in red thereon. SEE ATTACHED
	Description of the proposal including type of application and proposed use, and a graphic drawn to scale showing the dimensions of all existing buildings and their distance from property lines (attach additional sheets, as necessary): SEE ATTACHED
AGENT/CONTACT INFORMATION	Name: SHAWN BATTERTON
	Mailing Address: 7700 Little River Turnpike, Annandale VA 22003
	Phone Home ( ) Work (703) 642 8080 Mobile ( )
MAILING	Send all correspondence to (check one): ___ Applicant or ✓ Agent/Contact

One Reston Co LLC
Two Reston Co LLC
Type/Print Name of Applicant — Signature of Applicant/Agent

FOR OFFICIAL COUNTY USE ONLY
Date all required information received: 4/15/08
No probability. No Survey Required. ✓
Low probability. Survey Required (see Sect. 7-210 of the Zoning Ordinance): ______
Medium to high probability. Survey Required (see Sect. 7-210 of the Zoning Ordinance): ______
Comments (attach additional sheets, if necessary): ______
Date of response to applicant: 5/1/08

EXISTING BUILDING DATA & PARKING TABULATION

BUILDING	PRINCIPAL USE	GFA	REQUIRED PARKING RATIO	REQUIRED PARKING
EXISTING BUILDING 1	OFFICE	193,428	2.6 SPACES/1000 GFA	503 SPACES
EXISTING BUILDING 2	OFFICE	192,512	2.6 SPACES/1000 GFA	501 SPACES
			TOTAL EXISTING SPACES REQUIRED	1004 SPACES
			TOTAL EXISTING SPACES PROVIDED	2775 SPACES

SPECIAL EXCEPTION AMENDMENT BUILDING DATA & PARKING TABULATION

BUILDING	PRINCIPAL USE	GFA	REQUIRED PARKING RATIO	REQUIRED PARKING
PROPOSED BUILDING C	OFFICE	210,128	2.6 SPACES/1000 GFA	547 SPACES
PROPOSED BUILDING D	OFFICE	211,896	2.6 SPACES/1000 GFA	551 SPACES
PROPOSED BUILDING E	OFFICE	301,644	2.6 SPACES/1000 GFA	785 SPACES
			SPECIAL EXCEPTION SPACES REQUIRED	1883 SPACES
TOTAL SPACES REQUIRED FOR SPECIAL EXCEPTION BUILDINGS AND EXISTING BUILDINGS				2887 SPACES (INCLUDES 39 HC SPACES, 7 OF WHICH ARE VAN ACCESSIBLE.)

ADA SPACES REQUIRED

20 SPACES + 1/100 SPACES OVER 1000 1 IN 6 MUST BE VAN ACCESSIBLE	39 SPACES
ADA VAN SPACES VAN ACCESSIBLE SPACES REQUIRED	7 SPACES

NOTE: ADA SPACES WILL BE PROVIDED IN ACCORDANCE WITH ADA REGULATIONS AT THE TIME OF FINAL SITE PLAN.

PROPOSED PARKING PROVIDED

BUILDING	TOTAL SPACES
PARKING GARAGE I	1,294 SPACES
PARKING GARAGE II	1,193 SPACES
PARKING GARAGE III	1,167 SPACES
EXISTING AND PROPOSED SURFACE SPACES	164 SPACES
TOTAL SPACES PROVIDED	3,818 SPACES (INCLUDES HC SPACES)

TOTAL SPACES PROVIDED (3,818) > TOTAL SPACES REQUIRED (2887)

LOADING SPACES REQUIRED

BUILDING	PRINCIPAL USE	GFA	REQUIRED LOADING RATIO
EXISTING BUILDING 1	OFFICE	193,428	
EXISTING BUILDING 2	OFFICE	192,512	
PROPOSED BUILDING C	OFFICE	210,128	
PROPOSED BUILDING D	OFFICE	211,896	
PROPOSED BUILDING E	OFFICE	301,644	
TOTAL FOR OFFICE USE	OFFICE	1,109,608	1 SP/FIRST 10,000 SQ. FT 1 SP/ADDITIONAL 20,000 SQ FT

TOTAL COMPUTED SPACES REQUIRED = 56 SPACES
MAX. LOADING SPACES PER USE PER ARTICLE 11-202 OF FFX. CO ZONING ORDINANCE. = 5 SPACES

LOADING SPACES PROVIDED

BUILDING	PRINCIPAL USE	GFA	PROVIDED LOADING
EXISTING BUILDING 1	OFFICE	193,428	3 EXISTING
EXISTING BUILDING 2	OFFICE	192,512	3 EXISTING
PROPOSED BUILDING C	OFFICE	210,128	2 MIN. PROPOSED
PROPOSED BUILDING D	OFFICE	211,896	2 MIN. PROPOSED
PROPOSED BUILDING E	OFFICE	301,644	2 MIN. PROPOSED
TOTAL FOR OFFICE USE	OFFICE	1,109,608	12 MIN. PROPOSED

NOTE: PARKING AND LOADING WILL BE PROVIDED GENERALLY AS SHOWN. THE APPLICANT RESERVES THE RIGHT TO MODIFY THE NUMBER AND/OR LOCATION OF PARKING AND LOADING SPACES PROVIDED ON THE SITE PENDING FINAL ENGINEERING, WITHOUT THE NEED TO AMEND THIS SE APPLICATION, PROVIDED THAT THE MINIMUM NUMBER OF PARKING SPACES PROVIDED WILL BE IN ACCORDANCE WITH ARTICLE 11 OF THE FAIRFAX COUNTY ZONING ORDINANCE.

MAY-01-2008 04:07 PM P.03

FAIRFAX COUNTY PARK AUTHORITY
12055 Government Center Parkway, Suite 927
Fairfax, VA 22035-1118

May 1, 2008

Shawn Batterton
One Reston Co., LLC and Two Reston Co., LLC
7700 Little River Turnpike
Annandale, VA 22003

Re: Archaeological Survey Data Form for 17-3 ((8)) 1A and B

Dear Mr Batterton:

I sent the Archaeological Survey Data Form package for 17-3 ((8)) 1A and B to staff for review. The area has no probability for the recovery of intact archaeological resources. No further archaeological work is required.

Should you have any further questions, please do not hesitate to contact me at (703) 534-3881, X 402.

Thanks.

Sincerely,

Elizabeth Crowell

Elizabeth A. Crowell, Ph.D.
Cultural Resource Management and Protection Section Manager
Fairfax County Park Authority
(703) 534-3881

703-324-8700 • TTY: 703-324-3988 • ONLINE: www.fairfaxcounty.gov/parks • E-MAIL: parkmail@fairfaxcounty.gov

Application No SEA-2001-H-027-02 Staff T. Strunk
APPROVED (SE) SP PLAN
SEE DEV CONDS DATED 07-09-2009
DATE OF (BOS) (BZA) 07-13-2009
Sheet 2 of 20

No.	DATE	DESCRIPTION
3.	06-24-09	COUNTY RESUBMISSION
2.	05-12-09	COUNTY RESUBMISSION
1.	03-13-09	COUNTY RESUBMISSION

PLAN DATE
5-08-08
08-01-08
12-29-08
03-13-09
05-12-09
06-24-09

urban™
Planners • Engineers • Landscape Architects • Land Surveyors
Urban, Ltd.
7712 Little River Turnpike
Annandale, Virginia 22003
Tel. 703.642.8080
www.urban-ltd.com

COMMONWEALTH OF VIRGINIA
MATTHEW K. KOIRTYOHANN
No. 038021
06/24/09
PROFESSIONAL ENGINEER

GENERAL NOTES
RESTON CRESCENT
RESTON SECTION 904, BLOCK 1
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

FILE No. SE-1697

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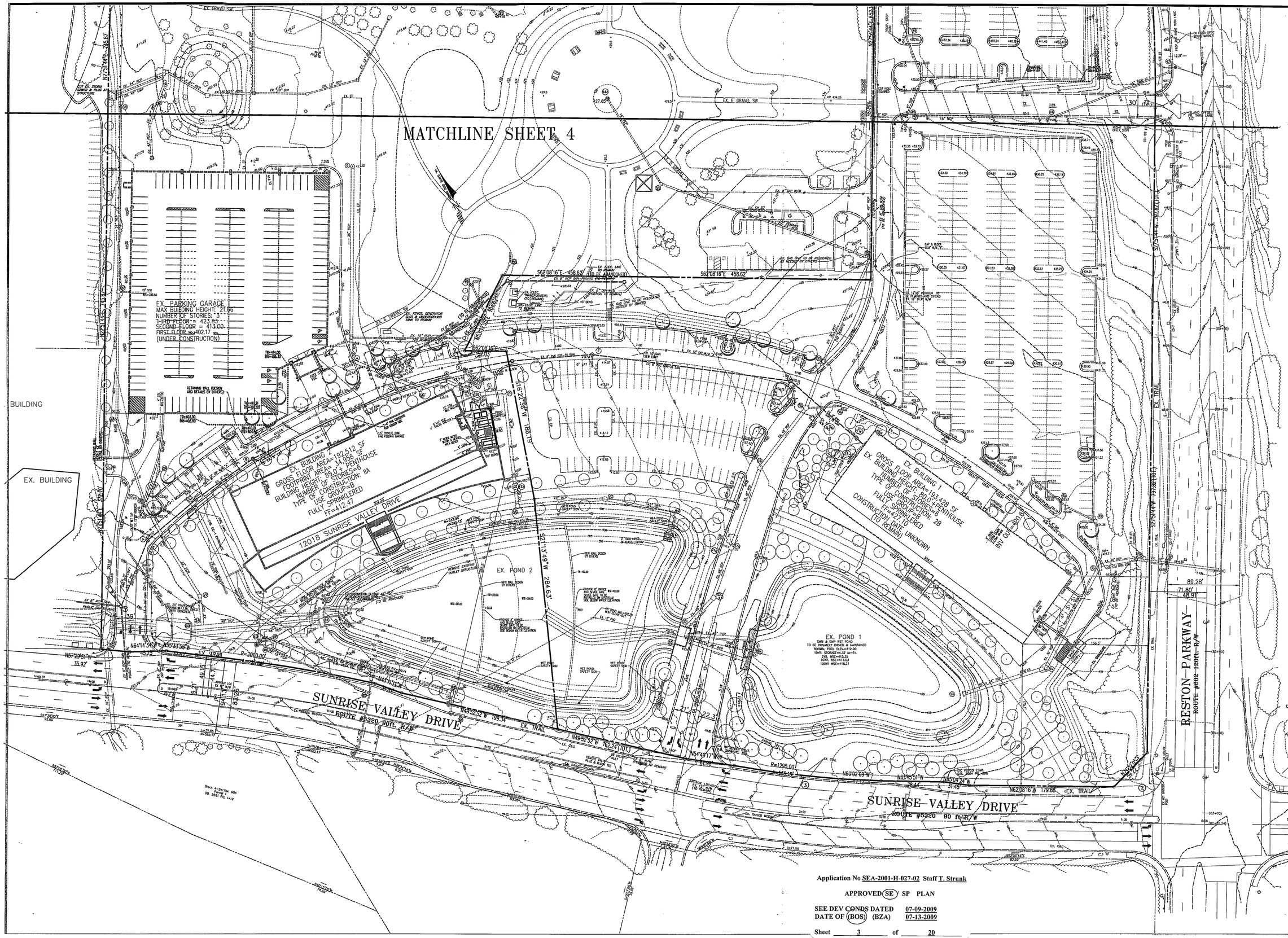

Application No SEA-2001-H-027-02 Staff T. Strunk

APPROVED (SE) SP PLAN

SEE DEV CONDS DATED 07-09-2009
DATE OF (BOS) (BZA) 07-13-2009

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No.	DATE	DESCRIPTION	REV.BY	APPROVED	DATE

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12-20-08
03-13-09
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COMMONWEALTH OF VIRGINIA
MATTHEW K. KOBERTEGLAHN
No. 028921
06/24/09
PROFESSIONAL ENGINEER

EXISTING CONDITIONS PLAN
RESTON CRESCENT
RESTON SECTION 904, BLOCK 1
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1" = 50' C.I. = 2' DATE: MAR., 2008

SHEET 3 OF 20

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No.	DATE	DESCRIPTION	REV. BY	APPROVED	DATE

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COMMONWEALTH OF VIRGINIA
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EXISTING CONDITIONS PLAN

RESTON CRESCENT
RESTON SECTION 904, BLOCK 1

HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1" = 50' C.I. = 2' DATE: MAR., 2008

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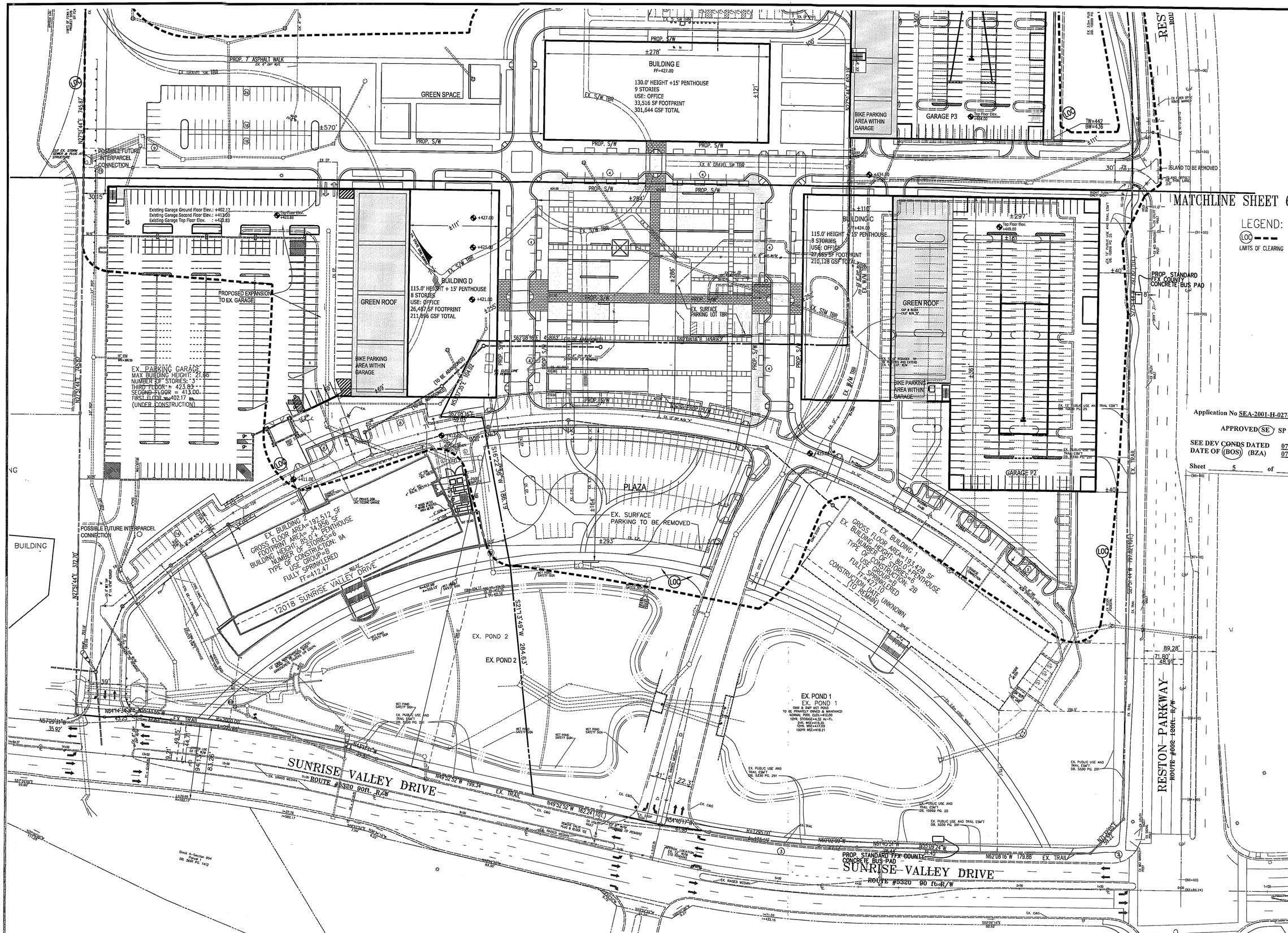

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3.	06-24-09	COUNTY RESUBMISSION			
2.	05-12-09	COUNTY RESUBMISSION			
1.	03-13-09	COUNTY RESUBMISSION			

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COMMONWEALTH OF VIRGINIA
MATTHEW K. KORTYKOWANY
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SPECIAL EXCEPTION AMENDMENT PLAN

RESTON CRESCENT
RESTON SECTION 904, BLOCK 1

HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=50' C.I. = 2' DATE: MAR., 2008

SHEET 5 OF 20

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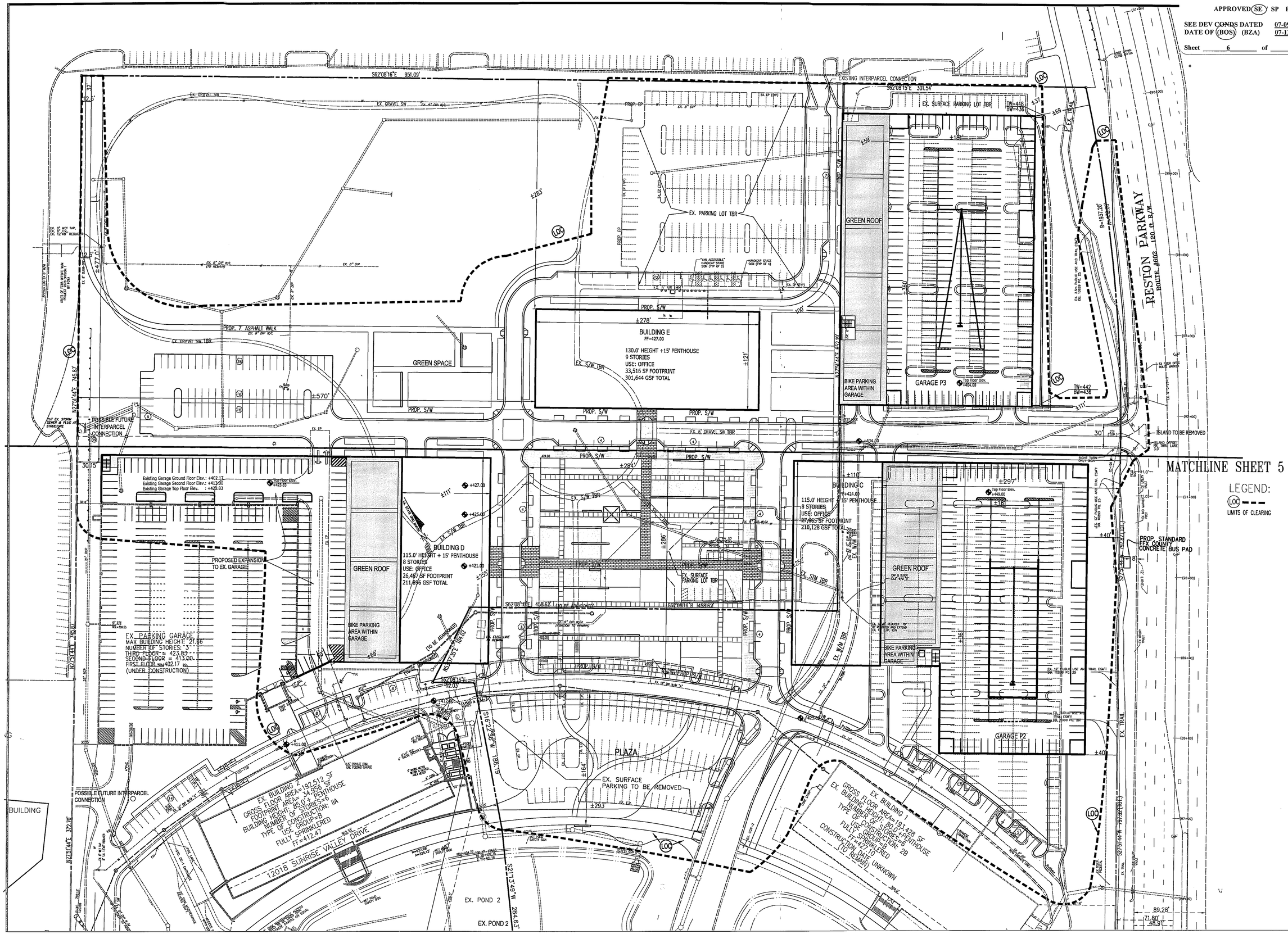

No.	DATE	DESCRIPTION	REV.BY	APPROVED	DATE
3.	06-24-09	COUNTY RESUBMISSION			
2.	05-12-09	COUNTY RESUBMISSION			
1.	03-13-09	COUNTY RESUBMISSION			

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SPECIAL EXCEPTION AMENDMENT PLAN

RESTON CRESCENT
RESTON SECTION 904, BLOCK 1

HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1" = 50' C.I. = 2' DATE: APR., 2008

SHEET 6 OF 20

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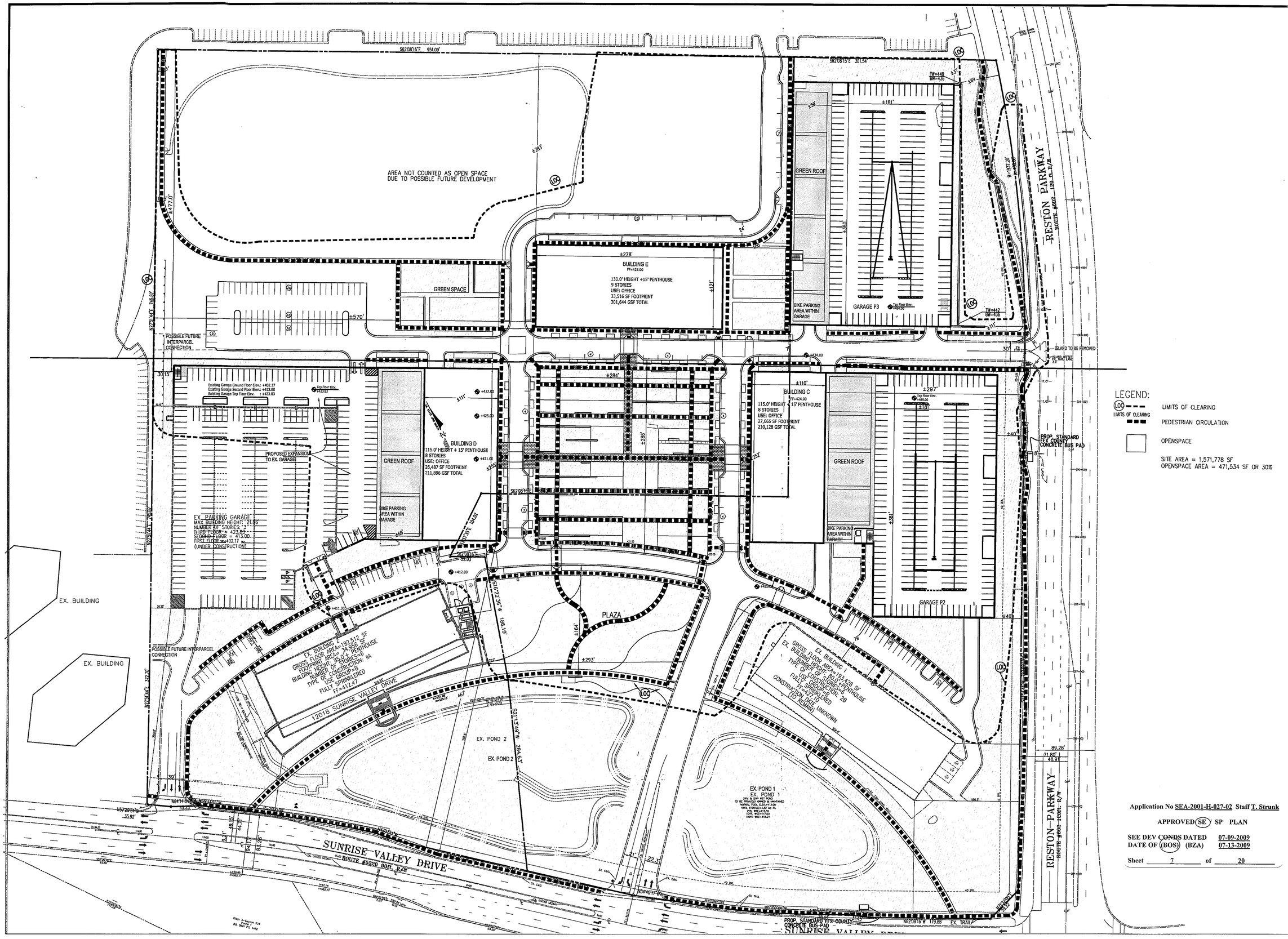

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APPROVED (SE) SP PLAN

SEE DEV CONDS DATED 07-09-2009
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No.	DATE	DESCRIPTION	REV.BY	APPROVED	DATE
3.	06-24-09	COUNTY RESUBMISSION			
2.	05-12-09	COUNTY RESUBMISSION			
1.	03-13-09	COUNTY RESUBMISSION			

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	05-12-09
	06-24-09

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COMMONWEALTH OF VIRGINIA
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PROFESSIONAL ENGINEER

OPENSPACE AND CIRCULATION PLAN

RESTON CRESCENT
RESTON SECTION 904, BLOCK 1

HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1" = 60' C.I. = 2' DATE: APR., 2008

SHEET 7 OF 20

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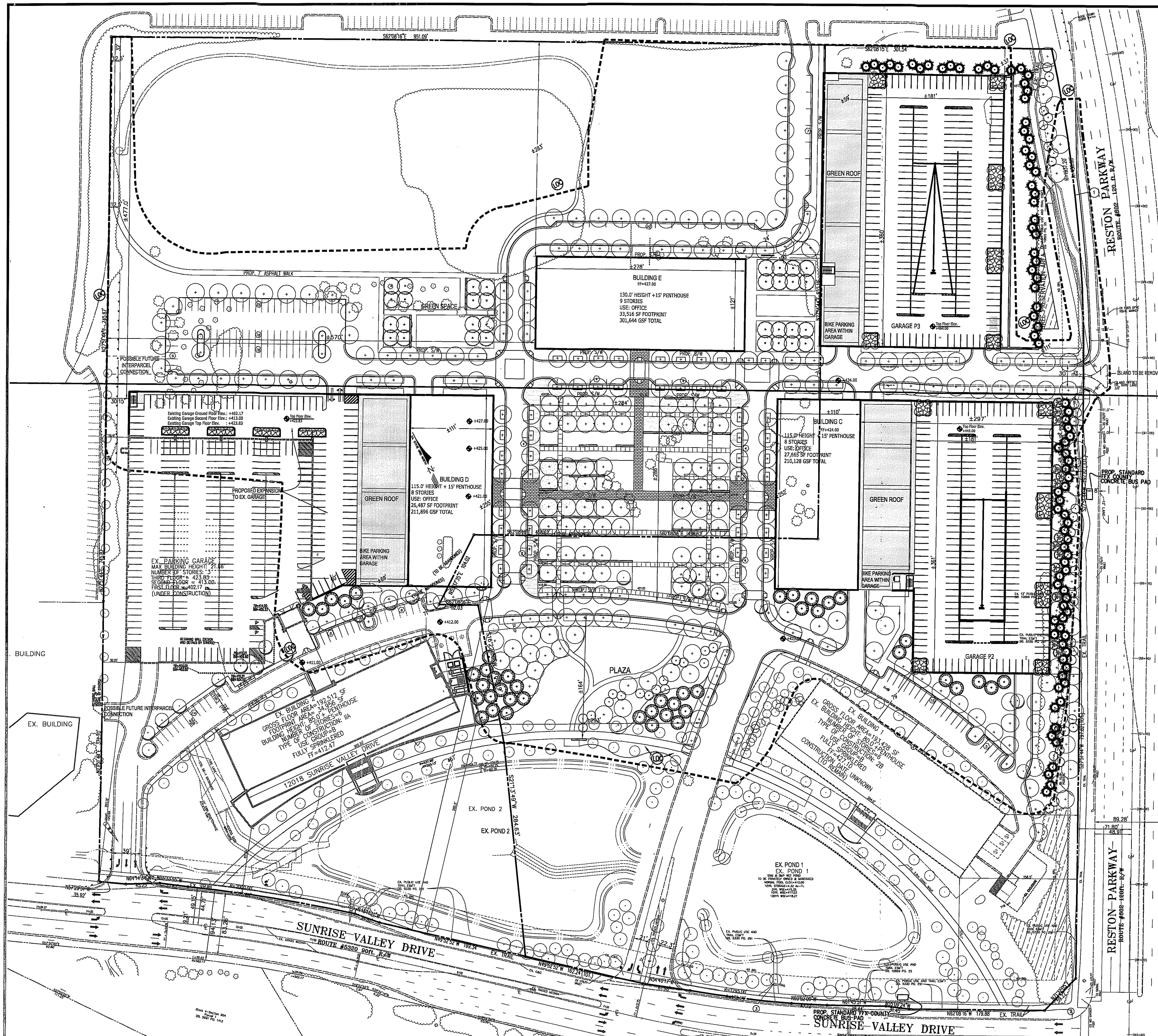

CURVE TABLE						
CURVE	RADIUS	ARC	DELTA	TANGENT	CHORD	BEARING
1	1937.20	438.08	12°57'25"	219.98	437.15	N21°23'01"E
2	29.53	46.38	90°00'00"	29.53	41.76	N72°51'44"E
3	1295.00	136.15	6°01'26"	68.14	136.09	S55°38'20"E
4	2000.00	225.65	6°27'52"	112.95	225.54	N53°38'51"W

LEGEND

- = EX. VEGETATION
- = EX. CANOPY TREE
- = PROP. EVERGREEN TREE
- = PROP. LARGE CANOPY TREE
- = PROP. LANDSCAPED GREEN PLAZA AREA
- = PROP. GARAGE ROOFTOP GREENSPACE AREA
- = TREE PRSERVATION AREA
- LOC = LIMITS OF CLEARING

NOTE: ALL VEGETATION OUTSIDE THE LIMITS OF CLEARING IS TO BE PRESERVED

NOTE: FOR TREES TO AVOID STRESS DURING ESTABLISHMENT AND GROW AND FUNCTION NORMALLY, SOILS SHOULD BE FERTILE AND WELL AERATED.

Application No SEA-2001-H-027-02 Staff T. Strunk

APPROVED (SE) SP PLAN

SEE DEV CONDS DATED 07-09-2009
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LANDSCAPING IS SUBJECT TO CHANGE WITH FINAL ENGINEERING AND DESIGN. LANDSCAPING TO BE PROVIDED IN CONFORMANCE WITH THE FAIRFAX COUNTY PFM AND ZONING ORDINANCE.

No.	DATE	DESCRIPTION	REV.BY	APPROVED	DATE
1.	03-13-09	COUNTY RESUBMISSION			
2.	05-12-09	COUNTY RESUBMISSION			
3.	06-24-09	COUNTY RESUBMISSION			

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PROFESSIONAL ENGINEER
No. 030221

PROPOSED LANDSCAPE PLAN
RESTON CRESCENT
RESTON SECTION 904, BLOCK 1
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1" = 60' C.I. = N/A DATE: MAR., 2008

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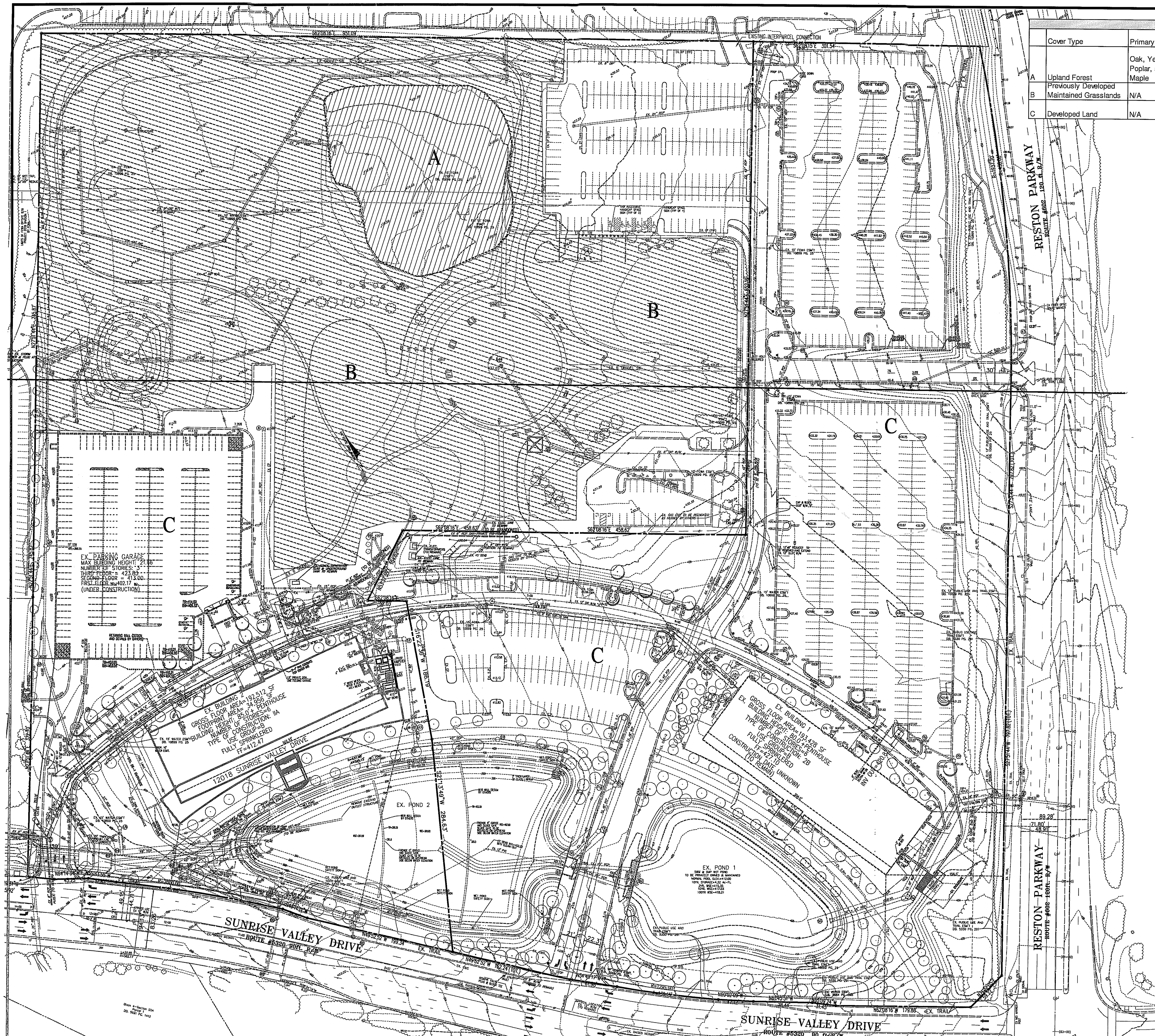

	RESTON CRESCENT EVM SUMMARY TABLE					
	Cover Type	Primary Species	Successional Stage	Condition	Acreage	Comments
A	Upland Forest	Oak, Yellow-Poplar, and Red Maple	Long-term Sub Climax	Good	1.17	This upland forest is in generally good condition. The most dominate species in this area are the oak, poplar and maple. Tree sizes range from 6" to 24".
B	Previously Developed Maintained Grasslands	N/A	N/A	N/A	9.63	Landscaped grassland area with a gravel trail and benches
C	Developed Land	N/A	N/A	N/A	25.28	Consists of parking lots, roads, office buildings, garage and other infrastructure

Application No SEA-2001-H-027-02 Staff T. Strunk

APPROVED (SE) SP PLAN

SEE DEV CONDS DATED 07-09-2009

DATE OF (BOS) (BZA) 07-13-2009

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No.	DATE	DESCRIPTION	REV.BY	APPROVED	DATE
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COMMONWEALTH OF VIRGINIA
MATTHEW K. KOIRTYOHANN
No. 039021
06/24/09
PROFESSIONAL ENGINEER

EXISTING VEGETATION MAP

RESTON CRESCENT
RESTON SECTION 904, BLOCK 1

HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1" = 60' C.I. = 2' DATE: APR., 2008

SHEET 9 OF 20

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BMP Facility Design Calculations

Plan Name:
Plan Number:

Date:
Engineer:

I. Water Quality Narrative

THE SITE CONSISTS OF A 36.5 ACRE COMMERCIAL DEVELOPEMENT TO BE FULLY DEVELOPED. 8 ACRES OF DEVELOPED AREA AND 23.38 ACRES OF OFFSITE DEVELOPED LAND WILL DRAIN TO THE POND IDENTIFIED AS POND "A". 23.17 ACRES OF DEVELOPED AREA AND 9.09 ACRES OF OFFSITE DEVELOPED LAND WILL DRAIN TO THE PROPOSED WET POND IDENTIFIED AS POND "B". 5.33 ACRES OF DEVELOPED AREA DRAIN UNCONTROLLED FROM THE SITE. THE FACILITY WILL BE PRIVATELY OWNED AND MAINTAINED. THE SITE IS LOCATED IN THE RESOURCE MANAGEMENT AREA OUTSIDE OF THE OCCOQUAN WATERSHED; THEREFORE, 40% PHOSPHORUS REMOVAL IS REQUIRED.

II. Watershed Information

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

	Subarea Designation and Description (1)	"C" (2)	Acres (3)
A1	DEVELOPED WITH CONTROLS TO POND "A"	0.85	8.00
A2	DEVELOPED WITH CONTROLS TO POND "B"	0.85	23.17
A3	DEVELOPED WITHOUT CONTROLS	0.85	5.33
A4	OFFSITE DEVELOPED WITH CONTROLS TO POND "A"	0.85	10.85
A5	OFFSITE DEVELOPED WITH CONTROLS TO POND "A"	0.80	6.13
A6	OFFSITE DEVELOPED WITH CONTROLS TO POND "A"	0.35	6.40
A7	OFFSITE DEVELOPED WITH CONTROLS TO POND "B"	0.85	6.49
A8	OFFSITE DEVELOPED WITH CONTROLS TO POND "B"	0.80	2.60

NOTE: Rational formula "C" factors are taken from the general zoning values listed in Appendix 4-1 or 4-2 depending on the location of the BMP facility (Fairfax County Public Facilities Manual Chart A6-19 or Prince William County Design and Construction Standards Manual, Exhibit 1).

III. Phosphorus Removal - General

BMP phosphorus removal efficiencies are the same for Northern Virginia jurisdictions unless otherwise noted. Table 4-1 presents the accepted removal efficiencies for BMPs in Northern Virginia.

Facility Type	Removal Rate
?Extended Detention Dry Pond	
Design (1) (Chart "A")	40%
Regional	50%
?Wet Pond	
Design (1) (4.0 x W)	50%
Design (2) (2.5 x W + Extended Detention)	45%
Regional (4.0 x W)	65%
?Infiltration Trench	
Design (1) (0.5 in/imp. ac.)	50%
Design (2) (1.0 in/imp. ac.)	65%
Design (3) (2-year 2-hour storm)	70%
SAND FILTER	60%

* NOTE: Phosphorus removal credit and specific requirements for the establishment of regional ponds may vary between jurisdictions. The designer should contact the appropriate agency before consideration of such a facility.

Table 4-1: Phosphorus Removal Efficiencies for Different BMP Facilities

IIIa. Phosphorus Removal - "Occoquan Method"

This section is for use in the jurisdictions which do not utilize CBLAD's "Chesapeake Bay Method" for phosphorus removal calculations. The "Chesapeake Bay Method" is addressed in Section IIIb of this worksheet. Please check with your local jurisdiction to determine which method to use.

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

(A) Area of the site (a) 36.5 acres

(B)

	Subarea Designation (1)	"C" (2)	Acres (3)	Product (4)
A1	DEVELOPED WITH CONTROLS TO POND "A"	0.85	8.00	6.80
A2	DEVELOPED WITH CONTROLS TO POND "B"	0.85	23.17	19.69
A3	DEVELOPED WITHOUT CONTROLS	0.85	5.33	4.53

(b) Total = 31.02

(C) Weighted average "C" factor (b) / (a) = (c) 0.85

Part 3: Compute the total Phosphorus Removal for the Site

Subarea Designation (1)	BMP Type (2)	Removal Eff. (%) (3)	Area Ratio (4)	"C" Factor Ratio (5)	Product (6)
A1	WET POND	50	8.0/36.5=0.22	0.85/0.85=1.00	11.00
A2	WET POND	50	23.17/36.5=0.63	0.85/0.85=1.00	31.50
A3	UNCONTROLLED	0			0.00
A4	WET POND	50	10.85/(0.2)/36.5=0.06	0.85/0.85=1.00	3.00
A5	WET POND	50	6.13/(0.2)/36.5=0.03	0.80/0.85=0.94	1.41
A6	WET POND	50	6.40/(0.2)/36.5=0.03	0.35/0.85=0.41	0.62
A7	WET POND	50	6.49/(0.2)/36.5=0.04	0.85/0.85=1.00	2.00
A8	WET POND	50	2.60/(0.2)/36.5=0.01	0.80/0.85=0.94	0.47

(a) Total = 47.20 %

Part 4: Determine Compliance with Phosphorus Removal Requirement

(A) Select Requirement (a) 40%

- Water Supply Overlay District (Occoquan Watershed) = 50% (Fairfax County and Prince William County)
- Chesapeake Bay Preservation Area (New Development) = 40% (Fairfax County 50% (Prince William County)
- Chesapeake Bay Preservation Area (Redevelopment) = [1-0.9 x ("Y"pre / "Y"post)] x 100 %

(B) If Line 3(a) 47.20 > Line 4(a) 40% then Phosphorus removal requirement is satisfied.

IIIb. Phosphorus Removal Calculations - "Chesapeake Bay Method"

This section is for use by jurisdictions which utilize the CBLAD "Chesapeake Bay Method." Please check with the local jurisdiction to determine which method to use. The "Chesapeake Bay Method" used in these calculations is as follows:

Where: L = P x Pj x [0.05 + 0.009(I)] x C x A x 2.72 / 12

L = phosphorus loadings (lbs/yr)
P = average rainfall depth (inches)
P = 40 inches per year for Northern Virginia
Pj = unitless correction factor for storms that produce no runoff
Pj = 0.9
I = the percent of site imperviousness in whole numbers.
C = flow-weighted mean pollutant concentration (mg/l)
C = 0.26 mg/l when I<20%
C = 1.08 mg/l when I>20%
A = area of development site (acres)

NOTE: Section IIIb Phosphorus Removal Calculations replaces Parts 2 Through 4 of Section IIIa.

1) Enter Site Name

2) Calculate Existing Site Imperviousness

(A) Pavement Area (include roads, driveways, sidewalks, paved trails, etc.) ____ S.F.
(B) Structures Area (include houses, sheds, patios, etc.) ____ S.F.
(C) Landscaped Areas (include lawns, gardens, unpaved walks or trails, etc.) ____ S.F.
(D) Undisturbed Areas (include woods, wetlands, unmaintained or natural areas) ____ S.F.

Total area (E) = ____ S.F.
/ 43,560 = ____ acres
Site Imperviousness [(A+B)/E] x 100 = ____ %

3) Calculate Proposed Site Imperviousness

(A) Pavement Area (include roads, driveways, sidewalks, paved trails, etc.) ____ S.F.
(B) Structures Area (include houses, sheds, patios, etc.) ____ S.F.
(C) Landscaped Areas (include lawns, gardens, unpaved walks or trails, etc.) ____ S.F.
(D) Undisturbed Areas (include woods, wetlands, unmaintained or natural areas) ____ S.F.

Total area (E) = ____ S.F.
/ 43,560 = ____ acres
Site Imperviousness [(A+B)/E] x 100 = ____ %

4) Site Conditions

(A) Enter Name of Watershed ____
(B) Enter Watershed Imperviousness as a Percentage ____ %
(C) Determine Whether Proposal is Considered New Development or Redevelopment ____

5) Phosphorus Loadings

(A) Existing Phosphorus Loading:

New Development:
L(pre)= 36 x [0.05 + 0.009(I existed ____)] x (C) ____ x (A) ____ x 2.72/ 12

Redevelopment:
L(pre)= 36 x [0.05 + 0.009(I site/pre ____)] x (C) ____ x (A) ____ x 2.72/ 12

L(pre) = ____ Lbs/Year

(B) Proposed Phosphorus Loading:

New Development:
L(post)= 36 x [0.05+0.009(I site/post ____)] x (C) ____ x (A) ____ x 2.72/ 12

Redevelopment:
L(post)= 36 x [0.05+0.009(I site/post ____)] x (C) ____ x (A) ____ x 2.72/ 12

L(post) = ____ Lbs/Year

6) Phosphorus Removal Required

(A) Phosphorus Removal Required:
New Development
Removal Required = Lpost ____ - Lpre ____ = ____ Lbs/year

Redevelopment
Removal Required = Lpost ____ - 0.9 (Lpre ____)= ____ Lbs/year

(B) BMP Removal Required:
Removal Required ____ x 100/Lpost ____ = ____ %

7) Phosphorus Removal Satisfaction

(A)

BMP Facility	Removal Eff. (%100)	x Imp. Site (onsite)	Coverage (offsite)	= Lpost (lbs/yr)	= Load Removed (lbs/yr)
				Total =	

= 100/Lpost = (A) %

(B)

If Line 6(B) ____ < Line 7(A) ____ then phosphorus removal is satisfied.

If Line 6(B) ____ > Line 7(A) ____ then phosphorus removal is not satisfied.

IV. Site Coverage

Part 5: Determine Compliance with Site Coverage Requirement

Sum all the uncontrolled onsite areas and compute a weighted average "C" factor. Do not include qualifying open space.

Subarea Designation (1)	"C" (2)	Acres (3)	Product (4)
A3 DEVELOPED W/O CONTROLS	0.85	5.33	4.53

(A) Total Equivalent uncontrolled area (a) Total = 4.53
(B) Total uncontrolled area (b) 5.33
(C) Weighted average "C" factor (a)/(b) = (c) 0.85

(D) If Line 5(b) < 20% of Line 2(a), then the site coverage requirement is satisfied. Line 5(a) is the equivalent offsite area for which coverage may be required.

100 x Line 5(b) 5.33 / Line 2(a) 36.5 = (a) 14.6 %

Part 6: Determine the Offsite Areas for which Coverage is Required

(A) For the offsite areas listed in Part 1 which flow to proposed onsite BMPs compute the equivalent areas.

Subarea Designation (1)	"C" (2)	Acres (3)	Product (4)

(a) Total = ____

If the equivalent offsite area, Line 6(a), draining to all proposed BMP facilities is greater than the equivalent uncontrolled area of the site shown in Line 5(a); then, the offsite area controlled by the proposed BMP facilities may be reduced until the two are equal. Otherwise, all uncontrolled offsite areas draining to the proposed BMP facilities must be included. All offsite areas thus reduced should be marked with an "*" wherever they appear in the computations.

V. Storage

POND 1

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

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

Subarea Designation (1)	"C" (2)	Acres (3)	Product (4)
A1 DEVELOPED WITH CONTROLS TO POND "A"	0.85	8.0	6.80
A4 OFFSITE DEVELOPED W/CONTROLS TO POND "A"	0.85	10.85(0.2)=2.17	1.84
A5 OFFSITE DEVELOPED W/CONTROLS TO POND "A"	0.80	6.13(0.2)1=1.23	0.98
A6 OFFSITE DEVELOPED W/CONTROLS TO POND "A"	0.35	6.4(0.2)=1.28	0.45
		(a) 12.68	

(B) (b) 10.07
(C) Weighted average "C" Factor (b)/(a) = (c) 0.79

Part 8: Determine the Storage Required for Each Proposed Facility

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

Design 1 (48 hour drawdown)
Line 7(a) ____ x Line 8(a) ____ = ____ cf

(B) Wet Pond
Volume of runoff per acre from mean storm.
[1452 x "C"] = 1452 x Line 7(c) = (b) 1,147 cf/ac

Design 1 (2.5 x Volume of runoff from mean storm event in wet storage with extended detention above the permanent pool)
Wet Storage
2.5 x line 7(a) ____ x Line 8(b) ____ = ____ cf
Extended Detention
Line 7(a) ____ x Line 8(a) ____ = ____ cf

Design 2 (4.0 x Volume of runoff from mean storm)
4.0 x Line 7(a) 12.68 x Line 8(b) 1,147 = 58,176 cf

(C) Infiltration Trench
Design 1 (0.50 inch per impervious acre)
0.50 x 36.30 x (% imp.)____ x Line____ = ____ cf
Design 2 (1.0 inch per impervious acre)
1.0 x 36.30 x (% imp.)____ x Line 7(a)____ = ____ cf
Design 3 (2-year 2-hour storm)
(2.0/12) x 43,560 x "C"____ X Line 7(a) ____ = ____ cf

VI. Outlet Computation

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

(A) BMP storage requirement (5) from Part 8. (a) 58,176CF(1.34AC-FT)

(B) Maximum Head (h) at the required BMP storage from the elevation-storage curve for the facility. (b) 1.80'

(C) Peak outflow rate (Qp) at the maximum head for a drawdown time of 48 hrs [Qp = S/(0.5 x 3600 x 48)].
0.0000115 x Line 9(a) 58,176 = (c) 0.67

(D) Required orifice area (A) [A = Qp / (0.6 x (64.4 x h)0.5)]
Line 9(c) 0.67 / [0.6 x (64.4 x Line 9(b) 1.8)0.5] = (d) 0.10

(E) Diameter of a circular orifice.
2.0 x (Line 9(d) 0.10 / 3.1415927)0.5 = ____ (e) 0.36' OR 4.3"
USE A 4" ORIFICE

MULTI-LEVEL POND 2

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

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

Subarea Designation (1)	"C" (2)	Acres (3)	Product (4)
A2 DEVELOPED WITH CONTROLS TO POND "B"	0.85	23.17	19.69
A7 OFFSITE DEVELOPED W/CONTROLS TO POND "B"	0.85	6.49(0.2)=1.30	1.11
A8 OFFSITE DEVELOPED W/CONTROLS TO POND "B"	0.80	2.60(0.2)=0.52	0.42
		(a) 24.99	

(B) (b) 21.22
(C) Weighted average "C" Factor (b)/(a) = (c) 0.85

Part 8: Determine the Storage Required for Each Proposed Facility

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

Design 1 (48 hour drawdown)
Line 7(a) ____ x Line 8(a) ____ = ____ cf

(B) Wet Pond
Volume of runoff per acre from mean storm.
[1452 x "C"] = 1452 x Line 7(c) = (b) 1,234 cf/ac

Design 1 (2.5 x Volume of runoff from mean storm event in wet storage with extended detention above the permanent pool)
Wet Storage
2.5 x line 7(a) ____ x Line 8(b) ____ = ____ cf
Extended Detention
Line 7(a) ____ x Line 8(a) ____ = ____ cf

Design 2 (4.0 x Volume of runoff from mean storm)
4.0 x Line 7(a) 24.99 x Line 8(b) 1,234 = 123,351 cf

(C) Infiltration Trench
Design 1 (0.50 inch per impervious acre)
0.50 x 36.30 x (% imp.)____ x Line____ = ____ cf
Design 2 (1.0 inch per impervious acre)
1.0 x 36.30 x (% imp.)____ x Line 7(a)____ = ____ cf
Design 3 (2-year 2-hour storm)
(2.0/12) x 43,560 x "C"____ X Line 7(a) ____ = ____ cf

VI. Outlet Computation

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

(A) BMP storage requirement (5) from Part 8. (a) 123,351CF OR 2.837AC-FT*

(B) Maximum Head (h) at the required BMP storage from the elevation-storage curve for the facility.
(b)1 1.90'
(b)2 1.80'
(b)3 2.70'

(C) Peak outflow rate (Qp) at the maximum head for a drawdown time of 48 hrs [Qp = S/(0.5 x 3600 x 48)].
0.0000115 x Line 9(a)1 55,321 = (c)1 0.64
(a)2 37,026 = (c)2 0.43
(a)3 30,928 = (c)3 0.36

(D) Required orifice area (A) [A = Qp / (0.6 x (64.4 x h)0.5)]
Line 9(c)1 0.64 / [0.6 x (64.4 x Line 9(b)1 1.9)0.5] = (d)1 0.10
Line 9(c)2 0.43 / [0.6 x (64.4 x Line 9(b)2 1.8)0.5] = (d)2 0.07
Line 9(c)3 0.36 / [0.6 x (64.4 x Line 9(b)3 2.7)0.5] = (d)3 0.05

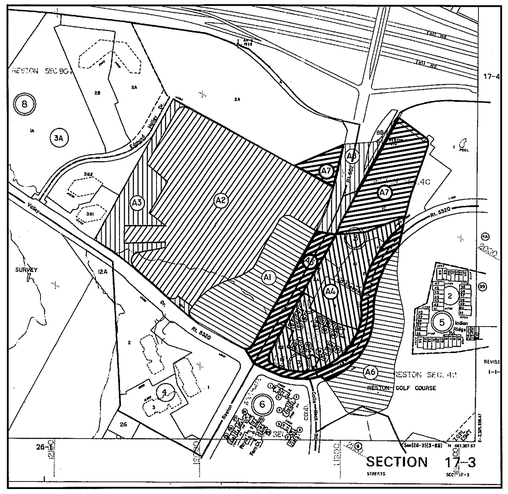
(E) Diameter of a circular orifice.
2.0 x (Line 9(d)1 0.10 / 3.1415927)0.5 = ____ (e)1 0.36' OR 4.3"
USE A 4" ORIFICE
2.0 x (Line 9(d)2 0.07 / 3.1415927)0.5 = ____ (e)2 0.30' OR 3.6"
USE A 3" ORIFICE
2.0 x (Line 9(d)3 0.10 / 3.1415927)0.5 = ____ (e)3 0.25' OR 3.0"
USE A 3" ORIFICE

*MULTI-LEVEL POND WILL PROVIDE BMP AS FOLLOWS:

POND 2
- 1.27 AC-FT (55,321CF) @ ELEV. 405.90 (1.9' HEAD)

POND 3
- 0.85 AC-FT (37,026CF) @ ELEV. 403.80 (1.8' HEAD)

POND 4
- 0.71 AC-FT (30,928CF) @ ELEV. 400.70 (2.7' HEAD)



BMP DRAINAGE DIVIDES MAP
SCALE: 1"=500'

Application No SEA-2001-H-027-02 Staff T. Strunk

APPROVED (SE) SP PLAN

SEE DEV CONDS DATED 07-09-2009
DATE OF (BOS) (BZA) 07-13-2009

Sheet 10 of 20

COMMONWEALTH OF VIRGINIA
MATTHEW K. KOHNTOPHANN
No. 039921
09/24/09
PROFESSIONAL ENGINEER

FOR INFORMATION PURPOSES ONLY.
REFERENCED FROM APPROVED
PLAN# 8001-SP-02

SE-1697

No.	DATE	DESCRIPTION	REV.BY	APPROVED	DATE
1.	07-20-06	REV. TITLE BLOCK			

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

PLAN DATE 04-24-06 07-20-06

URBAN ENGINEERING & ASSOC.,INC.
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS
7712 LITTLE RIVER TURNPIKE
ANNANDALE, VIRGINIA 22003 (703) 642-8080

BMP COMPUTATIONS & BMP DRAINAGE DIVIDES MAP
RESTON CRESCENT
RESTON SECTION 904 BLOCK 1
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA
DATE: FEB. 2006
SCALE: AS NOTED
C.L. NA

SHEET 10 ~~15~~ OF 20 ~~59~~

FILE No. ~~SP 1697~~

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STORMWATER MANAGEMENT BMP NARRATIVE

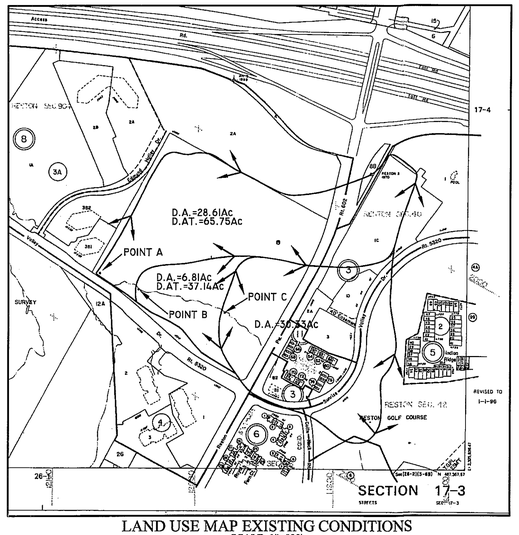
THE PROPOSED DEVELOPMENT CONSISTS OF TWO (2) OFFICE BUILDINGS, TWO ABOVE GROUND PARKING STRUCTURES, ONE (1) STORMWATER DETENTION POND, UNDERGROUND UTILITIES AND SURFACE PARKING. THE SITE COMPRISES OF 36.5 ACRES WITH THREE (3) EXISTING OFFICE BUILDINGS AND ONE EXISTING WET POND, WHICH ARE TO REMAIN. THE SITE IS LOCATED IN THE SUGARLAND RUN WATERSHED. ONE (1) WET PONDS IS BEING PROPOSED AS PART OF THE OVERALL DEVELOPMENT. THE PROPOSED POND WILL BE LOCATED WEST OF THE EXISTING MAIN ENTRANCE ON THE SOUTHWESTERN PORTION OF THE SITE. BOTH PONDS WILL REDUCE PEAK FLOWS ON THE 2 YEAR AND 10 YEAR STORM EVENTS TO AT LEAST PREDEVELOPED CONDITIONS AND WILL ALSO PROVIDE ADEQUATE BMP STORAGE TO SATISFY FAIRFAX COUNTY REQUIREMENTS. BOTH PONDS WILL BE PRIVATELY OWNED AND MAINTAINED.

OUTFALL NARRATIVE

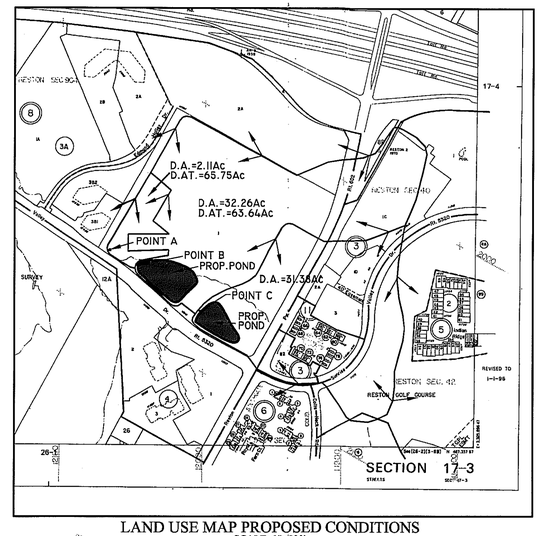
RUNOFF FROM THE SITE WILL BE COLLECTED BY A STORM SEWER SYSTEM WITH DROP INLETS ADEQUATELY SIZED TO INTERCEPT THE 10 YEAR STORM FLOWS. THESE FLOWS WILL THEN BE CONVEYED THROUGH A CLOSED CONDUIT DRAINAGE SYSTEM OF ADEQUATE CAPACITY TO A PROPOSED STORMWATER MANAGEMENT AND BMP WET POND. THIS POND WILL ALSO CONTAIN OFFSITE DRAINAGE FLOWING INTO THE SITE VIA AN EXITING 48" RCP ACROSS RESTON PARKWAY. THIS OFFSITE RUNOFF WILL BE INTERCEPTED BY A MANHOLE STRUCTURE AND CONVEYED UNDERGROUND INTO THE WET POND. THE POND WILL DISCHARGE THROUGH AN ADEQUATE SYSTEM OF PIPES INTO ONE OF TWO WET PONDS WHICH PROVIDES DETENTION AND BMP TO THE REMAINDER OF THE SITE. THIS POND WILL DISCHARGE THROUGH A SYSTEM OF PIPES OF ADEQUATE CAPACITY INTO AN ENGINEERED CONCRETE CHANNEL WHICH OUTFALLS INTO AN EXISTING TRIPLE 60" CMP PIPES. THE HEADWATER CONDITION ON THE EXISTING PIPES PROVIDES ADEQUTE DEPTH AND FREEBOARD AND FUNCTIONS WITH INLET CONTROL. THIS SYSTEM OUTFALLS INTO AN EXISTING CONCRETE TRAPEZOIDAL CHANNEL OF ADEQUATE CAPACITY WITH BED AND BANKS LOCATED WITHIN AN EXISTING STORM DRAINAGE EASEMENT. THE ANALYSIS OF THIS CHANNEL IS PROVIDED ON SHEET #31.

FLOWS FROM THE 2, 10, AND 100 YEAR STORMS ARE DETAINED BY THE EXISTING AND PROPOSED WET PONDS SUCH THAT THE POST-DEVELOPMENT OUTFLOW FROM THE SITE IS LESS THAN THE PRE-DEVELOPMENT OUTFLOW. IN ADDITION, THE COMBINED PRIMARY AND EMERGENCY SPILLWAY IS ADEQUATE TO CONTAIN THE 100 YEAR AND 1.5*100 YEAR FLOOD EVENTS WITHOUT OVERTOPPING THE DAM. PER SECTION 6-1603.2C THE PRINCIPLE SPILLWAY MUST CONVEY THE ENTIRE 25 YEAR FLOOD. ANALYSIS OF THE 25 YEAR FLOOD WAS NOT PERFORMED WITH THE CONSTRUCTION OF EXISTING POND 1, SO THE 25 YEAR STORM ELEVATION WAS ASSUMED TO BE 402.91', OR 0.8' ABOVE THE 10 YEAR FLOOD ELEVATION. THIS 25 YEAR FLOOD ELEVATION IS BELOW THE 403.0' ELEVATION AT THE TOP OF THE SPILLWAY DAM.

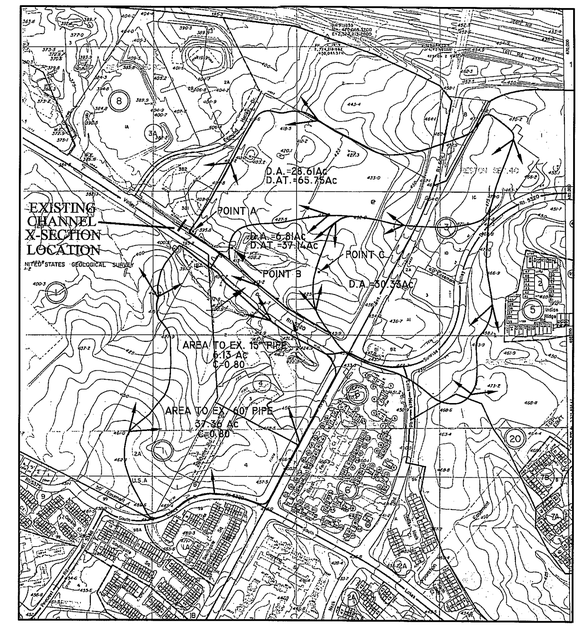
SINCE THE EXISTING PIPE AND CHANNEL SYSTEMS FOR THIS OUTFALL HAVE ADEQUATE CAPACITY TO HANDLE THE FLOWS GENERATED BY THE PROPOSED DEVELOPEMENT WITHOUT ANY ADVERSE IMPACT TO DOWNSTREAM PROPERTIES (SEE OUTFALL ADEQUACY COMPUTATIONS AND CHANNEL CROSS SECTIONS ON SHEET 31). ADEQUATE OUTFALL EXISTS FOR THE SITE.



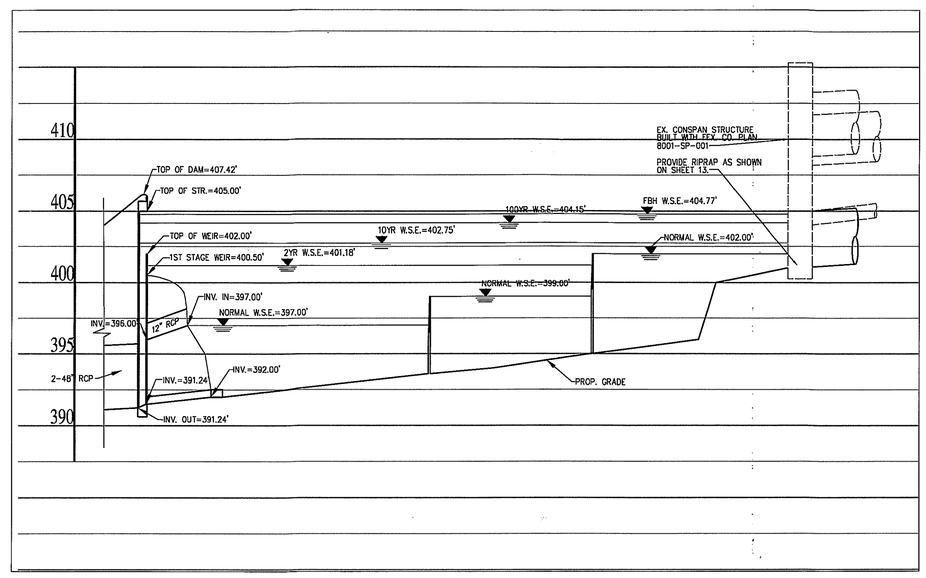
LAND USE MAP EXISTING CONDITIONS
SCALE: 1"=500'



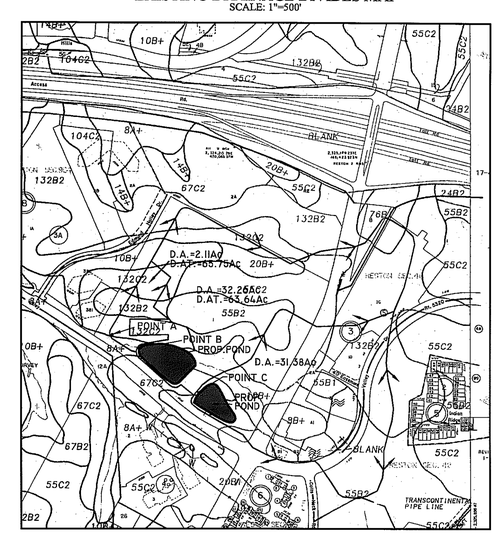
LAND USE MAP PROPOSED CONDITIONS
SCALE: 1"=500'



EXISTING DRAINAGE DIVIDES MAP
SCALE: 1"=500'



PROFILE OF SPILLWAY FOR MULTI-LEVEL WET POND
SCALE: HORIZ: 1"=50'
VERT. 1"=5'



SOILS MAP
SCALE: 1"=500'

Soils Legend		
Fairfax Co Soil Number	Soil Name	Hydrologic Soil Group
8	Worsham	D
10	Glenville	C
20	Meadowville	B
55	Glenelg	B
67	Penn FSL	C
72	Bucks	B
76	Calverton	C
132	Mayodan	B

OPINION OF ADEQUATE OUTFALL

IT IS THE OPINION OF URBAN ENGINEERING AND ASSOCIATES THAT THE SITE IS ADEQUATELY DRAINED ONSITE AND OUTFALLS ADEQUATELY TO EXISTING OFFSITE SWM/BMP FACILITIES.

SIGNATURE: Matthew K. Koirtyohann DATE: 10/04/06
MATTHEW K. KOIRTYOHANN, P.E.

SCHEMATIC DIAGRAMS
STORM DRAINAGE ROUTINGS

EXISTING CONDITONS	PROPOSED DEVELOPED CONDITIONS
POINT C D.A. = 30.33 Ac Q2 = 45.21 cfs Q10 = 98.73 cfs	POINT C D.A. = 31.38 Ac Q2 = 7.49 cfs Q10 = 49.09 cfs
POINT B D.A. = 37.14 Ac Q2 = 41.79 cfs Q10 = 85.13 cfs	POINT B D.A. =63.64 Ac. Q2 = 14.68 cfs Q10 = 94.46 cfs
POINT A D.A. = 66.75 Ac Q2 = 45.08 cfs Q10 = 140.12 cfs	POINT A D.A. = 66.75 Q2 = 27.02 cfs Q10 = 137.66 cfs

Post developed runoff @ Point A
Q2 = 148.21 cfs
Q10 = 272.06 cfs

Post developed runoff @ Point B
Q2 = 136.03 cfs
Q10 = 254.10 cfs

Post developed runoff differential between Points A & B
Q2 @ A - Q2 @ B = 148.21 cfs - 136.03 cfs = 12.18 cfs
Q10 @ A - Q10 @ B = 272.06 cfs - 254.10 cfs = 17.96 cfs

Post detention runoff @ Point B
Q2 = 14.68 cfs
Q10 = 94.46 cfs

Post detention runoff @ Point A
Q2 = 14.68 cfs + 12.18 cfs = 26.86 cfs
Q10 = 94.46 cfs + 17.96 cfs = 112.42 cfs

DOWNSTREAM WATER IMPOUNDMENTS

WATER IMPOUNDMENTS DO EXIST WITHIN THE POTENTIAL INFLUENCE AREA OF THE PROPOSED LAND DISTURBING ACTIVITY.

SIGNATURE: Matthew K. Koirtyohann DATE: 10/04/06
MATTHEW K. KOIRTYOHANN, P.E.

Application No SEA-2001-H-027-02 Staff T. Strunk

APPROVED (SE) SP PLAN

SEE DEV CONDS DATED 07-09-2009
DATE OF (BOS) (BZA) 07-13-2009

Sheet 11 of 20

FOR INFORMATION PURPOSES ONLY
REFERENCED FROM APPROVED
PLAN# 8001-SP-02

COMMONWEALTH OF VIRGINIA
MATTHEW K. KOIRTYOHANN
No. 028021
PROFESSIONAL ENGINEER
06/24/09

SE-1697

No.	DATE	DESCRIPTION	REV.BY	APPROVED	DATE
1.	07-20-06	CONVERTED FROM METRIC TO ENGLISH REV. POND AND SPILLWAY			

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

PLAN DATE
04-24-06
07-20-06
10-04-06

URBAN ENGINEERING & ASSOC.,INC.
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS
7712 LITTLE RIVER TURNPIKE
ANNANDALE, VIRGINIA 22003 (703) 642-8080

COMMONWEALTH OF VIRGINIA
MATTHEW K. KOIRTYOHANN
No. 028021
PROFESSIONAL ENGINEER
06/24/09

SWM NARRATIVES, MAPS, & ADEQUACY COMPUTATIONS
RESTON CRESCENT
RESTON SECTION 904 BLOCK 1
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA
C.I. NA
DATE: FEB., 2006
SCALE: AS NOTED

SHEET 11 ~~30~~ OF 20 ~~59~~

FILE No. ~~SP 1697~~

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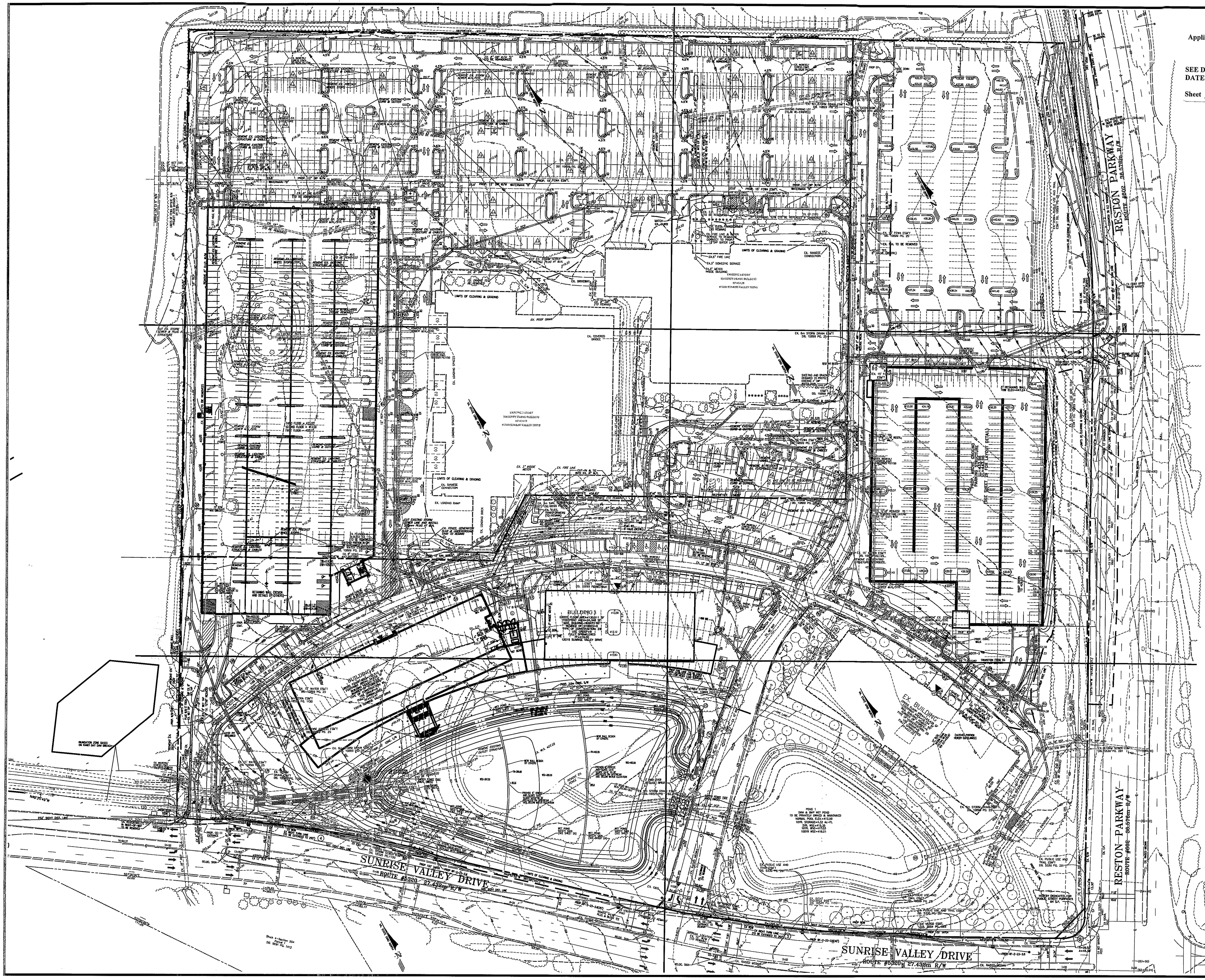
Application No SEA-2001-H-027-02 Staff T. Strunk

APPROVED (SE) / SP PLAN

SEE DEV CONDS DATED 07-09-2009
DATE OF (BOS) (BZA) 07-13-2009

Sheet 12 of 20



CURVE TABLE				
CURVE	RADIUS	ARC	DELTA	TANGENT
1	1937.20	438.08	12°57'25"	219.98
2	29.53	46.38	90°00'00"	29.53
3	1295.00	136.15	6°01'26"	68.14
4	2000.00	225.65	6°27'52"	112.95

COMMONWEALTH OF VIRGINIA
MATTHEW K. KORTVOHANN
No. 039021
06/24/09
PROFESSIONAL ENGINEER

No.	DATE	DESCRIPTION	REV.BY	APPROVED	DATE
1.	07-20-06	CONVERTED FROM METRIC TO ENGLISH REV. STM., POND, AND SPILLWAY			

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

PLAN DATE
04-24-06
07-20-06
10-04-06

URBAN ENGINEERING & ASSOC., INC.
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS
7712 LITTLE RIVER TURNPIKE
ANNANDALE, VIRGINIA 22003 (703) 642-8080

SWM OVERALL PLAN
~~RESTON CRESCENT~~
RESTON SECTION 904 BLOCK 1
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA
SCALE: 1"=60' C.I. = 2' ~~DATE: FEB., 2006~~

SHEET 12 ~~30A~~
OF 20 ~~59~~

FILE No. ~~SP-1697~~

SE-1697

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STORM OUTFALL SECTION A–A

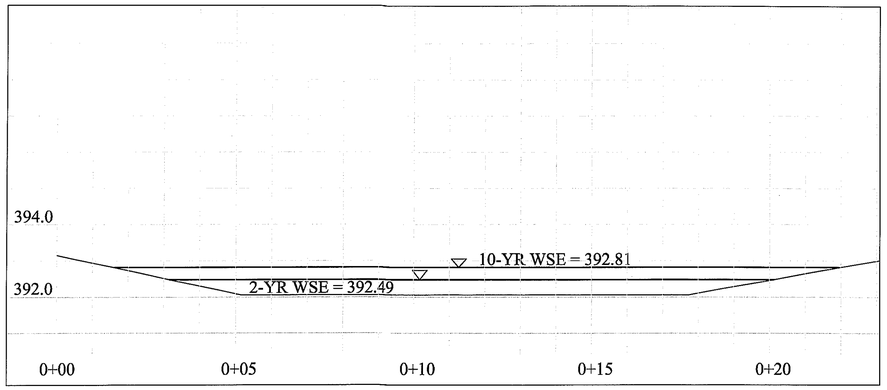
OVERLAND FLOW ACROSS SECTION A–A: Q2=(0.32 AC)(5.45 IN/HR)(0.40) = 0.69 CFS
Q10=(0.32 AC)(7.27 IN/HR)(0.40) = 0.93 CFS

	Q_2	Q_{10}
FLOW FROM POND ACROSS SECTION A–A	14.84 CFS	108.02 CFS
FLOW FROM STR #24 ACROSS A–A	17.88 CFS	23.84 CFS
FLOW FROM STR #62 ACROSS A–A	26.72 CFS	35.65 CFS
OVERLAND FLOW ACROSS SECTION A–A	0.69 CFS	0.93 CFS
TOTAL	60.13 CFS	168.44 CFS

CHANNEL LINING = CONCRETE (n=0.013)

2–YEAR WATER SURFACE ELEVATION
V_2 = 9.51 FT/S

10–YEAR WATER SURFACE ELEVATION
V_{10}= 13.32 FT/S



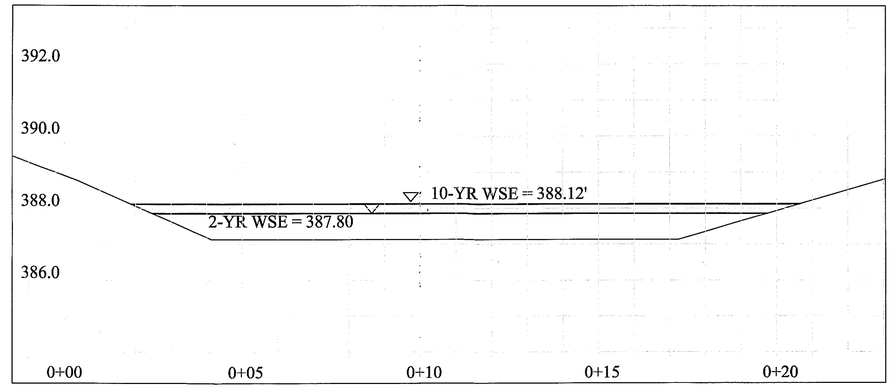
STORM OUTFALL SECTION B–B

	Q_2	Q_{10}
FLOW FROM SECTION A–A ACROSS B–B	60.13 CFS	168.44 CFS
FLOW FROM EX 60" RCP ACROSS SUNRISE VALLEY	162.89 CFS	217.29 CFS
TOTAL	223.02 CFS	385.73 CFS

CHANNEL LINING = CONCRETE (n=0.013)

2–YEAR WATER SURFACE ELEVATION
V_2 = 20.21 FT/S

10–YEAR WATER SURFACE ELEVATION
V_{10}= 24.28 FT/S



STORM OUTFALL SECTION C–C

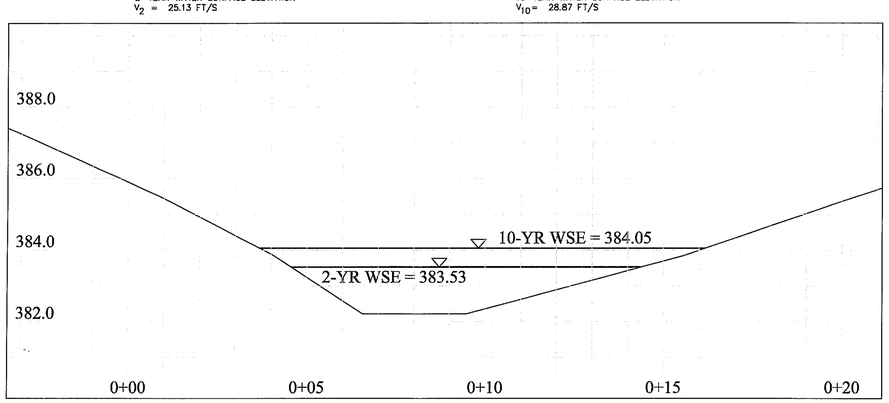
OVERLAND FLOW ACROSS SECTION C–C: Q2=(6.14 AC)(5.45 IN/HR)(0.60) = 20.08 CFS
Q10=(6.14 AC)(7.27 IN/HR)(0.60) = 26.78 CFS

	Q_2	Q_{10}
FLOW FROM SECTION B–B ACROSS SECTION C–C	223.02 CFS	385.73 CFS
OVERLAND FLOW ACROSS SECTION C–C	20.08 CFS	26.78 CFS
TOTAL	243.1 CFS	412.51 CFS

CHANNEL LINING = CONCRETE (n=0.013)

2–YEAR WATER SURFACE ELEVATION
V_2 = 25.13 FT/S

10–YEAR WATER SURFACE ELEVATION
V_{10}= 28.87 FT/S



THESE SECTIONS SHOW THE ADEQUACY OF THE EXISTING OUTFALL CHANNEL. ANALYSIS CROSS–SECTION LOCATIONS SHOWN ON SHEET # 13.

Application No SEA-2001-H-027-02 Staff T. Strunk

APPROVED (SE) SP PLAN

SEE DEV CONDS DATED 07-09-2009
DATE OF (BOS) (BZA) 07-13-2009

Sheet 13 of 20

FOR INFORMATION PURPOSES ONLY
REFERENCED FROM APPROVED
PLAN# 8001-SP-02

COMMONWEALTH OF VIRGINIA
MATTHEW K. KOURCHOANNI
No. 039021
06/24/09
PROFESSIONAL ENGINEER

SE-1697

No.	DATE	DESCRIPTION	REV.BY	APPROVED	DATE
1.	07-20-06	CONVERTED FROM METRIC TO ENGLISH REV. STM. POND, AND SPILLWAY			

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

PLAN DATE
04-24-06
07-20-06

URBAN ENGINEERING & ASSOC.,INC.
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS
7712 LITTLE RIVER TURNPIKE
ANNANDALE, VIRGINIA 22003 (703) 642-8080

COMMONWEALTH OF VIRGINIA
MATTHEW K. KOURCHOANNI
No. 039021
PROFESSIONAL ENGINEER

OUTFALL ADEQUACY COMPUTATIONS

RESTON CRESCENT
RESTON SECTION 904 BLOCK 1
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

DATE: FEB., 2006
C.I. NA
SCALE: AS NOTED

SHEET 13 ~~31~~ OF 20 ~~59~~

FILE No. ~~SP-1697~~

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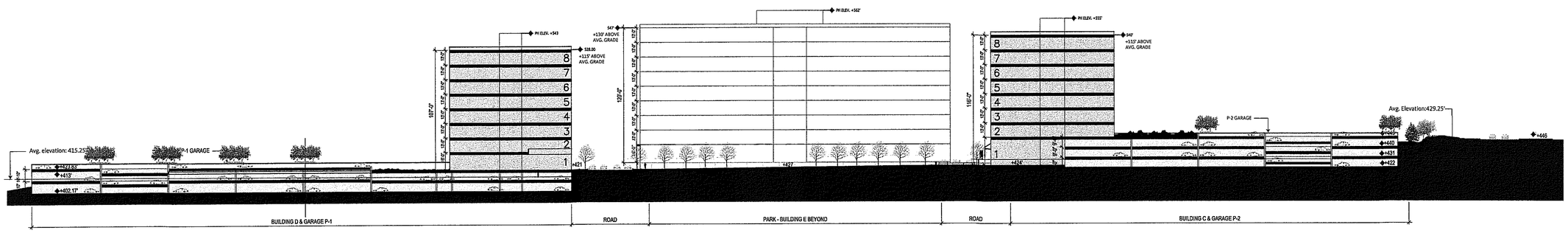
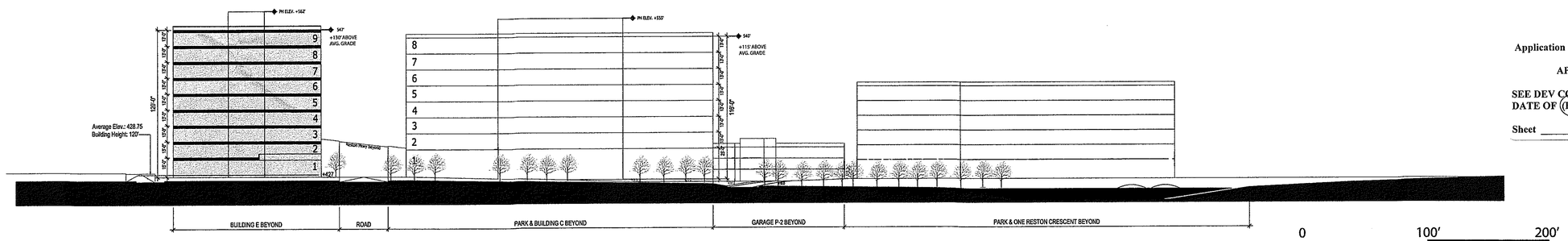


SECTION 1: EAST - WEST

0 100′ 200′



SECTION 2: NORTH - SOUTH

0 100′ 200′

Application No SEA-2001-H-027-02 Staff T. Strunk

APPROVED (SE) SP PLAN

SEE DEV CONDS DATED 07-09-2009
DATE OF (BOS) (BZA) 07-13-2009

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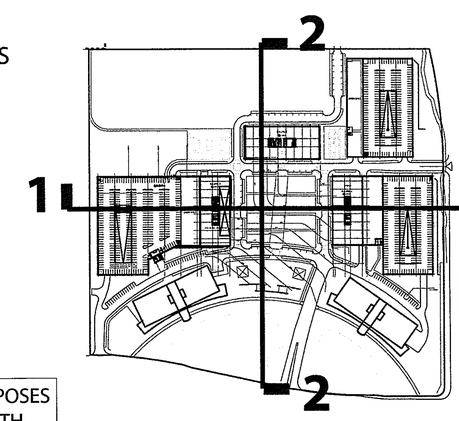
SITE SECTIONS

OFFICE

PARKING GARAGE



EXHIBIT

p. 14 of 20

THIS SHEET IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS SUBJECT TO CHANGE WITH FINAL ENGINEERING DESIGN

RESTON CRESCENT

Brookfield Properties

COMMONWEALTH OF VIRGINIA
Steven James Martin
Lic. No. 08852
ARCHITECT

Reston Crescent

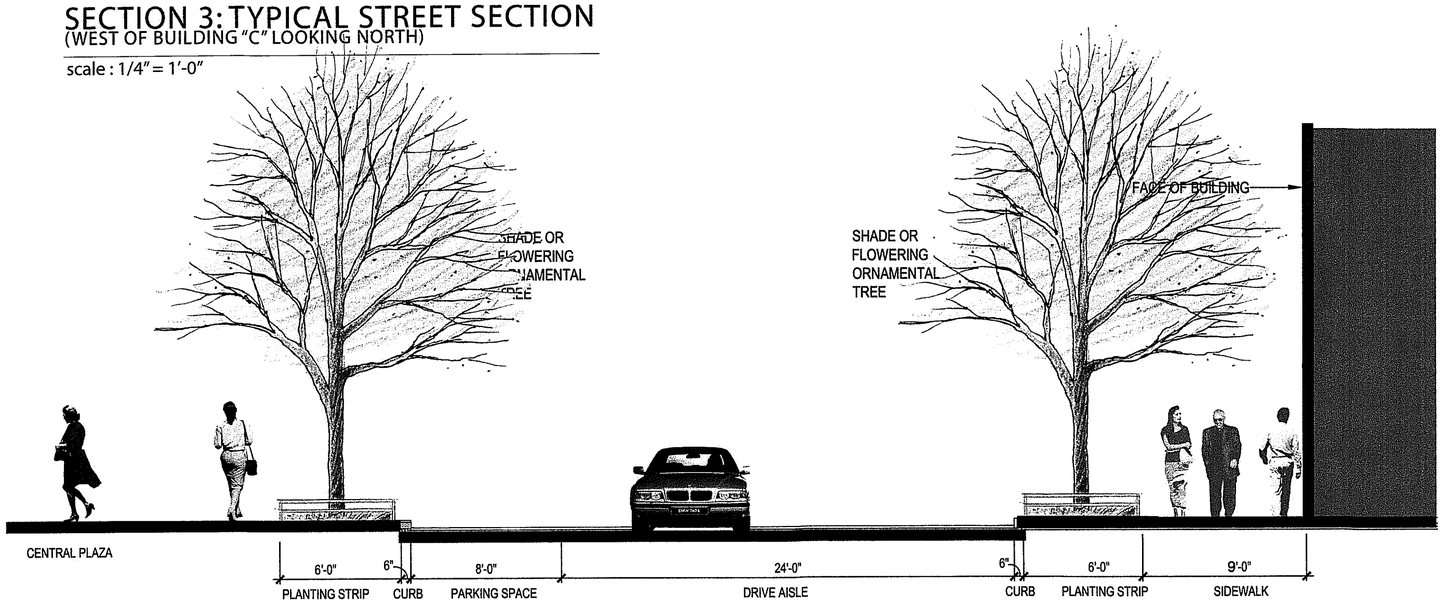
Proposed Site Sections

June 24, 2009

09.6399.000 **Gensler**

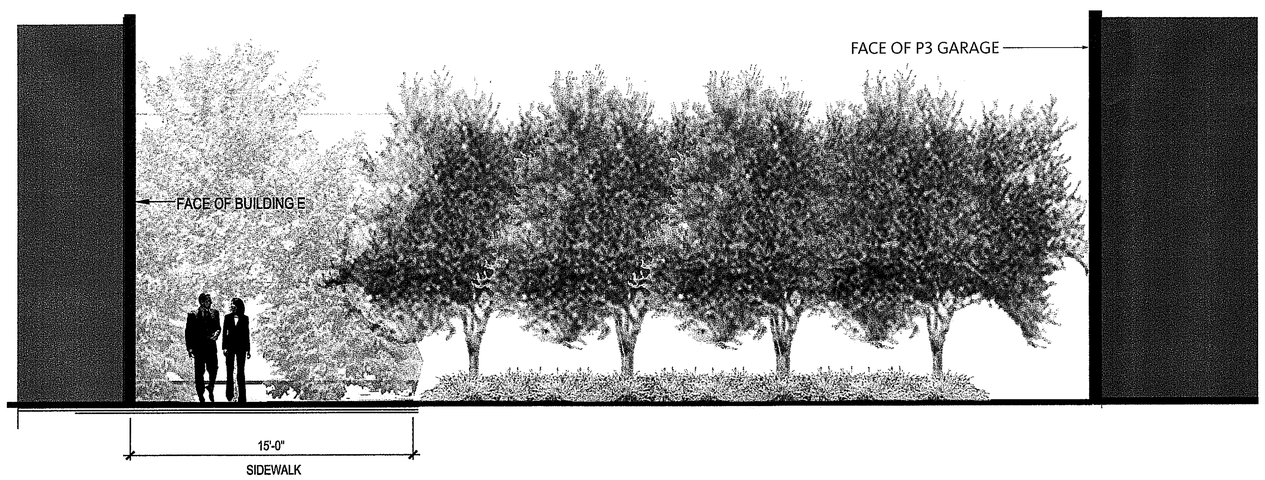
SECTION 3: TYPICAL STREET SECTION
(WEST OF BUILDING "C" LOOKING NORTH)

scale : 1/4" = 1'-0"



SECTION 4: SIDEWALK SECTION
(EAST OF BUILDING "E" LOOKING NORTH)

scale : 1/4" = 1'-0"



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APPROVED (SE) SP PLAN

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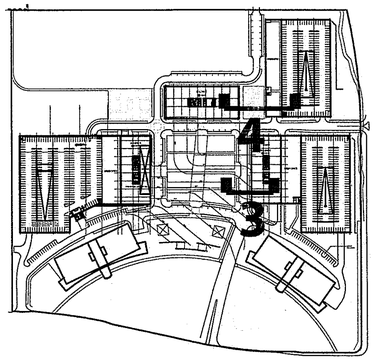

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RESTON CRESCENT
Brookfield Properties

COMMONWEALTH OF VIRGINIA
Steven James Martin
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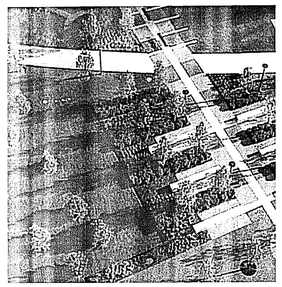
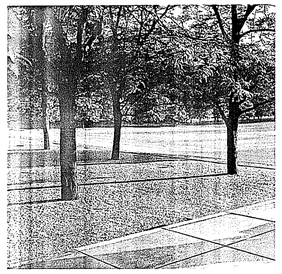
Reston Crescent

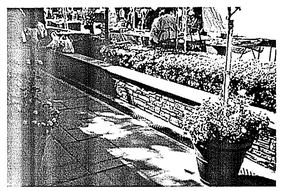
Proposed Street Sections

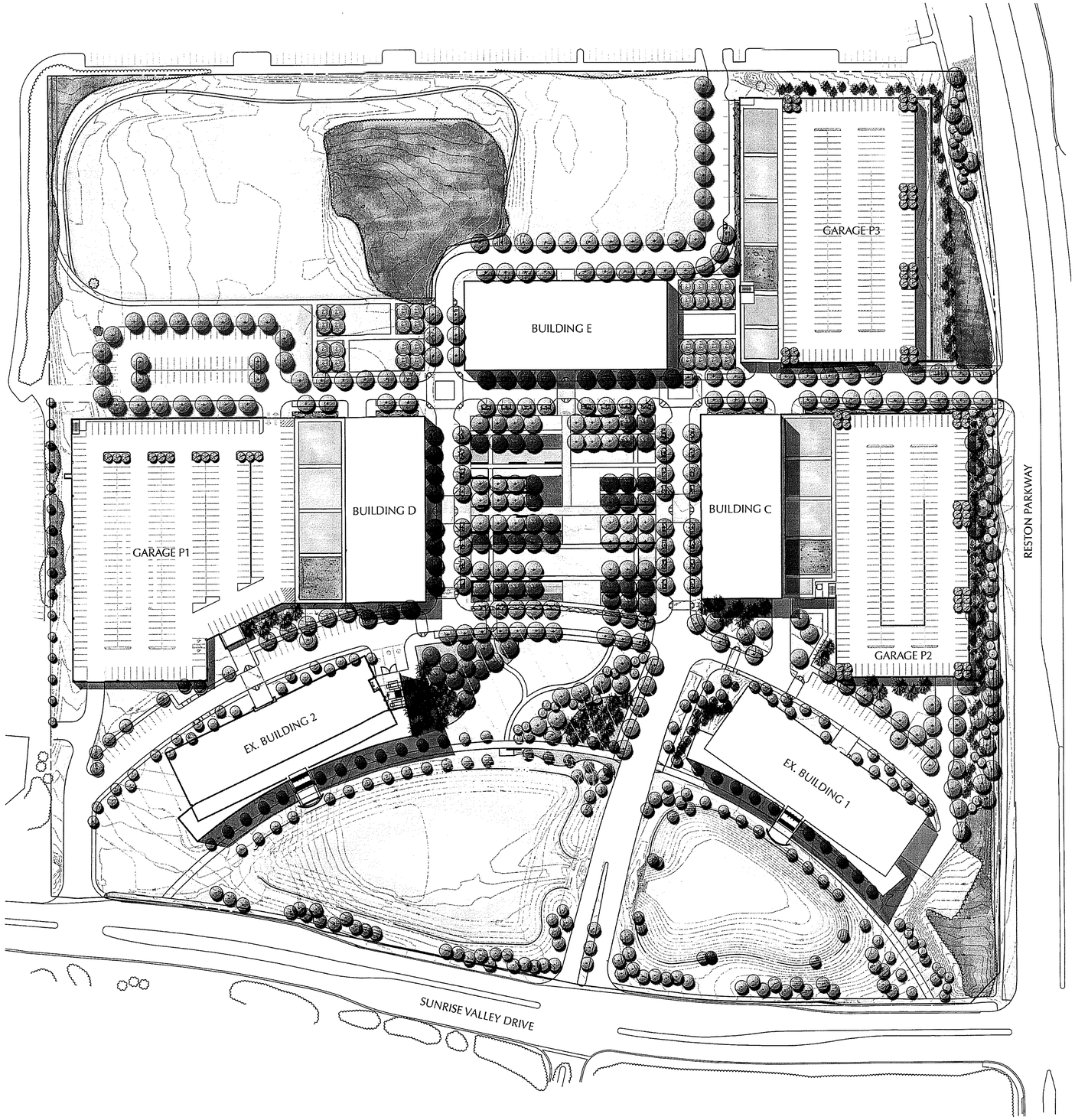
June 24, 2009

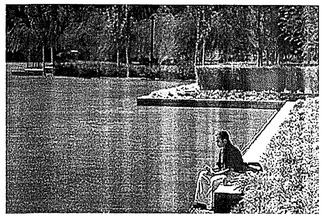
09.6399.000 **Gensler**

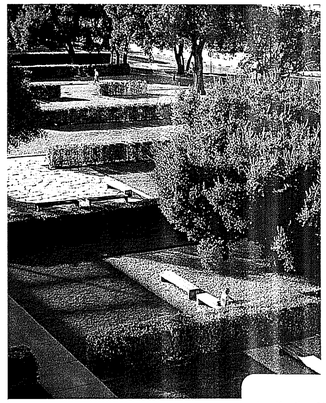












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APPROVED (SE) SP PLAN

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0 30 60 120 180

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SUBJECT TO CHANGE WITH FINAL ENGINEERING DESIGN

COMMONWEALTH OF VIRGINIA
MARK R. LEWIS
No. 0332
CERTIFIED LANDSCAPE ARCHITECT
6-24-09

CONCEPTUAL

SE-1697
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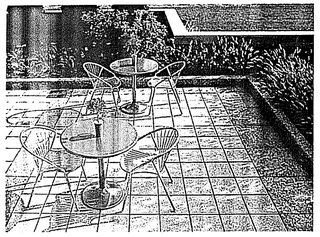
June 24, 2009

LEWIS SCULLY GIONET LANDSCAPE ARCHITECTS 09.6399.000 Gensler

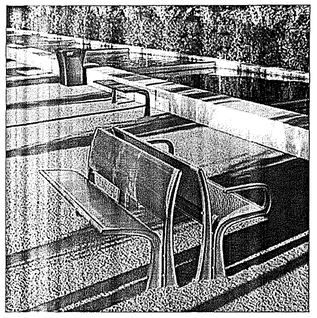
RESTON CRESCENT
Brookfield Properties

CONCEPTUAL ILLUSTRATION PLAN

PROPOSED OVERALL LANDSCAPE PLAN



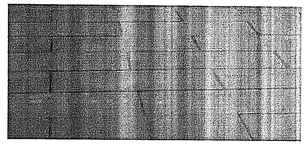
1 Tables & Chairs



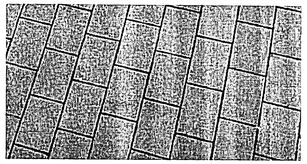
2 Benches

3 Pole Lights

4 Aggregate Paving

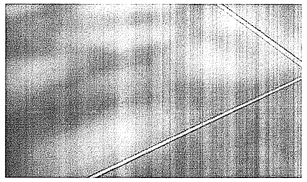


5 Concrete Pavers - Type 1



6 Concrete Pavers - Type 2

7 Brick Pavers



8 Scored Concrete Paving

0 10 20 40 60

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APPROVED (SE) SP PLAN

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COMMONWEALTH OF VIRGINIA
MARK R. LEWIS
No. 0332
6-24-09
CERTIFIED LANDSCAPE ARCHITECT

CONCEPTUAL

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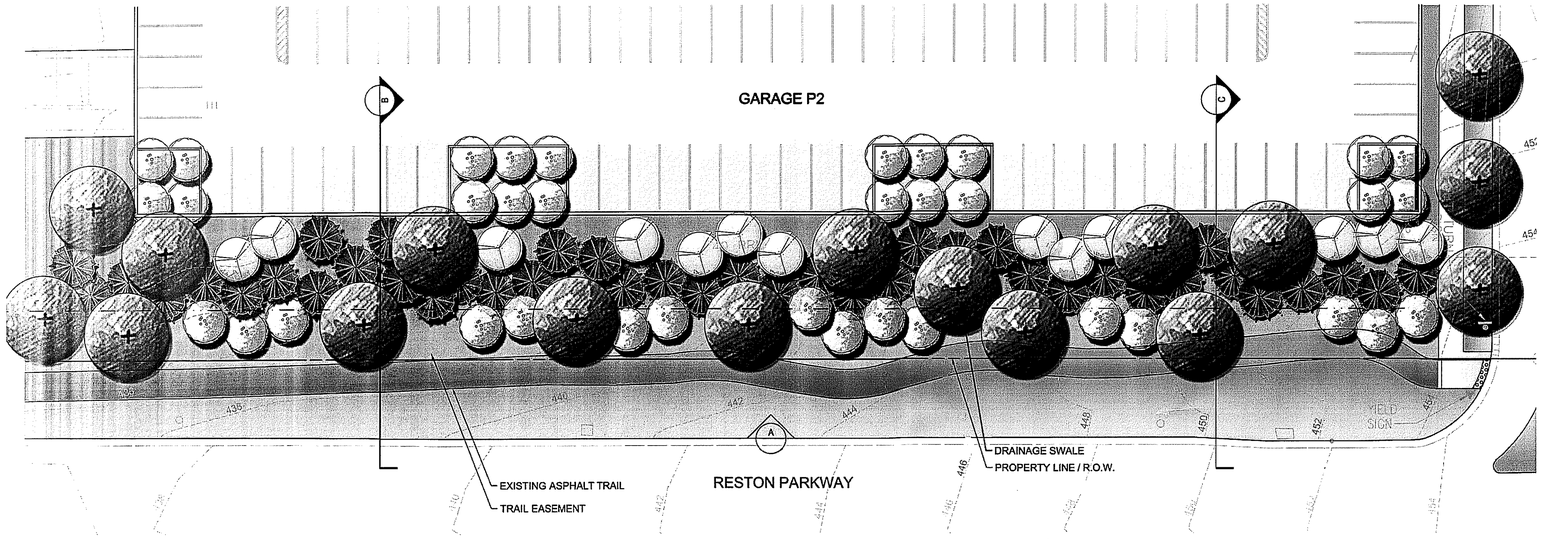
June 24, 2009

RESTON CRESCENT
Brookfield Properties

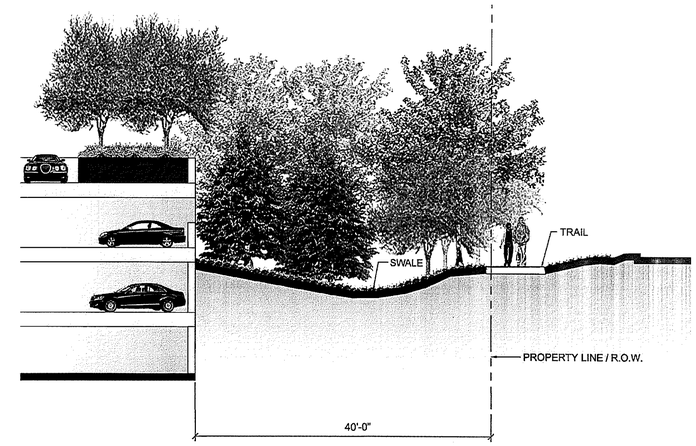
CONCEPTUAL ILLUSTRATION PLAN

PROPOSED LANDSCAPE PLAN AT CENTRAL GREEN

LEWIS SCULLY GIONET LANDSCAPE ARCHITECTS 09.6399.000 **Gensler**

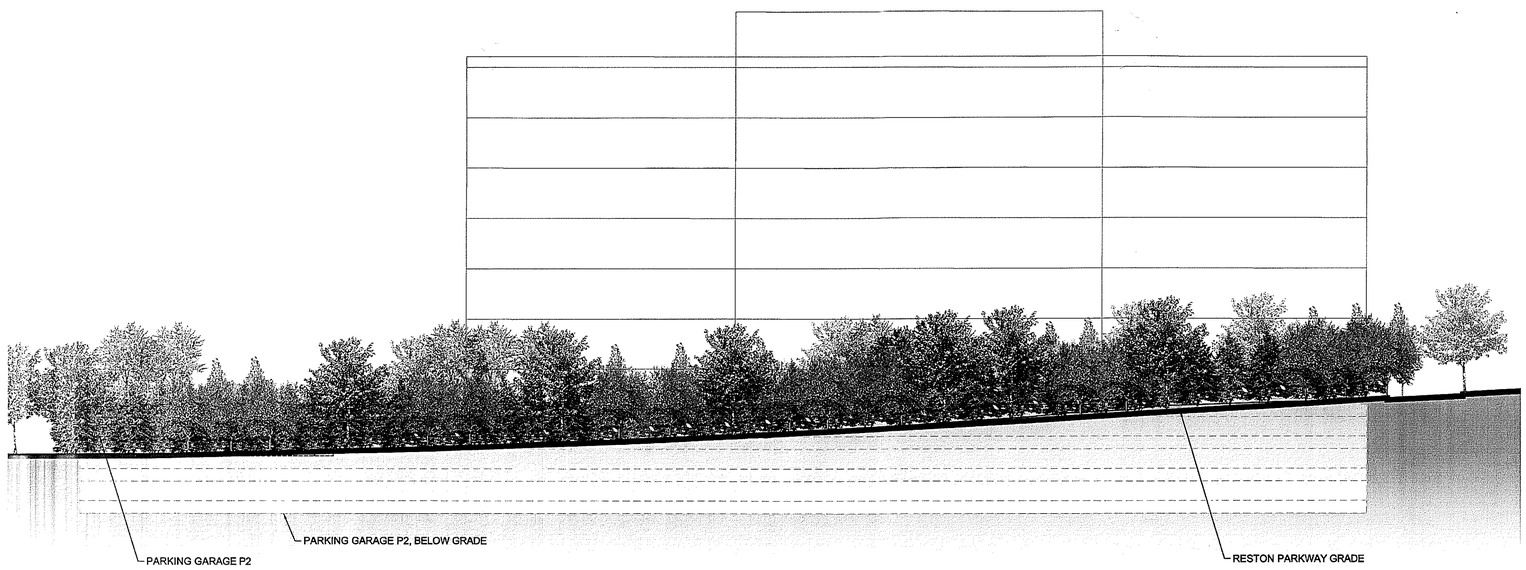


Plan
1/16″ = 1′-0″



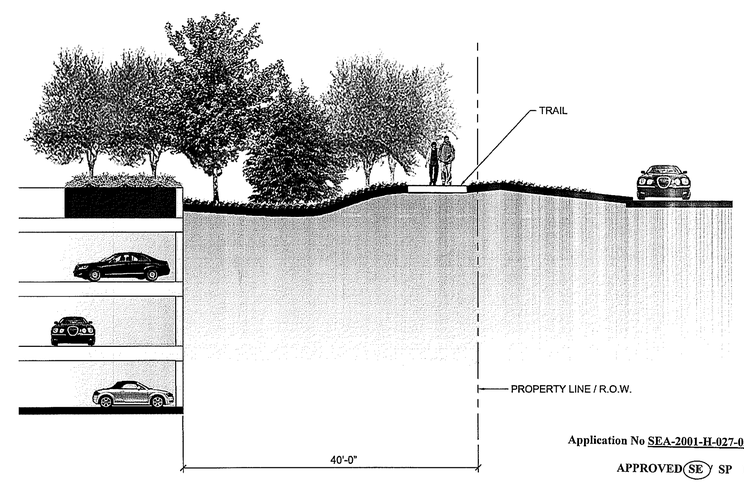
Section B
1/8″ = 1′-0″

0 2 4 8 12



Section Elevation
1/16″ = 1′-0″

0 4 8 16 24



Section C
1/8″ = 1′-0″

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COMMONWEALTH OF VIRGINIA
MARK R. LEWIS
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CERTIFIED LANDSCAPE ARCHITECT
6-24-09

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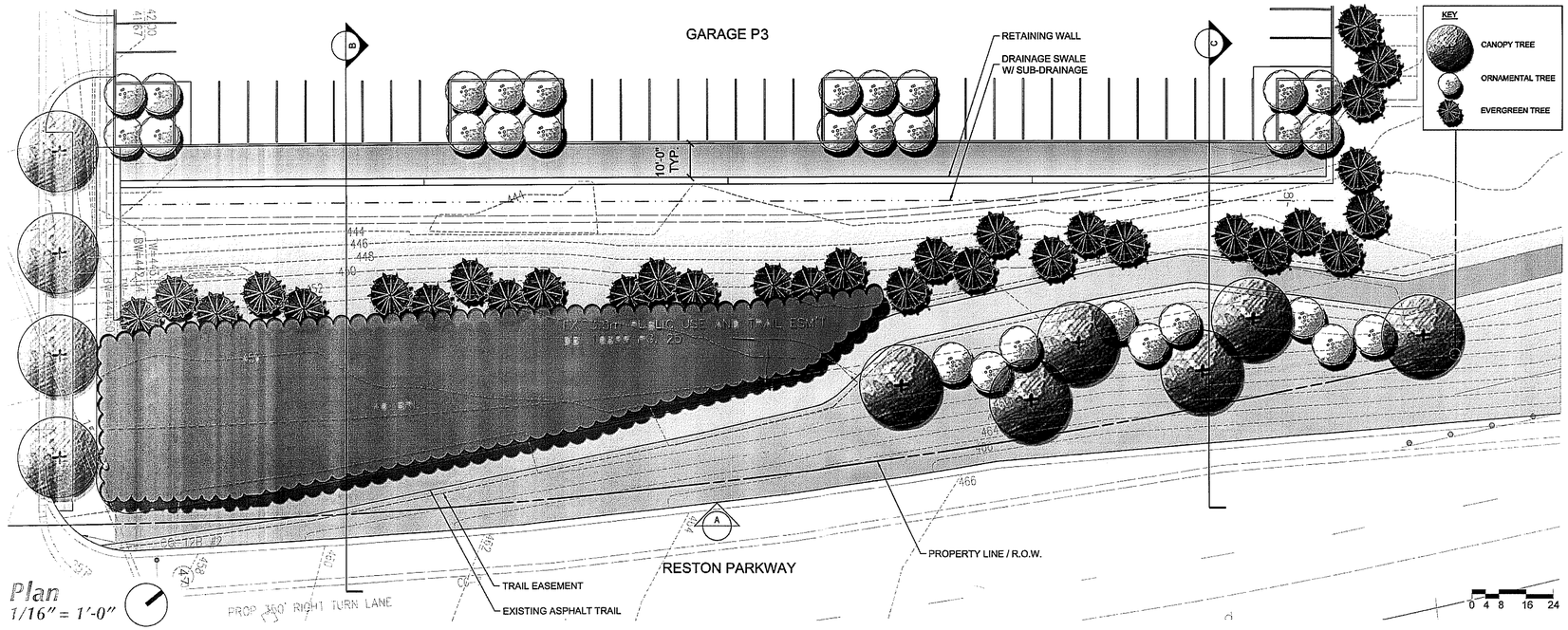
RESTON CRESCENT

Brookfield Properties

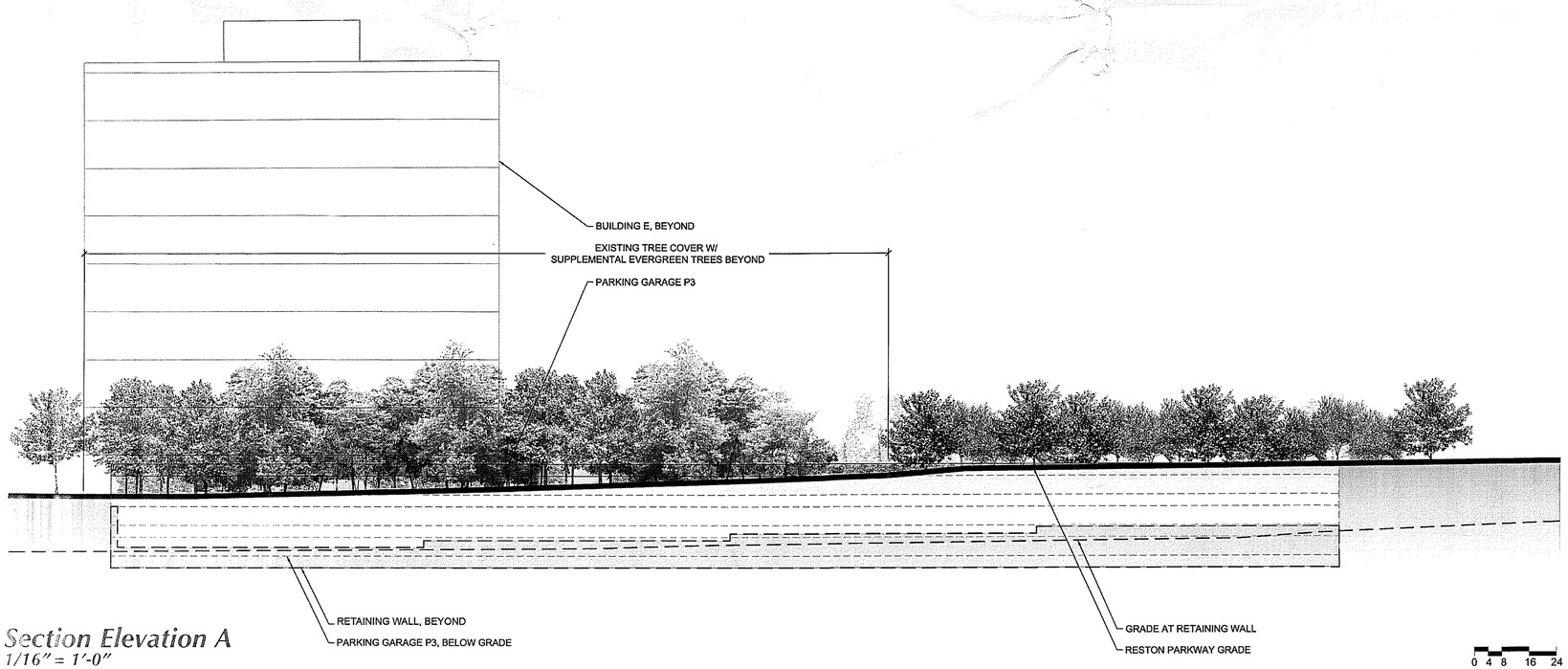
CONCEPTUAL ILLUSTRATION PLAN

PROPOSED SOUTH LANDSCAPE BUFFER AT RESTON PARKWAY

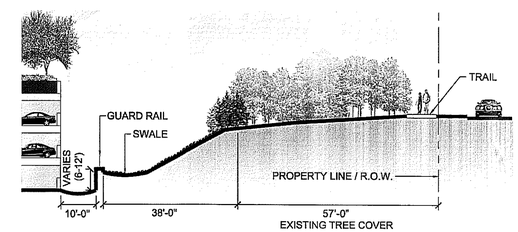
LEWIS SCULLY GIONET LANDSCAPE ARCHITECTS 09.6399.000 **Gensler**



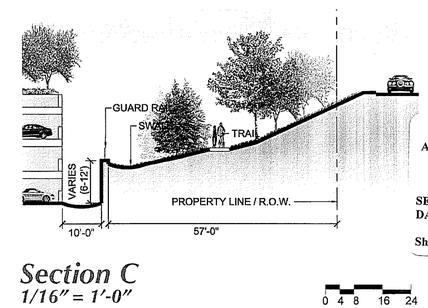
Plan
1/16" = 1'-0"



Section Elevation A
1/16" = 1'-0"



Section B
1/16" = 1'-0"



Section C
1/16" = 1'-0"

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COMMONWEALTH OF VIRGINIA
MARK R. LEWIS
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6-24-09

CONCEPTUAL

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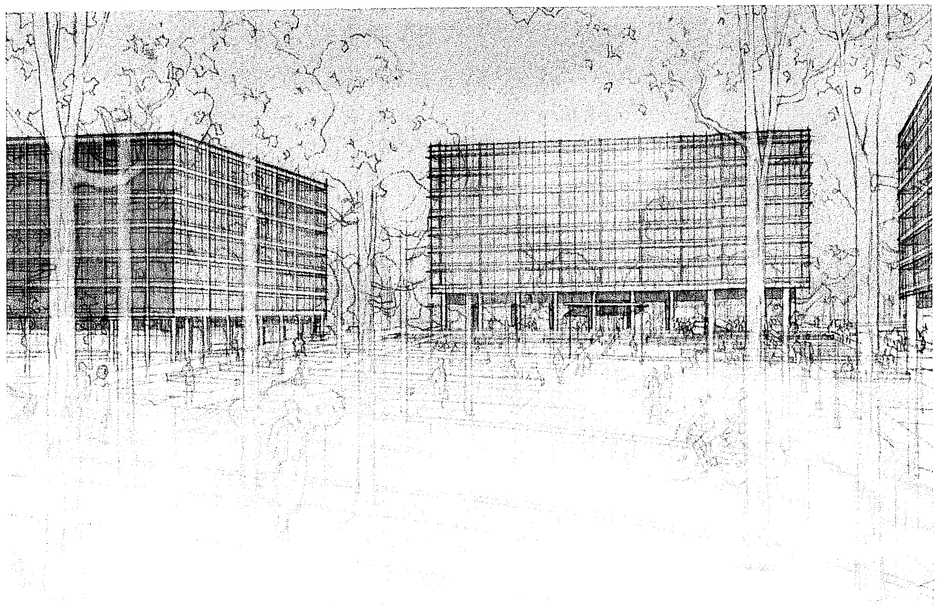
RESTON CRESCENT
Brookfield Properties

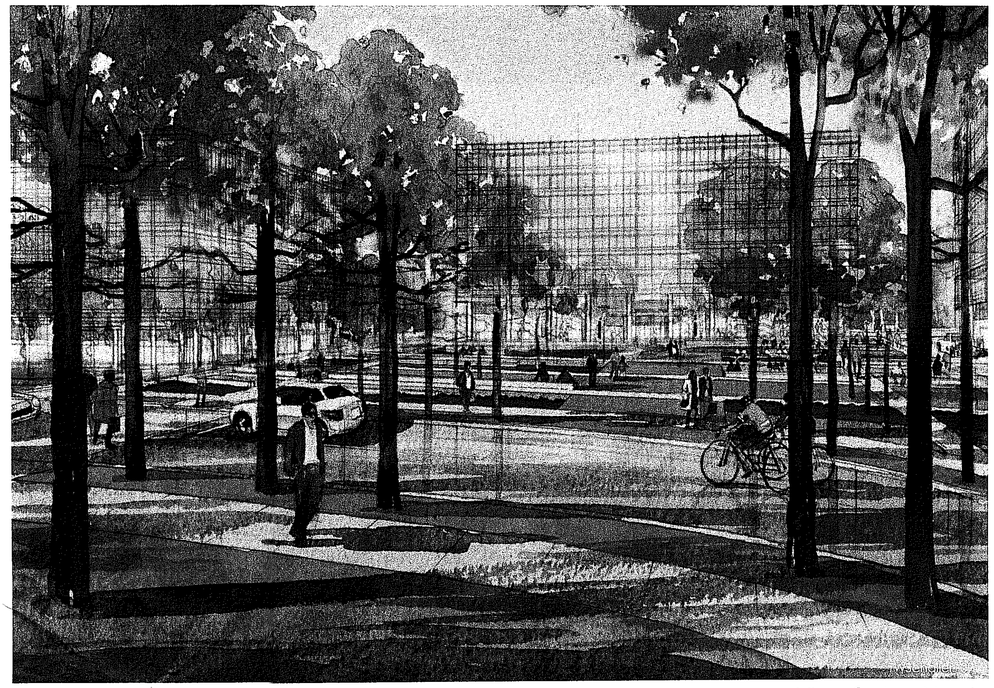
CONCEPTUAL ILLUSTRATION PLAN

PROPOSED NORTH LANDSCAPE BUFFER AT RESTON PARKWAY

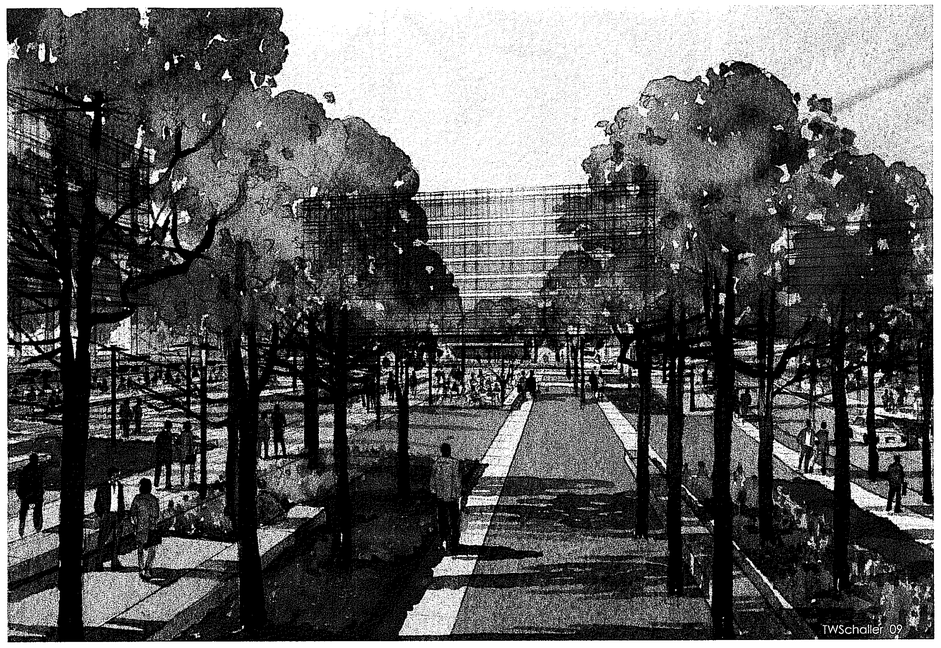
LEWIS SCULLY GIONET LANDSCAPE ARCHITECTS 09.6399.000 Gensler



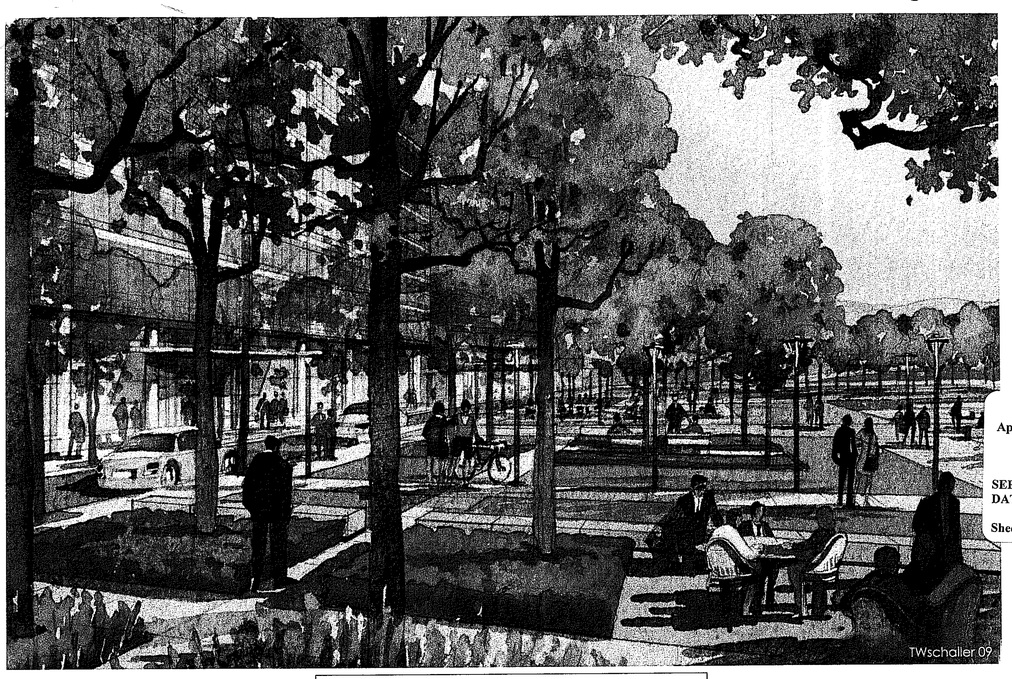
Rendered architecture in view facing North



View facing North



View facing East



View facing SouthEast

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Perspective Views

June 24, 2009

09.6399.000 **Gensler**