



County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County

December 8, 2010

Elizabeth A. Iannetta
Transportation Planner III
Fairfax County Department of Transportation
4050 Legato Road, Suite 400
Fairfax, VA 22033-2895

RE: Development Plan Amendment Application DPA 86-C-119-02
(Concurrent with Proffered Condition Amendment Application PCA 86-C-119-06 and
Planned Residential Community Application PRC 86-C-119)

Dear Ms. Iannetta:

At a regular meeting of the Board of Supervisors held on December 7, 2010, the Board approved Development Plan Amendment Application DPA 86-C-119-06 in the name of the Board of Supervisors. The Board's action permits the second amendment of the Development Plan for Rezoning Application RZ 86-C-119 previously approved for office use to permit an interim commuter parking lot as a public use and associated modifications to the site design not to exceed the previously approved FAR of 1. The subject property is located at 12050 Sunset Hills Road [Tax Map 17-3 ((1)) 29B], as further described by the metes and bounds description provided for RZ 86-C-119 and DPA 86-C-119-024 available on file at the Department of Planning and Zoning, Zoning Evaluation Division, on approximately 10.0 acres of land zoned PRC in the Hunter Mill District.

Sincerely,

Nancy Vehrs
Clerk to the Board of Supervisors
NV/ph
Enclosure

Office of Clerk to the Board of Supervisors
12000 Government Center Parkway, Suite 533
Fairfax, Virginia 22035

Phone: 703-324-3151 ♦ Fax: 703-324-3926 ♦ TTY: 703-324-3903
Email: clerktothebos@fairfaxcounty.gov
<http://www.fairfaxcounty.gov/bosclerk>

Cc: Chairman Sharon Bulova
Supervisor Catherine Hudgins, Hunter Mill District
Janet Coldsmith, Director, Real Estate Division, Dept. of Tax Administration
Barbara C. Berlin, Director, Zoning Evaluation Division, DPZ
Diane Johnson-Quinn, Deputy Zoning Administrator, Dept. of Planning and Zoning
Thomas Conry, Dept. Manager – GIS - Mapping/Overlay
Angela K. Rodeheaver, Section Chief, Transportation, Planning Division
Ken Williams, Plans & Document Control, ESRD, DPWES
Department of Highways-VDOT
Sandy Stallman, Park Planning Branch Manager, FCPA
Charlene Fuhrman-Schulz, Development Officer, DHCD/Design Development Division
District Planning Commissioner
Denise James, Office of Capital Facilities/Fairfax County Public Schools
Karyn Moreland, Chief Capital Projects Sections, Dept. of Transportation

BOARD OF SUPERVISORS OWN MOTION
PROFFER STATEMENT
PCA 86-C-119-06

November 18, 2010

Pursuant to Section 15.2-2303(A) of the Code of Virginia (1950, as amended) and Sect. 18-204 of the Zoning Ordinance of Fairfax County (1978, as amended), the property owners and applicants, for themselves and their successors and/or assigns (hereinafter collectively referred to as the "Applicant"), hereby proffer that the development of the parcels under consideration and shown on the Fairfax County Tax Maps as Tax Map 17-3 ((1)) 29B (the "Property") shall be in accordance with the following revised proffers in addition to all other applicable proffers and conditions approved pursuant to RZ 86-C-119 as amended, if and only if Proffered Condition Amendment Application PCA 86-C-119-06 is amended. In the event that this Application is not granted, these proffers shall be immediately null and void and of no further force and effect, and all previously accepted proffers for the property shall remain in effect.

3. (Revised) Property Uses.

The uses of Property D shall be office and/or research and development and there shall be no residential requirement on Property D.

As an option, a portion of Property D [Tax Map Parcel 17-3 ((1)) 29B] may be developed with an interim commuter parking lot for public use in substantial conformance with the development plan dated September 22, 2010, as revised through November 2, 2010, prepared by Urban Engineering and Associates, Inc., consisting of six (6) sheets, subject to minor modifications in accordance with the Zoning Ordinance. The use of Parcel 29B as an interim commuter parking lot for public use shall cease within thirty (30) days of the opening of the Wiehle Metro Station public parking garage, and this use option shall terminate.

[Signature pages follow]

PROPOSED DEVELOPMENT CONDITIONS

PRC 86-C-119

NOVEMBER 4, 2010

If it is the intent of the Board of Supervisors to approve PRC 86-C-119, located at Tax Map 17-3 ((1)) 29B, then staff recommends that the Board condition the approval by requiring conformance with the following development condition:

1. Any plan submitted pursuant to this PRC Plan shall be in substantial conformance with the approved PRC Plan entitled "Reston – Section 93, Block 2," prepared by Urban Engineering & Associates, Inc., consisting of 6 sheets, and dated September 22, 2010, as revised through November 2, 2010. Minor modifications to the approved PRC Plan may be permitted pursuant to Sect. 16-203 of the Zoning Ordinance.

This approval, contingent upon the above-noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations or adopted standards.

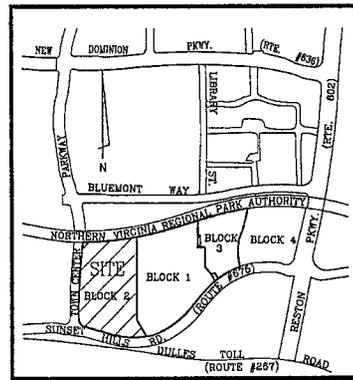
PROFFER CONDITION AMENDMENT (PCA), DEVELOPMENT PLAN AMENDMENT (DPA) AND PARTIAL PRC PLAN

FOR RESTON - SECTION 93 BLOCK 2 HUNTER MILL DISTRICT FAIRFAX COUNTY, VIRGINIA

GENERAL NOTES

1. THE PROPERTY IS IDENTIFIED ON FAIRFAX COUNTY TAX ASSESSMENT MAP: 17-3-(11)-298
2. THE ABOVE REFERENCED PROPERTY IS CURRENTLY ZONED PDC
3. THE BOUNDARY INFORMATION SHOWN HEREON WAS COMPILED BY: URBAN ENGINEERING & ASSOC., DATED NOV. 2000 (HORIZONTAL GRID: VIRGINIA STATE GRID NORTH; VERTICAL DATUM: U.S.G.S. (NVD))
4. THE PROPERTY SHOWN ON THIS DPA IS LOCATED IN THE HUNTER MILL DISTRICT
5. THIS SITE IS SERVED BY PUBLIC SEWER AND WATER.
6. STORM WATER MANAGEMENT (SWM) AND BEST PRACTICES (BMP) IS PROVIDED BY EXISTING ONSITE FACILITIES AS BUILT UNDER 5488-SP-07-2.
7. THERE ARE NO KNOWN BURIAL SITES OR EXISTING STRUCTURES FOUND ON THIS SITE.
8. 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, OR FEDERAL LAW.
9. IN ACCORDANCE WITH PARAGRAPH 4 OF SECTION 18-403 OF THE ZONING ORDINANCE, MINOR MODIFICATIONS TO THE SIZE, DIMENSIONS, FOOTPRINTS, AND LOCATION OF BUILDINGS, PARKING SPACES, GARAGES AND SIDEWALKS MAY OCCUR WITH FINAL ENGINEERING AND DESIGN.
10. THERE ARE NO DESIGNATED ENVIRONMENTAL QUALITY CORRIDORS (EQC), RPA'S OR FLOODPLAINS ON THE SUBJECT SITE PER FAIRFAX COUNTY MAPS.
11. THE DEVELOPMENT SCHEDULE AND PROPOSED SITE PLAN SUBMISSIONS SHALL BE DETERMINED BY THE APPLICANT BASED UPON MARKET CONDITIONS.
12. THERE ARE NO SCENIC ASSESSIS OF NATURAL FEATURES ON THE SUBJECT SITE WHICH WOULD DESERVE PROTECTION, PRESERVATION, OR SPECIAL SCREENING MEASURES.
13. THERE ARE NO EXISTING STRUCTURES ON THE SITE. THERE IS AN EXISTING ASPHALT PARKING LOT ON THE SITE.
14. THERE ARE NO PUBLIC ROADWAY IMPROVEMENTS OR RIGHT-OF-WAY DEDICATION PROPOSED WITH THIS APPLICATION. NO PUBLIC IMPROVEMENTS ARE PROPOSED WITH THIS APPLICATION.
15. THE PROPOSED USE ASSOCIATED WITH THIS APPLICATION IS FOR AN SURFACE PARKING LOT AND METRO BUS DROP OFF. THE SURFACE PARKING LOT WILL SERVE AS AN INTERIM USE UNTIL THE ULTIMATE OFFICE USE AS APPROVED UNDER 66-C-119-121 IS BUILT. NO RESIDENTIAL UNITS ARE PROPOSED ON THE SUBJECT PROPERTY.
16. THERE ARE NO SPECIAL AMENITIES PROPOSED WITH THIS APPLICATION.
17. THIS PROPOSED DEVELOPMENT IS IN CONFORMANCE WITH THE COMPREHENSIVE PLAN AND ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED CONDITIONS WITH THE EXCEPTION OF THE WARNERS NOTED IN THE STATEMENT OF JUSTIFICATION.
18. THE PROPOSED INTERIM USE DOES NOT IMPACT ANY PRIOR APPROVALS ON THIS SITE.
19. BUS SHELTERS, BIKE RACKS, AND BIKE LOCKERS TO BE PROVIDED AS AMENITIES NEAR THE BUS LOOP.

VICINITY MAP
SCALE: 1"=500'



APPLICANT

FAIRFAX COUNTY BOARD OF SUPERVISORS
12000 GOVERNMENT CENTER PARKWAY
FAIRFAX VA 22035-0058

OWNER

RESTON TOWN CENTER OFFICE PARK
C/O BOSTON PROPERTIES
505 9TH STREET N.W.
SUITE 800
WASHINGTON, D.C. 20004
PHONE: (202)-585-0800

SITE TABULATIONS:

EXISTING SITE AREA	INTERIM USE
PROPOSED PUBLIC STREET DEDICATION (BLOCK 15A ONLY)	0 AC (0 S.F.)
EXISTING ZONE	PDC
PROPOSED ZONE	PDC
EXISTING USE	ASHPALT SURFACE PARKING LOT
PROPOSED USE	SURFACE COMPUTER PARKING LOT
LANDSCAPED OPEN SPACE REQUIRED (5% OF U.S.A.-ROAD DESIGN)	25% (108,889 S.F.)
LANDSCAPED OPEN SPACE PROVIDED (5% OF U.S.A.-ROAD DESIGN)	25% (108,889 S.F.)
PROPOSED BUILDING CROSS FLOOR AREA	N/A - SURFACE PARKING
PROPOSED F.A.R.	N/A - SURFACE PARKING
MAXIMUM BUILDING HEIGHT ALLOWED	120'
PROPOSED BUILDING HEIGHT	N/A - SURFACE PARKING

PARKING TABULATIONS:

INTERIM USE (COMPUTER PARKING LOT):

- PARKING REQUIRED:
- NO REQUIRED PARKING FOR THE PROPOSED USE
- PARKING PROVIDED:
- 607 PARKING SPACES PROVIDED (16 ACCESSIBLE SPACES)

SHEET INDEX

1. COVER SHEET
2. PCA / DPA LAYOUT
- 2A. PCA / DPA LAYOUT (OPTION 2)
3. PEDESTRIAN CIRCULATION PLAN
- 3A. PEDESTRIAN CIRCULATION PLAN (OPTION 2)
4. PRE & POST TIME OF CONCENTRATION (FOR REFERENCE ONLY)
5. S.W.M. DRAINAGE DIVIDDS AND SOILS MAP (FOR REFERENCE ONLY)
6. B.M.P. CALCULATIONS & EXHIBIT (FOR REFERENCE ONLY)

S.W.M. / B.M.P. AND ADEQUATE OUTFALL NARRATIVE:

THE PROPOSED PROJECT IS FOR THE USE OF 211,000 SF OF SURFACE PARKING. THE SUBJECT SITE IS SITUATED ON APPROXIMATELY 9.98 ACRES. RUNOFF FROM THE SITE HAS BEEN CONTROLLED VIA ENGINEERED SWALES AND ONSITE OUTLET SYSTEMS THAT WERE DESIGNED AND INSTALLED WITH PLAN NUMBER 5488-SP-07-2. THE RUNOFF FROM THESE STRUCTURES IS DISCHARGED TO AN ENGINEERED DROP INLET AND CATCH BASIN. THE STORM STRUCTURES OUTFALL TO ADEQUATELY DESIGNED CLOSED CONDUIT OUTFALLS, WHICH IN TURN DISCHARGE TO AN ADEQUATELY DESIGNED, PRIVATELY MAINTAINED, NET POND AT THE WESTERN EDGE OF THE SITE, WHICH WAS CONSTRUCTED UNDER PLAN NUMBER 5488-SP-07-2.

ANALYSIS OF THE PROPOSED NET POND IS SOMEWHAT UNCOMMON IN THAT THE TOTAL DRAINAGE AREA TO THE POND CONSISTS OF RUNOFF FROM THE ONSITE DEVELOPMENT (RESTON 93 1&2) AND RUNOFF FROM AN UPSTREAM WATERSHED, WHICH IS CONTROLLED BY AN APPROVED S.W.M. POND (RESTON 93 3&4). THE DISCHARGE FROM THE RESTON 93 3&4 POND IS PIPED TO THE RESTON 93 1&2 POND. THE POND FOR RESTON 93 3&4 WAS DESIGNED AND APPROVED UNDER THE FAIRFAX COUNTY PLAN NUMBER OF 6348-SP-03. COLLECTIVELY, THE DRAINAGE AREA OF THE TWO WATERSHEDS REQUIRE THE USE OF TR-20 (DUE TO THE 37.94 AC DRAINAGE AREA). HOWEVER, THE DRAINAGE AREA TO THE 93 3&4 POND WAS ONLY 17.27 AC, HENCE, REQUIRING THE RATIONAL METHOD. THE PROCESS OF COMBINING THE RESULTS FROM THE RESTON 93 3&4 POND WITH THAT OF THE RESTON 93 1&2 POND REQUIRES SOME EXPLANATION.

SINCE TR-20 MUST BE USED IN THE DESIGN OF THE RESTON 93 1&2 POND, A CURVE NUMBER AND A TIME OF CONCENTRATION HAD TO BE ESTABLISHED FOR THE RESTON 93 3&4 SITE. UNDER PRE DEVELOPMENT CONDITIONS, THIS SITE DISCHARGED DIRECTLY INTO A SWALE AT THE EASTERN PROPERTY LINE, WHILE THE ONSITE (RESTON 93 1&2) DRAINAGE EXPERIENCES SHEET, SHALLOW CONCENTRATED AND CHANNEL FLOW. WHILE USING THE TIME OF CONCENTRATION AND CURVE NUMBERS SHOWN ON SHEET 4 FOR THE RESTON 93 3&4 SITE, A PRE-DEVELOPMENT (ALLOWABLE DISCHARGE) FLOW WAS DETERMINED. THE FLOW GENERATED BY THE RESTON 93 1&2 SITE WAS ADDED TO THAT OF THE RESTON 93 3&4 POND TO GENERATE FLOWS FOR THE ENTIRE WATERSHED (SEE THIS SHEET FOR THE TR-20 ANALYSIS).

POST-DEVELOPMENT FLOWS FROM THE SITE ACCOUNTS FOR THE RESTON 93 3&4 POND BY ROUTING THE ACTUAL DISCHARGE FROM THE 3&4 POND TO THE RESTON 93 1&2 POND. A TIME OF CONCENTRATION WAS DETERMINED FOR THE DISCHARGE FROM THE RESTON 93 3&4 POND TO THE RESTON 93 1&2 POND BASED ON THE FLOW THROUGH THE EXISTING DISCHARGE TIME. THE TIME OF CONCENTRATION IS BASED ON THE ACTUAL DISCHARGE AND THE AVERAGE SLOPE OF THE EXISTING PIPE SYSTEM. (SEE SHEET 4 FOR TIME OF CONCENTRATION CALCULATION). THE CURVE NUMBERS FOR THE POST DEVELOPMENT ANALYSIS OF THE RESTON 93 3&4 POND WAS MODIFIED FOR EACH STORM EVENT SO THAT TR-20 WOULD GENERATE THE SAME DISCHARGE FROM THE RESTON 93 3&4 POND (AS IT WAS DESIGNED TO DISCHARGE). HENCE, EACH STORM EVENT HAS A DIFFERENT POST DEVELOPMENT CURVE NUMBER FOR THE UPSTREAM DRAINAGE AREA. THE POST DEVELOPMENT FROM THE RESTON 93 1&2 SITE IS BASED ON SHEET 4 AND PIPE FLOW. A COMMON CURVE NUMBER WAS USED FOR THE 93 1&2 POND FOR THE ANALYSIS OF EACH STORM EVENT.

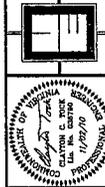
THE FLOWS FROM THESE TWO DRAINAGE AREAS WERE THEN ADDED TOGETHER AND ROUTED THROUGH THE RESTON 93 1&2 POND. THE ABOVE ANALYSIS OF THE UPSTREAM POND WITH ITS ACTUAL DISCHARGE AND TRAVEL TIME (TO THE DOWNSTREAM POND), IS A CONSERVATIVE APPROACH TO ANALYZING PONDS IN SERIES. AS A RESULT, THE POND IS ADEQUATELY SIZED TO CONTROL THE DESIGN STORM.

THE EXISTING POND, DESIGNED AND BUILT UNDER PLAN NUMBER 5488-SP-07-2, IS APPROXIMATELY 185' WIDE AND 225' FEET LONG WITH A 3:1 SLOPE AND AN ADEQUATE BENCH. THE POND PROVIDES BOTH STORMWATER MANAGEMENT AND BMP. THE BMP VOLUME PER THE APPROVED SITE PLAN AT ELEVATION 376.00 IS 53,936 CU-FI. THE STORAGE VOLUME OF THE POND PER THE APPROVED SITE PLAN AT ELEVATION 386.86 IS 270,294 CU-FI.

THE OUTFLOW STRUCTURE CONSISTS OF DUAL 7' DIAMETER RISERS, WHICH WILL BE THE PRINCIPAL AND EMERGENCY SPILLWAY FOR THE POND. SINCE THE PROPOSED POND IS SITUATED ADJACENT TO THE TOWN CENTER PARKWAY, IT WAS ADVANTAGEOUS TO IMPLEMENT A COMBINED SPILLWAY. THE OUTFLOW FROM THE STRUCTURE DISCHARGES INTO DUAL 60" RCP'S, WHICH THEN DISCHARGE INTO A SINGLE 60" RCP ON THE WESTERN SIDE OF THE TOWN CENTER PARKWAY. SINCE THE DUAL 60" RCP FROM THE RESTON 93 1&2 POND IS REDUCED TO A SINGLE 60" RCP, THE OUTFLOW FROM THE 93 1&2 POND (ON THE TR-20 ANALYSIS) WAS BASED ON THE CAPACITY OF A SINGLE 60" RCP AS THE OUTFLOW PIPE. TO ENSURE THE REDUCTION IN PIPE SIZE DOESN'T EFFECT THE DOWNSTREAM SYSTEM, A HYDRAULIC ANALYSIS AND CULVERT DIMENSIONS WERE PERFORMED FOR THE DISCHARGE PIPE. THE HYDRAULIC GRADELINE ANALYSIS WAS PERFORMED TO ESTABLISH THE TAILWATER ELEVATION OF THE CULVERT ANALYSIS. THE CULVERT ANALYSIS CONFIRMS THAT THE POND AND OUTFLOW STRUCTURE ARE ADEQUATELY SIZED TO CONTROL THE DESIGN STORM. THE DISCHARGE FROM THE POND IS CONVEYED APPROXIMATELY 450' IN 60" RCP TO A JUNCTION BOX. A 72" RCP EXITS THE JUNCTION BOX WHERE THE RUNOFF IS CONVEYED APPROXIMATELY 1200' TO A CLASS II RIP RAP SWALE, WHICH THEN DISCHARGES INTO AN EXISTING 100-YEAR FLOODPLAIN. THIS OFFSITE STORM DRAINAGE DESIGN WAS PREPARED UNDER FAIRFAX COUNTY PLAN 6061-SP-01.

STORMWATER QUALITY (S.E.-BMP) IS PROVIDED FOR THE ONSITE (93 1&2) DEVELOPMENT/REDEVELOPMENT WHILE B.M.P. IS PROVIDED FOR THE ENTIRE UPSTREAM DRAINAGE AREA WITH THE RESTON 93 3&4 SITE. OF THE 21.77 ACRES BEING DEVELOPED, APPROXIMATELY 12.82 ACRES IS BEING DESIGN REDEVELOPMENT. THE PORTION OF THE SITE WITH THE RESTON CORPORATE CENTER BUILDINGS) WHILE APPROXIMATELY 8.95 ACRES IS CONSIDERED NEW DEVELOPMENT. B.M.P. IS PROVIDED FOR THE SUBJECT SITE BY MEANS OF THE ONSITE NET POND. THE 56,555.20 CUBIC FEET OF BMP STORAGE PROVIDES A PHOSPHORUS REMOVAL EFFICIENCY RATE WHICH IS HIGHER THAN THAT REQUIRED FOR A SITE THAT IS BEING REDEVELOPED. THE B.M.P. CALCULATIONS ARE PROVIDED ON SHEET 8.

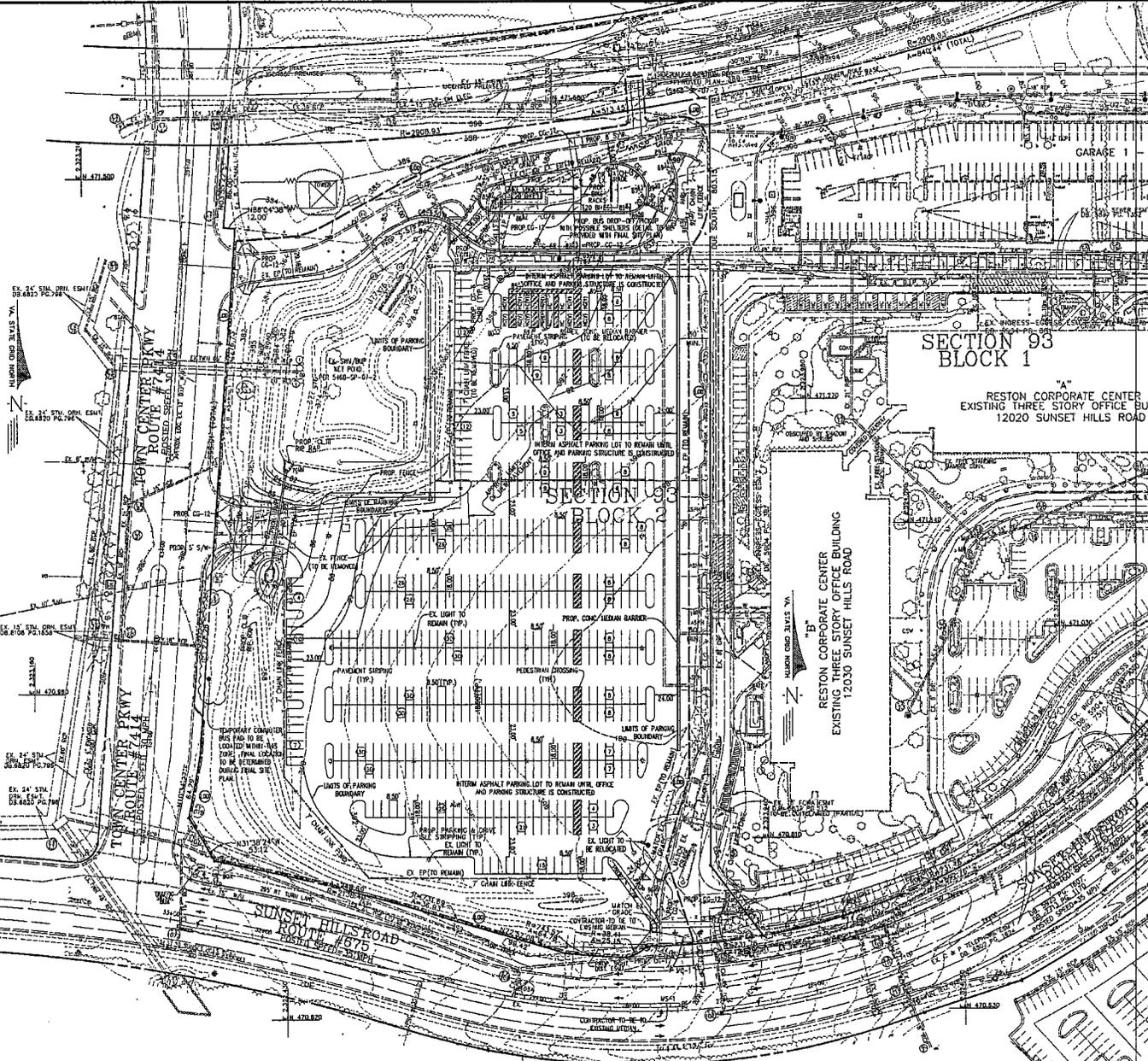
IT IS THE OPINION OF URBAN ENGINEERING & ASSOC., INC. THAT THERE EXISTS AN ADEQUATE OUTFALL FOR THE PROPOSED DEVELOPMENT.

DATE: 09-22-10 11-02-10	REVISION APPROVED	DATE:	REVISION APPROVED	DATE:	REVISION APPROVED	DATE:	REVISION APPROVED	DATE:	REVISION APPROVED
URBAN ENGINEERING & ASSOC., INC.									
CITY ENGINEERS - LANDSCAPE ARCHITECTS - LAND SURVEYORS 1716 LITTLE WYDE TERRACE ANNAPOLIS, MARYLAND 21403 (410) 944-4888									
									
COVER SHEET	RESTON - SECTION 93 BLOCK 2 HUNTER MILL DISTRICT FAIRFAX COUNTY, VIRGINIA								DATE: SEPT., 2010
SHEET 1 OF 6									SCALE: AS NOTED
FILE NO: DPA-1182-1									

LEGEND:

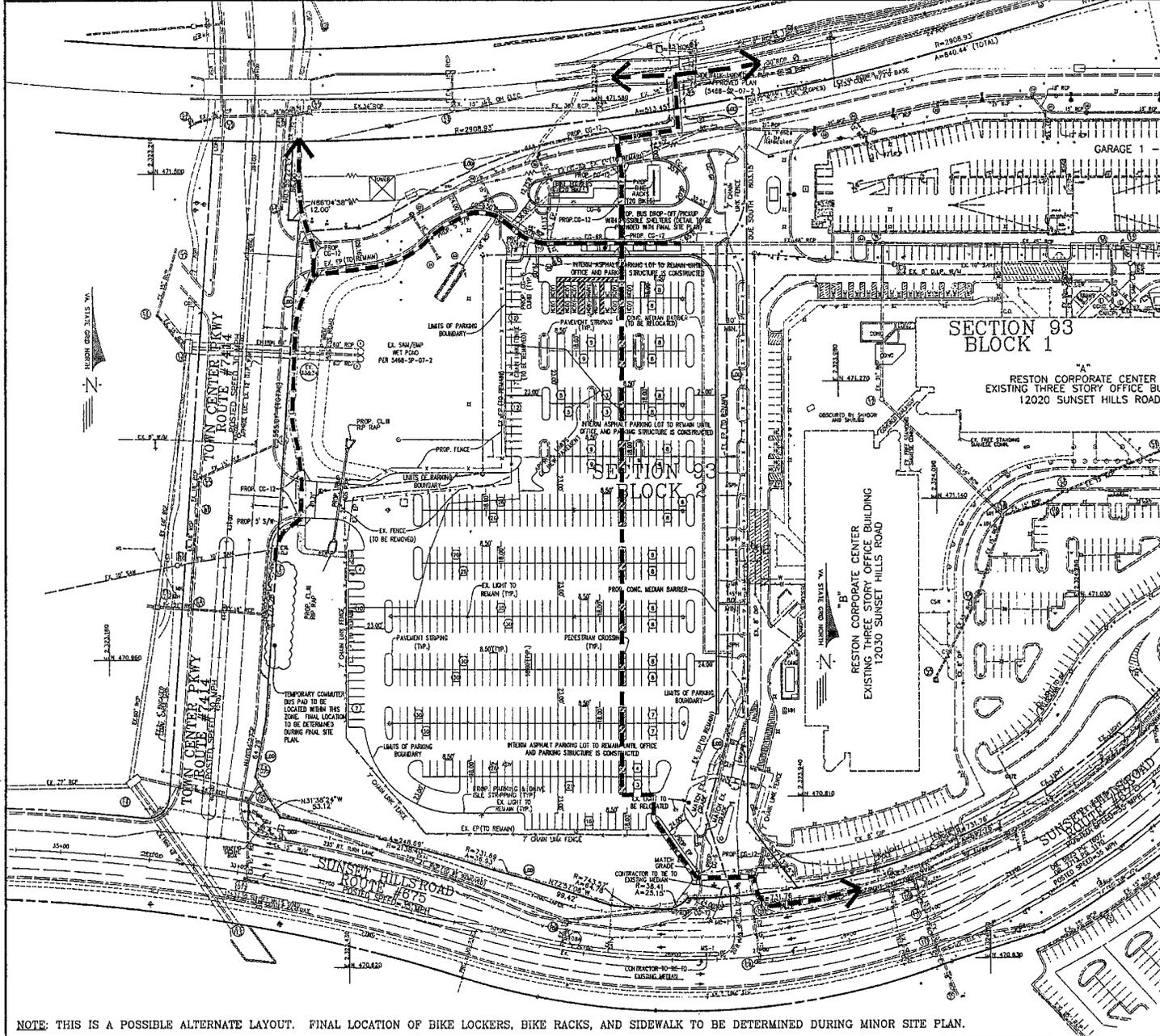
- W — EXISTING WATER LINE
- P — PROPOSED WATER LINE
- F — EX. FIRE HYDRANT
- H — PROP. FIRE HYDRANT
- M — EXISTING WATER METER
- W — PROP. WATER METER
- V — EXISTING WATER VALVE
- P — PROPOSED WATER VALVE
- D — EXISTING STORM DRAIN
- P — PROPOSED STORM DRAIN
- S — EXISTING SANITARY SINKER
- P — PROPOSED SANITARY SINKER
- G — EXISTING GAS LINE
- P — PROPOSED GAS LINE
- V — EXISTING GAS VALVE
- P — PROPOSED GAS VALVE
- W — EXISTING OVERHEAD WIRE
- L — EXISTING LIGHTING
- P — PROPOSED LIGHTING
- F — EXISTING FENCE
- P — PROPOSED FENCE
- T — EXISTING TREE LINE
- P — PROPOSED TREE LINE
- C — EXISTING CONTOURS
- P — PROPOSED CONTOURS
- P — PROPOSED PHASE LINE
- L — PROPOSED LIMITS OF DISTURBANCE
- M — EXISTING METLANDS
- W — PROP. RET. WALL
- P — EX. RET. WALL
- L — EXISTING LIMITS OF ASPHALT

- R — ROAD SIGN
- P — EX. POWER POLE
- E — 25.6 EXISTING SPOT ELEVATION
- P — +25.60 PROP. SPOT ELEVATION
- C — SPILL AND TRANSITION CURBS AND GUTTER
- P — PROPOSED CURB
- V — MAIN BUILDING ENTRANCE
- L — EX. STREET LIGHTS
- P — PROP. STREET LIGHTS
- C — PROPOSED CC-12
- T — EXISTING TREE
- P — PROPOSED TREE
- W — WATER FITTING CENTER
- L — LOADING AREA
- B — BENCHMARK
- T — TEST PIT REQUIRED
- P — PROJECTED TRAFFIC COUNT
- R — OVERLAND RELIEF
- P — PROPOSED
- S — EX. SF SQUARE FEET
- P — GSF PROP. SQUARE FEET
- N — NSF NET SQUARE FEET TO BE ACQUIRED
- T — T.B.L.C. TO BE ACQUIRED
- F — FF FINISHED FLOOR
- V — VISITOR PARKING SPACE
- S — STAIRWAYS, CORRIDOR, AND HANGAR PARKING SPACE DESIGNATOR
- V — V. Y. S. C. NC



NOTE: THIS IS A POSSIBLE ALTERNATE LAYOUT. FINAL LOCATION OF BIKE LOCKERS, BIKE RACKS, AND SIDEWALK TO BE DETERMINED DURING MINOR SITE PLAN.

<p>DATE: 11-25-76</p> <p>SCALE: 1"=50'</p> <p>SHEET: 2 OF 6</p> <p>FILE No: DFA-1182-1</p>	<p>DATE: 11-25-76</p> <p>SCALE: 1"=50'</p> <p>SHEET: 2 OF 6</p> <p>FILE No: DFA-1182-1</p>	<p>SECTION 93 BLOCK 1</p> <p>SECTION 93 BLOCK 2</p> <p>RESTON CORPORATE CENTER EXISTING THREE STORY OFFICE BUILDING 12020 SUNSET HILLS ROAD</p> <p>RESTON CORPORATE CENTER EXISTING THREE STORY OFFICE BUILDING 12030 SUNSET HILLS ROAD</p>	<p>URBAN ENGINEERING & ASSOC., INC.</p> <p>CIVIL ENGINEERS - LANDSCAPE ARCHITECTS - LAND SURVEYORS</p> <p>7712 LITTLE BAY VENTURE ANNAPOLIS, VIRGINIA 20703 (301) 846-9800</p>
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NOTE: THIS IS A POSSIBLE ALTERNATE LAYOUT. FINAL LOCATION OF BIKE LOCKERS, BIKE RACKS, AND SIDEWALK TO BE DETERMINED DURING MINOR SITE PLAN.

LEGEND:
 ——— PEDESTRIAN CIRCULATION

PEDESTRIAN CIRCULATION PLAN (OPTION 2) RESTON - SECTION 93 BLOCK 2 HUNTER MILL DISTRICT FAIRFAX COUNTY, VIRGINIA CL - N/A		URBAN ENGINEERING & ASSOC., INC. CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS 7710 LITTLE BAYER TURNPIKE ANNANDALE, VIRGINIA 22003 (703) 640-8889	REVISION APPROVED BY DIVISION OF DESIGN REVIEW DATE: 11-02-10 REVISION: 11-02-10 DATE: 11-02-10
SHEET 3A OF 6	FILE No. DPA-1182-1	DATE: SEPT., 2010	

PRE DEVELOPMENT
TIME OF CONCENTRATION

		SECTION 93 384	SECTION 93 182
SHEET FLOW			
1 SURFACE DESCRIPTION (TABLE 3-1)			LIGHT BRUSH
2 MANHOLE'S ROUGHNESS COEFF. = (TABLE 3-1)			0.01
3 FLOW LENGTH L (TOTAL L < 300 FT)			0
4 1% SLOPE (TABLE 3-1)			0.01
5 1% SLOPE (TABLE 3-1)	COMPUTE T	0.01	0.01
6 $T = 0.0247 \sqrt{L/P} \cdot S^{-0.4}$			0.01
SMALLER CONCENTRATED FLOW			
7 SURFACE DESCRIPTION (TABLE 3-1)			ASSUME
8 FLOW LENGTH L			0
9 MANHOLE'S ROUGHNESS COEFF. = (TABLE 3-1)			0.01
10 SLOPE (TABLE 3-1)			0.01
11 $T = 0.0247 \sqrt{L/P} \cdot S^{-0.4}$	COMPUTE T	0.01	0.01
PIPE FLOW			
12 CROSS SECTIONAL FLOW AREA, a	SECTION ID	0'3"	ASSUME
13 RETRO FLOW AREA, a _r			
14 PERCENTAGE FLOW, F = a/a _r	COMPUTE F	0	
15 CHANNEL SLOPE, S		0.01	
16 MANHOLE'S ROUGHNESS COEFF. = a	COMPUTE V	0.6	
17 $V = 1.486 \sqrt{148.6/a} \cdot S^{0.487}$			0.6
18 FLOW LENGTH, L	COMPUTE L	0.08	
19 $T = L/(3600 \cdot V)$			0.08
COURTAIN FLOW			
20 CROSS SECTIONAL FLOW AREA, a	SECTION ID	0'3"	ASSUME
21 RETRO FLOW AREA, a _r			
22 PERCENTAGE FLOW, F = a/a _r	COMPUTE F	0	
23 CHANNEL SLOPE, S		0.01	
24 MANHOLE'S ROUGHNESS COEFF. = a	COMPUTE V	0.6	
25 $V = 1.486 \sqrt{148.6/a} \cdot S^{0.487}$			0.6
26 FLOW LENGTH, L	COMPUTE L	0.08	
27 $T = L/(3600 \cdot V)$			0.08
28 MANHOLE'S DE SURFACE, T	TOTAL T	0.08	0.08
TOTAL TIME TO SECTION 93 182 POINT			

PRE DEVELOPMENT
CURVE NUMBERS

PRE-DEVELOPMENT CONDITIONS: TABLE 3-1 (1) (2) (3)						
LAND USE	TOTAL AREA	AREA	SOIL TYPE	CN	PRODUCT OF AREA	PRODUCT OF CN
ROADWAY	14.17	8.43	A	50	421.35	421.35
		7.59	B	55	417.45	417.45
		1.44	C	70	100.80	100.80
ROADWAY	3.10	1.07	A	50	158.50	158.50
		1.20	B	55	132.00	132.00
		0.08	C	70	56.00	56.00
TOTALS	17.27	17.27	CN UNDETERMINED	64.74	3142.25	3142.25
PRE-DEVELOPMENT CONDITIONS: TABLE 3-1 (1) (2) (3)						
LAND USE	TOTAL AREA	AREA	SOIL TYPE	CN	PRODUCT OF AREA	PRODUCT OF CN
ROADWAY	18.28	8.43	A	50	421.35	421.35
		7.59	B	55	417.45	417.45
		1.44	C	70	100.80	100.80
ROADWAY	3.10	1.07	A	50	158.50	158.50
		1.20	B	55	132.00	132.00
		0.08	C	70	56.00	56.00
TOTALS	21.37	21.37	CN UNDETERMINED	64.74	3862.25	3862.25

POST DEVELOPMENT
2 YEAR TIME OF CONCENTRATION

		SECTION 93 384	SECTION 93 182
SHEET FLOW			
1 SURFACE DESCRIPTION (TABLE 3-1)			LIGHT BRUSH
2 MANHOLE'S ROUGHNESS COEFF. = (TABLE 3-1)			0.01
3 FLOW LENGTH L (TOTAL L < 300 FT)			0
4 1% SLOPE (TABLE 3-1)			0.01
5 1% SLOPE (TABLE 3-1)	COMPUTE T	0.01	0.01
6 $T = 0.0247 \sqrt{L/P} \cdot S^{-0.4}$			0.01
SMALLER CONCENTRATED FLOW			
7 SURFACE DESCRIPTION (TABLE 3-1)			ASSUME
8 FLOW LENGTH L			0
9 MANHOLE'S ROUGHNESS COEFF. = (TABLE 3-1)			0.01
10 SLOPE (TABLE 3-1)			0.01
11 $T = 0.0247 \sqrt{L/P} \cdot S^{-0.4}$	COMPUTE T	0.01	0.01
PIPE FLOW			
12 CROSS SECTIONAL FLOW AREA, a	SECTION ID	0'3"	ASSUME
13 RETRO FLOW AREA, a _r			
14 PERCENTAGE FLOW, F = a/a _r	COMPUTE F	0	
15 CHANNEL SLOPE, S		0.01	
16 MANHOLE'S ROUGHNESS COEFF. = a	COMPUTE V	0.6	
17 $V = 1.486 \sqrt{148.6/a} \cdot S^{0.487}$			0.6
18 FLOW LENGTH, L	COMPUTE L	0.08	
19 $T = L/(3600 \cdot V)$			0.08
COURTAIN FLOW			
20 CROSS SECTIONAL FLOW AREA, a	SECTION ID	0'3"	ASSUME
21 RETRO FLOW AREA, a _r			
22 PERCENTAGE FLOW, F = a/a _r	COMPUTE F	0	
23 CHANNEL SLOPE, S		0.01	
24 MANHOLE'S ROUGHNESS COEFF. = a	COMPUTE V	0.6	
25 $V = 1.486 \sqrt{148.6/a} \cdot S^{0.487}$			0.6
26 FLOW LENGTH, L	COMPUTE L	0.08	
27 $T = L/(3600 \cdot V)$			0.08
28 MANHOLE'S DE SURFACE, T	TOTAL T	0.08**	0.11
TOTAL TIME TO SECTION 93 182 POINT			

POST DEVELOPMENT
10 YEAR TIME OF CONCENTRATION

		SECTION 93 384	SECTION 93 182
SHEET FLOW			
1 SURFACE DESCRIPTION (TABLE 3-1)			LIGHT BRUSH
2 MANHOLE'S ROUGHNESS COEFF. = (TABLE 3-1)			0.01
3 FLOW LENGTH L (TOTAL L < 300 FT)			0
4 1% SLOPE (TABLE 3-1)			0.01
5 1% SLOPE (TABLE 3-1)	COMPUTE T	0.01	0.01
6 $T = 0.0247 \sqrt{L/P} \cdot S^{-0.4}$			0.01
SMALLER CONCENTRATED FLOW			
7 SURFACE DESCRIPTION (TABLE 3-1)			ASSUME
8 FLOW LENGTH L			0
9 MANHOLE'S ROUGHNESS COEFF. = (TABLE 3-1)			0.01
10 SLOPE (TABLE 3-1)			0.01
11 $T = 0.0247 \sqrt{L/P} \cdot S^{-0.4}$	COMPUTE T	0.01	0.01
PIPE FLOW			
12 CROSS SECTIONAL FLOW AREA, a	SECTION ID	0'3"	ASSUME
13 RETRO FLOW AREA, a _r			
14 PERCENTAGE FLOW, F = a/a _r	COMPUTE F	0	
15 CHANNEL SLOPE, S		0.01	
16 MANHOLE'S ROUGHNESS COEFF. = a	COMPUTE V	0.6	
17 $V = 1.486 \sqrt{148.6/a} \cdot S^{0.487}$			0.6
18 FLOW LENGTH, L	COMPUTE L	0.08	
19 $T = L/(3600 \cdot V)$			0.08
COURTAIN FLOW			
20 CROSS SECTIONAL FLOW AREA, a	SECTION ID	0'3"	ASSUME
21 RETRO FLOW AREA, a _r			
22 PERCENTAGE FLOW, F = a/a _r	COMPUTE F	0	
23 CHANNEL SLOPE, S		0.01	
24 MANHOLE'S ROUGHNESS COEFF. = a	COMPUTE V	0.6	
25 $V = 1.486 \sqrt{148.6/a} \cdot S^{0.487}$			0.6
26 FLOW LENGTH, L	COMPUTE L	0.08	
27 $T = L/(3600 \cdot V)$			0.08
28 MANHOLE'S DE SURFACE, T	TOTAL T	0.08**	0.11
TOTAL TIME TO SECTION 93 182 POINT			

POST DEVELOPMENT
25 YEAR TIME OF CONCENTRATION

		SECTION 93 384	SECTION 93 182
SHEET FLOW			
1 SURFACE DESCRIPTION (TABLE 3-1)			LIGHT BRUSH
2 MANHOLE'S ROUGHNESS COEFF. = (TABLE 3-1)			0.01
3 FLOW LENGTH L (TOTAL L < 300 FT)			0
4 1% SLOPE (TABLE 3-1)			0.01
5 1% SLOPE (TABLE 3-1)	COMPUTE T	0.01	0.01
6 $T = 0.0247 \sqrt{L/P} \cdot S^{-0.4}$			0.01
SMALLER CONCENTRATED FLOW			
7 SURFACE DESCRIPTION (TABLE 3-1)			ASSUME
8 FLOW LENGTH L			0
9 MANHOLE'S ROUGHNESS COEFF. = (TABLE 3-1)			0.01
10 SLOPE (TABLE 3-1)			0.01
11 $T = 0.0247 \sqrt{L/P} \cdot S^{-0.4}$	COMPUTE T	0.01	0.01
PIPE FLOW			
12 CROSS SECTIONAL FLOW AREA, a	SECTION ID	0'3"	ASSUME
13 RETRO FLOW AREA, a _r			
14 PERCENTAGE FLOW, F = a/a _r	COMPUTE F	0	
15 CHANNEL SLOPE, S		0.01	
16 MANHOLE'S ROUGHNESS COEFF. = a	COMPUTE V	0.6	
17 $V = 1.486 \sqrt{148.6/a} \cdot S^{0.487}$			0.6
18 FLOW LENGTH, L	COMPUTE L	0.08	
19 $T = L/(3600 \cdot V)$			0.08
COURTAIN FLOW			
20 CROSS SECTIONAL FLOW AREA, a	SECTION ID	0'3"	ASSUME
21 RETRO FLOW AREA, a _r			
22 PERCENTAGE FLOW, F = a/a _r	COMPUTE F	0	
23 CHANNEL SLOPE, S		0.01	
24 MANHOLE'S ROUGHNESS COEFF. = a	COMPUTE V	0.6	
25 $V = 1.486 \sqrt{148.6/a} \cdot S^{0.487}$			0.6
26 FLOW LENGTH, L	COMPUTE L	0.08	
27 $T = L/(3600 \cdot V)$			0.08
28 MANHOLE'S DE SURFACE, T	TOTAL T	0.08**	0.11
TOTAL TIME TO SECTION 93 182 POINT			

POST DEVELOPMENT
100 YEAR TIME OF CONCENTRATION

		SECTION 93 384	SECTION 93 182
SHEET FLOW			
1 SURFACE DESCRIPTION (TABLE 3-1)			LIGHT BRUSH
2 MANHOLE'S ROUGHNESS COEFF. = (TABLE 3-1)			0.01
3 FLOW LENGTH L (TOTAL L < 300 FT)			0
4 1% SLOPE (TABLE 3-1)			0.01
5 1% SLOPE (TABLE 3-1)	COMPUTE T	0.01	0.01
6 $T = 0.0247 \sqrt{L/P} \cdot S^{-0.4}$			0.01
SMALLER CONCENTRATED FLOW			
7 SURFACE DESCRIPTION (TABLE 3-1)			ASSUME
8 FLOW LENGTH L			0
9 MANHOLE'S ROUGHNESS COEFF. = (TABLE 3-1)			0.01
10 SLOPE (TABLE 3-1)			0.01
11 $T = 0.0247 \sqrt{L/P} \cdot S^{-0.4}$	COMPUTE T	0.01	0.01
PIPE FLOW			
12 CROSS SECTIONAL FLOW AREA, a	SECTION ID	0'3"	ASSUME
13 RETRO FLOW AREA, a _r			
14 PERCENTAGE FLOW, F = a/a _r	COMPUTE F	0	
15 CHANNEL SLOPE, S		0.01	
16 MANHOLE'S ROUGHNESS COEFF. = a	COMPUTE V	0.6	
17 $V = 1.486 \sqrt{148.6/a} \cdot S^{0.487}$			0.6
18 FLOW LENGTH, L	COMPUTE L	0.08	
19 $T = L/(3600 \cdot V)$			0.08
COURTAIN FLOW			
20 CROSS SECTIONAL FLOW AREA, a	SECTION ID	0'3"	ASSUME
21 RETRO FLOW AREA, a _r			
22 PERCENTAGE FLOW, F = a/a _r	COMPUTE F	0	
23 CHANNEL SLOPE, S		0.01	
24 MANHOLE'S ROUGHNESS COEFF. = a	COMPUTE V	0.6	
25 $V = 1.486 \sqrt{148.6/a} \cdot S^{0.487}$			0.6
26 FLOW LENGTH, L	COMPUTE L	0.08	
27 $T = L/(3600 \cdot V)$			0.08
28 MANHOLE'S DE SURFACE, T	TOTAL T	0.08**	0.11
TOTAL TIME TO SECTION 93 182 POINT			

POST DEVELOPMENT
1.5*100 YEAR TIME OF CONCENTRATION

		SECTION 93 384	SECTION 93 182
SHEET FLOW			
1 SURFACE DESCRIPTION (TABLE 3-1)			LIGHT BRUSH
2 MANHOLE'S ROUGHNESS COEFF. = (TABLE 3-1)			0.01
3 FLOW LENGTH L (TOTAL L < 300 FT)			0
4 1% SLOPE (TABLE 3-1)			0.01
5 1% SLOPE (TABLE 3-1)	COMPUTE T	0.01	0.01
6 $T = 0.0247 \sqrt{L/P} \cdot S^{-0.4}$			0.01
SMALLER CONCENTRATED FLOW			
7 SURFACE DESCRIPTION (TABLE 3-1)			ASSUME
8 FLOW LENGTH L			0
9 MANHOLE'S ROUGHNESS COEFF. = (TABLE 3-1)			0.01
10 SLOPE (TABLE 3-1)			0.01
11 $T = 0.0247 \sqrt{L/P} \cdot S^{-0.4}$	COMPUTE T	0.01	0.01
PIPE FLOW			
12 CROSS SECTIONAL FLOW AREA, a	SECTION ID	0'3"	ASSUME
13 RETRO FLOW AREA, a _r			
14 PERCENTAGE FLOW, F = a/a _r	COMPUTE F	0	
15 CHANNEL SLOPE, S		0.01	
16 MANHOLE'S ROUGHNESS COEFF. = a	COMPUTE V	0.6	
17 $V = 1.486 \sqrt{148.6/a} \cdot S^{0.487}$			0.6
18 FLOW LENGTH, L	COMPUTE L	0.08	
19 $T = L/(3600 \cdot V)$			0.08
COURTAIN FLOW			
20 CROSS SECTIONAL FLOW AREA, a	SECTION ID	0'3"	ASSUME
21 RETRO FLOW AREA, a _r			
22 PERCENTAGE FLOW, F = a/a _r	COMPUTE F	0	
23 CHANNEL SLOPE, S		0.01	
24 MANHOLE'S ROUGHNESS COEFF. = a	COMPUTE V	0.6	
25 $V = 1.486 \sqrt{148.6/a} \cdot S^{0.487}$			0.6
26 FLOW LENGTH, L	COMPUTE L	0.08	
27 $T = L/(3600 \cdot V)$			0.08
28 MANHOLE'S DE SURFACE, T	TOTAL T	0.08**	0.11
TOTAL TIME TO SECTION 93 182 POINT			

POST DEVELOPMENT
CURVE NUMBERS

POST DEVELOPMENT CONDITIONS TO 10 YEAR TIME OF CONCENTRATION

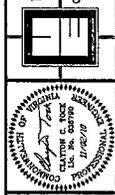
SEE 3/14/14 A.M.P. NARRATIVE FOR EXPLANATION OF DERIVATION OF POST DEVELOPMENT CURVE NUMBERS

POST DEVELOPMENT CONDITIONS TO 10 YEAR TIME OF CONCENTRATION						
LAND USE	TOTAL AREA	AREA	SOIL TYPE	CN	PRODUCT OF AREA	PRODUCT OF CN
OPEN	14.17	8.43	A	50	421.35	421.35
		7.59	B	55	417.45	417.45
		1.44	C	70	100.80	100.80
ROADWAY	3.10	1.07	A	50	158.50	158.50
		1.20	B	55	132.00	132.00
		0.08	C	70	56.00	56.00
TOTALS	17.27	17.27	CN UNDETERMINED	64.74	3142.25	3142.25

FOR REFERENCE ONLY!

DATE	DESCRIPTION	BY	APPROVED
11-02-10			

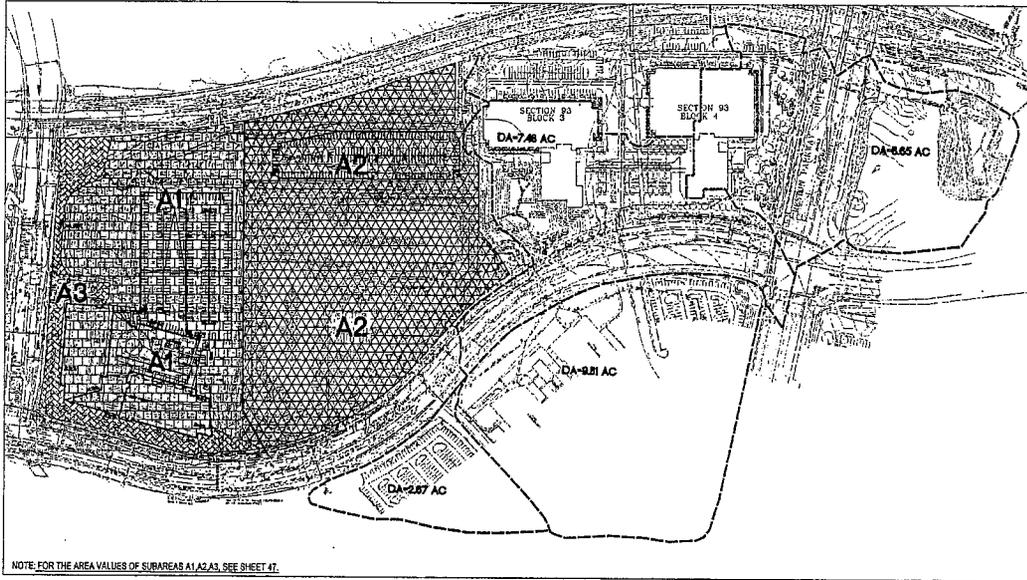
URBAN ENGINEERING & ASSOC., INC.
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS
7712 LITTLE RIVER TURNPIKE
ANANDALE, VIRGINIA 22020 (703) 542-9000



PRE & POST TIME OF CONCENTRATION
RESTON - SECTION 93
BLOCK 2
FUNKER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

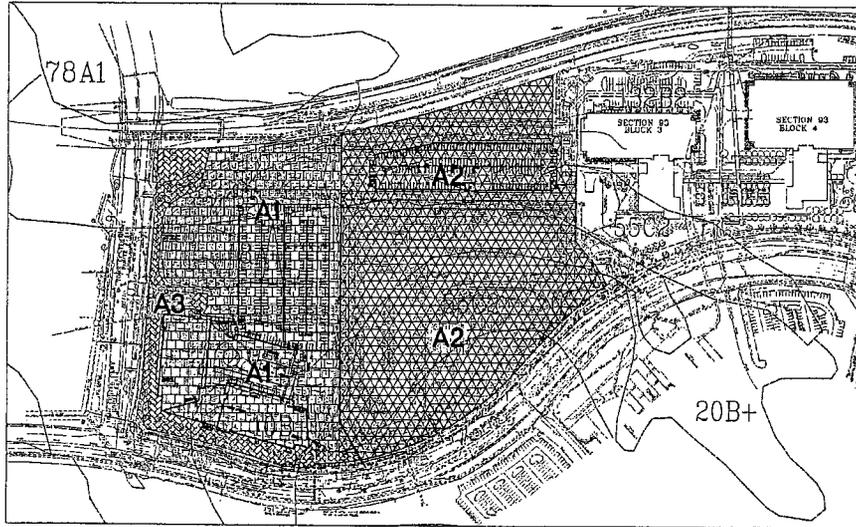
DRAINAGE DIVIDES MAP

SCALE 1"=150'



HYDROLOGIC SOIL GROUPS

SCALE 1"=150'



FOR REFERENCE ONLY!

<p>S.W.M. DRAINAGE DIVIDES AND SOILS MAP RESTON - SECTION 93 BLOCK 2 HUNTER MILL DISTRICT FAIRFAX COUNTY, VIRGINIA</p>		<p>DATE: 08-22-10 11-02-10</p>
<p>SCALE AS NOTED</p>		<p>REVISION APPROVED BY DIVISION OF DESIGN REVIEW</p>
<p>SHEET 5 OF 6</p>		<p>FILE No. DPA-1182-1</p>
<p>S.W.M. DRAINAGE DIVIDES AND SOILS MAP RESTON - SECTION 93 BLOCK 2 HUNTER MILL DISTRICT FAIRFAX COUNTY, VIRGINIA</p>		<p>DATE: SEPT. 2010</p>
<p>URBAN ENGINEERING & ASSOC., INC. CIVIL ENGINEERS - LANDSCAPE ARCHITECTS - LAND SURVEYORS 7715 LITTLE RIVER TURNPIKE ANNANDALE, VIRGINIA 22003 (703) 841-6886</p>		<p>REVISION APPROVED BY DIVISION OF DESIGN REVIEW</p>
		<p>REVISION APPROVED BY DIVISION OF DESIGN REVIEW</p>

