



# County of Fairfax, Virginia

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

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December 8, 2010

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

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

Dear Ms. Iannetta:

At a regular meeting of the Board of Supervisors held on December 7, 2010, the Board approved Planned Residential Community Application PRC 86-C-119 in the name of the Board of Supervisors. The Board's action approves the PRC Plan associated with Proffered Condition Amendment Application PCA-86-C-119-06 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 1.0. 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 Proffered Condition Amendment Application PCA 86-C-119 filed concurrent with Planned Residential Community Application PRC 86-C-119 and 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 and is subject to the following development conditions:

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.

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**Office of the 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](mailto:clerktothebos@fairfaxcounty.gov)  
<http://www.fairfaxcounty.gov/bosclerk>

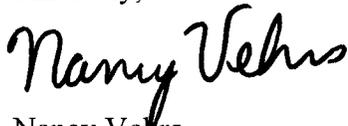
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This approval, contingent upon the above-noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations or adopted standards.

**The Board also:**

- Waived the peripheral and interior parking lot landscaping requirements in favor of that shown on the DPA and PRC Plan.
- Waived all of the requirements of Section 17-201 of the Zoning Ordinance to permit what is shown on the DPA and PRC Plan.

Sincerely,



Nancy Velhrs  
Clerk to the Board of Supervisors  
NV/ph

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  
Audrey Clark, Director – Building Plan Review, DPWES  
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  
Barbara J. Lippa, Executive Director, Planning Commission  
Jose Comayagua, Director, Facilities Management  
Denise James, Office of Capital Facilities/Fairfax County Public Schools  
Karyn Moreland, Chief Capital Projects Sections, Dept. of Transportation

## **DEVELOPMENT CONDITIONS**

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**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
4. HORIZONTAL GRID: VIRGINIA STATE GRID NORTH; VERTICAL DATUM: U.S.G.S. (NVD)
5. THE PROPERTY SHOWN IN THIS DPA IS LOCATED IN THE HUNTER MILL DISTRICT
6. THIS SITE IS SERVED BY PUBLIC SEWER AND WATER.
7. STORM WATER MANAGEMENT (SWM) AND BEST PRACTICES (BMP) IS PROVIDED BY EXISTING ONSITE FACILITIES AS BUILT UNDER 5468-SP-07-2.
8. THERE ARE NO KNOWN BURIAL SITES OR EXISTING STRUCTURES FOUND ON THIS SITE.
9. 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.
10. IN ACCORDANCE WITH PARAGRAPH 4 OF SECTION 15-403 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.
11. THERE ARE NO DESIGNATED ENVIRONMENTAL QUALITY CORRIDORS (EQC), NPA'S OR FLOODPLANS ON THE SUBJECT SITE PER FAIRFAX COUNTY MAPS.
12. THE DEVELOPMENT SCHEDULE AND PROPOSED SITE PLAN SUBMISSIONS SHALL BE DETERMINED BY THE APPLICANT BASED UPON MARKET CONDITIONS.
13. THERE ARE NO SCENIC ASSETS OR NATURAL FEATURES ON THE SUBJECT SITE WHICH WOULD DESERVE PROTECTION, PRESERVATION, OR SPECIAL SCREENING MEASURES.
14. THERE ARE NO EXISTING STRUCTURES ON THE SITE. THERE IS AN EXISTING ASPHALT PARKING LOT ON THE SITE.
15. THERE ARE NO PUBLIC ROADWAY IMPROVEMENTS OR RIGHT-OF-WAY DEDICATION PROPOSED WITH THIS APPLICATION. NO PUBLIC IMPROVEMENTS ARE PROPOSED WITH THIS APPLICATION.
16. 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 88-C-119-121 IS BUILT. NO RESIDENTIAL UNITS ARE PROPOSED ON THE SUBJECT PROPERTY.
17. THERE ARE NO SPECIAL AGENTIES PROPOSED WITH THIS APPLICATION.
18. 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.
19. THE PROPOSED INTERIM USE DOES NOT IMPACT ANY PRIOR APPROVALS ON THIS SITE.
20. BUS SHELTERS, BIKE RACKS, AND BIKE LOCKERS TO BE PROVIDED AS AGENTIES NEAR THE BUS LOOP.

## 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 2.99 ACRES. RUNOFF FROM THE SITE HAS BEEN CONTROLLED VIA ENGINEERED SWALES AND ONSITE OUTLET SYSTEMS THAT WERE DESIGNED AND INSTALLED WITH PLAN NUMBER 5468-SP-07-2. THE RUNOFF FROM THESE SYSTEMS IS DISCHARGED TO ADEQUATELY ENGINEERED DROP INLET AND CATCH BASINS. 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 5468-SP-07-2.

ANALYSIS OF THE PROPOSED WET 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. PLAN FOR THE RESTON 93 3&4 POND IS RIPPED 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 8948-SP-03. COLLECTIVELY, THE DRAINAGE AREA OF THE TWO WATERSHEDS REQUIRE THE USE OF TR-20 (DUE TO THE 37.84 AC DRAINAGE AREA). HOWEVER, THE DRAINAGE AREA TO THE 93 3&4 S.W.M. POND WAS ONLY 17,227 AC. HENCE, SECURING 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 CHANNELED 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 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 FOR THE RESTON 93 1&2 SITE IS BASED ON SHEET 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.

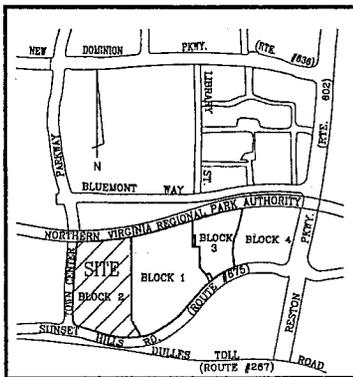
THE EXISTING POND, DESIGNED AND BUILT UNDER PLAN NUMBER 5468-SP-07-2, IS APPROXIMATELY 185' WIDE AND 225' FEET LONG WITH A 2:1 SLOPE AND AN AGENT BENCH. THE POND PROVIDES BOTH STORAGE AND BUMP. THE STORAGE VOLUME OF THE POND PER THE APPROVED SITE PLAN AT ELEVATION 378.00 IS 83,536 CU-FT. THE STORAGE VOLUME OF THE POND PER THE APPROVED SITE PLAN AT ELEVATION 388.00 IS 270,354 CU-FT.

THE OUTFALL STRUCTURE CONSISTS OF DUAL 7' DIAMETER RISERS, WHICH WILL BE THE PRINCIPAL AND EMERGENCY SPILLWAY FOR THE POND. SINCE THE PROPOSED POND IS 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 WEST 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 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 DRAINAGE SYSTEM, HYDRAULIC GRADELINE AND CULVERT COMPUTATIONS 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 OUTFALL 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 RCP RAP SWALE, WHICH THEN DISCHARGES INTO AN EXISTING 100-YEAR FLOODPLAIN. THIS ONSITE STORM DRAINAGE DESIGN WAS PREPARED UNDER FAIRFAX COUNTY PLAN 8681-SP-01.

STORMWATER QUALITY (I.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 12.92 ACRES IS BEING DESIGNED REDEVELOPMENT (THE PORTION OF THE SITE WITH THE RESTON CORPORATE CENTER BUILDINGS) WHILE APPROXIMATELY 8.85 ACRES IS CONSIDERED NEW DEVELOPMENT. B.M.P. IS PROVIDED FOR THE SUBJECT SITE BY MEANS OF THE ONSITE WET POND. THE 55,555.20 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 6.

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

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)-586-0800

## SITE TABULATIONS:

EXISTING SITE AREA	INTERIM USE
PROPOSED PUBLIC STREET DEDICATION (BLOCK 1&A ONLY)	PARCEL 388 (415,075 S.F. OR 9.39 AC)
EXISTING ZONE	0 AC (0 S.F.)
PROPOSED ZONE	PDC
EXISTING USE	ASPHALT SURFACE PARKING LOT
PROPOSED USE	SURFACE COMPUTER PARKING LOT
LANDSCAPED OPEN SPACE REQUIRED (USE OF U.S.A.-ROAD RESERVATION)	25% (108,869 S.F.)
LANDSCAPED OPEN SPACE PROVIDED (USE OF U.S.A.-ROAD DEDICATION)	25% (121,933 S.F.)
PROPOSED BUILDING FLOOR AREA	N/A - SURFACE PARKING
PROPOSED F.A.R.	N/A - SURFACE PARKING
MAXIMUM BUILDING HEIGHT ALLOWED	12'
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:	507 PARKING SPACES PROVIDED (IF ACCESSIBLE SPACES)

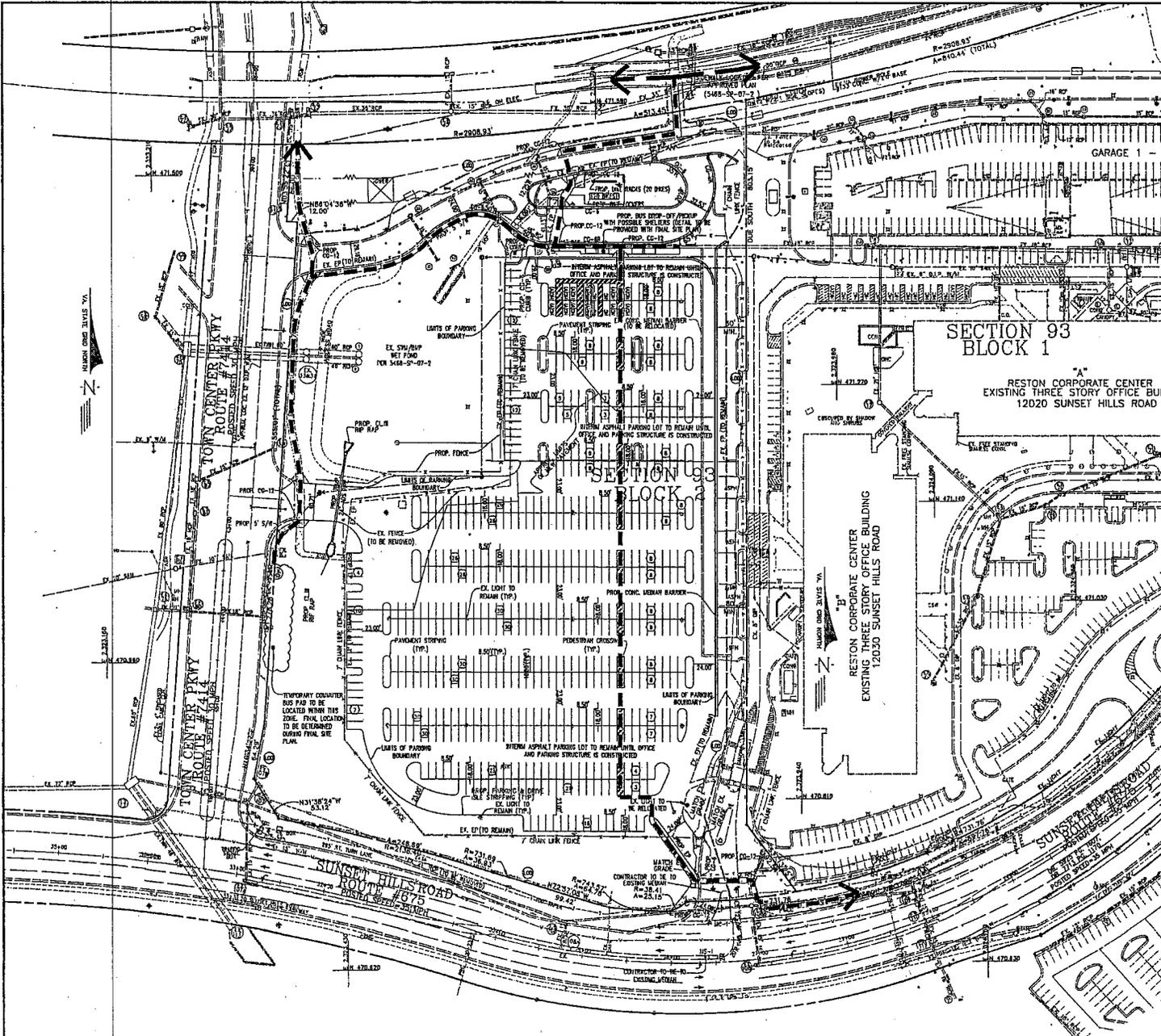
## SHEET INDEX

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 DIVIDES AND SOILS MAP (FOR REFERENCE ONLY)
6. B.M.P. CALCULATIONS & EXHIBIT (FOR REFERENCE ONLY)

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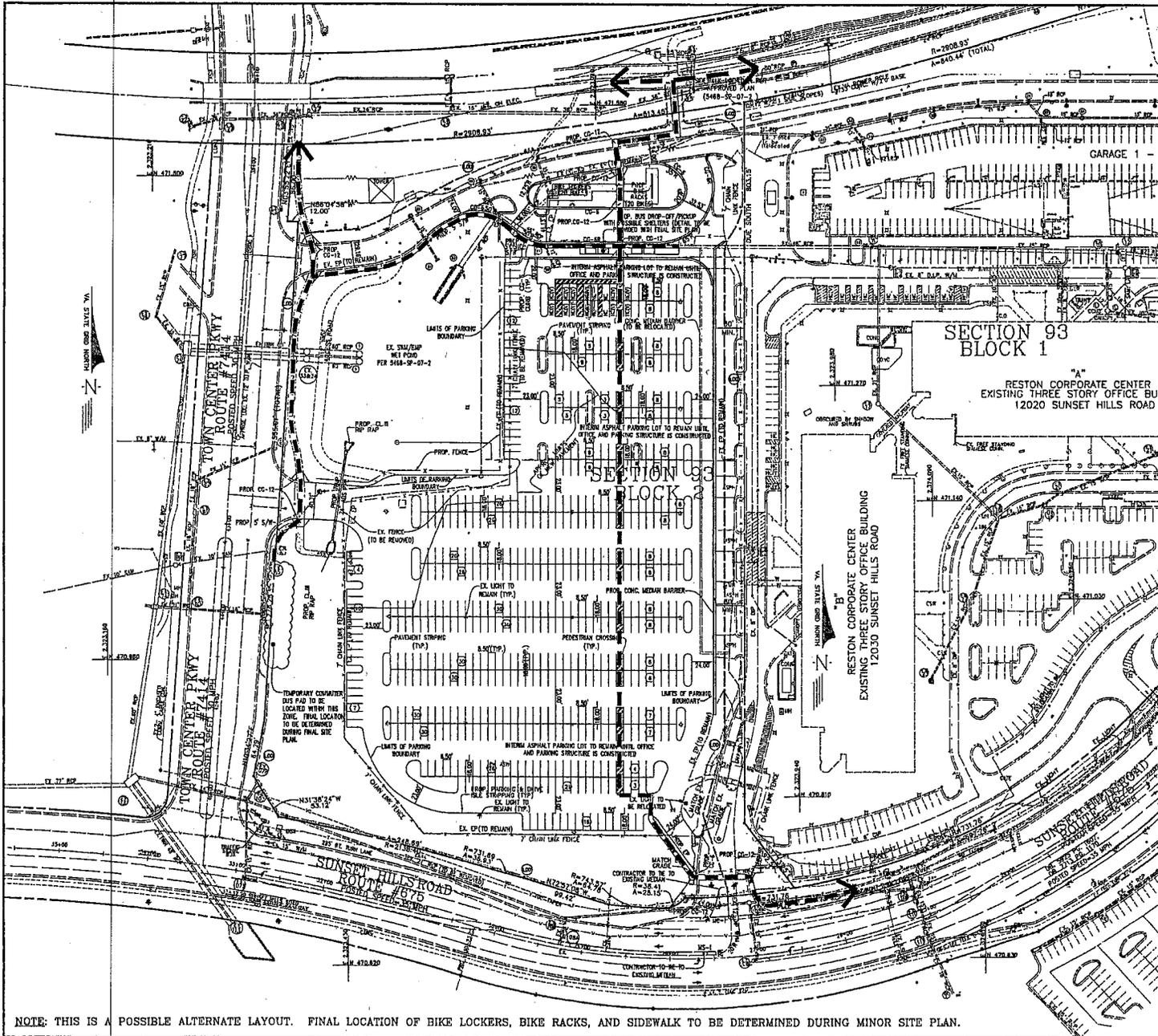






**LEGEND:**  
 ——— PEDESTRIAN CIRCULATION

PEDESTRIAN CIRCULATION PLAN <b>RESTON - SECTION 93</b> <b>BLOCK 2</b> HUNTER HILL DISTRICT FAIRFAX COUNTY, VIRGINIA CL-NVA		URBAN ENGINEERING & ASSOC., INC. CIVIL ENGINEERS - LANDSCAPE ARCHITECTS - LAND SURVEYORS ANNANDALE, VIRGINIA 22003 (703) 442-8000	PLANNING DATE 09-22-10 11-02-10	REVISION APPROVED BY DATE REVISION APPROVED BY DIVISION OF DESIGN REVIEW
DATE: 09/27/2010		SCALE: 1"=40'	SHEET 3 OF 6	FILE No. DFA-1182-1



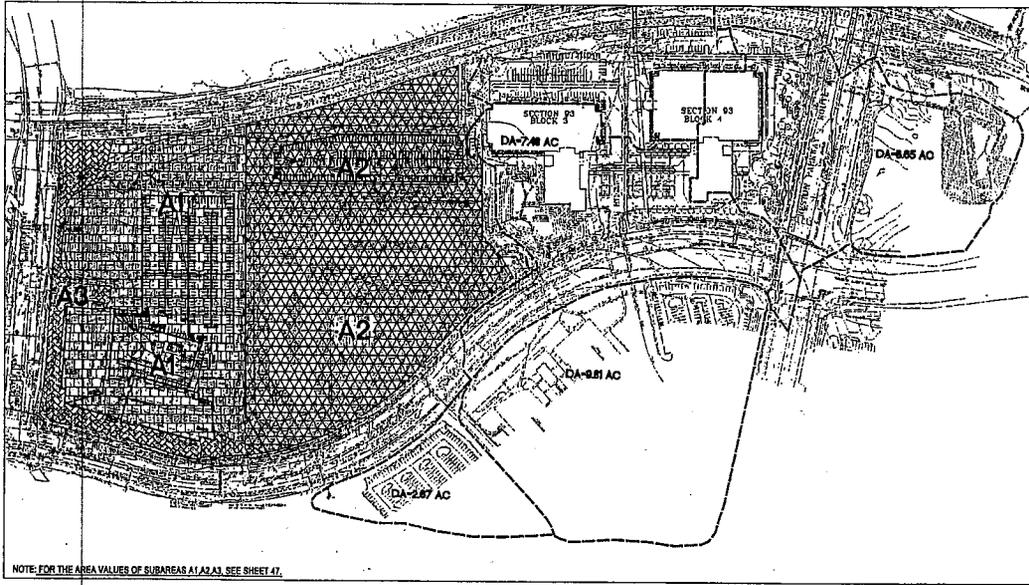
NOTE: THIS IS A POSSIBLE ALTERNATE LAYOUT. FINAL LOCATION OF BIKE LOCKERS, BIKE RACKS, AND SIDEWALK TO BE DETERMINED DURING MINOR SITE PLAN.

LEGEND:  
 ——— PEDESTRIAN CIRCULATION

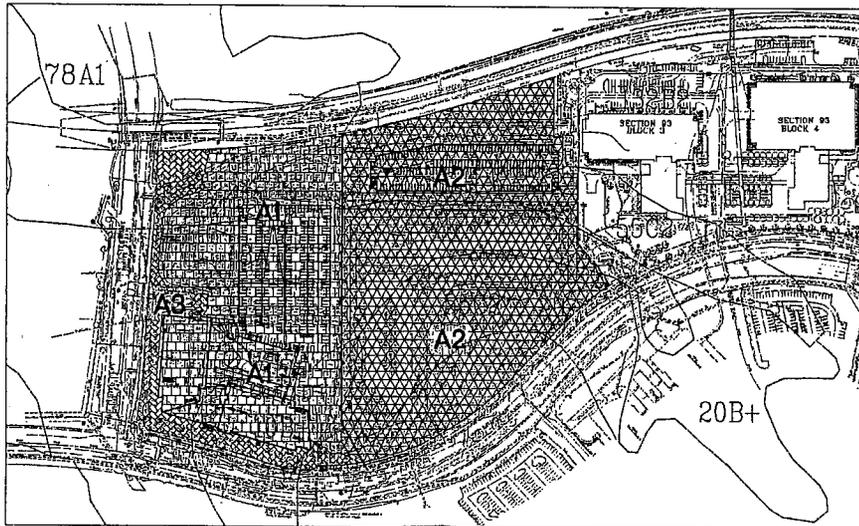
URBAN ENGINEERING & ASSOC., INC. CIVIL ENGINEERS - LANDSCAPE ARCHITECTS - LAND SURVEYORS ANNANDALE, VIRGINIA 22003 (703) 642-8080	
PLAN DATE 09-22-10 11-02-10	REVISION APPROVED BY DIVISION OF DESIGN REVIEW NO. 1 DATE DESCRIPTION
PEDESTRIAN CIRCULATION PLAN (OPTION 2) RESTON - SECTION 93 BLOCK 2 HUNTER MILL DISTRICT FAIRFAX COUNTY, VIRGINIA CL - WA DATE: SEPT. 2010	
SHEET 3A OF 3	FILE NO. DPA-1182-1



**DRAINAGE DIVIDES MAP**  
SCALE 1"=150'



**HYDROLOGIC SOIL GROUPS**  
SCALE 1"=150'



S.W.M. DRAINAGE DIVIDES AND SOILS MAP <b>RESTON - SECTION 93</b> <b>BLOCK 2</b> HUNTER MILL DISTRICT FAIRFAX COUNTY, VIRGINIA SCALE AS NOTED DATE: SEPT. 2010 CL: N/A			URBAN ENGINEERING & ASSOC., INC. CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS 775 LITTLE BLUE TOWER ANNAPOLIS, VIRGINIA 20704 (703) 845-0000		REVISION APPROVED BY: _____ DATE: _____ REVISION APPROVED BY: _____ DATE: _____ REVISION APPROVED BY: _____ DATE: _____ REVISION APPROVED BY: _____ DATE: _____
SHEET 5 OF 6	FILE No. DPA-1152-1		PLANS 09-22-10 11-02-10		

FOR REFERENCE ONLY!

**BMP FACILITY DESIGN FORMAT**

Plan Name: RESIDU, SECTION 1 & 2 Date: 08/04/00

Plan Number: 6488-SP-07 Engineer: DCI

Water Quality Control Narrative (BMP NARRATIVE)

SEE SHEET 43 FOR S.W.M./B.M.P. NARRATIVE.

**Watered Date**

Part 1 List All of the Subareas and "C" Factors Used in the BMP Computations.

Subarea Designation and Description	"C"	Area
(1)	(2)	(3)
A1 - ON-SITE NEW DEVELOPMENT CONTROLLED	0.80	8.35
A2 - ON-SITE REDEVELOPMENT CONTROLLED	0.80	11.82
A3 - ON-SITE NEW DEVELOPMENT UNCONTROLLED	0.75	1.82

NOTE: "C" Factors developed using % Imperviousness for existing and proposed conditions. "C" Factors for future uses were developed using FEMA Table 8.8.

Phosphorus Removal

Part 2 Compute the Weighted Average "C" Factor For the Site.

Subarea Designation and Description	"C"	Area	Product
(1)	(2)	(3)	(4)
A1 - ON-SITE NEW DEVELOPMENT CONTROLLED	0.80	8.35	6.68
A2 - ON-SITE REDEVELOPMENT CONTROLLED	0.75	1.82	1.34
(b1) Total		8.04	
(C) Weighted average "C" factor New Development	(b1)/(a1)	0.790	

Part 3 Compute the Total Phosphorus Removed for the Site.

Subarea Designation	BMP Type	Removal Eff. (%)	Area Ratio	"C" Factor Ratio	Product
(1)	(2)	(3)	(4)	(5)	(6)
A1	NET POND	50.00	0.811	1.012	41.03
A2	UNCONTROLLED	0.00	0.188	0.818	0.00
(a) Total Phosphorus Removed			(a)	Total	41.03%

\*\* AREA A2 IS CONSIDERED REDEVELOPMENT SINCE THE AREA WHICH IS IMPERVIOUS IS ACTUALLY REDUCED WITH THE NEW CONSTRUCTION IN THIS AREA. HENCE, WE AREN'T INCREASING THE PERCENT IMPERVIOUS BY MORE THAN 20%.

Part 4 Determine Compliance with Phosphorus Removal Requirement.

(A) Select Requirement (a) 40% & 10%

Water Supply Overlay District (Occupancy) 80%  
 Chesapeake Bay Resource Preservation Area (New Development) 40%  
 Chesapeake Bay Resource Preservation Area (Redevelopment) 10%

$1 - 0.8 \times (7.5 \text{ in} / 7.5 \text{ in}) \times 100$   
 $[1 - 0.8 \times (0.80 / 0.80)] \times 100$

If the equivalent effluent area, Line 8 (c), resulting from proposed BMP facilities is greater than the equivalent untreated area of the site shown in Line 5 (a), then, the effluent area controlled by the proposed BMP facilities may be reduced until the two are equal. Otherwise, all uncontrolled effluent areas existing on the proposed BMP facilities must be included. All effluent areas thus reduced should be marked with an "X" whenever they appear in this computation.

Storage for SWM/BMP DRY POND

Part 7 Compute the Weighted Average "C" Factor for Each Proposed BMP

Subarea Designation	"C"	Area	Product
(1)	(2)	(3)	(4)
A1 - ON-SITE NEW DEVELOPMENT CONTROLLED	0.80	8.35	6.68
(b) Total		8.35	
(C) Weighted average "C" factor	(b)/(a)	0.800	

Part 8 Determine the Storage Required for SWM/BMP Ponds

(A) NET POND

VOLUME OF RAINFALL PER ACRE FROM MEAN STORM [ (1.452 x "C") + 1.822 x LINE 7 (C) ] (b) 1,161.8 cf / ac

VOLUME REQUIRED FOR THE NEW DEVELOPMENT

4.0 x LINE 7(A) 6.75 x LINE 8(B) 1,161.8 = 35,322.80 CF

(4.0 x LINE 7(A) 11.82 x LINE 8(B) 1,161.8 ) + 0.10 = 5,289.11 CF

TOTAL VOLUME REQUIRED:

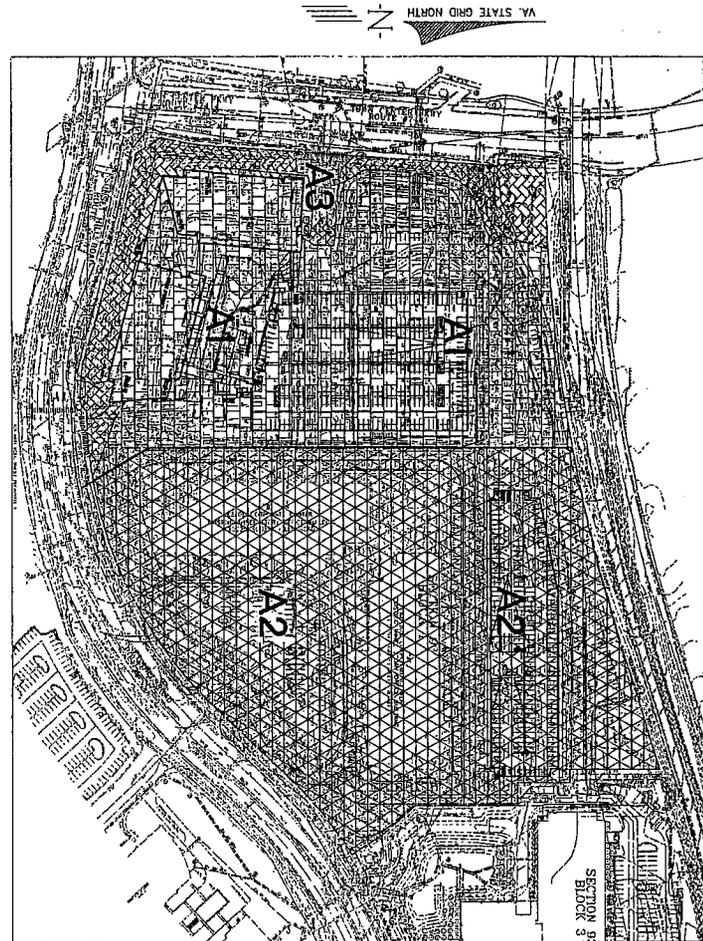
= VOLUME FOR THE NEW DEVELOPMENT + VOLUME FOR THE REDEVELOPMENT

= 38,332.80 CF + 5,289.11 CF

= 43,721.91 CF

TOTAL VOLUME PROVIDED:

= 53,858.31 CF



URBAN ENGINEERING & ASSOC., INC.  
 ONE ENGINEERS - LANDSCAPE ARCHITECTS - LAND SURVEYORS  
 ANNUNDALE, VIRGINIA 22003 (703) 445-0900

B.M.P. CALCULATIONS & EXHIBIT  
 RESTON - SECTION 93  
 BLOCK 2  
 HUNTER CREEK DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=60'

DATE: SEPT. 2000

CL: N/A

SHEET 6 OF 6  
 FILE No. DPA-1182-1

FOR REFERENCE ONLY!