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-((1))- 29B
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. (NVGD)
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 5468-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 16-403 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 ASSESTS OR 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 PROPSOED WITH THIS APPLICAITON. NO PUBLIC IMPROVEMENTS ARE PROPOSED WITH THIS APPLICATION.
15. THE PROPOSED USE ASSOCIATED WITH THIS APPLICAITON 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 86-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 WAIVERS 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.

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 9.99 ACRES. RUNOFF FROM THE SITE HAS BEEN CONTROLLED VIA ENGINEERED SWALES AND ONSITE GUTTER 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, WET 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. 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 9348-SP-03. COLLECTIVELY, THE DRAINAGE AREA OF THE TWO WATERSHEDS REQUIRE THE USE OF TR-20 (DUE TO THE 37.94 AC DRAINAGE SHED). HOWEVER, THE DRAINAGE AREA TO THE 93 3&4 SWM 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 92 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-DVELOPMENT (ALLOWABLE DISCHARGE) FLOW WAS DETERMINE. THE FLOW GENERATED BY HE 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-DVELOPMENT FLOWS FROM THE THE SITE ACCOUNTS FOR THE RESTON 93 3&4 POND BY ROUTING THE ACTUAL DISCHARGE FROM THE SAID POND TO THE RESTON 93 1&2 POND. A TIME OF CONCENTRATION WAS DETERMINE 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 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 3:1 SLOPE AND AN AQUATIC BENCH. THE POND PROVIDES BOTH STORMWATER MANAGEMENT AND BMP. THE BMP VOLUME PER THE APPROVED SITE PLAN AT ELEVATION 378.00 IS 53,956 CU-FT. THE STORAGE VOLUME OF THE POND PER THE APPROVED SITE PLAN AT ELEVATION 386.86 IS 270,294 CU-FT.

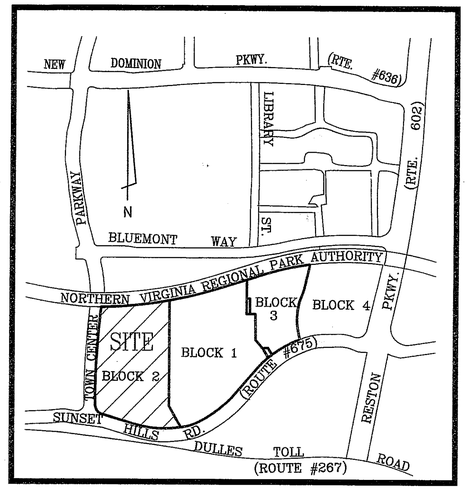
THE OUTFLOW STRUCTURE CONSISTS OF DUAL 7' DIAMETER RISERS, WHICH WILL BE THE PRINCIPAL AND EMERGENCY SPILLWAY FOR THE POND. SINCE THE PROPOSED POND IS SITUATED ADJACENT TO THE TOWN CENTER PARKWAY, IT WAS ADVANTAGEOUS TO IMPLEMENT A COMBINED SPILLWAY. THE OUTFLOW FROM THE STRUCTURE DISCHARGES INTO DUAL 60" RCP'S, WHICH THEN DISCHARGE INTO A SINGLE 60" RCP ON THE 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, THE OUTFLOW FROM THE 93 1&2 POND (IN 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 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 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 OFFISITE STORM DRAINAGE DESIGN WAS PREPARED UNDER FAIRFAX COUNTY PLAN #6851-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 DEEMED 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 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 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 SURPERVISORS
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:

	INTERIM USE
EXISTING SITE AREA	PARCEL 29B (435,475 S.F. OR 9.99 AC.)
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 COMMUTER PARKING LOT
LANDSCAPED OPEN SPACE REQUIRED (15% OF G.S.A.-ROAD DEDICATION)	25% (108,869 S.F.)
LANDSCAPED OPEN SPACE PROVIDED (45% OF G.S.A.-ROAD DEDICATION)	28% (121,933 S.F.)
PROPOSED BUILDING GROSS 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 (COMMUTER PARKING LOT):

PARKING REQUIRED:
NO REQUIRED PARKING FOR THE PROPOSED USE

PARKING PROVIDED:
607 PARKING SPACES PROVIDED (16 ACCESSIBLE SPACES)

PCA 86-C-119-06
DPA 86-C-119-02
Application No. PRC 86-C-119 Staff BC
APPROVED DEVELOPMENT PLAN
(QP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED November 18, 2010
Date of (BOS) (PC) approval December 7, 2010
Sheet 1 of 6
Dev. Conditions dated November 4, 2010

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!)

No.	DATE	DESCRIPTION	REV BY	APPROVED	DATE

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

PLAN DATE
09-22-10
11-02-10

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

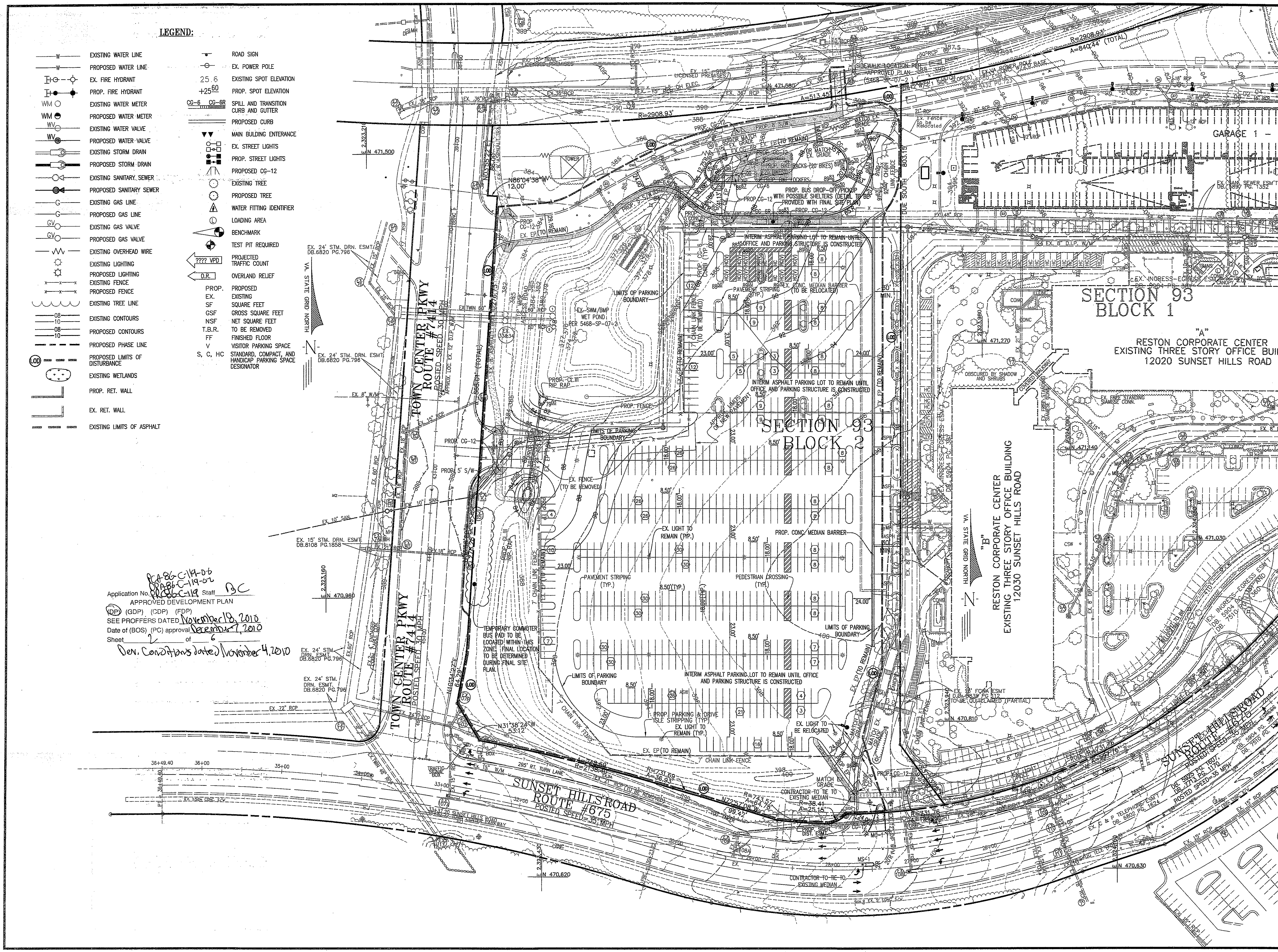
COMMONWEALTH OF VIRGINIA
CLAYTON C. TOCK
Lic. No. 038750
PROFESSIONAL ENGINEER
11/02/10

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

SCALE: AS NOTED
C.I. N/A
DATE: SEPT., 2010

SHEET 1 OF 6

FILE No.
DPA-1182-1



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PLAN DATE
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COMMONWEALTH OF VIRGINIA
CLAYTON C. TOCK
Lic. No. 038780
11/02/10
PROFESSIONAL ENGINEER

PCA / DPA LAYOUT

RESTON - SECTION 93 BLOCK 2

HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

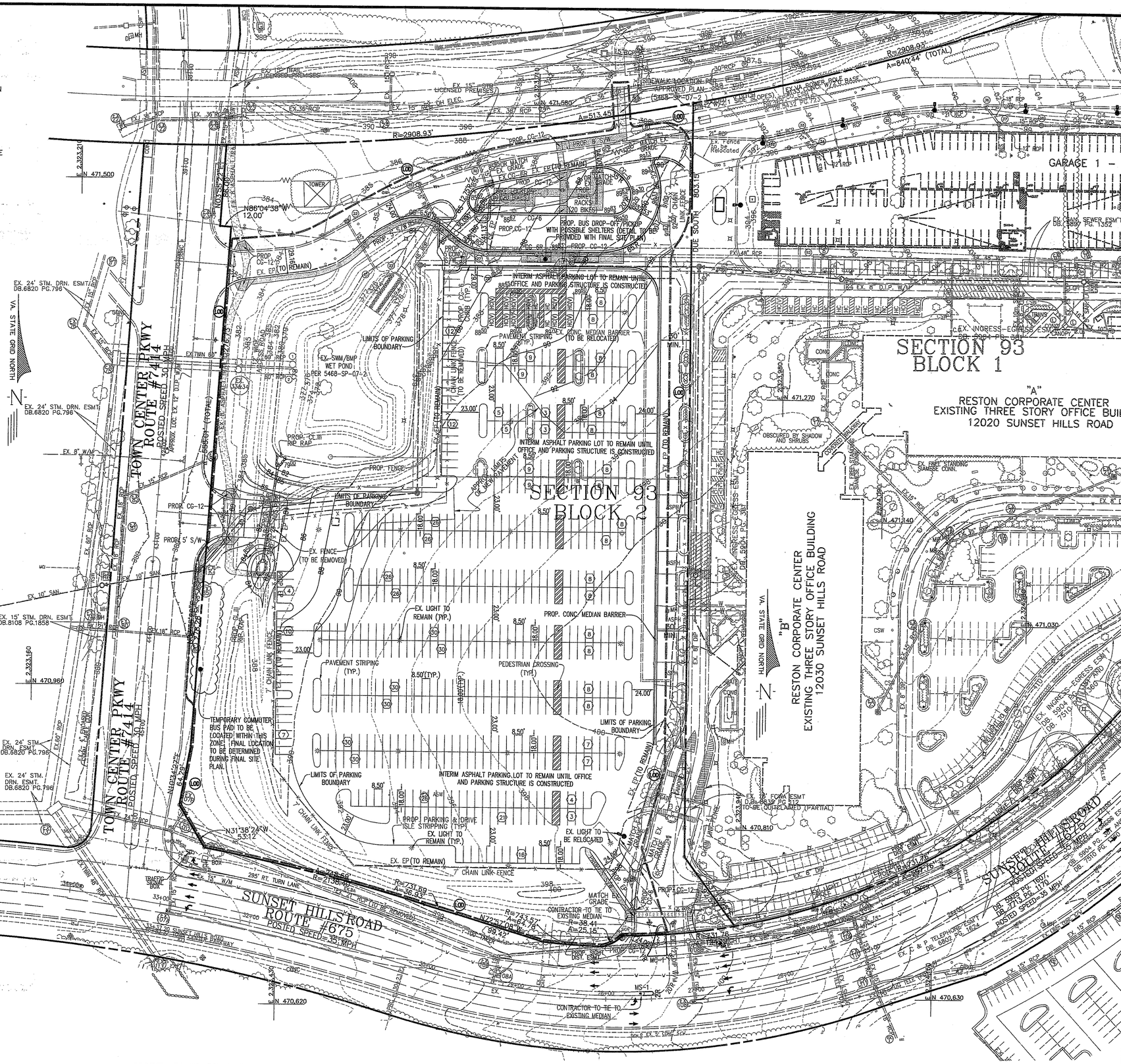
SCALE: 1"=50' C.I. = 2' DATE: SEPT., 2010

SHEET 2 OF 6

FILE No. DPA-1182-1

LEGEND:

EXISTING WATER LINE	ROAD SIGN
PROPOSED WATER LINE	EX. POWER POLE
EX. FIRE HYDRANT	EXISTING SPOT ELEVATION
PROP. FIRE HYDRANT	PROP. SPOT ELEVATION
EXISTING WATER METER	SPILL AND TRANSITION CURB AND GUTTER
PROPOSED WATER METER	PROPOSED CURB
EXISTING WATER VALVE	MAIN BULDING ENTERANCE
PROPOSED WATER VALVE	EX. STREET LIGHTS
EXISTING STORM DRAIN	PROP. STREET LIGHTS
PROPOSED STORM DRAIN	PROPOSED CG-12
EXISTING SANITARY SEWER	EXISTING TREE
PROPOSED SANITARY SEWER	PROPOSED TREE
EXISTING GAS LINE	WATER FITTING IDENTIFIER
PROPOSED GAS LINE	LOADING AREA
EXISTING GAS VALVE	BENCHMARK
PROPOSED GAS VALVE	TEST PIT REQUIRED
EXISTING OVERHEAD WIRE	PROJECTED TRAFFIC COUNT
EXISTING LIGHTING	OVERLAND RELIEF
PROPOSED LIGHTING	PROP. PROPOSED
EXISTING FENCE	EX. EXISTING
PROPOSED FENCE	SF SQUARE FEET
EXISTING TREE LINE	GSF GROSS SQUARE FEET
EXISTING CONTOURS	NSF NET SQUARE FEET
PROPOSED CONTOURS	T.B.R. TO BE REMOVED
PROPOSED PHASE LINE	FF FINISHED FLOOR
PROPOSED LIMITS OF DISTURBANCE	V VISITOR PARKING SPACE
EXISTING WETLANDS	S, C, HC STANDARD, COMPACT, AND HANDICAP PARKING SPACE DESIGNATOR
PROP. RET. WALL	
EX. RET. WALL	
EXISTING LIMITS OF ASPHALT	



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

No.	DATE	DESCRIPTION	REV.BY	APPROV.BY	DATE

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

PLAN DATE
09-22-10
11-02-10

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

COMMONWEALTH OF VIRGINIA
CLAYTON C. TUCK
Lic. No. 0807001
11/02/10
PROFESSIONAL ENGINEER

PCA / DPA LAYOUT (OPTION 2)

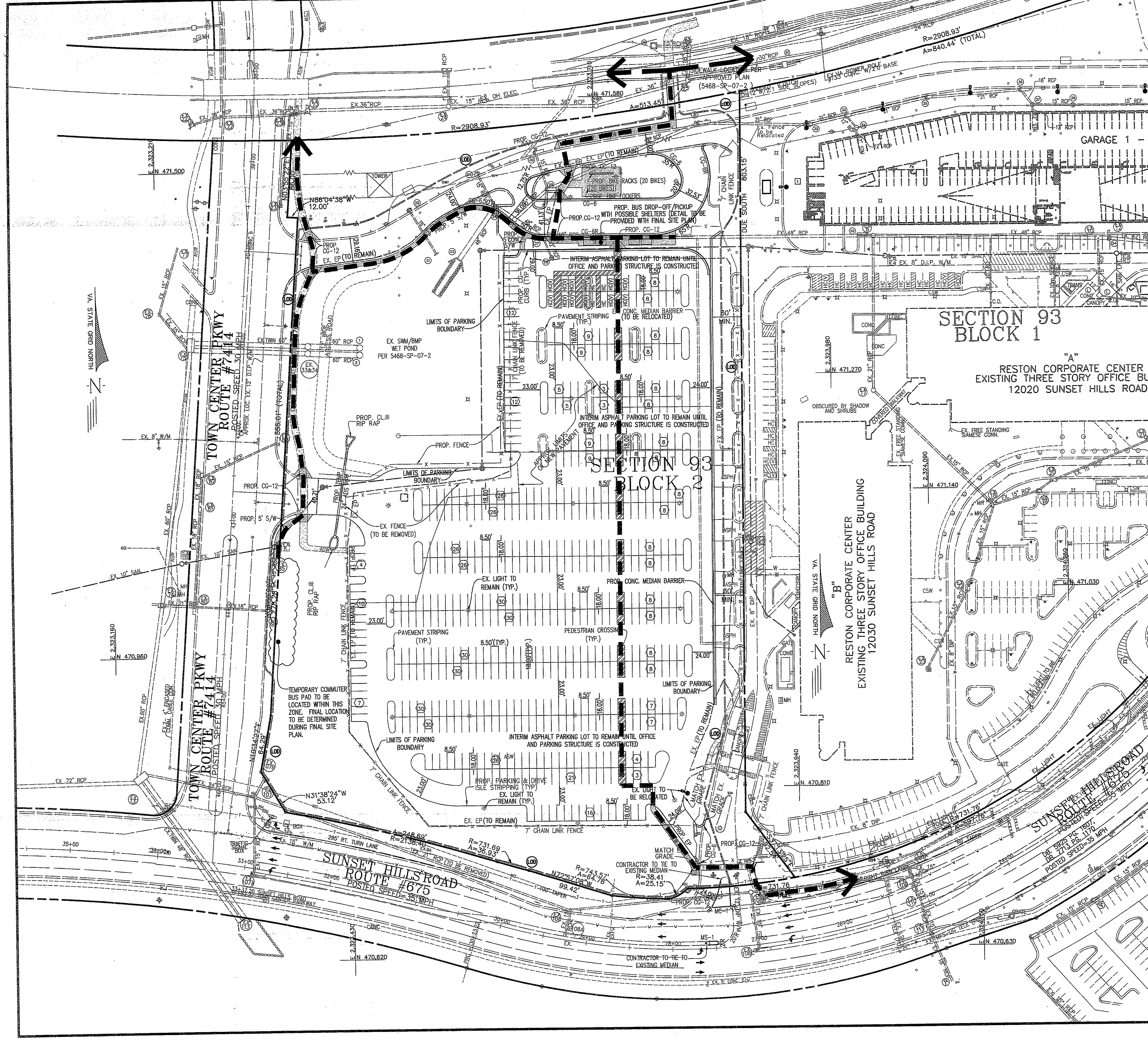
RESTON - SECTION 93 BLOCK 2

HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=50'
C.I. = 2'
DATE: SEPT., 2010

SHEET
2A
OF
6

FILE No.
DPA-1182-1



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

PLAN DATE
09-22-10
11-02-10

No.	DATE	DESCRIPTION	REV.BY	APPROVED	DATE
		REVISION APPROVED BY DIVISION OF DESIGN REVIEW			

COMMONWEALTH OF VIRGINIA
CLAYTON C. TOCK
Lic. No. 030700
11/02/10
PROFESSIONAL ENGINEER

PEDESTRIAN CIRCULATION PLAN
RESTON - SECTION 93
BLOCK 2
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=50' C.I. = N/A DATE: SEPT., 2010

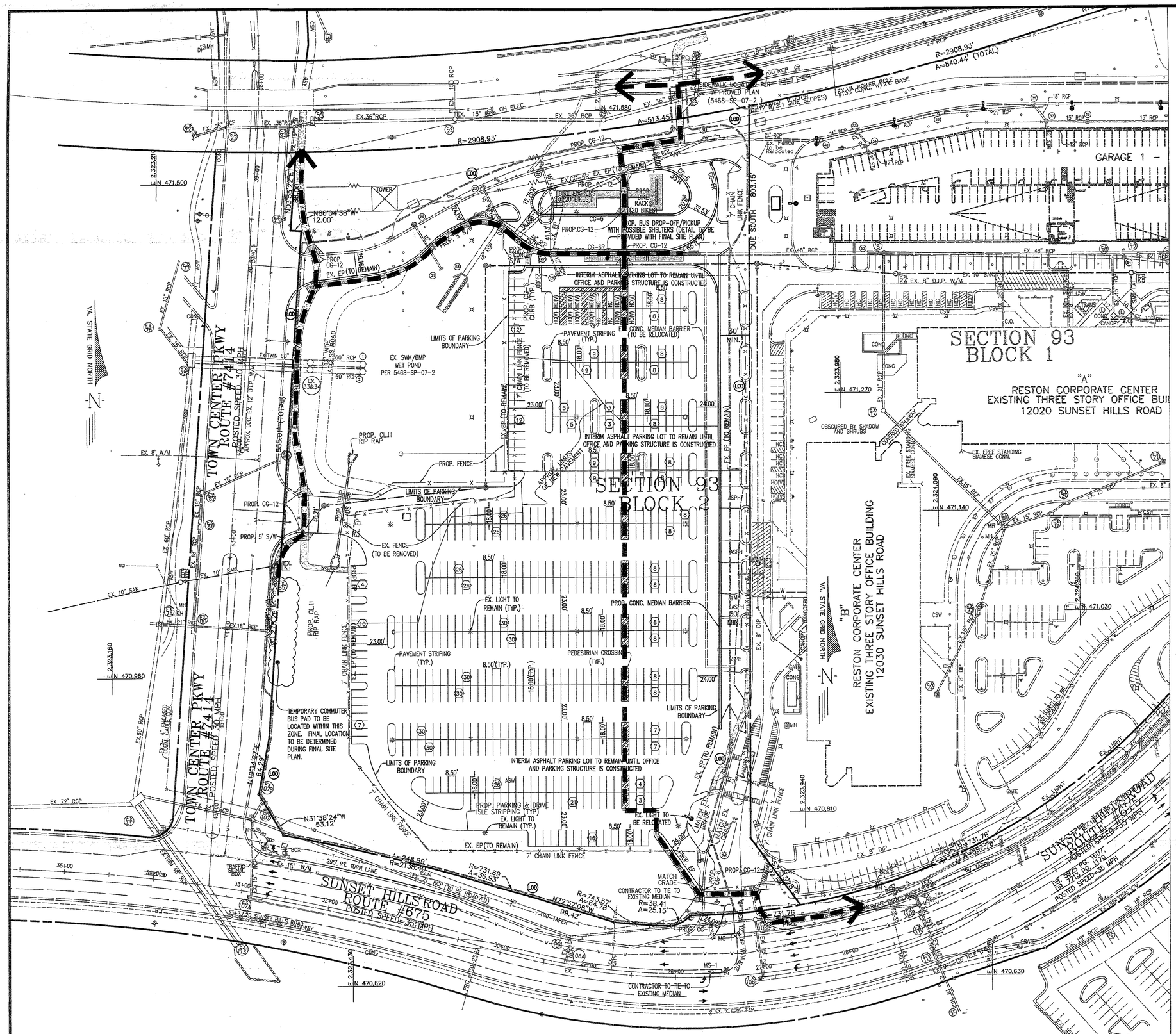
SHEET 3 OF 6

FILE No. DPA-1182-1

Application No. RZ 86-C-119-06 / DPA 86-C-119-02 / PRC 86-C-119 Staff BG
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED November 18, 2010
Date of (BOS) (PC) approval December 7, 2010
Sheet 3 of 6
Dev. Conditions dated November 4, 2010

LEGEND:

— — — PEDESTRIAN CIRCULATION



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

Application No. PCA 86-C-179-03 PRC 86-C-179-02 Staff BG

APPROVED DEVELOPMENT PLAN

(DP) (GDP) (CDP) (FDP)

SEE PROFFERS DATED November 18, 2010

Date of (BOS) (PC) approval December 1, 2010

Sheet 3A of 6

Dev. Conditions dated November 4, 2010

LEGEND:

PEDESTRIAN CIRCULATION

No.	DATE	DESCRIPTION	REV.BY	APPROVED	DATE
		REVISION APPROVED BY DIVISION OF DESIGN REVIEW			

PLAN DATE
09-22-10
11-02-10

URBAN ENGINEERING & ASSOC., INC.

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ANNANDALE, VIRGINIA 22003 (703) 642-8080

COMMONWEALTH OF VIRGINIA
CLAYTON C. TOCH
Lic. No. 038790
11/02/10
PROFESSIONAL ENGINEER

PEDESTRIAN CIRCULATION PLAN (OPTION 2)

RESTON - SECTION 93
BLOCK 2

HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=50' C.I. = N/A DATE: SEPT., 2010

SHEET 3A OF 6

FILE No. DPA-1182-1

PRE DEVELOPMENT
TIME OF CONCENTRATION

				RESTON 93 3&4	RESTON 93 1&2
SHEET FLOW	SEGEMENT ID	UNIT			
1 SURFACE DESCRIPTION (TABLE 3-1)					LIGHT BRUSH
2 MANNING'S ROUGHNESS COEFF., n (TABLE 3-1)					0.1
3 FLOW LENGTH, L (TOTAL L < 300 ft)		ft			25
4 2-YR 24-HR RAINFALL, P		in			3.2
5 LAND SLOPE, s		ft/ft			0.014
6 T = 0.007(nL)^.8/P^.5s^.4	COMPUTE T	hr			0.0449
SHALLOW CONCENTRATED FLOW	SEGMENT ID				
7 SURFACE DESCRIPTION (PAVED OR UNPAVED)					
8 FLOW LENGTH, L		ft		-	597
9 WATERCOURSE SLOPE, s		ft/ft			0.037
10 AVERAGE VELOCITY, V (FIGURE 3-1)		ft/s			3.10
11 T = L/(3600*V)	COMPUTE T	hr			0.048
PIPE FLOW	SEGMENT ID				
12 CROSS SECTIONAL FLOW AREA, a		ft^2			
13 WETTED PERIMETER, pw		ft			
14 HYDRAULIC RADIUS, r = a/pw	COMPUTE r	ft			
15 CHANNEL SLOPE, s		ft/ft			
16 MANNING'S ROUGHNESS COEFF., n					
17 V = (1.49*r^(2/3)*s^(1/2))/n	COMPUTE V	ft/s			
18 FLOW LENGTH, L		ft			
19 T = L/(3600*V)	COMPUTE T	hr			
CHANNEL FLOW	SEGMENT ID				
20 CROSS SECTIONAL FLOW AREA, a		ft^2			
21 WETTED PERIMETER, pw		ft			
22 HYDRAULIC RADIUS, r = a/pw	COMPUTE r	ft			
23 CHANNEL SLOPE, s		ft/ft		0.0185	0.0185
24 MANNING'S ROUGHNESS COEFF., n					
25 V = (1.49*r^(2/3)*s^(1/2))/n	COMPUTE V	ft/s		2.18 *	2.18 *
26 FLOW LENGTH, L		ft		1,208	566
27 T = L/(3600*V)	COMPUTE T	hr		0.154	0.072
28 WATERSHED OR SUBAREA, T	TOTAL T	hr		0.154	0.165
TOTAL TIME TO RESTON 93 1&2 POND					

PRE DEVELOPMENT
CURVE NUMBERS

PRE-DEVELOPMENT CONDITIONS: TO EX. 93 3&4 POND					
LAND USE	TOTAL AREA	SUB-AREA	SOIL TYPE	CN	PRODUCT OF
				TABLE 2-2	CN * AREA
WOODED-POOR	14.17	5.43	A	45	244.35
		7.08	B	66	467.28
		1.66	C	77	127.82
ROADWAY	3.10	1.07	A	98	104.86
		1.35	B	98	132.30
		0.68	C	98	66.64
TOTALS	17.27	17.27			1,143.25
			C.N.(WEIGHTED)=	66.20	
PRE-DEVELOPMENT CONDITIONS: TO 93 1&2 POND					
					PRODUCT OF
LAND USE	TOTAL AREA	SUB-AREA	SOIL TYPE	C.N.	CN*AREA
WOODS/GRASS-FAIR	18.26	2.80	A	36	100.80
		5.95	B	60	357.00
		9.51	C	73	694.23
OPEN-FAIR	3.51	3.51	B	69	242.19
TOTALS	21.77	21.77			1,394.22
			C.N.(WEIGHTED)=	64.00	

POST DEVELOPMENT
2 YEAR TIME OF CONCENTRATION

				RESTON 93 3&4	RESTON 93 1&2
SHEET FLOW	SEGEMENT ID	UNIT			
1 SURFACE DESCRIPTION (TABLE 3-1)					LIGHT BRUSH
2 MANNING'S ROUGHNESS COEFF., n (TABLE 3-1)					0.1
3 FLOW LENGTH, L (TOTAL L < 300 ft)		ft			10
4 10-YR 24-HR RAINFALL, P		in			3.2
5 LAND SLOPE, s		ft/ft			0.014
6 T = 0.007(nL)^.8/P^.5s^.4	COMPUTE T	hr			0.021
SHALLOW CONCENTRATED FLOW	SEGMENT ID				
7 SURFACE DESCRIPTION (PAVED OR UNPAVED)					
8 FLOW LENGTH, L		ft			
9 WATERCOURSE SLOPE, s		ft/ft			
10 AVERAGE VELOCITY, V (FIGURE 3-1)		ft/s			
11 T = L/(3600*V)	COMPUTE T	hr			
PIPE FLOW	SEGMENT ID				
12 CROSS SECTIONAL FLOW AREA, a		ft^2			ASSUME
13 WETTED PERIMETER, pw		ft			
14 HYDRAULIC RADIUS, r = a/pw	COMPUTE r	ft			
15 CHANNEL SLOPE, s		ft/ft			
16 MANNING'S ROUGHNESS COEFF., n					
17 V = (1.49*r^(2/3)*s^(1/2))/n	COMPUTE V	ft/s			3.0
18 FLOW LENGTH, L		ft			1018
19 T = L/(3600*V)	COMPUTE T	hr			0.09
CHANNEL FLOW	SEGMENT ID				
20 CROSS SECTIONAL FLOW AREA, a		ft^2			
21 WETTED PERIMETER, pw		ft			
22 HYDRAULIC RADIUS, r = a/pw	COMPUTE r	ft			
23 CHANNEL SLOPE, s		ft/ft			
24 MANNING'S ROUGHNESS COEFF., n					
25 V = (1.49*r^(2/3)*s^(1/2))/n	COMPUTE V	ft/s			
26 FLOW LENGTH, L		ft			
27 T = L/(3600*V)	COMPUTE T	hr			
28 WATERSHED OR SUBAREA, T	TOTAL T	hr		0.034**	0.111
TOTAL TIME TO RESTON 93 1&2 POND					

POST DEVELOPMENT
10 YEAR TIME OF CONCENTRATION

				RESTON 93 3&4	RESTON 93 1&2
SHEET FLOW	SEGEMENT ID	UNIT			
1 SURFACE DESCRIPTION (TABLE 3-1)					LIGHT BRUSH
2 MANNING'S ROUGHNESS COEFF., n (TABLE 3-1)					0.1
3 FLOW LENGTH, L (TOTAL L < 300 ft)		ft			10
4 10-YR 24-HR RAINFALL, P		in			3.2
5 LAND SLOPE, s		ft/ft			0.014
6 T = 0.007(nL)^.8/P^.5s^.4	COMPUTE T	hr			0.021
SHALLOW CONCENTRATED FLOW	SEGMENT ID				
7 SURFACE DESCRIPTION (PAVED OR UNPAVED)					
8 FLOW LENGTH, L		ft			
9 WATERCOURSE SLOPE, s		ft/ft			
10 AVERAGE VELOCITY, V (FIGURE 3-1)		ft/s			
11 T = L/(3600*V)	COMPUTE T	hr			
PIPE FLOW	SEGMENT ID				
12 CROSS SECTIONAL FLOW AREA, a		ft^2			ASSUME
13 WETTED PERIMETER, pw		ft			
14 HYDRAULIC RADIUS, r = a/pw	COMPUTE r	ft			
15 CHANNEL SLOPE, s		ft/ft			
16 MANNING'S ROUGHNESS COEFF., n					
17 V = (1.49*r^(2/3)*s^(1/2))/n	COMPUTE V	ft/s			3.0
18 FLOW LENGTH, L		ft			1018
19 T = L/(3600*V)	COMPUTE T	hr			0.09
CHANNEL FLOW	SEGMENT ID				
20 CROSS SECTIONAL FLOW AREA, a		ft^2			
21 WETTED PERIMETER, pw		ft			
22 HYDRAULIC RADIUS, r = a/pw	COMPUTE r	ft			
23 CHANNEL SLOPE, s		ft/ft			
24 MANNING'S ROUGHNESS COEFF., n					
25 V = (1.49*r^(2/3)*s^(1/2))/n	COMPUTE V	ft/s			
26 FLOW LENGTH, L		ft			
27 T = L/(3600*V)	COMPUTE T	hr			
28 WATERSHED OR SUBAREA, T	TOTAL T	hr		0.029**	0.111
TOTAL TIME TO RESTON 93 1&2 POND					

POST DEVELOPMENT
25 YEAR TIME OF CONCENTRATION

				RESTON 93 3&4	RESTON 93 1&2
SHEET FLOW	SEGEMENT ID	UNIT			
1 SURFACE DESCRIPTION (TABLE 3-1)					LIGHT BRUSH
2 MANNING'S ROUGHNESS COEFF., n (TABLE 3-1)					0.1
3 FLOW LENGTH, L (TOTAL L < 300 ft)		ft			10
4 10-YR 24-HR RAINFALL, P		in			3.2
5 LAND SLOPE, s		ft/ft			0.014
6 T = 0.007(nL)^.8/P^.5s^.4	COMPUTE T	hr			0.021
SHALLOW CONCENTRATED FLOW	SEGMENT ID				
7 SURFACE DESCRIPTION (PAVED OR UNPAVED)					
8 FLOW LENGTH, L		ft			
9 WATERCOURSE SLOPE, s		ft/ft			
10 AVERAGE VELOCITY, V (FIGURE 3-1)		ft/s			
11 T = L/(3600*V)	COMPUTE T	hr			
PIPE FLOW	SEGMENT ID				
12 CROSS SECTIONAL FLOW AREA, a		ft^2			ASSUME
13 WETTED PERIMETER, pw		ft			
14 HYDRAULIC RADIUS, r = a/pw	COMPUTE r	ft			
15 CHANNEL SLOPE, s		ft/ft			
16 MANNING'S ROUGHNESS COEFF., n					
17 V = (1.49*r^(2/3)*s^(1/2))/n	COMPUTE V	ft/s			3.0
18 FLOW LENGTH, L		ft			1018
19 T = L/(3600*V)	COMPUTE T	hr			0.09
CHANNEL FLOW	SEGMENT ID				
20 CROSS SECTIONAL FLOW AREA, a		ft^2			
21 WETTED PERIMETER, pw		ft			
22 HYDRAULIC RADIUS, r = a/pw	COMPUTE r	ft			
23 CHANNEL SLOPE, s		ft/ft			
24 MANNING'S ROUGHNESS COEFF., n					
25 V = (1.49*r^(2/3)*s^(1/2))/n	COMPUTE V	ft/s			
26 FLOW LENGTH, L		ft			
27 T = L/(3600*V)	COMPUTE T	hr			
28 WATERSHED OR SUBAREA, T	TOTAL T	hr		0.027***	0.111
TOTAL TIME TO RESTON 93 1&2 POND					

POST DEVELOPMENT
100 YEAR TIME OF CONCENTRATION

				RESTON 93 3&4	RESTON 93 1&2
SHEET FLOW	SEGEMENT ID	UNIT			
1 SURFACE DESCRIPTION (TABLE 3-1)					LIGHT BRUSH
2 MANNING'S ROUGHNESS COEFF., n (TABLE 3-1)					0.1
3 FLOW LENGTH, L (TOTAL L < 300 ft)		ft			10
4 10-YR 24-HR RAINFALL, P		in			3.2
5 LAND SLOPE, s		ft/ft			0.014
6 T = 0.007(nL)^.8/P^.5s^.4	COMPUTE T	hr			0.021
SHALLOW CONCENTRATED FLOW	SEGMENT ID				
7 SURFACE DESCRIPTION (PAVED OR UNPAVED)					
8 FLOW LENGTH, L		ft			
9 WATERCOURSE SLOPE, s		ft/ft			
10 AVERAGE VELOCITY, V (FIGURE 3-1)		ft/s			
11 T = L/(3600*V)	COMPUTE T	hr			
PIPE FLOW	SEGMENT ID				
12 CROSS SECTIONAL FLOW AREA, a		ft^2			ASSUME
13 WETTED PERIMETER, pw		ft			
14 HYDRAULIC RADIUS, r = a/pw	COMPUTE r	ft			
15 CHANNEL SLOPE, s		ft/ft			
16 MANNING'S ROUGHNESS COEFF., n					
17 V = (1.49*r^(2/3)*s^(1/2))/n	COMPUTE V	ft/s			3.0
18 FLOW LENGTH, L		ft			1018
19 T = L/(3600*V)	COMPUTE T	hr			0.09
CHANNEL FLOW	SEGMENT ID				
20 CROSS SECTIONAL FLOW AREA, a		ft^2			
21 WETTED PERIMETER, pw		ft			
22 HYDRAULIC RADIUS, r = a/pw	COMPUTE r	ft			
23 CHANNEL SLOPE, s		ft/ft			
24 MANNING'S ROUGHNESS COEFF., n					
25 V = (1.49*r^(2/3)*s^(1/2))/n	COMPUTE V	ft/s			
26 FLOW LENGTH, L		ft			
27 T = L/(3600*V)	COMPUTE T	hr			
28 WATERSHED OR SUBAREA, T	TOTAL T	hr		0.024****	0.111
TOTAL TIME TO RESTON 93 1&2 POND					

POST DEVELOPMENT
1.5*100 YEAR TIME OF CONCENTRATION

				RESTON 93 3&4	RESTON 93 1&2
SHEET FLOW	SEGEMENT ID	UNIT			
1 SURFACE DESCRIPTION (TABLE 3-1)					LIGHT BRUSH
2 MANNING'S ROUGHNESS COEFF., n (TABLE 3-1)					0.1
3 FLOW LENGTH, L (TOTAL L < 300 ft)		ft			10
4 10-YR 24-HR RAINFALL, P		in			3.2
5 LAND SLOPE, s		ft/ft			0.014
6 T = 0.007(nL)^.8/P^.5s^.4	COMPUTE T	hr			0.021
SHALLOW CONCENTRATED FLOW	SEGMENT ID				
7 SURFACE DESCRIPTION (PAVED OR UNPAVED)					
8 FLOW LENGTH, L		ft			
9 WATERCOURSE SLOPE, s		ft/ft			
10 AVERAGE VELOCITY, V (FIGURE 3-1)		ft/s			
11 T = L/(3600*V)	COMPUTE T	hr			
PIPE FLOW	SEGMENT ID				
12 CROSS SECTIONAL FLOW AREA, a		ft^2			ASSUME
13 WETTED PERIMETER, pw		ft			
14 HYDRAULIC RADIUS, r = a/pw	COMPUTE r	ft			
15 CHANNEL SLOPE, s		ft/ft			
16 MANNING'S ROUGHNESS COEFF., n					
17 V = (1.49*r^(2/3)*s^(1/2))/n	COMPUTE V	ft/s			3.0
18 FLOW LENGTH, L		ft			1018
19 T = L/(3600*V)	COMPUTE T	hr			0.09
CHANNEL FLOW	SEGMENT ID				
20 CROSS SECTIONAL FLOW AREA, a		ft^2			
21 WETTED PERIMETER, pw		ft			
22 HYDRAULIC RADIUS, r = a/pw	COMPUTE r	ft			
23 CHANNEL SLOPE, s		ft/ft			
24 MANNING'S ROUGHNESS COEFF., n					
25 V = (1.49*r^(2/3)*s^(1/2))/n	COMPUTE V	ft/s			
26 FLOW LENGTH, L		ft			
27 T = L/(3600*V)	COMPUTE T	hr			
28 WATERSHED OR SUBAREA, T	TOTAL T	hr		0.023*****	0.111
TOTAL TIME TO RESTON 93 1&2 POND					

POST DEVELOPMENT
CURVE NUMBERS

POST-DEVELOPMENT CONDITIONS: TO 93 1&2 POND (EXCLUDING 93 3&4)					
SEE S.W.M./B.M.P. NARRATIVE FOR EXPLANATION OF DERIVATION OF POST DEVELOPMENT CURVE NUMBERS					
POST-DEVELOPMENT CONDITIONS: TO 93 1&2 POND (EXCLUDING 93 3&4)					
LAND USE	TOTAL AREA	SUB-AREA	SOIL TYPE	CN	PRODUCT OF
				TABLE 2-2	CN * AREA
OPEN	1.92	0.64	A	77	49.28
		1.05	B	86	90.30
		0.23	C	91	20.93
COMMERCIAL	13.35	7.36	A	89	655.04
		3.32	B	92	305.44
		2.67	C	94	250.98
ROADWAY&PARKING	6.5	1.07	A	98	104.86
		2.63	B	98	257.74
		2.80	C	98	274.40
TOTALS	21.77	21.77			2008.97
	CN (WEIGHTED) = TOTAL PRODUCT/TOTAL AREA =			92.3	

Application No. PCA 86-C-119-06 DPA 86-C-119-02 PRC 86-C-119 Staff BG
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED November 18, 2010
Date of (BOS) (PC) approval December 7, 2010
Sheet 4 of 6
Dev. Conditions dated November 4, 2010

FOR REFERENCE ONLY!

No.	DATE	DESCRIPTION	REV.BY	APPROVED	DATE

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

PLAN DATE
09-22-10
11-02-10

URBAN ENGINEERING & ASSOC., INC.
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS
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COMMONWEALTH OF VIRGINIA
CLAYTON C. TOCK
Lic. No. 035780
11/02/10
PROFESSIONAL ENGINEER

PRE & POST TIME OF CONCENTRATION

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

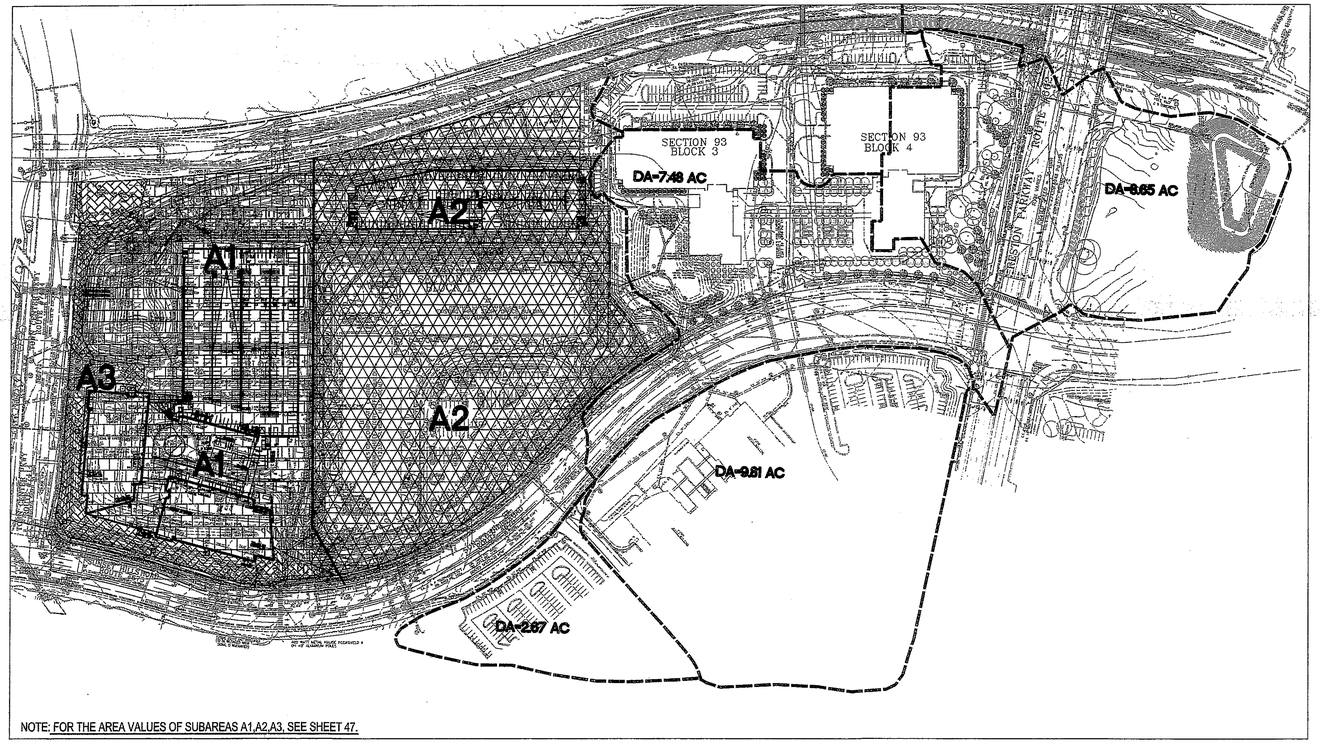
DATE: SEPT., 2010
C.I. N/A
SCALE: N/A

SHEET 4 OF 6

FILE No. DPA-1182-1

DRAINAGE DIVIDES MAP

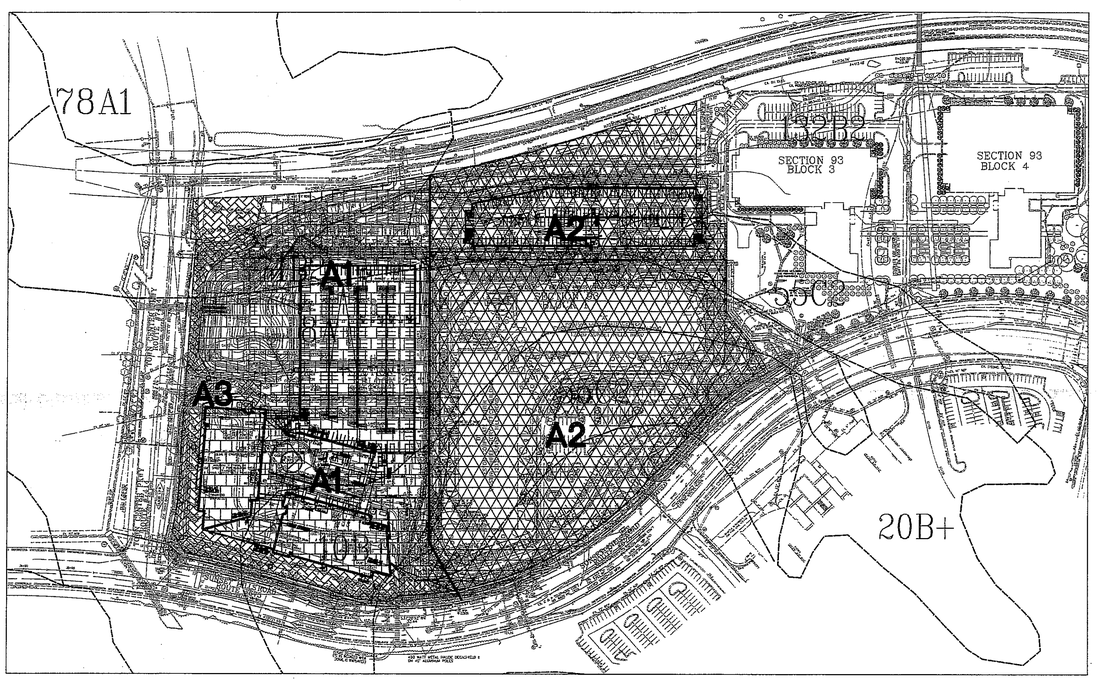
SCALE 1"=150'



NOTE: FOR THE AREA VALUES OF SUBAREAS A1,A2,A3, SEE SHEET 47.

HYDROLOGIC SOIL GROUPS

SCALE 1"=150'



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11/02/10
PROFESSIONAL ENGINEER

Application No. PCA 86-C-119-06 DPA 86-C-119-02 PRC 86-C-119 Staff BC
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED November 13, 2010
Date of (BOS) (PC) approval December 7, 2010
Sheet 5 of 6
Dev. Conditions dated November 4, 2010

S.W.M. DRAINAGE DIVIDES AND SOILS MAP

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

SCALE: AS NOTED | C.I. N/A | DATE: SEPT., 2010

SHEET
5
OF
6

FILE No.
DPA-1182-1

BMP FACILITY DESIGN FORMAT

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

Plan Number: 5468-SP-07 Engineer CCT

Water Quality Control Narrative (BMP NARRATIVE)

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

Watershed Data

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 – ON-SITE NEW DEVELOPMENT CONTROLLED	0.80	8.25
A2 – ON-SITE REDEVELOPMENT CONTROLLED	0.80	11.62
A3 – ON-SITE NEW DEVELOPMENT UNCONTROLLED	0.75	1.92

NOTE: "C" Factors developed using % Imperviousness for existing and proposed conditions. "C" Factors for future uses were developed using PFM Table 6.6.

Phosphorus Removal

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

(A)Area of Site (New Development) (a1) 10.17 acres

(A)Area of Site (ReDevelopment) (a2) 11.62 acres

(B)Subarea Designation and Description (1)	(2) "C" (3)	x	Acres	=	Product (4)
NEW DEVELOPMENT		x		=	
A1 – ON-SITE NEW DEVELOPMENT CONTROLLED	0.80	x	8.25	=	6.60
A3 – ON-SITE NEW DEVELOPMENT UNCONTROLLED	0.75	x	1.92	=	1.44
			(b1) Total	=	8.04

(C)Weighted average "C" factor New Development (b1)/(a1) 0.790

(B)Subarea Designation and Description (1)	(2) "C" (3)	x	Acres	=	Product (4)
ReDevelopment		x		=	
A2 – ON-SITE REDEVELOPMENT CONTROLLED	0.80	x	11.62	=	9.296
			(b2) Total	=	9.296

(C)Weighted average "C" factor New Development (b2)/(a2) 0.800

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)
New Development								
A1	WET POND	x	50.00	0.811	x	1.012	=	41.03
A3	UNCONTROLLED	x	0.00	0.188	x	0.949	=	0.00
(A)Total Phosphorus Removal					(a)	Total		41.03%

Subarea Designation (1)	BMP Type (2)		Removal Eff.(%) (3)	Area Ratio (4)		"C" Factor Ratio (5)		Product (6)
REDEVELOPMENT **								
A2	WET POND	x	50.00	1.00	x	0.80	=	40.0%
(A)Total Phosphorus Removal					(a)	Total		40.0%

** 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 (Occoquan) 50%
Chesapeake Bay Resourse Preservation Area (New Development) 40%
Chesapeake Bay Resourse Preservation Area (Redevelopment) 10%

[1–0.9 x ("I"pre / "I"post)] x 100
[1–0.9 x (0.80 / 0.80)] x 100

(B)If Line 3 (a) is greater than or equal to Line 4 (a), then the Phosphorus removal requirement is satisfied.

Line 3 (a)		Line 4 (a)	
41.03%	>	40%	Requirement Satisfied for New Development
40.0%	>	10%	Requirement Satisfied for ReDevelopment

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 "*" whenever they appear in the computations.

Storage for SWM/BMP DRY POND

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

(A)List the areas to be controlled by BMP

Subarea Designation (1)	"C" (2)		Acres (3)		Product (4)
A1 – ON-SITE NEW DEVELOPMENT CONTROLLED	0.80	x	8.25	=	6.60
		(a)	8.25		
				(b)	6.60

(C)Weighted average "C" factor (b) / (a) (c) 0.80

(A)List the areas to be controlled by BMP

Subarea Designation (1)	"C" (2)		Acres (3)		Product (4)
A2 – ON-SITE REDEVELOPMENT CONTROLLED	0.80	x	11.62	=	9.296
		(a)	11.62		
				(b)	9.296

(C)Weighted average "C" factor (b) / (a) (c) 0.80

Part 8 Determine the Storage Required for SWM/BMP Ponds

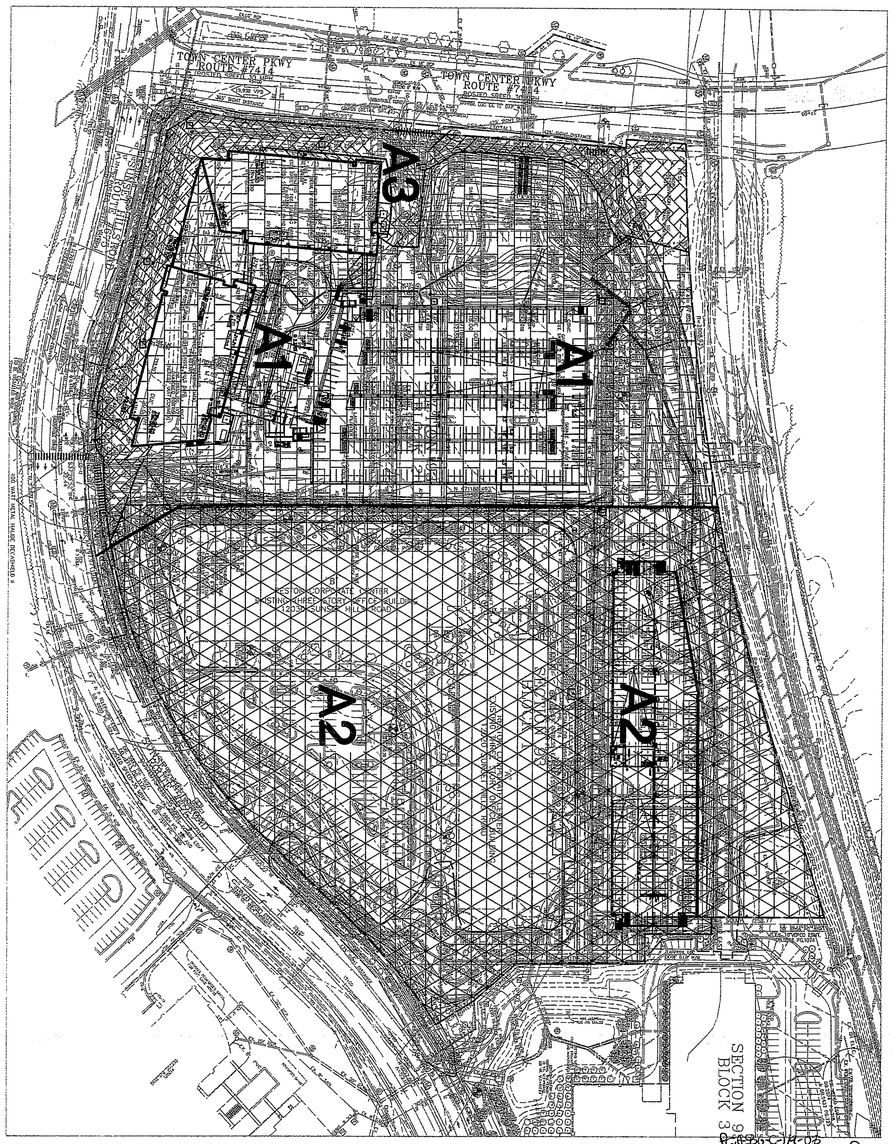
(A)WET POND
VOLUME OF RUNOFF PER ACRE FROM MEAN STORM
[(1452 x "C") =1452 * LINE 7 (C) (B) 1,161.6 cf / ac

VOLUME REQUIRED FOR THE NEW DEVELOPMENT:
4.0 * LINE 7(A) 8.25 * LINE 8(B) 1,161.6 = 38,332.80 CF

VOLUME REQUIRED FOR THE REDEVELOPMENT:
(4.0 * LINE 7(A) 11.62 * LINE 8(B) 1,161.6) * 0.10 = 5,399.11 CF

TOTAL VOLUME REQUIRED:
= VOLUME FOR THE NEW DEVELOPMENT + VOLUME FOR THE REDEVELOPMENT
= 38,332.80 CF + 5,399.11 CF
= 43,731.91 CF

TOTAL VOLUME PROVIDED:
= 53,956.31 CF



Application No. DPA-1182-1 Staff BC
APPROVED DEVELOPMENT PLAN
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SEE PROFFERS DATED November 18, 2010
Date of (BOS) (PC) approval December 7, 2010
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PLAN DATE 09-22-10 11-02-10

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COMMONWEALTH OF VIRGINIA
CLAYTON C. TOCK
Lic. No. 089760
11/02/10
PROFESSIONAL ENGINEER

B.M.P. CALCULATIONS & EXHIBIT

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

DATE: SEPT., 2010
SCALE: 1"=100' C.I. N/A

SHEET 6 OF 6

FILE No. DPA-1182-1