



County of Fairfax, Virginia

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

February 29, 2012

Kimberly Callahan
Project Manager
Building Design Branch, BDCD
12000 Government Center Parkway, Ste. 449
Fairfax, VA 22035

RE: Planned Residential Community Application PRC 74-2-113-2
(Concurrent with Proffered Condition Amendment Application PCA 74-2-113-4, Development Plan Amendment Application DPA 74-2-113-8 and Public Facilities Application 2232-H11-18)

Dear Ms. Callahan:

At a regular meeting of the Board of Supervisors held on February 28, 2012, the Board approved Planned Residential Community Application PRC 74-2-113-2 in the name of Fairfax County Board of Supervisors. The Board's action approves the PRC Plan associated with Development Plan Amendment Application DPA 74-2-113 for reconstruction of a police station and government offices. The subject property is located in the N.E. and S.E. quadrant of the intersection of Town Center Parkway and Cameron Glen Drive and on the N. side of Bowman Towne Drive on approximately 8.44 acres of land zoned PRC in the Hunter Mill District [Tax Map 17-1 ((1)) 14B] and is subject to the following development conditions:

- Any plan submitted pursuant to this PRC Plan shall be in substantial conformance with the approved PRC Plan entitled "Reston District Police Station and County Governmental Center" prepared by Burges and Niple, consisting of 14 sheets, and dated August 2011 as revised through December 21, 2011. Minor modifications to the approved PRC Plan may be permitted pursuant to Sect. 16-203 of the Zoning Ordinance.
- The architectural design of the building shall be in substantial conformance with the elevations and sections shown on the PRC Plan. Modifications may be made with the final architectural design if they are determined to be in substantial conformance with the elevations shown on the PRC Plan.

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
<http://www.fairfaxcounty.gov/bosclerk>

1. The applicant shall incorporate public art into the development following consultation with the Initiative for Public Art – Reston (IPAR). The applicant shall coordinate with IPAR to obtain its recommendations on the type and locations of public art to be provided at the site. The applicant shall make the final selection of the public art features and their locations based on the recommendations from IPAR and shall incorporate such features into the development prior to issuance of the final non-residential use permit (Non-RUP.) The applicant consult with IPAR for the design of any bike racks, benches, fences and other street furniture that maybe provided.
2. The limits of clearing and grading shall be in substantial conformance with the limits of clearing and grading shown on the PRC Plan, subject to modification as determined necessary by the Director of the Department of Public Works and Environmental Services (DPWES). If the area to the east is not required for temporary parking it shall not be cleared or graded.
3. The applicant shall use best efforts to provide staging and parking for the facility without the disturbance of the wooded parcel located east of Cameron Glen Drive. In the event that the parcel to the east of Cameron Glen Drive is required to be used for parking or construction staging then the parcel shall be used only during the time of construction and the pavement shall be removed and site replanted with grass after the construction of the development site parking is complete and a non-residential use permit issued for the building.
4. The first and all subsequent submissions of the site plan shall include a tree preservation plan and narrative for review and approval by the Urban Forest Management Division that, in addition to the General Tree Conservation Plan Submission Requirements of Public Facilities Manual (PFM) 12-0501, provides the following:
 - A. An inventory of all on-site trees 10 inches in diameter and larger that are dead or in poor condition and within 100 feet of the limits of clearing and grading. Additional on-site trees that, as judged by their height, are within striking distance of walkways, streets, buildings, or non-wooded open space shall also be identified on the plan.
 - B. The timing for removal of any dead or potentially hazardous trees that may occur within the preservation areas.
 - C. Information, specifications, and graphical details relating to the timing, installation and maintenance of tree protection fencing and signage in accordance with PFM 12-0703.

5. The first submission of the site plan, and all subsequent plan submissions, shall include a landscape plan and specifications, for review and approval by the Urban Forest Management Division, that generally conform to the Conceptual Landscape Plan approved with the PRC plan. The landscape plan and specifications shall incorporate techniques designed to reduce maintenance requirements and contribute to a cleaner and healthier environment with improved air and water quality, stormwater management, and resource conservation capabilities that can be provided by trees and other desirable vegetation. Such techniques include the following:
 - A. Reduce turf areas to minimize mowing operations and the resulting air pollution. Contiguous mulched planting beds incorporating groups of trees and other plants shall be used to provide a root zone environment more favorable to trees and shrubs. Mulched areas and turf areas shall be delineated on the landscape plan.
 - B. Plant trees in areas to contribute to energy conservation for the buildings, as depicted in Plate 4-12 of the Public Facilities Manual.
 - C. Provide a diverse selection of native and non-invasive plants to reduce the need for supplemental watering, and the use of chemical fertilizers, herbicides, and chemical control of insects and diseases.
 - D. Landscaping implemented with the site plan can be made up of groups of trees including overstory type trees (Category III and IV, as listed in PFM Table 12.17) together with smaller understory type trees (Category II). In this application, it is acceptable for there to be some overlap in the 10 year projected canopies of overstory trees and the canopies of understory trees, as provide for in PFM 12-0510.4E(6). Landscaping plants shall consist of non-invasive plants.
6. If a waiver of on-site stormwater management is not granted by DPWES, then required on-site facilities shall be provided, as determined by DPWES.
7. The Applicant shall pursue incorporation of low impact development techniques subject to approval by DPWES. Such measures may include, but shall not be limited to, precast permeable pavers, porous pavement, tree pits, and compost amendments.
8. In accordance with the Fairfax County Board of Supervisors Policy for Sustainable Development for Capital Projects greater than 10,000 square feet, the proposed building shall be designed and built with green building measures to attain at a minimum the U.S. Green Building Council Leadership in Energy and Environmental Design (LEED) Silver certification rating.

9. The Applicant shall formulate and implement a transportation demand management (TDM) program to encourage and facilitate the ability of employees of Reston Police Station and Hunter Mill Supervisor's office to travel to work by means other than single occupancy vehicle.
10. The TDM Program shall include the elements listed below. Such items may be adjusted from time to time as approved by Fairfax County Department of Transportation (FCDOT), without requiring a Proffered Condition Amendment.
 - A. A TDM Program Manager to oversee all TDM elements and act as the liaison between the Applicant and FCDOT. The program manager may be employed directly by the Applicant or be a contractor to the Applicant. The program manager position may be part of other duties assigned to the individual;
 - B. Participation in the Fairfax County Ride Source Program, including registering with the Guaranteed Ride Home program offered in connection with the Metropolitan Washington Council of Governments;
 - C. Display in the main lobby transportation-related information for employees, volunteers, and visitors;
 - D. Distribute transportation information package to all new employees, including site-specific transit-related information referencing the nearest Metro station and bus routes, and encouraging all employees to use Metrorail, bus service, carpool/vanpool, bicycling, or walking;
 - E. Maintain varied office shifts to allow for some work trips to occur outside of the typical AM and PM peak hours, and encourage telecommuting and flextime for administrative employees as appropriate;
 - F. Provide for on-site bicycle storage;
 - G. Provide a sidewalk system designed to encourage/facilitate pedestrian circulation.
 - H. Coordinate with Reston Area LINK program with enhanced participation when the area Metro Rail becomes available.
 - I. A parking management program which shall include but not limited to preferential space for residential vanpools, car pools, etc.
 - J. Provide a bus shelter and pad along the site on Cameron Glen Drive per the approximate location as determined by FCDOT. A sidewalk connection shall be provided from the bus shelter to the proposed sidewalk

on Cameron Glen Drive. The Applicant shall maintain the trash receptacle located at the bus stop.

- K. Restripe Cameron Glen Drive to include on-road bike lanes and a painted median per a design in consultation with FCDOT. Striping for two bike lanes shall be done provided that restrictions are implemented to prohibit parking on the west and south sides of Cameron Glen Drive.
11. The applicant shall install a berm and additional landscaping along Bowman Towne Drive. Prior to site plan submission the applicant shall provide a revised copy of the landscape plan with the proposed berm and additional landscaping to the Hunter Mill Supervisor for review.

The Board also:

- Modified the transitional screening and barrier requirement to permit the landscaping depicted on the PRC plan per Section 13-305 of the Zoning Ordinance.
- Modified the tree preservation target to 28 percent instead of 32 percent on the development site per Section 12.0513 of the Public Facilities Manual.

Sincerely,



Catherine A. Chianese
Clerk to the Board of Supervisors

Cc: Chairman Sharon Bulova
Supervisor Catherine Hudgins, Hunter Mill District
Janet Coldsmith, Director, Real Estate Division, Dept. of Tax Administration
Regina Coyle, 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
Department of Highways-VDOT
Sandy Stallman, Park Planning Branch Manager, FCPA
District Planning Commissioner
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

PRC 74-2-113-2

January 17, 2012

With the Board of Supervisors approval of PRC 74-2-113-2, located at Tax Map 17-1 ((1)) 14B, the Board conditioned the approval by requiring conformance with 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 District Police Station and County Governmental Center" prepared by Burges and Niple, consisting of 14 sheets, and dated August 2011 as revised through December 21, 2011. Minor modifications to the approved PRC Plan may be permitted pursuant to Sect. 16-203 of the Zoning Ordinance.
2. The architectural design of the building shall be in substantial conformance with the elevations and sections shown on the PRC Plan. Modifications may be made with the final architectural design if they are determined to be in substantial conformance with the elevations shown on the PRC Plan.
3. The applicant shall incorporate public art into the development following consultation with the Initiative for Public Art – Reston (IPAR). The applicant shall coordinate with IPAR to obtain its recommendations on the type and locations of public art to be provided at the site. The applicant shall make the final selection of the public art features and their locations based on the recommendations from IPAR and shall incorporate such features into the development prior to issuance of the final non-residential use permit (Non-RUP.) The applicant consult with IPAR for the design of any bike racks, benches, fences and other street furniture that maybe provided.
4. The limits of clearing and grading shall be in substantial conformance with the limits of clearing and grading shown on the PRC Plan, subject to modification as determined necessary by the Director of the Department of Public Works and Environmental Services (DPWES). If the area to the east is not required for temporary parking it shall not be cleared or graded.
5. The applicant shall use best efforts to provide staging and parking for the facility without the disturbance of the wooded parcel located east of Cameron Glen Drive. In the event that the parcel to the east of Cameron Glen Drive is required to be used for parking or construction staging then the parcel shall be used only during the time of construction and the pavement shall be removed and site replanted with grass after the

construction of the development site parking is complete and a non-residential use permit issued for the building.

6. The first and all subsequent submissions of the site plan shall include a tree preservation plan and narrative for review and approval by the Urban Forest Management Division that, in addition to the General Tree Conservation Plan Submission Requirements of Public Facilities Manual (PFM) 12-0501, provides the following:
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 - B. The timing for removal of any dead or potentially hazardous trees that may occur within the preservation areas.
 - C. Information, specifications, and graphical details relating to the timing, installation and maintenance of tree protection fencing and signage in accordance with PFM 12-0703.

7. The first submission of the site plan, and all subsequent plan submissions, shall include a landscape plan and specifications, for review and approval by the Urban Forest Management Division, that generally conform to the Conceptual Landscape Plan approved with the PRC plan. The landscape plan and specifications shall incorporate techniques designed to reduce maintenance requirements and contribute to a cleaner and healthier environment with improved air and water quality, stormwater management, and resource conservation capabilities that can be provided by trees and other desirable vegetation. Such techniques include the following:
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 - B. Plant trees in areas to contribute to energy conservation for the buildings, as depicted in Plate 4-12 of the Public Facilities Manual.
 - C. Provide a diverse selection of native and non-invasive plants to reduce the need for supplemental watering, and the use of chemical fertilizers, herbicides, and chemical control of insects and diseases.

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8. If a waiver of on-site stormwater management is not granted by DPWES, then required on-site facilities shall be provided, as determined by DPWES.
9. The Applicant shall pursue incorporation of low impact development techniques subject to approval by DPWES. Such measures may include, but shall not be limited to, precast permeable pavers, porous pavement, tree pits, and compost amendments.
10. In accordance with the Fairfax County Board of Supervisors Policy for Sustainable Development for Capital Projects greater than 10,000 square feet, the proposed building shall be designed and built with green building measures to attain at a minimum the U.S. Green Building Council Leadership in Energy and Environmental Design (LEED) Silver certification rating.
11. The Applicant shall formulate and implement a transportation demand management (TDM) program to encourage and facilitate the ability of employees of Reston Police Station and Hunter Mill Supervisor's office to travel to work by means other than single occupancy vehicle.
12. The TDM Program shall include the elements listed below. Such items may be adjusted from time to time as approved by Fairfax County Department of Transportation (FCDOT), without requiring a Proffered Condition Amendment.
- A. A TDM Program Manager to oversee all TDM elements and act as the liaison between the Applicant and FCDOT. The program manager may be employed directly by the Applicant or be a contractor to the Applicant. The program manager position may be part of other duties assigned to the individual;
- B. Participation in the Fairfax County Ride Source Program, including registering with the Guaranteed Ride Home program offered in connection with the Metropolitan Washington Council of Governments;
- C. Display in the main lobby transportation-related information for employees, volunteers, and visitors;
- D. Distribute transportation information package to all new employees, including site-specific transit-related information referencing the nearest

Metro station and bus routes, and encouraging all employees to use Metrorail, bus service, carpool/vanpool, bicycling, or walking;

- E. Maintain varied office shifts to allow for some work trips to occur outside of the typical AM and PM peak hours, and encourage telecommuting and flextime for administrative employees as appropriate;
 - F. Provide for on-site bicycle storage;
 - G. Provide a sidewalk system designed to encourage/facilitate pedestrian circulation.
 - H. Coordinate with Reston Area LINK program with enhanced participation when the area Metro Rail becomes available.
 - I. A parking management program which shall include but not limited to preferential space for residential vanpools, car pools, etc.
 - J. Provide a bus shelter and pad along the site on Cameron Glen Drive per the approximate location as determined by FCDOT. A sidewalk connection shall be provided from the bus shelter to the proposed sidewalk on Cameron Glen Drive. The Applicant shall maintain the trash receptacle located at the bus stop.
 - K. Restripe Cameron Glen Drive to include on-road bike lanes and a painted median per a design in consultation with FCDOT. Striping for two bike lanes shall be done provided that restrictions are implemented to prohibit parking on the west and south sides of Cameron Glen Drive.
13. The applicant shall install a berm and additional landscaping along Bowman Towne Drive. Prior to site plan submission the applicant shall provide a revised copy of the landscape plan with the proposed berm and additional landscaping to the Hunter Mill Supervisor for review.

Proffers for

PCA 74-2-113-4

February 10, 2012

Pursuant to Section 15-2.2303A of the Code of Virginia, 1950 edition, as amended, and subject to the Board of Supervisors approval of the Proffered Condition Amendments for Fairfax County Tax Map 17-1 ((1)) 14B, the Applicant/Owner, their successors or assigns, herein after referred to as "Title Owner" proffers the following. All previous proffers which apply to the application property shall, as applicable, remain in effect as stated in the proffer statement RZ 74-2-113 approved May 10, 1976, as amended, by the Board of Supervisors with the addition of proffer #7 provided below.

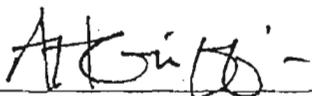
(NEW)

7. The application property is designated as Town Center which permits uses and intensity of development on site in accordance with the PRC District provisions of the Zoning Ordinance, including the public uses shown on the concurrent PRC Plan consisting of fourteen sheets, prepared by Burgess and Niple, dated August 2011 as revised thru December 21, 2011. Future development that includes changes in use and intensity on the application site shall require an amendment to the PRC Plan but would be permitted without an amendment to the proffers or to the development plan, provided such development is in accordance with the Zoning Ordinance. Future development along Bowman Towne Drive and Cameron Glenn Drive shall present an urban design and scale.

TITLE OWNER:

Board of Supervisors of Fairfax County, Virginia

By: _____



Anthony H. Griffin, County Executive

PROFFER CONDITION AMENDMENT PLAT / DEVELOPMENT PLAN AMENDMENT / PRC PLAN RESTON DISTRICT POLICE STATION AND COUNTY GOVERNMENTAL CENTER

HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

AUGUST, 2011
REVISED: SEPTEMBER, 2011
REVISED: NOVEMBER 19, 2011
REVISED: DECEMBER 15, 2011
REVISED: DECEMBER 21, 2011

ZONING REQUIREMENTS PRC DISTRICT:

| | |
|---|---|
| MINIMUM LOT SIZE: MINIMUM LOT WIDTH: | NO REQUIREMENT NO REQUIREMENT |
| MAXIMUM BUILDING HEIGHT: | NO REQUIREMENT |
| MINIMUM YARD REQUIREMENTS: | THERE ARE NO GENERALLY REQUIRED MINIMUM YARDS FOR THE PRC ZONING DISTRICT NOR ARE THERE ANY ASSOCIATED WITH THE APPROVED DEVELOPMENT PLAN |
| MAXIMUM FLOOR AREA RATIO: | NO REQUIREMENT |
| LANDSCAPED OPEN SPACE: | NO REQUIREMENT |

SITE TABULATION (FOR PRC PLAN)

| | TOTAL PROPERTY | DEVELOPMENT SITE |
|----------------------------------|---|------------------------------|
| TOTAL SITE AREA: | 8.44 ACRES | 5.40 ACRES |
| TOTAL BUILDING GROSS FLOOR AREA: | 36,000 GROSS SQ. FT. | 36,000 GROSS SQ. FT. |
| FLOOR AREA RATIO: | PERMITTED: N/A PROPOSED: 0.103 | N/A 0.182 |
| BUILDING HEIGHT: | PERMITTED: N/A PROPOSED: 40' | N/A 40' |
| OPEN SPACE: | MINIMUM REQUIRED: N/A PROPOSED: 366 (133,7004 SQ. FT.) | N/A 29K (70,6904 SQ. FT.) |

THE DEVELOPMENT SITE IS THAT AREA OF THE PROPERTY LOCATED TO THE SOUTH AND WEST OF THE CENTERLINE OF CAMERON GLEN DRIVE.

PARKING TABULATION:

A. PUBLIC BUILDING AREAS (SUPERVISOR'S OFFICE AND COMMUNITY MEETING ROOM) / PUBLIC PARKING AREA

| | |
|--|-----------|
| REQUIRED PARKING: | |
| SUPERVISOR AND 7 COUNTY STAFF AT 1 SPACE/PERSON: | 8 SPACES |
| MEETING/COMMUNITY ROOM PARKING: | 32 SPACES |
| TOTAL PUBLIC PARKING SPACES REQUIRED: | 43 SPACES |
| PROPOSED PARKING: | |
| TOTAL PUBLIC PARKING SPACES PROPOSED: | 43 SPACES |

NOTE: ALL 43 PARKING SPACES WILL TYPICALLY BE AVAILABLE FOR THE COMMUNITY MEETING ROOM DURING EVENING HOURS WHEN THE STAFF OFFICES ARE CLOSED.

B. SECURE BUILDING AREAS (EXISTING POLICE FACILITY/SECURE PARKING AREA)

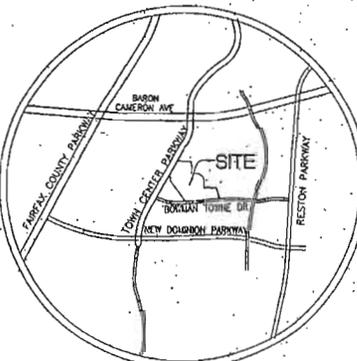
| | |
|--|----------------------|
| REQUIRED PARKING: | |
| 64 POLICE PERSONNEL PARKING AT ONE SPACE/PERSON: | 64 SPACES |
| 108 COUNTY POLICE VEHICLES AT ONE SPACE/VEHICLE: | 108 SPACES |
| TOTAL SECURE PARKING SPACES REQUIRED: | 164 SPACES (MAXIMUM) |
| PROPOSED PARKING: | |
| TOTAL PARKING SPACES PROPOSED: | 184 SPACES (MAXIMUM) |

NOTE: THE NUMBER OF POLICE PERSONNEL PARKING SPACES REQUIRED IS BASED ON CURRENTLY PROJECTED 20-YEAR STAFF GROWTH PROJECTIONS AND SOMETIMES OVERLAP REQUIREMENTS, AND MAY BE ADJUSTED WITH FINAL DESIGN, BUT WILL NOT BE INCREASED.

C. ACCESSIBLE PARKING

| | |
|---|------------|
| TOTAL NON-COUNTY VEHICLE PARKING SPACES PROPOSED: | 107 SPACES |
| ACCESSIBLE PARKING SPACES REQUIRED: | 5 SPACES |
| ACCESSIBLE PARKING SPACES PROPOSED: | 5 SPACES |

NOTE: ACCESSIBLE PARKING INCLUDES TWO VAN ACCESSIBLE SPACES.



VICINITY MAP
SCALE 1"=1000'

SOILS:

THE PORTION OF THE PROPERTY PROPOSED FOR REDEVELOPMENT, BEING THAT PORTION CONTAINED WITHIN THE SOUTHERN AND WESTERN SIDES OF CAMERON GLEN DRIVE HAS BEEN IDENTIFIED ON FAIRFAX COUNTY SOILS MAPS AS CONTAINING "SOILS CLASSIFIED AS "URBIM-LAND-WHOLETON COMPLEX", HAVING THE FOLLOWING CHARACTERISTICS:

- EROSION POTENTIAL: HIGH
 - SUSCEPTIBILITY FOR INFILTRATION TRENCHES: MARGINAL
 - SUBSURFACE DRAINAGE: FAIR
 - FOUNDATION SUPPORT: GOOD
- THE PORTION OF THE PROPERTY TO THE NORTH OF CAMERON GLEN DRIVE, CONTAINS GOODBONDS AND HATHORN AND GLENDALE SOILS.
THE PORTION OF THE PROPERTY TO THE EAST OF CAMERON GLEN DRIVE, CONTAINS HATTOWNSOIL SOIL.

* REFER TO SHEET 4 FOR MAPPING OF SOIL LOCATIONS.

SHEET INDEX

1. COVER SHEET
- 2A. PCA PLAT/ DEVELOPMENT PLAN AMENDMENT/ PRC PLAN - SCHEMATIC SITE LAYOUT
- 2B. PCA PLAT/ DEVELOPMENT PLAN AMENDMENT/ PRC PLAN - CONCEPTUAL GRADING PLAN
3. CONCEPTUAL LANDSCAPING PLAN
4. EXISTING CONDITIONS AND VEGETATION MAP
- 5-10. SYM MAPS, DETAILS AND NARRATIVES
- 11-13. BUILDING ELEVATIONS

NOTES:

1. THE PROPERTY SHOWN ON THIS PLAN/PLAT IS DELINEATED ON FAIRFAX COUNTY ASSESSMENT MAP NO. 17-1 AS ((1)) PARCEL 141-1.
2. OWNER/APPLICANT: BOARD OF SUPERVISORS
COUNTY OF FAIRFAX
17000 GOVERNMENT CENTER PARKWAY, SUITE 533
FAIRFAX, VA 22031
3. EXISTING DEVELOPMENT PLAN DESIGNATION: TOWN CENTER, PUBLIC FACILITY
4. PROPOSED PRC USE: PUBLIC USE (POLICE STATION AND GOVERNMENTAL CENTER).
5. EXISTING ZONING: PRC PLANNED RESIDENTIAL COMMUNITY DISTRICT.
6. PROPOSED ZONING: PRC PLANNED RESIDENTIAL COMMUNITY DISTRICT.
7. EXISTING TOPOGRAPHY AND FEATURES SHOWN HEREIN BASED ON FIELD-RUN TOPOGRAPHIC SURVEY BY COUNTY OF FAIRFAX SURVEYORS OFFICE, COUNTY FEDERAL ESTATE 2 (1971).
8. THERE ARE NO BURIAL OR GRAVE SITES KNOWN TO EXIST ON THIS PROPERTY.
9. THERE IS NO 100-YEAR FLOOD PLAIN, NOR ANY RESOURCE PROTECTION AREA OR ENVIRONMENTAL QUALITY CONTROL, EXISTING ON THIS PROPERTY.
10. THIS PROPERTY IS SERVED BY PUBLIC WATER AND SANITARY SEWER FACILITIES.
11. STORM WATER DETENTION AND WATER QUALITY IMPROVEMENT/BEST MANAGEMENT PRACTICES REQUIREMENTS APPLICABLE TO THE PROPOSED SITE DEVELOPMENT ARE TO BE MET BY EXISTING OFF-SITE STORM WATER MANAGEMENT POND (REFER TO SHEET 4).
12. EXISTING UTILITY EASEMENTS, INCLUDING THOSE HAVING A WIDTH OF 25 FEET OR GREATER, ARE AS SHOWN HEREIN.
13. THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES OR LIQUIDHAZARDOUS WASTES, EXISTING, GENERATED, LIQUID, STORED, TREATED AND/OR DISPOSED OF ON THIS PROPERTY, OTHER THAN GASOLINE AND DIESEL FUEL STORED IN UNDERGROUND TANKS.
14. THERE ARE NO WELLS ON THIS PROPERTY DEEMED TO BE A NATURAL FEATURE OR SCENIC ASSET DESERVING OF PROTECTION BY PRESERVATION.
15. THE COUNTY COMPREHENSIVE PLAN DOES NOT RECOMMEND ANY TANKS OR ON IN THE VICINITY OF THE PROPERTY DELINEATED HEREIN.
16. THE PROPERTIES ADJOINING THIS PROPERTY ON ITS NORTHERN, SOUTHERN AND EASTERN SIDES ARE CURRENTLY DEVELOPED AS PUBLIC USES. THESE ADJOINING USES ARE COMPATIBLE WITH THE PROPOSED USE OF THE SUBJECT PROPERTY AND WOULD NOT BE SUBJECT TO CONVERSE IMPACTS AS A RESULT OF THE PROPOSED DEVELOPMENT OF THE PROPERTY. THE ADJOINING PROPERTY TO THE SOUTH IS OWNED BY THE FAIRFAX COUNTY HOUSING AND DEVELOPMENT AUTHORITY AND DEVELOPED AS TOWNHOUSE RESIDENTIAL. THERE IS A SOID BRICK WALL ALONG PORTION OF THE NORTHEASTERN BOUNDARY OF THAT PROPERTY WHERE IT ADJOINS THE SUBJECT PROPERTY, AND A 25' SIDE VEGETATED SCREENING YARD BOUNDING TOWNHOUSE SCREENING YARD 1) WILL BE ESTABLISHED ON THE SUBJECT PROPERTY ADJACENT TO THAT COMMON BOUNDARY. PROPERTIES ON THE WESTERN, OR OPPOSING, SIDE OF TOWN CENTER PARKWAY, ARE CURRENTLY DEVELOPED AS TOWNHOUSE RESIDENTIAL, AND A STORM WATER MANAGEMENT POND, AND ARE SEPARATED FROM THE SUBJECT PROPERTY BY THE 40' WIDE ROADWAY.
17. THE ONLY EXISTING STRUCTURE ON THIS PROPERTY IS THE EXISTING POLICE STATION/ GOVERNMENTAL CENTER BUILDING, CONSTRUCTED IN 1988, WHICH WILL BE DEMOLISHED WITH THE DEVELOPMENT OF THE PROPERTY.
18. SPECIAL ALLEYS ARE PROPOSED AS COMMUNITY ROOM AVAILABLE FOR COMMUNITY FUNCTIONS WILL BE PROVIDED WITHIN THE BUILDING.
19. PROPOSED PUBLIC APPROVALS:
 - a. PUBLIC WATER SYSTEM EXTENSIONS/RELOCATIONS ON THE SITE.
 - b. PUBLIC SANITARY SEWER EXTENSION TO THE SITE FROM THE PUBLIC STREET.
20. THE PROPOSED DEVELOPMENT OF THIS PROPERTY WILL BE DESIGNED IN CONFORMANCE WITH ALL APPLICABLE REGULATIONS AND ADOPTED STANDARDS, SUBJECT TO THE CONTINGENT OF THE FOLLOWING WARNERS AND/OR MODIFICATIONS.
 - a. PURSUANT TO SECTION 8-2-10 OF PUBLIC FACILITIES MANUAL, A REQUEST IS BEING MADE FOR A PERMISSION TO SATISFY STORM WATER DETENTION REQUIREMENTS APPLICABLE TO THE PROPOSED SITE DEVELOPMENT BY MEANS OF STORM WATER MANAGEMENT FACILITY LOCATED OUTSIDE OF THE SUBJECT PROPERTY.
 - b. A MODIFICATION OF THE TRANSITIONAL SCREENING YARD REQUIREMENT APPLICABLE TO THE SOUTHWEST BOUNDARY OF THE PROPERTY IS BEING REQUESTED TO PERMIT THE LANDSCAPING WITH IN THE YARD TO BE AS SHOWN ON SHEET 3, IN ORDER TO MAINTAIN THE TREES AT A DISTANCE FROM THE SECURITY FENCE.
 - c. SHOULD IT BE DEEMED NECESSARY TO SATISFY THE TREE PRESERVATION TARGET REQUIREMENT BASED SOLELY ON THE AREA OF THE PROPERTY LOCATED TO THE SOUTH AND WEST OF CAMERON GLEN DRIVE A DEVIATION FROM THE APPLICABLE REQUIREMENT MAY BE NECESSARY. (REFER TO SHEET 3 FOR RELEVANT PRELIMINARY CALCULATIONS).
21. THE USE OF THIS PROPERTY AS PROPOSED HEREIN IS IN CONFORMANCE WITH THE RECOMMENDATIONS OF THE FAIRFAX COUNTY COMPREHENSIVE PLAN.
22. THE EXISTING CONDITIONS, SHAPES AND SIZES OF THE PROPOSED BUILDING FOOTPRINTS, PARKING SPACES AND OTHER FEATURES, SHOWN HEREIN ARE PRELIMINARY AND SCHEMATIC AND ARE NOT TO BE CONSIDERED FINAL. THEY ARE SUBJECT TO ADJUSTMENT WITH FINAL ENGINEERING AND ARCHITECTURAL DESIGN SO LONG AS THEY REMAIN IN SUBSTANTIAL CONFORMANCE WITH THE REPRESENTATIONS SHOWN ON THESE PLANS.
23. IT IS ANTICIPATED THAT DEVELOPMENT OF THE PROPERTY AS PROPOSED HEREIN WILL COMMENCE AS SOON AS APPROVAL OF THIS APPLICATION AND SUCCESSFUL APPROVAL OF A SITE PLAN AND BUILDING PERMIT ARE OBTAINED. THE EXISTING POLICE STATION BUILDING WILL HAVE TO REMAIN AND FUNCTION WITH SUCH TIME AS THE NEW BUILDING IS OCCUPABLE AND THE POLICE FUNCTIONS CAN BE TRANSFERRED TO THE NEW BUILDING, AND CONSTRUCTION PHASING WILL BE ARRANGED TO MAINTAIN OPERATIONS WITHIN THE EXISTING BUILDING DURING CONSTRUCTION.
24. NO OFF-SITE CONSTRUCTION, OFF-SITE EASEMENTS OR LETTERS OF PERMISSION ARE ANTICIPATED TO BE REQUIRED FOR THIS PROJECT.
25. A GEOTECHNICAL EVALUATION AND REPORT WILL BE REQUIRED IN CONFORMANCE WITH THE SITE PLAN.
26. THE PROJECT IS INCLUDED AS PART OF THE ADOPTED CAPITAL APPROPRIATION PROGRAM FOR FISCAL YEARS 2012 THROUGH 2016.
28. ALL SIGNAGE INSTALLED ON THIS PROPERTY SHALL CONFORM TO ARTICLE 13 OF THE ZONING ORDINANCE.



BURGESS & NIPLE
1165 PLEASANT VALLEY ROAD, SUITE 1100
FALLS CHURCH, VA 22044
PH: (703) 431-4330 FAX: (703) 431-4044



PROJECT
RESTON POLICE STATION & GOV'T CENTER
 12000 BOWMAN TOWNE DRIVE
 RESTON, VA 20190

CLIENT
DPWES
 PLANNING & DESIGN DIVISION
 12000 GOVERNMENT CENTER PKWY
 FAIRFAX, VA 22035-0052
 703 324 5000 tel 703 324 4365 fax
 www.fairfaxcounty.gov/dpwes

ARCHITECT

AECOM
 AECOM TECHNICAL SERVICES, INC.
 3101 Wilson Blvd, Suite 900
 Arlington, VA 22201
 703-862-4500 tel 703-662-4601 fax
 www.aecom.com

CIVIL ENGINEERING CONSULTANT

BURGESS & NIPLE
 640 PLEASANT VALLEY ROAD, CHARLottesville, VA 22903-1206
 TEL (434) 531-1600 FAX (434) 531-1614



REVISIONS

| NO. | DATE | DISCUSSION |
|-----|----------|-------------------------------|
| 3 | 12/11/11 | RESTON P&Z COMMITTEE COMMENTS |
| 2 | 12/14/11 | COUNTY COMMENTS |
| 1 | 12/14/11 | COUNTY COMMENTS |
| NO. | DATE | DISCUSSION |

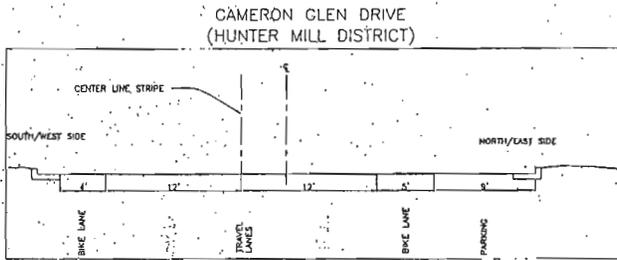
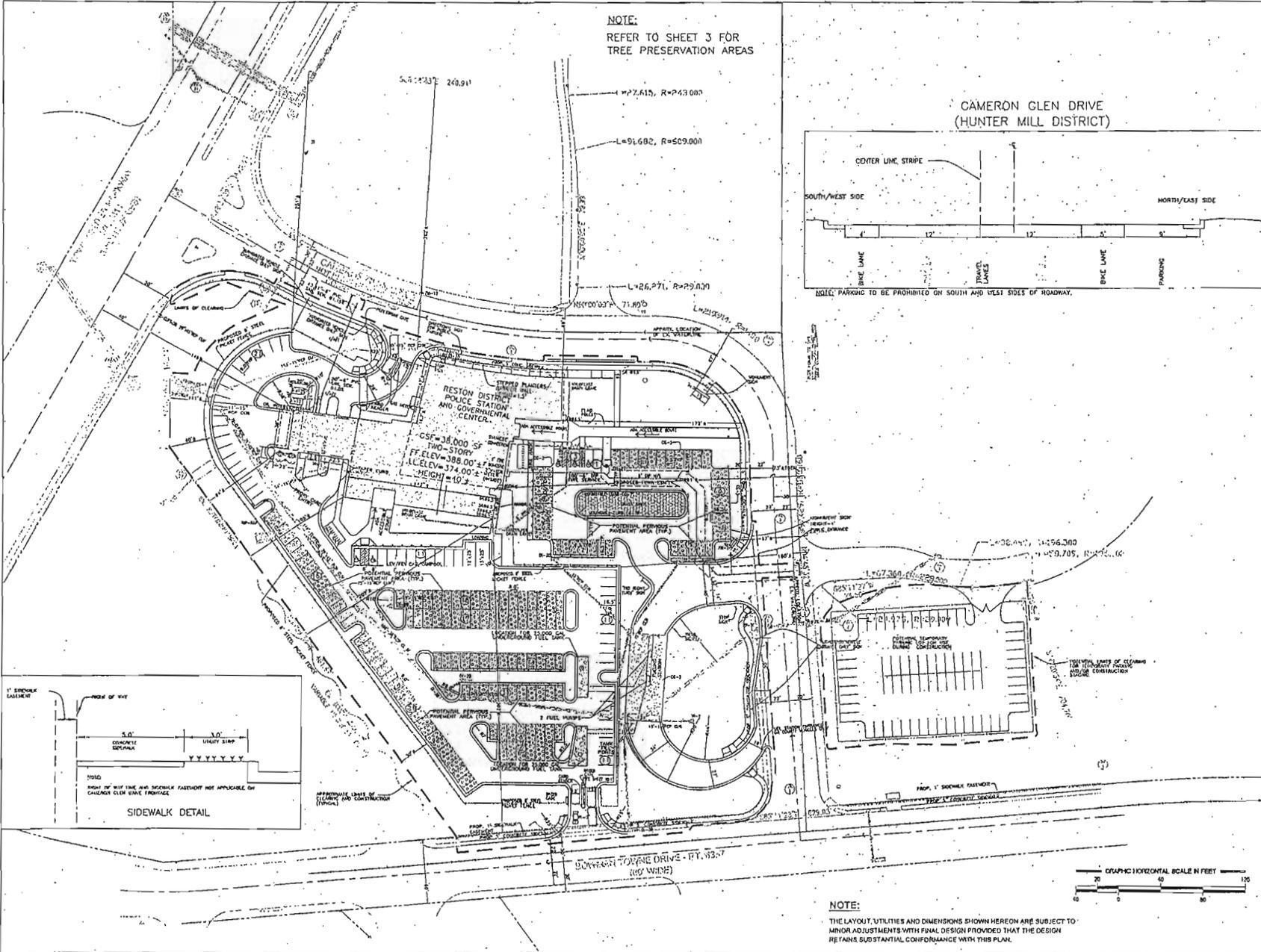
KEY PLAN

PROJECT NUMBER
 00212377

SHEET TITLE
**PCA PLAT/
 DEVELOPMENT PLAN
 AMENDMENT/ PRC PLAN -
 SCHEMATIC SITE LAYOUT**

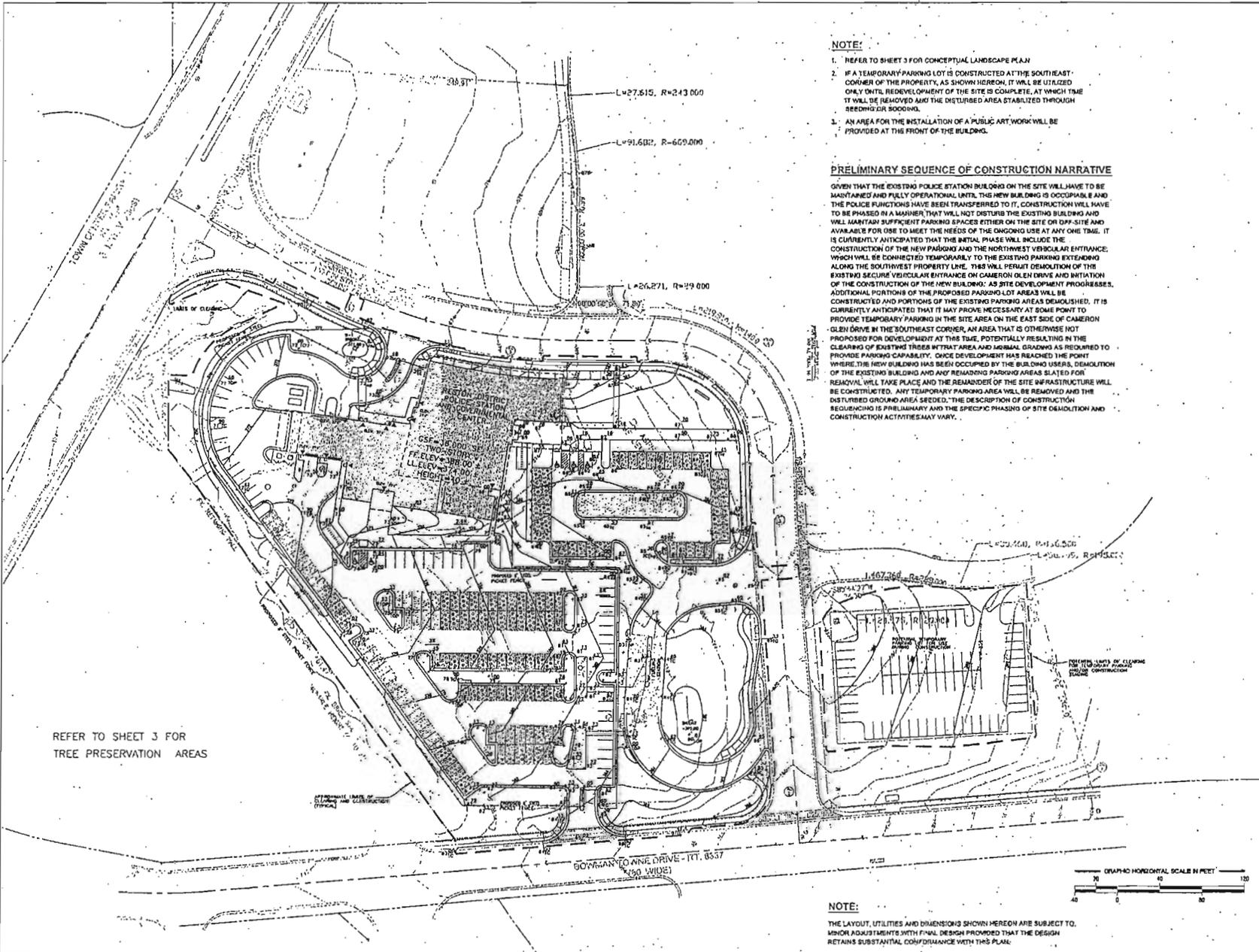
SHEET NUMBER
 2A

NOTE:
 REFER TO SHEET 3 FOR
 TREE PRESERVATION AREAS



NOTE:
 THE LAYOUT, UTILITIES AND DIMENSIONS SHOWN HEREON ARE SUBJECT TO
 MINOR ADJUSTMENTS WITH FINAL DESIGN PROVIDED THAT THE DESIGN
 REMAINS SUBSTANTIAL CONFORMANCE WITH THIS PLAN.

P:\Projects\CA\1301-000-501\1301-000-501.dwg (12/11/11)



NOTE:

1. REFER TO SHEET 3 FOR CONCEPTUAL LANDSCAPE PLAN
2. IF A TEMPORARY PARKING LOT IS CONSTRUCTED AT THE SOUTHEAST CORNER OF THE PROPERTY, AS SHOWN HEREON, IT WILL BE UTILIZED ONLY UNTIL REDEVELOPMENT OF THE SITE IS COMPLETE, AT WHICH TIME IT WILL BE REMOVED AND THE DISTURBED AREA STABILIZED THROUGH SEEDING OR SOILING.
3. AN AREA FOR THE INSTALLATION OF A PUBLIC ART WORK WILL BE PROVIDED AT THE FRONT OF THE BUILDING.

PRELIMINARY SEQUENCE OF CONSTRUCTION NARRATIVE

GIVEN THAT THE EXISTING POLICE STATION BUILDING ON THE SITE WILL HAVE TO BE MAINTAINED AND FULLY OPERATIONAL UNTIL THE NEW BUILDING IS OCCUPIABLE AND THE POLICE FUNCTIONS HAVE BEEN TRANSFERRED TO IT, CONSTRUCTION WILL HAVE TO BE PHASED IN A MANNER THAT WILL NOT DISTURB THE EXISTING BUILDING AND WILL MAINTAIN SUFFICIENT PARKING SPACES EITHER ON THE SITE OR OFF-SITE AND AVAILABLE FOR USE TO MEET THE NEEDS OF THE ONGOING USE AT ANY ONE TIME. IT IS CURRENTLY ANTICIPATED THAT THE INITIAL PHASE WILL INCLUDE THE CONSTRUCTION OF THE NEW BUILDING, AS SITE DEVELOPMENT PROGRESSES, WHICH WILL BE CONNECTED TEMPORARILY TO THE EXISTING PARKING EXTENDING ALONG THE SOUTHWEST PROPERTY LINE. THIS WILL PERMIT DEMOLITION OF THE EXISTING SECURE VEHICULAR ENTRANCE ON CAMERON GLEN DRIVE AND INITIATION OF THE CONSTRUCTION OF THE NEW BUILDING. AS SITE DEVELOPMENT PROGRESSES, ADDITIONAL PORTIONS OF THE PROPOSED PARKING LOT AREAS WILL BE CONSTRUCTED AND PORTIONS OF THE EXISTING PARKING AREAS DEMOLISHED. IT IS CURRENTLY ANTICIPATED THAT IT MAY PROVE NECESSARY AT SOME POINT TO PROVIDE TEMPORARY PARKING IN THE SITE AREA ON THE EAST SIDE OF CAMERON GLEN DRIVE IN THE SOUTHEAST CORNER, AN AREA THAT IS OTHERWISE NOT PROPOSED FOR DEVELOPMENT AT THIS TIME, POTENTIALLY RESULTING IN THE CLEARING OF EXISTING TREES IN THAT AREA AND MINIMAL GRADING AS REQUIRED TO PROVIDE PARKING CAPABILITY. ONCE DEVELOPMENT HAS REACHED THE POINT WHERE THE NEW BUILDING HAS BEEN OCCUPIED BY THE BUILDING USERS, DEMOLITION OF THE EXISTING BUILDING AND ANY REMAINING PARKING AREAS SLATED FOR REMOVAL WILL TAKE PLACE AND THE REMAINDER OF THE SITE INFRASTRUCTURE WILL BE CONSTRUCTED. ANY TEMPORARY PARKING AREA WILL BE REMOVED AND THE DISTURBED GROUND AREA SEEDED. THE DESCRIPTION OF CONSTRUCTION SEQUENCING IS PRELIMINARY AND THE SPECIFIC PHASING OF SITE DEMOLITION AND CONSTRUCTION ACTIVITIES MAY VARY.

REFER TO SHEET 3 FOR
TREE PRESERVATION AREAS

NOTE:

THE LAYOUT, UTILITIES AND DIMENSIONS SHOWN HEREON ARE SUBJECT TO MINOR ADJUSTMENTS WITH FINAL DESIGN PROVIDED THAT THE DESIGN REMAINS SUBSTANTIAL CONFORMANCE WITH THIS PLAN.



PROJECT
RESTON POLICE STATION & GOVT CENTER
 12000 BOWMAN TOWNE DRIVE
 RESTON, VA 20190

CLIENT
DPWES
 PLANNING & DESIGN DIVISION
 12000 GOVERNMENT CENTER PKWY
 FAIRFAX, VA 22035-0052
 703 224 8800 int 703 224 4355 fax
 www.fairfaxcounty.gov/dpwes
ARCHITECT

AECOM
 AECOM TECHNICAL SERVICES, INC.
 3101 Wilson Blvd, Suite 500
 Arlington, VA 22201
 703-682-4900 int 703-682-4901 fax
 www.aecom.com

CIVIL ENGINEERING CONSULTANT
BURZBURG & NIPLE
 1100 PLEASANT VALLEY ROAD, SUITE 100, CHARLottesville, VA 22901-1126
 TEL (703) 234-9200 FAX (703) 234-1001



REVISIONS

| NO. | DATE | DESCRIPTION |
|-----|----------|--------------------------------|
| 3 | 12/01/11 | RESTON POLICE STATION COMMENTS |
| 2 | 12/14/11 | COUNTY COMMENTS |
| 1 | 11/16/11 | COUNTY COMMENTS |

KEY PLAN

PROJECT NUMBER
00212377

SHEET TITLE
PCA PLAT/ DEVELOPMENT
PLAN AMENDMENT/
PRC PLAN- CONCEPTUAL
GRADING PLAN

SHEET NUMBER
2B

PROJECT
RESTON POLICE STATION & GOVT CENTER
 12000 BOWMAN TOWNE DRIVE
 RESTON, VA 20190

CLIENT
DPWES
 PLANNING & DESIGN DIVISION
 12000 GOVERNMENT CENTER PKWY
 FAIRFAX, VA 22035-0002
 703.374.5800 tel 703.324.4365 fax
 www.fairfaxcounty.gov/dpwes

ARCHITECT
AECOM
 AECOM TECHNICAL SERVICES, INC.
 3181 Wilson Blvd, Suite 900
 Arlington, Va 22201
 703-827-9000 tel 703-682-4801 fax
 www.aecom.com

CIVIL ENGINEERING CONSULTANT
BURGESS & NIPLE
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 PH (703) 421-9420 FAX (703) 421-4049



REVISIONS

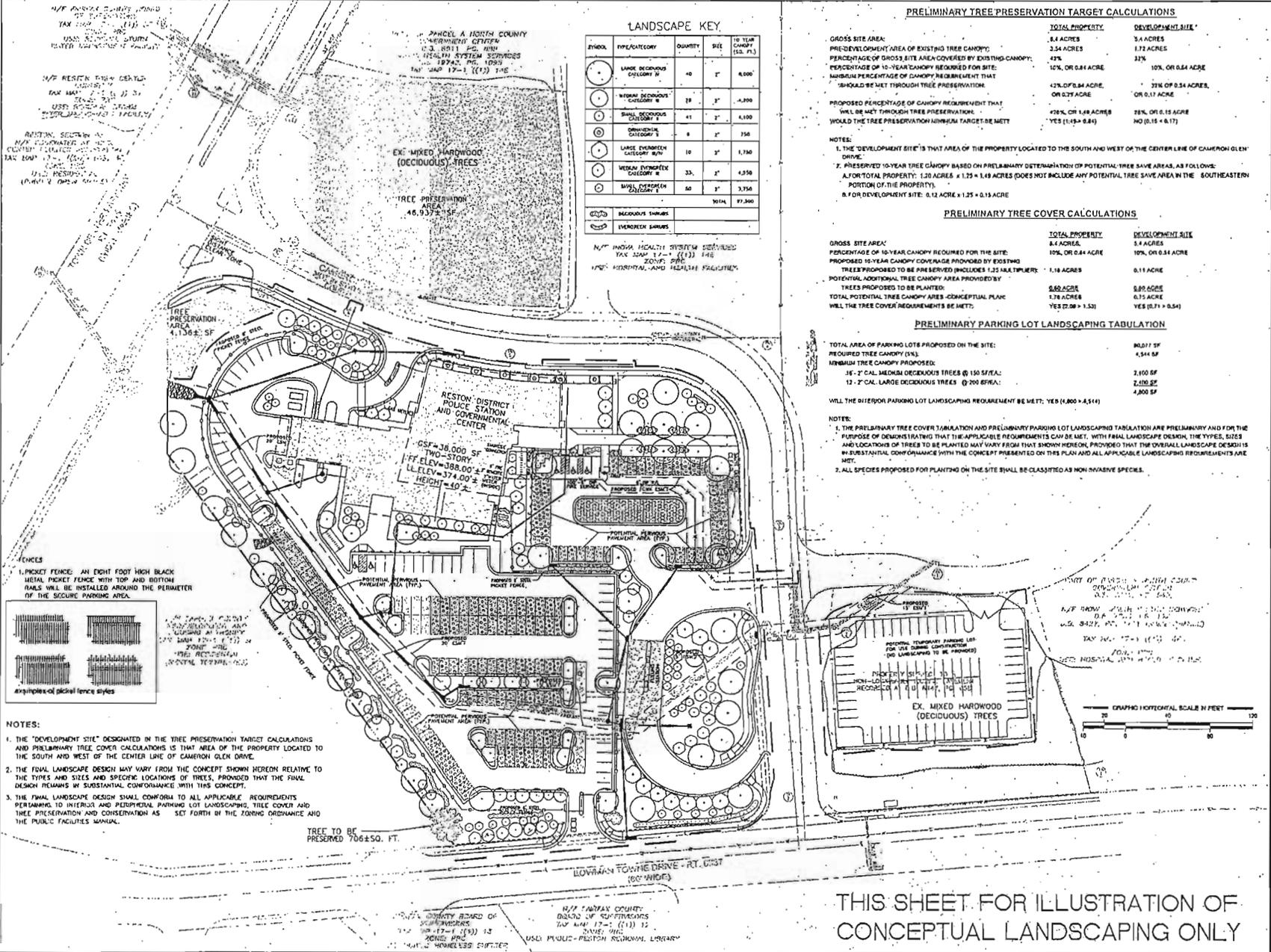
| NO. | DATE | DESCRIPTION |
|-----|----------|--------------------------------|
| 3 | 1/22/11 | RESTON POLICE STATION COMMENTS |
| 2 | 12/14/10 | COUNTY COMMENTS |
| 1 | 1/19/11 | COUNTY COMMENTS |

KEY PLAN

PROJECT NUMBER
 60212377

SHEET TITLE
CONCEPTUAL LANDSCAPING PLAN

SHEET NUMBER
 3



THIS SHEET FOR ILLUSTRATION OF CONCEPTUAL LANDSCAPING ONLY



REVISIONS

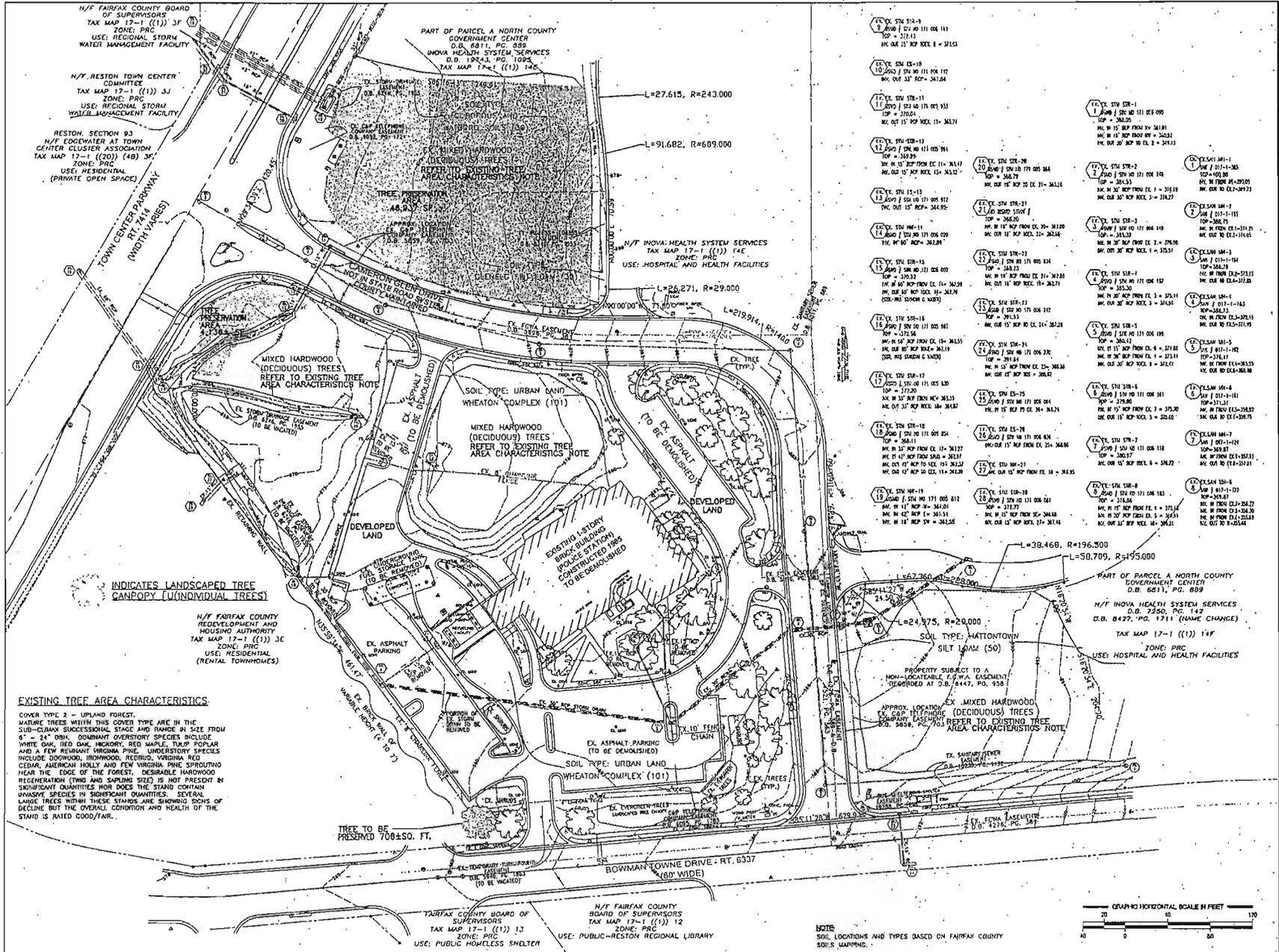
| NO. | DATE | DESCRIPTION |
|-----|----------|-----------------|
| 1 | 12/14/11 | COUNTY COMMENTS |
| 2 | 1/17/11 | COUNTY COMMENTS |

KEY PLAN

PROJECT NUMBER:
6021237

SHEET TITLE
EXISTING CONDITIONS AND VEGETATION MAP

SHEET NUMBER
4



N/F FAIRFAX COUNTY BOARD OF SUPERVISORS
 TAX MAP 17-1 (11) 3F
 ZONE: PRC
 USE: REGIONAL STORM WATER MANAGEMENT FACILITY

N/F RESTON TOWN CENTER COMMITTEE
 TAX MAP 17-1 (11) 3J
 ZONE: PRC
 USE: REGIONAL STORM WATER MANAGEMENT FACILITY

RESTON SECTION 93
 N/F EDGEWATER AT TOWN CENTER CLUSTER ASSOCIATION
 TAX MAP 17-1 (20) (48) 3F
 ZONE: PRC
 USE: RESIDENTIAL (PRIVATE OPEN SPACE)

N/F FAIRFAX COUNTY REDEVELOPMENT AND HOUSING AUTHORITY
 TAX MAP 17-1 (11) 3E
 ZONE: PRC
 USE: RESIDENTIAL (RENTAL TOWNHOUSES)

INDICATES LANDSCAPED TREE CANOPY (INDIVIDUAL TREES)

EXISTING TREE AREA CHARACTERISTICS
 COVER TYPE 2 - UPLAND FOREST. NATIVE TREES WITH THIS COVER TYPE ARE IN THE SUB-CANOPY SUCCESSIONAL STAGE AND RANGE IN SIZE FROM 4" - 24" DBH. DOMINANT OVERSTORY SPECIES INCLUDE WHITE OAK, RED OAK, HICKORY, RED MAPLE, TRUMP POPULAR AND A FEW REMNANT VIRGINIA PINE. UNDERSTORY SPECIES INCLUDE DOWNWOOD, IRONWOOD, REDGUM, VIRGINIA RED CEDAR, AMERICAN HOLLY AND FEW VIRGINIA PINE SPROUTING NEAR THE EDGE OF THE FOREST. DESIRABLE HARDWOOD REGENERATION (TWIG AND SPROUTING SIZES) IS NOT PRESENT IN SIGNIFICANT QUANTITIES NOR DOES THE STAND CONTAIN INVASIVE SPECIES IN SIGNIFICANT QUANTITIES. SEVERAL LARGE TREES WITHIN THESE STANDS ARE SHOWING SIGNS OF DECLINE BUT THE OVERALL CONDITION AND HEALTH OF THE STAND IS RATED GOOD/FINE.

TREE TO BE PRESERVED 708±50 FT.

FAIRFAX COUNTY BOARD OF SUPERVISORS
 TAX MAP 17-1 (11) 1J
 ZONE: PRC
 USE: PUBLIC HOMELESS SHELTER

PART OF PARCEL A NORTH COUNTY GOVERNMENT CENTER
 D.B. 8471, PG. 389
 NOVA HEALTH SYSTEM SERVICES
 D.B. 19243, PG. 1024
 TAX MAP 17-1 (11) 14C

N/F NOVA HEALTH SYSTEM SERVICES
 TAX MAP 17-1 (11) 14E
 ZONE: PRC
 USE: HOSPITAL AND HEALTH FACILITIES

N/F NOVA HEALTH SYSTEM SERVICES
 TAX MAP 17-1 (11) 14E
 ZONE: PRC
 USE: HOSPITAL AND HEALTH FACILITIES

SOIL TYPE: URBAN LAND WHEATON COMPLEX (101)

EXISTING LANTERN BRICK BUILDING POLICE STATION CONSTRUCTION PILING TO BE DEMOLISHED

SOIL TYPE: URBAN LAND WHEATON COMPLEX (101)

SOIL TYPE: HATINTOWN SILT LOAM (50)

N/F FAIRFAX COUNTY BOARD OF SUPERVISORS
 TAX MAP 17-1 (11) 12
 ZONE: PRC
 USE: PUBLIC-RESTON REGIONAL LIBRARY

N/F FAIRFAX COUNTY BOARD OF SUPERVISORS
 TAX MAP 17-1 (11) 12
 ZONE: PRC
 USE: PUBLIC-RESTON REGIONAL LIBRARY

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 TAX MAP 17-1 (11) 12
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N/F FAIRFAX COUNTY BOARD OF SUPERVISORS
 TAX MAP 17-1 (11) 12
 ZONE: PRC
 USE: PUBLIC-RESTON REGIONAL LIBRARY



NOTE: SOIL LOCATIONS AND TYPES BASED ON FAIRFAX COUNTY SOIL MAPPING.

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

The following information is required to be shown on all zoning applications, or a waiver request of the minimum requirement with justification shall be attached. Items 1-19 shall be shown together on one sheet. Failure to adequately submit this type of information may result in a delay in processing the application.

This information is required under the following zoning ordinance paragraphs:
 Special Events (18-211.1 & 18-211.2) Special Exceptions (18-211.3 & 18-211.4)
 Cluster Subdivisions (18-215.10 & 18-215.11) Comment of the Subdivision Ordinance (18-211.3A(17) & (18))
 Development Plans (18-211.16 & 18-211.17) PDC Plans (18-202.11 & 18-202.12)
 PDP or District (except PDC) (18-202.14 & 18-202.15) Amendments (18-202.10P & 18-202.10Q)

1. Plot to be a minimum scale of 1"=50' unless it is depicted on one sheet with a minimum scale of 1"=100'.
 2. A graphic requiring the stormwater management facilities and limits of treating and grading accompanying the stormwater management facilities, storm drainage plan systems and surface protection, pond systems, access roads, site utilities, energy distribution devices, and stormwater distribution measures to be shown on sheet 1.

3. Provide:

| Facility Name | On-site area served (acres) | Off-site area served (acres) | Outflow (cfs) | Frequency (times/yr) | Storage Volume (cu ft) | if pond, pond depth (ft) |
|-----------------|-----------------------------|------------------------------|---------------|----------------------|------------------------|--------------------------|
| INVERTED TRENCH | 118.4 AC | 127.2 AC | 156.11 CF | 14.37% OF | 18 FT | |
| TOTAL | 118.4 AC | 127.2 AC | 156.11 CF | 14.37% OF | 18 FT | |

4. On-site drainage channels, swales and pipe systems are shown on sheet 1.
 5. A stormwater management facility which contains a detention pond shall be designed to meet the following criteria:
 a. A minimum volume of 100,000 gallons shall be provided for each acre of impervious area on the site.
 b. A minimum volume of 100,000 gallons shall be provided for each acre of impervious area on the site.
 c. A minimum volume of 100,000 gallons shall be provided for each acre of impervious area on the site.
 6. A description of the site utilities, including stormwater drainage, shall be shown on sheet 1.
 7. Existing topography with maximum contour intervals of two (2) feet and a note as to whether it is an old survey or field map is provided on sheet 1, NOTE ON SHEET 1.
 8. A subdivision waiver is required for N/A.
 9. Stormwater management is not required because N/A.

NOTES:

1. THE PERVIOUS PAVERS DEPICTED ON THE PLAN AS "POTENTIAL" ARE NOT NECESSARY TO SATISFY MINIMUM STORM WATER DETENTION OR WATER QUALITY IMPROVEMENT/ BEST MANAGEMENT REQUIREMENTS APPLICABLE TO THE REDEVELOPMENT OF THIS SITE, WHICH REQUIREMENTS WILL BE FULLY SATISFIED BY AN EXISTING OFF-SITE STORM WATER MANAGEMENT/ BMP FACILITY. IF IMPLEMENTED, THESE FACILITIES WILL BE CONSIDERED TO BE SUPPLEMENTAL AND NOT REQUIRED.
 2. APPLICANT RESERVES THE RIGHT TO USE AN ALTERNATIVE TO PERVIOUS PAVERS, SUCH AS PERVIOUS CONCRETE SURFACE, IN LIEU OF PAVERS IF SUPPLEMENTING SUPPLEMENTAL DETENTION AND/OR BMP MEASURES ON THE SITE.

BMP FACILITY DESIGN CALCULATIONS

PH 1: LIST OF SUBAREAS AND C FACTORS USED

| SUBAREA DESIGNATION AND DESC. | C | AREA ACRES | PRODUCT |
|-------------------------------|------|------------|---------|
| (1) TO WET POND #1, OFF-SITE | 0.09 | 8.4 | 0.76 |

PH 2: COMPUTE WEIGHTED AVERAGE C FACTOR FOR THE SITE

| SUB AREA | C | AREA ACRES | PRODUCT |
|------------------------------|------|------------|---------|
| (1) TO WET POND #1, OFF-SITE | 0.09 | 8.4 | 0.76 |
| TOTAL | 0.09 | 8.4 | 0.76 |

WEIGHTED AVERAGE C FACTOR FOR THE SITE = 0.09 / 8.4 = 0.01

PH 3: COMPUTE THE TOTAL PHOSPHORUS REMOVAL FOR THE SITE

| SUB-AREA | BMP TYPE | EPA CWA SITE | AREA RATIO | C FACTOR RATIO | PRODUCT |
|---------------------------------|----------|--------------|------------|----------------|---------|
| (1) TO WET POND #1, OFF-SITE | DE | 0.027 | 0.027 | 1.00 | 0.027 |
| TOTAL SITE PHOSPHORUS REMOVAL = | | | | | 0.027 |

PH 4: DETERMINE COMPLIANCE WITH PHOSPHORUS REMOVAL REQUIREMENT

REQUIREMENT: 40% FOR THE ENTIRE SITE
 PHASE I PHOSPHORUS REMOVAL: 10.0 % = 49.00 %

BMP VOLUME COMPUTATIONS

WET POND #1

PH 1: COMPUTE THE WEIGHTED C FACTOR FOR THE PROPOSED BMP FACILITY

| SUBAREA DESIGNATION | C | AREA ACRES | PRODUCT |
|------------------------------|------|------------|---------|
| (1) TO WET POND #1, OFF-SITE | 0.09 | 188.00 | 16.92 |

WEIGHTED AVERAGE C FACTOR = 0.09

PH 2: DETERMINE THE STORAGE REQUIRED

(1) WET POND
 VOLUME OF RUNOFF PER ACRE FROM MEAN STORM
 1.524 CU = 142.0 CF/AC
 Volume 2 (OR VOLUME OF RUNOFF FROM MEAN STORM)
 188.00 AC x 142 = 26,716 CF

WET STORAGE AVAILABLE = 13,247 CF = 64,191 CF

PREDEVELOPMENT CN VALUE FOR ENTIRE SHEET INCLUDING POLICE STATION

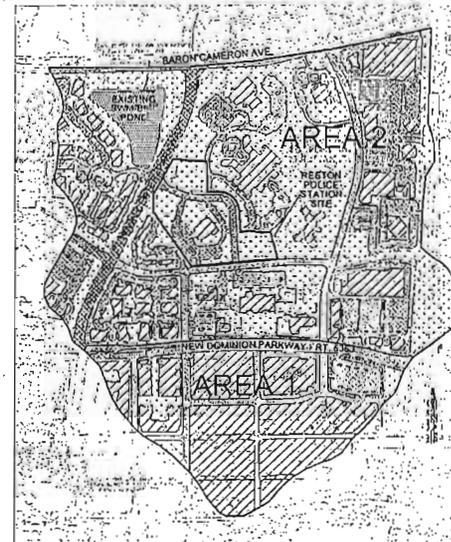
| SUB-AREA | RAINAGE AREA AC | CURVE NUMBER | DAFCN |
|-------------------------------------|-----------------|--------------|---------|
| AREA 1 - COMMERCIAL AND BUSINESS | 41.7 | 81 | 3,378.9 |
| AREA 2 - PERVIOUS AREA | 115.5 | 89 | 1,029.9 |
| AREA 3 - PERVIOUS AREA | 18.4 | 89 | 1,637.2 |
| POLICE STATION SITE - PERVIOUS AREA | 2.2 | 89 | 194.4 |
| POLICE STATION SITE - PERVIOUS AREA | 8.2 | 89 | 729.8 |
| TOTAL | 186.0 | | 6,976.2 |

WEIGHTED CURVE NUMBER FOR SHEET = 81.4

POSTDEVELOPMENT CN VALUE FOR ENTIRE SHEET INCLUDING POLICE STATION

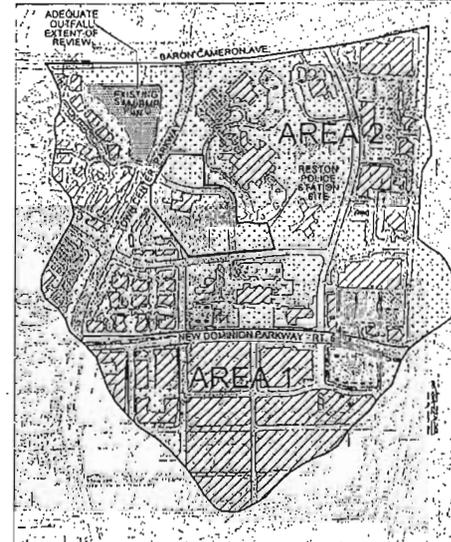
| SUB-AREA | RAINAGE AREA AC | CURVE NUMBER | DAFCN |
|-------------------------------------|-----------------|--------------|---------|
| AREA 1 - COMMERCIAL AND BUSINESS | 41.7 | 81 | 3,378.9 |
| AREA 2 - PERVIOUS AREA | 115.5 | 89 | 1,029.9 |
| AREA 3 - PERVIOUS AREA | 18.4 | 89 | 1,637.2 |
| POLICE STATION SITE - PERVIOUS AREA | 2.2 | 89 | 194.4 |
| POLICE STATION SITE - PERVIOUS AREA | 8.2 | 89 | 729.8 |
| TOTAL | 186.0 | | 6,976.2 |

WEIGHTED CURVE NUMBER FOR SHEET = 81.4



DRAINAGE AREA MAP AT PRE-DEVELOPMENT CONDITIONS

SCALE: 1"=400'



DRAINAGE AREA MAP AT POST-DEVELOPMENT CONDITIONS

SCALE: 1"=400'



PROJECT
 RESTON POLICE STATION & GOV'T CENTER
 12000 BOWMAN TOWNE DRIVE
 RESTON, VA 20190
CLIENT

DPWES
 PLANNING & DESIGN DIVISION
 13020 GOVERNMENT CENTER PKWY
 FAIRFAX, VA 22035-0052
 703.224.5800 tel 703.224.4365 fax
 www.fairfaxcounty.gov/dpwes
ARCHITECT

AECOM
 AECOM TECHNICAL SERVICES, INC.
 3101 Wilson Blvd. Suite 900
 Arlington, VA, 20007
 703-682-4900 tel 703-682-4901 fax
 www.aecom.com

CIVIL ENGINEERING CONSULTANT

BURGESS & NIPLE
 1600 PEACOCK WILEY MADE, CORP. VA 20191-3133
 PH (703) 831-8430 FAX (703) 831-4991

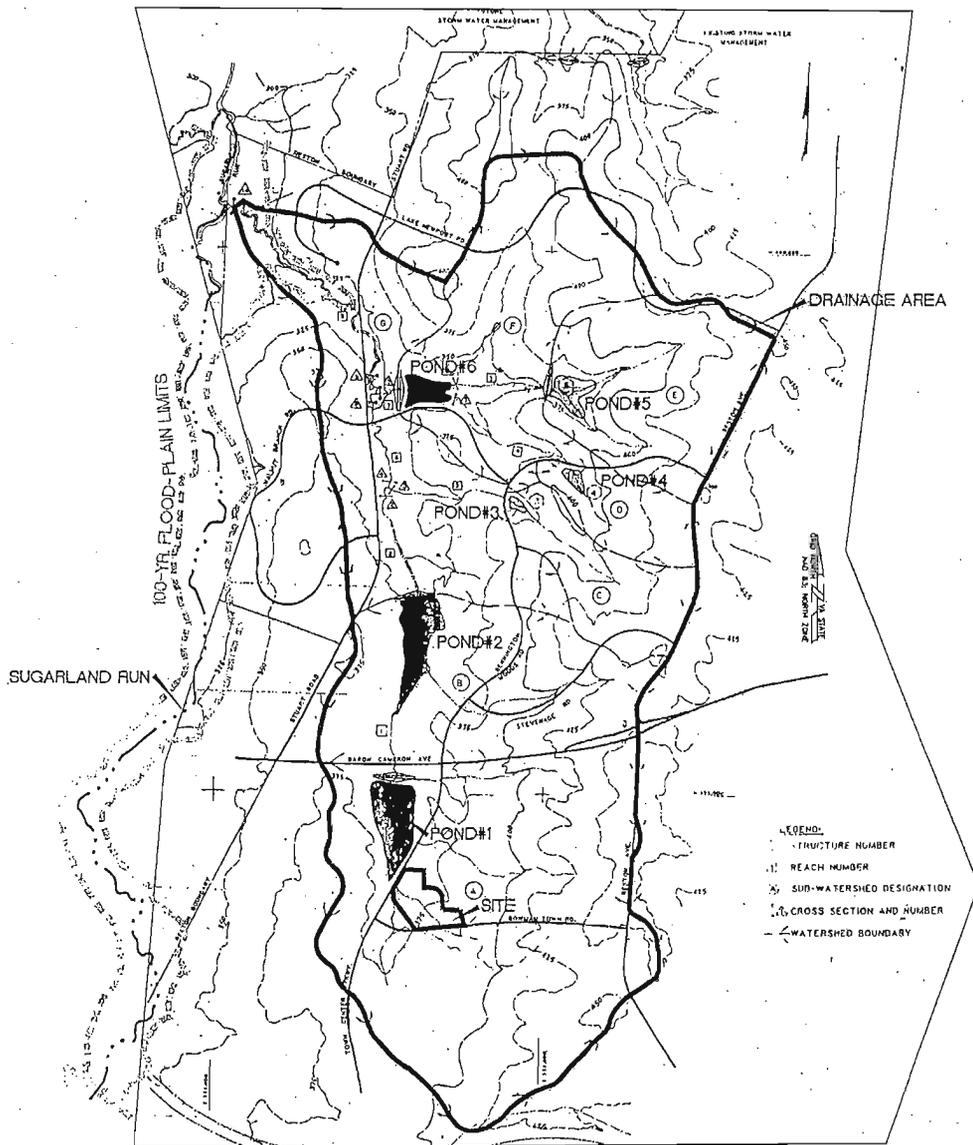


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KEY PLAN

PROJECT NUMBER
 60212377
SHEET TITLE
 SWM MAPS, COMPUTATIONS & NARRATIVES
SHEET NUMBER



STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICES NARRATIVE

THE PURPOSE OF THIS PROJECT IS TO EXPAND AND REDEVELOP THE EXISTING RESTON POLICE STATION AND GOVERNMENTAL CENTER SITE, LOCATED AT 12000 BOWMAN TOWNE DRIVE. STORM WATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICES (BMP) REQUIREMENTS FOR THE EXISTING DEVELOPED SITE ARE CURRENTLY BEING MET BY AN OFF-SITE REGIONAL SWM/BMP POND LOCATED TO THE NORTHWEST OF THE PROPERTY, ACROSS TOWN CENTER PARKWAY. THIS EXISTING POND WAS DESIGNED TO PROVIDE SWM/BMP FOR A DRAINAGE AREA OF 0.24 SQUARE MILES (164.10 ACRES), INCLUDING THE SUBJECT SITE, WITH AN OVERALL DESIGN SOIL CONSERVATION SERVICES (SCS) WEIGHTED CURVE NUMBER (CN) OF 87.00.

AT THE CURRENT CONDITION, THE WEIGHTED CN VALUE FOR THE OVERALL DRAINAGE AREA TO THE EXISTING REGIONAL POND IS 82.00. WITH THE PROPOSED REDEVELOPMENT OF THE POLICE SITE, THE WEIGHTED CN VALUE WILL INCREASE TO 83.24, WHICH IS STILL BELOW THE POND DESIGN VALUE OF 87.00. THEREFORE, THE POND WILL CONTINUE TO SATISFY SWM/BMP REQUIREMENTS APPLICABLE TO THE SITE, AND NO ADDITIONAL SWM/BMP FACILITIES WILL BE REQUIRED IN CONJUNCTION WITH THE REDEVELOPMENT OF THE SITE.

THE EXISTING REGIONAL POND IS IDENTIFIED AS POND #1 IN THE OVERALL RESTON SUGARLAND RUN REGIONAL SWM SYSTEM AND IT WAS REFERRED TO AS THE TOWN CENTER PARKWAY SWM FACILITY IN THE DESIGN PLANS (5734-PI-01). THE RESTON SUGARLAND RUN STORM WATER MANAGEMENT SYSTEM CONSISTS OF SIX (6) REGIONAL PONDS. AS SHOWN ON THE DRAINAGE DIVIDE MAP ON THIS SHEET, EACH POND IS NUMBERED FROM 1 TO 6, AND THE ASSOCIATED DRAINAGE AREAS ARE LABELED FROM A TO F, RESPECTIVELY. THE EXISTING POND COMPUTATIONS AND NARRATIVES FOR POND #1, SHOWN ON SHEET 7, INDICATE THAT STORMWATER MANAGEMENT REQUIREMENTS FOR THE 2-YEAR AND 10-YEAR STORMS HAVE BEEN MET.

POND #1 IS OWNED BOTH BY THE RESTON TOWN CENTER JOINT COMMITTEE, AND THE FAIRFAX COUNTY BOARD OF SUPERVISORS. POND MAINTENANCE IS PERFORMED BY THE RESTON TOWN CENTER JOINT COMMITTEE, BUT THE COUNTY IS RESPONSIBLE FOR JOBS OF MAINTENANCE COSTS.

SUMMARY OF DESIGN FACTORS FOR EXISTING REGIONAL POND #1:

DESIGN DRAINAGE AREA 0.26 SQ. MILES (169.40 ACRES) SHEET 4 & 5 DESIGN CN VALUE (ULTIMATE CONDITION) SHEET 6 POND BOTTOM ELEVATION 358.00 SHEET 6 PERMANENT BMP POOL ELEVATION 354.00 SHEET 6 EMERGENCY SPILLWAY CREST ELEVATION 359.00 SHEET 6 10-YEAR ELEVATION 362.10 SHEET 6 100-YEAR ELEVATION 365.00 SHEET 6 DESIGN FLOOD ELEVATION (2.2 X 100YR) 372.00 SHEET 6 SUBMERGED CREST ELEVATION 372.50 SHEET 6 REINFORCED CONCRETE 1.25 SHEET 6 REQUIRED BMP VOLUME 733,181 GALLONS APPROXIMATE BMP VOLUME 670,000 GALLONS SHEET 4 AS SHOWN ON THE BMP COMPUTATIONS ON SHEET 4, THE REQUIRED WATER QUALITY VOLUME NECESSARY TO SERVE A DRAINAGE AREA OF 164.10 ACRES IN ITS ULTIMATE DEVELOPMENT CONDITION IS 733,181 GALLONS. THE ACTUAL WATER QUALITY PERMANENT POOL VOLUME PROVIDED BY EXISTING POND #1 IS 670,000 GALLONS. THEREFORE, BMP REQUIREMENTS WILL BE MET FOR THE RESTON POLICE STATION SITE BY THE OFFSITE POND, AND NO ADDITIONAL BMP FACILITY IS REQUIRED. HOWEVER, SUPPLEMENTAL BMP FACILITIES MAY BE PROVIDED ON THE SITE. IF SUCH ADDITIONAL FACILITIES ARE PROVIDED ON THE SITE, THEY WILL NOT BE NECESSARY TO MEET ANY APPLICABLE REQUIREMENTS.

OUTFALL NARRATIVE:

THERE IS ONE PRIMARY STORM DRAINAGE OUTFALL FOR THE RESTON POLICE SITE. STORM RUNOFF FROM THE REDEVELOPED SITE WILL BE COLLECTED BY THE PROPOSED ONSITE STORM SEWER SYSTEM AND CONVEYED, AS IT CURRENTLY IS, TO THE EXISTING OFFSITE REGIONAL STORM WATER MANAGEMENT POND (POND #1) VIA THE EXISTING STORM SEWER SYSTEM CROSSING RESTON TOWN CENTER PARKWAY. AS EXPLAINED IN THE SWM NARRATIVE ABOVE, THE EXISTING POND IS LOCATED NORTHWEST OF THE SITE ACROSS RESTON TOWN CENTER PARKWAY, AND IS ONE OF SIX PONDS INCLUDED IN THE RESTON SUGARLAND RUN OVERALL SWM SYSTEM. RUNOFF FROM THE SUBJECT SITE IS CONVEYED TO SUGARLAND RUN AS FOLLOWS:

- RUNOFF FROM THE RESTON POLICE STATION OUTFALLS TO EXISTING POND #1 VIA THE EXISTING CLOSED SYSTEM BY TOWN CENTER PARKWAY.
- EXISTING POND #1 OUTFALLS INTO THE EXISTING DOWNSTREAM POND #2, ACROSS BARON CAMERON AVENUE, VIA A COMBINATION OF CLOSED AND OPEN STORM SEWER SYSTEMS.
- RUNOFF FROM EXISTING POND #2 OUTFALLS INTO AN EXISTING UNNAMED TRIBUTARY CHANNEL, WHERE IT IS CONVEYED TO THE 100 YEAR FLOOD PLAN AND RPA LIMIT OF SUGARLAND RUN.

AT THE POINT WHERE THE UNNAMED TRIBUTARY CHANNEL DISCHARGES TO THE FLOODPLAIN OF SUGARLAND RUN, THE TOTAL CONTRIBUTING UPSTREAM DRAINAGE AREA TO THE FLOODPLAIN IS GREATER THAN 1.00 SQUARE MILES (640 ACRES). THE CONTRIBUTING DRAINAGE AREA FROM THE UNNAMED TRIBUTARY IS APPROXIMATELY 1.33 SQUARE MILES (850 ACRES).

AT THE SITE PLAN STAGE, THE EXTENT OF REVIEW FOR THIS OUTFALL WILL BE BASED ON THE REQUIREMENTS OF RPA 8-0203.2A, WHICH STATES THAT THE EXTENT OF REVIEW SHALL BE TO A POINT THAT IS AT LEAST 150 FEET DOWNSTREAM OF A POINT WHERE THE RECEIVING PIPE OR CHANNEL IS JOINED BY ANOTHER THAT HAS A DRAINAGE AREA THAT IS AT LEAST 50 PERCENT OF THE SIZE OF THE FIRST DRAINAGE AREA AT THE POINT OF CONFLUENCE. FOR THE RESTON POLICE STATION SITE, EXISTING POND #1 WILL BE CONSIDERED AS THE CONFLUENCE POINT, AND THE REQUIRED EXTENT OF REVIEW WILL BE TO A POINT 150 FEET DOWNSTREAM OF THE CONTROL STRUCTURE FOR POND #1. AS SHOWN ON THE EXISTING POND PLAN VIEW ON SHEET 6 AND PROFILES ON SHEET 5, THE POND DISCHARGES INTO A 14'-FOOT-LONG, 60"-HIGH REINFORCED CONCRETE PIPE THAT OUTFALLS INTO THE HEADWALL OF DUAL 62'-FEET-LONG, 72"-HIGH CONCRETE AT BARON CAMERON AVENUE. THEREFORE, THE EXTENT OF REVIEW WILL END AT THE EXISTING DUAL CONCRETE. BASED ON THE EXISTING RMP COMPUTATIONS FOR THE POND OUTFALL PIPE AND DUAL CONCRETE SHOWN ON SHEET 5, IT IS THE PROFESSIONAL OPINION THAT ADEQUATE OUTFALL REQUIREMENTS WILL BE MET WITH THIS DEVELOPMENT.

NOTE: EXISTING HYDROLOGY AND HYDRAULIC INFORMATION WAS TAKEN FROM COUNTY PLAN 5734-PI-01-1.

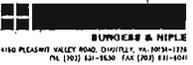


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 www.fairfaxcounty.gov/dpwes

AECOM
 AECOM TECHNICAL SERVICES, INC.
 3101 Wilson Blvd, Suite 900
 Arlington, VA 22201
 703-687-4800 FAX 703-682-4901 FAX
 www.aecom.com

CIVIL ENGINEERING CONSULTANT



116 PLAINVIEW VALLEY ROAD, DUMFRIES, VA, 20189-1126
 PH (703) 520-8520 FAX (703) 520-8501

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