



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

Dear Ms. Callahan:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on February 28, 2012, approving Proffered Condition Amendment Application PCA 74-2-113-4 in the name of Fairfax County Board of Supervisors. The Board's action amends the proffers for Rezoning Application RZ 74-2-113 previously approved for governmental uses to permit modifications of approved proffers to specifically site public facilities. The subject property is located in 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, [Tax Map 17-1 ((1)) 14B], in the Hunter Mill District and is subject to the proffers dated February 10, 2012.

Please note that on January 18, 2012, the Planning Commission approved Application 2232-H11-18 as meeting the criteria of character, location, and extent as specified in Section 15.2-2232 of the Code of Virginia and being in accord with the adopted Comprehensive 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

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

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
Barbara C. Berlin, Director, Zoning Evaluation Division, DPZ
Diane Johnson-Quinn, Deputy Zoning Administrator, Dept. of Planning and Zoning
Angela K. Rodeheaver, Section Chief, Transportation Planning Division
Department of Highways-VDOT
Sandy Stallman, Park Planning Branch Manager, FCPA
Charlene Fuhrman-Schulz, Development Officer, DHCD/Design Development Division
District Planning Commissioner
Denise James, Office of Capital Facilities/Fairfax County Public Schools
Karyn Moreland, Chief Capital Projects Sections, Dept. of Transportation

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Auditorium in the Government Center at Fairfax, Virginia, on the 28th day of February, 2012, the following ordinance was adopted.

**AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROFFERED CONDITION AMENDMENT APPLICATION PCA 74-2-113-4
(Concurrent with Planned Residential Community Application PRC 74-2-113-2
Development Plan Amendment Application DPA 74-2-113-8, and Public Facilities
Application 2232-H11-18)**

WHEREAS, the Board of Supervisors, filed in the proper form an application to amend the proffers for RZ 74-2-113 hereinafter described, by amending conditions proffered and accepted pursuant to Virginia Code Ann. 15.2-2303(a), and

WHEREAS, at a duly called public hearing the Planning Commission considered the application and the propriety of amending the Zoning Ordinance in accordance therewith, and thereafter did submit to this Board its recommendation, and

WHEREAS, this Board has today held a duly called public hearing and after due consideration of the reports, recommendation, testimony and facts pertinent to the proposed amendment, the Board is of the opinion that the Ordinance should be amended,

NOW, THEREFORE, BE IT ORDAINED, that that certain parcel of land situated in the Hunter Mill District, and more particularly described as follows (see attached legal description):

Be, and hereby is further restricted by the amended conditions proffered and accepted pursuant to Virginia Code Ann., 15.2-2303(a), which conditions are incorporated into the Zoning Ordinance as it affects said parcel, and

BE IT FURTHER ENACTED, that the boundaries of the Zoning Map heretofore adopted as a part of the Zoning Ordinance be, and they hereby are, amended in accordance with this enactment, and that said zoning map shall annotate and incorporate by reference the additional conditions governing said parcels.

GIVEN under my hand this 28th day of February, 2012.



Catherine A. Chianese
Clerk to the Board of Supervisors

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.

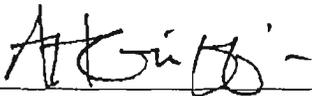
(NEW)

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

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:
 - 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.
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:
 - 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.
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.

PROFFER CONDITION AMENDMENT PLAT / DEVELOPMENT PLAN AMENDMENT / PRC PLAN RESTON DISTRICT POLICE STATION AND COUNTY GOVERNMENT 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:	NO REQUIREMENT
MINIMUM LOT WIDTH:	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	3.40 ACRES
TOTAL BUILDING GROSS FLOOR AREA:	38,000 GROSS SQ. FT.	38,000 GROSS SQ. FT.
FLOOR AREA RATIO:	PERMITTED: PROPOSED: 0.103	N/A 0.182
BUILDING HEIGHT:	PERMITTED: PROPOSED: 40'	N/A 40'
OPEN SPACE:	MINIMUM REQUIRED: PROPOSED: 36% (133,700 SQ. FT.)	N/A 28% (70,880 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 3 COUNTY STAFF AT 1 SPACE/PERSON:	8 SPACES	
VISITOR/COMMUNITY ROOM PARKING:	31 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.		

U. SECURE BUILDING AREAS (DISTRICT POLICE FACILITY)/SECURE PARKING AREA

REQUIRED PARKING:		
84 POLICE PERSONNEL PARKING AT ONE SPACE/PERSON:	84 SPACES	
108 COUNTY POLICE VEHICLES AT ONE SPACE/VEHICLE:	108 SPACES	
TOTAL SECURE PARKING SPACES REQUIRED:	184 SPACES (MAXIMUM)	

PROPOSED PARKING:

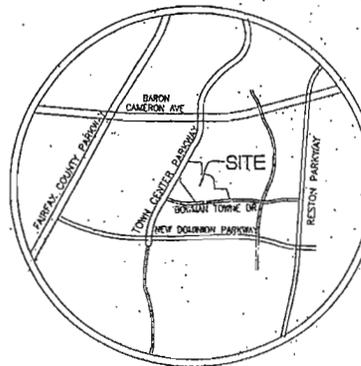
TOTAL PARKING SPACES PROPOSED:	184 SPACES (MAXIMUM)
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NOTE: THE NUMBER OF POLICE PERSONNEL PARKING SPACES REQUIRED IS BASED ON CURRENTLY PROJECTED 20-YEAR STAFF GROWTH PROJECTIONS AND SHIFT OVERLAP REQUIREMENTS, AND MAY BE ADJUSTED WITH FINAL DESIGN, 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 "URBAN, LAND-WHOLEN 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 GOOD TO POOR AND MARGINAL AND CLINICAL SOILS.

THE PORTION OF THE PROPERTY TO THE EAST OF CAMERON GLEN DRIVE, CONTAINS MARGINAL SOILS.

* REFER TO SHEET 4 FOR MAPPING OF SOIL LOCATIONS.

SHEET INDEX

- COVER SHEET
- PCA PLAT/ DEVELOPMENT PLAN AMENDMENT/ PRC PLAN - SCHEMATIC SITE LAYOUT
- PCA PLAT/ DEVELOPMENT PLAN AMENDMENT/ PRC PLAN - CONCEPTUAL GRADING PLAN
- CONCEPTUAL LANDSCAPING PLAN
- EXISTING CONDITIONS AND VEGETATION MAP
- SOIL MAPS-DETAILS AND NARRATIVES
- 11-13. BUILDING ELEVATIONS*

NOTES:

- THE PROPERTY SHOWN ON THIS PLAN/PLAT IS DELINEATED ON FAIRFAX COUNTY ASSESSMENT MAP NO. 17-1 AS ((1)) PARCEL 140.
- OWNER/APPLICANT: BOARD OF SUPERVISORS
COUNTY OF FAIRFAX
12000 GOVERNMENT CENTER PARKWAY, SUITE 533
FAIRFAX, VA 22033
- EXISTING DEVELOPMENT PLAN DESIGNATION: TOWN CENTER, PUBLIC FACILITY
- PROPOSED PRC SITE PUBLIC USE: POLICE STATION AND COMMUNITY CENTER.
- EXISTING ZONING: PRC PLANNED RESIDENTIAL COMMUNITY DISTRICT.
- PROPOSED ZONING: PRC PLANNED RESIDENTIAL COMMUNITY DISTRICT.
- EXISTING TOPOGRAPHY AND FEATURES SHOWN HEREIN BASED ON PRELIMINARY TOPOGRAPHIC SURVEY BY COUNTY OF FAIRFAX SUPERVISORS OFFICE. CONTOUR INTERVAL EQUALS 2 FEET.
- THERE ARE NO BURNING OR DRINKING SITES KNOWN TO EXIST ON THIS PROPERTY.
- THERE IS NO 100-YEAR FLOOD PLAIN, NOR ANY RESOURCE PROTECTION AREA OR ENVIRONMENTAL QUALITY CORRIDOR, EXISTING ON THIS PROPERTY.
- THIS PROPERTY IS SERVED BY PUBLIC WATER AND SANITARY SEWER FACILITIES.
- 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).
- EXISTING UTILITY LINES/PILES, INCLUDING THOSE HAVING A WIDTH OF 25 FEET OR GREATER, ARE AS SHOWN HEREIN.
- THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES OR HAZARDOUS WASTES EXISTING, GENERATED, STORED, TREATED AND/OR DISPOSED OF ON THIS PROPERTY, OTHER THAN GASOLINE AND DIESEL FUEL, STORED IN UNDERGROUND TANKS.
- THERE ARE NO AREAS ON THIS PROPERTY DEEMED TO BE A NATURAL, CULTURAL OR SCENIC ASSET REQUIRING PROTECTION OR PRESERVATION.
- THE COUNTY COMPREHENSIVE PLAN DOES NOT RECOGNIZE ANY TRAILS OR OR IN THE VICINITY OF THE PROPERTY DELINEATED HEREIN.
- 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 SHOULD NOT BE SUBJECT TO ADVERSE 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 30' WIDE BUFFER WALL ALONG PORTION OF THE NORTHEASTERN BOUNDARY OF THAT PROPERTY WHICH IS ADJACENT TO THE SUBJECT PROPERTY. A 20' WIDE VEGETATED SCREENING YARD (SCREENING YARD 1) WILL BE ESTABLISHED ON THE SUBJECT PROPERTY ADJACENT TO THAT COMMON BOUNDARY. PROPERTIES ON THE WESTERN, OR OPPOSITE, 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 80' WIDE ROADWAY.
- THE ONLY EXISTING STRUCTURE ON THIS PROPERTY IS THE EXISTING POLICE STATION/ COMMUNITY CENTER BUILDING, CONSTRUCTED IN 1985, WHICH WILL BE DEMOLISHED WITH THE DEVELOPMENT OF THE PROPERTY.
- SPECIAL ASSESSMENTS PROPOSED: A COMMUNITY ROOM AVAILABLE FOR COMMUNITY FUNCTIONS WILL BE PROVIDED WITHIN THE BUILDING.
- PROPOSED PUBLIC IMPROVEMENTS:
 - PUBLIC WATER SYSTEM EXTENSIONS/RELOCATIONS ON THE SITE.
 - PUBLIC SANITARY SEWER EXTENSION TO THE SITE FROM THE PUBLIC STREET.
- THE PROPOSED DEVELOPMENT OF THIS PROPERTY WILL BE DESIGNED IN CONFORMANCE WITH ALL APPLICABLE REGULATIONS AND ADOPTED STANDARDS, SUBJECT TO THE CHANGING OF THE FOLLOWING HAZARDS AND/OR UNDESIRABLES:
 - PURSUANT TO SECTION 8-0300 OF PUBLIC FACILITIES MANUAL, A REVIEW IS BEING MADE FOR A PERMISSION TO EXIST STORM WATER DETENTION RECONSTRUCTION APPLICABLE TO THE PROPOSED SITE DEVELOPMENT BY MEANS OF STORM WATER MANAGEMENT FACILITY LOCATED OUTSIDE OF THE SUBJECT PROPERTY.
 - A MODIFICATION OF THE TRANSITIONAL SCREENING YARD REQUIREMENT APPLICABLE TO THE SOUTHWEST CORNER OF THE PROPERTY IS BEING REQUESTED TO PERMIT THE LANDSCAPING WITHIN THE YARD TO BE AS SHOWN ON SHEET 3 IN ORDER TO MAINTAIN THE TREES AT A DISTANCE FROM THE SECURITY FENCE.
 - 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 DEMONSTRATION FROM THE APPLICABLE REQUIREMENT MAY BE NECESSARY (REFER TO SHEET 3 FOR RELEVANT PRELIMINARY CALCULATIONS).
- THE USE OF THIS PROPERTY AS PROPOSED HEREIN IS IN CONFORMANCE WITH THE RECOMMENDATIONS OF THE FAIRFAX COUNTY COMPREHENSIVE PLAN.
- THE EXISTING LOCATIONS, 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.
- IF IT IS ANTICIPATED THE DEVELOPMENTS OF THE PROPERTY AS PROPOSED HEREIN WILL COMMENCE AS SOON AS APPROVAL OF THIS APPLICATION AND SUBSEQUENT APPROVAL OF A SITE PLAN AND BUILDING PERMITS ARE OBTAINED, THE EXISTING POLICE STATION BUILDING WILL HAVE TO REMAIN AS LONG AS FEASIBLE SINCE THIS IS THE NEW BUILDING IS OCCUPABLE AND THE POLICE FUNCTIONS CAN BE TRANSFERRED TO THE NEW BUILDING, AND CONSTRUCTION PARKING WILL BE PROVIDED TO IMPACT OPERATIONS WITHIN THE EXISTING BUILDING DURING CONSTRUCTION.
- NO OFF-SITE CONSTRUCTION OF-SITE EXISTENTS OR LETTERS OF PERMISSION ARE ANTICIPATED TO BE REQUIRED FOR THIS PROJECT.
- A GEOLOGICAL EVALUATION AND REPORT WILL BE REQUIRED IN CONNECTION WITH THE SITE PLAN.
- THIS PROJECT IS INCLUDED AS PART OF THE ADOPTED CAPITAL IMPROVEMENT PROGRAM FOR FISCAL YEARS 2012 THROUGH 2016.
- ALL SIGNAGE INSTALLED ON THIS PROPERTY SHALL CONFORM TO ARTICLE 19 OF THE ZONING ORDINANCE.



BURGESS & NIPLE
1180 PLEASANT VALLEY ROAD, CHARLottesville, VA 22911-1209
PH (703) 631-9430 FAX (703) 631-6011



PROJECT
RESTON POLICE STATION & GOV'T CENTER
 12000 GOVERNMENT CENTER PKWY
 RESTON, VA 20190

CLIENT

DPWES
 PLANNING & DESIGN DIVISION
 12000 GOVERNMENT CENTER PKWY
 FAIRFAX, VA 22035-0032
 703 324 5000 ext 703 324 4365 fax
 www.aecom.com/govtproject

ARCHITECT

AECOM
 AECOM TECHNICAL SERVICES, INC.
 3101 Wilson Blvd, Suite 900
 Arlington, VA, 22201
 703 882 4900 ext 703 682 4901 fax
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CIVIL ENGINEERING CONSULTANT

BURGESS & NIPLE
 1000 PEASANT VALLEY ROAD, SUITE 200, VA 20151-1124
 TEL: (703) 831-1920 FAX: (703) 831-3011



REVISIONS

NO	DATE	DESCRIPTION
3	1/27/11	RESTON P&C COMMITTEE COMMENTS
2	1/21/11	COUNTY COMMENTS
1	1/19/11	COUNTY COMMENTS

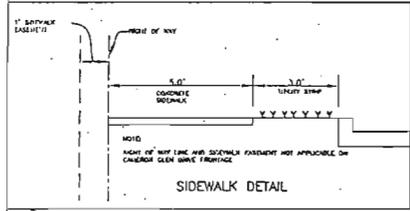
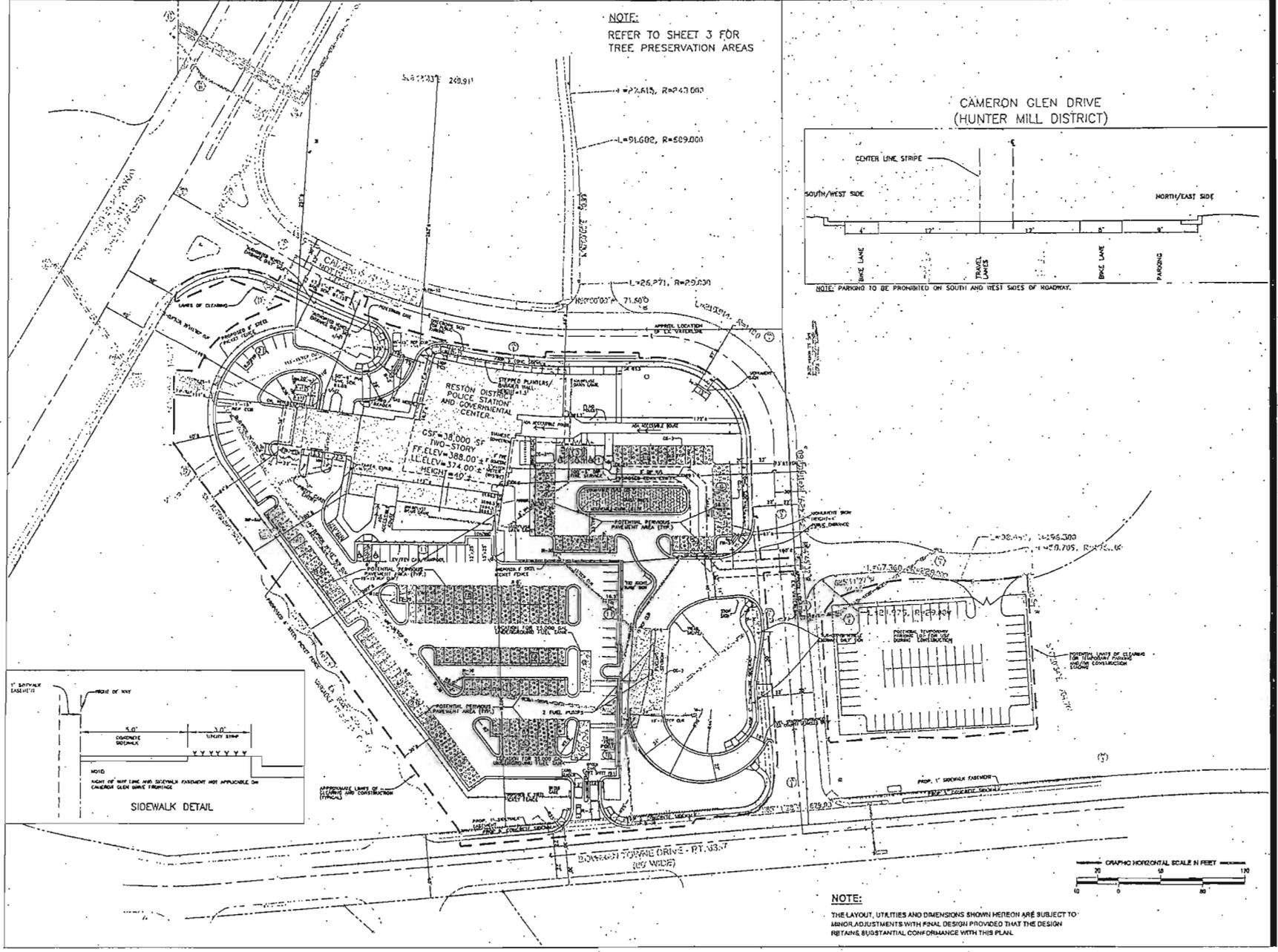
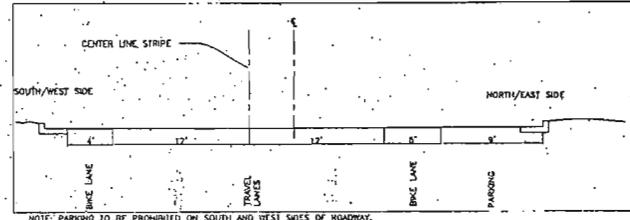
KEY PLAN

PROJECT NUMBER
60212377

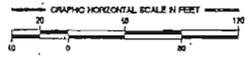
SHEET TITLE
PCA PLAT/
DEVELOPMENT PLAN
AMENDMENT/ PRC PLAN
SCHEMATIC SITE LAYOUT
SHEET NUMBER

NOTE:
 REFER TO SHEET 3 FOR
 TREE PRESERVATION AREAS

**CAMERON GLEN DRIVE
 (HUNTER MILL DISTRICT)**



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



P:\VPR491\CHASUS-ARD-531\03-1\03-1\DWG (LAYOUT)

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

CLIENT

DPWES
 PLANNING & DESIGN DIVISION
 12000 GOVERNMENT CENTER PKWY
 FAIRFAX, VA 22035-0052
 703.324.5800 Int 703.324.4365 fax
 www.fairfaxcounty.gov/dpwes
 ARCHITECT

AECOM
 AECOM TECHNICAL SERVICES, INC.
 3101 Wilson Blvd, Suite 900
 Arlington, Va 20037
 703.552.4000 Int 703.682.4901 fax
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CIVIL ENGINEERING
 CONSULTANT

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 4160 PALMST WALLEY ROAD, SHARPSVILLE, VA 20154
 PH (703) 831-8030 FAX (703) 831-8550



REVISIONS

NO.	DATE	DESCRIPTION
3	1/29/01	RESIDENTIAL COMMITTEE COMMENTS
2	12/14/01	COUNTY COMMENTS
1	11/16/01	COUNTY COMMENTS

KEY PLAN

PROJECT NUMBER
 60212377

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

2B

NOTE:

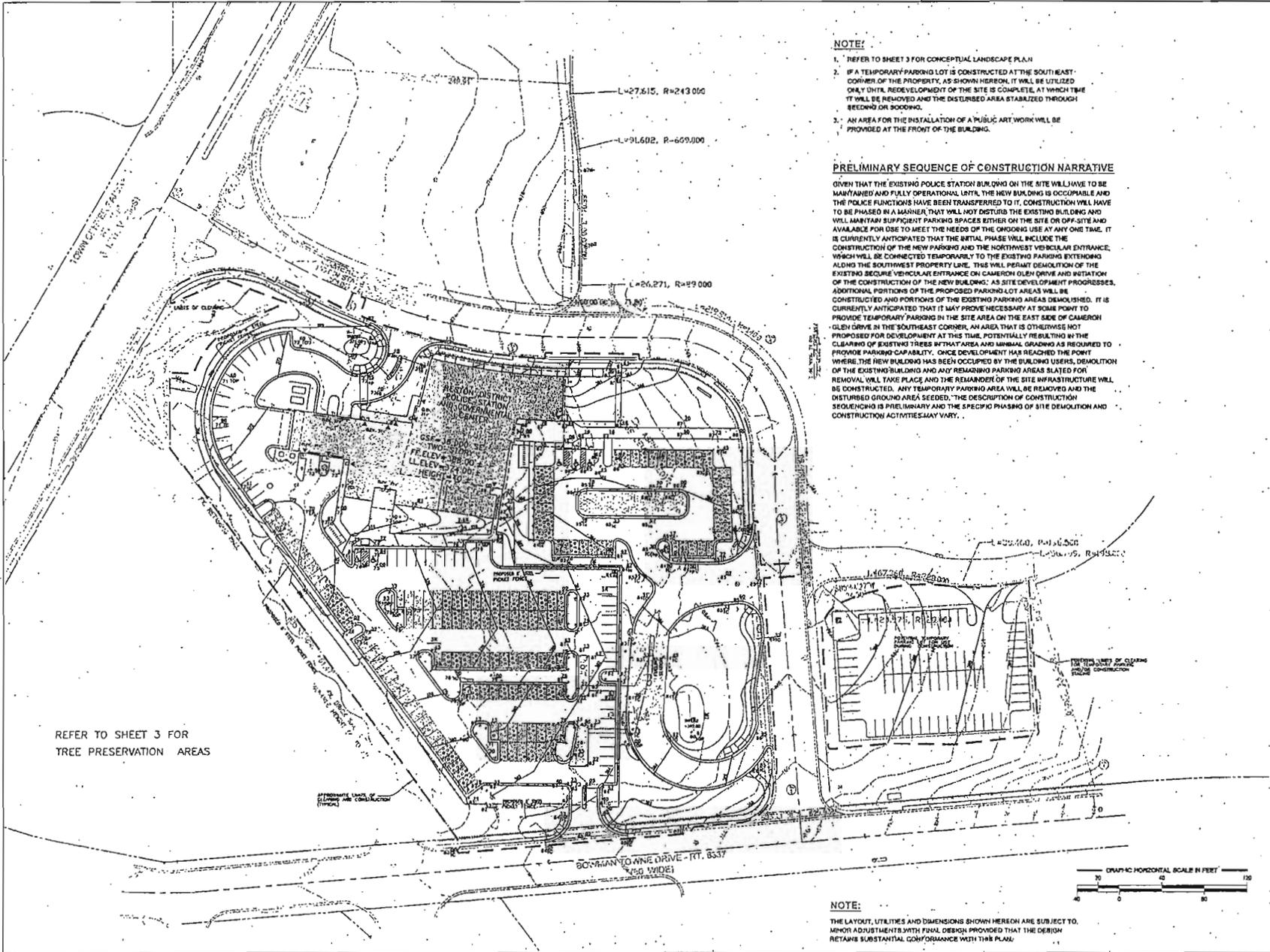
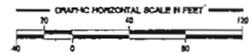
1. REFER TO SHEET 3 FOR CONCEPTUAL LANDSCAPE PLAN
2. IF A TEMPORARY PARKING LOT IS CONSTRUCTED AT THE SOUTHEAST CORNER OF THE PROPERTY, AS SHOWN HEREON, IT WILL BE UTILIZED ONLY DURING REDEVELOPMENT OF THE SITE IS COMPLETE, AT WHICH TIME IT WILL BE REMOVED AND THE DISTURBED AREA STABILIZED THROUGH SEEDING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

PRELIMINARY SEQUENCE OF CONSTRUCTION NARRATIVE

OTHER THAN THE EXISTING POLICE STATION BUILDING ON THE SITE WILL HAVE TO BE MAINTAINED AND FULLY OPERATIONAL UNTIL THE NEW BUILDING IS OCCUPABLE 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 PARKING AND THE NORTHWEST VEHICULAR ENTRANCE, WHICH WILL BE CONNECTED TEMPORARILY TO THE EXISTING PARKING EXTENDING ALONG THE SOUTHWEST PROPERTY LINE. THIS WILL PRELUDE 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.

NOTE:

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



REFER TO SHEET 3 FOR
 TREE PRESERVATION AREAS



REVISIONS

NO.	DATE	DESCRIPTION

KEY PLAN

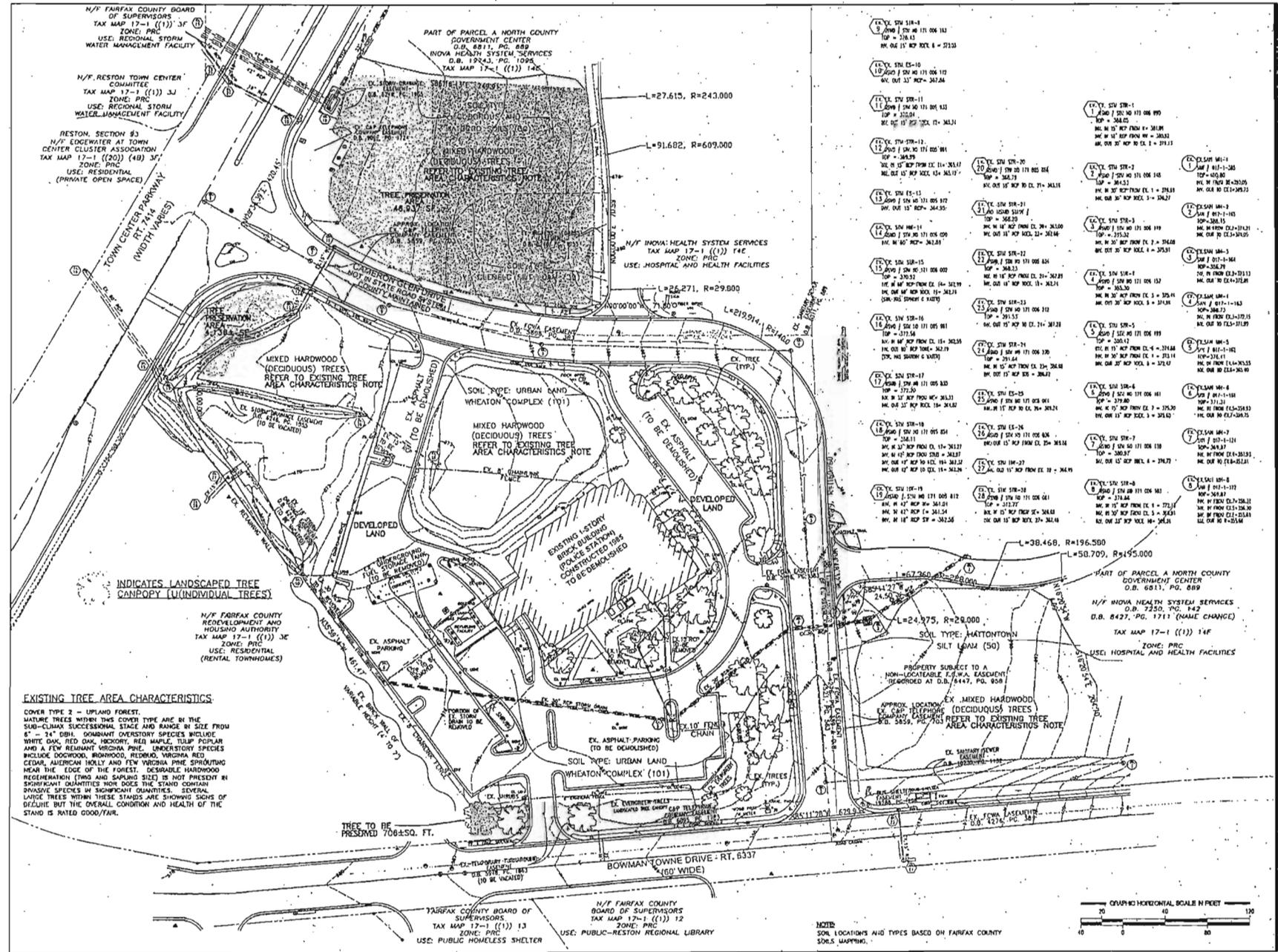
PROJECT NUMBER:
80212377

SHEET TITLE

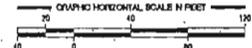
EXISTING CONDITIONS AND VEGETATION MAP

SHEET NUMBER

4



- 1. EX. STU 101-1
1.0000 / 500.00 101.000.000
TOP = 378.143
NO. OF ST. REP. FROM EL. = 213.03
NO. OF ST. REP. TO EL. = 213.03
- 2. EX. STU 101-2
1.0000 / 500.00 101.000.000
TOP = 378.143
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NO. OF ST. REP. TO EL. = 213.03
- 3. EX. STU 101-3
1.0000 / 500.00 101.000.000
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NO. OF ST. REP. TO EL. = 213.03
- 4. EX. STU 101-4
1.0000 / 500.00 101.000.000
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NO. OF ST. REP. TO EL. = 213.03
- 5. EX. STU 101-5
1.0000 / 500.00 101.000.000
TOP = 378.143
NO. OF ST. REP. FROM EL. = 213.03
NO. OF ST. REP. TO EL. = 213.03
- 6. EX. STU 101-6
1.0000 / 500.00 101.000.000
TOP = 378.143
NO. OF ST. REP. FROM EL. = 213.03
NO. OF ST. REP. TO EL. = 213.03
- 7. EX. STU 101-7
1.0000 / 500.00 101.000.000
TOP = 378.143
NO. OF ST. REP. FROM EL. = 213.03
NO. OF ST. REP. TO EL. = 213.03
- 8. EX. STU 101-8
1.0000 / 500.00 101.000.000
TOP = 378.143
NO. OF ST. REP. FROM EL. = 213.03
NO. OF ST. REP. TO EL. = 213.03
- 9. EX. STU 101-9
1.0000 / 500.00 101.000.000
TOP = 378.143
NO. OF ST. REP. FROM EL. = 213.03
NO. OF ST. REP. TO EL. = 213.03
- 10. EX. STU 101-10
1.0000 / 500.00 101.000.000
TOP = 378.143
NO. OF ST. REP. FROM EL. = 213.03
NO. OF ST. REP. TO EL. = 213.03
- 11. EX. STU 101-11
1.0000 / 500.00 101.000.000
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NO. OF ST. REP. TO EL. = 213.03
- 12. EX. STU 101-12
1.0000 / 500.00 101.000.000
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NO. OF ST. REP. TO EL. = 213.03
- 13. EX. STU 101-13
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- 14. EX. STU 101-14
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NO. OF ST. REP. TO EL. = 213.03
- 15. EX. STU 101-15
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NO. OF ST. REP. TO EL. = 213.03
- 16. EX. STU 101-16
1.0000 / 500.00 101.000.000
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NO. OF ST. REP. TO EL. = 213.03
- 17. EX. STU 101-17
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NO. OF ST. REP. FROM EL. = 213.03
NO. OF ST. REP. TO EL. = 213.03
- 18. EX. STU 101-18
1.0000 / 500.00 101.000.000
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NO. OF ST. REP. FROM EL. = 213.03
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- 19. EX. STU 101-19
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NO. OF ST. REP. TO EL. = 213.03
- 20. EX. STU 101-20
1.0000 / 500.00 101.000.000
TOP = 378.143
NO. OF ST. REP. FROM EL. = 213.03
NO. OF ST. REP. TO EL. = 213.03
- 21. EX. STU 101-21
1.0000 / 500.00 101.000.000
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NO. OF ST. REP. FROM EL. = 213.03
NO. OF ST. REP. TO EL. = 213.03
- 22. EX. STU 101-22
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NO. OF ST. REP. TO EL. = 213.03
- 23. EX. STU 101-23
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NO. OF ST. REP. TO EL. = 213.03
- 24. EX. STU 101-24
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- 26. EX. STU 101-26
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- 27. EX. STU 101-27
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NO. OF ST. REP. TO EL. = 213.03
- 28. EX. STU 101-28
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NO. OF ST. REP. TO EL. = 213.03
- 29. EX. STU 101-29
1.0000 / 500.00 101.000.000
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NO. OF ST. REP. TO EL. = 213.03
- 30. EX. STU 101-30
1.0000 / 500.00 101.000.000
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NO. OF ST. REP. FROM EL. = 213.03
NO. OF ST. REP. TO EL. = 213.03



NOTE
 SOIL LOCATIONS AND TYPES BASED ON FAIRFAX COUNTY SOILS MAPS.

EXISTING TREE AREA CHARACTERISTICS
 COVER TYPE 2 - UPLAND FOREST.
 MATURE TREES WITHIN THIS COVER TYPE ARE IN THE SUB-CLYMAX SUCCESSIONAL STAGE AND RANGE IN SIZE FROM 8" - 24" DBH. DOMINANT OVERSTORY SPECIES INCLUDE WHITE OAK, RED OAK, HICKORY, RED MAPLE, TORII POPULAR AND A FEW REMNANT VIRGINIA PINE. UNDERSTORY SPECIES INCLUDE DOGWOOD, BIRCHWOOD, REDBUD, VIRGINIA RED CEDAR, AMERICAN HOLY AND FEW VIRGINIA PINE SPROUTING NEAR THE EDGE OF THE FOREST. DESIRABLE HARDWOOD REGENERATION (FIND AND SURVIVE SIZE) 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/FAIR.

INDICATES LANDSCAPED TREE CANOPY (INDIVIDUAL TREES)

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

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

PART OF PARCEL A NORTH COUNTY GOVERNMENT CENTER
 D.B. 8811, PG. 889
 INOVA HEALTH SYSTEM SERVICES
 D.B. 19243, PG. 1092
 TAX MAP 17-1 (11) 14C

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

MIXED HARDWOOD (DECIDUOUS) TREES REFER TO EXISTING TREE AREA CHARACTERISTICS NOTE

MIXED HARDWOOD (DECIDUOUS) TREES REFER TO EXISTING TREE AREA CHARACTERISTICS NOTE

PROPERTY SUBJECT TO A NON-LOCATEABLE E.F.W.A. EASEMENT (RECORDED AT D.B. 8447, PG. 808)

SOIL TYPE: HATTINTOWN SILT LOAM (50)

SOIL TYPE: URBAN LAND WHEATON COMPLEX (101)

N/F FAIRFAX COUNTY BOARD OF SUPERVISORS
 TAX MAP 17-1 (11) 13
 ZONE: PRC
 USE: PUBLIC HOMELESS SHELTER

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

2 YR & 10 YR WATERSHED UNDEVELOPED

WATERSHED NO.	AREA (AC)	PEAK FLOW (CFS)	TIME OF CONCENTRATION (MIN)	PEAK FLOW (CFS)	TIME OF CONCENTRATION (MIN)
1	10.0	100	10	100	10
2	15.0	150	15	150	15
3	20.0	200	20	200	20
4	25.0	250	25	250	25
5	30.0	300	30	300	30
6	35.0	350	35	350	35
7	40.0	400	40	400	40
8	45.0	450	45	450	45
9	50.0	500	50	500	50
10	55.0	550	55	550	55
11	60.0	600	60	600	60
12	65.0	650	65	650	65
13	70.0	700	70	700	70
14	75.0	750	75	750	75
15	80.0	800	80	800	80
16	85.0	850	85	850	85
17	90.0	900	90	900	90
18	95.0	950	95	950	95
19	100.0	1000	100	1000	100
20	105.0	1050	105	1050	105
21	110.0	1100	110	1100	110
22	115.0	1150	115	1150	115
23	120.0	1200	120	1200	120
24	125.0	1250	125	1250	125
25	130.0	1300	130	1300	130
26	135.0	1350	135	1350	135
27	140.0	1400	140	1400	140
28	145.0	1450	145	1450	145
29	150.0	1500	150	1500	150
30	155.0	1550	155	1550	155
31	160.0	1600	160	1600	160
32	165.0	1650	165	1650	165
33	170.0	1700	170	1700	170
34	175.0	1750	175	1750	175
35	180.0	1800	180	1800	180
36	185.0	1850	185	1850	185
37	190.0	1900	190	1900	190
38	195.0	1950	195	1950	195
39	200.0	2000	200	2000	200
40	205.0	2050	205	2050	205
41	210.0	2100	210	2100	210
42	215.0	2150	215	2150	215
43	220.0	2200	220	2200	220
44	225.0	2250	225	2250	225
45	230.0	2300	230	2300	230
46	235.0	2350	235	2350	235
47	240.0	2400	240	2400	240
48	245.0	2450	245	2450	245
49	250.0	2500	250	2500	250
50	255.0	2550	255	2550	255
51	260.0	2600	260	2600	260
52	265.0	2650	265	2650	265
53	270.0	2700	270	2700	270
54	275.0	2750	275	2750	275
55	280.0	2800	280	2800	280
56	285.0	2850	285	2850	285
57	290.0	2900	290	2900	290
58	295.0	2950	295	2950	295
59	300.0	3000	300	3000	300
60	305.0	3050	305	3050	305
61	310.0	3100	310	3100	310
62	315.0	3150	315	3150	315
63	320.0	3200	320	3200	320
64	325.0	3250	325	3250	325
65	330.0	3300	330	3300	330
66	335.0	3350	335	3350	335
67	340.0	3400	340	3400	340
68	345.0	3450	345	3450	345
69	350.0	3500	350	3500	350
70	355.0	3550	355	3550	355
71	360.0	3600	360	3600	360
72	365.0	3650	365	3650	365
73	370.0	3700	370	3700	370
74	375.0	3750	375	3750	375
75	380.0	3800	380	3800	380
76	385.0	3850	385	3850	385
77	390.0	3900	390	3900	390
78	395.0	3950	395	3950	395
79	400.0	4000	400	4000	400
80	405.0	4050	405	4050	405
81	410.0	4100	410	4100	410
82	415.0	4150	415	4150	415
83	420.0	4200	420	4200	420
84	425.0	4250	425	4250	425
85	430.0	4300	430	4300	430
86	435.0	4350	435	4350	435
87	440.0	4400	440	4400	440
88	445.0	4450	445	4450	445
89	450.0	4500	450	4500	450
90	455.0	4550	455	4550	455
91	460.0	4600	460	4600	460
92	465.0	4650	465	4650	465
93	470.0	4700	470	4700	470
94	475.0	4750	475	4750	475
95	480.0	4800	480	4800	480
96	485.0	4850	485	4850	485
97	490.0	4900	490	4900	490
98	495.0	4950	495	4950	495
99	500.0	5000	500	5000	500
100	505.0	5050	505	5050	505

RESTON - SUGARLAND RUN STORMWATER MANAGEMENT COMPS.

DESCRIPTION:
STORMWATER MANAGEMENT IS TO BE PROVIDED FOR THE AREAS AS SHOWN ON THE WATERSHED MAP. THE 2 YR AND 10 YR Q IN THE TRIBUTARY IN THE FULLY DEVELOPED CONDITION WILL BE 1500 CFS. THE PROPOSED POND WILL BE UNDEVELOPED CONDITION BY AN AMOUNT WHICH IS SUFFICIENT TO COMPENSATE FOR THE AREAS WHICH DO NOT FLOW INTO THE TRIBUTARY.

THE AREAS FOR WHICH STORMWATER MANAGEMENT IS TO BE PROVIDED BUT WHICH DO NOT FLOW INTO THE TRIBUTARY ARE AS FOLLOWS:
 270 AC. RES. DEVELOPMENT C-10
 20 AC. RECREATION C-15
 20 AC. WOODLAND C-15
 20 AC. OFFICE C-25
 20 AC. SCHOOL C-60
 20 AC. CORN C-60
 TOTAL AREA 400.0 ACRES
 COMPOSITE C-31

THE TIME OF CONCENTRATION IN THE SUGARLAND RUN TO THE COMPLIANCE WITH THE TRIBUTARY IS 1.1 HOUR. THIS TIME WILL BE USED TO COMPUTE THE RATIONAL INTENSITY USED TO COMPUTE THE PROPOSED REDUCTION IN PEAK OF EACH FOR PROVIDING STORMWATER MANAGEMENT FOR THE ABOVE AREAS.
 $I = 1.48 S^{-0.016}$

ASSUME THAT THE PROPOSED REDUCTION FACTOR = .35 (SINCE THE AMOUNT OF THE AREAS = 400 AC.)
 DIFFERENCE IN C FACTORS = 64 - 35 = 29

USE THE RATIONAL FORMULA TO DETERMINE THE REQUIRED PEAK REDUCTION = 0.614
 $C = 10$
 $A = 400.0$
 $I = 1.48 S^{-0.016}$

REDUCE 10 YR Q BY 15% = 1500 X .15 = 225 CFS
 REDUCE 2 YR Q BY 15% = 1500 X .15 = 225 CFS

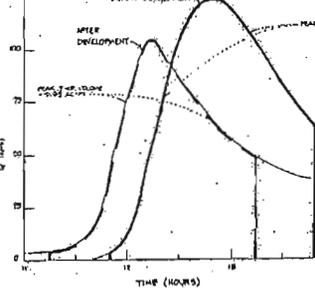
PEAK 10 YR Q IN THE TRIBUTARY BEFORE DEVELOPMENT = 1500 CFS
 AFTER WATERSHED IS FULLY DEVELOPED AND ALL CONTAINMENT POND ARE DRAIN, THE PEAK 10 YR Q SHALL BE 1275 CFS

PEAK 2 YR Q IN THE TRIBUTARY BEFORE DEVELOPMENT = 150 CFS
 AFTER FULL DEVELOPMENT, THE PEAK 10 YR Q SHALL BE 1275 CFS

COMPUTE RATIO'S VOLUME REDUCTION!
 REDUCE THE PEAK 2 YR Q = 150 VOLUME IN THE TRIBUTARY BY AN AMOUNT EQUIVALENT TO PROVIDE COMPENSATION FOR THE ABOVE AREAS!
 2 YR. TIME, RAINFALL = 2.0"
 $C = 10$
 $A = 400.0$
 REDUCE VOLUME BY 10 = 10 X 2.0 X 2.0 = 80.0 AC.FT.

PEAK 2 YR Q = 150 VOLUME BEFORE DEVELOPMENT = 15.00 AC.FT.
 PEAK 2 YR Q = 150 VOLUME AFTER DEVELOPMENT = 20.00 AC.FT.
 SINCE 15.00 < 20.00 AC.FT. WHICH IS GREATER THAN 80.00 AC.FT. THE CRITERIA FOR NO INCREASE IN 2 YR. TIME, RATIO'S VOLUME IS SATISFIED.

2 YR HYDROGRAPHS IN THE TRIBUTARY AT THE COMPLIANCE WITH THE MAIN STEM OF THE SUGARLAND RUN



SUMMARY 1

PEAK 2 YR Q AFTER DEVELOPMENT = 150 CFS
 MAX. ALLOWABLE = 100 CFS

PEAK 10 YR Q AFTER DEVELOPMENT = 1275 CFS
 MAX. ALLOWABLE = 800 CFS

THE CRITERIA FOR NO INCREASE IN PEAK 2 YR Q OR 10 YR Q IS SATISFIED.

NOTE: AS A CHECK, THE ENTIRE SUGARLAND RUN WATERSHED (DOWN TO THE COMPLIANCE WITH THE TRIBUTARY) WAS RUN ON THE 2 YR-10 MODEL. THE WATERSHED WAS RUN WITH NO DEVELOPMENT WITHIN REGION, AND WITH FULL DEVELOPMENT WITHIN REGION. THE RESULTS ARE AS FOLLOWS:

	UNDEVELOPED	FULL DEVELOPED
2 YR	107 CFS	107 CFS
10 YR	1071 CFS	1071 CFS

RESTON - SUGARLAND RUN REGIONAL STORMWATER MANAGEMENT SYSTEM

NARRATIVE DESCRIPTION

THE PURPOSE OF THIS PROJECT IS TO PROVIDE STORMWATER MANAGEMENT FOR AREAS OF RESTON WHICH ARE WITHIN THE SUGARLAND RUN WATERSHED. (SEE MAP ON SHEET NO. 10 FOR LOCATION OF THE AREAS WHICH APPLY TO THIS PROJECT)

THE PROJECT CONSISTS OF 64 DETENTION PONDS, THREE OF THE POND ARE ALREADY BEEN SUBMITTED TO AND REVIEWED BY FAIRFAX COUNTY. THESE POND ARE:
 - STRUCTURE 28 & 29 - 28 & 29 CONSTRUCTION DRAWINGS FOR DETENTION POND, PHASE I (PREPARED BY URSAS ENGINEERING ASSOC. PE. CO. PLAN & NOT. PE-02-1)
 - STRUCTURE 2 - 28 CONSTRUCTION DRAWINGS FOR RESTON SECTION 18 STORMWATER MANAGEMENT, PREPARED BY CONRAD ASSOC. INC. PE. CO. PLAN & NOT. PE-03-1

THREE OF THE POND ARE BEING SUBMITTED FROM COUNTY REVIEW COMPLIANCE WITH THESE DRAWINGS, THEY ARE:
 - STRUCTURE 41 - FOUR QUARTER POINT STORMWATER MANAGEMENT FACILITY PE. CO. PLAN & NOT. PE-04-1
 - STRUCTURE 47 - RESTON SECTION 18 STORMWATER MANAGEMENT FACILITY PE. CO. PLAN & NOT. PE-05-1
 - STRUCTURE 50 - AUTUMNWOOD POND STORMWATER MANAGEMENT FACILITY PE. CO. PLAN & NOT. PE-06-1

THE AREAS FOR WHICH STORMWATER MANAGEMENT IS TO BE PROVIDED ARE SHOWN ON THE WATERSHED MAP. THESE AREAS WHICH FLOW INTO THE UNNAMED TRIBUTARY OF THE SUGARLAND RUN, AND THOSE AREAS WHICH DO NOT FLOW INTO THE TRIBUTARY. THE STORMWATER MANAGEMENT BEING DEVELOPED IS AS FOLLOWS:
 1) TWO YEAR AND TEN YEAR STORMS WERE EVALUATED IN THE TRIBUTARY
 2) TWO YEAR AND TEN YEAR STORMS WERE EVALUATED IN THE TRIBUTARY WATERSHED - FULLY DEVELOPED WITH A DETENTION POND.
 3) THE AREA WHICH DO NOT FLOW INTO THE TRIBUTARY WERE PROVIDED IN ORDER TO DETERMINE THE AMOUNT BY WHICH THE DEVELOPMENT OF THESE AREAS WILL INCREASE THE 2 YR. AND 10 YR. PEAK IN THE SUGARLAND RUN. IT IS ASSUMED THAT THE POND IN THE TRIBUTARY FROM SHEET 10 SHOULD BE LARGER THAN THE PROPOSED POND BY AN AMOUNT AT LEAST EQUAL TO THE POND INCREASE COMPUTED IN STEP 2.

4) AS A CHECK, THE ENTIRE SUGARLAND RUN WATERSHED WAS RUN ON THE 2 YR-10 MODEL. BEFORE AND AFTER THE DEVELOPMENT OF RESTON IN ORDER TO ASSURE THAT THE DEVELOPMENT OF RESTON WILL NOT INCREASE PEAKS IN THE SUGARLAND RUN.



PROJECT
RESTON POLICE STATION & GOV'T CENTER
 12000 GOVERNMENT CENTER PKWY
 RESTON, VA 20190
 CLIENT

DPWES
 PLANNING & DESIGN DIVISION
 12000 GOVERNMENT CENTER PKWY
 FAIRFAX, VA 22033-0032
 703 324 8800 (w) 703 324 4365 fax
 www.fairfaxcounty.gov/dpwes
 ARCHITECT

AECOM
 AECOM TECHNICAL SERVICES, INC.
 3101 Wilson Blvd, Suite 900
 Arlington, VA, 22201
 703-882-4900 (w) 703-882-4901 fax
 www.aecom.com

CIVIL ENGINEERING CONSULTANT

BLUMBERG & MUELLER
 1040 PLEASANT VALLEY ROAD, SUITE 100
 FALLS CHURCH, VA 22044
 (703) 431-1600 FAX (703) 431-8041



NOT CERTIFIED AS TO DESIGN

NO.	DATE	REVISIONS
1	11/11/11	COUNTY COMMENTS
2		
3		
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KEY PLAN

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

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

CLIENT
 DPWES
 PLANNING & DESIGN DIVISION;
 12000 BOYMAN TOWNE DRIVE
 FAIRFAX, VA 22035-0057
 703.324.5800 tel 703.324.4305 fax
 www.dpwescommunity.gov/isswms

ARCHITECT
 AECOM
 AECOM TECHNICAL SERVICES, INC.
 3101 Waverly Blvd, Suite 900
 Arlington, VA 22209
 703.502.4900 tel 703.592.4801 fax
 www.aecom.com

CIVIL ENGINEERING CONSULTANT

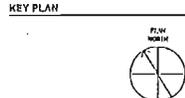
BURGESS & NIPLE
 1100 BELMONT VALLEY ROAD, CHANTILLY, VA 20151-1276
 PH (703) 631-5676 FAX (703) 631-6474



NOT CERTIFIED AS TO DESIGN

REVISIONS

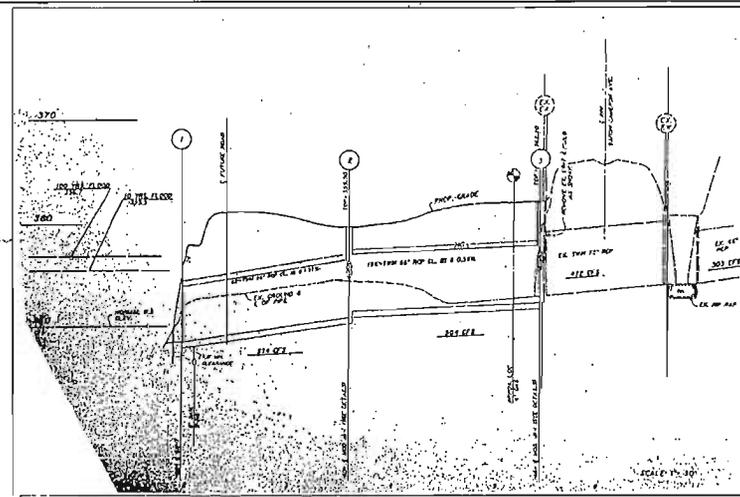
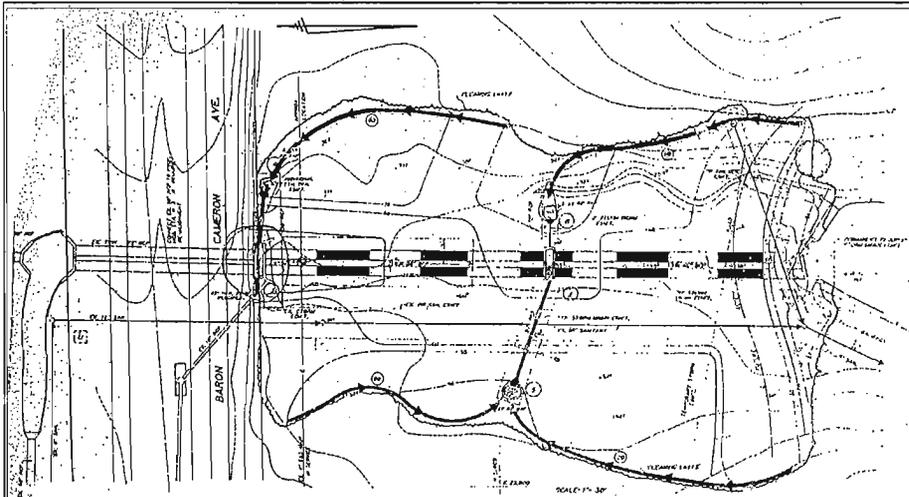
NO.	DATE	DESCRIPTION
1	11/28/11	CORRECT COMMENTS



PROJECT NUMBER
 60212377

SHEET TITLE
 SWM MAPS, COMPUTATIONS & NARRATIVES

SHEET NUMBER
 10



ROUTE 100-YEAR THRU POND #1

NO.	DESCRIPTION	COORDINATES
1	STA. 1+00 TO STA. 1+100	1+00.00 100.00 100.00
2	STA. 1+100 TO STA. 1+200	1+100.00 100.00 100.00
3	STA. 1+200 TO STA. 1+300	1+200.00 100.00 100.00

HYDRAULIC GRADE LINE COMPUTATIONS

STATION	PIPE NO.	DIAMETER (IN)	LENGTH (FT)	ROUGHNESS (n)	HEAD LOSS (FT)	INVERT ELEVATION (FT)	OUTLET ELEVATION (FT)
1+00.00	1	36	100	0.015	0.15	100.00	99.85
1+100.00	2	36	100	0.015	0.15	99.85	99.70
1+200.00	3	36	100	0.015	0.15	99.70	99.55

PIPE DESIGN

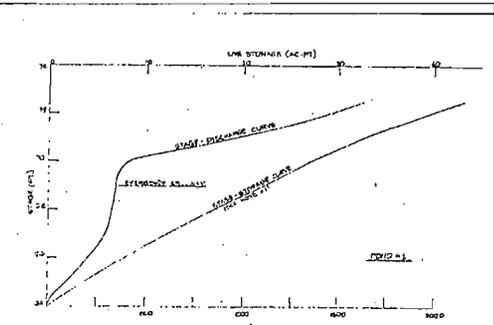
PIPE NO.	DIAMETER (IN)	LENGTH (FT)	ROUGHNESS (n)	HEAD LOSS (FT)	INVERT ELEVATION (FT)	OUTLET ELEVATION (FT)
1	36	100	0.015	0.15	100.00	99.85
2	36	100	0.015	0.15	99.85	99.70
3	36	100	0.015	0.15	99.70	99.55

ROUTE 2.5x100 YR

STATION	DIAMETER (IN)	LENGTH (FT)	ROUGHNESS (n)	HEAD LOSS (FT)	INVERT ELEVATION (FT)	OUTLET ELEVATION (FT)
1+00.00	36	100	0.015	0.15	100.00	99.85
1+100.00	36	100	0.015	0.15	99.85	99.70
1+200.00	36	100	0.015	0.15	99.70	99.55

ROUTE 100-YEAR THRU POND #1

NO.	DESCRIPTION	COORDINATES
1	STA. 1+00 TO STA. 1+100	1+00.00 100.00 100.00
2	STA. 1+100 TO STA. 1+200	1+100.00 100.00 100.00
3	STA. 1+200 TO STA. 1+300	1+200.00 100.00 100.00



ROUTE 100-YEAR THRU POND #1

STATION	DIAMETER (IN)	LENGTH (FT)	ROUGHNESS (n)	HEAD LOSS (FT)	INVERT ELEVATION (FT)	OUTLET ELEVATION (FT)
1+00.00	36	100	0.015	0.15	100.00	99.85
1+100.00	36	100	0.015	0.15	99.85	99.70
1+200.00	36	100	0.015	0.15	99.70	99.55

INFORMATION SHOWN HEREON IS FROM ORIGINAL POND DESIGN PLAN #5734-PI-01-1