



APPLICATION ACCEPTED: October 28, 2015
PLANNING COMMISSION: March 16, 2016
BOARD OF SUPERVISORS: Not yet scheduled

County of Fairfax, Virginia

March 9, 2016

STAFF REPORT

PLANNED RESIDENTIAL COMMUNITY PRC 86-C-023-02

HUNTER MILL DISTRICT



APPLICANT: Chick-fil-A, Inc.
ZONING: PRC, Planned Residential Community
PARCEL: 11-4 ((12)) 1B pt.
SITE AREA: 33,505 square feet
PLAN MAP: Residential Planned Community
PROPOSAL: To permit a fast food restaurant

STAFF RECOMMENDATIONS:

Staff recommends approval of PRC 86-C-023-02, subject to the PRC conditions in Appendix 1.

Staff recommends approval of a modification of Sects. 13-303 and 13-304 of the Zoning Ordinance for the transitional screening and barrier requirements to that shown on the PRC Plan.

It should be noted that it is not the intent of staff to recommend that the Board of Supervisors, in adopting any conditions, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

It should be further noted that the content of this report reflects the analysis and recommendation of staff; it does not reflect the position of the Board of Supervisors.

The approval of this application does not interfere with, abrogate or annul any easement, covenants, or other agreements between parties, as they may apply to the property subject to this application.

Mary Ann Tsai, AICP

For information, contact the Zoning Evaluation Division, Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035-5505, (703) 324-1290.



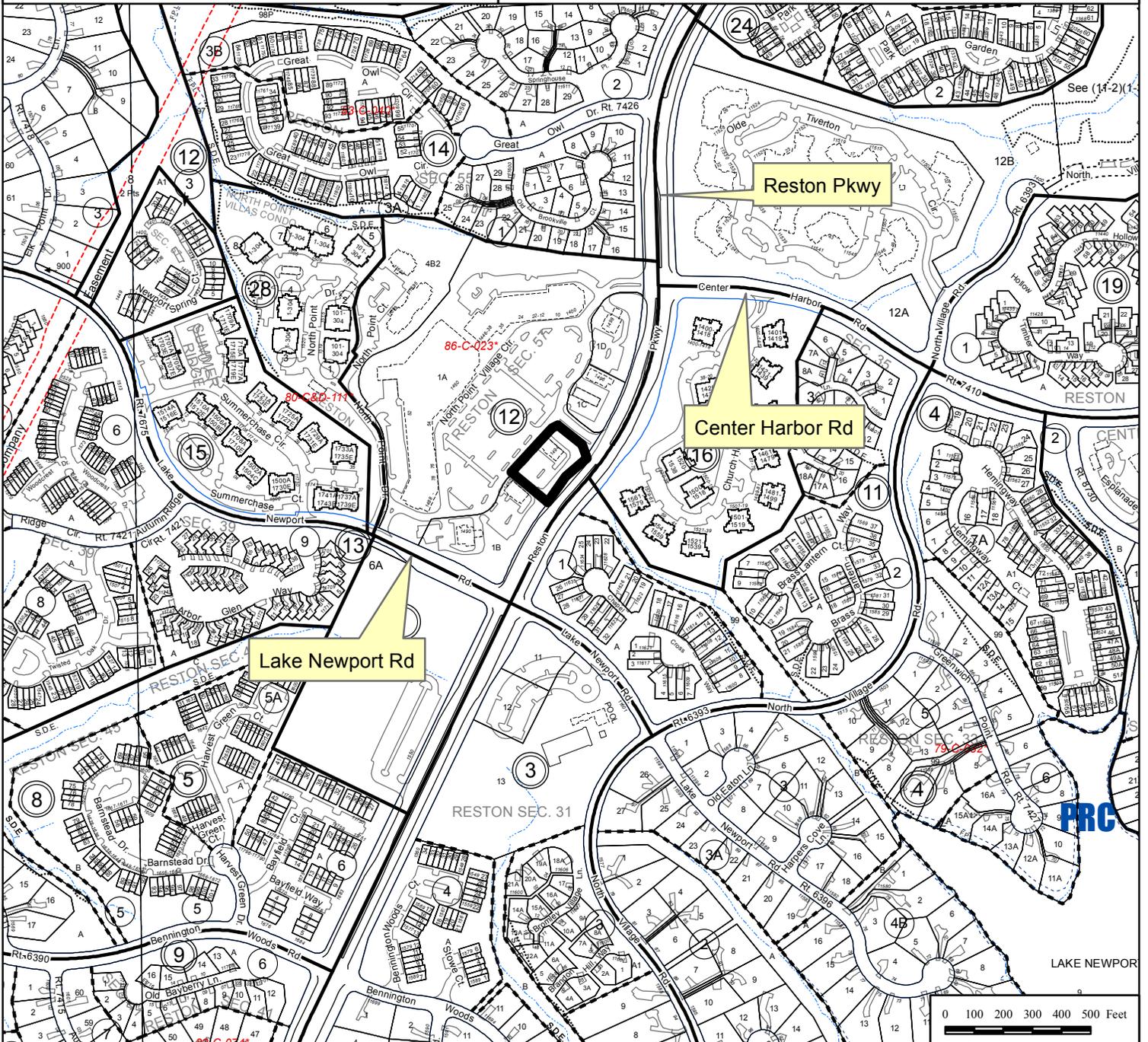
Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 48 hours advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

Planned Residential Community Application

PRC 86-C-023-02

Applicant: CHICK-FIL-A, INC.
Accepted: 10/28/2015
Proposed: FAST FOOD RESTAURANT
Area: 33,505 SQ FT; DISTRICT - HUNTER MILL
Zoning Dist Sect: Located: 1490 NORTH POINT VILLAGE CENTER,
RESTON VA, 20194

Zoning: PRC
Overlay Dist:
Map Ref Num: 011-4- /12/ /0001B (pt.)



PRC PLAN #86-C-023-02

RESTON SECTION 57, BLOCK 1

NORTH POINT VILLAGE CENTER

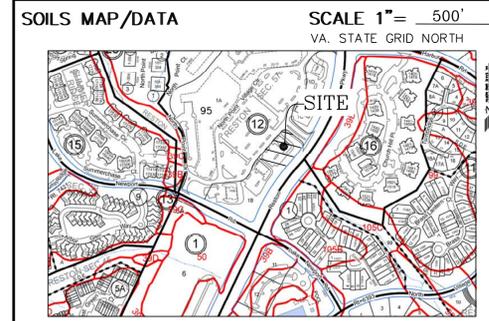
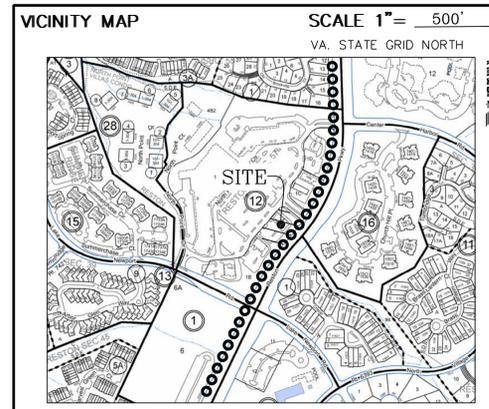


HUNTER MILL DISTRICT

FAIRFAX COUNTY, VIRGINIA

OWNER
 RESTON NORTH POINT VILLAGE LLC
 C/O LERNER CORPORATION
 2000 TOWER OAKS BLVD, 8TH FLR
 ROCKVILLE, MD 20852

DEVELOPER/ APPLICANT
 CHICK-FIL-A, INC.
 5200 BUFFINGTON ROAD
 ATLANTA, GA 30349
 (404) 305-4945



SOIL ID NUMBERS	SERIES NAME	FOUNDATION SUPPORT	SUBSURFACE DRAINAGE	ERODABILITY	PROBLEM CLASS
95	URBAN LAND	N/A	N/A	N/A	IVB

SOILS WITH IDENTIFICATION NUMBERS 52, 56, 57, 59, 82 AND 83 MAY OVERLIE PARENT BEDROCK FORMATIONS WHICH HAVE BEEN FOUND TO CONTAIN NATURALLY OCCURRING ASBESTOS MINERALS. SPECIAL MINIMUM CONSTRUCTION MEASURES AND PRECAUTIONS ARE REQUIRED IN COMPLIANCE WITH HEALTH DEPARTMENT DIRECTIVES WITHIN THESE SOILS OR WITHIN FILL ORIGINATING FROM THESE SOILS.

SHEET INDEX

1. COVER SHEET
2. GENERAL NOTES AND DETAILS
3. OVERVIEW PLAN
4. EXISTING CONDITIONS PLAN
5. PRC PLAN
6. PRC LAYOUT PLAN
- 7-8C. OUTFALL, SWM AND BMP ANALYSIS
9. SIGHT DISTANCE PROFILE
10. OPEN SPACE EXHIBIT
11. PRC EXISTING VEGETATION MAP
12. PRC LANDSCAPE PLAN
13. CONCEPTUAL BUILDING SECTIONS & ELEVATIONS

MODIFICATIONS/WAIVERS

- 1) THE APPLICANT HEREBY REQUESTS A MODIFICATION OF SECTION 13-303 OF THE ZONING ORDINANCE FOR THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS FOR THIS APPLICATION IN FAVOR OF THE LANDSCAPING PROPOSED HEREON.

PLAN DATE	No.	DATE	DESCRIPTION	REV BY	APPROVED	DATE
09-11-15						
10-16-15						
12-30-15						
02-05-16						
03-03-16						

Urban, Ltd.
 7121 Lake River Turnpike
 Annandale, Virginia 22003
 Tel: 703.642.8080
 Fax: 703.642.8251
 www.urban-llc.com

Planners: Engineers - Landscape Architects - Land Surveyors



COVER SHEET
 RESTON SECTION 57, BLOCK 1
 NORTH POINT VILLAGE CENTER
 CHICK-FIL-A
 HUNTER MILL DISTRICT
 FAIRFAX COUNTY, VIRGINIA

SCALE: AS NOTED C.I. =N/A DATE: AUGUST 2015

SHEET
 1
 OF
 13

FILE No.
 PREL-738-2

SITE TABULATIONS

1. TAX MAP	011-4-12-0001B
2A. SITE AREA	2.56 AC (111,534 SF)
2B. PRC PLAN AREA	0.7692 AC (33,505 SF)
3. ZONE:	PRC
4. PROPOSED USE:	FAST FOOD RESTAURANT WITH DRIVE-THROUGH
5. BUILDING DATA:	MAX GROSS FLOOR AREA ALLOWED* = 150,000 SF
	EXISTING GROSS FLOOR AREA = 137,982 SF (PER 8165-MSP-001)
	GROSS FLOOR AREA REMOVED W/PRC = (-) 2,962 SF
	GROSS FLOOR AREA PROPOSED W/PRC = 4,701 SF
	TOTAL PROPOSED GROSS FLOOR AREA = 139,721 SF
	*MAX GROSS FLOOR AREA IS BASED ON OVERALL NORTH POINT VILLAGE CENTER AREA PER DEVELOPMENT PLAN. THE MAXIMUM GROSS FLOOR AREA FOR ALL NON-RESIDENTIAL USES WITHIN THE VILLAGE CENTER SHALL NOT EXCEED 150,000 SQUARE FEET. EXISTING VILLAGE CENTERS WITHIN RESTON CURRENTLY RANGE FROM ABOUT 55,000 TO 110,000 SQUARE FEET OF RETAIL."
6. PROPOSED HEIGHT:	SEE BUILDING DATA CHART ON THIS SHEET
7. OPEN SPACE:	REQUIRED OPEN SPACE: NO REQUIREMENT APPROXIMATE PROPOSED OPEN SPACE WITHIN PRC PLAN LIMITS: ±0.25 AC (±30%)
8. TREE COVER CALCULATION:	SEE COMPUTATIONS ON LANDSCAPE DETAILS SHEET
	NOTE: THE REQUIRED TREE CANOPY WILL BE PROVIDED AT TIME OF FINAL SITE PLAN. PRELIMINARY LANDSCAPE PLAN IS PROVIDED IN THIS PRC PLAN.
	NOTE: ALL SITE TABULATIONS ARE FOR THE PRC PLAN AREA.

BUILDING DATA

BUILDING	GROSS FLOOR AREA (FT ²)	NET FLOOR AREA (FT ²)	FLOOR PRINT AREA (FT ²)	BUILDING HEIGHT (# OF STORIES)(FT.)	SPRINKLER
BUILDING A 1494 RESTON PKWY.	4,701	4,701	4,701	30' MAX (1 STORY)	YES

PARKING TABULATIONS

9. PARKING:

NOTE: PARKING IS BASED ON USES FOR OVERALL NORTH POINT VILLAGE CENTER TO BE CONSISTENT WITH APPROVED SITE PLAN #8165-SP-001 & #8165-MSP-001

A. PARKING REQUIRED BY USE:

1. GENERAL SHOPPING CENTER USE	EXISTING GROSS FLOOR AREA (GFA)	125,515 SF
	GROSS FLOOR AREA REMOVED W/ PRC	- 2,962 SF
	GROSS FLOOR AREA PROPOSED W/ PRC	+ 4,701 SF
	OUTDOOR SEATING AREA PROPOSED W/ PRC	+ 419 SF
	PROPOSED GROSS FLOOR AREA	= 127,673 SF
	PARKING REQUIRED:	511 SPACES
	4 SP/1,000 SF	511 SPACES
	SUBTOTAL	511 SPACES
2. OFFICE	EXISTING GROSS FLOOR AREA (GFA)	2,000 SF
	EXISTING NET FLOOR AREA	1,600 SF
	PARKING REQUIRED:	6 SPACES
	3.6 SP/1,000 SF	6 SPACES
	SUBTOTAL	6 SPACES
3. EATING ESTABLISHMENT	EXISTING GROSS FLOOR AREA (GFA)	10,467 SF
	PARKING REQUIRED:	106 SPACES
	306 TABLE SEATS X 1SP/4 SEATS	= 77 SPACES
	24 COUNTER SEATS X 1SP/2 SEATS	= 12 SPACES
	34 EMPLOYEES X 1SP/2 EMP.	= 17 SPACES
	SUBTOTAL	106 SPACES
	TOTAL PARKING REQUIRED	= 623 SPACES
B. HANDICAPPED PARKING SPACES REQUIRED (2% OF PROVIDED)		= 15 SPACES (INCLUDES 3 VAN ACCESSIBLE)
C. PARKING PROVIDED:		
	TOTAL EXISTING HANDICAPPED PARKING SPACES	17 SPACES (INCLUDES 3 VAN ACCESSIBLE)
	TOTAL REMOVED HANDICAPPED PARKING SPACES W/PRC	- 2 SPACES
	TOTAL PROPOSED HANDICAPPED PARKING SPACES W/PRC	+ 1 SPACE
	SUBTOTAL	16 SPACES (INCLUDES 3 VAN ACCESSIBLE)
	TOTAL EXISTING STANDARD PARKING SPACES	679 SPACES
	TOTAL STANDARD PARKING SPACES REMOVED W/ PRC	- 25 SPACES
	TOTAL STANDARD PARKING SPACES PROPOSED W/ PRC	+ 10 SPACES
	SUBTOTAL	664 SPACES
	TOTAL PARKING PROVIDED	680 SPACES
D. STACKING SPACES AT DRIVE-IN:		
1. #1494 RESTON PARKWAY	REQUIRED:	11 SPACES
	PROVIDED:	17 SPACES (MIN 5 FOR ORDERING STATION)
2. #1490 RESTON PARKWAY	REQUIRED:	12 SPACES
	PROVIDED:	16 SPACES
3. #1498 RESTON PARKWAY	REQUIRED:	10 SPACES
	PROVIDED:	10 SPACES

LOADING SPACE DATA

A. INDIVIDUAL BLDGS/PADS:		
1. FAST FOOD RESTAURANTS W/DRIVE-IN FACILITIES (#1492 & #1494 RESTON PKWY)	EXISTING GROSS FLOOR AREA	5,868 SF
	NET ADDITION W/ PRC PLAN	1,739 SF
	TOTAL GROSS FLOOR AREA	7,607 SF
	NUMBER OF SPACES REQUIRED	0 SPACES
	NUMBER OF SPACES PROVIDED	2 SPACES
2. DRIVE-IN BANKS (#1490 & #1498 RESTON PKWY)	TOTAL GROSS FLOOR AREA	5,044 SF
	NUMBER OF SPACES REQUIRED	0 SPACES
	NUMBER OF SPACES PROVIDED	0 SPACES
3. SERVICE STATION (#1496 RESTON PKWY)	TOTAL GROSS FLOOR AREA	2,658 SF
	NUMBER OF SPACES REQUIRED	0 SPACES
	NUMBER OF SPACES PROVIDED	0 SPACES

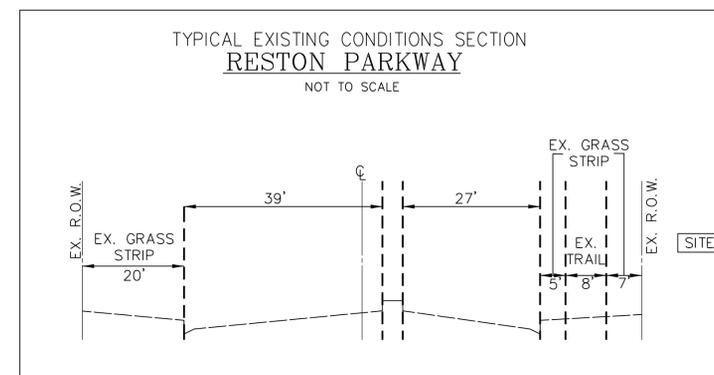
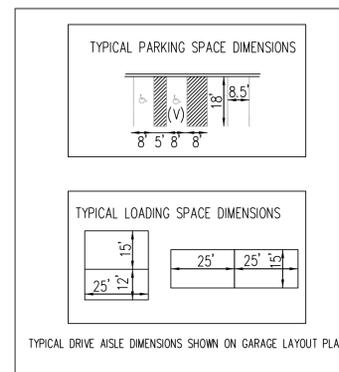
PARKING TABULATIONS (cont)

NO CHANGE WITH PRC PLAN	B. MAIN CENTER	TOTAL GROSS FLOOR AREA	124,412 SF	5 SPACES (MAX PER ZONING ORD.)
		NUMBER OF SPACES REQUIRED		5 SPACES (11-202.15)
		NUMBER OF SPACES PROVIDED		

Note: The Parking and Loading computations are based on the Use Allocation shown, which is subject to change. Applicant reserves the right to adjust the number and/or location of the parking spaces at time of each subsequent final site plan, as long as the minimum number of spaces is provided in accordance with Article 11 of the Fairfax County Zoning Ordinance or pursuant to a parking reduction approved by the Board of Supervisors in accordance with Section 11-102 of the Fairfax County Zoning Ordinance.

GENERAL NOTES

- THE PROPERTY IS IDENTIFIED AS FAIRFAX COUNTY TAX ASSESSMENT MAP: 011-4-((12))-0001B.
- BOUNDARY OBTAINED FROM ALTA SURVEY PREPARED BY BOHLER ENGINEERING. TOPOGRAPHIC SURVEY DATA HAS BEEN COMPILED BASED ON FIELD RUN SURVEY BY BOHLER ENGINEERING DATED 03/07/2014; HORIZONTAL GRID: VCS 83; VERTICAL DATUM: NGVD 29.
- THE SITE IS CURRENTLY DEVELOPED WITH AN EXISTING SHOPPING CENTER. VEGETATION CONSISTS OF TYPICAL COMMERCIAL LANDSCAPING.
- THIS SITE WILL BE SERVED BY PUBLIC SEWER AND WATER.
- THE EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE.
- THE ARCHITECTURAL CONCEPTS AND TYPICAL BULK OF THE PROPOSED STRUCTURES SHALL GENERALLY BE CONSISTENT WITH SIMILAR DEVELOPMENTS IN THE AREA.
- THE LANDSCAPE CONCEPTS, SCREENING MEASURES, AND PROPOSED TREE COVER WILL BE PROVIDED WITH THE FINAL SITE PLAN AND SHALL COMPLY WITH THE PROVISIONS OF CHAPTER 12 OF THE FAIRFAX COUNTY PFM. ANY LANDSCAPE SHEETS INCLUDED IN THE PRC APPLICATION ARE FOR SCHEMATIC PURPOSES ONLY AND ARE SUBJECT TO CHANGE WITH FINAL ENGINEERING, SO LONG AS THE REQUIREMENTS OF CHAPTER 12 OF THE PFM ARE MET.
- THIS PROJECT IS NOT TO BE CONSTRUCTED IN SECTIONS.
- THERE IS NO EXISTING MAPPED FLOODPLAIN ON THE SUBJECT SITE. NO FLOODPLAIN STUDY IS REQUIRED. NO DRAINAGE STUDY IS REQUIRED.
- THERE ARE CLASS IVB SOILS ON THIS SITE, THEREFORE A LIMITED GEOTECHNICAL INVESTIGATION IS REQUIRED TO BE INCORPORATED INTO THE 1ST SUBMISSION SITE PLAN. DEPENDING ON THE ISSUES IDENTIFIED DURING THE REVIEW OF THE PLAN, A DETAILED GEOTECHNICAL REPORT SUBMITTED SEPARATELY MAY BE REQUIRED PRIOR TO THE SECOND SUBMISSION OF THE SITE OR GRADING PLANS.
- EASEMENTS AND/OR LETTERS OF PERMISSION FOR ANY OFFSITE CONSTRUCTION WILL BE PROVIDED WITH FINAL SITE PLAN AS REQUIRED.
- NECESSARY ON-SITE EASEMENTS WILL BE PROVIDED WITH THE FINAL SITE PLAN, SUBJECT TO FINAL DESIGN.
- ACCESS TO THE SITE IS PROVIDED OFF OF RESTON PARKWAY (RTE #602). TO THE BEST OF OUR KNOWLEDGE, NO FURTHER PUBLIC ROAD IMPROVEMENTS ARE REQUIRED.
- PROPOSED UTILITY LAYOUTS ARE SCHEMATIC AND SUBJECT TO CHANGE WITH FINAL SITE DESIGN. INDIVIDUAL UTILITY PLANS AND PROFILES WILL BE SUBMITTED WITH THE SITE PLAN(S) FOR CONSTRUCTION PURPOSES.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO KNOWN GRAVES, OR OBJECTS OR STRUCTURES MARKING A BURIAL SITE SITE ON THE SUBJECT SITE.
- AN EXISTING MAJOR PAVED TRAIL RUNS ALONG THE PROPERTY FRONTAGE CONSISTENT WITH THE COUNTYWIDE TRAILWAYS PLAN.
- IT IS REASONABLE TO CONCLUDE AT THIS TIME THAT NO HAZARDOUS OR TOXIC SUBSTANCES, HAZARDOUS WASTES OR PETROLEUM PRODUCTS ARE TO BE GENERATED, UTILIZED, STORED, TREATED AND/OR DISPOSED OF ON THIS SITE. THERE ARE NO EXISTING STORAGE FACILITIES FOR SUCH PRODUCTS ON THIS SITE. IF ANY SUBSTANCES ARE FOUND, THE METHODS FOR DISPOSAL SHALL ADHERE TO COUNTY, STATE, OR FEDERAL LAW.
- THERE ARE NO KNOWN SCENIC ASSETS OR NATURAL FEATURES ON THE SUBJECT SITE WHICH WOULD DESERVE PROTECTION OR PRESERVATION.
- STORM WATER MANAGEMENT AND BEST MANAGEMENT PRACTICES FOR THIS PARCEL ARE MET WITH AN EXISTING OFF-SITE SWM POND (LOCATED ADJACENT TO RESTON SECTION 59, BLOCK 1) THAT WAS BUILT UNDER FAIRFAX PLAN #4816-SD, COMPLETED 08/02/1988) THE COUNTY ID FOR THIS POND IS 0336DP. SHEET 8 HAS BEEN PROVIDED FOR REFERENCE FROM THE ORIGINAL DESIGN PLAN. BEST MANAGEMENT PRACTICES FOR THIS SITE ARE MET WITH THE EXISTING STORM WATER MANAGEMENT FACILITY WP 0050 LOCATED IN SHAKER WOODS, WHICH WAS DESIGNED AND CONSTRUCTED WITH FAIRFAX COUNTY PLAN #6760-SD, COMPLETED IN 1995. THIS PLAN IS CONSISTENT WITH THE APPROVED DEVELOPMENT OF THE NORTH POINT VILLAGE CENTER. WAIVER TO USE OFF-SITE SWM AND BMP WAS APPROVED 8/5/91 AND IS PROVIDED ON SHT. 8 FOR REFERENCE. THE PROPOSED DEVELOPMENT MAINTAINS THE ORIGINAL DESIGN INTENT, THEREFORE THE WAIVER IS STILL VALID. IN THE EVENT THAT IT IS DETERMINED THAT ARTICLE 4 OF THE SWM ORDINANCE IS APPLICABLE, AN OPTION B SCENARIO IS PRESENTED TO SHOW HOW THE SITE COULD MEET THOSE REQUIREMENTS.
- THE DISTURBANCE ASSOCIATED WITH THE PROPOSED IMPROVEMENTS DOES NOT ENCR OACH ON ANY FAIRFAX COUNTY MAPPED RESOURCE PROTECTION AREA. THERE IS NO RPA ON THE SUBJECT SITE, PER THE FAIRFAX COUNTY MAPS.
- THE EXTERNAL AND INTERNAL PEDESTRIAN CIRCULATION SYSTEM (INCLUDING TRAILS AND SIDEWALKS) SHALL BE PROVIDED AS GENERALLY SHOWN ON THIS PRC PLAN, SUBJECT TO FINAL DESIGN.
- ALL ARCHITECTURAL FEATURES (I.E. THE BUILDING SECTIONS AND FLOOR PLANS) PROVIDED IN THIS PRC PLAN ARE SUBJECT TO MODIFICATION OR REVISION AS PART OF FINAL ENGINEERING, SITE PLAN APPROVAL, AND BUILDING PERMIT.
- IN ACCORDANCE WITH PARAGRAPH 2 OF SECTION 16-204 OF THE ZONING ORDINANCE, MINOR MODIFICATIONS TO THE SIZE, DIMENSIONS, FOOTPRINTS, AND LOCATION OF BUILDINGS, PARKING SPACES, GARAGES, RETAINING WALLS AND SIDEWALKS MAY OCCUR WITH FINAL ENGINEERING AND DESIGN.
- SILTATION CONTROL DEVICES AND PRACTICES, AS WELL AS CLEARING AND GRADING LIMITS WILL BE CLEARLY DEPICTED ON THE SITE PLAN(S) TO BE SUBMITTED FOR APPROVAL PRIOR TO THE START OF CONSTRUCTION. THE LIMITS OF CLEARING AND GRADING DEPICTED ON THIS PRC PLAN IS APPROXIMATE AND IS SUBJECT TO CHANGE WITH FINAL ENGINEERING.
- ALL PUBLIC STREETS SHALL CONFORM TO FAIRFAX COUNTY AND/OR VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT) STANDARDS AND SPECIFICATIONS UNLESS MODIFIED. PRIVATE STREETS SHALL CONFORM TO STANDARDS SET BY THE FAIRFAX COUNTY PUBLIC FACILITIES MANUAL SECTION 7 UNLESS MODIFIED.
- SIGNAGE WILL BE PROVIDED IN ACCORDANCE WITH ARTICLE 12 OF THE ZONING ORDINANCE AND/OR A COMPREHENSIVE SIGN PLAN IN COMPLIANCE WITH THE RESTON ASSOCIATION DESIGN GUIDELINES AND AS APPROVED BY THE RESTON ASSOCIATION DRB. FINAL LOCATIONS OF SIGNAGE WILL BE DEVELOPED AT A LATER DATE.
- LOCATIONS OF MECHANICAL EQUIPMENT (INCLUDING TRANSFORMERS AND GENERATORS) ON SITE TO BE PROVIDED WITH THE FINAL SITE PLAN.
- AVAILABLE FIRE FLOW WILL BE DETERMINED BY FAIRFAX WATER PRIOR TO FINAL SITE PLAN.
- IT IS ANTICIPATED THAT SOLID WASTE WILL BE COLLECTED ONSITE BY A PRIVATE CONTRACTOR TWICE A WEEK. THE TYPE AND SIZE OF CONTAINERS WILL BE PROVIDED WITH FINAL SITE PLAN.
- ALL EASEMENTS SHOWN ON THIS PRC PLAN ARE APPROXIMATE.
- THIS PROPOSED DEVELOPMENT IS IN CONFORMANCE WITH THE COMPREHENSIVE PLAN AND ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED CONDITIONS.



LEGEND

— SITE PROPERTY LINE	78.40	PROP. SPOT ELEVATION	⊙	LOADING SPACE DESIGNATOR	⊞	EXISTING TRANSFORMER
— PROPOSED STORM DRAIN	481.7	EXISTING CONTOUR	⊞	PARKING SPACE COUNTER	T	PROPOSED TRANSFORMER
— EXISTING STORM DRAIN	PRC	EXISTING SPOT ELEVATION	⊞	EXISTING TREE	⊞	EXISTING OVERHEAD WIRES
— PROPOSED SANITARY SEWER	⊞	APPROX. LIMITS OF CLEARING AND GRADING & PRC PLAN	⊞	EXISTING AIR CONDITIONING UNIT	A/C	EXISTING TRAFFIC SIGNAL POLE
— EXISTING SANITARY SEWER	EP	PROPOSED CURB	⊞	EXISTING POWER POLE	⊞	EXISTING GAS VALVE
— EX. WATER VALVE	⊞	PROP. EDGE OF PAVEMENT	⊞	EX. POWER POLE W/ GUY	⊞	
— EX. FIRE HYDRANT	⊞	EXISTING EDGE OF PAVEMENT	⊞	EX. SIGN	⊞	
— PROPOSED CONTOUR	⊞	EXISTING CURB	⊞	EXISTING FENCE	⊞	
	⊞	HC VAN SPACE	⊞	EXISTING ELECTRIC LINE	⊞	
	⊞	HC SPACE	⊞			

PLAN DATE: 09-11-15, 10-16-15, 12-30-15, 02-05-16, 03-03-16

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

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GENERAL NOTES AND DETAILS
RESTON SECTION 57, BLOCK 1
NORTH POINT VILLAGE CENTER
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HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

DATE: AUGUST 2015

C.I. N/A

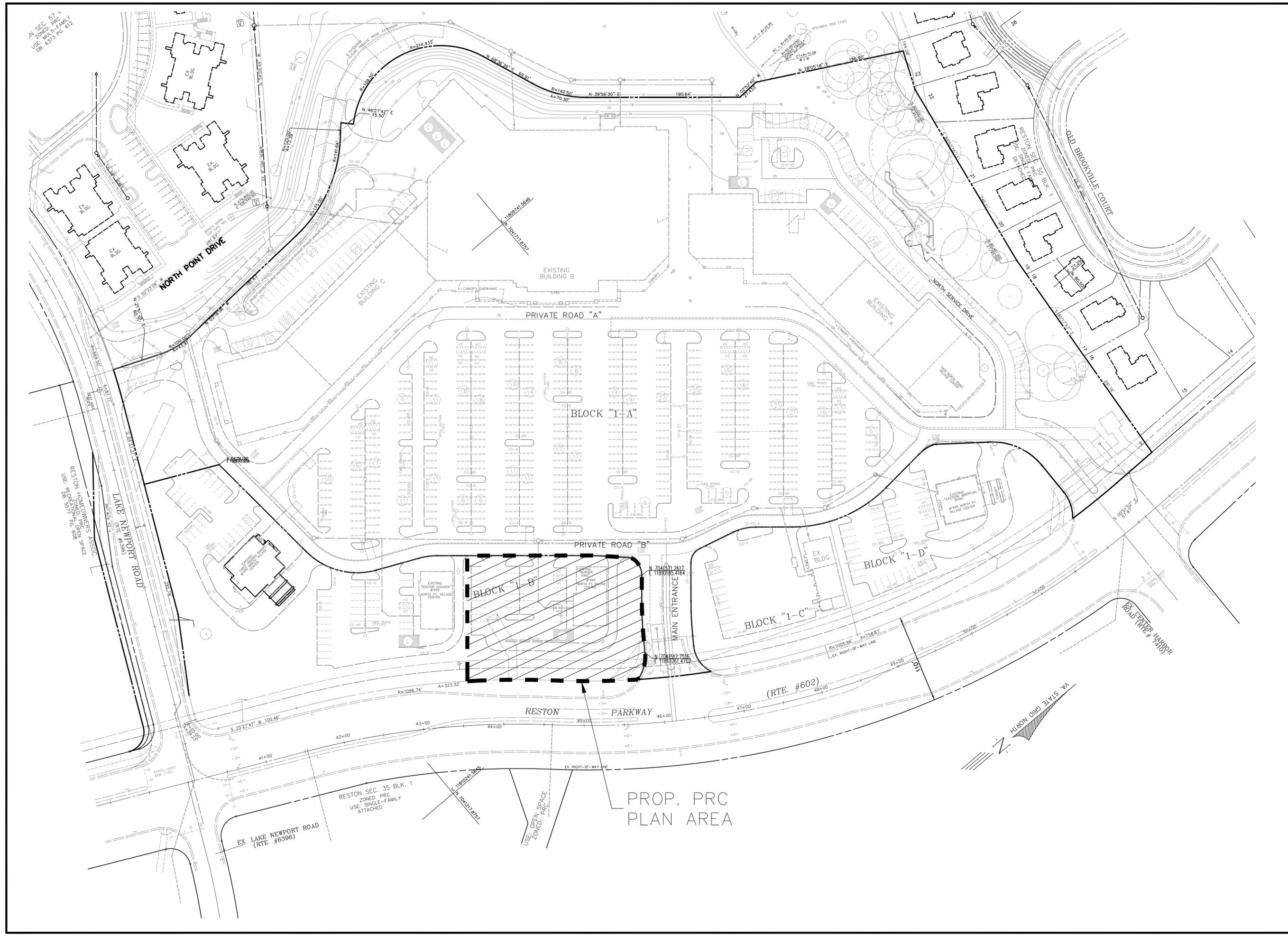
SCALE: AS NOTED

SHEET 2 OF 13

FILE No. PREL-738-2

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ZONED: PRC
USE: MULTIFAMILY
DB: 633 Pg. 612

PLANDATE	NO.	DATE	DESCRIPTION	REVIEWED	APPROVED	DATE
09-11-15						
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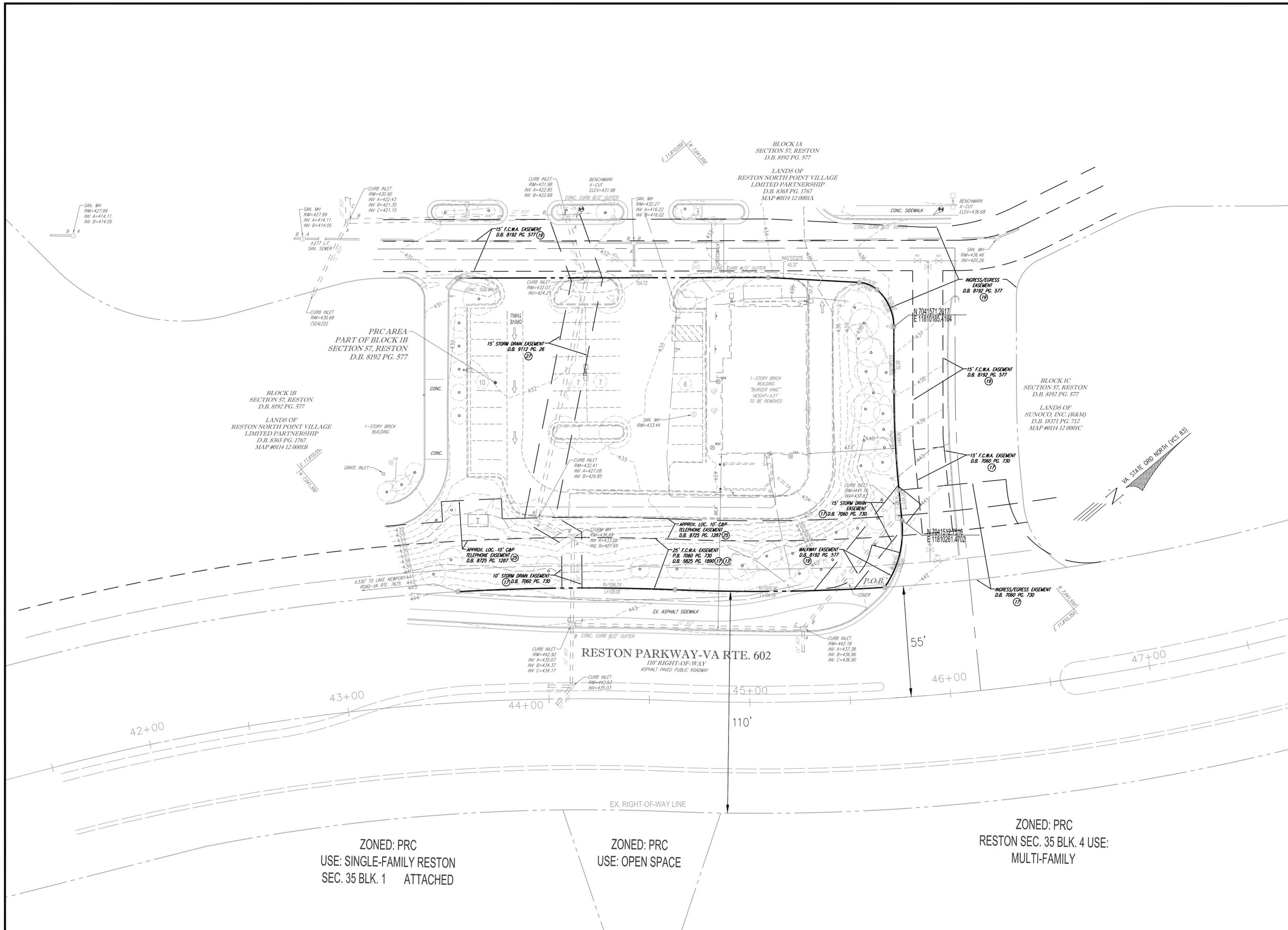


COMMONWEALTH OF VIRGINIA
Peter P. Crawford
Lic. No. 049081
07/07/16
PROFESSIONAL
ENGINEER

OVERVIEW PLAN
RESTON SECTION 57, BLOCK 1
NORTH POINT VILLAGE CENTER
CHICK-FIL-A
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA
C.I. = N/A

DATE: AUGUST 2015
SCALE: 1"=50'

SHEET
3
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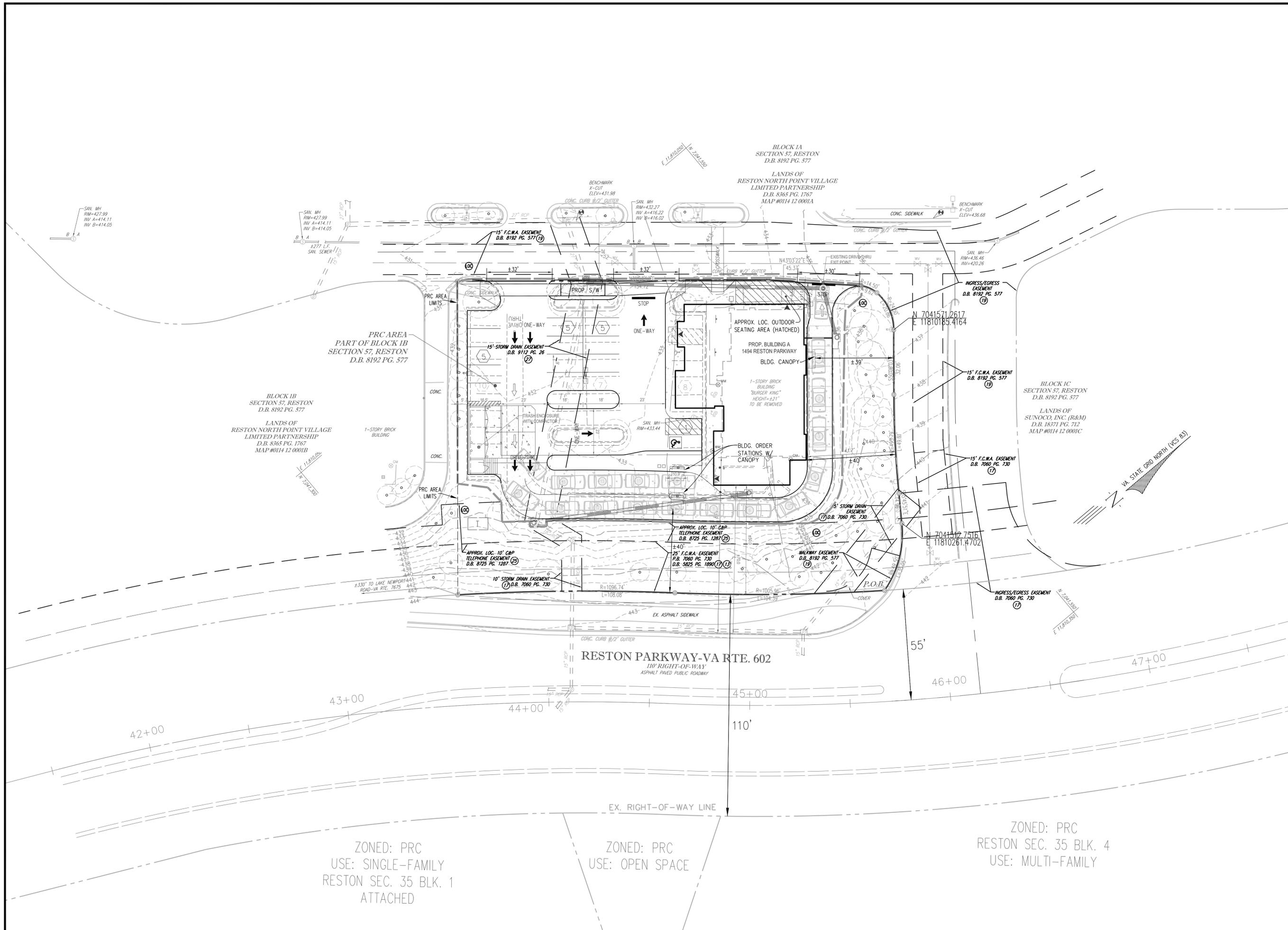


EXISTING CONDITIONS PLAN
 RESTON SECTION 57, BLOCK 1
 NORTH POINT VILLAGE CENTER
 CHICK-FIL-A
 HUNTER MILL DISTRICT
 FAIRFAX COUNTY, VIRGINIA

DATE: AUGUST 2015
 SCALE: 1"=20'
 SHEET 4 OF 13
 FILE No. PREL-738-2

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

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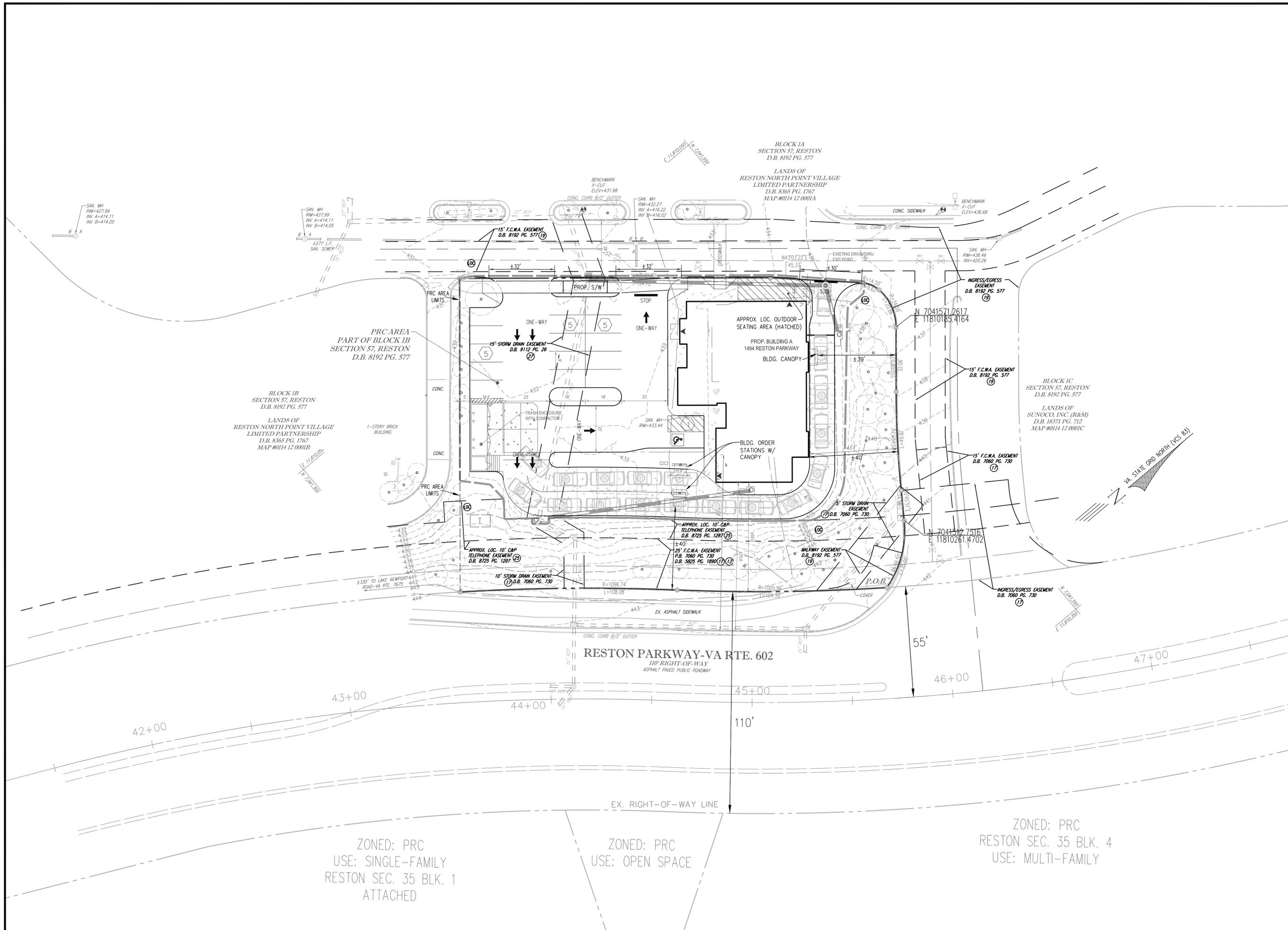


PRC PLAN
 RESTON SECTION 57, BLOCK 1
 NORTH POINT VILLAGE CENTER
 CHICK-FIL-A
 HUNTER MILL DISTRICT
 FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=20'
 DATE: AUGUST 2015

SHEET 5 OF 13
 FILE No. PREL-738-2

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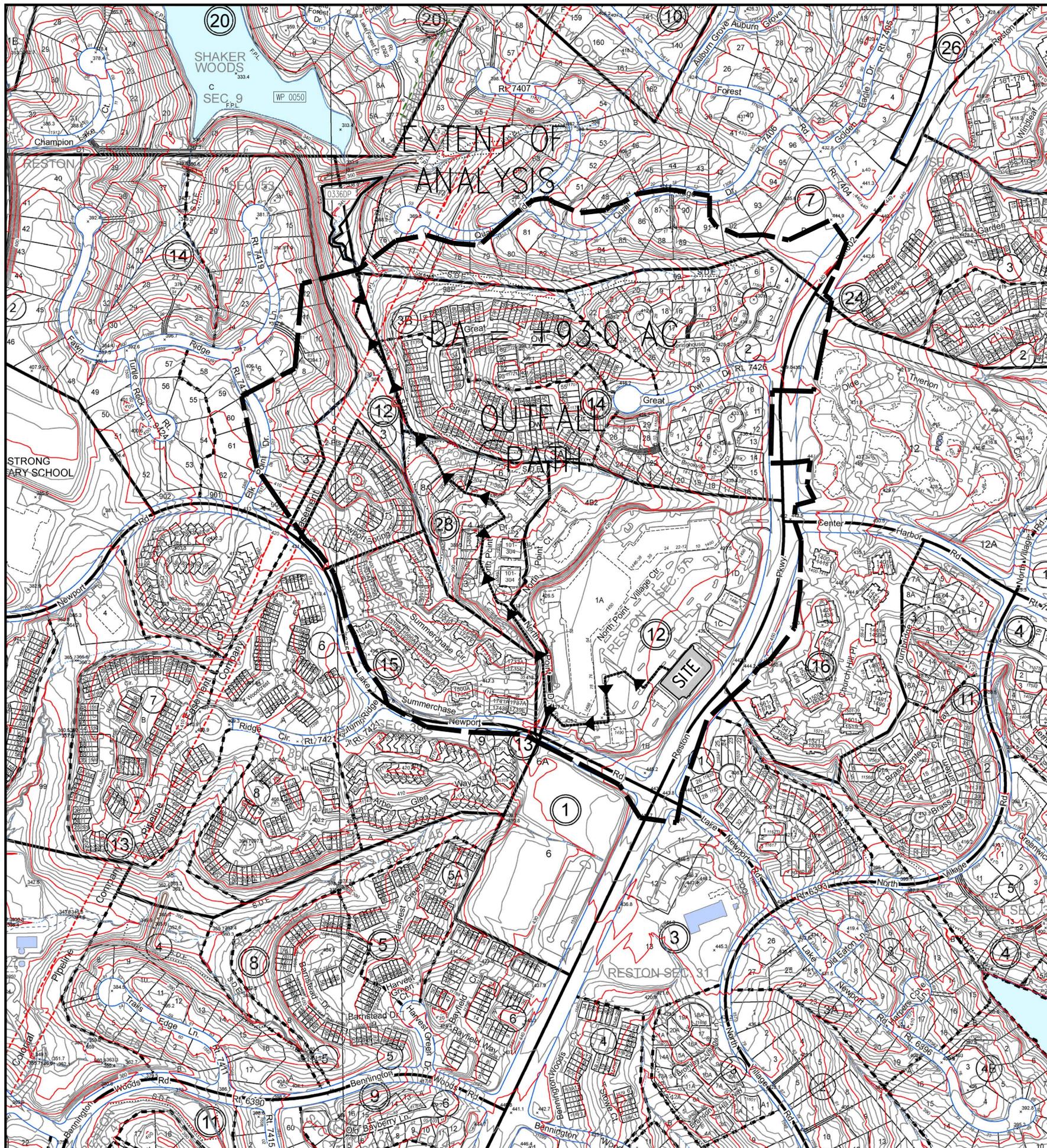


PRC LAYOUT PLAN
 RESTON SECTION 57, BLOCK 1
 NORTH POINT VILLAGE CENTER
 CHICK-FIL-A
 HUNTER MILL DISTRICT
 FAIRFAX COUNTY, VIRGINIA
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DATE: AUGUST 2015
 SHEET 6 OF 13
 FILE No. PREL-738-2

PLANNERS: ENGINEERS - LANDSCAPE ARCHITECTS - LAND SURVEYORS

M:\Jobs\Reston\NORTH POINT 4p-738\Chick Fil A\PRC\738-2-PRC-LAYOUT-PLAN.dwg, 3/3/2016 4:54:28 PM, dnguyen



OUTFALL NARRATIVE

THIS PRC PLAN PROPOSES A NEGLIGIBLE DECREASE IN IMPERVIOUS AREA OF 0.01 ACRES. THE EXISTING DRAINAGE PATTERNS WILL NOT BE ALTERED WITH THIS MINOR SITE PLAN. THE DECREASE IN IMPERVIOUS AREA WILL NOT ALTER THE DESIGN RUNOFF FROM THE SITE. THERE IS NO CHANGE TO THE OUTFALL NARRATIVE PROVIDED WITH FFX CO. #8165-SP-01 (PROVIDED ON SHEET 8 FOR REFERENCE). IT IS THE OPINION OF URBAN-LTD THAT THERE WILL BE NO ADVERSE DOWNSTREAM EFFECTS AS A RESULT OF THIS SITE PLAN.

STORM WATER MANAGEMENT NARRATIVE

SWM REQUIREMENTS FOR THIS SITE ARE MET WITH AN EXISTING OFF-SITE SWM POND (LOCATED ADJACENT TO RESTON SECTION 59, BLOCKS 1 AND 4) THAT WAS BUILT UNDER FAIRFAX PLAN #4816-SD, COMPLETED 08/02/1988. THE COUNTY ID FOR THIS POND IS 0336DP. SHEET 8 HAS BEEN PROVIDED FOR REFERENCE FROM THE ORIGINAL DESIGN PLAN. THE APPROXIMATE LOCATION OF THE SITE HAS BEEN IDENTIFIED ON SHEET 8 FOR REFERENCE TO SHOW THAT IT IS WITHIN THE WATERSHED OF THE POND. THE PROPOSED MINOR SITE PLAN IS CONSISTENT WITH THE ORIGINAL DESIGN CRITERIA.

THIS DETENTION POND WAS DESIGNED TO MANAGE ALL OF THE DEVELOPED WATERSHED THAT DRAINS TO IT, INCLUDING THE VILLAGE CENTER. THE DESIGN RUNOFF FROM THE SITE IS NOT INCREASED BY THIS MINOR SITE PLAN (SEE COMPUTATION BELOW). THEREFORE THIS POND STILL MEETS THE SWM REQUIREMENTS FOR THE SITE AND THE OFFSITE SWM WAIVER THAT WAS APPROVED TO USE THIS POND WITH FFX COUNTY PLAN #8165-SP-01 IS STILL VALID. THE WAIVER LETTER IS PROVIDED ON SHEET 8 FOR REFERENCE.

PLEASE ALSO REFER TO THE STORMWATER MANAGEMENT NARRATIVE FROM THE ORIGINAL SITE PLAN, PROVIDED FOR REFERENCE ON SHEET 8. THE WAIVER IS PROVIDED ON SHEET 8 ALSO.

PRE / POST DEVELOPMENT RUNOFF COMPUTATION

PRC PLAN AREA	=	33,505 SF (0.77 AC)
SITE / DISTURBED AREA	=	22,784 SF (0.52 AC)
PRE IMPERVIOUS AREA	=	19,906 SF
PRE OVERALL C FACTOR	=	0.82
POST IMPERVIOUS AREA	=	19,482 SF
POST OVERALL C FACTOR	=	0.81

THERE IS A NEGLIGIBLE DECREASE IN IMPERVIOUS AREA, THEREFORE THE OVERALL C FACTOR FOR THE SITE IS GENERALLY THE SAME FOR THE PRE AND POST DEVELOPMENT CONDITION.

BMP NARRATIVE

BMP REQUIREMENTS ARE MET WITH THE EXISTING STORM WATER MANAGEMENT FACILITY (WP 0050) LOCATED IN SHAKER WOODS, WHICH WAS DESIGNED AND CONSTRUCTED WITH FAIRFAX COUNTY PLAN #6760-SD-01, COMPLETED IN 1995. AS DISCUSSED IN THE OUTFALL AND SWM NARRATIVES ABOVE, THIS PRC PLAN DOES NOT INCREASE THE DESIGN RUNOFF FROM THE SITE. SHEETS 8A AND 8B HAVE BEEN PROVIDED FOR REFERENCE FROM THE ORIGINAL DESIGN PLAN, WHICH SHOW THAT THE POND WAS DESIGNED FOR A C FACTOR OF 0.83, WHICH IS CONSISTENT WITH THE PROPOSED PRC PLAN. THE APPROXIMATE LOCATION OF THE SITE HAS BEEN IDENTIFIED ON SHEET 8B FOR REFERENCE TO SHOW THAT IT IS WITHIN THE WATERSHED OF 168.1 ACRES. THE BMP ANALYSIS COMPUTATIONS BELOW SHOW THAT THIS POND SERVES AS A BMP FOR THE ENTIRE WATERSHED OF 168.1 ACRES.

BMP ANALYSIS FOR "SHAKER WOODS" STORMWATER MANAGEMENT FACILITY
(SEE SHEETS 8A & 8B FOR REFERENCE)

- If V/V is greater than or equal to 4.0, the facility serves as a BMP pond (per "Northern Virginia BMP Handbook").
 V = Volume of storage at permanent water surface elevation
 V = Mean rainfall exit runoff volume = $D.A. \times C \times .4/12$ (ac-ft.)
 $D.A.$ = Drainage area
 C = Runoff Coefficient
- $V = \pm 39.3$ ac-ft. (1,711,950 CF) at W.S.E. 334 (SEE SHEET 8A FOR VOLUME)
- $DA = 135$ AC (FROM RESTON SECTION 59, BLOCK 1&4 POND)
 ± 33.1 AC (FROM SHAKER WOODS)
 168.1 AC (SEE SHEET 8B FOR DRAINAGE AREA)
- $V = 168.1$ AC $\times 0.83 \times 0.4/12 = 4.65$ ac-ft
- $V/V = 39.3 / 4.65 = 8.45 > 4.0$. Therefore, this facility serves as a BMP pond.

VA STATE GRID NORTH



The following information is required to be shown or provided in all zoning applications, or a waiver request of the submission requirement with justification shall be attached. Note: Waivers will be acted upon separately. Failure to adequately address the required submission information may result in a delay in processing this application.

This information is required under the following Zoning Ordinance Sections:

- | | |
|--|---|
| Special Permits (Sect. 9-011.21 & 2L) | Special Exceptions (Sect. 9-011.21 & 2L) |
| Cluster Subdivision (Sect. 9-615 1G & 1N) | Commercial Revitalization Districts (Sect. 9-622 2A(12) & (14)) |
| Development Plans PRC District (Sect. 16-302 3 & 4L) | PRC Plan (Sect. 16-303 1E & 1 O) |
| FDP P Districts (Sect. 16-502 1A (6) & (17)) | Amendments (Sect. 18-202 10F & 10I) |

1. Plot is at a minimum scale of 1"=50' (Unless it is depicted on one sheet with a minimum scale of 1"=100')
2. A graphic depicting the stormwater management facility(ies) and limits of clearing and grading accommodate the stormwater management facility(ies), storm drainage pipe systems and outlet protection, pond spillways, access roads, site outfalls, energy dissipation devices, and stream stabilization measures as shown on THIS SHEET. If infiltration is proposed the soils should be tested for suitability prior to submission of the development plan and results of the infiltration test provided as part of the description of the facility.

Facility Name/ Type & No. (i.e. pond, detention basin, underground vault, etc.)	On-site area served (acres)	Off-site area served (acres)	Drainage area (acres)	Footprint area (sf)	Storage volume (cf)	If pond, dam height (ft.)
EX. WP 0050	0.77	±167.33	±168.1	±227,000	±1,711,950	±25'
EX. 0336DP	0.77	±22.23	±23.0	±56,000	±357,600	±25'
Totals:						

3. Provide:
 4. Onsite drainage channels, outfalls and pipe systems are shown on Sheet(s) 5-6. Pond inlet and outlet pipe systems are shown on Sheet(s) N/A
 5. Maintenance access (road) to stormwater management facility(ies) are shown on N/A.
(asphalt, geoblock, gravel, etc.)
 6. Landscaping and tree preservation in and near the stormwater management facility is shown on Sheet(s) N/A
 7. Stormwater management and BMP narratives including Virginia Runoff Reduction Spreadsheet and descriptions of how detention and best management practices requirements will be met are provided on THIS SHEET.
 8. A description of existing conditions of each numbered site outfall extended downstream from the site to a point which is at least 100 times the site area or which has a drainage area of at least one square mile (640 acres) is provided on THIS SHEET. If the outfall is proposed to be improved off-site it should be specifically noted.
 9. A detailed description and analysis of how the channel protection requirements and flood protection requirements of each numbered outfall will be satisfied per Stormwater Management Ordinance and Public Facilities Manual are provided on THIS SHEET.
 10. Existing topography with maximum contour intervals of two (2) feet and a note as to whether it is an air survey or field run is provided on Sheet(s) 5
 11. A submission waiver is required for EXISTING OFF-SITE SWM WAIVER PROVIDED ON SHEET 8
 12. Stormwater management is not required because _____

NOTE: ALL FIGURES LISTED ARE APPROXIMATE

OPTION A

PLAN DATE	NO.	DATE	DESCRIPTION	REVIEW APPROVED	DATE
09-11-15					
10-16-15					
12-30-15					
02-05-16					
03-03-16					

Urban Ltd.
7711 Lakeside Turnpike
Arlington, Virginia 22203
Tel: 703.642.8080
Fax: 703.642.8251
www.urban-ltd.com

Planners: Engineers: Landscape Architects: Land Surveyors



OUTFALL, SWM AND BMP ANALYSIS
RESTON SECTION 57, BLOCK 1
NORTH POINT VILLAGE CENTER
CHICK-FIL-A
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: N/A
DATE: AUGUST 2015
C.I. = N/A

SHEET
7
OF
13

FILE No.
PREL-738-2

OUTFALL CHANNEL COMPUTATIONS

2 YR STORM
STATION 15+00

SECTION 1	CHANNEL	STA 0 + 0	BASE 0 = 156
FLOW RATE	AREA	VEL	CONVEY
CHANNEL 156.0	62.8	2.5	1008
OVERBANK 0.0	0.0	0.0	0
WSEL = 362.51	VEL HD = 0.096	JUMP ELEV = 0.00	
CRUVEL = 0.00	EN LOSS = 0.000	STA JUMP = 0.00	
TOP WID = 56	EN 60 LN = 362.61	JMP LOSS = 0.000	
CHNL SLP = 2.3669 %	DEPTH = 2.16	Subcritical flow	

POINT	STATION	ELEVATION	POINT	STATION	ELEVATION
1	0.00	366.00	2	18.00	364.00
3	42.00	362.00	4	90.00	360.35
5	87.00	362.00	6	105.00	364.00
7	117.00	364.50	8	0.00	0.00

STATION 15+49

SECTION 2	CHANNEL	STA 0 + 49	BASE 0 = 156
FLOW RATE	AREA	VEL	CONVEY
CHANNEL 156.0	61.4	2.5	981
OVERBANK 0.0	0.0	0.0	0
WSEL = 363.71	VEL HD = 0.100	JUMP ELEV = 0.00	
CRUVEL = 0.00	EN LOSS = 1.206	STA JUMP = 0.00	
TOP WID = 55	EN 60 LN = 363.81	JMP LOSS = 0.000	
CHNL SLP = 2.3669 %	DEPTH = 2.21	Subcritical flow	

POINT	STATION	ELEVATION	POINT	STATION	ELEVATION
1	0.00	368.00	2	23.00	366.00
3	47.00	364.00	4	70.00	362.00
5	75.00	361.50	6	83.00	362.00
7	105.00	364.00	8	140.00	366.00
9	157.00	369.00	10	0.00	0.00

STATION 15+96

SECTION 3	CHANNEL	STA 0 + 96	BASE 0 = 156
FLOW RATE	AREA	VEL	CONVEY
CHANNEL 127.1	39.2	3.2	1042
OVERBANK 28.9	25.4	1.1	236
WSEL = 364.66	VEL HD = 0.137	JUMP ELEV = 0.00	
CRUVEL = 0.00	EN LOSS = 0.989	STA JUMP = 0.00	
TOP WID = 75	EN 60 LN = 364.80	JMP LOSS = 0.000	
CHNL SLP = 3.1915 %	DEPTH = 1.66	Subcritical flow	

POINT	STATION	ELEVATION	POINT	STATION	ELEVATION
1	0.00	368.00	2	27.00	366.00
3	45.00	365.00	4	47.00	364.00
5	49.00	363.00	6	69.00	363.00
7	71.00	364.00	8	73.00	364.50
9	89.00	364.50	10	103.00	366.00
11	110.00	363.24	12	117.00	364.00
13	135.00	366.00	14	154.00	368.00

10 YR STORM
STATION 15+00

SECTION 1	CHANNEL	STA 0 + 0	BASE 0 = 221.86
FLOW RATE	AREA	VEL	CONVEY
CHANNEL 221.9	79.8	2.8	1403
OVERBANK 0.0	0.0	0.0	0
WSEL = 362.30	VEL HD = 0.120	JUMP ELEV = 0.00	
CRUVEL = 0.00	EN LOSS = 0.000	STA JUMP = 0.00	
TOP WID = 62	EN 60 LN = 362.92	JMP LOSS = 0.000	
CHNL SLP = 2.3669 %	DEPTH = 2.45	Subcritical flow	

POINT	STATION	ELEVATION	POINT	STATION	ELEVATION
1	0.00	366.00	2	18.00	364.00
3	42.00	362.00	4	90.00	360.35
5	87.00	362.00	6	105.00	364.00
7	117.00	364.50	8	0.00	0.00

STATION 15+49

SECTION 2	CHANNEL	STA 0 + 49	BASE 0 = 221.86
FLOW RATE	AREA	VEL	CONVEY
CHANNEL 221.9	80.2	2.8	1398
OVERBANK 0.0	0.0	0.0	0
WSEL = 364.03	VEL HD = 0.119	JUMP ELEV = 0.00	
CRUVEL = 0.00	EN LOSS = 1.230	STA JUMP = 0.00	
TOP WID = 63	EN 60 LN = 364.15	JMP LOSS = 0.000	
CHNL SLP = 2.3669 %	DEPTH = 2.53	Subcritical flow	

POINT	STATION	ELEVATION	POINT	STATION	ELEVATION
1	0.00	368.00	2	23.00	366.00
3	47.00	364.00	4	70.00	362.00
5	75.00	361.50	6	83.00	362.00
7	105.00	364.00	8	140.00	366.00
9	157.00	369.00	10	0.00	0.00

STATION 15+96

SECTION 3	CHANNEL	STA 0 + 96	BASE 0 = 221.86
FLOW RATE	AREA	VEL	CONVEY
CHANNEL 163.6	47.3	3.5	1400
OVERBANK 58.3	40.7	1.4	499
WSEL = 364.96	VEL HD = 0.145	JUMP ELEV = 0.00	
CRUVEL = 0.00	EN LOSS = 0.982	STA JUMP = 0.00	
TOP WID = 82	EN 60 LN = 365.10	JMP LOSS = 0.000	
CHNL SLP = 3.1915 %	DEPTH = 1.96	Subcritical flow	

POINT	STATION	ELEVATION	POINT	STATION	ELEVATION
1	0.00	368.00	2	27.00	366.00
3	45.00	365.00	4	47.00	364.00
5	49.00	363.00	6	69.00	363.00
7	71.00	364.00	8	73.00	364.50
9	89.00	364.50	10	103.00	366.00
11	110.00	363.24	12	117.00	364.00
13	135.00	366.00	14	154.00	368.00

100 YR STORM
STATION 15+00

SECTION 1	CHANNEL	STA 0 + 0	BASE 0 = 311.99
FLOW RATE	AREA	VEL	CONVEY
CHANNEL 312.0	102.1	3.1	1965
OVERBANK 0.0	0.0	0.0	0
WSEL = 363.14	VEL HD = 0.145	JUMP ELEV = 0.00	
CRUVEL = 0.00	EN LOSS = 0.000	STA JUMP = 0.00	
TOP WID = 69	EN 60 LN = 363.29	JMP LOSS = 0.000	
CHNL SLP = 2.3669 %	DEPTH = 2.79	Subcritical flow	

POINT	STATION	ELEVATION	POINT	STATION	ELEVATION
1	0.00	366.00	2	18.00	364.00
3	42.00	362.00	4	90.00	360.35
5	87.00	362.00	6	105.00	364.00
7	117.00	364.50	8	0.00	0.00

STATION 15+49

SECTION 2	CHANNEL	STA 0 + 49	BASE 0 = 311.99
FLOW RATE	AREA	VEL	CONVEY
CHANNEL 312.0	106.0	3.0	1962
OVERBANK 0.0	0.0	0.0	0
WSEL = 364.38	VEL HD = 0.140	JUMP ELEV = 0.00	
CRUVEL = 0.00	EN LOSS = 1.238	STA JUMP = 0.00	
TOP WID = 73	EN 60 LN = 364.52	JMP LOSS = 0.000	
CHNL SLP = 2.3669 %	DEPTH = 2.88	Subcritical flow	

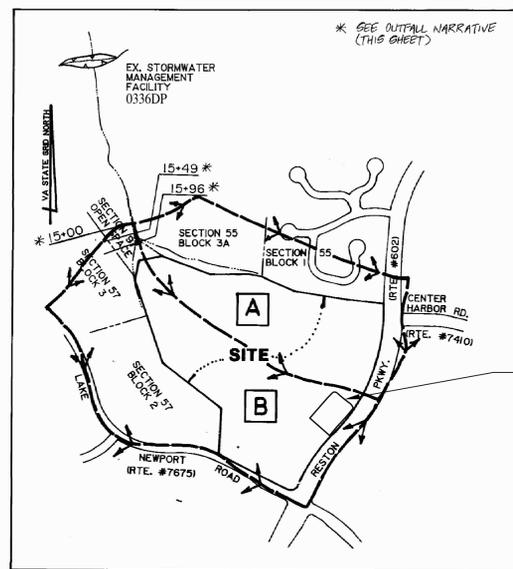
POINT	STATION	ELEVATION	POINT	STATION	ELEVATION
1	0.00	368.00	2	23.00	366.00
3	43.00	364.00	4	70.00	362.00
5	75.00	361.50	6	83.00	362.00
7	105.00	364.00	8	140.00	366.00
9	157.00	369.00	10	0.00	0.00

STATION 15+96

SECTION 3	CHANNEL	STA 0 + 96	BASE 0 = 311.99
FLOW RATE	AREA	VEL	CONVEY
CHANNEL 213.3	56.7	3.8	1893
OVERBANK 98.2	60.3	1.6	870
WSEL = 365.29	VEL HD = 0.164	JUMP ELEV = 0.00	
CRUVEL = 0.00	EN LOSS = 0.935	STA JUMP = 0.00	
TOP WID = 91	EN 60 LN = 365.46	JMP LOSS = 0.000	
CHNL SLP = 3.1915 %	DEPTH = 2.29	Subcritical flow	

POINT	STATION	ELEVATION	POINT	STATION	ELEVATION
1	0.00	368.00	2	27.00	366.00
3	45.00	365.00	4	47.00	364.00
5	49.00	363.00	6	69.00	363.00
7	71.00	364.00	8	73.00	364.50
9	89.00	364.50	10	103.00	366.00
11	110.00	363.24	12	117.00	364.00
13	135.00	366.00	14	154.00	368.00

DRAINAGE MAP
SCALE 1" = 500'



RUNOFF COMPUTATION FOR FLOWS AT OUTFALL*
STATION 15+00

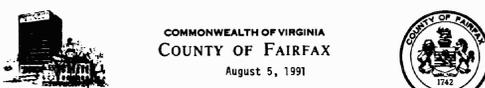
AREA A	A = 21.04 Ac.
25% OPEN SPACE	C = .35 x .25 = .088
25% 1/4 AC. LOTS	C = .45 x .25 = .112
20% COMMERCIAL	C = .85 x .20 = .170
30% TOWNHOUSES	C = .75 x .30 = .225
	Cw = .60 Tc = 8 MIN.

AREA B	A = 29.10 Ac.
10% OPEN SPACE	C = .35 x .10 = .035
40% COMMERCIAL	C = .85 x .40 = .340
50% TOWNHOUSES	C = .75 x .50 = .375
	Cw = .75 Tc = 8 MIN.

FLOW @ STA. 15+00:

CA = (21.4)(1.60) + (29.1)(1.75) = 34.66	
Qe = 4.5 in/hr	Qe = (34.66)(4.5) = 156.00 cfs
Qio = 6.4 in/hr	Qio = (34.66)(6.4) = 221.86 cfs
Qoo = 9.00 in/hr	Qoo = (34.66)(9.00) = 311.99 cfs

*STATIONS FROM PREVIOUSLY APPROVED DRAINAGE STUDY FOR RESTON, SECTION 55, BLOCK 3A (FFX. CO. PLAN #6506-SP-02)



Telephone (703) 246-1780
Walter Request No: 011680
File No: 9354/91

Christopher A. Borst, Design Engineer
Reston Land Corporation
11911 Freedom Drive, Suite 300
Reston, Virginia 22091

Subject: Request for Waiver of On-site Stormwater Detention Requirements for North Point Village Center, Blocks 1 and 4, Section 57, Reston.
Tax Map: 11-4-001-8; Project #8165-SP-01; Centreville District

Reference: Your Letter to Qayyum Khan Dated June 4, 1991

Dear Mr. Borst:

In response to your request, a waiver of normal County stormwater detention requirements for the subject project is hereby granted under the condition that an agreement concerning the joint use of the existing regional detention facilities must be executed to run with owner of the regional detention facilities (Fairfax County) and the present and future owner(s) of North Point Village Center. The agreement shall include details such as the two-year and ten-year storage capacity of the facilities, its use by North Point Village Center and other land development projects, and shall clearly define the maintenance responsibilities. The agreement will be reviewed by the County Attorney and it shall be recorded in the Land Records of the County.

We feel that there is sufficient justification to grant this waiver for the following reason:

- Stormwater detention is provided off-site.

This waiver in no way relieves you of any other County drainage requirements, including adequacy of outfall, pro-rata share payments, and Best Management Practices where required. This waiver shall expire 24 months from the date of approval unless the appropriate site plan has been approved.

Please assure that a copy of this letter is made a part of the subject plan.

If further assistance is desired, please contact Walter Hamilton, III, Special Projects Branch at 246-1700.

Sincerely,

Edward J. Jankiewicz, Director
Division of Design Review
Department of Environmental Management
Centerpointe I - 5th Floor
4050 Legato Road
Fairfax, Virginia 22033

EJJ/WH/vr
C3818/2992v

cc: William Henry, Chief, Stormwater Management Branch, Department of Public Works
Henry Schenke, Chief, Bonds and Agreements Branch, DEM
Michelle Brickner, Chief, Site Review Branch, DEM
Walter Hamilton, III, Special Projects Branch, DEM
Stormwater Detention Waiver File

DRAINAGE NARRATIVE

This site is located in the northwest quadrant of the intersection of Reston Parkway and Lake Newport Road, within Reston, Virginia. The onsite drainage systems have been designed to honor natural drainage divides and to safely collect and convey both offsite and onsite surface waters through the proposed development and to discharge such waters into a natural watercourse at the natural elevation (see the "Storm Drainage Outfall Narrative, this sheet).

The drainage collection and conveyance system within the developed portion of Block 1 is to be totally enclosed; that is, a pipe system with inlets and manholes as required. The majority of this system will be privately owned and maintained. The sections to be public are only those that convey waters from offsite sources through the development. Such publicly maintained infrastructure will be within public storm drainage easements. All proposed storm drainage pipe and structures (i.e., both private and public) are to meet or exceed VDOT and/or Fairfax County Standards and Specifications.

The existing swale along the northern undisturbed area of Block 1 and Block 4 is proposed to remain natural. This existing ditch currently carries surface water from Reston Parkway, Section 55, and approximately half of Section 57 (Blocks 1 and 4). With the development of the Village Center and Block 4, the majority of the drainage from Section 57, Blocks 1 and 4, is being diverted downstream of this swale. Toe protection is proposed for the retaining wall that parallels this stream.

STORM DRAINAGE OUTFALL NARRATIVE

The offsite storm drainage coming through the developed portion of this site and that being generated by this project is conveyed by means of closed systems and temporary rip-rap outfall ditches to a natural stream with incised channel (i.e., bed and banks). The point at which this discharge occurs is approximately at station 15+96 of the approved "Drainage Study" for Reston Section 55, Block 3A (FFX. Co. Plan #6506-SP-02). This study reflects the approximate upstream development scheme and shows that the "100 year" storm flows can be conveyed safely within the natural stream valley adjacent to Section 55, Block 3A. Furthermore, this study was the extension of the approved flood plain study associated with the storm water management facility that was constructed with Reston Section 59, Blocks 1 and 4 (FFX. Co. Plan # 4816-SD). The channel flow velocities depicted on these studies were generally non-erosive (i.e., from 0.17 ft/sec to 4.79 ft/sec). The additional computations provided on this sheet provide an analysis of the 2 year, 10 year, and 100 year flows from the point of outfall to a point approximately 100 feet downstream (i.e., station 15+00 to station 15+96 of the previously noted drainage study). The results of these computations correlate well with the drainage study and show that the 2 year storm flow velocities are low (i.e., 2.5 ft/sec to 3.2 ft/sec) and generally considered as non-erosive. The computed 100 year flow elevations nearly match those of the approved study and are therefore within the 100 year storm limits delineated with Section 55, Block 3A.

The discharge of non-concentrated surface waters from this project occurs only beyond developed and/or paved areas. Such sheet flows are received by natural stream valleys on the north and south of the site. Since the onsite storm drainage systems will divert the majority of surface flows away from these streams, the net result of this development will be decreased storm flows within the stream valleys directed north and south of this project.

STORM WATER MANAGEMENT

All of Section 57 (Blocks 1 and 4) drains to an existing regional storm water management facility located adjacent to Reston Section 59, Blocks 1 and 4. This detention pond was designed to manage all of the developed watershed that drains to it, including the proposed Village Center (see FFX. Co. Plan #4816-SD). The stream valley between this pond and the discharge point for Section 57, Blocks 1 and 4, was the subject of approved drainage and flood plain studies conducted for both Sections 59, Blocks 1 and 4 (FFX. Co. #4816-SP)

I. DISCUSSION:

THE PROPOSED PUBLIC IMPROVEMENT PLAN INCLUDES THE CONSTRUCTION OF AN IMPOUNDMENT WITH A DAM HEIGHT LESS THAN 25 FEET (339.1-314.5 = 24.6). BECAUSE THE DAM HEIGHT IS LESS THAN 25 FEET, ITS CONSTRUCTION IS NOT UNDER THE JURISDICTION OF THE VIRGINIA STATE WATER CONTROL BOARD. HOWEVER, THE PROCEDURES AND CRITERIA SET FORTH IN SECTIONS 6-6102, 6-6103, AND 6-6104 OF THE FAIRFAX COUNTY PUBLIC FACILITIES MANUAL WILL BE FOLLOWED TO ENSURE THE REQUIREMENTS FOR THE PUBLIC SAFETY AND WELFARE ARE SATISFIED.

II. STORMWATER MANAGEMENT REQUIREMENTS:

TOTAL SITE AREA = 32.2 ACRES
 OPEN SPACE EXCLUDING POND AREA = 3.0 ACRES
 TOTAL AREA BEING DEVELOPED = 29.2 ACRES

PREDEVELOPMENT RUNOFF VALUE = 0.20 (WOODED)
 POSTDEVELOPMENT RUNOFF VALUE = 0.45 (SINGLE FAMILY DETACHED)

TIME OF CONCENTRATION PRE = 900 FEET NATURAL BASIN WITH WELL DEFINED CHANNEL W/ 15 FT CHANGE IN ELEVATION;
 900 FEET OVERLAND FLOW, GRASSSED SURFACE W/ 75 FT CHANGE IN ELEVATION; USING PFM CHART A6-20...

TIME OF CONCENTRATION POST = 15 MINUTES

CA PREDEVELOPMENT = 0.20(29.2) = 5.84 ; TC = 15 MINUTES
 CA POSTDEVELOPMENT = 0.45(29.2) = 13.14 ; TC = 10 MINUTES

TIME 10 YR POSTDEVELOPMENT 10 YR PREDEVELOPMENT CHANGE IN SUMMATION DISCHARGE DISCHARGE DISCHARGE

00	0.0	0.0	0.0	0.0
05	46.0	13.1	32.9	32.9
10	77.8	24.4	53.4	86.3
15	57.4	29.2	28.2	114.5
20	40.1	23.9	16.2	130.7
25	31.7	16.9	14.8	145.5
30	25.8	13.0	12.8	158.3

10 YEAR STORAGE REQUIREMENT = 300 X 158.3 = 47490 CUBIC FEET

III. DESIGN CRITERIA:

1. THE COMBINATION OF PRINCIPAL SPILLWAY AND EMERGENCY SPILLWAY CAPACITY SHALL BE DESIGNED TO SAFELY PASS THE OR STORE THE DESIGN STORM FLOW WITHOUT OVERTOPPING THE DAM.

2. DESIGN STORM INFLOW...

- a. PFM CHART A6-41 ; FOR DAM HEIGHT UNDER 25 FEET, DESIGN FOR 2.5(100 YR) = 0.5(PMF)
- b. TIME OF CONCENTRATION ; ASSUMING FULLY DEVELOPED UPSTREAM; 1100 FEET NATURAL BASIN WITH WELL DEFINED CHANNEL W/ 15 FT CHANGE IN ELEVATION; 3100 FEET OVERLAND FLOW, GRASSSED SURFACE W/ 75 FT CHANGE IN ELEVATION; 400 FEET MOVED GRASS ROADSIDE CHANNEL W/ 10 FT CHANGE IN ELEVATION USING PFM CHART A6-20...
- c. NORMAL RUNOFF COEFFICIENT "C" ; ASSUMING FULLY DEVELOPED USING PFM CHART A6-19;

50 % OF DRAINAGE AREA INTO LAKE (PROPOSED ONSITE OR EXISTING OFFSITE) = 0.45
 25 % OF DRAINAGE AREA INTO LAKE (PROPOSED OFFSITE TOWNHOUSES) = 0.70
 25 % OF DRAINAGE AREA INTO LAKE (PROPOSED OFFSITE SINGLE FAMILY HOMES) = 0.45

WEIGHTED "C" = 0.5(0.45) + 0.25(0.70) + 0.25(0.45) = 0.52

- d. ADJUSTED RUNOFF COEFFICIENT USING PFM CHART A6-43 = 0.93
- e. DRAINAGE AREA INTO POND = 168.1 ACRES
- f. PEAK DESIGN STORM VALUE USING PFM CHART A6-42 ; TC = 45 MIN = 4.2 CFS PER ACRE
- g. PEAK DESIGN STORM DISCHARGE 0.5(PMF) = 2.5(4.2)(168.1)(0.87) = 1535 CFS

IV. INFLOW HYDROGRAPHS (CFS):

TIME	Q2	Q10	Q100
00	0.0	0.0	0.0
05	40.6	34.2	35.9
10	57.5	90.0	102.3
15	37.9	119.8	140.7
20	108.8	145.1	180.9
25	127.2	172.2	221.2
30	148.8	198.4	259.6
35	163.2	217.7	296.3
40	174.4	232.5	319.1
45	179.0	238.6	332.2
50	170.5	227.3	312.9
55	154.1	205.4	277.1
60	133.1	177.4	243.9

Q2 STORM : 0.75 Q10 STORM
 Q10 STORM : TC = 45 MINUTES
 C = 0.52
 PFM CHART A6-38 (EXTENDED)
 Q100 STORM : TC = 45 MINUTES
 C = 0.52
 PFM CHART A6-39 (EXTENDED)

TIME	Q0.5 (PMF) I	Q0.6 (PMF) I
000	0	0
015	25	30
030	37	44
045	44	53
060	49	59
075	58	70
090	74	89
105	85	102
120	98	118
135	146	175
150	195	234
165	267	320
180	498	595
195	1096	1915
210	1535	1842
225	1290	1534
240	836	1003
255	532	638
270	365	438
285	219	263
300	105	126

Q0.5 (PMF) I : TC = 45 MIN
 USING PFM CHARTS A6-41, 42 & 43
 Q0.6 (PMF) I : 1.2(Q0.5 (PMF) I)
 (NEXT HIGHEST DESIGN) STORM

V. ELEVATION STORAGE:

ELEVATION	STORAGE
314.0	0
318.0	1050
320.0	15800
322.0	62525
324.0	152975
326.0	292750
328.0	540175
330.0	890900
332.0	1281375
334.0	1711950
336.0	2184450
338.0	2706700
339.0	2961950

BOND VOLUME
 USING NORMAL POOL ELEVATION = 334.0 @ DATUM = 0.0 ...

DATUM	STORAGE VOLUME
0.0	0
2.0	472500
4.0	994750
5.0	1250000

VI. ELEVATION DISCHARGE OUT

THE PRINCIPAL AND EMERGENCY SPILLWAY HAVE THE FOLLOWING DESIGN CRITERIA:

OUTLET PIPE = 104 L.F. - 72" RCP CLASS III @ 0.50%
 INVERT IN = 315.02
 INVERT OUT = 314.50

PRINCIPAL SPILLWAY = 28 L.F. CONCRETE WEIR @ ELEV 334.0 (DATUM 0.0)

EMERGENCY SPILLWAY = 65 L.F. GROUTED CONCRETE WEIR @ ELEV 335.9 (DATUM 1.9)

USING INLET AND OUTLET CONTROL CHARTS FROM VDH&T DRAINAGE MANUAL REVISED MARCH 1983 AND WEIR EQUATION: Q = 3.3(LENGTH)(H)^{3/2}

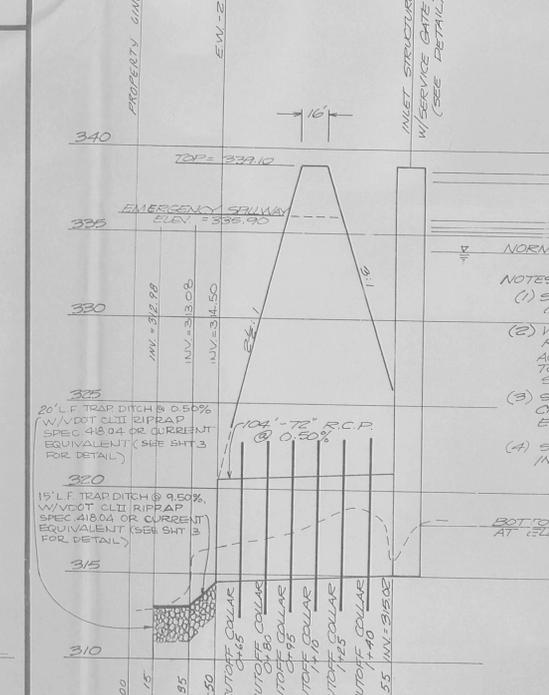
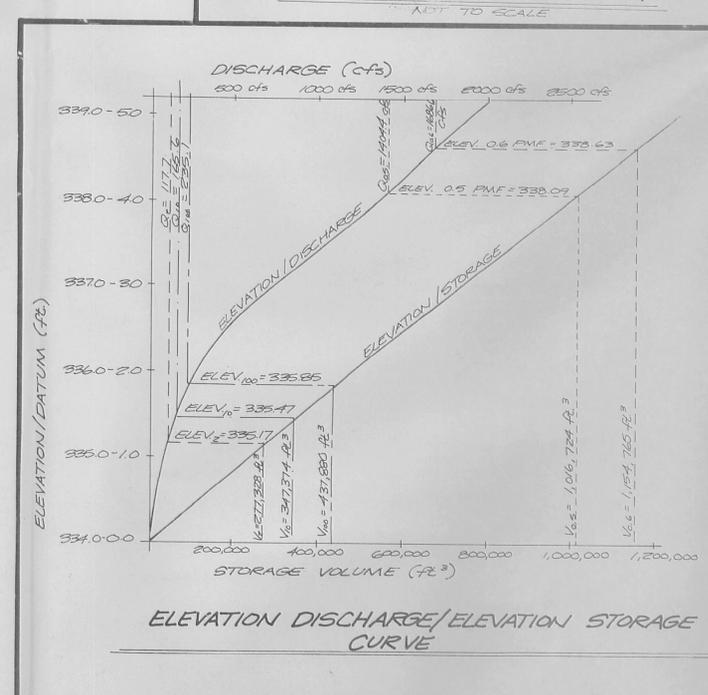
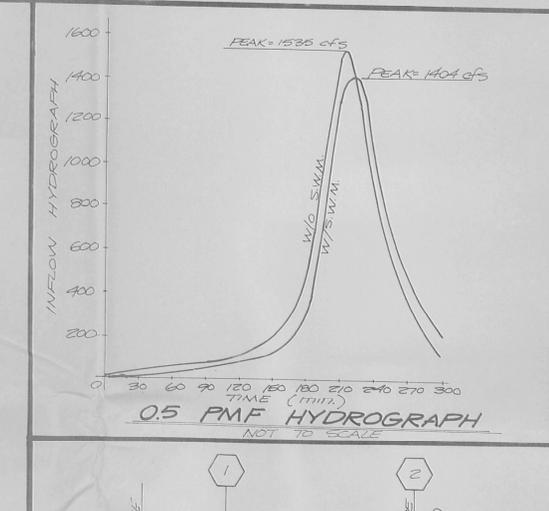
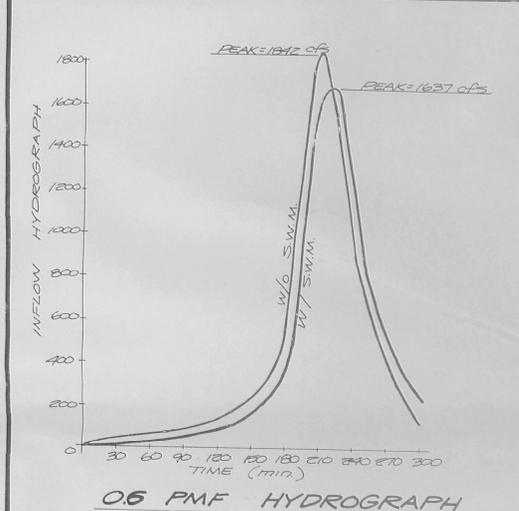
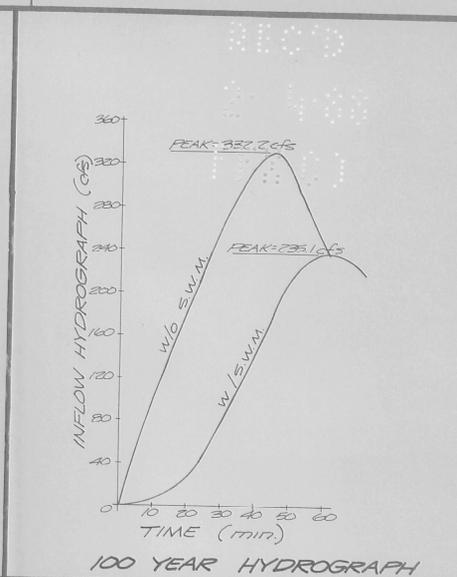
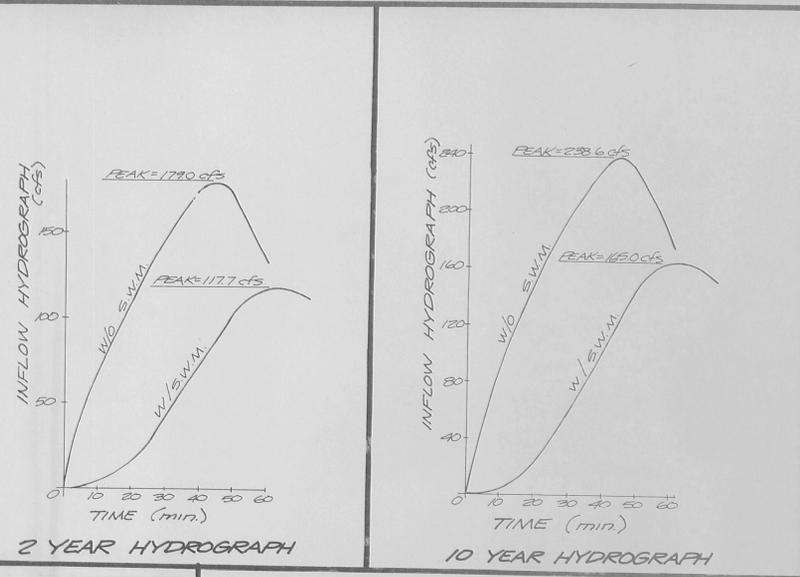
ELEV	DATUM	Q PRINCIPAL SPILLWAY	HW	Q72" OUTLET PIPE INLET CONTROL	Q72" OUTLET PIPE OUTLET CONTROL	Q72" OUTLET PIPE CONTROLLING	EMERGENCY SPILLWAY	Q TOTAL
334.0	0.0	0.0	18.98	630.5	690.0	0.0	0.0	0.0
.2	0.2	8.3	19.18	635.2	695.0	8.3	0.0	8.3
.4	0.4	23.4	19.38	640.0	700.0	23.4	0.0	23.4
.6	0.6	42.9	19.58	644.8	706.3	42.9	0.0	42.9
.8	0.8	66.1	19.78	649.5	712.5	66.1	0.0	66.1
1.0	1.0	92.4	19.98	653.2	718.8	92.4	0.0	92.4
1.2	1.2	121.5	20.18	656.9	725.0	121.5	0.0	121.5
1.4	1.4	153.1	20.38	660.6	731.3	153.1	0.0	153.1
1.6	1.6	187.0	20.58	664.4	737.5	187.0	0.0	187.0
1.8	1.8	223.1	20.78	668.1	743.8	223.1	0.0	223.1
2.0	2.0	261.3	20.98	671.8	750.0	261.3	6.8	268.1
2.2	2.2	301.5	21.18	675.5	756.3	301.5	35.3	336.8
2.4	2.4	343.5	21.38	679.2	762.5	343.5	75.8	419.3
2.6	2.6	387.4	21.58	682.9	768.8	387.4	125.6	513.0
2.8	2.8	432.9	21.78	686.6	775.0	432.9	183.1	616.0
3.0	3.0	480.1	21.98	690.4	781.3	480.1	247.5	727.6
3.2	3.2	528.9	22.18	694.1	787.5	528.9	317.9	846.8
3.4	3.4	579.3	22.38	697.8	793.8	579.3	394.1	973.4
3.6	3.6	631.1	22.58	701.5	800.0	631.1	475.5	1106.6
3.8	3.8	684.5	22.78	705.2	806.3	684.5	561.8	1246.3
4.0	4.0	739.2	22.98	708.9	812.5	708.9	652.8	1361.7
4.2	4.2	795.3	23.18	712.6	818.8	712.6	748.2	1460.8
4.4	4.4	852.8	23.38	716.3	825.0	716.3	847.9	1564.2
4.6	4.6	911.6	23.58	718.2	828.1	718.2	899.3	1671.5
4.8	4.8	971.7	23.78	723.7	831.3	723.7	919.3	1783.0
5.0	5.0	1033.1	23.98	727.4	834.8	727.4	910.8	1898.2
5.1	5.1	1064.2	24.08	729.2	847.0	729.2	1227.9	1957.1

VII. DESIGN STORM RELEASE:

PEAK EMERGENCY RELEASE OF 1535 CFS W/O STORAGE EFFECT (72" OUTLET PIPE = 715 CFS & 65 FT EMERGENCY SPILLWAY = 820 CFS) = ELEVATION 338.34
 PEAK EMERGENCY RELEASE FREEBOARD W/O STORAGE EFFECT = 339.1 - 338.34 = 0.76 FT = 9 INCHES

VIII. ALLOWABLE Q2 AND Q10 RELEASES FROM LAKE:

Q10 PREDEVELOPMENT PEAK = 0.30(5.0)29.2 = 29.2 CFS
 Q10 POSTDEVELOPMENT PEAK = 0.45(5.92)29.2 ... ADDITIONAL DISCHARGE = 77.8 CFS
 Q2 PREDEVELOPMENT PEAK = 0.75(29.2) = 21.9 CFS
 Q2 POSTDEVELOPMENT PEAK = 0.75(77.8) ... ADDITIONAL DISCHARGE DUE TO DEVELOPMENT = 58.4 CFS
 ALLOWABLE RELEASE FROM THE LAKE (PEAK INFLOW LESS PERMITTED DISCHARGE DUE TO DEVELOPMENT)
 Q10 = 238.6 - 48.4 = 190.0 CFS ... SINCE ROUTED Q10 OUTLET FROM LAKE IS 165.0 CFS, DESIGN IS ADEQUATE.
 Q2 = 179.0 - 36.5 = 142.5 CFS ... SINCE ROUTED Q2 OUTLET FROM LAKE IS 117.7 CFS, DESIGN IS ADEQUATE.



OPTION A

SHEET 8A OF 13
 PREL-738-2
 COMMONWEALTH OF VIRGINIA
 PETER F. CRAWFORD
 Lic. No. 045081
 09/19/16
 PROFESSIONAL ENGINEER
 THIS SHEET IS FOR REFERENCE PURPOSES ONLY FROM FFX COUNTY PLAN

COMMONWEALTH OF VIRGINIA
 WILLIAM E. HILL
 Lic. No. 1421
 PROFESSIONAL ENGINEER

No.	REVISION	DATE	BY

ENGINEERS • ARCHITECTS • PLANNERS • SCIENTISTS • SURVEYORS • PHOTOGRAMMETRISTS
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 MANASSAS, VA • MONROE, MI • RALEIGH, NC • ROCKVILLE, MD • TAMPA, FL

STORM WATER MANAGEMENT
CHAMPION'S LAKE AT SHAKER WOODS
 CENTREVILLE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

W.E.N. DESIGN	SCALE	NONE
D.W.P. DRAWN		
W.E.N. CHECKED	SHEET	6 OF 13
JAN, 1987 DATE	JOB No.	FILE No.

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CHAMPIONS LAKE
AT
SHAKER WOODS
DAM BREAK/DANGER REACH STUDY

February 1987

Prepared for: John W. Veatch
11250-4 Roger Bacon Drive
Reston, VA 22090

Prepared by: Greenhorne & O'Mara, Inc.
11211 Waples Mill Road
Fairfax, VA 22030
and
Greenhorne & O'Mara, Inc.
9001 Edmonston Road
Greenbelt, MD 20770

designed to safely pass the 0.5 PMF. The 0.5 PMF routings and hydrologic computations appear in the accompanying plans "Champion's Lake at Shaker Woods." From these plans, the PMF hydrograph was obtained by multiplying the 0.5 PMF hydrograph ordinates by a factor of two. The PMF hydrograph was routed through the proposed dam causing a dam failure, and routed downstream to the confluence of a tributary to Kosiers Branch, which was named stream #2 for study purposes. See Figure 1 for the drainage area-location map. The PMF hydrograph for stream #2 was chosen as being equal to the PMF entering the proposed pond, and combined with the dam break hydrograph at the stream confluence. This assumption of equal hydrographs for the two streams was based upon their similar watershed area, shape, slope, and expected development. The combined hydrograph at the confluence was routed downstream to determine peak discharges at selected points along the danger reach. Then, these peak discharges were inserted into the HEC-2 computer model for water surface profile determination. The PMF dam break flood elevations were compared to the PMF flood elevations to determine if an increase in damage occurred as a result of a dam failure. See Table 1 for water surface elevations comparisons and the back pocket of this report for floodplain delineations.

The normal pool failure was also investigated to determine if this failure created flood elevations significantly in excess of 100-year floodplain elevations. An inflow hydrograph was required by the HEC-1 model to trigger a dam break, so the two-year flood was routed through the dam. The two-year flood hydrograph was provided by the "Champion's Lake at Shaker Woods" plans. The dam failed at the normal pool elevation and was routed downstream. Hydrograph combining at the confluence of stream #1 and

#2 was not necessary because the dam break was a result of a normal pool failure, not a storm event.

The normal pool failure floodplain was computed by the HEC-2 computer program, and compared to the 100-year water surface elevations. This comparison appears in Table 1 and the floodplain delineation is included in the back pocket of this report. The 100-year discharges used in the floodplain analysis were computed by the Anderson Formula.

The above mentioned hydrologic calculations, stage-storage-discharge relationships, HEC-1 and HEC-2 computer output, and stream cross sections are included in the Appendix of this report.

IV. CONCLUSIONS

The PMF dam break floodplain elevations increase by a foot or less over non-dam break PMF water surface elevations between sections 1425 and 2300. The existing homes are located between sections 1425 and 1850, and it appears that the water surface elevation increase as a result of dam failure would not create an increase in property damage. The flow over Stuart Road (Route 690) is approximately 5 feet deep for the PMF and 5.5 feet deep for the PMF with a dam failure, thus, no additional hazards should occur at Stuart Road as a result of a potential dam failure. Dam break flood elevations increase in the order of magnitude of 1.5 to 2.5 feet from sections 2300 to 2650, with the largest increases occurring directly downstream of the proposed dam.

The normal pool dam failure flood elevations increase by 0.5 feet or less over the 100-year floodplain elevations. This increase occurs from section 1425 to Stuart Road, which is the stream reach with homes situated on top of the stream bank. This increase over the 100-year floodplain elevations would not adversely impact the existing homes or significantly increase the flood hazard at Stuart Road. Upstream of Stuart Road, flood elevations increase from 0.5 feet to 3.5 feet, with the most severe increases occurring directly downstream of the proposed dam.

Based on the study results, the proposed dam at Champion's Lake should be classified as a low hazard dam. This classification is recommended because there will be no probable loss of life or significant property damage as a result of a dam failure.

OPTION A

I. INTRODUCTION

The purpose of this study was to perform a dam break analysis of the proposed Champion's Lake at Shaker Woods. Additional analysis included a danger reach study downstream of the proposed dam to determine the impacts of a potential dam break. This study was completed in accordance with the Fairfax County Public Facilities Manual. Guidelines provided by the manual required two different dam break scenarios:

- Probable Maximum Flood analysis, since the 0.5 PMF is conveyed through the emergency spillway and,
- Normal Pool Failure as a result of internal erosion, since the proposed dam will have a permanent pool.

Rosier's Branch, a tributary to Sugarland Run, provides the inflow to the proposed dam. The dam will be situated approximately 1000 feet upstream of the Stuart Road stream crossing.

II. METHODOLOGIES

The dam break analysis and downstream reach routing was conducted by the Army Corps of Engineers HEC-1 computer program. Downstream of the dam, water surface profiles were computed by the Army Corps of Engineers HEC-2 computer program. Aerial topographic maps at a contour interval of two feet were utilized to develop the cross sections for the HEC-1 and HEC-2 models.

III. ANALYSIS

The Probable Maximum Flood (PMF) was selected as one type of danger reach analysis to be investigated because the spillway and embankment were

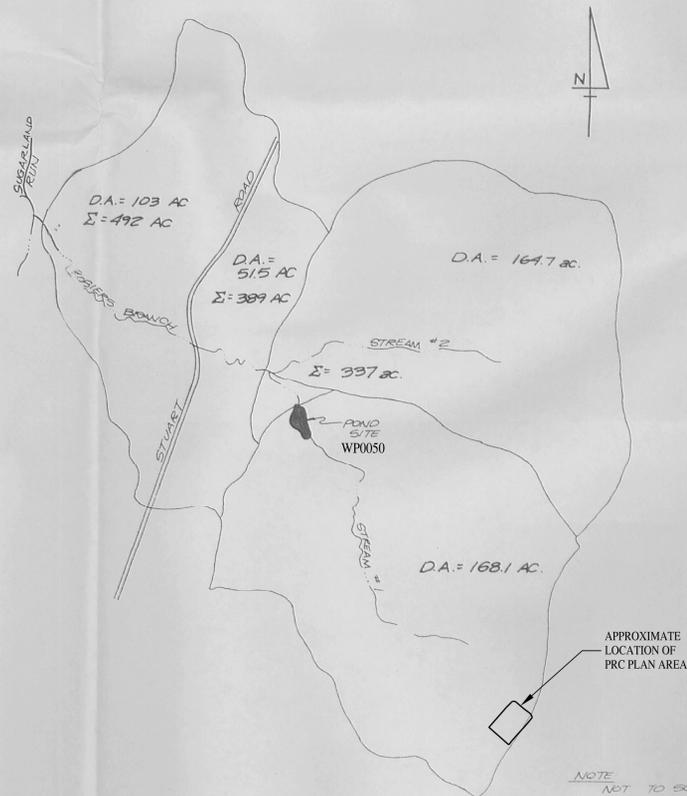


FIGURE 1
CHAMPION'S LAKE
DRAINAGE AREA MAP

TABLE 1
SUMMARY OF WATER SURFACE ELEVATIONS
DOWNSTREAM OF PROPOSED DAM

Stream Section	100-Year Water Surface Elevation	Normal Pool Failure Water Surface Elevation	PMF Water Surface Elevation	PMF Dam Failure Water Surface Elevation
1425	300.6	301.0	304.0	304.7
1450	301.2	301.5	304.4	305.1
1550	303.6	303.9	306.7	307.3
1685	305.1	305.5	308.4	309.1
1755	306.5	306.8	309.3	309.9
1765 Stuart Road	307.5	307.7	309.2	309.9
1815	308.4	308.9	311.0	311.5
1825	308.6	309.1	311.2	311.7
1850	308.6	309.1	311.4	311.9
1990	308.8	309.4	312.0	312.6
2150	309.7	310.5	313.3	314.1
2210	310.7	311.4	314.1	314.9
2300	312.5	313.4	316.0	316.9
2400	313.5	314.5	317.2	318.3
2550	315.0	317.0	319.0	320.6
2650 Proposed Dam	315.7	319.2	320.4	322.8

SHEET 8B OF 13
PREL-738-2
COMMONWEALTH OF VIRGINIA
Peter Crawford
PETER F. CRAWFORD
Lic. No. 045081
02/09/86
PROFESSIONAL ENGINEER
THIS SHEET IS FOR REFERENCE
PURPOSES ONLY
FROM FFX COUNTY PLAN

~~COMMONWEALTH OF VIRGINIA
WILLIAM E. HELL
Professional Engineer
14217~~

No.	REVISION	DATE	BY



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DAM BREAK / DANGER REACH STUDY
**CHAMPION'S LAKE AT
SHAKER WOODS**
FENTREVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA

DESIGN	SCALE	NONE
KWW DRAWN		9 OF 13
WEN CHECKED	SHEET	
JAN. 87 DATE	JOB No.	FILE No.

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PRELIMINARY WATER QUALITY COMPUTATIONS

Virginia Runoff Reduction Method ReDevelopment Worksheet - v2.8 - June 2014
To be used w/ DRAFT 2013 BMP Standards and Specifications
Site Data

Project Name: Chick Fil A PRC
Date: 02/03/2016

data input cells
calculation cells
constant values

Post-ReDevelopment Project & Land Cover Information Total Disturbed Acreage 0.52

Constants	
Annual Rainfall (inches)	43
Target Rainfall Event (inches)	1.00
Phosphorus EMC (mg/L)	0.25
Target Phosphorus Target Load (lb/acre/yr)	0.41
P _i	0.90
Nitrogen EMC (mg/L)	1.86

Pre-ReDevelopment Land Cover (acres)					
	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) -- undisturbed, protected forest/open space or reforested land	0.00	0.00	0.00	0.00	0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be mowed/managed	0.00	0.00	0.00	0.06	0.06
Impervious Cover (acres)	0.00	0.00	0.00	0.46	0.46
Total					0.52

Post-ReDevelopment Land Cover (acres)					
	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) -- undisturbed, protected forest/open space or reforested land	0.00	0.00	0.00	0.00	0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be mowed/managed	0.00	0.00	0.00	0.07	0.07
Impervious Cover (acres)	0.00	0.00	0.00	0.45	0.45
Total					0.52

Area Check Okay Okay Okay Okay

Rv Coefficients				
	A Soils	B Soils	C Soils	D Soils
Forest/Open Space	0.02	0.03	0.04	0.05
Managed Turf	0.15	0.20	0.22	0.25
Impervious Cover	0.95	0.95	0.95	0.95

Land Cover Summary	Listed	Adjusted ¹	Land Cover Summary	Land Cover Summary
Pre-ReDevelopment			Post-ReDevelopment	Post-ReDevelopment New Impervious
Forest/Open Space Cover (acres)	0.00	0.00	Forest/Open Space Cover (acres)	0.00
Composite Rv(forest)	0.00	0.00	Composite Rv(forest)	0.00
% Forest	0%	0%	% Forest	0%
Managed Turf Cover (acres)	0.06	0.06	Managed Turf Cover (acres)	0.07
Composite Rv(turf)	0.25	0.25	Composite Rv(turf)	0.25
% Managed Turf	12%	12%	% Managed Turf	13%
Impervious Cover (acres)	0.46	0.46	ReDev. Impervious Cover (acres)	0.45
Rv(impervious)	0.95	0.95	Rv(impervious)	0.95
% Impervious	88%	88%	% Impervious	87%
Total Site Area (acres)	0.52	0.52	Total ReDev. Site Area (acres)	0.52
Site Rv	0.87	0.87	ReDev. Site Rv	0.86

Pre-Development Treatment Volume (acre-ft)	0.0377	0.0377	Post-ReDevelopment Treatment Volume (acre-ft)	0.0371
Pre-Development Treatment Volume (cubic feet)	1,641	1,641	Post-ReDevelopment Treatment Volume (cubic feet)	1,615
Pre-Development Load (TP) (lb/yr)	1.03	1.03	Post-ReDevelopment Load (TP) (lb/yr)	1.01

Maximum % Reduction Required Below Pre-ReDevelopment Load	10%
TP Load Reduction Required for Redeveloped Area (lb/yr)	0.09
Total Load Reduction Required (lb/yr)	0.09
Pre-Development Load (TN) (lb/yr)	7.37
Post-Development Load (TN) (lb/yr)	7.26

NOTE: IT IS ANTICIPATED THAT THE APPLICANT WILL PURCHASE OFF-SITE BMP CREDITS AND/OR PROVIDE ON-SITE MEASURES TO BE DETERMINED AT FINAL SITE PLAN.

PRELIMINARY WATER QUANTITY COMPUTATIONS

CHANNEL PROTECTION
NOTE: SEE SHEET 7 FOR EXISTING AND PROPOSED OUTFALL MAP
OUTFALL OPTION B

CRITERIA: NATURAL STORMWATER CONVEYANCE.
LIMITS OF ANALYSIS: PER 124-4-4.B.5 THE SITE'S CONTRIBUTING DRAINAGE AREA IS LESS THAN OR EQUAL TO 1.0% OF THE TOTAL WATERSHED AREA.

PRE / POST DEVELOPMENT RUNOFF: SEE SHEET #7 FOR RUNOFF COMPUTATIONS.

ENERGY BALANCE EQUATION
 $Q_{2-DEVELOPED} \leq 1.F. * (Q_{2-PRE-DEVELOPED} * RV_{2-PRE-DEVELOPED} + RV_{2-DEVELOPED} / RV)$
BECAUSE THERE IS NO INCREASE IN IMPERVIOUS AREA,
 $RV_{2-PRE-DEVELOPED} = RV_{2-DEVELOPED}$
I.F. = 0.9 FOR SITES <1 ACRE
 $Q_{2-DEVELOPED}$ = COMBINED ALLOWABLE DISCHARGE FROM ON-SITE AND OFF-SITE DRAINAGE AREA
 $Q_{2-PRE-DEVELOPED}$ = COMBINED EXISTING CONDITION FLOW USING THE WEIGHTED CN FROM THE ON-SITE AREA AS FORESTED AND THE OFF-SITE AREA AS EXISTING
 $RV_{2-DEVELOPED}$ = COMBINED EXISTING CONDITION VOLUME USING THE WEIGHTED CN FROM THE ON-SITE AREA AS FORESTED AND THE OFF-SITE AREA AS EXISTING
 $RV_{2-PRE-DEVELOPED}$ = COMBINED DEVELOPED CONDITION VOLUME USING THE WEIGHTED CN FROM THE ON-SITE AREA AS DEVELOPED AND THE OFF-SITE AREA AS EXISTING

PRE-DEVELOPMENT DISCHARGE

$Q_{2-PRE-DEVELOPED} = C * I * A$
 $Q_{2-PRE-DEVELOPED} = 0.82 * 5.45 \text{ IN/HR} * 0.52 \text{ AC} = 2.32 \text{ CFS}$

POST DEVELOPMENT ALLOWABLE DISCHARGE

$Q_{2-DEVELOPED} \leq 0.9 * (2.32 \text{ CFS}) = 2.09 \text{ CFS}$

NOTE: RATIONAL METHOD USED FOR THE PURPOSES OF THIS COMPUTATION. POTENTIALLY AN ALTERNATIVE METHOD MAY BE USED WITH FINAL SITE PLAN TO COMPUTE $Q_{2-DEVELOPED}$.

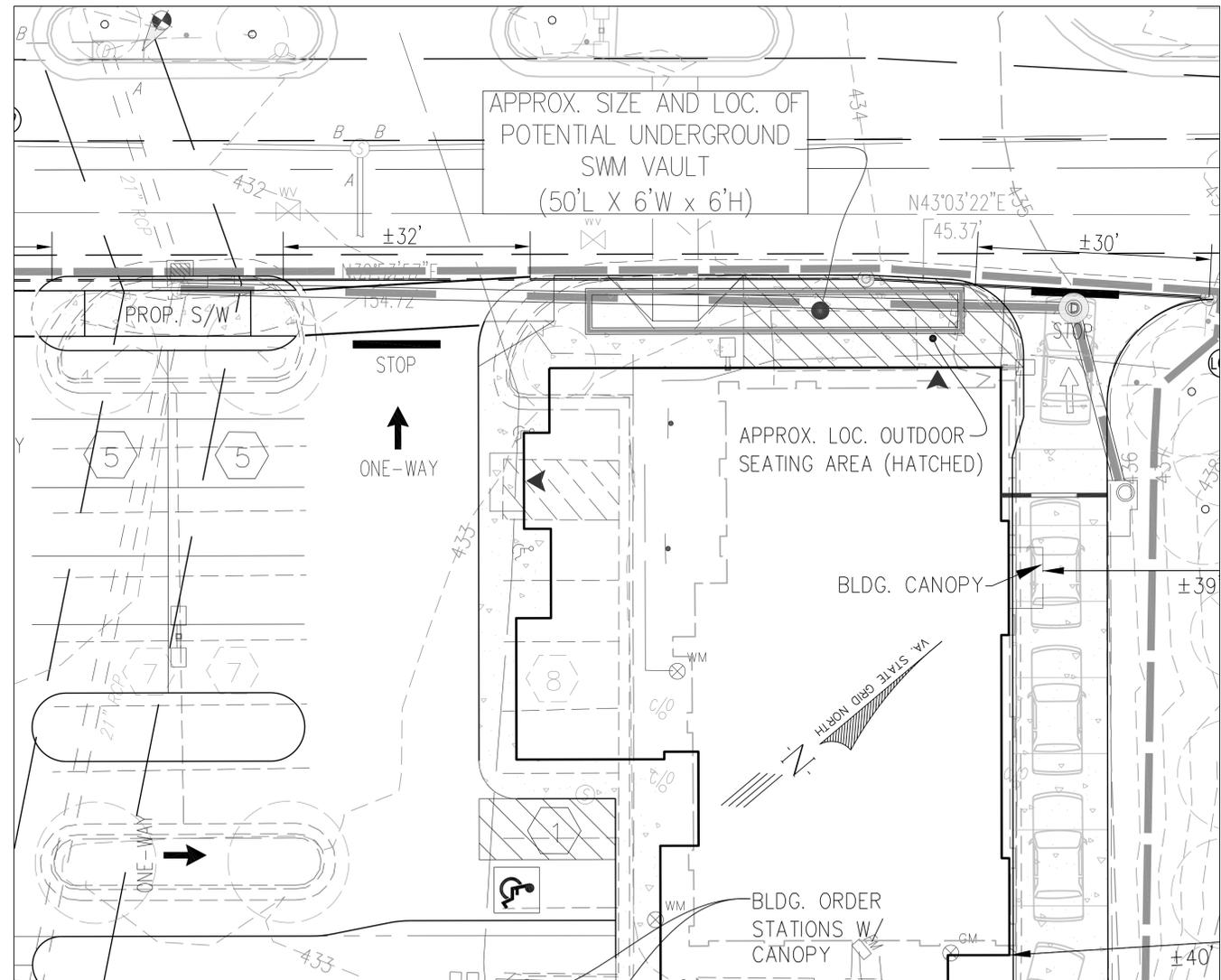
OPTION B NARRATIVE

IF ARTICLE 4 OF THE SWM ORDINANCE IS APPLICABLE, THEN IT IS ANTICIPATED THAT ON-SITE DETENTION MAY BE PROVIDED TO MEET CHANNEL PROTECTION REQUIREMENTS (SEE THIS SHEET FOR APPROXIMATE LOCATION). CHANNEL PROTECTION COMPUTATIONS ARE PROVIDED BASED ON THE MAX 2-YEAR 24-HOUR STORM EVENT BEING CONVEYED TO THE LIMIT OF ANALYSIS WITHOUT CAUSING EROSION.

BASED ON THE STUDY AND CROSS SECTION ANALYSIS PROVIDED WITH THE ORIGINAL SHOPPING CENTER SITE PLAN (SEE SHEET #8 PROVIDED FOR REFERENCE) THE VELOCITIES WERE SHOWN TO BE NON-EROSIVE.

BECAUSE THERE IS NO INCREASE IN IMPERVIOUS AREA, DETENTION REQUIREMENTS ARE MET WITH NO ADDITIONAL MEASURES.

POTENTIAL STORM VAULT LOCATION



NOTE: COMPUTATIONS AND SWM/BMP FACILITIES ARE PROVIDED FOR PRELIMINARY ENGINEERING PLANNING PURPOSES ONLY AND MAY VARY WITH FINAL SITE PLAN.

OPTION B

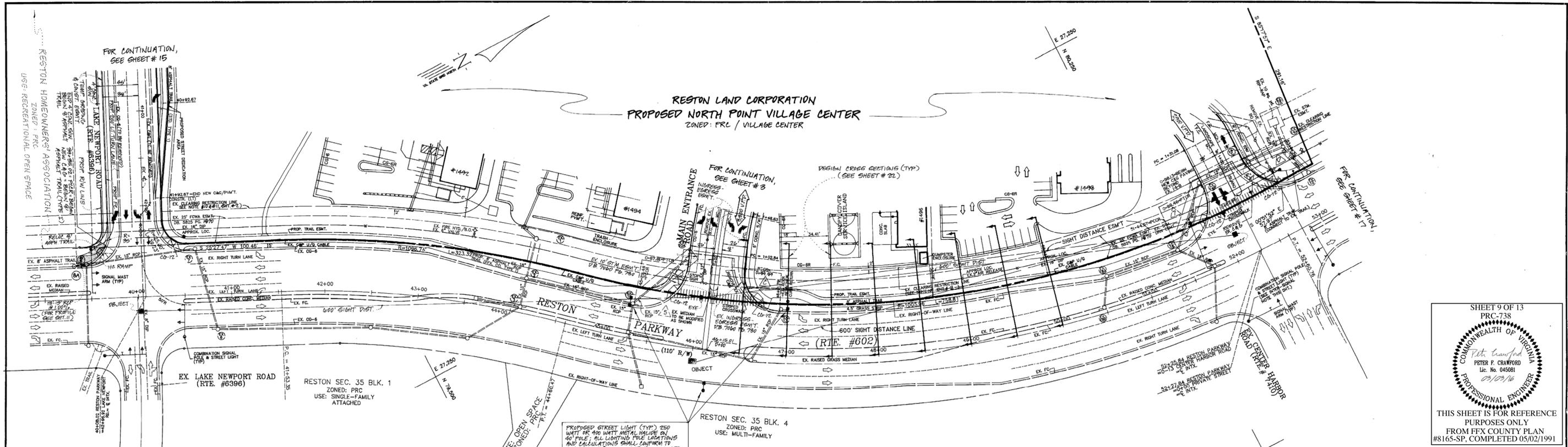
PLAN DATE	DESCRIPTION	REV/BY	DATE
09-11-15			
10-16-15			
12-30-15			
02-05-16			
03-03-16			

Urban, Ltd.
7711 Lee Ave. Turnpike
Amanda, Virginia 22003
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Fax: 703.642.8251
www.urban-llc.com



OUTFALL, SWM AND BMP ANALYSIS
RESTON SECTION 57, BLOCK 1
NORTH POINT VILLAGE CENTER
CHICK-FIL-A
HUNTER HILL DISTRICT
FAIRFAX COUNTY, VIRGINIA
DATE: AUGUST 2015
SCALE: 1"=10'
C.I. =N/A

SHEET 8C OF 13
FILE No. PREL-738-2



**RESTON LAND CORPORATION
PROPOSED NORTH POINT VILLAGE CENTER
ZONED: PRC / VILLAGE CENTER**

SHEET 9 OF 13
PRC-738
COMMONWEALTH OF VIRGINIA
Peter Crawford
Lic. No. 045081
02/09/16
PROFESSIONAL ENGINEER

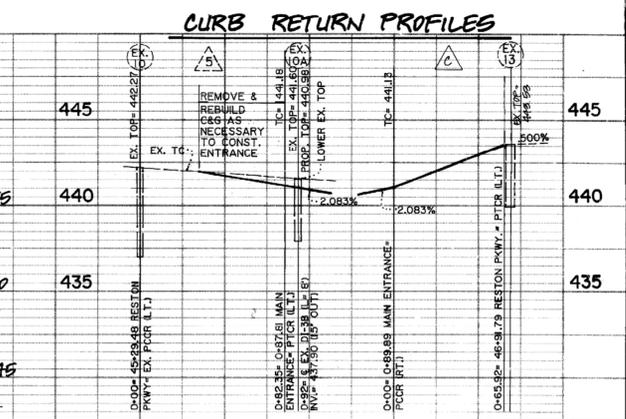
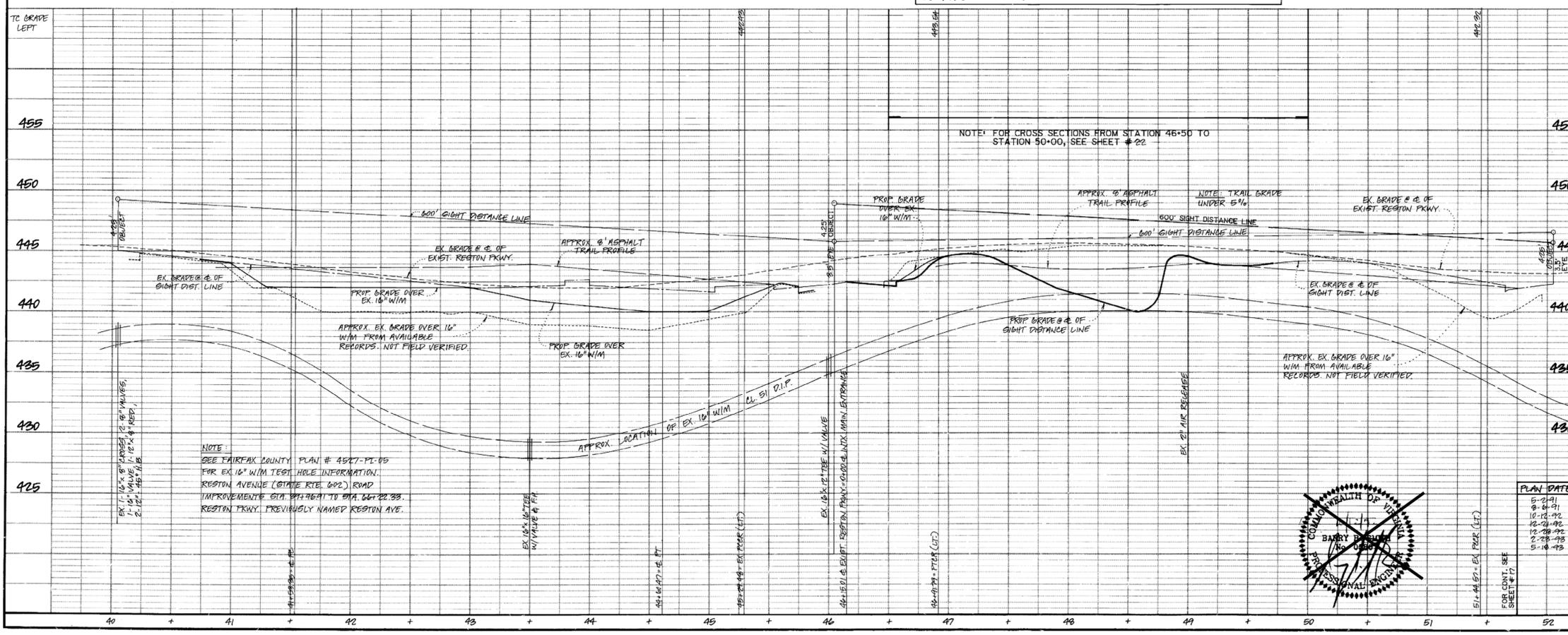
THIS SHEET IS FOR REFERENCE
PURPOSES ONLY
FROM FFX COUNTY PLAN
#8165-SP, COMPLETED 05/02/1991

CURB & GUTTER NOTE: CONTRACTOR IS TO FIELD VERIFY EXISTING ELEVATIONS OF PAVEMENT AND CURB & GUTTER PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.

INTERSECTION SIGNALIZATION: INTERSECTION SIGNALIZATION TO BE PROVIDED BY DEVELOPER FOR INTERSECTION OF RESTON PARKWAY AND LAKE NEWPORT, AND INTERSECTION OF RESTON PARKWAY AND LENTER HARBOR ROAD. CONSTRUCTION DRAWINGS FOR SIGNALIZATION TO BE INCLUDED UNDER SEPARATE SUBMISSION.

NOTE: FOR ROAD CONSTRUCTION NOTES, SEE SHEET # 17

All construction shall conform to V.D.O.T. & FFX County standards and specifications.



No	DESCRIPTION	REVIEWED BY	APPROVED	DATE
2	REVISE PAD SITES (5-14-98)			
1	GENERAL PLAN REVISIONS (12-28-92)			

REVISION APPROVED BY
DIVISION OF DESIGN REVIEW

PLAN & PROFILE
RESTON PARKWAY (RTE. 602)
NORTH POINT VILLAGE CENTER
CENTREVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1" = 50' (HORIZ.); 1" = 5' (VERT.) DATE: APRIL, 1991

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



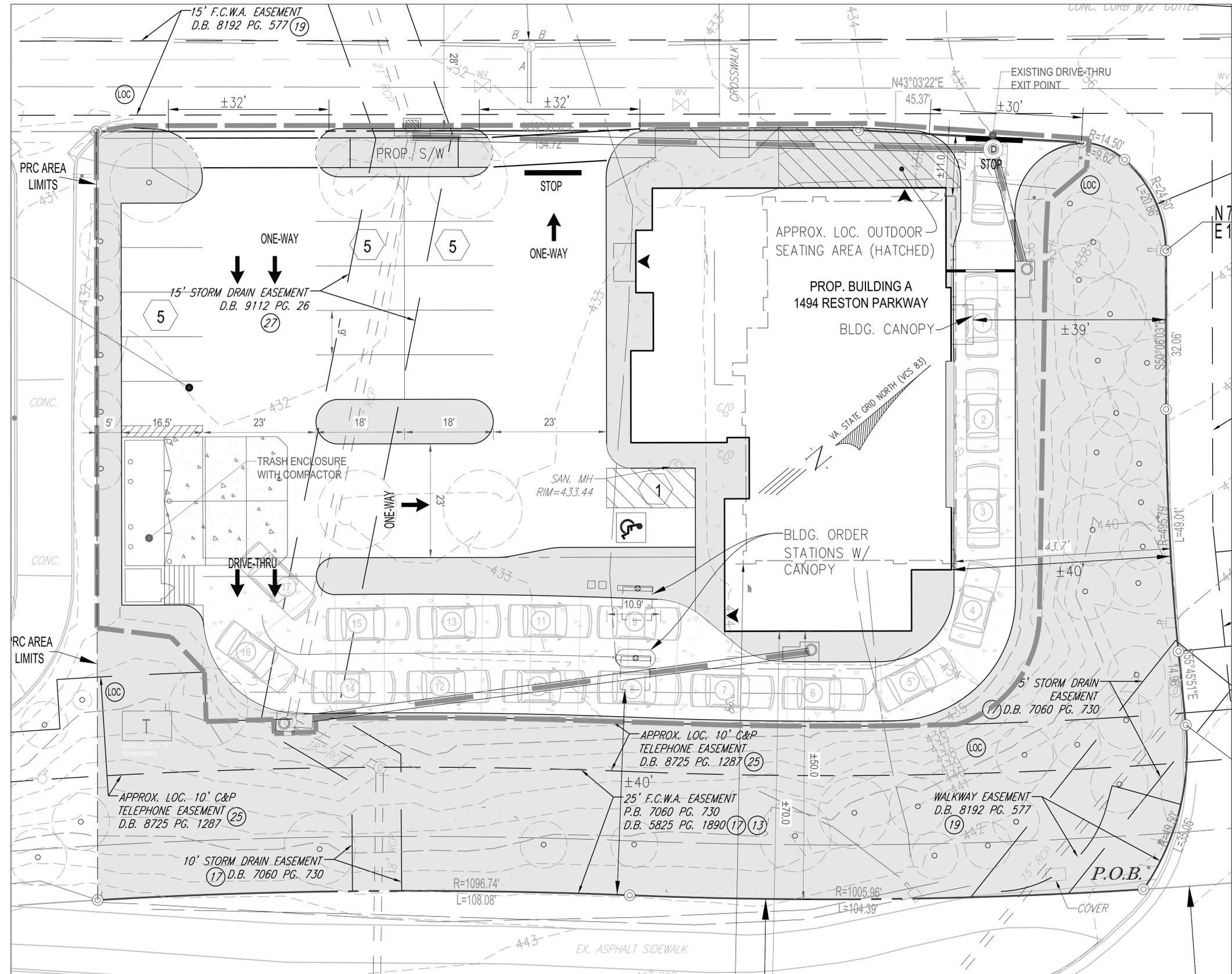
PLAN DATE

5-21-91
8-24-91
10-13-92
12-28-92
2-28-93
5-18-93

FOR CONT. SEE SHEET # 17

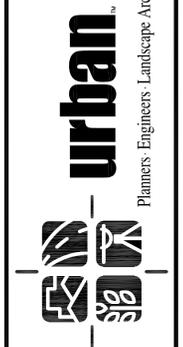
LEGEND

PROPOSED OPEN SPACE



PLAN DATE	DESCRIPTION	DATE	REVISION	APPROVED BY	DATE
09-11-15					
10-16-15					
12-30-15					
02-05-16					
03-03-16					

Urban, Ltd.
 7123 Little River Turnpike
 Annandale, Virginia 22003
 Tel. 703.642.8080
 Fax. 703.642.8251
 www.urban-llc.com



OPEN SPACE EXHIBIT
 RESTON SECTION 57, BLOCK 1
 NORTH POINT VILLAGE CENTER
 CHICK-FIL-A
 HUNTER MILL DISTRICT
 FAIRFAX COUNTY, VIRGINIA

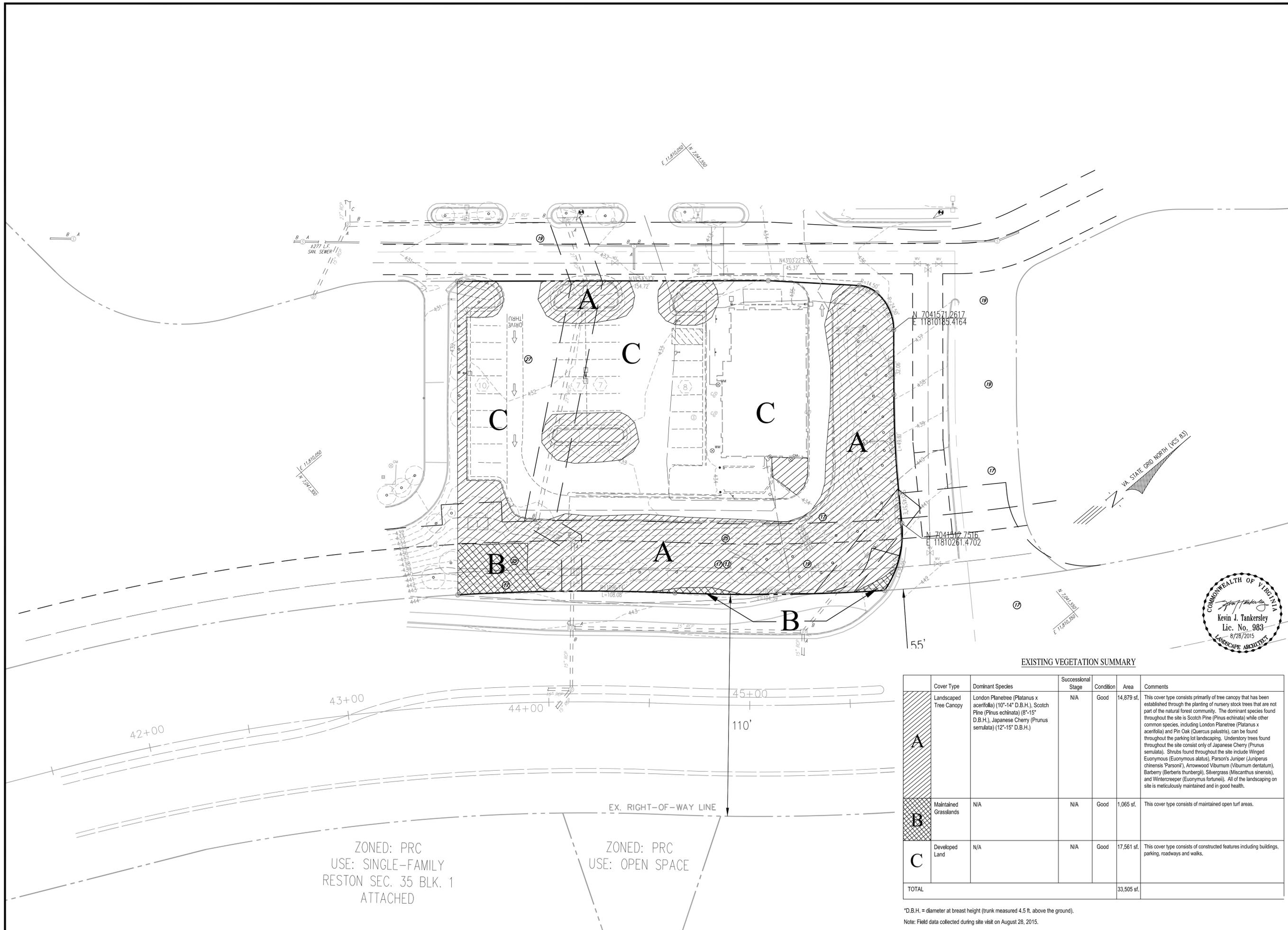
SCALE: 1" = 10'
 DATE: AUGUST 2015
 C.I. = 1'

SHEET
 10
 OF
 13

FILE No.
 PREL-738-2

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ZONED: PRC
USE: SINGLE-FAMILY
RESTON SEC. 35 BLK. 1
ATTACHED

ZONED: PRC
USE: OPEN SPACE

EXISTING VEGETATION SUMMARY

Cover Type	Dominant Species	Successional Stage	Condition	Area	Comments
A Landscaped Tree Canopy	London Planetree (Platanus x acerifolia) (10'-14" D.B.H.), Scotch Pine (Pinus schinata) (8'-15" D.B.H.), Japanese Cherry (Prunus serrulata) (12'-15" D.B.H.)	N/A	Good	14,879 sf.	This cover type consists primarily of tree canopy that has been established through the planting of nursery stock trees that are not part of the natural forest community. The dominant species found throughout the site is Scotch Pine (Pinus schinata) while other common species, including London Planetree (Platanus x acerifolia) and Pin Oak (Quercus palustris), can be found throughout the parking lot landscaping. Understory trees found throughout the site consist only of Japanese Cherry (Prunus serrulata). Shrubs found throughout the site include Winged Euonymus (Euonymus alatus), Parson's Juniper (Juniperus chinensis 'Parsonii'), Arrowwood Viburnum (Viburnum dentatum), Barberry (Berberis thunbergii), Silvergrass (Miscanthus sinensis), and Wintercreeper (Euonymus fortunei). All of the landscaping on site is meticulously maintained and in good health.
B Maintained Grasslands	N/A	N/A	Good	1,065 sf.	This cover type consists of maintained open turf areas.
C Developed Land	N/A	N/A	Good	17,561 sf.	This cover type consists of constructed features including buildings, parking, roadways and walks.
TOTAL				33,505 sf.	

*D.B.H. = diameter at breast height (trunk measured 4.5 ft. above the ground).
Note: Field data collected during site visit on August 28, 2015.



PRC EXISTING VEGETATION MAP
RESTON SECTION 57, BLOCK 1
NORTH POINT VILLAGE CENTER
CHICK-FIL-A
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

DATE: AUGUST 2015

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

Scale: 1"=20'

C.I. N/A

PLANNING: APPROVED BY DIVISION OF DESIGN REVIEW

Urban, Ltd.
77121 Lee River Turnpike
Annandale, Virginia 22003
Tel: 703.642.8080
Fax: 703.642.8251
www.urban-llc.com

Planners - Engineers - Landscape Architects - Land Surveyors

PLAN DATE
09-11-15
10-16-15
12-30-15
02-05-16
03-03-16

SHEET
11
OF
13

FILE No.
PREL-738-2

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

LANDSCAPE COMPUTATIONS

THIS PLAN FALLS UNDER PFM SECTION 12-0503, AND THEREFORE THE PLAN IS NOT REQUIRED TO INCLUDE AN EXISTING VEGETATION MAP, TREE PRESERVATION TARGET CALCULATIONS AND NARRATIVE, 10-YEAR TREE CANOPY CALCULATIONS, TREE INVENTORY AND CONDITION ANALYSIS, AND TREE PRESERVATION PLAN AND NARRATIVE. THE COMPUTATIONS PROVIDED BELOW ARE PROVIDED FOR REFERENCE PURPOSES TO SHOW THAT THE SITE WILL STILL MEET CANOPY REQUIREMENTS WITH THIS PROPOSED DEVELOPMENT. AN EVM IS PROVIDED ON SHEET 11 FOR REFERENCE PURPOSES.

(REFERENCED FROM APPROVED FFX. CO. PLAN #8165-SP-001, SHEET 26)

GROSS AREA	1,195,280 SF**
BUILDING FOOTPRINTS	135,614 SF
NET AREA PHASE ONE	1,059,666 SF
10% TREE COVERAGE REQUIRED	105,966 SF
EX. TREE COVERAGE PROVIDED	208,307 SF
TREE COVERAGE REMOVED WITH PRC PLAN	(-) 1,200 SF (6 TREES)
TREE COVERAGE PROPOSED WITH PRC PLAN	(+) 1,200 SF (6 TREES)
PROP. TREE COVERAGE PROVIDED	208,307 SF

:: TREE COVERAGE REQUIREMENT IS STILL MET.

NOTE: PROPOSED TREE TYPE TO BE SELECTED AT TIME OF FINAL SITE PLAN IN ACCORDANCE WITH APPLICABLE PFM REQUIREMENTS.

NOTES: 1) THE SITE PLAN FOR THIS SHOPPING CENTER (8165-SP-001) WAS APPROVED ON MARCH 1994, WHICH WAS BEFORE THE REVISIONS TO THE TREE CONSERVATION ORDINANCE, THEREFORE THERE IS NO TREE PRESERVATION REQUIREMENT AND THE LANDSCAPING COMPUTATIONS ARE BASED ON THE APPROVED SITE PLAN.

2) PER THE APPROVED SITE PLAN, THERE IS NO TRANSITIONAL SCREENING REQUIREMENT. THE APPLICANT HEREBY REQUESTS A MODIFICATION OF SECTION 13-303 OF THE ZONING ORDINANCE FOR THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS FOR THIS APPLICATION IN FAVOR OF THE LANDSCAPING PROPOSED HEREON.

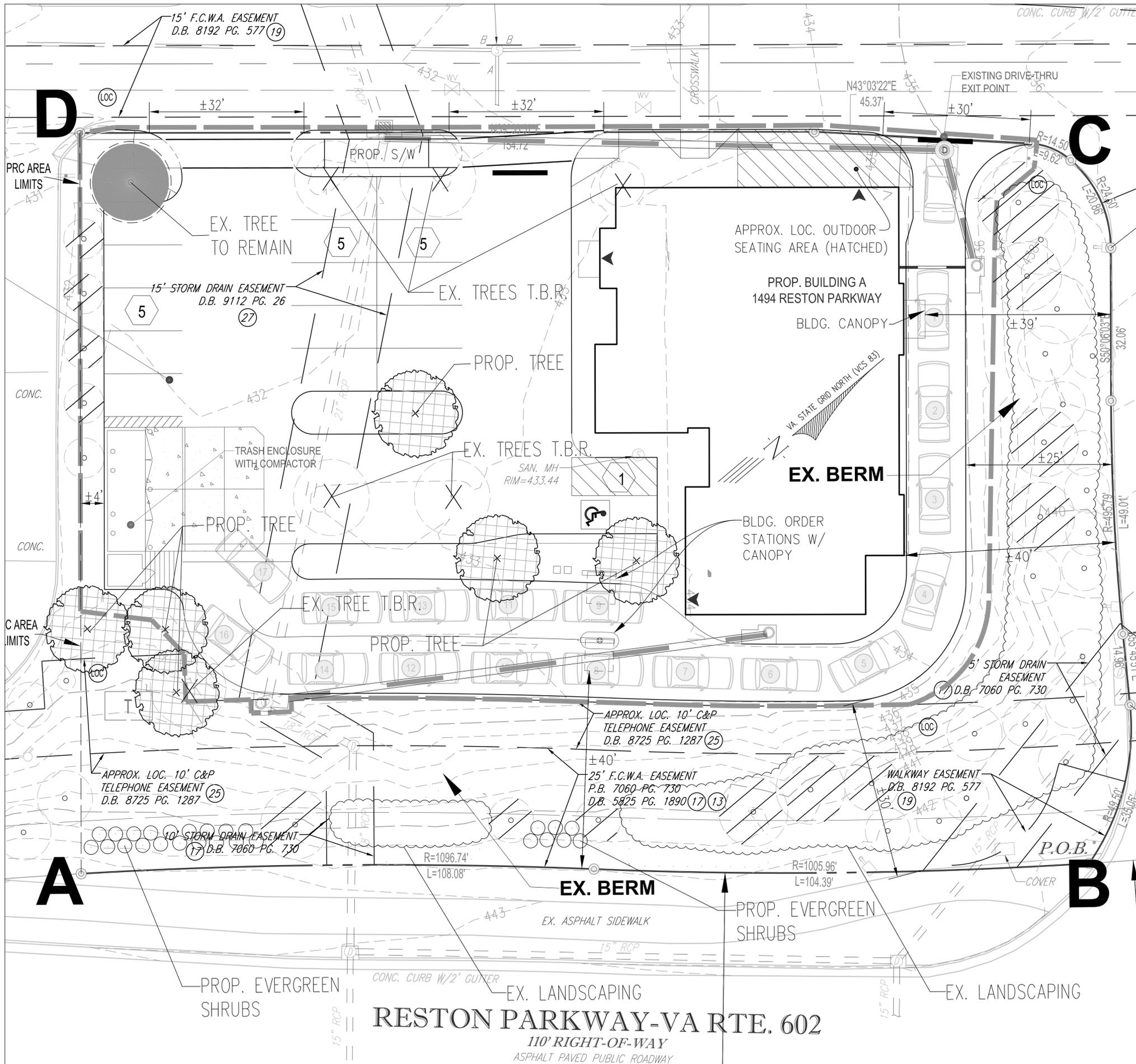
3) THERE IS NO IMPACT TO THE INTERIOR PARKING LOT LANDSCAPING WITH THIS PRC PLAN BECAUSE THE EXISTING INTERIOR PARKING LOT LANDSCAPING TO BE REMOVED IS BEING REPLACED WITH AN EQUAL AMOUNT OF PROPOSED LANDSCAPING.

**THE GROSS AREA FOR THE LANDSCAPE REQUIREMENT INCLUDES BLOCK 1 PARCELS 1B, 1C, 1D AND BLOCK 4 WHICH, ARE OUTSIDE OF THE PARCEL SUBJECT TO THIS PRC PLAN TO BE CONSISTENT WITH THE ORIGINAL SITE PLAN TABULATIONS.

PERIPHERAL PARKING LOT LANDSCAPING CALCULATIONS					
Location (Abutting Use)	Length (f.t.)	Required Trees	Provided Trees	Required Width	Provided Width
Peripheral Parking Landscaping A-B	220	6 Trees (1/40 I.F.)	6 Ex. Trees	10'	10' min
Peripheral Parking Landscaping B-C	152	4 Trees (1/50 I.F.)	4 Ex. Trees	4'	4' min
Peripheral Parking Landscaping D-A	155	4 Trees (1/50 I.F.)	4 Ex. Trees	4'	4' min

LEGEND

- A** REFERENCE POINT FOR DENOTING LIMITS OF TRANSITIONAL SCREENING YARDS
- X** EXISTING TREE TO BE REMOVED
- PROPOSED CANOPY TREE CREDITED TOWARDS INTERIOR PARKING LANDSCAPING
- PROPOSED EVERGREEN SHRUBS
- EXISTING CANOPY TREE CREDITED TOWARDS INTERIOR PARKING LANDSCAPING
- EXISTING TREE COUNTED TOWARDS PERIPHERAL LANDSCAPING
- EXISTING TREE



<p>PLAN DATE</p> <p>09-11-15 10-16-15 12-30-15 02-05-16 03-03-16</p>	<p>DESCRIPTION</p> <p>REVISION APPROVED BY DIVISION OF DESIGN REVIEW</p>	<p>DATE</p> <p>REVISION APPROVED BY DIVISION OF DESIGN REVIEW</p>	<p>DATE</p> <p>REVISION APPROVED BY DIVISION OF DESIGN REVIEW</p>	<p>DATE</p> <p>REVISION APPROVED BY DIVISION OF DESIGN REVIEW</p>	<p>DATE</p> <p>REVISION APPROVED BY DIVISION OF DESIGN REVIEW</p>
<p>Urban, Ltd. 7121 Lake River Turnpike Annandale, Virginia 22003 Tel: 703.642.8080 Fax: 703.642.8251 www.urban-llc.com</p>					
<p>urban Planners - Engineers - Landscape Architects - Land Surveyors</p>					
<p>PROFESSIONAL ENGINEER COMMONWEALTH OF VIRGINIA Peter P. Campbell Lic. No. 46486 08/09/16</p>					
<p>PRC LANDSCAPE PLAN RESTON SECTION 57, BLOCK 1 NORTH POINT VILLAGE CENTER CHICK-FIL-A HUNTER MILL DISTRICT FAIRFAX COUNTY, VIRGINIA</p>					
<p>SCALE: 1" = 10'</p>					
<p>SHEET 12 OF 13</p>					
<p>FILE No. PREL-738-2</p>					

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1 FRONT-RIGHT PERSPECTIVE
NO SCALE



5200 Buffington Rd.
Alcoa, Tennessee
35449-2939

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ARCHITECTS

eh ARCHITECTS, P.C.
10000 COMMONWEALTH AVENUE, SUITE 100
RESTON, VIRGINIA 20190
TEL: 703.642.8080 FAX: 703.642.8081
WWW.EHARCHITECTS.COM

STORE
CHICK-FIL-A
North Point Village
FSU
508H-NSD-LG-R

Reston, VA

SHEET TITLE
PERSPECTIVE
RENDERING

VERSION: V6
ISSUE DATE: 12-2015

Job No. : ----
Store : 3472
Date : 2/28/16
Drawn By : ---
Checked By: ---
Sheet

PSP-1

PLAN DATE	No.	DATE	DESCRIPTION	REVISION	APPROVED BY	DATE
09-11-15						
10-16-15						
12-30-15						
02-05-16						
03						

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Annandale, Virginia 22003
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www.urban-llc.com

Planners - Engineers - Landscape Architects - Land Surveyors





CONCEPTUAL BUILDING RENDERING
RESTON SECTION 57, BLOCK 1
NORTH POINT VILLAGE CENTER
CHICK-FIL-A
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: N/A C.I. N/A DATE: AUGUST 2015

SHEET
13
OF
13

FILE No.
PREL-738-2

NOTE: THIS SHEET IS SCHEMATIC IN NATURE, IS PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY, AND SUBJECT TO CHANGE WITH FINAL DESIGN

DESCRIPTION OF THE APPLICATION

The applicant, Chick-fil-A, Inc., requests approval of a Planned Residential Community (PRC) Plan to replace a vacant fast food restaurant with a drive-through with a new, larger fast food restaurant building with two drive-through ordering lanes that feed into a single pick-up lane at the North Point Village Center in Reston. Since the application includes a larger restaurant and two drive-through ordering lanes affecting circulation and parking, it was determined that a PRC Plan is needed.

The site layout is similar to the current site configuration, which consists of surface parking to the south of the restaurant building and a drive-through lane along two sides of the site. The drive-through lane will be screened from Reston Parkway and from the shopping center entrance by existing berms, trees, and supplemental landscaping. Figure 1 depicts the proposed site layout.

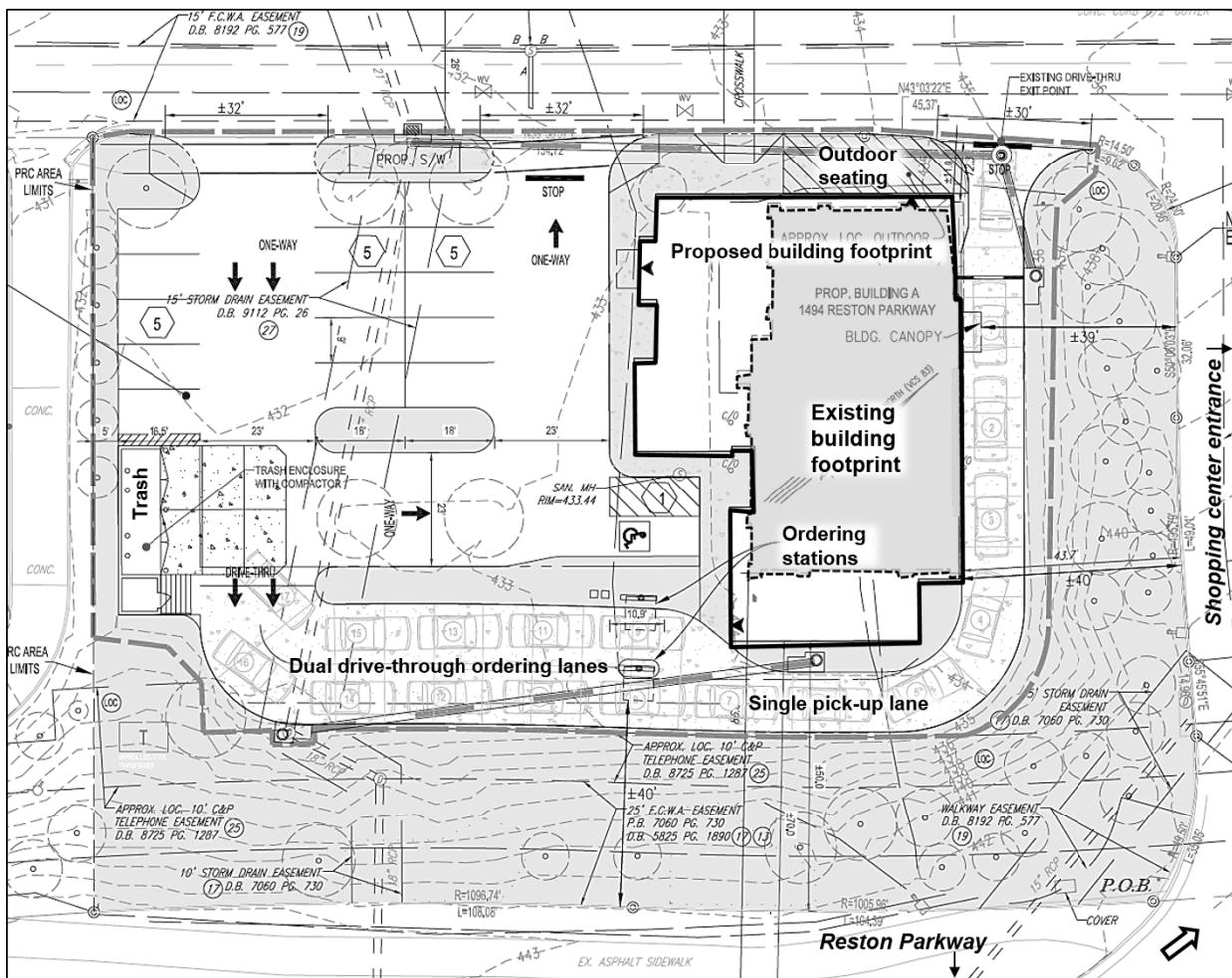


Figure 1: Site Layout, Source: Sheet 10, PRC Plan

Modification

The applicant requests a modification of the transitional screening and barrier requirements to that shown on the PRC Plan.

Staff's proposed PRC development conditions and the applicant's statement of justification are provided as Appendices 1 and 2, respectively.

LOCATION AND CHARACTER

As shown in Figure 2, the 33,505-square foot site is part of the 2.56-acre North Point Village Center Shopping Center. The site is located west of Reston Parkway and north of Lake Newport Road and is developed with a former Burger King fast food restaurant with a drive-through lane. Surface parking is located to the south of the building with a drive-through lane located along two sides of the site. The remainder of the North Point Village Center Shopping Center is developed with a variety of retail, restaurant, and service uses. The surrounding uses are residential and developed with multi-family and single family dwellings zoned PRC.



Figure 2: Subject property and surrounding area, Source: Fairfax County

BACKGROUND

On February 12, 1987, the Board of Supervisors approved Rezoning RZ 86-C-023 to rezone 427 acres to the PRC District, which included the subject property, and is

subject to proffered conditions and a development plan. Fast food restaurants are listed among the permitted uses for a Village Center. The development plan does not depict any site layout or building-specific limitations for development of the property, but limits the Village Center shopping center to 150,000 square feet.

On December 29, 1992, the Department of Public Works and Environmental Services approved a PRC Plan for the Village Center, which identifies the subject property as a fast food restaurant with a drive-through and a building footprint of 2,992 square feet.

COMPREHENSIVE PLAN

The Fairfax County Comprehensive Plan, 2013 Edition Area III, Reston, amended through October 20, 2015, page 63, provides the following guidance:

North Point Village Center

North Point Village Center... is more than 27 acres, with approximately 10 acres of residential uses and 17 acres of non-residential uses. Residential uses include low-rise multifamily units, some of which provide low income housing. The non-residential uses include neighborhood-serving retail uses. Vehicular access and visibility are provided via Reston Parkway and Lake Newport Road.

North Point Village Center's baseline plan recommendation is for neighborhood serving retail and service uses up to .25 FAR, integrated with accessory office, institutional uses, and residential development. Currently there is no redevelopment plan for this Village Center.

DESCRIPTION OF THE PLANNED RESIDENTIAL COMMUNITY (PRC) PLAN

The PRC Plan entitled, "Reston Section 57, Block 1, North Point Village Center, Chick-fil-A," was submitted by Urban, Ltd., and consists of 16 sheets dated September 11, 2015 and revised through March 3, 2016, and is discussed below.

Site Elevation

Due to an existing berm and topography, the elevation along the site's Reston Parkway frontage is 444 feet and slopes downward to the west where the fast food restaurant is located at an elevation of 433 feet. There also is a change in grade from 441 feet along the site's frontage from the entrance to the shopping center to 436 feet where the drive-through lane is located. Existing berms and landscaping along these areas provide a buffer to screen the site and drive-through lane.

Building Layout and Architecture

A new one-story fast food restaurant building containing 4,701 square feet is located in the eastern area of the site in the same location as the existing 2,962 square foot fast food restaurant building, which it will replace. The new building is 1,739 square feet or 58.17 percent larger than the existing building. Outdoor seating is located in front of the building, in the northwest area of the site. Two trash dumpsters with an enclosure and a loading area are located in the southeast area of the site.

As shown in Figure 3 and on Sheet 13 of the PRC Plan, the building will be architecturally distinct from typical Chick-fil-A restaurant designs. Instead of all red brick building materials, typical of Chick-fil-A restaurants, the architecture and building materials are designed to better fit into the context of the North Point Village Center Shopping Center.



Figure 3: Building rendering, Source: Sheet 13, PRC Plan

Circulation and Parking

Access to the site and to the drive-through lane is not proposed to change from the existing locations. The drive-through lane is located along two sides of the site and features two drive-through ordering lanes that feed into a single pick-up lane along a portion of Reston Parkway and along the shopping center entrance. The drive-through lane provides 17 stacking spaces, which exceeds the Zoning Ordinance requirement for 11 stacking spaces.

Surface parking is provided along the site’s southern property line and between the drive-through lane and restaurant. A total of 16 parking spaces is provided on-site and

additional parking is available in the shopping center where parking is shared amongst all uses.

Landscaping

The six existing interior parking lot landscaping trees will be replaced with an equal number of trees to meet the interior parking lot landscaping requirement. Additional evergreen shrubs are proposed along the site's Reston Parkway frontage to supplement the existing landscaping and berm to further screen and buffer the use from the roadway.

Since the site is part of the shopping center, the 10-year tree canopy coverage requirement is based on the entire shopping center area, which includes the subject property; 105,968 square feet is required and a total of 208,307 square feet is provided.

Stormwater Management

There is a decrease of 436 square feet in impervious area due to the site design. With the proposed development, the outfall will not alter the existing drainage patterns and will not alter the design runoff from the site. It is indicated that there will be no adverse downstream effects from the proposed development.

Two options, Option A and Option B, are proposed to address stormwater management, which would be determined at the time of site plan. With Option A, stormwater management and best management practices (BMP) are proposed in accordance with the stormwater regulations that were in effect prior to the 2014 amendment of Chapter 124 of the Stormwater Management Ordinance. Stormwater management would be met by an existing off-site stormwater management pond. This pond was designed to manage the entire developed watershed that drains to it, including the subject property. The design runoff is not increased by the proposed development. The pond would continue to meet the stormwater requirements and the previously approved off-site stormwater management waiver for use of the pond by the subject property remains valid. BMP requirements would be met by an existing stormwater management facility that was designed to serve as a BMP facility for the entire 168.1-acre watershed, which includes the subject property.

Option B addresses the new stormwater regulations contained in Article 4 of the Stormwater Management Ordinance. On-site detention would be provided with an underground stormwater management vault to meet detention and channel protection requirements. The pre-development phosphorous load is shown to be 1.03 pounds per year and the post-development phosphorous load is shown to be 1.01 pounds per year. Selection of either Option A or B will be determined at the time of site plan submission.

ANALYSIS

Land Use

The Comprehensive Plan indicates that the North Point Village Center is planned for neighborhood serving retail and service uses. The development plan for the shopping center limits the total non-residential gross floor area to 150,000 square feet. The existing shopping center is 137,982 square feet, and with the proposed fast food restaurant, the shopping center contains 139,721 square feet of gross floor area.

The site layout is similar to the current site configuration and the drive-through lane will be screened from Reston Parkway and from the shopping center entrance by existing berms, trees, and supplemental landscaping.

Environmental Analysis (Appendix 3)

The Environmental section of the Policy Plan of the Comprehensive Plan encourages green building practices. Staff discussed providing green building measures with the applicant and the applicant has agreed to provide such measures as proposed in the development conditions.

To address stormwater management, the applicant provided two options, which is described in more detail in the description of the PRC Plan section of the report.

Transportation (Appendix 4)

The applicant demonstrated that the proposed drive-through layout is sufficient to serve the projected number of customers and that the proposed parking layout is sufficient to meet demand with additional shared parking available within the shopping center.

Urban Forest Management (Appendix 5)

The Urban Forest Management Division (UFMD) and the applicant concluded that 1/40 linear feet shown on Sheet 12 of the development plan is the correct measurement used for calculating the required trees along the A-B property line, located along Reston Parkway. In addition, the peripheral parking lot landscaping chart on Sheet 12 has been updated to include a column for the provided peripheral parking lot landscaping width. All issues have been addressed.

Stormwater Management (Appendix 6)

As previously described, the applicant is providing two options to address stormwater management. Option A addresses the old stormwater regulations. Option B addresses the new stormwater regulations (Article 4 of the Stormwater Management Ordinance) with an underground stormwater management vault to meet detention and channel protection requirements. The applicant submitted a Stormwater Ordinance

Determination (SWOD) request to permit the development to be reviewed under the old stormwater regulations, but the SWOD request was disapproved. Option A still is shown on the PRC Plan since the applicant may request a reevaluation of the SWOD prior to site plan submission. For this reason and despite the recommendation in the stormwater management memo for a development condition for conformance with Article 4 of the Stormwater Management Ordinance, staff is not proposing such a development condition in the event that the SWOD is reevaluated and Option A is a viable option. The stormwater option will be determined at site plan and must meet the Public Facilities Manual.

ZONING ORDINANCE PROVISIONS

Staff review of the applicable Zoning Ordinance provisions is based on the Planned Development General Standards, Planned Development Design Standards, and the PRC District Regulations. The following provides an analysis of these provisions.

Planned Development General Standards (Sect. 16-101)

General Standards 1 and 2: The planned development shall substantially conform to the adopted comprehensive plan with respect to type, character, intensity of use and public facilities. Planned developments shall not exceed the density or intensity permitted by the adopted comprehensive plan, except as expressly permitted under the applicable density or intensity bonus provisions. The planned development shall be of such design that it will result in a development achieving the stated purpose and intent of the planned development district more than would development under a conventional zoning district.

As previously discussed in the Land Use section of this staff report, the proposed fast food restaurant conforms with the adopted comprehensive plan with respect to type, character, and intensity of use; adequate public facilities exist for the use. The approved development plan includes the subject property as part of the North Point Village Center Shopping Center, which was approved to contain a maximum of 150,000 square feet of non-residential uses. With the proposed fast food restaurant building, the total non-residential gross floor area in the shopping center will be 139,721 square feet, which falls below the 150,000-square foot maximum.

The proposed fast food restaurant would to replace an existing fast food restaurant and the site layout is similar to the current site configuration. Such site design continues to result in a development that achieves the purpose and intent of planned development districts of which the subject property is a part.

General Standards 3, 4, and 5: The planned development shall efficiently utilize the available land, and shall protect and preserve to the extent possible all scenic assets and natural features such as trees, streams and topographic features. The planned development shall be designed to prevent substantial injury to the use and value of existing surrounding development, and shall not hinder, deter or impede development of

surrounding undeveloped properties in accordance with the adopted comprehensive plan. The planned development shall be located in an area in which transportation, police and fire protection, other public facilities and public utilities, including sewerage, are or will be available and adequate for the uses proposed; provided, however, that the applicant may make provision for such facilities or utilities which are not presently available.

The fast food restaurant efficiently utilizes the available land with a similar site layout as is existing. The use continues to protect and preserve existing trees and topographic features with the retention of existing berms and landscaping that screen and buffer the site. The site is designed so that it does not hinder, deter, or impede development of surrounding properties. The use is located in an area where there is existing transportation, police, fire protection, and adequate public facilities.

General Standard 6: The planned development shall provide coordinated linkages among internal facilities and services as well as connections to major external facilities and services at a scale appropriate to the development.

Linkages such as pedestrian crosswalks and sidewalks continue to be provided and serve to connect the use to internal and external facilities and uses.

Planned Development Design Standards (Sect. 16-102)

Design Standard 1: In order to complement development on adjacent properties, at all peripheral boundaries of the PDH, PRM, PDC, PRC Districts the bulk regulations and landscaping and screening provisions shall generally conform to the provisions of that conventional zoning district which most closely characterizes the particular type of development under consideration. In the PTC District, such provisions shall only have general applicability and only at the periphery of the Tysons Corner Urban Center, as designated in the adopted comprehensive plan.

The C-5, Neighborhood Retail Commercial District, is the conventional zoning district that most closely characterizes the proposed development. In the C-5 District, fast food restaurants are permitted either by-right or by special exception approval. Table 1 below compares the bulk regulations and open space provisions for the C-5 District, PRC District, and proposed development.

Bulk Regulations and Open Space			
Zoning Ordinance	C-5	PRC	Proposed
Building Height	40 feet	No regulation	50 feet
Minimum Yard	Front: 45° angle of bulk plane (ABP), but not less than 40 feet Side: No requirement Rear: 20 feet	The location and arrangement of structures shall not be detrimental to existing or prospective adjacent dwellings or to the existing or prospective development of the neighborhood.	Front: 54± feet Side: 39± feet Rear: 11± feet

Maximum FAR	0.30	No regulation	0.8
Open Space	15% gross area	No requirement	30% (10,890 sf)

Table 1: Comparison of the C-5 District, PRC District, and proposed development

***Design Standard 2:** Other than those regulations specifically set forth in Article 6 for a particular P district, the open space, off-street parking, loading, sign and all other similar regulations set forth in this Ordinance shall have general application in all planned developments.*

There is no open space requirement in the PRC District, but 10,890 square feet (30 percent) of open space is provided on-site. Since the use is part of a shopping center, parking is provided as part of the parking requirement for the shopping center. Adequate parking is available for both the proposed use and shopping center. A total of 16 parking spaces are provided on-site and additional parking is available within the shopping center. The Zoning Ordinance requires a total of 11 stacking spaces for the drive-through and 17 spaces are provided.

There is an existing Comprehensive Sign Plan (CSP) that serves the shopping center. The CSP includes signage for a fast food use on the subject property and indicates that only one freestanding menu board is permitted. Additional menu boards or additional sign area from what is shown in the CSP would require an amendment to the CSP.

***Design Standard 3:** Streets and driveways shall be designed to generally conform to the provisions set forth in this Ordinance and all other County ordinances and regulations controlling same, and where applicable, street systems shall be designed to afford convenient access to mass transportation facilities. In addition, a network of trails and sidewalks shall be coordinated to provide access to recreational amenities, open space, public facilities, vehicular access routes, and mass transportation facilities.*

No new streets or driveways are proposed. Pedestrian crosswalks and sidewalks continue to be provided and serve to connect the use to internal and external facilities and uses.

PRC District Regulations (Sect. 6-301)

***PRC Regulations 1 and 2:** A variety of housing types, employment opportunities and commercial services to achieve a balanced community for families of all ages, sizes and levels of income. An orderly and creative arrangement of all land uses with respect to each other and to the entire community.*

The proposed use is part of the larger North Point Village Center, which serves a variety of housing types, provides employment opportunities, and commercial services that achieve a balanced community for families of all ages, sizes, and levels of income. An orderly and creative arrangement of land uses was established with the approval of the rezoning and development plan for the Village Center, which included fast food uses.

PRC Regulations 3, 4, 5, 6, 7: A planned and integrated comprehensive transportation system providing for a separation of pedestrian and vehicular traffic, to include facilities such as mass transportation, roadways, bicycle or equestrian paths and pedestrian walkways. The provision of cultural, educational, medical, and recreational facilities for all segments of the community. The location of structures to take maximum advantage of the natural and manmade environment. The provision of adequate and well-designed open space for the use of all residents. The staging of development in a manner which can be accommodated by the timely provision of public utilities, facilities and services.

The proposed use is part of a larger area where there is a comprehensive transportation system. The proposed site layout is similar to the existing site configuration and has been designed so that pedestrian and vehicular conflicts are minimized. The site design takes advantage of existing berms and landscaping along Reston Parkway and along the entrance to the shopping center to screen and buffer the proposed use. Additional landscaping is proposed along the site's Reston Parkway frontage to supplement the existing vegetation. A total of 30 percent of the site (10,890 square feet) is provided as open space. The fast food use is not proposed to be a staged development and adequate public utilities, facilities, and services are provided. Cultural, educational, medical, and recreational facilities are located nearby.

MODIFICATION

Modification of Sects. 13-303 and 13-304 of the Zoning Ordinance for the transitional screening and barrier requirements to that shown on the PRC Plan

The proposed fast food restaurant is located across Reston Parkway from residential uses. Transitional Screening 2 and Barrier E, F, or G are required along the northeast portion of the property, which is across from multi-family dwellings. Transitional Screening 2 consists of an unbroken strip of open space a minimum of 35 feet wide and planted with a mixture of large and medium evergreen trees, deciduous trees, and medium evergreen shrubs. Barrier E consists of a 6-foot high wall, brick or architectural block faced; Barrier F consists of a 6-foot high solid wood or architecturally solid fence; and Barrier G consists of a 6-foot high chain link fence. Transitional Screening 3 and Barrier E, F, or G are required along the southeast portion of the property, which is across from single family attached dwellings. Transitional Screening 3 consists of an unbroken strip of open space a minimum of 50 feet wide and planted with a mixture of large evergreen and large deciduous trees and medium evergreen shrubs.

The applicant requests a modification of the transitional screening and barrier requirements to that shown on the PRC Plan. The PRC Plan indicates that there is a significant change in grade along the site's Reston Parkway frontage from 444 feet above sea level sloping downward to the west where the fast food restaurant is located at an elevation of 433 feet. An existing berm and landscaping provide a buffer to screen the site from Reston Parkway. The applicant is proposing to provide supplemental

landscaping to further screen and buffer the use. With the existing berm and proposed landscaping, staff supports the modification request.

CONCLUSIONS AND RECOMMENDATIONS

Conclusions

A new fast food restaurant building is proposed to replace a vacant fast food restaurant with a larger building, similar site layout, and access points. The fast food restaurant includes two drive-through ordering lanes that feed into a single pick-up lane with 17 stacking spaces in order to efficiently manage on-site circulation. The new building will feature specialty architecture and materials to fit into the context of the North Point Village Center Shopping Center; outdoor seating; and green building measures. With the proposed PRC development conditions, staff finds that the proposal is in harmony with the Comprehensive Plan and applicable Zoning Ordinance provisions.

Recommendations

Staff recommends approval of PRC 86-C-023-02, subject to the PRC conditions in Appendix 1.

Staff recommends approval of a modification of Sects. 13-303 and 13-304 of the Zoning Ordinance for the transitional screening and barrier requirements to that shown on the PRC Plan.

It should be noted that it is not the intent of staff to recommend that the Board of Supervisors, in adopting any conditions, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

It should be further noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the position of the Board of Supervisors.

APPENDICES

1. Proposed PRC Development Conditions
2. Statement of Justification
3. Environmental Analysis Memorandum
4. Transportation Memorandum
5. Urban Forest Management Memorandum
6. Stormwater Management Memorandum
7. Glossary of Terms

PROPOSED PRC DEVELOPMENT CONDITIONS**PRC 86-C-023-02****March 9, 2016**

If it is the intent of the Board of Supervisors to approve PRC 86-C-023-02 for a fast food restaurant with a drive-through proposed on Tax Map 11-4 ((12)) 1B pt., staff recommends that the Board of Supervisors condition the approval by requiring conformance with the following development conditions.

1. Development of the property shall be in substantial conformance with the PRC Plan entitled "Reston Section 57, Block 1, North Point Village Center, Chick-fil-A," submitted by Urban, Ltd., and consists of 16 sheets dated September 11, 2015 and revised through March 3, 2016. Minor modifications may be permitted pursuant to Par. 8 of Sect. 16-203 of the Zoning Ordinance.
2. The trash dumpsters shall be screened on all sides. The screening shall be consistent with the color and style of the restaurant building. Doors shall consist of materials that are opaque and fully screen the dumpsters.
3. Deliveries shall be scheduled to avoid morning, noontime, and evening peak hours of operations.
4. Signage shall be subject to Comprehensive Sign Plan CSP 86-C-023, as may be amended.
5. The applicant shall provide secure bicycle racks and/or storage for two bicycles within 200 yards of a building entrance. The applicant shall provide proof of installation and plan location to the Department of Transportation prior to issuance of a Non-Residential Use Permit.
6. The applicant shall install water-efficient landscaping. The applicant shall provide a planting list with the number, size, and space of trees (including native and other species) and plant materials as a landscape plan that is part of the site plan, and shall be subject to review and approval of the Urban Forest Management Division, and proof of installation and installation date.
7. The applicant shall exclusively use native and non-invasive species for landscape and other plantings on the site. The applicant shall provide planting lists showing species and location of plantings as part of the landscape plan.
8. The applicant shall include a LEED®-accredited professional as a member of the design team. The LEED-accredited professional will work with the team to incorporate sustainable design elements and innovative technologies into the project with a goal of having the project attain LEED certification. At the time of

site plan submission, the applicant will provide documentation to the Environment and Development Review Branch (E&DRB) in the Department of Planning and Zoning (DPZ) demonstrating compliance with the commitment to engage such a professional.

9. The applicant shall install a roofing membrane with a Solar Reflectance Index (SRI) appropriate to the slope of the roof (i.e. for a low-sloped roof (<S2:12) equal to or greater than 78 for a minimum of 75% of the total roof area, and for a high-sloped roof (>2:12) equal to or greater than 29). The applicant shall provide proof of installation, roof area calculations, and manufacturers' product data to the E&DRB in DPZ.
10. The applicant shall provide an exterior lighting system using full cut-off fixtures and LED technology. The applicant shall also provide an after-hours override provided by a manual or occupant-sensing device, provided the override lasts no more than 30 minutes, or for exterior lighting, the input power of exterior lighting shall be reduced (by automatic device of) by more than the Zoning Ordinance's current minimum of 50%. The applicant shall provide proof of installation, photometric calculations, and manufacturers' product data to the E&DRB in DPZ.
11. The applicant shall install motion sensor faucets and flush valves and ultralow-flow plumbing fixtures that have a maximum water usage as listed below. The applicant shall provide proof of installation and manufacturers' product data to the E&DRB in DPZ.

- Water Closet (gallons per flush, gpf) 1.28
- Urinal (gpf) 0.5
- Showerheads (gallons per minute, gpm*) 2.0
- Lavatory faucets (gpm**) 1.5
- Kitchen and janitor sink faucets 2.20
- Metering faucets 0.25

* When measured at a flowing water pressure of 80 pounds per square inch (psi).

**When measured at a flowing water pressure of 60 pounds per square inch (psi).

12. The applicant shall hire a commissioning authority and develop and incorporate commissioning requirements into the design and construction of the building. The commissioning authority hired by the applicant shall develop and implement a commissioning plan and verify the installation and performance of the systems to be commissioning, as well as preparing a final report. The applicant shall provide the final report to the E&DRB in DPZ.
13. The development shall not have any chlorofluorocarbon (CFC) based refrigerants in any of the building systems, or not use refrigerants. The applicant shall provide

manufacturer's specification sheets for any refrigerant installed in the building to the E&DRB in DPZ.

- 14. The applicant shall provide an area for the separation, collection and storage of glass, paper, metal, plastic and cardboard generated by both customers and employees. There shall be a dedicated area on the property for the storage of the recycled materials. The applicant shall provide proof of installation, installation locations and a copy of the applicant's recycling hauling contract to the E&DRB in DPZ.
- 15. The applicant shall use low-emitting materials for all adhesives, sealants, paints, coatings, flooring systems, composite wood, and agrifiber products, as well as furniture and furnishings if available. Low-emitting is defined according to the following:

<u>Application</u>	<u>(VOC Limit g/L less water)</u>
• Carpet Adhesive	50
• Rubber floor adhesive	60
• Ceramic tile adhesive	65
• Anti-corrosive/ anti-rust paint	250
• Clear wood finishes	350

The Applicant shall provide proof of installation and the manufacturers' product data to the E&DRB in DPZ.

- 16. For any carpet, the applicant shall install carpet and carpet padding that shall meet the testing and product requirements of the Carpet and Rug Institute Green Label Plus Program. The applicant shall provide proof of installation and the manufacturers' product data to the E&DRB in DPZ.
- 17. For tile flooring, the applicant shall install vinyl composition tile and rubber tile flooring that shall meet the requirements of the FloorScore certification program. The applicant shall provide proof of installation and the manufacturers' product data and certification letter to the E&DRB in DPZ.
- 18. The applicant shall not use any particle board, medium density fiberboard (MDF), plywood, wheatboard, strawboard, or panel substrates on the interior of the building which contain urea formaldehyde resins. The applicant shall provide proof of installation and the manufacturers' product data to the E&DRB in DPZ.
- 19. The applicant shall install only LED or fluorescent lamps in all interior building lighting fixtures. The applicant shall provide a maximum lighting power allowance of 1.25 watts/square foot (code maximum is 1.5 watts/square foot for retail area and 0.9 watts/per square foot for the service department area). The applicant shall provide proof of installation, energy usage calculations and manufacturers' product data to the E&DRB in DPZ.

20. The applicant shall install Energy Star appliances and equipment for all refrigerators, dishwashers, water heaters, water coolers, and other appliances and office equipment (if available). The applicant shall provide proof of installation, installation locations, and manufacturers' product data, including the Energy Star energy guide to the E&DRB in DPZ.
21. The applicant shall benchmark energy usage using the Energy Star Portfolio Manager and shall provide a report prior to final bond release to the E&DRB in DPZ.
22. The character of the architectural design and building materials for the building shall be in general conformance with the architectural rendering shown on Sheet 13 of the PRC Plan, and shall be compatible with the general character of the design of other buildings within the North Point Village Center. In the event that the ownership of the North Point Village Center substantially modifies the architectural character of the overall Village Center, the applicant shall have the right to modify the architectural design and building materials for the building from that shown on Sheet 13 to be compatible with the general character of the updated architectural design of the Village Center.

The applicant reserves the right to adjust the architectural design details including, but not limited to, the proportion of building materials, articulation, fenestration, roof design and materials, and other decorative elements as part of final architectural design and engineering without requiring approval of a PRCA, provided the quality of the architectural design and building materials remain in general conformance with that shown on the PRC Plan, as determined by the Zoning Administrator.

The above proposed condition is a staff recommendation and does not reflect the position of the Board of Supervisors unless and until adopted by that Board of Supervisors.

This approval, contingent on the above noted condition, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant shall be responsible for obtaining the required Non-Residential Use Permits through established procedures

**Chick-fil-A, Inc.
North Point Village Center
Planned Residential Community Plan**

**Statement of Justification
September 28, 2015
Revised January 7, 2016
Revised February 5, 2016**

I. Introduction

Chick-fil-A, Inc. (the "Applicant") seeks approval of a Planned Residential Community ("PRC") plan to permit the replacement of an existing fast food restaurant in Reston's North Point Village Center (the "Village Center") with a new building to accommodate a new user. The restaurant is located on a 0.77-acre portion of Tax Map 11-4 ((12)) 1B (the "Property"). The proposed development will serve as an additional amenity for the Village Center and enhance the fast food restaurant options in this area of the Reston community.

II. Property Location and Existing Conditions

The Property is located west of Reston Parkway and north of Lake Newport Road, immediately adjacent to the main entrance to the Village Center from Reston Parkway. The existing building, formerly occupied by Burger King but vacant since March 2014, is situated to the north, with surface parking located to the south. A drive-through lane runs through three sides of the Property. The remainder of the Village Center contains a variety of retail, restaurant, and service uses, and the surrounding area is developed with multi-family and single-family residential uses.

III. Prior Zoning Approvals

On February 12, 1987, the Fairfax County Board of Supervisors approved application RZ 86-C-023 to rezone approximately 427 acres to the PRC district, including the Property (the "Rezoning"). As part of the Rezoning, the Property is subject to proffers and a development plan (the "Development Plan") that have guided development of this portion of Reston. The Development Plan designates the Property as part of the Village Center, which may contain a maximum of 150,000 square feet of non-residential uses. Fast food restaurants are listed among the permitted uses for the Village Center. The Development Plan does not depict any site layout or building-specific limitations for the development of the Property.

The PRC plan for the Village Center was approved on December 29, 1992 (as a revised preliminary site plan) by the Department of Public Works & Environmental Services. The PRC plan identifies the Property as a "fast food restaurant with drive-in facilities" with a footprint of 2,992 square feet.

IV. Proposed Development

The Applicant proposes to redevelop the portion of the Property previously occupied by Burger King with an approximately 4,700-square foot Chick-fil-A fast food restaurant with a drive-through. The site layout will remain substantially the same as the current configuration, with surface parking located to the south of the restaurant and the drive-through lane crossing through the parking area around the eastern and northern sides of the building. There will be two drive-through ordering lanes that feed into a single pick-up lane, a configuration that has

been efficient and successful at other Chick-fil-A restaurants. The drive-through lane and pick-up window will be screened from the Village Center's main access point and from Reston Parkway with existing trees and berms.

The total non-residential gross floor area in the Village Center with the new building will be approximately 139,700 square feet, below the 150,000-square foot maximum identified on the Development Plan. The purpose of the Applicant's proposed PRC plan for the Property is to request Fairfax County's approval of the demolition of the existing building formerly occupied by Burger King and the construction of the proposed Chick-fil-A restaurant in its place as shown on the PRC plan.

V. Conformance with the Comprehensive Plan

Although the proposed Chick-fil-A is not the subject of a zoning application and a review for conformance with the Comprehensive Plan, the proposed Chick-fil-A nevertheless is consistent with the Plan's vision of a Village Center. The Comprehensive Plan describes the Village Centers generally as areas planned for a mix of uses including neighborhood-serving retail and service uses, integrated with accessory office, institutional uses, and residential uses. The Comprehensive Plan further notes that the Village Centers are planned to continue serving the purpose of being focal points of activity with a mix of integrated land uses for the convenience of surrounding residential neighborhoods.

With respect to the North Point Village Center specifically, the Comprehensive Plan notes that this Village Center has approximately 10 acres of residential uses and approximately 17 acres of non-residential uses with vehicular access and visibility provided via Reston Parkway and Lake Newport Road. The Village Center's baseline Comprehensive Plan recommendation is for neighborhood-serving retail and services uses up to a 0.25 FAR, integrated with accessory office, institutional uses, and residential development.

The recommended mix of uses is evident in the existing North Point Village Center, which has neighborhood-serving retail and service uses in the main portion of the Village Center and residential uses adjacent to the retail area. The Village Center currently functions quite well as a convenient place for residents of the surrounding neighborhoods to meet their daily retail and service needs close to home, and as a focal point of activity for these neighborhoods. The proposed Chick-fil-A will help the Village Center continue to provide convenient fast food options and will further enhance the activity of the Village Center.

Currently, there is no redevelopment plan for the Village Center. The Applicant is not proposing the redevelopment of the Village Center, but merely the redevelopment of one former fast food restaurant comprising a small portion of the larger Village Center property.

VI. Requested Modification

The Applicant requests a modification of Section 13-303 of the Zoning Ordinance for the transitional screening and barrier requirements along Reston Parkway in favor of the existing conditions. The site plan for the Village Center did not require transitional screening or barriers, and there is not enough room on the site to accommodate the required 50-foot wide screening area. In addition, there is an existing 24-foot water easement that runs parallel to Reston Parkway that cannot be planted with additional trees. Additional shrubs will be added to provide additional screening. The existing 8-foot berm acts as a natural barrier, so there would be no benefit from the addition of a 6-foot fence or wall.

VII. Conclusion

The Applicant's proposed Chick-fil-A fast food restaurant is in conformance with the approved Development Plan and will enhance the retail offerings available within the North Point Village Center. The Applicant requests the support of County Staff, the Planning Commission, and the Board of Supervisors for the Applicant's proposed PRC plan.



County of Fairfax, Virginia

MEMORANDUM

DATE: January 20, 2016

TO: Barbara C. Berlin, Director
Zoning Evaluation Division, DPZ

FROM: Denise M. James, Chief *DMJ*
Environment and Development Review Branch, DPZ

SUBJECT: ENVIRONMENTAL ASSESSMENT for: **PRC 86-C-023-02**
Chick-Fil-A - North Point Village Center

This memorandum, prepared by John R. Bell, includes citations from Comprehensive Plan that provide guidance for the evaluation of the subject Planned Residential Community (PRC), application and dated September 11, 2015, as revised through December 30, 2015. The extent to which the application conforms to the applicable guidance contained in the Comprehensive Plan is noted. Possible solutions to remedy identified issues are suggested. Other solutions may be acceptable, provided that they achieve the desired degree of mitigation and are in conformance with Plan policies.

Note: The applicable Comprehensive Plan citations may be found at the end of this report.

ENVIRONMENTAL ANALYSIS

This section characterizes the environmental concerns raised by an evaluation of this site and the proposed land use. Particular emphasis is given to opportunities provided by this application to conserve the County's remaining natural amenities. Analysis for this application addresses the overall development plan and commitments for the subject property.

Green Building Practices

The applicant has indicated a willingness to pursue green building practices. The applicant has agreed, in principle, to a list of soft green building commitments which are included in the development conditions for this application. Staff feels that this issue has been addressed.

Stormwater Management

The site currently consists of an existing fast food restaurant, surface parking and limited landscaped areas. The site is currently served by two existing off-site stormwater management facilities that serve to meet water quantity and quality controls for the subject property. Staff had raised concerns regarding these existing facilities. It is not clear that they would provide water quality measures consistent with current standards. Staff had encouraged the applicant to include additional water quality measures as part of the proposed redevelopment plan. The applicant has instead elected to submit a storm water management ordinance determination (SWOD) in order to receive a determination that the proposed development is grandfathered. This application is currently being reviewed by staff in the Department of Public Works and Environmental Services (DPWES). Any final determination regarding the adequacy of the proposed facilities will be made by the Department of Public Works and Environmental Services (DPWES).

COMPREHENSIVE PLAN CITATIONS:

The Comprehensive Plan is the basis for the evaluation of this application. The assessment of the proposal for conformity with the environmental recommendations of the Comprehensive Plan is guided by the following.

Environment

In the Fairfax County Comprehensive Plan, 2013 Edition, Policy Plan, Environment, as amended through July 1, 2014, on page 19 -21, the Plan states:

Objective 13: Design and construct buildings and associated landscapes to use energy and water resources efficiently and to minimize short- and long-term negative impacts on the environment and building occupants.

Policy a. In consideration of other Policy Plan objectives, encourage the application of energy conservation, water conservation and other green building practices in the design and construction of new development and redevelopment projects. These practices may include, but are not limited to:

- Environmentally-sensitive siting and construction of development;
- Application of low impact development practices, including minimization of impervious cover (See Policy k under Objective 2 of this section of the *Policy Plan*);
- Optimization of energy performance of structures/energy-efficient design;
- Use of renewable energy resources;
- Use of energy efficient appliances, heating/cooling systems, lighting and/or other products;

- Application of best practices for water conservation, such as water efficient landscaping and innovative wastewater technologies, that can serve to reduce the use of potable water and/or reduce stormwater runoff volumes;
- Reuse of existing building materials for redevelopment projects;
- Recycling/salvage of non-hazardous construction, demolition, and land clearing debris;
- Use of recycled and rapidly renewable building materials;
- Environmentally-sensitive siting and construction of development;
- Application of low impact development practices, including minimization of impervious cover (See Policy k under Objective 2 of this section of the *Policy Plan*);
- Optimization of energy performance of structures/energy-efficient design;
- Use of renewable energy resources;
- Use of energy efficient appliances, heating/cooling systems, lighting and/or other products;
- Application of best practices for water conservation, such as water efficient landscaping and innovative wastewater technologies, that can serve to reduce the use of potable water and/or reduce stormwater runoff volumes;
- Reuse of existing building materials for redevelopment projects;
- Recycling/salvage of non-hazardous construction, demolition, and land clearing debris;
- Use of recycled and rapidly renewable building materials;
- Use of building materials and products that originate from nearby sources;
- Reduction of potential indoor air quality problems through measures such as increased ventilation, indoor air testing and use of low-emitting adhesives, sealants, paints/coatings, carpeting and other building materials;
- Reuse, preservation and conservation of existing buildings, including historic structures;
- Retrofitting of other green building practices within existing structures to be preserved, conserved and reused;

- Energy and water usage data collection and performance monitoring;
- Solid waste and recycling management practices; and
- Natural lighting for occupants.

Encourage commitments to implementation of green building practices through certification under established green building rating systems for individual buildings (e.g., the U.S. Green Building Council's Leadership in Energy and Environmental Design for New Construction [LEED-NC®] or the U.S. Green Building Council's Leadership in Energy and Environmental Design for Core and Shell [LEED-CS®] program or other equivalent programs with third party certification). An equivalent program is one that is independent, third-party verified, and has regional or national recognition or one that otherwise includes multiple green building concepts and overall levels of green building performance that are at least similar in scope to the applicable LEED rating system. Encourage commitments to the attainment of the ENERGY STAR® rating where available. Encourage certification of new homes through an established residential green building rating system that incorporates multiple green building concepts and has a level of energy performance that is comparable to or exceeds ENERGY STAR qualification for homes. Encourage the inclusion of professionals with green building accreditation on development teams. Encourage commitments to the provision of information to owners of buildings with green building/energy efficiency measures that identifies both the benefits of these measures and their associated maintenance needs.

Policy b. Within the Tysons Corner Urban Center, Suburban Centers, Community Business Centers, Industrial Areas and Transit Station Areas as identified on the Concept Map for Future Development, unless otherwise recommended in the applicable area plan, ensure that zoning proposals for nonresidential development or zoning proposals for multifamily residential development incorporate green building practices sufficient to attain certification through the LEED-NC or LEED-CS program or an equivalent program specifically incorporating multiple green building concepts, where applicable, where these zoning proposals seek at least one of the following:

- Development in accordance with Comprehensive Plan Options;
- Development involving a change in use from what would be allowed as a permitted use under existing zoning;
- Development at the Overlay Level; or
- Development at the high end of planned density/intensity ranges. For nonresidential development, consider the upper 40% of the range between by-right development potential and the maximum Plan intensity to constitute the high end of the range.

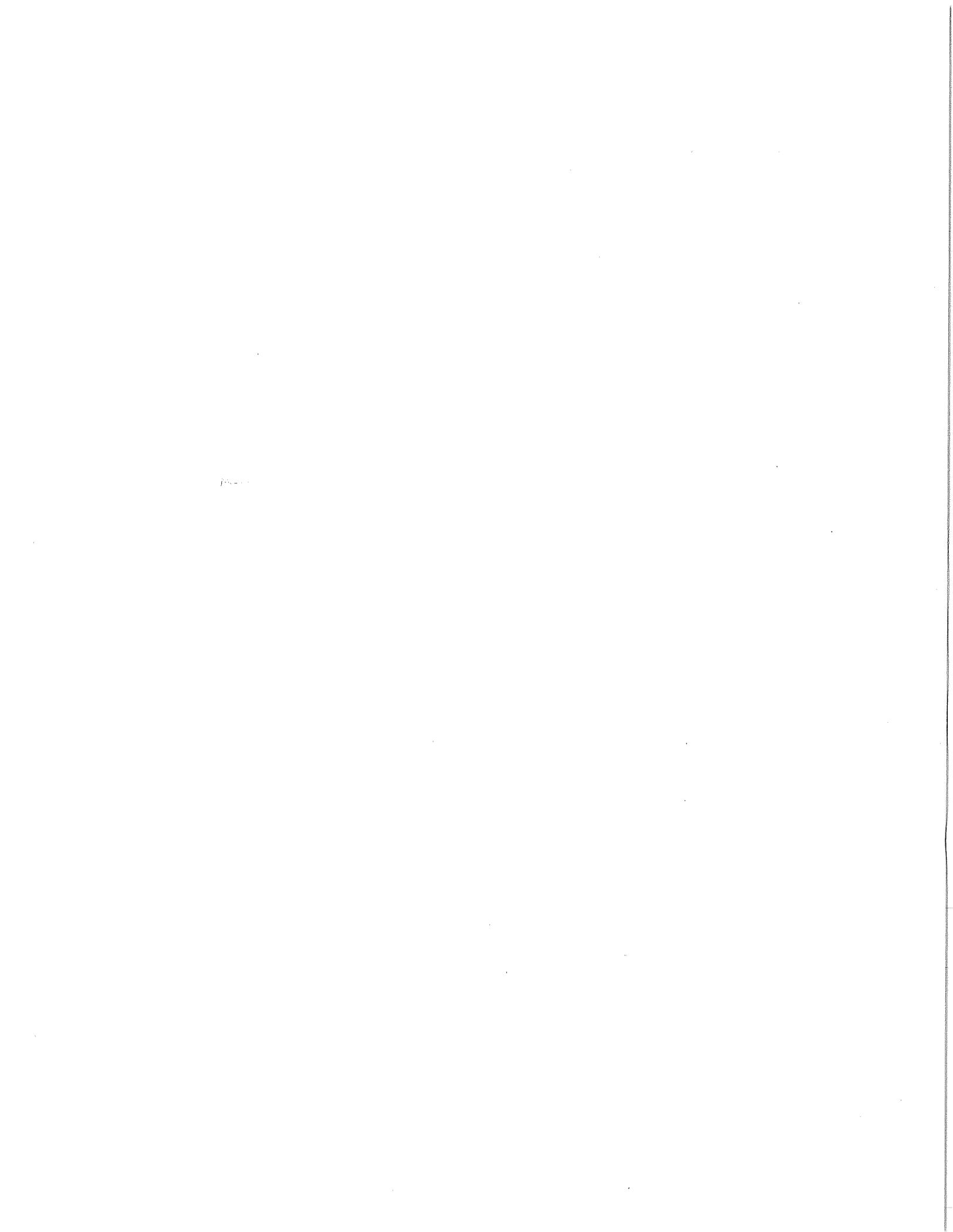
Where developments with exceptional intensity or density are proposed (e.g. at 90 percent or more of the maximum planned density or intensity), ensure that higher than basic levels of green building certification are attained.

In the Fairfax County Comprehensive Plan, 2013 Edition, Policy Plan, Environment, as amended through July 1, 2014, on page 7, the Plan states:

Objective 2: Prevent and reduce pollution of surface and groundwater resources. Protect and restore the ecological integrity of streams in Fairfax County.

Policy b. Update BMP requirements as newer, more effective strategies become available.

DMJ: JRB





County of Fairfax, Virginia

MEMORANDUM

DATE: February 11, 2016

TO: Barbara Berlin, Director
Zoning Evaluation Division, Department of Planning & Zoning

FROM: Michael A. Davis, Acting Chief
Site Analysis Section, Department of Transportation

FILE: RZ 86-C-023

SUBJECT: PRC 86-C-023-02 – Chick Fil A, Inc.
Tax Map: 11-4 ((12)) 1B

This department has reviewed the subject application and plans, dated September 11, 2015 and revised through December 30, 2015. The application requests approval to replace an existing fast food restaurant in Reston's North Point Village Center with a new building to accommodate a new user.

In response to previous comments, the applicant has demonstrated that the proposed drive-through layout is sufficient to serve the projected number of customers, and that the proposed parking layout is sufficient to meet demand, and fulfills Zoning Ordinance requirements. Pedestrian ramps and a crosswalk are provided to connect the site to the rest of the Village Center. FCDOT is satisfied that all other previous comments have been adequately addressed by the applicant, and does not object to approval of the subject application.

MAD/VLH

cc: Mary Ann Tsai/DPZ



County of Fairfax, Virginia

MEMORANDUM

DATE: January 20, 2016

TO: Mary Ann Tsai, Staff Coordinator
Zoning Evaluation Division, DPZ

FROM: Linda Barfield, Urban Forester II 
Forest Conservation Branch, DPWES

SUBJECT: Reston Section 57, Block 1B (Chick-Fil-A)-PRC 86-C-023-02
1494 Reston Parkway

I have reviewed the revised Planned Residential Community Plan for the above referenced property as part of the North Point Village Center in Reston, date stamped as received by the Zoning Evaluation Division on January 7, 2016. The following comments are based on this review.

Specific Comments:

1. **Comment:** The peripheral parking lot landscaping defined on sheet 12 of 13 incorrectly lists required trees calculation as 1/40 l.f. for A-B property line however is adjacent to the Reston Parkway right of way.

Recommendation: A 10' strip with calculations based on 1/50 l.f. should be provided and labeled along the A-B property line. The chart should include a column for the width.

If there are any questions or further assistance is desired, please contact me at (703) 324-1770.

lb/

UFMDID #: 205320

cc: DPZ File





County of Fairfax, Virginia

MEMORANDUM

DATE: February 11, 2016

TO: Mary Ann Tsai, Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Yosif Ibrahim, Storm water Engineer
Site Development and Inspections Division
Department of Public Works and Environmental Services

SUBJECT: PRC 86-C-023-02, Chick-fil-A, Inc., LDS Project #8165-ZONA-001-1, Tax Map #011-4-12-0001B, Hunter Mill District

We have reviewed the revised plans for the subject development and we offer the following comments:

- (a) Based on the outcome of the SWOD determination letter it seems that Option B is the viable option as it meet the new requirements under Article 4 of the Storm water Management Ordinance.
- (b) The applicant could still utilize the existing off-site pond in meeting detention and water quantity control requirements. However, a private maintenance agreement need to be signed with the owner of downstream offsite pond.
- (c) Since there is no increase in impervious area, the applicant could utilize the redevelopment formulae and meet the target phosphorous load reduction of 10% through either the provision of on-site BMP facility and/or through the purchase of offsite Nutrient credit.
- (d) Since there are a number of alternatives that the applicant could pursue to meet the storm water management requirements, it is recommended at this stage to maintain flexibility by adding one development conditions which could read as follows: “ *The applicant shall meet the water quality and quantity requirements for the subject site following the criteria outlined in Article 4 of the Fairfax County Storm water management Ordinance.*”

Please contact me at 703-324-1720 if you require additional information.

cc: Fred Rose, Chief, Watershed Planning & Assessment Branch, Storm water Planning Division, DPWES
Shahab Baig, Chief, North Branch, SDID, DPWES
Zoning Application File

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GLOSSARY

This Glossary is provided to assist the public in understanding the staff evaluation and analysis of development proposals. It should not be construed as representing legal definitions. Refer to the Fairfax County Zoning Ordinance, Comprehensive Plan or Public Facilities Manual for additional information.

ABANDONMENT: Refers to road or street abandonment, an action taken by the Board of Supervisors, usually through the public hearing process, to abolish the public's right-of-passage over a road or road right-of way. Upon abandonment, the right-of-way automatically reverts to the underlying fee owners. If the fee to the owner is unknown, Virginia law presumes that fee to the roadbed rests with the adjacent property owners if there is no evidence to the contrary.

ACCESSORY DWELLING UNIT (OR APARTMENT): A secondary dwelling unit established in conjunction with and clearly subordinate to a single family detached dwelling unit. An accessory dwelling unit may be allowed if a special permit is granted by the Board of Zoning Appeals (BZA). Refer to Sect. 8-918 of the Zoning Ordinance.

AFFORDABLE DWELLING UNIT (ADU) DEVELOPMENT: Residential development to assist in the provision of affordable housing for persons of low and moderate income in accordance with the affordable dwelling unit program and in accordance with Zoning Ordinance regulations. Residential development which provides affordable dwelling units may result in a density bonus (see below) permitting the construction of additional housing units. See Part 8 of Article 2 of the Zoning Ordinance.

AGRICULTURAL AND FORESTAL DISTRICTS: A land use classification created under Chapter 114 or 115 of the Fairfax County Code for the purpose of qualifying landowners who wish to retain their property for agricultural or forestal use for use/value taxation pursuant to Chapter 58 of the Fairfax County Code.

BARRIER: A wall, fence, earthen berm, or plant materials which may be used to provide a physical separation between land uses. Refer to Article 13 of the Zoning Ordinance for specific barrier requirements.

BEST MANAGEMENT PRACTICES (BMPs): Stormwater management techniques or land use practices that are determined to be the most effective, practicable means of preventing and/or reducing the amount of pollution generated by nonpoint sources in order to improve water quality.

BUFFER: Graduated mix of land uses, building heights or intensities designed to mitigate potential conflicts between different types or intensities of land uses; may also provide for a transition between uses. A landscaped buffer may be an area of open, undeveloped land and may include a combination of fences, walls, berms, open space and/or landscape plantings. A buffer is not necessarily coincident with transitional screening.

CHESAPEAKE BAY PRESERVATION ORDINANCE: Regulations which the State has mandated must be adopted to protect the Chesapeake Bay and its tributaries. These regulations must be incorporated into the comprehensive plans, zoning ordinances and subdivision ordinances of the affected localities. Refer to Chesapeake Bay Preservation Act, Va. Code Section 10.1-2100 et seq and VR 173-02-01, Chesapeake Bay Preservation Area Designation and Management Regulations.

CLUSTER DEVELOPMENT: Residential development in which the lots are clustered on a portion of a site so that significant environmental/historical/cultural resources may be preserved or recreational amenities provided. While smaller lot sizes are permitted in a cluster subdivision to preserve open space, the overall density cannot exceed that permitted by the applicable zoning district. See Sect. 2-421 and Sect. 9-615 of the Zoning Ordinance.

COUNTY 2232 REVIEW PROCESS: A public hearing process pursuant to Sect. 15.2-2232 (Formerly Sect. 15.1-456) of the Virginia Code which is used to determine if a proposed public facility not shown on the adopted Comprehensive Plan is in substantial accord with the plan. Specifically, this process is used to determine if the general or approximate location, character and extent of a proposed facility is in substantial accord with the Plan.

dba: The momentary magnitude of sound weighted to approximate the sensitivity of the human ear to certain frequencies; the dBA value describes a sound at a given instant, a maximum sound level or a steady state value. See also Ldn.

DENSITY: Number of dwelling units (du) divided by the gross acreage (ac) of a site being developed in residential use; or, the number of dwelling units per acre (du/ac) except in the PRC District when density refers to the number of persons per acre.

DENSITY BONUS: An increase in the density otherwise allowed in a given zoning district which may be granted under specific provisions of the Zoning Ordinance when a developer provides excess open space, recreation facilities, or affordable dwelling units (ADUs), etc.

DEVELOPMENT CONDITIONS: Terms or conditions imposed on a development by the Board of Supervisors (BOS) or the Board of Zoning Appeals (BZA) in connection with approval of a special exception, special permit or variance application or rezoning application in a "P" district. Conditions may be imposed to mitigate adverse impacts associated with a development as well as secure compliance with the Zoning Ordinance and/or conformance with the Comprehensive Plan. For example, development conditions may regulate hours of operation, number of employees, height of buildings, and intensity of development.

DEVELOPMENT PLAN: A graphic representation which depicts the nature and character of the development proposed for a specific land area: information such as topography, location and size of proposed structures, location of streets trails, utilities, and storm drainage are generally included on a development plan. A development plan is a submission requirement for rezoning to the PRC District. A **GENERALIZED DEVELOPMENT PLAN (GDP)** is a submission requirement for a rezoning application for all conventional zoning districts other than a P District. A development plan submitted in connection with a special exception (SE) or special permit (SP) is generally referred to as an SE or SP plat. A **CONCEPTUAL DEVELOPMENT PLAN (CDP)** is a submission requirement when filing a rezoning application for a P District other than the PRC District; a CDP characterizes in a general way the planned development of the site. A **FINAL DEVELOPMENT PLAN (FDP)** is a submission requirement following the approval of a conceptual development plan and rezoning application for a P District other than the PRC District; an FDP further details the planned development of the site. See Article 16 of the Zoning Ordinance.

EASEMENT: A right to or interest in property owned by another for a specific and limited purpose. Examples: access easement, utility easement, construction easement, etc. Easements may be for public or private purposes.

ENVIRONMENTAL QUALITY CORRIDORS (EQCs): An open space system designed to link and preserve natural resource areas, provide passive recreation and protect wildlife habitat. The system includes stream valleys, steep slopes and wetlands. For a complete definition of EQCs, refer to the Environmental section of the Policy Plan for Fairfax County contained in Vol. 1 of the Comprehensive Plan.

ERODIBLE SOILS: Soils that wash away easily, especially under conditions where stormwater runoff is inadequately controlled. Silt and sediment are washed into nearby streams, thereby degrading water quality.

FLOODPLAIN: Those land areas in and adjacent to streams and watercourses subject to periodic flooding; usually associated with environmental quality corridors. The 100 year floodplain drains 70 acres or more of land and has a one percent chance of flood occurrence in any given year.

FLOOR AREA RATIO (FAR): An expression of the amount of development intensity (typically, non-residential uses) on a specific parcel of land. FAR is determined by dividing the total square footage of gross floor area of buildings on a site by the total square footage of the site itself.

FUNCTIONAL CLASSIFICATION: A system for classifying roads in terms of the character of service that individual facilities are providing or are intended to provide, ranging from travel mobility to land access. Roadway system functional classification elements include Freeways or Expressways which are limited access highways, Other Principal (or Major) Arterials, Minor Arterials, Collector Streets, and Local Streets. Principal arterials are designed to accommodate travel; access to adjacent properties is discouraged. Minor arterials are designed to serve both through traffic and local trips. Collector roads and streets link local streets and properties with the arterial network. Local streets provide access to adjacent properties.

GEOTECHNICAL REVIEW: An engineering study of the geology and soils of a site which is submitted to determine the suitability of a site for development and recommends construction techniques designed to overcome development on problem soils, e.g., marine clay soils.

HYDROCARBON RUNOFF: Petroleum products, such as motor oil, gasoline or transmission fluid deposited by motor vehicles which are carried into the local storm sewer system with the stormwater runoff, and ultimately, into receiving streams; a major source of non-point source pollution. An oil-grit separator is a common hydrocarbon runoff reduction method.

IMPERVIOUS SURFACE: Any land area covered by buildings or paved with a hard surface such that water cannot seep through the surface into the ground.

INFILL: Development on vacant or underutilized sites within an area which is already mostly developed in an established development pattern or neighborhood.

INTENSITY: The magnitude of development usually measured in such terms as density, floor area ratio, building height, percentage of impervious surface, traffic generation, etc. Intensity is also based on a comparison of the development proposal against environmental constraints or other conditions which determine the carrying capacity of a specific land area to accommodate development without adverse impacts.

Ldn: Day night average sound level. It is the twenty-four hour average sound level expressed in A-weighted decibels; the measurement assigns a "penalty" to night time noise to account for night time sensitivity. Ldn represents the total noise environment which varies over time and correlates with the effects of noise on the public health, safety and welfare.

LEVEL OF SERVICE (LOS): An estimate of the effectiveness of a roadway to carry traffic, usually under anticipated peak traffic conditions. Level of Service efficiency is generally characterized by the letters A through F, with LOS-A describing free flow traffic conditions and LOS-F describing jammed or grid-lock conditions.

MARINE CLAY SOILS: Soils that occur in widespread areas of the County generally east of Interstate 95. Because of the abundance of shrink-swell clays in these soils, they tend to be highly unstable. Many areas of slope failure are evident on natural slopes. Construction on these soils may initiate or accelerate slope movement or slope failure. The shrink-swell soils can cause movement in structures, even in areas of flat topography, from dry to wet seasons resulting in cracked foundations, etc. Also known as slippage soils.

OPEN SPACE: That portion of a site which generally is not covered by buildings, streets, or parking areas. Open space is intended to provide light and air; open space may function as a buffer between land uses or for scenic, environmental, or recreational purposes.

OPEN SPACE EASEMENT: An easement usually granted to the Board of Supervisors which preserves a tract of land in open space for some public benefit in perpetuity or for a specified period of time. Open space easements may be accepted by the Board of Supervisors, upon request of the land owner, after evaluation under criteria established by the Board. See Open Space Land Act, Code of Virginia, Sections 10.1-1700, et seq.

P DISTRICT: A "P" district refers to land that is planned and/or developed as a Planned Development Housing (PDH) District, a Planned Development Commercial (PDC) District or a Planned Residential Community (PRC) District. The PDH, PDC and PRC Zoning Districts are established to encourage innovative and creative design for land development; to provide ample and efficient use of open space; to promote a balance in the mix of land uses, housing types, and intensity of development; and to allow maximum flexibility in order to achieve excellence in physical, social and economic planning and development of a site. Refer to Articles 6 and 16 of the Zoning Ordinance.

PROFFER: A written condition, which, when offered voluntarily by a property owner and accepted by the Board of Supervisors in a rezoning action, becomes a legally binding condition which is in addition to the zoning district regulations applicable to a specific property. Proffers are submitted and signed by an owner prior to the Board of Supervisors public hearing on a rezoning application and run with the land. Once accepted by the Board, proffers may be modified only by a proffered condition amendment (PCA) application or other zoning action of the Board and the hearing process required for a rezoning application applies. See Sect. 15.2-2303 (formerly 15.1-491) of the Code of Virginia.

PUBLIC FACILITIES MANUAL (PFM): A technical text approved by the Board of Supervisors containing guidelines and standards which govern the design and construction of site improvements incorporating applicable Federal, State and County Codes, specific standards of the Virginia Department of Transportation and the County's Department of Public Works and Environmental Services.

RESOURCE MANAGEMENT AREA (RMA): That component of the Chesapeake Bay Preservation Area comprised of lands that, if improperly used or developed, have a potential for causing significant water quality degradation or for diminishing the functional value of the Resource Protection Area. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

RESOURCE PROTECTION AREA (RPA): That component of the Chesapeake Bay Preservation Area comprised of lands at or near the shoreline or water's edge that have an intrinsic water quality value due to the ecological and biological processes they perform or are sensitive to impacts which may result in significant degradation of the quality of state waters. In their natural condition, these lands provide for the removal, reduction or assimilation of sediments from runoff entering the Bay and its tributaries, and minimize the adverse effects of human activities on state waters and aquatic resources. New development is generally discouraged in an RPA. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

SITE PLAN: A detailed engineering plan, to scale, depicting the development of a parcel of land and containing all information required by Article 17 of the Zoning Ordinance. Generally, submission of a site plan to DPWES for review and approval is required for all residential, commercial and industrial development except for development of single family detached dwellings. The site plan is required to assure that development complies with the Zoning Ordinance.

SPECIAL EXCEPTION (SE) / SPECIAL PERMIT (SP): Uses, which by their nature, can have an undue impact upon or can be incompatible with other land uses and therefore need a site specific review. After review, such uses may be allowed to locate within given designated zoning districts if appropriate and only under special controls, limitations, and regulations. A special exception is subject to public hearings by the Planning Commission and Board of Supervisors with approval by the Board of Supervisors; a special permit requires a public hearing and approval by the Board of Zoning Appeals. Unlike proffers which are voluntary, the Board of Supervisors or BZA may impose reasonable conditions to assure, for example, compatibility and safety. See Article 8, Special Permits and Article 9, Special Exceptions, of the Zoning Ordinance.

STORMWATER MANAGEMENT: Engineering practices that are incorporated into the design of a development in order to mitigate or abate adverse water quantity and water quality impacts resulting from development. Stormwater management systems are designed to slow down or retain runoff to re-create, as nearly as possible, the pre-development flow conditions.

SUBDIVISION PLAT: The engineering plan for a subdivision of land submitted to DPWES for review and approved pursuant to Chapter 101 of the County Code.

TRANSPORTATION DEMAND MANAGEMENT (TDM): Actions taken to reduce single occupant vehicle automobile trips or actions taken to manage or reduce overall transportation demand in a particular area.

TRANSPORTATION SYSTEM MANAGEMENT (TSM) PROGRAMS: This term is used to describe a full spectrum of actions that may be applied to improve the overall efficiency of the transportation network. TSM programs usually consist of low-cost alternatives to major capital expenditures, and may include parking management measures, ridesharing programs, flexible or staggered work hours, transit promotion or operational improvements to the existing roadway system. TSM includes Transportation Demand Management (TDM) measures as well as H.O.V. use and other strategies associated with the operation of the street and transit systems.

URBAN DESIGN: An aspect of urban or suburban planning that focuses on creating a desirable environment in which to live, work and play. A well-designed urban or suburban environment demonstrates the four generally accepted principles of design: clearly identifiable function for the area; easily understood order; distinctive identity; and visual appeal.

VACATION: Refers to vacation of street or road as an action taken by the Board of Supervisors in order to abolish the public's right-of-passage over a road or road right-of-way dedicated by a plat of subdivision. Upon vacation, title to the road right-of-way transfers by operation of law to the owner(s) of the adjacent properties within the subdivision from whence the road/road right-of-way originated.

VARIANCE: An application to the Board of Zoning Appeals which seeks relief from a specific zoning regulation such as lot width, building height, or minimum yard requirements, among others. A variance may only be granted by the Board of Zoning Appeals through the public hearing process and upon a finding by the BZA that the variance application meets the required Standards for a Variance set forth in Sect. 18-404 of the Zoning Ordinance.

WETLANDS: Land characterized by wetness for a portion of the growing season. Wetlands are generally delineated on the basis of physical characteristics such as soil properties indicative of wetness, the presence of vegetation with an affinity for water, and the presence or evidence of surface wetness or soil saturation. Wetland environments provide water quality improvement benefits and are ecologically valuable. Development activity in wetlands is subject to permitting processes administered by the U.S. Army Corps of Engineers

TIDAL WETLANDS: Vegetated and nonvegetated wetlands as defined in Chapter 116 Wetlands Ordinance of the Fairfax County Code: includes tidal shores and tidally influenced embayments, creeks, and tributaries to the Occoquan and Potomac Rivers. Development activity in tidal wetlands may require approval from the Fairfax County Wetlands Board.

Abbreviations Commonly Used in Staff Reports

A&F	Agricultural & Forestal District	PDH	Planned Development Housing
ADU	Affordable Dwelling Unit	PFM	Public Facilities Manual
ARB	Architectural Review Board	PRC	Planned Residential Community
BMP	Best Management Practices	RC	Residential-Conservation
BOS	Board of Supervisors	RE	Residential Estate
BZA	Board of Zoning Appeals	RMA	Resource Management Area
COG	Council of Governments	RPA	Resource Protection Area
CBC	Community Business Center	RUP	Residential Use Permit
CDP	Conceptual Development Plan	RZ	Rezoning
CRD	Commercial Revitalization District	SE	Special Exception
DOT	Department of Transportation	SEA	Special Exception Amendment
DP	Development Plan	SP	Special Permit
DPWES	Department of Public Works and Environmental Services	TDM	Transportation Demand Management
DPZ	Department of Planning and Zoning	TMA	Transportation Management Association
DU/AC	Dwelling Units Per Acre	TSA	Transit Station Area
EQC	Environmental Quality Corridor	TSM	Transportation System Management
FAR	Floor Area Ratio	UP & DD	Utilities Planning and Design Division, DPWES
FDP	Final Development Plan	VC	Variance
GDP	Generalized Development Plan	VDOT	Virginia Dept. of Transportation
GFA	Gross Floor Area	VPD	Vehicles Per Day
HC	Highway Corridor Overlay District	VPH	Vehicles per Hour
HCD	Housing and Community Development	WMATA	Washington Metropolitan Area Transit Authority
LOS	Level of Service	WS	Water Supply Protection Overlay District
Non-RUP	Non-Residential Use Permit	ZAD	Zoning Administration Division, DPZ
OSDS	Office of Site Development Services, DPWES	ZED	Zoning Evaluation Division, DPZ
PCA	Proffered Condition Amendment	ZPRB	Zoning Permit Review Branch
PD	Planning Division		
PDC	Planned Development Commercial		