



APPLICATION ACCEPTED: October 28, 2015
PLANNING COMMISSION: March 16, 2016
BOARD OF SUPERVISORS: April 26, 2016 @
3:30 p.m.

County of Fairfax, Virginia

April 12, 2016

STAFF REPORT ADDENDUM

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.



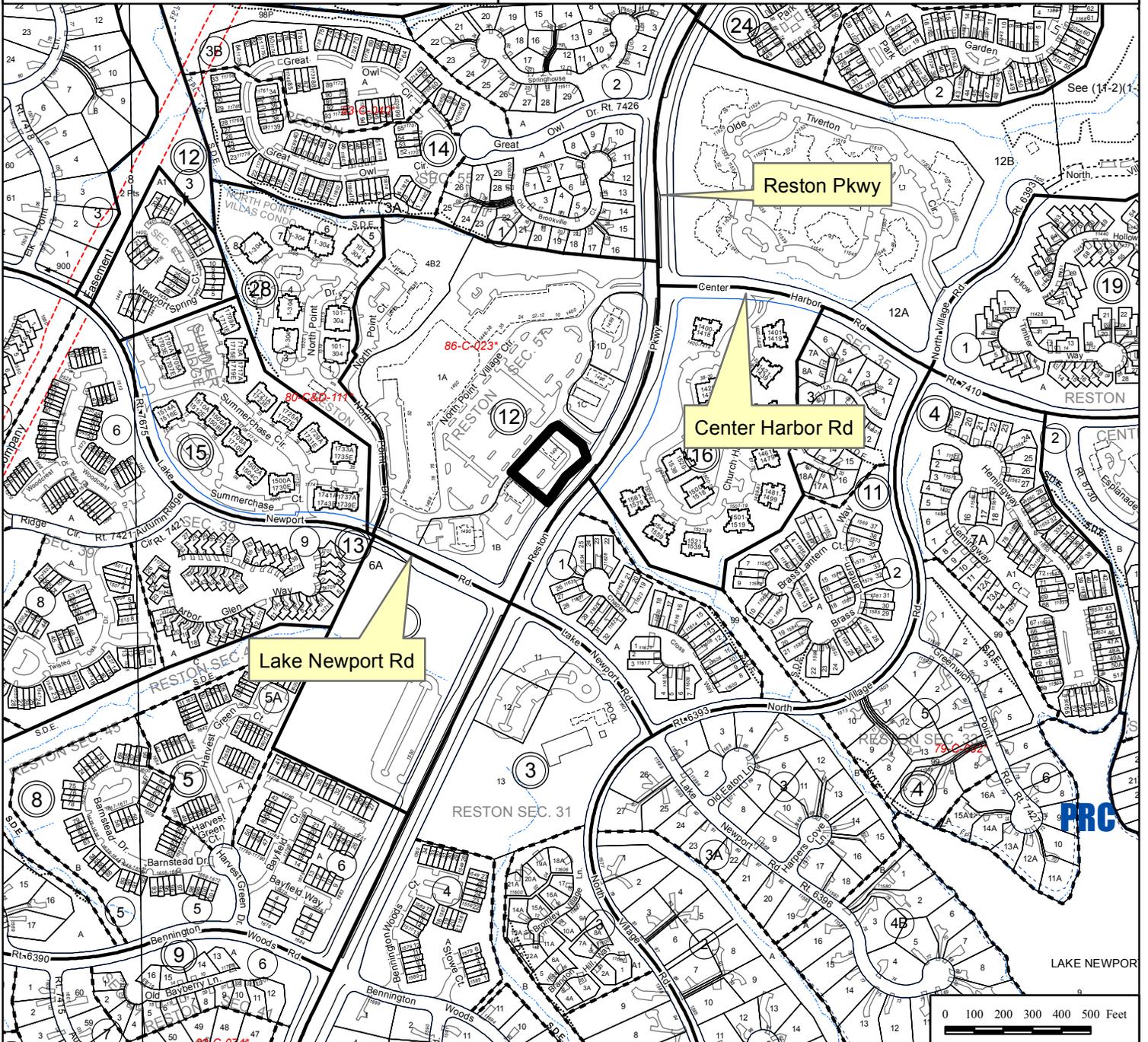
Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 48 hours advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

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

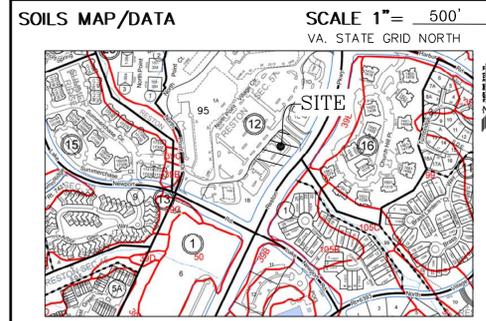
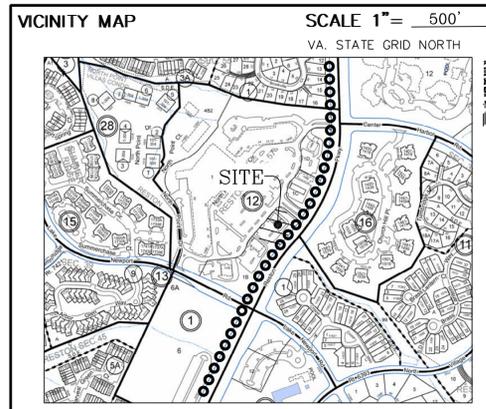
FAIRFAX COUNTY, VIRGINIA

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						
03-18-16						

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:	
	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:	
	3.6 SP/1,000 SF	6 SPACES
	SUBTOTAL	6 SPACES
3. EATING ESTABLISHMENT	EXISTING GROSS FLOOR AREA (GFA)	10,467 SF
	PARKING REQUIRED:	
	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
E. 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

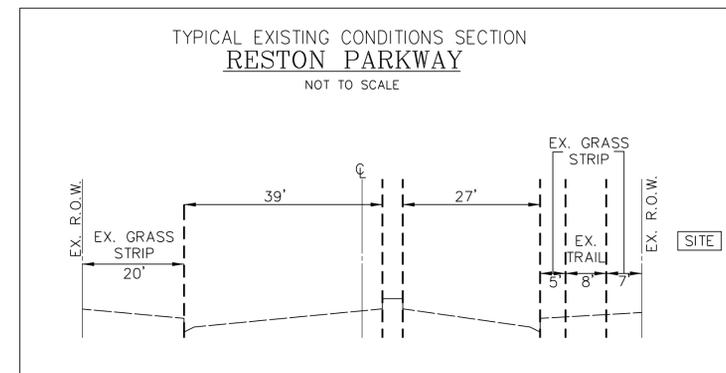
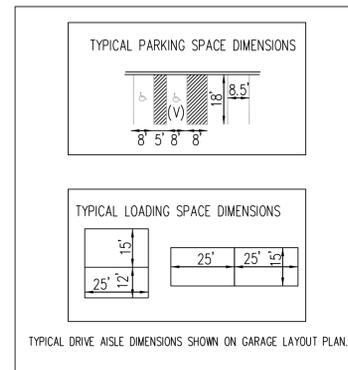
PARKING TABULATIONS (cont)

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 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	⊙ EXISTING TRANSFORMER
—○— PROPOSED STORM DRAIN	---481--- EXISTING CONTOUR	⊕ EXISTING TRANSFORMER
⊕ EX. S EXISTING STORM DRAIN	481.7 EXISTING SPOT ELEVATION	⊕ EXISTING OVERHEAD WIRES
—●— PROPOSED SANITARY SEWER	PRC LOC APPROX. LIMITS OF CLEARING AND GRADING & PRC PLAN	—□— EXISTING AIR CONDITIONING UNIT
⊕ EX. A EXISTING SANITARY SEWER	— EP — PROPOSED CURB	⊕ EXISTING TRAFFIC SIGNAL POLE
⊕ EX. WV EX. WATER VALVE	— EP — PROP. EDGE OF PAVEMENT	⊕ EX. POWER POLE
⊕ EX. FH EX. FIRE HYDRANT	--- EP --- EXISTING EDGE OF PAVEMENT	⊕ EX. POWER POLE W/ GUY
—●— PROPOSED CONTOUR	EX. CG-6/EX. C&G EXISTING CURB	⊕ EX. SIGN
	⊕ HC VAN SPACE	—x— EXISTING FENCE
	⊕ HC SPACE	—ε— EXISTING ELECTRIC LINE

PLAN DATE: 09-11-15, 10-16-15, 12-30-15, 02-05-16, 03-03-16, 03-18-16

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

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COMMONWEALTH OF VIRGINIA
Professional Engineer
Peter J. Campbell
Lic. No. 64686
07/1978

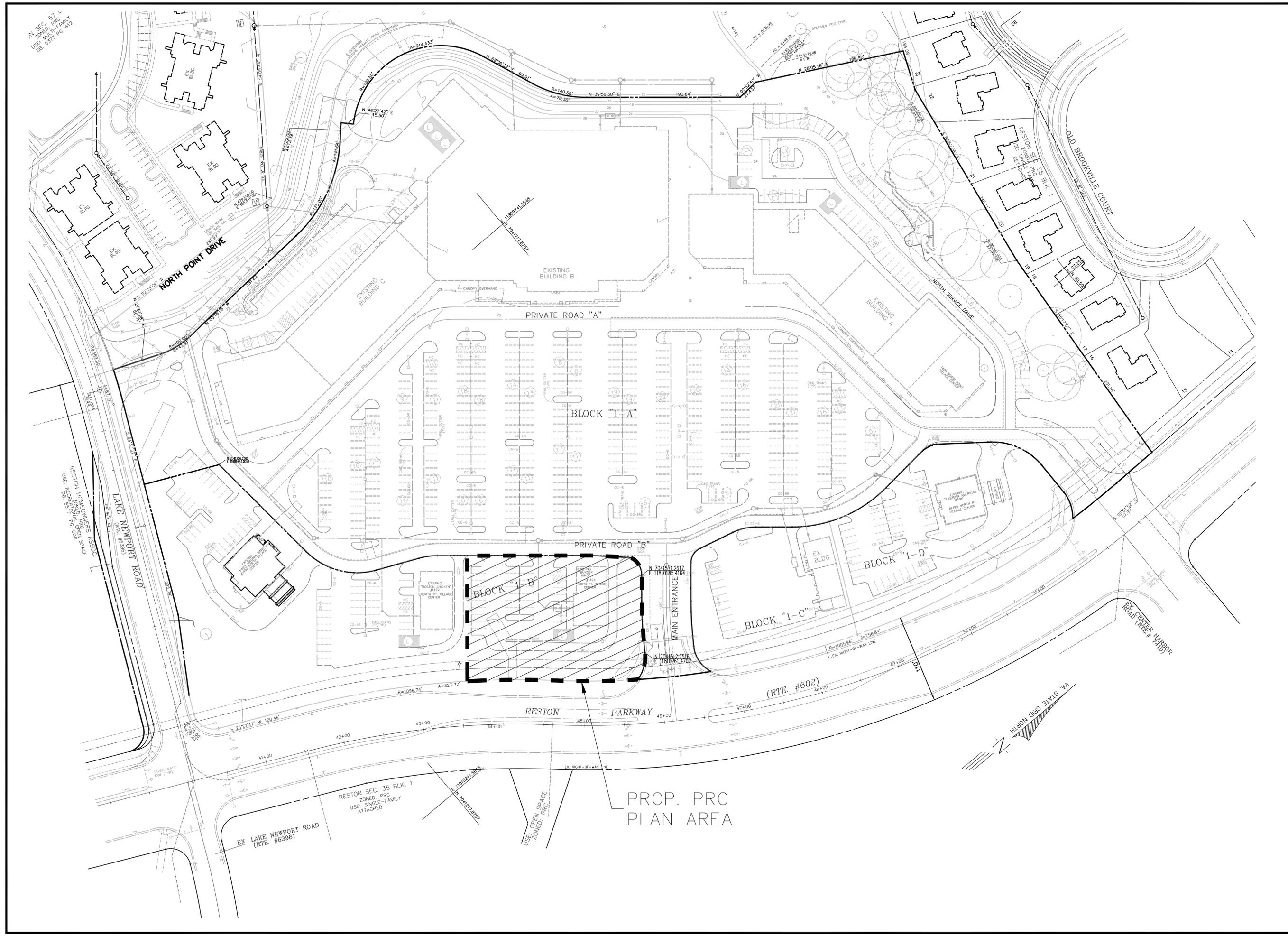
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RESTON SECTION 57, BLOCK 1
NORTH POINT VILLAGE CENTER
CHICK-FIL-A
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

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

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

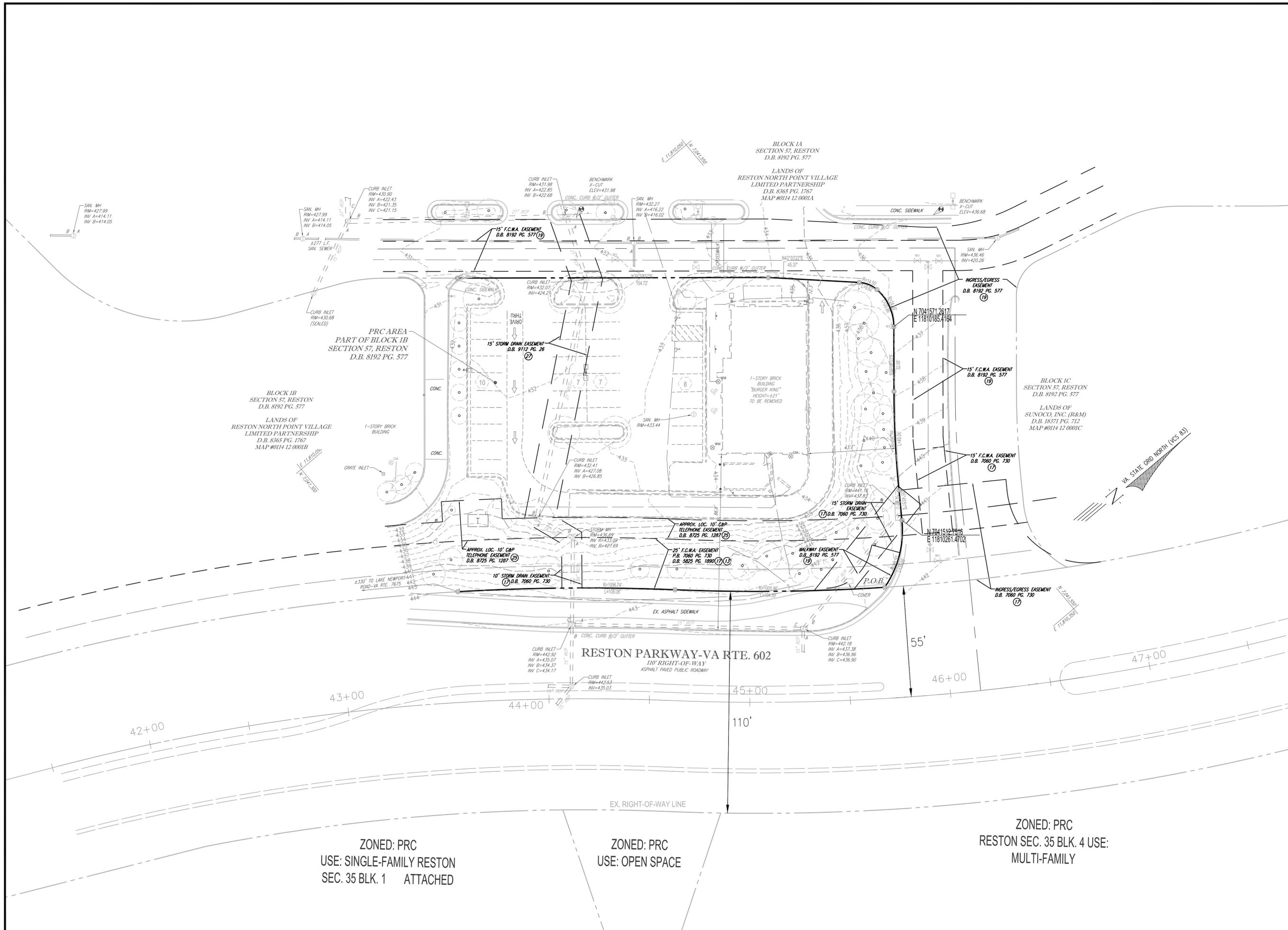
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PROP. PRC
PLAN AREA

<p>PLAN DATE</p> <p>09-11-15 10-16-15 12-30-15 02-03-16 03-03-16 03-18-16</p>		<p>REVISION APPROVED BY DIVISION OF DESIGN REVIEW</p>	
<p>Urban, Ltd. 7712 Little River Turnpike Reston, VA 20190 Tel: 703.642.8080 Fax: 703.642.8251 www.urban-lltd.com</p>		<p>Planners Engineers Landscape Architects Land Surveyors</p>	
<p>OVERVIEW PLAN RESTON SECTION 57, BLOCK 1 NORTH POINT VILLAGE CENTER CHICK-FIL-A HUNTER MILL DISTRICT FAIRFAX COUNTY, VIRGINIA</p>		<p>C.I. = N/A DATE: AUGUST 2015</p>	
<p>SHEET 3 OF 13</p>		<p>SCALE: 1"=50'</p>	
<p>FILE No. PREL-738-2</p>			



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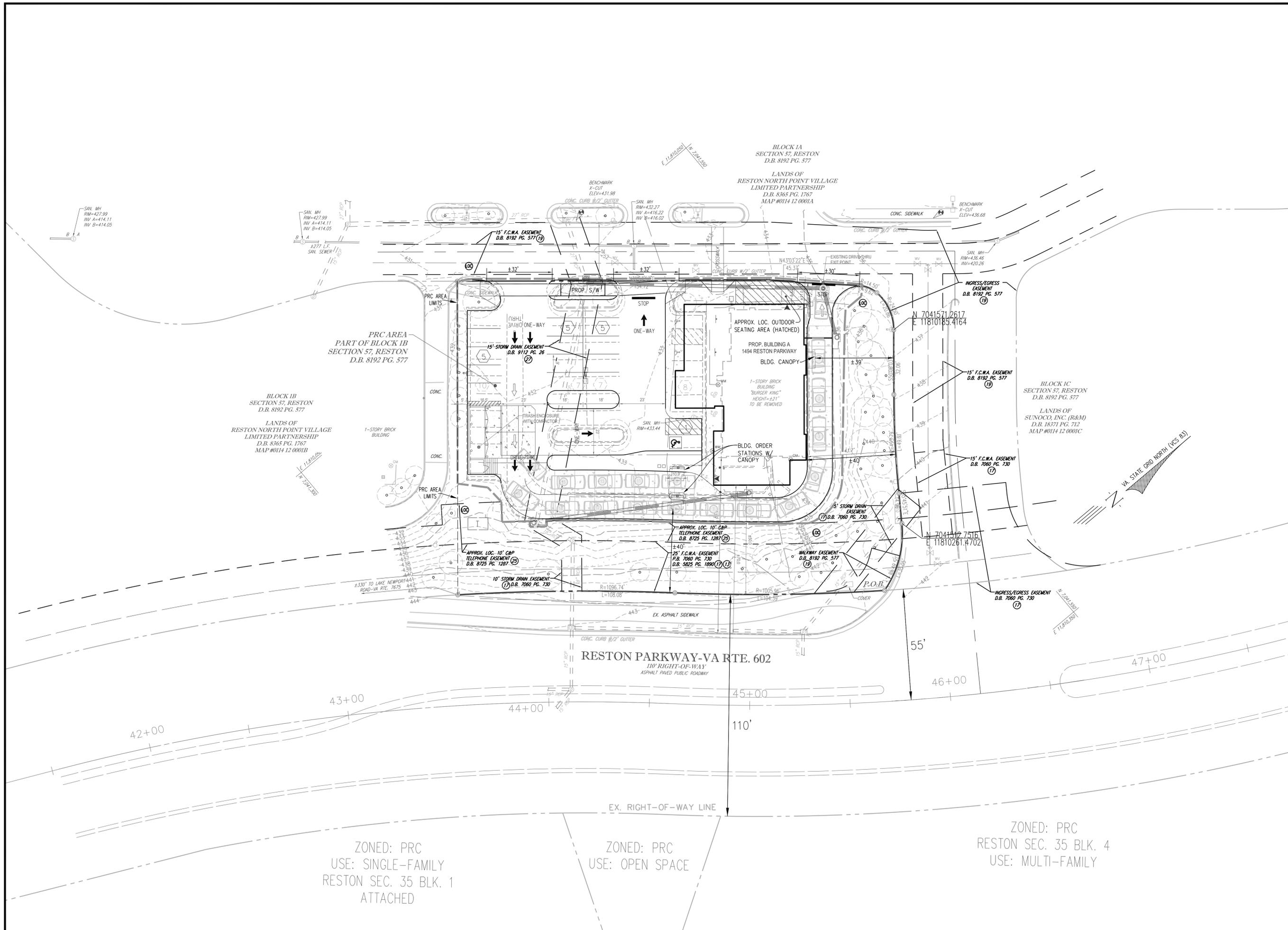


EXISTING CONDITIONS PLAN
 RESTON SECTION 57, BLOCK 1
 NORTH POINT VILLAGE CENTER
 CHICK-FIL-A
 HUNTER MILL DISTRICT
 FAIRFAX COUNTY, VIRGINIA

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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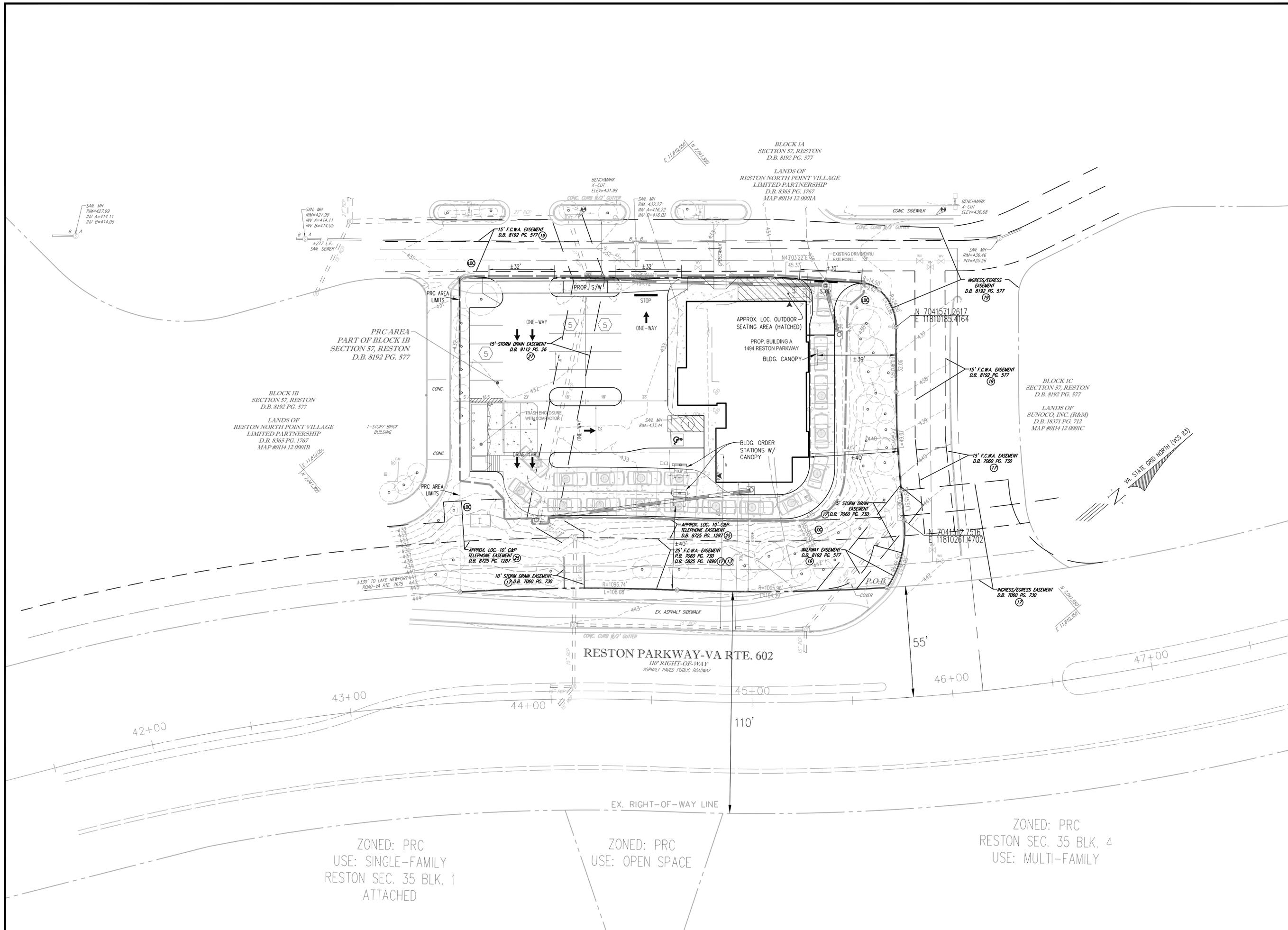


PRC PLAN
 RESTON SECTION 57, BLOCK 1
 NORTH POINT VILLAGE CENTER
 CHICK-FIL-A
 HUNTER MILL DISTRICT
 FAIRFAX COUNTY, VIRGINIA

DATE: AUGUST 2015
 SCALE: 1"=20'

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

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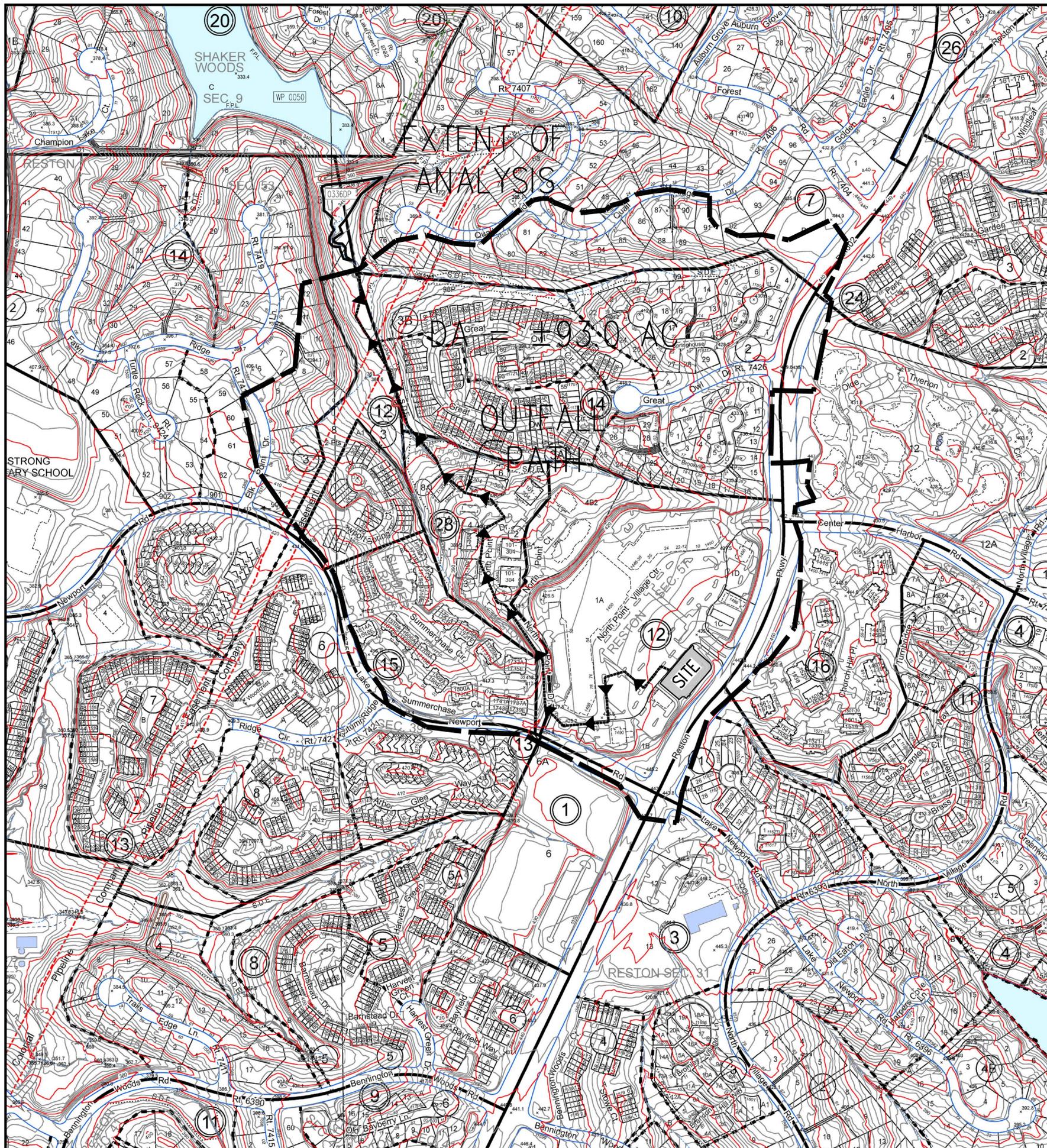
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PRC LAYOUT PLAN
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 FAIRFAX COUNTY, VIRGINIA
 SCALE: 1"=20'

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 SHEET 6 OF 13
 FILE No. PREL-738-2

M:\Jobs\Reston\NORTH POINT 4p-738\Chick-Fil-A\PRC-LAYOUT-PLAN.dwg, 3/18/2016 4:28:25 PM, drnguyen



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 THE POND. 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. x C x .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)
- $V = 168.1 \text{ AC} \cdot 0.83 \cdot 0.4/12 = 4.65$ ac-ft
- $V/V = 39.3 / 4.65 = 8.45 > 4.0$. Therefore, this facility serves as a BMP pond.

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

- Plat is at a minimum scale of 1"=50' (Unless it is depicted on one sheet with a minimum scale of 1"=100')
- 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:						

- 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
- Maintenance access (road) to stormwater management facility(ies) are shown on N/A. Type of maintenance access road surface noted on the plat is N/A. (asphalt, geoblock, gravel, etc.)
- Landscaping and tree preservation in and near the stormwater management facility is shown on Sheet(s) N/A
- 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.
- 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.
- 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.
- 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
- A submission waiver is required for EXISTING OFF-SITE SWM WAIVER PROVIDED ON SHEET 8
- 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					
03-18-16					

Urban, Ltd.
 7711 Lakeside Turnpike
 Annandale, Virginia 22003
 Tel: 703.642.8080
 Fax: 703.642.8251
 www.urban-ltd.com



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
 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	364.00
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	60.7	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	364.00
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	

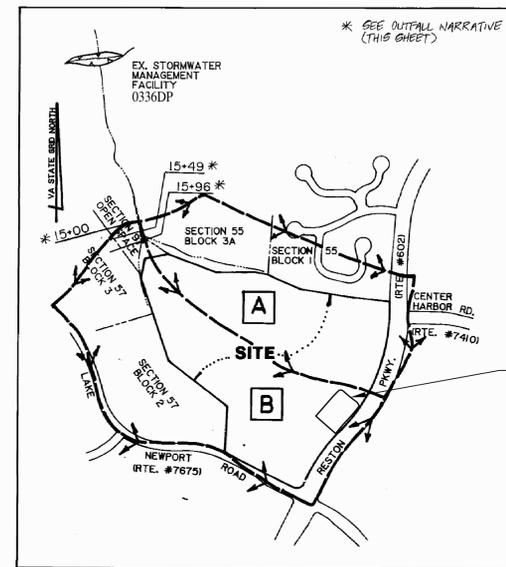
POINT	STATION	ELEVATION	POINT	STATION	ELEVATION
1	0.00	368.00	2	23.00	366.00
3	43.00	364.00	4	70.00	362.00
5	75.00	361.50	6	83.00	362.00
7	105.00	364.00	8	140.00	366.00
9	157.00	369.00	10	0.00	0.00

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	364.00
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'



APPROXIMATE LOCATION OF PRC PLAN AREA

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)(.60) + (29.1)(.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 = 9.0 in/hr Qoo = (34.66)(9.0) = 311.99 cfs

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



COMMONWEALTH OF VIRGINIA
COUNTY OF FAIRFAX
August 5, 1991



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.

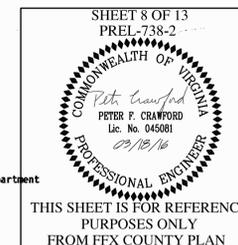
If further assistance is desired, please contact Walter Hamilton, III, Special Projects Branch at 246-1700.

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



THIS SHEET IS FOR REFERENCE PURPOSES ONLY FROM FFX COUNTY PLAN

PLAN DATE
5-2-91
8-6-91
0-12-92
1-28-92

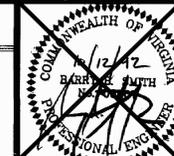


URBAN ENGINEERING & ASSOC., INC.

CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS

7712 LITTLE RIVER TURNPIKE

ANNANDALE, VIRGINIA 22003 (703) 642-8080



DRAINAGE NARRATIVE, STORM DRAINAGE NARRATIVE, STORMWATER MANAGEMENT AND OUTFALL ANALYSIS

RESTON
NORTH POINT VILLAGE CENTER
SECTION 57 - BLOCKS ONE & FOUR
CENTREVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE : AS NOTED

C.I. N/A

DATE : APRIL, 1991

SHEET

22
OF
41

FILE No.

9-738-L

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

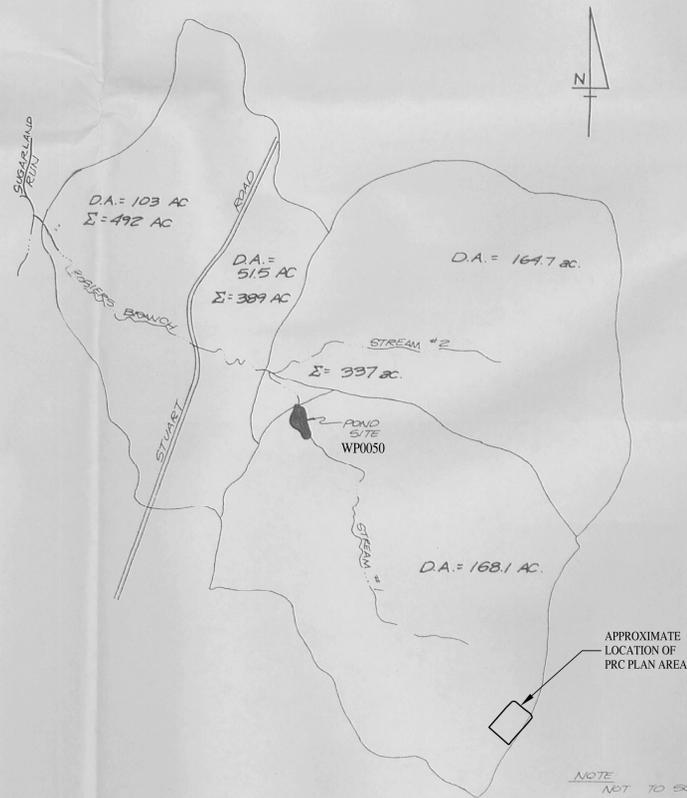


FIGURE 1
CHAMPION'S LAKE
DRAINAGE AREA MAP

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
02/18/16
PROFESSIONAL ENGINEER
THIS SHEET IS FOR REFERENCE
PURPOSES ONLY
FROM FFX COUNTY PLAN

~~COMMONWEALTH OF VIRGINIA
WILLIAM E. HELL
William E. Hell
Lic. No. 14217
PROFESSIONAL ENGINEER~~

No.	REVISION	DATE	BY



ENGINEERS • ARCHITECTS • PLANNERS • SCIENTISTS • SURVEYORS • PHOTOGRAMMETRISTS
GREENHORNE & O'MARA, INC.
11211 WAPLES MILL ROAD, FAIRFAX, VIRGINIA 22030
(703) 385-9800
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MANASSAS, VA • MONROE, MI • RALEIGH, NC • ROCKVILLE, MD • TAMPA, FL

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.

M:\Jobs\Reston\NORTH POINT 4p-738\Check File A\PRC738-2-PRC-OUTFALL REF.dwg, 3/18/2016 4:37:17 PM, dnguyen

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
 $Q_{2-DEVELOPED} \leq I.F. * (Q_{2-PRE-DEVELOPED} * RV_{2-PRE-DEVELOPED} + Q_{2-DEVELOPED} * RV_{2-DEVELOPED}) / RV$
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 $Q_{2-DEVELOPED}$.

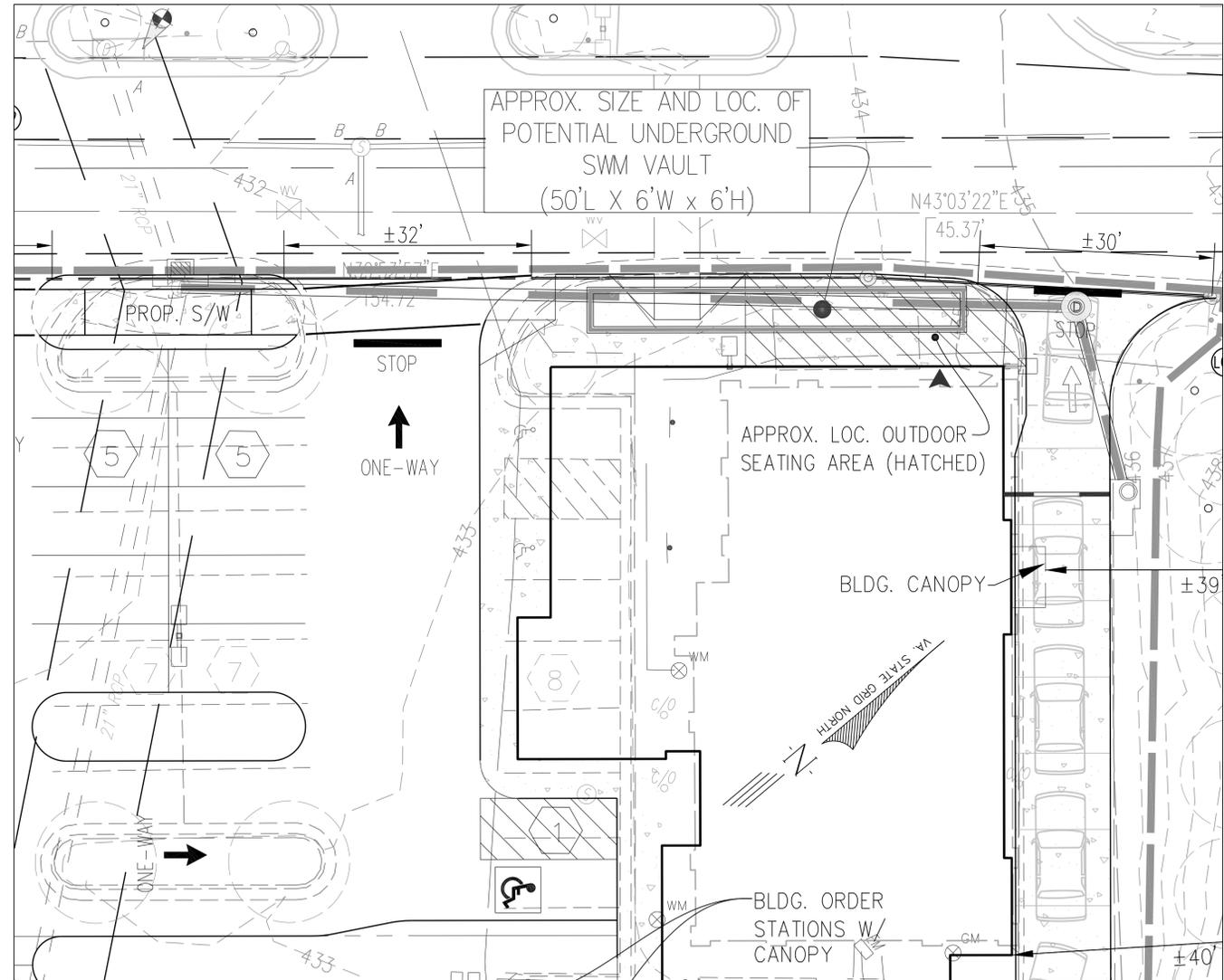
OPTION B NARRATIVE

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	DATE	DESCRIPTION	REV/BY	APPROVED
09-11-15				
10-16-15				
12-30-15				
02-05-16				
03-03-16				
03-18-16				

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Amanda, Virginia 22003
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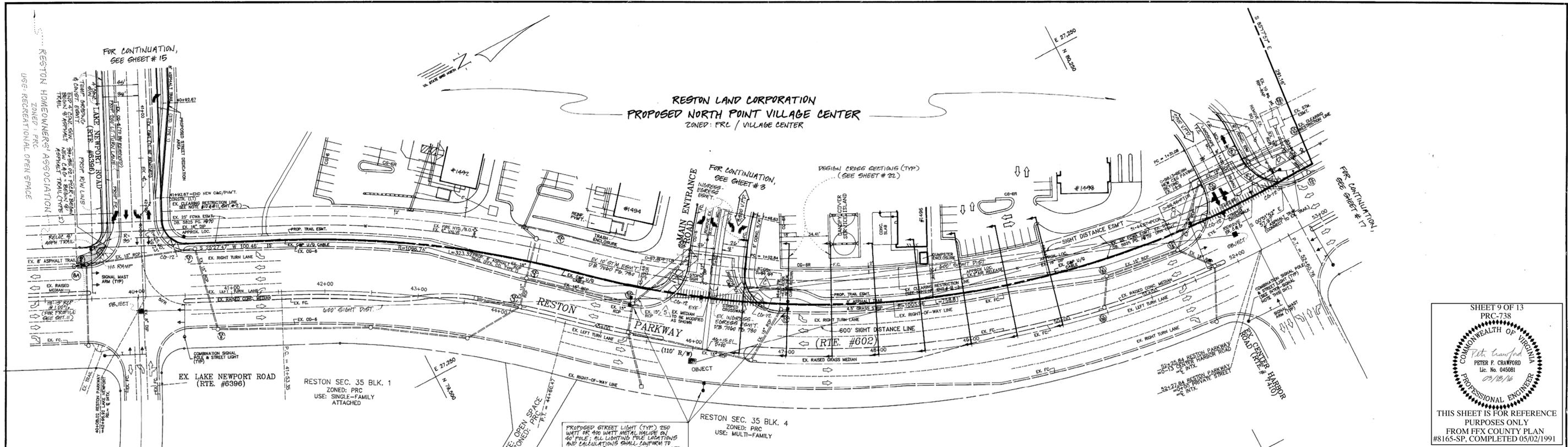
OUTFALL, SWM AND BMP ANALYSIS
RESTON SECTION 57, BLOCK 1
NORTH POINT VILLAGE CENTER
CHICK-FIL-A
HUNTER HILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

DATE: AUGUST 2015
SCALE: 1"=10'

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

Planners: Engineers - Landscape Architects - Land Surveyors

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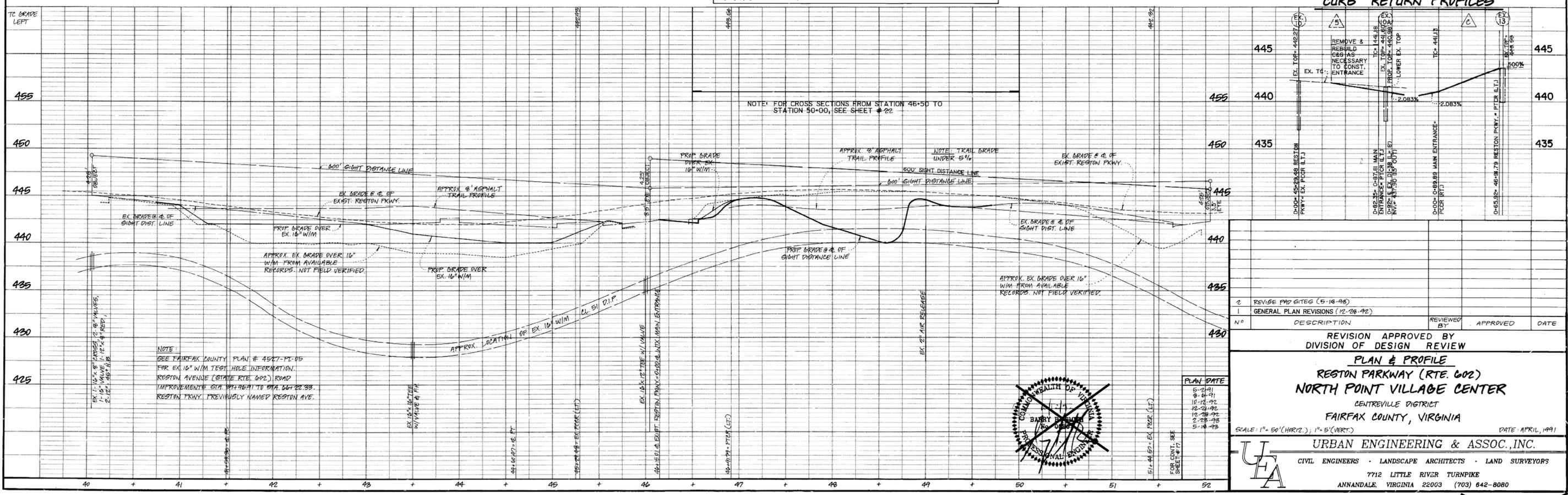
SHEET 9 OF 13
 PRC-738
 COMMONWEALTH OF VIRGINIA
 Peter Crawford
 PETER F. CRAWFORD
 Lic. No. 045081
 03/18/16
 PROFESSIONAL ENGINEER
 THIS SHEET IS FOR REFERENCE
 PURPOSES ONLY
 FROM FFX COUNTY PLAN
 #8165-SP, COMPLETED 05/02/1991

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 CENTER 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

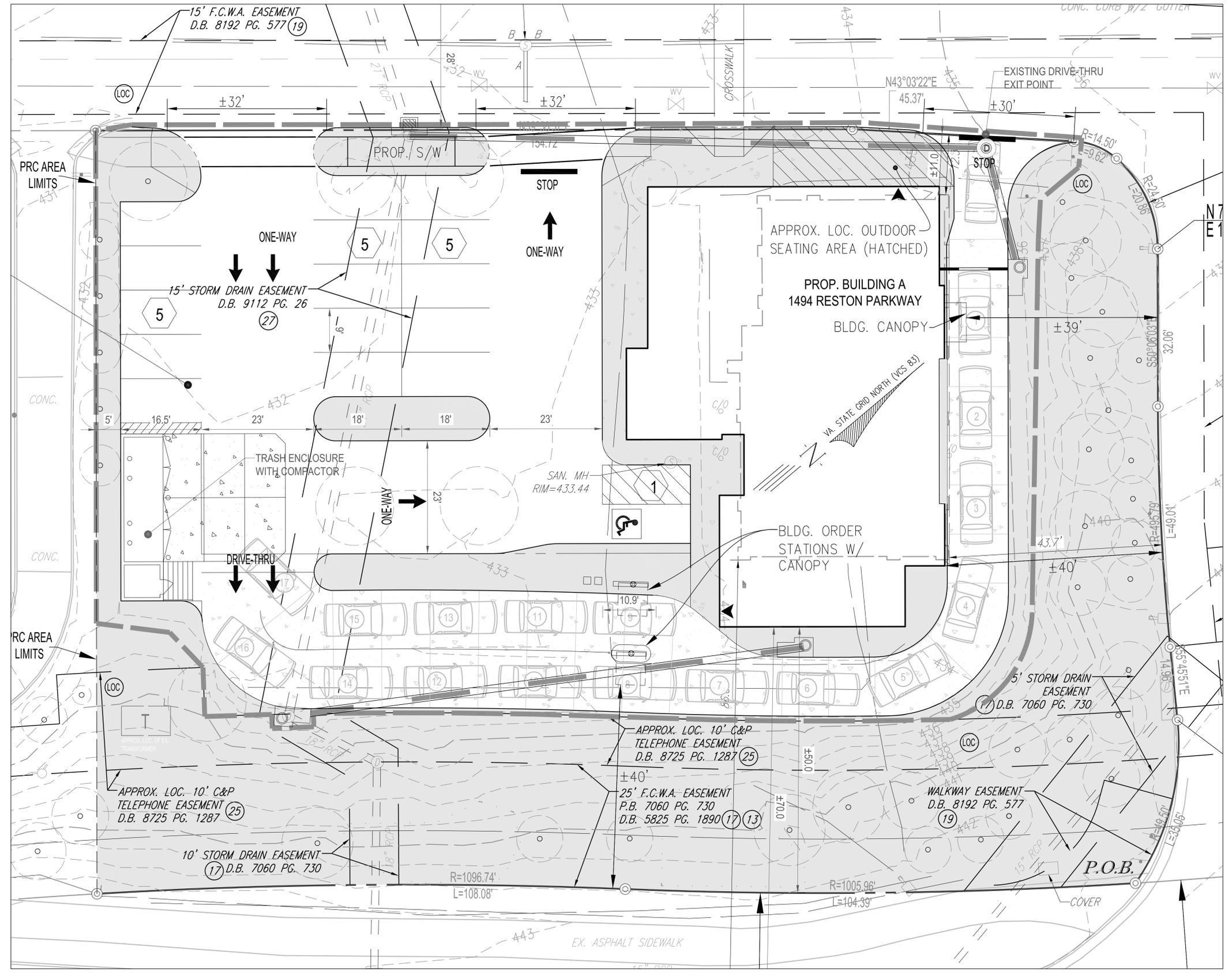
URBAN ENGINEERING & ASSOC., INC.
 CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS
 7712 LITTLE RIVER TURNPIKE
 ANNANDALE, VIRGINIA 22003 (703) 642-8080



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

LEGEND

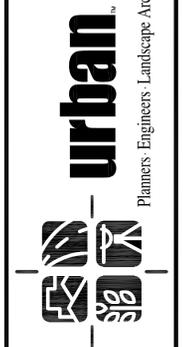
PROPOSED OPEN SPACE



PLAN DATE	DESCRIPTION	DATE	REVISION	APPROVED BY	REVIEW
09-11-15					
10-16-15					
12-30-15					
02-05-16					
03-03-16					
03-18-16					

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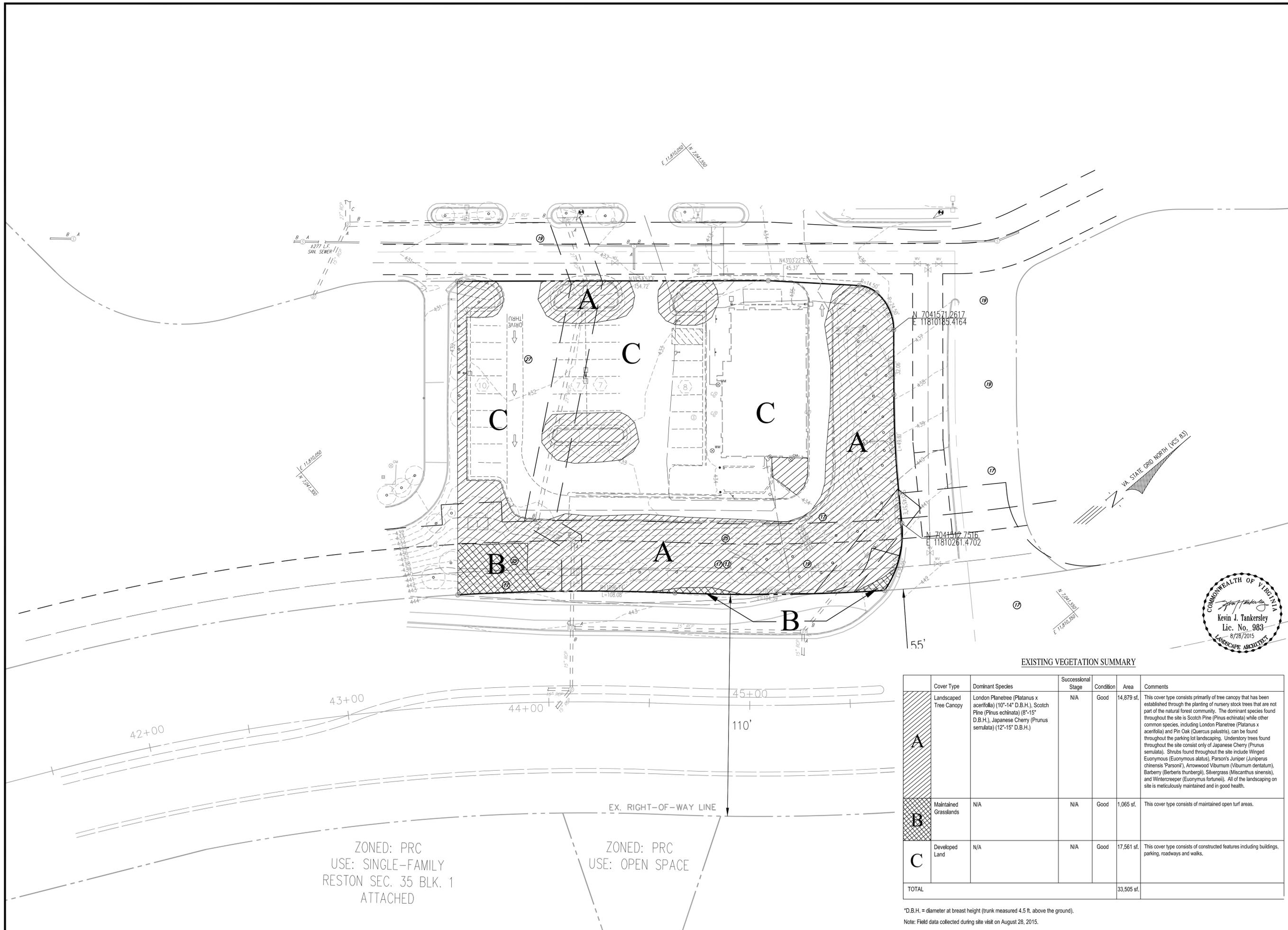
COMMONWEALTH OF VIRGINIA
 Peter P. Campbell
 Lic. No. 44686
 8/18/16
 PROFESSIONAL ENGINEER

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.



PLAN DATE

09-11-15
10-16-15
12-30-15
02-05-16
03-03-16
03-18-16

No. DATE DESCRIPTION REV BY APPROVED DATE

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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

SHEET
11
OF
13

SCALE: 1"=20'

FILE No.
PREL-738-2

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.

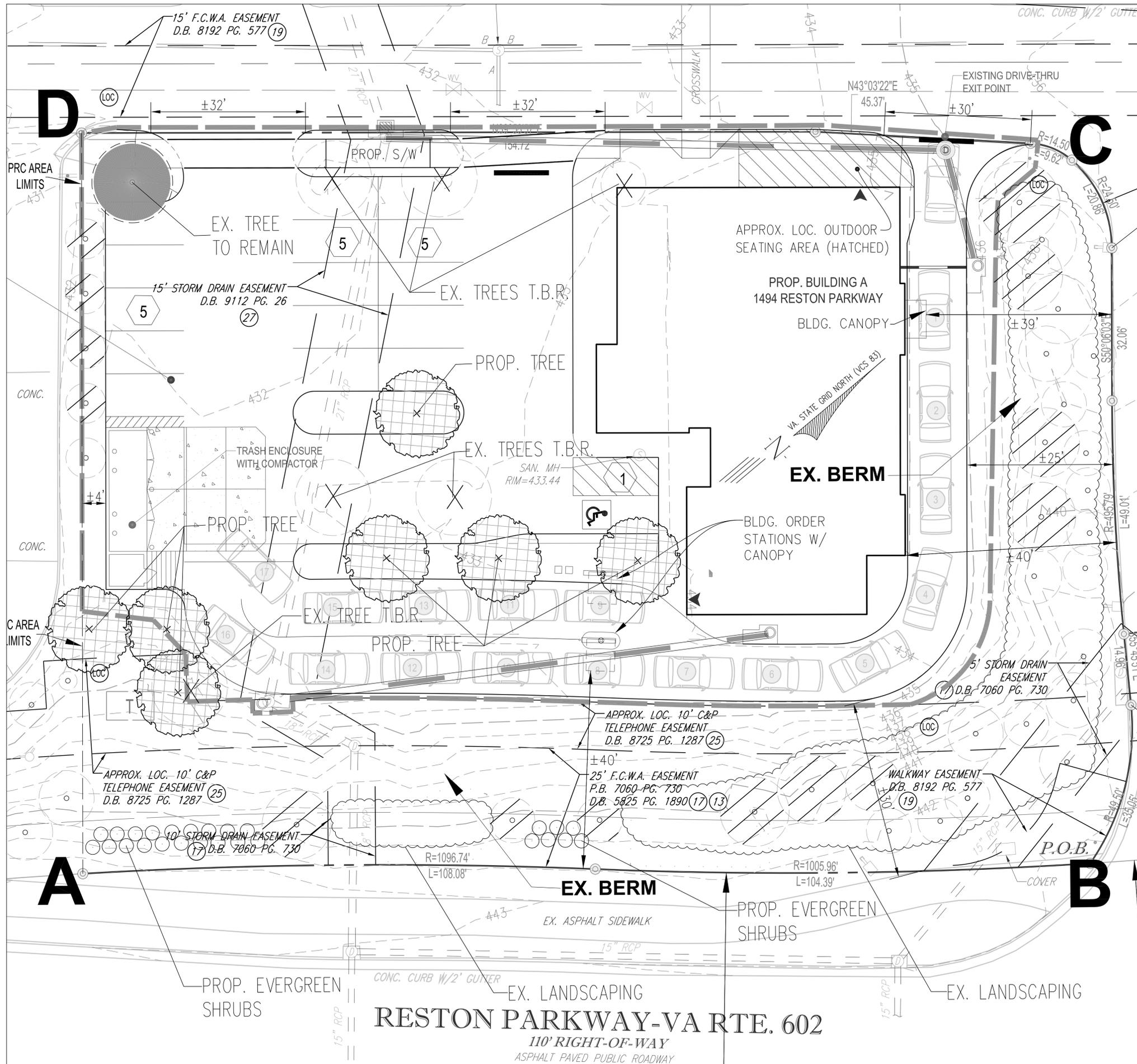
- NOTES:
- 1) THE SITE PLAN FOR THIS SHOPPING CENTER (8165-SP-001) WAS APPROVED ON MARCH 1994, WHICH WAS BEFORE THE REVISIONS TO THE TREE CONSERVATION ORDINANCE, THEREFORE THERE IS NO TREE PRESERVATION REQUIREMENT AND THE LANDSCAPING COMPUTATIONS ARE BASED ON THE APPROVED SITE PLAN.
 - 2) PER THE APPROVED 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.
 - 4) EXISTING LANDSCAPING CONSISTING OF NON-NATIVE AND/OR INVASIVE SPECIES MAY BE REMOVED AND REPLACED WITH APPROPRIATE SPECIES AS NECESSARY.

**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 (L.F.)	Required Trees	Provided Trees	Required Width	Provided Width
Peripheral Parking Landscaping A-B	220	6 Trees (1/40 L.F.)	6 Ex. Trees	10'	10' min
Peripheral Parking Landscaping B-C	152	4 Trees (1/50 L.F.)	4 Ex. Trees	4'	4' min
Peripheral Parking Landscaping D-A	155	4 Trees (1/50 L.F.)	4 Ex. Trees	4'	4' min

LEGEND

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



PLAN DATE	09-11-15	REVISION	APPROVED	DATE
	10-16-15			
	12-30-15			
	02-05-16			
	03-03-16			
	03-18-16			

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PROFESSIONAL ENGINEER
COMMONWEALTH OF VIRGINIA
Peter P. Campbell
Lic. No. 40486
07/19/16

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

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

SHEET 12 OF 13
FILE No. PREL-738-2

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1 FRONT-RIGHT PERSPECTIVE
NO SCALE

Chick-fil-A
5200 Buffington Rd.
Albemarle, Virginia 22003
304-642-2939

Mark Date By
△
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eh
ARCHITECTS
E.H. ARCHITECTS, P.C.
1000 COMMONWEALTH AVENUE, SUITE 100
RESTON, VIRGINIA 20190
TEL: 703.642.8080 FAX: 703.642.8081
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STORE
CHICK-FIL-A
North Point Village
FSU
SOBH-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						
03-03-16						
03-18-16						

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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

REASON FOR THE ADDENDUM

On March 9, 2016, staff published the staff report for Planned Residential Community (PRC) Plan 86-C-023-02, and on March 16, 2016, the Planning Commission held a public hearing on the application and recommended approval. Subsequently in response to recommendations from the Reston Association Design Review Board, the applicant revised the development plan to add an additional interior landscaping tree, modified the building footprint, and added a note to the landscaping plan on invasive species. No other changes to the application are proposed.

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 that affect circulation and parking, it was determined that a PRC Plan is needed. Figure 1 depicts the subject property and surrounding area.



Figure 1: Subject property and surrounding area, Source: Fairfax County

Modification

As discussed in the staff report dated March 9, 2016, 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 is provided as Appendix 1.

REVISION TO 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 18, 2016. With the exception of the changes to the PRC Plan discussed below, staff's previous analysis of the PRC Plan remains unchanged, as previously described in the staff report dated March 9, 2015, available at <http://ldsnet.fairfaxcounty.gov/ldsnet/ldsdwf/4518367.PDF>

Landscaping Plan

In the southeastern area of the site, for added screening, an additional interior parking lot landscaping tree has been added to the island that separates the drive-through ordering lanes from the parking area, as shown in Figure 2.

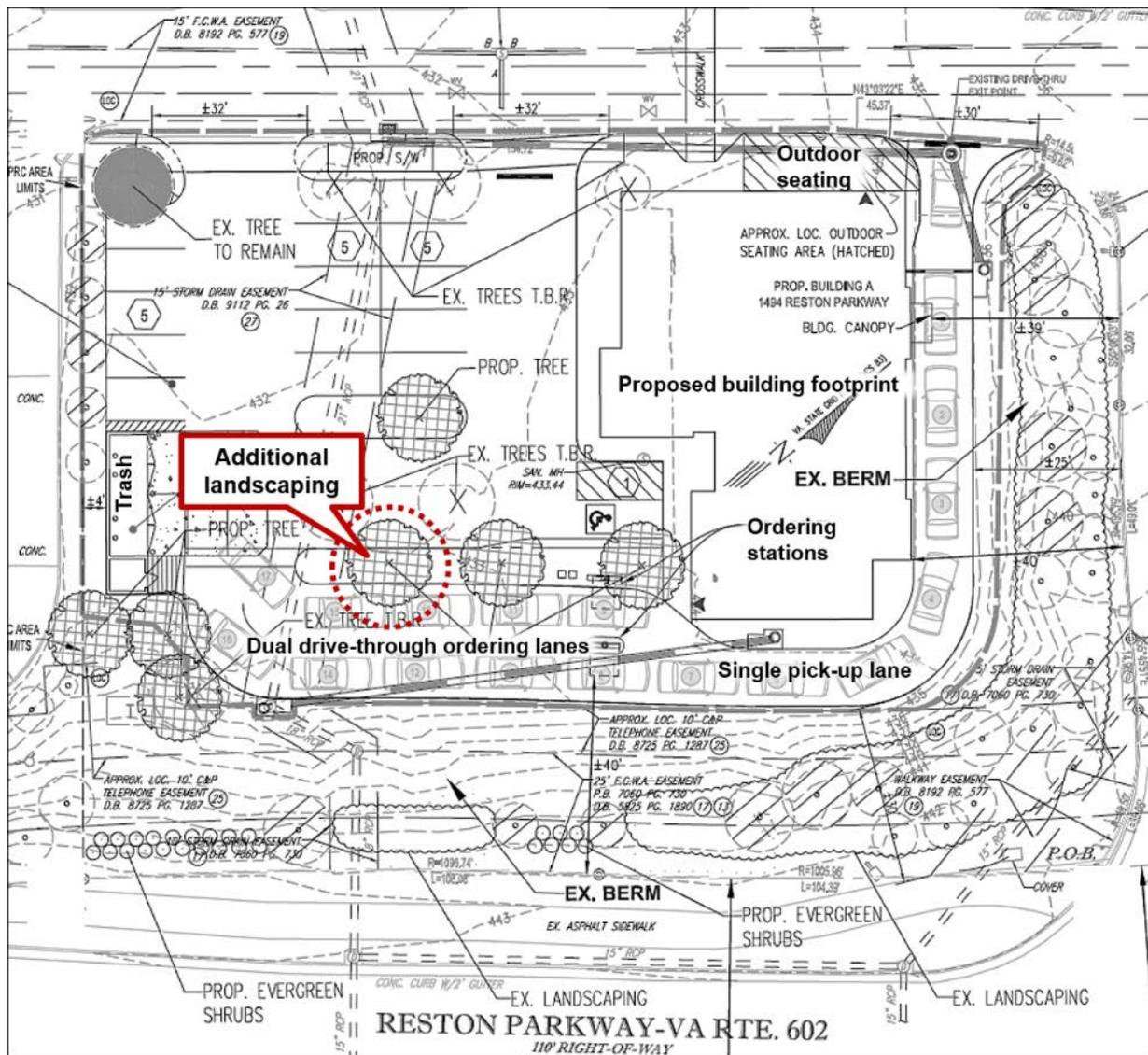


Figure 2: Additional landscaping, Source: Sheet 12 of PRC Plan

In addition, Note 4 has been added to the notes section on Sheet 12 of the PRC Plan to indicate that existing non-native and/or invasive species plantings may be removed and replaced with non-invasive species. The proposed PRC development conditions includes a condition for use of native and non-invasive species plantings for landscaping and other plantings on-site.

Building Footprint

The building footprint has been modified to eliminate the entrance vestibule. The entrance will remain in this area but will be flush with the building, as shown in the PRC Plan. There is no change to the proposed square footage of the building, which remains at 4,701 square feet. Figure 3 provides a comparison of the proposed change to the building footprint with the previously shown footprint.

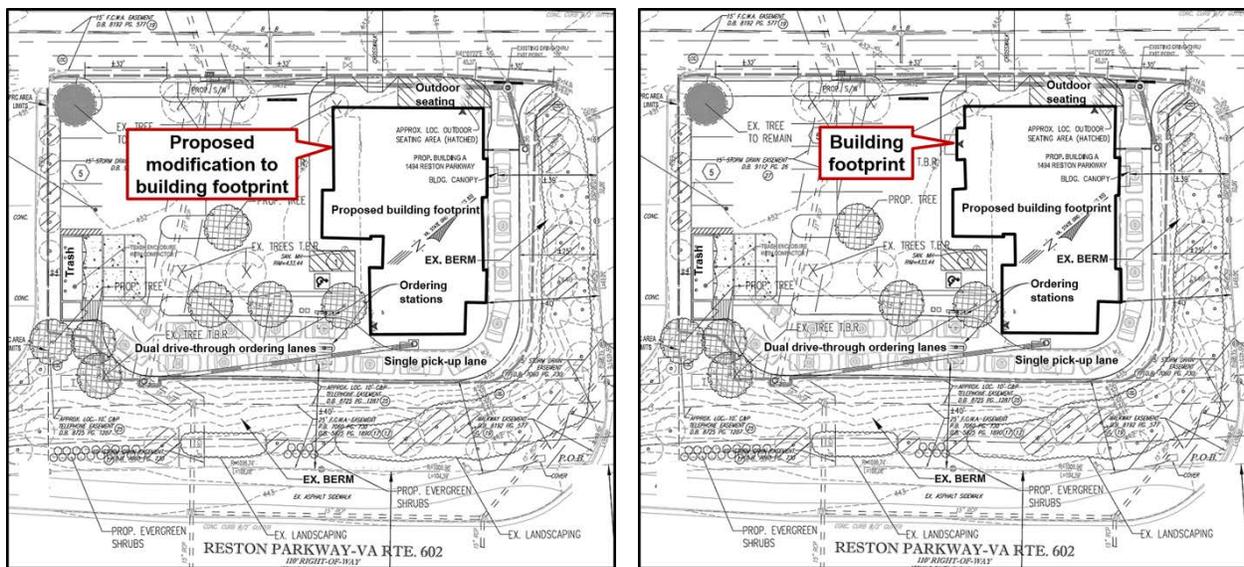


Figure 3: Comparison of the change to the building footprint, Source: PRC Plan

ZONING ORDINANCE PROVISIONS

Staff's previous review and analysis of the Zoning Ordinance provisions on the Planned Development General Standards, Planned Development Design Standards, and the PRC District Regulations remains unchanged. In addition, staff continues to support the applicant's modification request on the transitional screening and barrier requirements to that shown on the PRC Plan.

CONCLUSIONS AND RECOMMENDATIONS

Conclusions

In staff's opinion, the revisions to the PRC Plan are minor to provide an additional landscaping tree, a note on the landscaping plan, and a modification to the building footprint. These revisions do not affect staff's previous review and analysis of the application. In staff's opinion, with the proposed PRC development conditions, the application 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

PROPOSED PRC DEVELOPMENT CONDITIONS**PRC 86-C-023-02****April 12, 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 18, 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