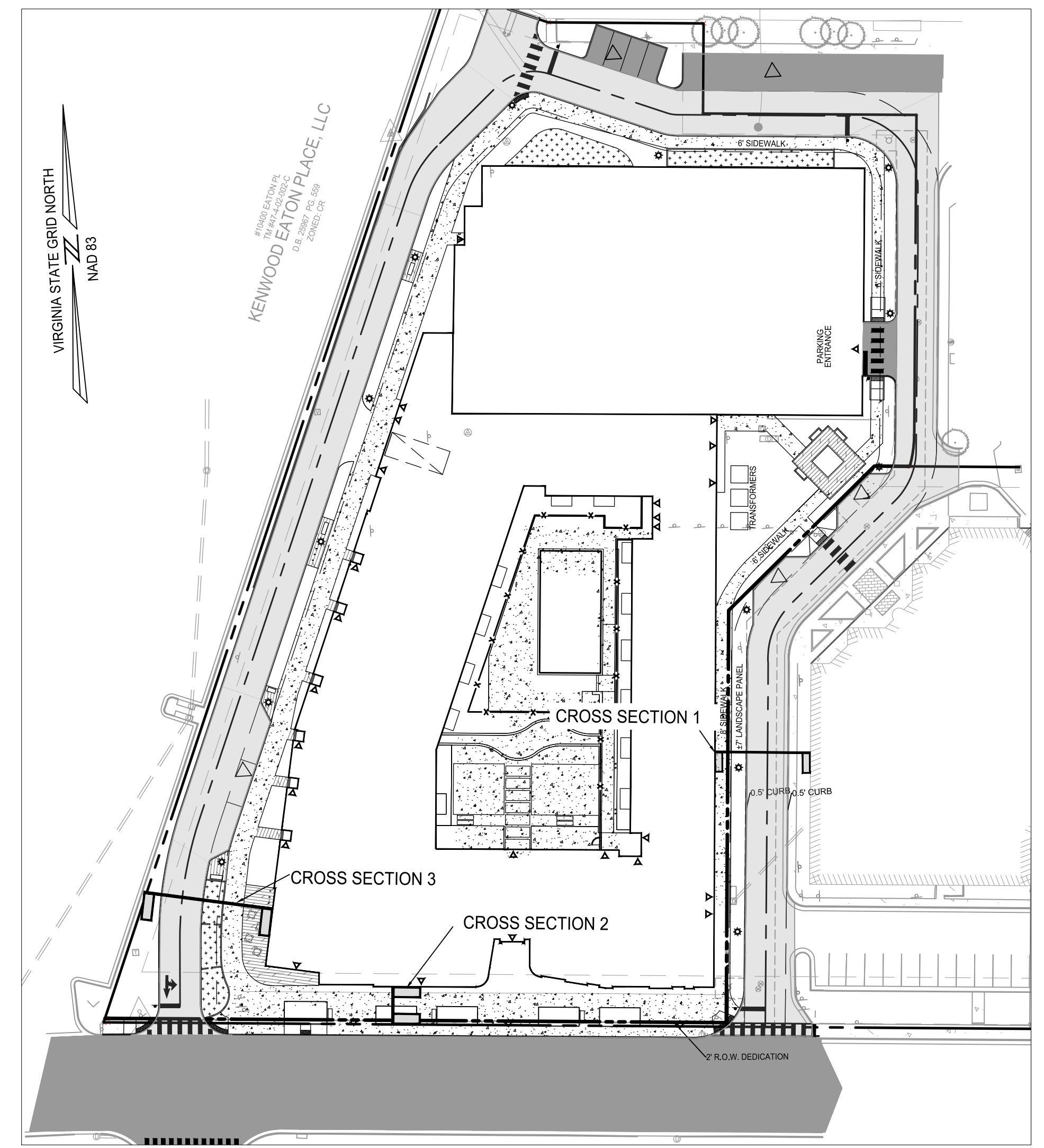
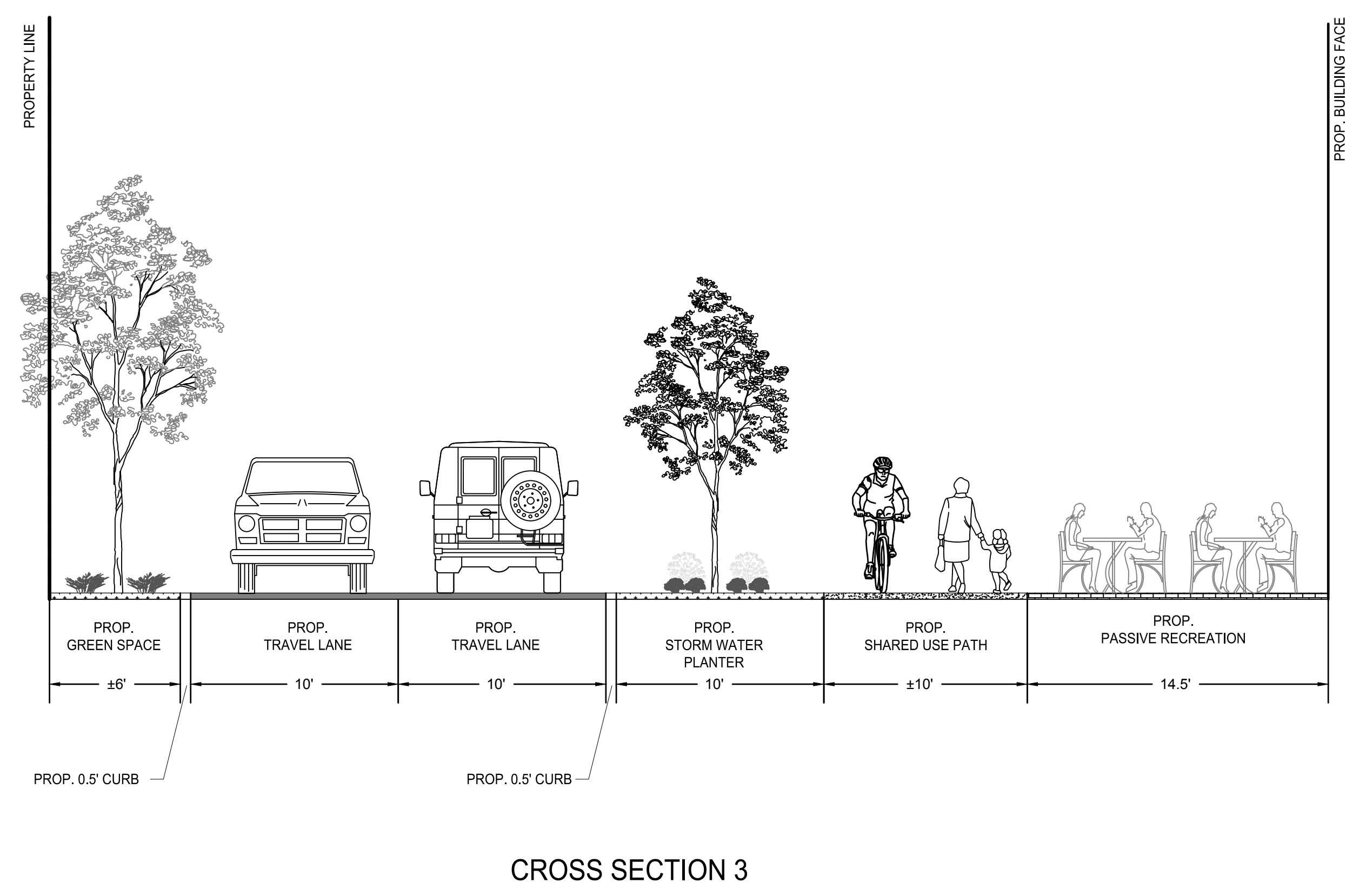
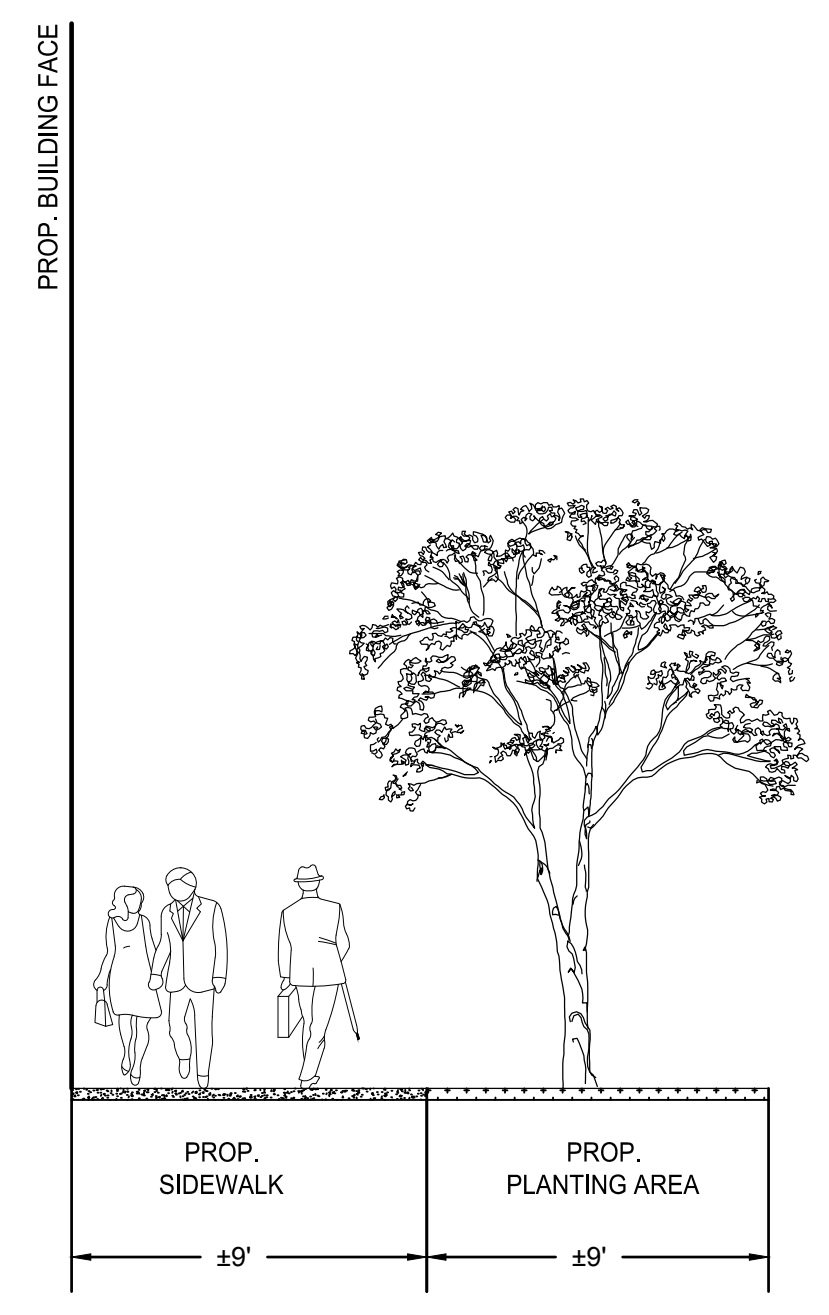
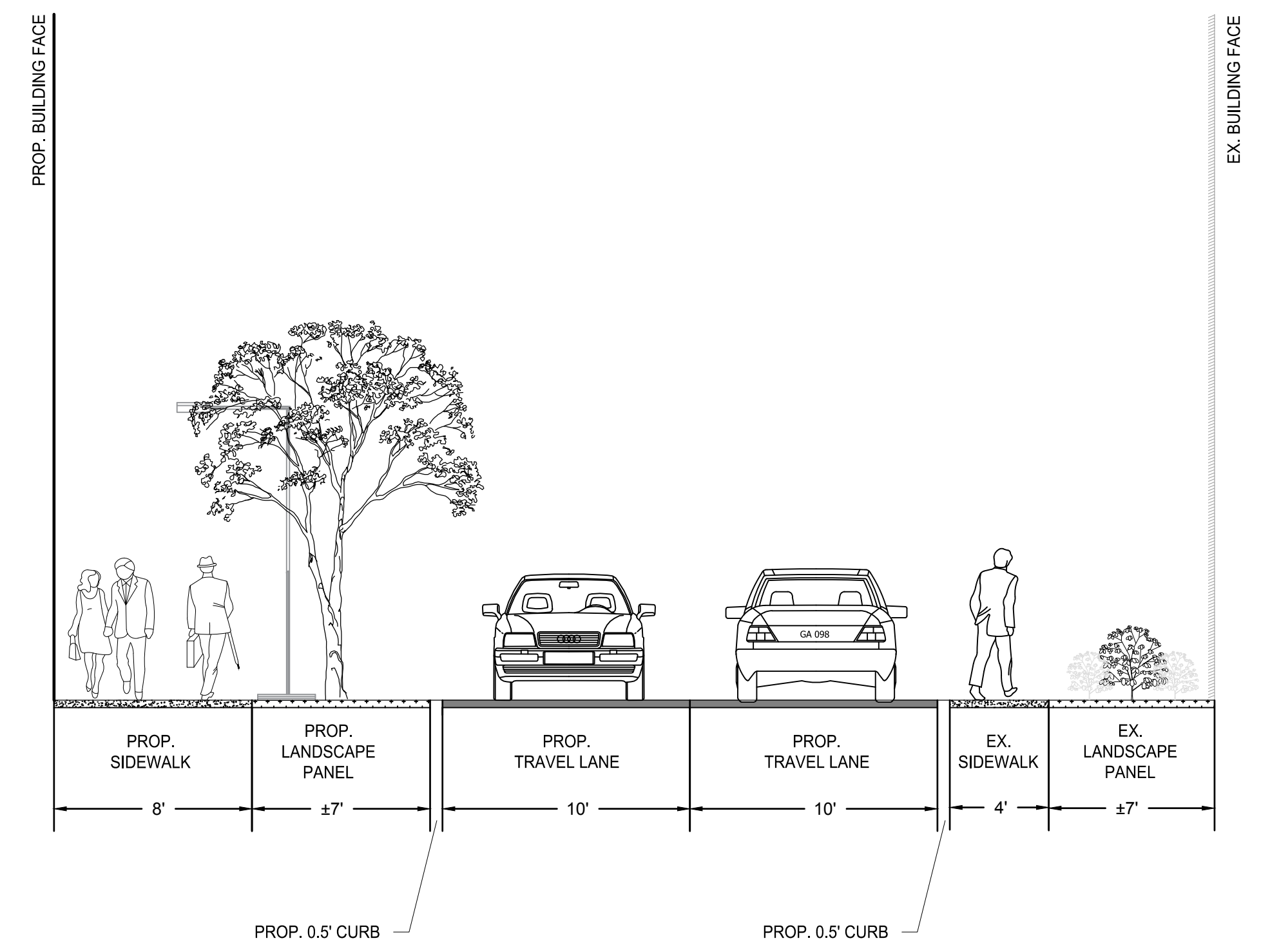


MARK	DATE	DESCRIPTION
1	11-30-2022	ADDRESSED PER CITY COMMENTS
2	04-28-2023	ADDRESSED PER CITY COMMENTS
3	08-11-2023	ADDRESSED PER CITY COMMENTS

PROJECT No.: 21082.002.00  
 DRAWING No.: --  
 DATE: 2022-07-15  
 SCALE: NOT TO SCALE  
 DESIGN: QN  
 DRAWN: QN  
 CHECKED: JM

SHEET TITLE:  
**CROSS SECTIONS**

1 2 3 4 5 6



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 suite 601 fairfax, va 22030  
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COMMONWEALTH OF VIRGINIA  
 JOHN L. HELMS  
 Lic. No. 52485  
 08/11/2023  
 PROFESSIONAL ENGINEER

**N29 APARTMENTS**  
 GENERAL DEVELOPMENT PLAN  
 CITY OF FAIRFAX, VA

MARK	DATE	DESCRIPTION
1	11-30-2022	ADDRESSED PER CITY COMMENTS
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3	08-11-2023	ADDRESSED PER CITY COMMENTS

PROJECT No.: 21082.002.00  
 DRAWING No.: 111772  
 DATE: 2023-04-13  
 SCALE: AS NOTED  
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 DRAWN: QN  
 CHECKED: JM

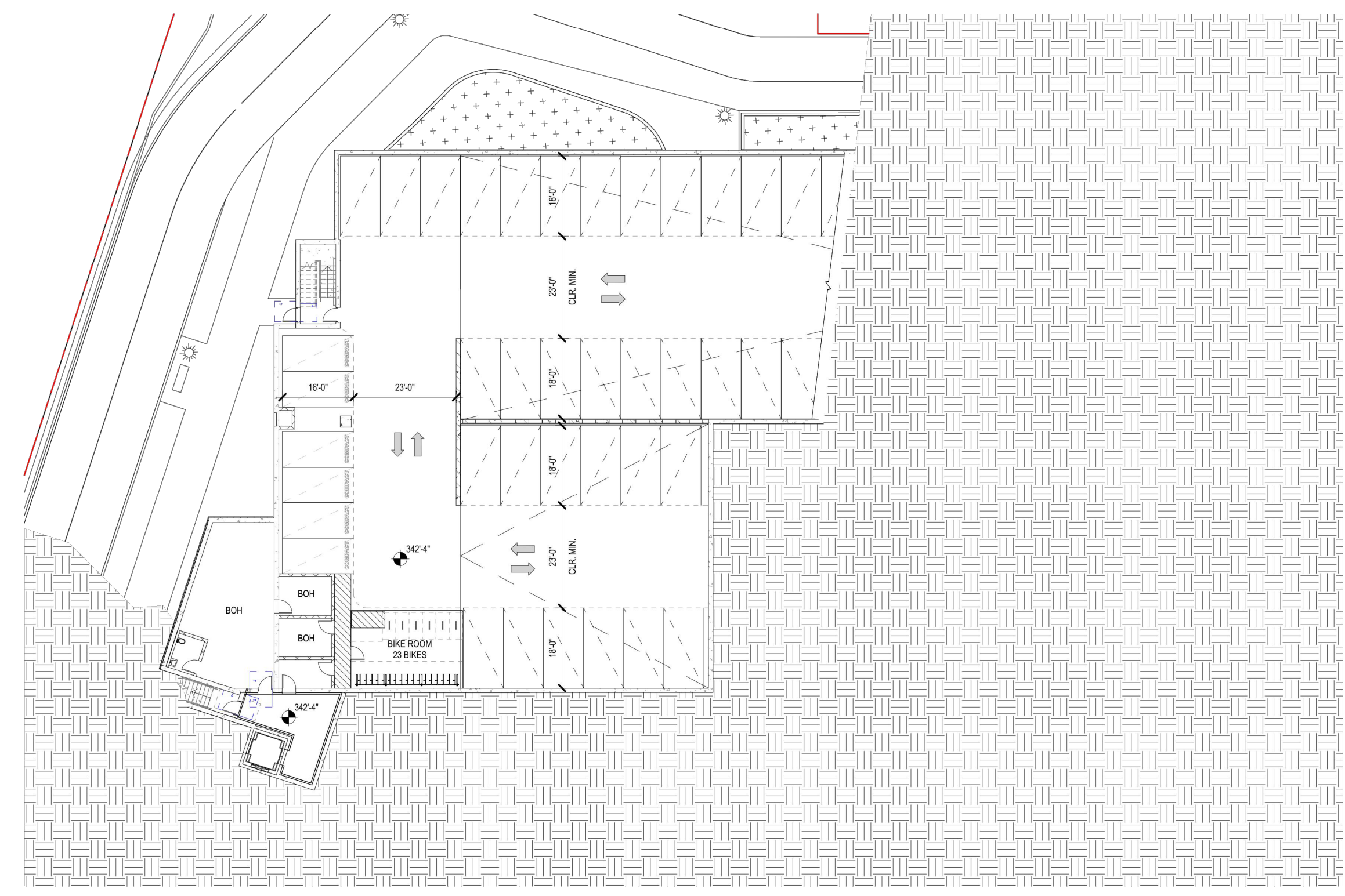
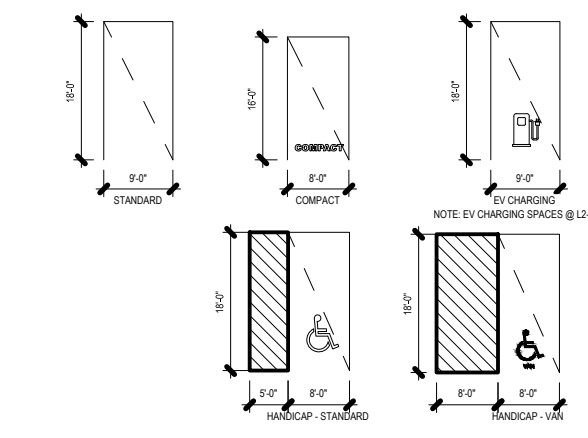
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**CROSS SECTIONS**

SHEET No.  
**PI\_411B**

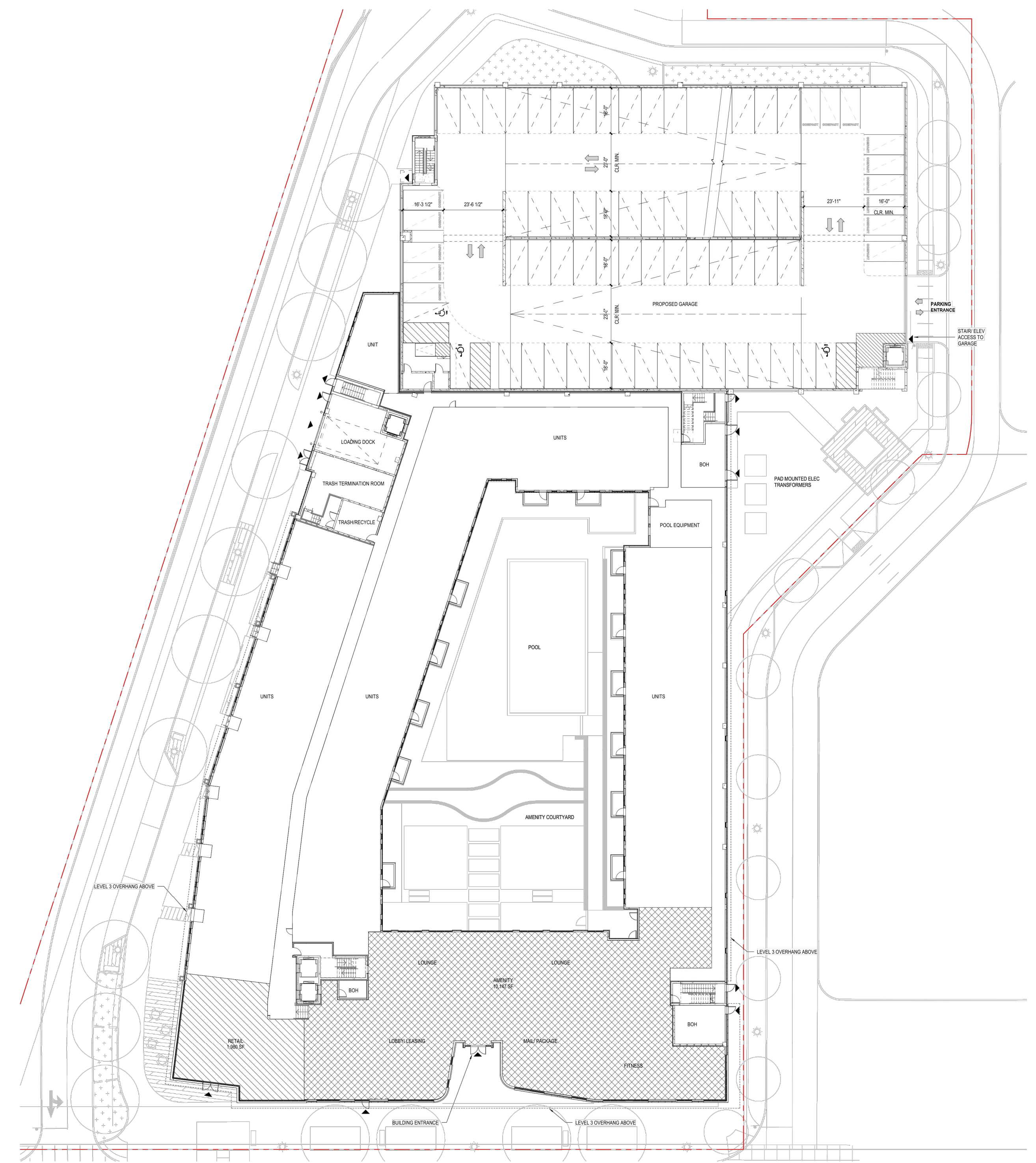
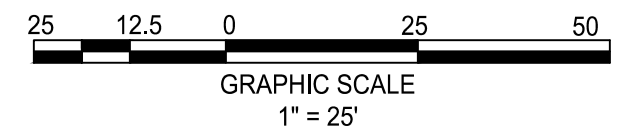
1 2 3 4 5 6

D  
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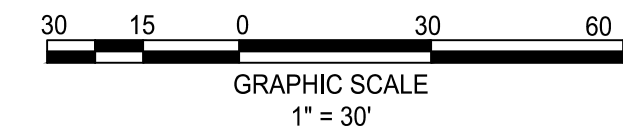
**PARKING GARAGE LEGEND**



LEVEL 00



LEVEL 01



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 CITY OF FAIRFAX, VA

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 DRAWING No.: 111772  
 DATE: 2022-07-15  
 SCALE: AS NOTED  
 DESIGN: QN  
 DRAWN: QN  
 CHECKED: JM

SHEET TITLE:  
**GROUND LEVEL PLAN**

SHEET No.  
**PI\_412**

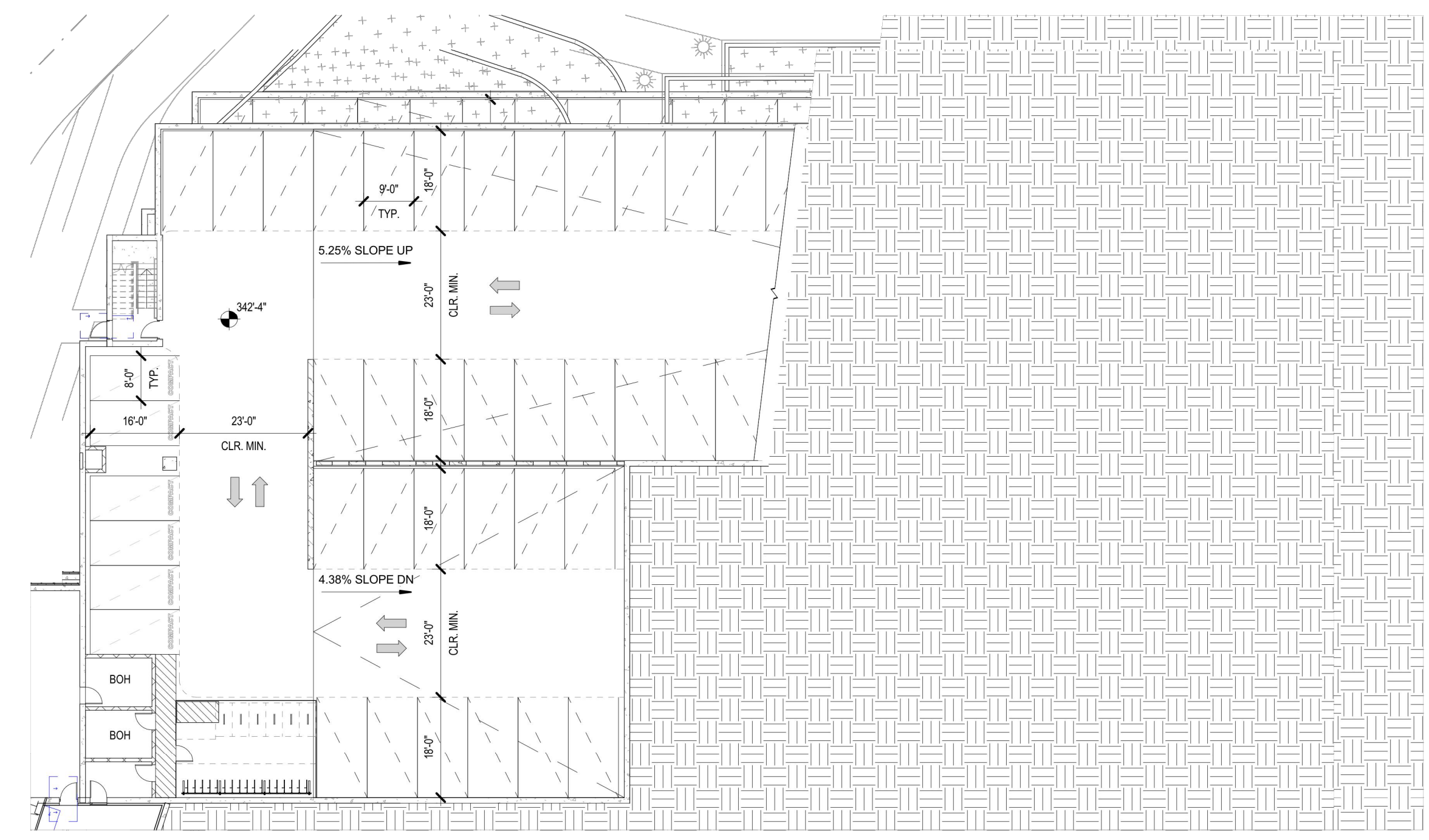
1

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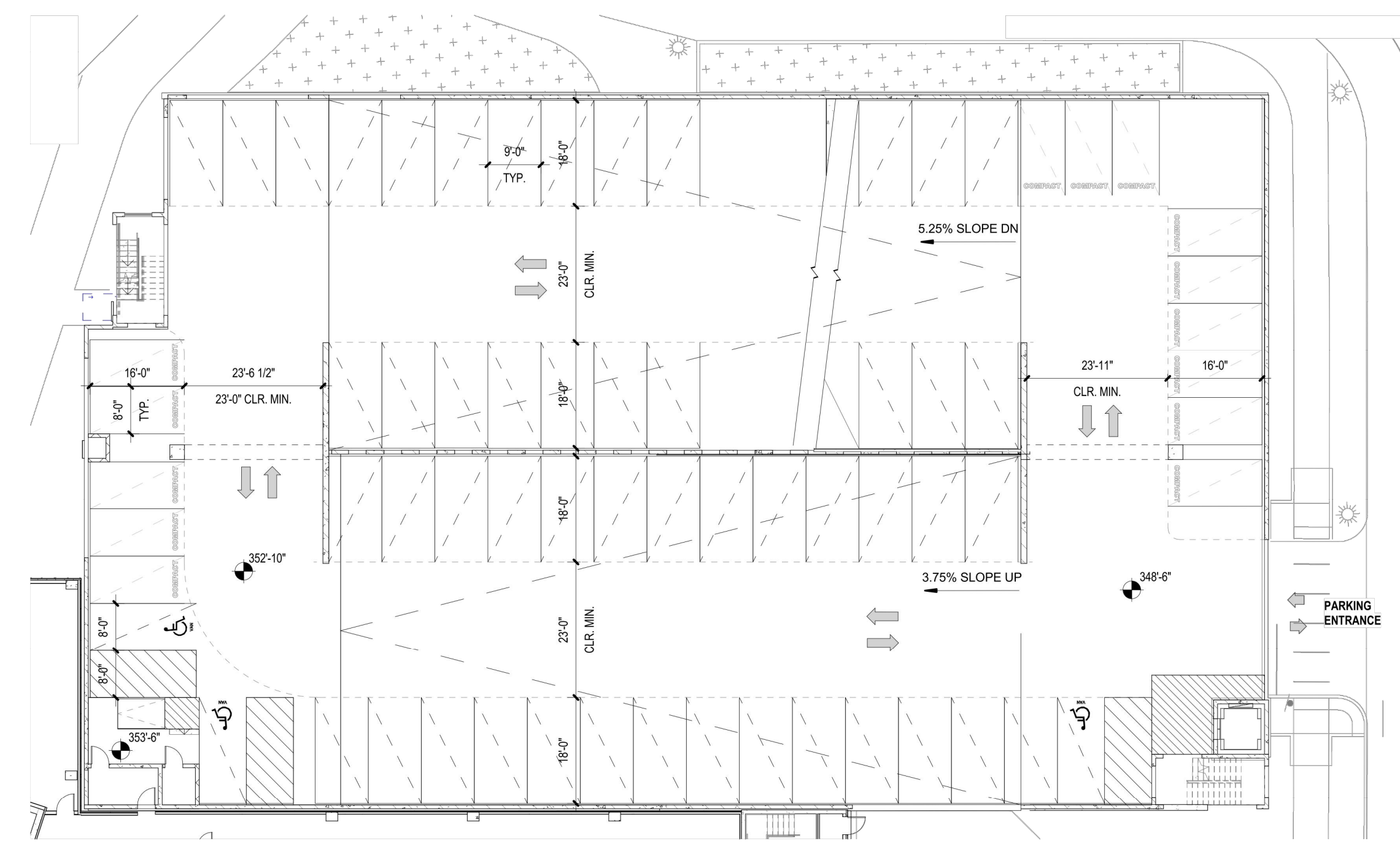
C



4

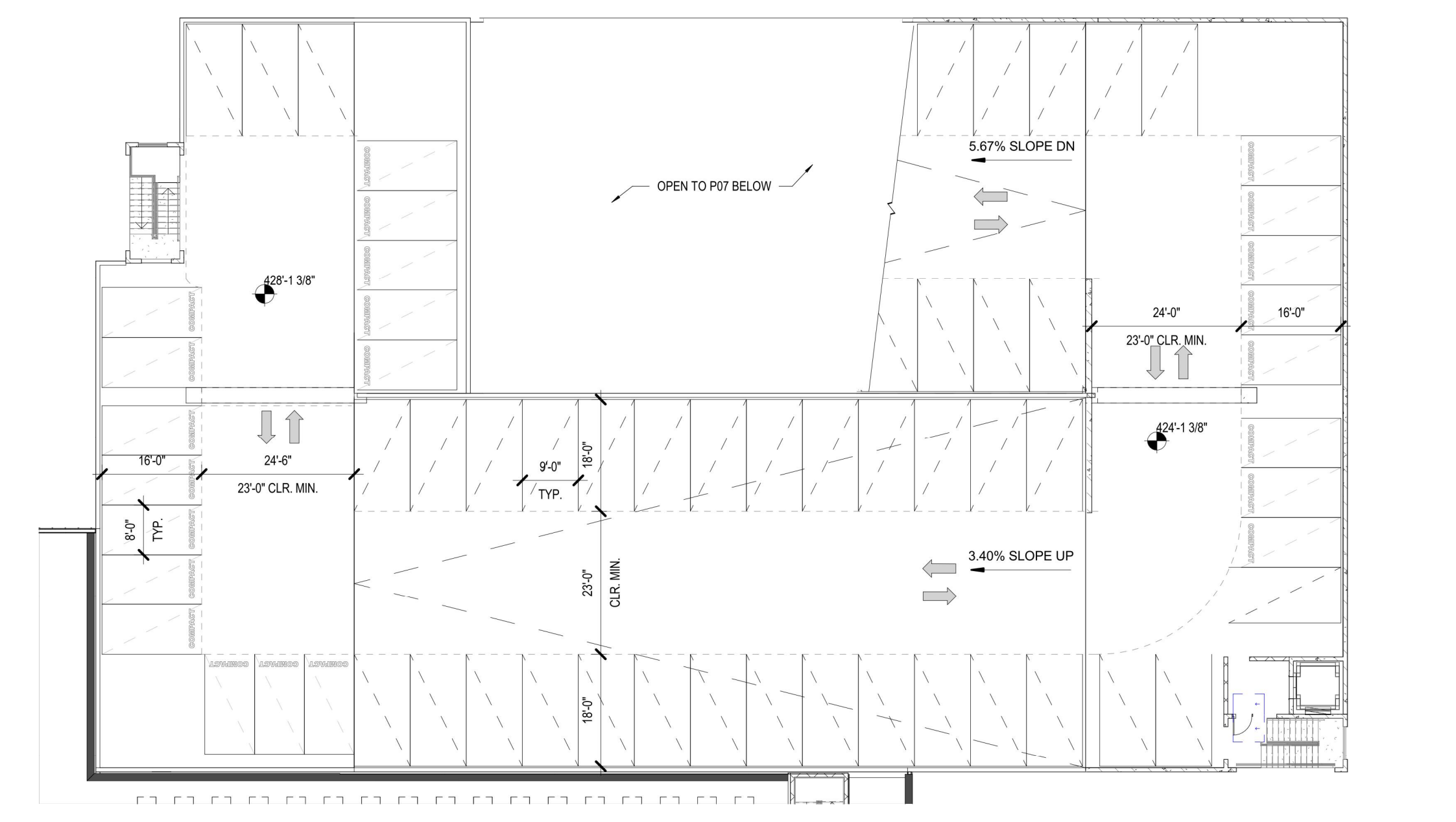
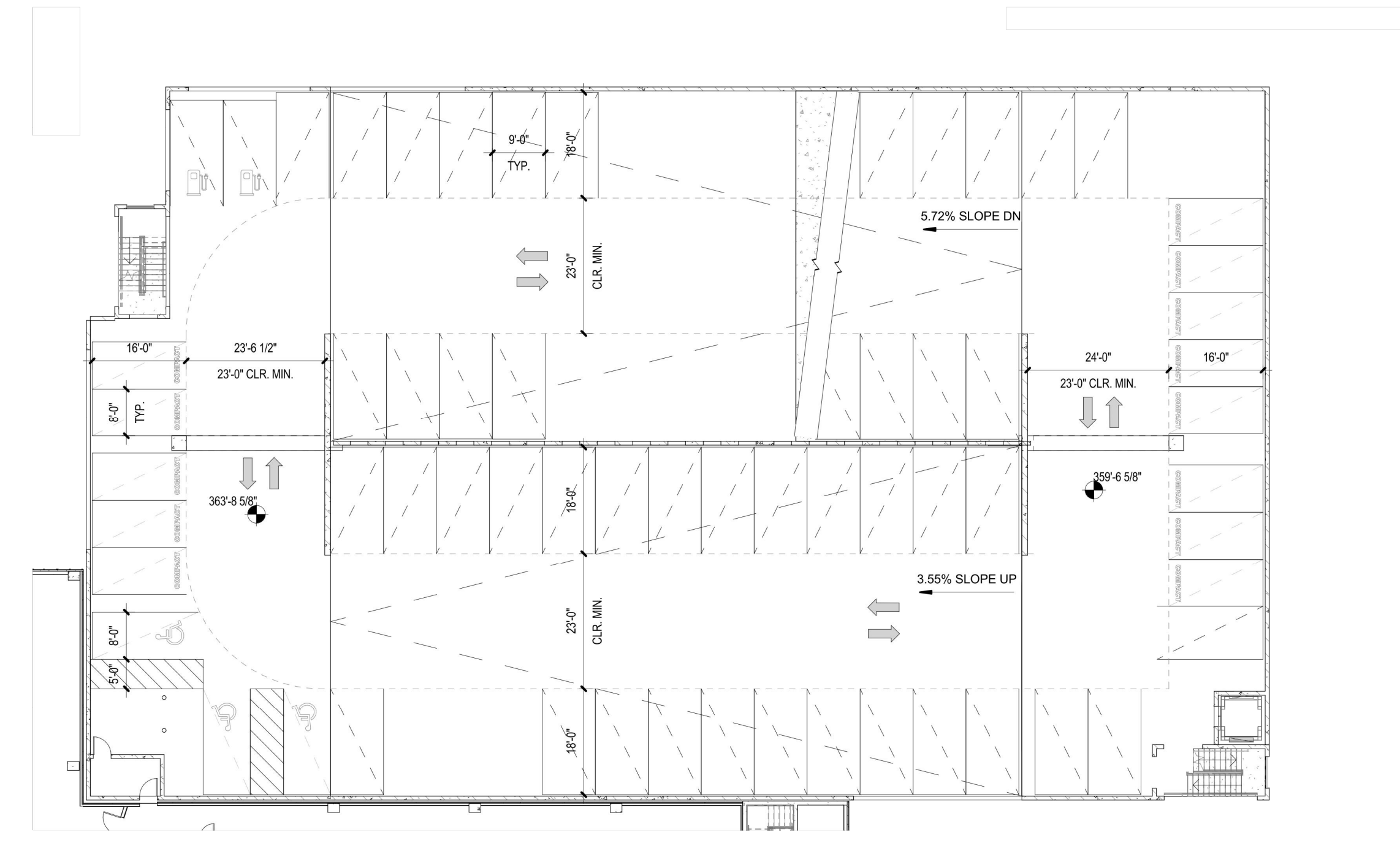
5

6



B

A



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COMMONWEALTH OF VIRGINIA  
JOHN L. HELMS  
Lic. No. 52485  
08/11/2023  
PROFESSIONAL ENGINEER

**N29 APARTMENTS**  
GENERAL DEVELOPMENT PLAN  
CITY OF FAIRFAX, VA

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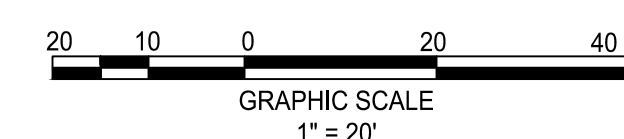
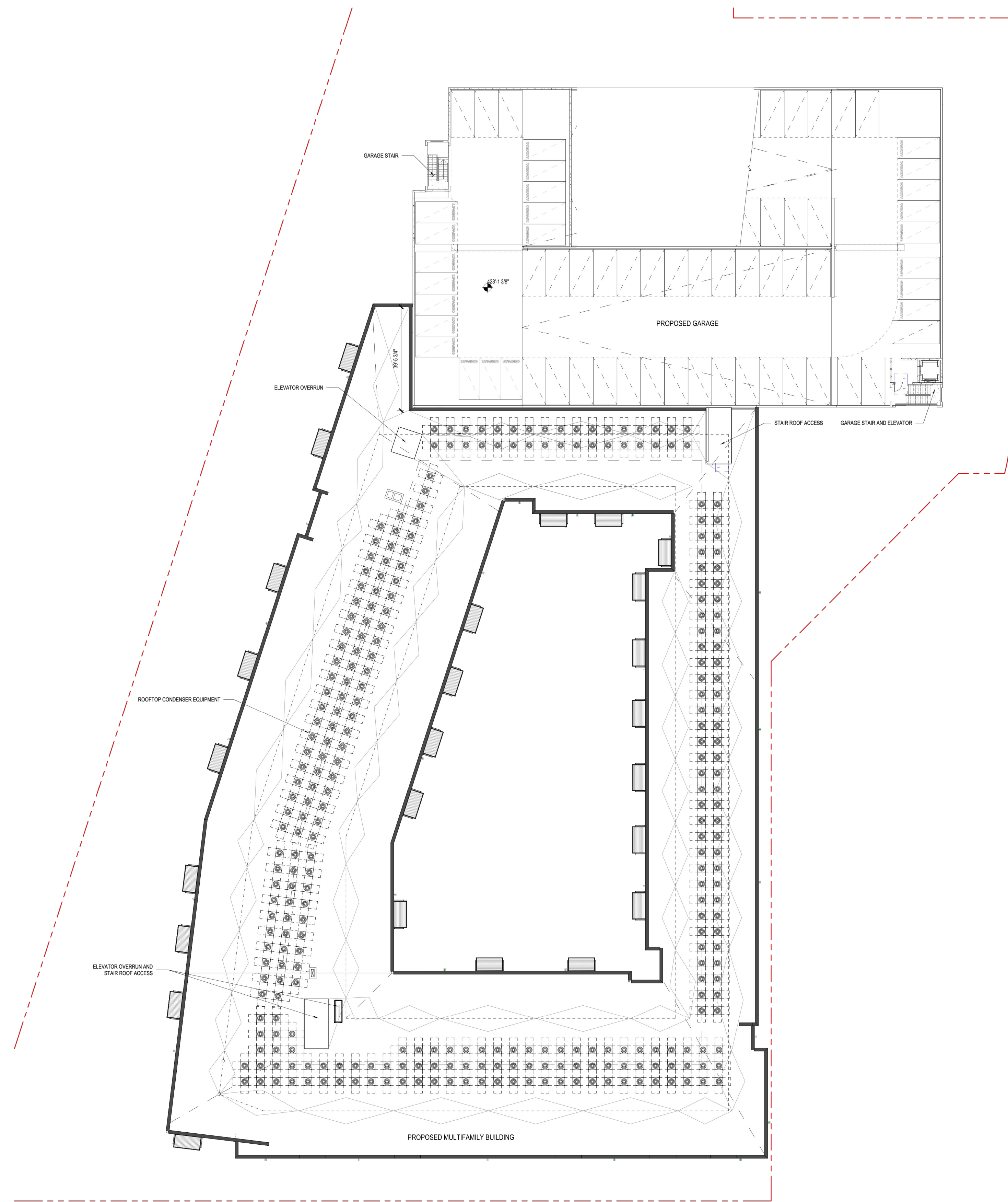
PROJECT No.: 21082.002.00  
DRAWING No.: 111772  
DATE: 2022-07-15  
SCALE: AS NOTED  
DESIGN: QN  
DRAWN: QN  
CHECKED: JM

SHEET TITLE:  
**PARKING LEVEL PLAN**

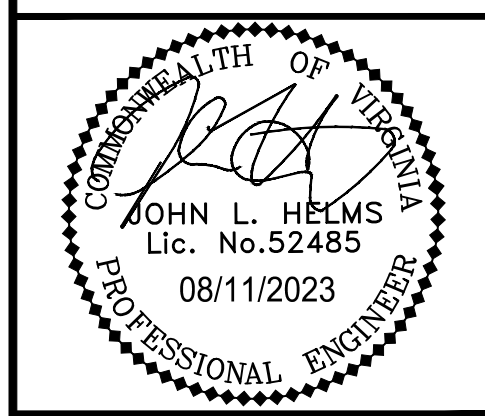
SHEET No.  
**PI\_413**

1 2 3 4 5 6

A B C D



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**N29 APARTMENTS**  
**GENERAL DEVELOPMENT PLAN**  
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PROJECT No.: 21082.002.00  
 DRAWING No.: 111772  
 DATE: 2022-07-15  
 SCALE: 1" = 25'  
 DESIGN: QN  
 DRAWN: QN  
 CHECKED: JM

SHEET TITLE:  
**ROOF LEVEL PLAN**

SHEET No.  
**PI\_414**



LEGEND

--- LIMITS OF DISTURBANCE

#10306 EATON PL  
TM #47-4-02-002  
**LOT 2, COMMONWEALTH  
CORPORATE CENTER**

D.B. 6301 PG. 704  
**WILLOWOOD OFFICE  
OWNER, LLC**

D.B. 25440 PG. 407  
195,743 SQ. FT. OR 4.48364 ACRES  
ZONED: CR

#10304 EATON PL  
TM #47-4-02-003  
**LOT 3,  
COMMONWEALTH  
CORPORATE CENTER**

D.B. 6301 PG. 704  
**WILLOWOOD PROPERTY, LLC**

D.B. 27193 PG. 1113  
ZONED: CR

#10400 EATON PL  
TM #47-4-02-002-C  
**KENWOOD EATON PLACE, LLC**

D.B. 25967 PG. 659  
ZONED: CR

PROPOSED WALL

TRANSFORMERS

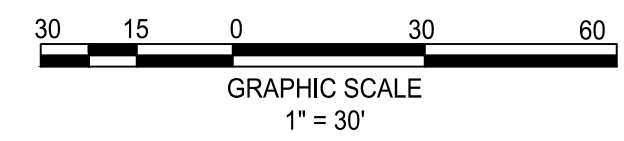
PARKING ENTRANCE

EATON PLACE  
60' PUBLIC RIGHT OF WAY

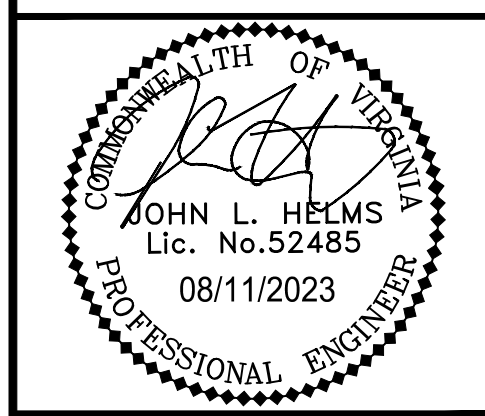
21' STM  
2' R.O.W. DEDICATION

MATCHLINE -  
SEE THIS SHEET

MATCHLINE -  
SEE THIS SHEET



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**N29 APARTMENTS  
GENERAL DEVELOPMENT PLAN**  
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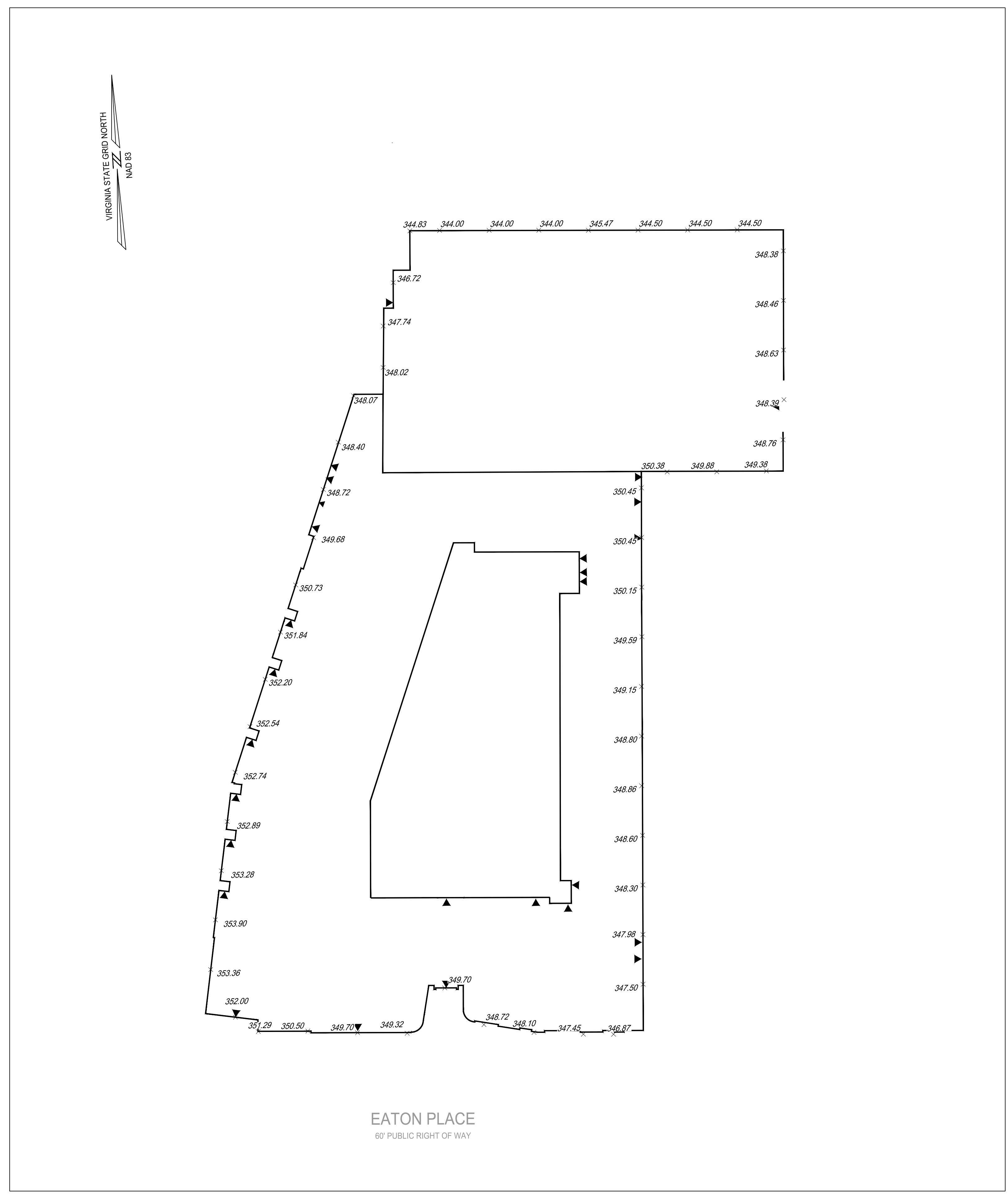
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DRAWING No.: 111772  
DATE: 2022-07-15  
SCALE: 1" = 30'  
DESIGN: JH  
DRAWN: YH  
CHECKED: JH

SHEET TITLE:  
**GRADING PLAN**

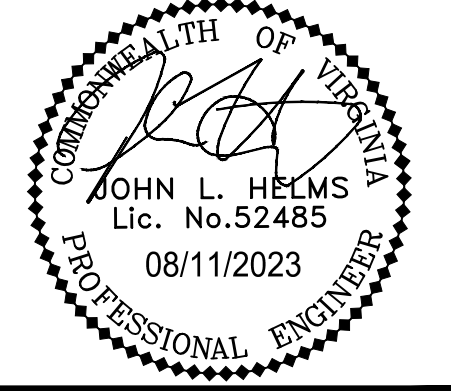
SHEET No.  
**PI\_420**

1 2 3 4 5 6

D  
C  
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	AFG
1	344.83
2	344.00
3	344.00
4	344.00
5	345.47
6	344.50
7	344.50
8	344.50
9	348.38
10	348.46
11	348.63
12	348.39
13	348.76
14	349.38
15	349.88
16	350.38
17	350.45
18	350.45
19	350.15
20	349.59
21	349.15
22	348.80
23	348.86
24	348.60
25	348.30
26	347.98
27	347.50
28	346.87
29	347.45
30	348.10
31	348.72
32	349.70
33	349.32
34	349.70
35	350.50
36	351.29
37	352.00
38	353.36
39	353.90
40	353.28
41	352.89
42	352.74
43	352.54
44	352.20
45	351.84
46	350.73
47	349.68
48	348.72
49	348.40
50	348.07
51	348.02
52	347.74
53	346.72
AFG=	348.91



**N29 APARTMENTS  
GENERAL DEVELOPMENT PLAN**

CITY OF FAIRFAX, VA

MARK	DATE	DESCRIPTION

PROJECT No.: 21082.002.00  
 DRAWING No.: 111772  
 DATE: 2022-07-15  
 SCALE: 1" = 30'  
 DESIGN: JH  
 DRAWN: YH  
 CHECKED: JH

SHEET TITLE:  
**AVERAGE  
FINISHED GRADE  
DIAGRAM**

SHEET No.  
**PI\_421**



#10306 EATON PL  
 TM #47-4-02-002  
**LOT 2, COMMONWEALTH CORPORATE CENTER**  
 D.B. 6301 PG. 704  
**WILLOWOOD OFFICE OWNER, LLC**  
 D.B. 25440 PG. 407  
 195,743 SQ. FT. OR 4.49384 ACRES  
 ZONED: CR

#10400 EATON PL  
 TM #47-4-02-002-C  
**KENWOOD EATON PLACE, LLC**  
 D.B. 25687 PG. 659  
 ZONED: CR

CONNECTION TO OFFSITE FUTURE GEORGE SYNDER TRAIL

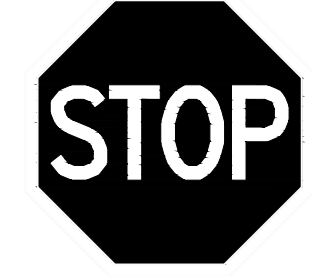
**PROPOSED MULTIFAMILY BUILDING**

**PROPOSED GARAGE**

**EATON PLACE**  
 60' PUBLIC RIGHT OF WAY

- PAVEMENT MARKING LEGEND**
- (A) STOP LINE, SOLID WHITE, 12" WIDTH
  - (B) CROSSWALK, SOLID WHITE, 12" WIDTH
  - (C) LANE LINE, WHITE, 4" WIDTH, 10' LINE SEGMENTS SEPARATED BY 30' GAPS
  - (D) DOUBLE LANE LINES, SOLID YELLOW, 4" WIDTH
  - (E) CROSSWALK, SOLID WHITE, 24" WIDTH

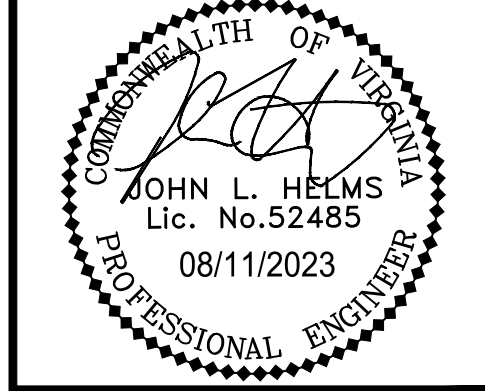
**SIGN LEGEND**



R1-1  
 30"x30"

1. METAL CONSTRUCTION.
2. WHITE LEGEND AND BORDER ON A RED BACKGROUND.
3. SIGN TO BE MOUNTED 7' FROM THE GROUND TO THE BOTTOM OF THE SIGN.
4. POST SHALL BE METAL AND SECURELY MOUNTED.
5. AT INTERSECTIONS WHERE ALL APPROACHES ARE CONTROLLED BY STOP SIGNS, AN ALL WAY SUPPLEMENT PLAQUE SHALL BE MOUNTED BELOW EACH STOP SIGN. THE ALL WAY PLAQUE SHALL HAVE A WHITE LEGEND AND BORDER ON A RED BACKGROUND.

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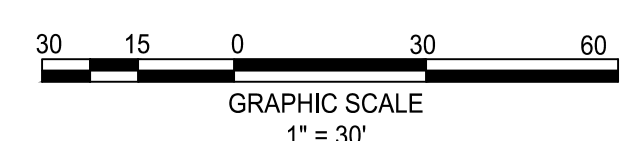
**N29 APARTMENTS**  
 GENERAL DEVELOPMENT PLAN  
 CITY OF FAIRFAX, VA

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 DRAWING No.: 111772  
 DATE: 2022-07-15  
 SCALE: 1" = 30'  
 DESIGN: LBD,ZY  
 DRAWN: ZY  
 CHECKED: JR

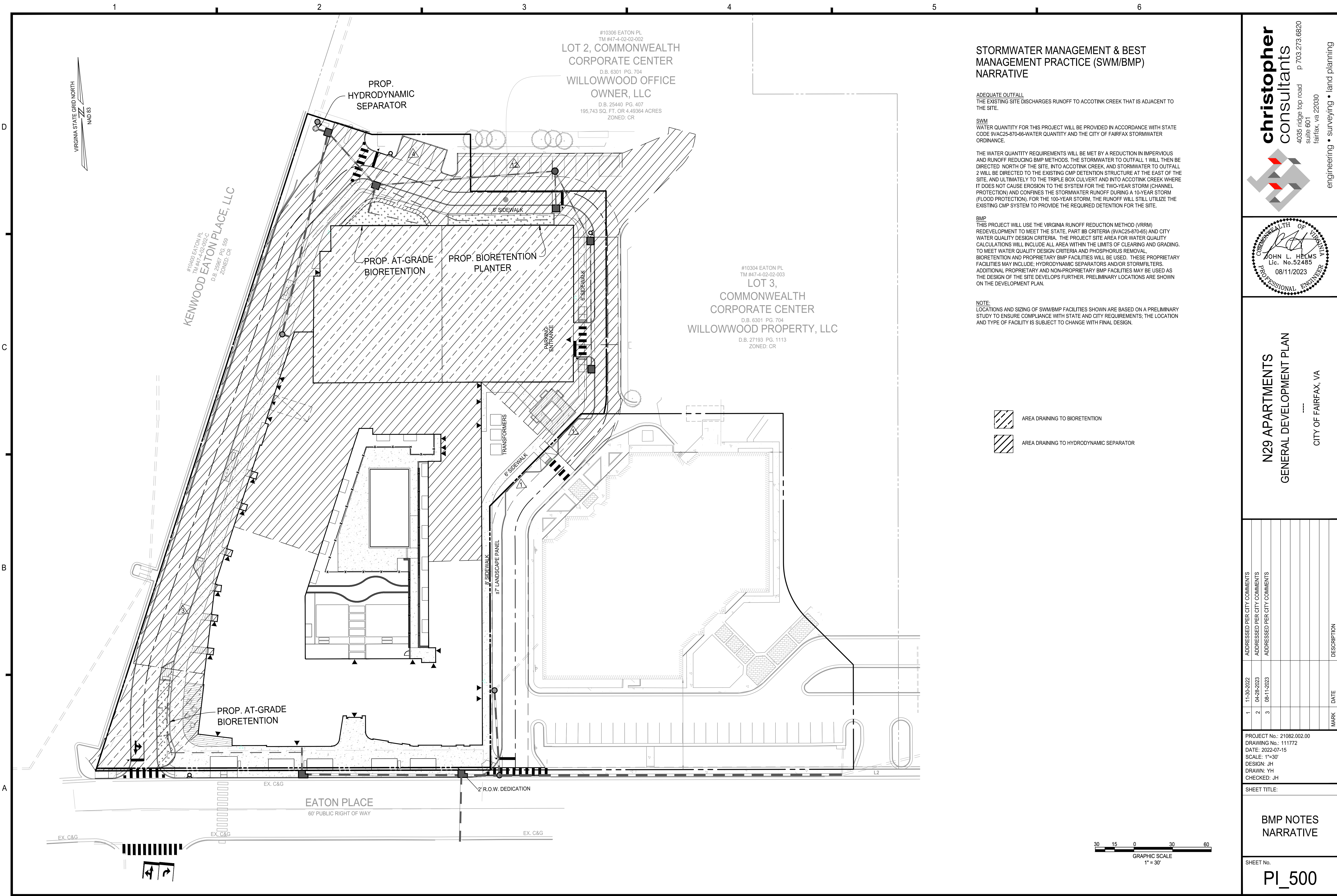
**STRIPING AND SIGNAGE PLAN**

SHEET No.  
**PI\_422**



D  
C  
B  
A





#10306 EATON PL  
TM #47-4-02-02-002  
**LOT 2, COMMONWEALTH CORPORATE CENTER**  
D.B. 6301 PG. 704  
**WILLOWOOD OFFICE OWNER, LLC**  
D.B. 25440 PG. 407  
195,743 SQ. FT. OR 4.49384 ACRES  
ZONED: CR

#10304 EATON PL  
TM #47-4-02-02-003  
**LOT 3, COMMONWEALTH CORPORATE CENTER**  
D.B. 6301 PG. 704  
**WILLOWOOD PROPERTY, LLC**  
D.B. 27193 PG. 1113  
ZONED: CR

#10400 EATON PL  
TM #47-4-02-02-002-C  
**KENWOOD EATON PLACE, LLC**  
D.B. 25687 PG. 659  
ZONED: CR

**STORMWATER MANAGEMENT & BEST MANAGEMENT PRACTICE (SWM/BMP) NARRATIVE**

**ADEQUATE OUTFALL**  
THE EXISTING SITE DISCHARGES RUNOFF TO ACCOTINK CREEK THAT IS ADJACENT TO THE SITE.

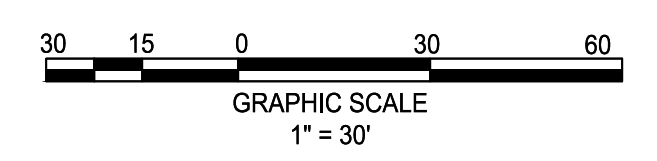
**SWM**  
WATER QUANTITY FOR THIS PROJECT WILL BE PROVIDED IN ACCORDANCE WITH STATE CODE 9VAC25-870-66-WATER QUANTITY AND THE CITY OF FAIRFAX STORMWATER ORDINANCE.

THE WATER QUANTITY REQUIREMENTS WILL BE MET BY A REDUCTION IN IMPERVIOUS AND RUNOFF REDUCING BMP METHODS. THE STORMWATER TO OUTFALL 1 WILL THEN BE DIRECTED NORTH OF THE SITE, INTO ACCOTINK CREEK, AND STORMWATER TO OUTFALL 2 WILL BE DIRECTED TO THE EXISTING CMP DETENTION STRUCTURE AT THE EAST OF THE SITE, AND ULTIMATELY TO THE TRIPLE BOX CULVERT AND INTO ACCOTINK CREEK WHERE IT DOES NOT CAUSE EROSION TO THE SYSTEM FOR THE TWO-YEAR STORM (CHANNEL PROTECTION) AND CONFINES THE STORMWATER RUNOFF DURING A 10-YEAR STORM (FLOOD PROTECTION). FOR THE 100-YEAR STORM, THE RUNOFF WILL STILL UTILIZE THE EXISTING CMP SYSTEM TO PROVIDE THE REQUIRED DETENTION FOR THE SITE.

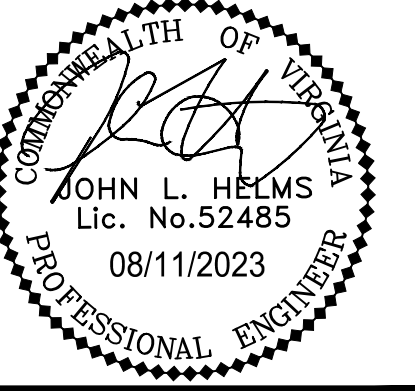
**BMP**  
THIS PROJECT WILL USE THE VIRGINIA RUNOFF REDUCTION METHOD (VRRM) REDEVELOPMENT TO MEET THE STATE, PART IIB CRITERIA (9VAC25-870-65) AND CITY WATER QUALITY DESIGN CRITERIA. THE PROJECT SITE AREA FOR WATER QUALITY CALCULATIONS WILL INCLUDE ALL AREA WITHIN THE LIMITS OF CLEARING AND GRADING. TO MEET WATER QUALITY DESIGN CRITERIA AND PHOSPHORUS REMOVAL, BIORETENTION AND PROPRIETARY BMP FACILITIES WILL BE USED. THESE PROPRIETARY FACILITIES MAY INCLUDE: HYDRODYNAMIC SEPARATORS AND/OR STORMFILTERS. ADDITIONAL PROPRIETARY AND NON-PROPRIETARY BMP FACILITIES MAY BE USED AS THE DESIGN OF THE SITE DEVELOPS FURTHER. PRELIMINARY LOCATIONS ARE SHOWN ON THE DEVELOPMENT PLAN.

**NOTE:**  
LOCATIONS AND SIZING OF SWM/BMP FACILITIES SHOWN ARE BASED ON A PRELIMINARY STUDY TO ENSURE COMPLIANCE WITH STATE AND CITY REQUIREMENTS; THE LOCATION AND TYPE OF FACILITY IS SUBJECT TO CHANGE WITH FINAL DESIGN.

- AREA DRAINING TO BIORETENTION
- AREA DRAINING TO HYDRODYNAMIC SEPARATOR



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DRAWING No.: 111772  
DATE: 2022-07-15  
SCALE: 1"=30'  
DESIGN: JH  
DRAWN: YH  
CHECKED: JH

SHEET TITLE:  
**BMP NOTES NARRATIVE**

SHEET No.  
**PI\_500**

### Site Information

**Post-Development Project (Treatment Volume and Loads)**

Enter Total Disturbed Area (acres) → **3.70**

Maximum reduction required:	20%
The site's net increase in impervious cover (acres) is:	0
Post-Development TP Load Reduction for Site (lb/yr):	0.79

**Check:**

BMP Design Specifications List: 2013 Draft Stds & Specs

Linear project?  No

Land cover areas entered correctly?  Yes

Total disturbed area entered?  Yes

**Pre-Development 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
Managed Turf (acres) -- disturbed, graded for yards or other turf to be mowed/managed				0.31	0.31
Impervious Cover (acres)				2.66	2.66
<b>Total</b>					<b>2.97</b>

**Post-Development 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
Managed Turf (acres) -- disturbed, graded for yards or other turf to be mowed/managed				0.56	0.56
Impervious Cover (acres)				2.41	2.41
<b>Total</b>					<b>2.97</b>

**Area Check**  
 A Soils: OK, B Soils: OK, C Soils: OK, D Soils: OK, Totals: 2.97

**Constants**

Annual Rainfall (inches)	43
Target Rainfall Event (inches)	1.00
Total Phosphorus (TP) EMC (mg/L)	0.26
Total Nitrogen (TN) EMC (mg/L)	1.86
Target TP Load (lb/acre/yr)	0.41
Pj (unitless correction factor)	0.90

**Runoff Coefficients (Rv)**

	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 -- PRE-REDEVELOPMENT**

Land Cover Summary-Pre		
Pre-Development	Listed	Adjusted <sup>1</sup>
Forest/Open Space Cover (acres)	0.00	0.00
Weighted Rv(forest)	0.00	0.00
% Forest	0%	0%
Managed Turf Cover (acres)	0.31	0.31
Weighted Rv(turf)	0.25	0.25
% Managed Turf	10%	10%
Impervious Cover (acres)	2.66	2.66
Rv(impervious)	0.95	0.95
% Impervious	90%	90%
<b>Total Site Area (acres)</b>	<b>2.97</b>	<b>2.97</b>
<b>Site Rv</b>	<b>0.88</b>	<b>0.88</b>

**LAND COVER SUMMARY -- POST DEVELOPMENT**

Land Cover Summary-Post (Final)		
Post-Development	Listed	Adjusted <sup>1</sup>
Forest/Open Space Cover (acres)	0.00	0.00
Weighted Rv(forest)	0.00	0.00
% Forest	0%	0%
Managed Turf Cover (acres)	0.56	0.56
Weighted Rv (turf)	0.25	0.25
% Managed Turf	19%	19%
Impervious Cover (acres)	2.41	2.41
Rv(impervious)	0.95	0.95
% Impervious	81%	81%
<b>Total ReDev. Site Area (acres)</b>	<b>2.97</b>	<b>2.97</b>
<b>ReDev Site Rv</b>	<b>0.82</b>	<b>0.82</b>

**Treatment Volume and Nutrient Load**

Pre-Development	Adjusted <sup>1</sup>
Pre-Development Treatment Volume (acre-ft)	0.2170
Pre-Development Treatment Volume (cubic feet)	9,454
Pre-Development TP Load (lb/yr)	5.94
Pre-Development TP Load per acre (lb/acre/yr)	2.00
<b>Baseline TP Load (lb/yr)</b> <small>(0.41 lbs/acre/yr applied to pre-redevelopment area excluding pervious land proposed for new impervious cover)</small>	<b>1.22</b>

**Treatment Volume and Nutrient Load**

Post-Development	Adjusted <sup>1</sup>
Final Post-Development Treatment Volume (acre-ft)	0.2025
Final Post-Development Treatment Volume (cubic feet)	8,819
Final Post-Development TP Load (lb/yr)	5.54
Final Post-Development TP Load per acre (lb/acre/yr)	1.87
<b>Max. Reduction Required (Below Pre-Development Load)</b>	<b>20%</b>
<b>TP Load Reduction Required for Redeveloped Area (lb/yr)</b>	<b>0.79</b>
<b>TP Load Reduction Required for New Impervious Area (lb/yr)</b>	<b>0</b>

<sup>1</sup> Adjusted Land Cover Summary:  
 Pre-Development land cover minus pervious land cover (forest/open space or managed turf) acreage proposed for new impervious cover.  
 Adjusted total acreage is consistent with Post-Development acreage (minus acreage of new impervious cover).  
 Column 1 shows load reduction requirement for new impervious cover (based on new development load limit, 0.41 lbs/acre/year).

**Post-Development Requirement for Site Area**

<b>TP Load Reduction Required (lb/yr)</b>	<b>0.79</b>
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**Nitrogen Loads (Informational Purposes Only)**

Pre-Development TN Load (lb/yr)	42.49	Final Post-Development TN Load (Post-Development & New Impervious) (lb/yr)	39.64
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### Drainage Area A

**CLEAR BMP AREAS**

Drainage Area A Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals	Land Cover Rv
Forest/Open Space (acres)					0.00	0.00
Managed Turf (acres)				0.17	0.17	0.25
Impervious Cover (acres)				1.51	1.51	0.95
<b>Total</b>					<b>1.68</b>	

Total Phosphorus Available for Removal in D.A. A (lb/yr): 3.37  
 Post Development Treatment Volume in D.A. A (ft³): 5,362

### Stormwater Best Management Practices (RR = Runoff Reduction)

Practice	Runoff Reduction Credit (%)	Managed Turf Credit Area (acres)	Impervious Cover Credit Area (acres)	Volume from Upstream Practice (ft³)	Runoff Reduction (ft³)	Remaining Runoff Volume (ft³)	Total BMP Treatment Volume (ft³)	Phosphorus Removal Efficiency (%)	Phosphorus Load from Upstream Practices (lb)	Untreated Phosphorus Load to Practice (lb)	Phosphorus Removed By Practice (lb)	Remaining Phosphorus Load (lb)	Downstream Practice to be Employed
<b>2. Rooftop Disconnection (RR)</b>													
2.1. To Stormwater Planter, Urban Bioretention (Spec #9, Appendix A)													
	40		0.21	0	290	435	724	25	0.00	0.45	0.25	0.20	14.a. MTD - Hydrodynamic
<b>6. Bioretention (RR)</b>													
6.a. Bioretention #1 or Micro-Bioretention #1 or Urban Bioretention (Spec. #9)													
	40	0.01	0.28	0	390	585	975	25	0.00	0.61	0.34	0.28	14.a. MTD - Hydrodynamic
<b>14. Manufactured Treatment Devices (no RR)</b>													
14.a. Manufactured Treatment Device- Hydrodynamic													
	0	0.16	1.02	1,019	0	4,682	4,682	20	0.48	2.30	0.56	2.22	

### Drainage Area B

**CLEAR BMP AREAS**

Drainage Area A Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals	Land Cover Rv
Forest/Open Space (acres)					0.00	0.00
Managed Turf (acres)				0.01	0.01	0.25
Impervious Cover (acres)				0.11	0.11	0.95
<b>Total</b>					<b>0.12</b>	

Total Phosphorus Available for Removal in D.A. B (lb/yr): 0.24  
 Post Development Treatment Volume in D.A. B (ft³): 388

**6. Bioretention (RR)**

6.a. Bioretention #1 or Micro-Bioretention #1 or Urban Bioretention (Spec #9)

40	0.01	0.11	0	155	233	388	25	0.00	0.24	0.13	0.11	
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### Site Results (Water Quality Compliance)

**Area Checks**

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	AREA CHECK
FOREST/OPEN SPACE (ac)	0.00	0.00	0.00	0.00	0.00	OK
IMPERVIOUS COVER (ac)	1.51	0.11	0.00	0.00	0.00	OK
IMPERVIOUS COVER TREATED (ac)	1.51	0.11	0.00	0.00	0.00	OK
MANAGED TURF AREA (ac)	0.17	0.01	0.00	0.00	0.00	OK
MANAGED TURF AREA TREATED (ac)	0.17	0.01	0.00	0.00	0.00	OK
<b>AREA CHECK</b>	<b>OK</b>	<b>OK</b>	<b>OK</b>	<b>OK</b>	<b>OK</b>	

Site Treatment Volume (ft³) = 8,819

**Runoff Reduction Volume and TP By Drainage Area**

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	TOTAL
<b>Runoff Reduction Volume Achieved (ft³)</b>	680	155	0	0	0	835
<b>TP Load Available for Removal (lb/yr)</b>	3.37	0.24	0.00	0.00	0.00	3.61
<b>TP Load Reduction Achieved (lb/yr)</b>	1.14	0.13	0.00	0.00	0.00	1.28
<b>TP Load Remaining (lb/yr)</b>	2.23	0.11	0.00	0.00	0.00	2.34
<b>Nitrogen Load Reduction Achieved (lb/yr)</b>	4.88	1.12	0.00	0.00	0.00	6.00

**Total Phosphorus**

Final Post-Development TP Load (lb/yr)	5.54
TP Load Reduction Required (lb/yr)	0.79
TP Load Reduction Achieved (lb/yr)	1.28
TP Load Remaining (lb/yr)	4.26
<b>REMAINING TP LOAD REDUCTION REQUIRED (lb/yr):</b>	<b>0.00 **</b>
<b>** TARGET TP REDUCTION EXCEEDED BY 0.49 LB/YEAR **</b>	


**Total Nitrogen (For Informational Purposes)**

POST-DEVELOPMENT LOAD (lb/yr)	39.64
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)	6.00
REMAINING POST-DEVELOPMENT NITROGEN LOAD (lb/yr)	33.64

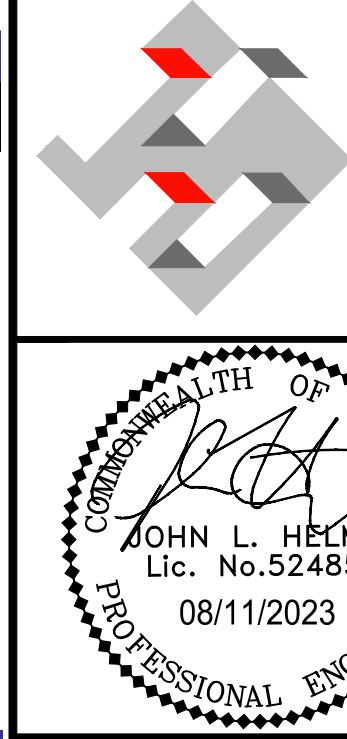
NOTE:  
 REMAINING RUNOFF VOLUME FROM DRAINAGE AREA A WILL FLOW OUT TO OUTFALL 1, NORTH OF THE SITE INTO ACCOTINK CREEK.  
 REMAINING RUNOFF VOLUME FROM DRAINAGE AREA B WILL FLOW OUT TO OUTFALL 2, INTO THE EXISTING CMP DETENTION STRUCTURE AT THE EAST OF THE SITE, AND ULTIMATELY TO THE TRIPLE BOX CULVERT AND INTO ACCOTINK CREEK

### BIORETENTION SIZING CHART

At-Grade Bioretention (West)	Bioretention Planter (East)	At-Grade Bioretention (Entrance)	At-Grade Bio Storage Depth
Impervious DA (AC)	0.26	Impervious DA (AC)	0.110
Managed DA (AC)	0.020	Managed DA (AC)	0.010
Total DA (AC)	0.3	Total DA (AC)	0.12
Treatment Volume (CF)	984	Treatment Volume (CF)	414
Minimum Area (SF)	645	Minimum Area (SF)	271
Actual Area (SF)	732	Actual Area (SF)	668
Upstream BMP	None	Upstream BMP	None
Downstream BMP	None	Downstream BMP	None
Phosphorus Removal %	25%	Phosphorus Removal %	25%
Phosphorus Removed	0.59	Phosphorus Removed	0.13



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**JOHN L. HELMS**  
 Lic. No. 52485  
 08/11/2023

**N29 APARTMENTS**  
 GENERAL DEVELOPMENT PLAN

CITY OF FAIRFAX, VA

MARK	DATE	DESCRIPTION
1	11-30-2022	ADDRESSED PER CITY COMMENTS
2	04-26-2023	ADDRESSED PER CITY COMMENTS
3	08-11-2023	ADDRESSED PER CITY COMMENTS

PROJECT No.: 21082.002.00  
 DRAWING No.: 111772  
 DATE: 2022-07-15  
 SCALE: N/A  
 DESIGN: JH  
 DRAWN: YH  
 CHECKED: JH

SHEET TITLE:  
**BMP CALCULATIONS**

SHEET No.  
**PI\_501**