

## **Barnes Lumber Redevelopment**

### Stormwater Management Narrative

Stormwater Management will be provided on a block by block basis throughout the development of the Barnes Lumber Redevelopment Site. The overall project seeks to develop a vibrant, dense block system, utilizing stormwater techniques that support those goals while being in line and adhering with the Virginia Stormwater Management Program Regulations.

Blocks 1, 2 and 3 will feature underground detention and manufactured BMPs. However, the intent of the development is to use alternative measures such as biofiltration, strategic location of infiltration and reuse around the site. Block 1 will outfall towards Library Avenue, staying within its existing drainage area. Blocks 2 and 3 will drain to the southeast of the site and tie to the existing stream that runs off of that corner.

Blocks 4, 5, 6, 7, and 8 will all potentially make use of a wet pond/extended detention system located in the southwest corner of the site. This system will adhere to County Code with regards to infringement on the existing stream buffer. Additional flow reduction off the southeast corner of the site may require underground detention systems and will be determined during the break out and design of the individual blocks.

Blocks 6, 7 and 8 will also look to make use of low impact strategies, such as rooftop disconnection and grass swales where possible.