TOWN OF HERNDON, VIRGINIA
PLANNING COMMISSION PUBLIC HEARING AGENDA
HERNDON COUNCIL CHAMBERS BUILDING
765 LYNN STREET
NOVEMBER 14, 2022
7:00 P.M.

CALL TO ORDER

1. Roll Call

2. Determination of Quorum

APPROVAL OF MINUTES

3. September 12, 2022, Planning Commission Work Session Draft Minutes

4. September 26, 2022, Planning Commission Public Hearing Draft Minutes

5. October 3, 2022, Planning Commission-Architectural Review Board Joint Work Session Draft Minutes

6. October 24, 2022, Planning Commission Work Session Draft Minutes

COMMENTS

7. Comments from the Staff Members

8. Comments from the Commissioners

9. Comments from Citizens

PUBLIC HEARING

10. **DEVELOPMENT PLAN – DP #21-01, 555 Herndon Parkway**, a development plan in the Planned Development-Transit Oriented Core zoning district with proffered conditions to allow the redevelopment of the site with mixed office, retail, and multi-family residential uses. This plan would supersede a previously approved development plan for mixed use redevelopment at this location. The site is approximately 3.4 acres and is currently improved with a two-story, 89,711 square feet of gross floor area, office building. The proposed redevelopment includes one residential building with retail spaces and one office building. The residential building would be mid-rise with heights not exceeding 110 feet. The office building would be a tower with heights up to 275 feet. The development plan proposes a density up to 4.3 FAR the same density permitted under the previously approved development plan for the site. The parking for the development would be provided in a parking garage internal to the site and within the office tower podium. The site would also be improved with a private loop road along its boundaries, a central courtyard and drive, and public street frontage improvements. The property is governed by the policies of the "Herndon Transit-Oriented Core," "Metrorail Station

Urban Development Areas," and "Herndon Metro Station Area" in the Comprehensive Plan and designated as Regional Corridor Mixed Use in the Comprehensive Plan. The application includes a request for a modification regarding the design of the streetscapes on the private streets in accordance with Section 78-50.2(d) of the zoning ordinance. The property is located on the south side of Herndon Parkway west of its intersection with Exchange Place. Fairfax County Tax Map Reference Number: 0164 10 0002C. Agent: Kenneth W. Wire, Esq. Wire Gill LLP. Applicant/Property Owner: 555 Herndon, LLC.

ADJOURNMENT

TOWN OF Herndon VIRGINIA

MEMORANDUM

To: **Chair Romeo & Members of the Planning Commission**

From: **Bryce A. Perry, Deputy Director, Community Development**

Date: **November 14, 2022**

Subject: **Staff Report Addendum, DP#21-01**

This memo serves as an addendum to the staff report dated November 7, 2022, for the above referenced case. The applicant has submitted revised documents addressing many of the items raised by staff and the Planning Commission at the work session. The updates are as follows:

Density Discrepancy. The applicant explained to staff that they plan to reduce the density to 3.21 FAR to align with the Development Plan land use program as proposed.

East Site Entrance. The applicants have made all of the design changes requested by staff including the addition of mountable curb, the additional signage, and the extended striping. They have not however agreed to prohibiting loading and trash truck vehicles from using the east site entrance. Without that provision, there are curb radius standards that must be met that would require further design changes to the entrance. A relaxation in those standards may be possible with a design waiver as granted by the Director of Public Works. The applicant would need to submit a waiver request and justification and have it approved prior to the Town Council review of the Development Plan. The applicant has indicated the intent to provide this submission.

Pedestrian Access. The applicant has revised the proffers to clarify that the ground-level open spaces areas would have public access easements, however only the central courtyard and plaza area would have additional rules and limitation on hours. See Proffer 4(e)(b). With the revised language the sidewalks along the loop road would have public access without limitations on hours.

Traffic Signal. The applicant has revised the proffers to commit to installing the traffic signal at their own expense and removed the language regarding a scenario in which the town would be needed to intervene to obtain off-site land. See Proffer 4(c)(d).

Interim Design of Garage and Residential Buildings. The applicant has revised the proffers, as suggested by staff, to replace the term “temporary” with “interim” and list decorative metal mesh as a screening option. See Proffer 2(l)(i).

Alternative Building Design. The applicant has revised the GDP to include more information about the alternative design for Building A. The applicant has also indicated the intent of submitted a zoning modification request, prior to Town Council review, that would reduce the number of required loading spaces from two to three.

Retail Parking. The applicant had revised the proffers to include a commitment to providing the retail parking on the ground floor portion of the parking garage closest to the retail space. See Proffer 2(n). This was requested at the Planning Commission work session.

Interim Park. The applicant has revised the proffers to include a commitment to providing active and passive space in the interim green space at the southeast corner of the site. See Proffer 2(d)(i). This was requested at the Planning Commission work session.

Staff Comments

The majority of the remaining staff comments have been addressed. Also, the items raised by the Planning Commission seem to have been largely resolved. There are a few remaining technical and clerical matters, which will require further refinement and some additional coordination between staff and the applicant prior to Town Council review. Those items are listed below:

1. The reduced density, to align with the proposed GDP, was not changed in the GDP or proffers. Staff suggests that a recommendation for approval by the Commission should only be made with the consideration that the density is limited to the FAR graphically shown in the development plan.
2. The curb radius of the East site entrance may have justifiable reasons for being reduced, and staff recommends that the applicant to pursue the waiver. As part of this issue, staff further recommends that a shorter design vehicle be used to reduce the required curb radii.
3. The alternative design for Building A has a number of benefits. It opens the private amenity space to much more sunlight, it breaks up the massing which could allow for more opportunity to resolve some of the architectural concerns raised by the ARB, and it replaces a loading bay area with lobby and amenity space in an area that is highly visible and near the west site entrance. By removing the western loading bay however, the only loading bay is on the opposite side of the site from the retail space. Staff's question is how will trash and deliveries be handled for the retail in this scenario.

Staff Recommendation

At this time with the major issues addressed, staff is recommending approval in accordance with the draft resolution provided as Attachment #1 to this memo. The draft resolution includes some considerations that relate to the few items staff believes the applicant should continue to refine prior to Town Council.

Attachments:
1. Draft Resolution
2. Revised Proffers
3. Revised GDP

TOWN OF HERNDON, VIRGINIA

PLANNING COMMISSION

RESOLUTION

November 14, 2022

Resolution- to recommend APPROVAL of Development Plan DP#21-01, 555 Herndon Parkway, with proffered conditions.

WHEREAS, the applicant, 555 Herndon, LLC, has submitted a Development Plan, DP #21-01, on land identified as Fairfax County Tax Map Number 0164-10-0002C, to allow a mixed-use development within the PD-TOC zoning district; and

WHEREAS, the request includes a proffer statement dated November 10, 2022 and a generalized development plan dated November 10, 2022; and

WHEREAS, the request conforms to the Town of Herndon 2030 Comprehensive Plan; and

WHEREAS on November 14, 2022, the Planning Commission held a public hearing to consider DP #21-01; and

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the Town of Herndon, Virginia, that the Commission hereby recommends that the Town Council approve DP #21-01, with the following considerations:

1. The application should not be approved with a density exceeding 3.21 FAR (Floor Area Ratio). That density is aligned with design and land use program proposed within the Development Plan.
2. The applicant should further coordinate with town staff to improve the design of the east site entrance to meet applicable standards and obtain any necessary waivers.
3. The applicant should further coordinate with town staff on the operation of retail trash and deliveries, under the Building A alternative design scenario, with an understanding that wheeling trash across the courtyard and deliveries occurring in the roadway are both concerns that will require resolution. The Commission recognizes that the resolution of this question may necessitate a zoning modification regarding the size and number of loading spaces.
4. The Commission supports the requested zoning modification for a reduction of streetscape width, as shown on the Development Plan, to allow for the activation of the streetscape, in line with the Comprehensive Plan and Urban Design and Architectural Guidelines for the Herndon Transit-Oriented Core.

DRAFT PROFFERS

555 Herndon Parkway DPA/PCA

November 10, 2022

Pursuant to Section 15.2-2303 of the Code of Virginia (1950, as amended) and Section 78-50.8 of the Town of Herndon Zoning Ordinance, as amended (the "Zoning Ordinance"), the undersigned, for themselves and their successors and/or assigns (referred to hereafter, both collectively and, where appropriate, individually, as the "Applicant"), hereby proffers that the development (the "Development") of the parcel that is the subject of this application, which is shown on the Fairfax County 2022 Tax Map as parcel 016-4 ((10)) 0002C (the "Property") shall be in substantial conformance with the conditions set forth below· (the "Proffers") if and only if Development Plan # 21-01 ("Development Plan") is approved. Upon approval, these Proffers will supersede any and all previously approved proffers and development conditions associated with DP# 17-01 and subsequent amendments, as they apply to the Property.

1. DEVELOPMENT PLAN.

    a. The Property shall be developed in substantial conformance with the development plan entitled 555 Herndon Parkway prepared by Christopher Consultants and Davis Carter Scott dated December 29, 2021 (the "Development Plan") and these Proffers. It is understood by the Applicant that all other applicable regulations and policies governing land development within the Town of Herndon (the "Town") shall apply to the Property and its development unless specifically modified by the language of this approval.

    b. Minor modifications of the Development Plan may be permitted without the need for an amendment to this approval when necessitated by final engineering or site design provided that the development is in substantial conformance with the Development Plan, these Proffers, and as approved by the Architectural Review Board ("ARB"), if applicable. Substantial conformity shall be determined as provided in the Zoning Ordinance.

    c. The Applicant may proceed with the approval of a unified commercial subdivision development plan without the need to amend these Proffers, provided that the proposed subdivision does not adversely impact the ability of the site to develop in accordance with the Development Plan and these proffers.

2. ARCHITECTURE AND URBAN DESIGN

    a. The final architectural treatment and exterior design of all buildings within the Development Plan shall create a sense of identity and place through the use of

unifying elements such as materials, textures, color, lighting, and landscaping as generally reflected on the materials and exhibits contained in the Development Plan and the HTOC Urban Design & Architectural Guidelines.

b. Architectural plans may be revised subsequent to the final approval of the Development Plan and pursuant to approval by the ARB.

c. Development Phasing. The Applicant shall construct the streets and provide pedestrian improvements, public accessible parks, private amenities and public accessible facilities on the Property in conjunction with the development of each development phase in a manner that reflects the intent of that shown within the Phasing Exhibits contained in the Development Plan. Development may proceed with either the residential phase first, then the office phase, or with both phases occurring at the same time, provided that each building provides the phasing conditions depicted on the Phasing Exhibits. Each phase of the project shall also comply with the minimum parking requirements. Adjustments to the phasing boundaries may be approved with the site plan approvals provided that the adjustments do not materially adversely affect the other phases.

d. Conceptual Open Space Plan. The Development Plan includes a conceptual publicly accessible open space plan for the Property as shown on Sheet 8.0 consisting of approximately 1 acre and a conceptual private open space plan as shown on Sheet 9.0. The plans include details for streetscapes, plazas, publicly accessible open space areas, courtyards and private amenity areas. As part of each plan approval, more detailed landscape plans for each building phase shall be provided and subject to the review and approval of the ARB, provided that the detailed landscaping and hardscape plans are found to be in substantial conformance with the concepts included in the Development Plan.

    i. Open Space on Structured Parking. The Development Plan includes a conceptual private open space on top of the parking structure as shown on Sheets 5.0 and 9.0. Notwithstanding Sheet 5.1, this amenity may be provided with either phase of the Project.

    ii. Phase 1 Interim Green Space. The Development Plan includes a conceptual open space within the footprint of the future office building as shown on Sheet 5.1. This space will include landscaping, a dog park, bocce ball court, and seating.

e. First Floor Activation. The Applicant shall include active first floor uses in the areas shown in the Development Plan facing Herndon Parkway, facing portions of the internal open space courtyard, and along the private streets. Active first floor uses shall incorporate transparent exterior store fronts, residential and office lobbies, and residential stoops and patios accessible from the abutting streetscape

or internal drop-off courtyards as depicted on the Development Plan.

f. Interior Noise Attenuation. The Applicant shall submit highway noise studies, prepared by a qualified acoustical consultant, at the time of each building permit submission to determine what if any noise attenuation measures are needed to achieve Day-Night Average Sound Levels (DNL) of no more than 45 dBA for interior residential uses or hotel uses and no more than 55 dBA for interior office uses. Based on the findings of the studies, the Applicant shall incorporate the appropriate noise attenuation elements into the design and construction documents to achieve the recommended DNL for the applicable building(s) or portions thereof.

g. Streetscape Furnishings, Materials and Lighting. Streetscape furnishing, materials and lighting plans shall be provided as part of the site plan and shall be in substantial conformance with the HTOC Urban Design & Architectural Guidelines and the Herndon Streetscape Manual and subject to review and approval by the ARB. Unified and high-quality streetscape materials shall be provided and may include, but not be limited to, unit pavers, seat walls, tree space edging, lighting, traffic signal poles, benches, trash receptacles and other hardscape elements. These plans submitted as part of the site plan shall include general product information and approximate locations of furnishings and materials to be located in the streetscape between the building face and the curb.

h. Sugarland Run Trail fence and Lighting. The Applicant shall install a metal fence and lighting along the southern border of the Property. The style of the components shall reflect the HTOC Urban and Design and Architectural Guidelines and are subject to the review and approval of the ARB. The proposed fence and lighting shall be incorporated in the first site plan for the Property and shall be built with the first phase of the project.

i. Decorative Surface Treatments. The Applicant shall utilize decorative pavers for high visibility crosswalks at all intersections. Similar crosswalks designed to blend with the adjoining streetscape pavements shall extend over aprons and curb cuts to loading docks or similar vehicular entrances and exits. Within the roadway a special decorative surface treatment or pavers shall highlight the pedestrian/vehicular entrance into the garage and/or pedestrian connections. The style of the crosswalks and special surface treatments shall reflect the HTOC Urban Design Guidelines and are subject to the review and approval of the ARB.

j. Design of Central Plaza and Internal Street. The plaza will include decorative pavers and crosswalks, flush curbs, bollards and other design elements as shown, subject to the review and final approval of the ARB. The internal street installed

with Phase 1 shall include final materials including the decorative pavers within the drive aisle as shown on Sheets 6.0 and 7.0 of the development plan.

k. Existing Utilities Relocation. The Applicant shall relocate, at its expense, any existing utilities (and associated easements) necessary to accommodate the proposed development as shown on the Development Plan. The relocation shall be shown at the time of site plan approval as required by the Town. Any necessary utility relocation shall occur with construction of the Development and prior to issuance of any certificate of occupancy.

l. Garage Screening.
    i. As part of Phase 1 (residential phase), prior to construction of the office phase, the applicant shall screen the exposed portion of the garage as shown on Development Plan Sheet 16.3. The screening shall be provided in the interim between Phase 1 and Phase 2, and may be made of decorative metal mesh, paint, fabric panels, landscaping, or other design treatments subject to ARB review and approval.
        1. The interim screening shall be well maintained and shall not be permitted to deteriorate over time.
    ii. For the permanent condition, the exposed portion of the garage shall be treated with architectural enhancements that integrate the garage into the overall project design.

m. Water Sampling Station. The Applicant shall provide a water sampling station in the general location shown on the Development Plan. Exact location and design to be determined during Site Plan and Building Plan review.

n. Retail Parking. The parking shall be located as shown on the Development Plan.

3. USES. Unless modified by an amendment to the approved Development Plan, any use or combination of uses permitted in the PD-TOC may be established on the Property so long as the Project is in substantial conformance with graphics and notes on Development Plan Sheet 4.0 and the following:

    a. The total maximum project floor area is limited to 813,637 square feet of GFA which is a 4.3 FAR based on a lot area of 189,218 square feet.

    b. Total residential development shall not exceed 488,182 square feet of GFA;

    c. Total office development shall not be less than 200,000 square feet of GFA.

d. Total retail development shall not be less than the minimums shown on Sheet 4.0 of the Development Plan.

e. Incorporation of a hotel use is permitted but shall be in lieu of the residential GFA.

f. Subject to Zoning Ordinance Article IX, Temporary uses and Structures, the Applicant, or its designee, shall be permitted to operate or hold festivals, fairs farmers' markets, food trucks/carts or similar activities on the Property, either in the interim surface parking lots or within publicly-accessible privately-owned open spaces, pedestrian ways and private streets. Portions of the private street network may be closed for such activities, provided that alternate circulation, garage and parking access is maintained.

4. TRANSPORTATION.

a. Off-Site Transportation Improvement Contribution. The Applicant shall make a per GFA foot contribution of $1.50 to the Town to address off-site transportation improvements. This contribution shall be paid on a pro-rata basis upon or prior to the issuance of an occupancy permit for each building based on the actual GFA of the building.

b. The Applicant shall receive a full credit towards the contribution provided in Proffer 4(a) for any other requested off-site transportation improvement expenditures, except for improvements required by Zoning Ordinance and HTOC Urban Design & Architectural Guidelines.

c. Traffic Signal.

a. If prior to the submission of the first site plan, the Town approves a development plan for additional off-site development which is not accounted for in the current traffic signal warrant study, the Applicant shall prepare and submit to the Town an updated traffic signal warrant analysis for a traffic signal (including accessible pedestrian signals and crosswalks at all approaches) at the western entrance to the Property and Herndon Parkway and make good faith efforts to diligently pursue any off-site easements and permission needed to construct the signal.

b. If the new warrant study is not required prior to the submission of the first site plan for the property, the Applicant shall make the payment to the Town per Proffer 4(a) above and obtain the off-site easements per Proffer 4(e) below.

c. If the applicable warrants are met, the signal warrant study is approved by the Town, all design exceptions and waivers necessary for installation of the signal are approved, and all necessary off-site easements and permission are obtained, then the Applicant shall install the signal or make a contribution to the Town to install the signal prior to the first certificate of occupancy for either the residential or office building as dictated by the warrant study.

d. The Applicant shall deduct 50% of the total cost of the signal from the Off-Site Transportation Improvement contribution in this Proffer 4 up to a total signal cost of Four Hundred Thousand Dollars ($400,000.00) if the cost of the signal installation is less than $400,000. If the cost of the signal exceeds Four Hundred Thousand Dollars ($400,000.00), the Applicant will shall deduct 100% of the costs above $400,000.00 from the Off-Site Transportation Improvement and make a payment to the Town in the amount of $400,000 for the installation of the signal by others.

e. Regardless of the timing for the installation of the signal, the Applicant shall obtain all necessary offsite easements, rights of way and related permission (collectively the "offsite approvals") at no cost beyond that associated with the preparation of documents, plats or drawings and other related administrative costs. The Applicant will make good faith efforts to diligently pursue all necessary offsite approvals and provide documentation of the same to the Town, as may be requested or warranted.

d. Right of Way Dedication. The Applicant shall dedicate the right-of-way along the Herndon Parkway frontage shown as Public Dedication Area on Sheet 8.1 of the Development Plan prior to the first site plan approval. The Applicant reserves future density credit from the Right-of-Way dedication in accordance with the terms and conditions of Zoning Ordinance Section 78-155.9 in affect as of the date of the approval of these Proffers.

e. Public Pedestrian Access Easements.
   a. The Applicant will grant public pedestrian access easements over the at-grade Public Accessible Space areas as shown on Sheet 8.1 of the Development Plan.
   b. This easement will enable the Applicant to restrict access temporarily for private events, maintenance, and for construction and staging of the various phases. The Applicant will work with the Town to establish reasonable rules and hours for use of the central plaza and courtyard areas of the Public Accessible Space.

f. Private Street and Utility Easements.

a. The Applicant will grant public vehicular access and utility easements over the project's perimeter streets shown as Street and Utility Easement Area on Sheet 8.1 of the Development Plan.

b. These easements will enable the Applicant to close the perimeter street for the construction of future phases and street maintenance.

c. Prior to Town approval of the Site Plan, the Applicant shall obtain easements, and written permission for the offsite grading and temporary construction access from the immediately adjacent property owners for installation of offsite grading, curb tie-ins and vehicular directional arrows as shown on the Applicant's Development Plan.

d. The Applicant will grant temporary construction and permanent street utility and public vehicular access easements to permit the future extension of the private east-west street along the Property's south, as shown on Sheet 8.1 of the Development Plan. Provided that access is maintained for the Applicant, within the Applicant's site.

e. In the event the Applicant is to construct a traffic signal in the northwest at Herndon Parkway, the Applicant, will seek offsite commercially reasonable temporary construction easements to permit its construction and seek permanent offsite public pedestrian access and utility easements if the signal design requires these easements as shown on the Applicant's Development Plan.

f. In the event that others are to construct a traffic signal in the northwest at Herndon Parkway, the Applicant will grant temporary construction easements to permit its construction and grant permanent public pedestrian access and utility easements if the signal design requires these easements.

g. Sidewalk Improvements. As shown on the Development Plan, the Applicant will construct the sidewalk and bicycle track improvements along the Herndon Parkway frontage between the eastern and western Project entrances prior to the issuance of the first certificate of occupancy for the first phase of the project.

h. Transportation Demand Management. This Proffer sets forth the programmatic elements of a transportation demand management program (the "TDM Program") that shall be implemented by the Applicant to encourage the use of transit (Metrorail, Fairfax Connector, Metrobus, or other public transit service), other

high-occupant vehicle commuting modes, walking, biking and teleworking, all in order to reduce automobile trips generated by the multifamily dwelling and the office uses constructed on the Property. The proffered elements of the TDM Program will be implemented through a Transportation Demand Management Work Plan (the "TDM Work Plan") developed by the Applicant with input from and approval by the Town of Herndon Department of Community Development. It is the intent of this Proffer that the TDM Work Plan will be adapted over time to respond to the changing transportation related circumstances of the Property, the surrounding community and the region, as well as to technological and/or other improvements. The Applicant's TDM Work Plan has the objective of meeting the trip reduction goals for signal occupancy vehicles measured at the peak AM/PM hours by 35% for residential uses and 25% for office and commercial uses. The TDM Work Plan shall incorporate any combination of the following elements:

a. Contributions to resident and employee Metro fare cards.
b. Contributions to Fairfax Connector, WMATA, or other public transit service approved by the Town.
c. Ride sharing and carpool parking spaces.
d. Bicycle racks and bicycle share stations.
e. Bicycle storage rooms and office tenant shower and changing rooms.
f. Tenant incentives to participate in yearly transportation management surveys.

i. Parking. Parking shall be provided in phases concurrent with development of the Property and in substantial conformance with the Development Plan and these proffers. Notwithstanding the above, Applicant reserves the right to provide parking at revised ratios as may be permitted at time of site plan by the Town of Herndon Zoning Ordinance or may seek future parking reductions for the Property as permitted by the Town of Herndon Zoning Ordinance, either of which shall not require a Development Plan amendment.

j. Micro-Mobility Parking. The Applicant shall provide space for parking of micro-mobility vehicles, either in a stationed, or un-stationed format in coordination with the Town.

5. GREEN BUILDING.

a. Residential Building Certifications. The Applicant shall design and construct each residential building to achieve either LEED v4 New Construction or Multifamily Midrise certification from U.S. Green Building Council, Multifamily Building certification from National Green Building Standard (NGBS), EarthCraft Multifamily certification, or an equivalent green building program as determined by the Town.

b. Office Building Certifications. The Applicant shall design and construct the office base building to achieve either LEED v4 Core and Shell Development or New Construction Silver certification from U.S. Green Building Council, or an equivalent green building program as determined by the Town.

c. The Applicant shall include, at the time of application for a building permit for each building, a list of specific credits or design elements incorporated into the building using the then current documentation of the selected green building program for each multifamily building and the office building.

d. The Applicant shall meet with the Town following application for each site plan to coordinate green building strategies and priority credits, such priorities shall include evaluating green infrastructure for stormwater management and potential bird-friendly design features, and the installation of at least 2 electric vehicle charging stations per garage.

Low Impact Development. The Applicant will meet all required local and DEQ stormwater management regulations as required for each phase of the development. This will consist of Low Impact Development ("LID") facilities onsite to meet the water quality requirements associated with the development. The Applicant shall provide LID measures on the property at the time of project completion for each phase. Such LID facilities may include, but are not limited to: green roof areas, bio retention facilities, tree filters, stormwater filtration systems and/or any other LID practice proposed by the Applicant, deemed by the Town to be acceptable and permitted by State regulations. The location of these features shall be provided as shown on Development Plan Sheet 12.1, and the type will be decided at the time of Site Plan, in coordination with the Town, for each phase to ensure the most effective and appropriate measures are chosen, and to accommodate limitations and constraints set by the final engineering of the property.

6. CONTRIBUTIONS.

a. Sanitary Sewer. The Applicant shall make a contribution to the Town in the amount of $120,000.00 for the construction of a new sewer sanitary line along the Project's Herndon Parkway frontage which shall be paid prior to the issuance of a building permit for the first phase of the project, which could be either the residential phase or the office phase.

b. Recreation/Community Amenities/Civic Facilities. Prior to the issuance of the last certificate of occupancy for the residential phase, the Applicant shall demonstrate that the value of any proposed recreational on-site amenities/community

amenities/civic facilities are equivalent to a minimum of $1,900.00 per residential unit. The value calculation shall include the cost of amenities such as, but not limited to, benches and seating, outdoor seating and gathering areas, fitness centers, community rooms, swimming pools, decks, artwork, fire pits, trellises, etc. Project building materials are not included in the calculation. The Applicant shall submit the verification of the cost of these improvements to the Town as provided by its general contractor. In the event it is demonstrated that the proposed facilities do not have sufficient value, the Applicant shall provide the remainder in a cash contribution to the Town of Herndon for use on recreational facilities in the Town of Herndon.

c. Offsite Recreation Contribution. The Applicant shall make a per GFA square foot contribution payment of $0.35 to the Town for offsite recreation improvements for residential GFA prior to the issuance of the first Certificate of Occupancy for the residential GFA, and $0.15 for offsite recreation improvements for non-residential GFA prior to the issuance of the Certificate of Occupancy for the office GFA, based on the actual GFA of the building for that phase. Such funds shall be used for the improvements of Town recreational facilities in locations that logically serve the approved development and the HTOC area.

d. School Contribution.

   i. Per the Residential Development Criteria Implementation Motion adopted by the Fairfax County Board of Supervisors on January 7, 2003, as amended prior to the issuance of the first certificate of occupancy for the residential phase, the Applicant will contribute funds at an assumed rate of 0.062 students per units for elementary school, 0.019 for middle school, 0.031 students per high school multiplied by $12,262.00 per student generated to the Board of Supervisors for transfer to the Fairfax County School Board to be used for capital improvements and capacity enhancements to schools that serve the Town of Herndon. The contributions will be based on the actual number of residential units constructed, as the total amount may vary. Following approval of this Development Plan and prior to the Applicant's payment of the amount(s) set forth in this Proffer, if Fairfax County should modify the ratio of students per units of the amount of the contribution per student, the Applicant will pay the modified contribution amount for that phase of development to reflect the then current ratio and/or contribution.

   ii. Prior to beginning construction, the Applicant will notify the Fairfax County Public Schools of the intended construction and anticipated completion date.

e. Fire Department Contribution. The Applicant shall contribute a total of $10,000.00 to the Fairfax County Fire and Rescue Department towards the cost of preemptive devices within a two-mile radius of the Property. The contribution shall be paid upon site plan approval for the first building to be constructed on the Property.

7. DECLARATION OR OWNERS ASSOCIATION. Prior to any subdivision of the Property, the Applicant shall cause the recordation of one or more declarations creating an owners' association ("OA") and as necessary, condominium owners' associations ("COA") or declarations of covenants and agreements dealing with the governance of maintenance and operation of the Property or other governance documents which will legally bind the Property, (collectively referred to as the "Governance Documents"). Such Governance Documents shall be prepared, be legally effective and recorded prior to the issuance of the first certificate of occupancy. The respective Governance Documents (including budgets provided in any offering or sale materials) shall specify the various proffer and maintenance obligations set forth in the Development plan and these Proffers, including the maintenance of certain streets, bicycle facilities, associated sidewalks and streetscapes, and site amenities such as, but not limited to, the publicly accessible park areas as well as funding, implementation and monitoring of the TDM program, as related to the Property. Purchasers shall be advised in writing of these obligations, and other restrictions, prior to entering into a contract of sale, whether purchasing residential or commercial property. The Governance Documents shall be included in any offering, sale materials or contracts for any condominiums. Purchasers of land of buildings shall be advised of these obligations in the contract of sale.

8. MAINTENANCE. The Applicant shall maintain and replace in-kind all elements within the Development Plan that are shown on Sheet 7.1 as Public Accessible Space and Street Utility Easement Areas. Maintenance commitments include, but are not limited to:

   a. All plantings including trees, shrubs, perennials, and annuals;

   b. All associated irrigation elements;

   c. All hard surfaces;

   d. All streetscape furnishings including benches, bike racks, trash and recycling receptacles and non-standard structures;

   e. All lighting fixtures, poles and brackets;

   f. All sign posts, traffic signal poles, pedestrian signal poles, mast arms, signal heads and control boxes;

   g. Snow removal;

   h. Leaf removal;

i. Trash, recycling and litter removal;

j. Decorative and structural retaining walls;

k. Special drainage features, such a Low Impact Design facilities; and

l. All urban park amenities including horticultural care, maintenance of all water features, irrigation, lighting, furnishings, paving, and art.

9. METRORAIL TAX DISTRICT BUYOUT FOR CERTAIN RESIDENTIAL USES. At least sixty days prior to registration with the Common Interest Community Board of any residential condominium documents that would change the use of all or any portion of the Property to a use that is not subject to the Phase II Dulles Rail Transportation Improvement District (the "Phase II District") tax, the Applicant shall provide a written notice to the Director of the Real Estate Division of the Fairfax County Department of Tax Administration advising that the Applicant intends to register such condominium documents for that portion of the Property. Prior to registering the condominium documents, the Applicant shall pay to Fairfax County a sum equal to the then-present value of Phase II District taxes estimated by the County to be lost as a result of that change in use.

10. ESCALATION. All monetary contributions required by these proffers, with the exception of the proffer relating to the public school contribution, shall escalate on a yearly basis from the base year of 2019 and change effective each January 1 thereafter, based on the Consumer Price Index as published by the Bureau of Labor Statistics, the U.S. Department of Labor for the Washington-Baltimore, MD-VA-DC-WV Consolidated Metropolitan Statistical Area (the "CPI"), as permitted by Virginia State Code Section 15.2-2303.3.3.

11. SUCCESSORS AND ASSIGNS. These proffers shall bind and inure to the benefit of the Applicant and his/her successors and assigns

12. COUNTERPARTS. These proffers may be executed in one or more counterparts, each of which when so executed and delivered shall be deemed an original document and all of which taken together shall constitute but one and the same instrument.

TITLE OWNER/APPLICANT SIGNATURE TO FOLLOW ON THE NEXT PAGE:

555 Herndon, LLC

Title Owner of 16-4((10))2C

By: _____

Name: _____

Title: _____

COMMONWEALTH OF _____

CITY/COUNTY OF_____, to-wit:

The foregoing instrument was acknowledged before me this ___ day of _____, 2019 by _____ as _____ of and on behalf of _____.

_____

Notary Public

Notary Registration No: _____

My Commission Expires:_____

4811-4117-9274, v. 1

DATE	REVISION

DEVELOPMENT PLAN AMENDMENT / PROFFER CONDITION AMENDMENT

555 HERNDON PARKWAY

TOWN OF HERNDON, VIRGINIA

PROJECT TEAM

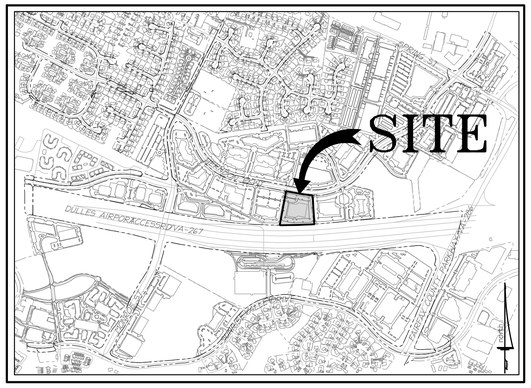
THE PROJECT TEAM IS COMPRISED OF THE FOLLOWING:

- APPLICANT/OWNER - 555 HERNDON, LLC
- ENGINEER - CHRISTOPHER CONSULTANTS, LLC
- ARCHITECT - DAVIS CARTER SCOTT
- TRANSPORTATION ENGINEER - GOROVE/SLADE, INC
- LANDSCAPE ARCHITECT - CHRISTOPHER CONSULTANTS, LLC
- ATTORNEY - WIRE GILL LLP

FOR ANY INQUIRIES ABOUT THIS DEVELOPMENT PLAN, PLEASE CONTACT:

JOHN KUSTURISS, III
PENZANCE MANAGEMENT, LLC
1680 WISCONSIN AVE.,NW, SUITE 300
WASHINGTON, DC 20007
PHONE: 202.729.6403
EMAIL: JKUSTURISS@PZRE.COM

FAHEEM DARAB
WIRE GILL LLP
1750 TYSONS BLVD., SUITE 1500
TYSONS, VA 22102
PHONE: 703.362.7793
EMAIL: FDARAB@WIREGILL.COM



VICINITY MAP

SCALE: 1" = 1,000'

APPLICANT / OWNER

555 HERNDON LLC

C/O PENZANCE MANAGEMENT, LLC

1680 WISCONSIN AVE. NW, SUITE 300

WASHINGTON D.C. 20007

SHEET INDEX

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4.1	DEVELOPMENT PLAN & TABULATIONS BY BUILDING (ALTERNATE LAYOUT)
5.0	DEVELOPMENT PLAN - FULL BUILD OUT - PH 2
5.1	DEVELOPMENT PLAN - PH 1
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9.0	PRIVATE OPEN SPACE PLAN
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10.2	FIRE ACCESS PLAN (INTERIM CONDITION)
11.0	TRUCK TURNING MOVEMENTS
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12.0	PROPOSED GRADING PLAN & LIMITS
12.1	SWM DRAINAGE PLAN
12.2	BMP COMPUTATIONS
13.0	ILLUSTRATIVE PLAN
14.0	ILLUSTRATIVE PARKING PLAN
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15.0	SHADOW ANALYSIS
16.0	PERSPECTIVE VIEWS
16.1	PERSPECTIVE VIEWS
16.2	ARCHITECTURAL ELEVATIONS
16.3	INTERIM ARCHITECTURAL ELEVATIONS (PHASE-1)
17.0	BUILDING CROSS-SECTIONS
17.1	BUILDING CROSS-SECTIONS
17.2	BUILDING CROSS-SECTIONS
18.0	STREET LEVEL CROSS-SECTIONS
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18.4	PROPOSED ULTIMATE CONDITIONS OF LOOP ROAD
18.5	STREETSCAPE ZONING MODIFICATION
19.0	ILLUSTRATIVE DESIGN AMENITIES
19.1	HERNDON IDENTITY
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22.0	ON-PODIUM PRIVATE AMENITIES
23.0	SUSTAINABLE PRACTICES
24.0	SIGHT DISTANCE PLAN & PROFILES

PENZANCE

christopher consultants

dcs DESIGN

GOROVE / SLADE Transportation Planners and Engineers

WIRE GILL LLP

COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
Lic. No.52485
11-10-2022
PROFESSIONAL ENGINEER

COVER SHEET/ SHEET INDEX

DEVELOPMENT PLAN
555 HERNDON PARKWAY
TOWN OF HERNDON, VIRGINIA

PROJECT NO: 15002.002.00

SCALE: AS NOTED

DATE: 05-16-2022

DESIGN: JH, JA
DRAWN: JH, JA
CHECKED:

SHEET No.
1.0 OF 24.0

111332

DATE	REVISION

1. GENERAL NOTES:

2. THE SUBJECT PROPERTY SHOWN HEREON IS RECORDED IN THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA AS FOLLOWS:

TAX MAP	PIN#	LAND AREA	OWNER	INSTRUMENT #	ADDRESS
16-4((10))	0164 10 0002C	189,220 SF OR 4.34 AC	555 HERNDON LLC	PARKWAY TRADE CENTER PCL 2C	555 HERNDON PARKWAY HERNDON, VA

3. PER THE TOWN OF HERNDON ZONING ORDINANCE, THE PARCEL IS CURRENTLY ZONED PD-TOC (PLANNED DEVELOPMENT-TRANSIT ORIENTED CORE).

4. THE SUBJECT PROPERTY IS BOUND ON THE NORTH AND ON THE EAST BY OFFICE USE, ON THE WEST BY OFFICE USE, AND ON THE SOUTH BY THE DULLES TOLL ROAD. THE LAND TO THE WEST AND TO THE EAST IS ZONED PD-TOC. THE LAND TO THE NORTH OF THE SITE IS ZONED OFFICE & LIGHT INDUSTRIAL AND THE LAND TO THE SOUTH IS ZONED INDUSTRIAL.

5. THE SUBJECT PROPERTY IS FULLY DEVELOPED AND CONTAINS ONE (1) TWO-STORY OFFICE BUILDING WITH A PARKING LOT. THERE IS VEGETATION LOCATED ALONG THE PERIMETER OF THE PROPERTY. ACCESS TO THE SITE IS CURRENTLY FROM HERNDON PARKWAY.

6. THE SUBJECT PROPERTY WILL REMAIN ZONED PD-TOC, SUBJECT TO THE PD-TOC REQUIREMENTS OF SECTION 78-50.8 OF THE TOWN OF HERNDON MUNICODE.

7. BOUNDARY SURVEY (ALTA/ACSM TITLE SURVEY) WAS COMPLETED FOR THE SUBJECT PROPERTY BY BOWMAN CONSULTING DATED REVISED JANUARY 16, 2015.

8. TOPOGRAPHY AND PHYSICAL IMPROVEMENTS SHOWN HEREON ARE BASED ON A CURRENT FIELD SURVEY COMPLETED BY CHRISTOPHER CONSULTANTS, LTD. BETWEEN THE DATES OF AUGUST 12th AND AUGUST 18th, 2015. THE CONTOUR INTERVAL IS ONE (1) FOOT.

9. DURING THE PROCESS OF OUR PHYSICAL SURVEY NO EVIDENCE OF A CEMETERY WAS FOUND. NO FURTHER INSPECTION OF THIS PROPERTY HAS BEEN MADE FOR POSSIBLE CEMETERIES.

10. THE PROPERTY SHOWN HEREON IS LOCATED ON THE FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NO. 51059C0110 E, REVISED ON SEPTEMBER 17, 2010. BY GRAPHICAL DEPICTION ONLY, THE PROPERTY SHOWN HEREON IS SHOWN IN FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

11. THE SUBJECT PROPERTY LIES COMPLETELY OUTSIDE OF THE CHESAPEAKE BAY RESOURCE PROTECTION AREA (RPA) AS PER THE 2006 TOWN OF HERNDON CHESAPEAKE BAY PRESERVATION AREAS MAP.

12. A WETLAND DELINEATION WAS NOT DONE SINCE THE SITE IS FULLY DEVELOPED.

13. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES LOCATED ON THE SUBJECT PROPERTY.

14. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO KNOWN SCENIC ASSETS OR NATURAL FEATURES LOCATED ON THE SUBJECT PROPERTY THAT ARE DESERVING OF PROTECTION AND PRESERVATION.

15. THE SUBJECT PROPERTY LIES COMPLETELY WITHIN THE JURISDICTION OF THE TOWN OF HERNDON AND IS CURRENTLY LOCATED WITHIN THE DRANESVILLE TOWN OF HERNDON TRANS DULLES RAIL WEST DISTRICT.

16. THE SUBJECT PROPERTY IS TO BE SERVED BY PUBLIC WATER AND SANITARY SEWER. ALL PROPOSED SANITARY SEWER AND WATER SERVICES WILL BE DESIGNED IN ACCORDANCE WITH APPLICABLE TOWN OF HERNDON REQUIREMENTS.

17. THE STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICE FACILITY LOCATIONS AND DIMENSIONS ARE CONCEPTUAL IN NATURE AND MAY VARY IN LOCATION AND SIZE WITH FINAL ENGINEERING. STORMWATER MANAGEMENT SHALL BE PROVIDED IN ACCORDANCE WITH TOWN OF HERNDON REQUIREMENTS.

18. NOTWITHSTANDING THE IMPROVEMENTS AND TABULATIONS SHOWN ON THIS PLAN, THE APPLICANT RESERVES THE RIGHT TO MAKE MODIFICATIONS TO THE FINAL DESIGN PLAN AND TO COMPLY WITH FINAL ENGINEERING AND NEW CRITERIA AND REGULATIONS WHICH MAY BE ADOPTED BY THE TOWN OF HERNDON SUBSEQUENT TO THE SUBMISSION OF THIS APPLICATION, PROVIDED THAT SUCH MODIFICATIONS ARE CONSISTENT WITH THE APPROVED DEVELOPMENT PLAN. THE BUILDING FOOTPRINTS AND SITE IMPROVEMENTS SHOWN HEREIN ARE PRELIMINARY. FINAL BUILDING FOOTPRINTS AND SITE IMPROVEMENTS WILL BE CONFIGURED AT THE TIME OF SITE PLAN APPROVAL, SUBJECT TO MARKET CONDITIONS, BUT SHALL BE IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED DEVELOPMENT PLAN.

PROJECT NARRATIVE:

THE APPLICANT IS SEEKING AN AMENDMENT DEVELOPMENT PLAN DP#17-01 TO DEVELOP THE PROPERTY IN ACCORDANCE WITH THE HERNDON METRO STUDY AREA WITH RESIDENTIAL, OFFICE, AND RETAIL USES. THE PROPOSED DEVELOPMENT CONSISTS OF A PODIUM STYLE RESIDENTIAL BUILDING WRAPPED AROUND STRUCTURED PARKING, WITH GROUND FLOOR RETAIL AND AMENITY SPACES FACES THE PUBLIC RIGHT-OF-WAY. A LARGE PUBLIC SPACE IS LOCATED INTERNAL TO THE RESIDENTIAL BUILDING'S PLAZA SPACE. A SINGLE TOWER ON-SITE IS PROPOSED AS A SECOND PHASE TO THE DEVELOPMENT TO DELIVER OFFICE USE. THE APPLICANT REQUESTS FLEXIBILITY TO PHASE BOTH RESIDENTIAL AND OFFICE USES IN ANY SEQUENCE.

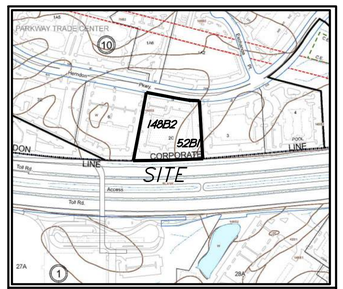
LEGAL DESCRIPTION:

TAX MAP 16-4 ((10)) 2C
555 HERNDON PARKWAY
HERNDON, VIRGINIA 20170

ALL OF THAT CERTAIN LOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE TOWN OF HERNDON, FAIRFAX COUNTY VIRGINIA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

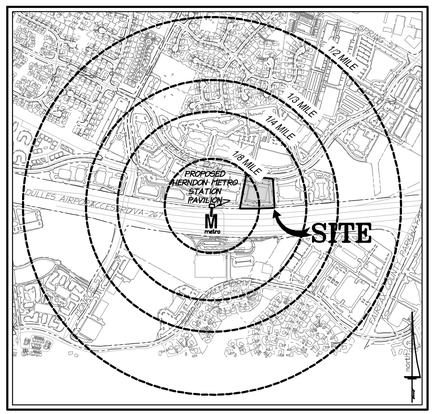
PARCEL 2C, PARKWAY TRADE CENTER, CONTAINING AN AREA OF 189,218 SQUARE FEET OR 4.3439 ACRES OF LAND MORE OR LESS, AS SHOWN ON A PLAT ATTACHED TO A DEED OF RE-SUBDIVISION AND EASEMENT RECORDED AUGUST 17, 1983 AT DEED BOOK 5838 PAGE 1680 AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.

TOGETHER WITH AND SUBJECT TO THOSE EASEMENTS CONVEYED AT DEED BOOK 5838 PAGE 1680 AS APPLICABLE.



SOIL NO.	SOIL NAME
148B2	IREDELL-MECHLENBURG
52B1	HATTONTOWN-HAYMARKET COMPLEX

SOILS MAP
(SOURCE: FAIRFAX COUNTY TAX MAPS)
SCALE: 1" = 500'



METRO PROXIMITY MAP
SCALE: 1" = 1,000'

PENZANCE
christopher consultants
dcs DESIGN
GOROVE / SLADE Transportation Planners and Engineers
WIRE GILL LLP

COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
Lic. No.52485
11-01-2022
PROFESSIONAL ENGINEER

GENERAL NOTES & PROPERTY INFORMATION

DEVELOPMENT PLAN
555 HERNDON PARKWAY
TOWN OF HERNDON, VIRGINIA

PROJECT NO: 15002.002.00
SCALE: AS NOTED
DATE: 05-16-2022
DESIGN: JH, HA
DRAWN: JH, JA
CHECKED:
SHEET No.
2.0 OF 24.0

111332

STORM STRUCTURE DATA

EX A	226.97 LF OF 15" RCP	RIM EL. = 367.44 INV. - (TO 5156 = 362.66) RIM EL. = 365.48 INV. - (FROM 5188 = 361.42)
EX B	260.68 LF OF 18" RCP	RIM EL. = 365.48 INV. - (TO 1750 = 361.37) RIM EL. = 364.99 INV. - (FROM 5156 = 360.00)
EX C	67.80 LF OF 18" RCP	RIM EL. = 364.99 INV. - (TO 5222 = 359.84) RIM EL. = 365.22 INV. - (FROM 1750 = 359.52)
EX D	213.72 LF OF 18" RCP	RIM EL. = 368.15 INV. - (12" RCP FROM BUILDING = 362.60) INV. - (TO 5222 = 362.05) RIM EL. = 365.22 INV. - (FROM 1592 = 359.47)
EX E	42.02 LF OF 24" RCP	RIM EL. = 365.22 INV. - (TO 1851 = 359.27) RIM EL. = 364.80 INV. - (FROM 5222 = 358.80)
EX F	180.88 LF OF 36" RCP	RIM EL. = 374.76 INV. - (36" RCP FROM WEST = 365.56) INV. - (TO 1517 = 365.38) RIM EL. = 369.50 INV. - (FROM 1463 = 361.99)
EX G	195.20 LF OF 36" RCP	RIM EL. = 369.50 INV. - (TO 1851 = 361.51) RIM EL. = 364.80 INV. - (FROM 1517 = 357.95)
EX P	166.00 LF OF 36" RCP	RIM EL. = 364.80 INV. - (TO 5225 = 357.82) RIM EL. = 359.71 INV. - (FROM 1851 = 353.01) INV. - (36" RCP TO EAST = 352.86)
EX Q	100.02 LF OF 24" RCP	RIM EL. = 375.68 INV. - (18" RCP FROM SOUTH EAST = 368.27) INV. - (TO 5226 = 368.18) RIM EL. = 373.73 INV. - (FROM 1344 = 367.56)
EX R	31.66 LF OF 15" RCP	RIM EL. = 372.77 INV. - (TO 5226 = 368.35) RIM EL. = 373.73 INV. - (FROM 1364 = 367.93)
EX S	145.39 LF OF 30" RCP	RIM EL. = 373.73 INV. - (TO 1463 = 367.26) RIM EL. = 374.76 INV. - (FROM 5226 = 366.21)

SANITARY STRUCTURE DATA

DB S	377.16 LF OF 8" PVC
DB T	225.18 LF OF 8" PVC
DB U	202.76 LF OF 8" PVC

RIM EL. = 377.86
INV. - (8" PVC FROM WEST = 365.40)
INV. - (6" PVC FROM NORTH = 365.46)
INV. - (6" PVC FROM SOUTH = 365.41)
INV. - (TO 1504 = 365.31)

RIM EL. = 369.90
INV. - (FROM 5227 = 360.14)
INV. - (6" PVC FROM NORTH = 360.25)
INV. - (6" PVC FROM SOUTH = 360.70)

RIM EL. = 369.90
INV. - (TO 1840 = 360.05)
RIM EL. = 364.32
INV. - (FROM 1504 = 354.67)

RIM EL. = 364.32
INV. - (TO 1847 = 354.52)
RIM EL. = 358.15
INV. - (FROM 1840 = 348.73)
INV. - (6" PVC FROM NORTH = 348.98)
INV. - (6" PVC FROM SOUTH = 349.08)
INV. - (8" PVC TO EAST = 348.48)

NOTES

1. HORIZONTAL DATUM SHOWN HEREON IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM (VCS) 1983 - NORTH AS ESTABLISHED FROM A CURRENT GPS SURVEY.
2. THE VERTICAL DATUM SHOWN HEREON IS REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM (NGVD 29) AS AS ESTABLISHED FROM A CURRENT GPS SURVEY.
3. REMOVAL OF OFFSITE TREES, WHERE NECESSARY, IS TO BE COORDINATED WITH OFFSITE OWNERS AT TIME OF SITE PLAN.

LEGEND

- 20 : EX. CONTOUR
- : EX. WOODS LINE
- : EX. DECIDUOUS TREE
- : EX. EVERGREEN TREE
- #1234 : EX. TREE TAG NUMBER
- : EX. STREET CENTER LINE
- : EX. CURB & GUTTER
- : EX. BOUNDARY
- : EX. EDGE OF PAVEMENT (EP)
- : EX. STORM SEWER
- : EX. SANITARY SEWER
- : EX. SIGN
- : EX. STORM MANHOLE
- : EX. SANITARY MANHOLE
- : EX. SANITARY STRUCTURE NUMBER
- : EX. STORM STRUCTURE NUMBER
- : DENOTES HANDICAPPED PARKING SPACE

ZONE: OFFICE & LIGHT INDUSTRIAL
EX. LAND USE: LOW-RISE OFFICE

TAX MAP #0164-10-0001A2
PARCEL 1A2 PARKWAY TRADE CENTER
FEDERAL HOME LOAN MORTGAGE CORPORATION
D.B. 12646 PG. 1999
ZONE: OFFICE & LIGHT INDUSTRIAL
EX. LAND USE: LOW-RISE OFFICE

HERNDON PARKWAY
(80' PUBLIC RIGHT-OF-WAY - COLLECTOR ROAD)
(D.B. 5816 PG. 1149)

S74°04'53"E 238.40'

INGRESS-EGRESS EASEMENT DB 5838 PG 1680
POWER EASEMENT DB 5838 PG 1680
PUB ACCESS EASEMENT DB 5838 PG 1680
COMM EASEMENT DB 5838 PG 1680
WATERLINE EASEMENT DB 5838 PG 1680
STORM DRAIN EASEMENT DB 5838 PG 1680
STORM DRAIN ESMT DB 5874 PG 1826
WATERLINE EASEMENT DB 5874 PG 1826

PROPERTY LINE

N05°20'07"E 294.81'

TAX MAP #0164-10-0002C
PARCEL 2C
PARKWAY TR CENTER
D.B. 5838 PG. 1680
555 HERNDON LLC
D.B. 23971 PG. 1
189,218 SQ. FT. OR 4.3439 ACRES
ZONED: PD-TOC
EX. LAND USE: LOW-RISE OFFICE

S03°17'45"E 405.22'

TAX MAP #0164-10-0003
LOT 3
PARKWAY TRADE CENTER
D.B. 5874 PG. 1826
SINTEN TWO FIVE MASS, AVENUE NW, OOND.
D.B. 6146 PG. 680
ZONE: PD-TOC
EX. LAND USE: LOW-RISE OFFICE

TAX MAP #0164-10-0006
LOT 5
PARKWAY TRADE CENTER
D.B. 5992 PG. 376
575 HERNDON PARKWAY INVESTORS, LLC
D.B. 17654 PG. 1982
ZONE: PD-T
EX. LAND USE: GENERAL MEDICAL OFFICE

EXISTING BUILDING TO BE DEMOLISHED

DULLES TOLL ROAD - ROUTE #267
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY - PRINCIPAL ARTERIAL)

GRAPHIC SCALE
1" = 30'

VCS 1983 GRID NORTH

EXISTING TREE INVENTORY

Tree Tag No.	Caliper (inches)	Crown Radius	Tree Type	Procedure
6586	25	20	DECIDUOUS	REMOVE
6587	15,12,10,8	30	DECIDUOUS	REMOVE
6588	21	30	DECIDUOUS	REMOVE
6589	18	15	DECIDUOUS	REMOVE
6590	2,3,3,4	8	DECIDUOUS-ORNAMENTAL	REMOVE
6591	12	12	DECIDUOUS	REMOVE
6592	4	8	DECIDUOUS-ORNAMENTAL	REMOVE
6593	15	20	DECIDUOUS-ORNAMENTAL	REMOVE
6594	10	8	DECIDUOUS	REMOVE
6595	15	30	DECIDUOUS	REMOVE
6596	18	30	DECIDUOUS	REMOVE
6597	15	20	DECIDUOUS	REMOVE
6598	18	20	DECIDUOUS	REMOVE
6599	15	25	DECIDUOUS	REMOVE
6600	15	25	DECIDUOUS	REMOVE
6601	6,10,12	30	DECIDUOUS	REMOVE
6603	21	25	DECIDUOUS	REMOVE
6606	12	25	DECIDUOUS	REMOVE
6608	15	30	DECIDUOUS	REMOVE
6610	10	30	DECIDUOUS	REMOVE
6612	12	20	DECIDUOUS	REMOVE
6618	15	30	DECIDUOUS	REMOVE
6621	21	35	EVERGREEN	REMOVE
6624	10	8	EVERGREEN	REMOVE
6625	9	8	EVERGREEN	REMOVE
6626	16	15	DECIDUOUS	REMOVE
6627	14	15	EVERGREEN	REMOVE
6628	11	8	EVERGREEN	REMOVE
6629	9	8	EVERGREEN	REMOVE
6630	15	15	EVERGREEN	REMOVE
6631	15	12	EVERGREEN	REMOVE
6632	24	23	DECIDUOUS	REMOVE
6634	24	20	DECIDUOUS	REMOVE
6635	18	20	DECIDUOUS	REMOVE
6636	13	12	EVERGREEN	REMOVE
6637	10	10	EVERGREEN	REMOVE
6643	18	20	DECIDUOUS	REMOVE
6644	18	22	DECIDUOUS	REMOVE
6645	21	25	DECIDUOUS	REMOVE
6646	18	25	DECIDUOUS	REMOVE
6647	18	25	DECIDUOUS	REMOVE
6648	15	20	DECIDUOUS	REMOVE
6649	15	20	DECIDUOUS	REMOVE
6650	8	15	DECIDUOUS	REMOVE
6651	12	15	DECIDUOUS	REMOVE
6652	10	12	DECIDUOUS	REMOVE
6653	15	12	DECIDUOUS	REMOVE
6654	12	12	EVERGREEN	REMOVE
6655	27	30	EVERGREEN	REMOVE
6656	24	30	EVERGREEN	REMOVE
6657	24	35	EVERGREEN	REMOVE
6658	18	25	DECIDUOUS	REMOVE
6659	18	25	DECIDUOUS	REMOVE
6660	9	8	EVERGREEN	REMOVE
6661	8	27	EVERGREEN	REMOVE
6662	8	7	EVERGREEN	REMOVE
6663	10	9	EVERGREEN	REMOVE
6664	12	10	EVERGREEN	REMOVE
6665	10	5	EVERGREEN	REMOVE
6666	8	5	EVERGREEN	REMOVE
6667	10	6	EVERGREEN	REMOVE
6668	8	5	EVERGREEN	REMOVE
6669	8	8	DECIDUOUS	REMOVE
6670	15	12	DECIDUOUS	REMOVE
6671	20	15	EVERGREEN	REMOVE
6672	15	6	EVERGREEN	REMOVE
6673	8	6	DECIDUOUS	REMOVE
6674	12	10	DECIDUOUS	REMOVE
6677	14	8	EVERGREEN	REMOVE
6678	18	8	EVERGREEN	REMOVE
6679	16	8	EVERGREEN	REMOVE
6681	8	8	EVERGREEN	REMOVE
6682	8	7	EVERGREEN	REMOVE
6683	8	8	EVERGREEN	REMOVE

EXISTING TREE CANOPY COVER ONSITE: ±58,270 SF (31%)

DATE	REVISION

PENZANCE
christopher consultants
dcs DESIGN
GOROVE / SLADE Transportation Planners and Engineers
WIRE GILL LLP

COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
Lic. No.52485
11-01-2022
PROFESSIONAL ENGINEER

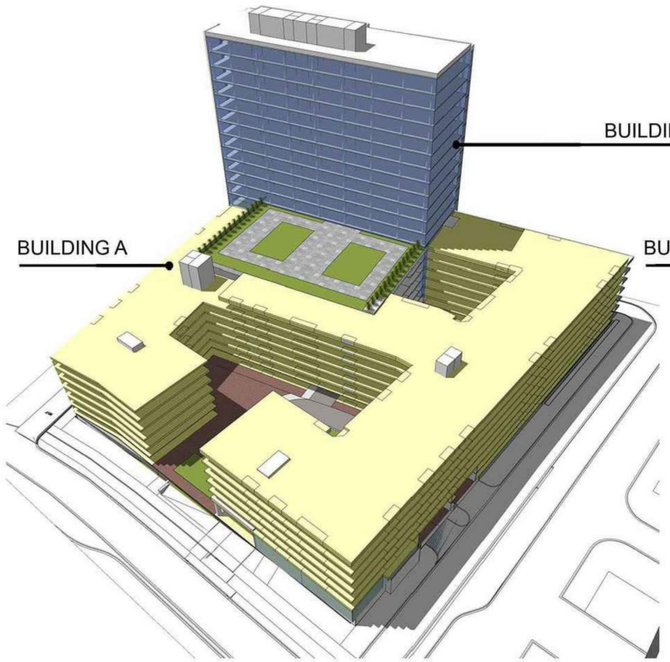
EXISTING CONDITIONS/
EXISTING TREE SURVEY

DEVELOPMENT PLAN
555 HERNDON PARKWAY
TOWN OF HERNDON, VIRGINIA

PROJECT NO: 15002.002.00
SCALE: 1"=30'
DATE: 05-16-2022
DESIGN: JH, JA
DRAWN: JA
CHECKED:
SHEET No.
3.0 OF 24.0

111332

DATE	REVISION



Development Plan



Minimum Height - All Buildings



Maximum Height - All Buildings

DEVELOPMENT TABULATIONS

Total Site Area	189,218
Maximum FAR	3.69
Maximum GFA	698,182

Phase	Use	Approximate SF in Development Plan	Approximate Units in Development Plan	Minimum Required Parking Ratios [1]		Minimum Required Parking Spaces in Development Plan [1]		Maximum Height (floors) [1]	Maximum Height (ft) [1]	Minimum Heights (floors) [2]	Minimum SF	Maximum SF
				CARS	BIKES	CARS	BIKES					
Building A	Residential	403,000	414	1.0/Unit	0.75/UNIT	414	311	Up to 10	Up to 110'	6	340,000	488,182
	Retail	5,000	NA	1.25/1000 SF	0.25/1,000 SF	7	2				5,000	10,000
Building B	Office	200,000	NA	2.0/1000 SF	0.2/1,000 SF	400	40	Up to 24	Up to 275'	NA	200,000	200,000

NOTES:

1. Building heights are above average site elevation and include above-grade parking levels, but do not include mechanical penthouse requirements or rooftop facilities (pool, deck, club room, etc).
2. Square footage and dwelling units are approximate.
3. Applicant reserves the right to adjust GFA, unit counts and heights for each building in accordance with the approved development plans and proffers
4. Applicant reserves the right to develop up to a 4.3 FAR on the site, and that total square footage will not exceed 813,637 sf. If the applicant chooses to develop up to a 4.3 FAR, they must submit a Development Plan Amendment to the Town for review and approval.
5. Additional retail may be provided above the square footage shown provided that the overall final square footage will not exceed 813,637 GFA.

PENZANCE

christopher consultants

dcs DESIGN

GOROVE / SLADE
Transportation Planners and Engineers

WIRE GILL LLP

COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
Lic. No.52485
11-10-2022
PROFESSIONAL ENGINEER

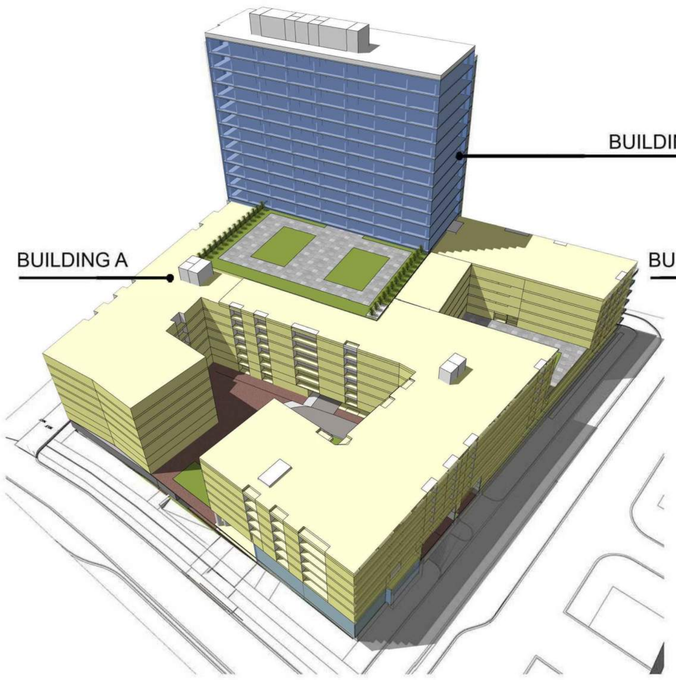
DEVELOPMENT PLAN & TABULATIONS BY BUILDING

DEVELOPMENT PLAN
555 HERNDON PARKWAY
TOWN OF HERNDON, VIRGINIA

PROJECT NO: 15002.002.00
SCALE: N.T.S.
DATE: 05-16-2022
DESIGN: DCS
DRAWN: JA
CHECKED:
SHEET No.
4.0 OF 24.0

111332

DATE	REVISION



Development Plan



Minimum Height - All Buildings



Maximum Height - All Buildings

DEVELOPMENT TABULATIONS

Total Site Area	189,218
Maximum FAR	3.657
Maximum GFA	692,000

Phase	Use	Approximate SF in Development Plan	Approximate Units in Development Plan	Minimum Required Parking Ratios [1] CARS	Minimum Required Parking Ratios [1] BIKES	Minimum Required Parking Spaces in Development Plan [1] CARS	Minimum Required Parking Spaces in Development Plan [1] BIKES	Maximum Height (floors) [1]	Maximum Height (ft) [1]	Minimum Heights (floors) [2]	Minimum SF	Maximum SF
Building A	Residential	404,000	400	1.0/Unit	0.75/UNIT	400	300	Up to 10	Up to 110'	6	338,000	482,000
	Retail	5,000	NA	1.25/1000 SF	0.25/1,000 SF	7	2				5,000	10,000
Building B	Office	200,000	NA	2.0/1000 SF	0.2/1,000 SF	400	40	Up to 24	Up to 275'	NA	200,000	200,000

NOTES:

1. Building heights are above average site elevation and include above-grade parking levels, but do not include mechanical penthouse requirements or rooftop facilities (pool, deck, club room, etc).
2. Square footage and dwelling units are approximate.
3. Applicant reserves the right to adjust GFA, unit counts and heights for each building in accordance with the approved development plans and proffers
4. Applicant reserves the right to develop up to a 4.3 FAR on the site, and that total square footage will not exceed 813,637 sf. If the applicant chooses to develop up to a 4.3 FAR, they must submit a Development Plan Amendment to the Town for review and approval.
5. Additional retail may be provided above the square footage shown provided that the overall final square footage will not exceed 813,637 GFA.

PENZANCE

christopher consultants

dcs DESIGN

GOROVE / SLADE Transportation Planners and Engineers

WIRE GILL LLP

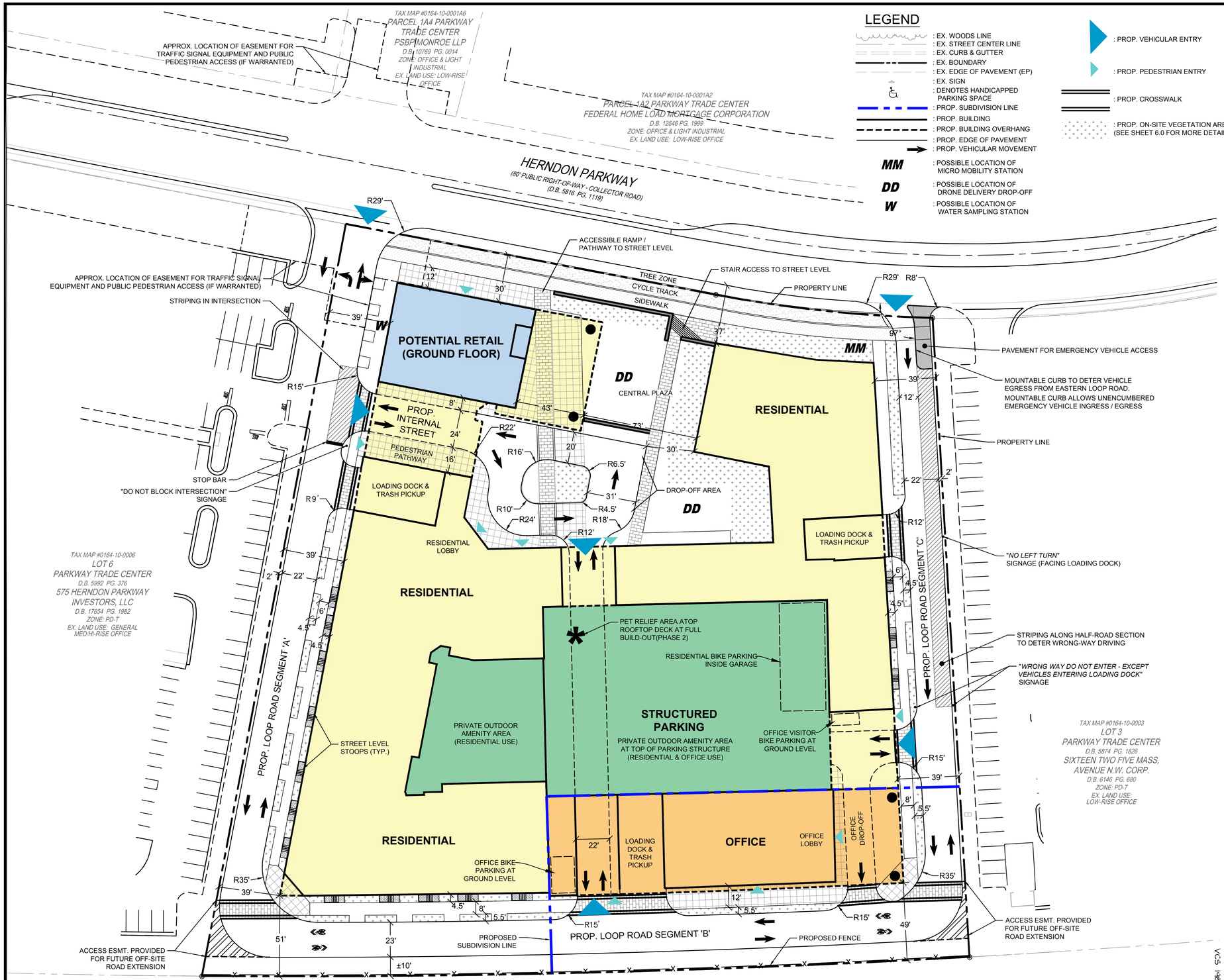
COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
Lic. No.52485
11-10-2022
PROFESSIONAL ENGINEER

DEVELOPMENT PLAN & TABULATIONS BY BUILDING (ALTERNATE LAYOUT)

DEVELOPMENT PLAN
555 HERNDON PARKWAY
TOWN OF HERNDON, VIRGINIA

PROJECT NO: 15002.002.00
SCALE: N.T.S.
DATE: 05-16-2022
DESIGN: DCS
DRAWN: JA
CHECKED:
SHEET No.
4.1 OF 24.0

111332



PROP. ON-SITE VEGETATION SHOWN ON LANDSCAPE PLAN SHEET 6.0
PROP. CHANGE OF PAVEMENT DETAILS SHOWN ON HARDSCAPE PLAN SHEET 7.0

DATE	REVISION

ZONING TABULATION REQUIREMENTS
PD-TOC

ZONING REGULATIONS REQUIREMENTS (AS PER ZO SEC 78-50.8)

MINIMUM LOT SIZE:
NO REQUIREMENT

DENSITY:
FLOOR AREA RATIO (FAR): 4.3 FAR

OPEN SPACE: NO MINIMUM REQUIRED

BUILDING SETBACKS:
HERNDON PARKWAY: NO MINIMUM REQUIRED
DULLES TOLL ROAD: 40' FROM DULLES TOLL ROAD ROW

BUILDING TOWER SEPARATION:
65' MIN. BETWEEN RESIDENTIAL BLDG. TOWERS ABOVE 80'
50' MIN. BETWEEN NONRESIDENTIAL BLDG. TOWERS ABOVE 80'

ACCESS DRIVE:
MIN. 40' WIDE FROM BLDG. FACADE TO BLDG. FACADE

BUILDING HEIGHT:
275' INCLUSIVE OF PARKING LEVELS

PARKING:
RESIDENTIAL: LONG-TERM USE
1.0 SPACE/DWELLING UNIT
BICYCLE
0.75 SPACES/DWELLING UNIT

RETAIL: LONG-TERM USE
1.25 SPACES/1,000 GROSS FLOOR AREA (GFA)
BICYCLE
0.25 SPACES/1,000 GROSS FLOOR AREA (GFA)

OFFICE: LONG-TERM USE
2.0 SPACES/1,000 GFA
BICYCLE
0.20 SPACES/1,000 GROSS FLOOR AREA (GFA)

PARKING SPACE DIMENSIONS:
90 DEGREE:8.5'X18'
PARALLEL: 8'X20'

LOADING SPACES:
MULTI-FAMILY: 1 SPACE PER 200 UNITS OR FRACTION THEREOF
OFFICE: 1 SPACE PER 6,000 GFA (SF)
RETAIL: 1 SPACE FOR 3,000-14,999 GFA (SF)
2 SPACES FOR 15,000-49,000 GFA (SF)
3 SPACES FOR 50,000-99,999 GFA (SF)

LOADING SPACE DIMENSIONS:
17' WIDE X 25' LONG X 14' HIGH

TREE COVER:
NO MINIMUM TREE COVER REQUIREMENT
ONE (1) SHADE TREE REQ'D PER EVERY TWELVE (12) UNCOVERED SURFACE PARKING SPACES. (NOT SUBJECT TO DEVELOPMENT PLAN AS PER SECT. 78-50.8.j.(1))

PROPOSED ZONING TABULATION
PD-TOC

FULL BUILD-OUT (PHASE 2)

DENSITY:
FLOOR AREA RATIO (FAR): 4.3 FAR

OPEN SPACE:
PUBLIC OPEN SPACE: ±48,700 SF
PRIVATE OPEN SPACE: ±27,000 SF
TOTAL OPEN SPACE: ±75,700 SF

BUILDING SETBACKS:
HERNDON PARKWAY: ±30' FROM HERNDON PARKWAY
DULLES TOLL ROAD: ±49' FROM DULLES TOLL ROAD ROW

BUILDING TOWER SEPARATION:
N/A

ACCESS DRIVE:
±48' WIDE BETWEEN BUILDING FACADES

BUILDING HEIGHT:
MAXIMUM 110' ALONG HERNDON PARKWAY SIDE
MAXIMUM 275' ALONG DULLES TOLL ROAD SIDE

PROVIDED PARKING:
GARAGE SPACES: MINIMUM ±821 SPACES
LOADING SPACES: 6

NOTE:
1. THIS PROJECT WILL BE DEVELOPED IN UP TO TWO PHASES, SUBJECT TO MARKET CONDITIONS AND TO MEET MARKET DEMAND. THE FIRST PHASE MAY CONSIST OF INFRASTRUCTURE AND A RESIDENTIAL BUILDING. ADDITIONAL INFRASTRUCTURE TO BE PROVIDED IN FUTURE PHASES AS NEEDED TO ACCOMMODATE THE SECOND PHASE OFFICE BUILDING.

GRAPHIC SCALE
30 15 0 30 60
1" = 30'

PENZANCE
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dcs DAVIS CARTER SCOTT DESIGN
GOROVE / SLADE Transportation Planners and Engineers
WIRE GILL LLP

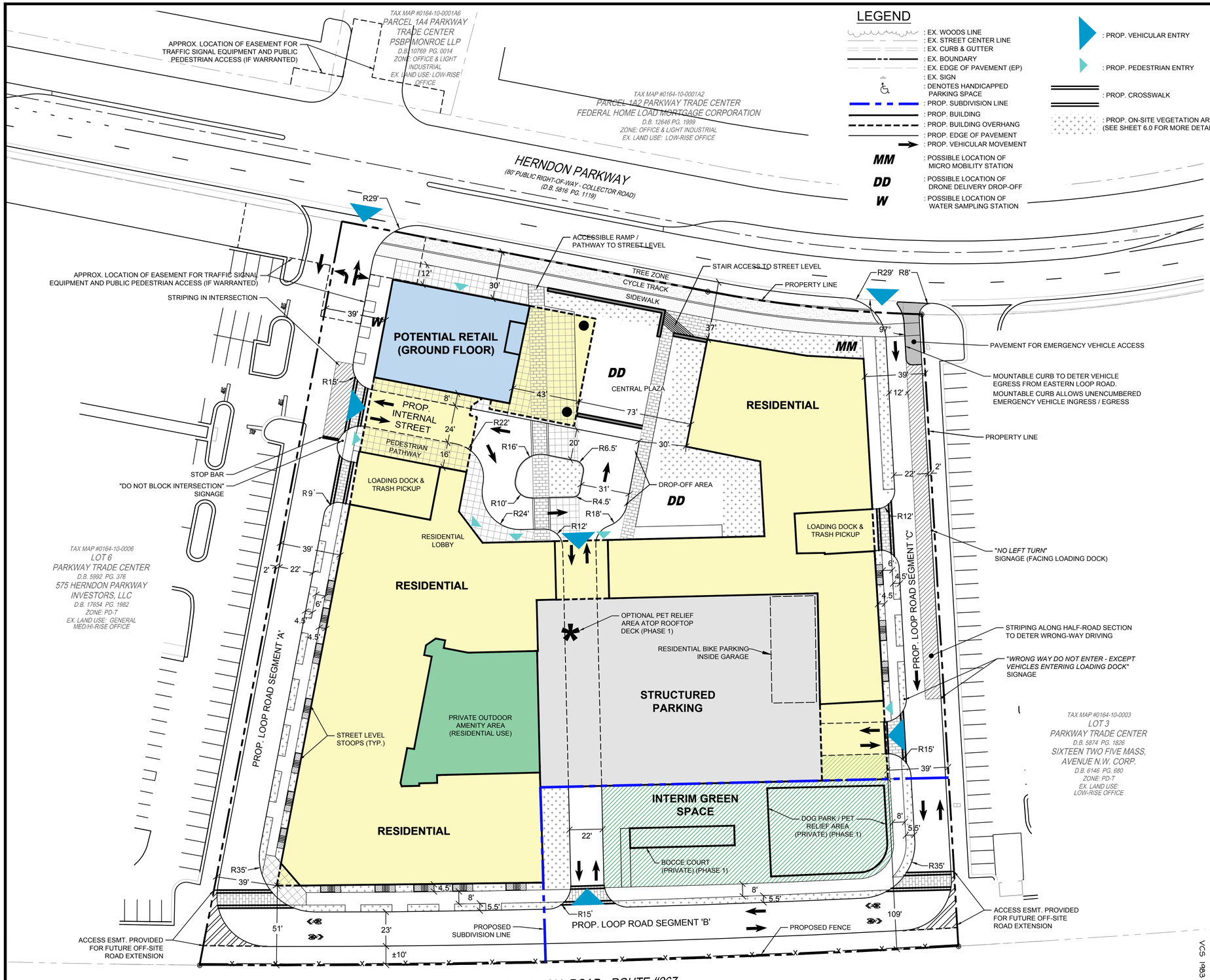
COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
Lic. No.52485
PROFESSIONAL ENGINEER
11-10-2022

DEVELOPMENT PLAN-
FULL BUILD-OUT
(PHASE 2)

DEVELOPMENT PLAN
555 HERNDON PARKWAY
TOWN OF HERNDON, VIRGINIA

PROJECT NO: 15002.002.00
SCALE: 1"=30'
DATE: 05-16-2022
DESIGN: JR, JA
DRAWN: JA
CHECKED:
SHEET No.
5.0 OF 24.0

111332



LEGEND

- : EX. WOODS LINE
- : EX. STREET CENTER LINE
- : EX. CURB & GUTTER
- : EX. BOUNDARY
- : EX. EDGE OF PAVEMENT (EP)
- : EX. SIGN
- : DENOTES HANDICAPPED PARKING SPACE
- : PROP. SUBDIVISION LINE
- : PROP. BUILDING
- : PROP. BUILDING OVERHANG
- : PROP. EDGE OF PAVEMENT
- : PROP. VEHICULAR MOVEMENT
- MM : POSSIBLE LOCATION OF MICRO MOBILITY STATION
- DD : POSSIBLE LOCATION OF DRONE DELIVERY DROP-OFF
- W : POSSIBLE LOCATION OF WATER SAMPLING STATION
- : PROP. VEHICULAR ENTRY
- : PROP. PEDESTRIAN ENTRY
- : PROP. CROSSWALK
- : PROP. ON-SITE VEGETATION AREAS (SEE SHEET 6.0 FOR MORE DETAIL)

DATE	REVISION

ZONING TABULATION REQUIREMENTS
PD-TOC

ZONING REGULATIONS REQUIREMENTS (AS PER ZO SEC 78-50.8)

MINIMUM LOT SIZE:
NO REQUIREMENT

DENSITY:
FLOOR AREA RATIO (FAR): 4.3 FAR

OPEN SPACE: NO MINIMUM REQUIRED

BUILDING SETBACKS:
HERNDON PARKWAY: NO MINIMUM REQUIRED
DULLES TOLL ROAD: 40' FROM DULLES TOLL ROAD ROW

BUILDING TOWER SEPARATION:
65' MIN. BETWEEN RESIDENTIAL BLDG. TOWERS ABOVE 80'
50' MIN. BETWEEN NONRESIDENTIAL BLDG. TOWERS ABOVE 80'

ACCESS DRIVE:
MIN. 40' WIDE FROM BLDG. FACADE TO BLDG. FACADE

BUILDING HEIGHT:
275' INCLUSIVE OF PARKING LEVELS

PARKING:
RESIDENTIAL: LONG-TERM USE
1.0 SPACE/DWELLING UNIT
BICYCLE
0.75 SPACES/DWELLING UNIT

RETAIL: LONG-TERM USE
1.25 SPACES/1,000 GROSS FLOOR AREA (GFA)
BICYCLE
0.25 SPACES/1,000 GROSS FLOOR AREA (GFA)

OFFICE: LONG-TERM USE
2.0 SPACES/1,000 GFA
BICYCLE
0.20 SPACES/1,000 GROSS FLOOR AREA (GFA)

PARKING SPACE DIMENSIONS:
90 DEGREE: 8.5'X18'
PARALLEL: 8'X20'

LOADING SPACES:
MULTI-FAMILY: 1 SPACE PER 200 UNITS OR FRACTION THEREOF
OFFICE: 1 SPACE PER 6,000 GFA (SF)
RETAIL: 1 SPACE FOR 3,000-14,999 GFA (SF)
2 SPACES FOR 15,000-49,000 GFA (SF)
3 SPACES FOR 50,000-99,999 GFA (SF)

LOADING SPACE DIMENSIONS:
17' WIDE X 25' LONG X 14' HIGH

TREE COVER:
NO MINIMUM TREE COVER REQUIREMENT
ONE (1) SHADE TREE REQ'D PER EVERY TWELVE (12) UNCOVERED SURFACE PARKING SPACES. (NOT SUBJECT TO DEVELOPMENT PLAN AS PER SECT. 78-50.8.j.(1))

PROPOSED ZONING TABULATION
PD-TOC

PHASE 1

DENSITY:
FLOOR AREA RATIO (FAR): 2.6 FAR

OPEN SPACE:
PERMANENT PUBLIC OPEN SPACE: ±48,700 SF
INTERIM PUBLIC OPEN SPACE: ±10,000 SF
TOTAL INTERIM PUBLIC OPEN SPACE: ±58,700 SF

TOTAL PRIVATE OPEN SPACE: ±5,500 SF

TOTAL OPEN SPACE AT PHASE-1: ±64,200 SF

BUILDING SETBACKS:
HERNDON PARKWAY: ±30' FROM HERNDON PARKWAY
DULLES TOLL ROAD: ±49' FROM DULLES TOLL ROAD ROW

BUILDING TOWER SEPARATION:
N/A

ACCESS DRIVE:
±48' WIDE BETWEEN BUILDING FACADES

BUILDING HEIGHT:
MAXIMUM 110' ALONG HERNDON PARKWAY SIDE
MAXIMUM 110' ALONG DULLES TOLL ROAD SIDE

PROVIDED PARKING:
GARAGE SPACES: MINIMUM ±421 SPACES
LOADING SPACES: 4

NOTE:
1. THIS PROJECT WILL BE DEVELOPED IN UP TO TWO PHASES. SUBJECT TO MARKET CONDITIONS AND TO MEET MARKET DEMAND. THE FIRST PHASE MAY CONSIST OF INFRASTRUCTURE AND A RESIDENTIAL BUILDING. ADDITIONAL INFRASTRUCTURE TO BE PROVIDED IN FUTURE PHASES AS NEEDED TO ACCOMMODATE THE SECOND PHASE OFFICE BUILDING. SEE SHEET 5.1 FOR SECOND PHASE DEVELOPMENT CONDITIONS.

GRAPHIC SCALE
30 15 0 30 60
1" = 30'

PROP. ON-SITE VEGETATION SHOWN ON LANDSCAPE PLAN SHEET 6.0
PROP. CHANGE OF PAVEMENT DETAILS SHOWN ON HARDSCAPE PLAN SHEET 7.0

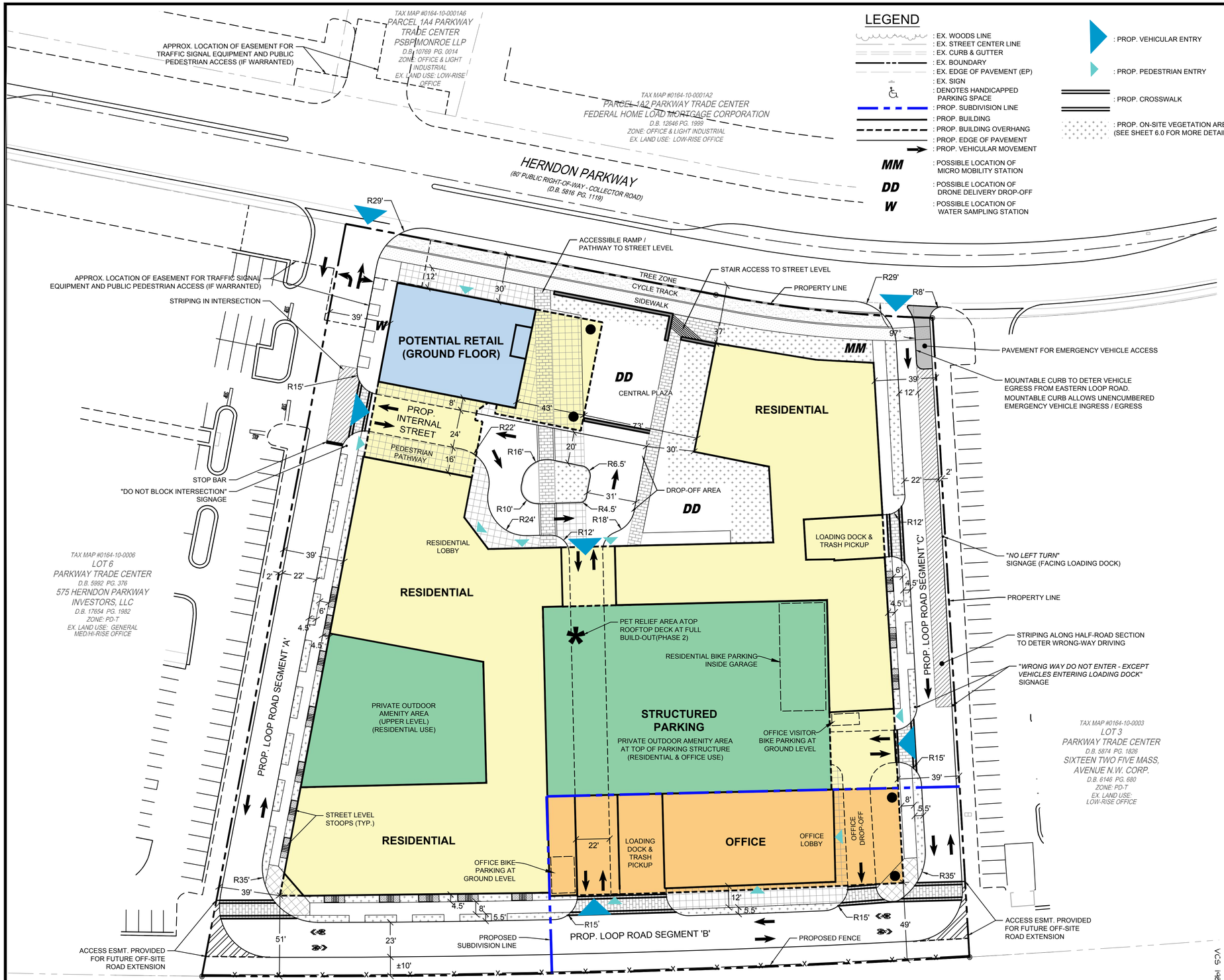
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GOROVE / SLADE Transportation Planners and Engineers
WIRE GILL LLP

COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
Lic. No. 52485
11-10-2022
PROFESSIONAL ENGINEER

DEVELOPMENT PLAN (PHASE 1)

DEVELOPMENT PLAN
555 HERNDON PARKWAY
TOWN OF HERNDON, VIRGINIA

PROJECT NO: 15002.002.00
SCALE: 1"=30'
DATE: 05-16-2022
DESIGN: JR, JA
DRAWN: JA
CHECKED:
SHEET No. 5.1 OF 24.0



PROP. ON-SITE VEGETATION SHOWN ON LANDSCAPE PLAN SHEET 6.0
PROP. CHANGE OF PAVEMENT DETAILS SHOWN ON HARDSCAPE PLAN SHEET 7.0

DATE	REVISION

ZONING TABULATION REQUIREMENTS
PD-TOC

ZONING REGULATIONS REQUIREMENTS (AS PER ZO SEC 78-50.8)

MINIMUM LOT SIZE:
NO REQUIREMENT

DENSITY:
FLOOR AREA RATIO (FAR): 4.3 FAR

OPEN SPACE: NO MINIMUM REQUIRED

BUILDING SETBACKS:
HERNDON PARKWAY: NO MINIMUM REQUIRED
DULLES TOLL ROAD: 40' FROM DULLES TOLL ROAD ROW

BUILDING TOWER SEPARATION:
65' MIN. BETWEEN RESIDENTIAL BLDG. TOWERS ABOVE 80'
50' MIN. BETWEEN NONRESIDENTIAL BLDG. TOWERS ABOVE 80'

ACCESS DRIVE:
MIN. 40' WIDE FROM BLDG. FACADE TO BLDG. FACADE

BUILDING HEIGHT:
275' INCLUSIVE OF PARKING LEVELS

PARKING:
RESIDENTIAL: LONG-TERM USE
1.0 SPACE/DWELLING UNIT
BICYCLE
0.75 SPACES/DWELLING UNIT

RETAIL: LONG-TERM USE
1.25 SPACES/1,000 GROSS FLOOR AREA (GFA)
BICYCLE
0.25 SPACES/1,000 GROSS FLOOR AREA (GFA)

OFFICE: LONG-TERM USE
2.0 SPACES/1,000 GFA
BICYCLE
0.20 SPACES/1,000 GROSS FLOOR AREA (GFA)

PARKING SPACE DIMENSIONS:
90 DEGREE:8.5'X18'
PARALLEL: 8'X20'

LOADING SPACES:
MULTI-FAMILY: 1 SPACE PER 200 UNITS OR FRACTION THEREOF
OFFICE: 1 SPACE PER 6,000 GFA (SF)
RETAIL: 1 SPACE FOR 3,000-14,999 GFA (SF)
2 SPACES FOR 15,000-49,000 GFA (SF)
3 SPACES FOR 50,000-99,999 GFA (SF)

LOADING SPACE DIMENSIONS:
17' WIDE X 25' LONG X 14' HIGH

TREE COVER:
NO MINIMUM TREE COVER REQUIREMENT
ONE (1) SHADE TREE REQ'D PER EVERY TWELVE (12) UNCOVERED SURFACE PARKING SPACES. (NOT SUBJECT TO DEVELOPMENT PLAN AS PER SECT. 78-50.8.j.(1))

PROPOSED ZONING TABULATION
PD-TOC

FULL BUILD-OUT (PHASE 2)

DENSITY:
FLOOR AREA RATIO (FAR): 4.3 FAR

OPEN SPACE:
PUBLIC OPEN SPACE: ±48,700 SF
PRIVATE OPEN SPACE: ±30,500 SF
TOTAL OPEN SPACE: ±79,200 SF

BUILDING SETBACKS:
HERNDON PARKWAY: ±30' FROM HERNDON PARKWAY
DULLES TOLL ROAD: ±49' FROM DULLES TOLL ROAD ROW

BUILDING TOWER SEPARATION:
N/A

ACCESS DRIVE:
±48' WIDE BETWEEN BUILDING FACADES

BUILDING HEIGHT:
MAXIMUM 110' ALONG HERNDON PARKWAY SIDE
MAXIMUM 275' ALONG DULLES TOLL ROAD SIDE

PROVIDED PARKING:
GARAGE SPACES: MINIMUM ±821 SPACES
LOADING SPACES: 4

NOTE:
1. THIS PROJECT WILL BE DEVELOPED IN UP TO TWO PHASES, SUBJECT TO MARKET CONDITIONS AND TO MEET MARKET DEMAND. THE FIRST PHASE MAY CONSIST OF INFRASTRUCTURE AND A RESIDENTIAL BUILDING. ADDITIONAL INFRASTRUCTURE TO BE PROVIDED IN FUTURE PHASES AS NEEDED TO ACCOMMODATE THE SECOND PHASE OFFICE BUILDING.

30 15 0 30 60
GRAPHIC SCALE
1" = 30'

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christopher consultants
dcs DAVIS CARTER SCOTT DESIGN
GOROVE / SLADE Transportation Planners and Engineers
WIRE GILL LLP

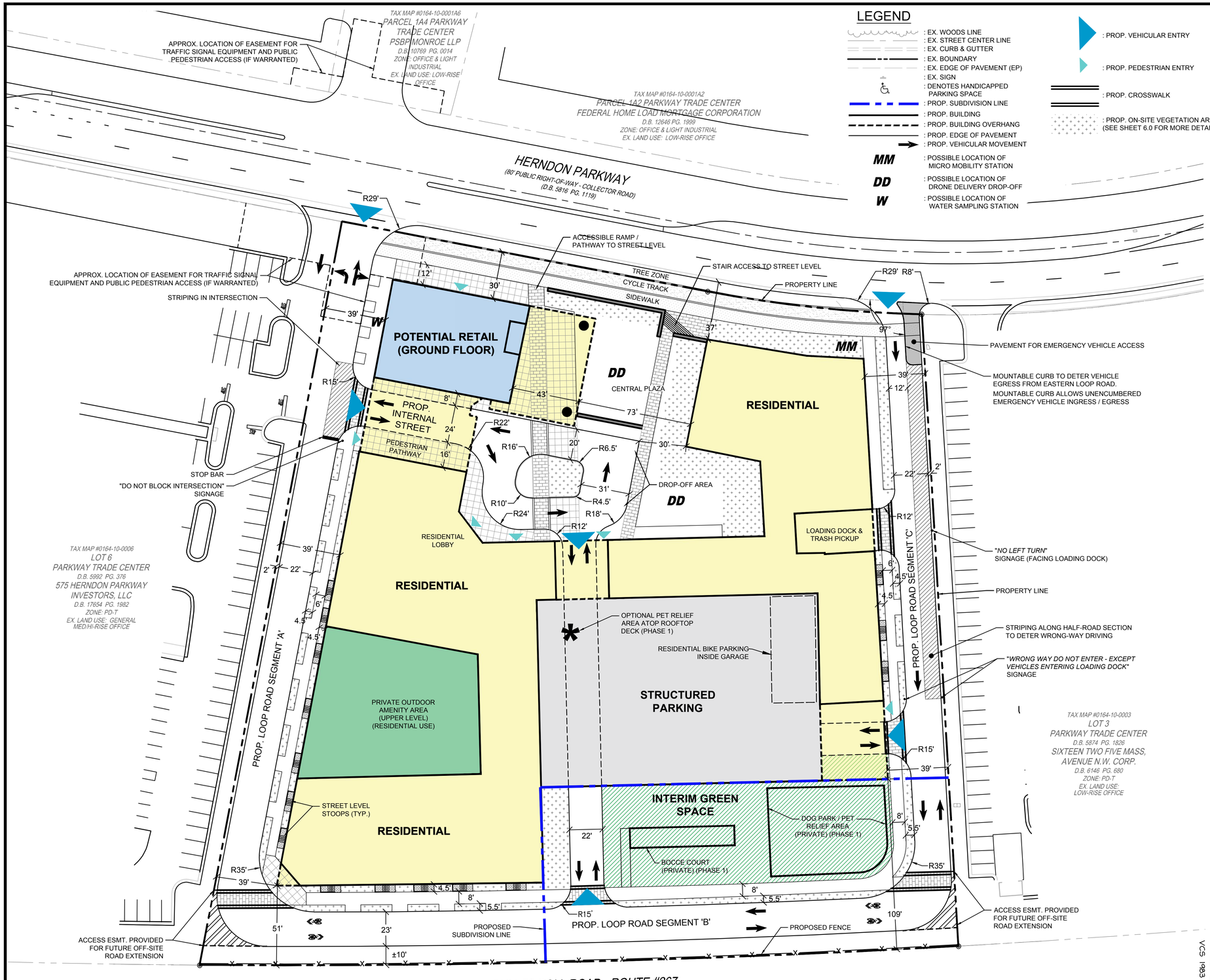
COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
Lic. No.52485
PROFESSIONAL ENGINEER
11-10-2022

DEVELOPMENT PLAN-
FULL BUILD-OUT
(ALTERNATE LAYOUT)
(PHASE 2)

DEVELOPMENT PLAN
555 HERNDON PARKWAY
TOWN OF HERNDON, VIRGINIA

PROJECT NO: 15002.002.00
SCALE: 1"=30'
DATE: 05-16-2022
DESIGN: JR, JA
DRAWN: JA
CHECKED:
SHEET No.
5.2 OF 24.0

111332



PROP. ON-SITE VEGETATION SHOWN ON LANDSCAPE PLAN SHEET 6.0
PROP. CHANGE OF PAVEMENT DETAILS SHOWN ON HARDSCAPE PLAN SHEET 7.0

DATE	REVISION

ZONING TABULATION REQUIREMENTS
PD-TOC

ZONING REGULATIONS REQUIREMENTS (AS PER ZO SEC 78-50.8)

MINIMUM LOT SIZE:
NO REQUIREMENT

DENSITY:
FLOOR AREA RATIO (FAR): 4.3 FAR

OPEN SPACE: NO MINIMUM REQUIRED

BUILDING SETBACKS:
HERNDON PARKWAY: NO MINIMUM REQUIRED
DULLES TOLL ROAD: 40' FROM DULLES TOLL ROAD ROW

BUILDING TOWER SEPARATION:
65' MIN. BETWEEN RESIDENTIAL BLDG. TOWERS ABOVE 80'
50' MIN. BETWEEN NONRESIDENTIAL BLDG. TOWERS ABOVE 80'

ACCESS DRIVE:
MIN. 40' WIDE FROM BLDG. FACADE TO BLDG. FACADE

BUILDING HEIGHT:
275' INCLUSIVE OF PARKING LEVELS

PARKING:
RESIDENTIAL: LONG-TERM USE
1.0 SPACE/DWELLING UNIT
BICYCLE
0.75 SPACES/DWELLING UNIT

RETAIL: LONG-TERM USE
1.25 SPACES/1,000 GROSS FLOOR AREA (GFA)
BICYCLE
0.25 SPACES/1,000 GROSS FLOOR AREA (GFA)

OFFICE: LONG-TERM USE
2.0 SPACES/1,000 GFA
BICYCLE
0.20 SPACES/1,000 GROSS FLOOR AREA (GFA)

PARKING SPACE DIMENSIONS:
90 DEGREE: 8.5'X18'
PARALLEL: 8'X20'

LOADING SPACES:
MULTI-FAMILY: 1 SPACE PER 200 UNITS OR FRACTION THEREOF
OFFICE: 1 SPACE PER 6,000 GFA (SF)
RETAIL: 1 SPACE FOR 3,000-14,999 GFA (SF)
2 SPACES FOR 15,000-49,000 GFA (SF)
3 SPACES FOR 50,000-99,999 GFA (SF)

LOADING SPACE DIMENSIONS:
17' WIDE X 25' LONG X 14' HIGH

TREE COVER:
NO MINIMUM TREE COVER REQUIREMENT
ONE (1) SHADE TREE REQ'D PER EVERY TWELVE (12) UNCOVERED SURFACE PARKING SPACES. (NOT SUBJECT TO DEVELOPMENT PLAN AS PER SECT. 78-50.8.j.(1))

PROPOSED ZONING TABULATION
PD-TOC

PHASE 1

DENSITY:
FLOOR AREA RATIO (FAR): 2.6 FAR

OPEN SPACE:
PERMANENT PUBLIC OPEN SPACE: ±48,700 SF
INTERIM PUBLIC OPEN SPACE: ±10,000 SF
TOTAL INTERIM PUBLIC OPEN SPACE: ±58,700 SF

TOTAL PRIVATE OPEN SPACE: ±9,000 SF

TOTAL OPEN SPACE AT PHASE-1: ±67,700 SF

BUILDING SETBACKS:
HERNDON PARKWAY: ±30' FROM HERNDON PARKWAY
DULLES TOLL ROAD: ±49' FROM DULLES TOLL ROAD ROW

BUILDING TOWER SEPARATION:
N/A

ACCESS DRIVE:
±48' WIDE BETWEEN BUILDING FACADES

BUILDING HEIGHT:
MAXIMUM 110' ALONG HERNDON PARKWAY SIDE
MAXIMUM 110' ALONG DULLES TOLL ROAD SIDE

PROVIDED PARKING:
GARAGE SPACES: MINIMUM ±421 SPACES
LOADING SPACES: 2

NOTE:
1. THIS PROJECT WILL BE DEVELOPED IN UP TO TWO PHASES, SUBJECT TO MARKET CONDITIONS AND TO MEET MARKET DEMAND. THE FIRST PHASE MAY CONSIST OF INFRASTRUCTURE AND A RESIDENTIAL BUILDING. ADDITIONAL INFRASTRUCTURE TO BE PROVIDED IN FUTURE PHASES AS NEEDED TO ACCOMMODATE THE SECOND PHASE OFFICE BUILDING. SEE SHEET 5.1 FOR SECOND PHASE DEVELOPMENT CONDITIONS.

GRAPHIC SCALE
30 15 0 30 60
1" = 30'

PENZANCE
christopher consultants
dcs DESIGN
GOROVE / SLADE Transportation Planners and Engineers
WIRE GILL LLP

COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
Lic. No. 52485
11-10-2022
PROFESSIONAL ENGINEER

DEVELOPMENT PLAN
(ALTERNATE LAYOUT)
(PHASE 1)

DEVELOPMENT PLAN
555 HERNDON PARKWAY
TOWN OF HERNDON, VIRGINIA

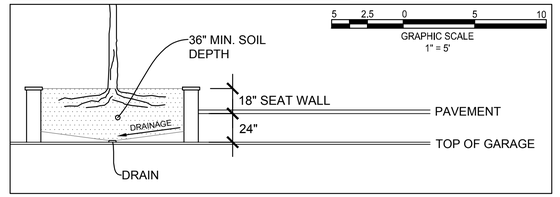
PROJECT NO: 15002.002.00
SCALE: 1"=30'
DATE: 05-16-2022
DESIGN: JR, JA
DRAWN: JA
CHECKED:
SHEET No. 5.3 OF 24.0

111332

DATE	REVISION



TYPICAL PLANTER DETAIL OVER STRUCTURE



NOTES:
1. ALL LANDSCAPE REQUIREMENTS STATED IN ARTICLE XI SEC. 78-110.5 SHALL BE MET FOR THE EXPOSED TOP LEVEL OF THE PARKING STRUCTURE DURING PHASE 1 OF THE DEVELOPMENT.
2. PLANT SPECIES SPECIFIED HERE ARE SUBJECT TO CHANGE BASED ON AVAILABILITY AT TIME OF CONSTRUCTION.
3. THE LOCATION, DESIGN AND NUMBER OF THE SITE FURNISHINGS, PAVERS, LIGHTING, BOLLARDS AS SHOWN ON THIS PLAN SHEET ARE PRELIMINARY ONLY. THESE ELEMENTS WILL BE FINALIZED AT THE TIME OF SITE PLAN, AND WILL BE CONSISTENT WITH THE INTENT OF THE HTOC DESIGN GUIDELINES AND THE REQUIREMENTS IN THE ZONING ORDINANCE.
4. ALL SURFACE TREATMENTS ON THIS SHEET ARE SHOWN FROM GROUND LEVEL.
5. DECORATIVE PAVERS WILL BE UTILIZED FOR HIGH VISIBILITY CROSSWALKS AT ALL INTERSECTIONS. THESE SURFACE TREATMENTS SHALL REFLECT THE HTOC URBAN DESIGN GUIDELINES.

SITE FURNISHINGS LEGEND

- BENCH
- STREET LIGHT
- RETAIL/OUTDOOR SEATING
- PROPOSED FENCE

LEGEND

- *ACER RUBRUM* RED MAPLE
- *GINKGO BILOBA* GINKGO
- *QUERCUS PHELLOS* WILLOW OAK
- *TILIA AMERICANA* AMERICAN LINDEN
- *CERCIDIPHYLLUM JAPONICUM* KATSURA TREE
- *BETULA NIGRA* RIVER BIRCH
- *GLEDITSIA TRIACANTHOS INERMIS* THORNLESS HONEYLOCUST
- *CORNUS FLORIDA* FLOWERING DOGWOOD
- *PINUS TAEDA* LOBLOLLY PINE
- *THUJA 'GREEN GIANT'* GREEN GIANT ARBORVITAE
- LAWN AREA / REPLICA TURF
- SHRUB PLANTINGS, GROUNDCOVER AND ENHANCED PLANTING AREA

PENZANCE

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GOROVE / SLADE Transportation Planners and Engineers

WIRE GILL LLP

COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
Lic. No.52485
11-01-2022
PROFESSIONAL ENGINEER

LANDSCAPE PLAN

DEVELOPMENT PLAN
555 HERNDON PARKWAY
TOWN OF HERNDON, VIRGINIA

PROJECT NO: 15002.002.00
SCALE: 1" = 30'
DATE: 05-16-2022
DESIGN: JA
DRAWN: JA
CHECKED:
SHEET No.
6.0 OF 24.0

111332



DATE	REVISION

Amenity Key

1. Decorative Pavers
2. Scored Concrete Sidewalk
3. Lawn Panel
4. Seat Walls
5. Plaza Area
6. Shared Roadway Bike Trail
7. Public Bike Track
8. Public Sidewalk
9. Sidewalk
10. Asphalt
11. Possible Focal Point / Artwork

NOTE:
1. ALL SURFACE TREATMENTS ON THIS SHEET ARE SHOWN FROM GROUND LEVEL.
2. DECORATIVE PAVERS WILL BE UTILIZED FOR HIGH VISIBILITY CROSSWALKS AT ALL INTERSECTIONS. THESE SURFACE TREATMENTS SHALL REFLECT THE HTOC URBAN DESIGN GUIDELINES.

VCS 1983 GRID NORTH

30 15 0 30 60
GRAPHIC SCALE
1" = 30'

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WIRE GILL LLP

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JOHN L. HELMS
Lic. No.52485
11-01-2022
PROFESSIONAL ENGINEER

HARDSCAPE PLAN

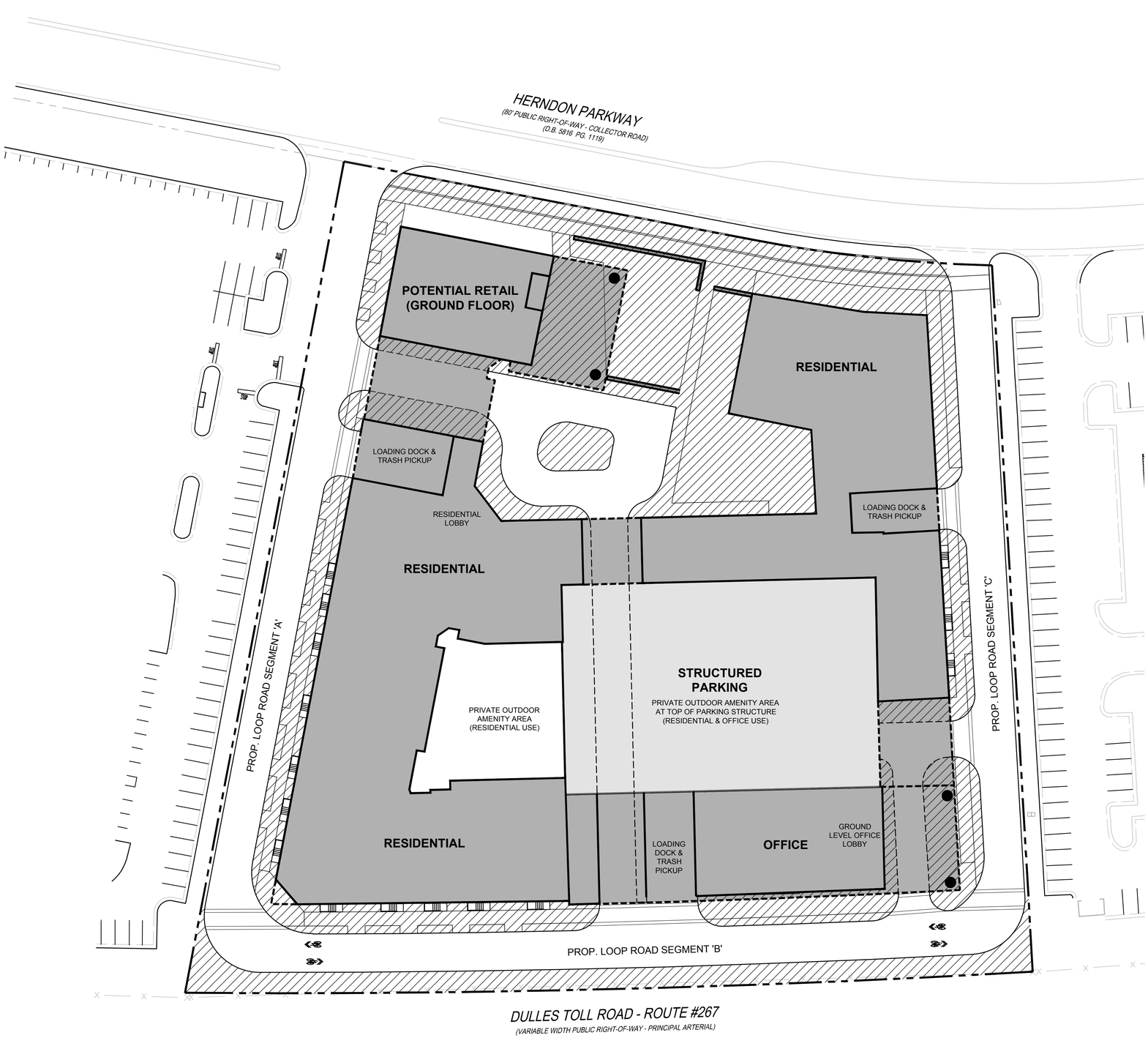
DEVELOPMENT PLAN
555 HERNDON PARKWAY
TOWN OF HERNDON, VIRGINIA

PROJECT NO: 15002.002.00
SCALE: 1" = 30'
DATE: 05-16-2022
DESIGN: JA
DRAWN: JA
CHECKED:
SHEET No.
7.0 OF 24.0

DATE	REVISION

VCS 1983 GRID NORTH

30 15 0 30 60
GRAPHIC SCALE
1" = 30'



OPEN SPACE PLAN

TOTAL SITE AREA: 4.34 AC

OPEN SPACE AREA REQUIREMENT:
0.00 AC (0% OF SITE)

OPEN SPACE PROVIDED AT GRADE:
±1.12 AC (±26% OF SITE)

NOTE: PRIOR APPROVAL DP#17-01 PROVIDED 1.13 AC OF AT-GRADE OPEN SPACE

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11-01-2022
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PUBLIC-ACCESSIBLE OPEN SPACE PLAN

DEVELOPMENT PLAN
555 HERNDON PARKWAY
TOWN OF HERNDON, VIRGINIA

PROJECT NO: 15002.002.00
SCALE: 1" = 30'
DATE: 05-16-2022
DESIGN: JA
DRAWN: JA
CHECKED:
SHEET No.
8.0 OF 24.0

111332

DATE	REVISION

VCS 1983 GRID NORTH

30 15 0 30 60
GRAPHIC SCALE
1" = 30'

APPROX. LOCATION OF EASEMENT FOR TRAFFIC SIGNAL EQUIPMENT AND PUBLIC PEDESTRIAN ACCESS (IF WARRANTED)

HERNDON PARKWAY
(80' PUBLIC RIGHT-OF-WAY - COLLECTOR ROAD)
(D.B. 5816 PG. 1119)

APPROX. LOCATION OF EASEMENT FOR TRAFFIC SIGNAL EQUIPMENT AND PUBLIC PEDESTRIAN ACCESS (IF WARRANTED)

POTENTIAL RETAIL (GROUND FLOOR)

EMERGENCY ACCESS EASEMENT

LOADING DOCK & TRASH PICKUP

RESIDENTIAL LOBBY

RESIDENTIAL

RESIDENTIAL

EMERGENCY ACCESS EASEMENT

LOADING DOCK & TRASH PICKUP

PROP. LOOP ROAD SEGMENT 'A'

PROP. LOOP ROAD SEGMENT 'C'

STRUCTURED PARKING

PRIVATE OUTDOOR AMENITY AREA AT TOP OF PARKING STRUCTURE (RESIDENTIAL & OFFICE USE)

PRIVATE OUTDOOR AMENITY AREA (RESIDENTIAL USE)

RESIDENTIAL

LOADING DOCK & TRASH PICKUP

OFFICE

GROUND LEVEL OFFICE LOBBY

ACCESS ESMT. PROVIDED FOR FUTURE OFF-SITE ROAD EXTENSION

EMERGENCY ACCESS EASEMENT

PROP. LOOP ROAD SEGMENT 'B'

ACCESS ESMT. PROVIDED FOR FUTURE OFF-SITE ROAD EXTENSION

DULLES TOLL ROAD - ROUTE #267
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY - PRINCIPAL ARTERIAL)

PUBLIC DEDICATION AREA

PUBLIC ACCESSIBLE SPACE IN EASEMENT, IN ACCORDANCE WITH THE PROFFERS

STREET UTILITY AND PUBLIC ACCESS EASEMENT AREA

RETAIL SEATING AREA

ACCESS EASEMENT FOR FUTURE OFF-SITE ROAD EXTENSION

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Lic. No.52485
11-01-2022
PROFESSIONAL ENGINEER

PUBLIC DEDICATION, EASEMENTS & ACCESSIBLE SPACES

DEVELOPMENT PLAN

555 HERNDON PARKWAY

TOWN OF HERNDON, VIRGINIA

PROJECT NO: 15002.002.00
SCALE: 1" = 30'
DATE: 05-16-2022
DESIGN: JA
DRAWN: JA
CHECKED:
SHEET No. 8.1 OF 24.0

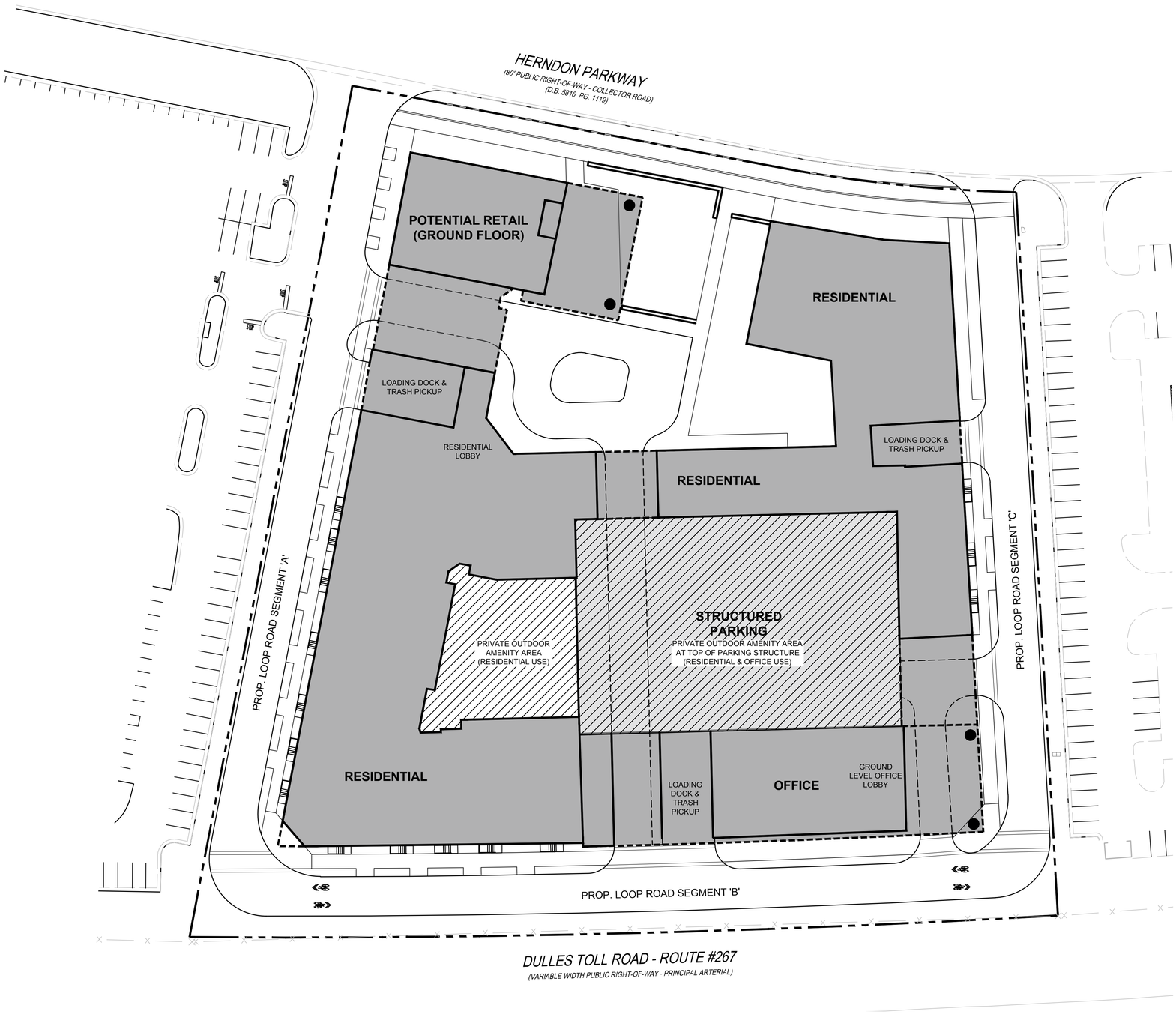
111332

DATE	REVISION

VCS 1983 GRID NORTH

30 15 0 30 60

GRAPHIC SCALE
1" = 30'



PRIVATE OPEN SPACE PLAN

PRIVATE OPEN SPACE PROVIDED ON PODIUM LEVEL: ±27,000 S.F.

OPEN SPACE TABULATIONS		
TOTAL SITE AREA: 189,050 SF; PUBLIC OPEN SPACE = 48,700 SF		
	PRIVATE OPEN SPACE (SQ. FT.)	PRIVATE OPEN SPACE (% OF SITE AREA)
RESIDENTIAL & OFFICE	21,500 SQ. FT.	11.4%
RESIDENTIAL	5,500 SQ. FT.	2.9%

TOTAL OPEN SPACE (% OF SITE) = ±40%.

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Transportation Planners and Engineers

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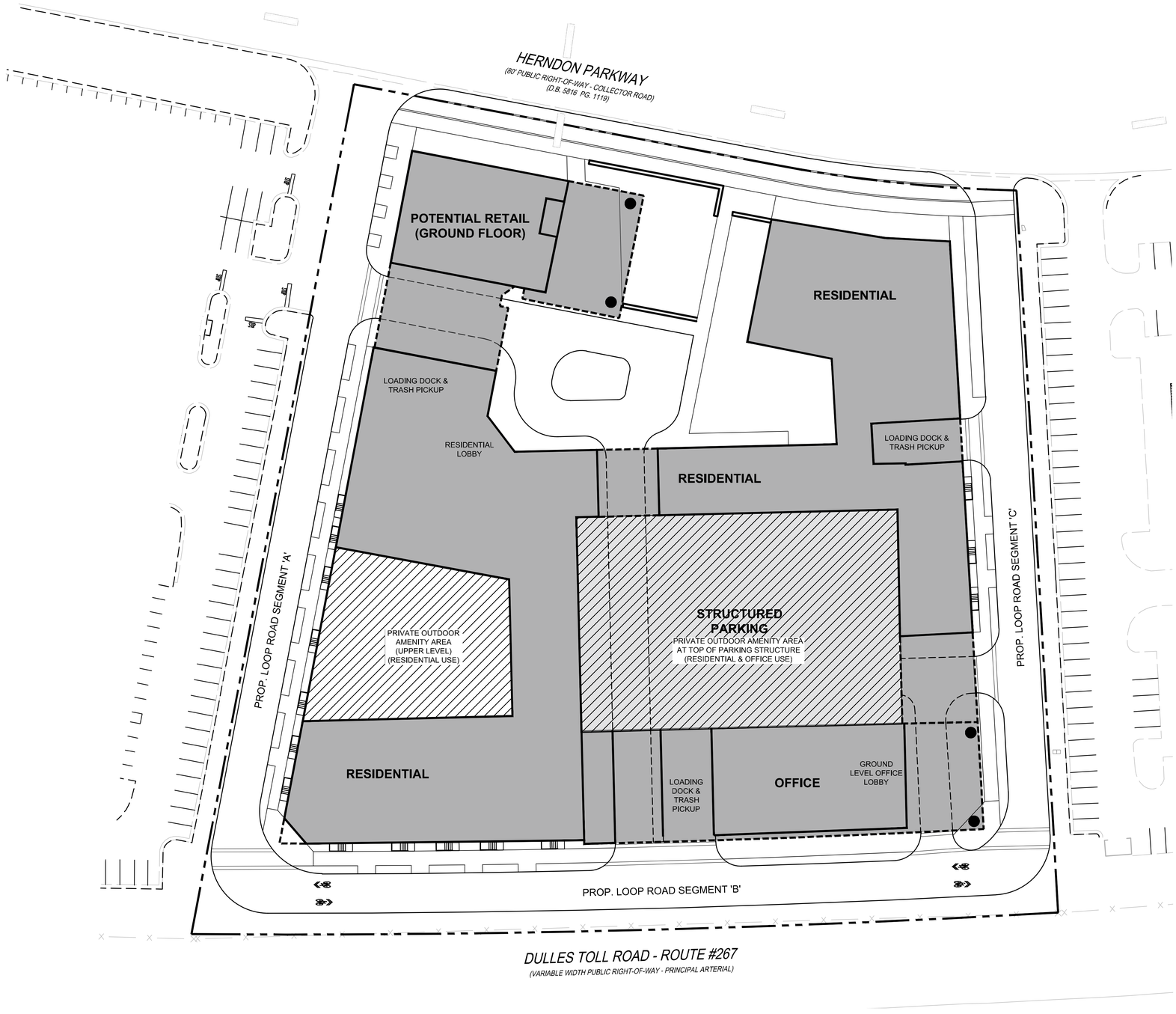
COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
Lic. No.52485
11-01-2022
PROFESSIONAL ENGINEER

PRIVATE OPEN SPACE PLAN

DEVELOPMENT PLAN
555 HERNDON PARKWAY
TOWN OF HERNDON, VIRGINIA

PROJECT NO: 15002.002.00
SCALE: 1" = 30'
DATE: 05-16-2022
DESIGN: WR
DRAWN: WR
CHECKED:
SHEET No.
9.0 OF 24.0

111332



VCS 1983 GRID NORTH

30 15 0 30 60
GRAPHIC SCALE
1" = 30'

DATE	REVISION

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COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
Lic. No.52485
11-10-2022
PROFESSIONAL ENGINEER

PRIVATE OPEN SPACE PLAN

PRIVATE OPEN SPACE PROVIDED ON PODIUM LEVEL: ±30,500 S.F.

OPEN SPACE TABULATIONS

TOTAL SITE AREA: 189,050 SF; PUBLIC OPEN SPACE = 48,700 SF

	PRIVATE OPEN SPACE (SQ. FT.)	PRIVATE OPEN SPACE (% OF SITE AREA)
RESIDENTIAL & OFFICE	21,500 SQ. FT.	11.4%
RESIDENTIAL	9,000 SQ. FT.	4.7%

TOTAL OPEN SPACE (% OF SITE) = ±40%.

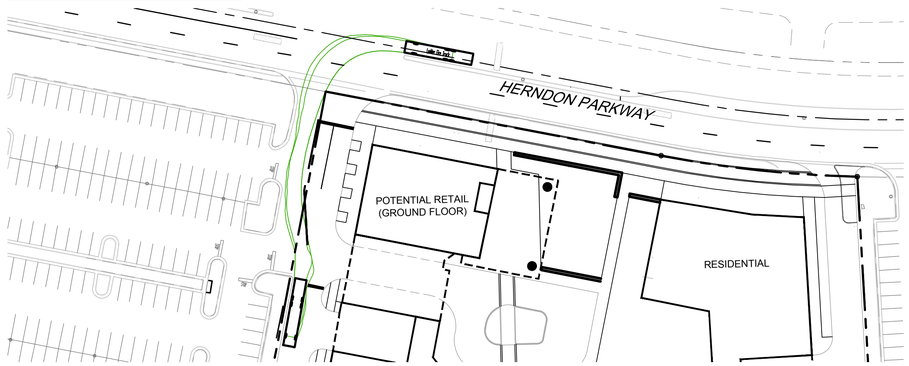
PRIVATE OPEN SPACE PLAN
(ALTERNATE LAYOUT)

DEVELOPMENT PLAN
555 HERNDON PARKWAY
TOWN OF HERNDON, VIRGINIA

PROJECT NO: 15002.002.00
SCALE: 1" = 30'
DATE: 05-16-2022
DESIGN: JA
DRAWN: JA
CHECKED:
SHEET No.
9.1 OF 24.0

111332

LADDER TRUCK ENTERING SITE



LADDER TRUCK EXITING SITE



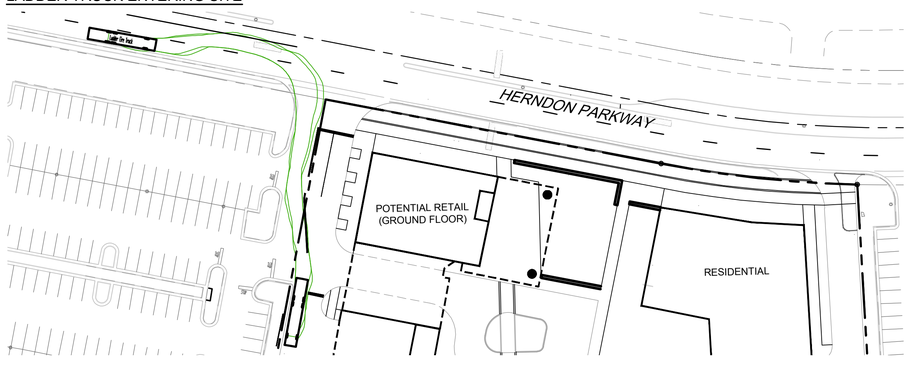
VCS 1983 GRID NORTH

DATE	REVISION

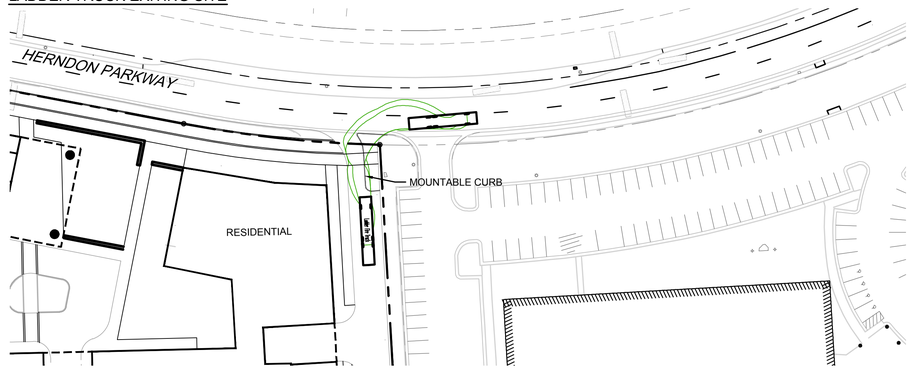
50 25 0 50 100

GRAPHIC SCALE
1" = 50'

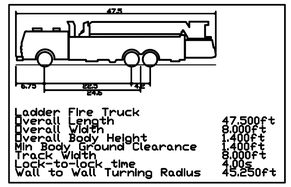
LADDER TRUCK ENTERING SITE



LADDER TRUCK EXITING SITE

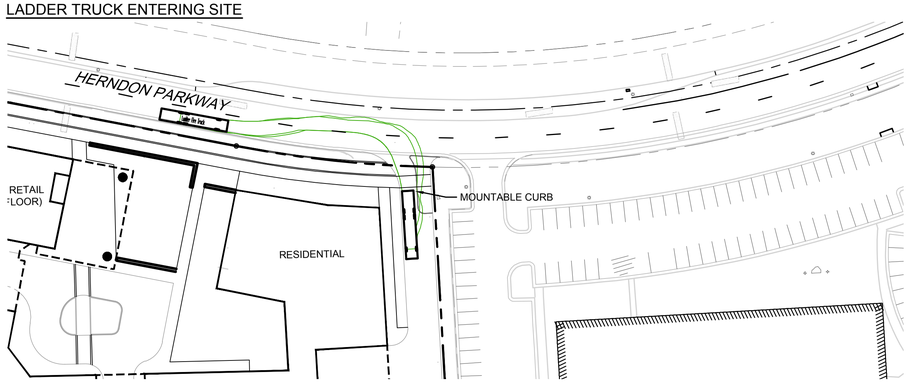


LADDER TRUCK SPECIFICATIONS (N.T.S.)

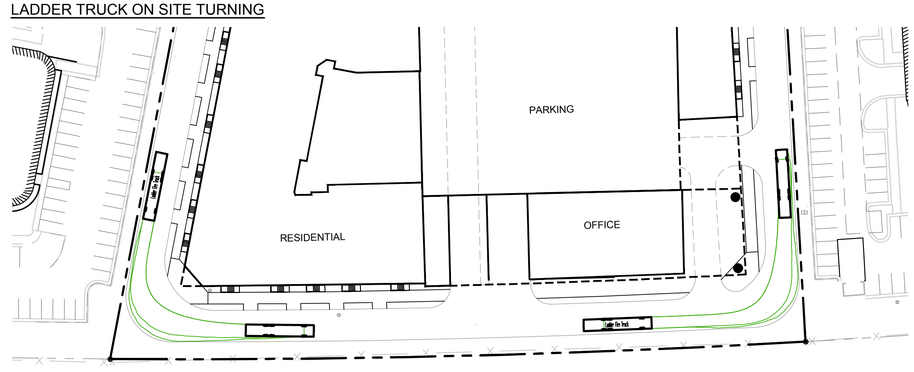


Ladder Fire Truck	
Overall Length	47.500ft
Overall Width	8.000ft
Overall Body Height	1.400ft
Min Body Ground Clearance	1.400ft
Track Width	8.000ft
Lock-to-Lock time	4.00s
Wall to Wall Turning Radius	45.250ft

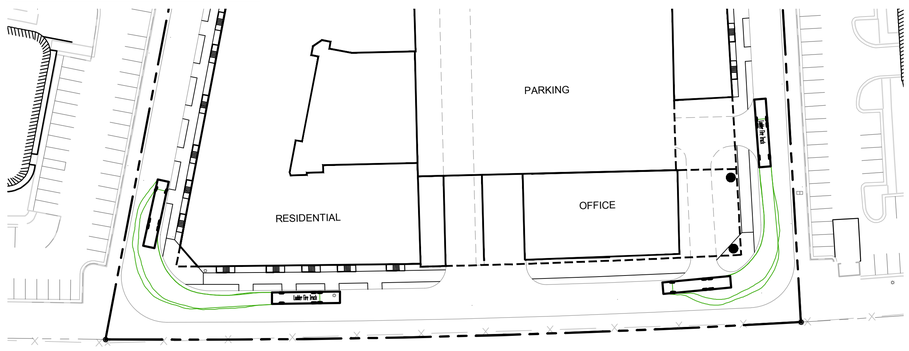
LADDER TRUCK ENTERING SITE



LADDER TRUCK ON SITE TURNING



LADDER TRUCK ON SITE TURNING



NOTE:
OUTLINES (IN GREEN) SHOWN ON THESE TURNING SIMULATIONS REPRESENT THE SWEPT PATH OF THE VEHICLE BODY, NOT THE PATH OF THE WHEELS.

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GOROVE / SLADE Transportation Planners and Engineers
WIRE GILL LLP

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JOHN L. HELMS
Lic. No.52485
11-10-2022
PROFESSIONAL ENGINEER

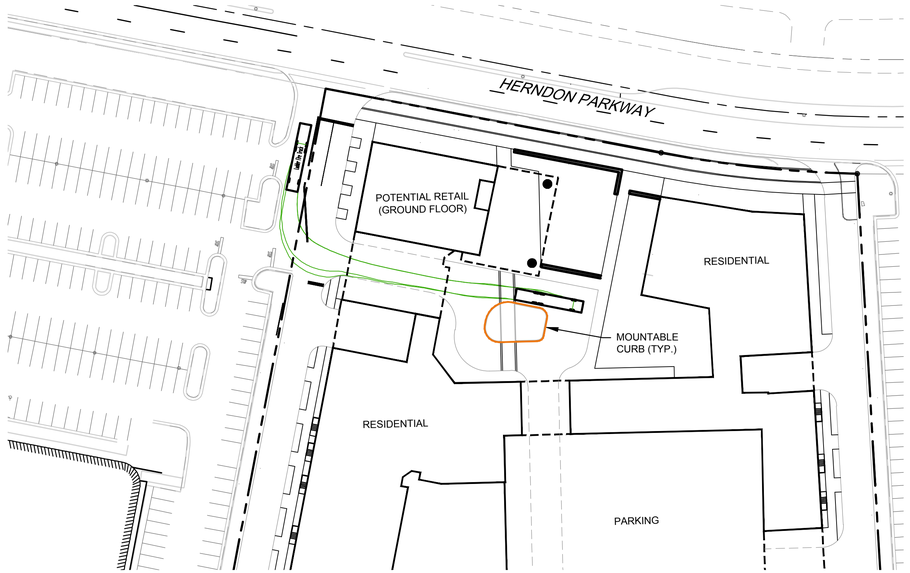
FIRE ACCESS PLAN

DEVELOPMENT PLAN
555 HERNDON PARKWAY
TOWN OF HERNDON, VIRGINIA

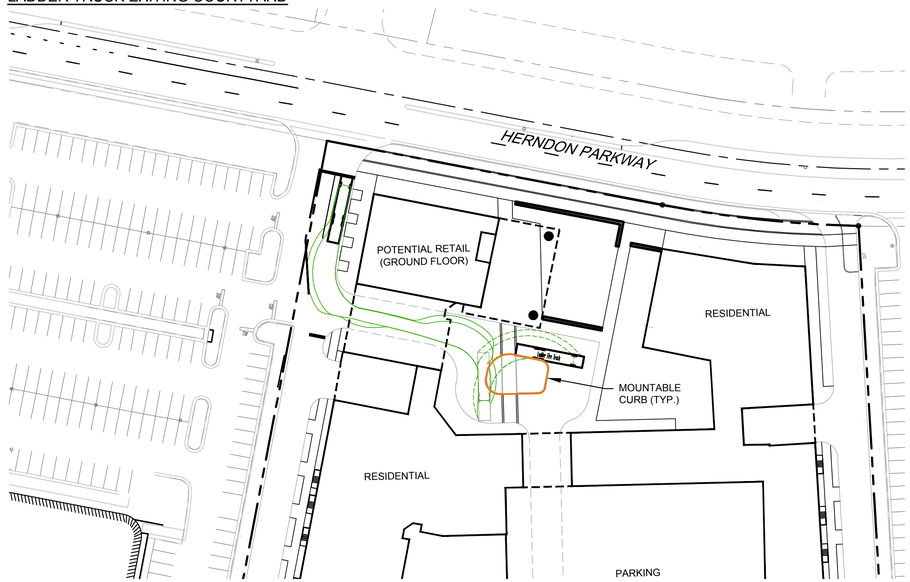
PROJECT NO: 15002.002.00
SCALE: 1"=50'
DATE: 05-16-2022
DESIGN: JA
DRAWN: JA
CHECKED: JH
SHEET No.
10.0 OF 24.0

111332

LADDER TRUCK ENTERING COURTYARD



LADDER TRUCK EXITING COURTYARD

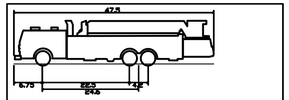


VCS 1983 GRID NORTH

DATE	REVISION

50 25 0 50 100
GRAPHIC SCALE
1" = 50'

LADDER TRUCK SPECIFICATIONS (N.T.S.)



Ladder Fire Truck	
Overall Length	47.500ft
Overall Width	8.000ft
Overall Body Height	1.400ft
Min Body Ground Clearance	1.400ft
Track Width	8.000ft
Lock-to-lock time	4.00s
Wall to Wall Turning Radius	45.250ft

NOTE:
OUTLINES (IN GREEN) SHOWN ON THESE TURNING SIMULATIONS REPRESENT THE SWEPT PATH OF THE VEHICLE BODY, NOT THE PATH OF THE WHEELS.

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COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
Lic. No.52485
11-10-2022
PROFESSIONAL ENGINEER

FIRE ACCESS PLAN

DEVELOPMENT PLAN
555 HERNDON PARKWAY
TOWN OF HERNDON, VIRGINIA

PROJECT NO: 15002.002.00
SCALE: 1"=50'
DATE: 05-16-2022
DESIGN: JA
DRAWN: JA
CHECKED: JH
SHEET No.
10.1 OF 24.0

PARKING GARAGE AERIAL FIRE ACCESS WAIVER REQUEST

September 1, 2022

Office of the Fire Marshal
Fairfax County, Virginia
1209 Government Center Parkway
Fairfax, VA 22035

Subject: 555 Herndon, Development Plan Amendment / Proffer Condition Amendment
555 Herndon Parkway, Herndon, VA 20170

Plan Number: DP #21-01

Code Reference: Fairfax County Public Facilities Manual
Section 9-0202.2I (1)

This is a request for modification to the Fairfax County Public Facilities Manual, (PFM), Section 9-0202.2I, specifically 9-0202.2I (1).

Section 9-0202.2I (1) states that "When buildings are more than three stories or 30' in height, aerial fire apparatus access must be approved." In this case, the parking garage does not have the required access by aerial ladders.

The garage at this location will not have adequate ladder truck access. While it is a separate building, it is surrounded on all 4-sides by residential and office buildings. Since this condition does not provide adequate ladder truck access, the applicant offers to provide the following protective measures, in place of ladder access:

- NFPA 13 compliant automatic, dry sprinkler coverage in the open parking garage
- Automatic, wet standpipes with fire hose valves in the stairwells
- 2-hour fire-rated egress stair enclosures in lieu of open stairwells, with self-closing, fire-rated doors
- The garage sprinkler system must be monitored by the adjacent residential and office building's fire alarm system and initiate occupant notification upon activation of the garage sprinkler water-flow devices

We believe that the additional protective measures sufficiently outweigh the need for aerial access required in the PFM. This request is offered for approval by the Fairfax County Fire Prevention Services, and the Code Modification Review Committee.

AERIAL FIRE ACCESS PFM COMPLIANCE EXHIBIT



LEGEND

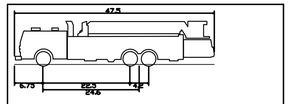
- MEETS PFM REQUIREMENTS FOR AERIAL FIRE APPARATUS ACCESS (15' - 30' FROM FIRE ACCESS LANE)
- NEAR TO MEETING PFM REQUIREMENTS FOR AERIAL FIRE APPARATUS ACCESS (30' - 40' FROM FIRE ACCESS LANE)
- DOES NOT MEET PFM REQUIREMENTS FOR AERIAL FIRE APPARATUS ACCESS (GREATER THAN 40' FROM FIRE ACCESS LANE)

111332

LADDER TRUCK - TURN-AROUND AT INTERIM DEAD-END CONDITION



LADDER TRUCK SPECIFICATIONS (N.T.S.)



AERIAL FIRE ACCESS PFM COMPLIANCE EXHIBIT
(INTERIM CONDITION DURING PHASE 2 CONSTRUCTION)



LEGEND

- MEETS PFM REQUIREMENTS FOR AERIAL FIRE APPARATUS ACCESS (15' - 30' FROM FIRE ACCESS LANE)
- NEAR TO MEETING PFM REQUIREMENTS FOR AERIAL FIRE APPARATUS ACCESS (30' - 40' FROM FIRE ACCESS LANE)
- DOES NOT MEET PFM REQUIREMENTS FOR AERIAL FIRE APPARATUS ACCESS (GREATER THAN 40' FROM FIRE ACCESS LANE)

VCS 1983 GRID NORTH

DATE	REVISION

50 25 0 50 100
GRAPHIC SCALE
1" = 50'

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dcs DESIGN
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WIRE GILL LLP

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JOHN L. HELMS
Lic. No.52485
11-01-2022
PROFESSIONAL ENGINEER

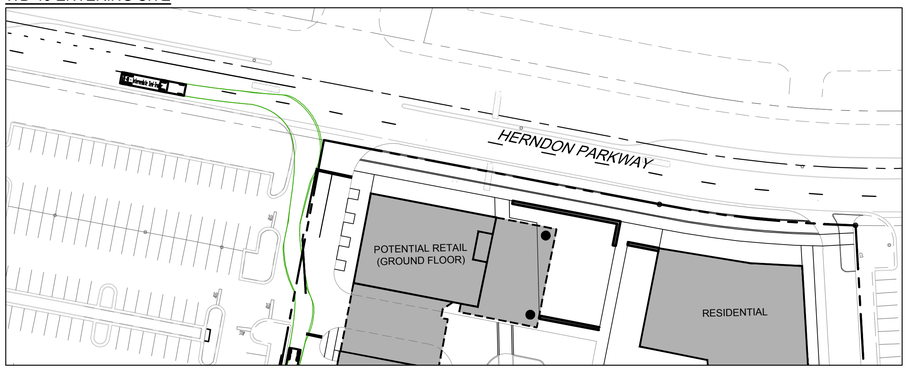
FIRE ACCESS PLAN
(INTERIM CONDITION
DURING PHASE 2
CONSTRUCTION ONLY)

DEVELOPMENT PLAN
555 HERNDON PARKWAY
TOWN OF HERNDON, VIRGINIA

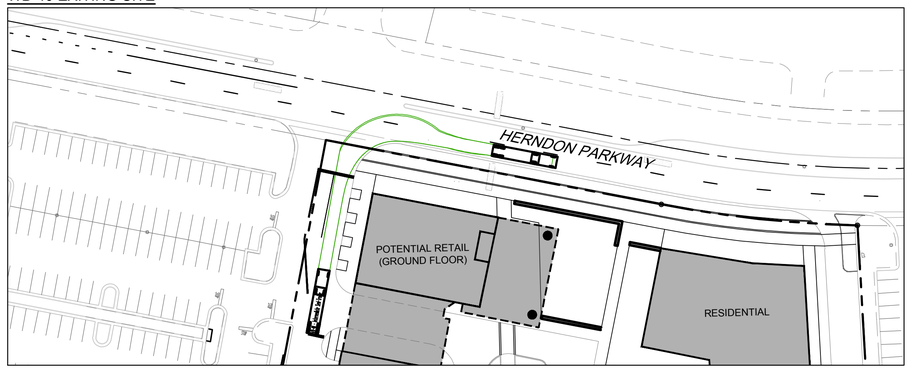
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DATE: 05-16-2022
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CHECKED: JH
SHEET No.
10.2 OF 24.0

111332

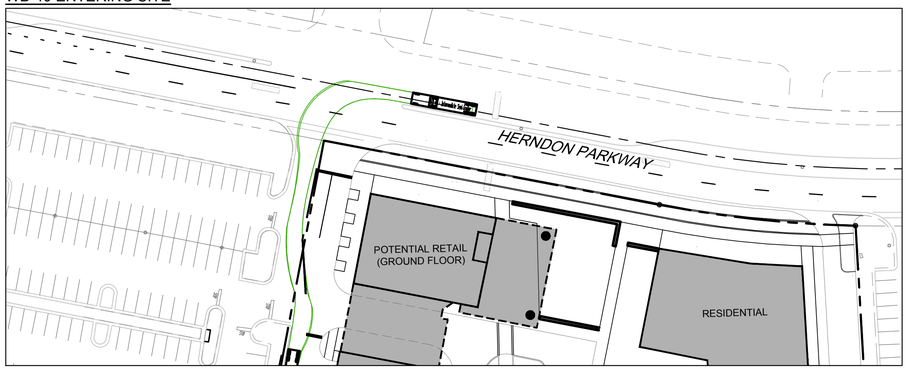
WB-40 ENTERING SITE



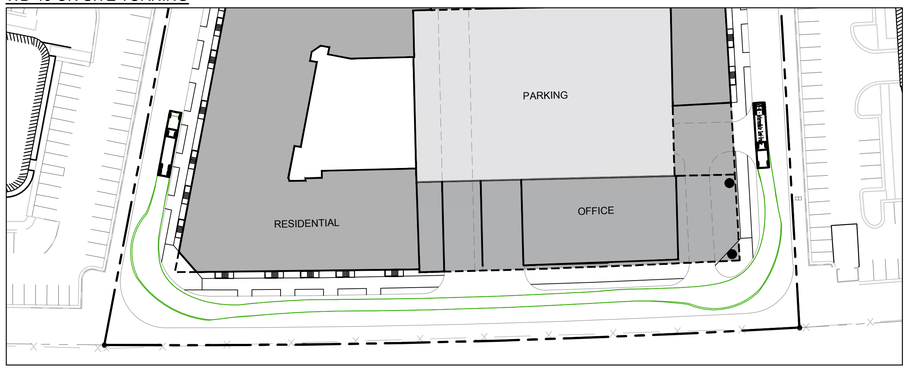
WB-40 EXITING SITE



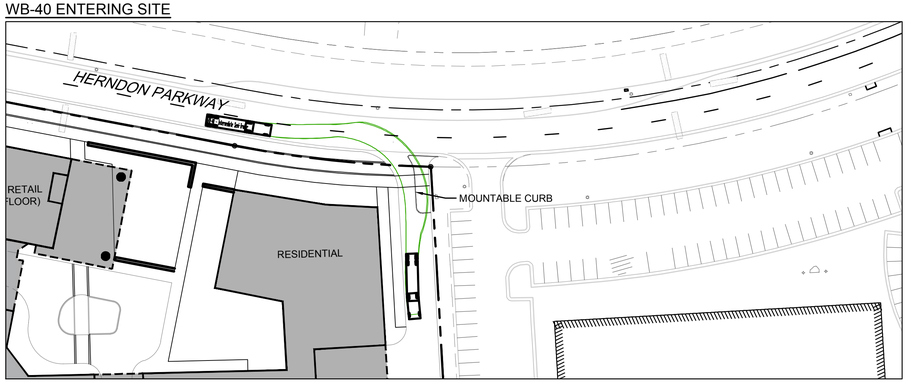
WB-40 ENTERING SITE



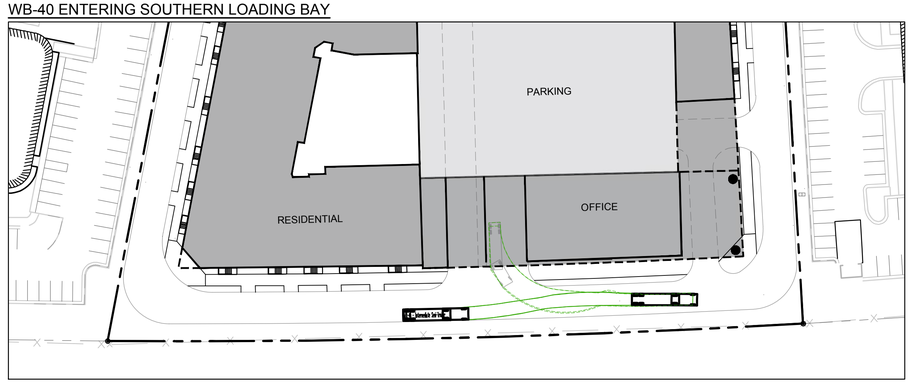
WB-40 ON SITE TURNING



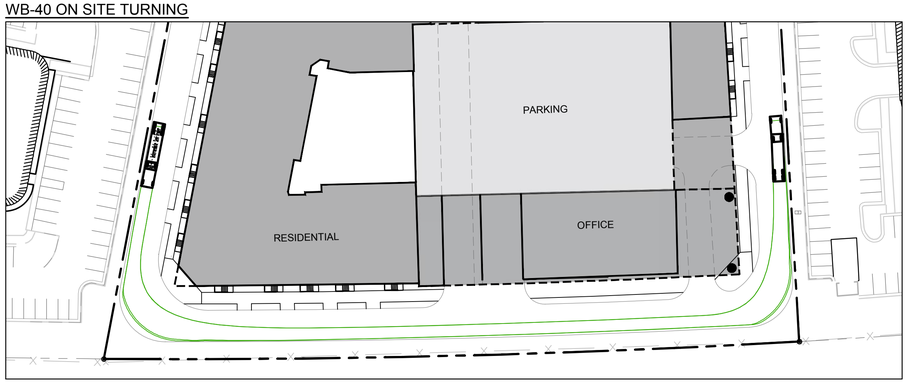
WB-40 ENTERING SITE



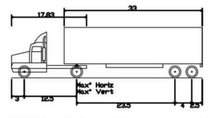
WB-40 ENTERING SOUTHERN LOADING BAY



WB-40 ON SITE TURNING



WB-40 SPECIFICATIONS (N.T.S.)



WB-40 - Intermediate Semi-Trailer

Overall Length	45.500ft
Overall Width	8.000ft
Overall Body Height	12.055ft
Min Body Ground Clearance	1.334ft
Track Width	8.000ft
Lock-to-lock time	4.00s
Max Steering Angle (Virtual)	20.40°

NOTE:
OUTLINES (IN GREEN) SHOWN ON THESE TURNING SIMULATIONS REPRESENT THE SWEPT PATH OF THE VEHICLE BODY, NOT THE PATH OF THE WHEELS.

VCS 1983 GRID NORTH

DATE	REVISION

50 25 0 50 100
GRAPHIC SCALE
1" = 50'

PENZANCE
christopher consultants
dcs DESIGN
GOROVE / SLADE Transportation Planners and Engineers
WIRE GILL LLP

COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
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11-10-2022
PROFESSIONAL ENGINEER

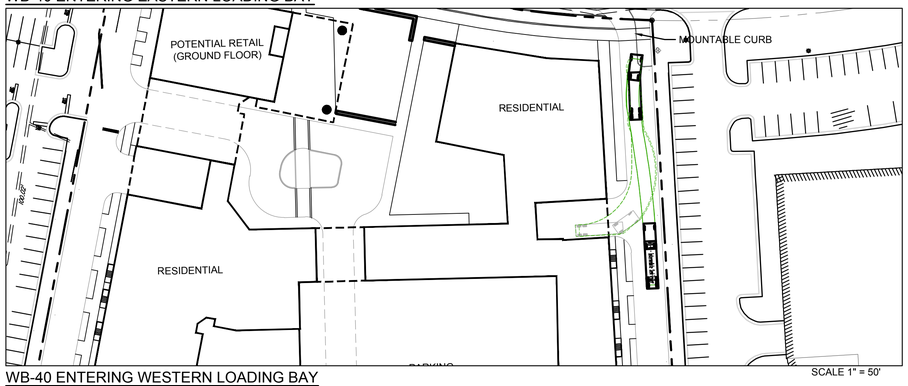
TRUCK TURNING MOVEMENTS

DEVELOPMENT PLAN
555 HERNDON PARKWAY
TOWN OF HERNDON, VIRGINIA

PROJECT NO: 15002.002.00
SCALE: 1"=50'
DATE: 05-16-2022
DESIGN: JA
DRAWN: JA
CHECKED: JH
SHEET No.
11.0 OF 24.0

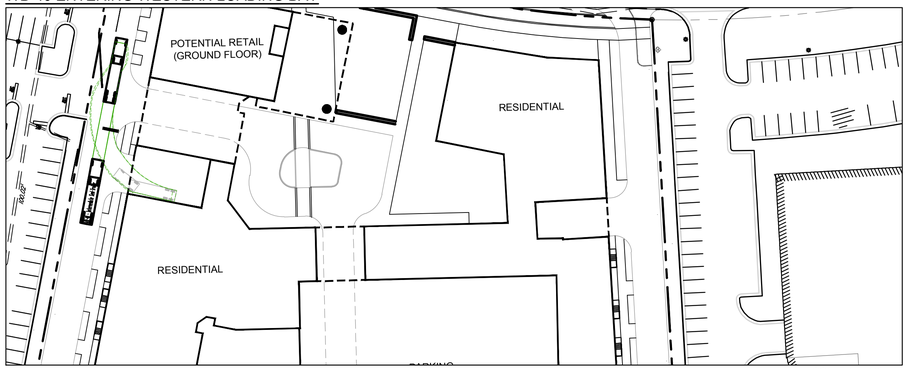
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WB-40 ENTERING EASTERN LOADING BAY



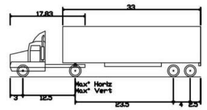
SCALE 1" = 50'

WB-40 ENTERING WESTERN LOADING BAY



SCALE 1" = 50'

WB-40 SPECIFICATIONS (N.T.S.)



WB-40 - Intermediate Semi-Trailer

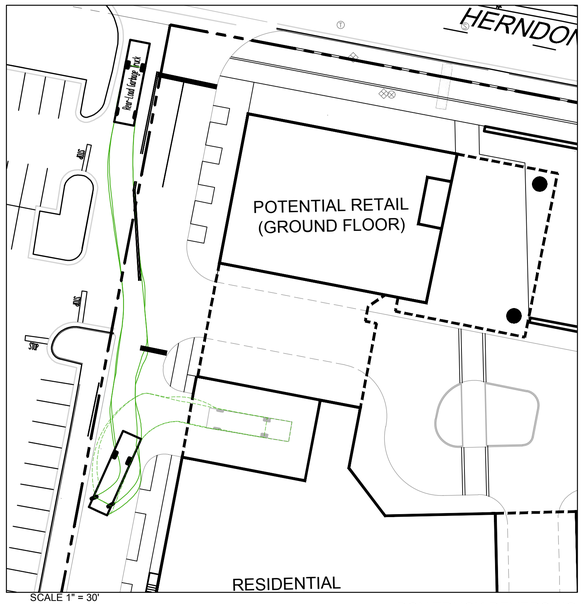
Overall Length	45.500ft
Overall Width	8.000ft
Overall Body Height	12.050ft
Min Body Ground Clearance	1.344ft
Track Width	8.000ft
Lock-to-lock time	4.00s
Max Steering Angle (Virtual)	20.40°

VCS 1983 GRID NORTH

DATE	REVISION

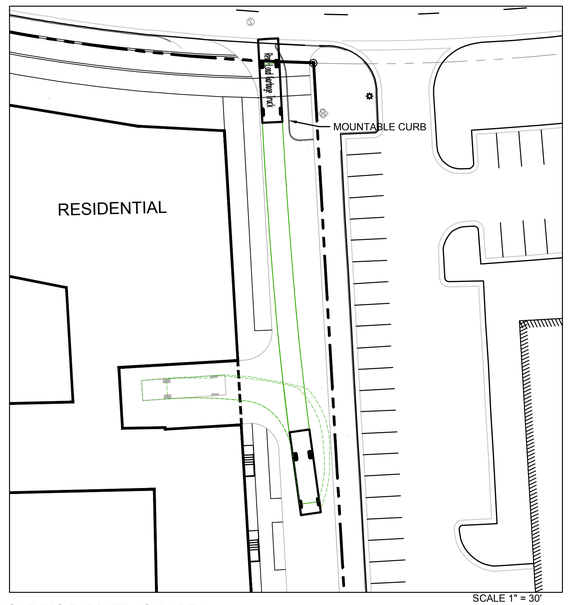
50 25 0 50 100
GRAPHIC SCALE
1" = 50'

BOX TRUCK REVERSING INTO LOADING BAY / TRASH AREA



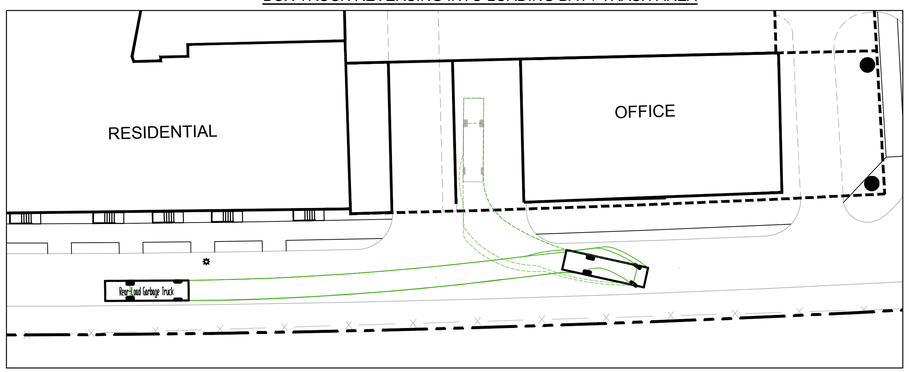
SCALE 1" = 30'

BOX TRUCK REVERSING INTO LOADING BAY / TRASH AREA



SCALE 1" = 30'

BOX TRUCK REVERSING INTO LOADING BAY / TRASH AREA



SCALE 1" = 30'

NOTE:
OUTLINES (IN GREEN) SHOWN ON THESE TURNING SIMULATIONS REPRESENT THE SWEPT PATH OF THE VEHICLE BODY, NOT THE PATH OF THE WHEELS.

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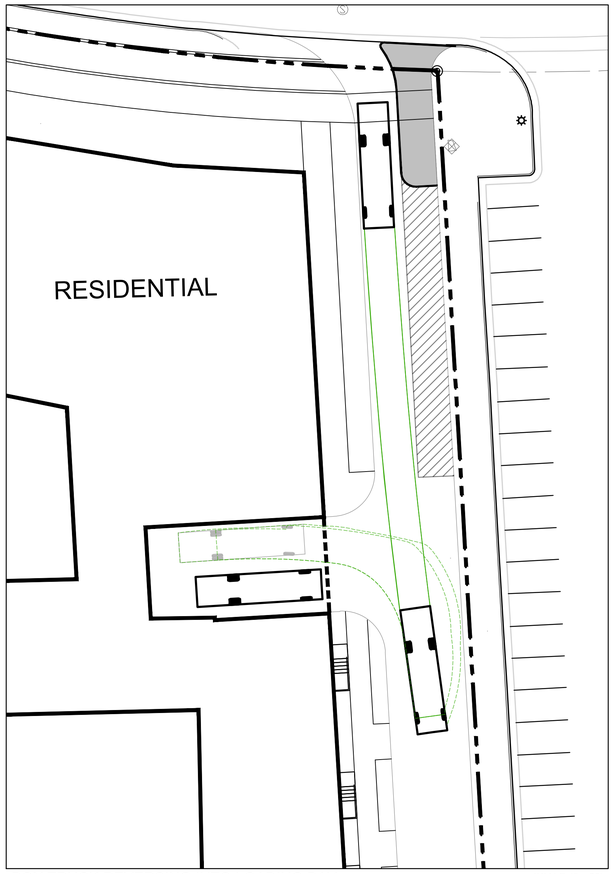
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JOHN L. HELMS
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11-10-2022
PROFESSIONAL ENGINEER

TRUCK TURNING MOVEMENTS

DEVELOPMENT PLAN
555 HERNDON PARKWAY
TOWN OF HERNDON, VIRGINIA

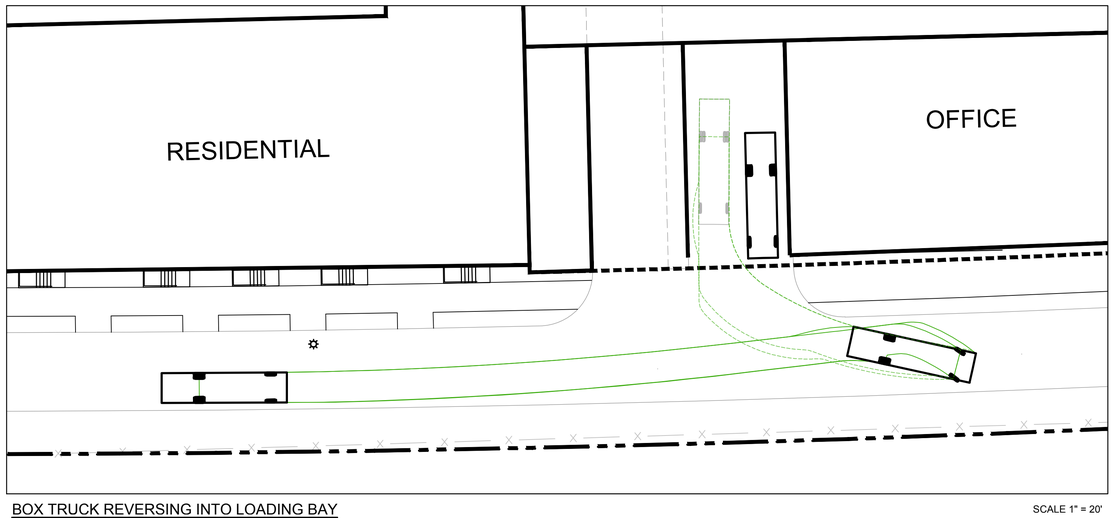
PROJECT NO: 15002.002.00
SCALE: AS SHOWN
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DESIGN: JA
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SHEET No.
11.1 OF 24.0

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BOX TRUCK REVERSING INTO LOADING BAY
(WITH SECOND VEHICLE INSIDE LOADING BAY)

SCALE 1" = 20'



BOX TRUCK REVERSING INTO LOADING BAY
(WITH SECOND VEHICLE INSIDE LOADING BAY)

SCALE 1" = 20'

NOTE:
OUTLINES (IN GREEN) SHOWN ON THESE TURNING SIMULATIONS REPRESENT THE SWEPT PATH OF THE VEHICLE BODY, NOT THE PATH OF THE WHEELS.

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DATE	REVISION

20 10 0 20 40
GRAPHIC SCALE
1" = 20'

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11-10-2022

TRUCK TURNING MOVEMENTS (ALTERNATE LAYOUT)

DEVELOPMENT PLAN
555 HERNDON PARKWAY
TOWN OF HERNDON, VIRGINIA

PROJECT NO: 15002.002.00
SCALE: AS SHOWN
DATE: 05-16-2022
DESIGN: JA
DRAWN: JA
CHECKED: JH
SHEET No.
11.2 OF 24.0

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DATE	REVISION

LEGEND

- : EX. WOODS LINE
- : EX. STREET CENTER LINE
- : EX. CURB & GUTTER
- : EX. BOUNDARY
- : EX. EDGE OF PAVEMENT (EP)
- : EX. SIGN
- : DENOTES HANDICAPPED PARKING SPACE
- : PROP. BUILDING
- : PROP. EDGE OF PAVEMENT
- : PROP. LIMITS OF DISTURBANCE
- 20 : EX. CONTOUR
- : PROP. CONTOUR

POTENTIAL RETAIL (GROUND FLOOR)

RESIDENTIAL

UNDERGROUND DETENTION VAULT

8'x11' JELLYFISH

RESIDENTIAL

PARKING

RESIDENTIAL

OFFICE

8" PVC

VCS 1983 GRID NORTH

GRAPHIC SCALE
30 15 0 30 60
1" = 30'

PENZANCE

christopher consultants

dcs DESIGN

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COMMONWEALTH OF VIRGINIA
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11-01-2022
PROFESSIONAL ENGINEER

PROPOSED GRADING PLAN & LIMITS

DEVELOPMENT PLAN

555 HERNDON PARKWAY

TOWN OF HERNDON, VIRGINIA

PROJECT NO: 15002.002.00

SCALE: 1"=30'

DATE: 05-16-2022

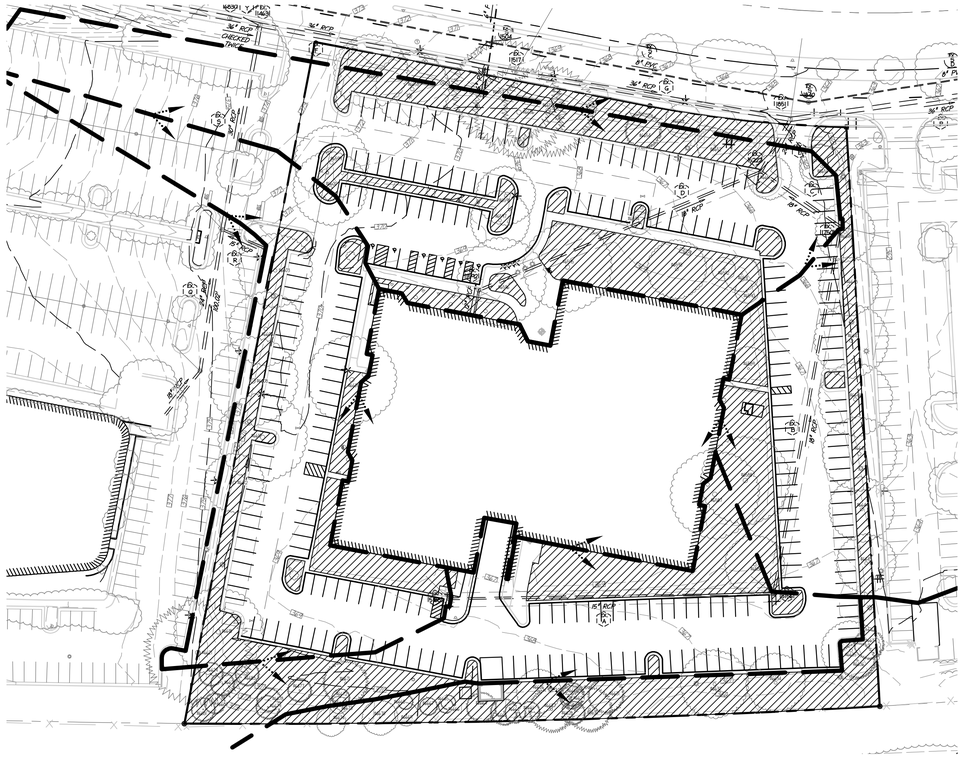
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SHEET No.

12.0 OF 24.0

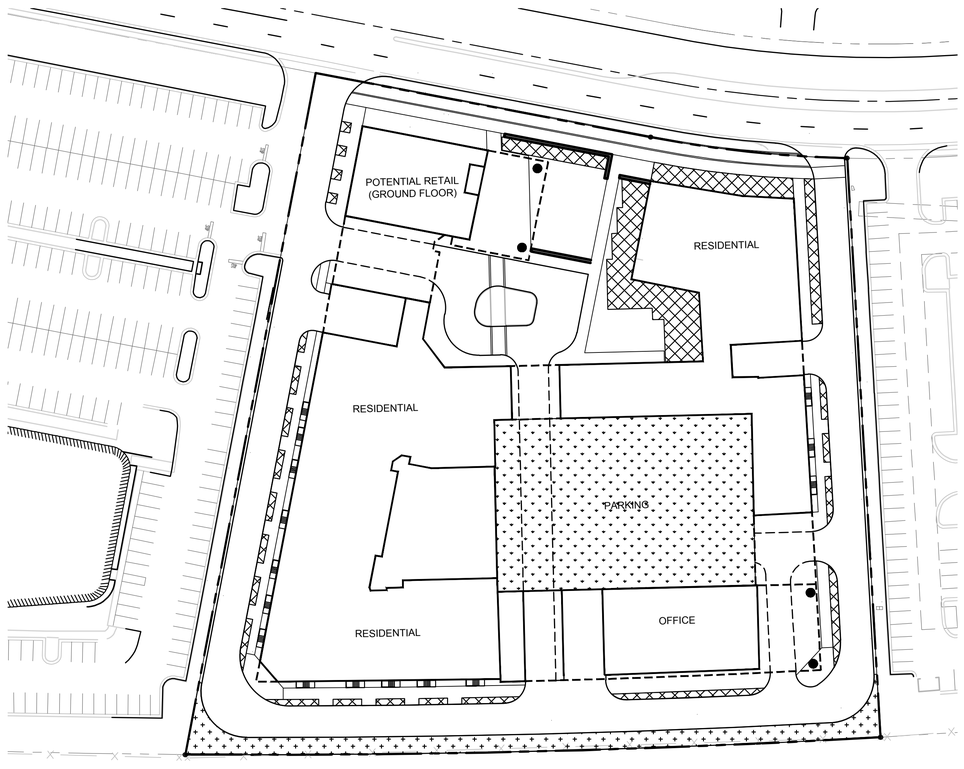
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EXISTING PERVIOUS AREA AND DRAINAGE DIVIDES:



TOTAL AREA = 189,220 S.F. PERVIOUS AREA = 58,916 S.F. IMPERVIOUS AREA = 130,304 S.F.

PROPOSED BMP AREAS: GREEN ROOF, BIORETENTION PLANTERS, AND TREE WELL FILTERS



EXISTING CONDITION SITE NARRATIVE

THIS DEVELOPMENT CONSISTS OF APPROXIMATELY 4.34 ACRES OF LAND SITUATED BETWEEN HERNDON PARKWAY AND THE DULLES TOLL ROAD IN THE TOWN OF HERNDON. THE PROPERTY IS BOUNDED BY HERNDON PARKWAY TO THE NORTH, AN EXISTING OFFICE BUILDING TO THE EAST, THE DULLES TOLL ROAD TO THE SOUTH AND AN EXISTING OFFICE BUILDING TO THE WEST. THE PROPERTY CURRENTLY CONSISTS OF AN EXISTING OFFICE BUILDING WITH SURFACE PARKING.

REVIEW OF EXISTING TOPOGRAPHY INDICATES THAT THE PROPERTY SLOPES PREDOMINANTLY FROM THE SOUTHWEST TO THE NORTHEAST TOWARDS HERNDON PARKWAY. THE EXISTING STORMWATER IS COLLECTED ON SITE AND JOINS A CLOSED CONDUIT SYSTEM IN HERNDON PARKWAY. THE STORMWATER FLOWS TO A 36" RCP PIPE IN HERNDON PARKWAY AND IS TAKEN TO THE OUTFALL APPROXIMATELY 750' TO THE EAST WHERE IS EXITS A 60" RCP INTO AN EXISTING FLOODPLAIN. SEE SHEET 11A FOR OUTFALL MAP. ALL ADJACENT PROPERTIES FOLLOW A SIMILAR DRAINAGE PATTERN, WITH THEIR RESPECTIVE STORMWATER BEING CONVEYED TO THE CLOSED CONDUIT SYSTEM IN HERNDON PARKWAY.

THERE ARE NO RESOURCE PROTECTION AREAS ON THIS PROPERTY.

PROPOSED CONDITION SITE NARRATIVE

THE APPLICANT PROPOSES TO DEVELOP THE PROPERTY IN ACCORDANCE WITH THE HERNDON METRO STUDY AREA WITH RESIDENTIAL AND RETAIL USES, INCLUDING THE FLEXIBILITY TO PROVIDE OFFICE USES TO MEET MARKET DEMANDS.

THE DEVELOPMENT AND ASSOCIATED PROGRAM WILL PROVIDE A SINGLE RESIDENTIAL BUILDING WITH AN ATTACHED GARAGE, AND THE POTENTIAL FOR A FUTURE OFFICE TOWER CONNECTED TO THE GARAGE. THE DEVELOPMENT PLAN PROVIDED CALLS FOR TWO OPTIONS OF CONSTRUCTION FOR THE RESIDENTIAL BUILDING. ONE CALLS FOR A WOOD CONSTRUCTION OF 9 STORIES, AND THE SECOND, CALLS FOR A LIGHT GRADE STEEL CONSTRUCTION FOR 10 STORIES.

TO COMPLY WITH THE CHESAPEAKE BAY ACT (CBA), THE PROJECT WILL PROVIDE WATER QUALITY TREATMENT THROUGH THE USE OF GREEN ROOFS, BIORETENTION, PERVIOUS PAVERS, AND A MANUFACTURED TREATMENT DEVICE FILTERING (JELLYFISH FILTER).

WATER QUALITY TREATMENT (BMP) NARRATIVE

THE OPTIONS HAVE IMPACTS ON THE BMP STRATEGIES BETWEEN THESE TWO, AS GREEN ROOF FACILITIES ARE NOT TYPICALLY PROVIDED ON WOOD CONSTRUCTION, AS THE WEIGHT OF THE TREATMENT IS MORE THAN THE DOWNSTREAM BMP FACILITY (BIORETENTION AND JELLYFISH FILTER) WOULD STILL NEED TO BE PROVIDED, BUT BECAUSE OF THE FACILITIES NOW BEING MORE SPREAD OUT OVER THE SITE, ADDITIONAL MANUFACTURED DEVICES MIGHT HAVE TO BE EMPLOYED TO ENSURE THE REQUIRED TREATMENT IS PROVIDED. TREE WELL FILTERS WILL NEED TO BE REVIEWED AND EMPLOYED WHERE AVAILABLE TO TREAT THE IMPERVIOUS ROAD RUNOFF.

THE LOSS OF THE GREEN ROOF FACILITIES, WHICH PROVIDE BOTH BMP TREATMENT AND A REDUCTION IN RUNOFF, WILL CREATE THE NEED FOR LARGE BIORETENTION PLANTERS TO TREAT THE ROOF WATER, AND THE MOST LIKELY THE INTRODUCTION OF PERVIOUS PAVEMENT IN AREAS THAT CAN HANDLE THE LOADING. THESE INCLUDE ANY AREAS THAT DO NOT REQUIRE LARGE TRUCK OR FIRE TRUCK ACCESS, INCLUDING PARKING BAYS AND SIDEWALKS. THESE TREATMENT SYSTEMS ARE CAPABLE OF REMOVING THE REQUIRED PHOSPHORUS TO ACHIEVE THE WATER QUALITY VOLUME FOR THE RE-DEVELOPED PROPERTY.
FOR PHASE II, THE OFFICE BUILDING PLANS TO MAXIMIZE THE GREEN ROOF, AS THE OFFICE WILL BE REPLACING GREEN SPACE AND MAKES THE REQUIRED TREATMENT MORE INTENSE.

THE OWNER WILL BE RESPONSIBLE FOR MAINTAINING THE WATER QUALITY DEVICES THAT ARE LOCATED WITHIN THE SITE BOUNDARY.

WATER QUANTITY TREATMENT (SWM) NARRATIVE

THERE WILL BE AN INCREASE IN THE SITE'S IMPERVIOUSNESS WHICH WILL RESULT IN AN INCREASE IN RUNOFF. THE VIRGINIA RUNOFF REDUCTION METHOD (VRRM) WILL BE USED TO PREVENT THE ADDITIONAL RUNOFF FROM ENTERING THE FLOODPLAIN AT ONCE. OVERALL DRAINAGE DIVIDES WILL NOT CHANGE AS THE SITE WILL STILL DRAIN PRIMARILY FROM THE SOUTHWEST OF THE SITE TO THE NORTHEAST. OVERLAND RELIEF IS PROVIDED ON THE SITE, AS THE SITE PROVIDES POSITIVE DRAINAGE TO THE NORTHEAST. DUE TO THE INCREASE IN IMPERVIOUS COVER FOR THE SITE THROUGH REDEVELOPMENT, POST-DEVELOPMENT PEAK RUNOFF FOR THE TWO AND TEN YEAR STORMS WILL EXCEED THE PRE-DEVELOPMENT RATES. THE DETENTION METHOD WILL BE APPLIED, AND A CONCRETE VAULT PROVIDED WITH AN OUTLET STRUCTURE TO DETAIN THE RUNOFF FROM EXCEEDING THE STATE REQUIREMENTS. IF THE LIGHT GRADE STEEL OPTION IS UTILIZED, THEN THE GREEN ROOF AND ITS RUNOFF REDUCING ABILITIES CAN BE MAINTAINED AS DESIGNED IN THE APPROVED DEVELOPMENT PLAN, AND THE SIZE OF THE VAULT IN THE APPROVED DEVELOPMENT PLAN SHOULD REMAIN ABOUT THE SIZE (CHANGES IN SIZE IS ANTICIPATED WITH FINAL ENGINEERING, BUT SHOULD BE VERY SIMILAR TO WHAT HAS BEEN SHOWN). IF THE WOOD OPTION IS UTILIZED, THEN THE GREEN ROOF AND ITS RUNOFF REDUCTION ATTRIBUTES, ARE NULLIFIED. THE GREEN ROOF PROVIDES A 45% REDUCTION IN RUNOFF, AND THE PROPOSED SUBSTITUTE FOR THE BMP TREATMENT, BIORETENTION PLANTERS, ONLY ACHIEVES A RUNOFF REDUCTION OF 40%. THEREFORE, THE VAULT WILL GROW IN SIZE AS THERE WILL BE MORE RUNOFF FROM THESE FACILITIES. PERVIOUS PAVEMENT OBTAINS A 45% REDUCTION, BUT ITS USE AROUND THE SITE DOES NOT APPEAR TO OFFSET THE AMOUNT OF GREEN ROOF THAT WAS PREVIOUSLY PROVIDED.

THE PROPOSED VAULT WILL BE SIZED FOR THE ULTIMATE CONDITION, WHICH INCLUDES THE PHASE II OFFICE BUILDING.

SINCE THE DETENTION METHOD FOR STORMWATER MANAGEMENT IS BEING USED, NO ADVERSE EFFECTS TO THE FLOODPLAIN OR THE PUBLIC DRAINAGE SYSTEM IS EXPECTED.

NOTES:

1. THE SWM SYSTEM AND BMP PRACTICES PROPOSED ON THIS PLAN WILL MEET ALL STATE AND LOCAL TOWN OF HERNDON REQUIREMENTS FOR ALL BUILD-OUT PHASES.

2. ALL SWM QUALITY AND QUANTITY REQUIREMENTS FOR THE PROJECT, INCLUDING REQUIREMENTS GENERATED BY OFF-SITE DISTURBED AREAS AND FRONTAGE IMPROVEMENTS, WILL BE MET ON-SITE.

3. ALL PROPOSED SWM FACILITIES WILL BE PROVIDED ON-SITE AND WILL BE PRIVATELY MAINTAINED.

4. GREENROOF PROVIDED AT THE UPPER LEVEL OF THE PARKING GARAGE, AS SHOWN ON THIS SHEET, IS PROPOSED ONLY WITH THE FULL BUILD-OUT OF THE PROPERTY AND IS NOT CONSIDERED A COMPONENT OF THE PHASE-1 (RESIDENTIAL ONLY) PORTION OF THE DEVELOPMENT.

VCS 1983 GRID NORTH

DATE	REVISION

50 25 0 50 100
GRAPHIC SCALE
1" = 50'

LEGEND:

- PERVIOUS AREA
- AREA TO BE CONSIDERED FOR BIORETENTION PLANTERS
- AREA TO BE CONSIDERED FOR GREEN ROOF (SEE NOTE 4)
- AREA TO BE CONSIDERED FOR TREE WELL FILTERS

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11-01-2022
PROFESSIONAL ENGINEER

STORMWATER MANAGEMENT & DRAINAGE PLAN

DEVELOPMENT PLAN
555 HERNDON PARKWAY
TOWN OF HERNDON, VIRGINIA

PROJECT NO: 15002.002.00
SCALE: 1"=50'
DATE: 05-16-2022
DESIGN: JH
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SHEET No.
12.1 OF 24.0

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DEQ Virginia Runoff Reduction Method Re-Development Compliance Spreadsheet - Version 3.0

○ 2011 BMP Standards and Specifications ◉ 2013 Draft BMP Standards and Specifications

Project Name: 555 Herndon Parkway
Date: 5/6/2022
Linear Development Project? No

CLEAR ALL

data input cells | constant values | calculation cells | final results

Site Information

Post-Development Project (Treatment Volume and Loads)

Enter Total Disturbed Area *(acres)* → 4.34

Maximum reduction required:	20%
The site's net increase in impervious cover (acres) is:	1.07
Post-Development TP Load Reduction for Site (lb/yr):	3.34

Check:
BMP Design Specifications List: 2013 Draft Stds & Specs
Linear project? No
Land cover areas entered correctly? ✔
Total disturbed area entered? ✔

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
Managed Turf (acres) -- disturbed, graded for yards or other turf to be mowed/managed				1.36	1.36
Impervious Cover (acres)				2.98	2.98
					4.34

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	0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be mowed/managed				0.29	0.29
Impervious Cover (acres)				4.05	4.05
Area Check	OK.	OK.	OK.	OK.	4.34

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-ReDevelopment	**Listed**	**Adjusted[1]**
Forest/Open Space Cover (acres)	0.00	0.00
Weighted Rv(forest)	0.00	0.00
% Forest	0%	0%
Managed Turf Cover (acres)	1.36	0.00
Weighted Rv(turf)	0.25	0.00
% Managed Turf	31%	0%
Impervious Cover (acres)	2.98	2.98
Rv(impervious)	0.95	0.95
% Impervious	69%	100%
Total Site Area (acres)	**4.34**	**2.98**
Site Rv	**0.73**	**0.95**

Treatment Volume and Nutrient Load

Pre-ReDevelopment Treatment Volume (acre-ft)	0.2643	0.2359
Pre-ReDevelopment Treatment Volume (cubic feet)	11,511	10,277
Pre-ReDevelopment TP Load (lb/yr)	**7.23**	**6.46**
Pre-ReDevelopment TP Load per acre (lb/acre/yr)	1.67	2.17
Baseline TP Load (lb/yr) (**0.41 lbs/acre/yr** applied to pre-redevelopment area excluding pervious land proposed for new impervious cover)		*1.22*

[1] *Adjusted Land Cover Summary:*
Pre ReDevelopment 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-ReDevelopment acreage (minus acreage of new impervious cover).

Column I shows load reduction requriement for new impervious cover (based on new development load limit, 0.41 lbs/acre/year).

LAND COVER SUMMARY -- POST DEVELOPMENT

Land Cover Summary-Post (Final)	
Post ReDev. & New Impervious	
Forest/Open Space Cover (acres)	0.00
Weighted Rv(forest)	0.00
% Forest	0%
Managed Turf Cover (acres)	0.29
Weighted Rv (turf)	0.25
% Managed Turf	7%
Impervious Cover (acres)	4.05
Rv(impervious)	0.95
% Impervious	93%
Final Site Area (acres)	**4.34**
Final Post Dev Site Rv	**0.90**

Land Cover Summary-Post	
Post-ReDevelopment	
Forest/Open Space Cover (acres)	0.00
Weighted Rv(forest)	0.00
% Forest	0%
Managed Turf Cover (acres)	0.29
Weighted Rv (turf)	0.25
% Managed Turf	9%
ReDev. Impervious Cover (acres)	2.98
Rv(impervious)	0.95
% Impervious	91%
Total ReDev. Site Area (acres)	**3.27**
ReDev Site Rv	**0.89**

Land Cover Summary-Post	
Post-Development New Impervious	
New Impervious Cover (acres)	1.07
Rv(impervious)	0.95

Treatment Volume and Nutrient Load

Final Post-Development Treatment Volume (acre-ft)	0.3267	**Post-ReDevelopment Treatment Volume (acre-ft)**	0.2420	**Post-Development Treatment Volume (acre-ft)**	0.0847
Final Post-Development Treatment Volume (cubic feet)	14,230	**Post-ReDevelopment Treatment Volume (cubic feet)**	10,540	**Post-Development Treatment Volume (cubic feet)**	3,690
Final Post-Development TP Load (lb/yr)	**8.94**	**Post-ReDevelopment Load (TP) (lb/yr)***	**6.62**	**Post-Development TP Load (lb/yr)**	**2.32**
Final Post-Development TP Load per acre (lb/acre/yr)	2.06	Post-ReDevelopment TP Load per acre (lb/acre/yr)	2.03		
		Max. Reduction Required (Below Pre-ReDevelopment Load)	**20%**		
		TP Load Reduction Required for Redeveloped Area (lb/yr)	**1.46**	**TP Load Reduction Required for New Impervious Area (lb/yr)**	**1.88**

Post-Development Requirement for Site Area

TP Load Reduction Required (lb/yr)	**3.34**

Nitrogen Loads (Informational Purposes Only)

Pre-ReDevelopment TN Load (lb/yr)	51.74
Final Post-Development TN Load (Post-ReDevelopment & New Impervious) (lb/yr)	63.96

Drainage Area A

Drainage Area A Land Cover (acres)

CLEAR BMP AREAS

	A Soils	B Soils	C Soils	D Soils	Totals	Land Cover Rv
Forest/Open Space (acres)					0.00	0.00
Managed Turf (acres)				0.29	0.29	0.25
Impervious Cover (acres)				4.05	4.05	0.95
				Total	4.34	

Total Phosphorus Available for Removal in D.A. A (lb/yr) 8.94
Post Development Treatment Volume in D.A. A (ft³) 14,230

Stormwater Best Management Practices (RR = Runoff Reduction)

--Select from dropdown lists--

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
1. Vegetated Roof (RR)													
1.a. Vegetated Roof #1 (Spec #5)	45		0.52		807	986	1,793	0		1.13	0.51	0.62	14.b. MTD - Filtering
14. Manufactured Treatment Devices (no RR)													
14.a. Manufactured Treatment Device-Hydrodynamic	0			0	0	0	0	20	0.00	0.00	0.00	0.00	
14.b. Manufactured Treatment Device-Filtering	0		2.33	986	0	9,021	9,021	50	0.62	5.04	2.83	2.83	

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)	4.05	0.00	0.00	0.00	0.00	OK.
IMPERVIOUS COVER TREATED (ac)	2.85	0.00	0.00	0.00	0.00	OK.
MANAGED TURF AREA (ac)	0.29	0.00	0.00	0.00	0.00	OK.
MANAGED TURF AREA TREATED (ac)	0.00	0.00	0.00	0.00	0.00	OK.
AREA CHECK	OK.	OK.	OK.	OK.	OK.	

Site Treatment Volume (ft³) 14,230

Runoff Reduction Volume and TP By Drainage Area

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	TOTAL
RUNOFF REDUCTION VOLUME ACHIEVED (ft³)	807	0	0	0	0	807
TP LOAD AVAILABLE FOR REMOVAL (lb/yr)	8.94	0.00	0.00	0.00	0.00	8.94
TP LOAD REDUCTION ACHIEVED (lb/yr)	3.34	0.00	0.00	0.00	0.00	3.34
TP LOAD REMAINING (lb/yr)	5.60	0.00	0.00	0.00	0.00	5.60
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)	3.62	0.00	0.00	0.00	0.00	3.62

Total Phosphorus

FINAL POST-DEVELOPMENT TP LOAD (lb/yr)	8.94
TP LOAD REDUCTION REQUIRED (lb/yr)	3.34
TP LOAD REDUCTION ACHIEVED (lb/yr)	3.34
TP LOAD REMAINING (lb/yr):	5.60
REMAINING TP LOAD REDUCTION REQUIRED (lb/yr):	0.00 **

**No further TP load reduction required

Total Nitrogen (For Information Purposes)

POST-DEVELOPMENT LOAD (lb/yr)	63.96
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)	3.62
REMAINING POST-DEVELOPMENT NITROGEN LOAD (lb/yr)	60.34

DATE	REVISION

PENZANCE
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dcs DESIGN
GOROVE / SLADE Transportation Planners and Engineers
WIRE GILL LLP

COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
Lic. No.52485
11-01-2022
PROFESSIONAL ENGINEER

BMP COMPUTATIONS

DEVELOPMENT PLAN
555 HERNDON PARKWAY
TOWN OF HERNDON, VIRGINIA

PROJECT NO: 15002.002.00
SCALE: 1"=50'
DATE: 05-16-2022
DESIGN: JH
DRAWN: JW
CHECKED: JH
SHEET No. 12.2 OF 24.0

111332

DATE	REVISION



VCS 1983 GRID NORTH

PENZANCE

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GOROVE / SLADE Transportation Planners and Engineers

WIRE GILL LLP

COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
Lic. No.52485
11-01-2022
PROFESSIONAL ENGINEER

ILLUSTRATIVE PLAN

DEVELOPMENT PLAN

555 HERNDON PARKWAY

TOWN OF HERNDON, VIRGINIA

PROJECT NO: 15002.002.00

SCALE: N.T.S.

DATE: 05-16-2022

DESIGN: JMA
DRAWN: JMA
CHECKED:

SHEET No.

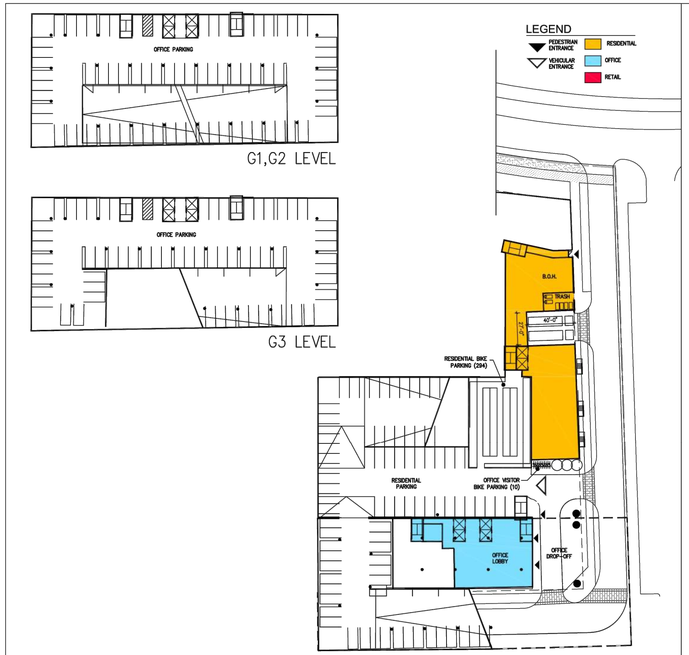
13.0 OF 24.0

111332

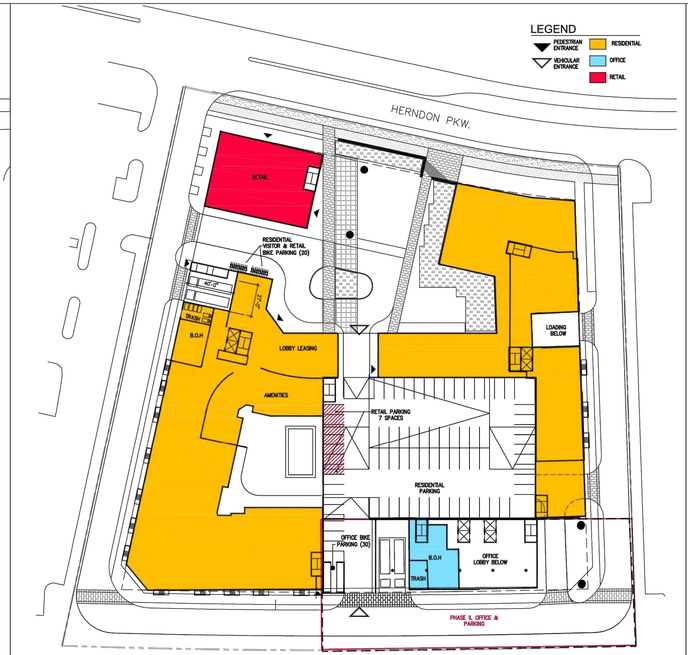
NOTE:

1. GARAGE DESIGN IS CONCEPTUAL AND CAN BE MODIFIED AT TIME OF SITE PLAN FOR EACH BUILDING PHASE ON THE CONDITION THAT THE MINIMUM REQUIRED RATE FOR EACH USE IS PROVIDED.

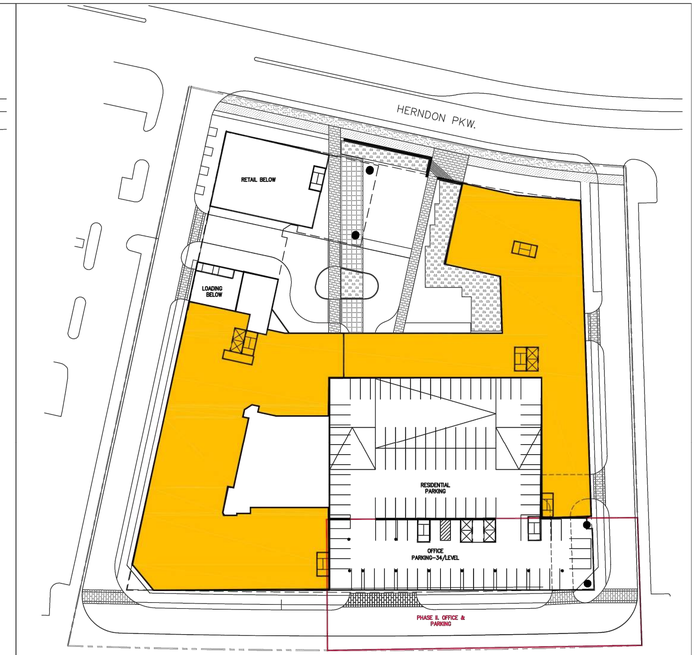
DATE	REVISION



FLOOR - 1 EL. - 363' SCALE 1"=60'



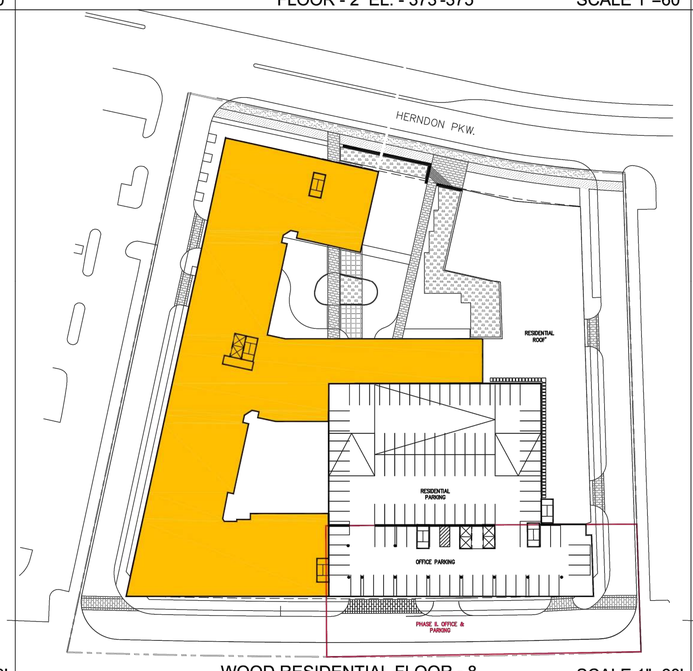
FLOOR - 2 EL. - 373'-375' SCALE 1"=60'



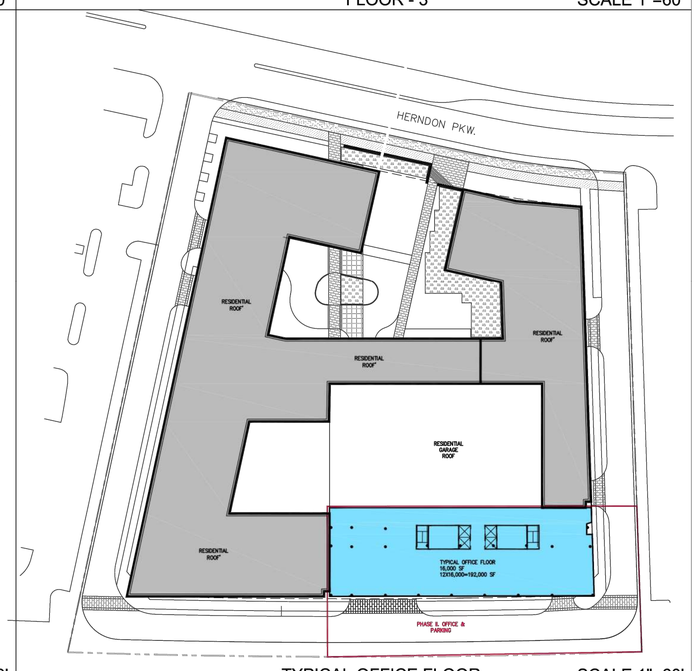
FLOOR - 3 SCALE 1"=60'



TYPICAL RESIDENTIAL FLOORS SCALE 1"=60'



WOOD RESIDENTIAL FLOOR - 8 SCALE 1"=60'



TYPICAL OFFICE FLOOR SCALE 1"=60'

VCS 1983 GRID NORTH

PENZANCE

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GOROVE / SLADE Transportation Planners and Engineers

WIRE GILL LLP

COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
Lic. No.52485
11-10-2022
PROFESSIONAL ENGINEER

ILLUSTRATIVE PARKING PLAN

DEVELOPMENT PLAN

555 HERNDON PARKWAY

TOWN OF HERNDON, VIRGINIA

PROJECT NO: 15002.002.00

SCALE: AS NOTED

DATE: 05-16-2022

DESIGN: DCS
DRAWN: DCS
CHECKED:

SHEET No.

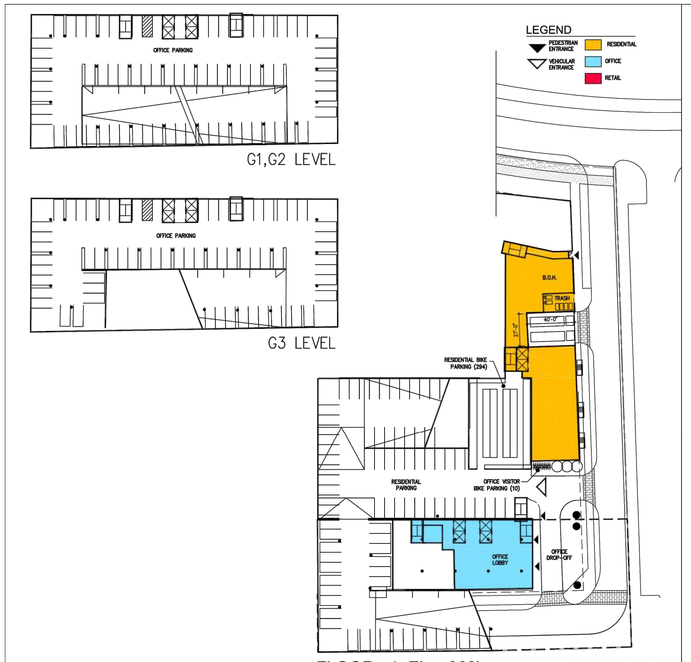
14.0 OF 24.0

111332

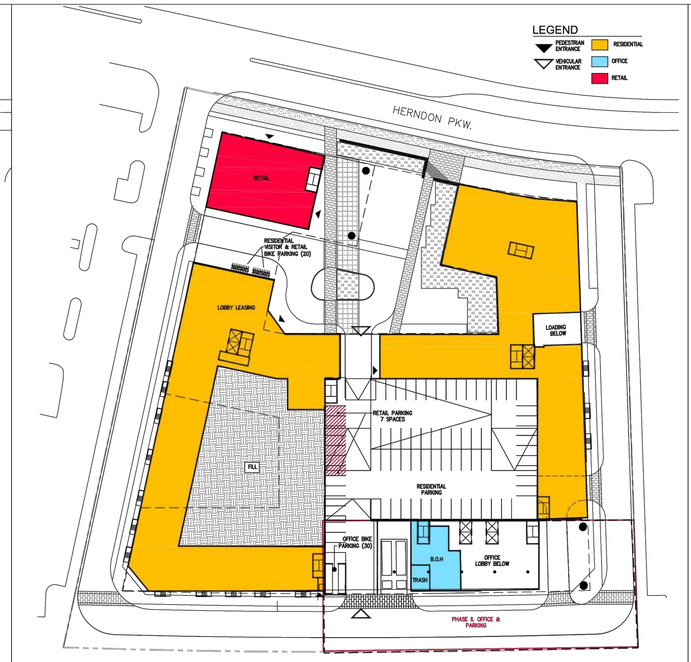
NOTE:

1. GARAGE DESIGN IS CONCEPTUAL AND CAN BE MODIFIED AT TIME OF SITE PLAN FOR EACH BUILDING PHASE ON THE CONDITION THAT THE MINIMUM REQUIRED RATE FOR EACH USE IS PROVIDED.

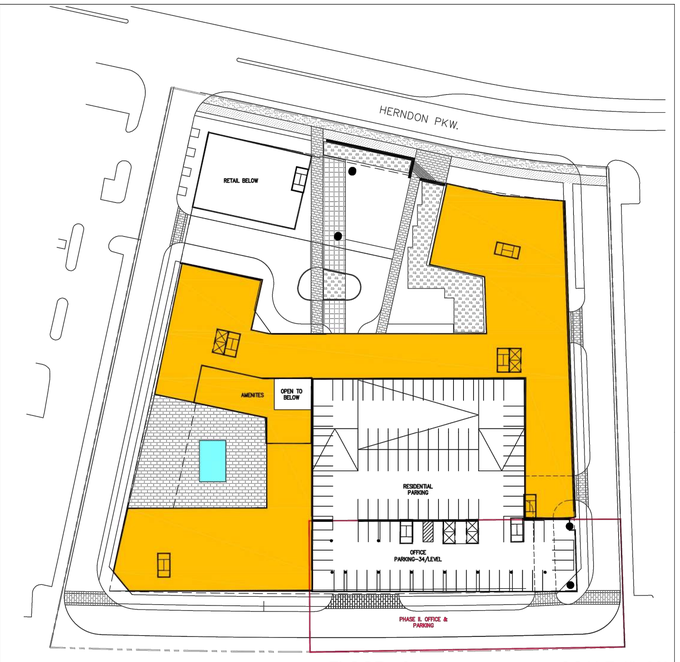
DATE	REVISION



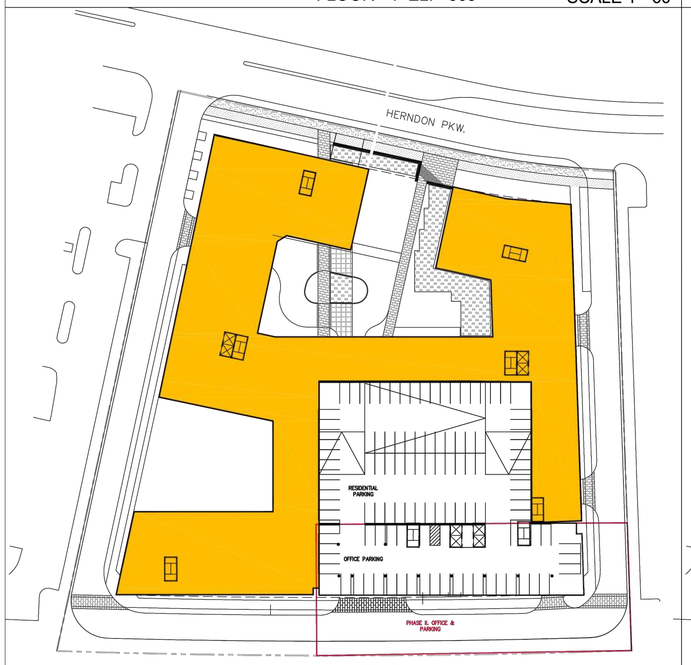
FLOOR - 1 EL. - 363' SCALE 1"=60'



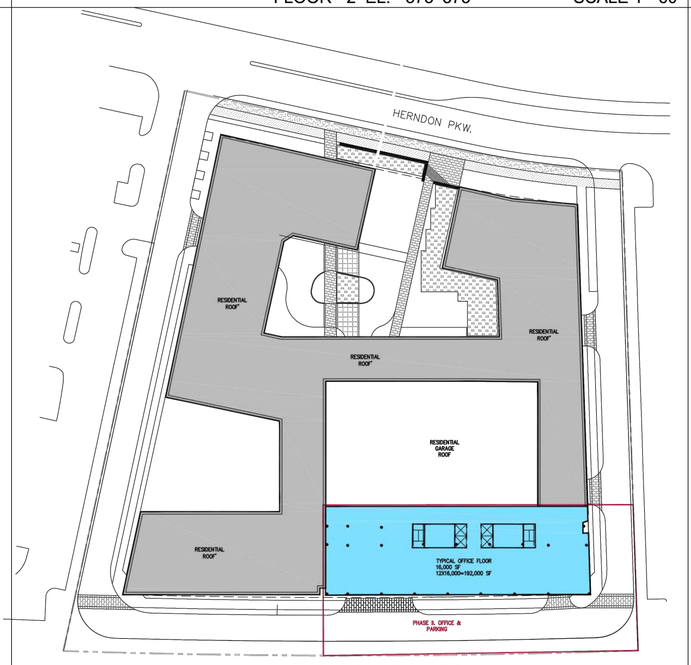
FLOOR - 2 EL. - 373'-375' SCALE 1"=60'



FLOOR - 3 SCALE 1"=60'



FLOORS - 4-8 SCALE 1"=60'



TYPICAL OFFICE FLOOR SCALE 1"=60'

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GOROVE / SLADE
Transportation Planners and Engineers

WIRE GILL LLP

COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
Lic. No.52485
11-10-2022
PROFESSIONAL ENGINEER

ILLUSTRATIVE PARKING PLAN
(ALTERNATE LAYOUT)

DEVELOPMENT PLAN

555 HERNDON PARKWAY

TOWN OF HERNDON, VIRGINIA

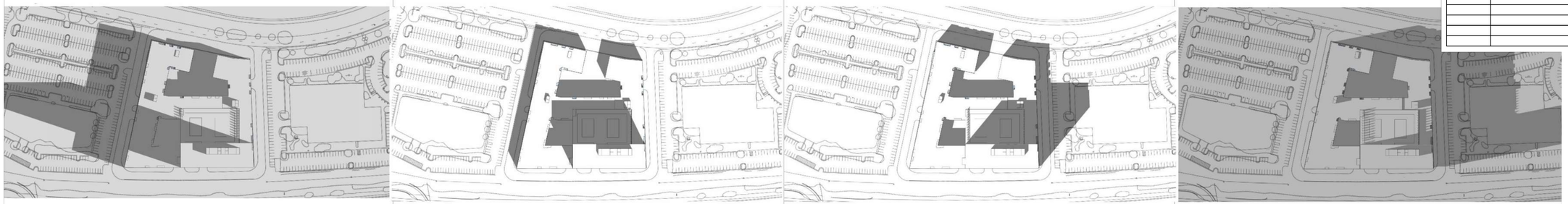
PROJECT NO: 15002.002.00
SCALE: AS NOTED
DATE: 05-16-2022
DESIGN: DCS
DRAWN: DCS
CHECKED:
SHEET No.
14.1 OF 24.0

VCS 1983 GRID NORTH

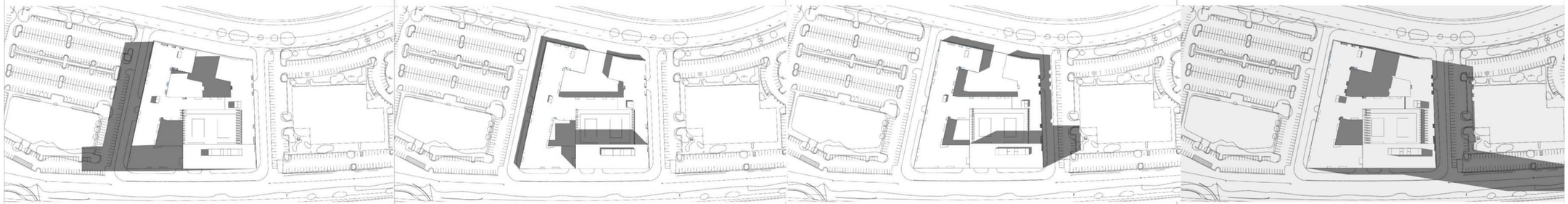
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DATE	REVISION

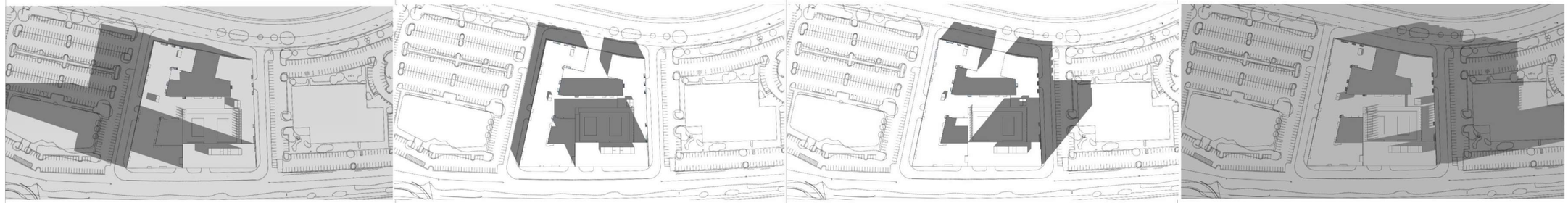
9 AM | 12 PM | 3 PM | 6 PM



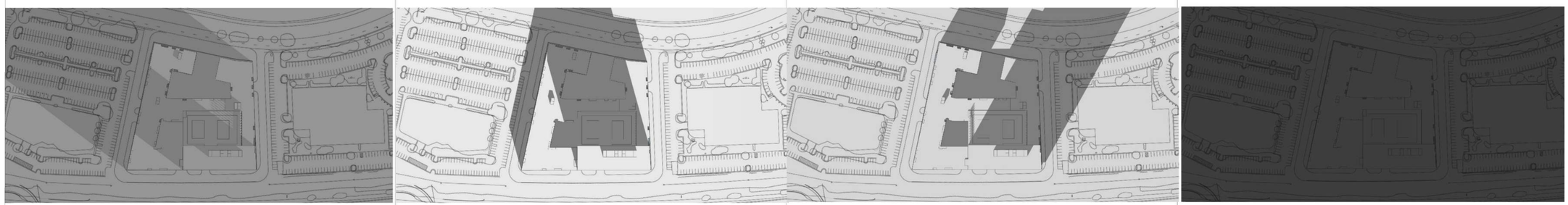
SPRING - 03/21



SUMMER - 06/21



AUTUMN - 09/21



9 AM | 12 PM | 3 PM | 6 PM

WINTER - 12/21

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JOHN L. HELMS
Lic. No.52485
11-01-2022
PROFESSIONAL ENGINEER

SHADOW ANALYSIS
RESIDENTIAL + OFFICE

DEVELOPMENT PLAN

555 HERNDON PARKWAY

TOWN OF HERNDON, VIRGINIA

PROJECT NO: 15002.002.00

SCALE: N.T.S.

DATE: 05-16-2022

DESIGN: DCS
DRAWN: DCS
CHECKED:

SHEET No.

15.0 OF 24.0

VCS 1983 GRID NORTH

111332

DATE	REVISION



IMAGE # 1



IMAGE # 2



IMAGE # 3



IMAGE # 4





IMAGE # 5

IMAGE # 8



IMAGE # 6



IMAGE # 7



NOTE: THESE IMAGES ARE CONCEPTUAL AND SUBJECT TO CHANGE IN ACCORDANCE WITH THE APPROVED DEVELOPMENT PLANS AND PROFFERS.

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WIRE GILL LLP

COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
Lic. No.52485
11-01-2022
PROFESSIONAL ENGINEER

PERSPECTIVE VIEWS

DEVELOPMENT PLAN
555 HERNDON PARKWAY
TOWN OF HERNDON, VIRGINIA

PROJECT NO: 15002.002.00
SCALE: N.T.S.
DATE: 05-16-2022
DESIGN: DCS
DRAWN: DCS
CHECKED:
SHEET No.
16.0 OF 24.0

111332

DATE	REVISION



IMAGE # 1



IMAGE # 2



IMAGE # 3



IMAGE # 4



IMAGE # 7



IMAGE # 5



IMAGE # 6

NOTE: THESE IMAGES ARE CONCEPTUAL AND SUBJECT TO CHANGE IN ACCORDANCE WITH THE APPROVED DEVELOPMENT PLANS AND PROFFERS.

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WIRE GILL LLP

COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
Lic. No.52485
11-01-2022
PROFESSIONAL ENGINEER

PERSPECTIVE VIEWS

DEVELOPMENT PLAN
555 HERNDON PARKWAY
TOWN OF HERNDON, VIRGINIA

PROJECT NO: 15002.002.00
SCALE: N.T.S.
DATE: 05-16-2022
DESIGN: DCS
DRAWN: DCS
CHECKED:
SHEET No.
16.1 OF 24.0

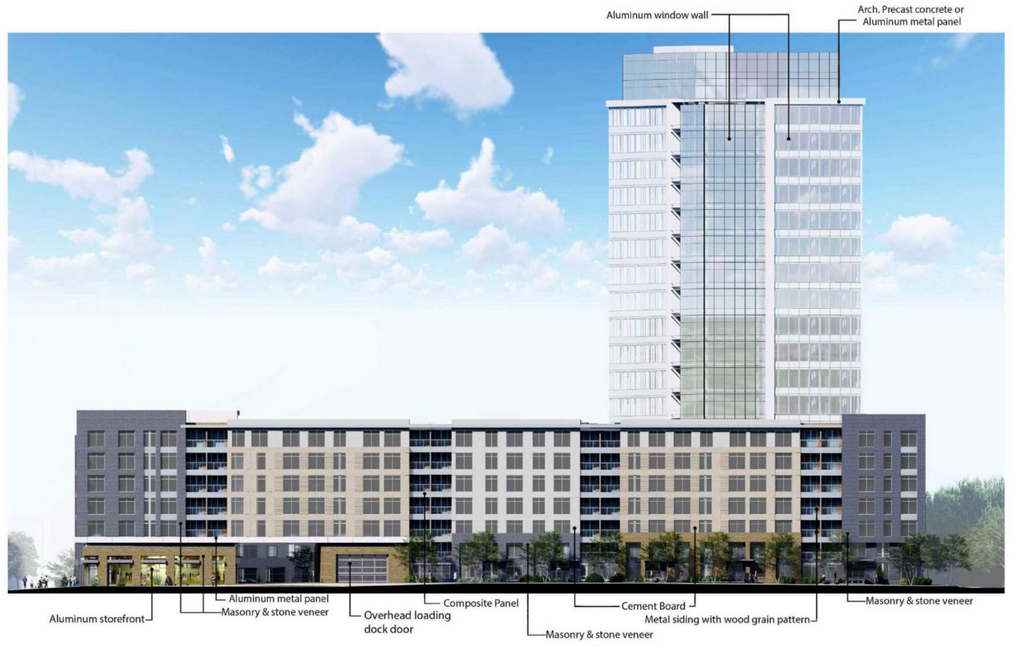
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NOTE: THESE IMAGES ARE CONCEPTUAL AND SUBJECT TO CHANGE IN ACCORDANCE WITH THE APPROVED DEVELOPMENT PLANS AND PROFFERS.

DATE	REVISION



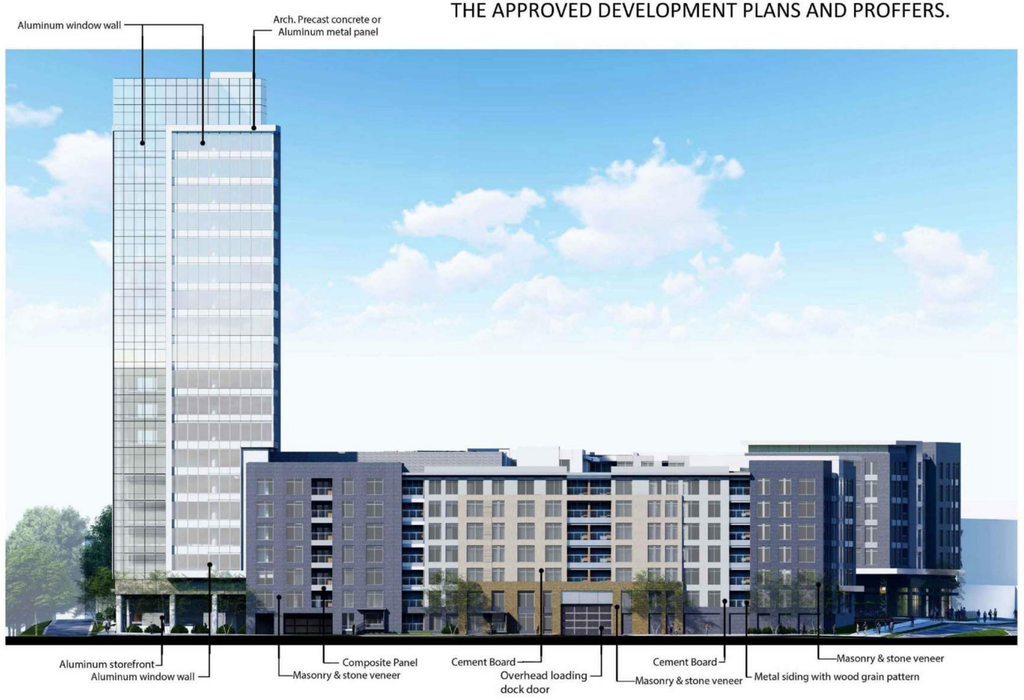
NORTH ELEVATION



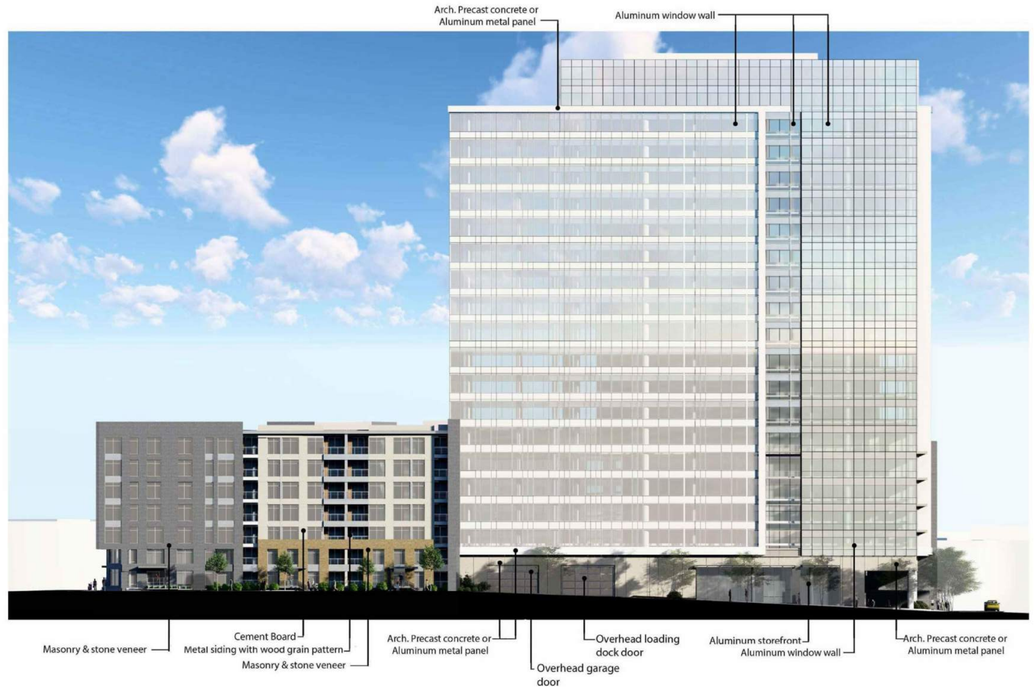
WEST ELEVATION

NOTE: THESE IMAGES ARE CONCEPTUAL AND SUBJECT TO CHANGE IN ACCORDANCE WITH THE APPROVED DEVELOPMENT PLANS AND PROFFERS.

0' 30' 50' 100'



EAST ELEVATION



SOUTH ELEVATION

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JOHN L. HELMS
Lic. No.52485
11-01-2022
PROFESSIONAL ENGINEER

ARCHITECTURAL ELEVATIONS

DEVELOPMENT PLAN

555 HERNDON PARKWAY

TOWN OF HERNDON, VIRGINIA

PROJECT NO: 15002.002.00
SCALE: N.T.S.
DATE: 05-16-2022
DESIGN: DCS
DRAWN: DCS
CHECKED:
SHEET No.
16.2 OF 24.0

111332

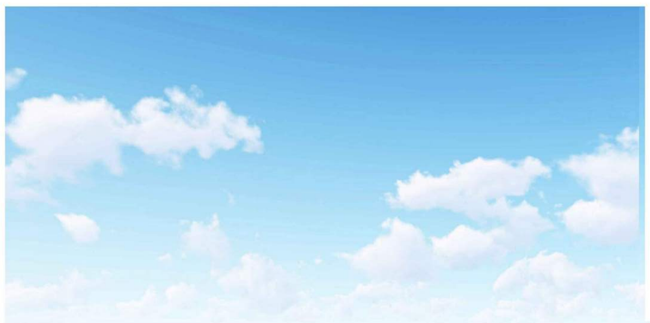
DATE	REVISION

PHASE I. - INTERIM CONDITION





NOTE: THESE IMAGES ARE CONCEPTUAL AND SUBJECT TO CHANGE IN ACCORDANCE WITH THE APPROVED DEVELOPMENT PLANS AND PROFFERS.





SOUTH ELEVATION - ALTERNATIVE



EAST ELEVATION



SOUTH ELEVATION

PENZANCE

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JOHN L. HELMS
Lic. No.52485
11-01-2022
PROFESSIONAL ENGINEER

INTERIM ARCHITECTURAL ELEVATIONS (PHASE-1)

DEVELOPMENT PLAN

555 HERNDON PARKWAY

TOWN OF HERNDON, VIRGINIA

PROJECT NO: 15002.002.00

SCALE: N.T.S.

DATE: 05-16-2022

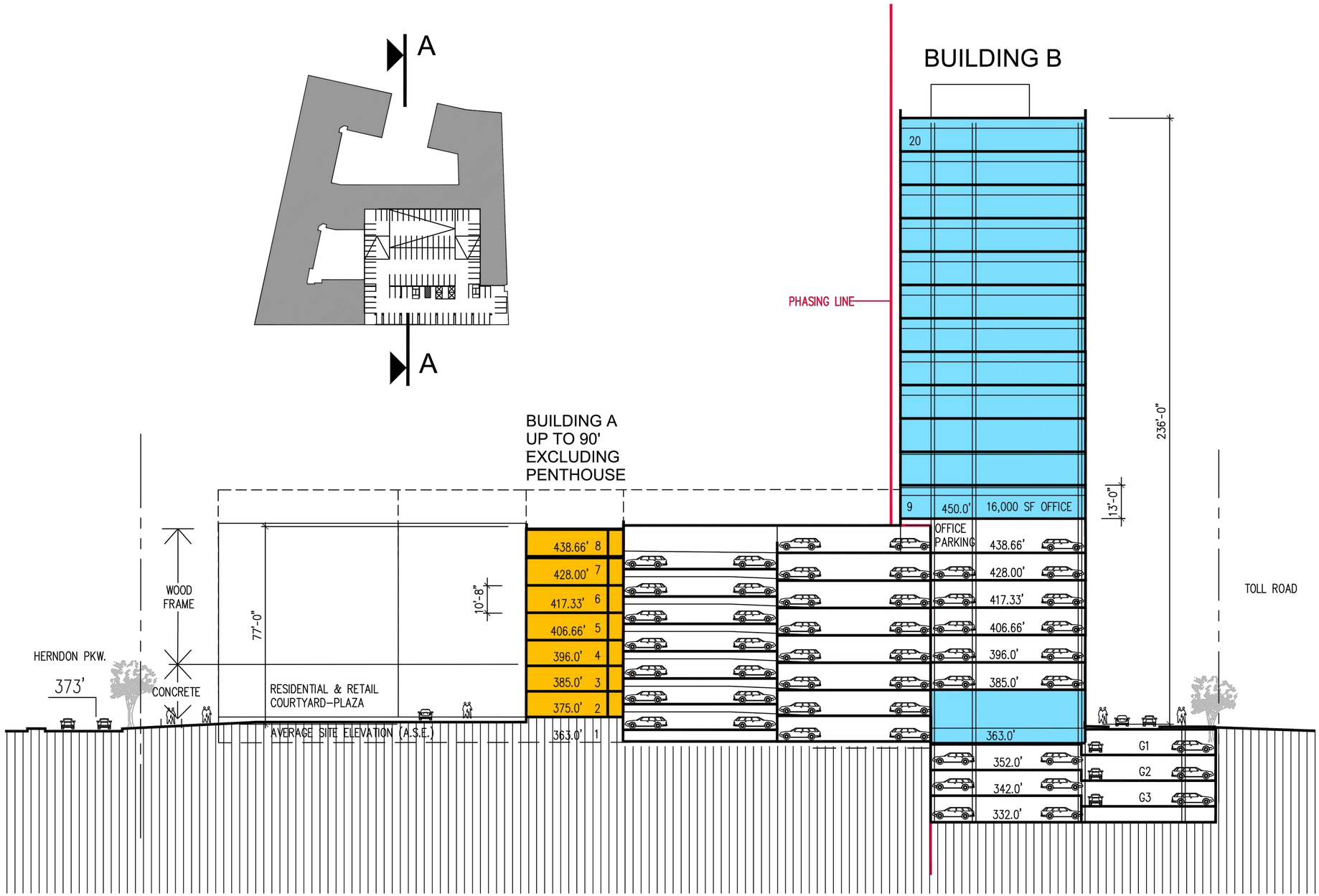
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DRAWN: DCS
CHECKED:

SHEET No.

16.3 OF 24.0

111332

DATE	REVISION



SCALE 1"=20'

SECTION A-A

FOR ILLUSTRATIVE PURPOSES ONLY. THIS IS NOT FOR CONSTRUCTION.

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Transportation Planners and Engineers

WIRE GILL LLP

COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
Lic. No.52485
11-01-2022
PROFESSIONAL ENGINEER

BUILDING CROSS SECTIONS

DEVELOPMENT PLAN

555 HERNDON PARKWAY

TOWN OF HERNDON, VIRGINIA

PROJECT NO: 15002.002.00

SCALE: N.T.S.

DATE: 05-16-2022

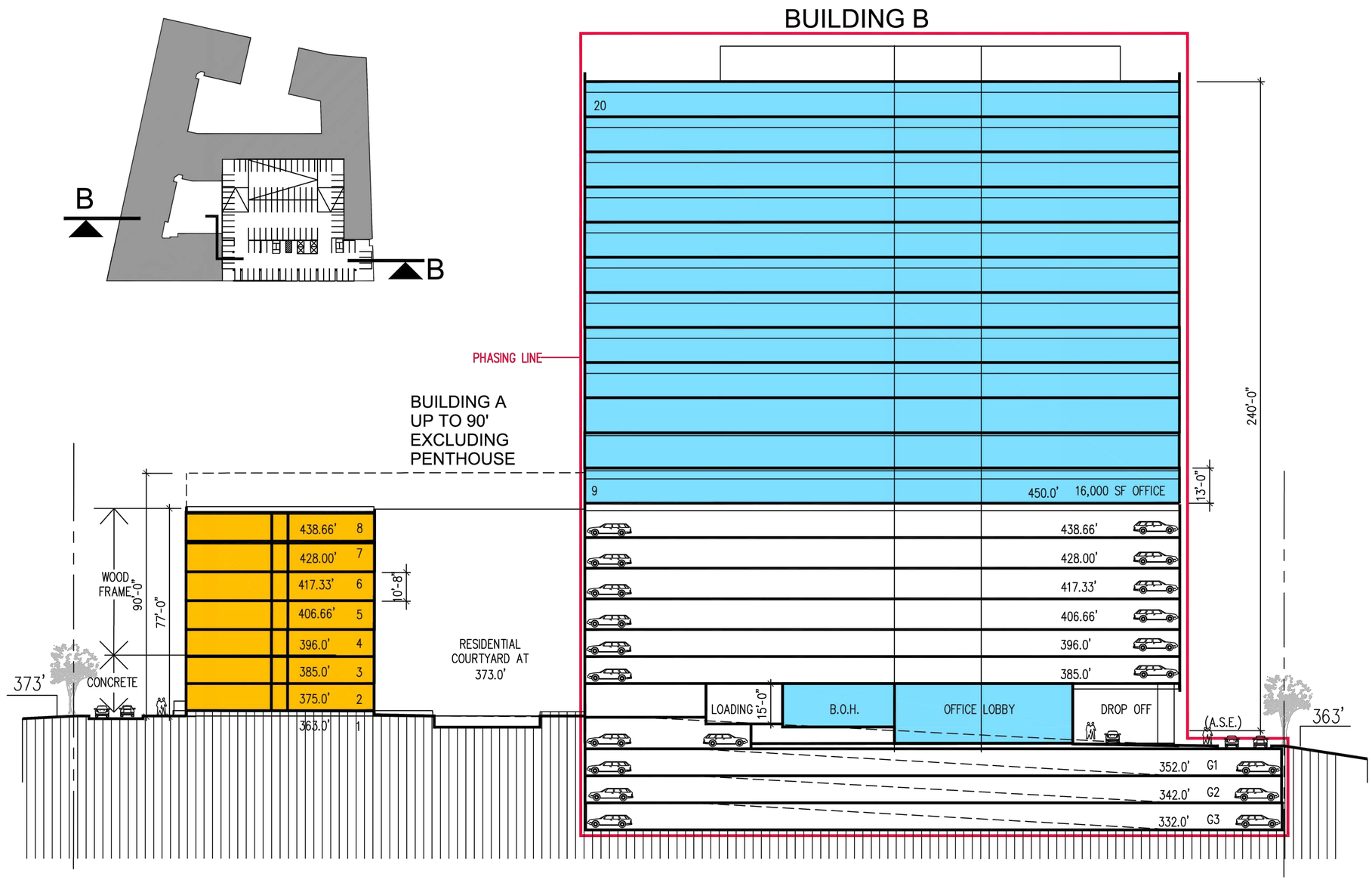
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CHECKED:

SHEET No.

17.0 OF 24.0

111332

DATE	REVISION



SECTION B-B

SCALE 1"=20'

FOR ILLUSTRATIVE PURPOSES ONLY. THIS IS NOT FOR CONSTRUCTION.

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Transportation Planners and Engineers

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JOHN L. HELMS
Lic. No.52485
11-01-2022
PROFESSIONAL ENGINEER

BUILDING CROSS SECTIONS

DEVELOPMENT PLAN

555 HERNDON PARKWAY

TOWN OF HERNDON, VIRGINIA

PROJECT NO: 15002.002.00

SCALE: N.T.S.

DATE: 05-16-2022

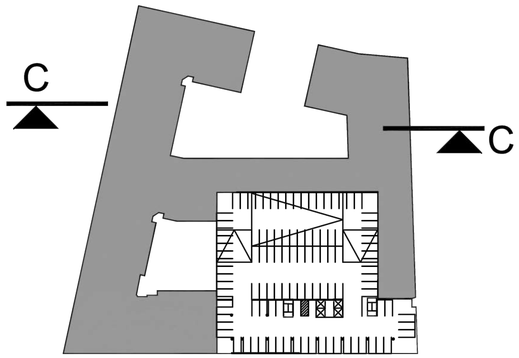
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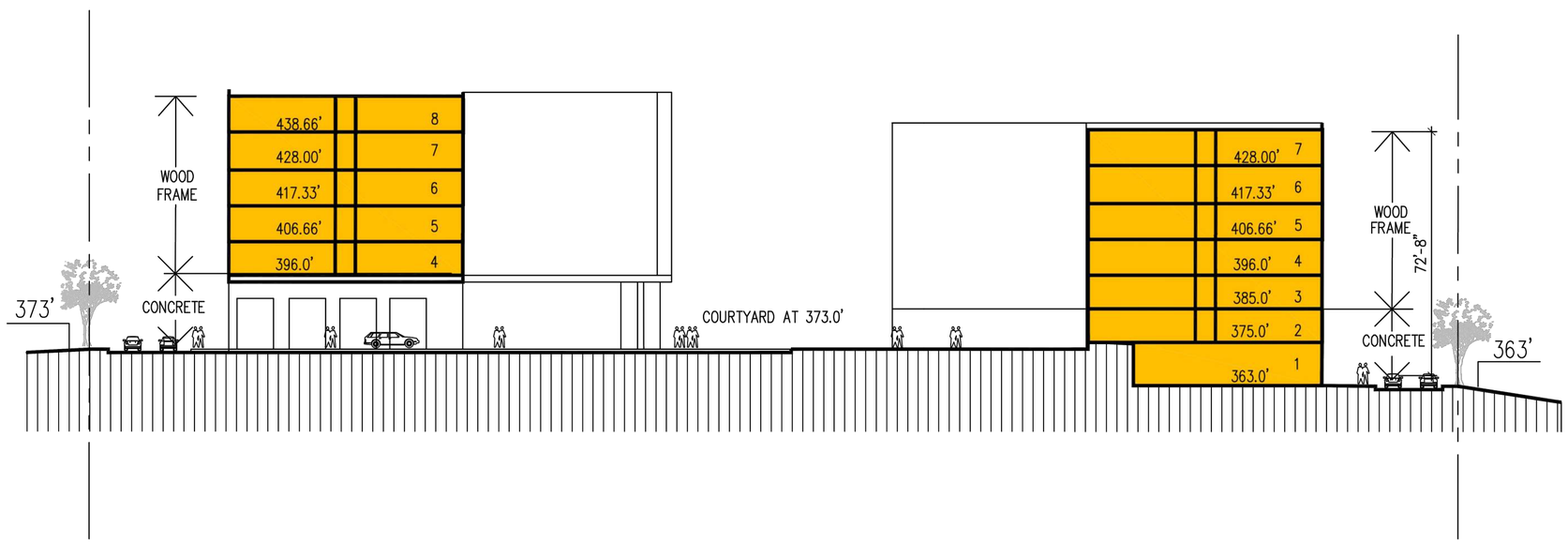
SHEET No.

17.1 OF 24.0

111332

DATE	REVISION





SECTION C-C

SCALE 1"=20'

FOR ILLUSTRATIVE PURPOSES ONLY. THIS IS NOT FOR CONSTRUCTION.

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dcs DESIGN

GOROVE / SLADE
Transportation Planners and Engineers

WIRE GILL LLP

COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
Lic. No.52485
11-01-2022
PROFESSIONAL ENGINEER

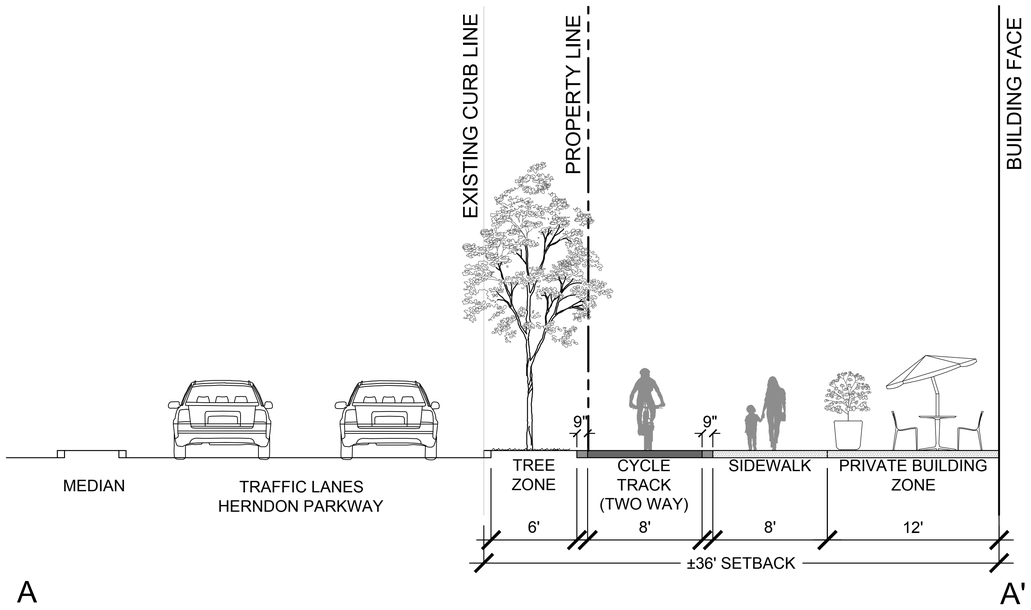
BUILDING CROSS SECTIONS

DEVELOPMENT PLAN
555 HERNDON PARKWAY
TOWN OF HERNDON, VIRGINIA

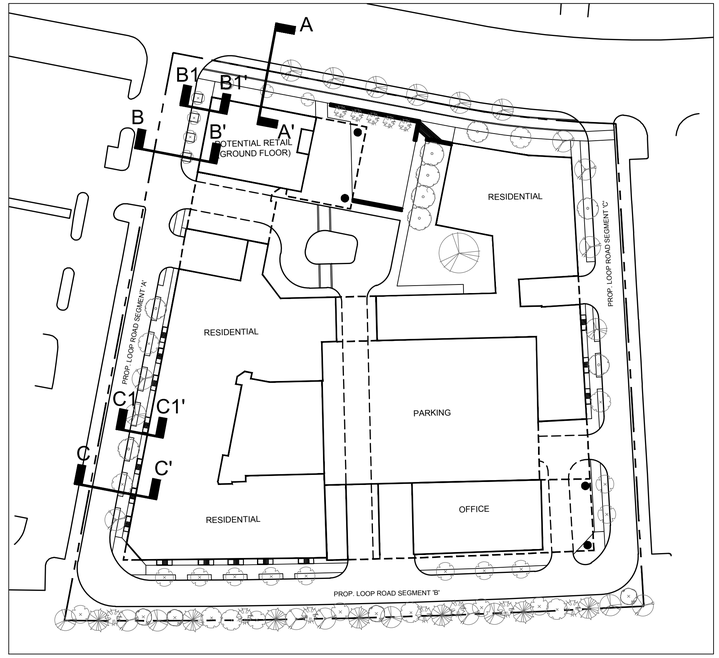
PROJECT NO: 15002.002.00
SCALE: N.T.S.
DATE: 05-16-2022
DESIGN: DCS
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CHECKED:
SHEET No.
17.2 OF 24.0

111332

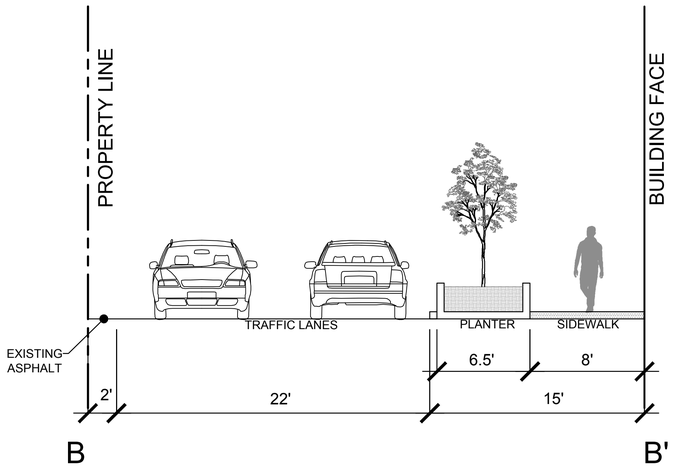
DATE	REVISION



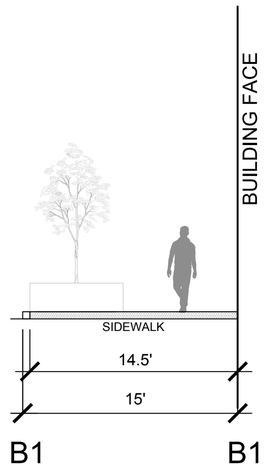
HERNDON PARKWAY STREETSCAPE - SECTION A'-A



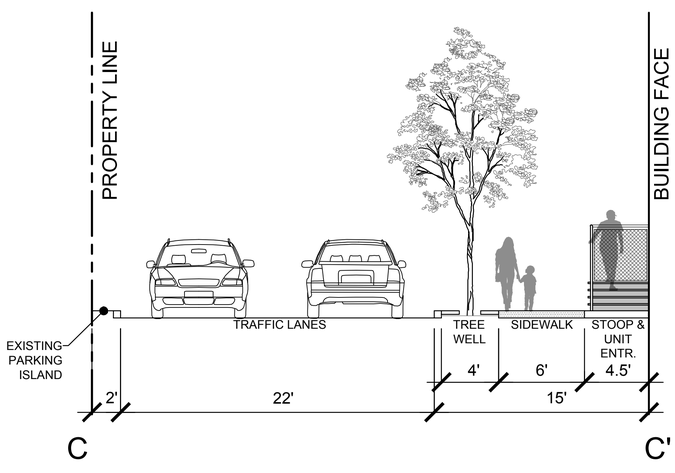
KEY PLAN



PROPOSED LOOP ROAD SEGMENT "A" - SECTION B-B'

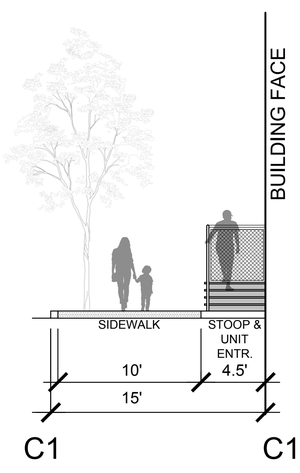


PROPOSED LOOP ROAD SEGMENT "A" SECTION B1-B1' STREETSCAPE SECTION



PROPOSED LOOP ROAD SEGMENT "A" - SECTION C-C'

***SEE SHEET 18.5 FOR STREETSCAPE ZONING MODIFICATION THAT PERTAINS TO THIS PORTION OF THE LOOP ROAD.



PROPOSED LOOP ROAD SEGMENT "A" SECTION C1-C1' STREETSCAPE SECTION

NOTE:

THIS DEVELOPMENT PLAN EXHIBIT IS TO PROVIDE MORE DETAILED INFORMATION ABOUT THE PROJECT ROAD STREETSCAPES AND SECTIONS. IT IS BASED ON THE SAME PROPOSED DEVELOPMENT PLAN AS SHOWN IN OUR DEVELOPMENT PLAN SUBMISSION DATED DECEMBER 29, 2021. THIS DEVELOPMENT PLAN EXHIBIT IS FOR ILLUSTRATIVE PURPOSES ONLY, NOT FOR CONSTRUCTION.

PENZANCE

christopher consultants

dcs DESIGN

GOROVE / SLADE Transportation Planners and Engineers

WIRE GILL LLP

COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
Lic. No.52485
11-01-2022
PROFESSIONAL ENGINEER

HERNDON PARKWAY/
PROPOSED PRIVATE
LOOP ROAD SEGMENT A
CROSS SECTIONS

DEVELOPMENT PLAN

555 HERNDON PARKWAY

TOWN OF HERNDON, VIRGINIA

PROJECT NO: 15002.002.00

SCALE: N.T.S.

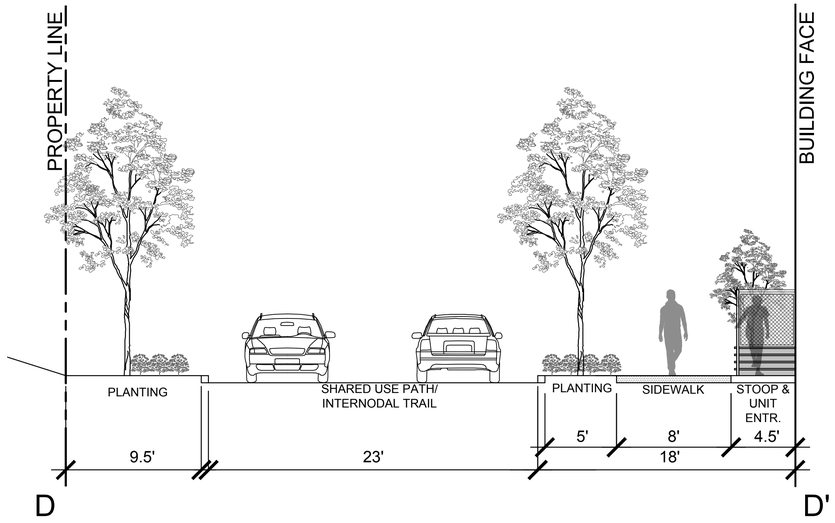
DATE: 05-16-2022

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CHECKED:

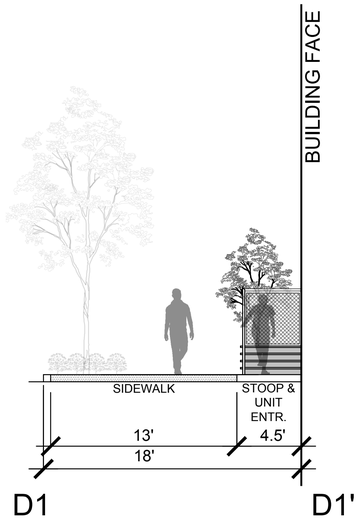
SHEET No.

18.0 OF 24.0

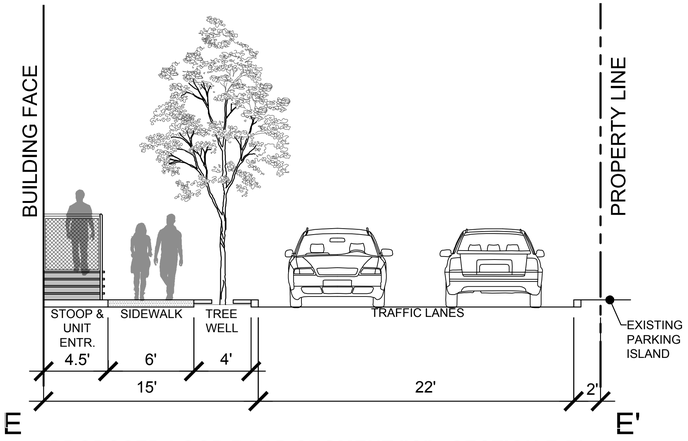
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PROPOSED LOOP ROAD SEGMENT "B" - SECTION D-D'

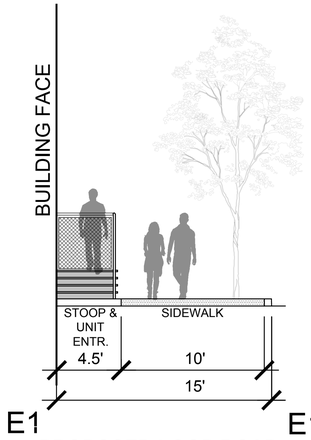


PROPOSED LOOP ROAD SEGMENT "B" - SECTION D1-D1' STREETSCAPE SECTION

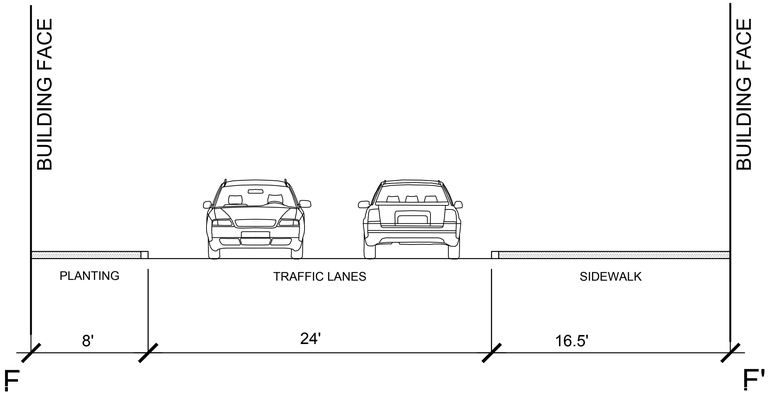


PROPOSED LOOP ROAD SEGMENT "C" - SECTION E-E'

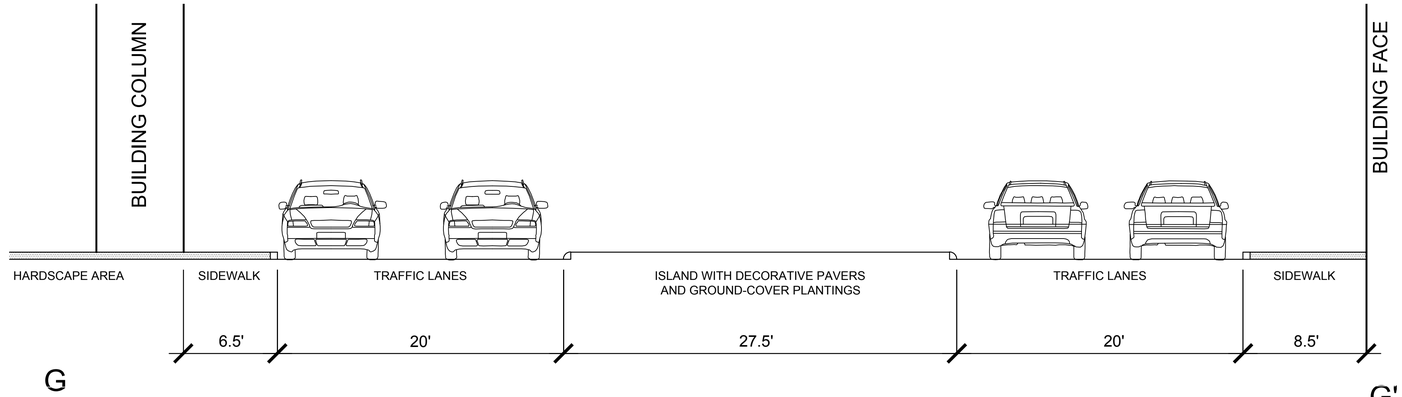
***SEE SHEET 18.5 FOR STREETSCAPE ZONING MODIFICATION THAT PERTAINS TO THIS PORTION OF THE LOOP ROAD.



PROPOSED LOOP ROAD SEGMENT "C" - SECTION E1-E1' STREETSCAPE SECTION

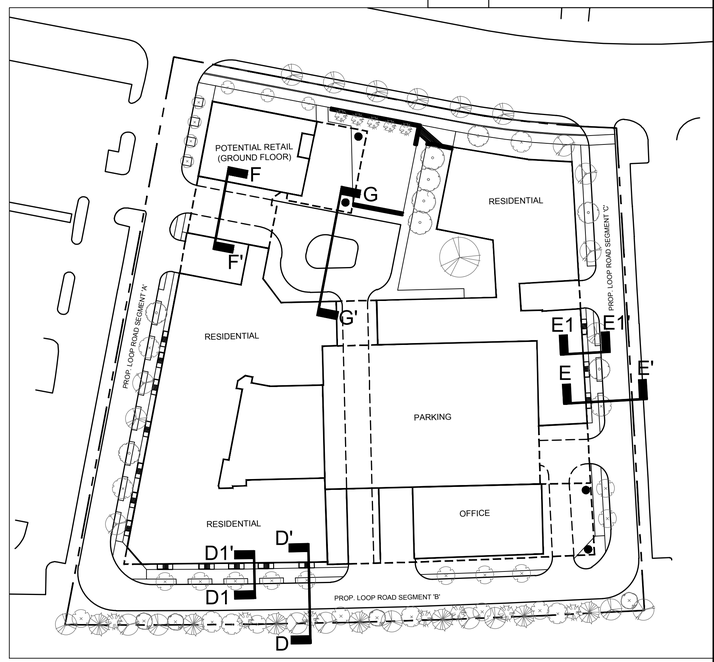


PROPOSED INTERNAL STREET - SECTION F-F'



PROPOSED INTERNAL STREET - SECTION G-G'

DATE	REVISION



KEY PLAN

NOTE:

THIS DEVELOPMENT PLAN EXHIBIT IS TO PROVIDE MORE DETAILED INFORMATION ABOUT THE PROJECT ROAD STREETSCAPES AND SECTIONS. IT IS BASED ON THE SAME PROPOSED DEVELOPMENT PLAN AS SHOWN IN OUR DEVELOPMENT PLAN SUBMISSION DATED DECEMBER 29, 2021. THIS DEVELOPMENT PLAN EXHIBIT IS FOR ILLUSTRATIVE PURPOSES ONLY, NOT FOR CONSTRUCTION.

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INTERNODAL TRAIL/
PROP. INTERNAL STREET/
PROP. LOOP ROAD B & C
CROSS SECTIONS

DEVELOPMENT PLAN

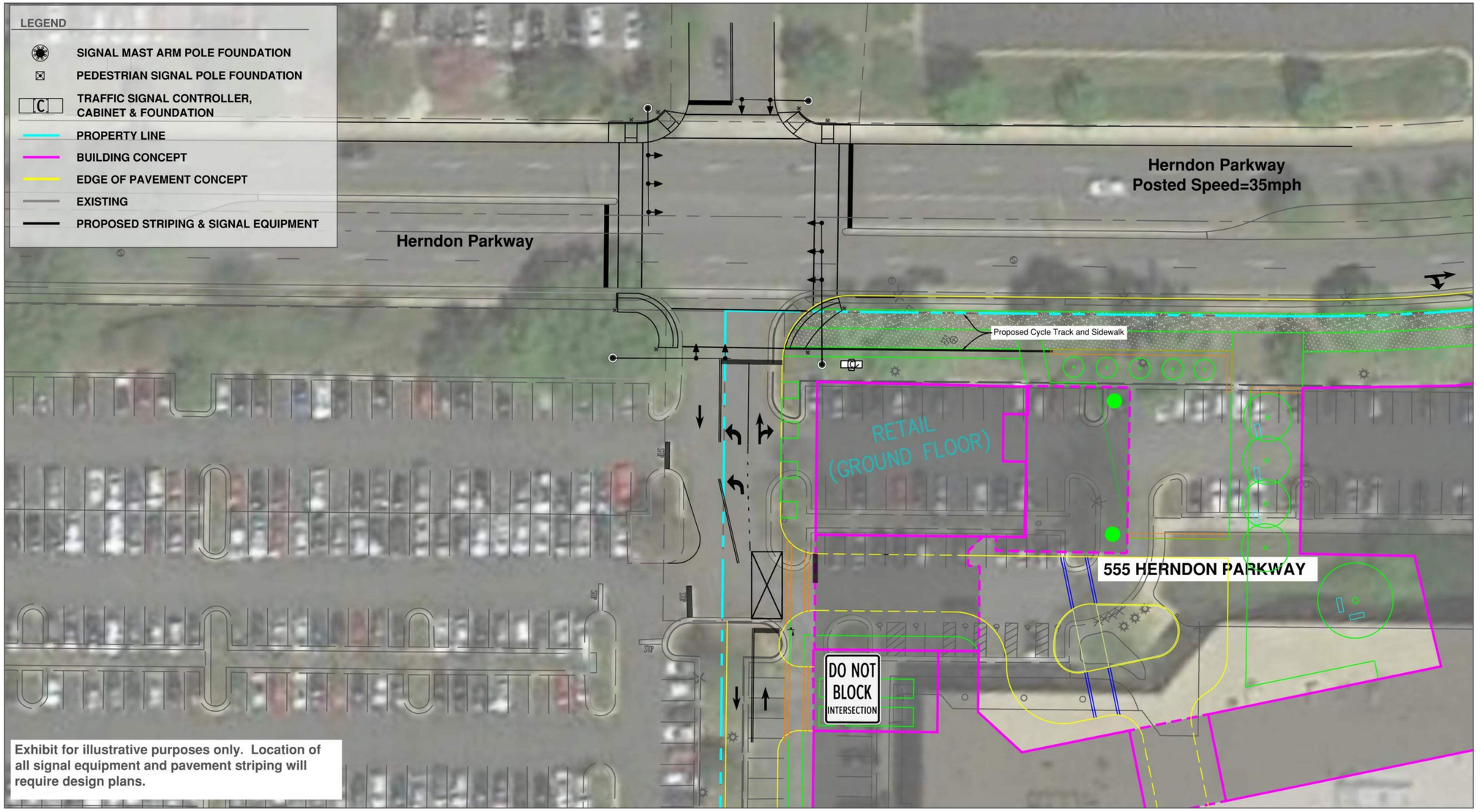
555 HERNDON PARKWAY

TOWN OF HERNDON, VIRGINIA

PROJECT NO: 15002.002.00
SCALE: N.T.S.
DATE: 05-16-2022
DESIGN: JA
DRAWN: JA
CHECKED:
SHEET No.
18.1 OF 24.0

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DATE	REVISION



GOROVE SLADE
Transportation Planners and Engineers

Concept Exhibit - Interim Conditions

Herndon Parkway @ 555 Herndon Parkway Entrance

May 19, 2022

Herndon, VA

Project# 2120.006

NOTE: SIGNAL WILL BE PROVIDED ONLY IF WARRANTED.

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PRELIMINARY SIGNAL EXHIBIT (IF WARRANTED)

DEVELOPMENT PLAN

555 HERNDON PARKWAY

TOWN OF HERNDON, VIRGINIA

PROJECT NO: 15002.002.00

SCALE: N.T.S.

DATE: 05-16-2022

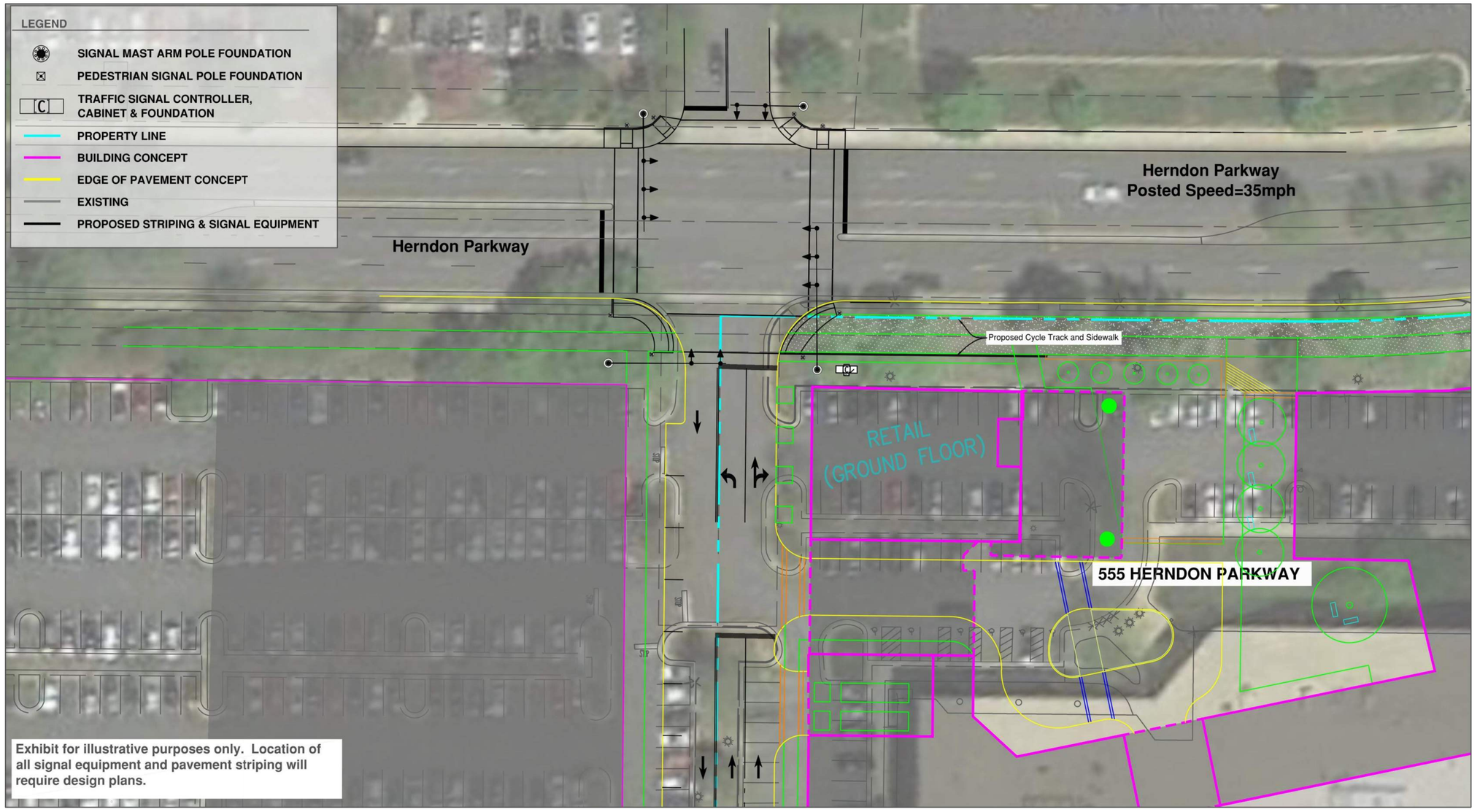
DESIGN: WR
DRAWN: WR
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SHEET No.

18.2 OF 24.0

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DATE	REVISION



GOROVE SLADE
Transportation Planners and Engineers

Concept Exhibit - Ultimate Conditions

Herndon Parkway @ 555 Herndon Parkway Entrance

May 19, 2022

Herndon, VA
Project# 2120.006

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ULTIMATE SIGNAL EXHIBIT
(IF WARRANTED)

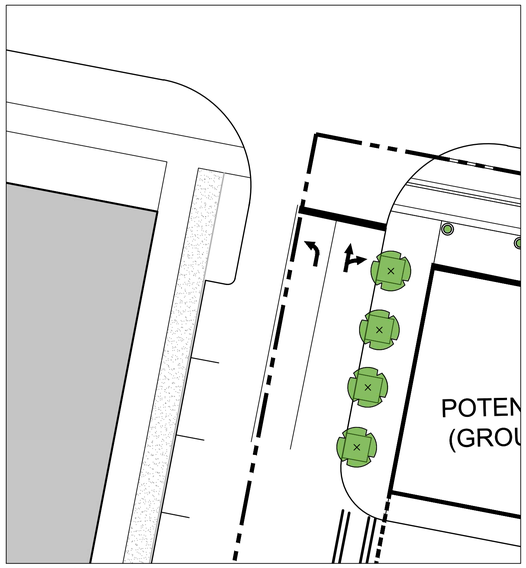
DEVELOPMENT PLAN
555 HERNDON PARKWAY
TOWN OF HERNDON, VIRGINIA

PROJECT NO: 15002.002.00
SCALE: N.T.S.
DATE: 05-16-2022
DESIGN: WR
DRAWN: WR
CHECKED:
SHEET No.
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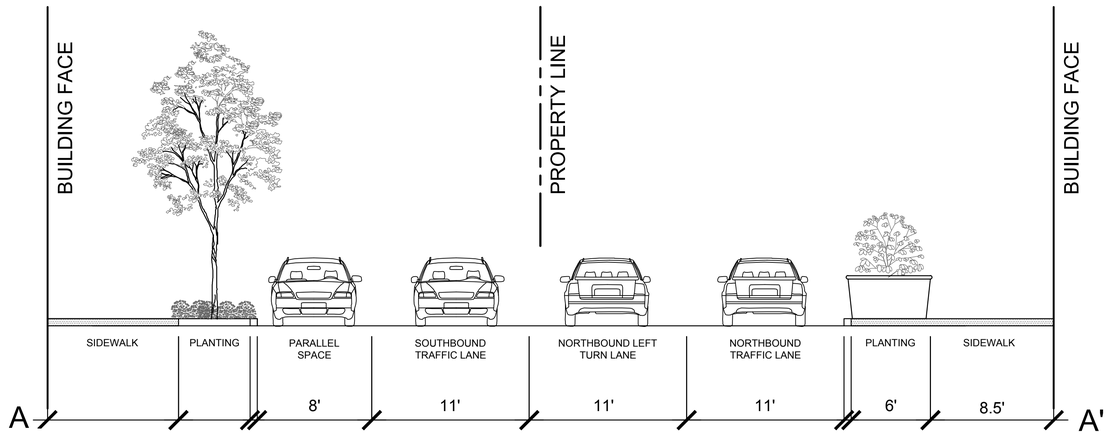
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PROPOSED ULTIMATE CONDITIONS ARE INTENDED FOR ILLUSTRATIVE PURPOSES ONLY. THIS IS NOT FOR CONSTRUCTION. DESIGN IS SUBJECT TO CHANGE WHEN ADJACENT PROPERTIES DEVELOP AND BASED ON FUTURE AGREEMENTS WITH ADJACENT PROPERTY OWNERS.

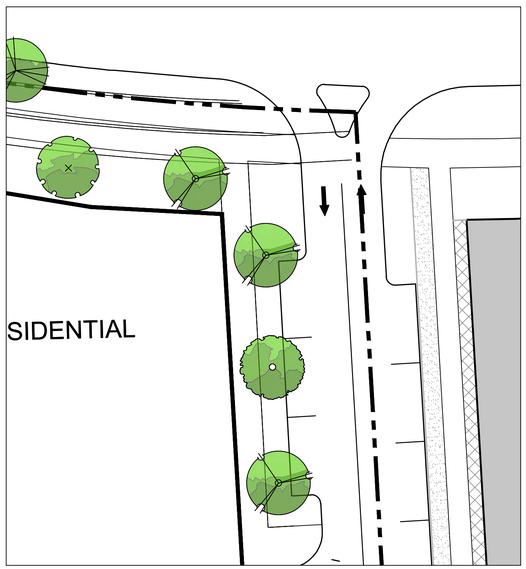
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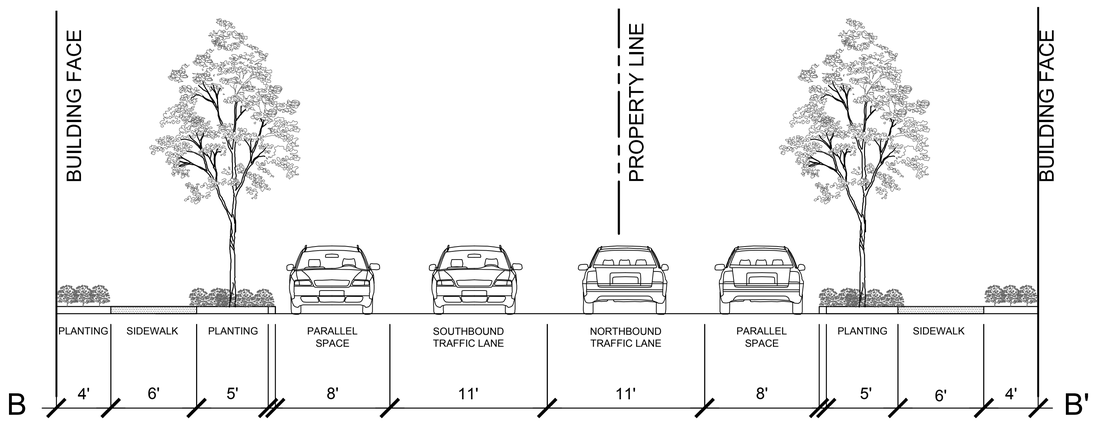
PROPOSED ULTIMATE CONDITION
KEY PLAN - A-A'



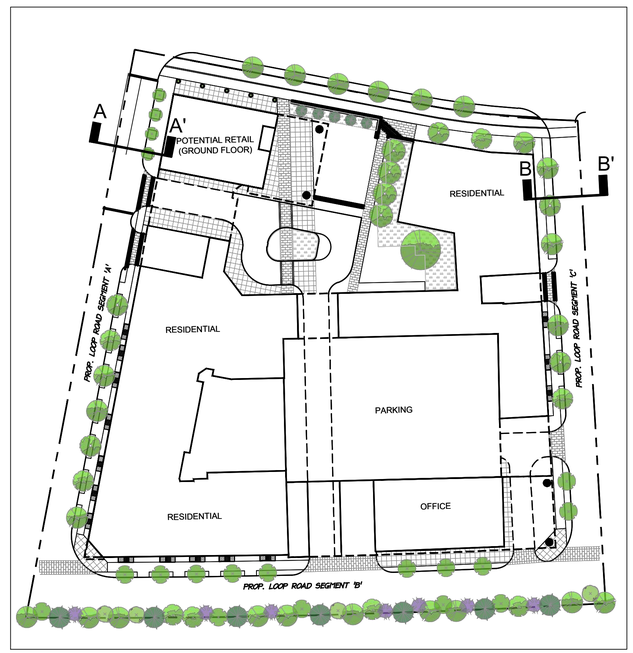
PROPOSED ULTIMATE CONDITION - SECTION A-A'



PROPOSED ULTIMATE CONDITION
KEY PLAN - B-B'



PROPOSED ULTIMATE CONDITION - SECTION B-B'



OVERALL KEY PLAN

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PROFESSIONAL ENGINEER

PROP. ULTIMATE CONDITIONS OF LOOP ROAD SEGMENTS A & C

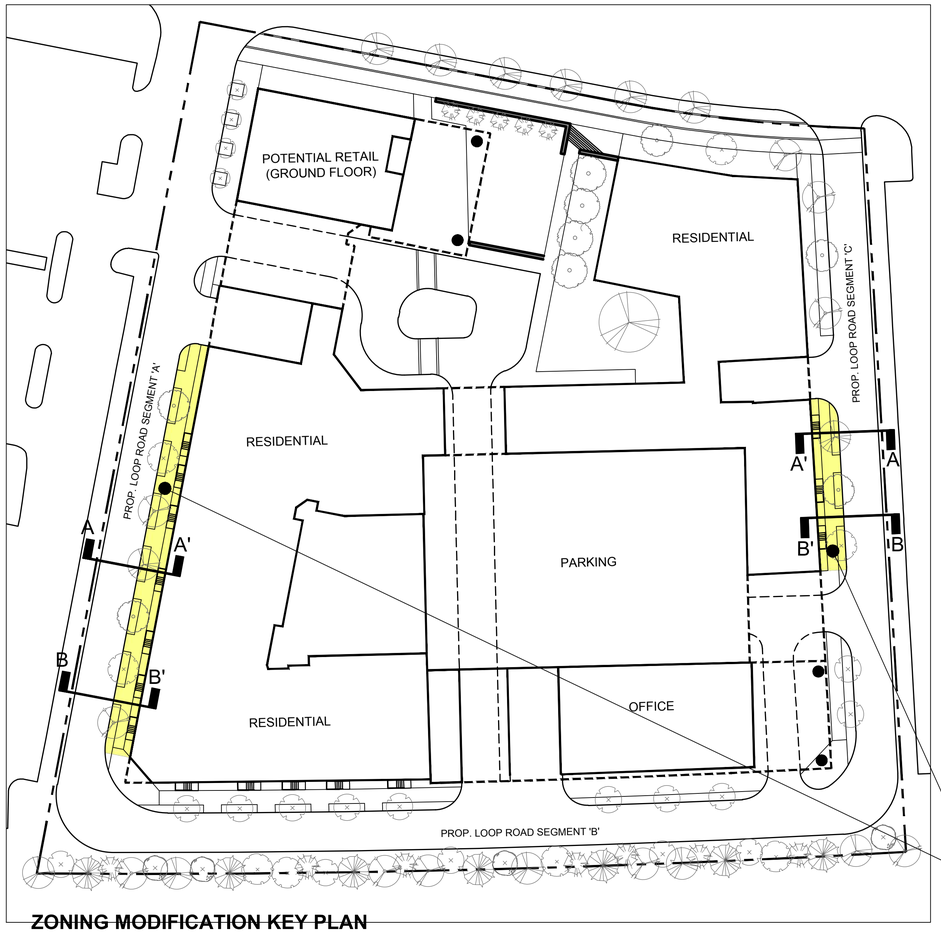
DEVELOPMENT PLAN

555 HERNDON PARKWAY

TOWN OF HERNDON, VIRGINIA

PROJECT NO: 15002.002.00
SCALE: N.T.S.
DATE: 05-16-2022
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18.4 OF 24.0

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ZONING MODIFICATION KEY PLAN

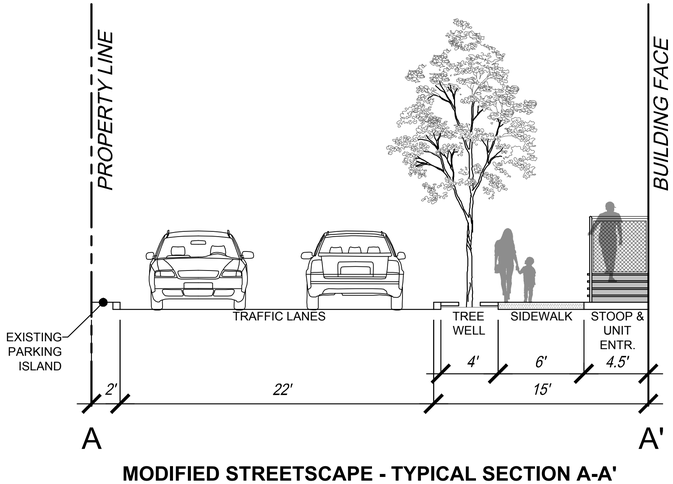
ZONING MODIFICATION:
SIDEWALK AND TREE-VERGE DIMENSIONS

REQUIRED:
TREE-VERGE = 5' WIDTH MINIMUM
SIDEWALK = 8' WIDTH MINIMUM

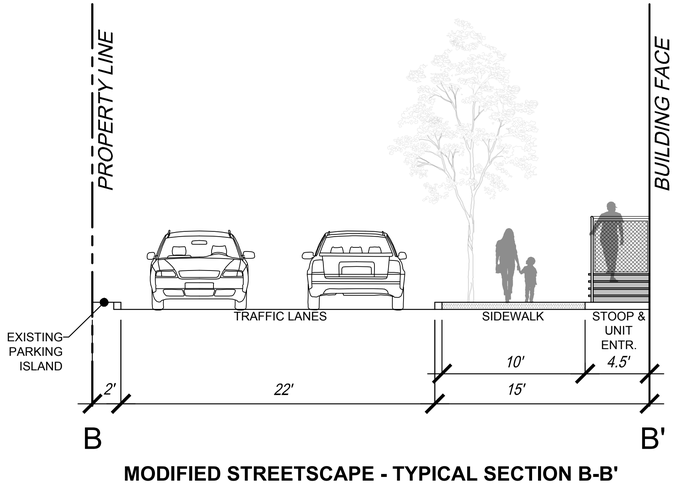
PROVIDED (*MODIFICATION*):
TREE-VERGE = 4' WIDTH MINIMUM
SIDEWALK = 6' WIDTH MINIMUM

ZONING MODIFICATION NARRATIVE:
IN THE AREAS IDENTIFIED IN THE "KEY MAP" (TO THE LEFT), THE MODIFICATIONS TO STREETSCAPE DIMENSIONS, AS SPECIFIED ABOVE, HAVE BEEN REQUESTED. THESE MODIFICATIONS APPLY ONLY TO THE PORTIONS OF THE DEVELOPMENT FRONTAGE THAT ARE RESIDENTIAL. THESE STREETSCAPES ARE COMPRISED OF STOOPS PROVIDING DIRECT ACCESS TO STREET-LEVEL RESIDENTIAL UNITS, RESIDENTIAL-SCALED SIDEWALKS, AND TREE-VERGE AREAS WITH STREET TREES AND OTHER GROUND LEVEL PLANTINGS. DUE TO THE RESIDENTIAL NATURE OF THESE PORTIONS OF THE BUILDING FRONTAGE, AND THE LIMITED HEIGHT OF THE BUILDINGS ALONG THESE FRONTAGES, THE WIDTH OF THE STREETSCAPES HAS BEEN REDUCED AS REQUESTED, AS SHOWN IN THE BELOW TYPICAL PLAN AND SECTION VIEWS. TO ACCOMMODATE THE GROWTH OF HEALTHY STREET TREES IN THESE AREAS, THE LENGTH OF THE "TREE WELLS" HAS BEEN INCREASED TO PROVIDE AMPLE SOIL VOLUME AND AERATION FOR THE TREES AND VEGETATION ALONG THE STREETS. THE PAVEMENT SECTIONS SEPARATING THESE "TREE WELLS" ARE FOR FUTURE PARALLEL PARKING ACCESS (AS SHOWN IN THE ULTIMATE CONDITION OF THE LOOP ROAD) AND ALSO FOR THE ACCOMMODATION OF STREET LIGHTS AND OTHER STREETSCAPE FIXTURES THAT MAY BE PROVIDED. THESE AREAS ALSO SERVE TO CREATE A VARIABLE AND INTERESTING STREETSCAPE AS PEDESTRIANS TRAVERSE THE SITE.

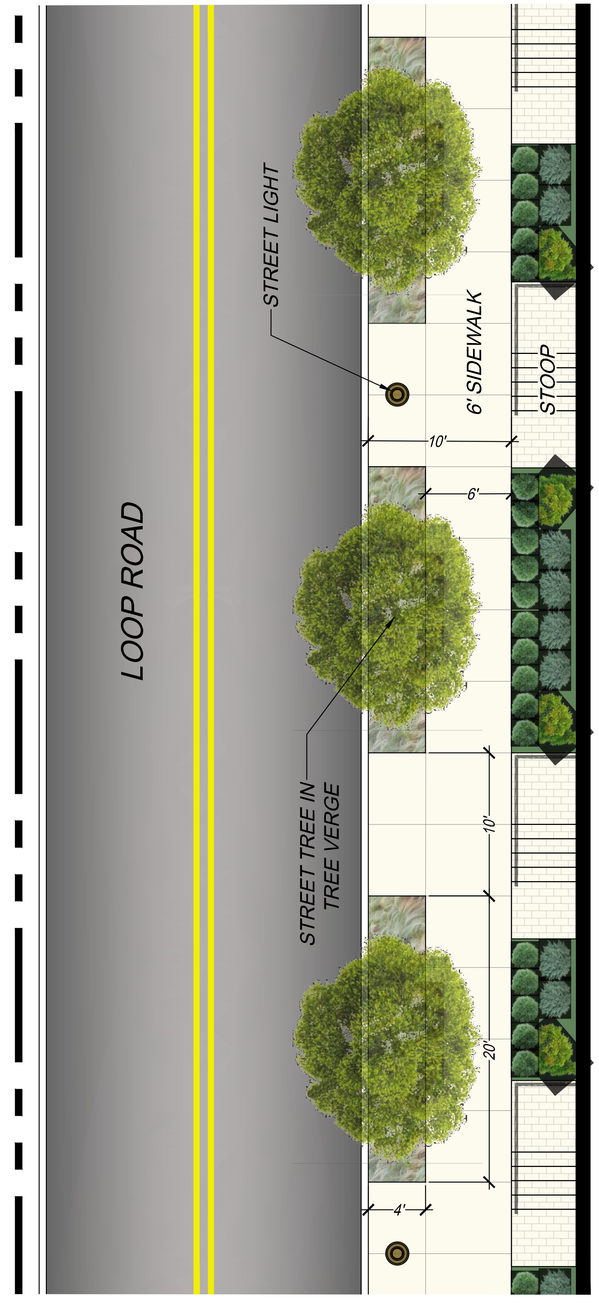
HIGHLIGHTED AREAS INDICATE PORTIONS OF STREETSCAPE THAT ARE SUBJECT TO THIS ZONING MODIFICATION



MODIFIED STREETSCAPE - TYPICAL SECTION A-A'



MODIFIED STREETSCAPE - TYPICAL SECTION B-B'



MODIFIED STREETSCAPE - TYPICAL PLAN VIEW

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11-01-2022

STREETSCAPE ZONING MODIFICATION

DEVELOPMENT PLAN
555 HERNDON PARKWAY
TOWN OF HERNDON, VIRGINIA

PROJECT NO: 15002.002.00
SCALE: N.T.S.
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DATE	REVISION

Decorative Paving Examples






Bench Examples




Waste Receptacle Examples




Bicycle Rack Examples




Site Lighting Examples





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DESIGNS AND FEATURES ARE SUBJECT ARB REVIEW.

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ILLUSTRATIVE DESIGN
AMENITIES

DEVELOPMENT PLAN
555 HERNDON PARKWAY
TOWN OF HERNDON, VIRGINIA

PROJECT NO: 15002.002.00
SCALE: AS NOTED
DATE: 05-16-2022
DESIGN: JTR
DRAWN: JTR
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SHEET No.
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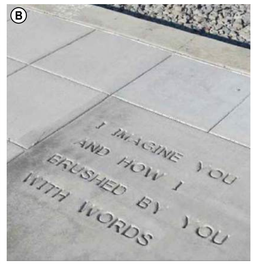
DATE	REVISION

SIDEWALK AND STREETSCAPE DESIGN

Incorporating streetscape design consistent with HTOC Design Guidelines and Specific to Herndon



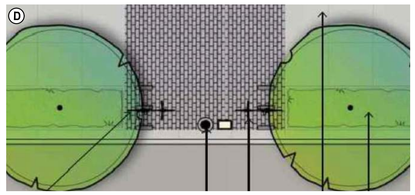
MONUMENTAL SITE SEATING ALONG HERNDON PARKWAY TRAIL



UNIQUE SITE ICONOGRAPHY AT GROUND LEVEL



UNIQUE SITE ICONOGRAPHY AT GROUND LEVEL



PAVING PATTERN DIFFERENTIATION AT KEY PEDESTRIAN LOCATIONS

SIGNAGE AND WAYFINDING

Well designed wayfinding and other signage that coordinates with the town's existing program



SIGNAGE INDICATING WALKING DISTANCE TO KEY DESTINATION WITHIN THE TOWN



SITE MONUMENTATION UNIQUE TO THE HTOC



LIGHTPOLE BANNERS TO MATCH EXISTING TOWN THEME



SIGNAGE INDICATING LOCATION OF ON-SITE ELEMENTS AND NEARBY DESTINATIONS

NOTE: ALL LOCATIONS OF ELEMENTS SHOWN ON THE BELOW PLAN ARE CONCEPTUAL.



KEY MAP

FOCAL POINTS

Creating focal points on the site unique to Herndon



SMALLER, PEDESTRIAN SCALE ART / INSTALLATION ALONG HERNDON PARKWAY FRONTAGE



LARGE, MONUMENTAL SCALE ARTWORK / INSTALLATION AS A CENTERPIECE TO THE COURTYARD AREA. ICONIC SITE ELEMENT.

DECORATIVE BUILDING ELEMENTS

Incorporating design elements that tie into The Town's history and heritage, including temporary screening and site elements for use during the building's interim condition.



"LOCAL HERITAGE" ART WALL, WITH A THEME. DETAILED WALL ART FOR LOOKING AT CLOSELY, AND ENCOURAGING TOUCH AND INTERACTION



"LOCAL HERITAGE" ART WALL, WITH A THEME. MURAL AT BUILDING SCALE, FOR VIEWING FROM AFAR



"LOCAL HERITAGE" ART WALL, WITH A THEME. AREA SPECIFIC ART, FRAMED AND SCALED TO PEDESTRIAN SCALE, FOR VIEWING FROM WITHIN STREETSCAPE

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11-01-2022
PROFESSIONAL ENGINEER

HERNDON IDENTITY/ PLACE MAKING

DEVELOPMENT PLAN
555 HERNDON PARKWAY
TOWN OF HERNDON, VIRGINIA

PROJECT NO: 15002.002.00
SCALE: AS NOTED
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Retail Sidewalk - Sidewalk goes all the way to the building to offer maximum tenant flexibility. Colorful planters containing fastigiate trees and a mix of perennials and shrubs between the building and sidewalk circulation space help reduce the scale of the building. The fastigiate trees provide a year-round architectural feature. The sidewalk will also better serve future parallel parking on this block. Trees are not able to be placed along the curb line due to a shallow storm water pipe in this location.



Site Elements - Areas along the perimeter road such as this marked by decorative pavers offer an opportunity for site furnishings like benches, planters, bike racks, and trash receptacles creating small "garden rooms" around the property.



Tree Wells - Street trees provided in tree wells against the curb-line. The sidewalk is placed against the building. This allows for larger-canopy street trees.



Herndon Parkway - To be planted per the revised Streetscape Manual with a mix of trees in planting strips.





East Sidewalk - Larger shade trees help reduce the scale of the architecture along this blank facade frontage. Grade is sloping and lower than the Finished Floor Elevation of the retail floor.



South Side Plantings - More naturaltzed and varied plantings to provide buffer from highway.



South Sidewalk (Sugarland Run Trail Pedestrian Connection) - Medium sized shade trees, shrubs, and attractive street lighting that compliments the proposed architecture helps to enhance this pedestrian travel way.



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ILLUSTRATIVE LANDSCAPE - STREETSCAPE

DEVELOPMENT PLAN
555 HERNDON PARKWAY
TOWN OF HERNDON, VIRGINIA

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Feature Area - Pedestrian accessible area that can be used as an area for public art, large architecural planter, or vertical focal or themed element can be located here.

Retail Streetscape -Adequate width for circulation and dedicated areas for active space where street furniture will be located. Design of which will be based on final architectural design and door placement.







Lawn Panel - Large non-hardscaped open areas that can be programmed or non-programmed space, usually lacking desired amenity area. Turf can be natural or artificial depending on the final engineering of the structure beneath.

Plaza Overall Concept - Formal Design/Informal Materials:
A modern design language is juxtaposed with traditional materials to create an organized, functional, and accessible plaza with a more comfortable and softer human feel.



Softscape -Softer, and a more 'residential' plant pallate in a less formal planting arrangement contrasts nicely with the more geometric and regimented hardscape and architecture. Helps to bring a human scale to the plaza.



Planters - Wood grain concrete will match the seat/planter walls in the main section of the plaza. Texture matched wood used on architectural concepts and provides a "softer" and "casual" feel. Composite planters can accent entrances and bring color to facades around the remainder of the development in lieu of in-grade planters.



Seat/Planter Wall - Wood grain concrete product to hold bermed soil of planting beds and provide casual seating in addition to benches. Texture matched wood used on architectural concepts and provides a "softer" and "casual" feel. Could also be a board-form concrete or simulated stone.





Paver Inlays - Accent paving in texture and colors to match or contrast with the architecture. Options include wood-grained plank pavers, outdoor porcelain tile, or pavers slabs such as the above pictured flamed bluestone.

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ILLUSTRATIVE
LANDSCAPE - PLAZA

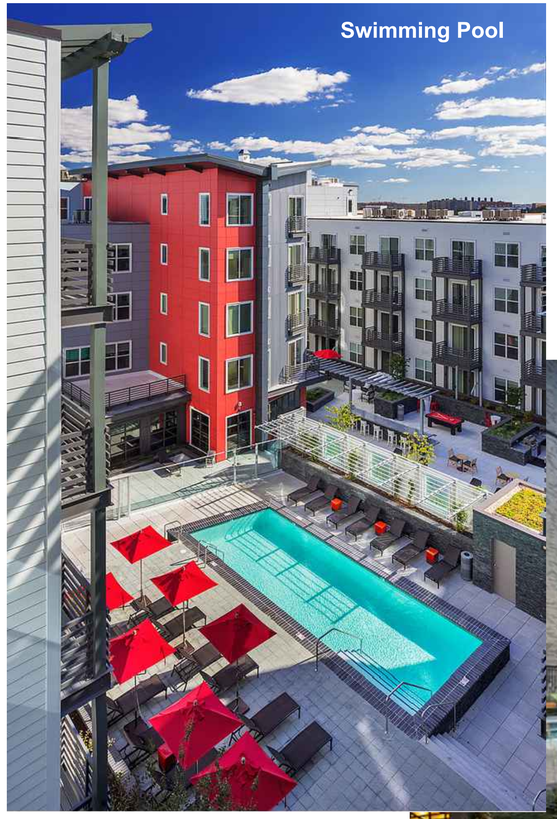
DEVELOPMENT PLAN
555 HERNDON PARKWAY
TOWN OF HERNDON, VIRGINIA

PROJECT NO: 15002.002.00
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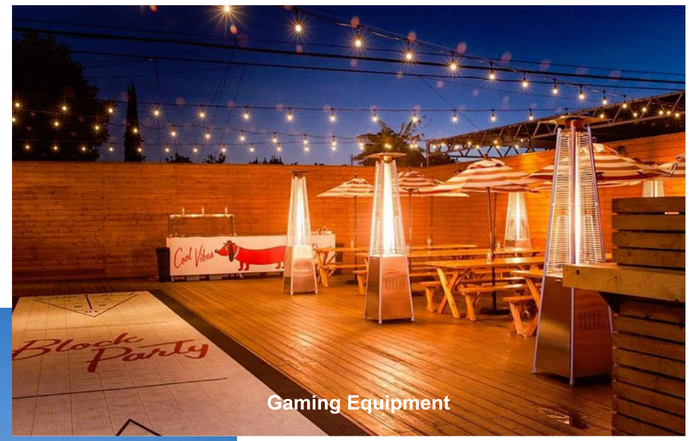
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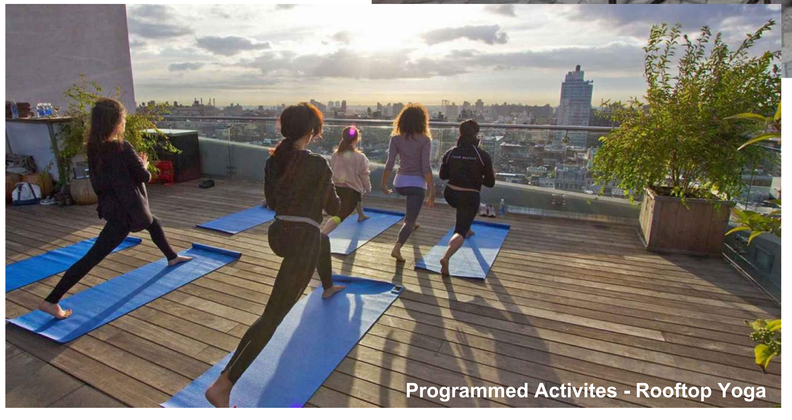

Swimming Pool

Private Amenities on Podium - Some suggested and planned amenities that may be made available to residents of the development include many features illustrated with the images on this sheet. Design is subject to the final architecture of the building.


Outdoor Fire Pit and Lounge Area



Gaming Equipment


Programmed Activites - Rooftop Yoga


Lounge Seating and Fire Pits

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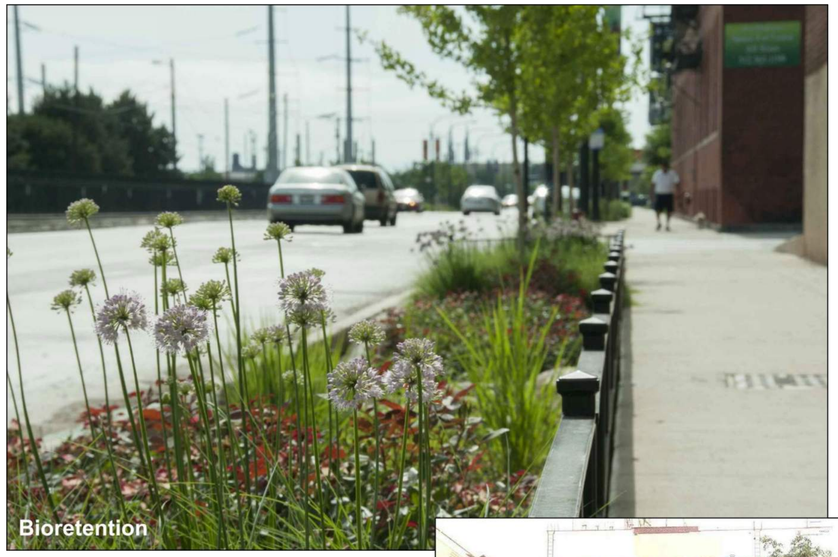
ON-PODIUM PRIVATE AMENITIES

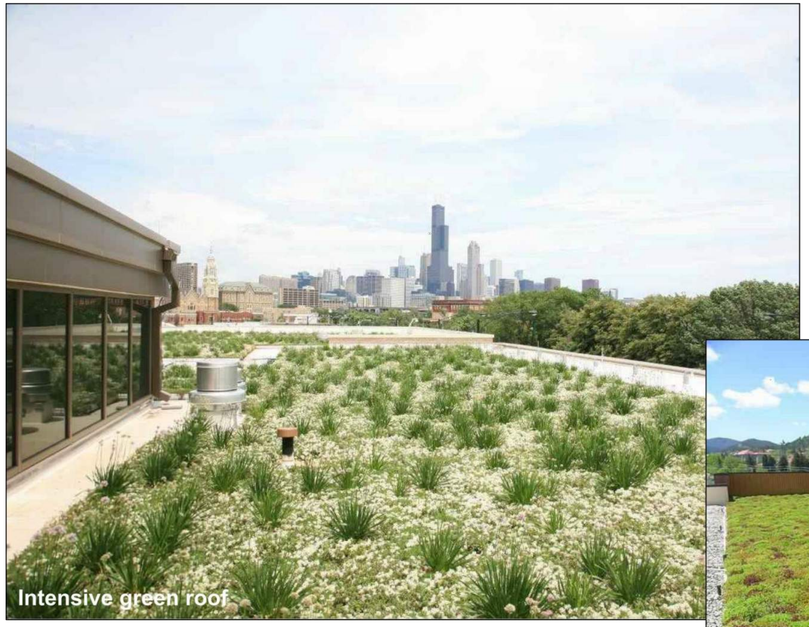
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555 HERNDON PARKWAY
TOWN OF HERNDON, VIRGINIA

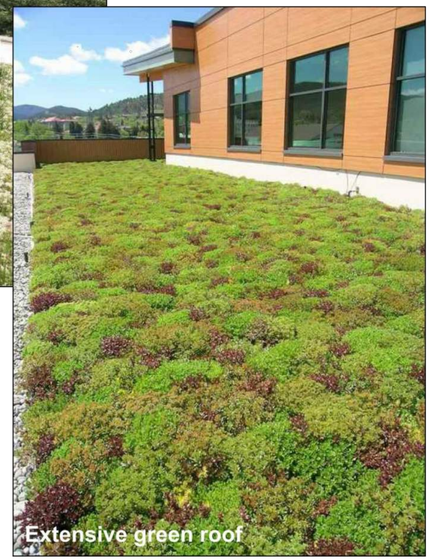
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SCALE: AS NOTED
DATE: 05-16-2022
DESIGN: JA
DRAWN: JA
CHECKED:
SHEET No.
22.0 OF 24.0

111332

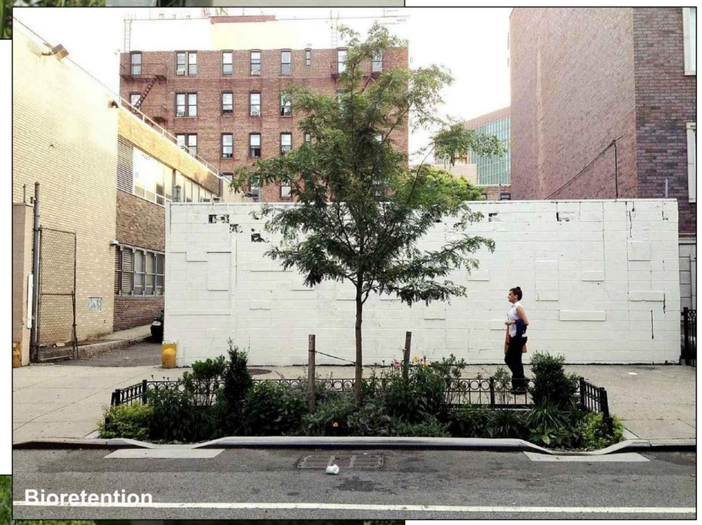
DATE	REVISION


Bioretention

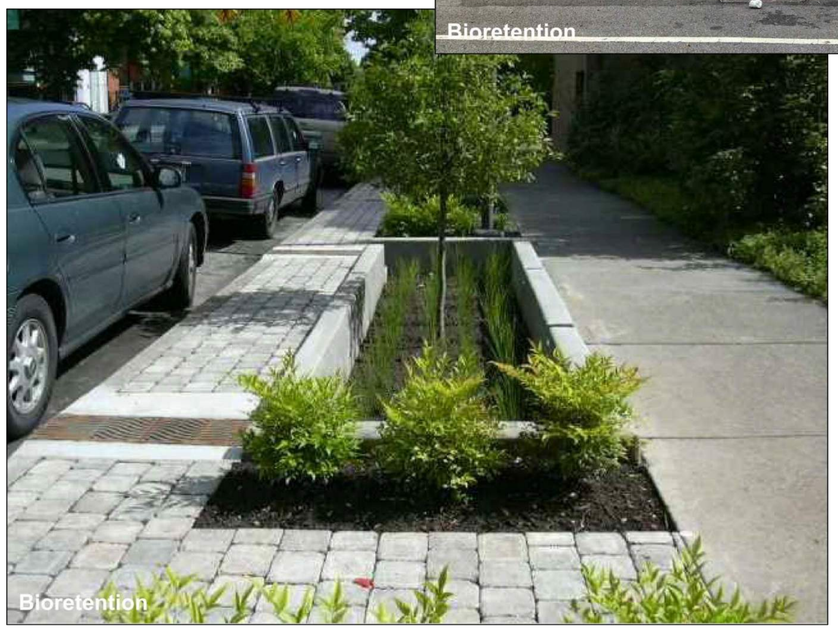

Intensive green roof


Extensive green roof

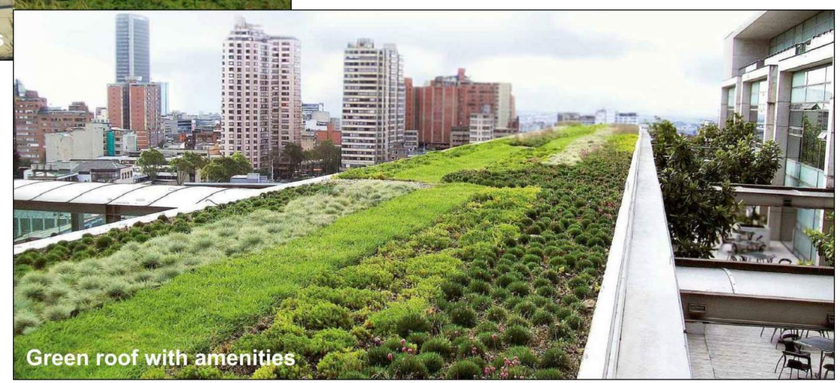
THIS SHEET FOR ILLUSTRATIVE PURPOSES ONLY.
DESIGNS AND FEATURES ARE SUBJECT ARB REVIEW.


Bioretention


Green roof with amenities


Bioretention

Sustainable Practices - The images on this sheet are for illustrative purposes only. Should any of the examples on this sheet be in conflict with site construction or architectural building design, equivalent solutions will be considered at the time of site plan.


Green roof with amenities

PENZANCE

christopher consultants

dcs DESIGN

GOROVE / SLADE Transportation Planners and Engineers

WIRE GILL LLP

COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
Lic. No.52485
11-01-2022
PROFESSIONAL ENGINEER

SUSTAINABLE PRACTICES

DEVELOPMENT PLAN

555 HERNDON PARKWAY

TOWN OF HERNDON, VIRGINIA

PROJECT NO: 15002.002.00

SCALE: AS NOTED

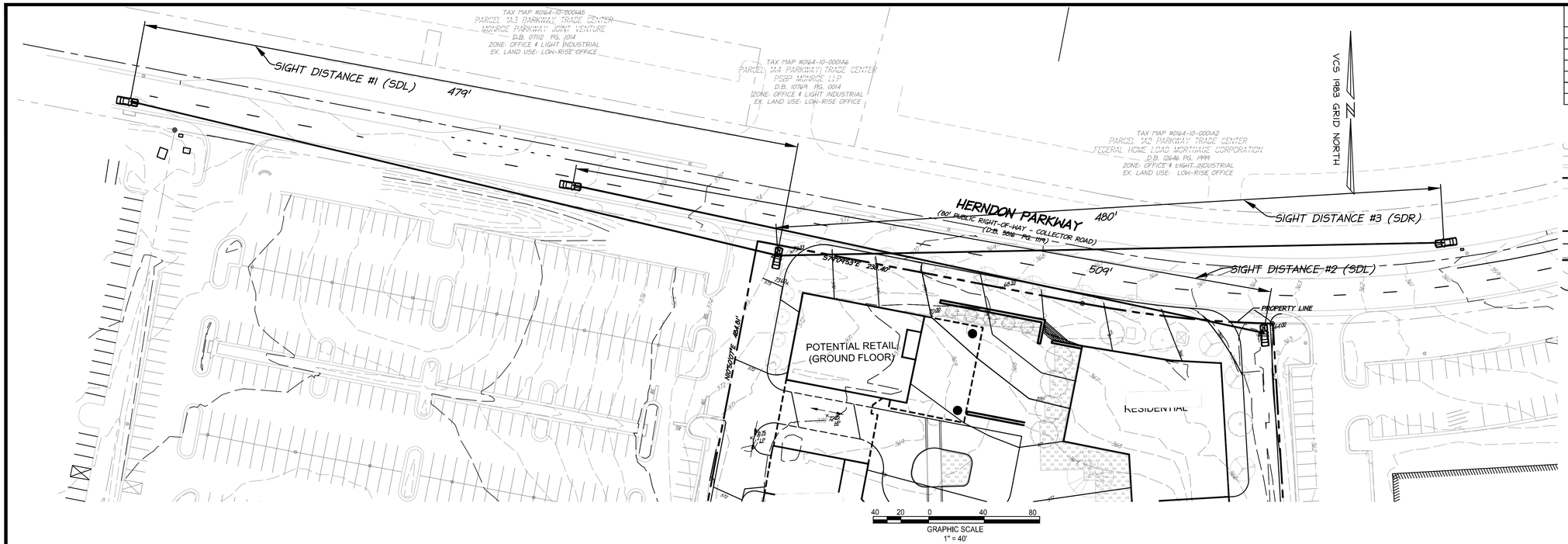
DATE: 05-16-2022

DESIGN: JA
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CHECKED:

SHEET No.

23.0 OF 24.0

111332



DATE	REVISION

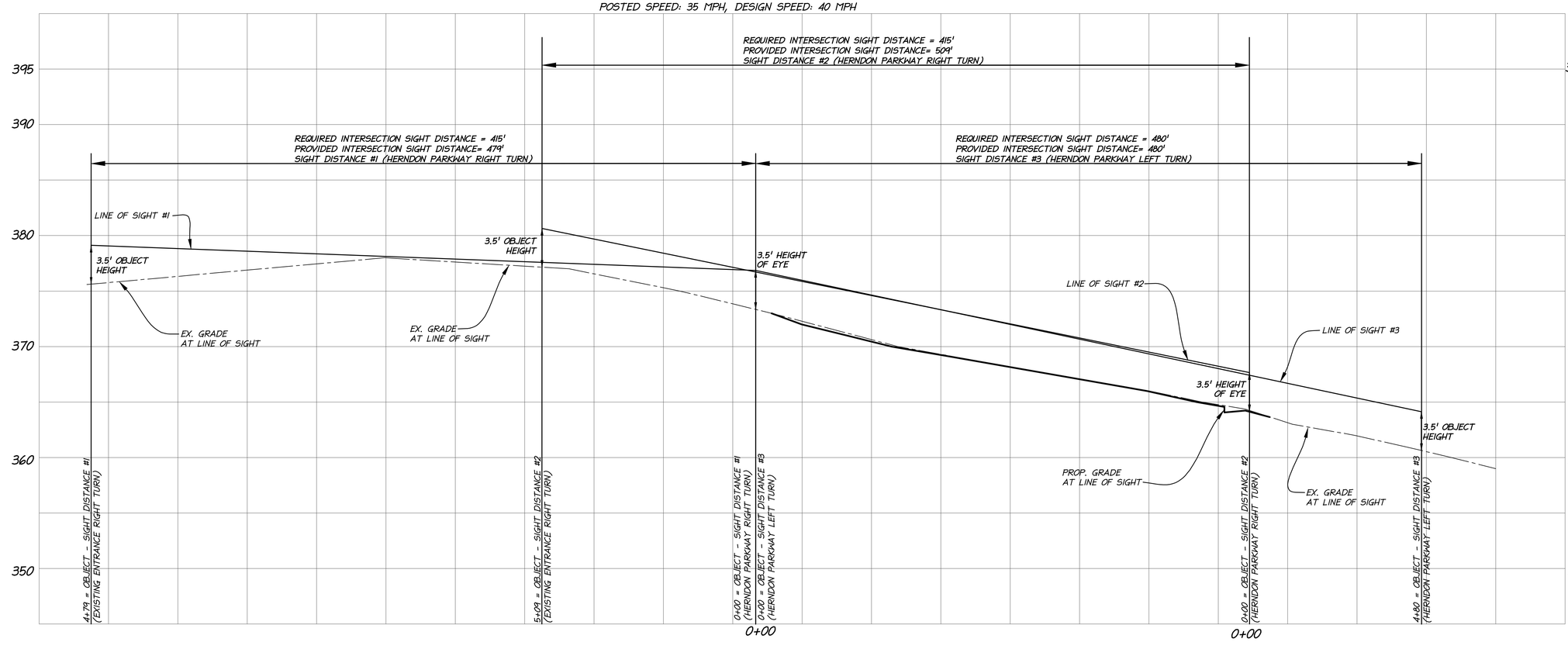
LEGEND

- EX. WOODS LINE
- EX. STREET CENTER LINE
- EX. CURB & GUTTER
- EX. BOUNDARY
- EX. EDGE OF PAVEMENT (EP)
- EX. SIGN
- DENOTES HANDICAPPED PARKING SPACE
- PROP. BUILDING
- PROP. EDGE OF PAVEMENT
- PROP. LIMITS OF DISTURBANCE
- 20 : EX. CONTOUR
- 20 : PROP. CONTOUR

NOTE: RIGHT OUT OF EASTERN ENTRANCE (SIGHT DISTANCE #2) IS NOT PERMITTED DURING INTERIM CONDITION OF THE LOOP ROAD. A RIGHT OUT OF THE PROPERTY IS PERMITTED ONLY AT THE TIME THE ADJACENT PROPERTY IS DEVELOPED AND THE ULTIMATE SECTION OF THE ROAD IS CONSTRUCTED. THE SIGHT DISTANCE SHOWN HERE (SIGHT DISTANCE #2) IS FOR INFORMATION ONLY.

HERNDON PARKWAY SIGHT DISTANCE

(80' PUBLIC RIGHT-OF-WAY-COLLECTOR ROAD)
POSTED SPEED: 35 MPH, DESIGN SPEED: 40 MPH



VERTICAL SCALE
5 2.5 0 5 10
GRAPHIC SCALE
1" = 5'

HORIZONTAL SCALE:
40 20 0 40 80
GRAPHIC SCALE
SCALE: 1" = 40'

PENZANCE
christopher consultants
dcs DAVIS CARTER SCOTT DESIGN
GOROVE / SLADE Transportation Planners and Engineers
WIRE GILL LLP

COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
Lic. No.52485
11-10-2022
PROFESSIONAL ENGINEER

SITE DISTANCE PLAN & PROFILES

DEVELOPMENT PLAN
555 HERNDON PARKWAY
TOWN OF HERNDON, VIRGINIA

PROJECT NO: 15002.002.00
SCALE: SEE DRAWING
DATE: 05-16-2022
DESIGN: MK
DRAWN: MK
CHECKED: LH
SHEET No.
24.0 OF 24.0

111332