



## **TOWN COUNCIL WORK SESSION AGENDA**

Herndon Council Chambers  
765 Lynn Street, Herndon, VA 20170

Tuesday, May 12, 2026 | 7:00 PM

---

- 1. Call to Order**
- 2. Closed Meeting (5:30 PM)**
  - a. A Closed Meeting pursuant to the Code of Virginia Section 2.2-3711(A)(8), consultation with legal counsel regarding specific legal matters requiring the provision of legal advice by such counsel, relating to employment law
- 3. Discussion**
  - a. 2026 Virginia General Assembly Legislative Report Briefing
  - b. Discussion on Zoning Map Amendment ZMA #24-01, 250 Exchange Place
- 4. Roundtable**
- 5. Closed Meeting**
  - a. A Closed Meeting pursuant to the Code of Virginia Section 2.2-3711(A)(1), for discussion of prospective candidates relative to appointments to boards and commissions
- 6. Adjournment**

**Agenda Item:** 2026 Virginia General Assembly Legislative Report Briefing

**Meeting Date:** May 12, 2026

**Category:** Discussion

**Prepared by:** Lesa Yeatts, Town Attorney

**Description:**

Each year, the Town Council adopts the Town Legislative Program in the Fall, which includes the Town's position on items expected to come up and also presents any proposed legislation the Town wishes their legislators to carry. Following the adjournment of the General Assembly and upon conclusion of the Governor's actions, the Town Attorney's Office provides Town Council with a summary of the key legislation enacted. This item is that summary.

**Background/Timing Impact:**

This item provides an update regarding the items on the Town Council's 2026 requested legislative agenda.

**Timing Impact:**

The bills referenced in this item generally have an effective date of July 1, 2026, and some specific provisions have alternate dates.

**Strategic Focus Area:**

Good Governance

**Fiscal Impact:**

Bills having a direct fiscal impact on the town are identified in the attached report and some bills will require the town to modify its current procedures, which will likely impact the allocation of staff resources.

**Legal Impact:**

Some of the new legislation will require the Town Council to amend sections of the Herndon Code of Ordinances or the Zoning Ordinance and town internal policies.

**Staff Recommendation/Next Steps:**

Provide staff with guidance pursuant to Town Council recommendation regarding action on individual bills that require amendment of the Town Code or Town Policy.

**Attachments:**

1. 2026 Legislative Report

# 2026 VIRGINIA GENERAL ASSEMBLY REPORT

## MEMORANDUM

**TO:** Mayor and Town Council

**FROM:** Lesa Yeatts, Town Attorney  
Lauri Sigler, Deputy Town Attorney

**DATE:** May 5, 2026

**RE:** 2026 Virginia General Assembly – Session Summary and Recommendations

---

### Executive Summary

The 2026 Session of the Virginia General Assembly concluded on March 14, 2026, following a long session in which 2,366 bills were introduced and 1,156 bills were enacted. While the regular session has adjourned sine die, the General Assembly has not yet adopted a new biennial state budget and is continuing budget deliberations through a special session. The Governor has acted on all enrolled legislation, issuing amendments to 180 bills and vetoing eight. The General Assembly has considered those actions during the reconvened session, and the Governor has until May 22, 2026, to either sign or veto bills returned without amendment.

Legislation enacted during the 2026 Session includes one Herndon-specific bill updating the Town Charter to clarify council and town manager authority, modernize administrative provisions, and remove obsolete language. That legislation becomes effective July 1, 2026, and requires no further action by the Town.

In addition, several enacted bills of broader applicability will have a material impact on Town operations, authority, or policies. These include mandatory or permissive changes affecting zoning and land use regulation, affordable housing, parking requirements, manufactured housing, tree conservation, small solar generation devices, electric vehicle infrastructure, FOIA agenda posting requirements, parking enforcement authority, and labor and employment matters such as minimum wage increases and the establishment of a statewide paid family and medical leave insurance program. Some legislation requires the Town to take affirmative action—particularly amendments to the Zoning Ordinance and Town Code—while other bills grant discretionary authority that the Town Council may elect to consider in future policy discussions.

The Governor also vetoed or sought to amend several bills of interest to local governments, including legislation related to casino gaming eligibility, electronic skill gaming devices, public-sector collective bargaining, and the establishment of a regulated retail cannabis market. The General Assembly rejected the Governor’s amendments to certain bills, leaving final action pending.

Town staff will continue to review enacted legislation, coordinate implementation efforts, prepare required ordinance or policy amendments for Council consideration, and monitor regulatory guidance and future legislative developments. Further updates and targeted briefings will be provided as implementation deadlines approach or if additional Council action is required.

The following are highlights of the 2026 Session:

**I. Herndon Specific**

**[SB343/HB887](#) Herndon, Town of; amending charter, clarifies duties of town council.**

Patroned and introduced by Jennifer B. Boysko in the Senate and Irene Shin in the House

Charter; Town of Herndon. Updates the charter for the Town of Herndon in Fairfax County to permit greater flexibility for the town council to contract with the town manager regarding the location of his residence, clarifies the duties of the town manager relative to employees, clarifies that the town council has the authority to appoint two officers: the town manager and town attorney, and establishes that the town manager has the authority to employ any deputies or assistants for the two appointed offices. The bill also removes outdated or duplicative provisions that occur as a result of the changes to the town manager's duties and authority and an obsolete reference to a Town of Herndon school board. This bill is identical to HB 887.

**Effective Date:** July 1, 2026. **No further action is needed.**

---

**II. Legislation of Interest to the Town**

The following enacted legislation is expected to have a material impact on Town operations or authority:

**1. [HB341](#) Plastic bag tax; distribution to towns.**

Plastic bag tax; distribution to towns. Requires that any town located within a county that has imposed a disposable plastic bag tax receive a distribution of revenues collected by the

county based on the local sales tax distribution formula for appropriations to towns. The bill restricts a town's use of such revenues to the same purposes allowable for a county or city.

**Effective Date:** July 1, 2026.

**Recommended Action:** Coordinate with Fairfax County for implementation.

**2. [SB388](#) Affordable housing; religious organizations and other nonprofit tax-exempt properties.**

Affordable housing; religious organizations and other nonprofit tax-exempt properties. Allows for the administrative approval of development and construction of housing on land owned by property tax-exempt religious organizations or certain property tax-exempt nonprofit organizations and provides that zoning ordinances shall allow the by-right development and construction of housing on real property owned by such organizations, subject to various conditions and limitations. The bill provides that the review of such developments be completed pursuant to general law and states that localities shall not require a special exception, special use permit, conditional use permit, rezoning, or any discretionary review or approval process. The bill requires that at least 60 percent of the housing development's total units be for affordable housing and that the housing development remain affordable for at least 30 years. The bill also provides that all such housing is subject to local real property taxation following completion, unless explicitly exempted by the locality. This bill incorporates SB 367 and is identical to HB 1279.

**Effective Date:** January 1, 2027

**Expiration Date:** January 1, 2031

**Recommended Action:** No action is needed immediately, however, the bill requires localities to allow this development by-right which is not currently allowed under the town's zoning ordinance. Town staff will need to prepare an amendment to the Zoning Ordinance (ZOTA) for initiation by the Town Council so that the ZOTA is effective by January 1, 2027, but then it expires January 1, 2031.

**3. [SB74](#) Affordable housing; local zoning ordinance authority.**

Affordable housing; local zoning ordinance authority. Authorizes any locality in the Commonwealth to provide for an affordable housing dwelling unit program by amending the zoning ordinance of such locality. Current law restricts such authorization to counties with an urban county executive form of government or county manager plan of government and certain other localities. In addition to optional increases in density, the bill provides that such program may include certain additional implementation measures including lot size reductions and accessory housing unit allowances. The bill is identical to HB 867.

**Effective Date:** July 1, 2027

**Recommended Action:** No action needed at this time. This bill grants the Town with permissive authority to create an affordable dwelling program under Virginia Code §15.2-2304. If the Town Council would like to enact this authority, town staff will need to prepare an amendment to the Zoning Ordinance (ZOTA) for initiation by the Town Council. The ZOTA cannot be effective until July 1, 2027.

**4. [HB594](#) Affordable housing developments, certain; expedited approval.**

Expedited approval for certain affordable housing developments. Allows a locality, by ordinance, to authorize a zoning administrator to use an administrative process to approve rezoning applications for certain affordable housing developments. The bill requires that the affordable housing development comply with the Virginia Fair Housing Law, connect to a public or community water supply or sewage system, and be located within or adjacent to an area identified by the locality that could support increased density development and provide access to services. The bill also requires the locality, prior to the adoption of such ordinance, to advertise its intention to propose such ordinance within a certain period of time in a newspaper having a general circulation in the locality. The bill allows the Department of Housing and Community Development to give a locality priority for any grants or loans administered by the Department if such locality demonstrates to the Department's satisfaction that its ordinance has met the provisions of the bill. Finally, the bill requires certain localities that adopt such ordinance to include in their annual local housing policy report to the Department a summary of the ordinance.

**Effective Date:** July 1, 2026

**Recommended Action:** No action needed at this time. This bill grants the Town with permissive authority to grant the zoning administrator with additional administrative authority. If the Town Council would like to enact this authority, town staff will need to prepare an amendment to the Zoning Ordinance (ZOTA) for initiation by the Town Council. The ZOTA cannot be effective before July 1, 2026.

**5. [SB250](#) Electric utilities; small portable solar generation devices, local regulation.**

Electric utilities; small portable solar generation devices; local regulation; installation by tenants; consumer protection. Prevents a locality from prohibiting the use of a small portable solar generation device, as defined in the bill, on a residential structure, provided that certain requirements are met. The bill includes provisions related to the installation of small portable solar generation devices by tenants and prevents landlords from prohibiting such installation in certain circumstances. Under the bill, small portable solar generation devices are excluded from the provisions of net metering programs applicable to eligible

agricultural customer-generators, eligible customer-generators, or small agricultural generating facilities. The bill also permits any electric utility customer to own and operate a small portable solar generation device, provided that certain requirements are met. The bill prohibits an investor-owned utility, municipal utility, or electric cooperative from imposing interconnection requirements, charging any fee related to the device, or requiring that the customer obtain the utility's approval before installing or using the device. Under the bill, no electric utility, municipal utility, electric cooperative shall be liable for damage or injury caused by a small portable solar generation device. The bill directs the State Corporation Commission to develop and publish a notification form for a customer of an electric utility or cooperative to install a small portable solar generation device and directs the Secretary of Commerce and Trade to convene a work group to evaluate and develop recommendations regarding the safety standards and requirements applicable to small portable solar generation devices. This bill is identical to HB 395.

**Effective Date:** Certain provisions of the first enactment of this bill shall become effective on January 1, 2027.

**Recommended Action:** No action is needed at this time. Staff will review town ordinances and determine what amendments are needed so that any amendments are effective no sooner than January 1, 2027.

**6. [HB549](#) Trees; conservation and replacement during development process in certain localities, report.**

Conservation and replacement of trees during development process; work group; report. Expands certain existing local government authority to plant or replace trees during the development process by expanding such authority statewide. The bill allows localities to establish higher tree canopy replacement percentages based on density per acre. The bill also alters the current process for granting exceptions to a local ordinance by modifying a provision that requires the granting of an exception when the strict application of the ordinance would result in unnecessary or unreasonable hardship to the developer, and replacing it with a requirement that the locality concur with such a determination. The bill permits localities to monitor and assess the condition and coverage of tree canopies at development sites during a period of up to 20 years after the trees are planted. The bill also allows any town within Planning District 8 belonging to an eight-hour nonattainment area for air quality standards to require, by ordinance, that a subdivision or development provide for the preservation or replacement of trees on the development site such that the minimum tree canopy or cover 10 years after development is projected to meet specified coverage criteria. Under current law, the criteria apply to tree canopy coverage 20 years after development. Finally, the bill directs the Institute for Coastal Adaptation and Resilience to

convene a work group to conduct a comprehensive review of the tree canopy laws and regulations and report the work group's findings and recommendations to the Chairs of the House Committee on Counties, Cities and Towns and Senate Committee on Local Government by November 1, 2026. This bill incorporates HB 995 and is identical to SB 589.

**Effective Date:** July 1, 2026.

**Recommended Action:** No action is needed at this time. This bill grants the town permissive authority and staff will evaluate and make a recommendation at a later time.

**7. [HB277](#) Zoning; wireless facility modifications, application process.**

Zoning; wireless facility modifications; application process. Prohibits a locality from denying an application for the modification of an existing wireless facility if (i) the modification would not substantially change the physical dimensions of the existing wireless facility; (ii) the modification involves the co-location of new transmission equipment, the removal of transmission equipment, or the replacement of transmission equipment; and (iii) the request meets the requirements of the bill. The bill provides that a modification does not substantially change the physical dimensions of the existing wireless facility if it entails the excavation or deployment of transmission equipment within 30 feet, in any direction, of the existing wireless support structure or base station. The bill also provides various requirements for local approval within a specified timeframe, permits any applicant or locality to bring claims related to the bill to any court of competent jurisdiction, and prohibits any party, other than the applicant or locality, from having an actionable appeal for the issuance of permits or authorizations made pursuant to the bill.

**Effective Date:** July 1, 2026.

**Recommended Action:** Staff will evaluate and make a recommendation as to whether any amendments are needed to town ordinances.

**8. [SB531](#) Zoning; development and use of accessory dwelling units, delayed effective date.**

Zoning; development and use of accessory dwelling units. Requires a locality to include in its zoning ordinances for single-family residential zoning districts accessory dwelling units, or ADUs, as defined in the bill, as a permitted accessory use. The bill requires a person to seek a permit for an ADU from the locality, requires the locality to issue such permit if the person meets certain requirements enumerated in the bill, and restricts the fee for such permit to \$500 or less. The bill prohibits the locality from requiring (i) setbacks for the ADU that are greater than the setback required for the primary dwelling or the setback required for accessory structures on the residential lot, whichever is less; (ii) conditions for ADUs that

are more restrictive than those for single-family dwellings within the same zoning area with regard to height, rear, or side setbacks, lot size or coverage, or building frontage; or (iii) consanguinity or affinity between the occupants of the ADU and the primary dwelling. The bill has a delayed effective date of July 1, 2027.

**Effective Date:** July 1, 2027.

**Recommended Action:** No action will be needed by the Town Council. The bill specifically exempts localities that adopted an ADU ordinance prior to January 1, 2026.

**9. [HB833](#) Land subdivision and development; optional provisions of a subdivision ordinance, etc.**

Land subdivision and development; optional provisions of a subdivision ordinance; electric vehicle charging stations; Department of Energy; report. Allows, effective July 1, 2027, a locality to include in its subdivision ordinance a requirement for electric vehicle (EV) supply equipment, EV-ready charging spaces, or EV-capable parking spaces that provide infrastructure to facilitate future EV charging, including electrical capacity, prewiring, and conduit for a development containing commercial, industrial, or multifamily residential uses. Effective in due course, the bill directs the Department of Energy to evaluate the design and deployment of the electrical distribution infrastructure necessary to support the installation of electric vehicle charging facilities in new developments consisting of single-family and multifamily residential units, to provide recommendations on the appropriate number and type of EV charging spaces for new commercial and industrial developments, and to report its findings and recommendations to the State Corporation Commission no later than November 15, 2026.

**Effective Date:** July 1, 2027.

**Recommended Action:** No action is needed at this time. This bill grants the town permissive authority and staff will evaluate and make a recommendation at a later time.

**10. [HB888](#) Minimum off-street parking requirements; definitions, administrative reductions.**

Minimum off-street parking requirements in certain areas. Provides that a locality shall not require, as a condition of zoning approval, minimum off-street parking for residential, multifamily, or mixed-use development located within a designated area, as defined in the bill, in amounts exceeding (i) 0.5 parking spaces per dwelling unit for multifamily or mixed-use residential development and (ii) one parking space per dwelling unit for one-family and two-family dwellings and townhouses. The bill also provides that no locality shall adopt or enforce any provision of a zoning ordinance that imposes minimum off-street parking

requirements for residential, multifamily, or mixed-use development located within a designated area in excess of such limitations. The bill further provides that any locality with a population greater than 20,000 shall, by ordinance, provide for an administrative reduction of minimum off-street parking requirements of not less than 20 percent for residential, multifamily, or mixed-use development proposed on parcels not located within a designated area. This bill incorporates HB 262.

**Effective Date:** July 1, 2026.

**Recommended Action:** Town staff will need to prepare an amendment to the Zoning Ordinance (ZOTA) for initiation by the Town Council so that the ZOTA is effective by July 1, 2026.

**11. [HB655](#) Zoning; manufactured housing.**

Zoning; manufactured housing. Amends existing provisions that require localities to permit manufactured homes in areas zoned for agriculture by expanding such requirement to all zoning districts where site-built housing is allowed, with certain conditions. The bill provides that localities shall not adopt or enforce any zoning, land-use, or development regulation that treats manufactured homes differently or more restrictively than a single-family site-built dwelling allowed in the same zoning district. The bill also removes the authority of localities without a zoning ordinance to designate the areas within the locality in which manufactured homes may be located. This bill incorporates HB 418 and HB 801 and is identical to SB 346.

**Effective Date:** July 1, 2026.

**Recommended Action:** Town staff will need to prepare an amendment to the Zoning Ordinance (ZOTA) for initiation by the Town Council, so that the ZOTA is effective by July 1, 2026.

**12. [SB26](#) Land development; definitions, solar canopies in surface parking areas, delayed effective date.**

Land development; solar canopies in parking areas. Provides that any locality may include in its land development ordinances a provision that requires that an applicant must install a solar canopy over designated surface parking areas. Such provisions shall apply only to nonresidential parking areas with 100 or more new off-street contiguous parking spaces and may require coverage of up to 50 percent of the surface parking area. The bill provides that an ordinance adopted pursuant to this bill shall be subject to various additional requirements and shall allow for deviations, in whole or in part, from the requirements of the ordinance when its strict application would prevent the development of uses and densities

otherwise allowed by the locality's zoning or development ordinance or when a property owner shows that the solar canopy, if installed as otherwise required under the ordinance, will generate less than 75 percent of the electricity that would be expected, given the nameplate capacity of the solar modules installed on such canopy, if the canopy were to be installed at another location in the locality without surrounding impediments to insolation such as buildings or shading vegetation. Finally, the bill provides that the applicant or owner may use the electric energy generated from such solar canopy to offset the consumption of the parking lot or adjoining building served under the same account. This bill is identical to HB 1234.

**Effective Date:** July 1, 2027.

**Recommended Action:** No action needed at this time. This bill grants the Town with permissive authority to include provisions in the zoning ordinance to require an applicant to install solar canopies as permitted by the bill. If the Town Council would like to enact this authority, town staff will need to prepare an amendment to the Zoning Ordinance (ZOTA) for initiation by the Town Council, that cannot be effective sooner than July 1, 2027.

**13. [HB198](#) Local government; review of decision by board of zoning appeals, procedures for filing petition.**

Local governing body; review of decision by board of zoning appeals; procedures for filing petition. Makes various changes and clarifications to the procedures following the filing of a petition in a circuit court by a party aggrieved by a decision of the board of zoning appeals. Current law provides that a circuit court, upon presentation of the petition, shall allow a writ of certiorari to review such decision and includes certain timing requirements for service upon and response by the board of zoning appeals. The bill clarifies that the petition shall be served upon the secretary or chair of the board of zoning appeals within 30 days after the petition is filed with the clerk of the circuit court and that, within 21 days of being served with the petition, the secretary of the board of zoning appeals shall file the record of the proceedings at issue in the petition. The bill also updates other procedures, such as the time requirements for the filing of responsive pleadings, to be consistent with the various changes and clarifications throughout the bill. This bill is a recommendation of the Boyd-Graves Conference.

**Effective Date:** July 1, 2026.

**Recommended Action:** No action is needed by the Town Council. This bill amends §15.2-2285 of the Code of Virginia and will apply to any appeal from the BZA to the Circuit Court.

**14. [S699](#) Virginia Freedom of Information Act; public bodies to post meeting agendas.**

Virginia Freedom of Information Act; public bodies to post meeting agendas. Requires public bodies subject to the Virginia Freedom of Information Act (FOIA) to post the proposed agenda on the public body's official government website, if any, prior to the meeting. The bill provides that no final action may be taken on any items added to an agenda after a meeting commences unless the matter is time-sensitive or is the subject of a closed meeting properly identified in a motion in accordance with FOIA requirements and defines "final action." This bill is a recommendation of the Virginia Freedom of Information Advisory Council.

**Effective Date:** July 1, 2026

**Recommended Action:** While no amendments are needed to the Town Code, staff will review the Town Council's Rules of Procedure and recommend whether any amendments are needed to be effective by July 1, 2026.

**15. [HB783](#) Parking enforcement; high tourism localities.**

Parking enforcement; issuance of a summons or parking ticket. Removes the population requirement for a locality to be authorized to, by ordinance, authorize law-enforcement officers, other uniformed employees of the locality, and uniformed personnel serving under contract with the locality to issue a summons or parking ticket for a violation of an ordinance regulating the parking, stopping, and standing of vehicles. Existing law grants such authority to localities having a population of at least 40,000. This bill is identical to SB 67.

**Effective Date:** July 1, 2026.

**Recommended Action:** No action is required at this time. This bill grants the Town with permissive authority to amend its parking ordinance, found in Chapter 42 of the Town Code, to permit the issuance of a summons. If the Town Council would like to enact this authority, town staff will need to prepare an amendment to the Town Code for consideration by the Town Council.

**16. [HB1](#) Minimum wage; increases incrementally to \$15.00 per hour by January 1, 2028.**

Minimum wage. Increases the minimum wage incrementally to \$15.00 per hour by January 1, 2028. The bill codifies the adjusted state hourly minimum wage of \$12.77 per hour that is effective January 1, 2026, and increases the minimum wage to \$13.75 per hour effective January 1, 2027, and to \$15.00 per hour effective January 1, 2028. Effective January 1, 2029, and annually thereafter, the bill requires the minimum wage to be adjusted to reflect increases in the consumer price index. This bill is identical to SB 1.

**Effective Date:** Varying dates of January 1, 2026, January 1, 2027, January 1, 2028, and January 1, 2029.

**Recommended Action:** Town staff will have to implement the new rates according to the outlined schedule.

**17. [SB2](#) Paid family & med. leave insurance program; definitions, notice requirements, civil action, report.**

Paid family and medical leave insurance program; notice requirements; civil action. Requires the Virginia Employment Commission to establish and administer a paid family and medical leave insurance program with benefits beginning April 1, 2028. Under the program, benefits are paid to covered individuals, as defined in the bill, for family and medical leave. Funding for the program is provided through premiums assessed to employers and employees beginning April 1, 2028. The bill provides that the amount of a benefit is 80 percent of the employee's average weekly net earnings, not to exceed 100 percent of the statewide average weekly net earnings, which amount is required to be adjusted annually to reflect changes in the statewide average weekly wage. The bill caps the duration of paid leave at 12 weeks in any application year and provides self-employed individuals the option of participating in the program. This bill is identical to HB 1207.

**Effective Date:** April 1, 2028

**Recommended Action:** Town staff will review Town policies and provide additional information at a later date.

---

### III. Governor's Actions

The Governor signed, amended, or vetoed a number of bills impacting local governments. Of note:

- **Vetoed Legislation**

1. **[SB756](#) Casino gaming; eligible host localities.**

Casino gaming; eligible host localities. Adds Fairfax County to the list of localities eligible to host a casino in the Commonwealth and provides that any proposed site for a casino gaming establishment considered by Fairfax County shall be (i) located within one-quarter of a mile of an existing station on the Metro Silver Line, (ii) part of a coordinated mixed-use project development consisting of no less than 1.5 million square feet, (iii) within two miles of a regional enclosed mall containing not less than 1.5 million square feet of gross building area, and (iv) outside of the Interstate 495 Beltway.

2. **[SB661](#) Va. Small Business Economic Dev. Act; established, regulation and taxation of skill game machines.**

Regulation and taxation of electronic skill gaming devices; penalties. Authorizes and specifies the registration and licensing requirements for the manufacture, distribution, operation, hosting, and playing of electronic skill gaming devices, as defined in the bill, under the regulatory authority of the Virginia Lottery. The bill imposes a 25 percent tax on all gross profits generated from the play of such electronic skill gaming devices and provides for the use of such tax proceeds after deposit in the Virginia Gaming Commerce and Development Fund, established in the bill. The bill also imposes criminal and civil penalties for violations of the law and regulations related to electronic skill gaming devices.

- **Amended Legislation:**

1. **[HB1263](#) Public employees; repeals existing prohibition on collective bargaining, etc.**

Collective bargaining by public employees; individual home care providers; Virginia Home Care Council established; Public Employee Relations Board established; exclusive bargaining representatives. Repeals the existing prohibition on collective bargaining by public employees. The bill creates the Public Employee Relations Board, which shall determine appropriate bargaining units and provide for certification and decertification elections for exclusive bargaining representatives of state employees and local government employees. The bill requires public employers and employee organizations that are exclusive bargaining representatives to meet at reasonable times to negotiate in good faith with respect to wages, hours, and other terms and conditions of employment. The bill establishes the Virginia Home Care Council within the Department of Medical Assistance Services to promote the stability of the individual provider workforce in the Commonwealth and tasks the Council with serving as the public employer of individual providers, as defined in the bill, for purposes of collective bargaining pursuant to the bill's provisions. The bill repeals a provision that declares that in any procedure providing for the designation, selection, or authorization of a labor organization to represent employees the right of an individual employee to vote by secret ballot is a fundamental right that shall be guaranteed from infringement. The bill directs the Department of Labor and Industry to promulgate any regulations necessary to effectuate the bill's provisions by July 1, 2028, and provides that upon the establishment of the Public Employee Relations Board,

such regulations shall be transferred to the Board. The bill provides that until such regulations are adopted, no petitions or elections shall take place pursuant to the bill's provisions except pursuant to an ordinance or resolution adopted under current law. This bill is identical to SB 378.

**Status:** The General Assembly rejected the Governor's amendments. The Governor can either sign the bill as originally passed by the General Assembly or veto the bill.

**2. [SB542](#) Cannabis control; establishes framework for creation of retail marijuana market, penalties, report.**

Cannabis control; retail market; penalties. Establishes a framework for the creation of a retail marijuana market in the Commonwealth, to be administered by the Virginia Cannabis Control Authority. The bill provides that no retail sales may occur prior to January 1, 2027. Effective January 1, 2027, the bill also moves oversight of the retail sale of certain regulated hemp products from the Virginia Department of Agriculture and Consumer Services to the Virginia Cannabis Control Authority. This bill incorporates SB 671 and SB 826 and is identical to HB 642.

**Status:** The General Assembly rejected the Governor's amendments. The Governor can either sign the bill as originally passed by the General Assembly or veto the bill.

---

#### IV. Implementation and Next Steps

Based on enacted legislation, recommended next steps include:

1. **Staff Review:** Departments should review enacted legislation relevant to their operations.
2. **Ordinance/Policy Updates:** Any required changes will be brought forward for Council consideration as needed.
3. **Ongoing Monitoring:** Staff will continue tracking guidance, regulations, and future legislative developments.

Additional updates will be provided if implementation issues arise or if further action is required.

---

#### V. Conclusion

The 2026 General Assembly Session resulted in a number of significant statutory changes affecting the Town, with several bills that will require the Town Council to take steps to amend some procedures and amend provisions of the Town Code. Staff will continue to monitor developments and ensure compliance with all new legislative requirements.

Please let me know if you would like a deeper briefing on any specific legislation.

**Agenda Item:** Discussion on Zoning Map Amendment ZMA #24-01, 250 Exchange Place

**Meeting Date:** May 12, 2026

**Category:** Discussion

**Prepared by:** Bryce Perry, Deputy Director of Community Development

**Description:**

The application proposes to rezone the property at 250 Exchange Place to allow redevelopment of the site with multifamily and stacked two-over-two residential uses. The slightly less than nine-and-a-half acre property is currently improved with five single-story office buildings, totaling 108,402 gross square feet of office space, and surface parking lots. The project proposes to demolish all current improvements and redevelop the site in three distinct phases. The first phase would construct major utility infrastructure and new public streets. The next two phases, which could be built in either order, would include a seven-story 400-unit multifamily building in one phase and 62 stacked two-over-two residential units in the other phase. The project would construct two public roads and two private roads. Private parking is accommodated in an interior structured parking garage for the multifamily building, and the stacked units are served by individual garages and driveways. Private outdoor amenity space for the multifamily is contained within an internal courtyard. Two publicly-accessible parks are provided along the Herndon Parkway.

**Background/Timing Impact:**

This application has undergone staff review of four submissions. Concurrent with the staff's plan review, the ARB provided a preliminary review of the architecture. The applicant requested that staff and the ARB work with the applicant to develop architectural guidelines for the stacked units, which would allow the future builder greater flexibility during final design. The ARB and applicant arrived at a set of guidelines which both parties agree will be advantageous later in the process. The Planning Commission performed advisory review at two work sessions, followed by formal review at the April 27 Planning Commission regular meeting. The Planning Commission voted to recommend approval with specific conditions.

There are remaining issues that staff continues to work with the applicant to resolve, which were cited in the Planning Commission's recommendation as needing resolution before the case is considered by the Town Council as a public hearing item. At the Planning Commission regular meeting, the applicant verbally expressed a commitment to address the remaining issues with staff before Town Council review. The purpose of

this discussion item is to introduce the project to the Council and garner any preliminary feedback that the Council may have for staff and the applicant as the remaining comments are being addressed. A full staff report and all updated case materials will be provided when the case returns to the Council as a public hearing item.

**Timing Impact:**

An approved generalized development plan and signed proffers will run with the land in perpetuity. The Town Council has up to one year from the date of the Planning Commission recommendation to act on this application. If the Town Council finds just cause not to approve this application and denies it, another application which is substantially the same for all or a part of the same land shall not be considered for a period of one year after the date of disapproval, unless a waiver of the time limit is approved by the Town Council, pursuant to the requirements of the zoning ordinance.

**Strategic Focus Area:**

Secure and Interconnected Community  
Environmental and Economic Sustainability  
Thriving Community

**Fiscal Impact:**

There will be fiscal impacts to the town as a result of this proposed redevelopment. Principally, those impacts would derive from notable changes in real estate tax revenue and proffered contributions offered to help offset the public service and infrastructure costs caused by increased residential population.

**Legal Impact:**

As this is a discussion item, there are no legal impacts to report on at this time.

**Staff Recommendation/Next Steps:**

This application is scheduled for the Council's regular meeting in June. Leading up to that meeting, staff will be coordinating closely with the applicant to resolve remaining staff comments. A recommendation by staff will be provided with the case materials for that agenda.

**Attachments:**

- 1. Statement of Justification
- 2. Generalized Development Plan

**STATEMENT OF JUSTIFICATION**  
**EXCHANGE PLACE**  
**ZONING MAP AMENDMENT**

December 20, 2024

**I. Overview**

This project seeks approval to demolish existing office structures and construct a 400-unit multifamily residential building and garage, and 62 stacked (or back-to-back) townhouse units along a new urban street grid with quality open space, amenities, streetscape, and bicycle facilities to realize the Town’s recently adopted Transit-Related Growth (the “TRG”) area vision.

- A. Application: Zoning Map Amendment
- B. Applicant: Herndon Van Buren LLC
- C. Address: 250 Exchange Place, Herndon, VA 20170
- D. Parcels: 016-4 ((10)) 0001B (the “Site” or “Property”)
- E. Site Area: 410,222 sf (approximately 9.42 acres)
- F. Existing Use: Office
- G. Proposed Use: Residential (multifamily, stacked (or back-to-back) townhouse)
- H. Existing/Proposed Zoning District: O&LI (Office and Light Industrial District) / Proposed district is to be determined

**II. Background**

This Zoning Map Amendment (“ZMA”) application (the “Application”) is filed on behalf of Herndon Van Buren LLC (the “Applicant”) as title owner of the property located at : 250 Exchange Place (the “Property” or the “Site”) also identified as Tax Map parcel 016-4 ((10)) 0001B. The Property is within a larger area comprised primarily of low-rise office and industrial spaces developed during the 1980s and 1990s.

The Property is currently home to the Van Buren Office Park, a 5-building complex of 1-story office buildings and surface parking that was built in the mid-1980s. The buildings are positioned to soon need to renew leases, which would also require extensive building system upgrades, or the Property can transition to a new and better use. The ownership team believes the Site is positioned to transition to a new residential neighborhood in order to achieve the vision laid out by the recently adopted TRG Small Area Plan (the “SAP”).

The Property is part of a new Small Area Plan (Transit-Related Growth Area #CPA 23-01) that was recently adopted (04/23/24) by Town Council. The Applicant team was heavily involved in supporting that public effort. The adoption of the TRG SAP precipitates the need for new Zoning Districts through a Town Zoning Ordinance Text Amendment (the “ZOTA”). This ZOTA (#24-02 PD-TRG1) is currently under review. Planning Commission at their 11/18/24 recommended approval of a draft ZOTA. Town Council, will consider the ZOTA in January 2025. Afterwards another ZOTA for the proposed stacked townhouse portion of the Application will be considered. We understand, in discussions with Town Staff and the Town Manager, that we are proceeding with this ZMA

application at our own risk given uncertainties regarding the Zoning requirements that will ultimately govern this Property. It is our intention that review of this ZMA application will benefit staff, the public, and other TRG landowners by testing certain draft Zoning requirements with this real-world proposal. It is our hope that during the early review of this ZMA application the ZOTA will be adopted by Town Council.

### **III. Location and Existing Conditions**

The approximately 9.42 acre Property is located on the north side of Herndon Parkway, east of Exchange Place. The Property is zoned O&LI (Office and Light Industrial District). It currently consists of five 1-story office buildings constructed in the mid-1980s, served by surface parking. The Site has two vehicular access points from public rights of way, one from Herndon Parkway, and one from Exchange Place. Land to the west is zoned O&LI and developed with 1980s and 1990s era low-rise office uses. A sliver of land to the north is zoned R-10, and includes the single family detached Van Buren Estates subdivision. The remainder of land to the north is zoned Planned Development Business, and O&LI and consists primarily of public storage and industrial-flex space. Land to the south, on the south side of Herndon Parkway is zoned O&LI and includes the Fairbrook development site. Finally, land on the south side of Herndon Parkway is zoned Planned Development Transit Oriented Core and is developed with 1980s and 1990s era low and mid-rise office, which include several development approvals for high-rise mixed uses.

### **IV. Development Program**

The Application will implement the Town’s Comprehensive Plan vision of creating a new urban residential neighborhood consisting of medium and low-density residential uses identified by the recently adopted TRG SAP. The proposal places the 6-story multifamily building along Herndon Parkway, and places the stacked townhouses further north, both per the TRG SAP guidance. The building locations, along with location of other site elements such as landscape buffers are strategically located to both buffer less intense uses (single family detached to the north) while relating to the surrounding and future uses. The Proposal will replace a suburban, automobile-centered design with a more balanced approach that caters more to pedestrians and bicyclists. By providing an inviting, engaging streetscape environment along with an attractive passive and active public open space the proposed plan prioritizes pedestrian and bicyclist safety, convenience, and comfort.

#### **Uses**

Two residential uses are proposed for the Site, multifamily residential dwellings, and stacked townhouse dwellings. We are proposing the option to alternatively provide “back-to-back” townhouse dwellings instead of the stacked. A midrise (6-story) multifamily residential building would occupy the southern portion of the site fronting on Herndon Parkway, with stacked townhouses in the northern portion of the site closer to existing residential neighborhoods. In total, approximately 462 total residential units are proposed - 400 multifamily units (approximately 420,000 gross floor area), and 66 stacked towns (approximately 160,000 gross floor area). The overall proposed gross floor area is approximately 580,000 square feet or approximately 1.41 FAR. In terms of dwelling units per acre, overall the proposal is for approximately 49.05 dwelling units/acre.

### *Multi-Family*

An approximately 400-unit, midrise (6-level) residential building will front on Herndon Parkway in an east-west orientation. The building is essentially a large “ring” shape with a corridor of residential units down the middle of the “ring” forming two voids within the residential building. The void on the west will contain a multilevel parking structure. The void on the east will contain an outdoor private amenity space. Neither the garage nor the private amenity space will be visible from the street due to their being completely wrapped with residential units. The building’s lobby will be oriented to the Herndon Parkway streetscape nearest Fairbrook Drive. Fairbrook Drive will also have on-street parking, some of which we hope to be marked for short term parking for drop-offs such as Uber and Door Dash. Based on staff’s preapplication comments, collocating the lobby and short term parking closer to Exchange Place was not preferred. The lobby and other active common areas will line most of the Herndon Parkway streetscape, helping to activate the sidewalk as much as possible. Vehicular access into the garage is provided off of Park Drive along the north. Loading, refuse, and recycling is located off Exchange Place, as far away from Herndon Parkway as possible. The maximum proposed building height is 85 feet (6 floors).

### *Stacked Townhouses*

The approximately 62 stacked (or back-to-back) townhouses are proposed in the northern portion of the site. There will be 31 building footprints. One row of units fronts along Park Street, creating a strong urban street edge for this new street. A second row of units will front on Private Road B with two additional small rows north of Private Road B. The massing and density for this product type is in keeping with the TRG SAP’s idea to step down density and building heights in the portion of the property closest to the existing residential neighborhood further north. These stacked townhouses consist of 4-levels with rear-loaded garages off alleys. The bottom two levels consist of the garage as well as the first unit. The second larger unit sits on the top two levels. The maximum proposed height is 55 feet.

### **Streets and Access**

The Site is bounded on the south by Herndon Parkway, and on the west by Exchange Place, two public rights of way. The Proposal will build two new streets per the TRG SAP guidance. Fairbrook Drive will be built through the eastern portion of the site, and Park Drive will be built through the center of the site, parallel to Herndon Parkway. The two access points into the site are both from Herndon Parkway. One off a new intersection at Fairbrook Drive and Herndon Parkway, the other at the existing intersection of Exchange Place and Herndon Parkway. A series of private roads and alleyways connect the stacked townhouses to both Park Drive and Exchange Place. These new streets and alleyways form part of a new urban street grid for the neighborhood, and will permit logical connections with surrounding properties when they redevelop in the future. The multifamily building’s garage access is off of Park Drive, and the loading and refuse/recycling are off of Fairbrook Drive. Short term parking for drop-offs such as Uber and Door Dash are anticipated to be within several on-street parking spaces on Fairbrook Drive, adjacent to the multifamily building’s lobby on Herndon Parkway.

### **Building Setbacks and Landscape Buffers**

The multifamily building is setback approximately 22 feet from Herndon Parkway’s face of curb. The building is approximately 36 feet from Park Drive’s face of curb (28 feet if you exclude the 8 feet of horizontal space for on-street parking). A balcony element of the building projects 2’ into this space, however we believe these balconies will help to activate the pedestrian sphere and also mimic/compliment the massing and pattern of the stacked townhouses on the other side of the

street. In addition, along Park Street, stoops sit within the building zone, further activating the pedestrian realm. The multifamily building setback from Fairbrook Drive's face of curb is approximately 26.5 feet (18.5 feet if you exclude the 8 feet of horizontal space for on-street parking). The building setback along Exchange Place is large along most of its frontage due to the existing Dominion Virginia transmission line easement, however the building setback at the far northwestern corner along Exchange Place is much narrower and is setback approximately 30 feet from Exchange Place's face of curb.

The stacked townhouses are setback approximately 26.5 feet from Park Drive's face of curb (18.5 feet if you exclude the 8 feet of horizontal space for on-street parking). Along Exchange Place, the closest unit/pinch point for the row of units along Park Drive is setback approximately 23 feet from the face of curb.

Along the northeastern property line, abutting the commercial uses, the units are setback at least 66 feet from the property line, and at least 52 feet from the residential uses. A landscape buffer is provided along the entire northern/eastern property line. The buffer varies in width but is 50-70 feet wide abutting the existing residential. Abutting an existing offsite stormwater pond that serves the existing residences, the buffer narrows from a maximum of 50' to the narrowest point of 15' wide. The buffer is heavily planted with trees, shrub plantings, ground cover, and enhanced plantings. Trees will be planted where possible to further enhance the landscape buffer, but most of the land along this periphery contains several large utility easement (stormwater and sanitary sewer) serving offsite uses properties. A fence will run along the property line and/or between the stacked townhouses and the existing residential. Please see GDP plan sheet #13 and 13.1 for detailed information of the landscape buffer. The landscape buffers along the four streets are as described below in "Streetscape and Bicycle Facilities."

#### **Streetscape and Bicycle Facilities**

The Project proposes to improve the existing streetscapes along Herndon Parkway and Exchange Place. Streetscapes will be built along the newly constructed Park Drive and Fairbrook Drive. Both Herndon Parkway and Park Drive will include off street bicycle facilities.

Herndon Parkway will include a 22' wide streetscape. This includes a 8' wide tree zone, 8' wide shared use bicycle/pedestrian facility, and a 6' wide (private) building zone.

Exchange Place's frontage along the multifamily building will have a varied streetscape width but will include a minimum 30' wide streetscape. This includes a 13' wide tree zone, 6' wide sidewalk, and a 13' wide (private) landscape buffer. Exchange Place frontage along the stacked townhouse block has a varied streetscape width. The closest unit/pinch point for the row of units along Park Drive is setback approximately 23 feet from the face of curb. Within the setback streetscape includes an approximately 9' wide tree zone, 6' sidewalk, and 8' space for landscaping. For the row of units further north, the closest unit is setback approximately 19' from face of curb. The 19' includes an 8' wide tree zone, 6' sidewalk, 5' space for landscaping.

Park Drive's south side frontage along the multifamily building will include a 28' wide streetscape. This includes a 6.5' wide tree zone abutting the parallel parking, 9" concrete wedge, an 8' wide 2-way cycle track, another 9" concrete wedge, a 6' wide sidewalk, and a 6' wide (private) building zone. Park Drive's north side frontage along the stacked townhouse block will include an 18.5' wide streetscape. This includes a 6.5' wide tree zone, 6' wide sidewalk, and a 6' wide (private)

building zone. Park Drive will include 8' wide on-street parking spaces on both the south and north side of the street. Within the portion of the tree zones abutting the on-street parking, we will provide paved step-offs for these on-street parking spaces.

Fairbrook Drive's west side will include an 18.5' wide streetscape. This includes a 6.5' wide tree zone, 6' wide sidewalk, and a 6' wide (private) landscape/tree zone. Fairbrook Drive's east side abutting the proposed open space will include a 12.5' wide streetscape. This includes a 6.5' wide tree zone, and a 6' wide sidewalk. There will be 8' wide on-street parking spaces on both the east and west sides of the street. Abutting tree zones will include paved step-offs for these on-street parking spaces. We are requesting that several of these on-street parking spaces be marked for short term parking for drop-offs such as Uber and Door Dash, adjacent to the multifamily building's lobby on Herndon Parkway.

Secure, weather-protected bike parking will be provided for multifamily residents within the parking structure. They will be parked at a rate of 0.20 bike stalls/unit, or 400 units x 0.20 stalls = 80 bike stalls. Adjacent to this, we will also provide a space for bicycle repair and maintenance.

#### **Open Space and Recreational Facilities**

The project provides approximately 42% open space on approximately 4 acres (175,000 sf). This includes both publicly accessible open space, and private open space. Additional private open space not counted towards these numbers is provided within the private ground level courtyard of the multifamily building for multifamily residents and guests. Large areas on the east and west side of the Herndon Parkway frontage are set aside for publicly accessible open space. These open spaces will be coordinated with the proposed streetscape improvements to enhance the functionality of the open spaces

#### **Parking**

Parking for the multifamily building is provided within a parking structure. This includes all visitor parking for the multifamily building. The project is required to provide 1.25 space/unit or 500 parking spaces (1.25 x 400 units = 500 parking spaces). The project provides 515 parking spaces within the garage. This does not include on-street public parking. 2% of the total multifamily parking spaces will be EV charging spaces and 15% will be EV-ready (inclusive of the 2%).

Each townhouse unit will include one garage space below the unit, and one driveway space outside of the alleyway, along with 35 surface parking spaces within the private streets of the townhouse development block. The project is required to provide 2.3 space/unit or 143 parking spaces (2.3 x 62 units = 143 parking spaces). The project provides 159 parking spaces within 124 spaces being on-lot and 35 on-street spaces.

In addition, beyond the above parking spaces, there are 43 additional on-street parking spaces on Park Drive (26 spaces) and Fairbrook Drive (17 spaces). Several of these are proposed for short term/drop-off parking on Fairbrook Drive near the multifamily lobby for Uber and Door Dash type functions.

#### **Transportation Impact Analysis**

The Applicant is coordinating the TIA with appropriate Town staff. The Applicant held a TIA scoping meeting with staff on 05/16/24 and received the signed scoping document on 05/30/24.

The TIA study was submitted to staff and staff has provided comments. TIA responses will be provided to appropriate staff on a parallel track within the next few weeks.

**V. Complies With Comprehensive Plan's Redevelopment Criteria**

For the reasons stated below, this application fully complies with the Comprehensive Plan's Redevelopment Criteria.

1. Where the property proposed for development adjoins areas that are Neighborhood Conservation, potential impacts upon the residential area should be a primary factor. The effectiveness of mitigation of those impacts through physical separation as well as constructed and vegetated buffer treatments shall be a major consideration in evaluating proposals.

***Response: The proposal mitigates impacts on the adjacent residential uses to the north and east by proposing a less intense use (residential) than exists today, and by providing structure setbacks, landscape buffering, and focusing the taller buildings on the portion of the site further from the residential uses.***

2. Compatibility with existing land use and zoning shall be a primary factor, particularly where there are stable long-term uses in place.

***Response: We believe the proposed multifamily and stacked townhouse uses are compatible with existing and future surrounding uses which include (existing)residential to the north and office and industrial uses to the west and east. The most dense portions of the project will face the surrounding office and industrial uses.***

3. Industrial uses shall be considered only when they can demonstrate excellence in meeting performance standards of the zoning ordinance, excellence in site design and buffering and avoidance of negative impacts on the environment.

***Response: Not applicable***

4. The extent to which a proposal features beneficial consolidation of parcels with an effective master plan of development.

***Response: Parcel consolidation is not proposed. However, the size of the project assemblage allows for a functional and effective site layout.***

5. The extent to which a proposal removes a property from a non-conforming status with respect to the zoning ordinance or if conforming due to a variance, the extent to which the proposal removes the current use and provides for a use allowed in the applicable zoning district.

***Response: Not applicable***

6. Public Services Impact: Development applications should be evaluated for their impact on public services. For example, commercial and residential uses should have easy

access to mass transit routes and public recreation areas. Impacts on schools, parks and recreation, public safety, water and sewer infrastructure, transportation and traffic impact must be mitigated or alleviated in development applications.

***Response: The development is adequately served by all public facilities, with any impacts to be mitigated.***

7. Use of environmentally sound practices including green roofs, natural (especially wooded) open space corridors/areas as transition zones, visual amenities and buffers. Use of natural site amenities (e.g., quality trees, streams, etc.) through sensitive building placement, street and parking lot design/construction.

***Response: The project will include environmentally sound building practices.***

8. Efforts to minimize the amount of impervious surface and provision of stormwater management facilities which can be retained as open space amenities. Use of bioretention and best management practices for stormwater retention wherever possible.

***Response: The project will minimize the amount of impervious surface on site, to the extent practicable.***

9. Mitigation of noise impacts of the development and/or adjacent streets.

***Response: Landscape buffers will be provided to mitigate some noise impacts. In addition, proposed buildings will block much of the potential noise impacts on existing residential to the north.***

10. Provision of wired fiber optic, wireless capabilities or other technologies to eliminate the need for satellite dishes in commercial and residential areas.

***Response: The project will install communication lines underground.***

11. Placement of native trees and woody vegetation for energy conservation and other positive impacts. Planting of canopy shade trees in planting islands, serving to provide shade, reduce heat, absorb stormwater and visually break up large parking areas.

***Response: The project will install some native plantings and will include required landscaping along the public and private streets and open spaces.***

12. Use of architectural masses scaled to relate positively to the site and to adjacent uses through consideration of building size, design, siting, setbacks and landscaping.

***Response: The tallest building heights and largest building masses are proposed to face Herndon Parkway while the shorter buildings with smaller massing will face the adjacent residential uses.***

13. Mitigation of height impacts of proposed structures on existing neighboring structures through consideration of factors such as architectural design, provision of generous buffer areas, and avoidance of blocking sunlight to adjacent structures; neighborhood reception to the proposal should be considered.

**Responses: The tallest building heights and largest building masses are proposed to face Herndon Parkway while the shorter buildings with smaller massing will face the adjacent residential uses.**

14. Use of structured parking whenever possible; integrate parking decks into overall building architecture.

**Response: Structured parking will be utilized for the multifamily building, and will be fully wrapped with the multifamily units.**

15. Provision of secure bicycle parking areas.

**Response: Secure bicycle parking will be provided.**

16. Incorporation of pedestrian plazas at major building entrances, featuring special paving, seating, plantings and water features such as fountains.

**Response: A pedestrian plaza will be provided, along with the required associated amenities.**

17. Provision of outdoor architectural elements such as trellises, kiosks, public art and bus shelters.

**Response: The project provides streetscape and landscape elements.**

18. Integration of on-site service (e.g., loading areas, trash collection containers, or utility substations) and amenity features into overall functional and design scheme; provision of a high quality image to all off-site public views.

**Response: The project incorporates service areas in a way to minimize their aesthetic impact as viewed from within the site, and from outside of the site.**

19. Placement of utility lines underground, screening and landscaping utility substations and service areas from public view.

**Response: As much as feasible, utility lines will be placed underground, and any above ground utility structures will be screened and hidden as much as possible.**

20. Assistance with the provision of a continuous pedestrian/open space system linking the project to existing and planned community amenities and activity nodes.

**Response: The project will provide new and improved pedestrian and bicyclist facilities along both Park Drive and Herndon Parkway. New and improved pedestrian links will also be provided along Exchange Place and Fairbrook Drive. In addition, two major open space amenities will be provided along Herndon Parkway.**

21. Consolidation of parcels wherever possible. This results in opportunities for better site design, more efficient use of site, better drainage controls, fewer curb cuts, and better landscape design.

***Response: Parcel consolidation is not proposed. However, the size of the project assemblage allows for a functional and effective site layout.***

**VI. Complies With Transit-Related Growth Area’s Plan Principles**

1. A LIVE-WORK-RIDE-PLAY COMMUNITY

The TRG will realize different sub-areas with differentiated predominant uses and densities, like neighborhoods within the larger area, resulting in a self-sustaining community where residents meet all, or most of their needs, within a short distance. This future will incorporate abundant mixed-use development and affordable multi-family housing, configurations of uses that support transit-related lifestyles, memorable destination uses, and central public neighborhood assets like parks and retail.

***Response: The proposal provides for a mix of housing types and at a density that is both economically viable and that will support the Town’s investment in transit facilities. The publicly accessible open spaces along Herndon Parkway will help to create a sense of place and achieve the Town’s vision for this new neighborhood.***

2. CONNECTED REDEVELOPMENT

The future TRG will realize cross-parcel connectivity that fosters more vehicular routes and pedestrian and bicycle connectivity, more like a truly integrated part of the town of Herndon, rather than concentrating all circulation and access on the Herndon Parkway. This new network will augment trails, cycle tracks, and the vehicular network, integrate connections to Metro, Sugarland Run Trail Park and the W&OD trail, rethink the Herndon Parkway as a multi-modal Parkway, and generate a porous landscape of development that encourages walking and next-gen personalized mobility, as well as greater connectivity with surrounding residential neighborhoods.

***Response: The proposal is to build two new streets, which include generous streetscape, on street parking, and bicycle facilities. In addition, it will improve the existing facilities along two existing streets. The design of the streets will also enable logical future extensions to abutting properties. This will be an integral part of realizing the Town’s TRG SAP urban street grid.***

3. LANDSCAPE AS A DRIVER

The TRG will be defined by a rich landscape environment. Greenery, open space and parkland is a major characteristic of the Town of Herndon. The TRG site area is largely impervious surface today, but in the future will become much greener by integrating and elevating Sugarland Run as a placemaking asset, growing a network of naturally-connected open spaces, imagining redevelopment that is green and environmentally performative, and affirming a commitment to sustainability across all development.

***Response: The proposal is for over 43% open space, most of which will be pervious surface and will include richly landscaped areas. Most of this will be publicly accessible, and is located and designed to be highly visible and accessible to the***

***public. Inviting green, open spaces are located along Herndon Parkway on both the east and west end of the frontage.***

For all of the aforementioned reasons, the Applicant respectfully requests that Staff and Planning Commission endorse, and the Town Council approve this Zoning Map Amendment application.

# DEVELOPMENT PLAN EXCHANGE PLACE

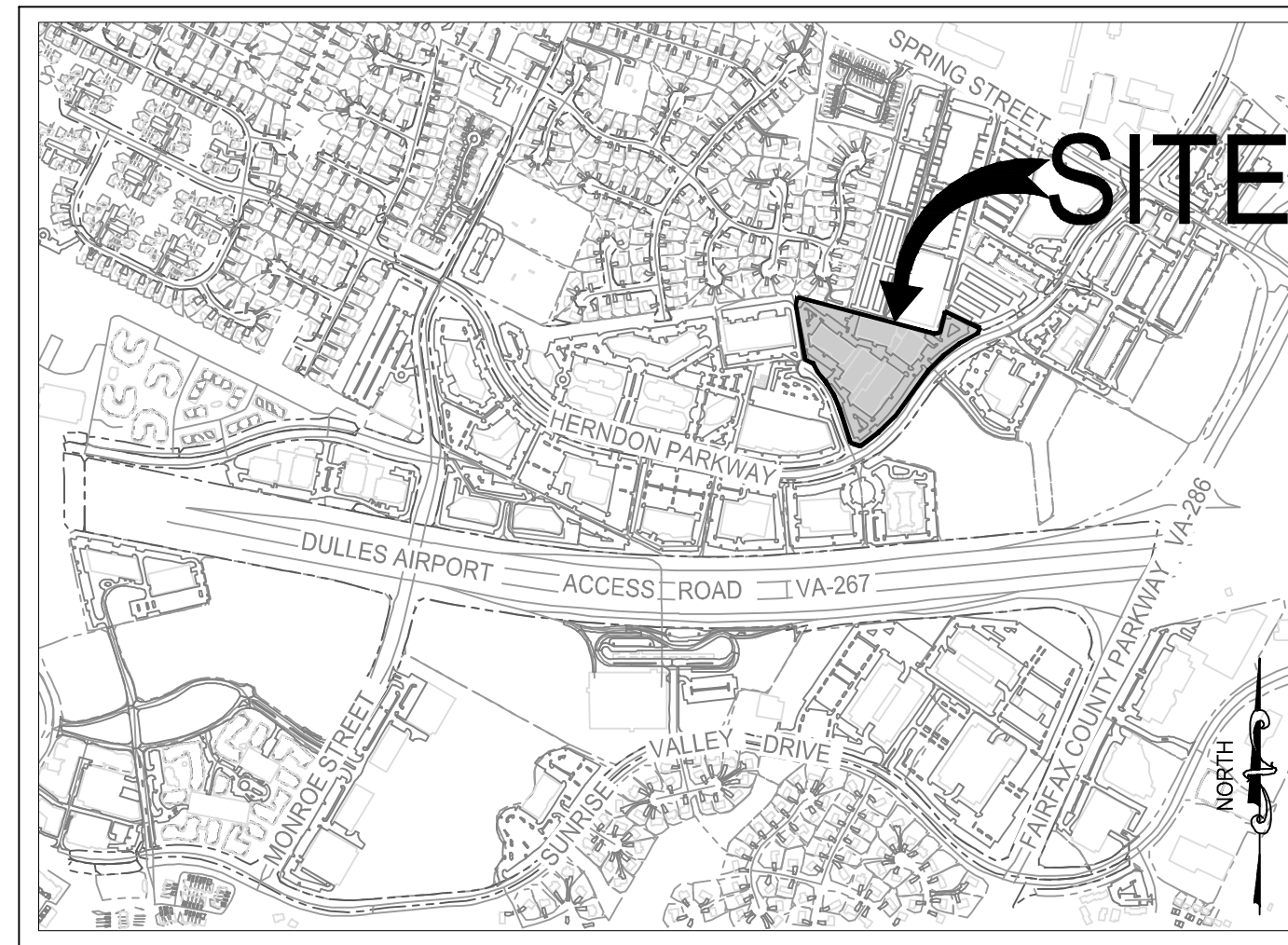
## TOWN OF HERNDON, VIRGINIA

SUBMISSION 1 - JUNE 14, 2024

SUBMISSION 2 - DECEMBER 20, 2024

SUBMISSION 3 - JUNE 27, 2025

SUBMISSION 4 - DECEMBER 29, 2025



VICINITY MAP  
SCALE: 1" = 2000'

### APPLICANT / OWNER

HERNDON VAN BUREN, LLC  
C/O ROONEY PROPERTIES, LLC  
3330 WASHINGTON BOULEVARD, SUITE 220  
ARLINGTON, VA 22201

### PROJECT TEAM

- THE PROJECT TEAM IS COMPRISED OF THE FOLLOWING:
- APPLICANT/OWNER - HERNDON VAN BUREN, LLC C/O ROONEY PROPERTIES, LLC
  - ENGINEER - IMEG CORP
  - ARCHITECT - MV+A ARCHITECTS
  - TRANSPORTATION ENGINEER - GOROVE/SLADE, INC
  - LANDSCAPE ARCHITECT - IMEG CORP
  - ATTORNEY - WIRE GILL LLP

FOR ANY INQUIRIES ABOUT THIS DEVELOPMENT PLAN, PLEASE CONTACT:

JAKE BALLARD  
ROONEY PROPERTIES, LLC  
3330 WASHINGTON BOULEVARD, SUITE 220  
ARLINGTON, VA 22201

FAHEEM DARAB  
WIRE GILL LLP  
1984 ISAAC NEWTON SQUARE, SUITE 304  
RESTON, VA 20190

### SHEET INDEX

01	COVER SHEET
02	GENERAL NOTES & DETAILS
03	EXISTING CONDITIONS
03.1	TREE INVENTORY & PRESERVATION PLAN
03.2	TREE INVENTORY & PRESERVATION PLAN
03.3	TREE INVENTORY & PRESERVATION PLAN
03.4	TREE INVENTORY & PRESERVATION PLAN
04	CONCEPTUAL DEVELOPMENT PLAN
04.1	STREET SECTION PARALLEL ROAD
04.2	STREET SECTION FAIRBROOK DRIVE
04.3	STREET SECTION HERNDON PARKWAY
04.4	STREET SECTION EXCHANGE PLACE
05	PEDESTRIAN CIRCULATION
05.1	STREETScape DETAIL
05.2	CROSSWALK INTERIM CONDITION
05.3	CROSSWALK ULTIMATE CONDITION
06	OPEN SPACE PLAN
06.1	GROUND LEVEL ACTIVATION
06.2	DEDICATIONS AND PUBLIC ACCESS
06.3	PHASING PLAN - SITE WORK
06.4	PHASING PLAN - MULTIFAMILY
06.5	PHASING PLAN - TOWNHOUSES
07	UTILITY PLAN
07.1	UTILITY PLAN
08	GRADING PLAN
08.1	GRADING PLAN
08.2	GRADING PLAN - SITE WORK PHASE
08.3	GRADING PLAN - SITE WORK PHASE
08.4	GRADING PLAN - MULTIFAMILY PHASE
08.5	GRADING PLAN - TOWNHOUSE PHASE
09	SWM PRE- DEVELOPMENT PLAN
10	SWM POST- DEVELOPMENT PLAN
11	SWM COMPUTATIONS, HYDROGRAPHS, & VAULT DETAILS
11.1	SWM COMPUTATIONS - OVERALL
11.2	SWM CALCULATIONS - SITE WORK PHASE
11.3	SWM CALCULATIONS - MULTIFAMILY PHASE
11.4	SWM CALCULATIONS - TOWNHOUSE PHASE
11.5	SIGHT DISTANCE
11.6	SIGHT DISTANCE
11.7	SIGHT DISTANCE
11.8	SIGHT DISTANCE
11.9	SIGNAL EQUIPMENT EXHIBIT
12	AUTOTURN EXHIBIT 1
12.1	AUTOTURN EXHIBIT 2
12.2	AUTOTURN EXHIBIT 3
12.3	AUTOTURN EXHIBIT 4
12.4	AUTOTURN EXHIBIT 5
12.5	AUTOTURN EXHIBIT 6
12.6	AUTOTURN EXHIBIT 7
12.7	AUTOTURN EXHIBIT 8
12.8	AUTOTURN EXHIBIT 9
13	LANDSCAPE OVERVIEW
13.1	LANDSCAPE BUFFER DETAIL
13.2	PARK AREA DETAIL
13.3	PARK AREA DETAIL
14	FIRE MARSHALL EMERGENCY ACCESS EXHIBIT
14.1	TRUCK ACCESS DETAILS
14.2	TRUCK ACCESS DETAILS
15	ARCHITECTURAL BUILDING PLAN
16	ARCHITECTURAL BUILDING SECTIONS
17	PARKING GARAGE DETAIL
18	ARCHITECTURAL ELEVATIONS
19	ARCHITECTURAL PERSPECTIVES
20	TOWNHOUSE FACADE KEY MAP

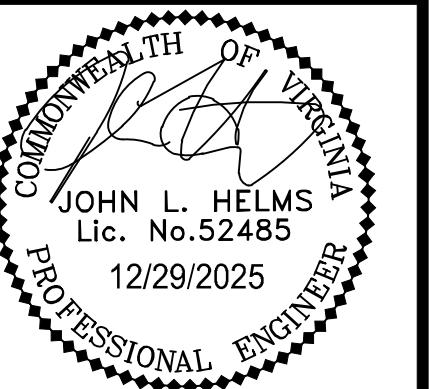
ROONEY  
PROPERTIES

WIRE GILL  
LLP

mv+a

GOROVE / SLADE  
Transportation Planners and Engineers

IMEG



DEVELOPMENT PLAN  
EXCHANGE PLACE  
TOWN OF HERNDON, VIRGINIA

MARK	DATE	DESCRIPTION
1	12-20-2024	2ND PLAN SUBMISSION
2	06-27-2025	3RD PLAN SUBMISSION
3	12-29-2025	4TH PLAN SUBMISSION

PROJECT No.: 23008899.00  
DRAWING No.: 113159  
DATE: 06/03/2024  
SCALE: AS SHOWN  
DESIGN: CL  
DRAWN: CL  
CHECKED: JA

SHEET TITLE:

COVER SHEET

SHEET No.

01

**GENERAL NOTES:**

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

PIN#	LAND AREA	OWNER	ADDRESS
0164 10 0001B	410,222 SF 9.41 AC	HERNDON VAN BUREN LLC	250 EXCHANGE PLACE, HERNDON VA, 20170

- PER THE TOWN OF HERNDON ZONING ORDINANCE, THE PARCEL IS CURRENTLY ZONED O&LI (OFFICE AND LIGHT INDUSTRIAL).
- BOUNDARY SURVEY (ALTA/ACSM TITLE SURVEY) WAS COMPLETED FOR THE SUBJECT PROPERTY BY IMEG CONSULTING CORP. ON JANUARY 30TH, 2024. SURVEY DATA IS ON THE NAVD88 VERTICAL DATUM.
- THE PHYSICAL IMPROVEMENTS SHOWN HEREON ARE BASED UPON A FIELD SURVEY CONDUCTED BY THIS FIRM JANUARY 30TH, 2024.
- 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.
- 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.
- A WETLAND DELINEATION WAS NOT PERFORMED DUE TO THE SITE BEING FULLY DEVELOPED.
- TO THE BEST OF OUR KNOWLEDGE THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES LOCATED ON THE SUBJECT PROPERTY.
- 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.
- 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.
- 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.
- 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.
- 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.
- A SIGNAGE AND MARKING PLAN SHOWING COMPLIANCE WITH THE APPLICABLE REGULATIONS SHALL BE PROVIDED AT THE TIME OF SITE PLAN REVIEW.
- A MUNICIPAL SOLID WASTE (MSW) PLAN SHALL BE DEVELOPED AND PROVIDED PRIOR TO SITE PLAN APPROVAL.
- MSW COLLECTION SERVICES FOR THE PROPERTY SHALL BE THE RESPONSIBILITY OF THE OWNERS ASSOCIATION OF THE PROPOSED TOWNHOUSE COMMUNITY.

**LEGAL DESCRIPTION:**

TAX MAP 164 10 0001B  
250 EXCHANGE PLACE  
HERNDON, VIRGINIA 20170

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

PARCEL 1-B, PARKWAY TRADE CENTER, TOWN OF HERNDON, AS THE SAME IS DULY DEDICATED, PLATTED, AND RECORDED IN DEED BOOK 25644 AT PAGE 639, AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.

BEING THE SAME TRACT OF LAND DESCRIBED IN A TITLE REPORT PREPARED BY CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. 202300601VA, DATED MAY 25, 2023 AT 10:21 A.M.

**PROJECT NARRATIVE:**

THE APPLICANT IS SEEKING TO REDEVELOP THE SUBJECT PROPERTY UNDER THE PLANNED DEVELOPMENT TRANSIT-RELATED GROWTH AREA ZONING DISTRICTS PD-TRG1 (MULTIFAMILY BUILDING ON LOT 1A) AND PD-TRG2 (TOWNHOMES ON LOT 2). IN ACCORDANCE WITH THE PROPOSED PD-TRG URBAN DESIGN FRAMEWORK PLAN, THE PROPERTY SHALL BE BISECTED BY A PROPOSED SECONDARY STREET. TO THE NORTH OF THE NEW ROAD ARE SINGLE FAMILY ATTACHED, OR MULTIFAMILY STACKED RESIDENTIAL UNITS THAT WILL BE ALLEY LOADED AND ARRANGED IN A BLOCK PATTERN TO PROVIDE BUILDING FRONTAGE ALONG STREETScape. SOUTH OF THE NEW ROAD IS A PODIUM-STYLE MULTIFAMILY RESIDENTIAL BUILDING WRAPPING AN INTERNAL PARKING GARAGE STRUCTURE. AN INTERNAL PRIVATE COURTYARD IS ALSO PROPOSED WITH THE MULTIFAMILY BUILDING. FLANKING THE MULTIFAMILY BUILDING ARE TWO PUBLIC OPEN SPACE AREAS IMMEDIATELY ADJACENT TO HERNDON PARKWAY, WHICH WILL ACT AS FOCAL FEATURES IN THE COMMUNITY AND AMENITY SPACES FOR THE RESIDENCES OF THIS PROPOSED DEVELOPMENT. THIS PROPOSED DEVELOPMENT ALSO PLANS FOR THE EXTENSION OF FAIRBROOK DRIVE, WITH PROVISIONS FOR OFF-SITE CONNECTIONS TO ALL PROPOSED ROADS ON THE PROPERTY.



SOIL NO.	SOIL NAME
95	URBAN LAND

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

**PROPOSED SITE TABULATIONS (ZONES TRG1 & TRG2)**

SITE AREA:	TOTAL PARCEL AREA	= 9.41 AC. (410,221 SF)
	AREA OF STREET DEDICATION	= 1.73 AC± (75,455 SF±)
	NEW LOT 1A & 1B	= 4.75 AC± (207,165 SF±)
	NEW LOT 2	= 2.93 AC± (127,601 SF±)

**PROPOSED USE:** MULTIFAMILY RESIDENTIAL

DENSITY:	462 DWELLING UNITS
	STACKED AND/OR BACK-TO-BACK
	TOWNHOUSE (TH) = 62 UNITS (160,000 GSF)
	MULTIFAMILY (MF) = 400 UNITS (450,000 GSF)
	TOTAL RESIDENTIAL DENSITY = 49.10 DU / ACRE
	GROSS SITE DENSITY = 1.49 FAR

**OPEN SPACE:** 147,000 SF (43% OF TOTAL PROPOSED SITE AREA - SEE SHEET 06)

**SETBACKS (MEASURED FROM FACE-OF-CURB):**

HERNDON PARKWAY:	22.0' ± BUILDING SETBACK <sup>(1)</sup>
FAIRBROOK DRIVE:	26.5' ± BUILDING SETBACK (MF BUILDING) <sup>(1)</sup>
PRIVATE ROAD A:	18.5' ± BUILDING SETBACK (TH BUILDING) <sup>(1)</sup>
PARALLEL ROAD:	36.0' ± BUILDING SETBACK (MF BUILDING)
PARALLEL ROAD:	26.5' ± BUILDING SETBACK (TH BUILDING) <sup>(1)</sup>
EXCHANGE PLACE:	30.0' ± BUILDING SETBACK (MF BUILDING) <sup>(1)</sup>
EXCHANGE PLACE:	18.0' ± BUILDING SETBACK (TH BUILDING) <sup>(1)</sup>

**BUILDING HEIGHT:**

TH:	55' MAXIMUM
MF:	85' MAXIMUM

**PARKING:**

TH REQUIREMENT	= 2.0 SPACES / DU X 62 UNITS PROVIDED
TH REQUIRED	= 124 SPACES
TH PROVIDED	= 124 SPACES (ON-LOT)
	62 DRIVEWAY SPACES + 62 GARAGE SPACES

TH BIKE PARKING	= 1 SPACES / 10 DU X 62 UNITS PROVIDED
TH REQUIRED	= 6 SPACES
TH PROVIDED	= 6 SPACES

MF REQUIREMENT	= 1.25 SPACES / DU X 400 UNITS PROVIDED
MF REQUIRED	= 500 SPACES MINIMUM
MF PROVIDED	= 529 GARAGE SPACES

ACCESSIBLE SPACE	= 34 SPACES (1/15 OF SPACES PROVIDED (50/15 = 33.3))
EV SPACE	= 12 SPACES (2% OF SPACES PROVIDED)
EV READY SPACE	= 78 SPACES (15% OF SPACES PROVIDED)
	(TOTAL INCLUDES 12 EV SPACES)

MF BIKE PARKING	= 1 SPACES / 5 DU X 400 UNITS PROVIDED
MF REQUIRED	= 80 SPACES
MF PROVIDED	= 80 SPACES

MF LOADING REQUIRED	= 1 SPACE / 200 DU X 400 UNITS PROVIDED
MF LOADING PROVIDED	= 2 LOADING SPACES (INSIDE BUILDING)

STREET PARKING	= 41 TOTAL PARALLEL SPACES
	(3 STREET SPACES ARE ACCESSIBLE)

(1) NOTE THAT PROPOSED PARALLEL PARKING AND BIKE LANES ARE WITHIN THE BUILDING SETBACKS.

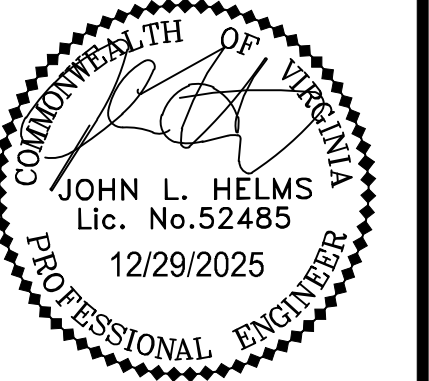
**ROONEY PROPERTIES**

**WIRE GILL**

**mv+a**

**GOROVE / SLADE**  
Transportation Planners and Engineers

**IMEG**



DEVELOPMENT PLAN  
EXCHANGE PLACE  
TOWN OF HERNDON, VIRGINIA

MARK	DATE	DESCRIPTION
1	12-20-2024	2ND PLAN SUBMISSION
2	06-27-2025	3RD PLAN SUBMISSION
3	12-29-2025	4TH PLAN SUBMISSION

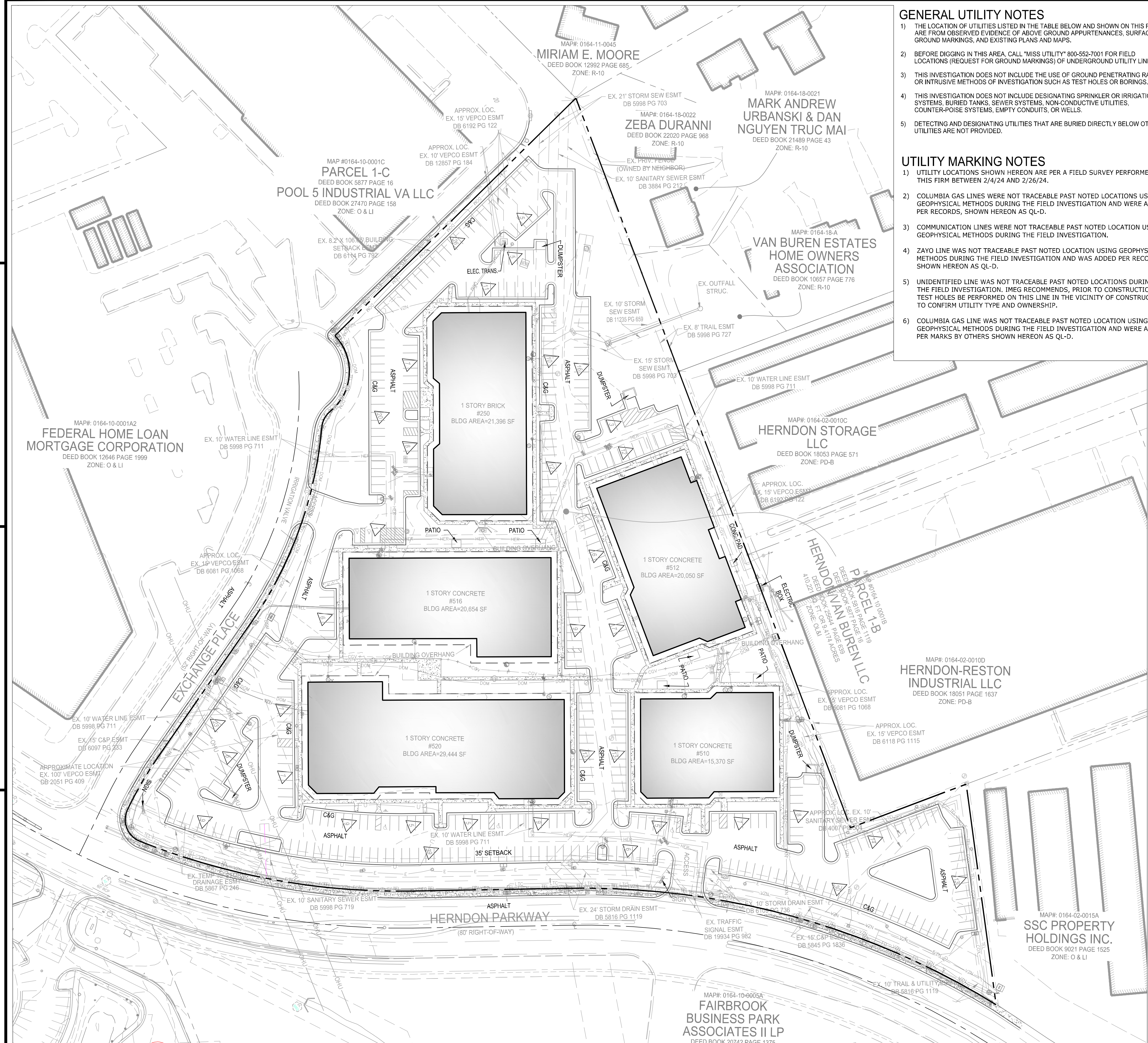
PROJECT No.: 23008899.00  
DRAWING No.: 113159  
DATE: 01-12-24  
SCALE: AS SHOWN  
DESIGN: CL  
DRAWN: CL  
CHECKED: JA

SHEET TITLE:

**GENERAL NOTES & DETAILS**

SHEET No.

**02**



**GENERAL UTILITY NOTES**

- 1) THE LOCATION OF UTILITIES LISTED IN THE TABLE BELOW AND SHOWN ON THIS PLAN ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES, SURFACE GROUND MARKINGS, AND EXISTING PLANS AND MAPS.
- 2) BEFORE DIGGING IN THIS AREA, CALL "MISS UTILITY" 800-552-7001 FOR FIELD LOCATIONS (REQUEST FOR GROUND MARKINGS) OF UNDERGROUND UTILITIES.
- 3) THIS INVESTIGATION DOES NOT INCLUDE THE USE OF GROUND PENETRATING RADAR OR INTRUSIVE METHODS OF INVESTIGATION SUCH AS TEST HOLES OR BORINGS.
- 4) THIS INVESTIGATION DOES NOT INCLUDE DESIGNATING SPRINKLER OR IRRIGATION SYSTEMS, BURIED TANKS, SEWER SYSTEMS, NON-CONDUCTIVE UTILITIES, COUNTER-POISE SYSTEMS, EMPTY CONDUITS, OR WELLS.
- 5) DETECTING AND DESIGNATING UTILITIES THAT ARE BURIED DIRECTLY BELOW OTHER UTILITIES ARE NOT PROVIDED.

**UTILITY MARKING NOTES**

- 1) UTILITY LOCATIONS SHOWN HEREON ARE PER A FIELD SURVEY PERFORMED BY THIS FIRM BETWEEN 2/4/24 AND 2/26/24.
- 2) COLUMBIA GAS LINES WERE NOT TRACEABLE PAST NOTED LOCATIONS USING GEOPHYSICAL METHODS DURING THE FIELD INVESTIGATION AND WERE ADDED PER RECORDS, SHOWN HEREON AS QL-D.
- 3) COMMUNICATION LINES WERE NOT TRACEABLE PAST NOTED LOCATION USING GEOPHYSICAL METHODS DURING THE FIELD INVESTIGATION.
- 4) ZAYO LINE WAS NOT TRACEABLE PAST NOTED LOCATION USING GEOPHYSICAL METHODS DURING THE FIELD INVESTIGATION AND WAS ADDED PER RECORDS, SHOWN HEREON AS QL-D.
- 5) UNIDENTIFIED LINE WAS NOT TRACEABLE PAST NOTED LOCATIONS DURING THE FIELD INVESTIGATION. IMEG RECOMMENDS, PRIOR TO CONSTRUCTION, TEST HOLES BE PERFORMED ON THIS LINE IN THE VICINITY OF CONSTRUCTION TO CONFIRM UTILITY TYPE AND OWNERSHIP.
- 6) COLUMBIA GAS LINE WAS NOT TRACEABLE PAST NOTED LOCATION USING GEOPHYSICAL METHODS DURING THE FIELD INVESTIGATION AND WERE ADDED PER MARKS BY OTHERS SHOWN HEREON AS QL-D.

**CURVE TABLE**

CURVE	RADIUS	LENGTH	DELTA	TANGENT	BEARING	CHORD
C1	851.12'	484.06'	32°35'09"	248.77'	S51°35'07"W	477.58'
C2	760.00'	301.72'	22°44'46"	152.87'	S46°39'56"W	299.74'
C3	25.00'	41.01'	93°58'44"	26.80'	N74°58'19"W	36.56'
C4	425.03'	66.76'	9°00'00"	33.45'	N23°28'57"W	66.69'
C5	436.00'	226.59'	29°46'37"	115.92'	N33°52'16"W	224.05'
C6	25.00'	20.27'	46°26'55"	10.73'	N25°32'07"W	19.72'
C7	55.00'	92.13'	95°58'14"	61.05'	N50°17'46"W	81.73'

**LEGEND**

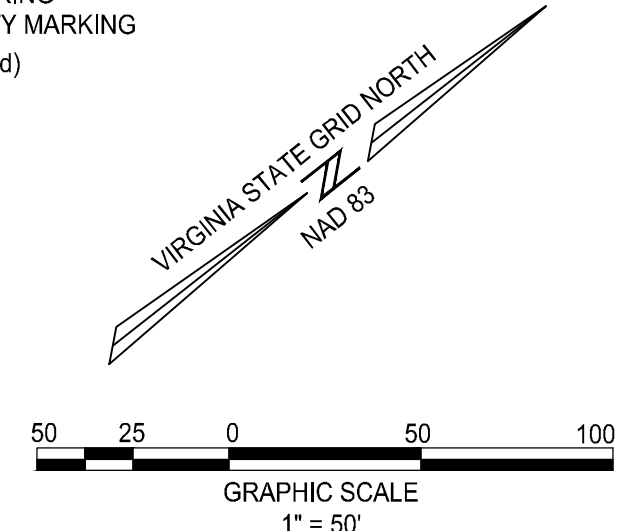
- Utilities - Sanitary
  - SANITARY MANHOLE
  - CLEAN OUT
- Utilities - Water
  - WATER METER
  - WATER VALVE
  - FIRE HYDRANT
  - IRRIGATION VALVE
  - SIAMESE CONNECTION
  - STANDING WATER VALVE
- Utilities - Gas
  - GAS VALVE
  - GAS METER
- Misc. Symbols
  - SIGN
  - BOLLARD
  - MISC. MANHOLE
  - MAIL BOX
  - FLAG POLE
  - BUILDING HEIGHT
  - HANDICAP PARKING
  - CONCRETE SIDEWALK
- Utilities - Storm
  - STORM DRAIN INLET
  - STORM MANHOLE
  - CATCH BASIN
  - CULVERT
- Utilities - Electric
  - LIGHT POLE
  - ELECTRIC BOX
  - SIGNAL LIGHT
  - ELECTRIC MANHOLE
  - ELECTRIC VAULT
  - GROUND LIGHT
  - POWER POLE
  - TRANSFORMER
  - STREETLIGHT POLE
- Utilities - Communication
  - COMM. VAULT
  - COMM. PEDESTAL
  - COMM. MARKER
  - COMMUNICATION MANHOLE
  - COMMUNICATION PEDESTAL
  - COMMUNICATION VAULT

- Linetypes**
- OHE OVERHEAD UTIL.
  - X FENCE
  - PROPERTY LINE
  - ADJOINING PROPERTY LINE

- Abbreviations**
- C&G CURB & GUTTER
  - SF SQUARE FEET (AREA)
  - AC. ACRES (AREA)
  - EB ELECTRIC BOX
  - EP EDGE OF PAVEMENT
  - IPF IRON PIPE FOUND
  - IRF IRON ROD FOUND
  - DHF DRILL HOLE FOUND
  - POB POINT OF BEGINNING
  - SMF SCRIBE MARK FOUND
  - TBR TO BE REMOVED
  - MTD MANUFACTURED TREATMENT DEVICE

**UTILITY MARKING LEGEND**

- Utilities - Miscellaneous
  - END OF INFORMATION
- SUE Level B - Field Located (Underground)
  - DOM DOMINION ELECTRIC MARKING
  - PE PRIVATE ELECTRIC MARKING
  - VZN VERIZON FIBER OPTIC MARKING
  - TEL VERIZON TELEPHONE MARKING
  - COX COX COMMUNICATION MARKING
  - FO COX FIBER OPTIC MARKING
  - LTC LEVEL 3 COMMUNICATION MARKING
  - MCI MCI COMMUNICATION MARKING
  - WKN WINDSTREAM MARKING
  - ZAYO ZAYO COMMUNICATION MARKING
  - HER HERNDON UTILITIES WATER MARKING
  - UN UNIDENTIFIED UTILITY MARKING
- SUE Level D - From Records (Underground)
  - CGV COLUMBIA GAS



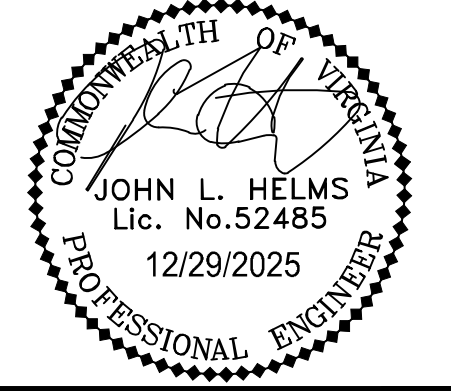
**ROONEY PROPERTIES**

**WIRE GILL**

**mv+a**

**GOROVE / SLADE**  
Transportation Planners and Engineers

**IMEG**



DEVELOPMENT PLAN  
EXCHANGE PLACE  
TOWN OF HERNDON, VIRGINIA

MARK	DATE	DESCRIPTION
1	12-20-2024	2ND PLAN SUBMISSION
2	06-27-2025	3RD PLAN SUBMISSION
3	12-29-2025	4TH PLAN SUBMISSION

PROJECT No.: 2300899.00  
DRAWING No.: 113159  
DATE: 06/03/2024  
SCALE: AS SHOWN  
DESIGN: CL  
DRAWN: CL  
CHECKED: JA

SHEET TITLE:

**EXISTING CONDITIONS**

SHEET No.

**03**



Table with columns: Tree No., Species, Size (DBH, H, CRZ), Condition, Canopy Position, Crown Density, Average Crown Radius, Invasive Species, Existing Conditions / Observations. Rows 1-100.

Table with columns: Tree No., Species, Size (DBH, H, CRZ), Condition, Canopy Position, Crown Density, Average Crown Radius, Invasive Species, Existing Conditions / Observations. Rows 101-200.

Table with columns: Tree No., Species, Size (DBH, H, CRZ), Condition, Canopy Position, Crown Density, Average Crown Radius, Invasive Species, Existing Conditions / Observations. Rows 201-300.

ROONEY PROPERTIES, WIRE GILL, mv+a, GOROVE / SLADE Transportation Planners and Engineers, IMEG

COMMONWEALTH OF VIRGINIA PROFESSIONAL ENGINEER JOHN L. HELMS Lic. No. 52485 12/29/2025

Table with columns: MARK, DATE, DESCRIPTION. Rows for 2ND, 3RD, 4TH PLAN SUBMISSION.

PROJECT No.: 2300889.00 DRAWING No.: 113159 DATE: 06/03/2024 SCALE: AS SHOWN DESIGN: CL DRAWN: CL CHECKED: JA

SHEET TITLE: TREE INVENTORY & PRESERVATION PLAN

SHEET No. 03.2

PLAN PREPARED BY: NELSON P. KIRCHNER, RLA ISA CERTIFIED ARBORIST NO. MA-4720AM SIGNATURE DATE: 2025.12.17

P:\Projects\2300889.00\exchange place development plan\113159 development plan\03.1 TREE INVENTORY AND PRESERVATION PLAN.dwg, 12/30/2025 2:35:34 PM, Jason M. Alagna

Tree No.	Species	Size		CRZ	Condition	Canopy Position	Crown Density	Average Crown Radius		Invasive Species	Existing Conditions / Observations
		DBH (in)	R (ft)					DBH (in)	R (ft)		
2522	Quercus palustris, Pin Oak	14.4	14	75.0	Dominant	14	14	No	NO APPARENT BIOTIC ISSUES OBSERVED. GOOD STRUCTURE, VIGOR, & VITALITY.		
2523	Quercus palustris, Pin Oak	10.9	11	75.0	Dominant	15	15	No	NO APPARENT BIOTIC ISSUES OBSERVED. GOOD STRUCTURE, VIGOR, & VITALITY.		
2524	Quercus palustris, Pin Oak	20.6	21	75.0	Dominant	22	22	No	NO APPARENT BIOTIC ISSUES OBSERVED. GOOD STRUCTURE, VIGOR, & VITALITY.		
2525	Quercus palustris, Pin Oak	18.3	18	75.0	Dominant	18	18	No	GOOD STRUCTURE, VIGOR, & VITALITY. MINOR GIRDLING ROOT.		
2526	Quercus palustris, Pin Oak	18.5	18	75.0	Dominant	18	18	No	NO APPARENT BIOTIC ISSUES OBSERVED. GOOD STRUCTURE, VIGOR, & VITALITY.		
2527	Quercus palustris, Pin Oak	25.0	25	70.0	Dominant	27	27	No	GOOD OVERALL STRUCTURE, VIGOR, & VITALITY. FAIR TO GOOD SCAFFOLD BRANCHING. LOWER CANOPY DEADWOOD (1").		
2528	Quercus palustris, Pin Oak	13.1	13	75.0	Dominant	14	14	No	NO APPARENT BIOTIC ISSUES OBSERVED. GOOD STRUCTURE, VIGOR, & VITALITY.		
2529	Quercus palustris, Pin Oak	10.7	11	75.0	Codominant	13	13	No	NO APPARENT BIOTIC ISSUES OBSERVED. GOOD STRUCTURE, VIGOR, & VITALITY.		
2530	Quercus phellos, Willow Oak	22.0	22	75.0	Dominant	23	23	No	NO APPARENT BIOTIC ISSUES OBSERVED. GOOD STRUCTURE, VIGOR, & VITALITY.		
2531	Quercus phellos, Willow Oak	12.8	13	0.0	Dominant	13	13	No	ASSESSED AS STANDING DEAD. FUNGAL FRUITING BODIES PRESENT.		
2532	Prunus serotina, Japanese Flowering Cherry	14.6	14	20.0	Intermediate	13	13	No	IN SEVERE DECLINE. VOLCANO MULCHED, ELEVATED ROOT BALL, BURIED ROOT COLLAR. 75% UPPER CANOPY DIEBACK. FAIR TO POOR STRUCTURE. POOR VIGOR & VITALITY.		
2533	Pinus strobus, Eastern White Pine	11.2	11	75.0	Codominant	11	11	No	VOLCANO MULCHED, BURIED ROOT COLLAR. TRUNK STEM LEAN TOWARDS 1-2534. FAIR STRUCTURE. GOOD COLOR, VIGOR, & VITALITY.		
2534	Pinus strobus, Eastern White Pine	12.7	13	75.0	Codominant	13	13	No	VOLCANO MULCHED, BURIED ROOT COLLAR. V-SHAPED CODOMINANT UNION AT MID TRUNK STEM. FAIR STRUCTURE. GOOD COLOR, VIGOR, & VITALITY.		
2535	Pinus strobus, Eastern White Pine	9.9	10	0.0	Codominant	9	9	No	ASSESSED AS STANDING DEAD. VOLCANO MULCHED, BURIED ROOT COLLAR.		
2536	Pinus strobus, Eastern White Pine	8.6	9	75.0	Codominant	10	10	No	VOLCANO MULCHED, ELEVATED ROOT BALL, BURIED ROOT COLLAR. LOWER CANOPY DEADWOOD (<1"). FAIR TO GOOD STRUCTURE. COLOR, VIGOR, & VITALITY.		
2537	Pinus strobus, Eastern White Pine	11.9	12	75.0	Codominant	12	12	No	VOLCANO MULCHED, ELEVATED ROOT BALL, BURIED ROOT COLLAR. FAIR TO GOOD STRUCTURE. COLOR, VIGOR, & VITALITY.		
2538	Pinus strobus, Eastern White Pine	10.0	10	60.0	Codominant	10	10	No	VOLCANO MULCHED, ELEVATED ROOT BALL, BURIED ROOT COLLAR. LOW CANOPY DENSITY. LOWER CANOPY DEADWOOD (<1"). FAIR TO GOOD STRUCTURE. FAIR COLOR, VIGOR, & VITALITY.		
2539	Pinus strobus, Eastern White Pine	11.1	11	0.0	Codominant	12	12	No	ASSESSED AS STANDING DEAD. VOLCANO MULCHED, ELEVATED ROOT BALL, BURIED ROOT COLLAR.		
2540	Pinus strobus, Eastern White Pine	11.4	11	0.0	Codominant	12	12	No	ASSESSED AS STANDING DEAD. VOLCANO MULCHED, ELEVATED ROOT BALL, BURIED ROOT COLLAR.		
2541	Pinus strobus, Eastern White Pine	13.5	14	0.0	Codominant	14	14	No	ASSESSED AS STANDING DEAD. VOLCANO MULCHED, ELEVATED ROOT BALL, BURIED ROOT COLLAR.		
2542	Pinus strobus, Eastern White Pine	9.3	9	0.0	Codominant	10	10	No	ASSESSED AS STANDING DEAD. VOLCANO MULCHED, ELEVATED ROOT BALL, BURIED ROOT COLLAR.		
2543	Pinus strobus, Eastern White Pine	9.1	9	55.0	Codominant	10	10	No	VOLCANO MULCHED, ELEVATED ROOT BALL, BURIED ROOT COLLAR. GOOD STRUCTURE. FAIR VIGOR & VITALITY.		
2544	Pinus strobus, Eastern White Pine	15.2	15	75.0	Codominant	15	15	No	VOLCANO MULCHED, ELEVATED ROOT BALL, BURIED ROOT COLLAR. EXPOSED ROOT SYSTEM W/ MOWER DAMAGE. FAIR TO GOOD STRUCTURE, COLOR, VIGOR, & VITALITY.		
2545	Pinus thunbergii, Japanese Black Pine	3.6, 4.3	3.8	45.0	Suppressed	15.0	15.0	No	VOLCANO MULCHED, ELEVATED ROOT BALL, BURIED ROOT COLLAR. OUTCOMPETED BY NEIGHBORS. TWISTED STRUCTURE (TYPICAL OF SPECIES). PREVIOUSLY TOPPED. CODOMINANT UNION AT BREAST HEIGHT. FAIR TO GOOD STRUCTURE. FAIR TO GOOD COLOR, VIGOR, & VITALITY.		
2546	Pinus thunbergii, Japanese Black Pine	6.9	6.8	68.0	Intermediate	15.0	15.0	No	VOLCANO MULCHED, ELEVATED ROOT BALL, BURIED ROOT COLLAR. TWISTED STRUCTURE (TYPICAL OF SPECIES). FAIR TO GOOD STRUCTURE, VIGOR, & VITALITY. FAIR COLOR.		
2547	Leyland Cypress, Cupressus x leylandii	9, 10	13	68.0	Intermediate	65.0	65.0	No	OPEN GROWN. 20% UPPER CANOPY DIEBACK. FAIR COLOR. GOOD STRUCTURE. FAIR TO GOOD VIGOR & VITALITY.		
2548	Prunus serotina, Japanese Flowering Cherry	5.6	5.8	90.0	Intermediate	6	6	No	VOLCANO MULCHED, ELEVATED ROOT BALL, BURIED ROOT COLLAR. GOOD STRUCTURE, VIGOR, & VITALITY.		
2549	Crataegus spp., Hawthorn	5.2	5	25.0	Intermediate	8	8	No	EXFOLIATED BARK ALONG MAIN TRUNK STEM. VOLCANO MULCHED, ELEVATED ROOT BALL, CANKER AT ROOT COLLAR. EXPOSED ROOT SYSTEM. 80% UPPER CANOPY DIEBACK. FAIR TO POOR STRUCTURE. POOR VIGOR & VITALITY.		
2550	Crataegus spp., Hawthorn	3.5	3.8	75.0	Intermediate	7	7	No	NO APPARENT BIOTIC ISSUES OBSERVED. BELOW OVERHEAD UTILITY WIRES. GOOD STRUCTURE, VIGOR, & VITALITY.		
2551	Crataegus spp., Hawthorn	4.6	4.8	75.0	Intermediate	7	7	No	NO APPARENT BIOTIC ISSUES OBSERVED. BELOW OVERHEAD UTILITY WIRES. GOOD STRUCTURE, VIGOR, & VITALITY.		
2552	Acer rubrum, Red Maple	17.4	17	75.0	Dominant	20	20	No	GOOD STRUCTURE, VIGOR, & VITALITY. GIRDLING ROOT. EXPOSED ROOT ZONE.		
2553	Acer rubrum, Red Maple	9.0	9	60.0	Codominant	11	11	No	GOOD VIGOR & VITALITY. FAIR TO GOOD STRUCTURE & SCAFFOLD BRANCHING. MINOR GIRDLING ROOT.		
2554	Crataegus spp., Hawthorn	5.5	5.8	70.0	Intermediate	10	10	No	MINOR TRUNK STEM LEAN. BELOW OVERHEAD UTILITY WIRES. GOOD STRUCTURE, VIGOR, & VITALITY.		
2555	Crataegus spp., Hawthorn	6.3	6.8	75.0	Intermediate	10	10	No	NO APPARENT BIOTIC ISSUES OBSERVED. BELOW OVERHEAD UTILITY WIRES. GOOD STRUCTURE, VIGOR, & VITALITY.		
2556	Crataegus spp., Hawthorn	5.9	5.8	75.0	Intermediate	10	10	No	NO APPARENT BIOTIC ISSUES OBSERVED. BELOW OVERHEAD UTILITY WIRES. GOOD STRUCTURE, VIGOR, & VITALITY.		
2557	Crataegus spp., Hawthorn	4.8	4.8	75.0	Intermediate	10	10	No	NO APPARENT BIOTIC ISSUES OBSERVED. BELOW OVERHEAD UTILITY WIRES. GOOD STRUCTURE, VIGOR, & VITALITY.		
2558	Crataegus spp., Hawthorn	5.0	5	75.0	Intermediate	10	10	No	NO APPARENT BIOTIC ISSUES OBSERVED. BELOW OVERHEAD UTILITY WIRES. GOOD STRUCTURE, VIGOR, & VITALITY.		
2559	Crataegus spp., Hawthorn	5.7	5.8	75.0	Intermediate	10	10	No	NO APPARENT BIOTIC ISSUES OBSERVED. BELOW OVERHEAD UTILITY WIRES. GOOD STRUCTURE, VIGOR, & VITALITY.		
2560	Acer rubrum, Red Maple	16.1	16	75.0	Dominant	17	17	No	GOOD STRUCTURE, VIGOR, & VITALITY. MINOR GIRDLING ROOT.		
2561	Acer rubrum, Red Maple	12.6	12	75.0	Dominant	12	12	No	NO APPARENT BIOTIC ISSUES OBSERVED. GOOD STRUCTURE, VIGOR, & VITALITY.		
2562	Acer rubrum, Red Maple	13.5	14	68.0	Codominant	15	15	No	STORM DAMAGED. GOOD VIGOR & VITALITY. FAIR TO GOOD STRUCTURE & SCAFFOLD BRANCHING.		
2563	Acer rubrum, Red Maple	13.6	13	60.0	Codominant	15	15	No	CODOMINANT UNION 910 TALLER STEM W/ INCLUDED BARK. MINOR STORM DAMAGE. EXPOSED ROOT SYSTEM. GIRDLING ROOT. GOOD VIGOR & VITALITY. FAIR TO GOOD STRUCTURE.		
2564	Acer rubrum, Red Maple	11.5	12	75.0	Codominant	14	14	No	MINOR GIRDLING ROOT. GOOD STRUCTURE, VIGOR, & VITALITY.		

Tree No.	Species	Size		CRZ	Condition	Canopy Position	Crown Density	Average Crown Radius		Invasive Species	Existing Conditions / Observations
		DBH (in)	R (ft)					DBH (in)	R (ft)		
2565	Acer rubrum, Red Maple	12.0	12	75.0	Codominant	17	17	No	MINOR GIRDLING ROOT. GOOD STRUCTURE, VIGOR, & VITALITY.		
2566	Tilia cordata, Littleleaf Linden	9.5	9	90.0	Intermediate	14	14	No	VOLCANO MULCHED, ELEVATED ROOT BALL, BURIED ROOT COLLAR. POOR SCAFFOLD BRANCH ATTACHMENT. SEVERE TRUNK STEM LEAN TOWARDS PARKING LOT. FAIR TO POOR STRUCTURE. FAIR TO GOOD VIGOR & VITALITY.		
2567	Tilia cordata, Littleleaf Linden	10.1	10	60.0	Intermediate	17	17	No	VOLCANO MULCH, ELEVATED ROOT BALL, BURIED ROOT COLLAR. GIRDLING ROOT (1") POOR SCAFFOLD BRANCH ATTACHMENT. RECENT TEAR OUT. EXPOSED HEARTWOOD. FAIR STRUCTURE & VIGOR. FAIR TO GOOD VITALITY.		
2568	Tilia cordata, Littleleaf Linden	7.7	8	45.0	Intermediate	12	12	No	VOLCANO MULCH, ELEVATED ROOT BALL, BURIED ROOT COLLAR. SIGNS OF INTERNAL DECAY. FUNGAL FRUITING BODIES ALONG TRUNK STEM. DEAD SCAFFOLD BRANCH W/ FUNGUS. 5% UPPER CANOPY DIEBACK. POOR SCAFFOLD BRANCH ATTACHMENT. FAIR TO POOR STRUCTURE & VIGOR. FAIR VITALITY.		
2569	Leyland Cypress, Cupressus x leylandii	8.3, 8.8	8	70.0	Codominant	13	13	No	ASYMMETRIC CANOPY. TRUNK STEM LEAN TOWARDS PARKING LOT. FAIR STRUCTURE. GOOD COLOR, VIGOR, & VITALITY.		
2570	Crataegus spp., Hawthorn	17.3	17	60.0	Codominant	16	16	No	SIGNIFICANT LOWER CANOPY DEADWOOD (>1"). ROOT SUCKERS AT BASE. FAIR STRUCTURE, VIGOR, & VITALITY.		
2571	Leyland Cypress, Cupressus x leylandii	12.0	12	65.0	Codominant	11	11	No	ASYMMETRIC CANOPY. TRUNK STEM LEAN. POOR PREVIOUS PRUNING. GOOD COLOR, VIGOR, & VITALITY. FAIR STRUCTURE.		
2572	Pinus strobus, Eastern White Pine	10.0	10	60.0	Codominant	10	10	No	NO SEVERE BIOTIC ISSUES OBSERVED. MINOR CHILDHOOD. INVASIVE VINE FROM GRADE TO CANOPY. CANOPY WITH MODERATE DENSITY LEAFOUT.		
2573	Pinus strobus, Eastern White Pine	9.0	9	75.0	Codominant	10	10	No	GIRDLING ROOT. GOOD STRUCTURE, COLOR, VIGOR, & VITALITY.		
2574	Tilia cordata, Littleleaf Linden	9.5	10	60.0	Codominant	12	12	No	NO SEVERE BIOTIC ISSUES OBSERVED. GOOD VIGOR & VITALITY. FAIR / GOOD STRUCTURE THOUGH T-2574 SHOWS PREVIOUS STORM DAMAGE. MULTIPLE STEM UNION AT ~ 5'-6" UP TRUNK STEM. INCLUDED BARK AT SAID UNION IS PRONE TO FAILURE. VOLCANO MULCHED BURIED ROOT COLLAR.		
2575	Tilia cordata, Littleleaf Linden	10.5	11	90.0	Codominant	15	15	No	NO SEVERE BIOTIC ISSUES OBSERVED. GOOD VIGOR & VITALITY. FAIR / GOOD STRUCTURE THOUGH T-2574 SHOWS PREVIOUS STORM DAMAGE. MULTIPLE STEM UNION AT ~ 5'-6" UP TRUNK STEM. INCLUDED BARK AT SAID UNION IS PRONE TO FAILURE. VOLCANO MULCHED BURIED ROOT COLLAR.		
2576	Leyland Cypress, Cupressus x leylandii	14.0	14	75.0	Codominant	11	11	No	NO APPARENT BIOTIC ISSUES OBSERVED. GOOD STRUCTURE, COLOR, VIGOR, & VITALITY.		
2577	Leyland Cypress, Cupressus x leylandii	10.9	11	75.0	Codominant	11	11	No	NO APPARENT BIOTIC ISSUES OBSERVED. GOOD STRUCTURE, COLOR, VIGOR, & VITALITY.		
2578	Leyland Cypress, Cupressus x leylandii	15.0	15	75.0	Codominant	11	11	No	NO APPARENT BIOTIC ISSUES OBSERVED. GOOD STRUCTURE, COLOR, VIGOR, & VITALITY.		
2579	Leyland Cypress, Cupressus x leylandii	6.5, 7.5	9	75.0	Codominant	11	11	No	NO APPARENT BIOTIC ISSUES OBSERVED. GOOD STRUCTURE, COLOR, VIGOR, & VITALITY.		
2580	Leyland Cypress, Cupressus x leylandii	14, 12, 18	21	75.0	Dominant	18	18	No	NO APPARENT BIOTIC ISSUES OBSERVED. GOOD STRUCTURE, COLOR, VIGOR, & VITALITY.		
2581	Leyland Cypress, Cupressus x leylandii	18, 12	22	75.0	Dominant	20	20	No	NO APPARENT BIOTIC ISSUES OBSERVED. GOOD STRUCTURE, COLOR, VIGOR, & VITALITY.		
2582	Leyland Cypress, Cupressus x leylandii	MULTI STEM 4-15	16	75.0	Dominant	15	15	No	NO APPARENT BIOTIC ISSUES OBSERVED. GOOD STRUCTURE, COLOR, VIGOR, & VITALITY.		
2583	Leyland Cypress, Cupressus x leylandii	MULTI STEM 4-15	16	55.0	Dominant	13 (L-SIDE)	13	No	NO SEVERE BIOTIC ISSUES OBSERVED. GOOD COLOR, VIGOR, & VITALITY. POOR STRUCTURE. T-2583 WAS CODOM WITH A 12" STEM WHICH HAS STORM DAMAGE COLLAPSED.		
2584	Prunus serotina, Japanese Flowering Cherry	4.0	4	75.0	Intermediate	8	8	No	VOLUNTEER REGENERATION. GOOD VIGOR & VITALITY. FAIR TO GOOD STRUCTURE.		
2585	Leyland Cypress, Cupressus x leylandii	17, 12	21	85.0	Dominant	14	14	No	NO APPARENT BIOTIC ISSUES OBSERVED. GOOD STRUCTURE, COLOR, VIGOR, & VITALITY.		
2586	Leyland Cypress, Cupressus x leylandii	11, 11	17	85.0	Dominant	14	14	No	NO APPARENT BIOTIC ISSUES OBSERVED. GOOD STRUCTURE, COLOR, VIGOR, & VITALITY.		
2587	Prunus serotina, Japanese Flowering Cherry	18.7	18	70.0	Codominant	17	17	No	MINOR STORM DAMAGE. MINOR GIRDLING ROOT. GOOD STRUCTURE, VIGOR, & VITALITY.		
2588	Prunus serotina, Japanese Flowering Cherry	17.0	17	70.0	Codominant	17	17	No	MINOR STORM DAMAGE. MINOR GIRDLING ROOT. GOOD STRUCTURE, VIGOR, & VITALITY.		
2589	Leyland Cypress, Cupressus x leylandii	14.0	14	65.0	Dominant	11	11	No	NO SEVERE BIOTIC ISSUES OBSERVED. GOOD COLOR, VIGOR & VITALITY. FAIR / GOOD STRUCTURE. CANOPY SHOWS DIE-BACK. VOLUNTEER MULBERRY IS ROOTED AT T-2589 ROOT CROWN.		
2590	Morus alba, White Mulberry	9.0	9	50.0	Codominant	15	15	No	GOOD VIGOR & VITALITY. FAIR TO POOR STRUCTURE. MULTI-STEM UNION AT BASE OF TRUNK STEM.		
2591	Morus alba, White Mulberry	3.5, 3.5	8	62.0	Intermediate	6	6	Yes	GOOD VIGOR & VITALITY. FAIR TO POOR STRUCTURE.		
2592	Gleditsia triacanthos, Honeylocust	23.0	23	70.0	Dominant	22	22	No	MINOR GIRDLING ROOT. GOOD STRUCTURE, VIGOR, & VITALITY.		
2593	Gleditsia triacanthos, Honeylocust	20.5	21	70.0	Dominant	21	21	No	MINOR GIRDLING ROOT. GOOD STRUCTURE, VIGOR, & VITALITY.		
2594	Crataegus spp., Hawthorn	9, 6.7	11	60.0	Codominant	10	10	No	T-2594 SHOWS SIGNIFICANT DEADWOOD & POOR STRUCTURE. TRUNK STEM WITH SAPSUCKER BORE HOLES AT MID-TRUNK STEM.		
2595	Crataegus spp., Hawthorn	12.4	12	70.0	Codominant	16	16	No	MINOR CANOPY DEADWOOD. GOOD STRUCTURE, VIGOR, & VITALITY.		
2596	Crataegus spp., Hawthorn	15.4	15	90.0	Codominant	13	13	No	NO SEVERE BIOTIC ISSUES OBSERVED. CANOPY DEADWOOD. INSECT BORE MID-TRUNK STEM. FAIR TO GOOD VIGOR & VITALITY. FAIR TO POOR STRUCTURE.		
2597	Tilia cordata, Littleleaf Linden	12.8	13	70.0	Codominant	16	16	No	VOLCANO MULCHED, ELEVATED ROOT BALL, BURIED ROOT COLLAR. V-SHAPED CODOMINANT UNION W/ VISIBLE SEAM. POORLY CALLED PRUNING SCARS. EXPOSED ROOT SYSTEM W/ DAMAGE. MULTIPLE GIRDLING ROOTS (2-3"). FAIR STRUCTURE. FAIR TO GOOD VIGOR. GOOD VITALITY.		
2598	Tilia cordata, Littleleaf Linden	9.2	9	78.0	Codominant	14	14	No	VOLCANO MULCHED, ELEVATED ROOT BALL, BURIED ROOT COLLAR. MINOR TRUNK STEM LEAN. POORLY CALLED PRUNING SCARS. FAIR TO GOOD STRUCTURE. GOOD VIGOR & VITALITY.		
2599	Crataegus spp., Hawthorn	6.5	6.8	80.0	Intermediate	11	11	No	VOLCANO MULCH, ELEVATED ROOT BALL, BURIED ROOT COLLAR. GOOD STRUCTURE, VIGOR, & VITALITY.		
2600	Gleditsia triacanthos, Honeylocust	22.9	23	85.0	Dominant	25	25	No	VOLCANO MULCHED, ELEVATED ROOT BALL, BURIED ROOT COLLAR. MULTIPLE GIRDLING ROOTS (2-3"). MINOR UPPER CANOPY DEADWOOD & HANGERS (<1"). EXPOSED ROOT SYSTEM. MOWER DAMAGE. GOOD STRUCTURE, VIGOR, & VITALITY.		
2601	Magnolia x soulangeana, Saucer Magnolia	5.7, 4.3, 3.3	8	78.0	Intermediate	11	11	No	NO APPARENT BIOTIC ISSUES OBSERVED. GOOD STRUCTURE, VIGOR, & VITALITY.		
2602	Magnolia x soulangeana, Saucer Magnolia	3.5, 4.6	8	78.0	Intermediate	12	12	No	NO APPARENT BIOTIC ISSUES OBSERVED. CODOMINANT AT ROOT COLLAR. GOOD STRUCTURE, VIGOR, & VITALITY.		

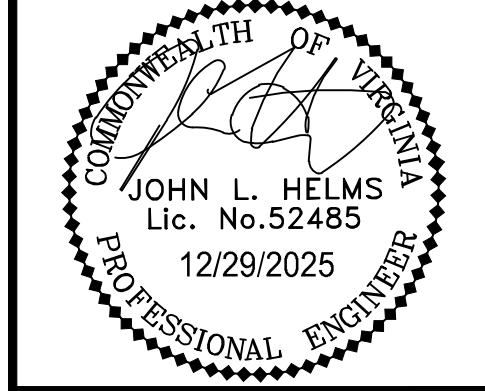
Tree No.	Species	Size		CRZ	Condition	Canopy Position	Crown Density	Average Crown Radius		Invasive Species	Existing Conditions / Observations
		DBH (in)	R (ft)					DBH (in)	R (ft)		
3327	Magnolia x soulangeana, Saucer Magnolia	4, 3.5, 3.5	8	78.0	Intermediate	11	11	No	NO APPARENT BIOTIC ISSUES OBSERVED. GOOD STRUCTURE, VIGOR, & VITALITY.		
3328	Magnolia x soulangeana, Saucer Magnolia	5, 3.5, 3.5	8	78.0	Intermediate	11	11	No	NO APPARENT BIOTIC ISSUES OBSERVED. CODOMINANT AT ROOT COLLAR. GOOD STRUCTURE, VIGOR, & VITALITY.		
3329	Magnolia x soulangeana, Saucer Magnolia	5.0	8	78.0	Intermediate	11	11	No	NO APPARENT BIOTIC ISSUES. SINGLE STEM. GOOD STRUCTURE, VIGOR, & VITALITY.		
3330	Magnolia x soulangeana, Saucer Magnolia	6, 4.5, 4	8	70.0	Intermediate	11	11	No	NO SEVERE BIOTIC ISSUES OBSERVED. THE 6" STEM SHOW A 30" FT. VERTICAL CANKER. CANKER SHOWS COMPARTMENTALIZATION. MULTI CODOM STEMS AT ROOT CROWN.		
3331	Magnolia x soulangeana, Saucer Magnolia	6, 6.4	10	78.0	Intermediate	14	14	No	NO APPARENT BIOTIC ISSUES OBSERVED. GOOD STRUCTURE, VIGOR, & VITALITY. MULTI CODOM STEMS AT ROOT CROWN.		
3332	Ilex x attenuata, Foster's Holly	11, 8.5	14	28.0	Codominant	65.0	65.0	No	NO APPARENT BIOTIC ISSUES OBSERVED. GOOD STRUCTURE, COLOR, VIGOR, & VITALITY.		
3333	Ilex x attenuata, Foster's Holly	10.8	11	78.0	Codominant	55.0	55.0	No	NO APPARENT BIOTIC ISSUES OBSERVED. GOOD STRUCTURE, COLOR, VIGOR, & VITALITY.		
3334	Ilex x attenuata, Foster's Holly	5, 7.3	11	78.0	Codominant	48.0	48.0	No	NO APPARENT BIOTIC ISSUES OBSERVED. GOOD STRUCTURE, COLOR, VIGOR, & VITALITY.		
3335	Ilex x attenuata, Foster's Holly	6, 7	10	78.0	Codominant	35.0	35.0	No	NO APPARENT BIOTIC ISSUES OBSERVED. CODOMINANT UNION AT ROOT COLLAR. GOOD STRUCTURE, COLOR, VIGOR, & VITALITY.		
3336	Ilex x attenuata, Foster's Holly	6, 6	10	78.0	Codominant	48.0	48.0	No	NO APPARENT BIOTIC ISSUES OBSERVED. CODOMINANT 7' UP TRUNK STEM. GOOD STRUCTURE, COLOR, VIGOR, & VITALITY.		
3337	Ilex x attenuata, Foster's Holly	6, 2	9	78.0	Codominant	58.0	58.0	No	NO APPARENT BIOTIC ISSUES OBSERVED. GOOD STRUCTURE, COLOR, VIGOR, & VITALITY.		
3338	Ilex x attenuata, Foster's Holly	7, 3	9	78.0	Codominant	60.0	60.0	No	NO APPARENT BIOTIC ISSUES OBSERVED. SINGLE STEM. GOOD STRUCTURE, COLOR, VIGOR, & VITALITY.		
3339	Ilex x attenuata, Foster's Holly	8.5, 9, 10.3	12	78.0	Codominant	80.0	80.0	No	NO SEVERE BIOTIC ISSUES OBSERVED. CODOMINANT UNION AT ROOT COLLAR. GOOD STRUCTURE, COLOR, VIGOR, & VITALITY.		
3340	Ilex x attenuata, Foster's Holly	6, 7, 8.1	12	78.0	Codominant	68.0	68.0	No	NO SEVERE BIOTIC ISSUES OBSERVED. CODOMINANT UNION AT ROOT COLLAR. GOOD STRUCTURE, COLOR, VIGOR, & VITALITY.		
3341											

Table with columns: Tree No., Species, Size (DBH, R), CRZ, Condition, Canopy Position, Crown Density, Average Crown Radius, Invasive Species, Existing Conditions / Observations. Rows 5361-5399.

Table with columns: Tree No., Species, Size (DBH, R), CRZ, Condition, Canopy Position, Crown Density, Average Crown Radius, Invasive Species, Existing Conditions / Observations. Rows 5874-5889.

DBH = Diameter at Breast Height (measured 4.5 feet above ground)
CRZ = Critical Root Zone (1 foot of radius per inch of tree diameter)
\* Indicates that low branching precludes trunk caliper measurement at 4.5 feet.
\* The total circumference of a multi-stem tree (greater than 2-stems) = A + B + C = Sum; Sum = Total Aggregate Circumference of Multi-Stem
\* The total circumference of a 2-stem tree (from the root crown) is the sum of the two stems.
Field Inventory & Condition Assessment conducted the week of 12/07/2025. Crown Density of deciduous trees not measured due to dormancy.
Conditions Ratings are provided as percentages and are based on methods outlined in the "Guide for Plant Appraisal", 10th Edition, published by the International Society of Arboriculture.
R:\PROJECTS\194-0754\DATA\Landscape & Trees\1205-12-19\_Exchange Place Tree Inventory.xlsx

ROONEY PROPERTIES
WIRE GILL
mv+a
GOROVE / SLADE
IMEG



DEVELOPMENT PLAN
EXCHANGE PLACE
TOWN OF HERNDON, VIRGINIA

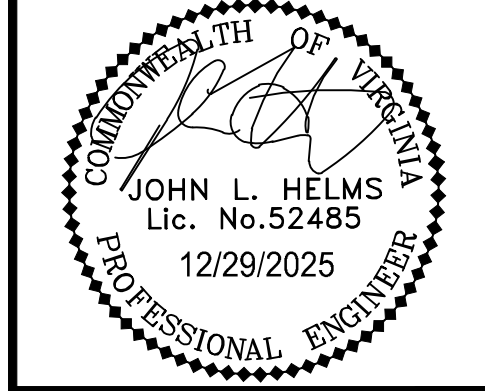
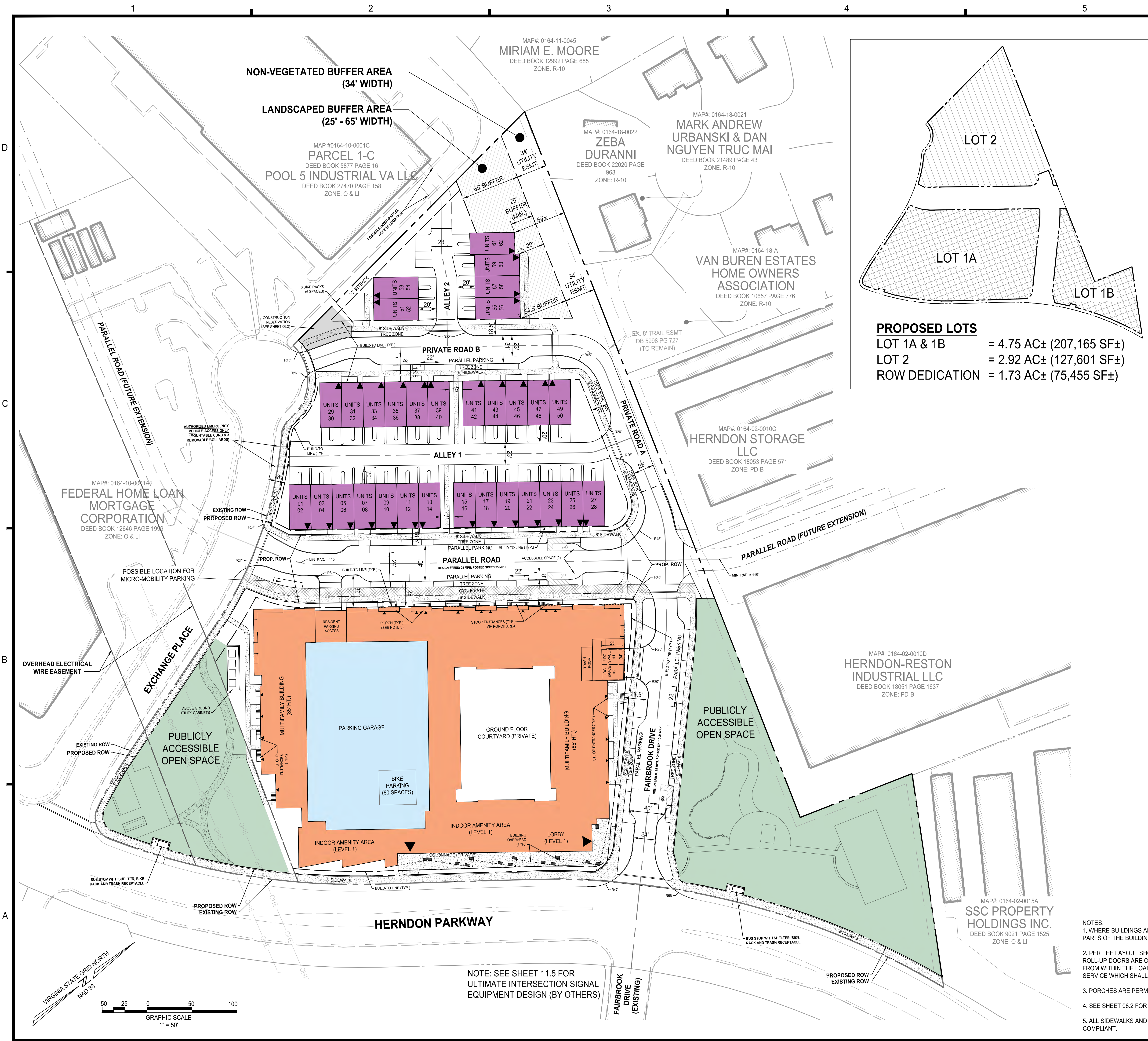
Table with columns: MARK, DATE, DESCRIPTION. Rows for 2ND, 3RD, 4TH PLAN SUBMISSION.

PROJECT No.: 23008899.00
DRAWING No.: 113159
DATE: 06/03/2024
SCALE: AS SHOWN
DESIGN: CL
DRAWN: CL
CHECKED: JA

TREE INVENTORY & PRESERVATION PLAN

SHEET No. 03.4

PLAN PREPARED BY: NELSON P. KIRCHNER, RLA
ISA CERTIFIED ARBORIST No. MA-4720AM
SIGNATURE:
DATE: 2025.12.17



DEVELOPMENT PLAN  
**EXCHANGE PLACE**  
 TOWN OF HERNDON, VIRGINIA

MARK	DATE	DESCRIPTION
1	12-20-2024	2ND PLAN SUBMISSION
2	06-27-2025	3RD PLAN SUBMISSION
3	12-29-2025	4TH PLAN SUBMISSION

PROJECT No.: 23008899.00  
 DRAWING No.: 113159  
 DATE: 06/03/2024  
 SCALE: AS SHOWN  
 DESIGN: CL  
 DRAWN: CL  
 CHECKED: JA

SHEET TITLE:  
**CONCEPTUAL DEVELOPMENT PLAN**

SHEET No.  
**04**

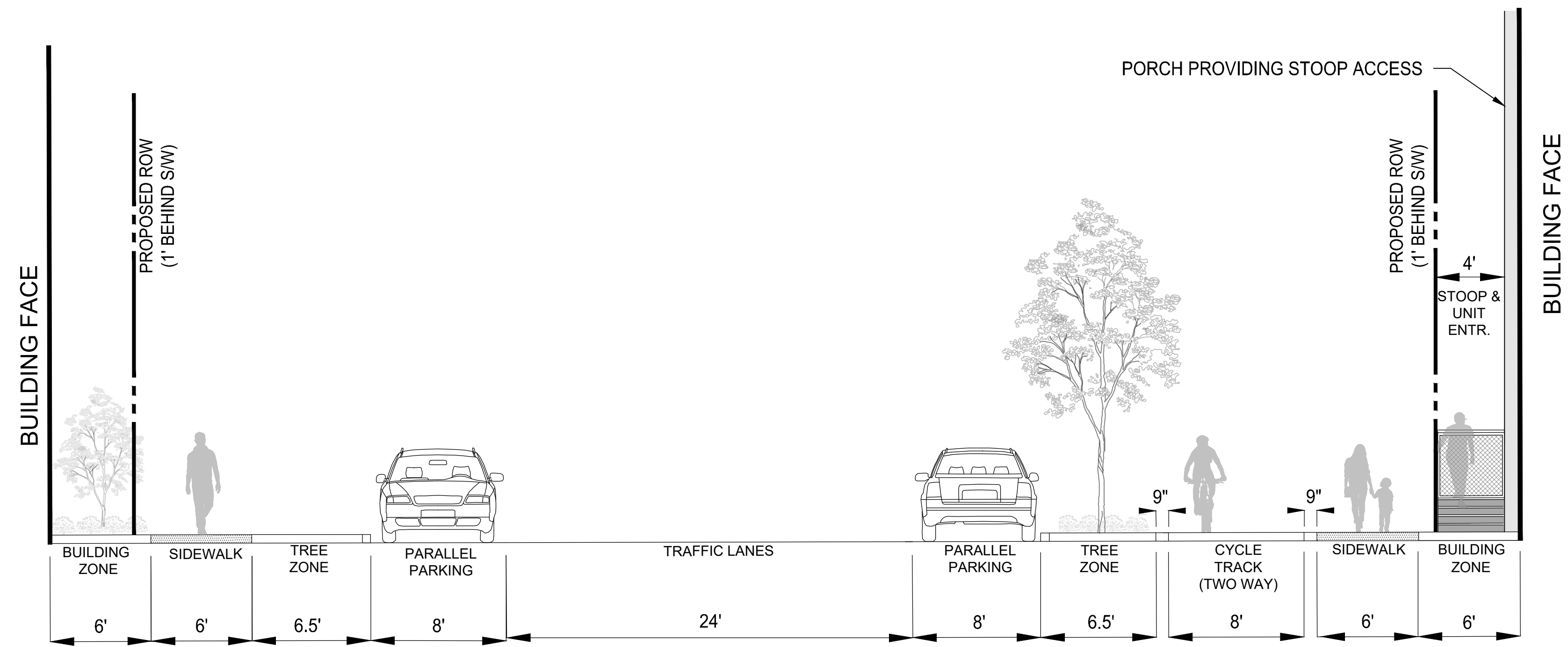
1 2 3 4 5 6

D

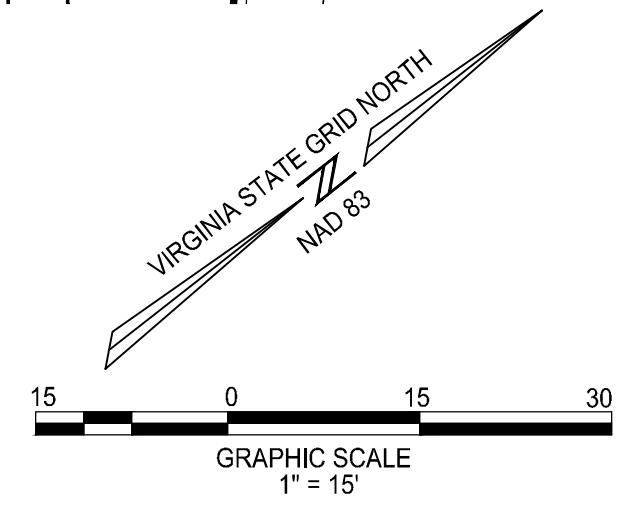
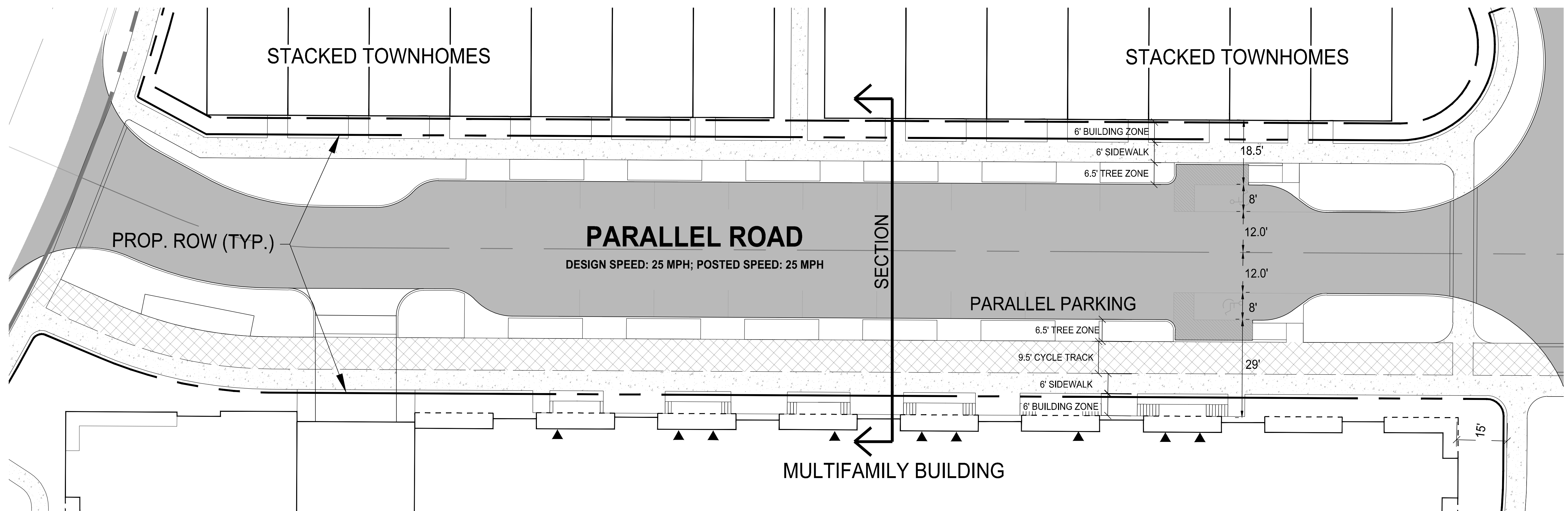
C

B

A



SECTION ON PARALLEL ROAD



**ROONEY PROPERTIES**

**WIRE GILL**

**mv+a**

**GOROVE / SLADE**  
Transportation Planners and Engineers

**IMEG**

COMMONWEALTH OF VIRGINIA  
JOHN L. HELMS  
Lic. No. 52485  
12/29/2025  
PROFESSIONAL ENGINEER

DEVELOPMENT PLAN  
**EXCHANGE PLACE**  
TOWN OF HERRIDON, VIRGINIA

MARK	DATE	DESCRIPTION
1	12-20-2024	2ND PLAN SUBMISSION
2	06-27-2025	3RD PLAN SUBMISSION
3	12-29-2025	4TH PLAN SUBMISSION

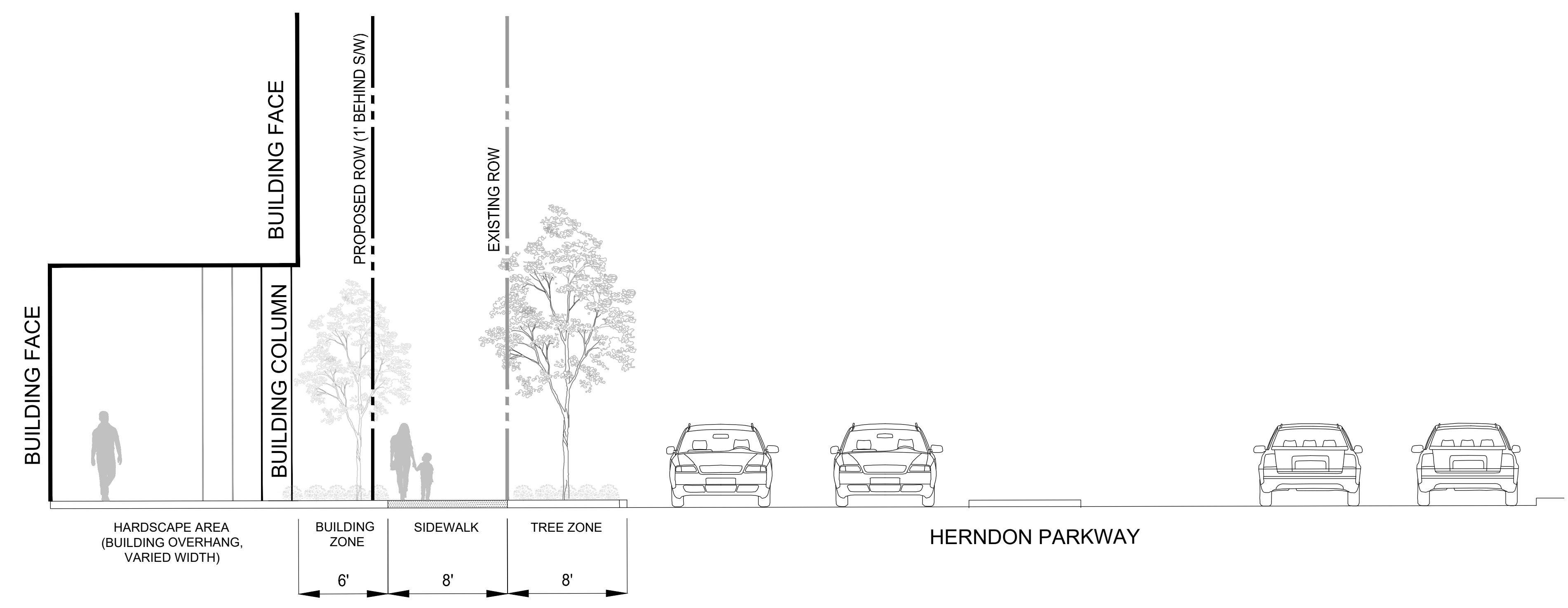
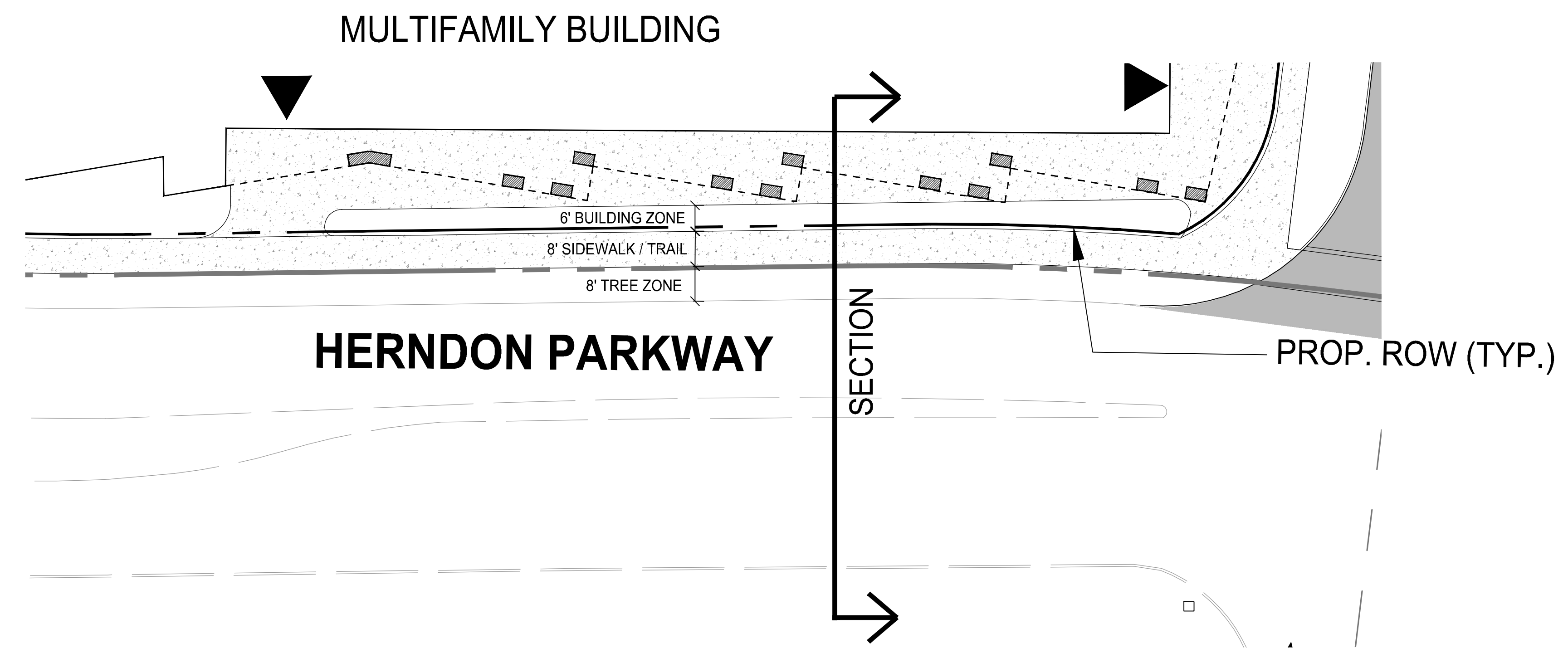
PROJECT No.: 23008899.00  
DRAWING No.: 113159  
DATE: 06/03/2024  
SCALE: AS SHOWN  
DESIGN: CL  
DRAWN: CL  
CHECKED: JA

SHEET TITLE:  
**STREET SECTION  
PARALLEL ROAD**

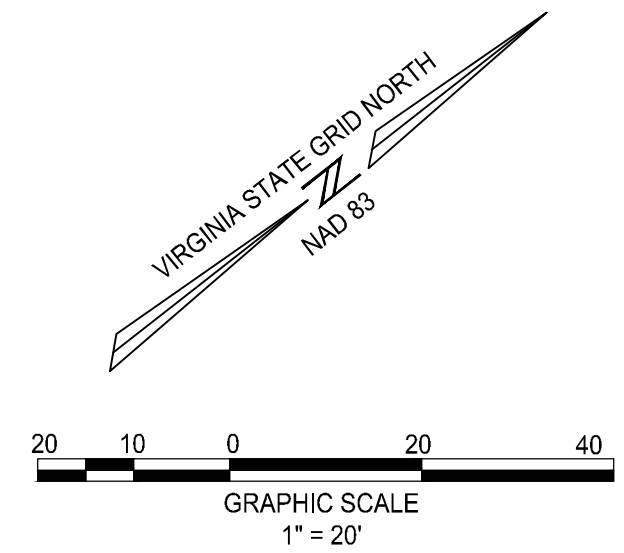
SHEET No.  
**04.1**

P:\Projects\23008899\_00\exchange\_place\_development\_plan\113159\_development\_plan\01\_CONCEPTUAL DEVELOPMENT PLAN.dwg, 12/22/2025, 2:18:40 PM, Jason M. Alagna





SECTION ON HERNDON PARKWAY



**ROONEY PROPERTIES**

**WIRE GILL**

**mv+a**

**GOROVE / SLADE**  
Transportation Planners and Engineers

**IMEG**

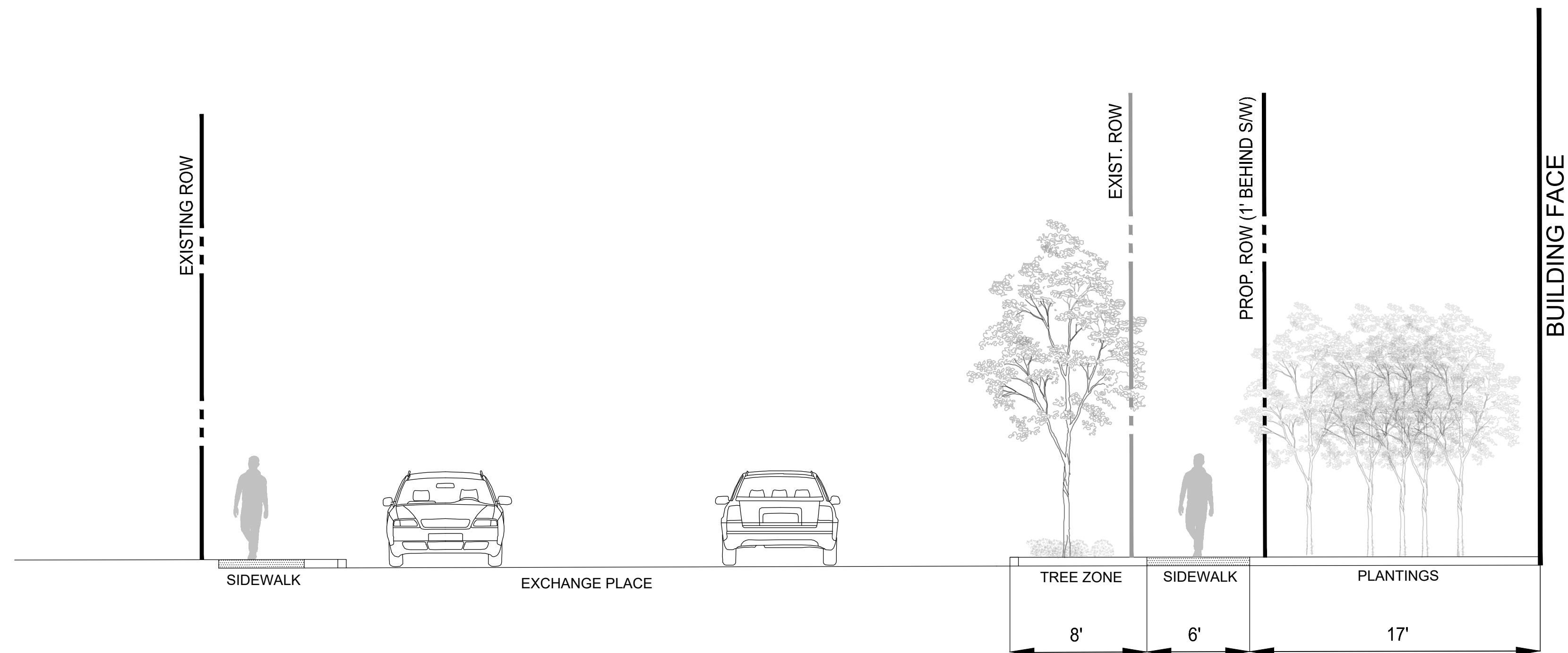
DEVELOPMENT PLAN  
EXCHANGE PLACE  
TOWN OF HERNDON, VIRGINIA

MARK	DATE	DESCRIPTION
1	12-20-2024	2ND PLAN SUBMISSION
2	06-27-2025	3RD PLAN SUBMISSION
3	12-29-2025	4TH PLAN SUBMISSION

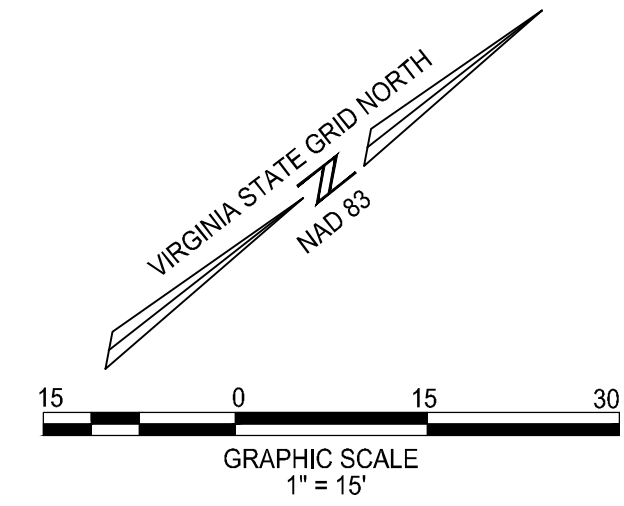
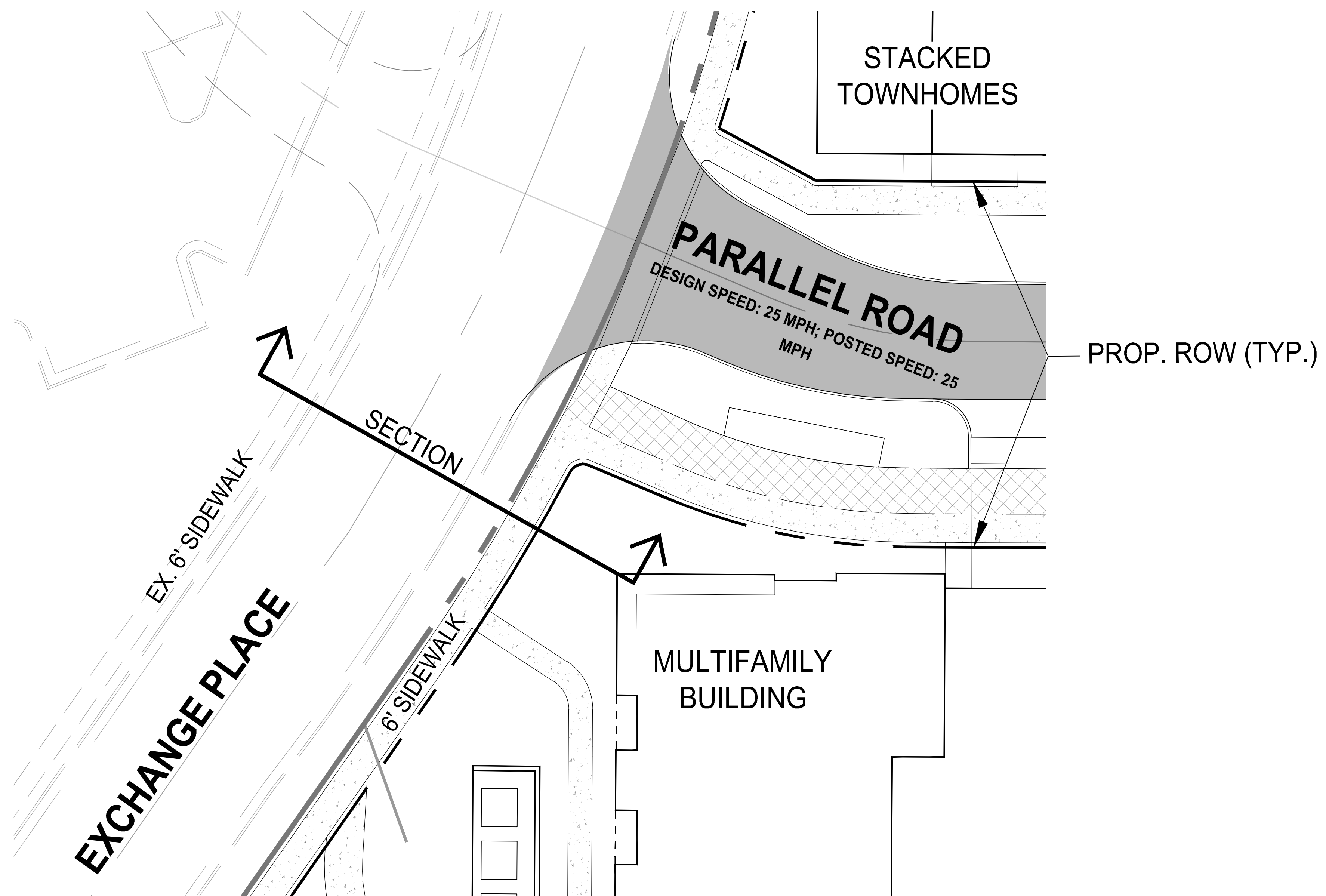
PROJECT No.: 23008899.00  
DRAWING No.: 113159  
DATE: 06/03/2024  
SCALE: AS SHOWN  
DESIGN: CL  
DRAWN: CL  
CHECKED: JA

SHEET TITLE:  
**STREET SECTION  
HERNDON  
PARKWAY**

SHEET No.  
**04.3**



SECTION ON EXCHANGE PLACE



**ROONEY PROPERTIES**

**WIRE GILL**

**mv+a**

**GOROVE / SLADE**  
Transportation Planners and Engineers

**IMEG**

COMMONWEALTH OF VIRGINIA  
JOHN L. HELMS  
Lic. No. 52485  
12/29/2025  
PROFESSIONAL ENGINEER

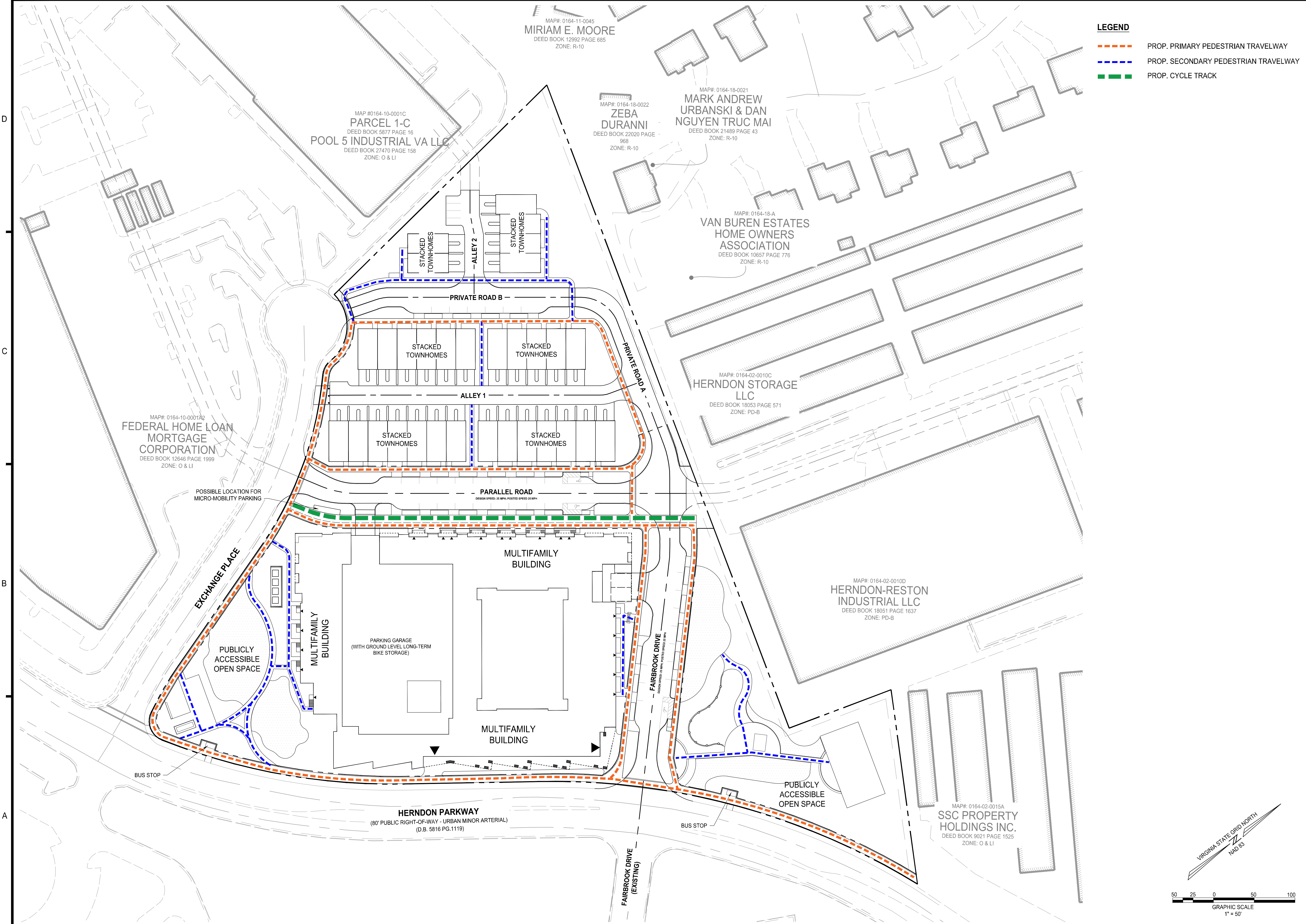
DEVELOPMENT PLAN  
**EXCHANGE PLACE**  
TOWN OF HERRIDON, VIRGINIA

MARK	DATE	DESCRIPTION
1	12-20-2024	2ND PLAN SUBMISSION
2	06-27-2025	3RD PLAN SUBMISSION
3	12-29-2025	4TH PLAN SUBMISSION

PROJECT No.: 23008899.00  
DRAWING No.: 113159  
DATE: 06/03/2024  
SCALE: AS SHOWN  
DESIGN: CL  
DRAWN: CL  
CHECKED: JA

SHEET TITLE:  
**STREET SECTION  
EXCHANGE PLACE**

SHEET No.  
**04.4**



**LEGEND**

- - - PROP. PRIMARY PEDESTRIAN TRAVELWAY
- - - PROP. SECONDARY PEDESTRIAN TRAVELWAY
- - - PROP. CYCLE TRACK

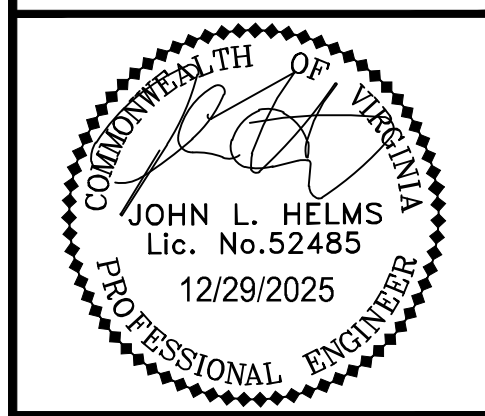
**ROONEY PROPERTIES**

**WIRE GILL**

**mv+a**

**GOROVE / SLADE**  
Transportation Planners and Engineers

**IMEG**



DEVELOPMENT PLAN  
**EXCHANGE PLACE**  
 TOWN OF HERNDON, VIRGINIA

MARK	DATE	DESCRIPTION
1	12-20-2024	2ND PLAN SUBMISSION
2	06-27-2025	3RD PLAN SUBMISSION
3	12-29-2025	4TH PLAN SUBMISSION

PROJECT No.: 23008899.00  
 DRAWING No.: 113159  
 DATE: 06/03/2024  
 SCALE: AS SHOWN  
 DESIGN: CL  
 DRAWN: CL  
 CHECKED: JA

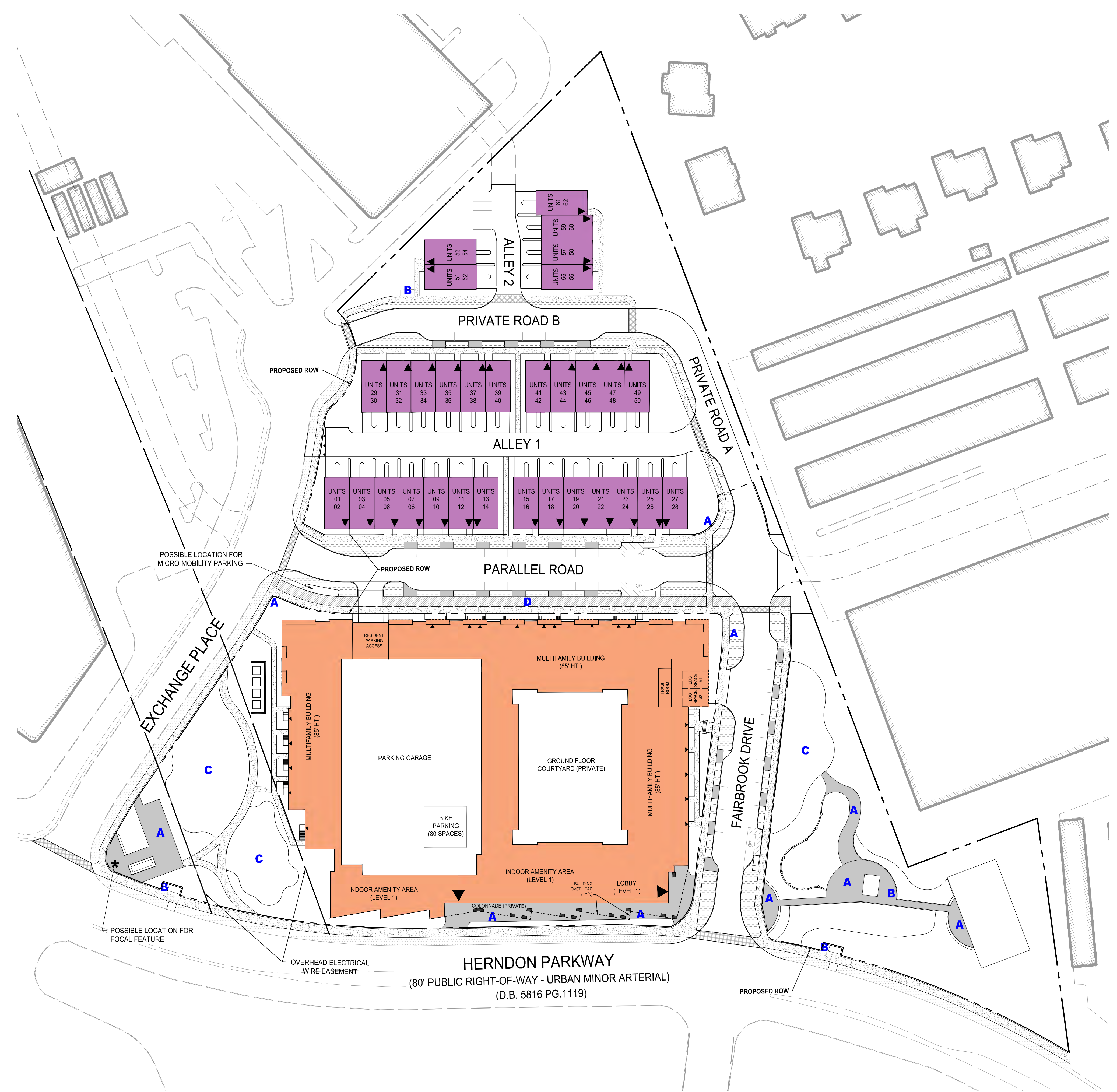
SHEET TITLE:  
**PEDESTRIAN CIRCULATION**

SHEET No.  
**05**

VIRGINIA STATE GRID NORTH  
 NAD 83

GRAPHIC SCALE  
 1" = 50'

P:\Projects\23008899.00\exchange place development plan\05 PEDESTRIAN CIRCULATION.dwg, 12/22/2025 2:43:10 PM, Jason M. Alagna



**LEGEND:**

- MULTIFAMILY BUILDING
  - STACKED MULTIFAMILY / TOWNHOMES
  - CONCRETE SIDEWALKS / LEADWALKS
  - SPECIALTY PAVING (PAVERS, BRICKS, STAMPED CONCRETE, OR EQUAL)
  - ASPHALT CYCLE TRACK WITH AT-GRADE STAMPED CONCRETE BORDER
  - DECORATIVE STAMPED CROSSWALKS
  - ENHANCED PLANTING AREA WITHIN STREETSCAPE (CONTAINING SMALL LOW LEVEL ORNAMENTAL PLANTINGS)
  - STREET TREE VERGE WITHIN STREETSCAPE (SEE NOTE 3) (MAINTAINED LAWN AND SMALL LOW-LEVEL ORNAMENTAL PLANTINGS)
- A** POSSIBLE LOCATION FOR BENCH / GROUP SEATING  
**B** POSSIBLE LOCATION FOR BIKE RACK  
**C** PUBLIC LAWN  
**D** CYCLE TRACK

**NOTES:**

1. SEE PARK AREA DETAIL PLAN (SHEET 13.2) FOR AMENITIES WITHIN THOSE AREAS. SEE LANDSCAPE OVERVIEW (SHEET 13) FOR PROPOSED LANDSCAPE PLANTINGS.
2. ALL APPLICABLE STREETSCAPE ELEMENTS SHALL BE IN ACCORDANCE WITH THE STREETSCAPE MANUAL, DEMONSTRATED AT THE TIME OF SITE PLAN.
3. "TREE VERGE WITHIN STREETSCAPE" SHOWN ON THIS PLAN ARE AREAS WITHIN DEDICATED RIGHT OF WAY ALONG EXCHANGE PLACE AND HERNDON PARKWAY, AND WOULD BE MAINTAINED BY OTHERS. CANOPY TREES IN THESE AREAS SHALL BE SPACED 35'-45' O.C.

**ROONEY PROPERTIES**

**WIRE GILL**

**mv+a**

**GOROVE / SLADE**  
Transportation Planners and Engineers

**IMEG**

COMMONWEALTH OF VIRGINIA  
 JOHN L. HELMS  
 Lic. No. 52485  
 12/29/2025  
 PROFESSIONAL ENGINEER

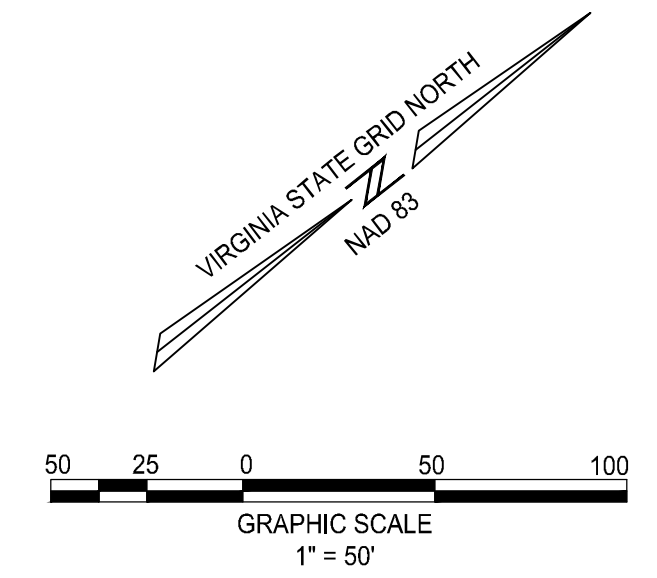
DEVELOPMENT PLAN  
 EXCHANGE PLACE  
 TOWN OF HERNDON, VIRGINIA

MARK	DATE	DESCRIPTION
1	12-20-2024	2ND PLAN SUBMISSION
2	06-27-2025	3RD PLAN SUBMISSION
3	12-29-2025	4TH PLAN SUBMISSION

PROJECT No.: 23008899.00  
 DRAWING No.: 113159  
 DATE: 06/03/2024  
 SCALE: AS SHOWN  
 DESIGN: CL  
 DRAWN: CL  
 CHECKED: JA

SHEET TITLE:  
**STREETSCAPE DETAIL**

SHEET No.  
**05.1**



P:\Projects\23008899\_00\exchange\_place\_development\_plan\05.1 STREETSCAPE DETAIL.dwg, 12/22/2025, 2:45:14 PM, Jason M. Agana

1 2 3 4 5 6

D

C

B

A

EXCHANGE PLACE

PARALLEL ROAD

NO CROSSWALK CONNECTION PROVIDED AT INTERIM CONDITIONS OF PARALLEL ROAD

BIKE TRAIL

SIDEWALK

PROP. ROW

**EXCHANGE PLACE - PARALLEL ROAD INTERSECTION**

INTERIM CONDITION OF CROSSWALK AND CURB RAMPS

EXCHANGE PLACE

HERNDON PARKWAY

EXISTING SIDEWALK TO REMAIN (INTERIM RAMP TO TIE-IN)

RECEIVING RAMP

PROP. ROW

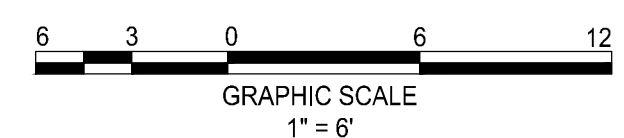
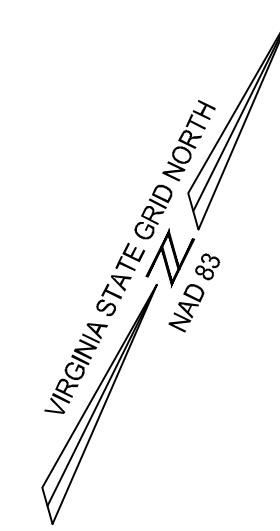
SIDEWALK

**EXCHANGE PLACE - HERNDON PARKWAY INTERSECTION**

INTERIM CONDITION OF CROSSWALK AND CURB RAMPS

(OFF-SITE IMPROVEMENTS ARE PROPOSED WITH THIS PLAN)

NOTE: FINAL DESIGN AND GRADING OF RAMPS AND CURBS TO BE DETERMINED AT THE TIME OF FINAL ENGINEERING. ALL RAMPS AND TRANSITIONS SHALL BE ADA COMPLIANT. OFF-SITE IMPROVEMENTS TO BE CONSTRUCTED BY OTHERS.



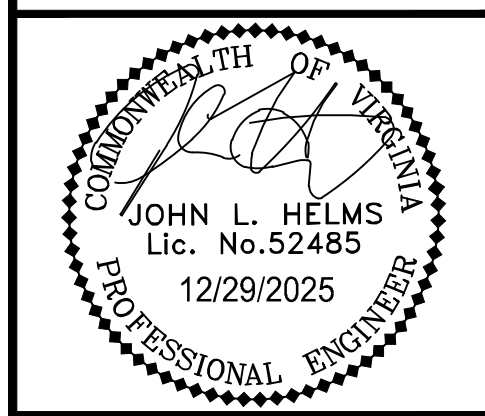
**ROONEY PROPERTIES**

**WIRE GILL**

**mv+a**

**GOROVE / SLADE**  
Transportation Planners and Engineers

**IMEG**



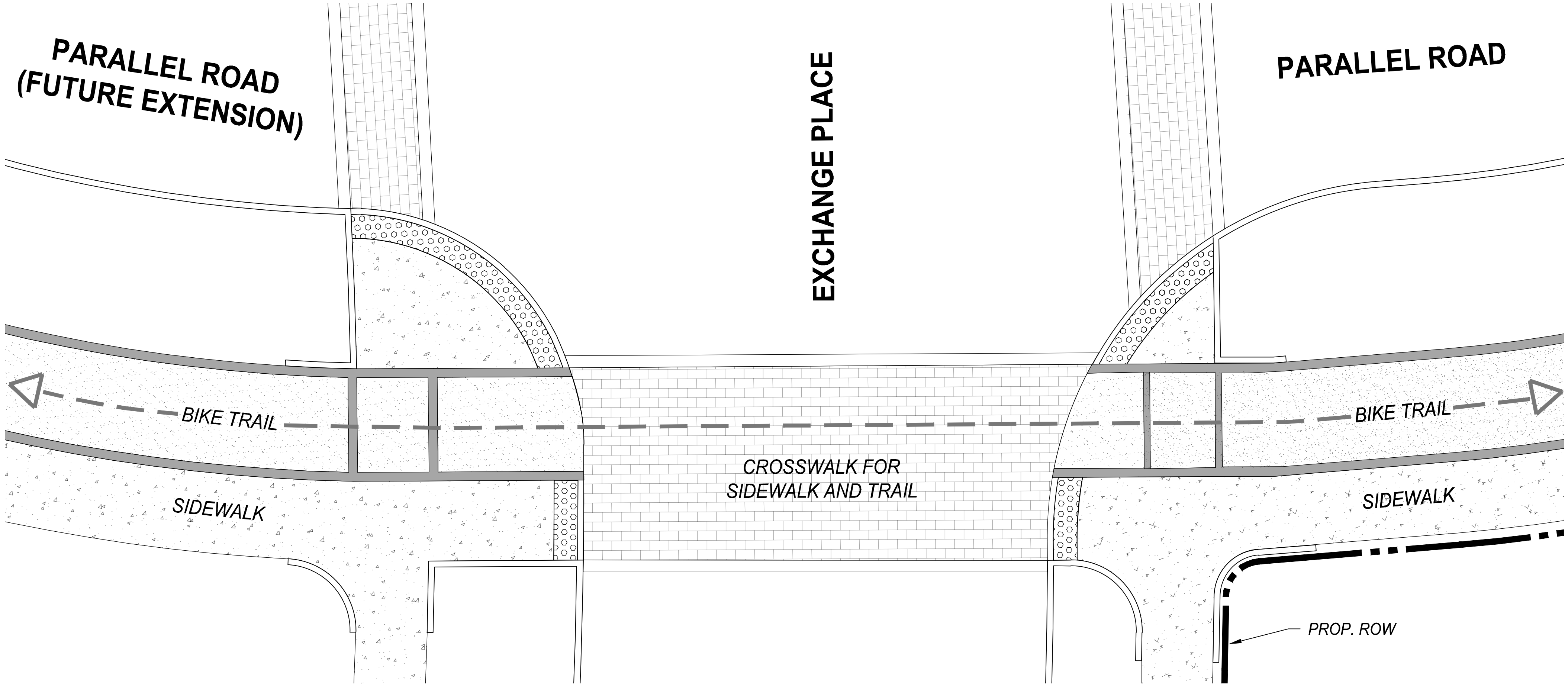
DEVELOPMENT PLAN  
**EXCHANGE PLACE**  
TOWN OF HERNDON, VIRGINIA

MARK	DATE	DESCRIPTION
1	12-20-2024	2ND PLAN SUBMISSION
2	06-27-2025	3RD PLAN SUBMISSION
3	12-29-2025	4TH PLAN SUBMISSION

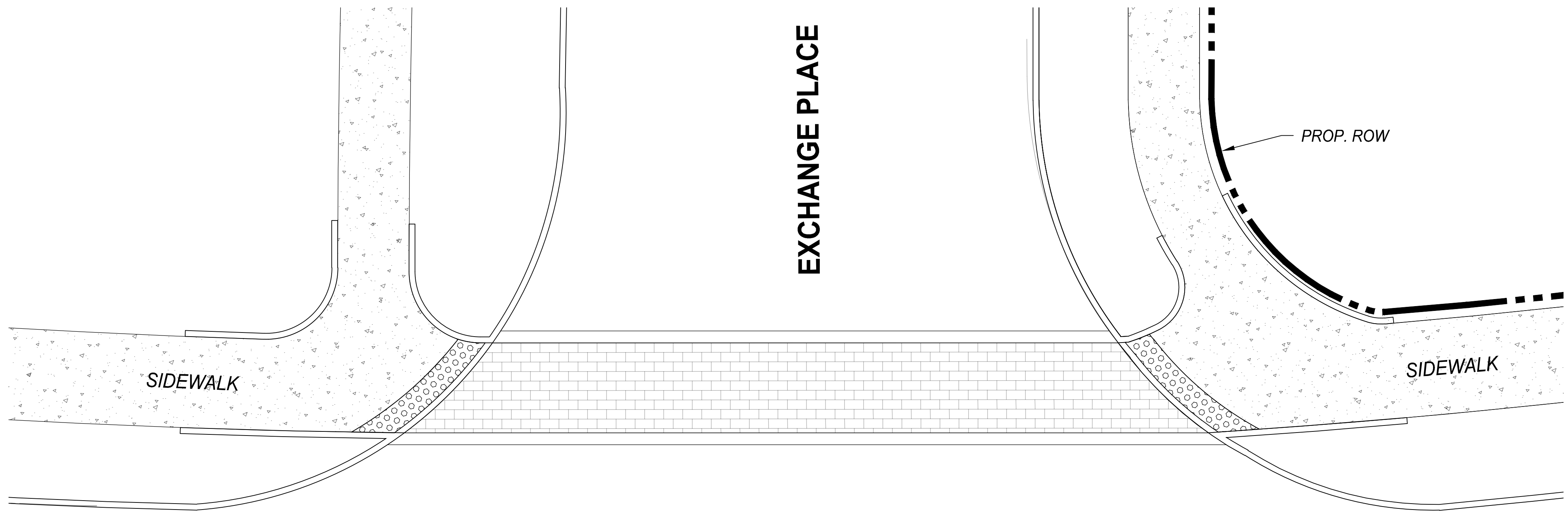
PROJECT No.: 23008899.00  
DRAWING No.: 113159  
DATE: 06/03/2024  
SCALE: AS SHOWN  
DESIGN: CL  
DRAWN: CL  
CHECKED: JA

SHEET TITLE:  
**CROSSWALK INTERIM CONDITION**

SHEET No.  
**05.2**

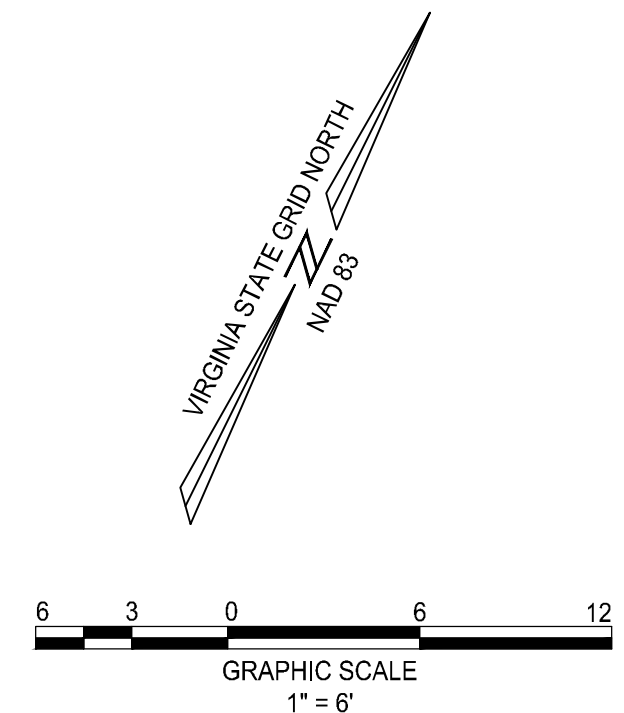


**EXCHANGE PLACE - PARALLEL ROAD INTERSECTION**  
 ULTIMATE CONDITION OF CROSSWALK AND CURB RAMPS  
 (OFF-SITE IMPROVEMENTS TO BE PROVIDED BY-OTHERS)



**EXCHANGE PLACE - HERNDON PARKWAY INTERSECTION**  
 ULTIMATE CONDITION OF CROSSWALK AND CURB RAMPS  
 (OFF-SITE IMPROVEMENTS TO BE PROVIDED BY-OTHERS)

NOTE: FINAL DESIGN AND GRADING OF RAMPS AND CURBS TO BE DETERMINED AT THE TIME OF FINAL ENGINEERING. ALL RAMPS AND TRANSITIONS SHALL BE ADA COMPLIANT. OFF-SITE IMPROVEMENTS TO BE CONSTRUCTED BY OTHERS.



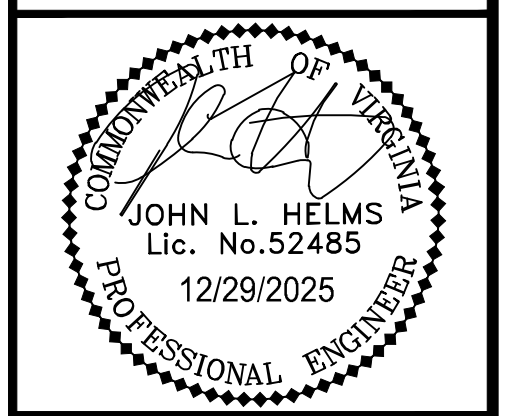
**ROONEY PROPERTIES**

**WIRE GILL**

**mv+a**

**GOROVE / SLADE**  
 Transportation Planners and Engineers

**IMEG**



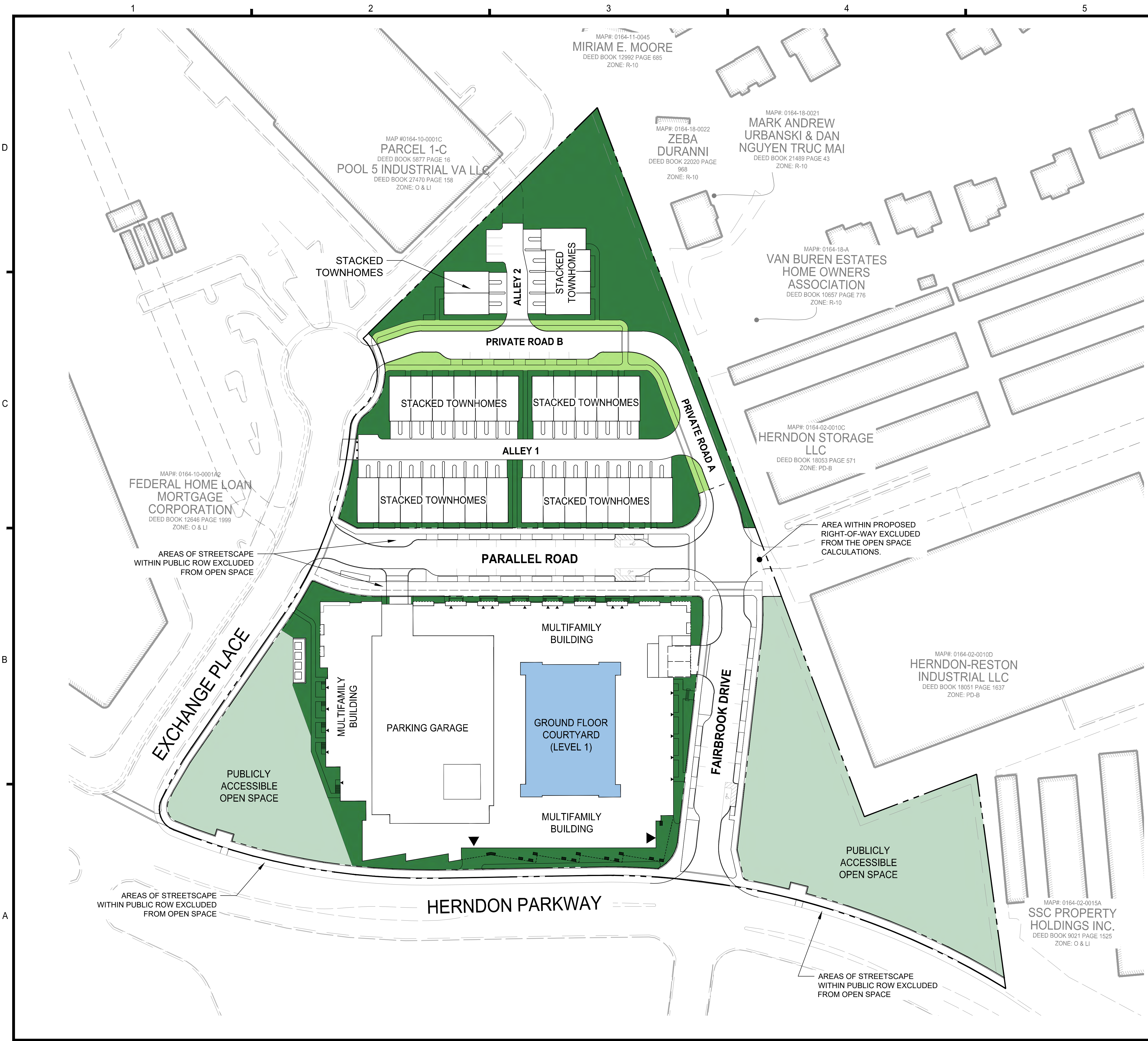
DEVELOPMENT PLAN  
**EXCHANGE PLACE**  
 TOWN OF HERNDON, VIRGINIA

MARK	DATE	DESCRIPTION
1	12-20-2024	2ND PLAN SUBMISSION
2	06-27-2025	3RD PLAN SUBMISSION
3	12-29-2025	4TH PLAN SUBMISSION

PROJECT No.: 23008899.00  
 DRAWING No.: 113159  
 DATE: 06/03/2024  
 SCALE: AS SHOWN  
 DESIGN: CL  
 DRAWN: CL  
 CHECKED: JA

SHEET TITLE:  
**CROSSWALK  
 ULTIMATE  
 CONDITION**

SHEET No.  
**05.3**



**PD-TRG1 OPEN SPACE (MULTIFAMILY) = 48%**

LOT AREA = 207,165 SF

- PUBLICLY ACCESSIBLE OPEN SPACE  
(± 75,000 SF / 1.72 AC)
- PRIVATE OPEN SPACE  
(± 21,000 SF / 0.48 AC)
- PRIVATE GROUND FLOOR COURTYARD  
(AREA NOT COUNTED)

**PD-TRG1 PUBLICLY ACCESSIBLE OPEN SPACE**

REQUIRED	31,075 SF (15%)
PROVIDED (TOTAL ON SITE)	75,000 SF (36%±)
PROVIDED (AFTER TRANSFER TO PD-TRG2)	55,860 SF (27%±)

**PD-TRG2 OPEN SPACE (TOWNHOMES) = 39%**

LOT AREA = 127,601 SF

- STREETSCAPE OPEN SPACE (WITHIN PUBLIC ACCESS ESMT)  
(± 9,000 SF / 0.21 AC)
- PRIVATE OPEN SPACE  
(± 42,000 SF / 0.96 AC)

**PD-TRG2 PUBLICLY ACCESSIBLE OPEN SPACE**

REQUIRED	19,140 SF (15%)
PROVIDED (TOTAL ON SITE)	0 SF (0%) (SEE NOTE)
PROVIDED (THROUGH TRANSFER TO PD-TRG2)	19,140 SF (15%±) (SEE NOTE)

**NOTE:**

1. THE PROPOSED PD-TRG2 DISTRICT HAS FREE AND DIRECT ACCESS TO THE PUBLIC ACCESSIBLE OPEN SPACE PROVIDED WITHIN THE PD-TRG1 AREA. THE 15% PUBLICLY ACCESSIBLE OPEN SPACE AREA REQUIRED FOR THE PD-TRG2 ZONING DISTRICT IS PROVIDED THROUGH AN OPEN SPACE TRANSFER FROM THE ADJACENT PD-TRG1 DISTRICT. THE TABULATIONS ON THIS SHEET DEMONSTRATE THAT THIS TRANSFER PROVIDES OPEN SPACE IN EXCESS OF THE 15% REQUIREMENT IN THE PD-TRG1 AFTER THIS TRANSFER.

**TOTAL OPEN SPACE = ± 147,000 SF / 3.37 AC**  
(TOTAL OPEN SPACE = ±43% OF PROPOSED TOTAL SITE AREA)

<b>TOTAL PUBLIC OPEN SPACE PROVIDED</b>	
PROVIDED (SEE NOTE)	1.72 AC (75,000 SF) (22%)

**NOTE:**

PROPOSED TOTAL SITE AREA (FOR LOTS 1A, 1B, AND 2) IS 334,766 SF PER SHEET 04 OF THIS PLAN SET. STREETSCAPED OPEN SPACE ALONG PRIVATE STREETS AND ALONG EXISTING RIGHTS OF WAY IS TO BE WITHIN A RECORDED PUBLIC ACCESS EASEMENT, FULLY OPEN TO THE PUBLIC, AND MAINTAINED BY THE OWNER. THIS CATEGORY OF OPEN SPACE IS NOT INCLUDED IN THE ABOVE CALCULATION OF "PUBLIC OPEN SPACE". THIS TABULATION IS PROVIDED FOR INFORMATION ONLY TO DEMONSTRATE THE PROJECT'S OVERALL COMMITMENT TO PROVIDING PUBLIC OPEN SPACE.

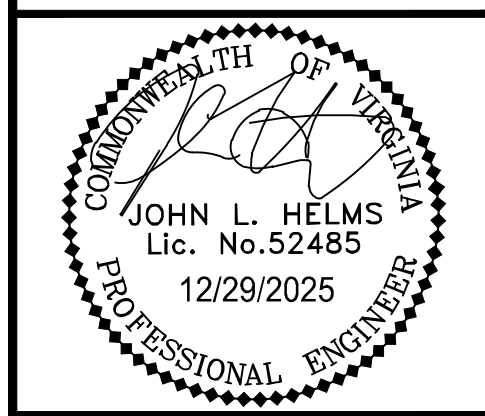
**ROONEY PROPERTIES**

**WIRE GILL**

**mv+a**

**GOROVE / SLADE**  
Transportation Planners and Engineers

**IMEG**



DEVELOPMENT PLAN  
 EXCHANGE PLACE  
 TOWN OF HERNDON, VIRGINIA

MARK	DATE	DESCRIPTION
1	12-20-2024	2ND PLAN SUBMISSION
2	06-27-2025	3RD PLAN SUBMISSION
3	12-29-2025	4TH PLAN SUBMISSION

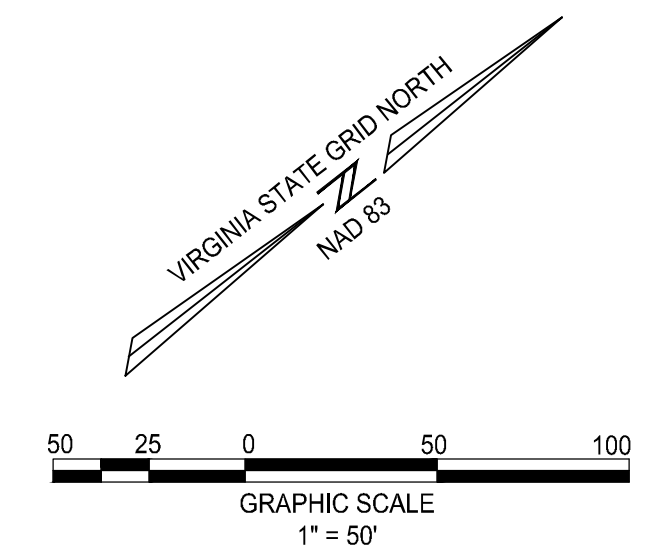
PROJECT No.: 23008899.00  
 DRAWING No.: 113159  
 DATE: 06/03/2024  
 SCALE: AS SHOWN  
 DESIGN: CL  
 DRAWN: CL  
 CHECKED: JA

SHEET TITLE:

**OPEN SPACE PLAN**

SHEET No.

**06**

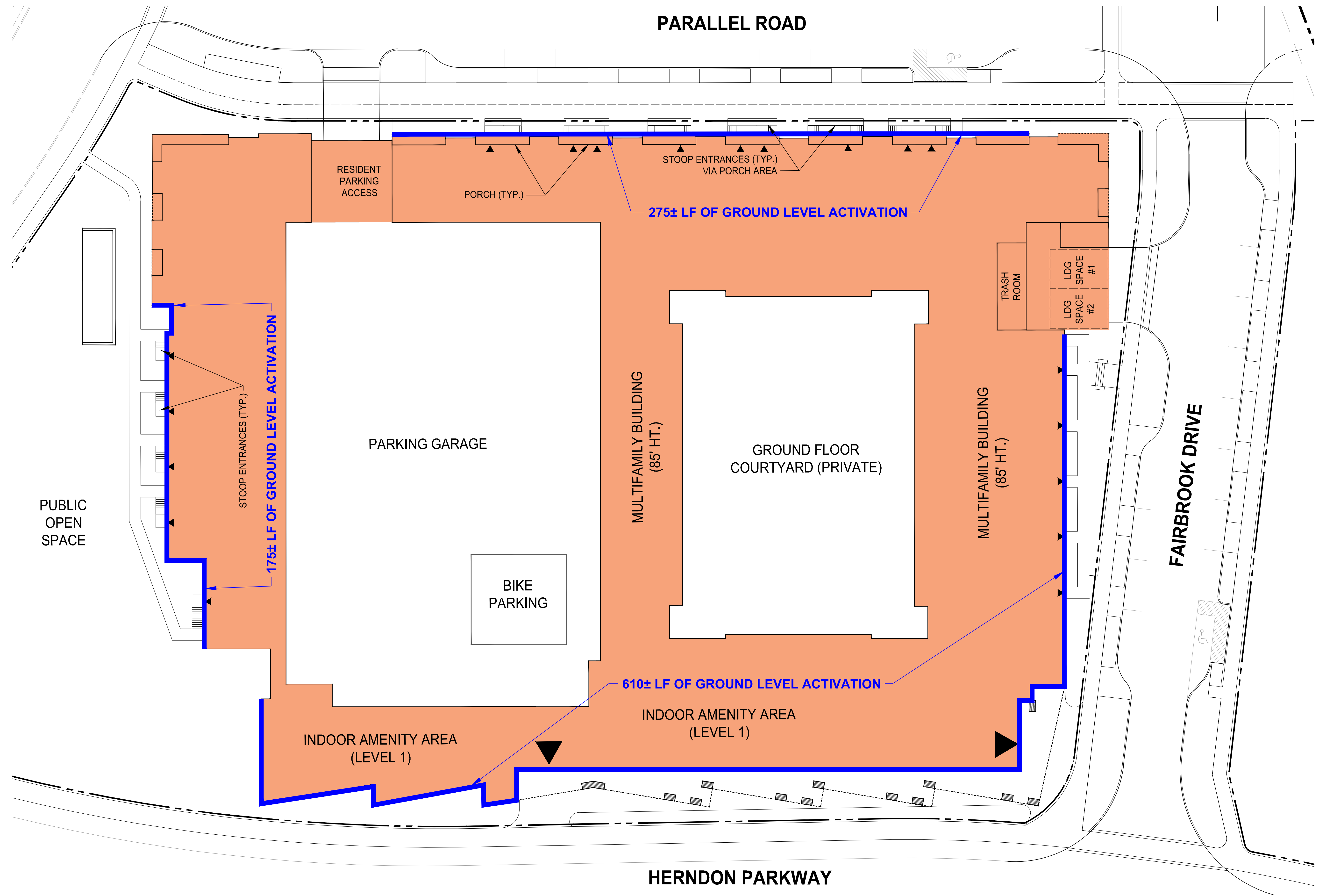


P:\Projects\23008899\_00\exchange\_place\_development\plan\06\_OPEN SPACE PLAN.dwg, 12/22/2025, 2:53:56 PM, Jason M. Alagna

1 2 3 4 5 6

D  
C  
B  
A

PARALLEL ROAD



RESIDENT PARKING ACCESS

PORCH (TYP.)

STOOP ENTRANCES (TYP.) VIA PORCH AREA

275± LF OF GROUND LEVEL ACTIVATION

175± LF OF GROUND LEVEL ACTIVATION

PARKING GARAGE

MULTIFAMILY BUILDING (85' HT.)

GROUND FLOOR COURTYARD (PRIVATE)

MULTIFAMILY BUILDING (85' HT.)

TRASH ROOM  
LDG SPACE #1  
LDG SPACE #2

FAIRBROOK DRIVE

PUBLIC OPEN SPACE

BIKE PARKING

610± LF OF GROUND LEVEL ACTIVATION

INDOOR AMENITY AREA (LEVEL 1)

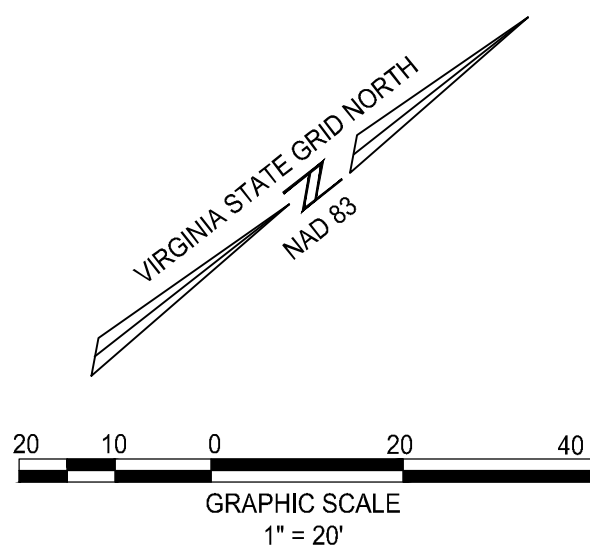
INDOOR AMENITY AREA (LEVEL 1)

HERNDON PARKWAY

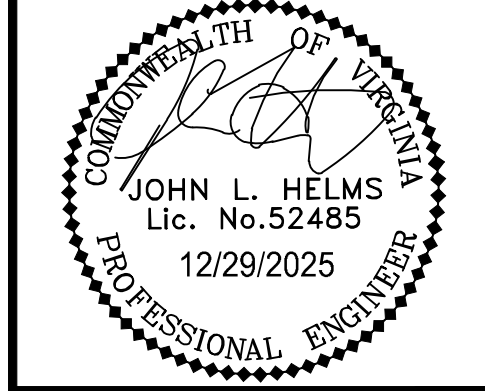
**GROUND LEVEL ACTIVATION (60% REQUIRED)**  
 BUILDING PERIMETER = 1,435± LF  
 60% REQUIREMENT = 861± LF  
 AREA PROVIDED = 1,060± LF (±73%)

*NOTE: DIMENSIONS AND AREAS SHOWN ARE APPROXIMATE AND SUBJECT TO CHANGE. COMPLIANCE WITH THIS REQUIREMENT WILL BE DEMONSTRATED WITH FINAL BUILDING DESIGN.*

**WAIVER REQUESTED FOR SEC. 78-51.2(f)(4)**  
 BUILDING PERIMETER = 1,435± LF  
 60% REQUIREMENT ABUTTING STREET = 861± LF  
 AREA PROVIDED = 700± LF (±48%)



**ROONEY PROPERTIES**  
**WIRE GILL**  
**mv+a**  
**GOROVE / SLADE**  
 Transportation Planners and Engineers  
**IMEG**



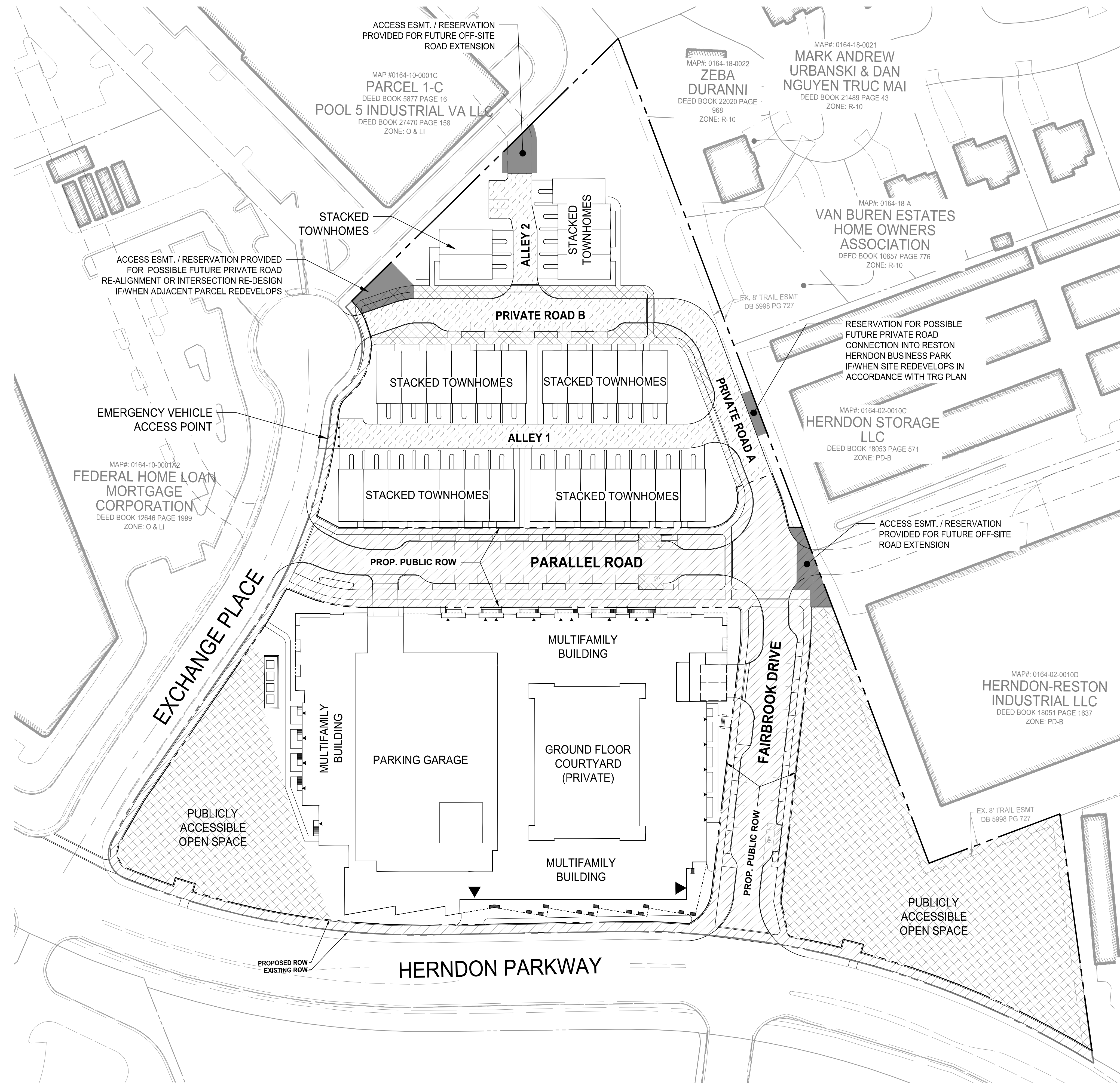
DEVELOPMENT PLAN  
 EXCHANGE PLACE  
 TOWN OF HERNDON, VIRGINIA

MARK	DATE	DESCRIPTION
1	12-20-2024	2ND PLAN SUBMISSION
2	06-27-2025	3RD PLAN SUBMISSION
3	12-29-2025	4TH PLAN SUBMISSION

PROJECT No.: 23008899.00  
 DRAWING No.: 113159  
 DATE: 06/03/2024  
 SCALE: AS SHOWN  
 DESIGN: CL  
 DRAWN: CL  
 CHECKED: JA

SHEET TITLE:  
**GROUND LEVEL ACTIVATION**

SHEET No.  
**06.1**



**LEGEND:**

- PUBLIC ACCESSIBLE SPACE IN EASEMENT
- PUBLIC DEDICATION AREA
- STREET UTILITY AND PUBLIC ACCESS EASEMENT AREA (EMERGENCY ACCESS EASEMENT AREA)
- ACCESS EASEMENT FOR FUTURE OFF-SITE ROAD EXTENSION

NOTE: OPEN SPACE AREAS THAT DO NOT HAVE ONE OF THE ABOVE TYPES IDENTIFIED WOULD BE CLASSIFIED AS "PRIVATE OPEN SPACE" AND BE EITHER DEVOID OF ANY ACCESS EASEMENTS OR SUBJECT TO PRIVATE ACCESS EASEMENTS TO BE UTILIZED BY HOMEOWNERS OR TENANTS OF THE PROPERTY.

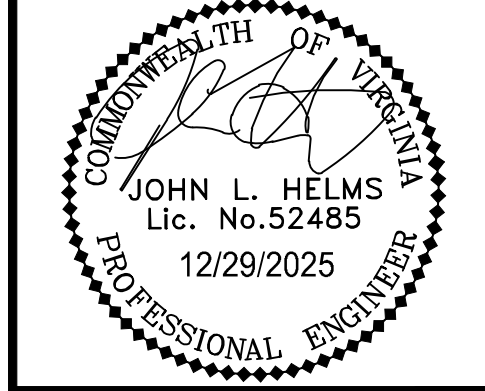
**ROONEY PROPERTIES**

**WIRE GILL**

**mv+a**

**GOROVE / SLADE**  
Transportation Planners and Engineers

**IMEG**



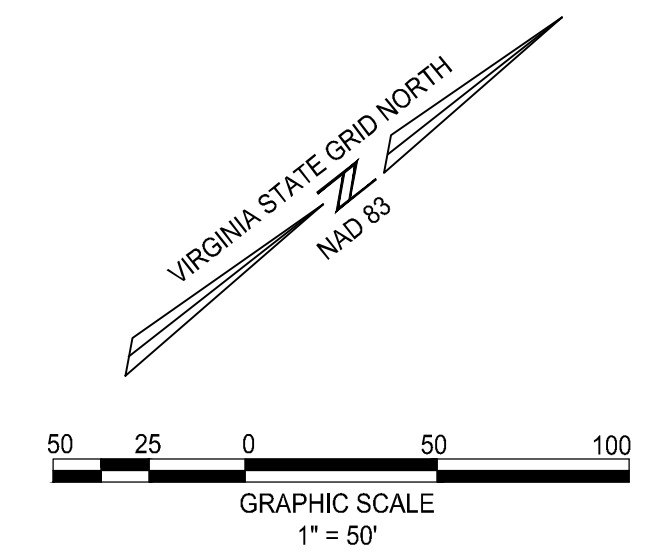
DEVELOPMENT PLAN  
EXCHANGE PLACE  
TOWN OF HERNDON, VIRGINIA

MARK	DATE	DESCRIPTION
1	12-20-2024	2ND PLAN SUBMISSION
2	06-27-2025	3RD PLAN SUBMISSION
3	12-29-2025	4TH PLAN SUBMISSION

PROJECT No.: 23008899.00  
DRAWING No.: 113159  
DATE: 06/03/2024  
SCALE: AS SHOWN  
DESIGN: CL  
DRAWN: CL  
CHECKED: JA

SHEET TITLE:  
**DEDICATIONS AND PUBLIC ACCESS**

SHEET No.  
**06.2**



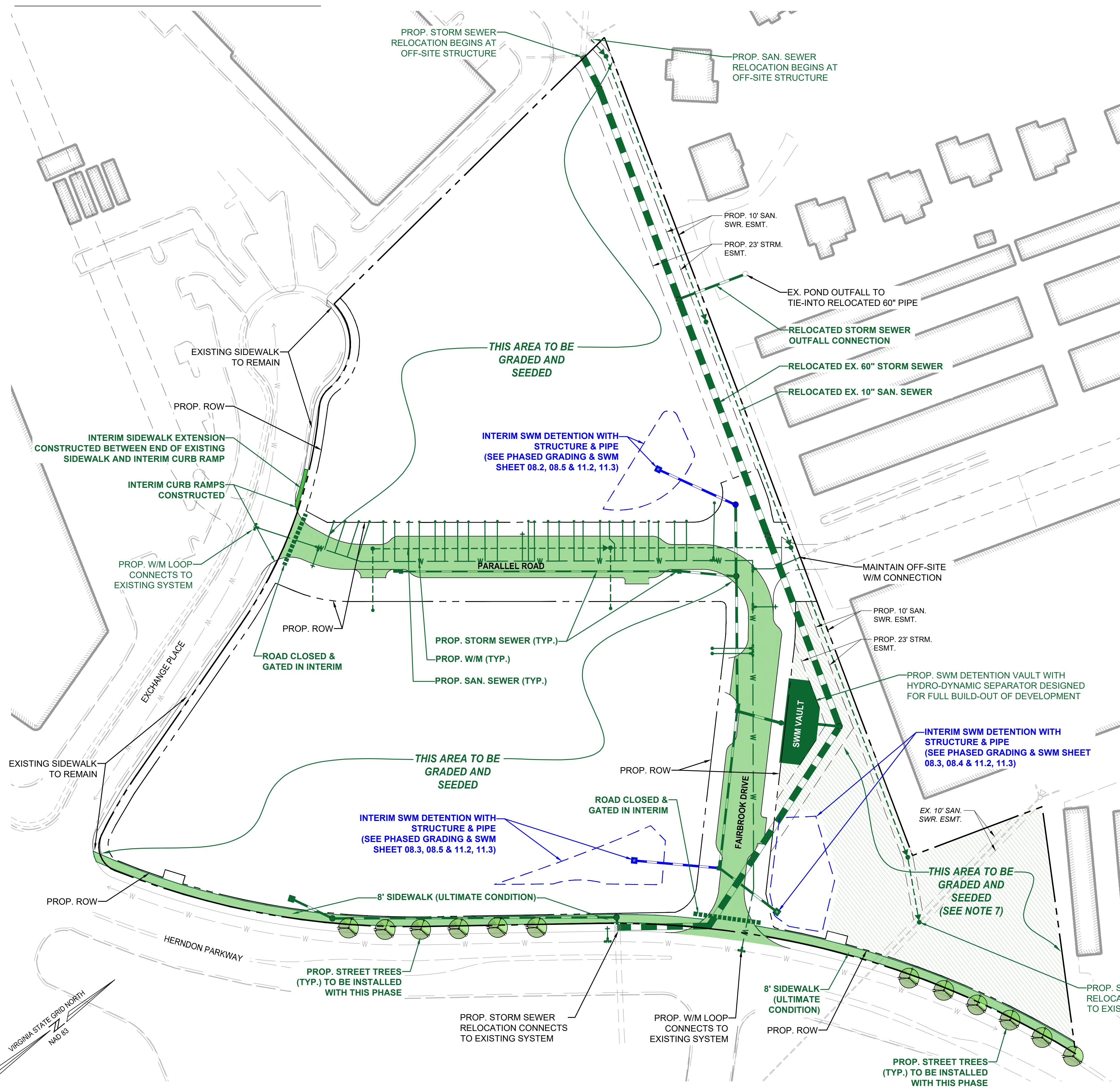
# SITE WORK PHASE

## LEGEND:

- SITE WORK PHASE
- INTERIM UTILITIES PROPOSED WITH THIS PHASE

## PHASING NOTES:

1. THE SITE WORK PHASE CONSISTS OF THE CONSTRUCTION OF PARALLEL ROAD AND FAIRBROOK DRIVE AS WELL AS THE RELOCATION OF MAJOR ON-SITE UTILITIES (EXISTING SANITARY SEWER AND EXISTING SWM PIPE), AND INSTALLATION OF UNDERGROUND UTILITIES THAT COINCIDE WITH THE CONSTRUCTION OF THE PROPOSED PUBLIC ROADS ON-SITE.
2. AREAS OUTSIDE OF THE SITE WORK PHASE SHOWN ON THIS SHEET SHALL BE CONSTRUCTED AS THE MULTIFAMILY PHASE, OR THE STACKED TOWNHOUSE PHASE.
3. THE OWNER RESERVES THE RIGHT TO CONSTRUCT THE SITE WORK PHASE CONCURRENT WITH EITHER THE MULTIFAMILY PHASE, OR THE STACKED TOWNHOUSE PHASE
4. AS PART OF THE SITE WORK PHASE, THE OWNER WILL DEMOLISH THE EXISTING OFFICE BUILDINGS, STRUCTURES, AND IMPERVIOUS SURFACES.
5. AS A PART OF THE SITE WORK PHASE, INTERIM IMPROVEMENTS WILL BE MADE TO INCLUDE CURB RAMPS AND SIDEWALK EXTENSIONS, AS WELL AS GRADING AND SEEDING IN THE REMAINING OPEN AREAS, AS SHOWN.
6. DEMOLITION AND ABANDONMENT OF EXISTING UTILITIES TO OCCUR DURING THIS DEVELOPMENT PHASE ON THE SUBJECT PROPERTY SHALL BE PER TOWN REQUIREMENTS AND AT THEIR DIRECTION, RESULTING IN NO LOSS OF SERVICE.
7. THIS AREA TO BE SEED AND GRADED AND ALSO MADE AVAILABLE FOR PUBLIC USE IN THE INTERIM PERIOD BEFORE THE PARK INFRASTRUCTURE AND AMENITIES ARE INSTALLED. SEE PROFFERS.



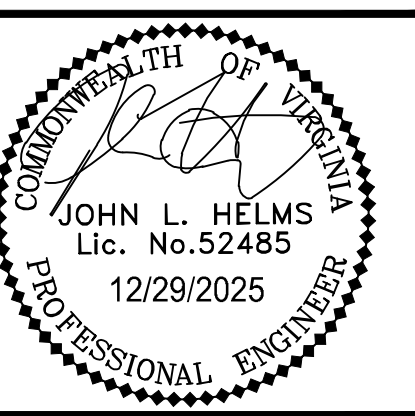
**ROONEY PROPERTIES**

**WIRE GILL**

**mv+a**

**GOROVE / SLADE**  
Transportation Planners and Engineers

**IMEG**



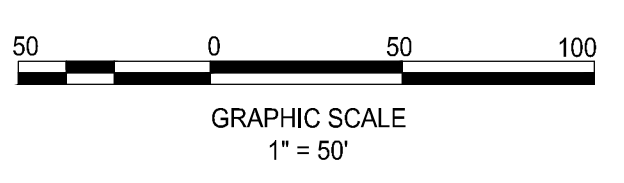
EXCHANGE PLACE  
DEVELOPMENT PLAN  
TOWN OF HERNDON

MARK	DATE	DESCRIPTION
1	12-20-2024	2ND PLAN SUBMISSION
2	06-27-2025	3RD PLAN SUBMISSION
3	12-29-2025	4TH PLAN SUBMISSION

PROJECT No.: 23008899.00  
DRAWING No.:  
DATE: 06/03/2025  
SCALE: AS SHOWN  
DESIGN: CL  
DRAWN: CL  
CHECKED: JA

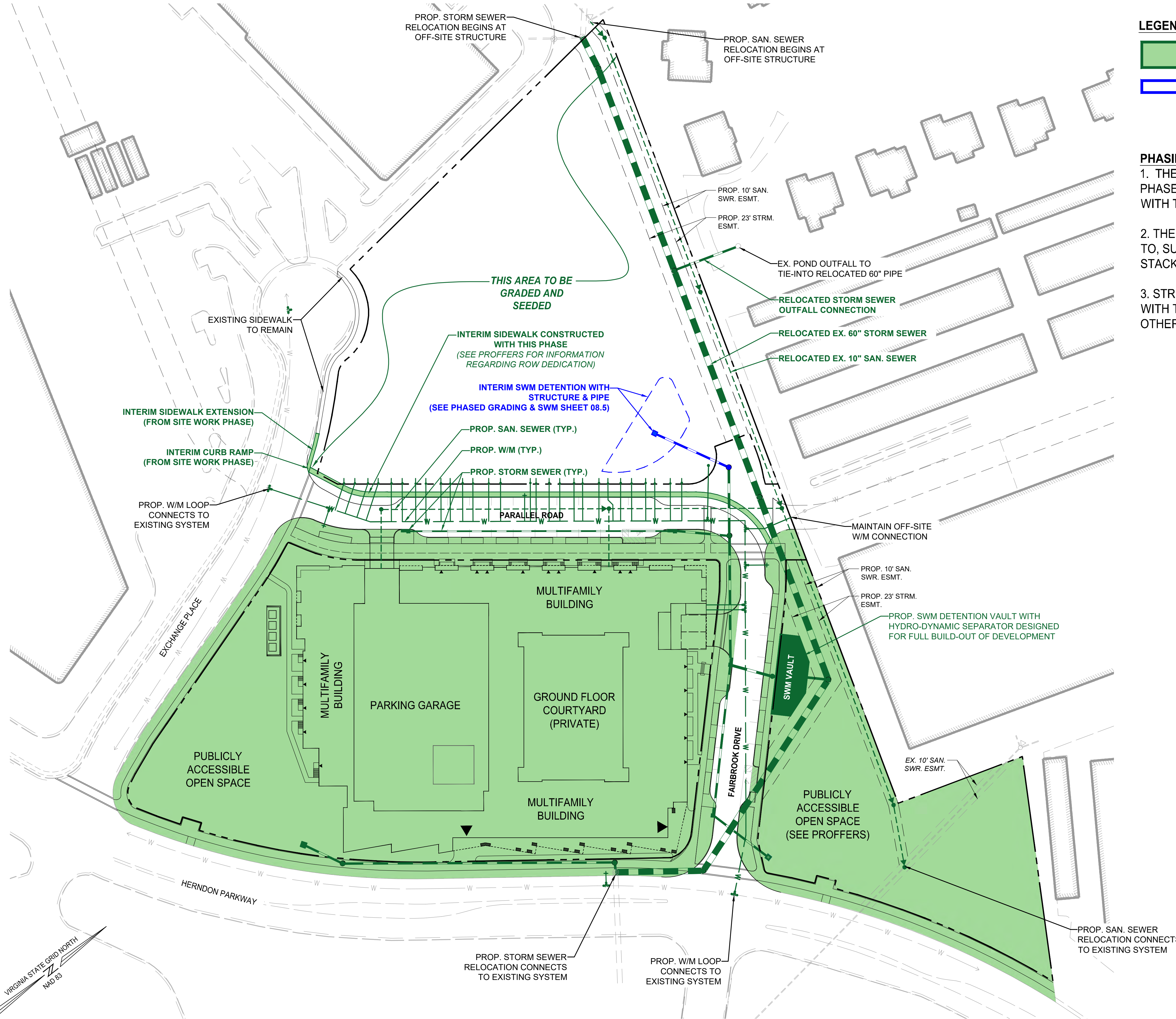
SHEET TITLE:  
**PHASING PLAN - SITE WORK**

SHEET No.  
**06.3**



P:\Projects\23008899.00\exchange\_place\_development\_plan\06.3 SITE WORK PHASE.dwg, 12/22/2025 2:13:19 PM, Jason M. Alagna

# MULTIFAMILY PHASE

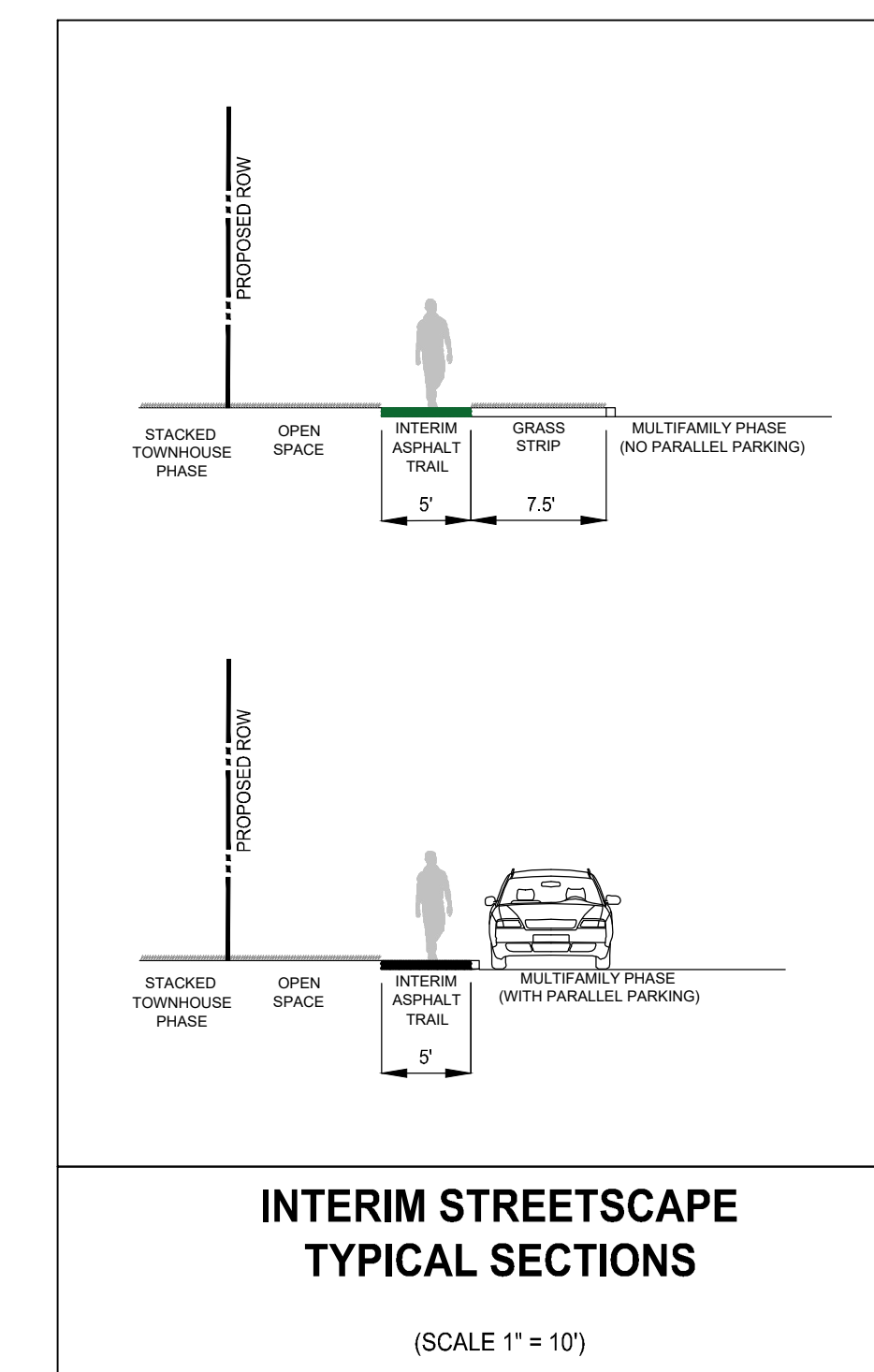


### LEGEND:

- MULTIFAMILY PHASE
- INTERIM UTILITIES PROPOSED WITH THIS PHASE

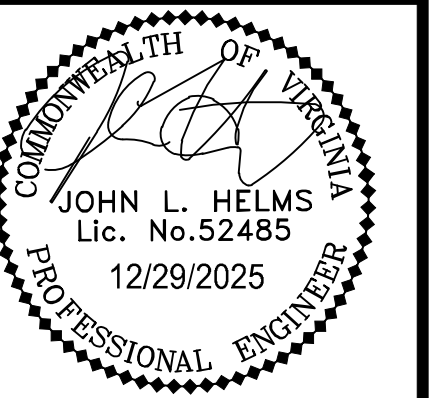
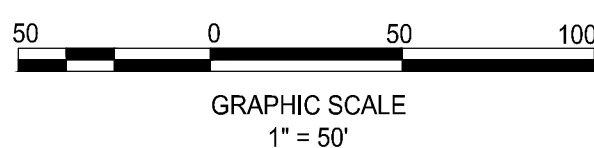
### PHASING NOTES:

1. THE INFRASTRUCTURE IDENTIFIED ON THE SITE WORK PHASE SHEET MAY BE CONSTRUCTED CONCURRENTLY WITH THE MULTIFAMILY PHASE. (AS SHOWN ON THIS SHEET)
2. THE MULTIFAMILY PHASE MAY BE CONSTRUCTED PRIOR TO, SUBSEQUENT TO, OR CONCURRENTLY WITH THE STACKED TOWNHOUSE PHASE.
3. STREETSCAPES AND OPEN SPACE AREAS IDENTIFIED WITH THIS PHASE SHALL PROVIDE LANDSCAPING AND OTHER REQUIRED IMPROVEMENTS IN THOSE AREAS.



**INTERIM STREETSCAPE TYPICAL SECTIONS**

(SCALE 1" = 10')



**EXCHANGE PLACE  
DEVELOPMENT PLAN  
TOWN OF HERNDON**

MARK	DATE	DESCRIPTION
1	12-20-2024	2ND PLAN SUBMISSION
2	06-27-2025	3RD PLAN SUBMISSION
3	12-29-2025	4TH PLAN SUBMISSION

PROJECT No.: 23008899.00  
DRAWING No.:  
DATE: 06/03/2025  
SCALE: AS SHOWN  
DESIGN: CL  
DRAWN: CL  
CHECKED: JA

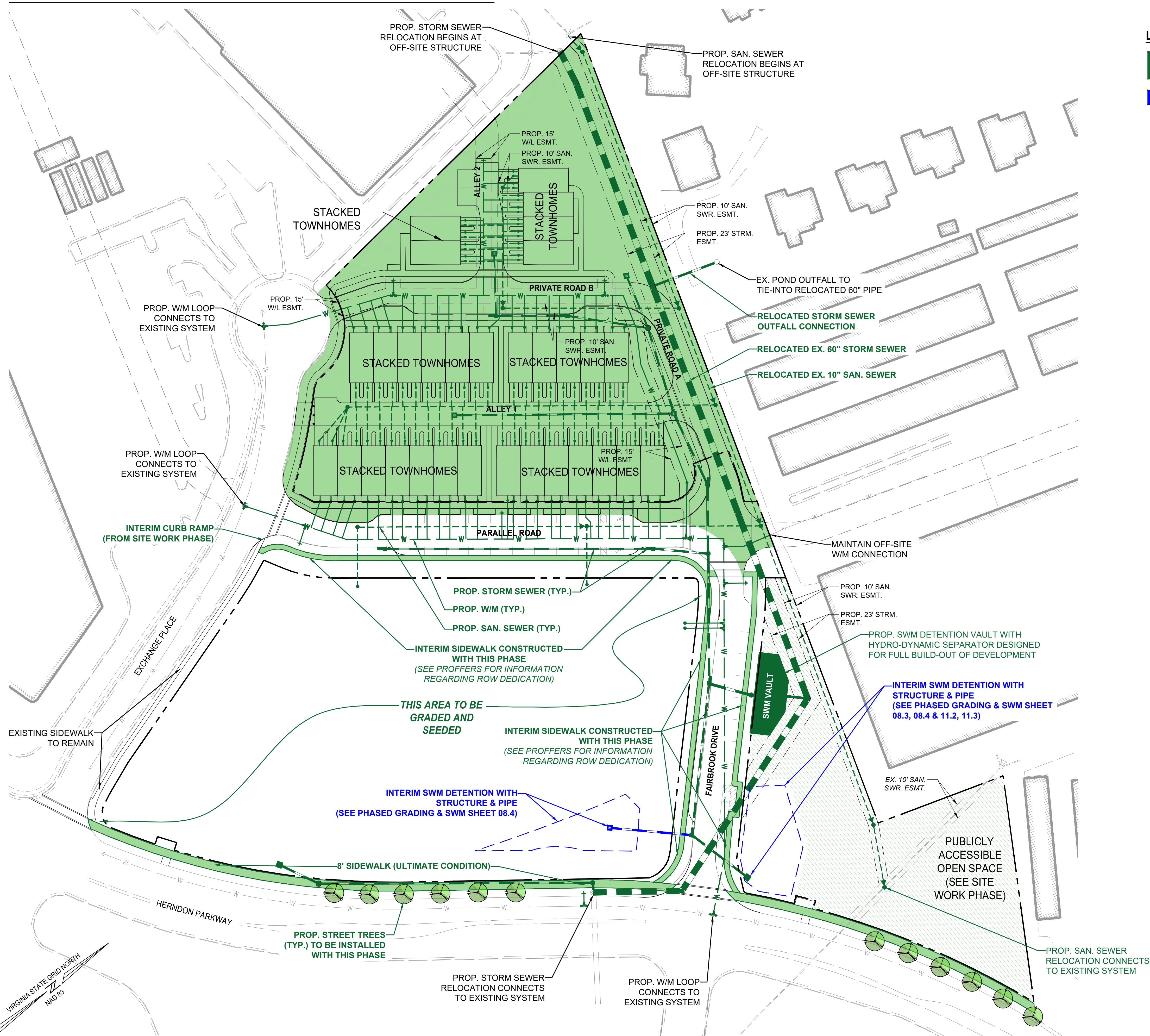
SHEET TITLE:

**PHASING PLAN - MULTIFAMILY**

SHEET No.

**06.4**

# STACKED TOWNHOUSE PHASE



**LEGEND:**

- STACKED TOWNHOUSE PHASE
- INTERIM UTILITIES PROPOSED WITH THIS PHASE

**PHASING NOTES:**

1. THE INFRASTRUCTURE IDENTIFIED ON THE SITE WORK PHASE SHEET MAY BE CONSTRUCTED CONCURRENTLY WITH THE STACKED TOWNHOUSE PHASE.
2. THE STACKED TOWNHOUSE PHASE MAY BE CONSTRUCTED PRIOR TO, SUBSEQUENT TO, OR CONCURRENTLY WITH THE MULTIFAMILY PHASE.
3. STREETSCAPES AND OPEN SPACE AREAS IDENTIFIED WITH THIS PHASE SHALL PROVIDE LANDSCAPING AND OTHER REQUIRED IMPROVEMENTS IN THOSE AREAS.

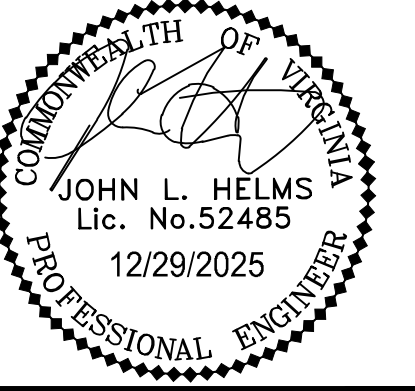
**ROONEY PROPERTIES**

**WIRE GILL**

**mv+a**

**GOROVE / SLADE**  
Transportation Planners and Engineers

**IMEG**



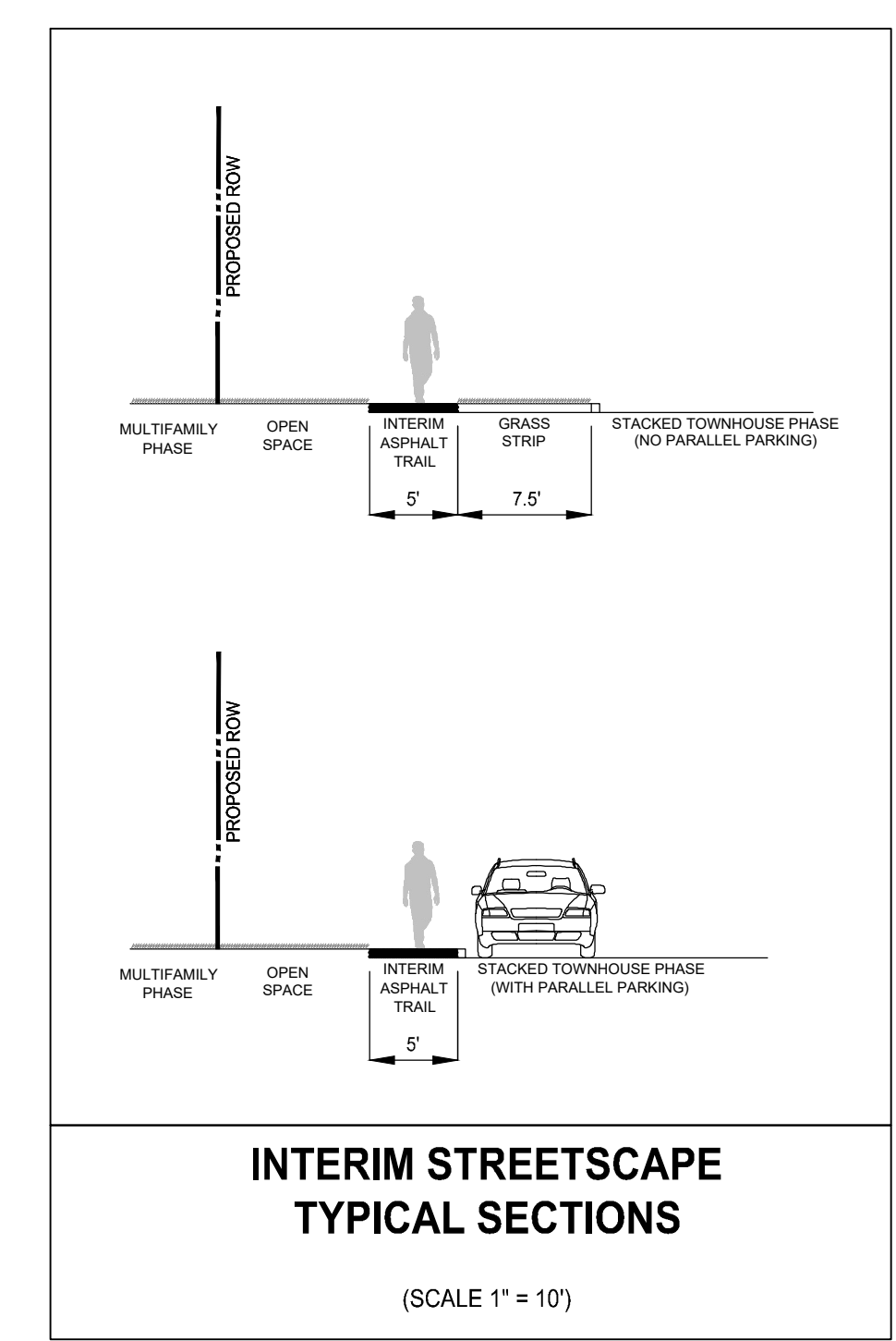
EXCHANGE PLACE  
DEVELOPMENT PLAN  
TOWN OF HERNDON

MARK	DATE	DESCRIPTION
1	12-20-2024	2ND PLAN SUBMISSION
2	06-27-2025	3RD PLAN SUBMISSION
3	12-29-2025	4TH PLAN SUBMISSION

PROJECT No.: 23008899.00  
DRAWING No.:  
DATE: 06/03/2025  
SCALE: AS SHOWN  
DESIGN: CL  
DRAWN: CL  
CHECKED: JA

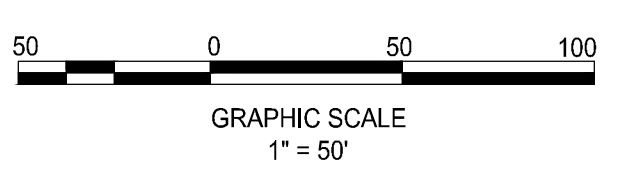
SHEET TITLE:  
**PHASING PLAN - TOWNHOUSES**

SHEET No.  
**06.5**

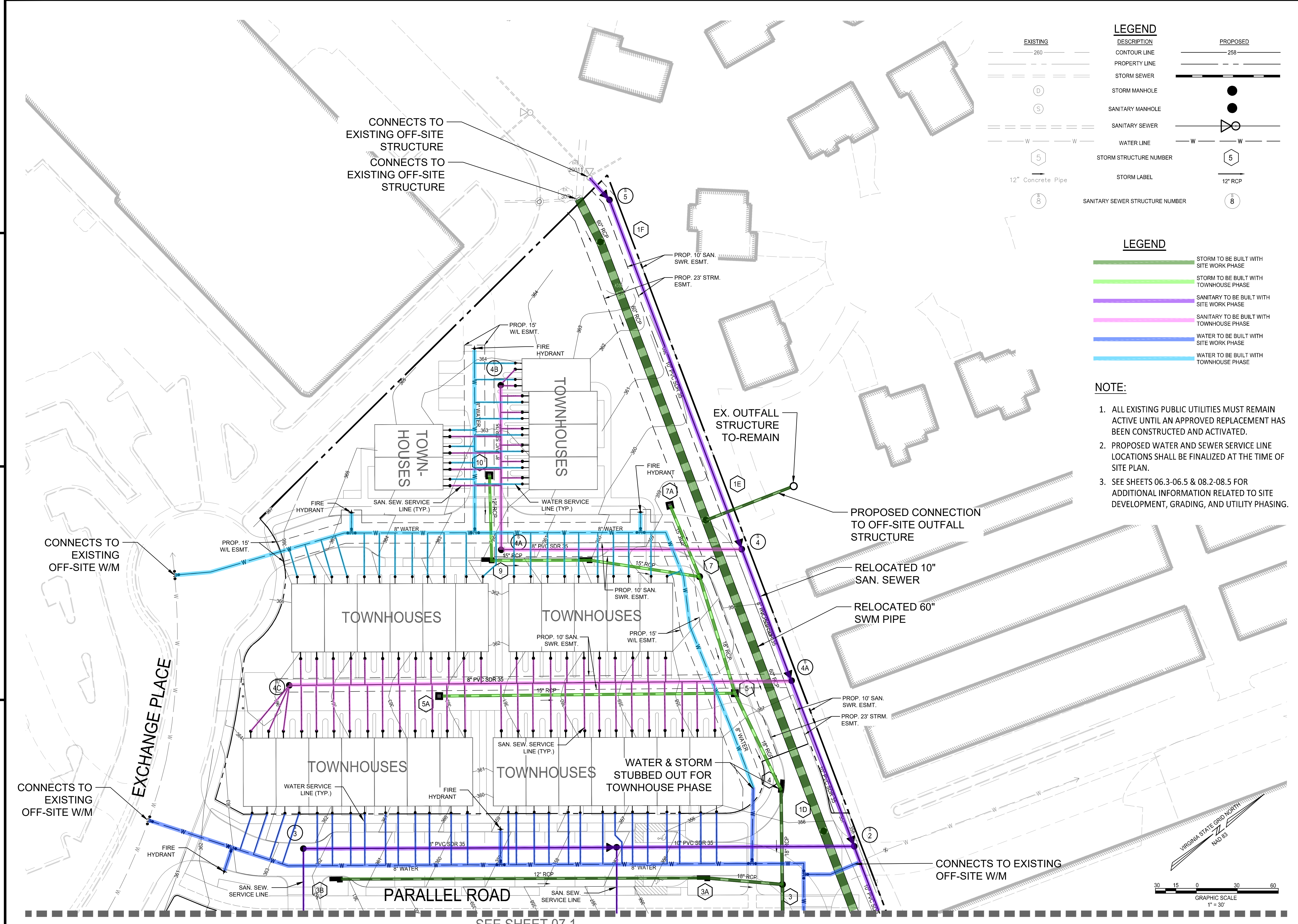


**INTERIM STREETScape TYPICAL SECTIONS**

(SCALE 1" = 10')



P:\Projects\23008899.00\exchange\_place\_development\_plan\06.5\TOWNHOUSE PHASE.dwg, 12/22/2025, 2:11:18 PM, Jason M. Alagna



**LEGEND**

EXISTING	DESCRIPTION	PROPOSED
--- 260 ---	CONTOUR LINE	--- 258 ---
---	PROPERTY LINE	---
---	STORM SEWER	---
(D)	STORM MANHOLE	●
(S)	SANITARY MANHOLE	●
---	SANITARY SEWER	---
W --- W	WATER LINE	W --- W
(5)	STORM STRUCTURE NUMBER	(5)
12" Concrete Pipe	STORM LABEL	12" RCP
(S)	SANITARY SEWER STRUCTURE NUMBER	(8)

**LEGEND**

- STORM TO BE BUILT WITH SITE WORK PHASE
- STORM TO BE BUILT WITH TOWNHOUSE PHASE
- SANITARY TO BE BUILT WITH SITE WORK PHASE
- SANITARY TO BE BUILT WITH TOWNHOUSE PHASE
- WATER TO BE BUILT WITH SITE WORK PHASE
- WATER TO BE BUILT WITH TOWNHOUSE PHASE

- NOTE:**
1. ALL EXISTING PUBLIC UTILITIES MUST REMAIN ACTIVE UNTIL AN APPROVED REPLACEMENT HAS BEEN CONSTRUCTED AND ACTIVATED.
  2. PROPOSED WATER AND SEWER SERVICE LINE LOCATIONS SHALL BE FINALIZED AT THE TIME OF SITE PLAN.
  3. SEE SHEETS 06.3-06.5 & 08.2-08.5 FOR ADDITIONAL INFORMATION RELATED TO SITE DEVELOPMENT, GRADING, AND UTILITY PHASING.

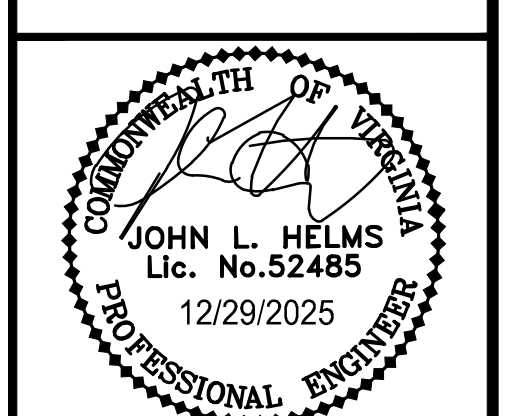
**ROONEY PROPERTIES**

**WIRE GILL**

**mv+a**

**GOROVE / SLADE**  
Transportation Planners and Engineers

**IMEG**



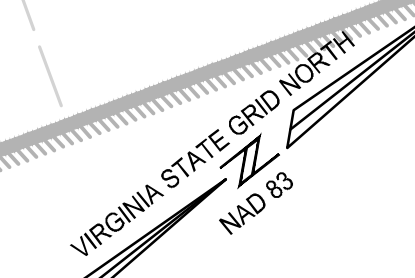
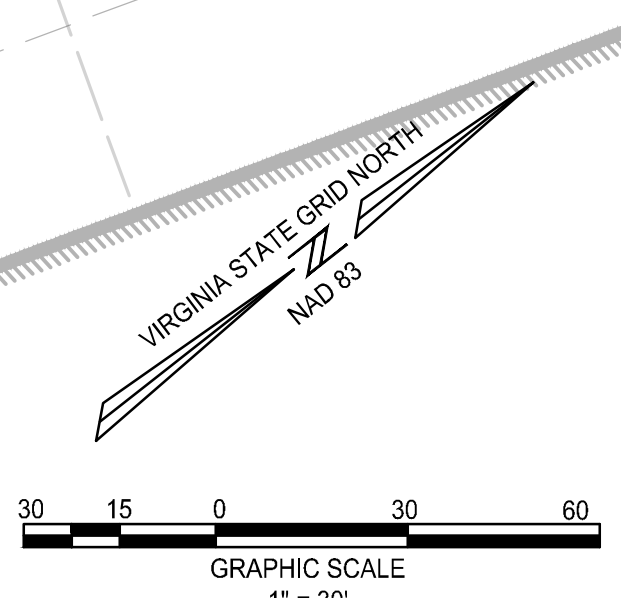
DEVELOPMENT PLAN  
EXCHANGE PLACE  
TOWN OF HERRNDON, VIRGINIA

MARK	DATE	DESCRIPTION
1	12-20-2024	2ND PLAN SUBMISSION
2	06-27-2025	3RD PLAN SUBMISSION
3	12-29-2025	4TH PLAN SUBMISSION

PROJECT No.: 23008899.00  
DRAWING No.: 113159  
DATE: 12/22/2025  
SCALE: AS SHOWN  
DESIGN: MG / ND  
DRAWN: MG / ND  
CHECKED: JH

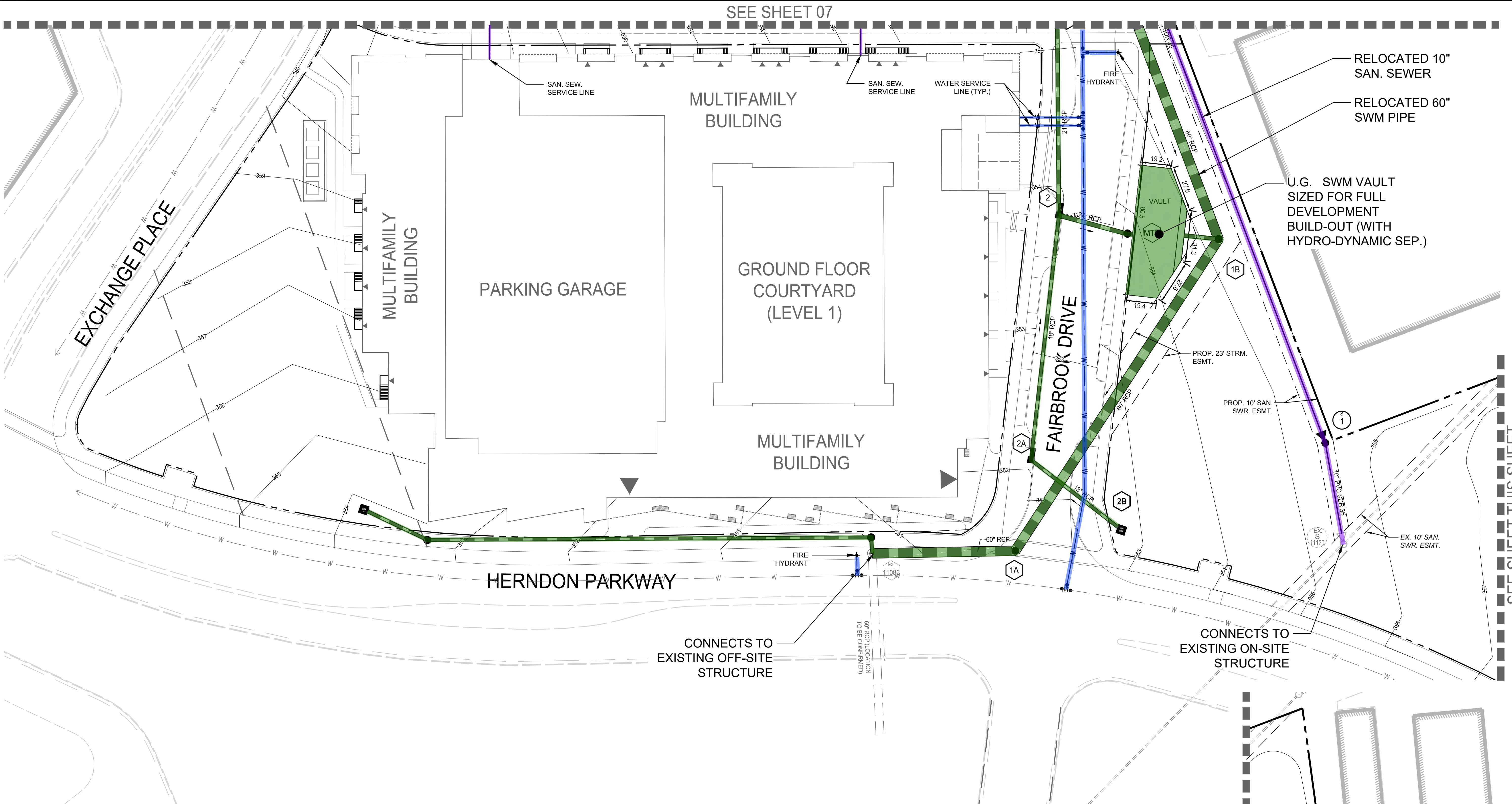
SHEET TITLE:  
**UTILITY PLAN**

SHEET No.  
**07**



SEE SHEET 07.1

P:\Projects\23008899\_00\exchange place development plan\113159 development plan\07 UTILITY PLAN.dwg, 12/22/2025 10:58:41 AM, Jason M. Allagna



**ROONEY PROPERTIES**

**WIRE GILL**

**mv+a**

**GOROVE / SLADE**  
Transportation Planners and Engineers

**IMEG**

COMMONWEALTH OF VIRGINIA  
JOHN L. HELMS  
Lic. No. 52485  
12/29/2025  
PROFESSIONAL ENGINEER

DEVELOPMENT PLAN  
EXCHANGE PLACE  
TOWN OF HERNDON, VIRGINIA

MARK	DATE	DESCRIPTION
1	12-20-2024	2ND PLAN SUBMISSION
2	06-27-2025	3RD PLAN SUBMISSION
3	12-29-2025	4TH PLAN SUBMISSION

PROJECT No.: 23008899.00  
DRAWING No.: 113159  
DATE: 12/22/2025  
SCALE: AS SHOWN  
DESIGN: MG  
DRAWN: MG  
CHECKED: ND

SHEET TITLE:  
**UTILITY PLAN**

SHEET No.  
**07.1**

**LEGEND**

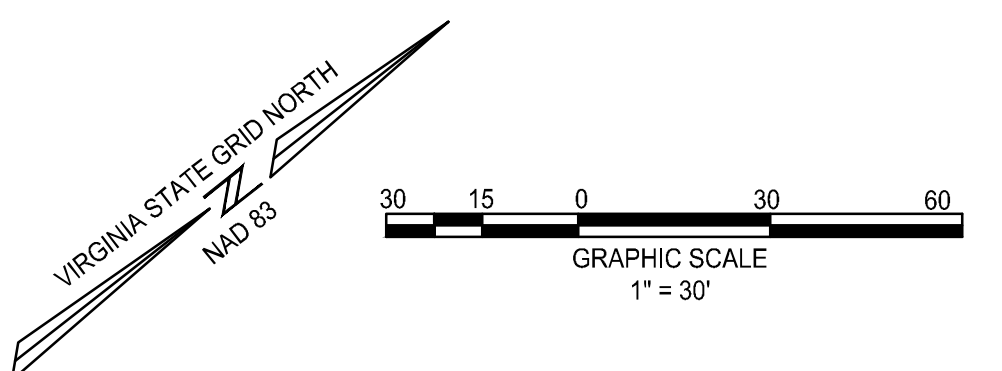
EXISTING	DESCRIPTION	PROPOSED
--- 260 ---	CONTOUR LINE	--- 258 ---
---	PROPERTY LINE	---
---	STORM SEWER	---
⊙	STORM MANHOLE	●
⊙	SANITARY MANHOLE	●
---	SANITARY SEWER	---
W W	WATER LINE	W W
5	STORM STRUCTURE NUMBER	5
12" Concrete Pipe	STORM LABEL	12" RCP
8	SANITARY SEWER STRUCTURE NUMBER	8

**LEGEND**

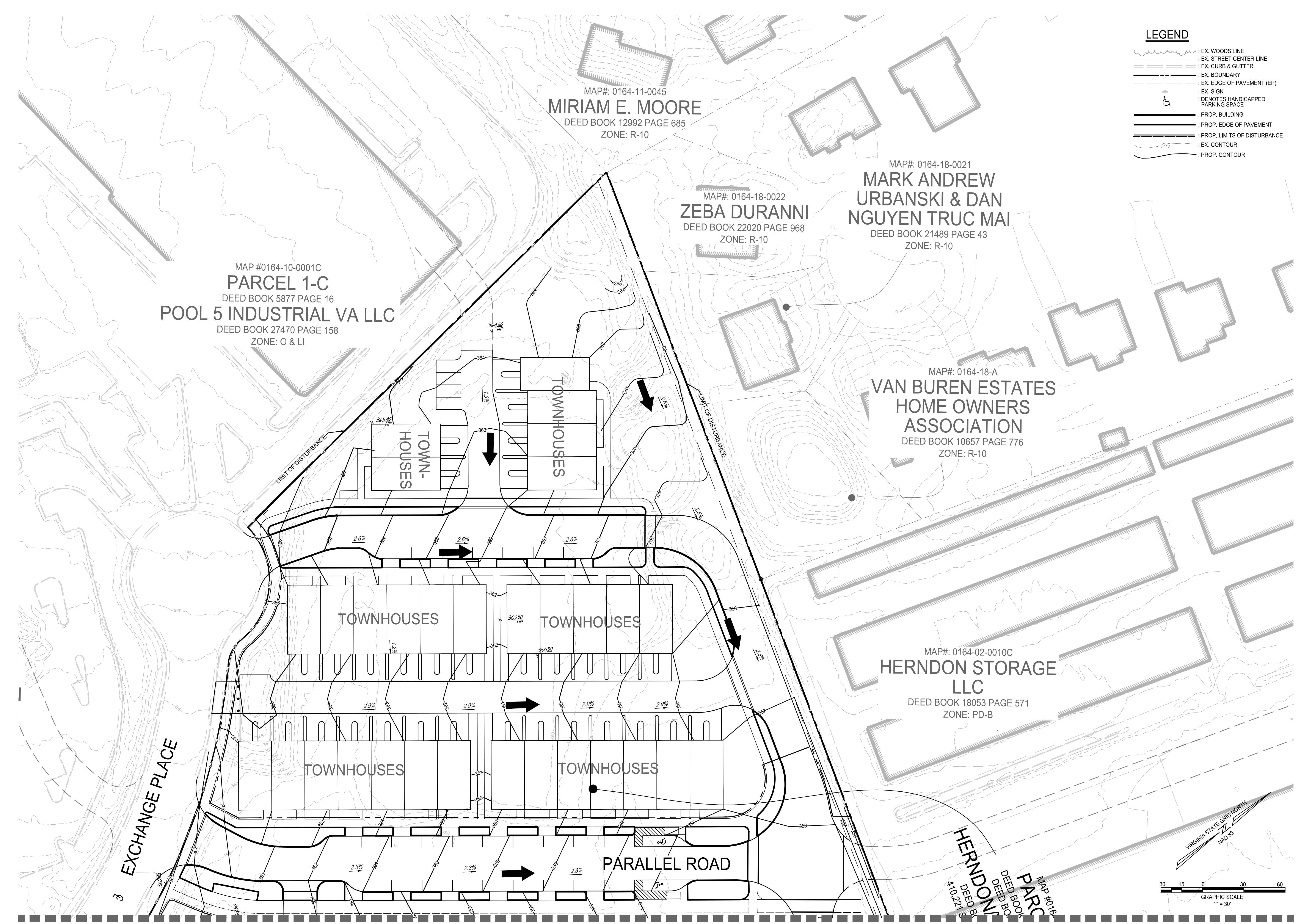
---	STORM TO BE BUILT WITH SITE WORK PHASE
---	SANITARY TO BE BUILT WITH SITE WORK PHASE
---	WATER TO BE BUILT WITH SITE WORK PHASE

**NOTE:**

- SEE SHEET 03 FOR LEGEND AND ABBREVIATIONS OF EXISTING CONDITIONS INFORMATION.
- ALL EXISTING PUBLIC UTILITIES MUST REMAIN ACTIVE UNTIL AN APPROVED REPLACEMENT HAS BEEN CONSTRUCTED AND ACTIVATED.
- PROPOSED WATER AND SEWER SERVICE LINE LOCATIONS SHALL BE FINALIZED AT THE TIME OF SITE PLAN.
- THE PIPE SEGMENT DOWNSTREAM OF SANITARY MANHOLE EX. S 11120 MUST BE ANALYZED FOR CAPACITY AT FINAL SITE PLAN AND IS SUBJECT TO BE UPSIZED AS NEEDED.
- SEE SHEETS 06.3-06.5 & 08.2-08.5 FOR ADDITIONAL INFORMATION RELATED TO SITE DEVELOPMENT, GRADING, AND UTILITY PHASING.



MAP#: 0164-02-0  
**SSC PROP HOLDINGS**  
DEED BOOK 9021 P/  
ZONE: O & L



MAP #0164-10-0001C  
**PARCEL 1-C**  
 DEED BOOK 5877 PAGE 16  
**POOL 5 INDUSTRIAL VA LLC**  
 DEED BOOK 27470 PAGE 158  
 ZONE: O & LI

MAP#: 0164-11-0045  
**MIRIAM E. MOORE**  
 DEED BOOK 12992 PAGE 685  
 ZONE: R-10

MAP#: 0164-18-0022  
**ZEBI DURANNI**  
 DEED BOOK 22020 PAGE 968  
 ZONE: R-10

MAP#: 0164-18-0021  
**MARK ANDREW URBANSKI & DAN NGUYEN TRUC MAI**  
 DEED BOOK 21489 PAGE 43  
 ZONE: R-10

MAP#: 0164-18-A  
**VAN BUREN ESTATES HOME OWNERS ASSOCIATION**  
 DEED BOOK 10657 PAGE 776  
 ZONE: R-10

MAP#: 0164-02-0010C  
**HERNDON STORAGE LLC**  
 DEED BOOK 18053 PAGE 571  
 ZONE: PD-B

- 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
  - ~ EX. CONTOUR
  - ~ PROP. CONTOUR

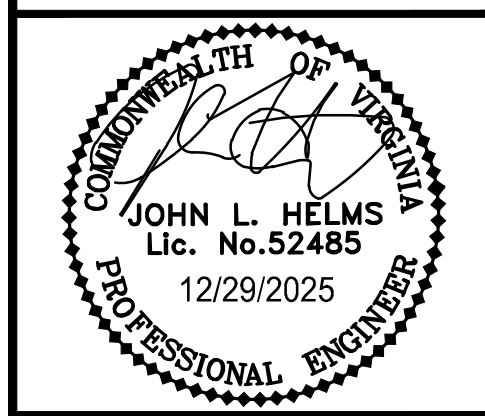
**ROONEY PROPERTIES**

**WIRE GILL**

**mv+a**

**GOROVE / SLADE**  
 Transportation Planners and Engineers

**IMEG**



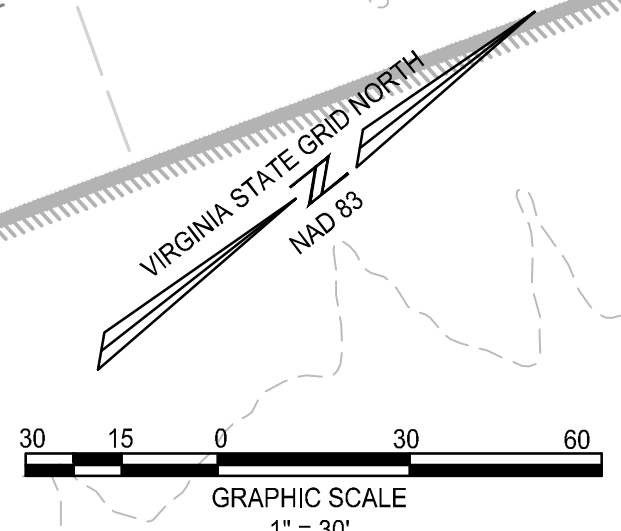
DEVELOPMENT PLAN  
**EXCHANGE PLACE**  
 TOWN OF HERNDON, VIRGINIA

MARK	DATE	DESCRIPTION
1	12-20-2024	2ND PLAN SUBMISSION
2	06-27-2025	3RD PLAN SUBMISSION
3	12-29-2025	4TH PLAN SUBMISSION

PROJECT No.: 23008899.00  
 DRAWING No.: 113159  
 DATE: 06/23/2025  
 SCALE: AS SHOWN  
 DESIGN: MG  
 DRAWN: MG  
 CHECKED: JH

SHEET TITLE:  
**GRADING PLAN**

SHEET No.  
**08**





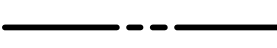









SEE SHEET 08.1

P:\Projects\23008899.00\exchange place development plan\113159 development plan\08 GRADING PLAN.dwg, 12/22/2025 2:57:56 PM, Jason M. Alagna



NOTE: SEE SHEET 11.2 FOR VRRM SWM COMPUTATIONS FOR THIS INTERIM PHASE OF DEVELOPMENT

**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
-  : EX. CONTOUR
-  : PROP. CONTOUR

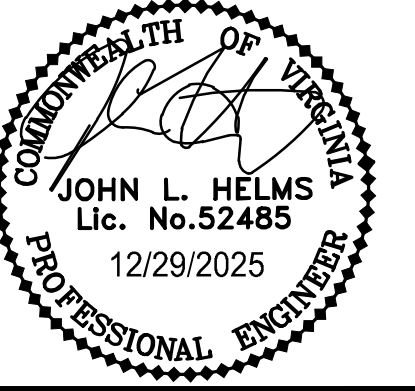
**ROONEY PROPERTIES**

**WIRE GILL**

**mv+a**

**GOROVE / SLADE**  
Transportation Planners and Engineers

**IMEG**



DEVELOPMENT PLAN  
EXCHANGE PLACE  
TOWN OF HERNDON, VIRGINIA

MARK	DATE	DESCRIPTION
1	12-20-2024	2ND PLAN SUBMISSION
2	06-27-2025	3RD PLAN SUBMISSION
3	12-29-2025	4TH PLAN SUBMISSION

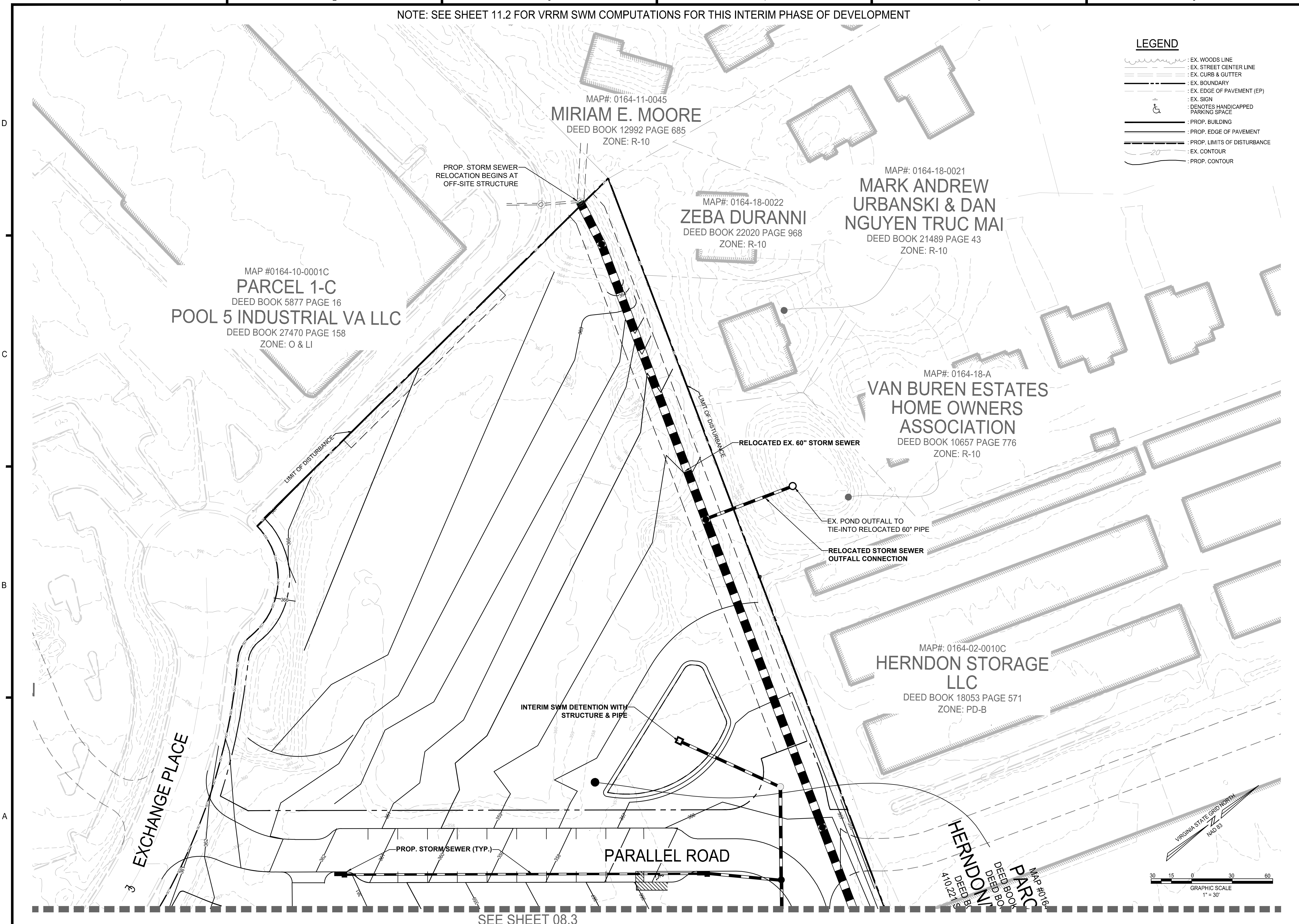
PROJECT No.: 23008899.00  
DRAWING No.: 113159  
DATE: 12/18/2025  
SCALE: AS SHOWN  
DESIGN: MG  
DRAWN: MG  
CHECKED: JH

SHEET TITLE:

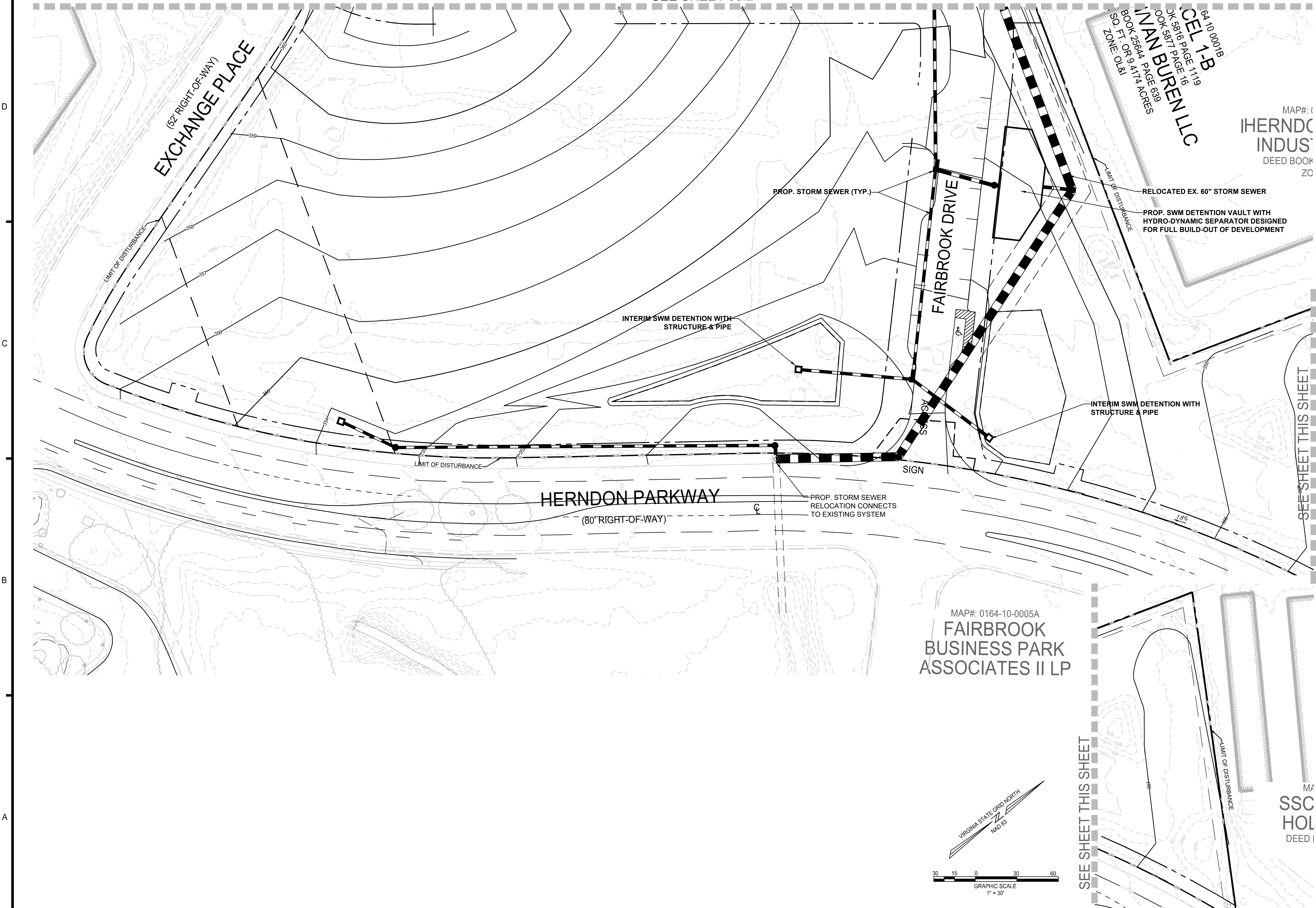
GRADING PLAN -  
SITE WORK  
PHASE

SHEET No.

08.2



P:\Projects\23008899.00\exchange\_place\_development\_plan\113159\_development\_plan\08.2\_P11\_CRA\ONC\_PLAN.dwg, 12/22/2025 3:00:07 PM, Jason M. Alagna



84-10001B  
 OK 5816 PAGE 1119  
 OK 5817 PAGE 16  
 OK 5817 PAGE 16  
 BOOK 2664A PAGE 639  
 10.0 FT. OR 9.4174 ACRES  
 ZONE: OL&I  
**IVAN BUREN LLC**

MAP#: (IHERNDON INDUSTRIES)  
 DEED BOOK 20

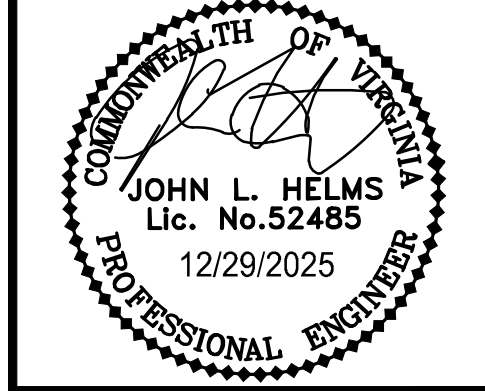
**ROONEY PROPERTIES**

**WIRE GILL**

**mv+a**

**GOROVE / SLADE**  
 Transportation Planners and Engineers

**IMEG**



DEVELOPMENT PLAN  
**EXCHANGE PLACE**  
 TOWN OF HERNDON, VIRGINIA

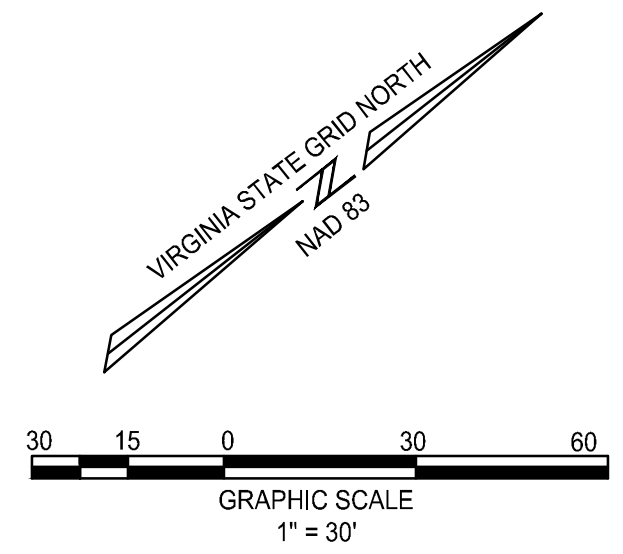
MARK	DATE	DESCRIPTION
1	12-20-2024	2ND PLAN SUBMISSION
2	06-27-2025	3RD PLAN SUBMISSION
3	12-29-2025	4TH PLAN SUBMISSION

PROJECT No.: 23008899.00  
 DRAWING No.: 113159  
 DATE: 12/18/2025  
 SCALE: AS SHOWN  
 DESIGN: MG  
 DRAWN: MG  
 CHECKED: JH

SHEET TITLE:  
**GRADING PLAN - SITE WORK PHASE**

SHEET No.  
**08.3**



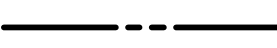









MAP#: 0164-10-0005A  
**FAIRBROOK BUSINESS PARK ASSOCIATES II LP**

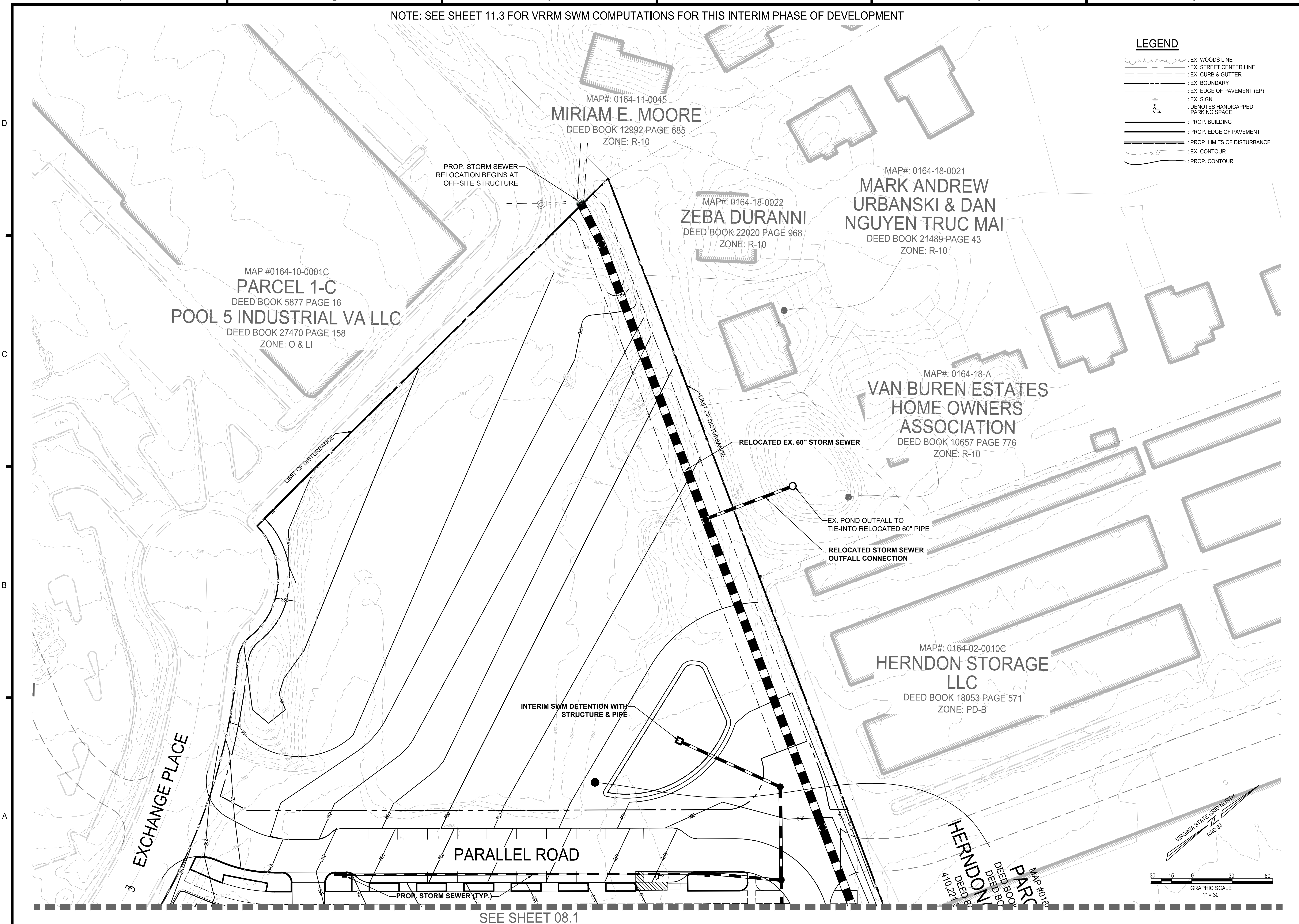


NOTE: SEE SHEET 11.2 FOR VRRM SWM COMPUTATIONS FOR THIS INTERIM PHASE OF DEVELOPMENT

NOTE: SEE SHEET 11.3 FOR VRRM SWM COMPUTATIONS FOR THIS INTERIM PHASE OF DEVELOPMENT

**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
-  : EX. CONTOUR
-  : PROP. CONTOUR



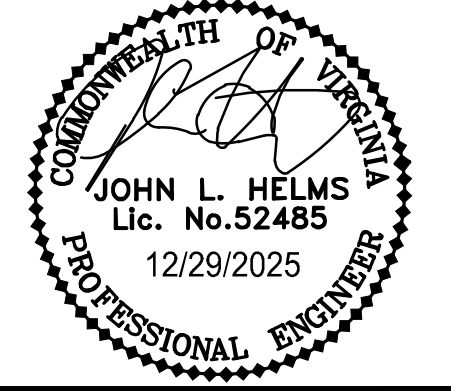
**ROONEY PROPERTIES**

**WIRE GILL**

**mv+a**

**GOROVE / SLADE**  
Transportation Planners and Engineers

**IMEG**



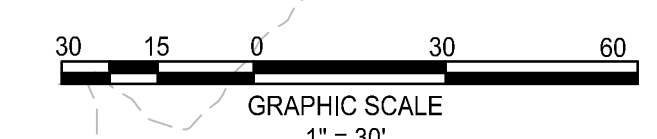
DEVELOPMENT PLAN  
EXCHANGE PLACE  
TOWN OF HERNDON, VIRGINIA

MARK	DATE	DESCRIPTION
1	12-20-2024	2ND PLAN SUBMISSION
2	06-27-2025	3RD PLAN SUBMISSION
3	12-29-2025	4TH PLAN SUBMISSION

PROJECT No.: 23008899.00  
DRAWING No.: 113159  
DATE: 12/18/2025  
SCALE: AS SHOWN  
DESIGN: MG  
DRAWN: MG  
CHECKED: JH

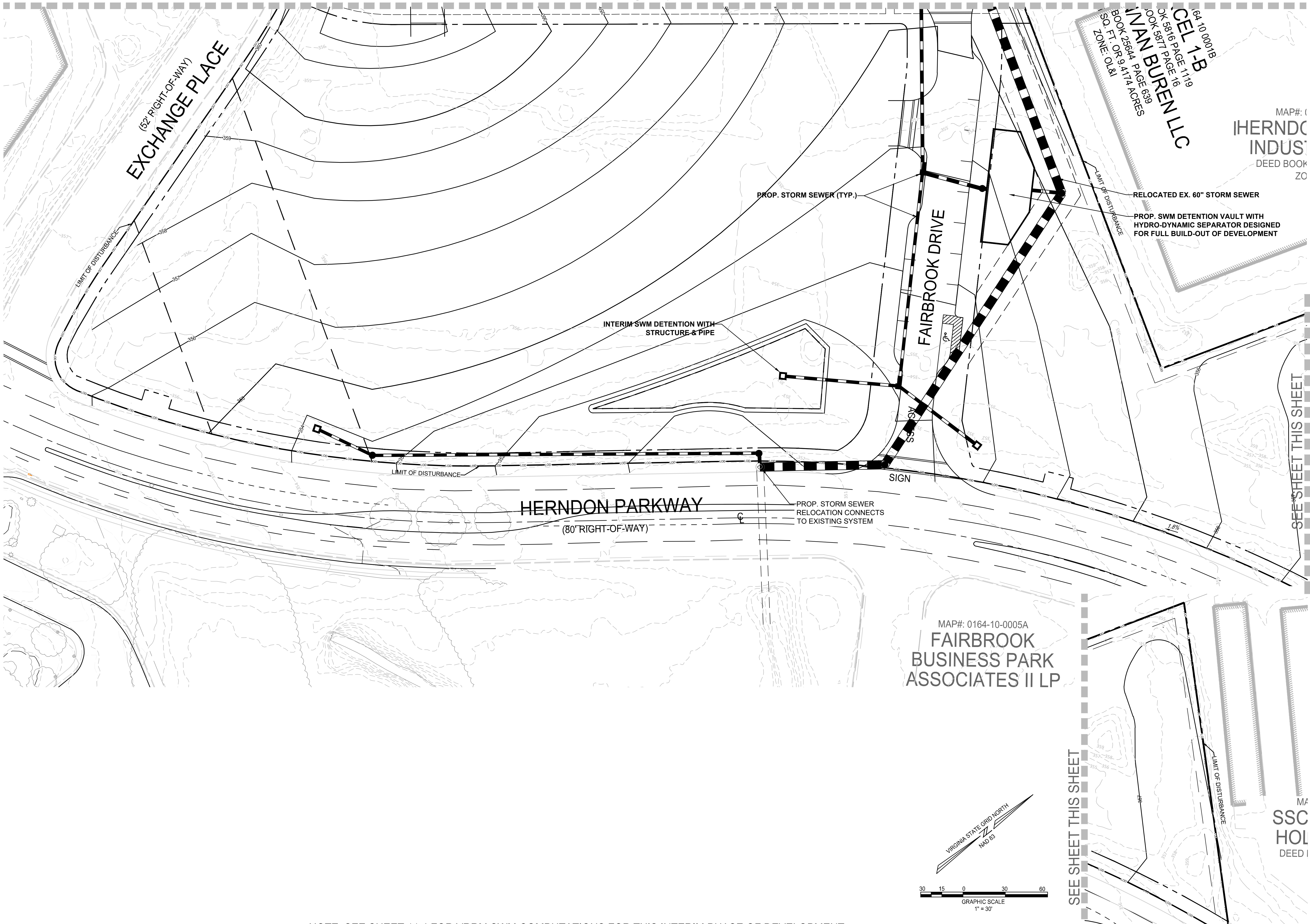
SHEET TITLE:  
**GRADING PLAN - MULTIFAMILY PHASE**

SHEET No.  
**08.4**



P:\Projects\23008899.00\exchange\_place\_development\plan\08.4\_TEMP\_MF\_GRADING\_PLAN.dwg, 12/22/2025 3:08:20 PM, Jason M. Alagna

1 2 3 4 5 6



SEE SHEET 08

84-1000/B  
 BOOK 5816 PAGE 1119  
 BOOK 5817 PAGE 16  
 BOOK 2664A PAGE 639  
 150 FT. OR 9.4174 ACRES  
 ZONE: O.L.&I  
**IVAN BUREN LLC**

MAP#: (HERNDON INDUS)  
 DEED BOOK ZO

**ROONEY PROPERTIES**

**WIRE GILL**

**mv+a**

**GOROVE / SLADE**  
 Transportation Planners and Engineers

**IMEG**

COMMONWEALTH OF VIRGINIA  
 JOHN L. HELMS  
 Lic. No. 52485  
 12/29/2025  
 PROFESSIONAL ENGINEER

DEVELOPMENT PLAN  
**EXCHANGE PLACE**  
 TOWN OF HERNDON, VIRGINIA

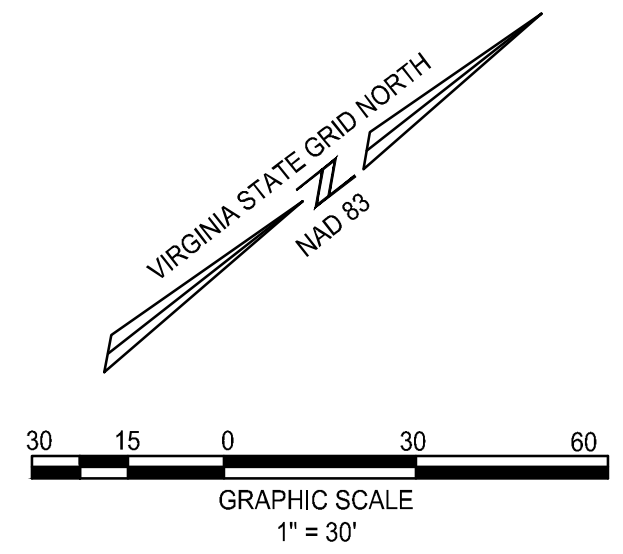
MARK	DATE	DESCRIPTION
1	12-20-2024	2ND PLAN SUBMISSION
2	06-27-2025	3RD PLAN SUBMISSION
3	12-29-2025	4TH PLAN SUBMISSION

PROJECT No.: 23008899.00  
 DRAWING No.: 113159  
 DATE: 06/23/2025  
 SCALE: AS SHOWN  
 DESIGN: MG  
 DRAWN: MG  
 CHECKED: JH

SHEET TITLE:  
**GRADING PLAN - TOWNHOUSE PHASE**

SHEET No.  
**08.5**

MAP#: 0164-10-0005A  
**FAIRBROOK BUSINESS PARK ASSOCIATES II LP**



VIRGINIA STATE GRID NORTH  
 NAD 83

NOTE: SEE SHEET 11.4 FOR VRRM SWM COMPUTATIONS FOR THIS INTERIM PHASE OF DEVELOPMENT

P:\Projects\23008899.00\exchange\_place\_development\_plan\113159\_development\_plan\08.5\_TEMP\_TH\_PHASE\_GRADING\_PLAN.dwg, 12/22/2025 3:10:05 PM, Jason M. Alagna

1 2 3 4 5 6

D  
C  
B  
A



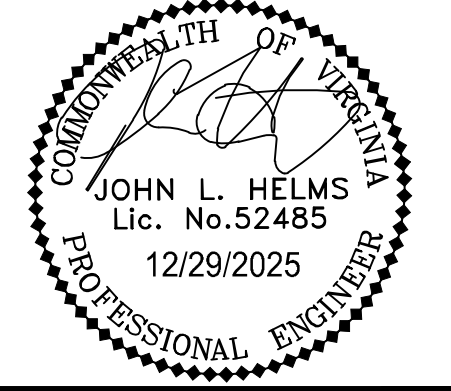
ROONEY PROPERTIES

WIRE GILL

mv+a

GOROVE / SLADE  
Transportation Planners and Engineers

IMEG



DEVELOPMENT PLAN  
EXCHANGE PLACE  
TOWN OF HERNDON, VIRGINIA

MARK	DATE	DESCRIPTION
1	12-20-2024	2ND PLAN SUBMISSION
2	06-27-2025	3RD PLAN SUBMISSION
3	12-29-2025	4TH PLAN SUBMISSION

PROJECT No.: 23008899.00  
DRAWING No.: 113159  
DATE: 12/18/2024  
SCALE: AS SHOWN  
DESIGN: ND  
DRAWN: ND  
CHECKED: JH

SHEET TITLE:  
SWM PRE-DEVELOPMENT PLAN

SHEET No.  
09



**EXISTING CONDITION SITE NARRATIVE**

THIS DEVELOPMENT CONSISTS OF APPROXIMATELY 9.24 ACRES OF LAND SITUATED ON HERNDON PARKWAY AT EXCHANGE PLACE IN THE TOWN OF HERNDON. THE PROPERTY IS BOUNDED BY RESIDENTIAL WAREHOUSE AND OFFICES TO THE NORTH AND EAST, HERNDON PARKWAY TO THE SOUTH, AND EXCHANGE PLACE TO THE WEST. THE PROPERTY CURRENTLY CONSISTS OF EXISTING OFFICE BUILDINGS WITH SURFACE PARKING.

REVIEW OF EXISTING TOPOGRAPHY INDICATES THAT THE PROPERTY SLOPES PREDOMINANTLY FROM THE NORTH TO THE SOUTH TOWARDS HERNDON PARKWAY. THE EXISTING STORMWATER IS COLLECTED ON SITE AND JOINS A CLOSED CONDUIT SYSTEM IN HERNDON PARKWAY. THE STORMWATER FLOWS INTO AN EXISTING FLOODPLAIN SOUTH OF HERNDON PKWY. 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 USES.

THE DEVELOPMENT AND ASSOCIATED PROGRAM WILL PROVIDE A TWO OVER TWO DWELLINGS WITH ATTACHED GARAGES, AND MULTI-FAMILY BUILDING WITH GARAGE, AND THE POTENTIAL FOR A FUTURE OFFICE TOWER.

TO COMPLY WITH THE CHESAPEAKE BAY ACT (CBA), THE PROJECT WILL PROVIDE WATER QUALITY TREATMENT THROUGH THE USE OF A MANUFACTURED TREATMENT DEVICE LOCATED PRIOR TO THE STORMWATER VAULT.

**WATER QUANTITY NARRATIVE**

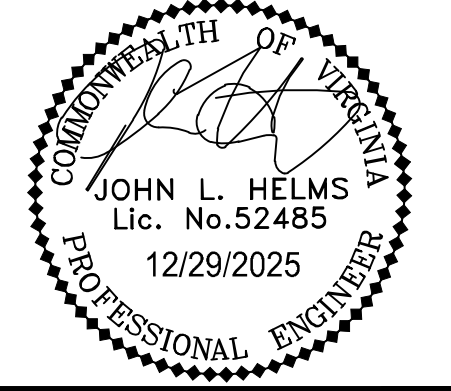
THE EXISTING MANAGED TURF AREA IS 3.54 ACRES. THE EXISTING IMPERVIOUS AREA IS 5.88 ACRES. EXISTING BYPASS IS 0.66 ACRES. THE EXISTING CN VALUE PER VRRM CALCULATION IS 87. THE PROPOSED MANAGED TURF AREA IS 3.22 ACRES, OF WHICH 1.52 ACERS WILL DRAIN TO THE VAULT. THE PROPOSED IMPERVIOUS AREA IS 6.20 ACRES, OF WHICH 4.65 ACERS WILL DRAIN TO THE VAULT. THE REMAINDER OF THE SITE WHICH IS 2.85 ACRES DRAINS DIRECTLY TO THE EXISTING 11085. THE PROPOSED CN VALUE PER VRRM CALCULATION IS 91. WATER QUANTITY SHALL BE MANAGED BY A PROPOSED VAULT. THE VAULT WILL DRAIN TO AN EXISTING STORM PIPE. SEE SHEET 11 FOR SWM COMPUTATIONS, VAULT HYDROGRAPHS, VAULT DETAILS, AND ENERGY BALANCE EQUATION.

**WATER QUALITY TREATMENT (BMP) NARRATIVE**

THE WATER QUALITY REQUIREMENT FOR THIS PROJECT HAS BEEN MET THROUGH THE USE OF A MANUFACTURED TREATMENT DEVICE. THIS DEVICE TREATS 6.57 ACRES AND IS LOCATED BEFORE THE STORMWATER MANAGEMENT VAULT. THIS DEVICE TREATS THE TOTAL REQUIRED PHOSPHORUS AS SHOWN ON THE PRELIMINARY VRRM ON SHEET 10. IF DURING THE FINAL ENGINEERING, ADDITIONAL TREATMENT IS NECESSARY, FACILITIES AND DEVICES FROM THE DEQ HANDBOOK WILL BE CONSIDERED TO MAKE UP ANY DEFICIENCIES.

**NOTE:**

- SEE SHEET 07-07.1 FOR THE PROPOSED UTILITY SCHEDULE.
- THE SWM SYSTEM AND BMP PRACTICES PROPOSED ON THE SITE PLAN WILL MEET ALL STATE AND LOCAL TOWN OF HERNDON SWM REQUIREMENTS FOR BOTH ONSITE AND OFFSITE DISTURBED AREA.
- ALL PROPOSED SWM FACILITIES WILL BE PROVIDED ON SITE AND WILL BE PRIVATELY MAINTAINED.
- TWO LOCATIONS ON THIS PLAN HAVE BEEN IDENTIFIED AS POSSIBLE LOCATIONS FOR LID BMP DEVICES. THESE DEVICES SHALL BE OUTDOOR AND VISIBLE IN NATURE. SIZE AND TYPE OF DEVICE TO BE DETERMINED AT THE TIME OF SITE PLAN AND FINAL ENGINEERING.



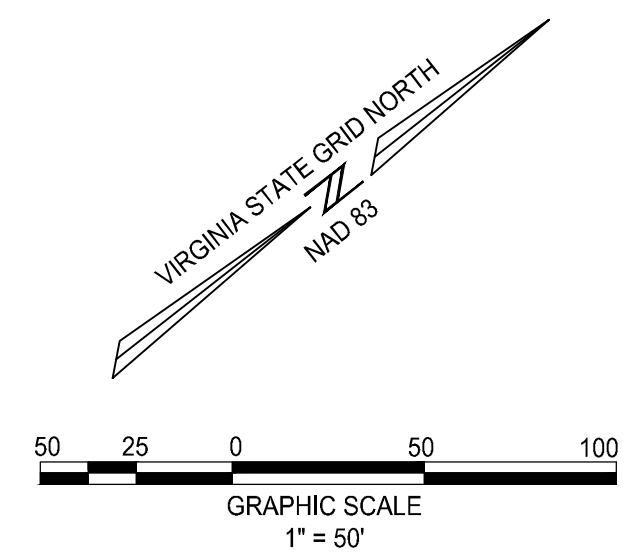
DEVELOPMENT PLAN  
EXCHANGE PLACE  
TOWN OF HERNDON, VIRGINIA

MARK	DATE	DESCRIPTION
1	12-20-2024	2ND PLAN SUBMISSION
2	06-27-2025	3RD PLAN SUBMISSION
3	12-29-2025	4TH PLAN SUBMISSION

PROJECT No.: 23008899.00  
DRAWING No.: 113159  
DATE: 12/15/2025  
SCALE: AS SHOWN  
DESIGN: MG  
DRAWN: MG  
CHECKED: JH

SHEET TITLE:  
**SWM POST-DEVELOPMENT PLAN**

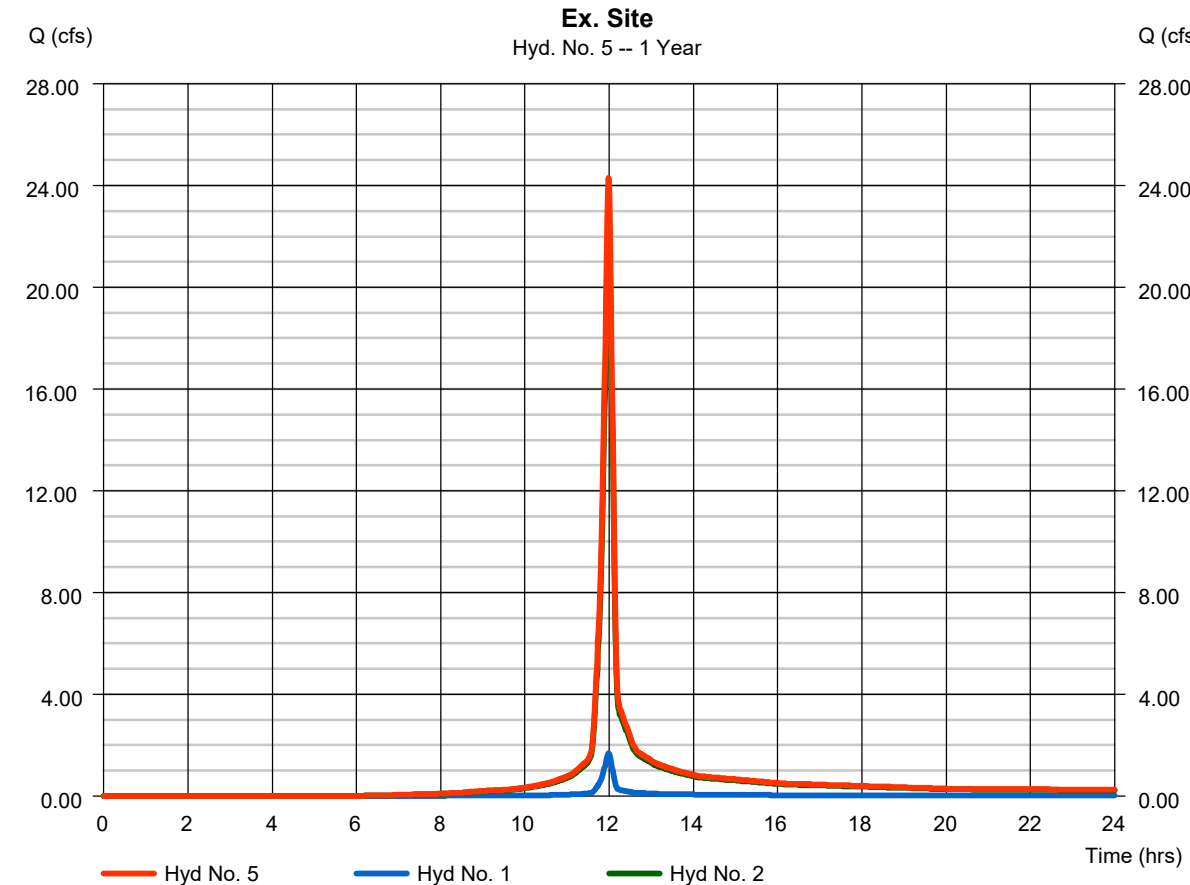
SHEET No.  
**10**



### Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022 Tuesday, 02 / 6 / 2024

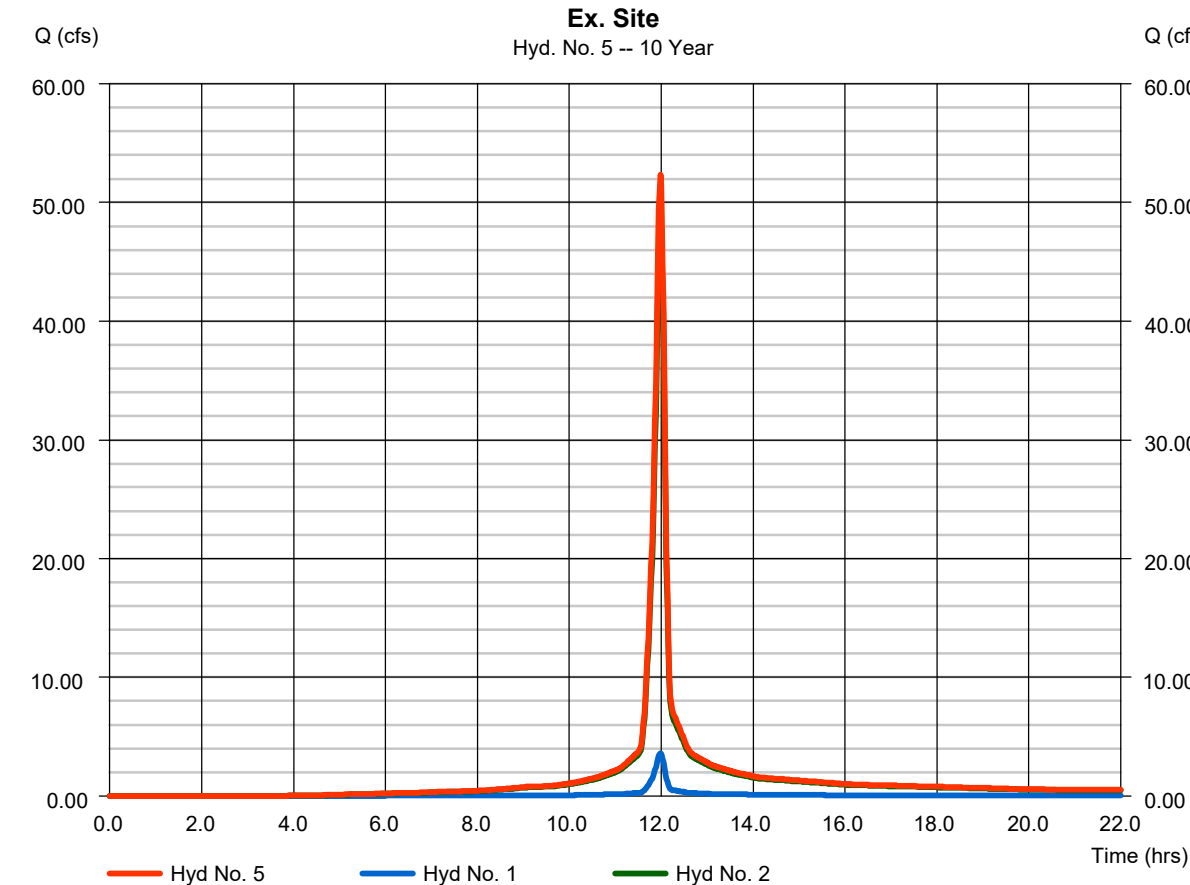
**Hyd. No. 5**  
 Ex. Site  
 Hydrograph type = Combine Peak discharge = 24.31 cfs  
 Storm frequency = 1 yrs Time to peak = 11.98 hrs  
 Time interval = 1 min Hyd. volume = 56,000 cuft  
 Inflow hyds. = 1, 2 Contrib. drain. area = 9.420 ac



### Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022 Tuesday, 02 / 6 / 2024

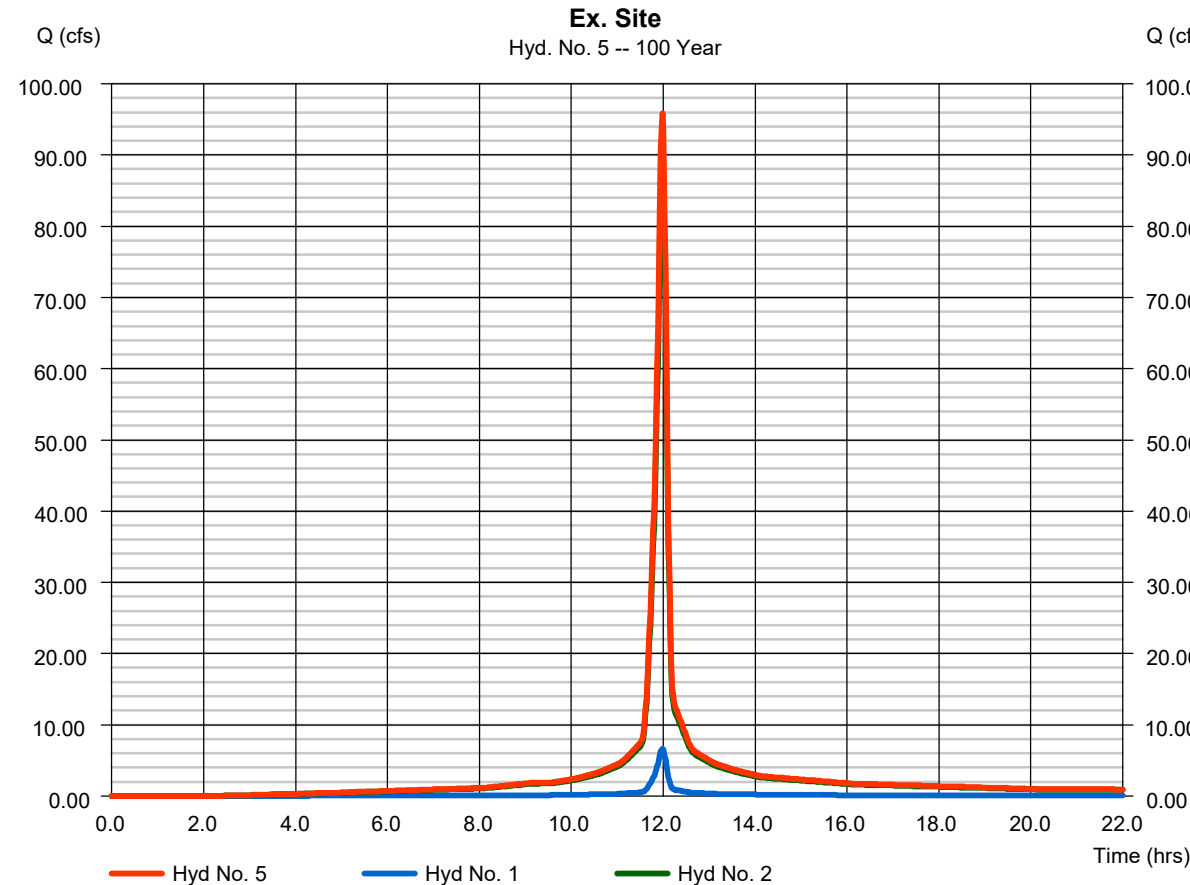
**Hyd. No. 5**  
 Ex. Site  
 Hydrograph type = Combine Peak discharge = 52.35 cfs  
 Storm frequency = 10 yrs Time to peak = 11.98 hrs  
 Time interval = 1 min Hyd. volume = 125,892 cuft  
 Inflow hyds. = 1, 2 Contrib. drain. area = 9.420 ac



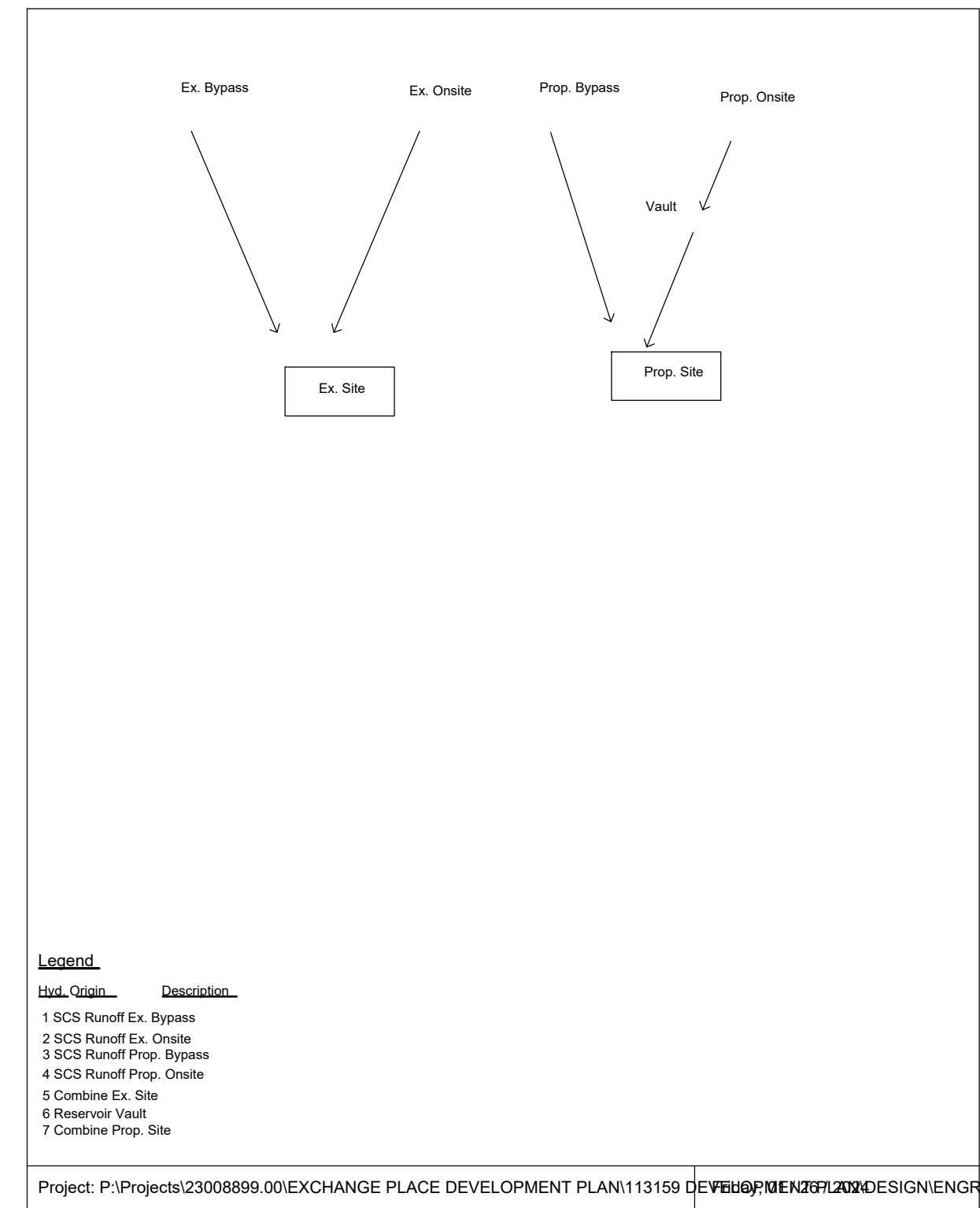
### Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022 Tuesday, 02 / 6 / 2024

**Hyd. No. 5**  
 Ex. Site  
 Hydrograph type = Combine Peak discharge = 95.87 cfs  
 Storm frequency = 100 yrs Time to peak = 11.98 hrs  
 Time interval = 1 min Hyd. volume = 240,156 cuft  
 Inflow hyds. = 1, 2 Contrib. drain. area = 9.420 ac



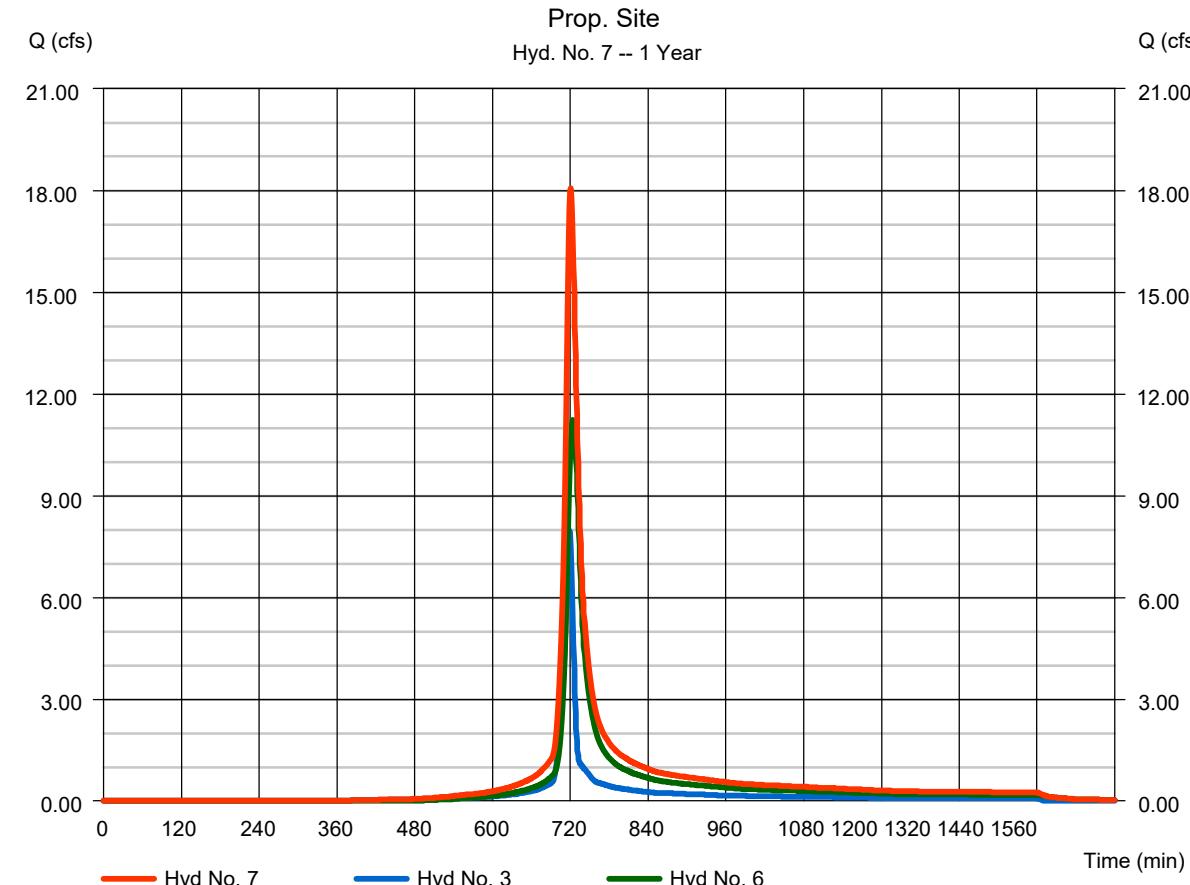
### Watershed Model Schematic



### Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022 Thursday, 06 / 6 / 2024

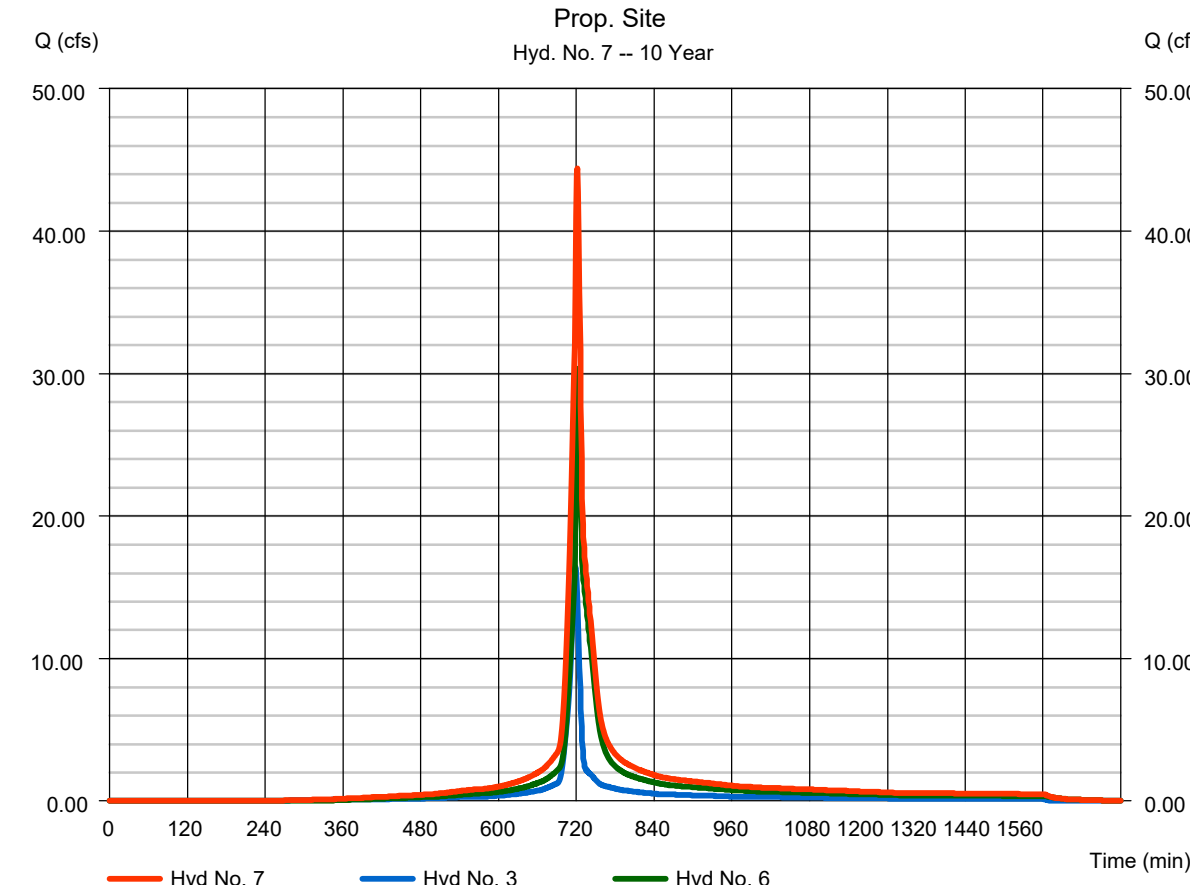
**Hyd. No. 7**  
 Prop. Site  
 Hydrograph type = Combine Peak discharge = 18.07 cfs  
 Storm frequency = 1 yrs Time to peak = 721 min  
 Time interval = 1 min Hyd. volume = 57,744 cuft  
 Inflow hyds. = 3, 6 Contrib. drain. area = 2.850 ac



### Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022 Thursday, 06 / 6 / 2024

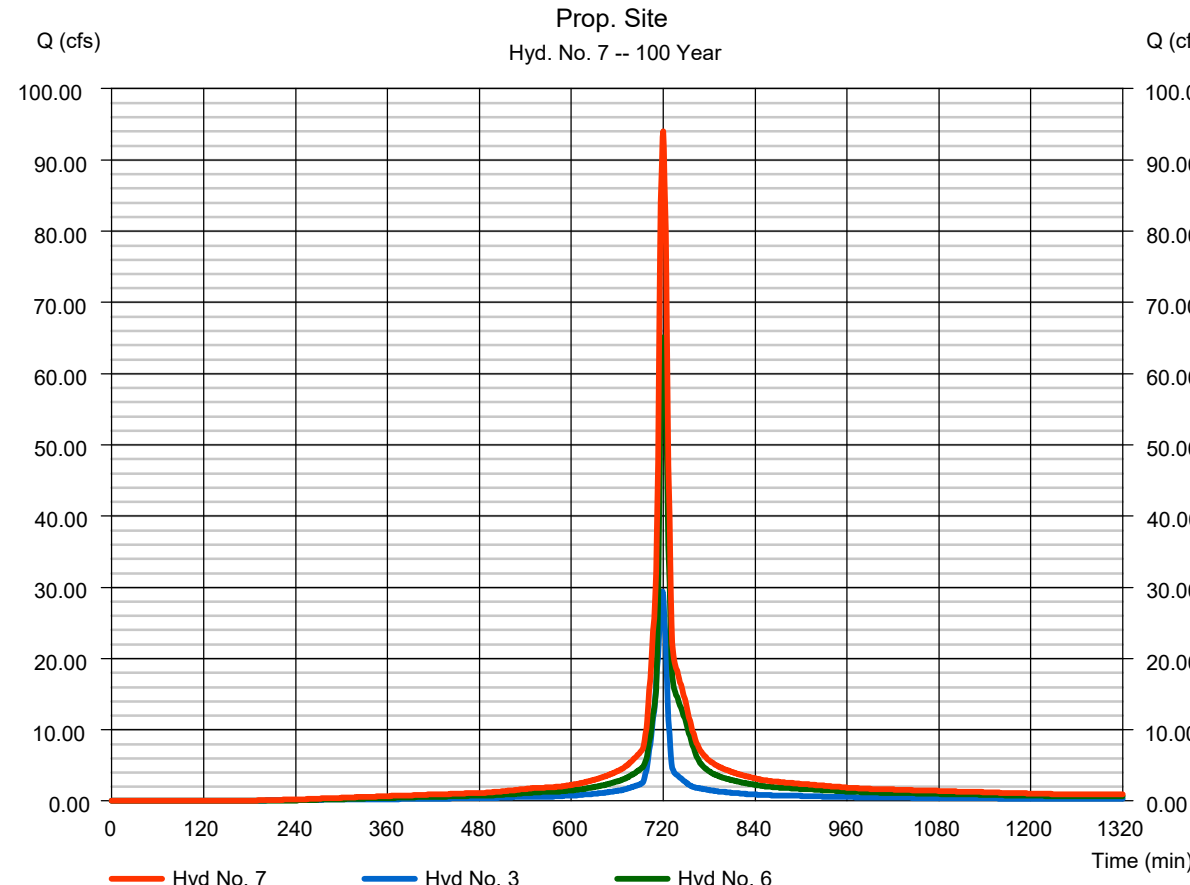
**Hyd. No. 7**  
 Prop. Site  
 Hydrograph type = Combine Peak discharge = 44.43 cfs  
 Storm frequency = 10 yrs Time to peak = 722 min  
 Time interval = 1 min Hyd. volume = 128,073 cuft  
 Inflow hyds. = 3, 6 Contrib. drain. area = 2.850 ac



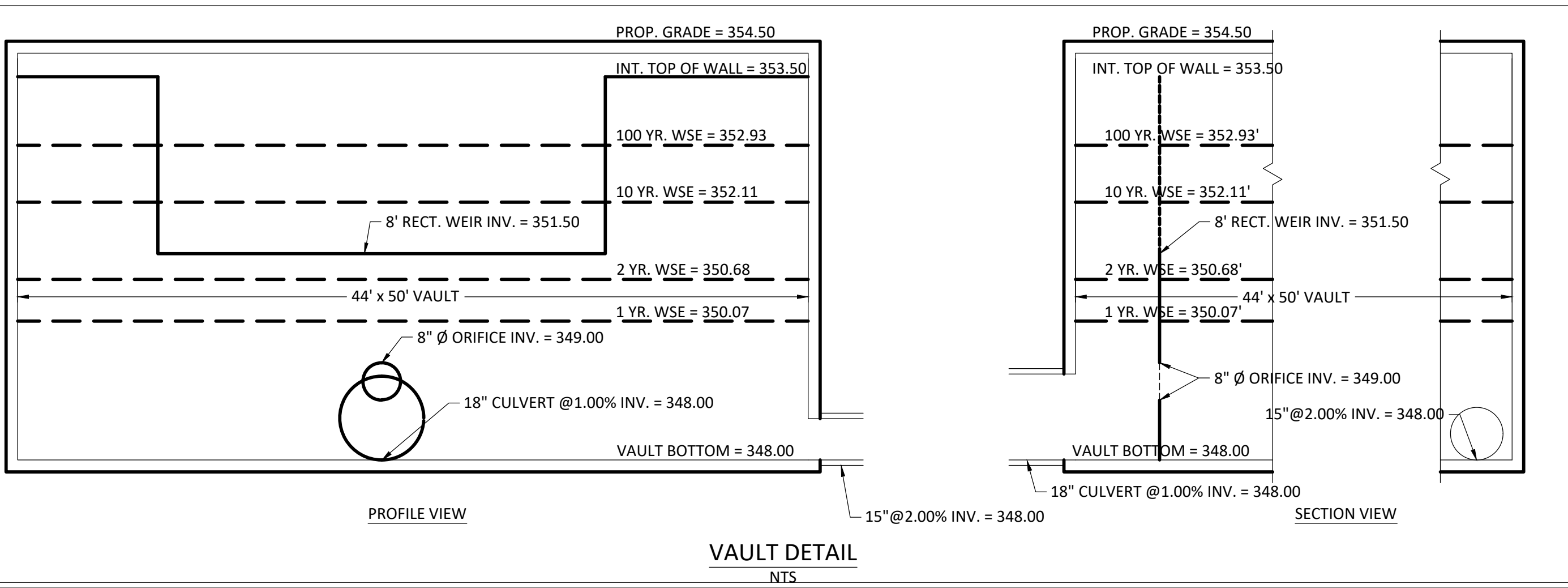
### Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022 Thursday, 06 / 6 / 2024

**Hyd. No. 7**  
 Prop. Site  
 Hydrograph type = Combine Peak discharge = 94.03 cfs  
 Storm frequency = 100 yrs Time to peak = 720 min  
 Time interval = 1 min Hyd. volume = 242,610 cuft  
 Inflow hyds. = 3, 6 Contrib. drain. area = 2.850 ac



Exchange Place		
1/26/2024		
Norman Dixon		
Channel Protection ( 1 year storm)		
Q pre-developed	24.31	cfs
RV pre-developed	56000	cuft
Q developed	18.07	cfs
RV developed	57744	cuft
Improvement Factor	0.8	
(I.F. * (Q pre * RV pre)	18.86	
RV developed		
Is Q dev < ((I.F. * (Q pre * RV pre) / Q dev) + Q offsite	YES	
Flood Protection ( 10 year storm)		
Q pre-developed	52.35	cfs
RV pre-developed	125892	cuft
Q developed	44.43	cfs
RV developed	128073	cuft
(I.F. * (Q pre * RV pre)	51.46	
RV developed		
Is Q dev < ((I.F. * (Q pre * RV pre) / Q dev) + Q offsite	YES	



**ROONEY PROPERTIES**

**WIRE GILL LP**

**mv+a**

**GOROVE / SLADE**  
 Transportation Planners and Engineers

**IMEG**

JOHN L. HELMS  
 Lic. No. 52485  
 12/29/2025  
 PROFESSIONAL ENGINEER

DEVELOPMENT PLAN  
 EXCHANGE PLACE  
 TOWN OF HERNDON, VIRGINIA

MARK	DATE	DESCRIPTION
1	12-20-2024	2ND PLAN SUBMISSION
2	06-27-2025	3RD PLAN SUBMISSION
3	12-29-2025	4TH PLAN SUBMISSION

PROJECT No.: 23008899.00  
 DRAWING No.: 113159  
 DATE: 12/18/2024  
 SCALE: N/A  
 DESIGN: ND  
 DRAWN: ND  
 CHECKED: JH

SHEET TITLE:  
**SWM COMPUTATIONS, HYDROGRAPHS, & VAULT DETAILS**

SHEET No.  
**11**

PRELIMINARY VRRM

Project Name: Exchange Place  
 Date: 1/19/2024  
 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) → 9.42

Maximum reduction required: 20%  
 The site's net increase in impervious cover (acres) is: 0.32  
 Post-Development TP Load Reduction for Site (lb/yr): 3.48

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 forest/open space					0.00
Managed Turf (acres) – disturbed, graded for yards or other turf to be mowed/managed				3.54	3.54
Impervious Cover (acres)				5.88	5.88
					9.42

Post-Development Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) – undisturbed, protected forest/open space or reforested land					0.00
Managed Turf (acres) – disturbed, graded for yards or other turf to be mowed/managed				3.22	3.22
Impervious Cover (acres)				6.20	6.20
Area Check	OK	OK	OK	OK	9.42

Constants

Annual Rainfall (inches)	45
Target Rainfall Excess (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
TP (unless correction factor)	0.90

Runoff Coefficients (Rv)

	A Soils	B Soils	C Soils	D Soils
Forest/Open Space	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	United	Adjusted <sup>1</sup>
Forest/Open Space Cover (acres)	0.00	0.00
Weighted Rv(forest)	0.00	0.00
% Forest	0%	0%
Managed Turf Cover (acres)	3.54	3.22
Weighted Rv(turf)	0.25	0.25
% Managed Turf	38%	35%
Impervious Cover (acres)	5.88	5.88
Rv(Impervious)	0.95	0.95
% Impervious	62%	65%
Total Site Area (acres)	9.42	9.10
Site Rv	0.69	0.70

LAND COVER SUMMARY -- POST DEVELOPMENT

Land Cover Summary-Post (Final)	Post-ReDevelopment	Post-Development New Impervious
Forest/Open Space Cover (acres)	0.00	0.00
Weighted Rv(forest)	0.00	0.00
% Forest	0%	0%
Managed Turf Cover (acres)	3.22	3.22
Weighted Rv (turf)	0.25	0.25
% Managed Turf	34%	35%
Impervious Cover (acres)	6.20	6.20
Rv(Impervious)	0.95	0.95
% Impervious	66%	65%
Total ReDev. Site Area (acres)	9.42	9.10
Final Post Dev Site Rv	0.71	0.70

Treatment Volume and Nutrient Load

	Pre-Development	Post-Development
Pre-Development Treatment Volume (acre-ft)	0.5393	0.5326
Pre-Development Treatment Volume (cubic feet)	23,490	23,199
Pre-Development TP Load (lb/yr)	14.76	14.58
Pre-Development TP Load per acre (lb/acre/yr)	1.57	1.60
Baseline TP Load (lb/yr) (0.41 lb/acre/yr applied to pre-redevelopment area excluding pervious land proposed for new impervious cover)		3.73

Treatment Volume and Nutrient Load

	Final Post-Development	Post-ReDevelopment	Post-Development New Impervious
Final Post-Development Treatment Volume (acre-ft)	0.5579	0.5326	0.0253
Final Post-Development Treatment Volume (cubic feet)	24,303	23,199	1,104
Final Post-Development TP Load (lb/yr)*	15.27	14.58	0.69
Final Post-Development TP Load per acre (lb/acre/yr)	1.62	1.60	
Max. Reduction Required (Below Pre-Development Load)		20%	
TP Load Reduction Required for Redeveloped Area (lb/yr)		2.92	
TP Load Reduction Required for New Impervious Area (lb/yr)			0.56

<sup>1</sup>Adjusted Land Cover Summary:  
 Pre-Development land cover minus pervious land cover (forest/open space or managed turf) acreage proposed for new impervious cover.

Adjusted total acreage is consistent with Post-Development acreage (minus acreage of new impervious cover).

Column 1 shows load reduction requirement for new impervious cover (based on new development load limit), 0.41 lb/acre/year.

Post-Development Requirement for Site Area

TP Load Reduction Required (lb/yr) 3.48

Nitrogen Loads (Informational Purposes Only)

Pre-Development TN Load (lb/yr)	105.58	Final Post-Development TN Load (Post-ReDevelopment & New Impervious) (lb/yr)	109.24
---------------------------------	--------	--	--------

Drainage Area A

Drainage Area A Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals	Land Cover Rv
Forest/Open Space (acres)					0.00	0.00
Managed Turf (acres)				1.92	1.92	0.25
Impervious Cover (acres)				4.65	4.65	0.95
Total					6.57	

CLEAR BMP AREAS

Total Phosphorus Available for Removal in D.A. A (lb/yr) 11.17

Post Development Treatment Volume in D.A. A (ft<sup>3</sup>) 17,778

Stormwater Best Management Practices (RR = Runoff Reduction)

Practice	Runoff Reduction Credit (%)	Managed Turf Credit Area (acres)	Impervious Cover Credit Area (acres)	Volume from Upstream Practice (ft <sup>3</sup> )	Runoff Reduction (ft <sup>3</sup> )	Remaining Runoff Volume (ft <sup>3</sup> )	Total BMP Treatment Volume (ft <sup>3</sup> )	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
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	1.92	4.65	0	0	17,778	17,778	50	0.00	11.16	5.58	5.58	

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)	4.65	0.00	0.00	0.00	0.00	OK
IMPERVIOUS COVER TREATED (ac)	4.65	0.00	0.00	0.00	0.00	OK
MANAGED TURF AREA (ac)	1.92	0.00	0.00	0.00	0.00	OK
MANAGED TURF AREA TREATED (ac)	1.92	0.00	0.00	0.00	0.00	OK
AREA CHECK	OK	OK	OK	OK	OK	

Site Treatment Volume (ft<sup>3</sup>) 24,303

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 (ft <sup>3</sup> )	0	0	0	0	0	0
TP LOAD AVAILABLE FOR REMOVAL (lb/yr)	11.17	0.00	0.00	0.00	0.00	11.17
TP LOAD REDUCTION ACHIEVED (lb/yr)	5.58	0.00	0.00	0.00	0.00	5.58
TP LOAD REMAINING (lb/yr)	5.59	0.00	0.00	0.00	0.00	5.59
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)	0.00	0.00	0.00	0.00	0.00	0.00

Total Phosphorus

FINAL POST-DEVELOPMENT TP LOAD (lb/yr)	15.27
TP LOAD REDUCTION REQUIRED (lb/yr)	3.48
TP LOAD REDUCTION ACHIEVED (lb/yr)	5.58
TP LOAD REMAINING (lb/yr)	9.69
REMAINING TP LOAD REDUCTION REQUIRED (lb/yr)	0.00 **

Total Nitrogen (For Informational Purposes)

POST-DEVELOPMENT LOAD (lb/yr)	109.24
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)	0.00
REMAINING POST-DEVELOPMENT NITROGEN LOAD (lb/yr)	109.24

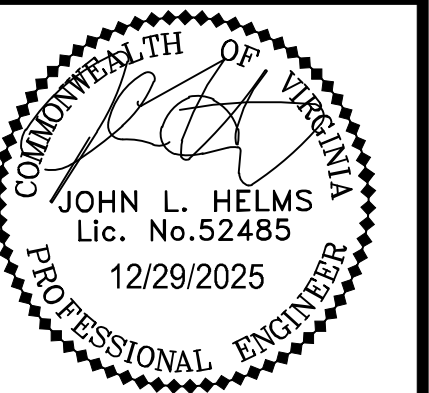
ROONEY PROPERTIES

WIRE GILL LP

mv+a

GOROVE / SLADE  
 Transportation Planners and Engineers

IMEG



DEVELOPMENT PLAN  
 EXCHANGE PLACE  
 TOWN OF HERNDON, VIRGINIA

MARK	DATE	DESCRIPTION
1	12-20-2024	2ND PLAN SUBMISSION
2	06-27-2025	3RD PLAN SUBMISSION
3	12-29-2025	4TH PLAN SUBMISSION

PROJECT No.: 23008899.00  
 DRAWING No.: 113159  
 DATE: 12/17/2025  
 SCALE: N/A  
 DESIGN: ND  
 DRAWN: ND  
 CHECKED: JH

SHEET TITLE:

SWM COMPUTATIONS - OVERALL

SHEET No.

11.1

PRELIMINARY VRRM

Project Name: EXCHANGE PLACE - SITE WORK PHASE  
 Date: 12/15/2025  
 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) → 9.42

Maximum reduction required: 20%  
 The site's net increase in impervious cover (acres) is: 0  
 Post-Development TP Load Reduction for Site (lb/yr): -5.29

Check:  
 BMP Design Specifications List: 2013 Draft Stds & Specs  
 Linear project? No  
 Land cover areas entered correctly? ✓  
 Total disturbed area entered? ✓  
 TP LOAD REDUCTION NOT REQUIRED

Pre-Development Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) -- undisturbed					0.00
Forest/Open Space (acres) -- disturbed, graded for yards or other turf to be mowed/managed				3.54	3.54
Impervious Cover (acres)				5.88	5.88
<b>Totals</b>					<b>9.42</b>

Post-Development Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) -- undisturbed, protected forest/open space or reforested land					0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be mowed/managed				8.70	8.70
Impervious Cover (acres)				0.72	0.72
<b>Area Check</b>	<b>OK</b>	<b>OK</b>	<b>OK</b>	<b>OK</b>	<b>9.42</b>

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
f) (unitless correction factor)	0.90

Runoff Coefficients (Rv)

	A Soils	B Soils	C Soils	D Soils
Forest/Open Space	0.02	0.04	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

Pre-Development	Listed	Adjusted <sup>1</sup>
Forest/Open Space Cover (acres)	0.00	0.00
Weighted Rv(forest)	0.00	0.00
% Forest	0%	0%
Managed Turf Cover (acres)	3.54	3.54
Weighted Rv(turf)	0.25	0.25
% Managed Turf	38%	38%
Impervious Cover (acres)	5.88	5.88
Rv(impervious)	0.95	0.95
% Impervious	62%	62%
<b>Total Site Area (acres)</b>	<b>9.42</b>	<b>9.42</b>
<b>Site Rv</b>	<b>0.69</b>	<b>0.69</b>

LAND COVER SUMMARY -- POST DEVELOPMENT

Post-Development	Post-Development New Impervious
Forest/Open Space Cover (acres)	0.00
Weighted Rv(forest)	0.00
% Forest	0%
Managed Turf Cover (acres)	8.70
Weighted Rv(turf)	0.25
% Managed Turf	92%
Impervious Cover (acres)	0.72
Rv(impervious)	0.95
% Impervious	8%
<b>Final Site Area (acres)</b>	<b>9.42</b>
<b>Final Post Dev Site Rv</b>	<b>0.30</b>

Treatment Volume and Nutrient Load

Pre-Development	Post-Development	Post-Development New Impervious
Final Post-Development Treatment Volume (acre-ft)	0.2383	0.2383
Final Post-Development Treatment Volume (cubic feet)	10,378	10,378
Final Post-Development TP Load (lb/yr)	6.52	6.52
Final Post-Development TP Load per acre (lb/acre/yr)	0.69	0.69
Max. Reduction Required (Below Pre-Development Load)	20%	

TP Load Reduction Required for Redeveloped Area (lb/yr): -5.29

TP Load Reduction Required for New Impervious Area (lb/yr): 0

Post-Development Requirement for Site Area  
 TP Load Reduction Required (lb/yr): -5.29 \*\* TP LOAD REDUCTION NOT REQUIRED

Nitrogen Loads (Informational Purposes Only)

Pre-Development TN Load (lb/yr)	105.58	Final Post-Development TN Load (Post-Development & New Impervious) (lb/yr)	46.65
---------------------------------	--------	--	-------

Drainage Area A

Drainage Area A Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals	Land Cover Rv
Forest/Open Space (acres)					0.00	0.00
Managed Turf (acres)				8.70	8.70	0.25
Impervious Cover (acres)				0.72	0.72	0.95
<b>Total</b>					<b>9.42</b>	

CLEAR BMP AREAS

Total Phosphorus Available for Removal in D.A. A (lb/yr): 6.52  
 Post Development Treatment Volume in D.A. A (ft<sup>3</sup>): 10,378

Stormwater Best Management Practices (RR = Runoff Reduction)

Practice	Runoff Reduction Credit (%)	Managed Turf Credit Area (acres)	Impervious Cover Area (acres)	Volume from Upstream Practice (ft <sup>3</sup> )	Runoff Reduction (ft <sup>3</sup> )	Remaining Runoff Volume (ft <sup>3</sup> )	Total BMP Treatment Volume (ft <sup>3</sup> )	Phosphorus Removal Efficiency (%)	Phosphorus Load from Upstream Practices (lb)	Untreated Phosphorus Load to Practice (lb)	Phosphorus Removed By Practice (lb)	Remaining Phosphorus Load (lb)	Downstream Practice to be Employed
<b>6. Bioretention (RR)</b>													
6.a. Bioretention #1 or Micro-Bioretention #1 or Urban Bioretention (Spec #9)	40	8.70		0	3,158	4,737	7,895	25	0.00	4.95	2.73	2.23	14.b. MTD - Filtering
<b>14. Manufactured Treatment Devices (no RR)</b>													
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		0.72	4,737	0	7,220	7,220	60	2.23	1.56	2.27	1.52	
14.c. Manufactured Treatment Device-Generic	0			0	0	0	0	20	0.00	0.00	0.00	0.00	

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)	0.72	0.00	0.00	0.00	0.00	OK
IMPERVIOUS COVER TREATED (ac)	0.72	0.00	0.00	0.00	0.00	OK
MANAGED TURF AREA (ac)	8.70	0.00	0.00	0.00	0.00	OK
MANAGED TURF AREA TREATED (ac)	8.70	0.00	0.00	0.00	0.00	OK
AREA CHECK	OK	OK	OK	OK	OK	

Site Treatment Volume (ft<sup>3</sup>): 10,378

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 (ft <sup>3</sup> )	3,158	0	0	0	0	3,158
TP LOAD AVAILABLE FOR REMOVAL (lb/yr)	6.52	0.00	0.00	0.00	0.00	6.52
TP LOAD REDUCTION ACHIEVED (lb/yr)	5.00	0.00	0.00	0.00	0.00	5.00
TP LOAD REMAINING (lb/yr)	1.52	0.00	0.00	0.00	0.00	1.52
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)	22.69	0.00	0.00	0.00	0.00	22.69

Total Phosphorus

FINAL POST-DEVELOPMENT TP LOAD (lb/yr)	6.52
TP LOAD REDUCTION REQUIRED (lb/yr)	-5.29
TP LOAD REDUCTION ACHIEVED (lb/yr)	5.00
TP LOAD REMAINING (lb/yr)	1.52
REMAINING TP LOAD REDUCTION REQUIRED (lb/yr):	0.00 **
** TARGET TP REDUCTION EXCEEDED BY 10.28 LB/YEAR **	

Total Nitrogen (For Informational Purposes)

POST-DEVELOPMENT LOAD (lb/yr)	46.65
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)	22.69
REMAINING POST-DEVELOPMENT NITROGEN LOAD (lb/yr)	23.96

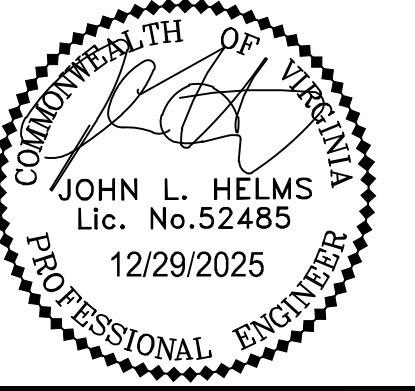
ROONEY PROPERTIES

WIRE GILL

mv+a

GOROVE / SLADE  
 Transportation Planners and Engineers

IMEG



DEVELOPMENT PLAN  
 EXCHANGE PLACE  
 TOWN OF HERNDON, VIRGINIA

MARK	DATE	DESCRIPTION
1	12-20-2024	2ND PLAN SUBMISSION
2	06-27-2025	3RD PLAN SUBMISSION
3	12-29-2025	4TH PLAN SUBMISSION

PROJECT No.: 23008899.00  
 DRAWING No.: 113159  
 DATE: 12/17/2025  
 SCALE: N/A  
 DESIGN: ND  
 DRAWN: ND  
 CHECKED: JH

SHEET TITLE:

SWM CALCULATIONS - SITE WORK PHASE

SHEET No.

11.2

**IMPORTANT NOTE:** "EXISTING CONDITIONS" FOR THE REDEVELOPMENT CALCULATIONS SHOWN ON THIS SHEET ARE BASED ON THE CURRENT (YEAR 2025) CONDITIONS OF THE SITE AS THIS DEVELOPMENT PLAN IS BEING PREPARED, INCLUDING ALL EXISTING BUILDINGS, PARKING LOTS, AND INFRASTRUCTURE.

PRELIMINARY VRRM

Project Name: EXCHANGE PLACE - MULTIFAMILY PHASE  
 Date: 12/15/2025  
 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) → 9.42

Maximum reduction required: 20%  
 The site's net increase in impervious cover (acres) is: 0  
 Post-Development TP Load Reduction for Site (lb/yr): 0.91

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

**Pre-Development Land Cover (acres)**

	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) - undisturbed forest/open space					0.00
Managed Turf (acres) - disturbed, graded for yards or other turf to be mowed/managed				3.54	3.54
Impervious Cover (acres)				5.88	5.88
<b>Totals</b>					<b>9.42</b>

**Post-Development Land Cover (acres)**

	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) - undisturbed, protected forest/open space or reforested land					0.00
Managed Turf (acres) - disturbed, graded for yards or other turf to be mowed/managed				4.82	4.82
Impervious Cover (acres)				4.60	4.60
<b>Area Check</b>	<b>OK</b>	<b>OK</b>	<b>OK</b>	<b>OK</b>	<b>9.42</b>

**Constants**

Annual Rainfall (inches)	43
Target Rainfall Excess (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**

Pre-Development	Listed	Adjusted <sup>a</sup>
Forest/Open Space Cover (acres)	0.00	0.00
Weighted Rv(forest)	0.00	0.00
% Forest	0%	0%
Managed Turf Cover (acres)	3.54	3.54
Weighted Rv(burf)	0.25	0.25
% Managed Turf	38%	38%
Impervious Cover (acres)	5.88	5.88
Rv(impervious)	0.95	0.95
% Impervious	62%	62%
<b>Total Site Area (acres)</b>	<b>9.42</b>	<b>9.42</b>
<b>Site Rv</b>	<b>0.69</b>	<b>0.69</b>

**LAND COVER SUMMARY -- POST DEVELOPMENT**

Post-Development	Final	Adjusted <sup>a</sup>
Forest/Open Space Cover (acres)	0.00	0.00
Weighted Rv(forest)	0.00	0.00
% Forest	0%	0%
Managed Turf Cover (acres)	4.82	4.82
Weighted Rv(burf)	0.25	0.25
% Managed Turf	51%	51%
Impervious Cover (acres)	4.60	4.60
Rv(impervious)	0.95	0.95
% Impervious	49%	49%
<b>Final Site Area (acres)</b>	<b>9.42</b>	<b>9.42</b>
<b>Final Post-Dev Site Rv</b>	<b>0.59</b>	<b>0.59</b>

**Treatment Volume and Nutrient Load**

Pre-Development	Final
Pre-Development Treatment Volume (acre-ft)	0.5393
Pre-Development Treatment Volume (cubic feet)	23,490
Pre-Development TP Load (lb/yr)	14.76
Pre-Development TP Load per acre (lb/acre/yr)	1.57
Baseline TP Load (lb/yr) (0.41 lb/acre/yr applied to pre-redevelopment area excluding pervious land proposed for new impervious cover)	3.86

**Treatment Volume and Nutrient Load**

Final Post-Development	Post-Development	Post-Development
Final Post-Development Treatment Volume (acre-ft)	0.4646	0.4646
Final Post-Development Treatment Volume (cubic feet)	20,237	20,237
Final Post-Development TP Load (lb/yr)	12.72	12.72
Final Post-Development TP Load per acre (lb/acre/yr)	1.35	1.35
Max. Reduction Required (Before Pre-Development Load)	20%	
TP Load Reduction Required for Redeveloped Area (lb/yr)	0.91	
TP Load Reduction Required for New Impervious Area (lb/yr)	0	

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

**Post-Development Requirement for Site Area**

TP Load Reduction Required (lb/yr)	0.91
------------------------------------	------

**Nitrogen Loads (Informational Purposes Only)**

Pre-Development TN Load (lb/yr)	105.58	Final Post-Development TN Load (Post-Development & New Impervious) (lb/yr)	90.96
---------------------------------	--------	--	-------

**Drainage Area A**

Drainage Area A Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals	Land Cover Rv
Forest/Open Space (acres)					0.00	0.00
Managed Turf (acres)				4.82	4.82	0.25
Impervious Cover (acres)				4.60	4.60	0.95
<b>Total</b>					<b>9.42</b>	

CLEAR BMP AREAS

Total Phosphorus Available for Removal in D.A. A (lb/yr) 12.72  
 Post-Development Treatment Volume in D.A. A (R<sup>2</sup>) 20,237

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

6. Bioretention (RR) --Select from dropdown lists--

6.a. Bioretention #1 or Micro-Bioretention #1	40	4.82	0	1,750	2,624	4,374	25	0.00	2.75	1.51	1.24	14.6. 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		4.60	2,624	0	18,488	60	1.24	9.96	6.71	4.48	
14.c. Manufactured Treatment Device-Generic	0		0	0	0	0	20	0.00	0.00	0.00	0.00	

**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)	4.60	0.00	0.00	0.00	0.00	OK
IMPERVIOUS COVER TREATED (ac)	4.60	0.00	0.00	0.00	0.00	OK
MANAGED TURF AREA (ac)	4.82	0.00	0.00	0.00	0.00	OK
MANAGED TURF AREA TREATED (ac)	4.82	0.00	0.00	0.00	0.00	OK
AREA CHECK	OK	OK	OK	OK	OK	

Site Treatment Volume (ft<sup>3</sup>) 20,237

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

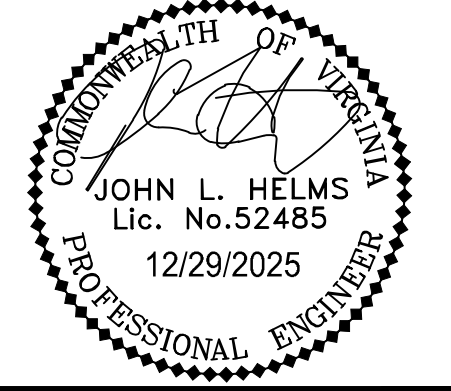
	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	TOTAL
RUNOFF REDUCTION VOLUME ACHIEVED (R <sup>2</sup> )	1,750	0	0	0	0	1,750
TP LOAD AVAILABLE FOR REMOVAL (lb/yr)	12.72	0.00	0.00	0.00	0.00	12.72
TP LOAD REDUCTION ACHIEVED (lb/yr)	8.22	0.00	0.00	0.00	0.00	8.22
TP LOAD REMAINING (lb/yr)	4.49	0.00	0.00	0.00	0.00	4.49
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)	12.57	0.00	0.00	0.00	0.00	12.57

**Total Phosphorus**

FINAL POST-DEVELOPMENT TP LOAD (lb/yr)	12.72
TP LOAD REDUCTION REQUIRED (lb/yr)	0.91
TP LOAD REDUCTION ACHIEVED (lb/yr)	8.22
TP LOAD REMAINING (lb/yr)	4.49
REMAINING TP LOAD REDUCTION REQUIRED (lb/yr)	0.00
<b>** TARGET TP REDUCTION EXCEEDED BY 7.32 LB/YEAR **</b>	

**Total Nitrogen (For Informational Purposes)**

POST-DEVELOPMENT LOAD (lb/yr)	90.96
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)	12.57
REMAINING POST-DEVELOPMENT NITROGEN LOAD (lb/yr)	78.39



DEVELOPMENT PLAN  
 EXCHANGE PLACE  
 TOWN OF HERNDON, VIRGINIA

MARK	DATE	DESCRIPTION
1	12-20-2024	2ND PLAN SUBMISSION
2	06-27-2025	3RD PLAN SUBMISSION
3	12-29-2025	4TH PLAN SUBMISSION

PROJECT No.: 23008899.00  
 DRAWING No.: 113159  
 DATE: 12/17/2025  
 SCALE: N/A  
 DESIGN: ND  
 DRAWN: ND  
 CHECKED: JH

SHEET TITLE:  
**SWM CALCULATIONS - MULTIFAMILY PHASE**

SHEET No.  
**11.3**

**IMPORTANT NOTE: "EXISTING CONDITIONS" FOR THE REDEVELOPMENT CALCULATIONS SHOWN ON THIS SHEET ARE BASED ON THE CURRENT (YEAR 2025) CONDITIONS OF THE SITE AS THIS DEVELOPMENT PLAN IS BEING PREPARED, INCLUDING ALL EXISTING BUILDINGS, PARKING LOTS, AND INFRASTRUCTURE.**

PRELIMINARY VRRM

Project Name: EXCHANGE PLACE - TOWNHOUSE PHASE  
 Date: 12/15/2025  
 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) → 9.42

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

Maximum reduction required: 20%  
 The site's net increase in impervious cover (acres) is: 0  
 Post-Development TP Load Reduction for Site (lb/yr): 2.30

**Pre-ReDevelopment Land Cover (acres)**

	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) - undisturbed forest/open space					0.00
Managed Turf (acres) - disturbed, graded for yards or other turf to be mowed/managed				3.54	3.54
Impervious Cover (acres)				5.88	5.88
<b>Total</b>					<b>9.42</b>

**Post-Development Land Cover (acres)**

	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) - undisturbed, protected forest/open space or reforested land					0.00
Managed Turf (acres) - disturbed, graded for yards or other turf to be mowed/managed				3.95	3.95
Impervious Cover (acres)				5.47	5.47
<b>Area Check</b>	<b>OK</b>	<b>OK</b>	<b>OK</b>	<b>OK</b>	<b>9.42</b>

**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
% (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**

Pre-Development	Listed	Adjusted <sup>1</sup>
Forest/Open Space (acres)	0.00	0.00
Weighted Rv/Forest	0.00	0.00
% Forest	0%	0%
Managed Turf Cover (acres)	3.54	3.54
Weighted Rv/Turf	0.25	0.25
% Managed Turf	38%	38%
Impervious Cover (acres)	5.88	5.88
Rv(Impervious)	0.95	0.95
% Impervious	62%	62%
<b>Total Site Area (acres)</b>	<b>9.42</b>	<b>9.42</b>
Site Rv	0.69	0.69

**LAND COVER SUMMARY -- POST DEVELOPMENT**

Post-Dev. & New Impervious	Post-Development	Post-Development New Impervious
Forest/Open Space Cover (acres)	0.00	0.00
Weighted Rv/Forest	0.00	0.00
% Forest	0%	0%
Managed Turf Cover (acres)	3.95	3.95
Weighted Rv/Turf	0.25	0.25
% Managed Turf	42%	42%
ReDev. Impervious Cover (acres)	5.47	5.47
Rv(Impervious)	0.95	0.95
% Impervious	58%	58%
<b>Total ReDev. Site Area (acres)</b>	<b>9.42</b>	
ReDev Site Rv	0.66	

**Treatment Volume and Nutrient Load**

Pre-Development	Post-Development
Pre-Development Treatment Volume (acre-ft)	0.5393
Pre-Development Treatment Volume (cubic feet)	23,490
Pre-Development TP Load (lb/yr)	14.76
Pre-Development TP Load per acre (lb/acre/yr)	1.57
Baseline TP Load (lb/yr) (0.41 lb/acre/yr applied to pre-development area excluding previous land proposed for new impervious cover)	3.86

**Treatment Volume and Nutrient Load**

Final Post-Development	Post-Development	Post-Development
Final Post-Development Treatment Volume (acre-ft)	0.5153	
Final Post-Development Treatment Volume (cubic feet)	22,448	
Final Post-Development TP Load (lb/yr)	14.10	
Final Post-Development TP Load per acre (lb/acre/yr)	1.50	
Max. Reduction Required (Below Pre-Development Load)	20%	
TP Load Reduction Required for Redeveloped Area (lb/yr)	2.30	
TP Load Reduction Required for New Impervious Area (lb/yr)	0	

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

**Post-Development Requirement for Site Area**

TP Load Reduction Required (lb/yr)	2.30
------------------------------------	------

**Nitrogen Loads (Informational Purposes Only)**

Pre-Development TN Load (lb/yr)	105.58
Final Post-Development TN Load (Post-Development & New Impervious) (lb/yr)	100.90

Drainage Area A

**Drainage Area A Land Cover (acres)**

	A Soils	B Soils	C Soils	D Soils	Totals	Land Cover Rv
Forest/Open Space (acres)					0.00	0.00
Managed Turf (acres)				3.95	3.95	0.25
Impervious Cover (acres)				5.47	5.47	0.95
<b>Total</b>					<b>9.42</b>	

CLEAR BMP AREAS

Total Phosphorus Available for Removal in D.A. A (lb/yr) 14.10  
 Post Development Treatment Volume in D.A. A (ft<sup>3</sup>) 22,448

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

Practice	Runoff Reduction Credit (%)	Managed Turf Credit Area (acres)	Impervious Cover Credit Area (acres)	Volume from Upstream Practice (ft <sup>3</sup> )	Runoff Reduction (ft <sup>3</sup> )	Remaining Runoff Volume (ft <sup>3</sup> )	Total BMP Treatment Volume (ft <sup>3</sup> )	Phosphorus Removal Efficiency (%)	Phosphorus Load from Upstream Practices (lb)	Untreated Phosphorus Load to Practice (lb)	Phosphorus Removed By Practice (lb)	Remaining Phosphorus Load (lb)	Downstream Practice to be Employed
<b>6. Bioretention (RR)</b>													
6.a. Bioretention #1 or Micro-Bioretention #1 or Urban Bioretention (Spec #9)	40	3.23		0	1,172	1,759	2,931	25	0.00	1.84	1.01	0.83	14.b. MTD - Filtering
<b>14. Manufactured Treatment Devices (no RR)</b>													
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		5.47	1,759	0	20,622	20,622	60	0.83	11.84	7.60	5.07	
14.c. Manufactured Treatment Device-Generic	0			0	0	0	0	20	0.00	0.00	0.00	0.00	

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 TREATED (ac)	5.47	0.00	0.00	0.00	0.00	OK
MANAGED TURF AREA TREATED (ac)	3.95	0.00	0.00	0.00	0.00	OK
MANAGED TURF AREA TREATED (ac)	3.23	0.00	0.00	0.00	0.00	OK
AREA CHECK	OK	OK	OK	OK	OK	

Site Treatment Volume (ft<sup>3</sup>) 22,448

**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 (ft <sup>3</sup> )	1,172	0	0	0	0	1,172
TP LOAD AVAILABLE FOR REMOVAL (lb/yr)	14.10	0.00	0.00	0.00	0.00	14.10
TP LOAD REDUCTION ACHIEVED (lb/yr)	8.61	0.00	0.00	0.00	0.00	8.61
TP LOAD REMAINING (lb/yr)	5.49	0.00	0.00	0.00	0.00	5.49
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)	8.42	0.00	0.00	0.00	0.00	8.42

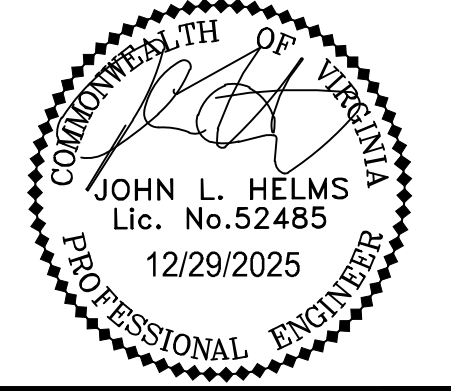
**Total Phosphorus**

FINAL POST-DEVELOPMENT TP LOAD (lb/yr)	14.10
TP LOAD REDUCTION REQUIRED (lb/yr)	2.30
TP LOAD REDUCTION ACHIEVED (lb/yr)	8.61
TP LOAD REMAINING (lb/yr)	5.49
REMAINING TP LOAD REDUCTION REQUIRED (lb/yr)	0.00

**\*\* TARGET TP REDUCTION EXCEEDED BY 6.31 LB/YEAR \*\***

**Total Nitrogen (For Informational Purposes)**

POST-DEVELOPMENT LOAD (lb/yr)	100.90
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)	8.42
REMAINING POST-DEVELOPMENT NITROGEN LOAD (lb/yr)	92.48



DEVELOPMENT PLAN  
 EXCHANGE PLACE  
 TOWN OF HERNDON, VIRGINIA

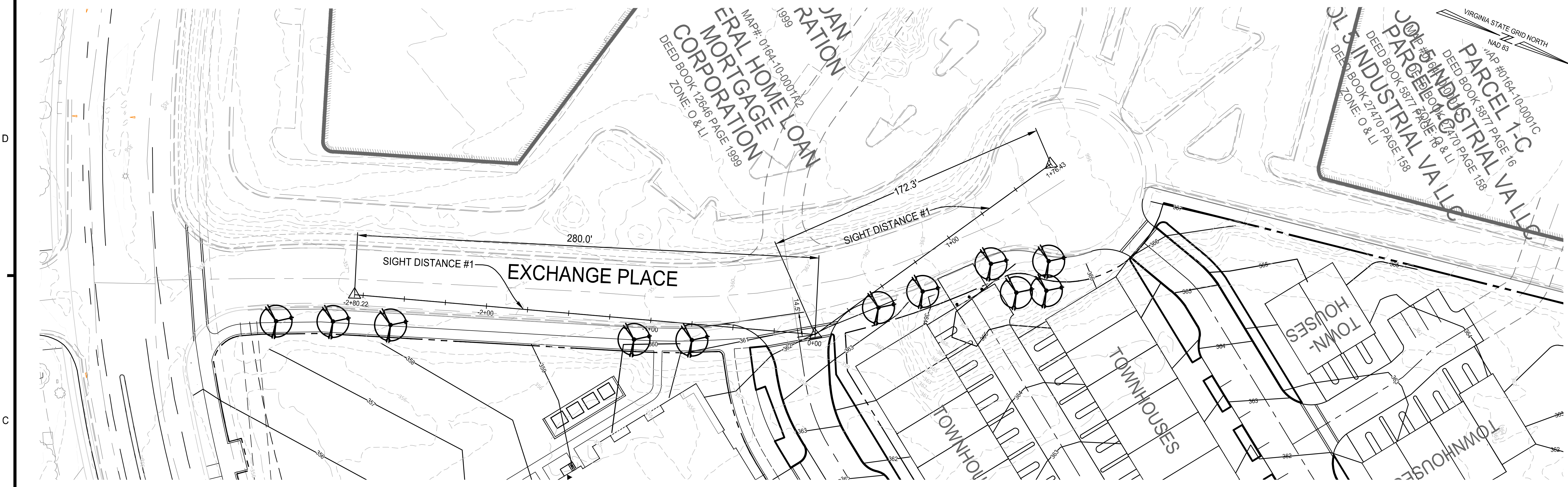
MARK	DATE	DESCRIPTION
1	12-20-2024	2ND PLAN SUBMISSION
2	06-27-2025	3RD PLAN SUBMISSION
3	12-29-2025	4TH PLAN SUBMISSION

PROJECT No.: 23008899.00  
 DRAWING No.: 113159  
 DATE: 12/17/2025  
 SCALE: N/A  
 DESIGN: ND  
 DRAWN: ND  
 CHECKED: JH

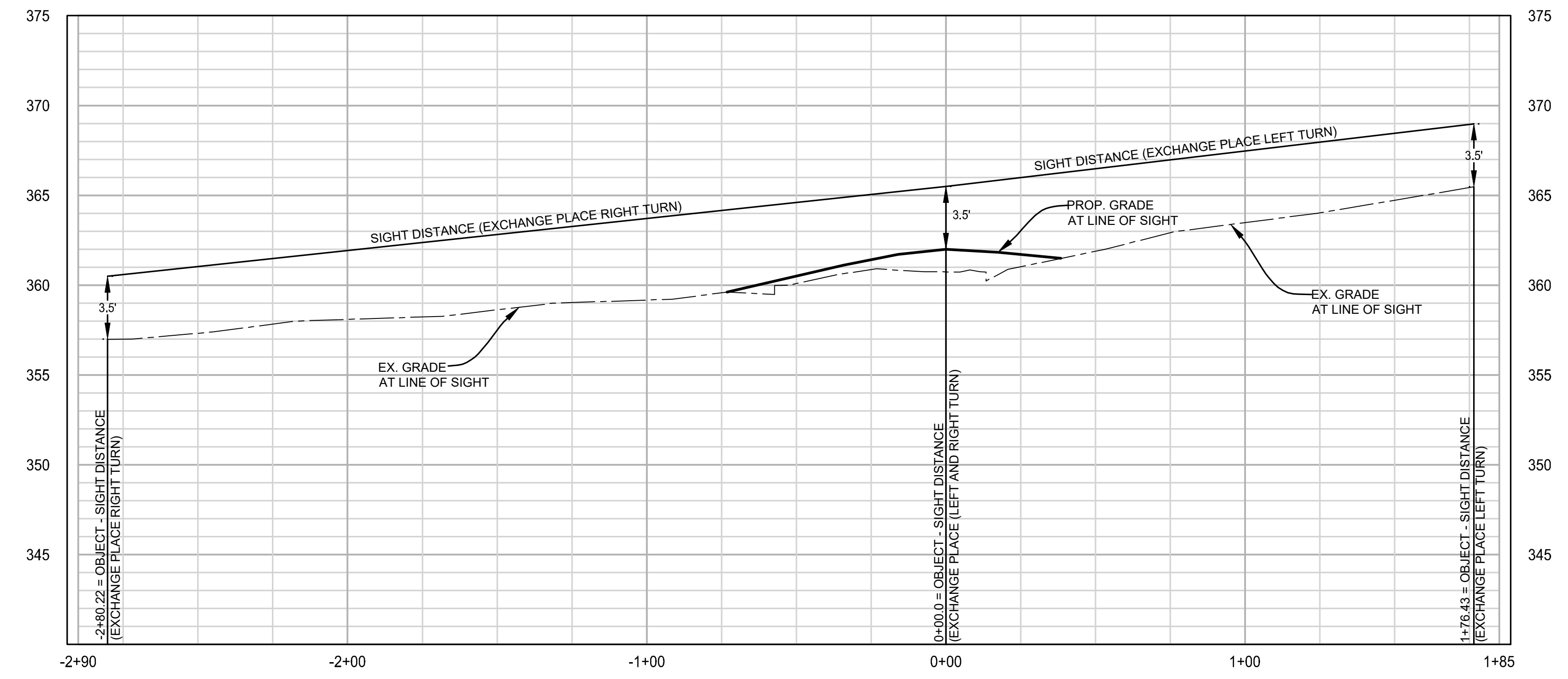
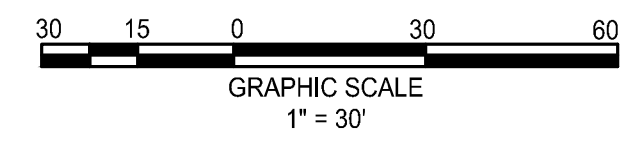
SHEET TITLE:  
 SWM CALCULATIONS - TOWNHOUSE PHASE

SHEET No.  
 11.4

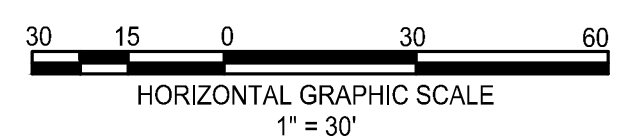
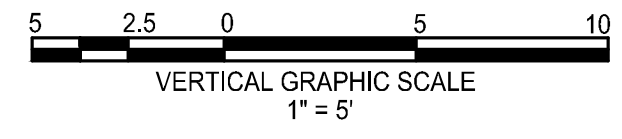
**IMPORTANT NOTE: "EXISTING CONDITIONS" FOR THE REDEVELOPMENT CALCULATIONS SHOWN ON THIS SHEET ARE BASED ON THE CURRENT (YEAR 2025) CONDITIONS OF THE SITE AS THIS DEVELOPMENT PLAN IS BEING PREPARED, INCLUDING ALL EXISTING BUILDINGS, PARKING LOTS, AND INFRASTRUCTURE.**



PLAN  
SCALE: 1" = 30'



SIGHT DISTANCE #1  
HORIZONTAL SCALE: 1" = 30'  
VERTICAL SCALE: 1" = 5'



NOTE: TO FACILITATE CLEAR LINES OF SIGHT AT INTERSECTIONS, TREES PROPOSED IN PROXIMITY TO THE LINE OF SIGHT DEPICTED ON THIS PLAN MAY BE SPACED APPROPRIATELY OR LIMBED UP IN COORDINATION WITH THE TOWN ARBORIST.

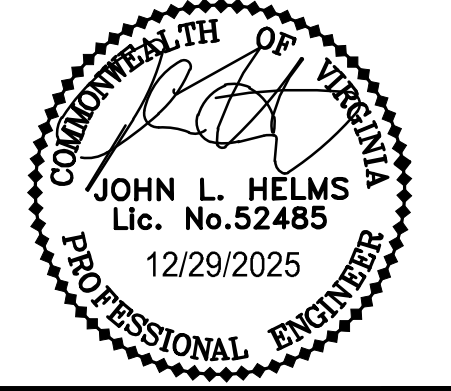
**ROONEY PROPERTIES**

**WIRE GILL**

**mv+a**

**GOROVE / SLADE**  
Transportation Planners and Engineers

**IMEG**



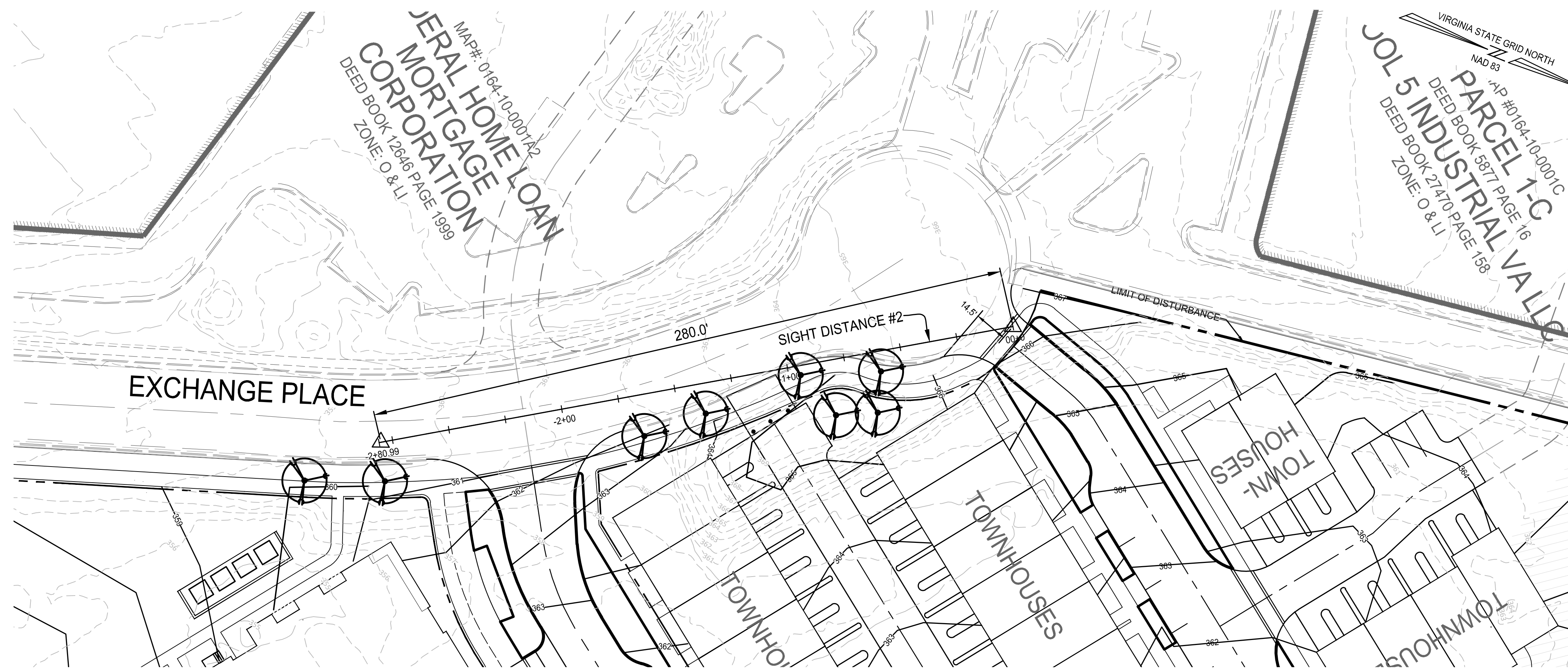
DEVELOPMENT PLAN  
**EXCHANGE PLACE**  
TOWN OF HERNDON, VIRGINIA

MARK	DATE	DESCRIPTION
1	12-20-2024	2ND PLAN SUBMISSION
2	06-27-2025	3RD PLAN SUBMISSION
3	12-29-2025	4TH PLAN SUBMISSION

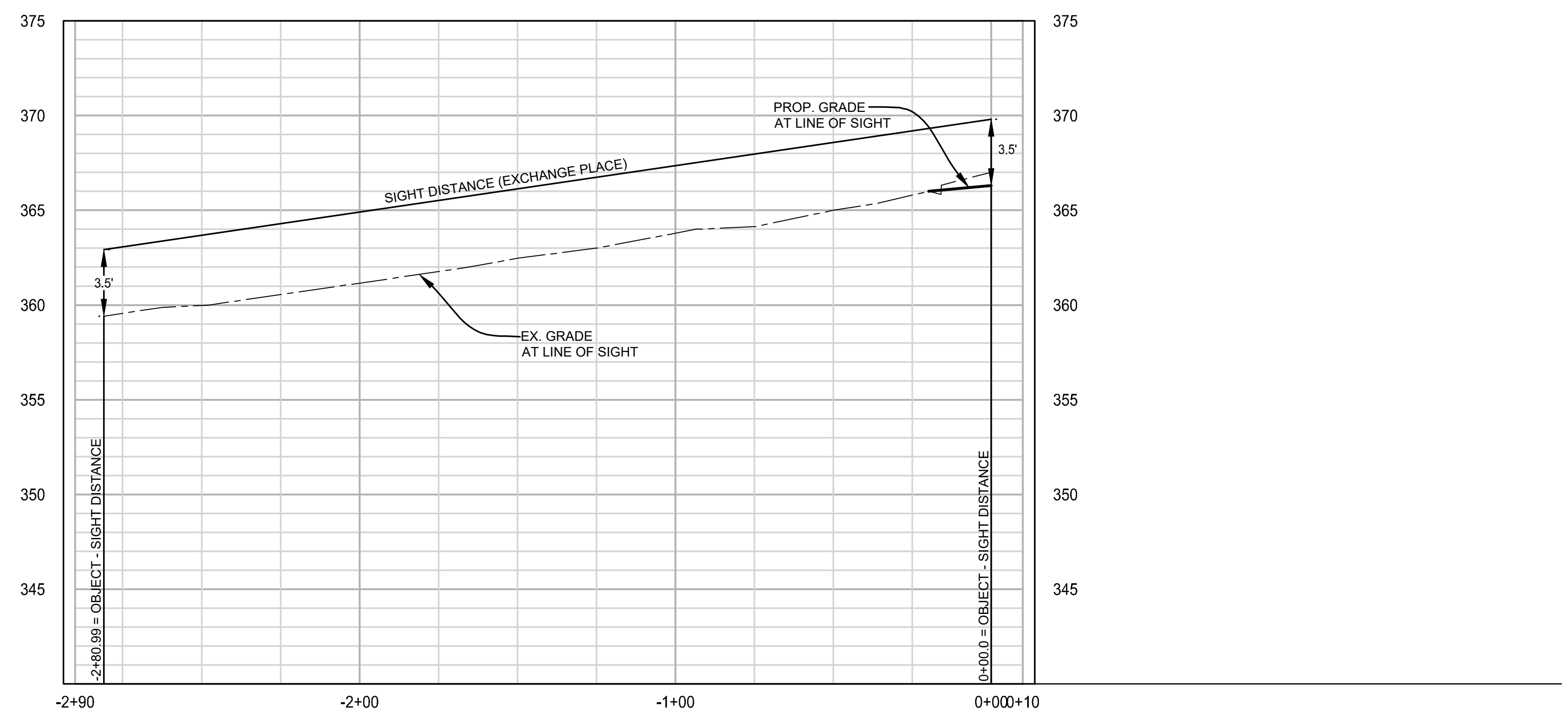
PROJECT No.: 23008899.00  
DRAWING No.: 113159  
DATE: 12/15/2025  
SCALE: AS SHOWN  
DESIGN: MG  
DRAWN: MG  
CHECKED: JH

SHEET TITLE:  
**SIGHT DISTANCE**

SHEET No.  
**11.5**



PLAN  
SCALE: 1" = 30'



SIGHT DISTANCE #2  
HORIZONTAL SCALE: 1" = 30'  
VERTICAL SCALE: 1" = 5'

NOTE: TO FACILITATE CLEAR LINES OF SIGHT AT INTERSECTIONS, TREES PROPOSED IN PROXIMITY TO THE LINE OF SIGHT DEPICTED ON THIS PLAN MAY BE SPACED APPROPRIATELY OR LIMBED UP IN COORDINATION WITH THE TOWN ARBORIST.

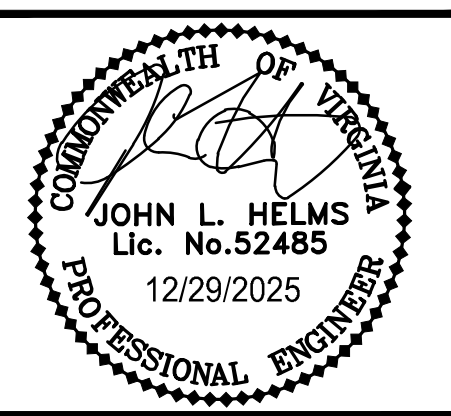
**ROONEY PROPERTIES**

**WIRE GILL**

**mv+a**

**GOROVE / SLADE**  
Transportation Planners and Engineers

**IMEG**



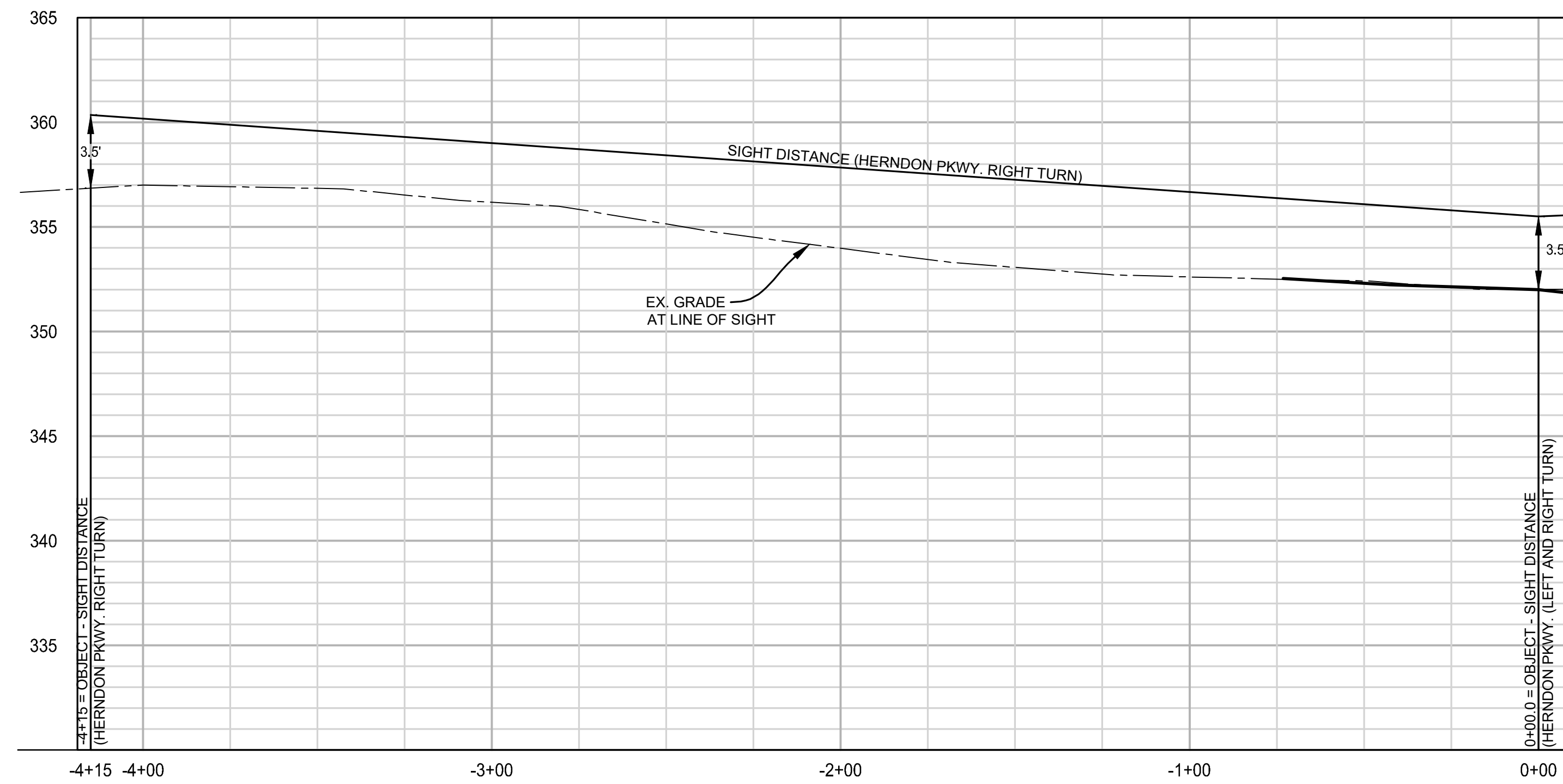
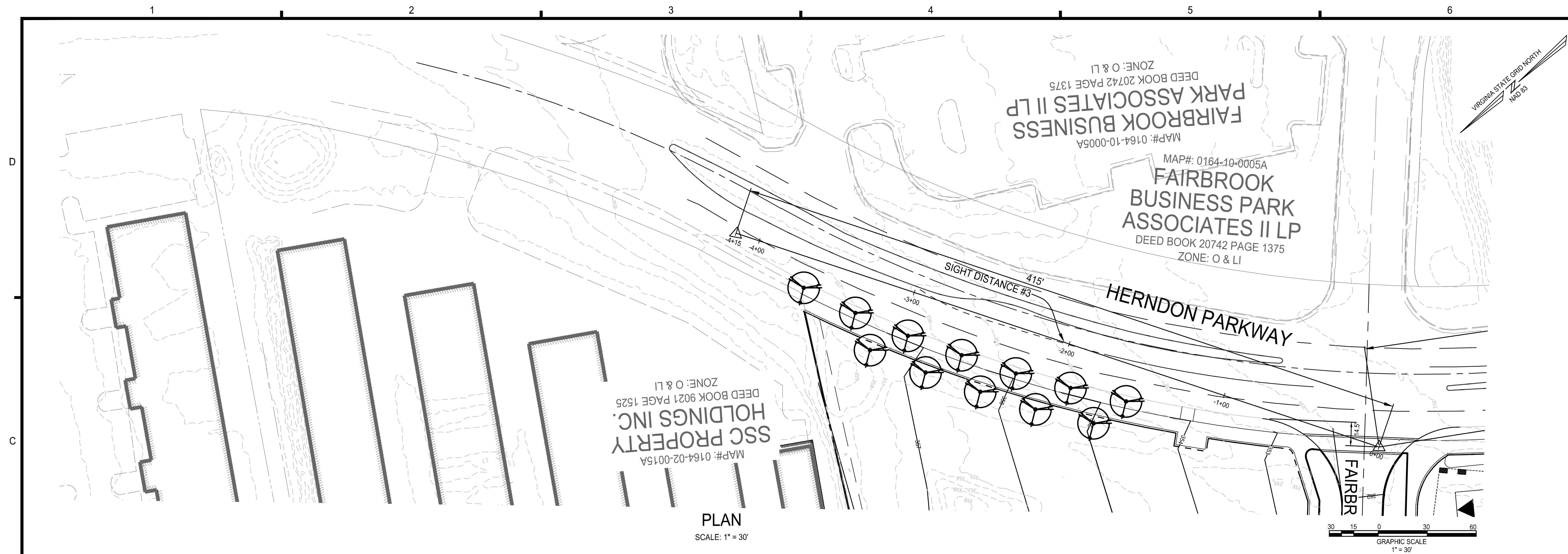
DEVELOPMENT PLAN  
EXCHANGE PLACE  
TOWN OF HERRIDON, VIRGINIA

MARK	DATE	DESCRIPTION
1	12-20-2024	2ND PLAN SUBMISSION
2	06-27-2025	3RD PLAN SUBMISSION
3	12-29-2025	4TH PLAN SUBMISSION

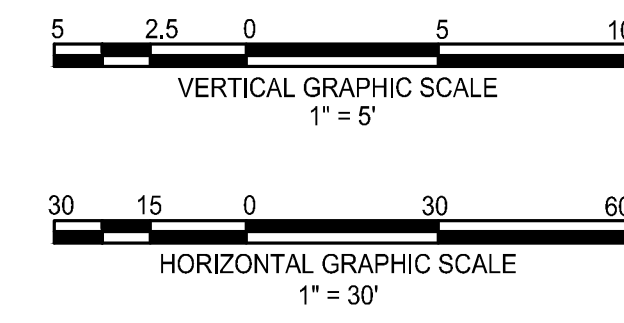
PROJECT No.: 23008899.00  
DRAWING No.: 113159  
DATE: 12/15/2025  
SCALE: AS SHOWN  
DESIGN: MG  
DRAWN: MG  
CHECKED: JH

SHEET TITLE:  
**SIGHT DISTANCE**

SHEET No.  
**11.6**



**SIGHT DISTANCE #3**  
HORIZONTAL SCALE: 1" = 30'  
VERTICAL SCALE: 1" = 5'



NOTE: TO FACILITATE CLEAR LINES OF SIGHT AT INTERSECTIONS, TREES PROPOSED IN PROXIMITY TO THE LINE OF SIGHT DEPICTED ON THIS PLAN MAY BE SPACED APPROPRIATELY OR LIMBED UP IN COORDINATION WITH THE TOWN ARBORIST.

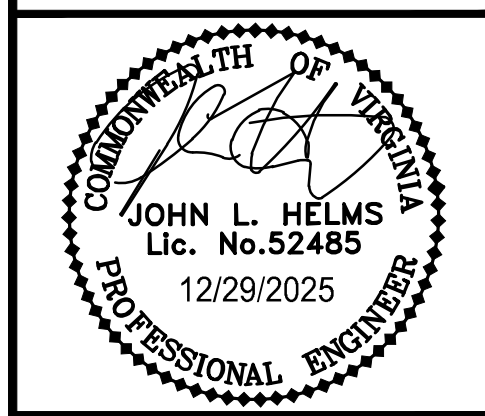
**ROONEY PROPERTIES**

**WIRE GILL**

**mv+a**

**GOROVE / SLADE**  
Transportation Planners and Engineers

**IMEG**



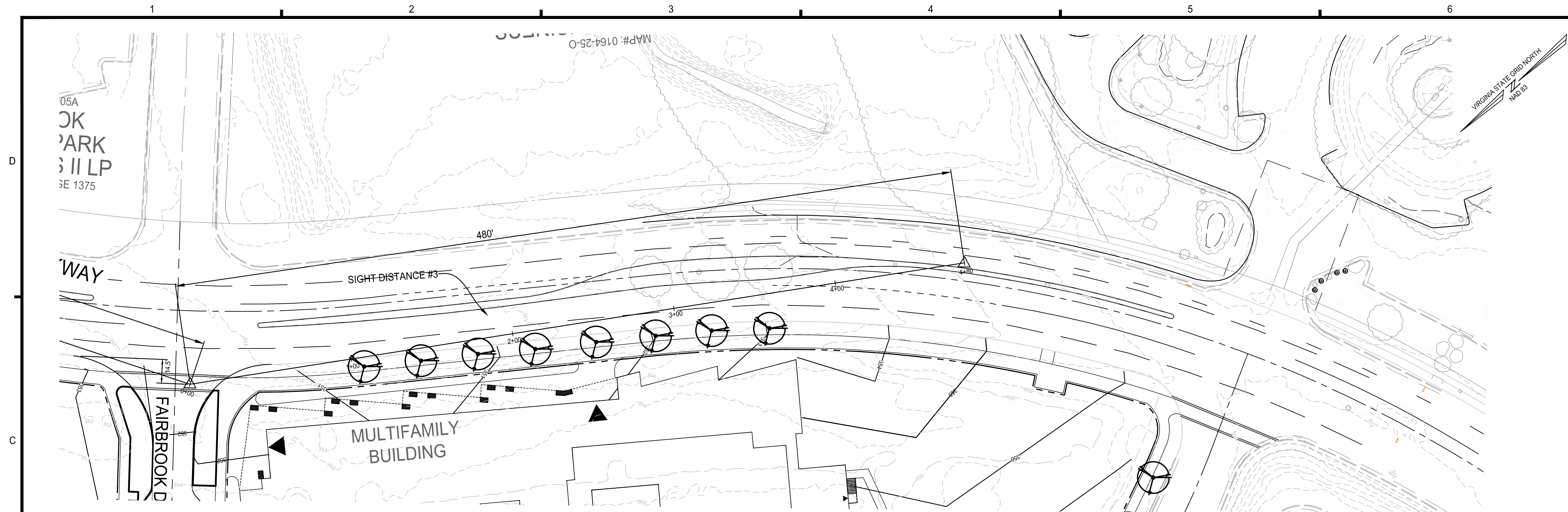
DEVELOPMENT PLAN  
EXCHANGE PLACE  
TOWN OF HERNDON, VIRGINIA

MARK	DATE	DESCRIPTION
1	12-20-2024	2ND PLAN SUBMISSION
2	06-27-2025	3RD PLAN SUBMISSION
3	12-29-2025	4TH PLAN SUBMISSION

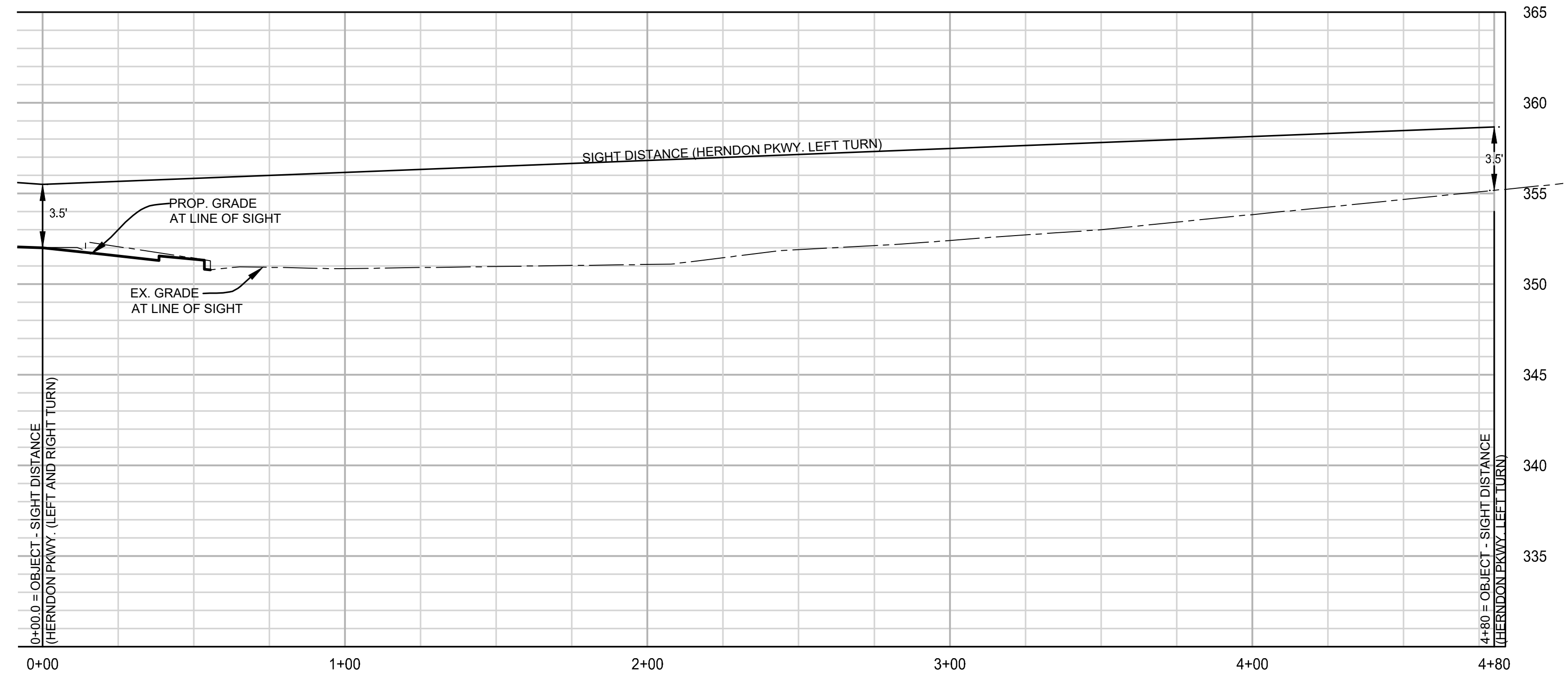
PROJECT No.: 23008899.00  
DRAWING No.: 113159  
DATE: 12/15/2025  
SCALE: AS SHOWN  
DESIGN: MG  
DRAWN: MG  
CHECKED: JH

SHEET TITLE:  
**SIGHT DISTANCE**

SHEET No.  
**11.7**

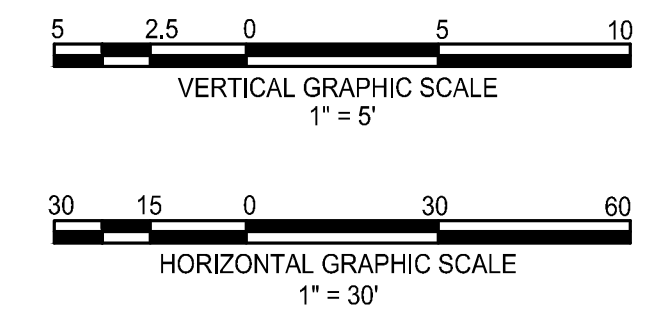


PLAN  
SCALE: 1" = 30'



SIGHT DISTANCE #3  
HORIZONTAL SCALE: 1" = 30'  
VERTICAL SCALE: 1" = 5'

NOTE: TO FACILITATE CLEAR LINES OF SIGHT AT INTERSECTIONS, TREES PROPOSED IN PROXIMITY TO THE LINE OF SIGHT DEPICTED ON THIS PLAN MAY BE SPACED APPROPRIATELY OR LIMBED UP IN COORDINATION WITH THE TOWN ARBORIST.



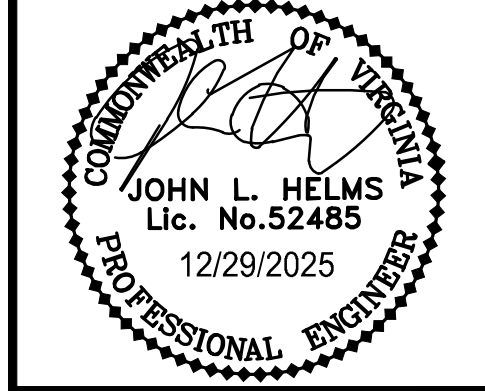
**ROONEY PROPERTIES**

**WIRE GILL**

**mv+a**

**GOROVE / SLADE**  
Transportation Planners and Engineers

**IMEG**



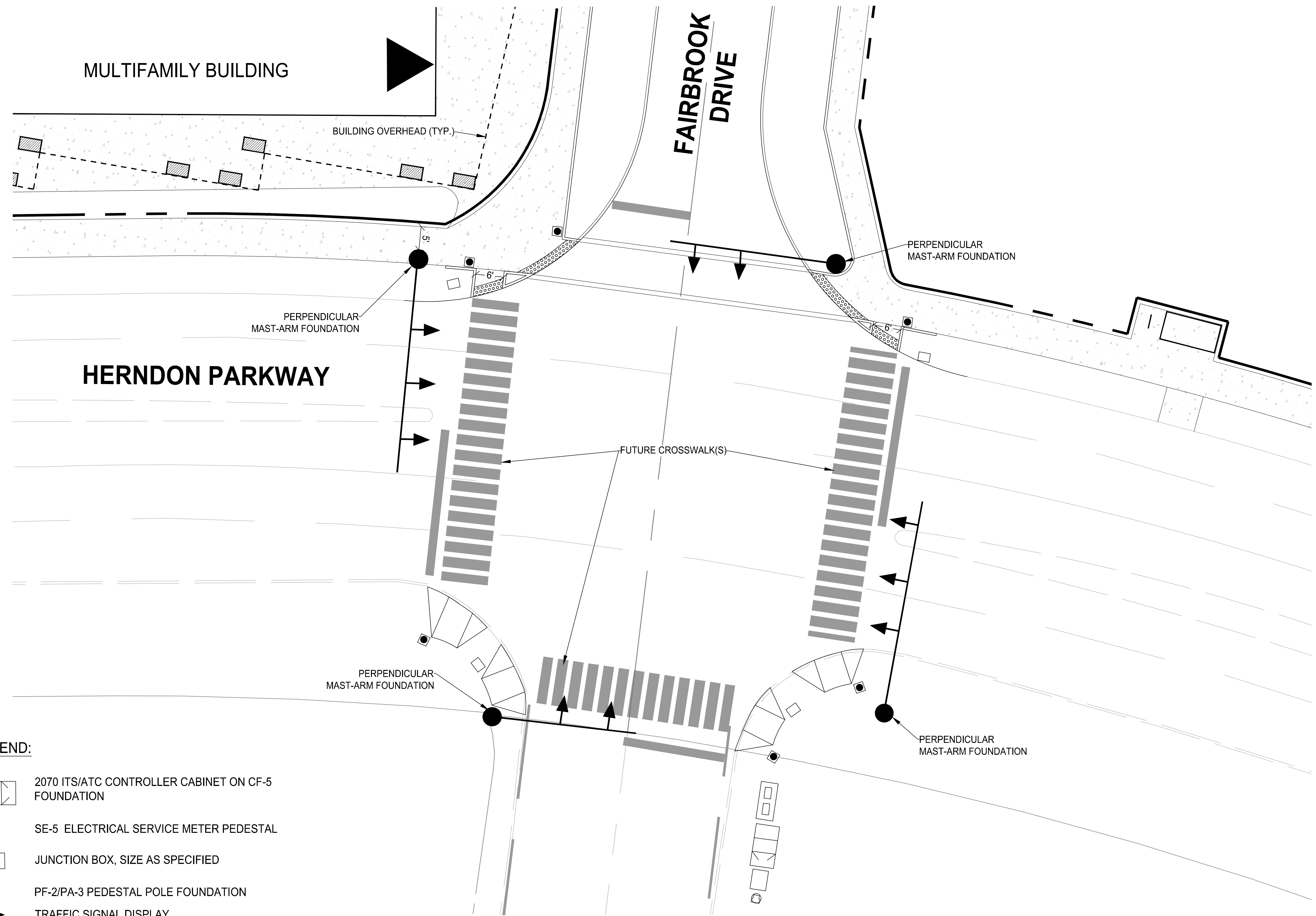
DEVELOPMENT PLAN  
EXCHANGE PLACE  
TOWN OF HERNDON, VIRGINIA

MARK	DATE	DESCRIPTION
1	12-20-2024	2ND PLAN SUBMISSION
2	06-27-2025	3RD PLAN SUBMISSION
3	12-29-2025	4TH PLAN SUBMISSION

PROJECT No.: 23008899.00  
DRAWING No.: 113159  
DATE: 12/15/2025  
SCALE: AS SHOWN  
DESIGN: MG  
DRAWN: MG  
CHECKED: JH

SHEET TITLE:  
**SIGHT DISTANCE**

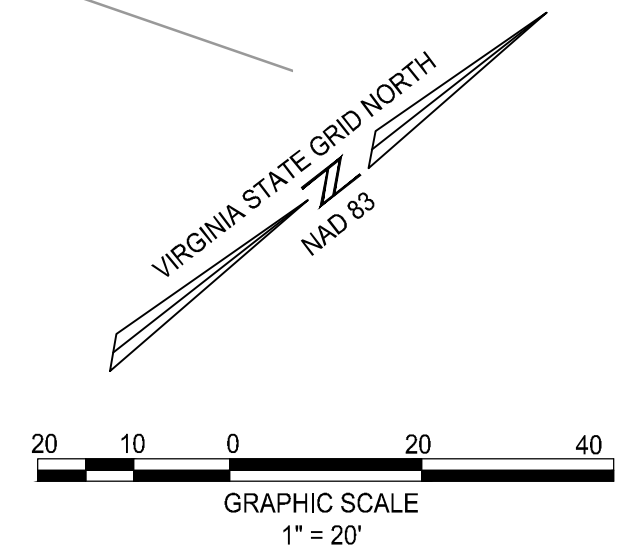
SHEET No.  
**11.8**



**LEGEND:**

- 2070 ITS/ATC CONTROLLER CABINET ON CF-5 FOUNDATION
- SE-5 ELECTRICAL SERVICE METER PEDESTAL
- JUNCTION BOX, SIZE AS SPECIFIED
- PF-2/PA-3 PEDESTAL POLE FOUNDATION
- TRAFFIC SIGNAL DISPLAY
- MAST ARM POLE & FOUNDATION

**NOTE:** THIS SHEET FOR ILLUSTRATIVE PURPOSES ONLY. A SIGNAL AT THIS LOCATION IS NOT WARRANTED WITH THIS DEVELOPMENT PLAN AND IS NOT PROPOSED. THE ARRANGEMENT OF THE SIGNAL POLES, ASSOCIATED CROSSING EQUIPMENT, AND PEDESTRIAN RAMPS SHOWN HERE ARE IN THEIR ULTIMATE CONDITION WITH A SIGNAL INSTALLED IN ORDER TO DEMONSTRATE THAT THE PROPOSED DEVELOPMENT PLAN SCHEME DOES NOT PRECLUDE THE DESIGN AND INSTALL OF A SIGNAL AT A LATER TIME.



**ROONEY PROPERTIES**

**WIRE GILL**

**mv+a**

**GOROVE / SLADE**  
Transportation Planners and Engineers

**IMEG**

DEVELOPMENT PLAN  
**EXCHANGE PLACE**  
TOWN OF HERNDON, VIRGINIA

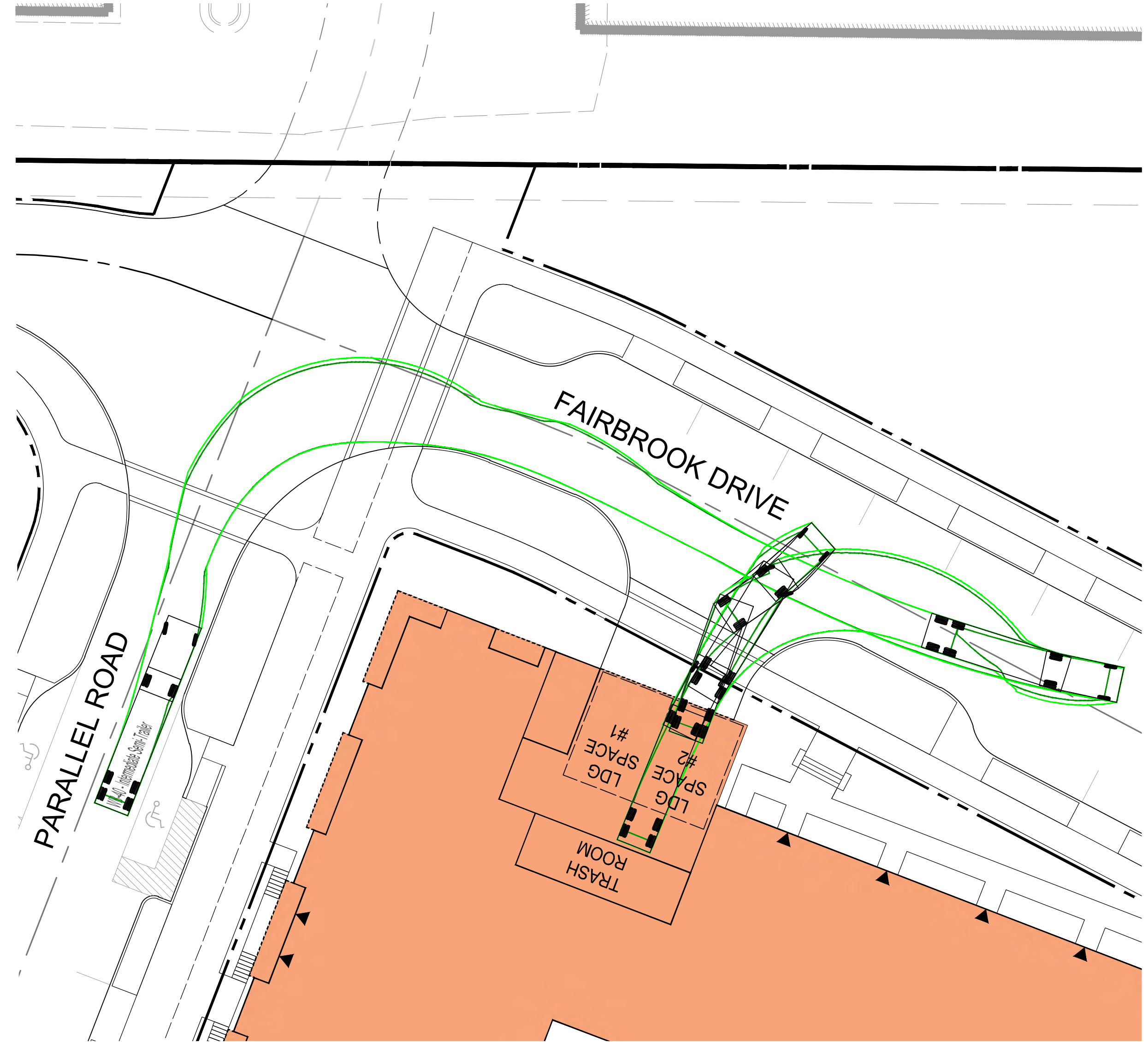
MARK	DATE	DESCRIPTION
1	12-20-2024	2ND PLAN SUBMISSION
2	06-27-2025	3RD PLAN SUBMISSION
3	12-29-2025	4TH PLAN SUBMISSION

PROJECT No.: 23008899.00  
DRAWING No.: 113159  
DATE: 06/03/2024  
SCALE: AS SHOWN  
DESIGN: CL  
DRAWN: CL  
CHECKED: JA

SHEET TITLE:  
**SIGNAL EQUIPMENT EXHIBIT**

SHEET No.  
**11.9**

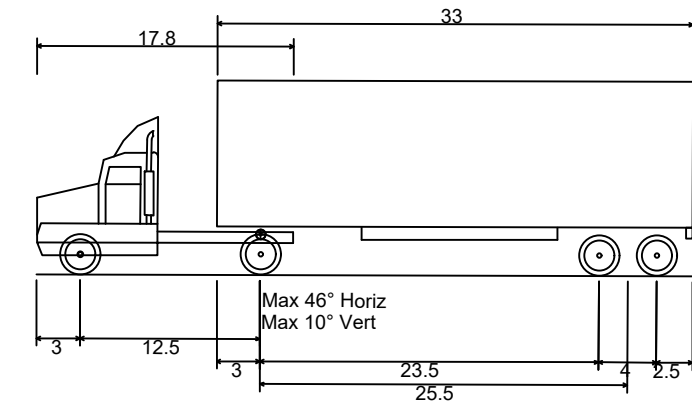
**WB-40 TRAILER BACKING INTO LOADING AREA**



**WB-40 TRAILER EXITING LOADING AREA**



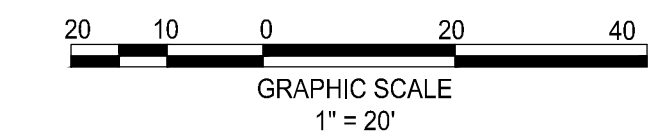
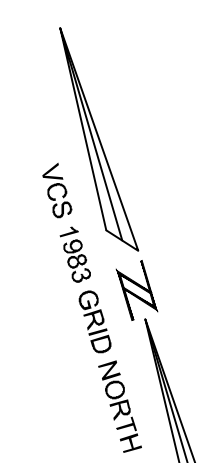
**WB-40 TRUCK DETAIL**



WB-40 - Intermediate Semi-Trailer  
 Overall Length 45.499ft  
 Overall Width 8.000ft  
 Overall Body Height 13.500ft  
 Min Body Ground Clearance 1.334ft  
 Track Width 8.000ft  
 Lock-to-lock time 4.00s  
 Max Steering Angle (Virtual) 20.30°

**LEGEND**

- PATH OF VEHICLE WHEELS
- VEHICLE BODY SWEEP PATH



**ROONEY PROPERTIES**

**WIRE GILL**

**mv+a**

**GOROVE / SLADE**  
 Transportation Planners and Engineers

**IMEG**



DEVELOPMENT PLAN  
**EXCHANGE PLACE**  
 TOWN OF HERRIDON, VIRGINIA

MARK	DATE	DESCRIPTION
1	12-20-2024	2ND PLAN SUBMISSION
2	06-27-2025	3RD PLAN SUBMISSION
3	12-29-2025	4TH PLAN SUBMISSION

PROJECT No.: 23008899.00  
 DRAWING No.: 113159  
 DATE: 06/03/2024  
 SCALE: AS SHOWN  
 DESIGN: CL  
 DRAWN: JA  
 CHECKED: JA

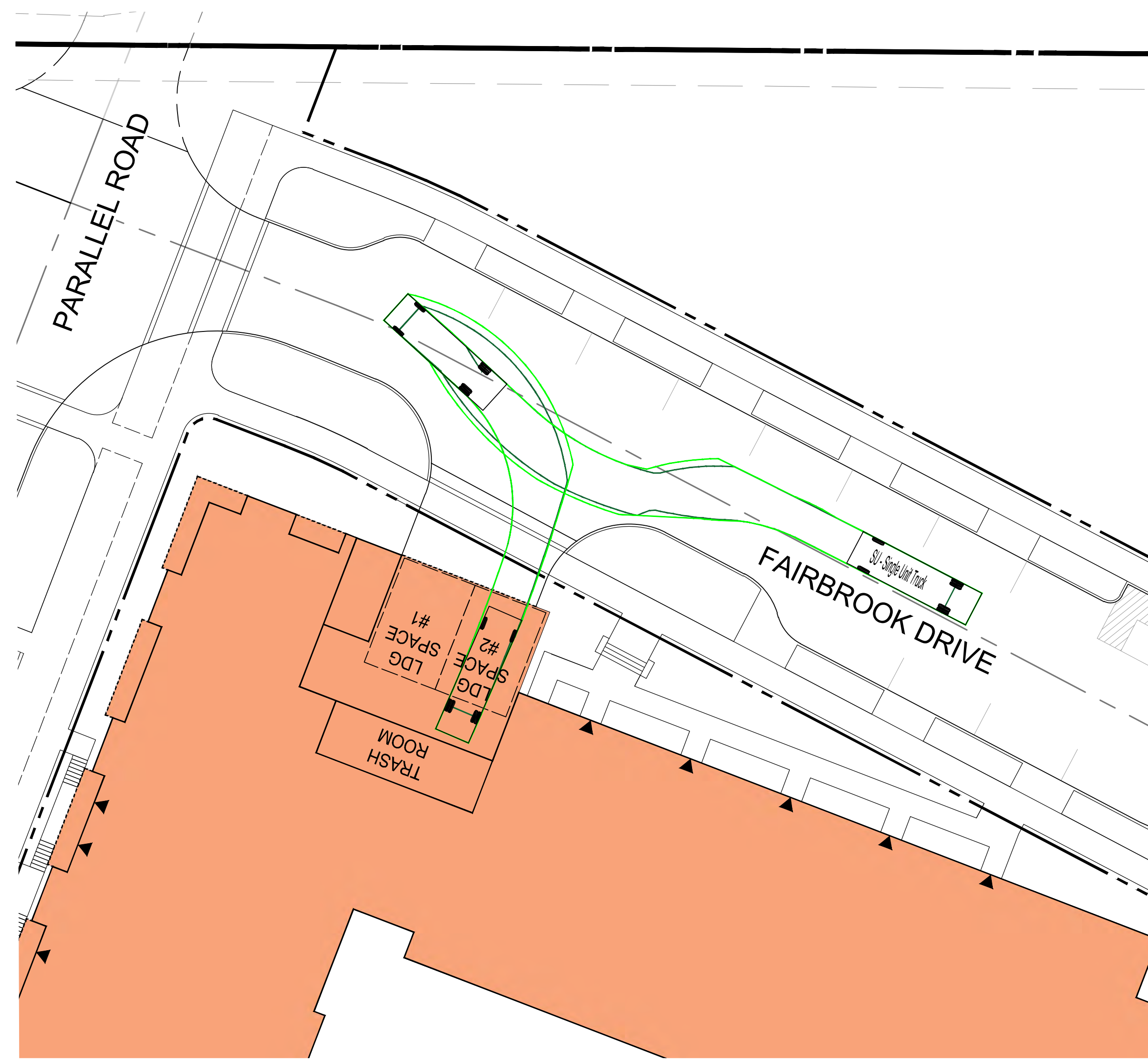
SHEET TITLE:

**AUTOTURN EXHIBIT 1**

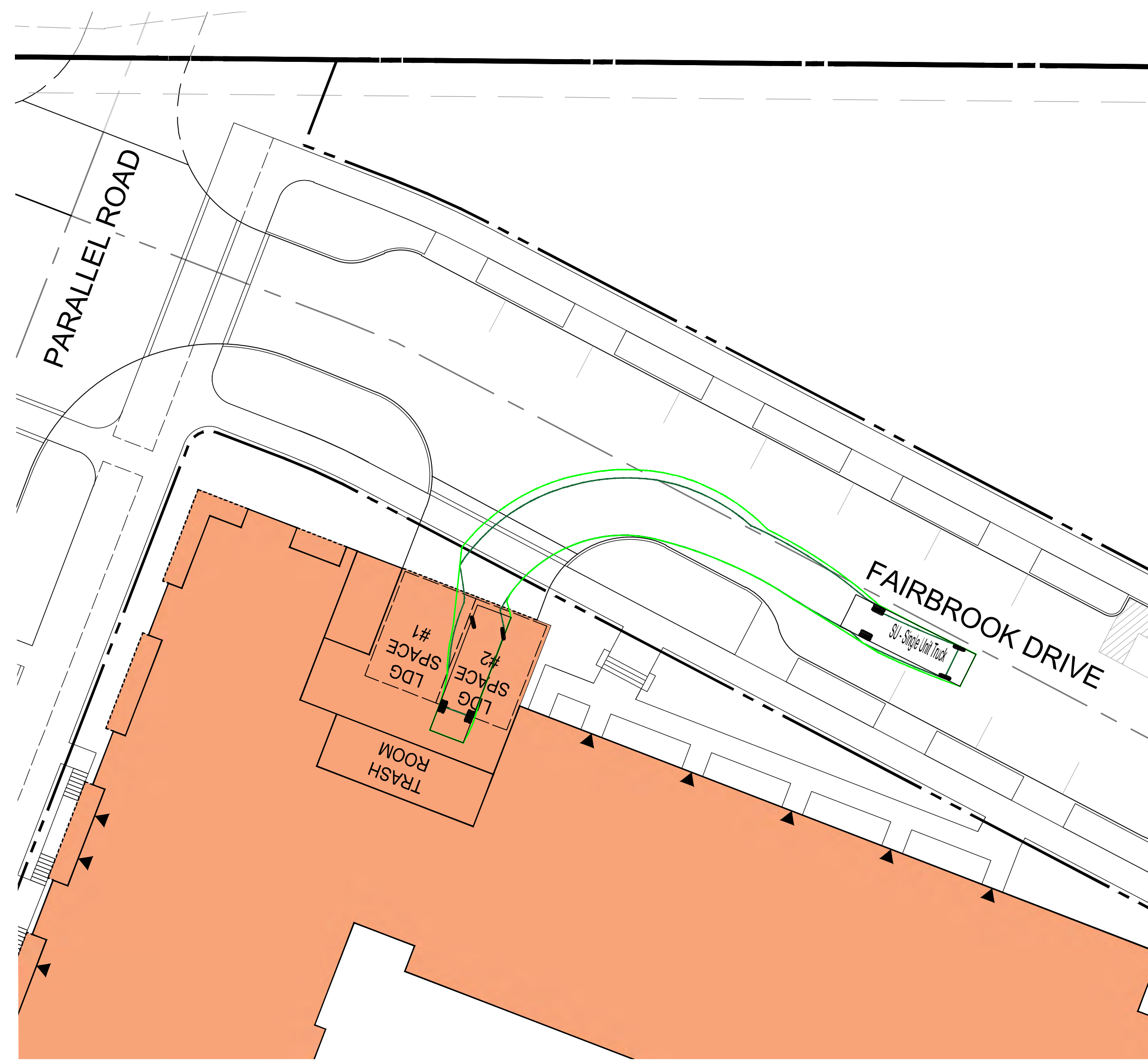
SHEET No.

**12**

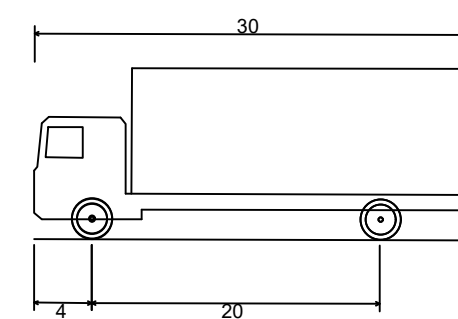
TRASH TRUCK BACKING INTO LOADING AREA



TRASH TRUCK EXITING LOADING AREA



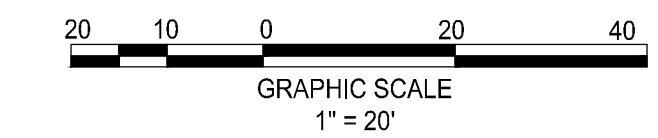
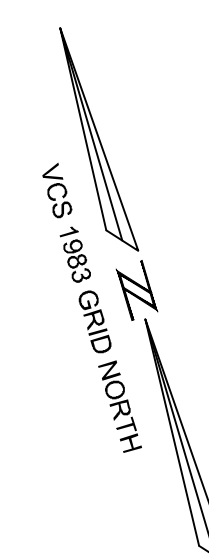
TRASH TRUCK (SU-30) DETAIL



SU - Single Unit Truck	
Overall Length	30.000ft
Overall Width	8.000ft
Overall Body Height	11.881ft
Min Body Ground Clearance	1.367ft
Track Width	8.000ft
Lock-to-lock time	5.00s
Curb to Curb Turning Radius	42.000ft

LEGEND

- PATH OF VEHICLE WHEELS
- VEHICLE BODY SWEEP PATH



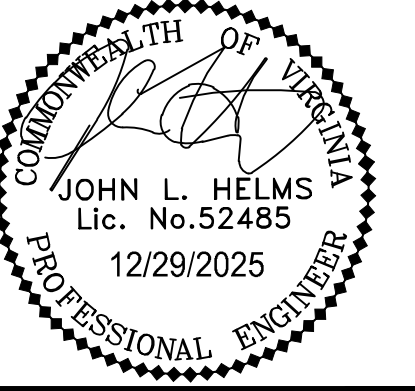
**ROONEY PROPERTIES**

**WIRE GILL**

**mv+a**

**GOROVE / SLADE**  
Transportation Planners and Engineers

**IMEG**



DEVELOPMENT PLAN  
EXCHANGE PLACE  
TOWN OF HERRIDON, VIRGINIA

MARK	DATE	DESCRIPTION
1	12-20-2024	2ND PLAN SUBMISSION
2	06-27-2025	3RD PLAN SUBMISSION
3	12-29-2025	4TH PLAN SUBMISSION

PROJECT No.: 23008899.00  
DRAWING No.: 113159  
DATE: 06/03/2024  
SCALE: AS SHOWN  
DESIGN: CL  
DRAWN: CL  
CHECKED: JA

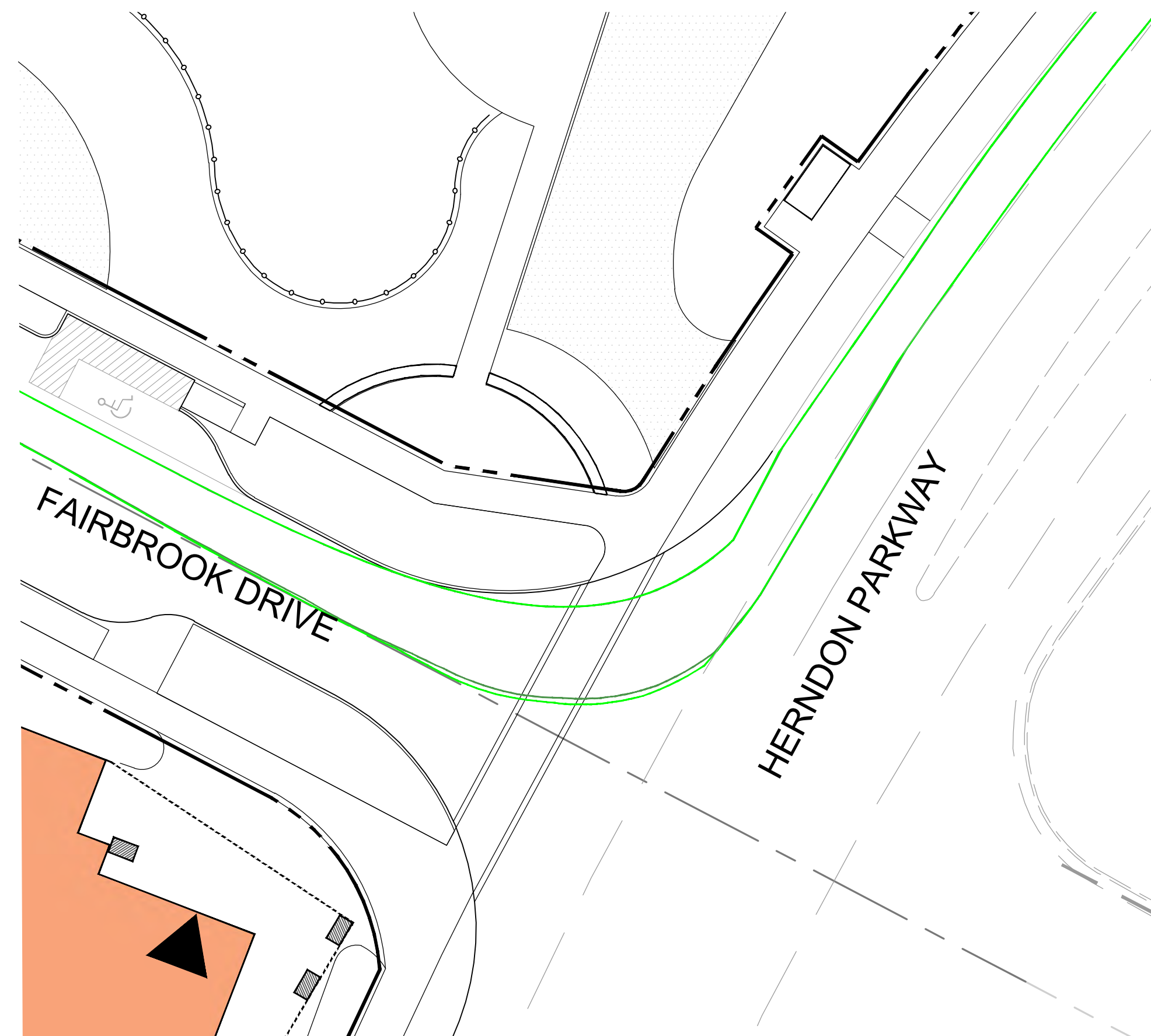
SHEET TITLE:

**AUTOTURN EXHIBIT 2**

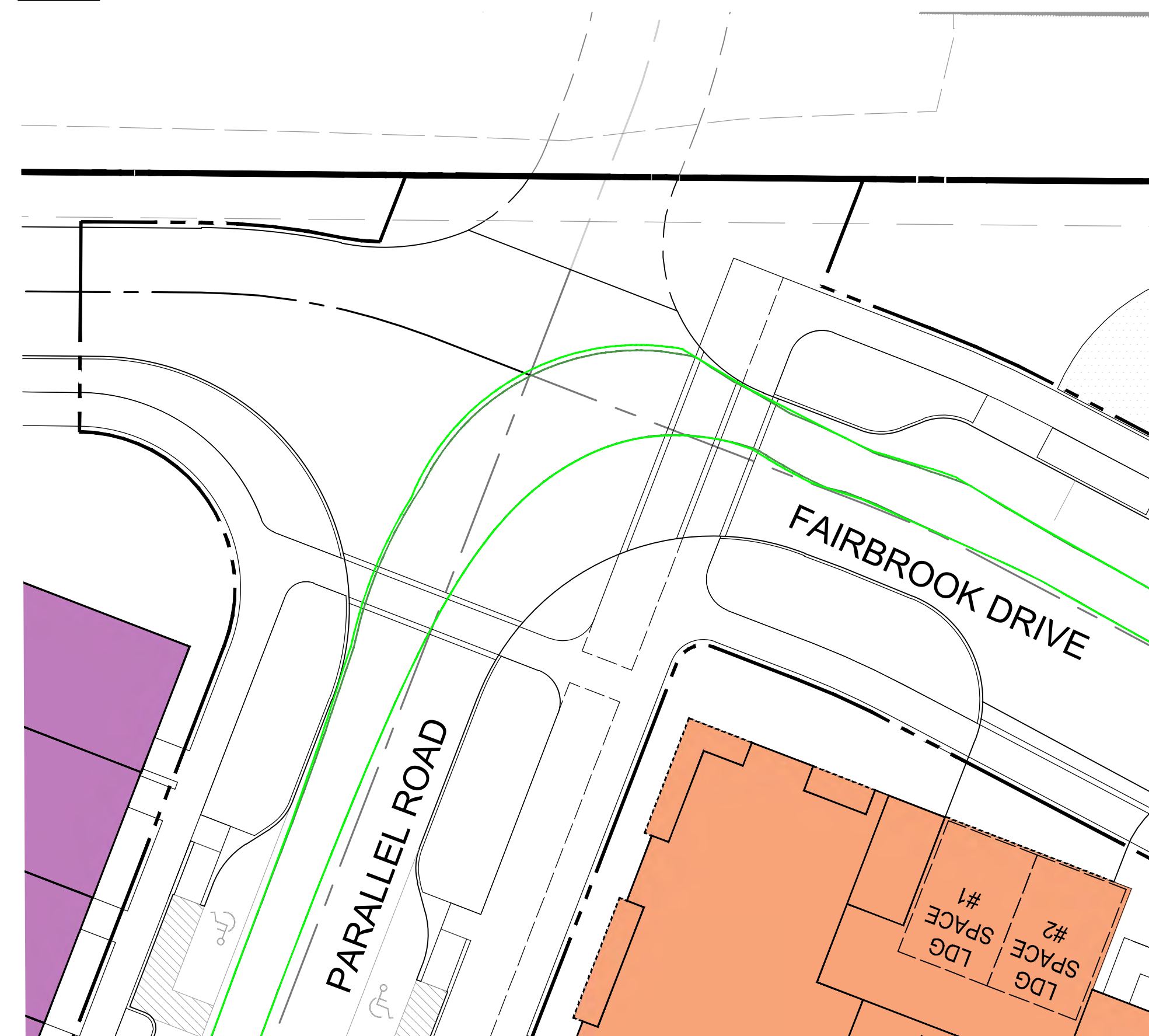
SHEET No.

**12.1**

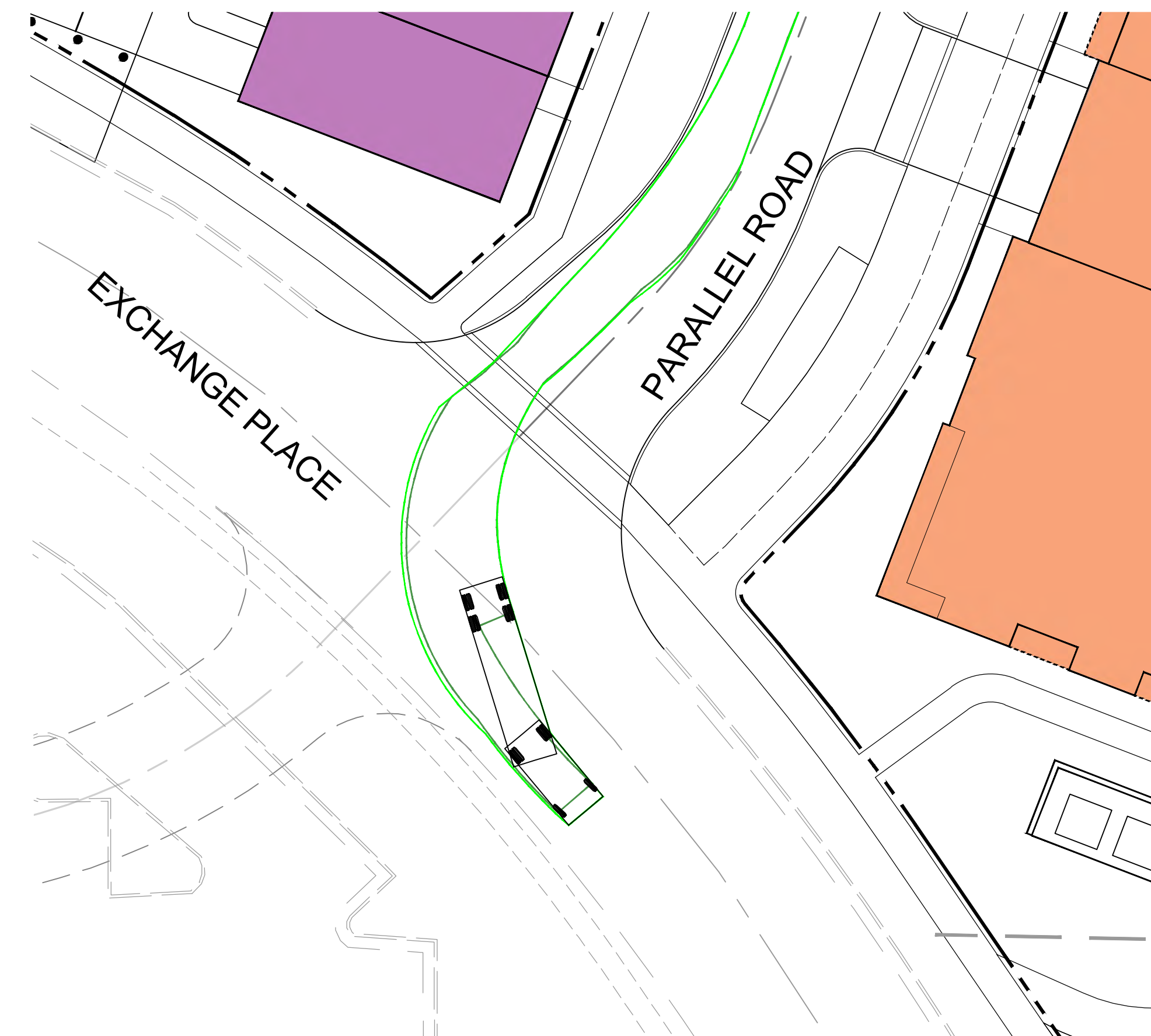
WB-40 TRAILER ENTERING RIGHT TURN FROM HERNDON PARKWAY INTO SITE



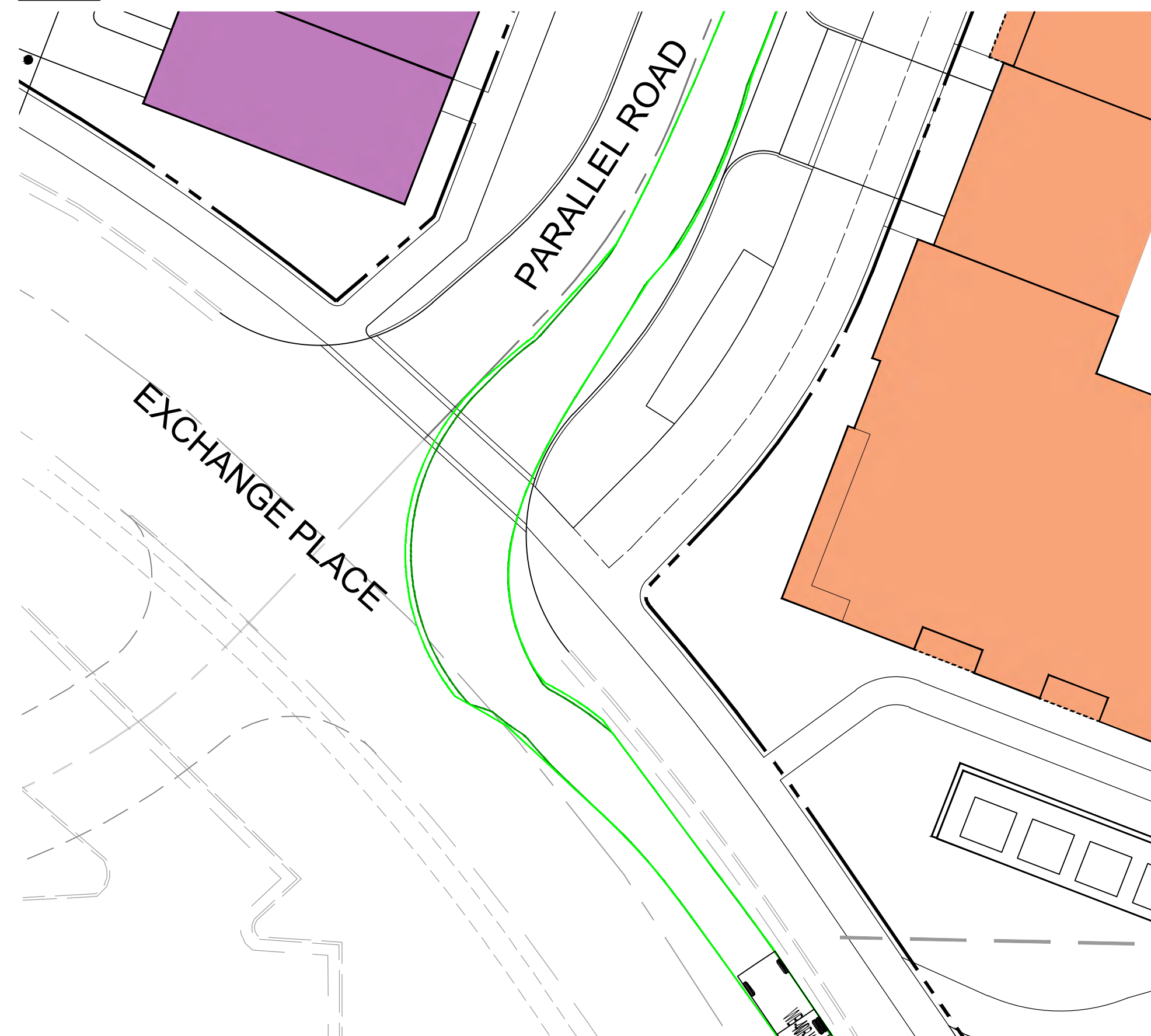
WB-40 TRAILER INTERNAL LEFT TURN FROM FAIRBROOK DRIVE TO PARALLEL ROAD



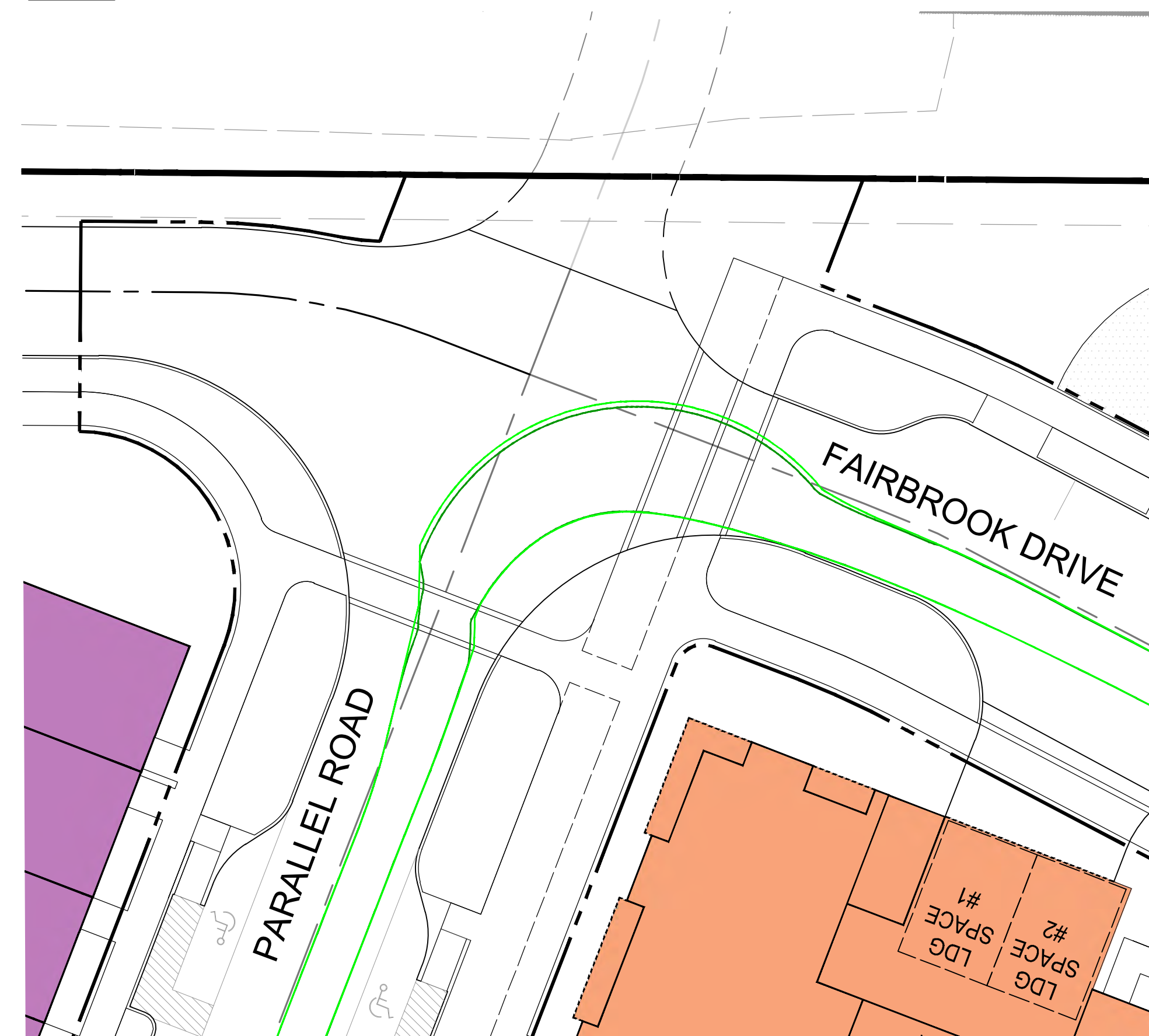
WB-40 TRAILER EXITING LEFT TURN FROM PARALLEL ROAD TO EXCHANGE PLACE



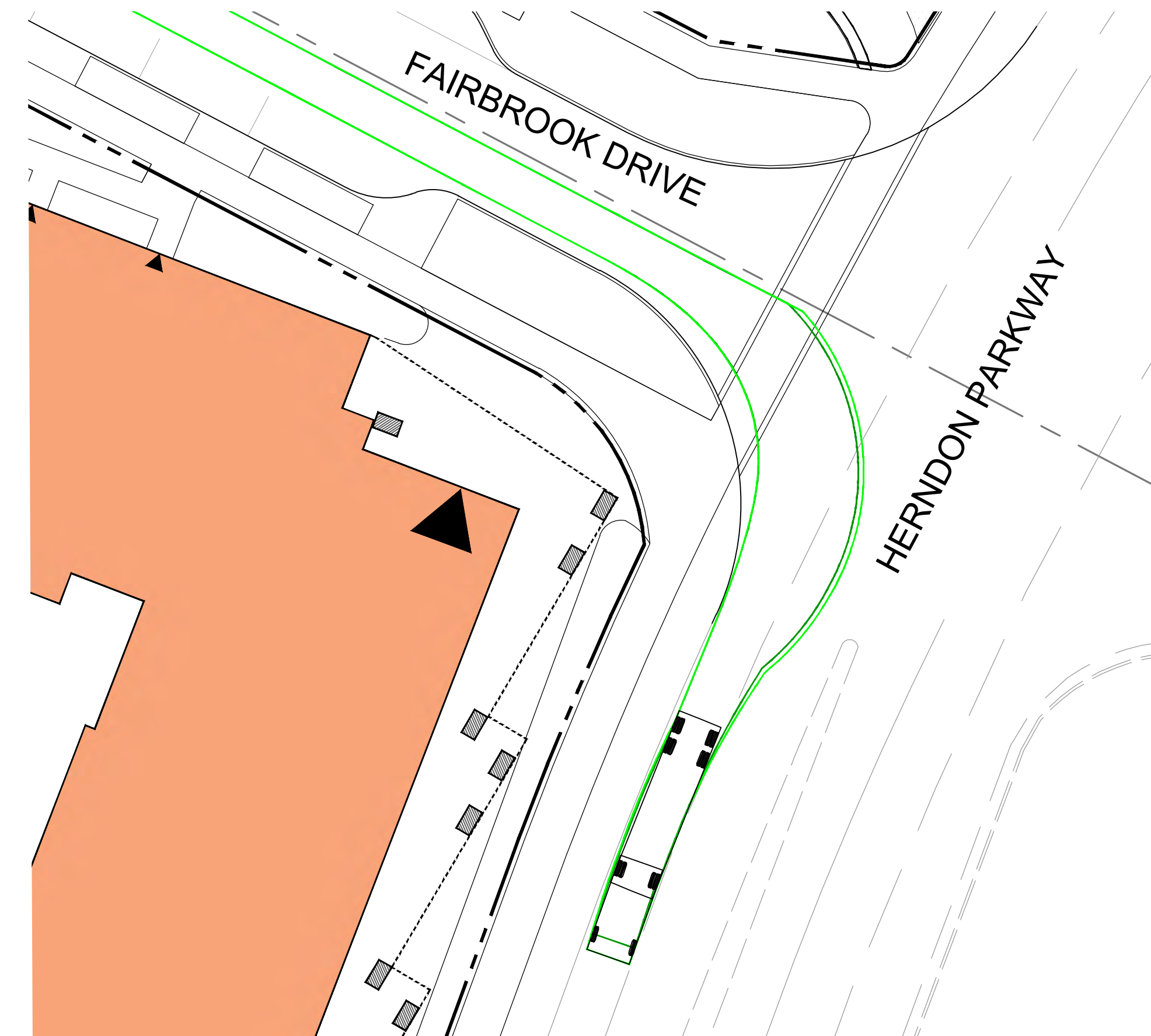
WB-40 TRAILER ENTERING RIGHT TURN FROM EXCHANGE PLACE TO PARALLEL ROAD



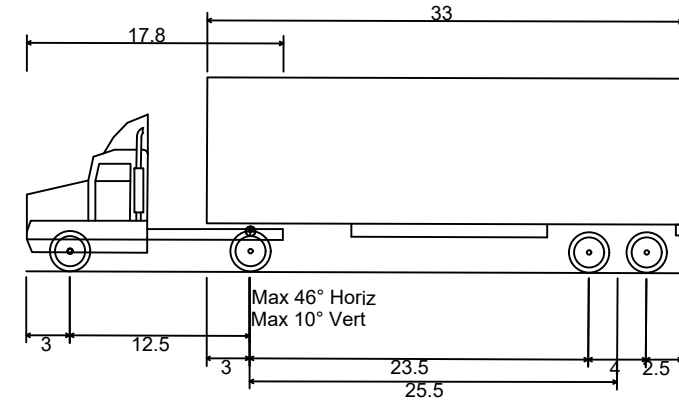
WB-40 TRAILER INTERNAL RIGHT TURN FROM PARALLEL ROAD TO FAIRBROOK DRIVE



WB-40 TRAILER EXITING RIGHT TURN FROM HERNDON PARKWAY INTO SITE



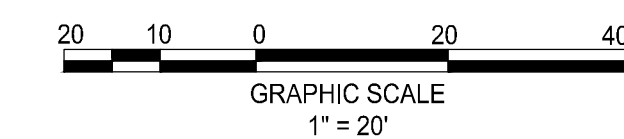
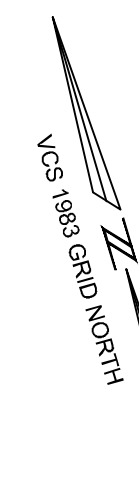
WB-40 TRUCK DETAIL



WB-40 - Intermediate Semi-Trailer  
 Overall Length 45.499ft  
 Overall Width 8.000ft  
 Overall Body Height 13.500ft  
 Min Body Ground Clearance 1.334ft  
 Track Width 8.000ft  
 Lock-to-lock time 4.00s  
 Max Steering Angle (Virtual) 20.30°

LEGEND

- PATH OF VEHICLE WHEELS
- VEHICLE BODY SWEEP PATH



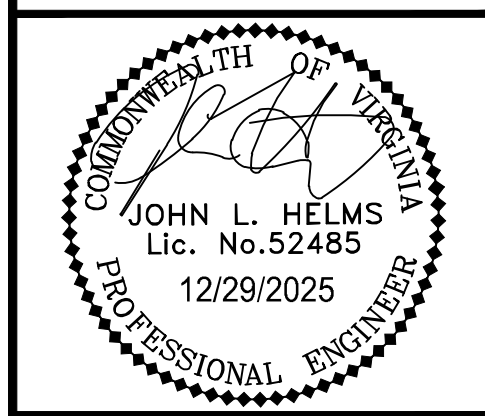
**ROONEY PROPERTIES**

**WIRE GILL**

**mv+a**

**GOROVE / SLADE**  
Transportation Planners and Engineers

**IMEG**

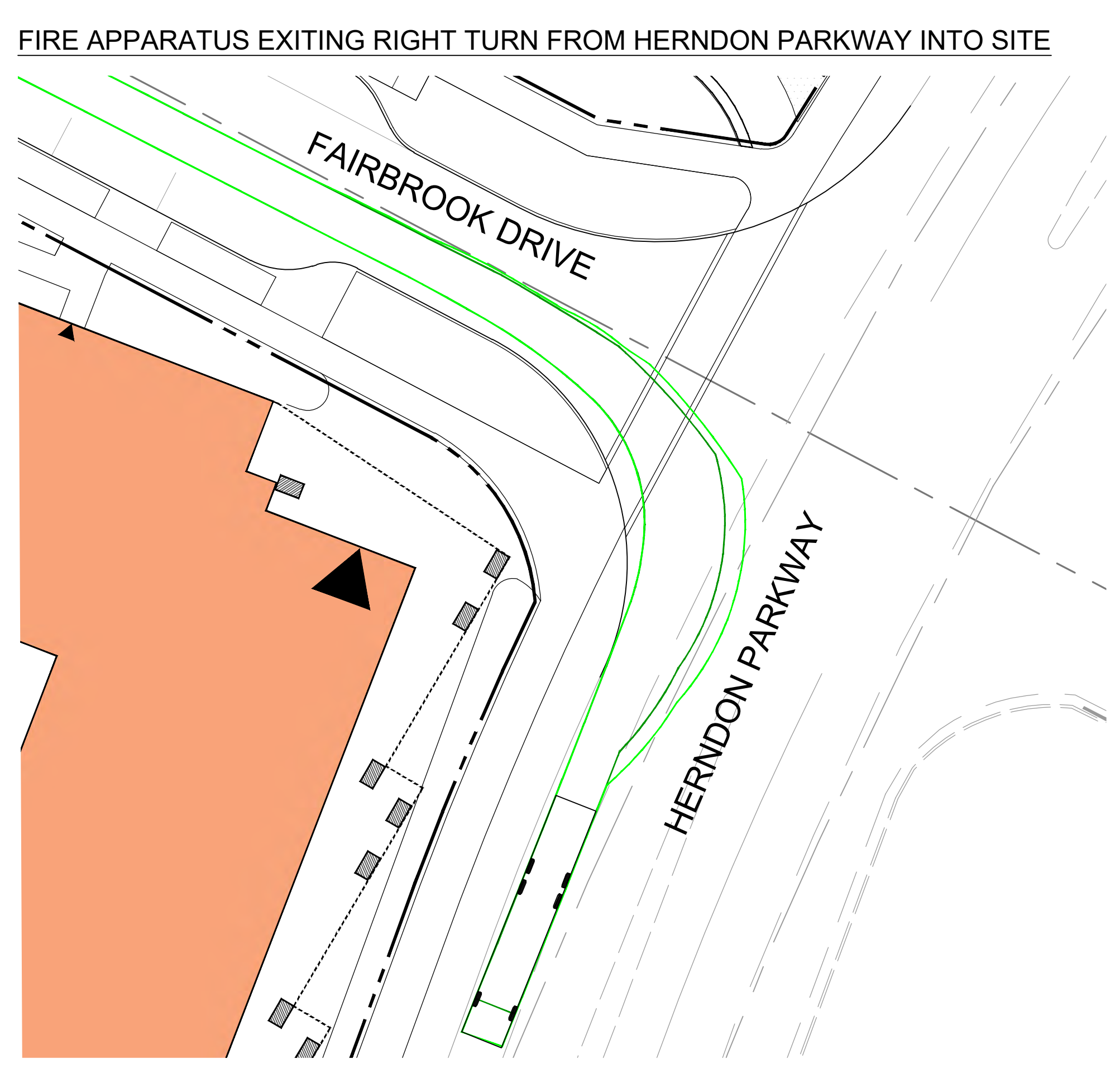
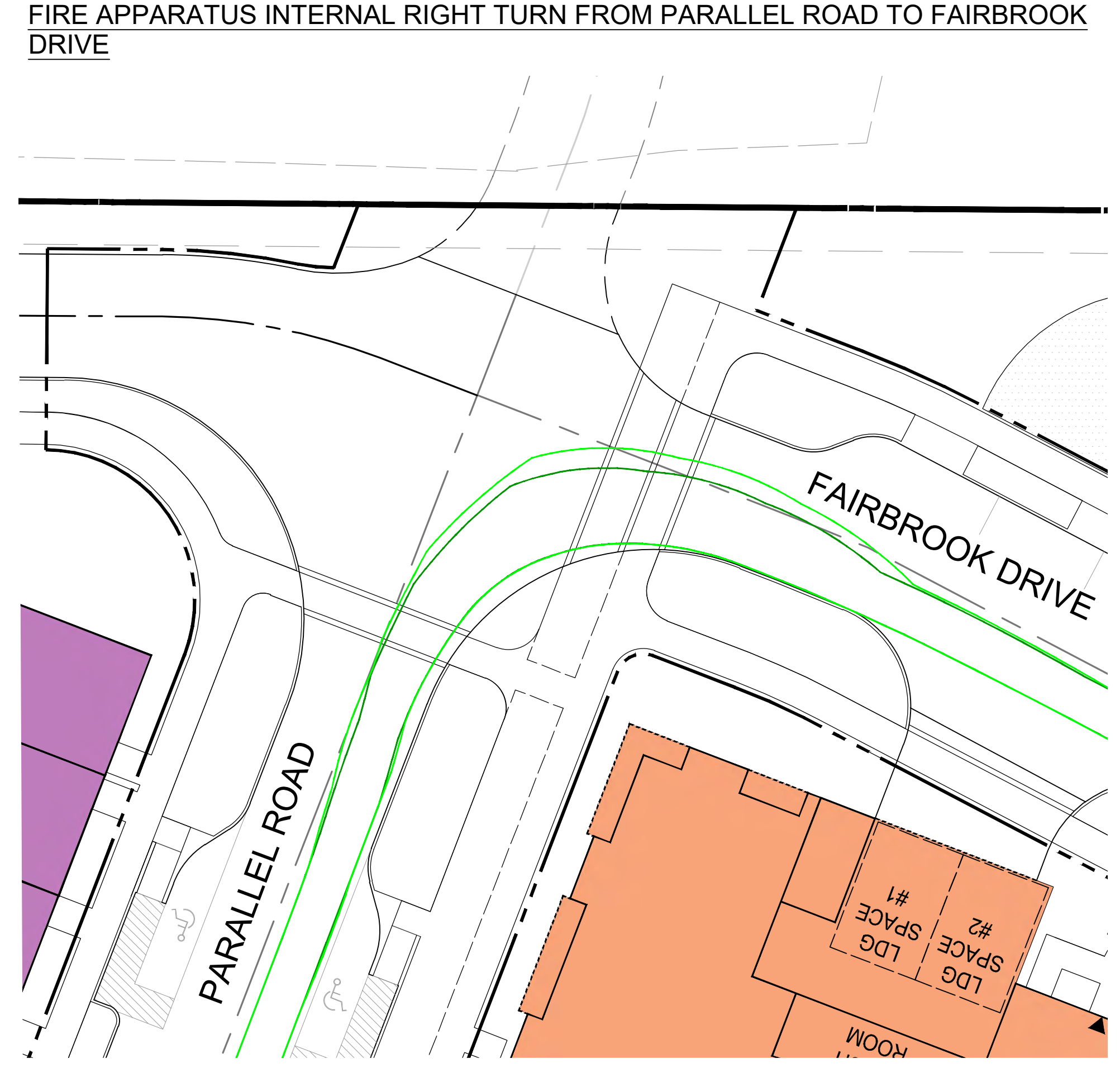
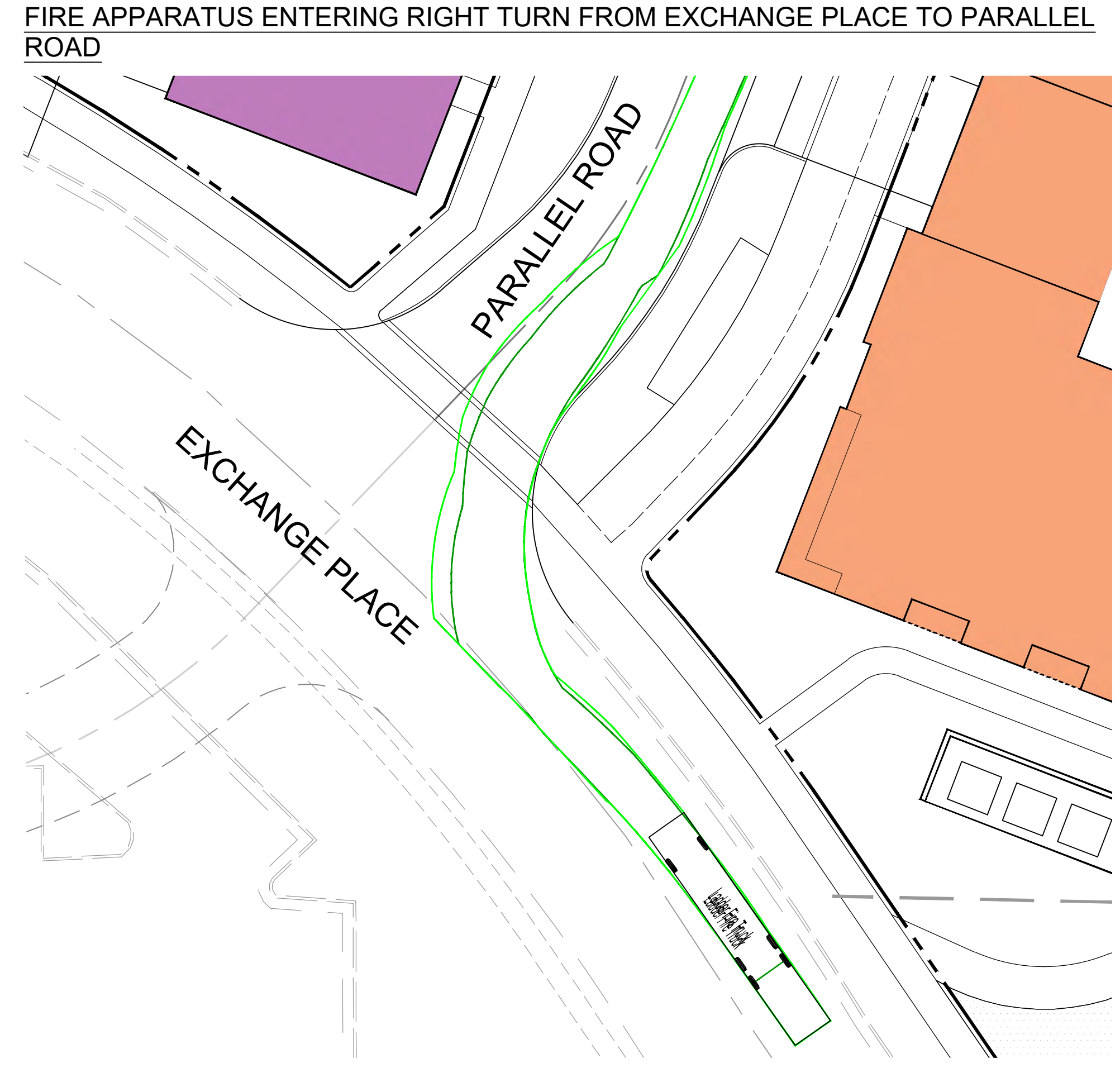
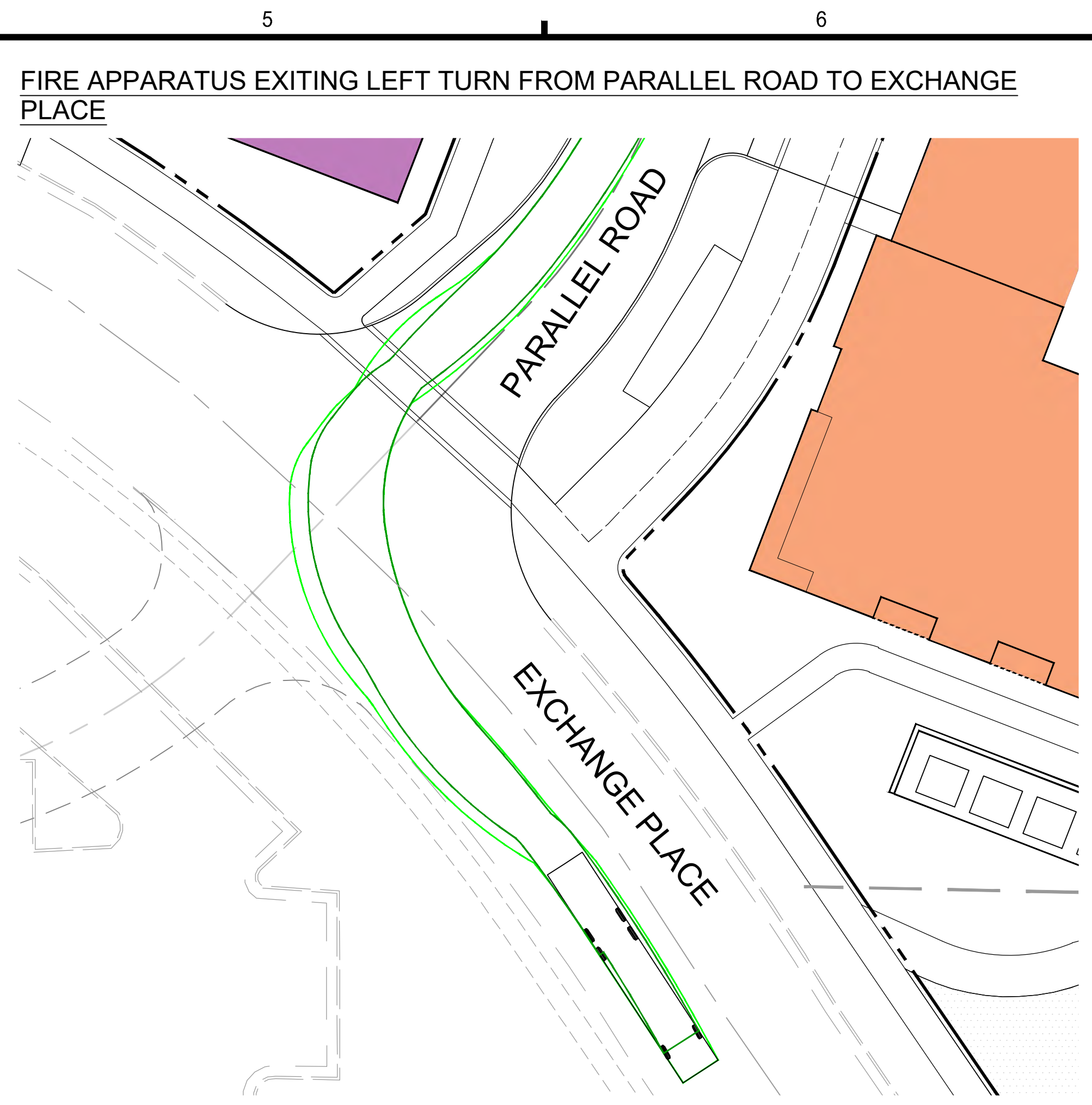
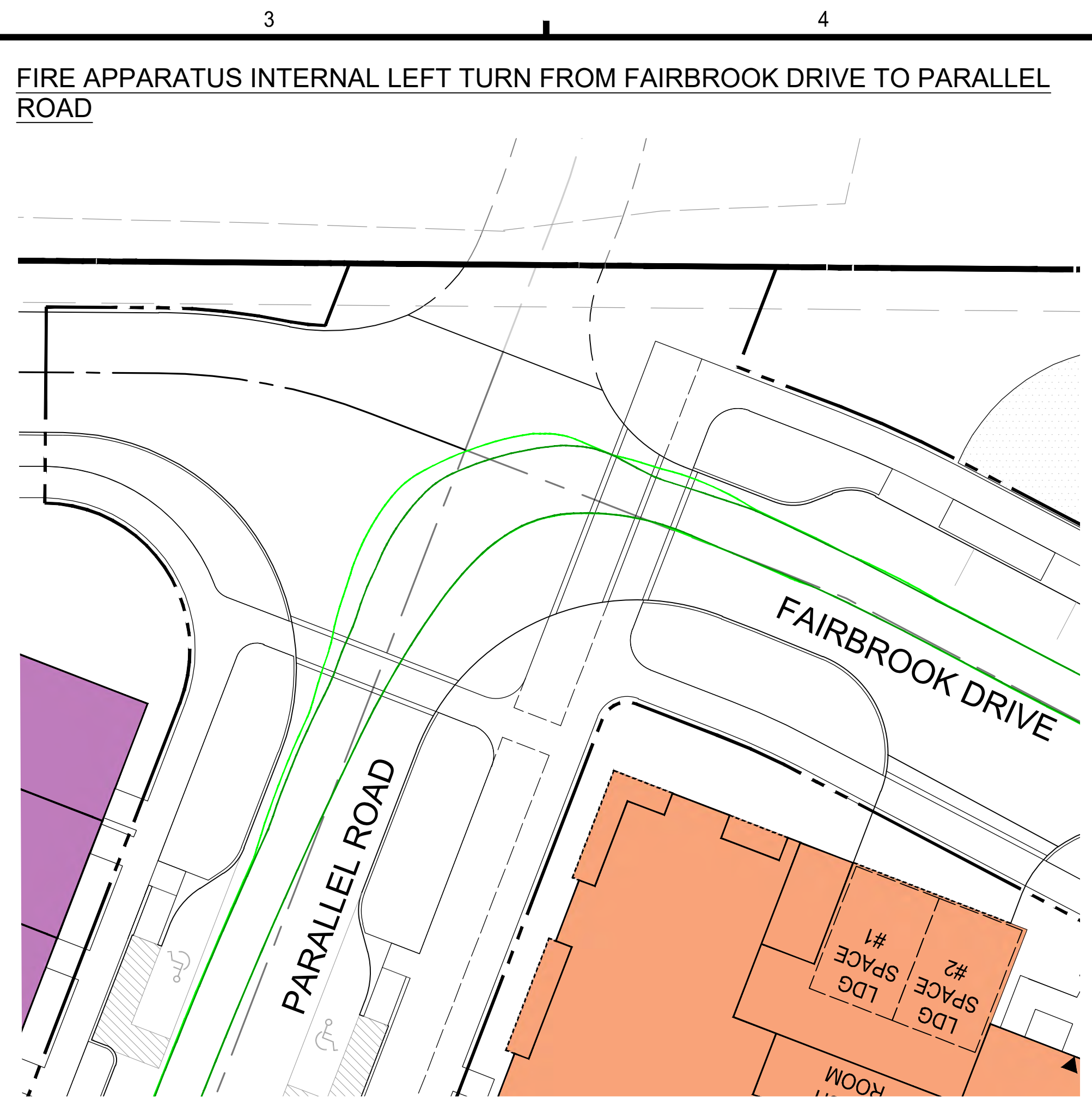
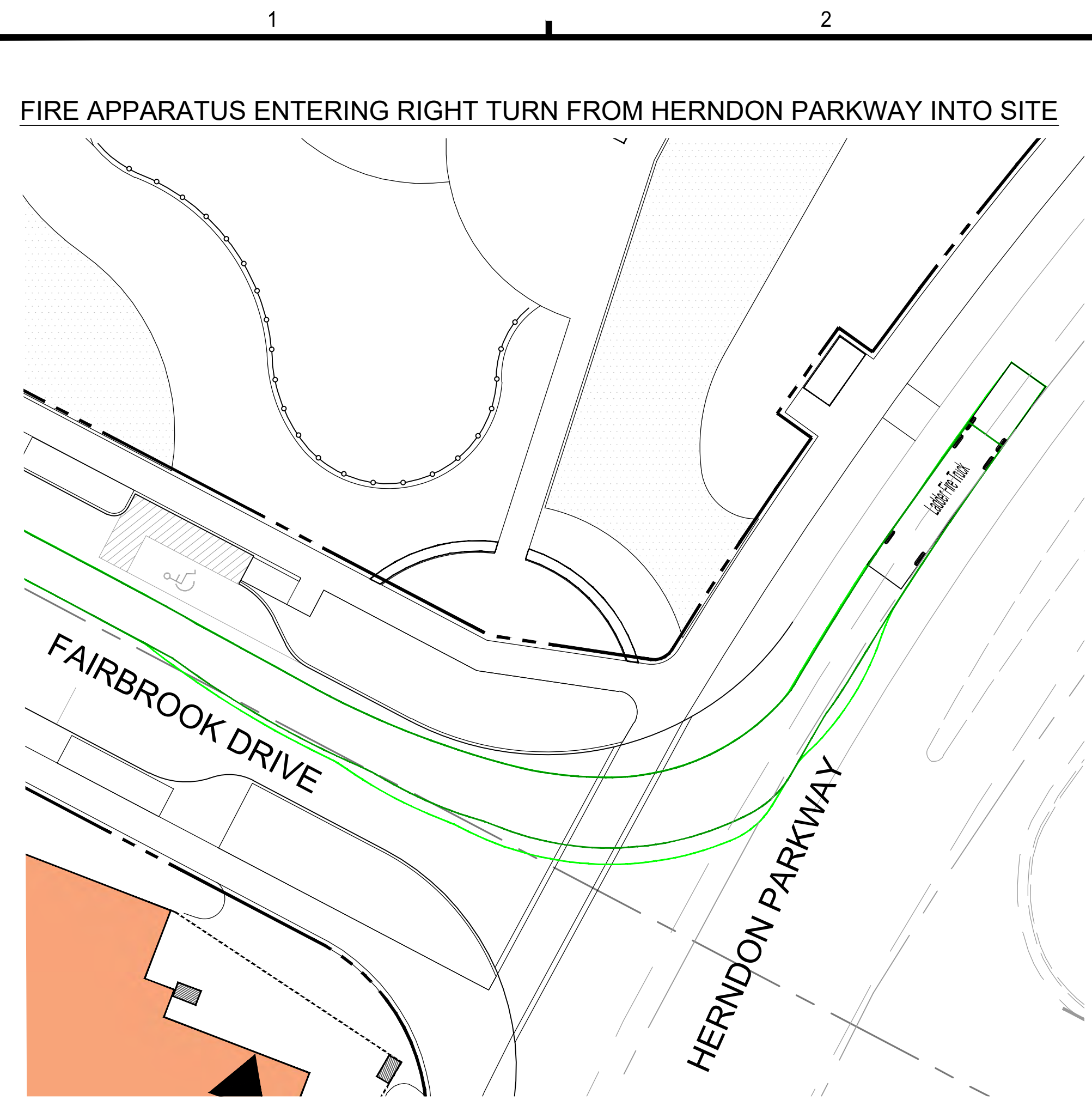


DEVELOPMENT PLAN  
**EXCHANGE PLACE**  
 TOWN OF HERNDON, VIRGINIA

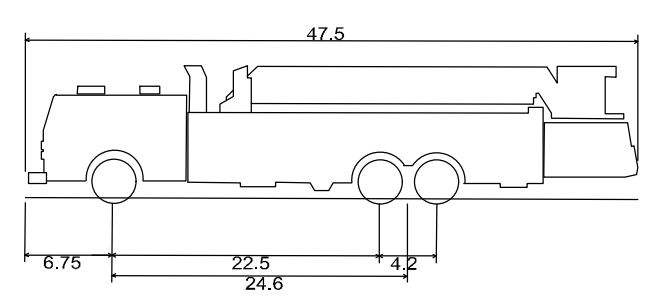
MARK	DATE	DESCRIPTION
1	12-20-2024	2ND PLAN SUBMISSION
2	06-27-2025	3RD PLAN SUBMISSION
3	12-29-2025	4TH PLAN SUBMISSION

PROJECT No.: 23008899.00  
 DRAWING No.: 113159  
 DATE: 06/03/2024  
 SCALE: AS SHOWN  
 DESIGN: CL  
 DRAWN: CL  
 CHECKED: JA

SHEET TITLE:  
**AUTOTURN EXHIBIT 3**  
 SHEET No.  
**12.2**



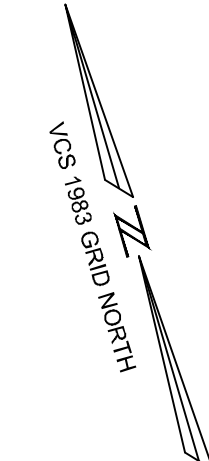
**LADDER TRUCK DETAIL**



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

**LEGEND**

- PATH OF VEHICLE WHEELS
- VEHICLE BODY SWEEP PATH



**ROONEY PROPERTIES**

**WIRE GILL**

**mv+a**

**GOROVE / SLADE**  
Transportation Planners and Engineers

**IMEG**



DEVELOPMENT PLAN  
**EXCHANGE PLACE**  
TOWN OF HERNDON, VIRGINIA

MARK	DATE	DESCRIPTION
1	12-20-2024	2ND PLAN SUBMISSION
2	06-27-2025	3RD PLAN SUBMISSION
3	12-29-2025	4TH PLAN SUBMISSION

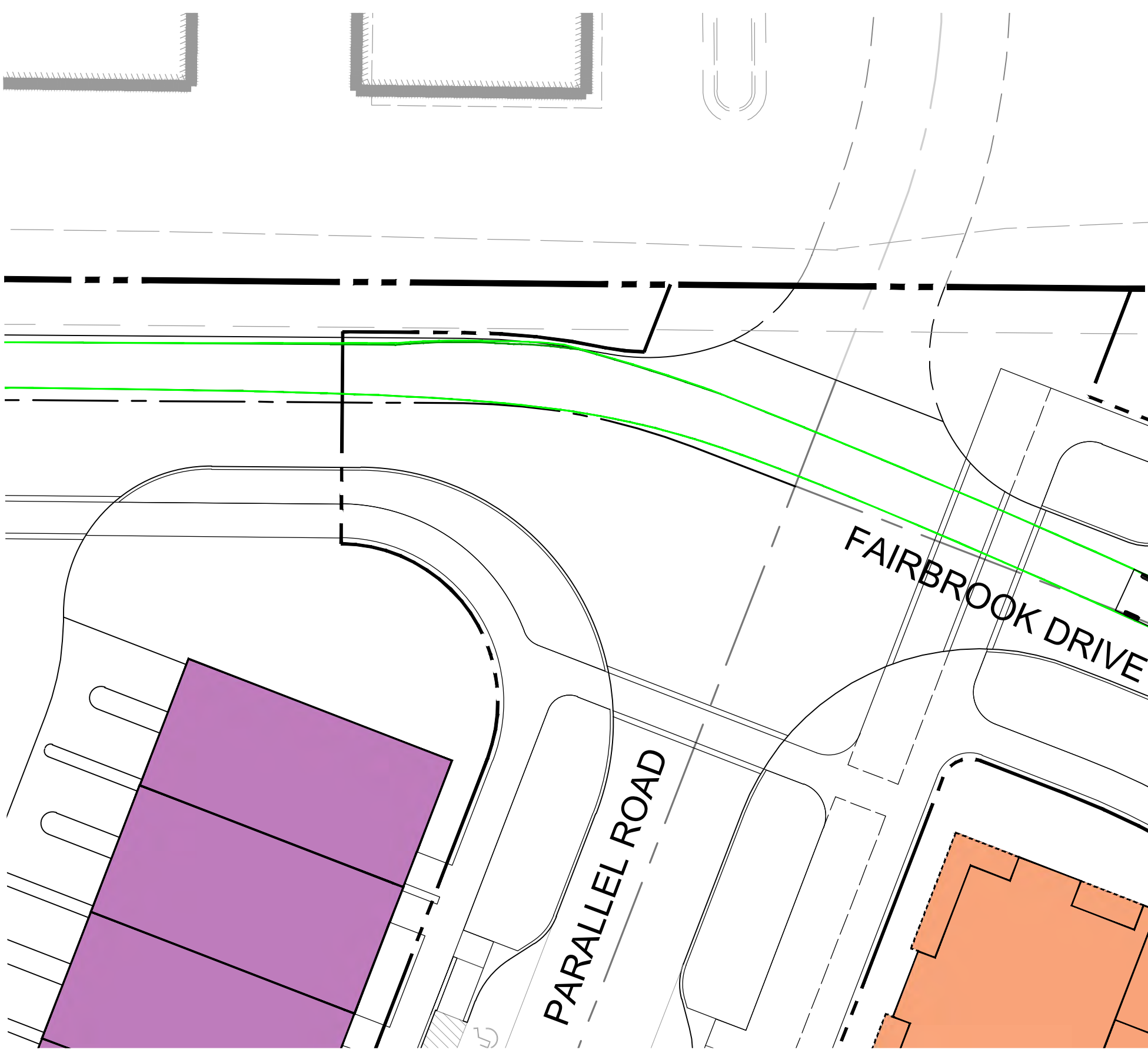
PROJECT No.: 23008899.00  
DRAWING No.: 113159  
DATE: 06/03/2024  
SCALE: AS SHOWN  
DESIGN: CL  
DRAWN: CL  
CHECKED: JA

SHEET TITLE:  
**AUTOTURN EXHIBIT 4**

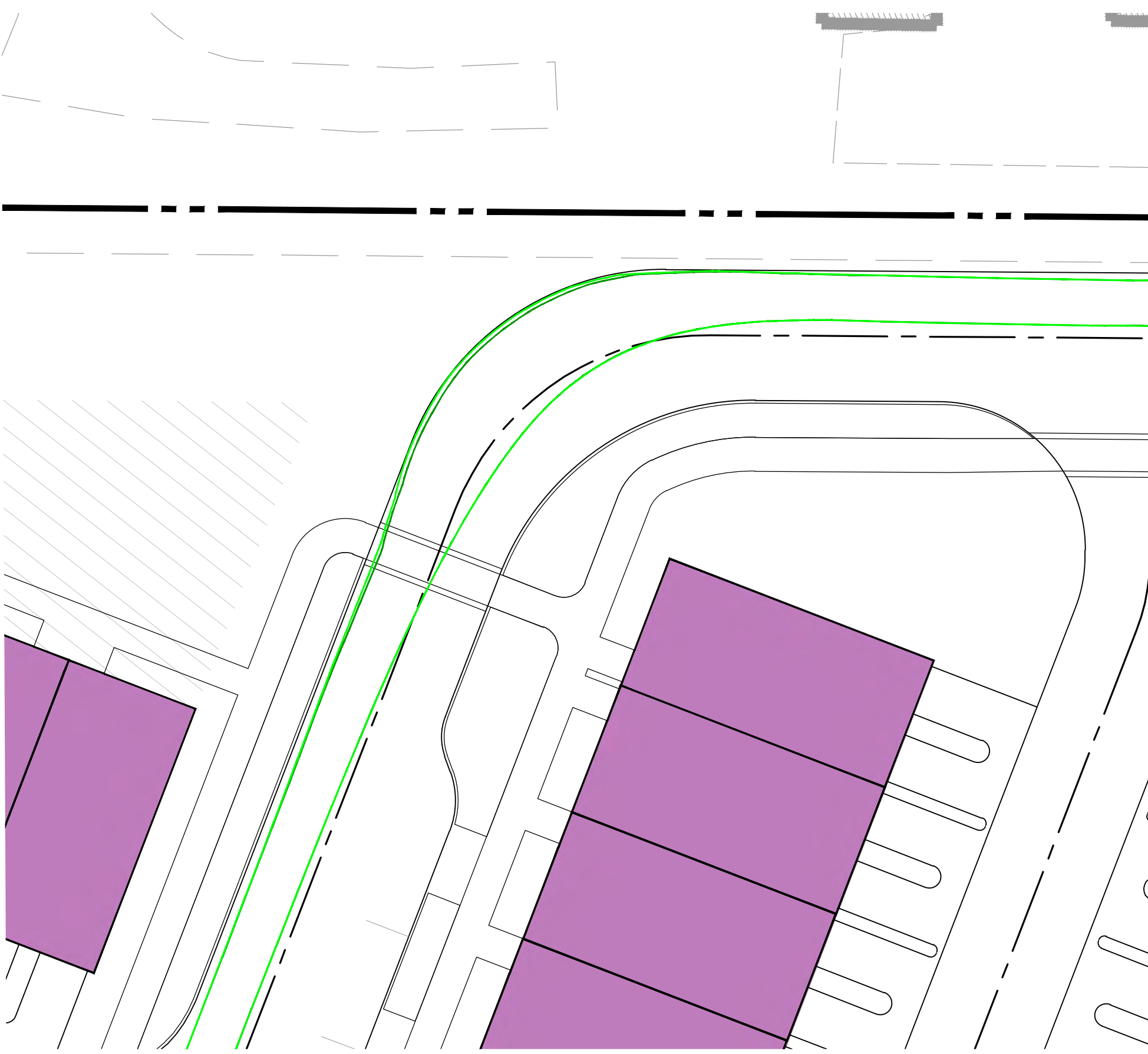
SHEET No.  
**12.3**

P:\Projects\23008899.00\exchange\_place\_development\_plan\113159\_development\_plan\12\_AUTOTURN\_EXHIBIT.dwg, 12/22/2025 3:49:58 PM, Jason M. Alagna

WB-40 TRAILER ENTERING TOWNHOME ALLEYWAYS



WB-40 TRAILER INTERNAL LEFT TURN TOWARDS EXCHANGE PLACE



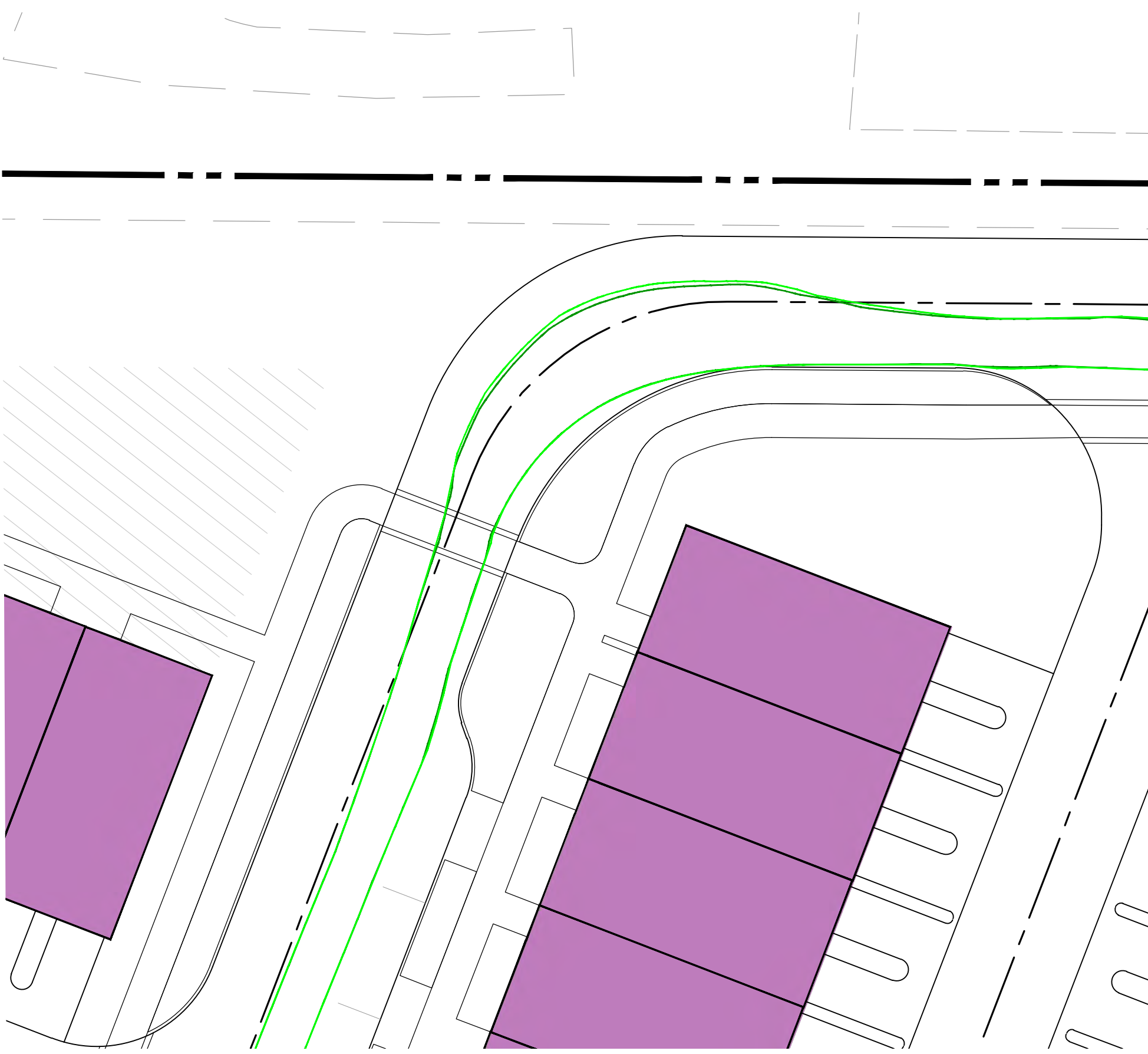
WB-40 TRAILER EXITING LEFT TURN TO EXCHANGE PLACE



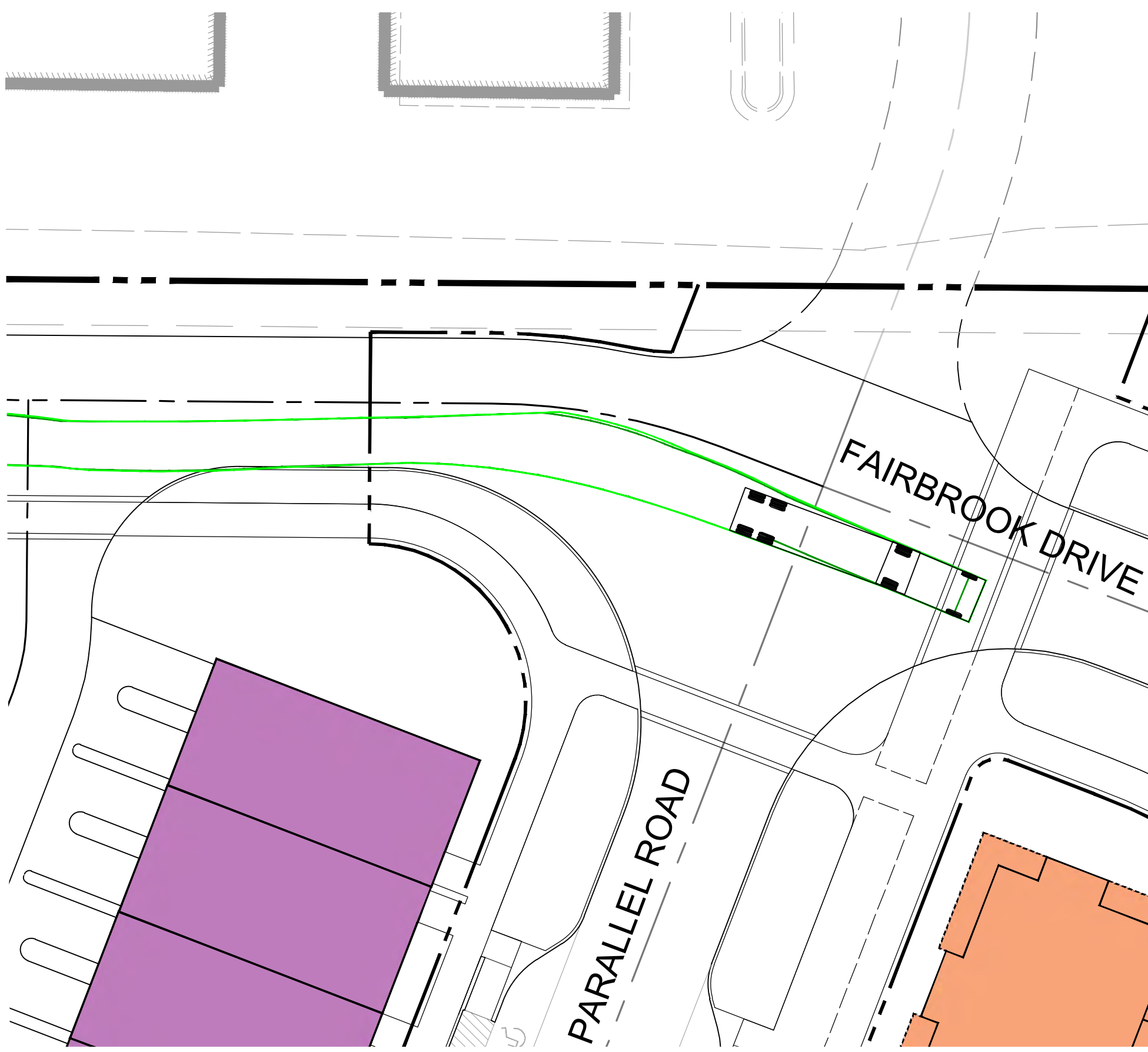
WB-40 TRAILER ENTERING TOWNHOME ALLEYWAYS FROM EXCHANGE PLACE



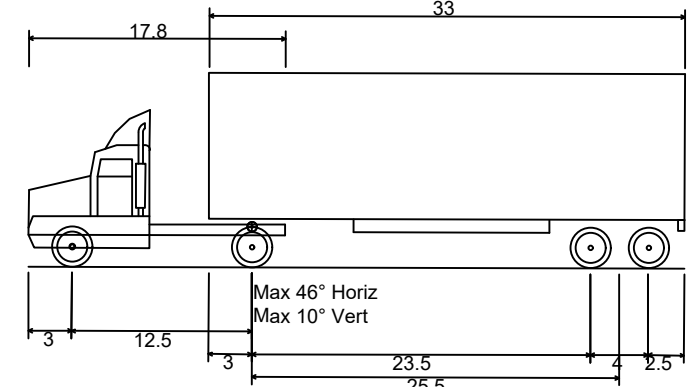
WB-40 TRAILER INTERNAL RIGHT TURN TOWARDS FAIRBROOK DRIVE



WB-40 TRAILER INTERNAL RIGHT TURN TOWARDS FAIRBROOK DRIVE



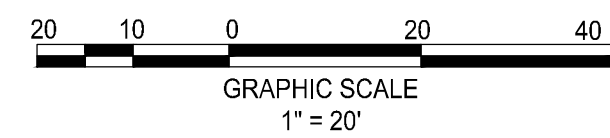
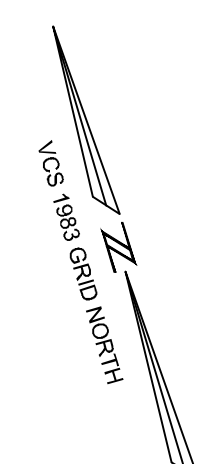
WB-40 TRUCK DETAIL



WB-40 - Intermediate Semi-Trailer  
 Overall Length 45.499ft  
 Overall Width 8.000ft  
 Overall Body Height 13.500ft  
 Min Body Ground Clearance 1.334ft  
 Track Width 8.000ft  
 Lock-to-lock time 4.00s  
 Max Steering Angle (Virtual) 20.30°

LEGEND

- PATH OF VEHICLE WHEELS
- VEHICLE BODY SWEEP PATH



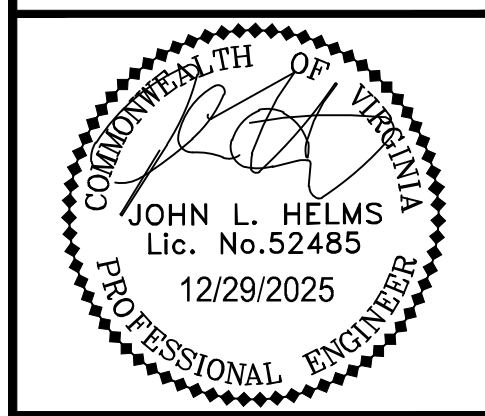
**ROONEY PROPERTIES**

**WIRE GILL**

**mv+a**

**GOROVE / SLADE**  
Transportation Planners and Engineers

**IMEG**



DEVELOPMENT PLAN  
**EXCHANGE PLACE**  
 TOWN OF HERRNOD, VIRGINIA

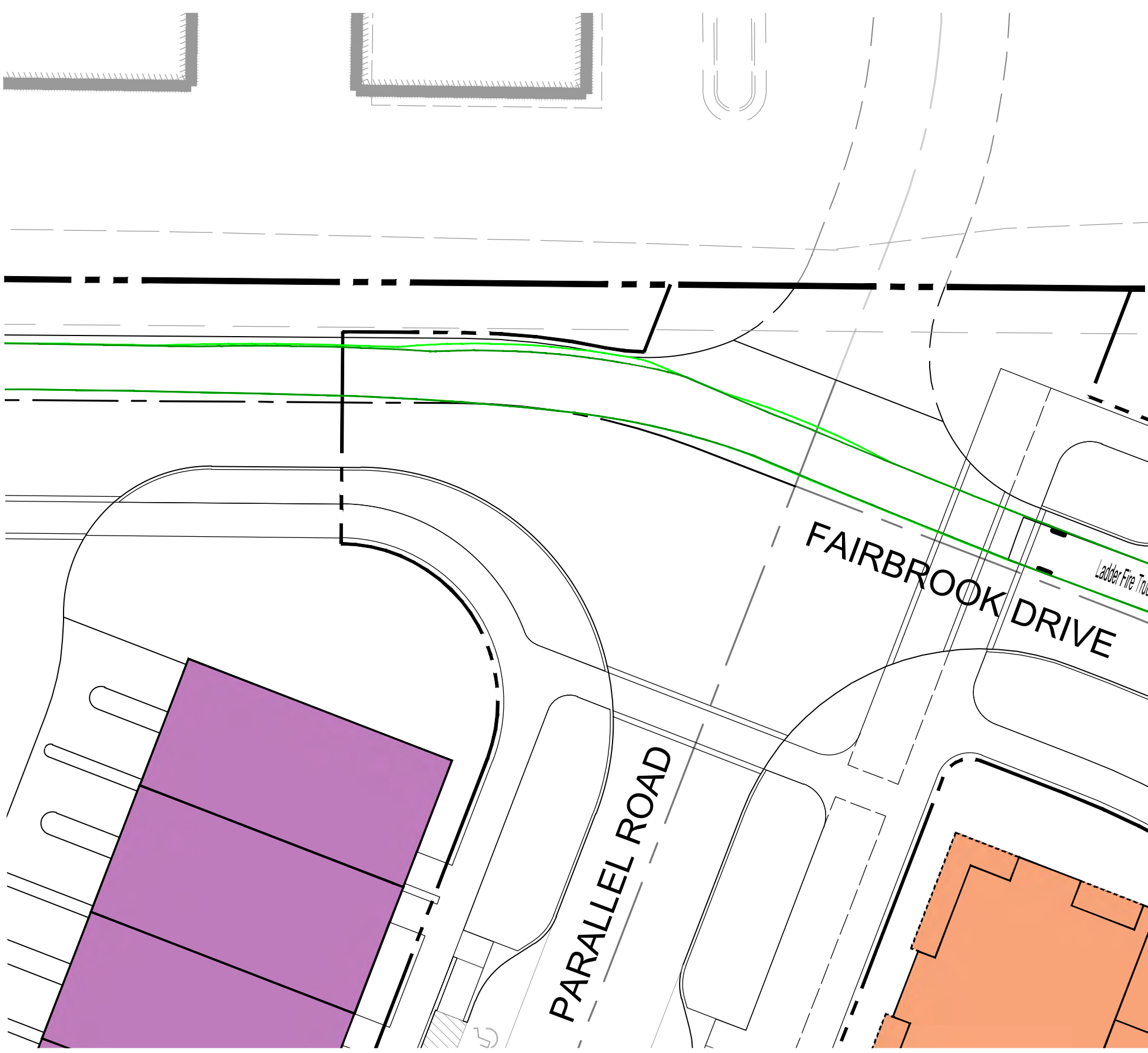
MARK	DATE	DESCRIPTION
1	12-20-2024	2ND PLAN SUBMISSION
2	06-27-2025	3RD PLAN SUBMISSION
3	12-29-2025	4TH PLAN SUBMISSION

PROJECT No.: 23008899.00  
 DRAWING No.: 113159  
 DATE: 06/03/2024  
 SCALE: AS SHOWN  
 DESIGN: CL  
 DRAWN: CL  
 CHECKED: JA

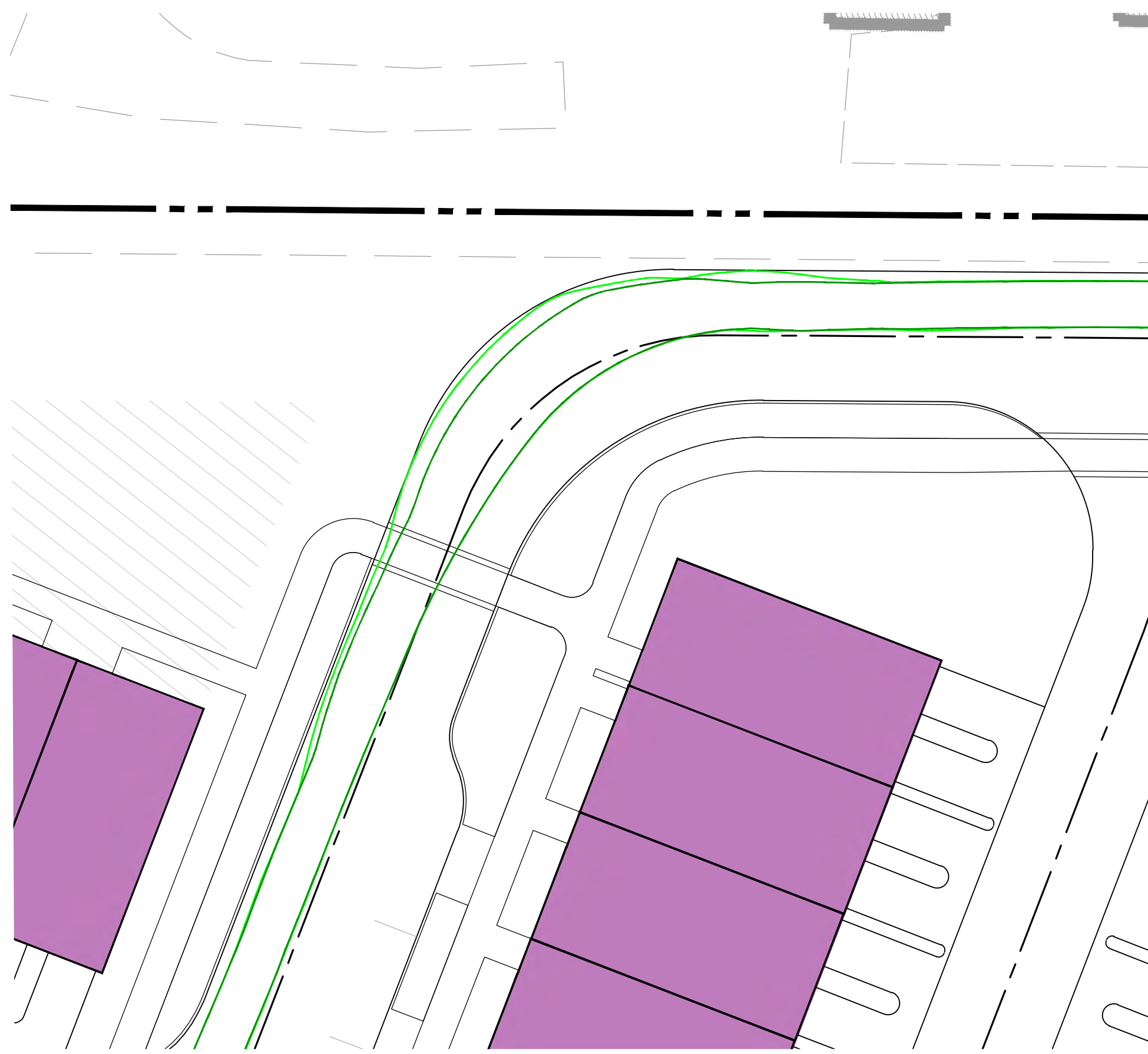
SHEET TITLE:  
**AUTOTURN EXHIBIT 5**

SHEET No.  
**12.4**

FIRE APPARATUS ENTERING TOWNHOME ALLEYWAYS



FIRE APPARATUS INTERNAL LEFT TURN TOWARDS EXCHANGE PLACE



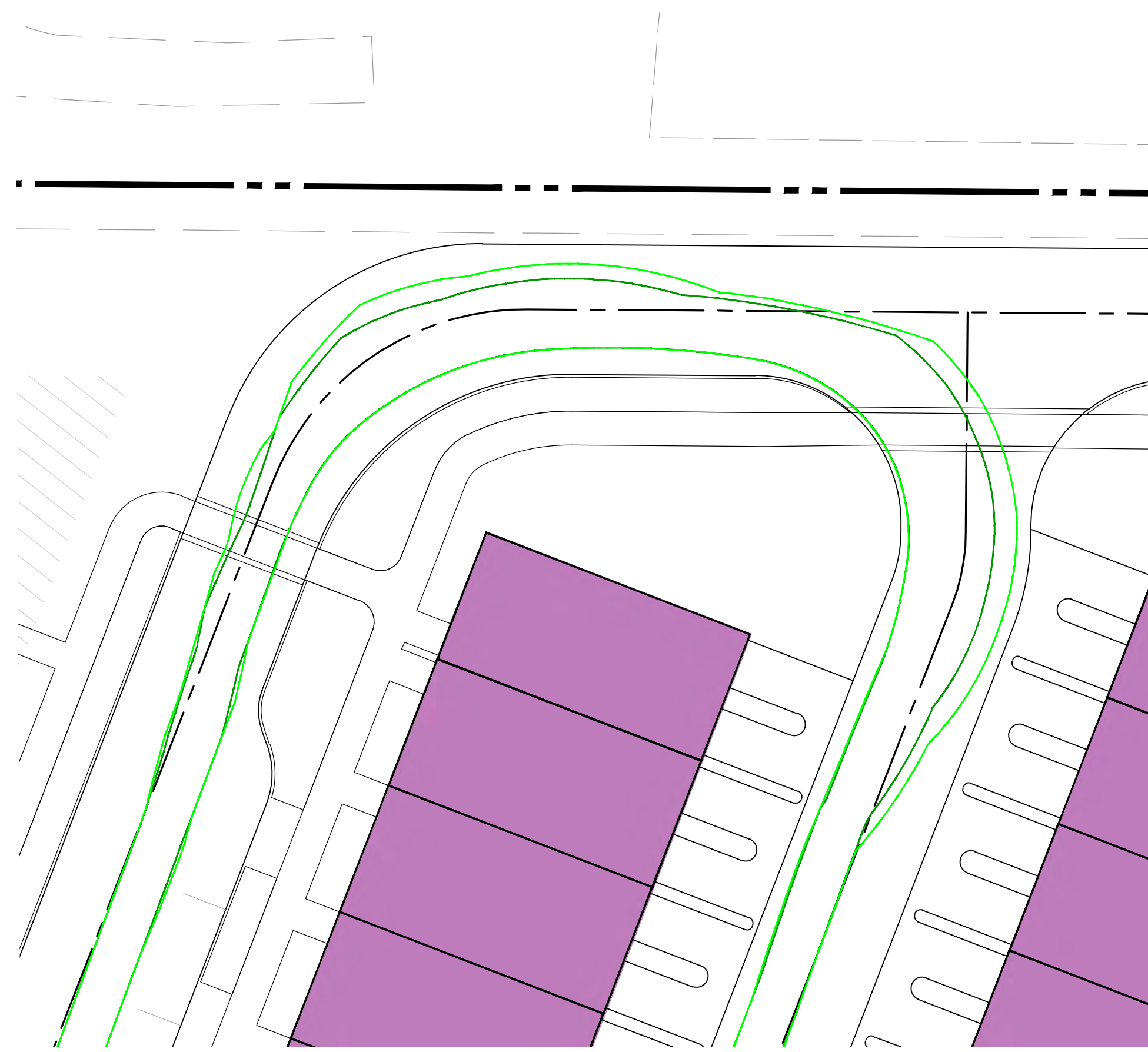
FIRE APPARATUS EXITING LEFT TURN TO EXCHANGE PLACE



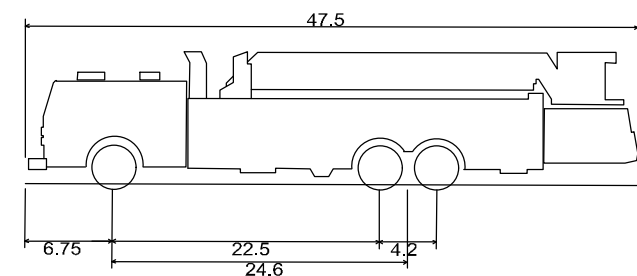
FIRE APPARATUS ENTERING TOWNHOME ALLEYWAYS FROM EXCHANGE PLACE



FIRE APPARATUS DOUBLE INTERNAL RIGHT TURN TOWARDS ALLEYWAY



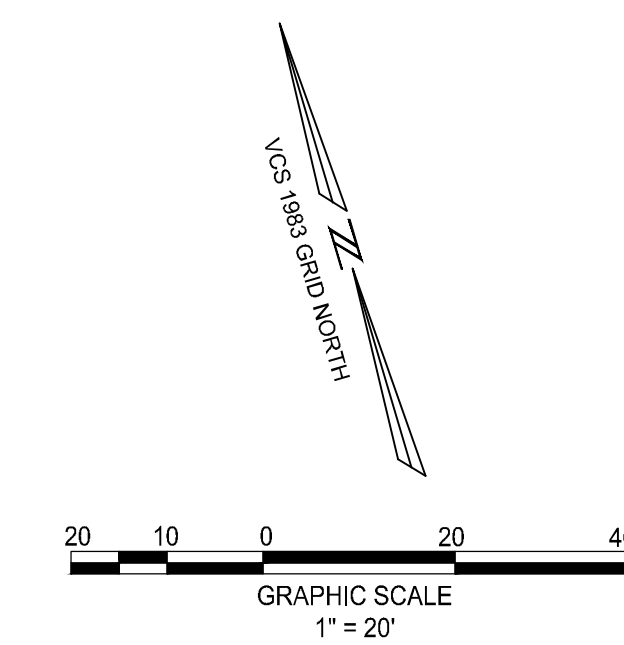
LADDER TRUCK DETAIL



Ladder Fire Truck  
 Overall Length 47.50ft  
 Overall Width 8.00ft  
 Overall Body Height 1.40ft  
 Min Body Ground Clearance 1.40ft  
 Track Width 8.00ft  
 Lock-to-lock time 4.00s  
 Wall to Wall Turning Radius 45.25ft

LEGEND

- PATH OF VEHICLE WHEELS
- VEHICLE BODY SWEEP PATH



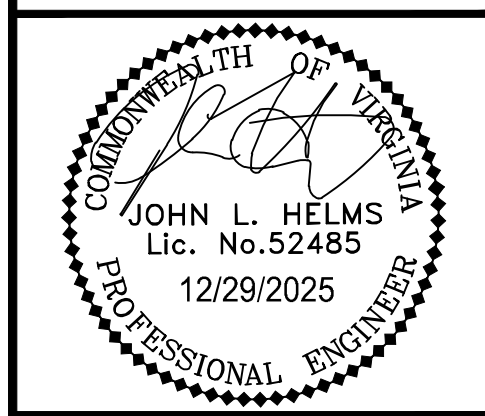
**ROONEY PROPERTIES**

**WIRE GILL**

**mv+a**

**GOROVE / SLADE**  
 Transportation Planners and Engineers

**IMEG**



DEVELOPMENT PLAN  
**EXCHANGE PLACE**  
 TOWN OF HERRNDON, VIRGINIA

MARK	DATE	DESCRIPTION
1	12-20-2024	2ND PLAN SUBMISSION
2	06-27-2025	3RD PLAN SUBMISSION
3	12-29-2025	4TH PLAN SUBMISSION

PROJECT No.: 23008899.00  
 DRAWING No.: 113159  
 DATE: 06/03/2024  
 SCALE: AS SHOWN  
 DESIGN: CL  
 DRAWN: CL  
 CHECKED: JA

SHEET TITLE:  
**AUTOTURN EXHIBIT 6**

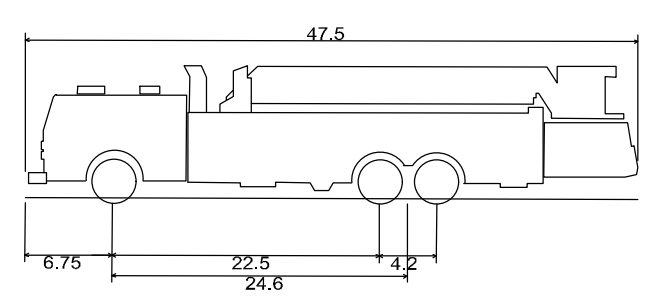
SHEET No.  
**12.5**

FIRE APPARATUS TRAVERSING INTERNAL TOWNHOUSE ALLEYS THROUGH EXCHANGE PLACE ENTRANCE



D  
C  
B  
A

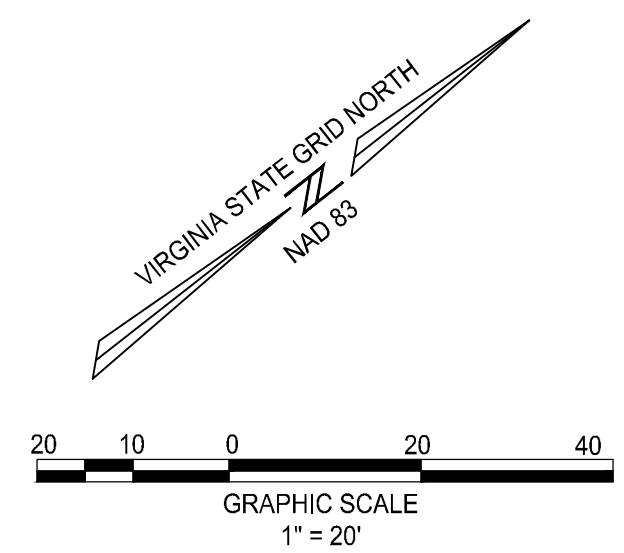
LADDER TRUCK DETAIL



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

LEGEND

- PATH OF VEHICLE WHEELS
- VEHICLE BODY SWEEP PATH



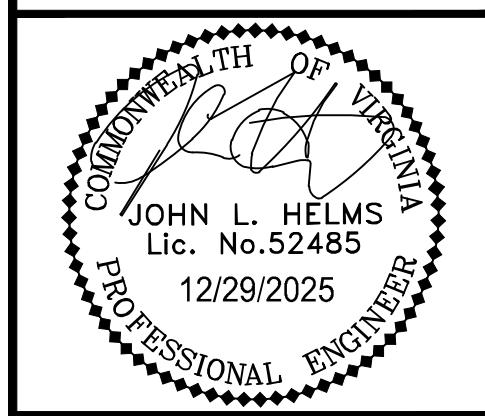
**ROONEY PROPERTIES**

**WIRE GILL**

**mv+a**

**GOROVE / SLADE**  
Transportation Planners and Engineers

**IMEG**



DEVELOPMENT PLAN  
**EXCHANGE PLACE**  
 TOWN OF HERRIDON, VIRGINIA

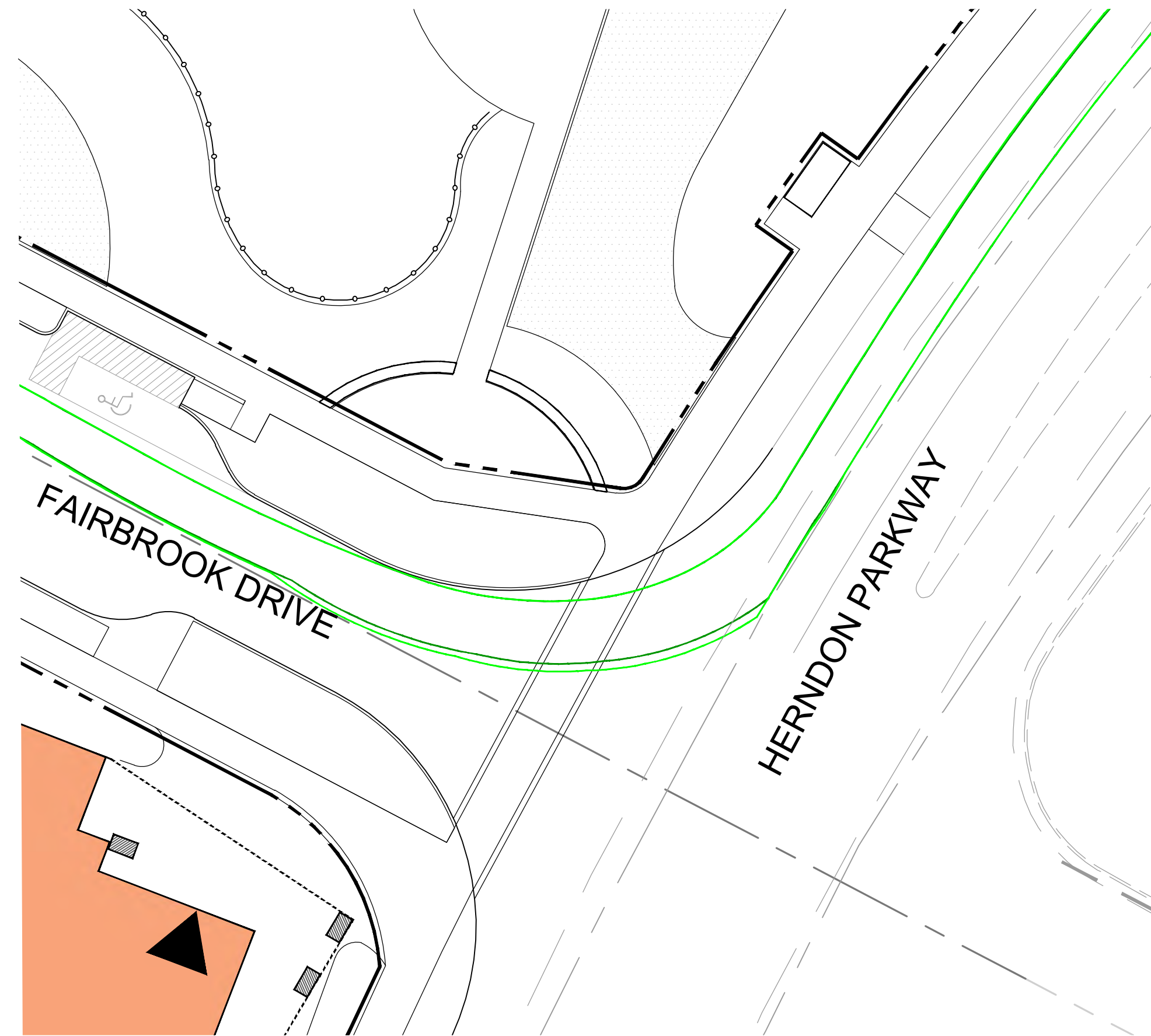
MARK	DATE	DESCRIPTION
1	12-20-2024	2ND PLAN SUBMISSION
2	06-27-2025	3RD PLAN SUBMISSION
3	12-29-2025	4TH PLAN SUBMISSION

PROJECT No.: 23008899.00  
 DRAWING No.: 113159  
 DATE: 06/03/2024  
 SCALE: AS SHOWN  
 DESIGN: CL  
 DRAWN: CL  
 CHECKED: JA

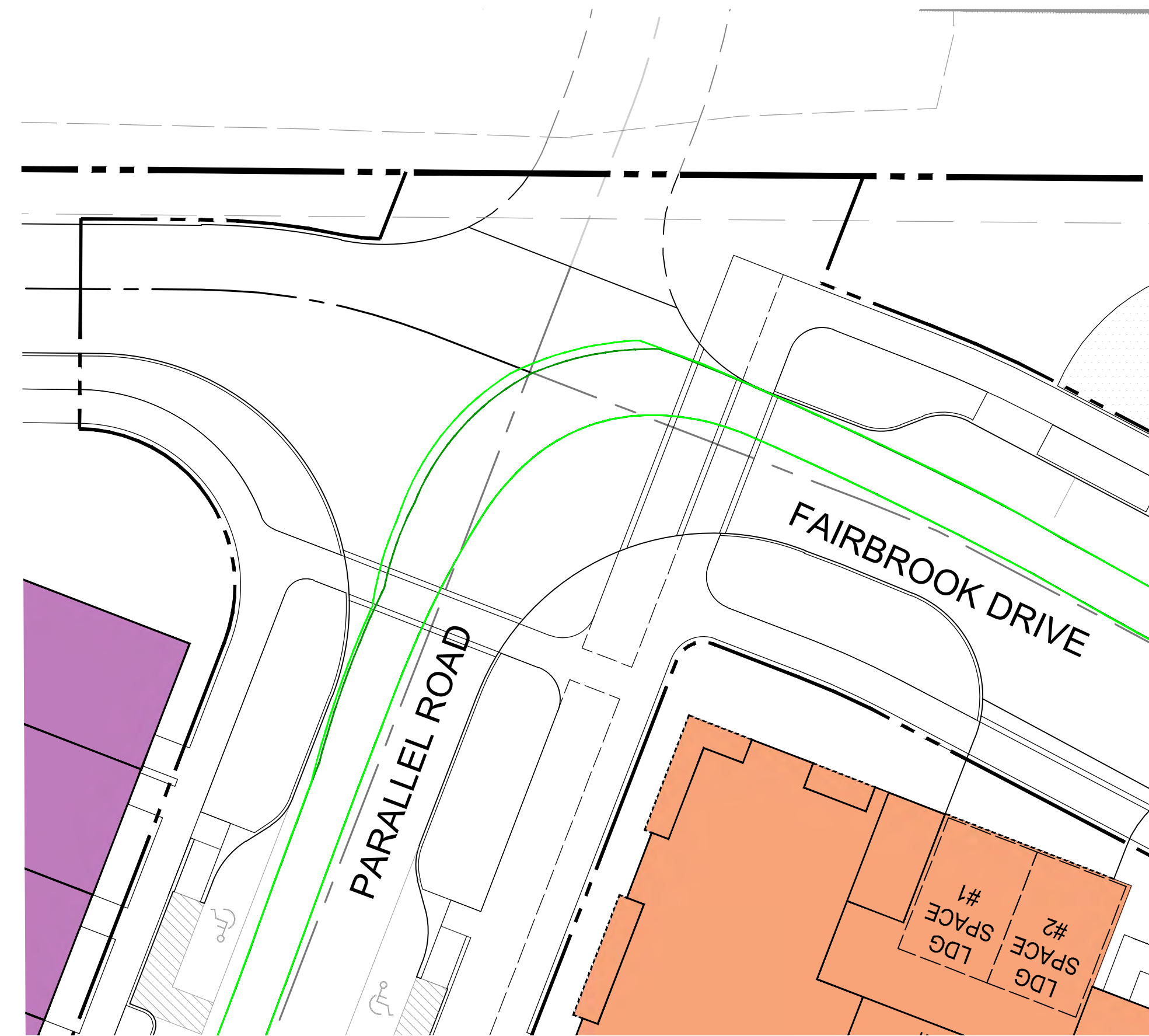
SHEET TITLE:  
**AUTOTURN EXHIBIT 7**

SHEET No.  
**12.6**

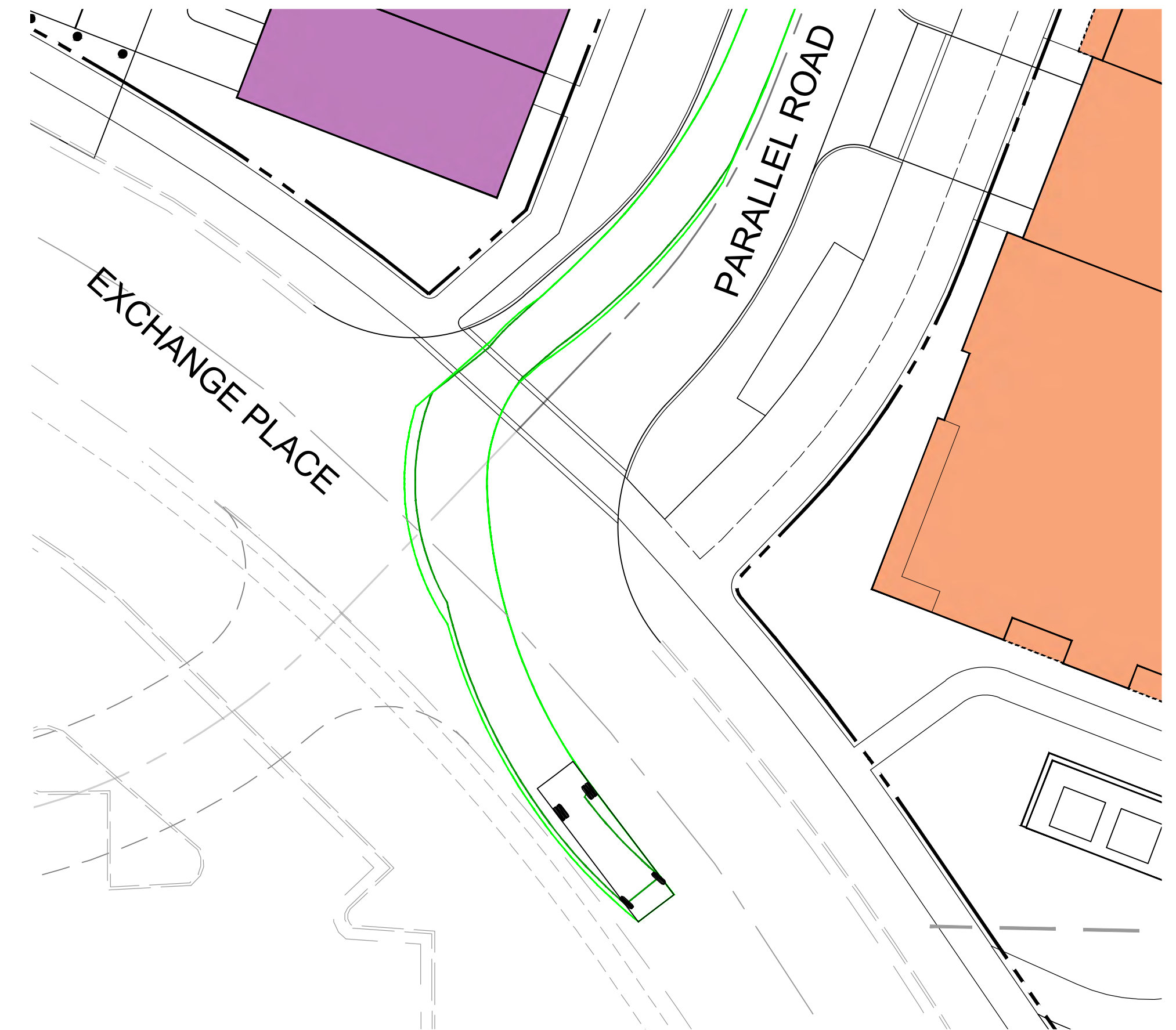
TRASH TRUCK ENTERING RIGHT TURN FROM HERNDON PARKWAY INTO SITE



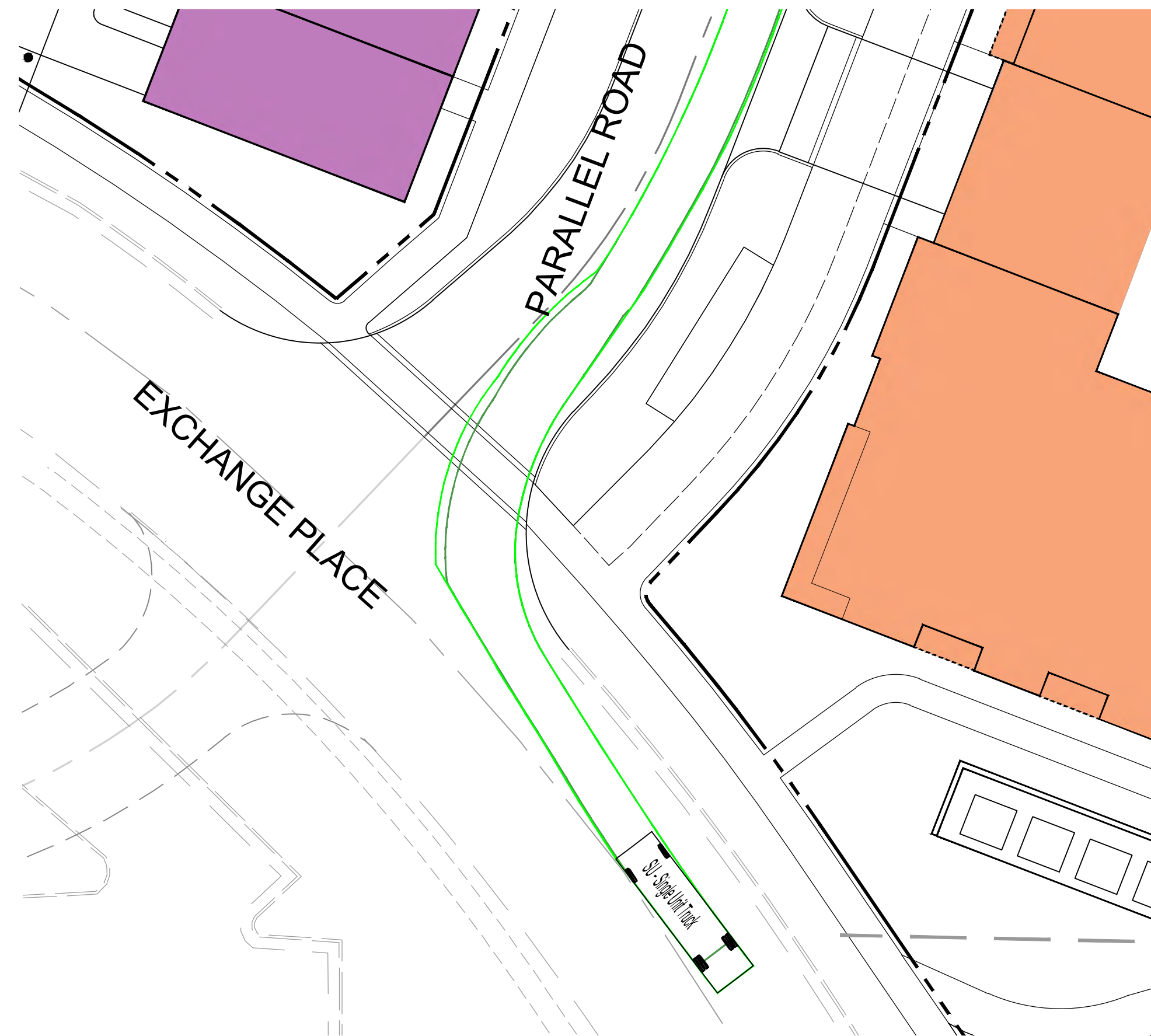
TRASH TRUCK INTERNAL LEFT TURN FROM FAIRBROOK DRIVE TO PARALLEL ROAD



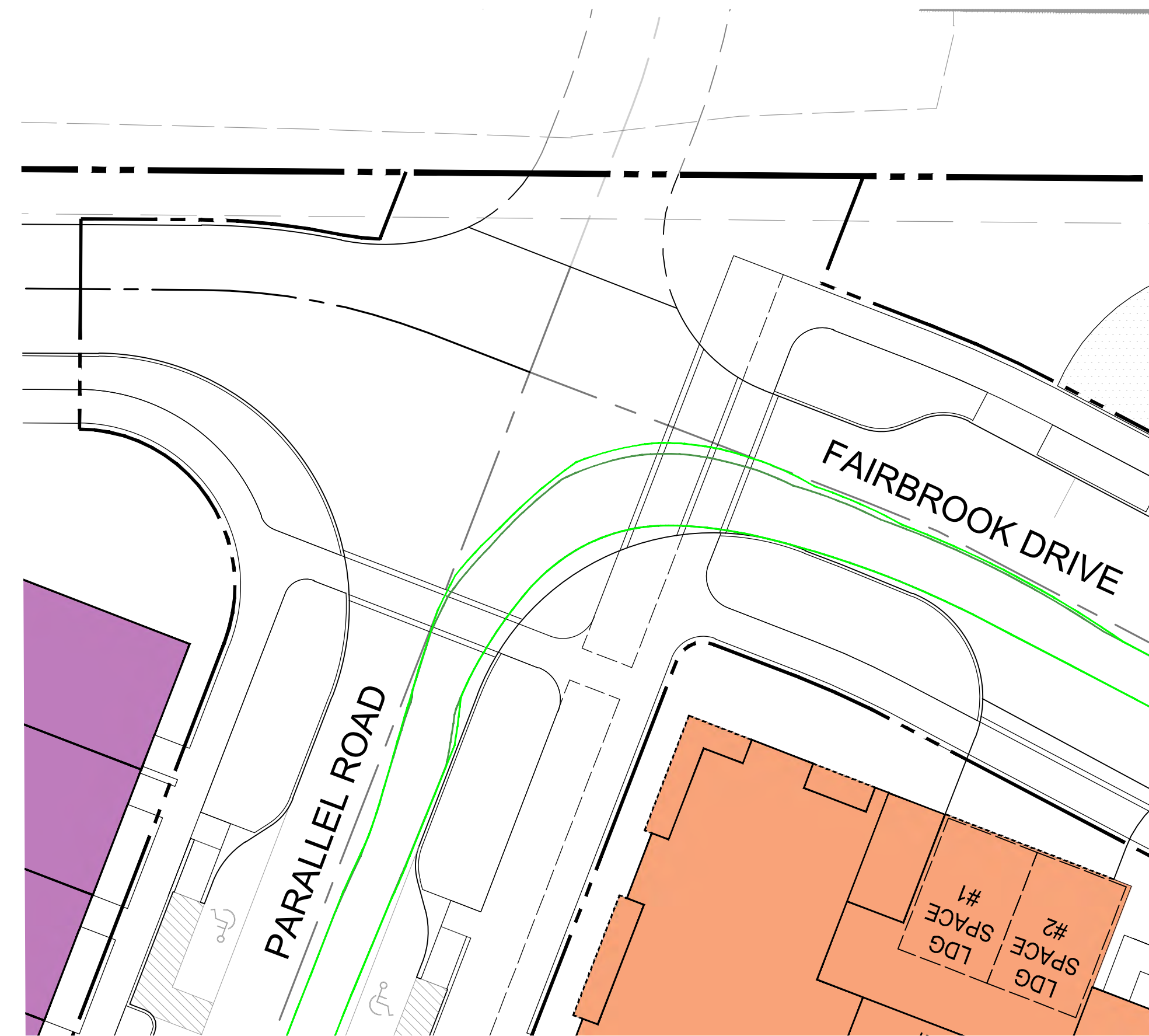
TRASH TRUCK EXITING LEFT TURN FROM PARK DRIVE TO EXCHANGE PLACE



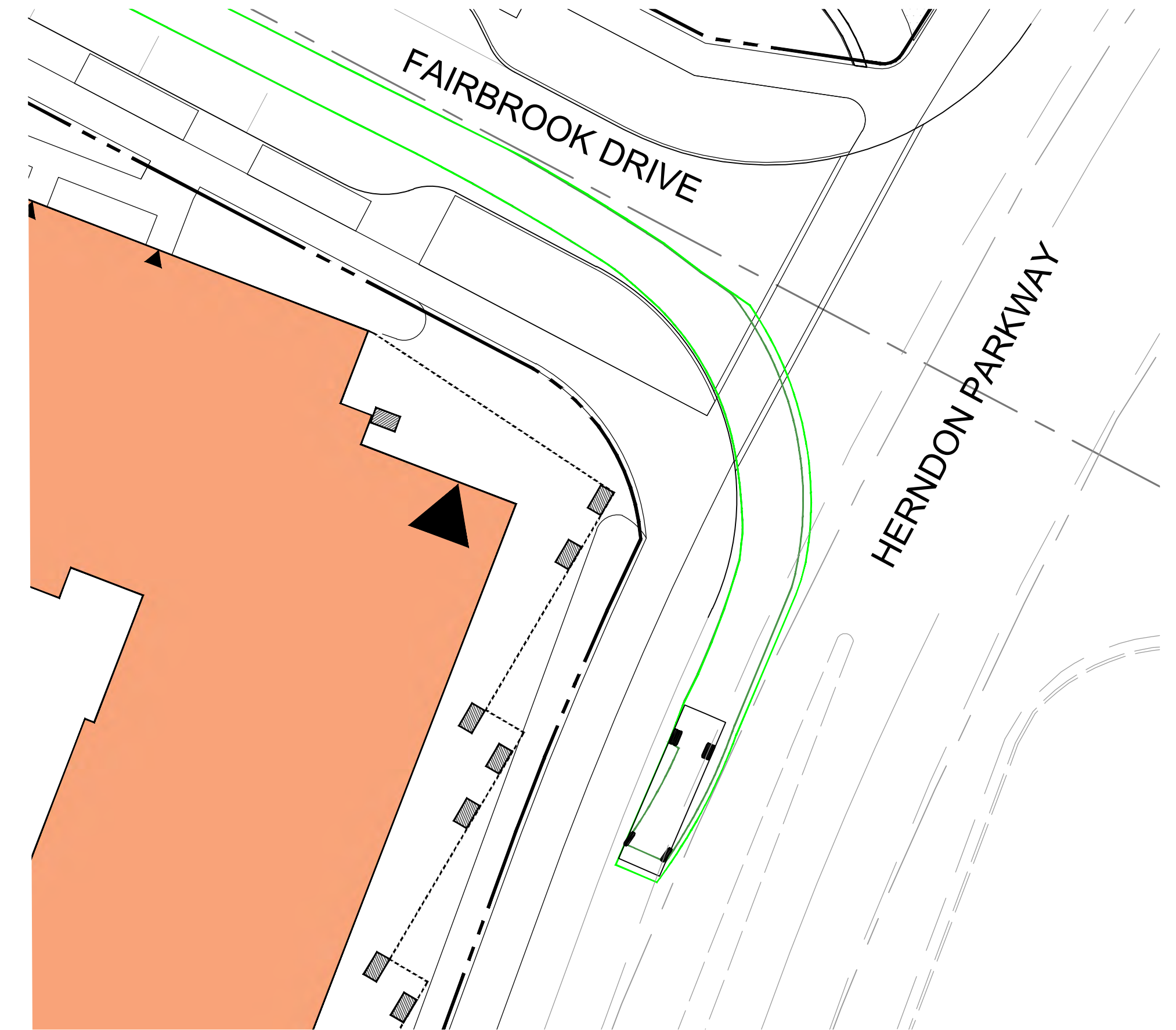
TRASH TRUCK ENTERING RIGHT TURN FROM EXCHANGE PLACE TO PARALLEL ROAD



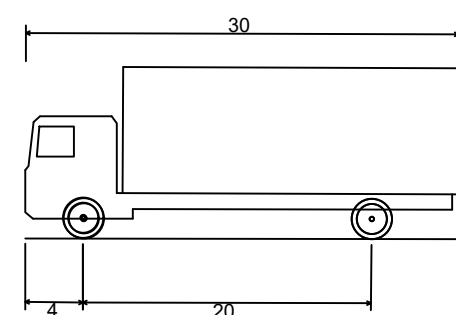
TRASH TRUCK INTERNAL RIGHT TURN FROM PARALLEL ROAD TO FAIRBROOK DRIVE



TRASH TRUCK EXITING RIGHT TURN FROM HERNDON PARKWAY INTO SITE



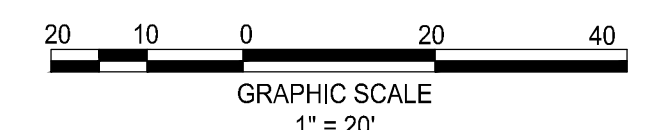
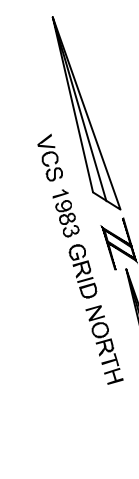
TRASH TRUCK (SU-30) DETAIL



SU - Single Unit Truck	30.000ft
Overall Length	8.000ft
Overall Width	11.881ft
Overall Body Height	1.367ft
Min Body Ground Clearance	8.000ft
Track Width	5.00ft
Look-to-lock time	42.000ft
Curb to Curb Turning Radius	

LEGEND

- PATH OF VEHICLE WHEELS
- VEHICLE BODY SWEEP PATH



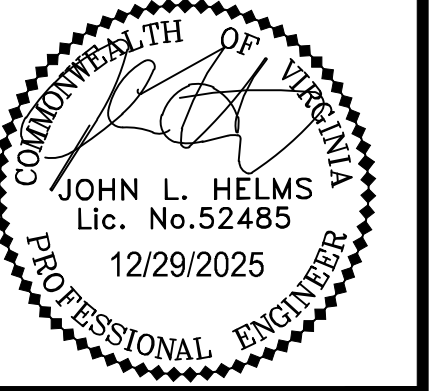
**ROONEY**  
PROPERTIES

WIRE GILL LLC

**mv+a**

GOROVE / SLADE  
Transportation Planners and Engineers

**IMEG**



DEVELOPMENT PLAN  
**EXCHANGE PLACE**  
TOWN OF HERNDON, VIRGINIA

MARK	DATE	DESCRIPTION
1	12-20-2024	2ND PLAN SUBMISSION
2	06-27-2025	3RD PLAN SUBMISSION
3	12-29-2025	4TH PLAN SUBMISSION

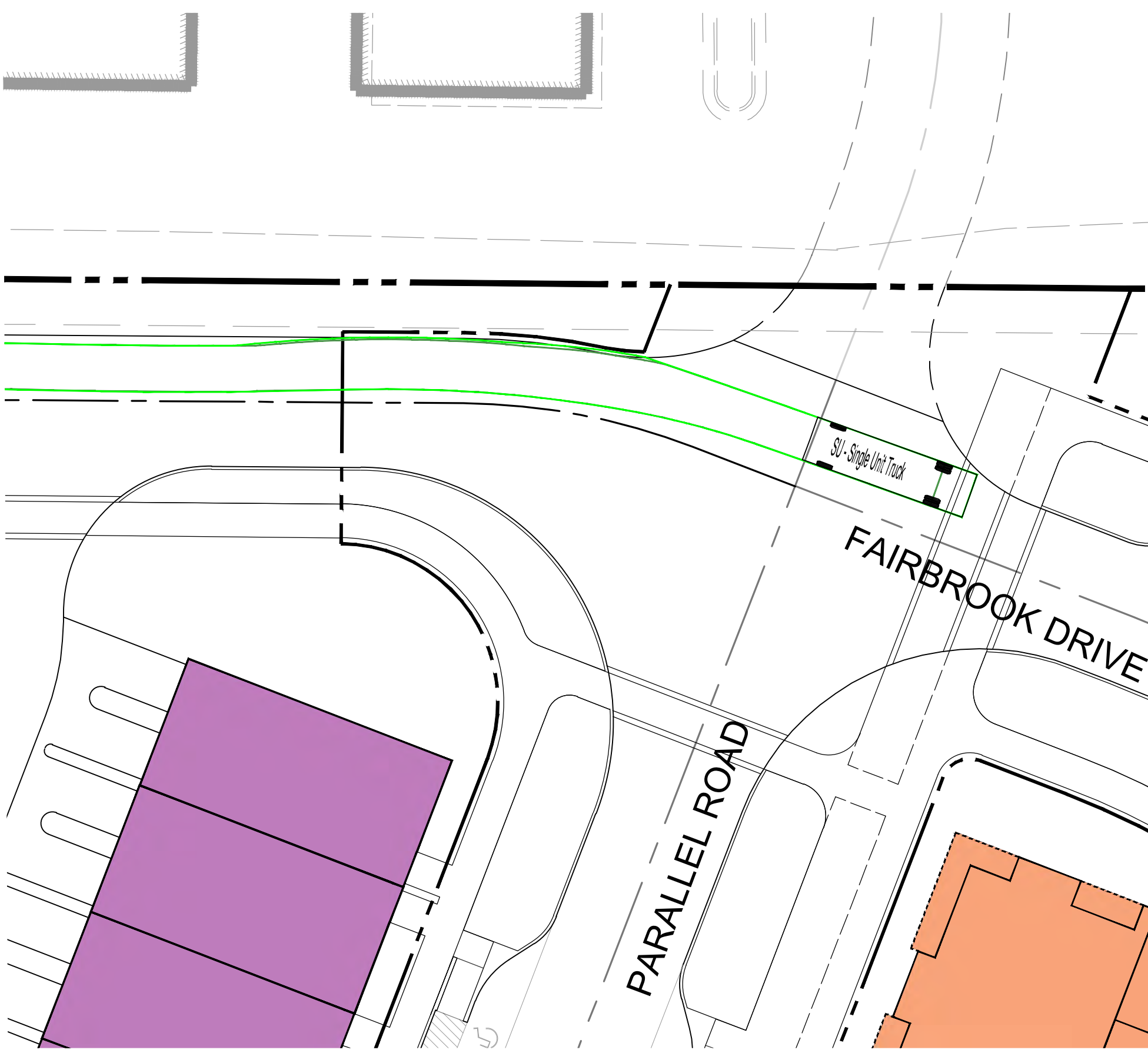
PROJECT No.: 23008899.00  
DRAWING No.: 113159  
DATE: 06/03/2024  
SCALE: AS SHOWN  
DESIGN: CL  
DRAWN: CL  
CHECKED: JA

SHEET TITLE:

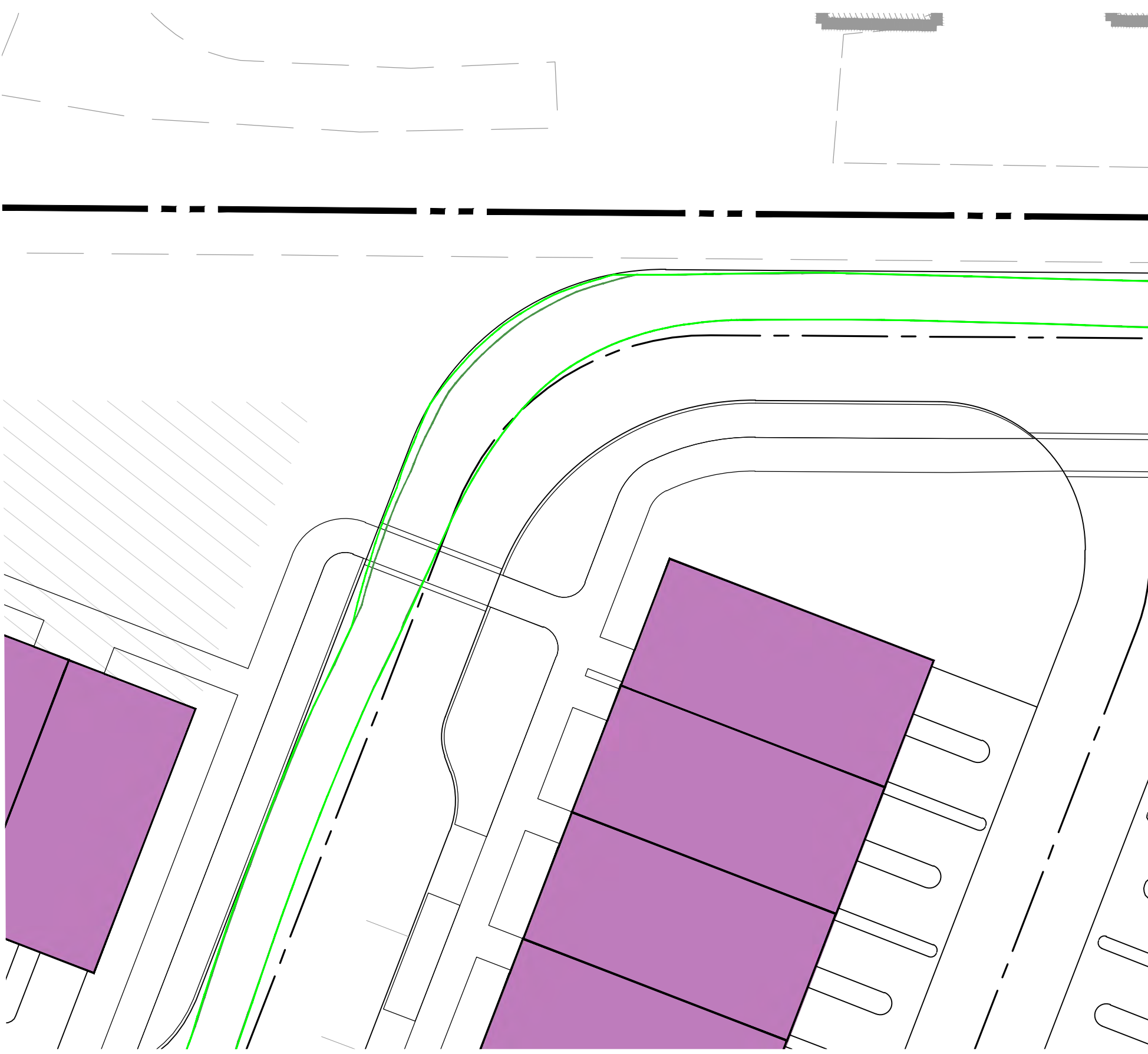
**AUTOTURN  
EXHIBIT 8**

SHEET No.  
**12.7**

TRASH TRUCK ENTERING TOWNHOME ALLEYS



TRASH TRUCK INTERNAL LEFT TURN TOWARDS EXCHANGE PLACE



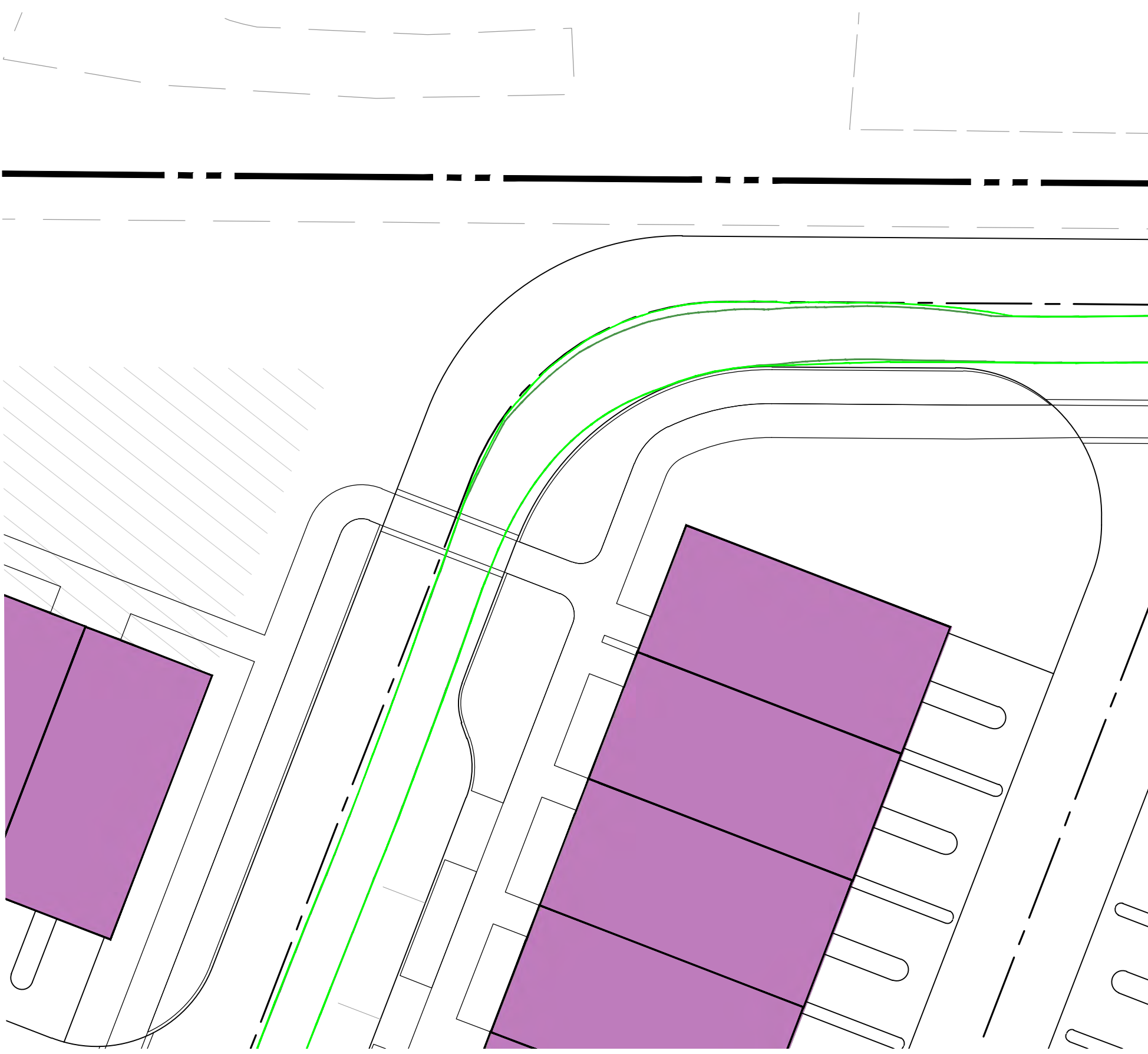
TRASH TRUCK EXITING LEFT TURN TO EXCHANGE PLACE



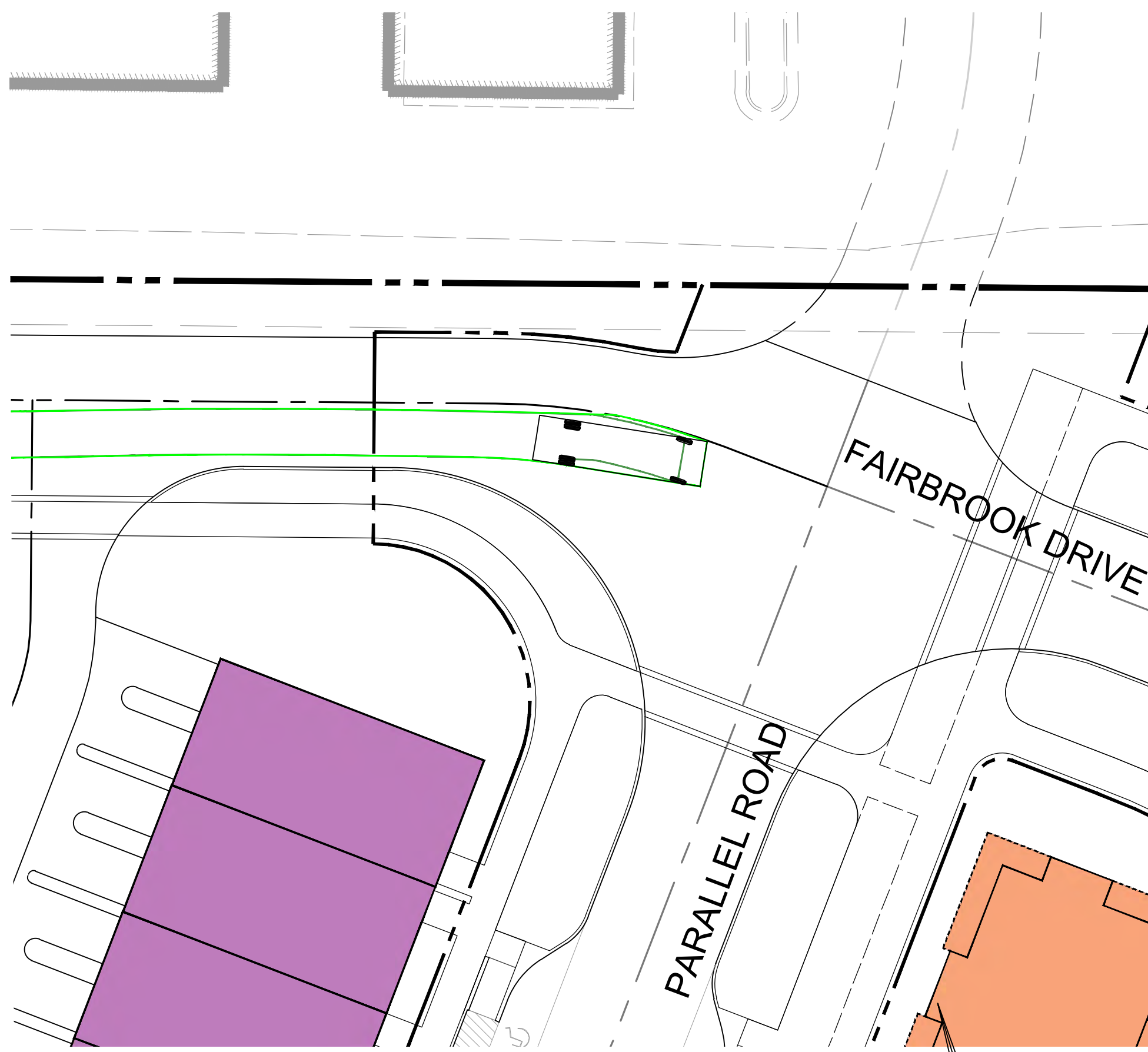
TRASH TRUCK ENTERING TOWNHOME ALLEYS FROM EXCHANGE PLACE



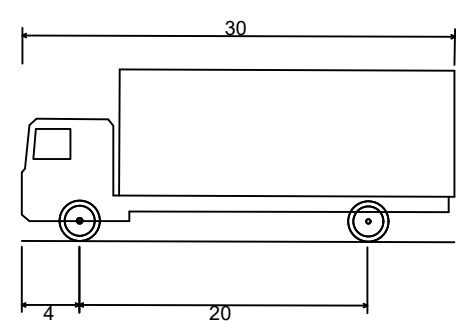
TRASH TRUCK INTERNAL RIGHT TURN TOWARDS FAIRBROOK DRIVE



TRASH TRUCK INTERNAL RIGHT TURN TOWARDS FAIRBROOK DRIVE



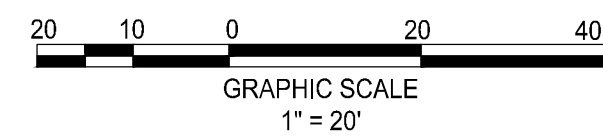
TRASH TRUCK (SU-30) DETAIL



SU - Single Unit Truck  
 Overall Length 30.000ft  
 Overall Width 8.000ft  
 Overall Body Height 11.881ft  
 Min Body Ground Clearance 1.367ft  
 Track Width 8.000ft  
 Lock-to-lock time 5.00s  
 Curb to Curb Turning Radius 42.000ft

LEGEND

- PATH OF VEHICLE WHEELS
- VEHICLE BODY SWEEP PATH



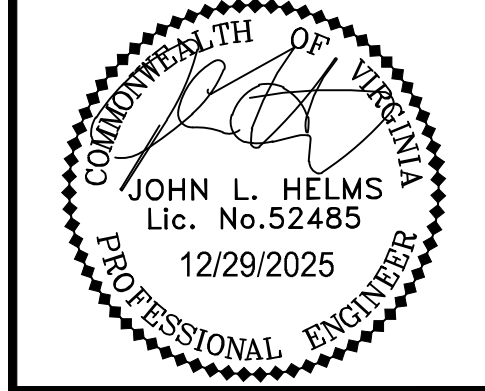
**ROONEY PROPERTIES**

**WIRE GILL**

**mv+a**

**GOROVE / SLADE**  
 Transportation Planners and Engineers

**IMEG**



DEVELOPMENT PLAN  
**EXCHANGE PLACE**  
 TOWN OF HERRNOD, VIRGINIA

MARK	DATE	DESCRIPTION
1	12-20-2024	2ND PLAN SUBMISSION
2	06-27-2025	3RD PLAN SUBMISSION
3	12-29-2025	4TH PLAN SUBMISSION

PROJECT No.: 23008899.00  
 DRAWING No.: 113159  
 DATE: 06/03/2024  
 SCALE: AS SHOWN  
 DESIGN: CL  
 DRAWN: CL  
 CHECKED: JA

SHEET TITLE:  
**AUTOTURN EXHIBIT 9**

SHEET No.  
**12.8**

**WAYFINDING SIGNAGE:** THE APPLICANT SHALL CONFORM WITH TOWN REQUIREMENTS FOR WAYFINDING SIGNAGE ON THE PROPERTY AS IT IS RELATED TO THE IMPLEMENTATION OF A COORDINATED AESTHETIC IN THE GROWING TRG DISTRICT.

**ZONE: O & LI (FUTURE PD-TRG)**

**ZONE R-10**

**ZONE: O & LI (FUTURE PD-TRG)**

**ZONE: PD-B (FUTURE PD-TRG)**

**TRG2 ZONING DISTRICT**

**TRG1 ZONING DISTRICT**

**PLANT PALATE**

- CANOPY TREES - LARGE**
  - ACER RUBRUM
  - FAGUS GRANDIFOLIA
  - NYSSA SYLVATICA
  - PLATANUS OCCIDENTALIS
  - QUERCUS COCCINEA
  - QUERCUS PALUSTRIS
  - TILIA AMERICANA
  - ULMUS AMERICANA
- CANOPY TREES - SMALL / FASTIGIATE**
  - ACER RUBRUM 'ARMSTRONG'
  - CARPINUS BETULUS 'FASTIGIATA'
  - CELTIS OCCIDENTALIS
  - FAGUS SYLVATICA
  - LIRIODENDRON TULIPIFERA 'FASTIGIATA'
  - MAGNOLIA MACROPHYLLA
  - QUERCUS ROBUR 'FASTIGIATA'
- ORNAMENTAL & UNDERSTORY TREES**
  - AMELANCHIER ARBOREA
  - CARPINUS CAROLINIANA
  - CERCIS CANADENSIS
  - CORNUS FLORIDA
  - HALESIA DIPTERA
  - MAGNOLIA VIRGINIANA
  - PRUNUS VIRGINIANA
- EVERGREEN TREES - LARGE**
  - MAGNOLIA GRANDIFLORA
  - PICEA GLAUCA
  - PICEA PUNGENS
  - PINUS ECHINATA
  - PINUS TAEDA
  - PINUS STROBUS
- EVERGREEN TREES - SMALL**
  - CHAMAECYPARIS THYROIDES
  - JUNIPERUS VIRGINIANA
  - THUJA OCCIDENTALIS

**LEGEND:**

- LAWN AREA / REPLICA TURF
- SHRUB PLANTINGS, GROUND COVER AND ENHANCED PLANTING AREA
- PLANTINGS PERMITTED WITHIN ELECTRIC EASEMENT (MEADOW MIX OF FLOWERS AND GRASSES)

- NOTES:**
- STREET TREES ON INTERNAL STREETS ARE 35' O.C. TREE SPACING ALONG HERNDON PARKWAY RANGES DO TO EXISTING EASEMENTS AND SIGHT DISTANCE REQUIREMENTS.
  - THE PLANT SPECIES DEPICTED IN THIS PLANT PALATE ARE FOR INFORMATION ONLY AND INTENDED TO DEMONSTRATE THE POSSIBLE PLANT TYPES TO BE USED ON THE PROPERTY. FINAL PLANT SPECIES SHALL BE DETERMINED AT THE TIME OF SITE PLAN, PER PROFFERS.
  - STREET TREES MAY BE LIMBED UP TO A HEIGHT OF 5'. IN COORDINATION WITH THE TOWN ARBORIST, FOR THE PURPOSES OF MEETING SIGHT DISTANCE REQUIREMENTS.
  - TREES WITHIN PUBLIC ROW DO NOT COUNT TOWARDS LANDSCAPE REQUIREMENTS. TREES WITHIN THE PROPOSED ROW THAT ARE IN THE VICINITY OF UNDERGROUND UTILITIES OR WITHIN 5' OF PUBLIC SIDEWALKS SHALL BE INSTALLED WITH ROOT BARRIERS TO PROTECT ADJACENT INFRASTRUCTURE. LOCATION AND SPECIFICATION OF ROOT BARRIER DESIGN TO BE DETERMINED AT THE TIME OF FINAL ENGINEERING. THE OWNER OF THE PROPERTY SHALL BE RESPONSIBLE FOR REPLACEMENT OF VEGETATION THAT IS REMOVED DUE TO THE MAINTENANCE OR REPAIR OF UNDERGROUND UTILITIES.
  - EXISTING DRY UTILITIES WITHIN THE PROJECT AREA ARE SHOWN ON THIS SHEET IN THE COLOR ORANGE FOR REFERENCE ONLY. NO PROPOSED DRY UTILITY DESIGN IS INCLUDED IN THIS PLAN.

**SITE PLANTING REQUIREMENTS:**

**STACKED MULTIFAMILY - TRG2 ZONING DISTRICT**  
 SEC 78-110.3 REQUIREMENT:  
 12 CANOPY TREES + 7 EVERGREEN TREES PER ACRE  
 1 SHRUB PER EACH 5 FEET OF OUTER BUILDING PERIMETER

SITE AREA = 2.92 AC. ±  
 TOTAL OUTER BUILDING PERIMETER = 1,144 LF

TREES REQUIRED = 35 CANOPY TREES, 20 EVERGREEN TREES  
 SHRUBS REQUIRED FOR BUILDING PERIMETER = 229 SHRUBS  
 SHRUBS REQUIRED FOR VEHICULAR SCREENING = 12 SHRUBS (36" HT. EVERGREEN)

TREES PROVIDED = 35 CANOPY TREES, 47 EVERGREEN TREES  
 SHRUBS PROVIDED FOR BUILDING PERIMETER = 248 SHRUBS MIN. (4 PER MIN UNIT PAIR)  
 SHRUBS PROVIDED FOR VEHICULAR SCREENING = 12 SHRUBS (36" HT. EVERGREEN)

**MULTIFAMILY CONDOMINIUM - TRG1 ZONING DISTRICT**  
 SEC 78-110.3 REQUIREMENT:  
 12 CANOPY TREES + 7 EVERGREEN TREES PER ACRE  
 1 SHRUB PER EACH 5 FEET OF OUTER BUILDING PERIMETER

SITE AREA = 4.75 AC. ± (SITE AREA INCLUDES TWO PARK AREAS)  
 TOTAL OUTER BUILDING PERIMETER = 1,380 LF

TREES REQUIRED = 57 CANOPY TREES, 33 EVERGREEN TREES  
 SHRUBS REQUIRED = 276 SHRUBS

TREES PROVIDED = 57 CANOPY TREES, 35 EVERGREEN TREES  
 SHRUBS PROVIDED = 276 SHRUBS MIN.

**NARRATIVE**

STACKED TOWNHOMES:  
 SITE AREA FOR CALCULATIONS BASED ON PROPOSED LOT AREA OF LOT 2 (2.92 ACRES). AREA EXCLUDES ROW DEDICATIONS, AND TREES LOCATED WITHIN ROW ARE NOT COUNTED TOWARDS REQUIREMENTS. NO BUFFER PLANTINGS ARE LOCATED WITHIN UTILITY EASEMENTS. SHRUB PLANTINGS ASSUMES 4 SHRUBS PROVIDED PER UNIT PAIR (SHRUBS NOT LOCATED INDIVIDUALLY ON THIS PLAN, EXCEPT FOR THOSE REQUIRED TO MEET VEHICLE SCREENING REQUIREMENTS).

MULTIFAMILY CONDOMINIUM:  
 SITE AREA BASED ON PROPOSED LOT AREA OF LOTS 1A AND 1B (4.75 ACRES) AREA EXCLUDES ROW DEDICATIONS, AND TREES LOCATED WITHIN ROW ARE NOT COUNTED TOWARDS REQUIREMENTS. SHRUB PLANTINGS ARE ASSUMED TO BE LOCATED AROUND THE PERIMETER OF THE BUILDING ALONG ITS FACADE. (SHRUBS NOT LOCATED INDIVIDUALLY ON THIS PLAN).

**ROONEY PROPERTIES**

**WIRE GILL**

**mv+a**

**GOROVE / SLADE**  
 Transportation Planners and Engineers

**IMEG**

COMMONWEALTH OF VIRGINIA  
 JOHN L. HELMS  
 Lic. No. 52485  
 12/29/2025  
 PROFESSIONAL ENGINEER

DEVELOPMENT PLAN  
 EXCHANGE PLACE  
 TOWN OF HERNDON, VIRGINIA

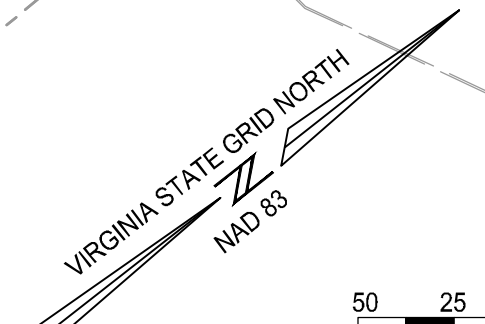
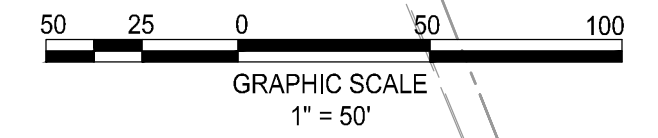
MARK	DATE	DESCRIPTION
1	12-20-2024	2ND PLAN SUBMISSION
2	06-27-2025	3RD PLAN SUBMISSION
3	12-29-2025	4TH PLAN SUBMISSION

PROJECT No.: 23008899.00  
 DRAWING No.: 113159  
 DATE: 06/03/2024  
 SCALE: AS SHOWN  
 DESIGN: CL  
 DRAWN: CL  
 CHECKED: JA

SHEET TITLE:  
**LANDSCAPE OVERVIEW**

SHEET No.  
**13**

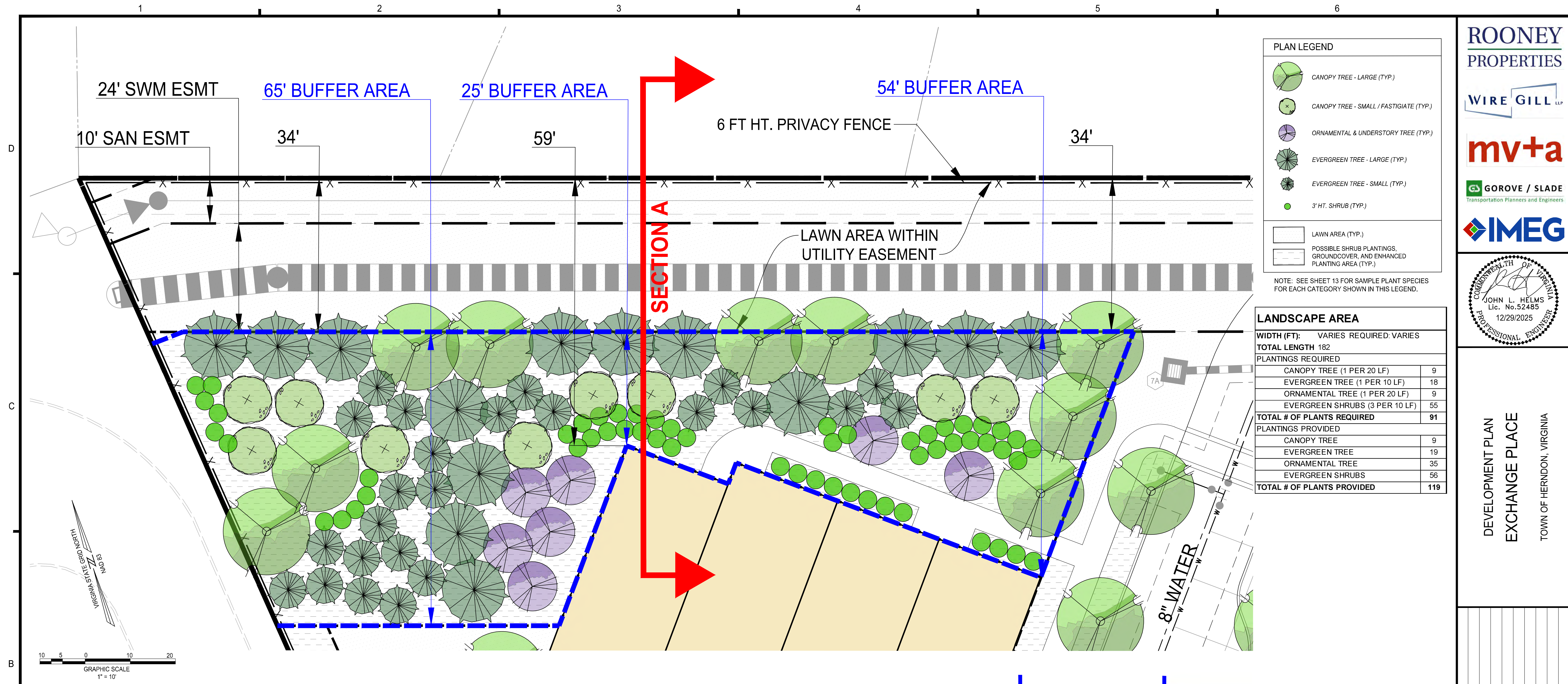
**MAJOR UTILITY EASEMENT NOTE:** ALL PROPOSED AMENITIES/FEATURES WITHIN THE DOMINION ELECTRIC EASEMENT ARE SUBJECT TO DOMINION APPROVAL. SEE PROFFERS.



SEE SHEET 13.2 FOR PARK AREA DETAIL

SEE SHEET 13.3 FOR PARK AREA DETAIL

**HERNDON PARKWAY**  
 (80' PUBLIC RIGHT-OF-WAY - URBAN MINOR ARTERIAL)  
 (D.B. 5816 PG.1119)



**PLAN LEGEND**

- CANOPY TREE - LARGE (TYP.)
- CANOPY TREE - SMALL / FASTIGIATE (TYP.)
- ORNAMENTAL & UNDERSTORY TREE (TYP.)
- EVERGREEN TREE - LARGE (TYP.)
- EVERGREEN TREE - SMALL (TYP.)
- 3' HT. SHRUB (TYP.)
- LAWN AREA (TYP.)
- POSSIBLE SHRUB PLANTINGS, GROUND COVER, AND ENHANCED PLANTING AREA (TYP.)

NOTE: SEE SHEET 13 FOR SAMPLE PLANT SPECIES FOR EACH CATEGORY SHOWN IN THIS LEGEND.

**LANDSCAPE AREA**

WIDTH (FT):	VARIES REQUIRED: VARIES	
TOTAL LENGTH	182	
<b>PLANTINGS REQUIRED</b>		
CANOPY TREE (1 PER 20 LF)	9	
EVERGREEN TREE (1 PER 10 LF)	18	
ORNAMENTAL TREE (1 PER 20 LF)	9	
EVERGREEN SHRUBS (3 PER 10 LF)	55	
<b>TOTAL # OF PLANTS REQUIRED</b>	<b>91</b>	
<b>PLANTINGS PROVIDED</b>		
CANOPY TREE	9	
EVERGREEN TREE	19	
ORNAMENTAL TREE	35	
EVERGREEN SHRUBS	56	
<b>TOTAL # OF PLANTS PROVIDED</b>	<b>119</b>	

**ROONEY PROPERTIES**

**WIRE GILL**

**mv+a**

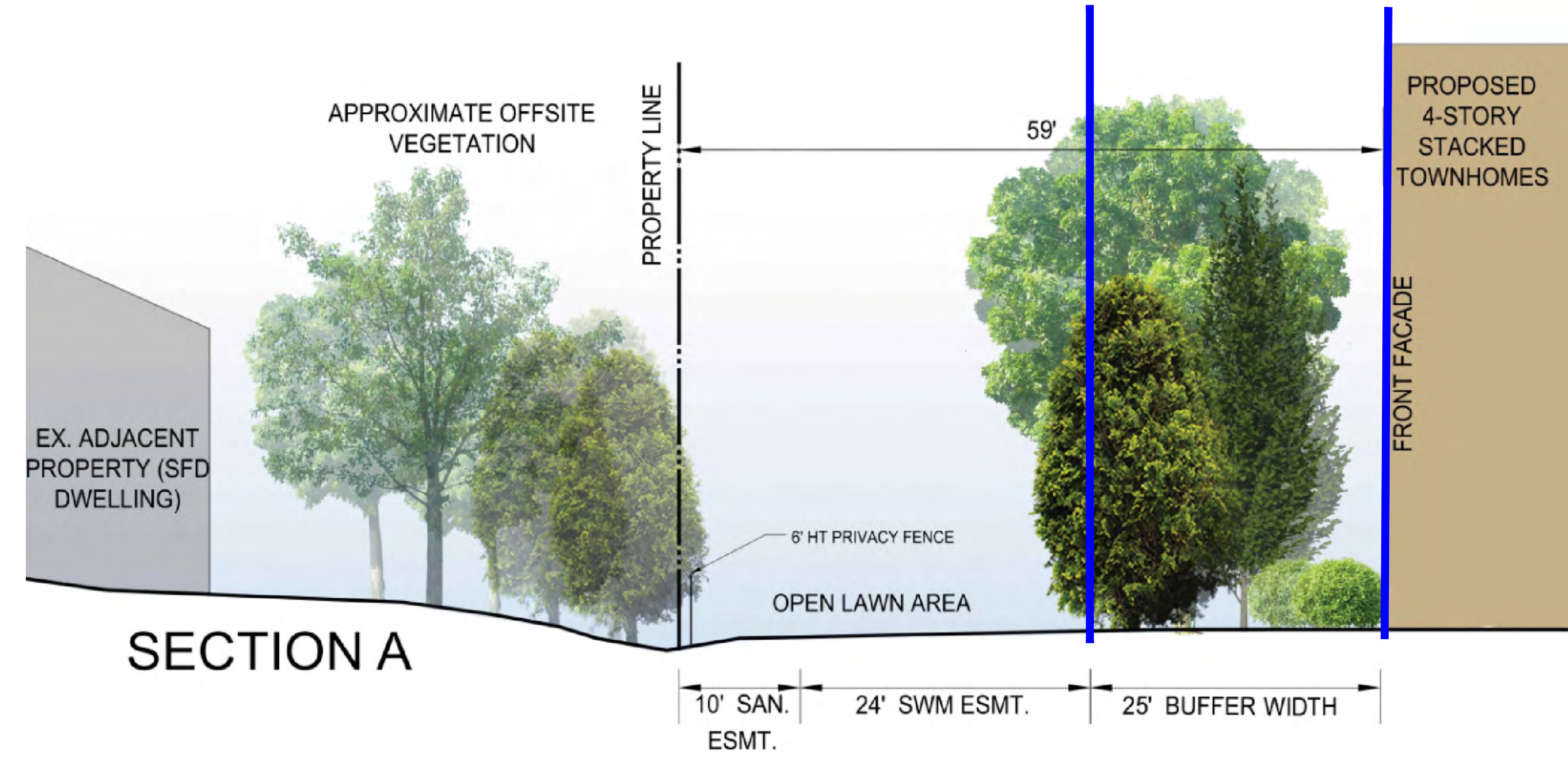
**GOROVE / SLADE**  
Transportation Planners and Engineers

**IMEG**

COMMONWEALTH OF VIRGINIA  
JOHN L. HELMS  
Lic. No. 52485  
12/29/2025  
PROFESSIONAL ENGINEER

DEVELOPMENT PLAN  
**EXCHANGE PLACE**  
TOWN OF HERNDON, VIRGINIA

- IMPORTANT LANDSCAPE BUFFER NOTES:**
- UTILITY EASEMENTS COMPRISE THE FIRST 34' OF WIDTH OF THE PROPOSED SETBACK
    - NO WOODY VEGETATION IS PROPOSED WITHIN THE UTILITY EASEMENT AREA.
  - THE MINIMUM BUILDING SETBACK FROM PROPERTY LINE IS 59'
  - THE MINIMUM PLANTING WIDTH OF THE BUFFER IS 25' AT THE PINCH POINT
    - THIS OCCURS WHERE THE BUILDING IS 59' FROM THE PROPERTY LINE, AND IS ONLY THIS NARROW FOR A VERY SMALL PERCENTAGE OF THE BUFFER YARD.
  - THE MAXIMUM PLANTING WIDTH OF THE BUFFER YARD IS 65'.
  - THE AVERAGE BUFFER WIDTH IS APPROXIMATELY 47'
  - EXTENSIVE USE OF EVERGREEN TREES, AND DECIDUOUS VEGETATION OF VARIOUS HEIGHTS IS USED TO FACILITATE YEAR-ROUND SCREENING ALONG THIS PROPERTY BOUNDARY
  - BUFFER IS ON THE NORTHERN EXPOSURE OF THE BUILDING, THEREFORE DENSE BUFFER WILL NOT OVERLY SHADE PROPOSED UNITS.
    - 34' EASEMENT AREA PROVIDES ENOUGH SETBACK THAT PROPOSED BUFFER ALSO SHOULD NOT SHADE OUT NEIGHBORING PROPERTIES TO THE NORTH.
  - SITE LAYOUT RESPECTS THE REQUIRED 10' SETBACK ALONG THE WESTERN PROPERTY BOUNDARY, AND EXCEEDS THE REQUIRED 50' TRG2 BUILDING SETBACK



MARK	DATE	DESCRIPTION
1	12-20-2024	2ND PLAN SUBMISSION
2	06-27-2025	3RD PLAN SUBMISSION
3	12-29-2025	4TH PLAN SUBMISSION

PROJECT No.: 23008899.00  
DRAWING No.: 113159  
DATE: 06/03/2024  
SCALE: AS SHOWN  
DESIGN: CL  
DRAWN: CL  
CHECKED: JA

SHEET TITLE:  
**LANDSCAPE BUFFER DETAIL**

SHEET No.  
**13.1**

P:\Projects\23008899\_00\exchange\_place\_development\_plan\113159\_development\_plan\13.1\_LANDSCAPE\_BUFFER\_DETAIL.dwg, 12/22/2025 4:08:58 PM, Jason M. Alagna

# PARK AREA DETAIL PLAN



### DETAIL PLAN LEGEND

- A** - SEAT WALLS AND RAISED PLANTERS
- B** - BUS STOP SHELTER WITH REFUSE RECEPTACLE AND BIKE RACK
- C** - SCORED CONCRETE WALKWAYS WITHIN PUBLIC PARK
- D** - BUFFER LANDSCAPING CREATING EDGE TO PARK SPACE ADJACENT TO ROADS
- E** - SEATING AREA WITH BENCHES, TABLES, OR MOVEABLE FURNITURE
- F** - PLAY LAWN AREAS FOR GATHERING, RECREATION AND FLEXIBLE SPACE
- G** - PUBLIC CONCRETE SIDEWALKS
- H** - PRIVATE LEAD WALK
- J** - MEADOW AND NATURALISTIC PLANTINGS WITHIN DOMINION EASEMENT
- K** - POTENTIAL MICRO-MOBILITY STATION
- L** - POTENTIAL FOCAL FEATURE, ARTWORK, OR IN-GROUND DETAILING

**IMPORTANT NOTE:** ALL PROPOSED AMENITIES/FEATURES WITHIN THE DOMINION ELECTRIC EASEMENT ARE SUBJECT TO DOMINION APPROVAL. SEE PROFFERS.

# PARK AREA PRECEDENT IMAGERY



### CORNER PARK:

THE CORNER PARK AREA IS A PUBLIC-FACING POCKET PARK WITH AMPLE SEATING PROVIDED BY BOTH PRIMARY SEATING (BENCHES) AND SECONDARY SEATING IN THE FORM OF SEAT WALLS AND RAISED PLANTERS.

THE GEOMETRY AND DESIGN OF THE PARK IS INTENDED TO BE INVITING, CLEARLY CONVEYING THAT THIS IS A PUBLIC SPACE, AND ENCOURAGING INTERACTION WITH THOSE SEEKING A PLACE TO RECREATE OR JUST A PASSERBY WHO FINDS THE SPACE INTRIGUING.

THIS PARK INCLUDES LUSH LANDSCAPING PROVIDING A SHADY REFUGE ALONG A BUSY STREET. THE SPACE IS INTENDED TO FUNCTION AS THE FRONT DOOR INTO THE BROAD OPEN AREA AT THE CENTER OF THE PUBLIC PARK, AS WELL AS TO THE GREATER PARK NETWORK.

### GATHERING SPACE:

THE GATHERING SPACE IS CONCEALED WITHIN THE CORNER PARK AREA AND IS SURROUNDED BY LUSH LANDSCAPING AND TALL TREES TO PROVIDE SHADE AND A SENSE OF ENCLOSURE.

THIS SPACE IS INTENDED TO BE FLEXIBLE AND COULD INCLUDE MOVEABLE FURNITURE, PICNIC TABLES, OR EVEN VERSATILE URBAN FURNITURE SUCH AS DINING TABLES WHICH MAY BE USED TO PLAY PING-PONG.

THIS AREA, THOUGH MORE INTIMATE IN NATURE, IS SIZED TO ACCOMMODATE SMALL NEIGHBORHOOD GATHERINGS AND IS PRIMED TO BECOME A GREAT MEETING SPOT THAT IS RECOGNIZABLE AND INVITING FOR THOSE WANTING TO DWELL.



### FOCAL FEATURE:

THE FOCAL FEATURE IS LOCATED AT THE MOST PROMINENT CORNER OF THIS PROJECT. AT THE CORNER OF EXCHANGE PLACE AND HERNDON PARKWAY, THE INTENT IS TO PROVIDE AN ART ELEMENT THAT IS UNIQUELY HERNDON TO IDENTIFY THIS PARK.

THIS FOCAL FEATURE MAY BE VERTICAL, OR AN ELEMENT OF INTEREST ALONG THE GROUND-PLANE. THIS COMPONENT OF THE PARK IS ENVISIONED AS AN ART INSTALLATION FROM A LOCAL SOURCE OR A DEDICATED PIECE THAT IS REFLECTIVE OF THE TOWN'S CULTURE.

THE FOCAL FEATURE MAY PRESENT AS A PIECE OF SCULPTURE OR 3-D ART INSTALLATION, AN INTRICATE PAVING PATTERN SUCH AS A LABYRINTH, OR EVEN A PIECE OF ART EMBEDDED INTO THE GROUND AND INCORPORATED INTO THE PARK'S DESIGN LANGUAGE.



### PLAY LAWN WITH MEADOW:

THE FOUNDATIONAL ELEMENT OF THIS PARK IS ITS BROAD OPEN LAWN AREAS THAT ARE FLEXIBLE IN NATURE AND OPEN TO THE PUBLIC TO USE AS THEY PLEASE.

THE LAWNS ARE BISECTED BY A TRAIL AND BORDERED BY A PAIR OF SIDEWALKS. THE PROPOSED NETWORK OF TRAILS MAKES TRAVERSING THE SITE EFFICIENT, AND ENSURES THAT THE LAWN AREAS ARE ACCESSIBLE TO ALL USERS.

NATURE IS BROUGHT ONTO THE SITE BY THE INSTALLATION OF MEADOW AND WILDFLOWER PATCHES BORDERING MUCH OF THE LAWN AREAS. THESE WOULD BE BOTH BEAUTIFUL AND BENEFICIAL TO LOCAL WILDLIFE AND POLLINATOR SPECIES, WHICH COULD BE EXPLAINED IN SELF-GUIDED EDUCATIONAL SIGNAGE THAT MAY BE INCLUDED WITHIN THE PARK.



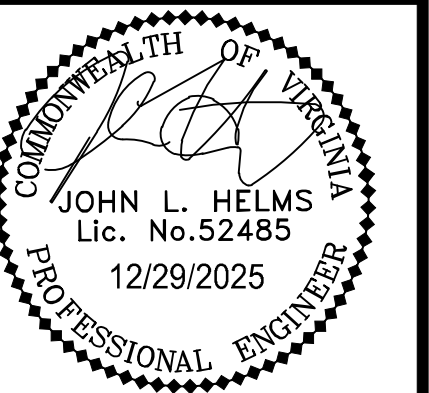
ROONEY PROPERTIES

WIRE GILL

mv+a

GOROVE / SLADE

IMEG



DEVELOPMENT PLAN  
EXCHANGE PLACE  
TOWN OF HERNDON, VIRGINIA

MARK	DATE	DESCRIPTION
1	12-20-2024	2ND PLAN SUBMISSION
2	06-27-2025	3RD PLAN SUBMISSION
3	12-29-2025	4TH PLAN SUBMISSION

PROJECT No.: 23008899.00  
DRAWING No.: 113159  
DATE: 06/03/2024  
SCALE: AS SHOWN  
DESIGN: CL  
DRAWN: CL  
CHECKED: JA

SHEET TITLE:

PARK AREA  
DETAIL

SHEET No.

13.2

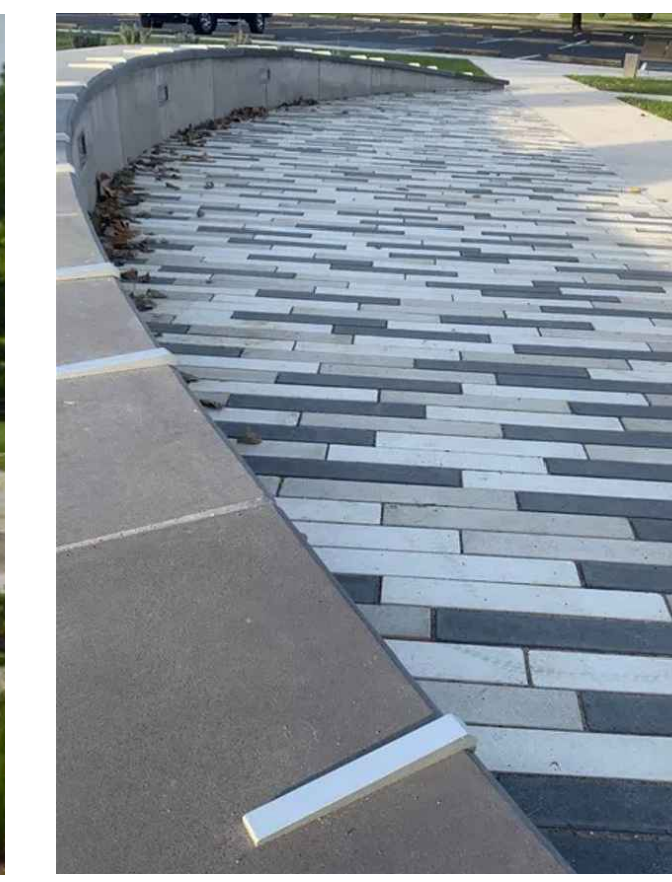
# PARK AREA DETAIL PLAN



### DETAIL PLAN LEGEND

- A** - SCORED CONCRETE HARDSCAPE GATHERING AREAS WITHIN PUBLIC PARK
- B** - SEAT WALLS ENCLOSING GATHERING SPACES
- C** - BUS STOP SHELTER WITH REFUSE RECEPTACLE AND BIKE RACK
- D** - PLAY LAWN AREAS FOR GATHERING, RECREATION AND FLEXIBLE SPACE
- E** - PLAYGROUND AREA WITH SEATING
- F** - COMBINATION SPORTS COURT (BASKETBALL, PICKLE BALL, AND/OR EQUIVALENT)
- G** - SHADE STRUCTURE IN GATHERING AREA WITH PICNIC TABLES
- H** - PARK BUFFER PLANTINGS

# PARK AREA PRECEDENT IMAGERY



### SEATING AREA(S):

THESE SEMI-CIRCULAR AREAS ARE DESIGNED TO PROVIDE COMFORTABLE, CONVENIENT AND FLEXIBLE SEATING AREAS WITHIN THE LARGER PARK SPACE. AMPLE SEATING IS PROVIDED BY BOTH PRIMARY SEATING (BENCHES) AND SECONDARY SEATING WITH SEAT WALLS BORDERING THE SPACE.

THE SEATING AREA ALONG THE RIGHT-OF-WAY ACTS AS THE ENTRY TO THIS PARK SPACE, AND PROVIDES A VISIBLE AND WELCOMING ENTRYWAY INTO THE PUBLIC SPACES INTERNAL TO THE PARK.

THE SEATING AREA INTERNAL TO THE SITE ACTS AS A NECESSARY STAGING AND SEATING AREA ADJACENT TO THE SPORTS COURT. BOTH ONLOOKERS AND PEOPLE PLAYING ON THE COURTS WOULD FIND THIS SPACE CONVENIENT FOR TAKING A REST, SETTING UP CHAIRS, OR FINDING A SPOT TO DROP YOUR BAG WHILE YOU PLAY BALL.

### GATHERING SPACE:

THIS GATHERING SPACE IS AT THE HEART OF THIS PARK AND IS DESIGNED TO BE FLEXIBLE AND ACCOMMODATING TO VARIOUS TYPES OF USERS. THE LARGE HARDSCAPE AREA WOULD HAVE A SHADE STRUCTURE, WHICH COULD CONTAIN PICNIC TABLES, OUTDOOR GRILLS, AND/OR TRASH RECEPTACLES TO ENCOURAGE GATHERINGS LARGE AND SMALL.

THE OPEN HARDSCAPE AREA COULD CONTAIN ADDITIONAL SEATING OPPORTUNITIES, INCLUDING MOVEABLE FURNITURE AND DINING TABLES. LARGE TREES AROUND THE HARDSCAPE PROVIDE AMPLE SHADE AND ENCLOSURE TO THIS SPACE MAKING IT FEEL COMFORTABLE AND WELCOMING.

THE GATHERING SPACE IS PROXIMATE TO BOTH THE PLAY GROUND, PLAY LAWN, AND SPORTS COURT AREAS, MAKING IT THE IDEAL HOME BASE FOR FAMILIES AND VISITORS TO OBSERVE AND ENJOY THE ACTIVITIES OCCURRING THROUGHOUT THE PARK.



### SPORTS COURT:

THE SPORTS COURT WILL BE PAVED WITH A VIBRANT PLAY-SAFE MATERIAL AND STRIPED IN A WAY THAT WOULD PERMIT THE USE VARIOUS DIFFERENT ORGANIZED BALL SPORTS, SUCH AS A COMBINATION OF BASKETBALL AND PICKLEBALL AS SHOWN IN THIS PLAN.

THE SPORTS COURT IS LOCATED IN THE FAR CORNER OF THE PARK TO ENSURE THAT BALL SPORTS CAN TAKE PLACE WITHOUT INTERFERING WITH OTHER USERS AND ACTIVITIES IN THE PARK. ADDITIONALLY, THE LOCATION OF THE SPORTS COURT AND THE DENSE BUFFERING AROUND IT WILL HELP PREVENT BALLS FROM ROLLING AWAY WITHOUT HAVING A COMPLETELY FENCED IN AREA, WHICH WOULD IN-TURN PROVIDE A MORE NATURALISTIC PLAY SPACE.

THE SPORTS COURT IS PROXIMATE TO THE SEMI-CIRCULAR SEATING AREA TO ENSURE THAT THIS SPACE IS HIGHLY FLEXIBLE AND CAN ACCOMMODATE EVENTS AND OTHER ACTIVITIES THAT COULD UTILIZE THE BROAD PAVED AREA OF THE COURT.



### PLAY GROUND:

THE PLAYGROUND AREA WILL BE PAVED WITH A VIBRANT PLAY-SAFE MATERIAL THAT COULD INCLUDE COLORFUL MOTIFS AND IMAGERY. THE PLAY AREA WOULD BE PROXIMATE TO BENCH SEATING AND THE CENTRAL GATHERING SPACE TO ENSURE THAT PARENTS AND GUARDIANS HAVE A CHOICE OF PLACES TO DWELL WHILE VISITING THE PARK WITH CHILDREN.

THE PLAY SPACE COULD INCLUDE EQUIPMENT THAT IS USEABLE FOR A BROAD RANGE OF AGE GROUPS, AND COULD INCORPORATE IN-GROUND TOPOGRAPHIC PLAY FEATURES. THE PLAY AREA IS CONNECTED TO BOTH THE GATHERING SPACE AND THE PLAY LAWN AREA BY A HARDSCAPE AREA THAT WOULD PROVIDE SEATING AND EXTRA SPACE TO GIVE OPPORTUNITIES FOR PLAY, AS WELL AS PRACTICAL FUNCTIONALITY SUCH AS SPACE FOR STROLLER PARKING, AND AREAS FOR TRASH RECEPTACLES AND WATER FOUNTAINS.

THE PLAY SPACE IS BOUNDED BY LUSH LANDSCAPING TO PROVIDE SHADE AND ENCLOSURE, AND A FENCE ALONG THE BORDERS OF THE PARK MAY BE PROVIDED FOR ADDITIONAL SAFETY.



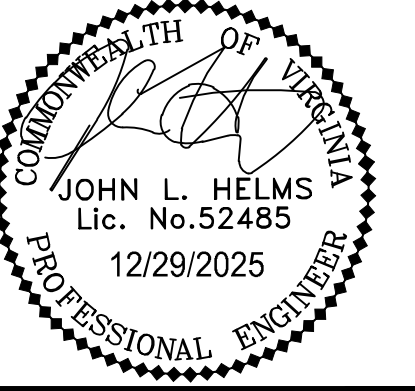
ROONEY PROPERTIES

WIRE GILL

mv+a

GOROVE / SLADE  
Transportation Planners and Engineers

IMEG



DEVELOPMENT PLAN  
EXCHANGE PLACE  
TOWN OF HERNDON, VIRGINIA

MARK	DATE	DESCRIPTION
1	12-20-2024	2ND PLAN SUBMISSION
2	06-27-2025	3RD PLAN SUBMISSION
3	12-29-2025	4TH PLAN SUBMISSION

PROJECT No.: 23008899.00  
DRAWING No.: 113159  
DATE: 06/03/2024  
SCALE: AS SHOWN  
DESIGN: CL  
DRAWN: CL  
CHECKED: JA

SHEET TITLE:

PARK AREA  
DETAIL

SHEET No.  
**13.3**

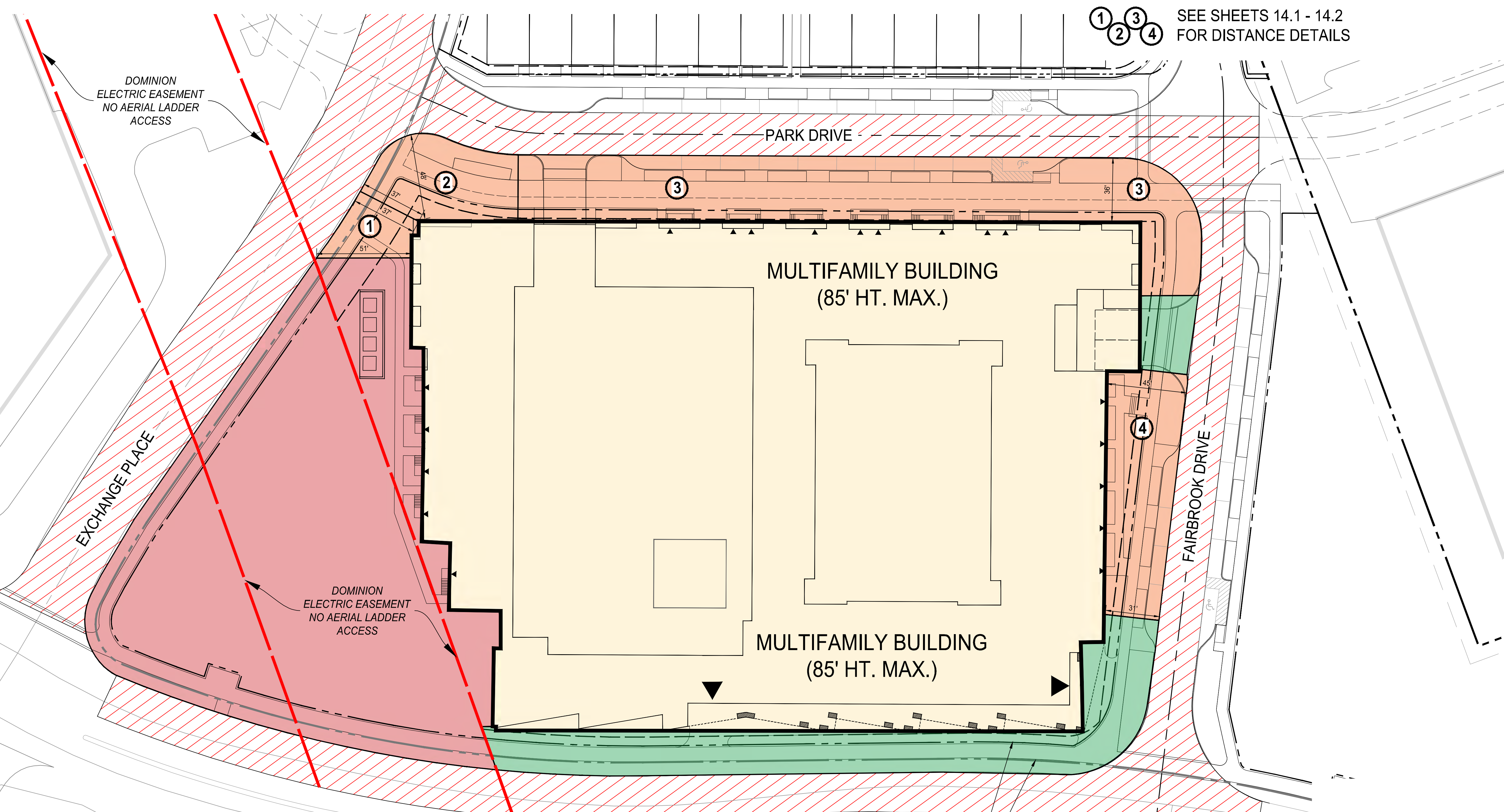
NOTE: SEE SHEET 06.2 FOR AREAS OF EMERGENCY ACCESS EASEMENT ON PROPERTY

**LEGEND**

- BUILDING WITHIN 15-30' OF FIRE LANE (PFM COMPLIANT AERIAL LADDER ACCESS)
- BUILDING AREA WITH POTENTIAL FOR AERIAL LADDER ACCESS
- NO AERIAL LADDER ACCESS (BEYOND LADDER ACCESS)
- FIRE LANES
- 1 2 3 4 SEE SHEETS 14.1 - 14.2 FOR DISTANCE DETAILS

D  
C  
B  
A

1                      2                      3                      4                      5                      6



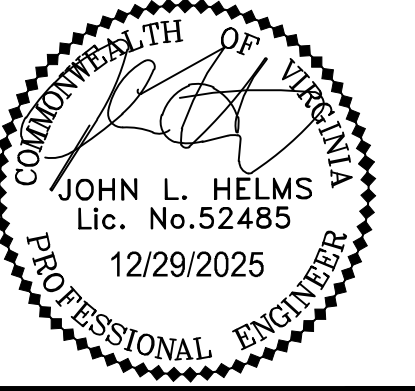
**ROONEY PROPERTIES**

**WIRE GILL**

**mv+a**

**GOROVE / SLADE**  
Transportation Planners and Engineers

**IMEG**



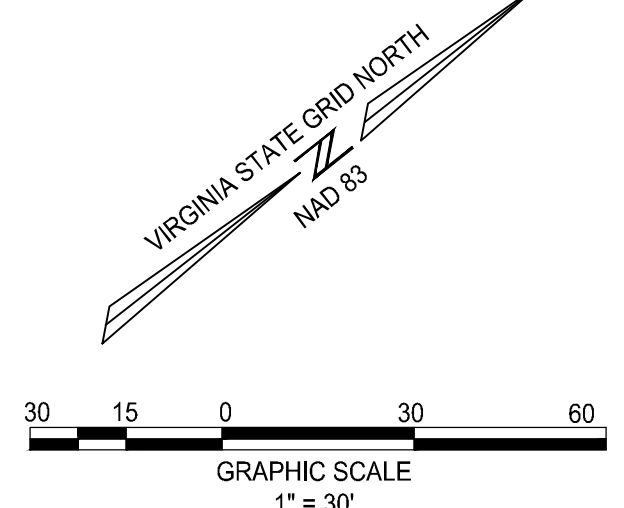
DEVELOPMENT PLAN  
**EXCHANGE PLACE**  
TOWN OF HERNDON, VIRGINIA

MARK	DATE	DESCRIPTION
1	12-20-2024	2ND PLAN SUBMISSION
2	06-27-2025	3RD PLAN SUBMISSION
3	12-29-2025	4TH PLAN SUBMISSION

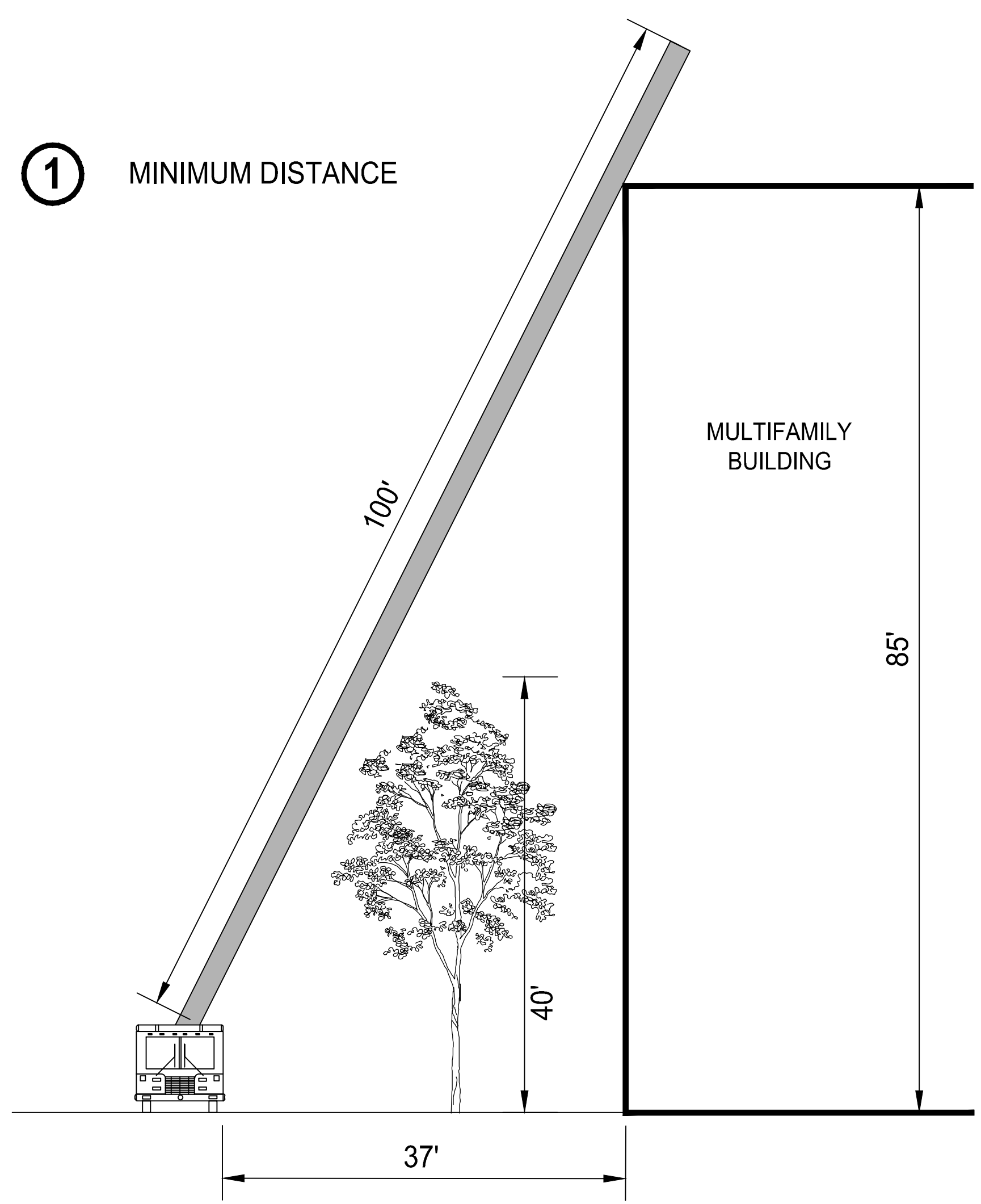
PROJECT No.: 23008899.00  
DRAWING No.: 113159  
DATE: 06/03/2024  
SCALE: AS SHOWN  
DESIGN: CL  
DRAWN: CL  
CHECKED: JA

SHEET TITLE:  
**FIRE MARSHALL EMERGENCY ACCESS EXHIBIT**

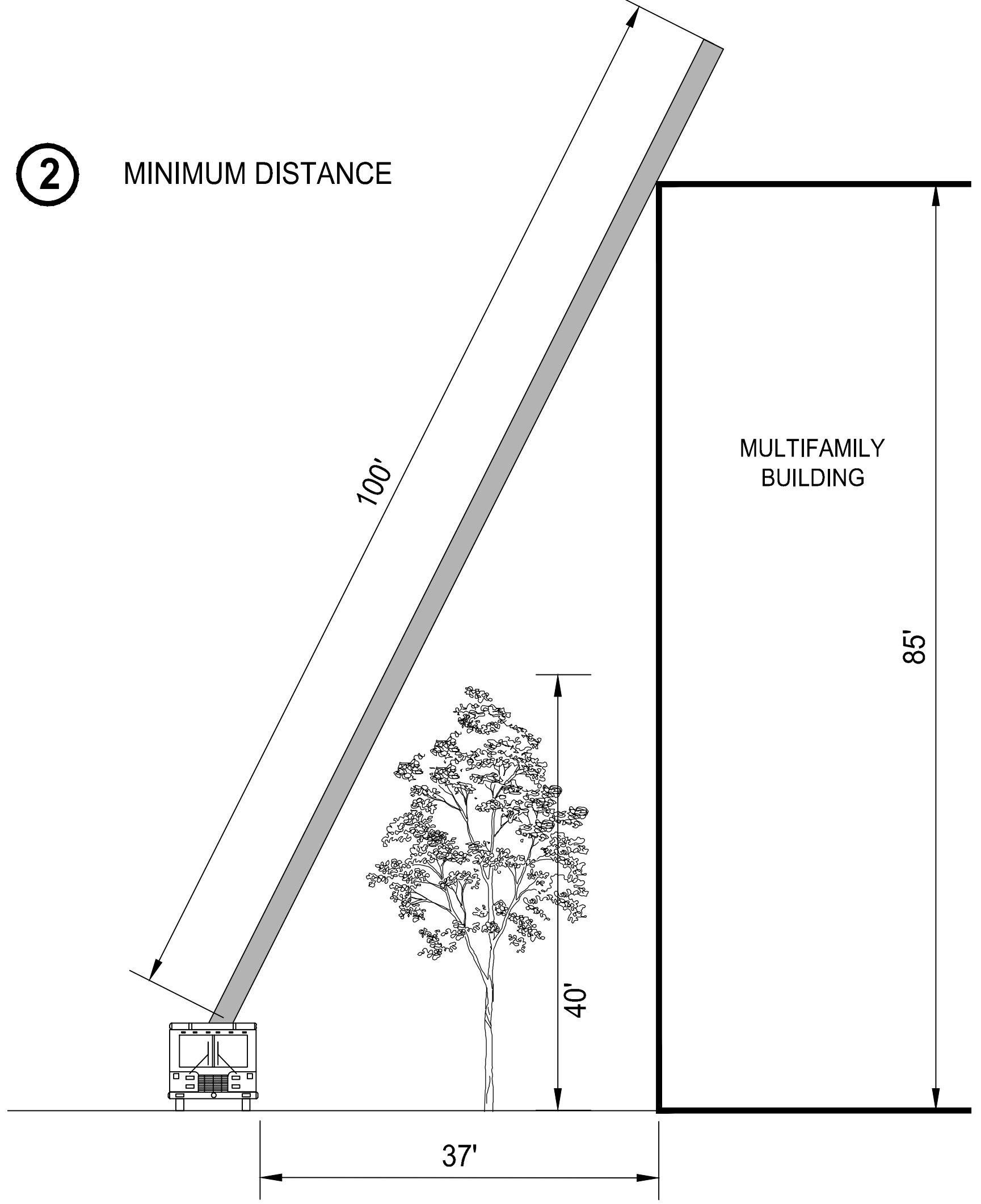
SHEET No.  
**14**



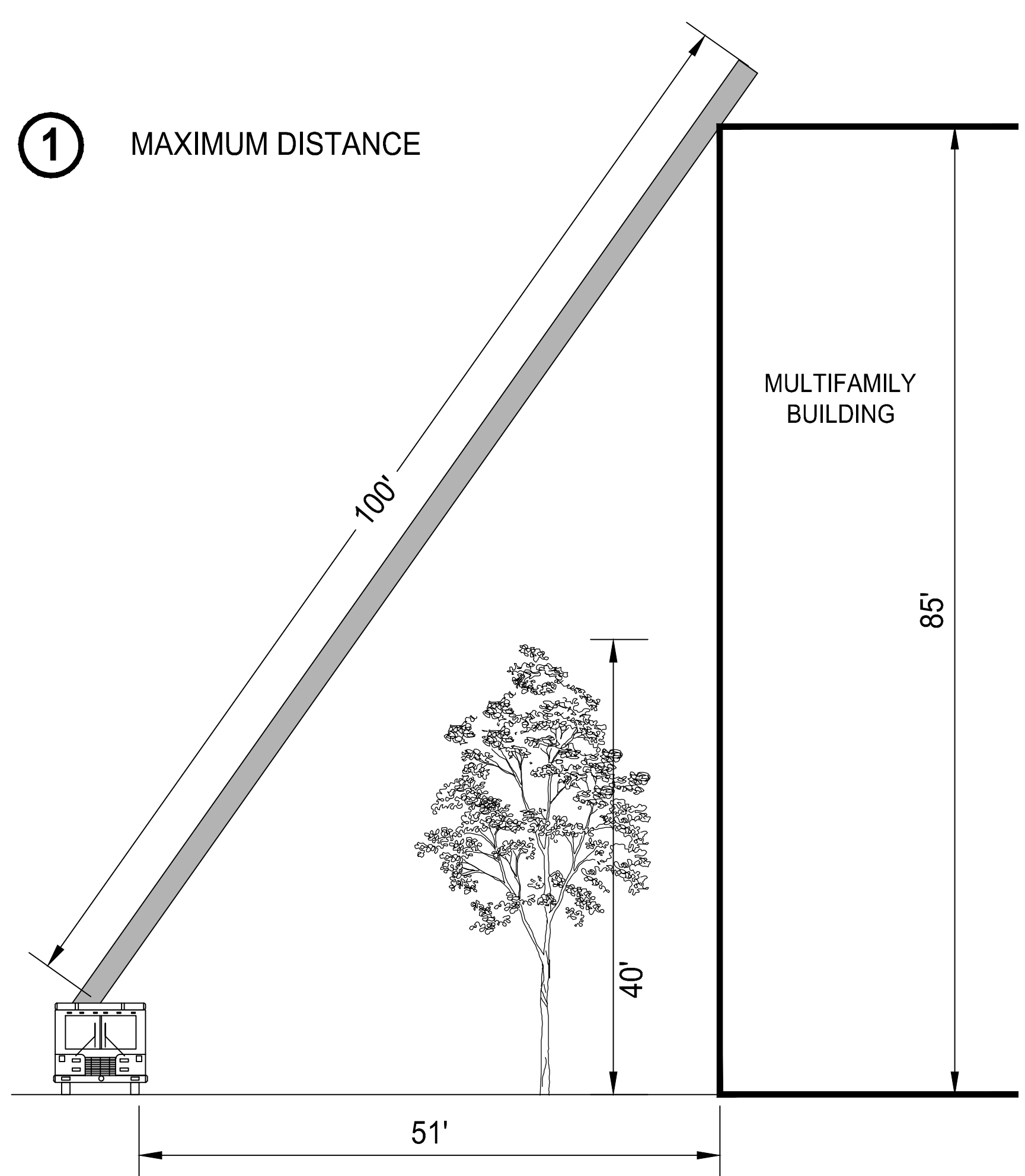
① MINIMUM DISTANCE



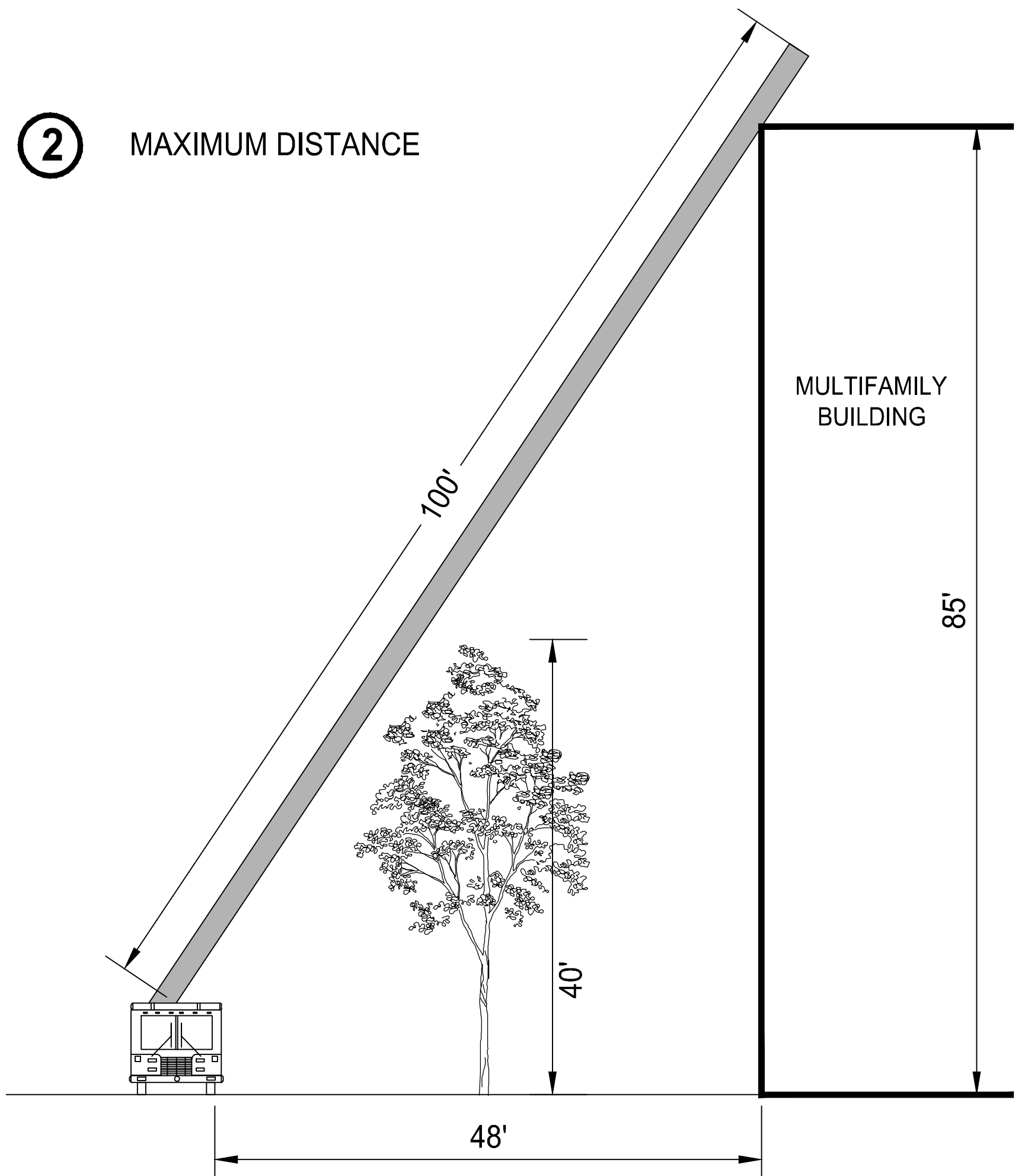
② MINIMUM DISTANCE



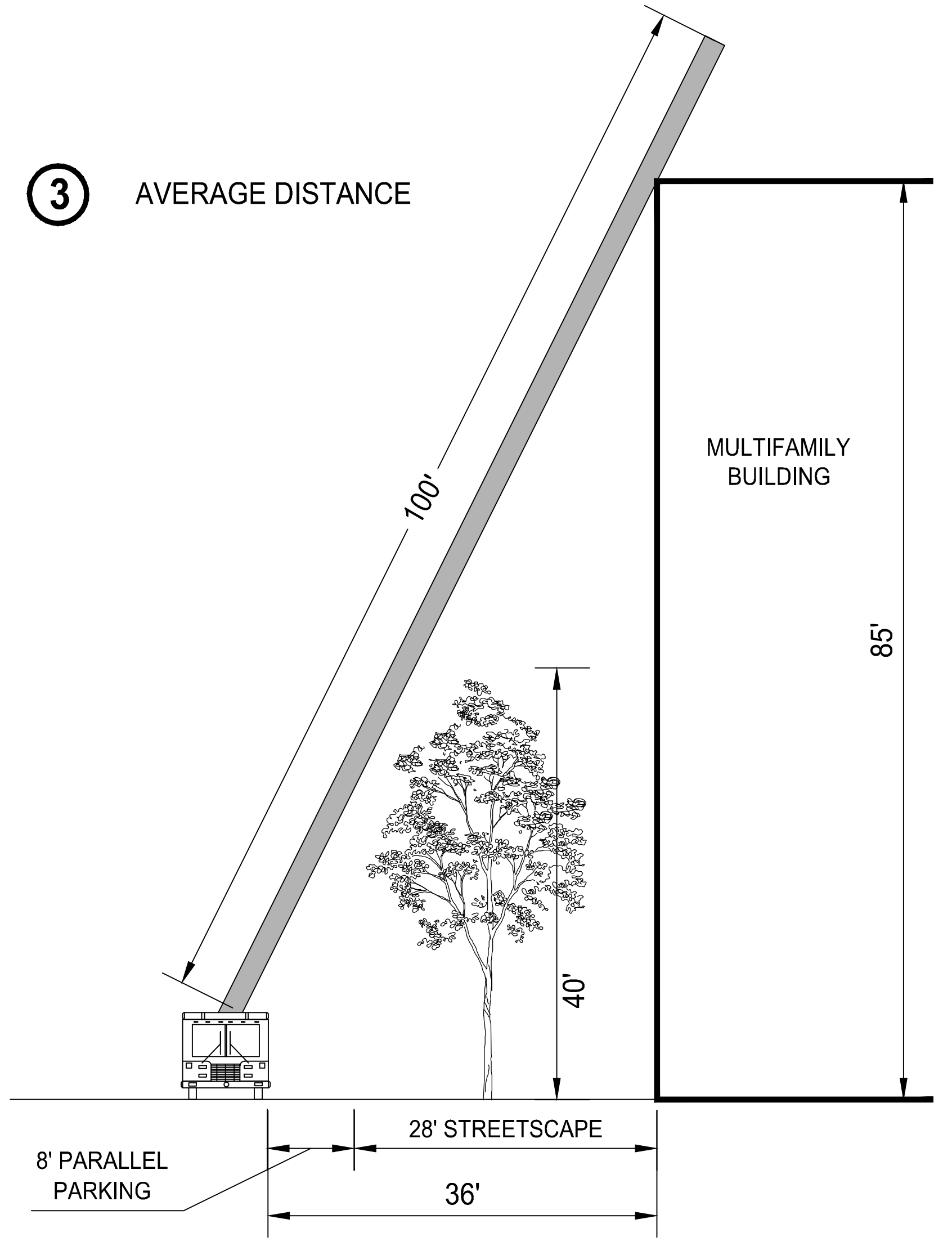
① MAXIMUM DISTANCE



② MAXIMUM DISTANCE



③ AVERAGE DISTANCE



**NOTE:**  
STREET TREES WILL BE PROVIDED AT AN APPROXIMATE ON-CENTER SPACING OF 35'±.

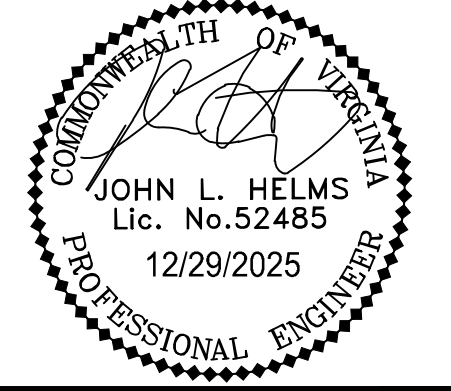
ROONEY PROPERTIES

WIRE GILL

mv+a

GOROVE / SLADE  
Transportation Planners and Engineers

IMEG



DEVELOPMENT PLAN  
EXCHANGE PLACE  
TOWN OF HERNDON, VIRGINIA

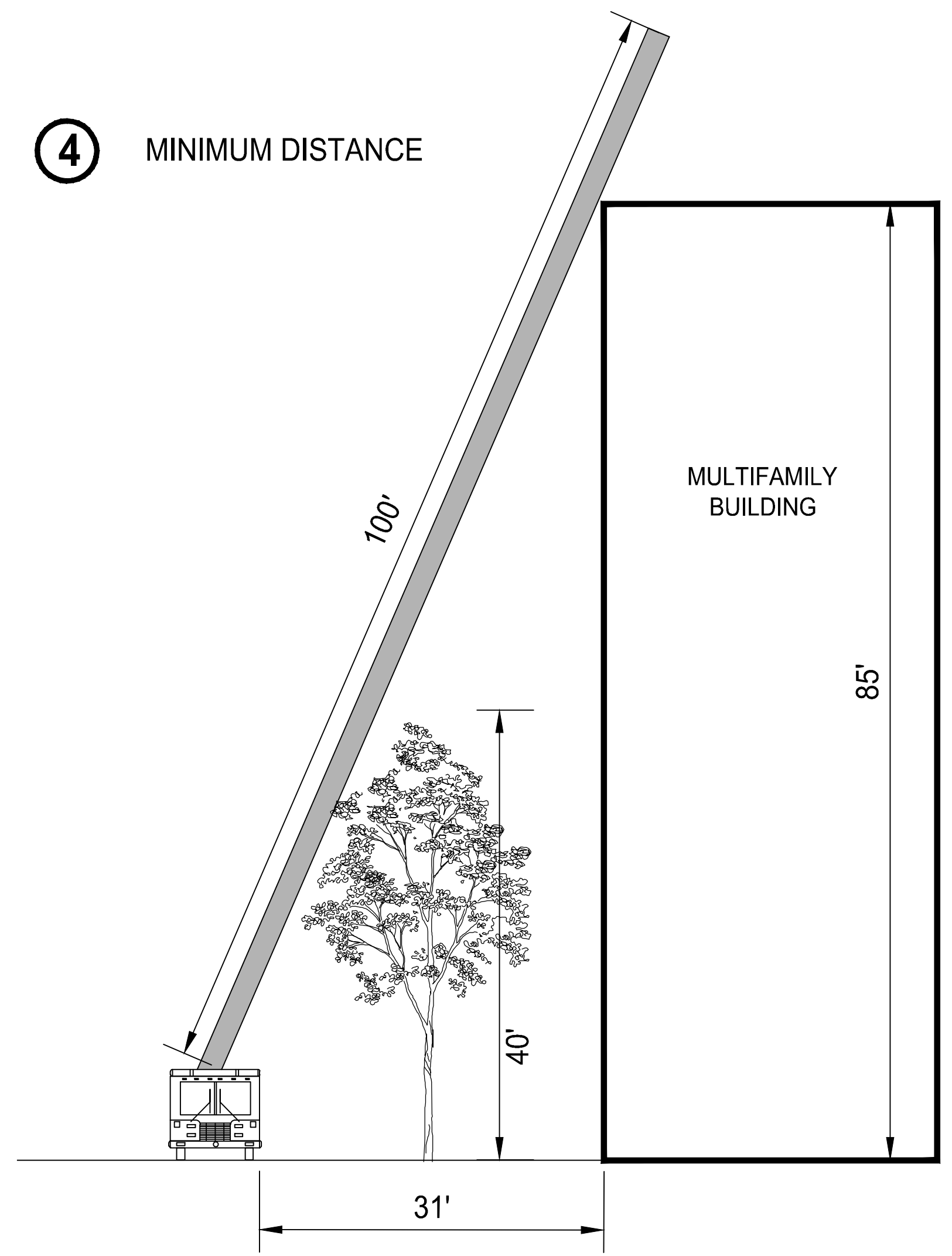
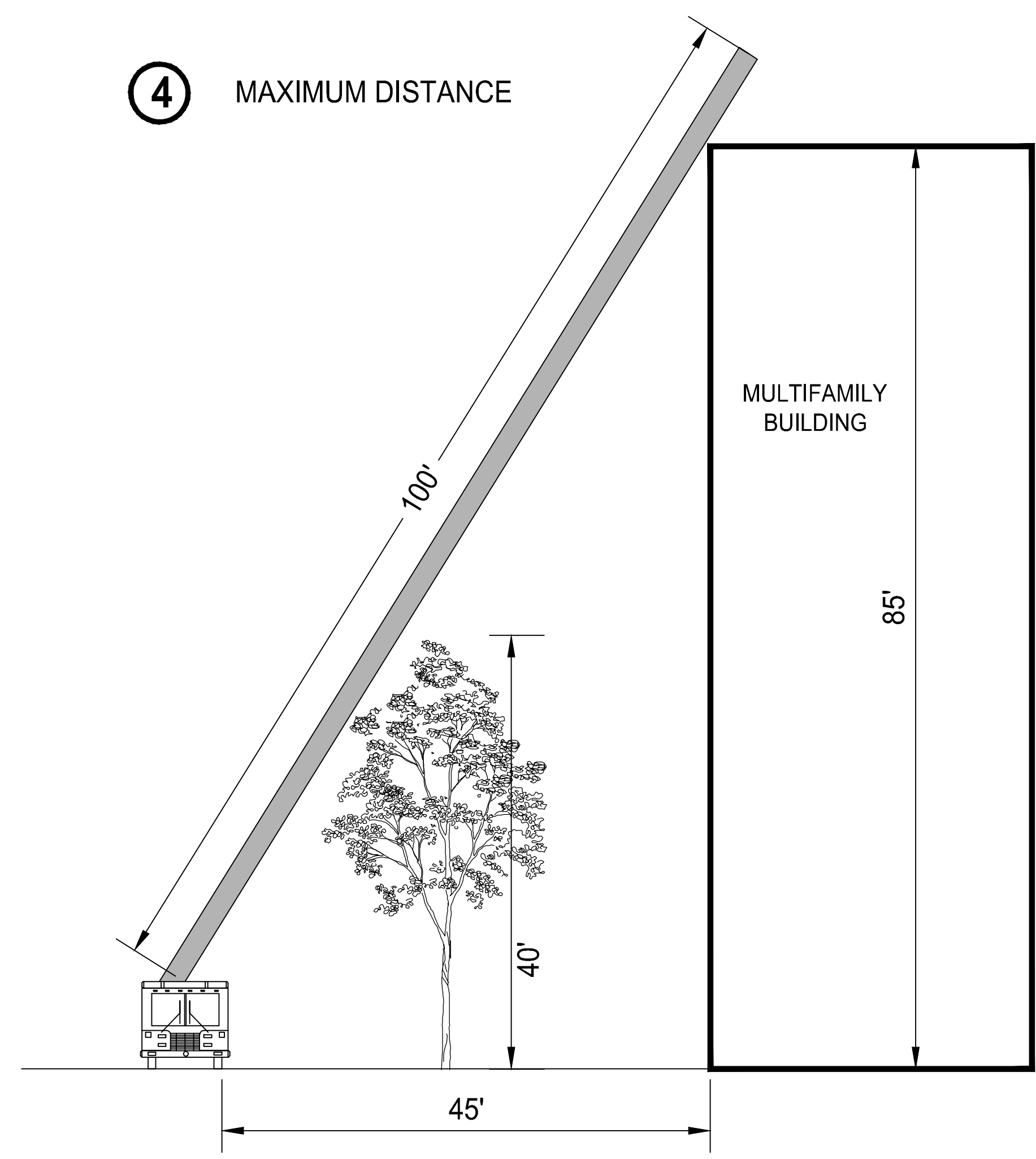
MARK	DATE	DESCRIPTION
1	12-20-2024	2ND PLAN SUBMISSION
2	06-27-2025	3RD PLAN SUBMISSION
3	12-29-2025	4TH PLAN SUBMISSION

PROJECT No.: 23008899.00  
DRAWING No.: 113159  
DATE: 06/03/2024  
SCALE: AS SHOWN  
DESIGN: CL  
DRAWN: CL  
CHECKED: JA

SHEET TITLE:  
**TRUCK ACCESS  
DETAILS**

SHEET No.  
**14.1**

D  
C  
B  
A



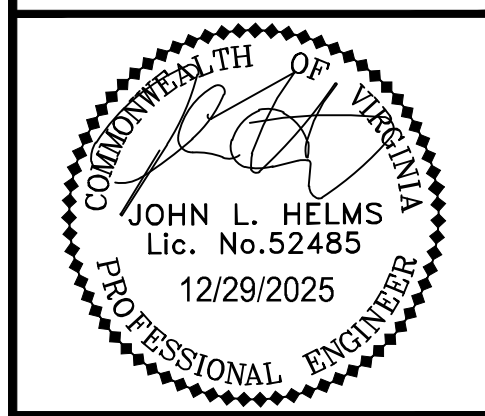
**ROONEY PROPERTIES**

**WIRE GILL**

**mv+a**

**GOROVE / SLADE**  
Transportation Planners and Engineers

**IMEG**



DEVELOPMENT PLAN  
EXCHANGE PLACE  
TOWN OF HERNDON, VIRGINIA

MARK	DATE	DESCRIPTION
1	12-20-2024	2ND PLAN SUBMISSION
2	06-27-2025	3RD PLAN SUBMISSION
3	12-29-2025	4TH PLAN SUBMISSION

PROJECT No.: 23008899.00  
DRAWING No.: 113159  
DATE: 06/03/2024  
SCALE: AS SHOWN  
DESIGN: CL  
DRAWN: CL  
CHECKED: JA

SHEET TITLE:  
**TRUCK ACCESS DETAILS**

SHEET No.  
**14.2**

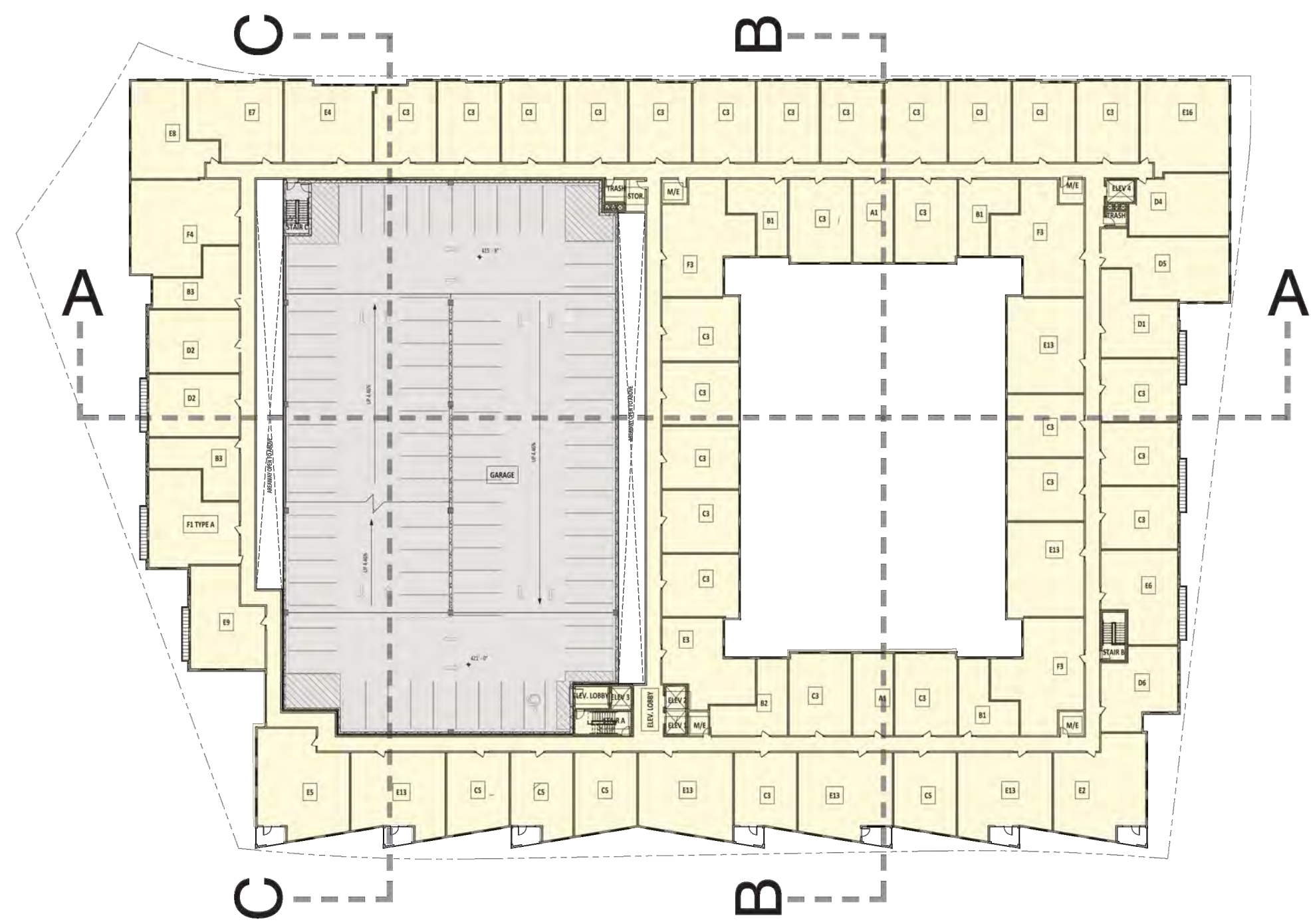
1 2 3 4 5 6

D

C

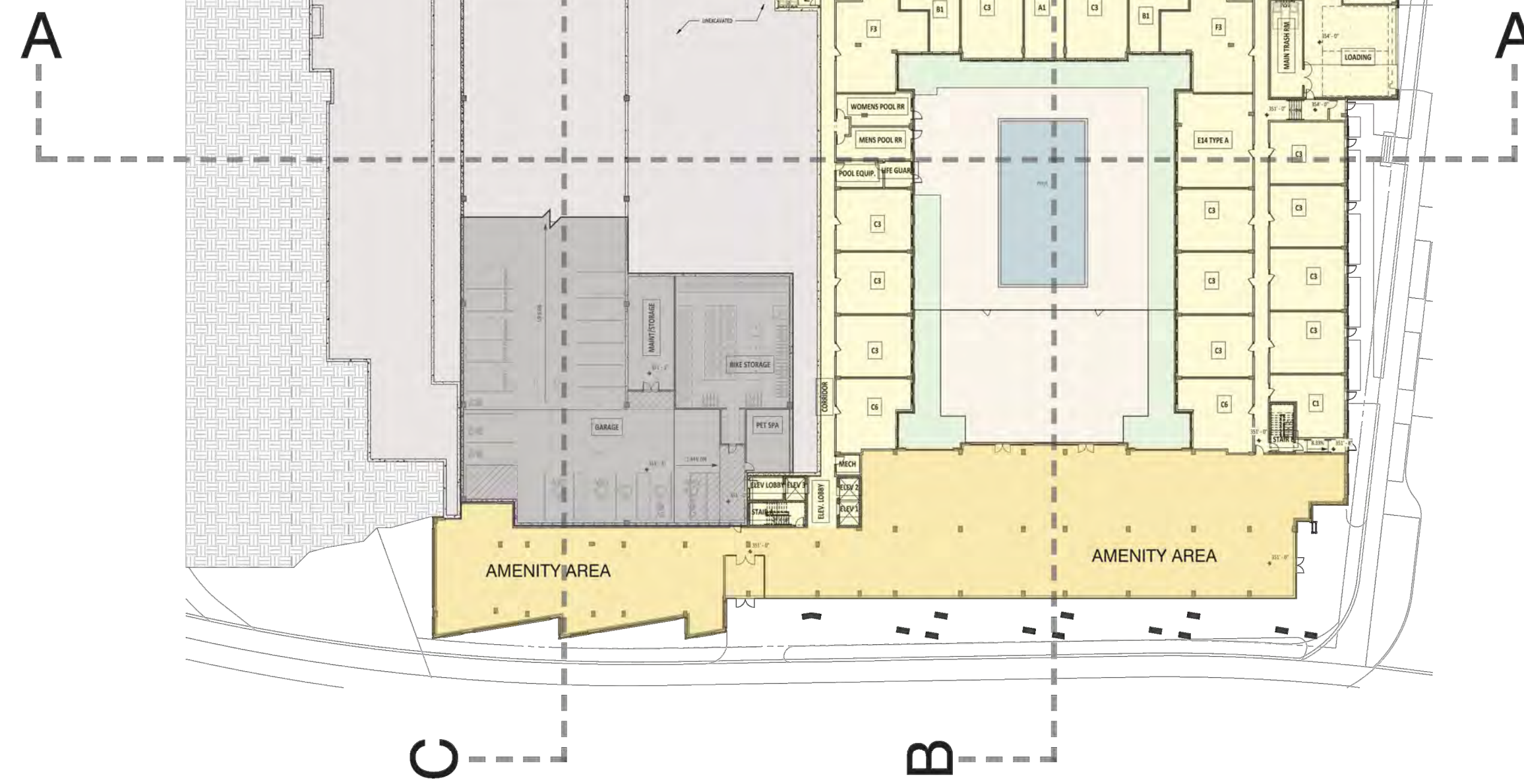
B

A



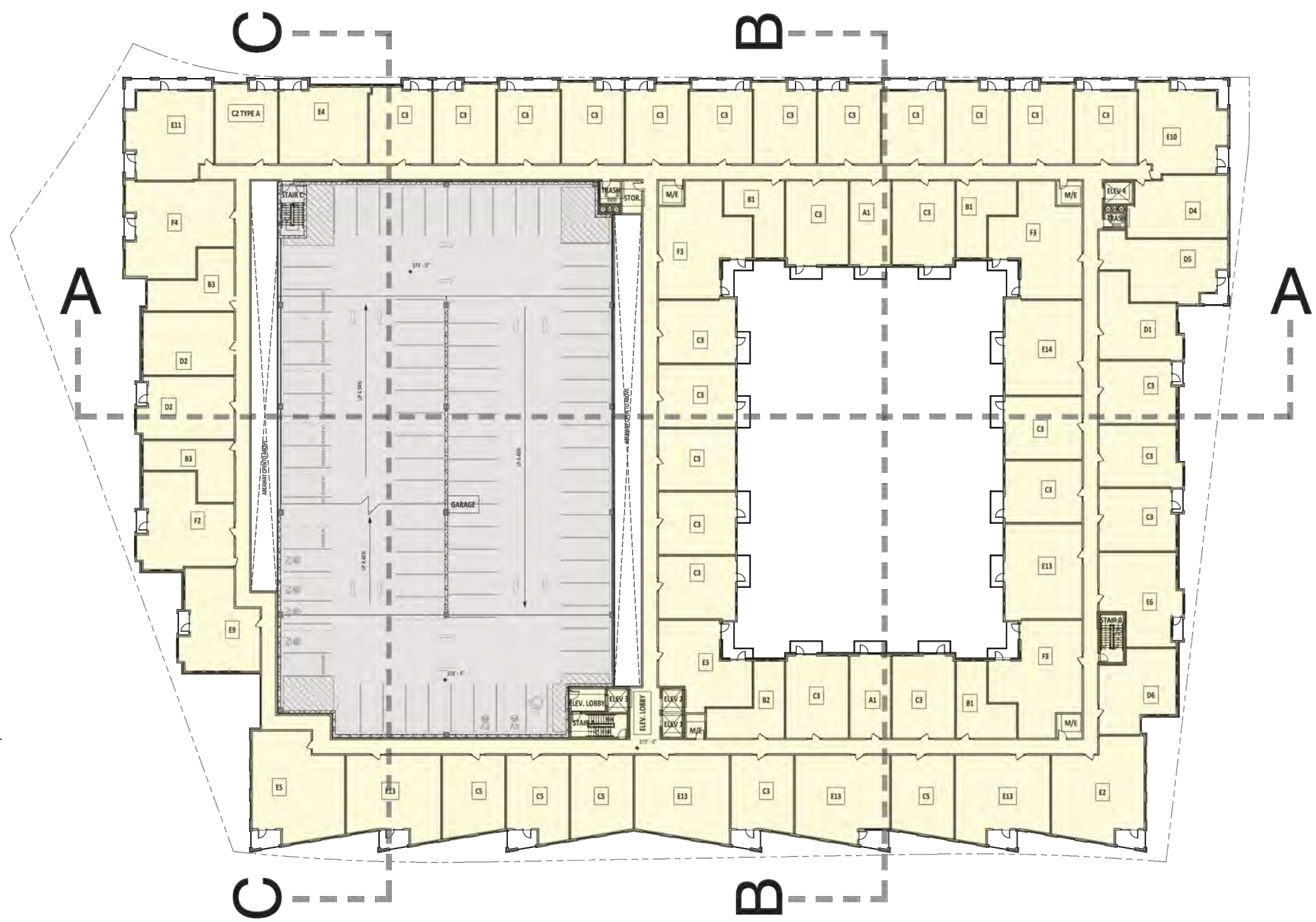
04 TYPICAL PLAN - LEVELS 6 & 7

SCALE: 1" = 50'-0"



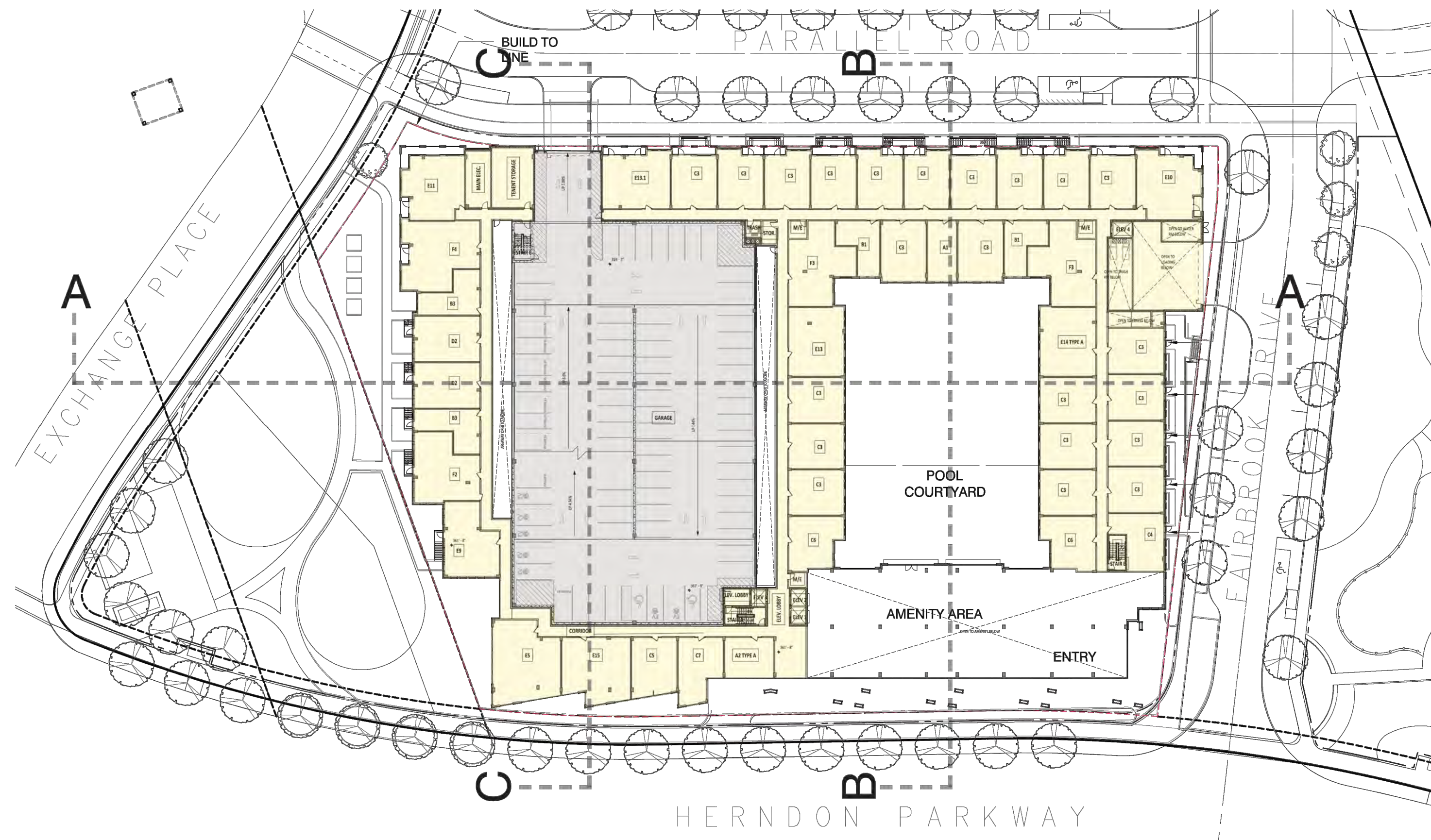
01 COURTYARD LEVEL PLAN

SCALE: 1" = 50'-0"



03 TYPICAL PLAN - LEVELS 3-5

SCALE: 1" = 50'-0"



02 LEVEL 02 PLAN

SCALE: 1" = 50'-0"

- LEGEND
- RESIDENTIAL
  - RESID. AMENITY
  - STRUCT. PKG

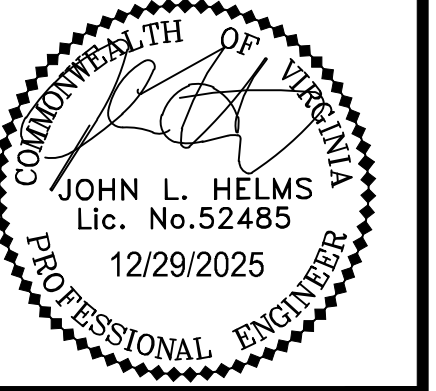
ROONEY PROPERTIES

WIRE GILL

mv+a

GOROVE / SLADE  
Transportation Planners and Engineers

IMEG



DEVELOPMENT PLAN  
EXCHANGE PLACE  
TOWN OF HERNDON, VIRGINIA

MARK	DATE	DESCRIPTION
1	12-20-2024	2ND PLAN SUBMISSION
2	06-27-2025	3RD PLAN SUBMISSION
3	12-29-2025	4TH PLAN SUBMISSION

PROJECT No.: 23008899.00  
DRAWING No.: 113159  
DATE: 06/03/2024  
SCALE: AS SHOWN  
DESIGN: MVA  
DRAWN: MVA  
CHECKED: MVA

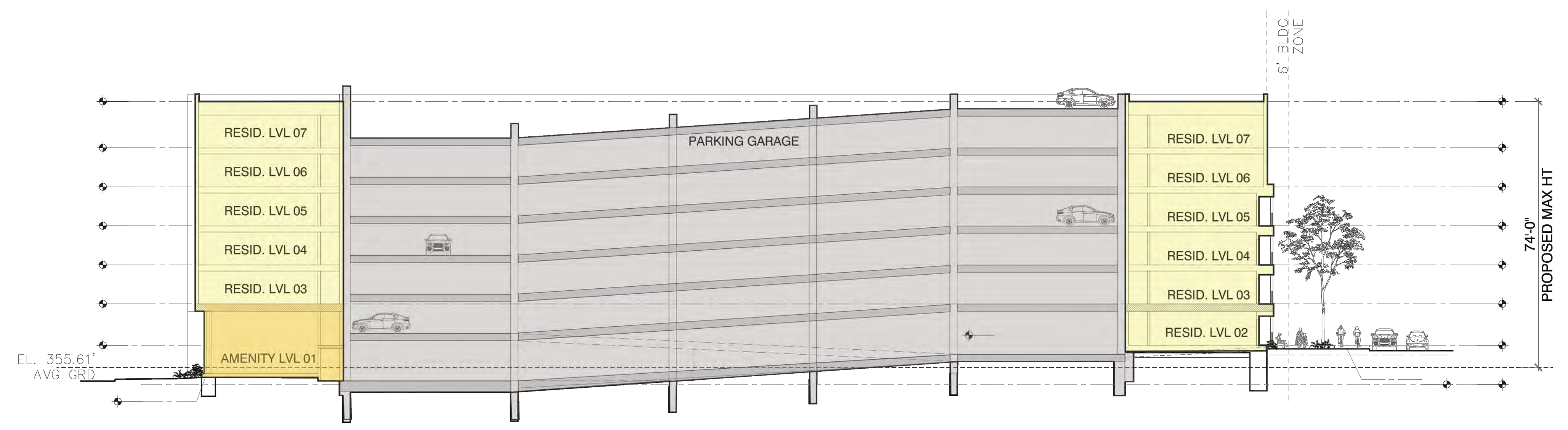
SHEET TITLE:  
ARCHITECTURAL BUILDING PLAN

SHEET No.  
15

1 2 3 4 5 6

**LEGEND**

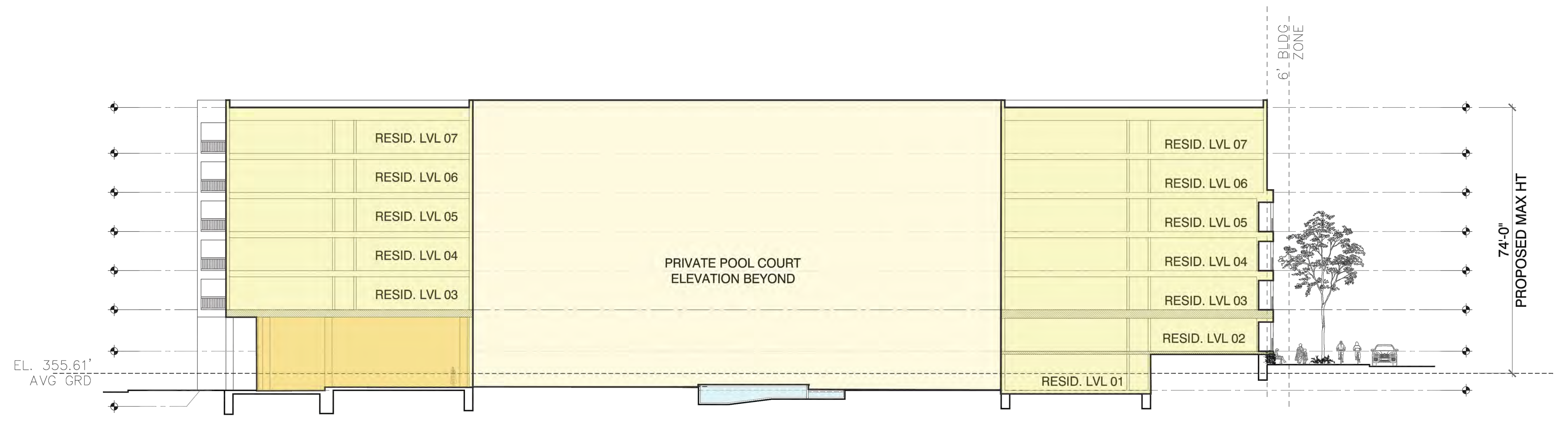
- RESIDENTIAL
- RESID. AMENITY
- STRUCT. PKG



03

SITE / BUILDING SECTION C

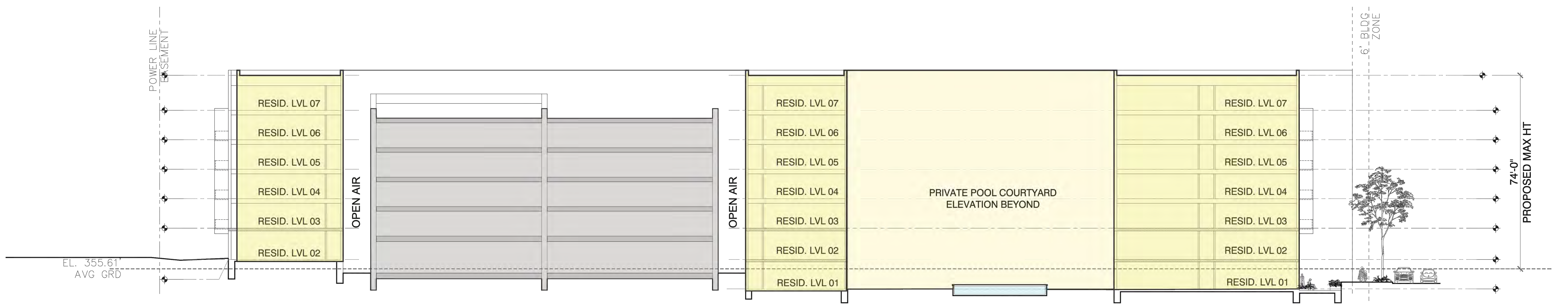
SCALE: 1" = 20'-0"



02

SITE / BUILDING SECTION B

SCALE: 1" = 20'-0"



01

SITE / BUILDING SECTION A

SCALE: 1" = 20'-0"

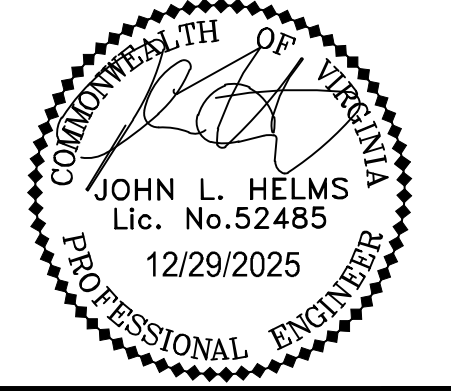
**ROONEY PROPERTIES**

**WIRE GILL**

**mv+a**

**GOROVE / SLADE**  
Transportation Planners and Engineers

**IMEG**



DEVELOPMENT PLAN  
**EXCHANGE PLACE**  
TOWN OF HERRIDON, VIRGINIA

MARK	DATE	DESCRIPTION
1	12-20-2024	2ND PLAN SUBMISSION
2	06-27-2025	3RD PLAN SUBMISSION
3	12-29-2025	4TH PLAN SUBMISSION

PROJECT No.: 23008899.00  
DRAWING No.: 113159  
DATE: 06/03/2024  
SCALE: AS SHOWN  
DESIGN: MVA  
DRAWN: MVA  
CHECKED: MVA

SHEET TITLE:  
**ARCHITECTURAL BUILDING SECTIONS**

SHEET No.  
**16**

D

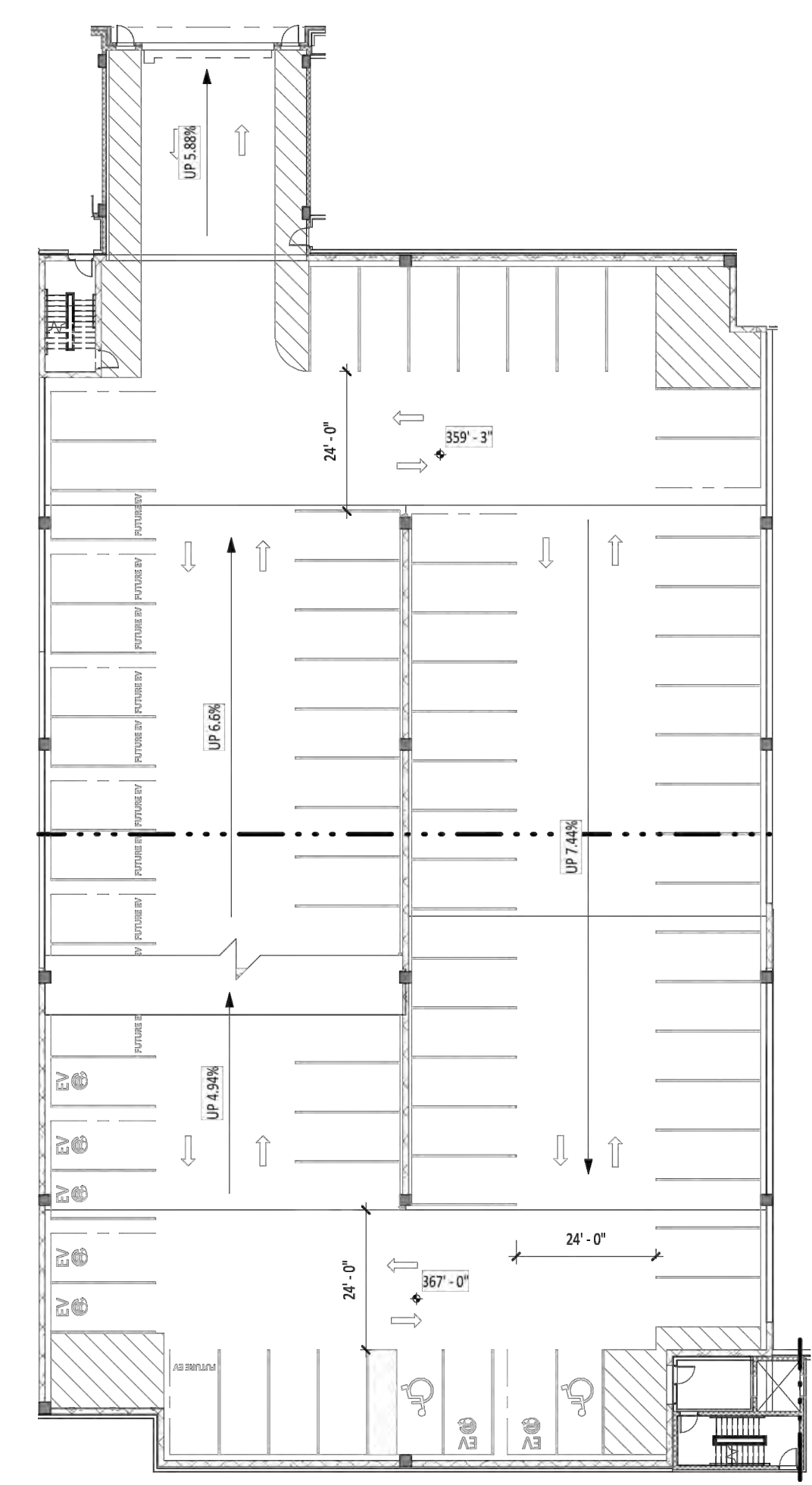
C

B

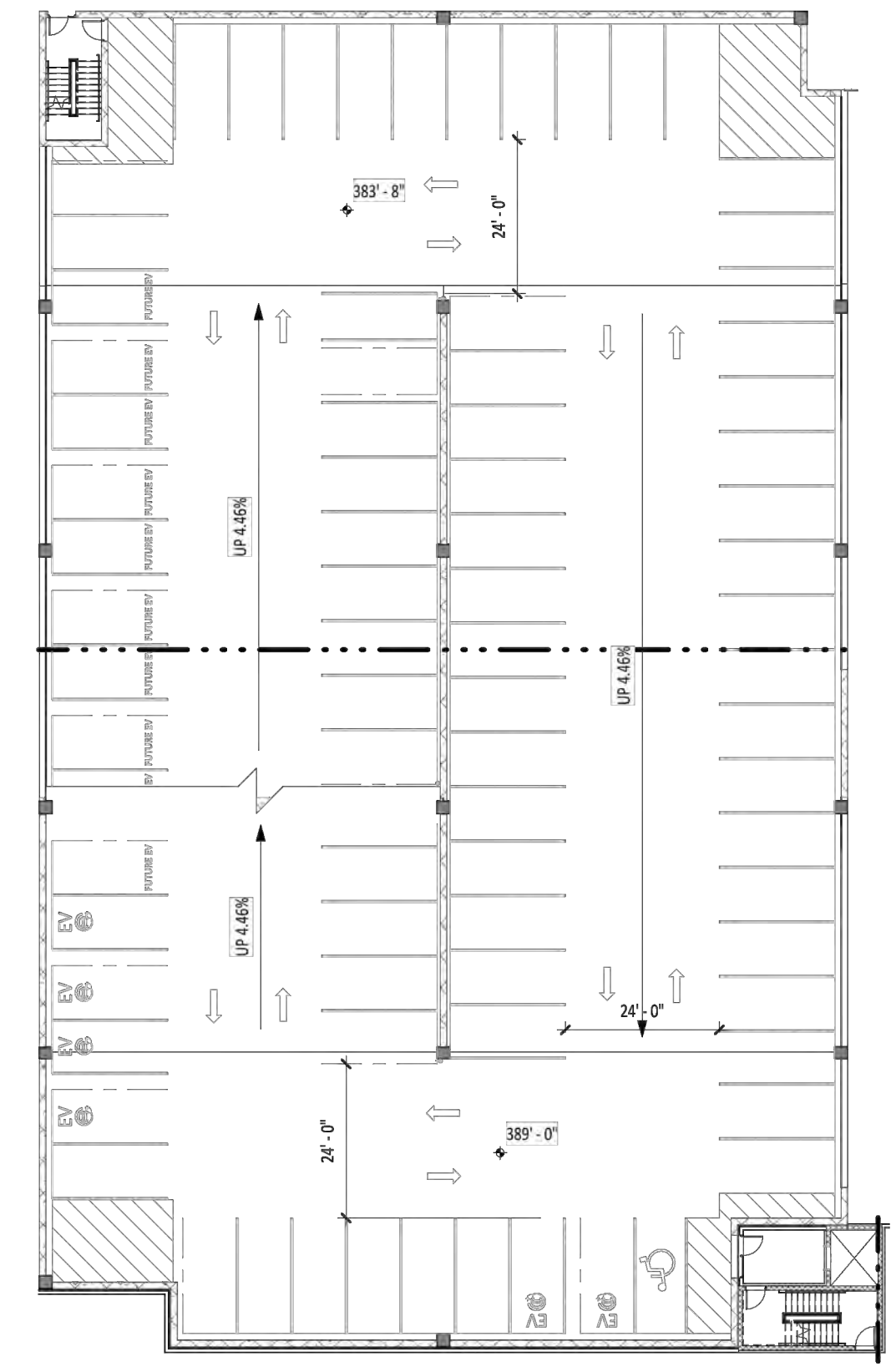
A

PARKING SPACE TABULATION							
PARKING CATEGORY	STANDARD	COMPACT	ADA	ADA VAN	TOTAL	EV BREAKDOWN	
						EV	FUTURE
RESIDENTIAL	523	0	10	3	535	26	54
<b>TOTAL PARKING SPACES</b>	<b>523</b>	<b>0</b>	<b>10</b>	<b>3</b>	<b>535</b>	<b>26</b>	<b>54</b>

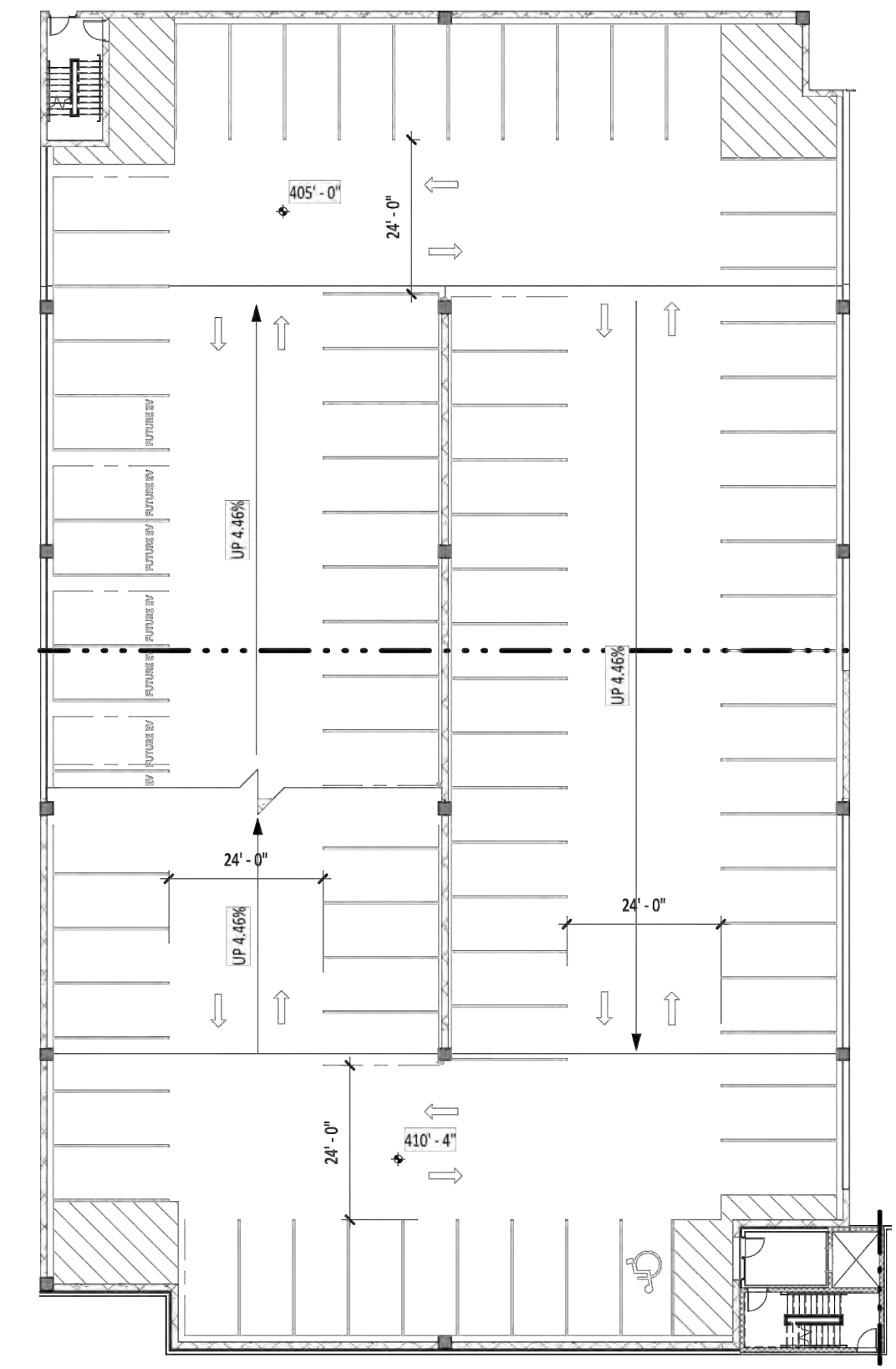
REFER TO SHEET A032 FOR PARKING SIGNAGE SCHEDULE



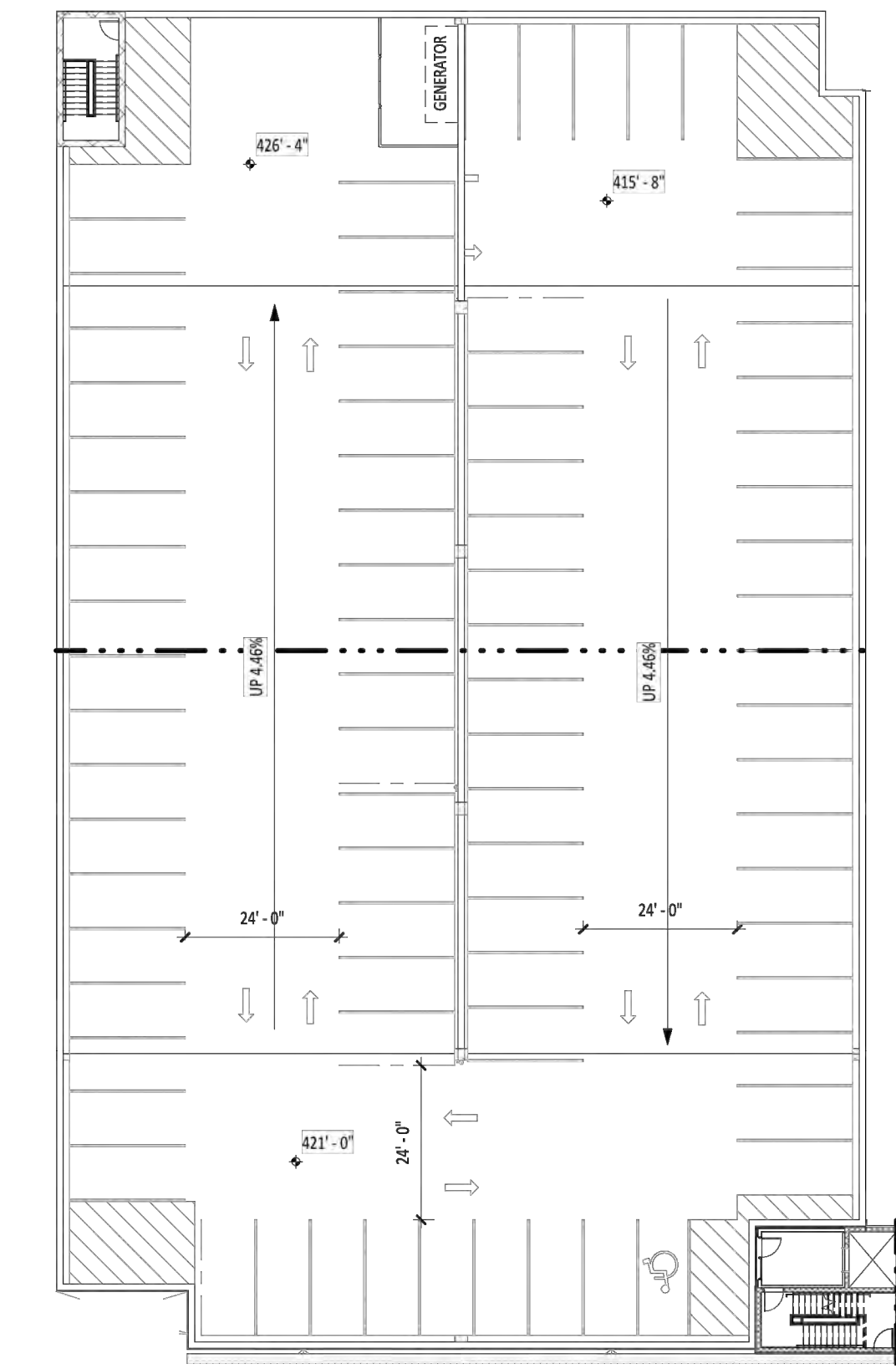
**2** PARKING PLAN - LEVEL 2  
EP01 SCALE 1"=25'-0"



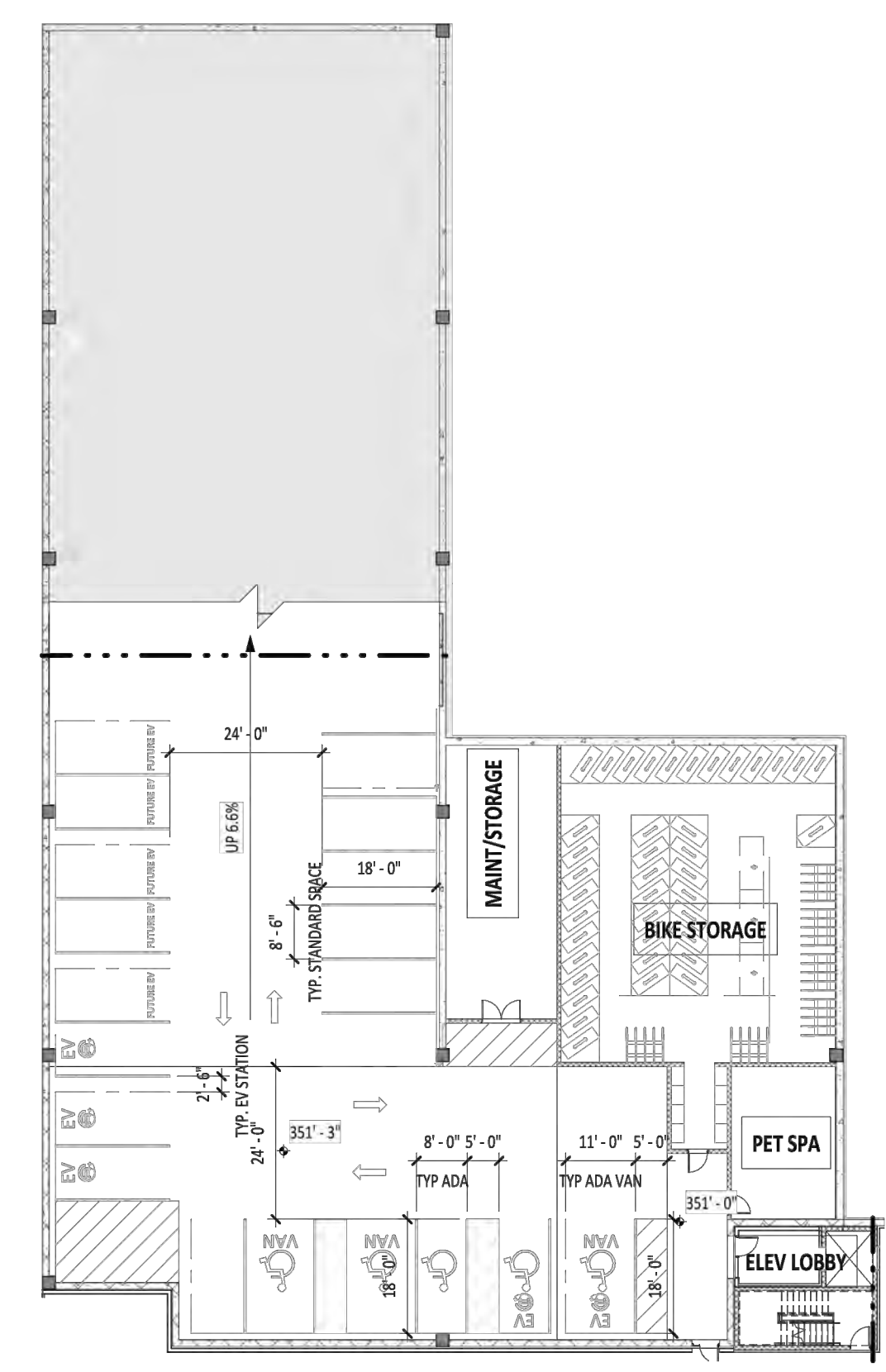
**4** PARKING PLAN - LEVEL 4  
EP01 SCALE 1"=25'-0"



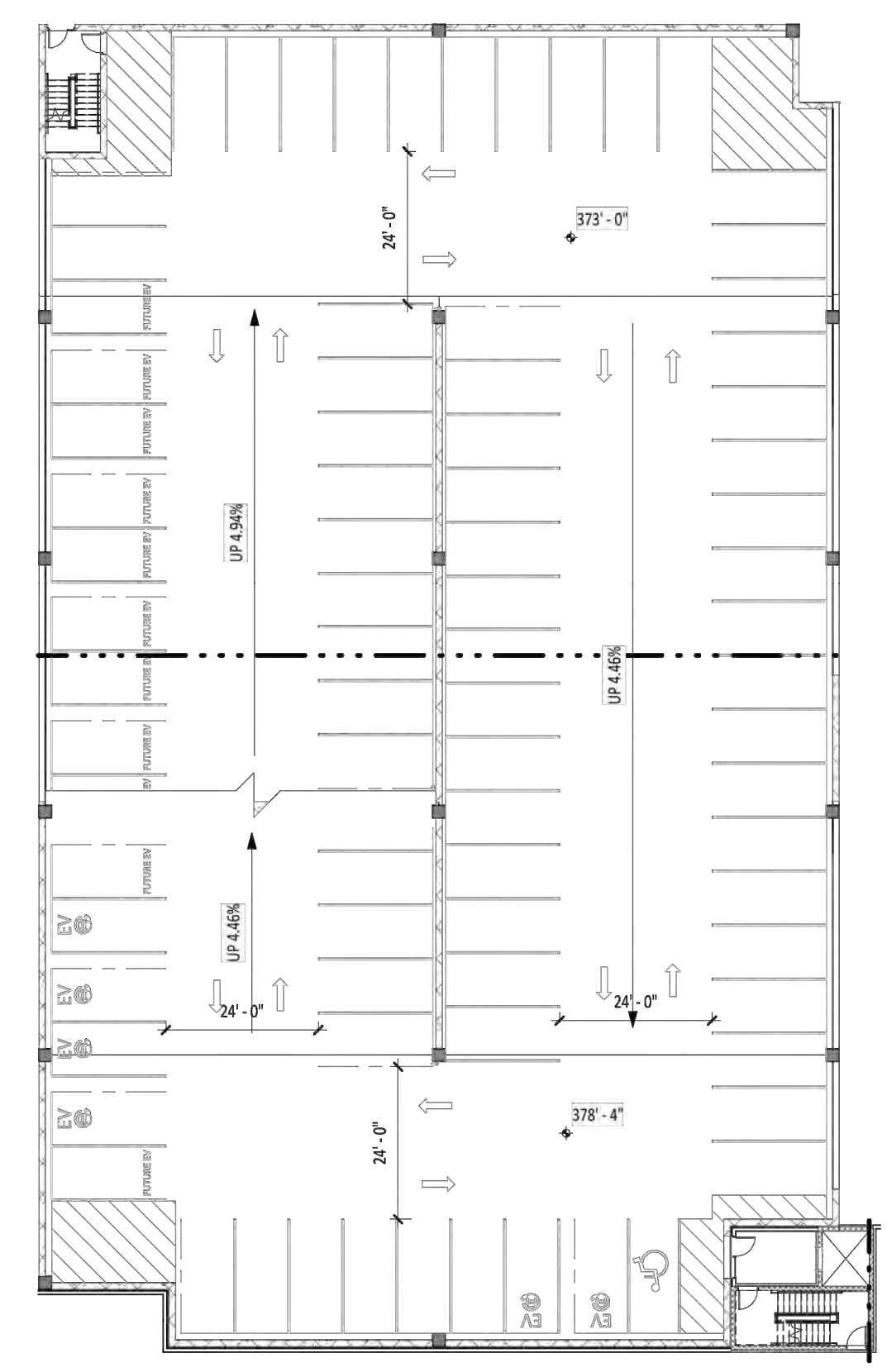
**6** PARKING PLAN - LEVEL 6  
EP01 SCALE 1"=25'-0"



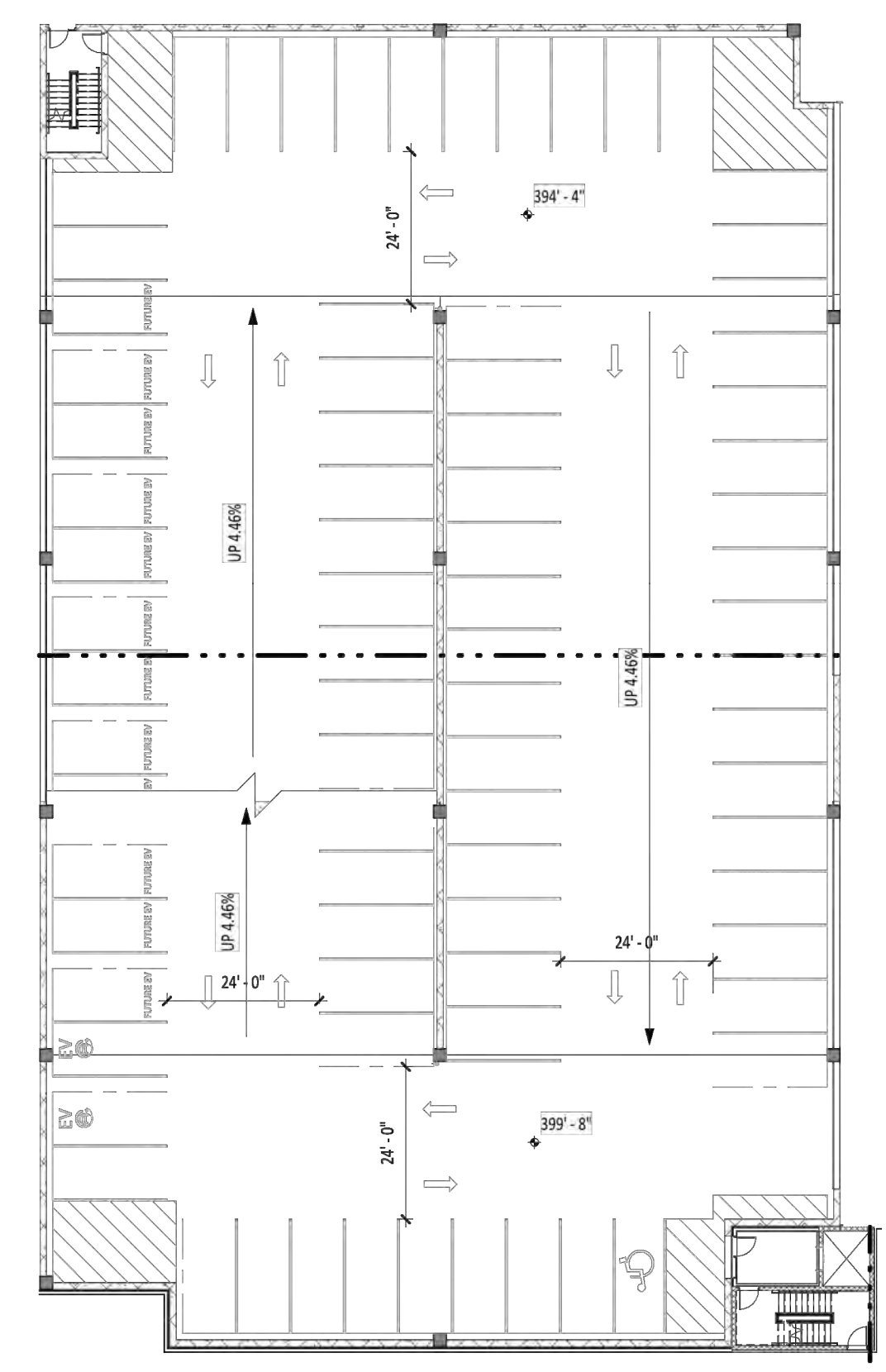
**8** PARKING PLAN - ROOF  
EP01 SCALE 1"=25'-0"



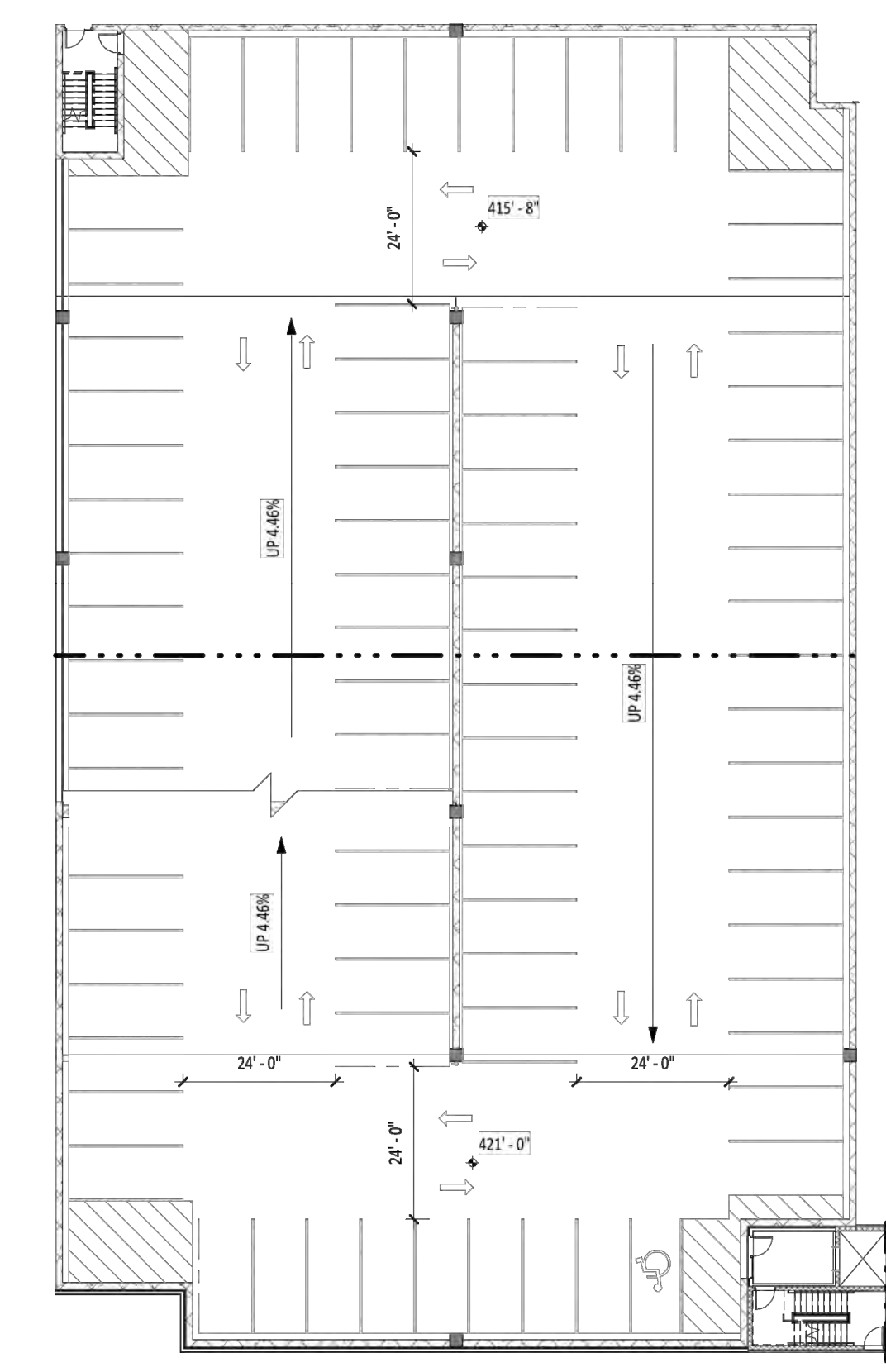
**1** PARKING PLAN - LEVEL 1  
EP01 SCALE 1"=25'-0"



**3** PARKING PLAN - LEVEL 3  
EP01 SCALE 1"=25'-0"



**5** PARKING PLAN - LEVEL 5  
EP01 SCALE 1"=25'-0"



**7** PARKING PLAN - LEVEL 7  
EP01 SCALE 1"=25'-0"

NOTE:  
EV EQUIPMENT SHALL  
BE LOCATED IN  
BETWEEN SPACES AS  
TO NOT AFFECT STALL  
DIMENSIONS

**ROONEY PROPERTIES**

**WIRE GILL**

**mv+a**

**GOROVE / SLADE**  
Transportation Planners and Engineers

**IMEG**



DEVELOPMENT PLAN  
**EXCHANGE PLACE**  
TOWN OF HERNDON, VIRGINIA

MARK	DATE	DESCRIPTION
1	12-20-2024	2ND PLAN SUBMISSION
2	06-27-2025	3RD PLAN SUBMISSION
3	12-29-2025	4TH PLAN SUBMISSION

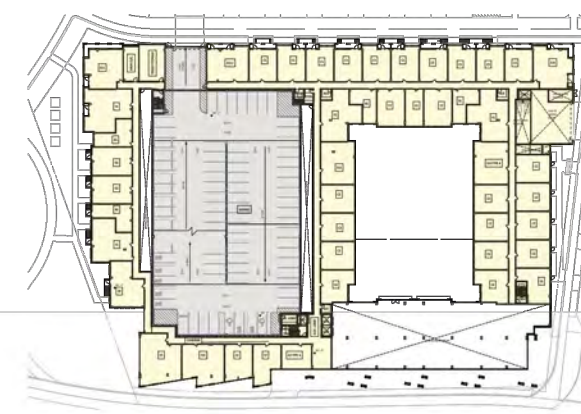
PROJECT No.: 23008899.00  
DRAWING No.: 113159  
DATE: 12/17/2024  
SCALE: AS SHOWN  
DESIGN: MVA  
DRAWN: MVA  
CHECKED: MVA

SHEET TITLE:  
**PARKING GARAGE DETAIL**

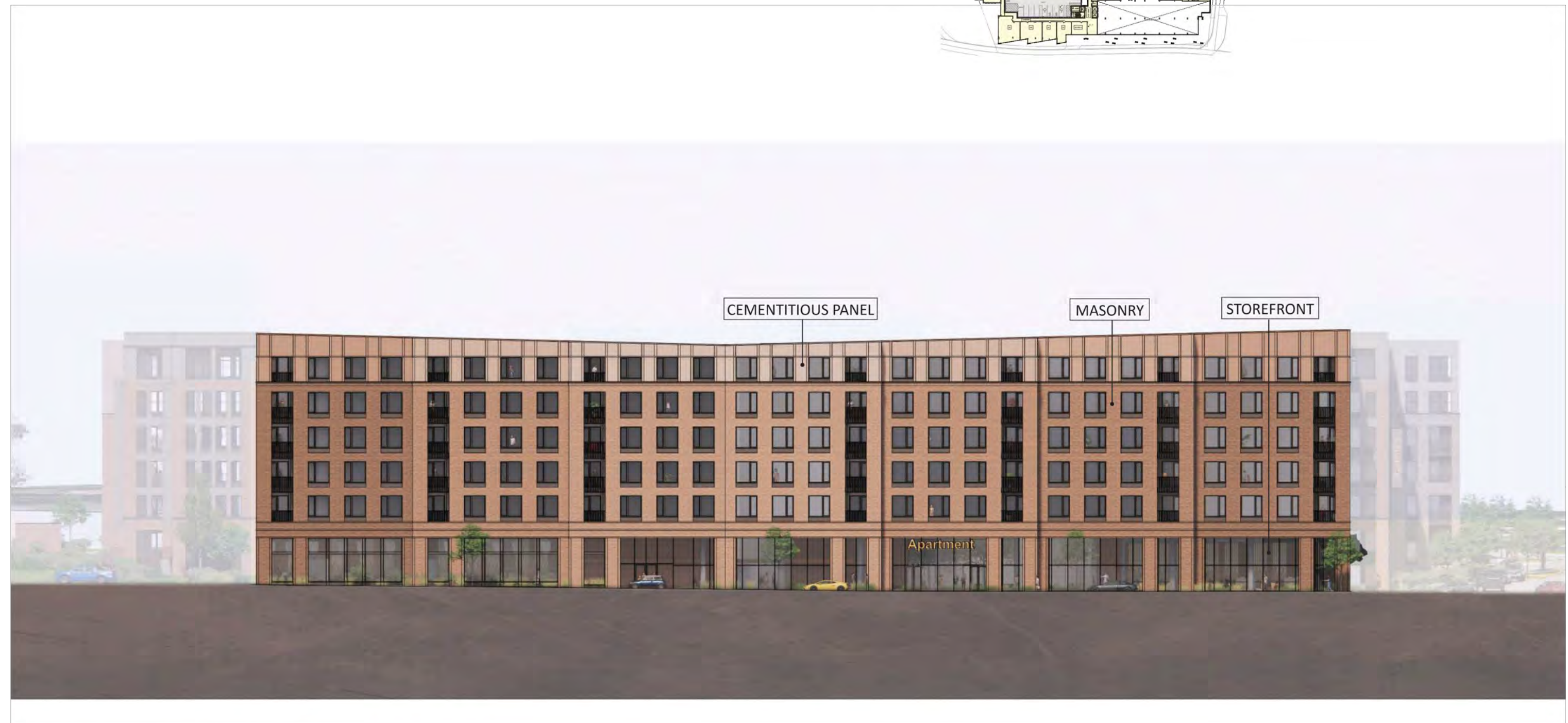
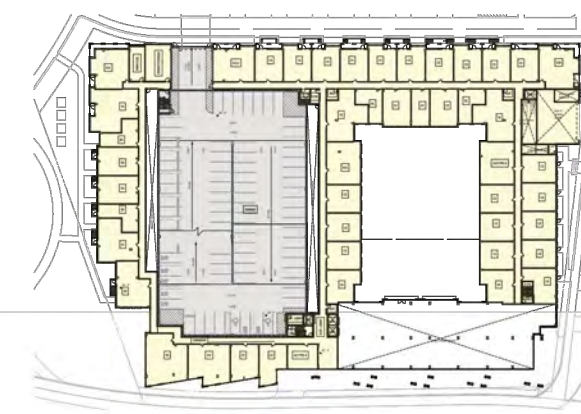
SHEET No.  
**17**



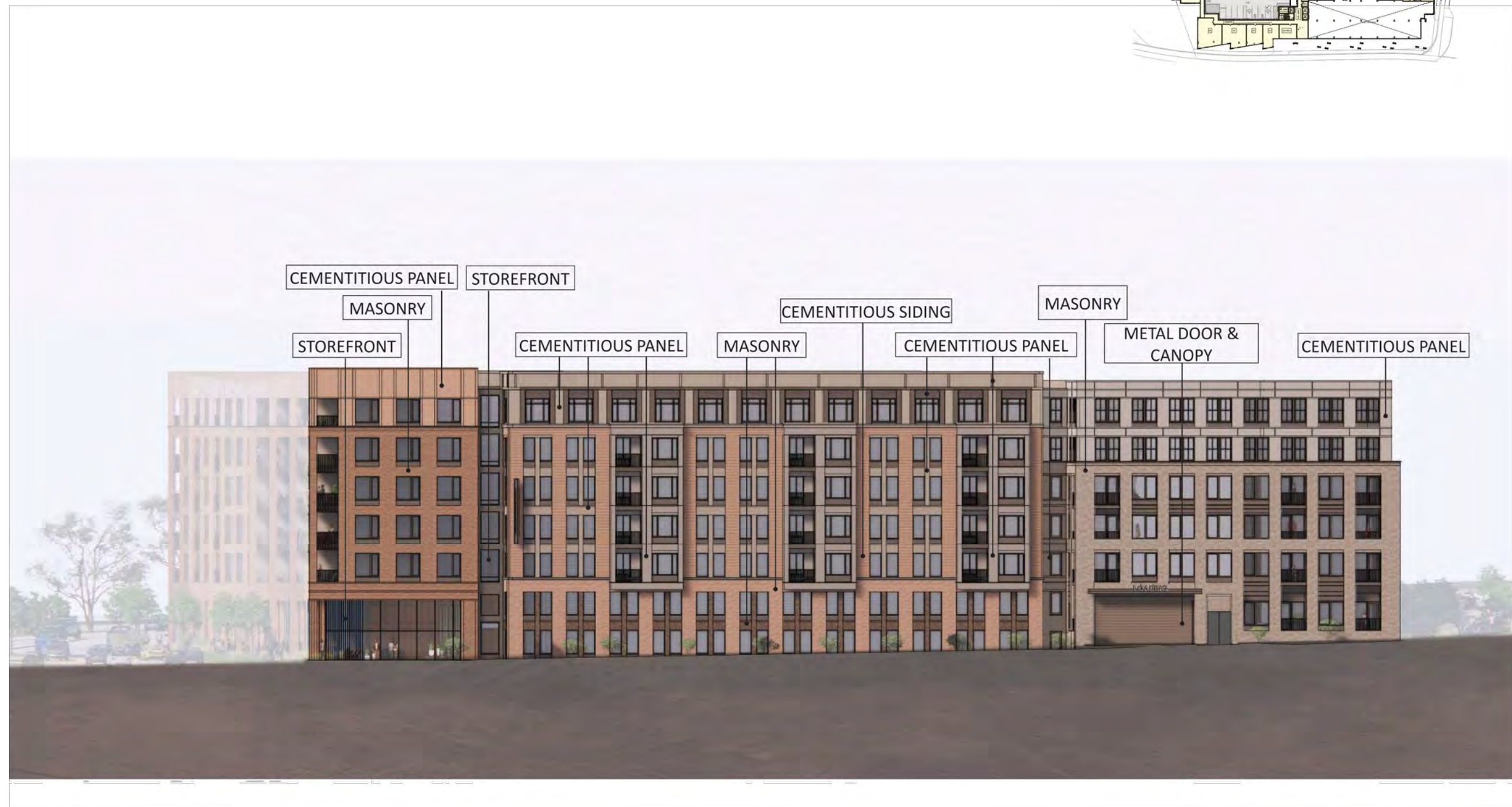
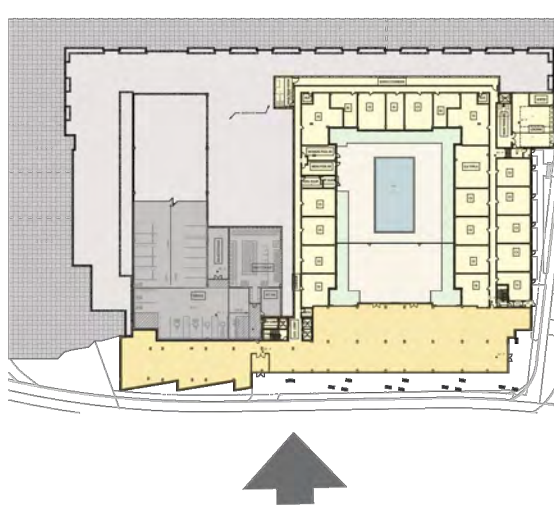
**03** EXCHANGE PLACE ELEVATION  
SCALE: 1" = 30'-0"



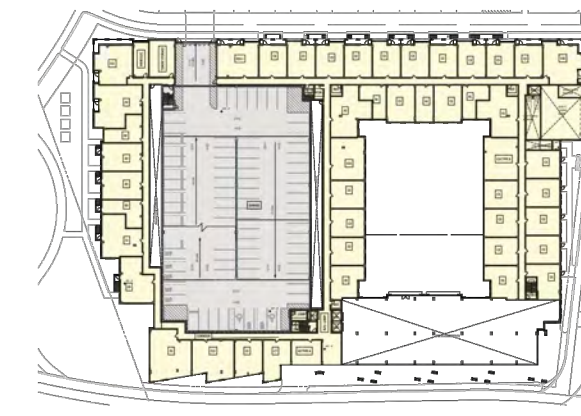
**04** PARALLEL ROAD ELEVATION  
SCALE: 1" = 30'-0"



**01** HERNDON PARKWAY ELEVATION  
SCALE: 1" = 30'-0"



**02** FAIRBROOK DRIVE ELEVATION  
SCALE: 1" = 30'-0"



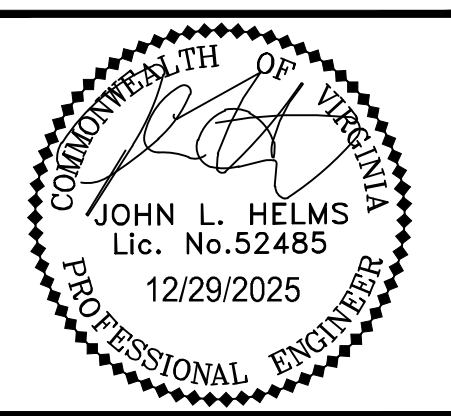
**ROONEY PROPERTIES**

**WIRE GILL**

**mv+a**

**GOROVE / SLADE**  
Transportation Planners and Engineers

**IMEG**



DEVELOPMENT PLAN  
**EXCHANGE PLACE**  
TOWN OF HERNDON, VIRGINIA

MARK	DATE	DESCRIPTION
1	12-20-2024	2ND PLAN SUBMISSION
2	06-27-2025	3RD PLAN SUBMISSION
3	12-29-2025	4TH PLAN SUBMISSION

PROJECT No.: 23008899.00  
DRAWING No.: 113159  
DATE: 12/17/2024  
SCALE: AS SHOWN  
DESIGN: MVA  
DRAWN: MVA  
CHECKED: MVA

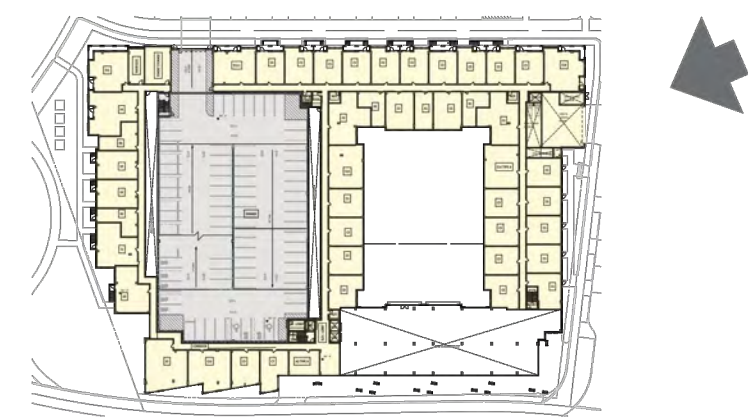
SHEET TITLE:  
**ARCHITECTURAL ELEVATIONS**

SHEET No.  
**18**

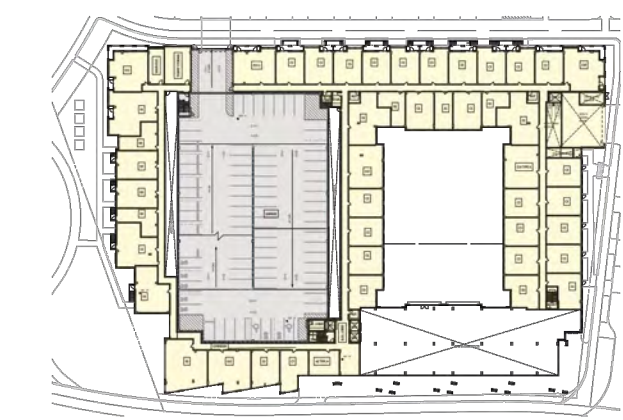
D



**03** NE CORNER LOOKING WEST



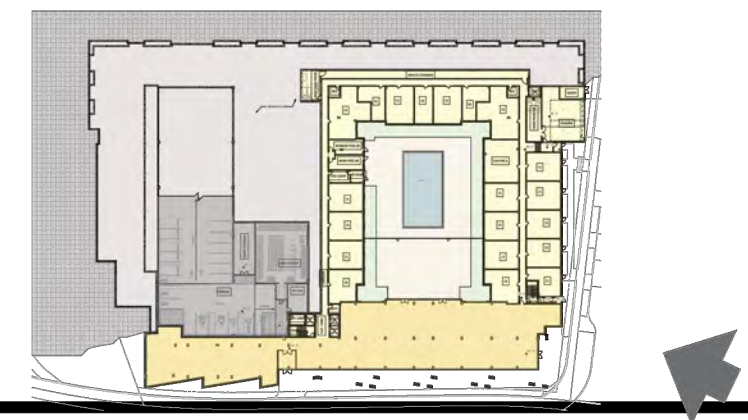
**04** NW CORNER LOOKING EAST



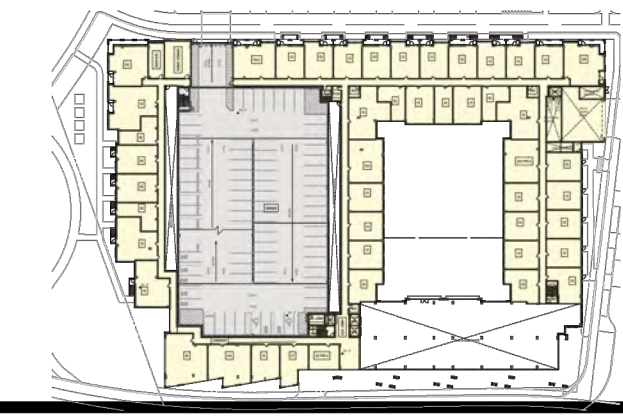
B



**01** SE CORNER LOOKING WEST - HERNDON PARKWAY



**02** SW CORNER LOOKING EAST - HERNDON PARKWAY



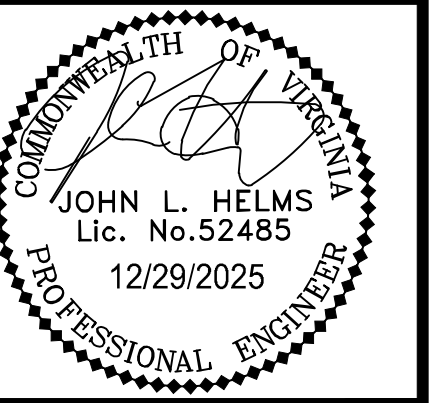
**ROONEY PROPERTIES**

**WIRE GILL**

**mv+a**

**GOROVE / SLADE**  
Transportation Planners and Engineers

**IMEG**



DEVELOPMENT PLAN  
EXCHANGE PLACE  
TOWN OF HERNDON, VIRGINIA

MARK	DATE	DESCRIPTION
1	12-20-2024	2ND PLAN SUBMISSION
2	06-27-2025	3RD PLAN SUBMISSION
3	12-29-2025	4TH PLAN SUBMISSION

PROJECT No.: 23008899.00  
DRAWING No.: 113159  
DATE: 12/17/2024  
SCALE: AS SHOWN  
DESIGN: MVA  
DRAWN: MVA  
CHECKED: MVA

SHEET TITLE:

ARCHITECTURAL PERSPECTIVES

SHEET No.  
**19**

1 2 3 4 5 6

D

C

B

A

**LEGEND:**

- FRONT FACADE
- SIDE FACADE
- REAR FACADE

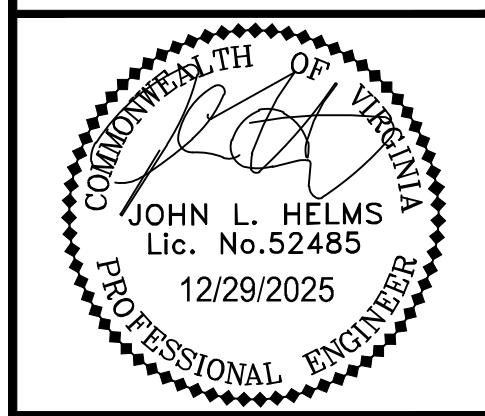
**ROONEY PROPERTIES**

**WIRE GILL**

**mv+a**

**GOROVE / SLADE**  
Transportation Planners and Engineers

**IMEG**



DEVELOPMENT PLAN  
**EXCHANGE PLACE**  
TOWN OF HERNDON, VIRGINIA

MARK	DATE	DESCRIPTION
1	12-20-2024	2ND PLAN SUBMISSION
2	06-27-2025	3RD PLAN SUBMISSION
3	12-29-2025	4TH PLAN SUBMISSION

PROJECT No.: 23008899.00  
DRAWING No.: 113159  
DATE: 06/03/2024  
SCALE: AS SHOWN  
DESIGN: CL  
DRAWN: CL  
CHECKED: JA

SHEET TITLE:  
**TOWNHOUSE FACADE KEY MAP**

SHEET No.  
**20**



P:\Projects\23008899\_00\exchange\_place\_development\_plan\113159\_development\_plan\20\_ARCHITECTURAL\_FRONTAGE\_DETAILS.dwg, 12/22/2025 4:18:25 PM, Jason M. Abagn...