DEVELOPMENT PLAN

EXCHANGE PLACE

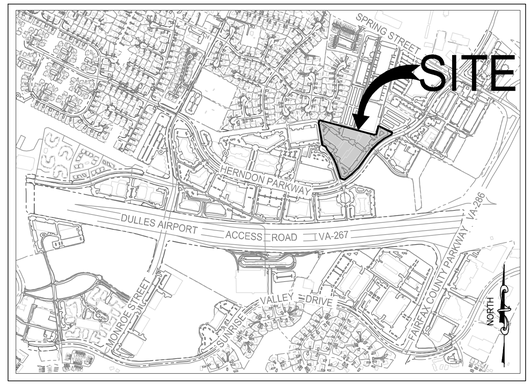
TOWN OF HERNDON, VIRGINIA

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'

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 PROPOERTIES, LLC
3330 WASHINGTON BOULEVARD, SUITE 220
ARLINGTON, VA 22201

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

APPLICANT / OWNER

HERNDON VAN BUREN, LLC
C/O ROONEY PROPERTIES, LLC

3330 WASHINGTON BOULEVARD, SUITE 220

ARLINGTON, VA 22201

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 EMEGENCY 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

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

DEVELOPMENT PLAN
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TOWN OF HERNDON, VIRGINIA

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

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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 or 9.41 AC	HERNDON VAN BUREN, LLC	250 EXCHANGE PLACE, HERNDON VA, 20170

2. PER THE TOWN OF HERNDON ZONING ORDINANCE, THE PARCEL IS CURRENTLY ZONED O&LI (OFFICE AND LIGHT INDUSTRIAL).

3. 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.

4. THE PHYSICAL IMPROVEMENTS SHOWN HEREON ARE BASED UPON A FIELD SURVEY CONDUCTED BY THIS FIRM JANUARY 30TH, 2024.

5. 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.

6. 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.

7. A WETLAND DELINEATION WAS NOT PERFORMED DUE TO THE SITE BEING FULLY DEVELOPED.

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

9. 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.

10. 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.

11. 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.

12. 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.

13. 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.

14. A SIGNAGE AND MARKING PLAN SHOWING COMPLIANCE WITH THE APPLICABLE REGULATIONS SHALL BE PROVIDED AT THE TIME OF SITE PLAN REVIEW.

15. A MUNICIPAL SOLID WASTE (MSW) PLAN SHALL BE DEVELOPED AND PROVIDED PRIOR TO SITE PLAN APPROVAL.

16. 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, VRIGINIA.

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.

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 (1)
FAIRBROOK DRIVE:	26.5' ± BUILDING SETBACK (MF BUILDING)(1)
PRIVATE ROAD A:	18.5' ± BUILDING SETBACK (TH BUILDING)(1)
PARALLEL ROAD:	36.0' ± BUILDING SETBACK (MF BUILDING)
PARALLEL ROAD:	26.5' ± BUILDING SETBACK (TH BUILDING)(1)
EXCHANGE PLACE:	30.0' ± BUILDING SETBACK (MF BUILDING)(1)
EXCHANGE PLACE:	18.0' ± BUILDING SETBACK (TH BUILDING)(1)

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.*



SOIL NO.	SOIL NAME
95	URBAN LAND

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

ROONEY PROPERTIES
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mv+a
GOROVE / SLADE Transportation Planners and Engineers
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SHEET TITLE:

GENERAL NOTES & DETAILS

SHEET No.
02

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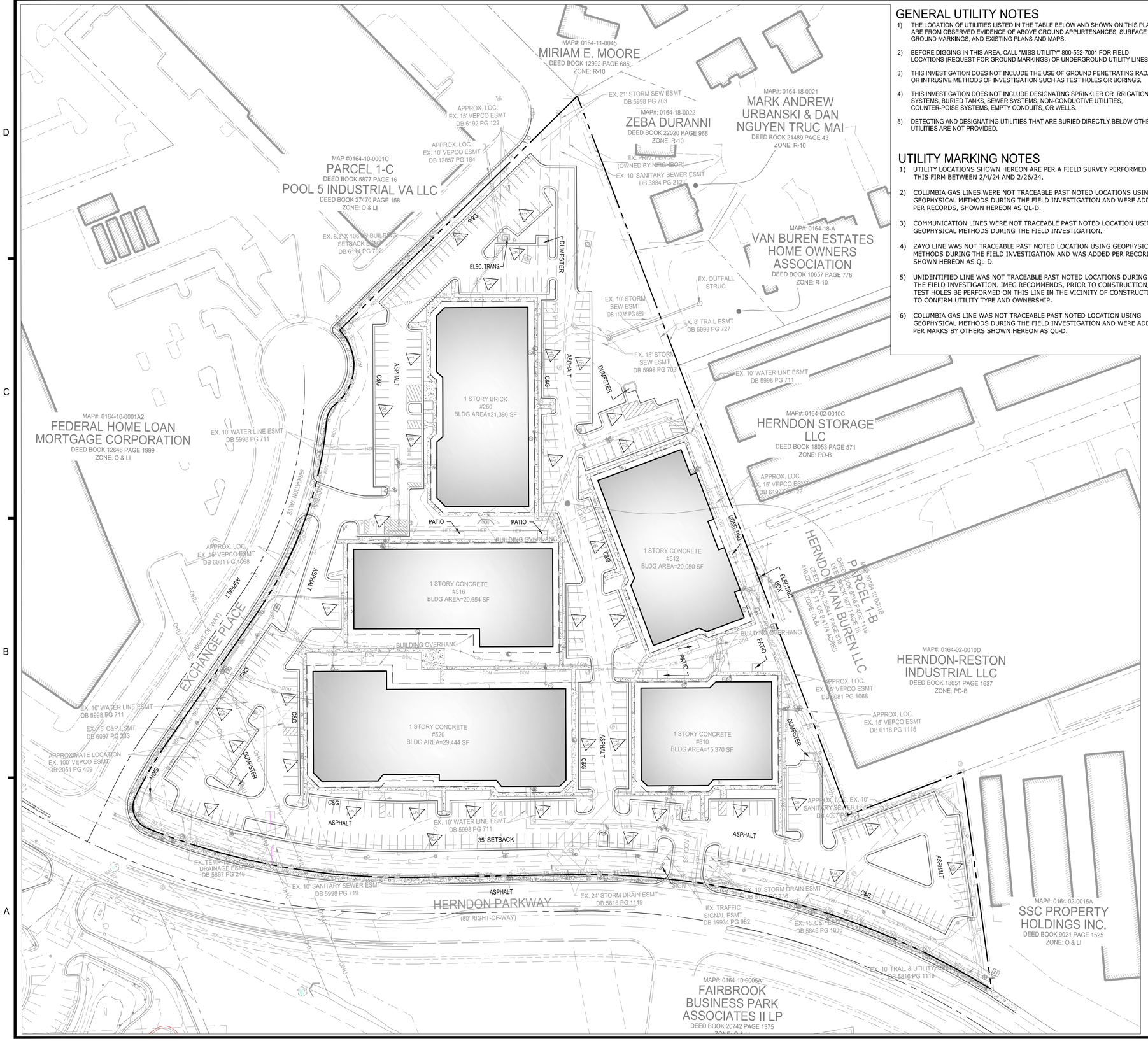

GENERAL UTILITY NOTES

1) THE LOCATION OF UTILITIES LISTED IN THE TABLE BELOW AND SHOWN ON THIS PLAT 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 UTILITY LINES.

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	477.56'
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
- PRIVATE ELECTRIC MARKING
- VZN — VERIZON FIBER OPTIC MARKING
- TEL — VERIZON TELEPHONE MARKING
- COX — COX COMMUNICATION MARKING
- FO — COX FIBER OPTIC MARKING
- LTC — LEVEL3 COMMUNICATION MARKING
- MCI — MCI COMMUNICATION MARKING
- WIN — WINDSTREAM MARKING
- ZAYO — ZAYO COMMUNICATION MARKING
- HER — HERNDON UTILITIES WATER MARKING
- CGV — COLUMBIA GAS MARKING
- UNIDENTIFIED UTILITY MARKING

SUE Level D - From Records (Underground)
- CGV — COLUMBIA GAS

VIRGINIA STATE GRID NORTH
NAD 83

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

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EXISTING CONDITIONS

SHEET No.

03

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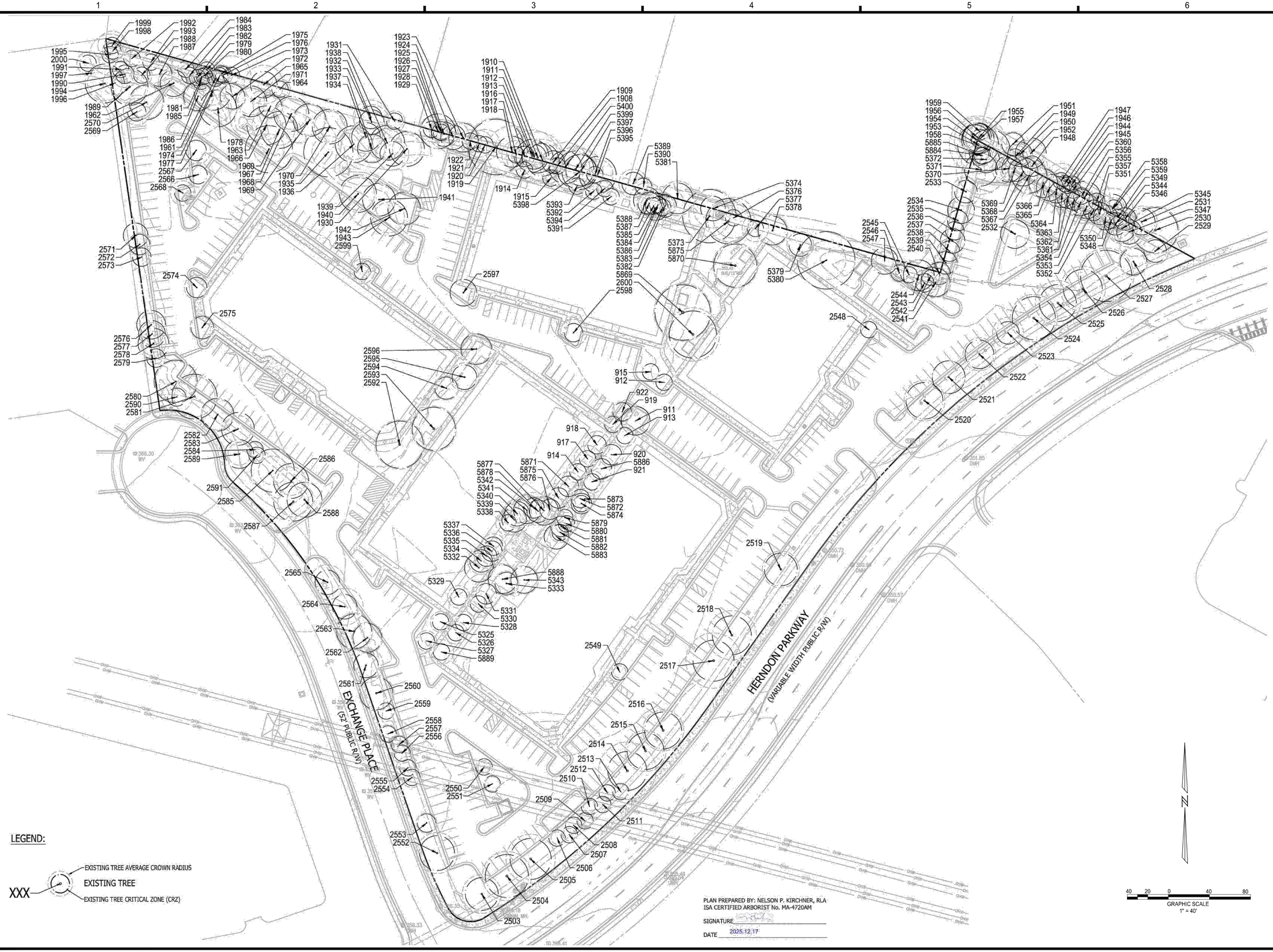

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TREE INVENTORY & PRESERVATION PLAN

SHEET No.

03.1

P:\Projects\23008899.00\exchange place development plan\113159 development plan\03.1 TREE INVENTORY AND PRESERVATION PLAN.dwg, 12/30/2025 2:34:53 PM, Jason M. Allegra,

Tree No.	Species	Size	CRZ	Condition	Canopy Position	Crown Desnsity	Average Crown Radius	Invasive Species	Existing Conditions / Observations
		*DBH (in)	R (ft)	%		%	R (ft)	Yes/No	
911	Magnolia x soulangiana, Saucer Magnolia	7, 6.5, 6.3, 6, 5	14	75.0	Codominant	65	13	No	GIRDLING ROOT. CODOMINANT UNION AT ROOT COLLAR. GOOD STRUCTURE, VIGOR, & VITALITY.
912	Magnolia x soulangiana, Saucer Magnolia	3.3, 3, 2.9, 2.6	8	90.0	Intermediate	70	8	No	VOLCANO MULCHED. BURIED ROOT COLLAR. GOOD STRUCTURE, VIGOR, & VITALITY.
913	Magnolia x soulangiana, Saucer Magnolia	6, 5.3	8	78.0	Codominant	65	11	No	NO SEVERE BIOTIC ISSUES OBSERVED. GOOD STRUCTURE, VIGOR, & VITALITY.
914	Magnolia x soulangiana, Saucer Magnolia	5.6, 5.5	8	78.0	Codominant	65	9	No	NO SEVERE BIOTIC ISSUES OBSERVED. CODOMINANT UNION AT LOWER TRUNK STEM. GOOD STRUCTURE, VIGOR, & VITALITY
915	Magnolia x soulangiana, Saucer Magnolia	2.7, 2.7, 2.7, 1.9, 1.6	8	75.0	Intermediate	60	8	No	VOLCANO MULCHED, BURIED ROOT COLLAR. MECHANICAL DAMAGE AT BASE OF TRUNK. FAIR TO GOOD STRUCTURE. GOOD VIGOR & VITALITY.
917	Magnolia x soulangiana, Saucer Magnolia	6.2, 5	8	78.0	Codominant	65	9	No	MINOR GIRDLING ROOT. GOOD STRUCTURE, VIGOR, & VITALITY.
918	Magnolia x soulangiana, Saucer Magnolia	4.7, 4.2, 4.0, 4	9	78.0	Codominant	65	9	No	NO SEVERE BIOTIC ISSUES OBSERVED. CODOMINANT UNION AT ROOT COLLAR. GOOD STRUCTURE, VIGOR, & VITALITY.
919	Magnolia x soulangiana, Saucer Magnolia	3.7, 3.3, 2.7, 2	8	78.0	Codominant	65	7	No	NO SEVERE BIOTIC ISSUES OBSERVED. CODOMINANT AT LOWER TRUNK STEM. GOOD STRUCTURE, VIGOR, & VITALITY.
920	Magnolia x soulangiana, Saucer Magnolia	7, 5, 4.5	10	75.0	Codominant	65	11	No	NO SEVERE BIOTIC ISSUES OBSERVED. MINOR GIRDLING ROOT. GOOD STRUCTURE, VIGOR, & VITALITY.
921	Magnolia x soulangiana, Saucer Magnolia	7.2	8	75.0	Codominant	65	11	No	NO SEVERE BIOTIC ISSUES OBSERVED. MINOR STORM DAMAGE & CANOPY DEADWOOD. GOOD STRUCTURE, VIGOR, & VITALITY.
922	Magnolia x soulangiana, Saucer Magnolia	5, 4.5, 4, 3.1	9	78.0	Codominant	65	9	No	NO APPARENT BIOTIC ISSUES OBSERVED. CODOMINANT UNION AT LOWER TRUNK STEM. GOOD STRUCTURE, VIGOR, & VITALITY.
1908	Cercis canadensis, Eastern Redbud	4.3, 3.2, 2.7	8	35.0	Suppressed	30	7	No	SEVERE STORM DAMAGE. INTERNAL DECAY AT BASE OF TRUNK STEM. POOR STRUCTURE. FAIR TO POOR VIGOR. FAIR VITALITY.
1909	Juniperus virginiana, Eastern Red Cedar	10.9	11	65.0	Codominant	10.0	11	No	MODERATE LIVE CANOPY RATIO. MULTIPLE HOLLOWS ALONG MAIN TRUNK STEM. FAIR TO GOOD STRUCTURE. FAIR VIGOR & VITALITY.
1910	Quercus palustris, Pin Oak	16.1	16	25.0	Dominant	55	22	No	SEVERE STORM DAMAGE. MULTIPLE BROKEN OUT SCAFFOLD BRANCHES. HOLLOW CAVITY AT ROOT FLARE. POOR STRUCTURE. FAIR TO POOR VIGOR & VITALITY.
1911	Ulmus americana, American Elm	14.8	15	20.0	Dominant	75	20	No	33% UPPER CANOPY DIEBACK. LOW LIVE CANOPY RATIO. MISTLETOE IN UPPER CANOPY. ASYMMETRIC CANOPY. FAIR TO POOR STRUCTURE. POOR VIGOR & VITALITY.
1912	Dead Snag	11.8	12	0.0	Codominant	40	0	No	ASSESSED AS STANDING DEAD. STORM DAMAGED, TOPPED. FUNGUS AT ROOT FLARE.
1913	Quercus phellos, Willow Oak	15.7	16	68.0	Dominant	65	24	No	ASYMMETRIC CANOPY. LOWER CANOPY DEADWOOD (2-3"). FAIR STRUCTURE. GOOD VIGOR & VITALITY.
1914*	Ilex x attenuata, Foster's Holly	5.5	8	55.0	Intermediate	75.0	4	No	CODOMINANT UNION, CODOMINANT STEM RIPPED OUT, LARGE CAVITY AT BASE OF TRUNK. FAIR TO POOR STRUCTURE. FAIR TO GOOD VIGOR & VITALITY.
1915	Ilex x attenuata, Foster's Holly	3.4, 3.3	8	78.0	Intermediate	80.0	5	No	U-SHAPED CODOMINANT UNION AT LOWER TRUNK STEM. OPEN CAVITY ALONG TRUNK STEM. FAIR TO GOOD STRUCTURE. GOOD COLOR, VIGOR, & VITALITY.
1916	Cercis canadensis, Eastern Redbud	9, 3.6	10	25.0	Intermediate	30	6	No	V-SHAPED CODOMINANT UNION AT LOWER TRUNK STEM. BOTH LEADERS TOPPED, ONE DEAD & DECAYING. MULTIPLE HOLLOWS ALONG TRUNK STEM. POOR STRUCTURE. FAIR VIGOR & VITALITY.
1917	Cercis canadensis, Eastern Redbud	5.1, 4.6	8	30.0	Intermediate	30	7	No	V-SHAPED CODOMINANT UNION. MULTIPLE HOLLOWS ALONG MAIN TRUNK STEM. FAIR TO POOR STRUCTURE. FAIR VIGOR & VITALITY.
1918	Ulmus americana, American Elm	15.0	15	50.0	Dominant	65	18	No	V-SHAPED CODOMINANT UNION MID TRUNK STEM. ONE STEM BROKEN OUT. TRUNK STEM LEAN TOWARDS ADJACENT PROPERTY. GIRDLING ROOT (1-2"). UPPER CANOPY DEADWOOD (1"). FAIR TO POOR STRUCTURE. FAIR TO GOOD VIGOR & VITALITY.
1919	Quercus phellos, Willow Oak	27.2	27	48.0	Dominant	65	27	No	IN DECLINE. APICAL LEADER DEAD & DECAYING. LOWER CANOPY DEADWOOD (<1"). OPEN CAVITY AT BREAST HEIGHT. MULTIPLE GIRDLING ROOTS (<1"). FAIR TO POOR STRUCTURE. FAIR VIGOR & VITALITY.
1920	Cercis canadensis, Eastern Redbud	5.4, 3.4	8	15.0	Intermediate	55	8	No	U-SHAPED CODOMINANT UNION W/ VISIBLE SEAM. 3.4" STEM TOPPED. EPICORMIC SHOOTS. MULTIPLE HOLLOWS ALONG MAIN TRUNK STEM. STORM DAMAGED. VERY POOR STRUCTURE. FAIR TO POOR VIGOR & VITALITY.
1921	Cercis canadensis, Eastern Redbud	4.5, 3.5, 3	8	10.0	Intermediate	30	8	No	SEVERE TRUNK STEM LEAN. MULTIPLE HOLLOW CAVITIES THROUGHOUT. STORM DAMAGED. EPICORMIC SHOOTS. VERY POOR STRUCTURE. FAIR TO POOR VIGOR & VITALITY.
1922	Cercis canadensis, Eastern Redbud	5.5, 4.7	8	10.0	Intermediate	30	8	No	3.5" STEM DEAD & DECAYING. EPICORMIC SHOOTS. STORM DAMAGED. VERY POOR STRUCTURE. FAIR TO POOR VIGOR & VITALITY.
1923	Juniperus virginiana, Eastern Red Cedar	14.1	14	90.0	Codominant	20.0	16	No	MINOR ASYMMETRIC CANOPY. GOOD STRUCTURE, COLOR, VIGOR, & VITALITY.
1924	Cercis canadensis, Eastern Redbud	8.7, 6.7, 5.9	12	20.0	Intermediate	30	11	No	SEVERE STORM DAMAGE. TRI-STEM UNION AT LOWER TRUNK STEM. MULTIPLE HOLLOW CAVITIES THROUGHOUT. DECAY EVIDENT. POOR STRUCTURE. FAIR TO POOR VIGOR & VITALITY.
1925	Juniperus virginiana, Eastern Red Cedar	11.9	12	50.0	Codominant	25.0	10	No	ASYMMETRIC CANOPY. SCAFFOLD BRANCH DEAD & DECAYING. JAPANESE HONEYSUCKLE FROM GRADE TO MID CANOPY. FAIR STRUCTURE, COLOR, VIGOR, & VITALITY.
1926	Sassafras albidum, Sassafras	4.7	8	10.0	Suppressed	40	2	No	INTENTIONALLY TOPPED, 8' UP TRUNK STEM. EPICORMIC SHOOTS.
1927	Diospyros virginiana, Common Persimmon	9.4	9	72.0	Codominant	60.0	15	No	LOW LIVE CANOPY RATIO, FAIR TO GOOD STRUCTURE, VIGOR, & VITALITY.
1928	Juniperus virginiana, Eastern Red Cedar	17.4	17	80.0	Codominant	60.0	15	No	ASYMMETRIC CANOPY. DEAD SCAFFOLD BRANCH (SHADED OUT). MINOR TRUNK STEM LEAN. FAIR TO GOOD STRUCTURE. GOOD COLOR, VIGOR, & VITALITY.
1929	Prunus serotina, Black Cherry	6.1	8	60.0	Codominant	30	11	No	TRUNK STEM LEAN. FAIR TO POOR STRUCTURE. GOOD VIGOR & VITALITY.
1930	Leyland Cypress, Cupressus × leylandii	12.9, 10.4	17	85.0	Codominant	85.0	15	No	LOWER CANOPY DEADWOOD (1-2"). SLIGHTLY ASYMMETRIC CANOPY. GOOD STRUCTURE, COLOR, VIGOR, & VITALITY.
1931	Fraxinus pennsylvanica, Green Ash	5.3	8	5.0	Intermediate	25	8	No	100% UPPER CANOPY DIEBACK. EPICORMIC SHOOTS ALONG LOWER TRUNK STEM. ASIATIC BITTERSWEET IN UPPER CANOPY.
1932	Ulmus americana, American Elm	11.2	11	72.0	Codominant	65	13	No	POISON IVY MID CANOPY. WINTER CREEPER GROUND COVER. FAIR TO GOOD STRUCTURE. GOOD VIGOR & VITALITY.
1933	Ulmus americana, American Elm	11.9	12	68.0	Codominant	60	13	No	V-SHAPED CODOMINANT UNION MID TRUNK STEM. POISON IVY MID CANOPY. WINTER CREEPER GROUND COVER. FAIR STRUCTURE. GOOD VIGOR & VITALITY.
1934	Leyland Cypress, Cupressus × leylandii	12.6, 5.3, 4.6	14	85.0	Codominant	70.0	13	No	SLIGHTLY ASYMMETRIC CANOPY. GOOD STRUCTURE, COLOR, VIGOR, & VITALITY.
1935	Leyland Cypress, Cupressus × leylandii	17.6, 15, 7.2	24	86.0	Codominant	70.0	13	No	SLIGHTLY ASYMMETRIC CANOPY. GOOD STRUCTURE, COLOR, VIGOR, & VITALITY.
1936	Leyland Cypress, Cupressus × leylandii	13.1, 8.8, 6.5, 5.1	18	87.0	Codominant	70.0	13	No	GUMMOSIS. SLIGHTLY ASYMMETRIC CANOPY. GOOD STRUCTURE, COLOR, VIGOR, & VITALITY.
1937	Leyland Cypress, Cupressus × leylandii	13.7	14	85.0	Codominant	75.0	14	No	LOWER CANOPY DEADWOOD (1-2"). SLIGHTLY ASYMMETRIC CANOPY. GOOD STRUCTURE, COLOR, VIGOR, & VITALITY.
1938	Leyland Cypress, Cupressus × leylandii	13.7, 6.1, 6.2	17	85.0	Codominant	80.0	12	No	LOWER CANOPY DEADWOOD (1-2"). SLIGHTLY ASYMMETRIC CANOPY. GOOD STRUCTURE, COLOR, VIGOR, & VITALITY.
1939	Leyland Cypress, Cupressus × leylandii	12.4	12	85.0	Codominant	65.0	14	No	LOWER CANOPY DEADWOOD (1-2"). SLIGHTLY ASYMMETRIC CANOPY. GOOD STRUCTURE, COLOR, VIGOR, & VITALITY.

Tree No.	Species	Size	CRZ	Condition	Canopy Position	Crown Dsnsity	Average Crown Radius	Invasive Species	Existing Conditions / Observations
		*DBH (in)	R (ft)	%		%	R (ft)	Yes/No	
1940	Leyland Cypress, Cupressus × leylandii	13, 12.6	18	85.0	Codominant	90.0	15	No	SLIGHTLY ASYMMETRIC CANOPY. GOOD STRUCTURE, COLOR, VIGOR, & VITALITY.
1941	Leyland Cypress, Cupressus × leylandii	16.2	16	85.0	Codominant	90.0	14	No	SLIGHTLY ASYMMETRIC CANOPY. GOOD STRUCTURE, COLOR, VIGOR, & VITALITY.
1942	Leyland Cypress, Cupressus × leylandii	10.4, 12	16	70.0	Codominant	95.0	13	No	POORLY PRUNED. VERY ASYMMETRIC CANOPY. FAIR STRUCTURE. FAIR TO GOOD COLOR. GOOD VIGOR & VITALITY.
1943	Leyland Cypress, Cupressus × leylandii	15.1, 8.5, 5.8	18	85.0	Codominant	90.0	14	No	SLIGHTLY ASYMMETRIC CANOPY. GOOD STRUCTURE, COLOR, VIGOR, & VITALITY.
1944	Ulmus parvifolia, Chinese Elm	4.2	8	35.0	Intermediate	70	5	Yes	LOW LIVE CANOPY RATIO. JAPANESE HONEYSUCKLE FROM GRADE TO UPPER CANOPY. FAIR TO POOR STRUCTURE, VIGOR, & VITALITY.
1945	Pyrus calleryana, Callery Pear	3.8, 2.6	8	40.0	Intermediate	70	8	Yes	CODOMINANT UNION AT ROOT COLLAR. JAPANESE HONEYSUCKLE FROM GRADE TO MID CANOPY. STORM DAMAGED. FAIR TO POOR STRUCTURE. GOOD VIGOR & VITALITY.
1946	Ulmus parvifolia, Chinese Elm	4.9, 3.5	8	50.0	Intermediate	70	12	Yes	CODOMINANT UNION AT LOWER TRUNK STEM. ASYMMETRIC CANOPY. JAPANESE HONEYSUCKLE FROM GRADE TO MID CANOPY. TWISTED STRUCTURE. FAIR TO POOR STRUCTURE. FAIR TO GOOD VIGOR & VITALITY.
1947	Ulmus parvifolia, Chinese Elm	4.7	8	50.0	Intermediate	70	15	Yes	GRAPE VINE FROM GRADE TO MID CANOPY. JAPANESE HONEYSUCKLE FROM GRADE TO LOWER CANOPY. FAIR TO POOR STRUCTURE. FAIR TO GOOD VIGOR & VITALITY.
1948	Pyrus calleryana, Callery Pear	7.9, 5.7	10	68.0	Codominant	65	12	Yes	V-SHAPED CODOMINANT UNION AT ROOT COLLAR. ASYMMETRIC CANOPY. FAIR STRUCTURE. GOOD VIGOR & VITALITY.
1949	Nyssa sylvatica, Blackgum	4.2	8	0.0	Suppressed	70	8	No	ASSESSED AS STANDING DEAD.
1950	Pinus nigra, Austrian Pine	11.8	12	0.0	Codominant	70	10	No	ASSESSED AS STANDING DEAD.
1951	Pinus nigra, Austrian Pine	10.7	11	70.0	Codominant	55.0	12	No	CANOPY LEAN (PHOTOTROPIC). FAIR STRUCTURE. GOOD COLOR, VIGOR, & VITALITY.
1952	Pinus nigra, Austrian Pine	10.5, 10.5	15	70.0	Dominant	60.0	13	No	U-SHAPED CODOMINANT UNION AT ROOT COLLAR. POISON IVY EMBEDDED INTO TRUNK STEM. FAIR STRUCTURE. GOOD VIGOR & VITALITY.
1953	Thuja americana, American Basswood	20.1	20	50.0	Dominant	50	28	No	SEVERE TRUNK STEM LEAN TOWARDS PARKING LOT, LIFTING ROOT PLATE. VERY POOR STRUCTURE. GOOD VIGOR & VITALITY.
1954	Quercus palustris, Pin Oak	13.9	14	68.0	Codominant	70	21	No	ASYMMETRIC CANOPY. JAPANESE HONEYSUCKLE FROM GRADE TO MID CANOPY. PREVIOUSLY STORM DAMAGED. FAIR STRUCTURE. FAIR TO GOOD VIGOR & VITALITY.
1955	Ulmus americana, American Elm	15.0	15	82.0	Dominant	70	13	No	MODERATE LIVE CANOPY RATIO. FAIR TO GOOD STRUCTURE. GOOD VIGOR & VITALITY.
1956	Quercus palustris, Pin Oak	13.8	14	68.0	Codominant	65	17	No	ASYMMETRIC CANOPY. JAPANESE HONEYSUCKLE FROM GRADE TO MID CANOPY. SHOWS HISTORY OF STORM DAMAGE. FAIR STRUCTURE. FAIR TO GOOD VIGOR & VITALITY.
1957	Diospyros virginiana, Common Persimmon	9.0	9	70.0	Codominant	65	14	No	MINOR STORM DAMAGE. SHOWS HISTORY OF STORM DAMAGE. TWISTED STRUCTURE. FAIR STRUCTURE. GOOD VIGOR & VITALITY.
1958	Quercus palustris, Pin Oak	19.8	20	68.0	Codominant	65	25	No	COMMON GREENBRIER & JAPANESE HONEYSUCKLE FROM GRADE TO LOWER CANOPY. ASYMMETRIC CANOPY. LOWER CANOPY DEADWOOD & HANGERS (1-2"). FAIR STRUCTURE. GOOD VIGOR & VITALITY.
1959	Quercus palustris, Pin Oak	3.3	8	30.0	Suppressed	65	9	No	LOW LIVE CANOPY RATIO. JAPANESE HONEYSUCKLE FROM GRADE TO UPPER CANOPY. FAIR TO POOR VIGOR & VITALITY.
1960	Leyland Cypress, Cupressus × leylandii	18.7, 13	23	85.0	Codominant	95.0	15	No	LOWER CANOPY DEADWOOD (1-2"). SLIGHTLY ASYMMETRIC CANOPY. GOOD STRUCTURE, COLOR, VIGOR, & VITALITY.
1961	Diospyros virginiana, Common Persimmon	3.8	8	15.0	Codominant	65	6	No	IN SEVERE DECLINE. 80% UPPER CANOPY DIEBACK. LOW LIVE CANOPY RATIO. POOR STRUCTURE, VIGOR, & VITALITY.
1962	Leyland Cypress, Cupressus × leylandii	13.4	13	60.0	Codominant	70.0	13	No	APICAL LEADER DEFOLIATED & APPEARS DEAD. SLIGHTLY ASYMMMETRIC CANOPY. FAIR TO GOOD STRUCTURE. FAIR COLOR, VIGOR, & VITALITY.
1963	Leyland Cypress, Cupressus × leylandii	8.1, 7.2	11	15.0	Intermediate	5.0	12	No	IN SEVERE DECLINE. 95% UPPER CANOPY DIEBACK. U-SHAPED CODOMINANT UNION FAIR STRUCTURE. POOR COLOR, VIGOR, & VITALITY.
1964	Morus alba, White Mulberry	5.9	8	75.0	Codominant	65	14	Yes	LOW LIVE CANOPY RATIO. JAPANESE HONEYSUCKLE AT BREAST HEIGHT. TWISTED STRUCTURE. FAIR STRUCTURE. FAIR TO GOOD VIGOR & VITALITY.
1965	Morus alba, White Mulberry	13.0	13	40.0	Codominant	70	15	Yes	SHOWS HISTORY OF STORM DAMAGE, AND IS STORM DAMAGED. SEVERE TRUNK STEM LEAN AWAY FROM FENCE. GRAPE VINE & JAPANESE HONEYSUCKLE AT MID CANOPY. HOLLOW CAVITY MID TRUNK STEM. POOR STRUCTURE. FAIR TO GOOD VIGOR & VITALITY.
1966	Leyland Cypress, Cupressus × leylandii	16.4, 8.8	19	85.0	Codominant	85.0	14	No	LOWER CANOPY DEADWOOD (1-2"). SLIGHTLY ASYMMETRIC CANOPY. GOOD STRUCTURE, COLOR, VIGOR, & VITALITY.
1967	Leyland Cypress, Cupressus × leylandii	13.9, 11.2	18	85.0	Codominant	85.0	15	No	LOWER CANOPY DEADWOOD (1-2"). SLIGHTLY ASYMMETRIC CANOPY. GOOD STRUCTURE, COLOR, VIGOR, & VITALITY.
1968	Leyland Cypress, Cupressus × leylandii	13.9, 5.8, 7.4	17	85.0	Codominant	85.0	15	No	LOWER CANOPY DEADWOOD (1-2"). SLIGHTLY ASYMMETRIC CANOPY. GOOD STRUCTURE, COLOR, VIGOR, & VITALITY.
1969	Leyland Cypress, Cupressus × leylandii	16.3	16	85.0	Codominant	85.0	15	No	LOWER CANOPY DEADWOOD (1-2"). SLIGHTLY ASYMMETRIC CANOPY. GOOD STRUCTURE, COLOR, VIGOR, & VITALITY.
1970	Leyland Cypress, Cupressus × leylandii	17.0	17	85.0	Codominant	85.0	15	No	LOWER CANOPY DEADWOOD (1-2"). SLIGHTLY ASYMMETRIC CANOPY. GOOD STRUCTURE, COLOR, VIGOR, & VITALITY.
1971	Leyland Cypress, Cupressus × leylandii	9.3, 9, 6.9	15	85.0	Codominant	85.0	14	No	LOWER CANOPY DEADWOOD (1-2"). SLIGHTLY ASYMMETRIC CANOPY. GOOD STRUCTURE, COLOR, VIGOR, & VITALITY.
1972	Leyland Cypress, Cupressus × leylandii	12.2	12	85.0	Codominant	85.0	14	No	LOWER CANOPY DEADWOOD (1-2"). SLIGHTLY ASYMMETRIC CANOPY. GOOD STRUCTURE, COLOR, VIGOR, & VITALITY.
1973	Diospyros virginiana, Common Persimmon	6.1	8	50.0	Codominant	70	9	No	U-SHAPED CODOMINANT UNION MID TRUNK STEM. ASYMMETRIC CANOPY DUE TO COMPETITION. LOWER CANOPY DEADWOOD (<1"). MODERATE LIVE CANOPY RATIO. FAIR STRUCTURE. VIGOR, & VITALITY.
1974	Diospyros virginiana, Common Persimmon	3.5	8	15.0	Intermediate	65	7	No	70% UPPER CANOPY DIEBACK. OUTCOMPETED BY NEIGHBORS. VERY LOW LIVE CANOPY RATIO. FAIR TO POOR STRUCTURE. POOR VIGOR & VITALITY.
1975	Diospyros virginiana, Common Persimmon	4.6	8	45.0	Codominant	65	8	No	U-SHAPED CODOMINANT UNION MID TRUNK STEM. LOW LIVE CANOPY RATIO. FAIR TO POOR STRUCTURE. FAIR VIGOR & VITALITY.
1976	Diospyros virginiana, Common Persimmon	3.9	8	45.0	Codominant	65	8	No	APICAL LEADER DEAD. LOW LIVE CANOPY RATIO. FAIR TO POOR STRUCTURE. FAIR VIGOR & VITALITY.
1977	Leyland Cypress, Cupressus × leylandii	17.5	18	85.0	Codominant	65.0	14	No	LOWER CANOPY DEADWOOD (1-2"). SLIGHTLY ASYMMETRIC CANOPY. GOOD STRUCTURE, COLOR, VIGOR, & VITALITY.
1978	Leyland Cypress, Cupressus × leylandii	12, 10.6, 7.1	18	85.0	Codominant	85.0	14	No	LOWER CANOPY DEADWOOD (1-2"). SLIGHTLY ASYMMETRIC CANOPY. GOOD STRUCTURE, COLOR, VIGOR, & VITALITY.
1979	Diospyros virginiana, Common Persimmon	3.7	8	50.0	Codominant	70	6	No	UPPER CANOPY DEADWOOD (<1"). 15% UPPER CANOPY DIEBACK. FAIR STRUCTURE, VIGOR, & VITALITY.
1980	Diospyros virginiana, Common Persimmon	4.1	8	60.0	Codominant	65	8	No	MINOR LOWER CANOPY DEADWOOD (<1"). TWISTED STRUCTURE. FAIR STRUCTURE. FAIR TO GOOD VIGOR & VITALITY.
1981	Diospyros virginiana, Common Persimmon	3.9, 3.4	8	65.0	Codominant	70	10	No	LOWER CANOPY DEADWOOD (<1"). V-SHAPED CODOMINANT UNION AT ROOT COLLAR. FAIR STRUCTURE. FAIR TO GOOD VIGOR & VITALITY.
1982	Diospyros virginiana, Common Persimmon	5.8	8	65.0	Intermediate	65	11	No	NO SEVERE BIOTIC ISSUES OBSERVED. ASYMMETRIC CANOPY. GOOD STRUCTURE, VIGOR, & VITALITY.

Tree No.	Species	Size	CRZ	Condition	Canopy Position	Crown Desnsity	Average Crown Radius	Invasive Species	Existing Conditions / Observations
		*DBH (in)	R (ft)	%		%	R (ft)	Yes/No	
1983	Diospyros virginiana, Common Persimmon	3.5	8	60.0	Intermediate	60	11	No	NO SEVERE BIOTIC ISSUES OBSERVED. MODERATE TO LOW LIVE CANOPY RATIO. ASYMMETRIC CANOPY. FAIR TO GOOD STRUCTURE. GOOD VIGOR & VITALITY.
1984	Pyrus calleryana, Callery Pear	8.0	8	58.0	Codominant	60	15	Yes	INVASIVE VINE SPECIES FROM GRADE TO CANOPY. FAIR TO POOR SCAFFOLD BRANCHING, FAIR TO GOOD OVERALL STRUCTURE, GOOD VIGOR & VITALITY.
1985	Diospyros virginiana, Common Persimmon	3.6	8	60.0	Intermediate	60	11	No	NO SEVERE BIOTIC ISSUES OBSERVED. MODERATE TO LOW LIVE CANOPY RATIO. ASYMMETRIC CANOPY. FAIR TO GOOD STRUCTURE. GOOD VIGOR & VITALITY.
1986	Leyland Cypress, Cupressus × leylandii	12, 7.4	14	65.0	Codominant	70.0	14	No	LOWER CANOPY DEADWOOD (1-2"). ASYMMETRIC CANOPY. FAIR COLOR. FAIR TO GOOD STRUCTURE, VIGOR, & VITALITY.
1987	Leyland Cypress, Cupressus × leylandii	11.5	12	20.0	Codominant	10.0	13	No	IN DECLINE. 75% UPPER CANOPY DIEBACK. ASIATIC BITTERSWEET & JAPANESE HONEYSUCKLE FROM GRADE TO LOWER CANOPY. FAIR TO GOOD STRUCTURE. POOR VIGOR & VITALITY.
1988	Leyland Cypress, Cupressus × leylandii	7.1	8	0.0	Codominant	65	65	No	ASSESSED AS STANDING DEAD. TRUNK STEM LEAN.
1989	Leyland Cypress, Cupressus × leylandii	17.9	18	90.0	Dominant	90.0	17	No	GUMMOSIS AT BREAST HEIGHT. GOOD STRUCTURE, COLOR, VIGOR, & VITALITY.
1990	Leyland Cypress, Cupressus × leylandii	6.9, 5, 4.8	9	45.0	Codominant	40.0	15	No	TRI-STEM UNION AT BASE OF TRUNK. 5" STEM DEAD & DECAYING. ASIATIC BITTERSWEET FROM GRADE TO LOWER CANOPY. LOWER CANOPY DENSITY. FAIR TO POOR STRUCTURE. FAIR VIGOR & VITALITY.
1991	Ulmus americana, American Elm	5.5	8	65.0	Codominant	60	13	No	U-SHAPED CODOMINANT UNION MID TRUNK STEM. LOWER CANOPY DEADWOOD (<1"). SLIME FLUX. FAIR STRUCTURE. FAIR TO GOOD VIGOR & VITALITY.
1992	Crataegus spp., Hawthorn	5.4	8	55.0	Intermediate	60	8	No	GRAPE VINE FROM GRADE TO LOWER CANOPY. FAIR STRUCTURE, VIGOR, & VITALITY.
1993	Ulmus americana, American Elm	8.0	8	10.0	Codominant	60	17	No	IN SEVERE DECLINE. SEVERE EXFOLIATED BARK. 95% UPPER CANOPY DIEBACK. ENGLISH IVY FROM GRADE TO MID TRUNK STEM.
1994	Leyland Cypress, Cupressus × leylandii	14.3, 12.4	19	85.0	Dominant	25.0	13	No	NO SEVERE BIOTIC ISSUES OBSERVED. FAIR TO GOOD STRUCTURE. GOOD VIGOR & VITALITY.
1995	Prunus serotina, Black Cherry	7.4	8	30.0	Suppressed	40	12	No	5-6' GRAPE VINE FROM GRADE TO LOWER CANOPY. VERY POOR STRUCTURE, GROWS HORIZONTALLY. EPICORMIC SHOOTS. POOR VIGOR. FAIR TO POOR VITALITY.
1996	Leyland Cypress, Cupressus × leylandii	5.8	8	0.0	Suppressed	70	70	No	ASSESSED AS STANDING DEAD. GROWS HORIZONTALLY.
1997	Leyland Cypress, Cupressus × leylandii	15.7	16	90.0	Dominant	85.0	16	No	NO SEVERE BIOTIC ISSUES OBSERVED. GOOD STRUCTURE, COLOR, VIGOR, & VITALITY.
1998	Prunus avium, Sweet Cherry	4.2	8	45.0	Suppressed	30	10	No	LOW LIVE CANOPY RATIO. GRAPE VINE FROM GRADE TO UPPER CANOPY. FAIR TO POOR STRUCTURE. FAIR VIGOR & VITALITY.
1999	Quercus velutina, Black Oak	3.4, 3.1	8	45.0	Suppressed	30	9	No	V-SHAPED CODOMINANT UNION W/ INCLUDED BARK. LOWER CANOPY DEADWOOD. SUPPRESSED BY MATURE NEIGHBOR. JAPANESE HONEYSUCKLE FROM GRADE TO UPPER CANOPY. FAIR TO POOR STRUCTURE. FAIR VIGOR & VITALITY.
2000	Acer saccharum, Sugar Maple	5.6	8	65.0	Intermediate	30	9	No	COMMON GREENBRIER FROM GRADE TO LOWER CANOPY. LOWER CANOPY DEADWOOD (<1"). SHOWS HISTORY OF STORM DAMAGE. FAIR STRUCTURE. FAIR TO GOOD VIGOR & VITALITY.
2503	Quercus palustris, Pin Oak	15.8	16	75.0	Dominant	50	19	No	NO APPARENT BIOTIC ISSUES OBSERVED. GOOD STRUCTURE, VIGOR, & VITALITY.
2504	Quercus palustris, Pin Oak	21.4	21	75.0	Dominant	30	24	No	NO APPARENT BIOTIC ISSUES OBSERVED. GOOD STRUCTURE, VIGOR, & VITALITY.
2505	Quercus palustris, Pin Oak	20.3	20	75.0	Dominant	30	24	No	NO APPARENT BIOTIC ISSUES OBSERVED. GOOD STRUCTURE, VIGOR, & VITALITY.
2506	Crataegus spp., Hawthorn	4.0	8	75.0	Intermediate	30	6	No	NO APPARENT BIOTIC ISSUES OBSERVED. GOOD STRUCTURE, VIGOR, & VITALITY.
2507	Crataegus spp., Hawthorn	4.0	8	75.0	Intermediate	30	6	No	CANKER MID TRUNK STEM. GOOD STRUCTURE, VIGOR, & VITALITY.
2508	Crataegus spp., Hawthorn	5.5	8	75.0	Intermediate	30	8	No	NO APPARENT BIOTIC ISSUES OBSERVED. GOOD STRUCTURE, VIGOR, & VITALITY.
2509	Crataegus spp., Hawthorn	4.0	8	75.0	Intermediate	30	7	No	NO APPARENT BIOTIC ISSUES OBSERVED. GOOD STRUCTURE, VIGOR, & VITALITY.
2510	Crataegus spp., Hawthorn	4.0	8	75.0	Intermediate	30	6	No	NO APPARENT BIOTIC ISSUES OBSERVED. GOOD STRUCTURE, VIGOR, & VITALITY.
2511	Crataegus spp., Hawthorn	5.5	8	75.0	Intermediate	30	8	No	NO APPARENT BIOTIC ISSUES OBSERVED. GOOD STRUCTURE, VIGOR, & VITALITY.
2512	Crataegus spp., Hawthorn	4.5	8	75.0	Intermediate	30	8	No	NO APPARENT BIOTIC ISSUES OBSERVED. GOOD STRUCTURE, VIGOR, & VITALITY.
2513	Crataegus spp., Hawthorn	4.3	8	75.0	Intermediate

Tree No.	Species	Size	CRZ	Condition	Canopy Position	Crown Desnsity	Average Crown Radius	Invasive Species	Existing Conditions / Observations
		*DBH (in)	R (ft)	%		%	R (ft)	Yes/No	
2522	Quercus palustris, Pin Oak	14.4	14	75.0	Dominant	75	16	No	NO APPARENT BIOTIC ISSUES OBSERVED. GOOD STRUCTURE, VIGOR, & VITALITY.
2523	Quercus palustris, Pin Oak	10.9	11	75.0	Dominant	75	15	No	NO APPARENT BIOTIC ISSUES OBSERVED. GOOD STRUCTURE, VIGOR, & VITALITY.
2524	Quercus palustris, Pin Oak	20.6	21	75.0	Dominant	75	23	No	NO APPARENT BIOTIC ISSUES OBSERVED. GOOD STRUCTURE, VIGOR, & VITALITY.
2525	Quercus palustris, Pin Oak	16.3	16	75.0	Dominant	75	22	No	GOOD STRUCTURE, VIGOR, & VITALITY. MINOR GIRDLING ROOT.
2526	Quercus palustris, Pin Oak	18.5	19	75.0	Dominant	75	22	No	NO APPARENT BIOTIC ISSUES OBSERVED. GOOD STRUCTURE, VIGOR, & VITALITY.
2527	Quercus palustris, Pin Oak	25.0	25	70.0	Dominant	75	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	75	14	No	NO APPARENT BIOTIC ISSUES OBSERVED. GOOD STRUCTURE, VIGOR, & VITALITY.
2529	Quercus palustris, Pin Oak	10.7	11	75.0	Codominant	75	13	No	NO APPARENT BIOTIC ISSUES OBSERVED. GOOD STRUCTURE, VIGOR, & VITALITY.
2530	Quercus phellos, Willow Oak	23.0	22	75.0	Dominant	75	23	No	NO APPARENT BIOTIC ISSUES OBSERVED. GOOD STRUCTURE, VIGOR, & VITALITY.
2531	Quercus phellos, Willow Oak	12.8	13	0.0	Dominant	75	15	No	ASSESSED AS STANDING DEAD. FUNGAL FRUITING BODIES PRESENT.
2532*	Prunus serrulata, Japanese Flowering Cherry	14.0	14	20.0	Intermediate	25	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	65.0	14	No	VOLCANO MULCHED, BURIED ROOT COLLAR. TRUNK STEM LEAN TOWARDS T-2534. FAIR STRUCTURE. GOOD COLOR, VIGOR, & VITALITY.
2534	Pinus strobus, Eastern White Pine	12.7	13	75.0	Codominant	70.0	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	75	6	No	ASSESSED AS STANDING DEAD. VOLCANO MULCHED, BURIED ROOT COLLAR.
2536	Pinus strobus, Eastern White Pine	8.6	9	75.0	Codominant	60.0	14	No	VOLCANO MULCED, 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	70.0	15	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	20.0	14	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	0	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	0	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	0	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	0	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	35.0	12	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	45.0	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	5.6, 4.3	8	45.0	Suppressed	15.0	13	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 POOR STRUCTURE. FAIR TO GOOD COLOR, VIGOR, & VITALITY.
2546	Pinus thunbergii, Japanese Black Pine	6.9	8	68.0	Intermediate	15.0	9	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 × leylandi	9, 10	13	68.0	Intermediate	65.0	9	No	OPEN GROWN. 20% UPPER CANOPY DIEBACK. FAIR COLOR. GOOD STRUCTURE. FAIR TO GOOD VIGOR & VITALITY.
2548	Prunus serrulata, Japanese Flowering Cherry	5.6	8	90.0	Intermediate	75	8	No	VOLCANO MULCHED, ELEVATED ROOT BALL, BURIED ROOT COLLAR. GOOD STRUCTURE, VIGOR, & VITALITY.
2549	Crataegus spp., Hawthorn	5.2	8	25.0	Intermediate	35	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	8	75.0	Intermediate	25	7	No	NO APPARENT BIOTIC ISSUES OBSERVED. BELOW OVERHEAD UTILITY WIRES. GOOD STRUCTURE, VIGOR, & VITALITY.
2551	Crataegus spp., Hawthorn	4.6	8	75.0	Intermediate	25	7	No	NO APPARENT BIOTIC ISSUES OBSERVED. BELOW OVERHEAD UTILITY WIRES. GOOD STRUCTURE, VIGOR, & VITALITY.
2552	Acer rubrum, Red Maple	17.1	17	75.0	Dominant	75	20	No	GOOD STRUCTURE, VIGOR, & VITALITY. GIRDLING ROOT. EXPOSED ROOT ZONE.
2553	Acer rubrum, Red Maple	9.0	9	63.0	Codominant	75	12	No	GOOD VIGOR & VITALITY. FAIR TO GOOD STRUCTURE & SCAFFOLD BRANCHING. MINOR GIRDLING ROOT.
2554	Crataegus spp., Hawthorn	5.5	8	70.0	Intermediate	75	10	No	MINOR TRUNK STEM LEAN. BELOW OVERHEAD UTILITY WIRES. GOOD STRUCTURE, VIGOR, & VITALITY.
2555	Crataegus spp., Hawthorn	6.1	8	75.0	Intermediate	50	10	No	NO APPARENT BIOTIC ISSUES OBSERVED. BELOW OVERHEAD UTILITY WIRES. GOOD STRUCTURE, VIGOR, & VITALITY.
2556	Crataegus spp., Hawthorn	5.9	8	75.0	Intermediate	50	10	No	NO APPARENT BIOTIC ISSUES OBSERVED. BELOW OVERHEAD UTILITY WIRES. GOOD STRUCTURE, VIGOR, & VITALITY.
2557	Crataegus spp., Hawthorn	4.8	8	75.0	Intermediate	50	10	No	NO APPARENT BIOTIC ISSUES OBSERVED. BELOW OVERHEAD UTILITY WIRES. GOOD STRUCTURE, VIGOR, & VITALITY.
2558	Crataegus spp., Hawthorn	5.0	8	75.0	Intermediate	50	10	No	NO APPARENT BIOTIC ISSUES OBSERVED. BELOW OVERHEAD UTILITY WIRES. GOOD STRUCTURE, VIGOR, & VITALITY.
2559	Crataegus spp., Hawthorn	5.7	8	75.0	Intermediate	50	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	75	17	No	GOOD STRUCTURE, VIGOR, & VITALITY. MINOR GIRDLING ROOT.
2561	Acer rubrum, Red Maple	12.0	12	75.0	Dominant	75	17	No	NO APPARENT BIOTIC ISSUES OBSERVED. GOOD STRUCTURE, VIGOR, & VITALITY.
2562	Acer rubrum, Red Maple	13.5	14	68.0	Codominant	50	15	No	STORM DAMAGED. GOOD VIGOR & VITALITY. FAIR TO GOOD STRUCTURE & SCAFFOLD BRANCHING.
2563	Acer rubrum, Red Maple	16.6	17	63.0	Codominant	75	17	No	CODOMINANT UNION MID TRUNK STEM W/ INCLUDED BARK. MINOR STORM DAMAGE. EXPOSED ROOT SYSTEM. GIRDLING ROOT. GOOD VIGOR & VITALITY. FAIR TO GOOD STRUCTURE.
2564	Acer rubrum, Red Maple	11.9	12	75.0	Codominant	50	18	No	MINOR GIRDLING ROOT. GOOD STRUCTURE, VIGOR, & VITALITY.

Tree No.	Species	Size	CRZ	Condition	Canopy Position	Crown Desnsity	Average Crown Radius	Invasive Species	Existing Conditions / Observations
		*DBH (in)	R (ft)	%		%	R (ft)	Yes/No	
2565	Acer rubrum, Red Maple	12.0	12	75.0	Codominant	75	17	No	MINOR GIRDLING ROOT. GOOD STRUCTURE, VIGOR, & VITALITY.
2566	Tilia cordata, Littleleaf Linden	9.4	9	50.0	Intermediate	50	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	10.4	10	60.0	Intermediate	50	12	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	50	12	No	VOLCANO MULCHED, 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 × leylandi	8.3, 3.8	9	70.0	Codominant	75	13	No	ASYMMETRIC CANOPY. TRUNK STEM LEAN TOWARDS PARKING LOT. FAIR STRUCTURE. GOOD COLOR, VIGOR, & VITALITY.
2570	Crataegus spp., Hawthorn	17.5	17	60.0	Codominant	75	15	No	SIGNIFICANT LOWER CANOPY DEADWOOD (<1"). ROOT SUCKERS AT BASE. FAIR STRUCTURE, VIGOR, VITALITY.
2571	Leyland Cypress, Cupressus × leylandi	12.0	12	65.0	Codominant	60.0	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	63.0	Codominant	95.0	12	No	NO SEVERE BIOTIC ISSUES OBSERVED. MINOR CHLOROSIS. INVASIVE VINE FROM GRADE TO CANOPY. CANOPY WITH MODERATE DENSITY LEAFOUT.
2573	Pinus strobus, Eastern White Pine	9.0	9	75.0	Codominant	95.0	10	No	GIRDLING ROOT. GOOD STRUCTURE, COLOR, VIGOR, & VITALITY.
2574	Tilia cordata, Littleleaf Linden	9.5	10	60.0	Codominant	75	12	No	NO SEVERE BIOTIC ISSUES OBSERVED. GOOD VIGOR & VITALITY. FAIR / GOOD STRUCTURE THOUGH T-2574 SHOWS PREVIOUS STORM DAMAGE. MULTIPLE STEM UNION AT ~ 6-UP 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	50.0	Codominant	75	15	No	NO SEVERE BIOTIC ISSUES OBSERVED. GOOD VIGOR & VITALITY. FAIR / GOOD STRUCTURE THOUGH T-2574 SHOWS PREVIOUS STORM DAMAGE. MULTIPLE STEM UNION AT ~ 6-UP UP TRUNK STEM. INCLUDED BARK AT SAID UNION IS PRONE TO FAILURE. VOLCANO MULCHED BURIED ROOT COLLAR.
2576	Leyland Cypress, Cupressus × leylandi	14.0	14	75.0	Codominant	95.0	12	No	NO APPARENT BIOTIC ISSUES OBSERVED. GOOD STRUCTURE, COLOR, VIGOR, & VITALITY.
2577	Leyland Cypress, Cupressus × leylandi	10, 8	13	75.0	Codominant	95.0	11	No	NO APPARENT BIOTIC ISSUES OBSERVED. GOOD STRUCTURE, COLOR, VIGOR, & VITALITY.
2578	Leyland Cypress, Cupressus × leylandi	15.0	15	75.0	Codominant	95.0	11	No	NO APPARENT BIOTIC ISSUES OBSERVED. GOOD STRUCTURE, COLOR, VIGOR, & VITALITY.
2579	Leyland Cypress, Cupressus × leylandi	6, 5, 3.5	9	75.0	Codominant	95.0	11	No	NO APPARENT BIOTIC ISSUES OBSERVED. GOOD STRUCTURE, COLOR, VIGOR, & VITALITY.
2580	Leyland Cypress, Cupressus × leylandi	14, 12, 10	21	75.0	Dominant	95.0	18	No	NO APPARENT BIOTIC ISSUES OBSERVED. GOOD STRUCTURE, COLOR, VIGOR, & VITALITY.
2581	Leyland Cypress, Cupressus × leylandi	18, 12	22	75.0	Dominant	100.0	20	No	NO APPARENT BIOTIC ISSUES OBSERVED. GOOD STRUCTURE, COLOR, VIGOR, & VITALITY.
2582	Leyland Cypress, Cupressus × leylandi	MULTI STEM 4 - 15	16	75.0	Dominant	100.0	15	No	NO APPARENT BIOTIC ISSUES OBSERVED. GOOD STRUCTURE, COLOR, VIGOR, & VITALITY.
2583	Leyland Cypress, Cupressus × leylandi	MULTI STEM 4 - 15	16	55.0	Dominant	100.0	13 (1-SIDE)	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 serrulata, Japanese Flowering Cherry	4.0	8	75.0	Intermediate	50	8	No	VOLUNTEER REGENERATION. GOOD VIGOR & VITALITY. FAIR TO GOOD STRUCTURE.
2585	Leyland Cypress, Cupressus × leylandi	17, 12	21	85.0	Dominant	95.0	14	No	NO APPARENT BIOTIC ISSUES OBSERVED. GOOD STRUCTURE, COLOR, VIGOR, & VITALITY.
2586	Leyland Cypress, Cupressus × leylandi	13, 11	17	85.0	Dominant	95.0	14	No	NO APPARENT BIOTIC ISSUES OBSERVED. GOOD STRUCTURE, COLOR, VIGOR, & VITALITY.
2587	Prunus serrulata, Japanese Flowering Cherry	18.7	19	70.0	Codominant	75	17	No	MINOR STORM DAMAGE. MINOR GIRDLING ROOT. GOOD STRUCTURE, VIGOR, & VITALITY.
2588	Prunus serrulata, Japanese Flowering Cherry	17.0	17	70.0	Codominant	75	17	No	MINOR STORM DAMAGE. MINOR GIRDLING ROOT. GOOD STRUCTURE, VIGOR, & VITALITY.
2589	Leyland Cypress, Cupressus × leylandi	14.0	14	65.0	Dominant	95.0	11	No	NO SEVERE BIOTIC ISSES 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	75	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	50	6	Yes	GOOD VIGOR & VITALITY. FAIR TO POOR STRUCTURE.
2592	Gleditsia triacanthos, Honeylocust	23.0	23	70.0	Dominant	95	22	No	MINOR GIRDLING ROOT. GOOD STRUCTURE, VIGOR, & VITALITY.
2593	Gleditsia triacanthos, Honeylocust	20.5	21	70.0	Dominant	95	21	No	MINOR GIRDLING ROOT. GOOD STRUCTURE, VIGOR, & VITALITY.
2594	Crataegus spp., Hawthorn	9, 6.7	11	40.0	Codominant	40.0	14	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	75	16	No	MINOR CANOPY DEADWOOD. GOOD STRUCTURE, VIGOR, & VITALITY.
2596	Crataegus spp., Hawthorn	15.4	15	50.0	Codominant	75	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	75	16	No	VOLCANO MULCHED, ELEVATED ROOT BALL, BURIED ROOT COLALR. V-SHAPED CODOMINANT UNION W/ VISIBLE SEAM. POORLY CALLUSED PRUNING SCARS. EXPOSED ROOT SYSTEM W/ DAMAGE. MULTIPLE GIRDLING ROOTS (2-4"). FAIR STRUCTURE. FAIR TO GOOD VIGOR. GOOD VITALITY.
2598	Tilia cordata, Littleleaf Linden	9.2	9	28.0	Codominant	50	14	No	VOLCANO MULCHED, ELEVATED ROOT BALL, BURIED ROOT COLLAR. MINOR TRUNK STEM LEAN. POORLY CALLUSED PRUNING SCARS. FAIR TO GOOD STRUCTURE. GOOD VIGOR & VITALITY.
2599	Crataegus spp., Hawthorn	6.5	8	80.0	Intermediate	50	11	No	VOLCANO MULCH, ELEVATED ROOT BALL, BURIED ROOT COLLAR. GOOD STRUCTURE, VIGOR, & VITALITY.
2600	Gleditsia triacanthos, Honeylocust	22.5	23	85.0	Dominant	95	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.
5325	Magnolia x soulangiana, Saucer Magnolia	5.7, 4, 3.5	8	78.0	Intermediate	75	11	No	NO APPARENT BIOTIC ISSUES OBSERVED. GOOD STRUCTURE, VIGOR, & VITALITY.
5326	Magnolia x soulangiana, Saucer Magnolia	5.5, 4.8	8	78.0	Intermediate	75	12	No	NO APPARENT BIOTIC ISSUES OBSERVED. CODOMINANT AT ROOT COLLAR. GOOD STRUCTURE, VIGOR, & VITALITY.

Tree No.	Species	Size	CRZ	Condition	Canopy Position	Crown Desnsity	Average Crown Radius	Invasive Species	Existing Conditions / Observations
		*DBH (in)	R (ft)	%		%	R (ft)	Yes/No	
5327	Magnolia x soulangiana, Saucer Magnolia	4, 3.5, 3.5	8	78.0	Intermediate	75	11	No	NO APPARENT BIOTIC ISSUES OBSERVED. GOOD STRUCTURE, VIGOR, & VITALITY.
5328	Magnolia x soulangiana, Saucer Magnolia	5, 3.5, 3.5, 3	8	78.0	Intermediate	75	10	No	NO APPARENT BIOTIC ISSUES OBSERVED. CODOMINANT AT ROOT COLLAR. GOOD STRUCTURE, VIGOR, & VITALITY.
5329	Magnolia x soulangiana, Saucer Magnolia	5.0	8	78.0	Intermediate	75	8	No	NO APPARENT BIOTIC ISSUES. SINGLE STEM. GOOD STRUCTURE, VIGOR, & VITALITY.
5330	Magnolia x soulangiana, Saucer Magnolia	6, 4.5, 4	8	70.0	Intermediate	75	13	No	NO SEVERE BIOTIC ISSUES OBSERVED. THE 6" STEM SHOW A 10-FT VERTICAL CANKER. CANKER SHOWS COMPARTMENTALIZATION. MULTI CODOM STEMS AT ROOT CROWN.
5331	Magnolia x soulangiana, Saucer Magnolia	8, 6.4	10	78.0	Intermediate	75	13	No	NO APPARENT BIOTIC ISSUES OBSERVED. GOOD STRUCTURE, VIGOR, & VITALITY. MULTI CODOM STEMS AT ROOT CROWN.
5332	Ilex x attenuata, Foster's Holly	11, 8.5	14	78.0	Codominant	65.0	17	No	NO APPARENT BIOTIC ISSUES OBSERVED. GOOD STRUCTURE, COLOR, VIGOR, & VITALITY.
5333	Ilex x attenuata, Foster's Holly	10.6	11	78.0	Codominant	55.0	12	No	NO APPARENT BIOTIC ISSUES OBSERVED. GOOD STRUCTURE, COLOR, VIGOR, & VITALITY.
5334	Ilex x attenuata, Foster's Holly	8, 7.3	11	78.0	Codominant	40.0	8	No	NO APPARENT BIOTIC ISSUES OBSERVED. GOOD STRUCTURE, COLOR, VIGOR, & VITALITY.
5335	Ilex x attenuata, Foster's Holly	8, 7	10	78.0	Codominant	35.0	8	No	NO APPARENT BIOTIC ISSUES OBSERVED. CODOMINANT UNION AT ROOT COLLAR. GOOD STRUCTURE, COLOR, VIGOR, & VITALITY.
5336	Ilex x attenuata, Foster's Holly	8, 6	10	78.0	Codominant	40.0	11	No	NO APPARENT BIOTIC ISSUES OBSERVED. CODOMINANT ? UP TRUNK STEM. GOOD STRUCTURE, COLOR, VIGOR, & VITALITY.
5337	Ilex x attenuata, Foster's Holly	9, 2	9	78.0	Codominant	55.0	8	No	NO APPARENT BIOTIC ISSUES OBSERVED. GOOD STRUCTURE, COLOR, VIGOR, & VITALITY.
5338	Ilex x attenuata, Foster's Holly	7.3	8	78.0	Codominant	60.0	10	No	NO APPARENT BIOTIC ISSUES OBSERVED. SINGLE STEM. GOOD STRUCTURE, COLOR, VIGOR, & VITALITY.
5339	Ilex x attenuata, Foster's Holly	8.5, 7, 5.3	12	78.0	Codominant	60.0	10	No	NO SEVERE BIOTIC ISSUES OBSERVED. CODOMINANT UNION AT ROOT COLLAR. GOOD STRUCTURE, COLOR, VIGOR, & VITALITY.
5340	Ilex x attenuata, Foster's Holly	8, 7, 6.1	12	78.0	Codominant	60.0	11	No	NO SEVERE BIOTIC ISSUES OBSERVED. CODOMINANT UNION AT ROOT COLLAR. GOOD STRUCTURE, COLOR, VIGOR, & VITALITY.
5341	Ilex x attenuata, Foster's Holly	8.3, 7.9, 7	13	78.0	Codominant	70.0	11	No	NO SEVERE BIOTIC ISSUES OBSERVED. CODOMINANT UNION AT LOWER TRUNK STEM W/ INCLUDED BARK. GOOD STRUCTURE, COLOR, VIGOR, & VITALITY.
5342	Ilex x attenuata, Foster's Holly	10.0	10	78.0	Codominant	70.0	9	No	NO APPARENT BIOTIC ISSUES OBSERVED. SINGLE STEM. GOOD STRUCTURE, COLOR, VIGOR, & VITALITY.
5343	Ilex x attenuata, Foster's Holly	10.2, 8	13	70.0	Codominant	60.0	11	No	NO SEVERE BIOTIC ISSUES OBSERVED. CODOMINANT UNION AT BASE OF TRUNK STEM. FAIR TO GOOD STRUCTURE. GOOD COLOR, VIGOR, & VITALITY.
5344	Leyland Cypress, Cupressus × leylandi	11.2	11	85.0	Codominant	85.0	15	No	SLIGHTLY ASYMMETRIC CANOPY. GOOD STRUCTURE, COLOR, VIGOR, & VITALITY.
5345	Leyland Cypress, Cupressus × leylandi	12.9	13	85.0	Codominant	85.0	15	No	SLIGHTLY ASYMMETRIC CANOPY. GOOD STRUCTURE, COLOR, VIGOR, & VITALITY.
5346	Pinus nigra, Austrian Pine	8.1, 7.1	11	45.0	Codominant	25.0	10	No	U-SHAPED CODOMINANT UNION AT LOWER TRUNK STEM, ONE STEM PREVIOUSLY TOPPED. LOW LIVE CANOPY RATIO. FAIR TO POOR STRUCTURE. GOOD COLOR. FAIR VITALITY & VIGOR.
5347	Leyland Cypress, Cupressus × leylandi	10.2, 6.1	12	80.0	Codominant	85.0	13	No	ASYMMETRIC CANOPY. FAIR TO GOOD STRUCTURE. GOOD COLOR, VIGOR, & VITALITY.
5348	Leyland Cypress, Cupressus × leylandi	7.6	8	50.0	Suppressed	35.0	10	No	OUTCOMPETED BY NEIGHBORS. LOW LIVE CANOPY RATIO. FAIR TO GOOD STRUCTURE. FAIR TO POOR VIGOR. FAIR VITALITY. GOOD COLOR.
5349	Ulmus americana, American Elm	4.5	8	35.0	Intermediate	75	10	No	SHOWS HISTORY OF STORM DAMAGE. FAIR TO POOR STRUCTURE, VIGOR, & VITALITY.
5350*	Leyland Cypress, Cupressus × leylandi	10.5, 6.6	12	80.0	Codominant	85.0	13	No	CODOMINANT UNION AT BASE OF TRUNK STEM. FAIR TO GOOD STRUCTURE. GOOD COLOR, VIGOR, & VITALITY.
5351	Leyland Cypress, Cupressus × leylandi	11.0	11	85.0	Codominant	85.0	13	No	SLIGHTLY ASYMMETRIC CANOPY. GOOD STRUCTURE, COLOR, VIGOR, & VITALITY.
5352	Leyland Cypress, Cupressus × leylandi	10.2	10	85.0	Codominant	85.0	13	No	SLIGHTLY ASYMMETRIC CANOPY. GOOD STRUCTURE, COLOR, VIGOR, & VITALITY.
5353	Leyland Cypress, Cupressus × leylandi	12.4	12	85.0	Codominant	85.0	13	No	SLIGHTLY ASYMMETRIC CANOPY. GOOD STRUCTURE, COLOR, VIGOR, & VITALITY.
5354	Leyland Cypress, Cupressus × leylandi	11.4, 5.9	13	80.0	Codominant	85.0	13	No	SLIGHTLY ASYMMETRIC CANOPY. CODOMINANT UNION AT BREAST HEIGHT. FAIR TO GOOD STRUCTURE. GOOD COLOR, VIGOR, & VITALITY.
5355	Ailanthus altissima, Tree-of-Heaven	11, 8.3, 5.7, 4.4	16	68.0	Codominant	75	18	Yes	4-STEM UNION AT BASE OF TRUNK. 5.7" STEM W/ VINE GIRDLE. ASYMMETRIC CANOPY. LOWER CANOPY DEADWOOD (1"). GOOD VIGOR & VITALITY.
5356	Nyssa sylvatica, Blackgum	3.4	8	70.0	Suppressed	25	6	No	ASYMMETRIC CANOPY. JAPANESE HONEYSUCKLE FROM GRADE TO MID CANOPY. FAIR TO GOOD STRUCTURE, VIGOR, & VITALITY.
5357	Quercus palustris, Pin Oak	5.1	8	70.0	Codominant	75	10	No	LOW LIVE CANOPY RATIO. FAIR STRUCTURE. GOOD VIGOR & VITALITY.
5358	Prunus serotina, Black Cherry	10.9, 9.2	14	35.0	Codominant	75	17	No	SEVERE STORM DAMAGE. VINES EMBEDDED INTO TRUNKS STEM. U-SHAPED CODOMINANT UNION AT BASE OF TRUNK STEM. ASIATIC BITTERSWEET & JAPANESE HONEYSUCKLE FROM GRADE TO MID CANOPY. POOR STRUCTURE. FAIR TO POOR VIGOR & VITALITY.
5359	Nyssa sylvatica, Blackgum	4.9	8	50.0	Suppressed	25	8	No	ASYMMETRIC CANOPY. GROWS UNDER CANOPY OF T-5358. FAIR STRUCTURE, VIGOR, & VITALITY.
5360	Ulmus americana, American Elm	3.5	8	65.0	Intermediate	75	8	No	JAPANESE HONEYSUCKLE FROM GRADE TO MID CANOPY. FAIR TO GOOD STRUCTURE. FAIR VIGOR & VITALITY.
5361	Leyland Cypress, Cupressus × leylandi	10.3	10	85.0	Codominant	85.0	13	No	SLIGHTLY ASYMMETRIC CANOPY. GOOD STRUCTURE, COLOR, VIGOR, & VITALITY.
5362	Leyland Cypress, Cupressus × leylandi	11.0	11	85.0	Codominant	85.0	13	No	SLIGHTLY ASYMMETRIC CANOPY. GOOD STRUCTURE, COLOR, VIGOR, & VITALITY.
5363	Leyland Cypress, Cupressus × leylandi	12.5	13	85.0	Codominant	85.0

Tree No.	Species	Size	CRZ	Condition	Canopy Position	Crown Desnsity	Average Crown Radius	Invasive Species	Existing Conditions / Observations
		*DBH (in)	R (ft)	%		%	R (ft)	Yes/No	
5364	Leyland Cypress; Cupressus x leylandii	13.1	13	85.0	Codominant	85.0	13	No	SLIGHTLY ASYMMETRIC CANOPY. GOOD STRUCTURE, COLOR, VIGOR, & VITALITY.
5365	Leyland Cypress; Cupressus x leylandii	10.5, 8	13	80.0	Codominant	85.0	13	No	CODOMINANT UNION AT BREAST HEIGHT. SLIGHTLY ASYMMETRIC CANOPY. GOOD STRUCTURE, COLOR, VIGOR, & VITALITY.
5366	Leyland Cypress; Cupressus x leylandii	11.9, 7.6	14	80.0	Codominant	85.0	13	No	CODOMINANT UNION AT BREAST HEIGHT. SLIGHTLY ASYMMETRIC CANOPY. GOOD STRUCTURE, COLOR, VIGOR, & VITALITY.
5367	Leyland Cypress; Cupressus x leylandii	16.5	17	85.0	Codominant	85.0	13	No	SLIGHTLY ASYMMETRIC CANOPY. GOOD STRUCTURE, COLOR, VIGOR, & VITALITY.
5368	Leyland Cypress; Cupressus x leylandii	12.3, 5.5	14	80.0	Codominant	85.0	13	No	CODOMINANT UNION AT BREAST HEIGHT. SLIGHTLY ASYMMETRIC CANOPY. GOOD STRUCTURE, COLOR, VIGOR, & VITALITY.
5369	Leyland Cypress; Cupressus x leylandii	13.1	13	85.0	Codominant	85.0	13	No	SLIGHTLY ASYMMETRIC CANOPY. GOOD STRUCTURE, COLOR, VIGOR, & VITALITY.
5370	Leyland Cypress; Cupressus x leylandii	12.7	13	85.0	Codominant	85.0	13	No	SLIGHTLY ASYMMETRIC CANOPY. GOOD STRUCTURE, COLOR, VIGOR, & VITALITY.
5371	Pinus strobus, Eastern White Pine	16.3	16	45.0	Dominant	80.0	18	No	SEVERE TRUNK STEM LEAN TOWARDS PARKING LOT. REACTION WOOD AT BASE OF TRUNK. ASYMMETRIC CANOPY. FAIR TO POOR STRUCTURE. GOOD COLOR, VIGOR, & VITALITY.
5372	Pinus virginiana, Virginia Pine	12.6	13	55.0	Codominant	45.0	17	No	TRUNK STEM LEAN TOWARDS PARKING LOT. ASYMMETRIC CANOPY. FAIR TO POOR STRUCTURE. GOOD COLOR, VIGOR, & VITALITY.
5373*	Pyrus calleryana, Callery Pear	25.7	26	45.0	Codominant	-	24	Yes	SEVERE STORM DAMAGE. MULTIPLE DEAD & DECAYING LEADERS. ASYMMETRIC CANOPY. INDENTATION AT ROOT FLARE FROM PREVIOUS GIRDLE. POOR STRUCTURE. FAIR TO GOOD VIGOR & VITALITY.
5374	Pinus strobus, Eastern White Pine	11.7	12	75.0	Dominant	45.0	16	No	ASYMMETRIC CANOPY. FAIR TO GOOD STRUCTURE, COLOR, VIGOR, & VITALITY.
5375*	Pyrus calleryana, Callery Pear	21.9	22	55.0	Codominant	-	26	Yes	SIGNIFICANT DEADWOOD. POOR SCAFFOLD BRANCH ATTACHMENT. EPICORMIC SHOOTS. EXPOSED ROOT SYSTEM, MOWER DAMAGE. FAIR TO POOR STRUCTURE. GOOD VIGOR & VITALITY.
5376*	Pinus strobus, Eastern White Pine	6.9, 5.2	8	62.0	Codominant	33.0	12	No	U-SHAPED CODOMINANT UNION AT BASE OF TRUNK. VOLCANO MULCHED, ELEVATED ROOT BALL, BURIED ROOT COLLAR. GROWS THROUGH CANOPY OF T.5375. ASYMMETRIC CANOPY. MINOR TRUNK STEM LEAN. FAIR STRUCTURE. FAIR TO GOOD COLOR, VIGOR, & VITALITY.
5377	Pinus strobus, Eastern White Pine	8.3	8	35.0	Codominant	5.0	12	No	IN DECLINE. VOLCANO MULCHED, ELEVATED ROOT BALL, BURIED ROOT COLLAR. LOW LIVE CANOPY RATIO. LOWER CANOPY DEADWOOD (1"). TRUNK STEM LEAN. FAIR STRUCTURE. FAIR TO POOR COLOR, VIGOR, & VITALITY.
5378	Pinus strobus, Eastern White Pine	13.7	14	40.0	Dominant	10.0	14	No	IN DECLINE. MINOR MULCH VOLCANO. MULTIPLE GIRDLING ROOTS (1"). 70% UPPER CANOPY DIEBACK. GOOD STRUCTURE. FAIR TO POOR COLOR, VIGOR, & VITALITY.
5379	Pinus thunbergii, Japanese Black Pine	11.3	11	55.0	Intermediate	65.0	13	No	STORM DAMAGED, TOPPED. TWISTED STRUCTURE (TYPICAL OF SPECIES). POOR STRUCTURE. GOOD COLOR, VIGOR, & VITALITY.
5380	Leyland Cypress; Cupressus x leylandii	28.0	28	88.0	Codominant	85.0	18	No	OPEN GROWN. WINTER CREEPER FROM GRADE TO LOWER CANOPY. FAIR TO GOOD STRUCTURE. GOOD COLOR, VIGOR, & VITALITY.
5381	Pinus strobus, Eastern White Pine	14.5	15	50.0	Dominant	20.0	15	No	U-SHAPED CODOMINANT UNION MID TRUNK STEM. LOW TO MID CANOPY DEADWOOD (1"). FAIR STRUCTURE, COLOR, VIGOR, & VITALITY.
5382	Pinus virginiana, Virginia Pine	11.3	11	50.0	Codominant	10.0	14	No	MINOR TRUNK STEM LEAN TOWARDS BUILDING. DEAD VINES IN UPPER CANOPY. FAIR STRUCTURE, COLOR, VIGOR, & VITALITY.
5383	Pinus virginiana, Virginia Pine	8.1	8	40.0	Codominant	15.0	13	No	SEVERE TRUNK STEM LEAN TOWARDS BUILDING. WINTER CREEPER GROUND COVER. POOR STRUCTURE. FAIR TO GOOD COLOR, VIGOR, & VITALITY.
5384	Pinus virginiana, Virginia Pine	12.2	12	40.0	Codominant	10.0	13	No	SEVERE TRUNK STEM LEAN TOWARDS BUILDING. WINTER CREEPER GROUND COVER. POOR STRUCTURE, DUE TO LEAN. FAIR TO GOOD COLOR, VIGOR, & VITALITY.
5385	Pinus virginiana, Virginia Pine	7.9	8	45.0	Codominant	<5.0	8	No	LOW LIVE CANOPY RATIO. TWISTED STRUCTURE. WINTER CREEPER GROUND COVER. FAIR TO POOR STRUCTURE. FAIR COLOR, VIGOR, & VITALITY.
5386	Quercus velutina, Black Oak	6.0	8	75.0	Intermediate	-	9	No	MINOR TRUNK STEM LEAN TOWARDS PARKING LOT. DEAD VINES THROUGHOUT UPPER CANOPY. WINTER CREEPER GROUND COVER. FAIR STRUCTURE. GOOD VIGOR & VITALITY.
5387	Pinus virginiana, Virginia Pine	10.5	11	45.0	Codominant	35.0	12	No	U-SHAPED CODOMINANT UNION. LOW LIVE CANOPY RATIO. WINTER CREEPER GROUND COVER. WINTER CREEPER GROUND COVER. POISON IVY FROM GRADE TO UPPER CANOPY, EMBEDDED INTO TRUNK STEM, PORTION OF VINES DEAD & DECAYING.
5388	Pinus virginiana, Virginia Pine	13.0	13	35.0	Codominant	<5.0	12	No	OUTCOMPETED BY NEIGHBORS. WINTER CREEPER GROUND COVER. POISON IVY FROM GRADE TO UPPER CANOPY, EMBEDDED INTO TRUNK STEM, PORTION OF VINES DEAD & DECAYING. VERY POOR STRUCTURE. FAIR TO POOR VIGOR. FAIR VITALITY. FAIR TO GOOD COLOR.
5389	Pinus strobus, Eastern White Pine	11.4	11	88.0	Codominant	85.0	11	No	VOLCANO MULCHED, ELEVATED ROOT BALL, BURIED ROOT COLLAR. GOOD STRUCTURE, COLOR, VIGOR, & VITALITY.
5390	Pinus strobus, Eastern White Pine	7.4	8	40.0	Intermediate	10.0	10	No	IN DECLINE. VOLCANO MULCHED, ELEVATED ROOT BALL, BURIED ROOT COLLAR. PREVIOUSLY TOPPED. FAIR TO POOR STRUCTURE, COLOR, VIGOR, & VITALITY.
5391	Ilex x attenuata, Foster's Holly	3.2, 3.2, 2.4	6	85.0	Intermediate	95.0	6	No	CODOMINANT UNION AT LOWER TRUNK STEM. FAIR TO GOOD STRUCTURE. GOOD COLOR, VIGOR, & VITALITY.
5392	Ilex x attenuata, Foster's Holly	5.5, 2.6	6	85.0	Intermediate	95.0	6	No	CODOMINANT UNION AT LOWER TRUNK STEM. FAIR TO GOOD STRUCTURE. GOOD COLOR, VIGOR, & VITALITY.
5393	Ilex x attenuata, Foster's Holly	5.0	6	90.0	Intermediate	90.0	6	No	NO SEVERE BIOTIC ISSUES OBSERVED. GOOD STRUCTURE, COLOR, VIGOR, & VITALITY.
5394	Leyland Cypress; Cupressus x leylandii	6.8	8	95.0	Intermediate	90.0	10	No	NO SEVERE BIOTIC ISSUES OBSERVED. GOOD STRUCTURE, COLOR, VIGOR, & VITALITY.
5395	Juniperus virginiana, Eastern Red Cedar	17.7	18	65.0	Dominant	10.0	15	No	LOW LIVE CANOPY RATIO. LOWER CANOPY DEADWOOD (1-2"). FAIR TO GOOD STRUCTURE. FAIR VIGOR & VITALITY.
5396	Diospyros virginiana, Common Persimmon	5.2	8	35.0	Suppressed	-	7	No	IN DECLINE. TRUNK STEM LEAN. STORM DAMAGED. TWISTED STRUCTURE. FAIR TO POOR STRUCTURE. VIGOR, & VITALITY.
5397	Juniperus virginiana, Eastern Red Cedar	14.7	15	72.0	Dominant	50.0	14	No	JAPANESE HONEYSUCKLE FROM GRADE TO MID CANOPY. ASYMMETRIC CANOPY. STORM DAMAGED. FAIR STRUCTURE. GOOD COLOR, VIGOR, & VITALITY.
5398	Quercus palustris, Pin Oak	16.5	17	15.0	Dominant	-	18	No	UPPER CANOPY DEAD & DECAYING, ONE LOWER SCAFFOLD BRANCH REMAINS ALIVE. SEVERE BARK EXFOLIATION. OPEN CAVITIES AT ROOT FLARE & MID TRUNK STEM. TRUNK STEM LEAN TOWARDS BUILDING.
5399	Quercus palustris, Pin Oak	18.1	18	82.0	Dominant	-	16	No	NO SEVERE BIOTIC ISSUES OBSERVED. FAIR TO GOOD STRUCTURE. GOOD VIGOR & VITALITY.
5400	Dead Snag	15.5	16	0.0	Dominant	-	-	No	ASSESSED AS STANDING DEAD. STORM DAMAGED, TOPPED.
5869	Gleditsia triacanthos, Honeylocust	37.3	37	88.0	Dominant	-	29	No	VOLCANO MULCHED, ELEVATED ROOT BALL. PAINT ON BARK SURFACE. EXPOSED ROOT SYSTEM, MOWER DAMAGE. GOOD STRUCTURE, VIGOR, & VITALITY.
5870	Gleditsia triacanthos, Honeylocust	21.0	21	75.0	Dominant	-	25	No	MINOR STORM DAMAGE. MINOR UPPER CANOPY DEADWOOD (<1"). SLIGHTLY ASYMMETRIC CANOPY. FAIR TO GOOD STRUCTURE, VIGOR, & VITALITY.
5871	Magnolia x soulangiana, Saucer Magnolia	8, 5.7, 5.5, 3	10	78.0	Codominant	-	10	No	NO SEVERE BIOTIC ISSUES OBSERVED. CODOMINANT UNION AT LOWER TRUNK STEM. GOOD STRUCTURE, VIGOR, & VITALITY.
5872	Ilex x attenuata, Foster's Holly	5.9, 5.3	8	78.0	Codominant	40.0	10	No	NO APPARENT BIOTIC ISSUES OBSERVED. GOOD STRUCTURE, COLOR, VIGOR, & VITALITY.
5873	Ilex x attenuata, Foster's Holly	8.5	9	78.0	Codominant	45.0	11	No	NO APPARENT BIOTIC ISSUES OBSERVED. GOOD STRUCTURE, COLOR, VIGOR, & VITALITY.

Tree No.	Species	Size	CRZ	Condition	Canopy Position	Crown Desnsity	Average Crown Radius	Invasive Species	Existing Conditions / Observations
		*DBH (in)	R (ft)	%		%	R (ft)	Yes/No	
5874	Ilex x attenuata, Foster's Holly	10.0	10	78.0	Codominant	60.0	11	No	NO APPARENT BIOTIC ISSUES OBSERVED. GOOD STRUCTURE, COLOR, VIGOR, & VITALITY.
5875	Magnolia x soulangiana, Saucer Magnolia	7, 3, 6.4	10	78.0	Codominant	-	10	No	NO APPARENT BIOTIC ISSUES OBSERVED. GOOD STRUCTURE, VIGOR, & VITALITY.
5876	Ilex x attenuata, Foster's Holly	7.4, 7.4	10	78.0	Codominant	50.0	10	No	NO SEVERE BIOTIC ISSUES OBSERVED. CODOMINANT UNION AT LOWER TRUNK STEM W/ BARK INCLUSION.
5877	Ilex x attenuata, Foster's Holly	8.3, 7, 6.2, 5.5	14	78.0	Codominant	70.0	10	No	NO SEVERE BIOTIC ISSUES OBSERVED. CODOMINANT UNION AT ROOT COLLAR. GOOD STRUCTURE, COLOR, VIGOR, & VITALITY.
5878	Ilex x attenuata, Foster's Holly	9, 6.7	11	78.0	Codominant	50.0	10	No	NO SEVERE BIOTIC ISSUES OBSERVED. CODOMINANT UNION AT ROOT COLLAR. GOOD STRUCTURE, COLOR, VIGOR, & VITALITY.
5879	Ilex x attenuata, Foster's Holly	8.3	8	78.0	Codominant	40.0	9	No	NO APPARENT BIOTIC ISSUES OBSERVED. GOOD STRUCTURE, COLOR, VIGOR, & VITALITY.
5880	Ilex x attenuata, Foster's Holly	7.2	8	75.0	Codominant	25.0	8	No	NO SEVERE BIOTIC ISSUES OBSERVED. LOW TO MODERATE LIVE CANOPY RATIO. GOOD STRUCTURE, COLOR, VIGOR, & VITALITY.
5881	Ilex x attenuata, Foster's Holly	7.2, 6.5	10	78.0	Codominant	40.0	9	No	NO SEVERE BIOTIC ISSUES OBSERVED. CODOMINANT UNION 2' UP TRUNK STEM W/ INCLUDED BARK. GOOD STRUCTURE, COLOR, VIGOR, & VITALITY.
5882	Ilex x attenuata, Foster's Holly	7.4	8	78.0	Codominant	40.0	9	No	NO APPARENT BIOTIC ISSUES OBSERVED. GOOD STRUCTURE, COLOR, VIGOR, & VITALITY.
5883	Ilex x attenuata, Foster's Holly	8.7, 7.5	12	78.0	Codominant	65.0	10	No	NO APPARENT BIOTIC ISSUES OBSERVED. GOOD STRUCTURE, COLOR, VIGOR, & VITALITY.
5884	Acer rubrum, Red Maple	7.5	8	55.0	Intermediate	-	18	No	TRUNK STEM LEAN TOWARDS FOREST EXTERIOR. ASYMMETRIC CANOPY. FAIR TO POOR STRUCTURE. GOOD VIGOR & VITALITY.
5885	Quercus stellata, Post Oak	3.7	8	45.0	Suppressed	-	12	No	APICAL LEADER DEAD & DECAYING. SCAFFOLD BRANCH ASSUMED DOMINANCE. FAIR TO POOR STRUCTURE. FAIR VIGOR & VITALITY.
5886	Magnolia x soulangiana, Saucer Magnolia	5.7, 5.7, 5.5	10	75.0	Codominant	-	11	No	NO SEVERE BIOTIC ISSUES OBSERVED. MINOR CANOPY DEADWOOD. GOOD STRUCTURE, VIGOR, & VITALITY.
5888	Ilex x attenuata, Foster's Holly	12, 7.5	14	78.0	Codominant	-	11	No	NO APPARENT BIOTIC ISSUES OBSERVED. GOOD STRUCTURE, VIGOR, & VITALITY.
5889	Magnolia x soulangiana, Saucer Magnolia	4, 4, 3, 3	8	78.0	Intermediate	-	12	No	NO APPARENT BIOTIC ISSUES OBSERVED. GOOD STRUCTURE, VIGOR, & VITALITY.

DBH = Diameter at Breast Height (measured 4.5 feet above ground).

CRZ = Critical Root Zone (1 foot of radius per inch of tree diameter). CRZ for trees with multiple stems are calculated based on the diameter of a tree with the basal area equal to the sum of the basal areas for all stems measured.

* = Indicates that low branching precludes trunk caliper measurement at 4.5 feet. Measurement is from smallest circumference below the lowest branching.

• 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.

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

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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

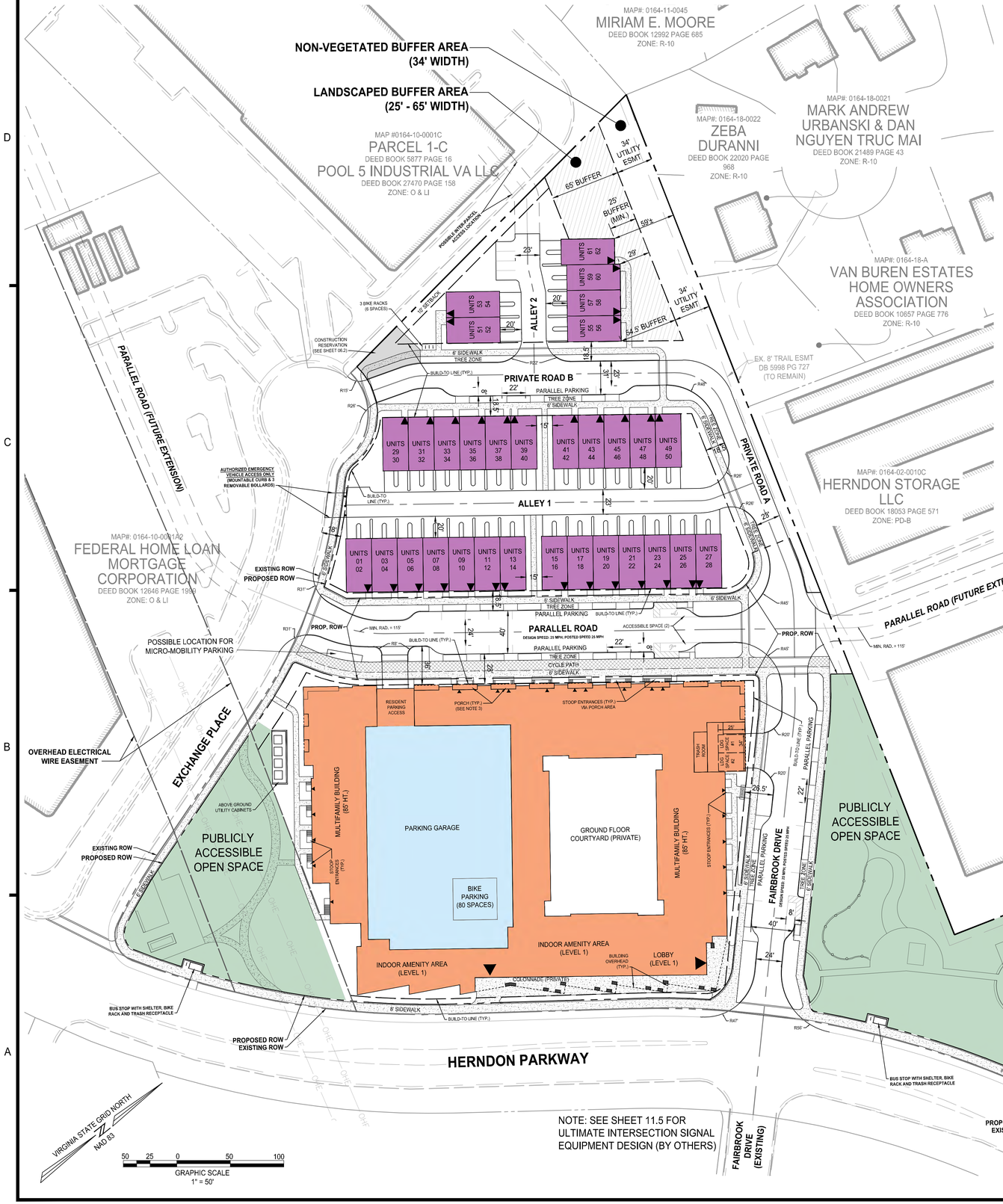
SHEET TITLE:

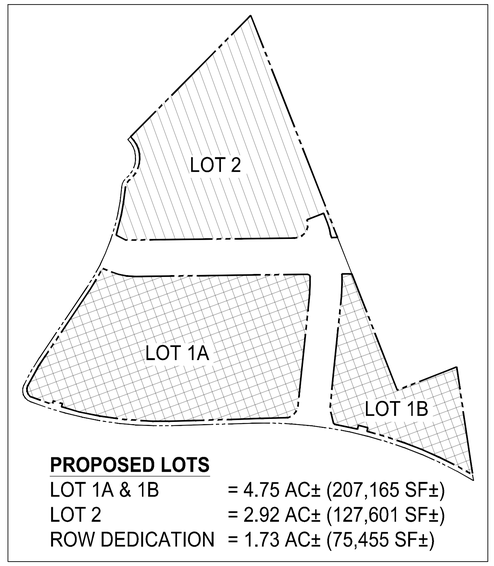
TREE INVENTORY & PRESERVATION PLAN

SHEET No.

03.4

P:\Projects\23008899.00\exchange place development plan\113159 development plan\03.1 TREE INVENTORY AND PRESERVATION PLAN.dwg, 12/30/2025 2:36:36 PM, Jason M. Allagna,



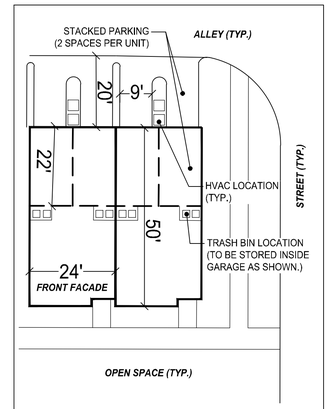


PROPOSED LOTS

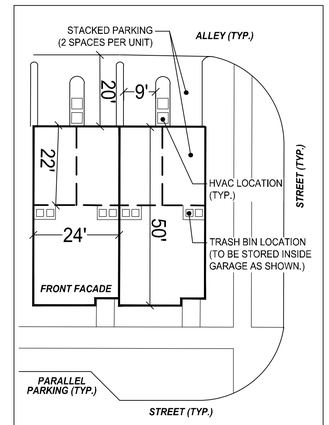
LOT 1A & 1B	= 4.75 AC± (207,165 SF±)
LOT 2	= 2.92 AC± (127,601 SF±)
ROW DEDICATION	= 1.73 AC± (75,455 SF±)

LEGEND:

- MULTIFAMILY BUILDING (400 UNITS)
- PARKING GARAGE (500 SPACES *REQUIRED*)
- STACKED MULTIFAMILY / TOWNHOMES (62 UNITS)
- PUBLICLY ACCESSIBLE OPEN SPACE (± 75,000 SF / 1.72 AC)
- PRIMARY BUILDING INGRESS / EGRESS
- PROPOSED BUFFER AREA (MODIFIED - SEE SHEET 13.1)



STACKED TOWNHOUSE LOT DETAIL (FACING OPEN SPACE)
SCALE 1" = 20'



STACKED TOWNHOUSE LOT DETAIL (FACING STREET)
SCALE 1" = 20'

NOTES:
1. WHERE BUILDINGS ARE PROPOSED ADJACENT TO THE EXISTING OVERHEAD ELECTRICAL WIRE EASEMENT (DOMINION), NO PARTS OF THE BUILDING OR ITS FOOTINGS ARE PERMITTED TO ENCROACH WITHIN THE EASEMENT AREA.

2. PER THE LAYOUT SHOWN, ONE TRASH ROOM IS LOCATED WITHIN THE MULTIFAMILY BUILDING WITHIN THE LOADING BAY. ROLL-UP DOORS ARE OPERATED BY NSW TRASH PICKUP PROVIDERS PROVIDING DIRECT ACCESS TO THE TRASH ROOM FROM WITHIN THE LOADING AREA. FOR TOWNHOUSE UNITS, TRASH PICKUP SHALL BE PROVIDED BY A PRIVATE PICKUP SERVICE WHICH SHALL BE DICTATED AND REGULATED BY THE COVENANTS OF THE HOME OWNERS ASSOCIATION FOR LOT 2.

3. PORCHES ARE PERMITTED TO ENCROACH BEYOND THE BUILD-TO LINE.

4. SEE SHEET 06.2 FOR AREAS OF DEDICATION, PROPOSED ROW, AND PUBLIC ACCESS EASEMENTS.

5. ALL SIDEWALKS AND TRAILS WITHIN PUBLIC ROW OR COVERED UNDER A PUBLIC ACCESS EASEMENT SHALL BE ADA COMPLIANT.

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12/29/2025
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SHEET TITLE:

CONCEPTUAL DEVELOPMENT PLAN

SHEET No.

04

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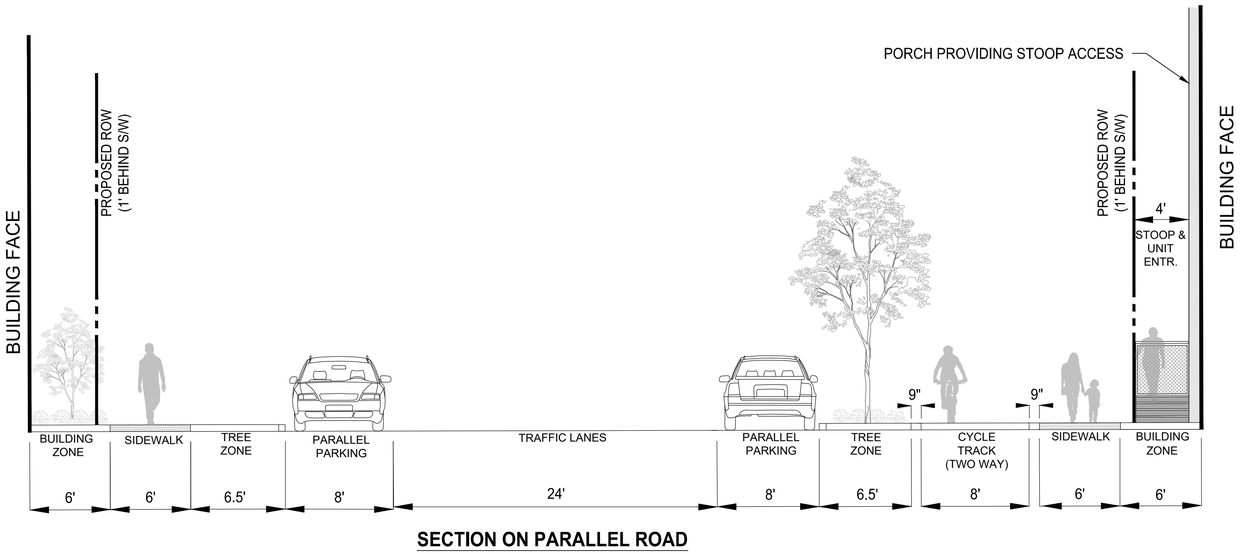
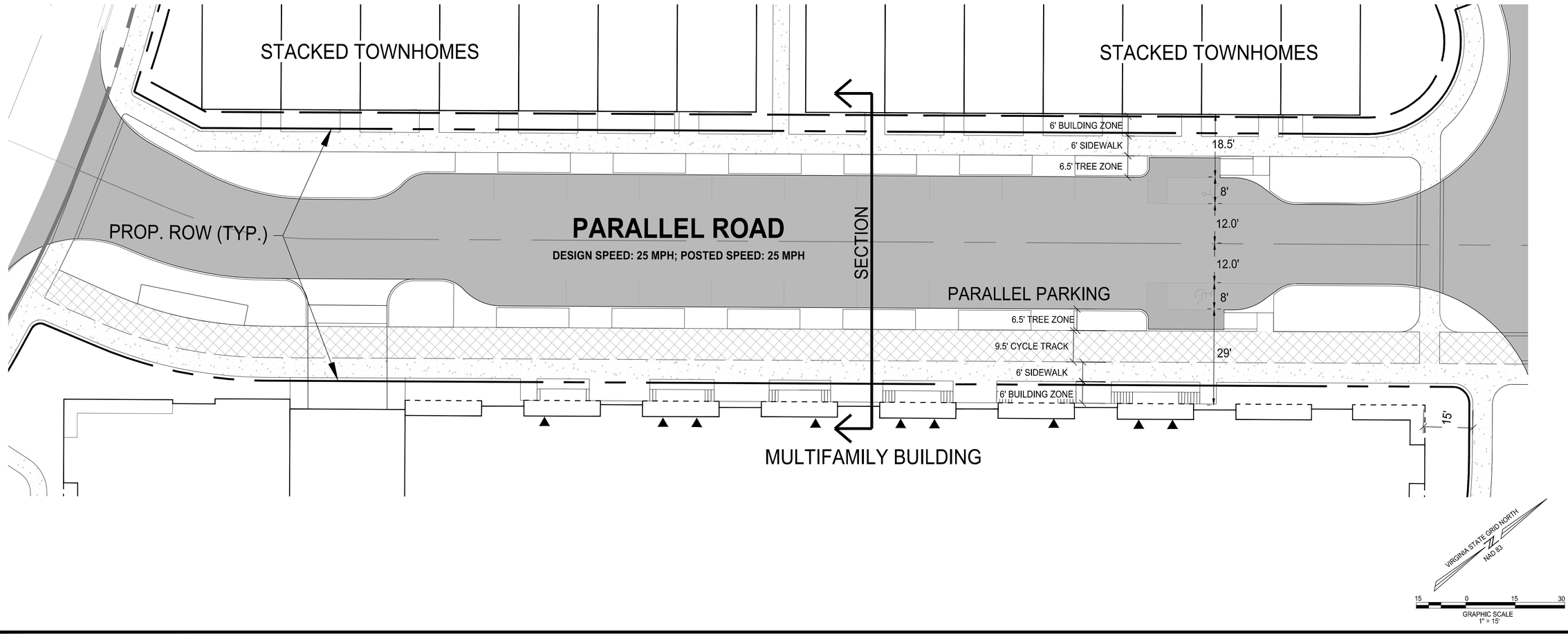


SECTION ON PARALLEL ROAD



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SHEET TITLE:

STREET SECTION
PARALLEL ROAD

SHEET No.

04.1

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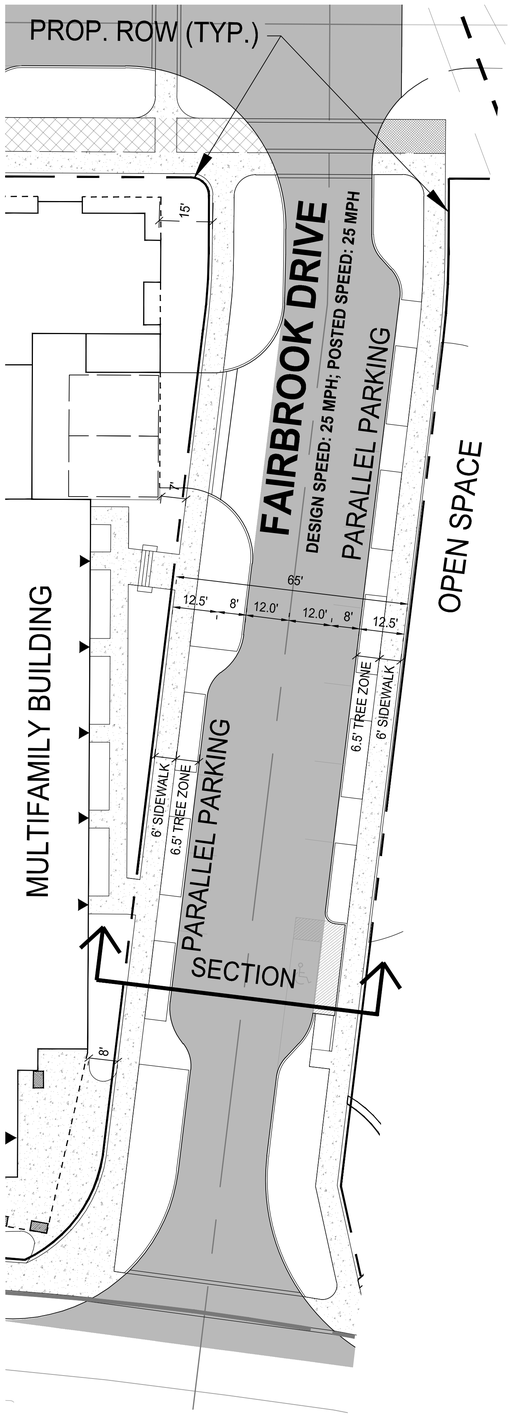

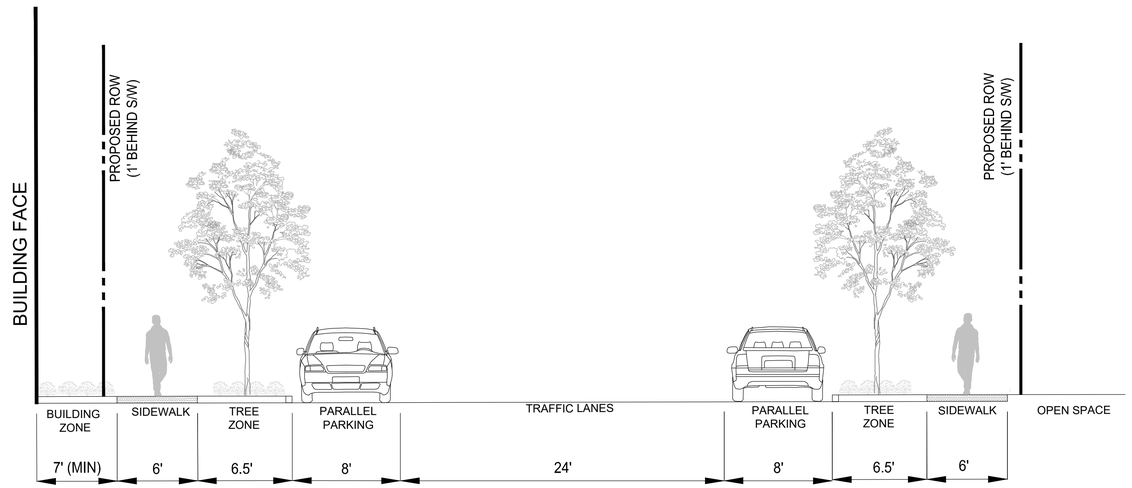

SECTION ON FAIRBROOK DRIVE

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Lic. No.52485
12/29/2025
PROFESSIONAL ENGINEER

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TOWN OF HERNDON, VIRGINIA

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DRAWN: CL
CHECKED: JA

SHEET TITLE:

STREET SECTION
FAIRBROOK
DRIVE

SHEET No.

04.2

VIRGINIA STATE GRID NORTH
NAD 83

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

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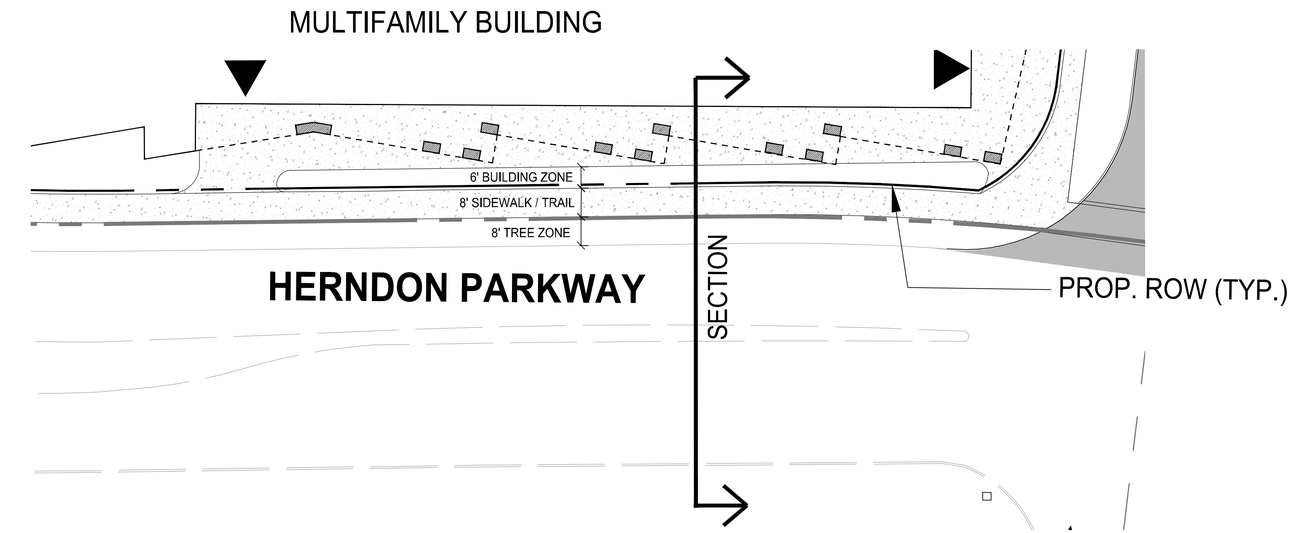

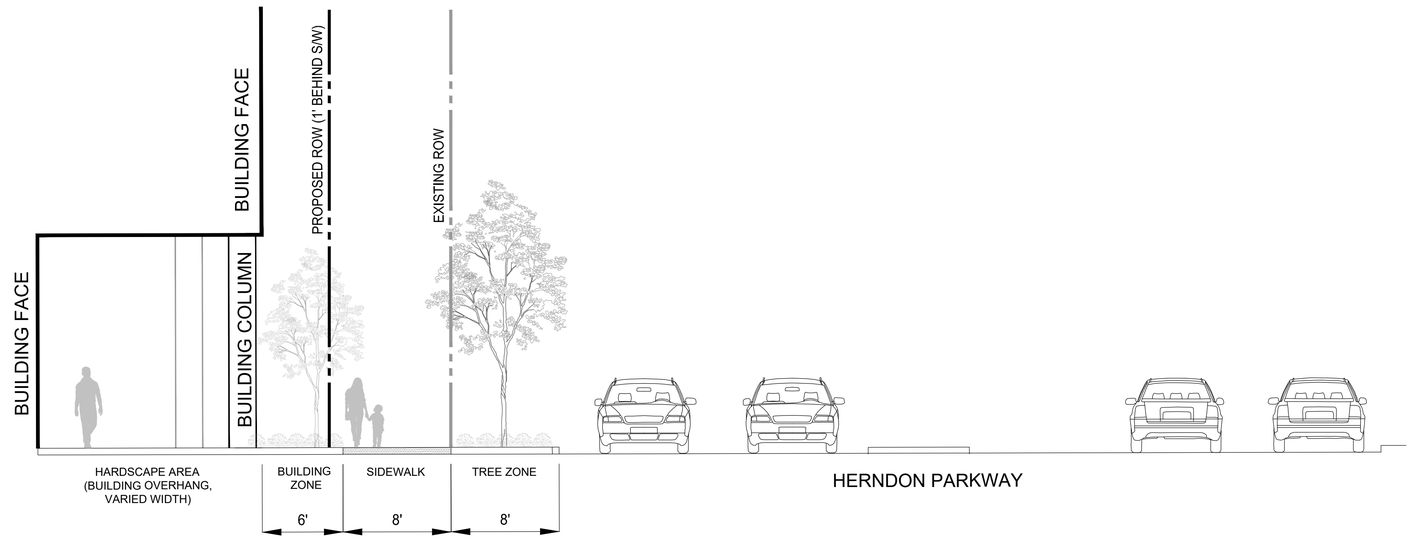

SECTION ON HERNDON PARKWAY

VIRGINIA STATE GRID NORTH
NAD 83

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

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DESIGN: CL
DRAWN: CL
CHECKED: JA

SHEET TITLE:

STREET SECTION
HERNDON
PARKWAY

SHEET No.

04.3

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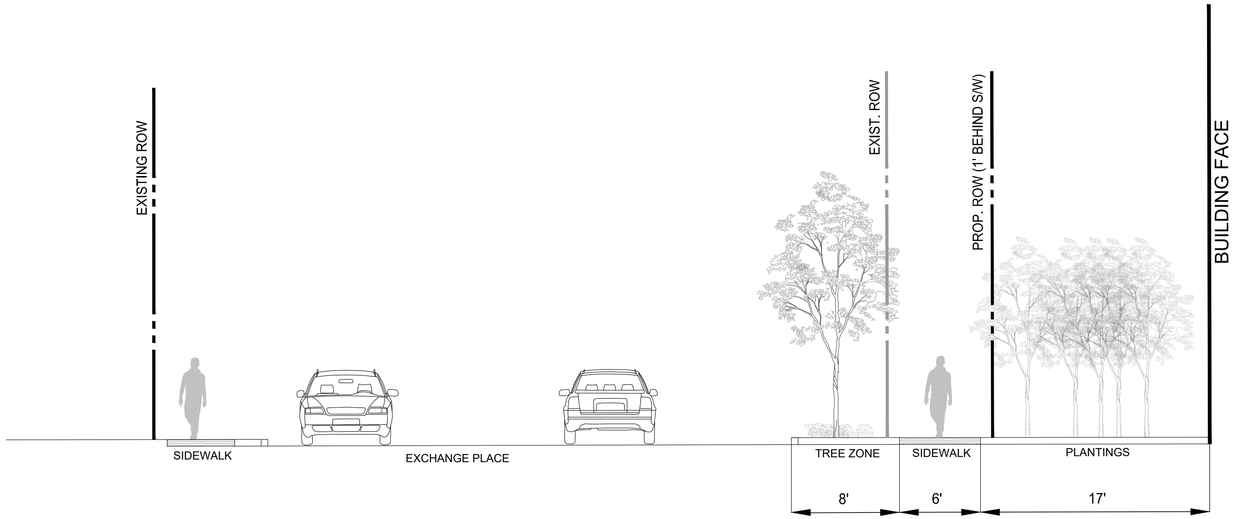
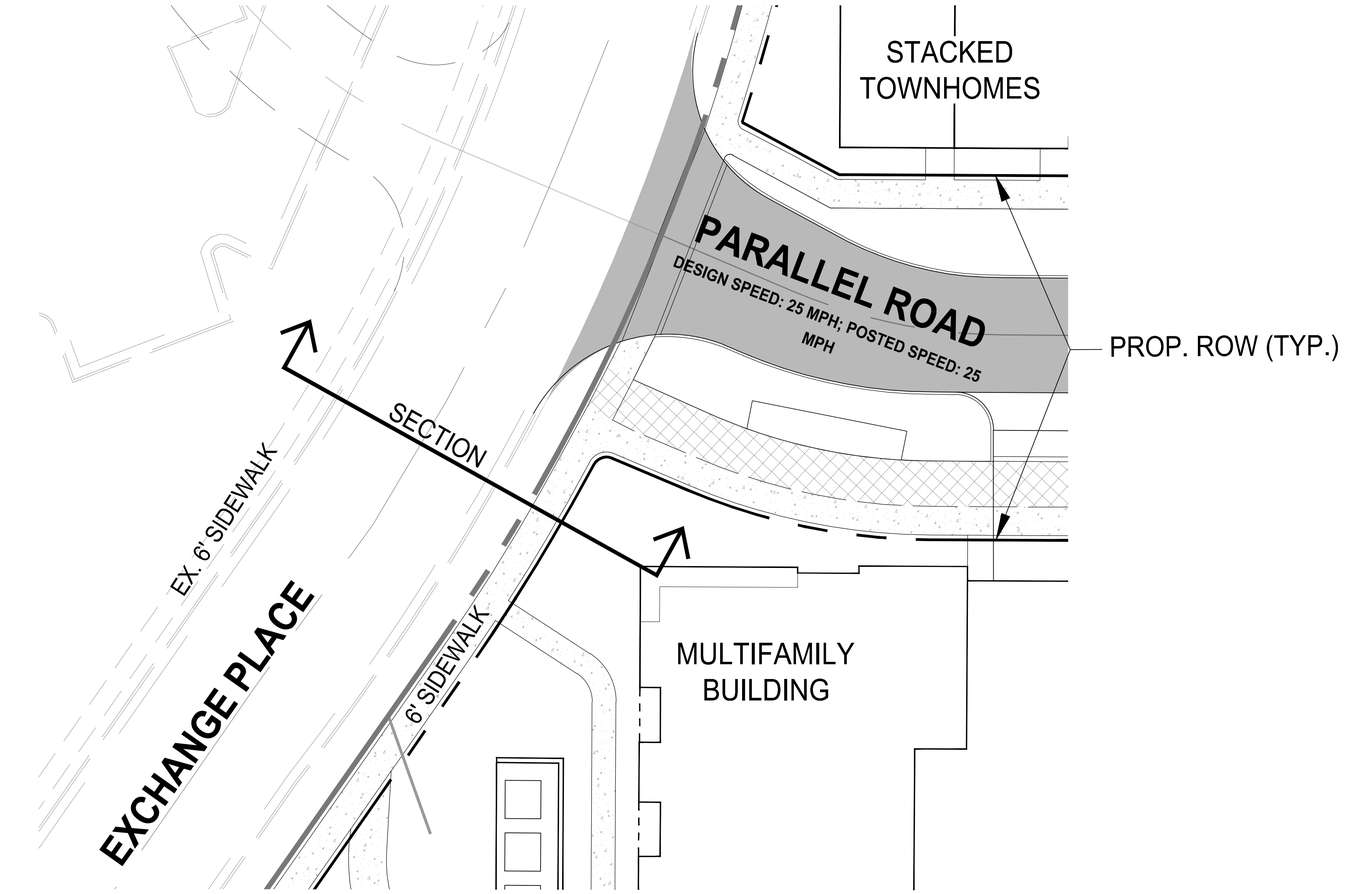


SECTION ON EXCHANGE PLACE



VIRGINIA STATE GRID NORTH
NAD 83

15 0 15 30
GRAPHIC SCALE
1" = 15'

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DESIGN: CL
DRAWN: CL
CHECKED: JA

SHEET TITLE:

STREET SECTION
EXCHANGE
PLACE

SHEET No.

04.4

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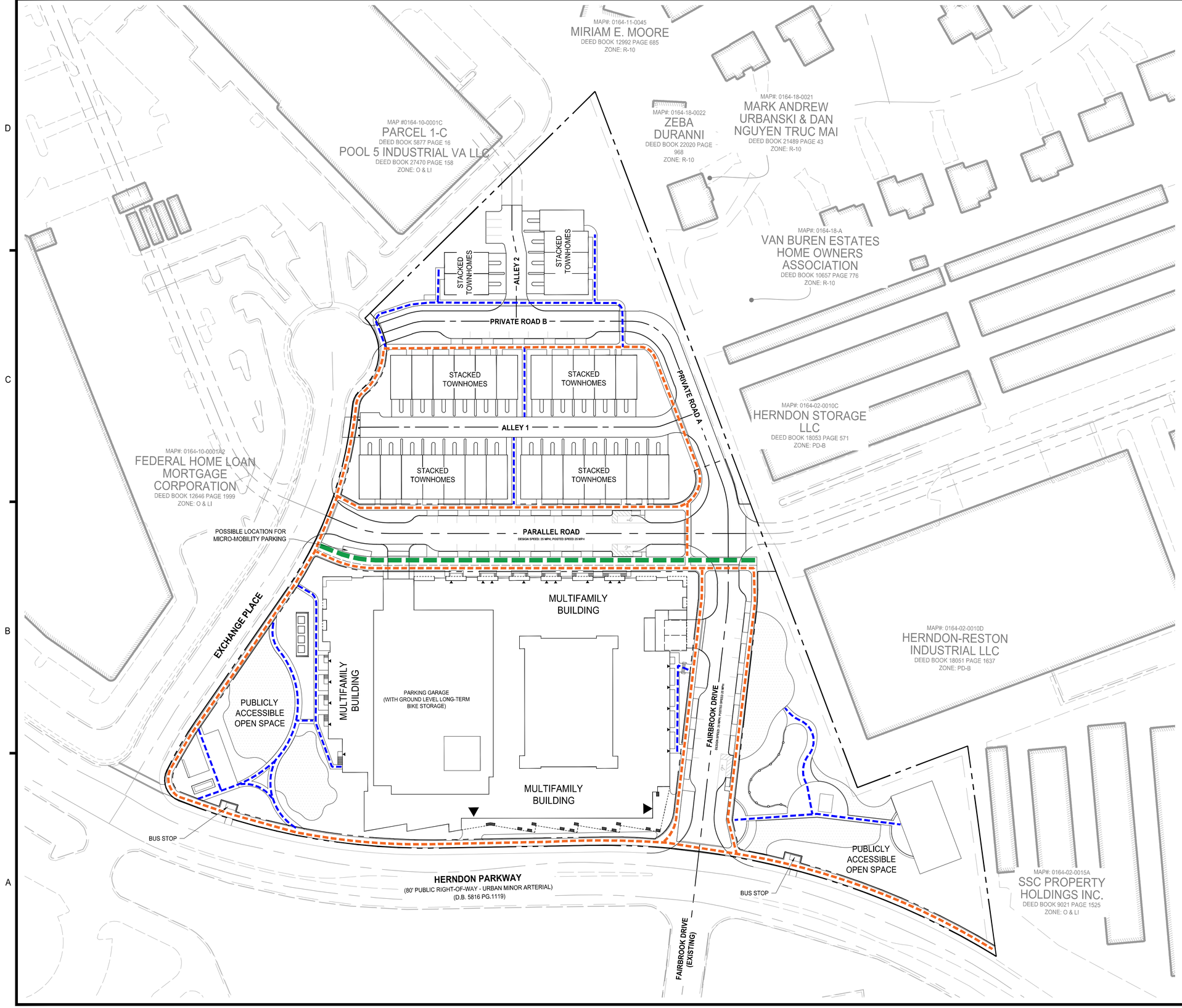

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SHEET TITLE:

PEDESTRIAN CIRCULATION

SHEET No.

05

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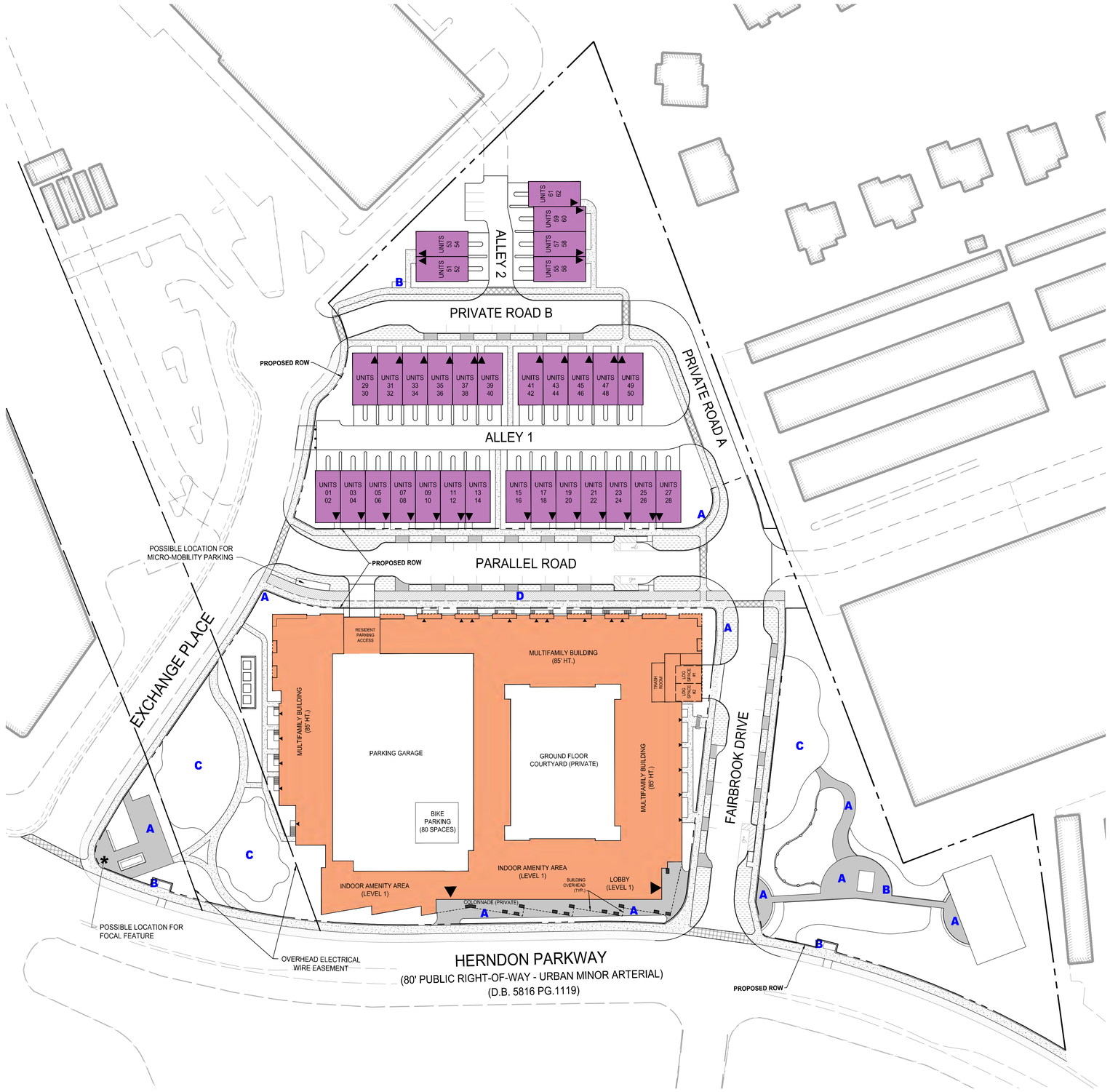

LEGEND:

- 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.

VIRGINIA STATE GRID NORTH
NAD 83

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

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SHEET TITLE:

STREETSCAPE DETAIL

SHEET No.

05.1

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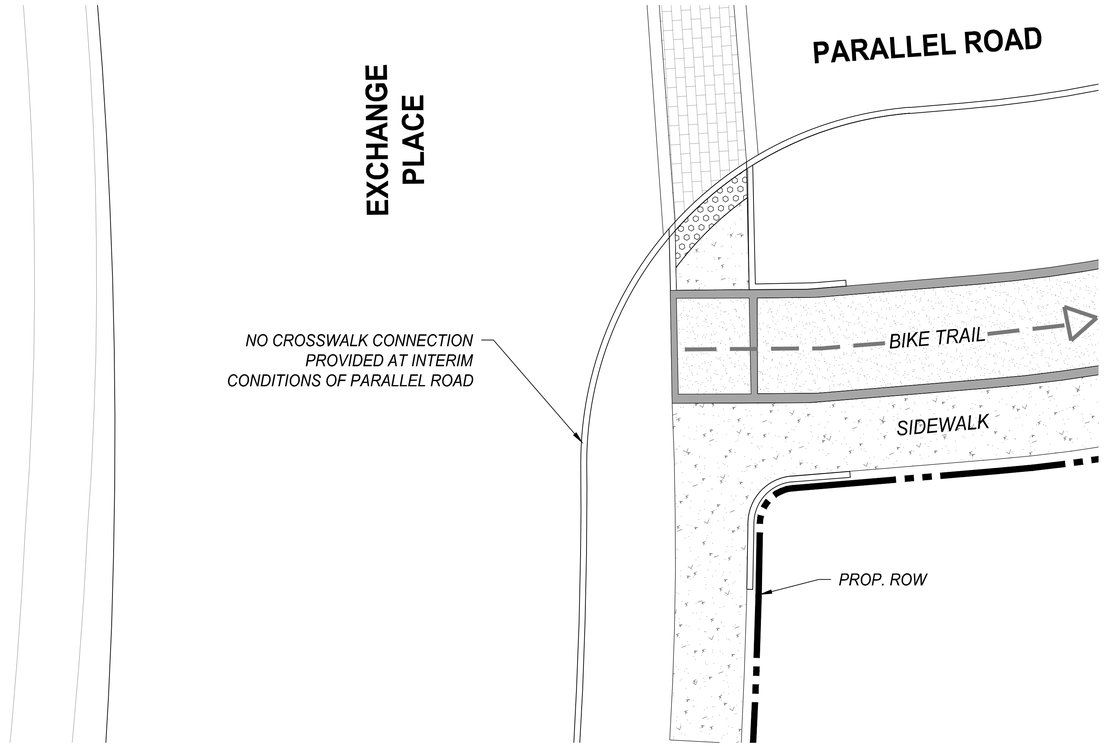
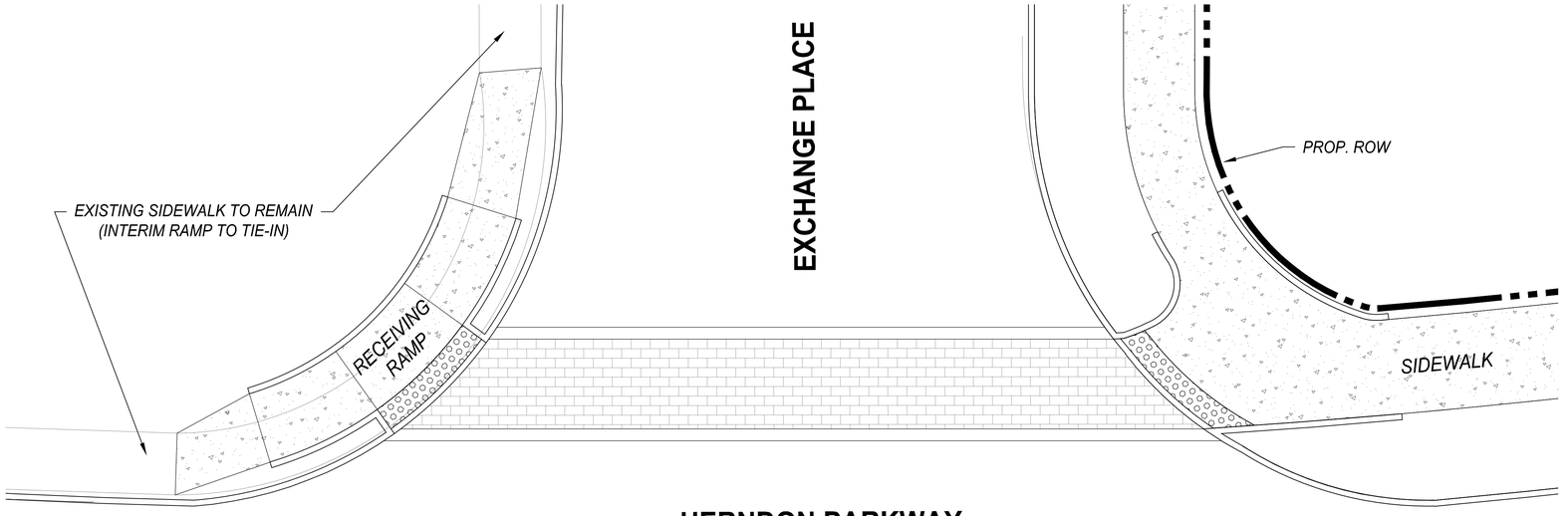


EXCHANGE PLACE - PARALLEL ROAD INTERSECTION

INTERIM CONDITION OF CROSSWALK AND CURB RAMPS



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.

VIRGINIA STATE GRID NORTH
NAD 83

6 3 0 6 12
GRAPHIC SCALE
1" = 6'

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DRAWN: CL
CHECKED: JA

SHEET TITLE:

CROSSWALK INTERIM CONDITION

SHEET No.

05.2

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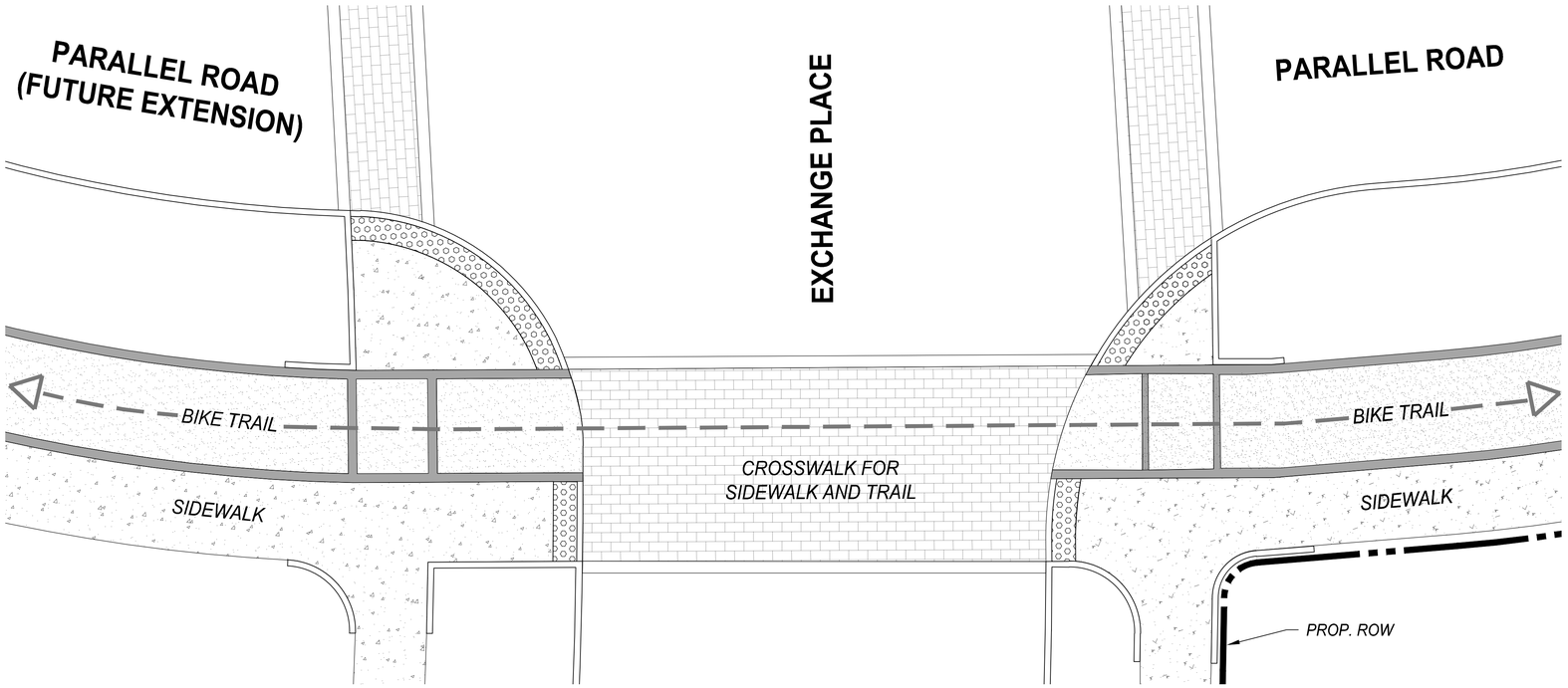
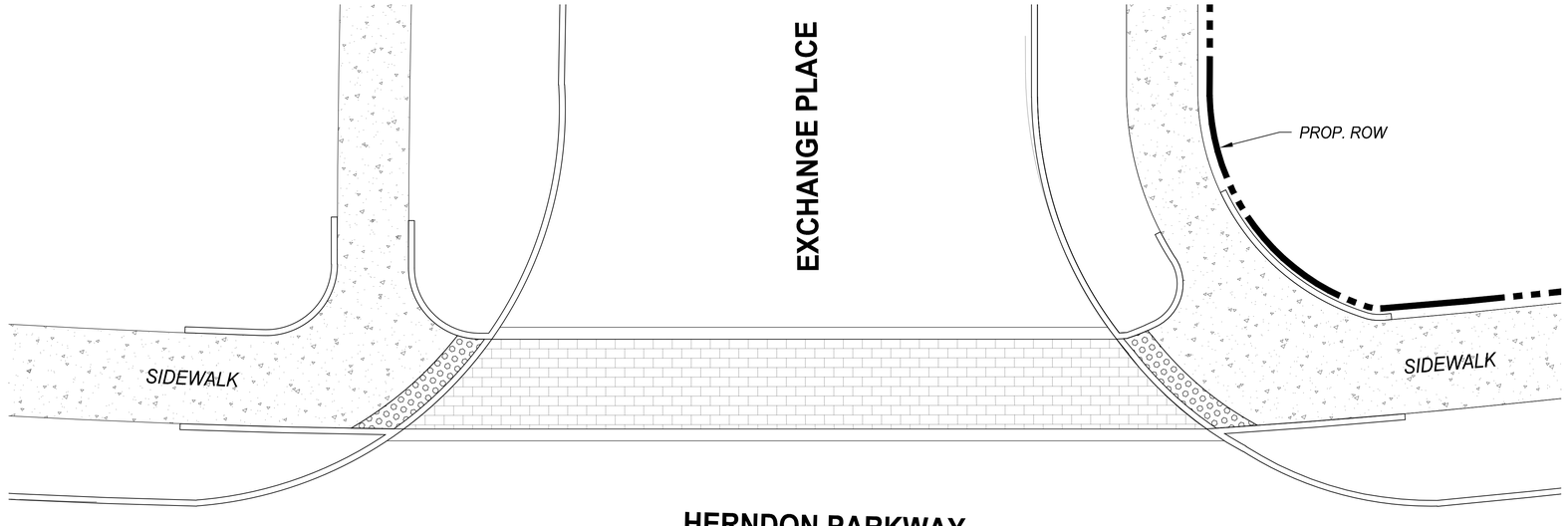


EXCHANGE PLACE - PARALLEL ROAD INTERSECTION

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.

VIRGINIA STATE GRID NORTH
NAD 83

6 3 0 6 12
GRAPHIC SCALE
1" = 6'

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DESIGN: CL
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CHECKED: JA

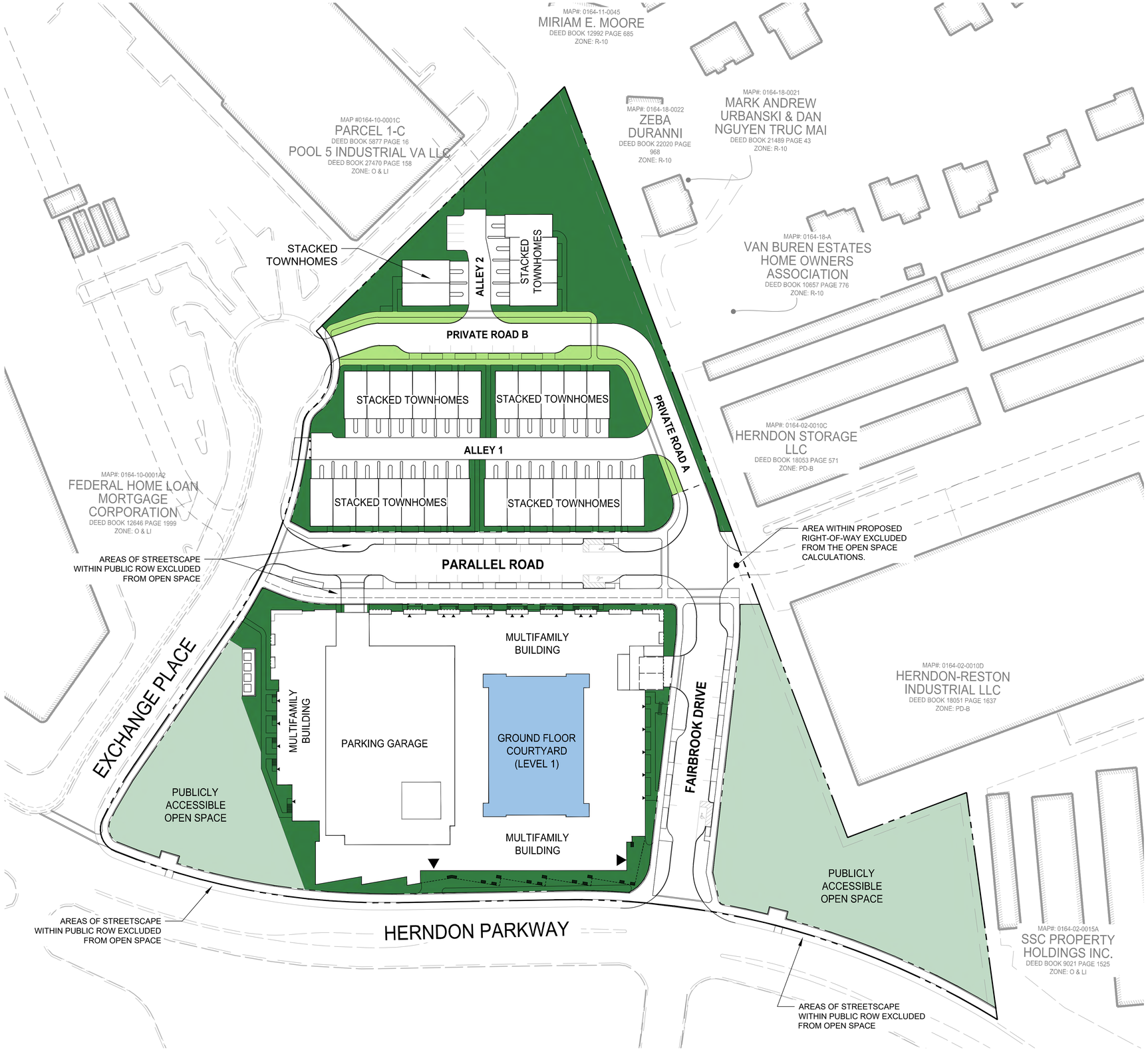
SHEET TITLE:

CROSSWALK ULTIMATE CONDITION

SHEET No.

05.3

P:\Projects\23008899.00\exchange place development plan\113159 development plan\05.3 CROSSWALK ULTIMATE CONDITION.dwg, 12/22/2025 2:51:29 PM, Jason M. Alagna,



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)

TOTAL PUBLIC OPEN SPACE PROVIDED	
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.

VIRGINIA STATE GRID NORTH
NAD 83

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

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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

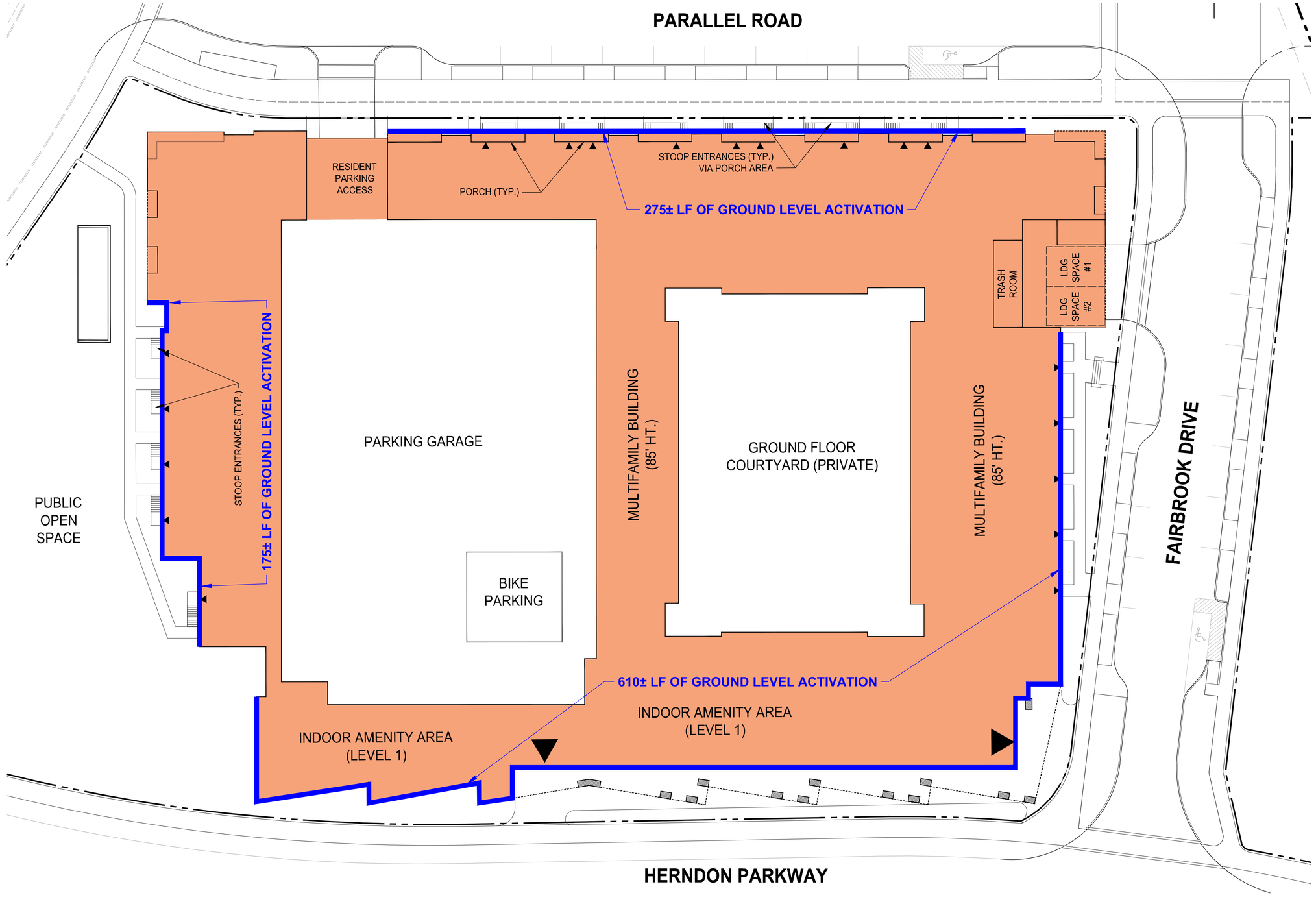
SHEET TITLE:

OPEN SPACE PLAN

SHEET No.

06

P:\Projects\23008899.00\exchange place development plan\113159 development plan\06 OPEN SPACE PLAN.dwg, 12/22/2025 2:53:56 PM, Jason M. Alagna,



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%)

VIRGINIA STATE GRID NORTH
NAD 83

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

ROONEY PROPERTIES
WIRE GILL LLP
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

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DRAWING No.: 113159
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SCALE: AS SHOWN
DESIGN: CL
DRAWN: CL
CHECKED: JA

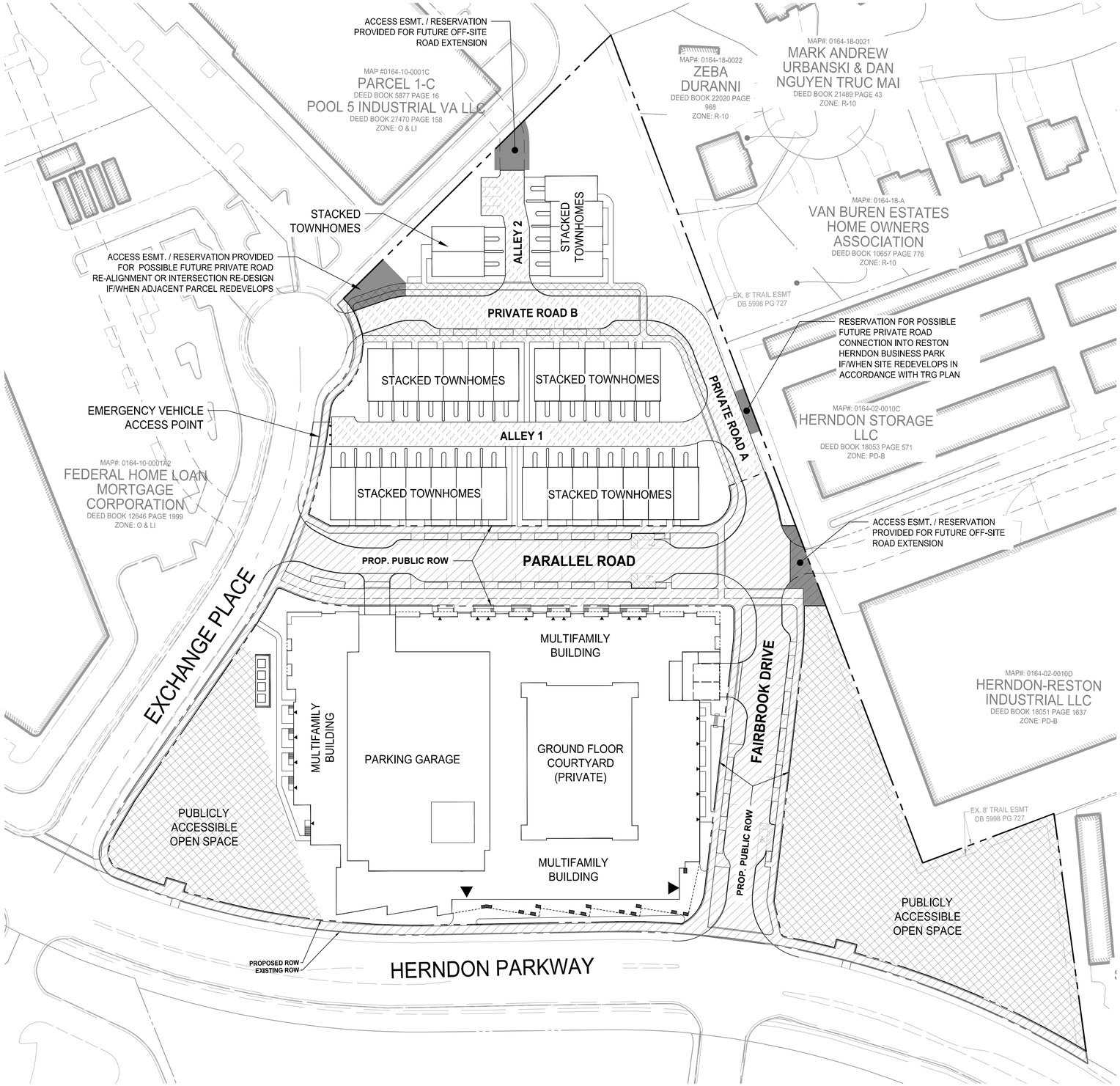
SHEET TITLE:

GROUND LEVEL ACTIVATION

SHEET No.

06.1

P:\Projects\23008899.00\exchange place development plan\113159 development plan\06.1 GROUND LEVEL ACTIVATION.dwg, 12/22/2025 2:55:34 PM, Jason M. Alagna,



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.

VIRGINIA STATE GRID NORTH
NAD 83

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

ROONEY PROPERTIES
WIRE GILL LLP
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
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TOWN OF HERNDON, VIRGINIA

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

SHEET TITLE:

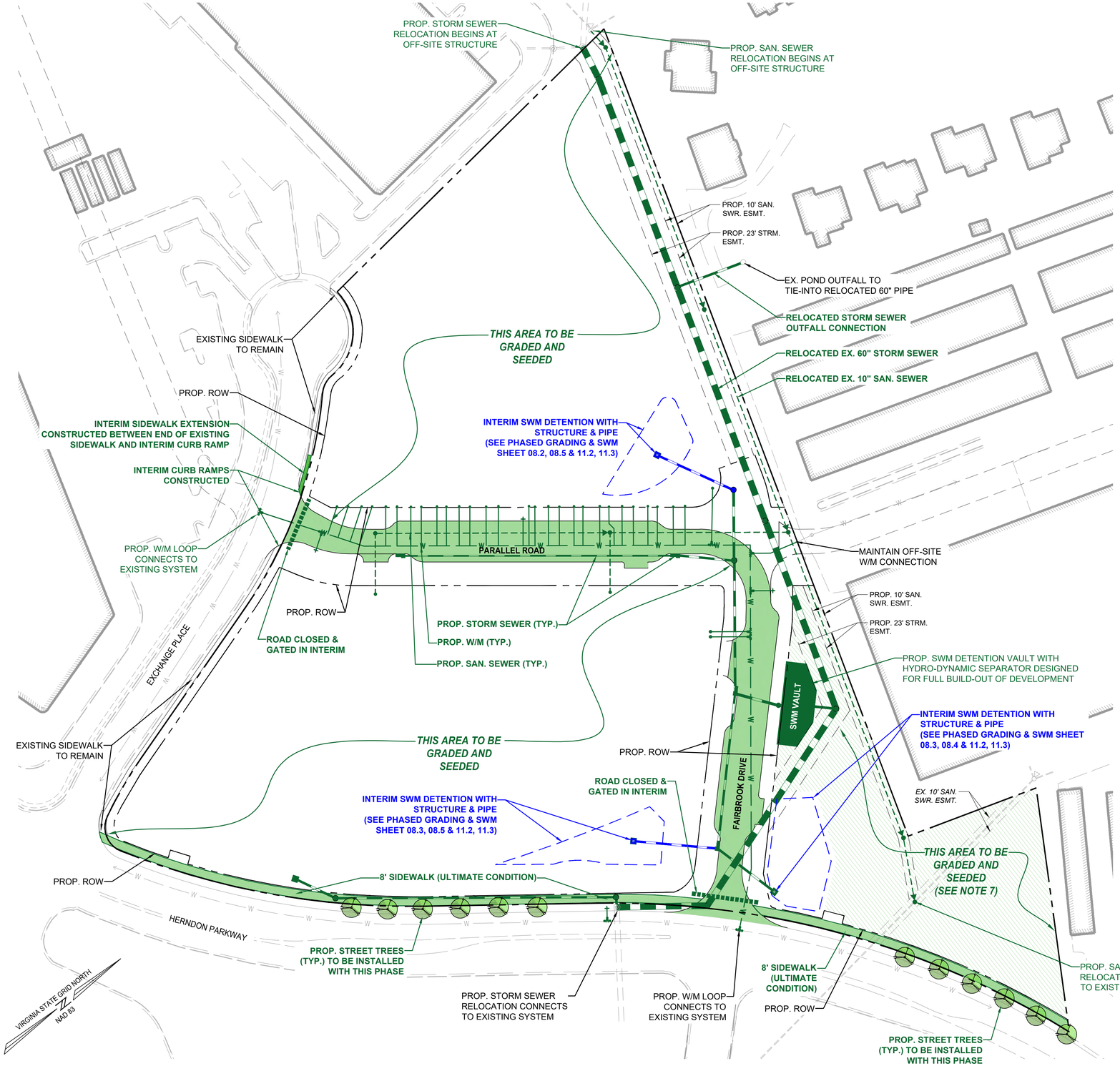
DEDICATIONS AND PUBLIC ACCESS

SHEET No.

06.2

P:\Projects\23008899.00\exchange place development plan\113159 development plan\06.2 DEDICATIONS AND PUBLIC ACCESS.dwg, 12/22/2025 2:56:35 PM, Jason M. Alagna,

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 SEEDED 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 LLP

mv+a

GOROVE / SLADE
Transportation Planners and Engineers

IMEG

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

EXCHANGE PLACE
DEVELOPMENT PLAN
TOWN OF HERNDON

MARK	DATE	DESCRIPTION
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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:

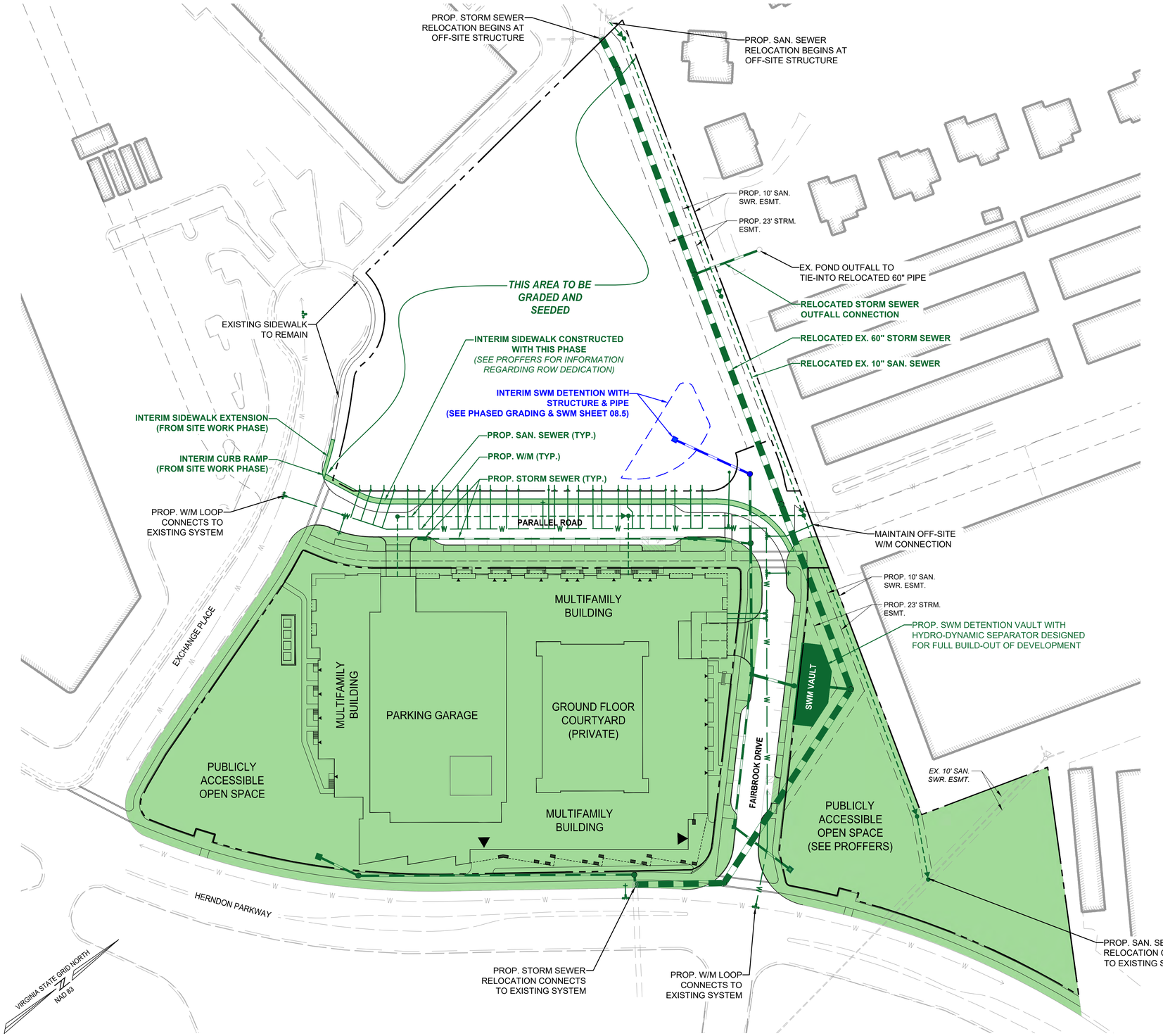
PHASING PLAN - SITE WORK

SHEET No.

06.3

P:\Projects\23008899.00\exchange place development plan\111159 development plan\06.3 SITE WORK PHASE.dwg, 12/22/2025 2:13:19 PM, Jason M. Alagna,

MULTIFAMILY PHASE



LEGEND:

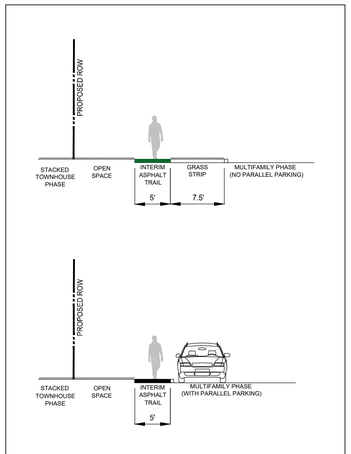
- MULTIFAMILY PHASE
- INTERIM UTILITIES PROPOSED WITH THIS PHASE

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')

ROONEY PROPERTIES

WIRE GILL LLP

mv+a

GOROVE / SLADE
Transportation Planners and Engineers

IMEG

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

EXCHANGE PLACE
DEVELOPMENT PLAN
TOWN OF HERNDON

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

SHEET TITLE:

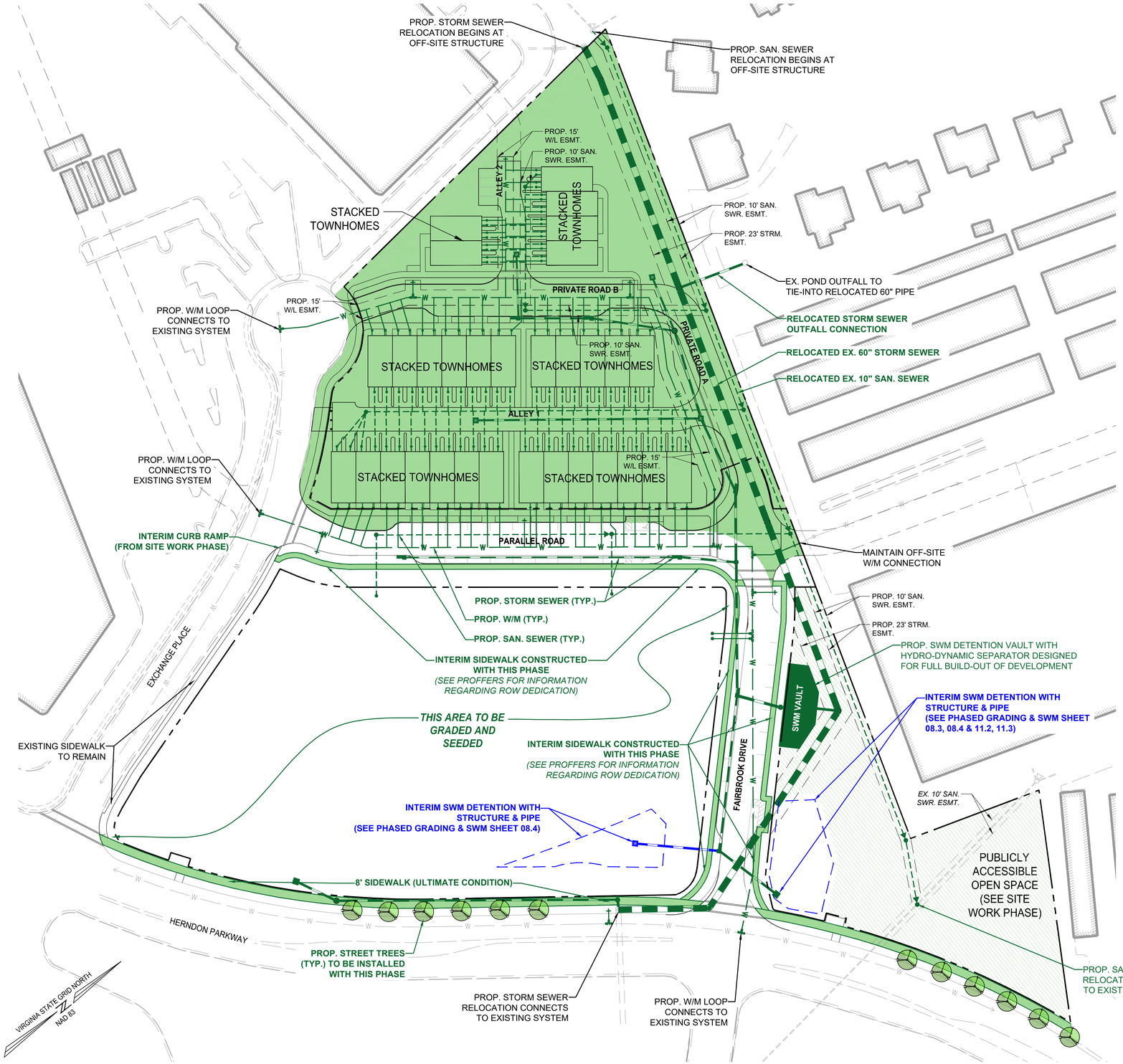
PHASING PLAN - MULTIFAMILY

SHEET No.

06.4

P:\Projects\23008899.00\exchange place development plan\111359 development plan\06.4 MULTIFAMILY PHASE.dwg, 12/22/2025 2:12:38 PM, Jason M. Allagna,

STACKED TOWNHOUSE PHASE



LEGEND:

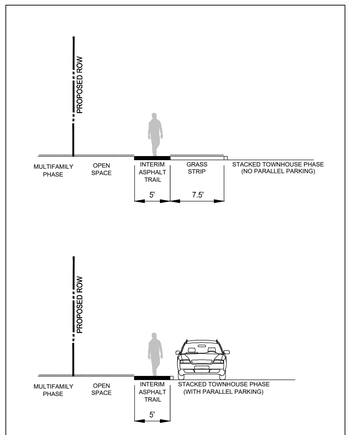
- STACKED TOWNHOUSE PHASE
- INTERIM UTILITIES PROPOSED WITH THIS PHASE

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.



INTERIM STREETSCAPE TYPICAL SECTIONS

(SCALE 1" = 10')

ROONEY PROPERTIES

WIRE GILL LLP

mv+a

GOROVE / SLADE
Transportation Planners and Engineers

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

EXCHANGE PLACE
DEVELOPMENT PLAN
TOWN OF HERNDON

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

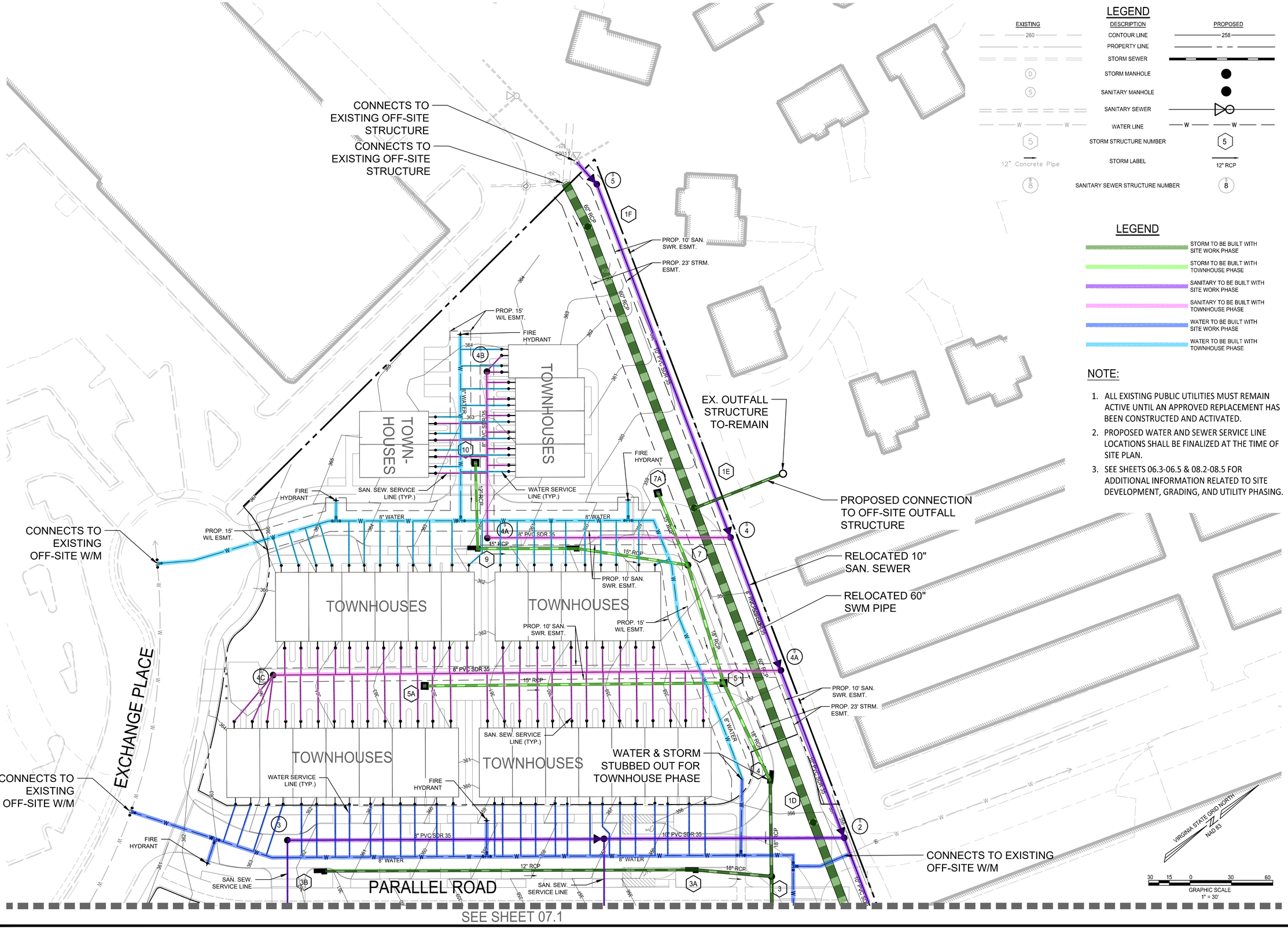
SHEET TITLE:

PHASING PLAN - TOWNHOUSES

SHEET No.

06.5

P:\Projects\23008899.00\exchange place development plan\113159 development plan\06.5 TOWNHOUSE PHASE.dwg, 12/22/2025 2:11:18 PM, Jason M. Alagna,



LEGEND

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

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

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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

P:\Projects\23008899.00\exchange place development plan\113159 development plan\07 UTILITY PLAN.dwg, 12/22/2025 10:58:11 AM, Jason M. Alagna,

SEE SHEET 07

SAN. SEW. SERVICE LINE

SAN. SEW. SERVICE LINE

WATER SERVICE LINE (TYP.)

FIRE HYDRANT

MULTIFAMILY BUILDING

PARKING GARAGE

GROUND FLOOR COURTYARD (LEVEL 1)

MULTIFAMILY BUILDING

MULTIFAMILY BUILDING

EXCHANGE PLACE

FAIRBROOK DRIVE

HERNDON PARKWAY

RELOCATED 10" SAN. SEWER

RELOCATED 60" SWM PIPE

U.G. SWM VAULT SIZED FOR FULL DEVELOPMENT BUILD-OUT (WITH HYDRO-DYNAMIC SEP.)

VAULT

MT

PROP. 23' STRM. ESMT.

PROP. 10' SAN. SWR. ESMT.

EX. 10' SAN. SWR. ESMT.

FIRE HYDRANT

CONNECTS TO EXISTING OFF-SITE STRUCTURE

60" RCP (LOCATION TO BE CONFIRMED)

CONNECTS TO EXISTING ON-SITE STRUCTURE

SEE SHEET THIS SHEET

SEE SHEET THIS SHEET

MAP#: 0164-02-0

SSC PROP HOLDINGS

DEED BOOK 9021 P/

ZONE: O & L

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 8	SANITARY SEWER STRUCTURE NUMBER	S 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

VIRGINIA STATE GRID NORTH
NAD 83

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

NOTE:

1. SEE SHEET 03 FOR LEGEND AND ABBREVIATIONS OF EXISTING CONDITIONS INFORMATION.
2. ALL EXISTING PUBLIC UTILITIES MUST REMAIN ACTIVE UNTIL AN APPROVED REPLACEMENT HAS BEEN CONSTRUCTED AND ACTIVATED.
3. PROPOSED WATER AND SEWER SERVICE LINE LOCATIONS SHALL BE FINALIZED AT THE TIME OF SITE PLAN.
4. 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.
5. 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 LLP

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
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TOWN OF HERNDON, VIRGINIA

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SCALE: AS SHOWN
DESIGN: MG
DRAWN: MG
CHECKED: ND

SHEET TITLE:

UTILITY PLAN

SHEET No.

07.1

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

MAP#: 0164-18-0022
ZEBA 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 #0164-10-0001C
PARCEL 1-C
DEED BOOK 5877 PAGE 16
POOL 5 INDUSTRIAL VA LLC
DEED BOOK 27470 PAGE 158
ZONE: O & LI

MAP#: 0164-18-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

MAP #0164-18-0001
PARCEL 1
DEED BOOK 5877 PAGE 16
DEED BOOK 27470 PAGE 158
DEED BOOK 410,221 SQ. FT.
HERNDON

TOWN-HOUSES
TOWNHOUSES
TOWNHOUSES
TOWNHOUSES
TOWNHOUSES
TOWNHOUSES

LIMIT OF DISTURBANCE
LIMIT OF DISTURBANCE

EXCHANGE PLACE
PARALLEL ROAD

SEE SHEET 08.1

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

VIRGINIA STATE GRID NORTH
NAD 83

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

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

COMMONWEALTH OF VIRGINIA
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SCALE: AS SHOWN
DESIGN: MG
DRAWN: MG
CHECKED: JH

SHEET TITLE:
GRADING PLAN

SHEET No.
08

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,

SEE SHEET 08

EXCHANGE PLACE
(52' RIGHT-OF-WAY)

MULTIFAMILY BUILDING

PARKING GARAGE

GROUND FLOOR COURTYARD (LEVEL 1)

MULTIFAMILY BUILDING

MULTIFAMILY BUILDING

FAIRBROOK DRIVE

ACCESS

SIGN

LIMIT OF DISTURBANCE

HERNDON PARKWAY
(80" RIGHT-OF-WAY)

361.53 362.13 362.29 362.16 362.02 361.38 360.70 360.06 359.49 358.91 358.35 357.79 357.23 356.58 355.94 355.59 355.24 354.95 354.65 354.35 354.06 353.77 353.49 353.20 352.92 352.63 352.35 352.06 351.70 351.41 351.17 350.84 350.05 350.75 351.00 351.23 351.51 351.76 352.04 352.41 352.78 353.23 353.84 354.40 354.96 355.52 356.07 356.60 357.14 357.68 358.56 359.58 360.28 360.80

355.61

AFG
361.53
362.13
362.29
362.16
362.02
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357.68
358.56
359.58
360.28
360.80
355.61

64-10 0001B
CEL 1-B
OK 5816 PAGE 1119
OOK 5877 PAGE 16
IVAN BUREN LLC
BOOK 2564A PAGE 639
SQ. FT. OR 9.4174 ACRES
ZONE: OL&I

LIMIT OF DISTURBANCE

SEE SHEET THIS SHEET

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

SEE SHEET THIS SHEET

LIMIT OF DISTURBANCE

VIRGINIA STATE GRID NORTH
NAD 83

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

ROONEY PROPERTIES

WIRE GILL LLP

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

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SCALE: AS SHOWN
DESIGN: MG
DRAWN: MG
CHECKED: JH

SHEET TITLE:

GRADING PLAN

SHEET No.
08.1

P:\Projects\23008899.00\exchange place development plan\113159 development plan\08 GRADING PLAN.dwg, 12/22/2025 2:58:41 PM, Jason M. Alagna,

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

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

MAP#: 0164-18-0022
ZEBA 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 #0164-10-0001C
PARCEL 1-C
DEED BOOK 5877 PAGE 16
POOL 5 INDUSTRIAL VA LLC
DEED BOOK 27470 PAGE 158
ZONE: O & LI

MAP#: 0164-18-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

MAP #0164-02-0001
HERNDON PARCEL
DEED BOOK
DEED BOOK
DEED BOOK
410.22

PROP. STORM SEWER RELOCATION BEGINS AT OFF-SITE STRUCTURE

LIMIT OF DISTURBANCE

LIMIT OF DISTURBANCE

RELOCATED EX. 60" STORM SEWER

EX. POND OUTFALL TO TIE-INTO RELOCATED 60" PIPE

RELOCATED STORM SEWER OUTFALL CONNECTION

INTERIM SWM DETENTION WITH STRUCTURE & PIPE

PROP. STORM SEWER (TYP.)

EXCHANGE PLACE

PARALLEL ROAD

SEE SHEET 08.3

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

VIRGINIA STATE GRID NORTH
NAD 83

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

ROONEY PROPERTIES
WIRE GILL LLP
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: 12/18/2025
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 PH 1 GRADING PLAN.dwg, 12/22/2025 3:00:07 PM, Jason M. Alagna,

SEE SHEET 08.2

EXCHANGE PLACE
(52' RIGHT-OF-WAY)

LIMIT OF DISTURBANCE

PROP. STORM SEWER (TYP.)

FAIRBROOK DRIVE

INTERIM SWM DETENTION WITH STRUCTURE & PIPE

LIMIT OF DISTURBANCE

RELOCATED EX. 60" STORM SEWER

PROP. SWM DETENTION VAULT WITH HYDRO-DYNAMIC SEPARATOR DESIGNED FOR FULL BUILD-OUT OF DEVELOPMENT

INTERIM SWM DETENTION WITH STRUCTURE & PIPE

SIGN

SIGN

HERNDON PARKWAY
(80" RIGHT-OF-WAY)

PROP. STORM SEWER RELOCATION CONNECTS TO EXISTING SYSTEM

1.8%

SEE SHEET THIS SHEET

MAP#: 0164-10-0001B
VAN BUREN LLC
DEED BOOK 5816 PAGE 1119
ZONE: QL&I
BOOK 5877 PAGE 16
BOOK 2564A PAGE 639
SQ. FT. OR 9.4174 ACRES

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

SEE SHEET THIS SHEET

LIMIT OF DISTURBANCE

VIRGINIA STATE GRID NORTH
NAD 83

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

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

ROONEY PROPERTIES

WIRE GILL LLP

mv+a

GOROVE / SLADE
Transportation Planners and Engineers

IMEG

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TOWN OF HERNDON, VIRGINIA

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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

P:\Projects\23008899.00\exchange place development plan\113159 development plan\08.2 PH 1 GRADING PLAN.dwg, 12/22/2025 3:01:08 PM, Jason M. Alagna,

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

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

MAP#: 0164-18-0022
ZEBA 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 #0164-10-0001C
PARCEL 1-C
DEED BOOK 5877 PAGE 16
POOL 5 INDUSTRIAL VA LLC
DEED BOOK 27470 PAGE 158
ZONE: O & LI

MAP#: 0164-18-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

PROP. STORM SEWER RELOCATION BEGINS AT OFF-SITE STRUCTURE

LIMIT OF DISTURBANCE

LIMIT OF DISTURBANCE

RELOCATED EX. 60" STORM SEWER

EX. POND OUTFALL TO TIE-INTO RELOCATED 60" PIPE

RELOCATED STORM SEWER OUTFALL CONNECTION

INTERIM SWM DETENTION WITH STRUCTURE & PIPE

EXCHANGE PLACE

PARALLEL ROAD

PROP. STORM SEWER (TYP.)

SEE SHEET 08.1

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

VIRGINIA STATE GRID NORTH
NAD 83

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

ROONEY PROPERTIES
WIRE GILL LLP
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

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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\113159 development plan\08.4 TEMP MF GRADING PLAN.dwg, 12/22/2025 3:08:20 PM, Jason M. Allagna,

SEE SHEET 08

EXCHANGE PLACE
(52' RIGHT-OF-WAY)

LIMIT OF DISTURBANCE

PROP. STORM SEWER (TYP.)

INTERIM SWM DETENTION WITH STRUCTURE & PIPE

FAIRBROOK DRIVE

RELOCATED EX. 60" STORM SEWER

PROP. SWM DETENTION VAULT WITH HYDRO-DYNAMIC SEPARATOR DESIGNED FOR FULL BUILD-OUT OF DEVELOPMENT

LIMIT OF DISTURBANCE

SIGN

HERNDON PARKWAY
(80" RIGHT-OF-WAY)

PROP. STORM SEWER RELOCATION CONNECTS TO EXISTING SYSTEM

1.8%

SEE SHEET THIS SHEET

MAP#: 0164-10 0001B
PARCEL 1-B
DEED BOOK 5816 PAGE 1119
BOOK 5877 PAGE 16
IVAN BUREN LLC
BOOK 25684 PAGE 639
SQ. FT. OR 9.4174 ACRES
ZONE: OL&I

MAP#: (
IHERNDC
INDUST
DEED BOOK
ZO

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

SEE SHEET THIS SHEET

LIMIT OF DISTURBANCE

MA
SSC
HOL
DEED I

VIRGINIA STATE GRID NORTH
NAD 83

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

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

ROONEY PROPERTIES

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

DEVELOPMENT PLAN
EXCHANGE PLACE
TOWN OF HERNDON, VIRGINIA

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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

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,



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

DEVELOPMENT PLAN
EXCHANGE PLACE
TOWN OF HERNDON, VIRGINIA

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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

VIRGINIA STATE GRID NORTH
NAD 83

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

P:\Projects\23008899.00\exchange place development plan\113159 development plan\09 SWM PRE-DEVELOPMENT PLAN.dwg, 12/22/2025 3:11:47 PM, Jason M. Alagna,



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 1.92 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:

1. SEE SHEET 07-07.1 FOR THE PROPOSED UTILITY SCHEDULE.
2. 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.
3. ALL PROPOSED SWM FACILITIES WILL BE PROVIDED ON SITE AND WILL BE PRIVATELY MAINTAINED.
4. 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.

VIRGINIA STATE GRID NORTH
NAD 83

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

ROONEY PROPERTIES

WIRE GILL LLP

mv+a

GOROVE / SLADE
Transportation Planners and Engineers

IMEG

COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
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12/29/2025
PROFESSIONAL ENGINEER

DEVELOPMENT PLAN
EXCHANGE PLACE
TOWN OF HERNDON, VIRGINIA

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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

P:\Projects\23008899.00\exchange place development plan\113159 development plan\10 POST-DEVELOPMENT PLAN.dwg, 12/22/2025 2:09:58 PM, Jason M. Alagna,

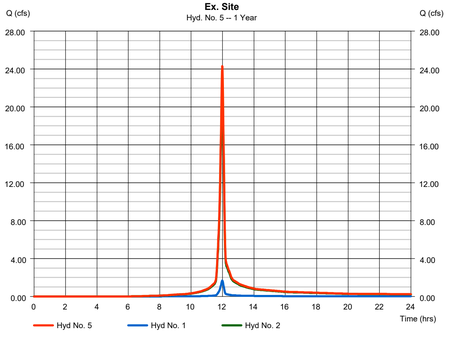
Hydrograph Report

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



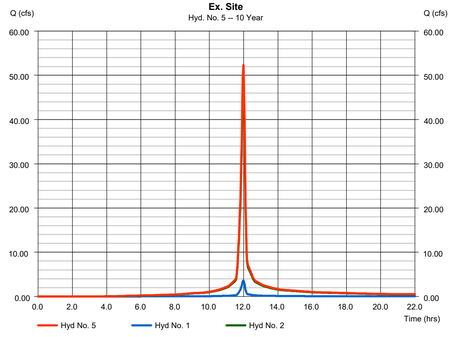
Hydrograph Report

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



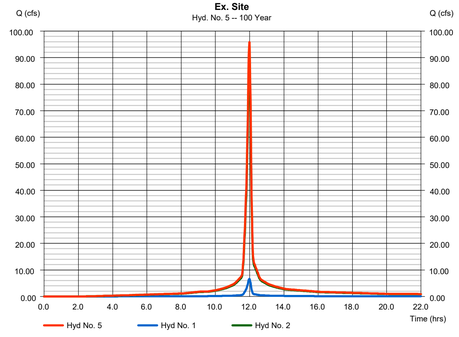
Hydrograph Report

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

Hyd. No. 5

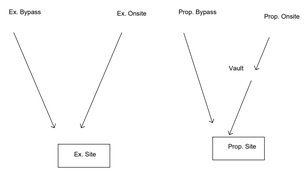
Ex. Site

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

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022



Legend

Hyd.	Origin	Description
1	SCS Runoff	Ex. Bypass
2	SCS Runoff	Ex. Onsite
3	SCS Runoff	Prop. Bypass
4	SCS Runoff	Prop. Onsite
5	Combine	Ex. Site
6	Reservoir	Vault
7	Combine	Prop. Site

Project: P:\Projects\23008899.00\EXCHANGE PLACE DEVELOPMENT PLAN\113159 DEVELOPMENT PLAN\DESIGN\ENGR\pond

Hydrograph Report

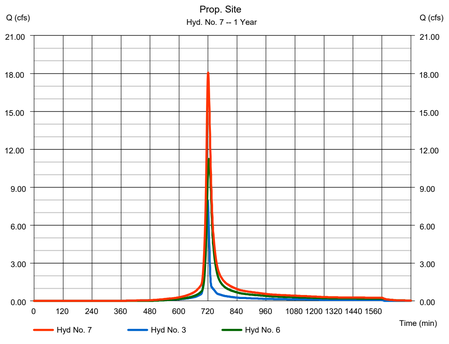
11

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

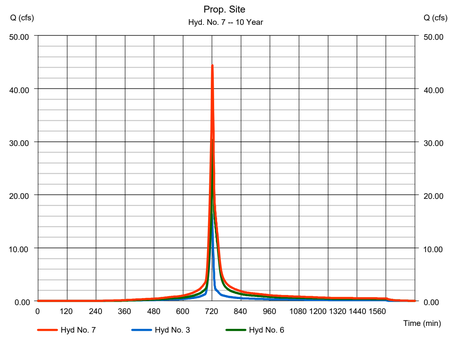
27

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

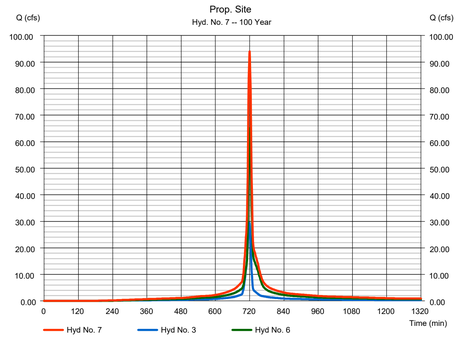
35

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

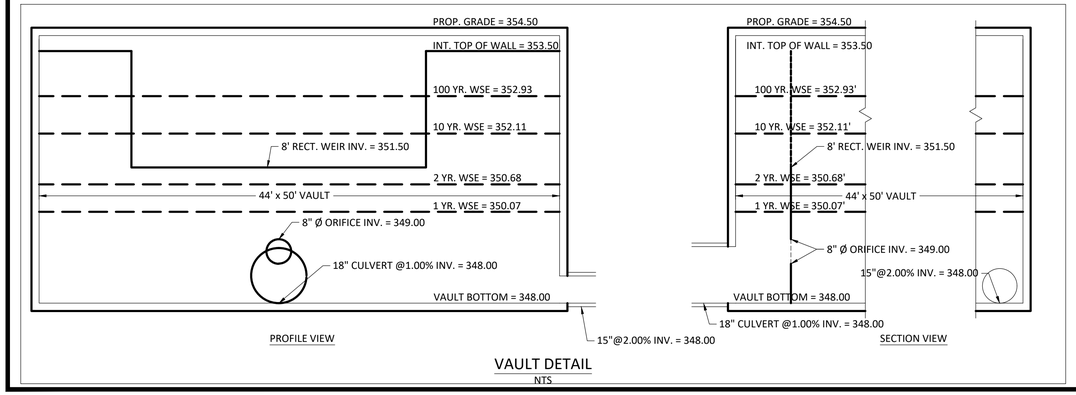
Hyd. No. 7

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 < ((Q pre * RV pre)/ Q dev) + Q offsite	**YES**	



VAULT DETAIL
NTS

ROONEY PROPERTIES

WIRE GILL LLP

mv+a

GOROVE / SLADE
Transportation Planners and Engineers

IMEG

COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
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12/29/2025
PROFESSIONAL ENGINEER

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TOWN OF HERNDON, VIRGINIA

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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

P:\Projects\23008899.00\exchange place development plan\113159 development plan\111 SWM COMPUTATIONS.dwg, 12/22/2025 3:13:27 PM, Jason M. Alagna,

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

Runoff Coefficients (Rv)

	A Soils	B Soils	C Soils	D Soils
Forest/Open Space	0.02	0.03	0.04	0.05
Managed Turf	0.15	0.20	0.22	0.25
Impervious Cover	0.95	0.95	0.95	0.95

LAND COVER SUMMARY -- PRE-REDEVELOPMENT

Land Cover Summary-Pre		
Pre-ReDevelopment	**Listed**	**Adjusted[1]**
Forest/Open Space Cover (acres)	0.00	0.00
Weighted Rv(forest)	0.00	0.00
% Forest	0%	0%
Managed Turf Cover (acres)	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 ReDev. & New Impervious	
Forest/Open Space Cover (acres)	0.00
Weighted Rv(forest)	0.00
% Forest	0%
Managed Turf Cover (acres)	3.22
Weighted Rv (turf)	0.25
% Managed Turf	34%
Impervious Cover (acres)	6.20
Rv(impervious)	0.95
% Impervious	66%
Final Site Area (acres)	**9.42**
Final Post Dev Site Rv	**0.71**

Land Cover Summary-Post	
Post-ReDevelopment	
Forest/Open Space Cover (acres)	0.00
Weighted Rv(forest)	0.00
% Forest	0%
Managed Turf Cover (acres)	3.22
Weighted Rv (turf)	0.25
% Managed Turf	35%
ReDev. Impervious Cover (acres)	5.88
Rv(impervious)	0.95
% Impervious	65%
Total ReDev. Site Area (acres)	**9.10**
ReDev Site Rv	**0.70**

Land Cover Summary-Post	
Post-Development New Impervious	
New Impervious Cover (acres)	0.32
Rv(impervious)	0.95

Treatment Volume and Nutrient Load

Pre-ReDevelopment Treatment Volume (acre-ft)	0.5393	0.5326
Pre-ReDevelopment Treatment Volume (cubic feet)	23,490	23,199
Pre-ReDevelopment TP Load (lb/yr)	**14.76**	**14.58**
Pre-ReDevelopment TP Load per acre (lb/acre/yr)	1.57	1.60
Baseline TP Load (lb/yr) (0.41 lbs/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 Treatment Volume (acre-ft)	0.5579	
Final Post-Development Treatment Volume (cubic feet)	24,303	
Final Post-Development TP Load (lb/yr)	**15.27**	
Final Post-Development TP Load per acre (lb/acre/yr)	1.62	

Treatment Volume and Nutrient Load

Post-ReDevelopment Treatment Volume (acre-ft)	0.5326	
Post-ReDevelopment Treatment Volume (cubic feet)	23,199	
Post-ReDevelopment Load (TP) (lb/yr)*	**14.58**	
Post-ReDevelopment TP Load per acre (lb/acre/yr)	1.60	
Max. Reduction Required (Below Pre-ReDevelopment Load)	20%	
TP Load Reduction Required for Redeveloped Area (lb/yr)	**2.92**	

Post-Development Treatment Volume (acre-ft)	0.0253	
Post-Development Treatment Volume (cubic feet)	1,104	
Post-Development TP Load (lb/yr)	**0.69**	
TP Load Reduction Required for New Impervious Area (lb/yr)	**0.56**	

[1] Adjusted Land Cover Summary:
Pre ReDevelopment land cover minus pervious land cover (forest/open space or managed turf) acreage proposed for new impervious cover.

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

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

Post-Development Requirement for Site Area

TP Load Reduction Required (lb/yr)	**3.48**

Nitrogen Loads (Informational Purposes Only)

Pre-ReDevelopment 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 (ft³)	17,778

Stormwater Best Management Practices (RR = Runoff Reduction)

--Select from dropdown lists--

Practice	Runoff Reduction Credit (%)	Managed Turf Credit Area (acres)	Impervious Cover Credit Area (acres)	Volume from Upstream Practice (ft³)	Runoff Reduction (ft³)	Remaining Runoff Volume (ft³)	Total BMP Treatment Volume (ft³)	Phosphorus Removal Efficiency (%)	Phosphorus Load from Upstream Practices (lb)	Untreated Phosphorus Load to Practice (lb)	Phosphorus Removed By Practice (lb)	Remaining Phosphorus Load (lb)	Downstream Practice to be Employed
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 (ft³) 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 (ft³)	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 **

** TARGET TP REDUCTION EXCEEDED BY 2.1 LB/YEAR **

Total Nitrogen (For Information 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 LLP
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: 12/17/2025
SCALE: N/A
DESIGN: ND
DRAWN: ND
CHECKED: JH

SHEET TITLE:

SWM COMPUTATIONS - OVERALL

SHEET No.
11.1

P:\Projects\23008899.00\exchange place development plan\113159 development plan\11.1 SWM COMPUTATIONS.dwg, 12/22/2025 3:15:00 PM, Jason M. Alagna,

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-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				8.70	8.70
Impervious Cover (acres)				0.72	0.72
Area Check	OK.	OK.	OK.	OK.	9.42

Constants

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

Runoff Coefficients (Rv)

	A Soils	B Soils	C Soils	D Soils
Forest/Open Space	0.02	0.03	0.04	0.05
Managed Turf	0.15	0.20	0.22	0.25
Impervious Cover	0.95	0.95	0.95	0.95

LAND COVER SUMMARY -- PRE-REDEVELOPMENT

Land Cover Summary-Pre		
Pre-ReDevelopment	**Listed**	**Adjusted[1]**
Forest/Open Space Cover (acres)	0.00	0.00
Weighted Rv(forest)	0.00	0.00
% Forest	0%	0%
Managed Turf Cover (acres)	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%
Total Site Area (acres)	**9.42**	**9.42**
Site Rv	**0.69**	**0.69**

Treatment Volume and Nutrient Load

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

LAND COVER SUMMARY -- POST DEVELOPMENT

Land Cover Summary-Post (Final)	
Post ReDev. & New Impervious	
Forest/Open Space Cover (acres)	0.00
Weighted Rv(forest)	0.00
% Forest	0%
Managed Turf Cover (acres)	8.70
Weighted Rv (turf)	0.25
% Managed Turf	92%
Impervious Cover (acres)	0.72
Rv(impervious)	0.95
% Impervious	8%
Final Site Area (acres)	**9.42**
Final Post Dev Site Rv	**0.30**

Land Cover Summary-Post	
Post-ReDevelopment	
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%
ReDev. Impervious Cover (acres)	0.72
Rv(impervious)	0.95
% Impervious	8%
Total ReDev. Site Area (acres)	**9.42**
ReDev Site Rv	**0.30**

Land Cover Summary-Post	
Post-Development New Impervious	
New Impervious Cover (acres)	0.00
Rv(impervious)	--

Treatment Volume and Nutrient Load

Final Post-Development Treatment Volume (acre-ft)	0.2383	Post-ReDevelopment Treatment Volume (acre-ft)	0.2383	Post-Development Treatment Volume (acre-ft)	--
Final Post-Development Treatment Volume (cubic feet)	10,378	Post-ReDevelopment Treatment Volume (cubic feet)	10,378	Post-Development Treatment Volume (cubic feet)	--
Final Post-Development TP Load (lb/yr)	**6.52**	**Post-ReDevelopment Load (TP) (lb/yr)***	**6.52**	**Post-Development TP Load (lb/yr)**	**--**
Final Post-Development TP Load per acre (lb/acre/yr)	0.69	Post-ReDevelopment TP Load per acre (lb/acre/yr)	0.69		
		Max. Reduction Required (Below Pre-ReDevelopment Load)	20%		
		TP Load Reduction Required for Redeveloped Area (lb/yr)	**-5.29**	**TP Load Reduction Required for New Impervious Area (lb/yr)**	**0**

[1] *Adjusted Land Cover Summary:*
Pre ReDevelopment land cover minus pervious land cover (forest/open space or managed turf) acreage proposed for new impervious cover.

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

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

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-ReDevelopment TN Load (lb/yr)	105.58	Final Post-Development TN Load (Post-ReDevelopment & 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
				Total	9.42	

CLEAR BMP AREAS

Total Phosphorus Available for Removal in D.A. A (lb/yr) 6.52
Post Development Treatment Volume in D.A. A (ft³) 10,378

Stormwater Best Management Practices (RR = Runoff Reduction)

--Select from dropdown lists--

Practice	Runoff Reduction Credit (%)	Managed Turf Credit Area (acres)	Impervious Cover Credit Area (acres)	Volume from Upstream Practice (ft³)	Runoff Reduction (ft³)	Remaining Runoff Volume (ft³)	Total BMP Treatment Volume (ft³)	Phosphorus Removal Efficiency (%)	Phosphorus Load from Upstream Practices (lb)	Untreated Phosphorus Load to Practice (lb)	Phosphorus Removed By Practice (lb)	Remaining Phosphorus Load (lb)	Downstream Practice to be Employed
6. Bioretention (RR)													
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
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		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 (ft³) 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 (ft³)	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 Information 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

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.

ROONEY PROPERTIES
WIRE GILL LLP
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: 12/17/2025
SCALE: N/A
DESIGN: ND
DRAWN: ND
CHECKED: JH

SHEET TITLE:
SWM CALCULATIONS - SITE WORK PHASE

SHEET No.
11.2

P:\Projects\23008899.00\exchange place development plan\113159 development plan\11.1 SWM COMPUTATIONS.dwg, 12/22/2025 3:15:53 PM, Jason M. Alagna,

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-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				4.82	4.82
Impervious Cover (acres)				4.60	4.60
Area Check	**OK.**	**OK.**	**OK.**	**OK.**	9.42

Constants

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

Runoff Coefficients (Rv)

	A Soils	B Soils	C Soils	D Soils
Forest/Open Space	0.02	0.03	0.04	0.05
Managed Turf	0.15	0.20	0.22	0.25
Impervious Cover	0.95	0.95	0.95	0.95

LAND COVER SUMMARY -- PRE-REDEVELOPMENT

Land Cover Summary-Pre		
Pre-ReDevelopment	**Listed**	**Adjusted[1]**
Forest/Open Space Cover (acres)	0.00	0.00
Weighted Rv(forest)	0.00	0.00
% Forest	0%	0%
Managed Turf Cover (acres)	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%
Total Site Area (acres)	**9.42**	**9.42**
Site Rv	**0.69**	**0.69**
Treatment Volume and Nutrient Load		
Pre-ReDevelopment Treatment Volume (acre-ft)	0.5393	0.5393
Pre-ReDevelopment Treatment Volume (cubic feet)	23,490	23,490
Pre-ReDevelopment TP Load (lb/yr)	**14.76**	**14.76**
Pre-ReDevelopment TP Load per acre (lb/acre/yr)	1.57	1.57
Baseline TP Load (lb/yr) (0.41 lbs/acre/yr applied to pre-redevelopment area excluding pervious land proposed for new impervious cover)		3.86

LAND COVER SUMMARY -- POST DEVELOPMENT

Land Cover Summary-Post (Final)	
Post ReDev. & New Impervious	
Forest/Open Space Cover (acres)	0.00
Weighted Rv(forest)	0.00
% Forest	0%
Managed Turf Cover (acres)	4.82
Weighted Rv (turf)	0.25
% Managed Turf	51%
Impervious Cover (acres)	4.60
Rv(impervious)	0.95
% Impervious	49%
Final Site Area (acres)	**9.42**
Final Post Dev Site Rv	**0.59**

Land Cover Summary-Post	
Post-ReDevelopment	
Forest/Open Space Cover (acres)	0.00
Weighted Rv(forest)	0.00
% Forest	0%
Managed Turf Cover (acres)	4.82
Weighted Rv (turf)	0.25
% Managed Turf	51%
ReDev. Impervious Cover (acres)	4.60
Rv(impervious)	0.95
% Impervious	49%
Total ReDev. Site Area (acres)	**9.42**
ReDev Site Rv	**0.59**

Land Cover Summary-Post	
Post-Development New Impervious	
New Impervious Cover (acres)	0.00
Rv(impervious)	--

Treatment Volume and Nutrient Load

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

[1] *Adjusted Land Cover Summary:*
Pre ReDevelopment land cover minus pervious land cover (forest/open space or managed turf) acreage proposed for new impervious cover.

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

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

Post-Development Requirement for Site Area

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

Nitrogen Loads (Informational Purposes Only)

Pre-ReDevelopment TN Load (lb/yr)	105.58	Final Post-Development TN Load (Post-ReDevelopment & 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
				Total	9.42	

CLEAR BMP AREAS

Total Phosphorus Available for Removal in D.A. A (lb/yr)	12.72
Post Development Treatment Volume in D.A. A (ft³)	20,237

Stormwater Best Management Practices (RR = Runoff Reduction) --Select from dropdown lists--

6. Bioretention (RR)													
6.a. Bioretention #1 or Micro-Bioretention #1 or Urban Bioretention (Spec #9)	40	4.82		0	1,750	2,624	4,374	25	0.00	2.75	1.51	1.24	14.b. MTD - Filtering
14. Manufactured Treatment Devices (no RR)													
14.a. Manufactured Treatment Device-Hydrodynamic	0			0	0	0	0	20	0.00	0.00	0.00	0.00	
14.b. Manufactured Treatment Device-Filtering	0		4.60	2,624	0	18,488	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 (ft³) 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 (ft³)	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 **

** TARGET TP REDUCTION EXCEEDED BY 7.32 LB/YEAR **

Total Nitrogen (For Information 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

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.

ROONEY PROPERTIES
WIRE GILL LLP
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: 12/17/2025
SCALE: N/A
DESIGN: ND
DRAWN: ND
CHECKED: JH

SHEET TITLE:
SWM CALCULATIONS - MULTIFAMILY PHASE

SHEET No.
11.3

P:\Projects\23008899.00\exchange place development plan\113159 development plan\11.1 SWM COMPUTATIONS.dwg, 12/22/2025 3:16:31 PM, Jason M. Alagna,

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

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*

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				3.95	3.95
Impervious Cover (acres)				5.47	5.47
Area Check	**OK.**	**OK.**	**OK.**	**OK.**	9.42

Constants

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

Runoff Coefficients (Rv)

	A Soils	B Soils	C Soils	D Soils
Forest/Open Space	0.02	0.03	0.04	0.05
Managed Turf	0.15	0.20	0.22	0.25
Impervious Cover	0.95	0.95	0.95	0.95

LAND COVER SUMMARY -- PRE-REDEVELOPMENT

Land Cover Summary-Pre		
Pre-ReDevelopment	**Listed**	**Adjusted[1]**
Forest/Open Space Cover (acres)	0.00	0.00
Weighted Rv(forest)	0.00	0.00
% Forest	0%	0%
Managed Turf Cover (acres)	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%
Total Site Area (acres)	**9.42**	**9.42**
Site Rv	**0.69**	**0.69**

Treatment Volume and Nutrient Load

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

LAND COVER SUMMARY -- POST DEVELOPMENT

Land Cover Summary-Post (Final)	
Post ReDev. & New Impervious	
Forest/Open Space Cover (acres)	0.00
Weighted Rv(forest)	0.00
% Forest	0%
Managed Turf Cover (acres)	3.95
Weighted Rv (turf)	0.25
% Managed Turf	42%
Impervious Cover (acres)	5.47
Rv(impervious)	0.95
% Impervious	58%
Final Site Area (acres)	**9.42**
Final Post Dev Site Rv	**0.66**

Land Cover Summary-Post	
Post-ReDevelopment	
Forest/Open Space Cover (acres)	0.00
Weighted Rv(forest)	0.00
% Forest	0%
Managed Turf Cover (acres)	3.95
Weighted Rv (turf)	0.25
% Managed Turf	42%
ReDev. Impervious Cover (acres)	5.47
Rv(impervious)	0.95
% Impervious	58%
Total ReDev. Site Area (acres)	**9.42**
ReDev Site Rv	**0.66**

Land Cover Summary-Post	
Post-Development New Impervious	
New Impervious Cover (acres)	0.00
Rv(impervious)	--

Treatment Volume and Nutrient Load

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

[1] *Adjusted Land Cover Summary:*
Pre-ReDevelopment land cover minus pervious land cover (forest/open space or managed turf) acreage proposed for new impervious cover.

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

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

Post-Development Requirement for Site Area

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

Nitrogen Loads (Informational Purposes Only)

Pre-ReDevelopment TN Load (lb/yr)	105.58	Final Post-Development TN Load (Post-ReDevelopment & 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
				Total	9.42	

CLEAR BMP AREAS

Total Phosphorus Available for Removal in D.A. A (lb/yr)	14.10
Post Development Treatment Volume in D.A. A (ft³)	22,448

Stormwater Best Management Practices (RR = Runoff Reduction) --Select from dropdown lists--

Practice	Runoff Reduction Credit (%)	Managed Turf Credit Area (acres)	Impervious Cover Credit Area (acres)	Volume from Upstream Practice (ft³)	Runoff Reduction (ft³)	Remaining Runoff Volume (ft³)	Total BMP Treatment Volume (ft³)	Phosphorus Removal Efficiency (%)	Phosphorus Load from Upstream Practices (lb)	Untreated Phosphorus Load to Practice (lb)	Phosphorus Removed By Practice (lb)	Remaining Phosphorus Load (lb)	Downstream Practice to be Employed
6. Bioretention (RR)													
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
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		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 (ac)	5.47	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 (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 (ft³) 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 (ft³)	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 Information 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

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.

ROONEY PROPERTIES
WIRE GILL LLP
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: 12/17/2025
SCALE: N/A
DESIGN: ND
DRAWN: ND
CHECKED: JH

SHEET TITLE:
SWM CALCULATIONS - TOWNHOUSE PHASE

SHEET No.
11.4

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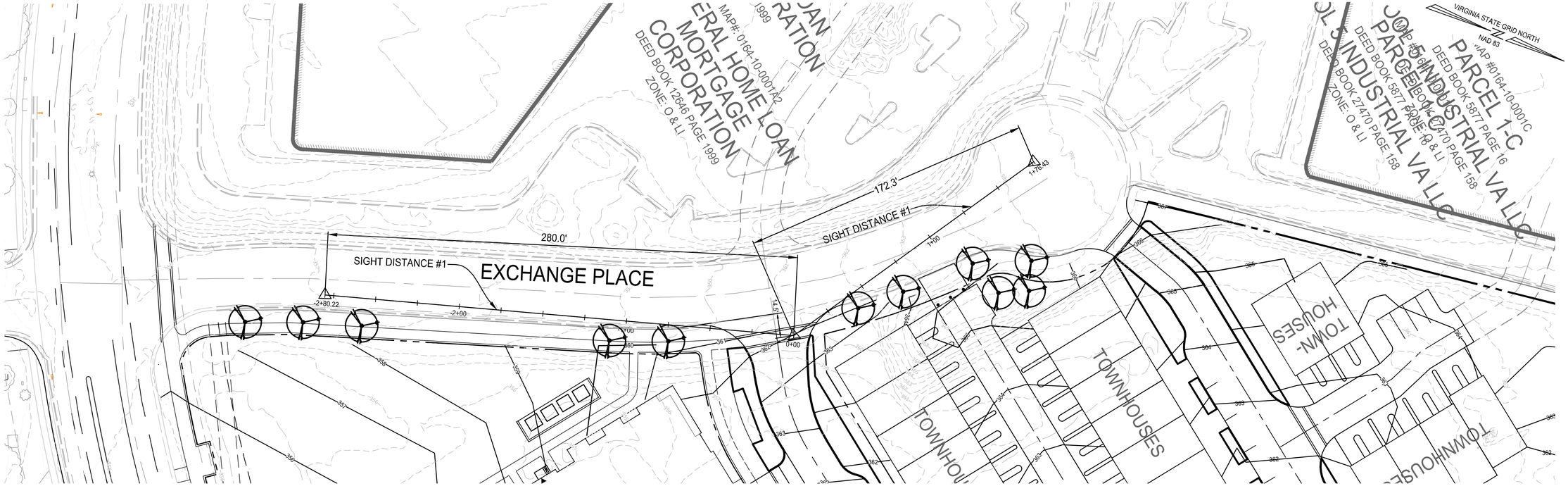

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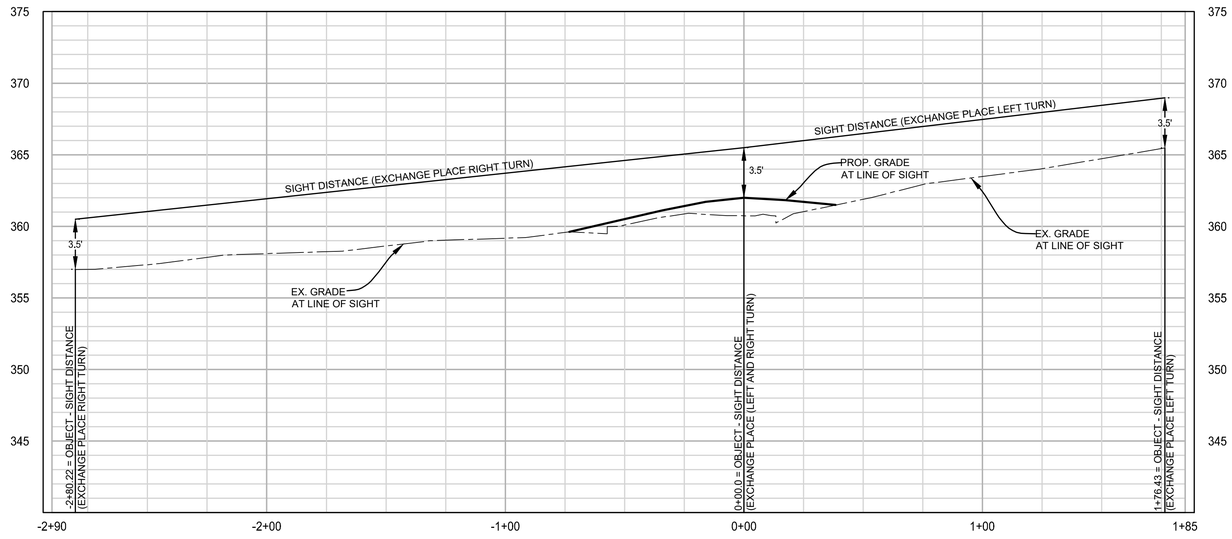

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VERTICAL SCALE: 1" = 5'

VERTICAL GRAPHIC SCALE
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1" = 5'

HORIZONTAL GRAPHIC SCALE
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1" = 30'

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

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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
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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

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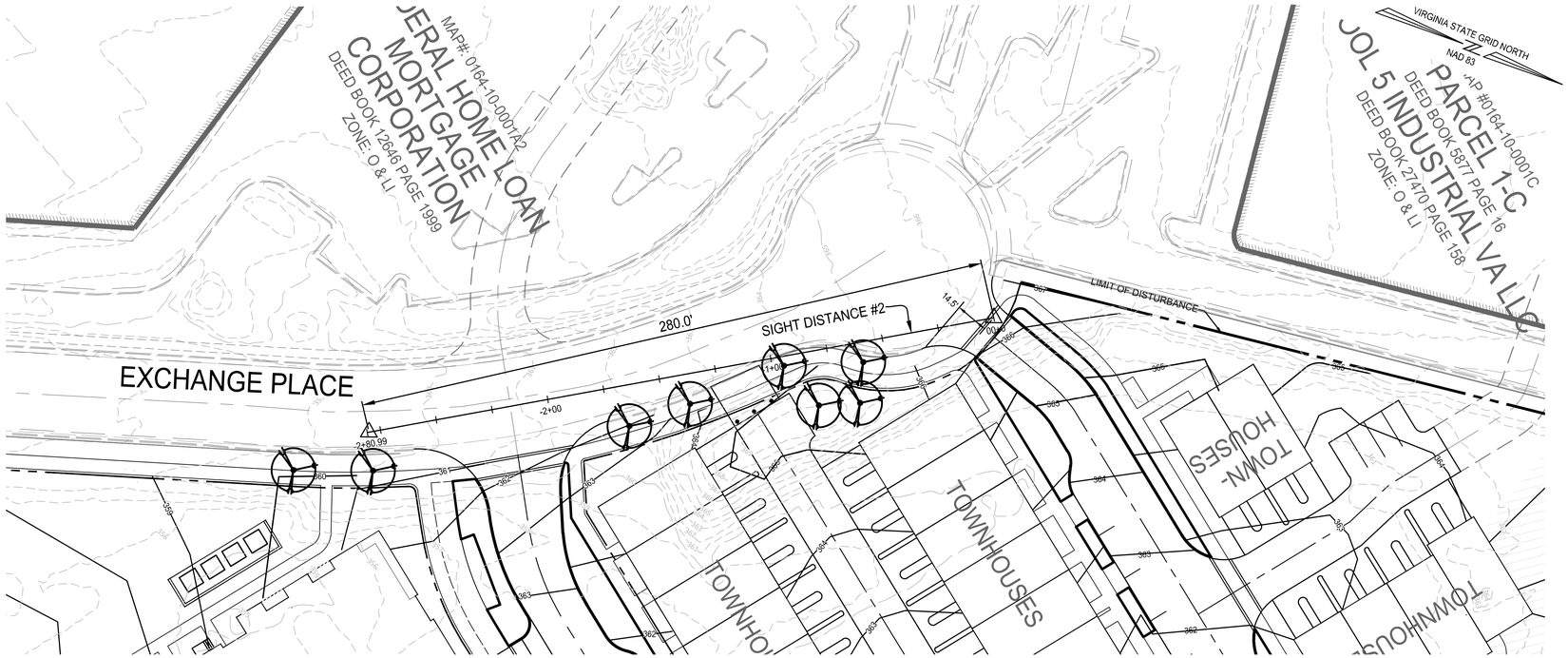

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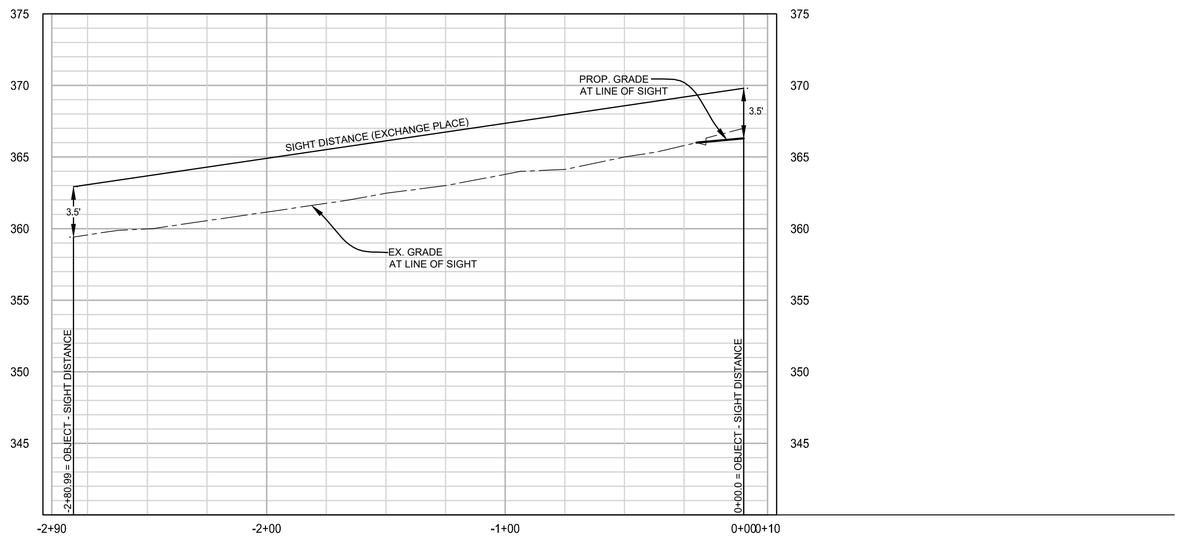

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VERTICAL SCALE: 1" = 5'

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VERTICAL GRAPHIC SCALE
1" = 5'

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HORIZONTAL GRAPHIC SCALE
1" = 30'

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

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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
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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

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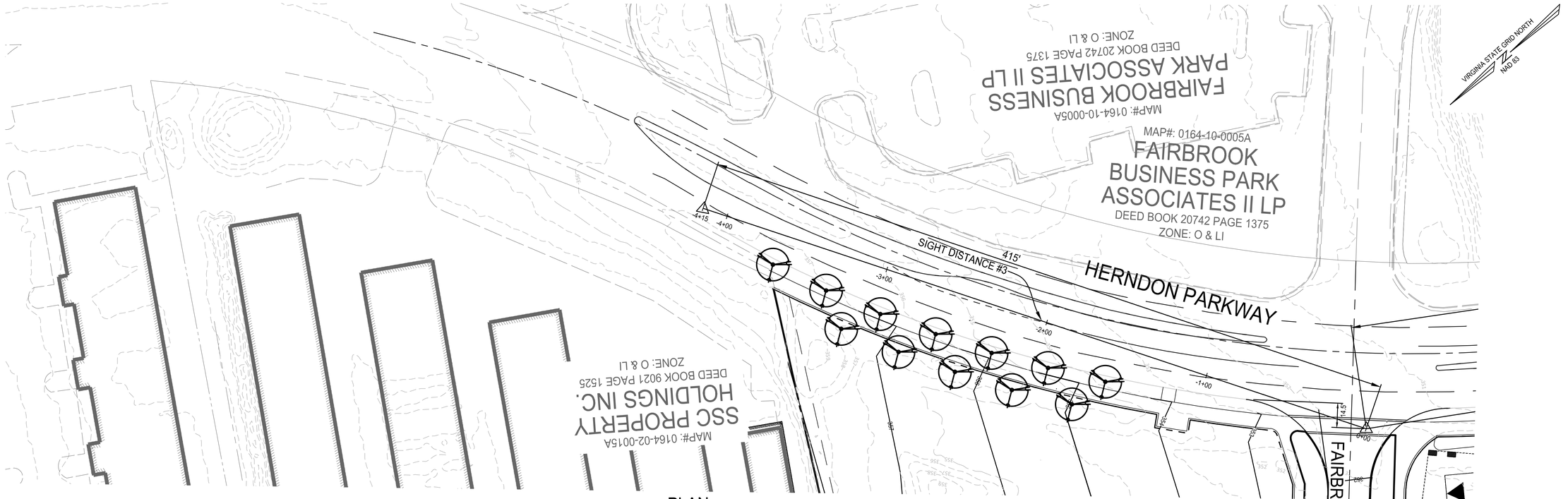

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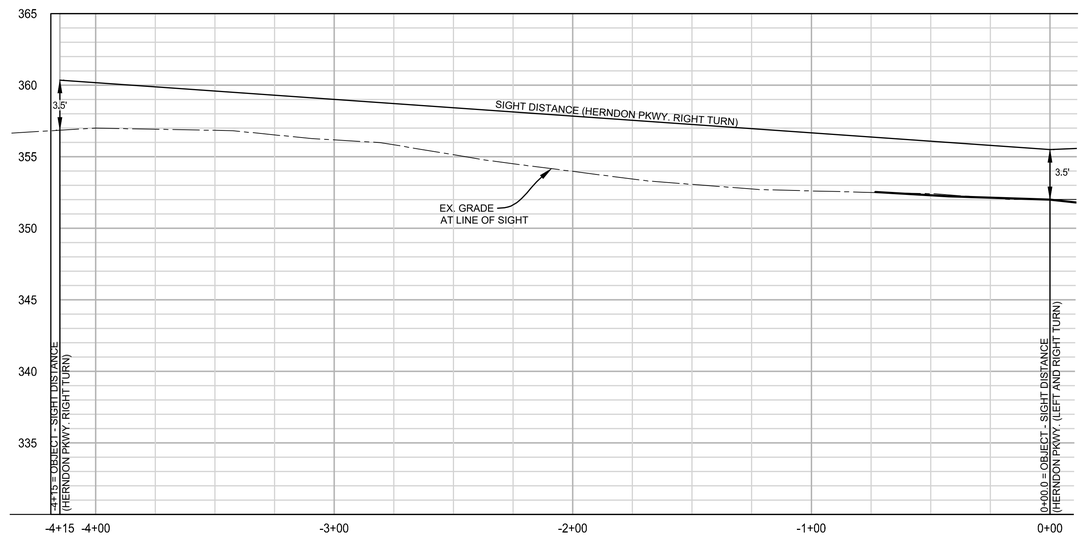

SIGHT DISTANCE #3

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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.

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VERTICAL GRAPHIC SCALE
1" = 5'

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

ROONEY PROPERTIES

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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: 12/15/2025
SCALE: AS SHOWN
DESIGN: MG
DRAWN: MG
CHECKED: JH

SHEET TITLE:

SIGHT DISTANCE

SHEET No.

11.7

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PLAN

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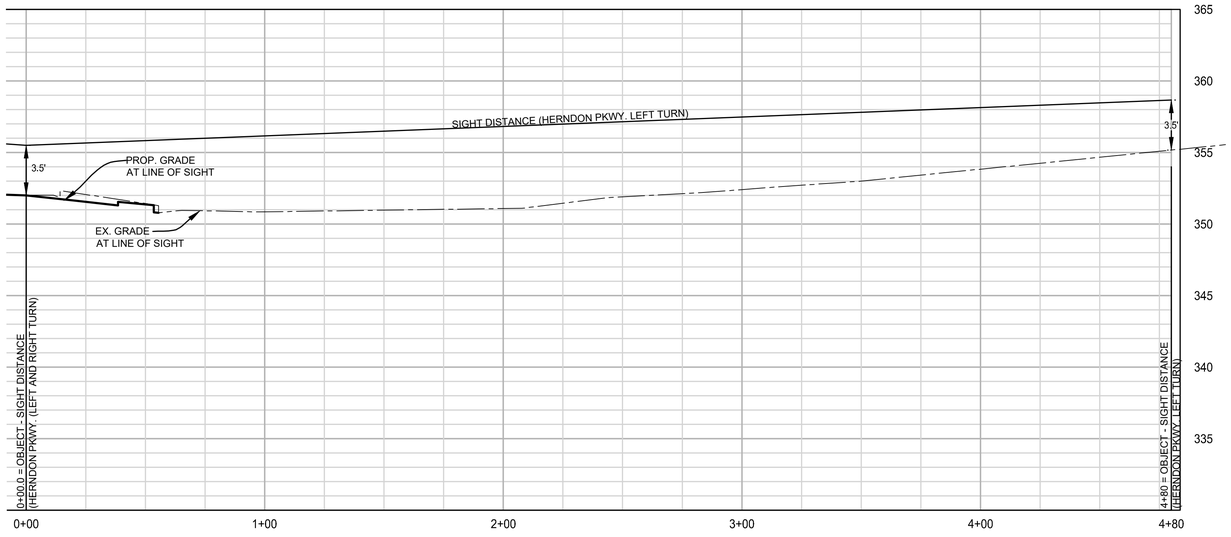

SIGHT DISTANCE #3

HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 5'

VERTICAL GRAPHIC SCALE
1" = 5'

HORIZONTAL GRAPHIC SCALE
1" = 30'

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.

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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: 12/15/2025
SCALE: AS SHOWN
DESIGN: MG
DRAWN: MG
CHECKED: JH

SHEET TITLE:

SIGHT DISTANCE

SHEET No.

11.8

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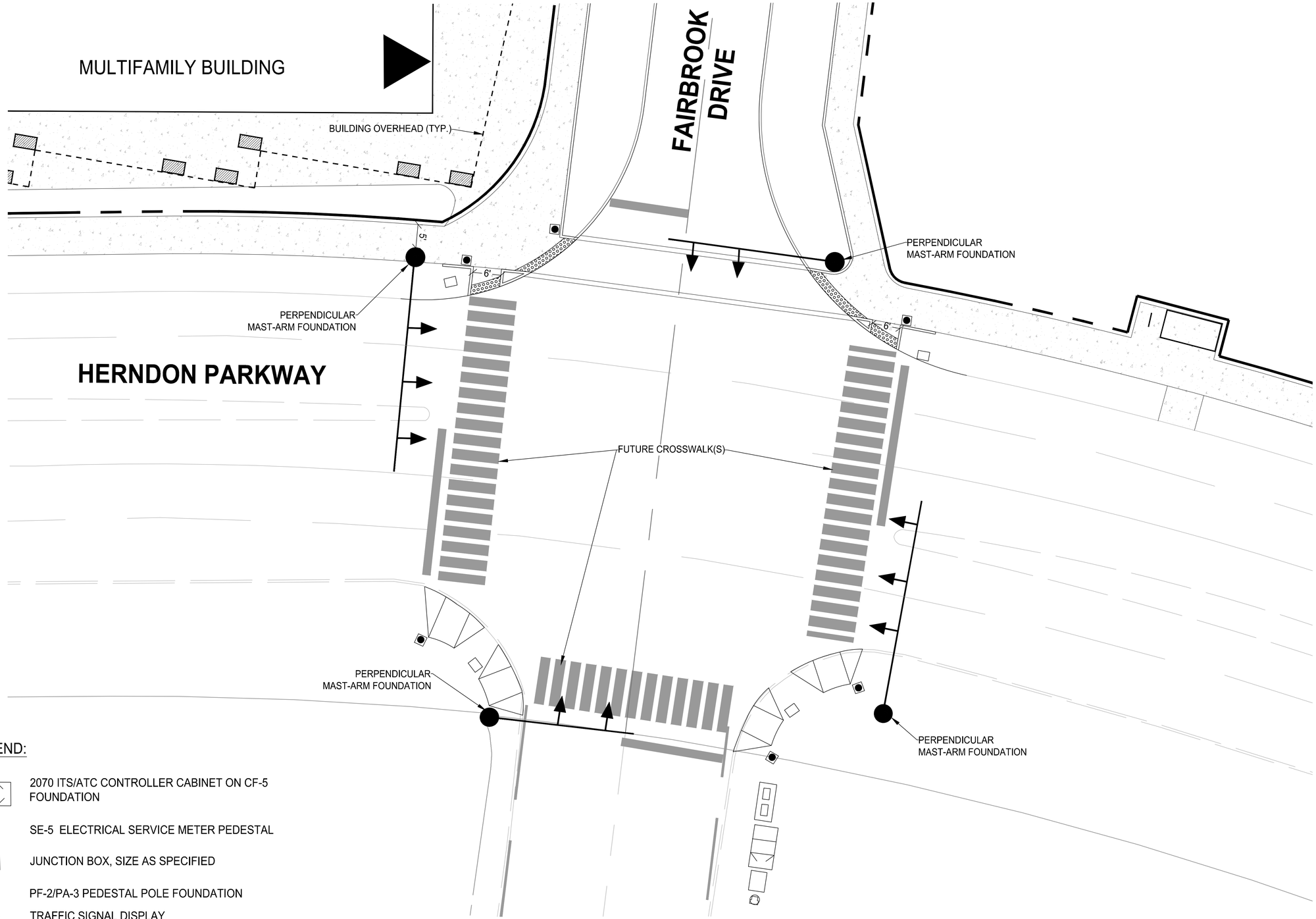


LEGEND:

- 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.

VIRGINIA STATE GRID NORTH
NAD 83

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

ROONEY PROPERTIES
WIRE GILL LLP
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:

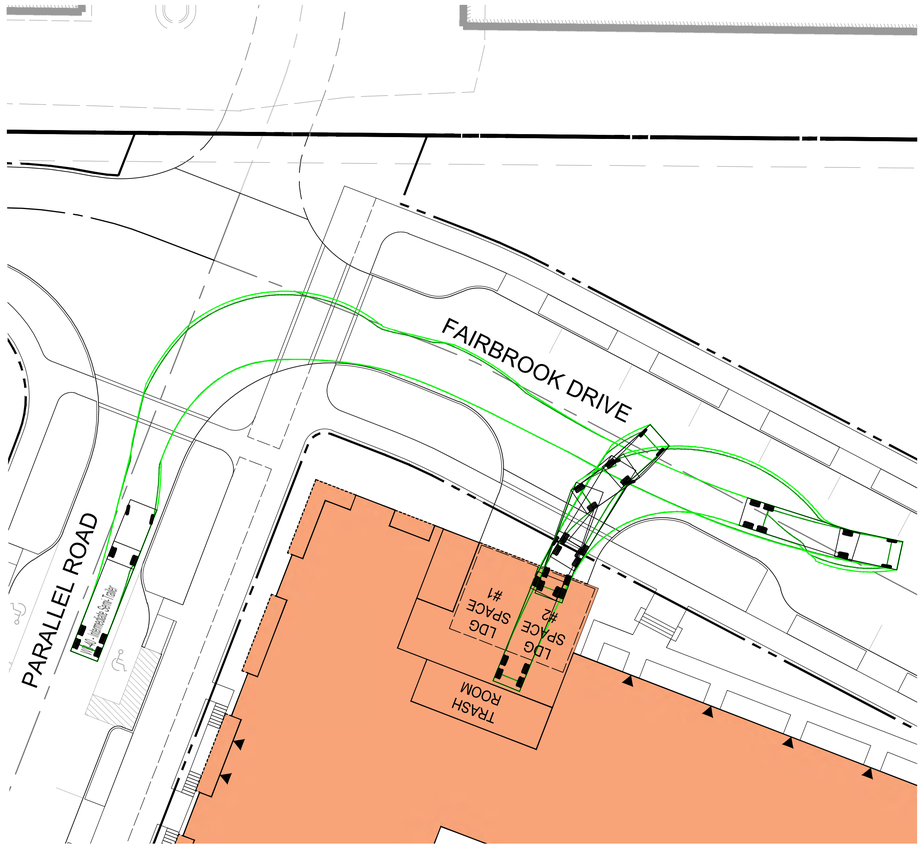
SIGNAL EQUIPMENT EXHIBIT

SHEET No.

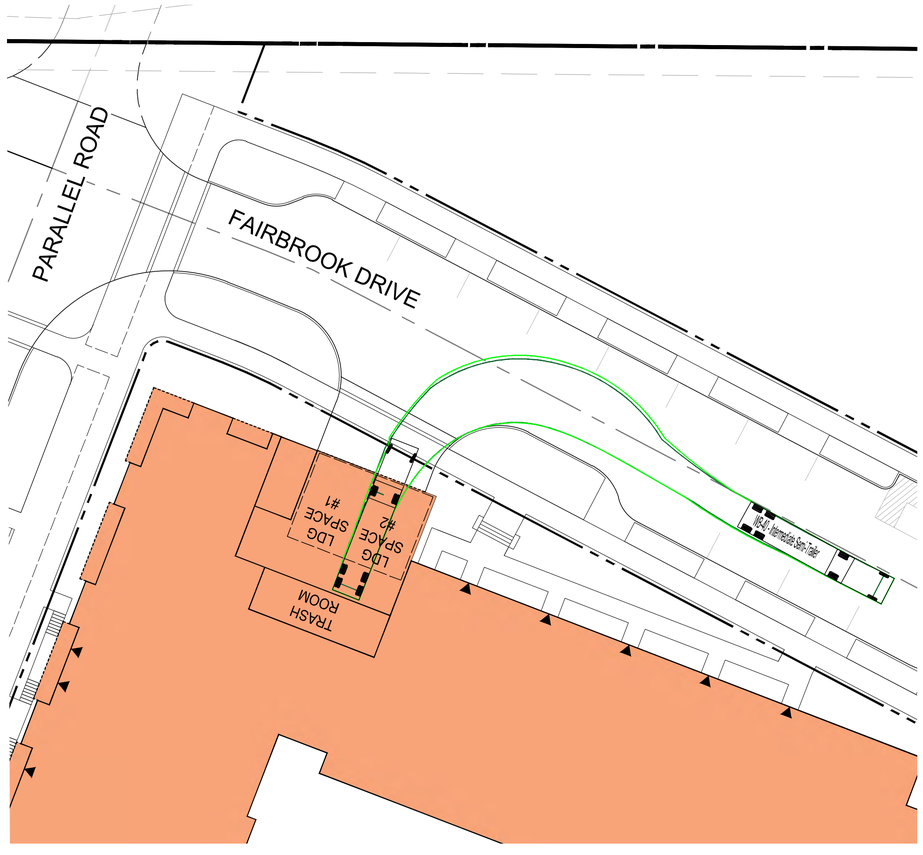
11.9

P:\Projects\23008899.00\exchange place development plan\113159 development plan\11 3 SIGNAL EQUIPMENT EXHIBIT.dwg, 12/23/2025 11:06:13 AM, Jason M. Alagna,

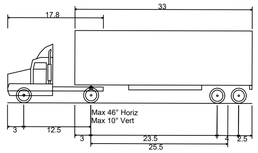
WB-40 TRAILER BACKING INTO LOADING AREA



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 SWEPT PATH

VCS 1983 GRID NORTH

20 10 0 20 40

GRAPHIC SCALE
1" = 20'

ROONEY PROPERTIES

WIRE GILL LLP

mv+a

GOROVE / SLADE
Transportation Planners and Engineers

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TOWN OF HERNDON, VIRGINIA

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CHECKED: JA

SHEET TITLE:

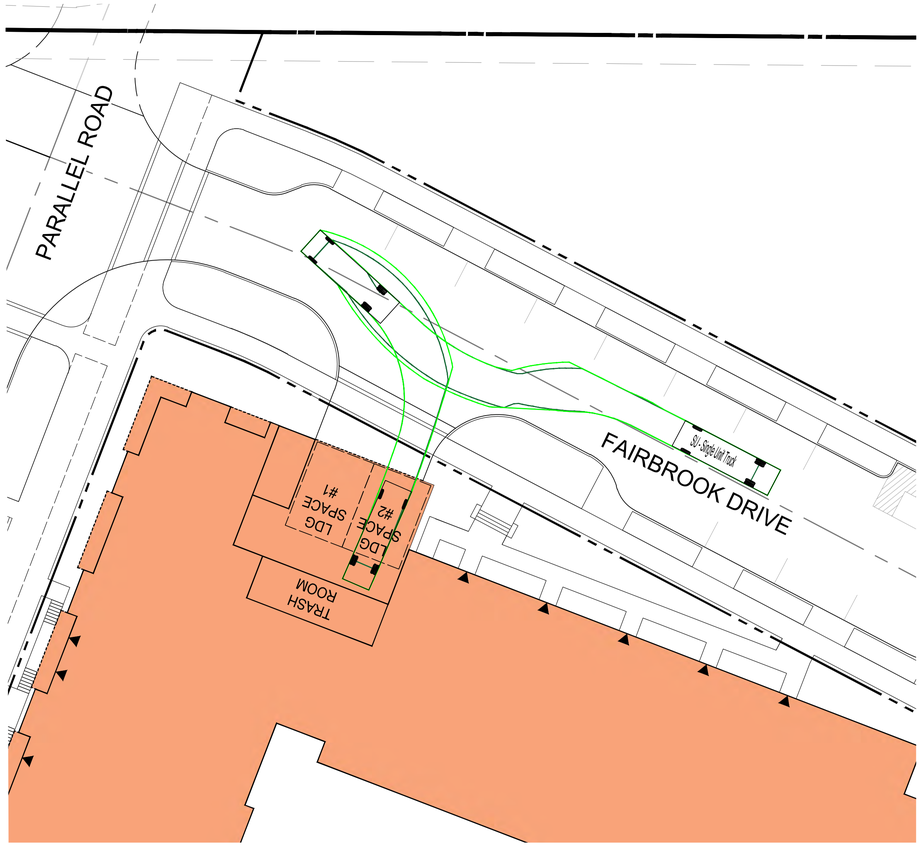
AUTOTURN EXHIBIT 1

SHEET No.

12

P:\Projects\23008899.00\exchange place development plan\113159 development plan\12 AUTOTURN EXHIBIT.dwg, 12/22/2025 3:42:50 PM, Jason M. Alagna,

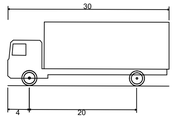
TRASH TRUCK BACKING INTO LOADING AREA



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 SWEPT PATH

VCS 1983 GRID NORTH

20 10 0 20 40

GRAPHIC SCALE
1" = 20'

ROONEY PROPERTIES

WIRE GILL LLP

mv+a

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DRAWN: CL
CHECKED: JA

SHEET TITLE:

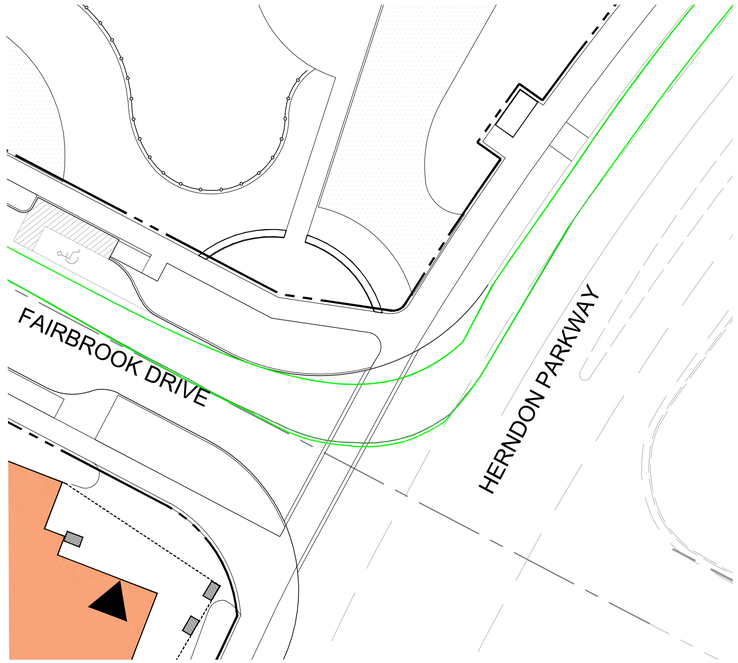
AUTOTURN EXHIBIT 2

SHEET No.

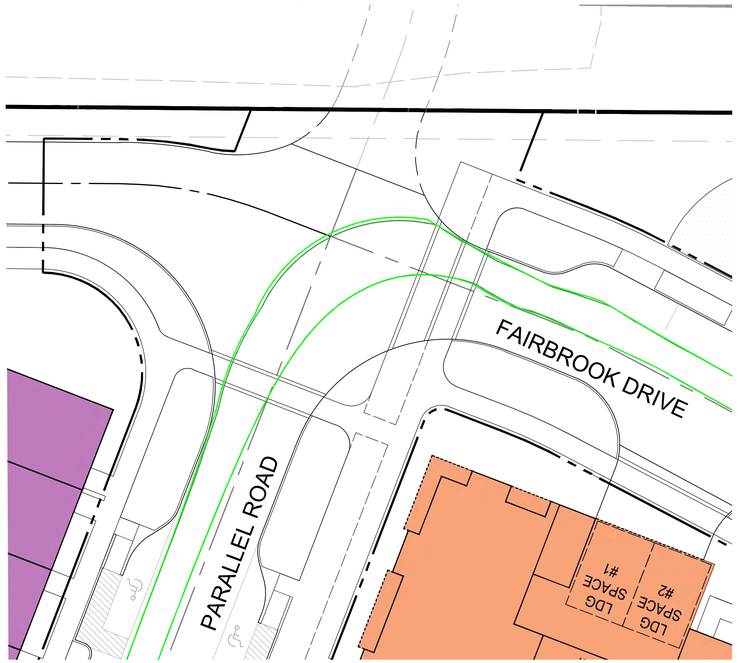
12.1

P:\Projects\23008899.00\exchange place development plan\113159 development plan\12 AUTOTURN EXHIBIT.dwg, 12/22/2025 3:44:22 PM, Jason M. Alagna,

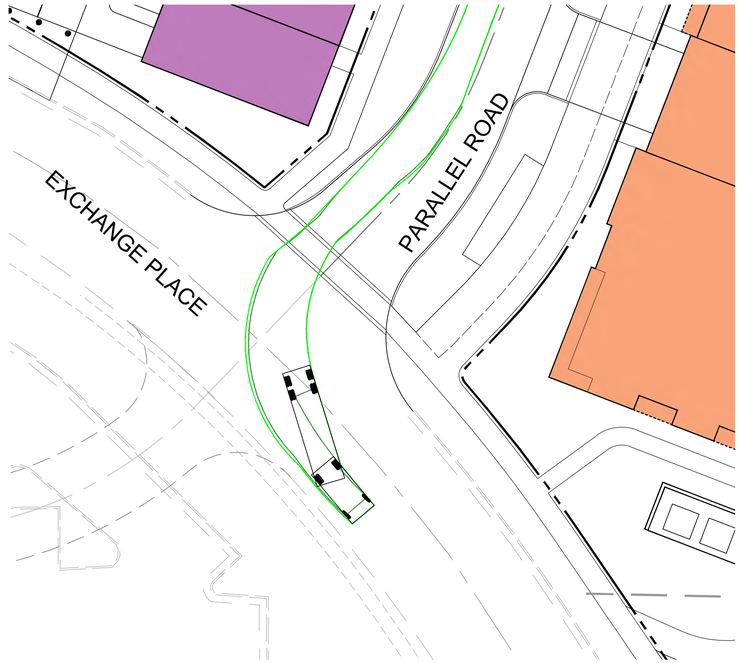
WB-40 TRAILER ENTERING RIGHT TURN FROM HERNDON PARKWAY INTO SITE



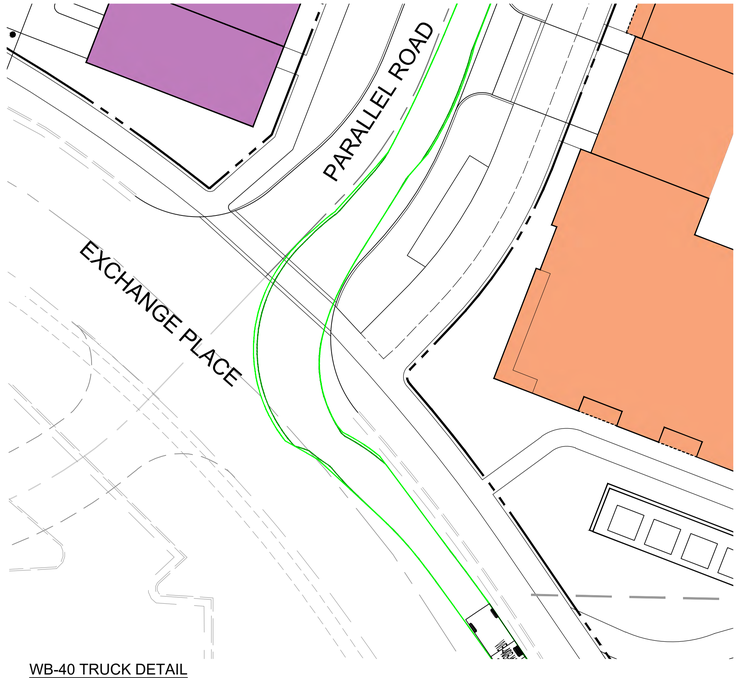
WB-40 TRAILER INTERNAL LEFT TURN FROM FAIRBROOK DRIVE TO PARALLEL ROAD



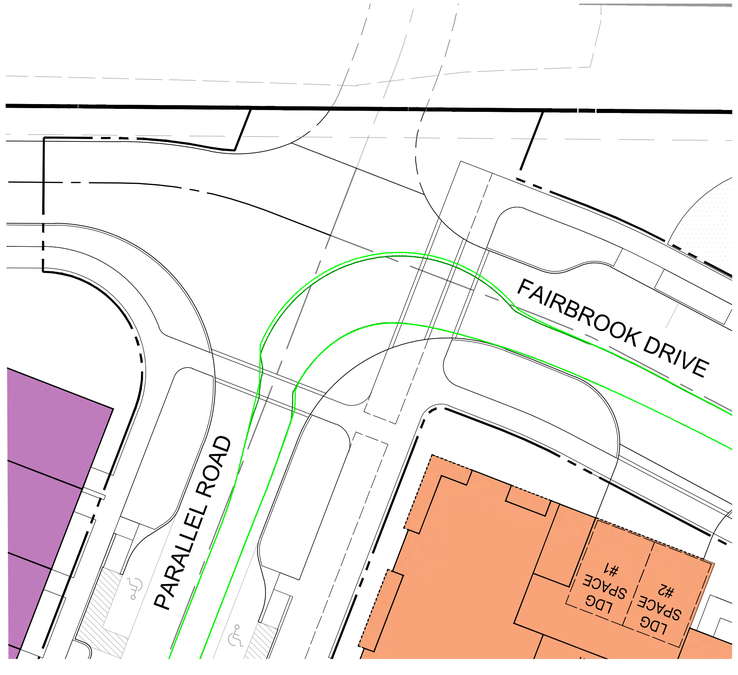
WB-40 TRAILER EXITING LEFT TURN FROM PARALLEL ROAD TO EXCHANGE PLACE



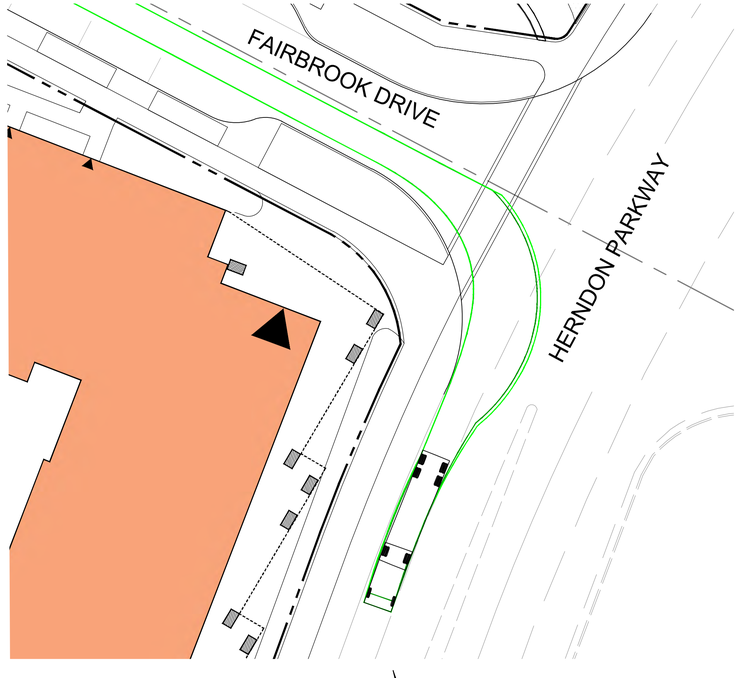
WB-40 TRAILER ENTERING RIGHT TURN FROM EXCHANGE PLACE TO PARALLEL ROAD



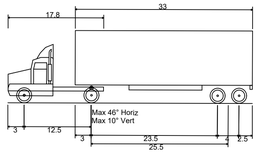
WB-40 TRAILER INTERNAL RIGHT TURN FROM PARALLEL ROAD TO FAIRBROOK DRIVE



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 SWEPT PATH

VCS 1983 GRID NORTH

20 10 0 20 40

GRAPHIC SCALE
1" = 20'

ROONEY PROPERTIES

WIRE GILL LLP

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

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

SHEET TITLE:

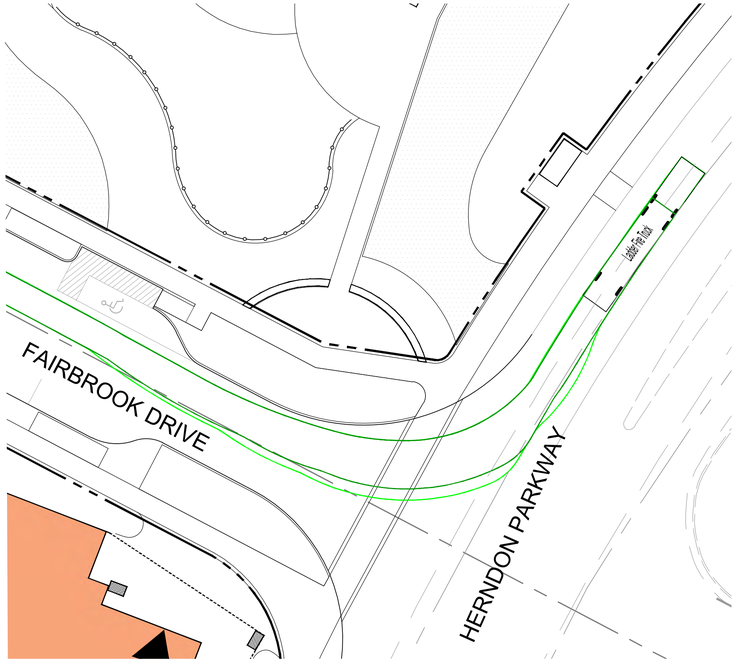
AUTOTURN EXHIBIT 3

SHEET No.

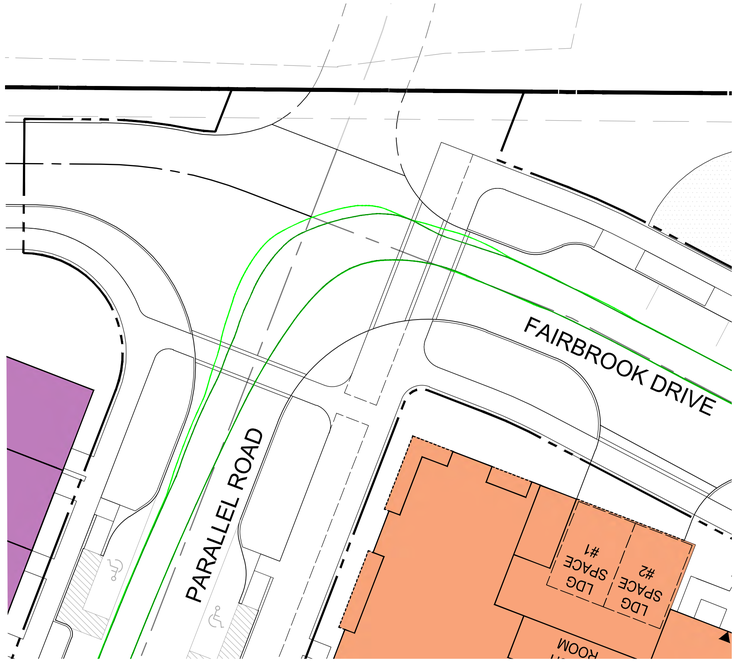
12.2

P:\Projects\23008899.00\exchange place development plan\113159 development plan\12 AUTOTURN EXHIBIT.dwg, 12/22/2025 3:47:16 PM, Jason M. Allagna,

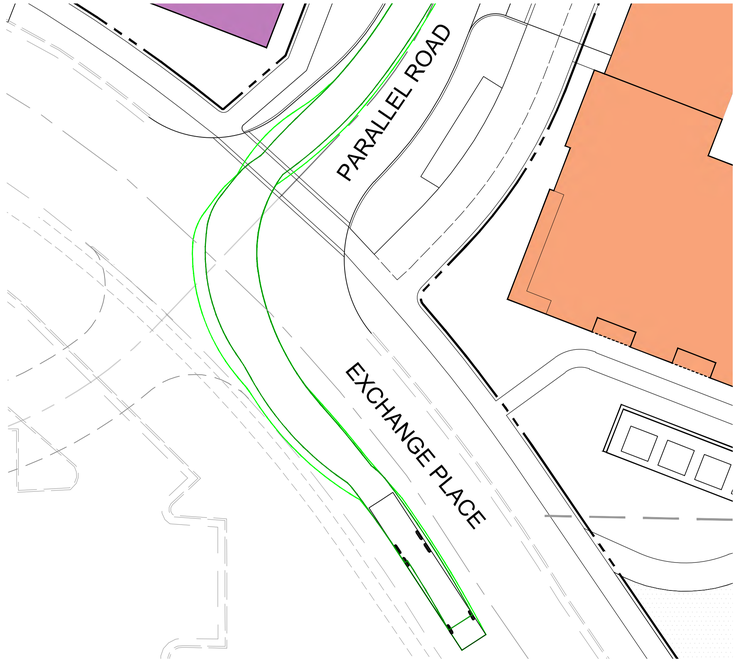
FIRE APPARATUS ENTERING RIGHT TURN FROM HERNDON PARKWAY INTO SITE



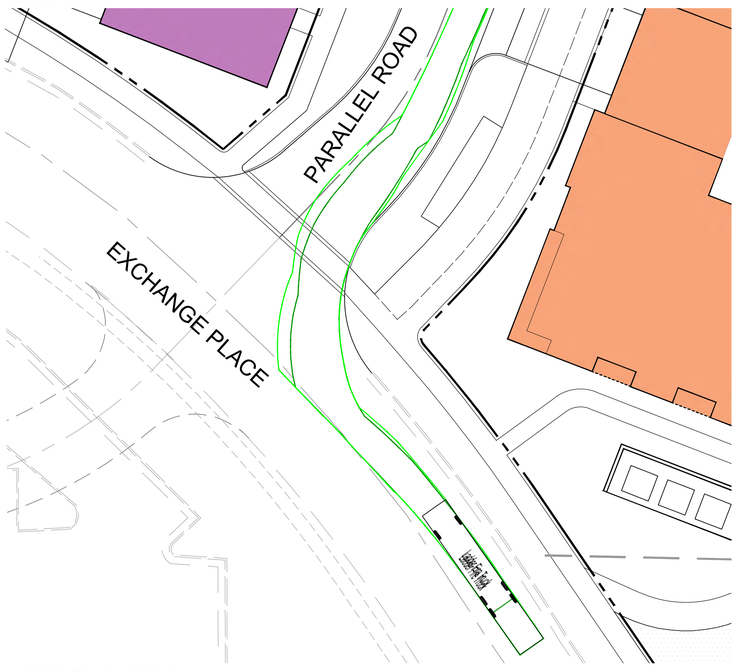
FIRE APPARATUS INTERNAL LEFT TURN FROM FAIRBROOK DRIVE TO PARALLEL ROAD



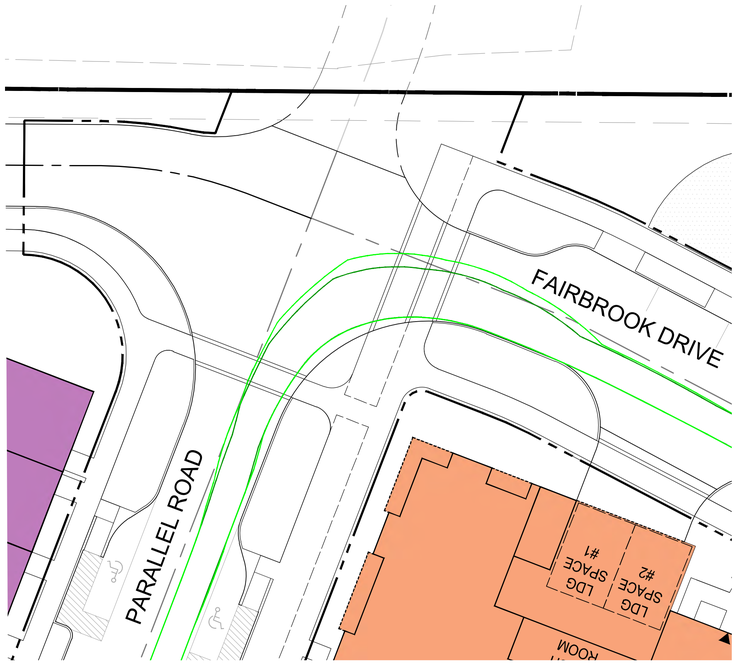
FIRE APPARATUS EXITING LEFT TURN FROM PARALLEL ROAD TO EXCHANGE PLACE



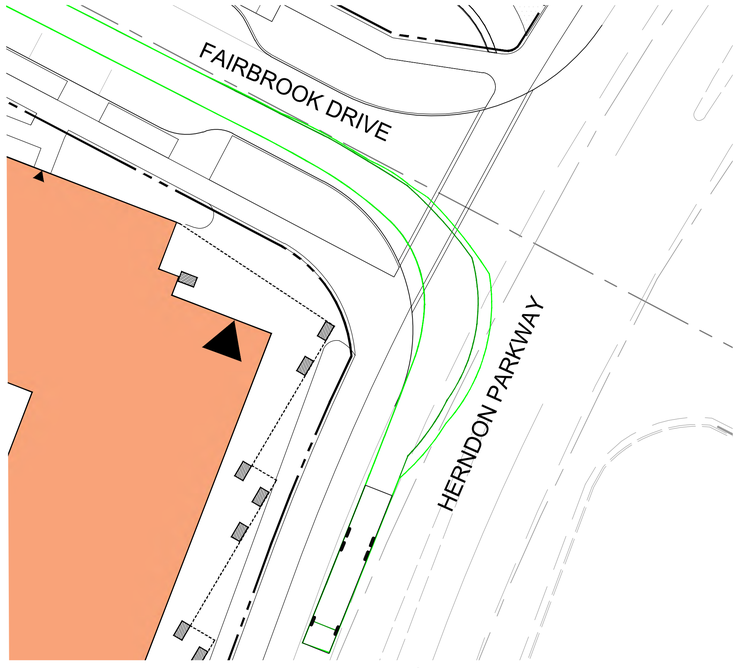
FIRE APPARATUS ENTERING RIGHT TURN FROM EXCHANGE PLACE TO PARALLEL ROAD



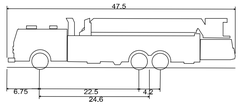
FIRE APPARATUS INTERNAL RIGHT TURN FROM PARALLEL ROAD TO FAIRBROOK DRIVE



FIRE APPARATUS EXITING RIGHT TURN FROM HERNDON PARKWAY INTO SITE



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 SWEPT PATH

VCS: 1983 GRID NORTH

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

ROONEY PROPERTIES

WIRE GILL LLP

mv+a

GOROVE / SLADE
Transportation Planners and Engineers

IMEG

COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
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12/29/2025
PROFESSIONAL ENGINEER

DEVELOPMENT PLAN
EXCHANGE PLACE
TOWN OF HERNDON, VIRGINIA

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DESIGN: CL
DRAWN: CL
CHECKED: JA

SHEET TITLE:

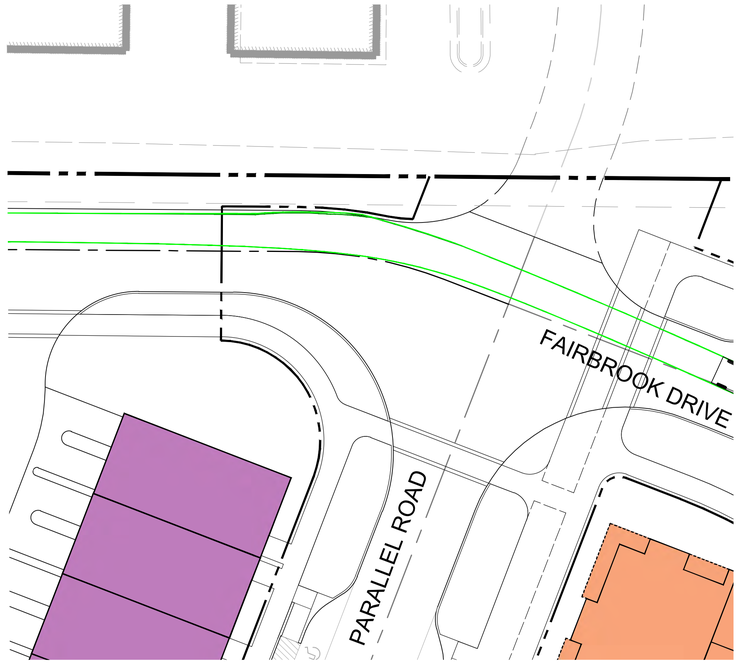
AUTOTURN EXHIBIT 4

SHEET No.

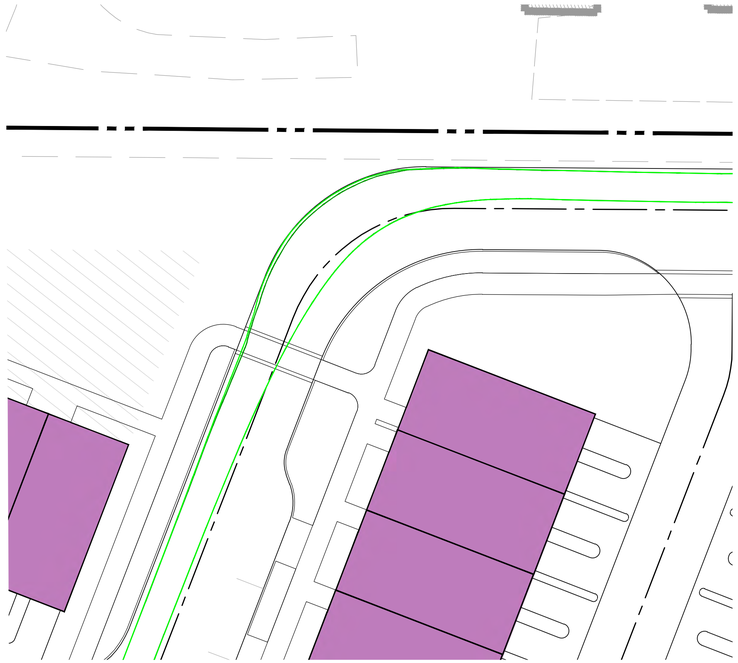
12.3

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

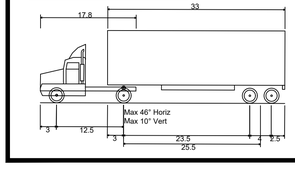


WB-40 TRAILER ENTERING TOWNHOME ALLEYWAYS FROM EXCHANGE PLACE

WB-40 TRAILER INTERNAL RIGHT TURN TOWARDS FAIRBROOK DRIVE

WB-40 TRAILER INTERNAL RIGHT TURN TOWARDS FAIRBROOK DRIVE

WB-40 TRUCK DETAIL



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Overall Body Height	13.500ft
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Track Width	8.000ft
Lock-to-lock time	4.00s
Max Steering Angle (Virtual)	20.30°

LEGEND

PATH OF VEHICLE WHEELS

VEHICLE BODY SWEPT PATH

VCS 1983 GRID NORTH

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

ROONEY PROPERTIES

WIRE GILL LLP

mv+a

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DRAWN: CL
CHECKED: JA

SHEET TITLE:

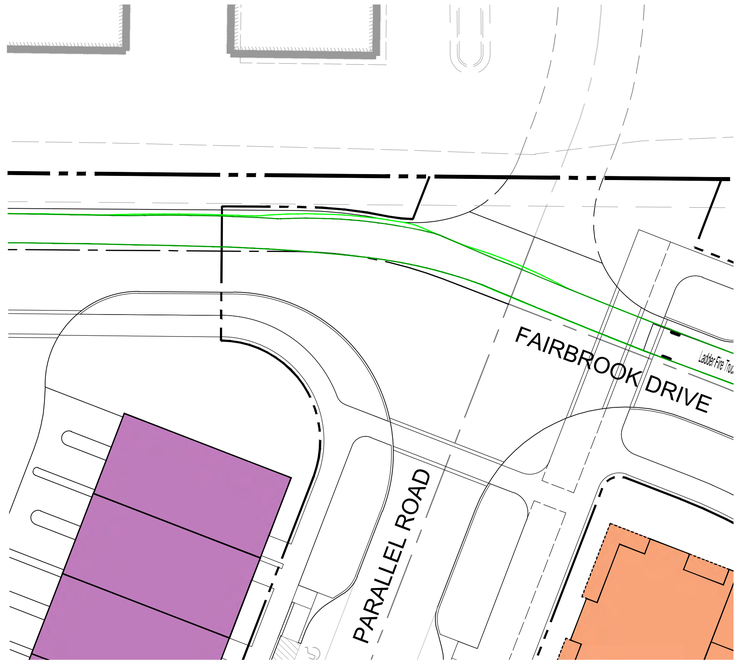
AUTOTURN EXHIBIT 5

SHEET No.

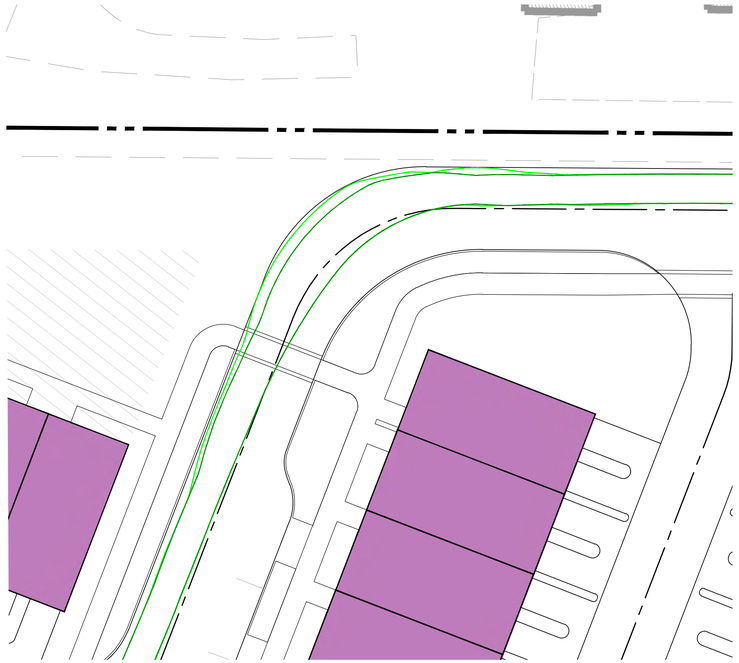
12.4

P:\Projects\23008899.00\exchange place development plan\113159 development plan\12 AUTOTURN EXHIBIT.dwg, 12/22/2025 3:52:11 PM, Jason M. Alagna,

FIRE APPARATUS ENTERING TOWNHOME ALLEYWAYS



FIRE APPARATUS INTERNAL LEFT TURN TOWARDS EXCHANGE PLACE



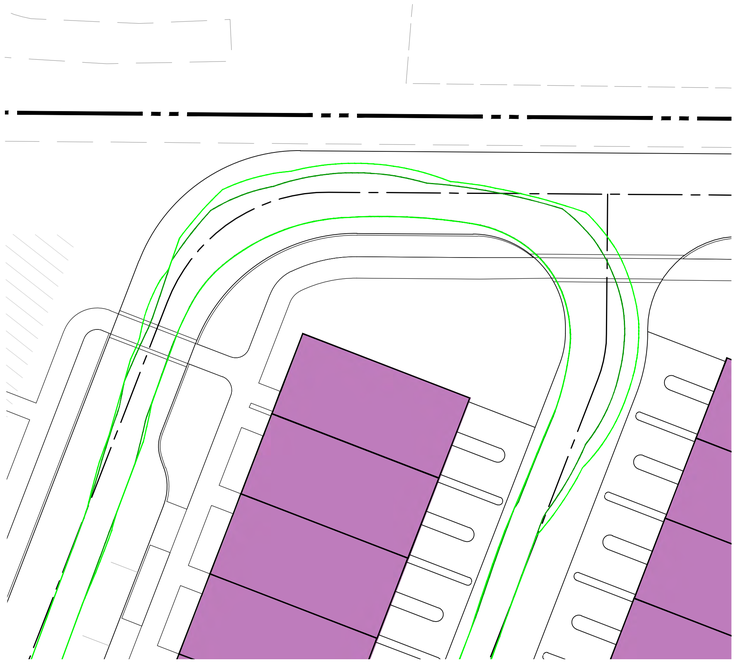
FIRE APPARATUS EXITING LEFT TURN TO EXCHANGE PLACE



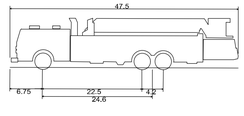
FIRE APPARATUS ENTERING TOWNHOME ALLEYWAYS FROM EXCHANGE PLACE



FIRE APPARATUS DOUBLE INTERNAL RIGHT TURN TOWARDS ALLEYWAY



LADDER TRUCK DETAIL



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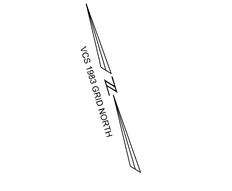
Overall Body Height	1.400ft
Min Body Ground Clearance	1.400ft
Track Width	8.000ft
Lock-to-lock time	4.00s
Wall to Wall Turning Radius	45.250ft

LEGEND

PATH OF VEHICLE WHEELS

VEHICLE BODY SWEPT PATH



ROONEY PROPERTIES

WIRE GILL LLP

mv+a

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JOHN L. HELMS
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DRAWN: CL
CHECKED: JA

SHEET TITLE:

AUTOTURN EXHIBIT 6

SHEET No.

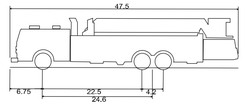
12.5

P:\Projects\23008899.00\exchange place development plan\113159 development plan\12 AUTOTURN EXHIBIT.dwg, 12/22/2025 3:55:19 PM, Jason M. Alagna,

FIRE APPARATUS TRAVERSING INTERNAL TOWNHOUSE ALLEYS THROUGH EXCHANGE PLACE ENTRANCE



LADDER TRUCK DETAIL



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Lock-to-lock time	4.00s
Wall to Wall Turning Radius	45.250ft

LEGEND

PATH OF VEHICLE WHEELS

VEHICLE BODY SWEPT PATH

VIRGINIA STATE GRID NORTH
NAD 83

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

ROONEY PROPERTIES

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mv+a

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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:

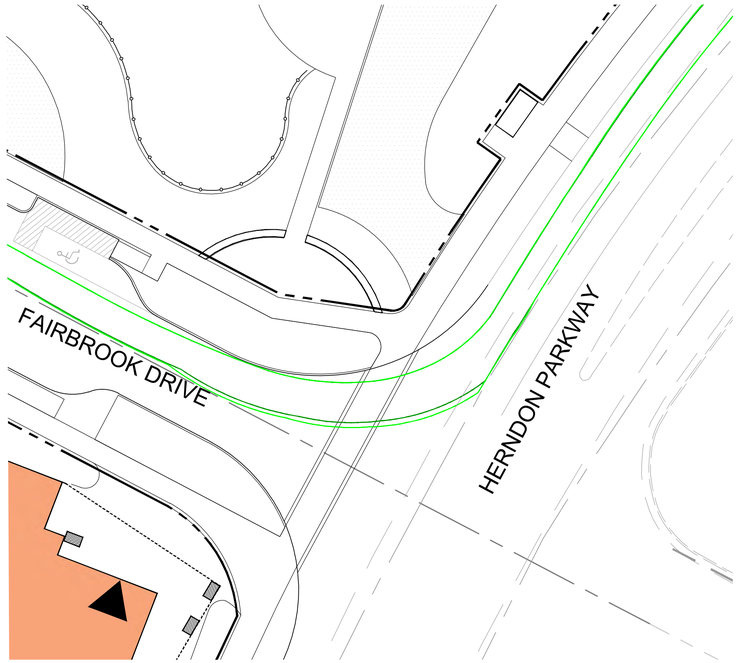
AUTOTURN EXHIBIT 7

SHEET No.

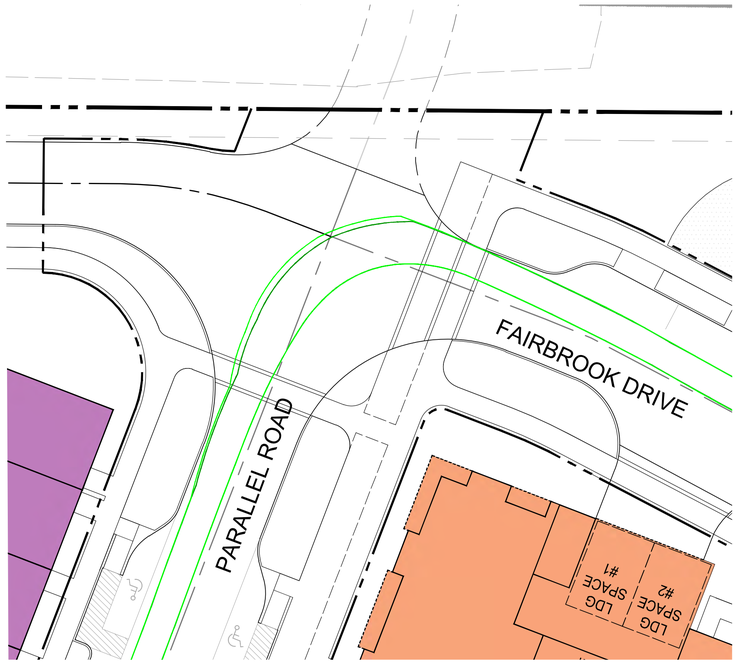
12.6

P:\Projects\23008899.00\exchange place development plan\113159 development plan\12 AUTOTURN EXHIBIT.dwg, 12/22/2025 3:58:44 PM, Jason M. Alagna,

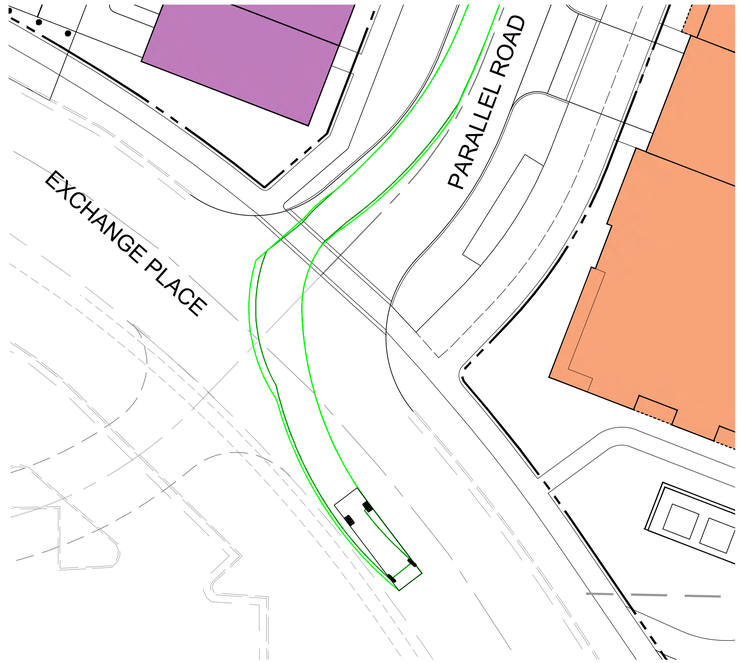
TRASH TRUCK ENTERING RIGHT TURN FROM HERNDON PARKWAY INTO SITE



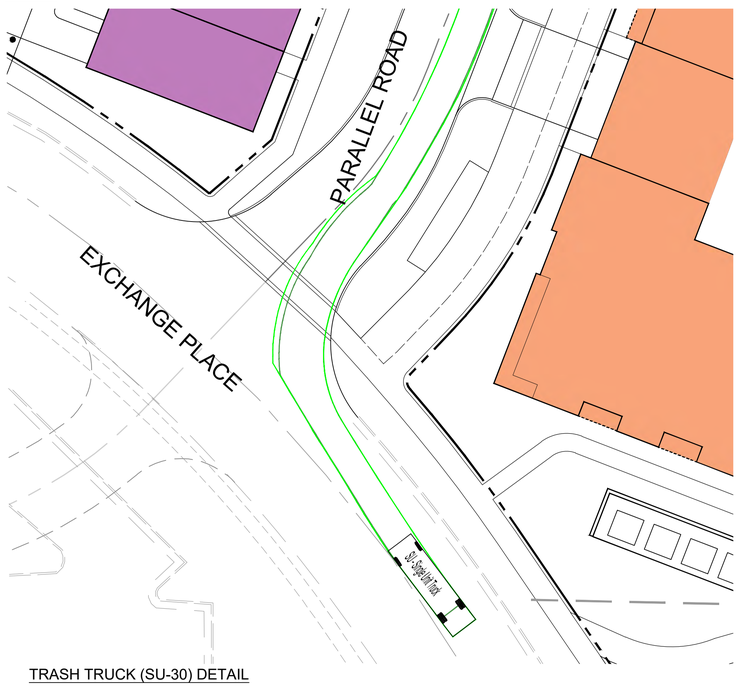
TRASH TRUCK INTERNAL LEFT TURN FROM FAIRBROOK DRIVE TO PARALLEL ROAD



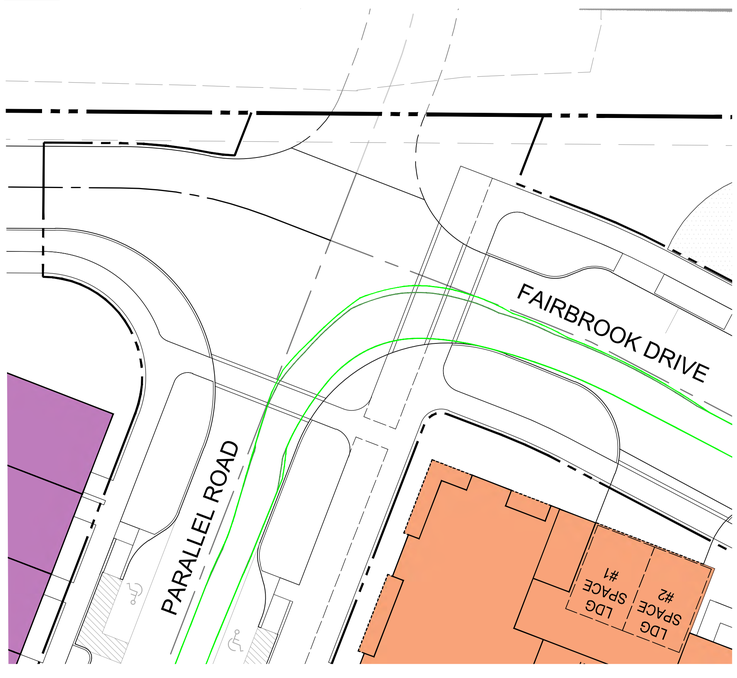
TRASH TRUCK EXITING LEFT TURN FROM PARK DRIVE TO EXCHANGE PLACE



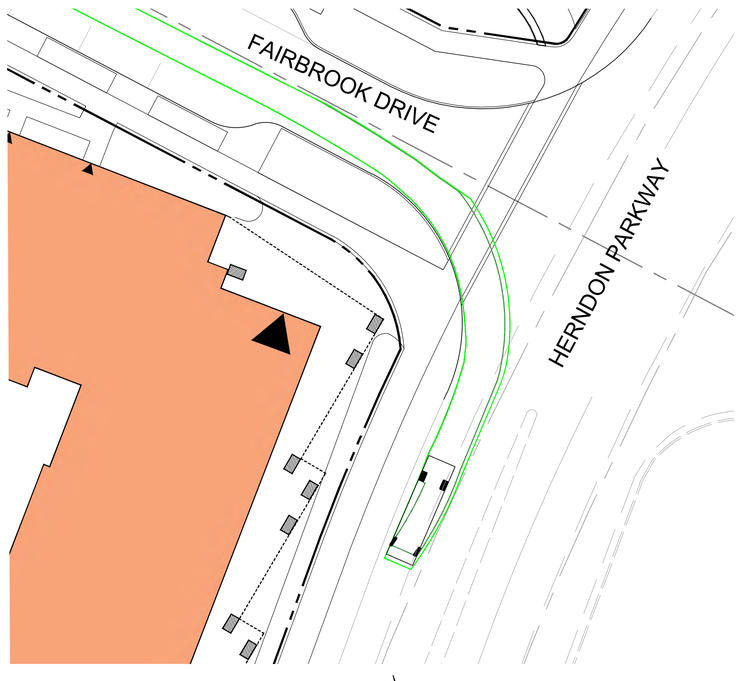
TRASH TRUCK ENTERING RIGHT TURN FROM EXCHANGE PLACE TO PARALLEL ROAD



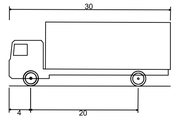
TRASH TRUCK INTERNAL RIGHT TURN FROM PARALLEL ROAD TO FAIRBROOK DRIVE



TRASH TRUCK EXITING RIGHT TURN FROM HERNDON PARKWAY INTO SITE



TRASH TRUCK (SU-30) DETAIL



SU - Single Unit Truck	
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 SWEPT PATH

VCS 1983 GRID NORTH

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

ROONEY PROPERTIES

WIRE GILL LLP

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

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SHEET TITLE:

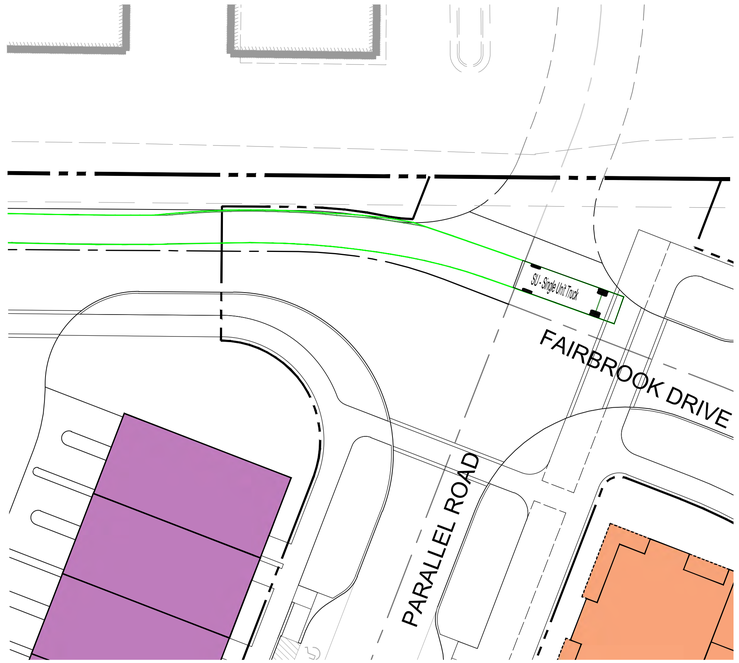
AUTOTURN EXHIBIT 8

SHEET No.

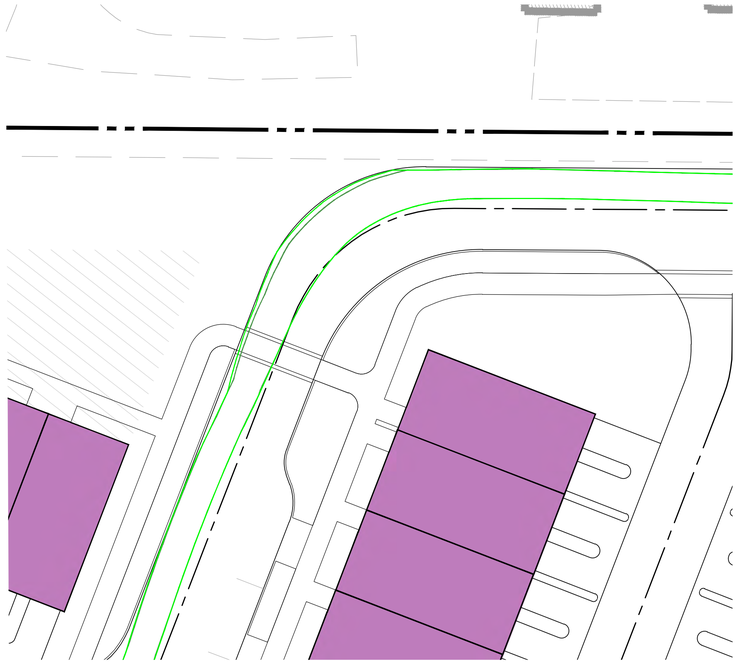
12.7

P:\Projects\23008899.00\exchange place development plan\113159 development plan\12 AUTOTURN EXHIBIT.dwg, 12/22/2025 4:01:26 PM, Jason M. Allagna,

TRASH TRUCK ENTERING TOWNHOME ALLEYWAYS



TRASH TRUCK INTERNAL LEFT TURN TOWARDS EXCHANGE PLACE



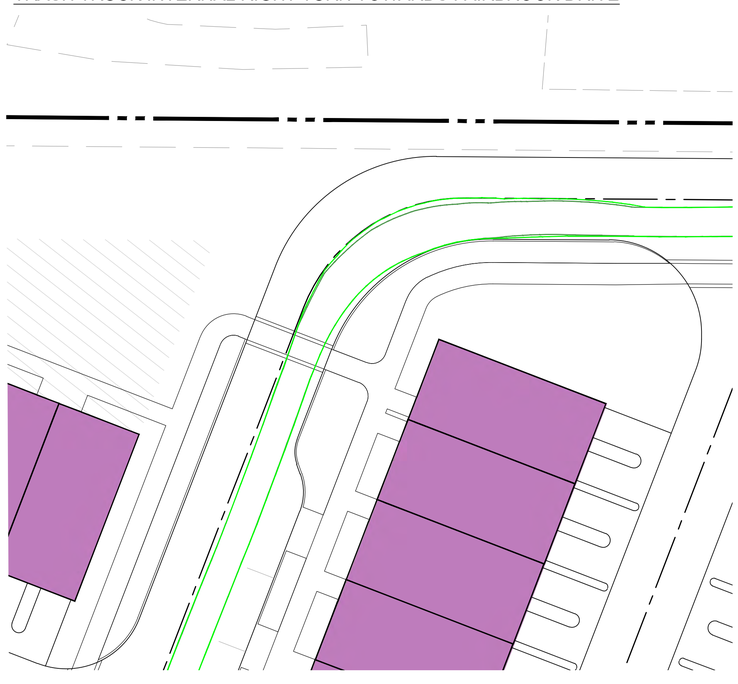
TRASH TRUCK EXITING LEFT TURN TO EXCHANGE PLACE



TRASH TRUCK ENTERING TOWNHOME ALLEYWAYS FROM EXCHANGE PLACE



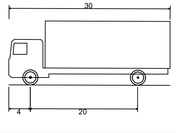
TRASH TRUCK INTERNAL RIGHT TURN TOWARDS FAIRBROOK DRIVE



TRASH TRUCK INTERNAL RIGHT TURN TOWARDS FAIRBROOK DRIVE



TRASH TRUCK (SU-30) DETAIL

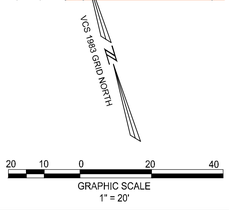


SU - Single Unit Truck	
Overall Length	30.000ft
Overall Width	8.000ft
Overall Body Height	11.881ft
Min Body Ground Clearance	1.367ft
Track Width	8.000ft
Lock-to-lock time	5.00s
Curb to Curb Turning Radius	42.000ft

LEGEND

PATH OF VEHICLE WHEELS

VEHICLE BODY SWEPT PATH



20 10 0 20 40

GRAPHIC SCALE
1" = 20'

ROONEY PROPERTIES

WIRE GILL LLP

mv+a

GOROVE / SLADE
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COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
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SHEET TITLE:

AUTOTURN EXHIBIT 9

SHEET No.

12.8

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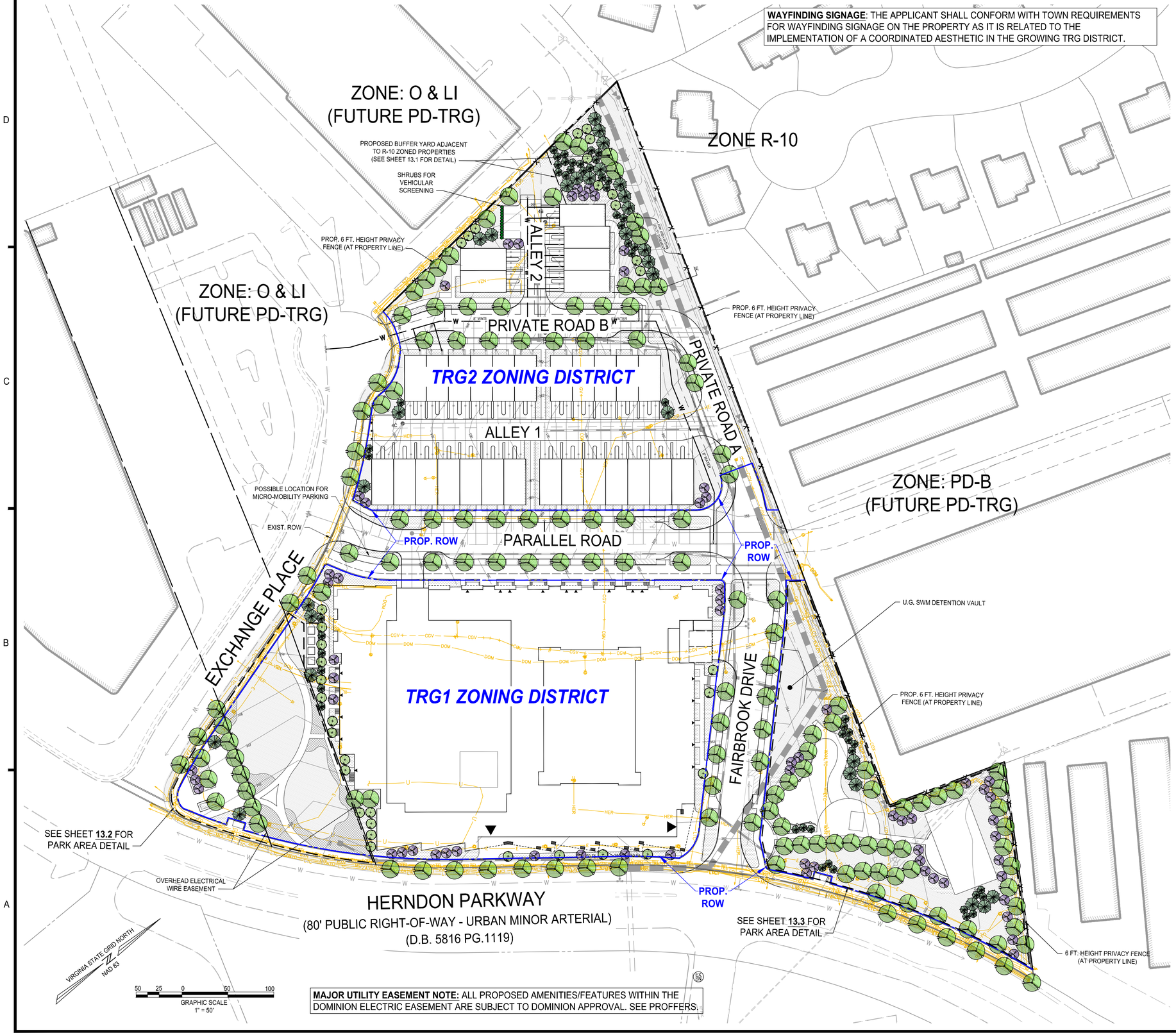

WAYFINDING SIGNAGE: THE APPLICANT SHALL CONFORM WITH TOWN REQUIREMENTS FOR WAYFINDING SIGNAGE ON THE PROPERTY AS IT IS RELATED TO THE IMPLEMENTATION OF A COORDINATED AESTHETIC IN THE GROWING TRG DISTRICT.

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

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 THYOIDES*
- *JUNIPERUS VIRGINIANA*
- *THUJA OCCIDENTALIS*

LAWN AREA / REPLICA TURF

SHRUB PLANTINGS, GROUNDCOVER AND ENHANCED PLANTING AREA

PLANTINGS PERMITTED WITHIN ELECTRIC EASEMENT (MEADOW MIX OF FLOWERS AND GRASSES)

NOTES:

1. STREET TREES ON INTERNAL STREETS ARE 35' O.C. TREE SPACING ALONG HERNDON PARKWAY RANGES DO TO EXISTING EASEMENTS AND SIGHT DISTANCE REQUIREMENTS.

2. 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.

3. 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.

4. 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.

5. 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 REQURIED 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 LLP
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
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CHECKED: JA

SHEET TITLE:

LANDSCAPE OVERVIEW

SHEET No.

13

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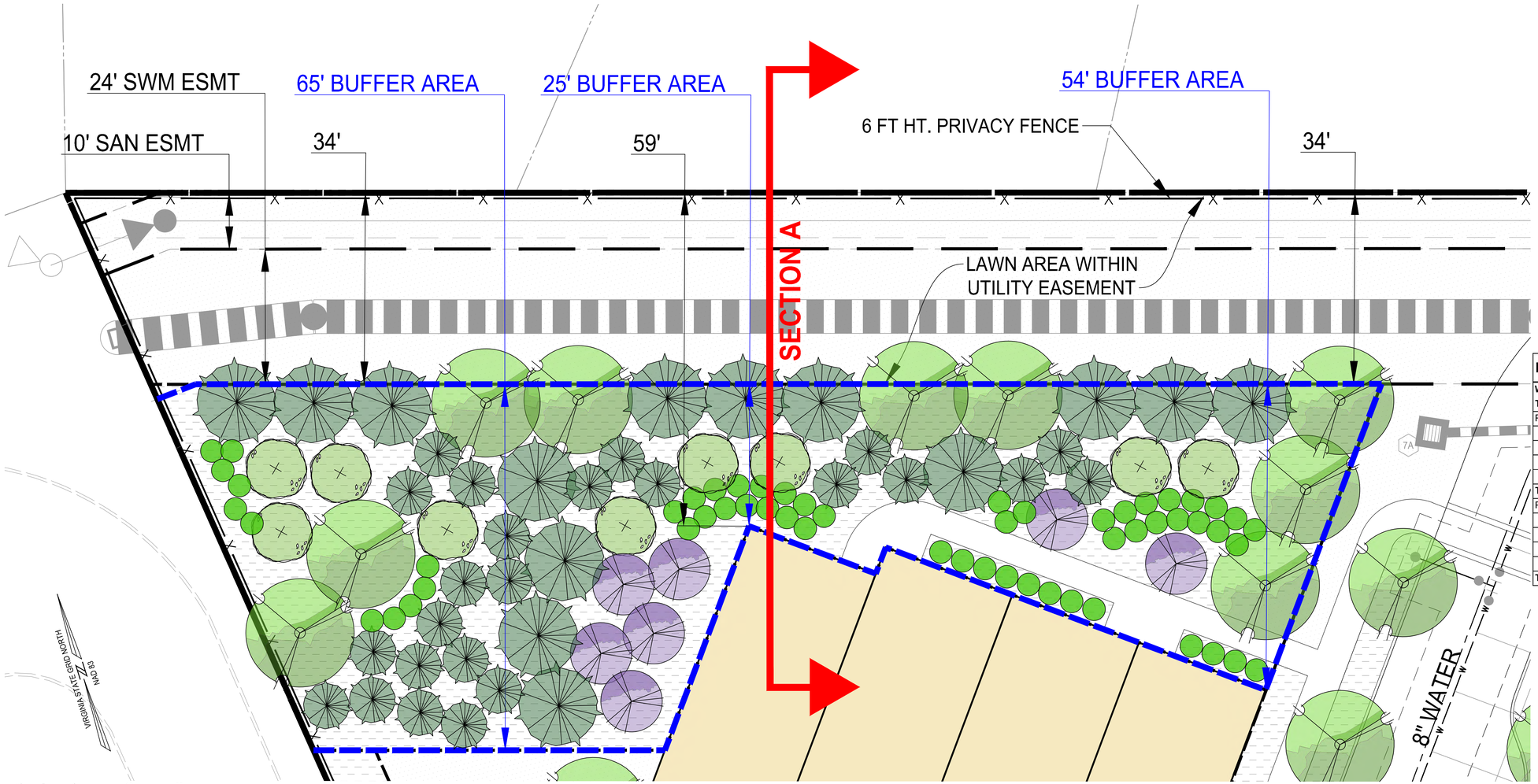


PLAN LEGEND

- 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, GROUNDCOVER, AND ENHANCED PLANTING AREA (TYP.)

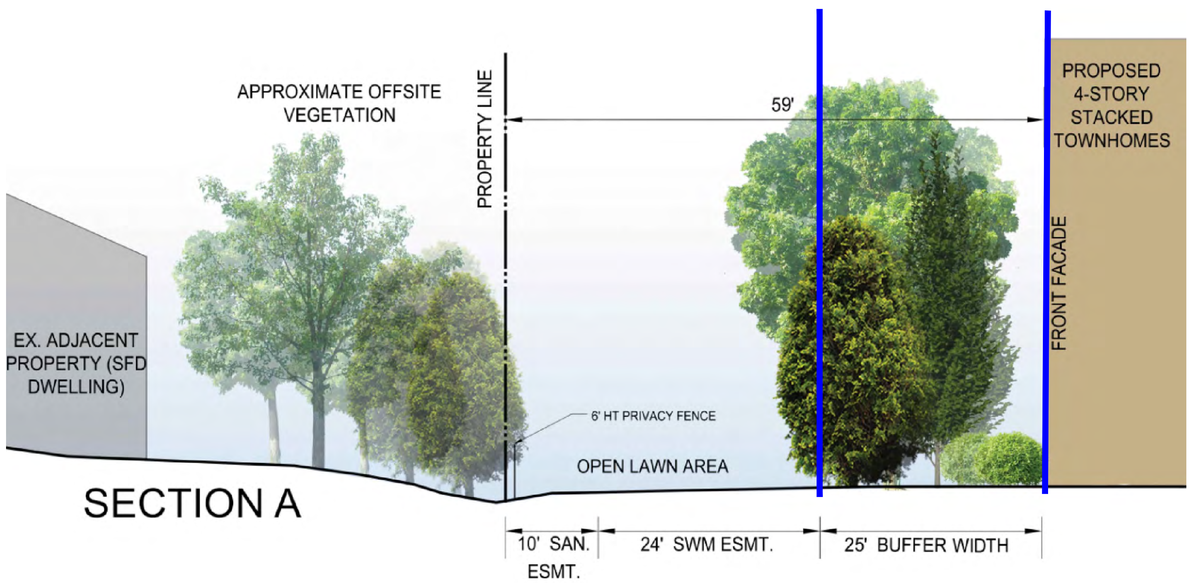
NOTE: SEE SHEET 13 FOR SAMPLE PLANT SPECIES FOR EACH CATEGORY SHOWN IN THIS LEGEND.

LANDSCAPE AREA

WIDTH (FT): VARIES REQUIRED: VARIES	
TOTAL LENGTH 182	
PLANTINGS REQUIRED	
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
TOTAL # OF PLANTS REQUIRED	**91**
PLANTINGS PROVIDED	
CANOPY TREE	9
EVERGREEN TREE	19
ORNAMENTAL TREE	35
EVERGREEN SHRUBS	56
TOTAL # OF PLANTS PROVIDED	**119**

IMPORTANT LANDSCAPE BUFFER NOTES:

1. UTILITY EASEMENTS COMPRISE THE FIRST 34' OF WIDTH OF THE PROPOSED SETBACK
   1.1. NO WOODY VEGETATION IS PROPOSED WITHIN THE UTILITY EASEMENT AREA.
2. THE MINIMUM BUILDING SETBACK FROM PROPERTY LINE IS 59'
3. THE MINIMUM PLANTING WIDTH OF THE BUFFER IS 25' AT THE PINCH POINT
   3.1. 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.
4. THE MAXIMUM PLANTING WIDTH OF THE BUFFER YARD IS 65'.
5. THE AVERAGE BUFFER WIDTH IS APPROXIMATELY 47'
6. EXTENSIVE USE OF EVERGREEN TREES, AND DECIDUOUS VEGETATION OF VARIOUS HEIGHTS IS USED TO FACILITATE YEAR-ROUND SCREENING ALONG THIS PROPERTY BOUNDARY
7. BUFFER IS ON THE NORTHERN EXPOSURE OF THE BUILDING, THEREFORE DENSE BUFFER WILL NOT OVERLY SHADE PROPOSED UNITS.
   7.1. 34' EASEMENT AREA PROVIDES ENOUGH SETBACK THAT PROPOSED BUFFER ALSO SHOULD NOT SHADE OUT NEIGHBORING PROPERTIES TO THE NORTH.
8. SITE LAYOUT RESPECTS THE REQUIRED 10' SETBACK ALONG THE WESTERN PROPERTY BOUNDARY, AND EXCEEDS THE REQUIRED 50' TRG2 BUILDING SETBACK



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SHEET TITLE:

LANDSCAPE BUFFER DETAIL

SHEET No.

13.1

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PARK AREA DETAIL PLAN



VIRGINIA STATE GRID NORTH
NAD 83

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

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 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 INCLUDE WITHIN THE PARK .







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SHEET TITLE:

PARK AREA DETAIL

SHEET No.

13.2

P:\Projects\23008899.00\exchange place development plan\113159 development plan\13.2 PARK AREA DETAIL.dwg, 12/22/2025 2:05:02 PM, Jason M. Allagna,

PARK AREA DETAIL PLAN



VIRGINIA STATE GRID NORTH
NAD 83

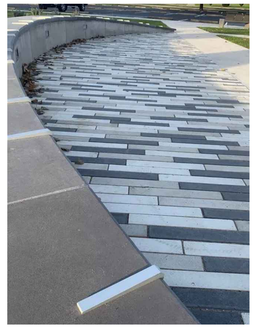
20 10 0 20 40
GRAPHIC SCALE
1" = 20'

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.

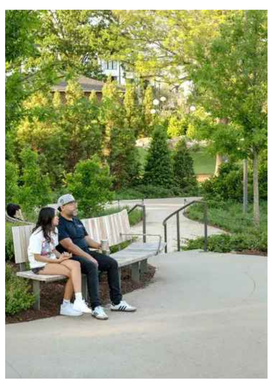
PLAY GROUND:

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 LLP
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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:

PARK AREA DETAIL

SHEET No.

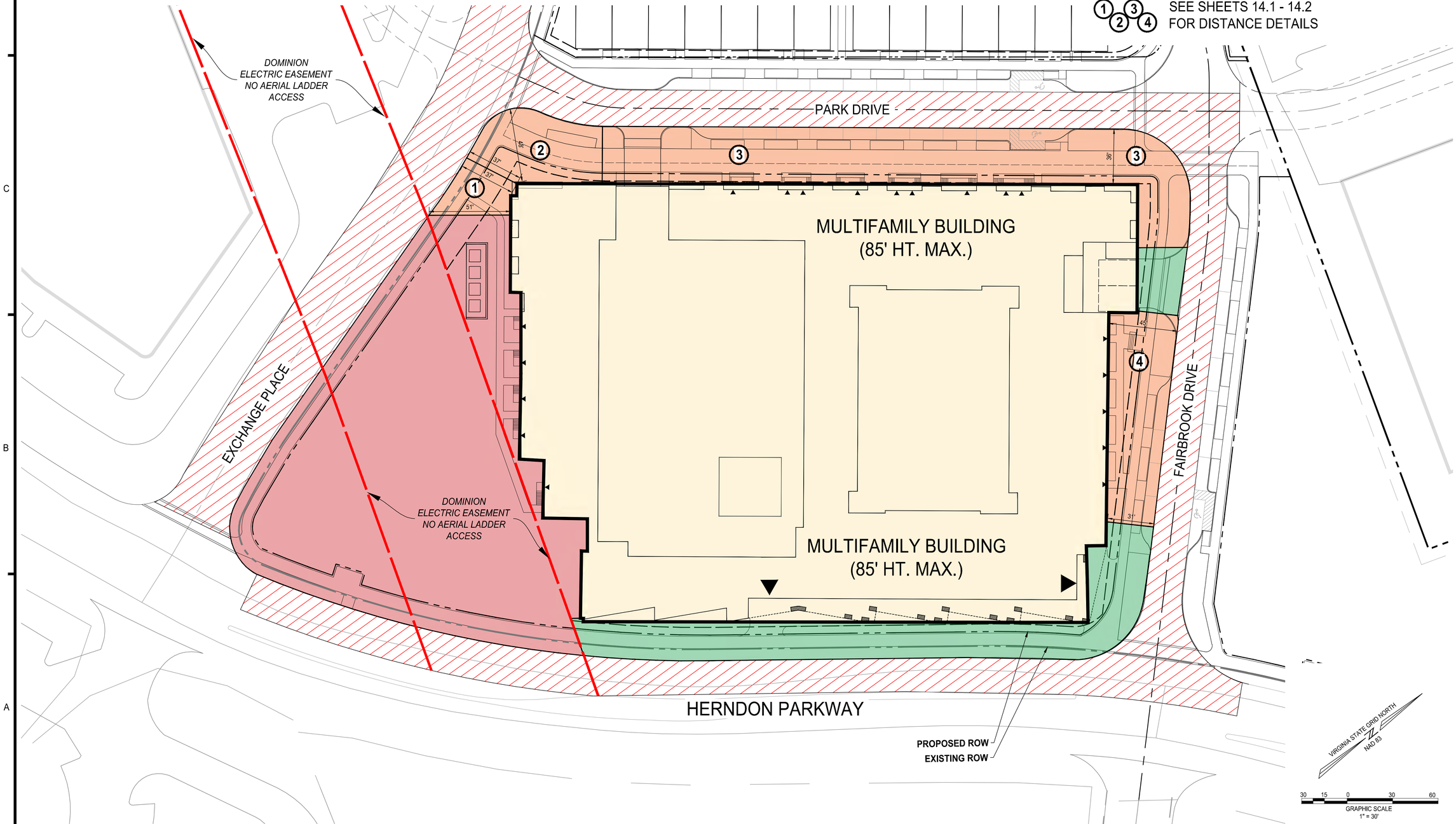
13.3

P:\Projects\23008899.00\exchange place development plan\113159 development plan\13.3 PARK AREA DETAIL.dwg, 12/22/2025 2:03:59 PM, Jason M. Alagna,

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



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12/29/2025
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TOWN OF HERNDON, VIRGINIA

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

SHEET TITLE:

FIRE MARSHALL EMEGENCY ACCESS EXHIBIT

SHEET No.
14

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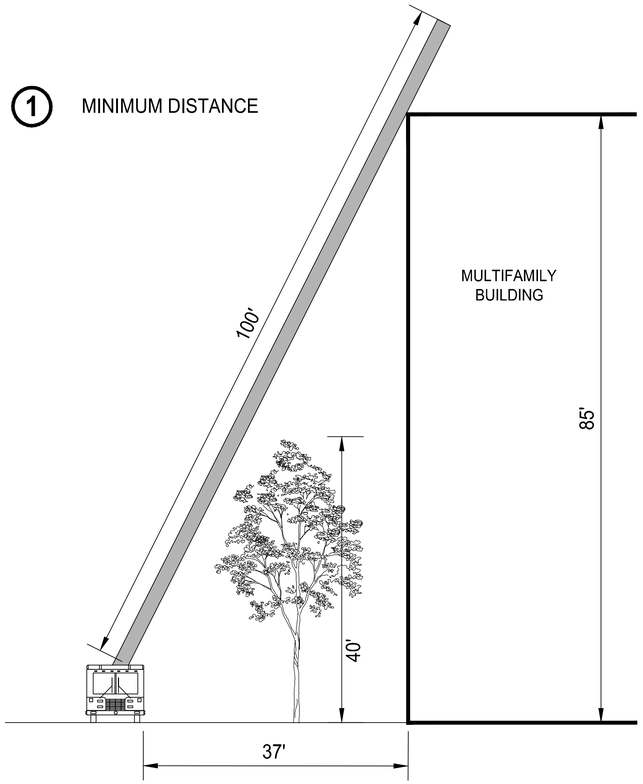

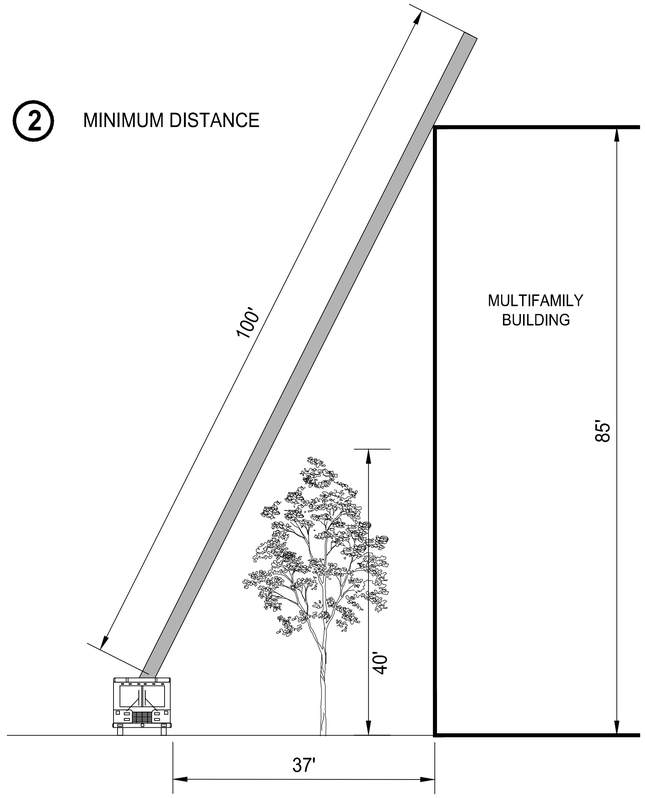

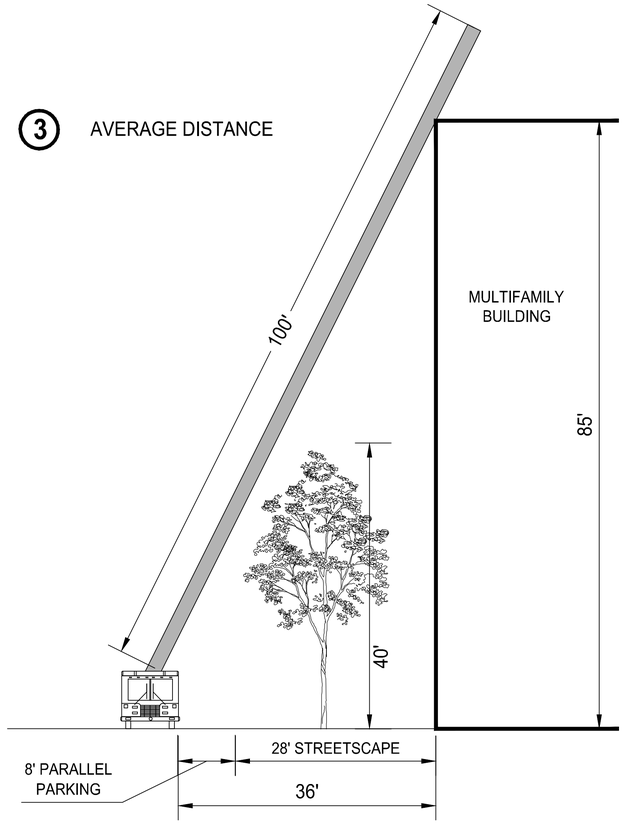

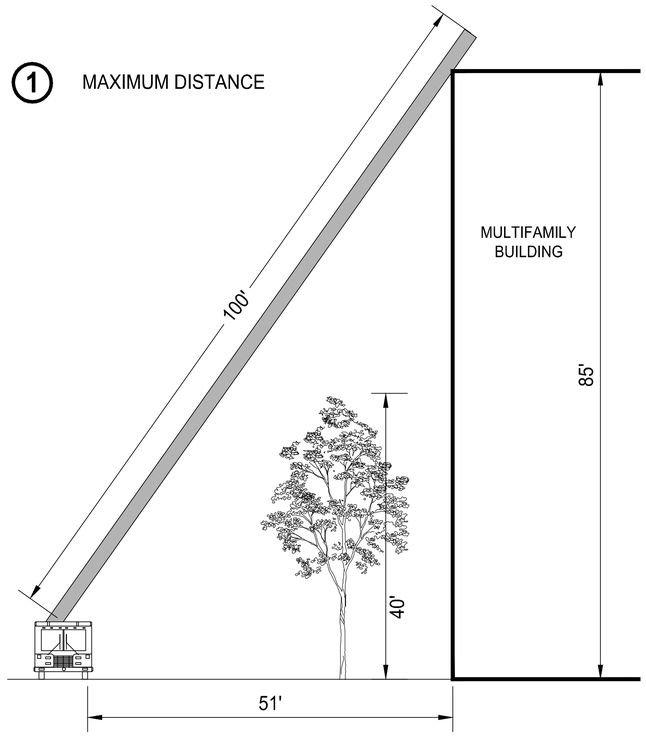

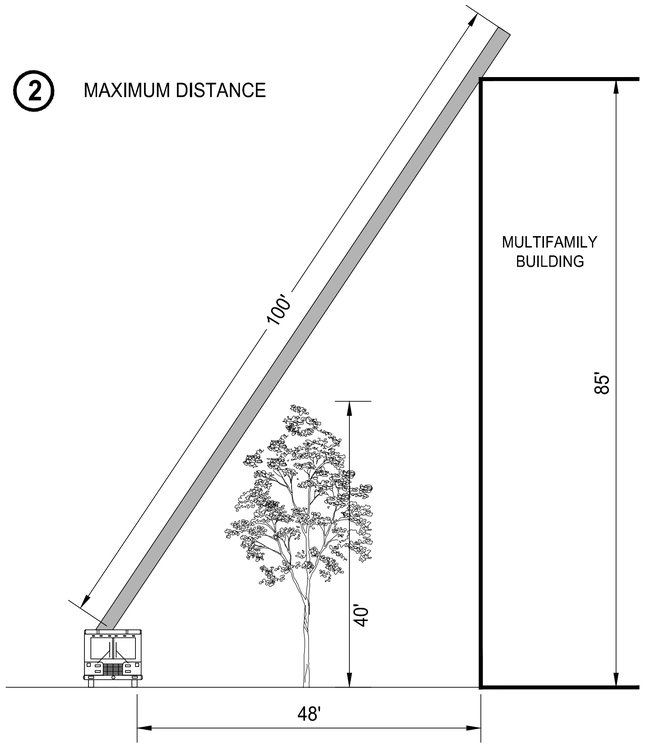

NOTE:
STREET TREES WILL BE PROVIDED AT AN APPROXIMATE ON-CENTER SPACING OF 35'±.

ROONEY PROPERTIES

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

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EXCHANGE PLACE
TOWN OF HERNDON, VIRGINIA

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

SHEET TITLE:

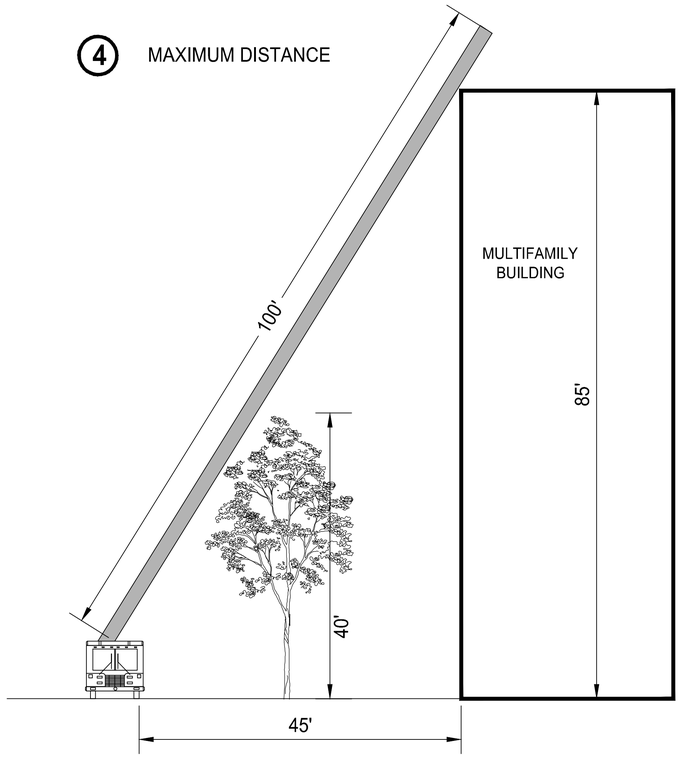
TRUCK ACCESS DETAILS

SHEET No.

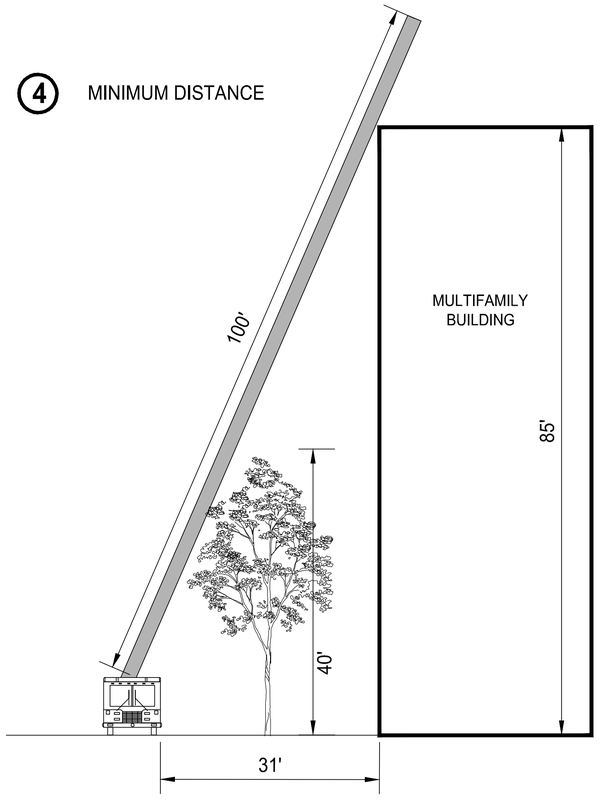
14.1

P:\Projects\23008899.00\exchange place development plan\113159 development plan\14 FIRE MARSHALL EMEGENCY ACCESS EXHIBIT.dwg, 12/22/2025 4:11:11 PM, Jason M. Alagna.

4 MAXIMUM DISTANCE



4 MINIMUM DISTANCE



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SCALE: AS SHOWN
DESIGN: CL
DRAWN: CL
CHECKED: JA

SHEET TITLE:

TRUCK ACCESS DETAILS

SHEET No.

14.2

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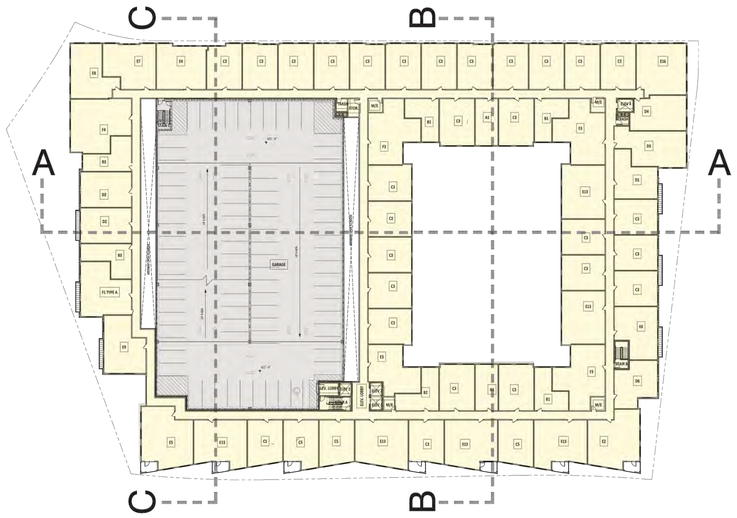
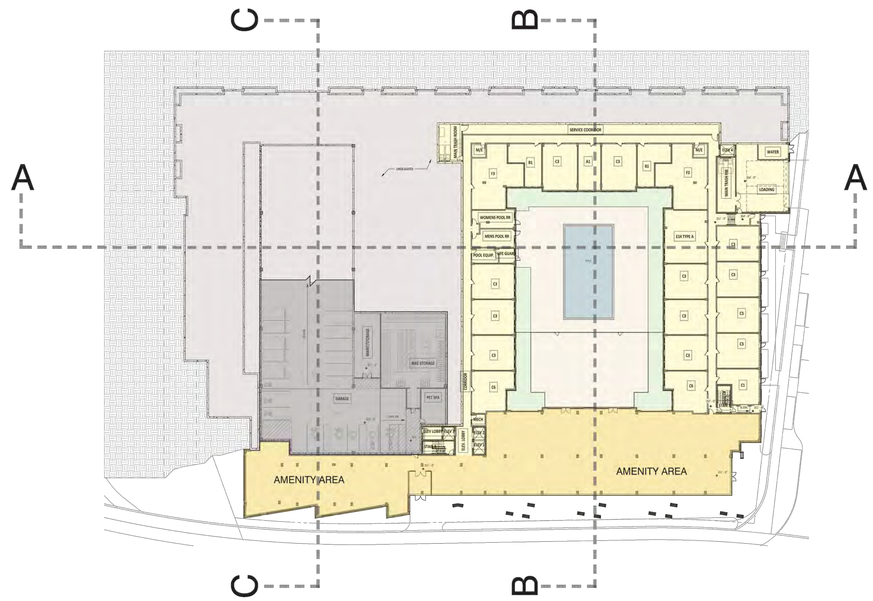


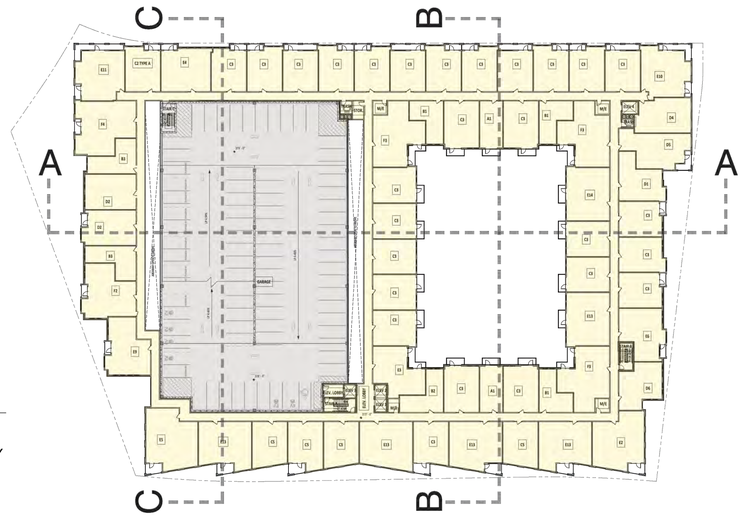
04 TYPICAL PLAN - LEVELS 6 & 7

SCALE: 1" = 50'-0"



01 COURTYARD LEVEL PLAN

SCALE: 1" = 50'-0"

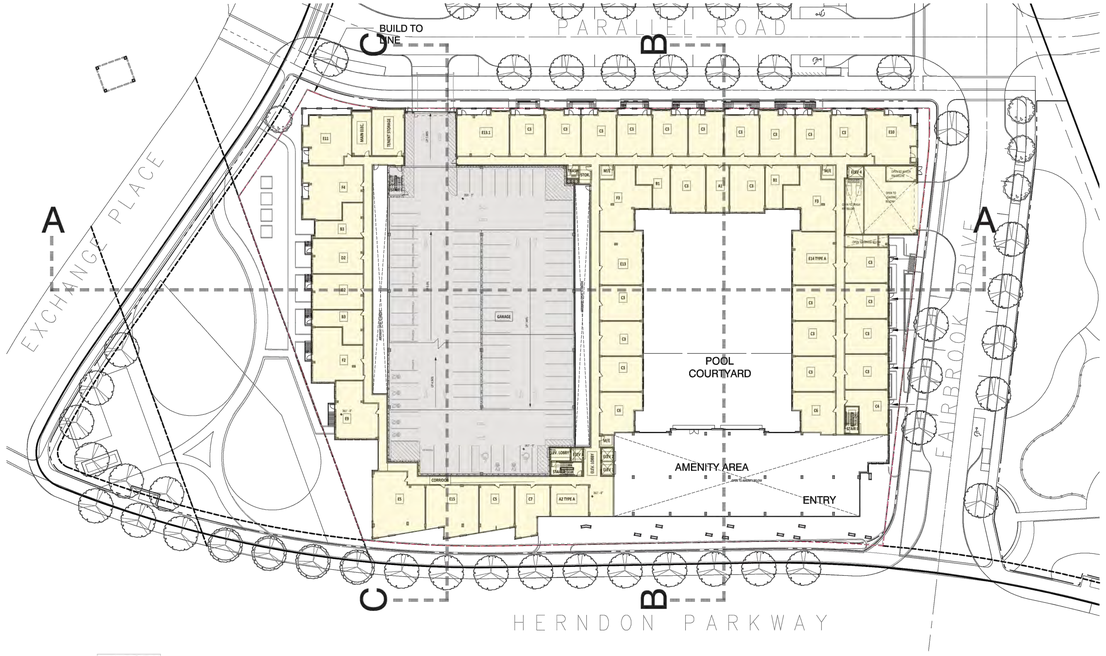


LEGEND

- RESIDENTIAL
- RESID. AMENITY
- STRUCT. PKG

03 TYPICAL PLAN - LEVELS 3-5

SCALE: 1" = 50'-0"



02 **LEVEL 02 PLAN**

SCALE: 1" = 50'-0"

ROONEY PROPERTIES

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

DEVELOPMENT PLAN
EXCHANGE PLACE
TOWN OF HERNDON, VIRGINIA

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

SHEET TITLE:

ARCHITECTURAL BUILDING PLAN

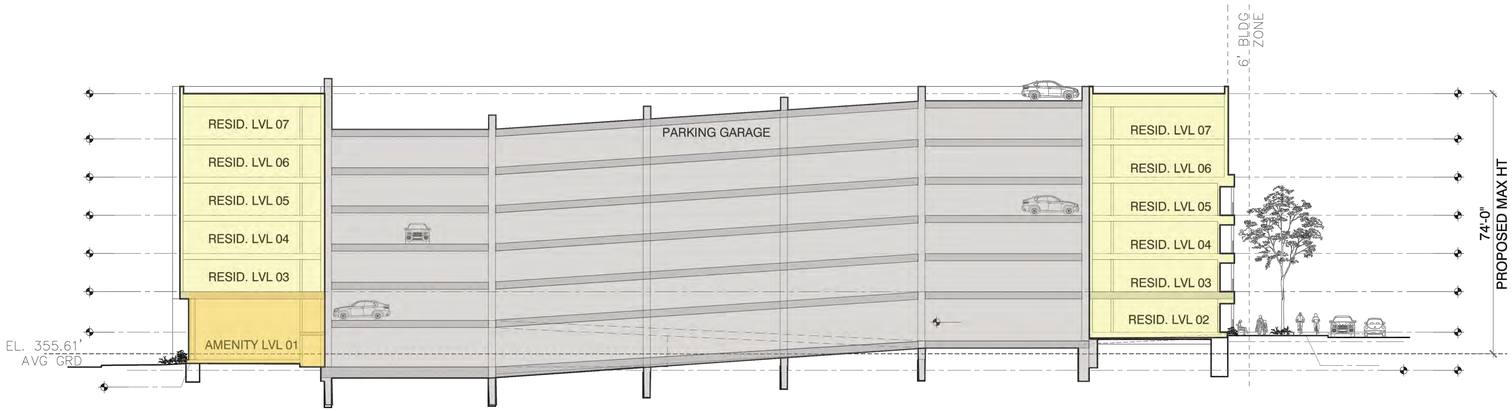
SHEET No.

15

P:\Projects\23008899.00\exchange place development plan\113159 development plan\15 ARCHITECTURAL BUILDING PLAN.dwg, 12/29/2025 3:23:15 PM, Jason M. Alagna,

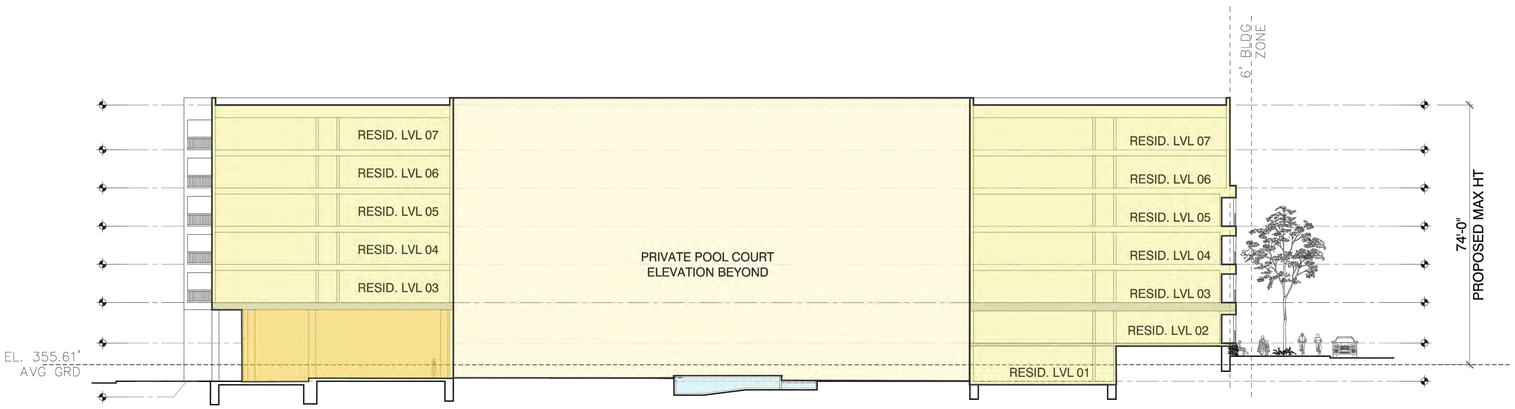
LEGEND

- RESIDENTIAL
- RESID. AMENITY
- STRUCT. PKG



03 SITE / BUILDING SECTION C

SCALE: 1" = 20'-0"



02 SITE / BUILDING SECTION B

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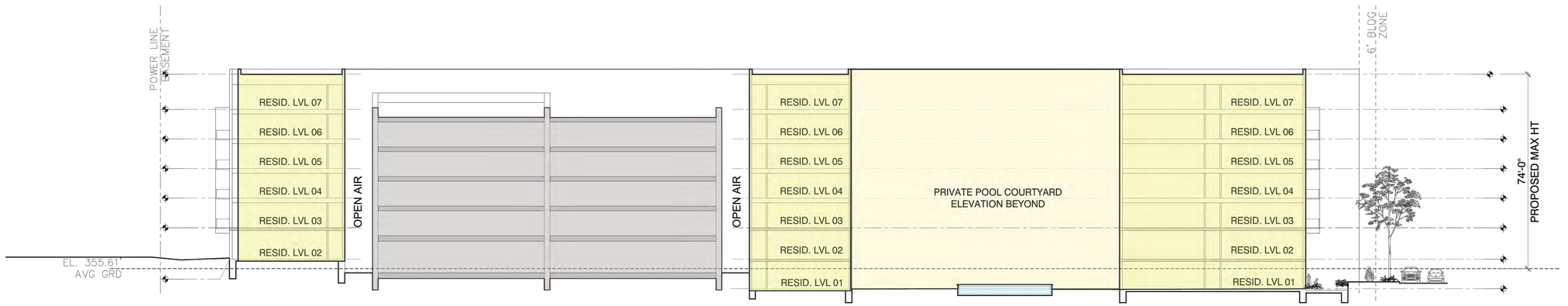

01 SITE / BUILDING SECTION A

SCALE: 1" = 20'-0"

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

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SCALE: AS SHOWN
DESIGN: MVA
DRAWN: MVA
CHECKED: MVA

SHEET TITLE:

ARCHITECTURAL BUILDING SECTIONS

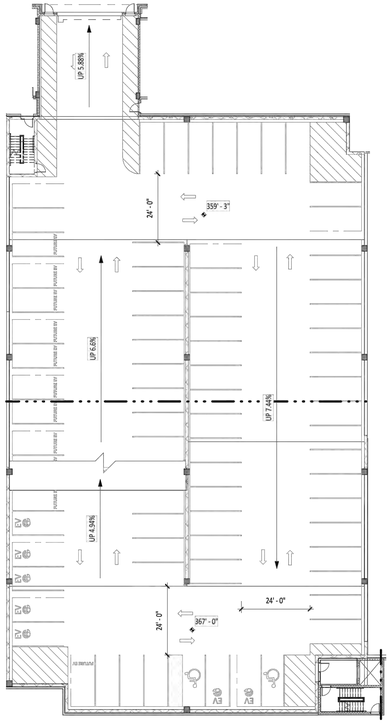
SHEET No.

16

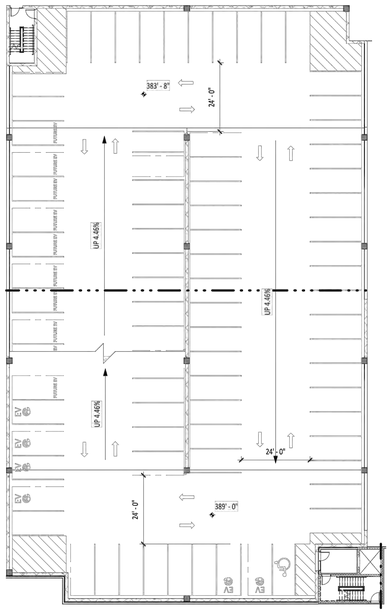
P:\Projects\23008899.00\exchange place development plan\113159 development plan\16 ARCHITECTURAL BUILDING SECTIONS.dwg, 12/29/2025 3:26:15 PM, Jason IV. Alagna,

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

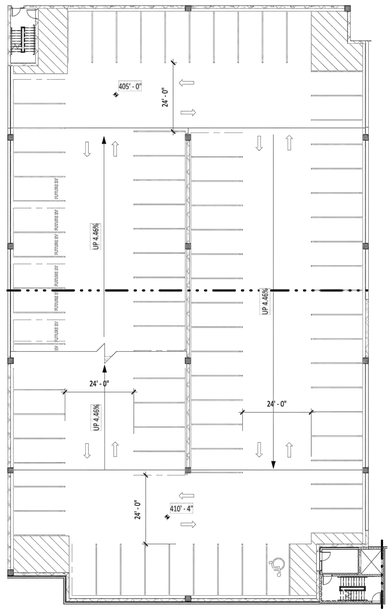
REFER TO SHEET A032 FOR PARKING SIGNAGE SCHEDULE



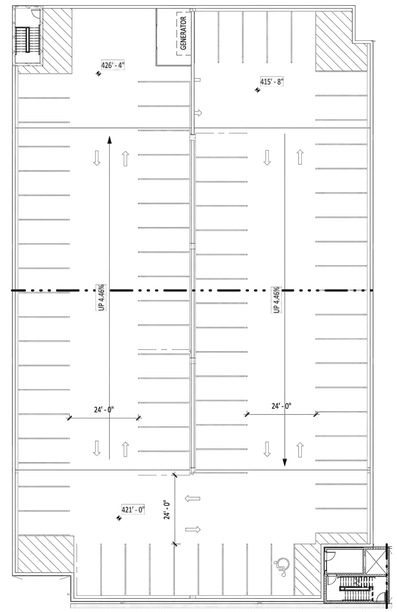
2 PARKING PLAN - LEVEL 2
EP01 SCALE 1"=25'-0"



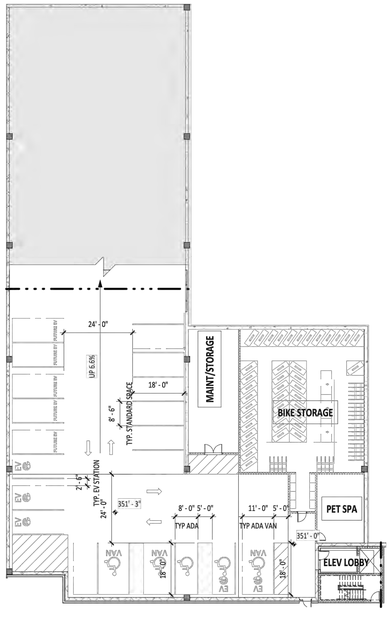
4 PARKING PLAN - LEVEL 4
EP01 SCALE 1"=25'-0"



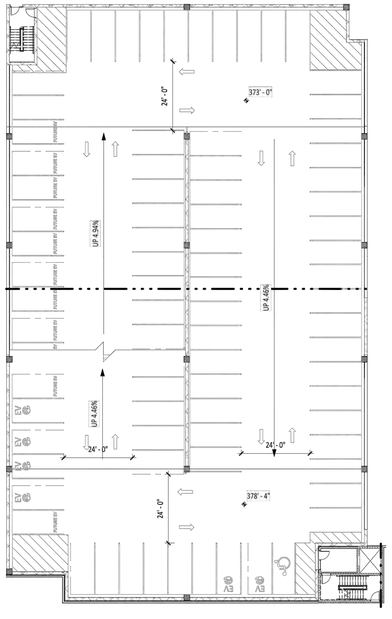
6 PARKING PLAN - LEVEL 6
EP01 SCALE 1"=25'-0"



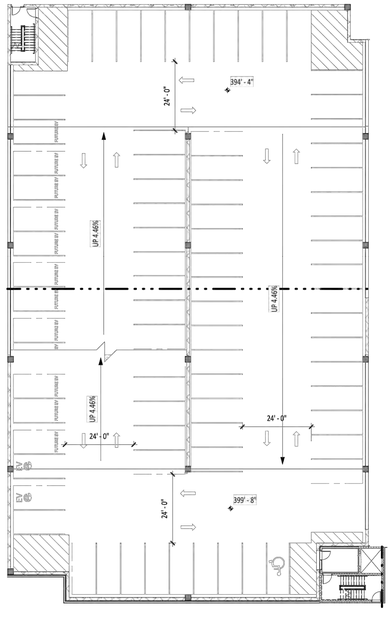
8 PARKING PLAN - ROOF
EP01 SCALE 1"=25'-0"



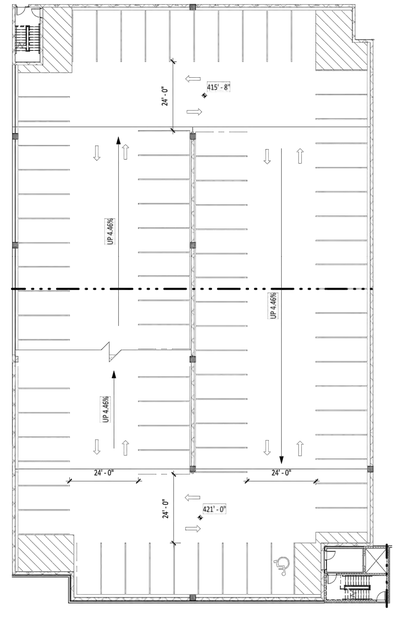
1 PARKING PLAN - LEVEL 1
EP01 SCALE 1"=25'-0"



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 LLP

mv+a

GOROVE / SLADE
Transportation Planners and Engineers

IMEG

COMMONWEALTH OF VIRGINIA
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12/29/2025
PROFESSIONAL ENGINEER

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TOWN OF HERNDON, VIRGINIA

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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

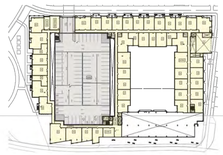
SHEET No.
17

P:\Projects\23008899.00\exchange place development plan\113159 development plan\17 PARKING GARAGE DETAIL.dwg, 12/29/2025 3:29:10 PM, Jason M. Alagna,



03 EXCHANGE PLACE ELEVATION

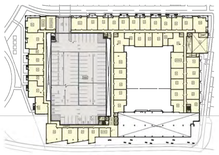
SCALE:1”= 30’-0”





04 PARALLEL ROAD ELEVATION

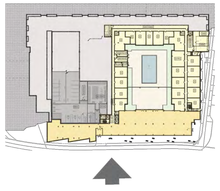
SCALE:1”= 30’-0”





01 HERNDON PARKWAY ELEVATION

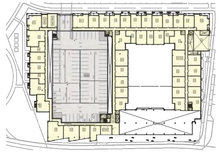
SCALE:1”= 30’-0”





02 FAIRBROOK DRIVE ELEVATION

SCALE:1”= 30’-0”



ROONEY PROPERTIES

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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: 12/17/2024
SCALE: AS SHOWN
DESIGN: MVA
DRAWN: MVA
CHECKED: MVA

SHEET TITLE:

ARCHITECTURAL ELEVATIONS

SHEET No.

18

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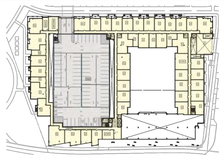
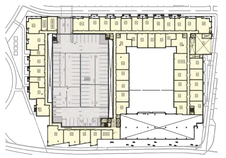
03 NE CORNER LOOKING WEST



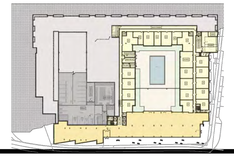


04 NW CORNER LOOKING EAST



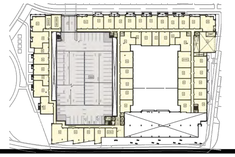


01 SE CORNER LOOKING WEST - HERNDON PARKWAY





02 SW CORNER LOOKING EAST - HERNDON PARKWAY



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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: 12/17/2024
SCALE: AS SHOWN
DESIGN: MVA
DRAWN: MVA
CHECKED: MVA

SHEET TITLE:

ARCHITECTURAL PERSPECTIVES

SHEET No.

19

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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
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DRAWN: CL
CHECKED: JA

SHEET TITLE:

TOWNHOUSE FACADE KEY MAP

SHEET No.

20

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