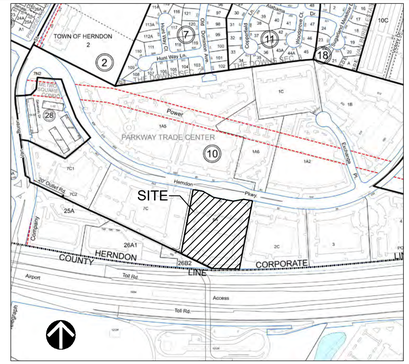
575 HERNDON PARKWAY

GENERAL DEVELOPMENT PLAN



TAX MAP / VICINITY MAP
SCALE: 1" = 500'

TOWN OF HERNDON
FAIRFAX COUNTY, VIRGINIA

MAY 08, 2024
NOVEMBER 22, 2024
MAY 14, 2025
OCTOBER 15, 2025



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BRISTOL HERNDON PARKWAY, LLC.
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MIKE PINKOSKE

COMMONWEALTH OF VIRGINIA
10/15/25
ROBERT B. COCHRAN
Lic. No. 2912
LAND SURVEYOR

TAX MAP NOS. (2024) 16-4 ((10)) PARCEL 6A

VIKA #VV7815B
SHEET C-01

FILE:Q:\Projects\7815\7815B\CADD\PLANNING\PLANNING DRAWINGS\7815D_Cover Sheet.dwg USER:Bentley DATE:Oct, 15 2025 TIME: 08:27 am

NOTES:

1. THE SUBJECT PROPERTY IS IDENTIFIED ON FAIRFAX COUNTY TAX MAP AS TAX MAP #016-4-10-0006A AND IS ZONED PD-TOC (PLANNED DEV-TRANSIT ORIENTED CORE).
2. THE SUBJECT PROPERTIES ARE LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP (FIRM) NUMBER 51059C0110E, COMMUNITY PANEL 515525 0110 E, FOR FAIRFAX COUNTY, VIRGINIA, DATED SEPTEMBER 17, 2010. ZONE "X" IS NOT IDENTIFIED AS A SPECIAL FLOOD HAZARD ZONE AREA.
3. THE HORIZONTAL DATUM SHOWN HEREON IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983 (VCS83).
4. THE VERTICAL DATUM SHOWN HEREON IS REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29).
5. THE HORIZONTAL AND VERTICAL DATUMS SHOWN HEREON ARE BASED ON A GPS SURVEY PERFORMED BY VIKA VIRGINIA, LLC ON FEBRUARY 6, 2024 USING THE FOLLOWING CORS STATIONS: LOYB LORTON VA – 0576 (NGS PID DH7960); VAGV GAINESVILLE VA – 0588; AND VAAH ASHBURN VA – 0591, AND A COMBINED SCALE FACTOR OF 0.999959696. THE ELEVATION CONVERSION OF THE VERTICAL DATUM FROM THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) TO (NGVD29), USING A DIFFERENCE OF +0.69', WAS CALCULATED USING ARMY CORPS OF ENGINEERS' CORPSCON 6.0.1 CONVERSION TOOL.
6. THE HORIZONTAL CLOSURE AND ACCURACY OF THE SURVEY CONTROL USED TO PERFORM THIS SURVEY IS 1:257,864 WHICH EXCEEDS THE MINIMUM PRECISION OF 1:20,000 WITH THE ATTENDANT ANGULAR CLOSURE WHICH SUSTAINS THE ERROR OF CLOSURE.
7. THERE IS NO OBSERVED EVIDENCE OF CEMETERIES OR BURIAL GROUNDS ON THE SUBJECT PROPERTY.
8. UTILITY LINES MAY NOT BE SHOWN AS ACTUAL WIDTHS AND SIZES.
9. THIS SURVEY DEPICTS THE LOCATIONS OF ENCUMBRANCES AFFECTING THE PROPERTY THAT HAVE BEEN IDENTIFIED IN THE TITLE COMMITMENT REFERENCED HEREON, FURNISHED TO VIKA VIRGINIA, LLC FOR THIS SITE. IF THERE ARE ENCUMBRANCES AFFECTING THE PROPERTY THAT ARE NOT LOCATABLE, OR THAT WERE NOT IDENTIFIED IN THE REFERENCED TITLE COMMITMENTS, THEY MAY NOT BE SHOWN ON THIS SURVEY. FOR EXAMPLE, CERTAIN HIGHWAYS HAVE "LIMITED ACCESS LINES" THAT HAVE BEEN ESTABLISHED BY HIGHWAY PLANS THAT ARE OFTEN NOT RECORDED IN THE LAND RECORDS OF THAT JURISDICTION.
10. TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. VA-23-4091 WITH A COMMITMENT DATE OF SEPTEMBER 15, 2023 AT 8:00 A.M. HAS BEEN INCORPORATED INTO THIS SURVEY. ALL KNOWN, PLOTTABLE EASEMENTS OF RECORD ARE SHOWN HEREON.
11. CONTOUR INTERVAL SHOWN HEREON IS 2'-0".
12. THE SUBJECT PROPERTY DOES NOT LIE IN A RESOURCE PROTECTION AREA (RPA) PER FAIRFAX COUNTY CHESAPEAKE BAY PRESERVATION AREAS MAP NO. 016-4, DATED: 08/01/2005.
13. THE EXISTING CONDITIONS SURVEY WAS COMPLETED UNDER THE DIRECT RESPONSIBLE CHARGE OF FRANKLIN E. JENKINS, LS FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THAT THE ORIGINAL DATA WAS OBTAINED ON MARCH 6, 2024; AND THAT THIS PLAN/PLAT MEETS MINIMUM HORIZONTAL AND VERTICAL ACCURACY STANDARDS UNLESS OTHERWISE NOTED.
14. SUE QUALITY LEVEL B (QL-B) – FIELD SURVEY UTILIZING SURFACE GEOPHYSICAL TECHNIQUES TO DETERMINE THE EXISTENCE AND APPROXIMATE HORIZONTAL POSITION OF UNDERGROUND UTILITIES WITHIN THE AREA OF INTEREST. UTILITIES LOCATED OUTSIDE THE AREA OF INTEREST ARE QL-C OR QL-D. GRAVITY DEPENDENT UTILITY SYSTEMS (STORM AND SANITARY SEWERS) SHOWN HEREON ARE NOT INCLUDED IN THE QL-B SURVEY.; FIELD SURVEY OF VISIBLE ABOVE-GROUND UTILITY FACILITIES, SUCH AS MANHOLES, VALVE BOXES, POSTS, ETC.; IN ADDITION TO EXISTING UTILITY RECORDS (SEE SUBSURFACE UTILITY LEVEL B DESIGNATION WORKSHEET FOR ADDITIONAL INFORMATION ON QL-B SURVEY)).

AREA TABULATION:

TAX MAP 016-4-10-0006A: 202,120 SF OR 4.6004 AC

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BRG	CHORD
C1	194.49'	7439.44'	001°29'52"	97.25'	N88°48'18"W	194.48'

LEGEND:

- BUILDING LINE
- CABLE TV CONDUIT
- ELECTRICAL CONDUIT
- EDGE OF PAVEMENT
- FENCE LINE
- NATURAL GAS CONDUIT
- OVERHEAD WIRES
- TELECOM CONDUIT
- PROPERTY LINES
- PUBLIC UTILITIES EASEMENTS
- SANITARY SEWER CONDUIT
- STORM DRAIN CONDUIT
- WATER CONDUIT

- ELECTRICAL MANHOLE
- ELECTRICAL JUNCTION BOX
- GUY POLE
- LIGHT POLE
- GROUND LIGHT
- UTILITY POLE
- PHONE MANHOLE
- PHONE PEDESTAL
- CABLE TELEVISION PEDESTAL
- GAS VALVE
- GAS MANHOLE
- GAS MARKER
- TRAFFIC CONTROL BOX
- TRAFFIC SIGNAL POLE

- STORM DRAIN MANHOLE
- CATCH BASIN RIM
- INLETS
- CURB INLET
- SANITARY MANHOLE
- SANITARY CLEANOUT
- WATER METER
- WATER MANHOLE
- WATER VALVE
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- IRRIGATION CONTROL VALVE
- WELL
- WSO

- TREE
- HANDICAP
- PARKING METER
- HVAC UNIT
- UNKNOWN UTILITY MANHOLE
- BOLLARD
- COLUMN
- CENTERLINE
- SOIL BORING
- TEST PIT

- SIGN POST
- WOOD POST
- IRON PIPE FOUND
- REBAR FOUND
- PKNAIL FOUND
- DRILL HOLE FOUND
- BENCHMARK

- N NORTH
- S SOUTH
- E EAST
- W WEST
- (R) RECORD INFORMATION
- (M) MEASURED INFORMATION
- X PARKING COUNT

- CONC CONCRETE
- C&G CURB AND GUTTER
- TRANS ELECTRICAL TRANSFORMER
- ASPH ASPHALT
- ESMT EASEMENT
- BLDG BUILDING
- RCP REINFORCED CONCRETE PIPE
- CMP CORRIGATED METAL PIPE
- R/W RIGHT-OF-WAY
- HCR HANDICAP RAMP
- DB DEED BOOK
- PG PAGE
- BRL BUILDING RESTRICTION LINE
- SW SIDEWALK

LAYOUT: C-02 EX COND, Plotted By: johnson

VIKA VIRGINIA, LLC
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ALEXANDRIA, VA 22310

TRAFFIC CONSULTANT:
VIKA

PLAN STATUS	DATE
FIRST SUBMISSION	05/08/2024
RESUBMISSION	11/22/2024
RESUBMISSION	05/14/2025
RESUBMISSION	10/15/2025

PROFESSIONAL SEAL

COMMONWEALTH OF VIRGINIA
FRANKLIN E. JENKINS
Lic No. 2061
10-15-2025
LAND SURVEYOR

575 HERNDON PARKWAY

TOWN OF HERNDON

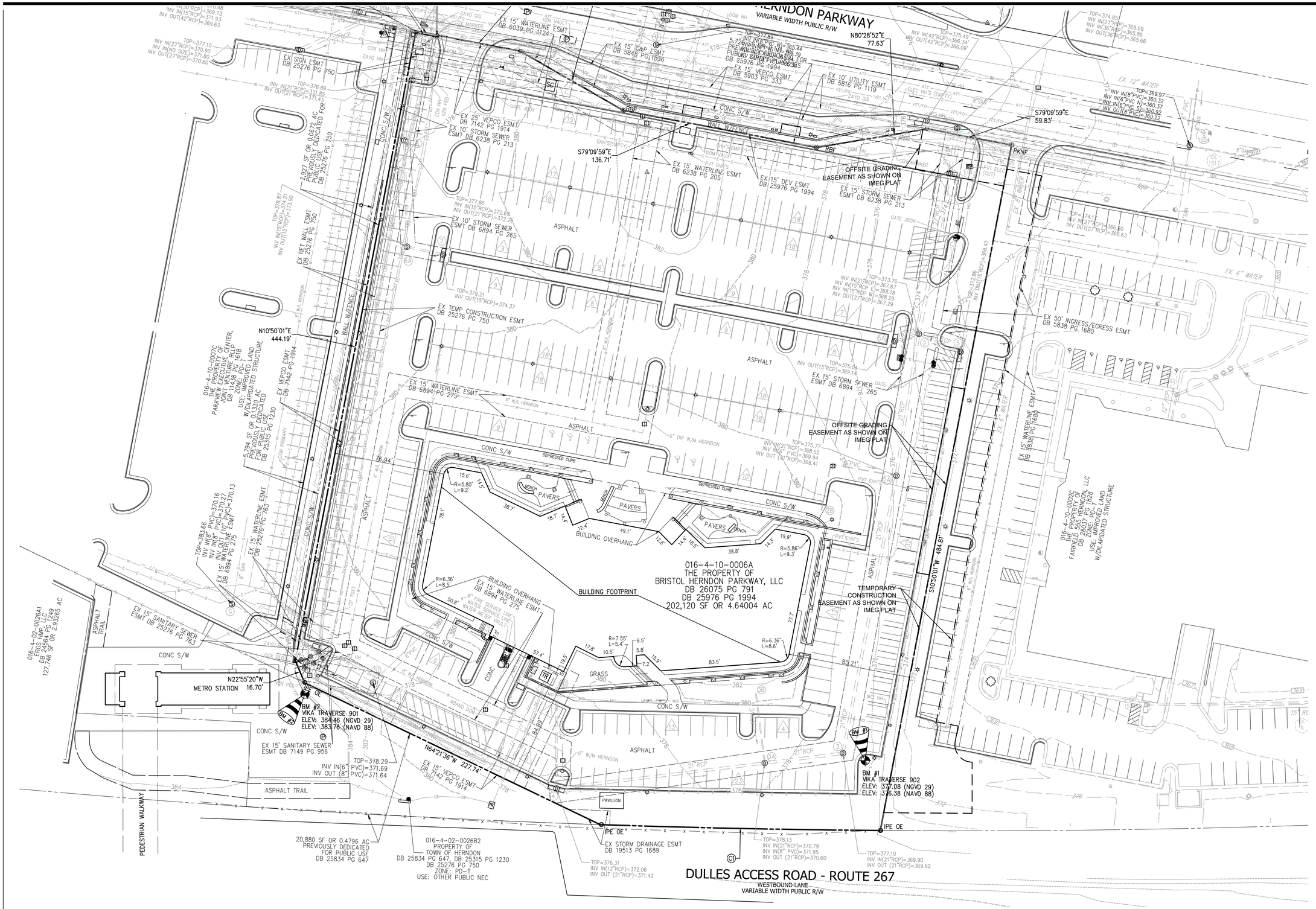
FAIRFAX COUNTY, VIRGINIA

EXISITING CONDITIONS

DRAWN BY:
DESIGNED BY:
DATE ISSUED: 05/08/2024

DWG. SCALE: 1' = 30'
VIKA NO. 7815B
SHEET NO. C-02

FILE: C:\Projects\7815\7815B\CADD\SURVEY\BASE DRAWINGS\7815B-SV.dwg USER: Johnson DATE: May 7, 2025 TIME: 2:45:24 PM LAYOUT: C-02 EX COND



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Lic No. 2061
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LAND SURVEYOR

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TOWN OF HERNDON

FAIRFAX COUNTY, VIRGINIA

EXISITING CONDITIONS

DRAWN BY:	
DESIGNED BY:	
DATE ISSUED:	05/08/2024
DWG. SCALE:	1' = 30'
VIKA NO.	7815B
SHEET NO.	C-02A

FILE: C:\Projects\7815\7815B\CADD\SURVEY\BASE DRAWINGS\7815B-SV.dwg USER: Johnson DATE: May 7, 2025 TIME: 2:46:41 PM LAYOUT: C-02A EX COND

LAYOUT: C-02A EX COND, Plotted By: Johnson

NOTES:

1. THE SUBJECT PROPERTY IS IDENTIFIED ON FAIRFAX COUNTY TAX MAP AS TAX MAP #016-4-10-0006A AND IS ZONED PD-T.
2. THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP (FIRM) NUMBER 51059C0110E, COMMUNITY PANEL 515525 0110 E, FOR FAIRFAX COUNTY, VIRGINIA., DATED SEPTEMBER 17, 2010 ZONE "X" IS NOT IDENTIFIED AS A SPECIAL FLOOD HAZARD ZONE AREA.
3. THE HORIZONTAL DATUM SHOWN HEREON IS REFERENCED TO VIRGINIA COORDINATE SYSTEM OF 1983 (VCS83).
4. TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE COMPANY, COMMITMENT NO. VA-23-4091 WITH A COMMITMENT DATE OF JUNE 2, 2023 AT 8:00 AM AND A REVISION DATE OF SEPTEMBER 15, 2023 AT 8:00 AM HAS BEEN INCORPORATED INTO THIS SURVEY. ALL KNOWN PLOTTABLE EASEMENTS OF RECORD ARE SHOWN HEREON.

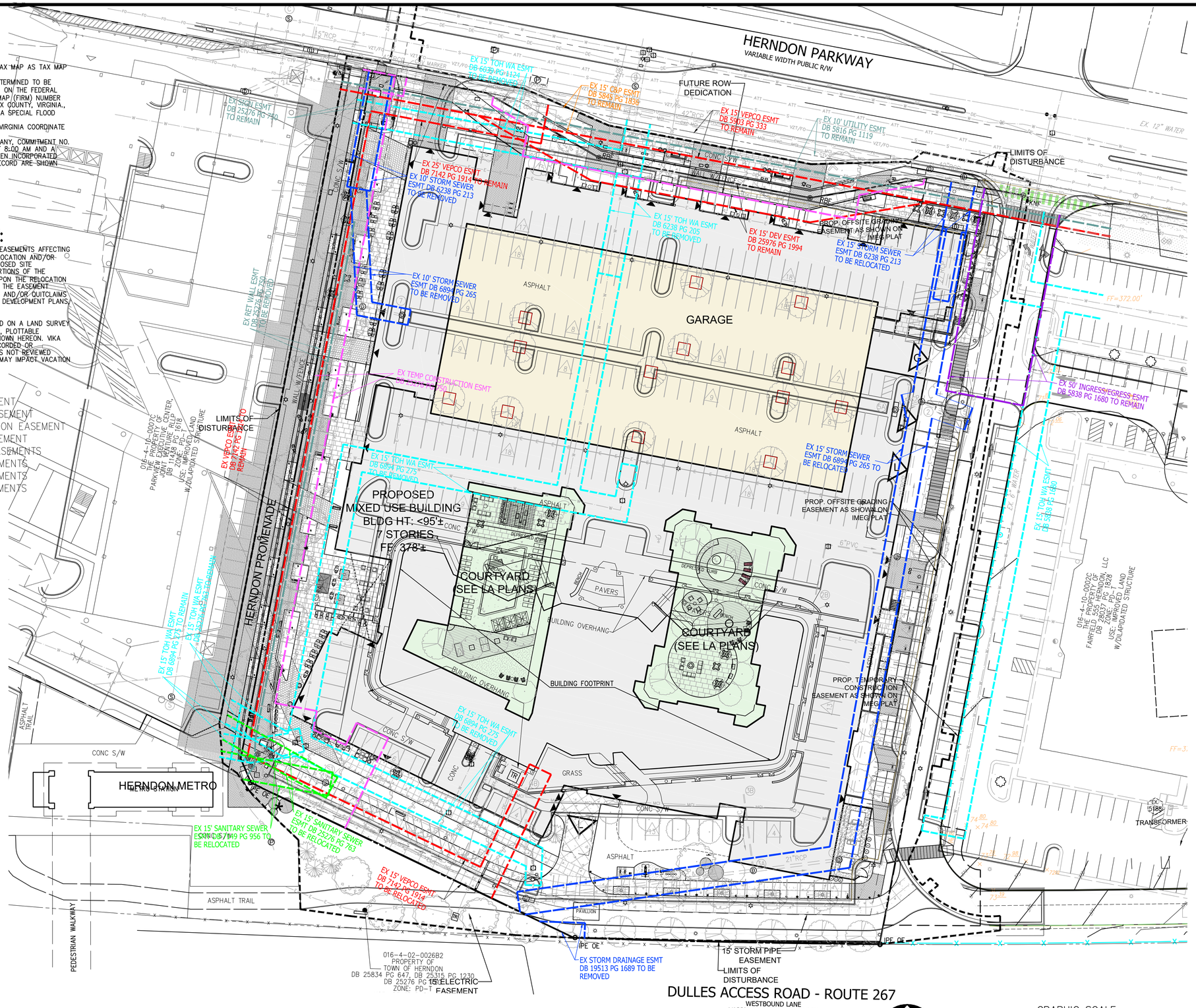
EASEMENT VACATION NOTE:

THIS EXHIBIT HAS BEEN PREPARED TO IDENTIFY KNOWN, EXISTING EASEMENTS AFFECTING THE APPLICATION PROPERTY FOR WHICH EASEMENT VACATION, RELOCATION AND/OR QUITCLAIM AGREEMENTS WILL BE NECESSARY BASED ON THE PROPOSED SITE DEVELOPMENT PROGRAM AS SHOWN ON THE SE PLAT. ALL OR PORTIONS OF THE EASEMENTS SHOWN MAY REQUIRE VACATION AND/OR QUITCLAIM UPON THE RELOCATION OR ABANDONMENT OF THE FACILITIES COVERED BY THE TERMS OF THE EASEMENT DOCUMENTS AND AGREEMENTS. THE EXTENTS OF SUCH VACATIONS AND/OR QUITCLAIMS ARE SUBJECT TO CHANGE AND WILL BE DETERMINED WITH FUTURE DEVELOPMENT PLANS, PLATS, AND/OR SITE PLANS.

THE LOCATION OF THE EXISTING EASEMENTS AS SHOWN ARE BASED ON A LAND SURVEY PREPARED BY VIKA (SEE SURVEY NOTES THIS SHEET). ALL KNOWN, PLOTTABLE EASEMENTS, AS LISTED IN THE REFERENCED TITLE REPORT ARE SHOWN HEREON. VIKA DOES NOT REPRESENT THAT ALL SUCH EASEMENTS OR OTHER RECORDED OR UNRECORDED AGREEMENTS OR SERVITUDES ARE SHOWN. VIKA HAS NOT REVIEWED LIMITING CONDITION OF EASEMENTS OR OTHER AGREEMENTS THAT MAY IMPACT VACATION OR RELOCATION.

LEGEND:

- TEMP EASEMENT
- ELECTRIC EASEMENT
- COMMUNICATION EASEMENT
- ACCESS EASEMENT
- SANITARY EASEMENTS
- STORM EASEMENTS
- WATER EASEMENTS
- OTHER EASEMENTS



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TRAFFIC CONSULTANT:
VIKA

PLAN STATUS	DATE
FIRST SUBMISSION	05/08/2024
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RESUBMISSION	10/15/2025

PROFESSIONAL SEAL

COMMONWEALTH OF VIRGINIA
10/15/25
ROBERT B. COCHRAN
LAND SURVEYOR

575 HERNDON PARKWAY

TOWN OF HERNDON

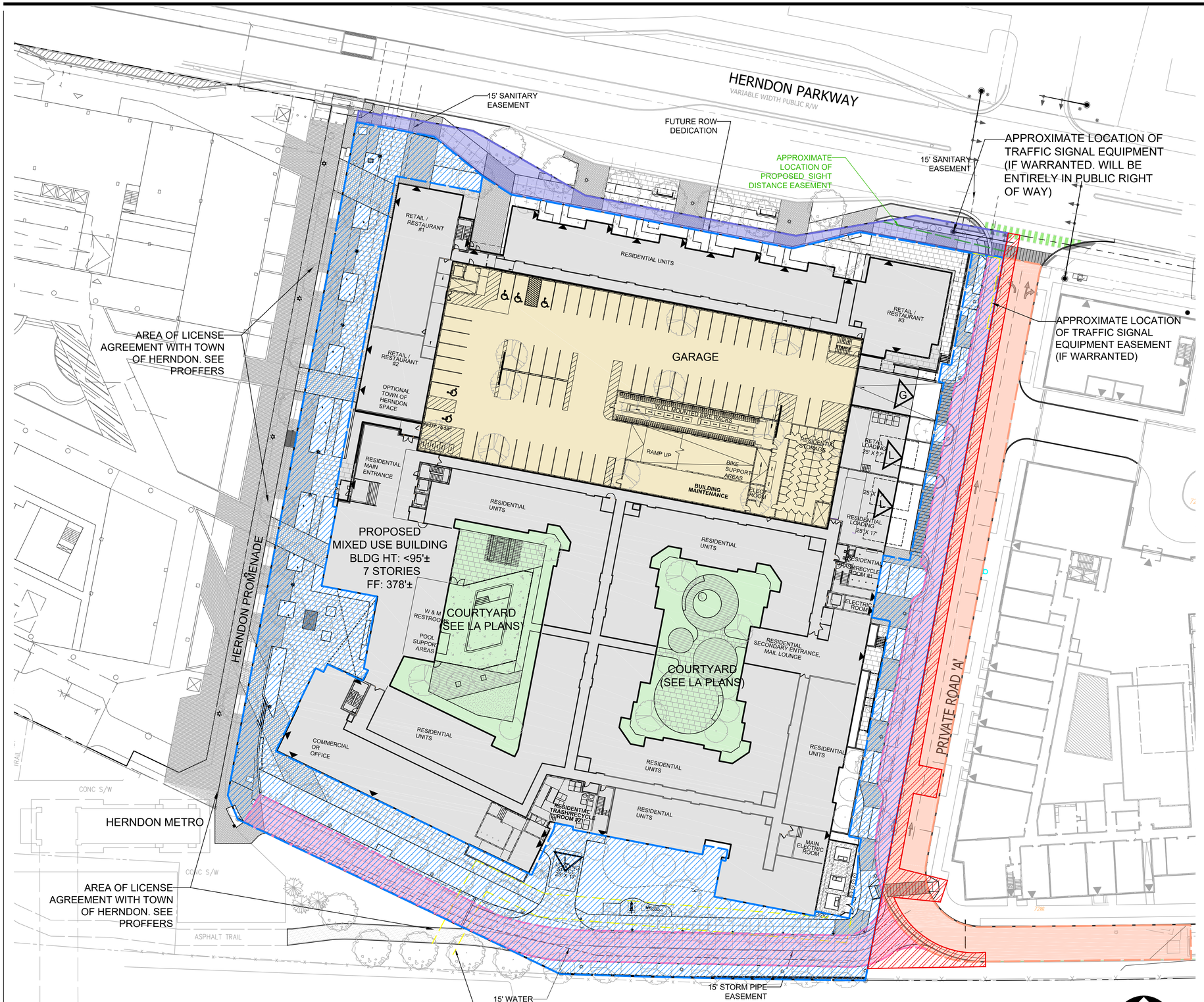
FAIRFAX COUNTY, VIRGINIA

EXISTING EASEMENT OVERLAY

DRAWN BY:	
DESIGNED BY:	
DATE ISSUED:	05/08/2024
DWG. SCALE:	1' = 30'
VIKA NO.	7815B
SHEET NO.	C-03

FILE: O:\Projects\7815\7815B\CADD\PLANNING\PLANNING DRAWINGS\7815B EASEMENT OVERLAY.dwg USER: johnson DATE: October 15, 2025 TIME: 10:06:10 AM LAYOUT: C-03 EASEMENT OVERLAY

LAYOUT: C-03 EASEMENT OVERLAY, Plotted By: johnson



LEGEND:

- PEDESTRIAN ACCESS
- BUILDING AT GRADE
- BUILDING ABOVE GRADE
- APPROXIMATE LOCATION OF FUTURE PUBLIC ACCESS EASEMENT
- AREA OF RIGHT OF WAY DEDICATION
- EMERGENCY ACCESS EASEMENT
- EXISTING EMERGENCY ACCESS EASEMENT TO REMAIN
- TEMPORARY CONTRUCTION EASEMENT PER COORDINATION WITH ADJACENT OWNER

NOTE:

- ALL PROPOSED EASEMENTS ARE CONCEPTUAL AND WILL BE FINALIZED AT THE TIME OF FINAL SITE PLAN.
- EXISTING EASEMENTS TO REMAIN CAN BE FOUND ON SHEET C-03.
- EMERGENCY ACCESS EASEMENT TO BE GRANTED TO CONNECT 575 REAR EMERGENCY ACCESS TO FUTURE DEVELOPMENT FIRE LANE/EMERGENCY ACCESS EASEMENT AREA WHEN ADJACENT SITE REDEVELOPS

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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RESUBMISSION	05/14/2025
RESUBMISSION	10/15/2025

PROFESSIONAL SEAL

COMMONWEALTH OF VIRGINIA
10/15/25
ROBERT R. COCHRAN
LAND SURVEYOR

575 HERNDON PARKWAY

TOWN OF HERNDON

FAIRFAX COUNTY, VIRGINIA

PROPOSED AND REMAINING EASEMENT EXHIBIT

DRAWN BY:	
DESIGNED BY:	
DATE ISSUED:	05/08/2024
DWG. SCALE:	1' = 30'
VIKA NO.	7815B
SHEET NO.	C-03A

FILE: CL\Projects\7815\7815B\CADD\PLANNING\PLANNING DRAWINGS\7815D_EASEMENT AND MODS PLAN.dwg USER: Bentley DATE: October 15, 2025 TIME: 8:25:01 AM LAYOUT: C-03A PROP ESMT

LAYOUT: C-03A PROP ESMT, Plotted By: Bentley



GRAPHIC SCALE

150 0 75 150 300 600

(IN FEET)
1 inch = 150 ft.

LAYOUT: C-04 CONTEXT, Plotted By: Bentley

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OWNER/APPLICANT:
BRISTOL HERNDON PARKWAY, LLC.
700 NEW HAMPSHIRE, SUITE 709
WASHINGTON, DC 20037

ARCHITECT:
DCS DESIGN
8614 WESTWOOD CENTER DRIVE, SUITE 800
TYSONS, VA 22182

LANDSCAPE ARCHITECT:
STUDIO39 LANDSCAPE ARCHITECTURE, P.C.
6416 GROVEDALE DRIVE, SUITE 100-A
ALEXANDRIA, VA 22310

TRAFFIC CONSULTANT:
VIKA

PLAN STATUS	DATE
FIRST SUBMISSION	05/08/2024
RESUBMISSION	11/22/2024
RESUBMISSION	05/14/2025
RESUBMISSION	10/15/2025

PROFESSIONAL SEAL

COMMONWEALTH OF VIRGINIA
10/15/25
ROBERT R. COCHRAN
Lic. No. 2012
LAND SURVEYOR

575 HERNDON PARKWAY

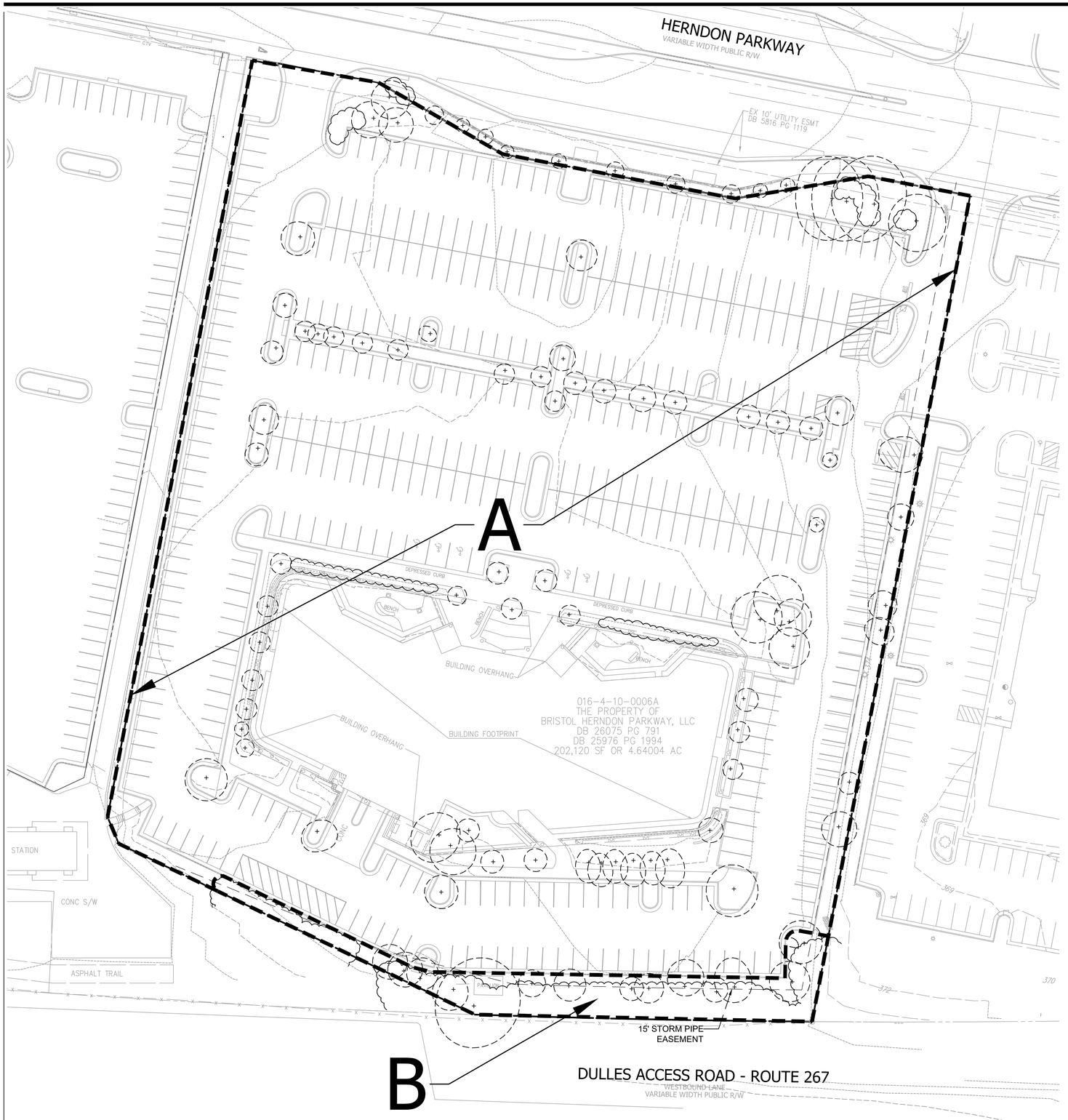
TOWN OF HERNDON

FAIRFAX COUNTY, VIRGINIA

METRO CONTEXT PLAN

DRAWN BY:	
DESIGNED BY:	
DATE ISSUED:	05/08/2024
DWG. SCALE:	1' = 150"
VIKA NO.	7815B
SHEET NO.	C-04

FILE: C:\Projects\7815\7815B\CADD\PLANNING\PLANNING DRAWINGS\7815D_CONTEXT.dwg USER: Bentley DATE: October 15, 2025 TIME: 8:30:36 AM LAYOUT: C-04 CONTEXT



LEGEND

EXISTING TREE

EXISTING VEGETATION COVER TYPE COMMUNITY

EXISTING TREE LINE

TOTAL SITE / APPLICATION AREA: 202,120 SF
TOTAL EXISTING TREE CANOPY: 25,354.49 SF
AREA - A = 194,876.30 SF
AREA - B = 7,243.70 SF
NO EXISTING CANOPY TO BE PRESERVED

EVM COVER TYPE SUMMARY TABLE

EVM INDEX	COVER TYPE	SUCCESSIONAL STAGE	AREA (SF)	COVER CONDITION	PRIMARY SPECIES	COMMENTS
A	DEVELOPED LAND	SUB-CLIMAX	177,049	GENERALLY GOOD	SEE VEGETATION COVER TABLE	EXISTING OFFICE BUILDING, SURFACE PARKING AND SITE LANDSCAPING.
B	UPLAND FOREST W/ LANDSCAPE	SUB-CLIMAX	18,536	GENERALLY GOOD	SEE VEGETATION COVER TABLE	REMNANT TREE PRESERVE AREA WITH SUPPLEMENTAL LANDSCAPING.
		TOTAL AREA	195,585			

\\VA-PROJECTS2.vika.com\projects\Projects\7815\7815B\DATA\Landscape & Trees\EVM Plan Data\2024.05.07\[EVM Cov Typ Tbl (2023.05.07).xlsx]Sheet1

EXISTING INVASIVE VEGETATION IDENTIFIED

Ailanthus altissima - Tree-of-Heaven
Celastrus orbiculatus - Orental Bittersweet
Elaeagnus umbellata - Autum Olive
Elaeagnus alatus - Winged Euonymus
Lonicera japonica - Japanese Honeysuckle
Morus alba - White Mulberry
Pyrus calleryana- Callery Pear
Vitis spp - Wild Grape

\\VA-PROJECTS2.vika.com\projects\Projects\7815\7815B\DATA\Landscape & Trees\EVM Plan Data\2024.05.07\[EVM Veg Sched (2024.05.07).xlsx]Invasive

EXISTING VEGETATION MAP NARRATIVE

NINETY-SIX PERCENT (96%) OF THE APPLICATION SITE HAS BEEN DEVELOPED WITH AN OFFICE BUILDING, PERIPHERAL AND INTERNAL LANDSCAPING AND ASPHALT SURFACE PARKING WITH INTERIOR PARKING LOT LANDSCAPING. THE PARKING COMPOUND HAS PERIPHERAL AND INTERNAL PARKING LOT LANDSCAPING CONSISTING OF TREES, SHRUBS AND LAWN TURF. THE EXISTING PLANT MATERIAL IN THE SURFACE PARKING AND AT THE PERIPHERAL PARKING COMPOUND AREA APPEARS MARGINALLY MAINTAINED. THE SUCCESSIONAL STAGE OF THE PLANT MATERIAL IS SEMI-MATURE TO MATURE. THE PLANT MATERIAL OVERALL SHOWS FAIR TO GOOD VIGOR VITALITY AND HEALTH.HOWEVER, DURUNG THE EXISTING VEGETATION INVENTORY A NOTABLE AMOUNT OF UPPER CANOPY DEADWOOD AND STEM DAMAGE WAS OBSERVED IN THE PARKING LOT VEGETATION CANOPIES. THIS CONDITION MAY BE A RESULT OF THE PARKING LOT VEGETATION GROWTH HAS EXCEEDED THE AMOUNT OF SOIL PANEL AREA/VOLUME AND PERVIOUSINESS REQUIRED FOR SUCCESSIONAL GROWTH TO CONTINUE.
REMNANT WOODED AREA-B SHOWS GOOD HEALTH, VIGOR AND VITALITY. HOWEVER, INVASIVE VEGETATION WAS OBSERVED TO POPULATE PORTIONS OF THE REMNANT AREA.

THIS APPLICATION CALLS FOR A FULL REDEVELOPMENT OF THE APPLICATION AREA. WITH THIS APPLICATION ADDITIONAL LANDSCAPE AREAS ARE PROPOSED.

q:\projects\7815\7815b\data\landscape & trees\evm plan data\2\evm narrative (2023.02.25).docx

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

SIGNATURE_____

DATE _____

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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6416 GROVEDALE DRIVE, SUITE 100-A
ALEXANDRIA, VA 22310

TRAFFIC CONSULTANT:
VIKA

PLAN STATUS	DATE
FIRST SUBMISSION	05/08/2024
RESUBMISSION	11/22/2024
RESUBMISSION	05/14/2025
RESUBMISSION	10/15/2025

PROFESSIONAL SEAL

COMMONWEALTH OF VIRGINIA
10/15/25
ROBERT B. COCHRAN
LAND SURVEYOR

575 HERNDON PARKWAY

TOWN OF HERNDON

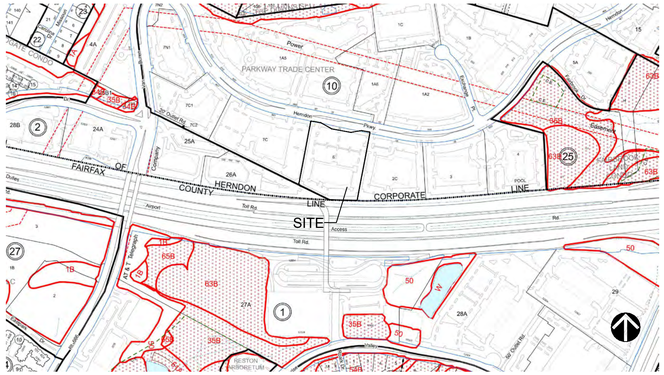
DRANESVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA

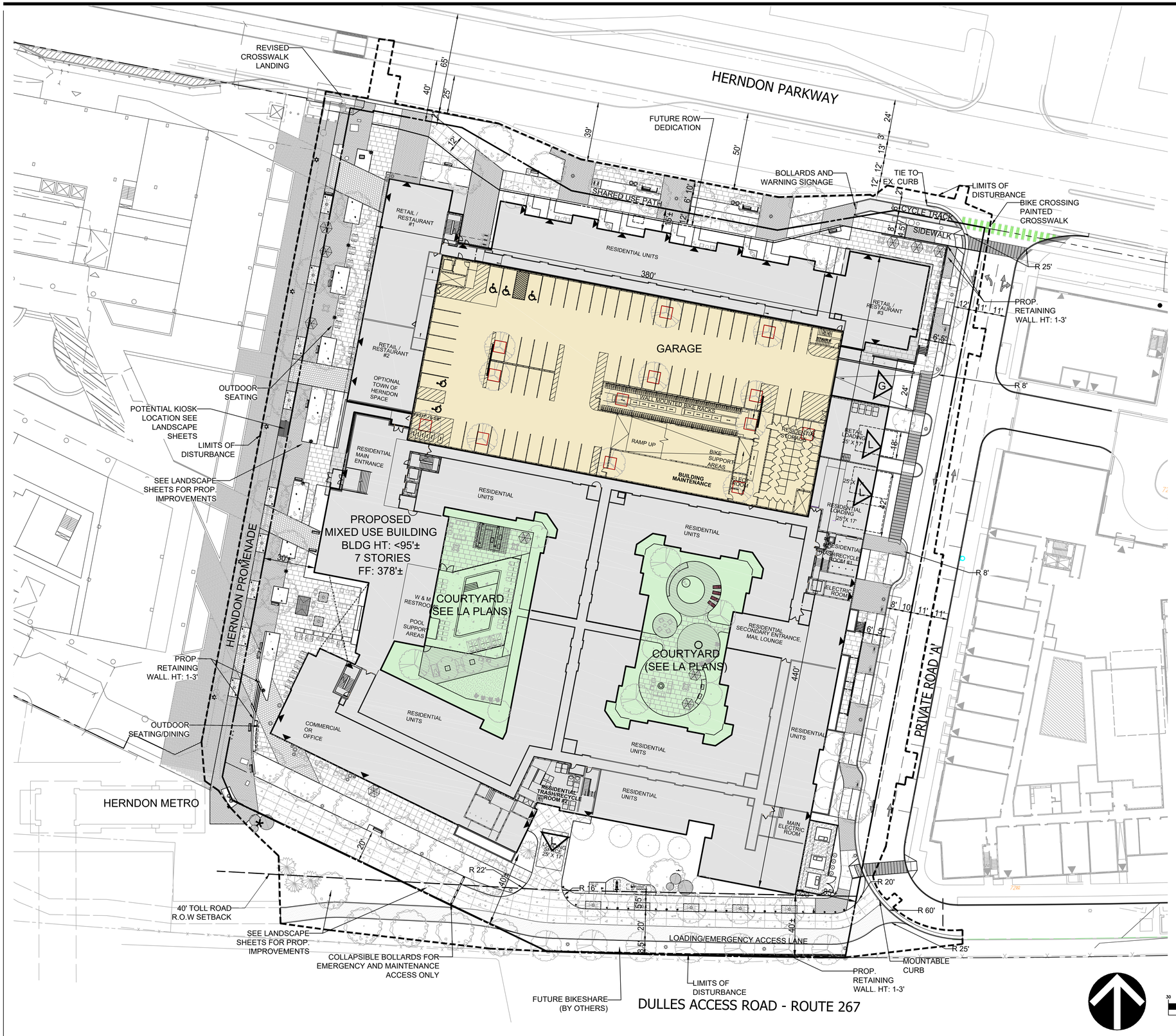
EXISTING VEGETATION MAP

DRAWN BY:	
DESIGNED BY:	
DATE ISSUED:	05/08/2024
DWG. SCALE:	1' = 30'
VIKA NO.	7815B
SHEET NO.	C-05

FILE: Q:\Projects\7815\7815B\CADD\PLANNING\PLANNING DRAWINGS\7815D_EVM.dwg USER: Bentley DATE: October 15, 2025 TIME: 8:31:21 AM LAYOUT: C-05 EVM

LAYOUT: C-05 EVM, Plotted By: Bentley


PARKWAY TRADE CENTER
FAIRFAX
COUNTY
HERNDON
CORPORATE
LINE
SITE
Power
Hamburg
Sterling
Gallows
Dulles Toll Rd.
Airport
Access
Toll Rd.
Rd
PNT Monument
TST WOODLAND
MC-0007
TST WOODLAND
MC-0007
TST WOODLAND
MC-0007



LEGEND:

- PEDESTRIAN ACCESS
- LIMITS OF DISTURBANCE
- BUILDING AT GRADE
- BUILDING ABOVE GRADE
- LOADING ACCESS
- GARAGE ACCESS

NOTES:

- SEE LANDSCAPE SHEETS FOR CHANGE OF PAVEMENT DETAILS

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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STUDIO39 LANDSCAPE ARCHITECTURE, P.C.
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ALEXANDRIA, VA 22310

TRAFFIC CONSULTANT:
VIKA

PLAN STATUS	DATE
FIRST SUBMISSION	05/08/2024
RESUBMISSION	11/22/2024
RESUBMISSION	05/14/2025
RESUBMISSION	10/15/2025

PROFESSIONAL SEAL

COMMONWEALTH OF VIRGINIA
10/15/25
ROBERT B. COCHRAN
LAND SURVEYOR

575 HERNDON PARKWAY

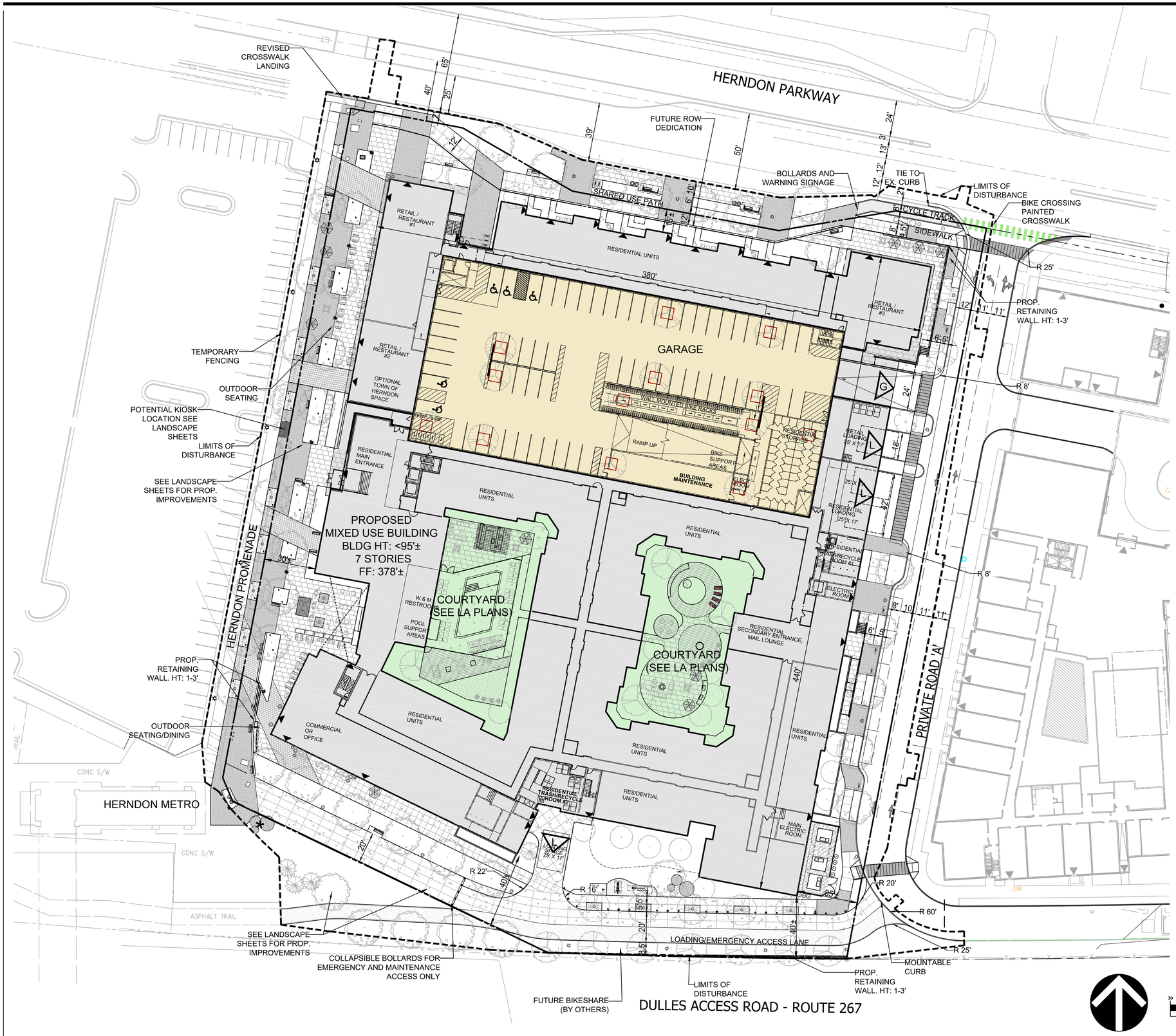
TOWN OF HERNDON

FAIRFAX COUNTY, VIRGINIA

DEVELOPMENT PLAN

DRAWN BY:	
DESIGNED BY:	
DATE ISSUED:	05/08/2024
DWG. SCALE:	1' = 30'
VIKA NO.	7815B
SHEET NO.	C-07

FILE: C:\Projects\7815\7815B\CADD\PLANNING\PLANNING DRAWINGS\7815D_DEVELOPMENT PLAN.dwg USER: Johnson DATE: October 15, 2025 TIME: 8:11:55 AM LAYOUT: C-07 DEVELOPMENT PLAN



LEGEND:

- PEDESTRIAN ACCESS
- LIMITS OF DISTURBANCE
- BUILDING AT GRADE
- BUILDING ABOVE GRADE
- LOADING ACCESS
- GARAGE ACCESS

NOTES:

- SEE LANDSCAPE SHEETS FOR CHANGE OF PAVEMENT DETAILS.
- THE PURPOSE OF THIS SHEET IS TO DEMONSTRATE PROPOSED CONDITIONS TO THE WESTERN SIDE OF THE SITE AND PROMENADE UNTIL THE ADJACENT DEVELOPMENT IS CONSTRUCTED.

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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ARCHITECT:
DCS DESIGN
8614 WESTWOOD CENTER DRIVE, SUITE 800
TYSONS, VA 22182

LANDSCAPE ARCHITECT:
STUDIO39 LANDSCAPE ARCHITECTURE, P.C.
6416 GROVEDALE DRIVE, SUITE 100-A
ALEXANDRIA, VA 22310

TRAFFIC CONSULTANT:
VIKA

PLAN STATUS	DATE
FIRST SUBMISSION	05/08/2024
RESUBMISSION	11/22/2024
RESUBMISSION	05/14/2025
RESUBMISSION	10/15/2025

PROFESSIONAL SEAL

COMMONWEALTH OF VIRGINIA
10/15/25
ROBERT R. COCHRAN
Lic. No. 2012
LAND SURVEYOR

575 HERNDON PARKWAY

TOWN OF HERNDON

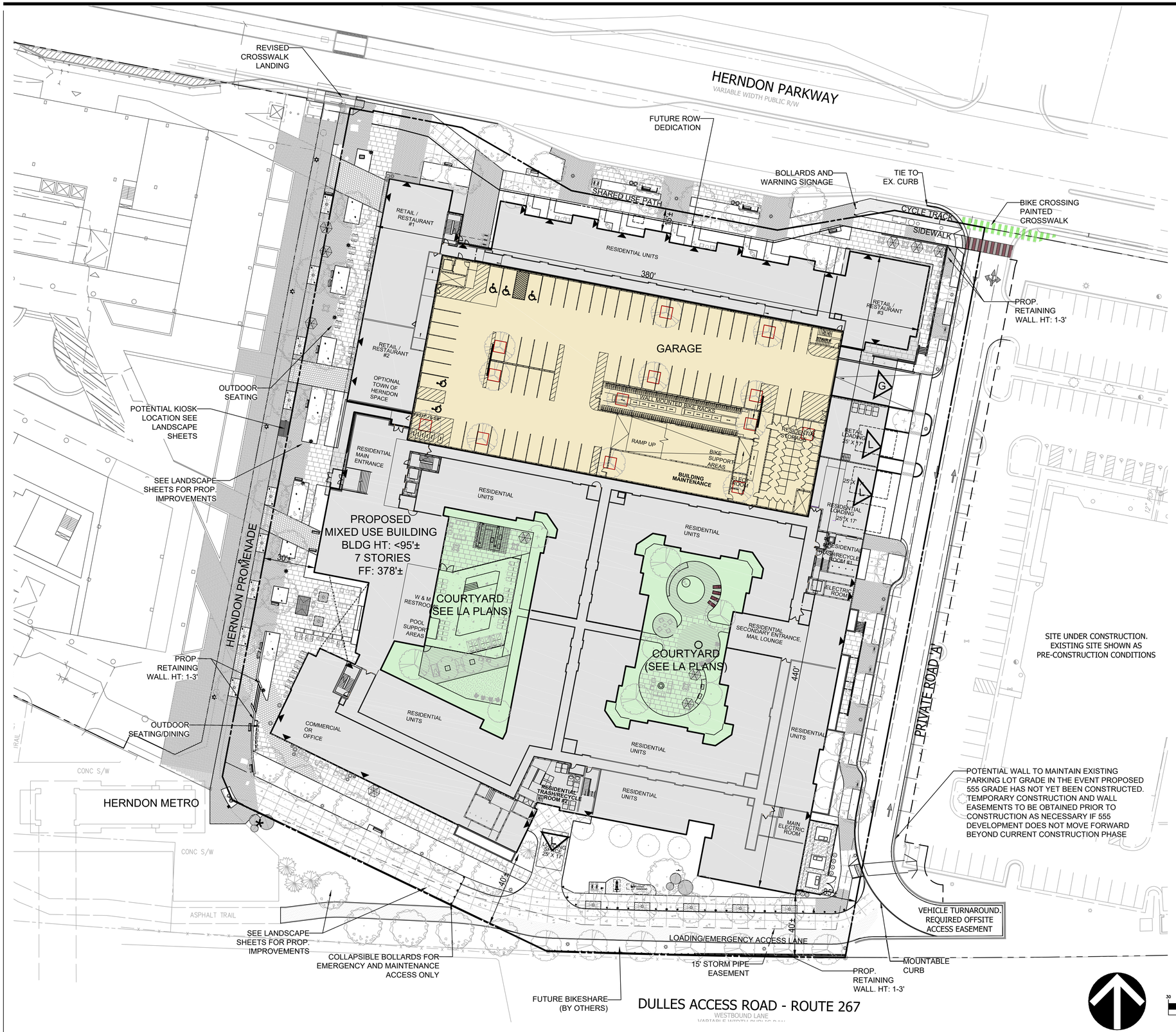
FAIRFAX COUNTY, VIRGINIA

INTERIM DEVELOPMENT PLAN

DRAWN BY:	
DESIGNED BY:	
DATE ISSUED:	05/08/2024
DWG. SCALE:	1" = 30'
VIKA NO.	7815B
SHEET NO.	C-07A

FILE: C:\Projects\7815\7815B\CADD\PLANNING\PLANNING DRAWINGS\7815D_DEVELOPMENT PLAN.dwg DATE: October 15, 2025 TIME: 8:10:16 AM USER: Johnson LAYOUT: C-07A DEVELOPMENT PLAN

LAYOUT: C-07A DEVELOPMENT PLAN, Plotted By: Johnson



LEGEND:

- PEDESTRIAN ACCESS
- LIMITS OF DISTURBANCE
- BUILDING AT GRADE
- BUILDING ABOVE GRADE
- LOADING ACCESS
- GARAGE ACCESS

NOTES:

- SEE LANDSCAPE SHEETS FOR CHANGE OF PAVEMENT DETAILS.
- ANY UTILITY CONNECTION RELIANT ON DEVELOPMENT OF ADJACENT PROPERTY MUST BE INSTALLED WITH THIS PROJECT IF NOT ALREADY INSTALLED BY ADJACENT OWNER AT TIME OF SITE PLAN.
- THE PURPOSE OF THIS SHEET IS TO DEMONSTRATE PROPOSED CONDITIONS TO THE EASTERN SIDE OF THE SITE FOR ACCESS UNTIL THE ADJACENT DEVELOPMENT IS CONSTRUCTED.

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
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ARCHITECT:
DCS DESIGN
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TYSONS, VA 22182

LANDSCAPE ARCHITECT:
STUDIO39 LANDSCAPE ARCHITECTURE, P.C.
6416 GROVEDALE DRIVE, SUITE 100-A
ALEXANDRIA, VA 22310

TRAFFIC CONSULTANT:
VIKA

PLAN STATUS	DATE
FIRST SUBMISSION	05/08/2024
RESUBMISSION	11/22/2024
RESUBMISSION	05/14/2025
RESUBMISSION	10/15/2025

PROFESSIONAL SEAL

COMMONWEALTH OF VIRGINIA
10/15/25
ROBERT B. COCHRAN
Lic. No. 2901
LAND SURVEYOR

575 HERNDON PARKWAY

TOWN OF HERNDON

FAIRFAX COUNTY, VIRGINIA

INTERIM DEVELOPMENT PLAN

DRAWN BY:	
DESIGNED BY:	
DATE ISSUED:	05/08/2024
DWG. SCALE:	1' = 30'
VIKA NO.	7815B
SHEET NO.	C-07B

FILE: C:\Projects\7815\7815B\CADD\PLANNING\PLANNING DRAWINGS\7815D_DEVELOPMENT PLAN - LERNER INTERIM.dwg USER: Bentley DATE: October 15, 2025 TIME: 8:32:33 AM LAYOUT: C-07B DEVELOPMENT PLAN

LEGEND

LOADING DOCK ACCESS (L)

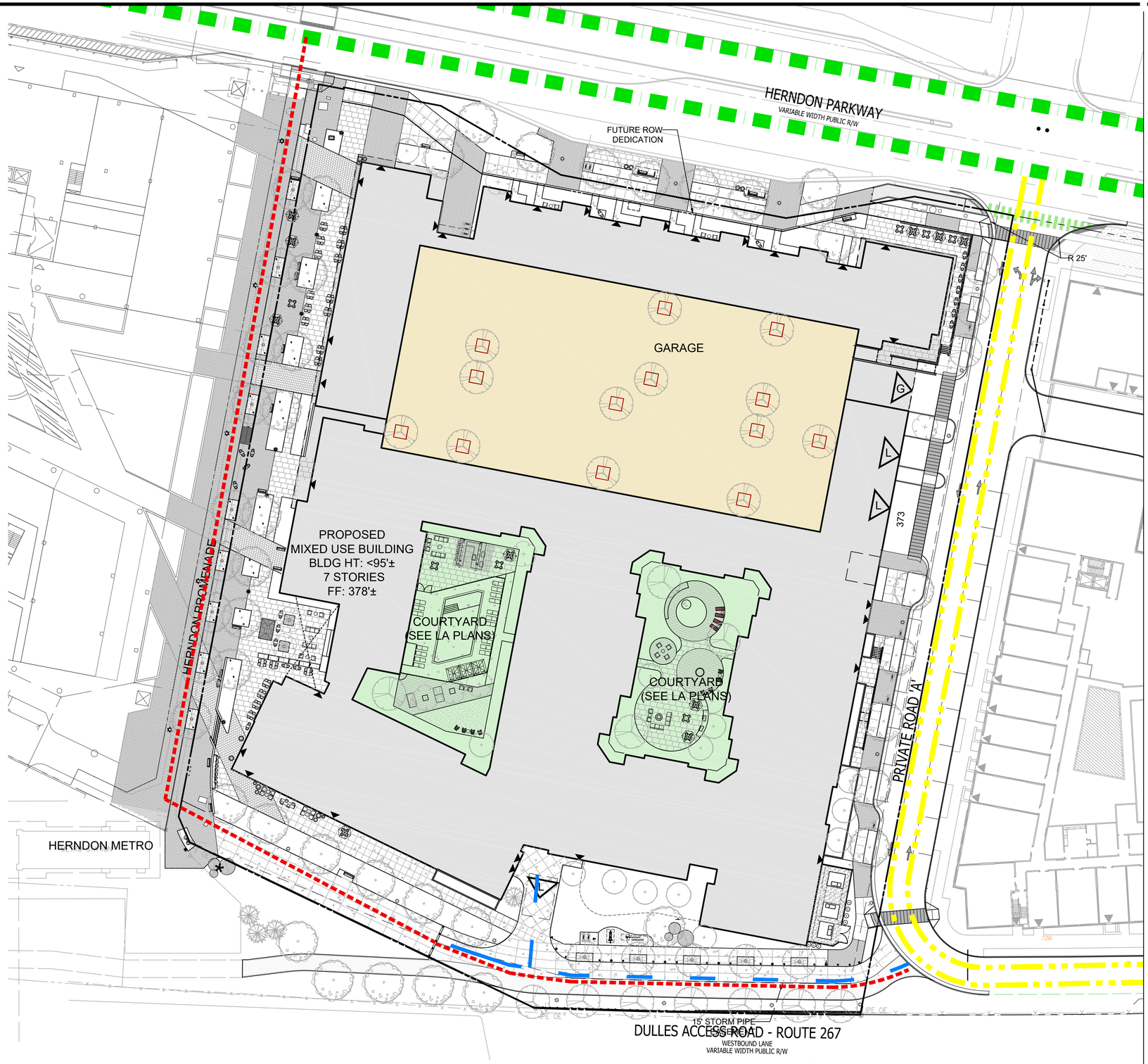
GARAGE ACCESS (G)

MINOR ARTERIAL

PRIVATE LOCAL

LOADING ACCESS

EMERGENCY FIRE ACCESS



GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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TRAFFIC CONSULTANT:
VIKA

PLAN STATUS	DATE
FIRST SUBMISSION	05/08/2024
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RESUBMISSION	05/14/2025
RESUBMISSION	10/15/2025

PROFESSIONAL SEAL

COMMONWEALTH OF VIRGINIA
10/15/25
ROBERT R. COCHRAN
LAND SURVEYOR

575 HERNDON PARKWAY

TOWN OF HERNDON

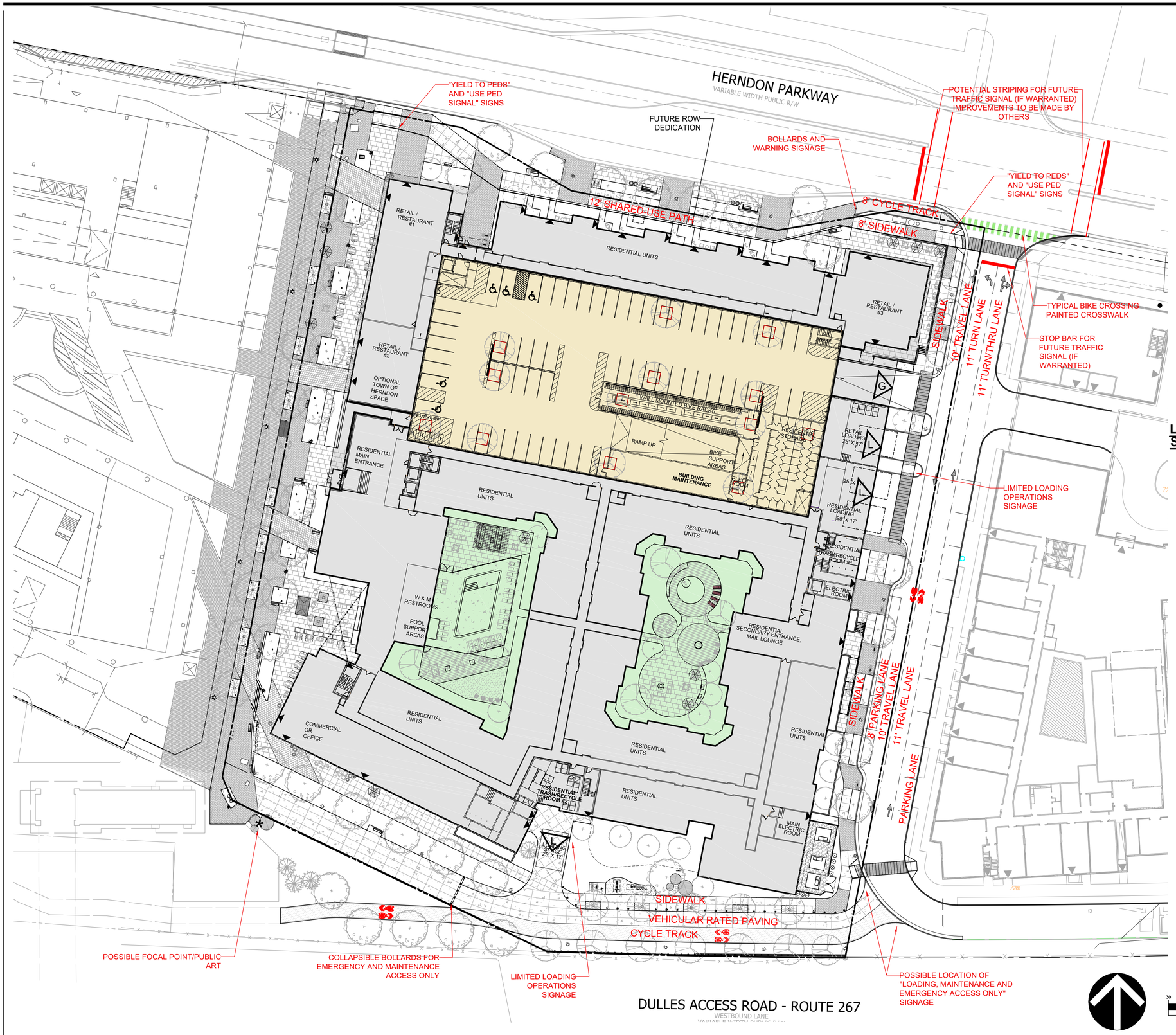
FAIRFAX COUNTY, VIRGINIA

VEHICULAR CIRCULATION PLAN

DRAWN BY:	
DESIGNED BY:	
DATE ISSUED:	05/08/2024
DWG. SCALE:	1' = 30'
VIKA NO.	7815B
SHEET NO.	C-08

FILE: C:\Projects\7815\7815B\CADD\PLANNING\PLANNING DRAWINGS\7815D_CIRCULATION PLAN.dwg USER: Bentley DATE: October 15, 2025 TIME: 8:33:32 AM LAYOUT: C-08 CIRCULATION PLAN

LAYOUT: C-08 CIRCULATION PLAN, Plotted By: Bentley



NOTE

- THE LOCATION OF ALL SIGNAGE AND MARKINGS AS SHOWN ARE PRELIMINARY TAND WILL BE FINALIZED AT THE TIME OF FINAL SITE PLAN.
- ALL IMPROVEMENTS ASSOCIATED WITH FUTURE TRAFFIC SIGNAL ARE PRELIMINARY AND SUBJECT TO DESIGN AT TIME OF FINAL SITE PLAN IF THE SIGNAL IS WARRANTED.

LIMITED LOADING OPERATIONS SIGNAGE CHARACTER IMAGE



- SIGNAGE INCLUDED FOR REFERENCE ONLY TO BE INDICATIVE OF FINAL INSTALLED SIGN PROPOSED AT TIME OF SITE PLAN PER PROFFER #19.

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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TRAFFIC CONSULTANT:
VIKA

PLAN STATUS	DATE
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RESUBMISSION	05/14/2025
RESUBMISSION	10/15/2025

PROFESSIONAL SEAL

COMMONWEALTH OF VIRGINIA
10/15/25
ROBERT R. COCHRAN
Lic. No. 2919
LAND SURVEYOR

575 HERNDON PARKWAY

TOWN OF HERNDON

FAIRFAX COUNTY, VIRGINIA

SIGNAGE AND MARKING PLAN

DRAWN BY:	
DESIGNED BY:	
DATE ISSUED:	05/08/2024
DWG. SCALE:	1" = 30'
VIKA NO.	7815B
SHEET NO.	C-08A

FILE: Q:\Projects\7815\7815B\CADD\PLANNING\PLANNING DRAWINGS\7815D_STRIPING AND MARKING PLAN.dwg USER: Bentley DATE: October 15, 2025 TIME: 8:35:22 AM LAYOUT: C-08A SIGNAGE AND MARKING PLAN

LAYOUT: C-08A SIGNAGE AND MARKING PLAN, Plotted By: Bentley

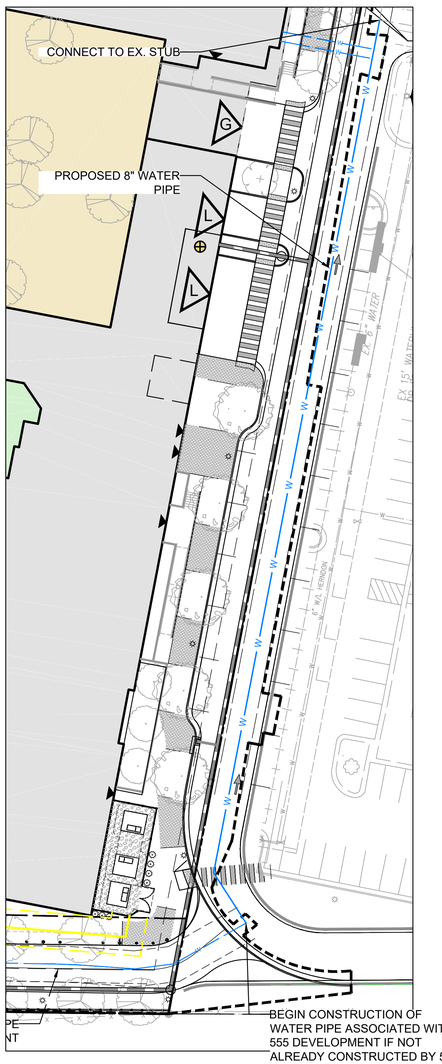
LEGEND:

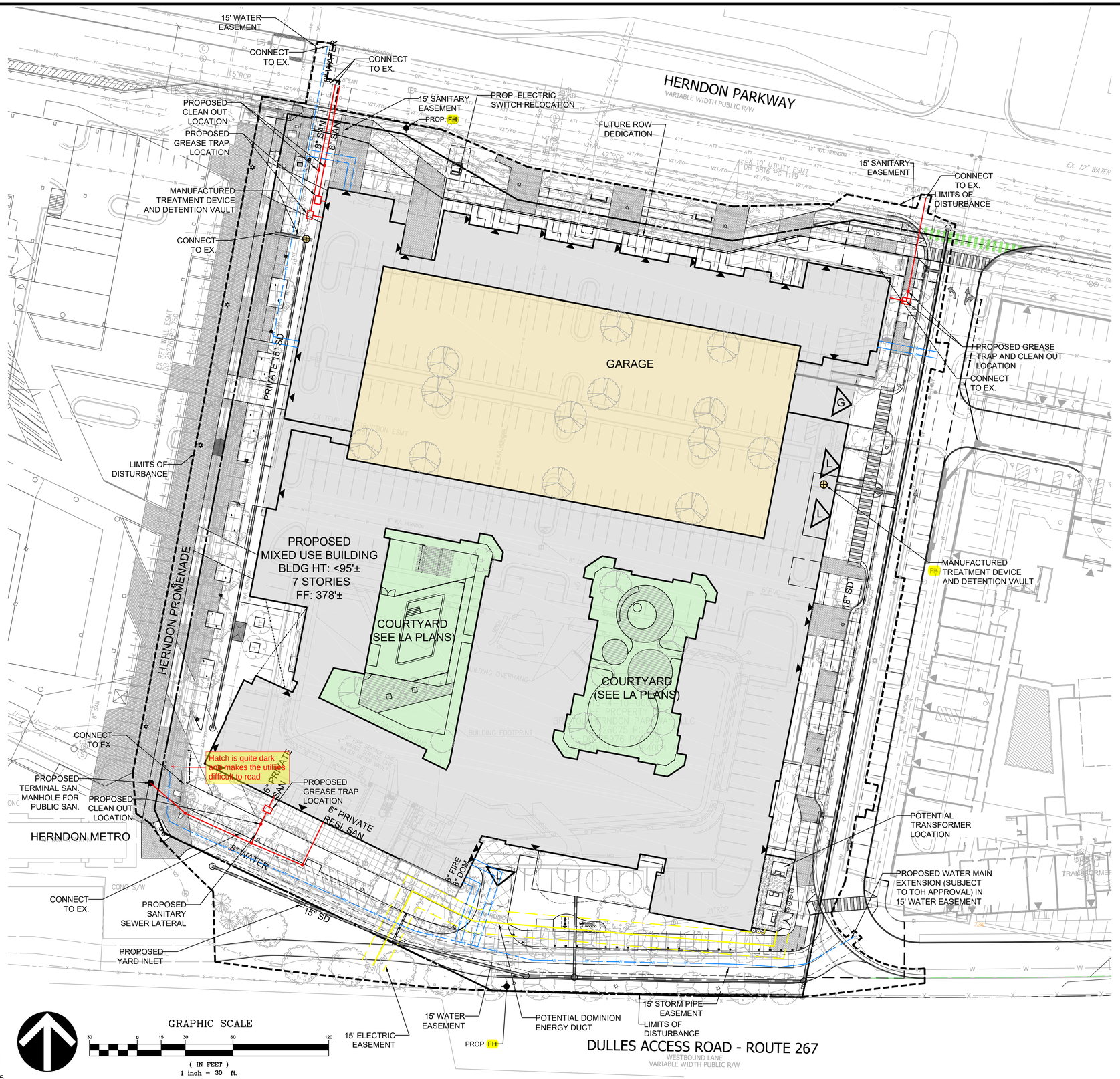
- PEDESTRIAN ACCESS
- PROPOSED FIRE DEPARTMENT CONNECTION (FDC)
- PROPOSED FIRE HYDRANT
- PROPOSED STORM LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED WATER LINE
- LIMITS OF DISTURBANCE
- ELECTRIC DUCT

NOTE:

- ALL PROPOSED UTILITY SIZES AND LOCATIONS ARE CONCEPTUAL AND WILL BE FINALIZED AT THE TIME OF FINAL SITE PLAN.
- ALL PROPOSED EASEMENTS ARE CONCEPTUAL AND WILL BE FINALIZED AT THE TIME OF FINAL SITE PLAN.
- PRIVATE GREASE TRAPS WILL BE MAINTAINED VIA MANUFACTURER'S OEM MANUAL.
- ACCESS TO ALL PROPOSED AND EXISTING UTILITIES SHALL BE PROVIDED AS NECESSARY. COLLAPSIBLE BOLLARDS TO THE SOUTH OF THE BUILDING WILL BE LOWERED AS NECESSARY FOR TOWN STAFF AND SANITARY SEWER MAINTENANCE. COLLAPSIBLE BOLLARDS WILL BE INSTALLED, OPERATED, AND MAINTAINED PER THE MANUFACTURER'S OEM MANUAL. SEE L-05 FOR DETAIL.
- ALL UTILITY SEPARATION STANDARDS SHALL BE ADHERED TO AT THE TIME OF FINAL SITE PLAN.
- 575 APPLICANT WILL PROVIDE UTILITY CONNECTIONS TO EXISTING FACILITIES IN THE EVENT ANY RELIED UPON ADJACENT SITE PROPOSED UTILITY IS NOT DEVELOPED.
- APPLICANT WILL COORDINATE RELOCATION OF UTILITIES IN CONFLICT WITH ANY PROPOSED TREES IN THE EVENT DOMINION ENERGY DOES NOT PERMIT THEIR PLANTING IN THE LOCATION SHOWN ON THIS DEVELOPMENT PLAN.
- LANDSCAPING WITHIN UTILITY EASEMENTS IS SUBJECT TO APPROVAL OF THE RESPECTIVE UTILITY PURVEYOR. SEE PROFFER #7 FOR APPLICANT COMMITMENTS TO UTILITY RELOCATION.

555 INTERIM WATER - ASSUMED CONSTRUCTION IF 555 NOT REDEVELOPED PRIOR TO THIS APPLICATION





GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)

1 inch = 30 ft.

VIKA VIRGINIA, LLC
8180 Greensboro Dr., Suite 200
Tysons, VA 22102
703.442.7800 | vika.com

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OWNER/APPLICANT:
BRISTOL HERNDON PARKWAY, LLC.
700 NEW HAMPSHIRE, SUITE 709
WASHINGTON, DC 20037

ARCHITECT:
DCS DESIGN
8614 WESTWOOD CENTER DRIVE, SUITE 800
TYSONS, VA 22182

LANDSCAPE ARCHITECT:
STUDIO39 LANDSCAPE ARCHITECTURE, P.C.
6416 GROVEDALE DRIVE, SUITE 100-A
ALEXANDRIA, VA 22310

TRAFFIC CONSULTANT:
VIKA

PLAN STATUS	DATE
FIRST SUBMISSION	05/08/2024
RESUBMISSION	11/22/2024
RESUBMISSION	05/14/2025
RESUBMISSION	10/15/2025

PROFESSIONAL SEAL

COMMONWEALTH OF VIRGINIA
10/15/25
ROBERT B. COCHRAN
Lic. No. 2919
LAND SURVEYOR

575 HERNDON PARKWAY

TOWN OF HERNDON

FAIRFAX COUNTY, VIRGINIA

UTILITY PLAN

DRAWN BY:
DESIGNED BY:
DATE ISSUED: 05/08/2024
DWG. SCALE: 1' = 30'
VIKA NO. 7815B
SHEET NO. C-09

FILE: Q:\Projects\7815\7815B\CADD\PLANNING\PLANNING DRAWINGS\7815D_UTILITY PLAN.dwg USER: Bentley DATE: October 15, 2025 TIME: 8:34:36 AM LAYOUT: C-09 UTILITY PLAN

LAYOUT: C-09 UTILITY PLAN, Plotted By: Bentley



NOTE:

- ALL PROPOSED GRADES ARE PRELIMINARY AND SUBJECT TO CHANGE WITH FINAL SITE PLAN.
- WORK ON TOWN OF HERNDON PROPERTY SUBJECT TO LICENSE AGREEMENTS WITH TOWN. SEE PROFFERS.

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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WASHINGTON, DC 20037

ARCHITECT:
DCS DESIGN
8614 WESTWOOD CENTER DRIVE, SUITE 800
TYSONS, VA 22182

LANDSCAPE ARCHITECT:
STUDIO39 LANDSCAPE ARCHITECTURE, P.C.
6416 GROVEDALE DRIVE, SUITE 100-A
ALEXANDRIA, VA 22310

TRAFFIC CONSULTANT:
VIKA

PLAN STATUS	DATE
FIRST SUBMISSION	05/08/2024
RESUBMISSION	11/22/2024
RESUBMISSION	05/14/2025
RESUBMISSION	10/15/2025

PROFESSIONAL SEAL

COMMONWEALTH OF VIRGINIA
10/15/25
ROBERT B. COCHRAN
LIC. NO. 2717
LAND SURVEYOR

575 HERNDON PARKWAY

TOWN OF HERNDON

FAIRFAX COUNTY, VIRGINIA

GRADING PLAN

DRAWN BY:	
DESIGNED BY:	
DATE ISSUED:	05/08/2024
DWG. SCALE:	1' = 30'
VIKA NO.	7815B
SHEET NO.	C-10

FILE: Q:\Projects\7815\7815B\CADD\PLANNING\PLANNING DRAWINGS\7815D_GRADING PLAN.dwg DATE: October 15, 2025 TIME: 10:10:02 AM LAYOUT: C-10 GRADING PLAN USER: Johnson

LAYOUT: C-10 GRADING PLAN, Plotted By: Johnson



593 INTERIM GRADING NARRATIVE:

- IN THE EVENT THE 593 DEVELOPMENT IS NOT CONSTRUCTED AT THE TIME OF 575 HERNDON PARKWAY'S REDEVELOPMENT AND SUBSEQUENT CONSTRUCTION, THE GRADING ON THE 575 SITE IS NOT IMPACTED. THE PROPOSED 575 GRADING CALLS FOR THE SITE TO BE RAISED TO THE CURRENTLY EXISTING GRADE ON THE 593/TOWN OF HERNDON PROPSERTY. THAT ELEVATION WILL REMAIN IN THE FUTURE 593 REDEVELOPMENT PROPOSED CONDITION, THEREFORE THE PROPOSED GRADING WITH THE 575 APPLICATION CAN BE IMPLEMENTED AS CURRENTLY EXISTS OR THE ULTIMATE CONDITION.

NOTE:

- ALL PROPOSED GRADES ARE PRELIMINARY AND SUBJECT TO CHANGE WITH FINAL SITE PLAN.
- WORK ON TOWN OF HERNDON PROPERTY SUBJECT TO LICENSE AGREEMENTS WITH TOWN. SEE PROFFERS.

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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Tysons, VA 22102
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DCS DESIGN
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TYSONS, VA 22182

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6416 GROVEDALE DRIVE, SUITE 100-A
ALEXANDRIA, VA 22310

TRAFFIC CONSULTANT:
VIKA

PLAN STATUS	DATE
FIRST SUBMISSION	05/08/2024
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RESUBMISSION	05/14/2025
RESUBMISSION	10/15/2025

PROFESSIONAL SEAL

COMMONWEALTH OF VIRGINIA
10/15/25
ROBERT B. COCHRAN
Lic. No. 2901
LAND SURVEYOR

575 HERNDON PARKWAY

TOWN OF HERNDON

FAIRFAX COUNTY, VIRGINIA

INTERIM GRADING PLAN

DRAWN BY:	
DESIGNED BY:	
DATE ISSUED:	05/08/2024
DWG. SCALE:	1' = 30'
VIKA NO.	7815B
SHEET NO.	C-10A

FILE: C:\Projects\7815\7815B\CADD\PLANNING\PLANNING DRAWINGS\7815D_GRADING PLAN.dwg USER: Johnson DATE: October 15, 2025 TIME: 10:08:47 AM LAYOUT: C-10A GRADING PLAN

LAYOUT: C-10A GRADING PLAN, Plotted By: johnson

LEGEND

- AERIAL FIRE APPARATUS ACCESS AREA (6% SLOPE OR LESS)
- PROPOSED BUILDING MORE THAN 50' IN HEIGHT
- PEDESTRIAN ACCESS
- PROPOSED FIRE DEPARTMENT CONNECTION (FDC)
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT

BUILDING DATA

TYPE OF CONSTRUCTION:	R-2(BUILDING): IA(PODIUM L1,L2), IIIA (LEVELS 3-7) S-2: IIA
STORIES:	7
HEIGHT:	78'
USE GROUP:	S-2, R-2, A-2, M, B
BUILDING FOOTPRINT:	91,614
FULLY SPRINKLERED PER NFPA 13:	YES

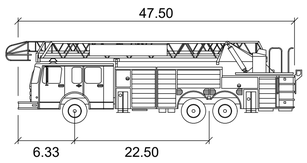
RESIDENTIAL BUILDING COVERAGE

- FULL AERIAL COVERAGE 636'
- NON PFM COVERAGE 981'
- NON-COVERAGE AREA 0'

TOTAL BUILDING PERIMETER 1,617 LF
REQUIRED 50% COVERAGE 809 LF

NOTE:

THE EMERGENCY ACCESS SHOWN IS IN COORDINATION WITH THE FAIRFAX COUNTY FIRE MARHAL'S OFFICE VIA A MEETING THE APPLICANT HAD WITH THE OFFICE ON SEPTEMBER 10, 2024 TO REVIEW AND CONFIRM THE PLANS WERE IN COMPLIANCE WITH ACCESS REQUIREMENTS.

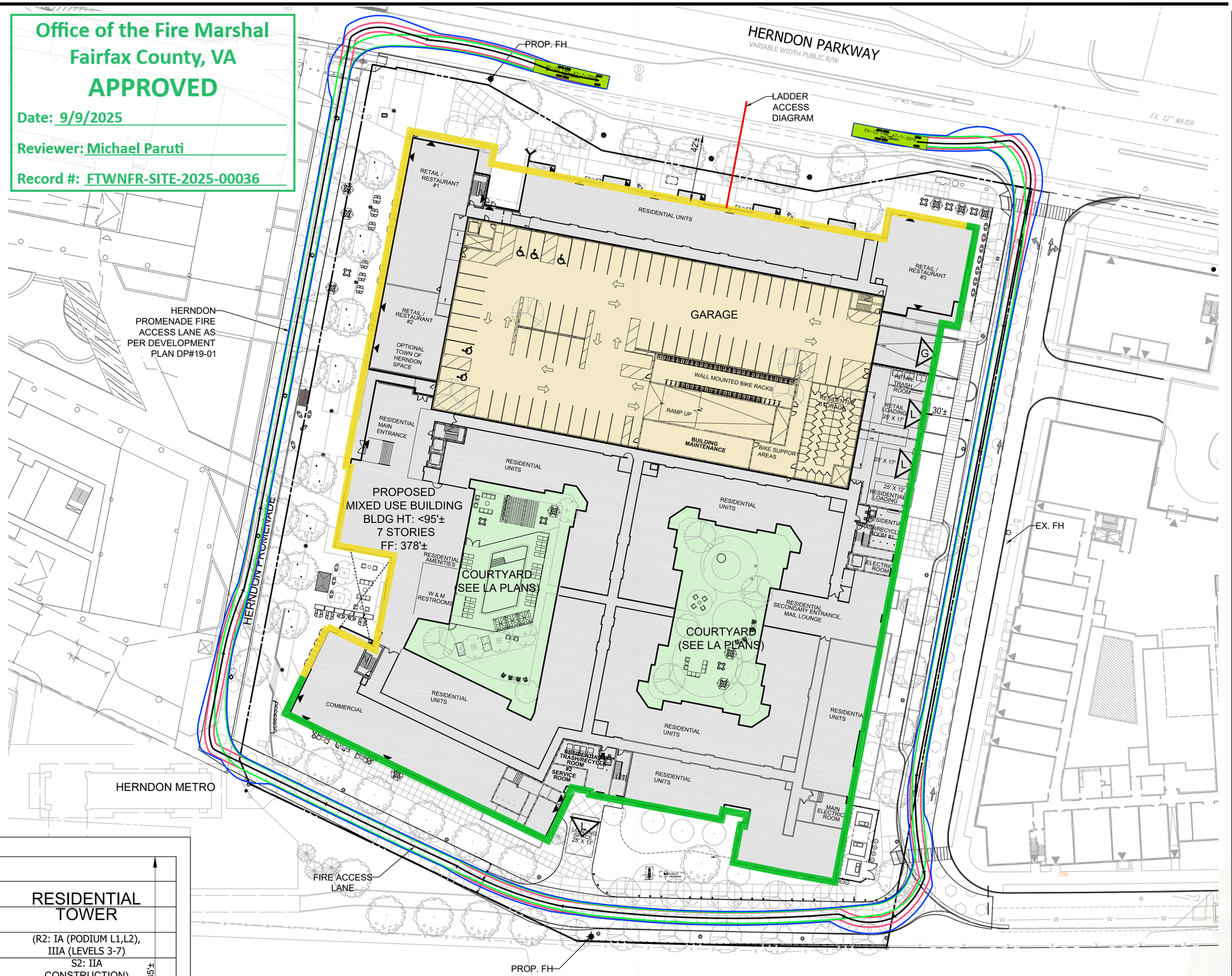


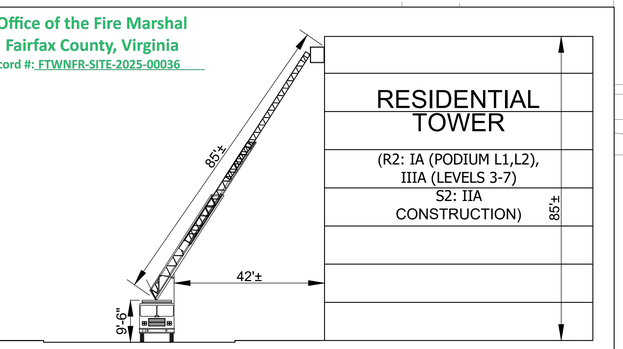
FX-CO FIRE AT-7-2016

feet

Width	: 8.00
Track	: 6.91
Lock to Lock Time	: 3.0
Steering Angle	: 45.0

Office of the Fire Marshal
Fairfax County, VA
APPROVED
Date: 9/9/2025
Reviewer: Michael Paruti
Record #: FTWNFR-SITE-2025-00036





LADDER ACCESS DIAGRAM - SCALE: 1"=20'

NOTE:
PER APPLICANT MEETING WITH FAIRFAX COUNTY FIRE MARSHAL'S OFFICE; THE REAR LOADING SPACE SHALL BE USED FOR EMERGENCY ACCESS TO COURTYARD/SWIMMING POOLS IN "PHASE 1" UNTIL THE CONSTRUCTION OF THE "PHASE 2" ULTIMATE CONDITION WHEN THE FUTURE ACCESS LANE IS CONSTRUCTED ON 593 HERNDON PARKWAY PROPERTY PER THE APPROVED GDP. THE LANDSCAPING SURROUNDING THE PROPOSED ACCESS ROAD SHALL REMAIN APPROPRIATELY TRIMMED TO PROVIDE CLEAR UNIMPEDED ACCESS FOR EMERGENCY VEHICLES.

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

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700 NEW HAMPSHIRE, SUITE 709
WASHINGTON, DC 20037

ARCHITECT:
DCS DESIGN
8614 WESTWOOD CENTER DRIVE, SUITE 800
TYSONS, VA 22182

LANDSCAPE ARCHITECT:
STUDIO39 LANDSCAPE ARCHITECTURE, P.C.
6416 GROVEDALE DRIVE, SUITE 100-A
ALEXANDRIA, VA 22310

TRAFFIC CONSULTANT:
VIKA

PLAN STATUS	DATE
FIRST SUBMISSION	05/08/2024
RESUBMISSION	11/22/2024
RESUBMISSION	05/14/2025

PROFESSIONAL SEAL

COMMONWEALTH OF VIRGINIA
07/30/2025
ROBERT R. COCHRAN
Lic. No. 2012
LAND SURVEYOR

575 HERNDON PARKWAY

TOWN OF HERNDON

FAIRFAX COUNTY, VIRGINIA

FIRE ACCESS PLAN (ULTIMATE CONDITION)

DRAWN BY:	
DESIGNED BY:	
DATE ISSUED:	05/08/2024
DWG. SCALE:	1' = 30'
VIKA NO.	7815B
SHEET NO.	C-11

FILE: Q:\Projects\7815\7815B\CADD\PLANNING\PLANNING DRAWINGS\7815D_FIRE ACCESS PLAN.dwg USER: Johnson DATE: September 9, 2025 TIME: 11:25:38 AM LAYOUT: C-11 FIRE ACCESS PLAN

LEGEND

- AERIAL FIRE APPARATUS ACCESS AREA (6% SLOPE OR LESS)
- PROPOSED BUILDING MORE THAN 50' IN HEIGHT
- PEDESTRIAN ACCESS
- PROPOSED FIRE DEPARTMENT CONNECTION (FDC)
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT

BUILDING DATA

TYPE OF CONSTRUCTION:	R-2(BUILDING): IA(PODIUM L1,L2), IIIA (LEVELS 3-7) S-2: IIA
STORIES:	7
HEIGHT:	78'
USE GROUP:	S-2, R-2, A-2, M, B
BUILDING FOOTPRINT:	91,614
FULLY SPRINKLERED PER NFPA 13:	YES

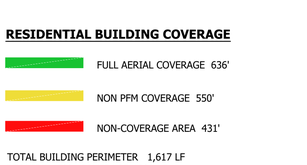
RESIDENTIAL BUILDING COVERAGE

- FULL AERIAL COVERAGE 636'
- NON PFM COVERAGE 550'
- NON-COVERAGE AREA 431'

TOTAL BUILDING PERIMETER 1,617 LF
REQUIRED 50% COVERAGE 809 LF

NOTE:

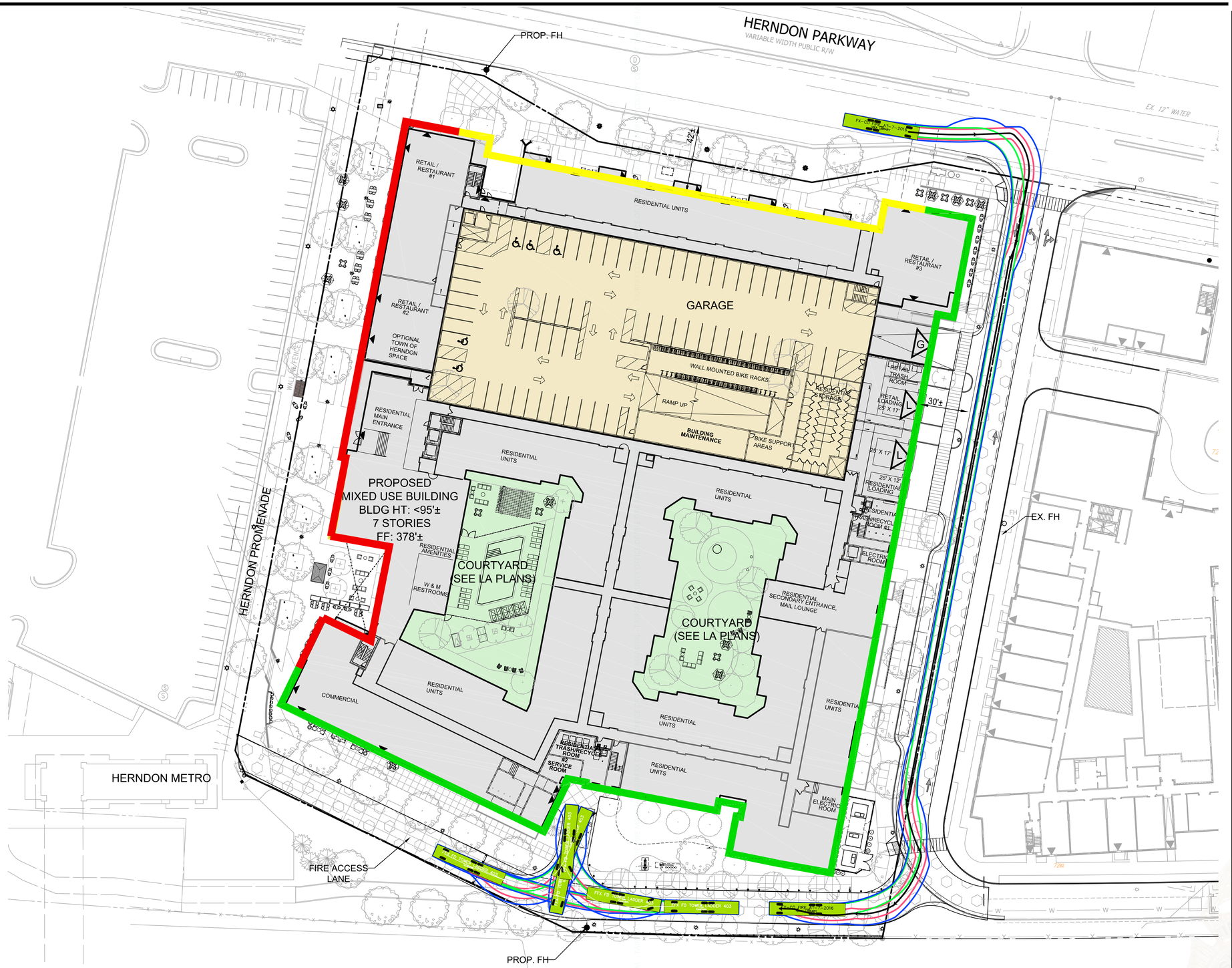
THE EMERGENCY ACCESS SHOWN IS IN COORDINATION WITH THE FAIRFAX COUNTY FIRE MARHAL'S OFFICE VIA A MEETING THE APPLICANT HAD WITH THE OFFICE ON SEPTEMBER 10, 2024 TO REVIEW AND CONFIRM THE PLANS WERE IN COMPLIANCE WITH ACCESS REQUIREMENTS.



FX-CO FIRE AT-7-2016

	feet
Width	: 8.00
Track	: 6.91
Lock to Lock Time	: 3.0
Steering Angle	: 45.0

Office of the Fire Marshal
Fairfax County, Virginia
Record #: FTWNFR-SITE-2025-00036



NOTE:
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GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

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Tysons, VA 22102
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6416 GROVEDALE DRIVE, SUITE 100-A
ALEXANDRIA, VA 22310

TRAFFIC CONSULTANT:
VIKA

PLAN STATUS	DATE
FIRST SUBMISSION	05/08/2024
RESUBMISSION	11/22/2024
RESUBMISSION	05/14/2025

PROFESSIONAL SEAL

COMMONWEALTH OF VIRGINIA
07/30/2025
ROBERT R. COCHRAN
Lic. No. 2012
LAND SURVEYOR

575 HERNDON PARKWAY

TOWN OF HERNDON

FAIRFAX COUNTY, VIRGINIA

INTERIM FIRE ACCESS PLAN (555 HERNDON PARKWAY CONSTRUCTED)

DRAWN BY:	
DESIGNED BY:	
DATE ISSUED:	05/08/2024
DWG. SCALE:	1' = 30'
VIKA NO.	7815B
SHEET NO.	C-11A

FILE: C:\Projects\7815\7815B\CADD\PLANNING\PLANNING DRAWINGS\7815D_FIRE ACCESS PLAN.dwg USER: johnson DATE: September 9, 2025 TIME: 11:27:17 AM LAYOUT: C-11A FIRE ACCESS PLAN

LEGEND

- AERIAL FIRE APPARATUS ACCESS AREA (6% SLOPE OR LESS)
- PROPOSED BUILDING MORE THAN 50' IN HEIGHT
- PEDESTRIAN ACCESS
- PROPOSED FIRE DEPARTMENT CONNECTION (FDC)
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT

BUILDING DATA

TYPE OF CONSTRUCTION:	R-2(BUILDING): IA(PODIUM L1,L2), IIIA (LEVELS 3-7) S-2: IIA
STORIES:	7
HEIGHT:	78'
USE GROUP:	S-2, R-2, A-2, M, B
BUILDING FOOTPRINT:	91,614
FULLY SPRINKLERED PER NFPA 13:	YES

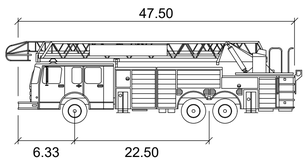
RESIDENTIAL BUILDING COVERAGE

- FULL AERIAL COVERAGE 636'
- NON PFM COVERAGE 981'
- NON-COVERAGE AREA 0'

TOTAL BUILDING PERIMETER 1,617 LF
REQUIRED 50% COVERAGE 809 LF

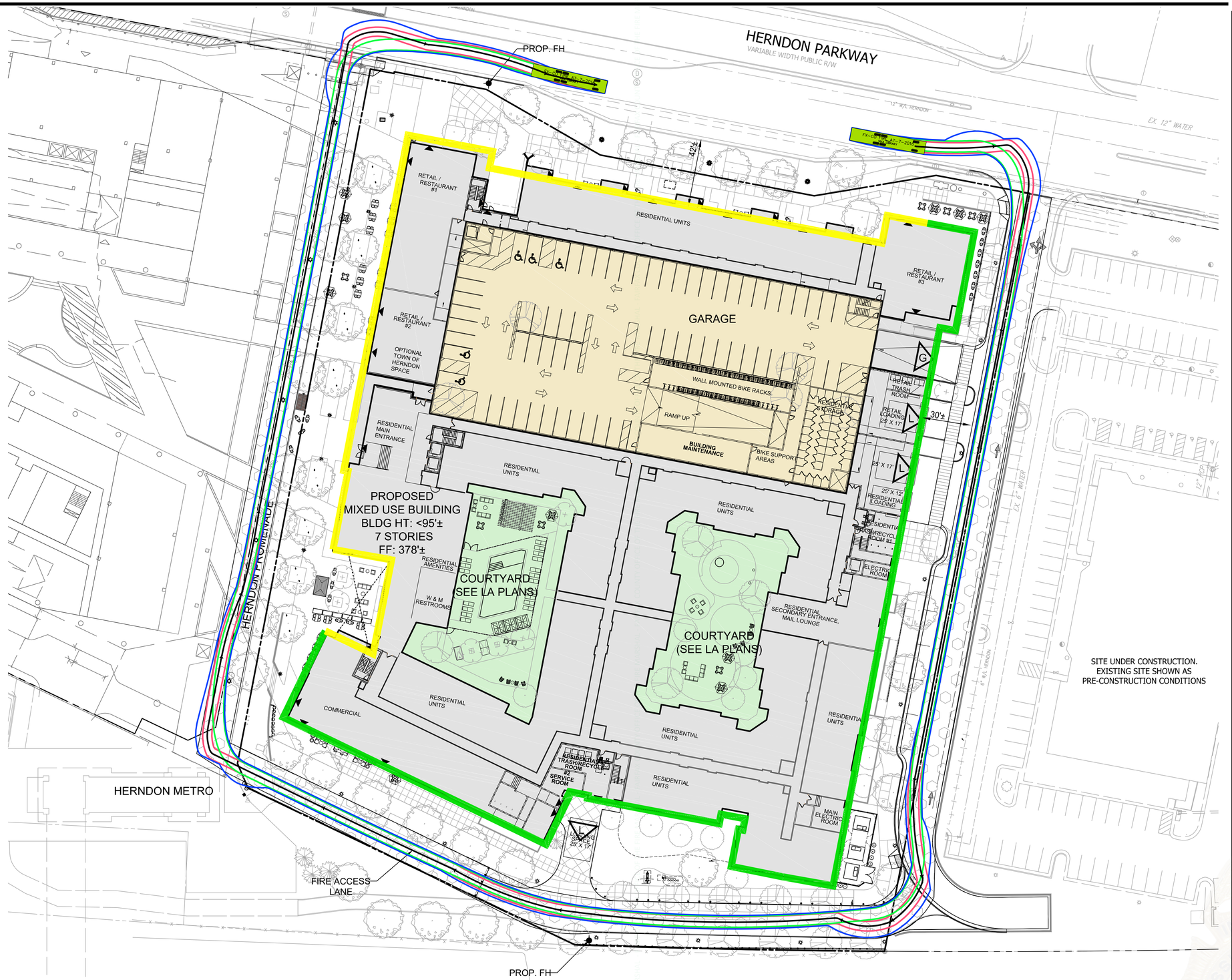
NOTE:

THE EMERGENCY ACCESS SHOWN IS IN COORDINATION WITH THE FAIRFAX COUNTY FIRE MARHAL'S OFFICE VIA A MEETING THE APPLICANT HAD WITH THE OFFICE ON SEPTEMBER 10, 2024 TO REVIEW AND CONFIRM THE PLANS WERE IN COMPLIANCE WITH ACCESS REQUIREMENTS.



FX-CO FIRE AT-7-2016

	feet
Width	: 8.00
Track	: 6.91
Lock to Lock Time	: 3.0
Steering Angle	: 45.0



SITE UNDER CONSTRUCTION.
EXISTING SITE SHOWN AS
PRE-CONSTRUCTION CONDITIONS

NOTE:
PER APPLICANT MEETING WITH FAIRFAX COUNTY FIRE MARSHAL'S OFFICE; THE REAR LOADING SPACE SHALL BE USED FOR EMERGENCY ACCESS TO COURTYARD/SWIMMING POOLS IN "PHASE 1" UNTIL THE CONSTRUCTION OF THE "PHASE 2" ULTIMATE CONDITION WHEN THE FUTURE ACCESS LANE IS CONSTRUCTED ON 593 HERNDON PARKWAY PROPERTY PER THE APPROVED GDP. THE LANDSCAPING SURROUNDING THE PROPOSED ACCESS ROAD SHALL REMAIN APPROPRIATELY TRIMMED TO PROVIDE CLEAR UNIMPEDED ACCESS FOR EMERGENCY VEHICLES.

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

Office of the Fire Marshal
Fairfax County, Virginia
Record #: FTWNFR-SITE-2025-00036

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ALEXANDRIA, VA 22310

TRAFFIC CONSULTANT:
VIKA

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COMMONWEALTH OF VIRGINIA
07/30/2025
ROBERT R. COCHRAN
Lic. No. 2012
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TOWN OF HERNDON

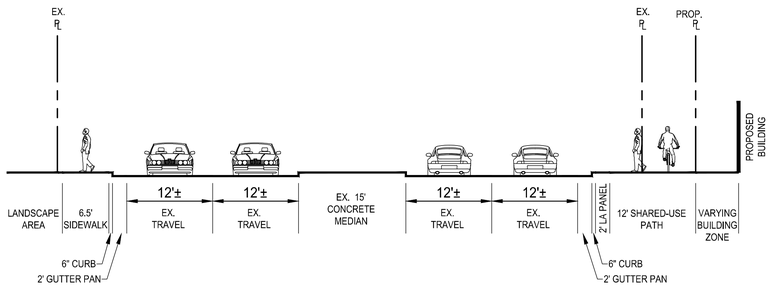
FAIRFAX COUNTY, VIRGINIA

INTERIM FIRE ACCESS PLAN (593 HERNDON PARKWAY CONSTRUCTED)

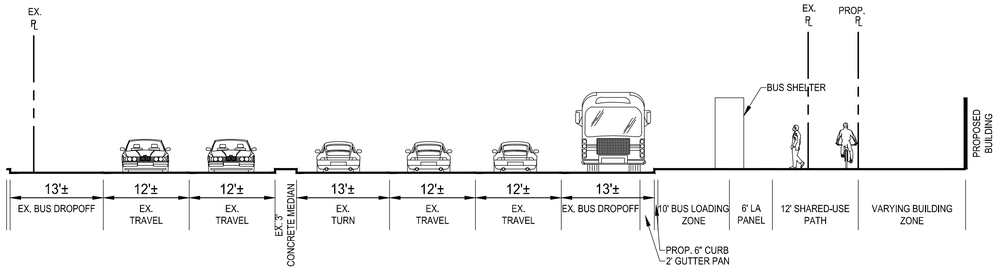
DRAWN BY:	
DESIGNED BY:	
DATE ISSUED:	05/08/2024
DWG. SCALE:	1' = 30'
VIKA NO.	7815B
SHEET NO.	C-11B

FILE: C:\Projects\7815\7815B\CADD\PLANNING\PLANNING DRAWINGS\7815D_FIRE ACCESS PLAN.dwg USER: johnson DATE: September 9, 2025 TIME: 11:28:31 AM LAYOUT: C-11B FIRE ACCESS PLAN

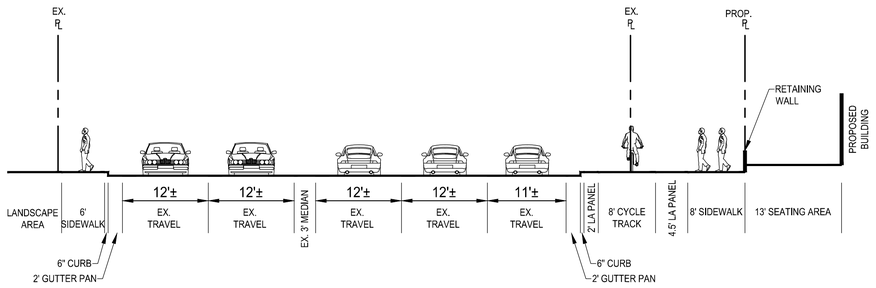
LAYOUT: C-11B FIRE ACCESS PLAN, Plotted By: johnson



SECTION A-A **SCALE 1'=10'** **HERNDON PARKWAY**



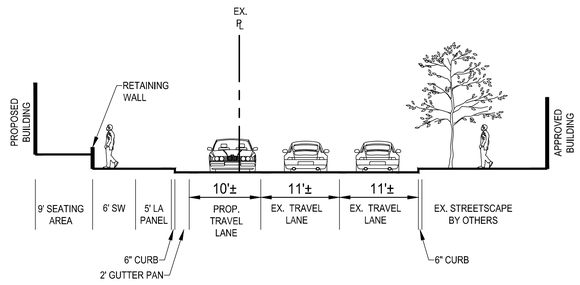
SECTION B-B **SCALE 1'=10'** **HERNDON PARKWAY**



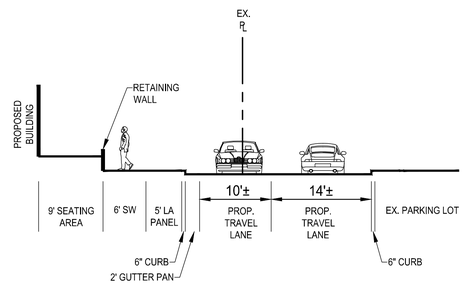
SECTION C-C **SCALE 1'=10'** **HERNDON PARKWAY**



SCALE 1'=50'



SECTION D-D **SCALE 1'=10'** **PRIVATE ROAD 'A'**



SECTION D-D INTERIM **SCALE 1'=10'** **PRIVATE ROAD 'A'**

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8180 Greensboro Dr., Suite 200
Tysons, VA 22102
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OWNER/APPLICANT:
BRISTOL HERNDON PARKWAY, LLC.
700 NEW HAMPSHIRE, SUITE 709
WASHINGTON, DC 20037

ARCHITECT:
DCS DESIGN
8614 WESTWOOD CENTER DRIVE, SUITE 800
TYSONS, VA 22182

LANDSCAPE ARCHITECT:
STUDIO39 LANDSCAPE ARCHITECTURE, P.C.
6416 GROVEDALE DRIVE, SUITE 100-A
ALEXANDRIA, VA 22310

TRAFFIC CONSULTANT:
VIKA

PLAN STATUS	DATE
FIRST SUBMISSION	05/08/2024
RESUBMISSION	11/22/2024
RESUBMISSION	05/14/2025
RESUBMISSION	10/15/2025

PROFESSIONAL SEAL

COMMONWEALTH OF VIRGINIA
10/15/25
ROBERT B. COCHRAN
LAND SURVEYOR

575 HERNDON PARKWAY

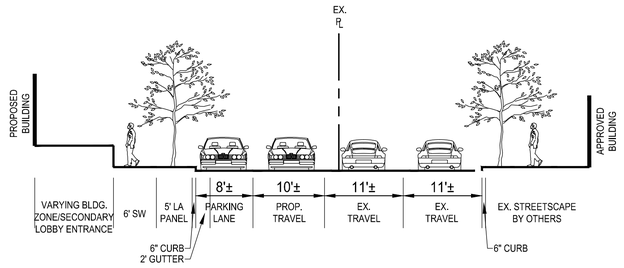
TOWN OF HERNDON

FAIRFAX COUNTY, VIRGINIA

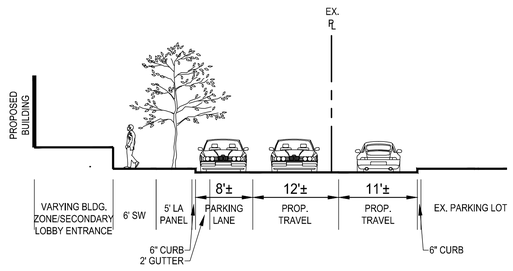
STREET SECTIONS

DRAWN BY:	
DESIGNED BY:	
DATE ISSUED:	05/08/2024
DWG. SCALE:	AS SHOWN
VIKA NO.	7815B
SHEET NO.	C-12

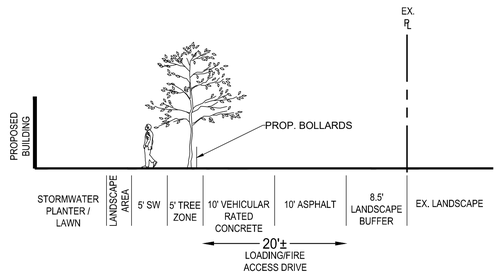
FILE: Q:\Projects\7815\7815B\CADD\PLANNING\PLANNING DRAWINGS\7815D_STREET SECTIONS.dwg USER: Bentley DATE: October 15, 2025 TIME: 8:38:03 AM LAYOUT: C-12 STREET SECTIONS



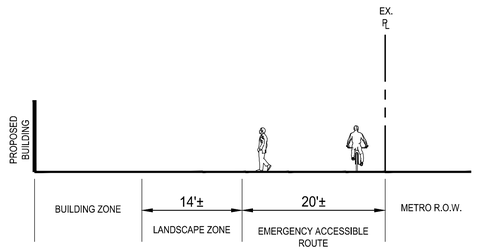
SECTION E-E **SCALE 1'=10'** **PRIVATE ROAD 'A'**



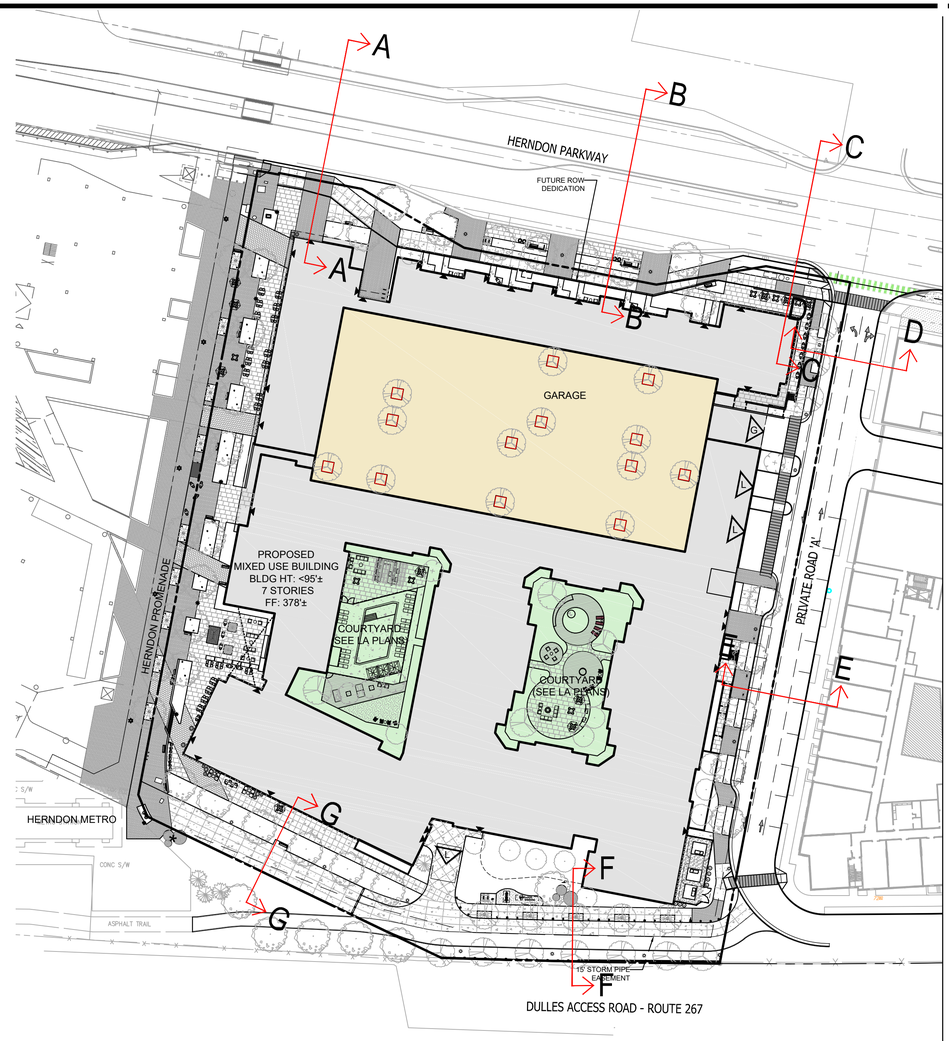
SECTION E-E INTERIM **SCALE 1'=10'** **PRIVATE ROAD 'A'**



SECTION F-F **SCALE 1'=10'** **LOADING/FIRE**



SECTION G-G **SCALE 1'=10'** **EMERGENCY ACCESS**



SCALE 1'=50'

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ARCHITECT:
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8614 WESTWOOD CENTER DRIVE, SUITE 800
TYSONS, VA 22182

LANDSCAPE ARCHITECT:
STUDIO39 LANDSCAPE ARCHITECTURE, P.C.
6416 GROVEDALE DRIVE, SUITE 100-A
ALEXANDRIA, VA 22310

TRAFFIC CONSULTANT:
VIKA

PLAN STATUS	DATE
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RESUBMISSION	10/15/2025

PROFESSIONAL SEAL

COMMONWEALTH OF VIRGINIA
10/15/25
ROBERT B. COCHRAN
LAND SURVEYOR

575 HERNDON PARKWAY

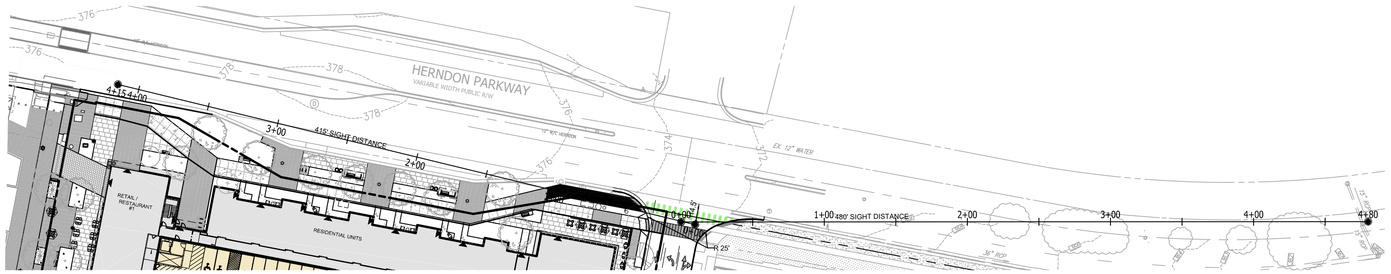
TOWN OF HERNDON

FAIRFAX COUNTY, VIRGINIA

STREET SECTIONS

DRAWN BY:	
DESIGNED BY:	
DATE ISSUED:	05/08/2024
DWG. SCALE:	AS SHOWN
VIKA NO.	7815B
SHEET NO.	C-12A

FILE: C:\Projects\7815\7815B\CADD\PLANNING\PLANNING DRAWINGS\7815D_STREET SECTIONS.dwg USER: Bentley DATE: October 15, 2025 TIME: 8:38:24 AM LAYOUT: C-12A STREET SECTIONS



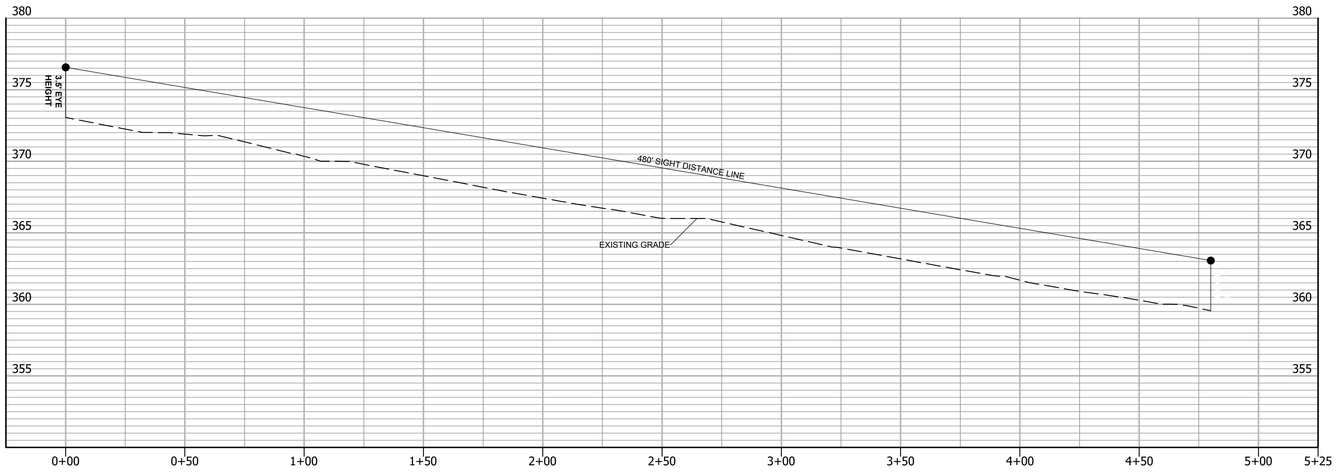
SIGHT DISTANCE EXHIBIT - SCALE 1"=50'



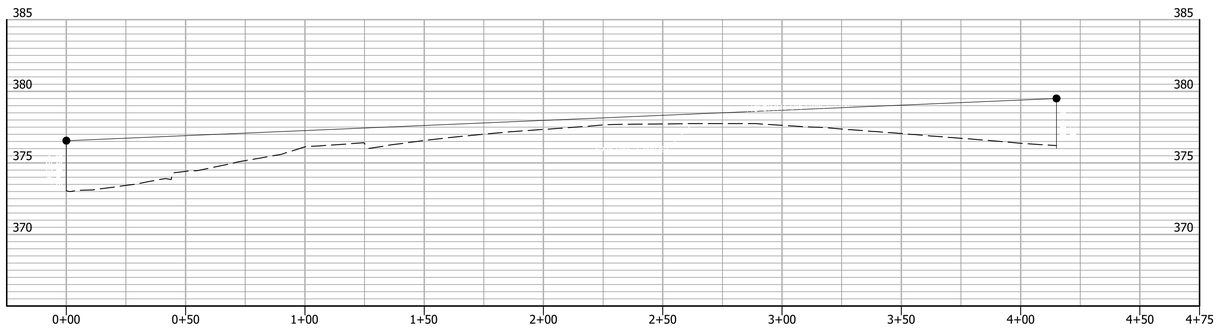
GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.



EASTBOUND SIGHT DISTANCE PROFILE - DESIGN SPEED 35 MPH



WESTBOUND SIGHT DISTANCE PROFILE - DESIGN SPEED 35 MPH

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RESUBMISSION	10/15/2025

PROFESSIONAL SEAL

COMMONWEALTH OF VIRGINIA
10/15/25
ROBERT B. COCHRAN
No. 2919
LAND SURVEYOR

575 HERNDON PARKWAY

TOWN OF HERNDON

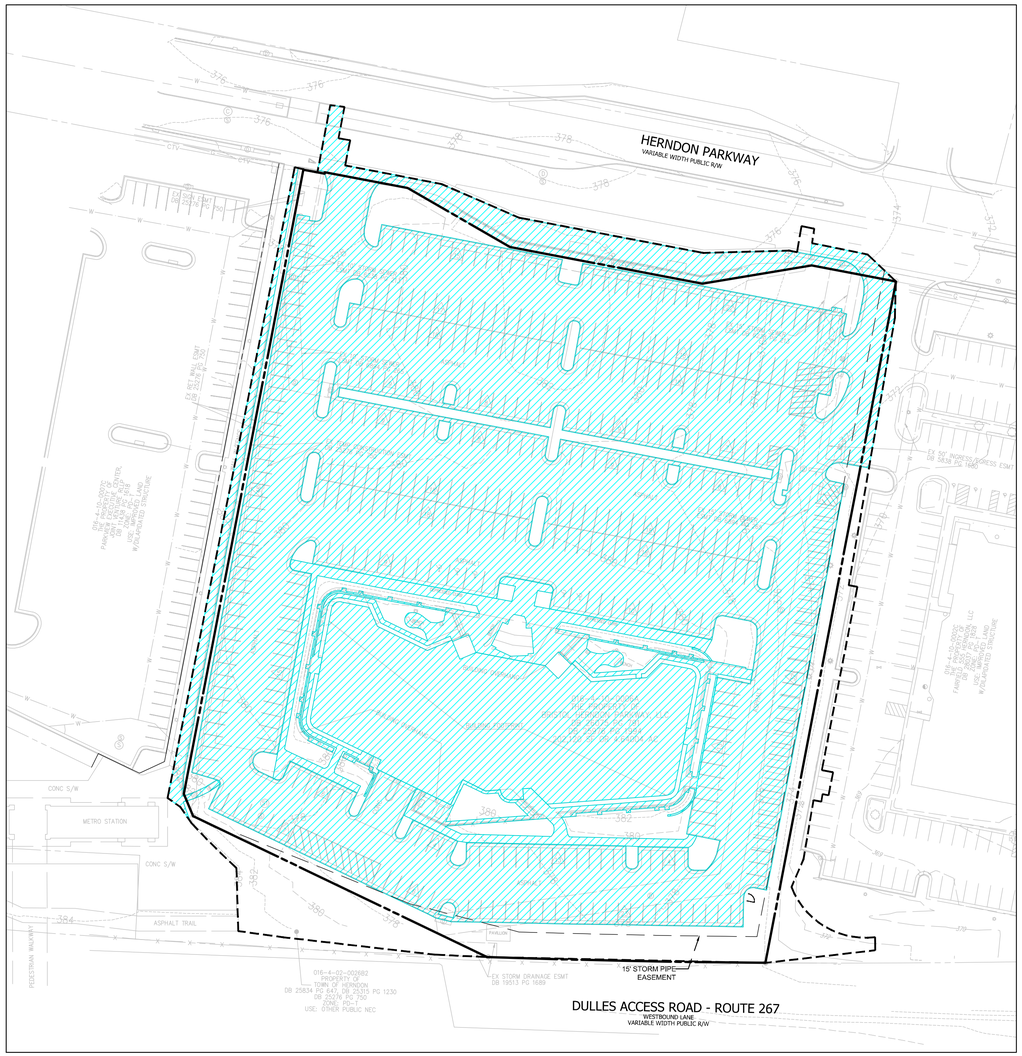
FAIRFAX COUNTY, VIRGINIA

SIGHT DISTANCE EXHIBIT

DRAWN BY:
DESIGNED BY:
DATE ISSUED: 05/08/2024

DWG. SCALE: AS SHOWN
VIKA NO. 7815B
SHEET NO. C-12B

FILE: Q:\Projects\7815\7815B\CADD\PLANNING\PLANNING DRAWINGS\7815D_SIGHT DISTANCE EXHIBIT.dwg USER: Bentley DATE: October 15, 2025 TIME: 8:39:24 AM LAYOUT: C-12B SIGHT DISTANCE



LEGEND - EXISTING AREA

SITE AREA TOTAL = 202,120 SF OR 4.6400 AC
LIMITS OF DISTURBANCE = 225,589 SF OR 5.1788 AC

IMPERVIOUS AREA = 177,240 SF OR 4.0689 AC

PERVIOUS AREA = 48,349 SF OR 1.1099 AC



LEGEND - PROPOSED AREA

SITE AREA TOTAL = 202,120 SF OR 4.6400 AC
LIMITS OF DISTURBANCE = 225,589 SF OR 5.1788 AC

IMPERVIOUS AREA = 190,207 SF OR 4.3665 AC

PERVIOUS AREA = 35,382 SF OR 0.8123 AC

NORTH (VCS 83)
GRAPHIC SCALE

50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

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ALEXANDRIA, VA 22310

TRAFFIC CONSULTANT:
VIKA

PLAN STATUS	DATE
FIRST SUBMISSION	05/08/2024
RESUBMISSION	11/22/2024
RESUBMISSION	05/14/2025
RESUBMISSION	10/15/2025

PROFESSIONAL SEAL

COMMONWEALTH OF VIRGINIA
10/15/25
ROBERT B. COCHRAN
Lic. No. 2919
LAND SURVEYOR

575 HERNDON PARKWAY

TOWN OF HERNDON

DRANESVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA

PRE AND POST DEVELOPMENT STORMWATER MAP

DRAWN BY:	
DESIGNED BY:	
DATE ISSUED:	05/08/2024
DWG. SCALE:	AS SHOWN
VIKA NO.	7815B
SHEET NO.	C-13

FILE: Q:\Projects\7815\7815B\CADD\PLANNING\PLANNING DRAWINGS\7815D_C-14 PRE AND POST SWM.dwg USER: johnson DATE: October 15, 2025 TIME: 9:53:53 AM LAYOUT: C-13
LAYOUT: C-13, Plotted By: johnson



STORMWATER LEGEND: VERSION 1.3

- CONTRIBUTING DRAINAGE (92)
- URBAN BIORETENTION (ROOFTOP DISCONNECT TO SWM PLANTER)
- CONTRIBUTING DRAINAGE TO PROPRIETARY BMP DEVICE (40)
- PROPRIETARY BMP DEVICE (40)

SWM NARRATIVE

EXISTING CONDITION SITE NARRATIVE

THIS DEVELOPMENT CONSISTS OF APPROXIMATELY 4.64 ACRES OF LAND SITUATED BETWEEN HERNDON PARKWAY AND THE DULLES TOLL ROAD IN THE TOWN OF HERNDON. THE PROPERTY IS BOUNDED BY HERNDON PARKWAY TO THE NORTH, AN EXISTING OFFICE BUILDING TO THE EAST, THE DULLES TOLL ROAD TO THE SOUTH AND AN EXISTING OFFICE BUILDING TO THE WEST. THE PROPERTY CURRENTLY CONSISTS OF AN EXISTING OFFICE BUILDING WITH SURFACE PARKING.

REVIEW OF EXISTING TOPOGRAPHY INDICATES THAT THE PROPERTY SLOPES PREDOMINANTLY FROM THE SOUTHWEST TO THE NORTHEAST TOWARDS HERNDON PARKWAY. THE SUBJECT SITE DOES RECEIVE OFF-SITE RUNOFF FROM THE AREA TO THE SOUTH AND CONVEYS THE FLOW IN THE EXISTING ON-SITE CLOSED CONDUIT SYSTEM. THE EXISTING STORMWATER IS COLLECTED ON SITE AND JOINS A CLOSED CONDUIT SYSTEM IN HERNDON PARKWAY. THE STORMWATER FLOWS TO A 36" RCP PIPE IN HERNDON PARKWAY AND IS TAKEN TO THE OUTFALL APPROXIMATELY 850' TO THE EAST WHERE IS EXITS A 60" RCP INTO AN EXISTING FLOODPLAIN. SEE SHEET C-16 FOR THE OUTFALL MAP. ALL ADJACENT PROPERTIES FOLLOW A SIMILAR DRAINAGE PATTERN, WITH THEIR RESPECTIVE STORMWATER BEING CONVEYED TO THE CLOSED CONDUIT SYSTEM IN HERNDON PARKWAY. THERE ARE NO RESOURCE PROTECTION AREAS ON THIS PROPERTY.

PROPOSED CONDITION SITE NARRATIVE

THE APPLICANT PROPOSES TO DEVELOP THE PROPERTY IN ACCORDANCE WITH THE HERNDON METRO STUDY AREA WITH RESIDENTIAL, RETAIL AND COMMERCIAL USES.

THE DEVELOPMENT AND ASSOCIATED PROGRAM WILL PROVIDE A SINGLE BUILDING WITH A WRAPPED PRE-CAST CONCRETE GARAGE. THE DEVELOPMENT PLAN PROVIDED CALLS FOR 7 STORIES OF 5 OVER 2 CONSTRUCTION.

WATER QUALITY TREATMENT (BMP) NARRATIVE

TO COMPLY WITH THE CHESAPEAKE BAY ACT (CBA), THE PROJECT WILL PROVIDE WATER QUALITY TREATMENT THROUGH THE USE OF LOW IMPACT DEVELOPMENT (LID) STRATEGIES SUCH AS STORMWATER PLANTERS (ROOFTOP DISCONNECT) COMBINED WITH MANUFACTURED TREATMENT FILTERING DEVICES (MTD'S) SUCH AS A JELLYFISH STRUCTURE. ADDITIONAL LID'S MAY BE INCORPORATED WITH THE SITE PLAN AND IF POSSIBLE SIGNAGE WILL BE INCLUDED TO HIGHLIGHT THE USE OF THE LID'S.

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

WATER QUANTITY TREATMENT (SWM) NARRATIVE

THERE WILL BE AN INCREASE IN THE SITE'S IMPERVIOUSNESS WHICH WILL RESULT IN AN INCREASE IN RUNOFF. RUNOFF REDUCTION STRATEGIES IN CONJUNCTION WITH UNDERGROUND DETENTION WILL BE USED TO REDUCE THE POST DEVELOPMENT TWO YEAR AND TEN YEAR RUNOFF RATE TO LEVELS LESS THAN OR EQUAL TO THE EXISTING TWO YEAR AND TEN YEAR RUNOFF RATES. THE UNDERGROUND DETENTION STRUCTURE WILL LIKELY BE LOCATED IN THE PROPOSED GARAGE. THE EXISTING DRAINAGE DIVIDES WILL GENERALLY BE MAINTAINED AS THE SITE WILL STILL DRAIN PRIMARILY FROM THE SOUTHWEST OF THE SITE TO THE NORTHEAST.

CHANNEL PROTECTION WILL PROVIDED IN ACCORDANCE WITH 9VAC25-875-600-B-1,2,3. CONCENTRATED STORMWATER FLOW SHALL BE RELEASED INTO A STORMWATER CONVEYANCE SYSTEM AND SHALL MEET THE CRITERIA IN SUBDIVISION 1, 2, OR 3 OF THIS SUBSECTION, WHERE APPLICABLE, FROM THE POINT OF DISCHARGE TO A POINT TO THE LIMITS OF ANALYSIS IN ACCORDANCE WITH 9VAC25-875-600-B-4.

THE SUBJECT SITE HAS BEEN GRADED TO ENSURE THAT HABITABLE SPACE WILL NOT BE INUNDATED SHOULD THE STORM DRAIN SYSTEM (INLETS AND PIPES) BECOME CLOGGED OR INOPERABLE. OVERLAND RELIEF IS PROVIDED ON THE WEST SIDE SUCH THE FLOWS WILL BE DIRECTED IN A NORTHERLY DIRECTION TO HERNDON PKWY IF THE STORM DRAIN SYSTEM BECOMES CLOGGED OR INOPERABLE. OVERLAND RELIEF ON THE SOUTH SIDE IS PROVIDED SUCH THAT FLOWS WILL BE DIRECTED IN AN EASTERLY DIRECTION. FLOWS FROM THE SOUTH AND EAST SIDES WILL BE DIRECTED TO THE PROPOSED PRIVATE ROAD BETWEEN THE SUBJECT SITE AND THE 555 HERNDON PKWY AND THEN IN A NORTHERLY DIRECTION TO HERNDON PKWY.

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

THE SWM SYSTEMS AND BMP PRATICES PROPOSED ON THE PLAN WILL MEET ALL STATE AND LOCAL TOWN OF HERNDON SWM REQUIREMENTS FOR BOTH ONSITE AND OFFSITE DISTURBED AREAS.

ALL PROPOSED SWM FACILITIES WILL BE PROVIDED ONSITE AND WILL BE PRIVATELY MAINTAINED.

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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PROFESSIONAL SEAL

COMMONWEALTH OF VIRGINIA
10/15/25
ROBERT B. COCHRAN
LAND SURVEYOR

575 HERNDON PARKWAY

TOWN OF HERNDON

FAIRFAX COUNTY, VIRGINIA

STORMWATER MANAGEMENT MAP AND NARRATIVE

DRAWN BY:	
DESIGNED BY:	
DATE ISSUED:	05/08/2024
DWG. SCALE:	1' = 30'
VIKA NO.	7815B
SHEET NO.	C-14

LAYOUT: C-14 SWM-MAP, Plotted By: johnson

FILE: C:\Projects\7815\7815B\CADD\PLANNING\PLANNING DRAWINGS\7815D_SWM MAP.dwg USER: johnson DATE: October 15, 2025 TIME: 10:01:03 AM LAYOUT: C-14 SWM-MAP

VRRM COMPUTATIONS

Project Name:	575 HERNDON PKWY
Date:	11/13/2024
Linear Development Project?	No

data input cells
constant values
calculation cells
final results

Site Information

Post-Development Project (Treatment Volume and Loads)

Enter Total Disturbed Area *(acres)* → 5.18

Maximum reduction required:	*20%*
The site's net increase in impervious cover (acres) is:	*0.31*
Post-Development TP Load Reduction for Site (lb/yr):	*1.02*

Check:

BMP Design Specifications List:	2024 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 (acres) -- undisturbed, protected forest or reforested land					0.00
Mixed Open (acres) -- undisturbed/infrequently maintained grass or shrub land					0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be mowed/managed				1.11	1.11
Impervious Cover (acres)				4.07	4.07
					5.18

Post-Development Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) -- undisturbed, protected forest or reforested land					0.00
Mixed Open (acres) -- undisturbed/infrequently maintained grass or shrub land					0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be mowed/managed				0.80	0.80
Impervious Cover (acres)				4.38	4.38
Area Check	OK.	OK.	OK.	OK.	5.18

Post-Development Requirement for Site Area

TP Load Reduction Required (lb/yr)	1.02

Nitrogen Loads (Informational Purposes Only)

Pre-ReDevelopment TN Load (lb/yr)	60.20
Final Post-Development TN Load	61.23

LAND COVER SUMMARY -- PRE-REDEVELOPMENT

Land Cover Summary-Pre		
Pre-ReDevelopment	**Listed**	**Adjusted[1]**
Forest Cover (acres)	0.00	0.00
Weighted Rv(forest)	0.00	0.00
Weighted Loading Rate(forest)	0.00	0.00
% Forest	0%	0%
Mixed Open Cover (acres)	0.00	0.00
Weighted Rv(mixed)	0.00	0.00
Weighted Loading Rate(mixed)	0.00	0.00
% Mixed Open	0%	0%
Managed Turf Cover (acres)	1.11	0.80
Weighted Rv(turf)	0.25	0.25
Weighted Loading Rate(turf)	0.85	0.85
% Managed Turf	21%	16%
Impervious Cover (acres)	4.07	4.07
Rv(impervious)	0.95	0.95
Weighted Loading Rate(impervious)	0.86	0.86
% Impervious	79%	84%
Total Site Area (acres)	**5.18**	**4.87**
Site Rv	**0.80**	**0.84**
Treatment Volume and Nutrient Load		
Pre-ReDevelopment Treatment Volume (acre-ft)	0.3453	0.3389
Pre-ReDevelopment Treatment Volume (cubic feet)	15,043	14,761
Pre-ReDevelopment TP Load (lb/yr)	**4.43**	**4.17**
Pre-ReDevelopment TP Load per acre (lb/acre/yr)	0.86	0.86
Baseline TP Load (lb/yr) (0.26 lbs/acre/yr applied to pre-redevelopment area excluding pervious land proposed for new impervious cover)		*1.27*

[1] *Adjusted Land Cover Summary:*
Pre ReDevelopment land cover minus pervious land cover ((forest, mixed open 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, 0.26 lbs/acre/year).

LAND COVER SUMMARY -- POST DEVELOPMENT

Land Cover Summary-Post (Final)	
Post ReDev. & New Impervious	
Forest Cover (acres)	0.00
Weighted Rv(forest)	0.00
Wgt. Ld. Rate(forest)	0.00
% Forest	0%
Mixed Open Cover (acres)	0.00
Weighted Rv(mixed)	0.00
Wgt. Ld. Rate(mixed)	0.00
% Mixed Open	0%
Managed Turf Cover (acres)	0.80
Weighted Rv (turf)	0.25
Wgt. Ld. Rate(turf)	0.85
% Managed Turf	15%
Impervious Cover (acres)	4.38
Rv(impervious)	0.95
Wgt. Ld. Rate(imperv.)	0.86
% Impervious	85%
Final Site Area (acres)	**5.18**
Final Post Dev Site Rv	**0.84**
Treatment Volume and Nutrient Load	
Final Post-Development Treatment Volume (acre-ft)	0.3634
Final Post-Development Treatment Volume (cubic feet)	15,830
Final Post-Development TP Load (lb/yr)	**4.43**
Final Post-Development TP Load per acre (lb/acre/yr)	0.86

Land Cover Summary-Post	
Post-ReDevelopment	
Forest Cover (acres)	0.00
Weighted Rv(forest)	0.00
Wgt. Ld. Rate(forest)	0.00
% Forest	0%
Mixed Open Cover (acres)	0.00
Weighted Rv(mixed)	0.00
Wgt. Ld. Rate(mixed)	0.00
% Mixed Open	0%
Managed Turf Cover (acres)	0.80
Weighted Rv (turf)	0.25
Wgt. Ld. Rate(turf)	0.85
% Managed Turf	16%
ReDev. Impervious Cover (acres)	4.07
Rv(impervious)	0.95
Wgt. Ld. Rate(imperv.)	0.86
% Impervious	84%
Total ReDev. Site Area (acres)	**4.87**
ReDev Site Rv	**0.84**
Treatment Volume and Nutrient Load	
Post-ReDevelopment Treatment Volume (acre-ft)	0.3389
Post-ReDevelopment Treatment Volume (cubic feet)	14,761
Post-ReDevelopment Load (TP) (lb/yr)*	**4.17**
Post-ReDevelopment TP load per acre (lb/acre/yr)	0.86
Max. Reduction Reqired (Below Pre-ReDevelopment Load)	**20%**
TP Load Reduction Required for Redeveloped Area (lb/yr)	**0.83**

Land Cover Summary-Post	
Post-Development New Impervious	
New Impervious Cover (acres)	0.31
Rv(impervious)	0.95
Post-Development Treatment Volume (acre-ft)	0.0245
Post-Development Treatment Volume (cubic feet)	1,069
Post-Development TP Load (lb/yr)	**0.27**
TP Load Reduction Required for New Impervious Area (lb/yr)	**0.19**

LAYOUT: C-15 SWM COMPS, Plotted By: Bentley

Drainage Area A

VRRM 4.1, 2024

Drainage Area A Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals	Land Cover Rv	Composite Loading P
Forest (acres)					0.00	0.00	0.00
Mixed Open (acres)					0.00	0.00	0.00
Managed Turf (acres)				0.80	0.80	0.25	0.85
Impervious Cover (acres)				4.38	4.38	0.95	0.86
				Total	5.18		

Total Phosphorus Available for Removal in D.A. A (lb/yr): 4.43
Post Development Treatment Volume in D.A. A (ft³): 15,830

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

Practice	Runoff Reduction Credit (%)	Mixed Open Credit Area (acres)	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
2. Rooftop Disconnection (RR)														
2.i. To Stormwater Planter, Urban Bioretention (P-FIL-05)	40			0.58	0	800	1,200	2,000	25	0.00	0.50	0.27	0.22	
16. Manufactured Treatment Devices (no RR)														
16.b. Manufactured Treatment Device-Filtering	0			1.50	0	0	5,173	5,173	65	0.00	1.29	0.84	0.45	

Site Results (Water Quality Compliance) VRRM 4.1, 2024

Area Checks	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	AREA CHECK
FOREST (ac)	0.00	0.00	0.00	0.00	0.00	OK.
MIXED OPEN (ac)	0.00	0.00	0.00	0.00	0.00	OK.
MIXED OPEN AREA TREATED(ac)	0.00	0.00	0.00	0.00	0.00	OK.
MANAGED TURF AREA (ac)	0.80	0.00	0.00	0.00	0.00	OK.
MANAGED TURF AREA TREATED (ac)	0.00	0.00	0.00	0.00	0.00	OK.
IMPERVIOUS COVER (ac)	4.38	0.00	0.00	0.00	0.00	OK.
IMPERVIOUS COVER TREATED (ac)	2.08	0.00	0.00	0.00	0.00	OK.
AREA CHECK	OK.	OK.	OK.	OK.	OK.	

Site Treatment Volume (ft³) 15,830

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)	800	0	0	0	0	800
TP LOAD AVAILABLE FOR REMOVAL (lb/yr)	4.43	0.00	0.00	0.00	0.00	4.43
TP LOAD REDUCTION ACHIEVED (lb/yr)	1.11	0.00	0.00	0.00	0.00	1.11
TP LOAD REMAINING (lb/yr)	3.32	0.00	0.00	0.00	0.00	3.32
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)	4.58	0.00	0.00	0.00	0.00	4.58

Total Phosphorus

FINAL POST-DEVELOPMENT TP LOAD (lb/yr)	4.43
TP LOAD REDUCTION REQUIRED (lb/yr)	1.02
TP LOAD REDUCTION ACHIEVED (lb/yr)	1.11
TP LOAD REMAINING (lb/yr):	3.32
REMAINING TP LOAD REDUCTION REQUIRED (lb/yr):	0.00 **

** TARGET TP REDUCTION EXCEEDED BY 0.09 LB/YEAR **

Total Nitrogen (For Information Purposes)

POST-DEVELOPMENT LOAD (lb/yr)	61.23
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)	4.58
REMAINING POST-DEVELOPMENT NITROGEN LOAD (lb/yr)	56.65

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8614 WESTWOOD CENTER DRIVE, SUITE 800
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LANDSCAPE ARCHITECT:
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ALEXANDRIA, VA 22310

TRAFFIC CONSULTANT:
VIKA

PLAN STATUS	DATE
FIRST SUBMISSION	05/08/2024
RESUBMISSION	11/22/2024
RESUBMISSION	05/14/2025
RESUBMISSION	10/15/2025

PROFESSIONAL SEAL

COMMONWEALTH OF VIRGINIA
10/15/25
ROBERT B. COCHRAN
Lic. No. 2919
LAND SURVEYOR

575 HERNDON PARKWAY

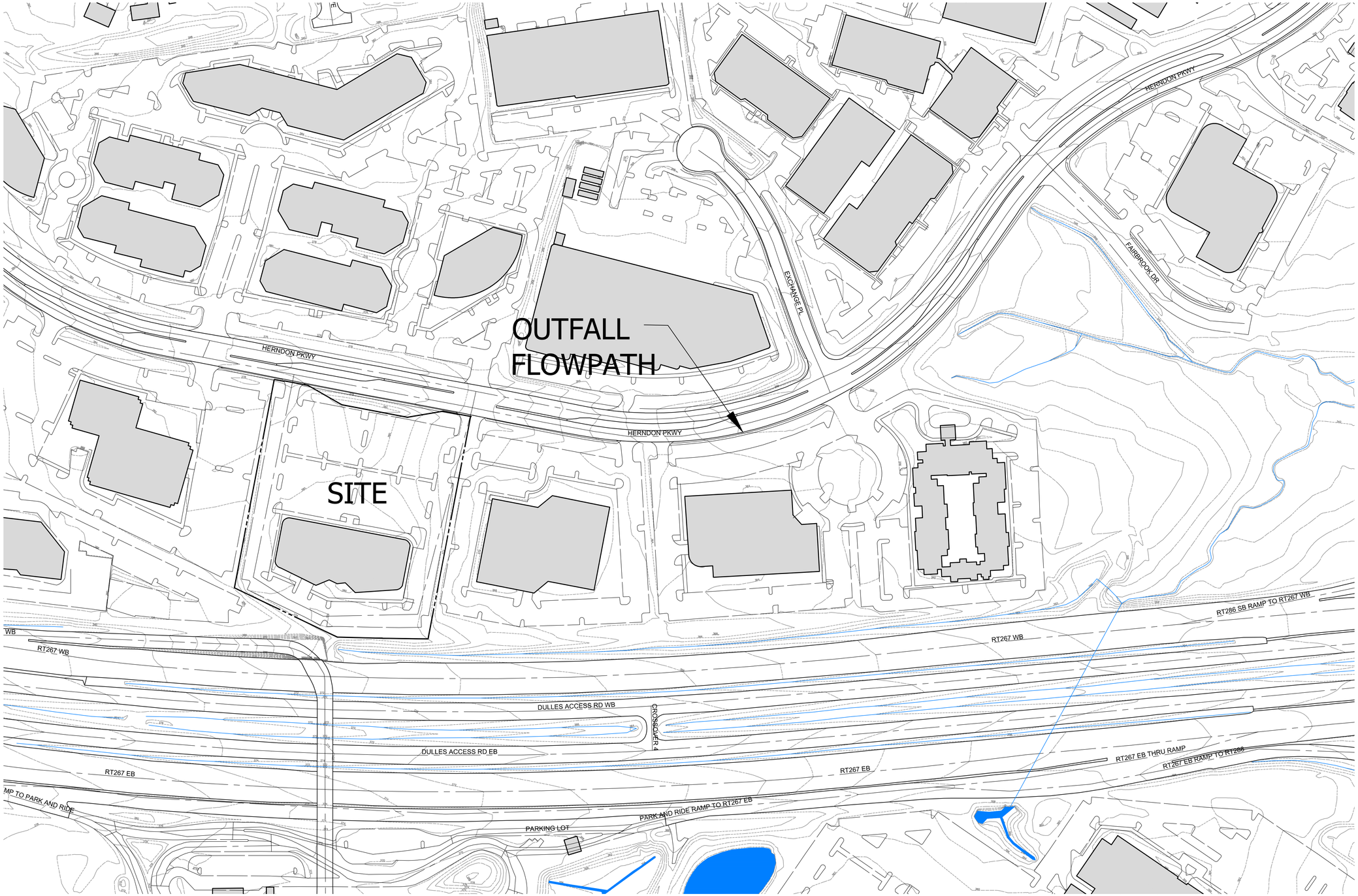
TOWN OF HERNDON

FAIRFAX COUNTY, VIRGINIA

STORMWATER COMPUTATIONS

DRAWN BY:	
DESIGNED BY:	
DATE ISSUED:	05/08/2024
DWG. SCALE:	1' = 30'
VIKA NO.	7815B
SHEET NO.	C-15

FILE: C:\Projects\7815\7815B\CADD\PLANNING\PLANNING DRAWINGS\7815D_SWM MAP.dwg USER: Bentley DATE: October 15, 2025 TIME: 8:41:14 AM LAYOUT: C-15 SWM COMPS



NORTH (VCS 83)
GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100ft.

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ALEXANDRIA, VA 22310

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RESUBMISSION	05/14/2025
RESUBMISSION	10/15/2025

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COMMONWEALTH OF VIRGINIA
10/15/25
ROBERT R. COCHRAN
LAND SURVEYOR

575 HERNDON PARKWAY

TOWN OF HERNDON

DRANESVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA

ADEQUATE OUTFALL MAP

DRAWN BY:	
DESIGNED BY:	
DATE ISSUED:	05/08/2024
DWG. SCALE:	AS SHOWN
VIKA NO.	7815B
SHEET NO.	C-16

FILE: C:\Projects\7815\7815B\CADD\PLANNING\PLANNING DRAWINGS\7815D_C-16 ADEQUATE OUTFALL.dwg USER: Bentley DATE: October 15, 2025 TIME: 8:42:51 AM LAYOUT: C-16

LAYOUT: C-16, Plotted By: Bentley

ZONING ORDINANCE MODIFICATIONS

- THE DEVELOPMENT CONFORMS TO THE PROVISIONS OF ALL APPLICABLE TOWN STANDARDS EXCEPT AS NOTED HEREON IN THE MODIFICATION REQUESTS BELOW

MODIFICATION	REQUIRED	PROVIDED	Z.O. NUMBER
HERNDON PARKWAY FRONTAGE	- 2' UTILITY STRIP - 8' CYCLE TRACK - 4.5' LANDSCAPE STRIP - 8' SIDEWALK	- WEST: VARYING WIDTH LANDSCAPE STRIP; 12' SHARED-USE PATH - CENTER: 10' BUS LOADING ZONE; 6' LANDSCAPE STRIP; 12' SHARED-USE PATH - EAST: 2' UTILITY STRIP; 8' CYCLE TRACK; 4.5' LANDSCAPE STRIP; 8' SIDEWALK	- 78-50.8.H.2
DULLES TOLL ROAD FRONTAGE	- 22-24' ACCESS DRIVE AND TRAIL - 8' PEDESTRIAN TRAIL - 8' PLANTING BUFFER TO THE SOUTH	- 5' SIDEWALK TO THE NORTH OF A 20' ACCESS DRIVE THAT IS BORDERED TO THE SOUTH BY AN 8' LANDSCAPE BUFFER AND FENCE	- 78-50.8.H.1
PRIVATE ROAD STREETSCAPE	- 10' SIDEWALK	- 6' SIDEWALK	- 78-50.8
LOADING SPACES	- 1 / 3,000-14,999 GFA RETAIL / RESTAURANT: 1 REQUIRED - 1 / 200 UNITS RESIDENTIAL: 3 REQUIRED - 1 / 6,000 GFA COMMERCIAL OR OFFICE: 1 REQUIRED - TOTAL REQUIRED: 5	- 1 RETAIL - 1 COMMERCIAL - 2 RESIDENTIAL	- 78-100.2.D
ELECTRIC FACILITIES	- UTILITY CABINETS MUST BE ENCLOSED IN A BUILDING OR VAULTED UNDERGROUND PURSUANT TO SECTION 78-50.8(J)(2)	- ABOVE GRADE TRANSFORMERS WITH SCREEN WALL	- 78-50.8(J)(2)
PARKING STRUCTURE LANDSCAPE REQUIREMENT	- PLANTING ISLANDS MIN. 8' WIDE AND 120 SF UNPAVED PLANTING AREA	- 4 - 7.5' WIDTH AND 32-56 SF OF UNPAVED PLANTING AREA	- 78-110.5(B)(2)D



GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

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ALEXANDRIA, VA 22310

TRAFFIC CONSULTANT:
VIKA

PLAN STATUS	DATE
FIRST SUBMISSION	05/08/2024
RESUBMISSION	11/22/2024
RESUBMISSION	05/14/2025
RESUBMISSION	10/15/2025

PROFESSIONAL SEAL

COMMONWEALTH OF VIRGINIA
10/15/25
ROBERT B. COCHRAN
No. 2906
LAND SURVEYOR

575 HERNDON PARKWAY

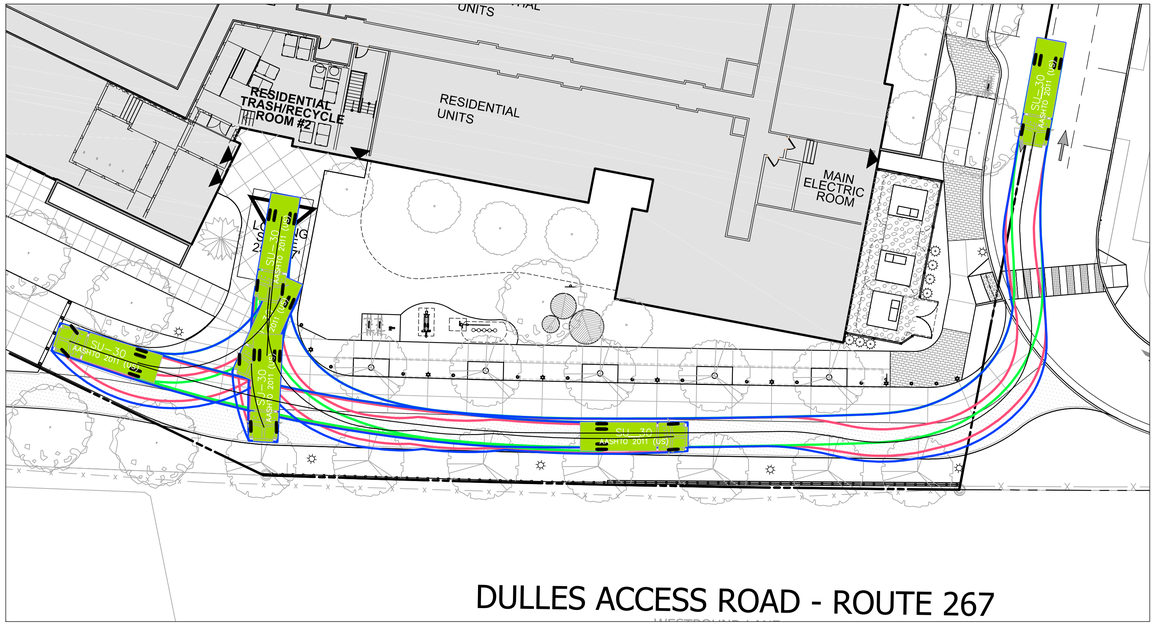
TOWN OF HERNDON

FAIRFAX COUNTY, VIRGINIA

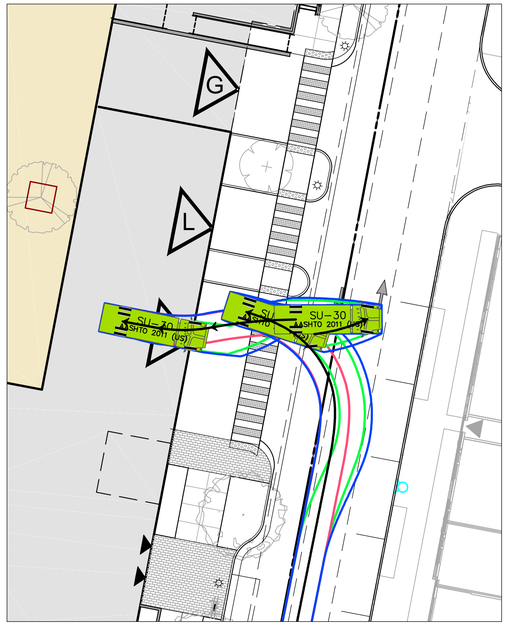
ZONING MODIFICATIONS

DRAWN BY:	
DESIGNED BY:	
DATE ISSUED:	05/08/2024
DWG. SCALE:	1' = 40'
VIKA NO.	7815B
SHEET NO.	C-17

FILE: C:\Projects\7815\7815B\CADD\PLANNING\PLANNING DRAWINGS\7815D_EASEMENT AND MODS PLAN.dwg USER: Bentley DATE: October 15, 2025 TIME: 8:43:09 AM LAYOUT: C-17 MODIFICATIONS



COMMERCIAL LOADING SCALE: 1"=20'



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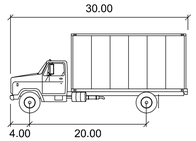

SU-30

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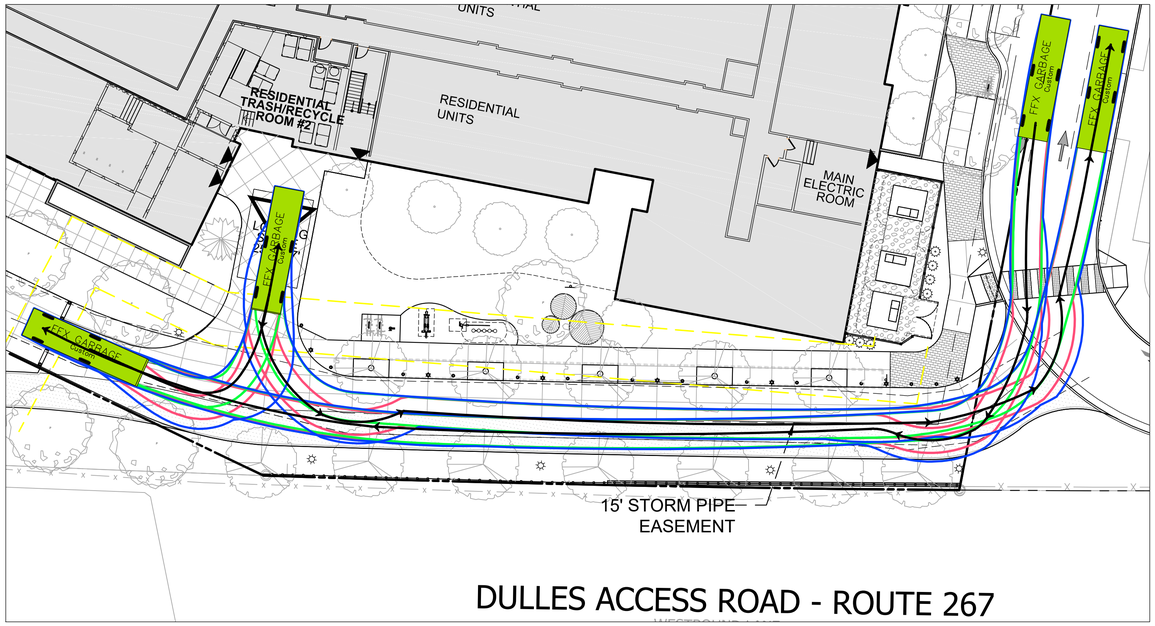
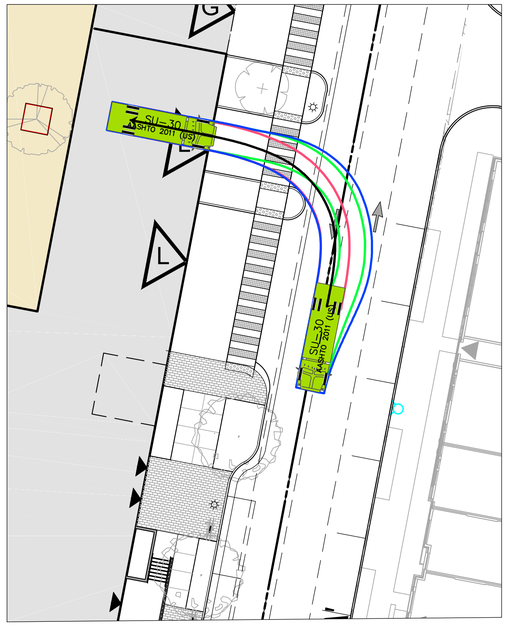
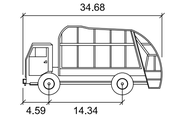
Lock to Lock Time	: 6.0
Steering Angle	: 31.8



GARBAGE SCALE: 1"=20'



RESIDENTIAL LOADING SCALE: 1"=20'



FFX GARBAGE

	feet
Width	: 8.20
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 41.8

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ALEXANDRIA, VA 22310

TRAFFIC CONSULTANT:
VIKA

PLAN STATUS	DATE
FIRST SUBMISSION	05/08/2024
RESUBMISSION	11/22/2024
RESUBMISSION	05/14/2025
RESUBMISSION	10/15/2025

PROFESSIONAL SEAL

COMMONWEALTH OF VIRGINIA
10/15/25
ROBERT B. COCHRAN
LAND SURVEYOR

575 HERNDON PARKWAY

TOWN OF HERNDON

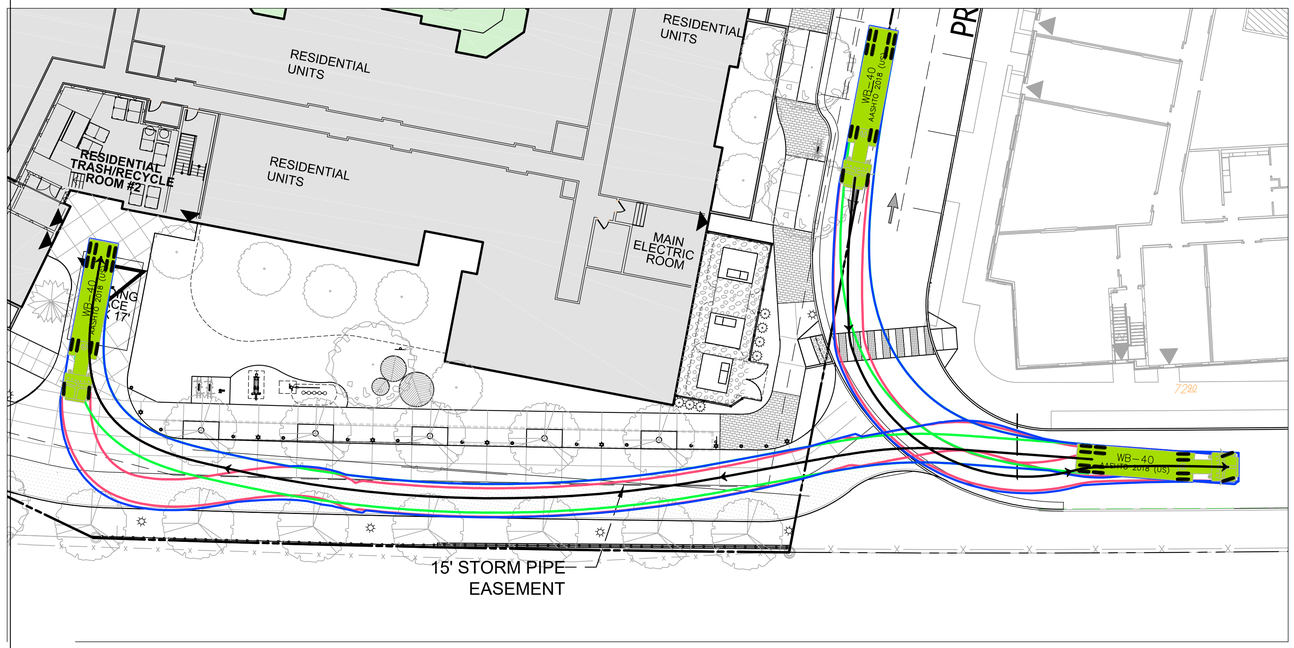
FAIRFAX COUNTY, VIRGINIA

AUTOTURN EXHIBIT

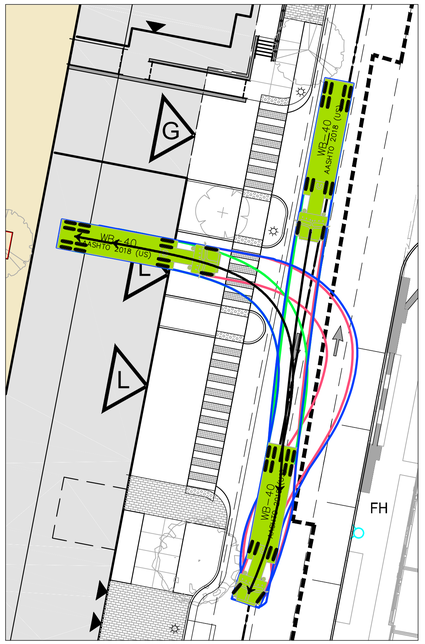
DRAWN BY:	
DESIGNED BY:	
DATE ISSUED:	05/08/2024
DWG. SCALE:	AS SHOWN
VIKA NO.	7815B
SHEET NO.	C-18

FILE: Q:\Projects\7815\7815B\CADD\PLANNING DRAWINGS\7815D_AUTOTURN_SU30.dwg USER: Bentley DATE: October 15, 2025 TIME: 8:44:10 AM LAYOUT: C-18 AUTOTURN

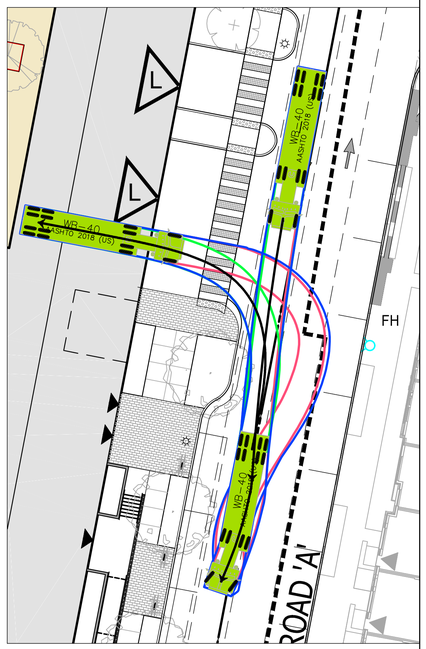
LAYOUT: C-18 AUTOTURN, Plotted By: Bentley



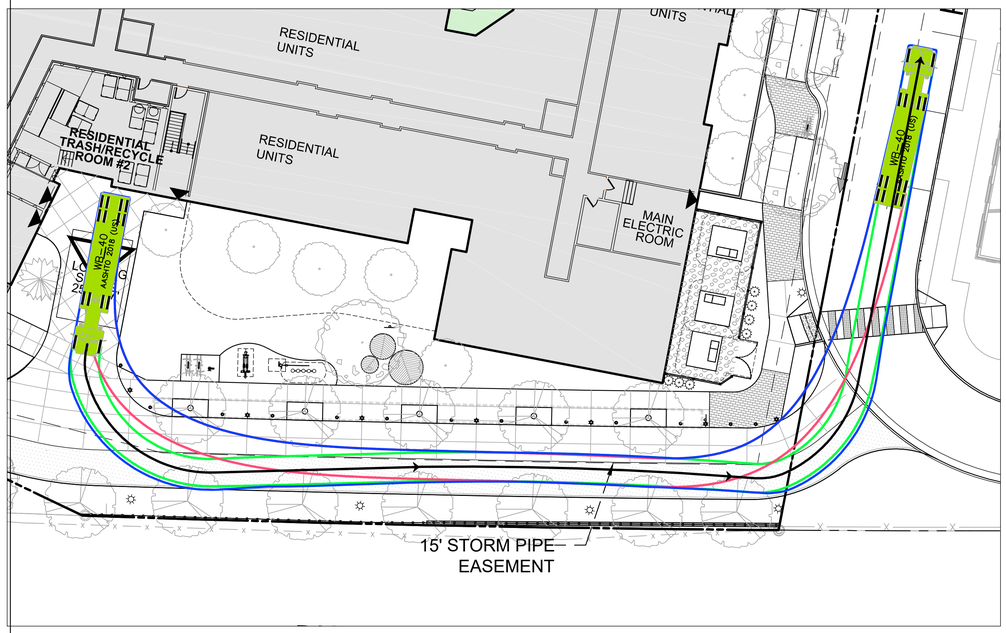
COMMERCIAL AND ADDITIONAL RESIDENTIAL LOADING - ENTER SCALE: 1"=20'



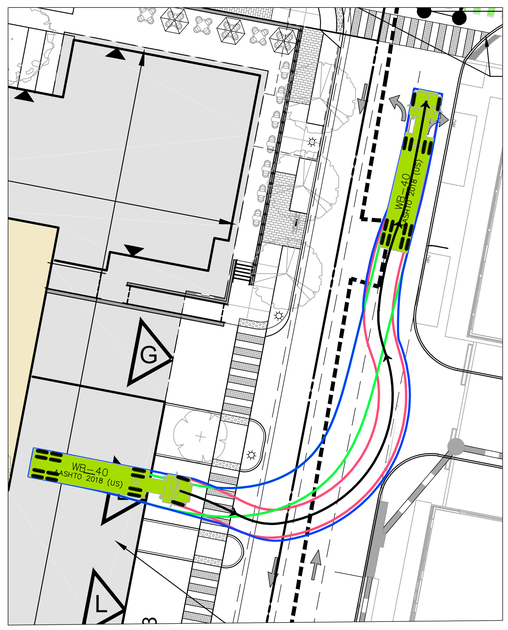
RETAIL LOADING - ENTER SCALE: 1"=20'



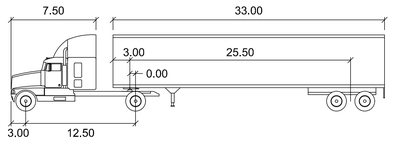
RESIDENTIAL LOADING - ENTER
SCALE: 1"=20'



COMMERCIAL AND ADDITIONAL RESIDENTIAL LOADING - EXIT SCALE: 1"=20'



RESIDENTIAL LOADING - EXIT SCALE: 1"=20'



WB-40

feet

Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.00	Steering Angle	: 20.3
Tractor Track	: 8.00	Articulating Angle	: 70.0
Trailer Track	: 8.00		

VIKA VIRGINIA, LLC
8180 Greensboro Dr., Suite 200
Tysons, VA 22102
703.442.7800 | vika.com

Our Site Set on the Future.

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V 12.00

OWNER/APPLICANT:
BRISTOL HERNDON PARKWAY, LLC.
700 NEW HAMPSHIRE, SUITE 709
WASHINGTON, DC 20037

ARCHITECT:
DCS DESIGN
8614 WESTWOOD CENTER DRIVE, SUITE 800
TYSONS, VA 22182

LANDSCAPE ARCHITECT:
STUDIO39 LANDSCAPE ARCHITECTURE, P.C.
6416 GROVEDALE DRIVE, SUITE 100-A
ALEXANDRIA, VA 22310

TRAFFIC CONSULTANT:
VIKA

PLAN STATUS	DATE
FIRST SUBMISSION	05/08/2024
RESUBMISSION	11/22/2024
RESUBMISSION	05/14/2025
RESUBMISSION	10/15/2025

PROFESSIONAL SEAL

COMMONWEALTH OF VIRGINIA
10/15/25
ROBERT R. COCHRAN
Lic. No. 2919
LAND SURVEYOR

575 HERNDON PARKWAY

TOWN OF HERNDON

FAIRFAX COUNTY, VIRGINIA

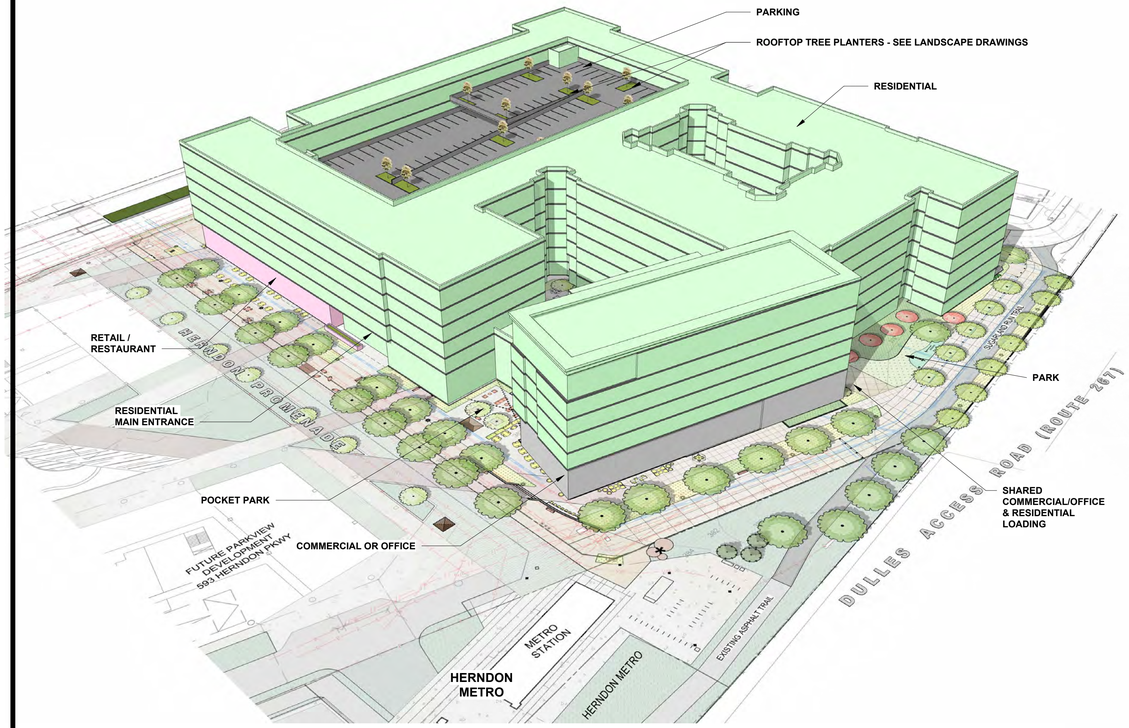
AUTOTURN EXHIBIT

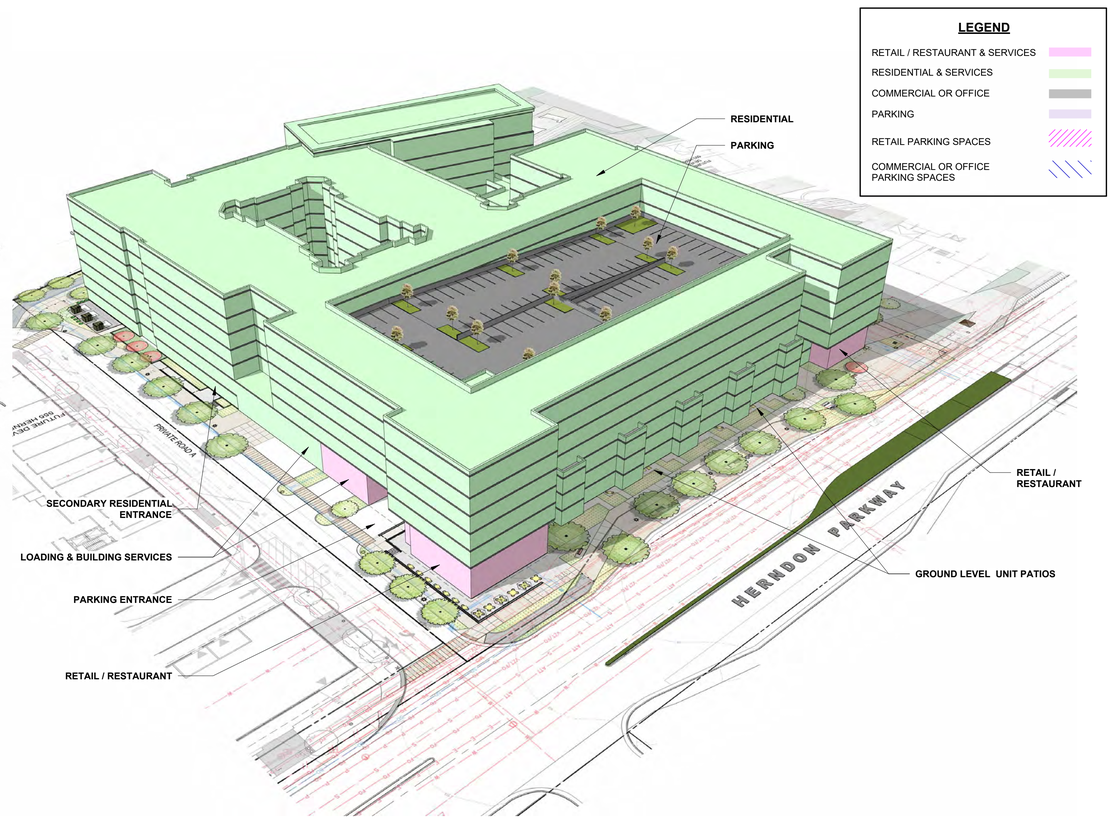
DRAWN BY:
DESIGNED BY:
DATE ISSUED: 05/08/2024

DWG. SCALE: AS SHOWN
VIKA NO. 7815B
SHEET NO. C-18A

FILE: Q:\Projects\7815\7815B\CADD\PLANNING\DRAWINGS\7815D_AUTOTURN_SU30.dwg USER: Bentley DATE: October 15, 2025 TIME: 8:45:24 AM LAYOUT: C-18A WB-40

LAYOUT: C-18A WB-40, Plotted By: Bentley





BUILDING AREAS

(FAR SF: Measured from the exterior face of exterior walls)

LEVEL	RETAIL/ RESTAURANT (2)	COMMERCIAL OR OFFICE (2)	RESIDENTIAL			TOTAL (FAR SF)
			UNITS / CORE (3)	INDOOR RESIDENTIAL AMENITIES (1)	BUILDING SERVICE (2)	
LEVEL 1	9,222	5,987	50,834	11,063	8,950	86,056
LEVEL 2			58,000	1,728		59,728
LEVEL 3			86,384			86,384
LEVEL 4			85,790			85,790
LEVEL 5			85,790			85,790
LEVEL 6			85,790			85,790
LEVEL 7			85,592			85592
TOTALS	**9,222**	**5,987**	**538,180**	**12,791**	**8,950**	**575,130 ****
				559,921		

(1) Includes Lobby, Amenity Areas & Pool Support Spaces.
(2) Includes Building Service Rooms & Loading Area.
(3) Unit Areas, Corridors & Core.
** Open to below area identified in Level 2 not included in Total FAR SF

BUILDING USES

BUILDING USE	GFA	RESIDENTIAL
A - RETAIL / RESTAURANT	9,222	-
B - RESIDENTIAL	559,921	525
C - COMMERCIAL OR OFFICE	5,987	-
	575,130	**525**

VEHICLE PARKING

REQUIRED PARKING RATIOS	TOTAL REQUIRED PARKING SPACES	TOTAL PROVIDED PARKING SPACES	* ACCESSIBLE PARKING REQUIRED	* ACCESSIBLE PARKING PROVIDED
1.25 / 1,000 SF	12	46	1.00	2.00
1.0 / UNIT	525	572	14.00	15.00
2.0 / 1,000 SF	12	20	1.00	2.00
	549	**638**	**16.00**	**19.00**

* Accessible spaces included in total number of parking spaces.

See Illustrative Parking Sheets for break down of parking provided per level for each use.

BICYCLE PARKING

REQUIRED PARKING RATIOS	BICYCLE PARKING REQUIRED	BICYCLE PARKING PROVIDED DAY 1	FUTURE BICYCLE PARKING PROVIDED
.25 / 1,000 GFA	3	3	
.75 / DWELLING UNIT	394	208	186
.20 / 1,000 GFA	1	1	
	398	212	186
	398	**398**	

An additional on-street 24 bicycle parking spaces(12 racks) are provided around the building (not included in calculation).

LOADING

REQUIRED PARKING RATIOS	LOADING SPACES REQUIRED	LOADING SPACES PROVIDED
1 / 3,000 - 14,999 GFA	1	1
1 / 200 UNITS	3	2
1 / 6,000 GFA	1	1
	5	**4**

GENERAL NOTES:

- **Building heights are above average site elevation and include above-grade parking levels, but do not include mechanical penthouse requirements or rooftop facilities.**
- **Square footage and number of dwelling units are approximate.**
- **Applicant reserves the right to adjust GFA, use mix, unit counts and heights in accordance with proffers.**

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WOODFIELD DEVELOPMENT

BRISTOL HERNDON PARKWAY LLC

COMMONWEALTH OF VIRGINIA
DOUGLAS N. CARTER
Lic. No. 3435
ARCHITECT
10/15/2025

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FOURTH SUBMISSION	10/15/2025

REVISION DATE

PROJECT TITLE
575 HERNDON PARKWAY

575 HERNDON PARKWAY,
TOWN OF HERNDON
FAIRFAX COUNTY, VIRGINIA

PROJECT NO. 323248

DRAWING TITLE
TABULATIONS

DRAWN BY AK, AM, KS
QC CHECKED BY KS
QA REVIEWED BY KS

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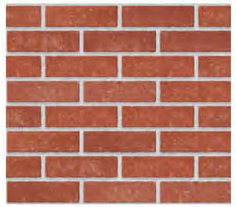

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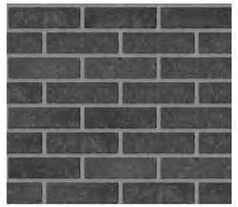

2



3



4



5



6



7



8



9



10



11



12



13



14



15

LOADING OVERHEAD DOORS - PRECEDENT IMAGES





16

EXTERIOR FINISHES LEGEND

1	BRICK - RED
2	BRICK - BLACK
3	BRICK - BROWN
4	BRICK - LIGHT BROWN
5	BRICK - WHITE TEXTURED
6	FIBER CEMENT BOARD - DARK GRAY
7	FIBER CEMENT BOARD - BROWN
8	FIBER CEMENT BOARD - GRAY
9	FIBER CEMENT - VERTICAL BOARD & BATTEN, LIGHT GRAY
10	FIBER CEMENT - FINISH TO MATCH WOOD LOOK
11	FIBER CEMENT BOARD - DARK GREEN
12	METAL PANEL - BLACK
13	ARCHITECTURAL STONE VENEER - BLACK
14	ARCHITECTURAL BLOCK (CMU) - BLACK, SPLIT FACE FINISH
14A	ARCHITECTURAL BLOCK (CMU) - BROWN, SMOOTH FINISH
15	ALUMINUM SLATS SCREENING - DARK GRAY
16	OVERHEAD ROLL-UP DOOR, SEE PRECEDENT IMAGES BELOW
17	WALL MURAL, REFER TO SHEET A - 14.1
18	ALUMINUM STOREFRONT SYSTEM - BLACK
19	VINYL WINDOWS - BLACK
20	PREFINISHED ALUMINUM CANOPY - BLACK

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FAIRFAX COUNTY, VIRGINIA

PROJECT NO. 323248

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ILLUSTRATIVE EXTERIOR FINISHES AND PRECEDENT IMAGES

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HERNDON MURAL:

Proposed Wall mural featuring the sign "Herndon" in recognition of the town's historic rail heritage and its influence on Herndon's cultural identity.





WALL MURAL

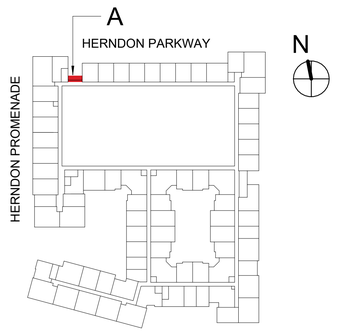
HERNDON IDENTITY - PRECEDENT IMAGES



HERNDON FIRE STATION



ICON IN TOWN OF HERNDON



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FAIRFAX COUNTY, VIRGINIA

PROJECT NO. 323248

DRAWING TITLE

ILLUSTRATIVE HERNDON MURAL

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4 PERSPECTIVE VIEW



2 PERSPECTIVE VIEW



1 PERSPECTIVE VIEW



3 PERSPECTIVE VIEW

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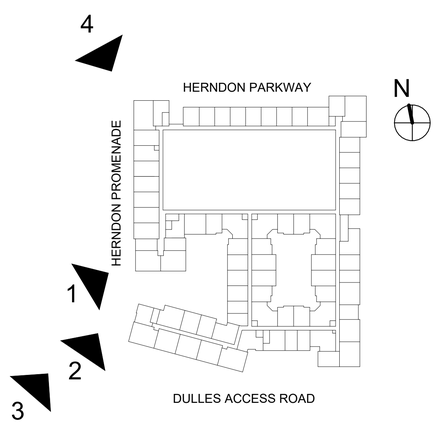

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575 HERNDON PARKWAY,
TOWN OF HERNDON
FAIRFAX COUNTY, VIRGINIA

PROJECT NO. 323248

DRAWING TITLE
PERSPECTIVE VIEWS

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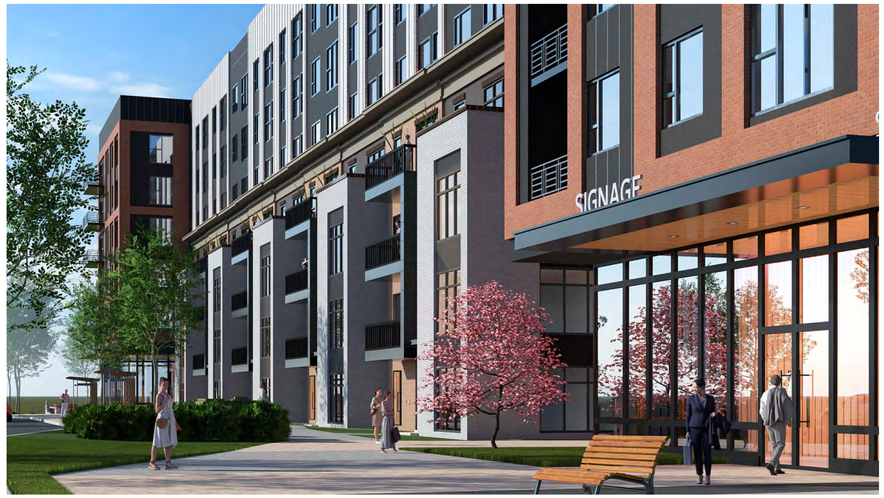
4 PERSPECTIVE VIEW



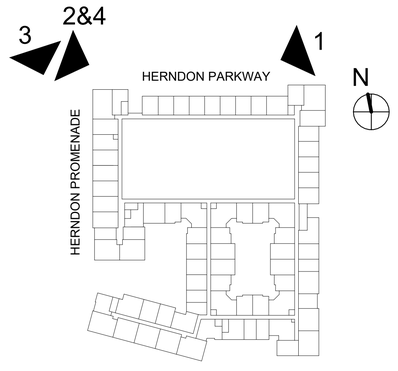
2 PERSPECTIVE VIEW



1 PERSPECTIVE VIEW



3 PERSPECTIVE VIEW



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4 PERSPECTIVE VIEW



2 PERSPECTIVE VIEW



1 PERSPECTIVE VIEW



3 PERSPECTIVE VIEW

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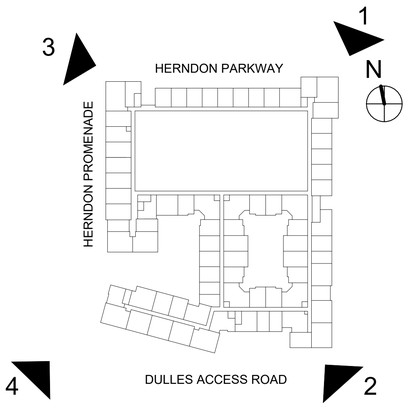

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TOWN OF HERNDON
FAIRFAX COUNTY, VIRGINIA

PROJECT NO. 323248

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4 EAST ELEVATION
1" = 20'-0"



3 NORTH ELEVATION (RESTON PARKWAY)
1" = 20'-0"

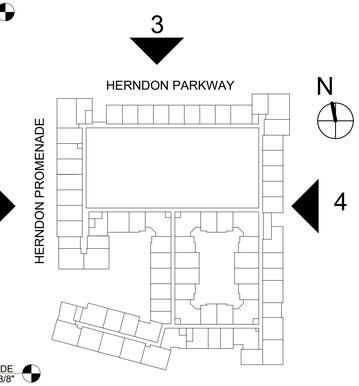


2 WEST ELEVATION (PROMENADE)
1" = 20'-0"



1 SOUTH ELEVATION (DULLES ACCESS RD - RTE 267)
1" = 20'-0"

1	BRICK
2	ARCHITECTURAL BLOCK / STONE FINISH
3	DECORATIVE STONE CLADDING
4	FIBER CEMENT PANEL
5	FIBER CEMENT WOOD FINISH
6	WALL MURAL / TBD
7	PREFAB METAL CANOPIES / METAL ACCENT
8	STOREFRONT SYSTEM
9	BUILDING SIGNAGE
10	PARKING ENTRANCE
11	LOADING & SERVICE AREAS



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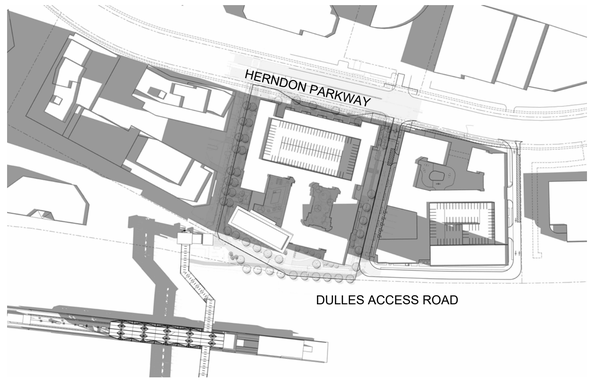

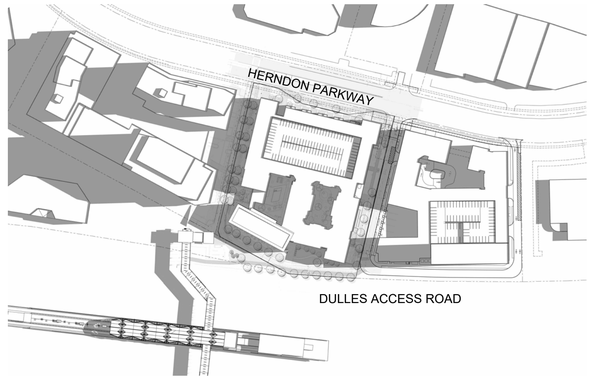

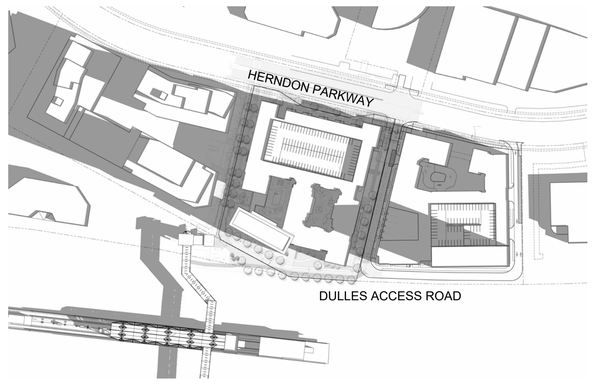

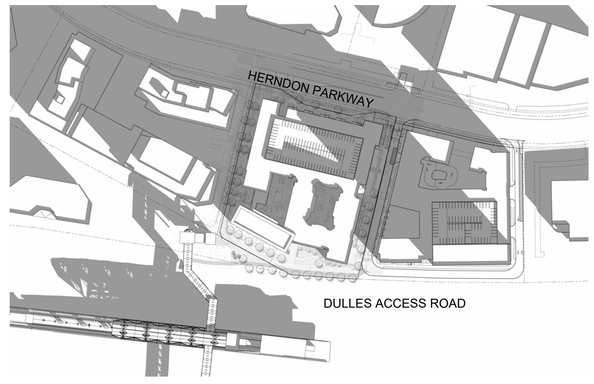

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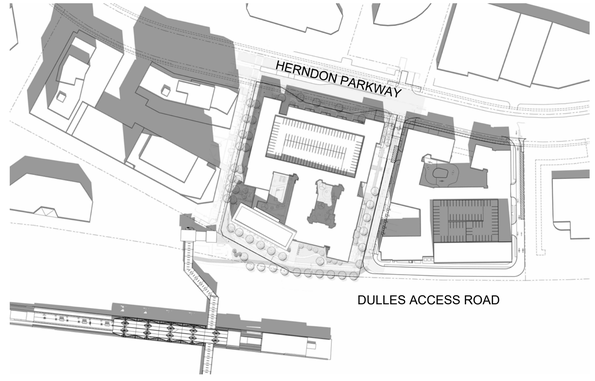

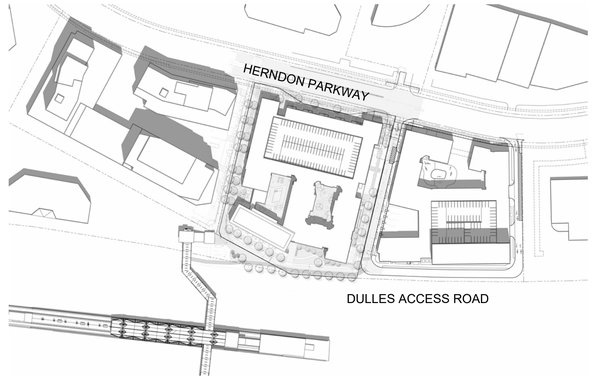

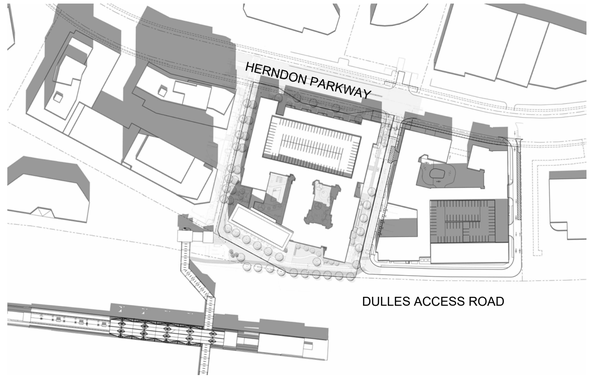

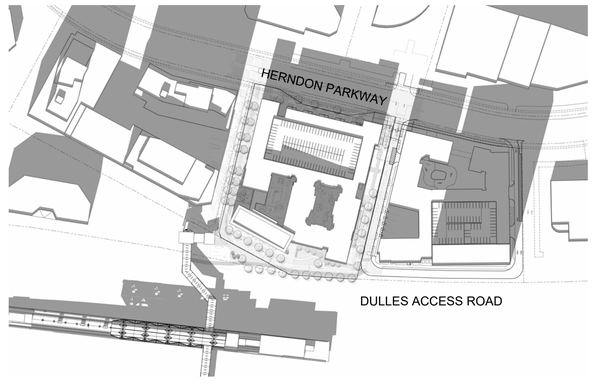

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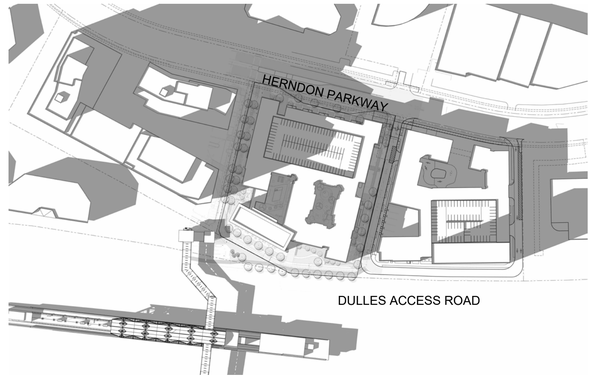

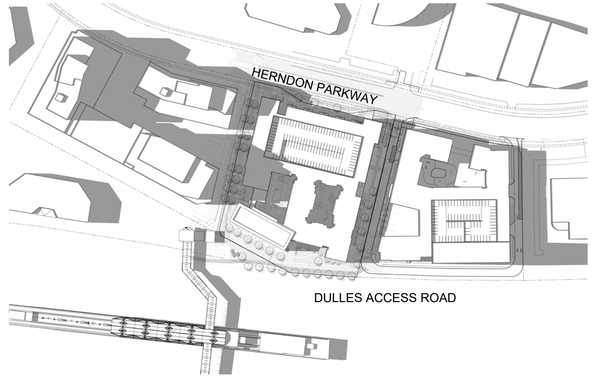

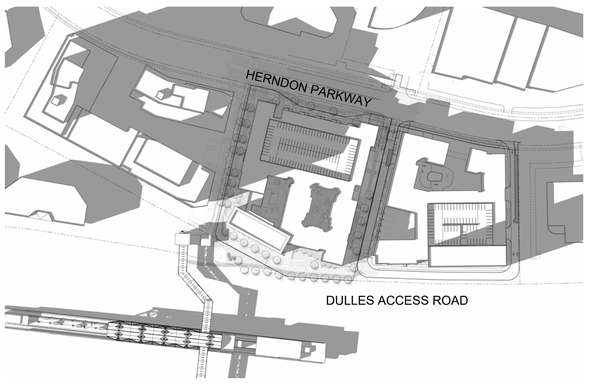

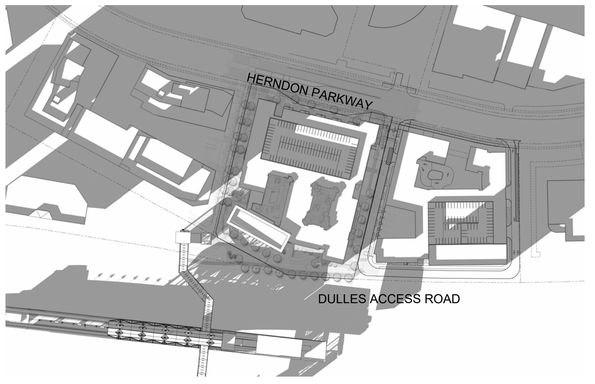

SPRING - 03/21

SUMMER - 06/21

FALL - 09/21

WINTER - 12/21

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WOODFIELD DEVELOPMENT

BRISTOL HERNDON PARKWAY LLC

COMMONWEALTH OF VIRGINIA
DOUGLAS N. CARTER
Lic. No. 3435
ARCHITECT
10/15/2025

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FIRST SUBMISSION	05/08/2024
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FOURTH SUBMISSION	10/15/2025

REVISION DATE

PROJECT TITLE

575 HERNDON PARKWAY

575 HERNDON PARKWAY,
TOWN OF HERNDON
FAIRFAX COUNTY, VIRGINIA

PROJECT NO. 323248

DRAWING TITLE

SHADOW ANALYSIS

DRAWN BY	AM
QC CHECKED BY	KS
QA REVIEWED BY	KS

DRAWING NUMBER

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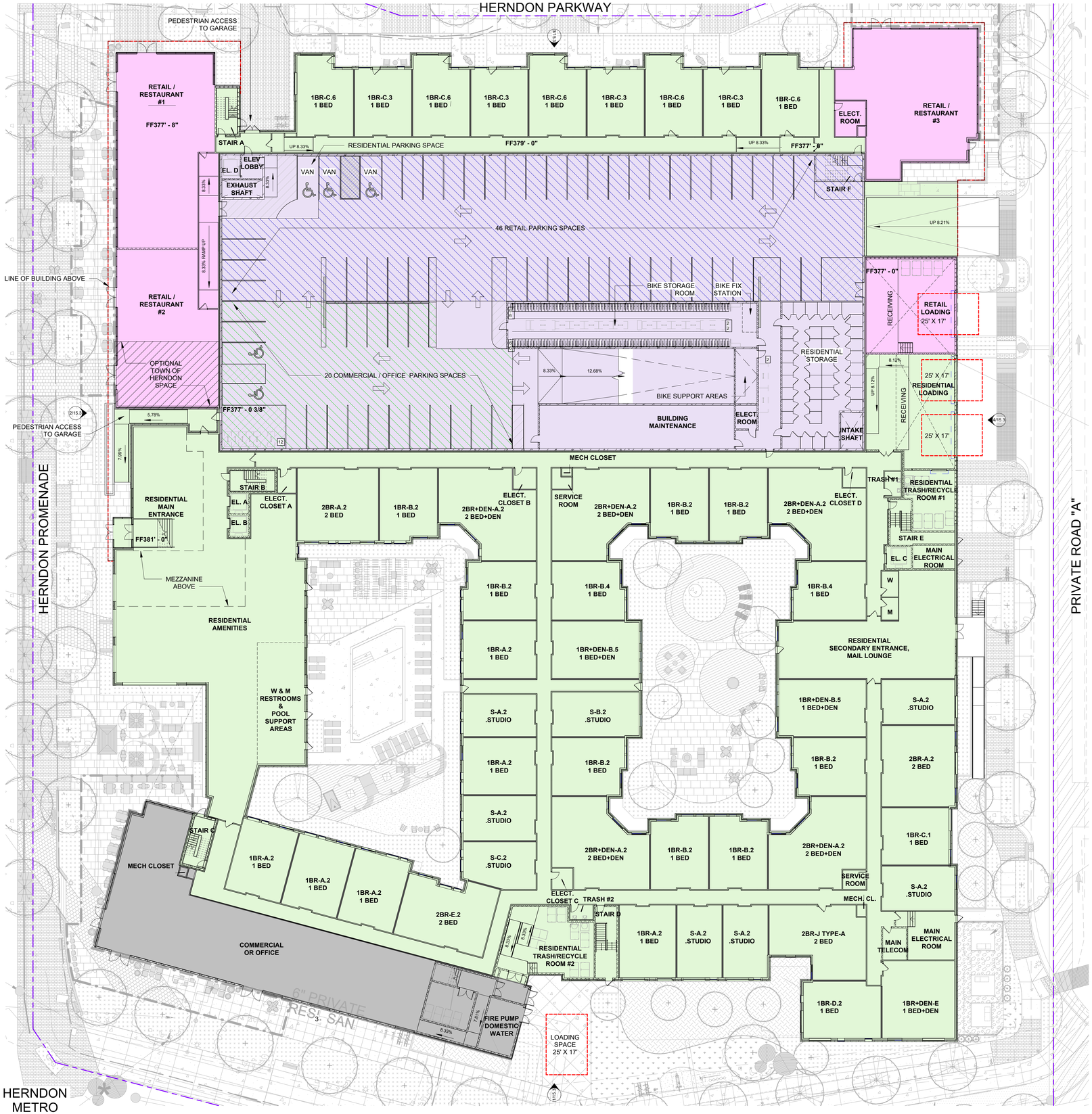

GENERAL NOTES

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- RESIDENTIAL & SERVICES
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- PARKING
- RETAIL PARKING
- COMMERCIAL OR OFFICE PARKING
- PLANTERS
- FUTURE BIKE ROOMS

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TOTAL PARKING PROVIDED

ELEVATION	LEVEL	NUMBER OF SPACES (INCLUDING ACCESSIBLE)	ACCESSIBLE PARKING T	HC	VAN
377' 0"	LEVEL 1	67	5	2	3
387' 8"	LEVEL 2	92	2	2	0
398' 4"	LEVEL 3 (PODIUM)	112	3	3	0
409' 0"	LEVEL 4	112	3	3	0
419' 8"	LEVEL 5	112	2	2	0
430' 4"	LEVEL 6	107	2	2	0
441' 0"	LEVEL 7	36	2	2	0
TOTAL STRUCTURED SPACES		638	19	16	3

PARKING SPACE DIMENSIONS:

90°	8'-6" X 18'-0"
PARALLEL	8'-0" X 22' 0"

LOADING SPACE DIMENSIONS:

17'-0" WIDE X 25'-0" LONG X 14'-0" HIGH (4)

PARKING COUNT_LEVEL 1

LEVEL	TYPE OF SPACE TYPE	NUMBER OF SPACES
COMMERCIAL		
LEVEL 1	HC	2
LEVEL 1	S	18
		20
RESIDENTIAL		
LEVEL 1	AV	1
		1
RETAIL		
LEVEL 1	AV	2
LEVEL 1	S	44
		46
TOTAL		67

BIKE PARKING PROVIDED

ELEVATION	LEVEL	NUMBER OF BIKE SPACES PROVIDED ON DAY 1	FUTURE NUMBER OF BIKE SPACES PROVIDED
377' 0"	LEVEL 1	168	0
387' 8"	LEVEL 2	4	81
398' 4"	LEVEL 3	10	41
409' 0"	LEVEL 4	10	41
419' 8"	LEVEL 5	10	23
430' 4"	LEVEL 6	10	0
441' 0"	LEVEL 7	0	0
SUBTOTAL BIKE SPACES		**212**	**186**
TOTAL BIKE SPACES		**398**	

1 ILLUSTRATIVE PARKING LEVEL 1
1" = 20'-0"

N
1" = 20'-0"
0' 5' 10' 20' 40' 80'

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REVISION DATE

PROJECT TITLE
575 HERNDON PARKWAY

575 HERNDON PARKWAY,
TOWN OF HERNDON
FAIRFAX COUNTY, VIRGINIA

PROJECT NO. 323248

DRAWING TITLE
ILLUSTRATIVE PARKING LEVEL 1

DRAWN BY	AK, KS
QC CHECKED BY	KS
QA REVIEWED BY	KS

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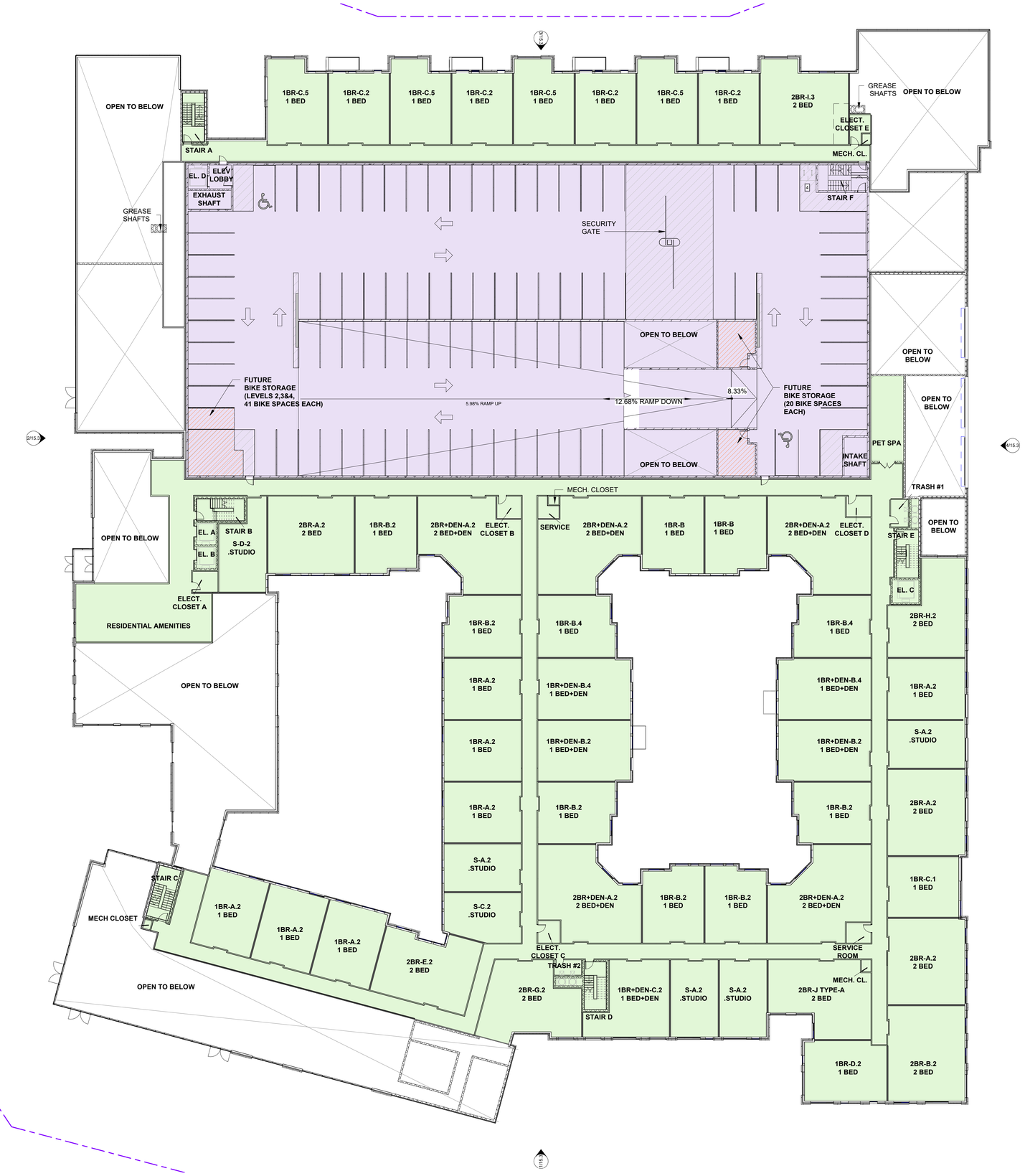

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PARKING COUNT_LEVEL 2

LEVEL	TYPE OF SPACE TYPE	NUMBER OF SPACES
LEVEL 2	HC	2
LEVEL 2	S	90
TOTAL		92

BIKE PARKING PROVIDED

ELEVATION	LEVEL	NUMBER OF BIKE SPACES PROVIDED ON DAY 1	FUTURE NUMBER OF BIKE SPACES PROVIDED
377' 0"	LEVEL 1	168	0
387' 8"	LEVEL 2	4	81
398' 4"	LEVEL 3	10	41
409' 0"	LEVEL 4	10	41
419' 8"	LEVEL 5	10	23
430' 4"	LEVEL 6	10	0
441' 0"	LEVEL 7	0	0
SUBTOTAL BIKE SPACES		**212**	**186**
TOTAL BIKE SPACES		**398**	

1 ILLUSTRATIVE PARKING LEVEL 2
1" = 20'-0"

N
1" = 20'-0"
0' 5' 10' 20' 40' 80'

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PROJECT TITLE
575 HERNDON PARKWAY

575 HERNDON PARKWAY,
TOWN OF HERNDON
FAIRFAX COUNTY, VIRGINIA

PROJECT NO. 323248

DRAWING TITLE
ILLUSTRATIVE PARKING LEVEL 2

DRAWN BY	AK, KS
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QA REVIEWED BY	KS

DRAWING NUMBER
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PARKING COUNT_LEVEL 3

LEVEL	TYPE OF SPACE TYPE	NUMBER OF SPACES
LEVEL 3 (PODIUM)	HC	3
LEVEL 3 (PODIUM)	S	109
TOTAL		112

BIKE PARKING PROVIDED

ELEVATION	LEVEL	NUMBER OF BIKE SPACES PROVIDED ON DAY 1	FUTURE NUMBER OF BIKE SPACES PROVIDED
377' 0"	LEVEL 1	168	0
387' 8"	LEVEL 2	4	81
398' 4"	LEVEL 3	10	41
409' 0"	LEVEL 4	10	41
419' 8"	LEVEL 5	10	23
430' 4"	LEVEL 6	10	0
441' 0"	LEVEL 7	0	0
SUBTOTAL BIKE SPACES		**212**	**186**
TOTAL BIKE SPACES		**398**	

1 ILLUSTRATIVE PARKING LEVEL 3
1" = 20'-0"

N
1" = 20'-0"
0' 5' 10' 20' 40' 80'

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PROJECT TITLE
575 HERNDON PARKWAY

575 HERNDON PARKWAY,
TOWN OF HERNDON
FAIRFAX COUNTY, VIRGINIA

PROJECT NO. 323248

DRAWING TITLE
ILLUSTRATIVE PARKING LEVEL 3

DRAWN BY	AK, KS
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QA REVIEWED BY	KS

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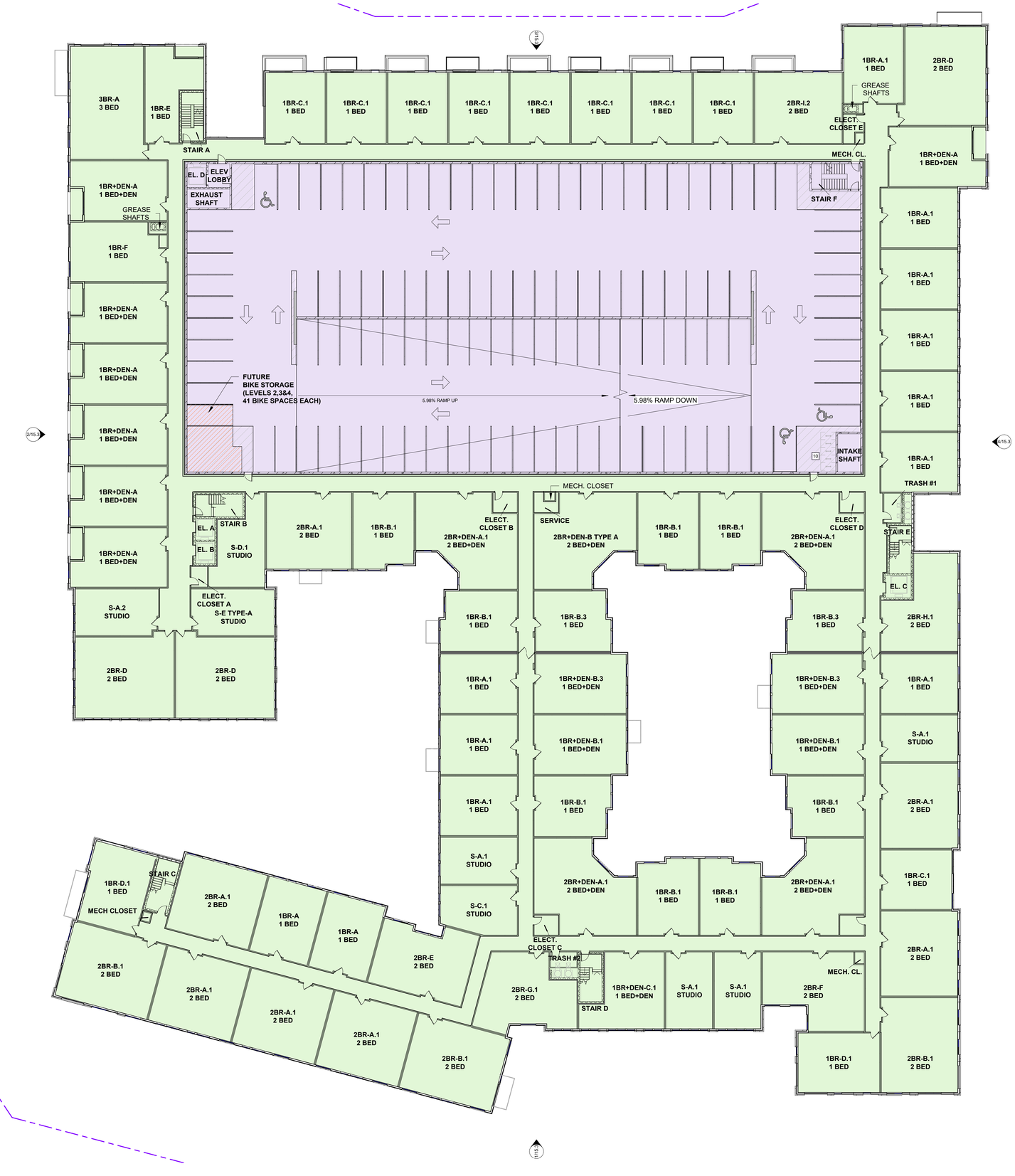

GENERAL NOTES

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PARKING COUNT_LEVEL 5

LEVEL	TYPE OF SPACE TYPE	NUMBER OF SPACES
LEVEL 5	HC	2
LEVEL 5	S	110
TOTAL		112

BIKE PARKING PROVIDED

ELEVATION	LEVEL	NUMBER OF BIKE SPACES PROVIDED ON DAY 1	FUTURE NUMBER OF BIKE SPACES PROVIDED
377' 0"	LEVEL 1	168	0
387' 8"	LEVEL 2	4	81
398' 4"	LEVEL 3	10	41
409' 0"	LEVEL 4	10	41
419' 8"	LEVEL 5	10	23
430' 4"	LEVEL 6	10	0
441' 0"	LEVEL 7	0	0
SUBTOTAL BIKE SPACES		**212**	**186**
TOTAL BIKE SPACES		**398**	

1 ILLUSTRATIVE PARKING LEVEL 4
1" = 20'-0"

N
1" = 20'-0"
0' 5' 10' 20' 40' 80'

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TOWN OF HERNDON
FAIRFAX COUNTY, VIRGINIA

PROJECT NO. 323248

DRAWING TITLE
ILLUSTRATIVE PARKING LEVEL 4

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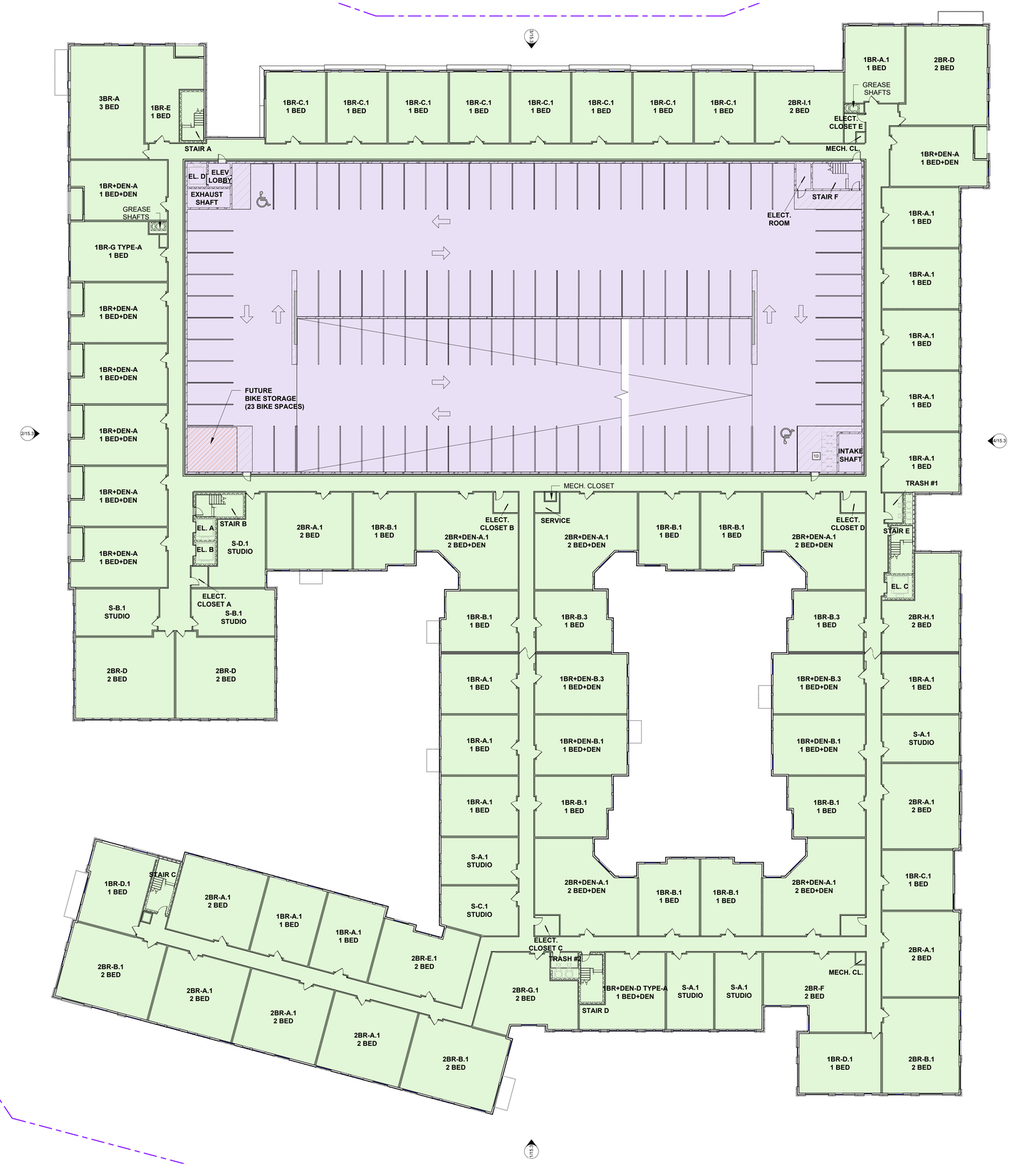

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PARKING COUNT_LEVEL 5

LEVEL	TYPE OF SPACE TYPE	NUMBER OF SPACES
LEVEL 5	HC	2
LEVEL 5	S	110
TOTAL		112

BIKE PARKING PROVIDED

ELEVATION	LEVEL	NUMBER OF BIKE SPACES PROVIDED ON DAY 1	FUTURE NUMBER OF BIKE SPACES PROVIDED
377' 0"	LEVEL 1	168	0
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398' 4"	LEVEL 3	10	41
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419' 8"	LEVEL 5	10	23
430' 4"	LEVEL 6	10	0
441' 0"	LEVEL 7	0	0
SUBTOTAL BIKE SPACES		**212**	**186**
TOTAL BIKE SPACES		**398**	

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N
1" = 20'-0"
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TOWN OF HERNDON
FAIRFAX COUNTY, VIRGINIA

PROJECT NO. 323248

DRAWING TITLE
ILLUSTRATIVE PARKING LEVEL 5

DRAWN BY	AK, KS
QC CHECKED BY	KS
QA REVIEWED BY	KS

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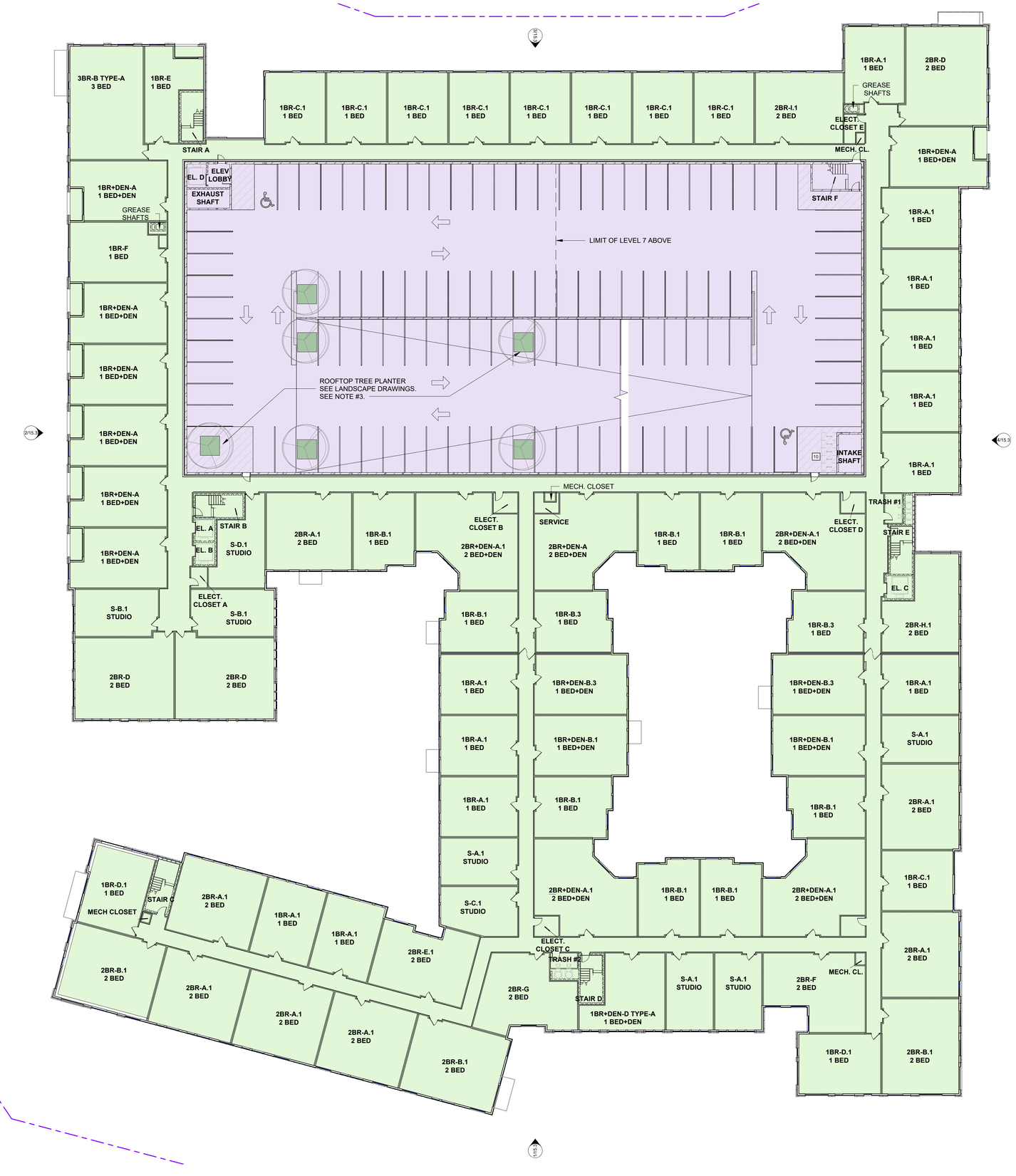

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3. TREE CANOPY LOCATIONS SHOWN ON LEVEL 7 OF PARKING STRUCTURE ARE FOR ILLUSTRATIVE PURPOSES ONLY. FINAL LOCATIONS TO BE DETERMINED AT SITE PLAN SUBMISSION.

PARKING COUNT_LEVEL 6

LEVEL	TYPE OF SPACE TYPE	NUMBER OF SPACES
LEVEL 6	HC	2
LEVEL 6	S	105
TOTAL		107

BIKE PARKING PROVIDED

ELEVATION	LEVEL	NUMBER OF BIKE SPACES PROVIDED ON DAY 1	FUTURE NUMBER OF BIKE SPACES PROVIDED
377' 0"	LEVEL 1	168	0
387' 8"	LEVEL 2	4	81
398' 4"	LEVEL 3	10	41
409' 0"	LEVEL 4	10	41
419' 8"	LEVEL 5	10	23
430' 4"	LEVEL 6	10	0
441' 0"	LEVEL 7	0	0
SUBTOTAL BIKE SPACES		**212**	**186**
TOTAL BIKE SPACES		**398**	

1 ILLUSTRATIVE PARKING LEVEL 6
1" = 20'-0"

N
1" = 20'-0"
0' 5' 10' 20' 40' 80'

dcs DESIGN
DAVIS CARTER SCOTT Ltd
Architecture
Interior Architecture
Land Planning
8614 Westwood Center Dr.
Suite 800
Tysons, Virginia 22182
P 703.556.9275
F 703.821.6976
www.dcsdesign.com

WOODFIELD DEVELOPMENT

BRISTOL HERNDON PARKWAY LLC

COMMONWEALTH OF VIRGINIA
DOUGLAS N. CARTER
Lic. No. 3435
ARCHITECT
10/15/2025

PRINT DATE 10/13/2025 3:46:50 PM

ISSUE DATE

FIRST SUBMISSION	05/08/2024
SECOND SUBMISSION	04/17/2025
THIRD SUBMISSION	05/14/2025
FOURTH SUBMISSION	10/15/2025

REVISION DATE

PROJECT TITLE
575 HERNDON PARKWAY

575 HERNDON PARKWAY,
TOWN OF HERNDON
FAIRFAX COUNTY, VIRGINIA

PROJECT NO. 323248

DRAWING TITLE
ILLUSTRATIVE PARKING LEVEL 6

DRAWN BY	AK, KS
QC CHECKED BY	KS
QA REVIEWED BY	KS

DRAWING NUMBER
A - 22.0

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GENERAL NOTES

RETAIL / RESTAURANT & SERVICES	
RESIDENTIAL & SERVICES	
COMMERCIAL OR OFFICE	
PARKING	
RETAIL PARKING	
COMMERCIAL OR OFFICE PARKING	
PLANTERS	
FUTURE BIKE ROOMS	

NOTES:

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3. TREE CANOPY LOCATIONS SHOWN ON LEVEL 7 OF PARKING STRUCTURE ARE FOR ILLUSTRATIVE PURPOSES ONLY. FINAL LOCATIONS TO BE DETERMINED AT SITE PLAN SUBMISSION.

PARKING COUNT_LEVEL 7

LEVEL	TYPE OF SPACE TYPE	NUMBER OF SPACES
LEVEL 7	HC	2
LEVEL 7	S	34
TOTAL		36

BIKE PARKING PROVIDED

ELEVATION	LEVEL	NUMBER OF BIKE SPACES PROVIDED ON DAY 1	FUTURE NUMBER OF BIKE SPACES PROVIDED
377' 0"	LEVEL 1	168	0
387' 8"	LEVEL 2	4	81
398' 4"	LEVEL 3	10	41
409' 0"	LEVEL 4	10	41
419' 8"	LEVEL 5	10	23
430' 4"	LEVEL 6	10	0
441' 0"	LEVEL 7	0	0
SUBTOTAL BIKE SPACES		**212**	**186**
TOTAL BIKE SPACES		**398**	

1 ILLUSTRATIVE PARKING LEVEL 7
1" = 20'-0"

N
1" = 20'-0"
0' 5' 10' 20' 40' 80'

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WOODFIELD DEVELOPMENT

BRISTOL HERNDON PARKWAY LLC

COMMONWEALTH OF VIRGINIA
DOUGLAS N. CARTER
Lic. No. 3435
ARCHITECT
10/15/2025

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FOURTH SUBMISSION	10/15/2025

REVISION DATE

PROJECT TITLE
575 HERNDON PARKWAY

575 HERNDON PARKWAY,
TOWN OF HERNDON
FAIRFAX COUNTY, VIRGINIA

PROJECT NO. 323248

DRAWING TITLE
ILLUSTRATIVE PARKING LEVEL 7

DRAWN BY	AK, KS
QC CHECKED BY	KS
QA REVIEWED BY	KS

DRAWING NUMBER
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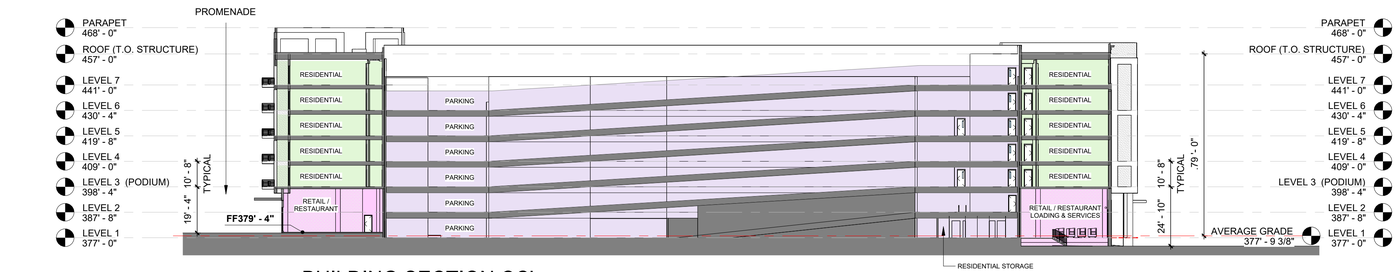
5 BUILDING SECTION EE'
1" = 30'-0"



4 BUILDING SECTION DD'
1" = 30'-0"



3 BUILDING SECTION CC'
1" = 30'-0"



2 BUILDING SECTION BB'
1" = 30'-0"



1 BUILDING SECTION AA'
1" = 30'-0"

THE GRAPHICS PRESENTED IN THIS SHEET ARE CONCEPTUAL AND SUBJECT TO CHANGE IN ACCORDANCE WITH THE ARCHITECTURAL REVIEW BOARD APPROVAL.

GENERAL NOTES

- RETAIL / RESTAURANT & SERVICES
- RESIDENTIAL & SERVICES
- COMMERCIAL OR OFFICE
- PARKING
- RETAIL PARKING
- COMMERCIAL OR OFFICE PARKING
- PLANTERS
- FUTURE BIKE ROOMS

NOTES:

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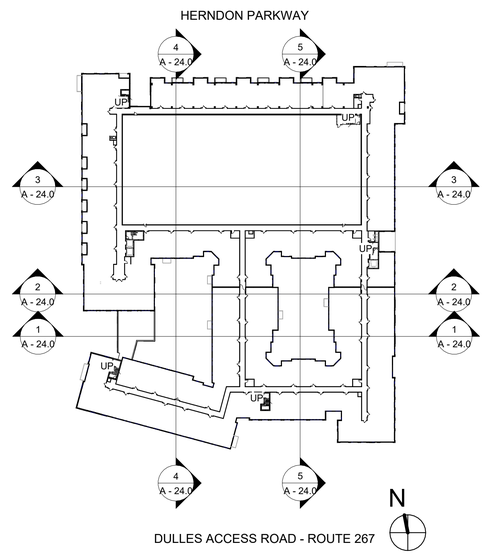

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REVISION DATE

PROJECT TITLE
575 HERNDON PARKWAY

575 HERNDON PARKWAY,
TOWN OF HERNDON
FAIRFAX COUNTY, VIRGINIA

PROJECT NO. 323248

DRAWING TITLE
BUILDING SECTIONS

DRAWN BY	AK, KS
QC CHECKED BY	KS
QA REVIEWED BY	KS

DRAWING NUMBER
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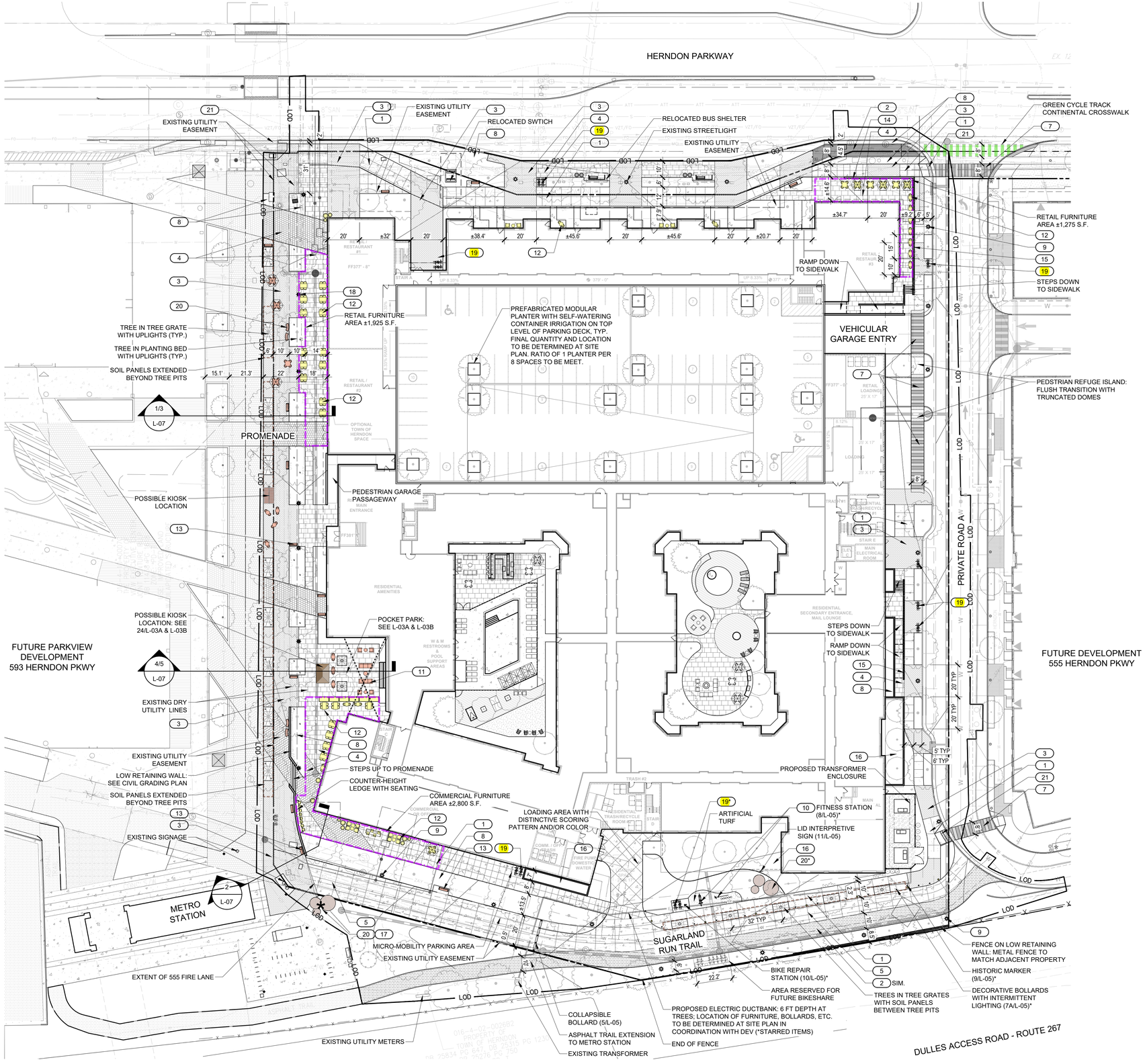
HARDSCAPE SCHEDULE

#	DESCRIPTION
1	STANDARD CONCRETE SIDEWALK
2	CYCLE TRACK: ASPHALT WITH CONCRETE BORDER
3	SIDEWALK UNIT PAVING: 4X8 PAVERS PER HTOC GUIDELINES
4	DECORATIVE UNIT PAVING
5	VEHICULAR RATED SPECIALTY CONCRETE PAVING
6	VEHICULAR RATED UNIT PAVING
7	STAMPED CROSSWALK PER TOH STREETSCAPE STANDARDS
8	PLANTING AREA
9	STREET LIGHT
10	FITNESS STATION/EXERCISE EQUIPMENT
11	PROMENADE FURNITURE PROVIDED BY APPLICANT: FINAL QUANTITIES AND LOCATIONS TO BE DETERMINED AT SITE PLAN, TYP.
12	FUTURE TENANT FURNITURE: SHOWN FOR ILLUSTRATION ONLY
13	BENCH
14	RETAINING WALL
15	RETAINING WALL WITH GUARDRAIL
16	STORMWATER MANAGEMENT PLANTER
17	POSSIBLE FOCAL POINT/PUBLIC ART
18	PEDESTRIAN LIGHT FIXTURE
19	BIKE RACK
20	PLAYFUL SEATING
21	ADA COMPLIANT CURB RAMP WITH TRUNCATED DOMES

NOTE: IMPROVEMENTS SHOWN ON THE 593 AND 555 PROPERTIES ARE FOR ILLUSTRATIVE PURPOSES AND ARE NOT TO BE INSTALLED WITH THIS DEVELOPMENT PLAN



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575 HERNDON PARKWAY

575 HERNDON PARKWAY
HERNDON, VA
TOWN OF HERNDON

CLIENT

BRISTOL HERNDON PARKWAY, LLC

STUDIO39
LANDSCAPE ARCHITECTURE, P.C.

5810 KINGSTOWNE CENTER DRIVE
SUITE 120, #749
ALEXANDRIA, VA 22315-5711
703.719.6500 | STUDIO39.COM

SEAL/SIGNATURE

COMMONWEALTH OF VIRGINIA
JOSEPH J. PLUMPE
Lic.No.000802
10.15.2025
LANDSCAPE ARCHITECT

ISSUE DATE

FIRST SUBMISSION	05.08.2024
SECOND SUBMISSION	11.22.2024
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PROJECT NUMBER:	24002
CONTACT:	S. SCOCOZZO
DRAWN:	SS
APPROVED/CHECKED:	DD

ORIENTATION AND SCALE

N

SCALE: 1"=30'-0"

0 15 30 60

SHEET TITLE

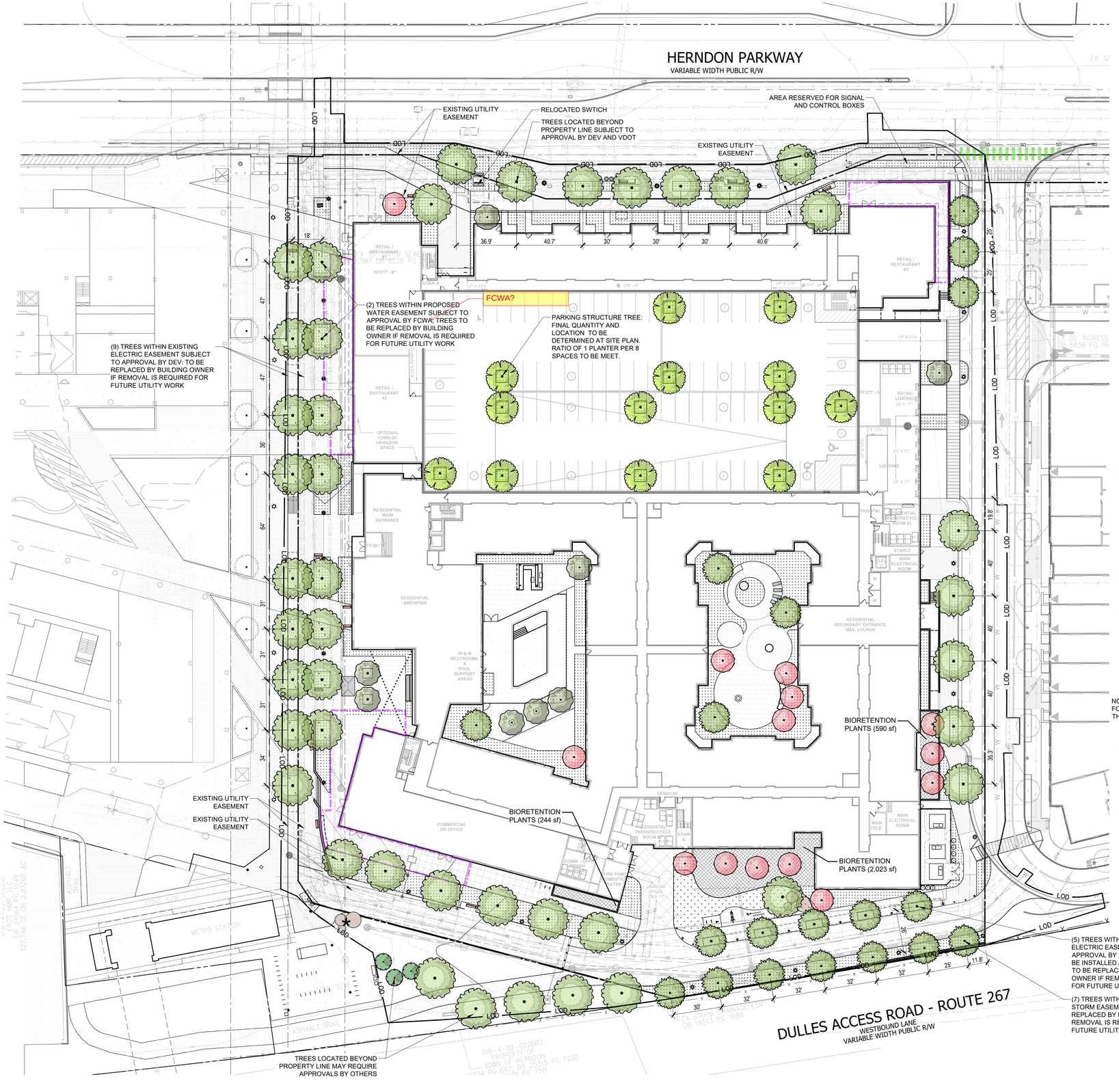
HARDSCAPE PLAN

SHEET NUMBER

L-01

GENERAL DEVELOPMENT PLAN PROGRESS SET

NOT RELEASED FOR CONSTRUCTION



RECOMMENDED PLANT LIST

LARGE SHADE TREE — TOTAL 43
3" min. caliper; B&B, full uniform crown, symmetrical branching, full specimen.
Acer rubrum / Red Maple
Ginkgo biloba 'Autumn Gold' / Maidenhair Tree
Liquidambar styraciflua 'Rotundiloba' / Round-Lobed Sweet Gum
Ostrya virginiana / American Hophornbeam
Quercus palustris / Pin Oak
Tilia cordata 'Greenspire' / Greenspire Littleleaf Linden

Promenade	18
Courtyard	-
Site	13
Offsite	12

PARKING STRUCTURE TREE — TOTAL 13
3" min. caliper; B&B, full uniform crown, symmetrical branching, full specimen
Ginkgo biloba 'Autumn Gold' / Maidenhair Tree
Gleditsia triacanthos inermis 'Shademaster' / Shademaster Locust

Garage	13

MEDIUM SHADE TREE — TOTAL 32
3" min. caliper; B&B, full uniform crown, symmetrical branching, full specimen
Betula nigra 'Duraheat' / Duraheat River Birch
Celtis occidentalis / Common Hackberry
Cladrastis kentukea / American Yellowwood
Gleditsia triacanthos inermis 'Shademaster' / Shademaster Locust
Oxydendrum arboreum / Sourwood Tree

Promenade	-
Courtyard	4
Site	15
Offsite	-

ORNAMENTAL TREE — TOTAL 14
2" min. caliper; B&B, full uniform crown, symmetrical branching, full specimen; multi-trunk varities to have 3 trunk minimum
Amelanchier canadensis / Canadian Serviceberry
Amelanchier x grandiflora 'Autumn Brilliance' / Autumn Brilliance Serviceberry
Cercis canadensis 'Forest Pansy' / Forest Pansy Redbud
Magnolia 'Galaxy' / Galaxy Magnolia
Magnolia virginiana 'Jim Wilson' / Moonglow Sweet Bay
Oxydendrum arboreum / Sourwood Tree
Prunus sargentii 'Columnaris' / Columnar Sargent Cherry

Promenade	-
Courtyard	5
Site	9
Offsite	-

UPRIGHT SHADE TREE — TOTAL 8
3" min. caliper; B&B, full uniform crown, symmetrical branching, full specimen
Acer rubrum 'WW Warren' / Red Sentinel™ Maple
Carpinus betulus 'Frans Fontaine' / Frans Fontaine Hornbeam
Ginkgo biloba 'JNP Sky Tower / Sky Tower Ginkgo
Ginkgo biloba 'Princeton Sentry' / Princeton Sentry Ginkgo

Promenade	-
Courtyard	4
Site	4
Offsite	-

LARGE EVERGREEN TREE — TOTAL 3
6'-8' Height; B&B, full to ground with good seasonal flush
Cryptomeria japonica 'Radicans' / Japanese Cedar
Ilex opaca / American Holly
Juniperus virginiana 'Taylor' / Eastern Red Cedar

Promenade	-
Courtyard	-
Site	-
Offsite	3

MIXED PLANTING BED — 22,363 sf
Shrubs, Perennials, Ornamental Grasses, and Groundcovers; Full specimens, healthy, vigorous, well-rooted and established
Amsonia hubrichtii / Threadlef Bluestar
Asclepias tuberosa / Butterfly Milkweed
Bouteloua gracilis 'Blonde Ambition' / Blue Grama
Carex pensylvanica / Pennsylvania Sedge
Chasmanthium latifolium / Wood Oats
Echinacea purpurea / Purple Coneflower
Eupatorium purpureum 'Little Joe' / Dwarf Joe-Pye Weed
Helianthus angustifolius 'Low Down' / Swamp Sunflower
Hypericum calycinum / Creeping St. John's Wort
Juncus effusus / Soft Rush
Liatris spicata / Spike Gayfeather
Nepeta x faassenii 'Walkers Low' / Walkers Low Catmint
Panicum virgatum 'Shenendoah' / Burgundy Switch Grass
Pycnanthemum muticum / Clustered Mountainmint
Rudbeckia fulgida sullivantii 'Goldsturm' / Black-eyed Susan
Schizachyrium scoparium 'Standing Ovation' / Little Bluestem Grass
Solidago rugosa 'Golden Fleece' / Autumn Goldenrod
Sporobolus heterolepis / Prairie Dropseed

BIORETENTION PLANTS — 2,921 sf
Shrubs, Perennials, Ornamental Grasses, and Groundcovers suitable for planting in rain gardens and bioretention areas; Full specimens, healthy, vigorous, well-rooted and established
Amsonia hubrichtii / Threadlef Bluestar
Asclepias tuberosa / Butterfly Milkweed
Carex pensylvanica / Pennsylvania Sedge
Chasmanthium latifolium / Wood Oats
Echinacea purpurea / Purple Coneflower
Eupatorium purpureum 'Little Joe' / Dwarf Joe-Pye Weed
Helianthus angustifolius 'Low Down' / Swamp Sunflower
Juncus effusus / Soft Rush
Panicum virgatum 'Shenendoah' / Burgundy Switch Grass
Pycnanthemum muticum / Clustered Mountainmint
Schizachyrium scoparium 'Standing Ovation' / Little Bluestem Grass
Solidago rugosa 'Golden Fleece' / Autumn Goldenrod
Sporobolus heterolepis / Prairie Dropseed

LAWN — 1,607 sf
Sod to have uniform density, color, and texture, strongly rooted, and capable of vigorous growth and development when planted; seed to be certified with not less than 95 percent germination, not less than 85 percent pure seed, and not more than 0.5 percent weed seed.
Festuca arundinacea 'Rebel IV' / Tall Fescue

Notes
1. A minimum 75% of the amount of plantings in each category (trees, shrubs, and herbaceous plants) will be native to the region,excluding trees located on the parking structure.
2. 10% maximum of each species of deciduous shrubs, 10% maximum of each species of deciduous trees, 25% maximum of each species of evergreen shrubs, and 25% maximum of each species of evergreen trees shall be provided, excluding trees located in the promenade allee and on the parking structure.
3. Species selections are recommendations only and are subject to review and approval by the Town Arborist at the time of site plan.

NOTE: IMPROVEMENTS SHOWN ON THE 593 AND 555 PROPERTIES ARE FOR ILLUSTRATIVE PURPOSES AND ARE NOT TO BE INSTALLED WITH THIS DEVELOPMENT PLAN

PARKING STRUCTURE LANDSCAPE	
TOTAL EXPOSED PARKING SPACES	99
CANOPY TREES REQUIRED: 1 TREE PER 8 PARKING SPACES	13
CANOPY TREES PROVIDED *FOR PLANTERS, SEE SHEET L-05*	13

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575 HERNDON PARKWAY

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HERNDON, VA
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COMMONWEALTH OF VIRGINIA
JOSEPH J. PLUMPE
Lic.No.000802
10.15.2025
LANDSCAPE ARCHITECT

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PROJECT NUMBER:	24002
CONTACT:	S. SCOCOZZO
DRAWN:	SS
APPROVED/CHECKED:	DD

ORIENTATION AND SCALE

N

SCALE: 1"=30'-0"

0 15 30 60

SHEET TITLE

LANDSCAPE PLAN

SHEET NUMBER

L-02

GENERAL DEVELOPMENT PLAN PROGRESS SET

NOT RELEASED FOR CONSTRUCTION

P:\2024\24002 575 Herndon Parkway\6.0 CAD Files\CURRENT PHASE\L-02 LANDSCAPE PLAN.dwg

HARDSCAPE SCHEDULE		HARDSCAPE SCHEDULE	
#	DESCRIPTION	#	DESCRIPTION
1	STANDARD CONCRETE SIDEWALK	12	FUTURE TENANT FURNITURE: SHOWN FOR ILLUSTRATION ONLY
2	CYCLE TRACK: ASPHALT WITH CONCRETE BORDER	13	BENCH
3	SIDEWALK UNIT PAVING: 4X8 PAVERS PER HTOC GUIDELINES	14	RETAINING WALL
4	DECORATIVE UNIT PAVING	15	RETAINING WALL WITH GUARDRAIL
5	VEHICULAR RATED SPECIALTY CONCRETE PAVING	16	STORMWATER MANAGEMENT PLANTER
6	VEHICULAR RATED UNIT PAVING	17	POSSIBLE FOCAL POINT/PUBLIC ART
7	STAMPED CROSSWALK PER TOH STREETSCAPE STANDARDS	18	PEDESTRIAN LIGHT FIXTURE
8	PLANTING AREA	19	BIKE RACK
9	STREET LIGHT	20	PLAYFUL SEATING
10	FITNESS STATION/EXERCISE EQUIPMENT	21	ADA COMPLIANT CURB RAMP WITH TRUNCATED DOMES
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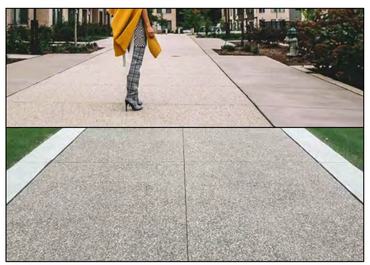
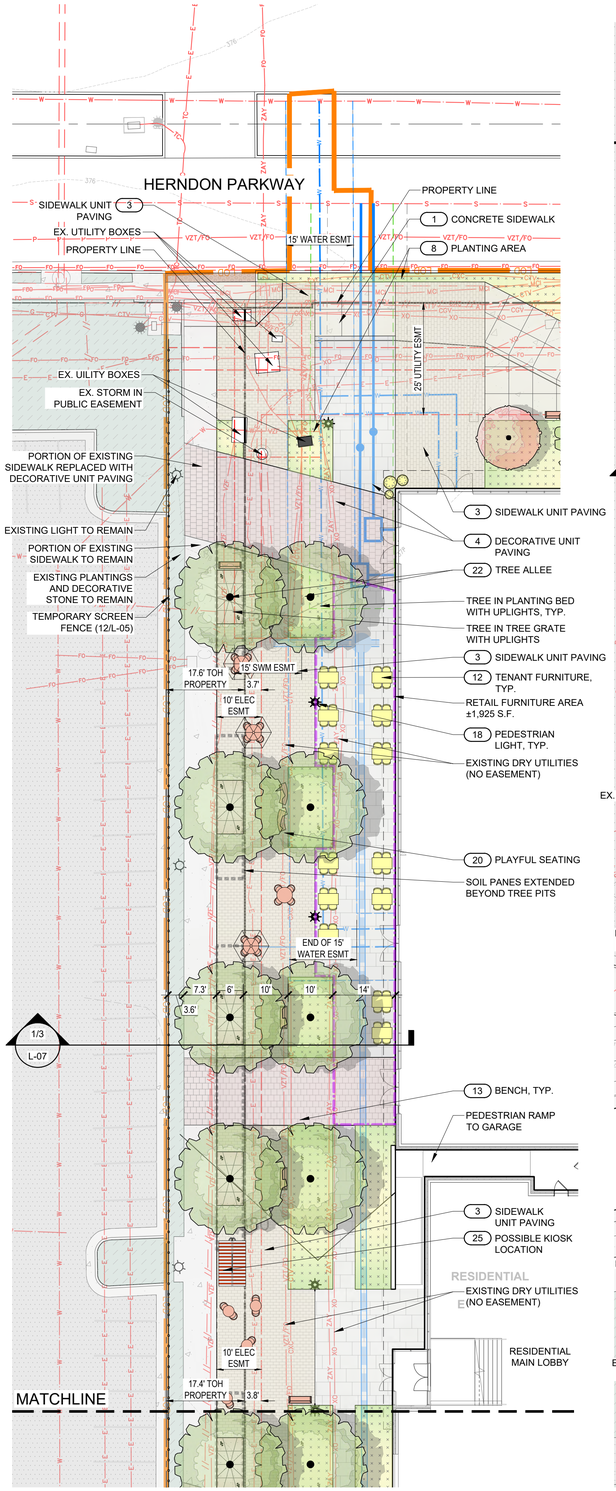
4 DECORATIVE UNIT PAVING

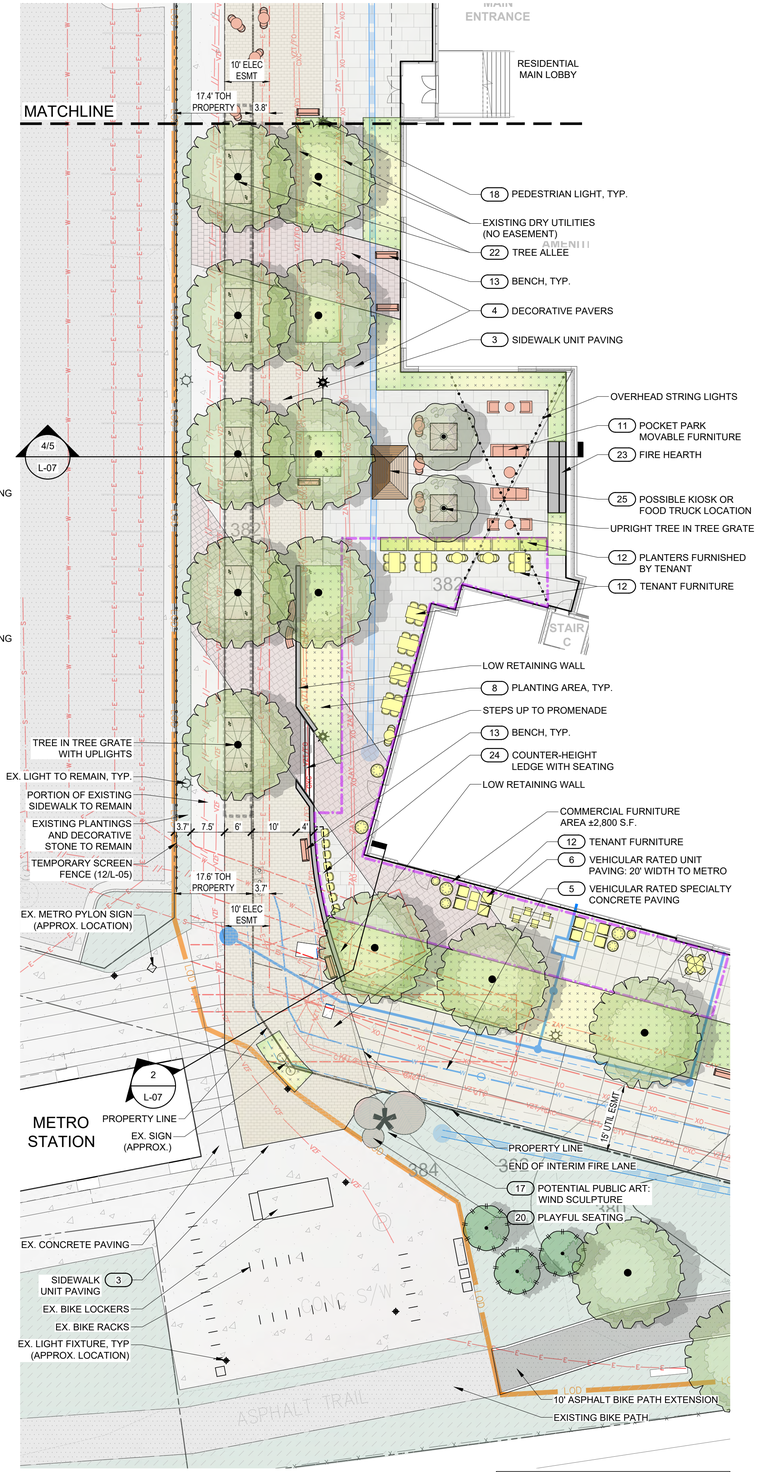


5 VEHICULAR RATED SPECIALTY CONCRETE PAVING



17 PUBLIC ART: WIND SCULPTURE



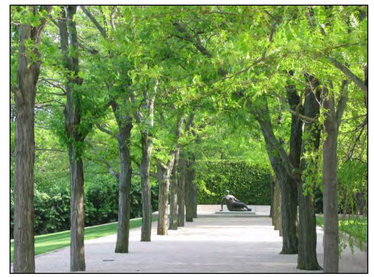


PROMENADE LANDSCAPE	
TOTAL PROMENADE AREA	17,895 SF
TOTAL LANDSCAPE AREA PROVIDED	3,461 SF
PERCENTAGE OF LANDSCAPE IN PROMENADE	19.3%

NOTE: TREES WITHIN EASEMENTS TO BE REPLACED BY BUILDING OWNER IF REMOVAL IS REQUIRED FOR FUTURE UTILITY WORK



20 PLAYFUL SEATING



22 TREE ALLEE



23 FIRE HEARTH



24 COUNTER-HEIGHT LEDGE WITH SEATING



25 EXAMPLE KIOSKS (BY OTHERS)
SHOWN FOR ILLUSTRATIVE PURPOSES ONLY

575 HERNDON PARKWAY

575 HERNDON PARKWAY
HERNDON, VA
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10.15.2025
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PROJECT NUMBER:	24002
CONTACT:	S. SCOCOZZO
DRAWN:	SS
APPROVED/CHECKED:	DD

ORIENTATION AND SCALE

N

SCALE: 1/16"=1'-0"

0 8 16 32

SHEET TITLE

INTERIM PROMENADE PLAN

SHEET NUMBER

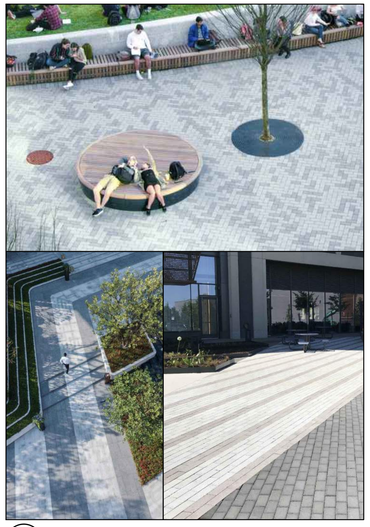
L-03A

GENERAL DEVELOPMENT PLAN PROGRESS SET

NOT RELEASED FOR CONSTRUCTION

P:\2024\24002 575 Herndon Parkway\6.0 CAD Files\CURRENT PHASE\L-03A INTERIM PROMENADE PLAN.dwg

HARDSCAPE SCHEDULE		HARDSCAPE SCHEDULE	
#	DESCRIPTION	#	DESCRIPTION
1	STANDARD CONCRETE SIDEWALK	12	FUTURE TENANT FURNITURE: SHOWN FOR ILLUSTRATION ONLY
2	CYCLE TRACK: ASPHALT WITH CONCRETE BORDER	13	BENCH
3	SIDEWALK UNIT PAVING: 4X8 PAVERS PER HTOC GUIDELINES	14	RETAINING WALL
4	DECORATIVE UNIT PAVING	15	RETAINING WALL WITH GUARDRAIL
5	VEHICULAR RATED SPECIALTY CONCRETE PAVING	16	STORMWATER MANAGEMENT PLANTER
6	VEHICULAR RATED UNIT PAVING	17	POSSIBLE FOCAL POINT/PUBLIC ART
7	STAMPED CROSSWALK PER TOH STREETSCAPE STANDARDS	18	PEDESTRIAN LIGHT FIXTURE
8	PLANTING AREA	19	BIKE RACK
9	STREET LIGHT	20	PLAYFUL SEATING
10	FITNESS STATION/EXERCISE EQUIPMENT	21	ADA COMPLIANT CURB RAMP WITH TRUNCATED DOMES
11	PROMENADE FURNITURE PROVIDED BY APPLICANT: FINAL QUANTITIES AND LOCATIONS TO BE DETERMINED AT SITE PLAN, TYP.	NOTE: IMPROVEMENTS SHOWN ON THE 593 AND 555 PROPERTIES ARE FOR ILLUSTRATIVE PURPOSES AND ARE NOT TO BE INSTALLED WITH THIS DEVELOPMENT PLAN	



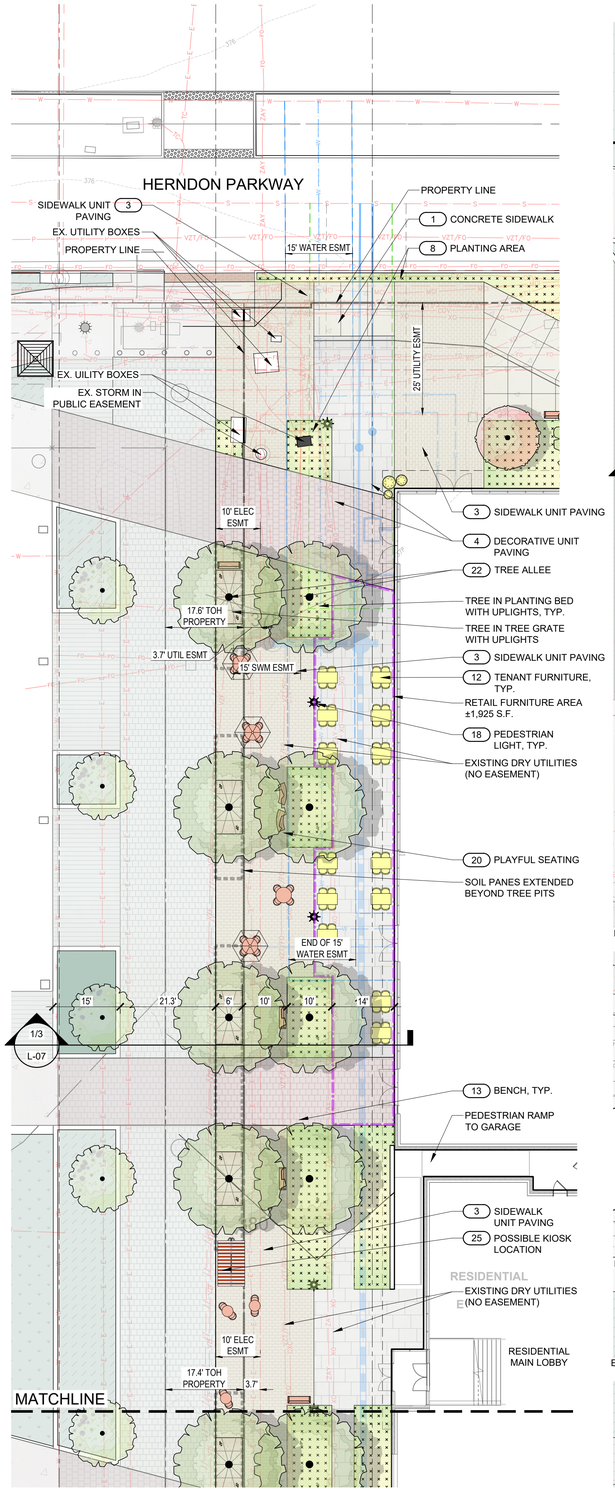
4 DECORATIVE UNIT PAVING

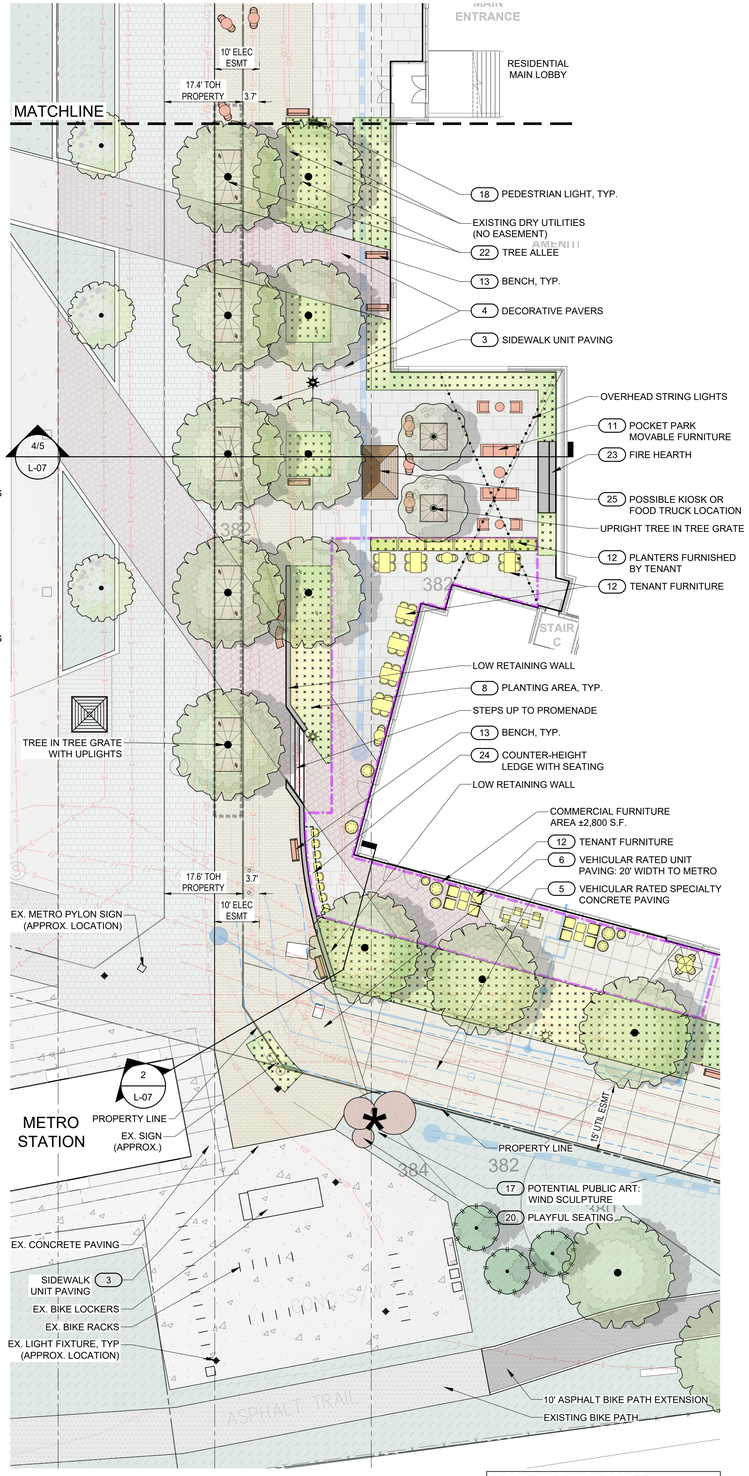


5 VEHICULAR RATED SPECIALTY CONCRETE PAVING



17 PUBLIC ART: WIND SCULPTURE



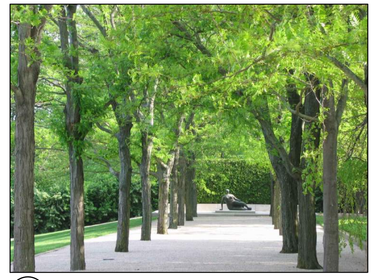


NOTE: TREES WITHIN EASEMENTS TO BE REPLACED BY BUILDING OWNER IF REMOVAL IS REQUIRED FOR FUTURE UTILITY WORK

PROMENADE LANDSCAPE	
TOTAL PROMENADE AREA	17,895 SF
TOTAL LANDSCAPE AREA PROVIDED	3,461 SF
PERCENTAGE OF LANDSCAPE IN PROMENADE	19.3%



20 PLAYFUL SEATING



22 TREE ALLEE



23 FIRE HEARTH



24 COUNTER-HEIGHT LEDGE WITH SEATING



25 EXAMPLE KIOSKS (BY OTHERS)
SHOWN FOR ILLUSTRATIVE PURPOSES ONLY

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Lic.No.000802
10.15.2025
LANDSCAPE ARCHITECT

ISSUE DATE

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PROJECT NUMBER:	24002
CONTACT:	S. SCOCOZZO
DRAWN:	SS
APPROVED/CHECKED:	DD

ORIENTATION AND SCALE

N

SCALE: 1/16"= 1'-0"

0 8 16 32

SHEET TITLE

ULTIMATE PROMENADE PLAN

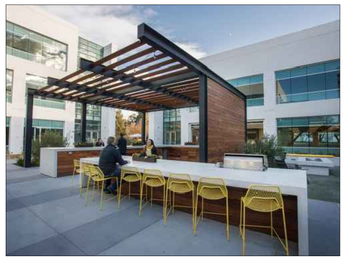
SHEET NUMBER

L-03B

GENERAL DEVELOPMENT PLAN PROGRESS SET

NOT RELEASED FOR CONSTRUCTION

P:\2024\24002 575 Herndon Parkway\6.0 CAD Files\CURRENT PHASE\L-03B ULTIMATE PROMENADE PLAN.dwg



OUTDOOR KITCHEN WITH GRILL STATIONS, BAR SEATING, & TV



DINING AREA



CURVED BENCH BUILT INTO WALL





SELF-CONTAINED WATER FEATURE FOR AMBIENT NOISE



FIRE PIT WITH SEATING



CHAISE LOUNGE SEATING

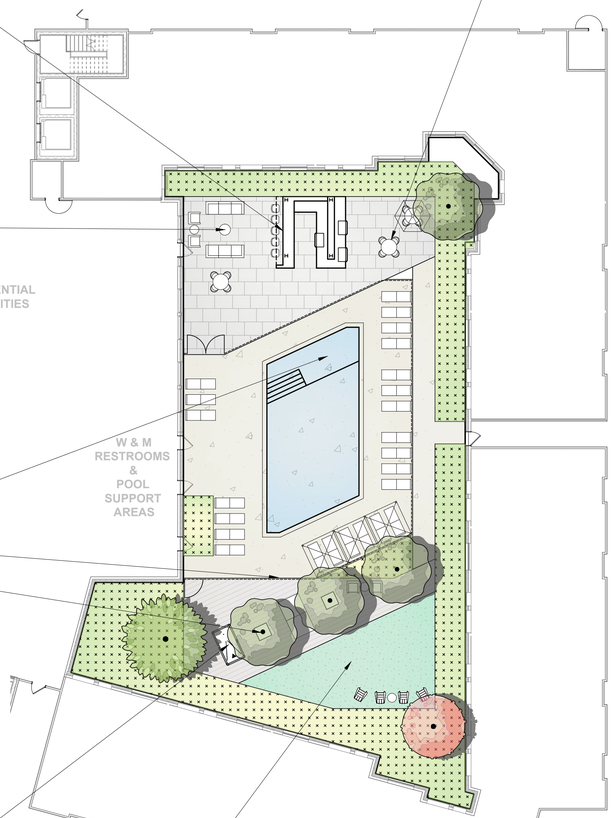
STATEMENT PLANTS IN OVERSIZED POTS



POOL WITH SUN SHELF

GLASS POOL FENCE

COLUMNAR, NARROW TREES







GAME TABLES



QUIET SEATING AREAS SURROUNDED BY PLANTS



GRILL STATIONS



FLOWERING TREES WITH UPLIGHTING



ARTIFICIAL TURF LAWN WITH LAWN GAMES AND LOUNGE SEATING

NOTE: THIS PLAN FOR ILLUSTRATIVE PURPOSES ONLY

P:\2024\24002 575 Herndon Parkway\6.0 CAD Files\CURRENT PHASE\L-04 PRIVATE COURTYARDS.dwg

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CONTACT:	S. SCOCOZZO
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APPROVED/CHECKED:	DD

ORIENTATION AND SCALE

N

SCALE: 1"=30'-0"

0 15 30 60

SHEET TITLE

PRIVATE COURTYARDS

SHEET NUMBER

L-04

GENERAL DEVELOPMENT PLAN PROGRESS SET

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BENCH

MANUFACTURER:
FORMS + SURFACES

MODEL: CORDIA BENCH

OPTIONS: FREE-STADNING BACKED BENCH WITH ALUMINUM SLATS

TEXTURED POWDERCOAT FINISH: SLATE SLATS, ARGENTO FRAME

OR APPROVED EQUAL

1 L-05 **BENCH** PRODUCT INFORMATION
Scale: NTS



BIKE RACK

MANUFACTURER:
FORMS + SURFACES

MODEL: TWIST

TEXTURED POWDERCOAT FINISH: SLATE

OR APPROVED EQUAL

2 L-05 **BIKE RACK** PRODUCT INFORMATION
Scale: NTS



LITTER & RECYCLING BINS

MANUFACTURER:
FORMS + SURFACES

MODEL: UBRAN RENAISSANCE

OPTIONS: 36 GALLON, VERTICAL GRILLWORK PATTERN, DOME LID, CUSTOM HERNDON LOGO

LITTER OPTIONS: SIDE OPENING, BLACK POWDERCOAT

RECYCLING OPTIONS: CUSTOM RECYCLING SIDE OPENING, AZURE POWDERCOAT

OR APPROVED EQUAL

3 L-05 **LITTER BINS** PRODUCT INFORMATION
Scale: NTS



CONCEPT IMAGES

SIDEWALK PAVERS

MANUFACTURER: GLEN GERY

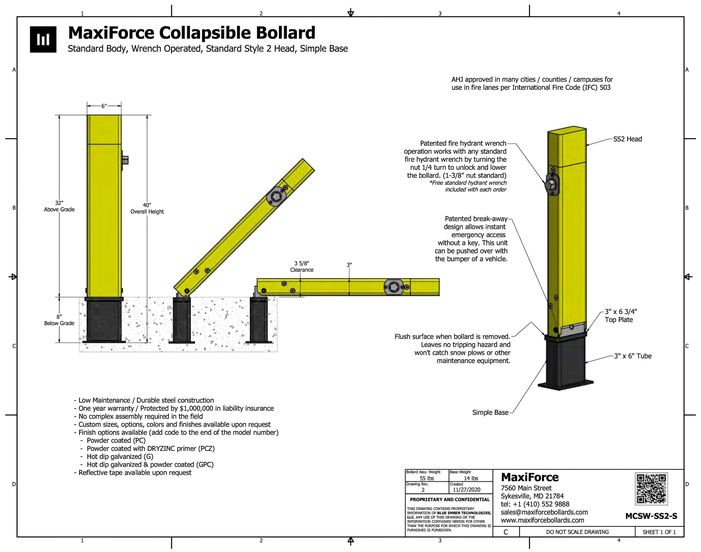
MODEL: 4 x 8 STRAIGHT EDGE CLAY PAVER

COLOR: BLEND OF 30% CREAM, 40% LIGHT GREY, 40% DARK GREY

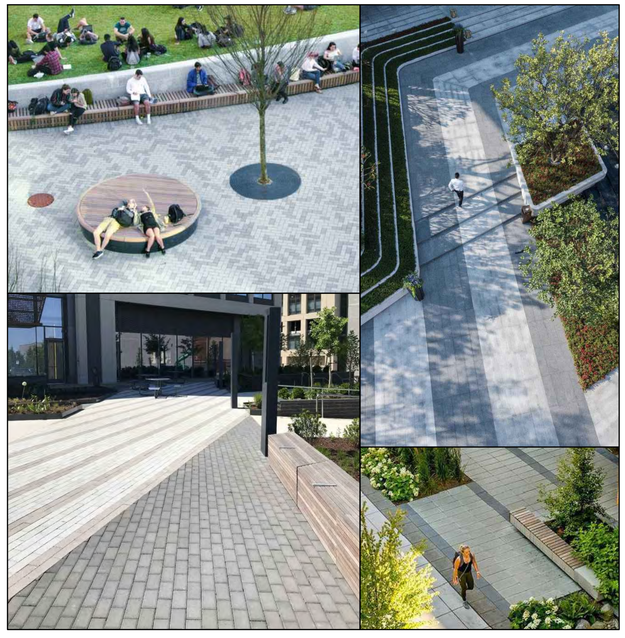
PATTERN: RUNNING BOND PERPENDICULAR TO SIDEWALK

OR APPROVED EQUAL

4 L-05 **SIDEWALK PAVERS** PRODUCT INFORMATION
Scale: NTS



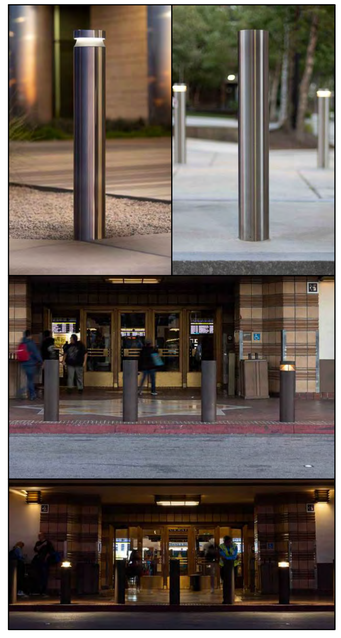
5 L-05 **COLLAPSIBLE BOLLARD** PRODUCT INFORMATION
Scale: NTS



6 L-05 **DECORATIVE PAVERS**
EXAMPLE



7 L-05 **PEDESTRIAN LIGHTING**
EXAMPLE



7A L-05 **DECORATIVE BOLLARDS WITH INTERMITTENT LIGHTING**
EXAMPLE



8 L-05 **FITNESS STATION**
EXAMPLE



9 L-05 **HISTORIC MARKER**
EXAMPLE



10 L-05 **BIKE REPAIR STATION**
EXAMPLE



11 L-05 **LID INTERPRETIVE SIGN**
EXAMPLE

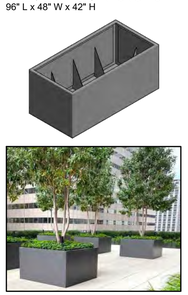


12 L-05 **TEMPORARY SCREEN FENCE**
EXAMPLE

EXAMPLE 1:
STREETLIFE SHRUBTUB
STEEL
91" W x 91" L x 35" H



EXAMPLE 2:
TOURNESOL WILSHIRE 964842
STEEL, ALUMINUM, FRP OR GFRC
96" L x 48" W x 42" H



13 L-05 **PARKING DECK PLANTER**
EXAMPLES OF AVAILABLE LARGE PRE-FABRICATED PLANTERS - OR APPROVED EQUAL

NOTE: EXAMPLES ARE SHOWN FOR ILLUSTRATIVE PURPOSES AND MAY NOT REFLECT FINAL QUANTITIES, DIMENSIONS, MATERIALS, OR CONDITIONS.

P:\2024\24009.575 Herndon Parkway\6.0 CAD Files\CURRENT PHASE\L-05 PUBLIC REALM AMENITIES.dwg

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10.15.2025
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DRAWN:	SS
APPROVED/CHECKED:	DD

ORIENTATION AND SCALE

N

SCALE: NTS

SHEET TITLE

PUBLIC REALM AMENITIES

SHEET NUMBER

L-05

GENERAL DEVELOPMENT PLAN PROGRESS SET

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P:\2024\24002 575 Herndon Parkway\6.0 CAD Files\CURRENT PHASE\L-06 RENDERED PLAN WITH COMMENT KEY.dwg

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ORIENTATION AND SCALE

N

SCALE: 1"=30'-0"

0 15 30 60

SHEET TITLE

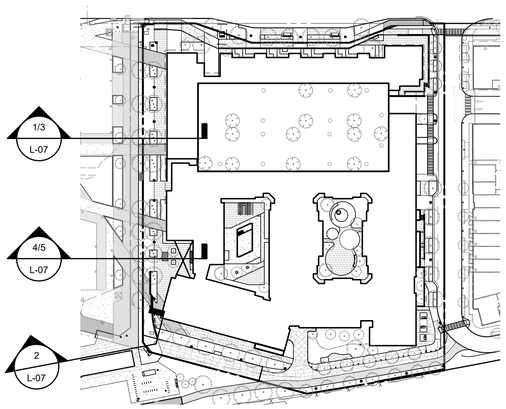
RENDERED PLAN

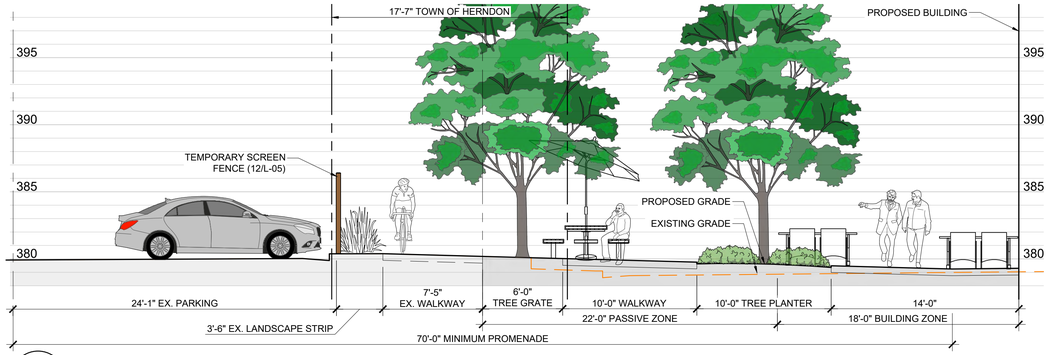
SHEET NUMBER

L-06

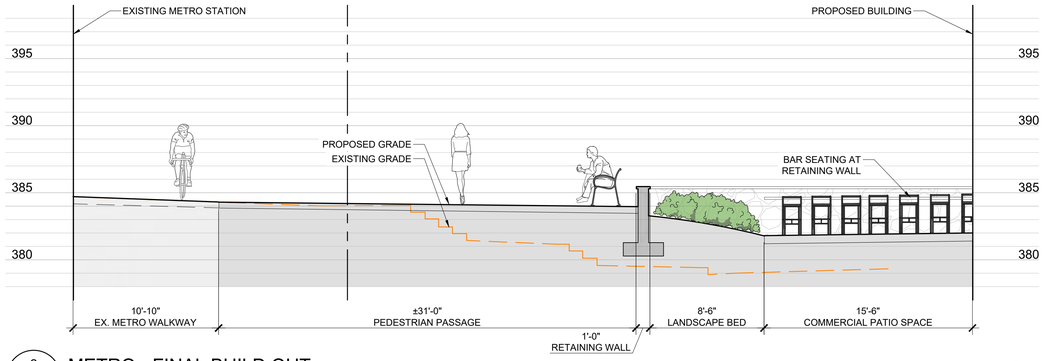
GENERAL DEVELOPMENT PLAN
PROGRESS SET

NOT RELEASED FOR CONSTRUCTION

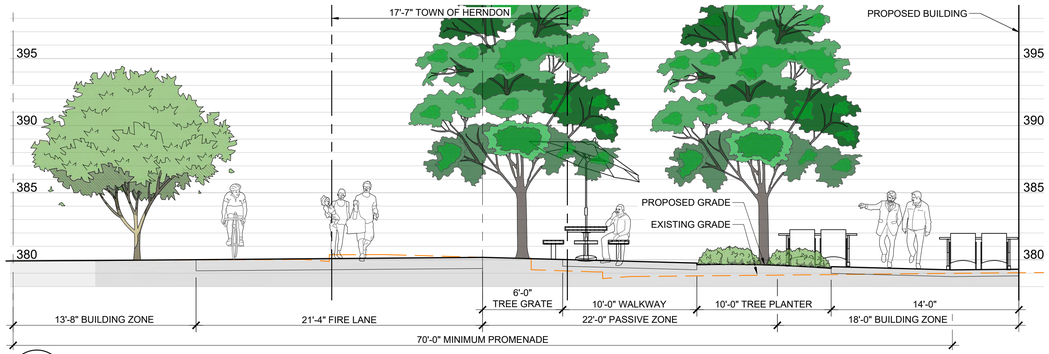




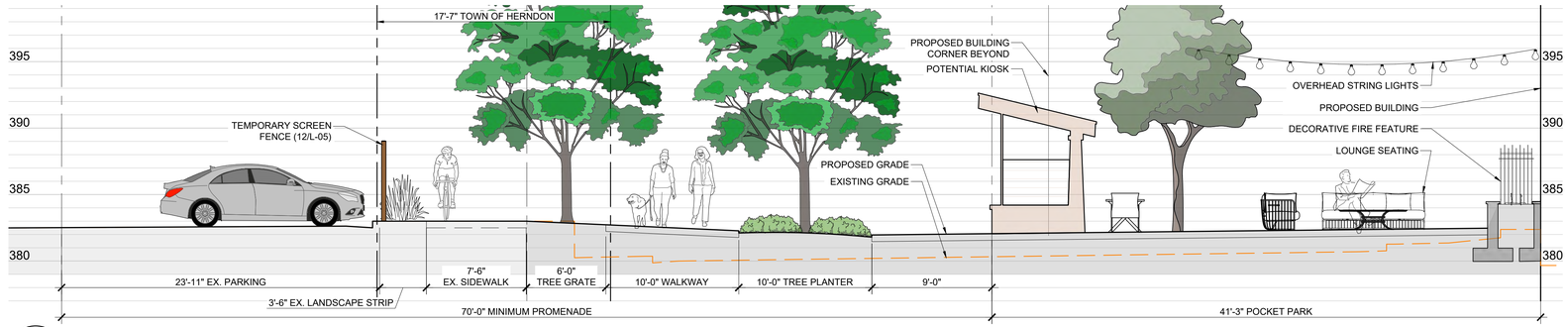
1 L-07 PROMENADE - INTERIM SECTION
Scale: 3/16" = 1'-0"



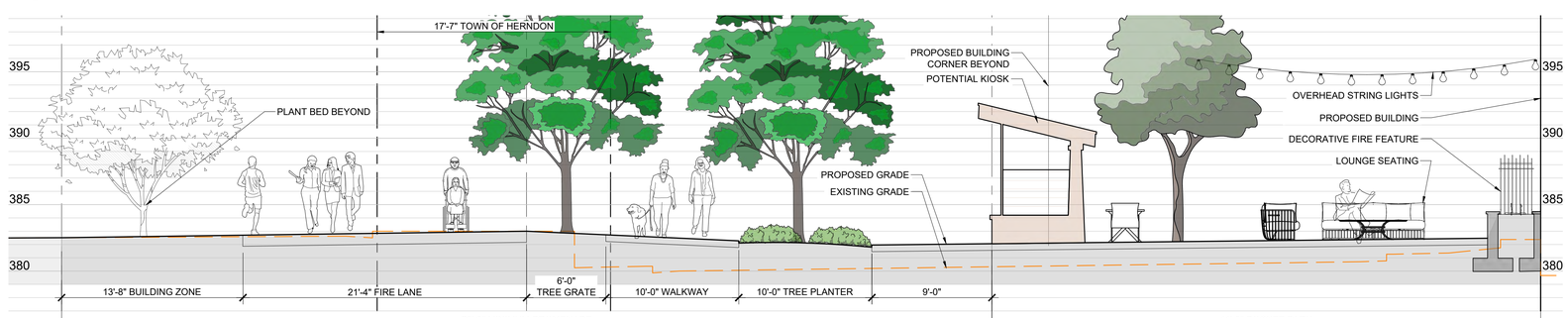
2 L-07 METRO - FINAL BUILD OUT SECTION
Scale: 3/16" = 1'-0"



3 L-07 PROMENADE - FINAL BUILD OUT SECTION
Scale: 3/16" = 1'-0"



4 L-07 POCKET PARK - INTERIM SECTION
Scale: 3/16" = 1'-0"



5 L-07 POCKET PARK - FINAL BUILD OUT SECTION
Scale: 3/16" = 1'-0"

P:\2024\24002 575 Herndon Parkway\6.0 CAD Files\CURRENT PHASE\L-07 SITE SECTIONS.dwg

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DRAWN:	SS
APPROVED/CHECKED:	DD

ORIENTATION AND SCALE

SHEET TITLE
SITE SECTIONS

SHEET NUMBER
L-07

GENERAL DEVELOPMENT PLAN
PROGRESS SET

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