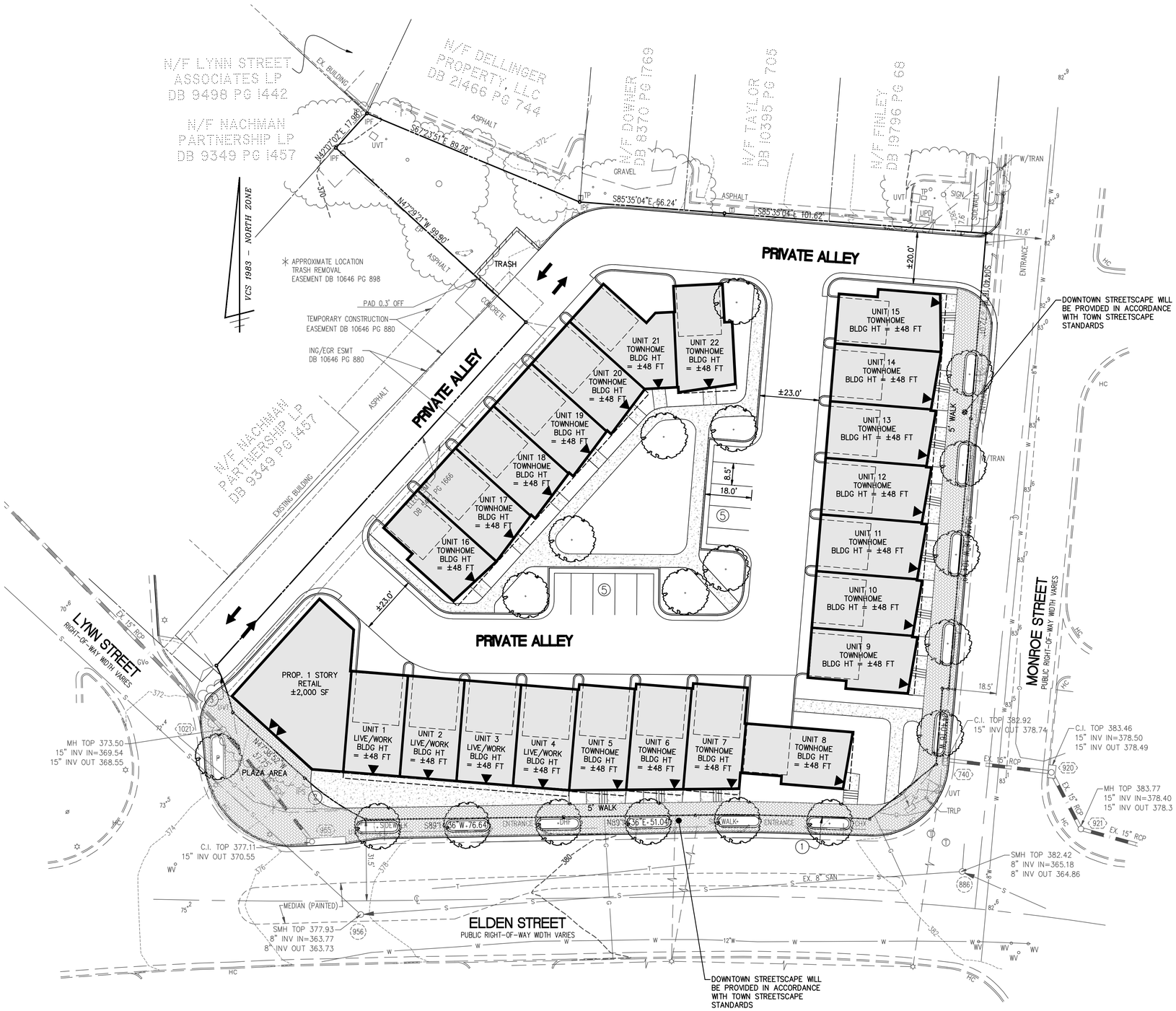

LEGEND

PROPOSED	DESCRIPTION	EXISTING
	CURB & GUTTER CG-2	
CG-6R CG-6	TRANSITION FROM CG-6 TO CG-6R	CG-6 CG-6R
	SANITARY SEWER	S
SL	SANITARY LATERAL	SL
C.O.	CLEAN OUT	C.O.
	STORM SEWER	
	WATER MAIN	W
	FIRE HYDRANT	
	PLUG	
	OVERHEAD WIRES	
	UTILITY POLE	
UE	UNDERGROUND ELECTRIC	UE
T	TELEPHONE	T
G	GAS MAIN	G
E	ELECTRICAL	E
	TRANSFORMER	
	HANDICAP RAMP (CG-12)	
	GUARDRAIL	
	FENCE	
	TRAFFIC FLOW	
	LIGHT	
	DOOR	
	TREES	
260 264	CONTOURS	260 264
+264 50	SPOT ELEVATION	+264 50
	DRAINAGE FLOW DIRECTION	
TC	TOP OF CURB	TC
BC	BOTTOM OF CURB	BC
TW	TOP OF WALL	TW
BW	BOTTOM OF WALL	BW
HP	HIGH POINT	H.P.
	LIMITS OF CLEARING AND GRADING	

PROPOSED DEVELOPMENT

PROPOSED TOWNHOUSE DWELLING UNITS	±18 UNITS
PROPOSED LIVE/WORK UNITS	±4 UNITS
PROPOSED RETAIL	±2,000 SF

ZONING TABULATION

EXISTING ZONE: CC, CENTRAL COMMERCIAL DISTRICT
PROPOSED ZONING: PD-TD, PLANNED DEVELOPMENT TRADITIONAL DOWNTOWN

SITE AREA: ±55,504 SF OR ±1.27 AC

	REQUIRED (PD-TD)	PROVIDED
MIN. DISTRICT AREA:	NONE	N/A
DENSITY:	NONE	1.1 FAR
MAX. BLD. HT:	50 FT	< 50 FT
SETBACK REQUIREMENTS:	12 FT	16 FT

PARKING TABULATION

USE: TOWNHOUSE AND LIVE/WORK UNITS
2 PER DU, PLUS 0.75 PER DU FOR VISITORS,
PLUS 0.25 PER DU FOR RECREATIONAL VEHICLES

REQUIRED: 22 X 3.0 = 66 SPACES
PARKING PROVIDED = 54 SPACES (44 GARAGE + 10 VISITOR)*

USE: RETAIL
RATE: 1 PER 200 SF
REQUIRED: 2,000/200 = 10 SPACES
PARKING PROVIDED = 0 SPACES**

* A PARKING REDUCTION WILL BE PURSUED
** OFFSITE PARKING WILL BE PROVIDED

20 0 10 20 40 80
(IN FEET)
1 INCH = 20'

WALTER L. PHILLIPS INCORPORATED
Engineers • Surveyors • Planners
Landscape Architects • Arborists
207 PARK AVENUE
FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 Fax (703) 533-1301
www.WLPINC.com
ESTABLISHED 1945

SCALE: 1" = 20' DATE: 7/10/2014 DRAWN: CHECKED:

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

DEVELOPMENT CONCEPT EXHIBIT

ELDEN-MONROE MIXED USE DEVELOPMENT

TOWN OF HERNDON
FAIRFAX COUNTY, VIRGINIA