

LEGEND

- EX. WOODS LINE
- EX. STREET CENTER LINE
- EX. CURB & GUTTER
- EX. BOUNDARY
- EX. EDGE OF PAVEMENT (EP)
- EX. SIGN
- EX. DENOTES HANDICAPPED PARKING SPACE
- PROP. BUILDING
- PROP. EDGE OF PAVEMENT
- PROP. VEHICULAR MOVEMENT
- PROP. VEHICULAR ENTRY
- PROP. PEDESTRIAN ENTRY
- PROP. CROSSWALK

DATE	REVISION
07/17/2018	TOWN OF HERNDON COMMENTS 07/12/17
11/19/2018	TOWN OF HERNDON COMMENTS 10/12/18
02/05/2019	TOWN OF HERNDON COMMENTS 01/14/19
02/19/2019	PLNG COMMISSION COMMENTS 02/11/19
03/14/2019	PLNG COMMISSION COMMENTS 02/22/19

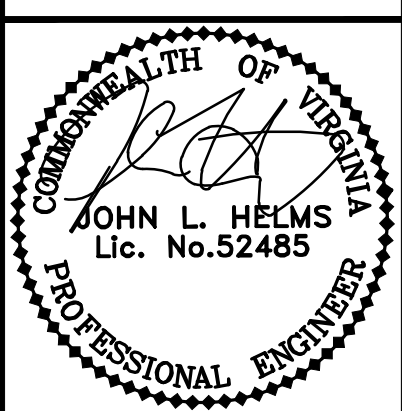
PENZANCE

christopher consultants

dcs DESIGN

GOROVE / SLADE Transportation Planners and Engineers

WIRE GILL



DEVELOPMENT PLAN - FULL BUILD-OUT

DEVELOPMENT PLAN
555 HERNDON PARKWAY
TOWN OF HERNDON, VIRGINIA

PROJECT NO: 15002.001.00

SCALE: 1"=30'

DATE: 03-14-2019

DESIGN: JR, WR
DRAWN: WR
CHECKED:

SHEET No.

5.0 OF 24.0

103228

ZONING TABULATION REQUIREMENTS PD-TOC

ZONING REGULATIONS REQUIREMENTS (AS PER 20 SEC. 78-50.8):
NO REQUIREMENT

MINIMUM LOT SIZE:
NO REQUIREMENT

DENSITY:
FLOOR AREA RATIO (FAR): 4.3 FAR

OPEN SPACE: NO MINIMUM REQUIRED

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

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

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

BUILDING HEIGHT:
275' INCLUSIVE OF PARKING LEVELS

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

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

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

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

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

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

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

PROPOSED ZONING TABULATION PD-TOC

FULL BUILD-OUT

DENSITY:
FLOOR AREA RATIO (FAR): 4.3 FAR

OPEN SPACE:
PUBLIC OPEN SPACE: ±149,180 SF
PRIVATE OPEN SPACE: ±25,000 SF
TOTAL OPEN SPACE: ±174,180 SF

BUILDING SETBACKS:
HERNDON PARKWAY: ±29' FROM HERNDON PARKWAY
DULLES TOLL ROAD: ±47' FROM DULLES TOLL ROAD ROW

BUILDING TOWER SEPARATION:
±60' BETWEEN BLDG. A AND BLDG. B
±58' BETWEEN BLDG. B AND BLDG. C

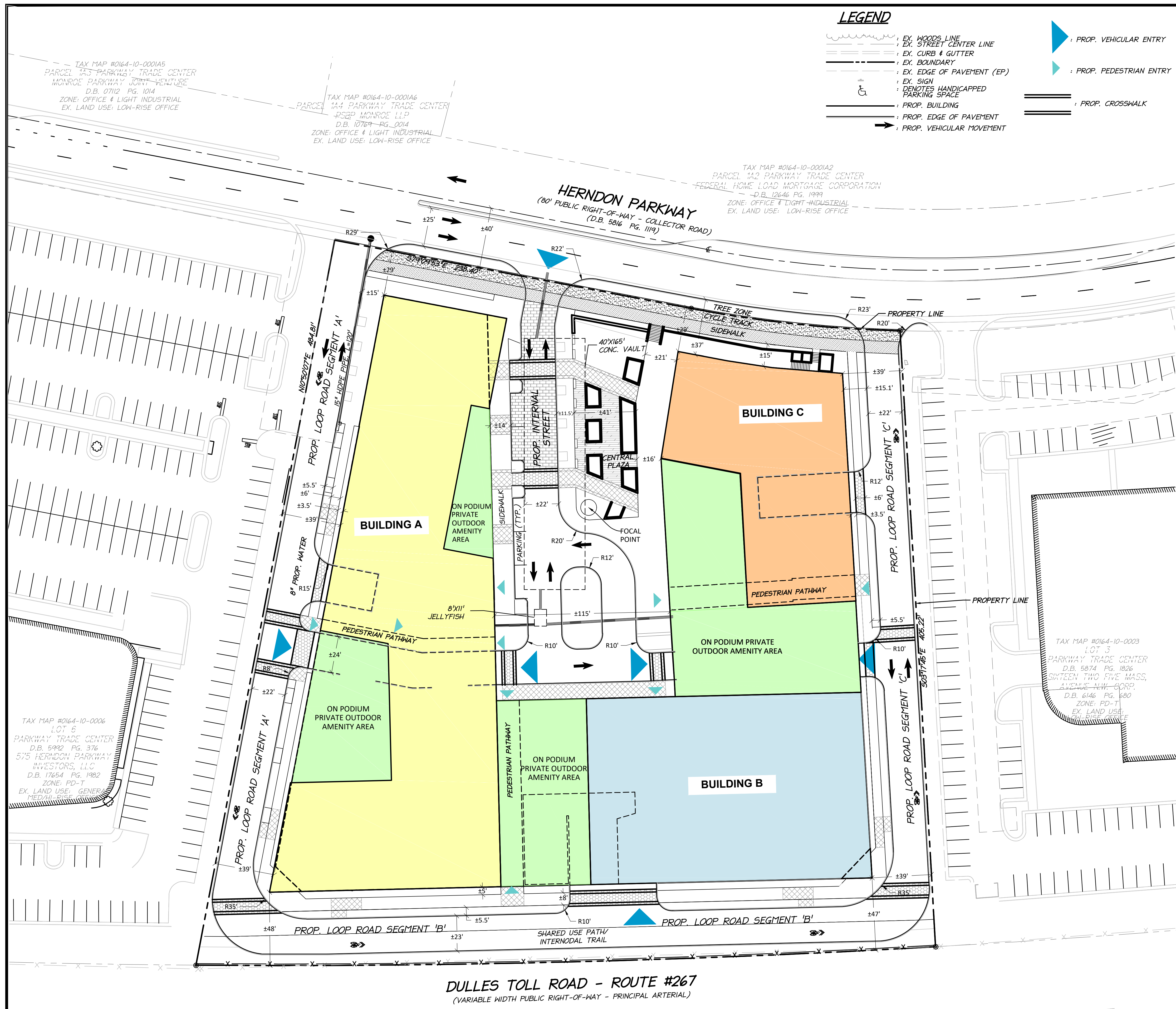
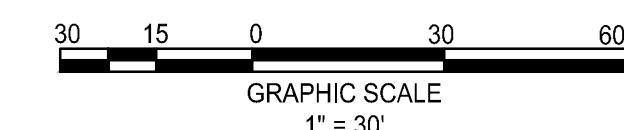
ACCESS DRIVE:
±115' WIDE FROM BLDG. A FACADE TO BLDG. B/C FACADE

BUILDING HEIGHT:
MAXIMUM 225' ALONG HERNDON PARKWAY SIDE
MAXIMUM 275' ALONG DULLES TOLL ROAD SIDE

PROVIDED PARKING:
SURFACE SPACES (PROPOSED): UP TO ±5 SPACES
GARAGE SPACES (PROPOSED): UP TO ±1,271 SPACES
TOTAL SPACES PROVIDED: UP TO ±1,276 SPACES

LOADING SPACES: 3

NOTE:
1. THIS PROJECT WILL BE DEVELOPED IN UP TO THREE PHASES, SUBJECT TO MARKET CONDITIONS AND TO MEET MARKET DEMAND. THE FIRST PHASE MAY CONSIST OF INFRASTRUCTURE AND A RESIDENTIAL BUILDING. ADDITIONAL INFRASTRUCTURE TO BE PROVIDED IN FUTURE PHASES AS NEEDED. SEE SHEETS 5.1-5.6 FOR INTERIM DEVELOPMENT CONDITIONS.



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

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

VCS 1983 GRID NORTH