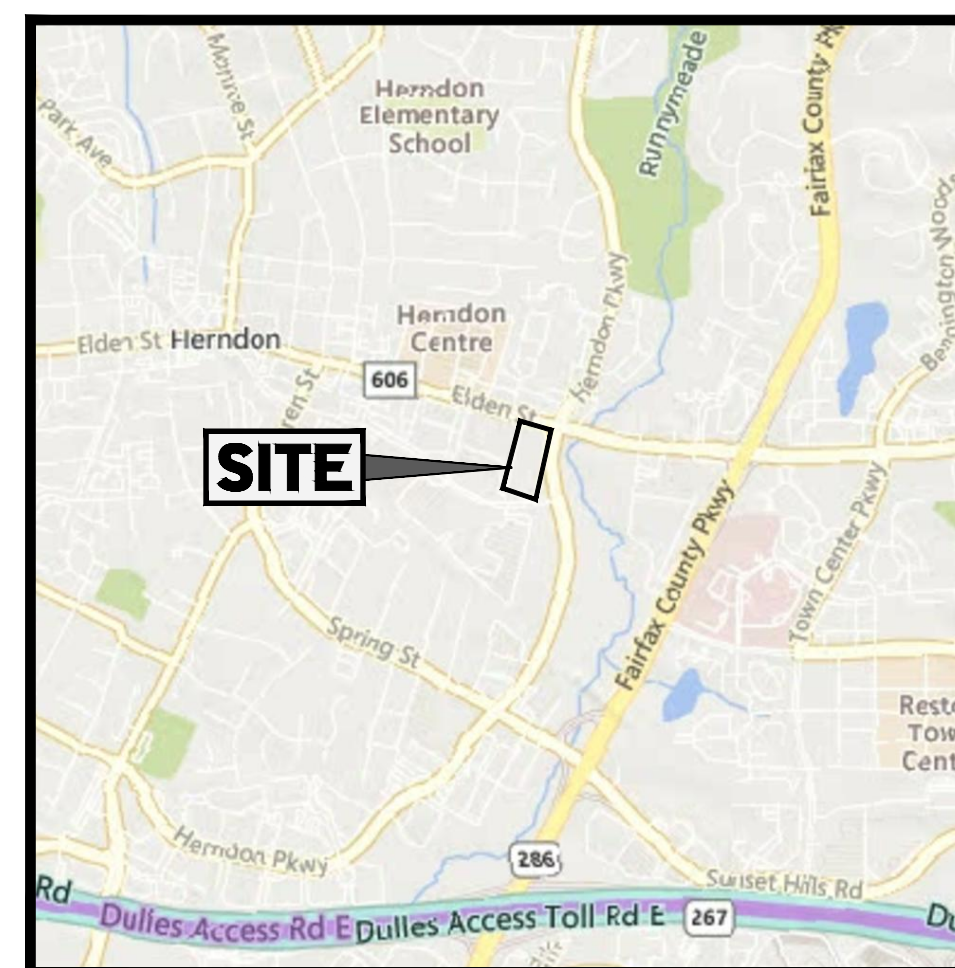


# GENERAL DEVELOPMENT PLAN

FOR

## 315 ELDEN STREET ADAPTIVE REUSE

LOCATION OF SITE  
 315 ELDEN STREET  
 TOWN OF HERNDON  
 FAIRFAX COUNTY, VA  
 DRANESVILLE DISTRICT



LOCATION MAP  
 SCALE: 2000'

**OWNER/DEVELOPER**

ELDEN STREET OWNER LLC  
 900 17TH STREET NW  
 SUITE 1050  
 WASHINGTON, DC 20006  
 PETER KLEBLATT  
 240-380-3602

**TRAFFIC CONSULTANT**

WELLS & ASSOCIATES  
 11220 ASSETT LOOP  
 SUITE 202  
 MANASSAS, VA 20109  
 KEVIN FELLIN, P.E.  
 703-676-3652

**ATTORNEY**

WIRE GILL LLP  
 1750 TYSONS BLVD  
 SUITE 1500  
 TYSONS, VA 22102  
 KEN WIRE  
 703-677-3129

**LANDSCAPE ARCHITECT**

**BOHLER**  
 12825 WORLDGATE DR, SUITE 700  
 HERNDON, VA 20170  
 NICK GEORGAS, PLA  
 703-709-9500

**CIVIL ENGINEER**

**BOHLER**  
 12825 WORLDGATE DR, SUITE 700  
 HERNDON, VA 20170  
 CONTACT: NICK GEORGAS, PLA  
 703-709-9500  
 CONTACT: GREG ELLWOOD, PE  
 703-709-9500

SHEET INDEX	
SHEET TITLE	SHEET NUMBER
COVER SHEET	C-1
ALTA SURVEY (BY OTHERS)	C-2
GENERAL DEVELOPMENT PLAN	C-3
FLOODPLAIN MAP	C-4
FLOODPLAIN MAP (REGION III CHANGES)	C-4A
OPEN SPACE PLAN	C-5
TRUCK MOVEMENTS PLAN	C-6
CORRESPONDENCE	C-7
EXISTING TREE SURVEY PLAN	L-1
LANDSCAPE PLAN	L-2
LANDSCAPE NOTES & DETAILS	L-3

**MODIFICATIONS REQUESTED**

- MINIMUM PARKING RATE REDUCTION Z.O. 78-100.2:  
 THE ZONING ORDINANCE SECTION 78-100.2 REQUIRES 203 PARKING SPACES TO SERVE THE PROPOSED 170 UNITS. THE REQUEST IS TO ALLOW 184 PARKING SPACES TO SERVE THE PROPOSED 170 UNITS, OR AN OVERALL REDUCTION OF 30.0%.
- MAXIMUM 15-FOOT STRUCTURE SETBACK FROM PUBLIC ROW Z.O 78-51.1E:  
 REQUEST FOR AN INCREASE IN THE MAXIMUM STRUCTURE SETBACK DUE TO EXISTING STRUCTURES ONSITE. EXISTING STRUCTURE SETBACKS RANGE FROM BETWEEN APPROXIMATELY 37 AND APPROXIMATELY 85 FEET FROM PUBLIC RIGHT-OF-WAY.
- MINIMUM 18-FOOT STRUCTURE SEPARATION Z.O 78-51.1E:  
 REQUEST FOR A REDUCTION IN THE MINIMUM STRUCTURE SEPARATION TO 11.9 FEET DUE TO EXISTING STRUCTURES. MOST EXISTING STRUCTURES MET THE MINIMUM 18-FOOT STRUCTURE SEPARATION, HOWEVER FEW BUILDINGS MAINTAIN AS LITTLE AS 11.9 FEET SEPARATION.
- MINIMUM 10-FOOT PERIMETER BUFFER STRIP Z.O 78-110.4.D AND 78-110.4.E.3.B:  
 REQUEST FOR A REDUCTION IN THE MINIMUM PERIMETER BUFFER LANDSCAPING REQUIREMENT FROM BOTH PUBLIC RIGHT-OF-WAY AND ADJACENT PROPERTIES TO BETWEEN 0- FEET AND 7.5 FEET DUE TO EXISTING DRIVEWAYS AND PARKING AREAS. A REDUCTION IN PLANTINGS FOR REQUIRED LANDSCAPE BUFFERS AND INTERIOR PARKING LANDSCAPE SUBJECT TO ARTICLE XI OF THE TOWN OF HERNDON ZONING ORDINANCE IS REQUESTED.
- MODIFICATION REQUEST FROM LANDSCAPE STANDARDS Z.O. 78-110.2:  
 MODIFY PLANTING STANDARDS FROM LANDSCAPING, PRIMARILY FOR THE EXISTING BUFFER STRIPS ALONG PUBLIC RIGHT-OF-WAY AND ADJOINING PROPERTY. THE MODIFICATION REQUEST IS A COMPANION TO THE ALREADY SUBMITTED MODIFICATION REQUEST FOR A DECREASE IN THE REQUIRED 10-FOOT PERIMETER BUFFER STRIP REQUIREMENT TO ALLOW A 7.5-FOOT WIDE BUFFER.

**BOHLER**  
 SITE CIVIL AND CONSULTING ENGINEERING  
 PROGRAM MANAGEMENT  
 LANDSCAPE ARCHITECTURE  
 SUSTAINABLE DESIGN  
 PERMITTING SERVICES  
 TRANSPORTATION SERVICES

**REVISIONS**

REV	DATE	COMMENT	DRAWN BY
1	01/05/2022	REV. PER 1ST SUB COMMENTS	AW GE
2	02/25/2022	REV. PER COMMENTS	MR GE

**811**  
 Know what's below.  
 Call before you dig.  
 ALWAYS CALL 811  
 It's fast. It's free. It's the law.

NOT APPROVED FOR CONSTRUCTION

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: S212133  
 AND  
 DRAWN BY: GE  
 CHECKED BY: GE  
 DATE: 12/30/2021  
 CAD ID.: GDVL - 2

PROJECT:  
**GENERAL DEVELOPMENT PLAN**  
 FOR  
**315 ELDEN STREET RESIDENTIAL**  
 LOCATION OF SITE  
 315 ELDEN STREET  
 TOWN OF HERNDON  
 FAIRFAX COUNTY, VA  
 DRANESVILLE DISTRICT

**BOHLER**  
 12825 WORLDGATE DR, SUITE 700  
 HERNDON, VIRGINIA 20170  
 Phone: (703) 709-9500  
 Fax: (703) 709-9501  
 VA@BohlerEng.com

**COMMONWEALTH OF VIRGINIA**  
 MICHAEL J. BIRKLAND  
 Lic. No. 031693  
 03/02/2022  
 PROFESSIONAL ENGINEER

SHEET TITLE:  
**COVER SHEET**  
 SHEET NUMBER:  
**C-1**  
 REVISION 2 - 02/25/2022

SCHEDULE B-II ITEMS

- 7 - EASEMENT GRANTED TO VIRGINIA ELECTRIC AND POWER COMPANY BY AN AGREEMENT DATED OCTOBER 29, 1948, RECORDED ON JANUARY 3, 1949 IN DEED BOOK 669 AT PAGE 4 AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA. (DOES NOT APPEAR TO AFFECT SUBJECT PROPERTY)

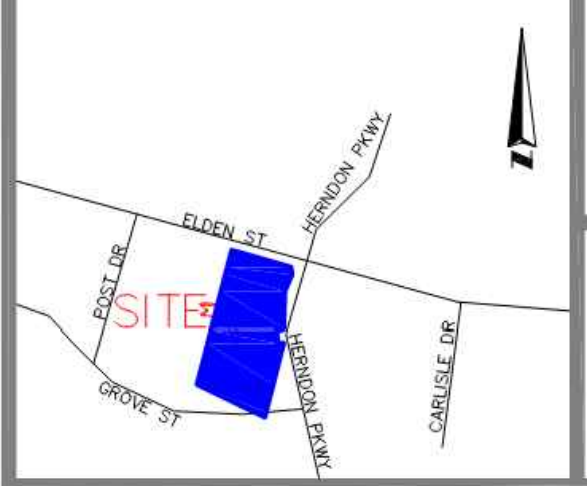
RECORD DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF HERNDON, COUNTY OF FAIRFAX, STATE OF VIRGINIA, AND IS DESCRIBED AS FOLLOWS: ALL THAT CERTAIN PIECE OR PARCEL OF LAND, TOGETHER WITH THE IMPROVEMENTS THEREON AND APPURTENANCES THEREUNTO BELONGING, LYING, SITUATE AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

SITE PICTURE



VICINITY MAP



LAND AREA

278,537 SQUARE FEET± 6.394 ACRES±

PARKING SPACES

REGULAR= 183 HANDICAP= 4 TOTAL= 187

ZONING DATA

Table with columns: ZONING ITEM, REQUIRED, PARKING REQUIREMENTS. Includes details for CS Commercial Services, permitted use (Hotel), setbacks, and contact information for Lisa Gilleran.

FLOOD NOTE

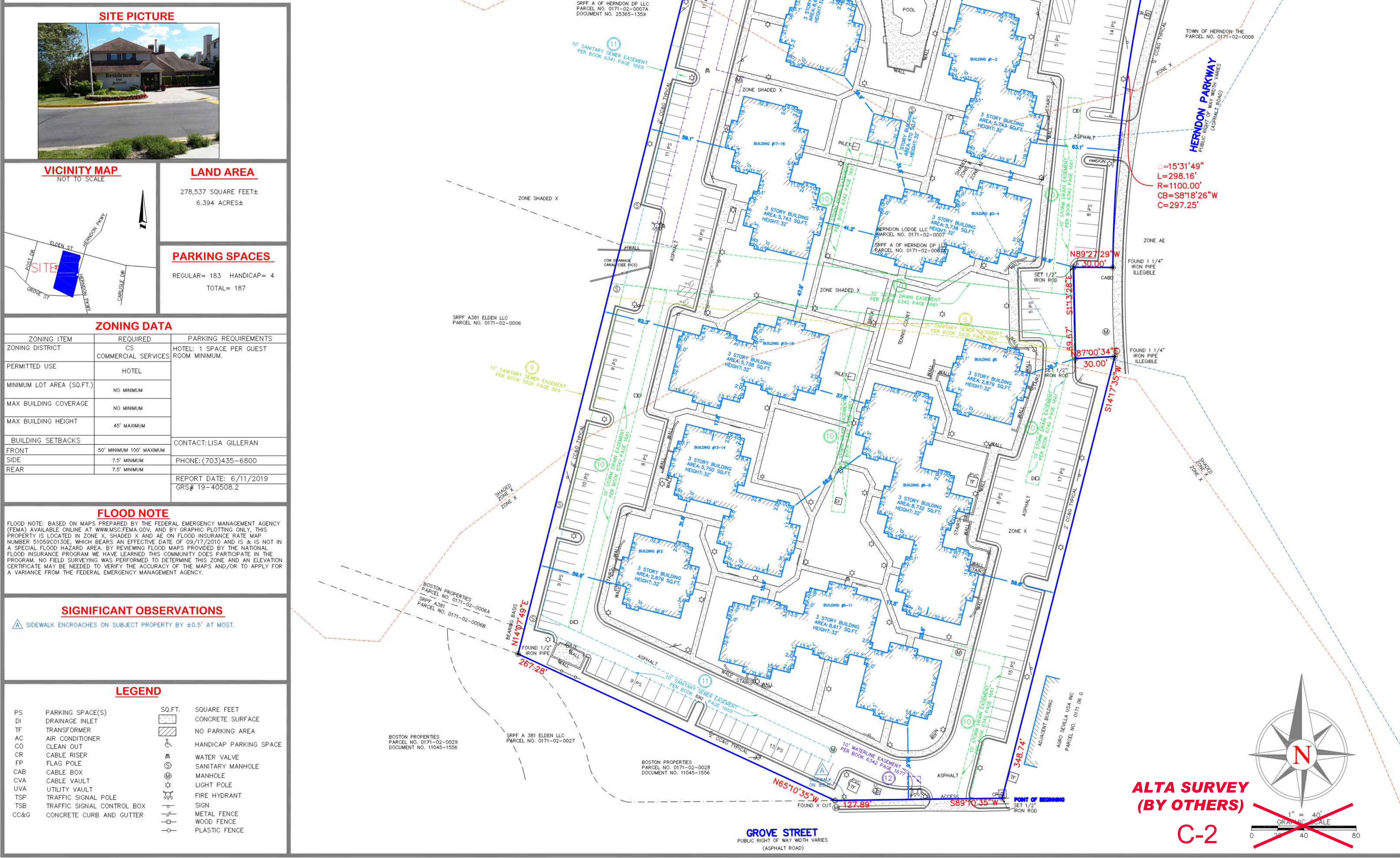
FLOOD NOTE: BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AVAILABLE ONLINE AT WWW.MSCFEMA.GOV. AND BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE X, SHADDED X AND AE ON FLOOD INSURANCE RATE MAP NUMBER 510590C130E, WHICH BEARS AN EFFECTIVE DATE OF 09/17/2010 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA...

SIGNIFICANT OBSERVATIONS

▲ SIDEWALK ENCROACHES ON SUBJECT PROPERTY BY ±0.5' AT MOST.

LEGEND

Legend table mapping symbols to features like Parking Space(s), Drainage Inlet, Transformer, Air Conditioner, Clean Out, Cable Riser, Flag Pole, Cable Box, Cable Vault, Utility Vault, Traffic Signal Pole, Traffic Signal Control Box, Concrete Curb and Gutter, Square Feet, Concrete Surface, No Parking Area, Handicap Parking Space, Water Valve, Sanitary Manhole, Manhole, Light Pole, Fire Hydrant, Sign, Metal Fence, Wood Fence, Plastic Fence.



TITLE COMMITMENT INFORMATION

THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT FILE NO. 307620VA-510-510, WITH AN EFFECTIVE DATE OF JULY 15, 2019, AMENDMENT DATE: NOVEMBER 4, 2019.

GENERAL SURVEY NOTES

- 1. ALL STATEMENTS WITHIN THIS CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVICES, AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.

ALTA/NSPS LAND TITLE SURVEY

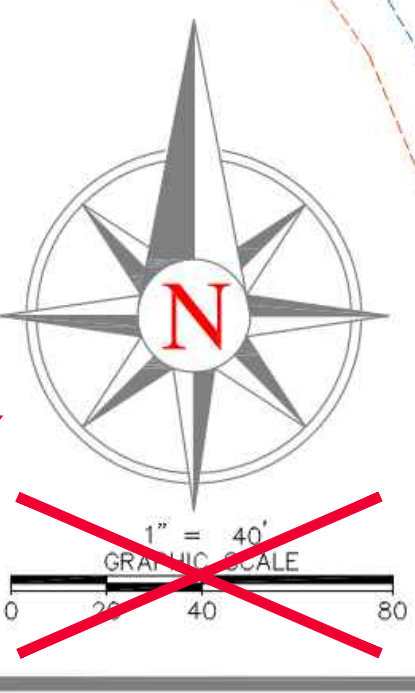
RESIDENCE INN 315 ELDEN STREET FAIRFAX COUNTY HERNDON, VA 20170

SURVEYOR'S CERTIFICATE

TO: MSCI 2007-TOP27 ELDEN STREET, LLC, A DELAWARE LIMITED LIABILITY COMPANY; LNR PARTNERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY; NOVARE NATIONAL SETTLEMENT SERVICE; FIDELITY NATIONAL TITLE INSURANCE COMPANY; CSIS GROUP

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 6 (b), 7(a), 7(b)(1), 7(c), 8, 9, 13, 14, 16, 17, 18, 19 AND 20 OF TABLE A, THEREOF. THE FIELD WORK WAS COMPLETED ON 06/15/2019. DATE OF PLAN OR MAP: 10/31/2019

REGISTERED SURVEYOR: KIMBERLY D. SOLTRO PROFESSIONAL LAND SURVEYOR NO.: 0403003342 STATE OF VIRGINIA DATE: 11/5/19 SURVEYED BY: REPUBLIC NATIONAL 480 NEEDLES TRAIL LONGWOOD, FLORIDA 32779



ALTA SURVEY (BY OTHERS)

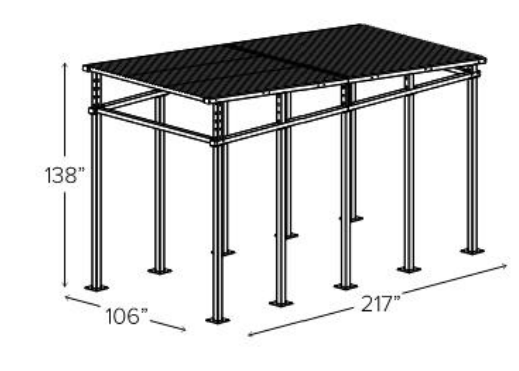
C-2

Table with columns: JOB NO., GRS PROJECT NO., SCALE, DRAWN BY, APPROVED BY, REVISION HISTORY, DATE, CLIENT COMMENTS, REVISED TITLE.

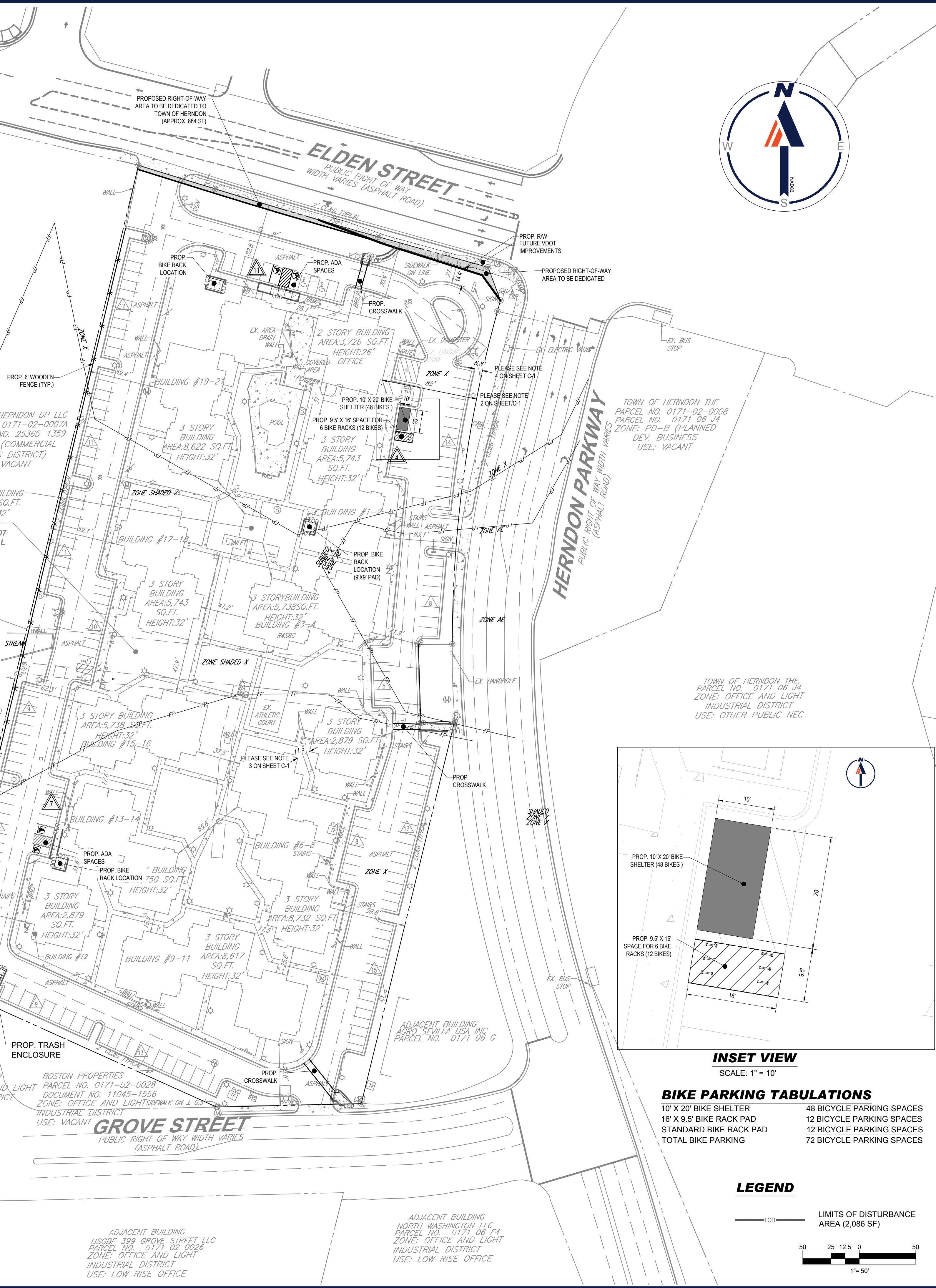
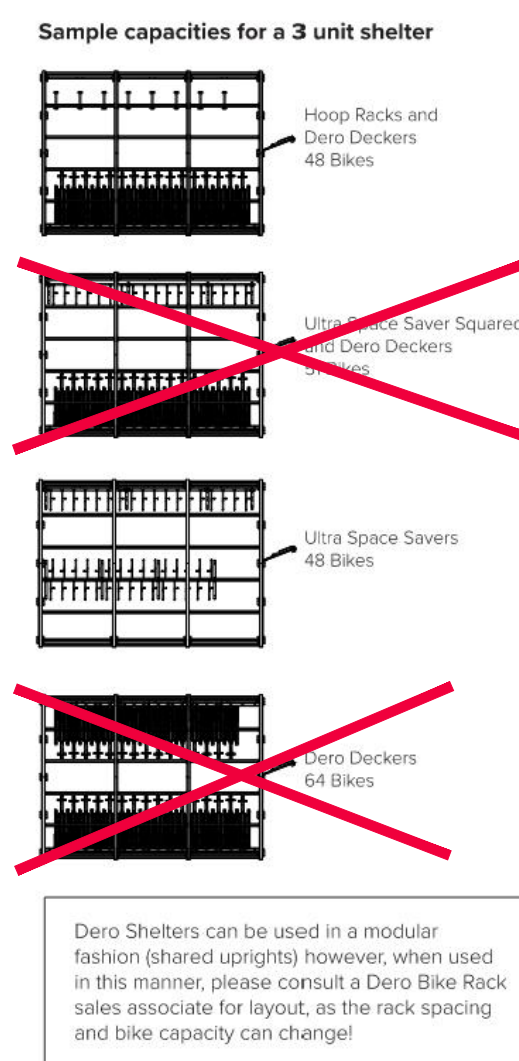
GRS GROUP logo and contact information: 300 SPECTRUM CENTER DRIVE, SUITE 145, IRVINE, CALIFORNIA 92618. PHONE: 330-779-1167



**Cycle Station**  
Submittal Sheet

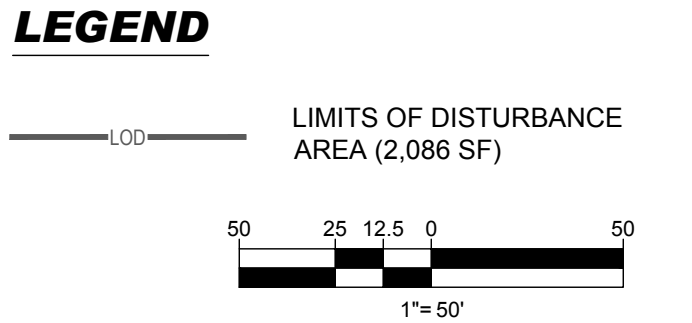
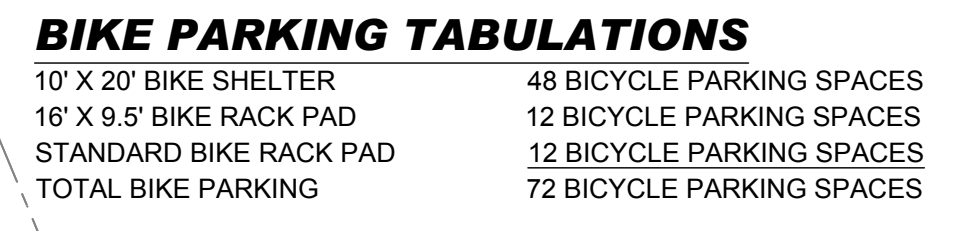
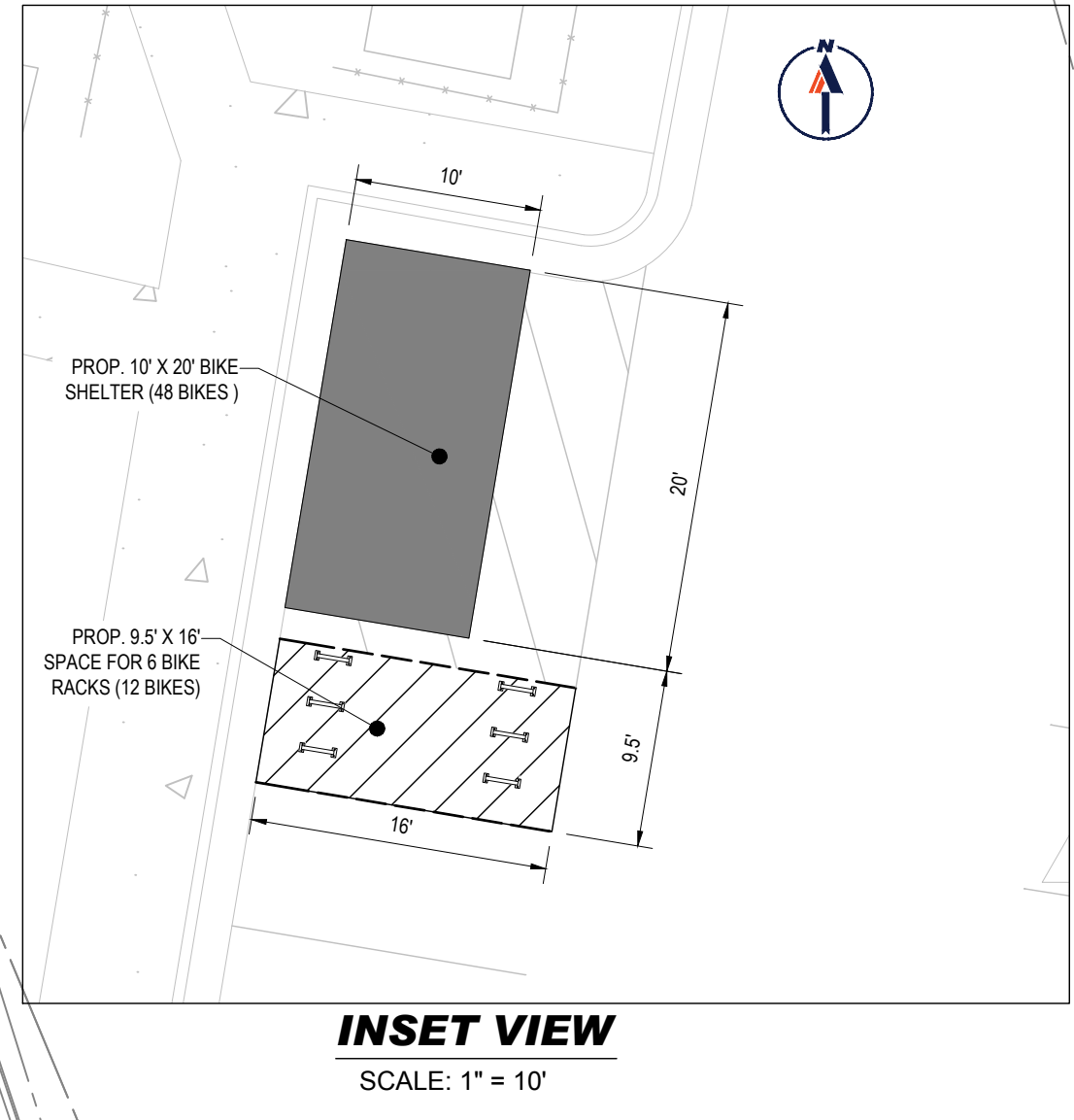


- CAPACITY** See diagrams below and to the left
- MATERIALS**  
 Uprights: 4" x 3/16" square tube  
 Feet: 1/2" plate  
 Roof Truss: 4" x 3" x 3/16" square tube  
 Roof Purlins: 3" x 1 1/2" square tube  
 Roof Panels: 2 1/4" Type 5 deck galvanized steel  
 Panels: 1/4" clear polycarbonate with 177" square aluminum framing  
 Panels: 2" x 3/16" steel wire mesh with 2" steel framing
- FINISHES**  
 **Galvanized**  
 An after fabrication hot dipped galvanized finish is our standard option.  
 **Powder Coat**  
 Our powder coat finish assures a high level of adhesion and durability by following these steps:  
 1. Sandblast  
 2. Epoxy primer electrostatically applied  
 3. Final thick TGIC polyester powder coat
- MOUNT OPTIONS**  
**Surface Only**  
 It is the responsibility of the installer to ensure that all base materials into which the shelter will be installed can support the rack, and will not be damaged by any required installation procedures. See structural drawings for details.
- SETBACKS**  
 Consult local building codes for acceptable setbacks and placement.
- LOAD DATA**  
 Dead Load: self weight of structure  
 Live Load: 40 psf  
 Wind Load: 90 mph exposure B  
 Seismic Load: moderate to high  
 Footing: see page 4  
 Anchors: 3/8" x 41/2" embed Simpson Strong-Bolt 2 wedge anchors
- LIGHTING**  
 Solar powered lights are available for an additional charge.



**GENERAL NOTES:**

- THIS PLAN IS BASED ON AN ALTA SURVEY BY GRS GROUP, ENTITLED "ALTANSPS LAND TITLE SURVEY, RESIDENCE INN, 315 ELDEN STREET, FAIRFAX COUNTY, HERNDON, VA 20170." PROJECT #: 19-40508-1. DATE: 11/6/19.
  - ALL ELEVATIONS SHOWN ARE BASED ON THE SURVEYOR'S BENCHMARK, AS REFERENCED IN THE SURVEY, AND MUST BE VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO GROUNDBREAK.
  - OWNER / DEVELOPER / APPLICANT**  
 ELDEN STREET OWNER LLC  
 900 17TH STREET NW, SUITE 1050  
 WASHINGTON, DC 20006  
 PETER KLEBLATT  
 (240-389-3602)
  - PARCEL DATA:**  
 TAX MAP: #0171-02-0007 - 278,537 SF.
  - ZONE:**  
 EXISTING ZONE: CS (COMMERCIAL SERVICES DISTRICT)  
 PROPOSED ZONE: PD-UR (PLANNED DEVELOPMENT URBAN RESIDENTIAL DISTRICT)
  - BULK REQUIREMENTS**
- |                                                                  | ALLOWED/REQUIRED         | PROVIDED                 |
|------------------------------------------------------------------|--------------------------|--------------------------|
| A. MIN. LOT AREA                                                 | NONE                     | 278,537 SF (6.394 ACRES) |
| B. MAXIMUM BUILDING SETBACK FROM R.O.W.*                         |                          |                          |
| FRONT SETBACK (ELDEN STREET)                                     | 15'                      | ±83'                     |
| FRONT SETBACK (HERNDON PARKWAY)                                  | 15'                      | ±85'                     |
| REAR SETBACK (GROVE STREET LINE)                                 | 15'                      | ±57'                     |
| C. MINIMUM LANDSCAPE BUFFER*                                     |                          |                          |
| FRONT SETBACK (ELDEN STREET)                                     | 10'                      | ±14.4'                   |
| FRONT SETBACK (HERNDON PARKWAY)                                  | 10'                      | ±6.8'                    |
| REAR SETBACK (WEST PROPERTY LINE)                                | 10'                      | ±6.8'                    |
| REAR SETBACK (GROVE STREET LINE)                                 | 10'                      | ±7.2'                    |
| D. MINIMUM DISTANCE BETWEEN BUILDINGS AND DEVELOPMENT BOUNDARIES | 18'                      | ±60'                     |
| E. RIGHT-OF-WAY VDOT DEDICATION AREA                             | NONE                     | ±0.02 ACRES              |
| F. TOWN OF HERNDON DEDICATION AREA                               | NONE                     | ±884 SF                  |
| G. DENSITY (DWELLING UNITS/ACRE)                                 | 28 UNITS/ACRE            | 28 UNITS/ACRE            |
| H. MAX. BUILDING HEIGHT                                          | 40'                      | 35' MAX                  |
| I. OPEN SPACE (SEE SHEET C-5 FOR OPEN SPACE PLAN)                | 20% (8% RECREATION AREA) | 40% (8%)                 |
| J. LOADING (ONE FOR GSF BELOW 40,000)                            | 1                        | 1                        |
| K. MINIMUM LOT WIDTH                                             | NONE                     | ±320                     |
| L. MINIMUM DISTANCE BETWEEN BUILDINGS*                           | 18'                      | ±11.9'                   |
- \*MODIFICATION REQUESTED FOR MAXIMUM BUILDING SETBACK DUE TO EXISTING LAYOUT DESIGN. SEE NOTE 2 ON SHEET C-1 FOR LIST OF MODIFICATIONS REQUESTED.
- \*MODIFICATION REQUESTED FOR MINIMUM LANDSCAPE BUFFER DUE TO EXISTING LAYOUT DESIGN. SEE NOTE 4 ON SHEET C-1 FOR LIST OF MODIFICATIONS REQUESTED.
- \*MODIFICATION REQUESTED FOR MINIMUM DISTANCE BETWEEN BUILDINGS DUE TO EXISTING LAYOUT DESIGN. SEE NOTE 3 ON SHEET C-1 FOR LIST OF MODIFICATIONS REQUESTED.
- NO KNOWN BURIAL GROUNDS EXIST WITHIN THE LIMITS OF THE REZONING AREA.
  - THE PROPERTY IS LOCATED IN ZONE AE (AREA DETERMINED TO BE INUNDED BY THE 100-YEAR FLOOD), PER MAP ENTITLED "FIRM, FLOOD INSURANCE RATE MAP, FAIRFAX COUNTY, VIRGINIA, UNINCORPORATED AREAS, PANEL 130 OF 450" MAP NUMBER 51059C0130C, MAP EFFECTIVE DATE SEPTEMBER 17, 2010. SEE SHEET C-4 FOR FLOODPLAIN MAP. SEE SHEET C-4A SHOWING A DRAFT OF THE REVISED FEMA FLOODPLAIN MAPS TO BE APPROVED BY END OF 2022. A SPECIAL EXCEPTION AND APPLICATION ARE TO BE SUBMITTED UNDER A SEPARATE COVER.
  - NO ENVIRONMENTAL QUALITY CORRIDOR IS KNOWN TO EXISTING ON THIS SITE. FLOODPLAIN IS KNOWN TO EXIST ON THIS SITE.
  - MINOR IMPROVEMENTS SHOWN ON REZONING PLAN ARE SUBJECT TO FINAL ENGINEERING.
  - SITE LIGHTING WILL CONFORM TO TOWN OF HERNDON CODE SEC. 78-130.9 AT TIME OF SITE PLAN.
  - ALL REQUIRED FIRE PROTECTION DEVICES, SIGNAGE, AND STRIPING WILL BE PROVIDED PER THE STATEWIDE BUILDING CODE, APPLICABLE FAIRFAX COUNTY CODE, AND STATEWIDE FIRE PREVENTION CODE.
  - THE PROPOSED DEVELOPMENT SHALL CONFORM TO ALL APPLICABLE ORDINANCES, REGULATIONS, AND ADOPTED STANDARDS, WITH THE EXCEPTION OF THE MODIFICATIONS LISTED ON THE COVER.
  - PROPOSED DUMPSTER SHOWN ON THIS SHEET SHALL MEET FAIRFAX COUNTY PFM DESIGN STANDARDS.
  - MAILBOXES WILL BE LOCATED INSIDE THE BUILDING CLOSEST TO THE INTERSECTION OF HERNDON PARKWAY AND ELDEN STREET.
  - BIKE RACKS TO BE PLACED THROUGHOUT THE PROPERTY AND ALONG EACH PUBLIC R.O.W. PER Z.O. 78-51.1.G.9. EACH BIKE RACK PAD CONTAINS TWO (2) BIKE RACKS. EACH RACK SECURES TWO (2) BIKES. THREE (3) BIKE RACK PADS HAVE BEEN PROVIDED, PROVIDING STORAGE FOR A TOTAL OF 12 BIKES. AN ADDITIONAL 16' X 9.5' BIKE PAD CONTAINS SIX (6) BIKE RACKS WHICH WILL PROVIDE FOR A TOTAL OF 12 BIKES. A SECURE, WEATHER PROTECTED BIKE SHELTER WHERE A MINIMUM OF FORTY-EIGHT (48) BIKES CAN BE STORED ON-SITE HAS BEEN PROVIDED. BETWEEN THE ENCLOSED SHELTER, ADJACENT BIKE PARKING, AND BIKE PARKING THROUGHOUT THE SITE, A TOTAL OF 72 BIKE PARKING SPACES HAVE BEEN PROVIDED.
  - IF PROPOSED LAND DISTURBANCE REACHES 2,500SF OF DISTURBANCE, STORMWATER MANAGEMENT MEASURES MEETING TOWN OF HERNDON REQUIREMENTS FOR QUANTITY AND QUALITY WILL BE REQUIRED. APPROXIMATE DISTURBANCE PROVIDED WITH THIS APPLICATION IS 2,086 SQUARE FEET.
  - PARKING REQUIREMENTS AND UNIT DISTRIBUTION BELOW:**
- | UNIT DISTRIBUTION:              | TOTAL UNITS:     | 170                | **WORKFORCE DWELLING UNITS (WDU): | ** A MINIMUM OF 50% OF OVERALL UNIT TOTAL TO BE WDU. A MINIMUM OF 20% OF EACH UNIT TYPE TO BE WDU. |
|---------------------------------|------------------|--------------------|-----------------------------------|----------------------------------------------------------------------------------------------------|
| EFFICIENCY/STUDIO               | 28               |                    | MIN 6                             |                                                                                                    |
| ONE BEDROOM UNITS               | 98               |                    | MIN 20                            |                                                                                                    |
| TWO BEDROOM UNITS               | 44               |                    | MIN 10                            |                                                                                                    |
| <b>PARKING REQUIREMENTS</b>     | <b>UNITS</b>     | <b>REQUIRED</b>    | <b>EXISTING</b>                   | <b>PROPOSED</b>                                                                                    |
| EFFICIENCY/STUDIO UNIT (1/UNIT) | 30               | 28                 |                                   |                                                                                                    |
| ONE BEDROOM UNIT (1.5/UNIT)     | 98               | 147                |                                   |                                                                                                    |
| TWO BEDROOMS OR MORE (2/UNIT)   | 46               | 44                 |                                   |                                                                                                    |
| <b>TOTAL PARKING</b>            | <b>263 (ADA)</b> | <b>187 (4 ADA)</b> | <b>184 (8 ADA)**</b>              |                                                                                                    |
| LOADING (1/20,000)              | 1                | 1                  | 1                                 |                                                                                                    |
- \*THE REDUCTION IN THE AMOUNT OF REQUIRED PAVEMENT WILL PRESERVE THE ROOT ZONES OF EXISTING HEALTHY TREES WITH A DIAMETER AT BREAST HEIGHT OF TEN INCHES OR GREATER. ALLOW FOR UP TO 5% PARKING REDUCTION PER SEC. 78-111.5(B)
- \*A MODIFICATION REQUEST SEEKING A PARKING RATE REDUCTION IS INCLUDED WITH ZONING MAP AMENDMENT APPLICATION PACKAGE.
- \*PLEASE SEE NOTE 1 ON SHEET C-1.
- WATER AND SEWER DEMAND CALCULATIONS**  
 (TOTAL BUILDING COVERAGE - 121,441 SF)
- WATER DEMAND (PER 1000 SQ.FT OF GSF)  
 EX. HOTEL USE = 210 GPD/1000SF = 254,940 GPD  
 MAX DEMAND = 254,940 X 1.6 = 407,904 GPD  
 SEWER DEMAND = WATER DEMAND X 1.15  
 EX. HOTEL USE = 254,940 X 1.15 = 293,181 GPD  
 PROP. APT USE = 180 GPD/1000SF = 218,520 GPD  
 MAX DEMAND = 218,520 X 1.6 = 349,632 GPD
- ABOVE CALCULATION SHOWS APPROXIMATELY 14-15% REDUCTION IN FLOWS FROM CHANGE IN USE



**BOHLER**  
 SITE CIVIL AND CONSULTING ENGINEERING  
 PROGRAM MANAGEMENT  
 LANDSCAPE ARCHITECTURE  
 SUSTAINABLE DESIGN  
 PERMITTING SERVICES  
 TRANSPORTATION SERVICES

**REVISIONS**

REV	DATE	COMMENT	AW	MR	GE
1	01/05/2022	REV. PER 1ST SUB COMMENTS			
2	02/25/2022	REV. PER COMMENTS			

**811**  
 Know what's below.  
 Call before you dig.  
 ALWAYS CALL 811  
 It's fast. It's free. It's the law.

**NOT APPROVED FOR CONSTRUCTION**

PROJECT No.: S212133  
 AND  
 DRAWN BY: GE  
 CHECKED BY: GE  
 DATE: 12/30/2021  
 CAD ID.: GDVL-2

**GENERAL DEVELOPMENT PLAN**  
 FOR  
**315 ELDEN STREET RESIDENTIAL**  
 LOCATION OF SITE  
 315 ELDEN STREET  
 TOWN OF HERNDON  
 FAIRFAX COUNTY, VA  
 DRANESVILLE DISTRICT

**BOHLER**  
 12825 WORLDGATE DR. SUITE 700  
 HERNDON, VIRGINIA 20170  
 Phone: (703) 709-9500  
 Fax: (703) 709-9501  
 VA@BohlerEng.com

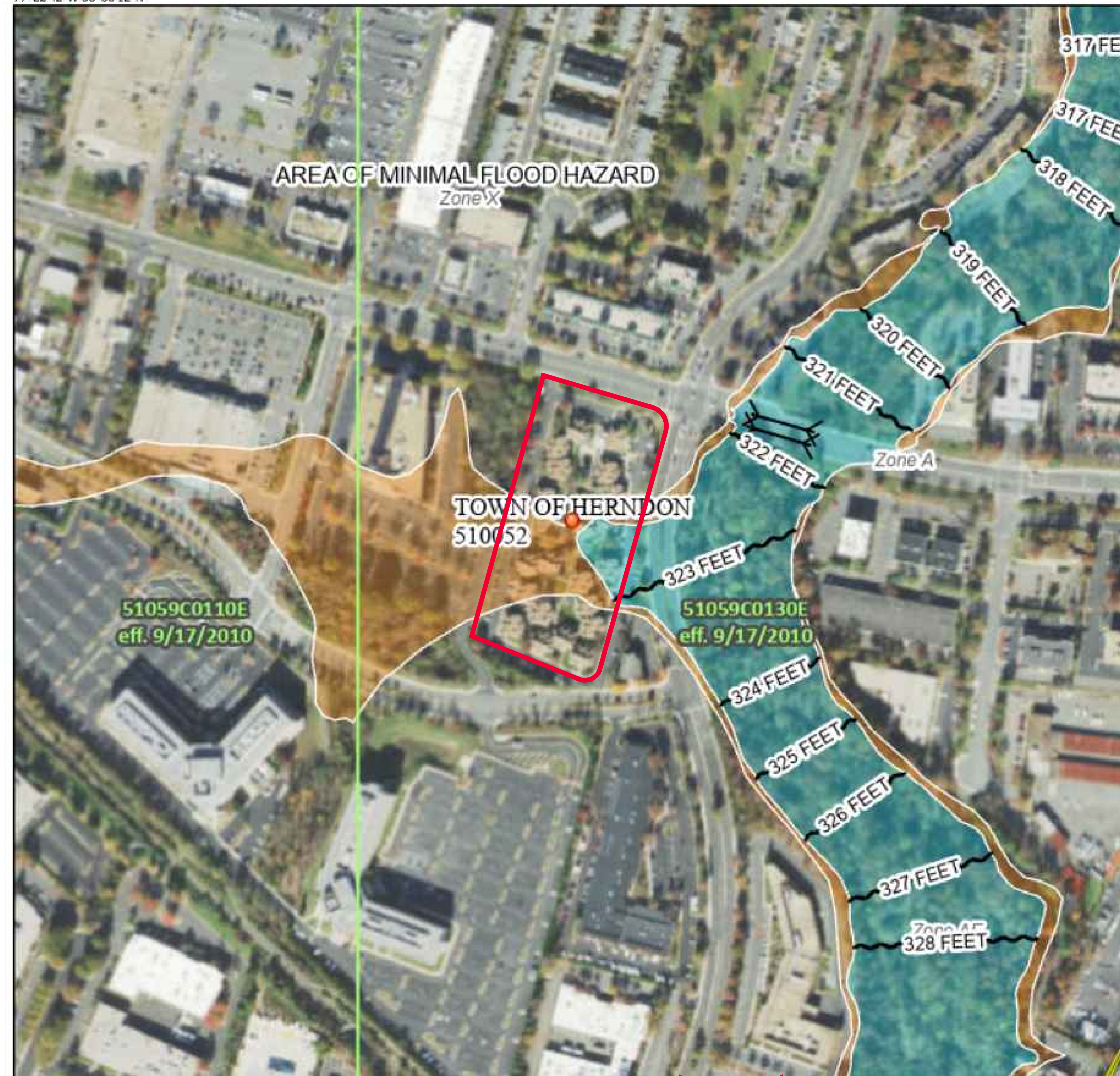
**COMMITTEE OF HEALTH OF VIRGINIA**  
 MICHAEL J. BIRKLAND  
 Lic. No. 031693  
 03/02/2022  
**PROFESSIONAL ENGINEER**

SHEET TITLE:  
**GENERAL DEVELOPMENT PLAN**  
 SHEET NUMBER:  
**C-3**  
 REVISION 2 - 02/25/2022

# National Flood Hazard Layer FIRMMette



77°22'42"W 38°58'12"N



## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

- SPECIAL FLOOD HAZARD AREAS**
  - Without Base Flood Elevation (BFE) Zone A, V, A99
  - With BFE or Depth Zone AE, AO, AH, VE, AR
  - Regulatory Floodway
  
- OTHER AREAS OF FLOOD HAZARD**
  - 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
  - Future Conditions 1% Annual Chance Flood Hazard Zone X
  - Area with Reduced Flood Risk due to Levee. See Notes. Zone X
  - Area with Flood Risk due to Levee Zone D
  
- OTHER AREAS**
  - Area of Minimal Flood Hazard Zone X
  - Effective LOMRs
  - Area of Undetermined Flood Hazard Zone D
  
- GENERAL STRUCTURES**
  - Channel, Culvert, or Storm Sewer
  - Levee, Dike, or Floodwall
  
- OTHER FEATURES**
  - Cross Sections with 1% Annual Chance Water Surface Elevation
  - Coastal Transect
  - Base Flood Elevation Line (BFE)
  - Limit of Study
  - Jurisdiction Boundary
  - Coastal Transect Baseline
  - Profile Baseline
  - Hydrographic Feature
  
- MAP PANELS**
  - Digital Data Available
  - No Digital Data Available
  - Unmapped

0 250 500 1,000 1,500 2,000 Feet ~~1:6,000~~  
 Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 9/20/2021 at 10:50 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

**BOHLER**  
 SITE CIVIL AND CONSULTING ENGINEERING  
 PROGRAM MANAGEMENT  
 LANDSCAPE ARCHITECTURE  
 SUSTAINABLE DESIGN  
 PERMITTING SERVICES  
 TRANSPORTATION SERVICES

REVISIONS				
REV	DATE	COMMENT	CHECKED BY	DRAWN BY
1	01/05/2022	REV. PER 1ST SUB COMMENTS	AW	GE
2	02/25/2022	REV. PER COMMENTS	MR	GE

**811**  
 Know what's below.  
 Call before you dig.  
 ALWAYS CALL 811  
 It's fast. It's free. It's the law.

NOT APPROVED FOR CONSTRUCTION

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: S212133  
 AND  
 DRAWN BY: GE  
 CHECKED BY: GE  
 DATE: 12/30/2021  
 CAD ID: GDVL - 2

PROJECT:  
**GENERAL DEVELOPMENT PLAN**  
 FOR  
 315 ELDEN STREET RESIDENTIAL  
 LOCATION OF SITE  
 315 ELDEN STREET  
 TOWN OF HERNDON  
 FAIRFAX COUNTY, VA  
 DRANESVILLE DISTRICT

**BOHLER**  
 12825 WORLDGATE DR. SUITE 700  
 HERNDON, VIRGINIA 20170  
 Phone: (703) 709-9500  
 Fax: (703) 709-9501  
 VA@BohlerEng.com

COMMONWEALTH OF VIRGINIA  
 MICHAEL J. BIRKLAND  
 Lic. No. 031693  
 03/02/2022  
 PROFESSIONAL ENGINEER

SHEET TITLE:  
**FLOODPLAIN MAP**  
 SHEET NUMBER:  
**C-4**  
 REVISION 2 - 02/25/2022

FEMA Region III Changes Since Last FIRM (CSLF)

Preliminary, Pending, and Draft CSLF

+

-

□

□

□

Find address or place 🔍

-77.370 38.966 Degrees

### About

## Changes Since Last FIRM

This viewer describes the changes to the one percent annual chance floodplains designated on the Flood Insurance Rate Maps (FIRMs) during a map update. The Changes Since Last FIRM (CSLF) coverage allows local community officials to use advanced mapping capabilities to view and analyze their community with a new perspective.

In developing effective floodplains, the data goes through three stages. The first stage is draft data, in which the earliest possible changes to the regulatory flood map are identified. Following the draft stage is preliminary data, which is for review and guidance purposes only, but closer to the final product. Finally, pending data is produced which reflects upcoming changes after a letter of final determination has been issued.

### Instructions:

1. Find a location by using the top left search bar. You can search by address, county, or zip code. You can also reference the polygons on the map to locate areas where CSLF data is available.
2. When zoomed in far enough the CSLF layer will be turned on. For more information or to download a GIS file, click the increase or decrease colors on the map.

LEGEND

YELLOW HATCHED AREA IS PROPOSED FOR REMOVAL FROM THE FLOODPLAIN MAP.

**BOHLER**  
SITE CIVIL AND CONSULTING ENGINEERING  
PROGRAM MANAGEMENT  
LANDSCAPE ARCHITECTURE  
SUSTAINABLE DESIGN  
PERMITTING SERVICES  
TRANSPORTATION SERVICES

REVISIONS				
REV	DATE	COMMENT	DRAWN BY	CHECKED BY
1	01/05/2022	REV. PER 1ST SUB COMMENTS	AW	GE
2	02/25/2022	REV. PER COMMENTS	MR	GE

**811**  
Know what's below.  
Call before you dig.  
ALWAYS CALL 811  
It's fast. It's free. It's the law.

NOT APPROVED FOR CONSTRUCTION

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	S212133
DRAWN BY:	AND
CHECKED BY:	GE
DATE:	12/30/2021
CAD ID:	GDVL - 2

**GENERAL DEVELOPMENT PLAN**

FOR

315 ELDEN STREET RESIDENTIAL

LOCATION OF SITE

315 ELDEN STREET  
TOWN OF HERNDON  
FAIRFAX COUNTY, VA  
DRANESVILLE DISTRICT

**BOHLER**  
12825 WORLDGATE DR. SUITE 700  
HERNDON, VIRGINIA 20170  
Phone: (703) 709-9500  
Fax: (703) 709-9501  
VA@BohlerEng.com

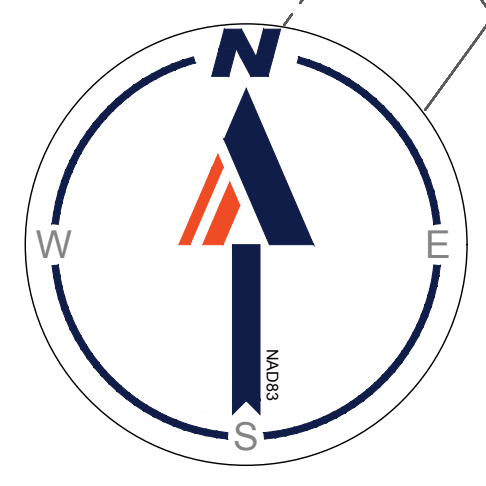
COMMONWEALTH OF VIRGINIA  
MICHAEL J. BIRKLAND  
Lic. No. 031693  
03/02/2022  
PROFESSIONAL ENGINEER

SHEET TITLE:  
**FLOODPLAIN MAP (REGION III CHANGES)**

SHEET NUMBER:  
**C-4A**

REVISION 2 - 02/25/2022

Mar 02, 2022 11:51:12:33 CAD/DRAWING/PLAN SET/REVISIONS/PLAN SET/REVISIONS/PLANS/212133 - GDVL - 2 - LAYOUT C-4A - FLOODPLAIN MAP (REGION III CHANGES)



**OPEN SPACE TABULATIONS**

TOTAL AREA - 6.394 ACRES  
 TOTAL AREA AFTER ROW DEDICATION - 6.374 ACRES  
 REQUIRED OPEN SPACE - 20% (1.27 ACRES)  
 PROPOSED OPEN SPACE - 40% (2.54 ACRES)  
 REQUIRED RECREATION SPACE - 8% (0.50 ACRES)  
 PROPOSED RECREATION SPACE - 8% (0.50 ACRES)

**LEGEND**

- OPEN SPACE
- OPEN SPACE (RECREATION AREA)  
[SPORT COURT, OUTDOOR SEATING]

**BOHLER**  
 SITE CIVIL AND CONSULTING ENGINEERING  
 PROGRAM MANAGEMENT  
 LANDSCAPE ARCHITECTURE  
 SUSTAINABLE DESIGN  
 PERMITTING SERVICES  
 TRANSPORTATION SERVICES

**REVISIONS**

REV	DATE	COMMENT	CHECKED BY
1	01/05/2022	REV. PER 1ST SUB COMMENTS	AW GE
2	02/25/2022	REV. PER COMMENTS	MR GE

**811**  
 Know what's below.  
 Call before you dig.  
 ALWAYS CALL 811  
 It's fast. It's free. It's the law.

**NOT APPROVED FOR CONSTRUCTION**

PROJECT No.: S212133  
 AND  
 DRAWN BY: GE  
 CHECKED BY: GE  
 DATE: 12/30/2021  
 CAD ID: GDVL - 2

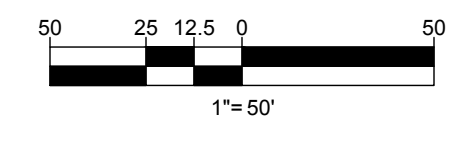
**GENERAL DEVELOPMENT PLAN**  
 FOR  
**315 ELDEN STREET RESIDENTIAL**  
 LOCATION OF SITE  
 315 ELDEN STREET  
 TOWN OF HERNDON  
 FAIRFAX COUNTY, VA  
 DRANESVILLE DISTRICT

**BOHLER**  
 12825 WORLDGATE DR. SUITE 700  
 HERNDON, VIRGINIA 20170  
 Phone: (703) 709-9500  
 Fax: (703) 709-9501  
 VA@BohlerEng.com

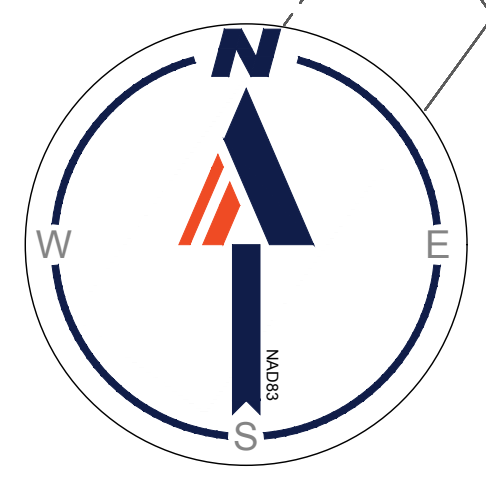
**COMMONWEALTH OF VIRGINIA**  
 MICHAEL J. BIRKLAND  
 Lic. No. 031693  
 03/02/2022  
 PROFESSIONAL ENGINEER

SHEET TITLE:  
**OPEN SPACE PLAN**  
 SHEET NUMBER:  
**C-5**

REVISION 2 - 02/25/2022



11/15/2022 12:33:03 CAD/DRAWINGS/PLAN SETS/REZONING PLANS/S212133 - GDVL - 2 - LAYOUT - C-5 - OPEN SPACE PLAN



**BOHLER**  
SITE CIVIL AND CONSULTING ENGINEERING  
PROGRAM MANAGEMENT  
LANDSCAPE ARCHITECTURE  
SUSTAINABLE DESIGN  
PERMITTING SERVICES  
TRANSPORTATION SERVICES

**REVISIONS**

REV	DATE	COMMENT	CHECKED BY	DRAWN BY
1	01/05/2022	REV. PER 1ST SUB COMMENTS	AW	GE
2	02/25/2022	REV. PER COMMENTS	MR	GE

**811**  
Know what's below. Call before you dig.  
ALWAYS CALL 811  
It's fast. It's free. It's the law.

**NOT APPROVED FOR CONSTRUCTION**

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT NO.: S212133  
DRAWN BY: AND  
CHECKED BY: GE  
DATE: 12/30/2021  
CAD ID.: GDVL - 2

**GENERAL DEVELOPMENT PLAN**  
FOR  
**315 ELDEN STREET RESIDENTIAL**  
LOCATION OF SITE  
315 ELDEN STREET  
TOWN OF HERNDON  
FAIRFAX COUNTY, VA  
DRANESVILLE DISTRICT

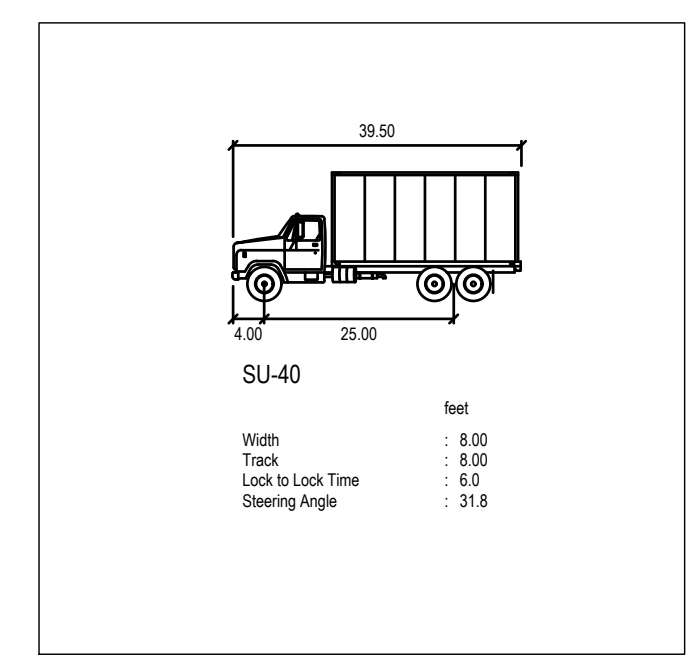
**BOHLER**  
12825 WORLDGATE DR. SUITE 700  
HERNDON, VIRGINIA 20170  
Phone: (703) 709-9500  
Fax: (703) 709-9501  
VA@BohlerEng.com

**COMMONWEALTH OF VIRGINIA**  
MICHAEL J. BIRKLAND  
Lic. No. 031693  
03/02/2022  
**PROFESSIONAL ENGINEER**

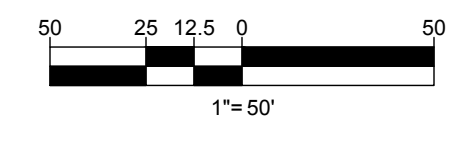
SHEET TITLE:  
**TRUCK MOVEMENTS PLAN**

SHEET NUMBER:  
**C-6**

REVISION 2 - 02/25/2022



NOTE: ANY CONFLICTS TO BE ADDRESSED BY THE APPLICANT DURING SITE PLAN REVIEW.





**New Exterior Paint:**

- White (SW 7006) "Extra White"
- Gray (SW 9564) "Before the Storm"

The PINKARD Group

The PINKARD Group

**BOHLER**  
 SITE CIVIL AND CONSULTING ENGINEERING  
 PROGRAM MANAGEMENT  
 LANDSCAPE ARCHITECTURE  
 SUSTAINABLE DESIGN  
 PERMITTING SERVICES  
 TRANSPORTATION SERVICES

**REVISIONS**

REV	DATE	COMMENT	CHECKED BY
1	01/05/2022	REV. PER 1ST SUB COMMENTS	AW GE
2	02/25/2022	REV. PER COMMENTS	MR GE

**811**  
 Know what's below.  
 Call before you dig.  
 ALWAYS CALL 811  
 It's fast. It's free. It's the law.

NOT APPROVED FOR CONSTRUCTION

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	S212133
DRAWN BY:	AND
CHECKED BY:	GE
DATE:	12/30/2021
CAD ID.:	GDVL - 2

PROJECT:  
**GENERAL DEVELOPMENT PLAN**  
 FOR  
**315 ELDEN STREET RESIDENTIAL**  
 LOCATION OF SITE  
 315 ELDEN STREET  
 TOWN OF HERNDON  
 FAIRFAX COUNTY, VA  
 DRANESVILLE DISTRICT

**BOHLER**  
 12825 WORLDGATE DR. SUITE 700  
 HERNDON, VIRGINIA 20170  
 Phone: (703) 709-9500  
 Fax: (703) 709-9501  
 VA@BohlerEng.com

**COMMONWEALTH OF VIRGINIA**  
 MICHAEL J. BIRKLAND  
 Lic. No. 031693  
 03/02/2022  
 PROFESSIONAL ENGINEER

SHEET TITLE:  
**CORRESPONDENCE**

SHEET NUMBER:  
**C-7**

REVISION 2 - 02/25/2022

315 Elden Street

**DERO**

**Cycle Station**

**Cycle Station**

The Dero Cycle Station provides high-capacity, covered bike parking for bicycle commuters. With a high roof and open platform, the Dero Cycle Station allows bike cones, sensors, or lockers to be configured to meet your specific needs. Optional side and back panels are available for additional protection.

**FINISH OPTIONS**

Color	Code	Color	Code
White	SW 7006	Dark Red	SW 6503
Black	SW 6258	Yellow	SW 6335
Chalk White	SW 7006	Orange	SW 6575
Light Green	SW 6438	Light Green	SW 6438
Dark Purple	SW 6503	Dark Purple	SW 6503
Light Gray	SW 6032	Light Gray	SW 6032
Dark Gray	SW 6032	Dark Gray	SW 6032
Dark Purple	SW 6503	Dark Purple	SW 6503
Dark Purple	SW 6503	Dark Purple	SW 6503
Dark Purple	SW 6503	Dark Purple	SW 6503

**SOLAR POWER LIGHTING AVAIL**

The PINKARD Group

315 Elden Street

**DERO**

**loop Rack**

**loop Rack**

YOUR LOGO HERE  
 Customize the loopRack to brand your bike parking!

**FINISH OPTIONS**

Color	Code	Color	Code
White	SW 7006	Dark Red	SW 6503
Black	SW 6258	Yellow	SW 6335
Light Gray	SW 6032	Light Gray	SW 6032
Dark Gray	SW 6032	Dark Gray	SW 6032
Dark Purple	SW 6503	Dark Purple	SW 6503
Dark Purple	SW 6503	Dark Purple	SW 6503
Dark Purple	SW 6503	Dark Purple	SW 6503

**MOUNT OPTIONS**

Surface In-Ground

Tamper-resistant fasteners available upon request.

**OPTIONAL LEAN BAR**

**Hoop Rack**

The Hoop Rack is a proven design that provides high security and easy bike parking. The Hoop Rack uses thick pipe construction and the full radius of the hoop makes the Hoop an attractive and functional bike rack. This bike rack can also be put on rails for mobility and is popular in bike corrals.

The PINKARD Group

THIS PLAN TO BE UTILIZED FOR INFORMATIONAL PURPOSES ONLY



BOHLER logo and company information: SITE CIVIL AND CONSULTING ENGINEERING, PROGRAM MANAGEMENT, LANDSCAPE ARCHITECTURE, SUSTAINABLE DESIGN, PERMITTING SERVICES, TRANSPORTATION SERVICES.

REVISIONS table with columns: REV, DATE, COMMENT, DRAWN BY.

811 logo and slogan: Know what's below. Call before you dig. ALWAYS CALL 811. It's fast. It's free. It's the law.

NOT APPROVED FOR CONSTRUCTION

PROJECT No.: S212133 AND DRAWN BY: GE DATE: 12/30/2021 CAD ID.: GDVL - 2

GENERAL DEVELOPMENT PLAN FOR

315 ELDEN STREET RESIDENTIAL

LOCATION OF SITE

315 ELDEN STREET TOWN OF HERNDON FAIRFAX COUNTY, VA DRANESVILLE DISTRICT

BOHLER logo

18225 WORLDGATE DR. SUITE 700 HERNDON, VIRGINIA 20170 Phone: (703) 709-9500 Fax: (703) 709-9501 VA@BohlerEng.com

Professional Engineer seal for MICHAEL J. BIRKLAND, Lic. No. 031693, dated 03/02/2022.

SHEET TITLE: EXISTING TREE SURVEY PLAN

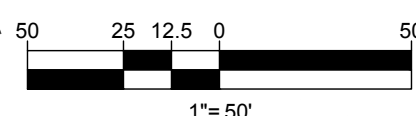
SHEET NUMBER: L-1

REVISION 2 - 02/25/2022

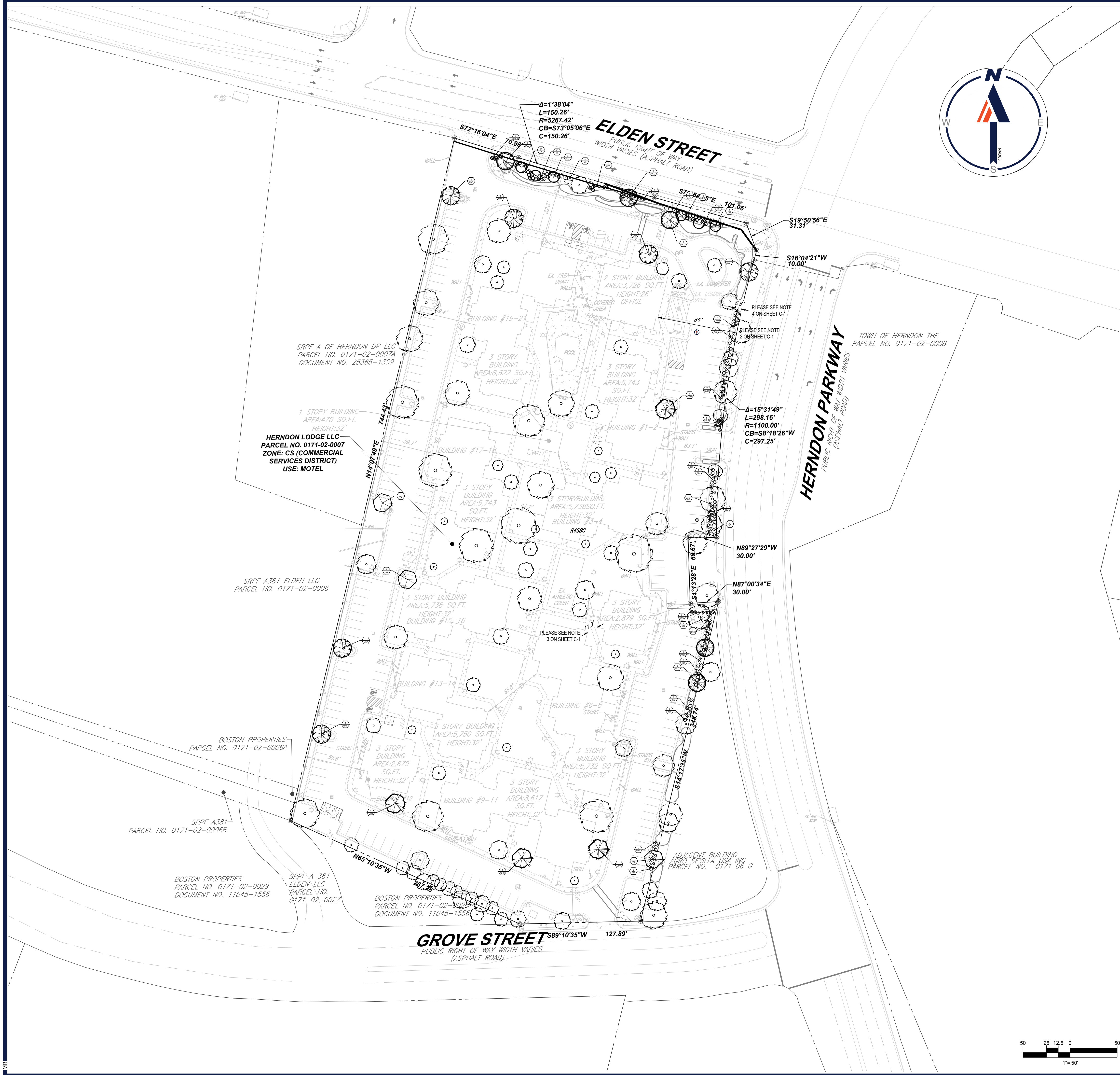


Table titled '315 Elden Street Tree Condition Analysis Performed by Nicholas Georgas, ISA Certified Arborist MA-5061A on 09/24/2021'. Columns include #, COMMON NAME, BOTANICAL NAME, CONDITION RATING, CIRCUMFERENCE, DIAMETER (DBH), CRITICAL ROOT ZONE (CRZ), REMOVE, NATIVE, and COMMENTS.

NOTES: 1. THE TWO TREES THAT WERE DEAD BASED ON A SITE VISIT WILL BE REPLACED IN KIND IN THE SAME LOCATION AS SHOWN ON THIS SURVEY.



Vertical text on the left margin: Mar 02, 2022 1:13:53 (S) 12:33:03 CAD: DRAWINGS.PLAN SET: RESZONING PLANS: S212133 - GDVL - 2 - LAYOUT: L-1 - EX - TREE SURVEY PLAN

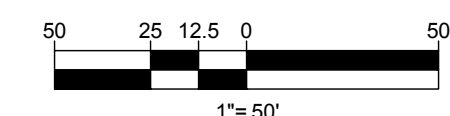


**LEGEND**

○ EXISTING SHRUBS TO REMAIN

LANDSCAPE SCHEDULE					
KEY	QTY.	BOTANICAL NAME	COMMON NAME	CAL.	CONT.
<b>SHADE TREES</b>					
PLO	5	PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE	3-3 1/2" CAL. 15-17'	8-8
OPH	4	QUERUS PHELLOS	WILLOW OAK	3-3 1/2" CAL. 15-17'	8-8
TA	3	TELA AMERICANA	BASSWOOD	3-3 1/2" CAL. 15-17'	8-8
LAP	6	ULMUS AMERICANA PRINCETON	PRINCETON AMERICAN ELM	3-3 1/2" CAL. 15-17'	8-8
SUBTOTAL: 18					
<b>ORNAMENTAL TREES</b>					
CC	6	CERCIS CANADENSIS	EASTERN REDBUD	2-2 1/2" CAL. 8-10'	8-8
SUBTOTAL: 6					
<b>DECIDUOUS SHRUBS</b>					
CA	26	CLETHRA ALNIFOLIA	SUMMERSWEET CLETHRA	24-30" HT. & SPREAD	#3 CAN
IV	23	ITEA VIRGINICA HENRY'S GARNET	GARNET SWEETSPIRE	24-30" HT. & SPREAD	#3 CAN
MRS	10	ILEX VERTICILLATA RED SPRITE	RED SPRITE WINTERBERRY	24-30" HT. & SPREAD	#3 CAN
VD	10	VEBURNUM DENTATUM	ARROWWOOD VEBURNUM	24-30" HT. & SPREAD	#3 CAN
SUBTOTAL: 69					
<b>EVERGREEN SHRUBS</b>					
KBUR	34	ILEX CORNUTA BURFORDII	BURFORD HOLLY	24-30" HT. & SPREAD	#3 CAN
KS	22	ILEX GLABRA SHARROCK	SHARROCK INEBERRY HOLLY	24-30" HT. & SPREAD	#3 CAN
MPC	24	MYRTLE CERIFERA	WAX MYRTLE	24-30" HT. & SPREAD	#3 CAN
PKL	25	PRUNUS LAURICORNIS OTTO LYMEN	OTTO LYMEN CHERRY LAUREL	24-30" HT. & SPREAD	#3 CAN
RW	26	RHOXODENDRON MAXIMUM ROSEBAY	ROSEBAY RHODODENDRON	24-30" HT. & SPREAD	#3 CAN
SUBTOTAL: 131					

NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN THE AMOUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN WILL DICTATE.



**BOHLER**  
 SITE CIVIL AND CONSULTING ENGINEERING  
 PROGRAM MANAGEMENT  
 LANDSCAPE ARCHITECTURE  
 SUSTAINABLE DESIGN  
 PERMITTING SERVICES  
 TRANSPORTATION SERVICES

**REVISIONS**

REV	DATE	COMMENT	CHECKED BY
1	01/05/2022	REV. PER 1ST SUB COMMENTS	AW GE
2	02/25/2022	REV. PER COMMENTS	MR GE

**811**  
 Know what's below.  
 Call before you dig.  
 ALWAYS CALL 811  
 It's fast. It's free. It's the law.

**NOT APPROVED FOR CONSTRUCTION**

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: S212133  
 DRAWN BY: AND  
 CHECKED BY: GE  
 DATE: 12/30/2021  
 CAD ID: GDVL - 2

PROJECT:  
**GENERAL DEVELOPMENT PLAN**  
 FOR  
**315 ELDEN STREET RESIDENTIAL**  
 LOCATION OF SITE  
 315 ELDEN STREET  
 TOWN OF HERNDON  
 FAIRFAX COUNTY, VA  
 DRANESVILLE DISTRICT

**BOHLER**  
 12825 WORLDGATE DR. SUITE 700  
 HERNDON, VIRGINIA 20170  
 Phone: (703) 709-9500  
 Fax: (703) 709-9501  
 VA@BohlerEng.com

**COMMONWEALTH OF VIRGINIA**  
 MICHAEL J. BIRKLAND  
 Lic. No. 031693  
 03/02/2022  
 PROFESSIONAL ENGINEER

SHEET TITLE:  
**LANDSCAPE PLAN**

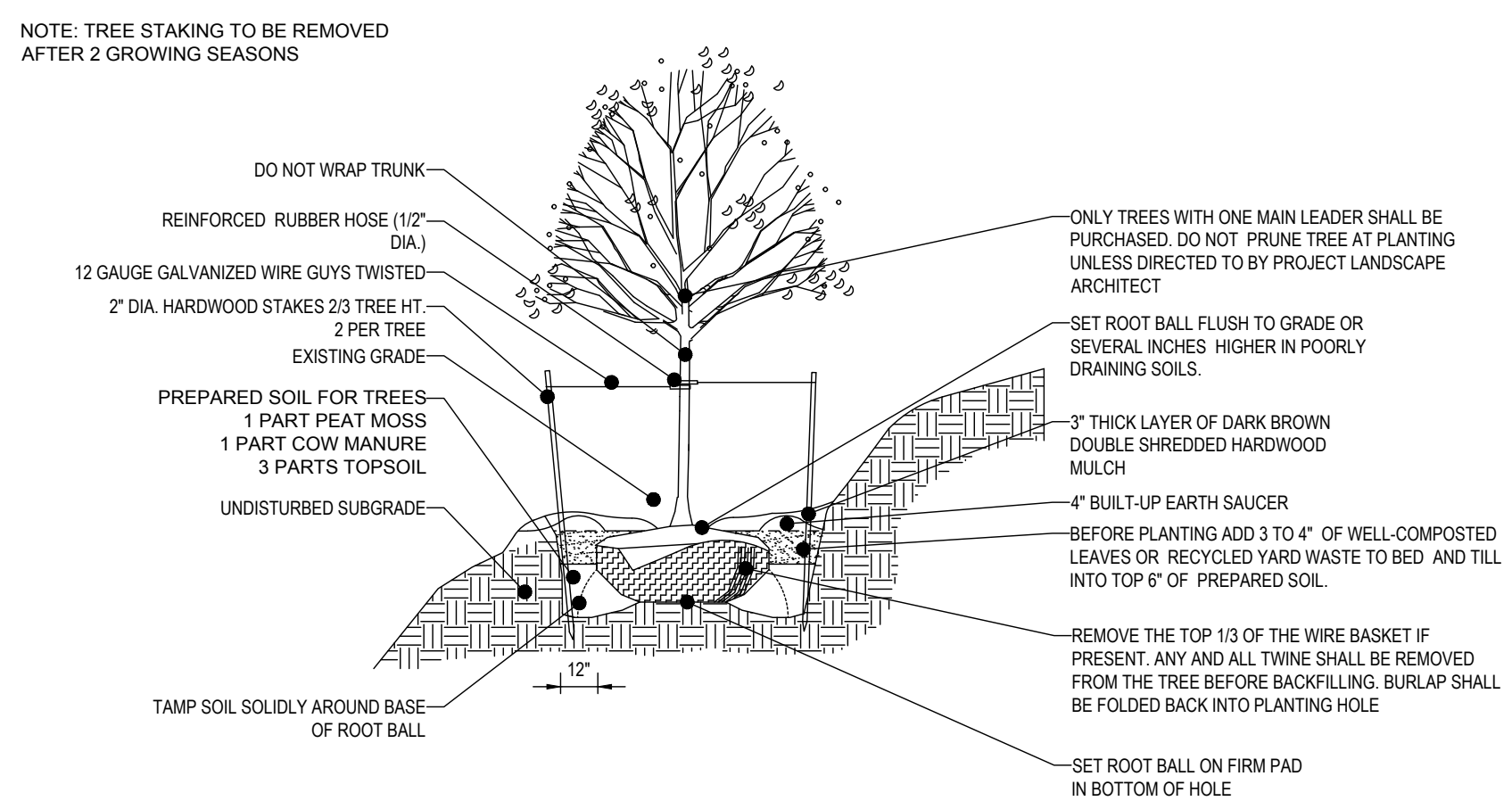
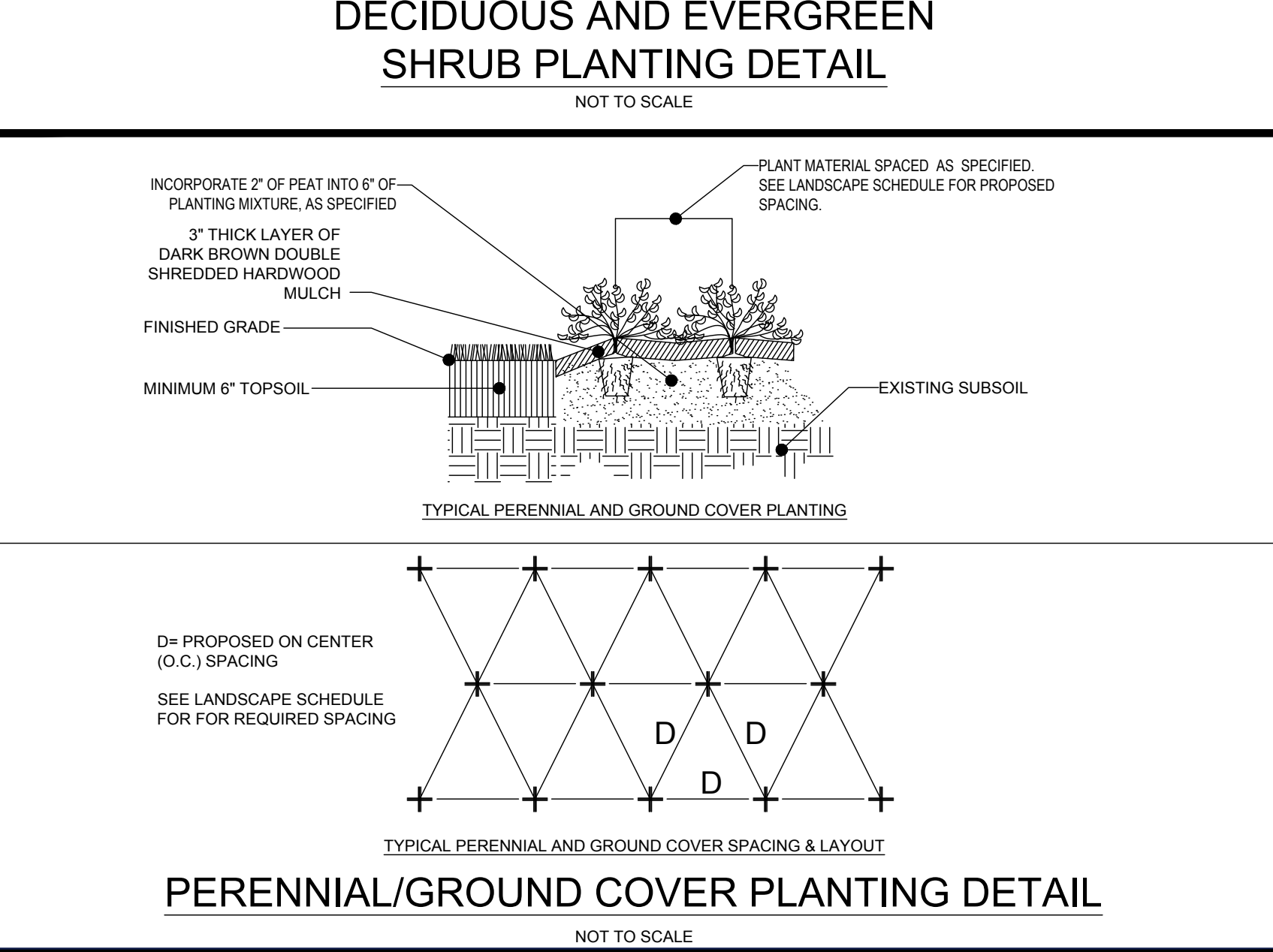
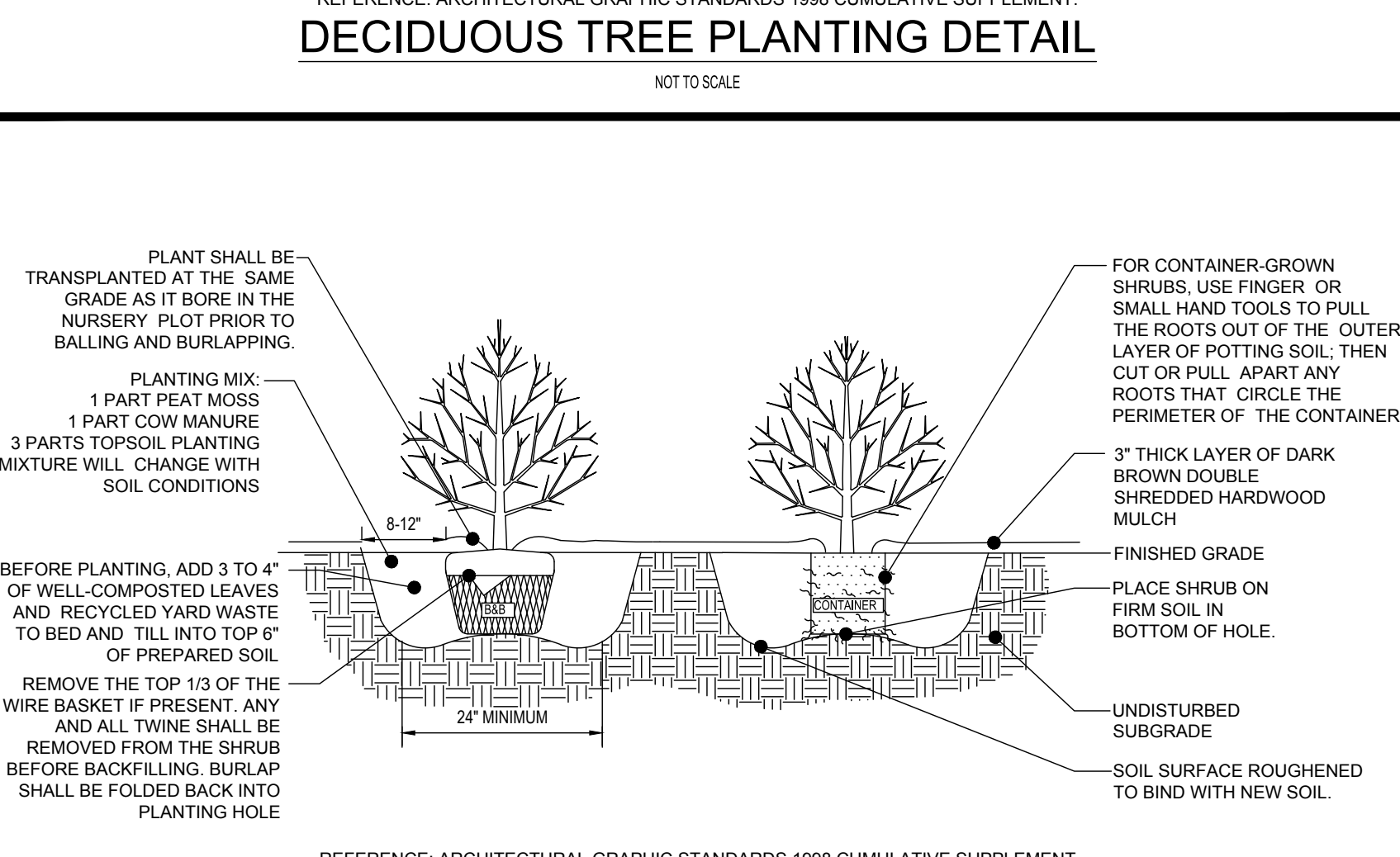
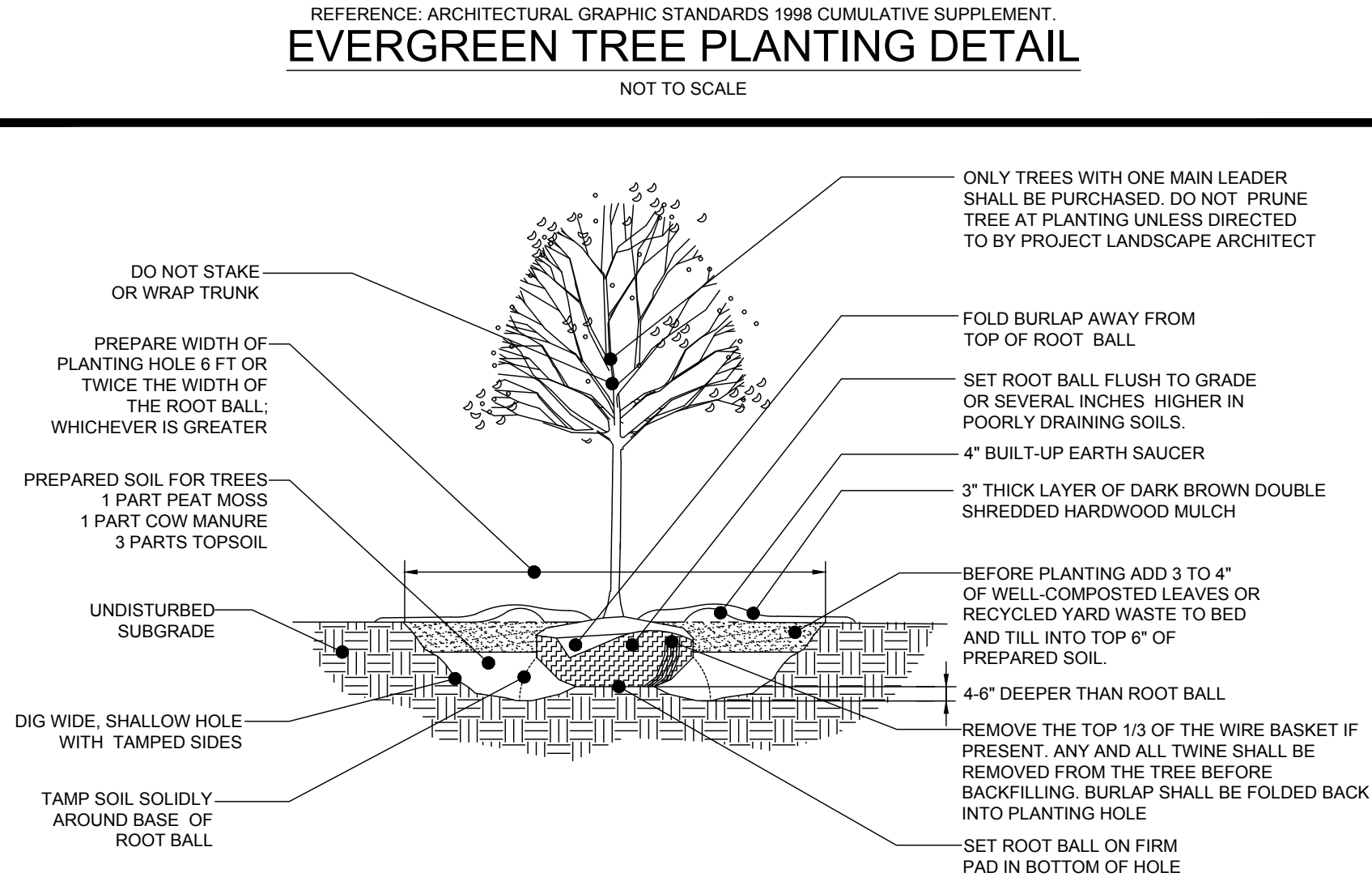
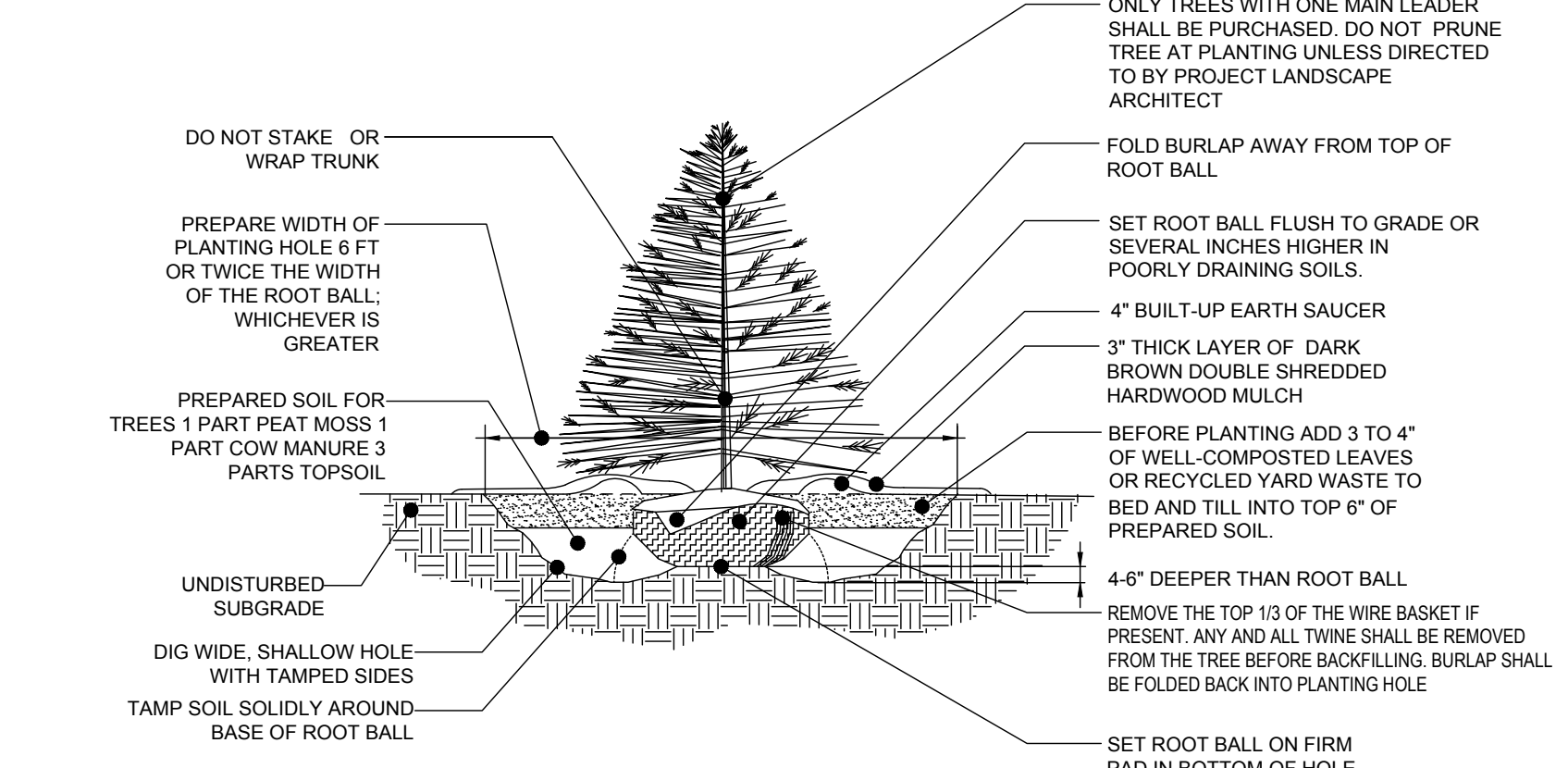
SHEET NUMBER:  
**L-2**

REVISION 2 - 02/25/2022

LANDSCAPE SPECIFICATIONS

- 1. SCOPE OF WORK: THE LANDSCAPE CONTRACTOR SHALL BE REQUIRED TO PERFORM ALL CLEARING, FINISHED GRADING, SOIL PREPARATION, PERMANENT SEEDING OR SODDING, PLANTING AND MULCHING INCLUDING ALL LABOR, MATERIALS, TOOLS AND EQUIPMENT NECESSARY FOR THE COMPLETION OF THIS PROJECT... 2. MATERIALS: A. GENERAL - ALL HARDSCAPE MATERIALS SHALL MEET OR EXCEED SPECIFICATIONS AS OUTLINED IN THE STATE DEPARTMENT OF TRANSPORTATION'S SPECIFICATIONS... 3. LAWN: ALL DISTURBED AREAS ARE TO BE TREATED WITH A MINIMUM SIX INCH (6") THICK LAYER OF TOPSOIL... 4. MULCH: THE MULCH AROUND THE PERIMETER OF THE BUILDING SHALL BE A 3" LAYER OF DOUBLE SHREDDED BLACK CEDAR MULCH ONLY... 5. FERTILIZER: 1.1. FERTILIZER SHALL BE DELIVERED TO THE SITE MIXED AS SPECIFIED IN THE ORIGINAL UNOPENED STANDARD BAGS... 6. PLANT MATERIAL: 1.1. ALL PLANTS SHALL IN ALL CASES CONFORM TO THE REQUIREMENTS OF THE 'AMERICAN STANDARD FOR NURSERY STOCK'... 7. TREE PROTECTION: A. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES TO REMAIN... 8. SOIL MODIFICATIONS: A. CONTRACTOR SHALL ATTAIN A SOIL TEST FOR ALL AREAS OF THE SITE PRIOR TO CONDUCTING ANY PLANTING... 9. FINISHED GRADING: A. UNLESS OTHERWISE CONTRACTED, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF TOPSOIL... 10. TOPSOILING: A. CONTRACTOR SHALL PROVIDE A SIX INCH (6") THICK MINIMUM LAYER OF TOPSOIL... 11. PLANTING: A. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES TO REMAIN... 12. MAINTENANCE: A. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES TO REMAIN... 13. WASTING: A. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES TO REMAIN... 14. SITE PREPARATIONS: A. BEFORE AND DURING PRELIMINARY GRADING AND FINISHED GRADING, ALL WEEDS AND GRASSES SHALL BE DUG OUT... 15. SOIL MODIFICATIONS: A. CONTRACTOR SHALL ATTAIN A SOIL TEST FOR ALL AREAS OF THE SITE PRIOR TO CONDUCTING ANY PLANTING... 16. FINISHED GRADING: A. UNLESS OTHERWISE CONTRACTED, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF TOPSOIL... 17. TOPSOILING: A. CONTRACTOR SHALL PROVIDE A SIX INCH (6") THICK MINIMUM LAYER OF TOPSOIL... 18. PLANTING: A. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES TO REMAIN... 19. MAINTENANCE: A. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES TO REMAIN... 20. WASTING: A. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES TO REMAIN...

- 9. PLANTING: A. INSURE THAT IT IS FEASIBLE, PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY... B. PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON... C. ANY INJURED ROOTS OR BRANCHES SHALL BE PRUNED TO MAKE CLEAN-CUT ENDS... D. ALL PLANTING CONTAINERS AND NON-BIODEGRADABLE MATERIALS SHALL BE REMOVED FROM ROOT BALLS... E. POSITION TREES AND SHRUBS AT THEIR INTENDED LOCATIONS AS PER THE PLANS AND SECURE THE APPROVAL OF THE LANDSCAPE ARCHITECT... F. PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, THE PROPOSED LANDSCAPE... G. PLANTINGS REQUIRED FOR A CERTIFICATE OF OCCUPANCY SHALL BE PROVIDED DURING THE NEXT APPROPRIATE SEASON... H. FURTHERMORE, THE FOLLOWING TREE VARIETIES ARE UNUSUALLY SUSCEPTIBLE TO WINTER DAMAGE... I. PLANTING PITS SHALL BE DUG WITH LEVEL BOTTOMS... J. FILL PREPARED SOIL AROUND BALL OF PLANT HALF-WAY AND INSERT PLANT TABLETS... K. ALL PLANTS SHALL BE PLANTED SO THAT THE TOP OF THE ROOT BALL... L. ALL PROPOSED TREES DIRECTLY ADJACENT TO WALKWAYS OR DRIVEWAYS... M. GROUND COVER AREAS SHALL RECEIVE A 1/2" LAYER OF HUMUS RAKED INTO THE TOP 1" OF PREPARED SOIL... N. NO PLANT, EXCEPT GROUND COVERS, GRASSES OR VINES... O. ALL PLANTING AREAS AND PLANTING PITS SHALL BE MULCHED AS SPECIFIED HEREIN... P. ALL PLANTING AREAS SHALL BE WATERED IMMEDIATELY UPON INSTALLATION... Q. TRANSPLANTING (WHEN REQUIRED)... R. WATERING... S. GUARANTEE... T. CLEANUP...



- SEEDING SPECIFICATIONS: 1. MATERIAL: 1.1. SEED MIXTURE MUST BE COMPRISED OF THE FOLLOWING VARIETIES AND AT THE FOLLOWING COMPOSITION: 1.1.1. 80% - TURF TYPE TALL FESCUE SEED, 1.1.2. 10% - KENTUCKY BLUEGRASS SEED, 1.1.3. 10% - ANNUAL RYE GRASS SEED... 2. EXECUTION AND PREPARATION: 2.1. A SOIL ANALYSIS SHOULD BE PERFORMED TO ASSESS THE FERTILITY NEEDS AND PH OF THE SOIL... 2.2. ALL WEEDS AND UNDESIRABLE PLANTS SHOULD BE REMOVED BEFORE PLANTING... 2.3. PRIOR TO SEEDING, AREAS TO BE TOPSOILED, FINE GRADED, AND RAKED... 2.4. AREAS TO BE PLANTED SHOULD BE ROLLED WITH A CULTI-PACKER... 3. INSTALLATION: 3.1. STRICTLY COMPLY WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS... 3.2. EQUIPMENT USED TO SPREAD SEED SHOULD HAVE SUFFICIENT CAPACITY... 3.3. SEED MAY NEED TO BE APPLIED AT A HALF RATE IN ALTERNATING DIRECTIONS... 3.4. LIQUID LIME OR NEUTRA LIME DRY SHOULD BE TOPICALLY APPLIED... 3.5. FERTILIZER SHOULD BE SPREAD EVENLY OVER THE SEEDED AREAS... 4. MAINTENANCE: 4.1. FREQUENT LIGHT IRRIGATION WILL NEED TO BE APPLIED TO SEEDED AREAS... 4.2. REPAIR ALL SEED WASHINGS AND EROSION.

- OWNER MAINTENANCE RESPONSIBILITIES: UPON OWNERS (OR OWNER CONTRACTORS) COMPLETION OF LANDSCAPING WORK, THE OWNER IS FULLY RESPONSIBLE FOR ALL FUTURE MAINTENANCE, CARE, UPKEEP, WATERING, AND TRIMMING OF ALL INSTALLED VEGETATION... TREES ADJACENT TO WALKWAYS AND AREAS OF PEDESTRIAN TRAFFIC MUST BE MAINTAINED TO ASSURE THAT ANY BRANCHES MUST BE LIMBED UP TO A CLEARANCE HEIGHT OF 7 FT... TREES WITHIN VEHICULAR SIGHT LINES, AS ILLUSTRATED ON THE LANDSCAPE PLAN, ARE TO BE TRIMMED TO A CLEARANCE HEIGHT OF 7 FT... VEGETATIVE GROUND COVER, SHRUBS AND ORNAMENTAL PLANTS AND GRASSES MUST BE TRIMMED SO THAT NO PORTION OF THE PLANT EXCEEDS 30 INCHES ABOVE GRADE... FALLEN PLANT FLOWERS, FRUIT, SEEDS AND DEBRIS DROPPINGS ARE TO BE REMOVED IMMEDIATELY FROM VEHICULAR AND PEDESTRIAN TRAFFIC AREAS TO PREVENT TRIPPING, SLIPPING OR ANY OTHER HAZARDS.

BOHLER logo and contact information: BOHLER CIVIL AND CONSULTING ENGINEERING, PROGRAM MANAGEMENT, LANDSCAPE ARCHITECTURE, SUSTAINABLE DESIGN, PERMITTING SERVICES, TRANSPORTATION SERVICES. Address: 18225 WORLDGATE DR. SUITE 700, HERNDON, VIRGINIA 20170. Phone: (703) 709-9500. Fax: (703) 709-9501. Website: VA@BohlerEng.com

REVISIONS table with columns: REV, DATE, COMMENT, DRAWN BY, CHECKED BY. Includes revision 1 on 01/05/2022 and revision 2 on 02/25/2022.

811 logo and text: Know what's below. Call before you dig. ALWAYS CALL 811. It's fast. It's free. It's the law.

NOT APPROVED FOR CONSTRUCTION

PROJECT information: PROJECT: GENERAL DEVELOPMENT PLAN FOR 315 ELDEN STREET RESIDENTIAL. LOCATION OF SITE: 315 ELDEN STREET, TOWN OF HERNDON, FAIRFAX COUNTY, VA, DRANESVILLE DISTRICT.

BOHLER logo and contact information: BOHLER CIVIL AND CONSULTING ENGINEERING, PROGRAM MANAGEMENT, LANDSCAPE ARCHITECTURE, SUSTAINABLE DESIGN, PERMITTING SERVICES, TRANSPORTATION SERVICES. Address: 18225 WORLDGATE DR. SUITE 700, HERNDON, VIRGINIA 20170. Phone: (703) 709-9500. Fax: (703) 709-9501. Website: VA@BohlerEng.com

Professional Engineer seal for MICHAEL J. BIRKLAND, Lic. No. 031693, dated 03/02/2022.

LANDSCAPE NOTES AND DETAILS SHEET TITLE: L-3. SHEET NUMBER: L-3. REVISION 2 - 02/25/2022.