

TOWN OF HERNDON, VIRGINIA
ARCHITECTURAL REVIEW BOARD PUBLIC HEARING AGENDA
APRIL 20, 2022
HERNDON COUNCIL CHAMBERS BUILDING
765 LYNN STREET
7:30 P.M.

CALL TO ORDER

1. Roll Call
2. Determination of Quorum

APPROVAL OF MINUTES

3. March 2, 2022, Work Session Draft Minutes
4. March 16, 2022, Public Hearing Draft Minutes

COMMENTS

5. Comments from the Board Members
6. Comments from the Staff Members
7. Comments from the Audience

PUBLIC HEARING

8. **APPLICATION FOR SIGNAGE, ARB #22-005**, to consider an application for a business identification wall sign located at 208 Elden Street, Herndon, Virginia, further identified as Fairfax County Tax Map 0171 04 0006A and is located on the north side of the Elden Street and approximately 600 feet east of the Elden Street and Herndon Parkway intersection. The property is zoned as CS, (Commercial Services District), and consists of 77,350 square feet of land. Owner: GMP Investments LLC. Applicant: Hamza Jaber.
9. **APPLICATION FOR NEW SITE FEATURE, ARB #22-006**, to consider an application for a new site feature on the site of an existing structure located at 231 Spring Street, Herndon, Virginia, further identified as Fairfax County Tax Map 0162 02 0177C and located in the southwest quadrant of the Spring Street and Herndon Parkway intersection. This property is zoned as O & LI (Office & Light Industrial) and consists of 432,166 square feet of land. Owner: 460 Herndon Parkway LLC. Owner Agent: Cushman & Wakefield. Applicant: Nelson Gault, FM Studios.

NEW BUSINESS

10. **PRE-APPLICATION, ARB**, to discuss a future application for a property modification project at 331 Victory Drive, Herndon Virginia: new self-storage facility with additional site features.

11. **Resolution-** to establish an alternate meeting location in the Herndon Municipal Center, Second Floor Conference Room, located at 777 Lynn Street, Herndon, Virginia, for the Architectural Review Board regular work session meetings that occur on the first Wednesday of each month at 7:30 p.m.

ADJOURNMENT

Title: ARB #22-005; New signage; 208 Elden Street

Staff Contact: Tamsin Himes
Lead Planner – Development and Design
tamsin.himes@herndon-va.gov
(571) 612-0537

Summary Information

Applicant Request	New wall sign		
Address	208 Elden Street		
Fairfax County Tax Map Number	0171 04 0006A		
Owner	GMP Investments LLC.		
Applicant	Hamza Jaber		
Business/Organization	Arabica Tobacco		
Property Use	Commercial business		
Zoning District	CS, Commercial Services District		
Adjacent Zoning	North: Residential Multi-Family South: O & LI, Office and Light Industrial East: CS, Commercial Services District West: Residential Single-Family - 15 District		
Building Type(s)	Two story commercial building	Date of Construction:	1988
Architectural Style(s)	Commercial Art Deco Revival		
Exterior Material(s)	White precast concrete/stone, glass brick		
Neighborhood Design Profile	The neighborhood is a mix of single- and multi- family residential, commercial and industrial lots.		
Comprehensive Plan Land Use Designation	Business Corridor		

Staff Recommendation	Staff is recommending approval of this application.
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Case Details

Proposal:

This application is for the installation of a new wall sign and the demolition of an existing canopy above a tenant space in a two story, white cast concrete, multi-tenant commercial building. Proposed canopy demolition is necessitated by the placement of the wall sign on the area now occupied by the canopy. The subject of this application is the far-left tenant space on the front façade, one of a group of three tenant spaces. All three spaces currently feature a green canopy with white lettered business identification text.

The proposed wall sign consists of white internally lit channel letters with black trim caps and 3-inch aluminum returns, mounted on a burgundy aluminum backer and flush mounted to the facade. The sign copy is two lines and reads “Arabica Vape Tobacco Cigars”. The sign is 24 square feet and is located above the primary entrance of the tenant space and below the second story windows.

Proposed design rendering does not show the alignment of the proposed sign in relation to the existing adjacent canopies but implies that it is aligned horizontally with them. In addition to this, the rendering gives the illusion that the sign is aligned flush with the bottom edge of a façade overhang after which the wall plane recedes. In reality, the wall continues on the same plane, the sign being positioned a few feet above the bottom of the wall.

Site Description:

208 Elden street faces the right of way with parking and landscaping in between. The façade in question is highly visible from the Elden Street. The building is constructed of light tan, stylized, precast concrete blocks and glass bricks. The design is a combination of stark, flat planes with sharp edges and prominent rounded features such as the cylindric pillars and curved hyphen between building sections. Surrounding 208 Elden Street are other commercial buildings including a hotel, retail shops and restaurants.

Location Map



Applicable Design Guidance:

- Town Code of Ordinances, Section 58-96 – *Design criteria*

Staff Analysis

1. Staff has found that the proposed signage meets the applicable standards and requirements of the Town of Herndon Zoning Ordinances.
2. There is a master sign plan for this building, but it is limited to window signs and does not address either wall signs or canopies.
3. With the findings expressed below, staff believes the proposed signage generally complies with the applicable design criteria within the Town's Architectural Control District as specified in Section 58-96 of the Town Code of Ordinances.
 - a. The proposed wall sign in its design and construction is suitable for a good suburban community and promotes the use and improvement of the surrounding buildings.
 - b. The proposed wall sign clearly and legibly represents the intended business
 - c. The proposed wall sign is constructed in a way so as to remain in good condition and withstand normal weather and climate conditions without deteriorating.
4. The green canopies on this and the two adjacent tenant spaces serve as business identification signs with lettering on the front drop down of the canopy. All canopies are in somewhat of a state of disrepair. The canopy that is proposed to be removed appears to be of a slightly different profile, material, and shade of green from the adjacent canopies. Removing the one canopy as proposed would alter the look of this façade and could produce an added level of incongruity with the other tenant spaces. However, the building already has a number of various wall sign types installed at various locations, so the addition of the proposed sign does not have a significant impact on the overall already uncoordinated nature and image of the existing wall signage.
5. Staff believes that the character of this building is generally more suited to wall signs and less to the style of canopy in existence now, so removal of the canopy would not be at the detriment of the character of the building.
6. The sign should be raised vertically to align with the signage on the remaining green canopies. To achieve this, the bottom of the proposed sign would match the bottom edge of the canopies. This alignment would provide some level of coordination, albeit a minor one, between the canopies and the proposed sign. The drawings should be revised to show this change.
7. The façade may be discolored or damaged from the canopy. Any approval of the proposed sign should include a condition that the façade be repaired and repainted as necessary upon removal of the canopy.

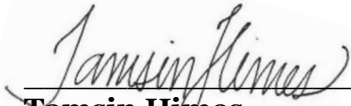
Staff Recommendation:

ARB Alternatives:	1. Resolution to deny the application. 2. Resolution to approve the application as submitted. 3. Resolution to approve with condition(s). 4. The ARB may also continue the review of this item to a future public hearing
Staff Recommendation:	Staff is recommending approval of this application with conditions in accordance with the draft resolution.

Report Attachments

1.	Draft Resolution
2.	Wall sign drawings
3.	Images

Staff Signatures



Tamsin Himes
Lead Planner/Design and Development



Bryce A. Perry
**Deputy Director of Community
Development**

**TOWN OF HERNDON, VIRGINIA
ARCHITECTURAL REVIEW BOARD**

DRAFT RESOLUTION

April 20, 2022

Resolution- to approve ARB #22-005, installation of signage and demolition of existing canopy on a commercial building located at 208 Elden Street, Fairfax County Tax Map Number 0171 04 0006A.

WHEREAS, the applicant has submitted an application to install signage and remove existing canopy located the above referenced address; and

WHEREAS, the proposed signage and removal complies with the applicable zoning ordinance regulations as specified in the Town of Herndon Zoning Ordinance Article XIV; and

WHEREAS, the Town of Herndon Architectural Review Board has found that the proposed signage complies with the applicable Design Criteria as stated in the Town of Herndon Code of Ordinances Section 58-96; and

WHEREAS, the Town of Herndon Architectural Review Board has held a duly advertised public hearing concerning this application on April 20, 2022.

NOW THEREFORE, BE IT RESOLVED that the Architectural Review Board of the Town of Herndon, Virginia, HEREBY:

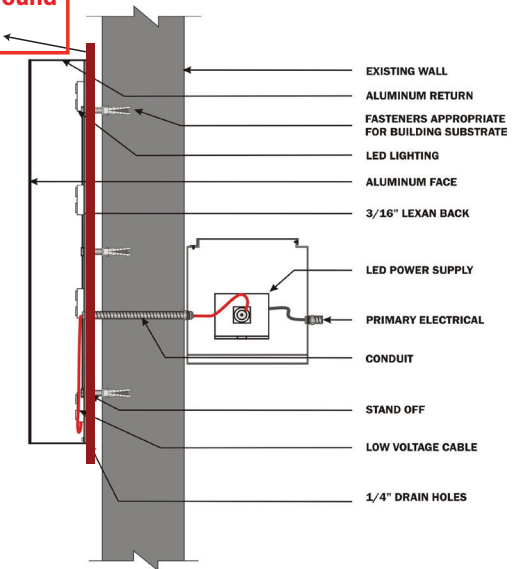
Approves ARB #22-005, for signage and removal of canopy located at 208 Elden Street, Herndon, VA in substantial conformance with the design shown in the case materials reviewed by the ARB and with the following conditions:

- 1) The applicant shall produce updated plans which show the sign raised vertically to align with the signage on the remaining green canopies. To achieve this, the bottom of the proposed sign would match the bottom edge of the canopies.
- 2) Any damage or discoloration of the facade shall be repaired, cleaned, and repainted as necessary upon removal of the canopy.

PROPOSED SIGN

LOCATION: 208 ELDEN ST, HERNDON, VA 20170

Aluminum Box

Burgandy Aluminum Background
with no light

Proposed New Sign:

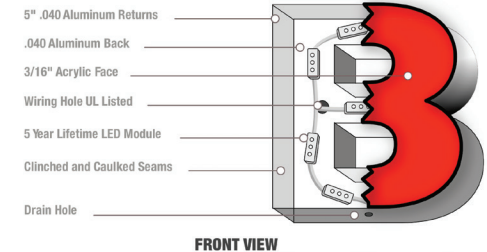


Previous Tenant:



Arabica Vape Tobacco Cigars - White Acrylic Face,
Black Trim cap & Return White LED Illumination -
Mounted to 3" Deep Black Pan, mounted to a burgandy
aluminum background.

Standard Front Lit Channel Letter

ALL ELECTRICAL
COMPONENTS ARE
TO BE UL APPROVED

* Channel Letters are intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes, including proper grounding and bonding of the entire sign. *

I authorize Reesha Printing & Signs to do a Sign on My Building Located on:

Address 208 ELDEN ST, HERNDON, VA 20170

Name _____ Signature _____

Phone _____ Date _____



7236 W. 90th Place Bridgeview, IL 60455
708-233-6677 Bill 708-228-1552
Orders@Reeshaprinting.com
www.Reeshaprinting.com







Title: ARB #22-006; Site Feature; 231 Spring Street

Staff Contact: Tamsin Himes
 Lead Planner – Development and Design
tamsin.himes@herndon-va.gov
 (571) 612-0537

Summary Information

Applicant Request	Site Feature		
Address	231 Spring Street		
Fairfax County Tax Map Number	0162 02 0177C		
Owner	460 Herndon Parkway LLC.		
Applicant	Nelson Gault, FM Studios		
Business/Organization	Boeing		
Property Use	Office/industrial		
Zoning District	O & LI, Office & Light Industrial		
Adjacent Zoning	North: O & LI, Office & Light Industrial South: O & LI, Office & Light Industrial East: O & LI, Office & Light Industrial District West: Planned Development - Business		
Building Type(s)	Low rise office building	Date of Construction:	1985
Architectural Style(s)	Post-modern office		
Exterior Material(s)	Brick, cement, aluminum frame glazing		
Neighborhood Design Profile	Commercial and office parks		
Comprehensive Plan Land Use Designation	Regional Corridor Mixed Use		

Staff Recommendation	Staff is recommending approval of this application with conditions.
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Case Details

Proposal:

This application is proposing a project to construct a fence enclosure on the site of an office building at 231 Spring Street. The proposed enclosure will screen equipment and shipping containers and be constructed of board-on-board micro treated wood. The proposed enclosure is 120 feet by 47 feet, measuring 8 feet high on the north side (facing Spring Street) and 6 feet high on the east, south, and west sides. Both the east and west sides of the enclosure feature 11-foot sliding gates. The board-on-board fence is secured to 4-inch by 4-inch timber posts set with a 2-foot 6-inch concrete footing.

Site Description:

The building on this site is situated within a neighborhood of low- to mid-rise office and commercial buildings, many of similar design as 231 Spring Street. The two-story building sits on 9.9 acres (432,166 square feet) of land, about half of which is used for paved parking area. There is a tree line and light landscaping along the perimeter of the lot on the two sides facing Spring Street and Herndon Parkway. The wood fence enclosure that is the subject of this application is proposed to be situated near the rear of the large parking area and would be visible but set back at a distance from Spring Street.

Location Map



Map source: fairfaxcounty.gov

Applicable Design Guidance:

- Town Code of Ordinances, Section 58-96 – *Design criteria*

Staff Analysis

1. Staff has found that the proposed site feature does not meet all the applicable standards and requirements of the Town of Herndon Zoning Ordinance.
 - a. Zoning ordinances require an enclosure “height equivalent to the object being screened” (Sec. 78-114.2. - Screening Standards.). The proposed fence appears to meet this requirement only on the north side of the enclosure where the fencing is 8 feet high. The other three sides of the enclosure measure 6-feet high and do not fully screen the 8-foot-high storage containers within the enclosure.

2. With the findings expressed below, staff believes the proposed site feature generally complies with the applicable design criteria within the Town's Architectural Control District as specified in Section 58-96 of the Town Code of Ordinances.
 - a. The site feature is not obtrusive or distracting from the surrounding area. Though visible from the right of way, the design is understated and clean, and it is set back to the rear of the lot. It does not block, obscure, or detract from the primary structure.
 - b. The design choices are appropriate for a structure of this kind and the construction and materials are made to withstand normal amounts of weathering.

Staff Recommendation:

ARB Alternatives:	1. Resolution to deny the application. 2. Resolution to approve the application as submitted. 3. Resolution to approve with condition(s). 4. The ARB may also continue the review of this item to a future public hearing
Staff Recommendation:	Staff is recommending approval of this application with conditions in accordance with the draft resolution (attachment #1).

Report Attachments

1.	Draft Resolution
2.	Images
3.	Architectural Drawings

Staff Signatures



Tamsin Himes
Lead Planner/Design and Development

Bryce A. Perry
Deputy Director of Community Development

**TOWN OF HERNDON, VIRGINIA
ARCHITECTURAL REVIEW BOARD**

DRAFT RESOLUTION

April 20, 2022

Resolution- to approve ARB #22-006, construction of a new site feature at 231 Spring Street, Fairfax County Tax Map Number 0162 02 0177C.

WHEREAS, the applicant has submitted an application to install a new site feature located the above referenced address; and

WHEREAS, the proposed site feature complies with the applicable zoning ordinance regulations as specified in the Town of Herndon Zoning Ordinance Article XIV; and

WHEREAS, the Town of Herndon Architectural Review Board has found that the proposed site feature complies with the applicable Design Criteria as stated in the Town of Herndon Code of Ordinances Section 58-96; and

WHEREAS, the Town of Herndon Architectural Review Board has held a duly advertised public hearing concerning this application on April 20, 2022.

NOW THEREFORE, BE IT RESOLVED that the Architectural Review Board of the Town of Herndon, Virginia, HEREBY:

Approves ARB #22-006, for construction of a screening enclosure located at 231 Spring Street, Herndon, VA in substantial conformance with the design shown in the case materials reviewed by the ARB and with the following condition:

- 1) The enclosure wall shall be 8 feet high along the entire perimeter of the enclosure in order to completely screen the equipment within.



Existing North Storage Area



Proposed Fencing @ North Storage Area

Approximate location of
8' high board-on-board
fence



Existing North Storage Area

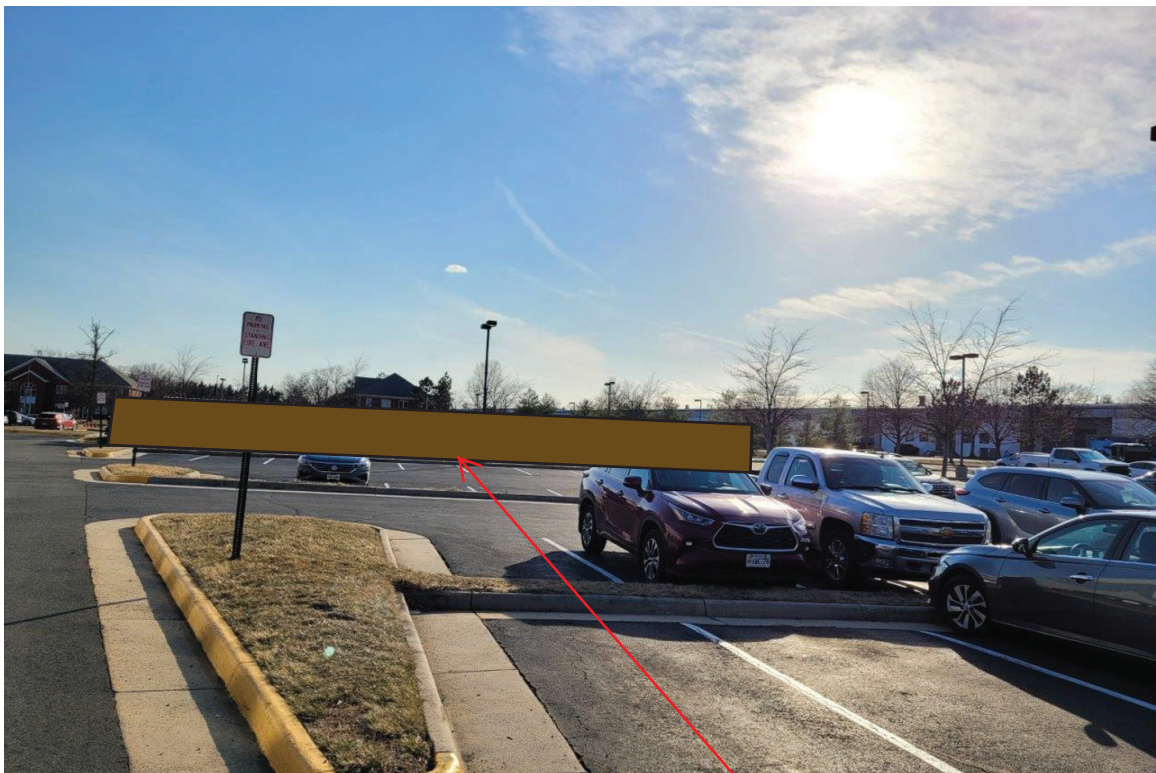


Proposed Fencing @ North Storage Area

Approximate location of
8' high board-on-board
fence



Existing North Storage Area

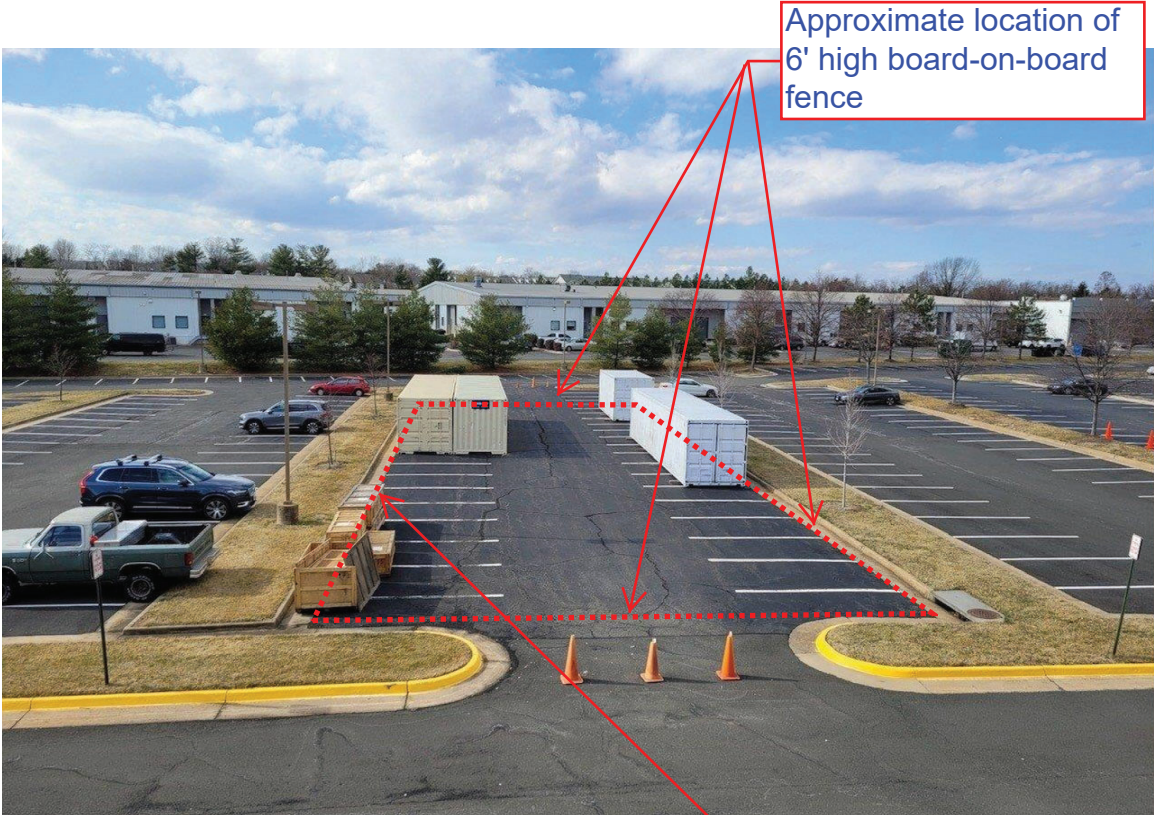


Proposed Fencing @ North Storage Area

Approximate location of
8' high board-on-board
fence



Existing South Storage Area



Proposed Fencing @ South Storage Area

Approximate location of
8' high board-on-board
fence



Existing South Storage Area



Proposed Fencing @ South Storage Area

Approximate location of
8' high board-on-board
fence

Approximate location of
6' high board-on-board
fence

Approximate location of
6' high board-on-board
fence and gate, typical at
each end



OUR PRODUCTS

MicroPro® Treated Wood



OUR PRODUCTS

MicroPro® Treated Wood



Attachment #3

[illegible]

CASH ESCROW BOND ESTIMATE					
ITEM NO.	ITEM	QUANTITY	UNIT	UNIT PRICE	COST
1	EROSION/SEDIMENTATION CONTROL (SEE ZONING ORD. FOR APPROPRIATE FEE, MIN. \$1000)	4	L.S.	\$225	(\$1000 MIN)
2	TREE REPLACEMENT				
3	ARBORIST FEE				
4	DAMAGE TO EXISTING PUBLIC UTILITIES (TO BE COMPUED BY THE TOWN OF HERNDON)		L.S.		
5	LANDSCAPING		L.S.		
				TOTAL:	\$1000

APPLICATION FEES

(SEE SECTION 78-201.2 OF THE TOWN CODE FOR FEES)

TYPE OF APPLICATION: _____ MINOR SITE PLAN
CALCULATION OF APPLICATION FEE: _____ \$1,800 (\$200 PER SHEET EXCLUDING COVER)
APPLICATION FEE PAID (Official Use Only): _____ DATE: _____ AMOUNT: _____

REVIEW AND INSPECTION FEE SCHEDULE

(SEE SECTION 78-201.2 AND SECTION 26-335 OF THE TOWN CODE FOR FEES)

ITEM	QUANTITY	UNIT	FEE PER UNIT		FEE
			FOR SUBS.	FOR SITE PLANS	
BITUMINOUS SURFACE		SQ. YDS.	.51	.51	
CURB & GUTTER OR HEADER CURB		LIN. FT.	.92	.92	
SIDEWALK		LIN. FT.	1.35	1.35	
SANITARY SEWER		LIN. FT.	2.34	2.34	
T.V. INSPECTION		LIN. FT.	2.32	2.32	
WATERLINE		LIN. FT.	1.75	1.75	
STORM DRAINAGE		LIN. FT.	4.39	4.39	
VSMP STORMWATER MANAGEMENT FEE (see Town Code Section 26-335)		LUMP SUM			
BIORETENTION FACILITIES (RAIN GARDENS)		EACH	250.00	250.00	
STORMWATER DETENTION/BMP MEASURES (other than rain gardens)		EACH	1000.00	1000.00	
OVERLOT GRADING AND SURFACE DRAINAGE PLAN (per division of land or per disturbed acre, whichever is greater)		LOT/ACRE	200.00	200.00	
STREETLIGHTS		PER LIGHT	50.00	50.00	
MISCELLANY		ACRE	675.00 (min.)	675.00 (min.)	
SCREENING	525	LIN. FT.	2.34	2.34	\$1228.50
@ LINEAR FEET OF STREET		LIN. FT.	1.20		
ESTIMATED FEE - TOTAL					\$1228.50
INITIAL FEE PAYMENT (50% OF ESTIMATED FEE)	(RECEIPT #		DATE	)	
BALANCE OF FEE (COMPUTED BY TOWN)	(RECEIPT #		DATE	)	

NOTES

- THE METHODS AND MATERIALS USED IN THE CONSTRUCTION OF THE IMPROVEMENTS HEREIN SHALL CONFORM TO THE CURRENT STANDARDS OF HERNDON STANDARD SPECIFICATIONS, CURRENT FAIRFAX COUNTY DESIGN AND CONSTRUCTION STANDARDS, AND THE CURRENT VDOT ROAD AND BRIDGE SPECIFICATIONS. IN THE EVENT OF CONFLICT BETWEEN THE STANDARDS AND SPECIFICATIONS, PREVAILING GUIDELINES SHALL BE SELECTED BY THE TOWN OF HERNDON.
2. A PERMIT MUST BE OBTAINED FROM THE TOWN OF HERNDON BEFORE ANY CONSTRUCTION IS STARTED IN CONFORMITY WITH THESE PLANS.
3. A PERMIT MUST BE OBTAINED FROM THE OFFICE OF THE RESIDENT ENGINEER, VDOT, FAIRFAX, VIRGINIA, BEFORE ANY CONSTRUCTION IS STARTED ON ANY EXISTING STATE HIGHWAY.
4. THE DEVELOPER IS REQUIRED TO NOTIFY THE TOWN OF HERNDON, PRIOR TO THE BEGINNING OF CONSTRUCTION. THE DEVELOPER SHALL REQUIRE THAT ALL OF HIS CONTRACTORS SPECIFICALLY REQUEST INSPECTION AT LEAST TWENTY FOUR (24) HOURS BEFORE BEGINNING:
- (A) CLEARING AND GRUBBING
 - (B) INSTALLATION OF SILTATION AND EROSION CONTROL MEASURES
 - (C) EARTHWORK
 - (D) INSTALLATION OF ANY UNDERGROUND UTILITY
 - (E) INSTALLATION OF ANY FORMS
 - (F) PLACING ANY CONCRETE
 - (G) BEFORE PLACING SUBBASE, BASE, OR PAVING SURFACE
- FAILURE TO DO SO FOR ANY REASON SHALL CONSTITUTE REJECTION OF SAID WORK.
5. ALL EXISTING UNDERGROUND UTILITIES SHALL BE PHYSICALLY LOCATED BY THE DEVELOPER OR HIS ENGINEER PRIOR TO THE BEGINNING OF ANY CONSTRUCTION IN THE VICINITY OF THESE UTILITIES.
6. ALL UTILITIES INSTALLED AS A PART OF THIS DEVELOPMENT SHALL BE PLACED UNDERGROUND.
7. ALL UNDERGROUND UTILITIES WITHIN THE STREET RIGHT OF WAY AND ALL SERVICE CONNECTIONS SHALL BE INSTALLED TO THE REQUIRED DISTANCE BEYOND THE RIGHT OF WAY LINE PRIOR TO THE INSTALLATION OF ANY SUBBASE MATERIAL, CURB AND GUTTER, OR SIDEWALK.
8. ALL UTILITIES TO BE TAKEN OVER BY THE TOWN FOR MAINTENANCE PURPOSES, MUST BE INSPECTED, TESTED AND APPROVED BY THE TOWN BEFORE BEING ACCEPTED INTO THE TOWN'S SYSTEM.
9. CUT SHEETS SHALL BE SUBMITTED TO AND APPROVED BY THE TOWN OF HERNDON PRIOR TO THE START OF CONSTRUCTION OF ANY UNDERGROUND UTILITIES, STREETS, OR CURBS AND GUTTERS.
10. SANITARY SEWERS: ALL SANITARY SEWER MATERIALS AND METHODS OF CONSTRUCTION SHALL COMPLY WITH THE CURRENT TOWN OF HERNDON STANDARDS AND SPECIFICATIONS.
11. STORM SEWERS:
- (A) STORM SEWER AND CULVERT PIPE SHALL BE REINFORCED CONCRETE PIPE TO CONFORM TO THE CURRENT A.A.S.H.T.O. DESIGNATION N 170, UNLESS OTHERWISE DESIGNATED ON THE PLANS. CLASS II PIPE WILL BE PERMITTED BEYOND THE LIMITS OF THE STREET RIGHT OF WAY. CLASS III PIPE WILL BE REQUIRED WITHIN THE LIMITS OF THE RIGHT OF WAY.
 - (B) UNDERDRAINS AND/OR CROSDRAINS SHALL BE INSTALLED BY THE DEVELOPER WHERE DEEMED NECESSARY BY THE TOWN OF HERNDON.
12. STREETS:
- (A) ALL BASE AND SUBBASE MATERIAL SHALL BE COMPACTED TO 95% OF THEORETICAL MAXIMUM DENSITY AS DETERMINED BY A.A.S.H.T.O. T-99 METHOD A, WITHIN PLUS OR MINUS 20% OF OPTIMUM MOISTURE FOR THE FULL WIDTH OF ANY DEDICATED RIGHT OF WAY AND ALL TOWNHOUSE STREETS, COMMERCIAL AND INDUSTRIAL PARKING LOTS, PRIVATE STREETS, PARKING BAYS, CURB AND GUTTER, AND SIDEWALKS ADJACENT TO STREETS AND PARKING LOTS (NOT INTENDED TO INCLUDE LEAD SIDEWALKS).
 - (B) SOIL REPORTS AND SUBGRADE SPECIFICATIONS SHALL BE SUBMITTED TO THE TOWN OF HERNDON FOR APPROVAL PRIOR TO THE START OF CONSTRUCTION OF ANY SIDEWALKS, CURB AND GUTTER, STREETS OR PARKING AREAS.
 - (C) ROADWAY DESIGN IS BASED ON A CBR OF 10. CBR TESTS OF SUBGRADE SOILS MUST BE CONDUCTED FOR ACTUAL DETERMINATION OF ROADWAY DESIGN. ROADWAY DESIGNS SHALL BE IN ACCORDANCE WITH THE CURRENT VDOT PAYMENT DESIGN GUIDE FOR SUBDIVISION AND SECONDARY ROADS, AND SHALL BE SUBMITTED TO THE TOWN FOR REVIEW AND APPROVAL.
 - (D) STANDARD STREET NAME SIGNS SHALL BE APPROVED BY FAIRFAX COUNTY SIGN SHOP AND SHALL BE INSTALLED AT EACH INTERSECTION. THE DEVELOPER, AS WELL AS REQUIRED TRAFFIC CONTROL SIGNS IN THE DEVELOPMENT. SIGN FASTENERS SHALL BE 5/16" #18 STAINLESS STEEL HEX BOLTS AND NUTS--NO RIVETS PERMITTED.
 - (E) WHERE INSTALLATION OF ROADWAY SIGN IS ANYTHING OTHER THAN IN SOIL AREA, A PVC SLEEVE SHALL BE INSTALLED. SLEEVE SHALL BE MINIMUM 18" DEEP. SIZE OF PVC SLEEVE SHALL BE APPROPRIATE TO SIZE OF POST BEING INSTALLED, AND SHALL ALLOW FOR WEDGING TO STABILIZE SIGN POST.
 - (F) WHERE SIGN IS DESIGNED TO BE INSTALLED CONCRETE MEDIAN, A 12" X 12" AREA SHALL BE LEFT VOID OF CONCRETE. PVC SLEEVE SHALL BE INSTALLED AS INDICATED ABOVE.
 - (G) SIGN MATERIAL SHALL BE MINIMUM HIGH INTENSITY SHEETING, AND NO ENGINEER GRADE MATERIAL SHALL BE ALLOWED.
 - (H) A MINIMUM OF ONE DRIVEWAY ENTRANCE SHALL BE PROVIDED PER LOT. DRIVEWAY ENTRANCES SHALL BE INSTALLED IN CONFORMITY WITH THE STANDARDS. PIPESTEM LOT DRIVEWAYS ARE SUBJECT TO APPROVAL BY THE TOWN OF HERNDON.
 - (I) SURFACED STREETS SHALL BE MAINTAINED IN A CLEAN CONDITION, MUD AND DUST FREE AT ALL TIMES, AND ADEQUATE MEANS SHALL BE PROVIDED TO CLEAN TRUCKS AND OTHER EQUIPMENT USING THE COMPLETED STREETS.
 - (J) PRIOR TO COMMENCING NEW WORK, THE CONTRACTOR SHALL PROTECT FROM DAMAGE ALL EXISTING ADJACENT AREAS. A PRE-CONSTRUCTION SURVEY SHALL OCCUR WITH CONSTRUCTION AND INSPECTION STAFF TO DOCUMENT EXISTING CONDITIONS. IF TOWN'S EXISTING PUBLIC INFRASTRUCTURE IS DAMAGED DURING CONSTRUCTION, THE APPLICANT SHALL REPAIR THE SAME TO THE SATISFACTION OF THE TOWN.
 - (K) ALL STREET CUT AND PATCH WORK LOCATED IN PUBLIC RIGHTS OF WAY SHALL BE PERFORMED IN ACCORDANCE WITH THE TOWN OF HERNDON STANDARDS AND SPECIFICATIONS. LIMITS OF ASPHALT OVERLAY TO BE DETERMINED BY TOWN INSPECTOR.
 - (L) STREET LIGHTS SHALL BE INSTALLED ACCORDING TO TOWN OF HERNDON STANDARDS.
 - (M) ALL WORK IN THE RIGHT-OF-WAY SHALL BE CONDUCTED BETWEEN 9AM AND 3PM, MONDAY THROUGH FRIDAY, EXCEPT HOLIDAYS.
 - (N) DEVELOPER SHALL COMPLY WITH STREET CUT PERMIT REQUIREMENTS. COPY OF APPROVED STREET CUT PERMIT MUST BE KEPT ON SITE AT ALL TIMES.
 - (O) DEVELOPER SHALL COORDINATE ALL TRAFFIC CONTROL ACTIVITIES WITH THE STREET CUT PERMIT INSPECTION SECTION (703-435-6860).
13. WATER DISTRIBUTION:
- (A) ALL WATER MAIN MATERIALS AND CONSTRUCTION SHALL COMPLY WITH THE REGULATIONS OF THE STANDARD SPECIFICATIONS AND PLANS OF THE TOWN OF HERNDON AND THE CURRENT WATERWORKS REGULATIONS OF THE VIRGINIA STATE BOARD OF HEALTH.
 - (B) ALL WATER MAINS SHALL HAVE A MINIMUM COVER OF 4.0 FEET. WATER MAINS SHALL BE INSTALLED EIGHT (8) FEET NORTH OR EAST OF THE CENTERLINE OF THE STREET UNLESS OTHERWISE DESIGNATED ON THE PLANS.
 - (C) WORKING PRESSURE SHALL BE >20.0 PSI.
14. LAND CONSERVATION NOTES:
- (A) MEASURES TO CONTROL EROSION AND SILTATION SHALL BE PROVIDED PURSUANT TO AND IN COMPLIANCE WITH CURRENT STATE AND LOCAL REGULATIONS. HOWEVER, THE APPROVAL OF THESE PLANS SHALL IN NO WAY RELIEVE THE DEVELOPER OR HIS AGENT OF ANY LEGAL RESPONSIBILITY WHICH MAY BE REQUIRED BY THE CODE OF VIRGINIA OR ANY ORDINANCE ENACTED BY THE TOWN OF HERNDON.
 - (B) PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN DAYS TO DENUDED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN DORMANT FOR LONGER THAN 14 DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT DORMANT FOR MORE THAN ONE YEAR.
 - (C) ALL EROSION AND SILTATION CONTROL MEASURES ARE TO BE PLACED PRIOR TO OR AS THE FIRST STEP IN CLEARING.
 - (D) ALL STORM AND SANITARY SEWER TRENCHES NOT IN STREETS ARE TO BE MULCHED AND SEEDED WITHIN 7 DAYS AFTER BACKFILL. NO MORE THAN 500 FEET ARE TO BE OPEN AT ANY ONE TIME.
 - (E) ELECTRIC POWER, TELEPHONE AND GAS SUPPLY TRENCHES ARE TO BE COMPACTED, SEEDED AND MULCHED, WITHIN 7 DAYS AFTER BACKFILL.
 - (F) ALL TEMPORARY EARTH BERM DIVERSIONS AND SILT DAMS ARE TO BE MULCHED AND SEEDED FOR TEMPORARY VEGETATIVE COVER IMMEDIATELY AFTER GRADING. STRAW OR HAY MULCH IS REQUIRED. THE SAME APPLIES FOR ALL STOCKPILES.
 - (G) DURING CONSTRUCTION, ALL STORM SEWER INLETS WILL BE PROTECTED BY SILT TRAPS, MAINTAINED AND MODIFIED AS REQUIRED BY CONSTRUCTION PROGRESS.
 - (H) ALL DISTURBED AREAS NOT PAVED, SEEDED, OR BUILT UPON BY NOVEMBER 1, OR DISTURBED AFTER THAT DATE, IS TO BE SEEDED WITHIN 7 DAYS WITH OATS, ABRUZZI RYE, OR EQUIVALENT AND MULCHED WITH HAY OR STRAW AT THE RATE OF 2 TONS PER ACRE.
 - (I) PRIOR TO BEGINNING OF ANY WORK ON THIS SITE, THE CONTRACTOR MUST READ AND ADHERE TO THE "VEGETATION PRESERVATION AND PLANTING" GUIDELINES OF FAIRFAX COUNTY PUBLIC FACILITIES MANUAL, AND SECTION 26, ARTICLE II OF THE TOWN CODE.
 - (J) PRIOR TO ANY LAND DISTURBANCE OF THE SITE THAT IS GREATER THAN, OR EQUAL TO 2500 SQ FT, THE CONTRACTOR MUST SUBMIT GENERAL PERMIT REGISTRATION STATEMENT TO VIRGINIA DEQ AND PROVIDE A COPY TO THE TOWN.
 - (K) IF REQUIRED BY LAW, THE OWNER/DEVELOPER SHALL PROVIDE STATEMENT CERTIFYING THAT ALL WETLANDS PERMITS WILL BE OBTAINED PRIOR TO COMMENCING LAND DISTURBING ACTIVITIES.
15. THESE PLANS AND SPECIFICATIONS ARE BASED ON THE MINIMUM REQUIREMENTS FOR _____ ZONING. THIS PLAN CONTAINS _____ DWELLING UNITS.
16. ALL ELEVATIONS MUST BE BASED ON THE U.S.G.S. & OR THE N.G.S. MEAN SEA LEVEL DATUM.
17. PRIOR TO ANY APPROVED CLEARING AND GRADING ON A SITE, TREE PROTECTION FENCE SHALL BE ERECTED IN ACCORDANCE WITH FENCE DETAIL ON THE APPROVED LANDSCAPE PLAN, AND BE INSPECTED AND APPROVED BY THE URBAN FORESTER.

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WAIVER REQUESTS

(DESIGNATE EACH SECTION OF THE ZONING ORDINANCE, PUBLIC FACILITIES MANUAL OR SUBDIVISION ORDINANCE FROM WHICH A WAIVER IS REQUESTED. PLEASE NOTE THAT A LETTER OF JUSTIFICATION FOR EACH WAIVER MUST ACCOMPANY THE INITIAL PLAN SUBMISSION)

FEE = \$200.00 PER REQUEST

WAIVER FROM SECTION: _____ OF _____ = \$200.00

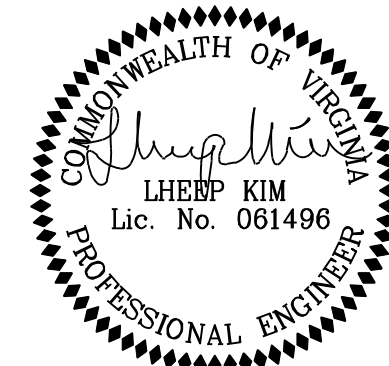
WAIVER FROM SECTION: _____ OF _____ = \$200.00

NUMBER OF REQUESTS: _____ X \$200.00 = _____

DATE FEE COLLECTED (Official Use Only): _____

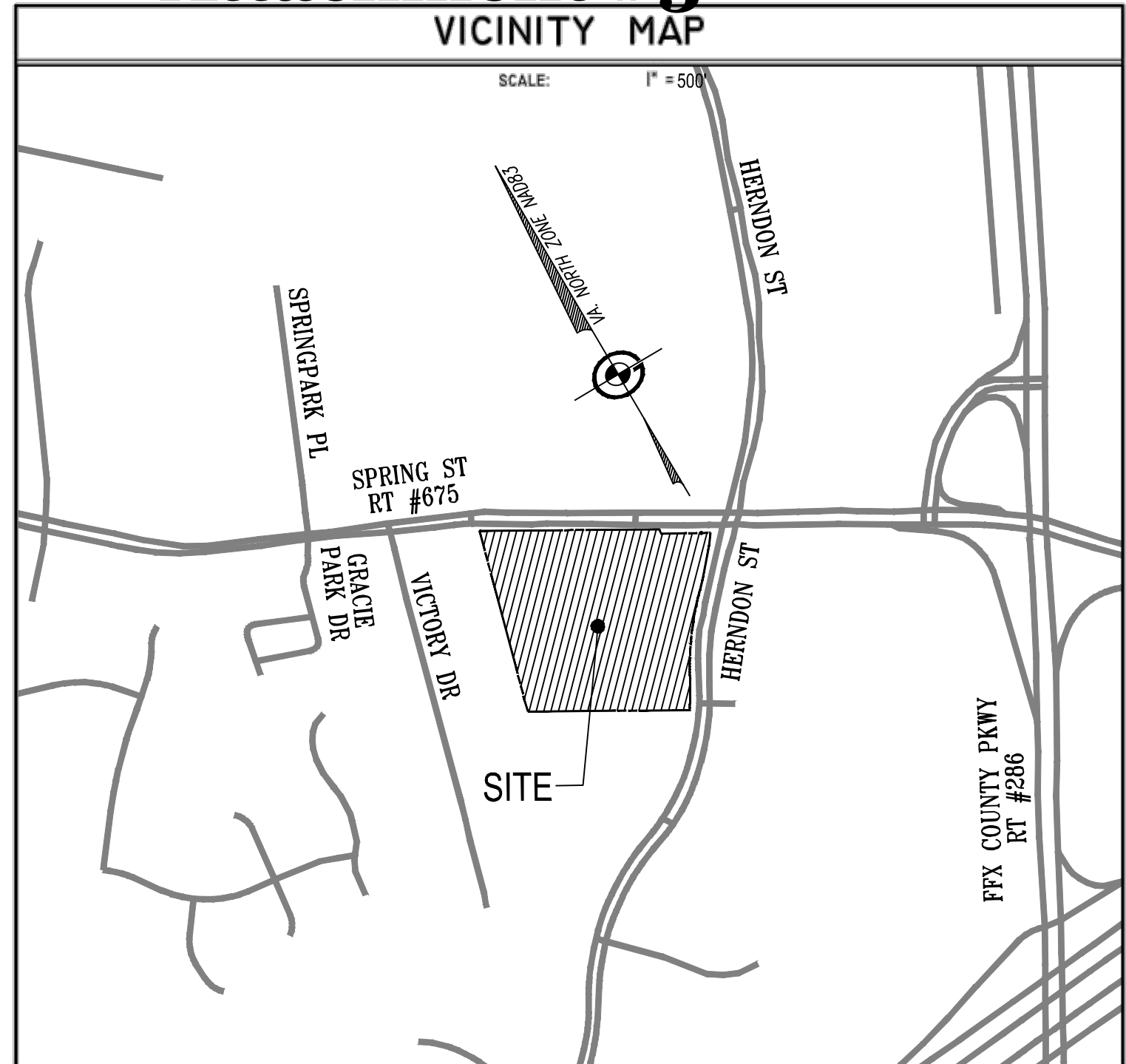
EXISTING CONDITION SURVEY NOTES

1. HORIZONTAL DATUM NAD 1983
VERTICAL DATUM NAVD 1929
2. UTILITY INFORMATION, AS SHOWN ON THIS PLAN, IS TAKEN FROM THE RECORDS AND/OR FIELD SURVEY COMPLETED BY CAP LAND SURVEYING, PLLC
DATED 2021-04-29; AND CANNOT BE GUARANTEED. FOR EXACT LOCATIONS OF EXISTING UNDERGROUND UTILITIES, NOTIFY "MISS UTILITY" AT 1-800-552-7001, 72 HOURS BEFORE THE START OF ANY EXCAVATION OR CONSTRUCTION.
3. LOCATION AND DEPTH OF ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION.
CONTRACTOR/ENGINEER SHOULD DIG TEST PITS BY HAND AT ALL UTILITY CROSSINGS TO VERIFY EXACT LOCATION.



02-14-2022

PROFESSIONAL SEAL AND SIGNATURE



LOCATION OF BENCHMARKS

BM #1 EX. STORM DRAIN RIM = 348.91'
NEAR CENTER NORTH OF PARKING LOT

BM #2 EX. STORM DRAIN RIM = 350.30'
NEAR CENTER SOUTH OF PARKING LOT

APPROVED

FOR SITE CONSTRUCTION UNDER THIS PLAN.
BUILDING PERMITS TO BE ISSUED SEPARATELY.

DATE	FAIRFAX COUNTY FIRE MARSHAL
DATE	DIRECTOR OF PUBLIC WORKS
DATE	DIRECTOR OF COMMUNITY DEVELOPMENT
DATE	ZONING ADMINISTRATOR

SECTION 70-203(2)(1): SUBDIVISION APPROVAL VOID IF FINAL SUBDIVISION PLAT IS NOT SUBMITTED WITHIN ONE YEAR OF APPROVAL OF A PRELIMINARY SUBDIVISION PLAN.

SECTION 78-202.6(h); SITE PLAN AND SINGLE LOT DEVELOPMENT PLAN APPROVAL SHALL AUTOMATICALLY EXPIRE AT THE END OF A FIVE-YEAR PERIOD FOLLOWING THE DATE OF ITS APPROVAL BY THE ZONING ADMINISTRATOR FOR ANY PHASE OR PART OF AN APPROVED SITE PLAN FOR WHICH A BUILDING PERMIT HAS NOT BEEN APPROVED.

BEFORE YOU DIG
CALL "MISS UTILITY" 811
OR 1-800-552-7001
visit online at va811.com

TOWN PLAN #: #2110

TOWN OF HERNDON, VIRGINIA

COVER SHEET



SUBDIVISION OR SITE PLAN NAME	460 HERNDON PKWY		
OWNER, ADDRESS, INCLUDE ZIP CODE AND TELEPHONE NUMBER	460 HERNDON PARKWAY LLC, 4800 HAMPDEN LANE, SUITE 200 C/O TURNBRIDGE EQUITIES, BETHESDA, MD		
DEVELOPER, ADDRESS, INCLUDE ZIP CODE AND TELEPHONE NUMBER	FM STUDIOS, 3928 PENDER DRIVE, SUITE 220 FAIRFAX, VIRGINIA 22030, 571-328-5393		
CERTIFIED ENGINEER, ARCHITECT OR SURVEYOR SUBMITTING PLAN, ADDRESS, INCLUDE ZIP CODE AND TELEPHONE NUMBER	LHEEP KIM, 45145 RESEARCH PLACE ASHBURN, VIRGINIA 20147, 703-328-0788		
FAIRFAX COUNTY TAX MAP NUMBER	0162 02 0177C		
TOTAL AREA	9.92 ACRES	PRESENT ZONING	O & LI
REVISED: JULY 2014		PAGE 1 OF 10 PAGES	

GREENWAY ENG. - Z:\N378 - 460 Herndon Parkway\Engineering\Site Plan\N378SP-03 - OVERVIEW.dwg Feb 14, 2022 - 9:51am LKcm

T.M. #0162-54-0001
SPRINGPARK PLACE LLC
DB. 26895 PG. 0047

T.M. #0162-02-0183A1
BOARD OF SUPERVISORS
FAIRFAX COUNTY
DB. 11761 PG. 0151

T.M. #0162-02-0182A1
STORAGE DEVELOPMENT
HERNDON LLC
DB. 11309 PG. 1562

T.M. #0162-02-0181B
NORTHWEST FEDERAL
CREDIT UNION
DB. 07117 PG. 1368

T.M. #0171-02-0016B
460 HERNDON
PARKWAY LLC
DB. 25537 PG. 0878

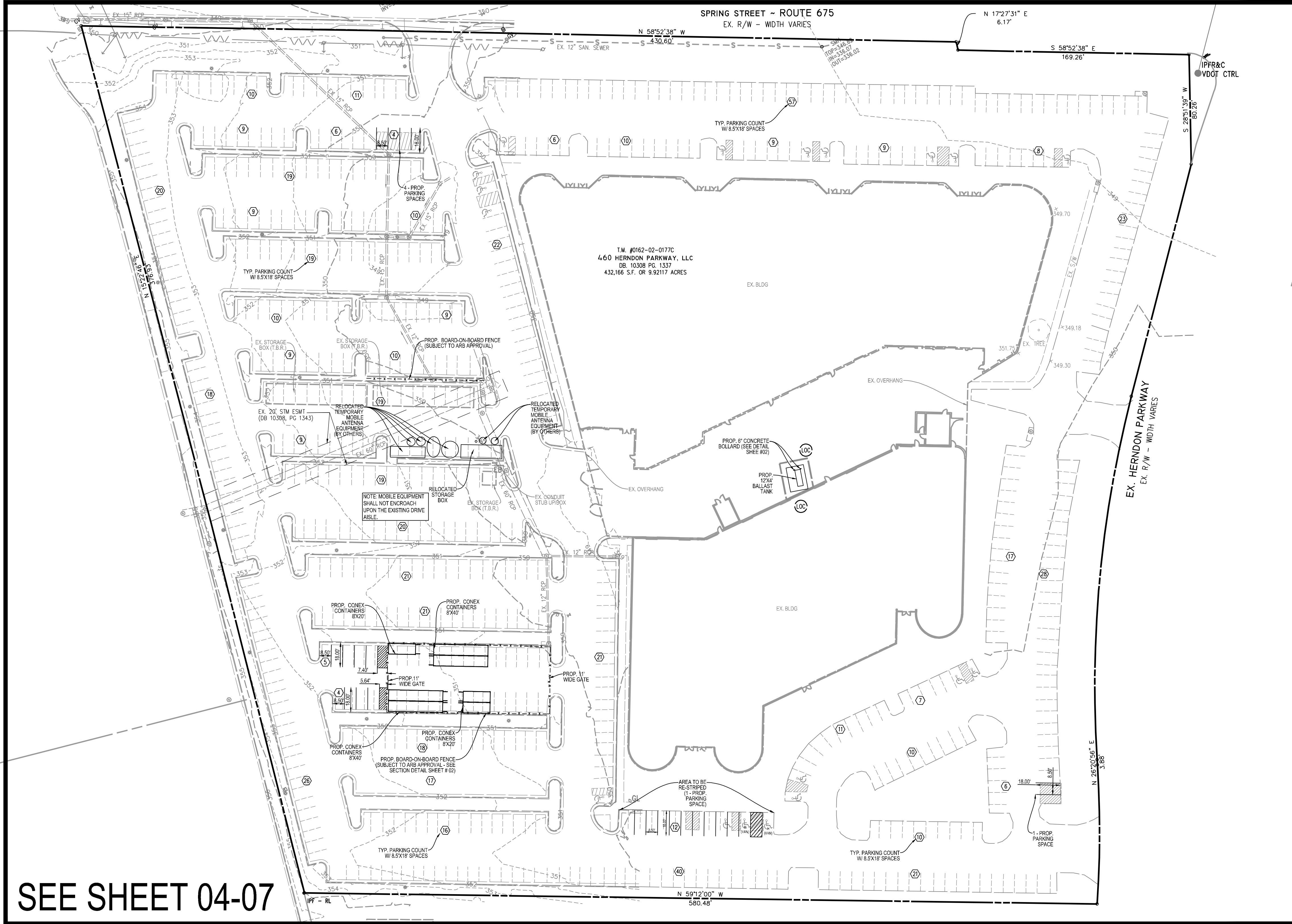
T.M. #0171-02-0018
METROSTAR
PROPERTY II LLC
DB. 23816 PG. 0475

T.M. #0162-02-0174D
HERNDON-RESTON
INDUSTRIAL LLC
DB. 18051 PG. 1637

T.M. #0164-02-0010E
HERNDON-RESTON
INDUSTRIAL LLC
DB. 18051 PG. 1637

T.M. #0164-02-0014A
MORNING CALM LLC
DB. 25693 PG. 0134

SEE SHEET 04-07



40 20 0 40 80
SCALE: 1" = 40'

4545 RESEARCH PLACE
ASHBURN, VA 20148
TELEPHONE: (703) 326-0788
FAX: (640) 722-9528
WWW.GREENWAYENG.COM



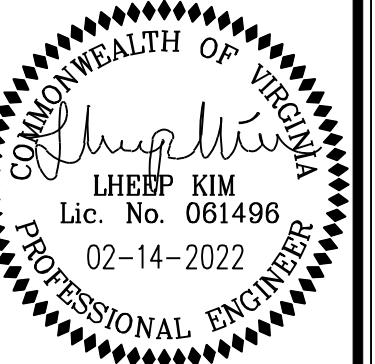
PROUDLY SERVING VIRGINIA & WEST VIRGINIA
OFFICES IN ASHBURN, VA & MARTINSBURG, WV

OVERVIEW PLAN

460 HERNDON PKWY

MINOR SITE PLAN - TP #2110

DRANESVILLE TOWN HRNDN TRANS DULLES RL W DISTRICT
TOWN OF HERNDON, VIRGINIA



No.	DATE	DESCRIPTION	REVISIONS

PLAN DATE	DATE: APRIL 2021
2021-08-06	C.I. = 1'
2022-01-07	SCALE: 1" = 40'
2022-02-14	FILE No. N378
	SHEET 03 OF 10

