

**TOWN OF HERNDON, VIRGINIA
ARCHITECTURAL REVIEW BOARD
WORK SESSION AGENDA
MARCH 4, 2020
HERNDON COUNCIL CHAMBERS BUILDING
765 LYNN STREET
7:30 P.M.**

CALL TO ORDER

1. Determination of Quorum

PUBLIC HEARINGS

2. **APPLICATION FOR A WALL OR WINDOW SIGN, ARB #20-006**, to consider an application to install one new tenant business wall sign on the multi-tenant commercial building located at 416 Elden Street, Herndon, Virginia, located between the intersection of Elden Street and Herndon Parkway and the intersection of Elden Street and Grant Street, and further identified as Fairfax County Tax Map 0162-24-D1. The property is zoned PD-B, Planned Development - Business, and consists of 139,081 square feet of land. Owner/Applicant: Herndon Centre PH III, LP c/o Michael McGregor, A.J. Dwoskin & Associates, Inc.
3. **APPLICATION FOR AN ALTERATION TO AN EXISTING STRUCTURE, ARB #20-007**, to consider an application to deconstruct an existing brick wall and brick automatic teller machine (ATM) enclosure and install a new ATM with protective bollards located at 1201 Elden Street, Herndon, Virginia, located at the intersection of Elden Street and Herndon and further identified as Fairfax County Tax Map 0161-02-0016D1. The property is zoned CS, Commercial Services, and consists of 38,754 square feet of land area. Owner/Applicant: Chevy Chase Bank FSB c/o Randy Levitt, Capital One. Applicant's Representative/Agent: Alan Su, Leo A Daly.
4. **APPLICATION FOR NEW CONSTRUCTION, ARB #20-008**, to consider an application to construct a new screening enclosure for a new backup power generator on a new concrete pad located adjacent to the multi-tenant commercial office building located at 1145 Herndon Parkway, Herndon, Virginia, located between the intersection of Herndon Parkway and Elden Street and the intersection of Herndon Parkway and Summerfield Drive, and further identified as Fairfax County Tax Map 0161-02-0015G. The property is zoned CO, Commercial Office, and consists of 384,073 square feet of land. Owner/Applicant: FMI Herndon Corporate Center, LLC c/o Finmarc Management. Applicant's Representative/Agent: Mary Seonarin, Finmarc Management.
5. **APPLICATION FOR A WALL OR WINDOW SIGN, ARB #20-009**, to consider an application to install new business wall signs on the commercial building located at 1051 Elden Street, Herndon, Virginia, located between the intersection of Elden Street and Alabama Drive and the intersection of Elden Street and Sterling Road/Locust Street, and further identified as Fairfax County Tax Map 0161-02-0023. The property is zoned CS, Commercial Services, and consists of 33,408 square feet of land. Owner/Applicant: Amed Investment LLC c/o Yusuf Mehmetoglu. Applicant's Representative/Agent: Anthony Bashorun, Signarama.
6. **APPLICATION FOR A MASTER SIGN PLAN, ARB #20-011**, to consider an application to approve a master sign plan for the multi-tenant commercial building located at 900, 902 and 904 Alabama Street, Herndon, Virginia, located between the intersection of Elden Street and Alabama Drive and the intersection of Alabama Drive and Arkansas Street, and further identified as Fairfax County Tax Map 0162-13010001B. The property is zoned PD-B, Planned Development - Business, and consists of 42,923 square feet of land. Owner/Applicant: Elden Corner Center, LLC c/o Sanjay Bajaj. Applicant's Representative/Agent: Anthony Bashorun, Signarama.

7. **APPLICATION FOR A WALL OR WINDOW SIGN, ARB #20-012**, to consider an application to install a new tenant business sign on the multi-tenant commercial building located at 360 Herndon Parkway, Suite 2150, Herndon, Virginia, located on the southwest corner of the intersection of Herndon Parkway and Grove Street, and further identified as Fairfax County Tax Map 0171-06-F4. The property is zoned O&LI, Office and Light Industrial, and consists of 226,639 square feet of land. Owner/Applicant: North Washington, LLC c/o Borger Management, Inc. Applicant's Representative: Anthony Bashorun, Signarama.

DISCUSSION ITEM

8. **HERNDON TRANSIT ORIENTED CORE (HTOC) URBAN DESIGN AND ARCHITECTURAL DESIGN GUIDELINES REVISION**, Town staff will provide brief overview of recently added and adopted design guidelines for landscaping and signs for projects and developments within the HTOC area, which will be applicable to Board reviews of development plans and public hearing items brought before the ARB.

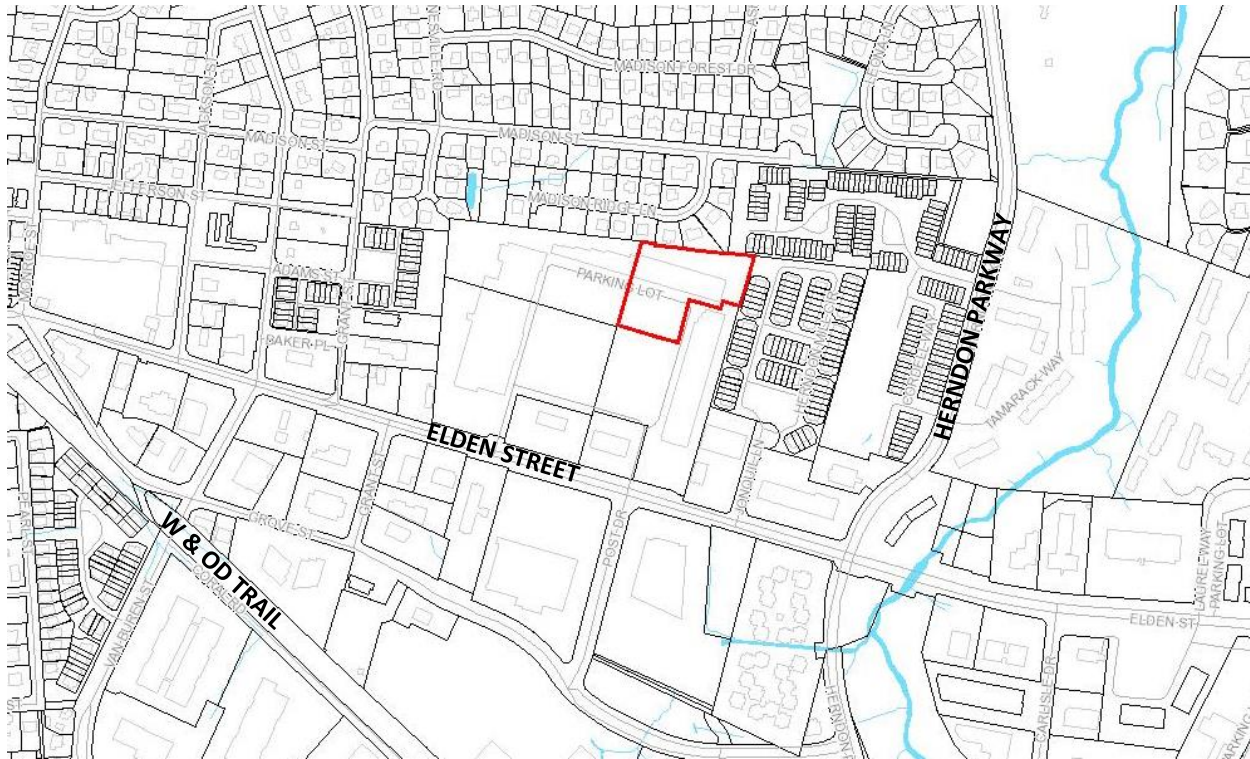
COMMENTS

9. Comments from the Staff Members
10. Comments from the Board Members

ADJOURNMENT

Case Number & Type: ARB #20-006; Wall Sign
Case Summary: Install a new business identification sign on a primary façade of a multi-tenant commercial building.
Case Location: 416 Elden Street, Herndon Centre

Location Map



Property Information

Owner / Applicant:	Herndon Centre PH III, LP c/o A.J. Dwoskin & Associates		
Representative:	N/A		
Business/Organization:	Huntington Learning Center c/o Parag Ghodgaonkar		
Property Use:	Multi-tenant, single story commercial		
Zoning District:	PD-B, Planned Development - Business		
Adjacent Zoning:	North: R-10, Residential, Single-Family South: PD-B, Planned Development - Business	East: RTC – Residential, Townhome Cluster West: PD-B, Planned Development - Business	
Associated Cases:	N/A		
Building Type(s):	Single-story commercial strip with CMU structure and composite exterior materials	Date of Construction:	1985

Architectural Style(s):	Post-modern, typical suburban commercial /retail expression
Exterior Material(s):	Composite – brick veneers, typical retail metal/glass storefronts, multi-form parapet roof with sign band and recessed electrical raceway
Neighborhood Design Profile:	Existing commercial uses with low and medium density residential uses adjacent to the subject property

Case Details

Case Description:

The proposed wall sign would display the business name of the new tenant business, Huntington Learning Center. The proposed wall sign would be centered above the tenant space bay, approximate 20'-3" from ground level to the highest point of the sign on the south facing façade.

The proposed sign would have overall dimensions of 11'-1" in length and 2'-3" in width. The sign would consist of the corporate *Huntington* name in 17" tall capital and 13" tall lower-case letters. The *Learning Center* capital lettering will be 9" in height and the three green leaf logo will be 26" in height and 18" in width. The sign lettering will be assembled using dark bronze channel letters with 5" aluminum returns, 1" aluminum trim caps, and with 1/8" translucent green plexiglass faces. The assembly of the green leaf logo is not clear in the application materials. The channel letters and logo forms will be internally illuminated with white LED lights and flush-mounted to the exterior wall panel system over the tenant space entry using the existing recessed electrical raceway.

Using the method for calculating wall sign area(s) found in the Town's Zoning Ordinance, the proposed sign on the east elevation will have overall sign area totaling 24.9 square feet (Attachments #1, #2, and #3).

Case Background:

Numerous tenant spaces at this shopping center have been the subject of many administrative approvals and formal ARB sign cases over the years. In this case, the proposed sign does not meet all of the sign plan standards for the Herndon Centre master sign plan. Thus, an administrative approval for this corporate sign for this tenant space is not permitted and must be reviewed and approved by the Board.

Applicable Design Guidelines & Standards:

- Town Zoning Ordinance, Section, 78-140.6. - General standards for all signs
- Town Zoning Ordinance Section 78-141.4. - Sign standards for commercial districts
- Town Code of Ordinances, Section 58-96 Design criteria

Staff Analysis

1. The application proposes a total of 24.9 square feet of signage to be placed on the south elevation of the multi-tenant building. Section 78-141.4. - *Sign standards for*

Commercial Districts, Table 141.4(a) specifies that one (1) square foot of sign area for each linear foot of tenant space frontage is authorized in the PD-B zoning district with a maximum of 150 square feet per sign. In this case, the tenant space along the south elevation occupies 25 linear feet of building frontage, and thus the sign may have up to 25 square feet of area for wall signs. The proposed signage does not exceed this maximum and meets the location, sign area, and overall sign dimensions of the referenced zoning ordinance section.

However, staff has noted a discrepancy in the applicant's submission materials related to the overall length of the sign with two different figures presented on sign elevation drawing pages. Staff has assumed the larger dimension in this report. As a result, staff will also be reviewing the scale of drawings in the application materials with the applicant as none of the drawings appear at a standard architectural or engineering scale. In both cases, staff recommends that these two technical drawing issues be resolved prior to Board action to ensure zoning compliance.

2. The proposed sign meets the Town Zoning Ordinance, Section, 78-140.6. - *General Standards for All Signs* regarding, the sign types, placement, and illumination. However, staff still has questions about the design and assembly of the three green leaf logo as this is not clear within the application materials and needs to be clarified in detail within the submission.
3. The proposed sign 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 (Attachment #4). Staff finds that the proposed wall sign will clearly serve the purpose of identifying the tenant business and will be in keeping with current signage design pattern(s) and previous ARB approvals for wall signs on this multi-tenant commercial building/property.

Staff Recommendation:

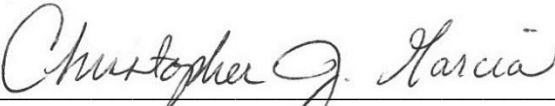
Motion Alternatives:	1. Motion to deny the application. 2. Motion to approve the application as submitted. 3. Motion to approve with condition(s). 4. Motion to continue public hearing to a date certain or the next ARB Public Hearing for action to address a specified design issue or concern of the Board.
Recommended Motion:	Staff is withholding its recommendation until the following design issues are clarified or revised: 1. Clarification of the overall length of the sign within the submission materials; 2. Provision of drawings of the signs to a usable architectural or engineering to scale to ensure zoning compliance; and 3. Clear description and an assembly detail drawing of the proposed logo.

Report Attachments

1.	Aerial Image
2.	Applicant Letter
3.	Site Plan, Site Photos, Sign Elevations, and Details
4.	Town's Code of Ordinances Division 4 - Standards, Sec. 58-96. (ARB) Design Criteria

Staff Contact

Name/Title:	Christopher J. Garcia, Community Design Planner
Phone/Email:	(703)787-7380; christopher.garcia@herndon-va.gov



Christopher J. Garcia
Community Design Planner



Bryce A. Perry
Deputy Director

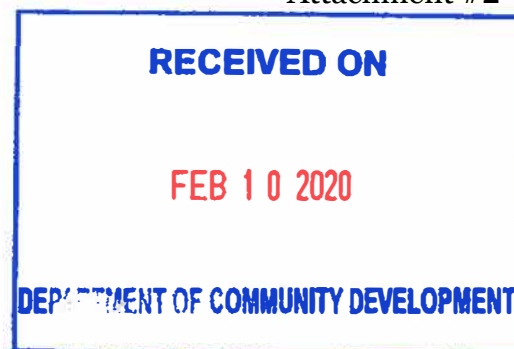


SITE LOCATION – AERIAL PHOTO



Imagery prepared by Town of Herndon
Department of Community Development
Image source: Google Earth © 2018/2019

February 10, 2020
Department of Community Development
Town of Herndon
777 Lynn Street
Herndon, VA 20171



APPLICATION LETTER

This letter is to formally submit for ARB review for wall mounted sign, "Huntington Learning Center" directly to the store front.

I have also attached the following to this letter for your review:

1. Completed and signed application form
2. Approval letter from the landlord
3. Six (6) sets of photographs 8.5" x 11" of the entire store front with wide angle labeled with location of the sign
4. Six (6) sets of photographs 8.5" x 11" of the direct store front labeled with location of the sign
5. Six (6) color copies of 11" x 17" sheets showing scaled store front façade rendering and the proposed sign with dimensions specified including details of work specification. (These sheets are marked as (1) at the bottom)
6. Six (6) color copies of 11" x 17" sheets showing store front façade before and after rendering proposed sign with dimensions specified. The details show accurate sign color, dimensions of all letters, logos and line spacing. (These sheets are marked as (2) at the bottom)
7. Six (6) color copies of 11" x 17" sheets showing structural details of the sign, method of illumination and method of attachment to the structure. (These sheets are marked as (3) at the bottom)
8. Six (6) color copies 11" x 17" sheets showing Herndon Center leasing plan with location of Huntington Learning center, store #40 and location of the proposed sign.
9. Six (6) copies 11" x 17" of the site plan for Herndon Center with proposed location of the sign.
(Submissions 8 & 9 cover details such as footprint of the building, adjacent parking area, nearby vehicle entrances, public and private sidewalks, side property lines and proposed location of the sign)
10. Samples of exterior materials and colors to be used for the proposed sign.

Thank you for your consideration on this matter.

Sincerely,

Parag Ghodgaonkar/ Tenant
Bright Brains LLC dba Hunting Learning Center
571-383-6615

Herndon Centre

Herndon, Virginia

Attachment #3

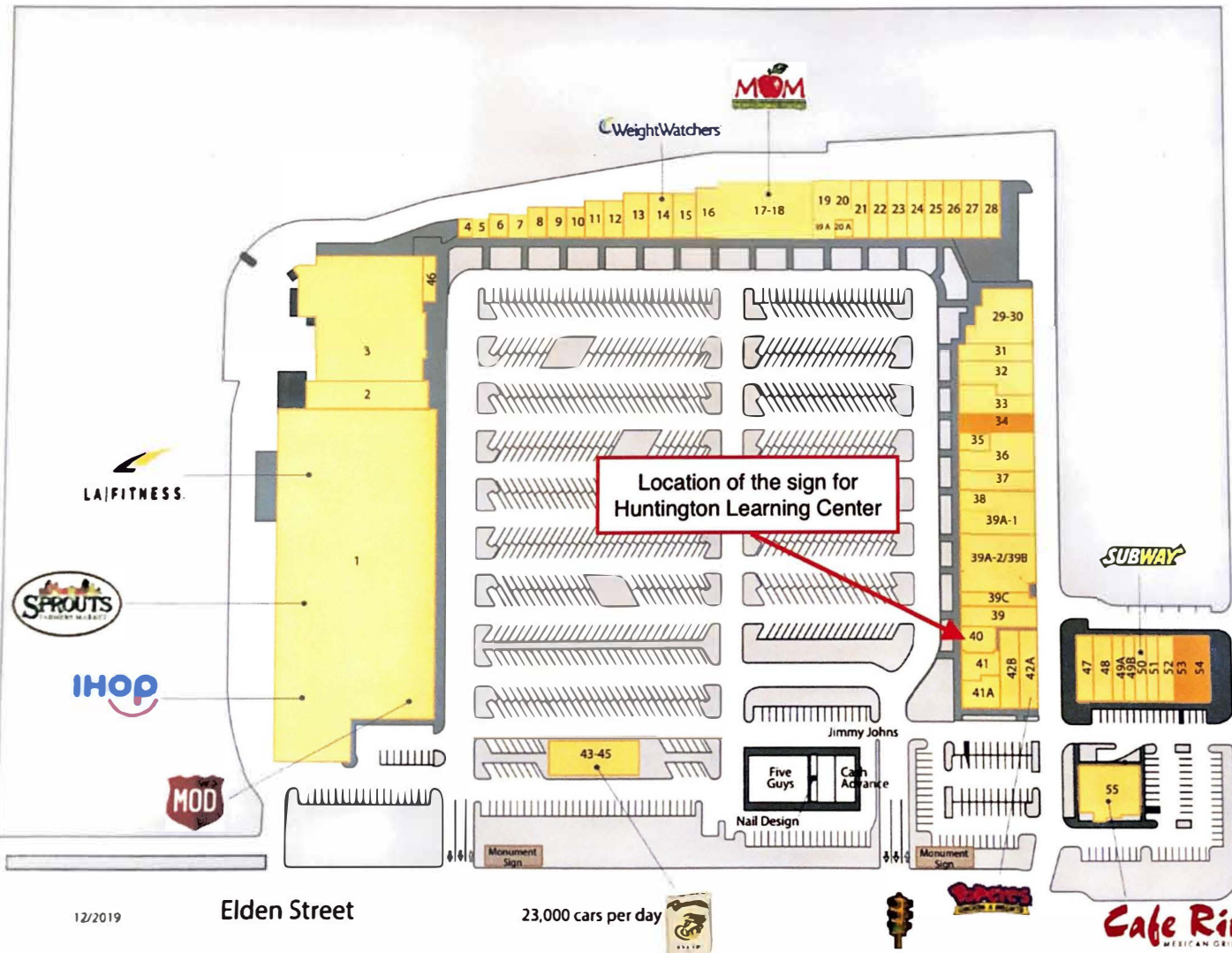
A.J. DWOSKIN

& ASSOCIATES, INC.

Real Estate Development & Management

Space	SF	Tenant
1	88,562	Sprouts (KOP LA Address & More)
2	7,550	Royal Buffet
3	25,989	Lotte Plaza
4	520	Kim's Watchmakers
5	492	Art Threading & Spa
6	767	Nail Villa II
7	750	Old Bowl
8	1,007	The Deli
9	1,017	Postal Plus
10	997	Boost Mobile
11	1,250	Vacuums Unlimited
12	1,264	Spidersmart
13	2,026	Dona Gloria Tipicos
14	2,000	Russian Gourmet
15	1,965	Weight Watchers
16-20B	10,092	Mom's Organic Market
19A	1,013	Canine Carousel
20A	1,012	Family Immediate Care
21	2,025	Sonia Jewelry & Bridal
22	1,993	Phoenix Rehab
23	1,923	Chaan Thai Massage
24	2,025	My Doctors Pharmacy
25	2,025	Thai Shogun Restaurant
26	2,065	Greenfare
27-28	4,078	Escape Room
29-30	6,000	Fairfax County School Board
31	3,000	Stern's TKD Academy
32	3,623	Charcoal Kabob
33	3,164	Fresh Bakery
34	2,500	LA Fitness
35	1,000	Cirque Salon Studio
36	4,000	Cirque Salon Studio
37	2,500	Pho 75
38	1,250	VA ABC
39-A1	4,138	VA ABC
39-A2/B	7,511	Madina Market
39C	1,936	Grace's Pastries
39	2,500	Grenada Turkish Cafe and Bakery
40	1,460	Huntington Learning Center
41	1,540	Supper Club of India
41A	2,000	Apple FCU
42A	2,400	Popeye's
42B	2,400	Italian Market
43-45	5,124	Panera
46	1,087	The Barber Shop
47	1,456	Dessert Lounge
48	2,125	HyukSoo Kwon, DDS
49-A	1,275	Cell Depot
49-B	1,275	Wireless Communications
50	1,275	Subway
51	1,275	AD COMM
52	1,700	Sweet Leaf Cafe
53	1,318	Available
54	2,500	Available
55	4,800	Cafe Rio

Total GLA 246,584

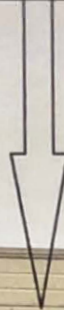


12/2019



Location of sign for
Huntington Learning Center

Location of the Sign for
Huntington Learning Center



RANADA

SUPPER



Sign City Plus
14586 Faith Ct.
woodbridge VA 22193
(703) 864 4928

Huntington Learning Center
Parag Ghogaonkar
416 Elden Street store # 40
Herndon VA, 20190

Proposal # 20200128
Date: Feb.05. 2020

Product Descriptions

Price



Store picture Scaled to 2%



This sign drawing is reduced scaled to 8%

WORK SPECIFICATION:

Fabricate and install one set of individually illuminated channel letters
First line 17" height for Huntington and 9" height for second line LEARNING CENTER,
light box logo (tri leaf) 26" H. by 18" w. mounted on existing raceway left side of the sign
Letter Faces are Dark Green #2030 Translucent Acrylic plexi glass 1/8" thickness.
Returns are 5" deep # 313 Dark bronze Aluminum with 1" Bronze color Trim Cap.
White LED lighting system with 12 volt Transformer, will be mounted on existing
building raceway, The sign will be installed center of store front. as in drawing shows.
All Components are UL labeled and UL approve.

Total Sign Area
 $133'' \times 27'' = 24.94 \text{ sqft}$

Sign City Plus
14586 Faith Ct.
woodbridge VA 22193
(703) 864 4928

Huntington Learning Center
Parag Ghogaonkar
416 Elden Street store # 40
Herndon VA, 20190

Proposal # 20200128
Date: Feb.05. 2020

Product Descriptions

Price



Before



After 113" w

Total Sign Area
 $133'' \times 27'' = 24.94 \text{ sqft}$



This sign drawing is reduced scaled to 8%

Project: Huntington Learning Center
Address: 416 Elden Street #40
Herndon VA 20190

Mr. Parage
(571) 383 6615

Designed by Sign City Plus
14585 Faith CT.
Woodbridge VA 22193

Approved by :

Sign City Plus
14586 Faith Ct.
woodbridge VA 22193
(703) 864 4928

Huntington Learning Center
Parag Ghogaonkar
416 Elden Street store # 40
Herndon VA, 20190

Proposal # 20200128
Date: Feb.05. 2020

Product Descriptions

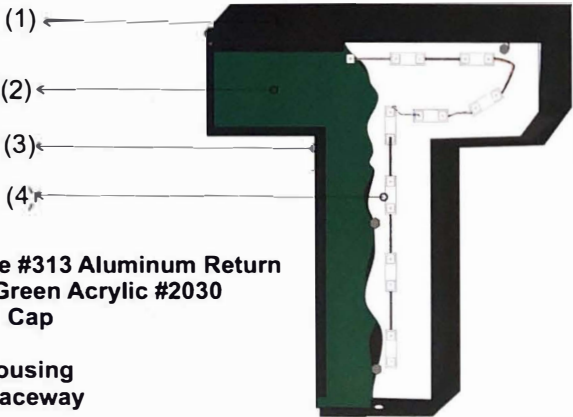
Price

Scaled 2%

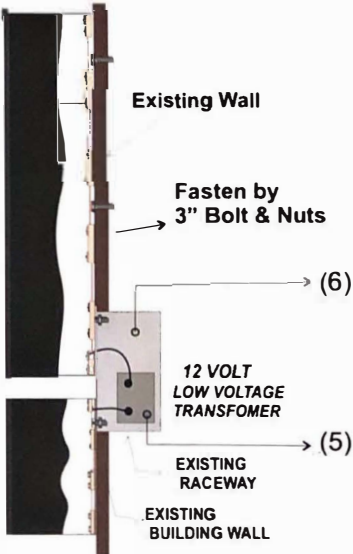


FRONT VIEW

SIDE VIEW



- (1) 5" Deep dark bronze #313 Aluminum Return
- (2) 3/16" Translucent Green Acrylic #2030
- (3) 1" Dark bronze trim Cap
- (4) White US. LED.
- (5) LED Transformer housing
- (6) Existing Building Raceway



ARCHITECTURAL REVIEW BOARD STANDARDS FOR DESIGN REVIEW

Taken from ARB Charter – Chapter 58 (Planning) of Herndon Town Code (2000)

DIVISION 4. STANDARDS* _____

***Charter references:** Standards and purpose, § 7.4:1(c). _____

Sec. 58-96. Design criteria.

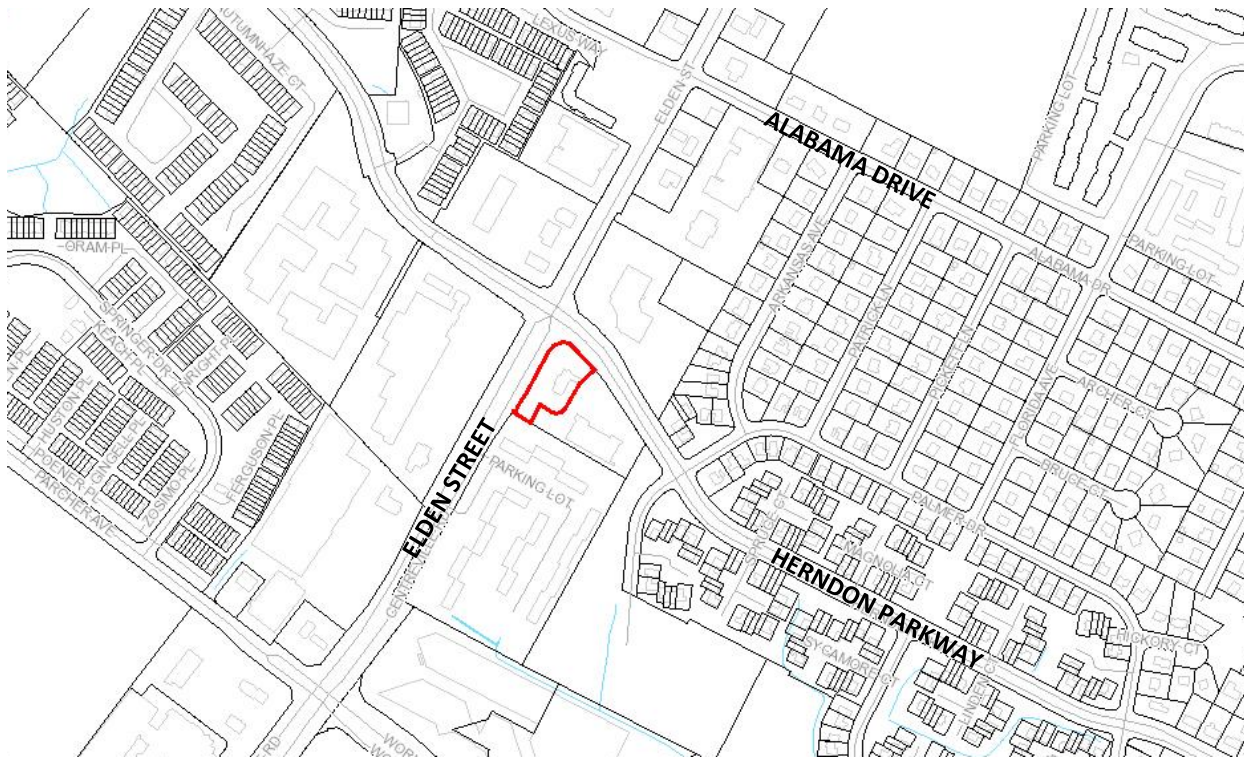
The board of architectural review and, on appeal, the town council shall use the following standards and criteria in considering applications filed under this article:

- (1) Whether or not the proposed architectural design is suitable for a good suburban community in terms of external architectural features, including signs subject to public view, general design and arrangement, texture, color, line, mass, dimension, material and lighting.
- (2) Whether or not the proposed structure, building or improvement is compatible with existing well-designed structures, acceptable to the board, in the vicinity and in the town as a whole.
- (3) Whether or not, and to what extent, the proposed structure, building or improvement would promote the general welfare and protect the public health, safety and morals by tending to maintain or augment the town's tax base as a whole, generating business activity, maintaining and creating employment opportunity, preserving historical sites and structures and making the town a more attractive and desirable place in which to live.
- (4) Whether or not proposed freestanding buildings use the same or architecturally harmonious materials, color, texture and treatment for all exterior walls; and in the case of partially freestanding buildings, whether or not the same or architecturally harmonious materials, color, texture and treatment are used on all portions of all exterior walls exposed to public view.
- (5) Whether or not the combination of architectural elements proposed for a structure, building or improvement, in terms of design, line, mass, dimension, color, material, texture, lighting, landscaping and roofline and height conform to accepted architectural principles for permanent buildings as contrasted with engineering standards designed to satisfy safety requirements only; and exhibit external characteristics of demonstrated architecture and aesthetic durability.
- (6) Whether or not, in terms of design, material, texture, color, lighting, landscaping, dimension, line, mass or roof line and height, the proposed structure, building or improvement is designed to serve primarily as an advertisement or commercial display, exhibits exterior characteristics likely to deteriorate rapidly, would be of temporary or shortterm architectural or aesthetic acceptability, would be plainly offensive to human sensibilities or would otherwise constitute a reasonable foreseeable detriment to the community.

(Code 1992, § 4-16)

Case Number & Type: ARB #20-007; New Construction
Case Summary: Remove an existing brick wall surround and drive-up ATM and install a new ATM
Case Location: 1201 Elden Street, Herndon Parkway Crossing Shopping Center

Location Map



Property Information

Owner / Applicant:	Chevy Chase Bank FSB, c/o Randy Levitt, Capital One		
Representative:	Alan Su, Architect, Leo A. Daly		
Business/Organization:	Capital One Bank - Herndon		
Property Use:	Single-tenant, single story commercial		
Zoning District:	CS, Commercial Services		
Adjacent Zoning:	North: CS, Commercial Service/CO, Commercial Office	East: CO, Commercial Office	
	South: CS, Commercial Services	West: CS - Commercial Services	
Associated Cases:	N/A		
Building Type(s):	Single-story commercial with drive-thru	Date of Construction:	1998
Architectural Style(s):	Colonial Revival typical of corporate model and classical motifs		

Exterior Material(s):	Composite – brick veneers, fluted Tuscan columns, possibly pre-cast frieze and pediment(s), flat built-up or membrane roof and metal(possibly standing seam metal) gable roof
Neighborhood Design Profile:	Existing suburban commercial and office uses at intersection of two major roadways

Case Details

Case Description:

This application proposes to remove portions of a full-height brick wall between two drive through porte cochere structural columns, remove an existing (approximately) 7' high brick (ATM) enclosure and remove the existing drive-up ATM at the operating Capital One bank on the subject property. In addition, the applicant proposed to install a new standalone ATM on the existing drive thru island with four (4) bollards to protect the machine from vehicular traffic (Attachments #1, #2, and #3).

Resource Background:

This design for a bank building with a drive-thru was originally approved by the Board through ARB #97-40 in 1997 and was built the following year. The property has been the subject of a few sign cases over the years, which has resulted in the current state of design of this building.

Applicable Design Guidelines & Standards:

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

Staff Analysis

1. The application proposes to remove portions of a brick wall and the brick enclosure of the existing ATM situated between the two outermost drive-thru lanes. Staff evaluation of the existing condition is that the brick wall and bulky brick enclosure is very awkward in design and has created an excess volume for a rather small machine. Staff believes that removal of the brick components will improve the visual appeal of the porte-cochere and improve the visibility, for security purposes, around the structure by eliminating walls with little functional purpose other than obstructing visibility. While the new ATM is not the most attractive site feature to be added, staff believes that the redesign of this building component will improve the overall architectural appeal of the building. Staff still has some questions regarding the color and dimensions of the new proposed bollards. Staff would recommend using the same red vinyl covering as the other bollards in this area of the site and recommend resubmission of design details of the dimensions of the proposed bollards.
2. The proposed alterations generally comply with the applicable design criteria within the Town's Architectural Control District as specified in Section 58-96 of the Town Code of Ordinances (Attachment #4). Staff finds that the proposed removal of the bulky brick wall features and the installation of the new stand-alone ATM will improve the architectural design of this building.

Staff Recommendation:

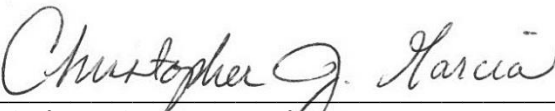
Motion Alternatives:	1. Motion to deny the application. 2. Motion to approve the application as submitted. 3. Motion to approve with condition(s). 4. Motion to continue public hearing to a date certain or the next ARB Public Hearing for action to address a specified design issue or concern of the Board.
Recommended Motion:	Staff is recommending approval of ARB #20-007, in accordance with Alternative #3, with the following conditions: 1. Applicant shall revise and resubmit design materials with clarification of the overall dimensions of the proposed bollards; 2. Applicant shall revise and resubmit design materials with red bollard coverings to match the existing bollards on site; and 3. Proposed alterations shall be demolished, constructed and installed in substantial conformance with the original design materials submitted with the original application, and any revised design materials meeting Conditions #1 and #2.

Report Attachments

1.	Aerial Image
2.	Applicant Letter
3.	Site Photos, Site Plan, Sign Elevations, Details and Product Information
4.	Town's Code of Ordinances Division 4 - Standards, Sec. 58-96. (ARB) Design Criteria

Staff Contact

Name/Title:	Christopher J. Garcia, Community Design Planner
Phone/Email:	(703)787-7380; christopher.garcia@herndon-va.gov



Christopher J. Garcia
Community Design Planner



Bryce A. Perry
Deputy Director



SITE LOCATION – AERIAL PHOTO



Imagery prepared by Town of Herndon
Department of Community Development
Image source: Google Earth © 2018/2019

02/07/2020

Chris Garcia
 Community Design Planner
 Town of Herndon
 777 Lynn Street
 Herndon, VA 20170



PLANNING

ARCHITECTURE

ENGINEERING

INTERIORS

ABU DHABI
 ATLANTA
 AUSTIN
 BEIJING
 CHICAGO
 COLLEGE STATION
 CORPUS CHRISTI
 DALLAS
 DAMMAM
 DOHA
 FORT WORTH
 HONG KONG
 HOUSTON
 LANSING
 LAS VEGAS
 LOS ANGELES
 MIAMI
 MILPITAS
 MINNEAPOLIS
 OAKLAND
 OMAHA
 ORANGE
 RIYADH
 SAN ANTONIO
 SAN MARCOS
 TAMPA
 WACO
 WASHINGTON DC
 WEST PALM BEACH

RE: Drive up ATM Demolition & Replacement at Capital One Bank - Herndon

Dear Mr. Garcia and ARB members.

This letter serves as formal request for approval of the attached exterior alteration package for our location at 1201 Elden St, Herndon, VA 20170, for submittal to the Architectural Review Board of the Town of Herndon.

The propose scope of the project is the replacement of one existing Automatic Teller Machine at drive up lane three, the outer most lane at the bank branch.

1. The drive-up ATM in the third lane of the drive-thru will be replaced with a new model, NCR 6688 ATM. The "Isotel" brick kiosk currently housing the ATM will be permanently removed, and a concrete curb will be poured in the footprint of the removed kiosk, between the structural columns of the canopy. The kiosk brick building itself is not part of the structure of the canopy. The new ATM will include new protective bollards. The existing vacuum air tube will be left in place. Additionally, an existing pump controller & J-Box will be relocated to inside column face. The new ATM will not have any associated signage at this time.
2. Material List:
 This project will involve patching areas such as brick columns, drywall ceiling, & infilling the concrete curb. Finishes that match existing materials should be utilized.

Should you have any questions or require additional information, please do not hesitate to contact me at (202)955-9120. Thank you for your time and consideration.

Sincerely,

LEO A DALY
 Alan Su
 Associate, Architect
 ASu@leoadaly.com

LEO A DALY
 8600 Indian Hills Drive
 Omaha, NE 68114-4039
 402.391.8111

leoadaly.com

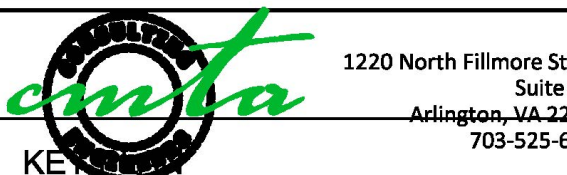
CAPITAL ONE BANK
HERNDON
1201 Elden St,
Herndon, VA 20170



1680 Capital One Drive
McLean, VA 22102



1200 Nineteenth St. NW, Suite 220
Washington, DC 20036-2683 US
Tel 202-861-4600 Fax 202-872-8530



703-525-6268

REVISIONS

[illegible]

FILE LOG

ACTIVITY	BY
Manager	CKL
Design	AS
Draw	JL
Check	AMG

STAMP

CONSTRUCTION
DOCUMENTS

Project No. 052-10117-113
02/07/2020

PROJECT SITE PHOTOS

HER ARB-3



NORTH



SOUTH



EAST



WEST

2 EXISTING DRIVE UP LANES
ARB-3 NTS



NORTH



SOUTH



EAST



3D VIEW OF DRIVE UP LANES



WEST

1 EXISTING BUILDING
ARB-3 NTS

3 NEW WORK ELEVATION-NORTH
ARB-2 SCALE: 3/16" = 1'-0"

4 NEW WORK ELEVATION-SOUTH
ARB-2 SCALE: 3/16" = 1'-0"



2 NEW WORK ELEVATION-WEST
ARB-2 SCALE: 3/16" = 1'-0"



1 NEW WORK ELEVATION-EAST
ARB-2 SCALE: 3/16" = 1'-0"

REVISIONS

[illegible]

FILE LOG

ACTIVITY	BY
Manager	CKL
Design	AS
Draw	JL
Check	AMG

STAMP

CONSTRUCTION
DOCUMENTS

Project No. 052-10117-113
02/07/2020

DEMOLITION PLAN
PROPOSED WORK PLAN

HER ARB-2



ATM-950-DU

Free-Standing Drive-Up ATM

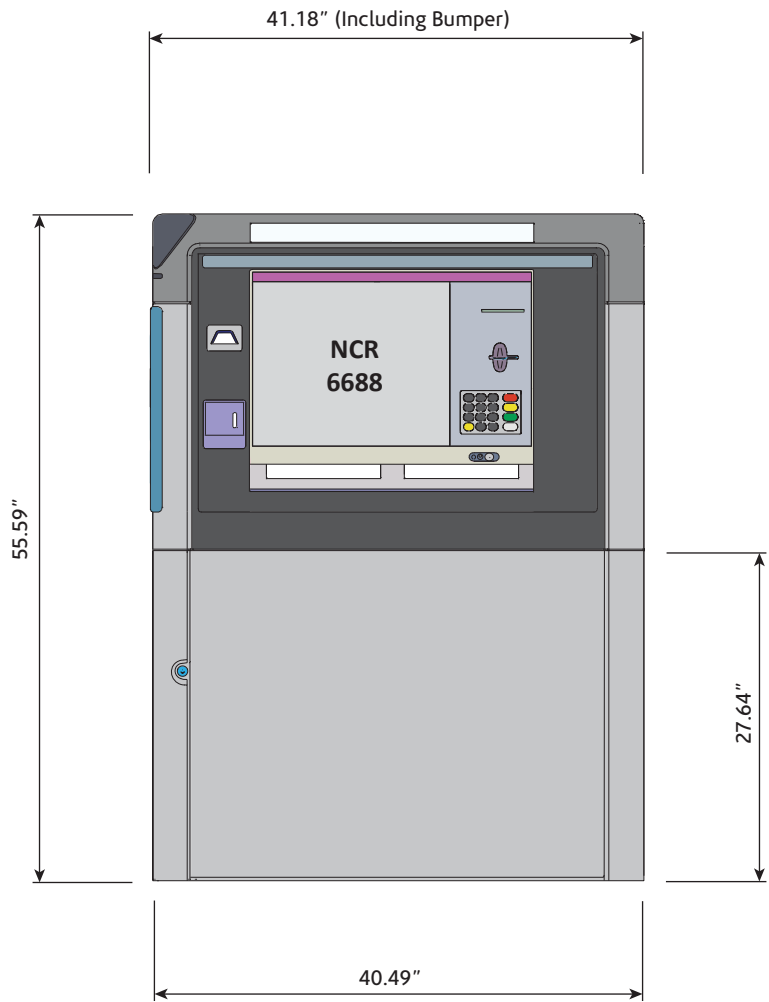
Date:	Description of Revision	FOR DESIGN INTENT ONLY The sole purpose of these design intent drawings is to provide general guidance for the vendor in the development of this project. They are not intended for fabrication purposes. The vendor accepts total responsibility for materials selection, engineering, fabrication and installation.
11/27/19	Initial Design	
12/03/19	"Capital One Gray" defined; Vinyl Backer length adjusted	



NCR 6688 Drive-Up Surround
Front View

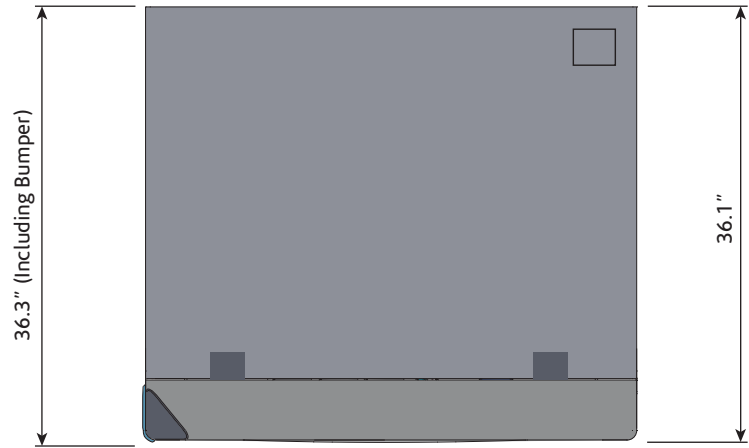


NCR 6688 Drive-Up Surround
SIDE VIEW



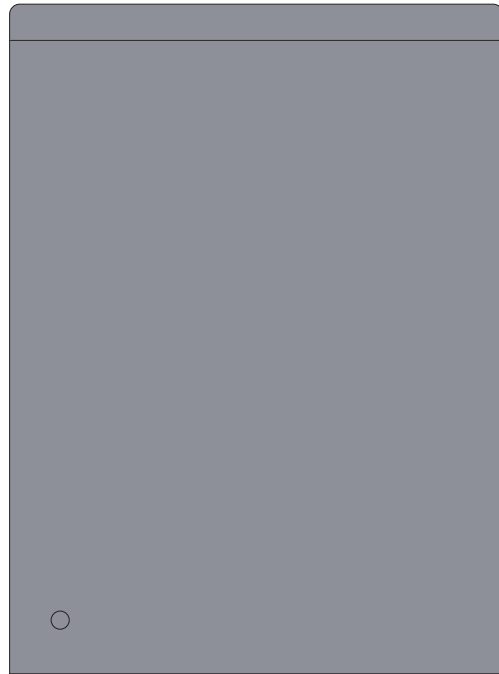
Front View

Scale: 3/4"=1'-0"



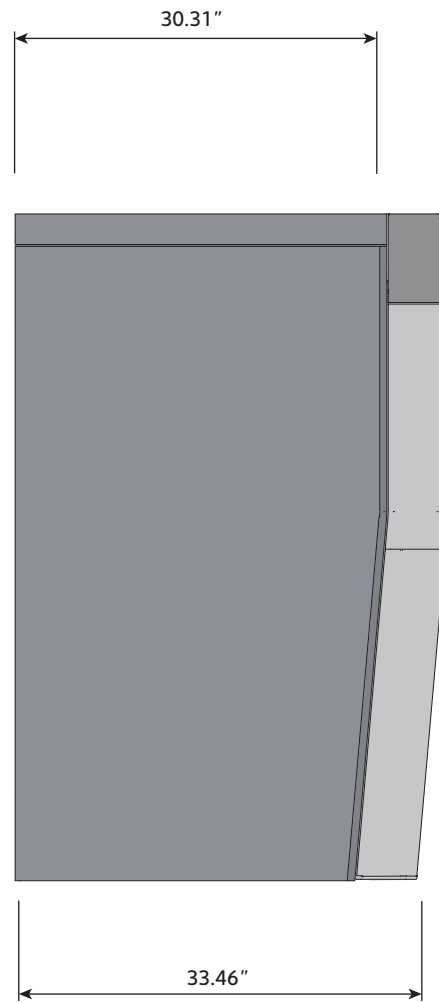
Top View

Scale: 3/4"=1'-0"



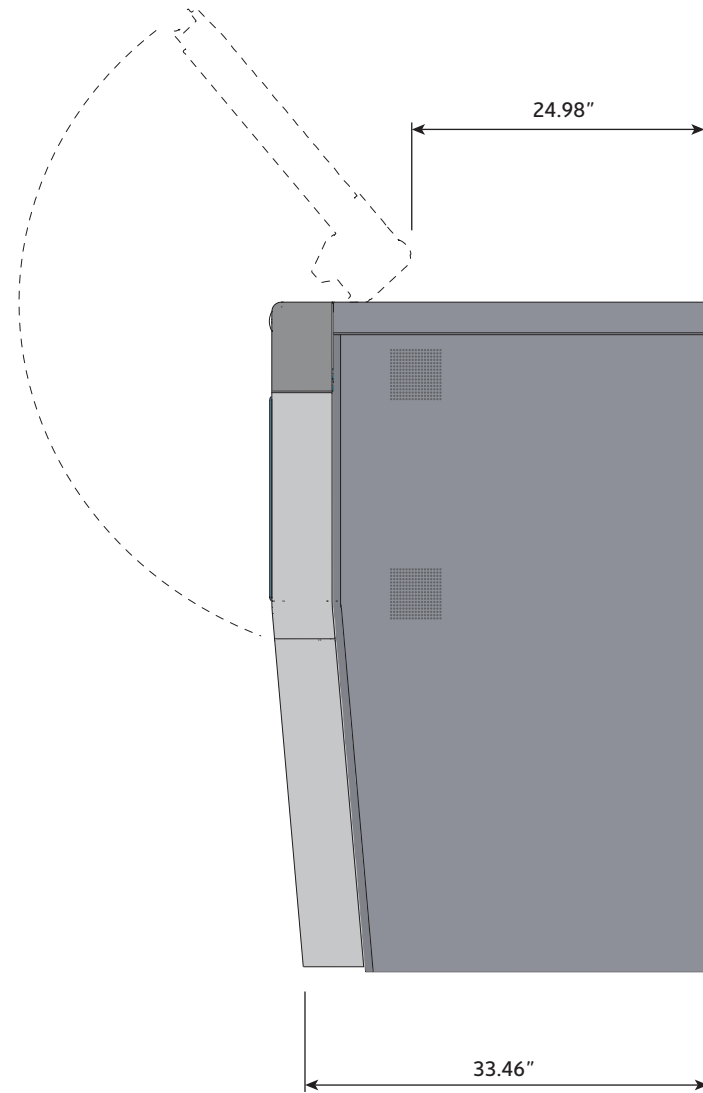
Rear View

Scale: 3/4"=1'-0"



Left Side View

Scale: 3/4"=1'-0"



Right Side View

Scale: 3/4"=1'-0"

ARCHITECTURAL REVIEW BOARD STANDARDS FOR DESIGN REVIEW

Taken from ARB Charter – Chapter 58 (Planning) of Herndon Town Code (2000)

DIVISION 4. STANDARDS* _____

***Charter references:** Standards and purpose, § 7.4:1(c). _____

Sec. 58-96. Design criteria.

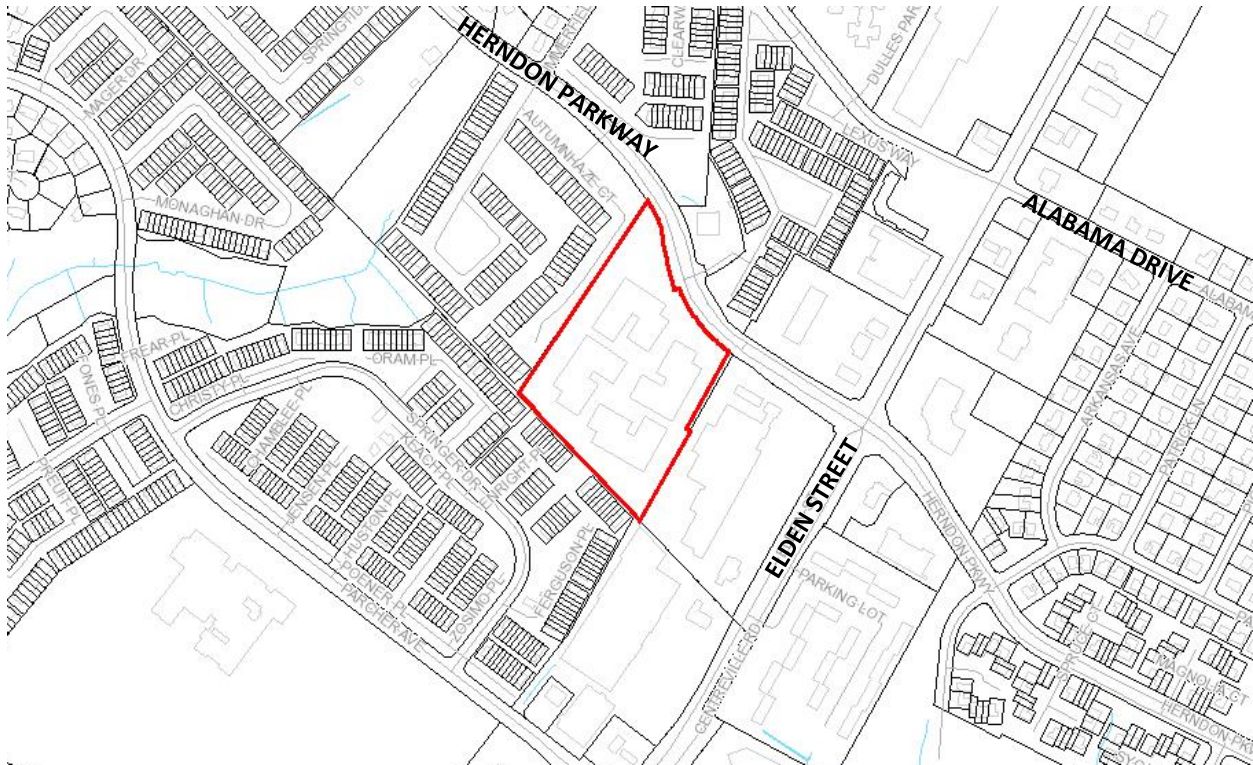
The board of architectural review and, on appeal, the town council shall use the following standards and criteria in considering applications filed under this article:

- (1) Whether or not the proposed architectural design is suitable for a good suburban community in terms of external architectural features, including signs subject to public view, general design and arrangement, texture, color, line, mass, dimension, material and lighting.
- (2) Whether or not the proposed structure, building or improvement is compatible with existing well-designed structures, acceptable to the board, in the vicinity and in the town as a whole.
- (3) Whether or not, and to what extent, the proposed structure, building or improvement would promote the general welfare and protect the public health, safety and morals by tending to maintain or augment the town's tax base as a whole, generating business activity, maintaining and creating employment opportunity, preserving historical sites and structures and making the town a more attractive and desirable place in which to live.
- (4) Whether or not proposed freestanding buildings use the same or architecturally harmonious materials, color, texture and treatment for all exterior walls; and in the case of partially freestanding buildings, whether or not the same or architecturally harmonious materials, color, texture and treatment are used on all portions of all exterior walls exposed to public view.
- (5) Whether or not the combination of architectural elements proposed for a structure, building or improvement, in terms of design, line, mass, dimension, color, material, texture, lighting, landscaping and roofline and height conform to accepted architectural principles for permanent buildings as contrasted with engineering standards designed to satisfy safety requirements only; and exhibit external characteristics of demonstrated architecture and aesthetic durability.
- (6) Whether or not, in terms of design, material, texture, color, lighting, landscaping, dimension, line, mass or roof line and height, the proposed structure, building or improvement is designed to serve primarily as an advertisement or commercial display, exhibits exterior characteristics likely to deteriorate rapidly, would be of temporary or shortterm architectural or aesthetic acceptability, would be plainly offensive to human sensibilities or would otherwise constitute a reasonable foreseeable detriment to the community.

(Code 1992, § 4-16)

Case Number & Type: ARB #20-008; New Construction
Case Summary: Construct a new backup power generator pad and enclosure
Case Location: 1145 Herndon Parkway, Herndon Corporate Center

Location Map



Property Information

Owner / Applicant:	FMI Herndon Corporate Center, LLC c/o Finmarc Management, Inc.		
Representative:	Mary Seonarain, Finmarc Management		
Business/Organization:	US Small Business Administration		
Property Use:	Multi-tenant, single story commercial		
Zoning District:	CO, Commercial Office		
Adjacent Zoning:	North: CO, Commercial Office / PD-R, Planned Development - Residential South: CS, Commercial Services / Outside Town Corporate Boundary	East: CO, Commercial Office West: RM, Residential Multi-family / CS, Commercial Services	
Associated Cases:	TP #R-19-05		
Building Type(s):	Single-story commercial complex	Date of Construction:	1986
Architectural Style(s):	Post-modern, typical suburban commercial / light industrial and business park design		

Exterior Material(s):	Composite – Brick typical with commercial ribbon storefront windows and doors, low-pitched hipped roof with standing seam metal roofs
Neighborhood Design Profile:	Existing suburban commercial and office uses with adjacent medium density residential uses

Case Details

Case Description:

This application proposes to construct a new concrete pad and a 27'-4" X 9'-10", three-sided structural brick enclosure to screen a new backup power generator adjacent to southwest building of the four-building office complex. The enclosure will stand 10' tall from grade and constructed of structural brick walls in a red *Colonial Blend* finish to closely match the existing exterior brick of the office buildings. The enclosure walls will be offset approximately 5' from the noted building's west elevation (facing northwest) to allow maintenance/operational access and still remain concealed to the extent possible and screened from adjacent properties (Attachments #1, #2, and #3).

Resource Background:

Staff has researched the subject property for prior ARB cases, but only revealed a handful of tenant sign cases and a freestanding sign case. Though limited information about the original design of this office complex has been found, the buildings are classic examples of a common single-story red brick suburban office building design found regionally and nationally due to typical business models of the 1980's and 1990's. The proposed pad and enclosure location and general dimensions were recently administratively approved through a site plan revision, TP #R-19-05.

Applicable Design Guidelines & Standards:

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

Staff Analysis

1. The application proposes to construct a pad and enclosure for a backup electrical power supply. The enclosure itself appears as an abnormal appendage of the subject building and creates a singular departure from the otherwise repetitive façade compositions across the complex. The repetitive nature includes semi-regular patterns of brick walls, windows, storefront entries and then brick walls. In this case, the enclosure appears to cover existing windows and creates an irregular expanse of brick wall. Staff finds that incorporating additional design features to the walls would allow for more visual integration into the façade composition. Staff could not evaluate how the top of the enclosure walls will be capped. Staff believes that designing a cornice or distinct wall cap with a pre-cast system on top of the wall, in similar color and design, as the cornice line of the buildings are appropriate features to consider. Designing a complementary wall cap or cornice similar in proportion and profile to the existing buildings would visually deemphasize the irregular, unexpected appendage which abruptly changes the building façade design from all other elevations.

2. The proposed new construction 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 (Attachment #4). Staff finds that the proposed enclosure generally meets the intent of the design criteria, however staff believes the Board should discuss the noted design materials and features noted in the previous analysis section.

Staff Recommendation:

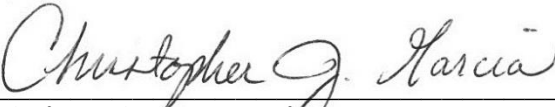
Motion Alternatives:	1. Motion to deny the application. 2. Motion to approve the application as submitted. 3. Motion to approve with condition(s). 4. Motion to continue public hearing to a date certain or the next ARB Public Hearing for action to address a specified design issue or concern of the Board.
Recommended Motion:	Staff is withholding its recommendation until the following design issues are discussed and/or revised: 1. Clarify and/or improve the enclosure wall design at the top of the walls, which may include a cornice or cap that is complementary to the adjacent building /complex.

Report Attachments

1.	Aerial Image
2.	Applicant Letter
3.	Site Photo of Existing Conditions Site Plan, Sign Elevations, Details and Product Information
4.	Town's Code of Ordinances Division 4 - Standards, Sec. 58-96. (ARB) Design Criteria

Staff Contact

Name/Title:	Christopher J. Garcia, Community Design Planner
Phone/Email:	(703)787-7380; christopher.garcia@herndon-va.gov



Christopher J. Garcia
Community Design Planner



Bryce A. Perry
Deputy Director



SITE LOCATION – AERIAL PHOTO



Imagery prepared by Town of Herndon
Department of Community Development
Image source: Google Earth © 2018/2019



February 6, 2020

Town of Herndon, Architectural Review Board

To Whom it May Concern,

The planned construction associated with this application will consist of a three sided enclosure around a new generator planned on the west side of the existing building located at 1165 Herndon Parkway Herndon, VA. This enclosure will measure 27'-4" x 9'-10". It will be 10'-0" high and will be open only on the side facing the building so that the generator cannot be seen from the adjacent properties.

The materials used in this construction will be a concrete masonry product by York Building Products called Master-Brik. The color selected for this application is their Colonial Blend color, which closely matches that variations in the existing building brick. Because this is a concrete masonry product, the size of these units are slightly larger than a standard brick size, measuring 4" high x 16" long x 8" deep. The mortar used in this application will be Type N Mortar, Marble Beige color, which is a light beige color that matches the brick mortar in the existing building. No other materials will be used in the construction of this enclosure.

Sincerely,

A handwritten signature in black ink, appearing to read "Peter Ducas", with a long horizontal flourish extending to the right.

Peter Ducas, AIA

Partner

OTJ Architects



DESIGN DRIVEN • PEOPLE FOCUSED



VIEW LOOKING SOUTHEAST AT BUILDING WEST ELEVATION



VIEW LOOKING NORTHEAST AT BUILDING WEST ELEVATION



VIEW LOOKING SOUTHEAST AT BUILDING NORTH ELEVATION



VIEW LOOKING SOUTHWEST AT BUILDING NORTH ELEVATION



VIEW LOOKING SOUTHWEST AT BUILDING EAST ELEVATION



VIEW LOOKING NORTHWEST AT BUILDING EAST ELEVATION



VIEW LOOKING NORTHWEST AT BUILDING EAST ELEVATION



VIEW LOOKING NORTHEAST AT BUILDING SOUTH ELEVATION



VIEW LOOKING NORTHEAST AT BUILDING SOUTH ELEVATION



VIEW LOOKING SOUTHWEST AWAY FROM BUILDING



VIEW LOOKING NORTHEAST ALONG WEST BUILDING ELEVATION



VIEW LOOKING SOUTHWEST ALONG BUILDING WEST ELEVATION



VIEW LOOKING NORTHEAST AWAY FROM BUILDING



VIEW LOOKING NORTHWEST AWAY FROM BUILDING



VIEW LOOKING WEST AWAY FROM BUILDING



VIEW LOOKING SOUTHWEST AWAY FROM BUILDING



VIEW LOOKING SOUTHEAST AT PLANNED GENERATOR LOCATION



CLOSE UP OF EXISTING BUILDING BRICK (COLOR VARIES)

PERFORMANCE BOND ESTIMATE					
ITEM NO.	ITEM	QUANTITY	UNIT	UNIT PRICE	COST
	CLEARING & GRUBBING		ACRES		
	EXCAVATION		CU. YDS.		
	EMBANKMENT		CU. YDS.		
	OVERLOT GRADING		LOTS		
	STRUCTURES				
	CONCRETE PIPE		LIN. FT.		
	CONCRETE PIPE		LIN. FT.		
	CONCRETE PIPE		LIN. FT.		
	CONCRETE PIPE		LIN. FT.		
	CONCRETE PIPE		LIN. FT.		
	CONCRETE PIPE		LIN. FT.		
	PAVED DITCH		LIN. FT.		
	RIP RAP		SQ. FT.		
	CONCRETE ENDWALL		EACH		
	CONCRETE ENDWALL		EACH		
	CONCRETE ENDWALL		EACH		
	CONCRETE END SECTION		EACH		
	DRIVEWAY ENTRANCE		EACH		
	SIDEWALK		LIN. FT.		
	HEADER CURB		LIN. FT.		
	CURB & GUTTER		LIN. FT.		
	SURFACE TREATMENT		SQ. YDS.		
	BITUMINOUS CONCRETE SURFACE		SQ. YDS.		
	BASE COURSE		SQ. YDS.		
	SUBBASE MATERIALS		SQ. YDS.		
	STREET SIGNS		EACH		
	STREET LIGHTS		EACH		
	ROADSIDE/DELINEATORS		EACH		
	TRAFFIC/BARRICADE		EACH		
	PIPES OR MONUMENTS AS SHOWN ON PLAT		EACH		
	WATER LINE		LIN. FT.		
	FIRE HYDRANTS		EACH		
	SANITARY SEWER		LIN. FT.		
	AS-BUILT PLAN		LUMP SUM		
	PLUS 10% ENGINEERING FEE & MISC.				
	TOTAL				

CASH ESCROW BOND ESTIMATE					
ITEM NO.	ITEM	QUANTITY	UNIT	UNIT PRICE	COST
1	EROSION/SEDIMENTATION CONTROL (SEE ZONING ORD. FOR APPROPRIATE FEE, MIN. \$1000)	1.0	L.S.	1,000.00	1,000.00
2	TREE REPLACEMENT	N/A			
3	ARBORIST FEE	N/A			
4	DAMAGE TO EXISTING PUBLIC UTILITIES (TO BE COMPUTED BY THE TOWN OF HERNDON)		L.S.		
5	LANDSCAPING		L.S.		
	TOTAL:				1,000.00

APPLICATION FEES	
(SEE SECTION 78-201.2 OF THE TOWN CODE FOR FEES)	
TYPE OF APPLICATION:	MINOR SITE PLAN
CALCULATION OF APPLICATION FEE:	\$200.00 X 10 SHEETS = \$2,000.00
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	-	LIN. FT.	2.34	2.34	-
@ LINEAR FEET OF STREET	-	LIN. FT.	1.20		-
ESTIMATED FEE - TOTAL					\$0
INITIAL FEE PAYMENT (50% OF ESTIMATED FEE)	(RECEIPT #	DATE			)
BALANCE OF FEE (COMPUTED BY TOWN)	(RECEIPT #	DATE			)

NOTES	
1.	THE METHODS AND MATERIALS USED IN THE CONSTRUCTION OF THE IMPROVEMENTS HEREIN SHALL CONFORM TO THE CURRENT TOWN 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 M 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 CROSSEDRAINS 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 PAVEMENT 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 BY 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 UNLESS OTHERWISE 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 IN 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) NO DISTURBED AREA WILL BE DENuded FOR MORE THAN 7 CALENDAR DAYS. (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 ____O & U____ ZONING. THIS PLAN CONTAINS ____D____ 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.

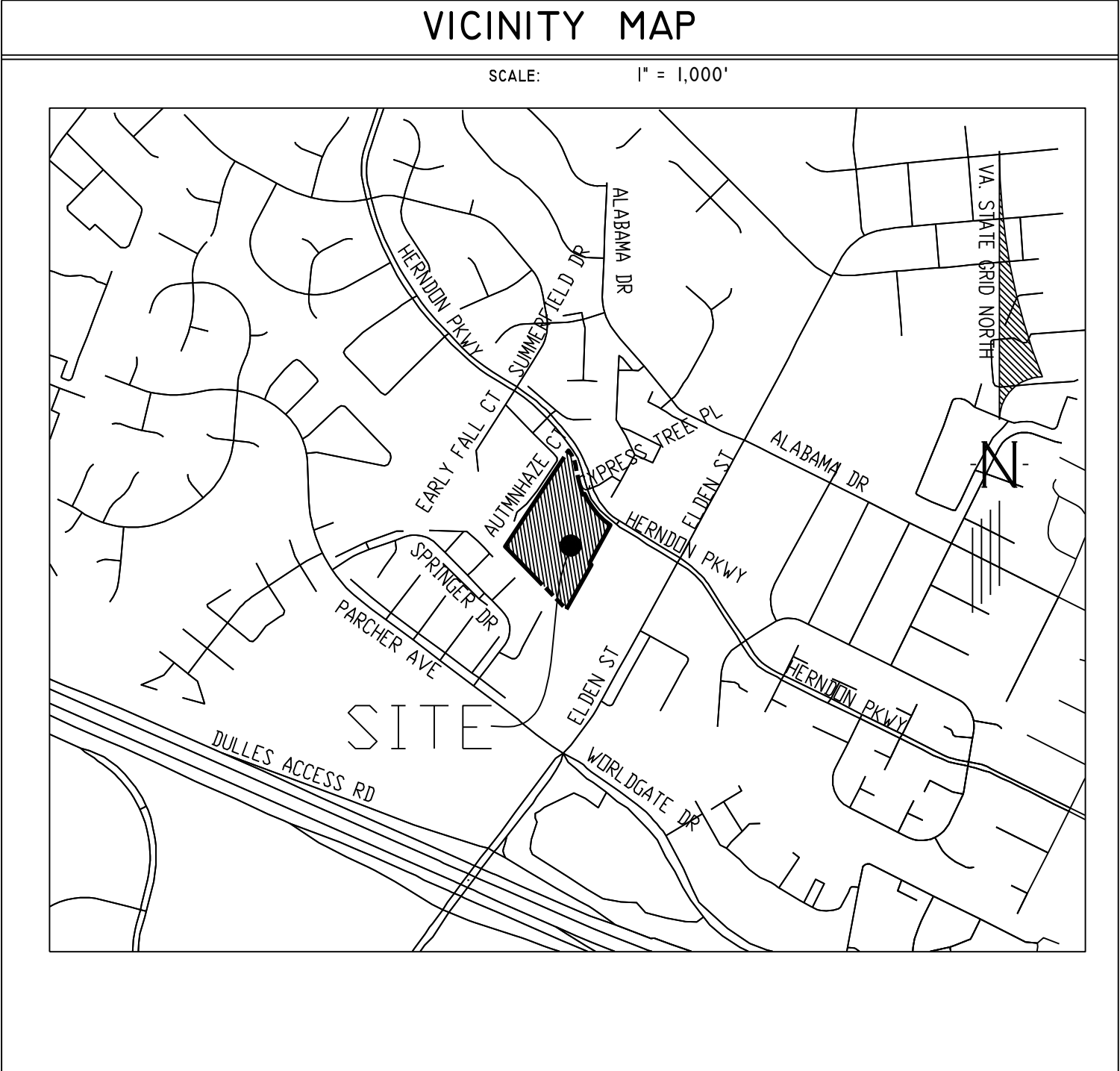
INDEX	PAGE
COVER SHEET	01
GENERAL NOTES, DETAILS AND PROFILES	02
EXISTING CONDITIONS	03
MINOR SITE PLAN	04
EROSION & SEDIMENT CONTROL PLAN	05
EROSION & SEDIMENT CONTROL DETAILS	06

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 <u>NAD 1983</u> VERTICAL DATUM <u>NGVD 1929</u>
2.	UTILITY INFORMATION, AS SHOWN ON THIS PLAN, IS TAKEN FROM THE RECORDS AND/OR FIELD SURVEY COMPLETED BY <u>URBAN LTD.</u> DATED <u>MAY, 2017</u> ; 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.



PROFESSIONAL SEAL AND SIGNATURE



LOCATION OF BENCHMARKS	
BENCHMARK #1: EX. STORM DRAIN "1"	ELEV. 390.98; LOCATION: 11801056.98, 7033557.87
BENCHMARK #2: EX. STORM DRAIN "2"	ELEV. 389.12; LOCATION: 11800914.32, 70332923.45

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

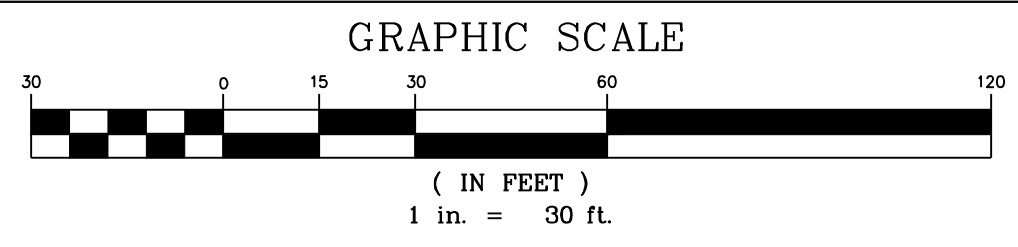
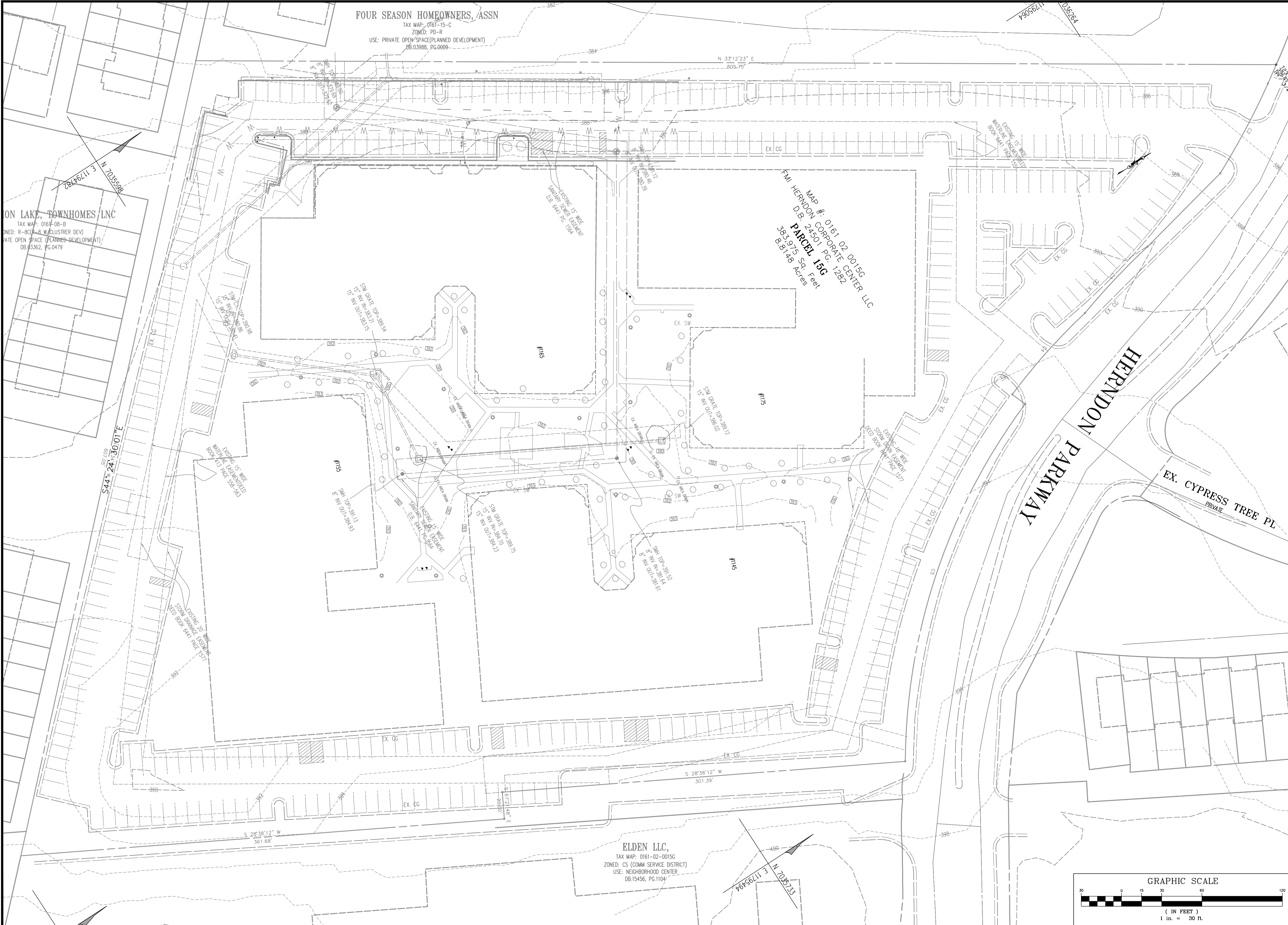
SECTION 78-203(2)(1): SUBDIVISION APPROVAL VOID IF FINAL SUBDIVISION PLAT IS NOT SUBMITTED WITHIN ONE YEAR OF APPROVAL OF A PRELIMINARY SUBDIVISION PLAN.

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

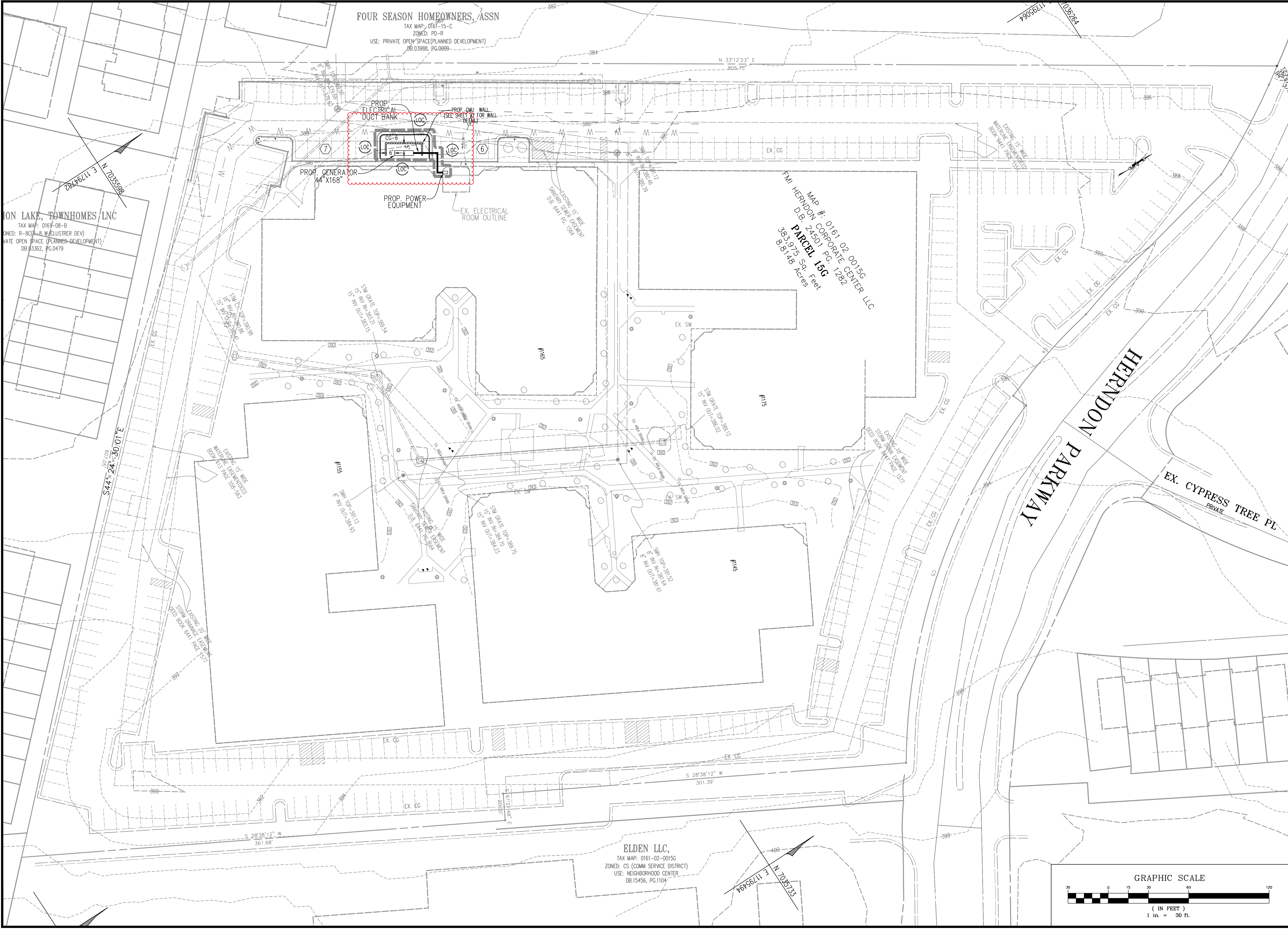
TOWN PLAN #:	
TOWN OF HERNDON, VIRGINIA	
COVER SHEET	
SUBDIVISION OR SITE PLAN NAME	1145 HERNDON PARKWAY
OWNER, ADDRESS, INCLUDE ZIP CODE AND TELEPHONE NUMBER	FMI HERNDON CORPORATE CENTER LLC; 7200 WISCONSIN AVE SUITE 1100 C/O FINMARC MANAGEMENT INC BETHESDA MD 20814
DEVELOPER, ADDRESS, INCLUDE ZIP CODE AND TELEPHONE NUMBER	FIRST POTOMAC REALTY TRUST; 3201 JERMANTOWN ROAD, SUITE 300, FAIRFAX, VA 22030 (703) 964-0432
CERTIFIED ENGINEER, ARCHITECT OR SURVEYOR SUBMITTING PLAN, ADDRESS, INCLUDE ZIP CODE AND TELEPHONE NUMBER	URBAN LTD. 4200 D. TECHNOLOGY CT. CHANTILLY, VA. (703) 642-2306 CONTACT: CLAYTON TOCK, P.E.
FAIRFAX COUNTY TAX MAP NUMBER	0161-02-00156
TOTAL AREA 383.975 S.F. OR 8.8148 AC.	PRESENT ZONING O & U
REVISED: JULY 2014	PAGE 01 OF 06 PAGES

J:\085\1145 Herndon Parkway\SP\12885-06-EX CONDITION.dwg [Layout1] December 06, 2019 - 2:07pm agbrachowski



EXISTING CONDITIONS		1145 HERNDON PARKWAY		DATE: JUNE, 2017	
MINOR SITE PLAN		TOWN OF HERNDON		C.I.= 1"	
FAIRFAX COUNTY, VIRGINIA		SP-12885		SCALE: 1"=30'	
SHEET 03 OF 06		FILE No. SP-12885		DATE: JUNE, 2017	
PLAN DATE		06-30-17		DESCRIPTION	
04-24-19		06-06-19		REVISIONS	
12-06-19				No. DATE	
Urban Ltd.		2200 TECHNOLOGY CT			
CHANTILLY, VA 20151		TEL 703.642.2366			
FAX 703.376.7888		www.urban-ld.com			
Planners+Engineers+Landscape+Architects+Land Surveyors					
urban					
COMMONWEALTH OF VIRGINIA		12/06/2019			
Professional Engineer		Lic. No. 068790			

J:\005\1145 Herndon Pkwy\MS\12885-08-GEOMETRY.dwg [MINOR SITE PLAN] December 06, 2019 -- 2:08pm agorobachewski



PLANDATE		REVISIONS	
No.	DATE	No.	DATE
06-30-17			
04-24-19			
12-06-19			

Urban Ltd.
4200 TECHNOLOGY CT
CHANTILLY, VA 20151
TEL 703.642.2366
FAX 703.376.7888
www.urban-ld.com

urban
Planners • Engineers • Landscape Architects • Land Surveyors

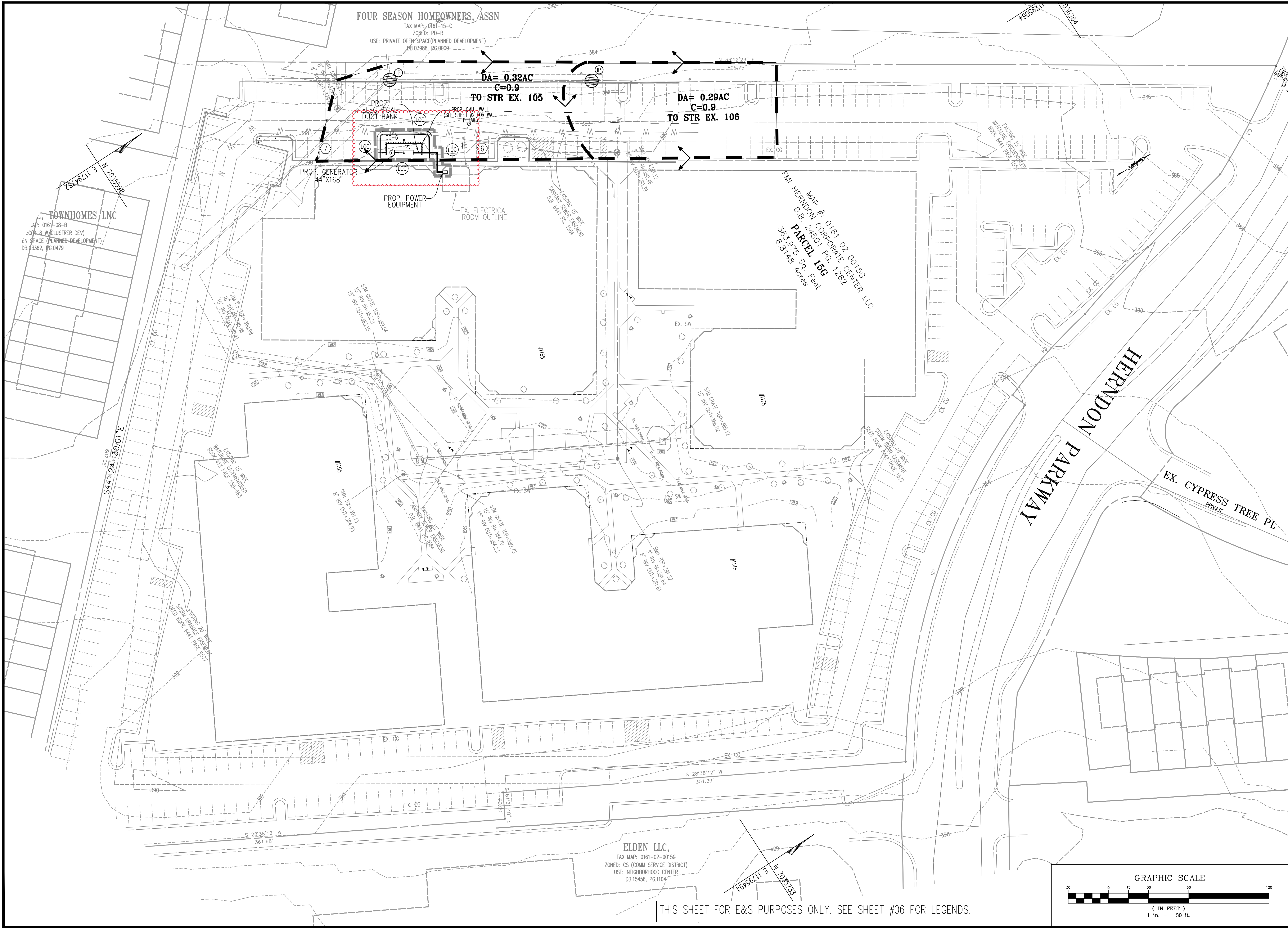
COMMONWEALTH OF VIRGINIA
JAMES C. JOSEPH
Lic. No. 068790
12/06/2019
PROFESSIONAL ENGINEER

MINOR SITE PLAN
1145 HERNDON PARKWAY
MINOR SITE PLAN
TOWN OF HERNDON
FAIRFAX COUNTY, VIRGINIA

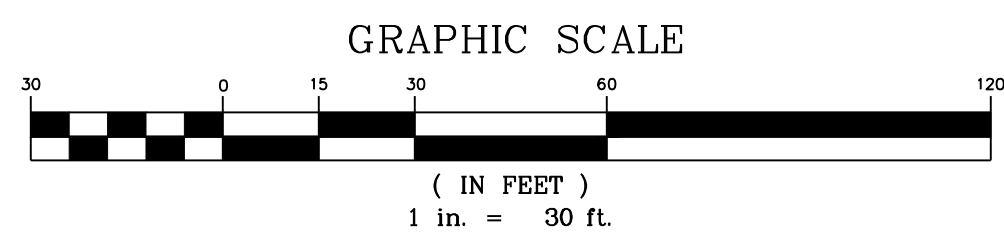
SCALE: 1"=30'
C.I.= N/A
DATE: JUNE, 2017

SHEET
04
OF
06
FILE No.
SP-12885

Urban, Ltd. - J:\085\1145 Herndon Parkway\2885-25-ESI.dwg [EROSION & SEDIMENT CONTROL PLAN] December 06, 2019 - 2:08pm agorbotchewski



THIS SHEET FOR E&S PURPOSES ONLY. SEE SHEET #06 FOR LEGENDS.



EROSION & SEDIMENT CONTROL PLAN	
1145 HERNDON PARKWAY	
MINOR SITE PLAN	
TOWN OF HERNDON	
FAIRFAX COUNTY, VIRGINIA	
DATE: JUNE, 2017	SCALE: 1"=30'
SHEET 05 OF 06	
FILE No. SP-12885	
PLAN DATE: 06-30-17, 04-24-19, 12-06-19	
Urban, Ltd. 4200 TECHNOLOGY CT CHANTILLY, VA 20151 TEL: 703.642.2366 FAX: 703.376.7888 www.urban-ld.com	
Planners-Engineers-Landscape Architects-Land Surveyors	
Professional Engineer Seal: COMMONWEALTH OF VIRGINIA, GEORGE C. BOKA, License No. 008790, 12/06/2019	
REVISIONS	
No.	DATE
DESCRIPTION	

GENERAL NOTES:

- TEMPORARY SEEDING:
1. SELECTION OF PLANTS SHOULD BE BASED ON THE SPECIFIC SITE AND SEASON AND PER VESCH TABLES 3.31-A & B&C.
 2. LIMING REQUIREMENTS SHOULD BE BASED ON TABLE 3.31-A OF THE VESCH.
 3. FERTILIZERS SHALL BE APPLIED AS 600 LBS PER ACRE. FERTILIZER SHALL BE INCORPORATED INTO TOP 2-4" OF SOIL.
 4. SEED SHALL BE EVENLY APPLIED AND SMALL GRAINS SHALL BE PLANTED NOT MORE THAN 1½" DEEP.
 5. SEEDING MADE IN FALL FOR WINTER COVER AND DURING HOT SUMMER SHALL BE APPLIED IN ACCORDANCE WITH STD. 3.30 OF THE VESCH.

- PERMANENT SEEDING (IF REQUIRED):
1. PERMANENT VEGETATION COVER MUST MEET THE REQUIREMENTS OF MINIMUM STANDARDS #3 (MS#3) PER VESCH 3.32.
 2. PLANT MATERIAL SELECTION SHOULD BE BASED ON TABLES 3.32-A&B DEPENDING ON CLIMATE, TOPOGRAPHY, SOILS AND SITE CONDITIONS.
 3. THE PLANTING SOIL MUST HAVE ENOUGH FINE GRAINED SOIL, SUFFICIENT PORE SPACE, SUFFICIENT DEPTH AND FREE FROM TOXIC OR EXCESSIVE QUANTITIES OF ROOTS AND SHALL BE APPLIED IN ACCORDANCE WITH STD. 3.30 OF THE VESCH.

- DUST CONTROL:
1. PROVISIONS FOR DUST CONTROL SHALL BE MADE IN ACCORDANCE WITH STD. AND SPEC. 3.39 OF THE VESCH.

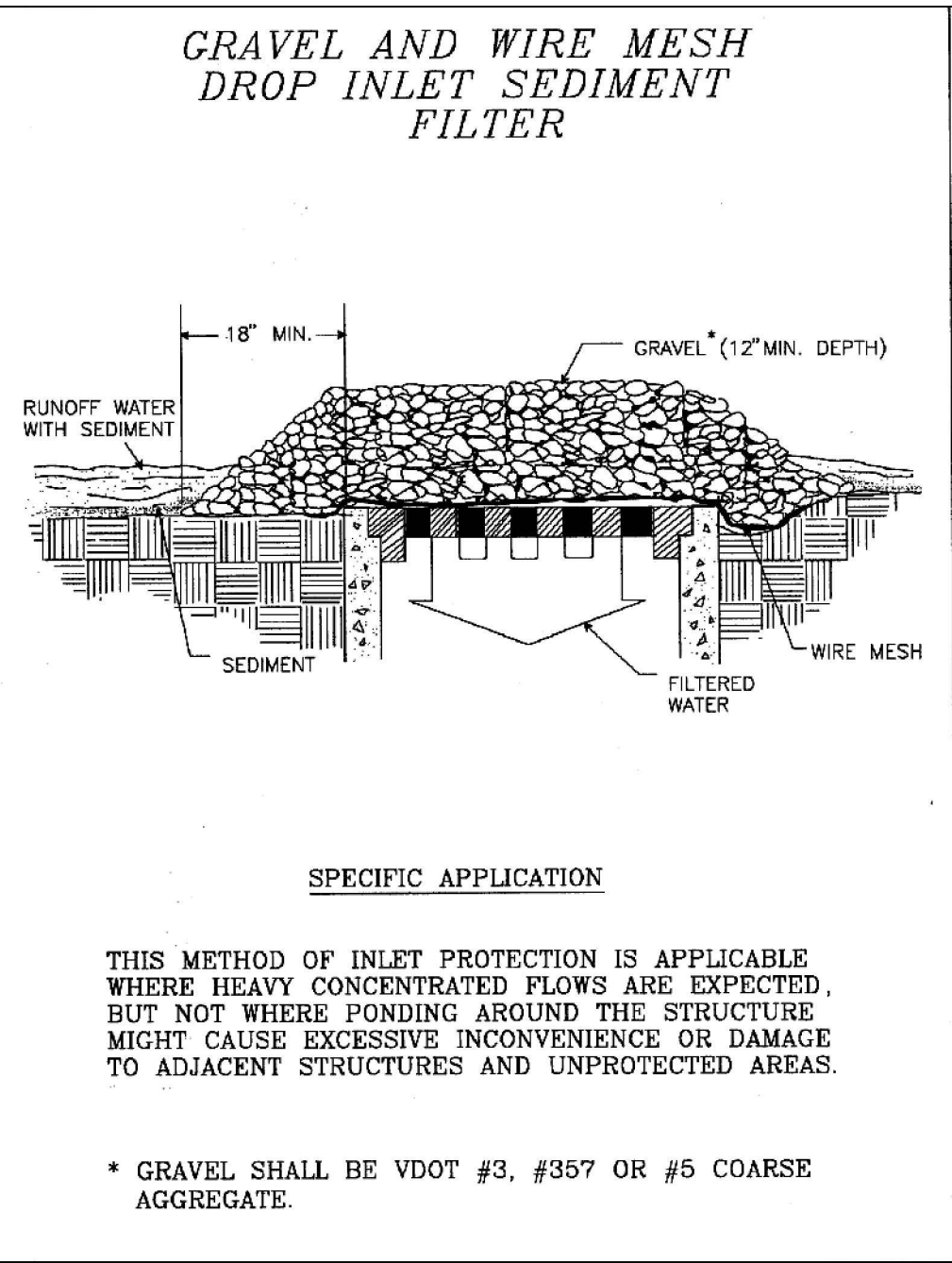
- UTILITY NOTES:
- A. NO MORE THAN 500 LINEAR FEET OF TRENCH MAY BE OPENED AT ONE TIME.
 - B. EXCAVATED MATERIAL SHALL BE PLACED ON THE UPHILL SIDE OF TRENCHES.
 - C. EFFLUENT FROM DEWATERING OPERATIONS SHALL BE FILTERED OR PASSED THROUGH AN APPROVED SEDIEMTN TRAPPING DEVICE, OR BOTH, AND DISCHARGED IN A MANNER THAT DOES NOT ADVERSELY AFFECT FLOWING STREAMS OR OFF-SITE PROPERTY.
 - D. MATERIAL USED FOR BACKFILLING TRENCHES SHALL BE PROPERLY COMPACTED IN ORDER TO MINIMIZE EROSION AND PROMOTE STABILIZATION.
 - E. RESTABILIZATION SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THESE REGULATIONS.
 - F. APPLICABLE SAFETY REGULATIONS SHALL BE COMPLIED WITH.

STOCKPILING

THE GRADING/EXCAVATION CONTRACTOR FOR THE SUBJECT SITE IS REQUIRED TO NOTIFY, IN WRITING, THE ASSIGNED SITE INSPECTOR REGARDING ANY EXCESS MATERIAL PROPOSED TO BE HAULED OFFSITE PRIOR TO HAULING. THE NOTIFICATION MUST INDICATE THE QUANTITY OF MATERIAL TO BE MOVED OFFSITE, IDENTIFICATION OF THE RECEIVING SITE WHERE THE EXCESS WILL BE TAKEN, AND ALL INFORMATION NECESSARY TO SHOW THAT SUCH RECEIVING SITE HAS BEEN PROPERLY PERMITTED AND HAS E&S CONTROLS INSTALLED

GENERAL LAND CONSERVATION NOTES:

1. PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN 7 DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN 7 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 A YEAR.
2. ALL E&S CONTROL MEASURES APPROVED WITH THE PHASE 1 E&S CONTROL PLAN SHALL BE PLACED AS THE FIRST STEP IN GRADING.
3. ALL STORM AND SANITARY SEWER LINES NOT IN STREETS SHALL BE SEEDED AND MULCHED WITHIN 7 DAYS AFTER BACKFILL. NO MORE THAN 500 FEET SHALL BE OPEN AT ANY ONE TIME.
4. ELECTRIC POWER, TELEPHONE AND GAS SUPPLY TRENCHES SHALL BE COMPACTED, SEEDED AND MULCHED WITHIN 7 DAYS AFTER BACKFILL.
5. ALL TEMPORARY EARTH BERMS, DIVERSIONS AND SEDIMENT CONTROL DAMS SHALL BE SESEDED AND MULCHED FOR TEMPORARY VEGETATIVE COVER IMMEDIATELY (AS SOON AS POSSIBLE BUT NO LATER THAN 48 HOURS) AFTER COMPLETION OF GRADING. STRAW OR HAY MULCH IS REQUIRED. ALL SOIL STOCKPILES SHALL BE SEEDED AND MULCHED WITHIN 7 DAYS AFTER GRADING.
6. DURING CONSTRUCTION, ALL STORM SEWER INLETS SHALL BE PROTECTED BY SEDIMENT TRAPS, MAINTAINED AND MODIFIED DURING CONSTRUCTION PROGRESS AS REQUIRED.
7. ANY DISTURBED AREA NOT COVERED BY ITEM NUMBER 1 ABOVE AND NOT PAVED, SODDED OR BUILT UPON BY NOVEMBER 1, OR DISTURBED AFTER THAT DATE, SHALL BE MULCHED IMMEDIATELY WITH HAY OR STRAW MULCH AT THE RATE OF 2 TONS/ACRE AND OVER-SEEDED BY APRIL 15.
8. AT THE COMPLETION OF ANY PROJECT CONSTRUCTION AND PRIOR TO BOND RELEASE, ALL TEMPORARY SEDIMENT CONTROLS SHALL BE REMOVED AND ALL DENUDED AREAS SHALL BE STABILIZED.
9. SLOPES THAT ARE FOUND TO BE ERODING EXCESSIVELY WITHIN ONE YEAR OF PERMANENT STABILIZATION SHALL BE MODIFIED WITH ADDITIONAL SLOPE STABILIZING MEASURES UNTIL THE PROBLEM IS CORRECTED.



EROSION AND SILTATION CONTROL NARRATIVE:

PROJECT DESCRIPTION:

THE IMPROVEMENTS PROPOSED ON THIS MINOR SITE PLAN CONSIST OF CONSTRUCTING OF A PROPOSED GENERATOR, PROPOSED CONDUIT, PROPOSED CURB & GUTTER, AND SIDEWALK RECONSTRUCTION . THE TOTAL DISTURBED AREA WILL BE 0.03 ACRES.

EXISTING SITE CONDITIONS:

THE SITE CONTAINS AN EXISTING OFFICE AND PARKING LOT.

SOILS:

REFER TO SHEET 02 FOR MAPPING AND LISTING OF SOIL TYPES ON THE SITE.

EROSION CONTROL /GENERAL LAND CONSERVATION NOTES:

NO DISTURBED AREA THAT IS NOT ACTIVELY BEING WORKED SHALL REMAIN DENUDED FOR MORE THAN 7 CALENDAR DAYS, TEMPORARY COVER BY SEEDING OR MULCHING SHALL BE PROVIDED ON ANY AREAS THAT WILL BE EXPOSED FOR A PERIOD GREATER THAN 14 DAYS BEFORE PERMANENT STABILIZATION CAN BE ACHIEVED. PERMANENT COVER SHOULD BE PROVIDED, BY MEANS OF PLACEMENT OF NEW CONCRETE OR ASPHALT SURFACE, AS SOON AS POSSIBLE IN THE AREA SUBJECT TO DISTURBANCE.

SEDIMENT CONTROL:

MINIMIZATION AND CONTROL OF SEDIMENT SHALL BE ACCOMPLISHED THROUGH RAPID STABILIZATION OF THE DISTURBED AREA AND THE INSTALLATION OF MECHANICAL DEVICES, INCLUDING INLET PROTECTION, AND A TEMPORARY AREA FOR THE WASHING OF CONSTRUCTION VEHICLES PRIOR TO THEIR LEAVING THE SITE, IF NECESSARY. BECAUSE OF THE NATURE OF THE PROPOSED CONSTRUCTION, OCCURRENCES OF CONSTRUCTION VEHICLES WORKING WITHIN OR PASSING THROUGH DENUDED SOIL AREAS SHOULD BE EXTREMELY LIMITED, SINCE COMPLETION OF MUCH OF THE CONSTRUCTION SHOULD BE POSSIBLE WITH THE VEHICLES BEING SITUATED ON THE EXISTING ADJOINING PAVED AREAS OR ON NEWLY PLACED GRAVEL BASE MATERIAL.

SEDIMENT CONTROLS:

OPERATIONS IN PHASE 1 ARE INTENDED TO CONTROL EROSION AND SEDIMENTATION ASSOCIATED WITH THE INITIAL REMOVAL AND EXCAVATION OF THE EXISTING ASPHALT PAVING:

1. MARK THE LIMITS OF THE PROPOSED EXCAVATION.
2. OBTAIN CONSTRUCTION PERMIT AND ATTEND PRE-CONSTRUCTION MEETING WITH THE INSPECTOR PRIOR TO STARTING ANY LAND DISTURBING ACTIVITIES.
3. INSTALL INLET PROTECTION AT THE EXISTING STORM DRAINAGE INLET THAT WILL RECEIVE STORM RUNOFF FROM THE AREA PROPOSED FOR CONSTRUCTION, AS SHOWN ON THE PLAN.
4. UPON APPROVAL BY THE INSPECTOR, INITIATE DEMOLITION AND REMOVAL OF THE EXISTING ASPHALT SURFACE WITHIN THE AREA SUBJECT TO REMOVAL.
5. EXCAVATE AND GRADE THE CONSTRUCTION AREA TO PROPOSED FINAL SUBGRADE.
6. ONCE THE NEW SURFACE HAS BEEN ESTABLISHED AND THE WORK AREA STABILIZED, IN COORDINATION WITH THE INSPECTOR, AND FOLLOWING THE INSPECTOR'S APPROVAL, AND REMOVE THE INLET PROTECTION.

MAINTENANCE OF CONTROLS:

ALL MEASURES INSTALLED FOR THE CONTROL OF EROSION AND SEDIMENTATION ARE TO BE INSPECTED DAILY BY THE SUPERINTENDENT, AND ANY DAMAGED STRUCTURAL MEASURES ARE TO BE REPAIRED BY THE END OF THE DAY.

SURROUNDING AREAS:

ON THE NORTH WEST SIDE, THERE IS A RESIDENTIAL AREA. ON THE SOUTH EAST, THERE IS A RETAIL AREA.

VEGETATIVE PRACTICES:

1. TOPSOILING (STOCKPILING) - 3.02
TOPSOIL WILL BE STRIPPED FROM AREAS TO BE GRADED AND STOCKPILED FOR LATER USE, AS NECESSARY, WITH EXCESS TOPSOIL TO BE REMOVED FROM THE SITE. TEMPORARY STOCKPILE LOCATIONS SHALL BE LOCATED ON SITE AND ARE TO BE STABILIZED WITH TEMPORARY VEGETATION.
2. TEMPORARY SEEDING - 3.01
ALL DENUDED AREAS WHICH WILL BE LEFT DORMANT FOR MORE THAN SEVEN DAYS WILL BE SEEDED WITH FAST-GERMINATING TEMPORARY VEGETATION IMMEDIATELY FOLLOWING GRADING. SELECTION OF THE SEED MIXTURE WILL DEPEND ON THE TIME OF YEAR IT IS APPLIED.

PERMANENT STABILIZATION

ALL AREAS DISTURBED BY CONSTRUCTION WILL BE STABILIZED WITH PERMANENT SEEDING IMMEDIATELY FOLLOWING FINISHED GRADING. SEEDING SHALL BE DONE WITH KENTUCKY 31 TALL FESCUE ACCORDING TO STD. & SPEC. 3.32, PERMANENT SEEDING, OF THE HANDBOOK. EROSION CONTROL BLANKETS WILL BE INSTALLED OVER FILL SLOPES WHICH HAVE BEEN BROUGHT TO FINAL GRADE AND HAVE BEEN SEEDED TO PROTECT THE SLOPES FROM RILL AND GULLY EROSION AND TO ALLOW SEED TO GERMINATE PROPERLY. MULCH (STRAW OR FIBER) WILL BE USED ON RELATIVELY FLAT AREAS. IN ALL SEEDING OPERATIONS, SEED, FERTILIZER, AND LIME WILL BE APPLIED PRIOR TO MULCHING. SLOPES THAT ARE FOUND TO BE ERODING EXCESSIVELY WITHIN ONE YEAR OF PERMANENT STABILIZATION SHALL BE MODIFIED WITH ADDITIONAL SLOPE STABILIZING MEASURES UNTIL THE PROBLEM IS CORRECTED.

STRUCTURAL PRACTICES:

1. INLET PROTECTION - 3.02
ALL STORM INLETS WITH THE POTENTIAL OF RECEIVING SEDIMENT LADEN RUNOFF SHALL RECEIVE INLET PROTECTION AS SHOWN ON THIS PLAN.

VIRGINIA EROSION AND SEDIMENT CONTROL MINIMUM STANDARDS

4VACS0-30-40. MINIMUM STANDARDS

AN EROSION AND SEDIMENT CONTROL PROGRAM ADOPTED BY A DISTRICT OR LOCALITY MUST BE CONSISTENT WITH THE FOLLOWING CRITERIA, TECHNIQUES AND METHODS.

1. 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.
2. DURING CONSTRUCTION OF THE PROJECT, SOIL STOCKPILES AND BORROW AREAS SHALL BE STABILIZED OR PROTECTED WITH SEDIMENT TRAPPING MEASURES. THE APPLICANT IS RESPONSIBLE FOR THE TEMPORARY PROTECTION AND PERMANENT STABILIZATION OF ALL SOIL STOCKPILES ON SITE AS WELL AS BORROW AREAS AND SOIL INTENTIONALLY TRANSPORTED FROM THE PROJECT SITE.
3. A PERMANENT VEGETATIVE COVER SHALL BE ESTABLISHED ON DENUDED AREAS NOT OTHERWISE PERMANENTLY STABILIZED. PERMANENT VEGETATION SHALL NOT BE CONSIDERED ESTABLISHED UNTIL A GROUND COVER IS ACHIEVED THAT IS UNIFORM, MATURE ENOUGH TO SURVIVE AND WILL INHIBIT EROSION.
4. SEDIMENT BASINS AND TRAPS, PERIMETER DIKES, SEDIMENT BARRIERS AND OTHER MEASURES INTENDED TO TRAP SEDIMENT SHALL BE CONSTRUCTED AS A FIRST STEP IN ANY LAND-DISTURBING ACTIVITY AND SHALL BE MADE FUNCTIONAL BEFORE UPSTREAM LAND DISTURBANCE TAKES PLACE.
5. STABILIZATION MEASURES SHALL BE APPLIED TO EARTHEN STRUCTURES SUCH AS DAMS, DIKES AND DIVERSIONS IMMEDIATELY AFTER INSTALLATION.
6. SEDIMENT TRAPS AND SEDIMENT BASINS SHALL BE DESIGNED AND CONSTRUCTED BASED UPON THE TOTAL DRAINAGE AREA TO BE SERVED BY THE TRAP OR BASIN.
 - A. THE MINIMUM STORAGE CAPACITY OF A SEDIMENT TRAP SHALL BE 134 CUBIC YARDS PER ACRE OF DRAINAGE AREA AND THE TRAP SHALL ONLY CONTROL DRAINAGE AREAS LESS THAN THREE ACRES.
 - B. SURFACE RUNOFF FROM DISTURBED AREAS THAT IS COMPRISED OF FLOW FROM DRAINAGE AREAS GREATER THAN OR EQUAL TO THREE ACRES SHALL BE CONTROLLED BY A SEDIMENT BASIN. THE MINIMUM STORAGE CAPACITY OF A SEDIMENT BASIN SHALL BE 134 CUBIC YARDS PER ACRE OF DRAINAGE AREA. THE OUTFALL SYSTEM SHALL, AT A MINIMUM, MAINTAIN THE STRUCTURAL INTEGRITY OF THE BASIN DURING A TWENTY-FIVE YEAR STORM OF 24-HOUR DURATION. RUNOFF COEFFICIENTS USED IN RUNOFF CALCULATIONS SHALL CORRESPOND TO A BARE EARTH CONDITION OR THOSE CONDITIONS EXPECTED TO EXIST WHILE THE SEDIMENT BASIN IS UTILIZED.
7. CUT AND FILL SLOPES SHALL BE DESIGNED AND CONSTRUCTED IN A MANNER THAT WILL MINIMIZE EROSION. SLOPES THAT ARE FOUND TO BE ERODING EXCESSIVELY WITHIN ONE YEAR OF PERMANENT STABILIZATION SHALL BE PROVIDED WITH ADDITIONAL SLOPES STABILIZING MEASURES UNTIL THE PROBLEM IS CORRECTED.
8. CONCENTRATED RUNOFF SHALL NOT FLOW DOWN CURT OR FILL SLOPES UNLESS CONTAINED WITHIN AN ADEQUATE TEMPORARY OR PERMANENT CHANNEL, FLUME OR SLOPE DRAIN STRUCTURE.
9. WHENEVER WATER SEEPS FROM A SLOPE FACE, ADEQUATE DRAINAGE OR OTHER PROTECTION SHALL BE PROVIDED.
10. ALL STORM SEWER INLETS THAT ARE MADE OPERABLE DURING CONSTRUCTION SHALL BE PROTECTED SO THAT SEDIMENT-LADEN WATER CANNOT ENTER THE CONVEYANCE SYSTEM WITHOUT FIRST BEING FILTERED OR OTHERWISE TREATED TO REMOVE SEDIMENT.
11. BEFORE NEWLY CONSTRUCTED STORMWATER CONVEYANCE CHANNELS OR PIPES ARE MADE OPERATIONS, ADEQUATE OUTLET PROTECTION AND ANY REQUIRED TEMPORARY OR PERMANENT CHANNEL LINING SHALL BE INSTALLED IN BOTH THE CONVEYANCE CHANNEL AND RECEIVING CHANNEL.
12. WHEN WORK IN A LIVE WATERCOURSE IS PERFORMED, PRECAUTIONS SHALL BE TAKEN TO MINIMIZE ENCROACHMENT, CONTROL SEDIMENT TRANSPORT AND STABILIZE THE WORK AREA TO THE GREATEST EXTENT POSSIBLE DURING CONSTRUCTION. NONERODIBLE MATERIAL SHALL BE USED FOR THE CONSTRUCTION OF CAUSEWAYS AND COFFERDAMS. EARTHEN FILL MAY BE USED FOR THESE STRUCTURES IF ARMORED BY NONERODIBLE COVER MATERIALS.
11. WHEN A LIVE WATERCOURSE MUST BE CROSSED BY CONSTRUCTION VEHICLES MORE THAN TWICE IN ANY SIX-MONTH PERIOD, A TEMPORARY VEHICULAR STREAM CROSSING CONSTRUCTED OF NONERODIBLE MATERIAL SHALL BE PROVIDED.
14. ALL APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS PERTAINING TO WORKING IN OR CROSSING LIVE WATERCOURSES SHALL BE MET.
15. THE BED AND BANKS OF A WATER COURSE SHALL BE STABILIZED IMMEDIATELY AFTER WORK IN THE WATERCOURSE IS COMPLETED.
16. UNDERGROUND UTILITY LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING STANDARDS IN ADDITION TO OTHER APPLICABLE CRITERIA:
 - A. NO MORE THAN 500 LINEAR FEET OF TRENCH MAY BE OPENED AT ONE TIME.
 - B. EXCAVATED MATERIAL SHALL BE PLACED ON THE UPHILL SIDE OF TRENCHES.
 - C. EFFLUENT FROM DEWATERING OPERATIONS SHALL BE FILTERED OR PASSED THROUGH AN APPROVED SEDIMENT TRAPPING DEVICE, OR BOTH, AND DISCHARGED IN A MANNER THAT DOES NOT ADVERSELY AFFECT FLOWING STREAMS OR OFF-SITE PROPERTY.
 - D. MATERIAL USED FOR BACKFILLING TRENCHES SHALL BE PROPERLY COMPACTED IN ORDER TO MINIMIZE EROSION AND PROMOTE STABILIZATION.
 - E. RESTABILIZATION SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THESE REGULATIONS.
 - F. APPLICABLE SAFETY REGULATIONS SHALL BE COMPLIED WITH.
17. WHERE CONSTRUCTION VEHICLE ACCESS ROUTES INTERSECT PAVED OR PUBLIC ROADS, PROVISIONS SHALL BE MADE TO MINIMIZE THE TRANSPORT OF SEDIMENT BY VEHICULAR TRACKING ONTO THE PAVED SURFACE. WHERE SEDIMENT IS TRANSPORTED ONTO A PAVED OR PUBLIC ROAD SURFACE, THE ROAD SURFACE SHALL BE CLEANED THOROUGHLY AT THE END OF EACH DAY. SEDIMENT SHALL BE REMOVED FROM THE ROADS BY SHOVELING OR SWEEPING AND TRANSPORTED TO A SEDIMENT CONTROL DISPOSAL AREA. STREET WASHING SHALL BE ALLOWED ONLY AFTER SEDIMENT IS REMOVED IN THIS MANNER. THIS PROVISION SHALL APPLY TO INDIVIDUAL DEVELOPMENT LOTS AS WELL AS TO LARGERLAND-DISTURBING ACTIVITIES.
18. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED, UNLESS OTHERWISE AUTHORIZED BY THE LOCAL PROGRAM AUTHORITY. TRAPPED SEDIMENT AND THE DISTURBED SOIL AREAS RESULTING FROM THE DISPOSITION OF TEMPORARY MEASURES SHALL BE PERMANENTLY STABILIZED TO PREVENT FURTHER EROSION AND SEDIMENTATION.
19. PROPERTIES AND WATERWAYS DOWNSTREAM FROM DEVELOPMENT SITES SHALL BE PROTECTED FROM SEDIMENT DEPOSITION, EROSION AND DAMAGE DUE TO INCREASES IN VOLUME, VELOCITY AND PEAK FLOW RATE OF STORMWATER RUNOFF FOR THE STATED FREQUENCY STORM OF 24-HOUR DURATION IN ACCORDANCE WITH THE FOLLOWING STANDARDS AND CRITERIA:
 - A. CONCENTRATED STORMWATER RUNOFF LEAVING A DEVELOPMENT SITES SHALL BE DISCHARGED DIRECTLY INTO AN ADEQUATE NATURAL OR MAN-MADE RECEIVING CHANNEL, PIPE OR STORM SEWER SYSTEMS. FOR THOSE SITES WHERE RUNOFF IS DISCHARGED INTO A PIPE OR SYSTEM, DOWNSTREAM STABILITY ANALYSIS AT THE OUTFALL OF THE PIPE OR PIPE SYSTEM SHALL BE PERFORMED.
 - B. ADEQUACY OF ALL CHANNELS AND PIPES SHALL BE VERIFIED IN THE FOLLOWING MANNER:
 - (1) THE APPLICANT SHALL DEMONSTRATE THAT THE TOTAL DRAINAGE AREA TO THE POINT OF ANALYSIS WITHIN THE CHANNEL IS ONE HUNDRED TIMES GREATER THAN THE CONTRIBUTING DRAINAGE AREA OF THE PROJECT IN QUESTION; OR
 - (2) (A) NATURAL CHANNELS SHALL BE ANALYZED BY THE USE OF A TWO-YEAR STORM TO VERIFY THAT STORMWATER WILL NOT OVERTOP CHANNEL BANKS NOR CAUSE EROSION OF CHANNEL BED OR BANKS; AND
(B) ALL PREVIOUSLY CONSTRUCTED MAN-MADE CHANNELS SHALL BE ANALYZED BY THE USE OF A TEN-YEAR STORM TO VERIFY THAT STORMWATER WILL NOT OVERTOP ITS BANKS AND BY THE USE OF A TWO-YEAR STORM TO DEMONSTRATE THAT STORMWATER WILL NOT CAUSE EROSION OF CHANNEL BED OR BANKS; AND
(C) PIPES AND STORM SYSTEMS SHALL BE ANALYZED BY THE USE OF A TEN-YEAR STORM TO VERIFY THAT STORMWATER WILL BE CONTAINED WITHIN THE PIPE OR SYSTEM.
 - C. IF EXISTING NATURAL RECEIVING CHANNELS OR PREVIOUSLY CONSTRUCTED MAN-MADE CHANNELS OR PIPES ARE NOT ADEQUATE, THE APPLICANT SHALL:
 - (1) IMPROVE THE CHANNEL TO A CONDITION WHERE A TEN-YEAR STORM WILL NOT OVERTOP THE BANKS AND A TWO-YEAR STORM WILL NOT CAUSE EROSION TO THE CHANNEL BED OR BANKS; OR
 - (2) IMPROVE THE PIPE OR PIPE SYSTEM TO A CONDITION WHERE THE TEN-YEAR STORM IS CONTAINED WITHIN THE APPURTENANCES; OR
 - (3) DEVELOP A SITE DESIGN THAT WILL NOT CAUSE THE PRE-DEVELOPMENT PEAK RUNOFF RATE FROM A TWO-YEAR STORM TO INCREASE WHEN RUNOFF OUTFALLS INTO A NATURAL CHANNEL OR WILL NOT CAUSE THE PRE-DEVELOPMENT PEAK RUNOFF RATE FROM A TEN-YEAR STORM TO INCREASE WHEN RUNOFF OUTFALLS INTO A MAN-MADE CHANNEL;
 - (4) PROVIDE A COMBINATION OF CHANNEL IMPROVEMENT, STORMWATER DETENTION OR OTHER MEASURES WHICH IS SATISFACTORY TO THE PLAN-APPROVING AUTHORITY TO PREVENT DOWNSTREAM EROSION.
 - D. THE APPLICANT SHALL PROVIDE EVIDENCE OF PERMISSION TO MAKE THE IMPROVEMENTS.
 - E. ALL HYDROLOGIC ANALYSIS SHALL BE BASED ON THE EXISTING WATERSHED CHARACTERISTICS AND THE ULTIMATE DEVELOPMENT OF THE SUBJECT PROJECT.
 - F. IF THE APPLICANT CHOOSES AN OPTION THAT INCLUDES STORMWATER DETENTION HE SHALL OBTAIN APPROVAL FROM THE LOCALITY OF A PLAN FOR MAINTENANCE OF THE DETENTION FACILITIES. THE PLAN SHALL SET FORTH THE MAINTENANCE REQUIREMENTS OF THE FACILITY AND THE PERSON RESPONSIBLE FOR PERFORMING THE MAINTENANCE.
 - G. OUTFALL FROM A DETENTION FACILITY SHALL BE DISCHARGED TO A RECEIVING CHANNEL, AND ENERGY DISSIPATORS SHALL BE PLACED AT THE OUTFALL OF ALL DETENTION FACILITIES AS NECESSARY TO PROVIDE A STABILIZED TRANSITION FROM THE FACILITY TO THE RECEIVING CHANNEL.
 - H. ALL ON-SITE CHANNELS MUST BE VERIFIED TO BE ADEQUATE.
 - I. INCREASED VOLUMES OF SHEET FLOWS THAT MAY CAUSE EROSION OR SEDIMENTATION ON ADJACENT PROPERTY SHALL BE DIVERTED TO A STABLE OUTLET, ADEQUATE CHANNEL, PIPE OR PIPE SYSTEM, OR TO A DETENTION FACILITY.
 - J. IN APPLYING THESE STORMWATER RUNOFF CRITERIA, INDIVIDUAL LOTS OR PARCELS IN A RESIDENTIAL, COMMERCIAL OR INDUSTRIAL DEVELOPMENT SHALL NOT BE CONSIDERED TO BE SEPARATE DEVELOPMENT PROJECTS. INSTEAD, THE DEVELOPMENT, AS A WHOLE, SHALL BE CONSIDERED TO BE A SINGLE DEVELOPMENT PROJECT. HYDROLOGIC PARAMETERS THAT REFLECT THE ULTIMATE DEVELOPMENT CONDITIONS SHALL BE USED IN ALL ENGINEERING CALCULATIONS.
 - K. ALL MEASURES USED TO PROTECT PROPERTIES AND WATERWAYS SHALL BE EMPLOYED IN A MANNER WHICH MINIMIZES IMPACTS ON THE PHYSICAL, CHEMICAL AND BIOLOGICAL INTEGRITY OF RIVERS, STREAMS AND OTHER WATERS OF THE STATE.

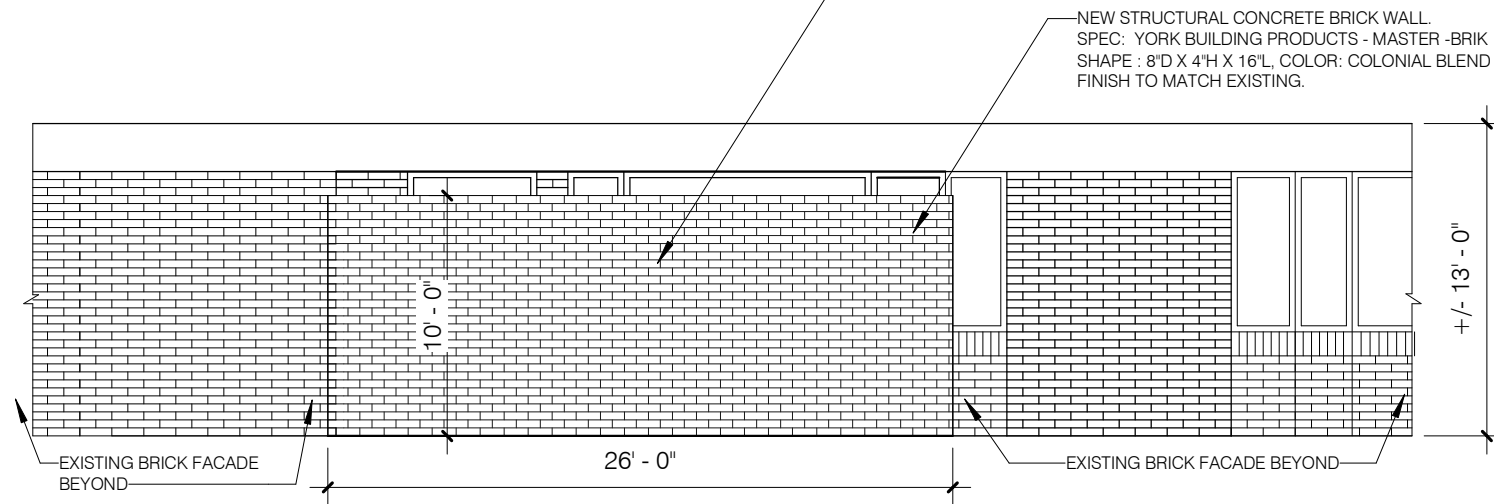
EROSION AND SEDIMENT CONTROL LEGEND



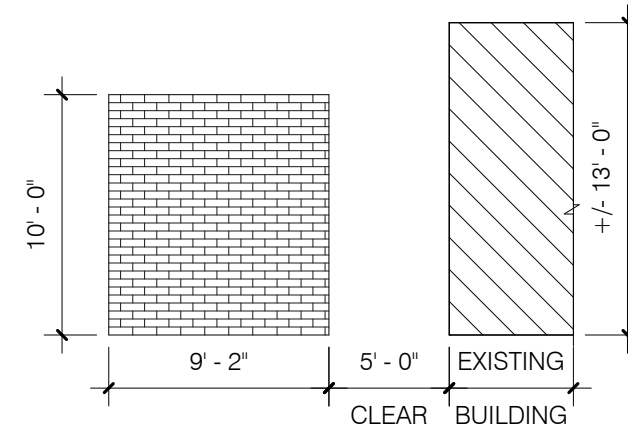
Urban Ltd. 2000 TECHNOLOGY CT CHANTILLY, VA 20151 TEL: 703.642.2386 FAX: 703.375.7888 www.urban-ld.com		Planners-Engineers-Landscape Architects-Land Surveyors	
EROSION & SEDIMENT CONTROL DETAILS		DATE: JUNE, 2017	
1145 HERNDON PARKWAY		SCALE: N/A	
MINOR SITE PLAN			
TOWN OF HERNDON			
FAIRFAX COUNTY, VIRGINIA			
SHEET 06 OF 06		FILE No. SP-12885	



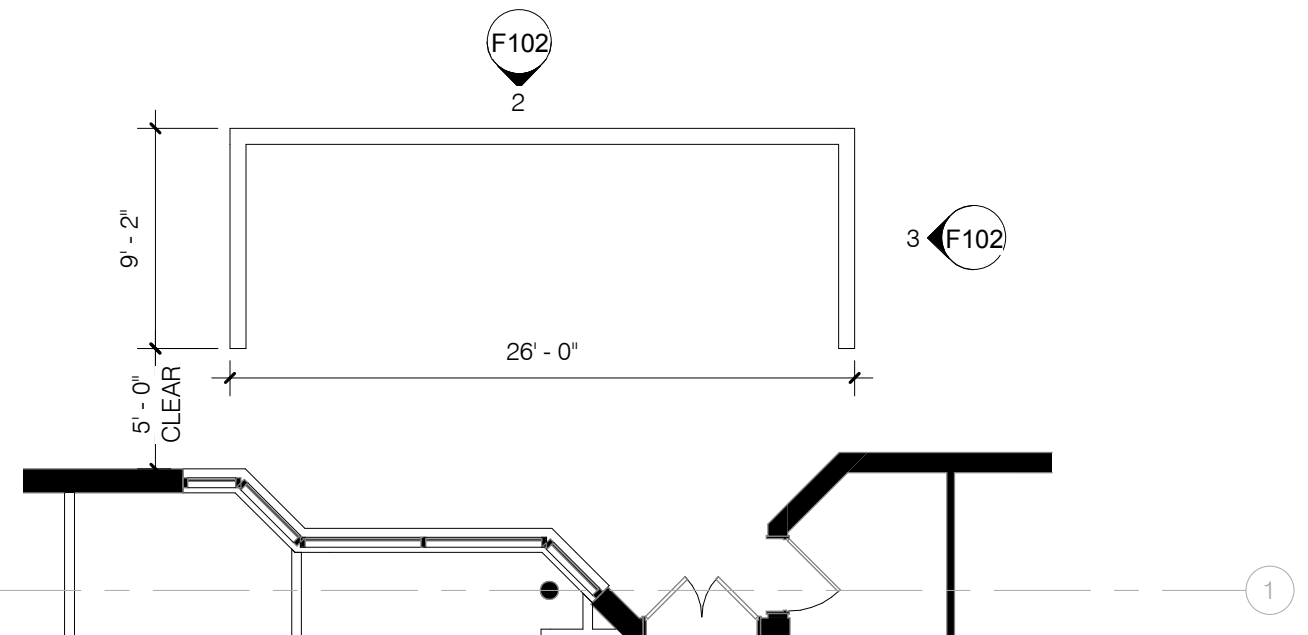
PHOTO MOCK-UP



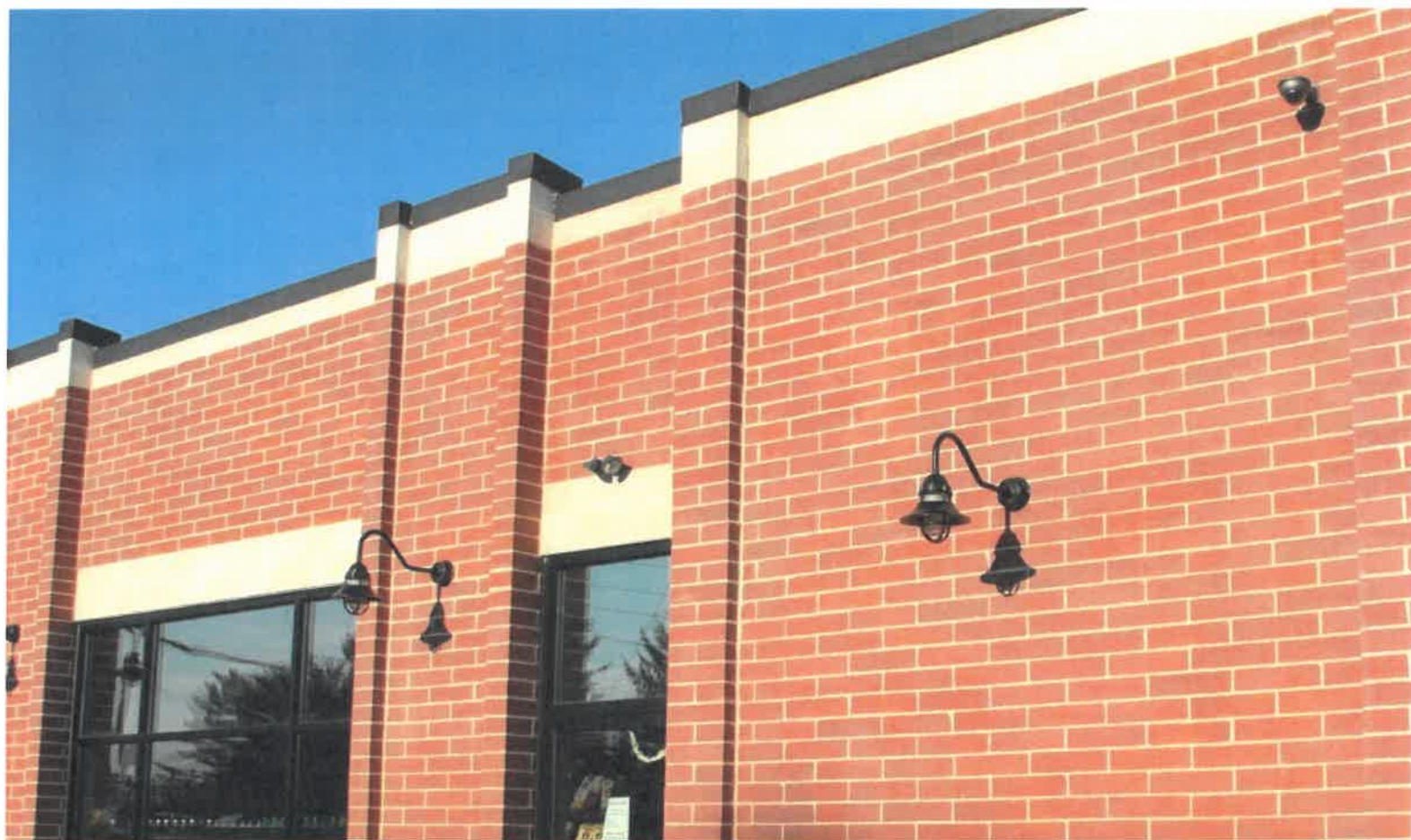
2 Front Elevation - Generator Wall
1/8" = 1'-0"



3 Side Elevation - Generator Wall
1/8" = 1'-0"



1 Enlarged Plan - Generator Wall
1/8" = 1'-0"



STRUCTURAL CONCRETE BRICK

Single-wythe brick construction has never been easier. With the appearance of kiln-flashed colors to complement most any project, our MASTER-BRIK™ structural brick masonry units offer significant advantages to the designer and mason alike.

MASTER-BRIK™ structural brick units can be used for load-bearing walls, eliminating the need for CMU back-up walls, saving time and money on your project. And, as with all concrete masonry units, they are mold-resistant, fire-resistant, and provide higher embodied thermal mass -- unlike glass and steel construction.

MASTER-BRIK™ units are perfect for retail and chain store projects, where client budgets and project timetables are tight.

Design Highlights:

- Increased speed of production
- Energy efficient
- Mold & fire resistant
- Available in 6", 8" & 12" bed depths
- Integral color
- Eliminates need for stud or CMU backup wall
- Closely resembles clay brick
- Complementary mortars available
- Excellent for projects where timelines & budgets are tight
- Veneer units available for soldier coursing

MASTER-BRIK™

By York Building Products

SHAPE



4"D x 4"H x 16"L



6"D x 4"H x 16"L



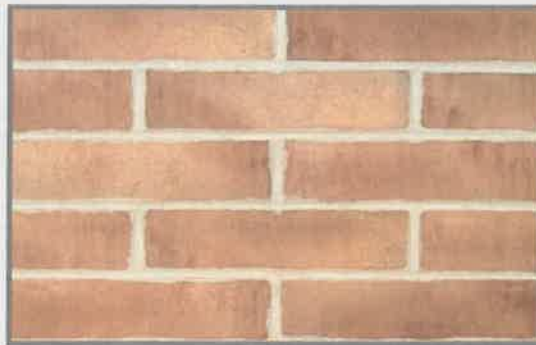
8"D x 4"H x 16"L



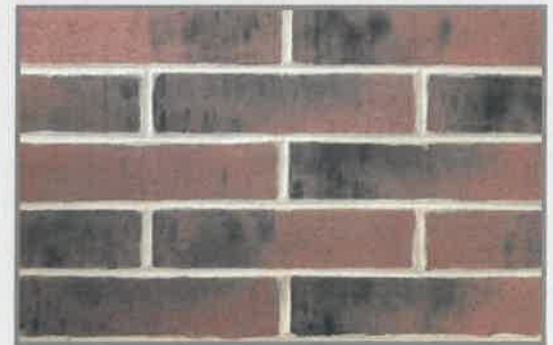
12"D x 4"H x 16"L

Note: 4x4x16 unit is for
veneer applications only.

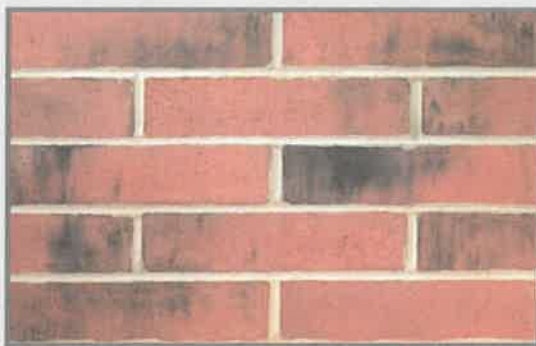
COLOR



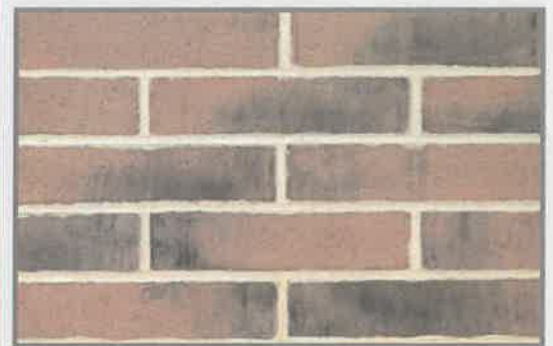
Chestnut Blend



Port Blend



Colonial Blend



Mocha Blend

FINISH TO MATCH
BUILDING BRICK



Contact us today for
a color sample board
or actual unit samples.



950 Smile Way • York, PA 17404
800.673.2408 | www.yorkbuilding.com

ARCHITECTURAL REVIEW BOARD STANDARDS FOR DESIGN REVIEW

Taken from ARB Charter – Chapter 58 (Planning) of Herndon Town Code (2000)

DIVISION 4. STANDARDS* _____

***Charter references:** Standards and purpose, § 7.4:1(c). _____

Sec. 58-96. Design criteria.

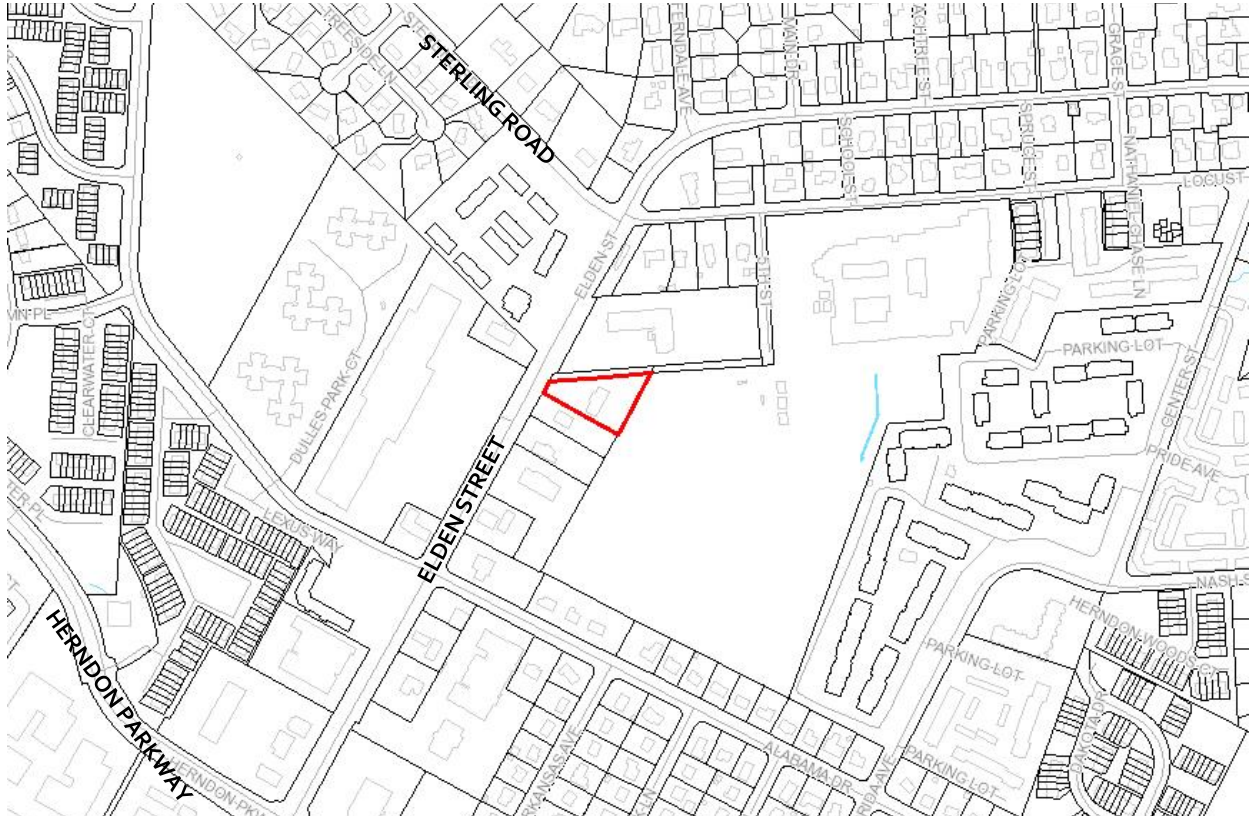
The board of architectural review and, on appeal, the town council shall use the following standards and criteria in considering applications filed under this article:

- (1) Whether or not the proposed architectural design is suitable for a good suburban community in terms of external architectural features, including signs subject to public view, general design and arrangement, texture, color, line, mass, dimension, material and lighting.
- (2) Whether or not the proposed structure, building or improvement is compatible with existing well-designed structures, acceptable to the board, in the vicinity and in the town as a whole.
- (3) Whether or not, and to what extent, the proposed structure, building or improvement would promote the general welfare and protect the public health, safety and morals by tending to maintain or augment the town's tax base as a whole, generating business activity, maintaining and creating employment opportunity, preserving historical sites and structures and making the town a more attractive and desirable place in which to live.
- (4) Whether or not proposed freestanding buildings use the same or architecturally harmonious materials, color, texture and treatment for all exterior walls; and in the case of partially freestanding buildings, whether or not the same or architecturally harmonious materials, color, texture and treatment are used on all portions of all exterior walls exposed to public view.
- (5) Whether or not the combination of architectural elements proposed for a structure, building or improvement, in terms of design, line, mass, dimension, color, material, texture, lighting, landscaping and roofline and height conform to accepted architectural principles for permanent buildings as contrasted with engineering standards designed to satisfy safety requirements only; and exhibit external characteristics of demonstrated architecture and aesthetic durability.
- (6) Whether or not, in terms of design, material, texture, color, lighting, landscaping, dimension, line, mass or roof line and height, the proposed structure, building or improvement is designed to serve primarily as an advertisement or commercial display, exhibits exterior characteristics likely to deteriorate rapidly, would be of temporary or shortterm architectural or aesthetic acceptability, would be plainly offensive to human sensibilities or would otherwise constitute a reasonable foreseeable detriment to the community.

(Code 1992, § 4-16)

Case Number & Type: ARB #20-009; Wall Signs
Case Summary: Install new business signs on an exterior wall of an existing commercial building
Case Location: 1051 Elden Street

Location Map



Property Information

Owner / Applicant:	Amed Investment, LLC c/o Yusuf Mehmetoglu		
Representative:	Anthony Bashorun, Signarama		
Business/Organization:	District Floor Depot		
Property Use:	Commercial		
Zoning District:	CS, Commercial Services		
Adjacent Zoning:	North: CS, Commercial Services South: CS, Commercial Services	East: R-10, Residential, Single Family West: CS, Commercial Services	
Associated Cases:	TP #R-18-13		
Building Type(s):	Multi-story commercial	Date of Construction:	1959
Architectural Style(s):	Miesian, atypical suburban commercial / office expression		

Exterior Material(s):	Composite – Central glass curtain wall on entry, brick exterior wings with ribbon windows
Neighborhood Design Profile:	Existing commercial and office uses

Case Details

Case Description:

The applicant is proposing to install commercial business signage for a new retail business, District Floor Depot. The business name *District Floor Depot* is proposed to be installed centered and flush-mounted, based on revised sign details, on an existing metal panel at top of façade to a height of 19'-6" at the highest point of the sign text. The overall dimensions of the sign will be 2'-0" tall X 21'-9" wide. The *District Floor Depot* sign will be constructed of 24" tall channel letters with 5" aluminum returns and 1" aluminum trim caps, both painted black. The channel letters will be faced with 3/16" white translucent plexiglass. The channel letters will be 0.040 thick aluminum and will be internally lit with white LED lights so the letters will illuminate white at night. The sign will be placed on a space that is currently occupied by a non-conforming exposed electrical raceway, which may not be used based on a zoning determination. The elevations with the sign design superimposed on an existing photograph of the building shows the exposed raceway as does the applicant letter, is different than the revised sign detail provided by the applicant.

The secondary sign will be a made of 0.080" thick aluminum panel, 1'-8" tall X 11'-6" wide, with an unspecified blue background. The aluminum panel will be mounted to the glass curtain wall metal frames with screws at height of 16'-2" above grade at the highest point of the sign. Approximately 8" to 10" white vinyl letters with the text *Quality Hardwood Discounters* will be mounted to the sign panel.

Using the method for calculating the wall sign area(s) as found in the Town's Zoning Ordinance, the signs will have overall sign areas of 43.5 square feet and 19.2 square feet, totaling 62.7 square feet. Both signs will be mounted on the west façade, street-facing elevation along Elden Street (Attachments #1, #2, and #3).

Resource Background:

This building has been vacant for several years and without signage for some time, though the building has housed several different commercial uses, such as a bank, medical office, accountant's office and insurance office. The last recorded ARB case heard by the Board was in 2001. The recent (minor) site plan approval for TP #R-18-13 permitted minor site improvements to include resurfacing the existing asphalt parking, minor parking signage, parking striping, and re-aligning parking wheel stops. In addition, the property owner also undertook some minor in-kind replacements of windows and exterior lights that were deemed minor in nature and did not alter the architecture of the building. As noted, this building is an atypical commercial building with uncommon Miesian architectural features. The applicant may also be presenting an application for a new freestanding sign in the near future.

Applicable Design Guidelines & Standards:

- Town Zoning Ordinance, Section 78-140.4. - Prohibited signs
- Town Zoning Ordinance, Section, 78-140.6. - General standards for all signs
- Town Zoning Ordinance, Section 78-140.7 - Nonconforming signs
- Town Zoning Ordinance Section 78-141.4. - Sign standards for commercial districts
- Town Code of Ordinances, Section 58-96 Design criteria

Staff Analysis

1. The application proposes a total of 62.7 square feet of signage on two sign panels to clearly identify the tenant business. Section 78-141.4. - *Sign standards for commercial districts*, Table 141.4(a) specifies that one (1) square foot of sign area for each linear foot of frontage is authorized in the Commercial Services zoning district with a maximum of 150 square feet per sign. In this case, the tenant space occupies approximately 85 linear feet of frontage (based on staff interpolated measurement) along the façade facing Elden Street, and thus the maximum sign area for this tenant space is roughly 85 square feet. The proposed signage meets the location, sign area, and overall sign dimensions of the referenced zoning ordinance section.
2. As noted in the case description, an existing electrical exposed raceway, which was used for signage in the past, will be removed to comply with the Section 78-140.4. - *Prohibited signs* and Section 78-140.7 - *Nonconforming signs*, which generally specifies that after a two-year period of time of non-use, a non-conforming sign or sign component may not be re-used and must be removed. The existing electrical raceway meets these conditions and will be removed accordingly. Additionally, the applicant's letter (Attachment #2) and the building elevations with the sign superimposed on the building photo still indicate usage of the exposed raceway and will need to be revised to match the updated sign detail provided in Attachment #3.
2. The proposed signs meet the Town Zoning Ordinance, Section, 78-140.6. - *General standards for all signs* regarding, the sign types, design, placement, and illumination.
3. The proposed signs generally do not comply with the applicable design criteria within the Town's Architectural Control District as specified in Section 58-96 of the Town Code of Ordinances (Attachment #4). Staff finds that the proposed sign will clearly serve the purpose of identifying the tenant business but appears to obscure or interfere with the articulation and expression of a rare, for Herndon, building with Miesian architectural features. The large District Floor Depot lettering overpowers the clean roofline of the metal panel that establishes an architectural cap of the glass curtain wall which is one of the more identifiable features of the Miesian style of architecture. The high contrast white sign letters (against the dark brown metal background) that fill this space from top to bottom marring the visual appeal of the architecture. Staff has questions about how the overall height of the sign was determined. While the scale is added to the elevations the scale does not appear accurate to the building or signs. This is further exacerbated by the blue secondary sign panel that disrupts the curtain wall grid which appears "tacked on" the façade.

Staff recommends that the Board, staff and applicant discuss the following alternatives, but not limited to:

- Resubmission of application materials that match the permitted sign design and accurate scaled drawings or renderings to ensure zoning compliance for both issues;
- Reducing the District Floor Depot sign size to reduce the visual interference with the building's architecture;
- Removal of the blue metal sign panel altogether or find another location for this sign message;
- Consider an alternative location for the signage to include using more of the corporate symbology; and
- Consider other sign types, such as projecting signs.

Staff Recommendation:

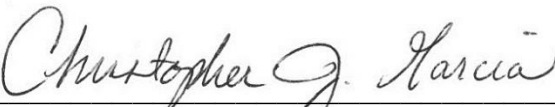
Motion Alternatives:	1. Motion to deny the application. 2. Motion to approve the application as submitted. 3. Motion to approve with condition(s). 4. Motion to continue public hearing to a date certain or the next ARB Public Hearing for action to address a specified design issue or concern of the Board.
Recommended Motion:	Staff is recommending a continuance, in accordance with Alternative #4, to continue to work with the applicant to find alternative design solutions that are complimentary to the buildings unique architectural influences and achieves the business owner's signage needs.

Report Attachments

1.	Aerial Image
2.	Applicant Letter
3.	Existing Conditions, Site Plan, Sign Elevations, Details and Product Information
4.	Town's Code of Ordinances Division 4 - Standards, Sec. 58-96. (ARB) Design Criteria

Staff Contact

Name/Title:	Christopher J. Garcia, Community Design Planner
Phone/Email:	(703)787-7380; christopher.garcia@herndon-va.gov



Christopher J. Garcia
Community Design Planner



Bryce A. Perry
Deputy Director



SITE LOCATION – AERIAL PHOTO



Imagery prepared by Town of Herndon
Department of Community Development
Image source: Google Earth © 2018/2019



RECEIVED ON

Attachment #2

FEB 10 2020

DEPARTMENT OF COMMUNITY DEVELOPMENT

To Whom it May Concern:

Please find the material list and scope of work below for the proposed signage for District Floor Depot located at 1051 Elden Street, Herndon, VA 20170.

Scope of Work/Job description:

Raceway mounted illuminated channel letters and lightbox

Material List:

5" depth illuminated channel letters

Letters mounted to existing raceway on façade

Raceway: 10"H x 6"D

Letter height: 24" H

Internal LED illumination

3/16" translucent white acrylic faces

Screws: 1/4" diameter, self tapping, 1" length

AB. Flat Aluminum
Lightbox: 138"W x 20"H x 5"D

Mount: to window mullions

Power to be run up through existing raceway

Screws: 1/4" diameter, self tapping, 1" length

Thank you,

Anthony Bashorun
President



District Floor Depot
1051 Elden Street
Herndon, VA 20170



District Floor Depot
1051 Elden Street
Herndon, VA 20170

20 ft (240 in) Floor to Top of Building
19.5 ft (234 in) Floor to Top of Sign
17.5 ft (210 in) Floor to Bottom of Sign



16 in
Floor to Bottom of Small Sign 14.5 ft (174 in)

Scale: 3/8" = 1"

District Floor Depot
1051 Elden Street
Hamdon, VA 20170

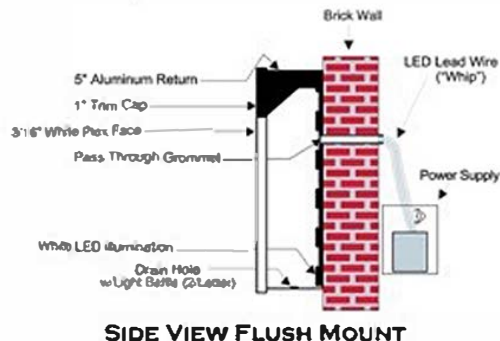
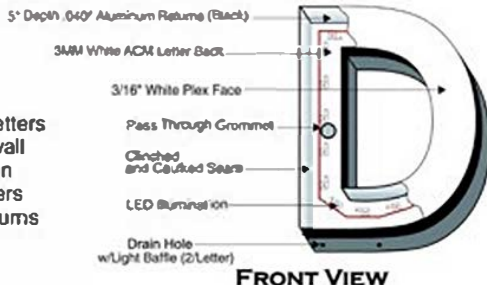
Proposed Sign



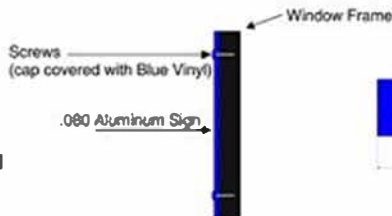
Scale: 3/8" = 1'



Front lit channel letters
flush mounted wall
LED illumination
5" Depth for letters
Black trim and returns



.080 Aluminum Sign
Under Letters
White Letters w/Blue Background



ARCHITECTURAL REVIEW BOARD STANDARDS FOR DESIGN REVIEW

Taken from ARB Charter – Chapter 58 (Planning) of Herndon Town Code (2000)

DIVISION 4. STANDARDS* _____

***Charter references:** Standards and purpose, § 7.4:1(c). _____

Sec. 58-96. Design criteria.

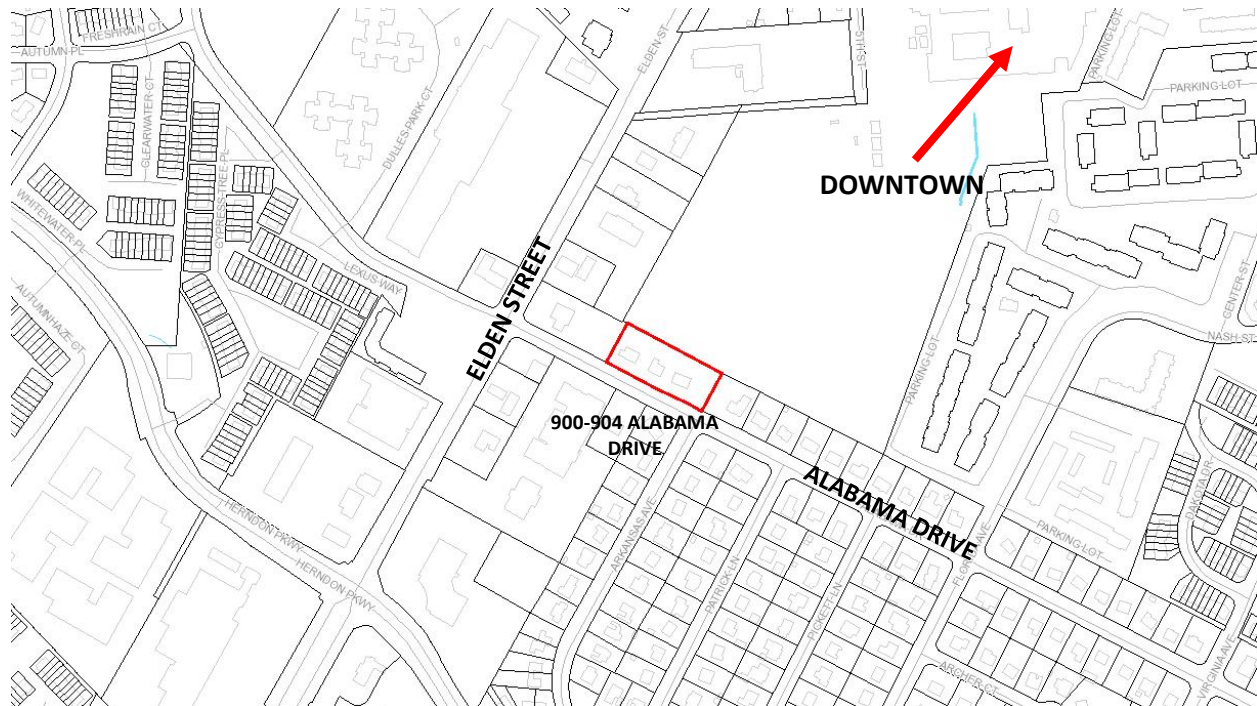
The board of architectural review and, on appeal, the town council shall use the following standards and criteria in considering applications filed under this article:

- (1) Whether or not the proposed architectural design is suitable for a good suburban community in terms of external architectural features, including signs subject to public view, general design and arrangement, texture, color, line, mass, dimension, material and lighting.
- (2) Whether or not the proposed structure, building or improvement is compatible with existing well-designed structures, acceptable to the board, in the vicinity and in the town as a whole.
- (3) Whether or not, and to what extent, the proposed structure, building or improvement would promote the general welfare and protect the public health, safety and morals by tending to maintain or augment the town's tax base as a whole, generating business activity, maintaining and creating employment opportunity, preserving historical sites and structures and making the town a more attractive and desirable place in which to live.
- (4) Whether or not proposed freestanding buildings use the same or architecturally harmonious materials, color, texture and treatment for all exterior walls; and in the case of partially freestanding buildings, whether or not the same or architecturally harmonious materials, color, texture and treatment are used on all portions of all exterior walls exposed to public view.
- (5) Whether or not the combination of architectural elements proposed for a structure, building or improvement, in terms of design, line, mass, dimension, color, material, texture, lighting, landscaping and roofline and height conform to accepted architectural principles for permanent buildings as contrasted with engineering standards designed to satisfy safety requirements only; and exhibit external characteristics of demonstrated architecture and aesthetic durability.
- (6) Whether or not, in terms of design, material, texture, color, lighting, landscaping, dimension, line, mass or roof line and height, the proposed structure, building or improvement is designed to serve primarily as an advertisement or commercial display, exhibits exterior characteristics likely to deteriorate rapidly, would be of temporary or shortterm architectural or aesthetic acceptability, would be plainly offensive to human sensibilities or would otherwise constitute a reasonable foreseeable detriment to the community.

(Code 1992, § 4-16)

Case Number & Type: ARB #20-011; Master Sign Plan
Case Summary: Master Sign Plan for new multi-tenant commercial building
Case Location: 900-904 Alabama Drive, Elden Corner Center

Location Map



Property Information

Owner / Applicant:	Elden Corner Center LLC c/o Sanjay Bajaj		
Representative:	Anthony Bashorun, Signarama		
Business/Organization:	N/A		
Property Use:	Single -story commercial building		
Zoning District:	PD-B, Planned Development - Business		
Adjacent Zoning:	North: R-10, Residential, Single Family South: R-10, Residential, Single Family East: R-10, Residential, Single Family West: CS, Commercial Services		
Associated Cases:	TP#R-16-29 / TP #R-17-13 / ARB #19-19		
Building Type(s):	Single-story steel framed with composite exterior materials	Date of Construction:	2018-2019
Architectural Style(s):	Post-modern, typical modern suburban multi-use, multi-tenant commercial		
Exterior Material(s):	Composite – Brick masonry, Glass storefront and windows, concrete masonry unit (CMU), gabled roof forms with asphalt shingles		

Neighborhood Design Profile:	Redeveloped commercial site adjacent to single family residential uses, commercial uses and public institutional uses
-------------------------------------	---

Case Details

Case Description:

This application proposes to implement additional sign standards on the subject property in order to ensure consistency in sign designs and increase efficiency of designing and installing new signage on this new multi-tenant commercial building as new tenants occupy the spaces. The applicant is proposing signage design standards to allow for new wall signs that will consist of new halo-lit channel letters with stud spacers using up to 5" deep returns, 1/8" clear Lexan® acrylic backing with internal clip attachments to connect the channel letters/returns to the acrylic backing. Six tenant spaces, for which signage would be provided for under the proposed Master Sign Plan, are shown in the application.

The applicant has attempted to uniformly locate the wall signs in two different ways on the three-bay structure. The wall signs on the far left and far right bays (the smaller bays), are to be centered on the brick structural columns within the respective tenant space lease lines depicted in the applicant's submission materials. For the larger central bay, the tenant signs are to be centered over the lease spaces of equal size, 24'-2" as noted in application materials. The applicant intends to vertically locate wall signs with the 30" wide existing sign band with up to 20" letters 5" of space required between the top and bottom of the letters and the top or bottom of the sign band. This would regulate the vertical height of the wall signs to no higher than 12'-6" above grade to any sign's highest point. The applicant also seeks to allow business logos, but limits them to be no larger than 12 square feet in sign area with at least 2" of space between the top and bottom of the logo and the top or bottom of the sign band respectively. The master sign plan proposes to limit wall sign size to 24 square feet, which does not comply with the Town's Zoning Ordinance.

In addition, the applicant has sought to regulate the other sign components:

- 1) Internal white LED light modules for internal illumination
- 2) Colors of channel letter returns are limited to a Pantone® 186C Red
- 3) General placement of window signs

The applicant has stipulated several owner-approved design components which will fall outside the Town's ability to regulate unless non-compliant with the Town's Zoning Ordinance or a requirement for review by the ARB (Attachments #1, #2, #3 and #4).

Resource Background:

This ARB case represents the culmination of several Town administered land development cases for the redevelopment of three parcels previously occupied by single-family residential structures with non-residential uses. The ARB participation in this redevelopment process included review and approval of the building design through ARB #15-18, approved in 2016 and ARB #19-19, which approved the design of a perimeter fence required through administratively approved site plan revisions, TP#R-16-29 / TP

#R-17-13. The building is a Post-modern architectural style with forms, details and materials typical of suburban type development in the Town.

Applicable Design Guidelines & Standards:

- Town Zoning Ordinance, Section 78-140.4. - Prohibited signs
- Town Zoning Ordinance, Section, 78-140.6. - General standards for all signs
- Town Zoning Ordinance Section 78-141.4. - Sign standards for commercial districts
- Town Code of Ordinances, Section 58-96 Design criteria (Attachment #5)

Staff Analysis

1. The application proposes a total of up to 144 square feet of signage on the sign band split amongst six tenant spaces in this new commercial building. Section 78-141.4. - *Sign standards for commercial districts*, Table 141.4(a) specifies that one (1) square foot of sign area for each linear foot of frontage is authorized in the Planned Development - Business zoning district with a maximum of 150 square feet per sign. In this case, the tenant spaces occupy approximately 22', 24' or 27' linear feet of frontage (based on applicant submission measurements) along the façade facing Alabama Drive. With the proposed sign plan standards, the applicant has created a standard that would allow up to 24 square feet of sign area per tenant space. In the case of the end units with a frontage of 22' linear feet, the proposed sign area of 24 square feet would not comply with the above referenced zoning standard. This standard does not conform to the zoning ordinance and may not be considered by the Board, until appropriately revised.
2. The application as submitted complies with the Town's Zoning Ordinance, Section 78-140.4. - *Prohibited signs* and does not propose any sign types or features currently prohibited in this section.
3. The proposed signs meet the Town Zoning Ordinance, Section, 78-140.6. - *General standards for all signs* regarding, the sign types, design, illumination and placement. Staff has determined that halo illumination is permitted in the condition proposed and shall be required to adhere to the illumination standard in the referenced zoning ordinance section. To date, the use of internally lit signs in which an outward-facing translucent sign face is lit is not permitted due to an existing residential use adjacency.
4. The proposed sign plan standards generally comply with the applicable design criteria within the Town's Architectural Control District as specified in Section 58-96 of the Town Code of Ordinances (Attachment #4). Staff finds that the proposed sign will clearly serve the purpose of identifying the new tenant businesses occupying this new commercial building and attempts to create some uniformity in sign placement and design, though one critical standard is not compliant with the Zoning Ordinance as noted in Comment #1. In addition, staff has also noted several design standards that are either not clear or incongruent to the accompanying drawings, details and diagrams. These discrepancies and misalignments need to be resolved and revised prior to Board action.

As such, staff recommends that the Board, staff and applicant discuss the following, but not limited to, issues:

- Resolve the dimensional discrepancy of the proposed depth of the aluminum channel letter returns as the sign standard states of up to 5” deep returns whereas the associated channel letter detail states 3”;
 - Staff recommends shallower returns to not permit large, deep signs to overpower the architectural features and limited details of this new commercial structure;
- Determine the appropriate depth of PVC spacer between sign back and the wall as there is no standard written and the channel letter section drawing indicates a minimum of 1”; requiring only a minimum depth is problematic due to potential maximums that may exceed Zoning Ordinance sign definitions and standards;
 - Staff recommends a shallower spacing of 1” to 2” to not permit large, deep signs to overpower the architectural features and avoid light spillage above the illumination level standard found in Section 78-140.6. - *General standards for all signs*;
- Resolve the dimensional discrepancy of the required space between the top and bottom of signs and the edges of the sign band, as the sign plan standard states 2” spacing and the associated drawing state 5” with 20” of allowable sign height;
 - Staff recommends a minimum spacing of 3” to 5” between the tops and bottoms of letters and logos to maintain proportional signs along the sign band;
- Clarify color standards as one standard currently states that color is not be regulated, but then requires red channel letters;
 - Staff recommends clarifying what is meant by colors that are not regulated which is currently unclear;
 - Staff recommends considering the channel letter color in relation to the color scheme of the building materials as red may be a distraction from the architectural character of the building;
- Determine an appropriate standard for window signs as no standard is proposed but is shown and some may exceed window sign area maximums
 - Staff recommends provision of window sign standards to reduce sign clutter and irregularity on the ordered storefront system which is a character defining feature of this commercial building;
- Determine standards for required or permissible sign assemblies for logos as none is specified in the proposed standards;
- Consider other sign types, such as projecting signs or freestanding signs that may be desired in the future; and
- Revise the proposed standards with uniform terms and standard language so ensure readability and understanding of the proposed sign requirements.

Staff acknowledges that the applicant has provided a substantive set of draft standards that are generally heading in the right direction. However, staff is of the opinion that additional work by the applicant with close coordination and collaboration with Town staff will be required to complete a comprehensive set of design standards that can be implemented by staff, are complimentary to the building’s architecture, respond to any

Board comments or concerns and meet the applicant and property owner's business needs.

Staff Recommendation:

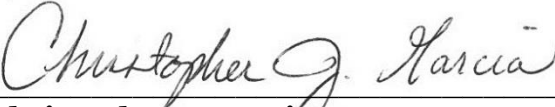
Motion Alternatives:	1. Motion to deny the application. 2. Motion to approve the application as submitted. 3. Motion to approve with condition(s). 4. Motion for continuance of the public hearing to a date certain or the next ARB Public Hearing for action to address a specified design issue or concern of the Board.
Recommended Motion:	Motion for continuance of ARB #20-011, in accordance with Alternative #4, to allow the applicant to address the following design issues and sign plan standards issues: 1. Sign standards that are not compliant with the Zoning Ordinance; and 2. Sign design regulations that are not clear or contradictory, provide little or no standard for critical design features, and developing consistent and understandable design standard language as noted in the Analysis section of the staff report.

Report Attachments

1.	Aerial Image
2.	Applicant Letter
3.	Sign Elevation, Location, Details and Product Information
4.	Proposed Master Sign Plan Standards
5.	Town's Code of Ordinances Division 4 - Standards, Sec. 58-96. (ARB) Design Criteria

Staff Contact

Name/Title:	Christopher J. Garcia, Community Design Planner
Phone/Email:	(703)787.7380; christopher.garcia@herndon-va.gov



Christopher J. Garcia
Community Design Planner



Bryce A. Perry
Deputy Director



SITE LOCATION – AERIAL PHOTO



Imagery prepared by Town of Herndon
Department of Community Development
Image source: Google Earth © 2018



FEB 10 2020

DEPARTMENT OF
COMMUNITY DEVELOPMENT

Town of Herndon:

777 Lynn Street

Herndon, VA

20170

Master Sign Plan Proposal for Elden Corner Center

On behalf of the property owner (Elden Corner Center LLC, Sanjay Bajaj) Signarama Herndon (316 Victory Drive, Herndon VA 20170) is submitting a list of sign standards to assist in regulating future tenant signage at 904 Alabama Street, Herndon VA 20170.

We are proposing:

Back lit individually mounted channel letter signs.

White LED lights.

Aluminum front

Acrylic, Polycarbonate translucent backer.

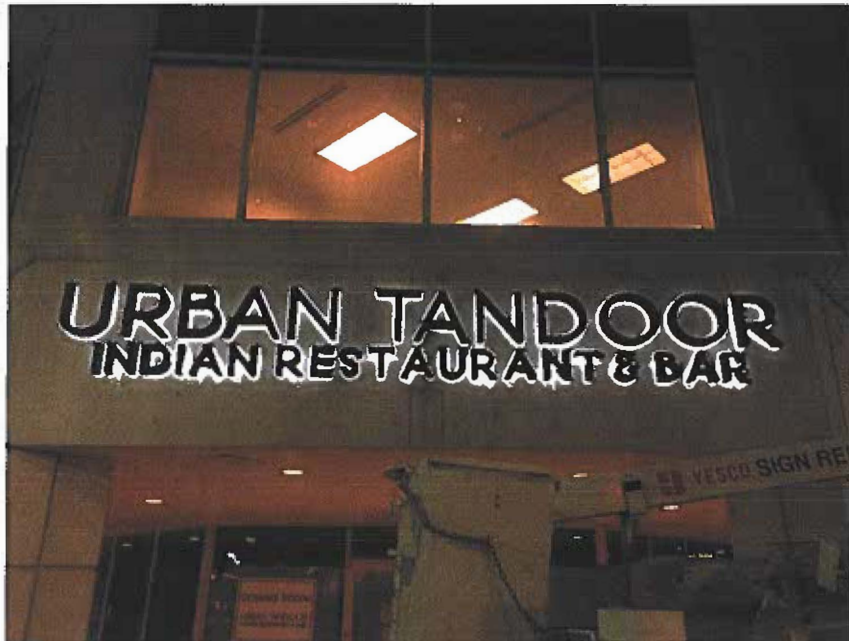
Stud mounted to the designated sign area of the building.

All sign renderings are required to be pre-approved by the Owner.

Sign sample: Wall mounted back lit channel letter job completed by Signarama Herdon



Sign Sample 2: Wall Mounted back lit Channel letter job completed by Signarama Herndon



Signarama Herndon is available to provide mock ups and administrative and full permitting services to each tenant and landlord that match these requirements.

Sincerely,

Anthony Bashorun.

Signarama Herndon

316 Victory Drive

Herndon VA

20170

Anthony@signarama-herndon.com

703-481-8858



RECEIVED ON

FEB 10 2020

DEPARTMENT OF
COMMUNITY DEVELOPMENT

To Whom it May Concern:

Please find the material list and scope of work below for the proposed master sign agreement for Elden Corner Center located at 902 Alabama Drive Herndon, VA 20170.

Scope of Work/Job description:

Wall mounted illuminated (reverse/halo) channel letters

Material List:

3" depth channel letters

Color of letters: red (PMS 186C)

Stud mount with spacers to storefront – letters to stand off storefront approx.. 1.5"

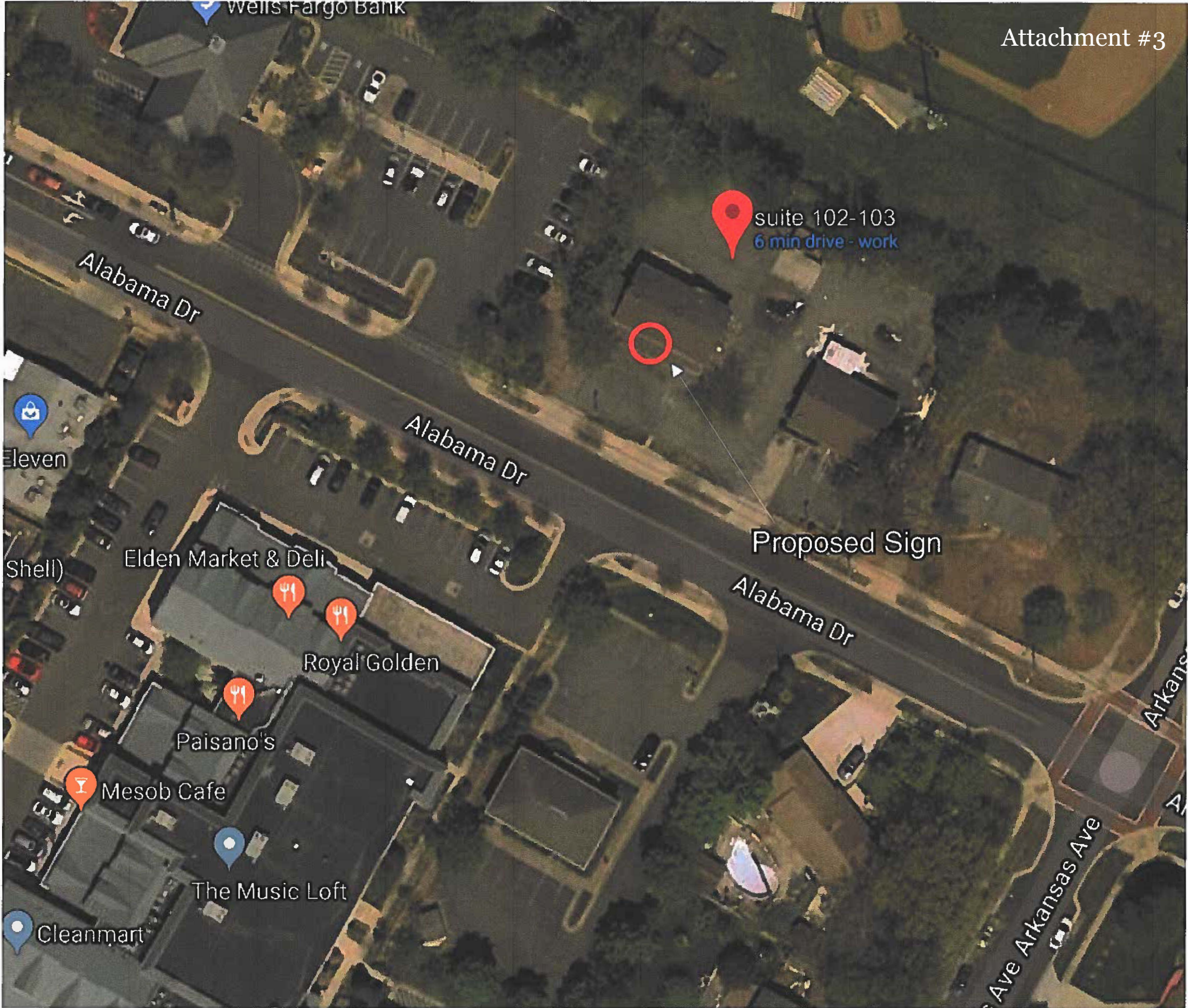
studs are 5/16" diameter, 3-8" length (depending on thickness of stucco)

Thank you,

Anthony Bashorun
President

Paraiso Latino Resturant & Bakery
904 Alabama Street Suite 102-103
Herndon, VA 20170

Attachment #3



Scale: 1" = 50'

Paraiso Latino Resturant & Bakery
904 Alabama Street Suite 102-103
Herndon, VA 20170



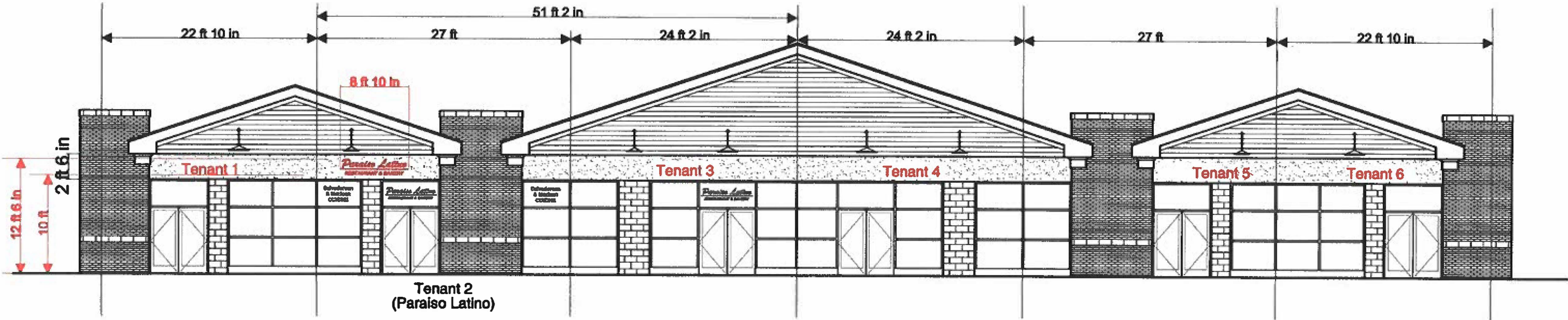
RECEIVED ON
10/15/2015
10:00 AM
10/15/2015

Paraiso Latino Resturant & Bakery
904 Alabama Street Suite 102-103
Herndon, VA 20170



Scale: 3/8" = 1'

902 Alabama Street Suite 102-103
Herndon, VA 20170



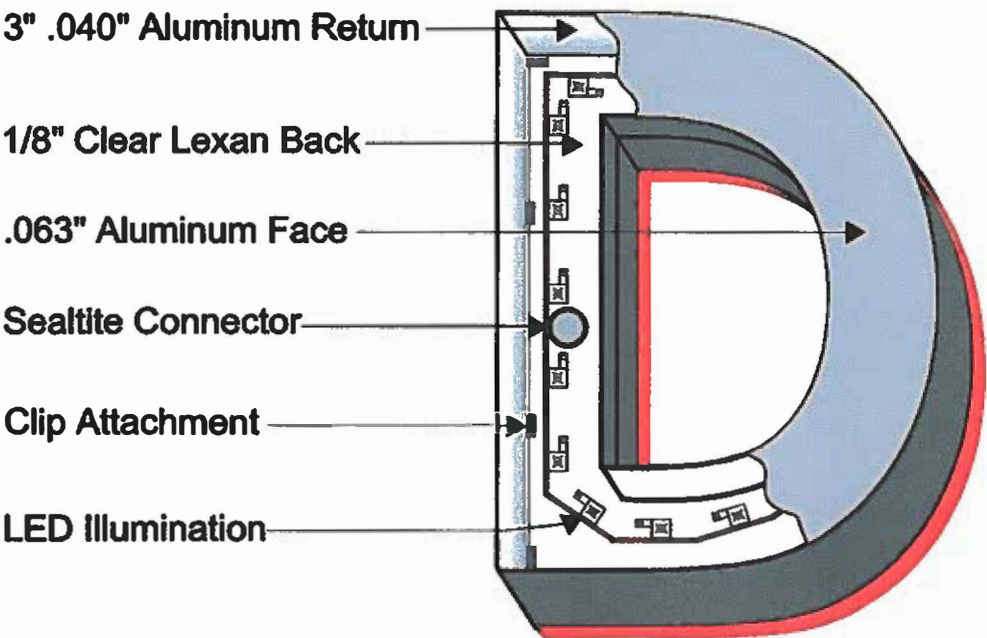
Scale: 3/32" = 1'



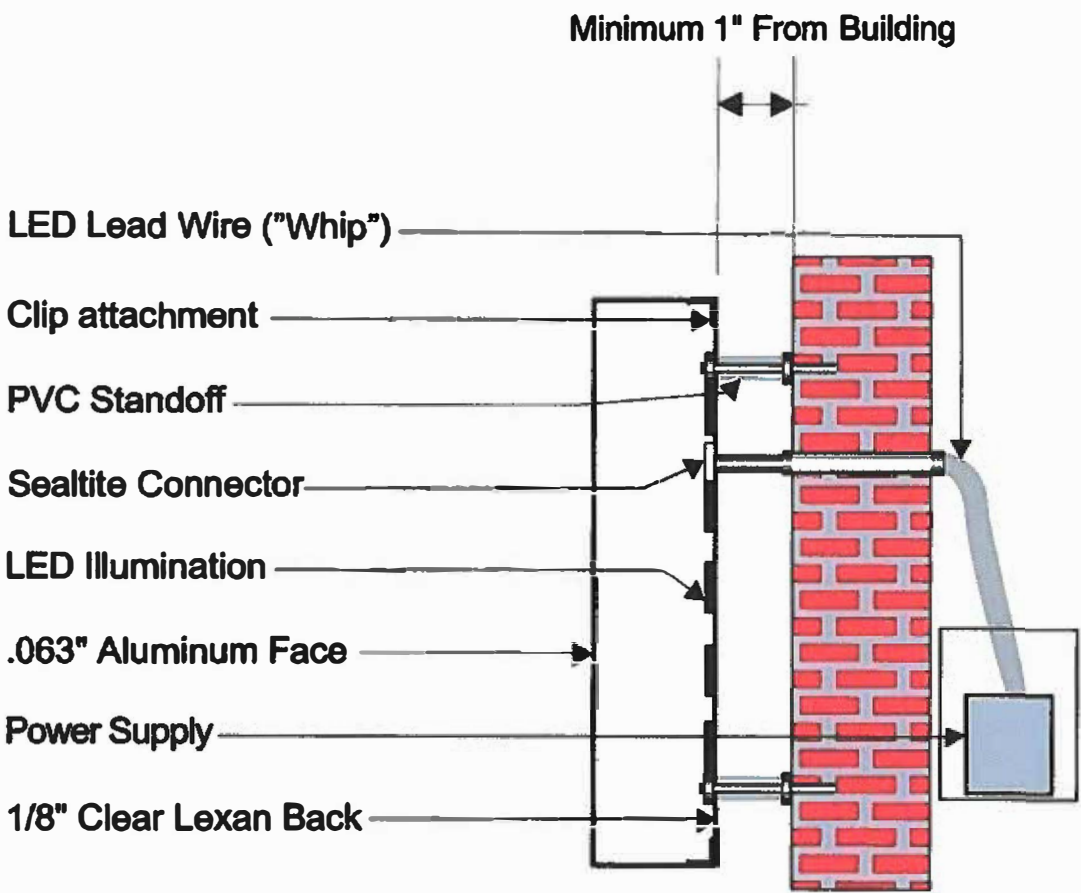
5in Space
20in Letters
5in Space

902 Alabama Street Suite 102-103
Herndon VA 20170

Reverse Lit Channel Letters



FRONT VIEW



SIDE VIEW



Night View

Back-lit Channel Letters
Up to 2' x 10' ~ 20 ft²
Logos are Allowed
Red Color

MSP Name	Elden Corner Center
MSP Address	904 Alabama Street Herndon VA. Suites 101-108 (8 units)
Sign Type	Wall Sign
Sign Description	Individually wall mounted back lit channel letter signs.
Sign frame Materials	Each sign will be constructed with Aluminum cans, Acrylic/Plexiglas back. White LED modules required on the interior of cans with silicone or tape attachment. Up to 5" returns.
Mounting style	Wall mounted on studs. Attached directly to building façade in designated sign area.
Sign Form	Permitted content shall include letter, logos and symbols. Colors will be approved by the property owner on a case by case basis.
Sign Location	Signs shall be mounted in the designated sign area below the roof and on top of the highest glass panels on the front elevation of the building façade. See MSP renderings for example.
Sign Color	Sign colors shall not be regulated by MSP. The letters will have an opaque front cover/can. Colors will be approved by the landlord on a case by case basis. Sign face and returns will be red. Pantone 186C.
Sign Dimensions	Signs not exceed 24 square feet. Allowing for up to two line stacks and single line of content designs. Logos may be

	detached from letters. Sign must be vertically centered in designated sign area and proportional. Sign designs must also allow 2" at the top and 2" at the bottom of the sign designated area band for each tenant.
Text Font	N/A subject to approval by landlord on professional mockup
Logo Color	Non specified, subject to approval by Landlord.
Logo Permitted	Yes, Individual logos with or without letters when possible.
Logo Dimensions	Shall be included in total allotted square footage for signage when combined with letters. Signs with only logos shall not exceed 12 square feet. Logo designs must also allow 2" at the top and 2" at the bottom of the sign designated area band for each tenant.
Illumination	The signs shall be internally illuminated with while LED modules.
Window Signage	Window signage is allowed at the center. Window lettering will be vertically and horizontally centered on windows.

ARCHITECTURAL REVIEW BOARD STANDARDS FOR DESIGN REVIEW

Taken from ARB Charter – Chapter 58 (Planning) of Herndon Town Code (2000)

DIVISION 4. STANDARDS* _____

***Charter references:** Standards and purpose, § 7.4:1(c). _____

Sec. 58-96. Design criteria.

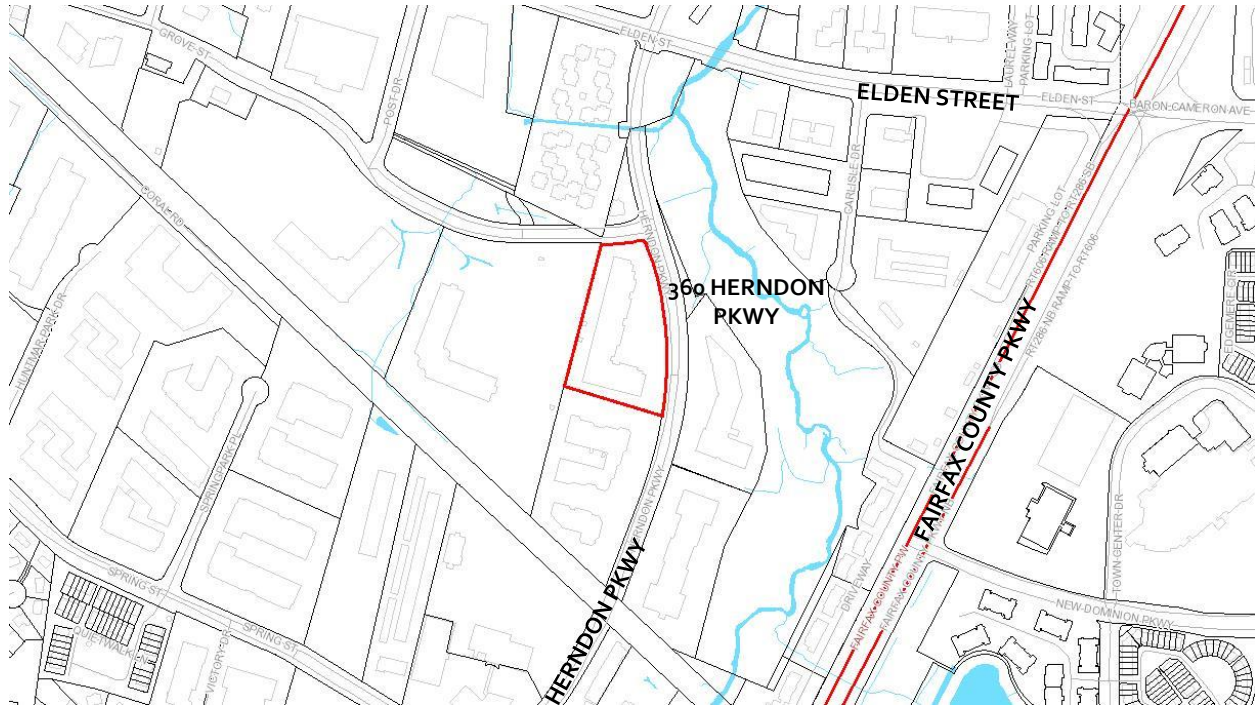
The board of architectural review and, on appeal, the town council shall use the following standards and criteria in considering applications filed under this article:

- (1) Whether or not the proposed architectural design is suitable for a good suburban community in terms of external architectural features, including signs subject to public view, general design and arrangement, texture, color, line, mass, dimension, material and lighting.
- (2) Whether or not the proposed structure, building or improvement is compatible with existing well-designed structures, acceptable to the board, in the vicinity and in the town as a whole.
- (3) Whether or not, and to what extent, the proposed structure, building or improvement would promote the general welfare and protect the public health, safety and morals by tending to maintain or augment the town's tax base as a whole, generating business activity, maintaining and creating employment opportunity, preserving historical sites and structures and making the town a more attractive and desirable place in which to live.
- (4) Whether or not proposed freestanding buildings use the same or architecturally harmonious materials, color, texture and treatment for all exterior walls; and in the case of partially freestanding buildings, whether or not the same or architecturally harmonious materials, color, texture and treatment are used on all portions of all exterior walls exposed to public view.
- (5) Whether or not the combination of architectural elements proposed for a structure, building or improvement, in terms of design, line, mass, dimension, color, material, texture, lighting, landscaping and roofline and height conform to accepted architectural principles for permanent buildings as contrasted with engineering standards designed to satisfy safety requirements only; and exhibit external characteristics of demonstrated architecture and aesthetic durability.
- (6) Whether or not, in terms of design, material, texture, color, lighting, landscaping, dimension, line, mass or roof line and height, the proposed structure, building or improvement is designed to serve primarily as an advertisement or commercial display, exhibits exterior characteristics likely to deteriorate rapidly, would be of temporary or shortterm architectural or aesthetic acceptability, would be plainly offensive to human sensibilities or would otherwise constitute a reasonable foreseeable detriment to the community.

(Code 1992, § 4-16)

Case Number & Type: ARB #20-012; Wall Sign
Case Summary: Install one new business sign on an exterior wall of an existing multi-tenant commercial building
Case Location: 360 Herndon Parkway #2150, Sugarland Industrial Park

Location Map



Property Information

Owner / Applicant:	North Washington, LLC c/o Borger Management, Inc.		
Representative:	Anthony Bashorun, Signarama		
Business/Organization:	Herndon Animal Medical Hospital		
Property Use:	Commercial / light industrial		
Zoning District:	O&LI - Office and Light Industrial		
Adjacent Zoning:	North: CS – Commercial Services / O&LI - Office and Light Industrial South: O&LI, Office and Light Industrial East: O&LI, Office and Light Industrial West: O&LI, Office and Light Industrial		
Associated Cases:	ARB #19-31		
Building Type(s):	One-story, multi-tenant commercial / light industrial	Date of Construction:	1985
Architectural Style(s):	Post-modern, typical suburban commercial / light industrial and business park design		

Exterior Material(s):	Composite – Brick typical with commercial ribbon storefront windows and doors, flat parapet roofline with composite/membrane roof system
Neighborhood Design Profile:	Existing commercial office and light industrial

Case Details

Case Description:

The applicant is proposing to install one new non-illuminated commercial business signs for an animal care business on the east elevation of a multi-tenant building facing the Herndon Parkway. The application proposes to utilize the business logo, made of white, formed plastic and flush mounted using aluminum studs, to be located over the tenant space ribbon windows. The business logo will be in the form of a white medical cross with positive and negative cutouts of a cat and a dog and will be sized at overall dimensions of approximately 2'-6" X 2'-9" and placed vertically between the top of the parapet/coping of the roofline and the bottom of the bottom soldier course of bricks over the recessed entry. The sign is also centered horizontally on the side wall of an alcove or façade recess and is identical in design to an existing sign located on the wall around the corner and centered over the same entry.

Using the method for calculating the wall sign area found in the Town's Zoning Ordinance, the sign will have overall sign area 6.9 square feet (Attachments #1, #2, and #3).

Case Background:

The property has been the subject of numerous ARB cases and administrative approvals for tenant signage over time as businesses have changed in the various tenant spaces. The Board last approved two new wall signs for this business through ARB #19-31. The proposed signs do not meet the lettering and overall dimensional standards required by the approved master sign plan for this property, thus requiring review and approval from the Architectural Review Board.

Applicable Design Guidelines & Standards:

- Town Zoning Ordinance, Section, 78-140.6. - General standards for all signs
- Town Zoning Ordinance Section 78-141.4. - Sign standards for commercial districts
- Town Code of Ordinances, Section 58-96 Design criteria

Staff Analysis

1. The application proposes a total of 6.9 square feet of signage to be distributed on two signs on the east facing elevation to identify the tenant business. Section 78-141.4. - Sign standards for commercial districts, Table 141.4(a) specifies that in the O&LI, Office & Light Industrial zoning district one (1) square foot of sign area for each linear foot of establishment frontage is authorized with a maximum of 150 square feet per sign. In this case and as delineated in ARB #19-31, the tenant space occupies 28.8

linear feet of frontage along the east façade along Herndon Parkway, and thus the maximum sign area for this tenant space is 28 square feet. The previous approval of ARB #19-31 permitted 26.4 square feet of wall sign area along the building frontage/tenant space. The proposed signage does not meet the sign area requirements of the referenced zoning ordinance section. With the addition of another 6.9 square feet brings the total sign area for this business will be 33.3 square feet, exceeding the allowable maximum sign area.

Zoning compliance is required for the proposed sign design prior to the Board considering and acting upon any case. In this case, any proposed signage will either not comply with the zoning ordinance or be too small to be effective.

2. The proposed signs meet the Town Zoning Ordinance, Section, 78-140.6. - General standards for all signs regarding, the sign types, design, placement, and illumination. However, staff has noted that the sign does not meet the sign standards of another zoning ordinance section.
3. The proposed sign does not comply with the applicable design criteria within the Town's Architectural Control District as specified in Section 58-96 of the Town Code of Ordinances (Attachment #4). Staff finds that the proposed sign does not drastically improve visibility of the signage for this business as the previously approved wall signs and added window signs are visible from both vehicular and pedestrian approaches. Further staff finds that the proposed signage is excessive when combined with the pre-approved signs and clutters the building with a pattern of minimal signage across the business complex. While the architecture of this building is minimal in style, an existing master sign plan has also been enacted to avoid sign clutter and achieve a modest amount of signage to allow business identification. In this case, the applicant would be requesting a third business sign of marginal utility due to its placement, in addition to the existing window signs.

Staff Recommendation:

Motion Alternatives:	1. Motion to deny the application. 2. Motion to approve the application as submitted. 3. Motion to approve with condition(s). 4. Motion to continue public hearing to a date certain or the next ARB Public Hearing for action to address a specified design issue or concern of the Board.
Recommended Motion:	Motion for denial of ARB #20-012, in accordance with Alternative #1, for the following reasons: 1. Inability of compliance with Section 78-141.4. - Sign standards for commercial districts, Table 141.4(a). 2. Proposed signage is a short-term architectural aesthetic and primarily serve as advertisement/commercial display of marginal business or functional utility.

Report Attachments

1.	Aerial Image
2.	Applicant Letter
3.	Site Plan, Sign Elevations & Photos, Details and Product Information
4.	Town's Code of Ordinances Division 4 - Standards, Sec. 58-96. (ARB) Design Criteria

Staff Contact

Name/Title:	Christopher J. Garcia, Community Design Planner
Phone/Email:	(703)787-7380; christopher.garcia@herndon-va.gov



Christopher J. Garcia
Community Design Planner



Bryce A. Perry
Deputy Director

GROVE STREET

360 Herndon Pkwy

360 HERNDON PKWY

HERNDON PARKWAY

100 ft

SITE LOCATION – AERIAL PHOTO



Imagery prepared by Town of Herndon
Department of Community Development
Image source: Google Earth © 2018



To Whom it May Concern:

Please find the material list and scope of work below for the proposed signage for Herndon Animal Medical Center located at 360 Herndon Parkway, Suite 5150 Herndon, VA 20170.

**Scope of Work/Job description:
Wall mounted non illuminated dimensional letters**

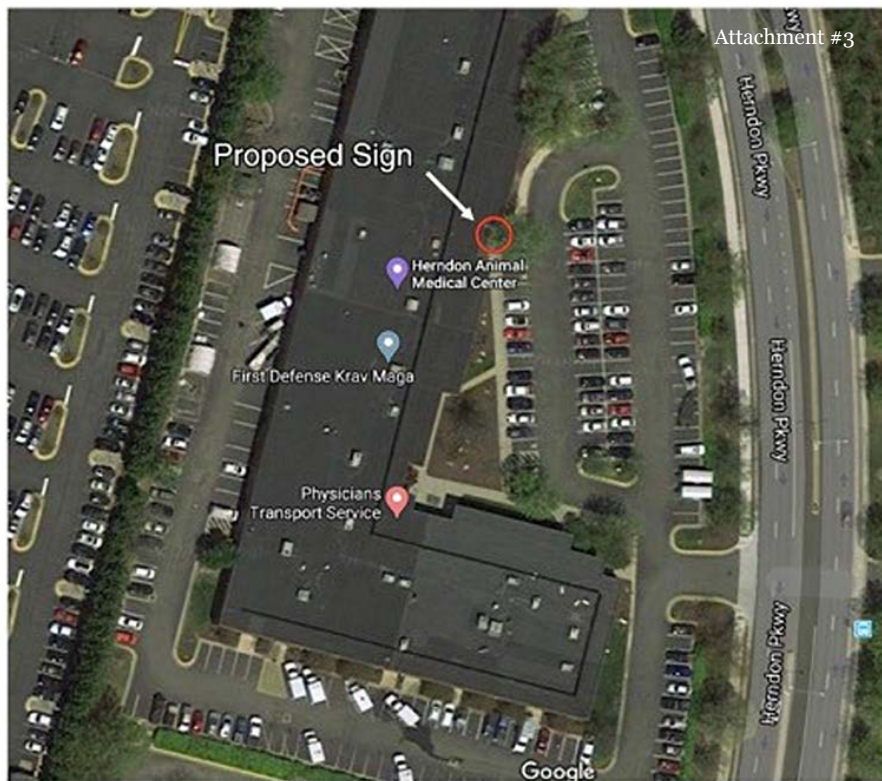
**Material List:
1" depth formed plastics dimensional letters
Color of letters: white
Flush stud mount to brick storefront
studs are 1/8" diameter, 3" length**

Thank you,

**Anthony Bashorun
President**

Herndon Animal Medical Center
360 Herndon Parkway Suite 5150
Herndon VA 20170

Attachment #3



Scale 1" = 30'

Herndon Animal Medical Center
360 Herndon Parkway Suite 5130
Herndon VA 20170



Hamdon Animal Medical Center
360 Hamdon Parkway Suite 5150
Hamdon VA 20170



Scale 1/2" = 1'

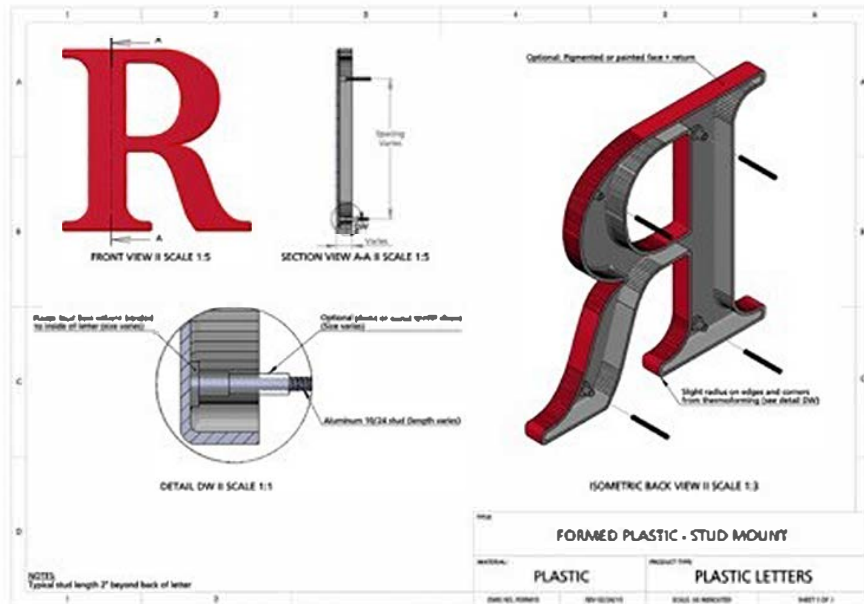
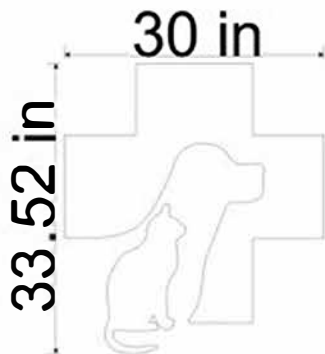
Herndon Animal Medical Center
360 Herndon Parkway Suite 5150
Herndon VA 20170



Scale 1/2" = 1'

Herndon Animal Medical Center
360 Herndon Parkway Suite 5150
Herndon VA 20170

Formed plastic dimensional logo
Flat face-white
1" Depth
Flush stud mount



ARCHITECTURAL REVIEW BOARD STANDARDS FOR DESIGN REVIEW

Taken from ARB Charter – Chapter 58 (Planning) of Herndon Town Code (2000)

DIVISION 4. STANDARDS* _____

***Charter references:** Standards and purpose, § 7.4:1(c). _____

Sec. 58-96. Design criteria.

The board of architectural review and, on appeal, the town council shall use the following standards and criteria in considering applications filed under this article:

- (1) Whether or not the proposed architectural design is suitable for a good suburban community in terms of external architectural features, including signs subject to public view, general design and arrangement, texture, color, line, mass, dimension, material and lighting.
- (2) Whether or not the proposed structure, building or improvement is compatible with existing well-designed structures, acceptable to the board, in the vicinity and in the town as a whole.
- (3) Whether or not, and to what extent, the proposed structure, building or improvement would promote the general welfare and protect the public health, safety and morals by tending to maintain or augment the town's tax base as a whole, generating business activity, maintaining and creating employment opportunity, preserving historical sites and structures and making the town a more attractive and desirable place in which to live.
- (4) Whether or not proposed freestanding buildings use the same or architecturally harmonious materials, color, texture and treatment for all exterior walls; and in the case of partially freestanding buildings, whether or not the same or architecturally harmonious materials, color, texture and treatment are used on all portions of all exterior walls exposed to public view.
- (5) Whether or not the combination of architectural elements proposed for a structure, building or improvement, in terms of design, line, mass, dimension, color, material, texture, lighting, landscaping and roofline and height conform to accepted architectural principles for permanent buildings as contrasted with engineering standards designed to satisfy safety requirements only; and exhibit external characteristics of demonstrated architecture and aesthetic durability.
- (6) Whether or not, in terms of design, material, texture, color, lighting, landscaping, dimension, line, mass or roof line and height, the proposed structure, building or improvement is designed to serve primarily as an advertisement or commercial display, exhibits exterior characteristics likely to deteriorate rapidly, would be of temporary or shortterm architectural or aesthetic acceptability, would be plainly offensive to human sensibilities or would otherwise constitute a reasonable foreseeable detriment to the community.

(Code 1992, § 4-16)



MEMORANDUM

To: Chairman Walker and Members of the Architectural Review Board

From: Christopher Garcia, Community Design Planner 

Date: February 28, 2020

Subject: HTOC Landscape and Sign Guidelines

Included in this packet you will find the recently adopted Herndon Transit Oriented Core (HTOC) Urban Design and Architectural Guidelines section for landscaping and signs.

Please keep it with your original HTOC guidelines document. You will need it as a reference when the Board reviews development plans and ARB public hearing items in the HTOC area in the future.

Please note that the page numbers correspond to the page numbers as if they were incorporated into the entire guidelines document. The complete document with this new section incorporated is also publicly available online at: <https://www.herndon-va.gov/departments/community-development/planning-policy/metrorail-planning>, as noted in a previous staff memo to the Board.

Staff will be providing you an overview of this new document section at the March 4, 2020 ARB Work Session.

Please let me know if you have any questions regarding this revision to the HTOC guidelines.

Thank you.

Attachment: Herndon Transit Oriented Core (HTOC) Urban Design and Architectural Guidelines for Landscaping and Signs