



PLANNING COMMISSION MEETING AGENDA

Town Council Chambers
765 Lynn Street, Herndon, VA 20170
Monday, April 24, 2023 | 7:00 p.m.

1. Call to Order

2. Approval of Minutes

- a. February 13, 2023, Planning Commission Work Session Minutes
- b. February 16, 2023, Town Council/Planning Commission, Special Joint Work Session
- c. February 27, 2023, Planning Commission Regular Meeting Minutes

3. Comments

- a. Comments from the Staff Members
- b. Comments from the Commissioners
- c. Comments from Citizens

Members of the public may, for one 3-minute period, provide public comments, requests, consent or general item comments, and comments on matters not included on the agenda.

4. Public Hearings

- a. **SPECIAL EXCEPTION AMENDMENT - SE #20-01, 1131 Elden Street, Pollo Campero**, to amend the conditions associated with a drive-through use accessory to an eating establishment. The proposed amendment would revise the condition related to trash collection and update the site plan. The property is zoned CS, Commercial Services and is designated in the Herndon 2030 Comprehensive Plan Land Use Map as "Adaptive" and is located in the South Elden Street Small Area Plan. The property is approximately 0.66 acres in area and is located on the east side of Elden Street, approximately 260 feet south of the intersection with Alabama Drive. Fairfax County Tax Map Number: 0161 04050009B. Agent: Kelly Posusney, Walsh Colucci Lubeley & Walsh, PC. Applicant: Pollo Campero of Virginia, LLC. Property owner: BXA LLC.

5. Adjournment

STAFF REPORT
Planning Commission
April 10, 2023

Title

SPECIAL EXCEPTION AMENDMENT - SE #20-01, 1131 Elden Street, Pollo Campero, to amend the conditions associated with a drive-through use accessory to an eating establishment. The proposed amendment would revise the condition related to trash collection and update the site plan.

Staff Contacts

David Stromberg, AICP – Zoning Administrator; david.stromberg@herndon-va.gov

Summary

This special exception was approved on March 23, 2021, with five conditions. The special exception allowed the applicant to construct and operate a drive-thru lane with their proposed restaurant (Pollo Campero). Condition #4 is related to trash collection and stated the following: “Trash collection shall be restricted to the hours of 7:00 AM to 10:00 AM.” The applicant states that they are unable to secure a contract with trash collection companies due to this time limitation. The applicant is proposing to amend Condition #4 to restrict trash collection during their lunch and dinner hours, or 11:00 AM to 1:00 PM and 5:00 PM to 7:00 PM. Condition #1.a required the site plan of the property to reflect the removal or relocation of a specific parking space. The site plan that has since been submitted satisfies this condition regarding the parking space, therefore, Condition #1.a is no longer necessary and should be removed.

Staff recommends approval of this special exception amendment.

Background

SE #20-01

A complete background and analysis of this application is contained in the March 16, 2021, Town Council staff report. Staff, the Planning Commission, and Town Council determined that the original application complied with the criteria of Section 78-155.3(e), Review Standards for Special Exceptions.

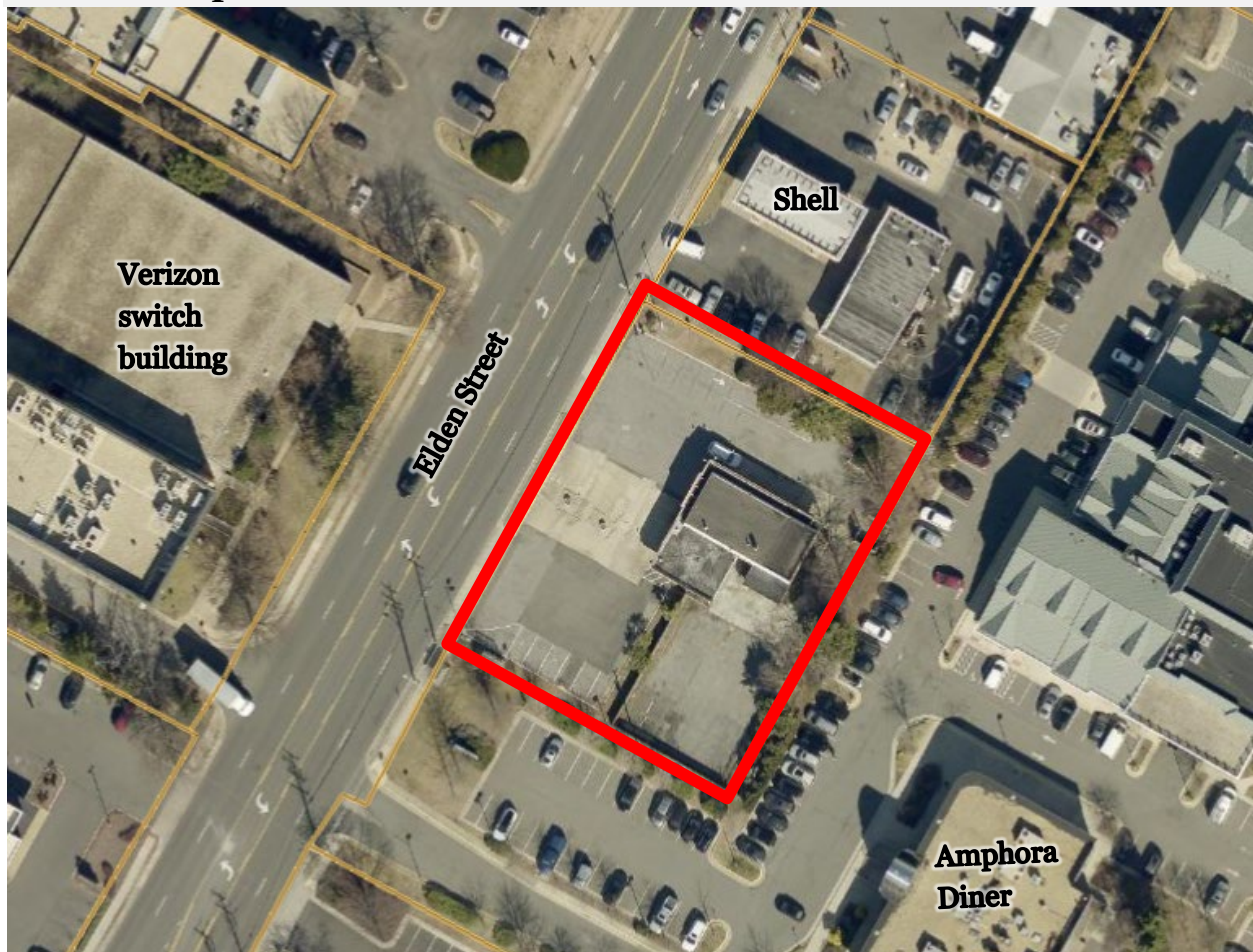
ZOTA #22-01

The applicant recently submitted a zoning ordinance text amendment allowing additional signs on certain properties when associated with a drive-thru establishment. That text amendment was approved by Town Council on February 28, 2023.

TP-2106

The site plan for this application is currently under administrative review.

Location Map



Staff Analysis

Impacts to stacking lane

The current special exception approval includes a condition on trash collection because the trash enclosure is located at the start of the drive-thru lane and if a trash truck is emptying the refuse containers during peak hours, it could result in a line of vehicles extending into Elden Street. Under the existing condition, the trash collection company

only has a 3-hour window to perform refuse collection. The lack of drivers for trash/recycling vehicles has been well publicized over the past 12-18 months and localities have also struggled with maintaining consistent staffing levels. The proposed revision will expand the hours available for a refuse company to perform services while still avoiding the peak operational hours of Pollo Campero, when the risk of traffic extending into Elden Street is at its highest.

Planning Commission Alternatives

The following alternatives are available to the Planning Commission for its decision on Special Exception Amendment SE#20-01.

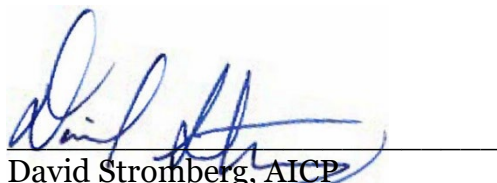
1. Recommend approval of the amended conditions of SE #20-01.
2. Recommend denial of the amended conditions of SE #20-01. The original conditions of SE #20-01 will remain in effect.
3. Continue the public hearing on this draft ordinance to the May 22, 2023, public hearing.

Staff Recommendation

Staff recommends the Planning Commission approve a resolution recommending approval for SE #20-01 in accordance with **alternative 1**.

Attachments:

1. Resolution with amended conditions
2. Existing conditions
3. Applicant's statement of justification
4. Updated special exception site plan



David Stromberg, AICP
Zoning Administrator

TOWN OF HERNDON, VIRGINIA

RESOLUTION

April 24, 2023

Resolution- to consider amending the condition regarding trash collection for Special Exception Application SE #20-01, to permit a drive-through service accessory to an eating establishment in a CS, Commercial Services, zoning district.

The applicant, Pollo Campero of Virginia, LLC, has an approved special exception (SE #20-01) to permit a drive-through service accessory to an eating establishment on a property located at **1131 Elden Street** and identified as Fairfax County Tax Map #0161-04050009B. The applicant has requested to amend Condition #4, regarding trash collection, in accordance with Section 78-155.3(j) of the Town of Herndon Zoning Ordinance, and Condition #1.a. has been satisfied and should be removed.

The Planning Commission has reviewed this application and has held a public hearing in accordance with the provisions of §15.2-2204 of the State Code and recommended that the application be approved with amended conditions based upon the finding that the amended conditions still meet the purpose and intent of the Zoning Ordinance, in particular Sections 78-155.3 and 78-80.4(j).

THEREFORE, BE IT RESOLVED by the Planning Commission of the Town of Herndon, Virginia, that:

The Planning Commission approves amended conditions of Special Exception Application SE #20-01, that shall run with the land and not be voided or extinguished from a change in ownership of the property. The conditions shown below shall amend and supersede the conditions approved on March 23, 2021:

1. Substantial Conformity. The development and maintenance of the special exception use, shall be in substantial conformance with the updated SE #20-01 application plan, prepared by Bohler Engineering and dated 1/20/2023. Approval of this application on the parcel identified as Fairfax County Tax Map Number 0161-04050009B, known as **1131 Elden Street**, Herndon, Virginia (the "Property"), shall not relieve the applicant or the owners of the Property, or their successors or parties developing, establishing, or operating the approved special exception, from the obligation to comply with and conform to any other Zoning Ordinance, codified ordinance, or regulatory requirement.
2. Fencing. A decorative metal fence, subject to approval by the Architectural Review Board, shall be installed and maintained along the northern property boundary and

shall be a minimum of 5 feet in height, unless otherwise restricted by Section 78-115.2 of the Zoning Ordinance.

3. Loading Zone. Use of the loading zone shall be restricted to the hours of 7:00 AM to 10:00 AM. The loading zone area shall be identified on the site with signage, markings on the pavement, or both.
4. Trash Collection. Trash collection shall be restricted during the hours of 11:00 AM to 1:00 PM and 5:00 PM to 7:00 PM.
5. One Drive-Through Service Window per Lot. There shall be no more than one accessory drive-through service window on the Property.

TOWN OF HERNDON, VIRGINIA

RESOLUTION

MARCH 23, 2021

Resolution- to consider Special Exception Application SE #20-01, 1131 Elden Street, Pollo Campero, to permit a drive-through service accessory to an eating establishment in a CS, Commercial Services, zoning district.

WHEREAS, the applicant, Campero USA Corporation, has submitted a request for a special exception to permit a drive-through service accessory to an eating establishment on a property located at 1131 Elden Street and identified as Fairfax County Tax Map #0161-04050009B; and

WHEREAS, the Planning Commission has reviewed this application and has held a public hearing in accordance with the provisions of §15.2-2204 of the State Code; and

WHEREAS, following the public hearing, the Planning Commission recommended that the application be approved with conditions based upon the finding that the proposed use meets the purpose and intent of the Zoning Ordinance, in particular Sections 78-155.3 and 78-80.4(j); and

WHEREAS, the Town Council has reviewed this application and the Planning Commission recommendation and has held a public hearing in accordance with the provisions of §15.2-2204 of the State Code; and

WHEREAS, if granted, the uses permitted under the special exception are pursuant to this resolution and associated conditions; and

WHEREAS, if granted, special exceptions may be amended pursuant to Section 78-155.3(j) of the Town of Herndon Zoning Ordinance; and

WHEREAS, if granted, special exceptions may be revoked pursuant to Section 78-155.3(h) of the Town of Herndon Zoning Ordinance.

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Herndon, Virginia, hereby:

Approves Special Exception Application SE #20-01, that shall run with the land and not be voided or extinguished from a change in ownership of the property, and be in accordance with the conditions set forth below:

1. Substantial Conformity. The development and maintenance of the special exception use, described in Condition 2 below, shall be in

substantial conformance with the SE #20-01 application plans, prepared by Menemsha Solutions and dated February 16, 2021. Approval of this application on the parcel identified as Fairfax County Tax Map Number 0161-04050009B, known as 1131 Elden Street, Herndon, Virginia (the "Property"), shall not relieve the applicant or the owners of the Property, or their successors or parties developing, establishing, or operating the approved special exception, from the obligation to comply with and conform to any other Zoning Ordinance, codified ordinance, or regulatory requirement.

- 1.a. Parking Lot Adjustments. At the time of site plan submittal, the parking space located at the southwest corner of the site nearest to the ingress/egress to the site shall be removed or relocated. Removal or relocation of this space shall comply with all other provisions of the Zoning Ordinance. Furthermore, the central parking bay shall be adjusted to the east or west as necessary based on feedback from the Town of Herndon Department of Public Works and the Fairfax County Fire Marshal.
2. Fencing. A decorative metal fence, subject to approval by the Architectural Review Board, shall be installed and maintained along the northern property boundary and shall be a minimum of 5 feet in height, unless otherwise restricted by Section 78-115.2 of the Zoning Ordinance.
3. Loading Zone. Use of the loading zone shall be restricted to the hours of 7:00 AM to 10:00 AM. The loading zone area shall be identified on the site with signage, markings on the pavement, or both.
4. Trash Collection. Trash collection shall be restricted to the hours of 7:00 AM to 10:00 AM.
5. One Drive-Through Service Window per Lot. There shall be no more than one accessory drive-through service window on the Property.

This is certified to be a true and accurate copy of Resolution 21-G-32 adopted at a legally convened meeting of the Town Council of the Town of Herndon on March 23, 2021.


 Margie C. Tacci, Deputy Town Clerk



**WALSH COLUCCI
LUBELEY & WALSH PC**

Kelly A. Posusney
Land Use Planner
(703) 528-4700 Ext. 5471
kposusney@thelandlawyers.com

February 15, 2023

By Email and Hand Delivery

Elizabeth M. Gilleran, AICP
Director of Community Development
Town of Herndon
777 Lynn Street, 2nd floor
Herndon, Virginia 20172-1427

Re: Proposed Special Exception Amendment
Section 78-80.4(j) – Drive-Through Service Accessory to Eating Establishment
Applicant: Pollo Campero of Virginia, LLC

Dear Ms. Gilleran:

On behalf of the Applicant, please accept this letter as a request for consideration of a Special Exception Amendment (“SEA”) pursuant to Section 78-80.4(j) of the Town of Herndon Zoning Ordinance (the “Ordinance”).

Pollo Campero is currently processing a site plan to construct a new 2,991 square foot restaurant on Tax Map Parcel 16-1 ((405)) 9B (the “Property”), known as 1131 Elden Street, and located in the Commercial Services (“CS”) Zoning District. On March 23, 2021, the Town Council approved Special Exception Application SE #20-01, subject to development conditions, to permit a drive-through service accessory to an eating establishment.

During the review of the site plan, the Applicant was unable to secure a contract with a trash collection company due to development condition 4 restricting the hours of trash pick-up from 7:00 a.m. to 10:00 a.m. Based upon input from the trash collection providers, the Applicant requests a special exception amendment to revise development condition 4 to restrict when trash collection cannot occur, instead of limiting the hours trash collection can occur. Pollo Campero is open for lunch and dinner. The Applicant proposes restricting trash pick-up during their peak hours of operation, which occur from 11:00 a.m. to 1:00 p.m. and 5:00 p.m. to 7:00 p.m.

The request, if approved, will allow the Applicant to secure a contract with a trash collection company. The approval of this special exception amendment is in the Town’s interest since it promotes viable business endeavors which, in turn, result in economic vibrancy and substantial tax revenue.

ATTORNEYS AT LAW

703 528 4700 ■ WWW.THELANDLAWYERS.COM
2200 CLARENDON BLVD. ■ SUITE 1300 ■ ARLINGTON, VA 22201-3359

LOUDOUN 703 737 3633 ■ PRINCE WILLIAM 703 680 4664 ■ WINCHESTER 540 667 4912

Section 78-155.3(j) Standards for Amendment of Special Exception

Section 78-155.3(j) of the Ordinance states that a special exception may be amended, extended, or eliminated in accordance with the procedures and standards established for its original approval. The Applicant requests an amendment to development condition 4, which establishes restrictions on the hours of trash collection.

Section 78-80.4(j) Standards for Drive-Through Service Accessory to Eating Establishment

Section 78-80.4(j) of the Ordinance requires certain standards to be met for a drive-through service accessory to an eating establishment. Each standard is listed in bold below, followed by the Applicant's response in italics:

1. Special Exception Required.

On March 23, 2021, the Town Council approved Special Exception Application SE #20-01, subject to development conditions, to permit a drive-through service accessory to an eating establishment. The Applicant is requesting a special exception amendment in order to revise development condition 4, which establishes restrictions on the hours of trash collection.

2. Stacking Lane Required.

The stacking lane is proposed to be a minimum of 12 feet wide and 188 feet long, which satisfies the Ordinance requirements. The stacking lane does not conflict with or extend into vehicle parking areas, driveways, aisles, or loading areas. The stacking lane is adjacent to a landscaped open space area on at least one side, and along with the drive-through window is screened from adjacent properties and streets.

3. Site Landscaping.

The requirement for a 15-foot-wide buffer along the street frontage is satisfied with the more specific requirements of the Gateway Streetscape standards which require a 20-foot-wide streetscape along Elden Street.

4. Ingress and Egress Limitations.

Consistent with the standard, the Property is accessed by one entrance located off of Elden Street.

5. Location of Ingress and Egress.

The entrance to the Property meets the standards set forth in the public facilities manual.

6. Pedestrian Access.

The Applicant proposes a sidewalk connection from the six-foot-wide sidewalk along its Elden Street frontage to the front door of the eating establishment.

7. Bicycle Parking.

A bicycle rack is proposed in the northern portion of the Property.

8. Signage.

During the review of the site plan, the Applicant discovered that the Zoning Ordinance does not allow for certain signage typically found with an eating establishment with accessory drive-through service. The Applicant has submitted a zoning ordinance text amendment, ZOTA #22-01, which if approved, will address the need for adequate signage to support eating establishments with an accessory drive-through service.

9. Canopy Lighting.

The Applicant will meet the foot-candle requirement for any canopy lighting proposed.

10. Screening.

As the Property is not adjacent to a residential use or district, this standard does not apply.

As required, please find enclosed a check in the amount of \$1,500.00 for the processing of this special exception amendment request. Please let me know if you need any additional information.

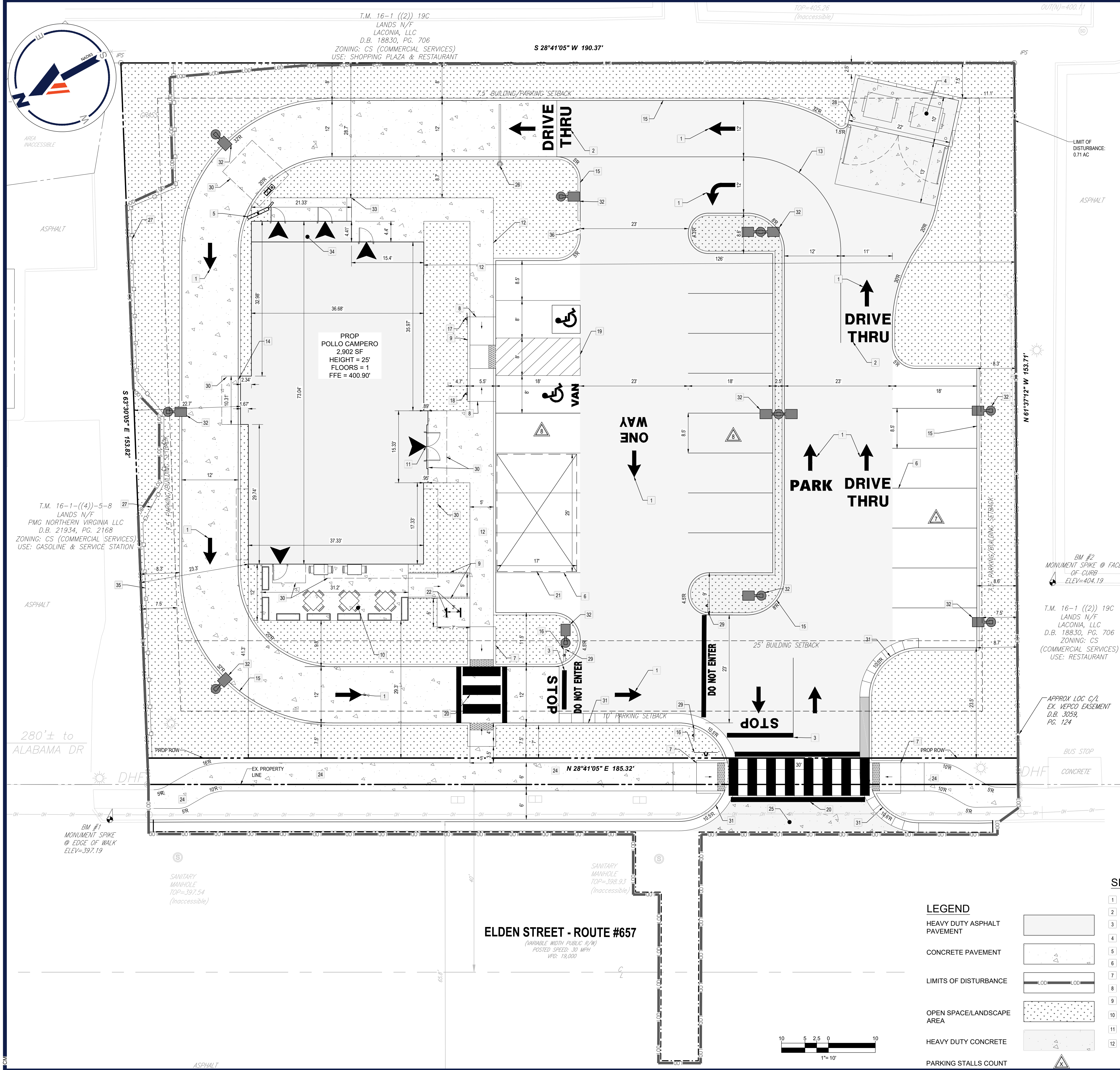
Very truly yours,

WALSH, COLUCCI, LUBELEY & WALSH, P.C.



Kelly A. Posusney
Land Use Planner

cc: Jeff Smith
Fabiola Suarez



GENERAL NOTES

- THIS PLAN IS BASED ON A BOUNDARY & TOPOGRAPHICAL/ ALTA SURVEY BY: BOCK & CLARK CORPORATION, NV5. ENTITLED: "ALTA/NSPS LAND TITLE SURVEY - ELDEN ST - 1131 ELDEN STREET, TOWN OF HERNDON, DRAINSVILLE DISTRICT, FAIRFAX COUNTY, VIRGINIA" DATED 07/01/21. PROJECT NO. 20195082-001 CMP.
- ALL ELEVATIONS SHOWN ARE BASED ON THE SURVEYOR'S BENCHMARK, AS REFERENCED IN THE SURVEY. AND MUST BE VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO GROUNDBREAK. TOPOGRAPHY IS FIELD RUN.
- OWNER: BXC, LLC, 815 30TH AVE, SAN FRANCISCO, CA 94121, (415) 595-0907, JENNYLU7@AOL.COM. DEVELOPER / APPLICANT: POLLO CAMPERO OF VIRGINIA, LLC, 12404 PARK CENTRAL DR, SUITE 250N, DALLAS, TX 75251, (214) 207-2301, FABIOLA.SUAREZ@SOMOSCOMI.COM.
- PARCEL DATA: TAX MAP #0161-405-9B - 0.66 AC (28,873 SF)
- ZONE: CS (COMMERCIAL SERVICES DISTRICT) EXISTING USE: GASOLINE & SERVICE STATION PROPOSED USE: COMMERCIAL
- BULK REQUIREMENTS

	ALLOWED/REQUIRED	PROVIDED
A. MIN. LOT AREA	NONE	28,873 SF (0.66 AC)
B. MIN. BUILDING SETBACK		
FRONT SETBACK	25'	39.0'
SIDE SETBACKS	7.5'	22.7'/120.3'
REAR SETBACK	7.5'	27.5'
C. MIN. PARKING SETBACK		
FRONT SETBACK	10'	7' (SEE NOTE 7)
SIDE SETBACKS	7.5'	8.3'/8.1'
REAR SETBACK	7.5'	7.5'
D. PARKING REQUIREMENT		
1 SPACE PER 4 SEATS	23 SPACES	23 SPACES (2 ADA SPACES)
1 SPACE PER 2 EMPLOYEES		
E. PARKING RATIO	7.5 PER 1,000 SF GFA	7.9 PER 1,000 SF GFA
F. MAX. FLOOR AREA RATIO (F.A.R.)	0.30	0.10
G. BUILDING COVERAGE	N/A	0.10
H. NUMBER OF FLOORS	N/A	1
I. MAX. BUILDING HEIGHT	45'	25'
J. OPEN SPACE	25% (7,218 SF)	30% (8,524 SF)
K. IMPERVIOUS AREA	N/A	70% (0.46 AC)
L. LOADING (ONE FOR GSF BELOW 40,000)	1	1
M. MINIMUM LOT WIDTH	NONE	185'
N. AREA OF DEDICATED RIGHT OF WAY	N/A	1,041 SF
- FRONT SETBACK OF 7' MATCHES SETBACK REDUCTION FROM THE REQUIRED 10' APPROVED WITH SPECIAL EXCEPTION PLAN. (SE #20-01)
- THE PROPERTY IS LOCATED IN ZONE X (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE OF FLOOD), PER MAP ENTITLED "FIRM FLOOD INSURANCE RATE MAP, FAIRFAX COUNTY, VIRGINIA, UNINCORPORATED AREAS, PANEL 130 OF 450" MAP NUMBER S1059C0110E, MAP EFFECTIVE DATE SEPTEMBER 17, 2010.
- NO RESOURCE PROTECTION AREA, ENVIRONMENTAL QUALITY CORRIDOR OR FLOOD PLAIN IS KNOWN TO EXIST ON THIS SITE.
- THE ONE (1) FOOT CONTOUR INTERVALS THAT ARE SHOWN ON SHEET C-103 AND C-201 ARE THE RESULT OF A FIELD RUN SURVEY PERFORMED BY BOCK & CLARK CORPORATION, NV5, AS REFERENCED ABOVE.
- SITE LIGHTING WILL CONFORM TO SECTION 78-130.9 OF THE TOWN OF HERNDON CODE. SITE LIGHTING AND PHOTOMETRIC PLAN HAVE BEEN PROVIDED ON SHEET C-1100.
- GEOTECHNICAL REPORT: ENTITLED: "LIMITED GEOTECHNICAL INVESTIGATION 1131 ELDEN STREET - HERNDON" PREPARED BY PONS AND ASSOCIATES, LLC. DATED 11/18/19.
- ALL PROPOSED RAMPS ARE RETURN CURB TYPE RAMPS WITH TRUNCATED DOMES.
- LOADING ZONE RESTRICTED TO THE HOURS OF 7:00AM TO 10:00 AM PER SPECIAL EXCEPTION CONDITIONS SE #20-01.
- DECORATIVE METAL FENCING TO BE INSTALLED ALONG THE NORTHERN PROPERTY LINE IN ACCORDANCE WITH CONDITION #2 OF RESOLUTION 21-G32. THE DECORATIVE FENCE MUST BE AT LEAST 5 FEET IN HEIGHT EXCEPT FORWARD OF THE FRONT FAÇADE OF THE BUILDING, WHERE IT IS LIMITED TO A MAXIMUM OF 4 FEET IN HEIGHT.
- OPEN SPACE TO BE PRIVATELY MAINTAINED.
- TRASH COLLECTION SHALL BE RESTRICTED TO THE HOURS OF 7:00 AM TO 10:00 AM PER SPECIAL EXCEPTION CONDITIONS SE #20-01.
- THE FOLLOWING FEATURES, BUT NOT LIMITED TO, SHALL BE REQUIRED TO BE REVIEWED AND APPROVED BY THE TOWN'S ARCHITECTURAL REVIEW BOARD:

a. PRIMARY COMMERCIAL BUILDING ARCHITECTURE	e. SITE PERMANENT FURNISHINGS
b. ALL ASSOCIATED BUILDING SIGNAGE	f. ALL PERIMETER DECORATIVE FENCING
c. ALL ASSOCIATED SITE SIGNAGE	g. SITE LIGHTING POLES AND FIXTURES
d. TRASH CONTAINER ENCLOSURE	
- BUILDING FOOTPRINT PER "POLLO - HERNDON 1131 ELDEN STREET, HERNDON, VA" PREPARED BY MENEMSHA, DATED 05/03/2022.
- ALL PAVEMENT IN THE TOWN OF HERNDON RIGHT OF WAY IS TO BE REPLACED IN KIND.

SITE PLAN DESIGN NOTES & KEY PLAN

- | | | |
|---|--|--|
| 1 DIRECTIONAL ARROW (TYP) | 13 PAVEMENT MARKING | 25 VDOT ENTRANCE (CG-11) (SEE DETAIL ON SHEET C-303) |
| 2 DRIVE-THRU GRAPHICS | 14 DRIV-THRU WINDOW | 26 CLEARANCE BAR |
| 3 STOP BAR GRAPHICS (TYP.) | 15 CONCRETE CURB (TYP) | 27 5' DECORATIVE METAL FENCE (SEE DETAIL ON SHEET C-303) |
| 4 TRASH ENCLOSURE (SEE DETAIL ON SHEET C-302) | 16 STOP SIGN | 28 BOLLARD (TYP) (SEE DETAIL ON SHEET C-302) |
| 5 ORDER STATION AND MENU BOARD | 17 ADA SIGN | 29 DO NOT ENTER SIGN |
| 6 PARKING STALL STRIPING (TYP) | 18 ADA VAN ACCESSIBLE SIGN | 30 CANOPY |
| 7 SIDEWALK RAMP | 19 ADA PARKING STALL STRIPING | 31 VDOT CG-6 |
| 8 SIDEWALK ADA RAMP | 20 CROSSWALK (SEE DETAIL ON SHEET C-303) | 32 SITE LIGHT (SEE LIGHTING PLAN ON PS-1.0) |
| 9 HANDRAIL | 21 LOADING ZONE | 33 2 - 5" STEPS |
| 10 OUTDOOR SEATING AREA | 22 BICYCLE RACK | 34 UTILITY CLOSET |
| 11 BUILDING ENTRANCE (TYP) | 23 PICK-UP WINDOW | 35 4' DECORATIVE METAL FENCE |
| 12 SIDEWALK | 24 PUBLIC SIDEWALK | 36 CURB CUT |

TOWN PLAN #: 21-06

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

REVISIONS				
REV	DATE	COMMENT	DRAWN BY	
1	09/14/21	REV. PER TOWN COMMENTS	SC	KS
2	01/20/23	REV. PER TOWN COMMENTS	CKM	GE

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

NOT APPROVED FOR CONSTRUCTION

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

PROJECT No.: S212068
DRAWN BY: SC/SG
CHECKED BY: GE/CM
DATE: 11/15/2022
CAD ID: SITE-2

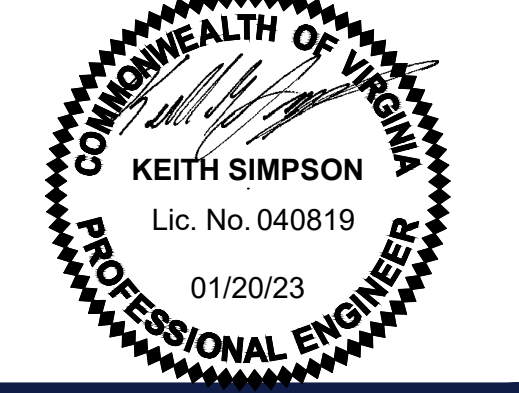
PROJECT:
PROP. SITE PLAN DOCUMENTS
FOR



LOCATION OF SITE
1131 ELDEN ST.
TOWN OF HERNDON
FAIRFAX COUNTY, VA
DRAINSVILLE DISTRICT
BLOCK & LOT: 5 SEC 1 - 9B

BOHLER

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



SHEET TITLE:

SITE PLAN

SHEET NUMBER:
C-301

REVISION 2 - 01/20/2023