



ARCHITECTURAL REVIEW BOARD WORK SESSION AGENDA

Town Council Chambers Building
765 Lynn Street, Herndon, VA 20170

Wednesday, October 1, 2025 | 7:30 PM

-
1. **Call to Order**
 2. **Public Hearings**
 - a. **APPLICATION FOR SIGNAGE, ARB #25-003**, to consider an application for freestanding signage for the commercial property located near 139 Spring Street, Herndon, Virginia, on property established by Declaration of Sunset Business Condominium recorded in Deed Book 5876, page 13, among the Land Records of Fairfax County, Virginia.
 3. **Comments**
 - a. Comments from the Staff Members
 - b. Comments from the Board Members
 4. **Adjournment**

Agenda Item: APPLICATION FOR SIGNAGE, ARB #25-003, to consider an application for freestanding signage for the commercial property located near 139 Spring Street, Herndon, Virginia, on property established by Declaration of Sunset Business Condominium recorded in Deed Book 5876, page 13, among the Land Records of Fairfax County, Virginia.

Meeting Date: October 1, 2025

Category: Public Hearings

Prepared by: Angelina Jones, Lead Planner / Design and Development

Description:

This application proposes to install an aluminum monument sign along Spring Street east of the Herndon Parkway set back at least 5'-0" from the right-of-way. The sign stands 7'-8" from grade to top and is 10'-4" wide. The total area of the proposed sign is 50 square feet and the letter height will be 10". Both the structure and the sign face would be constructed of aluminum. The letters and graphics would be acrylic and the unit would be internally lit similar to a box sign. This application was first received as a Permanent Sign License application. However, after initial review, staff determined that the proposal could not be reviewed administratively due to its failure to adhere to all requirements of the Uniform Sign Standards. Please see the attached staff report for additional information.

Background:

The property is located near 139 Spring Street and is part of a commercial condominium owned by the Unit Owners Association of Sunset Business Park Condominium established by Declaration of Sunset Business Condominium recorded in Deed Book 5876, page 13, among the Land Records of Fairfax County, Virginia, it features a one-story commercial business park. The property sits on approximately 7 acres. Businesses in the Sunset Business Park have signage applied in white to coordinated maroon storefront awnings. These are consistent with a Master Sign Plan adopted for the property in 2003 (ARB 03-14). Sunset Business Park is within the Transit-Related Growth (TRG) Area with guidance provided by the recently adopted Small Area Plan. The plan points to the opportunities the existing business park affords to create a destination with a distinct character at a prominent gateway into Herndon. This applies to site elements such as signage. Please see the attached staff report for additional information.

Fiscal Impact:

N/A

Staff Recommendation/Next Steps:

Staff is withholding a recommendation pending discussion by the board.

Attachments:

1. Staff Report
2. Materials

STAFF REPORT

Agenda Item: ARB #25-003; Signage; Unit Owners Association of Sunset Business Park Condominium, adjacent to Fairfax County Tax Map 0173 09 0007, near 139 Spring Street

Meeting Date: October 1, 2025

Staff Contact: Angelina R. Jones, Lead Planner – Development & Design

Summary Information:

Proposed Modification	Signage – Freestanding, box sign		
Address	Near 139 Spring St, Herndon, VA 20170		
Fairfax County Tax Map Number	Adjacent to 0173 09 0007		
Owners	Unit Owners Association of Sunset Business Park Condominium/Markey Management		
Applicant	Jennifer Daniel, Quail Run Signs		
Business/Organization	Sunset Corner/Sunset Business Park		
Property Use	Commercial		
Zoning District	PD-B, Planned Development - Business		
HDO Designation	N/A		
Adjacent Zoning	North: O&LI, Office and Light Industrial District East: Outside Town Boundary South: Outside Town Boundary West: O&LI, Office and Light Industrial District		
Building Type(s)	N/A	Date of Construction:	N/A
Architectural Style(s)	N/A		
Exterior Material(s)	N/A		
Neighborhood Design Profile	Existing commercial and office uses		
Comprehensive Plan Land Use Designation	Regional Corridor Mixed Use/TRG Small Area Plan		

Location Map:



Background Information:

Property Description

The property is located near 139 Spring Street and is part of a commercial condominium owned by the Unit Owners Association of Sunset Business Park Condominium established by Declaration of Sunset Business Condominium recorded in Deed Book 5876, page 13, among the Land Records of Fairfax County, Virginia, it features a one-story commercial business park. The property sits on approximately 7

acres. Businesses in the Sunset Business Park have signage applied in white to coordinated maroon storefront awnings. These are consistent with a Master Sign Plan adopted for the property in 2003 (ARB 03-14). Representatives of the business park have communicated an intent of updating the signage throughout the site however no formal applications have been submitted other than this one. Sunset Business Park was built around 1983 in the International style (ca. 1925-present) (*Figures 1 & 2*). The international is characterized by unornamented surfaces, large window groupings, expanses of linear wall surface, and flat roof lines. Its utilitarian design presents an austere industrial character with regularity in rhythm in its openings and signage treatments.



Figure 1: Storefront adjacent to proposed sign location at 139 Spring Street.



Figure 2: Sunset Business Park architecture (typ.).

Applicable Land Use and Case History

Sunset Business Park is within the Transit-Related Growth (TRG) Area with guidance provided by the recently adopted Small Area Plan (*Figure 3*). This plan's vision for the area is to "expand and celebrate Sunset Business Park by capitalizing on its unique mix of uses and making a great place out of its public realm" (p. 39). The plan points to the opportunities the existing business park affords to create a destination with a distinct character at a prominent gateway into Herndon (*Figure 4*). This applies to site elements such as signage:

Buildings within the Sunset District should embrace and reinforce the eclectic atmosphere of Sunset Business Park with creative and innovative architectural expressions... The use of artwork and colors in the building and close integration of the building with equally eclectic and very robust streetscape should be employed within this area. There is also the opportunity for specific signage standards that provide more flexibility in design and location (p. 77).

The proposed monument sign for the park is an opportunity to begin to implement the TRG's vision for the Sunset Business Park. You can find the full TRG plan on the Town's website [here](#).

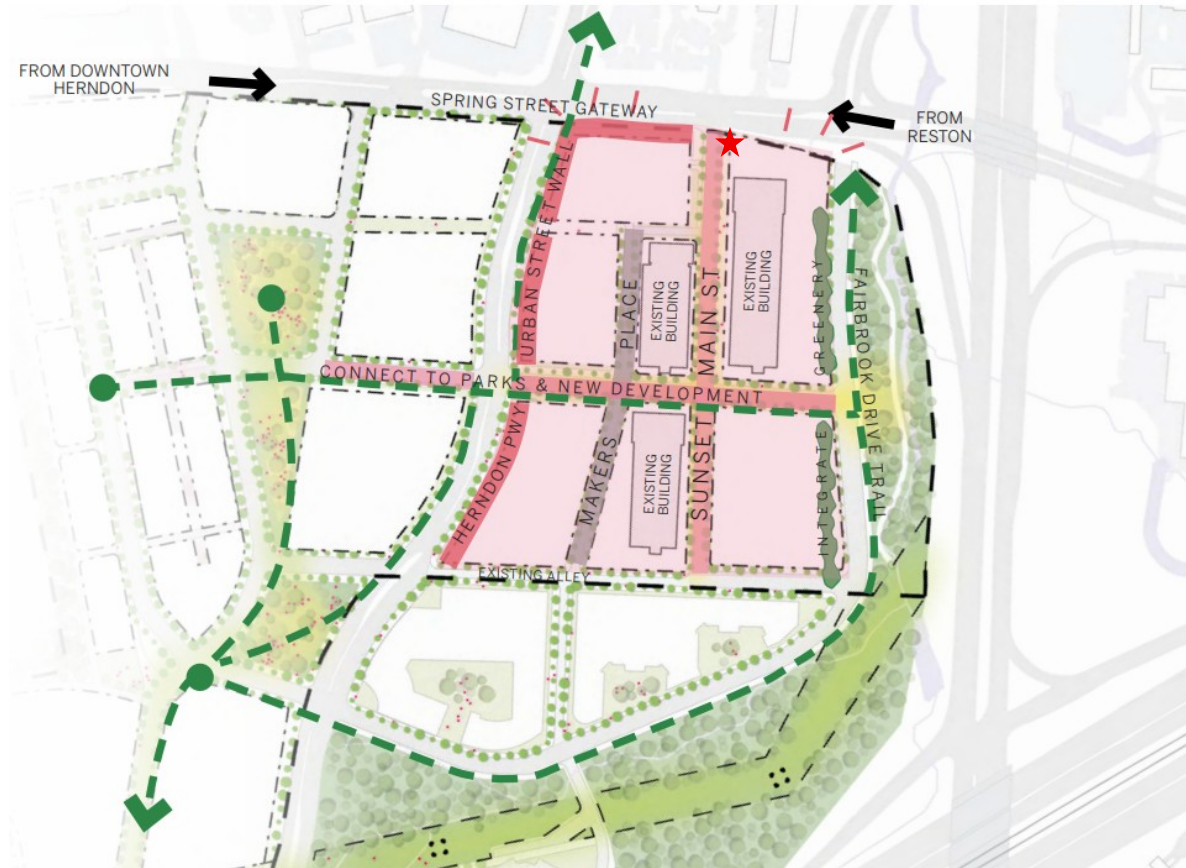


Figure 3: The TRG identifies this area as a gateway into Herndon from Reston. Proposed sign location is denoted with a star.



Figure 4: Rendering of the proposed eclectic character of the Sunset District included in the TRG.

The applicants previously applied for and received a site plan waiver for installation of the proposed freestanding monument sign (MNP 25-08). The August 2025 response to the request for a waiver is conditioned to require a landscape area to be installed and maintained around the proposed signage planted with native perennials and shrubs.

This application was first received as a Permanent Sign License request. However, after initial review staff determined that the proposal could not be reviewed administratively due to its failure to adhere to all requirements of the Uniform Sign Standards (refer to the staff analysis for additional information).

Case Details & Proposal:

This application proposes to install an aluminum monument sign along Spring Street east of the Herndon Parkway set back at least 5'-0" from the right-of-way. The sign stands 7'-8" from grade to top and is 10'-4" wide. The total area of the proposed sign is 50 square feet and the letter height will be 10". Both the structure and the sign face would be constructed of aluminum. The letters and graphics would be acrylic and the unit would be internally lit similar to a box sign.

Staff Analysis:

Zoning Ordinance Compliance

Staff finds that this application complies with the applicable standards and requirements of the zoning ordinance, as stated in Section Sec. 78-140 - Signs.

Adherence to the Uniform Sign Standards

The following standards should be carefully considered in the Board's evaluation of this application.

- General Sign Standards in the ACD
 - 3. Execution of sign design and placement shall complement the building architecture or landscape architecture of the structure or parcel on which it is placed, the character of the surrounding context, and the character of the Town.
 - The current aluminum construction does not serve to complement the architecture of the associated buildings of the Sunset Business Park. The design and materiality of the proposed sign does not relate to the design and materiality of the associated buildings.
 - 5. Signs shall be designed, constructed, and installed using high quality and durable materials and practices with proven reputation for longevity in appearance and material integrity.
 - The proposed sign consists of an aluminum cabinet and aluminum posts. There is concern regarding long-term durability of this application for a large freestanding sign.
 - 7. While a diversity of signage types is encouraged for individual businesses, when multiple sign types are used, their designs shall be coordinated and complementary to each other.
 - The current monument sign design does not reflect the materiality, color, or overall design of the awning signage in the Sunset Business Park.
 - 12. A sign's color and texture are important characteristics to consider and have significant impacts to the overall aesthetic of a sign. Glossy finishes shall not be used, and colors shall not clash with facade colors.
 - The proposed colors of the monument sign are blue and orange. This does not relate to the maroon awnings of the associated buildings.
- Freestanding Signs:
 - Material, texture, color, and design coordinated with and/or complementary to the architecture and exterior materials of the building.
 - The material, texture, colors, and design of the proposed monument sign do not relate to these aspects of the associated building.
 - Sized appropriately for the space in which it is installed.

- The proposed sign is much more visually impactful than the previous horizontally oriented sign and its scale is amplified by its increased prominence at the entrance and divergent design compared to the building architecture (Figures 5 & 6).



Figure 5: Scaled mock-up of proposed design looking S/SW from Spring Street.



Figure 6: Scaled mock-up of proposed design looking W/NW from Spring Street.

Further Considerations

The business park appears to be initiating a re-branding with this new sign, however without any further information regarding if and when further updates may be occurring to the rest of the site, the sign should be evaluated in isolation and in the context of existing conditions. With this sign as the potential brand setting precedent, the language expressed in the TRG small area plan regarding the electric atmosphere and creative and innovative architectural expressions intended for the Sunset Business Park should be closely examined and applied to the review of this sign.

ARB Alternatives:

The following alternatives are available to the ARB for its decision on #25-003.

1. Approval as proposed
2. Approval with conditions
3. Denial on specific stated grounds
4. Continuance of the application to a future public hearing

Staff Recommendation:

Staff is withholding a recommendation pending discussion by the board.

M A R K E Y M A N A G E M E N T

To: Whom It May Concern

From: Sunset Business Park Association

Date: January 27, 2025

Subject: [Letter of Authorization](#)

Please accept this letter as our written authorization, for Quail Run Signs or their authorized agent, granting them permission to act on our behalf in all manners relating to application and retrieval of permits regarding the sign replacements for the properties main ID signs located at:

[Sunset Business Park](#)
[139 Spring Street](#)
[Herndon, VA 20190](#)

As the Managing Agent for the property, we ask that our offices be contacted if anything additional is required.

Best Regards,
Hilary A. Burnett
Associate Broker | Property Manager
VA License No. 0225212015
Markey Management
4084 University Drive
Suite No. 104
Fairfax, VA 22030
703.975.7155
website: markey.info



Out of Office Re: SIGN PERMIT: Sunset Corner 139 Spring Street/Sunset Corner

Jennifer Daniel <jennifer@quailrunsigns.com>

Wed, Aug 27, 2025 at 10:54 AM

To: "Jones, Angelina" <angelina.jones@herndon-va.gov>

Cc: Community Development <community.development@herndon-va.gov>

Question 1:

The structure and sign face are aluminum. Only the graphics are acrylic so light can shine through.

Question 2:

The proposed sign fully complies with the dimensional limits established for properties within the PD-B zoning district. While the replacement sign is modestly larger than the existing one, its size and height are dictated by functional considerations tied to visibility, safety, and wayfinding.

The location experiences a high volume of traffic, much of it entering from Fairfax County Parkway. Due to recent roadway changes, vehicles can no longer access the property directly from that approach, which increases the importance of clear and early identification from the exit ramp approximately 300 feet away. To achieve legible identification at that distance, the primary copy must be a minimum of 10 inches in letter height. The additional sign area is necessary to accommodate this lettering standard while maintaining proportionate spacing and design.

The increase in overall height, approximately two feet above the previous sign, is intended to ensure that the sign face remains visible above eastbound traffic along Spring Street, while the total square footage increase of 14 square feet remains within the City's prescribed limits. These adjustments are not arbitrary; they are the minimum reasonable modifications needed to preserve legibility, visibility, and compatibility with the traffic conditions affecting the property.

Accordingly, the proposed design is consistent with the City's Uniform Sign Standards:

Scale of Surrounding Area (Standard 3): The size is proportionate to the site's frontage and surrounding roadway context.

Compatibility with Development (Standard 6): The design is coordinated with the architectural style and overall development.

Freestanding Sign Standards (Standard 15): The sign meets all dimensional restrictions applicable to PD-B zoning and was intentionally designed to remain compliant while addressing changed roadway conditions.

In summary, the proposed sign reflects a careful balance between regulatory compliance, design compatibility, and functional necessity for safe and effective property identification.

Question 3:

The plan all along has been to renovate/revitalize/replace the maroon awnings to a more modern design. Those involved have consistently leaned towards them being black or grey in an effort to compliment the desired color palette. However, the cost for that improvement remains unknown and the phase/priority in which they are addressed also remains unknown.

Please note: we have moved. Our new address is reflected below.

Thanks,

Jennifer Daniel

 Quail Run Signs
29 Cattleman's Lane
Berryville, VA 22611
(540) 338-8412 x102
(540) 572-4677 fax
www.quailrunsigns.com

Winner 2009, 2012, 2015, 2016 JARBA Award For Excellence in Signage

Winner 2014 Signatures of Loudoun Design Excellence Program & Design Cabinet Selection
and Students' Choice Award

[Quoted text hidden]

YJ SIGN INC.

P.O. Box 802050 Santa Clarita, CA 91380 - (877) 600-9444 - info@yjinc.com

Sign Design Based On 2021 IBC

Authorization Number: JTS_285024
Project: Sunset Corner - Pylon
Job Location: 310 Victory Dr.
Herndon, VA

INPUT DATA

Exposure category (B, C or D) = C
Risk Category = II
Ultimate Design Windspeed = 115.00 MPH
Topographic factor = 1.00 Flat
Height of the sign = 7.67 FT
Vertical dimension (for wall, s = h) = 6.00 FT
Horizontal dimension = 10.33 FT
Dimension of return corner = 0.67 FT
Pole Cover Width = 1.00 FT

V_{ult} = 115.00 MPH
K_z = 1.00 Flat
h = 7.67 FT
s = 6.00 FT
B = 10.33 FT
L_c = 0.67 FT
wp = 1.00 FT

ANALYSIS

Velocity pressure

$$q_z = 0.00256 K_z K_{zt} K_d V^2$$

where:

q_z = velocity pressure at height h. (Eq. 29.3-1, page 249)

K_z = velocity pressure exposure coefficient

evaluated at height above ground level, h (Tab. 29.3-1, page 251)

K_d = wind directionality factor. (Tab. 26.6-1, page 194)

K_{zt} = Ground Elevation Factor. (Tab. 26.9-1)

= 24.46 PSF

= 0.85

= 0.85

= 1.00

Wind Force Case A: resultant force through geometric center

Max horizontal wind pressure s.p. = q_z G C_f =

G = gust effect factor. (Sec. 26.11-1, page 269)

C_f = net force coefficient. (Fig. 29.3-1, page 323)

A_s = B s = the gross area

Estimated sign cabinet weight

= 33 PSF

= 0.85

= 1.57

= 65.32 FT²

= 392 LBS.

DESIGN SUMMARY

Allowable Stress Design Wind Factor

Design Wind Pressure

Design Windforce, F

Moment Arm

Design Moment

= 0.60

= 19.64 PSF

19.64 x A_s = 1.28 KIPS

= 4.47 FT

F x Moment Arm = 5.74 KIP-FT

FOOTING DESIGN (Non Constrained)

(2 Footings)

Diameter

Soil Pressure

S1

A

EMBED.

= 2.00 FT

= 150.00 PSF/FT

= 406.00 PSF

= 1.85 FT

= 4.07 FT

DIAMETER = 24" DEPTH = 4' - 1"

POLE DESIGN

(2 Design)

Parameter Checks

Name

3 1/2" DIA., t = 0.226

Design Type

Standard Steel Round

Material

Std S1 - A53 Gr. B

Design

Sreq

1.64

<

2.26

OK!

OK!

NOTES :

GENERAL :

- SIGN DESIGN IS BASED ON ADEQUATE EXISTING SUPPORT ELEMENTS.
- PROVIDE ISOLATION OF DISSIMILAR MATERIALS.
- COAT ALUMINUM IN CONTACT WITH CONCRETE WITH ZINC RICH PAINT.
- PROVIDE FULLY WELDED END CAPS AT EXPOSED OPEN ENDS OF STEEL / ALUM. TUBES, MATCH THICKNESS LIKE FOR LIKE.
- SLOPE TOP OF EXPOSED FOOTING AWAY FROM DIRECT BURIAL POSTS
- ALL EXPOSED STEEL TO BE PRIMED & PAINTED (POWDER COAT AS AN OPTION) OR ALTERNATIVELY USE GALVANIZED STEEL.
- ALL SIGN DIMENSIONS ON ELEVATION AND SECTIONS CAN BE ADJUSTED BY ± 1.0 IN EXCLUDING PLATES.

WELDING :

- WELD SIZES SHALL BE EQUAL TO THE THICKNESS OF THE THINNEST MEMBER AT THE JOINT, UNLESS NOTED OTHERWISE.

STEEL

DESIGN AND FABRICATION ACCORDING TO AWS D1.1, / D1.3 & D1.6

• AWS CERTIFICATION REQUIRED FOR ALL STRUCTURAL WELDERS.

ALUMINUM

DESIGN AND FABRICATION ACCORDING TO AWS D1.2. ALL WELDING IN

ACCORDANCE WITH THE LATEST EDITION OF THE AWS A5.10.

FILLER ALLOYS PER TABLES M.8.1 & M.8.2 OF 2020 ALUMINUM DESIGN MANUAL.

STEEL :

DESIGN AND FABRICATION ACCORDING TO 2021 IBC

• PLATE, ANGLE, CHANNEL TEE: ASTM A36

• WIDE FLANGE: ASTM A992

• ROUND PIPE: ASTM A53 GRADE B OR EQUIVALENT.

• HSS ROUND, SQUARE, AND RECTANGULAR TUBE: ASTM A500 GRADE B

OR EQUIVALENT.

• STAINLESS STEEL ROUND, SQUARE, AND RECTANGULAR TUBE:

ASTM A276 T304 OR EQUIVALENT.

• ALL ANCHORS BOLTS SHALL BE: ASTM F1554 OR ASTM F593 T304

• ALL STEEL MACHINED BOLTS SHALL BE: ASTM A307 OR ASTM A449

• ALL STAINLESS STEEL MACHINED BOLTS SHALL BE: ASTM F593 T304

• ALL BOLTS TO BE ZINC COATED: ASTM B633

• DEFORMED REINFORCING REBAR: ASTM A615 GRADE 60.

ALUMINUM :

DESIGN AND FABRICATION ACCORDING TO 2020 ALUM. DESIGN MANUAL

PLATES, ANGLES, CHANNELS, TEE, AND SQUARE TUBING: ALUMINUM

• ALLOY 6061 - T6 WITH 0.098 LBS PER CUBIC INCH.

ANCHORS :

• BRAND NAME APPROVED ANCHORS SPECIFIED ON

PLANS MAY BE SUBSTITUTED BY APPROVED EQUAL.

CONCRETE :

DESIGN AND CONSTRUCTION ACCORDING TO ACI 318-19

• COMPRESSIVE STRENGTH AT 28 DAYS, f'c = 2500 PSI

MINIMUM.

• CEMENT TYPE II OR IV, W/C RATIO 0.45 BY WEIGHT FOR

PIER AND CAISSON

• FOOTINGS CONCRETE MUST BE POURED AGAINST

UNDISTURBED EARTH.

• MAINTAIN A MINIMUM 3" CONCRETE COVER OVER ALL

EMBEDDED STEEL.

SOIL :

LATERAL SOIL BEARING PER IBC CLASS 4 TABLE 1806.2 (150

PSF/FT), MODIFIED PER SECTION 1806.3.4.

ELEVATION

N.T.S.



NOTICE: IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF A LICENSED PROFESSIONAL IS ALTERED, THE ALTERING LICENSED PROFESSIONAL SHALL AFFIX TO THEIR ITEM THEIR SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

www.yjinc.com
P.O. BOX 802050
SANTA CLARITA, CA. 91380
TEL. (661)259-0700 FAX. (661)259-0900

SHEET TITLE:

**SUNSET CORNER
MONUMENT**

DRN BY: J.G. DATE LAST REVISED: Dec 18, 2024
CHK BY: T.J. PROJ. START DATE: 12/17/2024
REV BY: T.J. SCALE: AS SHOWN
PLOTTED BY: Emilie ON 12/18/2024 2:46:32 PM

REV. NO. REV. DATE REVISED BY
1
2
3

PROJECT JOB #: JTS_285024_Sunset Corner_Monument_Victory Dr_Herndon_VA.dwg

PROJECT LOCATION: SUNSET CORNER
310 VICTORY DR.
HERNDON, VA

SHEET #

1 OF 1

Note: This application is only to consider the installation of a monument sign at location #1 (circled below).



www.enotrail.com



Reston, VA

REV	DESCRIPTION	BY	DATE
	Original	RG	6.19.24
	Revision 1	RG	7.3.24

NOTES

SITE PLAN

PAGE
1 of 1

DESCRIPTION

Site Plan

SCALE

n.t.s.

Original Page Size

11" x 17"



SPECIFICATIONS

ALUMINUM SIGN

Material:
Aluminum with internal LED
Lighting

Graphics Method:
Push-Thru Lettering
projecting 1/4"

Letter Style:
Custom Logo

Letter Color:
Translucent White Acrylic.
Orange has Orocal
Translucent 380 Blood
Orange Vinyl on Surface

Background Method:
Painted

Background Color:
t.b.d.

Post Color:
Pantone Cool Grey 11c

Mounting:
Posts embedded in concrete
(t.b.d.)

Electrical:
t.b.d.

PRE-PRODUCTION WORK

- Production Drawing
- Sign Permitting
- Verify Sign Color with client

REMOVAL SCOPE

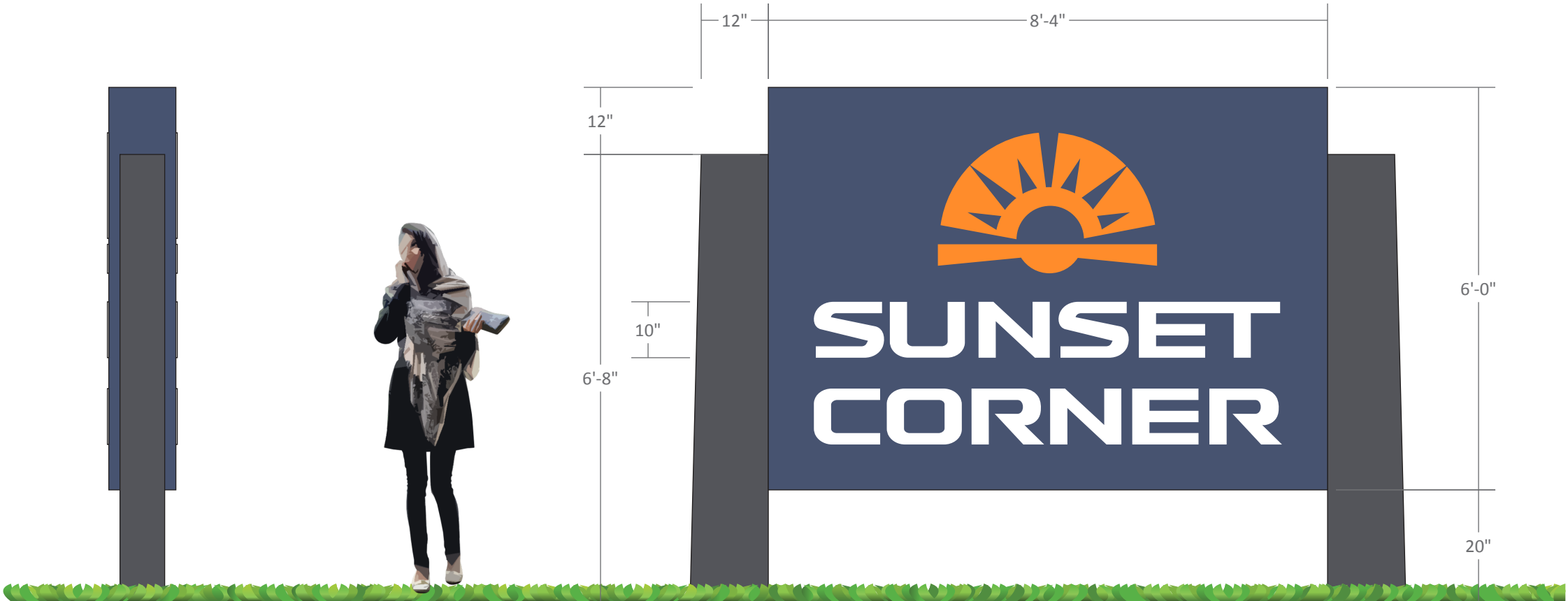
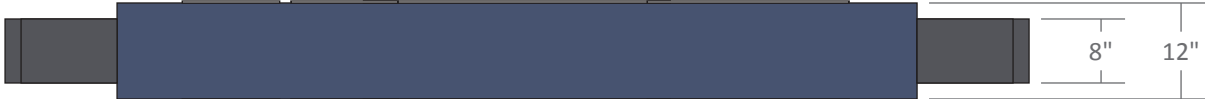
Remove existing sign &
below-grade foundation

CLIENT RESPONSIBILITIES

- Verify Sign Colors
- Pull electrical to site & final
electrical connection



Current Sign



Ideal Viewing Distance: 300 feet
Minimum Letter Size: 6"
Ideal Letter Size: >10"

Sign Square Footage: 50
Letter Height: 10"

Must be at least 5'-0" from R.O.W.



Reston, VA

REV	DESCRIPTION	BY	DATE
	Original	RG	6.19.24
	Revision 1	RG	7.3.24

NOTES

A monument sign is allowed at each entrance and can be up to 50 square feet and up to 8 feet high.

LOCATION LAYOUTS

LOCATION	PAGE
1	1 of 1

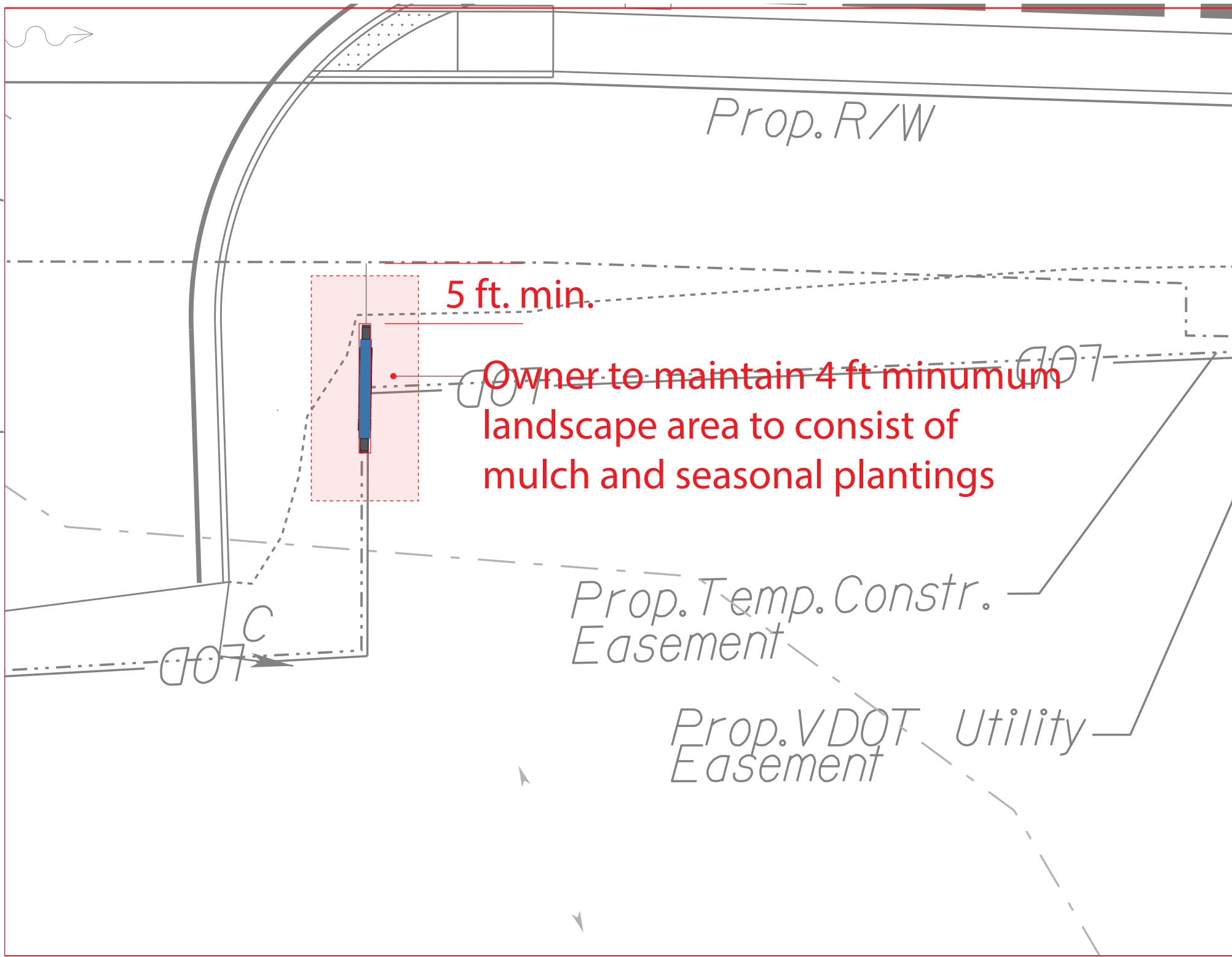
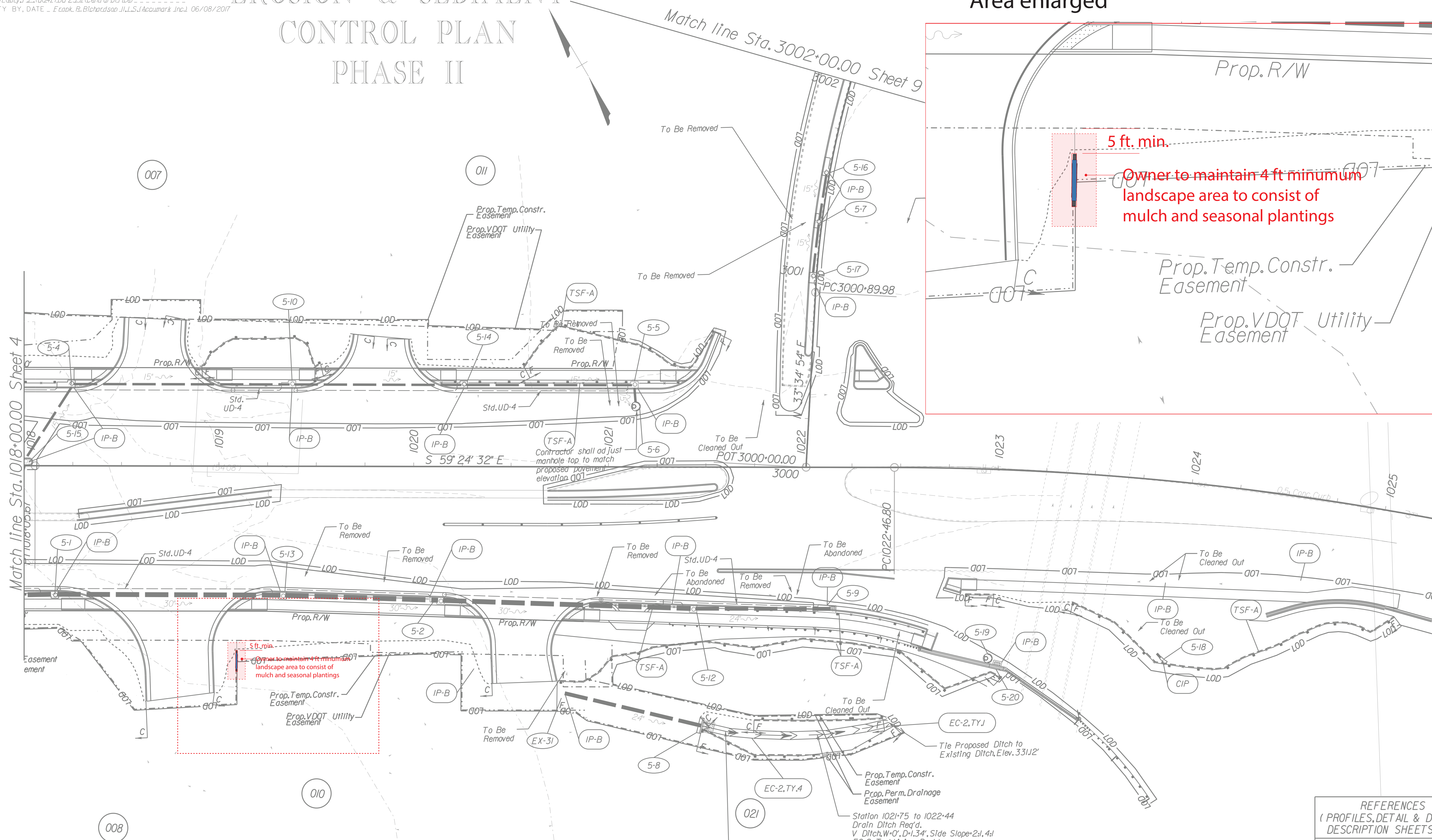
DESCRIPTION	
Site Identification	
SCALE	Original Page Size
1/2" = 1'-0"	11" x 17"



PROJECT MANAGER: Hamid Misaghiani, P.E. (703) 259-1795 (NOVA)
SURVEYED BY, DATE: Jason G. Bly, L.S. (703) 259-2332 (NOVA) October, 2016
DESIGN BY: Wilmouth Gony, P.E. (804) 786-2551 (Central Office)
SUBSURFACE UTILITY BY, DATE: Frank B. Richardson, J.L.S. (Accumark Inc.) 06/08/2017

EROSION & SEDIMENT CONTROL PLAN PHASE II

Area enlarged



LEGEND:

— LOD — LOD Denotes Limits of Disturbance

■ — x — ■ TSF-A Denotes Temporary Silt Fence Type A; S'd EC-5

○ IP-A Denotes Inlet Protection A; S'd EC-6

○ IP-B Denotes Inlet Protection B; S'd EC-6

- Note:**
1. Install Phase II E&S measures as shown.
 2. Temporary silt fence should be left in place until ground is stabilized.
 3. Upon completion of grading, permanently seed all denuded areas.
 4. Remove E&S measures as directed by VDOT RLD.
 5. Maintain existing drainage at all times.

Curve BL_SPRING_I2
PI = 1024+66.58
DELTA = 16° 40' 18.00" (RT)
D = 3' 49" 11"
T = 219.78'
L = 436.46'
R = 1,500.00'
PC = 1022+46.80
PT = 1026+83.26
V = 35 mph
E = MATCH EX.(TC-5JI ULS)

REFERENCES (PROFILES, DETAIL & DRAINAGE DESCRIPTION SHEETS, ETC.)	
Mainline Profile	5A
Ramp to Rte. 286 Profile	9A
Drainage Descr.	12(1)
Drainage Profiles	12(4), 12(5)

SCALE
0 25' 50'

PROJECT
U000-235-354

SHEET NO.
5C