



## ARCHITECTURAL REVIEW BOARD WORK SESSION AGENDA

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

Wednesday, May 6, 2026 | 7:30 PM

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- 1. Call to Order**
- 2. Public Hearings**
  - a. APPLICATION FOR ALTERATION TO AN EXISTING STRUCTURE, ARB #26-003, 500 Carlisle Drive, Herndon, Virginia, to consider an application for the erection of exterior equipment screening walls at the property located at located in the eastern side of Carlisle Drive, south of the intersection with Elden Street
- 3. New Business**
  - a. Discussion Item, proposed Special Exception (SE#25-02), 250 Spring Street
- 4. Comments**
  - a. Comments from the Staff Members
  - b. Comments from the Board Members
- 5. Adjournment**

**Agenda Item:** APPLICATION FOR ALTERATION TO AN EXISTING STRUCTURE, ARB #26-003, 500 Carlisle Drive, Herndon, Virginia, to consider an application for the erection of exterior equipment screening walls at the property located at located in the eastern side of Carlisle Drive, south of the intersection with Elden Street

**Meeting Date:** May 6, 2026

**Category:** Public Hearings

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

**Description:**

This application is for the addition of new exterior mechanical equipment walls measuring 8' in height with access gates that are proposed to screen new EV chargers at the project site. The width of the walls range between 11' to 25'-3" as necessary to surround the mechanical units. The applicant proposes to match the existing brick veneer and metal coping as closely as possible. The metal gates will be prefinished corrugated metal panels color coordinated with the coping. For additional information, please refer to the attached staff report.

**Background/Timing Impact:**

The property at 500 Carlisle Drive comprises approximately 217,800 square feet of land. The property features a large brick clad building at the center of the parcel and a smaller building south of this. Both buildings are surrounded by an asphalt-paved parking lot.

The applicant received site plan approval for this project on February 13, 2026, under MNP 25-10. During reviews for this project, town staff let the applicant know that ARB review would be required for the screening walls that would be built around the proposed EV chargers. Town staff met with the applicant on January 20, 2026, to discuss the ARB application and review process.

Staff used the [Town Code of Ordinances, Section 58-96 – Design criteria](#) to provide an analysis in the accompanying staff report.

**Fiscal Impact:**

N/A

**Legal Impact:**

N/A

**Staff Recommendation/Next Steps:**

Staff recommend approval in accordance with the attached proposed resolution at the regular meeting.

**Attachments:**

1. Staff Report
2. Materials
3. Resolution (Proposed)

STAFF REPORT

**Agenda Item:** ARB #26-003; Alteration to an Existing Structure; Fairfax County Tax Map 0171 06 D, 500 Carlisle Drive

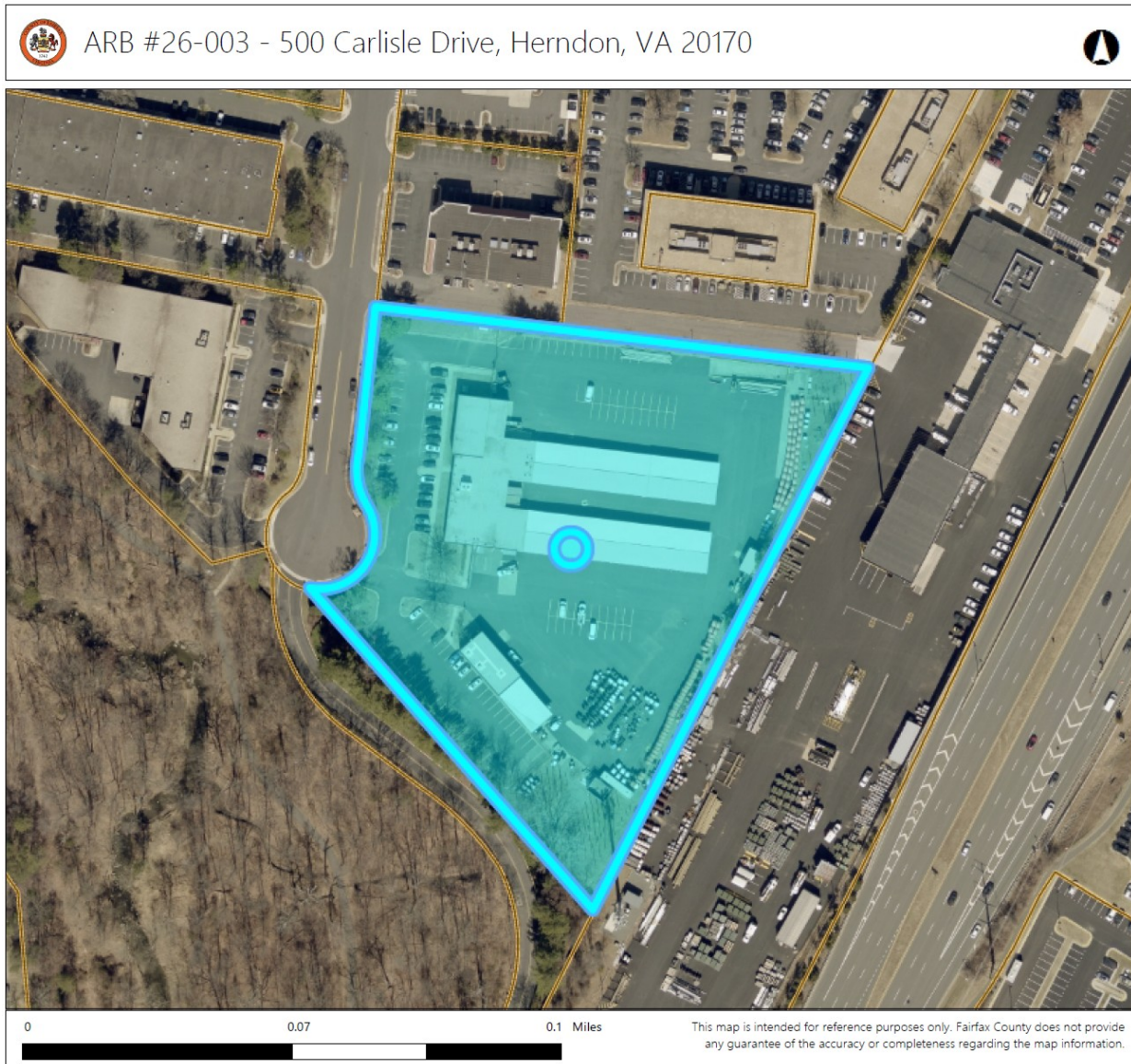
**Meeting Date:** May 6, 2026

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

**Summary Information:**

Proposed Modification	Alteration to an existing structure – Erection of exterior equipment screening walls		
Address	500 Carlisle Drive, Herndon, VA 20170		
Fairfax County Tax Map Number	0171 06 D		
Owners	Bell Atlantic Virginia Inc., now known as Verizon Virginia, LLC.		
Applicant	Jeremy S. Maloney, Altruistic Design		
Business/Organization	Verizon Virginia, LLC.		
Property Use	Light industrial		
Zoning District	O & LI - Office & Light Industrial District		
Adjacent Zoning	<p><b>North:</b> O &amp; LI - Office &amp; Light Industrial District and CS - Commercial Services District</p> <p><b>East:</b> O &amp; LI - Office &amp; Light Industrial District</p> <p><b>South:</b> O &amp; LI - Office &amp; Light Industrial District</p> <p><b>West:</b> O &amp; LI - Office &amp; Light Industrial District</p>		
Building Type(s)	Office	<b>Date of Construction:</b>	c. 1975
Architectural Style(s)	Vernacular Brutalism		
Exterior Material(s)	Mix of brick and masonry block detailing around doors and windows		
Neighborhood Design Profile	Mix of commercial, office, and light industrial		
Comprehensive Plan Land Use Designation	Office Parks & Flexible Space		

**Location Map:**



**Background Information:**

Property Description

The property at 500 Carlisle Drive comprises approximately 217,800 square feet of land. The property features a large brick clad building at the center of the parcel and a smaller building south of this. Both buildings are surrounded by an asphalt-paved parking lot.

### Applicable Land Use and Case History

The applicant received site plan approval for this project on February 13, 2026, under MNP 25-10. During reviews for this project, town staff let the applicant know that ARB review would be required for the screening walls that would be built around the proposed EV chargers. Town staff met with the applicant on January 20, 2026, to discuss the ARB application and review process.

While no two properties within the Architectural Control District are alike and therefore previous cases at other properties do not set precedent, knowledge of similar types of projects previously heard by the ARB provide useful context for evaluation. The ARB has previously reviewed appurtenances associated with water towers and telecommunication equipment in the Town and have required that accompanying enclosures be clad in masonry. Pertinent case history is associated with two addresses in Town, as summarized below.

#### *828 Spring Knoll Drive:*

- ARB #09-31 – Approved the construction of a 12’ wide, 22’ long, and 8’ high equipment shelter clad in brick matching the brick of an existing shelter on site, in addition to nine antennas.
- ARB #10-27 – Approved the construction of a 12’ wide, 17’ long, and 10’ high enclosure built of CMU with a brick veneer, in addition to three antennas. The approval was conditioned to require the brick cladding and enclosure cap to match an existing T-Mobile enclosure on the property.

#### *806 3<sup>rd</sup> Street:*

- ARB #12-20 – Approved a masonry enclosure for a ground-mounted Verizon Wireless generator to be located at the Town of Herndon water tank. The approval was conditioned to require that the brick match the color, type, and pattern of brick used on the other enclosures on the property. Furthermore, the resolution stipulated that the brick, louver, fascia, standing seam roof, and door color be reviewed by staff prior to construction and samples be submitted for inclusion in the application file.

### **Case Details & Proposal:**

This staff report relates to the addition of new exterior mechanical equipment walls measuring 8’ in height with access gates that are proposed to screen new EV chargers at the project site. The width of the walls ranges between 11’ to 25’-3” as necessary to surround the mechanical units. The applicant proposes to match the existing brick

veneer and metal coping as closely as possible. The metal gates will be prefinished corrugated metal panels color coordinated with the coping.

**Staff Analysis:**

Town Code of Ordinances/Zoning Ordinance Compliance

1. Staff have found that the proposed new construction meets the applicable standards and requirements of the Town of Herndon Zoning Ordinance.
2. Summary of Compliance with the Town Code of Ordinances, [Section 58-96 – Design criteria](#):
  - *Suitability of the Overall Design (ACD Criterion 1)*: The proposed enclosure will entirely screen the new mechanical equipment on site using materials that are consistent with the adjacent building thereby minimizing the visual impact of the new equipment in a manner that is suitable for a good suburban community.
  - *Compatibility with Surrounding Context (ACD Criterion 2)*: The proposed mechanical screen is matched closely in design and materials to the adjacent building and is therefore compatible with the surrounding context.
  - *Architectural and Aesthetic Acceptability (Criterion 6)*: The proposed improvement will be constructed using durable materials that are consistent with the extant buildings on site and exhibit a sufficient degree of architectural and aesthetic acceptability.
  - *Remaining ACD Criteria*: Staff is comfortable with the level of conformity of the current design to ACD Criteria 3, 4, and 5 with no further comment.

**ARB Alternatives:**

The following alternatives are available to the ARB for its decision on #26-003.

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 recommend approval in accordance with the attached proposed resolution.

April 13, 2026

Angelina Jones  
Lead Planner – Design & Development  
Town of Herndon VA



Angelina,

We are the architects working with Verizon/JLL for the EV Charging Stations improvements project located at 500 Carlisle Drive. As part of the minor site plan submission we are submitting this ARB package for the two new exterior mechanical screen walls being constructed to screen the new infrastructure.

Also, attached please find the letter from the owner providing permission from the GC to submit for permit and perform the scope of work for the property. This was the same letter provided during the minor site plan submission [*Letter of Authorization - Signed.pdf*].

The provided ARB Submission Package [*2026 04 13\_2418 Verizon Herndon - ARB Submittal 01a.pdf*] includes a site aerial overview, existing reference images, overall site diagram, proposed exterior elevations, proposed material images and cutsheets. We are proposing to match the existing brick veneer and existing metal coping as closely as possible. The new metal access gates are proposed to be constructed with prefinished corrugated metal panels with a color to match the coping.

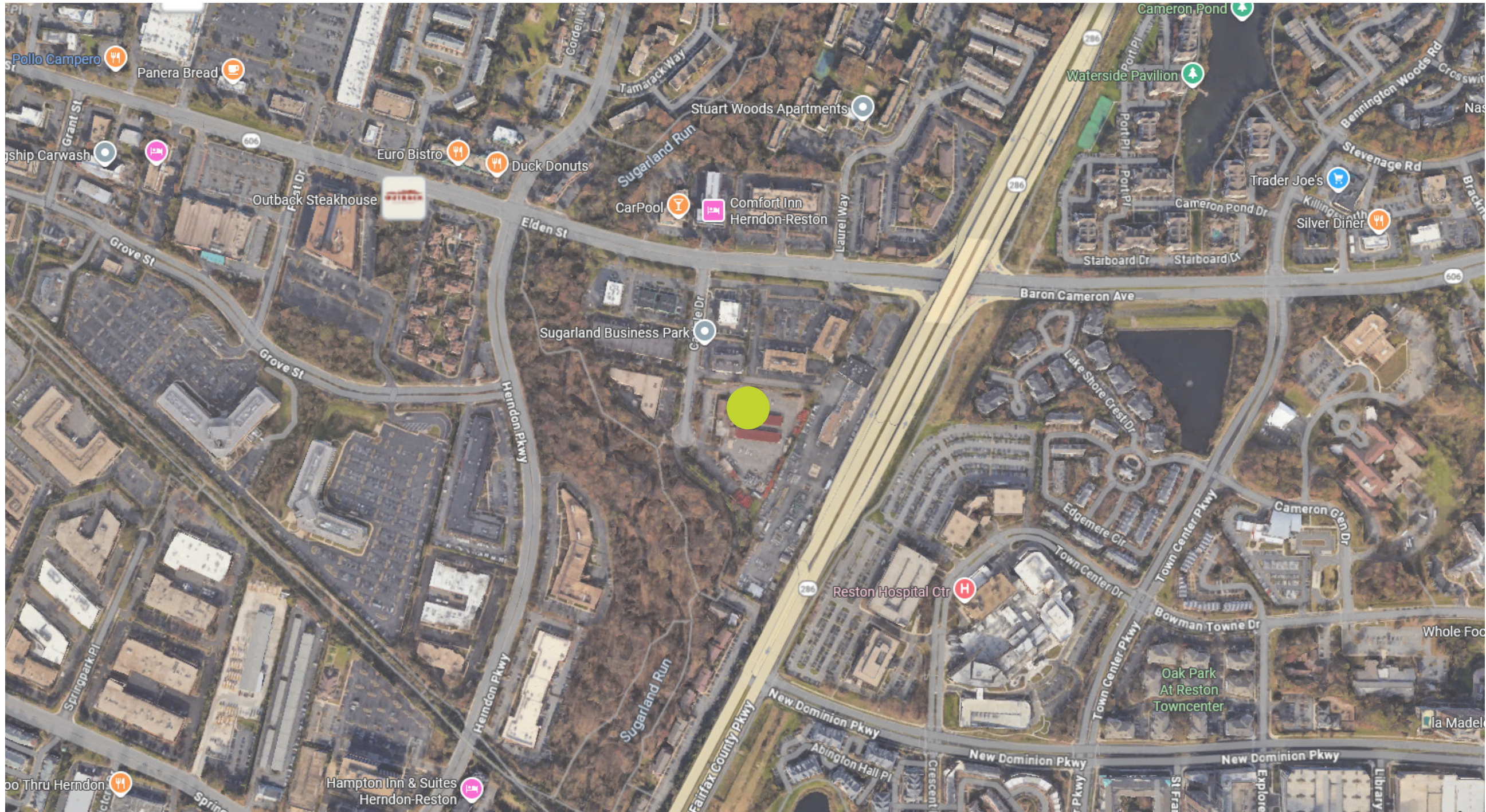
Product specifications for the brick, mortar, coping, and metal panels are included for your reference and information.

Please let us know if there is anything else required for the ARB review process or if you have any questions as you review.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jeremy S Maloney', written over a horizontal line.

Jeremy S Maloney, AIA, NCARB, SEED



# COVER SHEET

VERIZON EV CHARGING IMPROVEMENTS | 500 CARLISLE DR, HERNDON, VA 20170 | APRIL 10, 2026



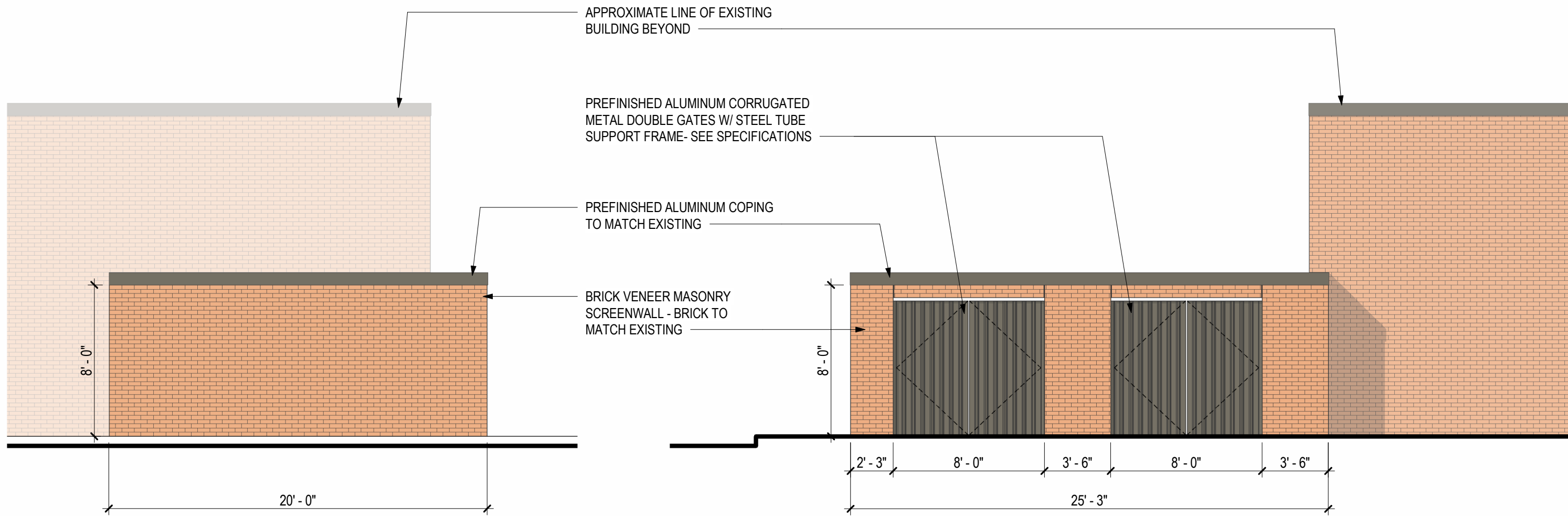
# EXISTING CONDITIONS

VERIZON EV CHARGING IMPROVEMENTS | 500 CARLISLE DR, HERNDON, VA 20170 | APRIL 10, 2026



# SITE DIAGRAM

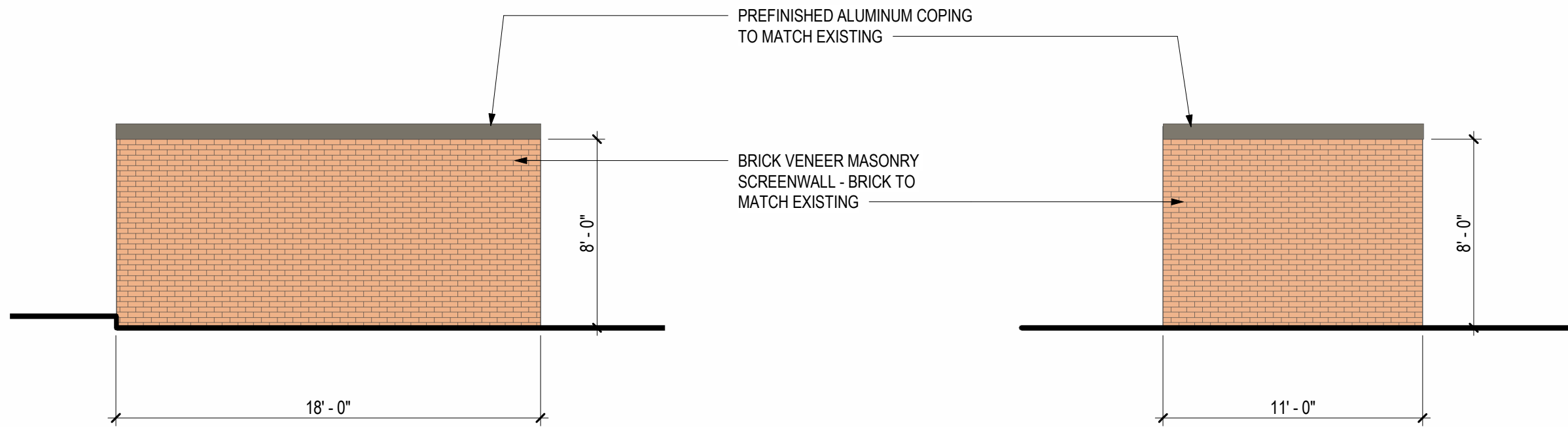
VERIZON EV CHARGING IMPROVEMENTS | 500 CARLISLE DR, HERNDON, VA 20170 | APRIL 10, 2026



**A** EXTERIOR ELEVATION

**B** EXTERIOR ELEVATION

# PROPOSED ELEVATIONS



**C** EXTERIOR ELEVATION

**D** EXTERIOR ELEVATION

# PROPOSED ELEVATIONS



CONTINENTAL BRICK COMPANY | STD 488 MOD



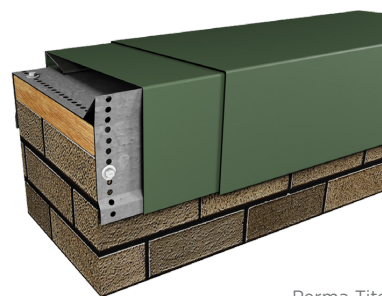
ARGOS MAGNOLIA BLUFF

# PROPOSED MATERIALS

## PROVEN PROTECTION & A PERFECT FIT

With a clean, innovative design, Perma-Tite® Gold Coping is rigorously tested to provide maximum protection against extreme wind uplift. It is available in many versions, making it a versatile solution for a variety of roof conditions.

Backed by a lifetime, 215 MPH wind warranty, Perma-Tite Gold Coping has a full snap-on design and included accessories which make it easy to install, reduce the number of steps, lower labor costs, and streamline operations.



Perma-Tite Gold Coping (Tapered)

### VERSIONS

- Tapered
- Flat
- Existing Slope

### STANDARD COVER MATERIALS

- 24 ga. Steel
- 22 ga. Steel
- .040" Aluminum
- .050" Aluminum
- .063" Aluminum

WWW.METALERA.COM | 800-558-2162

PERMA-TITE GOLD COPING AT-A-GLANCE

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215 MPH Lifetime Wind Warranty

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ANSI/SPRI/FM 4435/ES-1 Tested

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FM Approved for Wind Uplift Protection

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Miami-Dade County Approved

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Variety of Colors, Sizes & Materials

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Easy Install = Decreased Labor Costs

# PROPOSED MATERIALS

## COLOR CHART



### EXPRESS COLORS\*

Bone White	Stone White	Almond	Sandstone	Sierra Tan
Medium Bronze	Dark Bronze	Clear Anodized	Cityscape	Slate Gray

### STANDARD COLORS

Granite	Burnished Slate	Classic Bronze	Midnight Bronze	Mansard Brown
Musket Gray	Charcoal	Graphite	Black ▲	Iron Ore
Inkwell	Onyx (Matte Black) ▲	Terra Cotta	Colonial Red	Cardinal Red
Pacific Blue	Interstate Blue	Hemlock Green	Forest Green	Patina Green ▲

### PREMIUM COLORS

Award Blue	Anodic Clear	Silversmith	Silver	Champagne
Weathered Zinc	Copper Penny			

\* = Also in Mill Finish  
▲ = Must Specify Supplier

Our colors are deep, rich and true. Made of Valspar's® Fluorpon® High Performance Hylar 5000®/Kynar 500® finish, they offer the ultimate in resistance against fading and weathering. Custom colors also available.

METL-0008

WWW.METALERA.COM | 800-558-2162 | 1600 AIRPORT RD, WAUKESHA, WI 53188



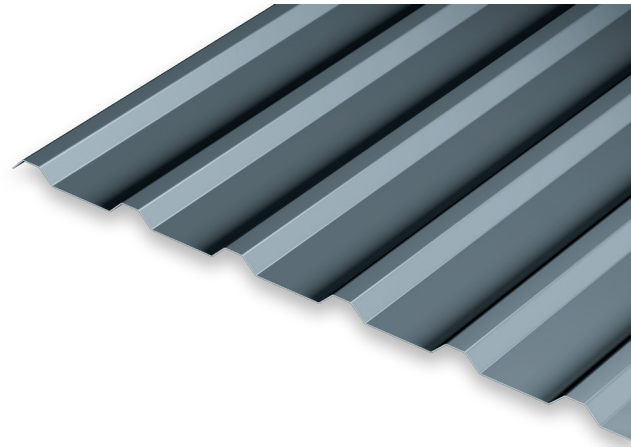
# M-42 & M-36 PANELS

## MATERIALS

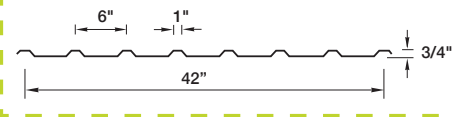
.032 aluminum	24 gauge steel
.040 aluminum	22 gauge steel
.050 aluminum	Galvalume Plus

## SPECS

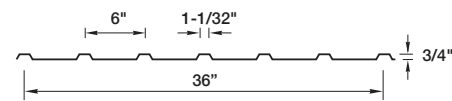
42" or 36" Wide      3/4" High



### M-42 PANEL\*



### M-36 PANEL\*



Note: Made only in Tyler, Texas facility

## PRODUCT FEATURES

- ▶ 35-year non-prorated finish warranty
- ▶ Matching screws and rivets
- ▶ Closure strips available
- ▶ Precut short lengths (5'-0" minimum) (3'-0" on the M-42)
- ▶ Panel lengths up to 30' on steel and 22' on aluminum

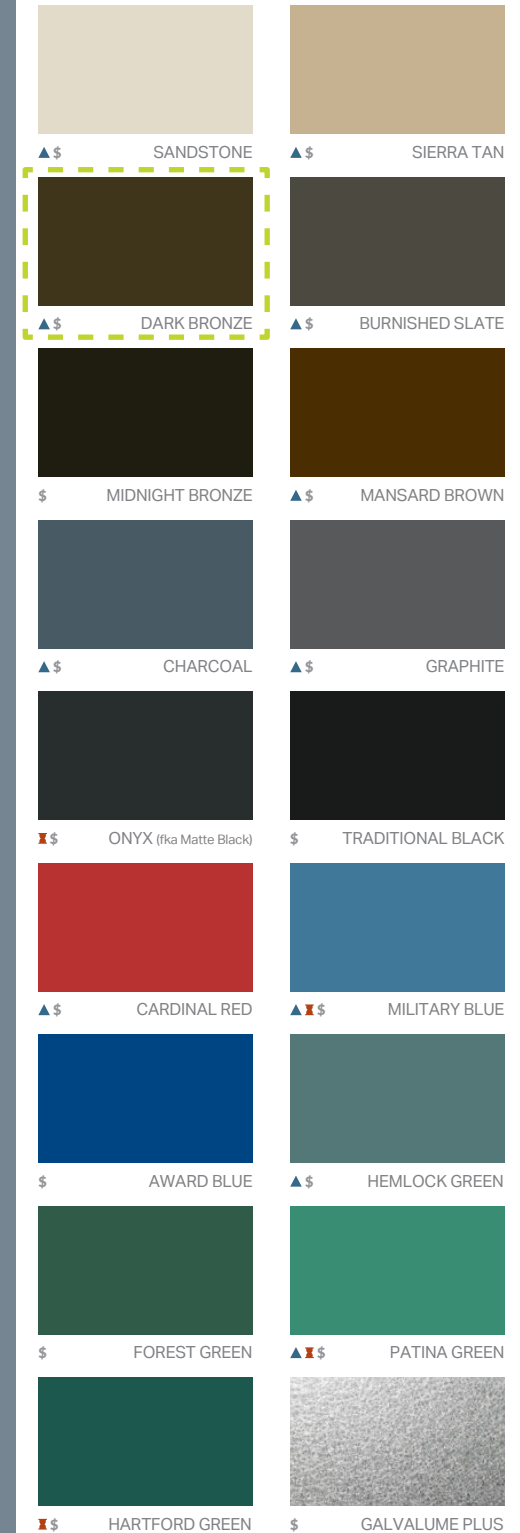
## MATERIAL

- ▶ 24 gauge steel
- ▶ 22 gauge steel
- ▶ .032 aluminum
- ▶ .040 aluminum
- ▶ .050 aluminum
- ▶ Galvalume Plus available

## FLORIDA BUILDING PRODUCT APPROVALS

Please refer to [pac-clad.com](http://pac-clad.com) or your local factory for specific product approval numbers for exposed fastener panels.

\*Note: The M-36 and M-42 Panels are not intended for use in the construction of metal buildings or structural roof applications. Please consult with Petersen regarding the application of this panel. A complete specification is available online at [pac-clad.com](http://pac-clad.com).



## Color Guide

# PROPOSED MATERIALS

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.		
	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)				
2	TREE PROTECTION 78-120.2(d)(2)a	70	L.F.	3.00	210.00
3	TREE RETENTION 78-120.2(d)(2)b				
4	DAMAGE TO EXISTING PUBLIC UTILITIES (TO BE COMPUTED BY THE TOWN OF HERNDON)		L.S.		
5	LANDSCAPING		L.S.		
	TOTAL				210.00

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

TYPE OF APPLICATION: MINOR SITE PLAN

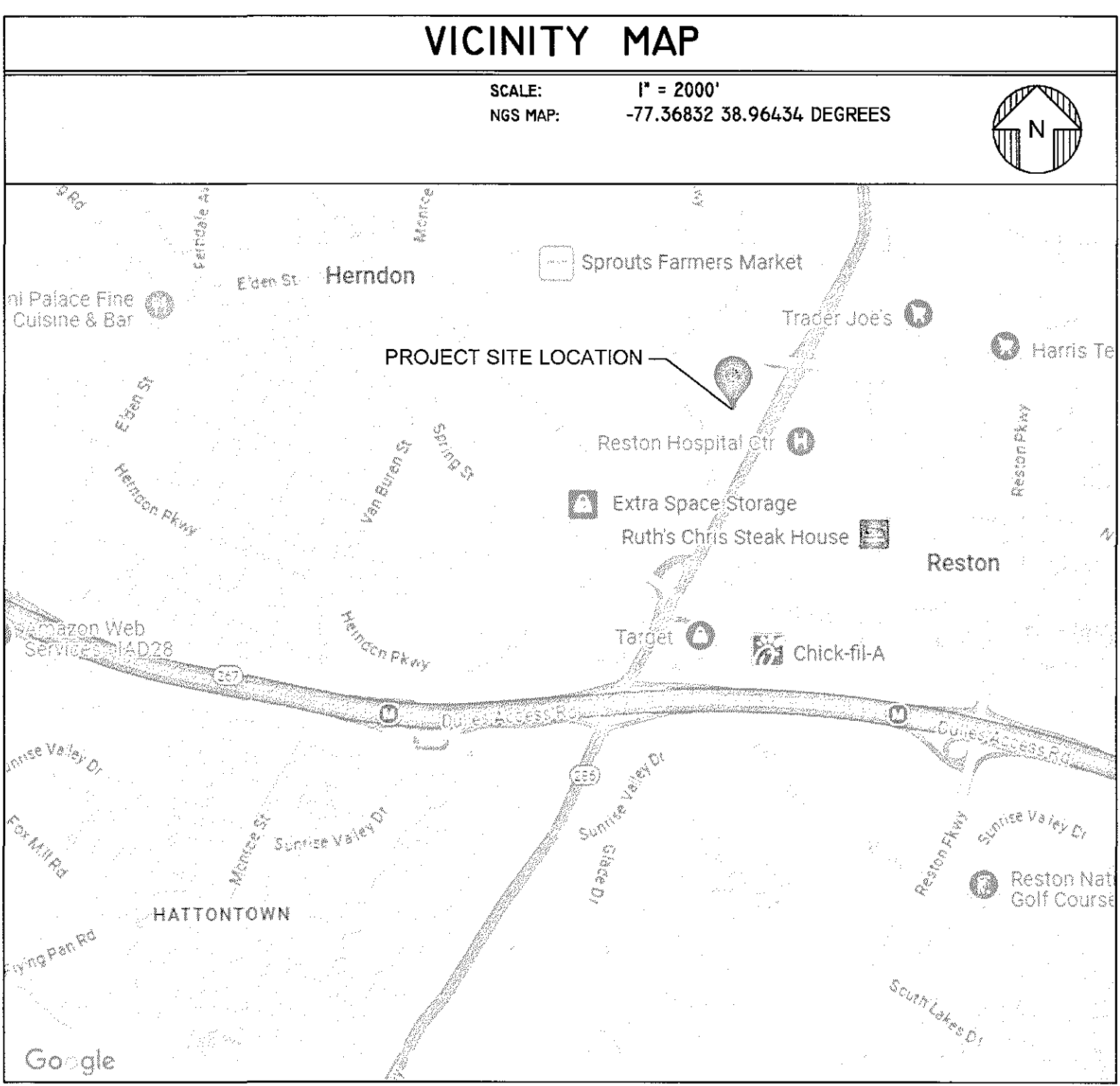
CALCULATION OF APPLICATION FEE: \_\_\_\_\_

APPLICATION FEE PAID (Official Use Only): \_\_\_\_\_ DATE: \_\_\_\_\_ AMOUNT: \_\_\_\_\_

REVIEW AND INSPECTION FEE SCHEDULE					
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	
VSPM 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	1.20	
ESTIMATED FEE - TOTAL					
INITIAL FEE PAYMENT (50% OF ESTIMATED FEE) (RECEIPT # _____)					
BALANCE OF FEE (COMPUTED BY TOWN) (RECEIPT # _____)					

- NOTES**
- 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.
  - A PERMIT MUST BE OBTAINED FROM THE TOWN OF HERNDON BEFORE ANY CONSTRUCTION IS STARTED IN CONFORMITY WITH THESE PLANS.
  - 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.
  - 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:
    - CLEARING AND GRUBBING
    - INSTALLATION OF SILTATION AND EROSION CONTROL MEASURES
    - EARTHWORK
    - INSTALLATION OF ANY UNDERGROUND UTILITY
    - INSTALLATION OF ANY FORMS
    - PLACING ANY CONCRETE
    - BEFORE PLACING SUBBASE, BASE, OR PAVING SURFACE
 FAILURE TO DO SO FOR ANY REASON SHALL CONSTITUTE REJECTION OF SAID WORK.
  - 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.
  - ALL UTILITIES INSTALLED AS A PART OF THIS DEVELOPMENT SHALL BE PLACED UNDERGROUND.
  - 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.
  - 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.
  - 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.
  - SANITARY SEWERS: ALL SANITARY SEWER MATERIALS AND METHODS OF CONSTRUCTION SHALL COMPLY WITH THE CURRENT TOWN OF HERNDON STANDARDS AND SPECIFICATIONS AS WELL AS WITH THE FAIRFAX COUNTY PUBLIC FACILITIES MANUAL AS APPLICABLE.
  - STORM SEWERS:
    - 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.
    - UNDERDRAINS AND/OR CROSSDRAINS SHALL BE INSTALLED BY THE DEVELOPER WHERE DEEMED NECESSARY BY THE TOWN OF HERNDON.
    - ALL STORM SEWER MATERIALS AND METHODS OF CONSTRUCTION SHALL COMPLY WITH THE CURRENT TOWN OF HERNDON STANDARDS AND SPECIFICATIONS AS WELL AS WITH THE FAIRFAX COUNTY PUBLIC FACILITIES MANUAL AS APPLICABLE.
  - STREETS:
    - 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). 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.
    - 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. 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 USS-NO RIVETS PERMITTED.
    - WHERE ROADWAY SIGNS ARE INSTALLED IN ANYTHING OTHER THAN SOIL, 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.
    - 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.
    - SIGN MATERIAL SHALL BE MINIMUM HIGH INTENSITY SHEETING, AND NO ENGINEER GRADE MATERIAL SHALL BE ALLOWED.
    - A MINIMUM OF ONE DRIVEWAY ENTRANCE SHALL BE PROVIDED PER LOT. DRIVEWAY ENTRANCES SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE STANDARDS. PIPESTEM LOT DRIVEWAYS ARE SUBJECT TO APPROVAL BY THE TOWN OF HERNDON.
    - STREETS SHALL BE MAINTAINED IN A CLEAN CONDITION AND SHALL BE MUD AND DUST-FREE AT ALL TIMES. ADEQUATE MEANS SHALL BE PROVIDED TO CLEAN TRUCKS AND OTHER EQUIPMENT.
    - PRIOR TO COMMENCING NEW WORK, THE CONTRACTOR SHALL PROTECT ALL EXISTING ADJACENT AREAS FROM DAMAGE. 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.
    - 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 SHALL BE DETERMINED BY TOWN INSPECTOR.
    - STREET LIGHTS SHALL BE INSTALLED ACCORDING TO TOWN OF HERNDON STANDARDS.
    - ALL WORK IN THE RIGHT-OF-WAY SHALL BE CONDUCTED BETWEEN 9AM AND 3PM, MONDAY THROUGH FRIDAY, EXCEPT HOLIDAYS.
    - DEVELOPER SHALL COMPLY WITH STREET CUT PERMIT REQUIREMENTS. A COPY OF APPROVED STREET CUT PERMIT MUST BE KEPT ON SITE AT ALL TIMES.
    - DEVELOPER SHALL COORDINATE ALL TRAFFIC CONTROL ACTIVITIES WITH THE STREET CUT PERMIT INSPECTION SECTION (703-435-6860).
  - WATER DISTRIBUTION:
    - 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.
    - 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.
    - WORKING PRESSURE SHALL BE >20.0 PSI.
  - LAND CONSERVATION NOTES:
    - 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.
    - 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.
    - ALL EROSION AND SILTATION CONTROL MEASURES ARE TO BE PLACED PRIOR TO OR AS THE FIRST STEP IN CLEARING.
    - 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 OF TRENCH ARE TO BE OPEN AT ANY ONE TIME.
    - ELECTRIC POWER, TELEPHONE AND GAS SUPPLY TRENCHES ARE TO BE COMPACTED, SEEDED AND MULCHED WITHIN 7 DAYS AFTER BACKFILL.
    - 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.
    - DURING CONSTRUCTION, ALL STORM SEWER INLETS WILL BE PROTECTED BY SILT TRAPS, MAINTAINED AND MODIFIED AS REQUIRED BY CONSTRUCTION PROGRESS.
    - ALL DISTURBED AREAS NOT PAVED, SODDED, OR BUILT UPON BY NOVEMBER 1, OR DISTURBED AFTER THAT DATE, ARE 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.
    - 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.
    - PRIOR TO THE PROJECT'S PRE-CONSTRUCTION MEETING AND PRIOR TO ANY LAND DISTURBANCE OF THE SITE, A CONSTRUCTION GENERAL PERMIT REGISTRATION STATEMENT MUST BE SUBMITTED TO THE TOWN FOR APPROVAL FOR ALL PROJECTS THAT DISTURB ONE ACRE OR MORE.
    - IF REQUIRED BY LAW, THE OWNER/DEVELOPER SHALL PROVIDE STATEMENT CERTIFYING THAT ALL WETLANDS PERMITS WILL BE OBTAINED PRIOR TO COMMENCING LAND DISTURBING ACTIVITIES.
  - THESE PLANS AND SPECIFICATIONS ARE BASED ON THE MINIMUM REQUIREMENTS FOR \_\_\_\_\_ ZONING. THIS PLAN CONTAINS \_\_\_\_\_ DWELLING UNITS.
  - 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
C-1	COVER SHEET
E-1	SITE PLAN - DEMOLITION
E-2	SITE PLAN - NEW
E-3	PARTIAL SITE PLAN - ELECTRICAL GEAR, NEW
E-4	EROSION & SEDIMENT CONTROL NOTES & DETAILS



**LOCATION OF BENCHMARKS**

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

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

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

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

**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**

- HORIZONTAL DATUM 38.9645, -77.3683  
VERTICAL DATUM NAVD 88
- UTILITY INFORMATION, AS SHOWN ON THIS PLAN, IS TAKEN FROM THE RECORDS AND/OR FIELD SURVEY COMPLETED BY PATTON, HARRIS, RUST & GUY DATED 12-18-74; 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.
- 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.

TOWN PLAN NUMBER: MNP25-10

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

**TOWN OF HERNDON, VIRGINIA**  
**COVER SHEET**

SUBDIVISION OR SITE PLAN NAME: EVC CHARGING STATIONS AT THE GARAGE WORK CENTER

OWNER, ADDRESS, INCLUDE ZIP CODE AND TELEPHONE NUMBER: BELL ATLANTIC VIRGINIA - 600 E MAIN ST RICHMOND, VA 23219

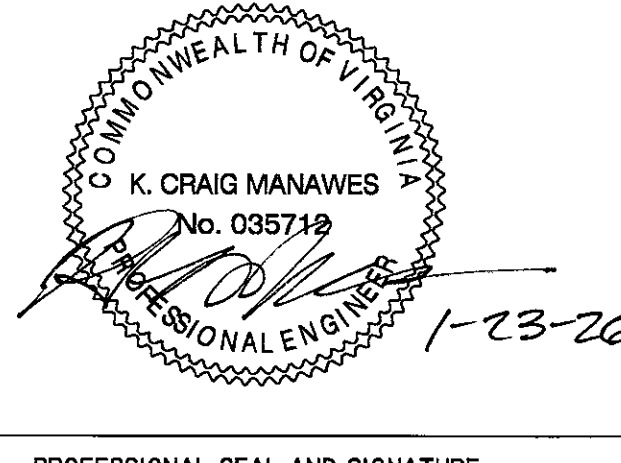
DEVELOPER, ADDRESS, INCLUDE ZIP CODE AND TELEPHONE NUMBER: VERIZON - 500 CARLISLE DRIVE HERNDON, VA 20170

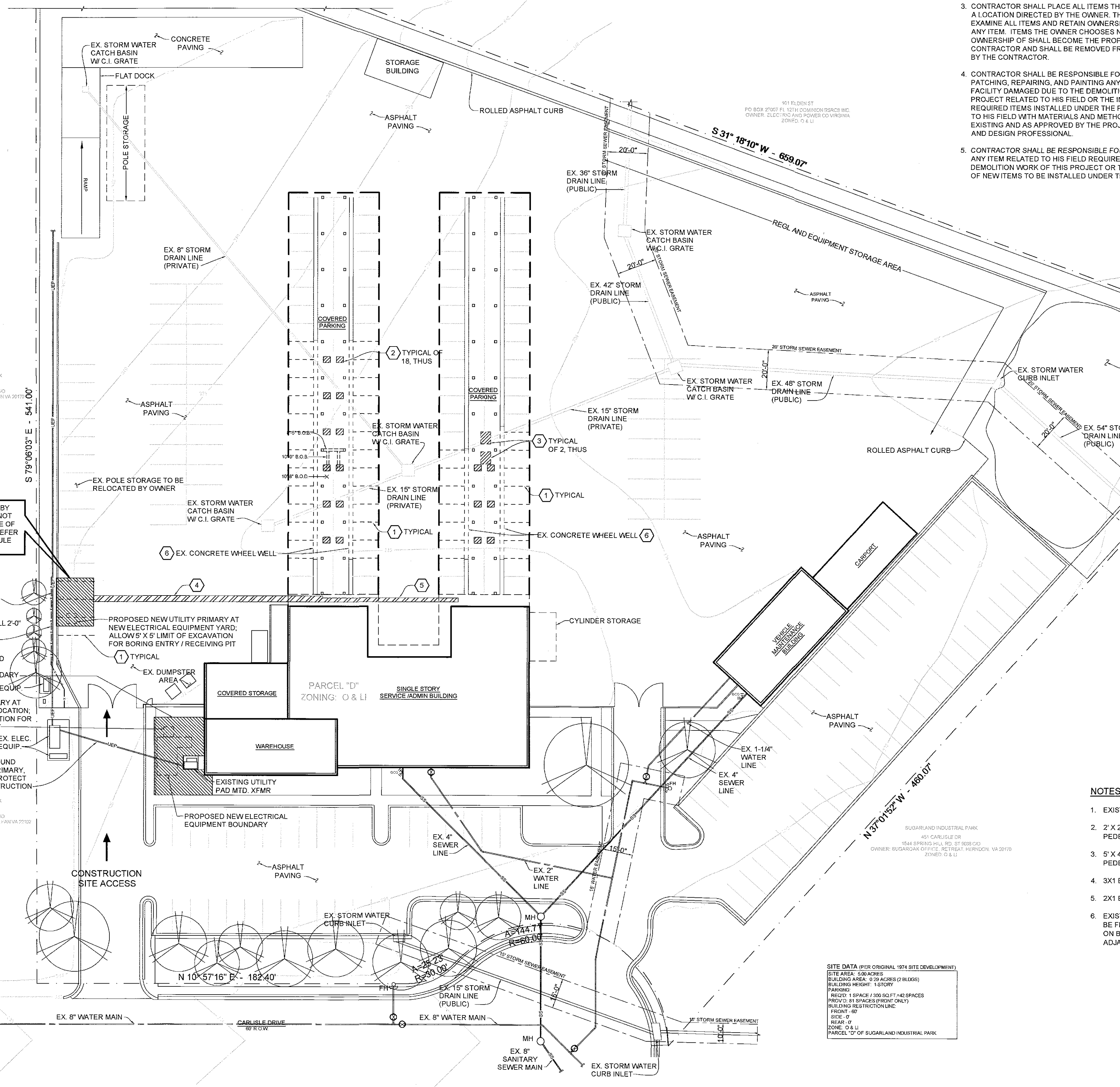
CERTIFIED ENGINEER, ARCHITECT OR SURVEYOR SUBMITTING PLAN, ADDRESS, INCLUDE ZIP CODE AND TELEPHONE NUMBER: K. CRAIG MANAWES - WTA, INC. ONE VILLAGE DR, SUITE 500 ABILENE, TX 79606

FAIRFAX COUNTY TAX MAP NUMBER: 0171 06 D

TOTAL AREA: 217,800 PRESENT ZONING: O & LI

REVISED: 6/30/2025 PAGE 1 OF 5 PAGES





LIMITS OF DISTURBANCE IS INDICATED BY "GROSSHATCH". CONTRACTOR SHALL NOT DISTURB ANY ADJACENT AREA OUTSIDE OF DESIGNATED CONSTRUCTION ZONE. REFER TO EXCAVATION CALCULATION SCHEDULE ON THIS SHEET FOR QUANTITIES

EX. UNDERGROUND ELECTRICAL PRIMARY, LOCATE AND PROTECT DURING CONSTRUCTION  
 PROVIDE TREE ROOT ZONE PROTECTION FENCING, INSTALL 2'-0" MAX. BEYOND BACK OF CURB; REFER DETAIL, SHEET E-4  
 10 FT. ENVELOPE OF DISTURBED AREA BEYOND PROPOSED ELECTRICAL EQUIPMENT BOUNDARY  
 EX. TEL. EQUIP.  
 PROPOSED NEW UTILITY PRIMARY AT NEW UTILITY TRANSFORMER LOCATION, ALLOW 5' X 5' LIMIT OF EXCAVATION FOR BORING ENTRY / RECEIVING PIT  
 EX. ELEC. EQUIP.  
 EX. UNDERGROUND ELECTRICAL PRIMARY, LOCATE AND PROTECT DURING CONSTRUCTION

SUGARLAND INDUSTRIAL PARK  
 451 CARLISLE DR. LLC  
 1544 SPRING HILL RD. ST. LOUIS, MO  
 OWNER: SUGARLAND OFFICE, 161 GREAT HERNDON VA 20170  
 ZONED: O & LI

SITE DATA (PER ORIGINAL 1974 SITE DEVELOPMENT)  
 SITE AREA: 5.0 ACRES  
 BUILDING AREA: 0.59 ACRES (2 BLDGS)  
 BUILDING HEIGHT: 1 STORY  
 PARKING: 10 SPACES  
 FRONT YD: 31 SPACES (FRONT ONLY)  
 BUILDING RESTRICTIONS:  
 FRONT: 10'  
 REAR: 10'  
 SIDE: 0'  
 ZONE: O & LI  
 PARCEL: "D" OF SUGARLAND INDUSTRIAL PARK

**SITE PLAN - DEMOLITION**  
 SCALE: 1" = 30'-0"

**GENERAL DEMOLITION NOTES:**

- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY EXISTING CONDITIONS AT THE JOBSITE PRIOR TO BEGINNING DEMOLITION AND BRING TO THE DESIGN PROFESSIONALS ATTENTION ANY DISCREPANCIES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE DEMOLITION WORK OF THIS PROJECT WHICH IS RELATED TO HIS FIELD.
- CONTRACTOR SHALL PLACE ALL ITEMS THAT HE REMOVES IN A LOCATION DIRECTED BY THE OWNER. THE OWNER SHALL EXAMINE ALL ITEMS AND RETAIN OWNERSHIP SELECTED TO ANY ITEM. ITEMS THE OWNER CHOOSES NOT TO RETAIN OWNERSHIP OF SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED FROM THE JOBSITE BY THE CONTRACTOR.
- CONTRACTOR SHALL BE RESPONSIBLE FOR CUTTING, PATCHING, REPAIRING, AND PAINTING ANY PART OF THE FACILITY DAMAGED DUE TO THE DEMOLITION WORK OF THIS PROJECT RELATED TO HIS FIELD OR THE INSTALLATION OF REQUIRED ITEMS INSTALLED UNDER THE PROJECT RELATED TO HIS FIELD WITH MATERIALS AND METHODS TO MATCH EXISTING AND AS APPROVED BY THE PROJECT MANAGER AND DESIGN PROFESSIONAL.
- CONTRACTOR SHALL BE RESPONSIBLE FOR RELOCATING ANY ITEM RELATED TO HIS FIELD REQUIRED BY THE DEMOLITION WORK OF THIS PROJECT OR THE INSTALLATION OF NEW ITEMS TO BE INSTALLED UNDER THIS PROJECT.

**GENERAL SITE NOTES:**

- ALL DEMO WORK SHALL BE PERFORMED BY CONTRACTOR UNLESS NOTED OTHERWISE.
- ALL TRENCHING AND EXCAVATION WORK AS PART OF THIS PROJECT SHALL BE RELATED TO THE INSTALLATION OF NEW DUCTBANKS, EV CHARGING STATIONS, AND ASSOCIATED INFRASTRUCTURE AND EQUIPMENT ONLY.
- CONTRACTOR SHALL FIELD VERIFY LOCATIONS OF EXISTING UTILITY LINES PRIOR TO AND DEMOLITION AND EXCAVATION ACTIVITIES. SHOULD UTILITY LINES BE ENCOUNTERED DURING DEMOLITION AND EXCAVATION ACTIVITIES, CONTRACTOR SHALL NOTIFY OWNERS REPRESENTATIVE WITHIN 48 HOURS TO MAKE A DETERMINATION ON HOW TO PROCEED. UTILITY LINES DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED AT THE CONTRACTORS EXPENSE.
- CONTRACTOR SHALL FULL DEPTH SAWCUT EXISTING PAVEMENT IN AREAS TO BE REMOVED UNDER THIS PROJECT. ALL SAWCUTS SHALL BE STRAIGHT, EVEN CUTS; JAGGED OR IRREGULAR EDGES WILL NOT BE PERMITTED.
- CONTRACTOR SHALL REMOVE ALL EXCAVATED DEBRIS FROM THE SITE ON A DAILY BASIS.
- EXISTING PARKING AREA, SIDEWALKS, AND OTHER PAVED AREAS LOCATED ADJACENT TO TRENCHING AND EXCAVATION WORK SHALL BE SWEEPED CLEAN ON A DAILY BASIS BY THE CONTRACTOR.
- ANY LANDSCAPING DISTURBED DURING CONSTRUCTION SHALL BE REPLACED TO ITS ORIGINAL PRE CONSTRUCTION CONDITION BY THIS CONTRACTOR.
- CONTRACTOR SHALL FILL VOIDS CREATED BY THE REMOVAL OF ANY EXISTING ABANDONED UTILITY LINES AND/OR STRUCTURES WITH ENGINEERED FILL MATERIAL PLACED AND COMPACTED IN 4" MAXIMUM LIFTS.
- CONTRACTOR SHALL MAINTAIN CLEAR ACCESS TO ALL EXISTING FIRE HYDRANTS, FIRE DEPARTMENT CONNECTIONS, AND STANDPIPES AT ALL TIMES DURING THIS PROJECT.
- REFER TO FAIRFAX COUNTY'S PUBLIC FACILITIES MANUAL (PFM) FOR COUNTY GUIDELINES FOR PLANNING, DESIGN, CONSTRUCTION AND MAINTENANCE OF PUBLIC FACILITIES.

**GENERAL SITE NOTES (CONTINUED):**

- EXISTING PARKING LOT LIGHTING SYSTEM SHALL REMAIN FULLY OPERATIONAL AT ALL TIMES DURING THIS PROJECT. CONTRACTOR SHALL PROVIDE ALL TEMPORARY WORKS IN ORDER TO KEEP THE EXISTING LIGHTING SYSTEM OPERATIONAL DURING THIS PROJECT.
- CONTRACTOR SHALL PUMP ANY GROUND OR SURFACE WATER THAT IS PUMPED OUT OF ANY TRENCHING AND EXCAVATION AREAS THROUGH AN APPROVED DEWATERING DEVICE BEFORE BEING DISCHARGED INTO THE RECEIVING STORM DRAIN SYSTEM.
- CONTRACTOR SHALL UTILIZE EFFICIENT EXCAVATION PRACTICES AS NECESSARY TO LIMIT AREAS OF DISTURBANCE FOR THE INSTALLATION OF NEW SITE ELEMENTS (IE: CONDUIT TRENCHES, EQUIPMENT PADS, CHARGING STATIONS, BOLLARDS, ETC).
- UNDER NO CONDITIONS SHALL EXCAVATION EXCEED 2,500 SQ. FT. IN TOTAL AREA.
- THIS SITE IS LOCATED WITHIN OF DEFINED BOUNDARY AREA OF THE CHESAPEAKE BAY PRESERVATION OVERLAY DISTRICT AS DEFINED BY THE HERNDON TOWN CODE SECTION 78-60.4.(F)(2)

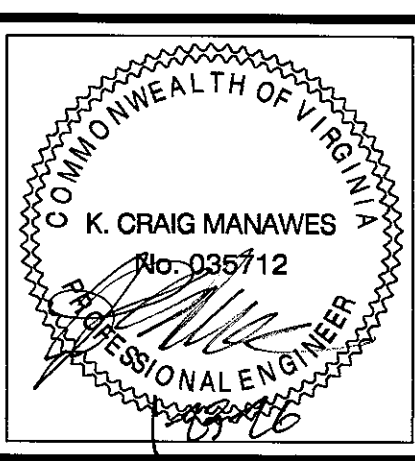
**NOTES INDICATED BY NUMBER IN  $\odot$ :**

- EXISTING PARKING LOT STRIPING (SHOWN DASHED) AND SPACE NUMBERS TO BE REMOVED.
- 2' X 2' LEVEL 2 CHARGER PEDESTAL, ASSUME 10.5 SQ. FT. LIMIT OF DISTURBANCE (LOD) PER PEDESTAL.
- 5' X 4' LEVEL 3 CHARGER PEDESTAL, ASSUME 30 SQ. FT. LIMIT OF DISTURBANCE (LOD) PER PEDESTAL.
- 3X1 ELECTRICAL CONDUIT DUCT BANK IN 3" WIDE TRENCH, MAXIMUM.
- 2X1 ELECTRICAL CONDUIT DUCT BANK IN 2" WIDE TRENCH, MAXIMUM.
- EXISTING WHEEL WELL SHALL BE SAWCUT AT WIDTH WHERE CONCAVE TRENCH TRANSITIONS TO BE FLUSH WITH PARKING SLAB SURFACE AND TO DEPTH AS REQUIRED FOR FLAT SURFACE. BRUSH ON BONDING AGENT INSIDE CAVITY AND INFILL WITH 3500 PSI CONCRETE. SCREED FLUSH WITH ADJACENT SURFACES.



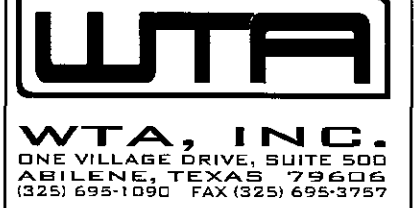
EXCAVATION CALCULATION (SQ. FT.):	
EQUIPMENT YARD:	1388
CONDUIT TRENCH & PEDESTALS:	477
PEDESTAL (STAND-ALONE):	240
UNDERGROUND PRIMARY:	0
<b>TOTAL SITE EXCAVATION:</b>	<b>2,105</b>

\* UNDER NO CONDITIONS SHALL CONTRACTOR EXCAVATION EXCEEDING 2,500 SQ. FT. BE ALLOWED



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**EV CHARGING STATIONS AT THE GARAGE WORK CENTER HERNDON, VA**

**verizon**

ISSUE DATES:

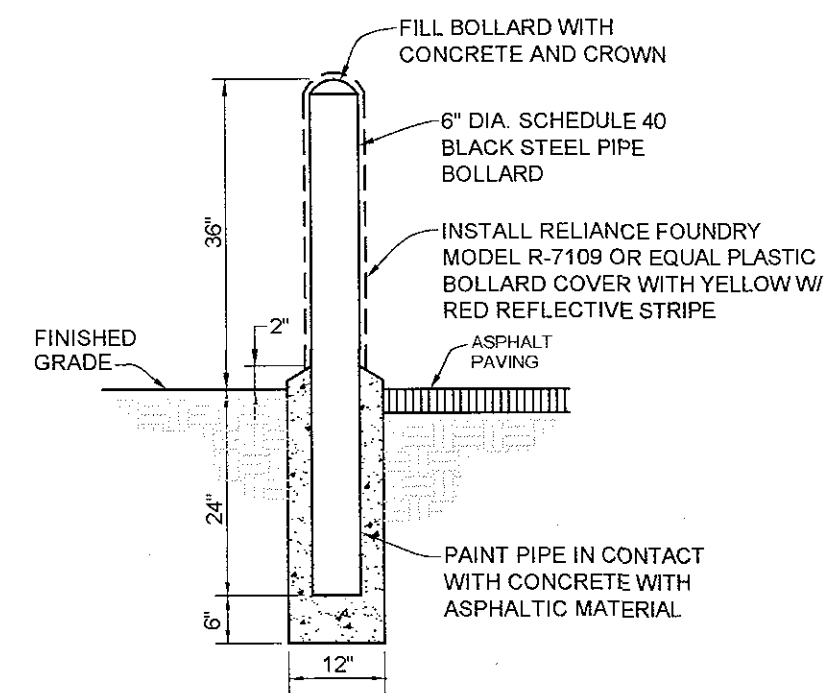
NO.	DATE & DESCRIPTION
1	2-29-24 50% REVIEW SET
2	10-02-24 BID SET
3	2-7-25 PERMIT & CONSTRUCTION
4	6-9-25 MINOR SITE PLAN SUBMISSION
5	10-27-25 MINOR SITE PLAN SUBMISSION - COMMENTS
6	12-11-25 MINOR SITE PLAN SUBMISSION - COMMENTS 2
7	1-23-26 MINOR SITE PLAN SUBMISSION - COMMENTS 3

WTA PROJECT NO.: 23125  
 DRAWN BY: GJH  
 CHECKED BY: KCM

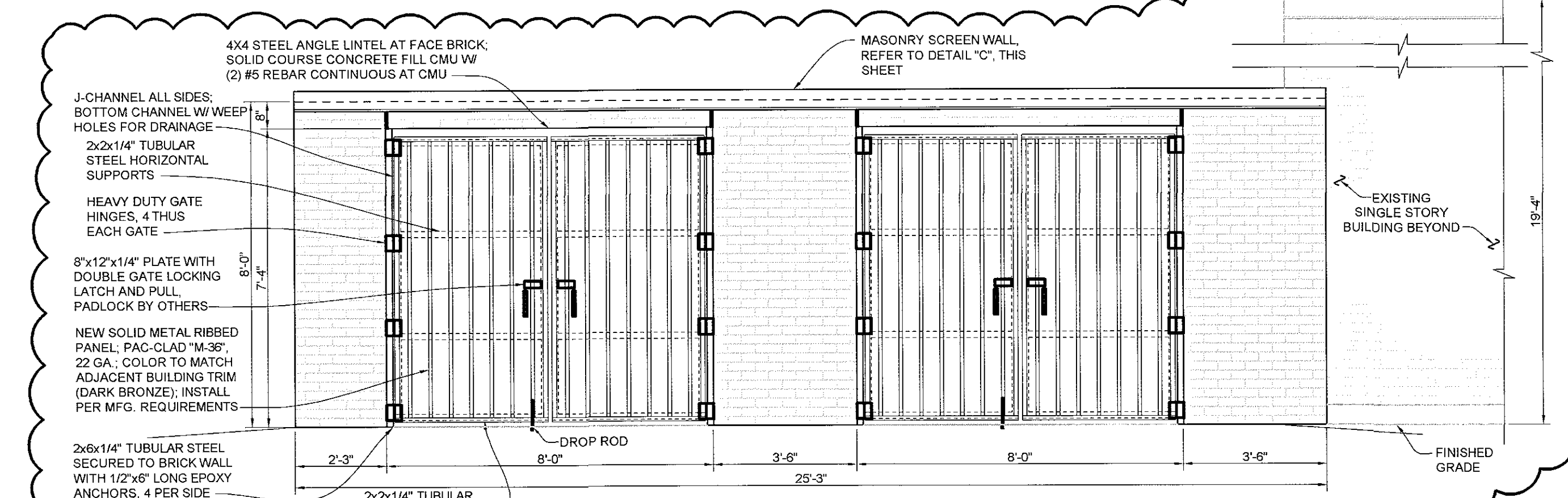
SHEET

E-1

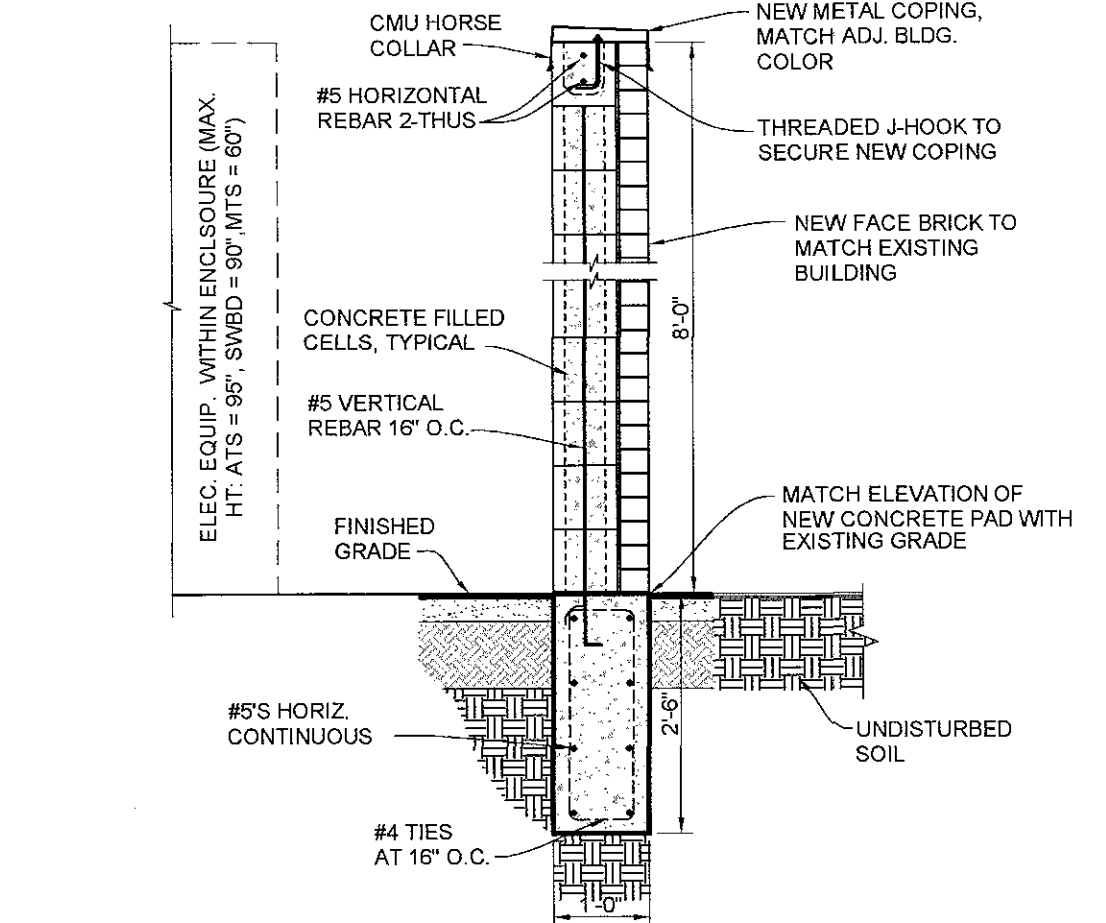




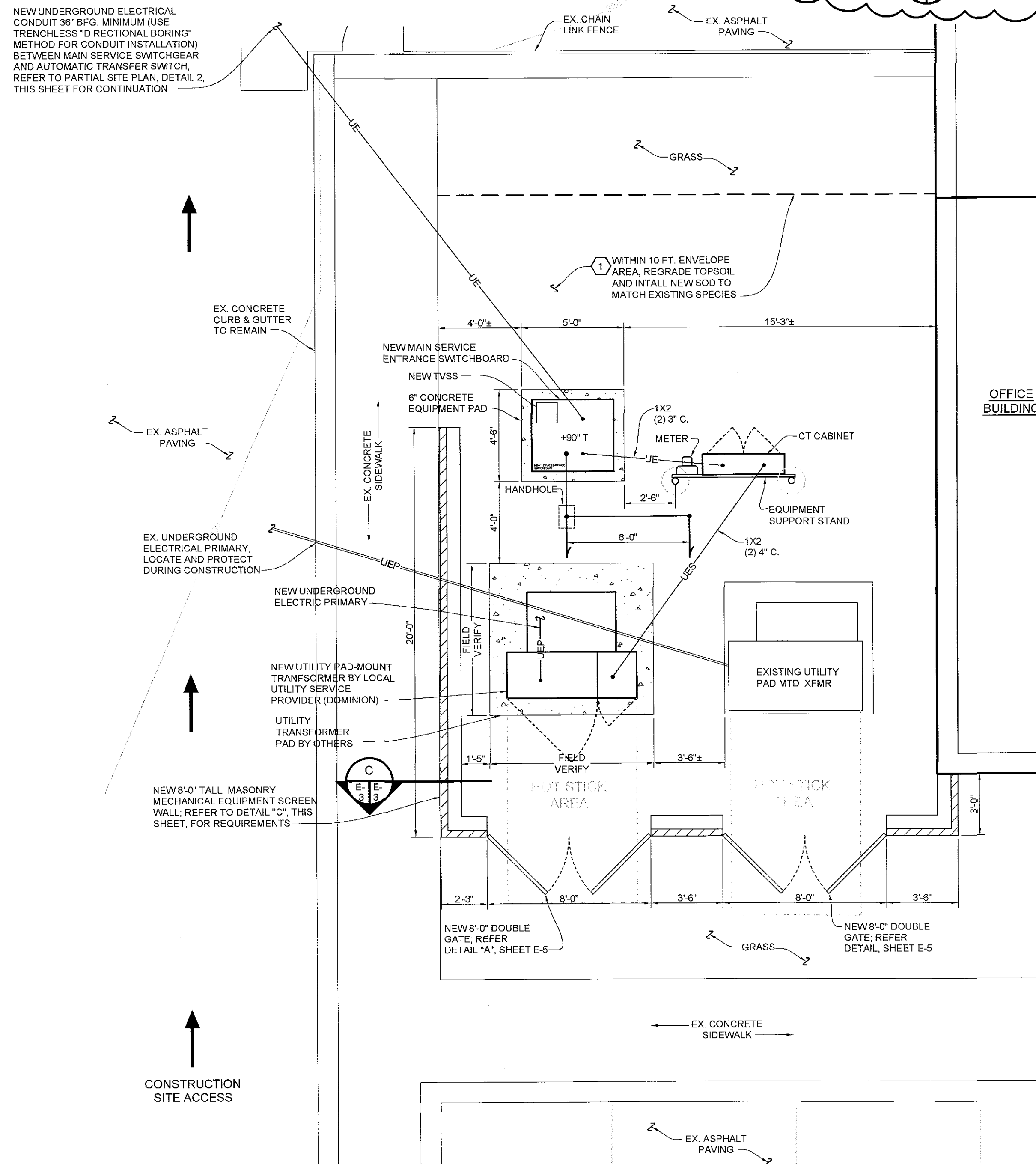
**DETAIL "A"**  
TYPICAL 6" DIAMETER BOLLARD  
SCALE: NONE



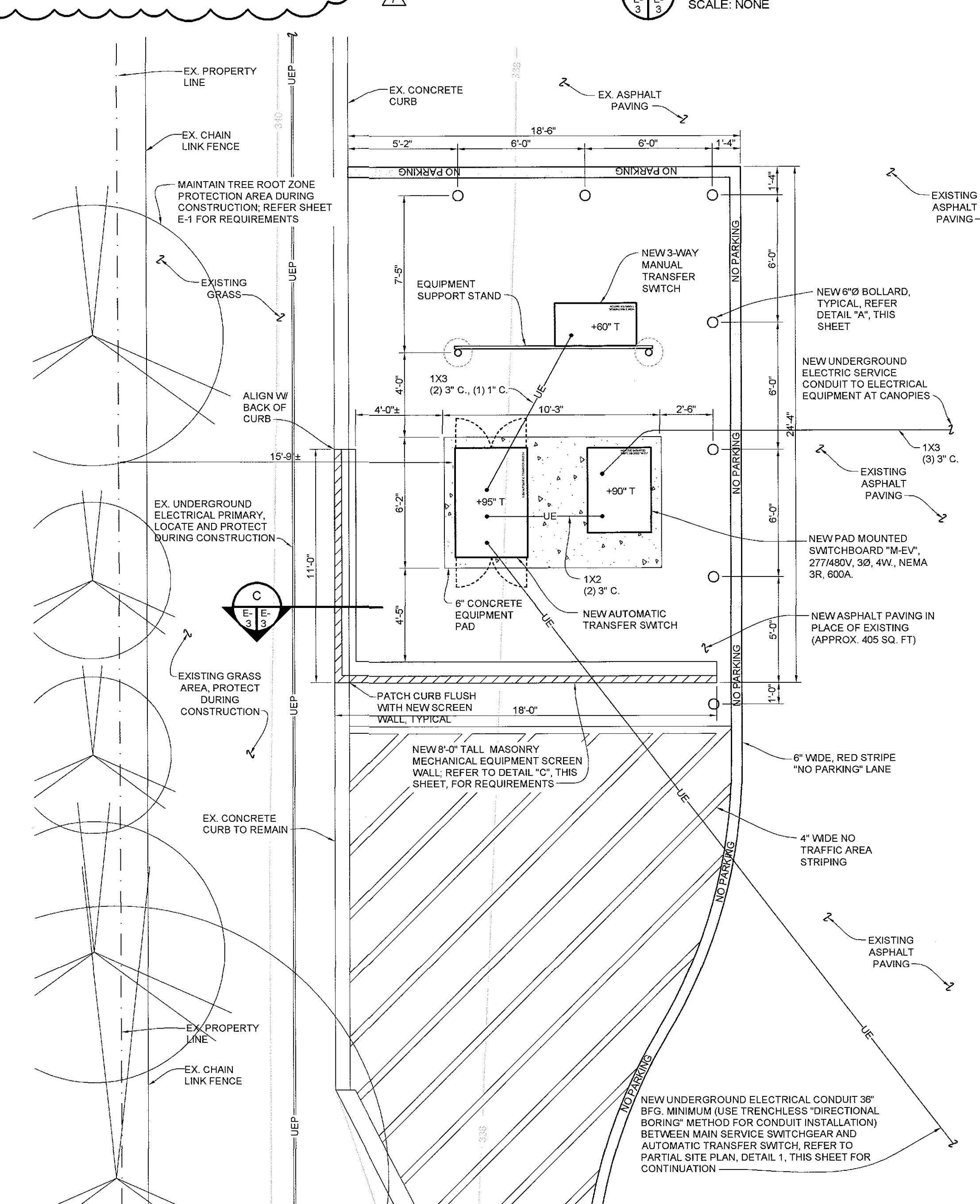
**B** SCREEN WALL, DOUBLE GATE DETAIL  
SCALE: NONE



**C** SECTION AT BRICK SCREEN WALL  
SCALE: NONE

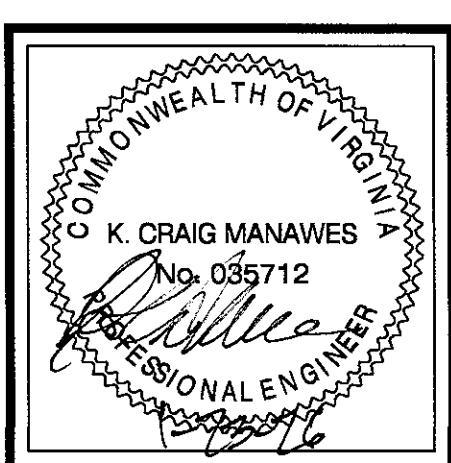


**1** PARTIAL SITE PLAN - ELECTRICAL GEAR, NEW  
SCALE: 1/4" = 1'-0"



**2** PARTIAL SITE PLAN - ELECTRICAL GEAR, NEW  
SCALE: 1/4" = 1'-0"

- GENERAL NOTES:**
- PATCH AND REPLACE PAVED SURFACES DAMAGED BY WORK OF THIS PROJECT WITH MEANS AND METHODS TO MATCH EXISTING.
- NOTES INDICATED BY NUMBER IN [Symbol]:**
- GRADE EXISTING TOPSOIL FLUSH WITH EXISTING FINISH GRADE TO MAINTAIN EXISTING SITE DRAINAGE PATTERN. PROVIDE AND INSTALL NEW SOD WITH SPECIES TO MATCH EXISTING SITE STANDARD. (APPROXIMATELY 600 SQ. FT.)



Owner:  
**verizon**

Project Management:  
**JLL**

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EV CHARGING STATIONS  
AT THE  
GARAGE WORK CENTER  
**HERNDON, VA**

**verizon** 500 CARLISLE DR. - GARAGE WORK CENTER  
**HERNDON, VA**

**ISSUE DATES:**

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WTA PROJECT NO.: 23125  
DRAWN BY: GJH  
CHECKED BY: KCM

SHEET  
**E-3**

# GPRS SUMMARY REPORT

WORK ORDER  
#860954

JOB SITE LOCATION  
500 CARLISLE DRIVE  
GPRS PROJECT MANAGER  
JALEN SMITH

### EQUIPMENT USED

THE FOLLOWING EQUIPMENT WAS USED ON THIS PROJECT:

- UNDERGROUND GPR ANTENNA:

THIS GPR ANTENNA USES FREQUENCIES RANGING FROM 250 MHZ TO 450 MHZ AND IS MOUNTED IN A STROLLER FRAME THAT ROLLS OVER THE SURFACE. DATA IS DISPLAYED ON A SCREEN AND MARKED IN THE FIELD IN REAL TIME. THE SURFACE NEEDS TO BE REASONABLY SMOOTH AND UNOBSTRUCTED TO OBTAIN READABLE SCANS. OBSTRUCTIONS SUCH AS CURBS, LANDSCAPING, AND VEGETATION WILL LIMIT THE EFFICACY OF GPR. THE TOTAL EFFECTIVE SCAN DEPTH CAN BE AS MUCH AS 8' OR MORE WITH THIS ANTENNA BUT CAN VARY WIDELY DEPENDING ON THE SOIL CONDITIONS AND COMPOSITION. SOME SOIL TYPES, SUCH AS CLAY, MAY LIMIT MAXIMUM DEPTHS TO 3' OR LESS. AS DEPTH INCREASES, TARGETS MUST BE LARGER TO BE DETECTED, AND NON-METALLIC TARGETS CAN BE CHALLENGING TO LOCATE. THE DEPTHS PROVIDED SHOULD ALWAYS BE TREATED AS ESTIMATES AS THEIR ACCURACY CAN BE AFFECTED BY MULTIPLE FACTORS.

- EM PIPE LOCATOR:

ELECTROMAGNETIC PIPE AND CABLE LOCATOR. DETECTS ELECTROMAGNETIC FIELDS. USED TO ACTIVELY TRACE CONDUCTIVE PIPES AND TRACER WIRES, OR PASSIVELY DETECT POWER AND RADIO SIGNALS TRAVELING ALONG CONDUCTIVE PIPES AND UTILITIES.

- SPLIT BOX:

THIS PIPE AND CABLE LOCATOR USES A TRANSMITTER-RECEIVER PAIR TO LOCATE BURIED METALLIC OBJECTS. THE TRANSMITTER AND RECEIVER ARE ATTACHED TO OPPOSITE ENDS OF A HANDLE AND ARE USED TO LOCATE OBJECTS AND IDENTIFY IF THEY ARE LINEAR (SUCH AS PIPES AND CABLES) OR NON-LINEAR AND ISOLATED (SUCH AS BURIED MANHOLE COVERS, BURIED VALVES, METALLIC DEBRIS, USTS, ETC)

### WORK PERFORMED

UNDERGROUND UTILITY

CLIENT PROVIDED DRAWINGS YES

CLIENT COMPLETED 811 LOCATE REQUEST NO

SCOPE OF WORK LOCATE ANY UTILITY IN WORKING AREAS.

UTILITIES LOCATED - ELECTRIC

UTILITIES NOT LOCATED - NATURAL GAS

MARKING MEDIUM - SPRAY PAINT

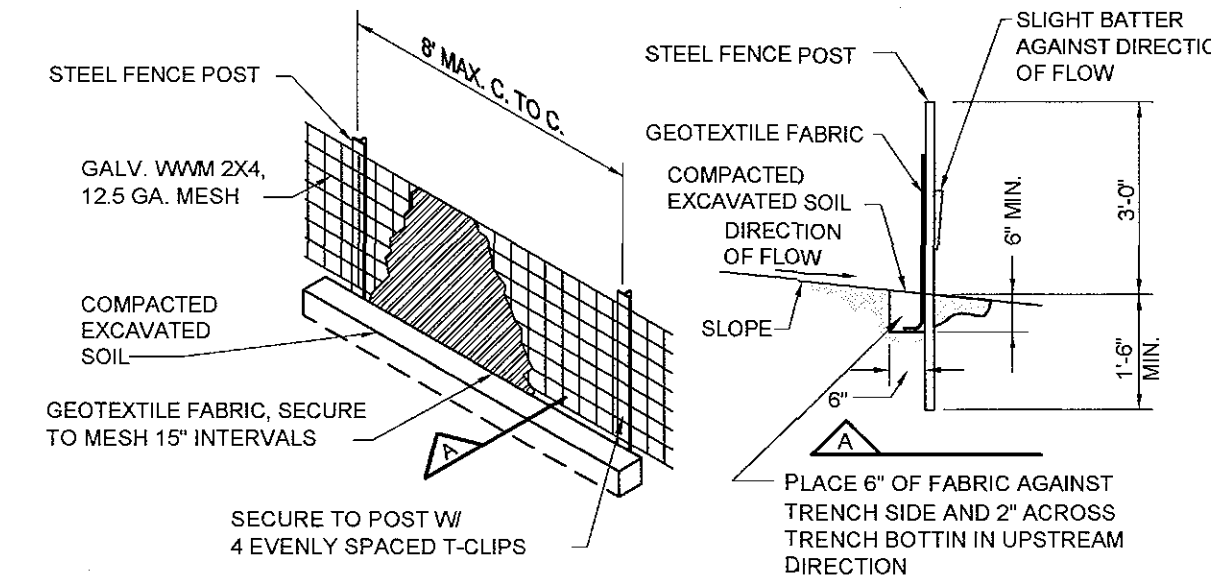
### RESULTS NOTES

THE EFFECTIVE DEPTH OF THE GPR WILL VARY THROUGHOUT A SITE DEPENDING ON SURFACE AND SOIL CONDITIONS. IN THIS AREA THE MAXIMUM EFFECTIVE GPR DEPTH WAS APPROXIMATELY 8' TO 9' IN MOST AREAS. GPR WAS USED IN A GRID PATTERN TO DETECT THE DIRECTION OF ANY POTENTIAL UTILITIES. THE EM PIPE LOCATOR WAS USED IN PASSIVE SWEEPS AND DIRECT CONNECTING TO ANY UTILITIES VISIBLE. UNDERSTAND WE CANNOT SCAN WITHIN 2' OF ALL OBSTRUCTIONS SUCH AS POLES, AND WALLS.

WE ADVISE TO STAY AT LEAST 3' AWAY FROM ALL MARKINGS. SOME LINE UTILITIES ARE UNABLE TO BE DETECTED WITHOUT DIRECT ACCESS. GPRS STRONGLY ADVISES POTHOULING OR DAYLIGHTING THE LOCATION/DEPTH OF ANY MARKED OUT UTILITIES FOR VERIFICATION PRIOR TO ANY EXCAVATIONS WITHIN 3' OF MARKINGS. NOTE: GPRS DOES NOT REPLACE 811 MANDATES. CLIENT INTENDS TO EXCAVATE AND TRENCH UTILITIES SUCH AS ELECTRIC WIRE MARKED WITH THEIR RESPECTIVE COLORS. UNABLE TO LOCATE THE HOW THE GAS METERS ALL CONNECT IN VERIZON PARKING AREA.

### SILT FENCE GENERAL NOTES:

- STEEL POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF ONE FOOT.
- THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. WHERE FENCE CANNOT BE TRENCHED IN (e.g. PAVEMENT), WEIGHT FABRIC FLAP WITH ROCK ON UPHILL SIDE TO PREVENT FLOW FROM SEEPING UNDER FENCE.
- THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.
- SILT FENCE SHOULD BE SECURELY FASTENED TO EACH STEEL SUPPORT POST OR TO WOVEN WIRE, WHICH IN TURN IS ATTACHED TO THE STEEL FENCE POST. THERE SHALL BE A 3 FOOT OVERLAP, SECURELY FASTENED WHERE ENDS OF FABRIC MEET.
- INSPECTION SHALL BE MADE EVERY TWO WEEKS AND AFTER EACH 1/2" RAINFALL. REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
- SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
- ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF HALF THE HEIGHT OF THE FENCE. THE SILT SHALL BE DISPOSED OF AT AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.



GENERAL NOTE  
MAINTAIN INTEGRITY OF FENCE STABILITY AND CONSTRUCTION DURING ENTIRE PROJECT.

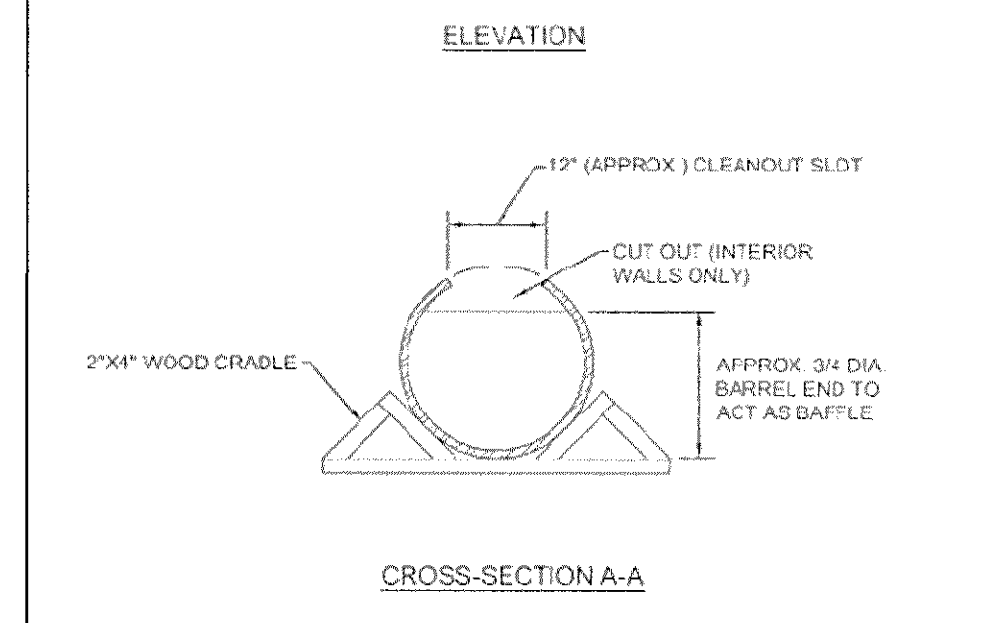
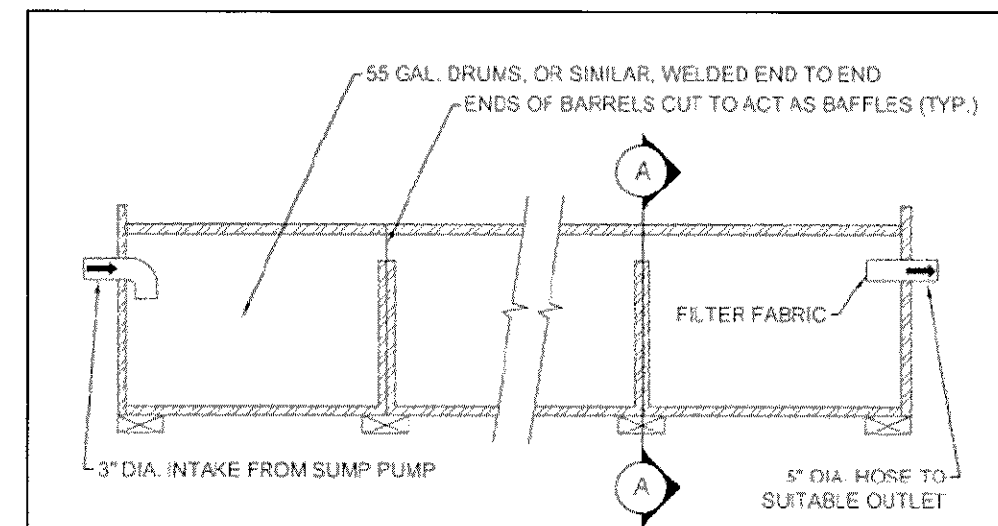
## SILT FENCE INSTALLATION DETAIL

SCALE: NONE

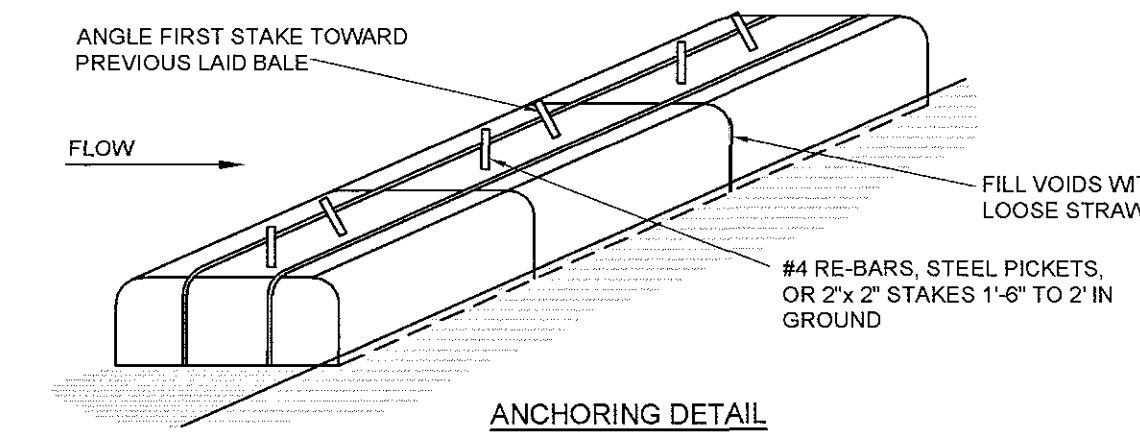
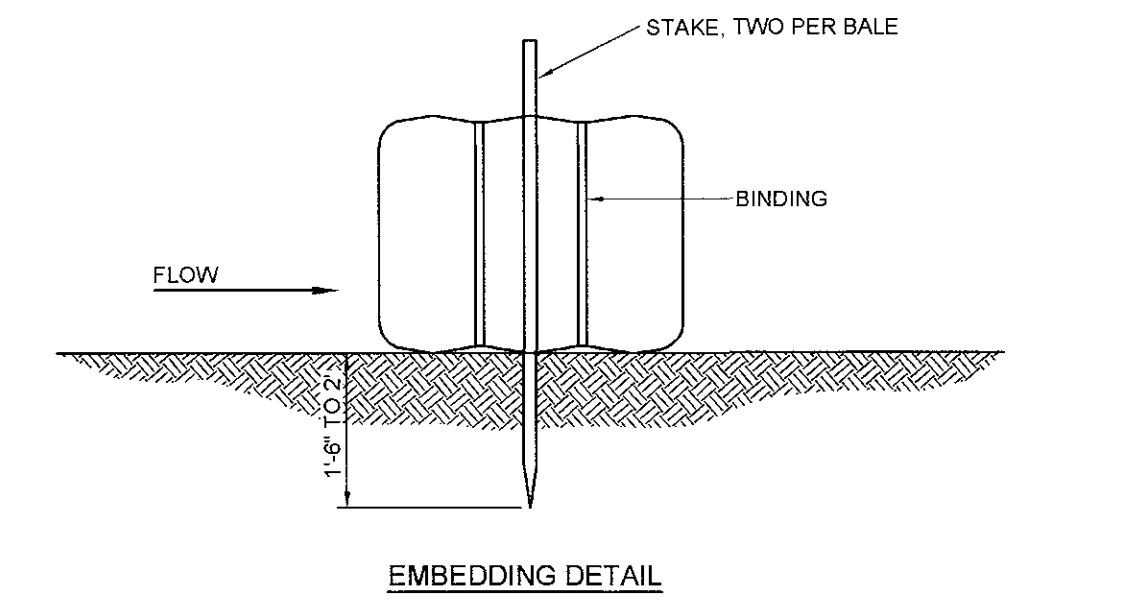
DESIGN CRITERIA FOR DEWATERING STRUCTURES	
PARAMETER	NOTES ON PROPER USE
SIZE	SIZE AND OPERATE A DEWATERING STRUCTURE TO ALLOW PUMPED WATER TO FLOW THROUGH THE FILTERING DEVICE WITHOUT OVERTOPPING THE STRUCTURE. USE THE FOLLOWING FORMULA TO DETERMINE THE STORAGE VOLUME OF THE DEWATERING STRUCTURE: PUMP DISCHARGE (GPM) X 16 = CUBIC FEET OF STORAGE REQUIRED
LOCATION	LOCATE DEWATERING STRUCTURE AWAY AND DOWNHILL FROM STOCKPILES OR EXCAVATION SPOIL PILES. DO NOT PLACE DEWATERING STRUCTURE WHERE TREATED WATER WILL BE ALLOWED TO FLOW BACK INTO THE WORKSPACE. ENSURE A MINIMUM FILTERING LENGTH OF 75 FEET IS AVAILABLE DOWNGRADIENT OF THE DEWATERING STRUCTURE SO THAT THE EXISTING WELL-ESTABLISHED VEGETATED AREA CAN ADEQUATELY FILTER SEDIMENT.
LINING	AN EXCAVATED BASIN (APPLICABLE TO "STRAWBALE/SILT FENCE PIT") MAY BE LINED WITH FILTER FABRIC TO HELP REDUCE SCOUR AND TO PREVENT THE INCLUSION OF SOIL FROM WITHIN THE STRUCTURE

### OPERATIONS AND MAINTENANCE CONSIDERATIONS:

- INSPECT THE FILTERING DEVICES DAILY AND REPAIR OR REPLACE ONCE THE SEDIMENT BUILDUP PREVENTS THE STRUCTURE FROM FUNCTIONING AS DESIGNED.
- REMOVE THE ACCUMULATED SEDIMENT FROM THE DEWATERING DEVICE, SPREAD ON SITE, AND STABILIZE OR DISPOSE OF AT AN APPROVED DISPOSAL SITE AS PER APPROVED PLAN.
- MONITOR THE DEWATERING STRUCTURE DURING OPERATION TO ENSURE THAT THE DISCHARGE IS NOT CAUSING EROSION. PROVIDE SOIL STABILIZATION BLANKETS AND MATTING OR COMPOST FILTER SOCKS AS NEEDED TO MAINTAIN STABILIZED AREAS DOWNSTREAM OF STRUCTURE.



## VA STORM WATER HANDBOOK V1.1 PORTABLE SEDIMENT TANK DETAIL



### HAY BALE GENERAL NOTES:

- THE HAY BALES SHALL BE PLACED AS NECESSARY IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT BALES TO CONTROL THE MOVEMENT OF SEDIMENT.
- BALES PLACED TIGHTLY BUTTED TOGETHER. REMOVE HEAVY BRUSH AND FILL ALL VOIDS WITH LOOSE STRAW.
- BALES SHALL BE SECURELY ANCHORED IN PLACE BY TWO STAKES OR TWO RE-BARS DRIVEN THROUGH THE BALES. THE FIRST STAKE IN EACH BALE SHALL BE ANGLED TOWARD PREVIOUSLY LAID BALE TO FORCE BALES TOGETHER.
- INSPECTION SHALL BE FREQUENT AND FOLLOWING EACH STORM EVENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
- WHEN SEDIMENTATION DEPOSITS REACH WITHIN 3\"/>

## EROSION CONTROL HAY BALE DETAIL

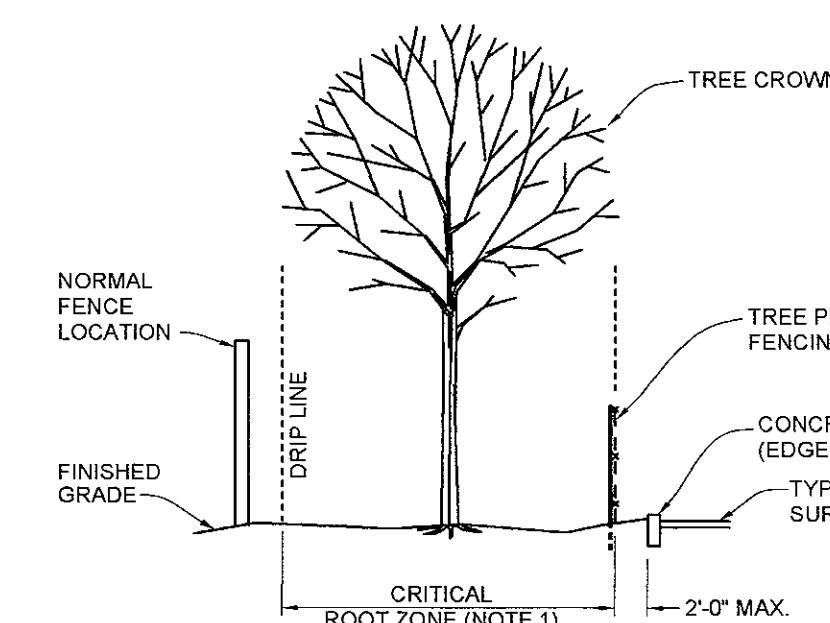
SCALE: NONE

### STANDARD EROSION AND SEDIMENT CONTROL NOTES

- UNLESS OTHERWISE INDICATED, ALL VEGETATIVE AND STRUCTURAL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CONSTRUCTED AND MAINTAINED ACCORDING TO MINIMUM STANDARDS AND SPECIFICATIONS OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK (3RD EDITION, 1992) AND THE AHJ EROSION AND SEDIMENT CONTROL ORDINANCE.
- THE CONTRACTOR SHALL CONTACT THE AHJ, BUREAU OF ENVIRONMENTAL SERVICES DEPARTMENT PRIOR TO ANY LAND DISTURBING ACTIVITY (INCLUDING DEMOLITION).
- THE CONTRACTOR SHALL APPLY PERMANENT OR TEMPORARY SOIL STABILIZATION TO ALL DENUDED OR DISTURBED AREAS WITHIN 7 DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. SOIL STABILIZATION MUST ALSO BE APPLIED TO DENUDED OR DISTURBED AREAS WHICH MAY NOT BE AT FINAL GRADE BUT WHICH WILL REMAIN UNDISTURBED FOR LONGER THAN 14 DAYS. SOIL STABILIZATION MEASURES INCLUDE VEGETATIVE ESTABLISHMENT, MULCHING AND THE EARLY APPLICATION OF GRAVEL BASE MATERIAL ON AREAS TO BE PAVED.
- AT A MINIMUM, PERIMETER CONTROLS SUCH AS SILT FENCE OR HAY BALES SHALL BE INSTALLED AT ALL DOWN SLOPE BOUNDARIES AND AS WARRANTED WHERE PAVEMENT REMOVAL, UTILITY CONSTRUCTION, GRADING OR OTHER CONSTRUCTION ACTIVITIES ARE TO BE PERFORMED. THE CONTRACTOR SHALL AT ALL TIMES TAKE SUCH MEASURES AS NECESSARY TO MINIMIZE OFFSITE TRACKING OR TRANSPORT OF SEDIMENT AND DEBRIS.
- ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PLACED PRIOR TO OR AS THE FIRST STEP IN CONSTRUCTION.
- THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES PERIODICALLY AND AFTER EACH RUNOFF PRODUCING RAINFALL EVENT. ANY NECESSARY REPAIRS TO MAINTAIN THE EFFECTIVENESS OF THE EROSION CONTROL DEVICES AND CLEAN UP OF SEDIMENTATION ARE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE MADE IMMEDIATELY.
- SEDIMENT SHALL BE REMOVED FROM PAVED AREAS ON A DAILY BASIS.
- STOCK PILES OF SOIL AND OTHER ERODIBLE MATERIALS SHALL BE STABILIZED OR PROTECTED WITH SEDIMENT TRAPPING MEASURES. THE CONTRACTOR IS RESPONSIBLE FOR THE TEMPORARY PROTECTION AND PERMANENT STABILIZATION FOR STOCKPILES ON SITE AS WELL AS FOR MATERIALS TRANSPORTED FROM THE PROJECT SITE.
- THE CONTRACTOR SHALL MONITOR AND TAKE PRECAUTIONS TO CONTROL DUST INCLUDING (BUT NOT LIMITED TO) USE OF WATER, MULCH, OR CHEMICAL DUST ADHESIVES AND CONTROL OF CONSTRUCTION SITE TRAFFIC.
- 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 ADJACENT PROPERTIES, WETLANDS, WATERWAYS OR THE STORM DRAINAGE SYSTEM.
- THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION AND MAINTENANCE OF ANY ADDITIONAL CONTROL MEASURES NECESSARY TO PREVENT EROSION AND SEDIMENTATION AS DETERMINED NECESSARY BY THE PLAN APPROVING AUTHORITY.
- TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES ARE NOT TO BE REMOVED UNTIL ALL DISTURBED AREAS ARE STABILIZED. AFTER STABILIZATION IS COMPLETE, ALL MEASURES SHALL BE REMOVED WITHIN 30 DAYS. TRAPPED SEDIMENT SHALL BE SPREAD AND SEEDED OR REMOVED FROM SITE.
- INLET PROTECTION SHALL BE INSTALLED AT ALL CURB INLETS TO PREVENT SEDIMENTS AND SOILS FROM ENTERING THE STORM DRAINAGE SYSTEM.
- THE CONTRACTOR SHALL DESIGNATE A CONCRETE TRUCK WASHOUT AREA. WASTE CONCRETE AND ASSOCIATED WATER AND MATERIALS WILL BE PROPERLY DISPOSED OF IN ACCORDANCE WITH APPLICABLE REGULATIONS.

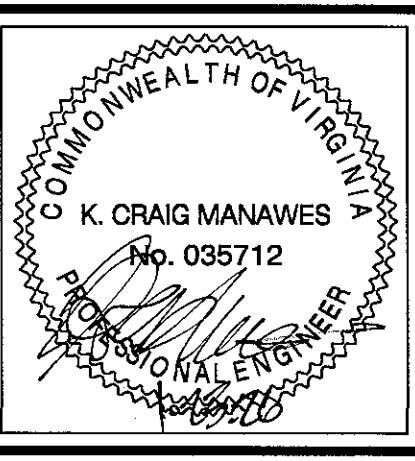
### NOTES:

- CRITICAL ROOT ZONE (CRZ) IS ONE FOOT AWAY FROM TREE TRUNK FOR EVERY ONE INCH OF TREE DIAMETER MEASURED AT FOUR FOOT HEIGHT.
- WATER TREES EVERY 2 WEEKS WITH MINIMUM OF 100 GALLONS PER TREE.
- SPRAY TREE WITH WATER TO REMOVE CONSTRUCTION DUST WHEN DIRECTED.
- CONSTRUCTION FENCE SHALL BE 4 FT. TALL, ORANGE PLASTIC MESH OR APPROVED EQUAL SUPPORTED ON STEEL T-POST A MINIMUM OF 6 FT. LONG.
- PROTECTIVE FENCE SHALL BE CONSTRUCTED WITH SMOOTH GALVANIZED WIRE STRETCHED FROM POST TO POST ACROSS TOP OF FENCE AND DRAWN TIGHT. SECURE PLASTIC MESH W ALUMINUM TIE WIRE OR NYLON TIES 3 FT. MAX. SPACING. T-POSTS SHALL BE DRIVEN IN GROUND MINIMUM OF 20 INCHES.
- DO NOT PERFORM WORK OR STORE EQUIPMENT WITHIN PROTECTION AREA.
- COVER THE CRITICAL ROOT ZONE BETWEEN THE PROTECTED AREA AND THE CONSTRUCTION ZONE WITH 4 IN. OF MULCH.
- PERFORM TREE TRIMMING AND WOUND REPAIR PER STANDARD SPECIFICATIONS.
- DAMAGED AND EXPOSED ROOTS SHALL BE TRIMMED AND TREATED PER STANDARD SPECIFICATIONS. BACKFILL EXPOSED ROOTS WITH TOPSOIL WITHIN 24 HOURS OF EXPOSURE.
- PLACE PLASTIC UNDER CONCRETE PLACED IN THE CRITICAL ROOT ZONE.
- PLACE A ROOT BARRIER IN THE CRITICAL ROOT ZONE AT THE EDGE OF TREATED SUBGRADE TO THE DEPTH OF THE SUBGRADE.



## TYPICAL TREE PROTECTION DETAIL

SCALE: NONE

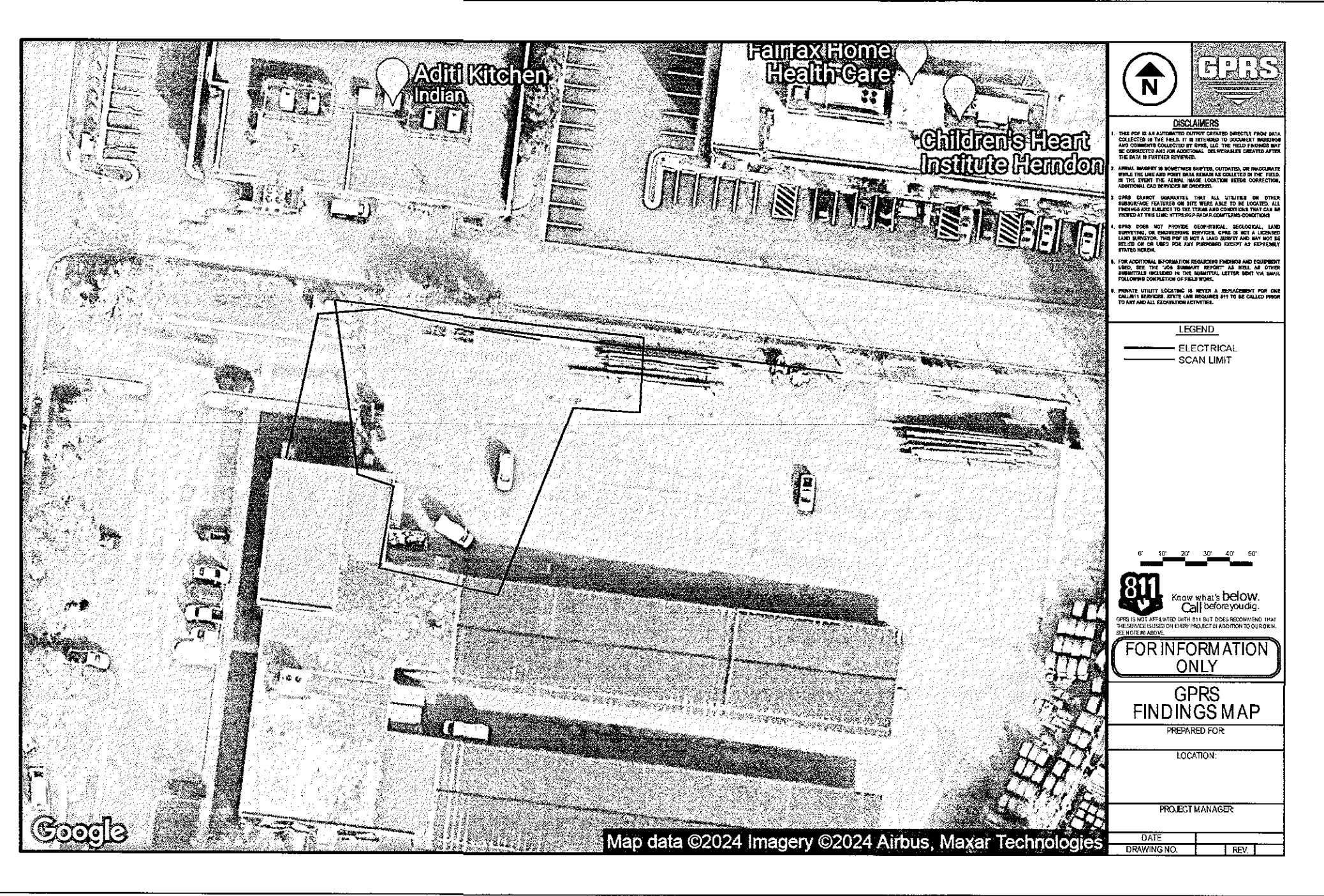


EV CHARGING STATIONS  
 AT THE  
**verizon** 500 CARLISLE DR. - GARAGE WORK CENTER  
**HERNDON, VA**

ISSUE DATES:	
NO.	DATE & DESCRIPTION
1	2-29-24 50% REVIEW SET
2	10-02-24 BID SET
3	2-7-25 PERMIT & CONSTRUCTION
4	6-9-25 MINOR SITE PLAN SUBMISSION
5	10-27-25 MINOR SITE PLAN SUBMISSION - COMMENTS
6	12-11-25 MINOR SITE PLAN SUBMISSION - COMMENTS 2
7	1-29-26 MINOR SITE PLAN SUBMISSION - COMMENTS 3

WTA PROJECT NO.: 23125  
DRAWN BY: GJH  
CHECKED BY: KCM  
SHEET

E-4



## GPRS FINDINGS MAP



Map data ©2024 Imagery ©2024 Airbus, Maxar Technologies

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

**RESOLUTION**

**MAY 20, 2026**

**Resolution-** to approve the erection of exterior equipment screening walls at the property located at 500 Carlisle Drive, Herndon, Virginia, located in the eastern side of Carlisle Drive, south of the intersection with Elden Street and further identified as Fairfax County Tax Map 0171 06 D.

**BE IT RESOLVED** by the Architectural Review Board of the Town of Herndon, Virginia that:

The Architectural Review Board (ARB) approves ARB #26-003, to permit the erection of exterior equipment screening walls at the property located at 500 Carlisle Drive, Herndon, Virginia, located in the eastern side of Carlisle Drive, south of the intersection with Elden Street in substantial conformance with the materials reviewed by the ARB at the May 20, 2026, public hearing.

**Agenda Item:** Discussion Item, proposed Special Exception (SE#25-02), 250 Spring Street

**Meeting Date:** May 6, 2026

**Category:** New Business

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

**Description:**

This discussion item relates to the proposed Special Exception (SE #25-02) at the property at 250 Spring Street, located north of Spring Street between its intersections with Springpark Place and Herndon Parkway. The site is approximately 4.17 acres in area and features an 87,130 square foot self-storage facility. The proposed design expands the self-storage space to a total of 126,775 square feet, with 60,175 square feet of new construction. About 66,600 square feet of the existing self-storage buildings will remain. The site is in the Office and Light Industrial (O&LI) zoning district. This item is continued from the April 1, 2026, ARB work session agenda. For additional information, please see the attached staff memo.

**Background/Timing Impact:**

This project is currently under review as a Special Exception (SE #25-02) and the materials submitted for this ARB discussion item incorporate feedback provided by staff on the applicant's first submission as part of this process. The Board's review of this item is part of the Special Exception application process. Following the ARB's review at one or more work sessions, the ARB Chair will issue a report on the ARB's findings to the Planning Commission Chair to consider when the Commission is reviewing the Special Exception. The ARB would again review the architecture sometime after the Special Exception process is complete as part of the formal ARB application process.

Staff have used the Town Code of Ordinances, [Section 58-96 – Design criteria](#) to provide a preliminary analysis in the accompanying staff memo. Please refer to this memo for additional information.

**Fiscal Impact:**

N/A

**Legal Impact:**

N/A

**Staff Recommendation/Next Steps:**

The Board's review of this item is part of the Special Exception application process. There is no formal action to be taken by the ARB at this time, as this is a discussion item.

**Attachments:**

1. Staff Memo
2. Materials

## MEMORANDUM

To: Chair Blaker-Glass and Members of the Historic District Review Board

From: Angelina R. Jones, Lead Planner / Design & Development

Date: May 6, 2026

Subject: Discussion Item, proposed Special Exception (SE#25-02), 250 Spring Street

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### **Description:**

This staff memo relates to the proposed Special Exception (SE#25-02) at the property at 250 Spring Street, located north of Spring Street between its intersections with Springpark Place and Herndon Parkway. The site is approximately 4.17 acres in area and features an 87,130 square foot self-storage facility (*Figure 1*). The proposed design expands the self-storage space to a total of 126,775 square feet, with 60,175 square feet of new construction. About 66,600 square feet of the existing self-storage buildings will remain. The site is in the Office and Light Industrial (O&LI) zoning district. This item is continued from the April 1, 2026, ARB work session agenda.

### **Background:**

This project is currently under review as a Special Exception (SE#25-02) and the materials submitted for this ARB discussion item incorporate feedback provided by staff on the applicant's first submission as part of this process. The board's review of this item is part of the Special Exception application process. Following ARB review at one or more work sessions, the chair of the ARB will issue a report on the ARB's findings to the chair of the Planning Commission for consideration when the commission is reviewing the Special Exception. The ARB would again review the architecture sometime after the Special Exception process is complete as part of the formal ARB application process. Please note that all site signage will be considered under a Permanent Sign License application, rather than as part of the formal ARB case.

The current storage facility on the property was constructed between 1998 and 2000. This board considered the initial design as part of ARB#98-14. The primary cladding type for this design was brick. Comments from the ARB and staff to the design team at that time centered on ensuring consistency with the surrounding context, which was characterized by office buildings.

Below, staff has provided some initial high-level comments for the board to consider in its review based on the *Architectural Control District (ACD) Design Criteria* ([Town Code of Ordinances Sec. 58-96](#)). With a conceptual design, the board is not expected to get into every detail of the design but instead provide feedback and direction to the

applicant pertaining to any broad issues that should be addressed as the architecture is further developed.

### **Staff Analysis:**

*Suitability of the Overall Design (ACD Criterion 1):* The current design features a mix of metal siding and masonry cladding. The south and west elevations are the most visible from the public right-of-way, and the applicant has included a higher concentration of masonry cladding on these elevations compared to the east and north portions of the building, which primarily feature metal siding boarded by red brick detailing primarily at the corners. The base of the building is faced with charcoal-gray Concrete Masonry Unit (CMU) blocks on all sides, but is of varying height on each elevation, partially in response to grade changes on the site.

The division of bays on the façade (south elevation) and the west elevation, both highly visible from the right-of-way, establishes a hierarchy between bays and presents a mostly cohesive design. Additional details will be needed to fully understand the articulation of the fenestration on the storefront at the southwest corner, as well as the bay of windows on the façade. Currently, the view of the façade rendered from the southeast corner appears to lack dimensionality in its articulation, but this may be due to the rendering itself rather than the intended design (*Figure 2*). The board should discuss if the notable difference in the overall detailing on the north and east elevations is appropriate given the limited visibility from the right-of-way. Furthermore, the materials provided do not contain information on the size or arrangement of the accompanying self-storage buildings behind the main office. The applicant should provide the board with a plan that shows their arrangement, as well as elevations for a typical building unit's design.



*Figure 1: Present-day design of self-storage office viewed from the right-of-way.*



*Figure 2: Proposed view of the façade (south elevation) from the southeast corner.*

**Compatibility with Surrounding Context (ACD Criterion 2):** The design as submitted for the ARB’s consideration uses a mix of masonry, CMUs, storefront systems, and metal siding. The brick and storefront systems are consistent with other designs in the vicinity and blend well with the surrounding context (*Figures 3 & 4*). The ARB should discuss the use of metal siding as a primary cladding material in relation to the overall context along Spring Street and in the Town as a whole.



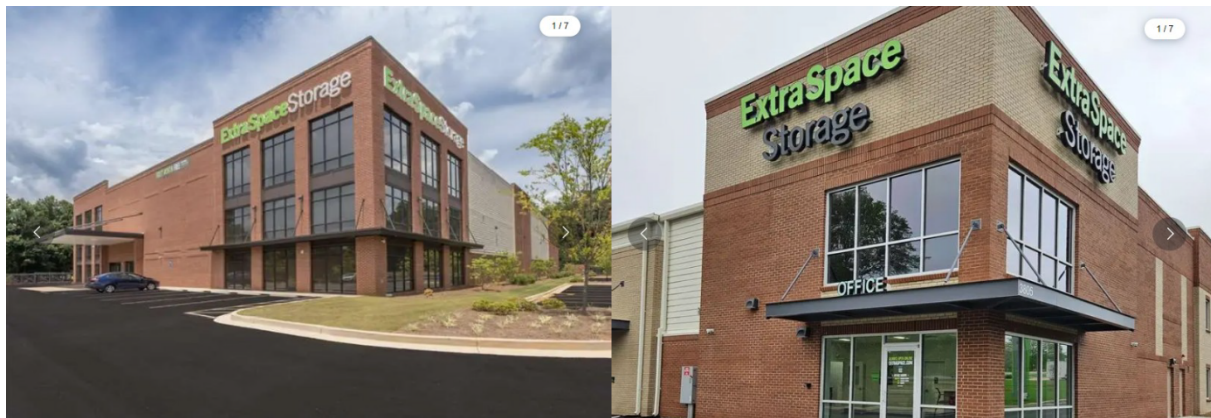
*Figure 3: Storage facility at 385 Spring Street to the west of the subject property. Note the use of masonry on the façade.*



*Figure 4: Office building at 450 Springpark Place to the west of the subject property that employs a mix of glazing, masonry, and storefront systems along the façade.*

*Architectural Harmony (Criterion 4):* As discussed above, the two most public facing elevations (south and west) are extensively clad in masonry and the articulation and hierarchy of the massing along each elevation is highly resolved. In contrast, the east and north elevations feature large expanses of metal siding and do not have much articulation or hierarchy to break up the wall plane. These elevations have limited visibility from the right-of-way. The ARB should discuss whether this conforms to Criterion 4, which looks to ensure that the treatments for exterior walls of freestanding buildings are harmonious.

*Conformance to Accepted Architectural Principles (Criterion 5):* The proposed design is largely consistent with the massing and overall façade articulation and hierarchy of other ExtraSpace Storage designs that employ brick on the façade (*Figure 5*). However, the articulation of the fenestration appears to be better resolved in the finished examples from elsewhere than it is depicted in the renderings for the proposed design at 250 Spring Street, particularly as seen on the façade (south elevation). The ARB should discuss expectations for appropriate detailing and overall articulation for the fenestration of the proposed design.



*Figure 5: Examples of other ExtraSpace Storage facility designs with masonry cladding and detailing. Left: 1046 Richard D Sailors Pkwy, Powder Springs, GA; Right: 3805 Powder Springs Rd, Powder Springs, GA.*

*Architectural and Aesthetic Acceptability (Criterion 6):* ACD Criterion 6 is partly concerned with whether or not a proposed design for a commercial building could be construed as an advertisement or a commercial display. The design as proposed refrains from using a color palette that is associated with the brand identity of ExtraSpace Storage, although gray is included in some of the masonry and metal siding detailing and the green of the interior will be partially visible from outside the building. Staff is of the opinion that these details are balanced with the prominent use of red brick and off-white siding on all elevations. The previous design proposal for this property submitted as part of the associated Special Exception employed the branded identity of ExtraSpace Storage to a greater extent than the current design (*Figure 6*; sheets A401-A404 of the May 6 meeting materials). The ARB should discuss whether the updated

design sufficiently balances harmony with the architectural character of the surrounding area with elements related to the use of property by a specific corporate entity.

Additionally, the use of large swaths of unadorned walls, though largely reflective of the building function, should be assessed for appropriateness and whether additional fenestration or decorative treatments should be employed to add visual interest, manage the scale, and more consistently carry through lines and patterns across the various divergent designs bay-to-bay.



*Figure 6: Previous iteration of the proposed design for 250 Spring Street that featured the corporate identity of ExtraSpace Storage.*

**Remaining ACD Criteria:** Staff is comfortable with the level of conformity of the current design to ACD Criterion 3 with no further comment.

# EXTRA SPACE STORAGE

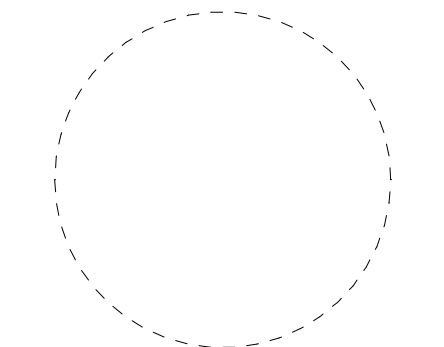
EXPANSION OF EXISTING SELF- STORAGE FACILITY  
(ESS SITE #0723)

250 SPRING STREET  
TOWN OF HERNDON, FAIRFAX COUNTY, VIRGINIA



63 North Lakeview Drive | Suite 201  
Gibbsboro, NJ 08028  
T: 856.778.2500  
F: 856.778.2555  
www.taoarch.com

RICHARD JAMES BENVENGA  
REGISTERED ARCHITECT - VA



The information, design, and content of the plan are prepared and shall not be copied or used for any purpose without prior written authorization from TAO. Only approved, signed and sealed plans shall be allowed for construction purposes. Warning: It is a violation of the law for any person, unless acting under the direction of a licensed architect, to alter or amend in any way.

CLIENT  
**EXTRA SPACE STORAGE**  
2788 E COTTONWOOD PARKWAY  
SUITE 400  
SALT LAKE CITY, UTAH 84121  
T: (480) 295-5293

ARCHITECT  
**TAO**  
63 NORTH LAKEVIEW DRIVE | SUITE 201  
GIBBSBORO, NJ 08028  
T: (856) 778-2500

CIVIL ENGINEER  
**BOHLER**  
12825 WORLDGATE DRIVE | SUITE 700  
HERNDON, VA 20170  
T: (703) 709-9500

STRUCTURAL ENGINEER

MECHANICAL/PLUMBING/ ELECTRICAL ENGINEER

KEY PLAN N.T.S.

PROJECT

EXPANSION OF SELF STORAGE FACILITY FOR:  
**EXTRA SPACE STORAGE**  
250 SPRING STREET (ESS SITE #0723)  
HERNDON, VA 20170

NO.	DATE	DESCRIPTION
000329	REV 1	
000526	REV 2	

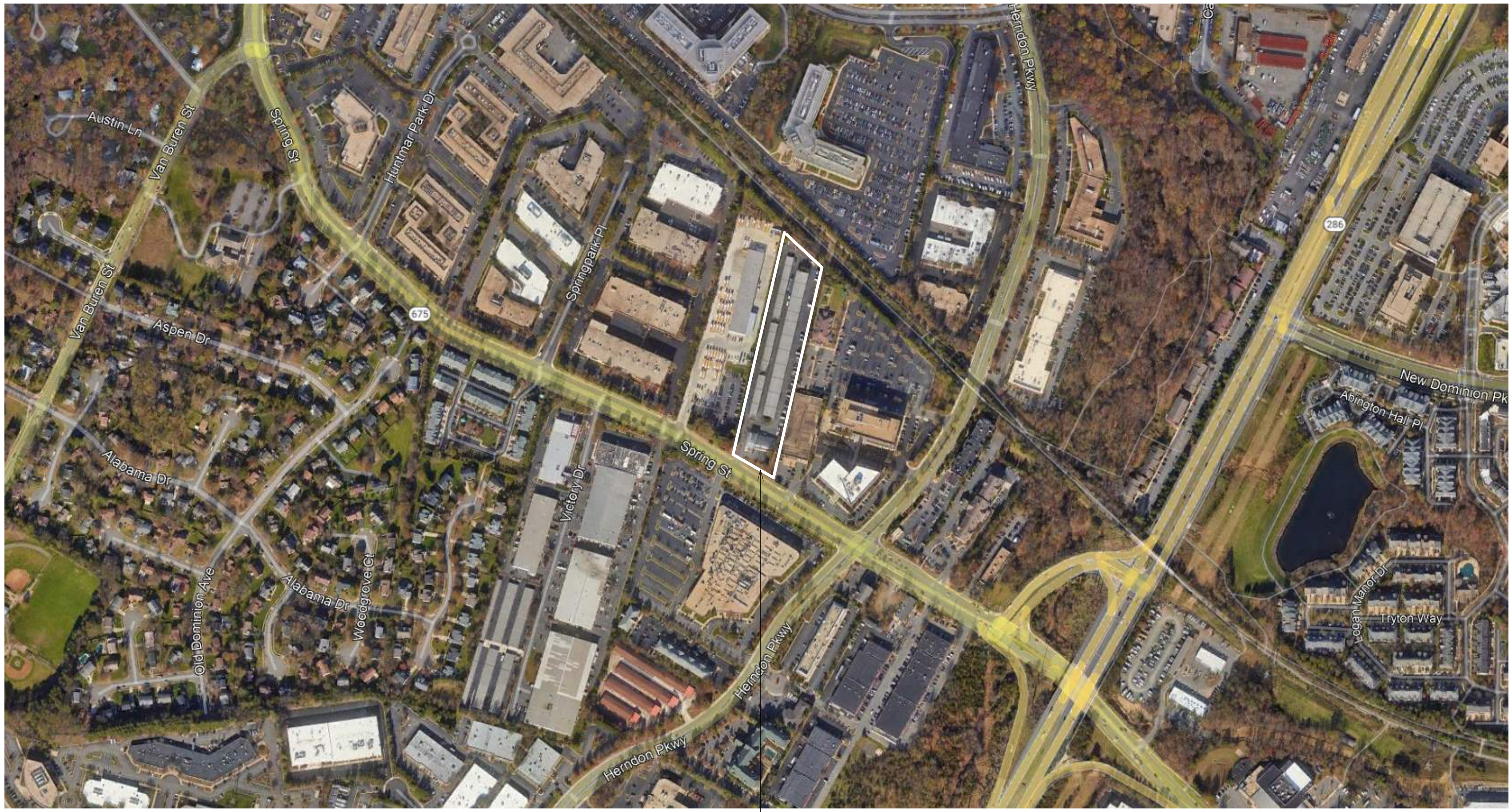
PROJECT #: 24019  
DATE: 03/05/2026  
DRAWN BY: MC  
CHECKED BY: RB

DRAWING TITLE  
**COVER SHEET**

SHEET NO.

**G000**

## VICINITY MAP



PROJECT SITE

## DRAWING LIST

NUMBER	NAME
COVER	
G000	COVER SHEET
GENERAL	
G101	UNIT MIX PLANS
ARCHITECTURAL	
A101	FIRST FLOOR PLAN
A102	SECOND FLOOR PLAN
A103	THIRD FLOOR PLAN
A104	ROOF PLAN
A200	ARCHITECTURAL ELEVATIONS
A300	SIGNAGE DETAILS
A400	RENDERINGS

## ABBREVIATIONS

ACT	ACOUSTICAL CEILING TILE	EA	EACH	MECH	MECHANICAL
AFF	ABOVE FINISH FLOOR	ELEV	ELEVATION	MISC	MISCELLANEOUS
ALT	ALTERNATE	EO	EQUAL	MTD	MOUNTED
APPROX	APPROXIMATE	FD	FLOOR DRAIN	MO	MASONRY OPENING
ALUM AB	ALUMINUM ANCHOR BOLT	FDN	FOUNDATION	NIC	NOT IN CONTRACT
ACOUST	ACOUSTICAL	FL	FLOW LINE	NO	NUMBER
ASPH	ASPHALT	FLR	FLOOR	NTS	NOT TO SCALE
BLKG	BLOCKING	FLRFR	FLURRING	OD	OUTSIDE DIAMETER
BD	BOARD	FTG	FOOTING	ORD	OVERFLOW ROOF DRAIN
BLDG	BUILDING	FP	FIREPROOF	OH	OVERHEAD
BM	BEAM	FIN	FINISHED	OPP	OPPOSITE
BOT	BOTTOM	GA	GAUGE	OC	ON CENTER
BS	BOTH SIDES	GCC	GENERAL CONSTRUCTION	OPNG	OPENING
CONTR	CONTRACTOR	CONTR	CONTRACTOR	PBC	PLUMBING CONTRACTOR
CLG	CEILING	GALV	GALVANIZED	PLAS LAM	PLASTIC LAMINATE
CT	CERAMIC TILE	GD	GUTTER DRAIN	PNT	PAINT
CONC	CONCRETE	GL	GLASS	PL	PLATE
CONIT	CONTINUOUS	GYP	GYPSUM	PLYWD	PLYWOOD
CJ	CONTROL JOINT	GRD	GRADE	PR	PAIR
COL	COLUMN	GRD	GRADE	RAD	RADIUS
CMU	CONCRETE MASONRY UNIT	HT	HARDWOOD	REQD	REQUIRED
CPT	CARPET	HC	HOLLOW CORE	REINF	REINFORCED
CLR	CLEAR	HORIZ	HORIZONTAL	RESIL	RESILIENT
CTR	CENTER	HM	HOLLOW METAL	RH	ROOM
DN	DOWN	HP	HIGH POINT	RO	ROUGH OPENING
DIA	DIAMETER	HVAC	HEATING & A/C	STL	STEEL
DWG	DRAWING	CONTR	CONTRACTOR	SUSP CLG	SUSPENDED CEILING
DS	DOWNSPOUT	ID	INSIDE DIAMETER	SM	SIMILAR
DR	DOOR	INSUL	INSULATION	SPECS	SPECIFICATIONS
DBL	DOUBLE	INT	INTERIOR	SO	SQUARE
DET	DETAIL	JT	JOINT	SHG	SHEATHING
EF	EACH FACE	JAN	JANITOR	STD	STANDARD
EW	EACH WAY	LAM	LAMINATE	STRUCT	STRUCTURAL
EWG	ELECTRIC WATER COOLER	LAV	LAVATORY	TOM	TOP OF MASONRY
ELC	ELECTRICAL CONTRACTOR	LP	LOW POINT	TOS	TOP OF STEEL
EXIST	EXISTING	MFR	MANUFACTURER	TOW	TOP OF WALL
EXP	EXPANSION	MAX	MAXIMUM	TYP	TYPICAL
ELEC	ELECTRICAL	MTL	METAL	UNL	UNLESS OTHERWISE NOTED
EQUIP	EQUIPMENT	MIN	MINIMUM	VB	VAPOR BARRIER
				VCT	VINYL COMPOSITION TILE
				W	WITH
				WD	WOOD

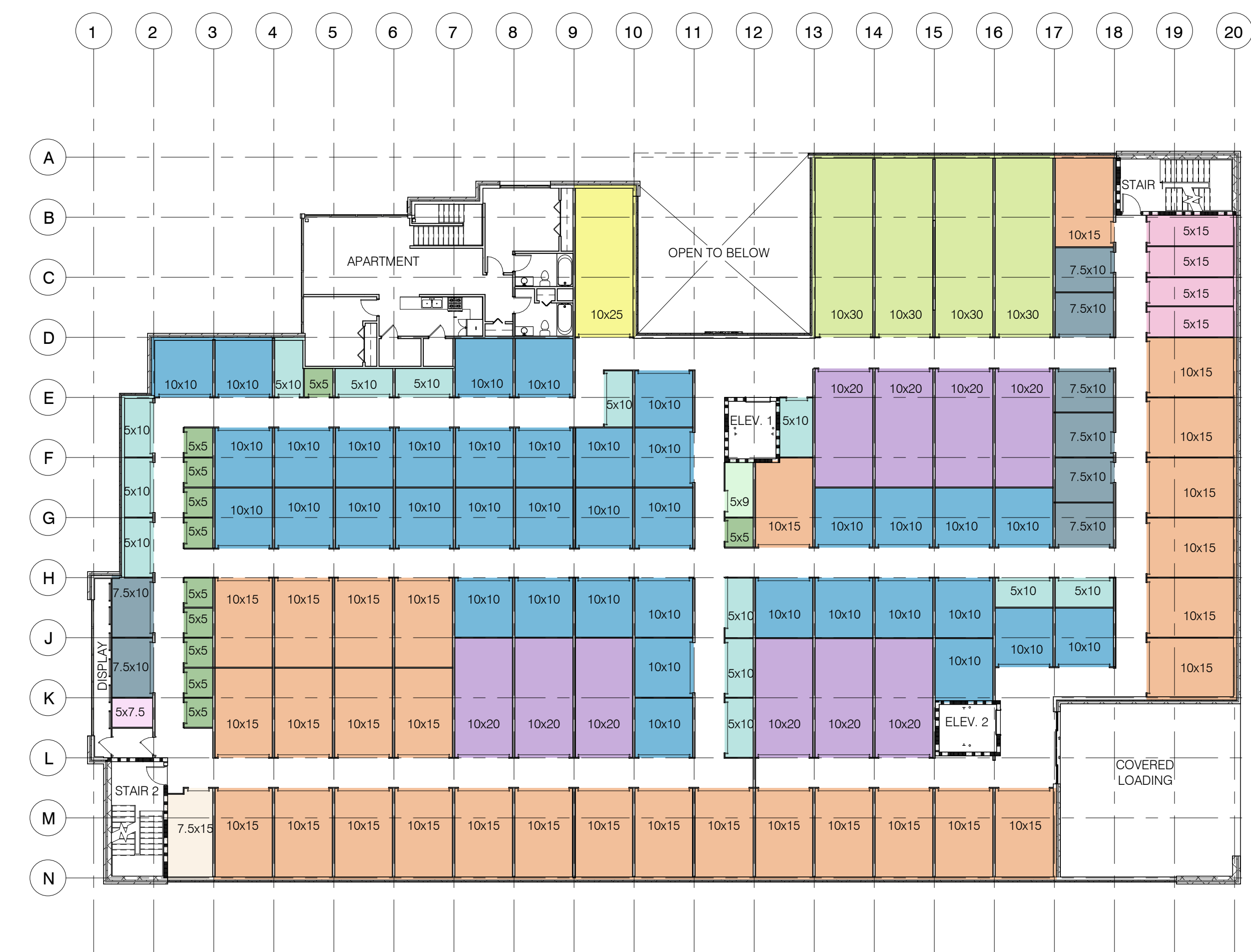
## SYMBOLS

ROOM NUMBER IDENTIFICATION	XXXX	WINDOW TAG	X
DOOR NUMBER IDENTIFICATION	XXXX	REVISION MARK	XX
DETAIL MARK	X XX	WALL SECTION	X XX
INTERIOR PARTITION TYPE	AA	INTERIOR ELEVATION	X XX
KEYED NOTE	XX	ELEVATION	X XX

NO.	DATE	DESCRIPTION
03/03/23	REV.1	
03/05/23	REV.2	

UNIT MIX

- 5x5
- 5x7.5
- 5x9
- 5x10
- 5x15
- 7.5x10
- 7.5x15
- 10x10
- 10x15
- 10x20
- 10x25
- 10x30



2 SECOND FLOOR UNIT MIX PLAN  
SCALE: 1/16" = 1'-0"

UNIT MIX ALL FLOORS				
UNIT SIZE	TOTAL UNITS	NET RENTABLE	% UNITS (SF)	% UNITS (#)
5x5	72	1,800	4.3%	15.4%
5x7.5	6	225	0.5%	1.3%
5x9	3	135	0.3%	0.6%
5x10	121	6,050	14.5%	25.8%
5x15	16	1,200	2.9%	3.4%
7.5x7.5	1	56	0.1%	0.2%
7.5x10	55	4,100	9.8%	11.7%
7.5x15	11	1,500	0.4%	0.2%
10x10	85	8,500	20.3%	18.1%
10x15	74	11,100	26.5%	15.8%
10x20	19	3,800	9.1%	4.1%
10x25	2	500	1.2%	0.4%
10x30	14	4,200	10.0%	3.0%
Grand total:	469	41,816	100.0%	100.0%

UNIT MIX TOTAL				
UNIT SIZE	TOTAL UNITS	NET RENTABLE	% UNITS (SF)	% UNITS (#)
5x5	72	1,800	4.3%	15.4%
5x7.5	6	225	0.5%	1.3%
5x9	3	135	0.3%	0.6%
5x10	121	6,050	14.5%	25.8%
5x15	16	1,200	2.9%	3.4%
7.5x7.5	1	56	0.1%	0.2%
7.5x10	55	4,100	9.8%	11.7%
7.5x15	11	1,500	0.4%	0.2%
10x10	85	8,500	20.3%	18.1%
10x15	74	11,100	26.5%	15.8%
10x20	19	3,800	9.1%	4.1%
10x25	2	500	1.2%	0.4%
10x30	14	4,200	10.0%	3.0%
Grand total:	469	41,816	100.0%	100.0%

UNIT MIX FIRST FLOOR				
UNIT SIZE	TOTAL UNITS	NET RENTABLE	% UNITS (SF)	% UNITS (#)
5x5	28	700	5.1%	23.3%
5x9	1	45	0.3%	0.8%
5x10	10	500	3.6%	8.3%
5x15	2	150	1.1%	1.7%
7.5x10	6	450	3.3%	5.0%
10x10	20	2,000	14.4%	16.7%
10x15	33	4,950	35.8%	27.5%
10x20	9	1,800	13.0%	7.5%
10x25	1	250	1.8%	0.8%
10x30	10	3,000	21.7%	8.3%
Grand total:	120	13,845	100.0%	100.0%

UNIT MIX EFFICIENCY		
GROSS FLOOR AREA	TOTAL NRSF	EFFICIENCY
60,331 SF	41,816 SF	69.31%

AVERAGE UNIT SIZE		
TOTAL UNITS	NET RENTABLE	AVG UNIT SIZE
469	41,816	89.16

UNIT MIX SECOND FLOOR				
UNIT SIZE	TOTAL UNITS	NET RENTABLE	% UNITS (SF)	% UNITS (#)
5x5	11	275	2.0%	9.0%
5x7.5	1	38	0.3%	0.8%
5x9	1	45	0.3%	0.8%
5x10	13	650	4.7%	10.7%
5x15	4	300	2.2%	3.3%
7.5x10	8	600	4.3%	6.6%
7.5x15	1	150	1.1%	0.8%
10x10	38	3,800	27.5%	31.1%
10x15	30	4,500	32.6%	24.6%
10x20	10	2,000	14.5%	8.2%
10x25	1	250	1.8%	0.8%
10x30	4	1,200	8.7%	3.3%
Grand total:	122	13,808	100.0%	100.0%

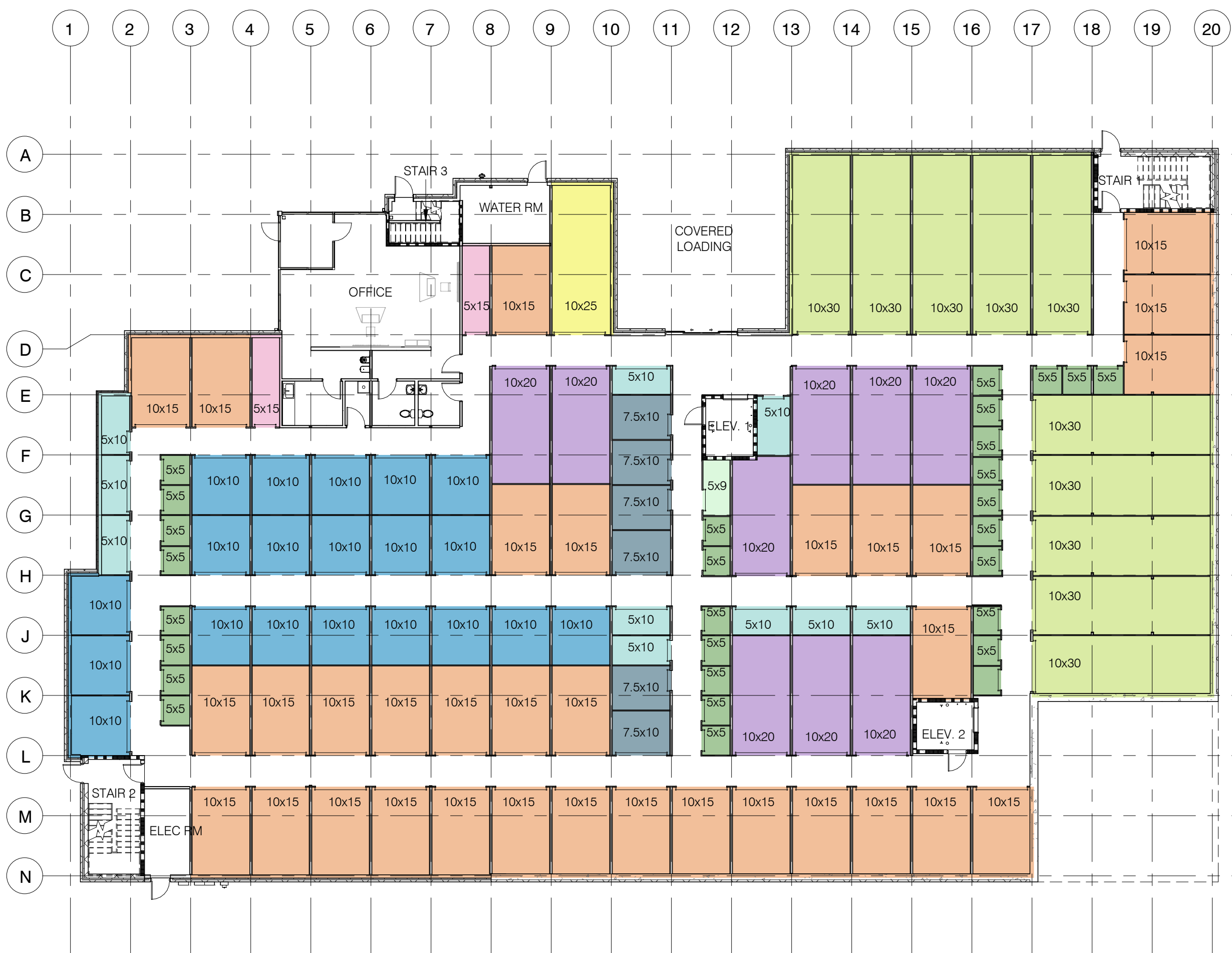
BUILDING AREA		
USE GROUP	FLOOR	AREA (SF)
S1-STORAGE	1ST FLOOR	18,770
B-BUSINESS (ACCESSORY)	1ST FLOOR	1,118
S1-STORAGE	2ND FLOOR	18,629
RESIDENTIAL (ACCESSORY)	2ND FLOOR	1,171
S1-STORAGE	3RD FLOOR	20,643
TOTAL AREA		60,331

INCLUDED IN FIRST FLOOR AREA IS 18,770 SF STORAGE (S-1) + 1,118 SF BUSINESS (B) USE (ACCESSORY TO STORAGE). 710 SF LOADING AREA IS NOT INCLUDED IN FLOOR AREA.  
INCLUDED IN SECOND FLOOR AREA IS 18,629 SF STORAGE (S-1) + 1,171 SF RESIDENTIAL USE (ACCESSORY TO STORAGE). 806 SF LOADING AREA IS NOT INCLUDED IN FLOOR AREA.

UNIT MIX THIRD FLOOR				
UNIT SIZE	TOTAL UNITS	NET RENTABLE	% UNITS (SF)	% UNITS (#)
5x5	30	750	5.3%	13.5%
5x7.5	5	188	1.3%	2.2%
5x9	1	45	0.3%	0.4%
5x10	97	4,850	34.5%	43.5%
5x15	10	750	5.3%	4.5%
7.5x10	11	56	0.4%	0.4%
7.5x15	41	3,050	21.7%	18.4%
10x10	27	2,700	19.2%	12.1%
10x15	11	1,650	11.8%	4.9%
Grand total:	223	14,039	100.0%	100.0%

UNIT MIX

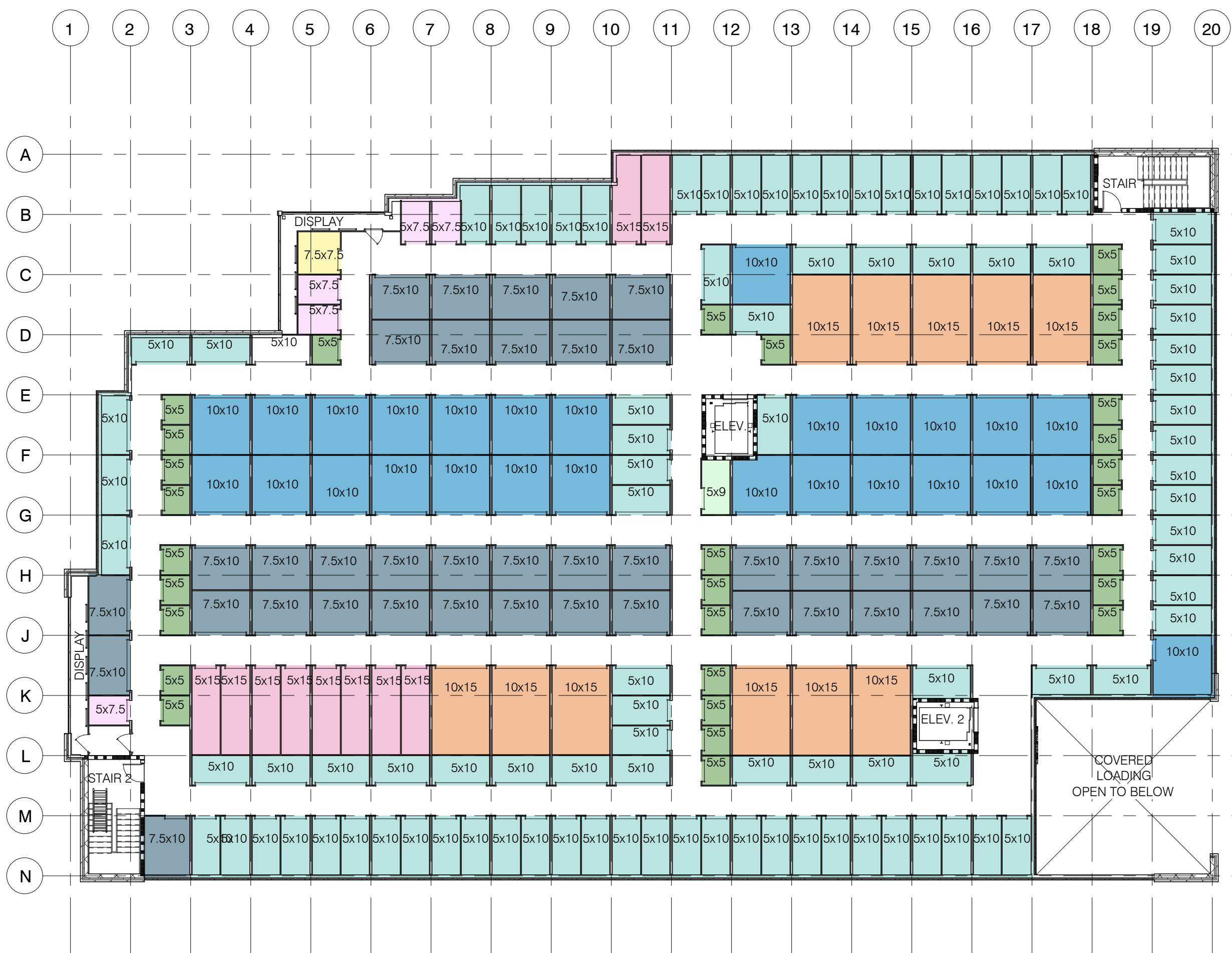
- 5x5
- 5x9
- 5x10
- 5x15
- 7.5x10
- 10x10
- 10x15
- 10x20
- 10x25
- 10x30



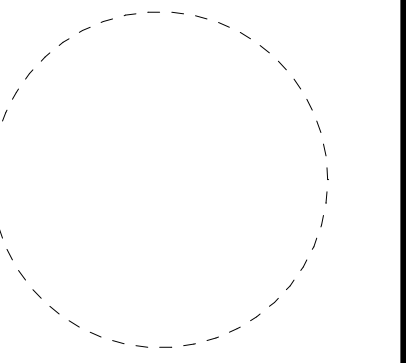
1 FIRST FLOOR UNIT MIX PLAN  
SCALE: 1/16" = 1'-0"

UNIT MIX

- 5x5
- 5x7.5
- 5x9
- 5x10
- 5x15
- 7.5x7.5
- 7.5x10
- 10x10
- 10x15



3 THIRD FLOOR UNIT MIX PLAN  
SCALE: 1/16" = 1'-0"



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2765 S COTTONWOOD PARKWAY  
SUITE 400  
SALT LAKE CITY, UTAH 84121  
T: (480) 295-5263

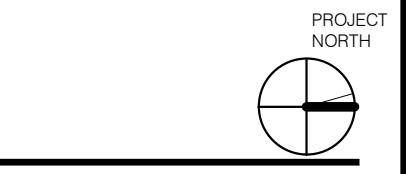
ARCHITECT  
**TAO**  
63 NORTH LAKEVIEW DRIVE | SUITE 201  
GIBBSTOWN, NJ 08028  
T: (856) 778-2500

CIVIL ENGINEER  
**BOHLER**  
12825 WORLDGATE DRIVE | SUITE 700  
HERNDON, VA 20170  
T: (703) 709-9500

STRUCTURAL ENGINEER

MECHANICAL/PLUMBING/ ELECTRICAL ENGINEER

KEY PLAN N.T.S.



PROJECT  
**EXPANSION OF SELF STORAGE FACILITY FOR:  
EXTRA SPACE STORAGE**  
250 SPRING STREET (ESS SITE #0723)  
HERNDON, VA 20170

ISSUES/REVISIONS

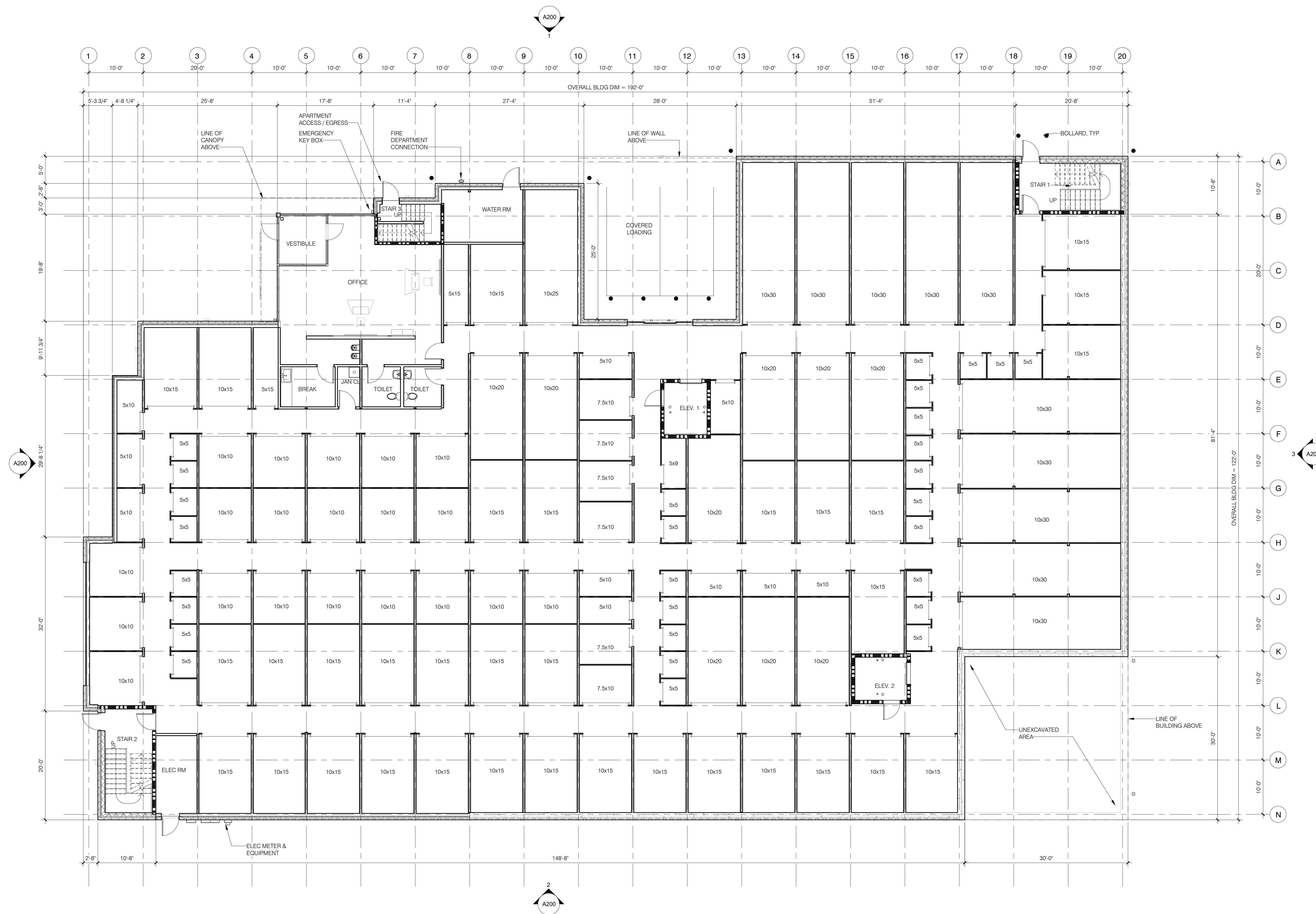
NO.	DATE	DESCRIPTION
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PROJECT #: 24019  
DATE: 03/05/2026  
DRAWN BY: MC  
CHECKED BY: RB

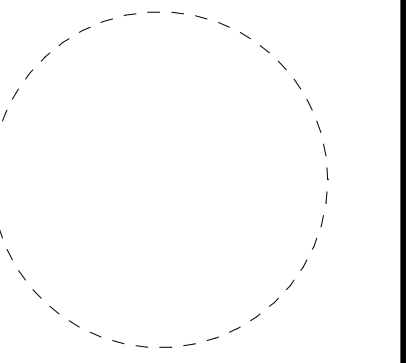
DRAWING TITLE  
**FIRST FLOOR PLAN**

SHEET NO.

**A101**







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SUITE 400  
SALT LAKE CITY, UTAH 84121  
T: (801) 295-5263

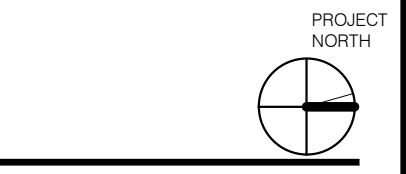
ARCHITECT  
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STRUCTURAL ENGINEER

MECHANICAL/PLUMBING/ELECTRICAL ENGINEER

KEY PLAN N.T.S.



PROJECT  
**EXPANSION OF SELF STORAGE FACILITY FOR:  
EXTRA SPACE STORAGE**  
250 SPRING STREET (ESS SITE #0723)  
HERNDON, VA 20170

ISSUES/REVISIONS

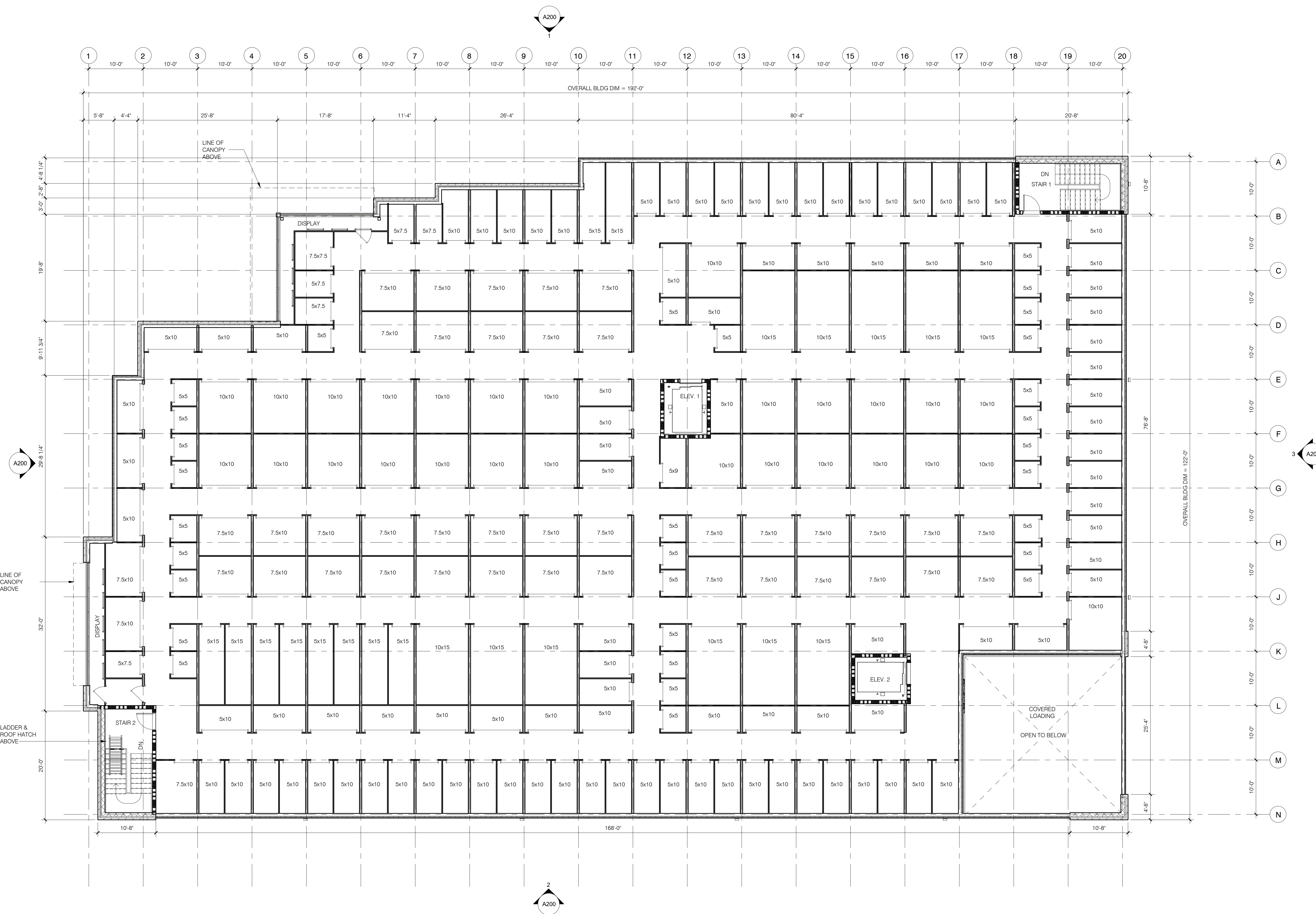
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000000	REV 2	

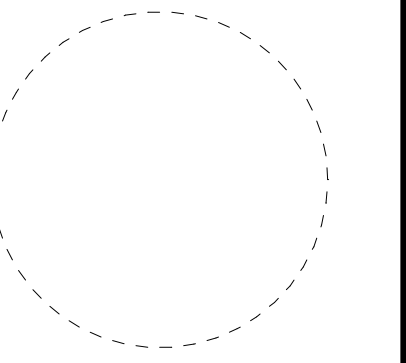
PROJECT #: 24019  
DATE: 03/05/2026  
DRAWN BY: MC  
CHECKED BY: RB

DRAWING TITLE  
**THIRD FLOOR PLAN**

SHEET NO.

**A103**





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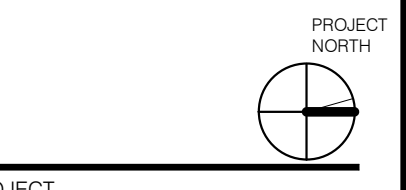
ARCHITECT  
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GIBBSTOWN, NJ 08028  
T: (856) 778-2500

CIVIL ENGINEER  
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STRUCTURAL ENGINEER

MECHANICAL/PLUMBING/ ELECTRICAL ENGINEER

KEY PLAN N.T.S.



PROJECT

EXPANSION OF SELF STORAGE FACILITY FOR:  
**EXTRA SPACE STORAGE**  
250 SPRING STREET (ESS SITE #0723)  
HERNDON, VA 20170

ISSUES/REVISIONS

NO.	DATE	DESCRIPTION
03/03/20	REV 1	
03/05/20	REV 2	

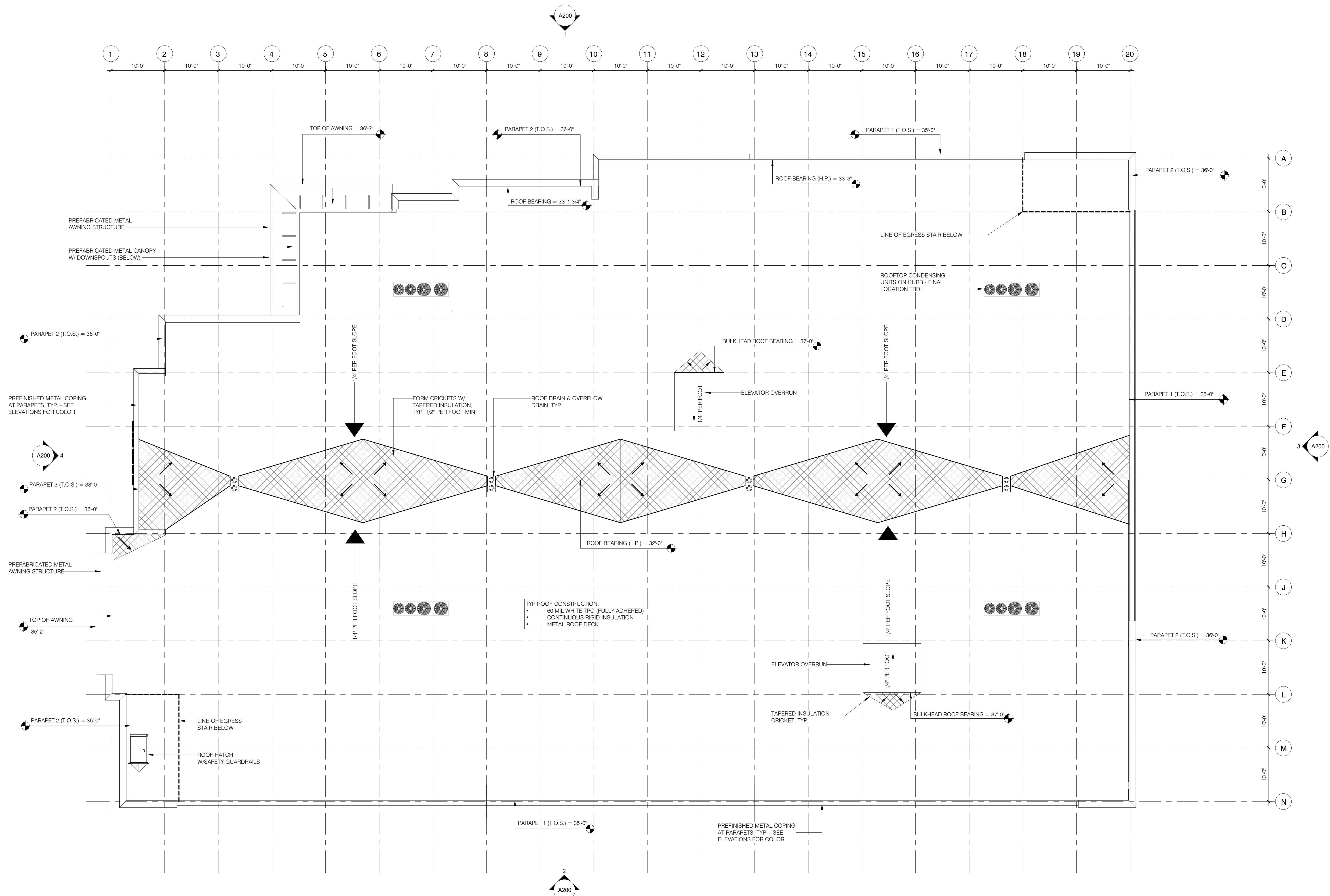
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DATE: 03/05/2026  
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CHECKED BY: RB

DRAWING TITLE  
**ROOF PLAN**

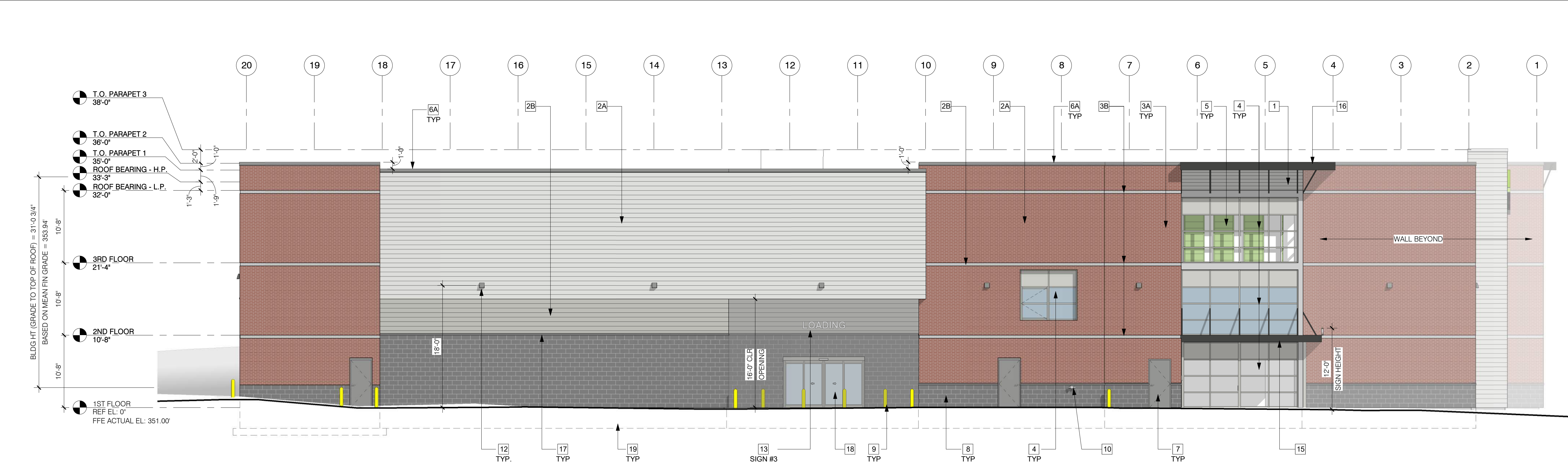
SHEET NO.

**A104**

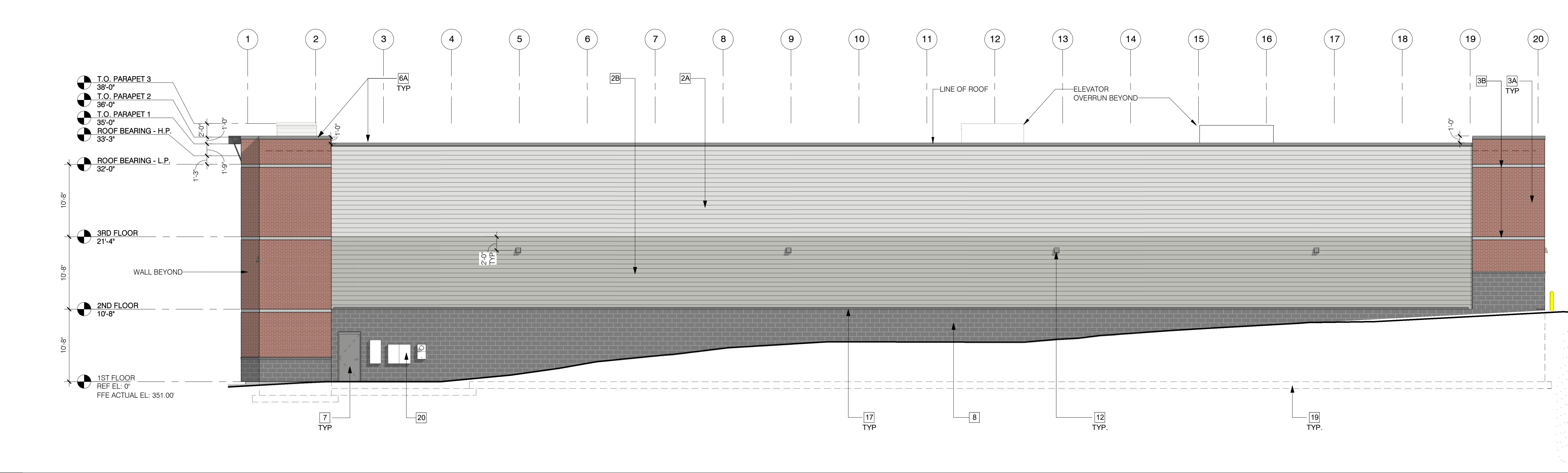
RAINFALL INTENSITY: 9.5  
ROOF AREA TOTAL: 21,361 SF  
GUTTER LENGTH: 85 FT  
DEPTH RATIO: .75  
MIN GUTTER WIDTH: 11  
MIN GUTTER DEPTH: 8.5  
# OF DOWN SPOUTS: 4  
MIN DS SIZE: 8"



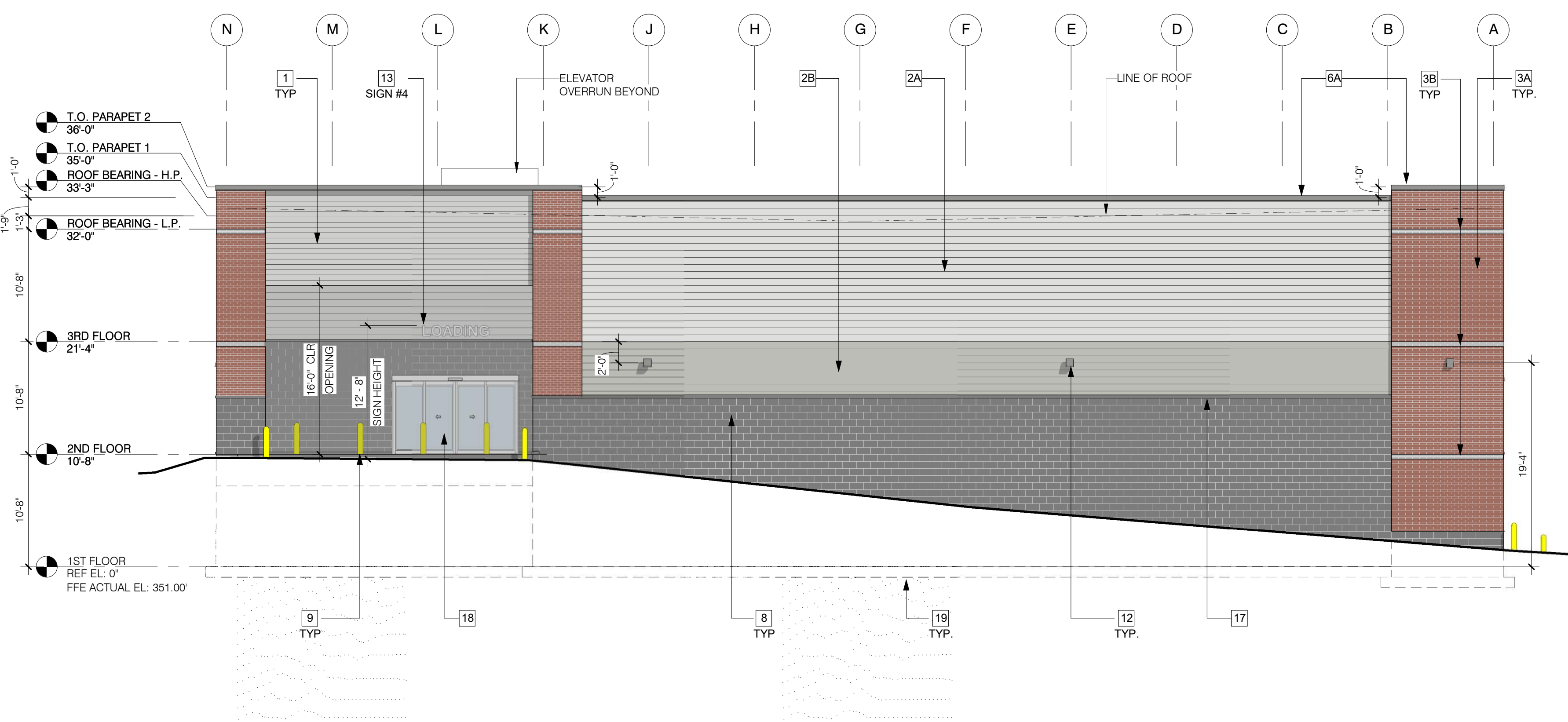
EXTERIOR BUILDING MATERIAL KEYNOTES		
ITEM #	MATERIAL DESCRIPTION	COLOR
1	METAL WALL PANEL - 4" BOX RIB	SILVERSMITH
2A	METAL WALL PANEL - 8" BOX RIB	NEBULOUS WHITE (SW 7063)
2B	METAL WALL PANEL - 8" BOX RIB	ARGOS (SW 7065)
3A	BRICK	RED (FIELD)
3B	BRICK	LIGHT GRAY (ACCENT)
4	STOREFRONT SYSTEM WITH CLEAR AND SPANDREL GLASS & METAL INFILLS	CLEAR ANODIZED ALUMINUM
5	FALX DISPLAY DOOR	WASABI GREEN (CUSTOM)
6A	PREFINISHED METAL COPING	CITY SCAPE GRAY
6B	PREFINISHED METAL COPING	WHITE
7	HOLLOW METAL DOOR	CITY SCAPE (SW 7067)
8	GROUND FACE CONCRETE MASONRY UNITS (CMU)	CHARCOAL GRAY
9	BOLLARD	SAFETY YELLOW
10	FIRE DEPARTMENT CONNECTION	--
11	EMERGENCY KEY BOX (RINOX BOX)	--
12	WALL MOUNTED LIGHT FIXTURE	BRONZE
13	WALL SIGN - INTERNALLY ILLUMINATED CHANNEL LETTERS	--
14	CANOPY SIGN - INTERNALLY ILLUMINATED CHANNEL LETTERS	--
15	PREFABRICATED CANOPY	IRON ORE (SW 7069)
16	PREFABRICATED AWNING	IRON ORE (SW 7069)
17	CAST STONE CAP	CHARCOAL GRAY
18	AUTOMATIC SLIDING DOOR	CLEAR ANODIZED ALUMINUM
19	LINE OF FOUNDATION	--
20	ELECTRIC METER & EQUIPMENT	--
21	LIVING WALL TRELLIS SYSTEM	--



**1 WEST ELEVATION**  
SCALE: 1/8" = 1'-0"



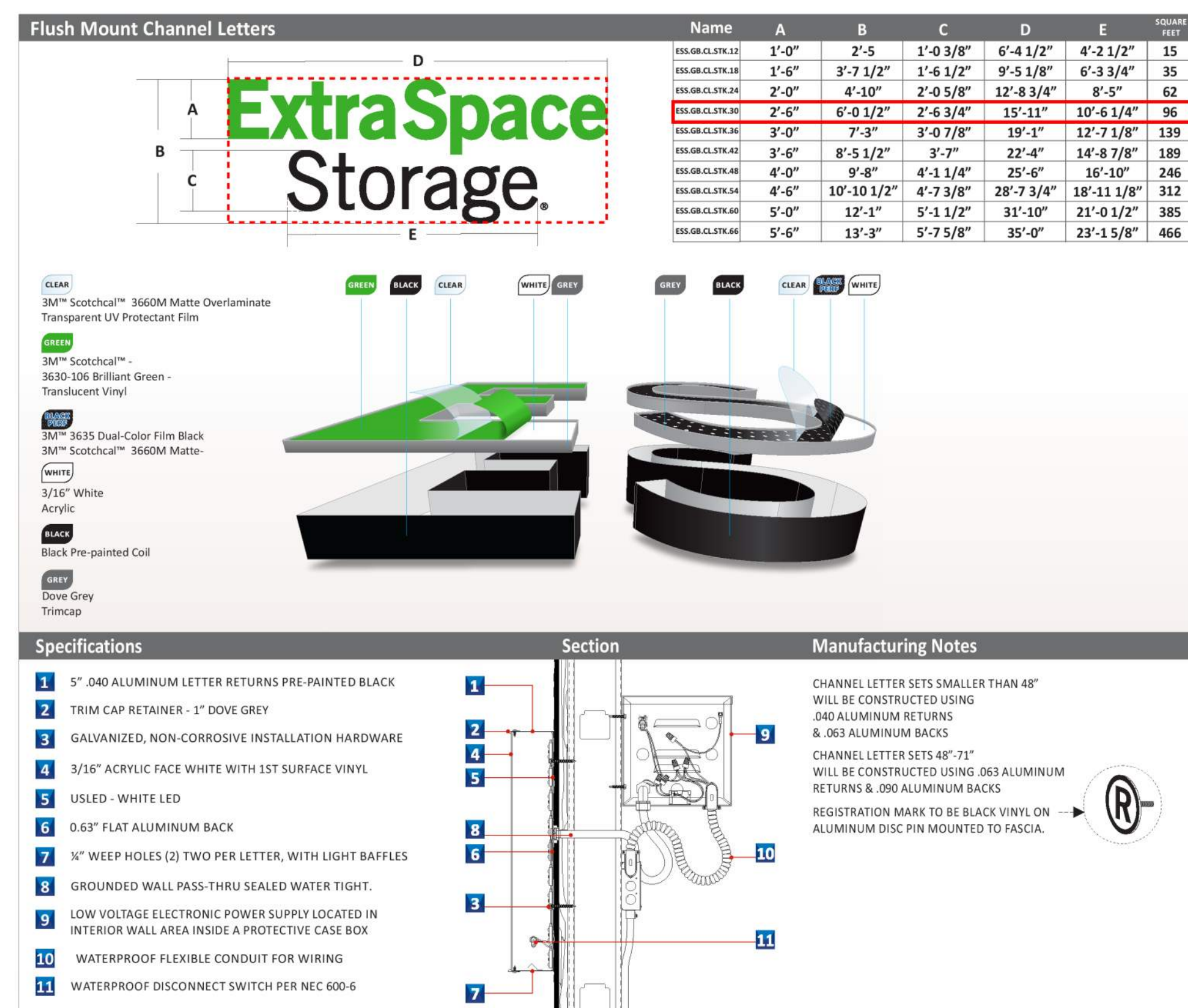
**2 EAST ELEVATION**  
SCALE: 1/8" = 1'-0"



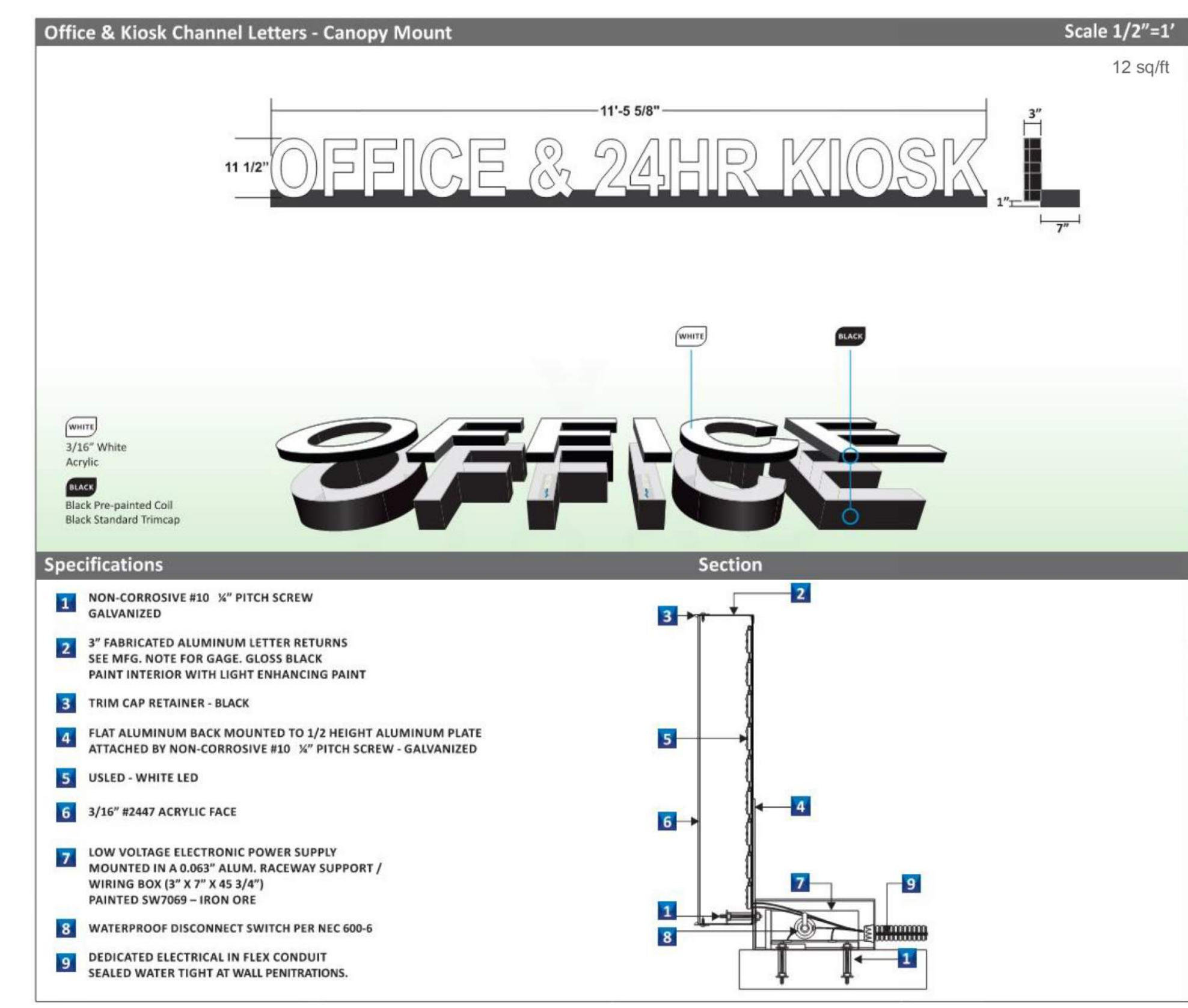
**3 NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"



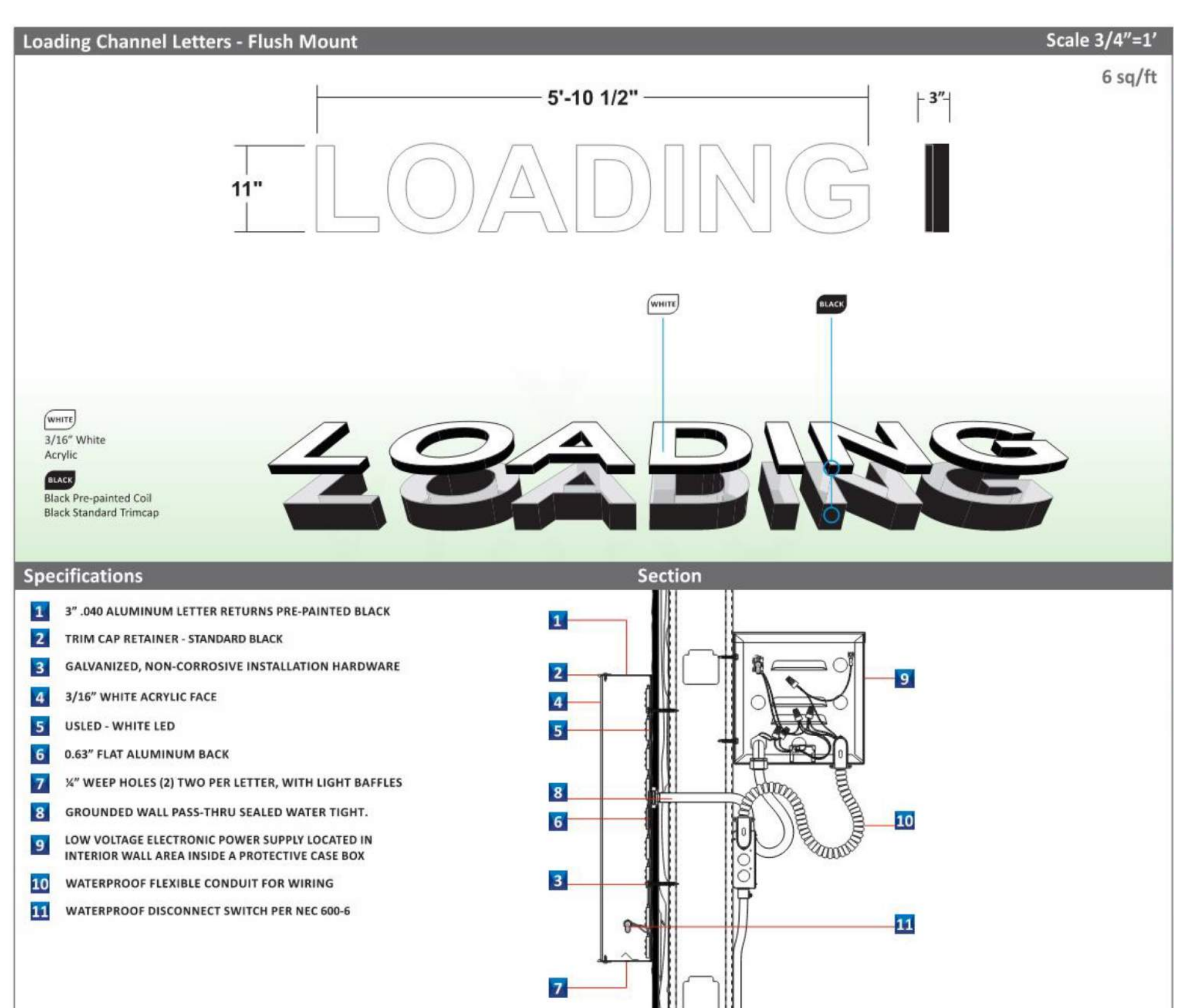
**4 SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"



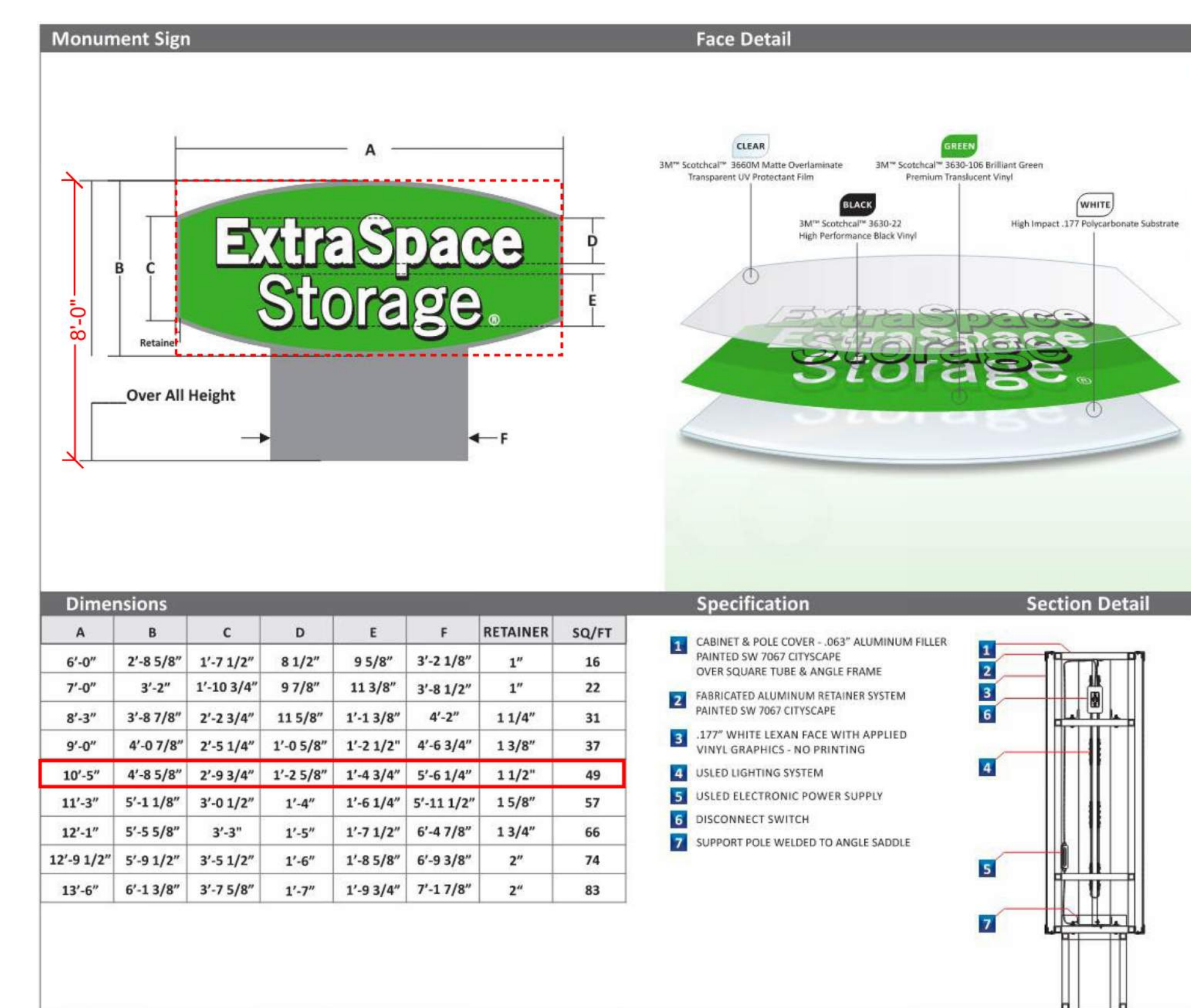
1 DETAIL - SIGN #1  
SCALE: 12" = 1'-0"



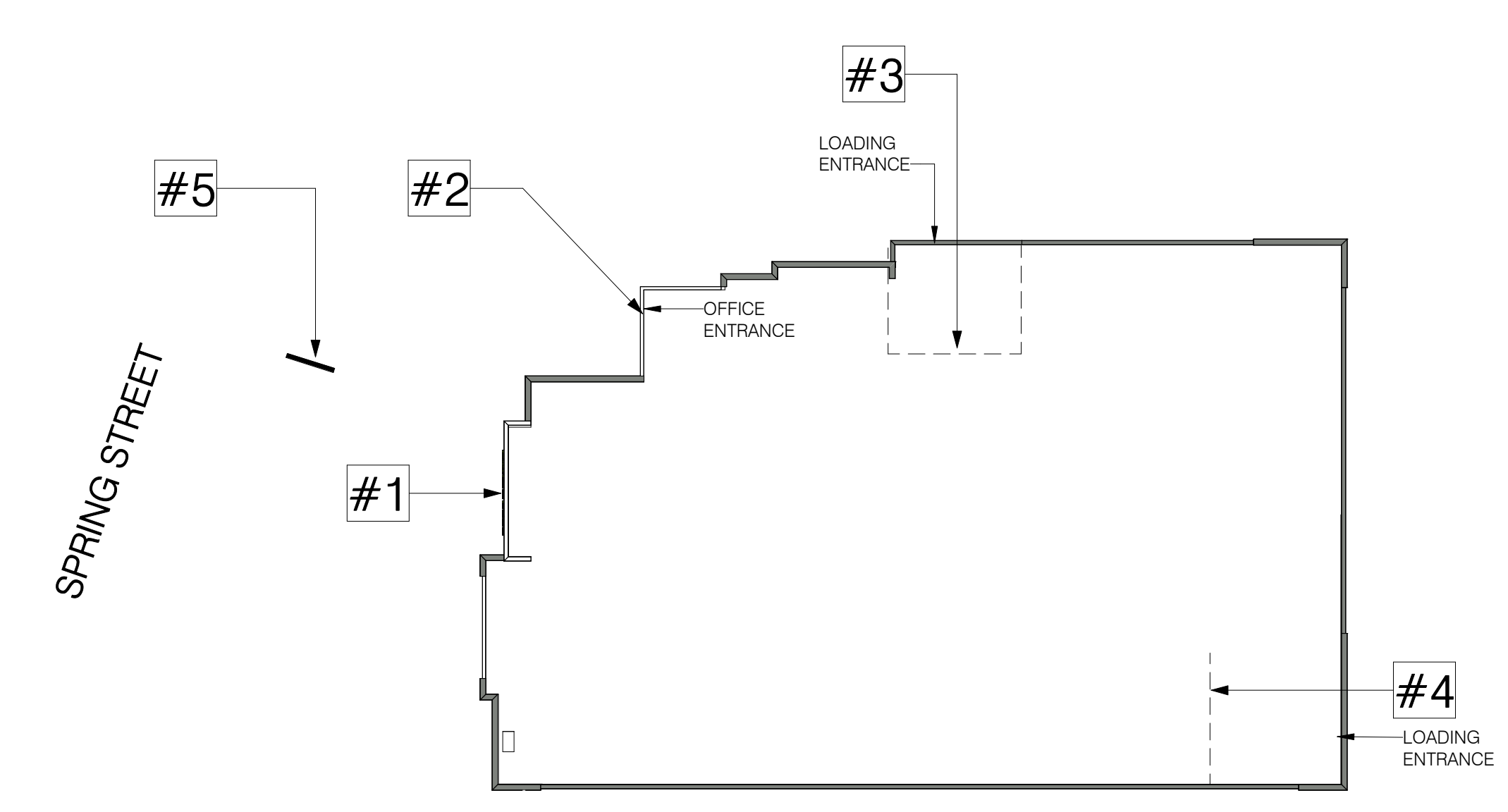
2 DETAIL - SIGN #2  
SCALE: 12" = 1'-0"



3 DETAIL - SIGN #3 & SIGN #4  
SCALE: 12" = 1'-0"



4 DETAIL - SIGN #5  
SCALE: 12" = 1'-0"



5 SIGNAGE KEY PLAN  
SCALE: 1" = 30'-0"

SIGN REGULATIONS PER HERNDON, VA ZONING CODE - ARTICLE XIV		
PERMITTED FOR COMMERCIAL DISTRICTS (INCLUDES O & LI ZONE)	PROPOSED	VARIANCE
<b>WALL SIGNS</b> <ul style="list-style-type: none"> <li>NUMBER: UNLIMITED</li> <li>SIZE: 1 SF OF SIGN AREA FOR EACH LINEAR FOOT OF FRONTAGE. 150 SF MAX PER SIGN</li> <li>LOCATION: NO MORE THAN 20 HIGH ON BUILDING FACADE</li> <li>ILLUMINATION: INTERNALLY LIT, HALO-LIT OR INDIRECT LIT</li> <li>DURATION: UNLIMITED</li> </ul> <p>WALL SIGNS SHALL BE LOCATED ON BUILDING ELEVATIONS PER THE FOLLOWING CRITERIA:</p> <ol style="list-style-type: none"> <li>FACING PUBLIC OR PRIVATE STREET. WALL SIGNS MAY BE INSTALLED ON ANY BUILDING ELEVATION THAT FACES AN ADJACENT PUBLIC OR PRIVATE STREET.</li> <li>SIDE ELEVATION. WALL SIGNS MAY BE INSTALLED ON THE FRONT HALF OF ANY SIDE ELEVATION THAT IS VISIBLE FROM THE ADJACENT PUBLIC OR PRIVATE STREET.</li> <li>PUBLIC ENTRANCES. WALL SIGNS MAY BE INSTALLED ON A BUILDING ELEVATION THAT CONTAINS A PUBLIC ENTRANCE.</li> <li>LIMITATIONS ON INTERNALLY ILLUMINATED WALL SIGN. INTERNALLY ILLUMINATED WALL SIGNS SHALL NOT BE PLACED ON ANY BUILDING ELEVATION THAT FACES ADJACENT PROPERTIES ZONED RESIDENTIAL.</li> </ol> <ul style="list-style-type: none"> <li>FOR WALL SIGNS, SIGN AREA IS CALCULATED BASED ON THE LINEAR FOOTAGE OF THE BUILDING ELEVATION ON WHICH THE SIGN IS LOCATED.</li> </ul> <b>FREESTANDING SIGNS</b> <ul style="list-style-type: none"> <li>NUMBER: 1 PER STREET FRONTAGE</li> <li>SIZE: 1 SF OF SIGN AREA FOR EACH LINEAR FOOT OF FRONTAGE. 50 SF MAX PER SIGN</li> <li>HEIGHT: 8 MAX / 6' MIN LETTER HEIGHT</li> <li>LOCATION: 5 MIN FROM ROW</li> <li>ILLUMINATION: INTERNALLY LIT, HALO-LIT OR INDIRECT LIT</li> <li>DURATION: UNLIMITED</li> </ul> <ul style="list-style-type: none"> <li>FOR FREESTANDING SIGNS, SIGN AREA IS CALCULATED BASED ON LINEAR FOOTAGE OF THE BUILDING ELEVATION WHICH FACES THE PUBLIC RIGHT-OF-WAY ON WHICH THE SIGN IS LOCATED.</li> </ul>	<b>SIGN #1</b> 'EXTRA SPACE STORAGE' WALL MOUNTED ON SOUTH FACADE (STREET-FACING) <ul style="list-style-type: none"> <li>SIGN AREA: 96 SF</li> <li>SIGN HEIGHT: 35'-0"</li> <li>ILLUMINATION: INTERNAL</li> </ul> <b>SIGN #2</b> 'OFFICE & 24 HR KIOSK' CANOPY MOUNTED SOUTH FACADE (STREET-FACING / OFFICE ENTRANCE) <ul style="list-style-type: none"> <li>SIGN AREA: 12 SF</li> <li>SIGN HEIGHT: 12'-0"</li> <li>ILLUMINATION: INTERNAL</li> </ul> <b>SIGN #3</b> 'LOADING' WALL MOUNTED ON WEST FACADE (LOADING ENTRANCE) <ul style="list-style-type: none"> <li>SIGN AREA: 6 SF</li> <li>SIGN HEIGHT: 12'-8"</li> <li>ILLUMINATION: INTERNAL</li> </ul> <b>SIGN #4</b> 'LOADING' WALL MOUNTED ON NORTH FACADE (LOADING ENTRANCE) <ul style="list-style-type: none"> <li>SIGN AREA: 6 SF</li> <li>SIGN HEIGHT: 12'-8"</li> <li>ILLUMINATION: INTERNAL</li> </ul> <b>SIGN #5</b> 'EXTRA SPACE STORAGE' FREESTANDING (SOUTH / STREET-FACING) <ul style="list-style-type: none"> <li>SIGN AREA: 49 SF</li> <li>SIGN HEIGHT: 9'-0"</li> <li>ILLUMINATION: INTERNAL</li> </ul>	<b>REQUIRED</b> <ul style="list-style-type: none"> <li>EXCEEDS PERMITTED HEIGHT ON FACADE</li> </ul> <b>NOT REQUIRED</b>



UPPER LOADING BAY VIEW



SITE ACCESS

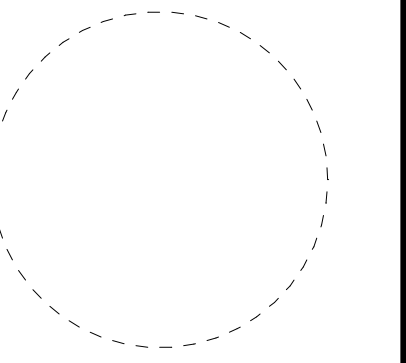


NORTHWEST CORNER VIEW



SOUTH EAST CORNER

E.S.S. MATERIAL COLOR PALETTE	
1 NEBULOUS WHITE - METAL WALL PANEL	7 BRICK
2 ARGOS - METAL WALL PANEL	8 GRAY - BRICK
3 CITYSCAPE - PREFINISHED METAL COPING	9 STERLING GRAY - STOREFRONT SYSTEM
4 CHARCOAL GRAY - CMU BLOCK	10 IRON ORE - PREFABRICATED AWNING
5 IRON ORE - CAST STONE CAP	
6 SILVERSMITH - METAL WALL PANEL	



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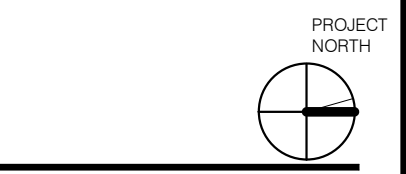
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KEY PLAN N.T.S.



PROJECT

EXPANSION OF SELF STORAGE FACILITY FOR:  
**EXTRA SPACE STORAGE**  
250 SPRING STREET (ESS SITE #0723)  
HERNDON, VA 20170

ISSUES/REVISIONS
NO. DATE DESCRIPTION
000000 REV 1
000000 REV 2

PROJECT #: 24019  
DATE: 03/05/2026  
DRAWN BY: MA  
CHECKED BY: RB/MC

DRAWING TITLE  
**RENDERINGS**

SHEET NO.

**A400**







