



ARCHITECTURAL REVIEW BOARD

REGULAR MEETING ~ AGENDA ~

Kenneth Luersen,
<http://www.townofhaymarket.org/>

15000 Washington Street, Suite 100
Haymarket, VA 20169

Wednesday, January 15, 2014

7:00 PM

Council Chambers

1. Call to Order

2. Citizens Time

3. Minutes Approval

- a. Architectural Review Board - Regular Meeting - Dec 18, 2013 7:00 PM

4. Certificate of Appropriateness

- a. 15020 Washington Street
- b. 6628A James Madison Highway - Signs
- c. 14850 Jordan Lane - Building Demo

5. Town Council/PC Updates

6. Old Business

- a. ARB Task List

7. Adjournment



ARCHITECTURAL REVIEW BOARD

REGULAR MEETING ~ MINUTES ~

Kenneth Luersen,
<http://www.townofhaymarket.org/>

15000 Washington Street, Suite 100
Haymarket, VA 20169

Wednesday, December 18, 2013

7:00 PM

Council Chambers

A Regular Meeting of the Architectural Review Board of the Town of Haymarket, VA, was held this evening in the Board Room, Commencing at 7:00 PM

called the meeting to order.

1. Call to Order

Sheila Jarboe: Present, Chair Kenneth Luersen: Present, Architect John Parham: Present, Councilwoman Katherine Harnest: Present, Commissioner Ralph Ring: Present.

2. Citizens Time

No Citizens spoke

3. Minutes Approval

a. Architectural Review Board - Regular Meeting - Nov 20, 2013 7:00 PM

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Katherine Harnest, Councilwoman
SECONDER:	Ralph Ring, Commissioner
AYES:	Jarboe, Luersen, Parham, Harnest, Ring

4. Certificate of Appropriateness

a. 15111 Washington Street - AKA Nourish Sign

Would be in their best interest to talk with the Building Owner about a Menu sign for that Building.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Ralph Ring, Commissioner
SECONDER:	Katherine Harnest, Councilwoman
AYES:	Jarboe, Luersen, Parham, Harnest, Ring

b. 6828 James Madison Highway - Fence

O'Grady present.

Town Planner updates on this item

A new Business, Fortiline Waterworks moved in the building. Zoning Permit has been approved.

They are putting up temporary fencing today. For storing outdoor equipment. Fencing needs to be reviewed by ARB.

They will be using slats in the chain link fence. Making adjustments to location of fence with traffic.

Ken standard chain link? Yes, a typical 6' tall chain link fence. If slats used, ARB can recommend the color.

O' Grady states they are willing to make the slat color whatever the ARB decides. The ARB would like to see some sort of Brown or Green, earthy color for the slats.

Planner will work with the Business owner, and clerk with color palette.

Minutes Acceptance: Minutes of Dec 18, 2013 7:00 PM (Minutes Approval)

RING amends his motion to have Marchant work with the fence vendor to come up with acceptable color palette consistent with guidelines.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Ralph Ring, Commissioner
SECONDER:	Sheila Jarboe
AYES:	Jarboe, Luersen, Parham, Harnest, Ring

5. Planning Commission/Town Council Update

No Council updates.

Planning Commission: Ring updates

Historic Overlay District on the agenda tonight. Planning Commission passed it and forwarded to Town Council. We are maintaining control of the corridors. Takes the HOA's out of the Historic District.

6. New Business

a. Haymarket Village Square

Walt Peter, purchaser of Payne Lane property is present to speak about a new development.

Plans to develop 20,000 feet of retail, 10,000 office space on the Payne Lane property.

Preserving the one way building on Jefferson.

Has done a conceptual plan, and members have copies. Want discussion from ARB for their vision for down town.

The designer speaks about the history of Haymarket. Will break the development into more of a village scheme. Mimic what Haymarket might have been. Example is Flint Hill. Snapshot in time of what Haymarket would have looked at in Civil war.

Will push buildings up close to the edge of road, so pedestrian traffic can circulate. Part of the land plan is to separate vehicle traffic from Ped traffic. Sat down with Marchant and shared concept. Hopefully can come back in the near future with plans to take formal action on.

Harnest asks if the facades will be facing the streets? Yes it will be double sided retail.

Ring asks if there's a mix of brick/wood? Yes, stone and siding.

Luersen: Assuming they worked with VDOT on Payne lane? Regarding the entrance, or some type of widening?

Yes dovetailed with existing information they had on the previous developer. What they had proposed assumed they had time with VDOT. Not at that stage just yet. Relying on old information. VDOT will be part of the scenario.

Luersen reminds that ARB is here for aesthetics.

Marchant said this idea is for interaction. It will go thru the formal process when the formal site plan is submitted.

Luersen likes the variation, how it gives the townhouse look. Seems to be one true concept we can do, with small amount of area we have, and keep pleasant to the eye. Harnest likes it.

Parham says the concept is good. Can tweak that. Corner important architecturally. Do something special there.

Luersen asks about keeping the white house. What kind of refurbishing will be done? Keep it the same?

The Initial step would renovate the exterior but not use as rentable area or purpose. Just stabilize and look nice. Hesitancy of using it for rental space, as not sure the structure is good. There are parking aspects. Not figured into parking count. Commitment is to do exterior and make it presentable.

Jarboe says there is no historical value in that house. Why keep it?

Marchants suggestion too. Original plan was to take it out. Site plan approved, buildings approved for demo. Colonel and Payne house on corner not approved for demo. This meets more of vision to create for the center of the town.

Ring likes multiple facings. Nice transitional feeling. Not jarring or too sudden. Concern about vacant building doing nothing. How to maintain or secure it.

Mr. Peters says when the project is built there will be 30,000 feet of activity. The chance of vandalism would be minimized. The house will not be stuck alone in a lot to be messed with. By leaving that house there though, they lose 12 parking spaces.

Marchant says good timing of this. With firehouse being bought. Overall this plan is much better than previous. Compliments with our master plan at Town Hall. Tenants currently there are month to month. They will come back with a more formal application based on ARBs referral.

Mr. Peters asks, some vendors may not want their entry way on street. They may want more windowscape. If a decision is made by the ARB, and later the vendor asks for a different modification of their space, does every small modification require ARB approval?

Luersen says we can have a living Certificate Of Appropriateness that we can amend on and agree on. During the design phase, if there's a small change, it can have a little leeway. Parham says we do need some sort of over sight on the project. Luersen says we're a small town, as we're easier to work with. We do move slowly since we only have once a month meetings. Work with Marchant. Parham would rather them come to the Board for changes. Have architect draw up suggested changes.

Mr. Peters asks about signage. With 30,000 square feet, they need better signage than what the Town allows. Luersen explains that sign sizes are not what the ARB looks at. We review aesthetics. The Zoning Administrator reviews size and massing.

Parham asks about HVAC Units? They will probably be put on the roof. Faux peak roof if not flat roof. Every unit will have its own individual unit. But they will be hidden. Harnest likes it. Jarboe asks where will the entrance be for parking? Off Jefferson and Payne Lane. Jarboe it's backed up now and traffic is terrible. Will have to look at it. Weigh economics against others. Harnest says maybe they can make Fayette street an entrance onto Payne lane, not an exit. Jarboe agrees.

Overall consensus of the ARB is that everyone is pleased with how it will look.

b. Commercial Fencing

Add to task list.

7. Old Business

a. Historic District Overlay Revision

Town Planner updates and gives background on how the Historic District came to be. Would like the ARB's recommendation for Town Council. And take Planning Commission's to council. Keep in mind, once you take something out it cannot be brought back in.

Harnest asks if it includes 15? What about Ala Carte? From Ala Carte north may be taken from VDOT with changes in the intersection.

The ARB is in favor of Ala Carte staying in. If VDOT takes over Ala Carte building, and takes them down, the buildings behind them would be very visible!

What about Madison Street and Court. How does ARB feel? As they are not seen from Washington street.

Harnest: Ones on east side facing Jefferson are pretty visible.

Ring: If intent is to control every building, we need to keep the Overlay as is. If it allows the Town to do a CLG, we need to cut stuff back. Control corridors or historic resources. Industrial zone is not a historic resource. If they redevelop, still has to come to ARB for review.

Parham: If take out industrial, would they be subject to same sign ordinance?

Yes, thru the ordinance, not ARB.

Luersen asks what the time frame is for this? Town Council will make decision before term ends. Recommend a February date.

ARB votes to keep in Century Stair, the Fairgrounds at 15/55 intersection, and Ala Carte.

Ayes: 4

Nays: 1

b. ARB Task List

Updated list attached.

No change.

Will start fresh 2014.

8. Adjournment

Harnest motions to adjourn.

Ring seconds.



TO: Architectural Review Board
SUBJECT: 15020 Washington Street
DATE: 01/15/14

Washington Street Realty is applying for a Wall Sign on the side of the building at 15020 Washington Street.

ATTACHMENTS:

- 15020 Washington Street - Realty Sign (PDF)

RECEIVED

JAN 14 2014

TOWN OF HAYMARKET



Washington Street Realty
Chris Howell
703-341-9605
chris@wsrhome.com
4.a.a
COR

ZONING PERMIT APPLICATION

ZONING PERMIT #: ZP20140114

NOTE: This application must be filled out completely and all components of submission requirements must be met before the application can be accepted and scheduled for review/hearing.

ZONING ACTIVITY: New Construction Alteration/Repair Addition Sign
(Check all that apply) New Tenant/Use Change of Use Relocation

NAME OF BUSINESS/APPLICANT: Washington Street Realty

PROPOSED USE: _____ **Size (Sq. Ft./Length) of Construction:** _____

SITE ADDRESS: 15020 Washington St. Haymarket, VA **Parcel ID #:** _____

Subdivision Name: _____ **Lot Size:** _____

ZONING DISTRICT: R-1 R-2 B-1 B-2 I-1 C-1 **Site Plan Required:** Yes No

Special Use Permit Required: Yes No **Homeowners Association (HOA) Approval:** Yes No

Off-street Parking: Spaces Required: _____ Spaces Provided: _____

BRIEF DESCRIPTION OF ACTIVITY: (i.e. previous use, type and dimensions of signs, height/length of fencing, etc.)
Sign on side of building. Individual letters attached to flexi-glass. Offering two designs for approval of one per merchant's recommendation.

Supporting Documentation (attached): Narrative Plan/Plat Specification Sheet

FEE: \$25.00 Residential \$50.00 Commercial

CERTIFICATE OF APPROPRIATENESS

ADDITIONAL DESCRIPTION: (i.e. color, type of material, font style, etc.)
12" high Individual (Red) Lettering
Prefer OPTION #1

Supporting Documentation (attached): Specification Sheet Photograph(s)

PERMIT HOLDER INFORMATION			PROPERTY OWNER INFORMATION		
<u>Washington Street Realty</u>			<u>Town of Haymarket</u>		
Name			Name		
<u>15020 Washington St</u>			<u>PO Box 1230</u>		
Address			Address		
<u>Haymarket, VA 20169</u>			<u>Haymarket VA 20168</u>		
City	State	Zip	City	State	Zip
Phone#		Email	Phone#		Email

Attachment: 15020 Washington Street - Realty Sign (1728 : 15020 Washington Street)

APPLICANT / PROPERTY OWNER SIGNATURE

*******REQUIRED*******

I, as owner or authorized agent for the above-referenced parcel, do hereby certify that I have the authority to make the foregoing application and that the information provided herein is correct. Construction of improvements described herein and as shown on the attached plat, plan and/or specifications will comply with the ordinances of the Town of Haymarket and any additional restrictions and/or conditions prescribed by the Architectural Review Board (ARB), Planning Commission, or the Town Council and all other applicable laws.

Applicant Signature

Property Owner Signature

*****OFFICE USE ONLY*****

Date Filed: 1-14-2014 Fee Amount: 50.00 Date Paid: _____

DATE TO ZONING ADMINISTRATOR: 1-15-2014

APPROVED DISAPPROVED TABLED UNTIL: _____ DEFERRED UNTIL: _____

SIGNATURE

PRINT

CONDITIONS:

DATE TO ARCHITECTURAL REVIEW BOARD (ARB): 1-15-2014

APPROVED DISAPPROVED TABLED UNTIL: _____ DEFERRED UNTIL: _____

SIGNATURE

PRINT

CONDITIONS:

DATE TO TOWN COUNCIL (IF APPLICABLE): _____

APPROVED DISAPPROVED TABLED UNTIL: _____ DEFERRED UNTIL: _____

TOWN COUNCIL (where required):

SIGNATURE

PRINT

CONDITIONS:

Attachment: 15020 Washington Street - Realty Sign (1728 : 15020 Washington Street)



Attachment: 15020 Washington Street - Realty Sign (1728 : 15020 Washington Street)

Individual letters to be affixed to plexiglass per Marchants suggestions. No individual letter will exceed 12

Option # 1



Individual letters to be affixed to plexiglass per Marchants suggestions. No individual letter will exceed 12

Option # 2

Attachment: 15020 Washington Street - Realty Sign (1728 : 15020 Washington Street)



TO: Architectural Review Board
SUBJECT: 6628A James Madison Highway - Signs
DATE: 01/15/14

Fortiline Waterworks is applying for Signage at 6628A James Madison Highway.

ATTACHMENTS:

- 6628A James Madison Highway - Fortiline Signs (PDF)

RECEIVED

JAN - 7 2014

TOWN OF HAYMARKET



ZONING PERMIT APPLICATION

ZONING PERMIT #: ZP20140107

NOTE: This application must be filled out completely and all components of submission requirements must be met before the application can be accepted and scheduled for review/hearing.

ZONING ACTIVITY: [] New Construction [] Alteration/Repair [] Addition [x] Sign [] New Tenant/Use [x] Change of Use [] Relocation

NAME OF BUSINESS/APPLICANT: Fortline Waterworks

PROPOSED USE: Commercial Size (Sq. Ft./Length) of Construction: _____

SITE ADDRESS: 6628-A James Madison Hwy. Parcel ID #: _____

Subdivision Name: _____ Lot Size: _____

ZONING DISTRICT: [] R-1 [] R-2 [] B-1 [] B-2 [x] T-1 [] C-1 Site Plan Required: [] Yes [x] No

Special Use Permit Required: [] Yes [x] No Homeowners Association (HOA) Approval: [] Yes [x] No

Off-street Parking: Spaces Required: _____ Spaces Provided: _____

BRIEF DESCRIPTION OF ACTIVITY: (i.e. previous use, type and dimensions of signs, height/length of fencing, etc.)
Install Company ID wall sign reading "Fortline Waterworks"
Fortline = 9 7/16" letters - 12 SQUARE FEET
Waterworks = 3 1/16" letters LOGO = 20 1/4"

Supporting Documentation (attached): [x] Narrative [] Plan/Plat [] Specification Sheet

FEE: [] \$25.00 Residential [x] \$50.00 Commercial

CERTIFICATE OF APPROPRIATENESS

ADDITIONAL DESCRIPTION: (i.e. color, type of material, font style, etc.) -
1/4" Aluminum plate letters painted custom colors

Supporting Documentation (attached): [] Specification Sheet [x] Photograph(s)

PERMIT HOLDER INFORMATION: Sign Art, 6225 Old Concord Rd, Charlotte NC 28213, 704-597-9801, pam@signart.com
PROPERTY OWNER INFORMATION: ROSE INVESTMENTS, LLC % P.T. OGRADY, 208 BUXTON RD, FALLS CHURCH VA 22046, 703-534-5744, OGRADYPT@AOL.COM

Attachment: 6628A James Madison Highway - Fortline Signs (1729 : 6628A James Madison Highway - Signs)

APPLICANT / PROPERTY OWNER SIGNATURE

*****REQUIRED*****

I, as owner or authorized agent for the above-referenced parcel, do hereby certify that I have the authority to make the foregoing application and that the information provided herein is correct. Construction of improvements described herein and as shown on the attached plat, plan and/or specifications will comply with the ordinances of the Town of Haymarket and any additional restrictions and/or conditions prescribed by the Architectural Review Board (ARB), Planning Commission, or the Town Council and all other applicable laws.

[Signature]
Applicant Signature

[Signature] for Rose Investments
Property Owner Signature

OFFICE USE ONLY

Date Filed: 1-7-2014 Fee Amount: 50.00 Date Paid: _____

DATE TO ZONING ADMINISTRATOR: 1-7-2014

APPROVED DISAPPROVED TABLED UNTIL: _____ DEFERRED UNTIL: _____

CONDITIONS: _____
SIGNATURE _____ PRINT _____

DATE TO ARCHITECTURAL REVIEW BOARD (ARB): 1-15-2014

APPROVED DISAPPROVED TABLED UNTIL: _____ DEFERRED UNTIL: _____

CONDITIONS: _____
SIGNATURE _____ PRINT _____

DATE TO TOWN COUNCIL (IF APPLICABLE): _____

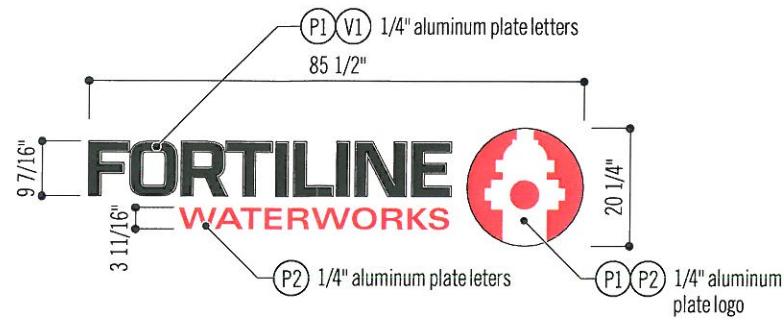
APPROVED DISAPPROVED TABLED UNTIL: _____ DEFERRED UNTIL: _____

TOWN COUNCIL (where required): _____
SIGNATURE _____ PRINT _____

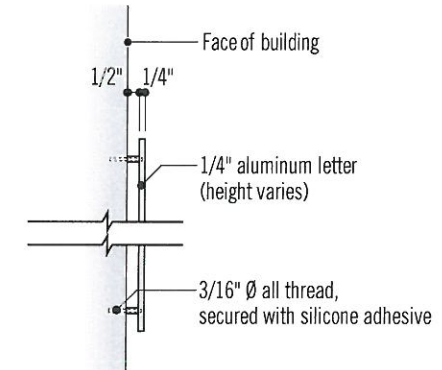
CONDITIONS: _____



A PROPOSED

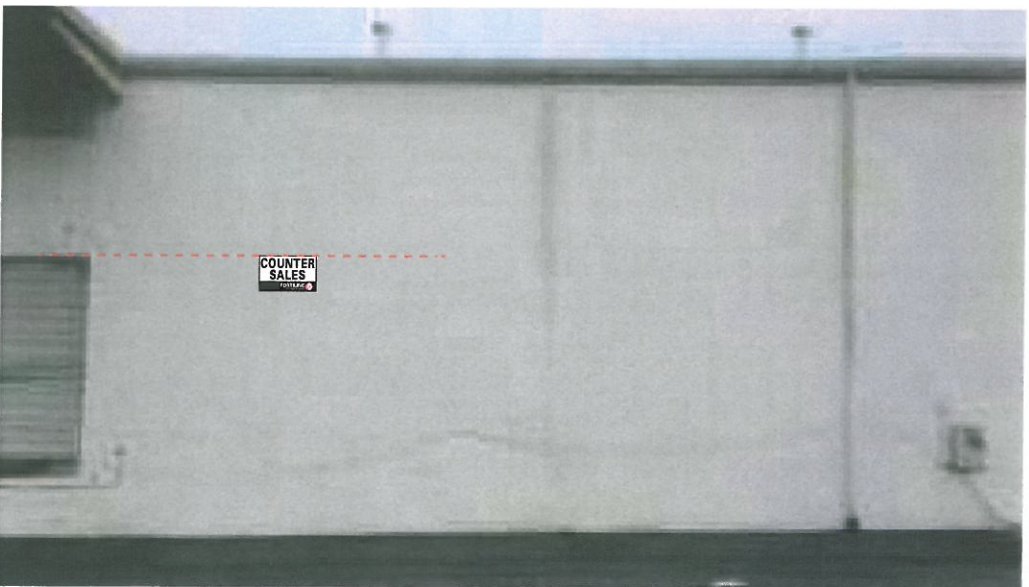


A FACE ELEVATION
3/8" = 1'-0" | QTY: 1

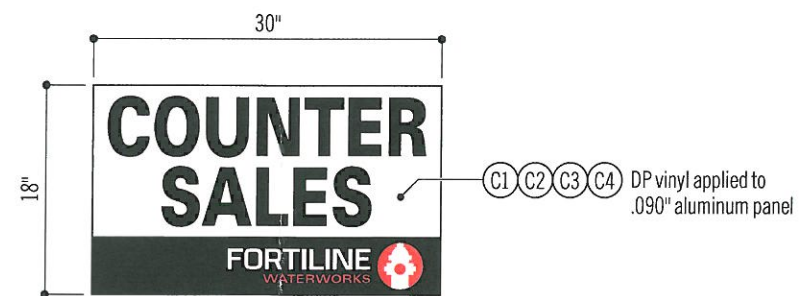


A SIDE VIEW
1 1/2" = 1'-0"

- P1** White
AkzoNobel Colormap 508-A6
- P2** Red
AkzoNobel Colormap 407-D5
(to match PMS 185 C)
- V1** Black
3M Black opaque vinyl
(to match PMS Process Black C)



B PROPOSED



B FACE ELEVATION
3/4" = 1'-0" | QTY: 1

- C1** White
- C2** Red
(to match PMS 185 C)
- C3** Black
- C4** Gray
(to match PMS Cool Gray 3)

SignArt

6225 Old Concord Road
Charlotte, NC 28213
P: 704.597.9801
F: 704.597.9808
signartsign.com

JOB ID
89379

CUSTOMER
Fortiline Waterworks
7025 Northwinds Dr. NW
Concord, NC 28073

LOCATION
Fortiline Waterworks #44
6628-A James Madison Hwy.
Haymarket, VA 20169

SALESPERSON
VS

ISSUE DATE
12.02.13

REVISIONS
1 - CS - 12.04.13
2 - CS - 12.19.13
3 - CS - 12.20.13

DESIGNER
CS

FILE PATH
Fortiline/89379_Haymarket VA

PRODUCTION APPROVAL

APPROVED AS DRAWN
 APPROVED AS NOTED
 REVISE + RESUBMIT

DATE: _____
CLIENT: _____
SALES: _____
PM: _____

ELECTRICAL SERVICE NOTICE
ALL SIGNS MANUFACTURED FOR 120v ELECTRICAL SERVICE UNLESS OTHERWISE NOTED

© SignArt 2013. All Rights Reserved. This drawing and the designs, plans, layouts and accompanying information contained herein, are the sole property of SignArt and may not be copied, recreated or distributed without the express written consent of SignArt.

Attachment: 6628A James Madison Highway - Fortiline Signs (1729 : 6628A James Madison Highway - Signs)



TO: Architectural Review Board
SUBJECT: 14850 Jordan Lane - Building Demo
DATE: 01/15/14

Jordan Lane Development is applying to demolish the dilapidated building. The Building Official has declared this building a threat to the safety and well being of the Public, and in deplorable condition.

ATTACHMENTS:

- 14850 Jordan Lane - Zoning Permit Application for Demo (PDF)

RECEIVED

JAN 13 2014

TOWN OF HAYMARK



ZONING PERMIT APPLICATION

ZONING PERMIT #: ZP20140113

NOTE: This application must be filled out completely and all components of submission requirements must be met before the application can be accepted and scheduled for review/hearing.

ZONING ACTIVITY: [] New Construction [x] Alteration/Repair [] Addition [] Sign [] New Tenant/Use [] Change of Use [] Relocation

NAME OF BUSINESS/APPLICANT: Jordan Lane Development, LLC

PROPOSED USE: _____ Size (Sq. Ft./Length) of Construction: _____

SITE ADDRESS: 14850 Jordan Lane Parcel ID #: 7398-01-2514

Subdivision Name: _____ Lot Size: 1.76 acres

ZONING DISTRICT: [x] R-1 [] R-2 [] B-1 [] B-2 [] I-1 [] C-1 Site Plan Required: [] Yes [x] No

Special Use Permit Required: [] Yes [x] No Homeowners Association (HOA) Approval: [] Yes [x] No

Off-street Parking: Spaces Required: _____ Spaces Provided: _____

BRIEF DESCRIPTION OF ACTIVITY: (i.e. previous use, type and dimensions of signs, height/length of fencing, etc.) request for demolition permit for the dilapidated building. It was inherited in this condition and continues to be a nuisance and hazard.

Supporting Documentation (attached): [x] Narrative [] Plan/Plat [] Specification Sheet

FEE: [x] \$25.00 Residential [] \$50.00 Commercial

PAID JAN 13 2014

CERTIFICATE OF APPROPRIATENESS

ADDITIONAL DESCRIPTION: (i.e. color, type of material, font style, etc.)

Supporting Documentation (attached): [] Specification Sheet [x] Photograph(s)

Table with 2 columns: PERMIT HOLDER INFORMATION and PROPERTY OWNER INFORMATION. Includes fields for Name, Address, City, State, Zip, Phone#, and Email.

Attachment: 14850 Jordan Lane - Zoning Permit Application for Demo (1730 : 14850 Jordan Lane - Building Demo)

APPLICANT / PROPERTY OWNER SIGNATURE

*******REQUIRED*******

I, as owner or authorized agent for the above-referenced parcel, do hereby certify that I have the authority to make the foregoing application and that the information provided herein is correct. Construction of improvements described herein and as shown on the attached plat, plan and/or specifications will comply with the ordinances of the Town of Haymarket and any additional restrictions and/or conditions prescribed by the Architectural Review Board (ARB), Planning Commission, or the Town Council and all other applicable laws.

Applicant Signature

Property Owner Signature

*****OFFICE USE ONLY*****

Date Filed: 1-13-2014 Fee Amount: 25.00 Date Paid: 1-13-2014

DATE TO ZONING ADMINISTRATOR: _____

APPROVED DISAPPROVED TABLED UNTIL: _____ DEFERRED UNTIL: _____

SIGNATURE PRINT

CONDITIONS:

DATE TO ARCHITECTURAL REVIEW BOARD (ARB): 1-15-2013

APPROVED DISAPPROVED TABLED UNTIL: _____ DEFERRED UNTIL: _____

SIGNATURE PRINT

CONDITIONS:

DATE TO TOWN COUNCIL (IF APPLICABLE): _____

APPROVED DISAPPROVED TABLED UNTIL: _____ DEFERRED UNTIL: _____

TOWN COUNCIL {where required): _____

SIGNATURE PRINT

CONDITIONS:

Attachment: 14850 Jordan Lane - Zoning Permit Application for Demo (1730 : 14850 Jordan Lane - Building Demo)

JORDAN LANE DEVELOPMENT, LLC

44460 CHILUM PLACE, ASHBURN, VIRGINIA 20147 (703) 723-0440

January 8, 2014

Town of Haymarket
PO Box 1230
Haymarket, Virginia 20168

RE: Jordan Lane Development, LLC

To Whom It May Concern:

We, the owners of Jordan Lane Development LLC, are requesting a demolition permit for the structure located on the property located at 14850 Jordan Lane, Haymarket.

The primary purpose for our request is the nuisance that the structure has become. We inherited the building in a dilapidated condition when we purchased the property in September 2010. Since the purchase we have had nothing short of a continual monitoring of the property due to vandalism and unauthorized occupancy. We have spoken to the Town Police Department, whom has since increased patrols of the area.

Upon inspection of the property on a weekly basis, we have found this to have become a dumping area for the unsightly, unwanted belongings of others, we have found unauthorized individuals obtaining access to the property for what appears to be "illegal" activities, attempted theft of copper piping led to an HAZMAT oil spill that occurred and involved the Town Fire Department and the DEQ and finally an apparent fire in the building just one day after we caught two unauthorized individuals on the premises.

We have through all of the above, spent countless hours and money attempting to deter the vagrants from accessing the building. We have boarded the building up (all access points) and bolted 2x4 to the concrete foundation to halt entrance through doorways. While unsuccessful in our attempts to restrict access, they have resorted to graffiti depicting gang signs, etc. You will find in the attached photos that the building is aesthetically displeasing at best with no historic value.

It is with great relief that we request you grant us permission to demolish the structure as it is a great liability to continue to allow the aforesaid behavior.

Sincerely,

John Darvish

Attachment: 14850 Jordan Lane - Zoning Permit Application for Demo (1730 : 14850 Jordan Lane - Building Demo)

County Mapper XM

Layers Map Tools

Quick Search

My Map

Current Tool: **Keyboard**



1 : 2,400

6-25-2013 FIRE



4.c.a

Attachment: 14850 Jordan Lane - Zoning Permit Application for Demo (1730 : 14850 Jordan Lane - Building Demo)



Attachment: 14850 Jordan Lane - Zoning Permit Application for Demo (1730 : 14850 Jordan Lane - Building Demo)



Attachment: 14850 Jordan Lane - Zoning Permit Application for Demo (1730 : 14850 Jordan Lane - Building Demo)





COMMONWEALTH of VIRGINIA

DEPARTMENT OF ENVIRONMENTAL QUALITY

NORTHERN REGIONAL OFFICE

13901 Crown Court, Woodbridge, Virginia 22193

(703) 583-3800 Fax (703) 583-3821

www.deq.virginia.gov

David K. Paylor
Director

Thomas A. Faha
Regional Director

Douglas W. Domenech
Secretary of Natural Resources

October 31, 2013

Mr. Rick Nishanian
Jordan Lane Development, LLC
9200 Church Street, Ste 400
Manassas, Virginia 20110

RE: **PC#2013-3126; CASE CLOSED; Jordan Lane Development LLC Property
14850 Jordan Lane, Haymarket, Prince William County 20169**

Dear Mr. Nishanian:

Following a review of the referenced file and based upon the information you have submitted regarding current site conditions, the Department of Environmental Quality (DEQ) has determined that petroleum contamination levels at this site do not represent an identified risk to human health and the environment. Therefore, this petroleum contamination case is closed and *further* corrective action related to this release is not required.

Please be advised, however, that should further environmental problems occur, which the DEQ determines are related to this release, the DEQ reserves the right pursuant to Virginia Law and Regulations to require additional investigation and/or corrective action.

Although no further corrective action is required related to this release, the following items may need to be addressed:

- Any groundwater monitoring wells installed as a result of this release must be properly closed in accordance with Section 5.8 and Appendix C of the DEQ Storage Tank Program Technical Manual.
- Any removed, closed-in-place, existing or new regulated underground storage tank (UST) must be registered with the DEQ. A UST Notification form (Form 7530-2) must be completed and sent to the DEQ at the above address. Completion of this form is not required if your tank(s) is currently registered and the registration is up-to-date. Certain types of tanks, such as tanks which contain heating oil that is used to heat the premises where the tank is located and tanks with a capacity of 1100 gallons or less which contain motor fuel for noncommercial purposes, are not required to be registered.

PC#2013-3126

- Any aboveground storage tank (AST) with a capacity greater than 660 gallons that contains petroleum may need to be registered with the DEQ. For more information, please contact the Petroleum Storage Tank Inspection Program at 703-583-3820 or by accessing the Virginia DEQ Web site @ www.deq.virginia.gov.

If you are eligible for and plan to seek reimbursement from the *Virginia Petroleum Storage Tank Fund*, you have **two years** from the date of this letter to apply for reimbursement. This includes reimbursement for costs to properly abandon monitoring wells.

If you have any questions or need additional information, please feel free to contact Kurt W. Kochan at (703) 583-3825.

Sincerely,



Cynthia A. Sale
Environmental Manager
Remediation

caseclos.doc
CAS:kwk

cc: Email to jcburns@eccfirst.com
File



Attachment: 14850 Jordan Lane - Zoning Permit Application for Demo (1730 : 14850 Jordan Lane - Building Demo)



Attachment: 14850 Jordan Lane - Zoning Permit Application for Demo (1730 : 14850 Jordan Lane - Building Demo)



Attachment: 14850 Jordan Lane - Zoning Permit Application for Demo (1730 : 14850 Jordan Lane - Building Demo)



Attachment: 14850 Jordan Lane - Zoning Permit Application for Demo (1730 : 14850 Jordan Lane - Building Demo)



TO: Architectural Review Board
SUBJECT: ARB Task List
DATE: 01/15/14

An Update on the Task List.

ATTACHMENTS:

- ARB Tasking 201401 (PDF)

January ARB Tasking Status

Task Description	Owner	Date Started	Status	Chronologic Detail
Welcome Signs at Town entrance	Luersen	Aug. 2012	Open	<p>???? – Task Created</p> <p>Aug. 2012 – Tabled ‘til next meeting</p> <p>Sep. 2012 – Board to review other towns signs via internet and prepare for Oct. 2012 concept discussion.</p> <p>Oct. 2012 – Concept Created. Ken to create formal ARB request package for town council. ARB review set for Nov. 2012. Packet submission to town council set for Dec. 2012 town meeting</p> <p>Nov. 2012 – ARB requested that town properties be included in package. ARB moved to submit document to Town council at the December TC meeting after changes are made.</p> <p>Dec. 2012 – Task tabled for the holidays</p> <p>Jan. 2013 – Town Council approved the concept and requested ARB to move forward with sign designs and costing. Next step. Get VDOT correspondence started and a list of road sign manufacturers.</p> <p>Feb. 2013 – Got feedback from VDOT to what concepts are possible and procedures to apply for right of way use. Also got POC’s for PWC’s sign designer/builder. Asked Marchant to contact Leesburg to request cost for their stone sign structure on 15 at the south entrance.</p> <p>Mar. 2013 – Luersen will be meeting with Bud Craiger, PWC sign designer, on March 22 to discuss fabrication costs. Marchant to initiate Leeseburg costs for Stone sign and landscaping costs for their sign at the south Rt15 entrance.</p> <p>Apr. 2013 – Bud Craiger to develop sign design/costs/time frame packet to ARB. No delivery date was set. Luersen to keep communications with Bud to determine a delivery date for the packet. Marchant talking with Leesburg and will be getting the RFP quotes for us to use as reference costs.</p>

January ARB Tasking Status

Task Description	Owner	Date Started	Status	Chronologic Detail
				<p>May 2013 – Got two drawings from Bud’s group. Comments requested during meeting</p> <p>June 2013 – Luersen to reach out to Bud Craiger to reignite progress</p> <p>July 2013 – No change</p> <p>Aug. 2013 – Luersen reached out to Bud Craiger to start back up after Summer Vacation</p> <p>Sep. 2013 – Bud said review sign types and we can meet again to develop costing figures.</p> <p>Oct. 2013 – Luersen to meet with Jenifer to get sign count for Town owned buildings and give Bud Craiger details to make up the build plan.</p> <p>Nov. 2013 – Luersen met with Jenifer and determined that only the Museum needed to be updated. Luersen working with Craiger to use the new town Logo. Craiger waiting to receive the Logo from Luersen.</p> <p>Dec. 2013 – No Change. Luersen still to follow up.</p>
Commercial Fencing	Marchant and ARB staff	December 2014	New	<p>Jan. 2014 – A COA for a commercial Fence, led to the discussion that commercial fences are not addressed in the ARB Guidelines. With the changes of the Historic district overlay, and comp-plan review, the ARB Guidelines will need to be updated. To that note, it was determined to begin outlining acceptable commercial fencing to include with the guideline changes.</p>