ARLINGTON COUNTY, VIRGINIA

County Board Agenda Item
Meeting of December 10, 2011

DATE: November 29, 2011

SUBJECT: U-3319-11-1 USE PERMIT for a comprehensive sign plan located at 3412 A-1 S. Utah St. (total site is approximately 25 acres). (Fairlington Arbor) (RPC# 30-013-311)

Applicant:
Fairlington Arbor Council of Co-owners
c/o Rob Brockhaus, Treasurer
3472 A-1 S. Utah St.
Arlington, Virginia 22206

C. M. RECOMMENDATION:

Approve the subject use permit, subject to the proposed condition of the staff report, and with no further scheduled County Board review.

ISSUES: This is a use permit request for a comprehensive sign plan for Fairlington Arbor, and no issues have been identified.

SUMMARY: The applicant is requesting a comprehensive sign plan for Fairlington Arbor which is a by-right condominium development project. The total number of signs for the site will be reduced from 34 existing signs to 21 signs proposed within this comprehensive sign plan. Total existing sign area will increase from 103.8 sq. ft. to approximately 173.65 sq. ft. proposed within this comprehensive sign plan (an increase of 69.85 sq. ft.). Staff believes that the increase in total sign area is appropriate given the size of the development and its proximity to other condominium developments in South Fairlington. All proposed signs will be freestanding but no taller than 3.75 feet from grade. Combining building/address locations and parking/towing requirements into one 9.17 sq. ft. sign for each of the 12 Arbor courts is a more condensed way-finding strategy for the property. It reduces the sign total significantly and provides better sign visibility with less clutter for residents, visitors, and emergency personnel to the site. In addition, staff supports the applicant's request for three (3) additional incidental signs detailing the Arbor office, pool access road, and County Code requirements for pets. The community facilities are part of a larger site area, and signs detailing their location are necessary for

County Manager: BMD/GA

County Attorney:

Staff: Marco Antonio Rivero, DCPHD, Planning Division

PLA-6067

informational purposes. Furthermore, the sign detailing County Code requirements for pets will provide information regarding important County regulations applicable to the entire site. Condition #1 states that no additional signs shall be added to the site unless a use permit amendment to the comprehensive sign plan is filed with the Zoning Office for the County Board's consideration. Therefore, staff recommends approval of the subject use permit for a comprehensive sign plan, subject to the proposed condition of the staff report, and with no further scheduled County Board review.

BACKGROUND: Fairlington Arbor is one of seven villages (including Fairlington Villages, Fairlington Mews, Fairlington Commons, Fairlington Green, Fairlington Meadows, and Fairlington Glen respectively) in the Fairlington community. This is a by-right development located within the "RA14-26" Apartment Dwelling Districts.

The following provides additional information about the site and location:

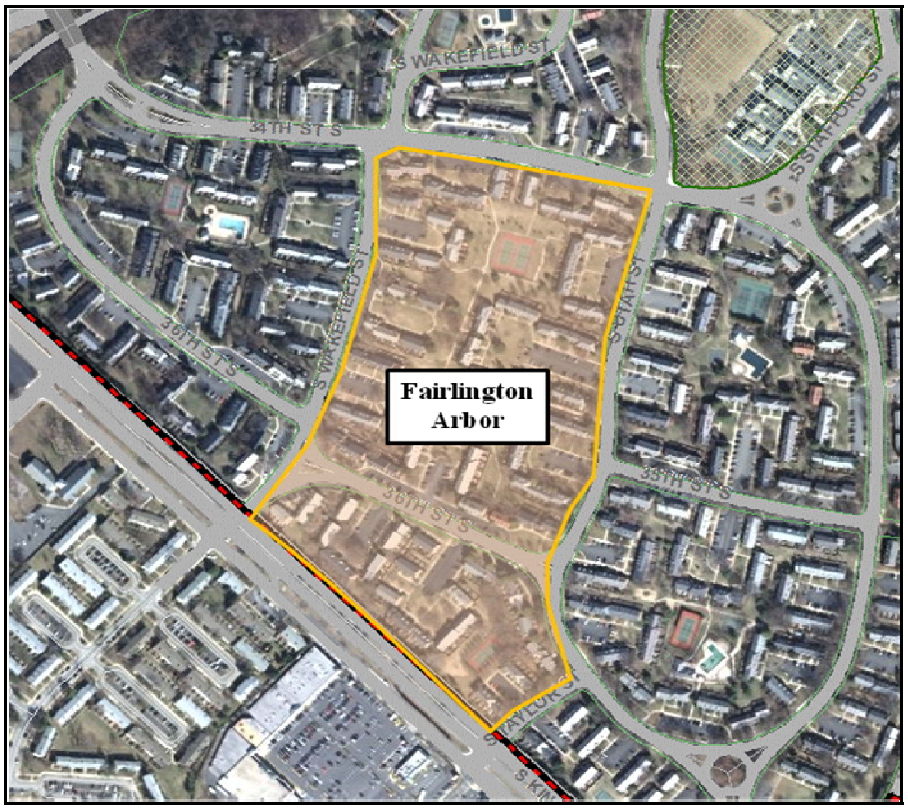
Site: The site is approximately 25 acres, bounded by 34th Street South, South Utah Street/South Taylor Street, South Wakefield Street and South King Street.

To the north:	Fairlington Commons, by-right condominium dwellings zoned "RA14-26" and designated "Low Medium" Residential, 16-36 units per acre on the GLUP.
To the south:	Virginia State Route 7 (South King Street) which also serves as the Arlington County/Alexandria City border from this location.
To the east:	Fairlington Meadows and Fairlington Glen, by-right condominium dwellings zoned "RA14-26" and designated "Low Medium" Residential, 16-36 units per acre on the GLUP.
To the west:	Fairlington Mews, by-right condominium dwellings zoned "RA14-26" and designated "Low Medium" Residential, 16-36 units per acre on the GLUP.

Zoning: "RA14-26" Apartment Dwelling Districts.

General Land Use Plan: "Low Medium" Residential, 16-36 units per acre on the GLUP.

Neighborhood: The site is located within the boundaries of the Fairlington Citizens' Association. The Fairlington-Shirlington Neighborhood Conservation Area and other relevant Fairlington Condominium Associations were contacted. As of the date of this report, the organizations have not commented on this use permit request.



DISCUSSION: Fairlington Arbor's current signs are estimated to have been installed in the time period from the late 1970s to the early 1980s. Over the years, the signs have become dilapidated and contain outdated information. The Arbor contains 15 parking lots with a total of 387 reserved parking spaces. Each lot has one (1) to three (3) vehicular entrances/exits. The Arbor currently has 34 total signs on the property: 16 informational/street address signs, 17 parking/towing restriction signs, and 1 pool access road sign.[1] All signs are freestanding on the property. The current signs range from 2.68 sq. ft. to 3.52 sq. ft. in sign area.

Fairlington Arbor proposes to reduce the number of signs on the property. The total number of informational/street address and parking/towing restriction signs will be reduced from 33 to 18 by combining building/address locations and parking/towing requirements into one 9.17 sq. ft. sign for each of the 12 Arbor courts. The proposed signs would include the following details:

- Name of the community – Fairlington Arbor
- Court number
- Street number
- Street name
- Parking restrictions and towing information

[1] See table attached to this report labeled "Fairlington Arbor – Updated Tables of Future & Current Sign Location – October 13. 2011" for more details.

Below is an example of this sign:

In addition to these signs, Fairlington Arbor is also requesting approval to install three (3) additional signs on the Arbor property. The first sign is an "Arbor Office" sign which will be installed outside the Arbor office and will direct residents and contractors to the onsite facilities manager's office. This sign will measure approximately 1.92 sq. ft. The second sign is for the pool's emergency access road. This sign will measure approximately 4 sq. ft. There is currently a sign containing this information, but it has become dilapidated over time. The applicant requests that this sign be replaced so emergency personnel can easily locate the pool facilities and office when called. The third sign is to remind residents and guests at the Arbor that dogs are to be leashed and to remind pet owners to curb their pets (Arlington County Code Article II, Section 2-6). This sign will measure approximately 2.67 sq. ft. Below are examples of these signs:

Arbor Office Sign

Pool Access Road Sign

County Code Sign for Pets

The signs proposed will be sandblasted out of synthetic high density urethane (HDU) material giving the signs a wood grain finish that is waterproof, unaffected by temperature, and resistant to deterioration. The signs will contain lettering painted with white reflective paint allowing the signs to be easily read at night. Furthermore, the signs will contain a brown background and will be freestanding. The signs will be supported by painted, pressure treated 4"x 4" posts with secrete footers. Additional sign details are included in the documents attached to this report. The total sign area proposed for this comprehensive sign plan is approximately 173.65 sq. ft. The table below summarizes the details for each sign category:

Fairlington Arbor Comprehensive Sign Plan: Sign Details

Sign Type (Quantity)	Sign Dimensions	Sign Area (sq. ft.)	Approximate Total Sign Area (sq. ft.)	Sign Height (feet)	Sign Text	Approximate Future Location	Materials	Lighted? (Y/N)
Freestanding Address/Building Location and Parking/Towing Requirement Signs (18)	40" wide x 33" tall (3.33 ft x 2.75 ft)	9.17 sq. ft.	165.06 sq. ft.	3.75 ft	"Fairlington Arbor - Court #, Address # & Street Name"	See attachments for detailed sign locations. Attachment table labeled "Table of Fairlington Arbor Future and Current Sign Locations" and Exhibit I "Photos of Future Sign Locations".	Sandblasted HDU (High Density Urethane)	N
Freestanding Pool Access Road Sign (1)	24” wide x 24” tall (2 ft x 2 ft)	4 sq. ft.	4 sq. ft.	3.75 ft	"Fairlington Arbor - Office"	Near 3500 South Utah Street (rear)	Sandblasted HDU (High Density Urethane)	N
Freestanding Arbor Office Sign (1)	23" wide x 12" tall (1.92 ft x 1 ft)	1.92 sq. ft.	1.92 sq. ft.	3.75 ft	"Fairlington Arbor - Pool - 3490 South Utah Street - Emergency & Authorized Vehicles Only"	Near 3472 A-1 South Utah Street (rear)	Sandblasted HDU (High Density Urethane)	N
Freestanding County Code Sign for Pets (1)	24" wide x 16" tall (2 ft x 1.33 ft)	2.67 sq. ft.	2.67 sq. ft.	3.75 ft	"Fairlington Arbor - County Ordinance - All dogs must be leashed & owners must curb their pets. Thank You"	3435 South Wakefield Street (rear)	Sandblasted HDU (High Density Urethane)	N

Total Sign Area Proposed	**173.65 sq. ft.**

Analysis of Current Sign Ordinance Requirements and Proposed Comprehensive Sign Plan Details

1. Address/Building Location and Parking/Towing Requirement Signs

a) Current Sign Ordinance Requirements

The following table shows what the total allowable square footage would be for address/building identification signs as specified in the requirements of the Arlington County Zoning Ordinance (ACZO) Section 34.F.3:

Sign Area Allowed for Address/Building Identification Signs per Section 34.F.3 of the ACZO

Sign Quantity	Court Number Text	Address Number Text	Street Name Text	Number of Units	0.25 Sq Feet	Total Allowable Sq Feet
2	Court 1	3410 - 3436	South Utah Street	24	0.25	6
1	Court 2	3440 - 3488	South Utah Street	48	0.25	12
1	Court 3	3500 - 3546	South Utah Street	27	0.25	6.75
1	Court 4	3601 - 3617	South Wakefield Street	9	0.25	2.25
1	Court 4	4500 - 4522	South 36th Street	30	0.25	7.5
1	Court 5	4401 - 4421	South 36th Street	15	0.25	3.75
1	Court 5	4425 - 4517	South 36th Street	36	0.25	9
1	Court 6	3501 - 3539	South Wakefield Street	26	0.25	6.5
1	Court 7	3459 - 3497	South Wakefield Street	20	0.25	5
1	Court 8	3407 - 3453	South Wakefield Street	24	0.25	6
2	Court 9	4500 - 4540	South 34th Street	21	0.25	5.25
2	Court 10	4400 - 4432	South 34th Street	20	0.25	5
1	Court 11	3610 -3632	South Taylor Street	12	0.25	3
1	Court 12	4300 - 4410	South 36th Street	21	0.25	5.25
1	Court 12	4414 - 4470	South 36th Street	34	0.25	8.5
18				**367**		**91.75**

According to the Zoning Ordinance requirements for signs, the total allowable square footage for this site containing address/building identifications signs in “RA” zoning districts is 91.75 sq. ft.

Furthermore, ACZO Section 34.E.11 allows freestanding parking signs that are no larger than two (2) sq. ft. and located at the perimeter of a parking lot and at a height no greater than four (4) feet. These signs can be installed in all zoning districts without permits. Fairlington Arbor currently has 17 parking/towing restriction signs measuring 2.68 sq. ft. each, with a total sign area of 45.56 sq. ft.

b) Proposed Sign Details and Staff Analysis

The new address/building identification signs will measure 9.17 sq. ft. each (18 signs at approximately 165.06 sq. ft. total sign area) and will contain both address information and information on parking requirements. The proposed signs are freestanding and will not be taller

than 3.75 ft from grade. The current signs at Fairlington Arbor contain address/building identification and parking information separately. The proposed sign area is adequate for demonstrating County requirements concerning addresses and parking/towing information.

Furthermore, a total of 33 freestanding signs currently exist on-site. This request will reduce the number of freestanding signs from 33 to 18 for address/building identification and parking/towing requirement purposes. The proposed signs will be facing prominent driveways and other vehicular entrances and should not cause a visual obstruction from the street. These signs will provide clarity and serve as way-finding features for each Court area and their respective addresses. Furthermore, they will assist County Fire, Police, and other emergency personnel when finding specific locations within the Fairlington Arbor complex.

2. "Arbor Office", "Pool Access Road", and "County Code for Pets" Signs

a) Current Sign Ordinance Requirements

There is not a specific provision in the Current Sign Ordinance that addresses incidental signs of this nature. The closest Ordinance citation is ACZO Section 34.E.11 which states that freestanding parking signs shall be no larger than two (2) sq. ft. and located at the perimeter of a parking lot and at a height no greater than four (4) feet. These signs can be installed in all zoning districts without permits. Fairlington Arbor currently has one (1) pool access road sign measuring 3.52 sq. ft. The proposed "Arbor Office" and "Pool Access Road" signs, which would be located on private property, would provide specific way-finding information for community spaces, which is not specifically mentioned in the current Sign Ordinance.

Furthermore, the "County Code for Pets" sign is not mentioned specifically within the current Zoning Ordinance, but it is an incidental sign that provides information regarding important County regulations applicable to the entire site.

b.) Proposed Sign Details and Staff Analysis

The Arbor office and pool facilities are part of a larger site area, and signs detailing the location of these community facilities are necessary for informational purposes. These signs will be no larger than 1.92 sq. ft. and 4 sq. ft. respectively and mounted at a height no greater than 3.75 feet. The proposed "Pool Access Road" sign is larger than what the Ordinance currently allows for signs giving parking information, but staff believes this sign will provide better visibility and will not create an adverse visual impact to the public right-of-way. Staff supports these signs. These signs will not be placed on the public right-of-way, and they will be visible from distinct pedestrian and vehicular entrances, mainly to provide better visibility to residents, visitors, and emergency personnel when accessing these facilities. Staff also supports the "County Code for Pets" sign. The sign proposed is 2.67 sq. ft. and will be facing internally within a sidewalk intersection area of the Arbor.

Staff is currently working on a rewrite of the existing Sign Ordinance that will allow greater flexibility for residential area signs including those that are freestanding and incidental

(informational signs providing warnings, way-finding, or other information) to the property. Under these working provisions, the signs described within this proposed comprehensive sign plan could all be constructed by-right without requiring a special exception use permit or site plan amendment. The changes to the Zoning Ordinance, however, will not likely be ready until mid-2012, but they reflect current thinking about what signs should be permitted.

CONCLUSION: The size of the existing residential complex (approximately 25 acres) warrants signs displayed at various areas. The signs included in the comprehensive sign plan would form a network of way-finding signs that would help clearly identify where each building location is in relation to the site and where parking and other community facilities are located. It would further clarify the location of condominium properties within the South Fairlington complex. Staff supports the applicant's request for a Comprehensive Sign Plan allowing no more than 173.65 sq. ft. of sign area for the entire site, with a condition that no other signs shall be approved unless a use permit amendment is filed for the County Board's consideration. Therefore, staff recommends approval of the subject use permit for a comprehensive sign plan, subject to the proposed condition of the staff report, and with no further scheduled County Board review.

Proposed Condition:

The applicant agrees that all signs shall be limited to the location, number, design, and sign area shown on the drawings entitled "Fairlington Arbor – Arlington, Virginia – Comprehensive Sign Plan 2011" dated September 19, 2011, specified further within the document entitled "Fairlington Arbor – Updated Tables of Future & Current Sign Locations" dated October 13, 2011, amended in the document entitled "Fairlington Arbor – Comprehensive Sign Plan – Amendment" dated November 22, 2011, and as in the summary chart that is part of this report and approved by the County Board on December 10, 2011. The applicant agrees that the total sign area shall not exceed 173.65 square feet. The applicant further agrees that all signs existing prior to December 10, 2011, will be removed on or before July 1, 2012.The applicant agrees no signs except those permitted under this comprehensive sign plan shall be erected unless a use permit amendment is approved by the County Board that permits such signs. Provided, however, that if the County Board adopts a revised sign ordinance under which all signs permitted by this Comprehensive Sign Plan are permitted by-right, then the applicant may erect other signs that are allowed under the revised ordinance.

PREVIOUS COUNTY BOARD ACTIONS: There have been no previously approved

County Board actions on this site.

Fairlington Arbor
Arlington, Virginia
Comprehensive Sign Plan
2011

FAIRLINGTON ARBOR • COUNCIL OF CO-OWNERS •
3472 A-1 South Utah Street, Arlington Virginia 22206

To: Arlington County Board and Arlington County Planning Division

From: Rob Brockhaus, Treasurer

Date: September 19, 2011

Re: Fairlington Arbor Signage

Background & Purpose of Work

Fairlington Arbor, one of seven villages in the Fairlington community, was built in 1943 and was converted into condominiums in 1972 with 369 residential units in 12 courts. Fairlington is listed on the National Register of Historic Places and on the Virginia Landmark Register. These listings recognize that the Fairlington property is of significance to the Nation, the State and the community.

In maintaining Fairlington Arbor's (Arbor) historic nature, the Arbor Board of Directors respectfully requests the Arlington County Board grant a Use Permit for the Arbor's comprehensive sign plan.

The Arbor's current signage is estimated to be from the late 1970s or early 1980s and has become dilapidated over the years. Many of the Arbor's signs are rotten, unreadable and contain outdated information.

The Arbor Board of Directors and the Arbor community have spent a significant amount of time discussing and researching possible signage and have recently approved new designs and secured a well-established local contractor to build and install the signs after approval from Arlington County has been obtained.

Scope of Work

Parking Lot Signs

The Arbor has 15 parking lots with a total of 387 reserved parking spots. Each lot has between one and three entrances/exits. The Arbor currently has a combined total of 33 signs on its property; 17 parking/towing restriction signs and 16 informational street address signs. The size of the current signs range from 387 square inches for the parking/towing restriction signs to 493 square inches for the information street address signs. The Arbor Board's proposal would reduce the number of signs from 33 to 18 by combining the parking/towing restriction signs and the informational street address signs into one unique 1,280 square inch sign(s) for each of the 12 different courts.

The proposed combined signage would include:

- Name of community – Fairlington Arbor
- Court number
- Street number
- Street name
- Parking restrictions and towing information

Miscellaneous Signs

The Arbor Board has approved the design for three additional signs to be installed on Arbor property and seeks Arlington County approval. The first sign is for the Arbor office. This sign will be installed outside of the Arbor office and will direct residents and contractors to the onsite facilities manager's office. The second sign is for our pool's emergency access road. The current sign is degrading and needs to be replaced so emergency personnel can easily locate our pool and office when summoned. The third sign is to remind residents and guests that dogs are to be leashed and to remind pet owners to curb their pet(s).

Materials

The proposed signs will be sandblasted out of synthetic high density urethane (HDU) material giving it a wood grain finish that is 100% waterproof, unaffected by temperature and will be resistant to deterioration, warping, and cracking.

In keeping with the Arbor's historic nature, the signs will have white lettering on a brown background (color PMS 483 C). The lettering will be painted with a white reflective paint allowing the signs to be easily read at night. The signs will be supported by painted, pressure treated 4"x4" posts with secrete footers.

Additional Documents

Please see the following enclosed documents:

- Use Permit Application
- Notarized Disclosure Statement
- Supporting Exhibits

We appreciate the opportunity to share our comprehensive sign plan with Arlington County and look forward to receiving a positive response.

Please let me know if you require any further information or have any questions.

Sincerely,

Rob Brockhaus
Fairlington Arbor Treasurer

Exhibit A

Fairlington Arbor Board of Directors

(May 2011 – April 2012)

Terry Ruth
President
3472 A-1 South Utah Street
Arlington, VA 22206
941-539-6440

Rob Brockhaus
Treasurer
3472 A-1 South Utah Street
Arlington, VA 22206
703-931-2643

Cindy Atwood
VP of Grounds
3472 A-1 South Utah Street
Arlington, VA 22206
703-625-1584

Jeni Hornback
VP of Community Affairs
3472 A-1 South Utah Street
Arlington, VA 22206
703-578-3080

Mark Messersmith
VP of Buildings
3472 A-1 South Utah Street
Arlington, VA 22206
703-400-9993

Exhibit B

Maps of Fairlington Arbor

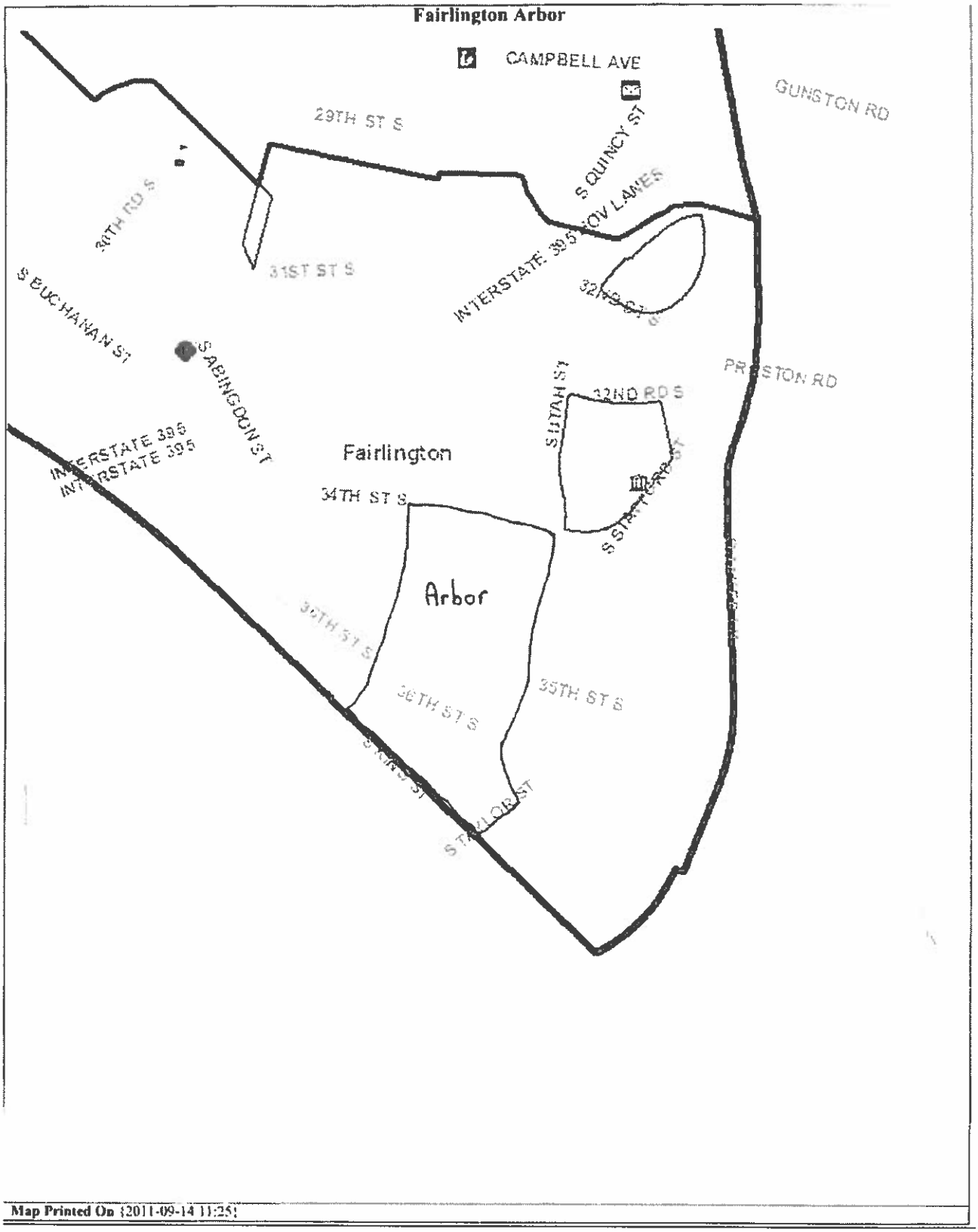


Exhibit B (cont.)

Maps of Fairlington Arbor

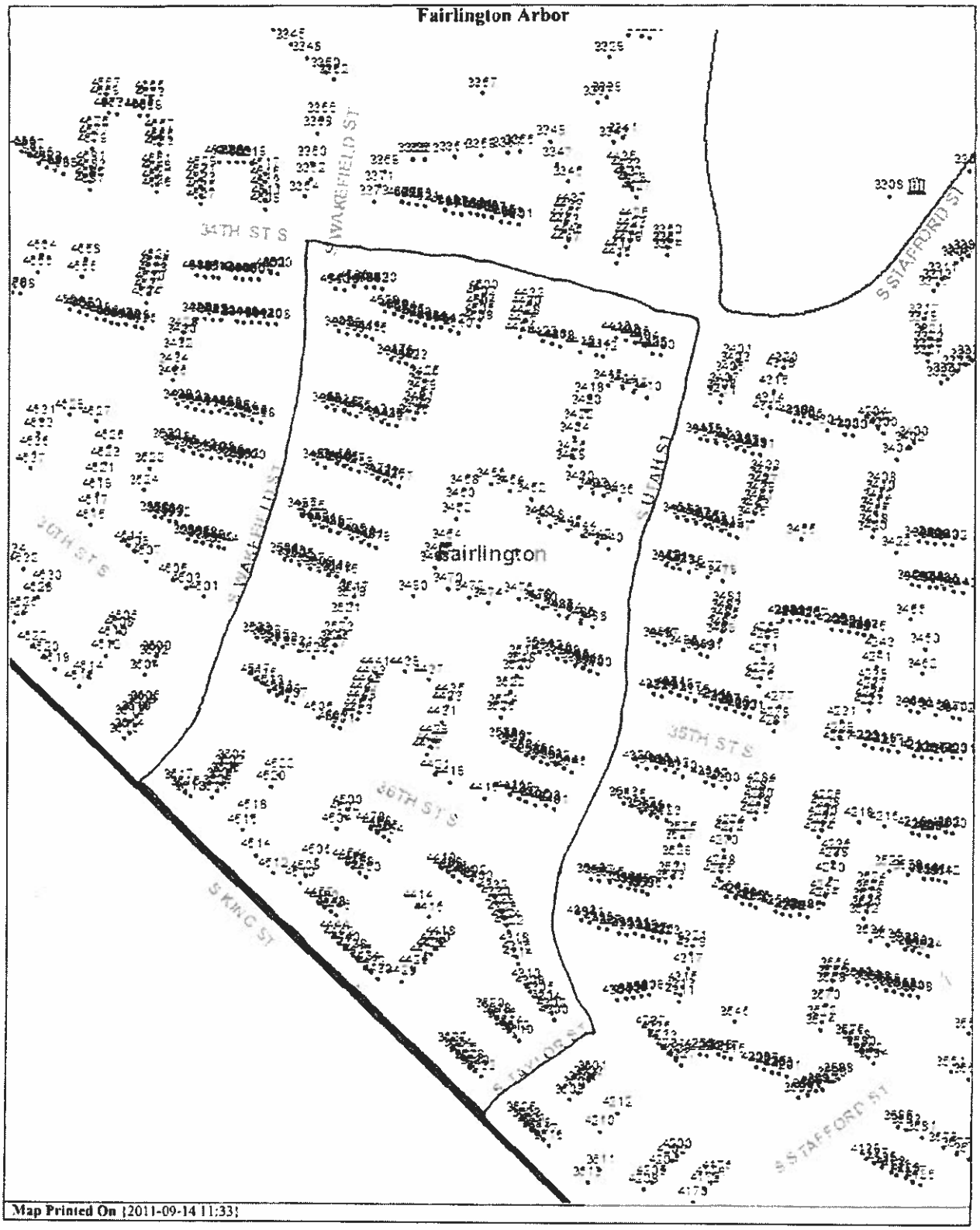


Exhibit B (cont.)

Maps of Fairlington Arbor

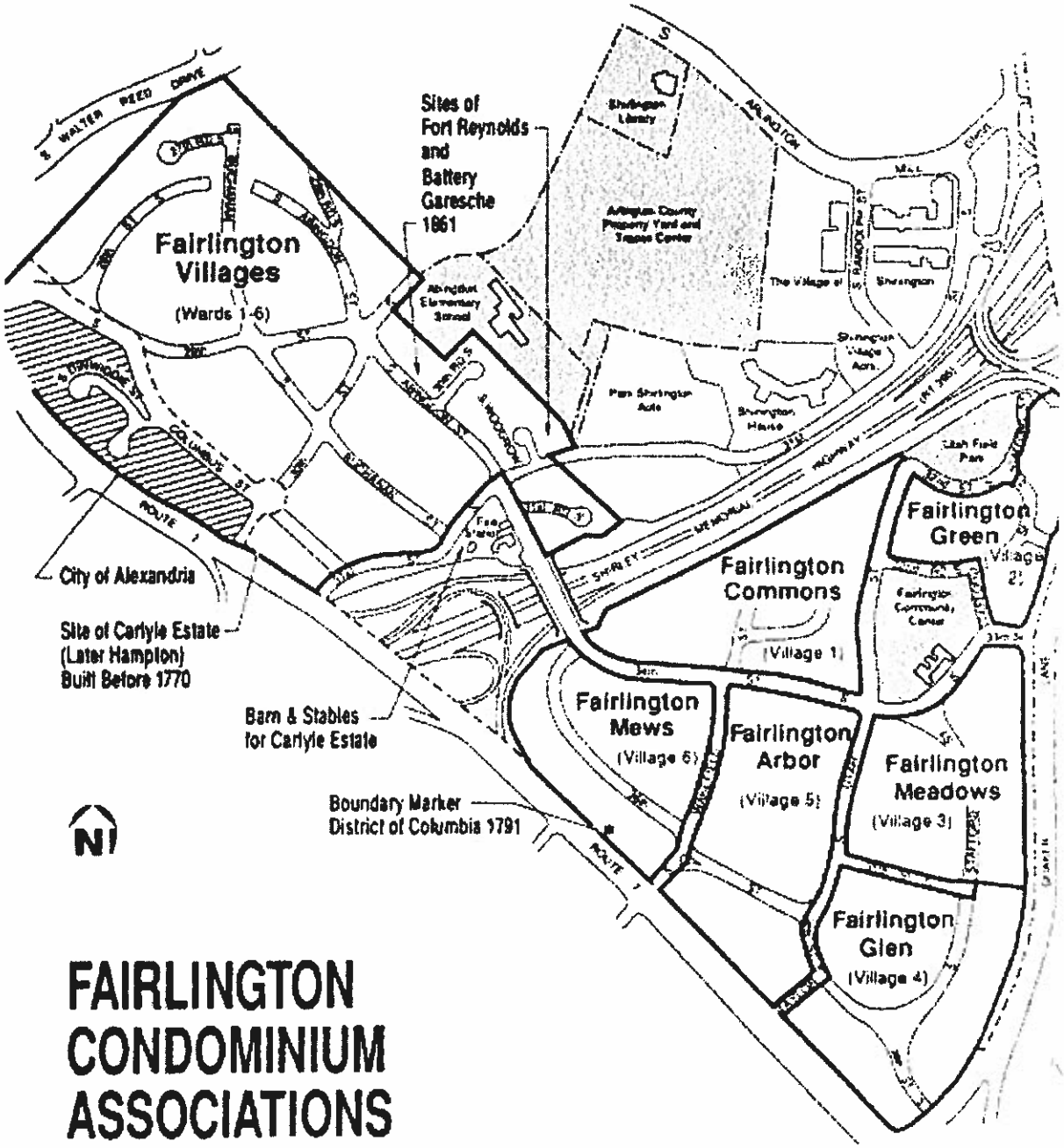


Exhibit B (cont.)

Maps of Fairlington Arbor

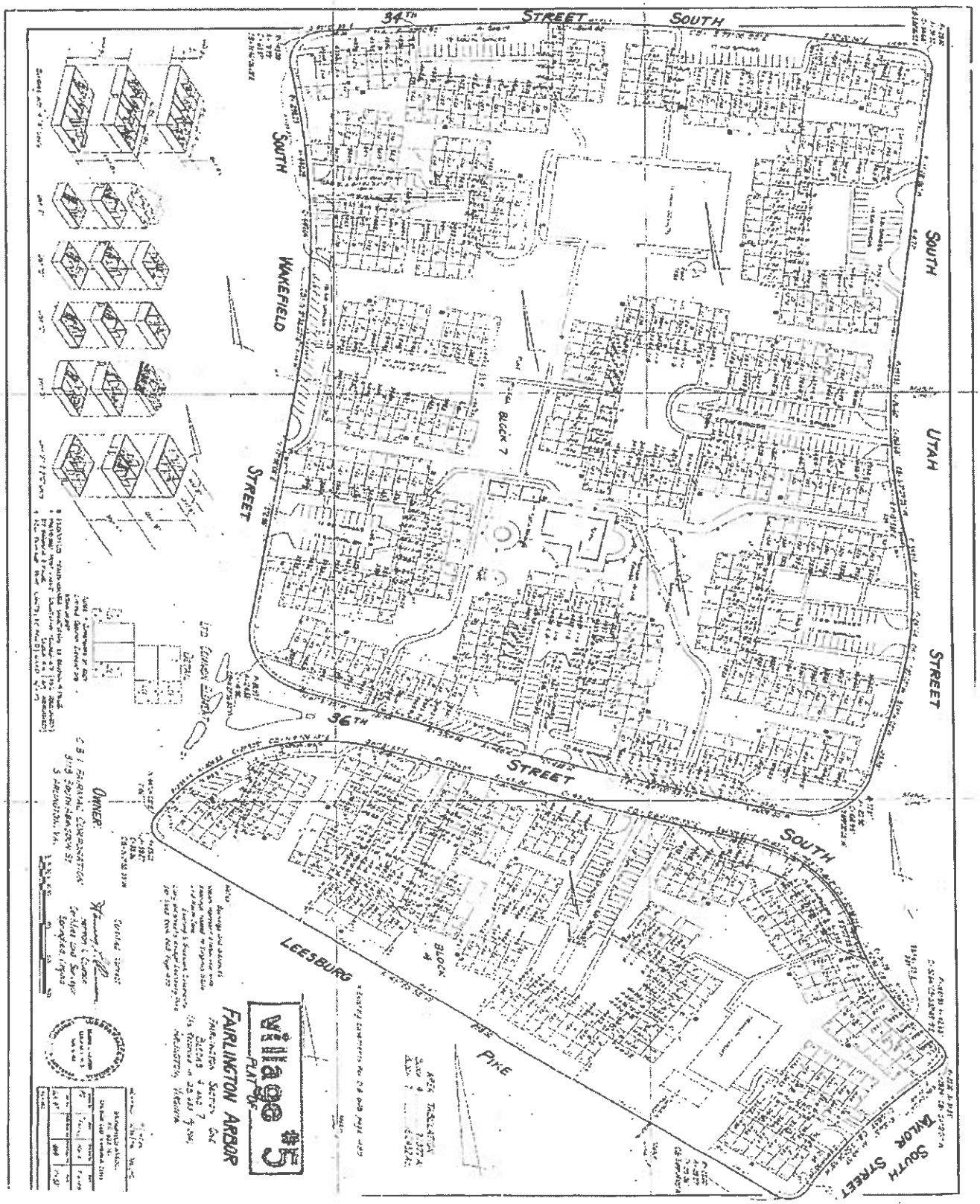


Exhibit C

Arbor Parking Lot Sign Design

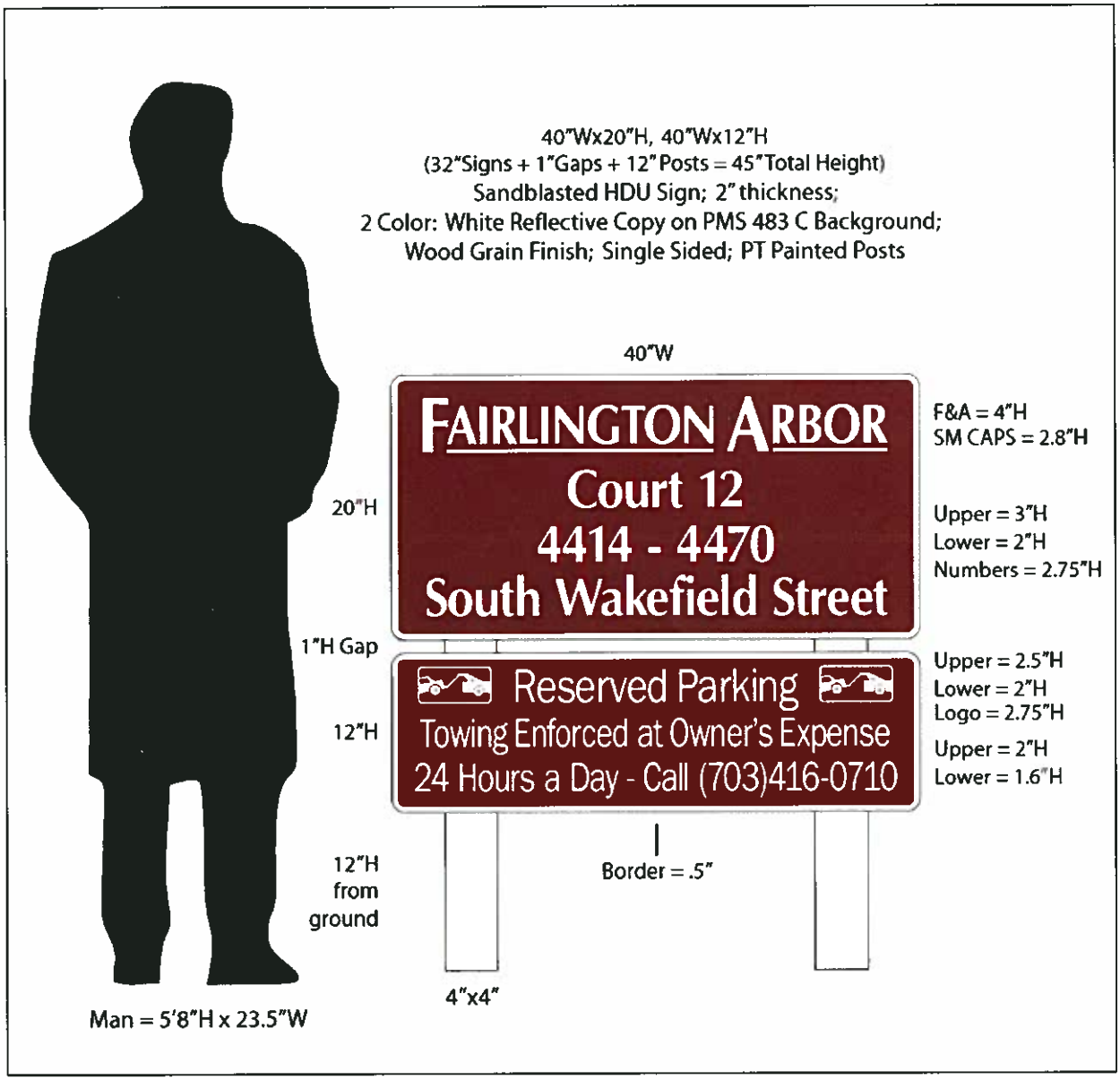


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Exhibit D

Arbor Miscellaneous Sign Designs

Qty 1 - 23"W x 12"H Sandblasted HDU Sign; 2"thickness;
2 Color: White Reflective Copy on PMS 483 C Background;
Wood Grain Finish; Single Sided

Qty 1 - 36"W x 24"H Sandblasted HDU Sign; 2"thickness;
White Reflective Copy on PMS 483 C Background; PT Painted Posts

Qty 2 - 24"W x 16"H Sandblasted HDU Sign; 2"thickness;
White Reflective Copy on PMS 483 C Background; PT Painted Posts

Exhibit E

Sample of Current Arbor Signage

Photo #1: 29"Wx17.5"H

Photo #2: 29"Wx17"H

Photo #3: 18"Wx21.5"H

Exhibit F

Sample of Future Arbor Signage

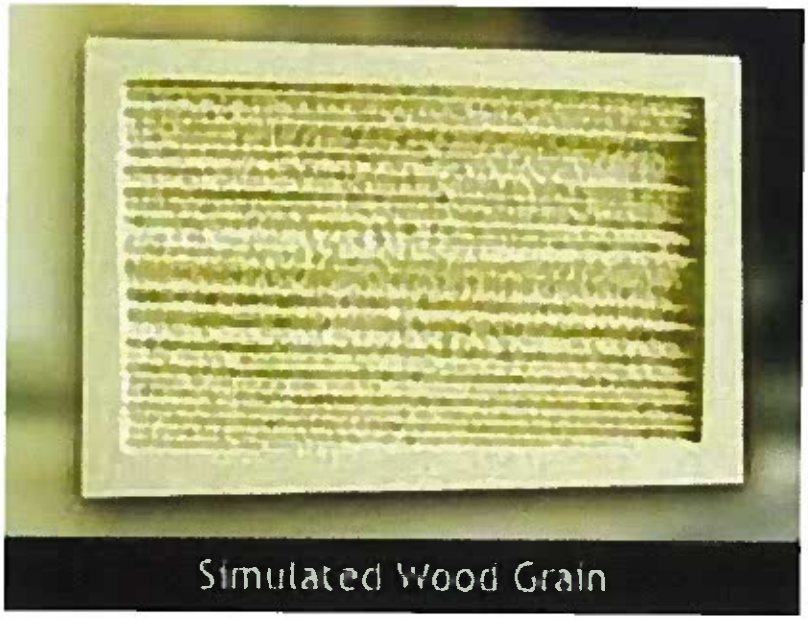


Exhibit G

Table of Future Sign Locations

Sign #	Approximate Future Location	Arbor Court #	New Sign Message	New Material	New Sign Size	New Sign Area	Lighting
1	3410 S. Utah	1	Address/Parking/Towing	HDU	40"Wx45"H	40"Wx33"H	No
2	3436 S. Utah	1	Address/Parking/Towing	HDU	40"Wx45"H	40"Wx33"H	No
3	3488 S. Utah	2	Address/Parking/Towing	HDU	40"Wx45"H	40"Wx33"H	No
4	3546 S. Utah	3	Address/Parking/Towing	HDU	40"Wx45"H	40"Wx33"H	No
5	3617 S. Wakefield	4	Address/Parking/Towing	HDU	40"Wx45"H	40"Wx33"H	No
6	4500 S. 36th	4	Address/Parking/Towing	HDU	40"Wx45"H	40"Wx33"H	No
7	4453 S. 36th	5	Address/Parking/Towing	HDU	40"Wx45"H	40"Wx33"H	No
8	4415 S. 36th	5	Address/Parking/Towing	HDU	40"Wx45"H	40"Wx33"H	No
9	3501 S. Wakefield	6	Address/Parking/Towing	HDU	40"Wx45"H	40"Wx33"H	No
10	3497 S. Wakefield	7	Address/Parking/Towing	HDU	40"Wx45"H	40"Wx33"H	No
11	3407 S. Wakefield	8	Address/Parking/Towing	HDU	40"Wx45"H	40"Wx33"H	No
12	4528 S. 34th	9	Address/Parking/Towing	HDU	40"Wx45"H	40"Wx33"H	No
13	4500 S. 34th	9	Address/Parking/Towing	HDU	40"Wx45"H	40"Wx33"H	No
14	4422 S. 34th	10	Address/Parking/Towing	HDU	40"Wx45"H	40"Wx33"H	No
15	4414 S. 34th	10	Address/Parking/Towing	HDU	40"Wx45"H	40"Wx33"H	No
16	3632 S. Taylor	11	Address/Parking/Towing	HDU	40"Wx45"H	40"Wx33"H	No
17	4414 S. 36th	12	Address/Parking/Towing	HDU	40"Wx45"H	40"Wx33"H	No
18	4410 S. 36th	12	Address/Parking/Towing	HDU	40"Wx45"H	40"Wx33"H	No
19	3500 S. Utah (rear)		Pool Access Road	HDU	36"Wx45"H	24"Wx16"H	No
20	3472 A-1 S. Utah (rear)		Arbor Office	HDU	23"Wx45"H	23"Wx12"H	No
21	3435 S. Wakefield (rear)		Pet Ordinance	HDU	24"Wx45"H	24"Wx16"H	No

Exhibit G (cont.)

Table of Current Sign Locations

Sign #	Approximate Current Location	Arbor Court #	Current Sign Message	Current Material	Current Sign Size	Current Sign Area	Lighting
1	3410 S. Utah	1	Address	Wood	29"Wx46"H	29"Wx17"H	No
2	3410 S. Utah	1	Parking/Towing	Wood	18"Wx46"H	18"Wx21.5"H	No
3	3436 S. Utah	1	Parking/Towing	Wood	18"Wx46"H	18"Wx21.5"H	No
4	3440 S. Utah	2	Parking/Towing	Wood	18"Wx46"H	18"Wx21.5"H	No
5	3488 S. Utah	2	Address	Wood	29"Wx46"H	29"Wx17"H	No
6	3500 S. Utah	3	Parking/Towing	Wood	18"Wx46"H	18"Wx21.5"H	No
7	3546 S. Utah	3	Address	Wood	29"Wx46"H	29"Wx17"H	No
8	3601 S. Wakefield	4	Parking/Towing	Wood	18"Wx46"H	18"Wx21.5"H	No
9	3617 S. Wakefield	4	Address	Wood	29"Wx46"H	29"Wx17"H	No
10	3617 S. Wakefield	4	Parking/Towing	Wood	18"Wx46"H	18"Wx21.5"H	No
11	4500 S. 36th	4	Address	Wood	29"Wx46"H	29"Wx17"H	No
12	4522 S. 36th	4	Parking/Towing	Wood	18"Wx46"H	18"Wx21.5"H	No
13	4415 S. 36th	5	Address	Wood	29"Wx46"H	29"Wx17"H	No
14	4425 S. 36th	5	Parking/Towing	Wood	18"Wx46"H	18"Wx21.5"H	No
15	4453 S. 36th	5	Address	Wood	29"Wx46"H	29"Wx17"H	No
16	4453 S. 36th	5	Address	Wood	29"Wx46"H	29"Wx17"H	No
17	3501 S. Wakefield	6	Address	Wood	29"Wx46"H	29"Wx17"H	No
18	3459 S. Wakefield	7	Parking/Towing	Wood	18"Wx46"H	18"Wx21.5"H	No
19	3497 S. Wakefield	7	Address	Wood	29"Wx46"H	29"Wx17"H	No
20	3497 S. Wakefield	7	Parking/Towing	Wood	18"Wx46"H	18"Wx21.5"H	No
21	3407 S. Wakefield	8	Address	Wood	29"Wx46"H	29"Wx17"H	No
22	3453 S. Wakefield	8	Parking/Towing	Wood	18"Wx46"H	18"Wx21.5"H	No
23	4500 S. 34th	9	Parking/Towing	Wood	18"Wx46"H	18"Wx21.5"H	No
24	4528 S. 34th	9	Address	Wood	29"Wx46"H	29"Wx17"H	No
25	4530 S. 34th	9	Parking/Towing	Wood	18"Wx46"H	18"Wx21.5"H	No
26	4422 S. 34th	10	Address	Wood	29"Wx46"H	29"Wx17"H	No
27	4432 S. 34th	10	Parking/Towing	Wood	18"Wx46"H	18"Wx21.5"H	No
28	3632 S. Taylor	11	Address	Wood	29"Wx46"H	29"Wx17"H	No
29	3632 S. Taylor	11	Parking/Towing	Wood	18"Wx46"H	18"Wx21.5"H	No
30	4410 S. 36th	12	Address	Wood	29"Wx46"H	29"Wx17"H	No
31	4410 S. 36th	12	Parking/Towing	Wood	18"Wx46"H	18"Wx21.5"H	No
32	4414 S. 36th	12	Address	Wood	29"Wx46"H	29"Wx17"H	No
33	4464 S. 36th	12	Parking/Towing	Wood	18"Wx46"H	18"Wx21.5"H	No
34	3500 S. Utah (rear)		Pool Access Road	Wood	29"Wx45"H	29"Wx17.5"H	No

Exhibit H

Map of Future Sign Locations

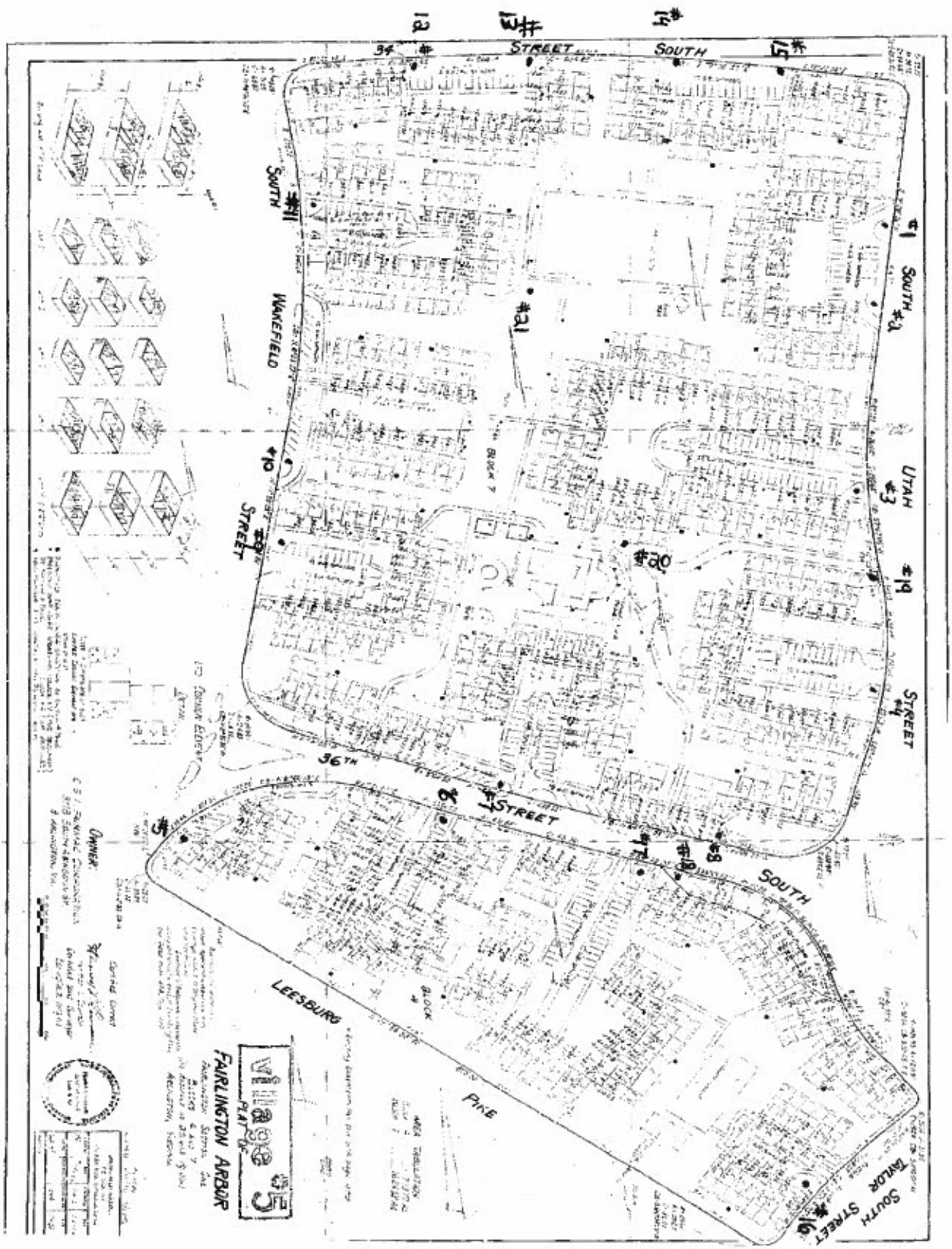
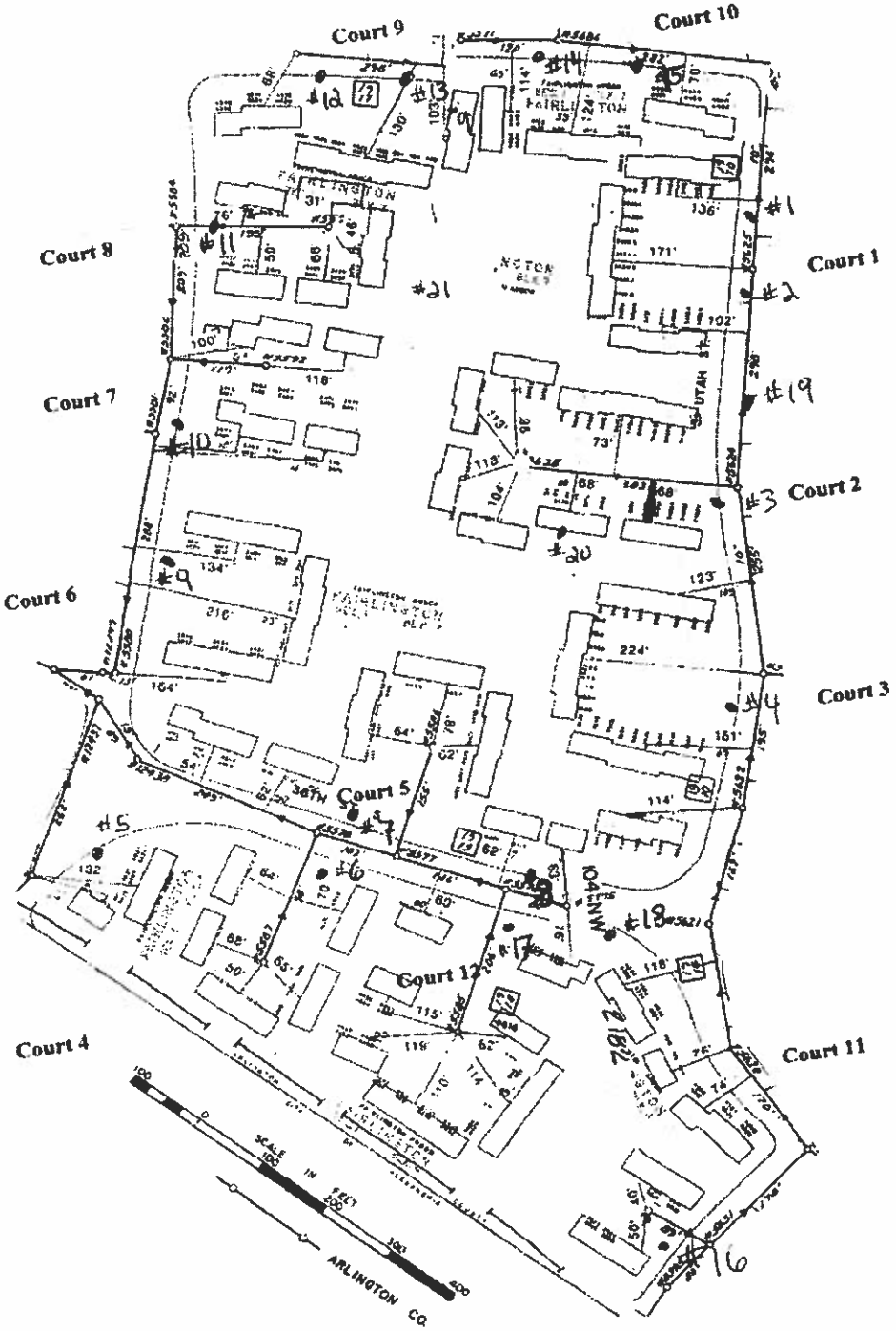


Exhibit H (cont.)

Map of Future Sign Locations



Fairlington Arbor

Exhibit I

Photos of Future Sign Locations

Note: Future sign locations are near given address.

Sign #1: Court 1-A
Location: 3410 South Utah Street

Sign #2: Court 1-B
Location: 3436 South Utah Street

Exhibit I (cont.)

Fairlington Arbor Sign Locations

Sign #3: Court 2
Location: 3488 South Utah Street

Sign #4: Court 3
Location: 3546 South Utah Street

Exhibit I (cont.)

Fairlington Arbor Sign Locations

Sign #5: Court 4-A
Location: 3617 South Wakefield Street

Sign #6: Court 4-B
Location: 4500 South 36th Street

Exhibit I (cont.)

Fairlington Arbor Sign Locations

Sign #7: Court 5-A
Location: 4453 South 36th Street

Sign #8: Court 5-B
Location: 4415 South 36th Street

Exhibit I (cont.)

Fairlington Arbor Sign Locations

Sign #9: Court 6
Location: 3501 South Wakefield Street

Sign #10: Court 7
Location: 3497 South Wakefield Street

Exhibit I (cont.)

Fairlington Arbor Sign Locations

Sign #11: Court 8
Location: 3407 South Wakefield Street

Sign #12: Court 9-A
Location: 4528 South 34th Street

Exhibit I (cont.)

Fairlington Arbor Sign Locations

Sign #13: Court 9-B
Location: 4500 South 34th Street

Sign #14: Court 10-A
Location: 4422 South 34th Street

Exhibit I (cont.)

Fairlington Arbor Sign Locations

Sign #15: Court 10-B
Location: 4414 South 34th Street

Sign #16: Court 11
Location: 3632 South Taylor Street

Exhibit I (cont.)

Fairlington Arbor Sign Locations

Sign #17: Court 12-A
Location: 4414 South 36th Street

Sign #18: Court 12-B
Location: 4410 South 36th Street

Exhibit I (cont.)

Fairlington Arbor Sign Locations

Sign #19: Pool Access Road
Location: 3500 South Utah Street (rear)

Sign #20: Arbor Office Sign
Location: 3472-A-1 South Utah Street (rear)

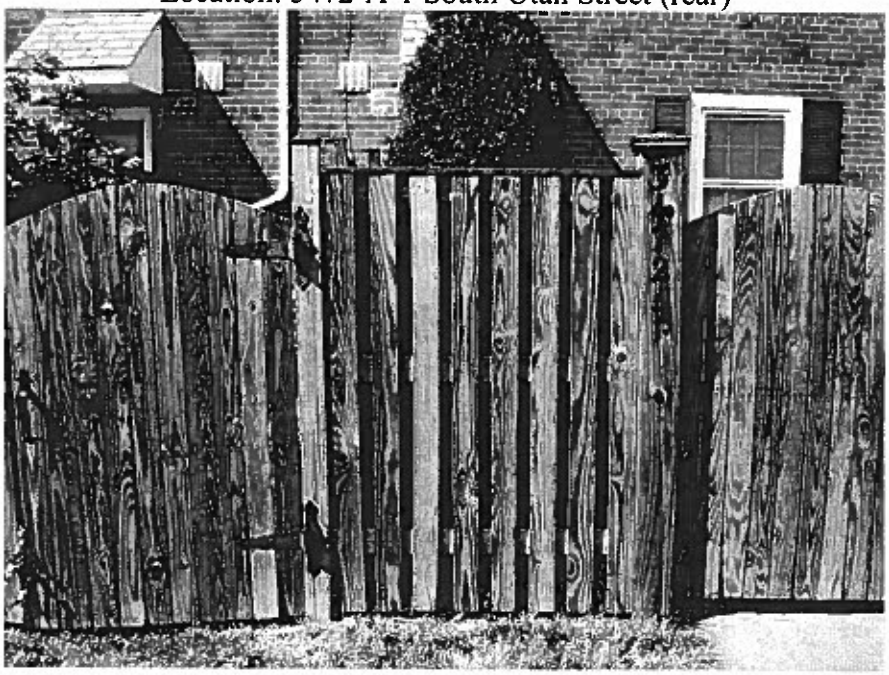


Exhibit I (cont.)

Fairlington Arbor Sign Locations

Sign #21: Pet Ordinance
Location: 3435 South Wakefield Street (rear)

Fairlington Arbor

Updated Tables of Future & Current Sign Locations

October 13, 2011

Table of Fairlington Arbor Future and Current Sign Locations

Sign #	Approximate Future Location	Arbor Court #	New Sign Message	New Material	New Sign Size (Sign & Post)	New Sign Size - sq ft (Sign & Post)	New Sign Area (Sign Only)	New Sign Area - sq ft (Sign Only)	Lighting
1	3410 S. Utah	1	Address/Parking/Towing	HDU	40"Wx45"H	12.5 sq ft	40"Wx33"H	9.16 sq ft	No
2	3436 S. Utah	1	Address/Parking/Towing	HDU	40"Wx45"H	12.5 sq ft	40"Wx33"H	9.16 sq ft	No
3	3488 S. Utah	2	Address/Parking/Towing	HDU	40"Wx45"H	12.5 sq ft	40"Wx33"H	9.16 sq ft	No
4	3546 S. Utah	3	Address/Parking/Towing	HDU	40"Wx45"H	12.5 sq ft	40"Wx33"H	9.16 sq ft	No
5	3617 S. Wakefield	4	Address/Parking/Towing	HDU	40"Wx45"H	12.5 sq ft	40"Wx33"H	9.16 sq ft	No
6	4500 S. 36th	4	Address/Parking/Towing	HDU	40"Wx45"H	12.5 sq ft	40"Wx33"H	9.16 sq ft	No
7	4453 S. 36th	5	Address/Parking/Towing	HDU	40"Wx45"H	12.5 sq ft	40"Wx33"H	9.16 sq ft	No
8	4415 S. 36th	5	Address/Parking/Towing	HDU	40"Wx45"H	12.5 sq ft	40"Wx33"H	9.16 sq ft	No
9	3501 S. Wakefield	6	Address/Parking/Towing	HDU	40"Wx45"H	12.5 sq ft	40"Wx33"H	9.16 sq ft	No
10	3497 S. Wakefield	7	Address/Parking/Towing	HDU	40"Wx45"H	12.5 sq ft	40"Wx33"H	9.16 sq ft	No
11	3407 S. Wakefield	8	Address/Parking/Towing	HDU	40"Wx45"H	12.5 sq ft	40"Wx33"H	9.16 sq ft	No
12	4528 S. 34th	9	Address/Parking/Towing	HDU	40"Wx45"H	12.5 sq ft	40"Wx33"H	9.16 sq ft	No
13	4500 S. 34th	9	Address/Parking/Towing	HDU	40"Wx45"H	12.5 sq ft	40"Wx33"H	9.16 sq ft	No
14	4422 S. 34th	10	Address/Parking/Towing	HDU	40"Wx45"H	12.5 sq ft	40"Wx33"H	9.16 sq ft	No
15	4414 S. 34th	10	Address/Parking/Towing	HDU	40"Wx45"H	12.5 sq ft	40"Wx33"H	9.16 sq ft	No
16	3632 S. Taylor	11	Address/Parking/Towing	HDU	40"Wx45"H	12.5 sq ft	40"Wx33"H	9.16 sq ft	No
17	4414 S. 36th	12	Address/Parking/Towing	HDU	40"Wx45"H	12.5 sq ft	40"Wx33"H	9.16 sq ft	No
18	4410 S. 36th	12	Address/Parking/Towing	HDU	40"Wx45"H	12.5 sq ft	40"Wx33"H	9.16 sq ft	No
19	3500 S. Utah (rear)		Pool Access Road	HDU	36"Wx45"H	11.25 sq ft	24"Wx16"H	2.6 sq ft	No
20	3472 A-1 S. Utah (rear)		Arbor Office	HDU	23"Wx45"H	7.18 sq ft	23"Wx12"H	1.91 sq ft	No
21	3435 S. Wakefield (rear)		Pet Ordinance	HDU	24"Wx45"H	7.5 sq ft	24"Wx16"H	2.6 sq ft	No

Table of Fairlington Arbor Future and Current Sign Locations

Sign #	Approximate Current Location	Arbor Court #	Current Sign Message	Current Material	Current Sign Size (Sign & Post)	Current Sign Size - sq ft (Sign & Post)	Current Sign Area (Sign Only)	Current Sign Area - sq ft (Sign Only)	Lighting
1	3410 S. Utah	1	Parking/Towing	Wood	18"Wx46"H	5.75 sq ft	18"Wx21.5"H	2.68 sq ft	No
2	3410 S. Utah	1	Address	Wood	29"Wx46"H	9.26 sq ft	29"Wx17"H	3.42 sq ft	No
3	3436 S. Utah	1	Parking/Towing	Wood	18"Wx46"H	5.75 sq ft	18"Wx21.5"H	2.68 sq ft	No
4	3440 S. Utah	2	Parking/Towing	Wood	18"Wx46"H	5.75 sq ft	18"Wx21.5"H	2.68 sq ft	No
5	3488 S. Utah	2	Address	Wood	29"Wx46"H	9.26 sq ft	29"Wx17"H	3.42 sq ft	No
6	3500 S. Utah	3	Parking/Towing	Wood	18"Wx46"H	5.75 sq ft	18"Wx21.5"H	2.68 sq ft	No
7	3546 S. Utah	3	Address	Wood	29"Wx46"H	9.26 sq ft	29"Wx17"H	3.42 sq ft	No
8	3601 S. Wakefield	4	Parking/Towing	Wood	18"Wx46"H	5.75 sq ft	18"Wx21.5"H	2.68 sq ft	No
9	3617 S. Wakefield	4	Parking/Towing	Wood	18"Wx46"H	5.75 sq ft	18"Wx21.5"H	2.68 sq ft	No
10	3617 S. Wakefield	4	Address	Wood	29"Wx46"H	9.26 sq ft	29"Wx17"H	3.42 sq ft	No
11	4500 S. 36th	4	Address	Wood	29"Wx46"H	9.26 sq ft	29"Wx17"H	3.42 sq ft	No
12	4522 S. 36th	4	Parking/Towing	Wood	18"Wx46"H	5.75 sq ft	18"Wx21.5"H	2.68 sq ft	No
13	4415 S. 36th	5	Address	Wood	29"Wx46"H	9.26 sq ft	29"Wx17"H	3.42 sq ft	No
14	4425 S. 36th	5	Parking/Towing	Wood	18"Wx46"H	5.75 sq ft	18"Wx21.5"H	2.68 sq ft	No
15	4453 S. 36th	5	Address	Wood	29"Wx46"H	9.26 sq ft	29"Wx17"H	3.42 sq ft	No
16	4453 S. 36th	5	Address	Wood	29"Wx46"H	9.26 sq ft	29"Wx17"H	3.42 sq ft	No
17	3501 S. Wakefield	6	Address	Wood	29"Wx46"H	9.26 sq ft	29"Wx17"H	3.42 sq ft	No
18	3459 S. Wakefield	7	Parking/Towing	Wood	18"Wx46"H	5.75 sq ft	18"Wx21.5"H	2.68 sq ft	No
19	3497 S. Wakefield	7	Parking/Towing	Wood	18"Wx46"H	5.75 sq ft	18"Wx21.5"H	2.68 sq ft	No
20	3497 S. Wakefield	7	Address	Wood	29"Wx46"H	9.26 sq ft	29"Wx17"H	3.42 sq ft	No
21	3407 S. Wakefield	8	Address	Wood	29"Wx46"H	9.26 sq ft	29"Wx17"H	3.42 sq ft	No
22	3453 S. Wakefield	8	Parking/Towing	Wood	18"Wx46"H	5.75 sq ft	18"Wx21.5"H	2.68 sq ft	No
23	4500 S. 34th	9	Parking/Towing	Wood	18"Wx46"H	5.75 sq ft	18"Wx21.5"H	2.68 sq ft	No
24	4528 S. 34th	9	Address	Wood	29"Wx46"H	9.26 sq ft	29"Wx17"H	3.42 sq ft	No
25	4530 S. 34th	9	Parking/Towing	Wood	18"Wx46"H	5.75 sq ft	18"Wx21.5"H	2.68 sq ft	No
26	4422 S. 34th	10	Address	Wood	29"Wx46"H	9.26 sq ft	29"Wx17"H	3.42 sq ft	No
27	4432 S. 34th	10	Parking/Towing	Wood	18"Wx46"H	5.75 sq ft	18"Wx21.5"H	2.68 sq ft	No
28	3632 S. Taylor	11	Parking/Towing	Wood	18"Wx46"H	5.75 sq ft	18"Wx21.5"H	2.68 sq ft	No
29	3632 S. Taylor	11	Address	Wood	29"Wx46"H	9.26 sq ft	29"Wx17"H	3.42 sq ft	No
30	4410 S. 36th	12	Parking/Towing	Wood	18"Wx46"H	5.75 sq ft	18"Wx21.5"H	2.68 sq ft	No
31	4410 S. 36th	12	Address	Wood	29"Wx46"H	9.26 sq ft	29"Wx17"H	3.42 sq ft	No
32	4414 S. 36th	12	Address	Wood	29"Wx46"H	9.26 sq ft	29"Wx17"H	3.42 sq ft	No
33	4464 S. 36th	12	Parking/Towing	Wood	18"Wx46"H	5.75 sq ft	18"Wx21.5"H	2.68 sq ft	No
34	3500 S. Utah (rear)		Pool Access Road	Wood	29"Wx45"H	9.06 sq ft	29"Wx17.5"H	3.52 sq ft	No

Fairlington Arbor
Arlington, Virginia
Comprehensive Sign Plan
Amendment: November 22, 2011

Exhibit A

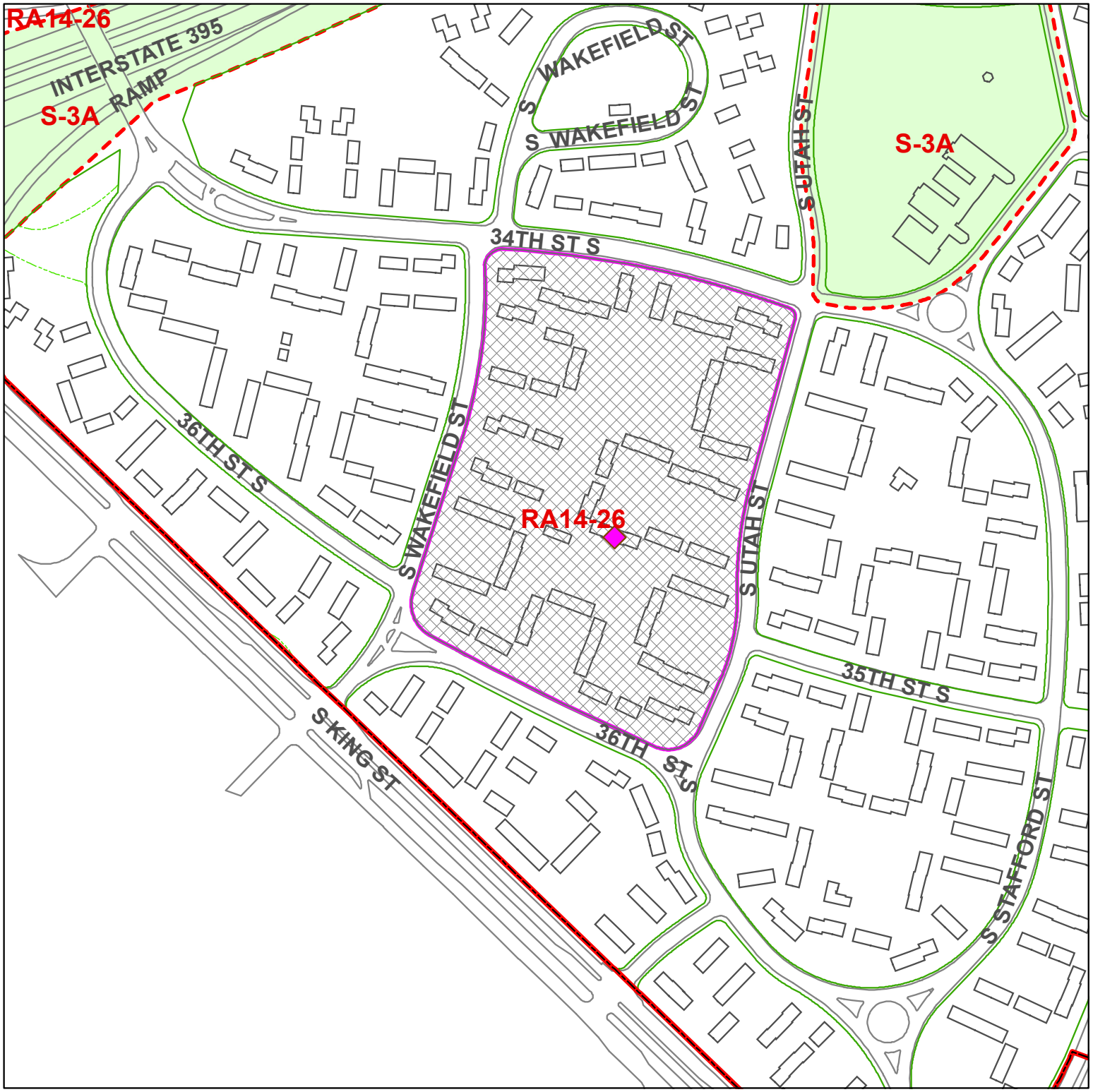
Arbor "Pool Access Road" Sign Design

Qty 1 - 24"W x 24"H
Sandblasted HDU Sign;2" thickness;
White Reflective Copy on PMS 483 C;
Wood Grain Finish; Single Sided;
PT Painted Posts

Exhibit B

Updated Table of Future Sign Dimensions & Locations

Sign #	Approximate Future Location	Arbor Court #	New Sign Message	New Material	New Sign Size (Sign & Post)	New Sign Size - sq ft (Sign & Post)	New Sign Area (Sign Only)	New Sign Area - sq ft (Sign Only)	Lighting
1	3410 S. Utah	1	Address/Parking/Towing	HDU	40"Wx45"H	12.5 sq ft	40"Wx33"H	9.167 sq. ft.	No
2	3436 S. Utah	1	Address/Parking/Towing	HDU	40"Wx45"H	12.5 sq ft	40"Wx33"H	9.167 sq. ft.	No
3	3488 S. Utah	2	Address/Parking/Towing	HDU	40"Wx45"H	12.5 sq ft	40"Wx33"H	9.167 sq. ft.	No
4	3546 S. Utah	3	Address/Parking/Towing	HDU	40"Wx45"H	12.5 sq ft	40"Wx33"H	9.167 sq. ft.	No
5	3617 S. Wakefield	4	Address/Parking/Towing	HDU	40"Wx45"H	12.5 sq ft	40"Wx33"H	9.167 sq. ft.	No
6	4500 S. 36th	4	Address/Parking/Towing	HDU	40"Wx45"H	12.5 sq ft	40"Wx33"H	9.167 sq. ft.	No
7	4453 S. 36th	5	Address/Parking/Towing	HDU	40"Wx45"H	12.5 sq ft	40"Wx33"H	9.167 sq. ft.	No
8	4415 S. 36th	5	Address/Parking/Towing	HDU	40"Wx45"H	12.5 sq ft	40"Wx33"H	9.167 sq. ft.	No
9	3501 S. Wakefield	6	Address/Parking/Towing	HDU	40"Wx45"H	12.5 sq ft	40"Wx33"H	9.167 sq. ft.	No
10	3497 S. Wakefield	7	Address/Parking/Towing	HDU	40"Wx45"H	12.5 sq ft	40"Wx33"H	9.167 sq. ft.	No
11	3407 S. Wakefield	8	Address/Parking/Towing	HDU	40"Wx45"H	12.5 sq ft	40"Wx33"H	9.167 sq. ft.	No
12	4528 S. 34th	9	Address/Parking/Towing	HDU	40"Wx45"H	12.5 sq ft	40"Wx33"H	9.167 sq. ft.	No
13	4500 S. 34th	9	Address/Parking/Towing	HDU	40"Wx45"H	12.5 sq ft	40"Wx33"H	9.167 sq. ft.	No
14	4422 S. 34th	10	Address/Parking/Towing	HDU	40"Wx45"H	12.5 sq ft	40"Wx33"H	9.167 sq. ft.	No
15	4414 S. 34th	10	Address/Parking/Towing	HDU	40"Wx45"H	12.5 sq ft	40"Wx33"H	9.167 sq. ft.	No
16	3632 S. Taylor	11	Address/Parking/Towing	HDU	40"Wx45"H	12.5 sq ft	40"Wx33"H	9.167 sq. ft.	No
17	4414 S. 36th	12	Address/Parking/Towing	HDU	40"Wx45"H	12.5 sq ft	40"Wx33"H	9.167 sq. ft.	No
18	4410 S. 36th	12	Address/Parking/Towing	HDU	40"Wx45"H	12.5 sq ft	40"Wx33"H	9.167 sq. ft.	No
19	3500 S. Utah (rear)		Pool Access Road	HDU	24"Wx45"H	7.5 sq ft	24"Wx24"H	4 sq. ft.	No
20	3472 A-1 S. Utah (rear)		Arbor Office	HDU	23"Wx45"H	7.18 sq ft	23"Wx12"H	1.92 sq. ft.	No
21	3435 S. Wakefield (rear)		Pet Ordinance	HDU	24"Wx45"H	7.5 sq ft	24"Wx16"H	2.67 sq. ft.	No



U-3319-11-1

3472 A-1 South Utah Street

RPC# 30-013-311

Case Location(s)

Scale: 1:4,000

Note: These maps are for property location assistance only.
They may not represent the latest survey and other information.

Department of Community Planning, Housing and Development **Planning Division**