



PLANNING COMMISSION REGULAR MEETING AGENDA

Town Council Chambers
765 Lynn Street, Herndon, VA 20170

Monday, April 22, 2024 | 7:00 PM

1. Call to Order

2. Approval of Minutes

- a. March 11, 2024, Planning Commission Work Session
- b. March 25, 2024, Planning Commission Regular Meeting

3. Comments

- a. Comments from the Staff Members
- b. Comments from the Commissioners
- c. Comments from Citizens
Members of the public may, for one 3-minute period, provide public comments, requests, consent or general item comments, and comments on matters not included on the agenda.

4. Public Hearings

- a. Zoning Ordinance Text Amendment ZOTA #24-01 - Development Application Fees
- b. Special Exception SE #24-01 - Hunters Creek Bridge Floodplain Overlay

5. Adjournment



Planning Commission Regular Meeting

Agenda Item 2.a.

Agenda Item: March 11, 2024, Planning Commission Work Session

Meeting Date: April 22, 2024

Category: Approval of Minutes

Prepared by: Aaron Zoellick, Clerk of Boards and Commissions

Description:

This is a request to approve the March 11, 2024, Planning Commission work session minutes.

Background:

N/A

Budget Impact:

N/A

Recommendation:

Recommend approval, as presented.

Attachments:

1. 03.11.2024 Planning Commission Work Session Minutes



**HERNDON PLANNING COMMISSION
Work Session Minutes
Monday, March 11, 2024**

1. Call to Order

The Planning Commission met in work session on Monday, March 11, 2024, at 7:00 p.m. in the Town of Herndon Council Chambers Building, 765 Lynn Street, Herndon, Virginia. In attendance were: Commissioners Jay Donahue, Mike McFarlane, Kevin Moses, Vice Chair George Burke, and Chair Mike Romeo. Commissioners Dua'a Elbarasse and Meron Yohannes were absent.

Staff present during the meeting: Lisa Gilleran, Director of Community Development; Lesa Yeatts, Town Attorney; Bryce Perry, Deputy Director of Community Development; Ahmad Zaki, Lead Planner, Long-Range Planning; and Aaron Zoellick, Clerk of Boards and Commissions.

Chair Romeo called the meeting to order at 7:00 p.m. and stated that five members of the Planning Commission were present which constituted a quorum.

2. Public Hearings

- a. COMPREHENSIVE PLAN AMENDMENT - CPA #23-01, Resolution to consider Comprehensive Plan Amendment, CPA #23-01, pursuant to Section 15.2-2229 of the Code of Virginia, an amendment to the Town of Herndon 2030 Comprehensive Plan, adopted August 12, 2008, as amended through May 24, 2022.**

Chair Romeo opened the work session and called on Mr. Zaki for the staff presentation.

Mr. Zaki provided an update to CPA #23-01 and reviewed updated versions of the errata sheet and final draft report. Mr. Zaki stated that staff is recommending certification and a recommendation for approval with amendments in accordance with the draft resolution and any attachments that will be provided prior to the Planning Commission's public hearing on March 25, 2024.

There was discussion among the Planning Commission and staff on this item,

including:

- (1) Clarification regarding the errata sheet.
- (2) Public feedback. Mr. Perry stated that public feedback was pretty evenly split among the three different scenarios that were presented. Ms. Gilleran stated that staff will continue to incorporate comments as they are received.
- (3) Whether the town is lobbying the state legislature regarding the affordable housing situation in the town. Ms. Gilleran stated that the town is trying to work with Fairfax County Housing. Chair Romeo suggested adding a line to the paragraph regarding affordable housing that the town is open to affordable housing options. Vice Chair Burke commented that he is concerned about what is considered affordable housing; the median salary is probably higher than what most people consider affordable housing. Ms. Gilleran stated that staff will look up what the median is in 2024 and include that in the plan. Commissioner McFarlane stated that this part of Herndon is likely where there will not be affordable housing. Commissioner Donahue stated that workforce housing should be included. Chair Romeo stated that low-income and workforce housing are different levels of affordable housing; it may be more appropriate to focus on overall affordable housing.
- (4) Local taxes (other than restaurant taxes) are referenced on line 41 of the errata sheet. Ms. Gilleran stated that the statement was changed to clarify that it will increase real estate values, but cannot say that it will offset operation expenditures.
- (5) Fairbrook Parcel. Chair Romeo suggested adding text to line 46 to say that the Fairbrook parcel is approved in its current form but if a future developer wants to do something different, the current plan is what is approved.
- (6) The planned street paralleling Herndon Parkway. Mr. Zaki stated that staff will be replacing the dimensions listed for Herndon Parkway and replacing them with general descriptions.
- (7) Flexible versus Prescriptive. Vice Chair Burke commented on the use of "should" in line 169 regarding ample space for street trees and extra wide sidewalks.
- (8) Continued edits to the plan. Mr. Perry stated that many comments are meant to address inconsistent language used throughout the draft final report.
- (9) Staff recommendation. Mr. Zaki stated that staff will be making a recommendation to certify at the March 25 public hearing. Commissioner McFarlane asked if there was a particular rush to approve the plan. Ms. Gilleran stated that one funding extension has already been granted, and some developers are waiting on projects to move forward.
- (10) The final report. Chair Romeo asked when staff expects to see a final prepared report. Mr. Perry stated that a record copy will be produced after adoption by the town council. Mr. Romeo asked if a funding limit is preventing the consultants from providing an additional draft. Mr. Perry responded that there are funding and time constraints.
- (11) Sunset Business Park. Vice Chair Burke commented on the plan for Sunset Business Park on page 72. Ms. Gilleran stated that the plan calls for those buildings to stay as they are but for the drive aisle and the area around the

buildings to be transformed.

3. Comments

a. Comments from the Staff Members

Ms. Gilleran stated that the 575 Herndon Parkway owners will likely be coming in with a development plan.

b. Comments from the Commissioners

Commissioner McFarlane asked about the Boeing building and whether the sidewalk on Spring Street was removed.

Ms. Gilleran stated that there will be a sidewalk there.

Chair Romeo asked about the timing for the completion of improvements at Spring Street and Herndon Parkway.

Ms. Gilleran stated that staff would find out and report back to the Planning Commission.

Chair Romeo asked about the Comstock project and whether staff is expecting a building permit to be issued.

Ms. Yeatts encouraged commissioners to tune into the town council meetings for updates from the town manager.

Vice Chair Burke asked about the file names for CivicPlus documents.

Ms. Gilleran stated that staff will check with the town clerk.

4. Adjournment

There being no further business, and without objection, the March 11, 2024, Planning Commission work session was adjourned at 8:25 p.m.



Planning Commission Regular Meeting

Agenda Item 2.b.

Agenda Item: March 25, 2024, Planning Commission Regular Meeting

Meeting Date: April 22, 2024

Category: Approval of Minutes

Prepared by: Aaron Zoellick, Clerk of Boards and Commissions

Description:

This is a request to approve the March 25, 2024, Planning Commission regular meeting minutes.

Background:

N/A

Budget Impact:

N/A

Recommendation:

Recommend approval, as presented.

Attachments:

1. 03.25.2024 Planning Commission Regular Meeting Minutes



**HERNDON PLANNING COMMISSION
Regular Meeting Minutes
Monday, March 25, 2024**

1. Call to Order

The Planning Commission met at a regular meeting on Monday, March 25, 2024, at 7:00 p.m. in the Town of Herndon Council Chambers Building, 765 Lynn Street, Herndon, Virginia. In attendance were: Chair Mike Romeo, Vice Chair George Burke, and Commissioners Jay Donahue and Mike McFarlane. Commissioners Dua'a Elbarasse, Kevin Moses, and Meron Yohannes were absent.

Staff present during the meeting: Lisa Gilleran, Director of Community Development; Lesa Yeatts, Town Attorney; Ahmad Zaki, Lead Planner, Long-Range Planning; and Aaron Zoellick, Clerk of Boards and Commissions.

Chair Romeo called the meeting to order at 7:00 p.m. and stated that four members of the Planning Commission were present which constituted a quorum.

2. Approval of Minutes

a. February 12, 2024, Planning Commission Work Session

b. February 22, 2024, Planning Commission Special Work Session

c. February 26, 2024, Planning Commission Regular Meeting

Chair Romeo commented that he was absent from the February 12 and February 22, 2024, Planning Commission meetings.

Vice Chair Burke motioned to approve the February 12 Planning Commission work session, the February 22 Planning Commission special work session, and the February 26, 2024, Planning Commission regular meeting minutes.

Motion seconded by Commissioner Donahue.

The question was called on the motion, which was carried by a 4 - 0 roll call vote.

The vote was Commissioners Donahue, McFarlane, Vice Chair Burke, and Chair Romeo voting "Aye."
Commissioners Elbarasse, Moses, and Yohannes were absent from the vote.

3. **Comments**

a. **Comments from the Staff Members**

No comments were offered.

b. **Comments from the Commissioners**

No comments were offered.

c. **Comments from Citizens**

No comments were offered.

4. **Public Hearings**

Ms. Gilleran stated that notices of the public hearing for the application were duly advertised in the March 5 and March 22, 2024, issues of the Fairfax County Times Newspapers. Certificates of Publication from the editor of the Fairfax County Times Newspapers will be entered into the record upon receipt.

a. **COMPREHENSIVE PLAN AMENDMENT - CPA #23-01, Resolution to consider Comprehensive Plan Amendment, CPA #23-01, pursuant to Section 15.2-2229 of the Code of Virginia, an amendment to the Town of Herndon 2030 Comprehensive Plan, adopted August 12, 2008, as amended through May 24, 2022.**

Chair Romeo opened the public hearing and called on Mr. Zaki for the staff presentation.

Mr. Zaki delivered the staff presentation dated March 25, 2024, which is on file with the Department of Community Development.

Staff recommended certifying and approving the final draft TRG Small Area Plan with amendments as indicated in the Errata/Refinement table, in accordance with the provided draft resolution and as stipulated by Section 15.2-2229 of the Code of Virginia.

There was discussion among the Planning Commission and staff on this item, including: (1) the Amendment Text Proposed, (2) concern with grammatical issues in the TRG Small Area Plan and the Amendment Text but understand they will be addressed before going to Town Council, (3) clarification that items in the documents provided to the Planning Commission will be incorporated into the

Errata/Refinement sheet, (4) whether the language regarding self-storage and light industrial would be incorporated just into the Herndon Reston Business Park or throughout the TRG.

Ms. Gilleran commented that the owners of the Herndon Reston Business Park have stated that they have no interest in the residential shown in the plan. Self-storage and some light industrial use would be acceptable and those uses will be added to the errata sheet.

Chair Romeo recognized members of the public for comments.

No public comments were offered.

Chair Romeo closed the public hearing and moved to the commission level for discussion.

Chair Romeo motioned to recommend approval of CPA #23-01 in accordance with the draft resolution and the updated errata sheet.

Motion seconded by Vice Chair Burke.

The question was called on the motion, which was carried by a 4 - 0 roll call vote.

The vote was: Commissioners Donahue, McFarlane, Vice Chair Burke, and Chair Romeo voting "Aye."

Commissioners Elbarasse, Moses, and Yohannes were absent from the vote.

Vice Chair Burke commented on the effort that went into the TRG Small Area Plan by staff, the TRG Advisory Committee, and the Planning Commission.

Chair Romeo thanked Vice Chair Burke and Commissioner Yohannes for their involvement in the TRG Advisory Committee and staff for their work on the TRG Small Area Plan.

5. Adjournment

There being no further business, and without objection, the March 25, 2024, Planning Commission regular meeting was adjourned at 7:28 p.m.

Agenda Item: Zoning Ordinance Text Amendment ZOTA #24-01 - Development Application Fees

Meeting Date: April 22, 2024

Category: Public Hearings

Prepared by: David Stromberg, Zoning Administrator

Description:

The proposed text amendment will adjust development application fees for inflation, rounded to the nearest dollar. Development application fees are specified in Article XV of the zoning ordinance in Table 78-152.2(b)(3). This table includes land use applications (rezoning and special exception), design review applications (Architectural Review Board and Historic District Review Board), Board of Zoning Appeals applications (variance and appeals), site plan and subdivision review applications (including bonding), and miscellaneous administrative zoning reviews.

Applications that are limited by the Code of Virginia or regulated by other sections of the town code have not been adjusted. The application fee for a residential Certificate of Appropriateness for alterations, additions, or accessory structures has been reduced to \$0 instead of increasing the \$1 fee to \$1.52.

Background:

Development application fees were last adjusted in June 2006 (ZOTA #06-01). A comprehensive evaluation of application fees is currently underway. This analysis will identify how much staff time is required to review the various types of applications and will compare the town's fee structure to those of similar localities. The comprehensive study is expected to be completed at the beginning of 2025 so that any recommended changes can move through the ZOTA process and be incorporated into the FY 26 budget.

This current ZOTA was initiated for consideration by the Town Council at their Tuesday, March 26, 2024, public hearing.

Budget Impact:

The amendment will result in increased development application fee revenue of approximately 52 percent. Based on FY 2023 data, revenue would increase by approximately \$85,000.

Recommendation:

Recommend approval of the draft ordinance to the Town Council.

Attachments:

1. Ordinance (Proposed)

**TOWN OF HERNDON, VIRGINIA
TOWN COUNCIL**

ORDINANCE

_____, 2024

Ordinance- **to amend Chapter 78 (ZONING), Article XV (Decision-Making Authorities, Application Review, and Permitting), Section 78-152.2(b)(3) (Fees for Development Applications) to adjust development fees for inflation to current rates.**

Development fees were last analyzed and updated in 2006. The current adjustment will retain the same formula and adjust 2006 dollar amounts to 2024-dollar amounts.

THEREFORE, BE IT ORDAINED by the Town Council of the Town of Herndon, Virginia that:

1. The following sections or provisions of the Herndon Town Code (2000), as amended, are repealed, replaced, and re-ordained as follows:

CHAPTER 78 (ZONING)

Article XV. - Decision-Making Authorities, Application Review, and Permitting

Sec. 78-152.2. - Application submission, requirements and acceptance.

TABLE 78-152.2(b)(3): FEES FOR DEVELOPMENT APPLICATIONS	
TYPE OF FEE	AMOUNT
ARCHITECTURAL REVIEW BOARD	
New Construction	\$150.00 \$228
Alterations, Additions	\$150.00 \$228
Accessory Structures	\$150.00 \$228
Wall Signs, Window Signs, Freestanding Signs, Master Sign Plans	\$75.00 \$114
Amendments to Approved Applications	\$75.00 \$114
HISTORIC DISTRICT REVIEW BOARD	

COA for New Construction	\$150.00 \$228
COA for Alterations, Additions	\$150.00 \$228
COA for Accessory Structures	\$150.00 \$228
Wall Signs, Window Signs, Freestanding Signs, Master Sign Plans	\$75.00 \$114
Amendments to Approved Applications	\$75.00 \$114
COA for Alterations, Additions, Accessory Structures for Residential Use	\$1.00 \$0
BOARD OF ZONING APPEALS	
Single Variance	\$100.00 \$152
Additional Variances	\$25.00ea \$38 ea
Zoning Administrator Decision Appeal	\$100.00 \$152
BONDING FEES	
Performance Bond	\$250.00 \$388
Letter of Credit	\$250.00 \$388
Conservation Cash Escrow Agreement	\$250.00 \$388
Time Extension Request of Performance Bond Contract	\$400.00 \$607
Amount Reduction Request of Performance Bond, Letter of Credit or Cash Account	\$600.00 \$910
Replacement request of Performance Bond, Letter of Credit, Cash Account	\$250.00 \$388
Performance Bond, Letter of Credit or Cash Account Contract	\$250.00 \$388
Waiver Request of Maintenance Bond	\$75.00 \$114
COMPREHENSIVE PLANNING	

Comprehensive Plan Amendment	\$1,000.00 \$1,516
REZONING	
Zoning Map Amendment Application flat fee	\$5,000.00 \$7,578
Zoning Map Amendment Application, per quarter acre	\$250.00 \$388
Request to Extend Approval flat fee	\$2,500.00 \$3,789
Request to Extend Approval, per quarter acre	\$250.00 \$388
Proffer Condition Amendment	\$300.00 \$455
Request for Modification	\$300.00ea \$455
Request to Waive re-application time limit	\$100.00 \$152
ACCESSORY DEVELOPMENT REVIEWS	
Traffic Impact Study, PLUS, one half of consultant review fees, if required	\$500.00 \$758
Minor Water Quality Impact Assessment	\$50.00 \$76
Major Water Quality Impact Assessment	\$500.00 \$758
Exception Request to Provisions of Chesapeake Bay Preservation Overlay District Ordinance	\$100.00 \$152
Waiver Request to Provisions of Chesapeake Bay Preservation Overlay District Ordinance	\$100.00 \$152
Site Specific Delineation in Resource Protection Area, Areas less than 5,000 SF	\$50.00 \$76
Site Specific Delineation in Resource Protection Area, Areas more than 5,000 SF	\$500.00 \$758
Flood Plain Study, PLUS, one half of consultant review fees, if required	\$1,000.00 \$1,516
SPECIAL EXCEPTIONS	
For Residential Uses	\$300.00 \$455

For Education, Government, Institutional, and Community Service Uses	\$300.00 \$455
For All Other Nonresidential Uses with no site alterations or building additions	\$300.00 \$455
For All Other Nonresidential Uses with site alterations or building additions	\$1,500.00 \$2,274
Request to extend time period of approval	\$300.00 \$455
Request to Waive re-application time limit	\$100.00 \$152
SITE PLANS	
Major Site Plan application first submission	\$2,000.00 \$3,032
Major Site Plan application first submission, per quarter acre	\$250.00 \$388
Minor Site Plan, per sheet	\$200.00 \$304
Resubmissions, per sheet	\$200.00 \$304
Revisions, per sheet changed	\$200.00 \$304
Request to extend time period of approval	\$200.00 \$304
Waiver request, per section of the zoning and subdivision ordinance or PFM	\$200.00 \$304
CONSTRUCTION: bituminous surface, per square yard	\$.51 \$0.77
CONSTRUCTION: curb and gutter, per linear foot	\$.92 \$1.39
CONSTRUCTION: header curb, per linear foot	\$.92 \$1.39
CONSTRUCTION: sanitary sewer, per linear foot	\$2.34 \$3.55
CONSTRUCTION: screening, per linear foot	\$2.34 \$3.55
CONSTRUCTION: sidewalk, per linear foot	\$1.35 \$2.05
CONSTRUCTION: storm drainage, per linear foot	\$4.39

	\$3.55
CONSTRUCTION: TV inspection of pipe, per linear foot	\$2.32 \$3.52
CONSTRUCTION: rain gardens, per facility	\$250.00 \$388
CONSTRUCTION: overlot grading and surface drainage, per land division or disturbed acre, whichever has a higher total	\$200.00 \$304
CONSTRUCTION: stormwater detention facilities, BMP measures, other than rain gardens, per facility/measure	\$1,000.00 \$1,516
CONSTRUCTION: street lights, per light	\$50.00 \$76
CONSTRUCTION: inspection following a violation	\$160.00 \$243
As-built site plan, per sheet	\$50.00 \$76
SINGLE LOT DEVELOPMENT PLANS	
Initial submission	\$750.00 \$1,137
Second submission	\$0.00
Third and subsequent submissions	\$100.00 \$152
BUILDING LOCATION SURVEYS	
Building Location Survey	\$25.00 \$38
TEMPORARY USE SITE PLAN	
Uses less than 90 consecutive days	\$0.00
Uses more than 90 consecutive days	\$75.00 \$114
Resubmissions	\$75.00 \$114
Waiver request, per section of the zoning ordinance or PFM	\$75.00 \$114
Temporary health care structure application	\$100.00 \$152
PRELIMINARY SUBDIVISION PLANS	
Application: 1 to 5 lots	\$750.00 \$1,137

Application: 6 to 10 lots	\$1,000.00 \$1,516
Application: more than 10 lots	\$1,500.00 \$2,274
Application (regardless of number of lots), per lot	\$30.00 \$46
Resubmission, per sheet changed	\$200.00 \$304
Revision to an approved plan	\$200.00 \$304
Request to extend time period of approval	\$200.00 \$304
Waiver request, per section of the zoning and subdivision ordinance or PFM	\$200.00 \$304
SUBDIVISION SITE PLAN	
Initial Submission, first submission	\$1,000.00 \$1,516
Initial Submission, first submission, per quarter acre	\$250.00 \$388
Resubmission, per sheet changed	\$200.00 \$304
Revision, per sheet changed	\$200.00 \$304
CONSTRUCTION: curb and gutter, per linear foot	\$.92 \$1.39
CONSTRUCTION: street, per linear foot	\$1.20 \$1.82
CONSTRUCTION: sidewalk, per linear foot	\$1.35 \$2.05
CONSTRUCTION: sanitary sewer, per linear foot	\$2.34 \$3.55
CONSTRUCTION: storm drainage, per linear foot	\$4.39 \$6.65
CONSTRUCTION: TV inspection of pipe, per linear foot	\$2.32 \$3.55
CONSTRUCTION: waterline, per linear foot	\$1.75 \$2.65
CONSTRUCTION: rain gardens, per facility	\$250.00

	\$388
CONSTRUCTION: overlot grading and surface drainage, per land division or disturbed acre, whichever has a higher total	\$200.00 \$304
CONSTRUCTION: stormwater detention facilities, BMP measures, other than rain gardens, per facility/measure	\$1,000.00 \$1,516
CONSTRUCTION: street lights, per light	\$50.00 \$76
CONSTRUCTION: inspection following a violation	\$160.00 \$243
Sketch Plan	\$0.00
Rough Grading Plan	\$0.00
Waiver request, per section of the zoning and subdivision ordinance or PFM	\$200.00 \$304
PLATS	
Final Subdivision Plat and Deed, flat fee	\$300.00 \$455
Final Submission Plat and Deed, per lot	\$30.00 \$46
Request to extend time period of approval, per plat	\$200.00 \$304
Correction to recorded plat, per plat	\$200.00 \$304
Plat/Deed of Condominium	\$300.00 \$455
Plat/Deed of Condominium, per lot	\$30.00 \$46
Plat/Deed of ROW Vacation, per plat	\$150.00 \$228
Plat/Deed of Lot Line Adjustment, per plat	\$250.00 \$388
Plat/Deed of Consolidation, per plat	\$250.00 \$388
Plat/Deed resubmissions, per document changed	\$100.00 \$152
ZONING AND SUBDIVISION ORDINANCE TEXT AMENDMENTS	
Change in permitted uses, density, open space, parking, landscaping	\$1,000.00 \$1,516

Other than changes listed above; amendment involving changes to more than 100 words, changes to more than one section of the ordinances, or when number of words changed is unknown	\$500.00 \$758
Other than changes listed above; amendment involving less than 100 words in one ordinance section	\$250.00 \$388
MISCELLANEOUS ADMINISTRATIVE REVIEWS	
Administrative Adjustment, per building affected	\$50.00 \$76
Administrative Review Eligible Projects (AREPs)	\$500.00
Zoning Verification Letter: SFD properties	\$50.00 \$76
Zoning Verification Letter: non-SFD properties	\$300.00 \$455
Zoning Inspection Permit, per inspection	\$25.00 \$38
Request to Receive Notice of Development and Zoning applications, by mail, per year	\$25.00 \$38
Request to Receive Notice of Development and Zoning applications, by e-mail, per year	\$10.00 \$16
Request for early site occupation prior to completion of improvements in accordance with section 78-120.1 and 78-120.2 application flat fee	\$50.00 \$76
Request for early site occupation prior to completion of improvements in accordance with section 78-120.1 and 78-120.2, per inspection	\$50.00 \$76
Mobile Food Unit Preparer, Full Service Zoning Permit	\$100.00 \$129
Short-term Rental Permit	\$200.00

2. This ordinance shall be effective July 1, 2024.

Agenda Item: Special Exception SE #24-01 - Hunters Creek Bridge Floodplain Overlay

Meeting Date: April 22, 2024

Category: Public Hearings

Prepared by: David Stromberg, Zoning Administrator

Description:

The applicant is proposing to replace the existing 25-foot-long pedestrian bridge in Runnymede Park with a new 50-foot-long pedestrian bridge. The unnamed tributary flows into Sugarland Run and both are part of the FPO, Floodplain Overlay District. The zoning ordinance requires a special exception for any proposed activity in the FPO. The applicant has provided a floodplain study demonstrating that the new bridge foundation and stream restoration will result in either no change or reduced flood elevations.

Background:

The existing timber bridge was constructed in the 1970s and the foundation has been undermined due to erosion and scouring. The town's on-call engineering consultant determined the bridge to be structurally unsound, and it was closed to the public in October 2023. The public works project manager is in the process of obtaining all required local, state, and federal permits.

Budget Impact:

None

Recommendation:

Recommend approval of Special Exception SE #24-01.

Attachments:

1. Staff Report
2. Resolution (Proposed)
3. Project Narrative
4. 02.29.2024 Hunters Creek No Rise Study
5. Site Plan (Proposed)
6. Bridge (Proposed)

STAFF REPORT

Agenda Item: Special Exception SE #24-01 – Hunters Creek Bridge Floodplain Overlay

Meeting Date: April 8, 2024

Staff Contact: David Stromberg, AICP, Zoning Administrator

Summary Information:

Proposed Modification	Replacement of the Hunters Creek pedestrian bridge in the FPO, Floodplain Overlay District. Replacement of the bridge and minor stream restoration will not result in increases to the floodplain.
Address	Runnymede Park – 195 Herndon Parkway
Fairfax County Tax Map Number	0113 02 0004C
Applicant/Owners	Town of Herndon
Total Site Area	55.7 acres; disturbed area 0.88 acres
Property Use	Public Park
Zoning District	PD-R, Planned Development - Residential
Adjacent Zoning	North: R-15 East: FFX South: R-10, RM West: R-10, PD-R
Land Use Designation	Public Facilities
Flood Map Effective Date	September 17, 2010
Community Flood Number	510052
Flood Map Panel	51059C0130E

Location Map:



Background & Site Description:

The existing 25-foot-long pedestrian footbridge is located within Runnymede Park along the Hunters Creek Trail. The bridge crosses an unnamed tributary that flows into Sugarland Run. Neighborhood access points are from the Hunters Creek Clubhouse, Cavendish Street, and Old Hunt Way. The construction area will be limited to 0.88 acres. Runnymede Park is a total of 55.7 acres. The existing pedestrian bridge is a timber bridge that was constructed in the 1970s. The bridge was closed in October 2023 because inspection and analysis determined the bridge and foundation to be structurally unsound.

Case Details & Proposal:

The proposed replacement bridge will be constructed from fiberglass reinforced polymer and the foundation will be helical piles embedded into the bank. The new foundation will allow for a wider stream bed compared to the concrete abutment foundation on the current bridge. The project also includes stream/outfall restoration to restore the stream bed to a more natural condition and resist erosion.

The applicant has provided a flood study showing that the proposed improvements will not result in a rise or increase in flood elevations.

Staff Analysis:

Zoning Ordinance Compliance

Staff evaluated the criteria for review of special exceptions found in Zoning Ordinance Section 78-153.3(e)(1) and the additional criteria for development in a floodplain in Section 78-153.3(e)(2) below:

Criteria from Section 78-153.3(e)(2)	Meets or Does Not Meet	Why the application meets or does not meet the criteria of Section 78-153.3(e)(2)
Shall not result in any increase in the established 100-year flood levels in the flood insurance study.	Meets	The submitted flood study indicates that the proposed improvements will not result in an increase in flood levels.
Shall not result in other unacceptable or prohibited increases in flood heights.	Meets	The submitted flood study indicates that the proposed improvements will not result in an increase in flood levels.
Shall not result in additional threats to public safety.	Meets	The proposed improvements are likely to slow the flow of water in the stream and the new bridge will replace a bridge that is structurally unsound and closed to the public for safety reasons.
Shall not result in extraordinary public expense.	Meets	The proposal is a cost-effective way to replace the pedestrian bridge and improve the stream bed. A delay may result in a loss of certain funding sources.
Shall not result in creation of a nuisance.	Meets	The proposal will reestablish a pedestrian connection that has been closed since October 2023.
Shall not result in fraud or victimization of the public	Meets	The proposal will result in re-establishing a public amenity and improvements to the floodplain.
Shall not result in conflict with other town, state, or federal laws and regulations.	Meets	The project is in process of obtaining other local, state, and federal approvals. Approval of this special exception does

		not supersede any other required approvals.
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Flood Regulations

The National Flood Insurance Program (NFIP) is managed by the Federal Emergency Management Agency (FEMA). A community must have a locally adopted floodplain ordinance that complies with the Code of Federal Regulations (44 CFR parts 60, 65, and 72) in order for any property located within that community to be eligible for flood insurance.

The HEC-RAS (Hydrologic Engineering Center River Analysis System) model in the floodplain study shows a reduction in flood heights in three cross-sections and no increase in flood heights in any of the other cross-sections.

The proposed work in the floodplain complies with NFIP regulations and Section 78-60.2, Floodplain Overlay district, of the zoning ordinance.

Planning Commission Alternatives:

The following alternatives are available to the planning commission for its decision on SE #24-01

1. Recommendation for approval.
2. Recommendation for denial.
3. Continuance of the application to May 20, 2024.

Staff Recommendation:

Staff recommends that the Planning Commission move Special Exception SE #24-01 forward to the Town Council with a recommendation for approval in accordance with Alternative #1 for the following reasons:

- Approval will not result in an increase in flood heights or an increase in the floodplain.
- Approval will replace a pedestrian bridge that is currently closed to the public for being structurally unsound.

**TOWN OF HERNDON, VIRGINIA
PLANNING COMMISSION**

RESOLUTION

APRIL 22, 2024

Resolution- to recommend approval of Special Exception SE #24-01 – Hunters Creek Bridge Floodplain Overlay

The applicant, the Town of Herndon, has submitted a Special Exception, SE #24-01 to perform work within the FPO, Floodplain Overlay District, in order to replace the Hunters Creek pedestrian bridge and perform minor stream restoration.

The current pedestrian bridge has been deemed structurally unsound and the floodplain study shows that the new bridge foundation and stream restoration will result in no or lower flood elevations than what currently exists.

The Planning Commission has reviewed this application and has held a public hearing in accordance with the provisions of §15.2-2204 of the State Code and recommended that the application be approved based upon the finding that the application meets the purpose and intent of the Zoning Ordinance, in particular Section 78-155.3(e)(2).

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

1. The Planning Commission recommends approval of Special Exception SE #24-01 that shall run with the land and not be voided or extinguished from a change in ownership of the property.

Stromberg, David

From: Shindledecker, Mike
Sent: Friday, March 22, 2024 3:05 PM
To: Stromberg, David
Subject: Hunters Creek Project Narrative

Project Description and Narrative

In the Summer of 2023, Town staff conducted a preliminary assessment of the pedestrian bridges within the Town's parks. This initial field investigation included the existing timber bridge within Runnymede Park, behind the Hunters Creek Pool & Racquet Club. This bridge and structure had originally been installed in the 1970's, concurrent with the development of the Hunters Creek subdevelopment. While the timber bridge has been maintained and repaired since installation, continued deterioration and stream erosion has occurred over the last 50 years.

Following an evaluation in coordination with the Town's on-call engineering consultant, it was determined that the bridge and foundation structurally unsound and in need of immediate repair or replacement. Furthermore, the Town's stormwater engineering consultant also indicated that the condition of both the bridge foundation and adjacent stream/storm outfall channel had been deteriorated as a result of the structure. The concrete abutments had, over time, constrained the flow of the water, leading to erosion, scour, and undermining of the foundation. Staff made the determination that the bridge be closed in October 2023 for the safety and welfare of the public.

In Fall of 2023, staff reviewed options to shore/stabilize or repair the bridge and found that a complete replacement of the aging structure was the most efficient and effective course of action. As such, a plan was developed that not only replaced the aging timber structure with a modern, more resilient reinforced fiberglass polymer bridge, but restore the stream to more natural condition to limit the impact of erosion on the bridge and foundation. In subsequent years, this will serve as the starting point for a more complete stream/outfall restoration upstream of the project bridge.

Town staff identified several existing contracts to leverage existing mechanisms for project delivery. This was done to expedite both the project development and delivery phases. Design of the replacement bridge and stream restoration is anticipated to conclude in early Spring 2024, concurrent with permitting and approvals. Current estimates place construction in Fall of 2024, with completion prior to the 2025 calendar year.

The design of the localized stream/outfall restoration will consist of installation of a reinforced stream bed mix, rock sill, cross vane, and step pool. These combined features will restore/raise the stream bed and control the locations of water level elevation change to hardened locations that will resist erosion. The design of the modified cross vane will also reduce erosion risk at the bridge foundation to aid in maintaining serviceable foundations in the future.

The design of the replacement bridge aligns the new bridge with the existing asphalt trail slightly to the west of the existing structure. The bridge will be lengthened from approximately 25 feet to a total of 50 feet to allow for a wider stream bed and shallower slopes to the stream embankment. The foundation design of the new bridge will be embedded within the bank as opposed to creating a vertical wall at the stream edge (helical piles). The bridge structure itself will be constructed from fiberglass reinforced polymer (FRP), similar to other new structures within the Fairfax County Parks Authority System. FRP provides superior durability over timber construction, at a lower cost, lighter weight, and faster construction/delivery time as compared to steel. The deck of the bridge will also be manufactured from FRP for superior lifespan compared to timber.

Mike Shindledecker
Transportation Engineer
Department of Public Works
703-435-6800 x2311
herndon-va.gov

Plotted By Kight, Casey Sheet Set-Hunters Creek TP Layout C-0.0 March 01, 2024 09:43:23am K:\NVA-SWMA\Town Of Herndon\110926004.1 - Hunters Creek Bridge CAD Flood C-0.0 COVER SHEET.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

PERFORMANCE BOND ESTIMATE				
ITEM NO.	ITEM	QUANTITY	UNIT	UNIT PRICE COST
1	CLEARING & GRUBBING		ACRES	
2	EXCAVATION		CU. YDS.	
3	EMBANKMENT		CU. YDS.	
4	OVERLOT GRADING		LOTS	
5	CONCRETE PIPE		LIN. FT.	
6	CONCRETE PIPE		LIN. FT.	
7	CONCRETE PIPE		LIN. FT.	
8	CONCRETE PIPE		LIN. FT.	
9	CONCRETE PIPE		LIN. FT.	
10	PAVED DITCH		LIN. FT.	
11	RIP RAP		SQ. FT.	
12	CONCRETE ENDWALL		EACH	
13	CONCRETE ENDWALL		EACH	
14	CONCRETE ENDWALL		EACH	
15	CONCRETE END SECTION		EACH	
16	DRIVEWAY ENTRANCE		EACH	
17	SIDEWALK		LIN. FT.	
18	HEADER CURB		LIN. FT.	
19	CURB & GUTTER		LIN. FT.	
20	SURFACE TREATMENT		SQ. YDS.	
21	BITUMINOUS CONCRETE SURFACE		SQ. YDS.	
22	BASE COURSE		SQ. YDS.	
23	SUBBASE MATERIALS		SQ. YDS.	
24	STREET SIGNS		EACH	
25	STREET LIGHTS		EACH	
26	ROADSIDE DELINEATORS		EACH	
27	TRAFFIC BARRICADE		EACH	
28	PIPES OR MONUMENTS AS SHOWN ON PLAT		EACH	
29	WATER LINE		LIN. FT.	
30	FIRE HYDRANTS		EACH	
31	SANITARY SEWER		LIN. FT.	
32	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) \$10000			
2	TREE REPLACEMENT			
3	ARBORIST FEE			
4	DAMAGE TO EXISTING PUBLIC UTILITIES (TO BE COVERED BY THE TOWN OF HERNDON)			
5	LANDSCAPING		L.S.	
TOTAL:				

APPLICATION FEES	
(SEE SECTION 26-2 OF THE TOWN CODE FOR FEES)	
TYPE OF APPLICATION: MAJOR SITE PLAN	
CALCULATION OF TOTAL FEE:	
ADMINISTRATION FEE PAID (Official Use Only):	DATE: AMOUNT:

REVIEW AND INSPECTION FEE SCHEDULE				
(SEE SECTION 78-201.2 AND SECTION 26-335 OF THE TOWN CODE FOR FEES)				
ITEM	QUANTITY	UNIT	FEE PER UNIT	FEE
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.	2.32	2.32
WATERLINE		IN. FT.	1.75	1.75
STORM DRAINAGE		LIN. FT.	4.39	4.39
SWMP STORMWATER MANAGEMENT FEE (see Town Code Section 26-335)		LUMP SUM		
BIORETENTION FACILITIES (RAIN GARDENS)		EACH	250.00	250.00
STORMWATER DETENTION/SWMP MEASURES (other than rain gardens)		EACH	1000.00	1000.00
OVERLOT GRADING AND SURFACE DRAINAGE PLAN (per division of lot 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
ESTIMATE FEE - TOTAL				
MINIMUM FEE PAYMENT (50% OF ESTIMATED FEE) (RECEIPT #		DATE		
AMOUNT OF FEE (COMPUTED BY TOWN) (RECEIPT #		DATE		

- ### NOTES
- THE METHODS AND MATERIALS USED IN THE CONSTRUCTION OF THE IMPROVEMENTS HEREIN SHALL CONFORM TO THE CURRENT TOWN OF HERNDON STANDARDS, 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 SURFACEFAILURE 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.
 - 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 CROSSEDRAINS SHALL BE INSTALLED BY THE DEVELOPER WHERE DEEMED NECESSARY BY THE TOWN OF HERNDON.
 - 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.
 - IF 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 INSTALLATION OF ROADWAY SIGN IS ANYTHING OTHER THAN IN SOIL AREA, 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 CONFORMITY WITH THE STANDARDS. PIPESTEM LOT DRIVEWAYS ARE SUBJECT TO APPROVAL BY THE TOWN OF HERNDON.
 - SURFACED STREETS SHALL BE MAINTAINED IN A CLEAN CONDITION, MUD AND DUST FREE AT ALL TIMES, AND ADEQUATE MEANS SHALL BE PROVIDED TO CLEAN TRUCKS AND OTHER EQUIPMENT USING THE COMPLETED STREETS.
 - PRIOR TO COMMENCING NEW WORK, THE CONTRACTOR SHALL PROTECT FROM DAMAGE ALL EXISTING ADJACENT AREAS. 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 TO 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 8AM AND 3PM, MONDAY THROUGH FRIDAY, EXCEPT HOLIDAYS.
 - DEVELOPER SHALL COMPLY WITH STREET CUT PERMIT REQUIREMENTS. 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.
 - NO DISTURBED AREA WILL BE DENuded FOR MORE THAN 30 CALENDAR 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 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, SEEDED, OR BUILT UPON BY NOVEMBER 1, OR DISTURBED AFTER THAT DATE, IS 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 ANY LAND DISTURBANCE OF THE SITE THAT IS GREATER THAN, OR EQUAL TO 2500 SQ. FT., THE CONTRACTOR MUST SUBMIT GENERAL PERMIT REGISTRATION STATEMENT TO VIRGINIA DEQ AND PROVIDE A COPY TO THE TOWN.
 - 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.
 - ALL ELEVATIONS MUST BE BASED ON THE U.S.G.S. & OR THE N.G.S. MEAN SEA LEVEL DATUM.
 - 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.

PROFESSIONAL SEAL AND SIGNATURE

INDEX	PAGE
Sheet List Table	
Sheet Number	Sheet Title
C-0.0	COVER SHEET
C-1.0	EXISTING FLOODPLAIN
C-1.1	EXISTING SECTIONS
C-1.2	EXISTING SECTIONS
C-2.0	PROPOSED FLOODPLAIN
C-2.1	PROPOSED SECTIONS
C-2.2	PROPOSED SECTIONS

WAIVER REQUESTS

(DESIGNATE WITHIN 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 = \$1000 PER REQUEST

WAIVER FROM SECTION: _____ OF _____ = \$200.00

WAIVER FROM SECTION: _____ OF _____ = \$200.00

NUMBER OF REQUESTS: _____ X \$200.00 = _____

DATE COLLECTED (Official Use Only): _____

EXISTING CONDITION SURVEY NOTES

- HORIZONTAL DATUM _____ VIRGINIA NORTH STATE PLANE COORDINATE SYSTEM NAD 83 (2011) VERTICAL DATUM _____ NORTH AMERICAN VERTICAL DATUM NAVD 1988
- UTILITY INFORMATION, AS SHOWN ON THIS PLAN, IS TAKEN FROM THE RECORDS AND/OR FIELD SURVEY COMPLETED BY _____ J2 ENGINEERS, INC. (J2) DATED _____ OCTOBER 2023 _____; 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.

VICINITY MAP

SCALE: 1" = 200'

LOCATION OF BENCHMARKS

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

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.

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

TOWN PLAN #: _____

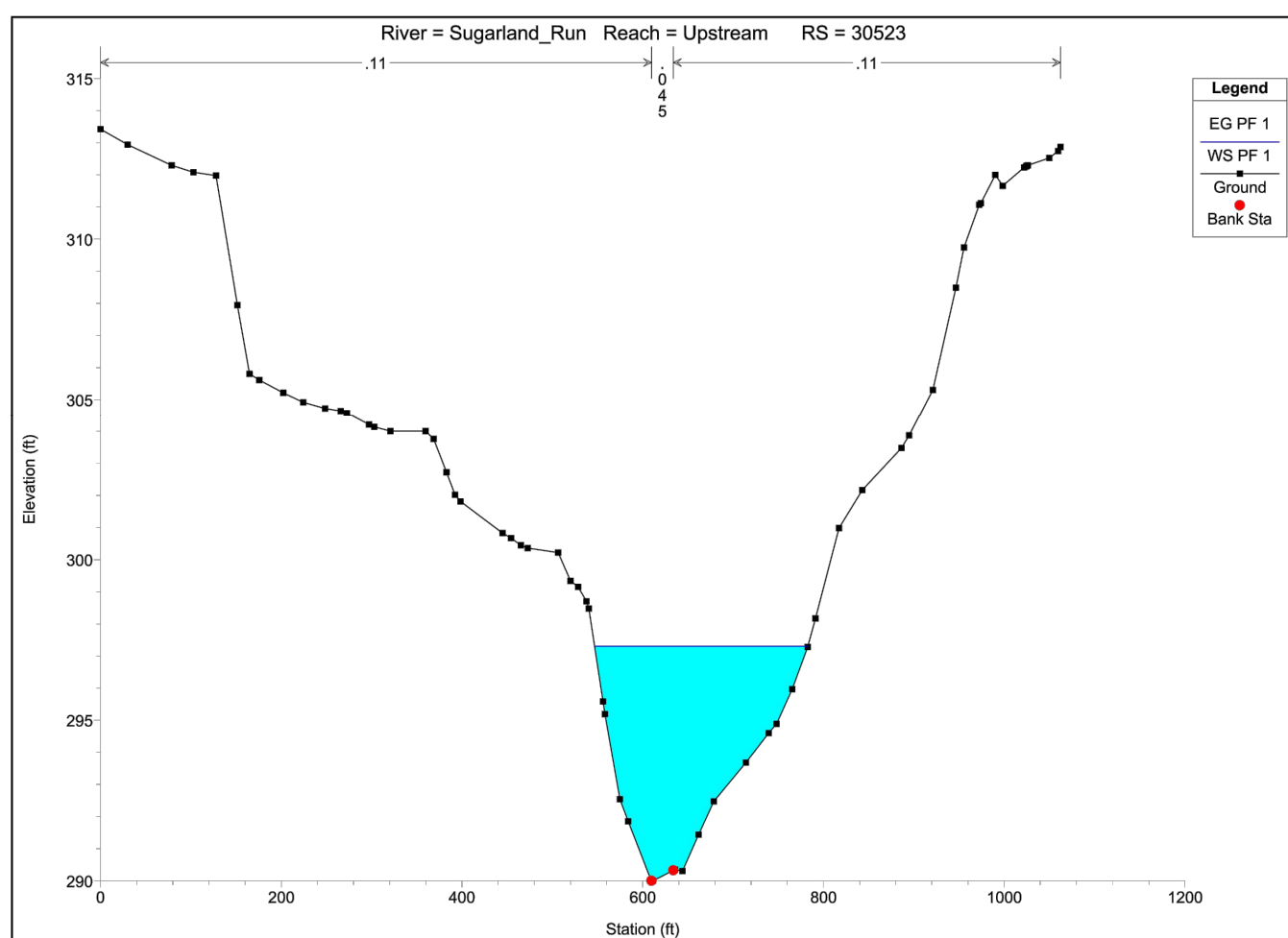
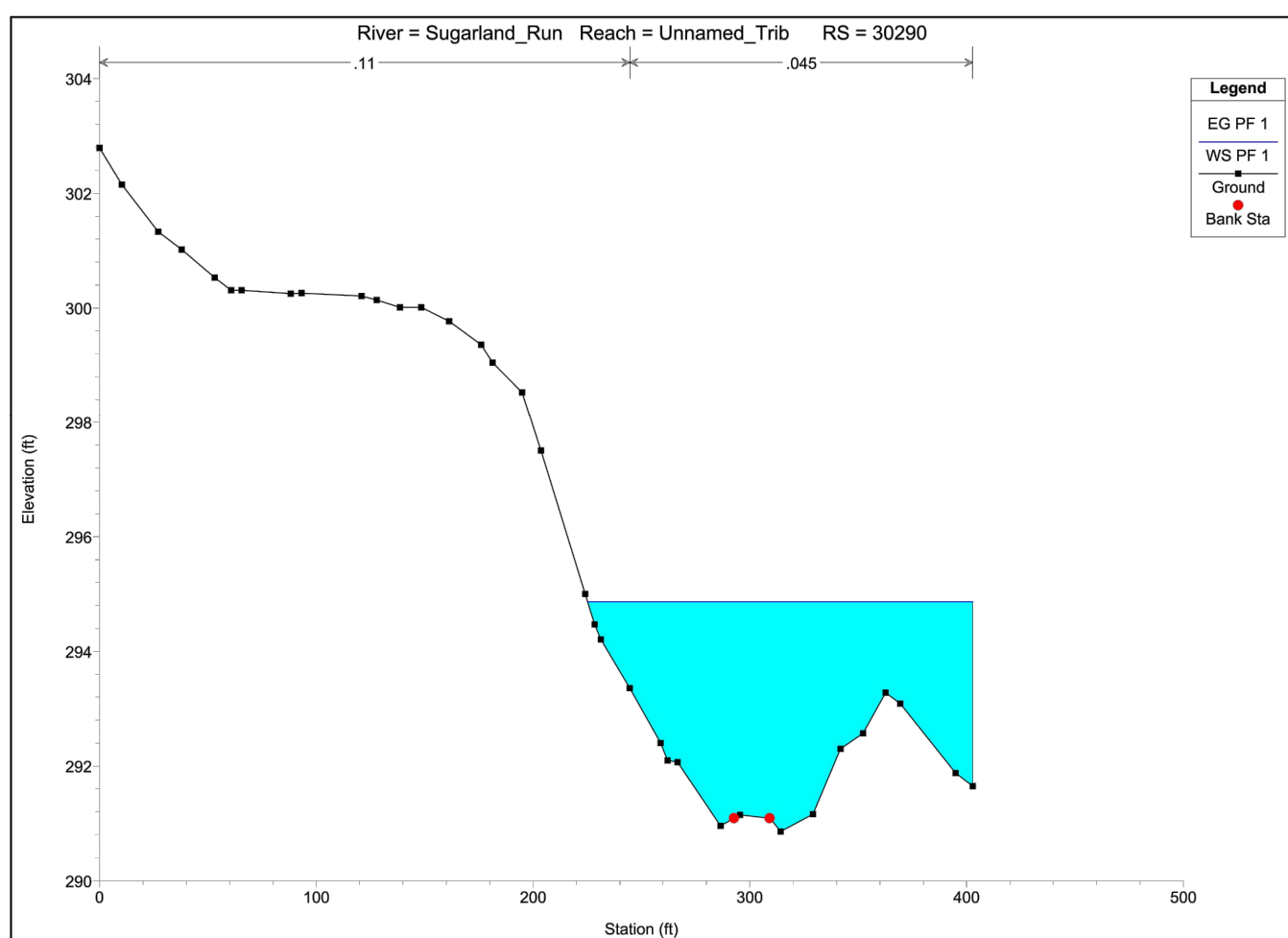
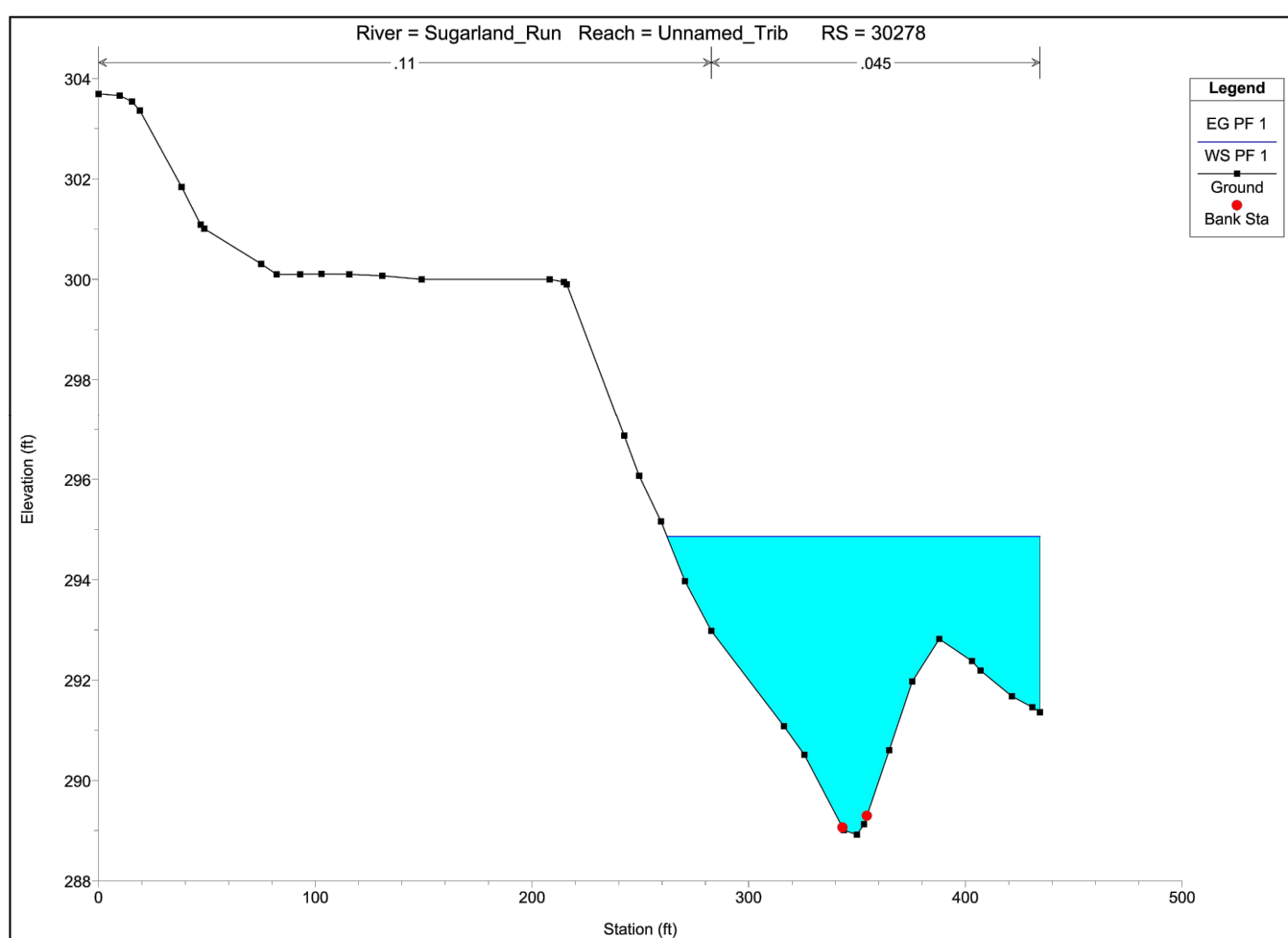
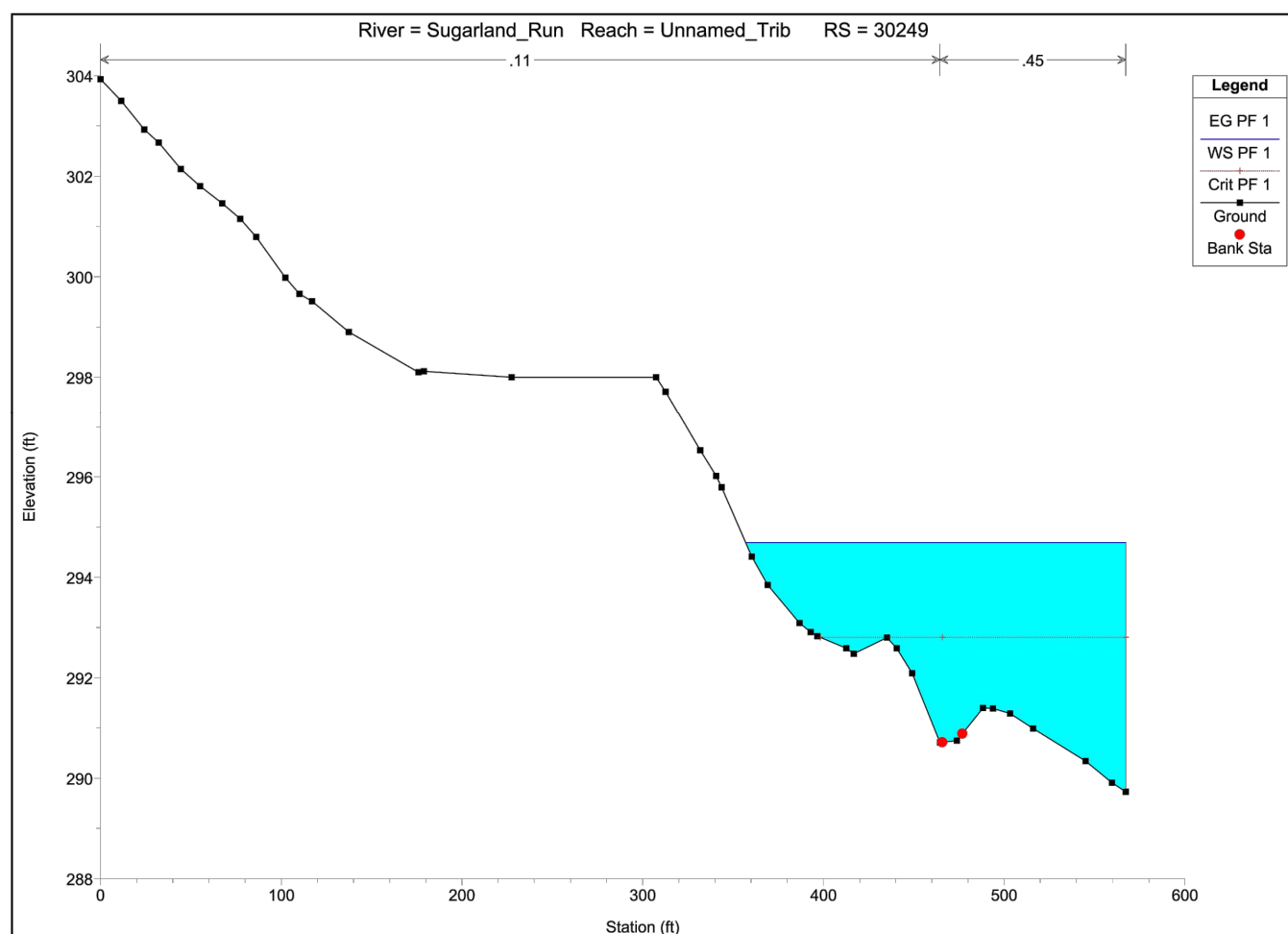
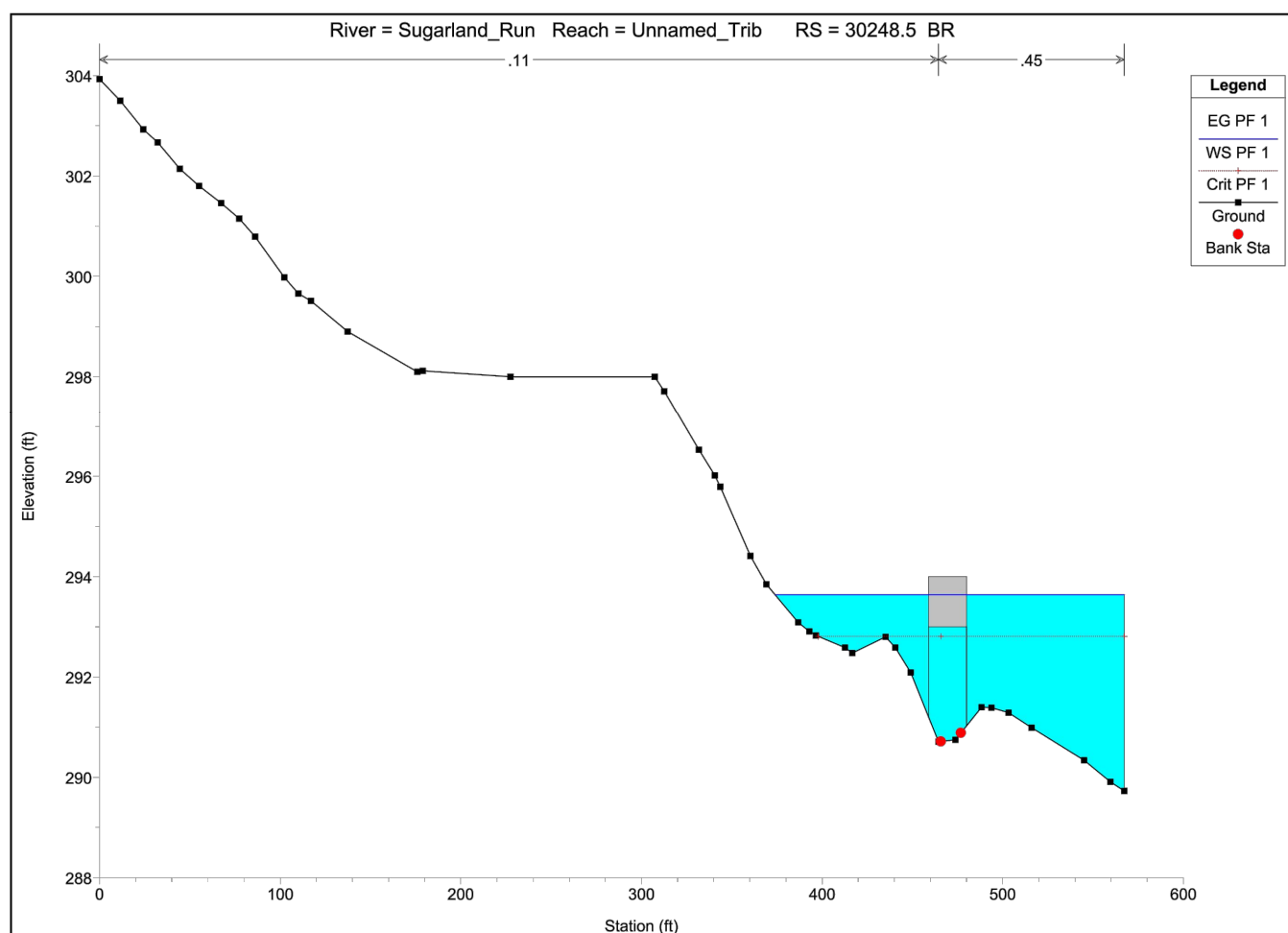
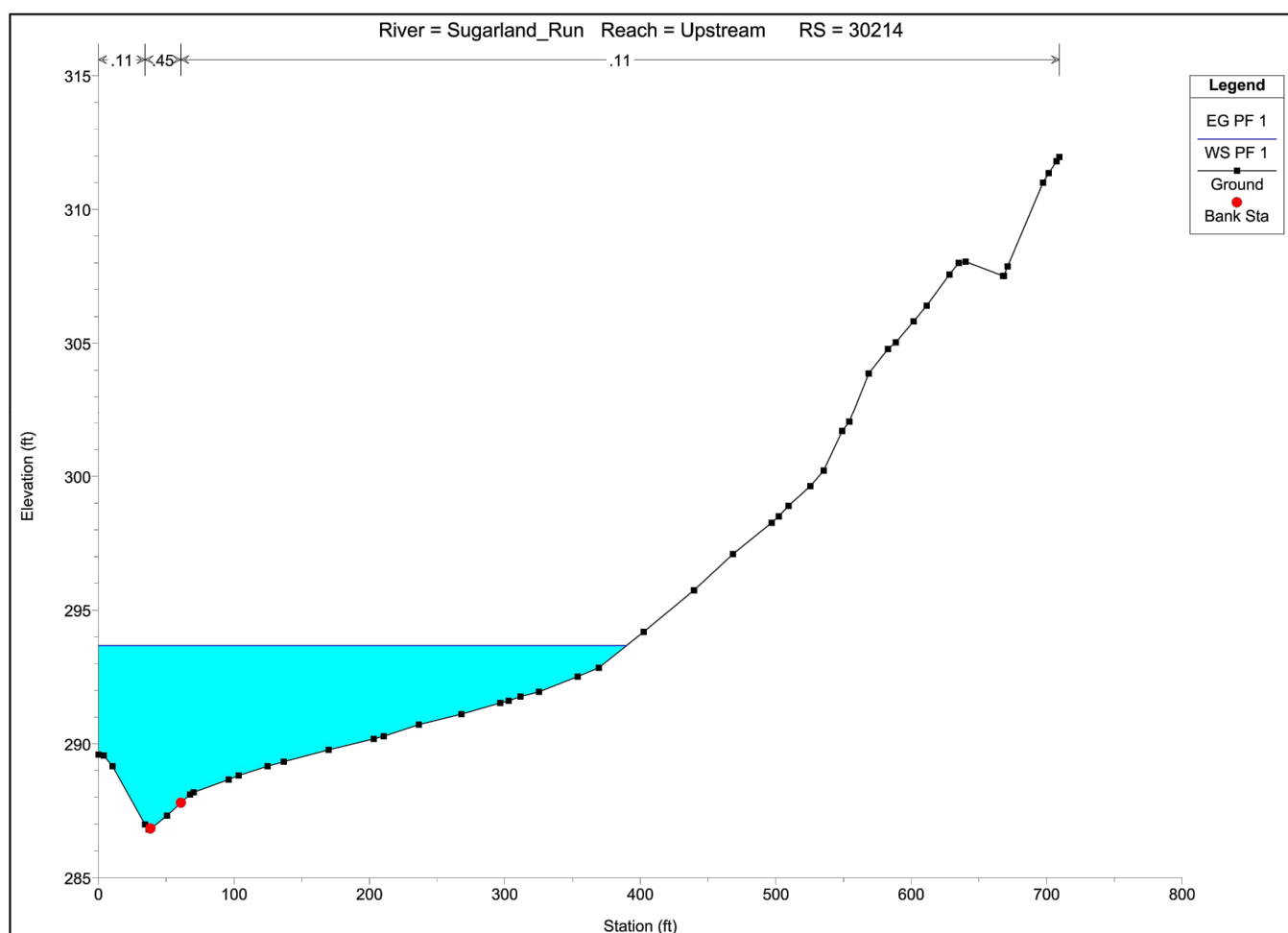
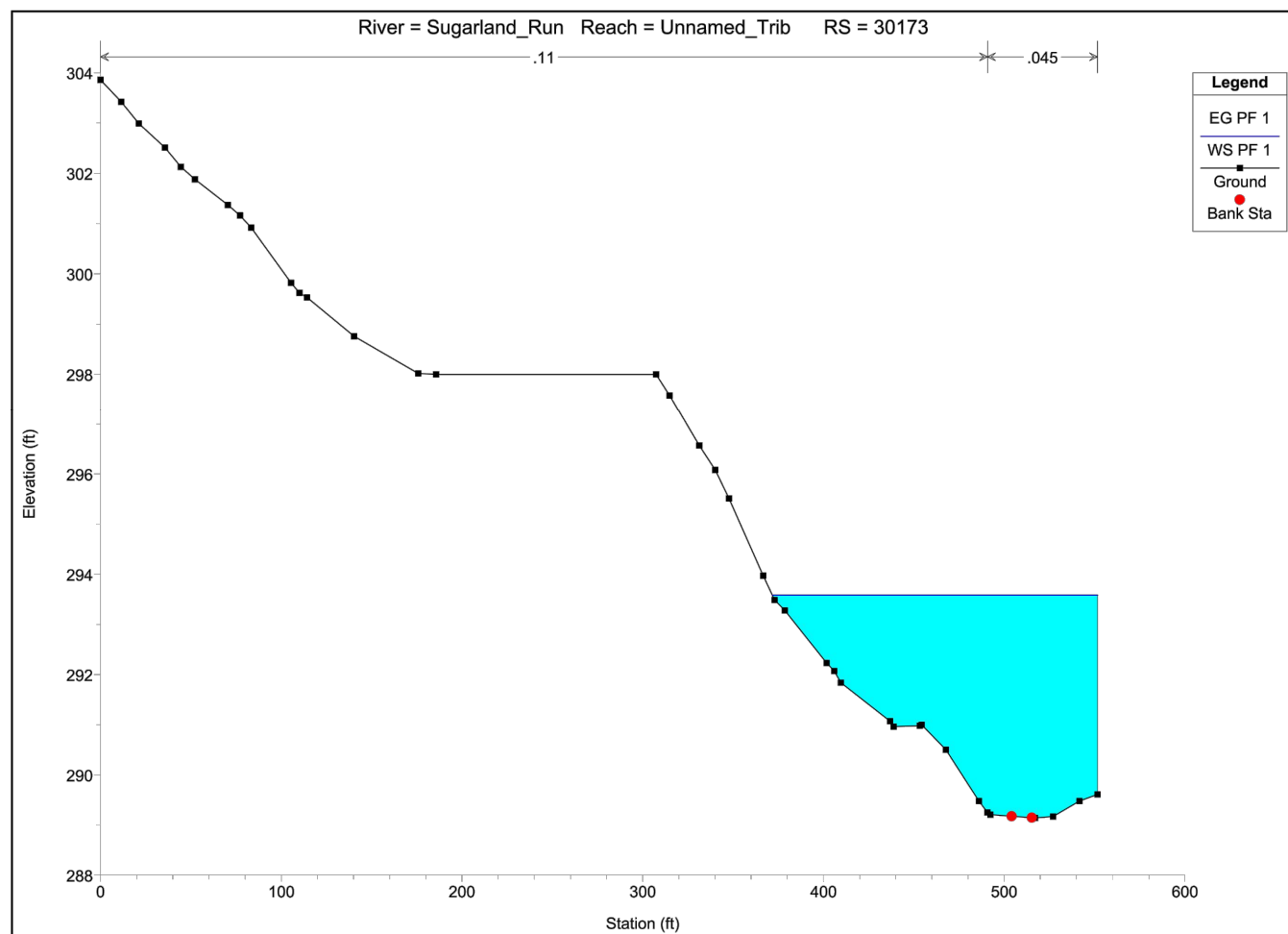
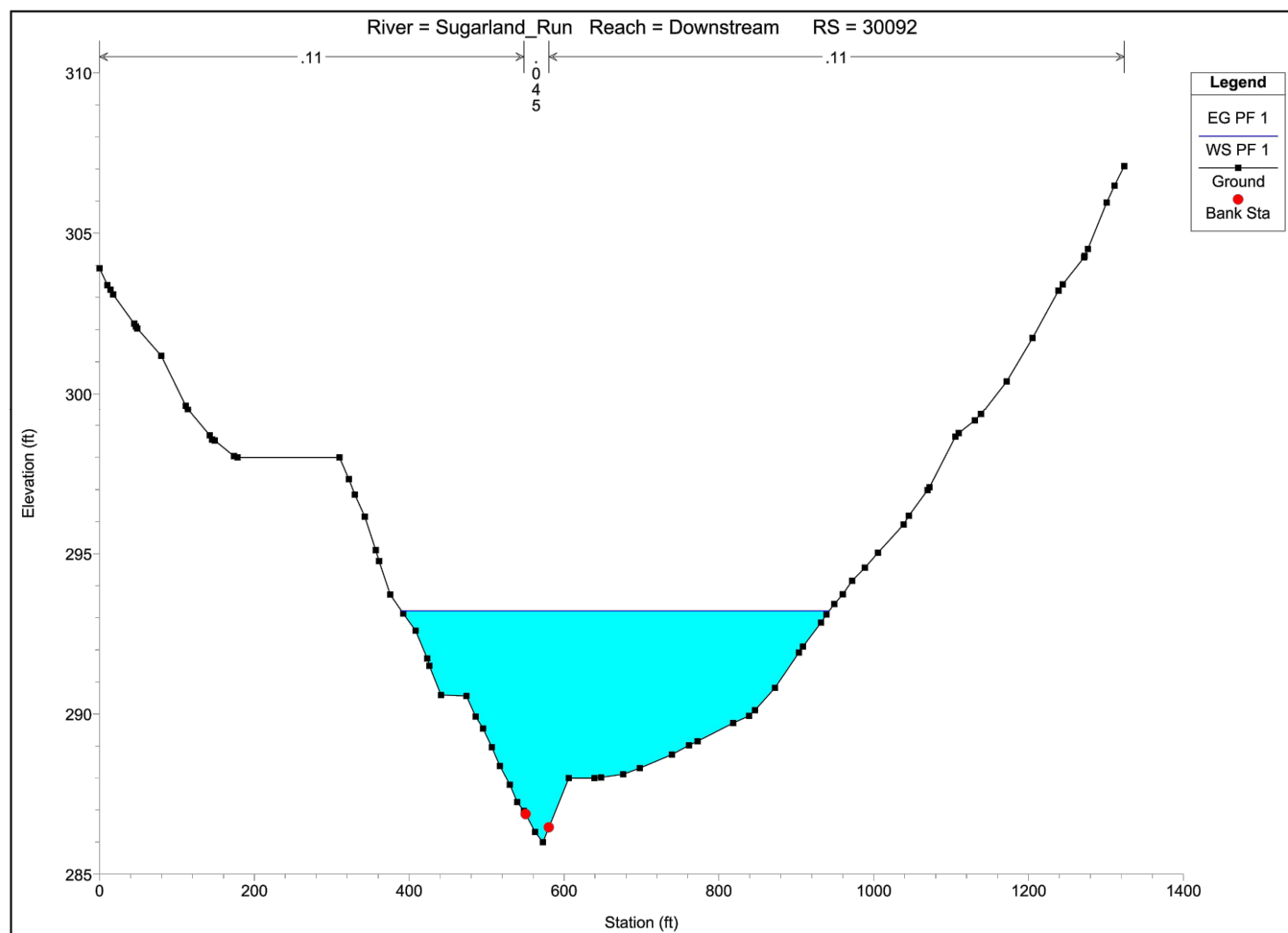
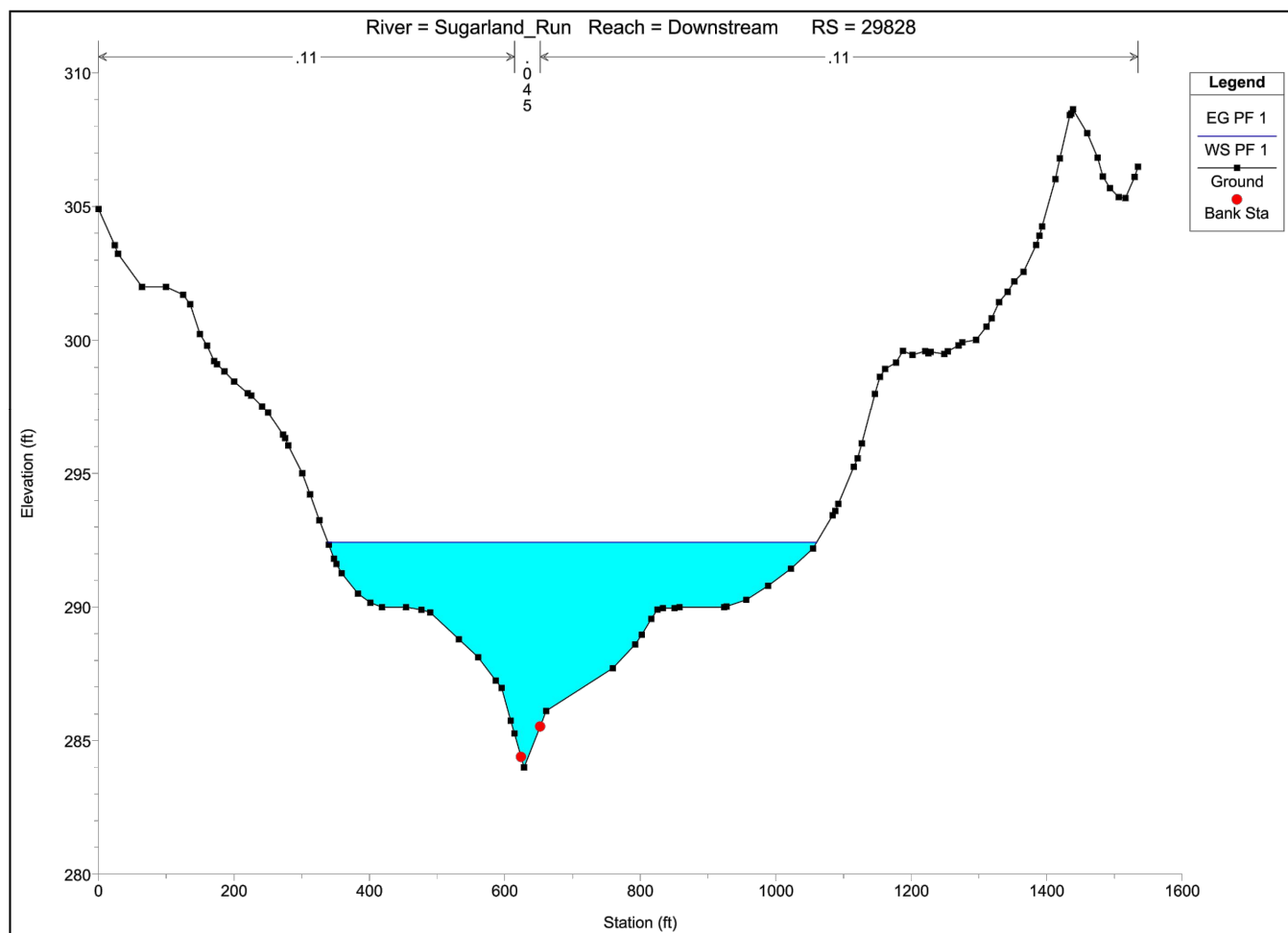
TOWN OF HERNDON, VIRGINIA

COVER SHEET

SUBDIVISION OR SITE PLAN NAME: HUNTERS CREEK BRIDGE FLOODPLAIN NO RISE STUDY	
OWNER, ADDRESS, INCLUDE ZIP CODE AND TELEPHONE NUMBER	TOWN OF HERNDON C/O RICHARD P. SMITH, P.E. 777 LYNN STREET, HERNDON, VA 20170
DEVELOPER, ADDRESS, INCLUDE ZIP CODE AND TELEPHONE NUMBER	TOWN OF HERNDON C/O RICHARD P. SMITH, P.E. 777 LYNN STREET, HERNDON, VA 20170
CERTIFIED ENGINEER, ARCHITECT OR SURVEYOR SUBMITTING PLAN, ADDRESS, INCLUDE ZIP CODE AND TELEPHONE NUMBER	CASEY KIGHT, P.L.A. KIMLEY-HORN AND ASSOCIATES, INC. 11400 COMMERCE PARK DRIVE, SUITE 400, RESTON, VA 20191
FAIRFAX COUNTY TAX MAP NUMBER	0113 02 0004C
TOTAL AREA	2,426,854 SF (55.7 AC)
PRESENT ZONING	R-15
REVISED: JULY 2014	PAGE 1 OF 20 PAGES

KIMLEY-HORN	
© 2010 KIMLEY-HORN AND ASSOCIATES, INC. 11400 COMMERCE PARK DRIVE, SUITE 400, RESTON, VA 20191 PHONE: 703-674-1300 FAX: 703-674-1350 WWW.KIMLEY-HORN.COM	
LICENSED PROFESSIONAL	CASEY KIGHT
KHA PROJECT 110926004	DATE JAN. 2024
SCALE AS SHOWN	DESIGNED BY CMK
DRAWN BY AUB	CHECKED BY CMK
DATE JAN. 2024	DATE JAN. 2024
COVER SHEET	
HUNTERS CREEK BRIDGE	
PREPARED FOR DEPARTMENT OF PUBLIC WORKS	
TOWN OF HERNDON	
SHEET NUMBER C-0.0	

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[illegible]

Kimley»»Horn

11400 COMMERCE PARK DR., SUITE 400, RESTON, VA 20191
PHONE: 703-674-1300 FAX: 703-674-1350
WWW.KIMLEY-HORN.COM

LICENSED PROFESSIONAL

CASEY KIGHT

0406001348

JAN. 2024

KHA PROJECT
110926004DATE
JAN. 2024

SCALE AS SHOWN

DESIGNED BY	CMK
DRAWN BY	AJB

CHECKED BY	CMK
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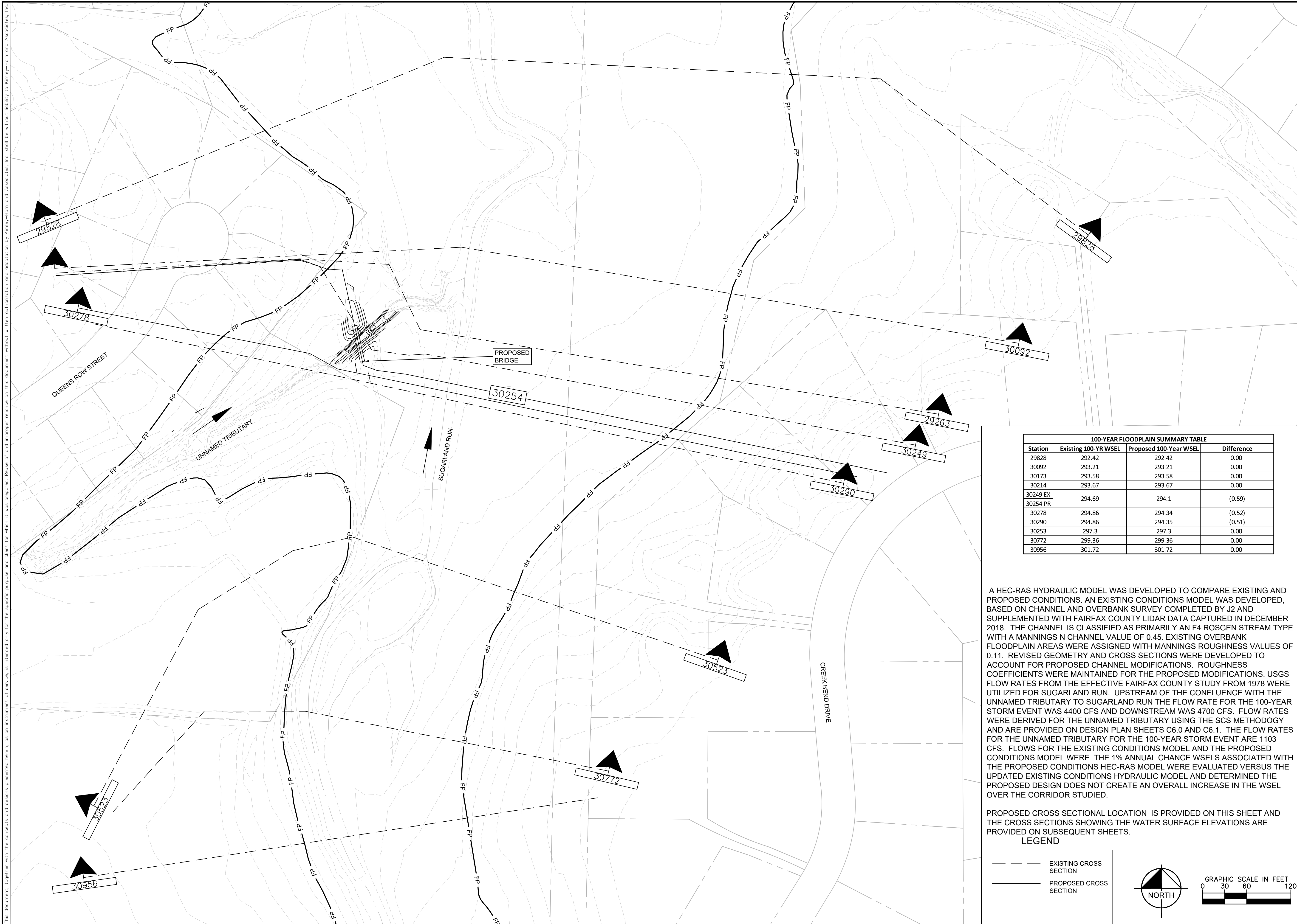
CHECKED BY CMK

EXISTING SECTIONS

**HUNTERS CREEK
BRIDGE
PREPARED FOR
DEPARTMENT OF PUBLIC
WORKS
TOWN OF HERNDON
VA**

SHEET NUMBER
C-1.1

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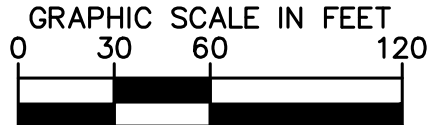
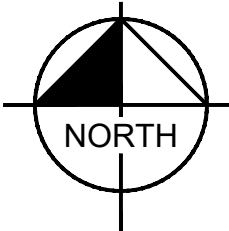
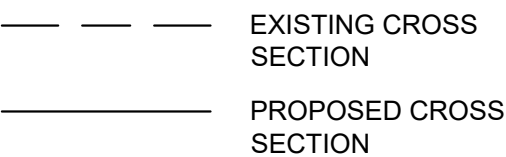


100-YEAR FLOODPLAIN SUMMARY TABLE			
Station	Existing 100-YR WSEL	Proposed 100-YR WSEL	Difference
29828	292.42	292.42	0.00
30092	293.21	293.21	0.00
30173	293.58	293.58	0.00
30214	293.67	293.67	0.00
30249 EX	294.69	294.1	(0.59)
30254 PR			
30278	294.86	294.34	(0.52)
30290	294.86	294.35	(0.51)
30253	297.3	297.3	0.00
30772	299.36	299.36	0.00
30956	301.72	301.72	0.00

HEC-RAS HYDRAULIC MODEL WAS DEVELOPED TO COMPARE EXISTING AND PROPOSED CONDITIONS. AN EXISTING CONDITIONS MODEL WAS DEVELOPED, BASED ON CHANNEL AND OVERBANK SURVEY COMPLETED BY J2 AND SUPPLEMENTED WITH FAIRFAX COUNTY LIDAR DATA CAPTURED IN DECEMBER 2018. THE CHANNEL IS CLASSIFIED AS PRIMARILY AN F4 ROSGEN STREAM TYPE WITH A MANNINGS N CHANNEL VALUE OF 0.45. EXISTING OVERBANK FLOODPLAIN AREAS WERE ASSIGNED WITH MANNINGS ROUGHNESS VALUES OF 0.11. REVISED GEOMETRY AND CROSS SECTIONS WERE DEVELOPED TO ACCOUNT FOR PROPOSED CHANNEL MODIFICATIONS. ROUGHNESS COEFFICIENTS WERE MAINTAINED FOR THE PROPOSED MODIFICATIONS. USGS FLOW RATES FROM THE EFFECTIVE FAIRFAX COUNTY STUDY FROM 1978 WERE UTILIZED FOR SUGARLAND RUN. UPSTREAM OF THE CONFLUENCE WITH THE UNNAMED TRIBUTARY TO SUGARLAND RUN THE FLOW RATE FOR THE 100-YEAR STORM EVENT WAS 4400 CFS AND DOWNSTREAM WAS 4700 CFS. FLOW RATES WERE DERIVED FOR THE UNNAMED TRIBUTARY USING THE SCS METHODOLOGY AND ARE PROVIDED ON DESIGN PLAN SHEETS C6.0 AND C6.1. THE FLOW RATES FOR THE UNNAMED TRIBUTARY FOR THE 100-YEAR STORM EVENT ARE 1103 CFS. FLOWS FOR THE EXISTING CONDITIONS MODEL AND THE PROPOSED CONDITIONS MODEL WERE THE 1% ANNUAL CHANCE WSELS ASSOCIATED WITH THE PROPOSED CONDITIONS HEC-RAS MODEL WERE EVALUATED VERSUS THE UPDATED EXISTING CONDITIONS HYDRAULIC MODEL AND DETERMINED THE PROPOSED DESIGN DOES NOT CREATE AN OVERALL INCREASE IN THE WSEL OVER THE CORRIDOR STUDIED.

PROPOSED CROSS SECTIONAL LOCATION IS PROVIDED ON THIS SHEET AND THE CROSS SECTIONS SHOWING THE WATER SURFACE ELEVATIONS ARE PROVIDED ON SUBSEQUENT SHEETS.

LEGEND



PROPOSED FLOODPLAIN

HUNTERS CREEK
BRIDGE
PREPARED FOR
DEPARTMENT OF PUBLIC
WORKS

SHEET NUMBER
C-2.0

Kimley»»Horn

11400 COMMERCE PARK DR., SUITE 400, RESTON, VA 20191
PHONE: 703-674-1300 FAX: 703-674-1350
WWW.KIMLEY-HORN.COM

KHA PROJECT
LICENSED PROFESSIONAL

CASEY KIGHT

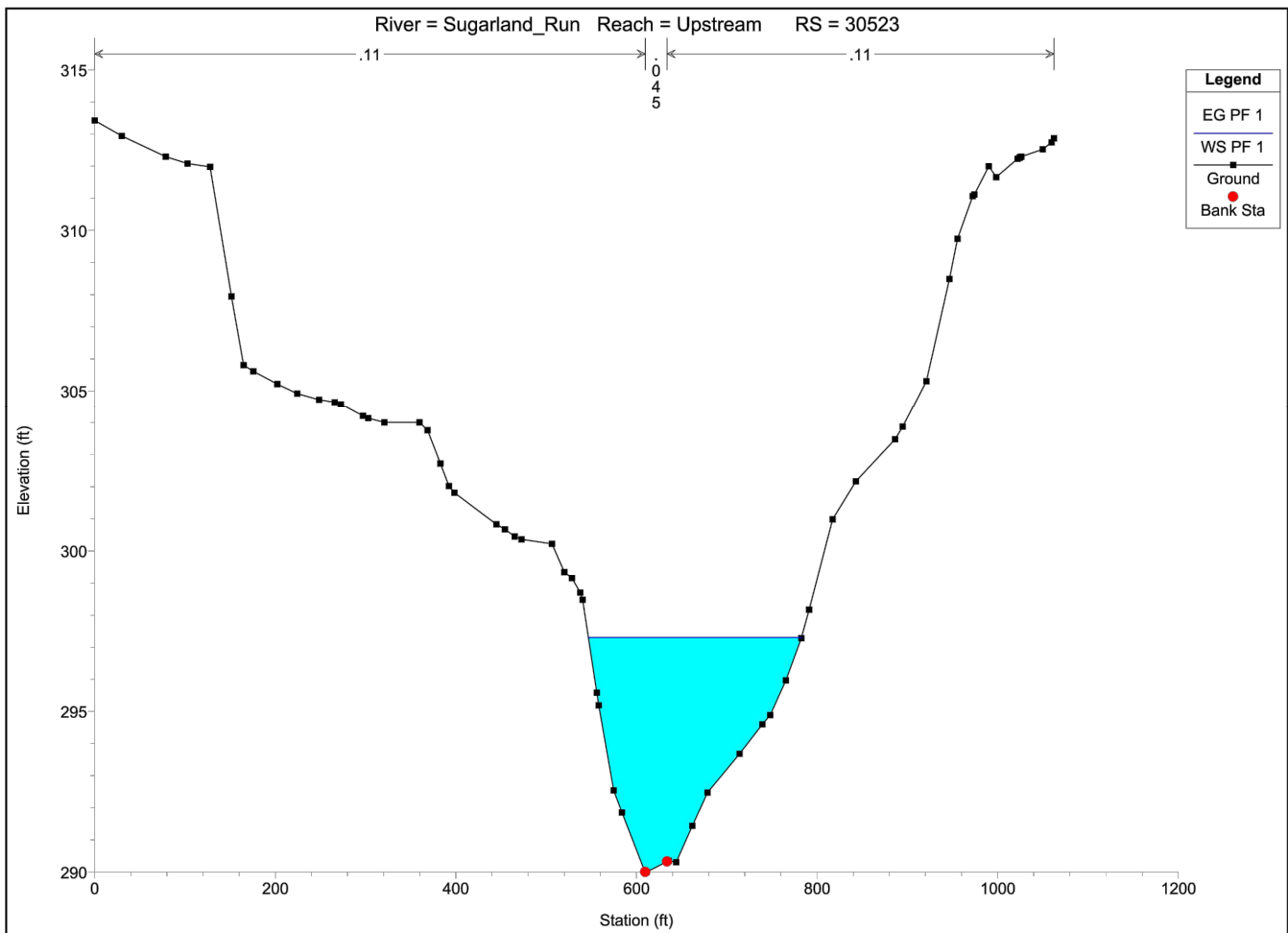
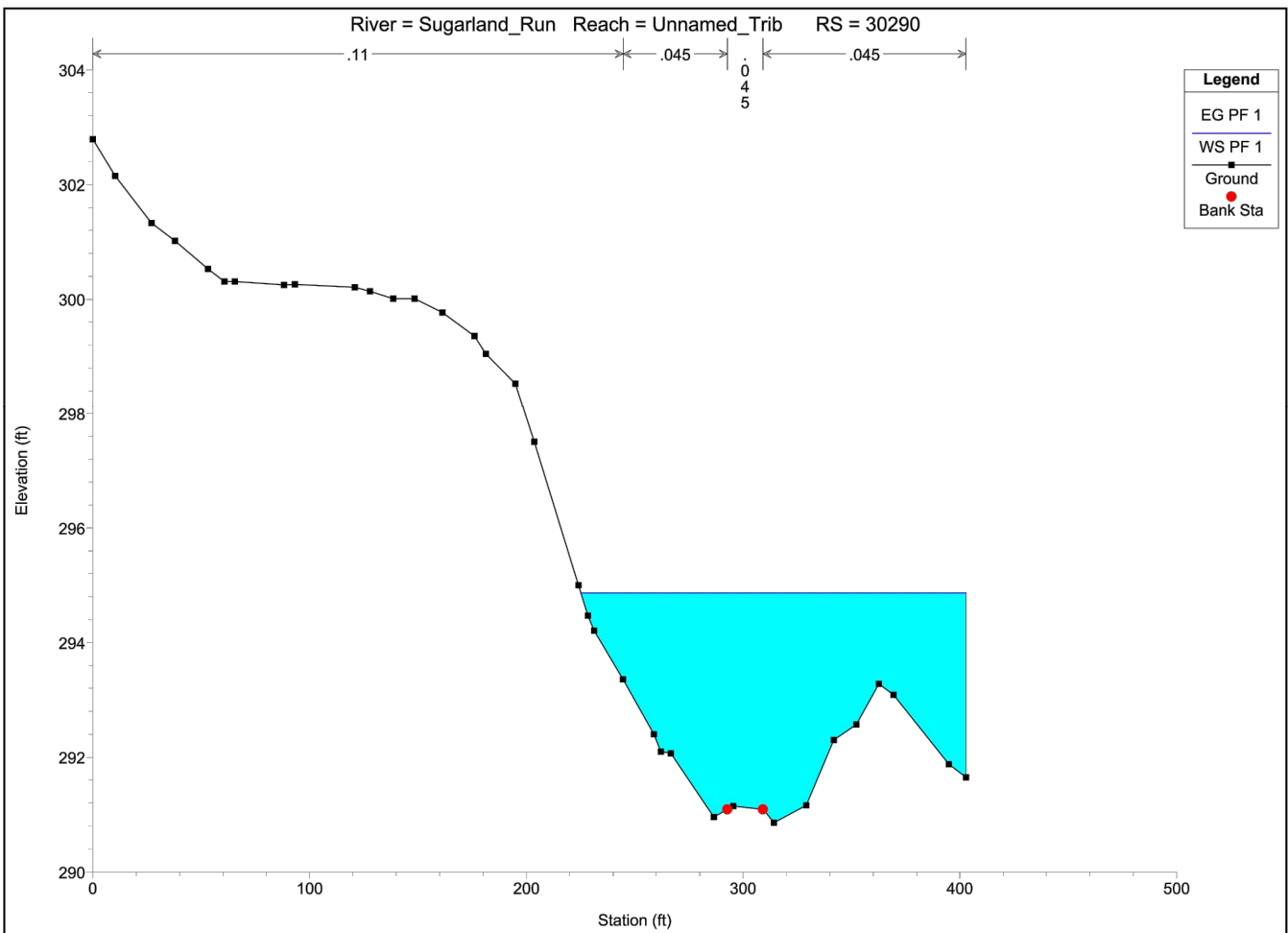
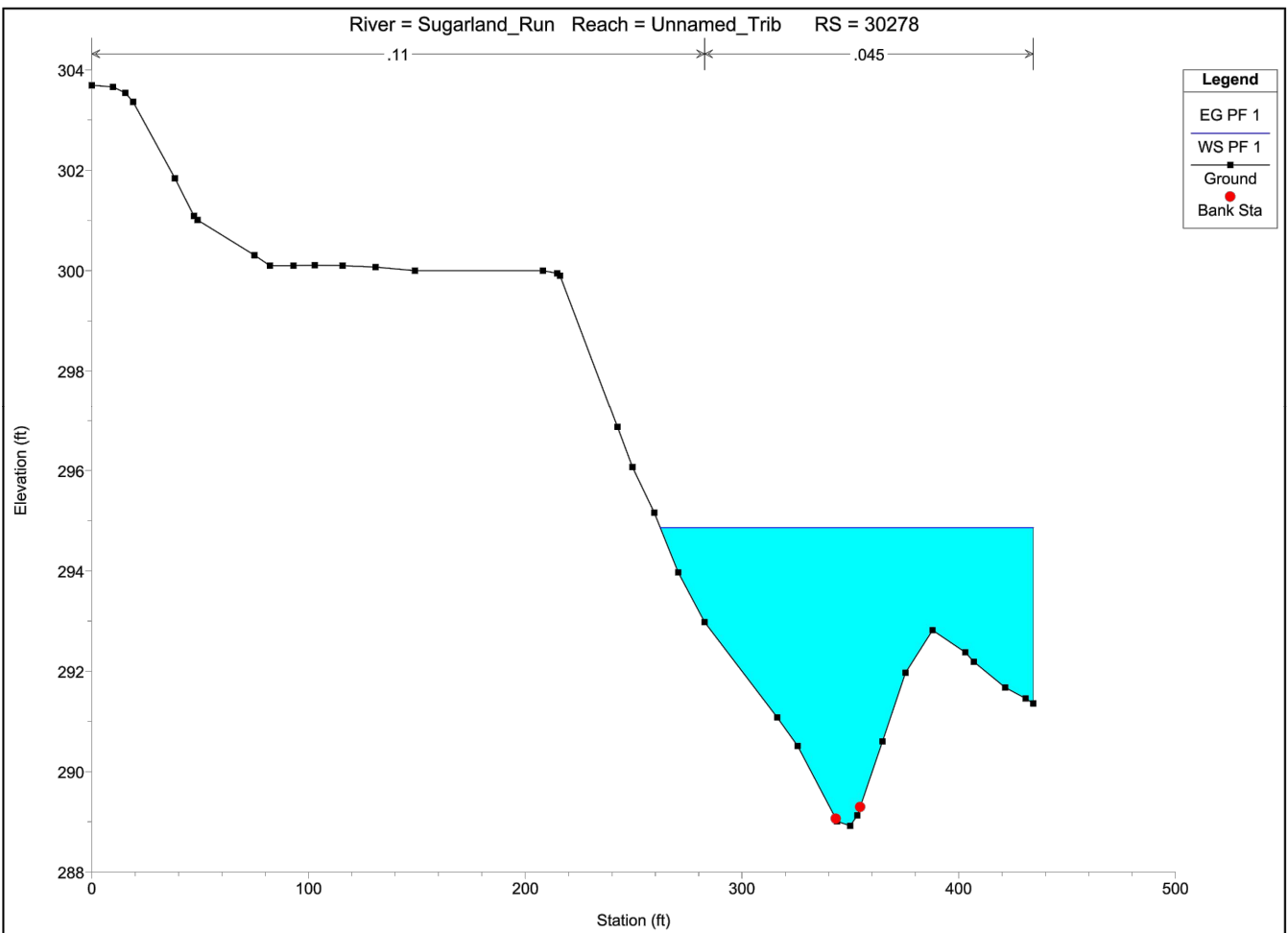
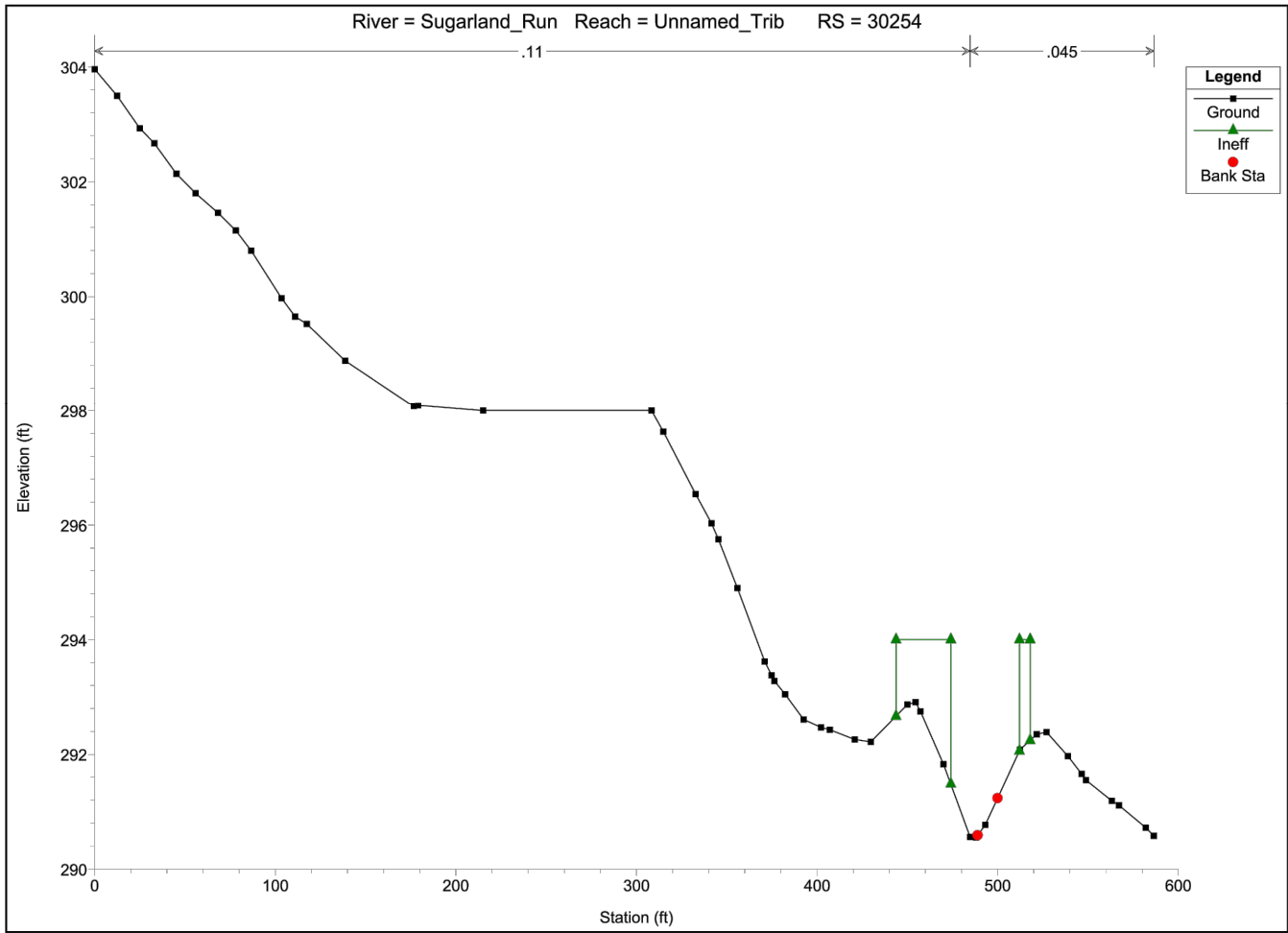
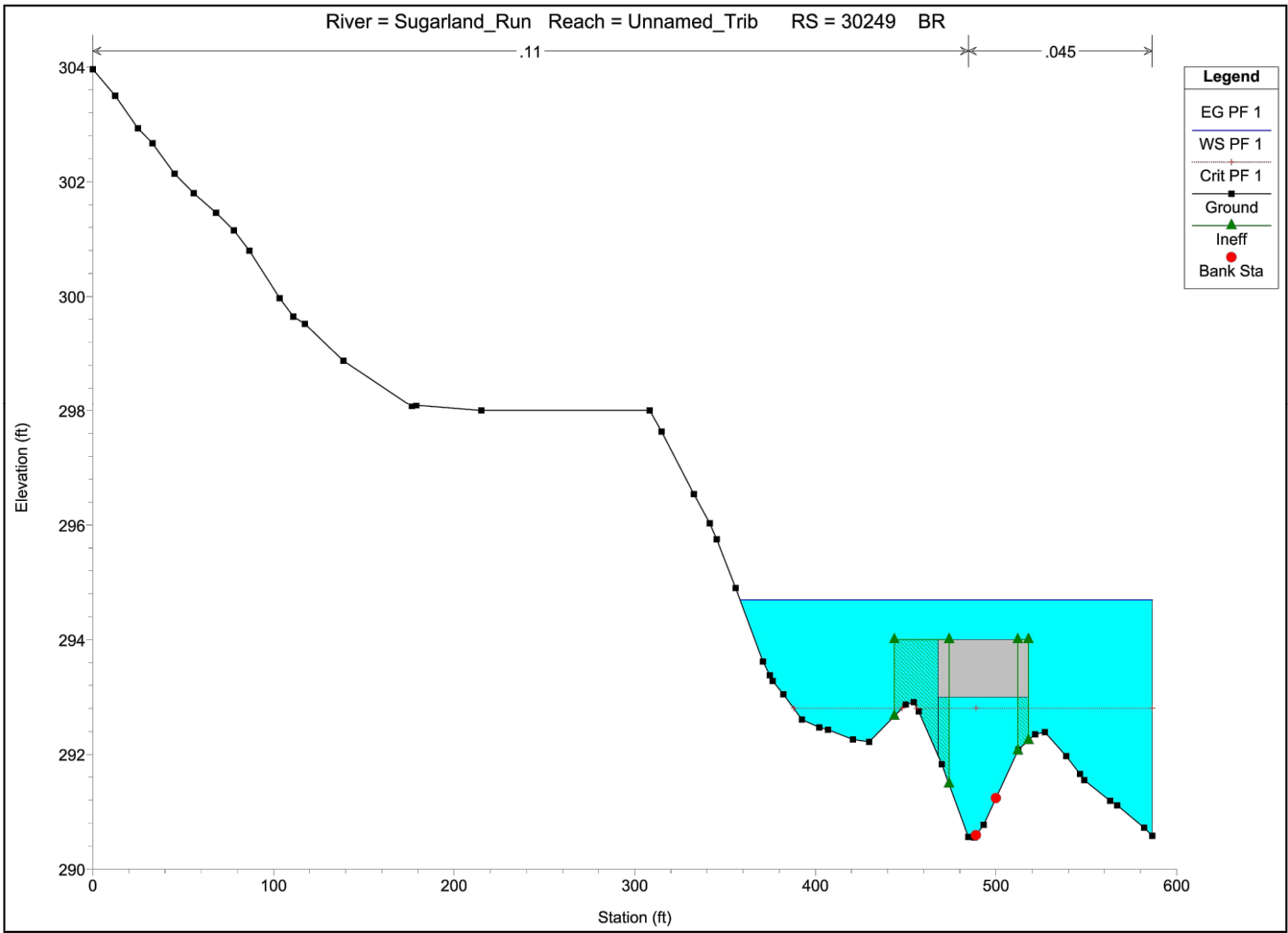
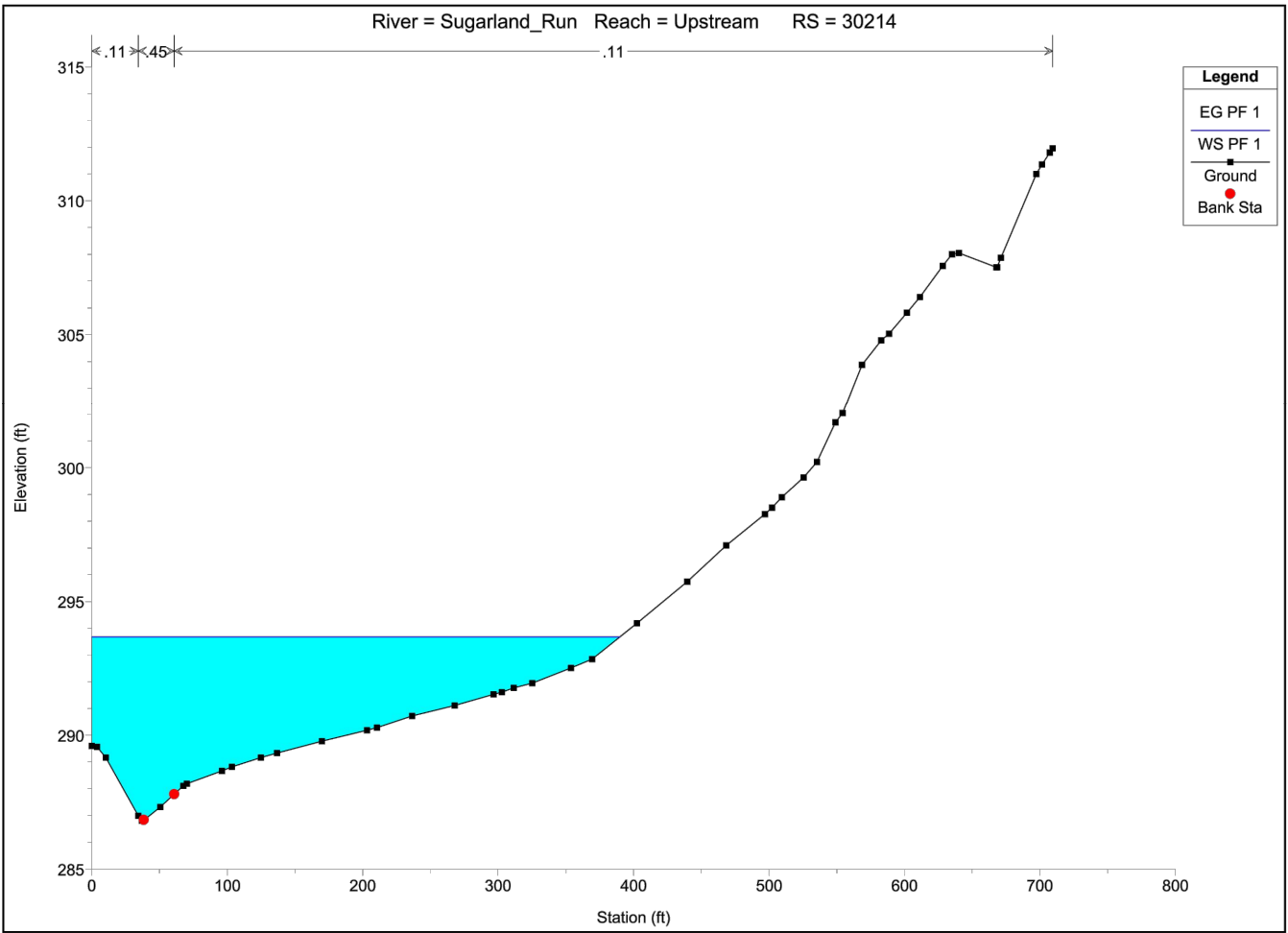
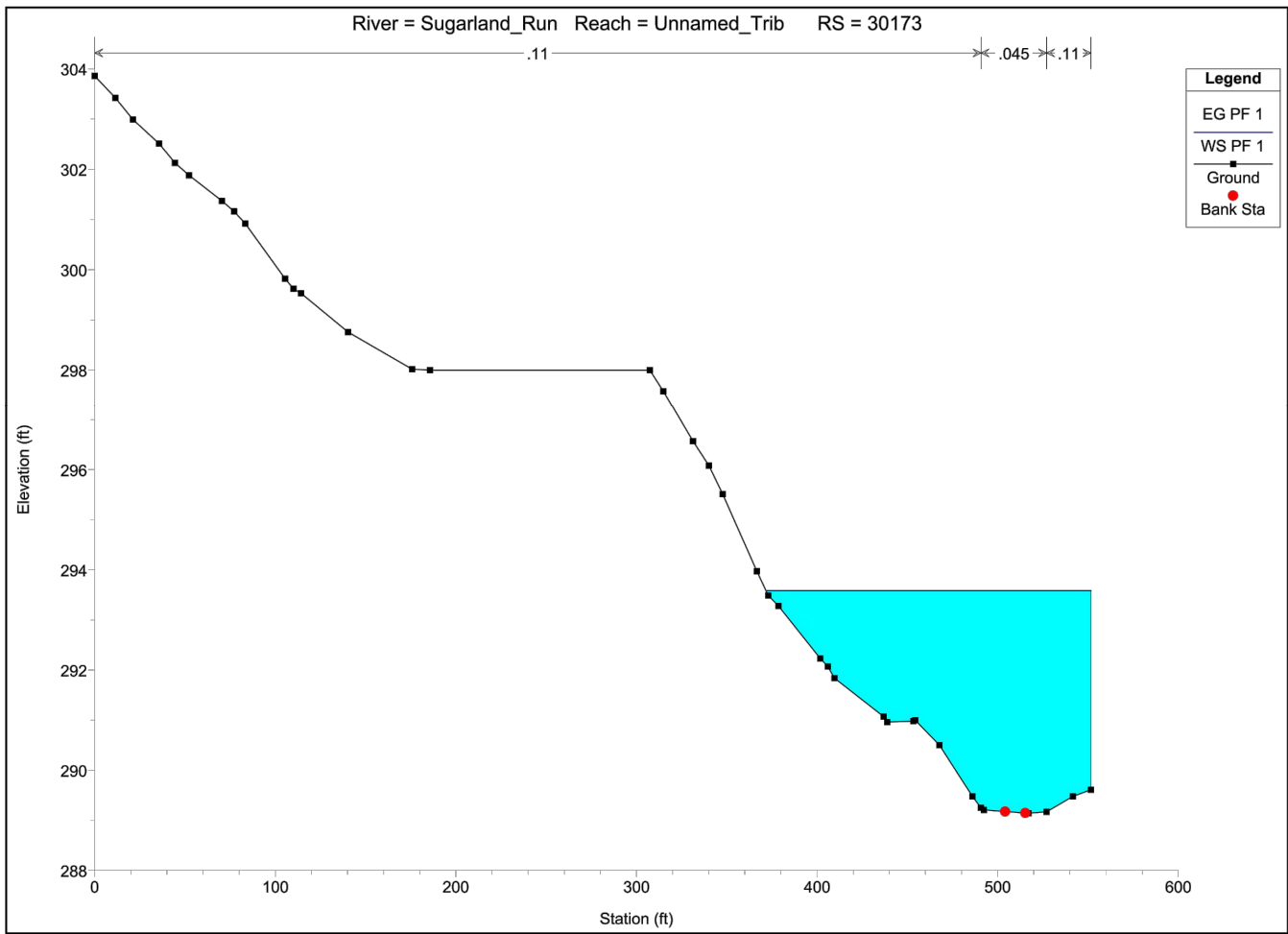
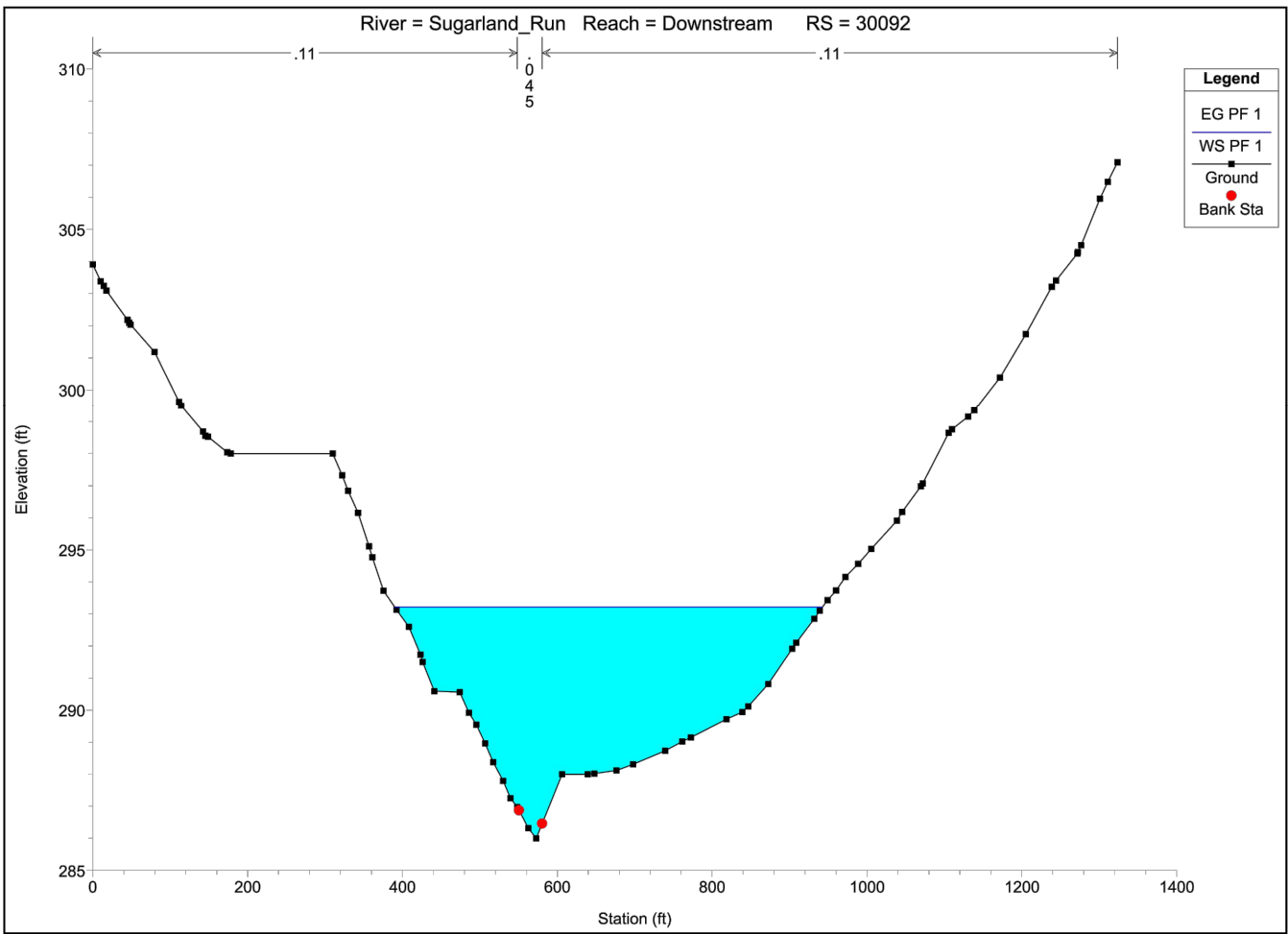
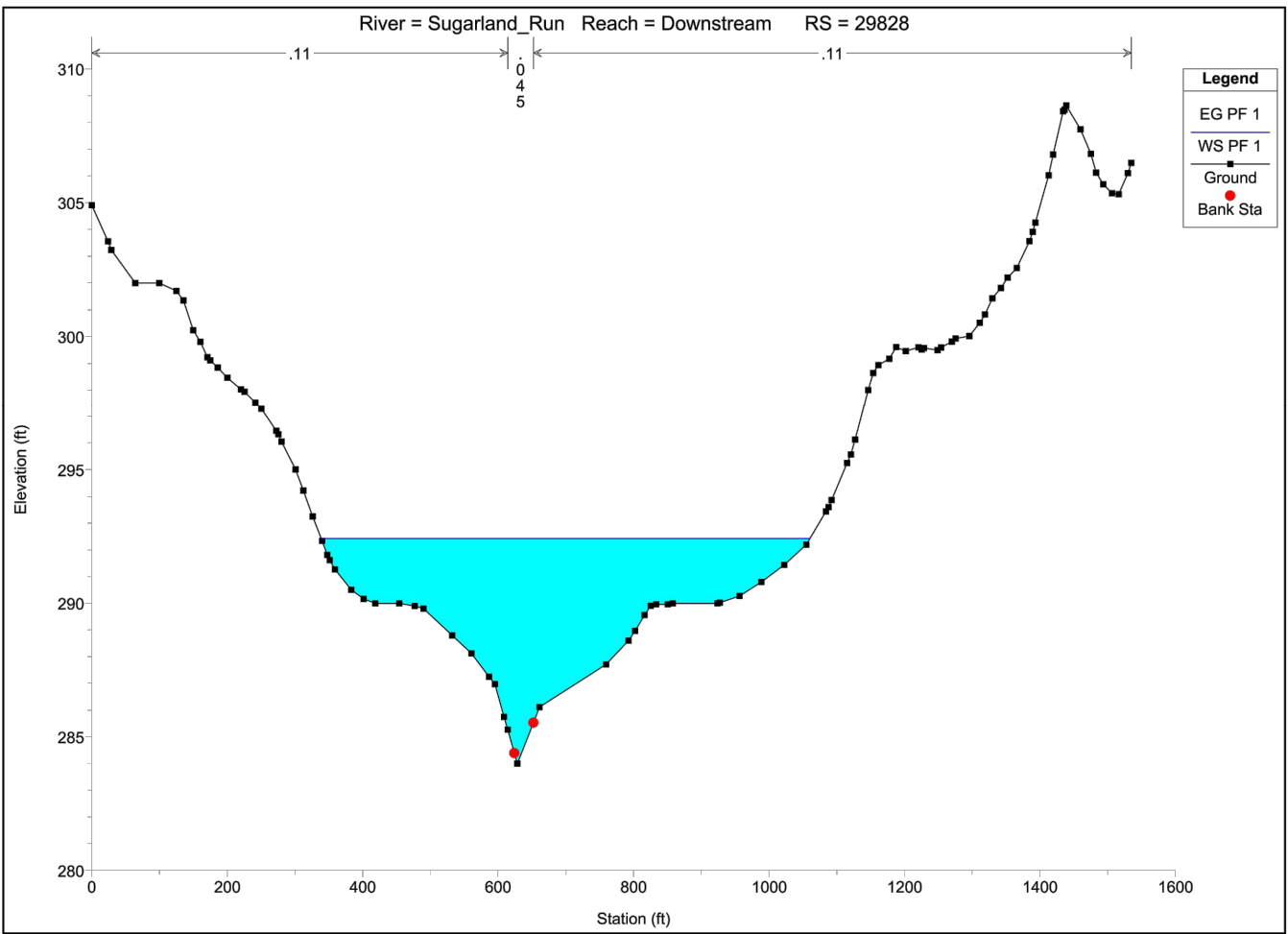
DESIGNED BY	CMK	VA LICENSE NUMBER	0406001348
DRAWN BY	AJR		

TOWN OF HERNDON
VA

REVISIONS

DATE _____

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PROPOSED
SECTIONS

HUNTERS CREEK
BRIDGE
PREPARED FOR
DEPARTMENT OF PUBLIC
WORKS
TOWN OF HERNDON
VA

SHEET NUMBER
C-2.1

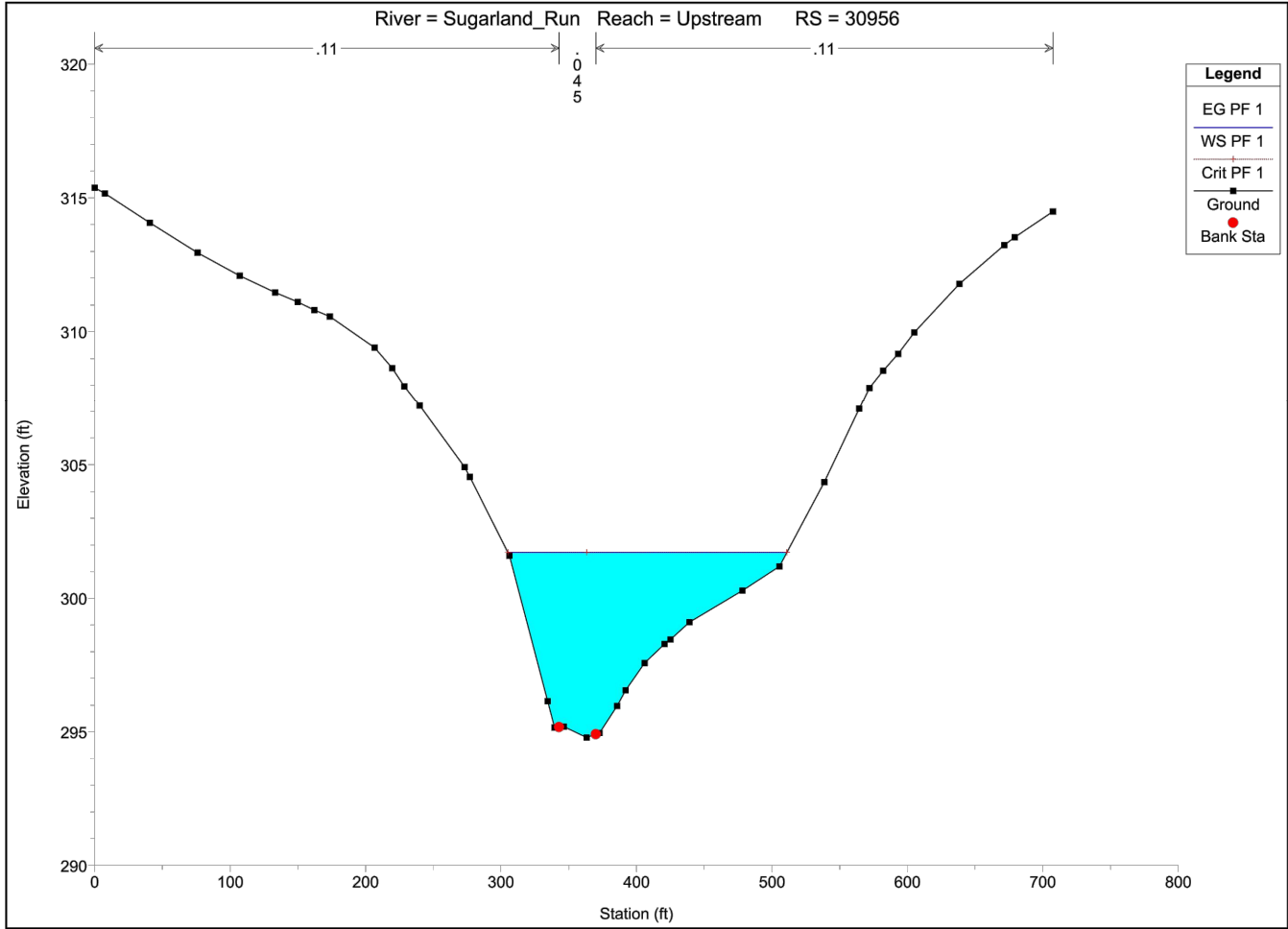
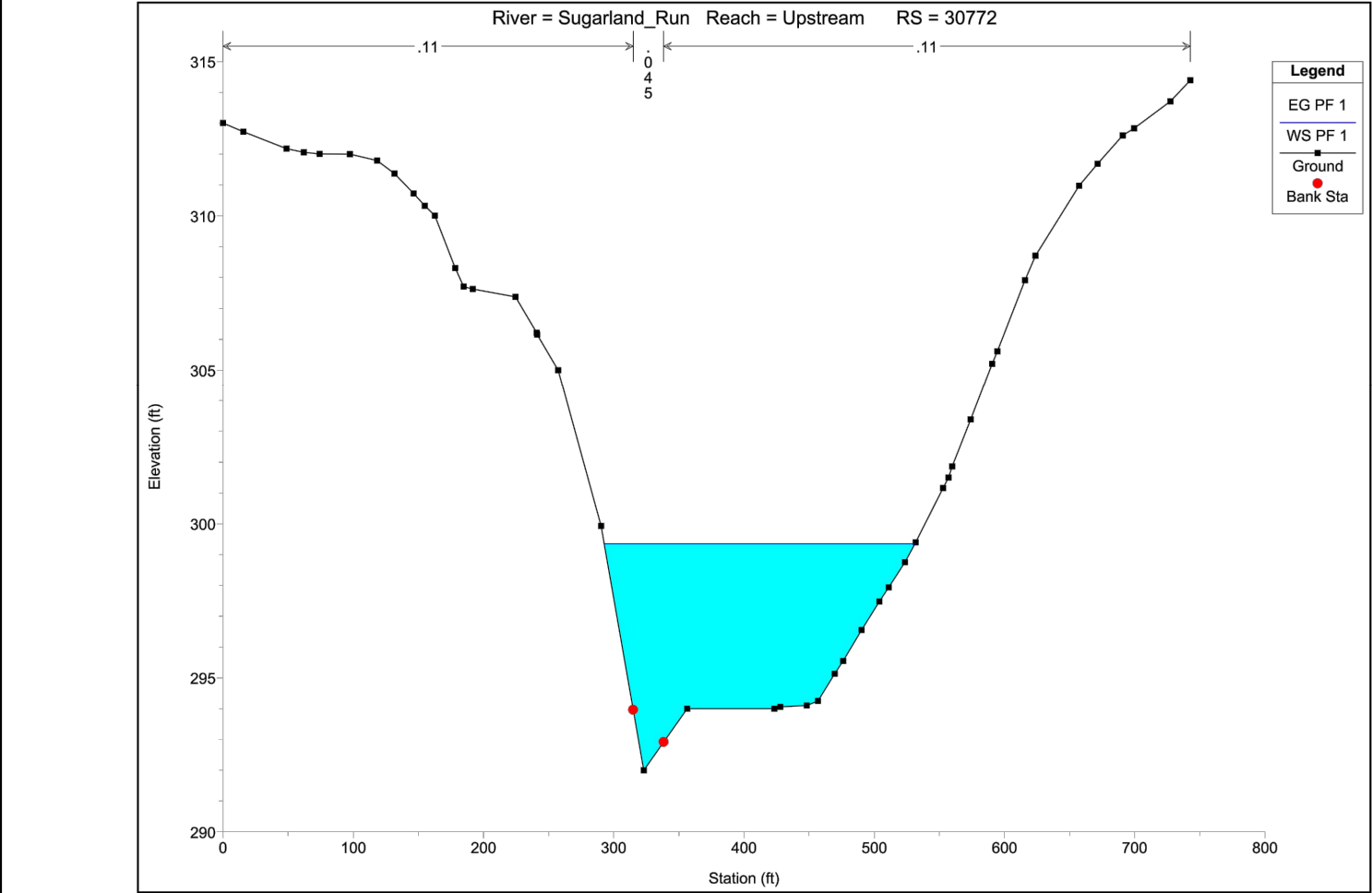
KHA PROJECT
110926004
DATE
JAN. 2024
SCALE AS SHOWN
DESIGNED BY CMK
DRAWN BY AJB
CHECKED BY CMK
DATE JAN. 2024

LICENSED PROFESSIONAL
CASEY KIGHT
VA LICENSE NUMBER
0406001348

Kimley»Horn
11400 COMMERCE PARK DR., SUITE 400, RESTON, VA 20191
PHONE: 703-674-1300 FAX: 703-674-1350
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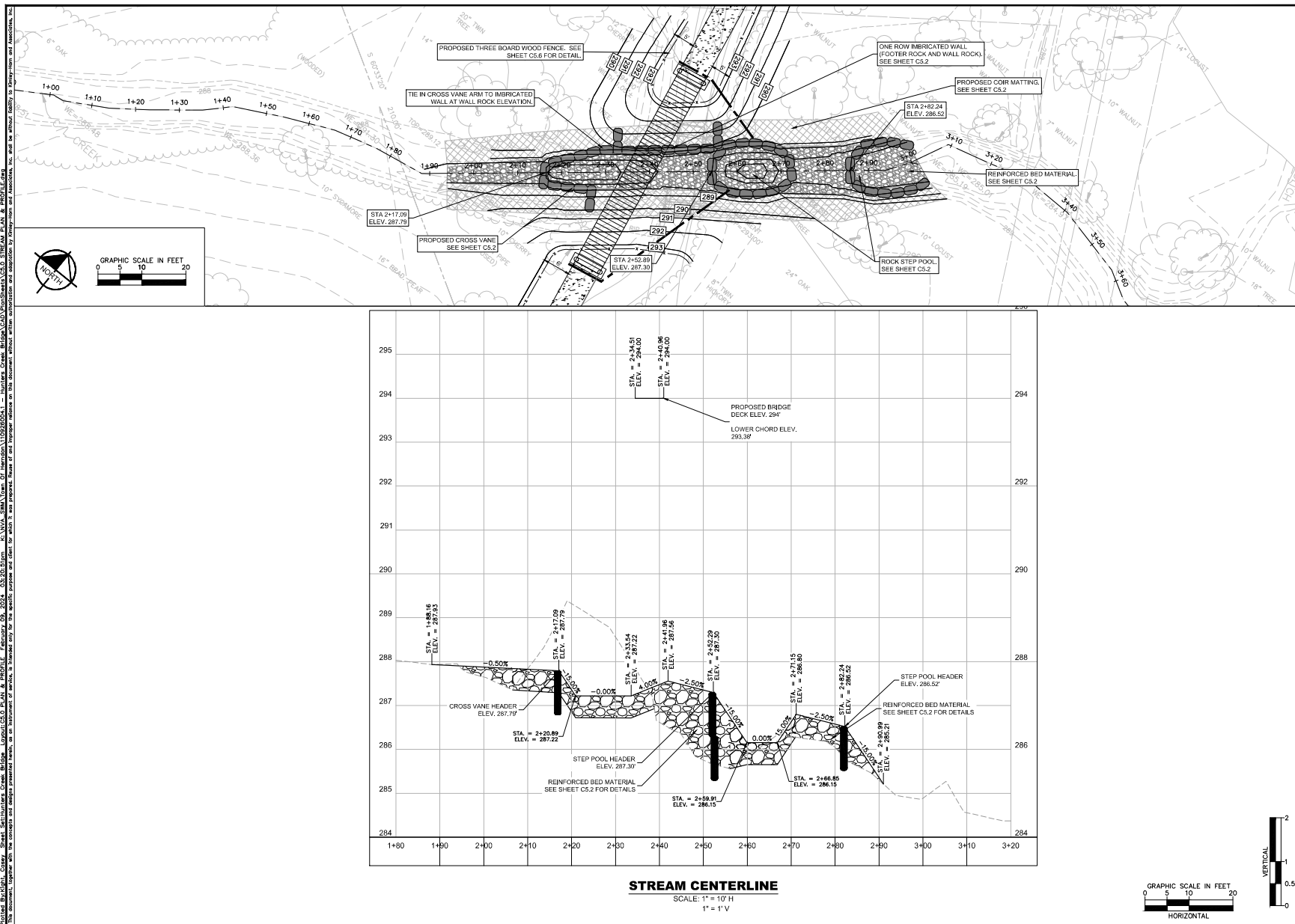
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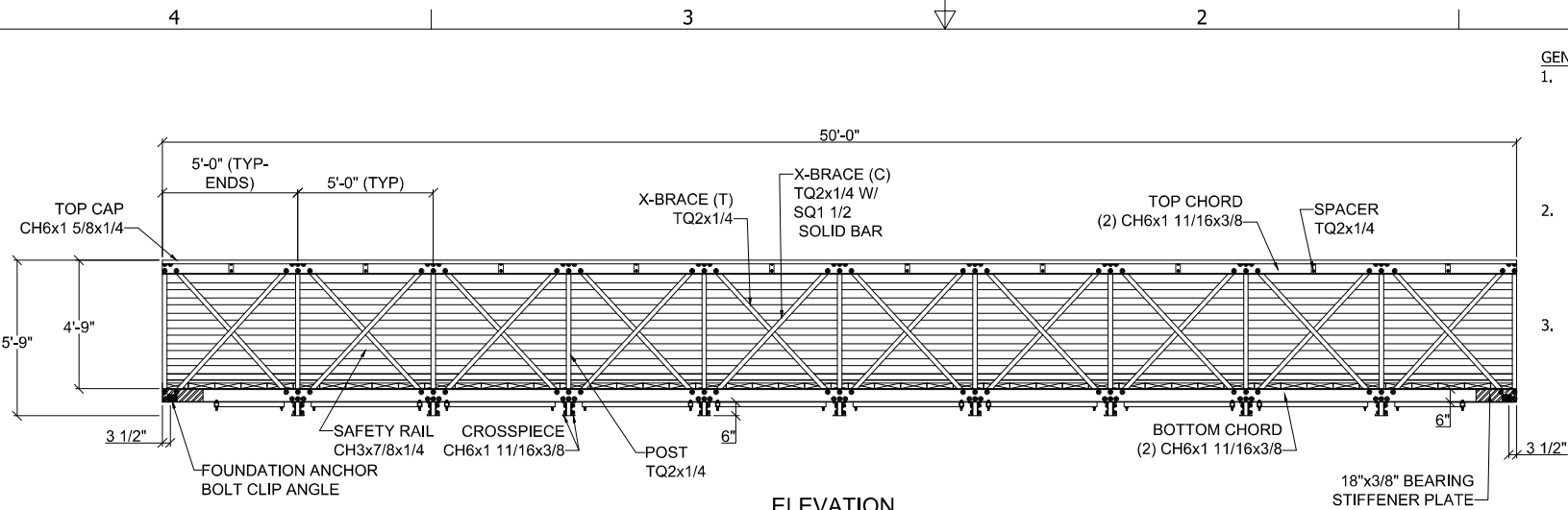


HUNTERS CREEK BRIDGE PREPARED FOR DEPARTMENT OF PUBLIC WORKS TOWN OF HERNDON	PROPOSED SECTIONS	KHA PROJECT 1109260004 DATE JAN. 2024 SCALE AS SHOWN DESIGNED BY CMK DRAWN BY AJB CHECKED BY CMK	LICENSED PROFESSIONAL CASEY KIGHT VA LICENSE NUMBER 0406001348 DATE JAN. 2024	 11400 COMMERCE PARK DR., SUITE 400, RESTON, VA 20191 PHONE: 703-674-1300 FAX: 703-674-1350 WWW.KIMLEY-HORN.COM	No.	REVISIONS	DATE	BY

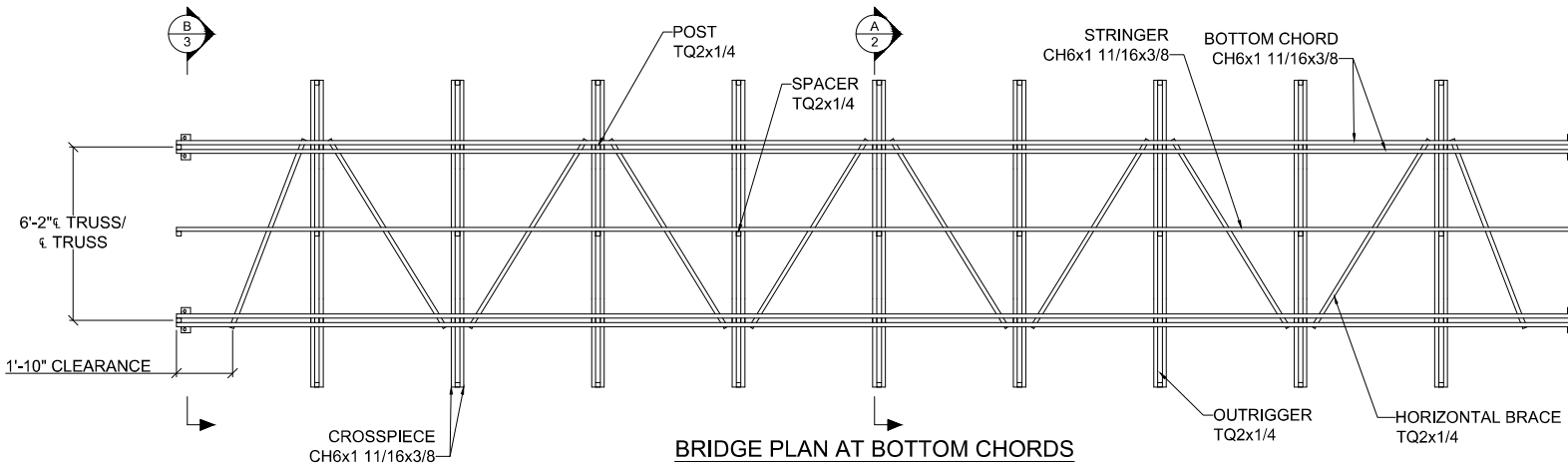
SHEET NUMBER
C-2.2



SHEET NUMBER C5.0	HUNTERS CREEK BRIDGE PREPARED FOR DEPARTMENT OF PUBLIC WORKS TOWN OF HENDERON	STREAM PLAN & PROFILE	KVA PROJECT 110926004 DATE JAN. 2024	LICENSED PROFESSIONAL LUC PROF 1	 Kimley-Horn © 2020 KIMLEY-HORN AND ASSOCIATES, INC. 20491 11405 KIMLEY-HORN DRIVE, SUITE 200 PHOENIX, AZ 85024-1200 FAX: 720-274-1200 WWW.KIMLEY-HORN.COM	No. _____ REVISIONS _____ DATE _____
			SCALE AS SHOWN DESIGNED BY CMK DRAWN BY ALB CHECKED BY CMK DATE JAN. 2024	VA LICENSE NUMBER LUC PROF 1 # _____		



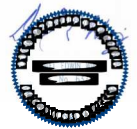
ELEVATION



BRIDGE PLAN AT BOTTOM CHORDS

GENERAL NOTES:

- BRIDGE COLOR SHALL BE OLIVE GREEN (RAL 7002). FIBER REINFORCED POLYMERS (FRP) MEMBERS/PROFILES SHALL BE 1500 (NON-FIRE RETARDANT) SERIES BY CREATIVE PULTRUSIONS, INC. ALL MEMBERS ARE FIBER REINFORCED POLYMERS (FRP) UNLESS NOTED OTHERWISE.
- ONE (1) BRIDGE WILL BE SHIPPED TO SITE IN COMPONENT PARTS (I.E. NOT ASSEMBLED). THE HEAVIEST MEMBER SHIPPED IS 131 LBS. THE LONGEST MEMBER SHIPPED IS 50'-0" LONG. ESTIMATED WEIGHT OF BRIDGE IS 4,700 LBS.
- ALL HARDWARE SHALL BE ASTM A307 GRADE A GALVANIZED BOLTS ACCORDING TO ASTM A153 WITH ASTM A563 GRADE A NUTS AND USS GRADE 2 CIRCULAR WASHERS. WHERE SPLICES AND BONDED PLATES ARE UTILIZED AS SHOWN ON THESE PLANS, HARDWARE SHALL BE GALVANIZED ASTM F3125 GRADE A325 BOLTS WITH ASTM A563 GRADE A NUTS AND USS GRADE 2 CIRCULAR WASHERS. ALL BOLTS SHALL BE 3/4"Ø BOLTS, EXCEPT CONNECTIONS OF TOP CHORD SPACERS, OUTRIGGERS, AND HORIZONTAL BRACING USE 1/2"Ø BOLTS. BOLTED CONNECTIONS SHALL NOT BE OVERTIGHTENED. CREATIVE PULTRUSIONS, INC. SHALL PROVIDE ASSEMBLY INSTRUCTIONS.
- SUPERPLANK GR205 FRP DECKING SHALL BE FIELD-SCREWED TO FRP STRINGERS AND BOTTOM CHORD MEMBERS.



02/08/2024

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REVISION NO.	DESCRIPTION	DATE
0	ORIGINAL SUBMITTAL	01/23/2024
1	FINAL DESIGN	02/08/2024



DRAWN	DEW	01/23/2024
CHECKED	JHM	01/23/2024
QA		
MF		

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TITLE TOWN OF HERNDON, VA - HUNTER CREEK PEDSTRIAN BRIDGE 50'x6'x54" SQUARE ENDS			
SIZE	TOLERANCE	BRIDGE PROJECT NO.	REV
D	±1/16"		1
SCALE	N.T.S.	SHEET 1 OF 3	