

**TOWN OF HERNDON, VIRGINIA
PLANNING COMMISSION PUBLIC HEARING AGENDA
MARCH 25, 2019
HERNDON COUNCIL CHAMBERS BUILDING
765 LYNN STREET
7:00 P.M.**

CALL TO ORDER

1. Roll Call

APPROVAL OF AGENDA

APPROVAL OF MINUTES

2. February 11, 2019, Planning Commission Work Session Draft Minutes
3. February 25, 2019, Planning Commission Public Hearing Draft Minutes

COMMENTS

4. Comments from the Staff Members
5. Comments from the Commissioners
6. Comments from the Audience

PUBLIC HEARINGS

7. **APPLICATION FOR A PROFFER CONDITION AMENDMENT - PCA #19-01, 525 Grove Street, Virginia Dominion Energy Substation**, to consider a proffer condition amendment to amend the proffer statement for the previously approved rezoning application, ZMA #02-102. Applicant: Tessia Knight, Network Building & Consulting, LLC. Owner: Virginia Electric & Power Company. ***Continued from February 25, 2019 Planning Commission public hearing.***
8. **APPLICATION FOR A PROFFER CONDITION AMENDMENT - PCA #19-02, 525 Grove Street, Virginia Dominion Energy Substation**, to consider a proffer condition amendment to amend the proffer statement for the previously approved rezoning application, ZMA #02-103. Applicant: Tessia Knight, Network Building & Consulting, LLC. Owner: Virginia Electric & Power Company.
9. **APPLICATION FOR A SPECIAL EXCEPTION – SE #19-02, 525 Grove Street, Virginia Dominion Energy Substation**, to consider a special exception to construct a telecommunications monopole and associated ground equipment compound. Applicant: Tessia Knight, Network Building & Consulting, LLC. Owner: Virginia Electric & Power Company. ***Continued from February 25, 2019 Planning Commission public hearing.***

ADJOURNMENT

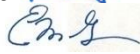
Future Planning Commission Meetings:

April 8, 2019	Planning Commission work session	7:00 p.m.
April 22, 2019	Planning Commission public hearing	7:00 p.m.



MEMORANDUM

To: Chair Jonas & Members of the Planning Commission

From: Bryce A. Perry, Deputy Director of Community Development 
Elizabeth M. Gilleran, Director of Community Development 

Date: March 8, 2019

Subject: Proffer Condition Amendment Application, PCA#19-01, 525 Grove Street

This memo serves as an addendum to the Planning Commission staff report, dated February 11, 2019, which was considered by the Planning Commission in its review of the above referenced case at its February work session. The staff report cited several concerns raised by staff, including the need to address areas of non-compliance with the Herndon Zoning Ordinance, either by revising the application or seeking zoning modifications. In accordance with staff's recommendation, the Planning Commission voted to continue this application to the March 25, 2019 public hearing.

The applicant has revised the application to address staff comments (See Attachment #3). The proffer statement and plan exhibit have been revised (See Attachment #4 and #6). The applicant has submitted three zoning modification requests (See Attachment #5).

The Town Attorney advised on the requirement of this application to be split into two Proffer Condition Amendments, given that they would amend the proffer statements of two different Zoning Map Amendments (ZMA#02-102 and ZMA#02-103). These two ZMAs changed the zoning on the two parcels that would later be consolidated into the single subject parcel. This application, PCA#19-01, has been changed to now only propose an amendment to the proffers for ZMA#02-102. A second application, PCA#19-02, has been submitted and proposes to only amend the proffers for ZMA#02-103.

Staff Analysis:

1. The proffer statement does not address staff's previously expressed concern for the off-site trail being used to access the facility. Bollards have been added to the plan to obstruct vehicle traffic from the access road to the off-site trail. However, given the proximity of the trail to the facility, and the potential for equipment on the south end of the equipment compound-which would not be easily accessible from the gate at the north end. There seems a possibility that the trail would provide an easier access. For that reason staff believes any chance to reinforce the prohibition of off-site access should be considered.
2. Staff does not support the modification to Section 78-115.2, which prohibits the use of barbed wire in all zoning districts. The existing substation has barbed wire along its fencing; however, that condition is either legally nonconforming or was installed without town approval. Staff research was unable to determine when and how the

existing barbed wire was installed. The other telecommunication monopole facilities in town were approved without the use of barbed wire.

3. Staff partially supports the modification for relief from the requirement to provide a solid masonry wall and opaque metal gate to screen the ground equipment, per Section 78-114.2(a)(1). This screening method is required because the facility is visible from a public right-of-way, the W&OD Trail.

The applicant's request states that chain link fencing is preferred, because it is consistent with some of the fencing existing on the site, is in a non-residential area, and it allows visibility into the compound to identify any unauthorized individuals.

The existing site screening consists of a 15-foot high pre-cast concrete wall along the northern boundary of the substation and chain link fencing along the eastern, southern, and western sides of the substation, which is screened by extensive vegetation. The eastern boundary of the substation has a 15-foot-wide landscape buffer containing mature evergreen trees. The southern boundary of the substation has a 25-foot buffer (required per ZMAs #02-102 and 02-103) with a mixture of mature trees. The western boundary of the substation has a 30-foot wide buffer with a mixture of mature trees.

Chain link fencing was authorized during the approval of the substation because the applicant proffered wider buffer areas and additional landscape material than would have otherwise been required by the zoning ordinance.

The installation of the proposed monopole and equipment compound will require removal of all vegetation with 15 feet of the 30-foot buffer along the western side of the substation; thus reducing the existing buffer by half. Additional sections of the buffer are proposed to be removed per modification request #3.

Staff supports the statement by the applicant that they prefer to have partially open screening for security purposes; however, numerous alternatives to chain link fencing exist that provide security, meet the intent of the screening provisions of the zoning ordinance, and provide a level of opacity to not fully obstruct visibility into the compound.

Staff is supportive of a modification to Section 78-114.2(a)(1) of the zoning ordinance under the following two conditions:

- a. Chain link fencing is not permitted and shall not be used or included in any application materials; and
- b. Decorative metal fencing shall be used with the exact material and design selection subject review by and compliance with approval of the Architectural Review Board.

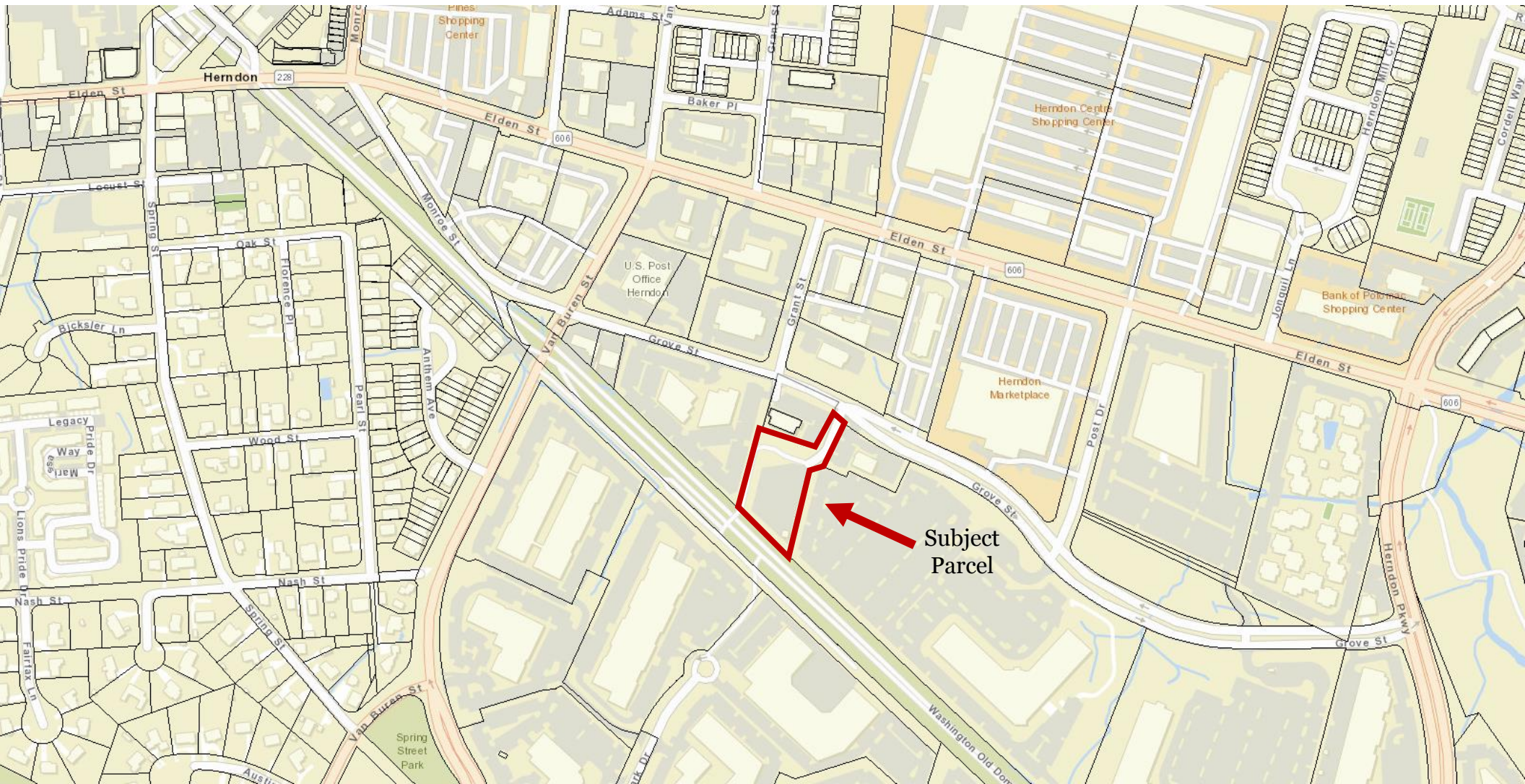
4. Staff does not support the applicant's request to allow for additional gates. Additional gates would require a further reduction in landscaping, which should not be permitted.
5. Staff does not support the modification to Section 78-110.4(b) to allow development in the required landscape buffer. Access to the facility can still be gained on-foot from the access drive with the required landscaping, which would include two canopy trees (30' on-center), two evergreen trees (30' on-center'), and one ornamental tree. Per the Community Forester's recommendation, these trees may be planted just inside the property line, which would maximize the space between the trees and the eastern boundary of the proposed access easement. The ground cover of the access easement from the access drive to the facility should be specified on the plan.
6. Staff will request the applicant to submit revised proffers and a plan that reflects the above comments, and any comments expressed at the work session prior to the Planning Commission public hearing.

Staff Recommendation:

Staff recommends continuance at this time until the applicant is able to effectively address the comments raised and revise the application accordingly. Staff may be able to recommend approval or approval with conditions prior to the public hearing if the application is revised to address the comments and resubmitted prior to the deadline for the March Planning Commission public hearing dispatch deadline.

Attachments:

1. Subject Parcel Vicinity Map
2. Applicant Cover Letter, Dated February 26, 2019
3. Applicant Comment Response Letter
4. Revised Draft Proffer Statement, Dated February 26, 2019
5. Applicant Request for Modifications, Dated February 26, 2019
6. Revised Plan Exhibit, Dated February 26, 2019



SITE LOCATION – Vicinity Map

Case: PCA #19-01 – 525 Grove Street



TOWN OF
Herndon

Photo prepared by Town of Herndon
Department of Community Development



TOTALLY COMMITTED.



2/26/2019

Town of Herndon
Planning Commission
777 Lynn St
Herndon, VA 20170

RE: Vertical Bridge US-VA-5060 – Herndon Substation
525 Grove Street
Proffer Condition Amendment #19-01 - **Revised**

Please accept this revised submission letter for PCA #19-01, to clarify that this PCA case is applicable to the portion of the referenced property that is zoned CS (Commercial Services), and governed by prior rezoning application ZMA #02-102. A separate PCA application is being submitted for the other part of the substation property that is zoned O-LI (Office – Light Industrial).

Vertical Bridge is a wireless infrastructure developer providing communications site solutions to carriers nationwide. T-Mobile is a national provider of wireless telecommunications services and has entered into a lease agreement to locate their antennas on the proposed 125' tall monopole, and to place equipment within the fenced compound. Network Building & Consulting is representing Vertical Bridge for this application as well as the related Special Exception application #19-02.

The Proffer Statement for this PCA case has been amended based on comments from Town staff, and is enclosed herewith.

Please contact me with any questions or concerns relating to this revised application.

Thank you,

Tessia Knight

Land Use Associate

NETWORK BUILDING + CONSULTING

6095 Marshalee Dr. | Suite 300 | Elkridge MD | 21075
P 410.712.7092 ex.1086 | M 240.481.8461

PROFFER CONDITION AMENDMENT - PCA #19-01, 525 Grove Street.

Responses to Staff Comments

1. Proffers need to reference ZMA #02-103 in addition to ZMA #02-102 as both are the current zoning of the property now identified as Fairfax County Tax Map # 0162-02-0190 E.

The Proffer Statement have been separated into two statements; one for each of the prior ZMA cases.

2. “The first group of the prior Proffers are hereby amended as follows:” is not a sufficient description. Section heading should reference ZMA #02-102, approved September 10, 2002, by Ordinance 02-O-18.

The Proffer Statement has been amended to reference the prior ZMA case, date, and Ordinance number.

3. The reference to the zoning ordinance section regulating zoning map amendments is now Section 78-155.1.

The zoning ordinance reference has been revised accordingly.

4. The proposed modifications to proffer condition #1 could lead to confusion since it references two different plans that have overlapping yet diverging site features. To enhance clarity and understanding in the zoning of the property for future zoning interpretations and enforcement, an additional sheet should be prepared and included in the plan set that clearly delineates the portions of the site that are governed by the two previous ZMAs and the areas of the site that would be now governed by this PCA. This sheet should be referenced in the proffers with notations on substantial conformity to the limits of disturbance as shown on the new plan exhibit.

The plan set submitted with this application has been amended to label which portion of the property is governed by the prior two ZMA cases, and a note has been added indicating that the entire property is subject to the current proffer statements since the substation property is no longer 2 parcels.

5. “The second group of the prior Proffers are hereby amended as follows:” is not a sufficient description. Section heading should reference ZMA #02-103, approved September 10, 2002 by Ordinance 02-O-19.

The Proffer Statement has been amended to reference the prior ZMA case, date, and Ordinance number.

6. Proffer should be added stating that access to the telecommunications compound will only be through the substation site and not the existing trail.

Applicant does not believe this proffer is necessary because the plans have a label indicating that vehicular access is limited to the gravel driveway along the north side

of the property, prior to where it connects to the pedestrian walkway on the west side of the property. Additionally, two bollards have been added to the plans at the west end of the gravel driveway to ensure that vehicles cannot drive onto the pedestrian walkway.

7. Barbed wire fencing is prohibited in the Town of Herndon (Section 78-115.2) and all references and exhibits on the GDP to barbed wire need to be removed.

A modification request has been submitted, asking for approval of the barbed wire on top of the proposed chain link fence. Please see enclosed letter with specific request and justification statement.

8. Screening of the telecommunications compound must be done with a masonry wall and opaque metal gates on the fourth side as required in Section 78-114.2 of the zoning ordinance. All references to chain link fencing in the GDP need to be removed and updated drawings showing the masonry screen should be prepared and provided within the plan set.

A modification request has been submitted, asking for approval of the chain link fence. Please see enclosed letter with specific request and justification statement.

9. Fence elevation on sheet C-1 indicates two gates. This does not match with the proposed plan on sheets Z-1 and Z-2. It is recommended that only one gate be installed and with direct connection on-site to the internal access road.

The fence detail has been revised to shown just one gate. However, applicant objects to any limitation on the ability for an additional gate(s) to be added in the future, if it might allow better access in and around the compound by carriers who may collocate on the proposed tower. The gates are for pedestrian access, not vehicular access, and vehicular access has been adequately limited the gravel driveway along the north side of the property.

10. Final review and approval of screening is subject to approval by the Architectural Review Board. A proffer should be added regarding ARB approval. Examples of previous proffer conditions regarding ARB approval can be provided if requested.

The proffer statement has been amended to include a proffer regarding ARB approval of screening.

11. The proposed 10' easement for 24/7 ingress/egress located along the western property line near the existing stormwater BMP is within a required perimeter landscape buffer landscape (Section 78-110.4). The plan cannot show improvements not in compliance with the zoning ordinance. A modification may be requested as part of the proposed PCA. If submitted staff will carefully review and consider the loss of landscape screening which is today very effective.

A modification request has been submitted, asking for approval to allow the 10' easement within the required landscape buffer. Please see the enclosed letter with justification statement.

12. The proposed access abuts the existing BMP and the western boundary line. It is unclear whether this access would necessitate changes to the BMP or partial access off-site onto the trail. Staff would not support either condition and recommends inclusion of statements prohibiting access off-site and access over stormwater BMPs into this application.

*The proposed access along a portion of the western property boundary is only an easement; it is not an improved gravel or asphalt driveway. Maintenance and inspection personnel will park on the gravel driveway along the north property line and then **walk** to the compound. There is no proposed access off-site, nor would foot traffic affect any stormwater BMPs. Applicant is not proposing any additional proffers.*

13. Generally speaking the subject parcel seems a good candidate for a monopole. The nearest residential neighborhood, Darlington Oaks, is approximately one-fifth of a mile away. It is similarly distanced from any arterial or collector street in town and is immediately adjacent to the Virginia Dominion Energy transmission line towers. Photo simulations were provided demonstrate a managed visual impact from various viewsheds around town.

No response needed.

14. The proposed telecommunication facility and access drive will require a Special Exception if this application for a Proffer Condition Amendment is granted. The zoning ordinance, per Section 78-71.13 allows freestanding telecommunications facilities such as monopoles by Special Exception in accordance with specific standards. As part of that process, conditions can be placed upon an approval of the special exception. The applicant has submitted an application for a Special Exception, SE#19-02 which is also on the Planning Commission agenda. If the PCA is continued, the SE will also require a continuance. A denial of the PCA would render the SE application void.

Acknowledged.

15. A revised plan and revised proffer statement will be necessary to address the above comments. A zoning modification may also be necessary if the project is pursued as proposed since compliance with the required landscape buffer requirements may not

be possible. This will require a formal modification request. Additional time will be necessary for the applicant to prepare the revised materials and for staff to evaluate those materials upon submission. Staff's recommendation for continuance reflects this need for additional time.

Revised plans have been submitted, along with modification requests for certain aspects of the proposed project.

PROFFERS**“Generalized Development Plan, US-VA-5060 Herndon Substation”****PCA #19-01****Amendment to ZMA-02-102****February 26, 2019**

Pursuant to Section 15.2-2303 (a) of the Code of Virginia (1950), as amended, and the Town of Herndon Zoning Ordinance, Virginia Electric and Power Company, d.b.a. Dominion Energy Virginia, (the “Applicant”), the sole owner of a certain parcel of land identified as Tax Map #0162-02-0190E (the “Property”), hereby proffers that, if the Herndon Town Council approves PCA #19-01 to revise the proffers (the “Proffers”) previously accepted by the Town in **ZMA #02-102**, approved September 10, 2002, by Ordinance 02-O-18, the Subject Property shall be developed in substantial accord with those Proffers which are applicable to the Subject Property, except as modified herein.

The undersigned hereby proffer as owner with respect to the property containing 0.6255 acre shown as Parcel 1 on the plan dated August 14, 2001, revised November 21, 2001, made by Burgess & Niple, entitled “ZONING PLAT, SHOWING A PORTION OF LAND OWNED BY THE HERITAGE EDUCATION TRUST, INC. CONTAINING 0.6255 ACRES”, Town of Herndon, Fairfax County, Virginia (the “Property”), that the development of the Property shall be in substantial conformity with the following conditions pursuant to the Virginia Code, Title 15.2, Chapter 22, Article 7, and the Town of Herndon Zoning Ordinance, Section 78-155.1:

1. The development of the Property shall be in substantial conformity with that certain plan dated March 20, 2002, and most recently revised August 20, 2002, made by Dominion, entitled “Generalized Development Plan, Proposed Herndon Substation Site”, subject to modifications approved by the Town of Herndon. **Excluding development of a proposed telecommunications tower facility, which shall be in substantial conformity with the proposed site plan titled “US-VA-5060 Herndon,” prepared by NB+C Engineering Services, LLC, dated Nov. 21, 2018, and revised on Feb. 25, 2019.**
2. A portion of the Parcel along the southern boundary of the Property shall be provided to be included with additional property to create a twenty-five foot landscaped open space adjacent to the W&OD Trail Property.
3. These proffers shall be binding upon the heirs, executors, administrators, assigns and successors in interest of the applicant/owner.
4. **Landscaping and screening are subject to review and approval by the Town of Herndon Architectural Review Board.**

Owner: VIRGINIA ELECTRIC AND POWER COMPANY

Doing Business As: Dominion Energy Virginia

By:_____

Name:_____

Title:_____

Applicant/Developer: VERTICAL BRIDGE DEVELOPMENT, LLC

By:_____

Name:_____

Title:_____



February 26, 2019

Town of Herndon
Bryce Perry, Deputy Director of Community Development
777 Lynn Street
Herndon, VA 20170

RE: Vertical Bridge US-VA-5060; "Herndon Substation"
Proposed Telecommunication Tower Project
PCA #19-01 and SE#19-02
Zoning Modification Requests

Dear Mr. Perry:

This letter is being submitted in conjunction with the referenced PCA and SE cases, for a proposed monopole telecommunications facility, located at the Herndon Substation, 525 Grove Street. Based on your review of the applications, there are certain aspects of the proposed development plan that do not comply with current zoning regulations. Therefore, the following zoning modifications are requested:

1. Section 78-114.2.a.2 – to allow applicant to use a chain link fence around the proposed compound.

The justification for this request is that the existing Dominion substation facility is enclosed on three sides with chain link fence. The proposed chain link fence around the telecommunication facility compound would therefore be consistent with the current aesthetics at the site. Furthermore, the use of chain link fence is necessary for security purposes. Solid fences or walls create "hidden areas" and would allow unauthorized people to potentially be inside the substation or compound and be unseen from the outside. Lastly, because this is a non-residential area, applicant feels that the use of chain link fence is appropriate.

2. Section 78-115.2 – to allow barbed wire along the top of the fence.

The justification for this request is that the existing substation fence has barbed wire treatment along the top, as does a fence around the adjacent property to the east. The use of barbed wire is necessary for security purposes for both the substation and the proposed telecommunication facility. And, because the subject property is in a non-residential zone, far away from any residential zones, it would not create any unsightly views from any residences.

3. Section 78-110.4.b - to allow a 10' access and maintenance easement to be located within a portion of the 7.5' landscape buffer along the western property boundary.

The justification for this request is that the access easement cannot be moved away from the property line due to the existing SWM basin and landscaping around that facility. The proposed easement location will make it necessary to relocate some existing landscaping, but the replacement of the landscaping is being done at a 1:1 ratio.

If you have any questions about the requested modifications, or need any additional information from me at this time, please let me know as soon as possible. I can be reached at 410-712-7092, ext. 1003, or via email (hbernadzikowski@nbcllc.com).

Regards,

A handwritten signature in blue ink, appearing to read 'Harold Bernadzikowski', is written over a horizontal line.

Harold Bernadzikowski, Senior Land Use Specialist
Agent for Vertical Bridge

CC: Tessia Knight, Land Use Associate, NB+C

SCALE: 1" = 400'

TRUE NORTH

SITE

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

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.

TOWN PLAN #:		
TOWN OF HERNDON, VIRGINIA COVER SHEET		
SUBDIVISION OR SITE PLAN NAME	US-VA 5060 HERNDON	
OWNER, ADDRESS, INCLUDE ZIP CODE AND TELEPHONE NUMBER	VIRGINIA ELECTRIC AND POWER COMPANY 701 E CARY ST RICHMOND, VA 23219	
DEVELOPER, ADDRESS, INCLUDE ZIP CODE AND TELEPHONE NUMBER	VERTICAL BRIDGE, 750 PARK OF COMMERCE DR, STE 200 BOCA RATON, FL 33487 PHONE: 859-494-1600	
CERTIFIED ENGINEER, ARCHITECT OR SURVEYOR SUBMITTING PLAN, ADDRESS, INCLUDE ZIP CODE AND TELEPHONE NUMBER	NB&C ENGINEERING SERVICES, LLC. 6095 MARSHALEE DR, STE 300 ELKRIDGE, MD 21075 PHONE: 410-712-7092	
FAIRFAX COUNTY TAX MAP NUMBER	0162 02 010E	
TOTAL AREA	1.46 AC	PRESENT ZONING CS/COMM SERVICES DISTRICT
REVISED:		PAGE 1 OF 7 PAGES

[illegible]

ITEM NO.	ITEM	QUANTITY	UNIT	UNIT PRICE	COST
1	EROSION/SEDIMENTATION CONTROL (SEE ZONING ORD. FOR APPROPRIATE FEE, MIN. \$1000)				
2	TREE REPLACEMENT				
3	ARBORIST FEE				
4	DAMAGE TO EXISTING PUBLIC UTILITIES (TO BE COMPUTED BY THE TOWN OF HERNDON)	_____	L.S.	_____	
5	LANDSCAPING	_____	L.S.	_____	
				TOTAL:	

TYPE OF APPLICATION: _____
CALCULATION OF APPLICATION FEE: _____
APPLICATION FEE PAID (Official Use Only): DATE: _____ AMOUNT: _____

ITEM	QUANTITY	UNIT	FEE PER UNIT		FEE
			FOR SQUARES	FOR SITE PLANS	
BITUMINOUS SURFACE		SQ. YDS.	.51	.51	
CURB & GUTTER OR HEADER CURB		LIN. FT.	.92	.92	
SIDEWALK		LIN. FT.	1.35	1.35	
SANITARY SEWER		LIN. FT.	2.34	2.34	
T.V. INSPECTION		LIN. FT.	2.32	2.32	
WATERLINE		LIN. FT.	1.75	1.75	
STORM DRAINAGE		LIN. FT.	4.39	4.39	
VSMP STORMWATER MANAGEMENT FEE (see Town Code Section 26-335)		LUMP SUM			
BORE-TO-ENTRANCE FACILITIES (RAIN GARDENS)		EACH	250.00	250.00	
STORMWATER DETENTION/BMP MEASURES (other than rain gardens)		EACH	1000.00	1000.00	
OVERLOT GRADING AND SURFACE DRAINAGE PLAN (per division of land or per disturbed acre, whichever is greater)		LOT/ACRE	200.00	200.00	
STREETLIGHTS		PER LIGHT	50.00	50.00	
MISCELLANY		ACRE	675.00 (min.)	675.00 (min.)	
SCREENING		LIN. FT.	2.34	2.34	
¢ LINEAR FEET OF STREET		LIN. FT.	1.20		
ESTIMATED FEE - TOTAL					
INITIAL FEE PAYMENT (50% OF ESTIMATED FEE) (RECEIPT #				DATE	)
BALANCE OF FEE (COMPUTED BY TOWN) (RECEIPT #				DATE	)

1. THE METHODS AND MATERIALS USED IN THE CONSTRUCTION OF THE IMPROVEMENTS HEREIN SHALL CONFORM TO THE CURRENT TOWN OF HERNDON STANDARD SPECIFICATIONS, CURRENT FAIRFAX COUNTY DESIGN AND CONSTRUCTION STANDARDS, AND THE CURRENT VDOT ROAD AND BRIDGE SPECIFICATIONS. IN THE EVENT OF CONFLICT BETWEEN THE STANDARDS AND SPECIFICATIONS, PREVAILING GUIDELINES SHALL BE SELECTED BY THE TOWN OF HERNDON.
2. A PERMIT MUST BE OBTAINED FROM THE TOWN OF HERNDON BEFORE ANY CONSTRUCTION IS STARTED IN CONFORMITY WITH THESE PLANS.
3. 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.
4. 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:
 - (A) CLEARING AND GRUBBING
 - (B) INSTALLATION OF SILTATION AND EROSION CONTROL MEASURES
 - (C) EARTHWORK
 - (D) INSTALLATION OF ANY UNDERGROUND UTILITY
 - (E) INSTALLATION OF ANY FORMS
 - (F) PLACING ANY CONCRETE
 - (G) BEFORE PLACING SUBBASE, BASE, OR PAVING SURFACEFAILURE TO DO SO FOR ANY REASON SHALL CONSTITUTE REJECTION OF SAID WORK.
5. 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.
6. ALL UTILITIES INSTALLED AS A PART OF THIS DEVELOPMENT SHALL BE PLACED UNDERGROUND.
7. 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.
8. 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.
9. 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.
10. SANITARY SEWERS: ALL SANITARY SEWER MATERIALS AND METHODS OF CONSTRUCTION SHALL COMPLY WITH THE CURRENT TOWN OF HERNDON STANDARDS AND SPECIFICATIONS.
11. STORM SEWERS:
 - (A) 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 II DESIGN SHALL BE REQUIRED WITHIN THE LIMITS OF THE RIGHT OF WAY.
 - (B) UNDERDRAINS AND/OR CROSSRAINS SHALL BE INSTALLED BY THE DEVELOPER WHERE DEEMED NECESSARY BY THE TOWN OF HERNDON.
12. STREETS:
 - (A) 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).
 - (B) 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.
 - (C) 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.
 - (D) 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 CONTROLS IN THE DEVELOPMENT. SIGN FASTENERS SHALL BE 5/16" #18 STAINLESS STEEL HEX BOLTS AND NUTS USS-NO RIVETS PERMITTED.
 - (E) 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.
 - (F) 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.
 - (G) SIGN MATERIAL SHALL BE MINIMUM HIGH INTENSITY SHEETING, AND NO ENGINEER GRADE MATERIAL SHALL BE ALLOWED.
 - (H) 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.
 - (I) 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.
 - (J) 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.
 - (K) 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.
 - (L) STREET LIGHTS SHALL BE INSTALLED ACCORDING TO TOWN OF HERNDON STANDARDS.
 - (M) ALL WORK IN THE RIGHT-OF-WAY SHALL BE CONDUCTED BETWEEN 9AM AND 3PM, MONDAY THROUGH FRIDAY, EXCEPT HOLIDAYS.
 - (N) DEVELOPER SHALL COMPLY WITH STREET CUT PERMIT REQUIREMENTS. COPY OF APPROVED STREET CUT PERMIT MUST BE KEPT ON SITE AT ALL TIMES.
 - (O) DEVELOPER SHALL COORDINATE ALL TRAFFIC CONTROL ACTIVITIES WITH THE STREET CUT PERMIT INSPECTION SECTION (703-435-8860).
13. WATER DISTRIBUTION:
 - (A) 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.
 - (B) 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.
 - (C) WORKING PRESSURE SHALL BE >20.0 PSI.
14. LAND CONSERVATION NOTES:
 - (A) 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.
 - (B) NO DISTURBED AREA WILL BE DENuded FOR MORE THAN 30 CALENDAR DAYS.
 - (C) ALL EROSION AND SILTATION CONTROL MEASURES ARE TO BE PLACED PRIOR TO OR AS THE FIRST STEP IN CLEARING.
 - (D) 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.
 - (E) ELECTRIC POWER, TELEPHONE AND GAS SUPPLY TRENCHES ARE TO BE COMPACTED, SEEDED AND MULCHED, WITHIN 7 DAYS AFTER BACKFILL.
 - (F) 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.
 - (G) DURING CONSTRUCTION, ALL STORM SEWER INLETS WILL BE PROTECTED BY SILT TRAPS, MAINTAINED AND MODIFIED AS REQUIRED BY CONSTRUCTION PROGRESS.
 - (H) ALL DISTURBED AREAS NOT PAVED, SOODED, 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.
 - (I) 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.
 - (J) 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.
 - (K) IF REQUIRED BY LAW, THE OWNER/DEVELOPER SHALL PROVIDE STATEMENT CERTIFYING THAT ALL WETLANDS PERMITS WILL BE OBTAINED PRIOR TO COMMENCING LAND DISTURBING ACTIVITIES.
15. THESE PLANS AND SPECIFICATIONS ARE BASED ON THE MINIMUM REQUIREMENTS FOR _____ ZONING. THIS PLAN CONTAINS _____ DWELLING UNITS.
16. ALL ELEVATIONS MUST BE BASED ON THE U.S.G.S. & OR THE N.G.S. MEAN SEA LEVEL DATUM.
17. 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.

T-1	TITLE SHEET	1 OF 7
Z-1	SITE PLAN	2 OF 7
Z-2	ENLARGED SITE PLAN	3 OF 7
C-1	COMPOUND PLAN & ELEVATION	4 OF 7
D-1	CONSTRUCTION DETAILS	5 OF 7
L-1	EXISTING LANDSCAPE PLAN	6 OF 7
L-2	PROPOSED LANDSCAPE PLAN	7 OF 7

1. SECTION 78-14.2.a.2 TO ALLOW A 7" CHAIN LINK FENCE INSTEAD OF A MASONRY WALL AND OPAQUE METAL GATES.
2. SECTION 78-115.2 TO ALLOW BARBED WIRE ON TOP OF THE CHAIN LINK FENCE
3. SECTION 78-110.4.b TO ALLOW THE 10' ACCESS EASEMENT WITHIN A PORTION OF THE 7.5' REQUIRED PERIMETER LANDSCAPE BUFFER.

DATE FEE COLLECTED (Official Use Only): _____

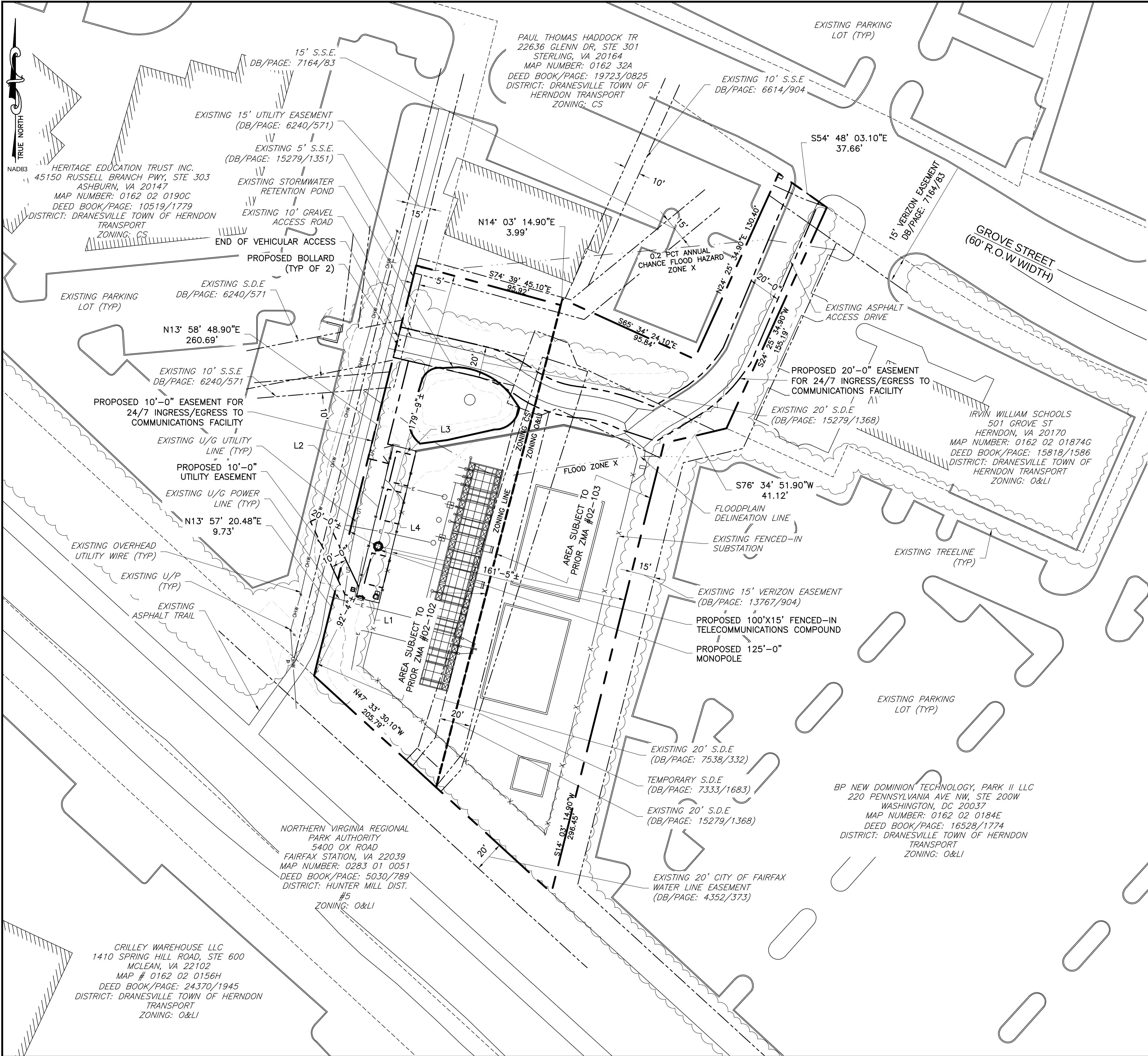
1. HORIZONTAL DATUM _____
VERTICAL DATUM _____

2. UTILITY INFORMATION, AS SHOWN ON THIS PLAN, IS TAKEN FROM THE RECORDS AND/OR FIELD SURVEY COMPLETED BY _____
DATED _____; 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.

3. 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.



PROFESSIONAL SEAL AND SIGNATURE



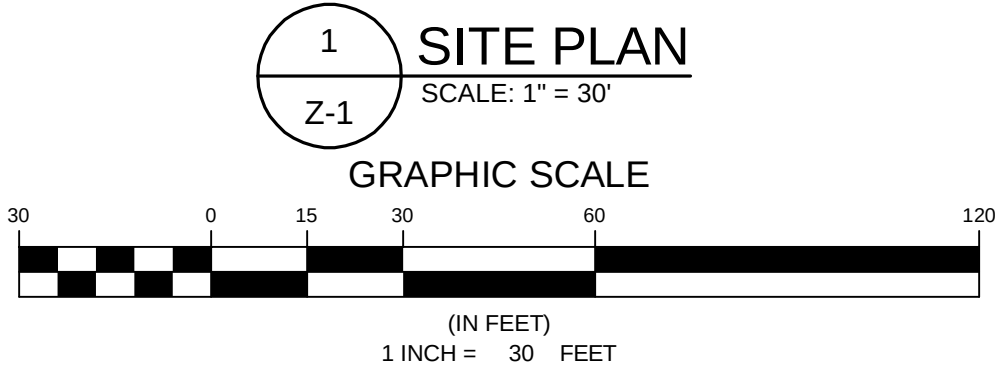
ZONING INFORMATION		
JURISDICTION: THE TOWN OF HERNDON		
ZONING: COMMERCIAL SERVICES DISTRICT		
DIMENSION	REQUIRED ±	PROPOSED ±
FRONT YARD SETBACK:	50'-0"	92'-4"
SIDE YARD SETBACK:	7'-6"	161'-5" / 20'-0"
REAR YARD SETBACK:	7'-6"	179'-9"
LOT AREA: 1.4621 ACRES		
TOTAL DISTURBED AREA: 1.690± SQUARE FEET		
(ALL MEASUREMENTS ARE IN FEET ± UNLESS OTHERWISE NOTED)		
NOTES:		
1) SITE PLAN IS THE RESULT OF A FIELD SURVEY AND LOCAL GIS INFORMATION COMBINED. SURVEY CONDUCTED BY POINT TO POINT SURVEY COMPANY.		
2) ALL SETBACKS SHOWN ARE FROM PROPOSED EQUIPMENT TO EXISTING PROPERTY LINES.		

LEGEND	
	PROPERTY LINE - SUBJECT PARCEL
	PROPERTY LINE - ABUTTERS
	EXISTING FENCE LINE
	EXISTING ROAD
	EXISTING ZONING BORDER
	EXISTING EASEMENT LINE
	EXISTING FLOODPLAIN BORDER LINE
	EXISTING UNDERGROUND UTILITY LINE
	EXISTING UNDERGROUND POWER LINE
	EXISTING MAJOR CONTOUR LINE
	EXISTING MINOR CONTOUR LINE
	EXISTING TREELINE
	PROPOSED MAJOR CONTOUR LINE
	PROPOSED MINOR CONTOUR LINE
	EXISTING BUILDING

SITE INFORMATION	
SITE ADDRESS:	525 GROVE STREET HERNDON, VA 20170
PROPERTY OWNER:	VIRGINIA ELECTRIC & POWER COMPANY
ADDRESS:	701 E CARY STREET C/O BLAINE GARRETT RICHMOND, VA 23219
PARCEL ID #:	0162 02 0190E
PARCEL AREA:	1.4621± ACRES
LATITUDE (NGVD29):	38° 57' 58.17" NAD 83
LONGITUDE (NGVD29):	-77° 22' 45.64" NAD 83
JURISDICTION:	THE TOWN OF HERNDON
ZONING:	COMMERCIAL SERVICES DISTRICT (CS + O&LI)
GROUND ELEVATION:	346.7' (AMSL)
STRUCTURE TYPE:	MONOPOLE
STRUCTURE HEIGHT:	125.0' (AGL)
LIMITS OF DISTURBANCE:	1.690R±

LINE CHART		
LINE	BEARING	DISTANCE
L1	N76°17'00"W	15.00'
L2	N13°43'00"W	100.00'
L3	S76°17'00"W	15.00'
L4	S13°43'00"W	100.00'

NOTE:
THE ENTIRE PARCEL IS SUBJECT
TO SE #19-02 AND PCA #19-01.



ENGINEER

APPLICANT

SITE INFORMATION

DESIGN RECORD

PROFESSIONAL STAMP

ENGINEER

SHEET TITLE

SHEET NUMBER

NB+C ENGINEERING SERVICES, LLC.
6095 MARSHALLEE DRIVE, SUITE 300
ELK RIDGE, MD 21075
(410) 712-7092

verticalbridge
750 PARK OF COMMERCE DRIVE, SUITE 200
BOCA RATON, FLORIDA 33487
PHONE: 859-494-1600

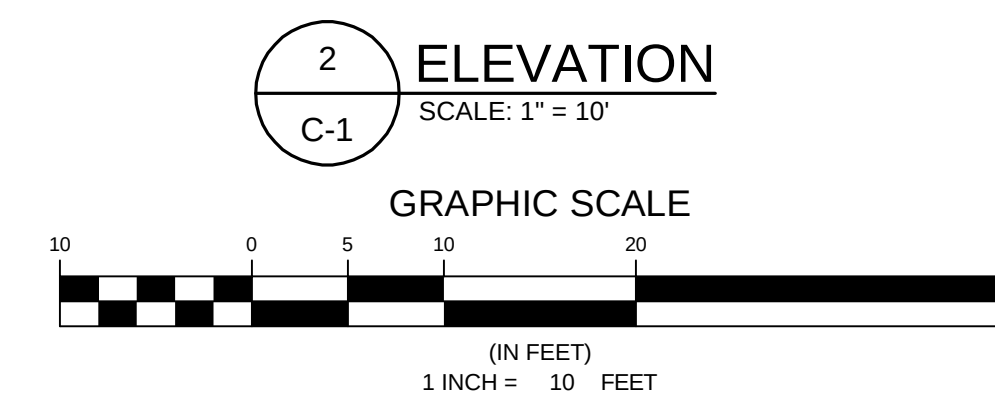
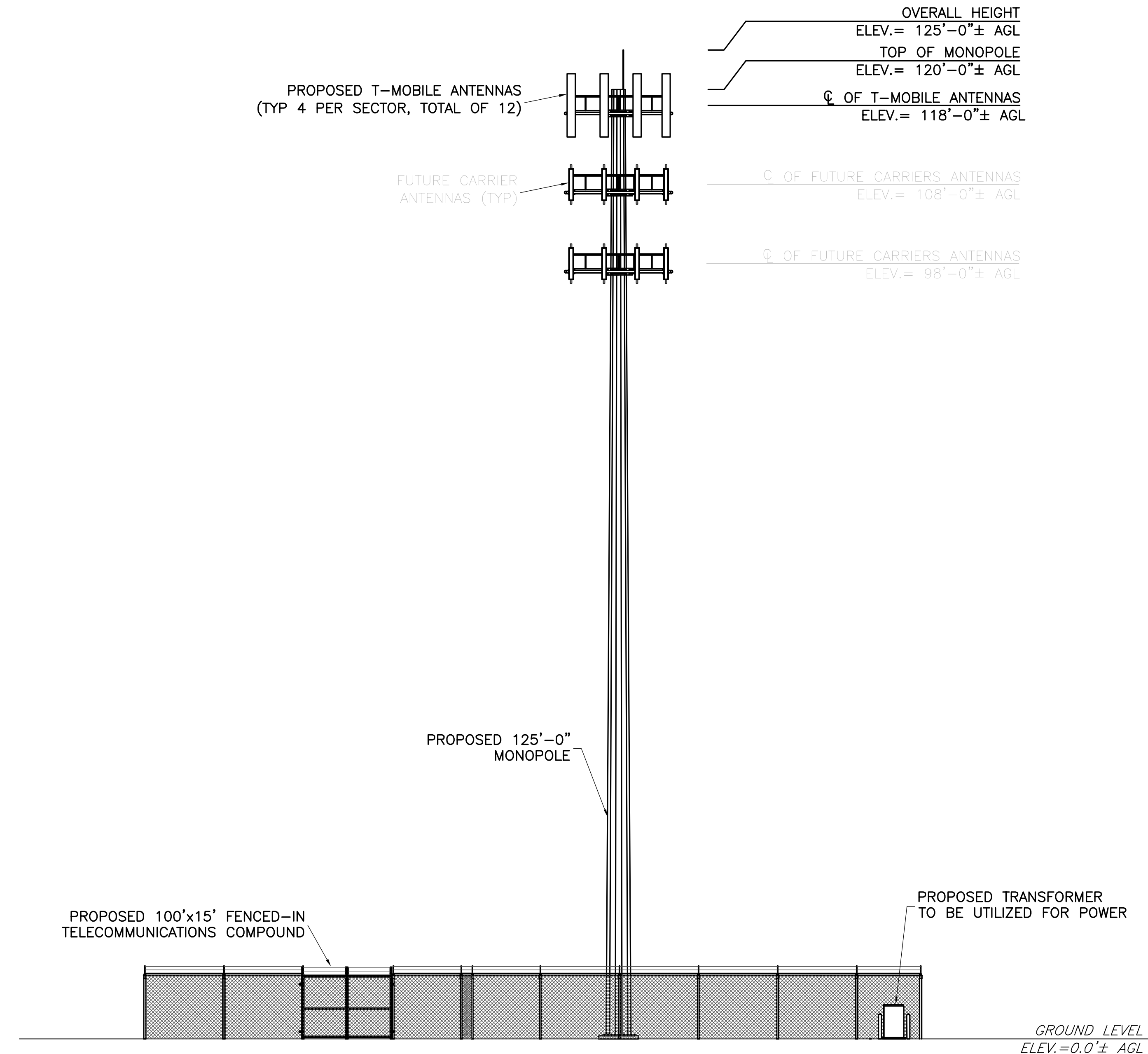
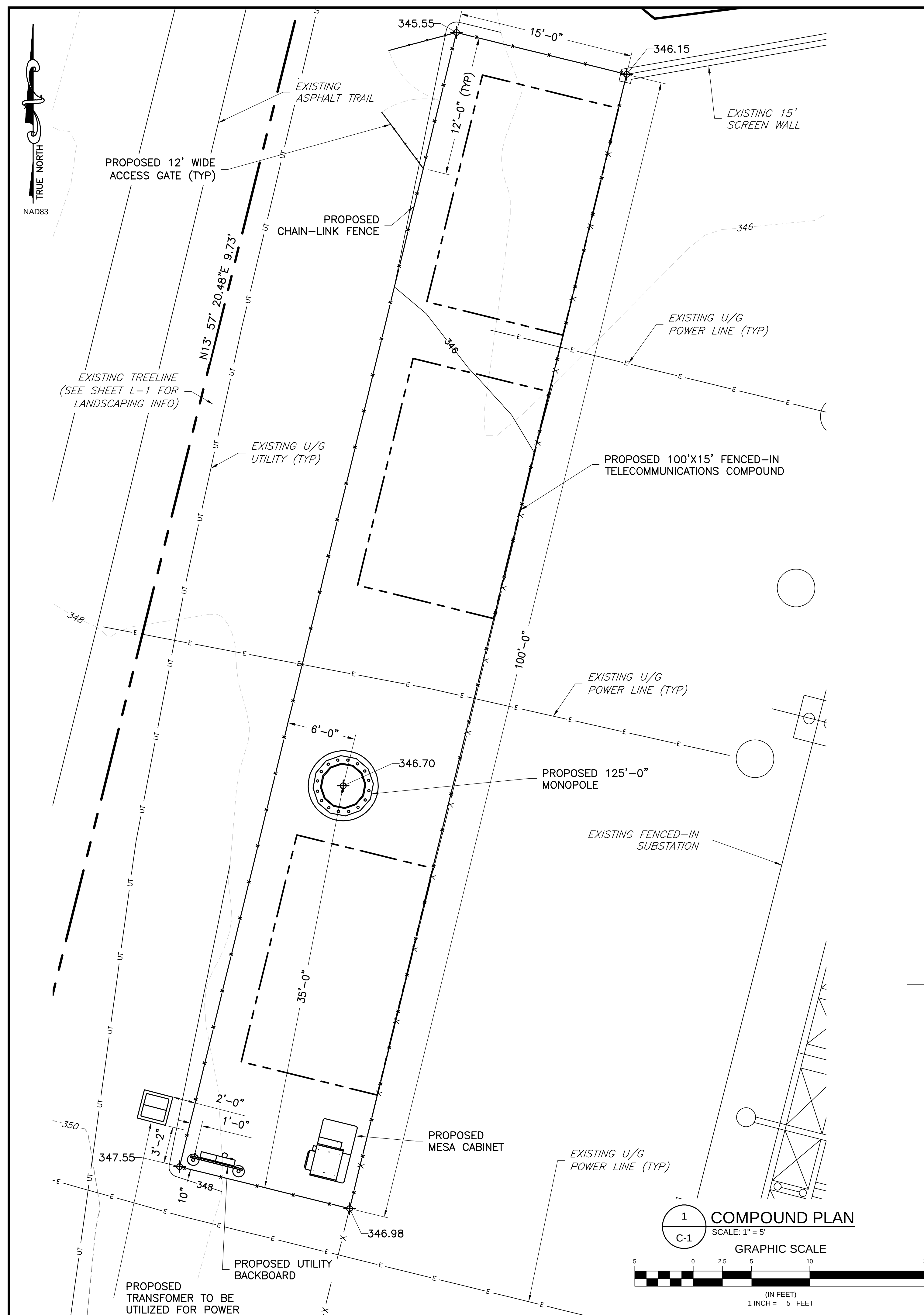
US-VA-5060 HERNDON
525 GROVE STREET
HERNDON, VA 20170
THE TOWN OF HERNDON

REV	DATE	DESCRIPTION	BY
1	02/25/19	REVISED PER COMMENTS	CES
0	12/11/18	ZONING DRAWINGS	CES

PHILIP BURTNER, P.E.
VA PROFESSIONAL ENGINEER LIC. #022023

SITE PLAN

Z-1
SHEET 2 OF 7



NOTE:
THE NUMBER AND LOCATION OF ANTENNAS SHOWN ARE
FOR ILLUSTRATIVE PURPOSES ONLY

ENGINEER

NB+C

TOTALLY COMMITTED.

NB+C ENGINEERING SERVICES, LLC.
6095 MARSHALLE DRIVE, SUITE 300
ELKBRIDGE, MD 21075
(410) 712-7092

APPLICANT

verticalbridge

750 PARK OF COMMERCE DRIVE, SUITE 200
BOCA RATON, FLORIDA 33487
PHONE: 859-494-1600

SITE INFORMATION

US-VA-5060 HERNDON
525 GROVE STREET
HERNDON, VA 20170
THE TOWN OF HERNDON

DESIGN RECORD

REVISIONS

1	02/25/19	REVISED PER COMMENTS	CES
0	12/11/18	ZONING DRAWINGS	CES
REV	DATE	DESCRIPTION	BY

PROFESSIONAL STAMP

COMMONWEALTH OF VIRGINIA

PHILIP BURTNER
NOTARY 2023

PROFESSIONAL ENGINEER

ENGINEER

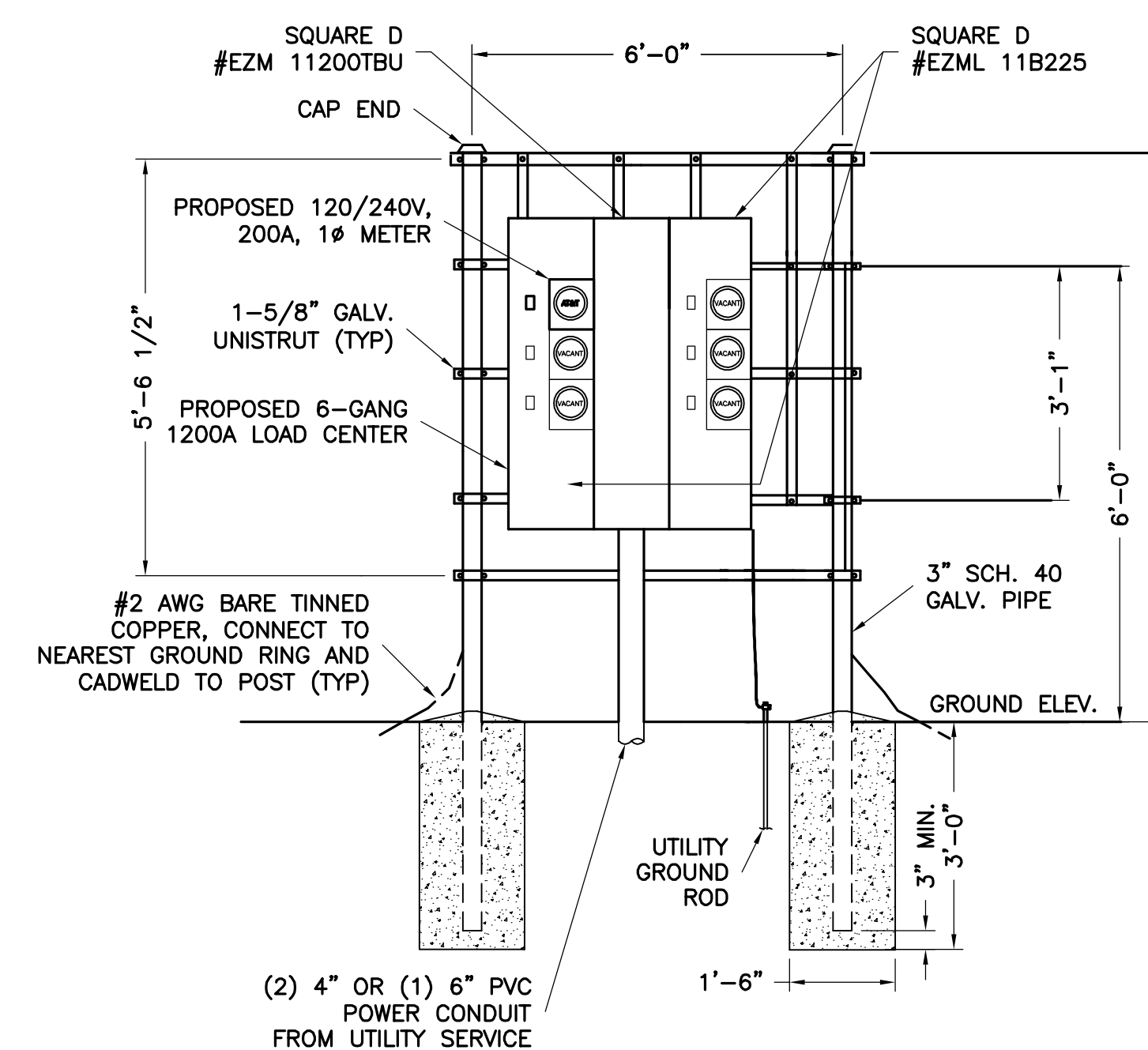
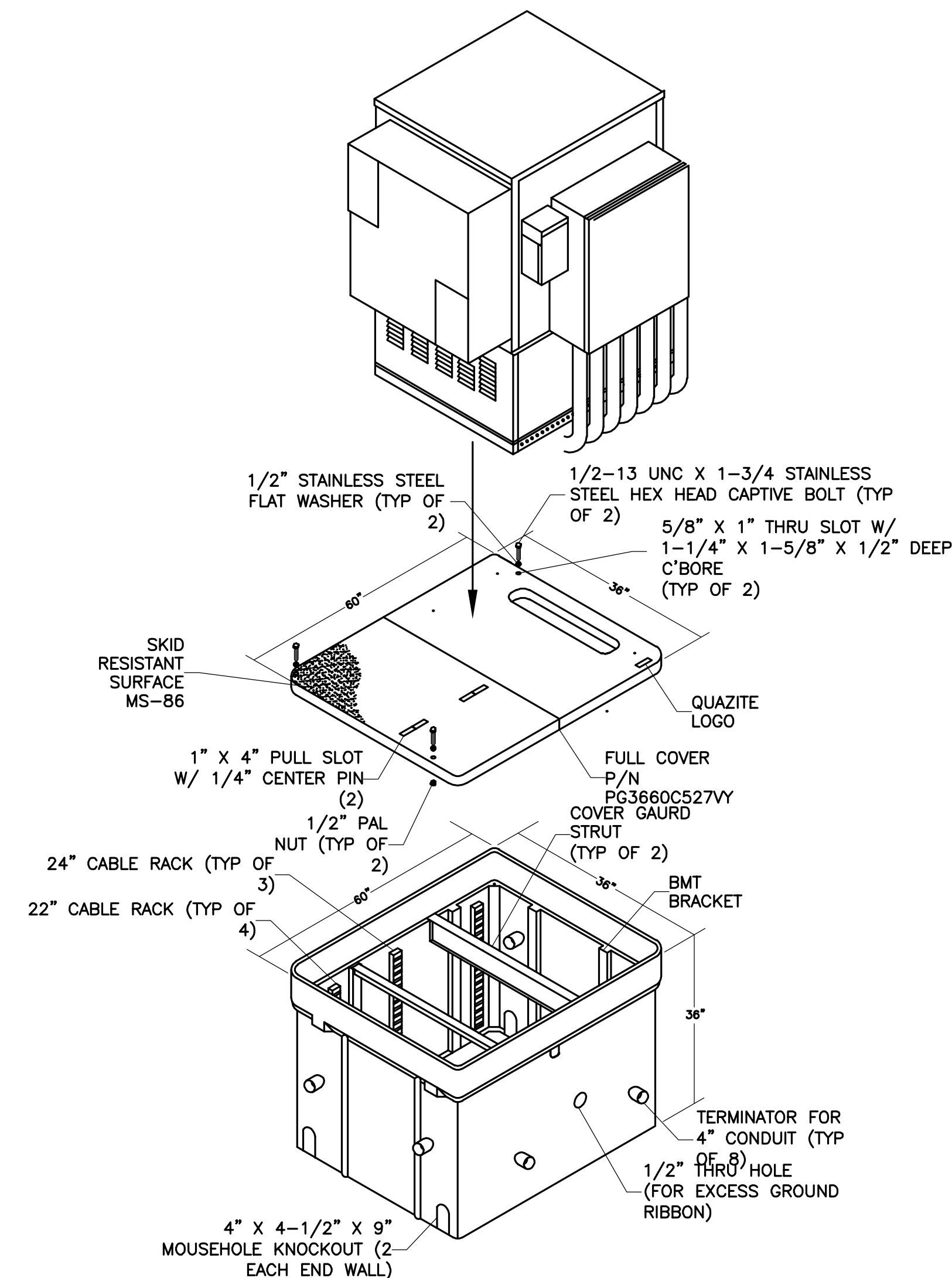
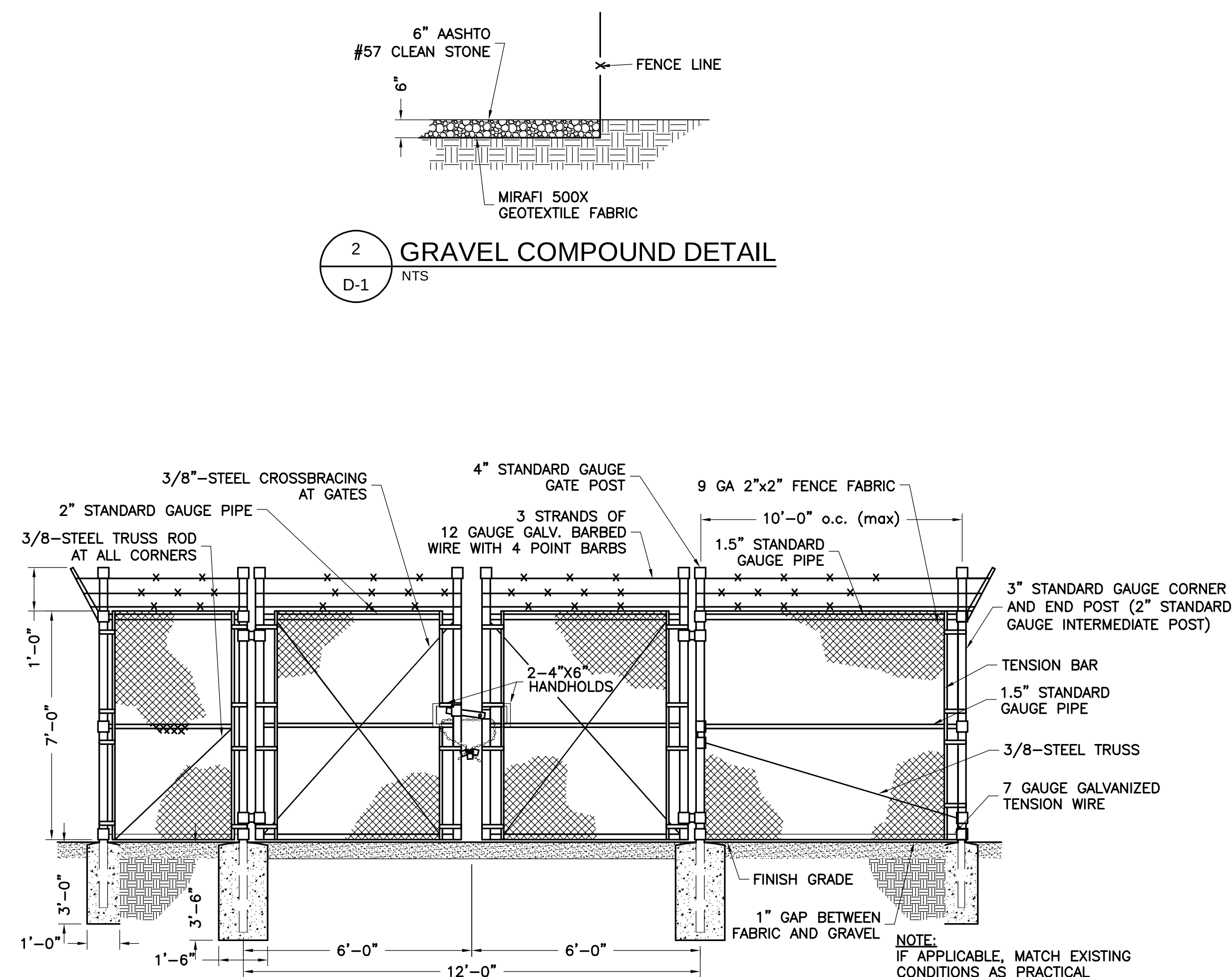
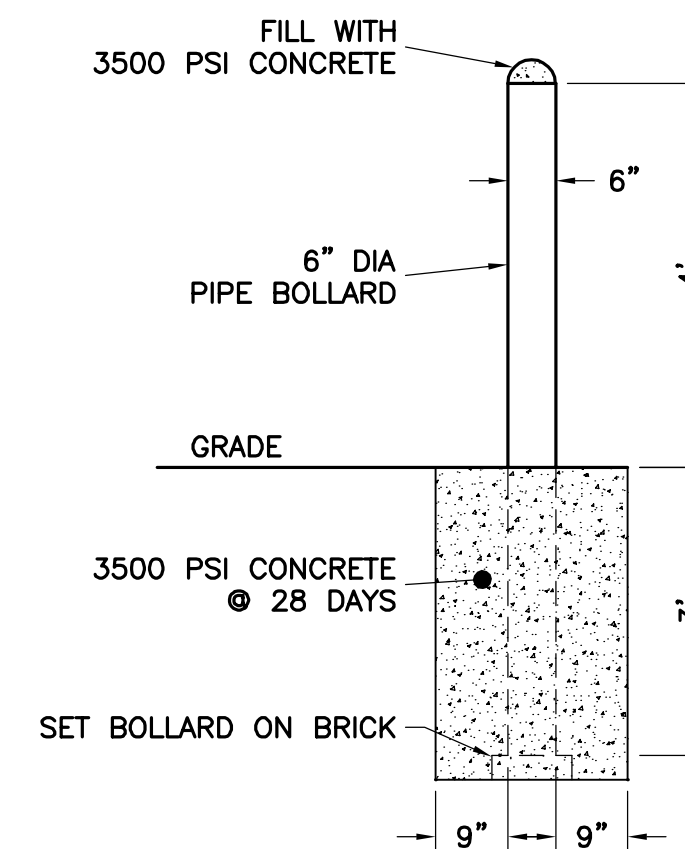
PHILIP BURTNER, P.E.
VA PROFESSIONAL ENGINEER LIC. #0022023

SHEET TITLE

COMPOUND
PLAN &
ELEVATION

SHEET NUMBER

C-1
SHEET 4 OF 7



ENGINEER



NB+C ENGINEERING SERVICES, LLC.
6095 MARSHALEE DRIVE, SUITE 300
ELKRIDGE, MD 21075
(410) 712-7092

APPLICANT



750 PARK OF COMMERCE DRIVE, SUITE 200
BOCA RATON, FLORIDA 33487
PHONE: 859-494-1600

SITE INFORMATION

US-VA-5060 HERNDON
525 GROVE STREET
HERNDON, VA 20170
THE TOWN OF HERNDON

DESIGN RECORD

REVISIONS			
1	02/25/19	REVISED PER COMMENTS	CES
0	12/11/18	ZONING DRAWINGS	CES
REV	DATE	DESCRIPTION	BY

PROFESSIONAL STAMP



ENGINEER

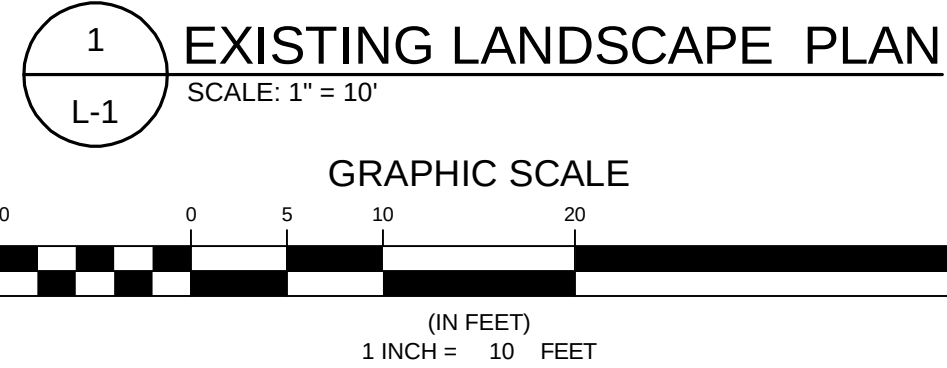
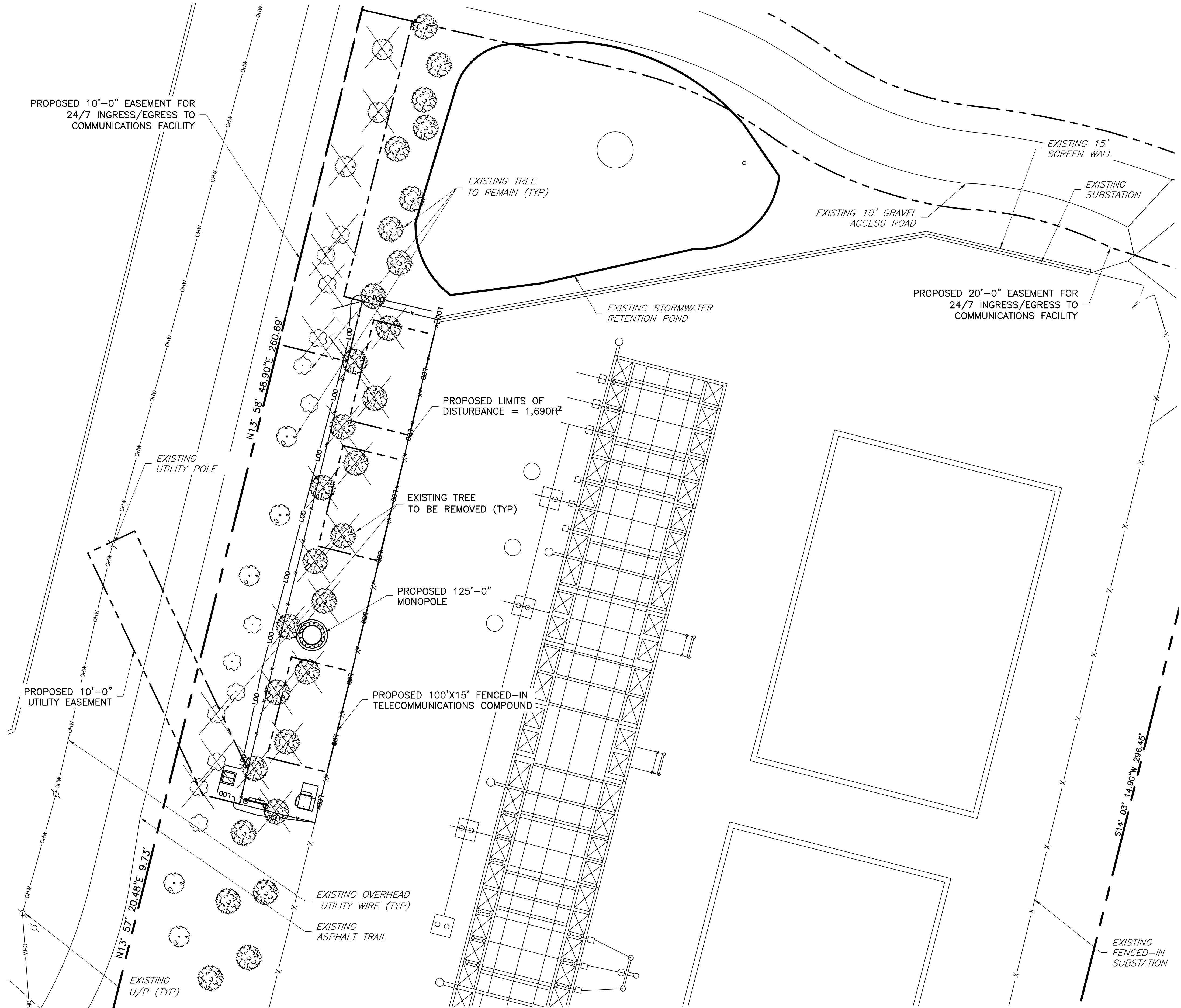
PHILIP BURTNER, P.E.
VA PROFESSIONAL ENGINEER LIC. #022023

SHEET TITLE

CONSTRUCTION DETAILS & NOTES

SHEET NUMBER

D-1
SHEET 5 OF 7



LEGEND	
	PROPERTY LINE - SUBJECT PARCEL
	PROPERTY LINE - ABUTTERS
	EXISTING FENCE LINE
	EXISTING ROAD
	EXISTING TREE TO BE REMOVED
	EXISTING TREE TO REMAIN

PLANT LEGEND			
SYMBOL	PLANT MATERIAL	QUANTITY TO BE REMOVED	QUANTITY TO BE PLANTED
	CARPINUS CAROLINIANA AMERICAN HORNBEAM	7	7
	AMELANCHIER CANADENSIS SHADBLOW SERVICEBERRY	3	3
	THUJA OCCIDENTALLS "NIGRA" DARK AMERICAN ARBORVITAE	15	15

ENGINEER	NB+C TOTALLY COMMITTED. NB+C ENGINEERING SERVICES, LLC. 6095 MARSHALEE DRIVE, SUITE 300 ELK RIDGE, MD 21075 (410) 712-7092																																
APPLICANT	verticalbridge 750 PARK OF COMMERCE DRIVE, SUITE 200 BOCA RATON, FLORIDA 33487 PHONE: 859-494-1600																																
SITE INFORMATION	US-VA-5060 HERNDON 525 GROVE STREET HERNDON, VA 20170 THE TOWN OF HERNDON																																
DESIGN RECORD	<table><tr><th colspan="4">REVISIONS</th></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td>1</td><td>02/25/19</td><td>REVISED PER COMMENTS</td><td>CES</td></tr><tr><td>0</td><td>12/11/18</td><td>ZONING DRAWINGS</td><td>CES</td></tr><tr><td>REV</td><td>DATE</td><td>DESCRIPTION</td><td>BY</td></tr></table>	REVISIONS																				1	02/25/19	REVISED PER COMMENTS	CES	0	12/11/18	ZONING DRAWINGS	CES	REV	DATE	DESCRIPTION	BY
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PROFESSIONAL STAMP																																	
ENGINEER	PHILIP BURTNER, P.E. VA PROFESSIONAL ENGINEER LIC. #022023																																
SHEET TITLE	EXISTING LANDSCAPE PLAN																																
SHEET NUMBER	L-1 SHEET 6 OF 7																																



MEMORANDUM

To: Chair Jonas & Members of the Planning Commission

From: Bryce A. Perry, Deputy Director of Community Development 
Elizabeth M. Gilleran, Director of Community Development 

Date: March 8, 2019

Subject: Proffer Condition Amendment Application, PCA#19-02, 525 Grove Street

This memo serves as an addendum to the Planning Commission staff report, dated February 11, 2019, which was considered by the Planning Commission in its review of the above referenced case at its February work session. The staff report cited several concerns raised by staff including the need to address areas of non-compliance with the Herndon Zoning Ordinance either by revising the application or seeking zoning modifications. In accordance with staff's recommendation, the Planning Commission voted to continue this application to the March 25, 2019 public hearing.

The applicant has revised the application to address staff comments (See Attachment #3). The proffer statement and plan exhibit have been revised (See Attachment #4 and #6). The applicant has submitted three zoning modification requests (See Attachment #5).

This application originated as part of another Proffer Condition Amendment, PCA #19-01. The Town Attorney advised on the requirement of that application to be split into two Proffer Condition Amendments, given that the proposed proffer changes would amend the proffer statements of two different Zoning Map Amendments (ZMA#02-102 and ZMA#02-103). These two ZMAs changed the zoning on the two parcels that would later be consolidated into the single subject parcel. This application, PCA#19-02, has been submitted and proposes to only amend the proffers for ZMA#02-103. PCA#19-01 has been changed to now only propose an amendment to the proffers for ZMA#02-102.

Staff Analysis:

The comments provided below exactly match those provided in staff memo for PCA#19-01.

1. The proffer statement does not address staff's previously expressed concern for the off-site trail being used to access the facility. Bollards have been added to the plan to obstruct vehicle traffic from the access road to the off-site trail. However, given the proximity of the trail to the facility and the potential for equipment on the south end of the equipment compound-which would not be easily accessible from the gate at the north end. There seems a possibility that the trail would provide an easier access. For that reason staff believes any chance to reinforce the prohibition of off-site access should be considered.

2. Staff does not support the modification to Section 78-115.2, which prohibits the use of barbed wire in all zoning districts. The existing substation has barbed wire along its fencing; however, that condition is either legally nonconforming or was installed without town approval. Staff research was unable to determine when and how the existing barbed wire was installed. The other telecommunication monopole facilities in town were approved without the use of barbed wire.
3. Staff partially supports the modification for relief from the requirement to provide a solid masonry wall and opaque metal gate to screen the ground equipment, per Section 78-114.2(a)(1). This screening method is required because the facility is visible from a public right-of-way, the W&OD Trail.

The applicant's request states that chain link fencing is preferred, because it is consistent with some of the fencing existing on the site, is in a non-residential area, and it allows visibility into the compound to identify any unauthorized individuals.

The existing site screening consists of a 15-foot high pre-cast concrete wall along the northern boundary of the substation and chain link fencing along the eastern, southern, and western sides of the substation, which is screened by extensive vegetation. The eastern boundary of the substation has a 15-foot-wide landscape buffer containing mature evergreen trees. The southern boundary of the substation has a 25-foot buffer (required per ZMAs #02-102 and 02-103) with a mixture of mature trees. The western boundary of the substation has a 30-foot wide buffer with a mixture of mature trees.

Chain link fencing was authorized during the approval of the substation because the applicant proffered wider buffer areas and additional landscape material than would have otherwise been required by the zoning ordinance.

The installation of the proposed monopole and equipment compound will require removal of all vegetation with 15 feet of the 30-foot buffer along the western side of the substation; thus reducing the existing buffer by half. Additional sections of the buffer are proposed to be removed per modification request #3.

Staff supports the statement by the applicant that they prefer to have partially open screening for security purposes; however, numerous alternatives to chain link fencing exist that provide security, meet the intent of the screening provisions of the zoning ordinance, and provide a level of opacity to not fully obstruct visibility into the compound.

Staff is supportive of a modification to Section 78-114.2(a)(1) of the zoning ordinance under the following two conditions:

- a. Chain link fencing is not permitted and shall not be used or included in any application materials; and

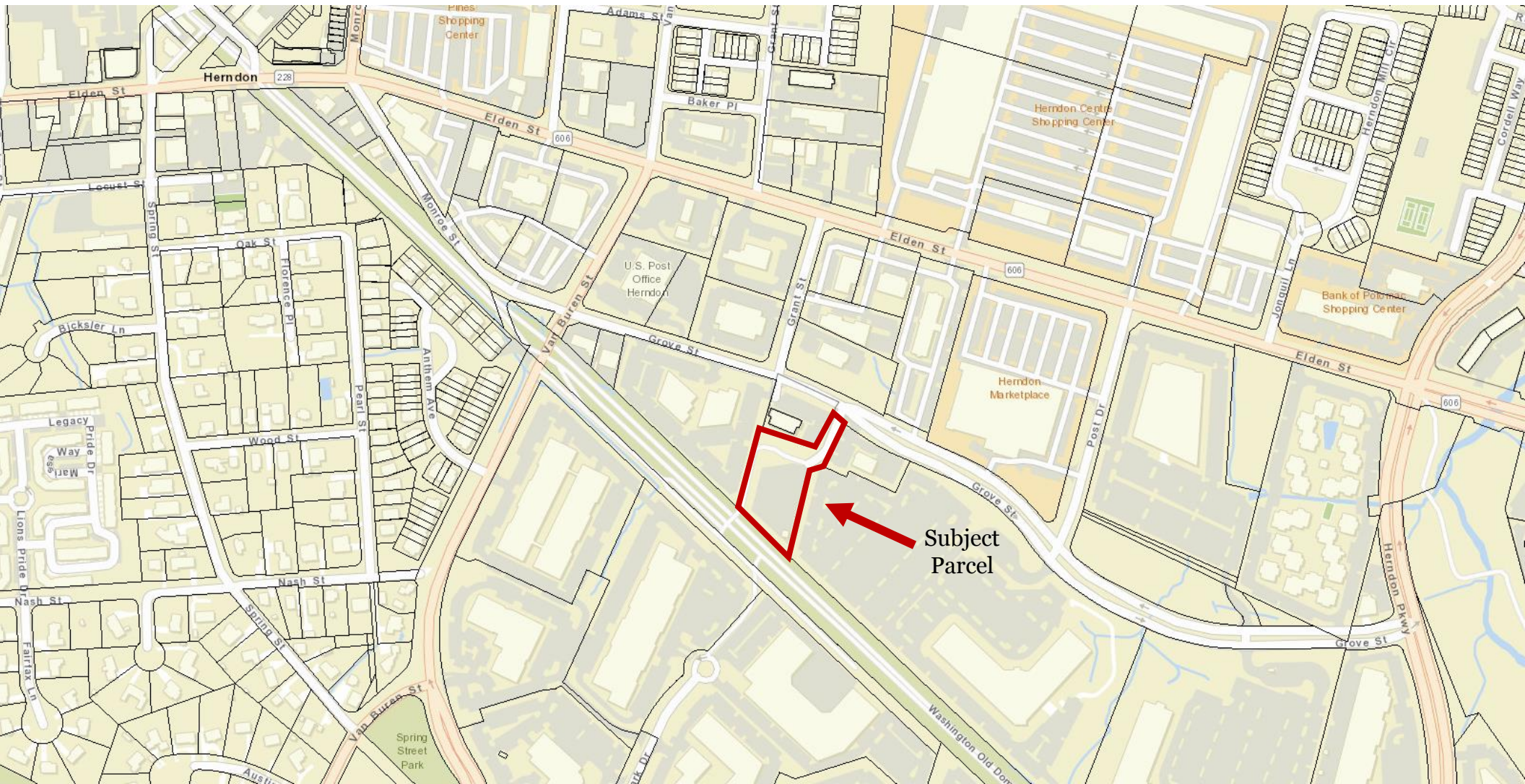
- b. Decorative metal fencing shall be used with the exact material and design selection subject review by and compliance with approval of the Architectural Review Board.
4. Staff does not support the applicant's request to allow for additional gates. Additional gates would require a further reduction in landscaping, which should not be permitted.
5. Staff does not support the modification to Section 78-110.4(b) to allow development in the required landscape buffer. Access to the facility can still be gained on-foot from the access drive with the required landscaping, which would include two canopy trees (30' on-center), two evergreen trees (30' on-center'), and one ornamental tree. Per the Community Forester's recommendation, these trees may be planted just inside the property line, which would maximize the space between the trees and the eastern boundary of the proposed access easement. The ground cover of the access easement from the access drive to the facility should be specified on the plan.
6. Staff will request the applicant to submit revised proffers and a plan that reflects the above comments and any comments expressed at the work session prior to the Planning Commission public hearing.

Staff Recommendation:

Staff recommends continuance at this time until the applicant is able to effectively address the comments raised and revise the application accordingly. Staff may be able to recommend approval or approval with conditions prior to the public hearing if the application is revised to address the comments and resubmitted prior to the deadline for the March Planning Commission public hearing dispatch deadline.

Attachments:

1. Subject Parcel Vicinity Map
2. Applicant Cover Letter, Dated February 26, 2019
3. Applicant Comment Response Letter
4. Revised Draft Proffer Statement, Dated February 26, 2019
5. Applicant Request for Modifications, Dated February 26, 2019
6. Revised Plan Exhibit, Dated February 26, 2019



SITE LOCATION – Vicinity Map

Case: PCA #19-02 – 525 Grove Street



TOWN OF
Herndon

Photo prepared by Town of Herndon
Department of Community Development



TOTALLY COMMITTED.



2/26/2019

Town of Herndon
Planning Commission
777 Lynn St
Herndon, VA 20170

RE: Vertical Bridge US-VA-5060 – Herndon Substation
525 Grove Street
Proffer Condition Amendment Application - **NEW**

Please accept this revised submission letter for a new, second PCA application for the portion of the referenced property zoned O-LI (Office – Light Industrial), and governed by prior rezoning application ZMA #02-103. A separate, revised PCA application (#19-01) has been submitted for the other part of the substation property that is zoned CS (Commercial Services).

Vertical Bridge is a wireless infrastructure developer providing communications site solutions to carriers nationwide. T-Mobile is a national provider of wireless telecommunications services and has entered into a lease agreement to locate their antennas on the proposed 125' tall monopole, and to place equipment within the fenced compound. Network Building & Consulting is representing Vertical Bridge for this application as well as the related Special Exception application #19-02.

The Proffer Statement for this PCA case, to amend the proffers for ZMA #02-103, has been amended based on comments from Town staff, and is enclosed herewith.

Please contact me with any questions or concerns relating to this revised application.

Thank you,

Tessia Knight

Land Use Associate

NETWORK BUILDING + CONSULTING

6095 Marshalee Dr. | Suite 300 | Elkridge MD | 21075
P 410.712.7092 ex.1086 | M 240.481.8461

PROFFER CONDITION AMENDMENT - PCA #19-01, 525 Grove Street.

Responses to Staff Comments

1. Proffers need to reference ZMA #02-103 in addition to ZMA #02-102 as both are the current zoning of the property now identified as Fairfax County Tax Map # 0162-02-0190 E.

The Proffer Statement have been separated into two statements; one for each of the prior ZMA cases.

2. “The first group of the prior Proffers are hereby amended as follows:” is not a sufficient description. Section heading should reference ZMA #02-102, approved September 10, 2002, by Ordinance 02-O-18.

The Proffer Statement has been amended to reference the prior ZMA case, date, and Ordinance number.

3. The reference to the zoning ordinance section regulating zoning map amendments is now Section 78-155.1.

The zoning ordinance reference has been revised accordingly.

4. The proposed modifications to proffer condition #1 could lead to confusion since it references two different plans that have overlapping yet diverging site features. To enhance clarity and understanding in the zoning of the property for future zoning interpretations and enforcement, an additional sheet should be prepared and included in the plan set that clearly delineates the portions of the site that are governed by the two previous ZMAs and the areas of the site that would be now governed by this PCA. This sheet should be referenced in the proffers with notations on substantial conformity to the limits of disturbance as shown on the new plan exhibit.

The plan set submitted with this application has been amended to label which portion of the property is governed by the prior two ZMA cases, and a note has been added indicating that the entire property is subject to the current proffer statements since the substation property is no longer 2 parcels.

5. “The second group of the prior Proffers are hereby amended as follows:” is not a sufficient description. Section heading should reference ZMA #02-103, approved September 10, 2002 by Ordinance 02-O-19.

The Proffer Statement has been amended to reference the prior ZMA case, date, and Ordinance number.

6. Proffer should be added stating that access to the telecommunications compound will only be through the substation site and not the existing trail.

Applicant does not believe this proffer is necessary because the plans have a label indicating that vehicular access is limited to the gravel driveway along the north side

of the property, prior to where it connects to the pedestrian walkway on the west side of the property. Additionally, two bollards have been added to the plans at the west end of the gravel driveway to ensure that vehicles cannot drive onto the pedestrian walkway.

7. Barbed wire fencing is prohibited in the Town of Herndon (Section 78-115.2) and all references and exhibits on the GDP to barbed wire need to be removed.

A modification request has been submitted, asking for approval of the barbed wire on top of the proposed chain link fence. Please see enclosed letter with specific request and justification statement.

8. Screening of the telecommunications compound must be done with a masonry wall and opaque metal gates on the fourth side as required in Section 78-114.2 of the zoning ordinance. All references to chain link fencing in the GDP need to be removed and updated drawings showing the masonry screen should be prepared and provided within the plan set.

A modification request has been submitted, asking for approval of the chain link fence. Please see enclosed letter with specific request and justification statement.

9. Fence elevation on sheet C-1 indicates two gates. This does not match with the proposed plan on sheets Z-1 and Z-2. It is recommended that only one gate be installed and with direct connection on-site to the internal access road.

The fence detail has been revised to shown just one gate. However, applicant objects to any limitation on the ability for an additional gate(s) to be added in the future, if it might allow better access in and around the compound by carriers who may collocate on the proposed tower. The gates are for pedestrian access, not vehicular access, and vehicular access has been adequately limited the gravel driveway along the north side of the property.

10. Final review and approval of screening is subject to approval by the Architectural Review Board. A proffer should be added regarding ARB approval. Examples of previous proffer conditions regarding ARB approval can be provided if requested.

The proffer statement has been amended to include a proffer regarding ARB approval of screening.

11. The proposed 10' easement for 24/7 ingress/egress located along the western property line near the existing stormwater BMP is within a required perimeter landscape buffer landscape (Section 78-110.4). The plan cannot show improvements not in compliance with the zoning ordinance. A modification may be requested as part of the proposed PCA. If submitted staff will carefully review and consider the loss of landscape screening which is today very effective.

A modification request has been submitted, asking for approval to allow the 10' easement within the required landscape buffer. Please see the enclosed letter with justification statement.

12. The proposed access abuts the existing BMP and the western boundary line. It is unclear whether this access would necessitate changes to the BMP or partial access off-site onto the trail. Staff would not support either condition and recommends inclusion of statements prohibiting access off-site and access over stormwater BMPs into this application.

*The proposed access along a portion of the western property boundary is only an easement; it is not an improved gravel or asphalt driveway. Maintenance and inspection personnel will park on the gravel driveway along the north property line and then **walk** to the compound. There is no proposed access off-site, nor would foot traffic affect any stormwater BMPs. Applicant is not proposing any additional proffers.*

13. Generally speaking the subject parcel seems a good candidate for a monopole. The nearest residential neighborhood, Darlington Oaks, is approximately one-fifth of a mile away. It is similarly distanced from any arterial or collector street in town and is immediately adjacent to the Virginia Dominion Energy transmission line towers. Photo simulations were provided demonstrate a managed visual impact from various viewsheds around town.

No response needed.

14. The proposed telecommunication facility and access drive will require a Special Exception if this application for a Proffer Condition Amendment is granted. The zoning ordinance, per Section 78-71.13 allows freestanding telecommunications facilities such as monopoles by Special Exception in accordance with specific standards. As part of that process, conditions can be placed upon an approval of the special exception. The applicant has submitted an application for a Special Exception, SE#19-02 which is also on the Planning Commission agenda. If the PCA is continued, the SE will also require a continuance. A denial of the PCA would render the SE application void.

Acknowledged.

15. A revised plan and revised proffer statement will be necessary to address the above comments. A zoning modification may also be necessary if the project is pursued as proposed since compliance with the required landscape buffer requirements may not

be possible. This will require a formal modification request. Additional time will be necessary for the applicant to prepare the revised materials and for staff to evaluate those materials upon submission. Staff's recommendation for continuance reflects this need for additional time.

Revised plans have been submitted, along with modification requests for certain aspects of the proposed project.

PROFFERS**“Generalized Development Plan, US-VA-5060 Herndon Substation”****PCA # _____****Amendment to ZMA-02-103****February 26, 2019**

Pursuant to Section 15.2-2303 (a) of the Code of Virginia (1950), as amended, and the Town of Herndon Zoning Ordinance, Virginia Electric and Power Company, d.b.a. Dominion Energy Virginia, (the “Applicant”), the sole owner of a certain parcel of land identified as Tax Map #0162-02-0190E (the “Property”), hereby proffers that, if the Herndon Town Council approves PCA # _____ to revise the proffers (the “Proffers”) previously accepted by the Town in **ZMA #02-103**, approved on September 10, 2002, by Ordinance 02-O-19, the Subject Property shall be developed in substantial accord with those Proffers which are applicable to the Subject Property, except as modified herein.

The undersigned hereby proffer for themselves as applicant, and owner, with respect to the property containing 0.83660 acre shown as Parcel B-2 on the plan dated September 27, 2001, made by Urban Engineering & Assoc., Inc., entitled “Rezoning Plan, Dominion Virginia Power, New Dominion Technology Park, Town of Herndon, Fairfax County, Virginia (the “Property”), that the development of the Property shall be in substantial conformity with the following conditions pursuant to the Virginia Code, Title 15.2, Chapter 22, Article 7, and the Town of Herndon Zoning Ordinance, Section 78-155.1.

1. The development of the Property shall be in substantial conformity with that certain plan dated March 20, 2002, and most recently revised August 20, 2002, made by Dominion, entitled “Generalized Development Plan, Proposed Herndon Substation Site”, subject to modifications approved by the Town of Herndon. **Excluding development of a proposed telecommunications tower facility, which shall be in substantial conformity with the proposed site plan titled “US-VA-5060 Herndon,” prepared by NB+C Engineering Services, LLC, dated Nov. 21, 2018, and revised on Feb. 25, 2019.**
2. A twenty-five foot landscaped open space shall be provided along the southern boundary of the Property adjacent to the W&OD Trail.
3. These proffers may be executed in one or more counterparts, each of which when so executed and delivered shall be deemed an original, and all of which taken together shall constitute but one and the same instrument.
4. These proffers shall be binding upon the heirs, executors, administrators, assigns and successors in interest of the applicant and owner.
5. These proffers shall be in substitution for all other proffers applicable to the Property including those proffers accepted by the Town in Herndon in ZMA#87-102 and ZMA #001-02.
6. **Landscaping and screening are subject to review and approval by the Town of Herndon Architectural Review Board.**

Owner: VIRGINIA ELECTRIC AND POWER COMPANY

Doing Business As: Dominion Energy Virginia

By:_____

Name:_____

Title:_____

Applicant/Developer: VERTICAL BRIDGE DEVELOPMENT, LLC

By:_____

Name:_____

Title:_____



February 26, 2019

Town of Herndon
Bryce Perry, Deputy Director of Community Development
777 Lynn Street
Herndon, VA 20170

RE: Vertical Bridge US-VA-5060; "Herndon Substation"
Proposed Telecommunication Tower Project
PCA #19-01 and SE#19-02
Zoning Modification Requests

Dear Mr. Perry:

This letter is being submitted in conjunction with the referenced PCA and SE cases, for a proposed monopole telecommunications facility, located at the Herndon Substation, 525 Grove Street. Based on your review of the applications, there are certain aspects of the proposed development plan that do not comply with current zoning regulations. Therefore, the following zoning modifications are requested:

1. Section 78-114.2.a.2 – to allow applicant to use a chain link fence around the proposed compound.

The justification for this request is that the existing Dominion substation facility is enclosed on three sides with chain link fence. The proposed chain link fence around the telecommunication facility compound would therefore be consistent with the current aesthetics at the site. Furthermore, the use of chain link fence is necessary for security purposes. Solid fences or walls create "hidden areas" and would allow unauthorized people to potentially be inside the substation or compound and be unseen from the outside. Lastly, because this is a non-residential area, applicant feels that the use of chain link fence is appropriate.

2. Section 78-115.2 – to allow barbed wire along the top of the fence.

The justification for this request is that the existing substation fence has barbed wire treatment along the top, as does a fence around the adjacent property to the east. The use of barbed wire is necessary for security purposes for both the substation and the proposed telecommunication facility. And, because the subject property is in a non-residential zone, far away from any residential zones, it would not create any unsightly views from any residences.

3. Section 78-110.4.b - to allow a 10' access and maintenance easement to be located within a portion of the 7.5' landscape buffer along the western property boundary.

The justification for this request is that the access easement cannot be moved away from the property line due to the existing SWM basin and landscaping around that facility. The proposed easement location will make it necessary to relocate some existing landscaping, but the replacement of the landscaping is being done at a 1:1 ratio.

If you have any questions about the requested modifications, or need any additional information from me at this time, please let me know as soon as possible. I can be reached at 410-712-7092, ext. 1003, or via email (hbernadzikowski@nbcllc.com).

Regards,

A handwritten signature in blue ink, appearing to read 'Harold Bernadzikowski', is written over a horizontal line.

Harold Bernadzikowski, Senior Land Use Specialist
Agent for Vertical Bridge

CC: Tessia Knight, Land Use Associate, NB+C

Attachment #6

[illegible]

CASH ESCROW BOND ESTIMATE					
ITEM NO.	ITEM	QUANTITY	UNIT	UNIT PRICE	COST
1	EROSION/SEDIMENTATION CONTROL (SEE ZONING ORD. FOR APPROPRIATE FEE, MIN. \$1000)				
2	TREE REPLACEMENT				
3	ARBORIST FEE				
4	DAMAGE TO EXISTING PUBLIC UTILITIES (TO BE COMPUTED BY THE TOWN OF HERNDON)		L.S.		
5	LANDSCAPING		L.S.		
				TOTAL:	

APPLICATION FEES

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

TYPE OF APPLICATION: _____
 CALCULATION OF APPLICATION FEE: _____
 APPLICATION 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
			FOR SUBDS.	FOR SITE PLANS	
BITUMINOUS SURFACE		SQ. YDS.	.51	.51	
CURB & GUTTER OR HEADER CURB		LIN. FT.	.92	.92	
SIDEWALK		LIN. FT.	1.35	1.35	
SANITARY SEWER		LIN. FT.	2.34	2.34	
T.V. INSPECTION		LIN. FT.	2.32	2.32	
WATERLINE		LIN. FT.	1.75	1.75	
STORM DRAINAGE		LIN. FT.	4.39	4.39	
VSPM STORMWATER MANAGEMENT FEE (see Town Code Section 26-335)		LUMP SUM			
BIORETENTION FACILITIES (RAIN GARDENS)		EACH	250.00	250.00	
STORMWATER DETENTION (VSPM MEASURES other than rain gardens)		EACH	1000.00	1000.00	
OVERLOT GRADING AND SURFACE DRAINAGE PLAN (per division of land or per disturbed area, 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		
ESTIMATED FEE - TOTAL					
INITIAL FEE PAYMENT (50% OF ESTIMATED FEE)			(RECEIPT #	DATE	)
BALANCE OF FEE (COMPUTED BY TOWN)			(RECEIPT #	DATE	)

NOTES

1. THE METHODS AND MATERIALS USED IN THE CONSTRUCTION OF THE IMPROVEMENTS HEREIN SHALL CONFORM TO THE CURRENT TOWN OF HERNDON STANDARD SPECIFICATIONS, CURRENT FAIRFAX COUNTY DESIGN AND CONSTRUCTION STANDARDS, AND THE CURRENT VDOT ROAD AND BRIDGE SPECIFICATIONS. IN THE EVENT OF CONFLICT BETWEEN THE STANDARDS AND SPECIFICATIONS, PREVAILING GUIDELINES SHALL BE SELECTED BY THE TOWN OF HERNDON.
2. A PERMIT MUST BE OBTAINED FROM THE TOWN OF HERNDON BEFORE ANY CONSTRUCTION IS STARTED IN CONFORMITY WITH THESE PLANS.
3. 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.
4. 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:
 - (A) CLEARING AND GRUBBING
 - (B) INSTALLATION OF SILTATION AND EROSION CONTROL MEASURES
 - (C) EARTHWORK
 - (D) INSTALLATION OF ANY UNDERGROUND UTILITY
 - (E) INSTALLATION OF ANY FORMS
 - (F) PLACING ANY CONCRETE
 - (G) BEFORE PLACING SUBBASE, BASE, OR PAVING SURFACEFAILURE TO DO SO FOR ANY REASON SHALL CONSTITUTE REJECTION OF SAID WORK.
5. 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.
6. ALL UTILITIES INSTALLED AS A PART OF THIS DEVELOPMENT SHALL BE PLACED UNDERGROUND.
7. 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.
8. 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.
9. 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.
10. SANITARY SEWERS: ALL SANITARY SEWER MATERIALS AND METHODS OF CONSTRUCTION SHALL COMPLY WITH THE CURRENT TOWN OF HERNDON STANDARDS AND SPECIFICATIONS.
11. STORM SEWERS:
 - (A) STORM SEWER AND CULVERT PIPE SHALL BE REINFORCED CONCRETE PIPE TO CONFORM TO THE CURRENT A.A.S.H.T.O. DESIGNATION OF 12" OR 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.
 - (B) UNDERDRAINS AND/OR CROSSDRAINS SHALL BE INSTALLED BY THE DEVELOPER WHERE DEEMED NECESSARY BY THE TOWN OF HERNDON.
12. STREETS:
 - (A) 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).
 - (B) SOIL REPORTS AND SUBGRADE SPECIFICATIONS SHALL BE SUBMITTED TO THE TOWN OF HERNDON FOR APPROVAL PRIOR TO THE START OF CONSTRUCTION OF ANY SIDEWALKS, CURBS AND GUTTER, STREETS OR PARKING AREAS.
 - (C) 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.
 - (D) 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.
 - (E) 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.
 - (F) 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.
 - (G) SIGN MATERIAL SHALL BE MINIMUM HIGH INTENSITY SHEETING, AND NO ENGINEER GRADE MATERIAL SHALL BE ALLOWED.
 - (H) 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.
 - (I) 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.
 - (J) 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.
 - (K) 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.
 - (L) STREET LIGHTS SHALL BE INSTALLED ACCORDING TO TOWN OF HERNDON STANDARDS.
 - (M) ALL WORK IN THE RIGHT-OF-WAY SHALL BE CONDUCTED BETWEEN 9AM AND 3PM, MONDAY THROUGH FRIDAY, EXCEPT HOLIDAYS.
 - (N) DEVELOPER SHALL COMPLY WITH STREET CUT PERMIT REQUIREMENTS. COPY OF APPROVED STREET CUT PERMIT MUST BE KEPT ON SITE AT ALL TIMES.
 - (O) DEVELOPER SHALL COORDINATE ALL TRAFFIC CONTROL ACTIVITIES WITH THE STREET CUT PERMIT INSPECTION SECTION (703-435-8860).
13. WATER DISTRIBUTION:
 - (A) 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.
 - (B) 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.
 - (C) WORKING PRESSURE SHALL BE >20.0 PSI.
14. LAND CONSERVATION NOTES:
 - (A) 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.
 - (B) NO DISTURBED AREA WILL BE DENuded FOR MORE THAN 30 CALENDAR DAYS.
 - (C) ALL EROSION AND SILTATION CONTROL MEASURES ARE TO BE PLACED PRIOR TO OR AS THE FIRST STEP IN CLEARING.
 - (D) ALL STORM AND SANITARY SEWER TRENCHES NOT IN STREETS ARE TO BE MULCHED AND SEEDED WITHIN 7 DAYS AFTER BACKFILL. NO FIRE HAZARD RYR ARE TO BE OPEN AT ANY ONE TIME.
 - (E) ELECTRIC POWER, TELEPHONE AND GAS SUPPLY TRENCHES ARE TO BE COMPACTED, SEEDED AND MULCHED, WITHIN 7 DAYS AFTER BACKFILL.
 - (F) 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.
 - (G) DURING CONSTRUCTION, ALL STORM SEWER INLETS WILL BE PROTECTED BY SILT TRAPS, MAINTAINED AND MODIFIED AS REQUIRED BY CONSTRUCTION PROGRESS.
 - (H) ALL DISTURBED AREAS NOT PAVED, SOODED, 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.
 - (I) 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.
 - (J) 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.
 - (K) IF REQUIRED BY LAW, THE OWNER/DEVELOPER SHALL PROVIDE STATEMENT CERTIFYING THAT ALL WETLANDS PERMITS WILL BE OBTAINED PRIOR TO COMMENCING LAND DISTURBING ACTIVITIES.
15. THESE PLANS AND SPECIFICATIONS ARE BASED ON THE MINIMUM REQUIREMENTS FOR _____ ZONING. THIS PLAN CONTAINS _____ DWELLING UNITS.
16. ALL ELEVATIONS MUST BE BASED ON THE U.S.G.S. & OR THE N.G.S. MEAN SEA LEVEL DATUM.
17. PRIOR TO ANY APPROVED CLEARING AND GRADING ON A SITE, TREE PROTECTION FENCE SHALL BE ERRECTED IN ACCORDANCE WITH FENCE DETAIL ON THE APPROVED LANDSCAPE PLAN, AND BE INSPECTED AND APPROVED BY THE URBAN FORESTER.

INDEX		PAGE
T-1	TITLE SHEET	1 OF 7
Z-1	SITE PLAN	2 OF 7
Z-2	ENLARGED SITE PLAN	3 OF 7
C-1	COMPOUND PLAN & ELEVATION	4 OF 7
D-1	CONSTRUCTION DETAILS	5 OF 7
L-1	EXISTING LANDSCAPE PLAN	6 OF 7
L-2	PROPOSED LANDSCAPE PLAN	7 OF 7

MODIFICATION REQUESTS

THE DEVELOPER REQUESTS THE FOLLOWING MODIFICATIONS AS PART OF APPLICATIONS PCA #19-01 AND SE #19-02:

1. SECTION 78-114.2.a.2 TO ALLOW A 7' CHAIN LINK FENCE INSTEAD OF A MASONRY WALL AND OPAQUE METAL GATES.
2. SECTION 78-115.2 TO ALLOW BARBED WIRE ON TOP OF THE CHAIN LINK FENCE
3. SECTION 78-110.4.b TO ALLOW THE 10' ACCESS EASEMENT WITHIN A PORTION OF THE 7.5' REQUIRED PERIMETER LANDSCAPE BUFFER.

WAIVER REQUESTS

(DESIGNATE EACH SECTION OF THE ZONING ORDINANCE, PUBLIC FACILITIES MANUAL OR SUBDIVISION ORDINANCE FROM WHICH A WAIVER IS REQUESTED. PLEASE NOTE THAT A LETTER OF JUSTIFICATION FOR EACH WAIVER MUST ACCOMPANY THE INITIAL PLAN SUBMISSION)

FEE = \$200.00 PER REQUEST

WAIVER FROM SECTION: _____ OF _____ = \$200.00

WAIVER FROM SECTION: _____ OF _____ = \$200.00

NUMBER OF REQUESTS: _____ X \$200.00 = _____

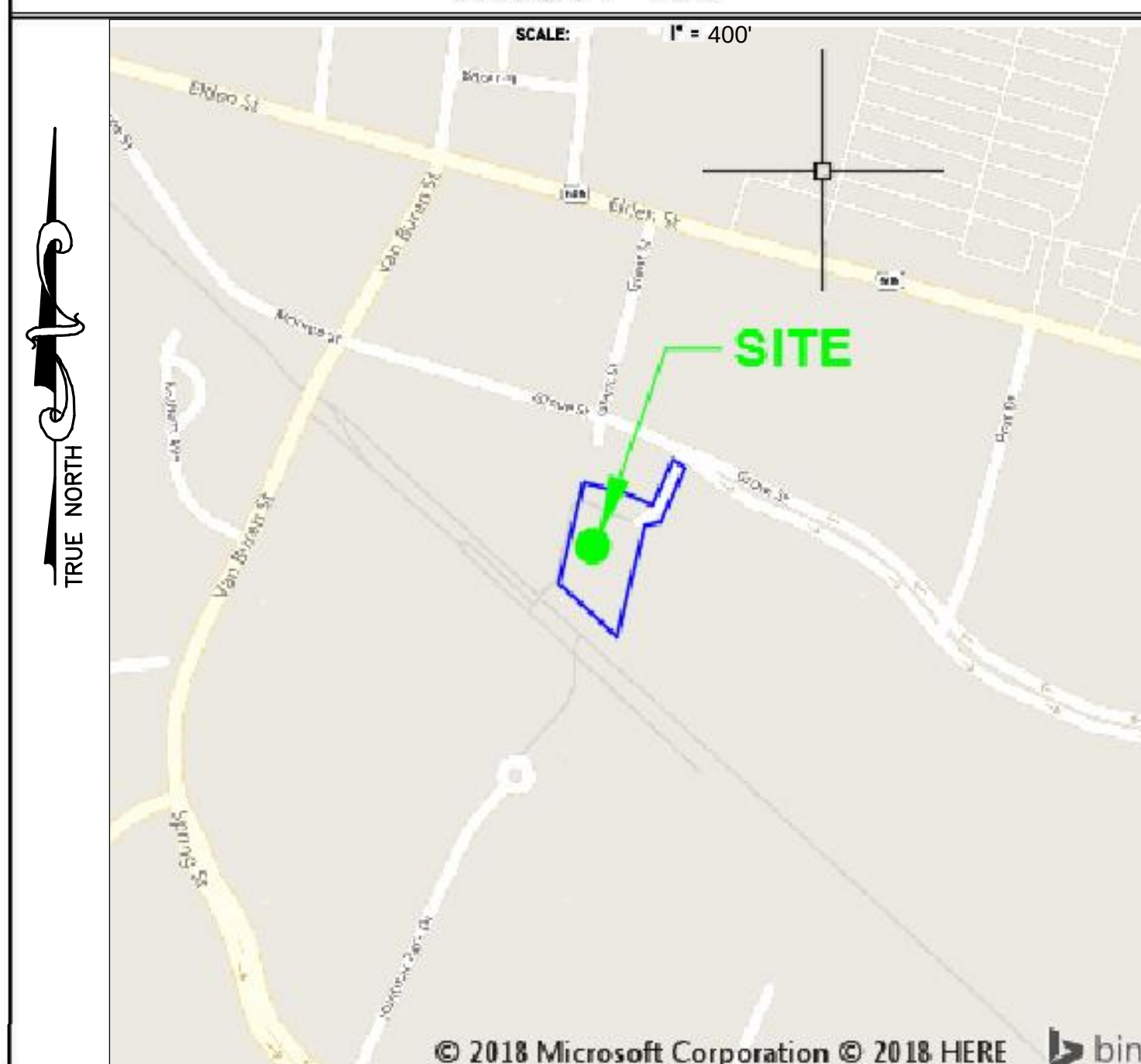
EXISTING CONDITION SURVEY NOTES

1. HORIZONTAL DATUM _____
VERTICAL DATUM _____
2. UTILITY INFORMATION, AS SHOWN ON THIS PLAN, IS TAKEN FROM THE RECORDS AND/OR FIELD SURVEY COMPLETED BY _____ DATED _____; 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.
3. 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.



PROFESSIONAL SEAL AND SIGNATURE

VICINITY MAP



LOCATION OF BENCHMARKS

APPROVED

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

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.

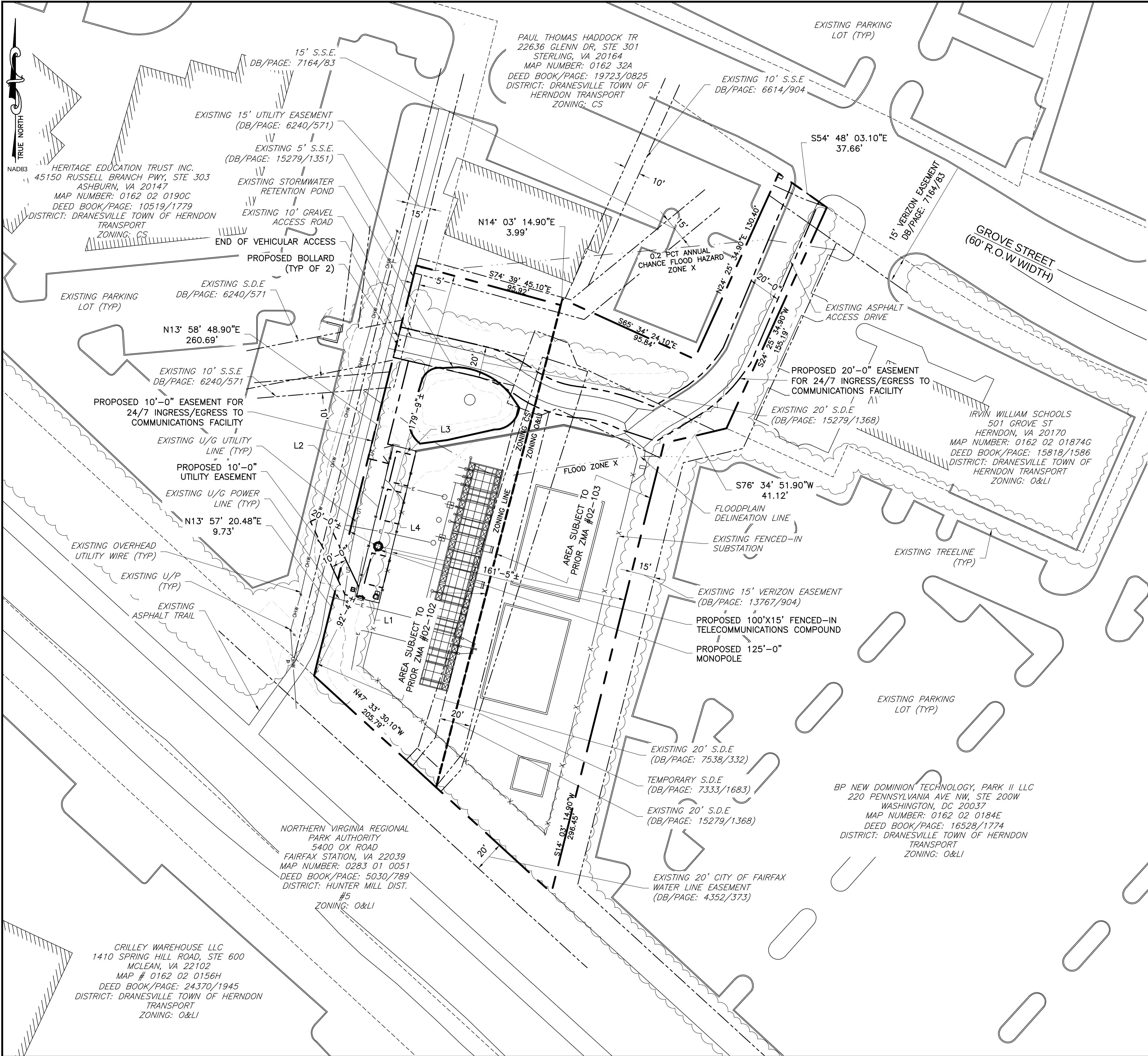
BEFORE YOU DIG
CALL "MISS UTILITY" 811
OR 1-800-552-7001
visit online at va811.com

TOWN PLAN #:

TOWN OF HERNDON, VIRGINIA
COVER SHEET



SUBDIVISION OR SITE PLAN NAME		US-VA 5060 HERNDON	
OWNER, ADDRESS, INCLUDE ZIP CODE AND TELEPHONE NUMBER		VIRGINIA ELECTRIC AND POWER COMPANY 701 E CARY ST RICHMOND, VA 23219	
DEVELOPER, ADDRESS, INCLUDE ZIP CODE AND TELEPHONE NUMBER		VERTICAL BRIDGE, 750 PARK OF COMMERCE DR, STE 20 BOCA ROTON, FL 33487 PHONE: 859-494-1600	
CERTIFIED ENGINEER, ARCHITECT OR SURVEYOR SUBMITTING PLAN, ADDRESS, INCLUDE ZIP CODE AND TELEPHONE NUMBER		NB&C ENGINEERING SERVICES, LLC. 6095 MARSHALEE DR, STE 300 ELKRIDGE, MD 21075 PHONE: 410-712-7092	
FAIRFAX COUNTY TAX MAP NUMBER		0162 02 0190E	
TOTAL AREA 1.46 AC		PRESENT ZONING CS(COMM SERVICES DISTRICT	
REVISED:		PAGE 1 OF 7 PAGES	



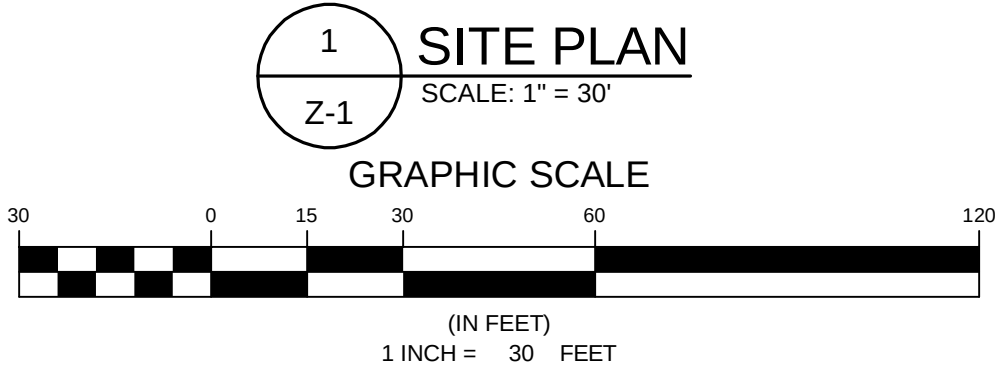
ZONING INFORMATION		
JURISDICTION: THE TOWN OF HERNDON		
ZONING: COMMERCIAL SERVICES DISTRICT		
DIMENSION	REQUIRED ±	PROPOSED ±
FRONT YARD SETBACK:	50'-0"	92'-4"
SIDE YARD SETBACK:	7'-6"	161'-5" / 20'-0"
REAR YARD SETBACK:	7'-6"	179'-9"
LOT AREA: 1.4621 ACRES		
TOTAL DISTURBED AREA: 1.690± SQUARE FEET		
(ALL MEASUREMENTS ARE IN FEET ± UNLESS OTHERWISE NOTED)		
NOTES:		
1) SITE PLAN IS THE RESULT OF A FIELD SURVEY AND LOCAL GIS INFORMATION COMBINED. SURVEY CONDUCTED BY POINT TO POINT SURVEY COMPANY.		
2) ALL SETBACKS SHOWN ARE FROM PROPOSED EQUIPMENT TO EXISTING PROPERTY LINES.		

LEGEND	
	PROPERTY LINE - SUBJECT PARCEL
	PROPERTY LINE - ABUTTERS
	EXISTING FENCE LINE
	EXISTING ROAD
	EXISTING ZONING BORDER
	EXISTING EASEMENT LINE
	EXISTING FLOODPLAIN BORDER LINE
	EXISTING UNDERGROUND UTILITY LINE
	EXISTING UNDERGROUND POWER LINE
	EXISTING MAJOR CONTOUR LINE
	EXISTING MINOR CONTOUR LINE
	EXISTING TREELINE
	PROPOSED MAJOR CONTOUR LINE
	PROPOSED MINOR CONTOUR LINE
	EXISTING BUILDING

SITE INFORMATION	
SITE ADDRESS:	525 GROVE STREET HERNDON, VA 20170
PROPERTY OWNER:	VIRGINIA ELECTRIC & POWER COMPANY
ADDRESS:	701 E CARY STREET C/O BLAINE GARRETT RICHMOND, VA 23219
PARCEL ID #:	0162 02 0190E
PARCEL AREA:	1.4621± ACRES
LATITUDE (NGVD29):	38° 57' 58.17" NAD 83
LONGITUDE (NGVD29):	-77° 22' 45.64" NAD 83
JURISDICTION:	THE TOWN OF HERNDON
ZONING:	COMMERCIAL SERVICES DISTRICT (CS + O&LI)
GROUND ELEVATION:	346.7' (AMSL)
STRUCTURE TYPE:	MONOPOLE
STRUCTURE HEIGHT:	125.0' (AGL)
LIMITS OF DISTURBANCE:	1.690R±

LINE CHART		
LINE	BEARING	DISTANCE
L1	N76°17'00"W	15.00'
L2	N13°43'00"W	100.00'
L3	S76°17'00"W	15.00'
L4	S13°43'00"W	100.00'

NOTE:
THE ENTIRE PARCEL IS SUBJECT
TO SE #19-02 AND PCA #19-01.



ENGINEER

APPLICANT

SITE INFORMATION

DESIGN RECORD

PROFESSIONAL STAMP

ENGINEER

SHEET TITLE

SHEET NUMBER

NB+C ENGINEERING SERVICES, LLC.
6095 MARSHALLEE DRIVE, SUITE 300
ELK RIDGE, MD 21075
(410) 712-7092

verticalbridge
750 PARK OF COMMERCE DRIVE, SUITE 200
BOCA RATON, FLORIDA 33487
PHONE: 859-494-1600

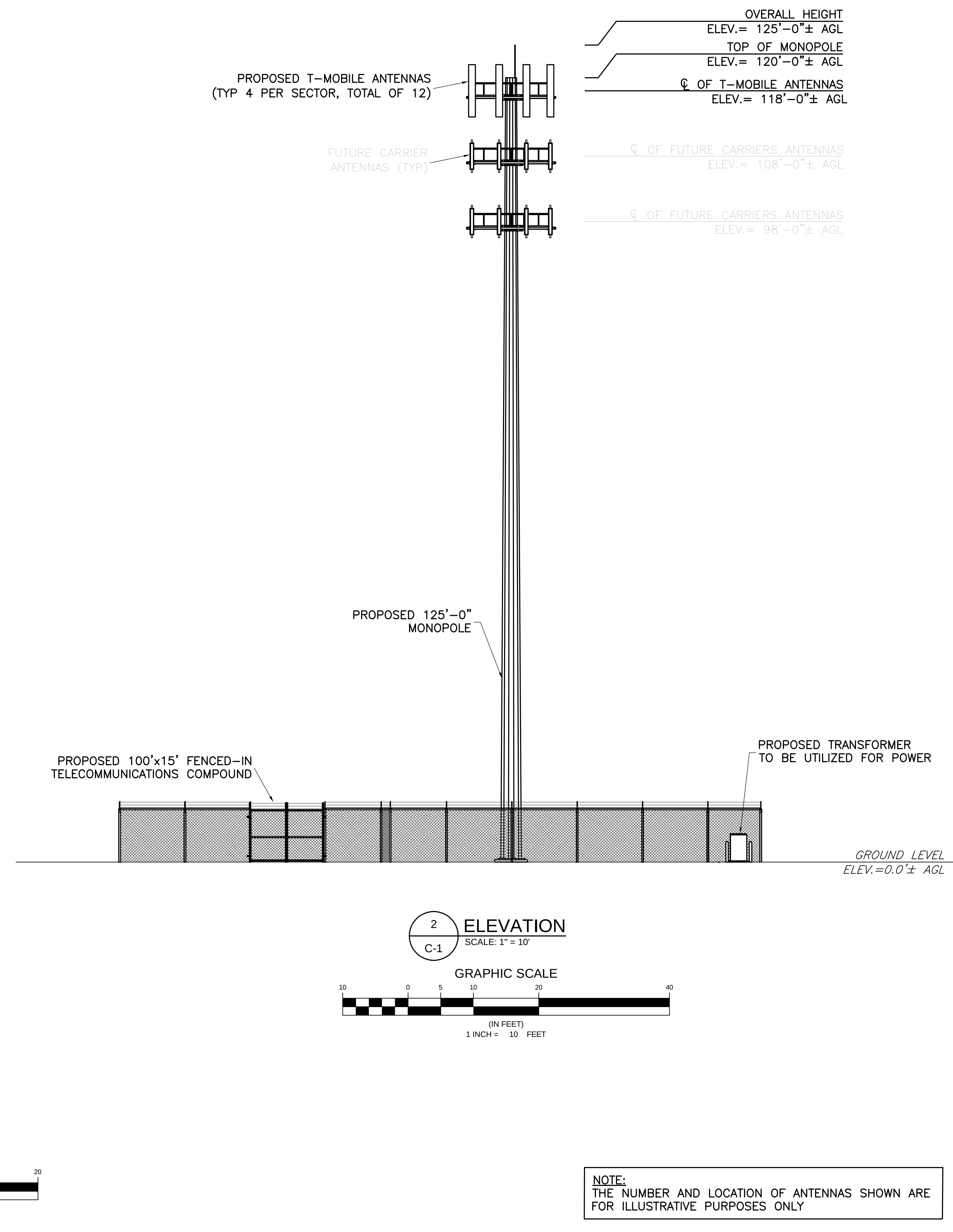
US-VA-5060 HERNDON
525 GROVE STREET
HERNDON, VA 20170
THE TOWN OF HERNDON

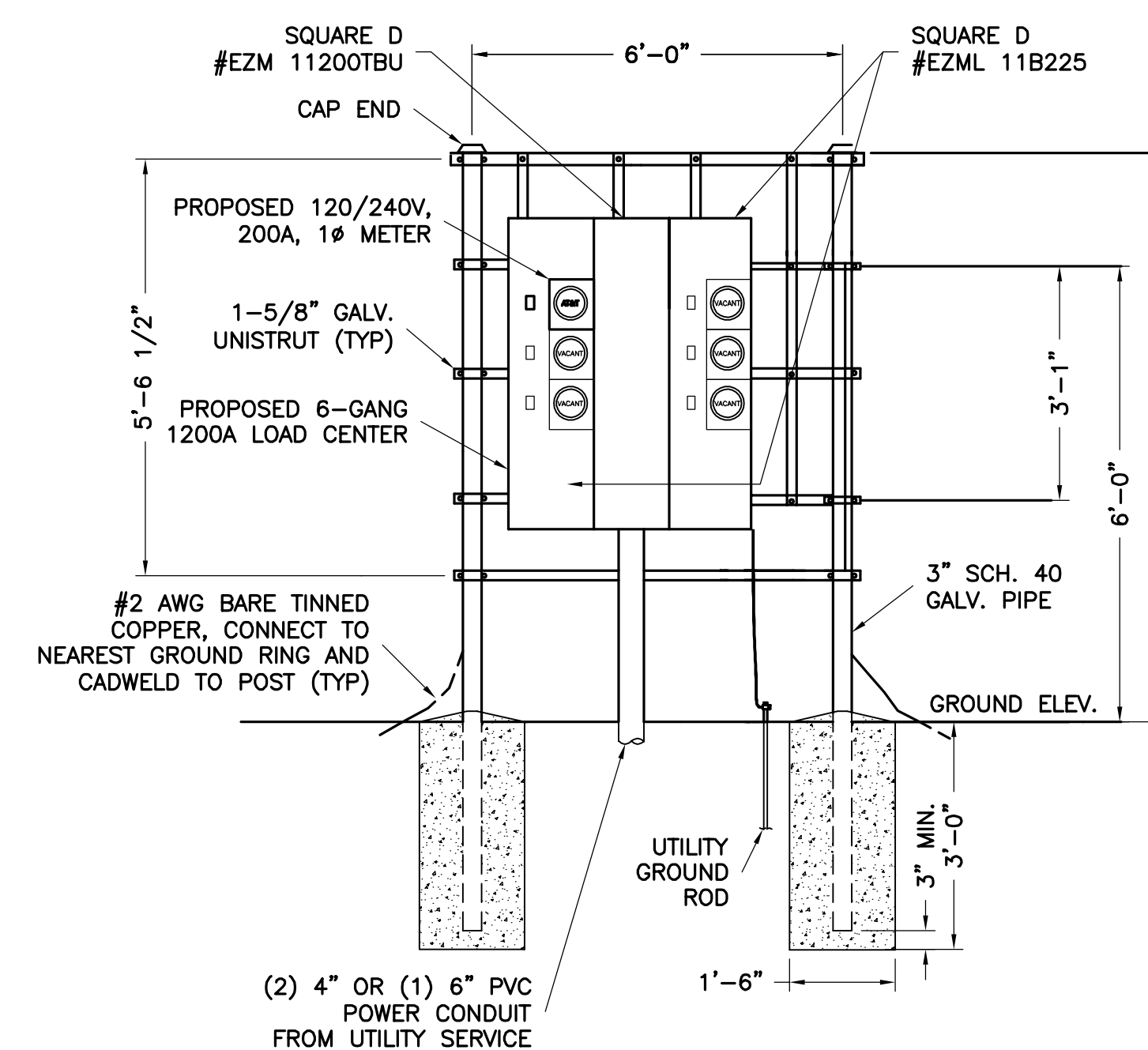
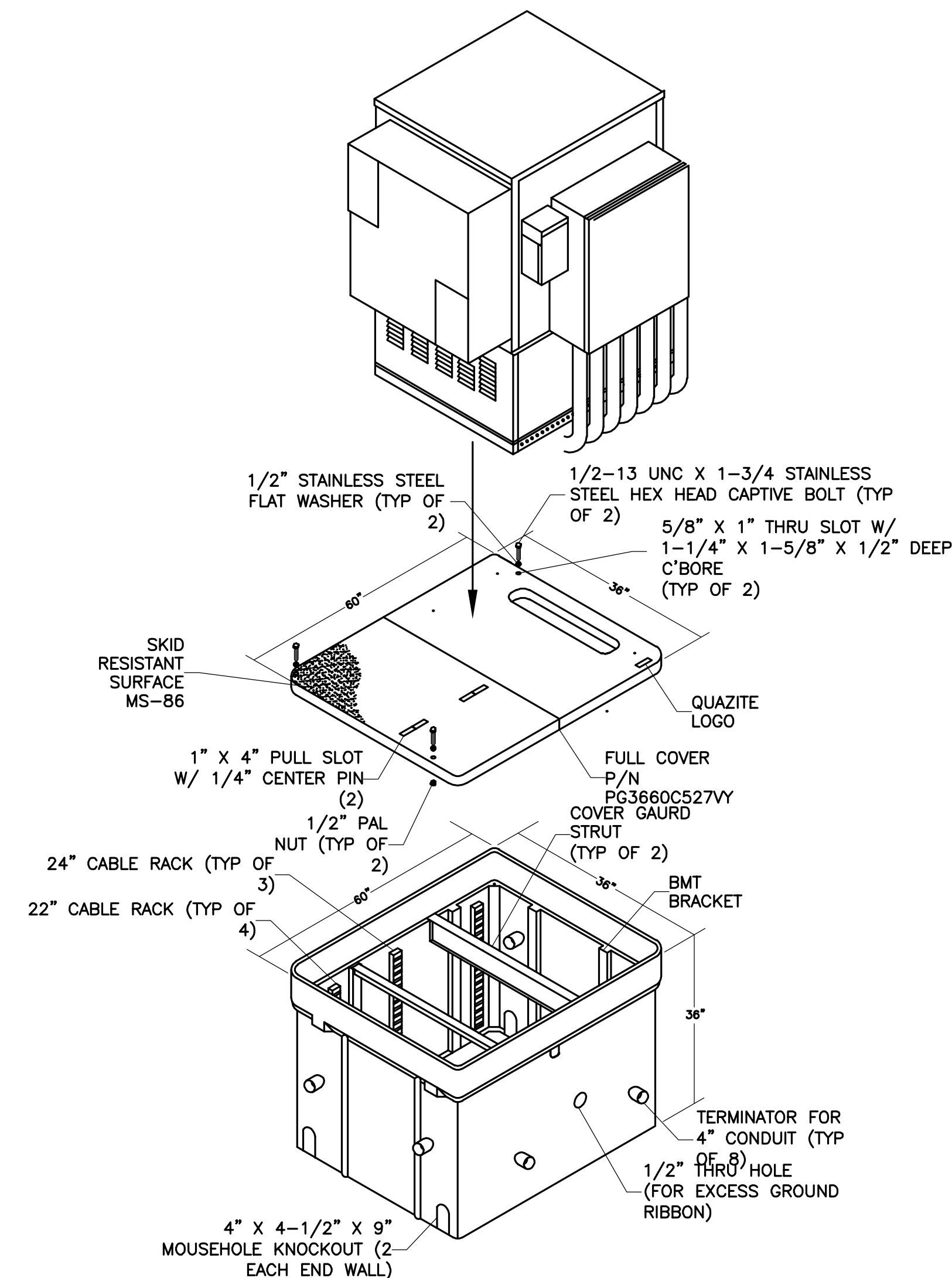
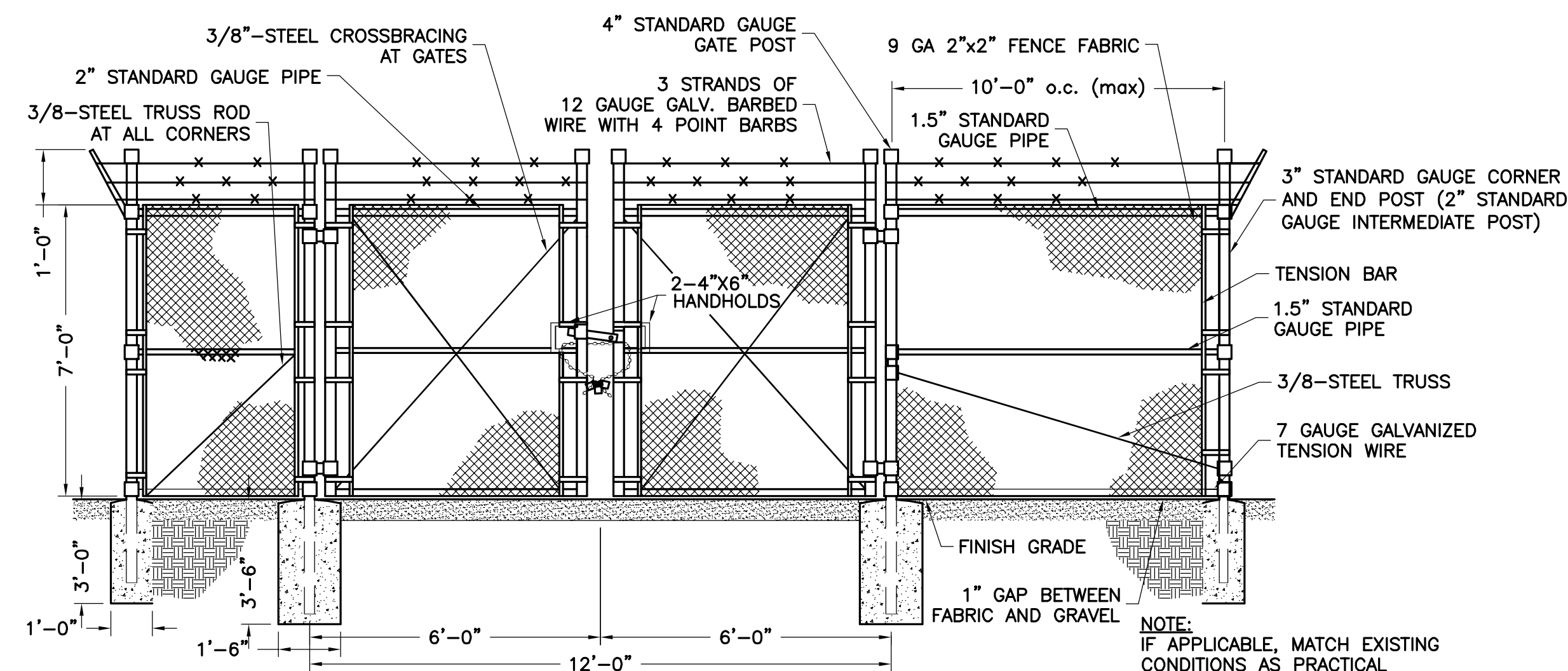
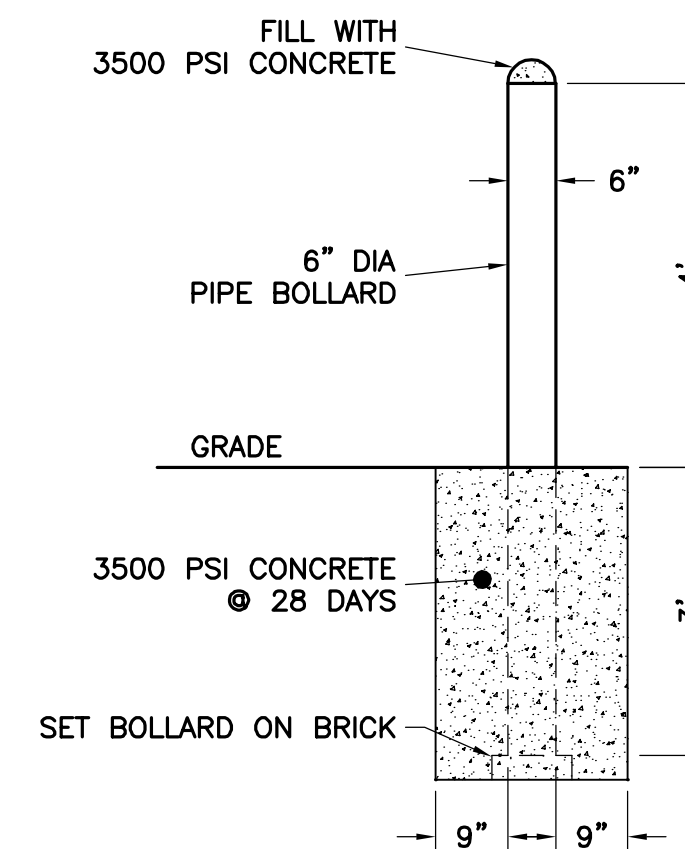
REV	DATE	DESCRIPTION	BY
1	02/25/19	REVISED PER COMMENTS	CES
0	12/11/18	ZONING DRAWINGS	CES

PHILIP BURTNER, P.E.
VA PROFESSIONAL ENGINEER LIC. #022023

SITE PLAN

Z-1
SHEET 2 OF 7





ENGINEER

APPLICANT

SITE INFORMATION

DESIGN RECORD

PROFESSIONAL STAMP

ENGINEER

SHEET TITLE

SHEET NUMBER

NB+CTM
TOTALLY COMMITTED.

NB+C ENGINEERING SERVICES, LLC.
6095 MARSHALEE DRIVE, SUITE 300
ELKRIDGE, MD 21075
(410) 712-7092

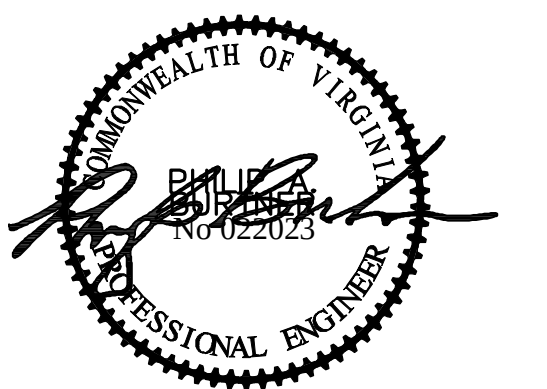
verticalbridge

750 PARK OF COMMERCE DRIVE, SUITE 200
BOCA RATON, FLORIDA 33487
PHONE: 859-494-1600

US-VA-5060 HERNDON
525 GROVE STREET
HERNDON, VA 20170
THE TOWN OF HERNDON

REVISIONS

1	02/25/19	REVISED PER COMMENTS	CES
0	12/11/18	ZONING DRAWINGS	CES
REV	DATE	DESCRIPTION	BY



PHILIP BURTNER, P.E.
VA PROFESSIONAL ENGINEER LIC. #022023

CONSTRUCTION DETAILS & NOTES

D-1
SHEET 5 OF 7



MEMORANDUM

To: Chair Jonas & Members of the Planning Commission

From: Bryce A. Perry, Deputy Director of Community Development
Elizabeth M. Gilleran, Director of Community Development

Two handwritten signatures in blue ink. The first signature is "BAP" and the second is "EMG".

Date: March 8, 2019

Subject: Special Exception Application, SE#19-02, 525 Grove Street

This memo serves as an addendum to the Planning Commission staff report, dated February 11, 2019, which was considered by the Planning Commission in its review of the above referenced case at its February work session. The report cited several concerns raised by staff, including the need to address areas of non-compliance with the Herndon Zoning Ordinance either by revising the application or seeking zoning modifications. In accordance with staff's recommendation, the Planning Commission voted to continue this application to the March 25, 2019 public hearing.

Proffer Condition Amendments, PCA#19-01 and PCA#19-02-which would amend the zoning of the subject parcel to allow for the improvements proposed in SE#19-02-are also on the Planning Commission's March 25 public hearing agenda. Those PCAs must be approved before the Planning Commission acts on this Special Exception.

The applicant has revised the application to address staff comments (See Attachment #3). New photo simulations, including a viewshed from the closest residential properties at Darlington Oaks, and a revised plan exhibit have been submitted (See Attachment #4 and #7).

Staff Analysis:

1. As part of the proposed Proffer Condition Amendments, the applicant has request three zoning modifications: to reduce the required landscape buffer along the property's western boundary; to use a prohibited fence material (barbed wire and chain-link); and to not use the required screening method (masonry wall with opaque metal gate). Staff does not support modifications reducing the landscape buffer or using barbed wire, but would support a modification to use a fence to screen the ground equipment compound instead of a masonry wall, as long as chain link is not used and a decorative metal fence is used instead. Staff's support is subject to review and approval by the ARB. Depending on how the applicant responds to the staff comments regarding these modification requests, this SE application may require revision to align the PCAs with the SE.
2. Any approval of this SE should be conditioned to address the issues raised in the PCA applications regarding access to the facility and the means of screening. Bollards have been added to the plan at the end of the access drive to prevent vehicle access off-site;

however, staff is still concerned with the potential of vehicles using the trail to access the facility.

3. In the PCA applications the applicant stated that more than one gate may be used to access the facility. Staff does not support more than the one gate shown on the plan, given the likely impacts to the landscaping that would be necessary if additional gates are used. The elevation drawings of the facility should be revised to show the correct location of the one gate which, according to the plan views, would be located at the northern end of the facility. Any approval of this SE should condition that the facility be limited to one gate on its western and southern sides.
4. Staff will request the applicant to submit revised proffers and a plan that reflects the above comments, and any comments expressed at the work session prior to the Planning Commission public hearing.

Staff Recommendation:

Staff recommends continuance at this time until the applicant is able to effectively address the comments raised and revise the application accordingly. Staff may be able to recommend approval or approval with conditions prior to the public hearing if the application is revised to address the comments and resubmitted prior to the deadline for the March Planning Commission public hearing dispatch deadline.

Attachments:

1. Draft Conditions of Approval
2. Subject Parcel Vicinity Map
3. Applicant Comment Response Letter
4. Photo Simulation Exhibit
5. Zoning Ordinance Section 78-155.3(e)
6. Zoning Ordinance Section 78-71.13(d)(2)
7. Plan Exhibit

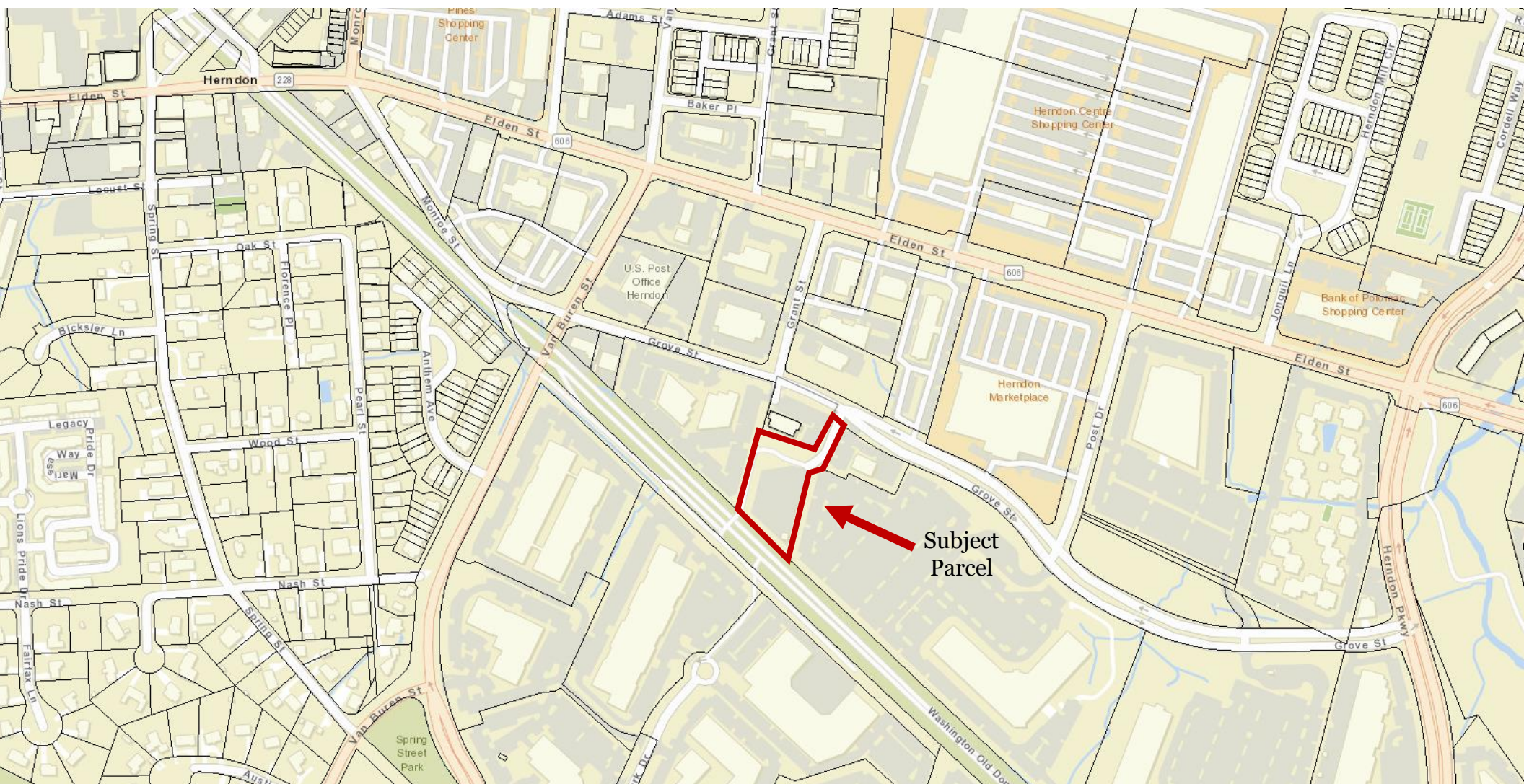
TOWN OF HERNDON, VIRGINIA
PLANNING COMMISSION DRAFT CONDITIONS

SE#19-02, 525 Grove Street

March 25, 2019

- A. **Substantial Conformity.** The site shall be developed and maintained in substantial conformance with the special exception plan dated February 26, 2019, except where modified by these conditions.
- B. **Permitted use.** The use shall be limited to one 125-foot telecommunications monopole and associated ground equipment and enclosure.
- C. **Site Plan Revision.** A site plan revision indicating all proposed modifications to the site shall be submitted to the Town of Herndon for administrative staff review.
- D. **Stormwater Management.** The proposed improvements shall not negatively impact the existing stormwater BMP. The applicant shall include an analysis with the site plan submission and, if required, associated site improvements demonstrating that the proposed project will not negatively impact the existing stormwater BMP.
- E. **Architectural Review Board (ARB).** An application for the proposed new construction, to include the required screening and access barriers, shall be submitted for review by the Architectural Review Board (ARB.) All permits and construction must comply with the ARB approval.
- F. **Access to the Site.** The telecommunications facility compound shall not be accessed from the existing trail near the western property boundary. A physical barrier shall be installed preventing any vehicular access from the private access road off-site. The design of the barrier shall be submitted to the ARB in accordance with Condition E. Access into the enclosure shall be limited to a single gate as shown in the referenced plan unless provided along the enclosure's eastern side adjacent to the substation.
- G. **Inspection.** The property owner and tenant shall allow Town officials to inspect the property during reasonable hours upon prior notice
- H. **Expiration.** This Special Exception shall run with the land except under the following condition(s):
 - i. A discontinuance of the use for which the special exception was granted for a continuous 12-month period;

- ii. Failure to obtain a final building inspection for the monopole within eighteen (18) months of approval of the special exception.
- I. **Revocation.** Any violation of the aforementioned conditions or other sections of the Herndon Town Code shall be grounds for revoking the special exception pursuant to the manner described in Section 78-155.3(h) of the zoning ordinance.



SITE LOCATION – Vicinity Map

Case: SE #19-02 – 525 Grove Street



TOWN OF
Herndon

Photo prepared by Town of Herndon
Department of Community Development

SPECIAL EXCEPTION - SE #19-02, 525 Grove Street.

Responses to Staff Comments

1. The Town's fence regulations, found in the Zoning Ordinance, do not permit chain link fences for this type of use. Chain link fences can only be placed around recreational facilities, construction sites, construction staging areas, and schools. Barbed wire fences are not permitted in any zoning district in the Town. Therefore, the proposed chain link fence section shown on sheet D-1 must be revised to show a different screening.

A modification request has been submitted, asking for approval of the proposed chain link fence and the barbed wire strands on top of the fence.. Please see enclosed letter with justification statement.

2. The screening of the compound must be accomplished with a masonry wall and opaque metal gates on the fourth side as required in Section 78-114.2 of the Zoning Ordinance. Revised drawings showing the masonry screen, in compliance with the referenced section, should be included within the plan set. As noted in the proffer condition amendment staff report, only one gate should be installed with direct access to the internal access road. No access to the west from the existing trail should be permitted.

A modification request has been submitted, asking for approval of the chain link fence. The fence detail on the plans has been revised to show just one gate. However, applicant objects to any limitation on the ability for an additional gate(s) to be added in the future, if it might allow better access in and around the compound by carriers who may collocate on the proposed tower. The gates are for pedestrian access, not vehicular access, and vehicular access has been adequately limited the gravel driveway along the north side of the property.

3. The site is significantly screened to the south by existing landscaping and natural wooded area. This is the area between the property and the W & OD Trail. The area between the western property line and the substation is landscaped with various types of trees that have thrived and matured over the years. With this plan, 25 of the existing trees are proposed to be removed, while only 15 are proposed to be replanted. The applicant should provide the caliper inch of each of the trees being removed in table form on Sheet L-1 of the plan. In a column on the same table, the applicant should provide the caliper inch of each tree being replaced. The caliper inches being removed should match the caliper inch of trees being replaced. Deciduous trees should be a minimum of three caliper inches and the evergreen trees should be a minimum of 10 feet in height.

The proposed landscape plans have been revised to provided 1:1 replacement of any existing evergreen trees and shrubs removed to accommodate the proposed fenced compound and access easement. Applicant could not provide caliper measurements as the existing shrubs and evergreen trees have multiple trunks/stems. However, the replacement size of plantings reflects existing size of the removed items.

4. The proposed 125-foot monopole has an undetermined amount of available wireless carrier platforms. Each platform will accommodate up to twelve panel style antennas based on the current technology. A T-Mobile platform will be placed at a height of approximately 120 feet above grade. The remaining platforms will be placed below the T-Mobile platform. Concrete slabs will be placed at grade to house the necessary ground related equipment for each carrier.

The fenced area will contain a gravel base and will include a meter board and mesa cabinet. Future carriers will also require space to place their individual equipment.

The plans have been revised to include a note under the tower elevation detail, indicating that the location and quantity of antennas shown are for illustrative purposes only. Application does not want any conditions or proffers added that would restrict or limit the location or quantity of antennas allowed on the tower since the Town encourages collocation on telecommunication towers (should this project be approved and be constructed). The only limitation should be governed by the structural capacity of the tower, which will be addressed during the permit application process by future collocators.

5. The applicant previously noted in the pre-application meeting that the objective of the proposed site is to provide improved wireless services to residences and businesses in the area. According to the applicant, the proposed site is designed to fill coverage gaps. The applicant should provide information on the area to be served and further information explaining other alternative sites that were evaluated in order to supplement attachment #6. The applicant should provide information as to whether or not alternative locations and means have been investigated and determined inadequate, primarily the presence of existing structures within the service area to support the initial tenant's antennas at the required mounting height and with owners willing to allow installation.

Applicant's justification for the proposed telecommunication tower is for both capacity and coverage, not just coverage. TMobile has provided propagation maps showing the proposed tower location in relation to existing, nearest telecommunication facilities that comprise TMobile's network for this area. The maps show that there are some coverage gaps in the area that will be reduced or eliminated with the activation of the proposed tower. As for capacity, that cannot be depicted on propagation maps. However, TMobile's engineers do review and examine existing network usage, as well as anticipated increase in usage, and the determined that there is a need for the proposed tower in order to address those capacity concerns. A TMobile RF engineer will be in attendance at the hearings to respond to questions about coverage and capacity.

There are several existing transmission towers near the subject property, which range in height from 120' – 127'. One of those transmission towers is on the Dominion property; the other two are on NVRPA property. Dominion Power does not permit collocation of antennas on their transmission tower because it is within the actual substation facility. NVRPA has not declined inquiries for lease agreements with wireless carriers for a number of years. Furthermore, most transmission towers of this kind are not feasible for collocation due to structural issues.

There are no existing buildings, water tanks, silos, or similar structures in the vicinity that are tall enough to provide the desired capacity and coverage objectives desired by TMobile.

6. The applicant should also note if the need for this monopole is due to the current demand for high speed data and whether the existing surrounding cell sites do not support the capacity needs for the area. They also should state if the new site will offload from the existing sites and enhance data speeds in those areas.

The proposed tower would supplement the coverage and capacity of TMobile's nearest existing cell sites, and is expected to enhance/increase data speed and reliability in the area, for TMobile customers. Please also refer to the responses to item #5 above.

7. The applicant states there will be minimal impact by the proposed use on any residential properties within the Town given its distance, screening by other non-residential development, and existing vegetation. From many vantage points, the monopole will blend with other tall electrical transmission poles, roadway lighting poles and the utility substation structure located on the property.

No response needed.

8. The nearest residential neighborhood, Darlington Oaks is approximately one-fifth of a mile away. Photo simulations are provided by the applicant to demonstrate the visual impact from various viewsheds around Town. Ten viewsheds were analyzed and the applicant has stated that the monopole will not be visible from five of the locations. The applicant has provided images in attachment #4 of the five locations where the monopole will be visible. Staff is requesting the applicant include viewshed images of the other five locations where the monopole will not be visible.

Applicant conducted another balloon fly to evaluate the location near the intersection of the W&OD Trail and Van Buren Street, and re-evaluate the locations previously indicated as "Not Visible" (NV) on the location legend map. The location at W&OD Trail/Van Buren Street, as well as two previously NV locations, could view the balloon, and simulations of the proposed tower have been prepared from those locations and submitted herewith, along with an updated Legend Map.

9. According to the applicant, the proposed facility will operate 24 hours a day for 365 days per year. The facility will be unmanned and will have very limited traffic or parking impact. Routine maintenance will be performed by a service technician driving a standard size vehicle. With the exception of the infrequent times when a back-up generator is needed for emergency power, the facility will not generate noise, dust, odors, or vibrations. It will also not interfere with radio, television, or telephone reception.

No response needed.

10. The staff also notes that as with all new construction, review and approval by the Architectural Review Board (ARB) will be necessary. The type and construction of the screening is also subject to review and approval by the ARB.

Acknowledged.

11. The Zoning Ordinance states that special exceptions may be approved provided they comply with the standards as found in 78-155.3(e) a copy of which is attached.

No response needed.

12. In addition to the standard special exception review criteria noted above, additional review criteria are provided for in Section 78-71.13(d)(2), Communication towers, monopoles other telecommunication facilities, a copy of which is attached.

No response needed.

13. By complying with the above referenced standards, and by providing the additional information and revisions that are required and noted in the staff report, the staff will re-evaluate its recommendation. Given the relatively small size of the proposed facility, the limited need for on-site parking or access for vehicles the staff has no parking or traffic concerns with the proposed use. The proposed use is also consistent with its Comprehensive Plan designation. In previous discussions with the Planning Commission in regard to the monopole that was recently erected on the Dominion Power property on Elden Street, it was suggested that with ever advancing technology, should the use of telecommunication monopoles become obsolete, monopoles, such as the proposed, should be removed if they no longer fulfill their intended use or functionality. The staff agrees with this conclusion and has provided a condition to address this concern.

Applicant has no object to a condition of approval requiring removal of the monopole facility if the facility is abandoned or unused for a period of 12 consecutive months or longer. Applicant feels that the verbiage “if they (monopoles) become obsolete or no longer fulfill their intended use or functionality” is too vague and subjective.



**Herndon
Location Map**

● - not visible ● - visible



Site Name: Herndon
Wireless Communication Facility
Grove Street
Herndon, VA 20170

Photograph Information:
View 1 - Grant St & Elden St
View from the North
Showing the 100' Balloon Fly

NB+CTM
TOTALLY COMMITTED.



Site Name: Herndon
Wireless Communication Facility
Grove Street
Herndon, VA 20170

Photograph Information:
View 1 - Grant St & Elden St
View from the North
Showing the Proposed 125' Tower

NBC
TOTALLY COMMITTED.



Site Name: Herndon
Wireless Communication Facility
Grove Street
Herndon, VA 20170

Photograph Information:
View 2 - Herndon Center
View from the Northeast
Showing the 100' Balloon Fly

NB+CTM
TOTALLY COMMITTED.



Site Name: Herndon
Wireless Communication Facility
Grove Street
Herndon, VA 20170

Photograph Information:
View 2 - Herndon Center
View from the Northeast
Showing the Proposed 125' Tower

NB+CTM
TOTALLY COMMITTED.



Site Name: Herndon
Wireless Communication Facility
Grove Street
Herndon, VA 20170

Photograph Information:
View 3 - Herndon Parkway & Elden St
View from the East
SITE NOT VISIBLE

NB+CTM
TOTALLY COMMITTED.



Site Name: Herndon
Wireless Communication Facility
Grove Street
Herndon, VA 20170

Photograph Information:
View 4 - 399 Grove Street
View from the Southeast
Showing the 100' Balloon Fly

NB-CTM
TOTALLY COMMITTED.



Site Name: Herndon
Wireless Communication Facility
Grove Street
Herndon, VA 20170

Photograph Information:
View 4 - 399 Grove Street
View from the Southeast
Showing the Proposed 125' Tower

NB-CTM
TOTALLY COMMITTED.



Site Name: Herndon
Wireless Communication Facility
Grove Street
Herndon, VA 20170

Photograph Information:
View 5 - Herndon Pkwy & Grove St
View from the East
Showing the Existing Site

NB-C
TOTALLY COMMITTED.



Site Name: Herndon
Wireless Communication Facility
Grove Street
Herndon, VA 20170

Photograph Information:
View 5 - Herndon Pkwy & Grove St
View from the East
Showing the Proposed Site

NB-C
TOTALLY COMMITTED.



Site Name: Herndon
Wireless Communication Facility
Grove Street
Herndon, VA 20170

Photograph Information:
View 6 - Springplank Place
View from the Southeast
Showing the Existing Site

NBC
TOTALLY COMMITTED.



Site Name: Herndon
Wireless Communication Facility
Grove Street
Herndon, VA 20170

Photograph Information:
View 6 - Springplank Place
View from the Southeast
Showing the Proposed Site

NBC
TOTALLY COMMITTED.



Site Name: Herndon
Wireless Communication Facility
Grove Street
Herndon, VA 20170

Photograph Information:
View 7 - End of Hunter Park Drive
View from the South
Showing the 100' Balloon Fly

NB+CTM
TOTALLY COMMITTED.



Site Name: Herndon
Wireless Communication Facility
Grove Street
Herndon, VA 20170

Photograph Information:
View 7 - End of Hunter Park Drive
View from the South
Showing the Proposed 125' Tower

NB+CTM
TOTALLY COMMITTED.



Site Name: Herndon
Wireless Communication Facility
Grove Street
Herndon, VA 20170

Photograph Information:
View 8 - Austin Lane & Van Buren St
View from the Southwest
SITE NOT VISIBLE

NB-CTM
TOTALLY COMMITTED.



Site Name: Herndon
Wireless Communication Facility
Grove Street
Herndon, VA 20170

Photograph Information:
View 9 - Pearl St & Wood St
View from the West
SITE NOT VISIBLE





Site Name: Herndon
Wireless Communication Facility
Grove Street
Herndon, VA 20170

Photograph Information:
View 10 - Nash St & Pearl St
View from the West
Showing the 100' Balloon Fly

NB-CTM
TOTALLY COMMITTED.



Site Name: Herndon
Wireless Communication Facility
Grove Street
Herndon, VA 20170

Photograph Information:
View 10 - Nash St & Pearl St
View from the West
Showing the Proposed 125' Tower

NB+CTM
TOTALLY COMMITTED.



Site Name: Herndon
Wireless Communication Facility
Grove Street
Herndon, VA 20170

Photograph Information:
View 11 - Van Buren Street
View from the West
Showing the Existing Site

NB-CTM
TOTALLY COMMITTED.



Site Name: Herndon
Wireless Communication Facility
Grove Street
Herndon, VA 20170

Photograph Information:
View 11 - Van Buren Street
View from the West
Showing the Proposed Site

NB-CTM
TOTALLY COMMITTED.

Sec. 78-155.3. - Special exception.

(e) *Review standards for special exceptions .*

- (1) *General standards for all special exceptions uses .* A special exception may be approved upon a determination by the planning commission and town council, respectively, as to whether, and the extent to which, the proposed use(s) meet the following standards:
 - a. Is consistent with the comprehensive plan.
 - b. Is free of conflict with any provision of this chapter and related town regulations or any other applicable local, state, or federal laws and regulations.
 - c. Does not adversely affect the health or safety of persons residing or working in the neighborhood of the proposed use.
 - d. Consistent with the purpose and intent of the zoning district in which it is located, or will improve compatibility among uses and will ensure efficient development within the town.
 - e. Minimizes adverse visual impact of the proposed use on adjacent lands.
 - f. Contributes to a logical and orderly development pattern consistent with accepted or emerging planning practices.
 - g. Minimizes adverse impact on surrounding lands regarding service delivery, parking and loading, odors, noise, glare, and vibration, and should not create a nuisance.
 - h. Avoids significant adverse impacts on the property values of surrounding lands or substantially and permanently injures the use of neighboring property for those uses that are permitted in the zoning district.
 - i. Does not significantly and adversely impact the natural environment, including but not limited to water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment.
 - j. Results in development that is adequately served by transportation facilities, including whether or not a substantial deterioration of the level of service on the town's transportation network would occur and whether or not the proposed use is designed to ensure safe ingress and egress onto the site and safe road conditions on and around the site.
 - k. Results in development that is adequately served by public facilities (roads, potable water and sewage, schools, parks, police, and fire and emergency medical facilities).
 - l. If infill and redevelopment is consistent with the redevelopment criteria and other applicable guidelines as stated in the Herndon 2030 Comprehensive Plan (adopted August 12, 2008), as amended.
 - m. If located in the floodplain overlay district, meets floodplain overlay standards.

Sec. 78-71.13. - Commercial utilities use category.

(d) *Commercial utilities category specific use standards* . All uses shall comply with all applicable standards in this chapter, including Article XIII, Performance Standards. In addition, the following standards shall apply:

(2) *Communication towers, monopoles other telecommunication facilities* . Communication towers, monopoles, and other mobile or land-based telecommunication facilities including non-staffed equipment cabinets or structures shall meet the following standards:

- a. *Material and color* . Except for antennas completely enclosed within a structure, all antennas and their supporting mounts shall be of a material or color that closely matches and blends with the structure on which it is mounted.
- b. *Advertising* . No commercial advertising or signs shall be allowed on any monopole, tower, antenna, antenna support structure, or related equipment cabinet or structure.
- c. *Additions, changes and modifications* . If any additions, changes or modifications are to be made to monopoles or towers, the building official shall have the authority to require proof, through the submission of engineering and structural data, that the addition, change, or modifications conforms to structural wind load and all other requirements of the Virginia Uniform Statewide Building Code.
- d. *Lighting, signals and illumination* . No signals, lights or illumination shall be permitted on an antenna unless required by the Federal Communications Commission, the Federal Aviation Administration or the town, provided, however, that on all antenna structures which exceed 100 feet in height, a steady red marker light shall be installed and operated at all times, unless the zoning administrator waives the red marker light requirement upon a determination by the Fairfax County Police Department that such marker light is not necessary for flight safety requirements for police and emergency helicopter operations. All such lights shall be shielded to prevent the downward transmission of light.
- e. *Location on existing structures as accessory use* . Antennas may be located on existing buildings or structures, to include existing towers and poles, as an accessory use. See section 78-80.4(c).
- f. *Removal* . All antennas and related equipment cabinets or structures shall be removed within 120 days after such antennas or related equipment cabinets or structures are no longer in use.
- g. *Special exception required for freestanding facilities* . Freestanding communication towers, monopoles, and other structures designed to hold telecommunication antennae or microwave dishes (or both) shall be permitted in conjunction with non-staffed equipment cabinets or structures by special exception within all zoning districts and within planned developments when approved initially or by amendment when the land on

which such facility is located is owned or operated by a public entity or governmental authority. Such land includes, but would not be limited to, public parks, public schools, fire stations, police stations, government office and service buildings, public recreational facilities, and cemeteries. Any such use shall comply with the following standards:

1. Towers, monopoles, and other supporting structures with attached antennae or dishes may exceed the maximum permitted building height, but shall not exceed a maximum overall height of 125 feet over grade;
2. Panel style antennas attached to towers, monopoles, or other supporting structures shall not exceed 108 inches in height and 24 inches in width.
3. Dish style antennas attached to towers, monopoles, and other supporting structures shall not exceed three feet in diameter.
4. Related non-staffed equipment cabinets or structures for each telecommunications provider shall not exceed 12 feet in height or a total of 500 square feet in gross floor area per telecommunications provider. Such structures shall be in accordance with the dimensional standards of the zoning district in which they are located.
5. All equipment shall be screened with an opaque constructed solid fence or wall. Such fence or wall shall be in accordance with the standards of this chapter and shall be further screened by an evergreen hedge with a minimum height of no less than 48 inches over grade.
6. Where reasonably practicable and appropriate, as determined by the zoning administrator using recognized standards, antennas attached to towers, monopoles, and other supporting structures shall be constructed in a manner as to reduce their visual impact. This goal shall be achieved through screening or applied stealthing or camouflaging methods.
7. Existing light poles and stanchions may be replaced to allow for collocation of antennas and such replacement structures may be increased in height up to an overall height not to exceed 125 feet over grade.
8. Within all residential zoning districts, towers, monopoles, and other supporting structures with attached antennae or dishes shall be located on parcels of no less than 50,000 square feet in total area. Such structures shall be placed at a distance of no less than one foot for every foot of height from abutting lot lines in residential zoning districts.