

COMMUNITY WIRELESS STRUCTURES

February 19, 2010

Mike Elabarger, Project Manager, Planning
Land Use Review, County of Loudon
1 Harrison Street SE
Leesburg, VA 20175

Re: SPEX 2009-0030 and CMPT 2009-0009 Exit 5: Claiborne Parkway – Dulles Greenway

Dear Mike:

Community Wireless Structures, LLC (CWS) acknowledges receipt of the 2nd referral comments from the Zoning Administration, the Virginia Department of Transportation, the Office of Transportation Services, the Community Planning and Environmental Review Team in the referenced land use application. This letter constitutes the response of CWS as applicant to those comments received in connection with this application.

Our responses are as follows:

ZONING ADMINISTRATION 2nd REFERRAL February 1, 2010 (Theresa M. Stein, Planner)

Staff Comment #1: Original comment #5: “*State the proposed square footage and height of the equipment structure per 5-618 (B)(3)(f).*” The applicant responded that the height and square footage of the equipment shelters are on sheet 10. The dimensions of the proposed equipment structures pads are on sheet 10, but the square footage and height of the equipment structures were not provided as requested. The comment remains outstanding.

Response: Complied, please see under General Notes, note #2 on the right-hand side of Sheet 10.

Staff Comment #2: Original comment #7: “*Demonstrate that location on an existing structure greater than 40’ is not feasible per 5-618(B)(4)(b).*” Applicant responded in the January 13th letter that the information was “to be supplied by others”. The revised Statement of Justification now includes the requested information on page 2 and 3, however, the Ordinance requires that the applicant demonstrate that antenna cannot be placed on existing structures over 40’ in height. Alternative locations titled (a) and (b) in the Statement of Justification states that there are no “existing structures 50 feet or taller on this property”. The applicant needs to explain why those sites cannot accommodate the proposed antenna as they exceed 40’ in height. The reference to 50’ height may be an error, and such information was provided to the applicant’s representative via email on January 22nd.

Response: The reference to 50 feet height on the original Statement of Justification was in error. The Statement of Justification has been revised to reflect that with respect to the alternative locations titled (a) and (b), there are no existing structures 40 feet or taller on the property.

ENVIRONMENTAL REVIEW TEAM 2nd REFERRAL January 11, 2010 (Todd Taylor)

Staff Comment: In an electronic mail, dated January 6, 2010, the applicant states that they “agree to plant seedlings in the triangular shaped land located between the Dulles Greenway, the access ramp, and Claiborne Parkway, outside of the proposed monopole compound, existing stormwater management (SWM) pond, and existing tree stand, and will work with ERT to develop a planting plan that is sustainable”. Staff appreciates this effort and believes that the planting will help recapture lost tree canopy, increase long-term screening of the proposed monopole, provide beautification along the Dulles Greenway, and reduce future maintenance costs associated with invasive plant removal. Staff recommends identifying the limits of the reforestation area on the special exception plat. The following condition language provides a means to achieve the reforestation recommendation:

The applicant shall reforest the triangular shaped land located between the Dulles Greenway, the access ramp, and Claiborne Parkway, outside of the proposed monopole compound, existing stormwater management pond, and existing tree stand, as shown on the special exception plat. Existing scattered Eastern red cedar trees may be preserved and incorporated into the reforestation area. A reforestation plan shall be submitted to the County for review and approval, prior to site plan approval. The applicant shall obtain necessary permission from the owner of the property to be planted. In the event the owner does not grant permission, the applicant is not required to submit the reforestation plan or perform the planting.

The recommendation is consistent with Forests, Trees and Vegetation Policy 7 which states that tree protection will be encouraged along roadways to allow trees to provide shading, reduce peak storm flows, and contribute to the enhancement of the green infrastructure [Revised General Plan (RGP), Page 5-32]. The recommendation is also consistent with the County’s strategy to protect its existing green infrastructure elements and to recapture elements where possible [RGP, Page 6-8, Green Infrastructure Text]. The ERT and County Urban Forester are available to meet to discuss reforestation.

Response:

Applicant agrees to the above condition language and agrees to submit a reforestation plan to the County for review and approval, prior to site plan approval.

VIRGINIA DEPARTMENT OF TRANSPORTATION 2nd REFERRAL January 19, 2010 (Thomas VanPoole, P.E., Senior Transportation Engineer)

VDOT determined that their November 25, 2009 referral comments had been addressed by the Applicant and, as such, they have no objection to the approval of the above-captioned applications.

OFFICE OF TRANSPORTATION SERVICES 2ND REFERRAL February 18, 2010 (Marc Lewis-DeGrace, Transportation Planner)

OTS determined that their December 18, 2009 referral comments had been addressed by the Applicant and, as such, they have no objection to the approval of the above-captioned applications.

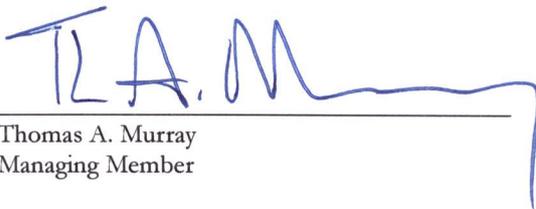
COMMUNITY PLANNING 2nd REFERRAL February 18, 2010 (Pat Giglio, Planner III)

Community Planning determined that their December 7, 2009 referral comments had been addressed by the Applicant and, as such, they have no objection to the approval of the above-captioned applications.

We believe that this letter responds to all staff comments that we have identified.

On behalf of Community Wireless Structures, LLC, the Applicant, I request that our resolution of these issues be reviewed and that this application be set down for public hearing before the Loudoun County Planning Commission at the next available public hearing date.

COMMUNITY WIRELESS STRUCTURES, LLC

By: 
Thomas A. Murray
Managing Member

CC: Ed Donohue, Colleen Canovas