

**APPROVED DEVELOPMENT CONDITIONS****SE 2005-SP-015****September 14, 2005**

If it is the intent of the Board of Supervisors to approve SE 2005-SP-015 located at 11116 Henderson Road (Tax Map 96-1 ((1)) 17) to permit a telecommunication facility pursuant to Sections 3-C04 and 9-105 of the Fairfax County Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance with the following development conditions.

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Special Exception is granted only for the purpose(s), structure(s) and/or use(s) indicated on the Special Exception plat approved with the application, as qualified by these development conditions.
3. A copy of this Special Exception and the Non-Residential Use Permit (Non-RUP) SHALL BE POSTED in a conspicuous place on the property and be made available to all departments of the County of Fairfax during the hours of operation of the permitted use.
4. This Special Exception is subject to the provisions of Article 17, Site Plans, as may be determined by DPWES. Any plan submitted pursuant to this special exception shall be in conformance with the approved Special Exception plat entitled "Farr's Corner Transmission Tower Special Exception Application," prepared by Gary E. Dickenson of Clark-Nexsen, which is dated December 13, 2004 as revised and amended through, August 1, 2005, and these conditions. Minor modifications to the approved Special Exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.
5. Unless waived by the Zoning Administrator, a steady red marker light shall be installed on the monopole and operated at all times. This light shall be shielded to prevent the downward transmission of light.
6. An 8-foot tall fence shall be installed on the perimeter of the telecommunications compound as shown on the SE Plat.
7. There shall be no outdoor storage of materials, equipment, or vehicles within the telecommunications facility compound.

8. Landscaping shall be provided in the form of 10-foot wide buffer of Northern Bayberry shrubs along the northern, southern and western sides of the equipment cabinet. A landscape plan shall be submitted concurrent with site plan review and shall be subject to review and approval of Urban Forest Management.
9. The applicant shall submit a tree preservation plan as part of the first and all subsequent site plan submissions. The preservation plan shall be prepared by professional with experience in the preparation of tree preservation plans, such as a certified arborist or landscape architect, and reviewed and approved by Urban Forest Management. Specific tree preservation activities that will maximize the survivability of trees identified to be preserved, such as crown pruning, root pruning, mulching, fertilization, and others as necessary shall be included in the plan.
10. All trees shown to be preserved on the tree preservation plan shall be protected by a tree protection fence. For the areas designated to be preserved, tree protection fencing -- consisting of 4-foot high, 14-gauge welded wire, attached to 6-foot steel posts driven 18 inches into the ground and placed no further than 10 ft. apart -- shall be erected at the limits of clearing and grading and shown on the demolition and phase I & II erosion and sediment control sheets.

All tree protection fencing shall be installed prior to any clearing and grading activities, including the demolition of any existing structures. The installation of all tree protection fences, except super silt fence, shall be performed under the supervision of a certified arborist. Three days prior to the commencement of any clearing, grading, or demolition activities, Urban Forest Management shall be notified and given the opportunity to inspect the site to assure that all tree protection devices have been correctly installed.

11. Stormwater Management (SWM) and Best Management Practices (BMP) shall be provided in accordance with the requirements of the Public Facilities Manual as determined by the Department of Public Works and Environmental Services, unless waived or modified.
12. No signs shall be permitted on the subject property for the advertisement of the users of the telecommunications facility.
13. Should the need arise to alter the telecommunications monopole, the applicant shall submit engineering and structural data affirming that said alterations conform to structural wind load and all other requirements of the Virginia Uniform Statewide Building Code.
14. Removal of the Ft. Worth mount and lattice tower must take place within 30 days of issuance of the non-RUP for the monopole. Any additional component(s) of the telecommunications facility shall be removed within 120 days after such component(s) are no longer in use.

15. The maximum number of antenna shall be 21.
16. The maximum height of the telecommunications tower shall not exceed 140 feet, as shown on the Special Exception Plat.

The above proposed conditions are staff recommendations and do not reflect the position of the Board of Supervisors unless and until adopted by that Board.

This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant shall be himself responsible for obtaining the required Non-Residential Use Permit through established procedures, and this Special Exception shall not be valid until this has been accomplished.

Pursuant to Section 9-015 of the Zoning Ordinance, this special exception shall automatically expire, without notice, thirty (30) months after the date of approval unless, at a minimum, the use has been established as evidenced by the issuance of a new Non-RUP. The Board of Supervisors may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special exception. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.