

**DEVELOPMENT CONDITIONS**

**FDPA C-108-3**

**March 15, 2006**

If it is the intent of the Planning Commission to approve FDPA C-108-3 located at Tax Map 51-3 ((1)) 1B, previously approved for use as an office building and telecommunications facility, to permit the addition of telecommunications equipment consisting of five (5) whip antennas and two (2) microwave antennas pursuant to Section 6-105 of the Fairfax County Zoning Ordinance, the staff recommends that the Board condition the approval by requiring conformance with the following development conditions on the subject property. These conditions are in addition to all other FDP and FDPA approvals that govern the site which shall remain in full force and effect (note: previous conditions which have been carried forward from FDPA C-108-2 are indicated with the asterisk symbol \*):

1. \* Any plan submitted pursuant to this Amendment shall be in substantial conformance with the approved "General Site and Grading Plan" prepared by DeLaskmutt Associates, dated July 1969 and the approved Final Development Plan Amendment Plat prepared by Henkels & McCoy, Inc., Sheet 1 dated August 13, 2005, Sheets 2-4 dated April 8, 2005, and Sheet 5 dated July 8, 2005, and these conditions.
2. \* The number and type of antennas shall be limited to one (1) 4-foot diameter satellite microwave dish antenna and two (2) 2-foot diameter microwave antennas on the roof screened behind an existing parapet wall; three (3) 10-inch by 20-inch panel antennas located on the building at the roof line on the parapet wall on the north and west faces of the building at the northwest corner of the structure; and three (3) 20-foot high, four-(4)-inch diameter whip antennas located on the rooftop parapet wall; and two (2) 16-foot high two-(2)-inch diameter whip antennas located on the rooftop parapet wall.
3. All telecommunications antennas shall be located on the roof and in the general locations shown on the approved FDPA plat. All proposed antennas shall be painted to blend with the structure to reduce their visibility in order to minimize any visual intrusion of said antennas as determined by DPWES. All existing and proposed colors shall be submitted to DPWES at the time of building permit issuance.

4. The existing 4-foot diameter satellite microwave dish antenna located on the rooftop shall be removed following the decommissioning of the antenna and after the replacement of the telecommunications equipment is fully operational.
5. \* Employee visits to perform routine maintenance shall be limited to a maximum four (4) visits per month.
6. \* Hazard signs shall be installed, if not already in place, on the door leading to the roof in order to warn of potential exposure to low-level radiation emissions from the antennas. A boundary line shall be marked and/or painted on the roof five (5) feet around the antennas in order to identify the safe distance from the antennas for anyone on the roof of the building for a period longer than six (6) minutes. The hazard signs and the boundary line shall be subject to review and approval by DPWES in consultation with the Network and Computer Services Division, Department of Information Technology (DIT).

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

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.