DEVELOPMENT CONDITIONS

SEA 97-D-020-02

October 10, 2007

The Board of Supervisors approved SEA 97-D-020-02 located at Tax Map 30-3 ((1)) 46 (1701 Chain Bridge Road) for expansion of an existing telecommunications building (switching facility) pursuant to Sect. 3-304 of the Fairfax County Zoning Ordinance by requiring conformance with the following development conditions which supercede the previously approved development conditions. Previously approved conditions or those with minor modifications are marked with an asterisk (*).

1. This Special Exception Amendment is granted for and runs with the land indicated in this application and is not transferable to other land.*

2. This Special Exception Amendment is granted only for the purpose(s), structure(s) and/or use(s) indicated on the Special Exception Amendment plat approved with the application, as qualified by these development conditions.*

3. This Special Exception Amendment 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 substantial conformance with the approved Special Exception Amendment plat entitled "Special Exception Amendment Verizon—Lewinsville Central Office", prepared by Tri-Tek Engineering, Corp. which is dated June 18, 2007 as revised through August 22, 2007, and these conditions. Minor modifications to the approved Special Exception Amendment may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.

4. A copy of this Special Exception Amendment SHALL BE POSTED in a conspicuous place on the property along with the Non-Residential Use Permit of the use and shall be made available to all Departments of the County of Fairfax during hours of operation of the permitted use.*

5. Unless waived or modified by DPWES, stormwater management facilities and best management practices shall be provided on-site in accordance with Public Facilities Manual requirements. A special exception amendment may be required if the proposed location of the SWM/BMPS is not in substantial conformance with the approved SEA Plat, as determined by DPWES. If the stormwater management facility is required, the SWM pond area shall be landscaped to the maximum extent allowed by DPWES, subject to the review and approval of the Urban Forestry Branch.*

6. The existing 8-foot fence around the parking area shown of the SEA plat shall be maintained in good condition. A gate may be installed for Verizon

access to the rear portion of its property for maintenance purposes. The gate shall be installed along the western fence line.

7. All freestanding and building mounted signs shall comply with the provisions of Article 12. No pole signs, except directional signs, shall be permitted nor shall signage be illuminated. *

8. The testing of the generators shall be limited to one 30 minute period per month and shall be limited to the hours between 9:00 a. m. to 5:00 p. m., Monday through Friday.*

9. The equipment installation proposed with this application shall be limited to the two air handlers to be installed on the lower roof at the rear of the main building. The two new air handlers shall be placed on the existing roof in the location shown on the SEA Plat and shall be screened on the western, southern and eastern sides of the equipment by the mansard style screening also depicted on the SEA Plat. The northern side of the screen may be permitted in a non-mansard style for spacing purposes. The screen shall be faced on all four sides with the shingle-type material and shall include the noise attenuation material depicted on the SEA Plat.

10. Noise attenuation screening shall be installed around the existing ground mounted unit located adjacent to the rear part of the main building as depicted on the SEA Plat.

11. The proposed landscaping shown on the SEA Plat, whether it is on-site or off-site, shall be consistent in quality and quantity shown on the SEA Plat and required by these conditions. These conditions specifically require:

    - A landscape plan shall be submitted to Urban Forest Management and the Department of Public Works and Environmental Services with the first submission of the building plans for the proposed additional equipment and with all subsequent plans. This first submission of the building plans shall be accompanied by a letter of explanation that notes this plan has been submitted pursuant to this special exception amendment and is not associated with a site plan. A copy of these conditions shall be submitted with the first submission of the building plans. Copies of the letter and the landscape plan shall be sent to the president of the Westberry Homeowners Association and the office of the Dranesville District supervisor concurrently with the submittal to the County.

    - Existing vegetation along the western and southern boundaries shall be preserved and supplemented by twenty-two evergreen

trees, which shall be a minimum of six feet tall at the time of planting.

- All landscaping both on and off-site shall be maintained in good condition. This maintenance includes, but is not limited to, removal of dead/diseased plantings and their prompt replacement to maintain the required landscaping of this Special Exception Amendment.

- If appropriate permission is received from the Westberry HOA, the plantings shown on the SEA Plat to be planted off-site on the property of the Westberry HOA shall be planted prior to December 31, 2007. Verizon will establish a two year maintenance agreement with a professional landscaper to assure the viability of such plantings.

- If permission to plant and maintain the plantings within the property of Westberry HOA is not granted, the trees shall be planted on-site in the rear of Verizon's property. Portions of the parking lot may be removed to accommodate landscaping, or the existing fence may be shifted to accommodate the landscaping, so long as parking is not reduced below 12 spaces.

12. The existing lighting on site shall be replaced with light fixtures that conform with the current requirements of Part 9 of Article 14 for fully shielded fixtures that are directed downward, to prevent glare and light spillover onto the surrounding residential properties. Pole mounted lighting shall be limited to a height of no more than15 feet.

13. The applicant shall institute measures to reduce the amount of noise generated by Verizon and non-Verizon personnel at the site between the hours of 9:00 p.m. and 7:00 a.m. The applicant shall institute internal controls such as distributing notices and posting signs to inform all personnel of noise regulations and to limit noise between the hours of 9:00 p. m. and 7:00 a. m. Any noise complaints received by the contact established in Condition 20 shall be addressed so as to ensure that the noise does not occur on additional days.

14. Deliveries shall be restricted to the hours of 7:00 a.m. to 6:00 p.m., except those Verizon deliveries that must be made between 6:00 p.m. and 7:00 a.m. due to emergency interruption of service or maintenance activities scheduled for evenings. No other deliveries shall be permitted between 6:00 p.m. and 7:00 a.m., Monday through Friday. Saturday deliveries shall occur only between 9:00 a.m. and 5:00 p.m. There shall be no

Sunday deliveries, except as necessary due to the emergency interruption of service. Appropriate signage shall be maintained at the site to set out these restrictions. The Applicant shall control the site to monitor activity and to aid in determining violations of noise and delivery restrictions. Any violator shall be warned and, upon a repeat offense, the Applicant shall take appropriate steps to remediate, which may include the denial of access to the site and building. In the event of an emergency interruption of service at the building, repairs may be made at any time. Further, this condition shall not restrict customary interior equipment installation and maintenance activities that occur after delivery hour restrictions.

15. Construction activity associated with the installation of the rooftop air handling units shall be limited as follows:

- Week day construction activity shall occur only between the hours of 8:00 a.m. and 6:00 p.m., Monday through Friday;
- Saturday construction activity shall occur only between 9:00 a.m. and 2:00 p.m.

There shall be no construction activity on Sundays and/or Federal holidays.

16. All parking of vehicles associated with the installation of the equipment on the roof shall be on-site, to include, but not be limited to, construction vehicles, private vehicles of the construction workers, and vehicles delivering equipment to the site. All contracts shall require that contractors and subcontractors use the on-site parking area. There shall be no parking of construction vehicles on Evers Drive, within the adjacent townhouse subdivision, or on Chain Bridge Road.

17. Construction materials shall be staged and stored on-site.

18. Any additional increase in height on other segments of this building shall not be allowed in the absence of an approved Special Exception Amendment.

19. During normal operations, all parking shall occur on-site in designated paved parking spaces. Over-sized vehicles shall use the loading space or parking spaces not needed to meet the minimum parking requirement.

20. One point of contact ("Contact") shall be designated for all issues during normal operation of the facility. The contact's twenty-four (24) hour, seven (7) days a week phone number shall be mailed to the office of the Dranesville Supervisor, all property owners of record immediately surrounding the facility and the Westberry HOA. Further, this contact

information shall be posted at the building entrances. Said notification and posting shall be updated to ensure that the contact information is accurate and accessible at all times.

21. The noise from the two new air handlers shall not exceed a sound level of 43 dBA at the western property line. To verify that this is the case, a noise study shall be conducted by the applicant at their expense upon project completion to verify that the noise level at the western property line does not exceed a sound level of 43 dBA. The noise level shall be measured at a level of 9 meters above grade at the point of the western property line nearest to the new air handlers. Measurements shall be made with a calibrated type 2 precision sound level meter between 1 a.m. to 4 a.m. to minimize background interference, and shall be made with the AHU units operating and shut down. Measurements shall be multiple 20-second Leq measurements in 1/3 octave band spectra and overall A -weighted levels, and at least 3 samples for each operational mode shall be made to demonstrate repeatability. Measurements shall be repeated if interrupted by audible sporadic environmental sources. Standard ANSI corrections shall be applied to estimate the sound attributable to the AHU units. A field measurement tolerance of 1.5 dBA is allowed. The study may be witnessed by any interested parties. If the test results indicate the level is exceeded by more than the measurement tolerance of 1.5 dBA, the applicant has 45 days to make corrections and to sponsor a retest. If the air handlers exceed 43 dBA after the corrections are completed the air handler units shall not be operated until further corrections are made and compliance with the noise level established by this condition is demonstrated to the County. The results of all noise studies shall be submitted to the Director, Zoning Evaluation Division and the office of the Dranesville District Supervisor for review and comment.

22. There shall be no outdoor storage of equipment, building supplies or material on site except as noted below. This property shall not be used for the storage of repair vehicles, other vehicles and/or equipment utilized by Verizon or other providers located within the facility. This condition shall not preclude the temporary storage of equipment associated with the repair, maintenance or upgrading this telecommunications facility for a period not to exceed 24 hours nor shall it preclude employees engaged in activities at the site from parking Verizon repair or other vehicles while engaged in activities at this property. This condition shall not preclude the parking of vehicles, private vehicles or company vehicles, used by employees to commute to the site for work activities at this site.

23. Prior to the issuance of the approval of the building permit to allow the installation of the two air handlers, the applicant shall provide a

contribution to the County for the future development of trails within the vicinity of the application property or within the Pimmit Run Stream Valley. The amount of the contribution shall be equal to the cost of the installation of an eight foot trail across the frontage of the application property along Chain Bridge Road as determined by DPWES.

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 any required Non-Residential Use Permit through established procedures, and this Special Exception Amendment 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, eighteen (18) months after the date of approval unless the proposed air handling units have been installed.

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 this Special Exception Amendment. 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.