



APPLICATION ACCEPTED: March 21, 2008
BOARD OF ZONING APPEALS: December 2, 2008 @ 9:00 am
PLANNING COMMISSION: December 4, 2008
BOARD OF SUPERVISORS: not yet scheduled

County of Fairfax, Virginia

January 23, 2008

STAFF REPORT ADDENDUM

APPLICATION SE 2008-PR-009
(Concurrent w/ 2232-P07-17)
(In association w/ SPA 77-P-091-03)

PROVIDENCE DISTRICT

APPLICANT: Community Wireless Structures

ZONING: R-3

PARCEL(S): 59-2 ((9)) (1) 6-7

ACREAGE: 3.83

PLAN MAP: Private Recreation

SE CATEGORY: Category 1, Use 8: Mobile and Land-based Telecommunication Facilities

PROPOSAL: The applicant has filed for review by the Planning Commission to determine whether a proposed telecommunications facility satisfies the criteria of location, character and extent pursuant to Sect. 15-2232 of the Code of Virginia and requests approval of SE 2008-PR-009 to permit the construction of a telecommunications facility (125' tree monopole), associated equipment, and site improvements on a portion of the site. SPA 77-P-091-3 is an associated application requesting modifications to the approved development conditions for the special permit approved for a community swim club and parking of Fairfax County public school buses.

S. Zottl

Department of Planning and Zoning
Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5509
Phone 703-324-1290 FAX 703-324-3924
www.fairfaxcounty.gov/dpz/



STAFF RECOMMENDATIONS:

Staff recommends that the Planning Commission find that the facility proposed under 2232-P07-17 does satisfy the criteria of location, character and extent as specified in Sect. 15.2-2232 of the Code of Virginia and is substantially in accord with the provisions of the Comprehensive Plan.

Staff recommends approval of SE 2008-PR-009, subject to the proposed development conditions contained in Attachment 1.

Staff recommends approval of a transitional screening and barrier modification for all four property lines in favor of that shown on the SE/SPA plat and as conditioned.

Staff recommends denial of the modification of the trail requirement and the waiver of the on-road bike lane along Gallows Road, at this time.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions proffered by the owner, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

It should be further noted that the content of this report reflects the analysis and recommendation of staff; it does not reflect the position of the Board of Supervisors.

The approval of this rezoning does not interfere with, abrogate or annul any easement, covenants, or other agreements between parties, as they may apply to the property subject to this application.

For information, contact the Zoning Evaluation Division, Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035-5505, (703) 324-1290.

N:\SE\SE 2008-PR-009 Holmes Run\Staff Report--SE Addendum Cover.docm

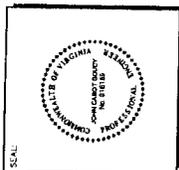


Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

entrex
communication services, inc.

1575 Eys Street, N.W. Suite 350
Atlanta, GA 30306
PHONE: (404) 525-1111
FAX: (404) 525-0881

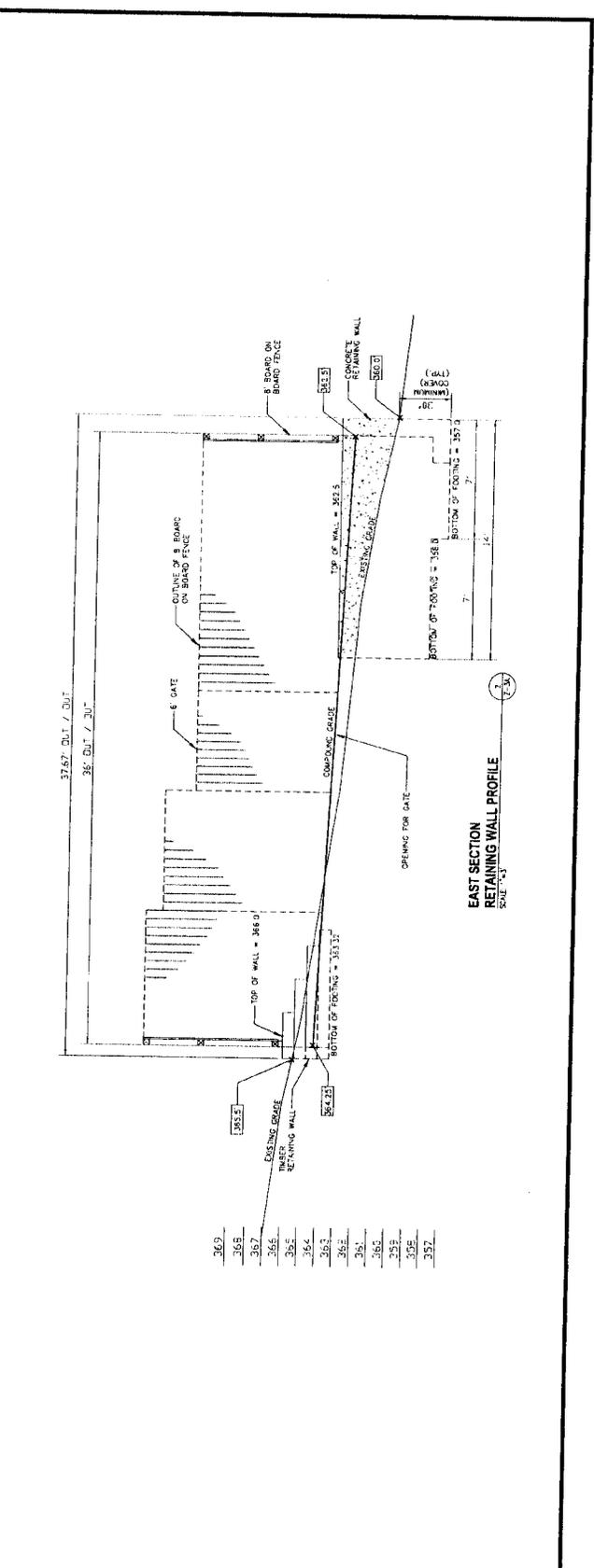
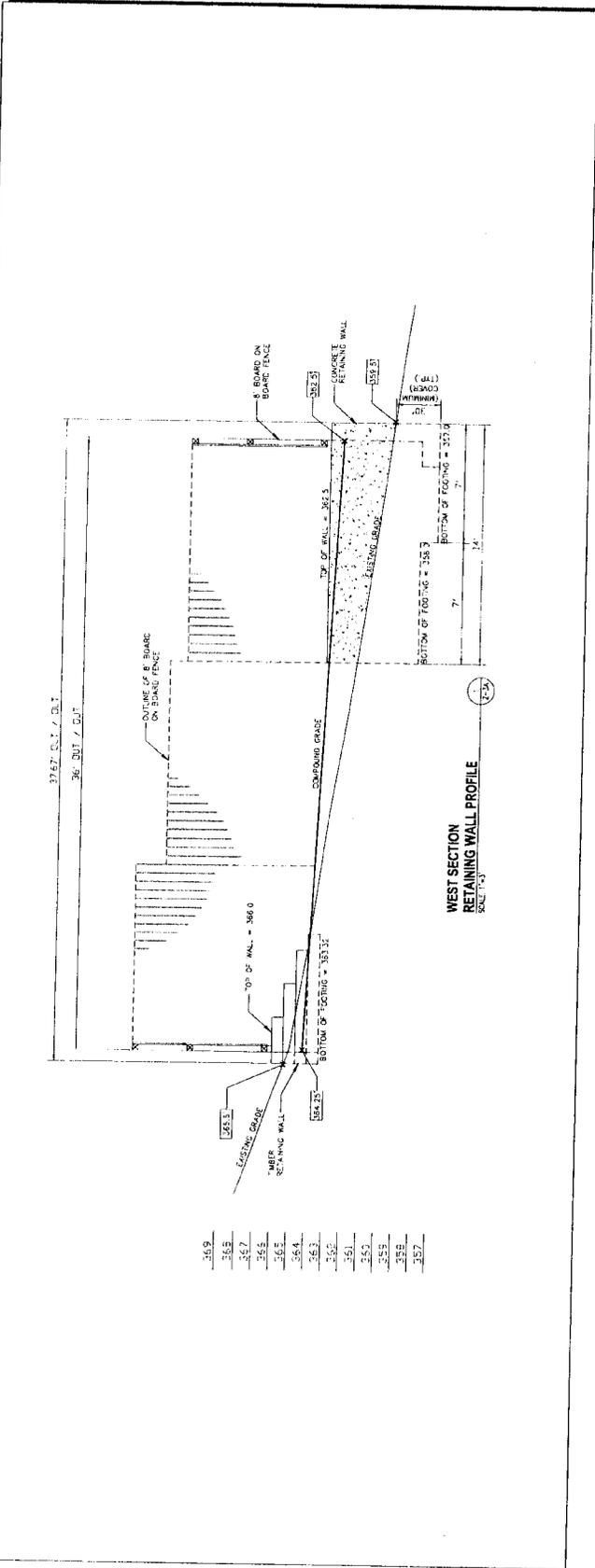
SUBMITTALS	
DATE	DESCRIPTION
10-11-01	ISSUE
11-28-01	REVISION
12-11-01	ISSUE
01-26-02	COUNTY COMMENTS
01-27-02	COUNTY COMMENTS
01-09-02	REVISED DIMENSIONS
01-09-02	REVISED LAYOUTS
01-09-02	REVISED WALL SECTIONS
01-21-02	REVISED DIMENSIONS
01-21-02	REVISED LAYOUTS



CWS

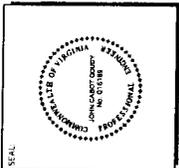
2800 Shillington Road
Suite 500
Arlington, VA 22206
PHONE: (703) 445-5100
FAX: (703) 445-5100

PROJECT NO.	1084.018
DESIGNER	W. A.
ENGINEER	R. C.
SCALE	0" = 1/2" GRAPHIC SCALE IN INCHES
HOLMES RUN ACRES REC. ASSN. 347 GALLONS RD. FALLS CHURCH, VA	
SPECIAL EXCEPTION SPECIAL PERMIT PLAT	
TITLE	
RETAINING WALL PROFILES	
SHEET NUMBER	Z-3A



entrex
communication services, inc.
1575 Elm Street, N.W. Suite 300
Washington, D.C. 20005
Phone: (202) 462-8900
Fax: (202) 462-8981

DATE	DESCRIPTION	REV.
02-28-07	ZONE	1
03-01-07	ZONE	2
03-01-07	CONTRACT COMMENTS	1
03-01-07	CONTRACT COMMENTS	2
03-01-07	REVISION COMMENTS	1
03-01-07	REVISION COMMENTS	2
03-01-07	REVISION COMMENTS	3
03-01-07	REVISION COMMENTS	4
03-01-07	REVISION COMMENTS	5
03-01-07	REVISION COMMENTS	6
03-01-07	REVISION COMMENTS	7
03-01-07	REVISION COMMENTS	8
03-01-07	REVISION COMMENTS	9
03-01-07	REVISION COMMENTS	10



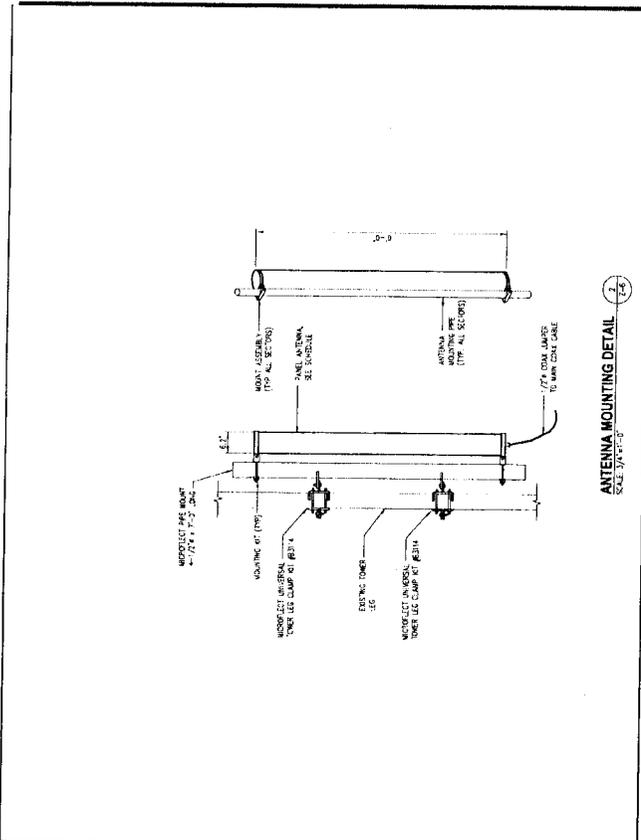
CWS
2300 Shiloh Station Road
Suite 500
Arlington, VA 22206
Phone: 703-465-1871
Fax: 703-465-1951

PROJECT NO. 081-018
DESIGNER: MZF
ENGINEER: R. C.
SCALE: 1/4" = 1'-0"
GRAPHIC SCALE IN INCHES

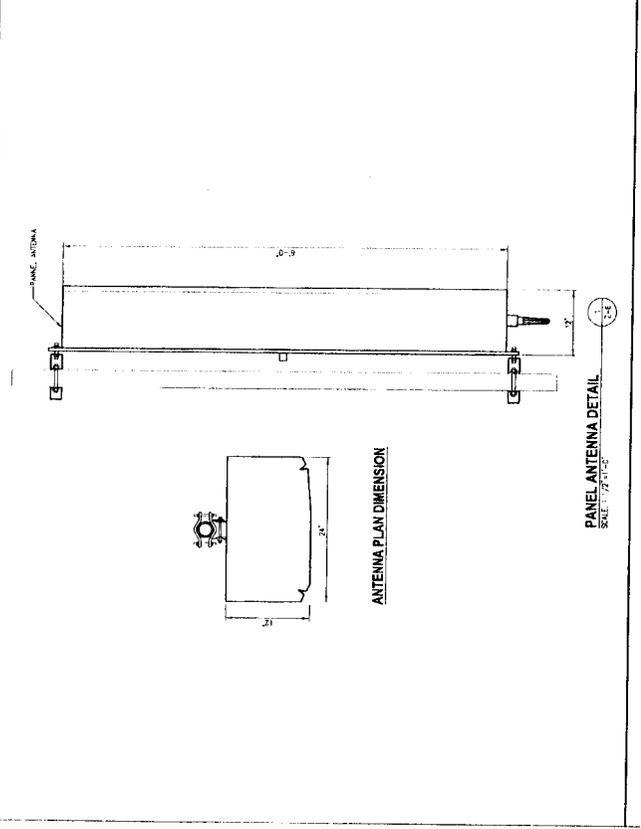
HOLMES RUN
ACRES REC. ASSN.
3457 GALLOWAY RD.
FALLS CHURCH, VA

SPECIAL EXCEPTION
SPECIAL PERMIT PLAT
TITLE:
ANTENNA
DETAILS

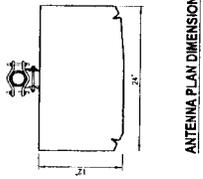
SHEET NUMBER
Z-6



ANTENNA MOUNTING DETAIL
SCALE: 3/4" = 1'-0"



PANEL ANTENNA DETAIL
SCALE: 1/2" = 1'-0"

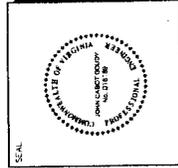


ANTENNA PLAN DIMENSION

entrex
COMMUNICATIONS SERVICES, INC.

1571 Elm Street, N.W., Suite 300
Washington, D.C. 20002
PHONE (202) 462-0980
FAC. (202) 462-0981

DATE	DESCRIPTION	BY
02-21-07	20% R.C.	JAV
01-11-07	20% R.C.	JAV



CWS
2800 Stratington Road
Arlington, VA 22206
Phone 703-845-1971
Fax 703-845-1953

PROJECT NO.	1094.018
DESIGNER	TMF
ENGINEER	R.C.
SCALE	0" = 12' GRAPHIC SCALE IN INCHES
TITLE	HOLMES RUN ACRES REC. ASSN. 3487 GALLOWS RD. FALLS CHURCH, VA
SPECIAL EXCEPTION	SPECIAL PERMIT PLAN
TREE SURVEY PLAN	TREE SURVEY PLAN
SHEET NUMBER	Z-10

COVER TYPE	SPECIES	PERCENTAGE	CONDITION	ACRES	COMMENTS
1	ADVANCED WILD OAK	1/4	FAIR	0.55	SEE CONDITION
2	WHITE & RED OAK	1/4	FAIR	0.08	SEE CONDITION
3	DEVELOPED W/OAK	1/4	FAIR	1.96	SEE CONDITION
TOTAL ACRES					2.59

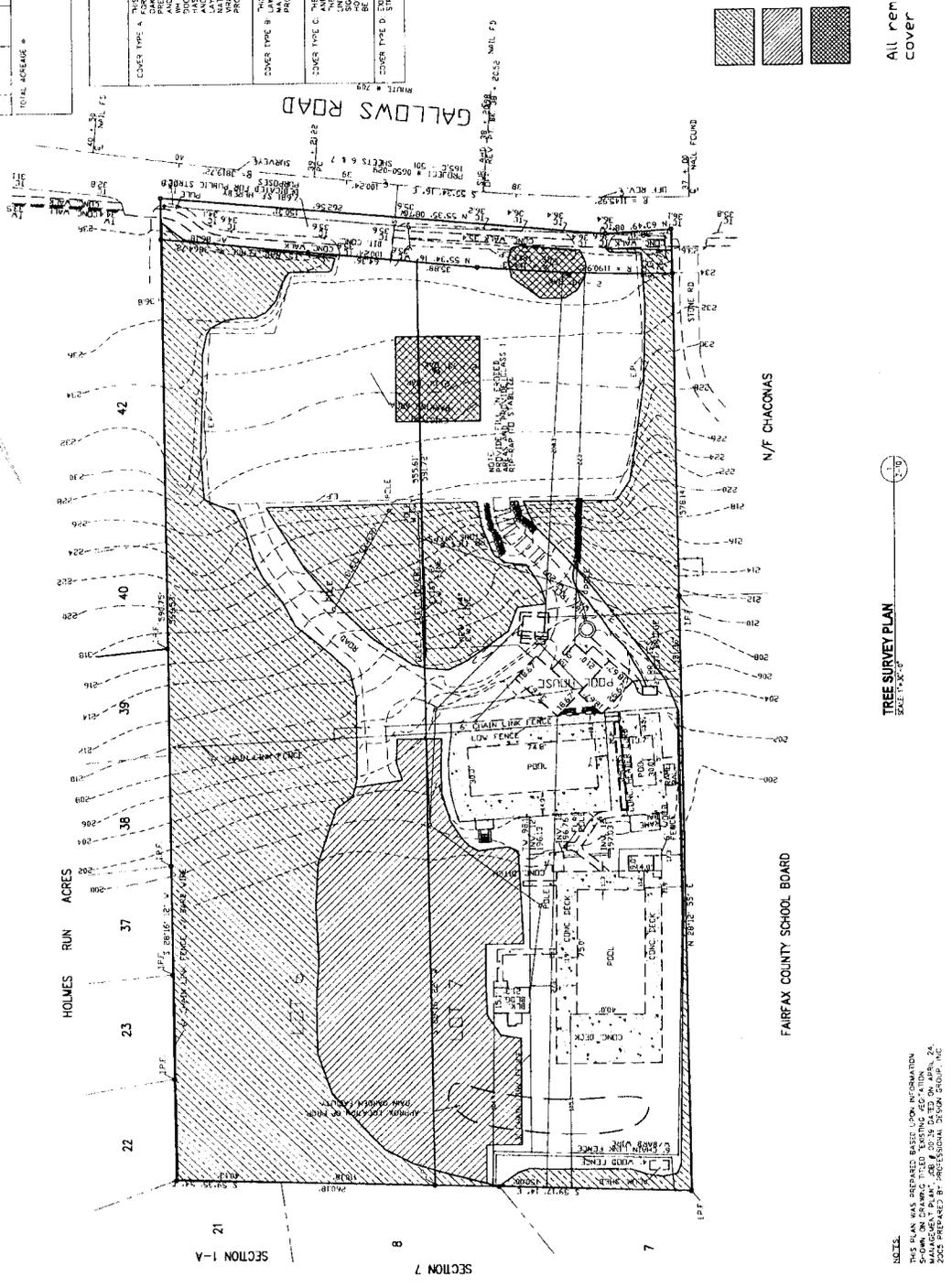
CONDITION DESCRIPTIONS

COVER TYPE A: THIS COVER TYPE CONSISTS OF A WILD OAK, PLANO PRESENT WILD OAK, BLACK CHERRY, BLACK OAK, RED WOOD, WHITE OAK, RED OAK, AND WILD BLACK OAK. THIS COVER TYPE IS A DEVELOPED W/OAK AREA WITH A FAIR OPEN INTERMEDIATE WITH SEVERAL STUMP AND WASTE SPECIES IN THE REBUILT AND DEVELOPED AREA. THIS COVER TYPE IS A DEVELOPED W/OAK AREA WITH A FAIR OPEN INTERMEDIATE WITH SEVERAL STUMP AND WASTE SPECIES IN THE REBUILT AND DEVELOPED AREA. THIS COVER TYPE IS A DEVELOPED W/OAK AREA WITH A FAIR OPEN INTERMEDIATE WITH SEVERAL STUMP AND WASTE SPECIES IN THE REBUILT AND DEVELOPED AREA.

COVER TYPE B: THIS COVER TYPE CONSISTS OF A WILD OAK, PLANO PRESENT WILD OAK, BLACK CHERRY, BLACK OAK, RED WOOD, WHITE OAK, RED OAK, AND WILD BLACK OAK. THIS COVER TYPE IS A DEVELOPED W/OAK AREA WITH A FAIR OPEN INTERMEDIATE WITH SEVERAL STUMP AND WASTE SPECIES IN THE REBUILT AND DEVELOPED AREA.

COVER TYPE C: THIS COVER TYPE CONSISTS OF A WILD OAK, PLANO PRESENT WILD OAK, BLACK CHERRY, BLACK OAK, RED WOOD, WHITE OAK, RED OAK, AND WILD BLACK OAK. THIS COVER TYPE IS A DEVELOPED W/OAK AREA WITH A FAIR OPEN INTERMEDIATE WITH SEVERAL STUMP AND WASTE SPECIES IN THE REBUILT AND DEVELOPED AREA.

COVER TYPE D: THIS COVER TYPE CONSISTS OF A WILD OAK, PLANO PRESENT WILD OAK, BLACK CHERRY, BLACK OAK, RED WOOD, WHITE OAK, RED OAK, AND WILD BLACK OAK. THIS COVER TYPE IS A DEVELOPED W/OAK AREA WITH A FAIR OPEN INTERMEDIATE WITH SEVERAL STUMP AND WASTE SPECIES IN THE REBUILT AND DEVELOPED AREA.



- Cover Type A
- Cover Type B
- Cover Type C

All remaining areas are cover type D (Developed)

TREE SURVEY PLAN
SCALE 1" = 20'

NOTES:
THIS PLAN WAS PREPARED BASED UPON INFORMATION SHOWN ON DRAWING TITLED "EXISTING SECTION MANAGEMENT PLAN" JOB # 2004-018 DATED 08/05/04. THIS PLAN WAS PREPARED BY PROFESSIONAL DESIGNER JAV.

BACKGROUND

The SE application, SE 2008-PR-009, is a request by Community Wireless Structures for approval of a special exception to permit a telecommunications facility (125 foot tree monopole), associated equipment, and site improvements to be located on the site of the Holmes Run Swim Club located at 3457 Gallows Road.

The SPA application, SPA 77-P-091-03, is a request by Community Wireless Structures & the Homes Run Acres Recreation Association, Inc., to amend SP 77-P-091, previously approved for a community swim club and the parking of Fairfax County Public School buses, to permit site modifications that depict a telecommunications facility. The applicant also seeks to modify the development conditions to change the hours of operation and to allow a public address system.

The 2232 application, 2232-P07-17, filed by Community Wireless Structures, has been filed for review by the Planning Commission to determine whether the construction of a telecommunications facility, related equipment, and site improvements on the property of the Holmes Run Swim Club satisfies the criteria of location, character, and extent pursuant to Sect. 15-2232 of the Code of Virginia, and, therefore, may be determined to be in substantial accord with the Comprehensive Plan.

DISCUSSION

The staff report for this case was published on November 20, 2008. On December 4, 2008, the Planning Commission held a public hearing for the 2232 and SE applications. At the hearing, the applicant requested a deferred decision to allow additional time to address the landscape plan and tree issues on the site. Additionally, the Board of Zoning Appeals held a public hearing for the SPA application on December 2, 2008, and their decision was deferred until February 3, 2009, pending a decision by the Planning Commission on January 29, 2009.

Since the public hearings, the applicant has continued to work with staff to revise the application. The applicant hired a Certified Arborist and a Landscape Architect to provide expertise in the areas of tree preservation and landscape design, and as a result a revised SE/SPA Plat has been submitted (copy at front of staff report addendum), as well as a detailed outline of Tree Preservation Activities which has been incorporated into the development conditions (See Exhibit A of Attachment 1). The revisions to the SE/SPA Plat and proposed development conditions are discussed below.

Revised SE/SPA Plat:

The plat now includes a detailed landscape plan (see Sheet Z-10A) that denotes supplemental planting around the compound; in the planting island along Gallows Road; and along the residential properties to the east. Several sheets that contained non-essential or duplicate information were removed from the SE/SPA Plat.

CONCLUSIONS AND RECOMMENDATIONS

The Special Exception Development Conditions were revised based on the additional information provided by the applicant. Based on this additional information, staff was able to eliminate the number of development conditions related to additional planting and tree preservation techniques, as this information has now either been depicted on the SE/SPA plat or included within the proposed Tree Preservation Plan (which staff has incorporated into the revised development conditions in Attachment 1).

Staff continues to recommend approval of these applications.

Recommendations

Staff recommends that the Planning Commission find that the facility proposed under 2232-P07-17 does satisfy the criteria of location, character, and extent as specified in Sect. 15.2-2232 of the Code of Virginia and is substantially in accord with the provisions of the Comprehensive Plan.

Staff recommends that the Board of Supervisors approve SE 2008-PR-009 subject to the development conditions contained in Attachment 1.

Staff recommends that the BZA approve SPA 77-P-091-03 subject to the development conditions contained in Attachment 2.

Staff recommends that the transitional screening and barrier requirements along all property lines be modified in favor of that shown on the SE/SPA Plat and as conditioned.

Staff recommends denial of the modification of the trail requirement and the waiver of the on-road bike lane along Gallows Road, at this time.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions proffered by the owner, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

The approval of this special exception does not interfere with, abrogate or annul any easement, covenants, or other agreements between parties, as they may apply to the property subject to this application.

It should be further noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the position of the Board of Supervisors.

ATTACHMENTS

1. Proposed SE Development Conditions
2. Proposed SPA Development Conditions
3. Photo simulations taken in December, 2008

PROPOSED DEVELOPMENT CONDITIONS

SE 2008-PR-009

January 23, 2009

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If it is the intent of the Board of Supervisors to approve SE 2008-PR-009 located at 3457 Gallows Road (Tax Map 59-2 ((9)) (1) 6 and 7) to permit the construction of a telecommunications facility and associated equipment cabinets pursuant to Sect. 3-304 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. This Special Exception is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this special exception shall be in substantial conformance with the approved Special Exception Plat entitled Holmes Run Acres Recreation Association, prepared by Entrex Communication Services, Inc. and dated September 25, 2007 as revised through January 6, 2009, 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.
4. On-site testing of noise generating equipment shall not be permitted.
5. The project shall conform to National Electric and Safety Code Standards and the regulations of the Federal Communications Commission with respect to electromagnetic radiation.
6. The telecommunications tower shall be designed as a tree-pole in substantial conformance with the elevation shown on Sheet Z-4 of the SE Plat. The maximum height of the tower shall not exceed 125 feet, inclusive of all antennas and other appurtenances. The monopole shall be painted a brown color as determined necessary to blend with the surrounding landscape. All antennas shall be located inside the monopole branches and shall be painted a color that further conceals from view.
7. The total number of antennae shall be limited to a maximum of 65. The size, location, and configuration of the antennas shall be in substantial conformance with the elevation depicted on the SE Plat. Minor modifications to the antennas may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance. Additional antennae may be installed or the types of antennas may be substituted provided that any additional or substitute antenna does not exceed the maximum height and maximum number limitations of these conditions.
8. The equipment compound area may include equipment shelters, cabinets, electrical panels, telephone panels, or other improvements necessary and/or required for the operation of the telecommunications facility. Equipment shelters/cabinets shall have a maximum height of 12

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feet and shall be located within a 1,915 SF telecommunications compound area as shown on the SE Plat.

9. The equipment compound for the telecommunications facility shall be enclosed by an 8-foot high board-on-board fence, as depicted on Sheet Z-9 of the SE Plat.
10. The tree monopole shall not be lighted or illuminated unless required by the Federal Aviation Administration (FAA), the Federal Communications Commission (FCC), or the County. A steady 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 Police Department that such marker light is not necessary for the flight safety of police and emergency helicopters.
11. Except during periods of construction and installation of equipment, there shall be no outdoor storage of materials, equipment, or vehicles within the wireless compound for the telecommunications facility, and there shall be no encroachment into the limits of clearing and grading as noted in Number 6 of the Tree Preservation Activities (see Exhibit A as attached to these conditions.)
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 telecommunication tree-pole from that shown on the SE Plat, the applicant shall submit engineering and structural data to DPWES and the Department of Planning and Zoning (DPZ) affirming that said alterations conform to structural wind load and all other requirements of the Virginia Uniform Statewide Building Code and are in substantial conformance with the SE Plat.
14. Any component(s) of the telecommunication facility shall be removed within 120 days after such components are no longer in use.
15. If a stormwater management waiver is not granted by DPWES, the applicant shall provide stormwater management to the satisfaction of DPWES. If stormwater management facilities are not in substantial conformance with the SE/SPA Plat, the applicant shall be required to submit a Special Exception/Special Permit Amendment.
16. The proposed landscaping shall be provided in consistent with that depicted on the Landscape Plan as shown on page Z-10 of the SE Plat, subject to approval by UFMD.
17. Tree Preservation: 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 a certified arborist or landscape architect and shall be subject to the review and approval of the Urban Forest Management Division (UFMD), DPWES. The tree preservation plan shall consist of a tree survey that includes the location, species, size, crown spread and condition rating percentage of all trees 10 inches in diameter and greater located 25 feet to either side of the limits of clearing and grading shown on the SE for the entire site. The tree preservation plan shall provide for the preservation of those areas shown for tree preservation, those areas outside of the limits of clearing and grading shown on the SE and those additional areas in which trees can be preserved as a result of final engineering. The condition analysis ratings shall be prepared using methods outlined in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture. Specific tree preservation activities

Deleted: which shall be painted a brown color to match existing site structures. The fencing shall be similar in materials, type, appearance and design to fences and screens currently found in the National Register Historic District for Holmes Run Acres, as determined by DPWES in consultation with the Historic Preservation Planner (DPZ).

Deleted: The area identified as "Area 2" on page Z-12A of the SE Plat shall be located completely outside the Gallows Road right-of-way. If landscaping is desired inside the right-of-way, a license agreement with the Virginia Department of Transportation (VDOT) shall be obtained. "Area 2" shall serve as a supplemental transitional screening area and shall consist of a mix of staggered deciduous and evergreen plantings. This area shall be designed to look natural and shall contain trees and shrubs that are a variety of species and sizes as approved by UFM. Parking spaces may need to be lost or relocated in substantial conformance with the SE Plat to achieve the supplemental planting of Area 2.

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Deleted: <#>In order to increase the effectiveness of the screening to the adjacent homes to the east, the applicant will re-establish understory plantings in the area along the eastern property line, adjacent to Lots 39 through 42. This landscaping shall be a mix of deciduous and evergreen native plants and shall include a mix of sizes, including shrubs and small trees. All plantings in this area shall be field located and hand dug, and are subject to approval by the UFMD.

that will maximize the survivability of any tree identified to be preserved, such as: crown pruning, root pruning, mulching, fertilization, and others as necessary, shall be included in the plan.

18. All tree preservation activities shall be in conformance with the Tree Preservation Activities as outlined in Exhibit A (attached to these conditions,) and are subject to approval by UFMD.
19. Tree Preservation Fencing: All trees shown to be preserved on the tree preservation plan shall be protected by tree protection fence. Tree protection fencing in the form of four (4) foot high, fourteen (14) gauge welded wire attached to six (6) foot steel posts driven eighteen (18) inches into the ground and placed no further than ten (10) feet apart or, super silt fence to the extent that required trenching for super silt fence does not sever or wound compression roots which can lead to structural failure and/or uprooting of trees shall be erected at the limits of clearing and grading as shown on the demolition, and phase I & II erosion and sediment control sheets, as may be modified by the "Root Pruning" condition below. All tree protection fencing shall be installed after the tree preservation walk-through meeting but prior to any clearing and grading activities, including the demolition of any existing structures. The installation of all tree protection fencing shall be performed under the supervision of a certified arborist, and accomplished in a manner that does not harm existing vegetation that is to be preserved. Three (3) days prior to the commencement of any clearing, grading or demolition activities, but subsequent to the installation of the tree protection devices, the UFMD, DPWES, shall be notified and given the opportunity to inspect the site to ensure that all tree protection devices have been correctly installed. If it is determined that the fencing has not been installed correctly, no grading or construction activities shall occur until the fencing is installed correctly, as determined by the UFMD, DPWES.
20. The swim club shall be prohibited from obtaining any future Temporary Special Permits for the sale of firewood.

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 the use has been established or construction has commenced and been diligently prosecuted. 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.

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~~Deleted: <#>Tree Preservation Walk-Through.~~ The Applicant shall retain the services of a certified arborist or landscape architect, and shall have the limits of clearing and grading marked with a continuous line of flagging prior to the walk-through meeting. During the tree-preservation walk-through meeting, the Applicant's certified arborist or landscape architect shall walk the limits of clearing and grading with an UFMD, DPWES, representative to determine where adjustments to the clearing limits can be made to increase the area of tree preservation and/or to increase the survivability of trees at the edge of the limits of clearing and grading, and such adjustment shall be implemented. Trees that are identified as dead or dying may be removed as part of the clearing operation. Any tree that is so designated shall be removed using a chain saw and such removal shall be accomplished in a manner that avoids damage to surrounding trees and associated understorey vegetation. If a stump must be removed, this shall be done using a stump-grinding machine in a manner causing as little disturbance as possible to adjacent trees and associated understorey vegetation and soil conditions.¶
~~Deleted: <#>Tree Bond Determination.~~ The Applicant shall retain a professional arborist with experience in plant appraisal, to determine the monetary value of all trees 8 inches in diameter or greater located on the Application Property that are shown to be saved on the Tree Preservation Plan. These trees and their value shall be identified on the Tree Preservation Plan at the time of the first submission of the respective public improvement/site plan(s). The monetary value of the trees shall be determined using the Trunk Formula Method contained in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture, and shall be s... [1]

~~Deleted: <#>Root Pruning.~~ The Applicant shall root prune, as needed to comply with the tree preservation requirements of these conditions. All treatments shall be clearly identified, labeled, and detailed on the erosion and sediment control sheets of the subdivision plan submission. The details for these treatments shall be reviewed and approved by the UFMD, DPWES, accomplished in a manner that protects affected and adjacent vegetation to be preserved, and may include, but not be limited to the following: (1) root pruning shall be done with a trencher or vibratory plow to a depth of 18 inches, (2) root pruning shall take place prior to... [2]

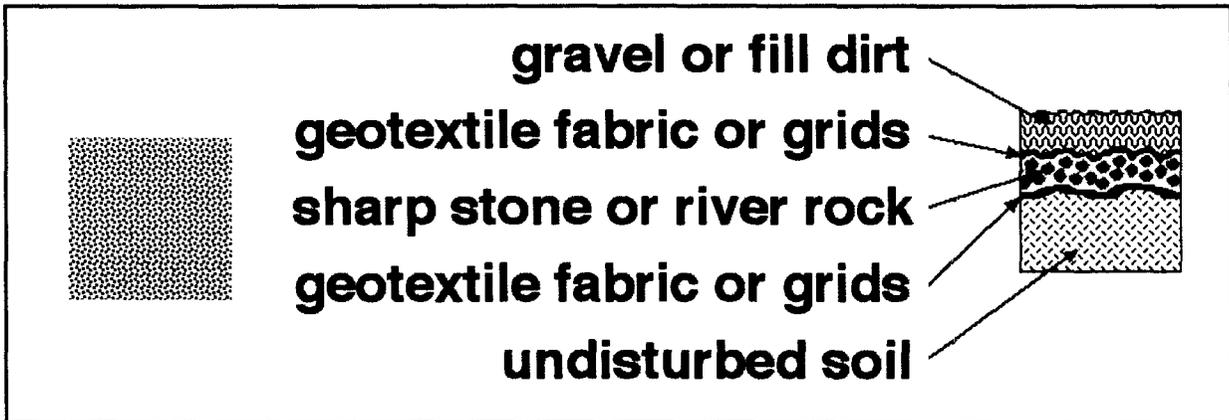
Holmes Run Communications Tower

Tree Preservation Activities

1. This plan includes specific recommendations for certain trees. Other trees to be preserved should survive without additional tree care at this time.
2. All work performed shall meet or exceed industry standards. In the event cultural treatments prescribed are not covered by an existing standard, all work shall meet or exceed standards approved by Fairfax County Urban Forestry Management. Industry standards shall mean those most recently published by International Society of Arboriculture (ISA), American National Standards Institute (ANSI), or Tree Care Industry Association (TCIA).
3. The developer shall retain a professional arborist to ensure the proper implementation of the Tree Preservation Plan. A "professional arborist" is defined as an arborist who has demonstrated proficiency by obtaining a certification through a recognized arboricultural institution. This person shall be referred to as the "Project Arborist".
4. All work required by the Tree Preservation Plan shall be under the supervision of the Project Arborist.
5. Prior to any construction activity, all individual trees and groups of trees shown to be preserved on the Tree Preservation Plan shall be protected by fencing a minimum of four feet in height, placed at the limits of clearing and grading, or as determined by Fairfax County Urban Forestry Management representatives during the pre-construction meeting. Tree protection fencing shall be 14 gage steel welded wire "farm fence", on 6 foot steel posts driven into the ground 18 inches and placed not more than 10 feet apart; or super silt fence. The tree protection fencing shall be made clearly visible to all construction personnel with signs posted on it stating in English and Spanish that it is a tree preservation area and no entry is permitted. The fencing shall be installed prior to any work being conducted on the site, including the demolition of any existing structures or fences. The Project Arborist shall monitor the installation of the tree protection fencing, including super silt fence if it is used as tree protection fencing, and verify in writing that it has been installed prior to the demolition of existing structures and features.
6. All construction activity and motorized equipment shall be prohibited beyond the limits of clearing and grading shown on the site plan and the Tree Preservation Plan unless previously approved by Fairfax County Urban Forestry Management.
7. All of the requirements of the Public Facilities Manual, Article 12, Vegetation Preservation and Planting, shall be followed.
8. The engineer, architect, or site superintendent shall flag the limits of clearing and grading prior to the preconstruction meeting.
9. The site superintendent, Fairfax County Urban Forestry Management representative, and Project Arborist shall walk the limits of clearing and grading to discuss tree issues and the importance of not violating the limits of clearing and grading. Which trees are to be removed from within tree save areas shall be determined at this time.

RECEIVED
Department of Planning & Zoning
JAN 14 2009
Zoning Evaluation Division

10. Aeration system for tree #26: An aeration system designed to maximize chances of survival for tree #26 shall be installed along the north half of the cell tower compound. Soil disturbance in this area shall be limited to the minimum necessary to remove tree #8. The aeration system shall be placed on otherwise undisturbed soil,

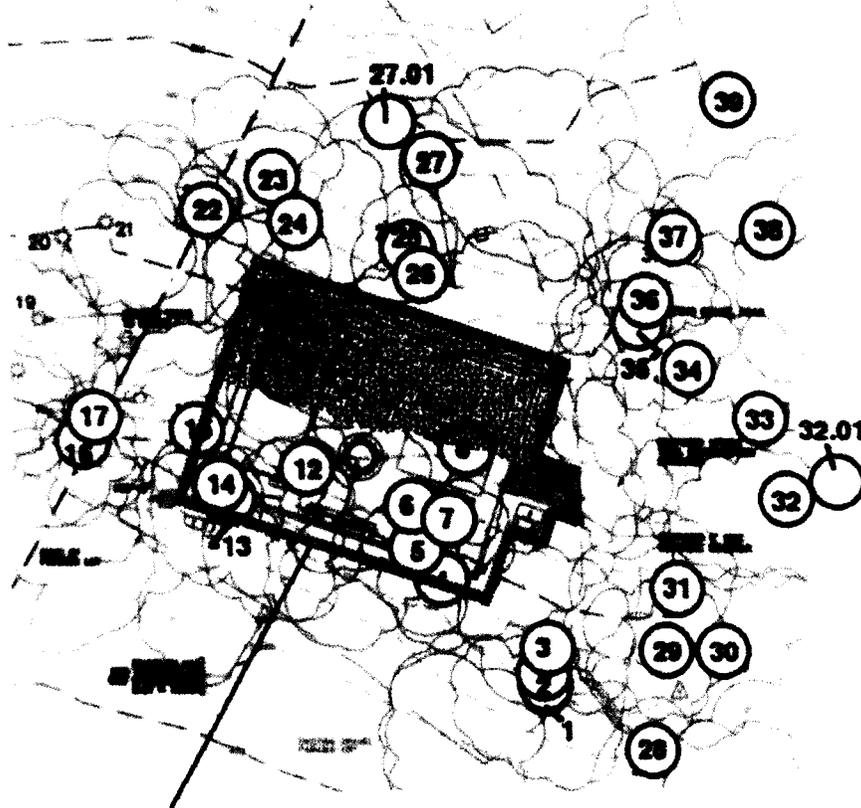


with the rock component being approximately 12-15 inches deep along the retaining wall nearest tree #26, and feathering into the existing grade near the middle of the compound. Prior to installation of the aeration system, the Project Arborist shall notify UFMD at least 72 hours in advance to afford UFMD representatives an opportunity to inspect the installation. The Project Arborist shall monitor the installation of the aeration system and verify in writing that it has been installed properly.

11. Root Pruning: No root pruning shall be required on this site, other than possibly between trees #8 and #26, as determined by Fairfax County Urban Forestry Division representatives.
12. Clearing Operations: Trees to be removed shall be felled in such a manner as to preserve the trees that are to remain. Trees directly adjacent to but within the limits of clearing and grading shall be felled by hand, with a chain saw, and the stumps shall remain in place. If, due to site constraints, the stumps must be removed, this shall be done in a manner that does not injure trees to be preserved, such as by use of a stump grinder.
13. The tree care contractor shall perform tree removals as specified. Trees within the tree preservation areas, which are individually identified by the Project Arborist to be removed shall be felled by hand with a chain saw and the stumps shall remain in place; this shall be done under the supervision of the Project Arborist. Such trees shall be felled in a manner that does not injure trees to be preserved. Trees to be removed from the tree preservation area shall be dropped into the area to be cleared, or pieced down. These trees shall be moved into the area to be cleared without injuring remaining vegetation. Dead trees shall be removed from tree preservation areas only if they pose a hazard. Trunks of dead trees shall remain in tree preservation areas unless they pose a hazard. Stumps shall remain in the tree preservation areas unless otherwise stated in the Tree Preservation Plan.

14. After trees are removed from the tree preservation areas, erosion control system and tree preservation fencing shall be put in place before beginning the actual clearing/grading process.
15. Trees within the area disturbed by firewood operations should receive special attention; discuss the project with owners of these trees before starting work. This area shall be cleaned of non-natural debris carefully and in a way that does not harm the trees to be preserved.
16. Silt fence or super silt fence, if required, may be installed in the root-pruning trench. If super silt fence is used, it may serve as tree preservation fencing. Other types of tree preservation fencing shall be placed between the area to be cleared and the root-pruning trench.
17. The tree care contractor shall prune trees as specified in the Tree Preservation Plan. All work shall meet or exceed industry standards, and an International Society of Arboriculture Certified Arborist shall be on site while tree care operations are taking place.
18. The firewood operations area shall be mulched to a depth of 4 to 5 inches, using either chips generated from tree care operations or commercial mulch. No motorized equipment shall enter the firewood operations area.
19. Proceed with project. No activity whatsoever shall take place in the tree save areas.
20. Project Arborist shall monitor project activity on a weekly basis until Phase I erosion and sedimentation controls are in place, and thereafter on a monthly basis.
21. Should entry into a tree save area be necessary, the site superintendent shall contact the Project Arborist and Fairfax County Urban Forestry Management *first*. Measures as prescribed by the Project Arborist to minimize or mitigate damage resulting from entry shall be taken.
22. At bond release, the site shall be reviewed to determine the need for further tree care or removal.

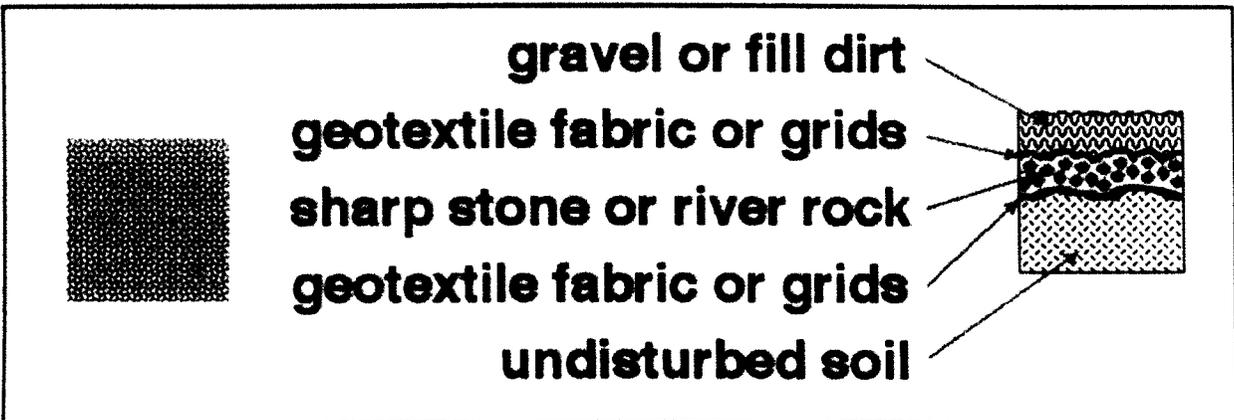
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tree preservation fence

**no root pruning is required on this site
 other than possibly between trees #8 and #26**



Appendix
 Development Tree Inventory
Holmes Run Communications Tower
 Fairfax County, Virginia
 December 19, 2008

Prepared by
Edward P. Milhous
 TreesPlease®
 ASCA RCA #350 ISA #MA-0004A MD TE #458

<u>Tree #</u>	<u>Name</u>	<u>Size</u>	<u>Condition</u>	<u>Comment</u>	<u>Recommendation</u>
1	white mulberry <i>Morus alba</i> Species Rating: 30%	6	.75	This tree would <i>not</i> be desirable in a new setting. Its chance of surviving planned construction is good. One of the worst invasive exotics, it is an undesirable tree.	Do not save this tree... remove it when clearing. Do not grind out the stump; leave it for erosion control.
2	black locust <i>Robinia pseudoacacia</i> Species Rating: 50%	10	.69	Marginal: This tree <i>might</i> be desirable in a new setting. Its chance of surviving planned construction is good. This tree leans excessively. Bark on the tree's trunk is damaged.	Do not save this tree... remove it when clearing. Do not grind out the stump; leave it for erosion control.
3	tulip tree <i>Liriodendron tulipifera</i> Species Rating: 75%	9	.75	This tree would be desirable in a new setting. Its chance of surviving planned construction is good. Bark on the tree's trunk was damaged some years ago.	This tree is to be saved.
4	black cherry <i>Prunus serotina</i> Species Rating: 60%	9	.69	Marginal: This tree <i>might</i> be desirable in a new setting. This tree has no chance of surviving construction. Borer damage is evident. This tree has a poor form.	Do not save this tree... remove it when clearing.
5	black locust <i>Robinia pseudoacacia</i> Species Rating: 50%	13	.75	This tree would be desirable in a new setting. This tree has no chance of surviving construction. Dead branches in this tree's crown are a minor problem.	Do not save this tree... remove it when clearing.
6	black cherry <i>Prunus serotina</i> Species Rating: 60%	10	.69	This tree would <i>not</i> be desirable in a new setting. This tree has no chance of surviving construction. Borer damage is evident. This is a serious problem for this tree.	Do not save this tree... remove it when clearing.
7	black gum <i>Nyssa sylvatica</i> Species Rating: 90%	4	.75	This tree would be desirable in a new setting. This tree has no chance of surviving construction.	Do not save this tree... remove it when clearing.

Tree #	Name	Size	Condition	Comment	Recommendation
8	red oak <i>Quercus</i> spp. Species Rating: 80%	28	.63	This tree would <i>not</i> be desirable in a new setting. This tree has no chance of surviving construction. Bark has been damaged near the base of the tree. This is a serious problem for this tree. Danger! Large pieces of wood could fall at any time. Borer damage is evident.	Remove this tree ASAP. Take out stump/roots so as to minimize damage to tree 26.
9	black locust <i>Robinia pseudoacacia</i> Species Rating: 50%	13	.75	This tree would be desirable in a new setting. This tree has no chance of surviving construction. Dead branches in this tree's crown are a minor problem.	Do not save this tree... remove it when clearing. Grind out the stump.
10	black locust <i>Robinia pseudoacacia</i> Species Rating: 50%	5	0	This tree would <i>not</i> be desirable in a new setting. This tree has no chance of surviving construction. This tree is dead.	Do not save this tree... remove it when clearing. Grind out the stump.
11	northern red oak <i>Quercus rubra</i> Species Rating: 80%	9	.72	This tree would be desirable in a new setting. This tree has no chance of surviving construction. Vandalized; ax/saw wounds all over trunk.	Do not save this tree... remove it when clearing.
12	black cherry <i>Prunus serotina</i> Species Rating: 60%	9	.66	This tree would <i>not</i> be desirable in a new setting. This tree has no chance of surviving construction. The disease brown rot is evident. This is a serious problem for this tree. This tree leans excessively.	Do not save this tree... remove it when clearing.
13	black locust <i>Robinia pseudoacacia</i> Species Rating: 50%	15	.75	This tree would be desirable in a new setting. This tree has no chance of surviving construction.	Do not save this tree... remove it when clearing.
14	red oak <i>Quercus</i> spp. Species Rating: 80%	8	.75	This tree would be desirable in a new setting. This tree has no chance of surviving construction.	Do not save this tree... remove it when clearing.
15	red oak <i>Quercus</i> spp. Species Rating: 80%	28	.75	This tree would be desirable in a new setting. This tree has no chance of surviving construction.	Do not save this tree... remove it when clearing.
16	tulip tree <i>Liriodendron tulipifera</i> Species Rating: 75%	4	.72	This tree would <i>not</i> be desirable in a new setting. Its chance of surviving planned construction is good. This tree has a poor form. This tree will grow into the utility wires.	Do not save this tree... remove it when clearing. Do not grind out the stump; leave it for erosion control.
17	black cherry <i>Prunus serotina</i> Species Rating: 60%	14	.53	This tree would <i>not</i> be desirable in a new setting. Its chance of surviving planned construction is good. This tree will grow into the utility wires. Improperly pruned: this tree was topped years ago. This tree has a poor form. This tree may soon interfere with parking vehicles.	Do not save this tree... remove it when clearing. Do not grind out the stump; leave it for erosion control.

Tree #	Name	Size	Condition	Comment	Recommendation
22	black cherry <i>Prunus serotina</i> Species Rating: 60%	4	.66	Marginal: This tree <i>might</i> be desirable in a new setting. Its chance of surviving planned construction is good. The disease brown rot is evident. This is a serious problem for this tree. This tree has a poor form.	Do not save this tree... remove it when clearing. Do not grind out the stump; leave it for erosion control.
23	tulip tree <i>Liriodendron tulipifera</i> Species Rating: 75%	9	.75	This tree would be desirable in a new setting. Its chance of surviving planned construction is good. Trunk seam(s) are evident.	This tree is to be saved.
24	red oak <i>Quercus</i> spp. Species Rating: 80%	12	.75	This tree would be desirable in a new setting. Its chance of surviving planned construction is good. Dead branches in this tree's crown are a minor problem.	This tree is to be saved. Clean of wood 1" or larger.
25	tulip tree <i>Liriodendron tulipifera</i> Species Rating: 75%	5	.75	Marginal: This tree <i>might</i> be desirable in a new setting. Its chance of surviving planned construction is good. This tree is suppressed (dominated) by a larger tree. This tree crowds a better tree. This will be a problem in the future unless dealt with soon.	Do not save this tree... remove it when clearing. Do not grind out the stump; leave it for erosion control.
26	tulip tree <i>Liriodendron tulipifera</i> Species Rating: 75%	31	.75	This tree would be desirable in a new setting. Its chance of surviving planned construction is fair/good.	This tree is to be saved. Prune out 5 inch diameter tree at its base.
27	southern red oak <i>Quercus falcata</i> Species Rating: 80%	23	.5	This tree would <i>not</i> be desirable in a new setting. This tree has no chance of surviving construction. Danger! This tree poses an unacceptable risk of failure. There is <i>decay</i> in the trunk and base of this tree. This is a severe problem for this tree! Borer damage is evident.	Remove this tree ASAP. Do not grind out the stump; leave it for erosion control.
27.01	white oak <i>Quercus alba</i> Species Rating: 95%	21	.38	This tree would <i>not</i> be desirable in a new setting. This tree has no chance of surviving construction. There is decay in the trunk, base, and roots of this tree. This is a severe problem for this tree! Danger! This tree poses an unacceptable risk of failure.	Remove this tree ASAP. Do not grind out the stump; leave it for erosion control.
28	southern red oak <i>Quercus falcata</i> Species Rating: 80%	26	.63	Marginal: This tree <i>might</i> be desirable in a new setting. Its chance of surviving planned construction is fair/good. Bark has been damaged near the base of the tree. This tree leans. Borer damage is evident.	This tree is to be saved. See how this tree does over the next few years.

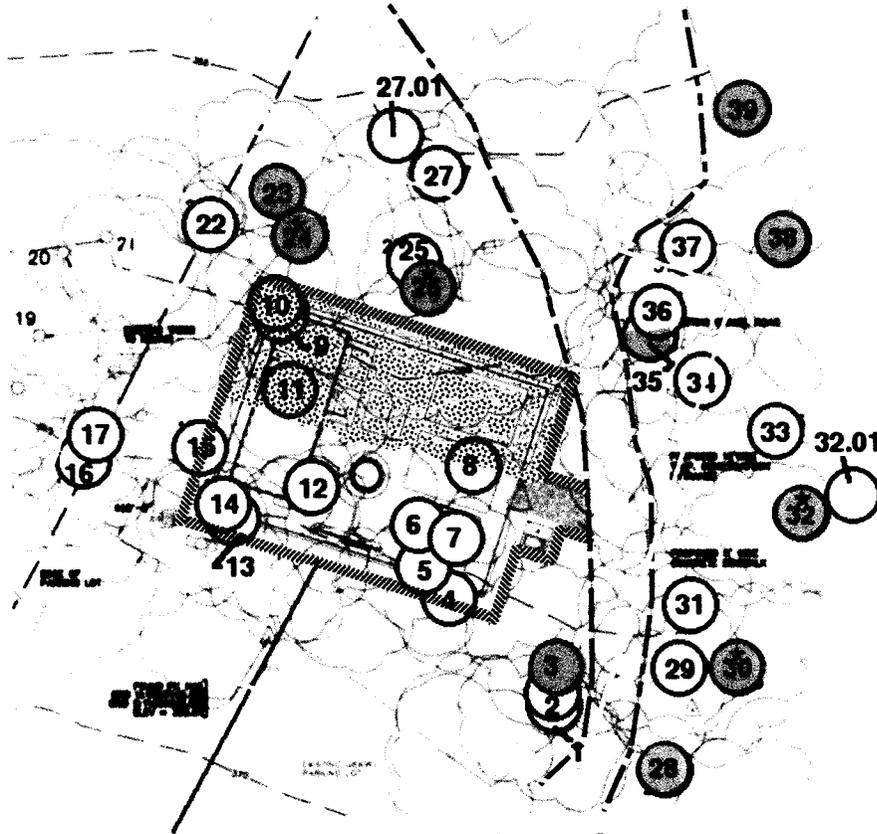
Tree #	Name	Size	Condition	Comment	Recommendation
29	black locust <i>Robinia pseudoacacia</i> Species Rating: 50%	9	.5	This tree would <i>not</i> be desirable in a new setting. This tree has no chance of surviving construction. Danger! This tree poses an unacceptable risk of failure. Large pieces of wood could fall at any time. Woodpeckers are probing this tree's trunk and/or limbs. There is decay in the trunk of this tree.	Remove this tree ASAP. Do not grind out the stump; leave it for erosion control.
30	red maple <i>Acer rubrum</i> Species Rating: 80%	16	.66	Marginal. This tree <i>might</i> be desirable in a new setting. Its chance of surviving planned construction is fair/good. Canker diseases are evident. Bark has been damaged near the base of the tree.	This tree is to be saved. See how this tree does over the next few years.
31	black locust <i>Robinia pseudoacacia</i> Species Rating: 50%	16	.59	This tree would <i>not</i> be desirable in a new setting. This tree has no chance of surviving construction. Danger! This tree poses an unacceptable risk of failure. Large pieces of wood could fall at any time. There is decay in the trunk of this tree.	Remove this tree ASAP. Do not grind out the stump; leave it for erosion control.
32	sassafras <i>Sassafras albidum</i> Species Rating: 60%	13	.66	Marginal. This tree <i>might</i> be desirable in a new setting. Its chance of surviving planned construction is fair/good. Bark on the tree's trunk is damaged.	This tree is to be saved. See how this tree does over the next few years.
32.01	black locust <i>Robinia pseudoacacia</i> Species Rating: 50%	13/16	.75	This tree would <i>not</i> be desirable in a new setting. This tree has no chance of surviving construction. There is decay in the trunk of this tree. This is a severe problem for this tree! Danger! This tree poses an unacceptable risk of failure. Large pieces of wood could fall at any time.	Remove this tree ASAP. Do not grind out the stump; leave it for erosion control. Consider leaving a spar for wildlife habitat.
33	black locust <i>Robinia pseudoacacia</i> Species Rating: 50%	12	.63	This tree would <i>not</i> be desirable in a new setting. This tree has no chance of surviving construction. Danger! This tree poses an unacceptable risk of failure. There is decay in the trunk of this tree. This is a severe problem for this tree!	Remove this tree ASAP. Do not grind out the stump; leave it for erosion control.
34	southern red oak <i>Quercus falcata</i> Species Rating: 80%	19	.47	This tree would <i>not</i> be desirable in a new setting. This tree has no chance of surviving construction. Danger! This tree poses an extreme risk of failure . There is decay in the trunk, base, and roots of this tree. Signs of Armillaria root rot, a decay fungus, are evident.	Remove this tree ASAP. Do not grind out the stump; leave it for erosion control.
35	red maple <i>Acer rubrum</i> Species Rating: 80%	10	.72	This tree would be desirable in a new setting. Its chance of surviving planned construction is fair/good. Vandalized: ax/saw wounds all over trunk.	This tree is to be saved. See how this tree does over the next few years.
36	black cherry <i>Prunus serotina</i> Species Rating: 60%	14	.5	This tree would <i>not</i> be desirable in a new setting. This tree has no chance of surviving construction. There is decay in the trunk and base of this tree. This tree leans excessively.	Remove this tree ASAP. Do not grind out the stump; leave it for erosion control.

Tree #	Name	Size	Condition	Comment	Recommendation
37	black locust <i>Robinia pseudacacia</i> Species Rating: 50%	13	.47	This tree would <i>not</i> be desirable in a new setting. This tree has no chance of surviving construction. There is decay in the trunk and base of this tree. Danger! Large pieces of wood could fall at any time. Presence of <i>Phellinus robiniae</i> fungus indicates heart rot.	Remove this tree ASAP. Do not grind out the stump; leave it for erosion control.
38	white oak <i>Quercus alba</i> Species Rating: 95%	27	.66	Marginal: This tree <i>might</i> be desirable in a new setting. Its chance of surviving planned construction is fair/good. Bark was damaged near the base of the tree years ago. Danger! Large pieces of wood could fall at any time.	This tree is to be saved. Hazard prune: prune out hazardous wood ASAP. See how this tree does over the next few years.
39	tulip tree <i>Liriodendron tulipifera</i> Species Rating: 75%	30	.69	Marginal: This tree <i>might</i> be desirable in a new setting. Its chance of surviving planned construction is fair/good. Danger! Large pieces of wood could fall at any time.	This tree is to be saved. Hazard prune: prune out hazardous wood ASAP.
				Average species rating	67

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 http://www.treesplease.com e-mail: info@treesplease.com

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tree preservation fence

**no root pruning is required on this site
 other than possibly between trees #8 and #26**

Legend:

- 25' mark beyond LOD
- Existing Driveway
- Trees to be preserved
- Trees within 25' of LOD & at least 10" in caliper

Development Tree Inventory
Statement of Value to Meet Fairfax County Requirements
Holmes Run Communications Tower
December 19, 2008

Tree #	Name	Size Stem 1	Size Stem 2	Size Stem 3	Size Stem 4	Size Stem 5	Species Rating %	Condition Rating %	Location Rating %	Site Rating %	Contribution Rating %	Placement Rating %	Cost of Repair or Clean-up	Value
24	red oak <i>Quercus</i> spp.	12	0	0	0	0	80	75	55	65	50	50		\$2,800.00
26	tulip tree <i>Liriodendron tulipifera</i>	31	0	0	0	0	75	75	68	65	65	75		\$21,200.00
30	red maple <i>Acer rubrum</i>	16	0	0	0	0	80	66	55	65	50	50		\$4,380.00
32	sassafras <i>Sassafras albidum</i>	13	0	0	0	0	60	66	55	65	50	50		\$2,170.00
35	red maple <i>Acer rubrum</i>	10	0	0	0	0	80	72	55	65	50	50		\$1,880.00
Total value of preserved trees													\$32,430.00	

PROPOSED DEVELOPMENT CONDITIONS**SPA 77-P-091-03****January 23, 2009**

If it is the intent of the Board of Zoning Appeals to approve SPA 77-P-091-03 located at Tax Map 59-2 ((09)) (1) 6 and 7, pursuant to Section 3-303 of the Fairfax County Zoning Ordinance to amend SP 77-P-091 previously approved for a community swim club and the parking of Fairfax County Public School buses to modify development conditions to permit a telecommunications facility, staff recommends that the Board condition the approval by requiring conformance with the following development conditions. Previously approved development conditions have been carried forward and marked with an asterisk (*).

1. This approval is granted to the applicant only, Holmes Run Acres Recreation Association Inc. / Community Wireless Structures and is not transferable without further action of this Board, and is for the location indicated on the application, 3457 Gallows Road, and is not transferable to other land.*
2. This Special Permit is granted only for the purpose(s), structures and/or use(s) indicated on the special permit plat titled Holmes Run Acres Recreation Association, prepared by Entrex Communication Services, Inc. and dated September 25, 2007 revised January 6, 2008, and approved with this application, as qualified by these development conditions.
3. A copy of this Special Permit and the Non-Residential Use Permit SHALL BE POSTED in a conspicuous place on the property of the use and be made available to all departments of the County of Fairfax during the hours of operation of the permitted use.*
4. The maximum number of memberships for the Swim Club shall be 400.*
5. The hours of operation for the Swim Club shall be from 7:00 a.m. to ~~9:00~~ 11:00 p.m. daily. No swim team practice or water aerobics classes shall be held before 8:00 a.m. or after 9:00 pm. Swimming from 9:00 p.m. to 11:00 p.m. shall be for adults 18 and over only.
6. All noise shall be regulated in accordance with the provisions of Chapter 108 of the Fairfax County Code. Typical swim meet devices such as loudspeakers and start buzzers may be utilized to manage swim meet events, for water aerobics classes, and to inform pool members of an emergency or weather event. No loudspeakers, bullhorns, or any other such noise-making device except for a whistle which is required by the lifeguard shall be used at any other time.

~~No more than eight (8) Fairfax County School buses shall be parked in the parking lot at any given time.*~~

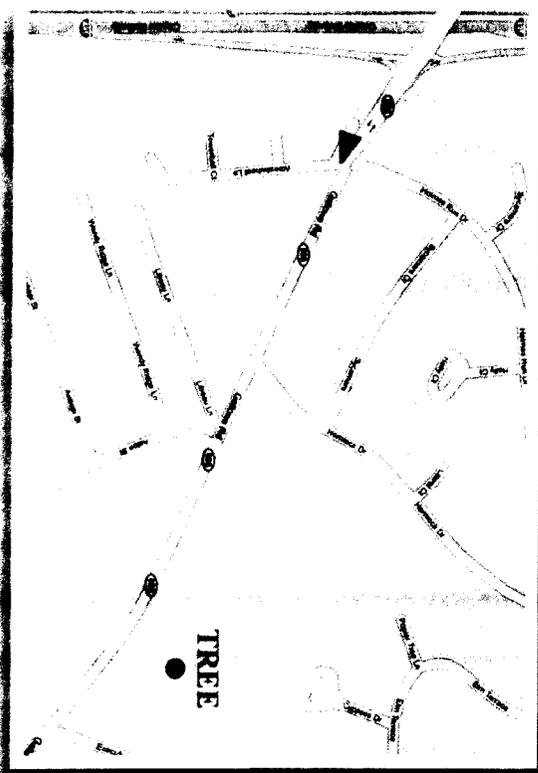
7. Notwithstanding that which is marked on the plat, the alternate spaces along the

eastern lot line shall be deleted. During the period between the Memorial Day weekend and the end of the school year, the alternate bus parking spaces will not be used for bus parking thus allowing for adequate circulation on site for pool patrons.*

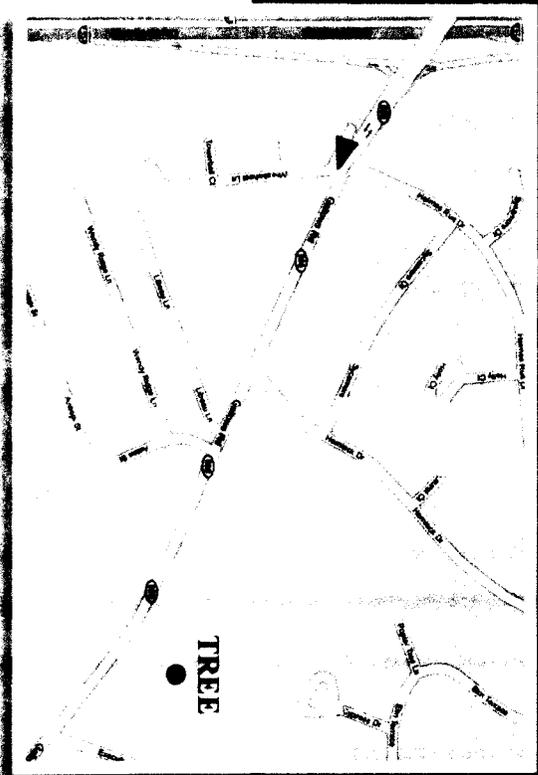
8. Transitional Screening 1 shall be maintained along the western lot line, between the parking lot and the lot line. All plant material shall be maintained in a healthy condition and any dead, dying or damaged plant material shall be replaced with like kind.*
9. The number of After Hours Parties shall be limited to SIX (6) per year ~~with the prior written permission from the Zoning Administrator for each individual party.*~~ The Swim Club shall maintain a record of after-hour parties for review by Fairfax County Zoning Enforcement.
10. Fairfax County School buses shall park in Holmes Run Acres Association's parking lot ONLY between Labor Day weekend and the end of the academic school year.*
11. ~~Prior to the issuance of a building permit for the telecommunications facility, the applicant shall cease all firewood operations on the site, subject to the satisfaction of and approval by the Zoning Administrator. This includes, but is not limited to, the cutting, sale, distribution, and stockpiling of whole or cut wood. The swim club shall be prohibited from obtaining any future Temporary Special Permits for the sale of firewood.~~

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.

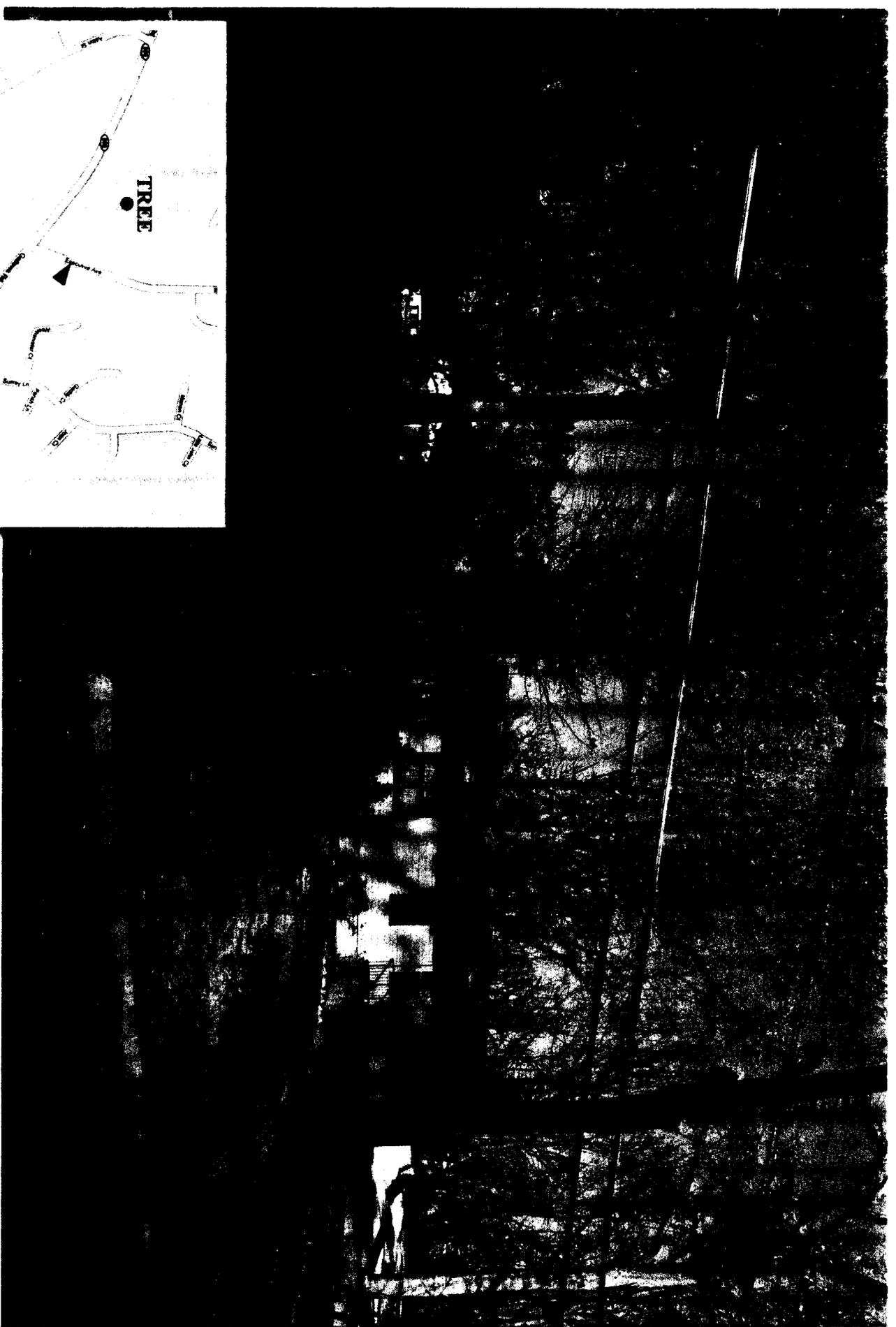
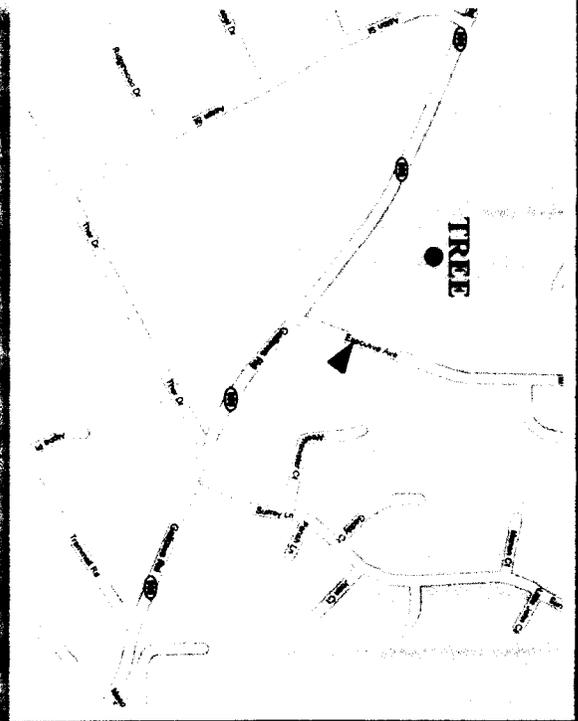
Pursuant to Sect.8-015 of the Zoning Ordinance, this special permit shall automatically expire, without notice, thirty (30) months after the date of approval unless the use has been established. The Board of Zoning Appeals may grant additional time to establish the use if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special permit. 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.



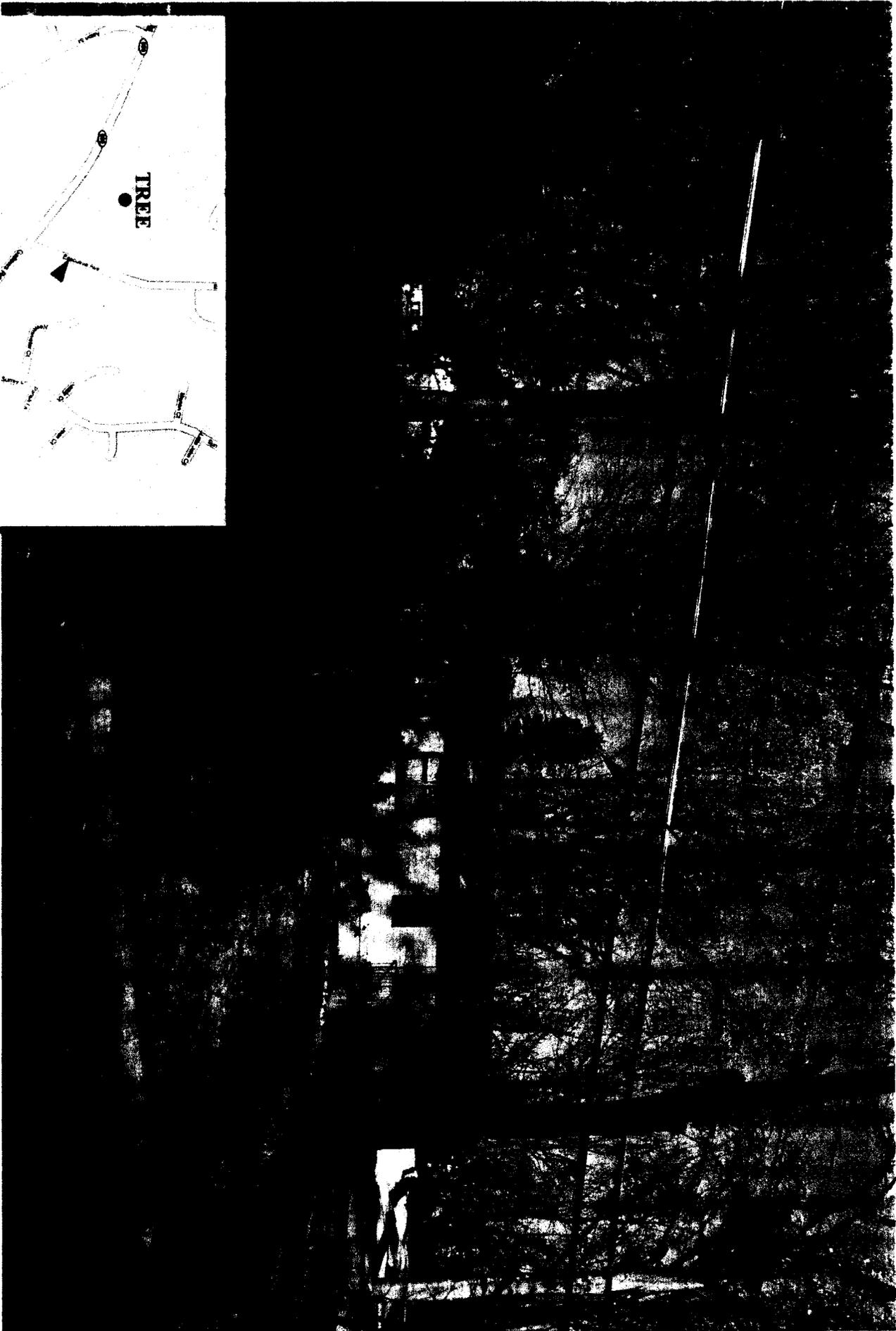
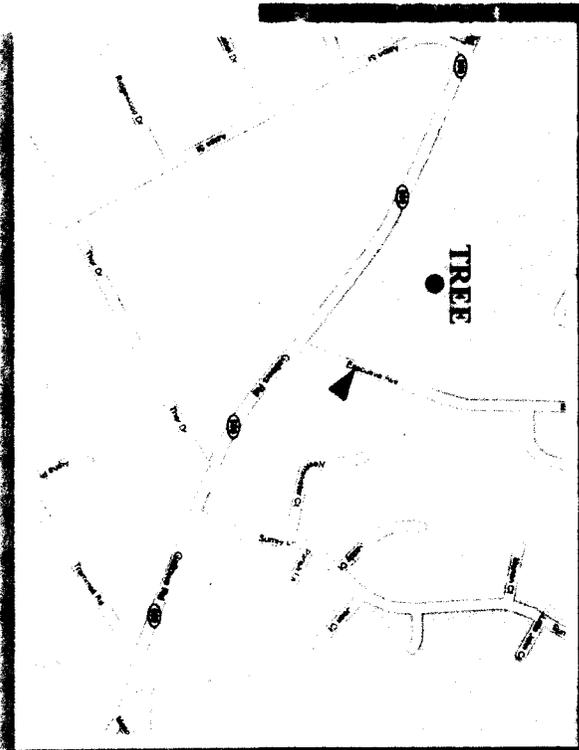
CWS -SITE-75
HOLMES RUN
ONE MONOPINE @ 125'



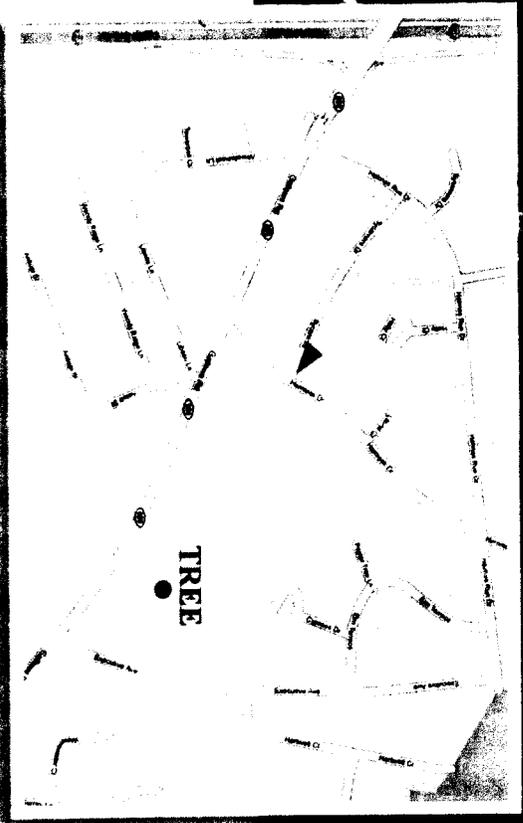
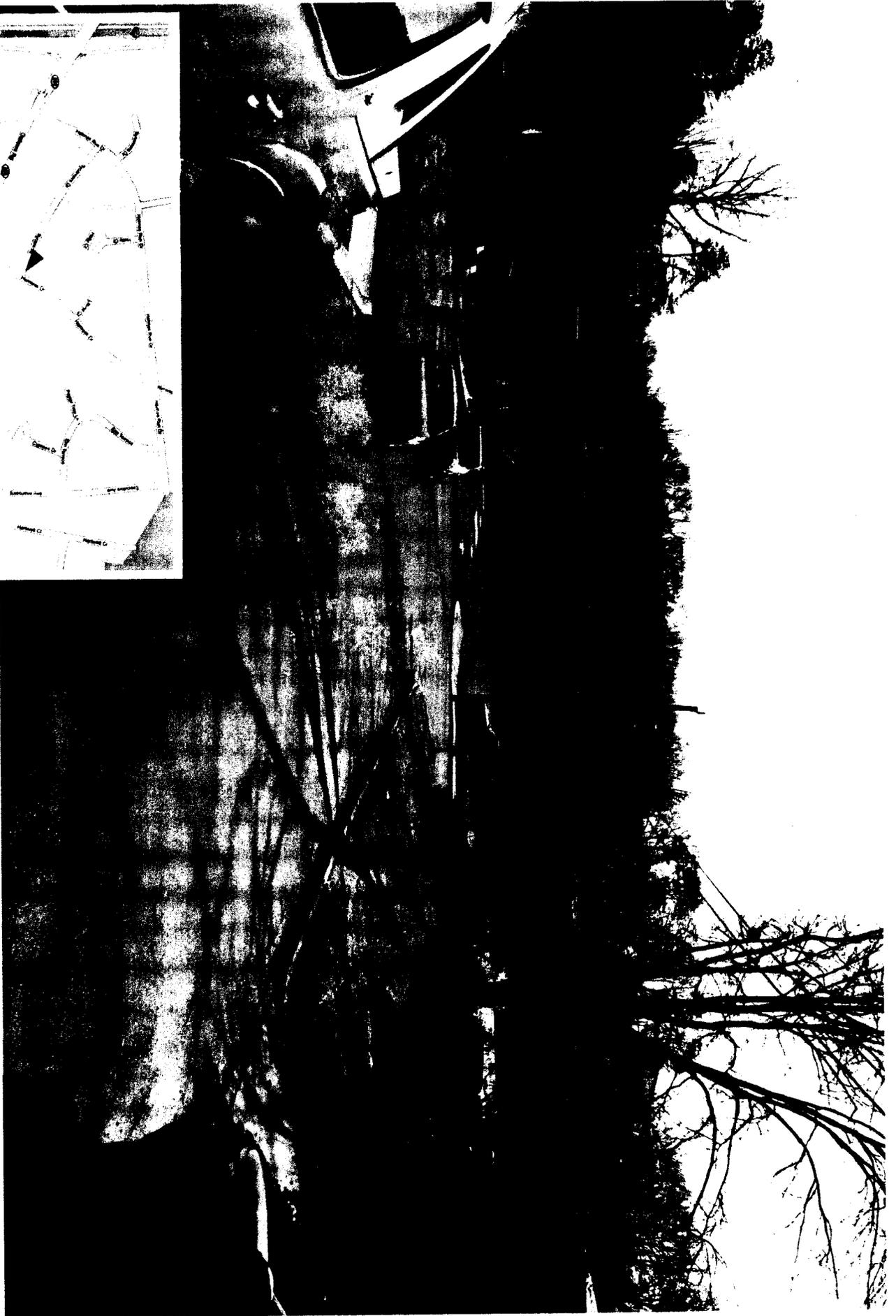
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HOLMES RUN
ONE MONOPINE @ 125'



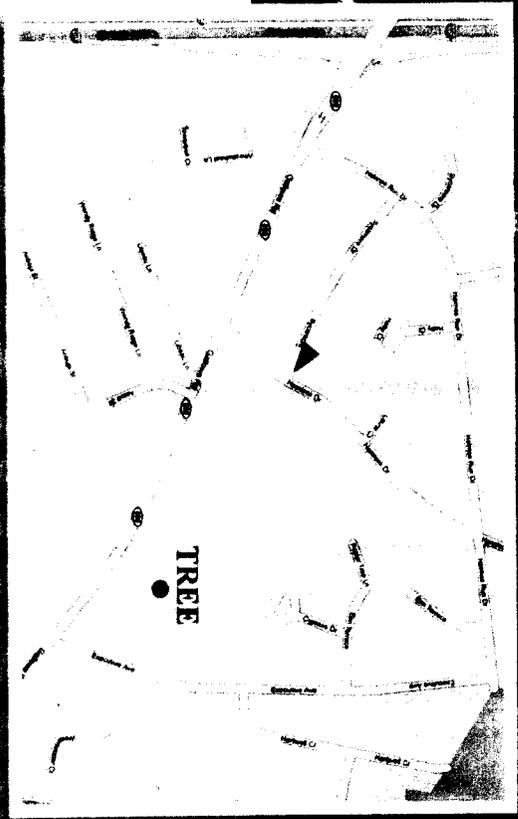
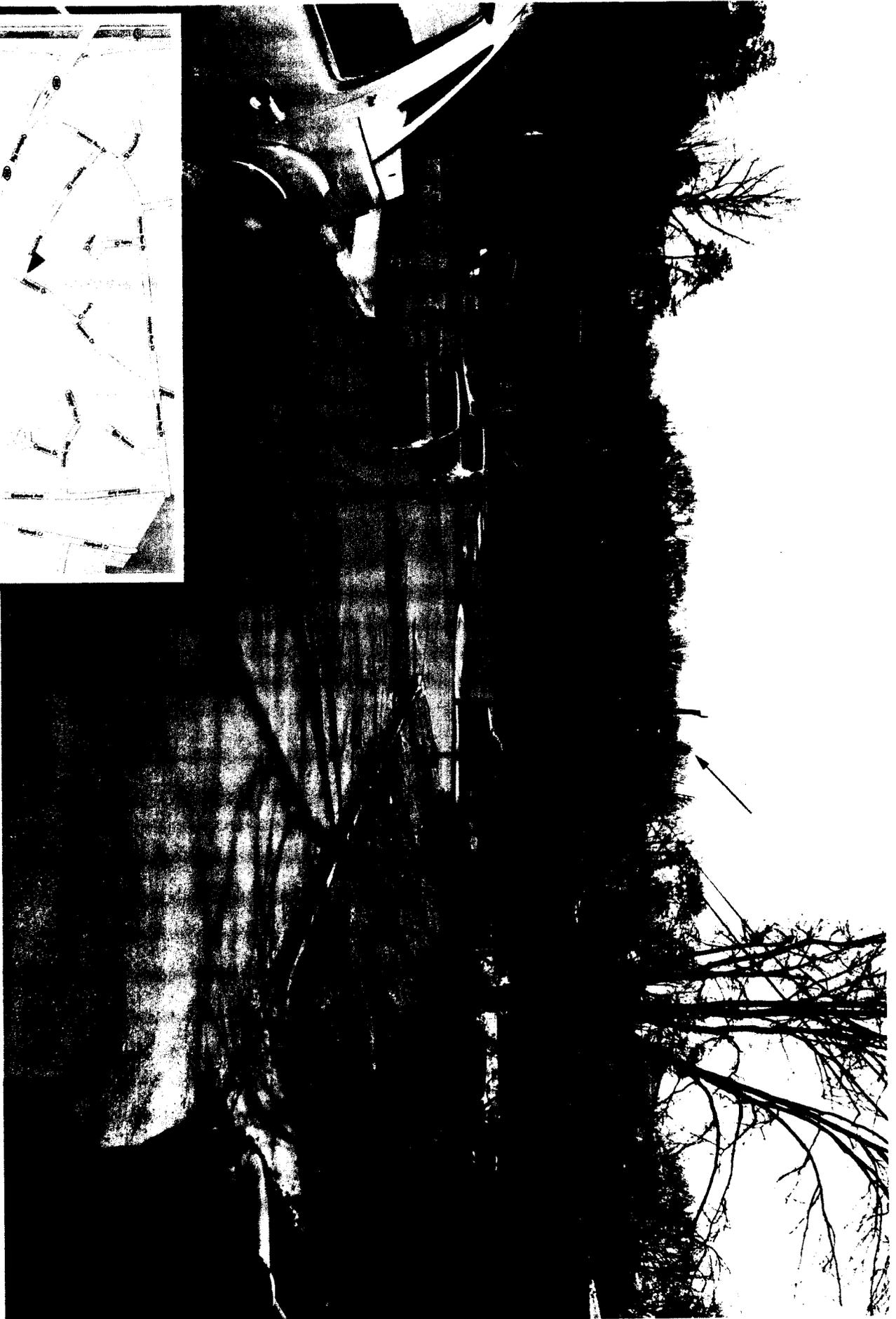
CWS-SITE-75
HOLMES RUN
ONE MONOPINE @ 125'



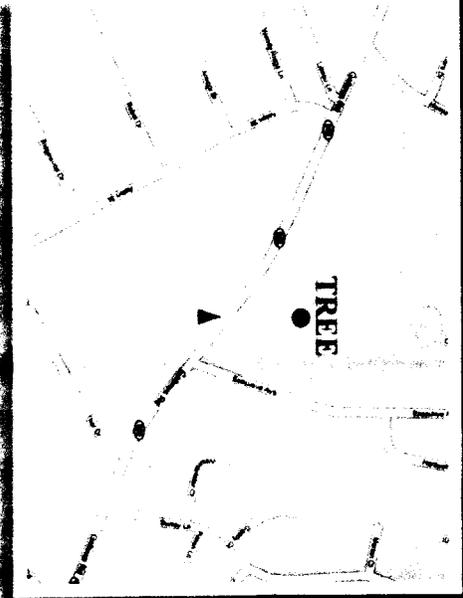
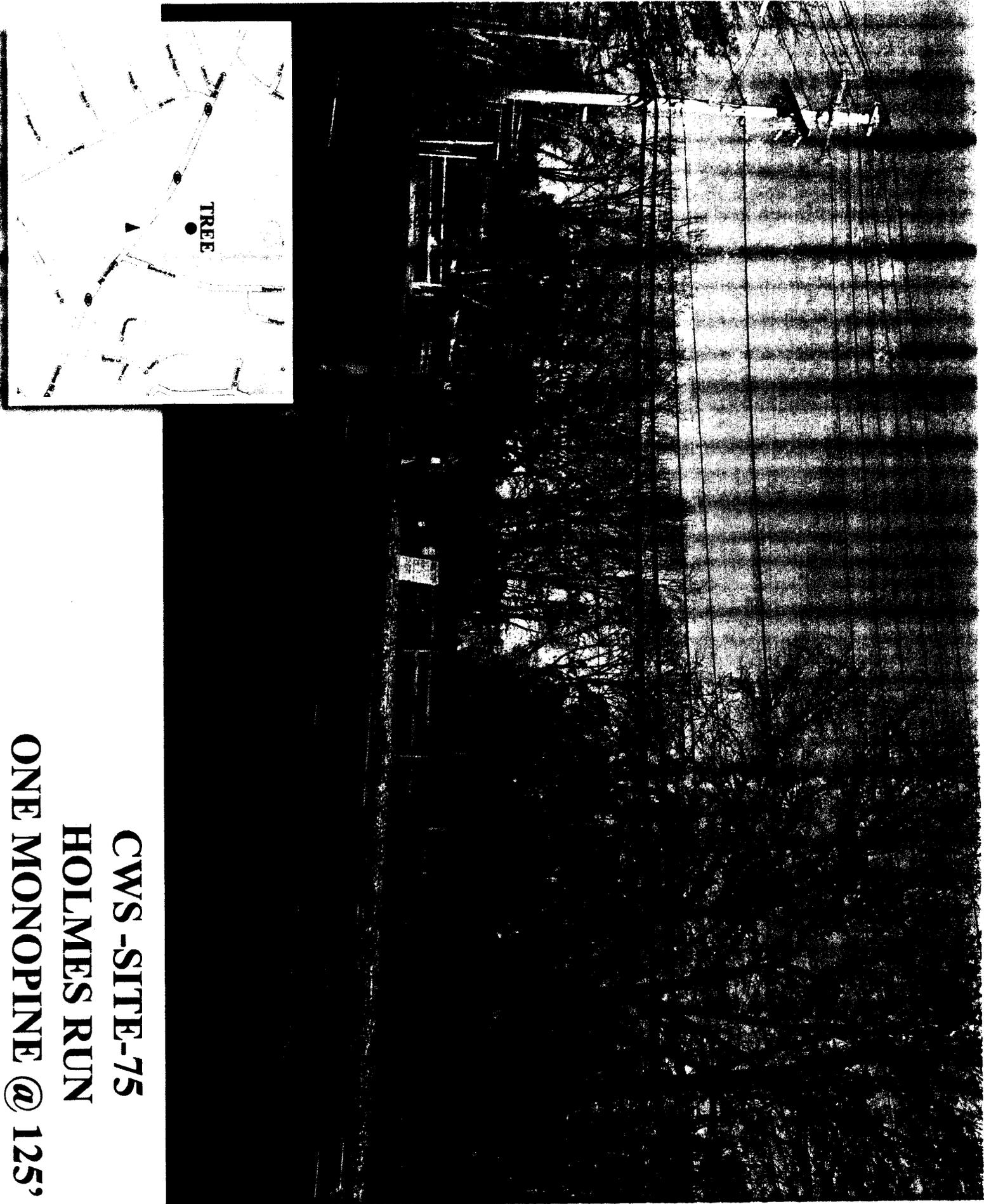
**CWS -SITE-75
HOLMES RUN
ONE MONOPINE @ 125'**



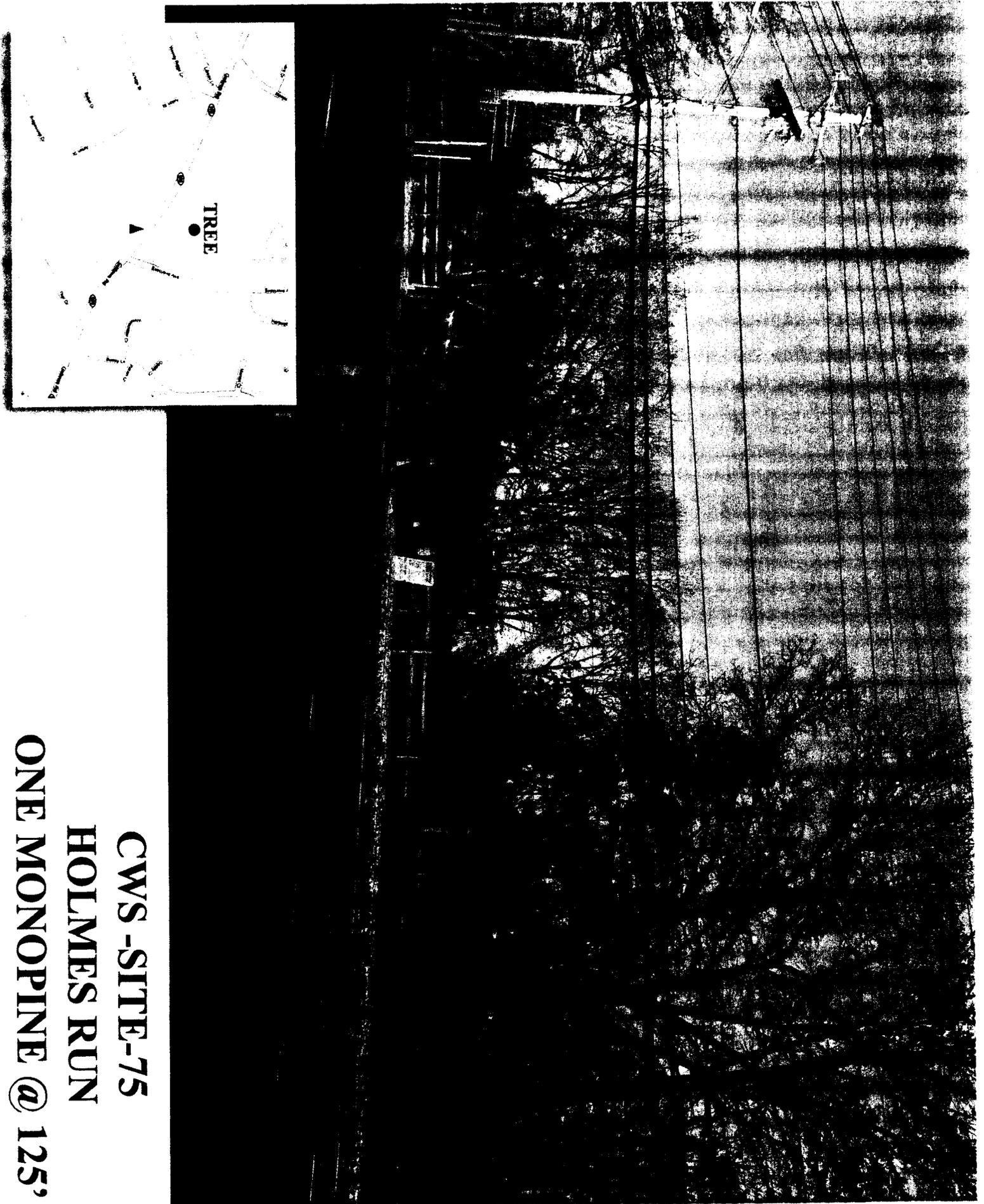
**CWS -SITE-75
HOLMES RUN
ONE MONOPINE @ 125'**



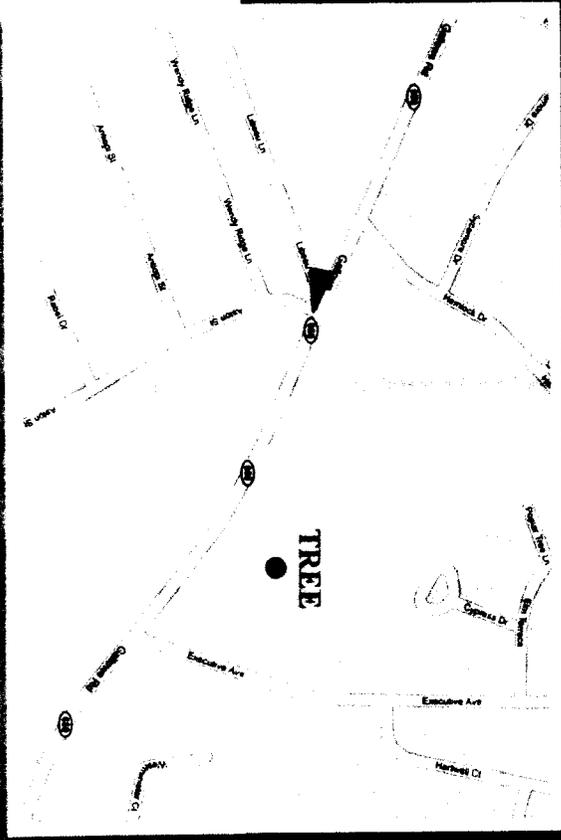
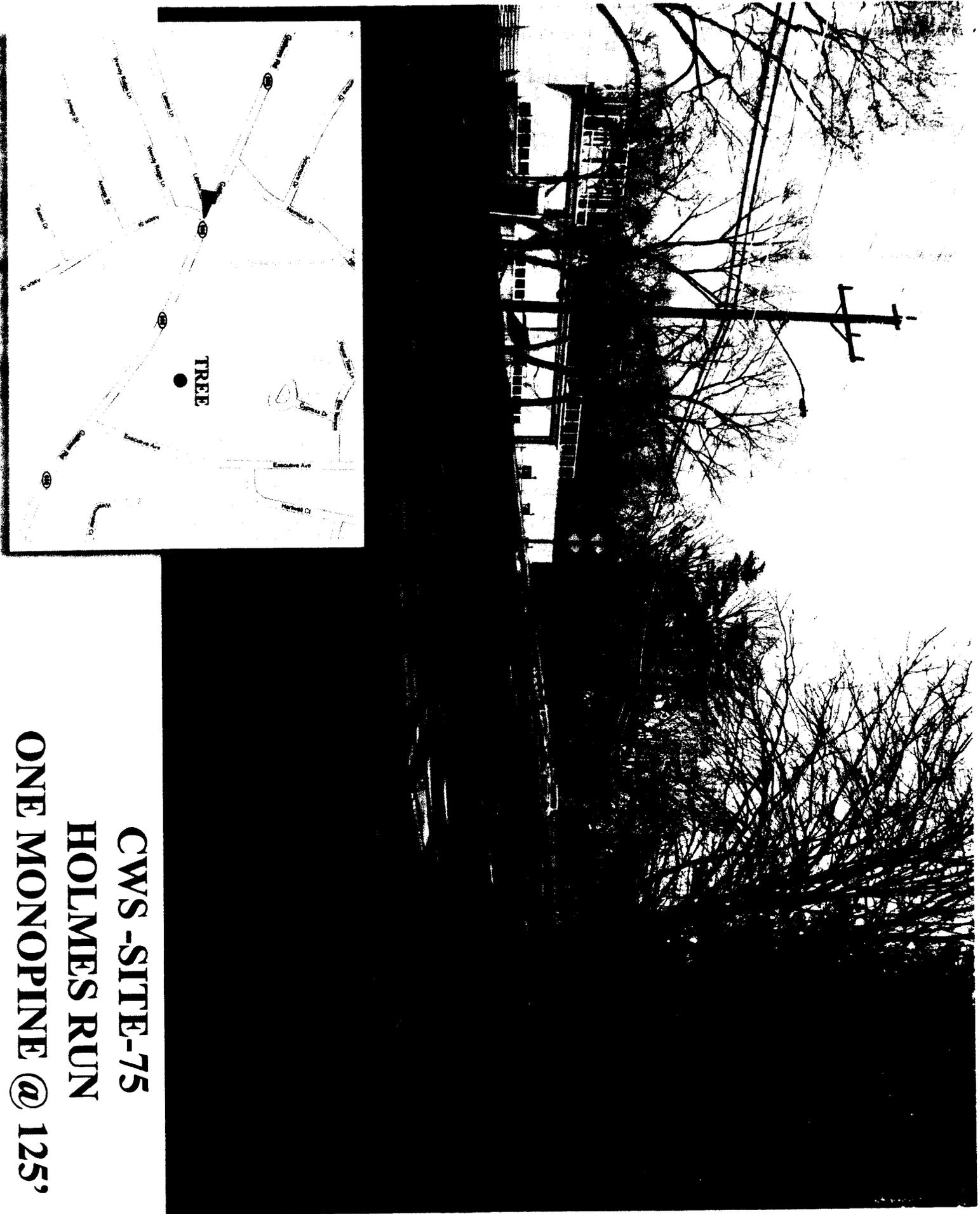
**CWS -SITE-75
HOLMES RUN
ONE MONOPINE @ 125'**



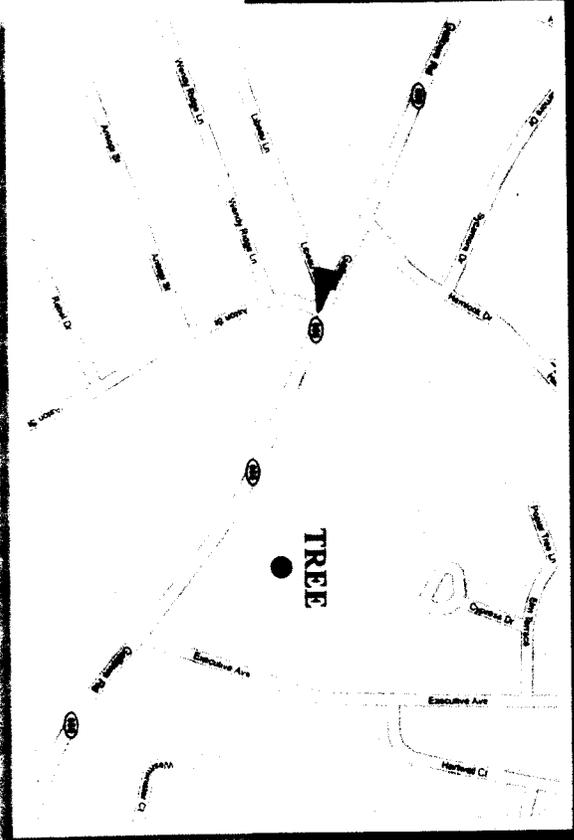
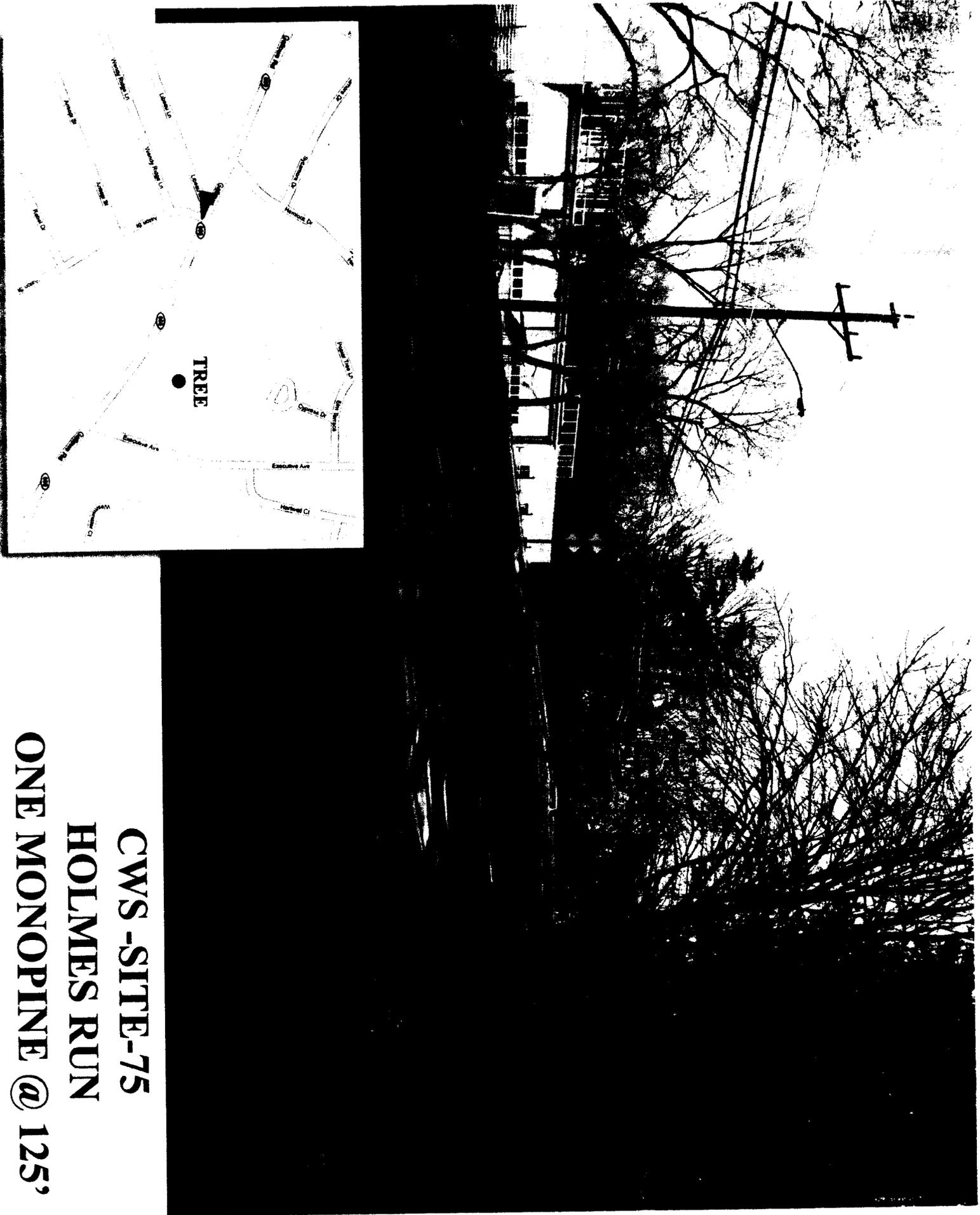
CWS -SITE-75
HOLMES RUN
ONE MONOPINE @ 125'



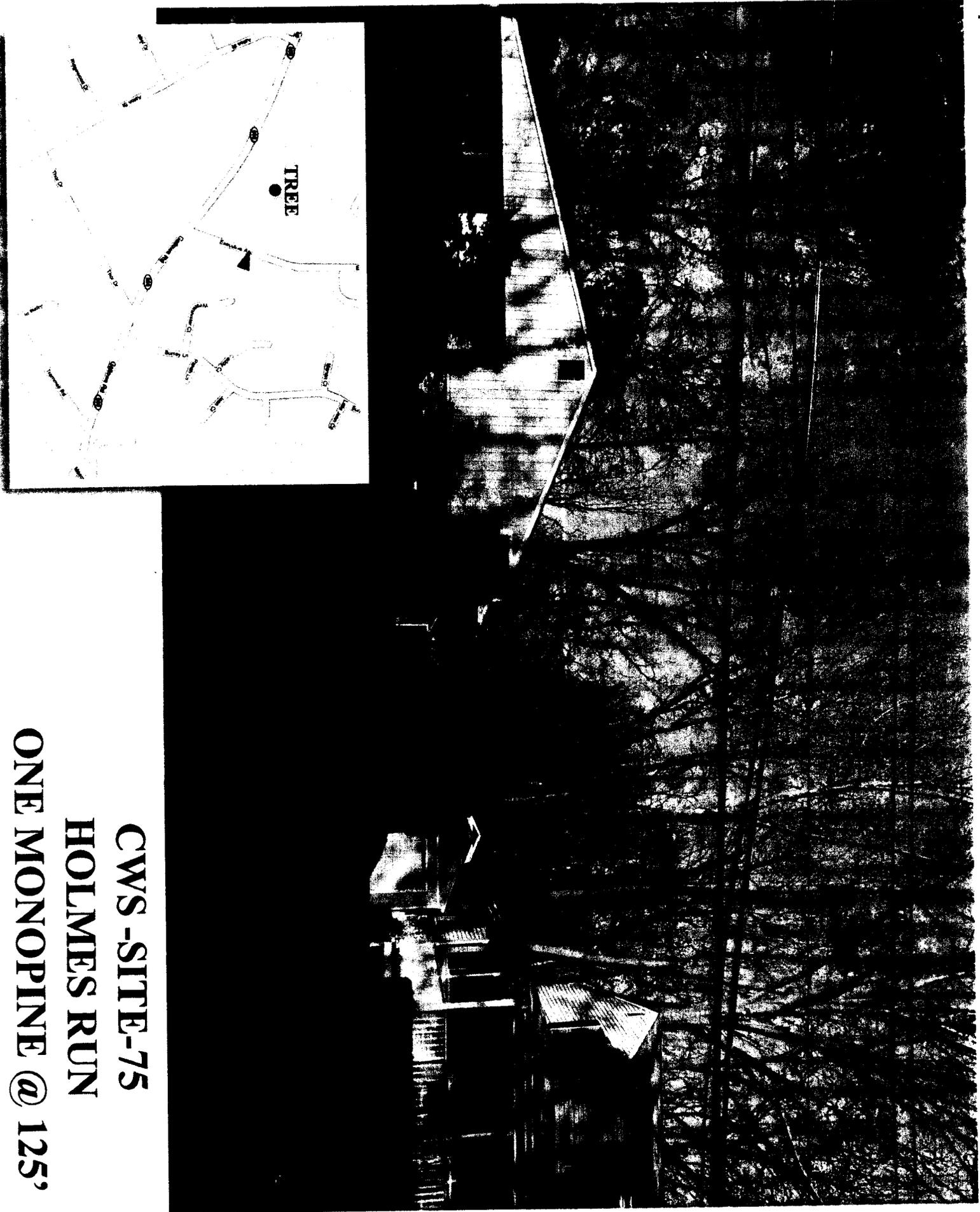
**CWS -SITE-75
HOLMES RUN
ONE MONOPINE @ 125'**



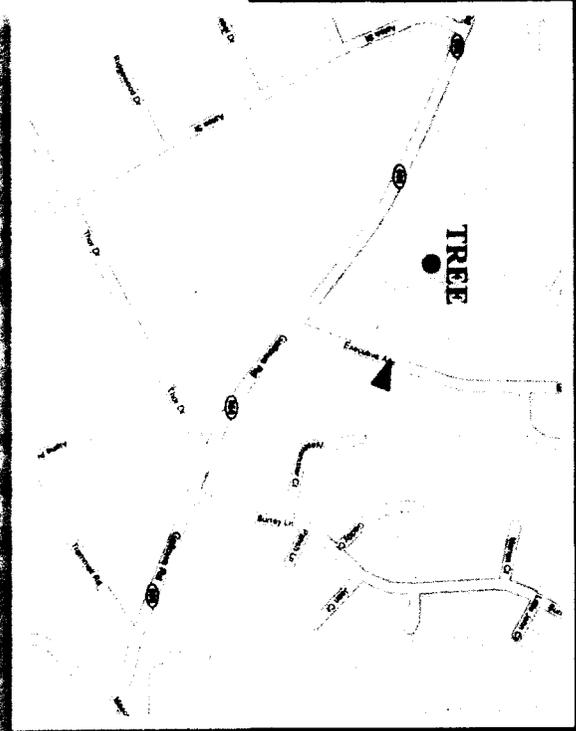
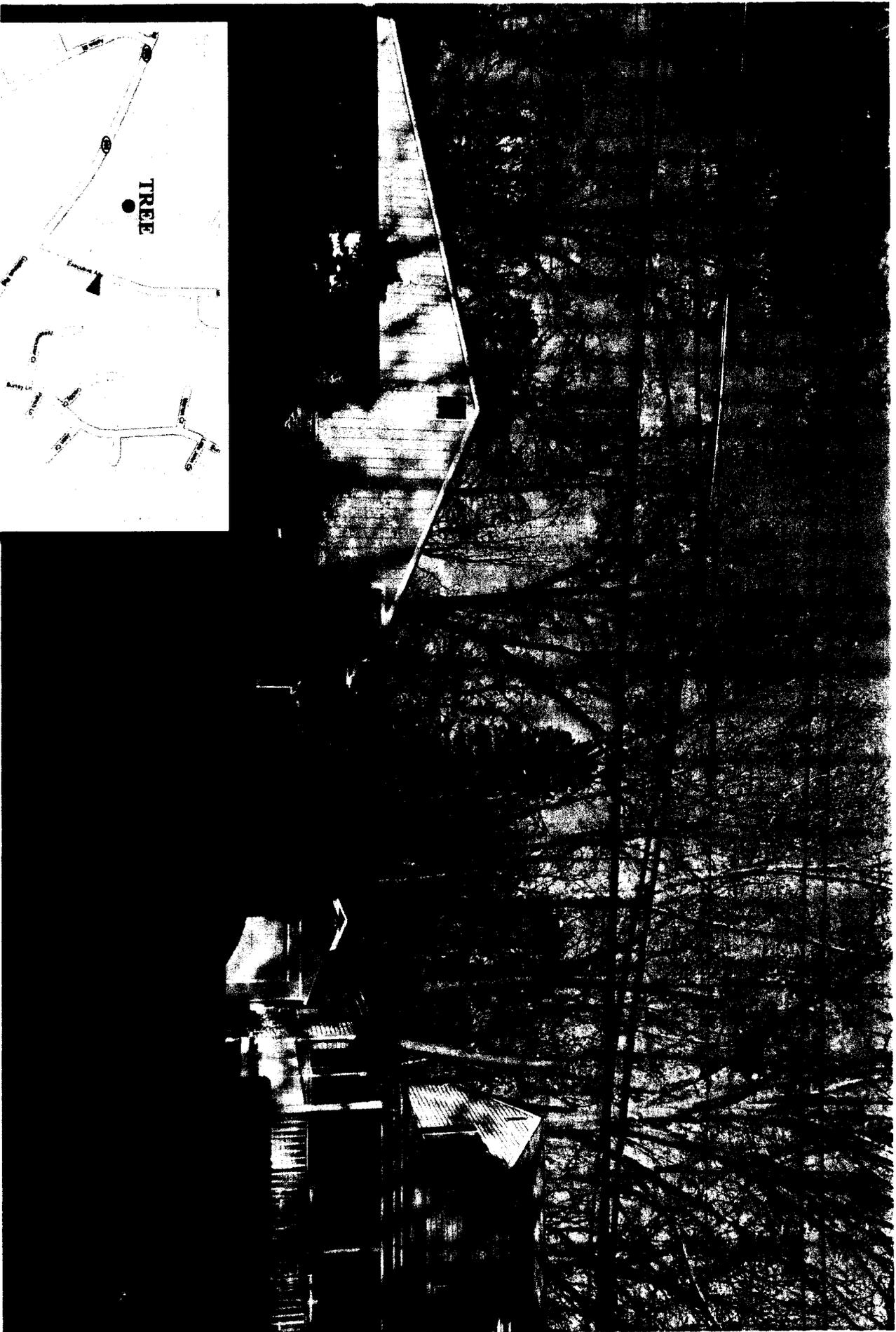
CWS -SITE-75
HOLMES RUN
ONE MONOPINE @ 125'



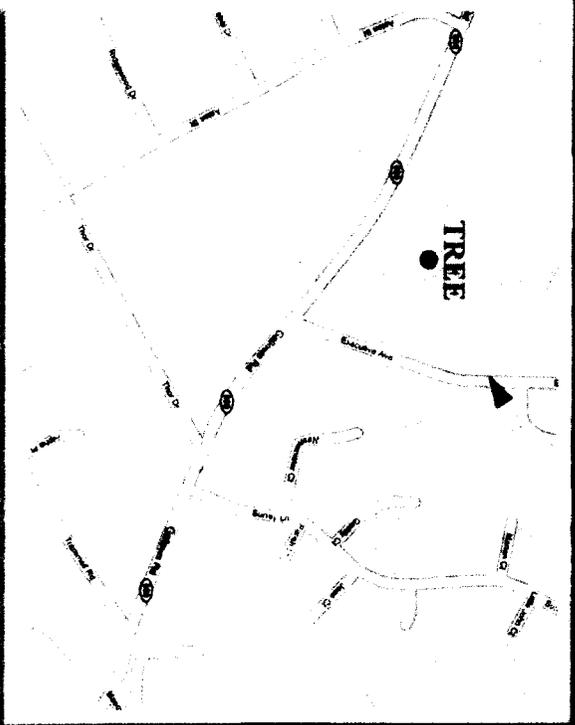
CWS-SITTE-75
HOLMES RUN
ONE MONOPINE @ 125'



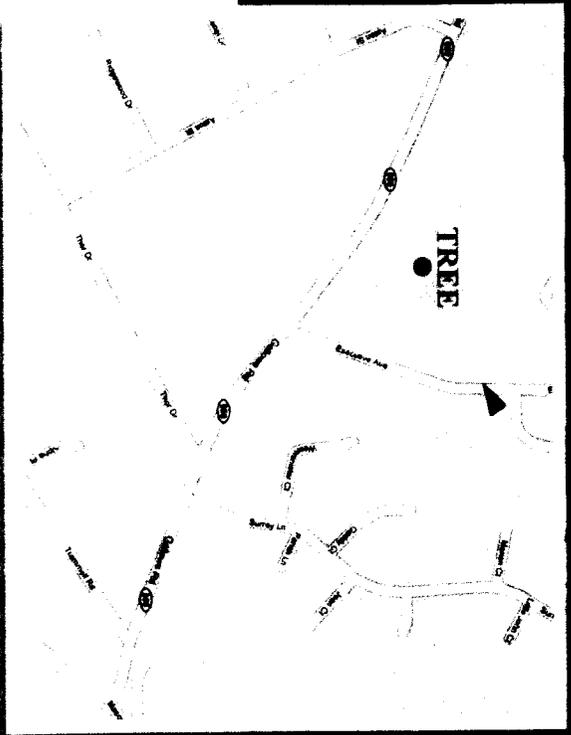
**CWS -SITE-75
HOLMES RUN
ONE MONOPINE @ 125'**



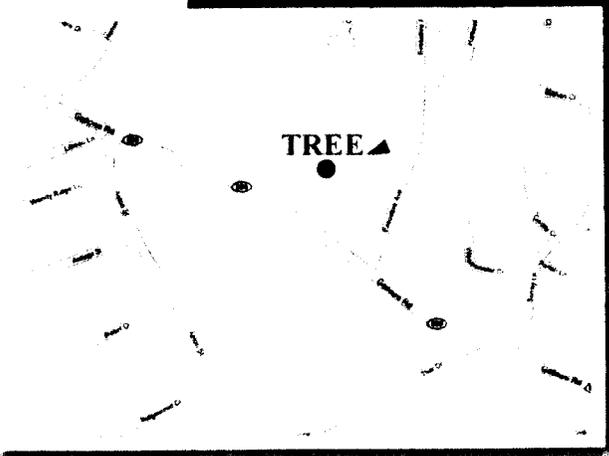
**CWS -SITE-75
HOLMES RUN
ONE MONOPINE @ 125'**



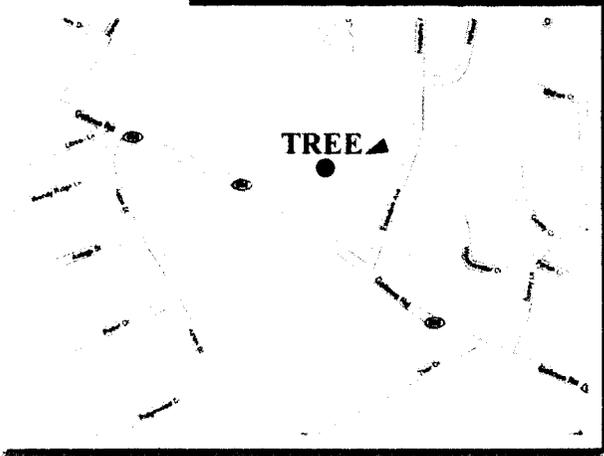
**CWS -SITE-75
HOLMIES RUN
ONE MONOPINE @ 125'**



CWS -SITE-75
HOLMIES RUN
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HOLMES RUN
ONE MONOPINE @ 125'**