



APPLICATION ACCEPTED: July 6, 2007
PLANNING COMMISSION: July 29, 2009
BOARD OF SUPERVISORS: not scheduled

County of Fairfax, Virginia

July 23, 2009

STAFF REPORT ADDENDUM I

APPLICATIONS SE 2007-SP-022 & 2232-S07-3

SPRINGFIELD DISTRICT

APPLICANT: Trustees of the Sydenstricker United Methodist Church & T-Mobile Northeast LLC

ZONING: R-1

PARCELS: 89-3 ((1)) 14 and 15

ACREAGE: 4.98 acres

FAR: 0.08

PLAN MAP: Residential use at 2-3 dwelling units per acre

SE CATEGORY: Category 3; Church with a child care center/ nursery school
Category 1: Mobile & land based telecommunication facilities

PROPOSAL: Approval of a special exception to permit a church with 300 seats with a child care center/nursery school with 99 students and a 90 foot tall telecommunications facility (flagpole-style monopole). *Replaces a special permit approved for the church and child care center/nursery school, no changes proposed to those facilities.*

Concurrent 2232 review of a 90 foot tall flagpole-style monopole

Tracy Strunk

STAFF RECOMMENDATIONS:

Staff concludes that the subject proposal, as amended July 22, 2009, by T-Mobile Northeast LLC / Trustees of Sydenstricker United Methodist Church for a telecommunications facility at Sydenstricker United Methodist Church located at 7230 Sydenstricker Road / 8500 Hooes Road, satisfies the criteria of location, character, and extent as specified in Va. Code Sec. 15.2-2232, as amended. Therefore, staff recommends that the Planning Commission find that Application 2232-S07-3, as amended, is substantially in accord with the provisions of the adopted Comprehensive Plan.

Staff recommends approval of SE 2007-SP-022, subject to the proposed development conditions in Attachment 1.

Staff recommends approval of a modification of transitional screening requirements to that shown on the SE Plat.

Staff recommends approval of a waiver of barrier requirements.

Staff recommends approval of a modification of fence height to allow a total height of 8.5 feet, as shown on the SE Plat.

It should be noted that it is not the intent of the staff to recommend that the Board, in adopting any conditions, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards; and that, should this application be approved, such approval does not interfere with, abrogate or annul any easements, 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 recommendation of staff; it does not reflect the position of the Board of Supervisors.

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 TTY 711 (Virginia Relay Center).

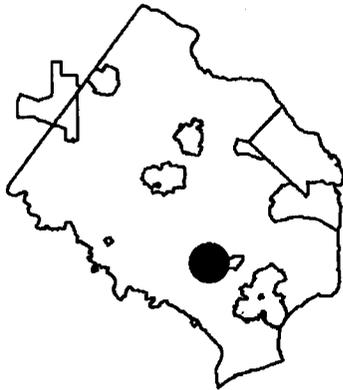
N:\Sydenstricker T Mobile SE 2007-SP-022\SE 2007-SP-022 ADDENDUM.doc



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).

Special Exception

SE 2007-SP-022

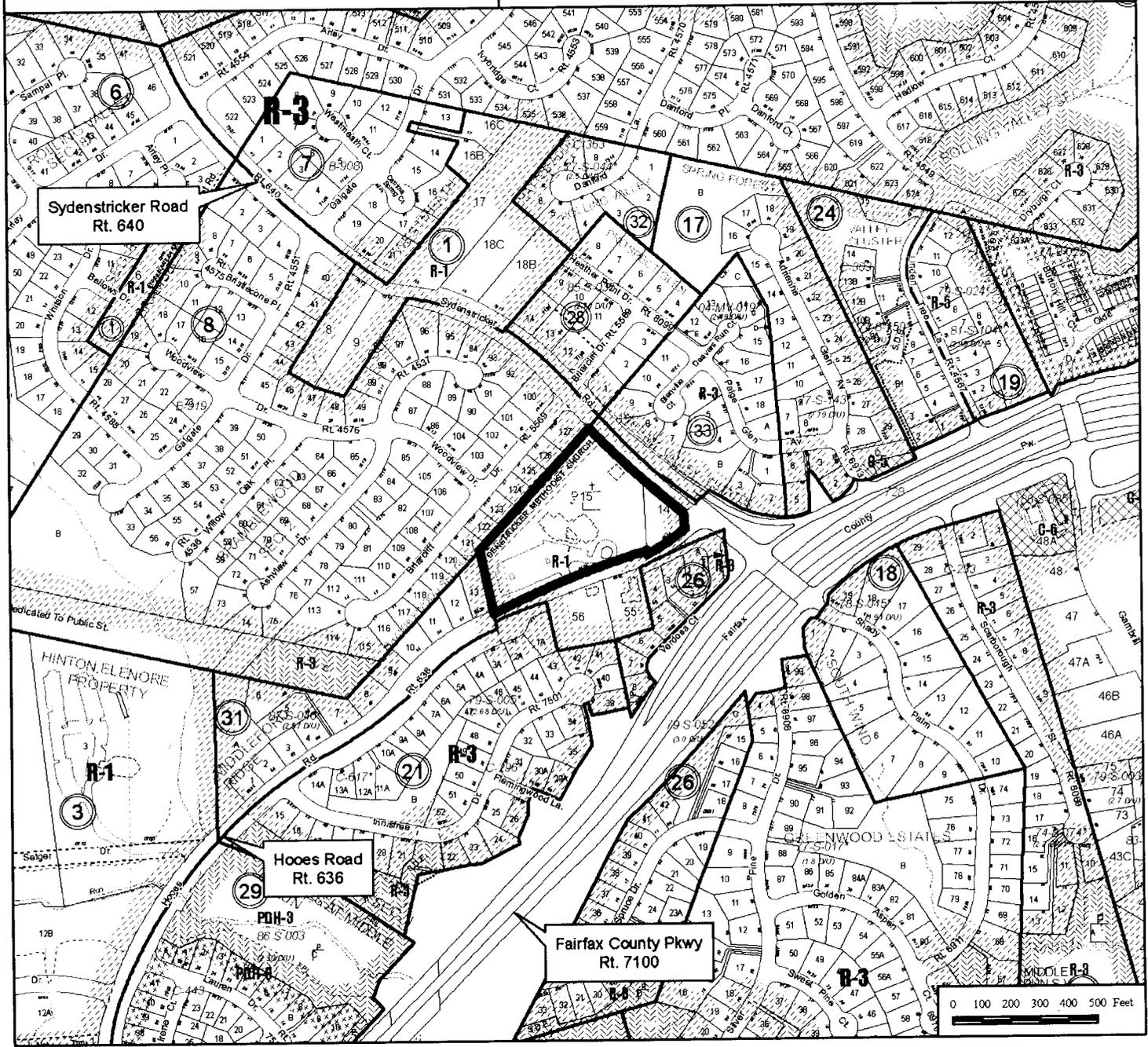


Applicant: TRUSTEES OF THE SYDENSTRICKER UNITED METHODIST CHURCH & T-MOBILE NORTHEAST LLC

Accepted: 07/06/2007
Proposed: CHURCH WITH NURSERY SCHOOL, CHILD CARE CENTER AND TELECOMMUNICATION FACILITY

Area: 4.98 AC OF LAND; DISTRICT - SPRINGFIELD

Zoning Dist Sect: 03-0104
Art 9 Group and Use: 1-08 3-15
Located: 7230 SYDENSTRICKER ROAD AND 8500 HOOES ROAD
Zoning: R-1
Plan Area: 3,
Overlay Dist:
Map Ref Num: 089-3- /01/ /0014 /01/ /0015



BACKGROUND

As laid out in the staff report published June 24, 2009, the applicant was requesting approval of a special exception to replace an existing special permit (approved for a church with a child care center/nursery school) to continue the church and child care center/nursery school use with no changes, and to add a telecommunications facility consisting of a 100 foot tall flagpole-style monopole (with a flag, to be illuminated at night) with three internal antenna at 95 feet, and locations for two additional carriers at lower heights. Concurrent 2232 review for the telecommunications facility was also requested.

In the staff report, staff recommended denial of both applications as submitted. The staff report noted that, while the site might be appropriate for a shorter facility, staff could not support the request for a 100 foot tall flagpole. In staff's opinion, the site does not have enough tall vegetation to mitigate the visual impact of a 100 foot tall flagpole (with a large flag – 12 feet by 18 feet) and from the residential neighborhood across Sydenstricker Road, the proposed pole would be extremely visible as a solitary object.

DISCUSSION

Since the publication of the staff report, the applicant has done further analysis of the site and has provided a revised SE Plat and 2232 request, reducing the proposed height of the pole to 90 feet. At this height, the applicant has indicated that two additional antenna arrays could be provided at lower heights. No changes are proposed to the church or child care center/nursery school use from what was laid out in the original staff report (which proposed no changes to the current operations). A copy of the revised plat and supporting documentation can be found in Attachment 2 of this staff report. No changes are proposed to the development conditions from those found in the original staff report, other than to change the proposed height of the pole from 100 feet to 90 feet and to reference the new SE Plat date.

Conformance with the Comprehensive Plan (Attachment 2)

Va. Code Sec. 15.2-2232, as amended, requires the Planning Commission to determine if the general location or approximate location, character, and extent of the proposed facility are substantially in accord with the adopted Comprehensive Plan. As noted, staff found that the proposal as laid out in the initial staff report did not meet these criteria.

Location

With the amended application, the location of the proposed telecommunications facility has not changed. As such, existing trees on the subject property will provide a suitable buffer for residential properties to the northwest, west, southwest, and south, and for two historic sites across Hooes Road to the south. Staff believes that these existing trees will also provide a visual screen and backdrop to effectively mitigate the visual impact of the proposed 90' tall flagpole on the residential neighborhood across Sydenstricker Road. Therefore, staff believes that the location for the proposed 90' flagpole, as amended, conforms with Plan recommendations to locate a new telecommunications structure on

property that provides the greatest opportunity to conceal it and minimize its visual impact on residential properties and historic sites in the surrounding areas.

Character

Based on observations from a January 2009 height test, staff believed that the then-proposed 100' tall flagpole would be well screened from residential areas to the northwest, west, southwest and south, and that views of and vistas from the historically significant Sydenstricker Methodist Chapel and the Upper Pohick Community Hall would not be impaired or diminished by the pole because of the effective screening provided by existing trees on the subject property. On the other hand, staff concluded that the then-proposed 100' flagpole would be solitary and prominent when viewed from the residential neighborhood across Sydenstricker Road. Based on the subject amended application, staff believes that the proposed 90' tall flagpole, although still solitary, will bear a closer visual relationship to the existing backdrop trees, and thus should be less prominent and have less visual impact on the residential area across Sydenstricker Road to the north and northeast. In addition, at its proposed 90' height, the flagpole's design will be more similar to a typical flagpole feature, consistent with Plan objectives. Likewise, based on the subject amended application, staff believes that the proposed 90' flagpole will still have no significant adverse visual impact on either historically significant site, or on residential areas to the northwest, west, southwest and south. By viewing the applicant's photographic simulations (see Attachment 2) included in the amended application for the proposed 90' flagpole, as well as staff photographs taken during the height test, staff believes that the telecommunications facility now proposed under the amended application—including a 90' tall flagpole—conforms with Plan recommendations to minimize impacts on the character of surrounding areas.

Extent

T-Mobile states that the flagpole was designed to provide coverage along the Fairfax County Parkway, as well as to meet Plan guidelines to provide colocation opportunities for other service providers. Two additional sites continue to be provided at the lower height. Staff's evaluation of the subject proposal must balance those factors against Plan recommendations to minimize the proposed facility's visual impact on surrounding properties. As discussed above, staff believes that the proposed facility, as amended, will have minimal impact on the surrounding areas. Thus, in staff's opinion, the proposed 90' flagpole conforms with Plan guidelines for colocation potential. The proposed structure is designed to resemble a flagpole, and the proposed height of 90' is consistent with other flagpole monopoles that have been approved and constructed in Fairfax County, including the 88' tall flagpole monopole at the Pohick Fire Station on Maritime Lane near the Fairfax County Parkway about one mile to the southwest. Therefore, it is the opinion of staff that the extent of the proposed facility, as amended, is substantially in accord with the Plan.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

Staff concludes that the subject proposal, as amended July 22, 2009, by T-Mobile Northeast LLC / Trustees of Sydenstricker United Methodist Church for a telecommunications facility at Sydenstricker United Methodist Church located at 7230 Sydenstricker Road / 8500 Hooes Road, satisfies the criteria of location, character, and extent as specified in Va. Code Sec. 15.2-2232, as amended.

As relates to the applicant's request for approval to replace an existing special permit for a church and child care / nursery school with a special exception for the same uses and to add a telecommunication facility as described herein, with the reduced height (from the previously request of 100 feet to the current request of 90 feet), staff believes that the existing vegetation on the site adequately mitigates the visual impact of the facility. Therefore, staff finds that the proposed use is in conformance with the Comprehensive Plan.

Recommendations

Staff recommends that the Planning Commission find that Application 2232-S07-3, as amended, is substantially in accord with the provisions of the adopted Comprehensive Plan.

Staff recommends approval of SE 2007-SP-022, subject to the proposed development conditions in Attachment 1.

Staff recommends approval of a modification of transitional screening requirements to that shown on the SE Plat.

Staff recommends approval of a waiver of barrier requirements.

Staff recommends approval of a modification of fence height to allow a total height of 8.5 feet, as shown on the SE Plat.

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 recommendations of staff; it does not reflect the position of the Board of Supervisors.

ATTACHMENTS

1. Proposed Development Conditions
2. 2232 Report Addendum

PROPOSED DEVELOPMENT CONDITIONS

SE 2007-SP-022

July 23, 2009

If it is the intent of the Board of Supervisors to approve SE 2007-SP-022, located at 7230 Sydenstricker Road and 8500 Hooes Road, Tax Map 89-3 ((1)) 14 and 15, for a church with a nursery school and child care center and a telecommunications facility (90 ft tall flagpole), pursuant to Sect. 3-104 of the Fairfax County Zoning Ordinance, the staff recommends that the Board condition the approval by requiring conformance with the following development conditions, which supersede all previously approved conditions (conditions carried forward from SPA 78-S-264-5 are marked with an asterisk):

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, consisting of 12 sheets, entitled "Sydenstricker - Springfield" prepared by Entrex Communications Services, Inc., and dated May 5, 2004, as revised through July 16, 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. The maximum seating capacity for the main place of worship shall be limited to 300 seats. *
5. The hours of operation for the nursery school/child care program shall be limited to 8:30 a.m. to 4:00 p.m., Monday through Friday. *
6. The combined maximum daily enrollment of the nursery school and child care program shall be ninety-nine (99). *
7. Parking shall be provided as shown on the SE Plat. Prior to approval of a Non-residential Use Permit for more than 89 children in the child care center / nursery school (combined) a shared parking agreement shall be approved between the church and the child care center / nursery school.

8. There shall be no church parking in the driveway adjacent to the structures used for the Sunday school rooms. The driveway shall be for the use of the parsonage only. *
9. All signs on the property shall conform with Article 12 of the Zoning Ordinance. *
10. The applicant shall take all necessary actions to correct any drainage deficiencies on site, as determined by the Director of the Department of Public Works and Environmental Services (DPWES). There shall be no exacerbation of off-site runoff of stormwater associated with the use on the site. *
11. Routine maintenance shall be performed on the existing drainage and detention facilities as follows: Sediment and debris shall be cleared from the six foot swale behind Lot 122 leading to the detention pond and; weeds shall be cut (and cuttings removed) from the pond between Lots 123 and 124. This maintenance function shall be performed as often as required in order to minimize the off site drainage impact, and at least annually. *
12. Prior to the issuance of a Non-RUP, a concrete loading pad and any easements necessary to allow public access and construction of a shelter by others shall be provided at the western bus stop on Hooes Road, or a bench shall be provided at the eastern bus stop on Hooes Road.
13. A CG-11 entrance shall be constructed for the gravel entrance to the telecommunications facility compound, to VDOT standards.
14. The applicant shall conform strictly to the limits of clearing and grading as shown on the SE Plat, subject to the installation of utilities and/or trails as determined necessary by the Director of DPWES. If it is determined necessary to install utilities and/or trails within of the limits of clearing and grading as shown on the SE Plat, they shall be located in the least disruptive manner necessary as determined by UFM. A replanting plan shall be developed and implemented, subject to approval by UFM, for any areas within the limits of clearing and grading that must be disturbed.
15. If waivers for stormwater management and best management practices are not granted, a special exception amendment shall be required to provide such facilities on the site.
16. The telecommunications facility shall be a maximum of 90 feet in height, as shown on the SE Plat.
17. No signals, lights or illumination shall be permitted on the flagpole unless required by the Federal Communications Commission, the Federal Aviation Administration or the County. This shall not prohibit the lighting of the flag at night, in accordance with protocol, as provided for on the SE Plat.

18. All antennas and related equipment cabinets or structures shall be removed within 120 days after such antennas or related equipment cabinets or structures are no longer in use.
19. Prior to the issuance of any land disturbing permits for the telecommunications facility, the Virginia Department of Historic Resources (VDHR) shall be contacted to revise the Sec.106 of the National Historic Preservation Act of 1966, as amended, review. If, due to the revision, any findings of adverse effect are made, those effects shall be mitigated to the satisfaction of VDHR, which may require a special exception amendment.

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 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.



County of Fairfax, Virginia

MEMORANDUM

DATE: July 23, 2009

TO: Regina C. Coyle, Director
Zoning Evaluation Division

FROM: David B. Marshall, Chief 
Facilities Planning Branch, Planning Division

SUBJECT: Section 15.2-2232 Review
Addendum to Application 2232-S07-3 (concurrent with SE 2007-SP-022)
Applicant: T-Mobile Northeast LLC/Trustees of Sydenstricker UM Church
Subject Property: Tax Map 89-3 ((1)) 14, 15

BACKGROUND

As described in Application 2232-S07-3 (revised through May 11, 2009) and shown on drawings entitled "WAC158, Sydenstricker-Springfield, 8500 Hooes Road, Springfield, VA 22153" (revised May 19, 2009), the applicant proposed a telecommunications facility, consisting of a 100' tall monopole (designed to resemble a "flagpole") and associated equipment, for the eastern portion of the Sydenstricker United Methodist Church at 7320 Sydenstricker Road / 8500 Hooes Road. The subject application is concurrent with Special Exception SE 2007-SP-022. Based on its belief that the proposal was not substantially in accord with provisions of the adopted Comprehensive Plan, staff recommended that the Planning Commission deny Application 2232-S07-3. A Planning Commission public hearing was scheduled for July 9, 2009. However, at the request of the applicant, the Planning Commission deferred the public hearing to allow the applicant time to address staff's concerns regarding visual impact.

AMENDED APPLICATION

Attachment 1

The applicant submitted to DPZ a revised application, dated July 22, 2009, and revised drawings entitled "WAC158, Sydenstricker-Springfield, 8500 Hooes Road, Springfield, VA 22153" (revised July 16, 2009) to amend Application 2232-S07-3 in order to address staff's concerns. The amended application proposes the following (all dimensions and areas are approximate):

Location: no change.

Structure: 90' tall x 3'-6" base diameter x 2'-3" top diameter; no change to other features.

Antennas: antennas mounted inside 90' flagpole (concealed from view) at 85' above grade at antenna centerline (90' above grade at antenna top); no change to other features.

Equipment, Compound, Screen wall, Access, Operations, Service Area: no change.

Department of Planning and Zoning
Planning Division
12055 Government Center Parkway, Suite 730
Fairfax, Virginia 22035-5509
Phone 703-324-1380
Fax 703-324-3056
www.fairfaxcounty.gov/dpz/



CONFORMANCE WITH THE COMPREHENSIVE PLAN

Attachment 2

Va. Code Sec. 15.2-2232, as amended, requires the Planning Commission to determine whether the general location or approximate location, character, and extent of the proposed facility are substantially in accord with the adopted Comprehensive Plan:

Location

Under this amended application the location of the proposed telecommunications facility on the eastern portion of the subject church site has not changed. As such, existing trees on the subject property will provide a suitable buffer for residential properties to the northwest, west, southwest, and south, and for two historic sites across Hooes Road to the south. As discussed below, staff believes that existing trees on the subject property near the flagpole location also will provide a visual screen and backdrop to effectively mitigate the visual impact of the proposed 90' tall flagpole on the residential neighborhood across Sydenstricker Road. Therefore, staff believes that the location for the proposed 90' flagpole, as amended, conforms with Plan recommendations to locate a new telecommunications structure on property that provides the greatest opportunity to conceal it and minimize its visual impact on residential properties and historic sites in the surrounding areas.

Character

Based on its observations during the January 2009 height test, staff believed that the then-proposed 100' tall flagpole would be well screened from residential areas to the northwest, west, southwest, and south. Staff also believed that views of and vistas from the historically significant Sydenstricker Methodist Chapel and the Upper Pohick Community Hall would not be impaired or diminished by the then-proposed 100' flagpole because of the effective screening provided by existing trees on the subject property, in support of Plan guidelines. On the other hand, staff concluded that the then-proposed 100' flagpole would be solitary and prominent when viewed from the residential neighborhood across Sydenstricker Road. Based on the subject amended application, staff believes that the proposed 90' tall flagpole, although still solitary, will bear a closer visual relationship to the existing backdrop trees, and thus should be less prominent and have less visual impact on the residential area across Sydenstricker Road to the north and northeast. In addition, at its proposed 90' height, the flagpole's design will be more similar to a typical flagpole feature, consistent with Plan objectives. Likewise, based on the subject amended application, staff believes that the proposed 90' flagpole will still have no significant adverse visual impact on either historically significant site, or on residential areas to the northwest, west, southwest, and south. By viewing the applicant's photographic simulations included in the amended application for the proposed 90' flagpole, as well as staff photographs taken during the height test, staff believes that the telecommunications facility now proposed under the amended application—including a 90' tall flagpole—conforms with Plan recommendations to minimize impacts on the character of surrounding areas.

Extent

T-Mobile states that the flagpole was designed to provide coverage along the Fairfax County Parkway, as well as to meet Plan guidelines to provide colocation opportunities for other service providers. Staff's evaluation of the subject proposal must balance those factors against Plan

Regina C. Coyle

Addendum to 2232-S07-3 (concurrent with SE 2007-SP-022)

Page 3 of 3

recommendations to minimize the proposed facility's visual impact on surrounding properties. As discussed above, staff believes that the proposed facility, as amended, will have minimal impact on the surrounding areas. Thus, in staff's opinion, the proposed 90' flagpole conforms with Plan guidelines for colocation potential. The proposed structure is designed to resemble a flagpole, and the proposed height of 90' is consistent with other flagpole monopoles that have been approved and constructed in Fairfax County, including the 88' tall flagpole monopole at the Pohick Fire Station on Maritime Lane near the Fairfax County Parkway about one mile to the southwest. Therefore, it is the opinion of staff that the extent of the proposed facility, as amended, is substantially in accord with the Plan.

CONCLUSION AND RECOMMENDATIONS

Staff concludes that the subject proposal, as amended July 22, 2009, by T-Mobile Northeast LLC / Trustees of Sydenstricker United Methodist Church for a telecommunications facility at Sydenstricker United Methodist Church located at 7230 Sydenstricker Road / 8500 Hooes Road, satisfies the criteria of location, character, and extent as specified in Va. Code Sec. 15.2-2232, as amended. Staff therefore recommends that the Planning Commission find the subject Application 2232-S07-3, as amended, substantially in accord with provisions of the adopted Comprehensive Plan.

DBM/DSJ

Attachments (2)

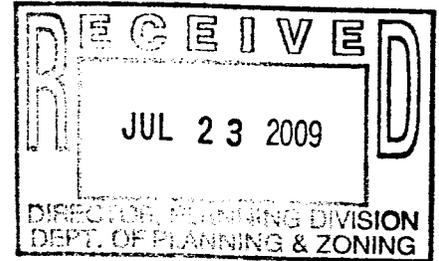
COUNTY OF FAIRFAX, VIRGINIA
APPLICATION FOR DETERMINATION
PURSUANT TO
SECTION 15.2-2232 OF THE CODE OF VIRGINIA

Application Number: 2232-S07-3
(assigned by staff)

The application contains three parts: I. Application Summary; II. Statement of Justification; and I Telecommunication Proposal Details. Please do not staple, bind or hole-punch this application. Please provide at least one copy of all pages, including maps and drawings, on 8.5 x 11 inch paper.

(Please Type or Print All Requested Information)

PART I: APPLICATION SUMMARY



ADDRESS OF PROPOSED USE

Street Address 7320 Sydenstricker Road and 8500 Hoes Road
City/Town Springfield Zip Code 22158 / 22153

APPLICANT(S)

Name of Applicant T-Mobile Northeast, LLC/Trustees of Sydenstricker UMC
Street Address 12050 Baltimore Avenue
City/Town Beltsville State MD Zip Code 20705
Telephone Number: Work (240) 264-8600 Fax ()
E-mail Address ed.donohue@donohueblue.com
Name of Applicant's Agent/Contact (if applicable) Edward L. Donohue
Agent's Street Address 801 North Fairfax Street, Suite 209
City/Town Alexandria State VA Zip Code 22314
Telephone: Work (703) 549-1123 Fax () 703-549-5385

2032-507-3

PROPOSED USE

Street Address 7320 Sydenstricker Road and 8500 Hooes Road

Fairfax Co. Tax Map and Parcel Number(s) 89-3-1-14 and 89-3-1-15

Brief Description of Proposed Use _____

Construction of 90' flagpole communications facility with an adjacent 600 square ft. communications equipment compound; includes space to accommodate two additional carriers

Total Area of Subject Parcel(s) 4.9822 acres (acres or square feet)

Portion of Site Occupied by Proposed Use 2,158 square feet (acres or square feet)

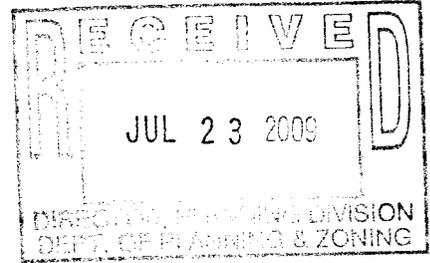
Fairfax County Supervisor District Springfield

Planned Use of Subject Property (according to Fairfax County Comprehensive Plan)
Church with Nursery School/Day Care with telecommunications facility

Zoning of Subject Property R-1

List all applicable Proffer Conditions, Development Plans, Special Exceptions, Special Permits or Variances previously approved and related to this site

S-264-78



PROPERTY OWNER(S) OF RECORD

Owner Trustees of Sydenstricker United Methodist Church

Street Address 8500 Hooes Road

City/Town Springfield State VA Zip Code 22153

PART II, entitled "Statement of Justification," pages 4 through 6, shall be completed by all applicants and included as part of the application. **PART III**, entitled "Telecommunication Proposal Details," pages 7 through 9, also shall be completed and included for all proposed telecommunication uses.

Name of Applicant or Agent Edward L. Donohue

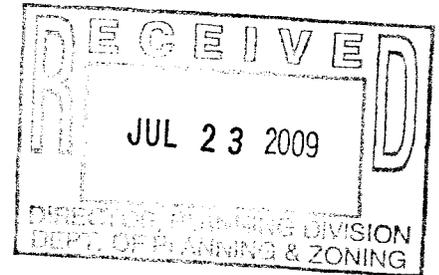
Signature of Applicant or Agent *Edward L. Donohue*

Date May 5, 2009/ Revised July 22, 2009

Please do not staple, bind or hole-punch this application. Please provide at least one copy of all pages, including maps and drawings, on 8.5 x 11 inch paper.

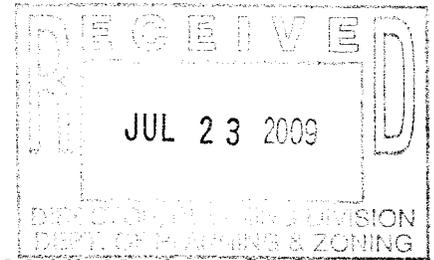
Submit completed application to:

**Fairfax County
Department of Planning and Zoning, Planning Division
Herrity Building
12055 Government Center Parkway, Suite 730
Fairfax, Virginia 22035**



<p>FOR STAFF USE ONLY</p> <p>AMENDED Date application received: <u>7/23/09</u></p> <p>By: <u><i>DSJ</i></u></p> <p>Additional information requested to complete application:</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>AMENDED Date application accepted: <u>7/23/09</u></p> <p>By: <u><i>DSJ</i></u></p>

2232-507-3



PART II: STATEMENT OF JUSTIFICATION (Revised July 22, 2009)

Property: Sydenstricker United Methodist Church
Applicant: T-Mobile Northeast LLC

The Trustees of Sydenstricker United Methodist Church (the “Church”) and T-Mobile Northeast, LLC, (“Applicant”), hereby files this Special Exception Application for a 90 ft flagpole communications facility to be located on the property of the Sydenstricker United Methodist Church (the “Property”). The Property is currently operating under a Special Permit for a Church and Educational Unit, SP-78-S-264-5. Staff has recommended that rather than file an amendment to the Special Permit to allow the placement of the communications facility on the Property and a Special Exception Application for the construction of the communications facility, the Applicant may file a Special Exception Application covering the existing use as well as the addition of the communications facility. In essence, the existing Special Permit for the Property, as it has been amended, will be replaced with a new Special Exception for the underlying use, a Place of Worship with Child Care Center, in its current as built condition, as well as for the proposed communications facility proposed for the Property.

1. The Property

The Property is located at 7230 Sydenstricker Road and 8500 Hooes Road, Springfield and consists of two parcels with a total area of 4.9822 acres. The Property is located in the Springfield magisterial district, on the district boundary line between the Springfield and Mount Vernon Magisterial Districts and is zoned R-1.

The Property is currently developed with a church and occupied by the Sydenstricker United Methodist Church. The Church is a place of worship and also a nursery school/child care center. The Church is equipped to seat a maximum capacity in the main place of worship of three hundred (300) seats. There are ninety-two (92) existing parking spaces dedicated to the Church use. The hours of operation for the nursery school/child care center are from 8:30 am to 4:00 pm, Monday through Friday. The number of employees is twenty-one (21). Since there are two nursery school/child care sessions each day, there will be adequate circulation within the parking lot.

2. Proposed Use

Applicant is submitting this application to construct a 90 ft flagpole type communications facility on the Property. The description of the communications facility is described on the Special Exception Plat entitled “Sydenstricker-Springfield, WAC 158 B” prepared by Entrex Communications Services, Inc. dated January 22, 2007 and as further revised as requested by staff. The only site modifications proposed for the Property are those required for the construction of the communications facility. No alterations to the main church buildings or additions to the enrollment for the nursery school/child care center are proposed.

The proposed communications facility is a passive facility and will not have employees or personnel, hours of operation or impacts on traffic. The communications facility will not create any noise, dust, fumes or vibrations. The impact of the current church use is well known and established and will not materially change.

The use proposed—Place of Worship with Child Care Center—is the current use established on the Property. No changes in the as-built condition of the Property or the use requirements or conditions are

proposed, except as are needed in conjunction with the communications facility and as shown on the Special Exception Plat.

Type of Operation: Place of Worship/Nursery School and Child Care Center (existing) and Mobile and Land Based Telecommunications Facility (proposed)

Hours of Operation: Place of Worship: 7:00 am to 4:00 pm on Sundays. The Church has various other activities that occur in the early evening various times during the week consistent with the provisions of the current Special Permit in place for this use.

Nursery School/Child Care Center: 8:30 am to 4:00 pm, Monday-Friday, which is consistent with the provisions of the current Special Permit in place for this use.

Mobile and Land Based Telecommunications Facility: continuous unmanned operation, 24/7.

Estimated Number of Patrons/Clients/ Pupils, etc:

Place of Worship: maximum of 300 seats, consistent with the provisions of the current Special Permit in place for this use.

Nursery School/Child Care Center: combined maximum daily 99 students, consistent with the provisions of the Special Permit in place for this use.

Mobile and Land Based Telecommunications Facility: no personnel on site; a technician will visit the communications facility once or twice per month to perform routine maintenance. Applicant will create one (1) parking space next to the flagpole communications facility for its use.

Estimate of Traffic Impact: The communications facility will add no significant traffic to the Property; it is estimated that a technician will visit the site once or twice per month, in an SUV type vehicle to perform routine maintenance. Traffic patterns of the existing church and nursery school/child care center will not change as no change is proposed in the current use and conditions of that use. The Nursery School/Child Care Center use has a maximum daily enrollment of 99 students, but there are two sessions per day, which ameliorates the traffic and parking impact of the use.

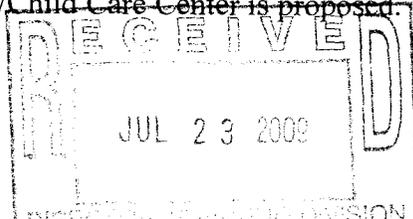
Vicinity of General Area to be Served:

Place of Worship: Springfield District and surrounding area generally.

Nursery School/Child Care Center: Springfield District and surrounding area generally

Mobile and Land Based Telecommunications Facility: Fairfax County Parkway (Route 7100) and the general area surrounding the Property, as more specifically shown on the maps submitted with this Special Exception Application.

Description of Building Façade/Architecture of Proposed New Building/Additions: No new construction as to the Place of Worship/Nursery School/Child Care Center is proposed. The proposed communications facility



will consist of a 90 ft flagpole with equipment compound as more specifically shown on the Special Exception Plat and photo simulations submitted with this Special Exception Application.

Other Submission Requirements: This application is consistent with all existing Special Permit conditions. It is intended to convert those conditions to a new Special Exception with the addition of a communications facility as permitted by Special Exception. Applicant is requesting a waiver of the vegetation portion of the transitional screening requirement. Applicant will screen the flagpole communications facility with an 8 ft high wooden fence. The fence will be surrounded on three (3) sides by a graduated brick wall. No other waivers or modifications of any ordinances, regulations or standards are requested at this time except for those, if any, which may have previously been approved for this Property.

Hazardous or Toxic Substances: No hazardous or toxic substances are generated, utilized, stored, treated or disposed of at the Property except for commonly used cleaning and maintenance products typically used by a church and/or child care facility.

3. Compliance with the Zoning Ordinance

Section 9-314 of the Zoning Ordinance permits an applicant to obtain approval of a Place of Worship/Nursery School/Child Care Center through either the Special Exception or Special Permit process. The applicable provision states:

Churches, chapels, temples, synagogues and other such places of worship with a child care center, nursery school or private school of general or special education may be approved as a special exception use in accordance with the provisions of this Part or as a special permit use in accordance with the provisions of Part 3 of Article 8. The choice of whether to file an application for a special permit or special exception shall be at the applicant's discretion. In either event, such use shall be subject to the additional standards set for the in Sections 309 and 310, above.

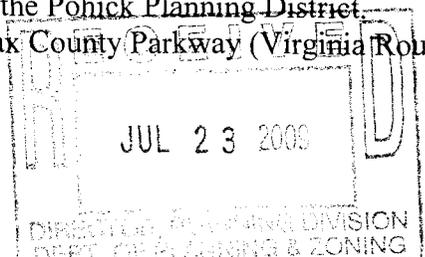
(Ordinance section 9-314)

Because this application does not contemplate a change to the enrollment of the school, nor will it affect the number of persons using the Church and contemplates a minor site addition, the concerns raised by the specific requirements of section 9-309 of the Ordinance are not implicated by this application. The existing enrollment, number of employees and hours of operation have previously been approved by an amendment to the existing Special Permit in SPA-78-S-264-5.

General Standard 1. The proposed use at the specific location shall be in harmony with the Comprehensive Plan (the "Plan").

The existing church use, combined with the proposed communications facility, is consistent with and furthers the goals of the Comprehensive Plan.

The Property is located in the Planning Area III in the P2 Main Branch Community Planning Sector of the Pohick Planning District. The area within the vicinity of the existing Church and proposed communications facility is stated to be one of the most intensively developed sectors within the Pohick Planning District. Sydenstricker Road, which borders the Property, is a 4 lane arterial. Fairfax County Parkway (Virginia Route



7100) is an 8 lane arterial. The instant proposal is consistent with and furthers the recommendations and goals of the Plan.

T-Mobile's analysis of its network indicates that there are significant coverage problems in the Sydenstricker area of Fairfax County. There is little to no coverage along the Fairfax County Parkway in the Sydenstricker area.

A flagpole communications facility is appropriate when located on residentially zoned property developed with an institutional structure, such as a church. The location of the communications facility on the Property is consistent with other types of properties which have erected flagpoles.

General Standard 2. The proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.

The Property is zoned R-1. Section 3-101 of the Ordinance states that the purpose and intent of the R-1 district is to provide single family detached dwellings and to allow other selected uses which are compatible with the low density residential character of the district. The existing church use, as previously approved by special permit, is entirely consistent with this standard. Applicant's proposal achieves this objective by proposing a structure, i.e. a flagpole communications facility, which is commonly located on church property, a use that is permitted by Special Exception in the R-1 district.

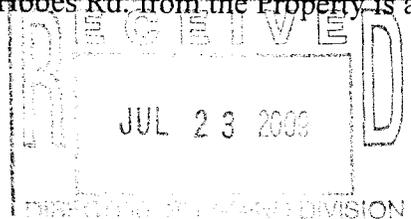
The proposed flagpole communications facility will not increase the density of or conflict with the low density character of the R-1 zoning district. The application at its proposed location meets or exceeds all yard requirements for the R-1 zone. No structure, including the flagpole communications facility, will be located closer than 37 ft to the front lot line, 45 ft from any side lot line or 69 ft from any rear lot line.

The flagpole communications facility does not conflict with and is a natural accessory structure of the Church with Day Care, a category 3 Special Exception Use in the R-1 district, and is permitted in the R-1 District by Special Exception. The minor site modification proposed by the addition of the flagpole communications facility is consistent with the intent of the Ordinance.

General Standard 3. The proposed use shall be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan. The location, size and height of buildings, structures, wall and fences and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof.

The existing Church is an established use and a well placed and appropriate development of land in the R-1 district. Adding the proposed flagpole communications facility is consistent with both the current use and context of the site.

Although the flagpole communications facility will be visible from properties located across Sydenstricker Rd., it is compatible with the church use and will not create an adverse visual impact. The proposed location of the flagpole communications facility will be visible by 4 to 5 residences located diagonally across Sydenstricker Rd. The property across Hooes Rd. from the Property is a VDOT parking lot; the property



immediately across Sydenstricker Rd. is a proposed housing development. Existing tall trees on the Property will screen the flagpole communications facility from the closest residences toward the rear and opposite side of the Property. The proposed flagpole communications facility is set back at least 225 ft from the closest residence and will be screened by tall trees and the Church. An 8 ft high wooden fence, screened by a graduated height brick retaining wall on 3 sides, will enclose the ancillary equipment structures.

A flagpole is a natural addition to a property developed with an institutional structure. Current and future owners of adjoining properties will be viewing a structure that is often found on institutional property. The ancillary equipment will not be visible and will not be accessible by the public.

The flagpole communications facility is a passive addition to the Property. No studies have been presented which demonstrate that the presence of a flagpole communications facility causes a negative impact on property values. In fact, evidence exists that communications facilities do not negatively impact property values.

General Standard 4. The proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood.

The traffic associated with the established church use will not change. The flagpole communications facility will not generate any regular pedestrian or vehicular traffic. A technician will visit the site once or twice per month for routine maintenance. These visits will occur during non peak traffic periods for the Church.

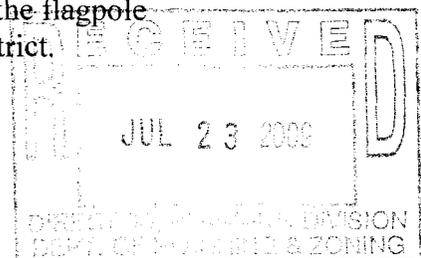
The proposed flagpole communications facility will have no impact as to traffic, noise, light pollution, air quality, water quality or radio frequency emissions on the adjoining properties or on or off site environmental features. The flagpole communications facility will only generate one or two vehicle trips per month to the Property; these trips will not occur during the Church's peak hours of use. The flagpole communications facility will operate continuously and automatically and will not require personnel on site or hours of attendance. It will operate twenty four (24) hours per day, three hundred and sixty five (365) days per year.

General Standard 5. In the addition to the standards which may be set forth in this Article for a particular category or use, the Board shall require landscaping and screening in accordance with the provisions of Article 13.

The Applicant submits that the screening and landscaping currently on the Property are appropriate and effective and that the addition of the flagpole communications facility is fully consistent with this level of buffer. Because the adjacent properties are either screened by existing tree cover, commercially used, or located across a 4 lane arterial road (Sydenstricker Rd.), the Transitional Screening and Barrier requirements of Section 13-300 of the Ordinance do not require additional screening. Furthermore, the design of the flagpole communications facility is consistent with the development of an institutional use in an R-1 district.

General Standard 6. Open space shall be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located.

The current used established on the Property, as modified by the addition of the flagpole communications facility, satisfies the open space requirement for the R-1 zoning district.



General Standard 7. Adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided. Parking and loading requirements shall be in accordance with the provisions of Article 11.

The facilities on site are sufficient to support the current use. There are adequate facilities serving the Property and the proposed flagpole communications facility does not burden the existing facilities. Applicant will be adding one parking space to support its use and more than adequate parking exists to support the established church use.

General Standard 8. Signs shall be regulated by the provisions of Article 12; however the Board may impose more strict requirements for a given use than those set forth in this Ordinance.

There will be no signs associated with the proposed flagpole communications facility. Any existing signs associated with the church use will remain as is and will not be modified.

4. Specific Requirements for Category 3 Special Exception

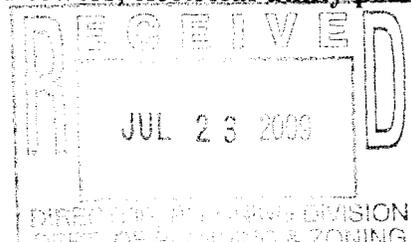
As explained above, the proposed flagpole communications facility also satisfies the specific requirements of Category 3 Special Exception Uses in 9-309 of the Ordinance. The number of children attending the child care center will not change thus the current ratios as permitted under the Special Permit, as amended, will not be changed and will continue to comply with the ordinance requirements. Furthermore, the proposed flagpole communications facility meets the requirements of the Ordinance and is consistent with the objectives and over arching goals of the Comprehensive Plan. As stated above, the proposed flagpole communications facility is a common use associated with an institutional structure and will not negatively impact or change the character of the Church or surrounding properties. This proposal will not affect the application of the existing approved conditions to the Special Permit.

5. Compliance with the Comprehensive Plan

The Applicant's proposed flagpole communications facility use is consistent with the objectives under the policy plan element of the Comprehensive Plan regarding Mobile and Land Based Telecommunications Services.

Objective 42: In order to provide for the mobile and land based telecommunications network for wireless telecommunications systems licensed by the Federal Communications Commission and in order to achieve opportunities for the collocation of related facilities and the reduction of their visual impact, located the network's necessary support facilities which include antennas, monopoles, lattice towers and equipment buildings in accordance with the following policies.

Policy a. Avoid the construction of new structures by locating mobile and land-based telecommunications facilities on available existing structures such as building rooftops, telecommunication and broadcast poles and towers, electrical utility poles and towers and



water storage facilities when the telecommunications facilities can be placed inconspicuously to blend with such existing structures.

The Applicant looked for existing structures, such as existing monopoles, utility structures and water towers in the area as a first choice for the location of its communications facility. Applicant further looked for tall buildings, such as apartment buildings, or church steeples as a suitable support structure. The area is residential in nature and there are not existing structures that are tall enough to support the communications facility and provide coverage in the coverage gap.

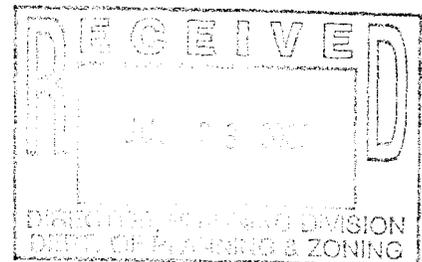
Policy b. Locate new structures that are required to support telecommunications antennas on properties that provide the greatest opportunity to conceal the telecommunications facilities and minimize their impact on surrounding areas.

Applicant is proposing to locate the communications facility on a 4.9822 acre parcel that currently contains a church and child care center. This parcel is significantly larger than the abutting parcels. The flagpole communications facility will be located at the front of the parcel, fronting on Sydenstricker Road, in a location that is customary for the placement of a flagpole. The location of the flagpole communications facility will meet all required set backs in the R-1 zone and will be more than 225 ft from existing homes to the rear of the Property. The location of the flagpole communications facility will not impact or impede the Property's current use as a church/nursery school/child care center.

Policy c. Subject to the availability and feasibility of a public site, when multiple sites have equal opportunity to minimize impacts, consider public lands as the preferred location for new structures.

Applicant considered several other parcels for the location of its communications facility. The following alternative locations were evaluated:

<u>Site</u>	<u>Address</u>	<u>Zoning</u>
1. Hunt Valley ES The property at this location is too small to accommodate a communications facility. Fairfax County Public Schools policy disfavors leasing space for telecommunications facilities at elementary schools.	7107 Sydenstricker Rd	R-3
2. Pohick Stream Valley Park This park has very limited access and is mostly wooded floodplain.	none	R-2/R-3
3. Huntsman Park This property is outside of Applicant's targeted coverage area and is too close to Applicant's existing sites.	none	R-3/R-5
4. Middle Run Stream Valley Park		



This park has very limited access and is mostly wooded floodplain. It is also out of Applicant's targeted coverage area.

5. Hunt Valley Swim Club 7100 Sydenstricker R-1
This property did not have sufficient area to locate a monopole and accompanying equipment compound. The property is surrounded by residential lots and any proposed structure located on the property would create a greater visual impact on adjacent residences.

Policy e. Locate mobile and land-based telecommunications facilities operated by different service providers on single sites and/or structures whenever appropriate. Locate single-use structures on a property when a collocation structure for multiple service providers is not desirable or feasible due to site limitations or visual impact concerns.

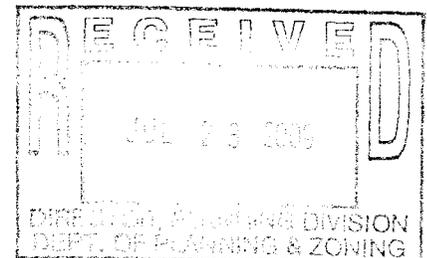
Applicant designed the flagpole communications facility to accommodate two additional carriers. Since this is a camouflage design, the addition of other carriers will not create any additional visual impact nor will it impact or impede the current use of the Property as a church/nursery school/child care center.

Policy f. Ensure that height of the towers and monopoles has the least visual impact and is no greater than required to achieve service area requirements and potential collocation when visually appropriate.

Applicant has designed the flagpole communications facility to be at the lowest height possible in order to provide coverage along Fairfax County Parkway in the area of Sydenstricker Road, as well as to provide collocation opportunities for other carriers. The antennas are placed inside of the flagpole so as not to be visible and any collocating carrier's antennas will also be placed inside of the flagpole. The flagpole communications facility will not create undue visual impact and will allow multiple carriers to use the communications facility.

Policy h. Design, site and/or landscape mobile and land based telecommunications facilities to minimize impacts on the character of the property and surrounding areas. Demonstrate the appropriateness of the design through facility schematics and plans which detail the type, location, height and material of the proposed structures and their relationship to other structures on the property and surrounding areas.

The attached Special Exception Plat shows the design of the flagpole communications facility and its relation to the existing structures on the Property. The communications facility is designed to look like a flagpole, a structure that is common on properties with institutional uses. The flagpole communications facility will be 90 ft in height. It is placed on the front of the Property, a common placement for a flagpole. The rear of the flagpole communications facility is screened by large trees, which will remain in place. Applicant proposes an 18 ft by 30 ft equipment compound placed next to the flagpole communications facility. The equipment compound will be surrounded by an 8 ft high wooden fence with metal posts. Applicant will place 3 equipment cabinets on an 18 ft by 12 ft concrete pad within the compound. Each cabinet will measure 51 ¼" wide by 28" deep by 63 ½" tall. There will be additional utility equipment placed within the compound to provide power and telecommunications services to the flagpole communications facility.



The flagpole facility will be surrounded on 3 sides by a brick wall of graduated height, starting at 4 ft and going as high as 8 ft which will further screen the equipment compound from view.

Policy i. Demonstrate that the selected site for a new monopole and tower provides the least visual impact on residential areas and the public way. Analyze the potential impacts from other vantage points in the area to illustrate that the selected site provides the best opportunity to minimize the visual impact of the proposed facility.

Photographs of the Property as well as photographs showing a simulation of the flagpole communications facility are included as part of the Special Exception application. The flagpole will be minimally visible from the properties to the rear and side of the Property because of the heavy tree cover between the flagpole communications facility and Church and around the sides of the Property. The Church itself also blocks the view of the flagpole facility by the properties to the rear. The flagpole is visible on Sydenstricker Road and from the properties across Sydenstricker Road and directly across Hooes Rd. Those properties consist of a VDOT commuter parking lot(across Hooes Rd from the Property), 4-5 existing houses diagonally across Sydenstricker Rd and a yet to be built development of single family homes. The flagpole communications facility will have minimal to no impact on those properties.

Applicant requests permission to supplement its application post filing so that Applicant can do a balloon test which can be observed by interested neighbors, community groups, staff, Planning Commission and Board of Supervisors.

Policy j. Mitigate the visual impact of proposed telecommunications structures and their antennas and ancillary equipment, using effective design options appropriate to the site such as:

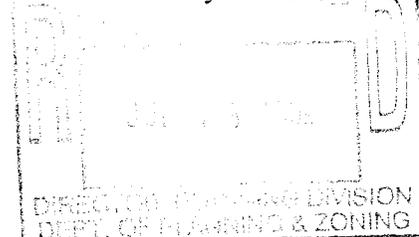
Locating facilities near to or within areas of mature vegetation and trees which effectively screen or provide an appropriate setting for the proposed structure or which, when viewed in context, considering perspective views, relative topography and other factors, mitigate their visual presence and prominence;

Blending facilities with an existing pattern of tall structures;

Obscuring or blocking the view of facilities with other existing structures, vegetation, tree cover, or topographic features to the maximum extent feasible;

Increasing the height of or replacing existing structures to reduce the need for another structure when such height increases or structure replacements are appropriate to the site and the surrounding area.

The flagpole communications facility is a camouflage facility. Flagpoles are common structures on properties with institutional uses. The flagpole communications facility will be screened to the rear and side of the Property by heavy existing tree coverage, which will remain in place and by the existing Church. The base of the flagpole communications structure will be screened by a graduated height brick wall, which will mitigate any visual impact that the facility will have to properties located across Sydenstricker Road.



None of Applicant's surrounding communications facilities can be raised in height nor can any other changes be made in Applicant's existing communications facilities that will improve coverage in the area of the Property or obviate the need for the flagpole communications facility.

Policy k. Locate telecommunications facilities to ensure the protection of historically significant landscapes. The views and vistas from architecturally and/or historically significant structures should not be impaired or diminished by the placement of telecommunications facilities.

Applicant will submit, prior to any construction, a full engineering study showing compliance with all NEPA regulations, including section 106 which deals with impact on historic areas.

Policy l. Site proposed facilities to avoid areas of environmental sensitivity.

There are no wetlands at the location of the flagpole communications facility or any other areas of environmental sensitivity. The flagpole communications facility will not be located in a floodplain. Applicant will comply with all environmental regulations that pertain to the Property.

Objective 43. Design telecommunications facilities to mitigate their visual presence and prominence, particularly when located in residential areas, by concealing their intended purpose in a way that is consistent with the character of the surrounding area.

Policy a. Disguise and camouflage the appearance of telecommunications facilities so as to resemble other man-made structures and natural features (such as flagpoles, bell towers and trees) that are typically found in a similar context and belong to the setting where placed;

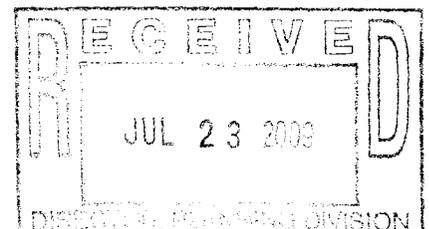
Applicant has designed the communications facility to look like a flagpole, a common structure on a property with an existing institutional which will not look out of place. The flagpole will not impact or impede the existing church/nursery school/child care use.

Policy b. Design telecommunications facilities that are disguised and camouflaged to be of a bulk, mass and height typical of and similar to the feature selected;

Applicant's flagpole is at the lowest height required to provide coverage to the Fairfax County Parkway in the area of Sydenstricker Road. The height of the flagpole is not unusual for a flagpole located on property with existing institutional uses. The equipment compound will be of normal size for a communications facility and will be screened by both a wooden fence and a brick wall

Policy c. Use appropriately other new and existing structures and vegetation of comparable form and style to establish a grouping that complements a camouflaged telecommunications facility and supports its design, location and appearance.

The flagpole communications facility will be screened to the rear and side of the Property by heavy tree cover and by the Church. The front of the flagpole communications facility will be screened by the brick wall surrounding the equipment compound.



PART III: TELECOMMUNICATION PROPOSAL DETAILS

Please complete and provide all requested information. If question is not applicable to the proposed use, please indicate with N/A.

PROPOSED TELECOMMUNICATION USE

Use is (check one):

- New structure (monopole, tower or camouflaged facility)
- Replacement of existing pole or tower at same location with another pole or tower
- Antenna placement on building or penthouse facade
- Antenna placement on building or penthouse rooftop
- Collocation on other existing telecommunications structure (monopole or tower)
- Collocation on other non-telecommunications structure (such as an electric transmission tower/pole, utility pole, water tower, etc.)
- Modification to telecommunications facility previously approved for same applicant:
 Prior 2232 Review application number: _____
 Date of Planning Commission approval: _____

PROJECT DETAILS

1. ANTENNA

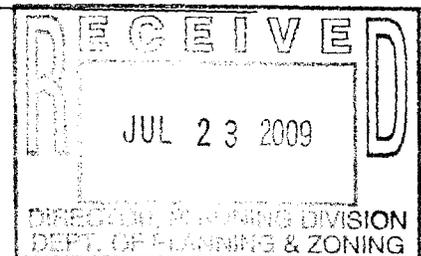
Number and Type: 3 RFS APX16PV -16PVL Panels
 Dimensions: height 53" width 12.9" depth 3.1" diameter _____
 Location / Placement: all antennae will be located inside the flagpole
 Wattage: _____
 Material and Color: gray
 Material and Color of the Antenna Mounting: inside the flagpole
 Height Above Ground: 90'

2. EQUIPMENT

Number and Type of Cabinets or Structures: 3 equipment cabinets
 Cabinet / Structure Dimensions: height 63.5" width 51.25" depth 37"
 Height of equipment platforms, if any: Equipment will be on concrete pad
 Material and Color: Gray metal
 Location: cabinets will be located within the communications compound
 Method of Screening: 8' wooden fence

3. STRUCTURE ON WHICH ANTENNAS WILL BE MOUNTED

Maximum Height: 90'
 Material: metal flagpole
 Color: white
 If structure is within a utility right-of-way, state right-of-way width:



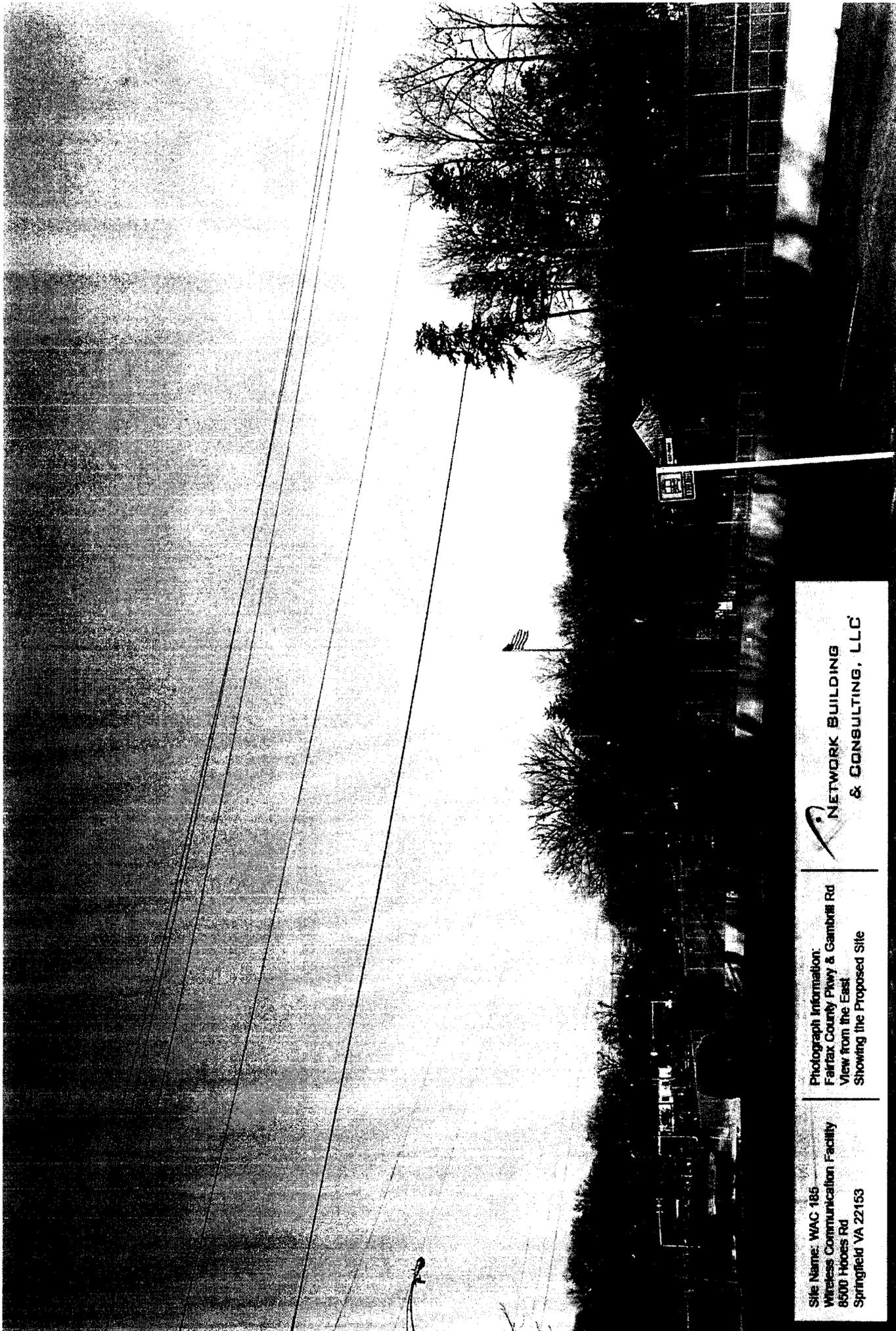


Site Name: WAC 185
Wireless Communication Facility
8500 Hoopes Rd
Springfield VA 22153

Photograph Information:
8500 Heather Pt Dr
View from the North East
Showing the Proposed Site

 NETWORK BUILDING
& CONSULTING, LLC

2232-S07-3



Site Name: WAC 185
Wireless Communication Facility
8500 Hobbes Rd
Springfield VA 22153

Photograph Information:
Fairfax County Pkwy & Gambrell Rd
View from the East
Showing the Proposed Site

 NETWORK BUILDING
& CONSULTING, LLC

2232-S07-3



Site Name: WAC 185
Wireless Communication Facility
8500 Hoopes Rd
Springfield VA 22153

Photograph Information:
8534 Hoopes Rd
View from the West
Showing the Proposed Site

 NETWORK BUILDING
& CONSULTING, LLC

2232-507-3



Site Name: WAC 185
Wireless Communication Facility
8500 Hoopes Rd
Springfield VA 22153

Photograph Information:
7385 Shady Palm Dr
View from the South
Showing the Proposed Site

 NETWORK BUILDING
& CONSULTING, LLC

2232-S07-3

SITE NAME: SYDENSTRICKER - SPRINGFIELD

SITE NUMBER: WAC158B

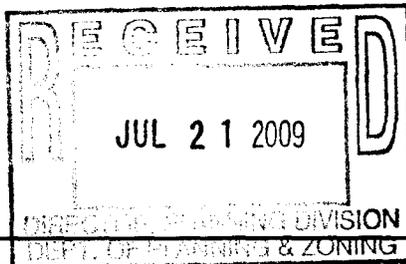
SPRINGFIELD MAGISTERIAL DISTRICT

FAIRFAX COUNTY

8500 HOOES ROAD

SPRINGFIELD, VA 22153

T-MOBILE NORTHEAST, LLC



1575 Eye Street, N.W. Suite 350
WASHINGTON, D.C. 20005
PHONE: (202)408-0900
FAX: (202)408-0961

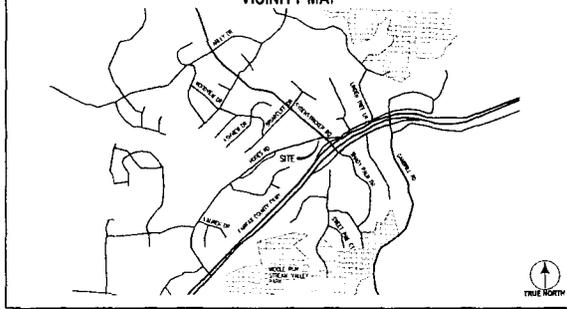
SUBMITTALS		
DATE	DESCRIPTION	REV.
05-05-04	FINAL ZONING	
06-22-04	REVERSE SURVEY	1
06-17-07	ADD COUNTY COMMENTS	6
04-08-08	SETBACK & COMPOUND	7
10-03-08	VERTICAL FLAGPOLE	8
12-18-08	OWNER COMMENTS	9
03-23-09	COUNTY COMMENTS	10
05-19-09	COUNTY COMMENTS	11
07-18-09	HEIGHT ADJUSTMENT	12



GENERAL NOTES

- THE CONTRACTOR SHALL OBEY ALL ORDINANCES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY, MUNICIPAL AND COUNTY COMPANY SPECIFICATIONS AND LOCAL AND STATE ADMINISTRATIVE CODES BEARING ON THE PERFORMANCE OF THE WORK. THE WORK PERFORMED ON THE PROJECT AND THE MATERIALS INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS AND ORDINANCES.
- THE ARCHITECT/OWNER HAS MADE EVERY EFFORT TO SET FORTH IN THE CONSTRUCTION AND CONTRACT DOCUMENTS THE COMPLETE SCOPE OF WORK. THE CONTRACTOR BEING THE JOB IS NEVERTHELESS CAUTIONED THAT WHOM DISCREPANCIES OR ERRORS IN THE DRAWINGS AND/OR SPECIFICATIONS SHALL NOT EXCUSE THE CONTRACTOR FROM COMPLETING THE PROJECT AND AMENDMENTS IN ACCORDANCE WITH THE INTENT OF THESE DOCUMENTS.
- THE CONTRACTOR OR OWNER SHALL BEAR THE RESPONSIBILITY OF NOTIFYING (IN WRITING) THE CONSTRUCTION MANAGER OF ANY CONTRACTS, PROPOSALS OR QUESTIONS PRIOR TO THE SUBMISSION OF CONTRACTOR'S PROPOSAL OR PERFORMANCE OF WORK IN THE EVENT OF DISCREPANCIES THE CONTRACTOR SHALL PRICE THE MORE COSTLY OR EXTENSIVE WORK, UNLESS ORDERED IN WRITING OTHERWISE.
- THE SITES OF WORK SHALL INCLUDE FURNISHING ALL MATERIALS, EQUIPMENT, LABOR AND ALL OTHER MATERIALS AND LABOR DEEMED NECESSARY TO COMPLETE THE WORK/PROJECT AS DESCRIBED HEREIN.
- THE CONTRACTOR SHALL VISIT THE JOB SITE PRIOR TO THE SUBMISSION OF BIDS OR PERFORMING WORK TO FAMILIARIZE HIMSELF WITH THE FIELD CONDITIONS AND TO VERIFY THAT THE PROJECT CAN BE CONSTRUCTED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
- THE CONTRACTOR SHALL OBTAIN AUTHORIZATION TO PROCEED WITH CONSTRUCTION PRIOR TO STARTING WORK ON ANY ITEM NOT CLEARLY IDENTIFIED IN THE CONSTRUCTION DOCUMENTS/CONTRACT DOCUMENTS.
- THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS ACCORDING TO THE MANUFACTURER'S/OWNER'S SPECIFICATION UNLESS NOTES OTHERWISE OR WHERE LOCAL CODES OR ORDINANCES TAKE PRECEDENCE.
- THE CONTRACTOR SHALL PROVIDE A FULL SET OF CONSTRUCTION DOCUMENTS AT THE SITE UPDATED WITH THE LATEST REVISIONS AND NECESSARY CLARIFICATIONS AVAILABLE FOR THE USE BY ALL PERSONS WHO COME WITH THE PROJECT.
- THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE PROJECT DESCRIBED HEREIN. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROTECTIVES AND FOR COORDINATING ALL WORKING OF THE WORK UNDER THE CONTRACT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTIONS WHICH MAY BE REQUIRED FOR THE BY THE APPLICABLE JURISDICTIONS, THE STATE, COUNTY OR LOCAL GOVERNMENT AUTHORITY.
- THE CONTRACTOR SHALL MAKE NECESSARY PROVISIONS TO PROTECT EXISTING IMPROVEMENTS, EASEMENTS, PLUMBING, CROPPING, ETC. DURING CONSTRUCTION. UPON COMPLETION OF WORK, THE CONTRACTOR SHALL REPAIR ANY DAMAGE THAT MAY HAVE OCCURRED TO CONSTRUCTION OR ON OR ABOUT THE PROPERTY.
- THE CONTRACTOR SHALL KEEP THE GENERAL WORK AREA CLEAN AND MAINTAIN FREE DURING CONSTRUCTION AND DISPOSE OF ALL DEBRIS, EXCESS MATERIAL AND EXCESS EQUIPMENT NOT SPECIFIED AS REMAINING ON THE PROPERTY. DEBRIS SHALL BE LEFT IN CLEAN CONTAINERS AND YELLOW PAINT SHOTS, DOTS, OR SPLASHES OF ANY KIND.
- THE CONTRACTOR SHALL COMPLY WITH ALL OSHA REQUIREMENTS AS THEY APPLY TO THIS PROJECT.
- THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER WHERE A CONFLICT OCCURS ON ANY OF THE CONTRACT DOCUMENTS. THE CONTRACTOR IS NOT TO ORDER MATERIAL OR CONSTRUCT ANY PORTION OF THE WORK THAT IS IN CONFLICT UNTIL THE CONFLICT IS RESOLVED BY THE CONSTRUCTION MANAGER.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, FINISHES, PROPERTY LINES, ETC. ON THE PROJECT.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO SUBCONTRACT THIRD PARTY INSPECTION SERVICES TO CHECK TEST TRANSMISSION LINES, WORK ON CONSTRUCTION WORK ON ROADS, INTERSECTIONS, EXISTING ANTENNA ADJACENT, ANTENNA HEIGHT (AS), TEST CROWNING, VERIFY CROWNING CAPACITY, CONDUIT SERVICES, POWER FORMATIONS, DENTS AND WEAR/TEAR/SCREWS PLACEMENT.
- THIRD PARTY INSPECTION SERVICE CONTRACTORS SHALL BE APPROVED BY T-MOBILE.
- THIS DOCUMENT IS THE DESIGN, DESIGN, PROPERTY AND CONSTRUCTION WORK OF T-MOBILE COMMUNICATIONS CORPORATION, LLC. ANY REVISIONS OR USE WITHOUT EXPRESS WRITTEN CONSENT IS STRICTLY PROHIBITED.

VICINITY MAP



SHEET INDEX

- T-1 TITLE SHEET
- Z-1 SITE PLAN
- Z-2 PARTIAL SITE PLAN
- Z-3 GRADING, EROSION & SEDIMENT CONTROL PLAN
- Z-4 COMPOUND LAYOUT PLAN AND FLAGPOLE ELEVATION
- Z-5 EQUIPMENT & ANTENNA DETAILS
- Z-6 CIVIL MAPS AND NOTES
- Z-7 CIVIL DETAILS
- Z-8 CIVIL NOTES
- Z-9 STORMWATER MANAGEMENT PLAN
- Z-10 LANDSCAPE PLAN
- Z-11 SITE PROFILES

SYMBOLS AND ABBREVIATIONS

ADA	ADJUSTABLE	MECH	MECHANICAL	SP	SPITE ELEVATION
APPROX	APPROXIMATE	MR	MANUFACTURER	CL	CENTERLINE
CAB	CABINET	WOB	WOOD GROUND BAR	PL	PLATE
CLC	CLOTHING	WLN	WELDED	DN	DETAIL NUMBER
CONC	CONCRETE	WTR	WATER	SM	SHEET NUMBER
CONT	CONTINUOUS	WTC	WATER NOT IN CONTRACT	SH	SHIELD
CONJ	CONSTRUCTION JOINT	WTS	WELDED WIRE FABRIC	SI	STAINLESS STEEL
DA	Diameter	OC	ON CENTER	STR	STEEL
DWG	DRAWING	OP	OPPOSITE	TOP	TOP OF CONCRETE
EQB	EQUIPMENT GROUND BAR	OPF	OPPOSITE FOOT	TR	TOP OF REINFORCING
EA	EACH	SH	SHIELD	TS	TOP OF STEEL
ELEC	ELECTRICAL	SW	SWELDED	TRK	TRUNK
EL	ELEVATION	SS	STAINLESS STEEL	WLN	WELDED WIRE FABRIC
EQ	EQUIPMENT	STL	STEEL	WTR	WATER
EXT	EXTERIOR	STR	STEEL	WTS	WELDED WIRE FABRIC
FF	FINISHED FLOOR	TOM	TOP OF MASONRY	WTR	WATER
GA	GALVANIZED	TOP	TOP OF CONCRETE	WTS	WELDED WIRE FABRIC
GB	GROUND BAR	TOP	TOP OF STEEL	WTR	WATER
GE	GENERAL CONTRACTOR	TRK	TRUNK	WTS	WELDED WIRE FABRIC
GRD	GROUND	TRK	TRUNK	WTR	WATER
HC	HORIZONTAL	WTS	WELDED WIRE FABRIC	WTR	WATER
LEG	LONG LEG HORIZONTAL	WTR	WATER	WTS	WELDED WIRE FABRIC
MAX	MAXIMUM	WTS	WELDED WIRE FABRIC	WTR	WATER

PROJECT DESCRIPTION

- INSTALL A 90'-0" HIGH AD FLAGPOLE AT DESIGNATED COORDINATES.
- INSTALL THREE (3) T-MOBILE ANTENNAS IN FLAGPOLE AT 85'-0" TO 90'-0" CENTER.
- INSTALL T-MOBILE COMMUNICATION EQUIPMENT AT GRADE LEVEL INSIDE NEW TOWER AREA.
- INSTALL 8' HIGH BRICK SCREENING WALL AROUND COMPOUND AS SHOWN ON DRAWINGS.
- PROVIDE NEW ELECTRIC & TELEPHONE SERVICES FROM DEMARCATION POINT.
- PROVIDE SIGNAL AND GROUND CABLES.

OWNER: UNITED METHODIST CHURCH SYDENSTRICKER CONFERENCE TRUSTEES 7300 SYDENSTRICKER RD. FAIRFAX STATION, VA 22039

SITE ADDRESS: 8500 HOOES ROAD, SPRINGFIELD, VA 22153

PROPERTY INFO: LINES: 09095, FZ03, 1215; TAX MAP: D99 G03, 3, PARCEL: 14 & 15; FAIRFAX COUNTY, SPRINGFIELD MAGISTERIAL DISTRICT

JURISDICTION: MAGISTERIAL DISTRICT

TAX MAP REFERENCE NO: 088-3-01-0014 & 088-3-01-0015

APPLICANT: T-MOBILE COMMUNICATIONS CORPORATION, 10000 BALTIMORE AVE. BELTSVILLE, MD 20705

DATE: 08-11-09

TIME: 10:30 AM

LOCATION: 8500 HOOES ROAD, SPRINGFIELD, VA 22153

GROUND ELEVATION: 303.7 ANSL

ZONING: R-1 RESIDENTIAL

OWNER APPROVAL

OWNER REPRESENTATIVE _____ DATE _____

2232-S07-3

T-MOBILE NORTHEAST LLC
1200 BALTIMORE AVENUE
BELTSVILLE, MD 20708
PHONE: (410) 284-8600

PROJECT NO: 1042 211
DESIGNER: F. Y.
ENGINEER: R. G.
SCALE: 0 1/2 1
GRAPHIC SCALE IN INCHES

WAC158
SYDENSTRICKER -
SPRINGFIELD
8500 HOOES ROAD
SPRINGFIELD, VA 22153

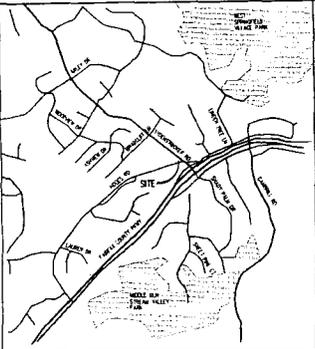
TITLE: TITLE SHEET

SHEET NUMBER: T-1

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JUL 21 2009

DIRECTOR OF PLANNING DIVISION
DEPT. OF PLANNING & ZONING



TELECOMMUNICATIONS COMPONHO AREA = 600 SF (0.014 AC) (LEASE AREA)
TOTAL PROJECT DISTURBED AREA = 2,158 SF (0.05 AC)
TOTAL PROJECT IMPERVIOUS AREA = 954 SF (0.02 AC)

EXISTING CONDITIONS
ALL EXISTING BUILDINGS AND STRUCTURES ON THE PROPERTY ARE TO REMAIN.

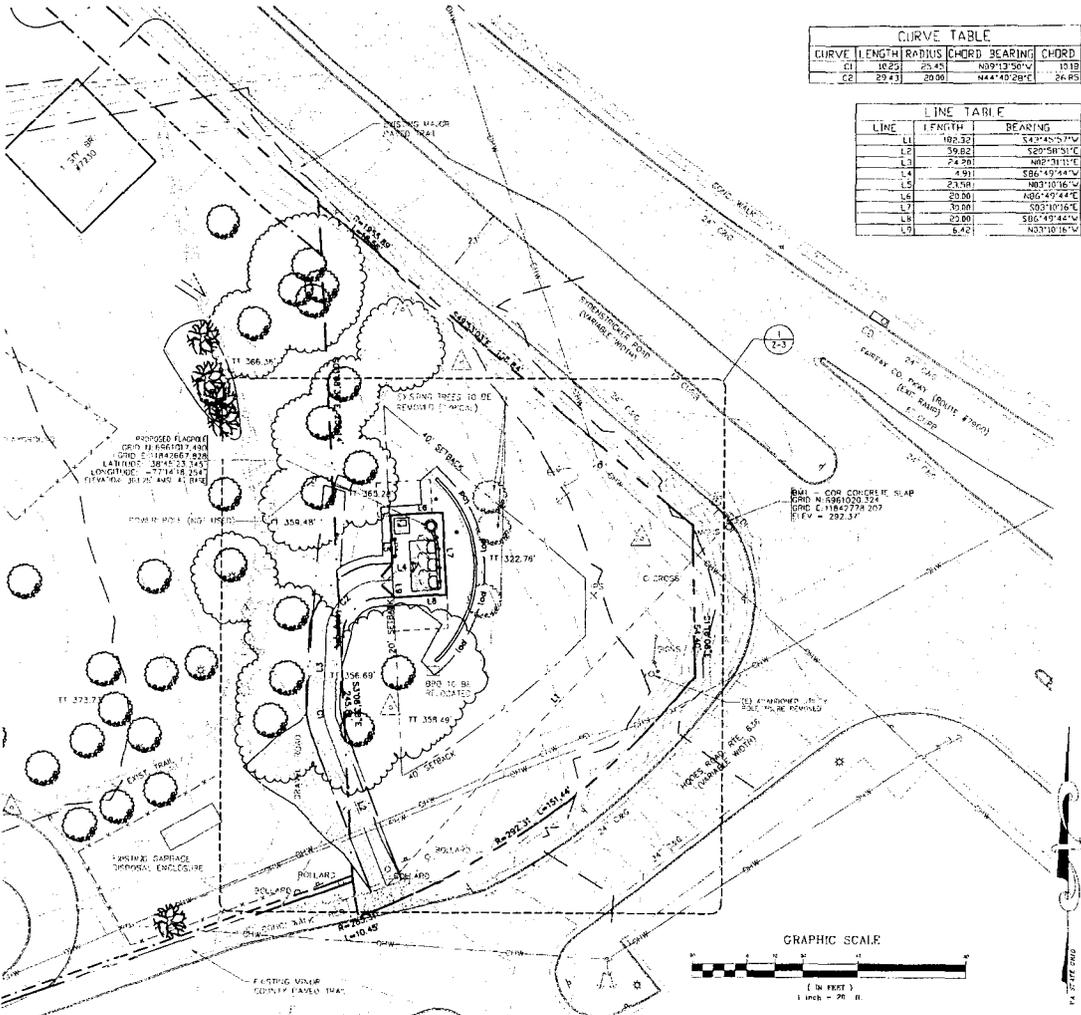


ORDINANCE DATA
OWNER: CHURCH UNITED METHODIST SYNODSTRICKER CONFERENCE TRUSTEES
PARCEL ID: LOT 14 089-3-01-001A ZONING: R-1
PARCEL ID: LOT 15 089-3-01-001B ZONING: R-1
EXISTING USE: UNDEVELOPED AREA / CHURCH
PROPOSED USE: TELECOMMUNICATIONS OPEN SPACE

BUILDING INFORMATION
MAXIMUM BUILDING HEIGHT: 40'
EXISTING BUILDING: 40' HIGH

TOTAL EXISTING GROSS BUILDING FLOOR AREA: +/- 15,610 SF
TOTAL PROPOSED GROSS TELECOMMUNICATIONS FLOOR AREA: +/- 200 SF
TOTAL FLOOR AREA: +/- 15,810 SF

NOTES
THE PROPERTY IS SERVED BY PUBLIC WATER AND SEWER. THIS PROPERTY IS NOT LOCATED IN THE FEMA 100 YEAR FLOOD PLANE.
THERE ARE NO PROPOSED STORM WATER MANAGEMENT FACILITIES FOR THIS PROJECT.
THERE ARE NO CHANGES, SUBJECTS OR STRUCTURES MARKING A PLACE OF BURIAL ON THE PROPERTY PER THE FAIRFAX COUNTY COUNTY CONCRETE MAP.
TIEDS AND NO TIEDS REQUIRED BY THE FAIRFAX COUNTY ADOPTED COMPREHENSIVE PLAN ON THIS PROPERTY.
TIEDS ARE NO TIEDS REQUIRED FOR THIS PROJECT.
PROXIMITY FOR THIS PROPERTY WAS DETERMINED FROM A FIELD SURVEY AND EXISTING SITE PLANS.
EXISTING VEGETATION MARKING IS NOT REQUIRED SINCE THE TOTAL DISTURBED AREA IS LESS THAN 2,500 SF.



CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD
CE	16.25	25.45	N03°13'50"W	13.18
CC	29.43	29.96	N44°43'26"E	24.80

LINE TABLE

LINE	LENGTH	BEARING
L1	192.30	S43°45'57"W
L2	59.82	S22°58'31"E
L3	24.98	N62°31'11"E
L4	4.91	S86°49'44"W
L5	23.78	N03°10'16"W
L6	20.00	N86°49'44"E
L7	70.00	S02°10'16"E
L8	22.00	S86°49'44"W
L9	6.42	N03°10'16"W

ABBREVIATIONS
CD = CURB DROP INLET
CAG = CURB & GUTTER
HCR = HORIZONTAL RAMP
RFT = IRON PIN FOUND
RPS = IRON PIN SET
WDF = WINDMILL FOUND
MW = MONITOR WELL
OHW = OVERHEAD WIRE

LEGEND

- FOUND PROPERTY CORNER
- SET PROPERTY CORNER
- △ BENCH MARKS
- UTILITY POLE
- ⊙ LIGHT POLE
- ⊙ LIGHT POLE
- OVER MONITORING WELL
- ⊙ WATER VALVE
- ⊙ FIRE HYDRANT
- ⊙ GUY ANCHOR
- RAMP POLE
- TIE
- IRON PIN FOUND (IF CHECKED)
- IRON PIN SET (IF CHECKED)
- WINDMILL FOUND (IF CHECKED)
- MONITOR WELL (IF CHECKED)
- OVERHEAD WIRE (IF CHECKED)

LINE TYPES

- BOUNDARY LINE - PARTIAL EASEMENT
- UNDEVELOPED LINE - BOUNDARY OF ADJACENTS
- FE LINE FOR DIMENSIONS
- EASEMENT BOUNDARY
- POLE OF WAY BOUNDARY
- SETBACK LINE
- BUILDING SET BACK
- INTERIOR LOT LINES
- EDGE OF CONCRETE
- EDGE OF GRAVEL
- RETAINING WALL
- FENCE LINE - CHAIN
- FUNCTIONER LINE
- ST. CENTERLINE
- OVERHEAD LIGHT LINE
- CHORD RAIL
- PROP. OR VEGETATION LINE

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1575 Eye Street, N.W. Suite 350
WASHINGTON, D.C. 20005
PHONE: (202)408-0990
FAX: (202)408-0981

SUBMITTALS

DATE	DESCRIPTION	REV.
05-05-04	FINAL ZONING	-
06-22-04	REVISE SURVEY	1
06-12-07	ADD COUNTY COMMENTS	6
04-01-08	SETBACK A COMPLIANT	7
10-03-08	PRECISE FLAGPOLE	8
12-16-08	OWNER COMMENTS	9
03-01-09	UTILITY COMMENTS	10
05-16-09	COUNTY COMMENTS	11
07-16-09	HEIGHT ADJUSTMENT	12

SEAL:

T-MOBILE NORTHEAST LLC

12030 BALTIMORE AVENUE
BELTSVILLE, MD 20705
PHONE: (240) 254-5860

PROJECT NO: 1043-211
DESIGNER: T.Y.
ENGINEER: R.C.

SCALE:
0 1/2" = 1'
GRAPHIC SCALE IN INCHES

WAC158
SYDENSTRICKER -
SPRINGFIELD
8500 HOES ROAD
SPRINGFIELD, VA 22153

FILE:
**PARTIAL
SITE PLAN**

SHEET NUMBER:
Z-2

2232-S07.3

SUBMITTALS		
DATE	DESCRIPTION	REV.
05-05-04	FINAL ZONING	
06-27-04	REVISE SURVEY	1
06-12-07	400 COUNTY COMMENTS	6
04-08-08	SETBACK & COMPROM	7
10-03-08	RELOCATE PLATS/PL	8
12-18-08	OWNER COMMENTS	9
03-23-09	COUNTY COMMENTS	10
05-19-09	COUNTY COMMENTS	11
07-16-09	PERMIT REVISION	12



T-MOBILE NORTEAST LLC

12850 BALTIMORE AVENUE
BELTSVILLE, MD 20705
PHONE: (240) 264-8600

PROJECT NO: 1042211
DESIGNER: TWF
ENGINEER: R.C.

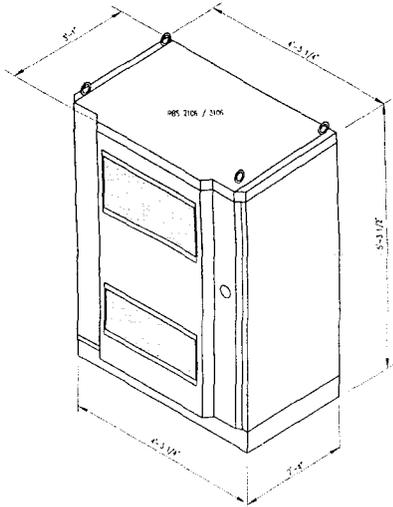
SCALE:
0 1/2 1
GRAPHIC SCALE IN INCHES

WAC158
SYDENSTRICKER -
SPRINGFIELD
8500 HOODES ROAD
SPRINGFIELD, VA 22153

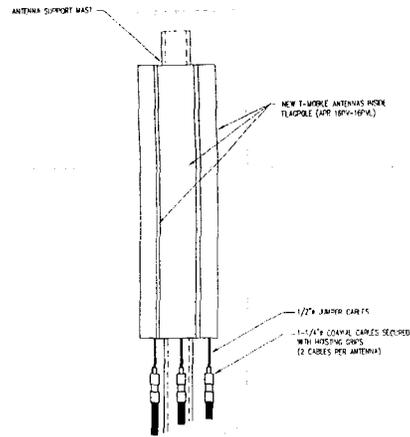
TITLE:

EQUIPMENT
AND ANTENNA
DETAILS

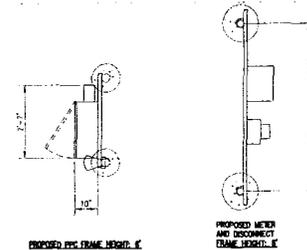
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Z-5



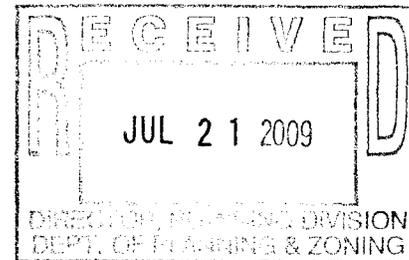
EQUIPMENT DETAIL
SCALE: 1/2" = 1'-0"
SECTION: 1



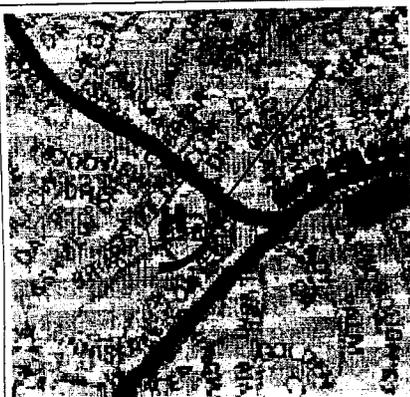
SECTION
SCALE: 1/2" = 1'-0"
SECTION THROUGH FLATPOLE
SECTION: 2



DETAILS
SCALE: 1/2" = 1'-0"
SECTION: 3



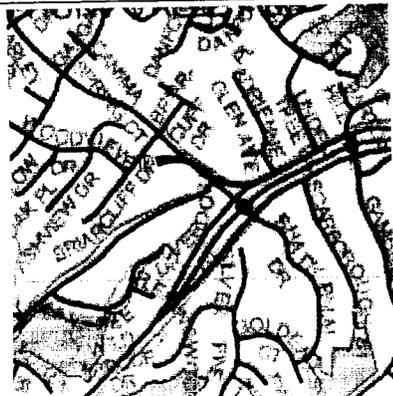
2232-S07-3



ENVIRONMENTAL QUALITY MAP
SCALE: 1"=500'

SOURCE:
FAIRFAX COUNTY COMPREHENSIVE PLAN

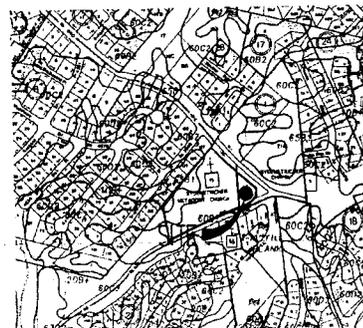
NOTES:
THE PROPOSED SITE IS LOCATED APPROXIMATELY 1,800 FT FROM THE NEAREST ENVIRONMENTAL QUALITY CONTROL (PUBIC PARK)



TRAIL MAP
SCALE: 1"=500'

SOURCE:
FAIRFAX COUNTY COMPREHENSIVE PLAN

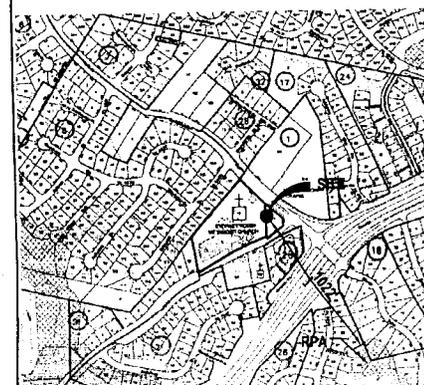
NOTES:
THERE IS ONE (1) HIGHWAY WEARY WALD PAVED TRAIL ALONG OVERSTROKER RD AND ONE (1) MUD PAVED TRAIL ALONG HODES RD.



SOILS MAP
SCALE: 1"=400'

SOURCE:
FAIRFAX COUNTY MAP SECTION 08B-3

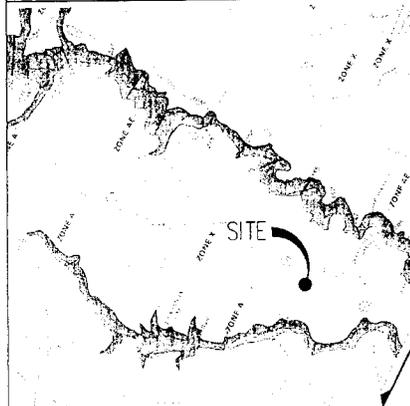
SOIL TYPE: 0702
DESCRIPTION: APTING CORTH LOAM, UNDRAINING PHASE



RESOURCE MANAGEMENT MAP
SCALE: 1"=400'

SOURCE:
FAIRFAX COUNTY COMPREHENSIVE PLANS

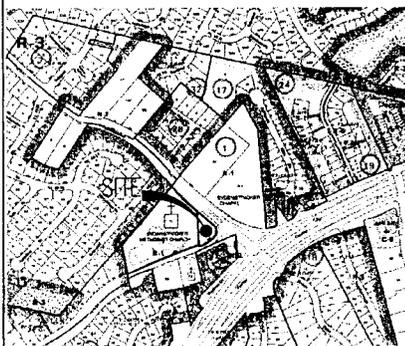
NOTES:
THE PROJECT SITE IS LOCATED APPROXIMATELY 1,022 FT FROM THE NEAREST RESOURCE PROTECTION AREA.
THE PROJECT SITE IS LOCATED WITHIN THE RESOURCE MANAGEMENT AREA DESIGNATED AS ALL LAND OUTSIDE THE RESOURCE PROTECTION AREA.



FLOOD ZONE MAP
SCALE: 1"=2000'

SOURCE:
FLOOD ZONE MAP FOR FAIRFAX COUNTY, VA (CONVAY BY PLAN) NUMBER 515525 007262, MARCH 5, 1996

NOTES:
THE PROPOSED SITE IS LOCATED IN FLOOD ZONE X, AREA OF MINIMAL FLOODING



ZONING MAP
SCALE: 1"=400'

SOURCE:
FAIRFAX COUNTY COMPREHENSIVE PLANS

PROJECT PARCEL IS ZONED R-1

SPECIAL EXCEPTION NOTES:

SECTION 1.08: THERE ARE NO STRUCTURES ON THE PROJECT PARCEL. THE CHURCH ON THE ADJOINING PARCEL WAS CONSTRUCTED IN 1980. THERE ARE SIGNS OF OTHER EXISTING STRUCTURES ON THE ADJOINING PROPERTY. ALL EXISTING STRUCTURES ON THE ADJOINING PROPERTY SHALL BE RETAINED.

SECTION 1.15: PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.

SECTION 1.16: PROPERTY IS SERVED BY FAIRFAX COUNTY STORMWATER DRAINS. NO ADDITIONAL STORMWATER MANAGEMENT FACILITIES ARE PROPOSED.

SECTION 1.17: MAXIMUM FLOOR AREA RATIO 0.15 FOR USES OTHER THAN RESIDENT OR PUBLIC.

0.20 FOR PUBLIC USES.

PROPOSED FLOOR AREA RATIO:

FOR CALCULATIONS, SEE TABLES.
PROJECT MEETS FLOOR AREA RATIO REGULATIONS.

MAXIMUM DENSITY OF DWELLING UNITS: 2 UNITS PER ACRE FOR FAIRFAX COUNTY COMPREHENSIVE PLAN.

SECTION 1.24: ACCORDING TO THE FAIRFAX COUNTY CEMETERY MAP, SYDENSTRICKER UNITED METHODIST CHURCH, CEMETERY AND DEVERS FAMILY CEMETERY (BUNDLES) ARE LOCATED ON PARCELS NEAR OR ADJACENT TO THIS PROJECT SITE.

BULK STANDARDS:

FRAGILE SETBACKS: FRONT YARD = 35 FT
REAR YARD = 35 FT
SIDE YARD R = 62 FT
SIDE YARD L = 10 FT

LOT AREA: 4,552 ACRES

LOT WIDTH: 427.3' (ALONG SYDENSTRICKER ROAD)

SINGULAR HODES: CHURCH BUILDING = 37.34
AGRIC HOUSE = 16.77
SHEDS = 12.44

STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICE NARRATIVE:

THE WATER QUALITY WELFARE CRITERIA QUALIFIES FOR A WAIVER ON THE BASIS THAT THE UNCOMPACTED GRAVEL COMPOUND ACTS TO AID INFILTRATION. IN ADDITION, EXCESS SURFACE RUNOFF IS TRANSPORTED FROM THE SITE AS SHEET FLOW TO A VEGETATED BUFFER, WHICH IMPROVES WATER QUALITY THROUGH ABSORPTION AND INFILTRATION.

THE WATER QUALITY WELFARE CRITERIA QUALIFIES FOR A WAIVER ON THE BASIS THAT THERE WILL BE NO SIGNIFICANT NET INCREASE IN RUNOFF. RUNOFF QUANTITIES ARE MAINTAINED TO PRE-DEVELOPMENT LEVELS.

PROPOSED FLOOR AREA RATIO TABLES

FAR CALCULATION - PARCEL 13	
AREA OF PARCEL #089-1-DL-0015	
PARCEL (SYDENSTRICKER UNITED METHODIST CHURCH)	
TOTAL AREA	(156,209.886 S.F.) (4.504 ACRES)
AREA OF STRUCTURES	
CHURCH	(138,58.425 S.F.) (0.3177 ACRES)
FRAMPT SHED	(123,762 S.F.) (0.0028 ACRES)
FRAME SHED	(144,211 S.F.) (0.0033 ACRES)
1 STORY BUILDING	(451,235 S.F.) (0.0347 ACRES)
TOTAL AREA (STRUCTURES)	(1,561,833 S.F.) (0.2586 ACRES)
TOTAL AREA	= 0.0786

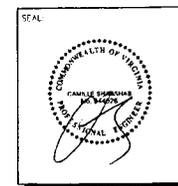
FAR CALCULATION - PARCEL 14	
AREA OF PARCEL #089-3-DL-0016	
PARCEL (SYDENSTRICKER UNITED METHODIST CHURCH)	
TOTAL AREA	(20,473.20 S.F.) (0.48 ACRES)
AREA OF STRUCTURES	
T-MOBILE FENCED AREA	(600 S.F.) (0.0138 ACRES)
STEALTH FLAGPOLE (5'x 5'x 10')	(20 S.F.) (0.0005 ACRES)
TOTAL AREA (STRUCTURES)	(620 S.F.) (0.0142 ACRES)
TOTAL AREA (STRUCTURES)	= 0.0385

FAR CALCULATION - PARCELS 14 & 15	
TOTAL AREA (STRUCTURES)	= 16258.635 S.F.
TOTAL AREA	= 216683.086 S.F.
	= 0.075

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FAX: (202)408-0961

SUBMITTALS

DATE	DESCRIPTION	REV
05-05-04	FINAL ZONING	1
06-22-04	REVISE SURVEY	1
06-13-07	AND COUNTY COMMENTS	6
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12-18-08	EMPHY COMMENTS	9
03-31-09	EMPHY COMMENTS	10
03-18-09	COUNTY COMMENTS	11
07-16-09	WEIGHT ADJUSTMENT	12



T-MOBILE NORTHEAST LLC
12050 BALTIMORE AVENUE
BELTSVILLE, MD 20705
PHONE: (246) 264-8600

PROJECT NO: 1042.211
DESIGNER: F.C.
ENGINEER: R.C.
SCALE:
0 1/2 1
GRAPHIC SCALE IN INCHES

WAC158
SYDENSTRICKER -
SPRINGFIELD
8500 HODES ROAD
SPRINGFIELD, VA 22153

FILE:
CIVIL MAPS
AND NOTES

SHEET NUMBER:
Z-6

2232-S07-3

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JUL 21 2009

DIRECTOR OF PLANNING DIVISION
DEPT. OF PLANNING & ZONING

SEQUENCE OF CONSTRUCTION

1. NOTIFY SEDIMENT CONTROL INSPECTOR 24 HOURS PRIOR TO START OF CONSTRUCTION.
2. PERFORM CLEARING AND GRUBBING REQUIRED FOR INSTALLATION OF PERIMETER CONTROLS.
3. INSTALL PERIMETER CONTROLS. NOTIFY SEDIMENT CONTROL INSPECTOR AND OBTAIN APPROVAL BEFORE PROCEEDING FURTHER.
4. COMPLETE ALL REQUIRED CLEARING AND GRUBBING.
5. COMPLETE ROAD GRADING.
6. INSTALL UTILITIES UNLESS OTHERWISE NOTED ON THE PLAN.
7. COMPLETE EQUIPMENT INSTALLATION.
8. COMPLETE FINAL GRADING, STABILIZATION AND LANDSCAPING.
9. NOTIFY SEDIMENT CONTROL INSPECTOR AND OBTAIN APPROVAL TO REMOVE SEDIMENT AND EROSION CONTROL DEVICES.

REQUIRED CONSTRUCTION SCHEDULE					
ACTIVITY	WEEK	WEEK	WEEK	WEEK	WEEK
SEDIMENT CONTROL INSPECTOR MUST BE CONTACTED 24 HRS BEFORE THE INSTALLATION OF EROSION & SEDIMENT CONTROL MEASURES	1	2			
SITE WORK AND CONSTRUCTION GRUBBING		1	2		
INSTALLATION OF ANTENNAS & EQUIPMENT			3	4	
ELECTRICAL WORK			3	4	
PERMANENT GRASSING & LANDSCAPING				5	
SEDIMENT CONTROL INSPECTOR MUST BE NOTIFIED PRIOR TO REMOVAL OF EROSION & SEDIMENT CONTROL MEASURES					5

NOTE:
FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN:

- (A) SEVEN (7) CALENDAR DAYS FOR ALL PERIMETER CONTROLS, DICES, SWALES, DITCHES, PERIMETER SLOTS AND ALL SLOPES
- (B) GREATER THAN 1 HORIZONTAL TO 1 VERTICAL (3:1) AND FORTY-FIVE (45) DAYS AS TO OTHER INSTURBS OF GRADED AREAS IN THE PROJECT SITE.

SITE WORK GENERAL NOTES:

1. ALL SITE WORK SHALL BE AS INDICATED ON THE DRAWINGS.
2. ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES WHERE ENCOUNTERED IN THE WORK SHALL BE PROTECTED AT ALL TIMES, AND WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, SHALL BE RELOCATED AS DIRECTED BY THE OWNER.
3. ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES WHICH INTERFERE WITH THE EXECUTION OF THE WORK, SHALL BE REMOVED AND/OR CAPTED, PLUGGED OR OTHERWISE DISCONNECTED AT POINTS WHICH WILL NOT INTERFERE WITH THE EXECUTION OF THE WORK, SUBJECT TO THE APPROVAL OF THE CONSTRUCTION MANAGER AND UTILITY COMPANY.
4. CONTRACTOR SHALL MINIMIZE DISTURBANCE TO EXISTING SITE DURING CONSTRUCTION.

EXCAVATION & GRADING NOTES:

1. CONCRETE FOUNDATIONS SHALL NOT BE PLACED ON ORGANIC MATERIAL. IF SOUND SOIL IS NOT REACHED AT THE DESIGNATED EXCAVATION DEPTH, THE UNSATISFACTORY SOIL SHALL BE EXCAVATED TO ITS FULL DEPTH AND EITHER BE REPLACED WITH MECHANICALLY COMPACTED GRANULAR MATERIAL OR THE EXCAVATION BE FILLED WITH CONCRETE OF THE SAME QUALITY SPECIFIED FOR THE FOUNDATION.
2. ANY EXCAVATION OVER THE REQUIRED DEPTH SHALL BE FILLED WITH EITHER MECHANICALLY COMPACTED GRANULAR MATERIAL OR CONCRETE OF THE SAME QUALITY SPECIFIED FOR THE FOUNDATION. CRUSHED STONE MAY BE USED TO STABILIZE THE BOTTOM OF THE EXCAVATION. STONE, IF USED, SHALL NOT BE USED AS COMPILING CONCRETE THICKNESS.
3. AFTER COMPLETION OF THE FOUNDATION AND OTHER CONSTRUCTION BELOW GRADE, AND BEFORE BACKFILLING, ALL EXCAVATIONS SHALL BE CLEAN OF UNSUITABLE MATERIAL SUCH AS VEGETATION, TRASH, DEBRIS, AND SO FORTH.
4. BACKFILLING SHALL:
 - BE STATE DOT APPROVED MATERIALS CONSISTING OF EARTH, SANDY CLAY, SAND AND GRAVEL, OR SOFT SHALE.
 - BE FREE FROM BLOCKS OR STONES OVER 2'-1/2" MAXIMUM DIMENSIONS.
 - BE PLACED IN 6" LAYERS AND COMPACTED TO 95% STANDARD PROCTOR EXCEPT IN GRASSED/LANDSCAPING AREAS, WHERE 90% STANDARD PROCTOR IS REQUIRED.
5. PROTECT EXISTING GRAVEL SURFACING AND SURGRADE IN AREAS WHERE EQUIPMENT LOADS WILL OPERATE. USE PLANKING OR OTHER SUITABLE MATERIALS DESIGNED TO SPREAD EQUIPMENT LOADS. REPAIR DAMAGE TO EXISTING GRAVEL SURFACING OR SURGRADE WHERE SUCH DAMAGE IS DUE TO THE CONTRACTOR'S OPERATIONS. DAMAGED GRAVEL SURFACING SHALL BE RESTORED TO MATCH THE ADJACENT UNDAMAGED GRAVEL SURFACING AND SHALL BE OF THE SAME THICKNESS.
6. REPLACE EXISTING GRAVEL SURFACING ON AREAS FROM WHICH GRAVEL SURFACING IS REMOVED DURING CONSTRUCTION OPERATIONS. GRAVEL SURFACING SHALL BE REPLACED TO MATCH EXISTING ADJACENT GRAVEL SURFACING AND SHALL BE OF THE SAME THICKNESS. SURFACES OF GRAVEL SURFACING SHALL BE FREE FROM CORRUGATIONS AND WAVES. EXISTING GRAVEL SURFACING MAY BE EXCAVATED SEPARATELY AND REUSED IF INHARMFUL AMOUNTS OF EARTH, ORGANIC MATTER, OR OTHER DELETERIOUS MATERIALS ARE REMOVED PRIOR TO REUSE. FURNISH ALL ADDITIONAL GRAVEL RESURFACING MATERIAL AS REQUIRED. BEFORE GRAVEL SURFACING IS REPLACED, SURGRADE SHALL BE FILLED AND COMPACTED WITH STATE DOT APPROVED SELECTED MATERIAL. GRAVEL SURFACING MATERIAL MAY BE USED FOR FILLING DEPRESSIONS IN THE SURGRADE, SUBJECT TO OWNER'S APPROVAL.
7. DAMAGE TO EXISTING STRUCTURES AND UTILITIES RESULTING FROM CONTRACTOR'S NEGLIGENCE SHALL BE REPAIRED/REPLACED TO OWNER'S SATISFACTION AT CONTRACTOR'S EXPENSE.
8. CONTRACTOR SHALL COORDINATE THE CONSTRUCTION SCHEDULE WITH PROPERTY OWNER SO AS TO AVOID INTERUPTIONS TO PROPERTY OWNER'S OPERATIONS.
9. ALL CUT AND FILL SLOPES SHALL BE 3 : 1 MAXIMUM, UNLESS OTHERWISE NOTED.
10. ENSURE POSITIVE DRAINAGE FROM SITE AT ALL TIMES. AVOID TRAPPING WATER.

GENERAL EROSION AND SEDIMENT CONTROL NOTES

- UNLESS OTHERWISE INDICATED, ALL VEGETATIVE AND STRUCTURAL EROSION AND SEDIMENT CONTROL PROCESSES WILL BE CONSTRUCTED AND MAINTAINED ACCORDING TO MINIMUM STANDARDS AND SPECIFICATIONS OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK.
1. THE CONTRACTOR SHALL APPLY PERMANENT OR TEMPORARY SOIL STABILIZATION TO ALL DENuded OR DISTURBED AREAS WITHIN 7 DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. SOIL STABILIZATION MUST ALSO BE APPLIED TO DENuded OR DISTURBED AREAS WHICH MAY NOT BE AT FINAL GRADE BUT WHICH WILL REMAIN UNDISTURBED FOR LONGER THAN 30 DAYS. SOIL STABILIZATION MEASURES INCLUDE VEGETATIVE ESTABLISHMENT, MULCHING, AND THE EARLY APPLICATION OF GRAVEL BASE MATERIAL ON AREAS TO BE PAVED.
 2. ALL SEDIMENT AND CONTROL MEASURES ARE TO BE PLACED PRIOR TO OR AS THE FIRST STEP IN LAND DISTURBANCE.
 3. THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES PERIODICALLY AND AFTER EACH RAINFALL EVENT. ANY NECESSARY REPAIRS TO MAINTAIN THE EFFECTIVENESS OF THE EROSION CONTROL DEVICES AND CLEANUP OF THE SEDIMENTATION ARE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE MADE IMMEDIATELY.
 4. THE CONTRACTOR SHALL LIMIT SITE ACCESS BY CONSTRUCTION VEHICLES TO ENTRANCES PROTECTED BY A STONE CONSTRUCTION ENTRANCE (VESCH STD. & SPEC. 3.10) OR AND APPROVED EQUIVALENT CONTROL MEASURE. SEDIMENT SHALL BE REMOVED FROM PAVED AREAS ON A DAILY BASIS.
 5. STOCKPILES OF SOIL AND OTHER ERODIBLE MATERIALS SHALL BE STABILIZED OR PROTECTED WITH STORM TRAPPING MEASURES. THE CONTRACTOR IS RESPONSIBLE FOR THE TEMPORARY PROTECTION AND PERMANENT STABILIZATION FOR STOCKPILES ON SITE AS WELL AS FOR MATERIALS TRANSPORTED FROM THE PROJECT SITE.
 6. THE CONTRACTOR SHALL MONITOR AND TAKE PRECAUTIONS TO CONTROL DUST, INCLUDING (BUT NOT LIMITED TO) USE OF WATER, MULCH, OR CHEMICAL DUST ADHESIVES AND CONTROL OF CONSTRUCTION SITE TRAFFIC.
 7. EFFLUENT FROM DEWATERING OPERATIONS SHALL BE FILTERED OR PASSED THROUGH AN APPROVED SEDIMENT TRAPPING DEVICE, OR BOTH, AND DISCHARGED IN A MANNER THAT DOES NOT ADVERSELY AFFECT ADJACENT PROPERTIES, WETLANDS, WATERWAYS OR THE STORM DRAINAGE SYSTEM.
 8. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION AND MAINTENANCE OF ANY ADDITIONAL CONTROL MEASURES NECESSARY TO PREVENT EROSION AND SEDIMENTATION AS DETERMINED NECESSARY BY THE PLAN APPROVING AUTHORITY.
 9. TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES ARE NOT TO BE REMOVED UNTIL ALL DISTURBED AREAS ARE STABILIZED. AFTER STABILIZATION IS COMPLETE, ALL MEASURES SHALL BE REMOVED WITHIN 30 DAYS. TRAPPED SEDIMENT SHALL BE SPREAD AND SEED.

PERMANENT SEEDING

SITE SPECIFIC SEEDING MIXTURES FOR COASTAL PLAN AREA

MATERIAL CARE LAWN	TOTAL LBS. PER ACRE
COMMERCIAL OR RESIDENTIAL KENTUCKY 31 OR TURF-TYPE TALL FESCUE OR COMMON BERMUDAGRASS **	175-200 LBS. 15 LBS.
HIGH MAINTENANCE LAWN	
KENTUCKY 31 OR TURF-TYPE TALL FESCUE OR HYBRID BERMUDAGRASS (SEED) **	200-250 LBS. 40 LBS. (MULLED) 30 LBS. (HALLER)
HYBRID BERMUDAGRASS (BY OTHER VEGETATIVE ESTABLISHMENT METHOD. SEE STD. & SPEC. 3.34)	
GENERAL SLOPE (3:1 OR FLatter)	
KENTUCKY 31 FESCUE	120 LBS.
RED TOP GRASS	2 LBS.
SEASONAL NURSE CROPP *	20 LBS.
	150 LBS.
LOW MAINTENANCE SLOPE (STEEPER THAN 3:1)	
KENTUCKY 31 FESCUE	93-108 LBS.
COMMON BERMUDAGRASS **	0-5 LBS.
RED TOP GRASS	20 LBS.
SEASONAL NURSE CROPP *	20 LBS.
SERSEA LESPEDEZA **	20 LBS.
	150 LBS.

* USE SEASONAL NURSE CROPP IN ACCORDANCE WITH SEEDING DATES AS STATED BELOW:
FEBRUARY, MARCH THROUGH APRIL ANNUAL RYE
MAY 1ST THROUGH AUGUST FOLIAR WHEAT
SEPTEMBER, OCTOBER THROUGH NOVEMBER 15TH ANNUAL RYE
NOVEMBER 15TH THROUGH JANUARY WINTER RYE

** MAY THROUGH OCTOBER, USE TRILLED SEED. ALL OTHER SEEDING PERIODS, USE UNTRILLED SEED. KEEPING LOVEGRASS MAY BE ADDED TO ANY SLOPE OR LOW-MAINTENANCE MIX DURING WARMER SEEDING PERIODS, AND 10-20 LBS./ACRE IN MIXES.

1. TOPSOILING
 - WHERE TOPSOIL IS REQUIRED ON ADVERSE SOIL CONDITIONS A MINIMUM OF 4" OF TOPSOIL SHOULD THE TOPSOIL SHOULD CONTAIN A MINIMUM OF 35% FIN FRACTION MATERIAL (SILT AND CLAY AND 15% PLUS ORGANIC MATTER.)
2. LIME AND FERTILIZERS

- A. LIME - APPLY PULVERIZED AGRICULTURE GRADE LIMESTONE (90 LBS./1000 SF) OR EQUIVALENT AT THE RATE OF 2 TONS PER ACRE.
- B. FERTILIZER - 4000 LBS. PER ACRE OF 10-20-20 FERTILIZER OR EQUIVALENT, IF SOILS ARE UNIFORM. IT IS DESIRABLE TO HAVE LIME/FERTILIZER RECOMMENDATIONS BASED ON SOIL TESTS.

3. MULCHING
 - A. MULCH - MULCH WITH ANY OF THE MATERIALS LISTED BELOW AND AT THE RATE INDICATED. SPREADING SHOULD BE UNIFORM AND AT A RATE THAT PERMITS NO MORE THAN 25% OF THE GROUND SHOWING THROUGH THE MULCH.
 - B. MULCHING IS REQUIRED ON ALL SLOPES EXCEEDING 25% SLOPE.
 1. STRAW 1 TO 2 TONS DEPENDING ON SEASON AND METHOD OF APPLICATION.
 2. WOOD CHIP MATERIALS 1000 LBS. PER ACRE.

4. MAINTENANCE
 - A. IRRIGATION - IF SOIL MOISTURE IS DEFICIENT, SUPPLY NEW SEEDING AND PLANTINGS WITH ADEQUATE WATER FOR PLANT GROWTH UNTIL THEY ARE FIRMLY ESTABLISHED.
 - B. REPAIR - INSPECT ALL AREAS FOR PLANTING FAILURES AND MAKE NECESSARY REPAIRS, REPLACEMENTS AND RESEEDING WITHIN THE PLANTING SEASON IF POSSIBLE.
5. LIME AND FERTILIZER SHALL BE APPLIED UNDER A REGULAR PROGRAM THAT IS BASED ON SOIL FERTILITY TESTS AND ON THE USE AND GENERAL APPEARANCE OF THE VEGETATIVE COVER DURING SUBSEQUENT GROWING SEASONS.

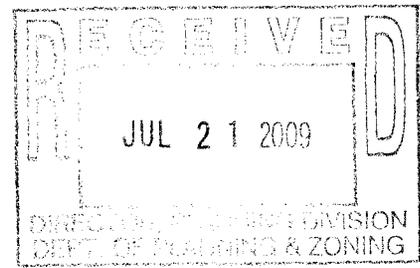
PLANTING DATES	SEEDS	SEEDING RATE (LBS./ACRE)
SEPT. 1 - FEB. 15	50/50 MIX OF ANNUAL BERMUDAGRASS (KENTON MULTI-FLO-RM) & CEREAL (WINTER) RYE (SECAFE CEREAL)	50 - 100
FEB. 16 - APR. 30	ANNUAL BERMUDAGRASS (EQUIMIX MULTI-FLO-RM)	60 - 100
MAY 16 - AUG. 31	GERMAN WHEAT (SARTANA ITALICA)	50

MULCHING

- A. SEEDING MADE IN FALL FOR WINTER COVER AND DURING HOT DRY SUMMER MONTHS SHALL BE MULCHED IN ACCORDANCE WITH MULCHING, STD. & SPEC. 3.35 OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK, THIRD EDITION 1992.

MAINTENANCE

- A. IRRIGATION - IF SOIL MOISTURE IS DEFICIENT, SUPPLY NEW SEEDINGS AND PLANTINGS WITH ADEQUATE WATER FOR PLANT GROWTH UNTIL THEY ARE FIRMLY ESTABLISHED.
- B. REPAIR - INSPECT ALL AREA FOR PLANTING FAILURES AND MAKE NECESSARY REPAIRS.

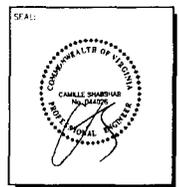


2232-507-3



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SUBMITTALS			
DATE	DESCRIPTION	REV.	
05-05-04	FINAL ZONING		1
06-22-04	REVISE SURVEY		1
			2
06-19-07	ADD COUNTY COMMENTS		6
04-08-08	STREETS & COMPANES		7
10-03-08	ILLUSTRATE PLATABLE		8
12-18-08	OWNER COMMENTS		9
03-31-09	COUNTY COMMENTS		10
05-18-09	COUNTY COMMENTS		11
07-16-09	HEIGHT ADJUSTMENT		12



T-MOBILE NORTHEAST LLC

12030 BALTIMORE AVENUE
BELLEVILLE, MD 20705
PHONE: (240) 284-8869

PROJECT NO. 134271
DESIGNER: TME
ENGINEER: C.C.

SCALE:
0 1/2 1
GRAPHIC SCALE IN INCHES

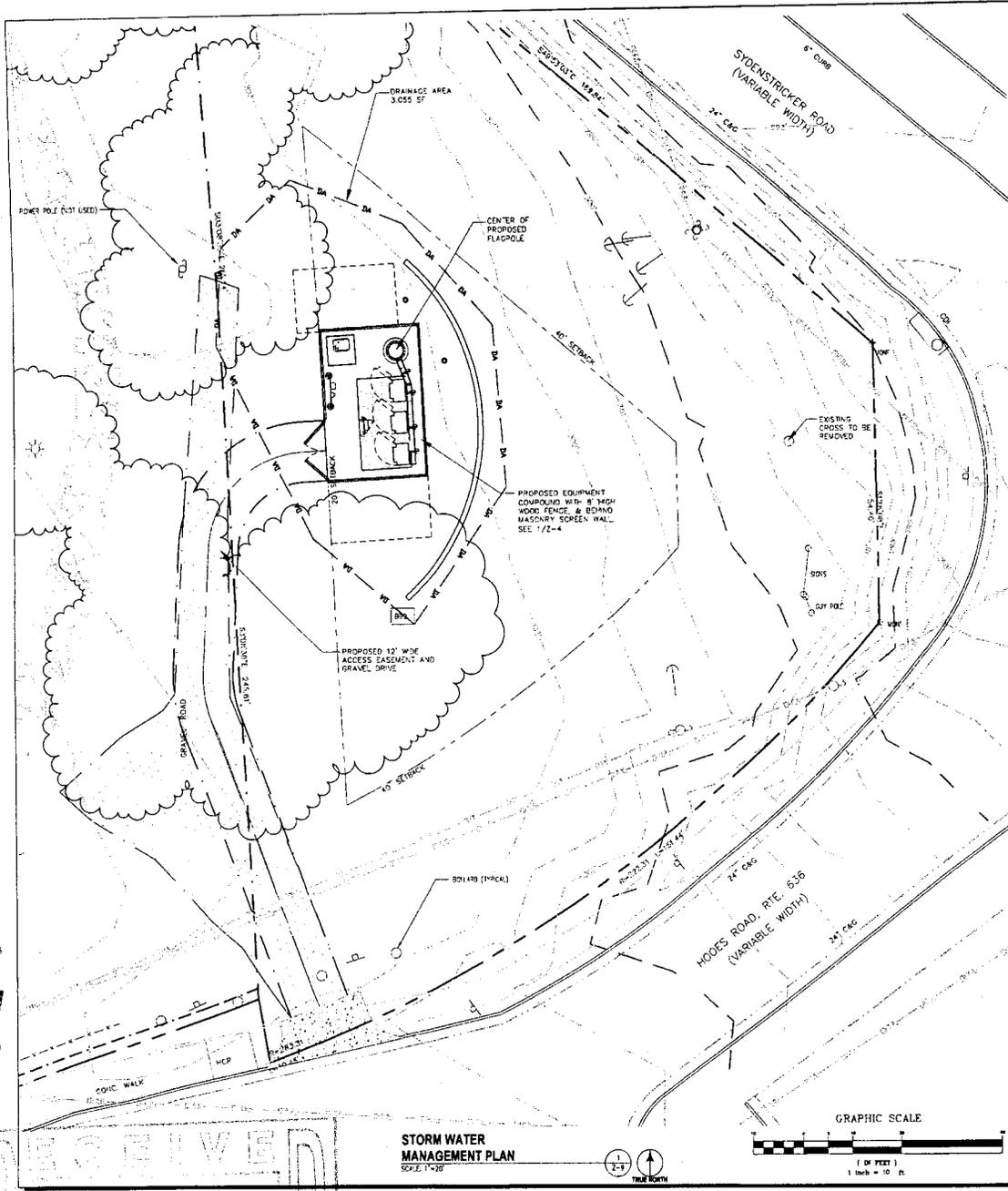
WAC158
SYDENSTRICKER -
SPRINGFIELD
8500 HOODES ROAD
SPRINGFIELD, VA 22153

TITLE:

CIVIL NOTES

SHEET NUMBER:
Z-8

2232-507-3



PROJECT SIZE 2,158 SF DISTURBED AREA

STORM WATER CALCULATIONS

ANALYSIS
ANALYZE USING TR-55 SOFTWARE "URBAN HYDROLOGY FOR SMALL WATERSHEDS"
RESULTS
FOR 10 YR-24 HR STORM EVENT

PEAK DISCHARGE (CFS10)

CONCLUSION	PRE-DEVELOPMENT	POST-DEVELOPMENT	NET INCREASE
	0.28	0.33	0.05

THE NET INCREASE FOR THE 10 YR-24HR PEAK DISCHARGE (CFS10) IS REPORTED AS LESS THAN 0.1 CFS OR BELOW CALCULATION LIMITS BY TR-55. THESE CALCULATIONS SHOW THAT THERE IS NO SIGNIFICANT INCREASE IN THE WATER QUANTITY VOLUME FOR THE PURPOSES OF VIRGINIA STORM WATER MANAGEMENT.

STORM WATER MANAGEMENT AND BEST MANAGEMENT PRACTICE NARRATIVE

THIS PROJECT QUALIFIES FOR AN EXEMPTION FROM THE STORMWATER MANAGEMENT ORDINANCE BECAUSE THE RUNOFF DOES NOT SIGNIFICANTLY INCREASE THE WATER QUANTITY VOLUME.

THE WATER QUALITY VOLUME CRITERIA QUALIFIES FOR A WAIVER ON THE BASIS THAT THE UNCOMPACTED GRAVEL COMPOUND ACTS TO ADD INFILTRATION. IN ADDITION, EXCESS SURFACE RUNOFF IS TRANSPORTED FROM THE SITE AS SHEET FLOW TO A VEGETATED BUFFER, WHICH IMPROVES WATER QUALITY THROUGH ABSORPTION AND INFILTRATION. THE DRAINAGE OUTFALL FOR THIS COMPOUND DEVELOPMENT AND PAVED AREAS WILL BE RUNOFF DISCHARGED AS A SHEET FLOW.

STORM WATER MANAGEMENT NARRATIVE SUMMARY

DRAINAGE AREA
THE DRAINAGE AREA FOR THE SITE IS 3,275 SF (0.075 AC). THE PRE-DEVELOPMENT DRAINAGE AREA FOR THE PROPOSED SITE AREA CONSISTS OF EXISTING GRASS AND WOODS AREA 3,215 SF (0.074 AC) AND AN EXISTING GRAVEL ROAD IMPERVIOUS AREA 60 SF (0.001 AC). THE POST-DEVELOPMENT DRAINAGE AREA FOR THE PROPOSED SITE AREA CONSISTS OF GRASS AND WOODS AREA 2,041 SF (0.047 AC) GRAVEL, PROPOSED AND EXISTING IMPERVIOUS AREA 1,214 SF (0.028 AC). THE AVERAGE SLOPE THROUGHOUT THE SITE IS APPROXIMATELY 5%. THE NET INCREASE OF PEAK DISCHARGE FOR 10 YR-24 HR STORM WAS FOUND TO BE INCREASED BY 0.05 CFS BY TR-55 SOFTWARE PROGRAM, WHICH IS NOT SIGNIFICANT. THE OVERALL DRAINAGE AREA ANALYSIS SHOWS THAT THERE IS NO SIGNIFICANT INCREASE IN WATER QUANTITY VOLUME FOR THE SITE.

MINIMUM STORMWATER INFORMATION FOR REZONING, SPECIAL EXCEPTION, SPECIAL PERMIT AND DEVELOPMENT PLAN APPLICATIONS

The following information is required to be shown or provided in all zoning applications, or a waiver request of the submission requirement with justification shall be attached. Note: Waivers will be acted upon separately. Failure to adequately address the required submission information may result in a delay in processing this application.

This information is required under the following Zoning Ordinance paragraphs:
Special Permits (9-011 22 & 23) Special Exceptions (9-011 22 & 23)
Cluster Subdivision (9-015 10 & 10) Commercial Reversible Lot Divisions (9-022 2A (12) & (14))
Development Plans (9-302 3 & 4L) PRC Plan (9-303 1E & 1J)
FDP (9-302 1F & 1G) Amendments (19-302 1F & 101)

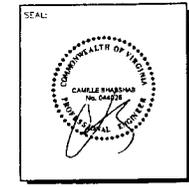
- 1. Plan is at a minimum scale of 1"=50' (unless it is depicted on one sheet with a minimum scale of 1"=100').
- 2. A graphic depicting the stormwater management facilities and limits of clearing and grading accommodate the stormwater management facility(ies), storm drainage pipe systems and outlet protection, pond spillways, access roads, site outline, energy dissipation devices, and stream stabilization measures as shown on Sheets Z-3.
- 3. Provide:

Facility Name/Type & No.	On-site area served (acres)	Off-site area served (acres)	Drainage area (acres)	Footprint area (ft)	Storage (cu ft)	Height (ft)
N/A	N/A	N/A	N/A	N/A	N/A	N/A
Totals						
- 4. Outlet drainage channels, outfalls and pipe systems are shown on Sheet Z-3. Pond inlet and outlet pipe systems are shown on Sheet N/A.
- 5. Maintenance access (road) to stormwater management facility(ies) are shown on Sheet N/A. Type of maintenance access road surface noted on the plan is N/A. (gravel, protect, gravel, etc.)
- 6. Landscaping and tree preservation down in and near the stormwater management facility is shown on Sheet N/A.
- 7. A "stormwater management narrative" which contains a description of how detention and best management practices requirements will be met is provided on Sheet Z-3.
- 8. A description of the existing conditions of each numbered site outfall extended downstream from the site is a note, which is at least 100 lines the site area or which has a drainage area of at least one square mile (640 acres) is provided on Sheet N/A.
- 9. A description of how the outfall requirements, including contributing drainage areas of the Public Facilities Manual will be satisfied is provided on Sheet Z-3.
- 10. Existing topography with maximum contour intervals of two (2) feet and a note as to whether it is an air survey or field run is provided on Sheets Z-3 AND Z-1.
- 11. A submission waiver is requested for N/A.
- 12. Stormwater management is not required because THE NET INCREASE FOR 10 YR-24 HR PEAK DISCHARGE DOES NOT SIGNIFICANTLY INCREASE THE WATER QUANTITY VOLUME. THE NET INCREASE WAS FOUND TO BE 0.05 CFS.

entrex
communication services, inc.
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SUBMITTALS

DATE	DESCRIPTION	REV.
05-05-04	FINAL ZONING	1
06-27-04	REVISE SURVEY	2
06-17-07	ADD COUNTY COMMENTS	5
04-08-08	SETBACK & COMPOUND	7
10-03-08	RELOCATE CURB/POLE	8
11-18-08	OWNER COMMENTS	9
03-31-09	COUNTY COMMENTS	10
05-15-09	COUNTY COMMENTS	11
07-16-09	HIGHT ADJUSTMENT	12



T-MOBILE NORTHEAST LLC
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PROJECT NO: 1642-211
DESIGNER: TMF
ENGINEER: C.G.

SCALE: 6" = 1/2" = 1'
GRAPHIC SCALE IN INCHES

WAC158
SYDENSTRICKER -
SPRINGFIELD
8500 HOOPS ROAD
SPRINGFIELD, VA 22153

TITLE:
**STORMWATER
MANAGEMENT
PLAN**

SHEET NUMBER:
Z-9

RECEIVED
JUL 21 2009
DIVISION OF PERMITS, PLANNING & ZONING

TREES IN VICINITY OF PROPOSED EQUIPMENT

TREE #	COMMON NAME	SCIENTIFIC NAME	TRUNK Ø	CONDITION	HEIGHT	NOTE
TREE - 1	AMERICAN BEECH	FAGUS GRANDIFOLIA	39"	POOR	20'	REMOVE
TREE - 2	WHITE OAK	QUERCUS ALBA	32"	FAIR	55'	
TREE - 3	AMERICAN BEECH	FAGUS GRANDIFOLIA	27"	FAIR	55'	
TREE - 4	WHITE OAK	QUERCUS ALBA	17"	FAIR	54'	
TREE - 5	WHITE OAK	QUERCUS ALBA	17"	GOOD	54'	
TREE - 6	WHITE OAK	QUERCUS ALBA	20"	GOOD	54'	
TREE - 7	WHITE OAK	QUERCUS ALBA	13"	FAIR	62'	
TREE - 8	PIGNOT HICKORY	CARYA GLABRA	15"	GOOD	62'	
TREE - 9	TULIP POPLAR	LIRIODENDRON TULIPIFERA	6"	POOR	20'	REMOVE
TREE - 10	BLACK CHERRY	PRUNUS SEROTINA	4"	POOR	20'	REMOVE

GENERAL PLANTING NOTES:

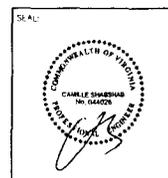
1. ALL PLANTS SHALL BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASE.
2. ALL PLANTS SHALL BE CONTAINER-GROWN OR BALLED AND BURLAPPED.
3. ALL TREES SHALL BE STRAIGHT TRUNKED, FULL HEADED.
4. ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE OWNER'S REPRESENTATIVE BEFORE, DURING, AND AFTER INSTALLATION.
5. ALL TREES SHALL BE GATED OR STAKED AS SHOWN.
6. ALL PLANTS AND PLANTING SHEETS SHALL BE COMPLETELY MALIGNED.
7. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING COURSE OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE LANDSCAPE CONSTRUCTION.
8. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PROCEEDING WITH THE WORK.
9. THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING (INCLUDING BUT NOT LIMITED TO: WATERING, SPRINKLING, MULCHING, FERTILIZATION, ETC.) OF PLANTING AREAS AND LEANS UNTIL THE WORK IS ACCEPTED IN TOTAL BY THE OWNER'S REPRESENTATIVE.
10. THE OWNER'S REPRESENTATIVE WILL APPROVE THE STATED LOCATION OF ALL PLANT MATERIAL PRIOR TO INSTALLATION.
11. AFTER BEING CUT AT THE NURSERY SOURCE, ALL TREES IN LEAF SHALL BE ACCQUACATED FOR TWO (2) WEEKS UNDER A MIST SYSTEM PRIOR TO INSTALLATION.
12. ANY PLANT MATERIAL THAT DIES, BECOMES BROWN OR DETRIATES (PRIOR TO FINAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, SIZE AND HEIGHT AS ALL SPECIFICATIONS.
13. STANDARDS SET FORTH IN "AMERICAN STANDARDS FOR NURSERY STOCK", LATEST EDITION, RESPECTIVE CHECKLIST SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
14. CONTRACTOR TO WATER AND WARRANTY TREES FOR 1 YEAR.



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SUBMITTALS

DATE	DESCRIPTION	REV
09-16-04	FINAL ZONING	1
06-22-04	REVISE SHEET	1
06-11-07	ADD COUNTY COMMENTS	6
04-08-08	SETBACK & CONTING	7
10-03-08	RELOCATE FLASHPY	8
12-18-08	CORNER COMMENTS	9
03-31-09	COUNTY COMMENTS	10
05-18-09	COUNTY COMMENTS	11
07-16-09	HICHT ADJUSTMENT	12



T-MOBILE NORTHEAST LLC

12050 BALTIMORE AVENUE
BELTSVILLE, MD 20705
PHONE: (240) 264-8600

PROJECT NO. 1042 211
DESIGNER: TME
ENGINEER: P.C.

SCALE
0 1/2 1
GRAPHIC SCALE IN INCHES

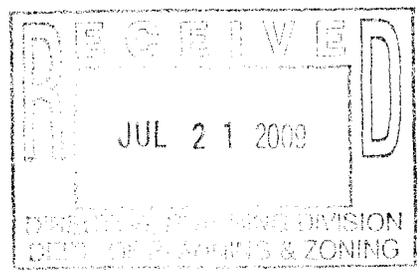
WAC158
SYDENSTRICKER -
SPRINGFIELD
8500 HOODES ROAD
SPRINGFIELD, VA 22153

TITLE
LANDSCAPE
PLAN

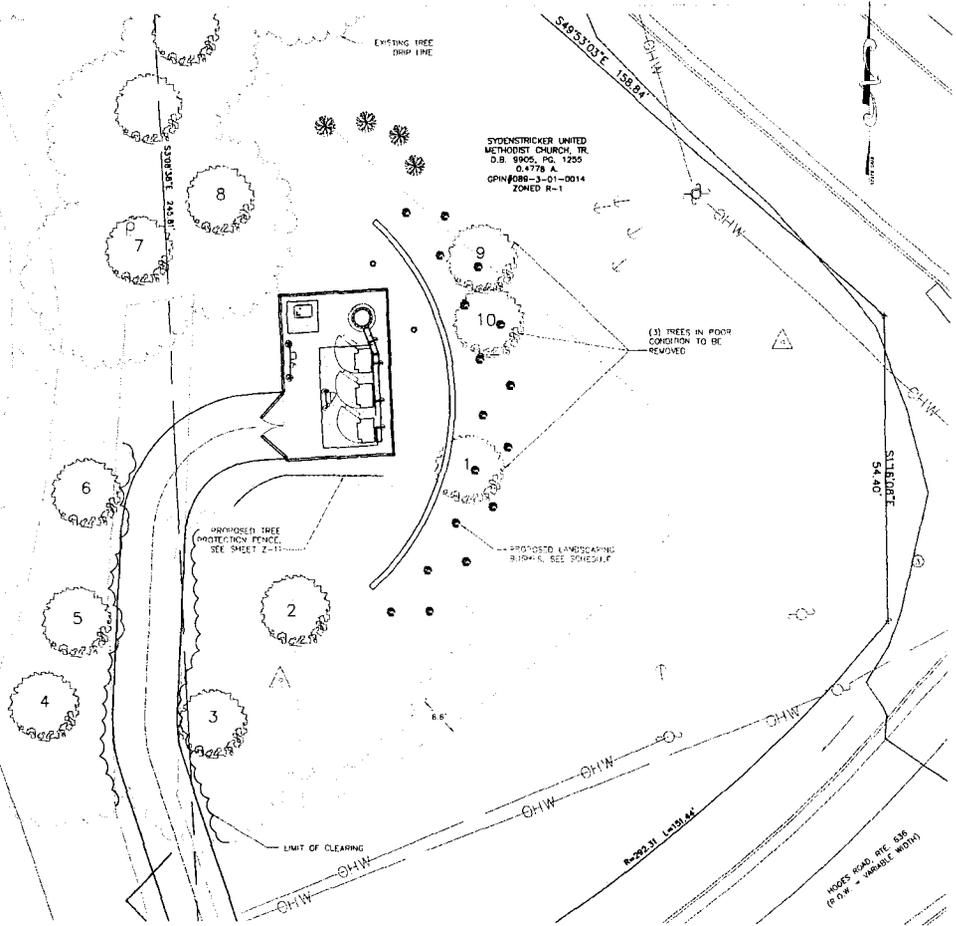
SHEET NUMBER
Z-10

PROPOSED PLANT LIST

QTY	COMMON NAME	SIZE/REMARKS
17	KEY CLABRA/NURSERY	HEALTHY STRAIGHT TRUNK, WELL BRANCHED. MINIMUM SIZE FOR PLANTING SHOULD BE 18 INCHES IN HEIGHT.
4	LELAND CYPRESS	6'-0" MIN HEIGHT AT PLANTING, FULL HEALTHY STRAIGHT TRUNK, WELL BRANCHED. SEE DETAIL Z-11.



2232-507-3

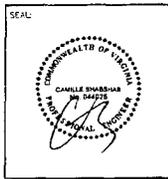


LANDSCAPE PLAN
SCALE: 1"=10'-0"



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 WASHINGTON, D.C. 20005
 PHONE: (202)408-0880
 FAX: (202)408-0861

SUBMITTALS		
DATE	DESCRIPTION	REV.
05-05-04	FINAL E.D.M.C.	1
06-27-04	REVISE SURVEY	2
06-17-07	ADD COUNTY COMMENTS	3
04-02-08	SETHOX & COMPANY	4
10-05-08	RELOCATE FLAGPOLE	5
11-10-08	OWNER COMMENTS	6
03-11-09	COUNTY COMMENTS	7
05-19-09	COUNTY COMMENTS	8
07-16-09	HEIGHT ADJUSTMENT	9



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 BELTSVILLE, MD 20705
 PHONE: (240) 264-8600

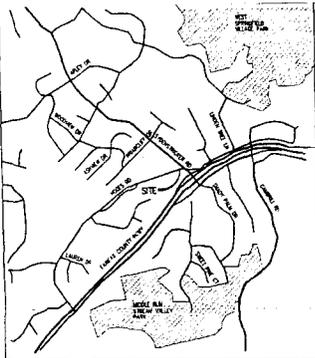
PROJECT NO: 1042.211
 DESIGNER: R. S.
 ENGINEER: C. S.

SCALE:
 1/2" = 1'
 GRAPHIC SCALE IN INCHES

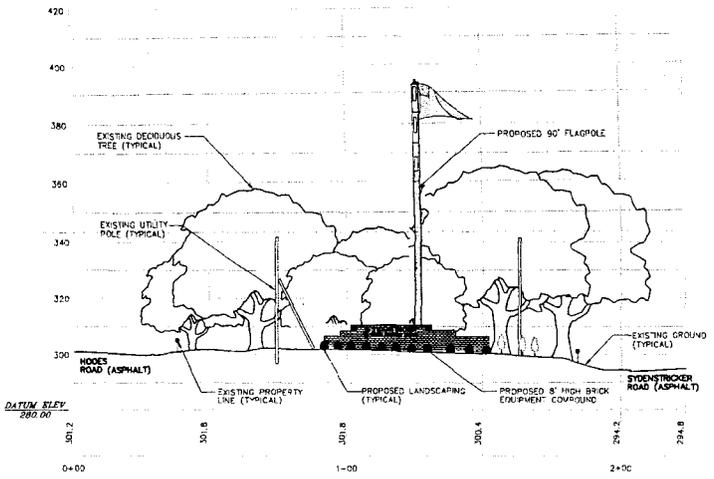
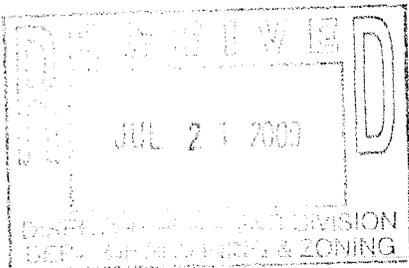
WAC158
SYDENSTRICKER -
SPRINGFIELD
8500 HOES ROAD
SPRINGFIELD, VA 22153

TITLE:
SITE
PROFILES

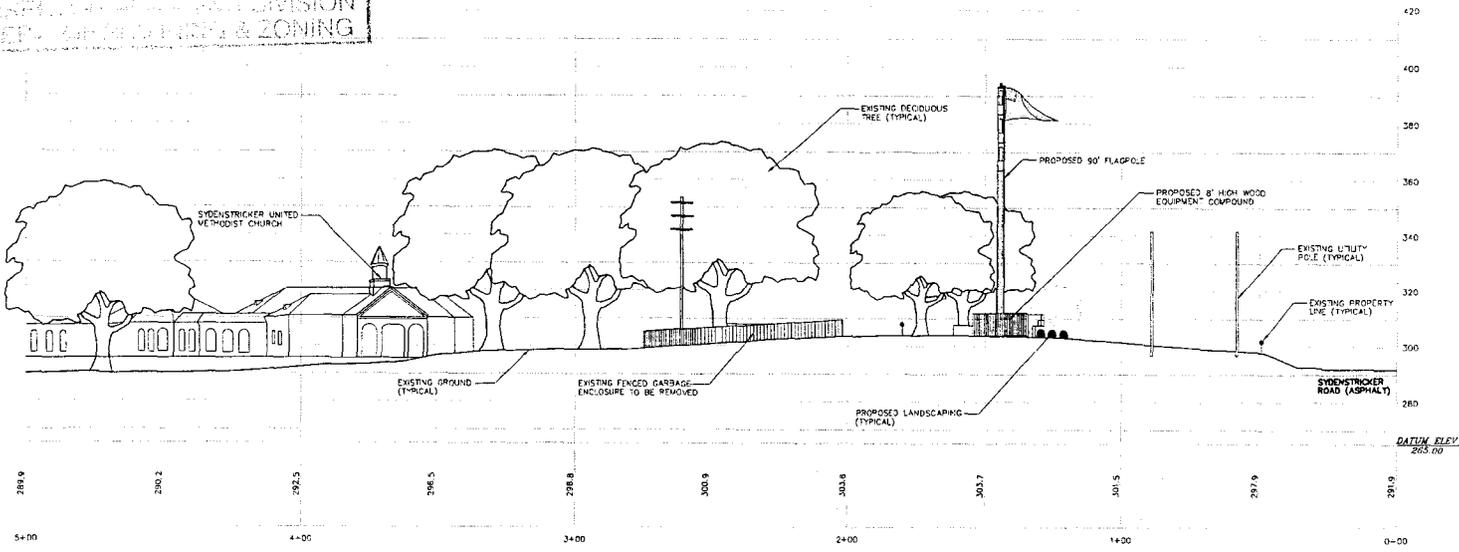
SHEET NUMBER:
Z-11



VICINITY MAP
 SCALE: 1"=1000'
 TRUE NORTH



SITE PROFILE SOUTH TO NORTH
 SCALE: 1"=20' HORIZONTAL
 SCALE: 1"=20' VERTICAL



SITE PROFILE EAST TO WEST
 SCALE: 1"=20' HORIZONTAL
 SCALE: 1"=20' VERTICAL

2232-507-3

§ 15.2-2232. Legal status of plan.

A. Whenever a local planning commission recommends a comprehensive plan or part thereof for the locality and such plan has been approved and adopted by the governing body, it shall control the general or approximate location, character and extent of each feature shown on the plan. Thereafter, unless a feature is already shown on the adopted master plan or part thereof or is deemed so under subsection D, no street or connection to an existing street, park or other public area, public building or public structure, public utility facility or public service corporation facility other than railroad facility, whether publicly or privately owned, shall be constructed, established or authorized, unless and until the general location or approximate location, character, and extent thereof has been submitted to and approved by the commission as being substantially in accord with the adopted comprehensive plan or part thereof. In connection with any such determination, the commission may, and at the direction of the governing body shall, hold a public hearing, after notice as required by § 15.2-2204.

B. The commission shall communicate its findings to the governing body, indicating its approval or disapproval with written reasons therefor. The governing body may overrule the action of the commission by a vote of a majority of its membership. Failure of the commission to act within sixty days of a submission, unless the time is extended by the governing body, shall be deemed approval. The owner or owners or their agents may appeal the decision of the commission to the governing body within ten days after the decision of the commission. The appeal shall be by written petition to the governing body setting forth the reasons for the appeal. The appeal shall be heard and determined within sixty days from its filing. A majority vote of the governing body shall overrule the commission.

C. Widening, narrowing, extension, enlargement, vacation or change of use of streets or public areas shall likewise be submitted for approval, but paving, repair, reconstruction, improvement, drainage or similar work and normal service extensions of public utilities or public service corporations shall not require approval unless involving a change in location or extent of a street or public area.

D. Any public area, facility or use as set forth in subsection A which is identified within, but not the entire subject of, a submission under either § 15.2-2258 for subdivision or provision 8 of § 15.2-2286 for development or both may be deemed a feature already shown on the adopted master plan, and, therefore, excepted from the requirement for submittal to and approval by the commission or the governing body; provided, that the governing body has by ordinance or resolution defined standards governing the construction, establishment or authorization of such public area, facility or use or has approved it through acceptance of a proffer made pursuant to § 15.2-2303.

E. Approval and funding of a public telecommunications facility by the Virginia Public Broadcasting Board pursuant to Article 12 (§ 2.2-2426 et seq.) of Chapter 24 of Title 2.2 shall be deemed to satisfy the requirements of this section and local zoning ordinances with respect to such facility with the exception of television and radio towers and structures not necessary to house electronic apparatus. The exemption provided for in this subsection shall not apply to facilities existing or approved by the Virginia Public Telecommunications Board prior to July 1, 1990. The Virginia Public Broadcasting Board shall notify the governing body of the locality in advance of any meeting where approval of any such facility shall be acted upon.

F. On any application for a telecommunications facility, the commission's decision shall comply with the requirements of the Federal Telecommunications Act of 1996. Failure of the commission to act on any such application for a telecommunications facility under subsection A submitted on or after July 1, 1998, within ninety days of such submission shall be deemed approval of the application by the commission unless the governing body has authorized an extension of time for consideration or the applicant has agreed to an extension of time. The governing body may extend the time required for action by the local commission by no more than sixty additional days. If the commission has not acted on the application by the end of the extension, or by the end of such longer period as may be agreed to by the applicant, the application is deemed approved by the commission.

(Code 1950, §§ 15-909, 15-923, 15-964.10; 1958, c. 389; 1960, c. 567; 1962, c. 407, § 15.1-456; 1964, c. 528; 1966, c. 596; 1968, c. 290; 1975, c. 641; 1976, c. 291; 1978, c. 584; 1982, c. 39; 1987, c. 312; 1989, c. 532; 1990, c. 633; 1997, cc. 587, 858; 1998, c. 683.)