



APPLICATION ACCEPTED: October 10, 2008  
PLANNING COMMISSION: September 24, 2009  
BOARD OF SUPERVISORS: Not yet scheduled

# County of Fairfax, Virginia

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September 10, 2009

## STAFF REPORT ADDENDUM I

APPLICATIONS SE 2008-MV-031  
(Concurrent w/2232-V08-6)

### MT. VERNON DISTRICT

**APPLICANT:** Trustees for Mount Vernon Lodge #219, Ancient Free and Accepted Masons, New Cingular Wireless PCS, LLC d.b.a. AT & T Mobility & T-Mobile Northeast, LLC

**ZONING:** R-3

**PARCEL:** 111-2 ((3)) 11

**ACREAGE:** 1.03 Acres

**PLAN MAP:** Residential; 2-3 du/ac

**SE CATEGORY:** Category 1: Use 8: Mobile and Land-based Telecommunication Facilities  
Category 3: Private Clubs and Public Benefit Associations

**PROPOSAL:** The applicant has filed for review by the Planning Commission to determine whether a proposed telecommunications facility satisfies the criteria of location, character and extent pursuant to Sect. 15.2-2232 of the Code of Virginia. The applicant also requests approval of a Special Exception to permit the existing Public Benefit Association, and to permit the construction of a telecommunications facility (88 foot high wireless telecommunication evergreen tree monopole), antennas and related ground equipment on a portion of the site.

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Kelli Goddard-Sobers

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



## **STAFF RECOMMENDATIONS:**

Staff recommends that the Planning Commission find that the facility proposed under 2232-L07-02 does satisfy the criteria of location, character and extent as specified in Sect. 15.2-2232 of the Code of Virginia and is substantially in accord with the provisions of the Comprehensive Plan.

Staff recommends approval of SE 2008-MV-031, subject to the proposed development conditions contained in Addendum 1.

Staff recommends approval of a waiver of the transitional screening requirements along the northern and western property lines.

Staff recommends approval of a modification of the transitional screening requirements along the southern and eastern property lines in favor of the vegetation shown on the SE Plat and as contained in the development conditions.

Staff recommends approval of a waiver of the barrier requirements along the northern and western property lines.

Staff recommends approval of a modification of the barrier requirements along the southern and eastern property lines in favor of what is shown on the SE Plat and as contained in the development conditions.

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

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

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

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

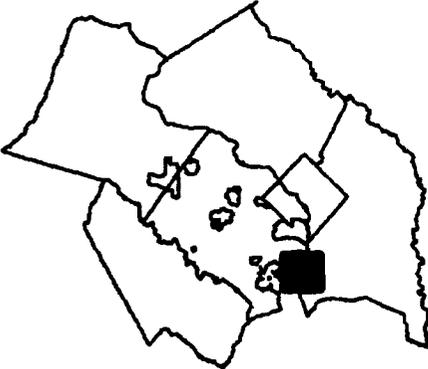
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Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

# Special Exception

SE 2008-MV-031



**Applicant:** TRUSTEES FOR MOUNT VERNON LODGE NO. 219, A.F.& A.M., NEW CINGULAR WIRELESS PCS, LLC D.B.A. AT&T MOBILITY AND T-MOBILE NORTHEAST, LLC

**Accepted:** 10/10/2008  
**Proposed:** PUBLIC BENEFIT ASSOCIATION AND TELECOMMUNICATIONS FACILITY

**Area:** 1.03 AC OF LAND; DISTRICT - MOUNT VERNON

**Zoning Dist Sect:** 03-0304

**Art 9 Group and Use:** 1-08 3-07

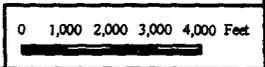
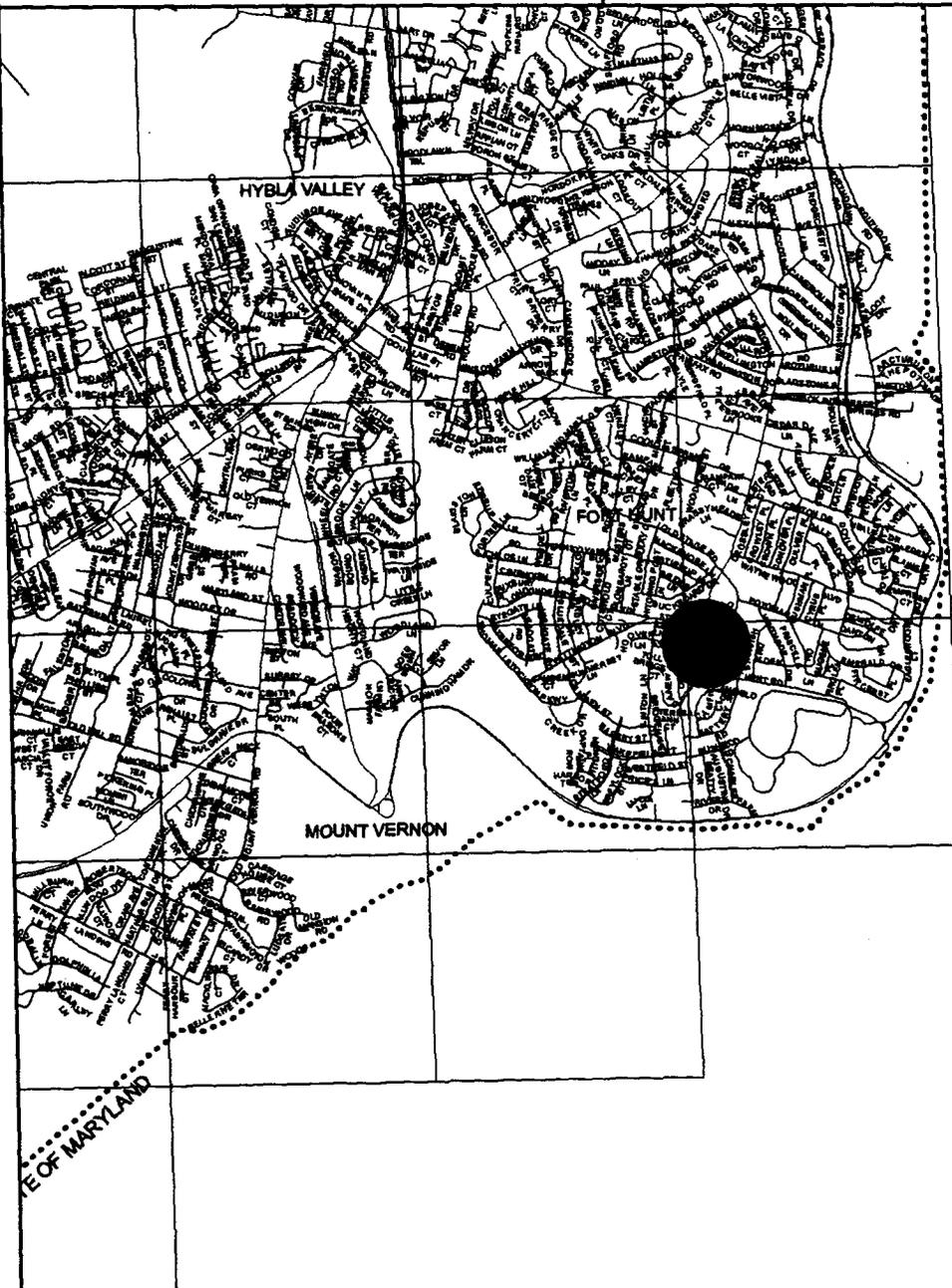
**Located:** 8717 FORT HUNT ROAD

**Zoning:** R-3

**Plan Area:** 4,

**Overlay Dist:**

**Map Ref Num:** 111-2- /03/ /0011



# Special Exception

SE 2008-MV-031



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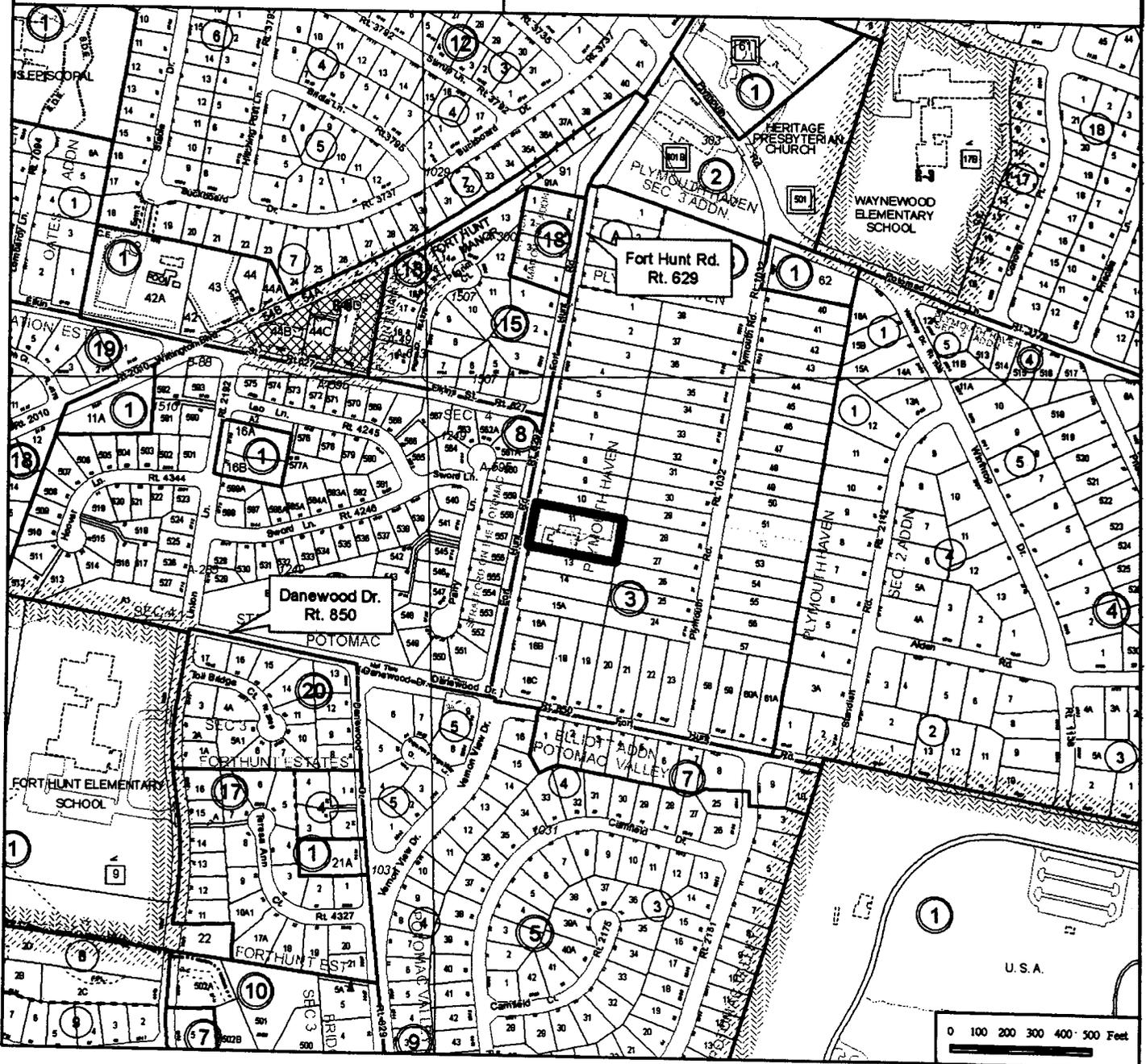
**Located:** 8717 FORT HUNT ROAD

**Zoning:** R-3

**Plan Area:** 4,

**Overlay Dist:**

**Map Ref Num:** 111-2- /03/ /0011



## **BACKGROUND**

The applicants, Trustees for Mount Vernon Lodge # 219, Ancient Free and Accepted Masons, New Cingular Wireless PCS, LLC d.b.a AT& T Mobility and T-Mobile Northeast LLC, have filed Special Exception application, SE 2008-MV-031, to seek approval to permit the continuation of the existing Public Benefit Association (Mt. Vernon Lodge #219) and to permit the addition of a telecommunications facility, antennas and related ground equipment on the property of the Mount Vernon Lodge, # 219 Ancient Free and Accepted Masons located at 8717 Fort Hunt Road. The applicants are now proposing an 88-foot high wireless telecommunication tree monopole instead of the previously proposed 85-foot high flagpole monopole. The concurrent 2232 application, 2232-V08-6, was also amended to change the proposal from the 85-foot tall flagpole monopole to the 88-foot tall tree monopole. It should also be noted that one of the original applicants, Hammondville Holdings Corporation, has withdrawn from these applications.

On April 15, 2009, the Staff Report was published for SE 2008-MV-031 and 2232-V08-6, which recommended approval of the proposed applications subject to the proposed development conditions contained in Appendix 1 of the staff report.

Subsequently, concerns were raised about the appropriateness of the flagpole for this site, and it was suggested that a tree monopole be considered as it could be more suitable for the site and the surrounding residential community.

After meetings with the community, the Mount Vernon District Supervisor and the Mount Vernon Planning Commissioner, the applicant amended the 2232 and the SE application to propose a tree monopole instead of the flagpole.

## **DISCUSSION**

### **Revised Special Exception Amendment Plat (Attachment 3)**

<b>Title of SEA Plat:</b>	New Cingular Wireless PCS, LLC
<b>Prepared By:</b>	Entrex Communications Services, Inc.
<b>Original Date:</b>	April 28, 2008, as revised through August 3, 2009

**Description of SEA Plat:**

<b>SE Plat: New Cingular Wireless PCS, LLC.</b>	
<b>Sheet #</b>	<b>Description of Sheet</b>
1 of 16 (T-1)	Title Sheet, Vicinity Map, Sheet Index, Project Description
2 of 16 (Z-1)	Site Survey, Vicinity Map, Survey Notes, Zoning and Site Tabulations, Legend
3 of 16 (Z-1A)	Site Plan, Survey Notes, Setback Tables, Parking Tabulation Table, Legend, Scale, General Notes, Zoning and Site Tabulations
4 of 16 (Z-1B)	Driveway Entrance and Parking Allocation Plan, Parking Space Requirements Table
5 of 16 (Z-2)	Tax Information
6 of 16 (Z-3)	Ordinance Data and Setback Graphic, North, South East & West Elevations
7 of 16 (Z-4)	Grading and Erosion Control Plan, Existing Conditions Note, Roof Drain Note
8 of 16 (Z-5)	Building Layout and Treepole Structure Elevation
9 of 16 (Z-5A)	Building Elevations
10 of 16 (Z-6)	Equipment Details-1
11 of 16 (Z-6A)	Equipment Details-2
12 of 16 (Z-7)	Civil Maps and Notes, Environmental Quality Map, Trail Map, Soils Map, Resource Management Map, Flood Zone Map, Notes
13 of 16 (Z-8)	Civil Details, Silt Fence Details, Wood Fence and Gate Elevation, 4 x 4 Post Detail
14 of 16 (Z-9)	Preliminary Stormwater Management, Outfall Narrative, Stormwater Calculations, Stormwater Management Narrative, Best Management Practice Narrative, Minimum Stormwater Information Checklist
15 of 16 (Z-10)	Existing Vegetation and Tree Preservation Plan, Legend, Existing Tree List, 10-Year Tree Canopy Calculation
16 of 16 (Z-11)	Landscape Plan, Legend, Planting Schedule and Planted Canopy Calculation Table, Notes, List of Species Examples

On August 12, 2009, the applicant submitted the revised Special Exception (SE) Plat, which is attached to this addendum report and listed as Attachment 3. Under this revised plat, the applicants made the following changes:

**Site Layout:** The proposed tree monopole will now be located approximately 12 feet north of the proposed Lodge building. The proposed shed, which will enclose the associated equipment, will be approximately five feet east from the Lodge building. The proposed tree monopole will be located 72.5 feet from the northern property boundary, 138.4 feet from the eastern property boundary, 77.5 feet from the southern property boundary and 161.6 feet from the western property boundary (Fort Hunt Road). This location is in the center of the subject property, 30 feet to the northwest of the location for the previously proposed flagpole monopole. This new location is also 108.2 feet from the

residence to the north, 299.9 feet from the residence located to the southeast, 89.7 feet from the residence to the south and 281.9 feet from the residence to the west.

Proposed Telecommunication Facility: The applicant now shows that the telecommunication facility will include a maximum 88-foot high tree monopole (a telecommunications monopole designed to resemble an evergreen tree) surrounded by an 8-foot high board-on-board fence with an eight-foot high gate and an equipment shed measuring 27' 4" width x 46' 4" length x 15' height. The overall facility (monopole and equipment shed) will occupy approximately 1,330 square feet (SF). This includes the 64 SF fence enclosure for the treepole. The monopole is 30 inches in diameter and will be designed to accommodate multiple telecommunications providers. At this time, telecommunication providers with up to thirty-six (36) antennas total are envisioned. A maximum of 48 antennas will be allowed on the tree monopole. New Cingular Wireless PCS, LLC, will occupy the topmost RAD center at an elevation of 82 feet, and T-Mobile will occupy the RAD center at an elevation of 76 feet. The applicant is proposing nine (9) antennas at each RAD center measuring 6' x 2' x 1' within the flagpole. The applicant is proposing that two future carriers will occupy the last two RAD centers at an elevation of 62 feet and 52 feet. The antennas will have the same dimensions as the others on the treepole.

As depicted on Sheet 8 (Z-5) of the SE Plat, the equipment shed's dimensions are 27' 4" x 46' 4" x 15' 0" with an area of 1,266 SF. The shed will enclose the associated equipment for all of the carriers. The applicant has stated that New Cingular is proposing to install seven (7) equipment cabinets on an 11' x 11' concrete pad and T-Mobile will install three cabinets on a 10' x 20' concrete pad. In addition, two spaces will be provided for the lease of future providers within the equipment shed.

Access and Parking: Access for the site is provided from Fort Hunt Road via one entrance. The applicant is now showing the existing southernmost entrance to be closed. 54 parking spaces are still being provided on-site.

Landscaping and Open Space: The application proposes a total disturbed area of 6,970 SF for construction of the tree monopole and its fence enclosure, the equipment shed, installation of the southern and eastern fences, scarification of existing pavement and revegetation at the front of the site and planting of landscaping throughout the site.

#### **Land Use/2232 Analysis (Attachment 4)**

Section 15.2-2232 of the *Code of Virginia*, as amended, charges the Planning Commission with the determining whether the general location or approximate location, character, and extent of the proposed facility are substantially in accord with the adopted Comprehensive Plan.

### Location

The proposed telecommunications facility will be located on the property of an institutional use which consists of an existing Masonic Lodge. Plan guidelines support the location of telecommunication uses on non-residential use property near residential areas when the property provides the opportunity to conceal the facility and minimize its impact on surrounding areas. While the applicant investigated nine non-residential sites in the area as the location for the facility, they were either not available for lease or did not meet the radio frequency requirements of the proposed facility. A tree monopole will be in context with the Masonic Lodge along with existing and proposed trees, thus serving to disguise and camouflage the facility, as recommended by the Plan.

Compared to the applicant's previous proposal, the tree monopole is more centrally located on the subject property to be located (next to the Lodge building and an approximately 50 foot high red maple). In staff's opinion, this location, along with the surrounding trees is optimal for minimizing the facility's visual impact upon the surrounding area. Trees are located within the subject property or on the adjacent residential property along the northern, northeastern, southeastern, and western boundaries of the subject property. While the density of growth varies throughout these border areas, staff concludes that these existing trees will screen views of the tree monopole and enclosed equipment compound from nearby existing residential development with proposed supplemental vegetation (discussed further under Character section.)

The proposed facility will be central to servicing an area lacking in telecommunication service and will be designed to accommodate at least four telecommunications service providers, in accordance with Plan recommendations for collocation. Finally, the proposed telecommunications facility is not located within a floodplain or other environmentally sensitive area, in accordance with the Plan Guidelines.

### Character

The proposed tree monopole will be designed to appear as an evergreen tree which has a brown trunk, limbs and branches with green pine needles. In order to minimize its visual impact to the surrounding area, supplemental landscaping is proposed for the eastern, southern and western boundary areas as well as for the tree monopole enclosure and enclosed equipment compound. This type of tree monopole design will minimize the visual impact and is an acceptable stealth design. Furthermore, the applicant has enclosed the equipment compound in an accessory building to effectively conceal it from view. Additional landscaping immediately adjacent to the tree monopole, its enclosure and enclosed equipment compound will further mitigate existing and future visual impact of the proposed tree monopole upon surrounding residences. The building will be constructed of CMU block wall

with aluminum siding colored to match the existing building on site. The tree monopole design will be in context with the use of the property as a Masonic Lodge. This, in combination with existing and proposed landscaping and the enclosed accessory building containing the equipment shelters/cabinets, should mitigate its visual impact and help the facility to blend with its surroundings.

Assessment of photo simulations of the proposed tree monopole, enclosed equipment compound and supplemental landscaping indicate optimum mitigation of the visual impact of the proposed structure. Therefore, the proposed tree monopole is in harmony with and should effectively blend with the wooded, low-density residential character of the surrounding properties.

Staff concludes that the proposed tree monopole, architecturally compatible building containing the equipment shelters/cabinets along with surrounding supplemental and existing trees will effectively mitigate the facility's visual impact on adjacent residential development. Therefore, the proposed tree monopole will be compatible with the Masonic Lodge and the trees in the surrounding residential areas. In staff's opinion, the proposed facility should not have a negative visual impact on the overall character of the surrounding area which is consistent with Plan objectives.

#### Extent

The Masonic Lodge property is a 1.03-acre parcel with a main building, parking areas and landscaped open space. The tree monopole and the enclosed equipment compound (approximately 1,274 SF) will occupy 2.9 % of the total area of the subject property. The applicant has decreased the proposed height of the structure from 105 feet to 88 feet to ensure that it is no greater than what is needed to meet the radio frequency service area requirements and potential for collocation by multiple carriers. The proposed facility will not cause the loss of parking spaces and the enclosed equipment compound appears as an accessory building in the context of the site. The applicant has indicated that the overall output of the proposed facility will pose no harm to the County or its citizens. Therefore, staff concludes that the proposed unmanned facility will not have an adverse impact on the use of the existing site, in accordance with the Plan guidelines.

#### Conclusions and Recommendations

Staff concludes that the subject proposal, Application 2232-V08-6, for Mount Vernon Lodge, #219, Ancient Free and Accepted Masons, New Cingular Wireless P.C.S., L.L.C. d/b/a AT&T, and T-Mobile Northeast, L.L.C. to construct an 88-foot high tree monopole, antennas, equipment cabinets, enclosed compound and site improvements located at 8717 Fort Hunt Road, Alexandria, satisfies the criteria of location, character, and extent as specified in Section 15.2-2232 of the *Code of Virginia*, and recommends that the

Planning Commission find the proposal substantially in accord with provisions of the adopted Comprehensive Plan.

### **Urban Forestry Analysis**

Urban Forestry (UF) staff found that in the applicant's original submission, the proposed screening was insufficient and the barrier requirement along the eastern property line had not been provided as discussed. For that reason, development conditions were proposed to address these issues. The applicant is now proposing to provide additional screening and the required barrier along the eastern property line. Staff believes that the screening now being proposed is adequate to mitigate the impacts of the use on the abutting residences and also acknowledges that the applicant is now showing the barrier required along the upper end of the eastern property line on the revised SE Plat.

### **Transportation Analysis**

#### **Issue: Design of Entrances and Provision of Bus Pad**

When the Fairfax County Department of Transportation (FCDOT) staff reviewed the original application, it was determined that the southern entrance to the site should be closed off and the northern entrance should be narrowed as neither entrance met VDOT's entrance design standards.

Staff advised the applicant to scarify and revegetate that portion of the front yard located between the building and Fort Hunt Road to close off the southern entrance. Once the front yard is re-vegetated, not only would it eliminate an unnecessary entrance, but it would have the added benefit of reducing the impervious area on site and improving the aesthetic appearance of the property, thereby increasing the site's compatibility with the surrounding residential properties.

Staff proposed a development condition requiring this scarification and vegetation, to which the applicant agreed. FCDOT also requested that the applicant provide a bus pad at the northern entrance. The applicant agreed to provide an escrow for the bus pad and this commitment was included in the development conditions.

The revised SE Plat now reflects the area to be scarified and vegetated at the front of the site, thereby closing off the southern entrance. The revised SE Plat also shows the northern site entrance narrowed down to 30 feet and the bus pad to be located next to the northern entrance. Therefore, staff finds these issues have now been resolved.

### **Stormwater Management/Best Management Practices Analysis (Attachment 5)**

When the Department of Public Works and Environmental Services (DPWES) staff reviewed the original application, they found that the Stormwater Management Zoning Ordinance submission requirements were not met because the applicant did not provide all of the required stormwater management, best management practices and site outfall adequacy information.

Additionally, staff advised the applicant to address the existing drainage problems on-site. Specifically, the owners of the abutting property to the south had informed staff that one of the pipes on their property (which runs alongside the property line between the two properties) was being used for the stormwater runoff coming from the roof of the Masonic Lodge building through a downspout which is connected to the pipe. In response to this, the applicant proposed to reroute the stormwater runoff from the roof of the Masonic Lodge building to an existing storm water inlet located at the front of the applicant's property. Development conditions were proposed by staff which noted that any final determination regarding stormwater management for the site would be made by DPWES staff at the time of site plan review.

DPWES staff has reviewed the revised SE Plats for the latest proposal, and has noted that an adequate site outfall statement has now been provided. However, a demonstration of adequate outfall meeting PFM requirements will be required at site plan submission. Also, DPWES staff has noted that even though the applicant has not proposed any water quality controls on the property, the site's net impervious area will decrease and therefore, water quality controls may not be required. If the applicant cannot demonstrate adequate outfall meeting PFM requirements at site plan and/or it is determined that water quality controls are required, then the applicant will have to file for a Special Exception Amendment.

## **ZONING ORDINANCE PROVISIONS**

The applicant is now proposing to install a telecommunication tree monopole instead of a flagpole monopole. Below, staff re-examines several special exception standards in light of the revised SE Plat and application.

### **Special Exception Requirements**

#### General Special Exception Standards (Sect. 9-006)

General Standard 1 requires that the proposed use and the established Masonic Lodge use at the specified location be in harmony with the adopted

Comprehensive Plan. Staff believes the revised proposal is in harmony with the Plan.

General Standard 2 requires that the proposed and established use be in conformance with the general purpose and intent of the applicable zoning district regulations. The R-3 District permits mobile and land based telecommunication facilities, light public utility uses, and public benefit association uses as a special exception use.

General Standard 3 requires that the proposed use be harmonious with and not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan. It further states that the location, size and height of buildings, structures, walls and fences 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 established Masonic Lodge building continues to be harmonious with and will not adversely affect the use or development of neighboring properties. In staff's opinion, even though the proposed treepole is somewhat wider and three feet taller than the flagpole, the proposed telecommunication facility's visual impact on adjacent developments will be mitigated by a combination of:

- The proposed location and the amount of landscaping and screening which will be provided at the front of the site, the rear of the site, and directly in front of the treepole.
- The monopole's location at the rear of the site partially concealed by the proposed equipment shed and fencing.

Therefore, staff finds this standard satisfied.

General Standard 4 requires that the proposed use 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. Access for the site is provided from Fort Hunt Road and occurs in front of the existing Masonic Lodge building at the western portion of the site. Currently, the existing traffic generated by Masonic Lodge activities does not cause any problems for the surrounding community. However, FCDOT staff had requested that the applicant close off the southernmost site entrance to prevent drivers from using the site as a turnaround area and causing potential accidents with persons legitimately going to and from the site. The applicant is now proposing to close off the southern entrance by scarifying and revegetating the portion of the front yard directly between the Lodge building and the Fort Hunt Road frontage. Also, the applicant is proposing to narrow the northern entrance to meet VDOT's standard design entrance requirements. Therefore, staff finds that this standard is now satisfied.

General Standard 5 requires landscaping and screening in accordance with the provisions of Article 13. Staff had found that the proposed screening at the rear of the site to be insufficient. As a result, staff proposed development conditions which required the applicant to provide supplemental screening. The applicant has now provided this requested supplemental screening; therefore, staff finds this standard has been satisfied.

General Standard 6 requires open space shall be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located. There is no open space requirement in the R-3 District.

General Standard 7 requires 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 utility, parking and loading requirements have been met. As discussed earlier in the report, there is an existing stormwater runoff problem on site. The applicant has proposed to remedy the situation by redirecting the stormwater runoff away from the abutting property to the front of the Masonic Lodge site. The applicant has stated that final roof drainage design will be provided at site plan (staff has proposed a development condition to ensure this is done). Therefore, with the implementation of the proposed development condition, staff believes these standards have been satisfied.

#### Additional Standards for Mobile and Land Based Telecommunication Facilities (Sect. 9-105)

Standard 1 requires that, except for antennas completely enclosed within a structure, all antennas and their supporting mounts shall be of a material or color that closely matches and blends with the structure on which it is mounted. As previously stated, the applicant proposes to construct an 88 foot tall tree monopole which will have the appearance of an evergreen tree with a brown trunk, limbs and branches with green pine needles. The antennas will appear as the "limbs" of the tree. Therefore, this standard has been satisfied.

Standard 2 requires that except for a flag mounted on a flagpole as permitted under the provisions of Par. 2 of Sect. 12-203, no commercial advertising or signs shall be allowed on any monopole, tower, antenna, antenna support structure, or related equipment cabinet or structure. The applicant has not proposed any advertising or signs on the telecommunication tree monopole or equipment compound area. Staff believes that this standard has been satisfied.

## **CONCLUSIONS AND RECOMMENDATIONS**

### **Staff Conclusions**

In staff's opinion, the proposed telecommunication facility satisfies the criteria of the location, character, and extent as specified in Section 15.2-2232 of the Code of Virginia.

In staff's opinion, with the adoption of the proposed development conditions, the Special Exception is in harmony with the Comprehensive Plan and in conformance with all applicable Zoning Ordinance provisions.

### **Staff Recommendations**

Staff recommends that the Planning Commission find that the facility proposed under 2232-L07-02 does satisfy the criteria of location, character and extent as specified in Sect. 15.2-2232 of the Code of Virginia and is substantially in accord with the provisions of the Comprehensive Plan.

Staff recommends approval of SE 2008-MV-031, subject to the proposed development conditions contained in Attachment 1.

Staff recommends approval of a waiver of the transitional screening requirements along the northern and western property lines.

Staff recommends approval of a modification of the transitional screening requirements along the southern and eastern property lines in favor of the vegetation shown on the SE Plat and as contained in the development conditions.

Staff recommends approval of a waiver of the barrier requirements along the northern and western property lines.

Staff recommends approval of a modification of the barrier requirements along the southern and eastern property lines in favor of that shown on the SE Plat and as contained in the development conditions.

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

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

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

**ATTACHMENTS**

1. Proposed Development Conditions
2. Affidavit
3. Reduction of the Special Exception Plat revised August 3, 2009
4. Land Use/2232 Analysis
5. Stormwater Analysis

**PROPOSED DEVELOPMENT CONDITIONS**

**SE 2008-MV-031**

**September 10, 2009**

If it is the intent of the Board of Supervisors to approve SE 2008-MV-031 located at 8717 Fort Hunt Road [Tax Map 111-2 ((3)) 11] to permit an Public Benefit Association, and the construction of a telecommunication facility (88 foot high wireless telecommunication tree monopole, antennas and related ground equipment) on a portion of the site pursuant to Sect. 3-304 of the Fairfax County Zoning Ordinance, then staff recommends that the Board condition the approval by requiring conformance with the following development conditions.

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Special Exception is granted only for the purpose(s), structure(s) and/or use(s) indicated on the special exception plat approved with the application, as qualified by these development conditions.
3. This Special Exception is subject to the provisions of Article 17, Site Plans. Any plan submitted pursuant to the special exception shall be in substantial conformance with Special Exception (SE) Plat entitled "New Cingular Wireless PCS, LLC"; prepared by Entrex Communications Services Inc. dated April 28, 2008 as revised through August 3, 2009. Minor modifications to the approved special exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.
4. The telecommunication facility shall conform to National Electric and Safety Code Standards and the regulations of the Federal Communications Commission with respect to electromagnetic radiation.
5. The telecommunications monopole shall be designed and painted as a tree monopole in substantial conformance with the elevation shown on Sheet 6 (Z-5) of the SE Plat. The maximum height of the telecommunications facility shall not exceed 88 feet in height inclusive of all antennas and other treelike appurtenances.
6. The tree monopole shall be designed to appear as an evergreen tree with a brown trunk, limbs and branches with green pine needles to mitigate the tree monopole's visual impact on the surrounding community.

7. Antennas shall be installed on the facility in substantial conformance with the SE Plat in order to maintain the structure's appearance as a tree monopole
8. Prior to site plan approval, documentation in the form of letters of intent, structural analyses, or leases shall be supplied to DPWES to verify a minimum of three (3) providers can be or will be structurally accommodated on the facility equipment. Installation may occur over time without an amendment to this Special Exception, provided future installations are in accordance with the Zoning Ordinance
9. The equipment compound area may include an equipment shelter, electrical panels, telephone panels and other improvements necessary and/or required for the operation of the telecommunications facility. All equipment cabinets shall be located within a 1,266 SF telecommunications equipment shelter as shown on the SE Plat.
10. The equipment shelter for the telecommunications facility shall be designed in accordance with elevations shown on the SE Plat. The tree monopole shall be enclosed by an 8-foot high board-on-board wood fence as depicted on the SE Plat.
11. There shall be no outdoor storage of materials, equipment, or vehicles within the wireless compound for the telecommunications facility.
12. No signs shall be permitted on the subject property for the advertisement of the users of the telecommunications facility. No commercial advertising or sign shall be allowed on the antennas, antennas support structures or related equipment cabinet or structure.
13. Engineering and structural data shall be submitted to Department of Public Works and Environmental Services (DPWES) and the Department of Planning and Zoning (DPZ) affirming that said alterations conform to structural wind load and all other requirements of the Virginia Uniform Statewide Building Code and are in substantial conformance with the SE Plat, should the need arise to alter the telecommunication tree monopole from that shown on the SE Plat.
14. Component(s) of the telecommunications facility shall be removed within one hundred and twenty (120) days after any such component(s) are no longer in use.
15. Available space on the telecommunications tree monopole and within the equipment compound shed shall be made available for lease for telecommunications purposes to other telecommunications operators, including but not limited to Fairfax County, subject to reasonable industry-standard lease terms and fair market rent.

16. The Fairfax County Department of Information Technology (DIT) shall have the option to conduct monitoring of radiation emissions as deemed necessary in order to ensure conformance with applicable safety standards. In the event that the monitoring indicates that the radiation levels exceed the amounts deemed appropriate by the applicable standards, any and all necessary actions determined necessary and approved by DIT shall be taken immediately to comply with accepted standards and agreements and to reduce radiation emissions to the applicable standards.
17. No signals or lights or illumination shall be permitted on the tower unless required by the Federal Communications Commission (FCC), the Federal Aviation Commission (FAA), or Fairfax County.
18. The entrance to the site shall be designed and constructed in conformance with the Virginia Department of Transportation (VDOT) entrance standards.
19. Prior to the issuance of the Non-Residential Use Permit (Non-RUP), an escrow shall be deposited with DPWES to cover cost of construction of a bus shelter and pedestrian access to the shelter. All necessary easements shall be provided as specified by the Fairfax County Department of Transportation (FCDOT).
20. Prior to the issuance of the Non-RUP, the lines for the proposed parking spaces shall be painted to properly delineate the parking spaces as determined by FCDOT.
21. Prior to the issuance of the Non-Residential Use Permit (Non-RUP), a landscape plan shall be submitted concurrent with site plan review and shall be subject to the review and approval of the Urban Forest Management Department (UFMD), DPWES to ensure that the additional screening and barrier required along the eastern property line is also provided. The existing trees and landscaping as well as the additional screening and barrier required along the eastern property line shall be provided and maintained along all lots lines as shown on the SE Plat, subject to the review and approval of UFMD, DPWES. All existing trees and landscaping shall be irrigated and maintained in good health by the applicant. Any dead or dying plantings shall be replaced as approved by UFMD, DPWES.
22. Prior to site plan approval, it shall be demonstrated that the proposed development will satisfy applicable (Public Facilities Management) PFM provisions as determined by DPWES for stormwater management.
23. If it is determined by DPWES that water quality and quantity controls are required as part of the site plan approval for the proposed development, stormwater detention and BMP facilities shall be installed to provide the required water quantity and quality controls.

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.

**SPECIAL EXCEPTION AFFIDAVIT**

DATE: August 11, 2009  
 (enter date affidavit is notarized)

I, Nelson Figueroa-Velez, do hereby state that I am an  
 (enter name of applicant or authorized agent)

(check one)             applicant  
                               applicant's authorized agent listed in Par. 1(a) below

102081c

in Application No.(s): SE 2008-MU-031  
 (enter County-assigned application number(s), e.g. SE 88-V-001)

and that, to the best of my knowledge and belief, the following information is true:

1(a). The following constitutes a listing of the names and addresses of all **APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS, and LESSEES** of the land described in the application,\* and, if any of the foregoing is a **TRUSTEE,\*\*** each **BENEFICIARY** of such trust, and all **ATTORNEYS** and **REAL ESTATE BROKERS**, and all **AGENTS** who have acted on behalf of any of the foregoing with respect to the application:

**(NOTE:** All relationships to the application listed above in **BOLD** print are to be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.)

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in <b>BOLD</b> above)
Trustees for Mount Vernon Lodge No. 219, A.F. & A.M.	8717 Fort Hunt Rd., Alexandria, VA 22308	Applicant/Title Owner/Lessor
Samuel T. Atkinson	8717 Fort Hunt Rd., Alexandria, VA 22308	Trustee/Agent
Charles C. Hinkle	8717 Fort Hunt Rd., Alexandria, VA 22308	Trustee/Agent
Covert W. Williamson	8717 Fort Hunt Rd., Alexandria, VA 22308	Trustee/Agent
New Cingular Wireless PCS, LLC, d.b.a. AT&T Mobility	7150 Standard Dr., Hanover, MD, 21076	Applicant/Tower Owner/Lessee
T-Mobile Northeast, LLC	12050 Baltimore Ave., Beltsville, MD 20705	Applicant/Lessee
James R. Michal, Esq.	1120 20th St., NW Suite 300, Washington, DC 20036	Attorney/Agent for Lessee
Nelson Figueroa-Vélez	1120 20th St., NW Suite 300, Washington, DC 20036	Agent for Lessee
Jackson & Campbell, PC	1120 20th St., NW Suite 300, Washington, DC 20036	Attorney/Agent for Lessee

(check if applicable)             There are more relationships to be listed and Par. 1(a) is continued on a "Special Exception Attachment to Par. 1(a)" form.

\* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.  
 \*\* List as follows: Name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

SPECIAL EXCEPTION AFFIDAVIT

DATE: August 11, 2009  
(enter date affidavit is notarized)

102081c

for Application No. (s): SE 2008 - MV - 031  
(enter County-assigned application number(s))

1(b). The following constitutes a listing\*\*\* of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 10 or less shareholders, a listing of all of the shareholders:

**(NOTE: Include SOLE PROPRIETORSHIPS, LIMITED LIABILITY COMPANIES, and REAL ESTATE INVESTMENT TRUSTS herein.)**

CORPORATION INFORMATION

**NAME & ADDRESS OF CORPORATION:** (enter complete name and number, street, city, state, and zip code) New Cingular Wireless PCS, LLC, d.b.a. AT&T Mobility  
7150 Standard Dr., Hanover, MD 21076

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF SHAREHOLDERS:** (enter first name, middle initial and last name)  
Cingular Wireless II, LLC

(check if applicable)  There is more corporation information and Par. 1(b) is continued on a "Special Exception Affidavit Attachment 1(b)" form.

\*\*\* All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. *In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.* Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

Special Exception Attachment to Par. 1(b)

DATE: August 14, 2008  
(enter date affidavit is notarized)

102081c

for Application No. (s): SE 2008-MU-031  
(enter County-assigned application number (s))

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

Cingular Wireless II, LLC  
5565 Glenridge Connector  
Atlanta, GA 30342

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)

Cingular Wireless, LLC  
New Cingular Wireless Services, Inc.

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

New Cingular Wireless Services, Inc.  
5565 Glenridge Connector  
Atlanta, GA 30342

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)

Cingular Wireless, LLC

(check if applicable)  There is more corporation information and Par. 1(b) is continued further on a "Special Exception Attachment to Par. 1(b)" form.

Special Exception Attachment to Par. 1(b)

DATE: August 11, 2009  
(enter date affidavit is notarized)

102081c

for Application No. (s): SP 2008 - MU-031  
(enter County-assigned application number (s))

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

Cingular Wireless, LLC  
5565 Glenridge Connector  
Atlanta, GA 30342

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)

SBC Long Distance, Inc.	+	BLS Cingular Holdings, LLC	-
SBC Alloy Holdings, Inc.	+	Bell South Mobile Data, Inc.	-
Cingular Wireless Corporation			

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

SBC Long Distance, Inc.  
175 East Houston St.  
San Antonio, TX 78205

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)

SBC Telecom, Inc.

(check if applicable)  There is more corporation information and Par. 1(b) is continued further on a "Special Exception Attachment to Par. 1(b)" form.

Special Exception Attachment to Par. 1(b)

DATE: August 11, 2008  
(enter date affidavit is notarized)

102081c

for Application No. (s): SE 2008 - MU - 031  
(enter County-assigned application number (s))

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

SBC Telecom, Inc.  
175 East Houston St.  
San Antonio, TX 78205

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)

SBC Teleholdings, Inc.

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

SBC Teleholdings, Inc.  
175 East Houston St.  
San Antonio, TX 78205

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)

SBC Communications, Inc.

(check if applicable)  There is more corporation information and Par. 1(b) is continued further on a "Special Exception Attachment to Par. 1(b)" form.

Special Exception Attachment to Par. 1(b)

DATE: August 14, 2009  
(enter date affidavit is notarized)

102081c

for Application No. (s): SE 2008-MU-031  
(enter County-assigned application number (s))

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

SBC Communications, Inc.  
175 East Houston St.  
San Antonio, TX 78205

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

SBC Alloy Holdings, Inc.  
175 East Houston St.  
San Antonio, TX 78205

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)

SBC Teleholdings, Inc.	✓	Southern New England	SBC Management Services, LP
New Southwestern Bell Mobile Systems, Inc.	✓	Telecommunications Corporation	✓
AWACS, Inc.	✓	New SBC Wireless, Inc.	✓
		Pacific Telesis Group, Inc.	✓
		SBC Services, Inc.	✓

(check if applicable)  There is more corporation information and Par. 1(b) is continued further on a "Special Exception Attachment to Par. 1(b)" form.

Special Exception Attachment to Par. 1(b)

DATE: August 11, 2009  
(enter date affidavit is notarized)

102081c

for Application No. (s): SE 2009-MU-031  
(enter County-assigned application number (s))

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

New Southwestern Bell Mobile Systems, Inc.  
175 East Houston St.,  
San Antonio, TX 78205

✓

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)

SBC Communications, Inc.

✓

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

Bell South Mobile Data, Inc.  
115 Peachtree Street, NE  
Atlanta, GA 30309

✓

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)

Bell South Mobile Systems, Inc.

✓

(check if applicable)  There is more corporation information and Par. 1(b) is continued further on a "Special Exception Attachment to Par. 1(b)" form.

Special Exception Attachment to Par. 1(b)

DATE: August 11, 2009  
(enter date affidavit is notarized)

102081c

for Application No. (s): SE 2008 - MU - 031  
(enter County-assigned application number (s))

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

AWACS, Inc.  
175 East Houston St.  
San Antonio, TX 78205

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)

SBC Communications, Inc.

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

Southern New England Telecommunications Corporation  
175 East Houston St.  
San Antonio, TX 78205

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)

SBC Communications, Inc.

(check if applicable)  There is more corporation information and Par. 1(b) is continued further on a "Special Exception Attachment to Par. 1(b)" form.

Special Exception Attachment to Par. 1(b)

DATE: August 11, 2009  
(enter date affidavit is notarized)

102081c

for Application No. (s): SE 2008-MU-031  
(enter County-assigned application number (s))

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

New SBC Wireless, Inc.  
175 East Houston St.  
San Antonio, TX 78205

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)

SBC Communications, Inc.

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

Pacific Telesis Group, Inc.  
175 East Houston St.  
San Antonio, TX 78205

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)

SBC Communications, Inc.

(check if applicable)  There is more corporation information and Par. 1(b) is continued further on a "Special Exception Attachment to Par. 1(b)" form.

Special Exception Attachment to Par. 1(b)

DATE: August 11, 2009  
(enter date affidavit is notarized)

102081c

for Application No. (s): SR 2008-MU-031  
(enter County-assigned application number (s))

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

SBC Services, Inc.  
175 East Houston St.  
San Antonio, TX 78205

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)

SBC Communications, Inc.

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

Cingular Wireless Corporation  
5565 Glenridge Connector  
Atlanta, GA 30342

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)

SBC Communications, Inc.  
Bell South Corporation

(check if applicable)  There is more corporation information and Par. 1(b) is continued further on a "Special Exception Attachment to Par. 1(b)" form.

Special Exception Attachment to Par. 1(b)

DATE: August 11, 2009  
(enter date affidavit is notarized)

102081c

for Application No. (s): SR 2008-MU-031  
(enter County-assigned application number (s))

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

Bell South Corporation  
1155 Peachtree Street, NE  
Atlanta, GA 30309

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

BLS Cingular Holdings, LLC  
5565 Glenridge Connector  
Atlanta, GA 30342

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)

AB Cellular Holding, LLC  
Wireless Telecommunications Investment  
Company, LLC

(check if applicable)  There is more corporation information and Par. 1(b) is continued further on a "Special Exception Attachment to Par. 1(b)" form.

Special Exception Attachment to Par. 1(b)

DATE: August 11, 2009  
(enter date affidavit is notarized)

102081c

for Application No. (s): SR 2008-MU-031  
(enter County-assigned application number (s))

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

AB Cellular Holding, LLC  
5565 Glenridge Connector  
Atlanta, GA 30432

✓

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)

Bell South Mobile Data, Inc.  
RAM Broadcasting Corporation

✓

✓

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

Wireless Telecommunications Investment Company, LLC  
1155 Peachtree Street, NE  
Atlanta, GA 30309

✓

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)

Bell South Mobile Data, Inc.

✓

(check if applicable)  There is more corporation information and Par. 1(b) is continued further on a "Special Exception Attachment to Par. 1(b)" form.

Special Exception Attachment to Par. 1(b)

DATE: August 11, 2009  
(enter date affidavit is notarized)

102081c

for Application No. (s): SR 2008-MU-031  
(enter County-assigned application number (s))

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

Bell South Mobile Systems, Inc.  
1155 Peachtree Street, NE  
Atlanta, GA 30309

✓

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)

Bell South Corporation

✓

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

RAM Broadcasting Corporation  
1155 Peachtree Street, NE  
Atlanta, GA 30309

✓

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)

Bell South Mobile Data, Inc.

✓

(check if applicable)  There is more corporation information and Par. 1(b) is continued further on a "Special Exception Attachment to Par. 1(b)" form.

Special Exception Attachment to Par. 1(b)

DATE: August 11, 2008  
(enter date affidavit is notarized)

102081c

for Application No. (s): SR 2008 - MU - 031  
(enter County-assigned application number (s))

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

SBC-MSI, LLC  
175 East Houston Street  
San Antonio, TX 78205

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)

Southwestern Bell Texas Holdings, Inc.

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)

(check if applicable)  There is more corporation information and Par. 1(b) is continued further on a "Special Exception Attachment to Par. 1(b)" form.

Special Exception Attachment to Par. 1(b)

DATE: August 16, 2009  
(enter date affidavit is notarized)

102081c

for Application No. (s): SE 2008 - HLU-031  
(enter County-assigned application number (s))

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

Southwestern Bell Texas Holdings, Inc.  
175 East Houston Street  
San Antonio, TX 78205

v

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)

SBC Communications, Inc.

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

Jackson & Campbell, P.C.  
1120 20th Street, N.W. Suite 300  
Washington, DC 20036

v

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)

(check if applicable)  There is more corporation information and Par. 1(b) is continued further on a "Special Exception Attachment to Par. 1(b)" form.

Special Exception Attachment to Par. 1(b)

DATE: August 11, 2009  
(enter date affidavit is notarized)

1020810

for Application No. (s): SR 2008 - MU - 031  
(enter County-assigned application number (s))

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

T-Mobile Northeast LLC  
12050 Baltimore Avenue  
Beltsville, MD 20705

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)

T-Mobile USA, Inc.

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

T-Mobile USA, Inc.  
12920 SE 38th Street  
Bellevue, WA 98006

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)

T-Mobile Global Holding GmbH

(check if applicable)  There is more corporation information and Par. 1(b) is continued further on a "Special Exception Attachment to Par. 1(b)" form.

Special Exception Attachment to Par. 1(b)

DATE: August 11, 2008  
(enter date affidavit is notarized)

102081c

for Application No. (s): SE 2008 - MV - 031  
(enter County-assigned application number (s))

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

T-Mobile Global Holding GmbH  
Kennedyallee 1-5  
53175 Bonn, Germany

✓

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)

T-Mobile International AG

✓

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

T-Mobile International AG  
Kennedyallee 1-5  
53175 Bonn, Germany

✓

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)

Deutsche Telekom AG

✓

(check if applicable)  There is more corporation information and Par. 1(b) is continued further on a "Special Exception Attachment to Par. 1(b)" form.

Special Exception Attachment to Par. 1(b)

DATE: August 11, 2009  
(enter date affidavit is notarized)

102081c

for Application No. (s): SR 2009 - MV-031  
(enter County-assigned application number (s))

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

Deutsche Telekom AG  
Friedrich-Ebert-Allee 140  
D-53111 Bonn, Germany

✓

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)

Federal Republic of Germany

Kreditanstalt fuer Wiederaufbau

✓

✓

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

Federal Republic of Germany  
% Federal Ministry of Finance  
Wilhelmstr. 97  
10117 Berlin  
PA.: PO Box 272

✓

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)

DOES NOT APPLY - GOVERNMENT

(check if applicable)  There is more corporation information and Par. 1(b) is continued further on a "Special Exception Attachment to Par. 1(b)" form.

Special Exception Attachment to Par. 1(b)

DATE: August 11, 2009  
(enter date affidavit is notarized)

102081c

for Application No. (s): SR 2008-MV-031  
(enter County-assigned application number (s))

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

Kreditanstalt fuer Wiederaufbau  
BANK CONTROLLED BY THE REPUBLIC OF GERMANY

Palmengartenstrasse 5-9  
60325 Frankfurt am Main

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)

DOES NOT APPLY

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)

(check if applicable)  There is more corporation information and Par. 1(b) is continued further on a "Special Exception Attachment to Par. 1(b)" form.

SPECIAL EXCEPTION AFFIDAVIT

DATE: August 16, 2009  
(enter date affidavit is notarized)

102081c

for Application No. (s): SB 2009-MU-031  
(enter County-assigned application number(s))

1(c). The following constitutes a listing\*\*\* of all of the PARTNERS, both GENERAL and LIMITED, in any partnership disclosed in this affidavit:

PARTNERSHIP INFORMATION

**PARTNERSHIP NAME & ADDRESS:** (enter complete name, and number, street, city, state, and zip code)  
SBC Management Services, L.P.  
175 East Houston St., San Antonio, TX 78205

(check if applicable) [ ] The above-listed partnership has no limited partners.

**NAMES AND TITLE OF THE PARTNERS** (enter first name, middle initial, last name, and title, e.g. General Partner, Limited Partner, or General and Limited Partner)

SBC-MSI, LLC  
General Partner ✓

Southwestern Bell Texas Holdings, Inc.  
Limited Partner ✓

(check if applicable) [ ] There is more partnership information and Par. 1(c) is continued on a "Special Exception Affidavit Attachment to Par. 1(c)" form.

\*\*\* All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. *In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.* Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

SPECIAL EXCEPTION AFFIDAVIT

DATE: August 11, 2009  
(enter date affidavit is notarized)

102081c

for Application No. (s): SR 2008 - MV - 031  
(enter County-assigned application number(s))

1(d). One of the following boxes **must** be checked:

In addition to the names listed in Paragraphs 1(a), 1(b), and 1(c) above, the following is a listing of any and all other individuals who own in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\*** of the land:

Other than the names listed in Paragraphs 1(a), 1(b), and 1(c) above, no individual owns in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\*** of the land.

2. That no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.

**EXCEPT AS FOLLOWS:** (NOTE: If answer is none, enter "NONE" on the line below.)  
NONE

(check if applicable)  There are more interests to be listed and Par. 2 is continued on a "Special Exception Attachment to Par. 2" form.

**SPECIAL EXCEPTION AFFIDAVIT**

DATE: August 11, 2009 162081c  
(enter date affidavit is notarized)

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of more than \$100, singularly or in the aggregate, with any of those listed in Par. 1 above.

**EXCEPT AS FOLLOWS:** (NOTE: If answer is none, enter "NONE" on line below.)  
NONE

**NOTE:** Business or financial relationships of the type described in this paragraph that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings. See Par. 4 below.)

(check if applicable) [ ] There are more disclosures to be listed and Par. 3 is continued on a "Special Exception Attachment to Par. 3" form.

4. That the information contained in this affidavit is complete, that all partnerships, corporations, and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\* of the land have been listed and broken down, and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.

WITNESS the following signature:

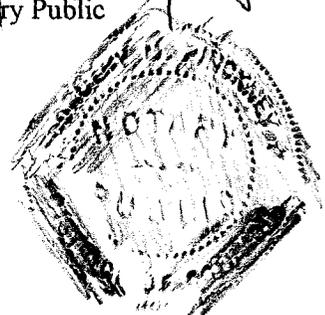
(check one) [ ] Applicant [X] Applicant's Authorized Agent

Nelson Figueroa-Velez, Authorized Agent  
(type or print first name, middle initial, last name, and & title of signee)

Subscribed and sworn to before me this 11 day of August 2009, in the State/Comm. of District of Columbia, County/City of CITY OF WASHINGTON

[Signature]  
Notary Public

My commission expires: My Commission Expires March 14, 2014



# New Cingular Wireless PCS, LLC.

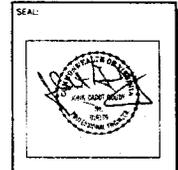
**SPECIAL EXCEPTION 2008-MV-031**  
**2232 APPLICATION #: 2232-V08-6**

**SITE NAME: FORT HUNT**  
**SITE NUMBER: 1599**  
**8717 FORT HUNT ROAD**  
**ALEXANDRIA, VA 22308**



SUBMITTALS		
DATE	DESCRIPTION	REV.
08-14-08	ADDED DIMENSIONS	6
08-22-08	COMMENTS	7
01-18-09	EQUIPMENT DISCLOSURE	8
02-08-09	COUNTY COMMENTS	8
03-20-09	COUNTY COMMENTS	10
04-02-09	PROPOSED BUILDING SIZE	11
05-07-09	COUNTY COMMENTS	12
05-14-09	COUNTY COMMENTS	13
06-11-09	COUNTY COMMENTS	14
08-03-09	COUNTY COMMENTS	15

WAIVERS AND MODIFICATIONS OF SCREENING AND BARRIER REQUIREMENTS ALONG ALL PROPERTY LINES HAVE BEEN REQUESTED, SEE JUSTIFICATION STATEMENT.



**CINGULAR WIRELESS CONSTRUCTION APPROVAL**

PRINT NAME \_\_\_\_\_ DATE \_\_\_\_\_

SIGNATURE \_\_\_\_\_

**CINGULAR WIRELESS RF APPROVAL**

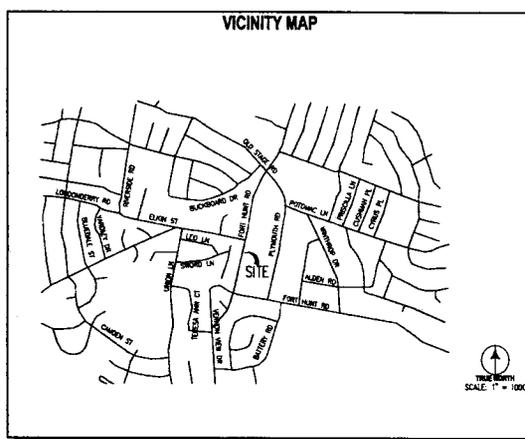
PRINT NAME \_\_\_\_\_ DATE \_\_\_\_\_

SIGNATURE \_\_\_\_\_

**OWNER APPROVAL**

PRINT NAME \_\_\_\_\_ DATE \_\_\_\_\_

SIGNATURE \_\_\_\_\_



**SHEET INDEX**

- T-1 TITLE SHEET
- Z-1 SITE SURVEY
- Z-1A SITE PLAN
- Z-1B DRIVEWAY ENTRANCE AND PARKING ALLOCATION PLAN
- Z-2 TAX INFORMATION
- Z-3 ORDINANCE DATA AND SETBACK GRAPHIC
- Z-4 GRADING AND EROSION CONTROL PLAN
- Z-5 BUILDING LAYOUT AND TREEPOLE STRUCTURE ELEVATION
- Z-5A BUILDING ELEVATIONS
- Z-6 EQUIPMENT DETAILS - 1
- Z-6A EQUIPMENT DETAILS - 2
- Z-7 CIVIL MAPS AND NOTES
- Z-8 CIVIL DETAILS
- Z-9 PRELIMINARY STORMWATER MANAGEMENT
- Z-10 EXISTING VEGETATION MAP AND TREE PRESERVATION PLAN
- Z-11 LANDSCAPE PLAN

**PROJECT DESCRIPTION**

1. INSTALL NEW 80' TREEPOLE TO SUPPORT ANTENNAS
2. INSTALL FIBER CABINETS TO HOUSE DISCLOSED BUILDING STRUCTURE
3. PROVIDE NEW ELECTRICAL SERVICE FROM EXISTING MASTHEAD POINT
4. PROVIDE TELLER SERVICE FROM EXISTING DEMARCATION POINT
5. RUN ANTENNA, SIGNAL, AND SPEAKING CABLES.

**BUILDING OWNER:** MT VERNON MANSION LODGE #213 A.T.A.M.  
 8717 FORT HUNT ROAD  
 ALEXANDRIA, VA 22308

**APPLICANTS:** NEW CINGULAR WIRELESS PCS, LLC  
 7160 STANDARD DR.  
 HANOVER, MD 21076

**LOCATION:** 77° 03' 37.417" W, 38° 43' 15.307" N

**JURISDICTION:** FAIRFAX COUNTY

**CURRENT USE:** PUBLIC BENEFIT ASSOCIATION AND LIGHT PUBLIC UTILITY USE

**PROPOSED USE:** SECTION 1112630011

**LOT:** R-3

**ZONING:** R-3

**SITE DATA:** ELEV 25' AMSL

**TITLE:** FORT HUNT 1599 8717 FORT HUNT ROAD ALEXANDRIA, VA 22308

**TITLE SHEET**

**SHEET NUMBER:** T-1

**PROJECT CONTACTS**

1. CINGULAR REPRESENTATIVE: BUO OLL	4. OWNER CONTACT SAMUEL T. ATKINSON, TRUSTEE
2. ENTREX PROJECT MANAGER (ENGINEER) CAROL COUDY PROJECT MANAGER (202) 468-0960 COUDY@ENTREX.COM	5. ELECTRIC COMPANY DOMINION
3. CINGULAR CONSTRUCTION MANAGER BUO OLL CONSTRUCTION MANAGER (410) 245-8977 BUO.OLL@CINGULAR.COM	6. TELEPHONE COMPANY VERIZON

**New Cingular Wireless PCS, LLC.**  
 7160 Standard Dr.  
 Hanover, MD 21076

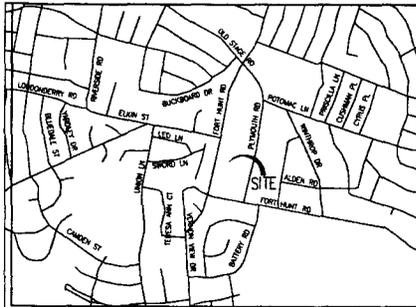
PROJECT NO: 1087050  
 DESIGNER: TMF  
 ENGINEER: C.G.G.

SCALE: 0 1/2 1  
 GRAPHIC SCALE IN INCHES

**FORT HUNT 1599**  
**8717 FORT HUNT ROAD**  
**ALEXANDRIA, VA 22308**

**TITLE SHEET**

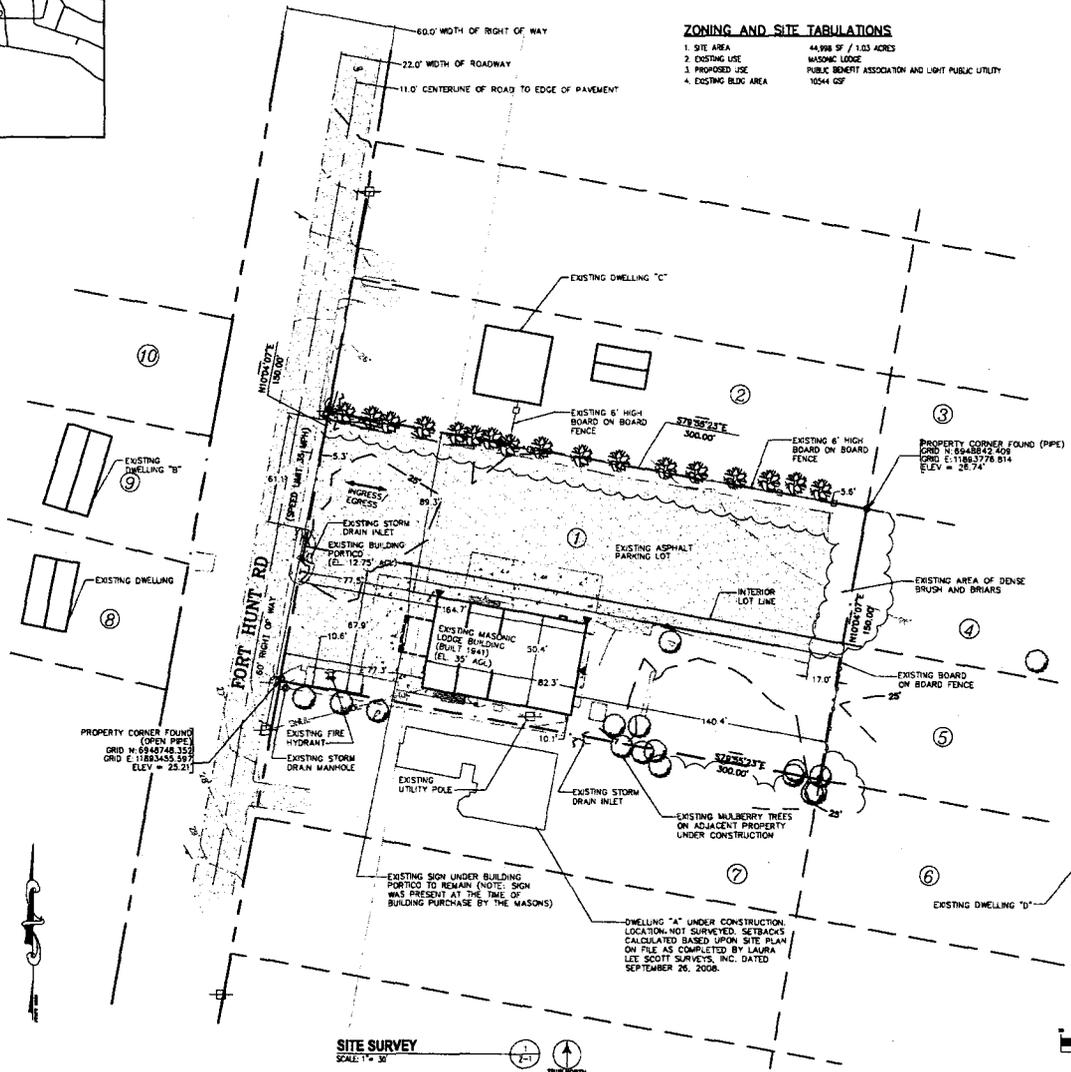
**SHEET NUMBER:** T-1



VICINITY MAP  
SCALE 1" = 1000'

**SURVEY NOTES**

1. SITE NAME: FORT HUNT  
SITE NUMBER: 1599
2. THIS IS NOT A BOUNDARY SURVEY AND IS NOT TO BE USED FOR THE TRANSFER OF PROPERTY.
3. THE SUBJECT PARCEL INFORMATION:  
OWNER: MT VERNON MASONIC LODGE #219 A.F.A.  
PREMISES ADDRESS: 8717 FORT HUNT ROAD  
ALEXANDRIA, VA 22308  
MAILING ADDRESS: AS ABOVE  
  
COUNTY: FAIRFAX COUNTY  
PARCEL ID: 1172.03.001  
DISTRICT NUMBER: 06100 MT VERNON  
ZONING: R-3  
USE: CIVIL, SOCIAL, FRATERNAL ETC.  
YEAR BUILT: 1941  
LAND AREA: 44,998 SF (1.03 ACRES)
4. THE RECORDED REFERENCES FOR THE SUBJECT PARCEL ARE AS FOLLOWS:  
DEED: LIBER 03606, FOLIO 0871
5. THE DATUMS ARE NAD 83 AND NAVD 86, AND THE BEARING BASE IS STATE GRID.
6. UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED. THE PRESENCE OF ANY SUCH UTILITIES MUST BE CONFIRMED BY THE CONTRACTOR BEFORE CONSTRUCTION.
7. WETLANDS HAVE NOT BEEN DEFINED AND ANY AREAS SHOWN AS MARSH, PONDS OR DITCHES ARE DONE SO FROM VISIBLE SURFACE FEATURES AND IN NO WAY CONSTITUTE A DEFINED WETLAND.
8. THE FLOOD ZONE OF THE PROPOSED TREEPOLE TYPE STRUCTURE IS AS FOLLOWS: FLOOD ZONE X, AREA OF MINIMUM FLOODING. SOURCE: FEMA FLOOD MAP FOR FAIRFAX COUNTY, VA, COMMUNITY PANEL NUMBER 515525 D1380, REVISED, MARCH 5, 1990.
9. A TITLE REPORT WAS NOT FURNISHED FOR THIS SURVEY.
10. THE DATA COLLECTED AND SHOWN ON THIS DRAWING ARE FOR THE PURPOSES OF CONSTRUCTION OF A CELLULAR TREEPOLE TYPE STRUCTURE. ANY NECESSARY ANCHORAGE EQUIPMENT AND ALL APPROPRIATE EASEMENTS.
11. UNRECORDED EASEMENTS ARE NOT SHOWN ON THIS SURVEY AND IT IS POSSIBLE THAT SUCH EASEMENTS IMPACT THE SITE.
12. THIS PROPERTY IS SUBJECT TO ALL MATTERS OF PUBLIC RECORD.
13. FOR ADJONER TAX INFORMATION, SEE SHEET Z-2.
14. PROPERTY IS SERVED BY PUBLIC WATER AND PUBLIC SEWER.
15. NO BURIAL OR GRAVE SITE IS LOCATED ON THIS PROPERTY (SEE NEPA STUDY AND COVER LETTER BY ARCHER, INC. DATED 01-30-06).
16. CONTOUR DATA WAS OBTAINED BY A FIELD RUN SURVEY.
17. WAIVER OF SCREENING AND BARRIER REQUIREMENTS HAS BEEN SUBMITTED. SEE JUSTIFICATION STATEMENT.
18. THE GROSS SQUARE FOOTAGE OF THE EXISTING BUILDING IS 10,544 SF.



**ZONING AND SITE TABULATIONS**

1. SITE AREA	44,998 SF / 1.03 ACRES
2. EXISTING USE	MASONIC LODGE
3. PROPOSED USE	PUBLIC BENEFIT ASSOCIATION AND LIGHT PUBLIC UTILITY
4. EXISTING BULK AREA	10544 SF

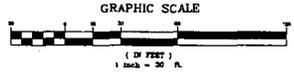
**LEGEND**

- FOUND PROPERTY CORNER
- △ BENCH MARKS
- UTILITY POLE
- GUY ANCHOR
- SIGN
- FLOOD LIGHT
- LIGHT POLE
- TELEPHONE PEDESTAL
- ROOF VENT
- CULVERT
- DRAINAGE MANHOLE
- INDIVIDUAL TREE - DECIDUOUS
- INDIVIDUAL TREE - CONIFER
- TRANSFORMER
- FIRE HYDRANT
- ON SITE TREE WITH DRIP LINE
- CONCRETE SURFACE
- ASPHALT SURFACE
- GRAVEL SURFACE

**LINE TYPES**

- BOUNDARY LINE - PARENT PARCEL
- UNSURVEYED LINE - BOUNDARY OF ADJONERS
- LINE FOR DIMENSIONS
- EASEMENT BOUNDARY
- RIGHT OF WAY BOUNDARY
- BUILDING SET BACK
- INTERIOR LOT LINES
- EDGE OF ASPHALT
- CENTER LINE
- EDGE OF CONCRETE
- EDGE OF GRAVEL
- RETAINING WALL
- FENCE LINE - CHAIN
- 1' CONTOUR LINE
- 5' CONTOUR LINE
- OVERHEAD UTILITY LINE
- SWALE
- VEGETATION LINE
- CENTER LINE OF ACCESS AND UTILITY EASEMENTS
- ON SITE TREE DRIP LINE

SITE SURVEY  
SCALE 1" = 30'



**entrex**  
communication services, inc.  
1876 Eye Street, N.W. Suite 305  
WASHINGTON, D.C. 20005  
PHONE: (202)468-0980  
FAX: (202)468-9981

SUBMITTALS		
DATE	DESCRIPTION	REV.
08-18-08	ADD DIMENSIONS	6
08-22-08	COMMENTS	7
01-16-09	EQUIPMENT ENCLOSURE	8
02-08-09	COUNTY COMMENTS	9
03-20-09	COUNTY COMMENTS	10
04-02-09	REDUCED BUILDING SIZE	11
05-07-09	COUNTY COMMENTS	12
05-14-09	COUNTY COMMENTS	13
06-11-09	COUNTY COMMENTS	14
08-03-09	COUNTY COMMENTS	15



**New Cingular**  
**Wireless PCS, LLC.**  
7190 Standard Dr.  
Hanover, MD 21076

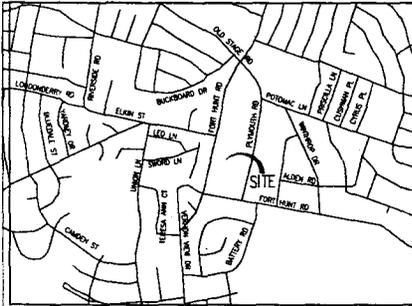
PROJECT NO:	1087.050
DESIGNER:	TMF
ENGINEER:	C.S.

SCALE:  
0 1/2 1  
GRAPHIC SCALE IN INCHES

**FORT HUNT**  
**1599**  
**8717 FORT HUNT ROAD**  
**ALEXANDRIA, VA 22308**

TITLE:  
**SITE SURVEY**

SHEET NUMBER:  
**Z-1**



VICINITY MAP  
SCALE: 1" = 100'

**SURVEY NOTES**

- SITE NAME: FORT HUNT  
SITE NUMBER: 1559
- THIS IS NOT A BOUNDARY SURVEY AND IS NOT TO BE USED FOR THE TRANSFER OF PROPERTY.
- THE SUBJECT PARCEL INFORMATION:  
OWNER: MT VERNON MASONIC LODGE #219 A.F.A.A.  
PREMISES ADDRESS: 8717 FORT HUNT ROAD ALEXANDRIA, VA 22308  
MAILING ADDRESS: AS ABOVE  
COUNTY: FAIRFAX COUNTY  
PARCEL ID: 1112.03.0011  
DISTRICT NUMBER: 60100 MT VERNON  
ZONING: R-3  
USE: CIVIL, SOCIAL, FRATERNAL, ETC.  
YEAR BUILT: 1941  
LAND AREA: 44,998 SF (1.03 ACRES)
- THE RECORDED REFERENCES FOR THE SUBJECT PARCEL ARE AS FOLLOWS:  
DEED: UBER 03608, FOLIO 0671
- THE DATUMS ARE NAD 83 AND NAD 86, AND THE BEARING BASE IS STATE GRID.
- UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED. THE PRESENCE OF ANY SUCH UTILITIES MUST BE CONFIRMED BY THE CONTRACTOR BEFORE CONSTRUCTION.
- WETLANDS HAVE NOT BEEN DEFINED AND ANY AREAS SHOWN AS WATERS, PONDS OR DITCHES ARE DONE SO FROM VISIBLE SURFACE FEATURES AND IN NO WAY CONSTITUTE A DEFINED WETLAND.
- THE FLOOD ZONE OF THE PROPOSED TREEPOLE TYPE STRUCTURE IS AS FOLLOWS: FLOOD ZONE X AREA OF MINIMUM FLOODING SOURCE: FEMA FLOOD MAP FOR FAIRFAX COUNTY, VA, COMMUNITY PANEL NUMBER S15525 01380, REVISED, MARCH 5, 1990.
- A TITLE REPORT WAS NOT FURNISHED FOR THIS SURVEY.
- THE DATA COLLECTED AND SHOWN ON THIS DRAWING ARE FOR THE PURPOSES OF CONSTRUCTION OF A CELLULAR TREEPOLE TYPE STRUCTURE. ANY NECESSARY ANCILLARY EQUIPMENT AND ALL APPROPRIATE EASEMENTS.
- UNRECORDED EASEMENTS ARE NOT SHOWN ON THIS SURVEY AND IT IS POSSIBLE THAT SUCH EASEMENTS IMPACT THE SITE.
- THIS PROPERTY IS SUBJECT TO ALL MATTERS OF PUBLIC RECORD.
- THE LOCATION OF THE PROPOSED TREEPOLE IS AS FOLLOWS: THE VALUES LISTED BELOW ARE WITHIN ±50' HORIZONTAL AND ±20' VERTICAL.  
LATITUDE: N 38°43'15.130"  
LONGITUDE: W 77°03'37.417"  
ELEVATION: 25.0' AMSL AT BASE
- FOR ADJONER TAX INFORMATION, SEE SHEET Z-2
- PROPERTY IS SERVED BY PUBLIC WATER AND PUBLIC SEWER
- NO BURIAL OR GRAVE SITE IS LOCATED ON THIS PROPERTY (SEE MEPA STUDY AND COVER LETTER BY ARMORER, INC. DATED 01-30-06).
- CONTOUR DATA WAS OBTAINED BY A FIELD RUN SURVEY.
- WAIVER OF SCREENING AND BARRIER REQUIREMENTS HAS BEEN SUBMITTED, SEE JUSTIFICATION STATEMENT.
- THE GROSS SQUARE FOOTAGE OF THE EXISTING BUILDING IS 10,544 SF AND THE PROPOSED AREA OF THE NEW BUILDING IS APPROXIMATELY 1,266 SF.

**SETBACK TABLES**

**TREEPOLE SETBACKS**

FRONT YARD	10.0'
REAR YARD	10.0'
SIDE YARD (S)	7.5'
SIDE YARD (E)	7.5'

**PROPOSED BUILDING/COMPOUND SETBACKS**

FRONT YARD	15.0'
REAR YARD	10.0'
SIDE YARD (S)	10.0'
SIDE YARD (E)	10.0'

**PARKING SETBACKS**

FRONT YARD (W)	20.0'
FRONT YARD (E)	15.0'
SIDE YARD (S)	15.0'
SIDE YARD (E)	15.0'

**TREEPOLE TO RESIDENTIAL BUILDING SETBACK TABLE**

TO BUILDING	2.0'
TO DWELLING A	69.7' *
TO DWELLING B	28.0' *
TO DWELLING C	106.2' *
TO DWELLING D	298.9' *

\* NOTE: BUILDING UNDER CONSTRUCTION. LOCATION NOT SURVEYED. SETBACKS CALCULATED BASED UPON SITE PLAN ON FILE AS COMPLETED BY LAURA LEE SCOTT SURVEYS, INC. DATED SEPTEMBER 26, 2008.

**PARKING SPACE REQUIREMENTS**

MEMBERSHIP	REQUIRED (1 PER 3 MEMBERS)	TOTAL PROVIDED
160 PERSONS	54 SPACES	54 SPACES *

\* INCLUDING 3 HANDICAP

TOTAL PARKING SPACES = 54

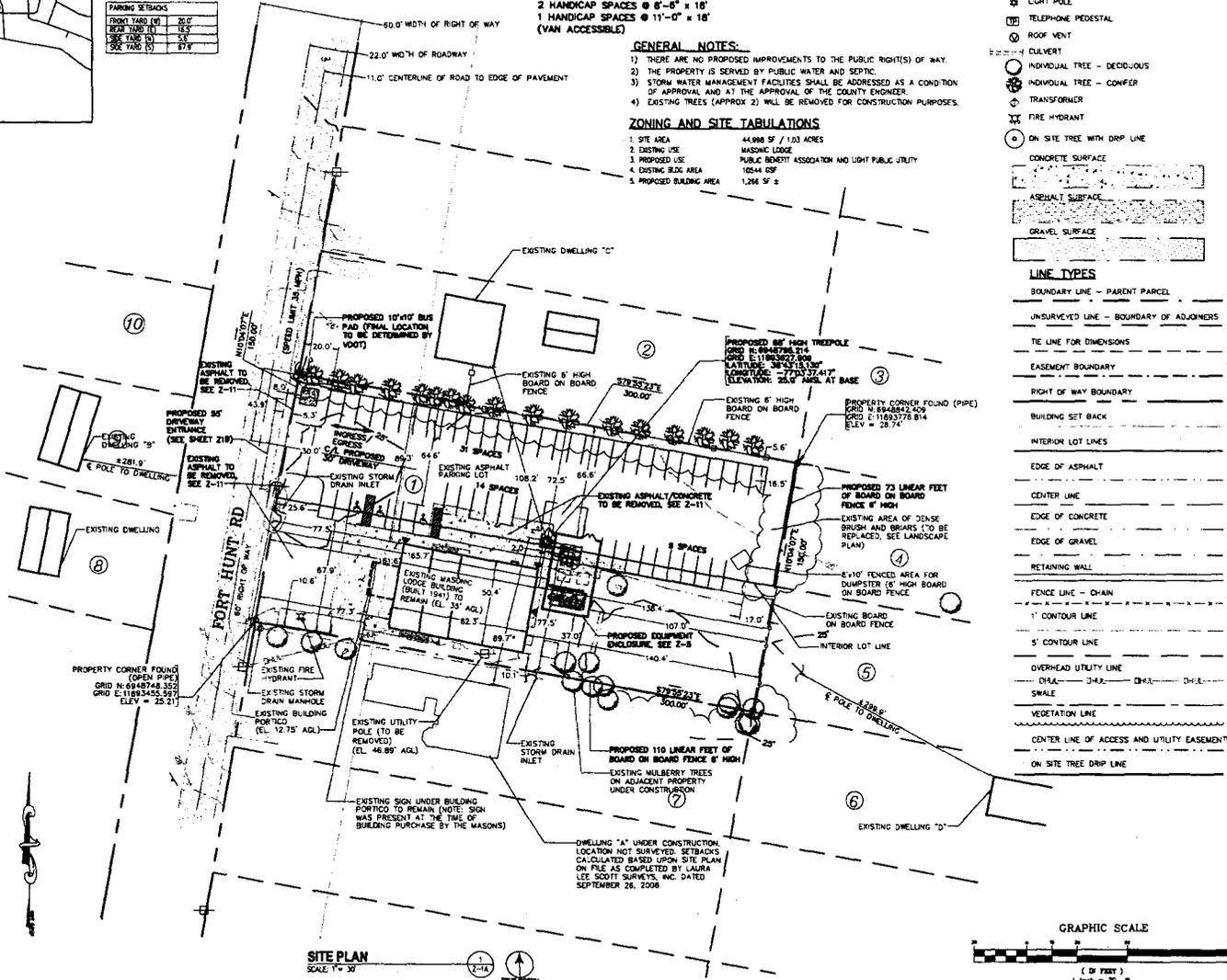
- 51 SPACES @ 5'-8" x 16'
- 2 HANDICAP SPACES @ 8'-6" x 16'
- 1 HANDICAP SPACES @ 11'-0" x 16' (VAN ACCESSIBLE)

**GENERAL NOTES**

- THERE ARE NO PROPOSED IMPROVEMENTS TO THE PUBLIC RIGHT(S) OF WAY.
- THE PROPERTY IS SERVED BY PUBLIC WATER AND SEPTIC.
- STORM WATER MANAGEMENT FACILITIES SHALL BE ADDRESSED AS A CONDITION OF APPROVAL AND AT THE APPROVAL OF THE COUNTY ENGINEER.
- EXISTING TREES (APPROX 2) WILL BE REMOVED FOR CONSTRUCTION PURPOSES.

**ZONING AND SITE TABULATIONS**

1. SITE AREA	44,998 SF / 1.03 ACRES
2. EXISTING USE	MASONIC LODGE
3. PROPOSED USE	PUBLIC BENEFIT ASSOCIATION AND LIGHT PUBLIC UTILITY
4. EXISTING BLDG AREA	10,544 SQF
5. PROPOSED BUILDING AREA	1,266 SF ±



- LEGEND**
- FOUND PROPERTY CORNER
  - △ BENCH MARKS
  - ▽ UTILITY POLE
  - GUY ANCHOR
  - SIGN
  - ▲ FLOOD LIGHT
  - ⊗ LIGHT POLE
  - ☒ TELEPHONE PEDESTAL
  - ⊙ ROOF VENT
  - CULVERT
  - INDIVIDUAL TREE - DECIDUOUS
  - INDIVIDUAL TREE - CONIFER
  - TRANSFORMER
  - FIRE HYDRANT
  - ON SITE TREE WITH DRIP LINE
  - CONCRETE SURFACE
  - ASPHALT SURFACE
  - GRAVEL SURFACE

- LINE TYPES**
- BOUNDARY LINE - PARENT PARCEL
  - - - UN-SURVEYED LINE - BOUNDARY OF ADJOINERS
  - LINE FOR DIMENSIONS
  - - - EASEMENT BOUNDARY
  - - - RIGHT OF WAY BOUNDARY
  - - - BUILDING SET BACK
  - - - INTERIOR LOT LINES
  - - - EDGE OF ASPHALT
  - - - CENTER LINE
  - - - EDGE OF CONCRETE
  - - - EDGE OF GRAVEL
  - - - RETAINING WALL
  - - - FENCE LINE - CHAIN
  - - - 1' CONTOUR LINE
  - - - 5' CONTOUR LINE
  - - - OVERHEAD UTILITY LINE
  - - - SWALE
  - - - VEGETATION LINE
  - - - CENTER LINE OF ACCESS AND UTILITY EASEMENTS
  - - - ON SITE TREE DRIP LINE



**entrex**  
communication services, inc.  
1578 Eye Street, N.W., Suite 360  
WASHINGTON, D.C. 20005  
PHONE: (202)468-6600  
FAX: (202)468-0981

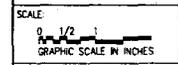
**SUBMITTALS**

DATE	DESCRIPTION	REV.
08-16-08	ADDED DIMENSIONS	6
09-22-08	COMMENTS	7
01-16-09	EQUIPMENT ENCLOSURE	8
02-26-09	COUNTY COMMENTS	9
03-20-09	COUNTY COMMENTS	10
04-02-09	REVISED BUILDING SET	11
05-07-09	COUNTY COMMENTS	12
05-14-09	COUNTY COMMENTS	13
06-11-09	COUNTY COMMENTS	14
06-03-09	COUNTY COMMENTS	15



**New Cingular**  
**Wireless PCS, LLC.**  
7160 Standard Dr.  
Hanover, MD 21078

PROJECT NO: 1087050  
DESIGNER: TMF  
ENGINEER: C S

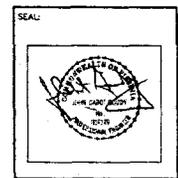


FORT HUNT  
1559  
8717 FORT HUNT ROAD  
ALEXANDRIA, VA 22308

TITLE:  
**SITE PLAN**

SHEET NUMBER:  
**Z-1A**

SUBMITTALS		
DATE	DESCRIPTION	REV.
08-16-08	ADDED DIMENSIONS	6
09-22-08	COMMENTS	7
01-16-09	EQUIPMENT ENCLOSURE	8
02-06-09	COUNTY COMMENTS	9
03-20-09	COUNTY COMMENTS	10
04-03-09	REVISED BUILDING SIZE	11
05-01-09	COUNTY COMMENTS	12
05-14-09	COUNTY COMMENTS	13
08-11-08	COUNTY COMMENTS	14
08-03-09	COUNTY COMMENTS	15



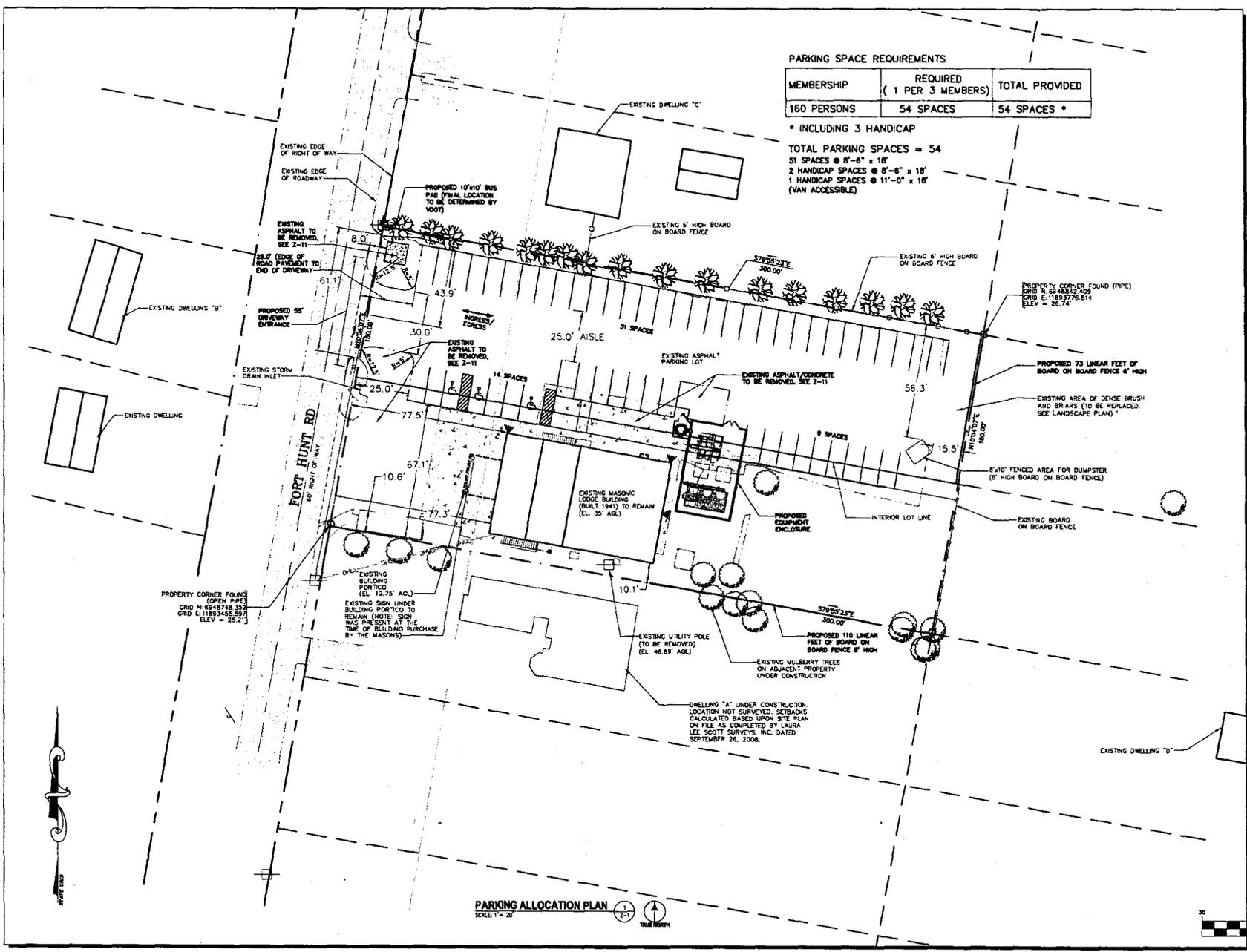
**New Cingular  
 Wireless PCS, LLC.**  
 7180 Standard Dr.  
 Hanover, MD 21076

PROJECT NO:	1087.050
DESIGNER:	T.M.F.
ENGINEER:	C.S.
SCALE:	0, 1/2, 1 GRAPHIC SCALE IN INCHES

**FORT HUNT  
 1599  
 8717 FORT HUNT ROAD  
 ALEXANDRIA, VA 22308**

TITLE:  
**DRIVEWAY ENTRANCE  
 AND PARKING  
 ALLOCATION PLAN**

SHEET NUMBER:  
**Z-1B**



PARCEL ID: 1112 03 0011  
N/F  
MT-VERNON LODGE NO 219  
PREMISES ADDRESS: 8717 FORT HUNT RD  
MAILING ADDRESS: A F & A M TRS  
MT-VERNON, VA 22121  
DEED LIBER 02606, FOLIO 0671  
ZONING: R-3  
USE: CIVIL, SOCIAL, FRATERNAL, PROF AND  
BUS ASSOC  
AREA: 44,998 SF (1.03 ACRES)  
YEAR BUILT: 1941

PARCEL ID: 1112 03 0010  
N/F  
LAMPKINS, ELLEN C  
PREMISES ADDRESS: 8713 FORT HUNT RD  
MAILING ADDRESS: 8713 FORT HUNT RD  
ALEXANDRIA, VA 22308  
DEED LIBER 09725, FOLIO 0058  
ZONING: R-3 USE: RESIDENTIAL  
AREA: 22,499 SF

PARCEL ID: 1112 03 0029  
N/F  
VANDERHOFF, DARD M  
PREMISES ADDRESS: 8716 PLYMOUTH RD  
MAILING ADDRESS: 8716 PLYMOUTH RD  
ALEXANDRIA, VA 22308  
DEED LIBER 13132, FOLIO 1369  
ZONING: R-3 USE: RESIDENTIAL  
AREA: 22,499 SF

PARCEL ID: 1112 03 0028  
N/F  
ALLEN, ROGER E & SALLY S  
PREMISES ADDRESS: 8720 PLYMOUTH RD  
MAILING ADDRESS: 8720 PLYMOUTH RD  
ALEXANDRIA, VA 22308  
DEED LIBER 03774, FOLIO 0502  
ZONING: R-3 USE: RESIDENTIAL  
AREA: 22,499 SF

PARCEL ID: 1112 03 0027  
N/F  
NISWANDER, RICHARD S & LAURA  
PREMISES ADDRESS: 8724 PLYMOUTH RD  
MAILING ADDRESS: 8724 PLYMOUTH RD  
ALEXANDRIA, VA 22308  
DEED LIBER 15492, FOLIO 1245  
ZONING: R-3 USE: RESIDENTIAL  
AREA: 22,499 SF

PARCEL ID: 1112 03 0026  
N/F  
NISWANDER, RICHARD S & LAURA Q  
PREMISES ADDRESS: 8728 PLYMOUTH RD  
MAILING ADDRESS: 8728 PLYMOUTH RD  
ALEXANDRIA, VA 22308  
DEED LIBER 12055, FOLIO 1062  
ZONING: R-3 USE: RESIDENTIAL  
AREA: 22,499 SF

PARCEL ID: 1112 03 0013  
N/F  
HUFFMAN-BUSH, ESTHER L  
PREMISES ADDRESS: 8725 FORT HUNT RD  
MAILING ADDRESS: 8725 FORT HUNT RD  
ALEXANDRIA, VA 22308  
DEED LIBER 20218, FOLIO 0084  
ZONING: R-3 USE: RESIDENTIAL  
AREA: 22,499 SF

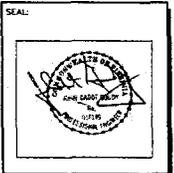
PARCEL ID: 1112 08 0557  
N/F  
O BRIEN, HARRY T & MARY A  
PREMISES ADDRESS: 8709 PARRY LA  
MAILING ADDRESS: 8709 PARRY LA  
ALEXANDRIA, VA 22308  
DEED LIBER 03432, FOLIO 0330  
ZONING: R-3C USE: RESIDENTIAL  
AREA: 8,400 SF

PARCEL ID: 1112 08 0558  
N/F  
POLASCHIK, MARION W  
PREMISES ADDRESS: 8707 PARRY LA  
MAILING ADDRESS: 8707 PARRY LA  
ALEXANDRIA, VA 22308  
DEED LIBER 03346, FOLIO 0559  
ZONING: R-3C USE: RESIDENTIAL  
AREA: 8,400 SF

PARCEL ID: 1112 08 0559  
N/F  
KIRELIS, THOMAS V & ALTHEA A  
PREMISES ADDRESS: 8705 PARRY LA  
MAILING ADDRESS: 8705 PARRY LA  
ALEXANDRIA, VA 22308  
DEED LIBER 05887, FOLIO 0108  
ZONING: R-3C USE: RESIDENTIAL  
AREA: 8,400 SF

**entrex**  
communication services, inc.  
1575 Eye Street, N.W. Suite 350  
WASHINGTON, D.C. 20005  
PHONE: (202)408-0900  
FAX: (202)408-0881

SUBMITTALS		
DATE	DESCRIPTION	REV.
08-18-08	ADDED DIMENSIONS	6
08-22-08	COMMENTS	7
01-18-09	EQUIPMENT ENCLOSURE	8
02-06-09	COUNTY COMMENTS	9
03-10-09	COUNTY COMMENTS	10
04-02-09	REVISED BUILDING SIZE	11
05-01-09	COUNTY COMMENTS	12
05-14-09	COUNTY COMMENTS	13
06-11-09	COUNTY COMMENTS	14
08-03-09	COUNTY COMMENTS	15



**New Cingular**  
**Wireless PCS, LLC.**  
7150 Standard Dr.  
Hanover, MD 21076

PROJECT NO. 1087.050  
DESIGNER: TMF  
ENGINEER: C. G.

SCALE:  
0 1/2 1  
GRAPHIC SCALE IN INCHES

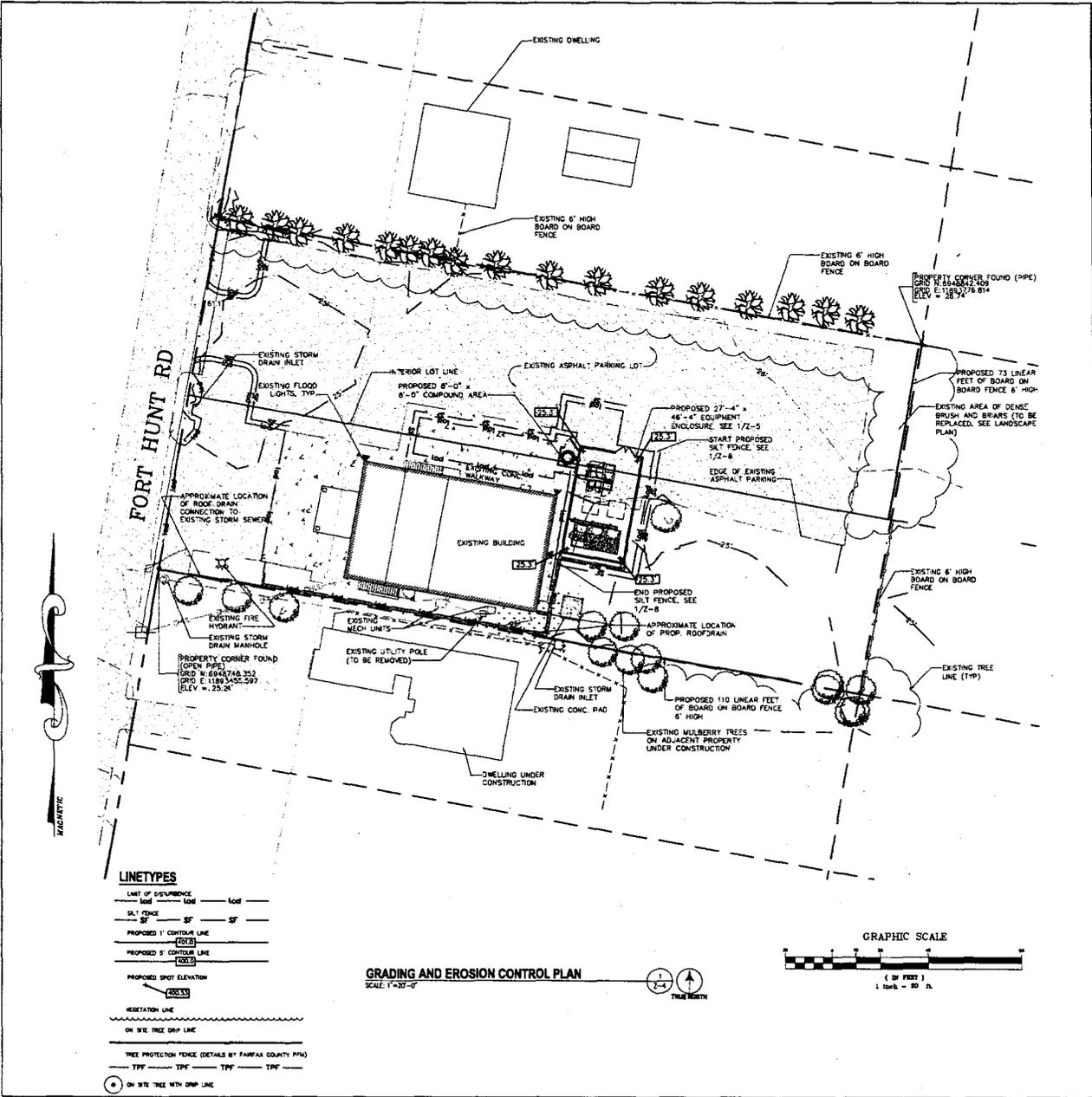
**FORT HUNT**  
**1599**  
**8717 FORT HUNT ROAD**  
**ALEXANDRIA, VA 22308**

TITLE:

**TAX INFORMATION**

SHEET NUMBER:  
**Z-2**





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

**ROOFDRAIN NOTE:**  
 FINAL ROOFDRAIN DESIGN WILL BE PROVIDED WITH THE SITE PLAN. MINOR CHANGES OF THE ROOFDRAIN ALIGNMENT MIGHT BE POSSIBLE AT THE FINAL SITE PLAN STAGE.

- LINETYPES**
- LIMIT OF DISTURBANCE
  - 6\"/>

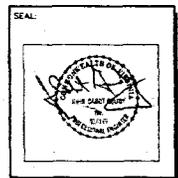
**GRADING AND EROSION CONTROL PLAN**  
 SCALE: 1"=20'-0"



**entrex**  
 communication services, inc.  
 1576 Eye Street, N.W., Suite 350  
 WASHINGTON, D.C. 20005  
 PHONE: (202)462-8800  
 FAX: (202)462-0961

**SUBMITTALS**

DATE	DESCRIPTION	REV.
09-14-08	ADDED DIMENSIONS	6
08-22-08	COMMENTS	7
01-16-08	EQUIPMENT ENCLOSURE	8
02-08-08	COUNTY COMMENTS	9
03-10-08	COUNTY COMMENTS	10
04-02-08	PROPOSED BUILDING SIZE	11
05-01-08	COUNTY COMMENTS	12
05-14-08	COUNTY COMMENTS	13
06-11-08	COUNTY COMMENTS	14
08-03-08	COUNTY COMMENTS	15



**New Cingular**  
**Wireless PCS, LLC.**  
 7150 Standard Dr.  
 Hanover, MD 21078

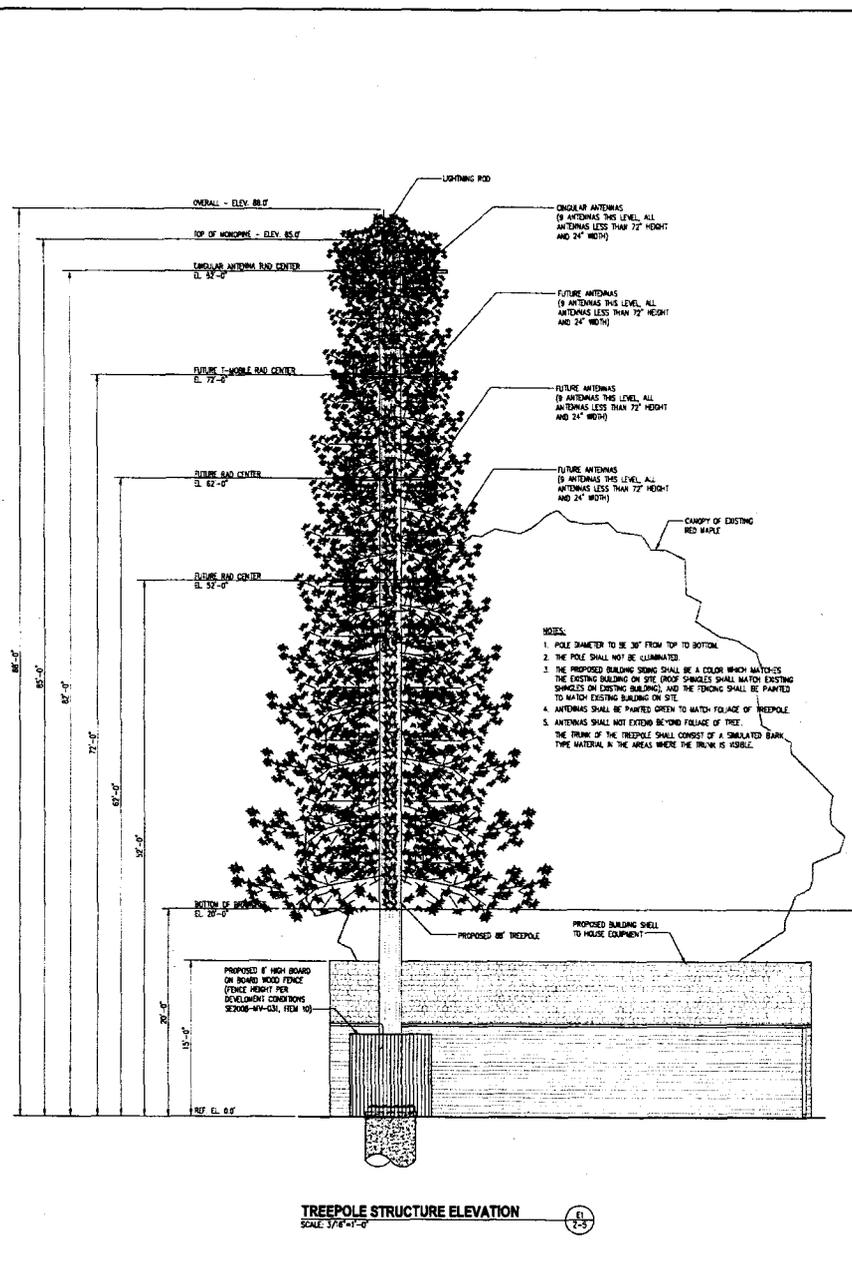
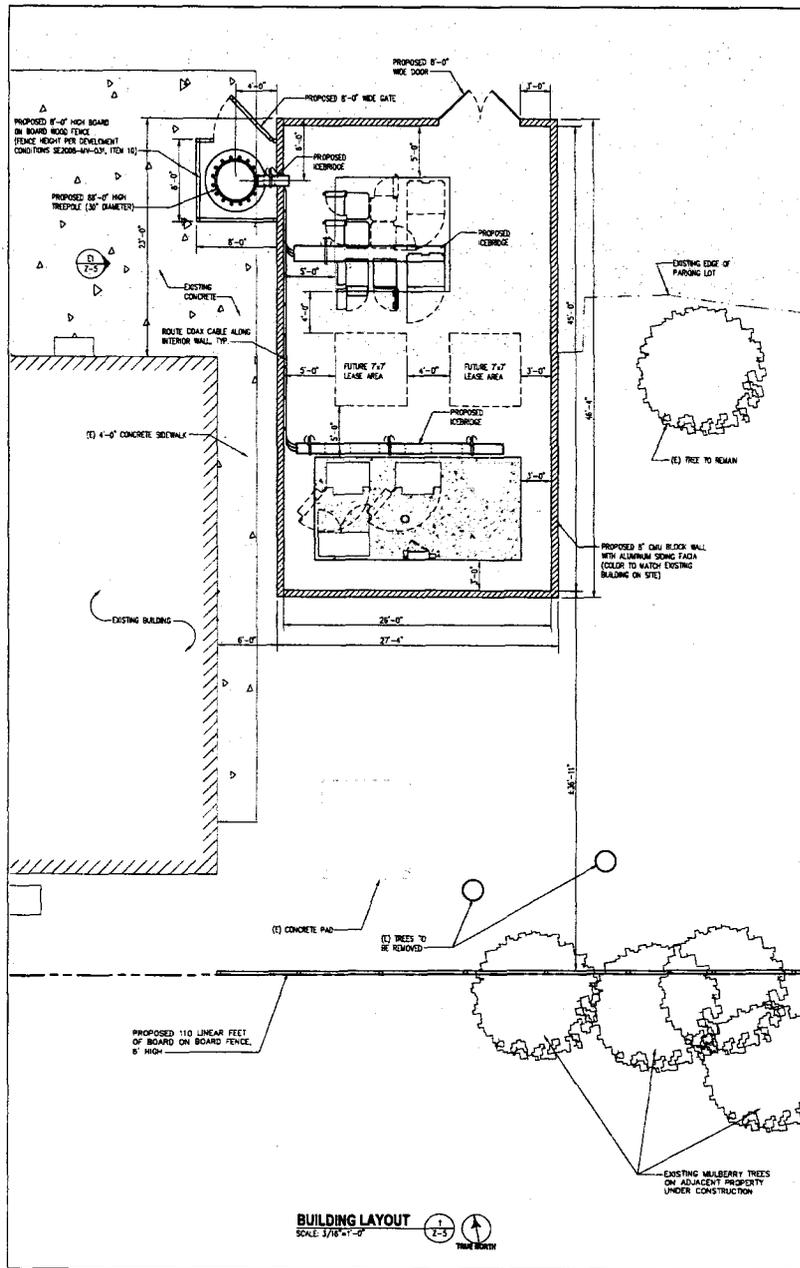
PROJECT NO: 1087050  
 DESIGNER: TMF  
 ENGINEER: H.M.M.

SCALE:  
 0 1/2 1  
 GRAPHIC SCALE IN INCHES

**FORT HUNT**  
 1599  
 8717 FORT HUNT ROAD  
 ALEXANDRIA, VA 22308

TITLE:  
**GRADING AND EROSION CONTROL PLAN**

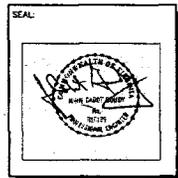
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**Z-4**



**entrex**  
communication services, inc.  
1878 Eye Street, N.W., Suite 350  
WASHINGTON, D.C. 20005  
PHONE: (202)445-2000  
FAX: (202)408-0801

**SUBMITTALS**

DATE	DESCRIPTION	REV.
08-16-08	ADDED DIMENSIONS	6
08-22-08	COMMENTS	7
09-14-08	EQUIPMENT ENCLOSURE	8
09-24-08	COUNTY COMMENTS	9
03-20-09	COUNTY COMMENTS	10
04-03-09	REDUCED BUILDING SIZE	11
05-01-09	COUNTY COMMENTS	12
05-14-09	COUNTY COMMENTS	13
08-11-09	COUNTY COMMENTS	14
08-03-09	COUNTY COMMENTS	15



**New Cingular**  
**Wireless PCS, LLC.**  
7180 Standford Dr.  
Herndon, MD 21036

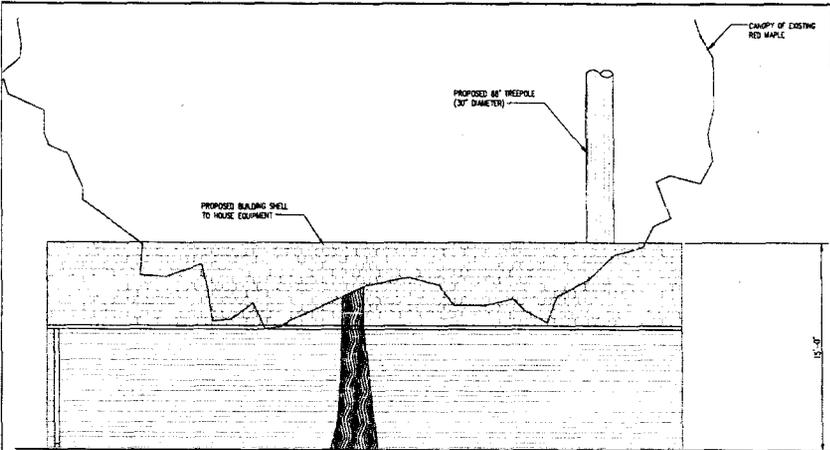
PROJECT NO. 1087.050  
DESIGNER: TME  
ENGINEER: H. M.

SCALE:  
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GRAPHIC SCALE IN INCHES

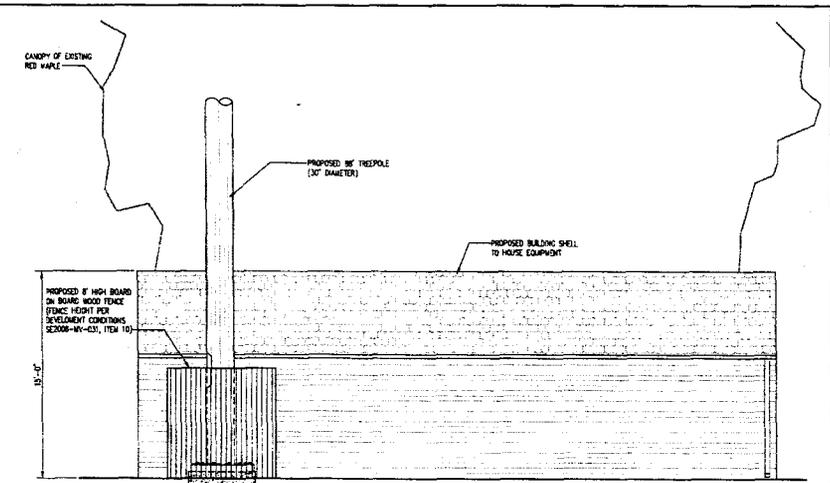
**FORT HUNT**  
1599  
8717 FORT HUNT ROAD  
ALEXANDRIA, VA 22308

TITLE:  
**BUILDING LAYOUT  
AND TREEPOLE  
STRUCTURE  
ELEVATION**

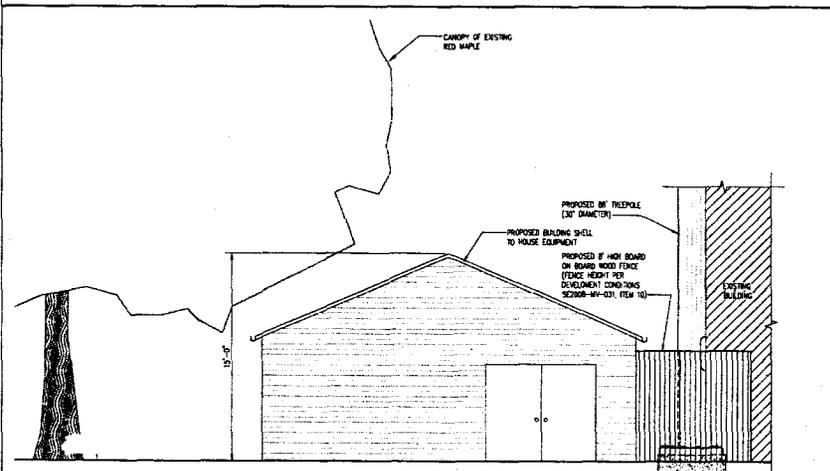
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**Z-5**



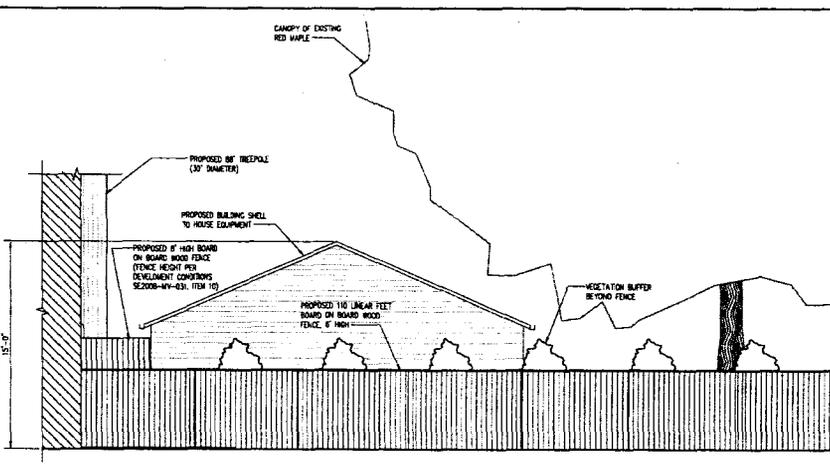
**EAST BUILDING ELEVATION**  
SCALE: 1/4"=1'-0"



**WEST BUILDING ELEVATION**  
SCALE: 1/4"=1'-0"



**NORTH BUILDING ELEVATION**  
SCALE: 1/4"=1'-0"



**SOUTH BUILDING ELEVATION**  
SCALE: 1/4"=1'-0"

**entrex**  
communication services, Inc.  
1575 Eye Street, N.W. Suite 305  
WASHINGTON, D.C. 20005  
PHONE: (202)408-0900  
FAX: (202)408-0961

SUBMITTALS		
DATE	DESCRIPTION	REV.
08-16-08	ADDED DIMENSIONS	6
08-22-08	COMMENTS	7
01-16-09	EQUIPMENT ENCLOSURE	8
02-04-09	COUNTY COMMENTS	9
03-20-09	COUNTY COMMENTS	10
04-02-09	REDUCED BUILDING SIZE	11
05-01-09	COUNTY COMMENTS	12
05-14-09	COUNTY COMMENTS	13
06-11-09	COUNTY COMMENTS	14
08-03-09	COUNTY COMMENTS	15



**New Cingular**  
**Wireless PCS, LLC.**  
7160 Standards Dr.  
Hanover, MD 21076

PROJECT NO: 1087050  
DESIGNER: W. A.  
ENGINEER: C. G.

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

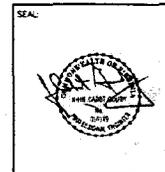
**FORT HUNT**  
1599  
8717 FORT HUNT ROAD  
ALEXANDRIA, VA 22308

TITLE:  
**BUILDING ELEVATIONS**

SHEET NUMBER:  
**Z-5A**



SUBMITTALS		
DATE	DESCRIPTION	REV.
09-18-08	ADDED DIMENSIONS	6
09-22-08	COMMENTS	7
01-16-09	EQUIPMENT ENCLOSURE	8
01-16-09	COUNTY COMMENTS	9
03-20-09	COUNTY COMMENTS	10
04-02-09	REMOVED BUILDING SIZE	11
05-01-09	COUNTY COMMENTS	12
05-14-09	COUNTY COMMENTS	13
06-11-09	COUNTY COMMENTS	14
08-03-09	COUNTY COMMENTS	15



**New Cingular  
 Wireless PCS, LLC.**

7188 Standards Ct.  
 Hanover, MD 21076

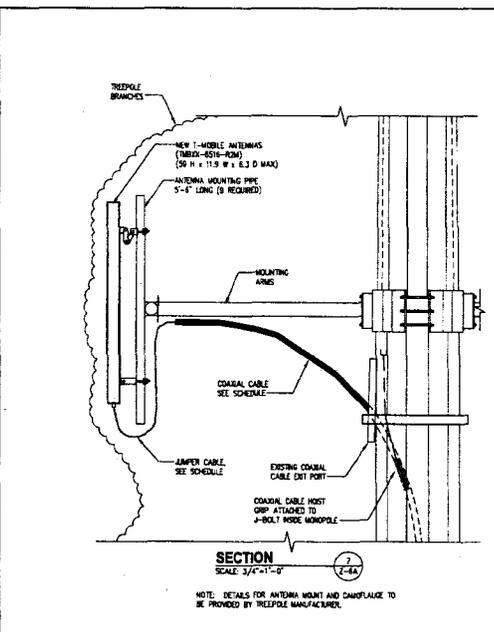
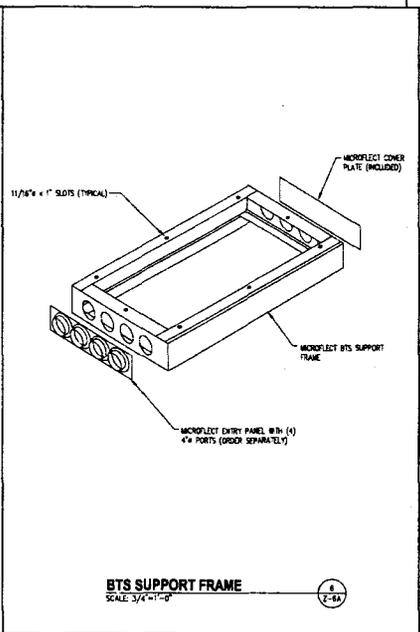
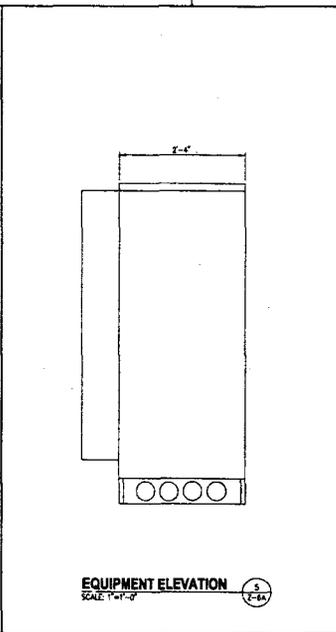
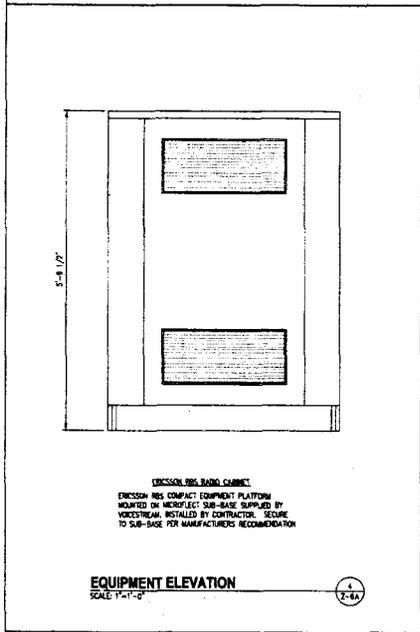
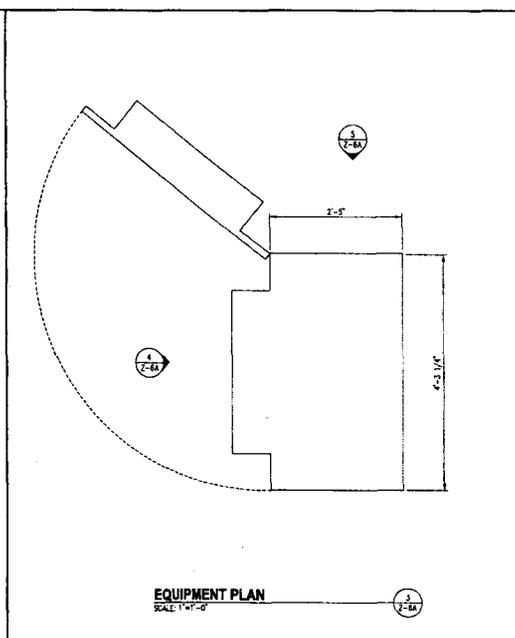
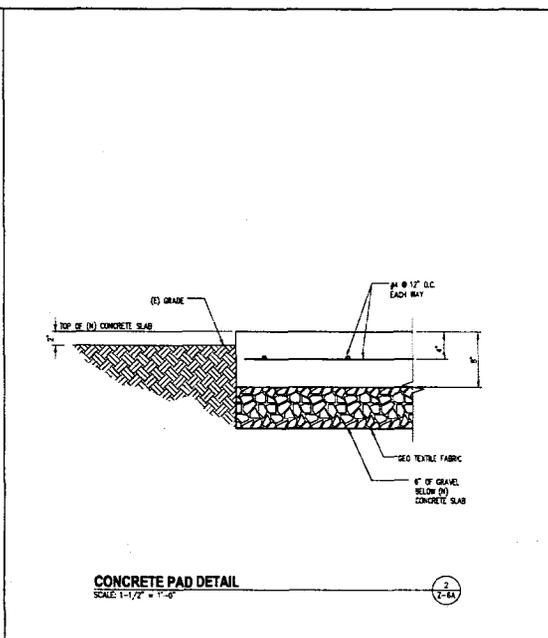
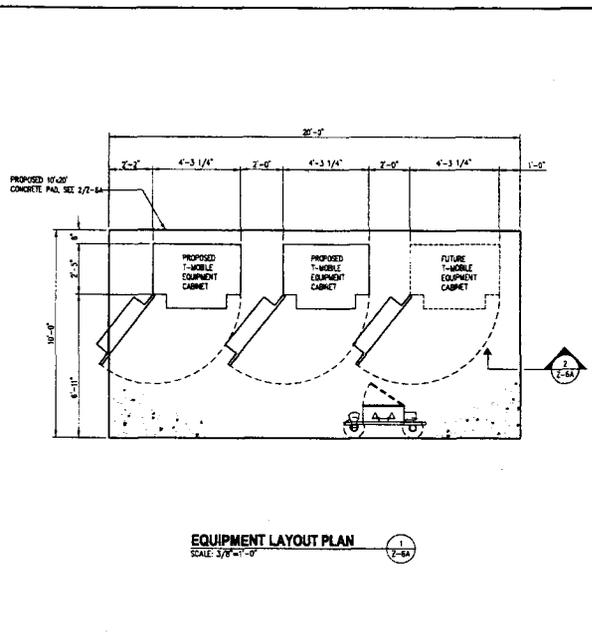
PROJECT NO: 1087 050  
 DESIGNER: N.B.  
 ENGINEER: C.G.

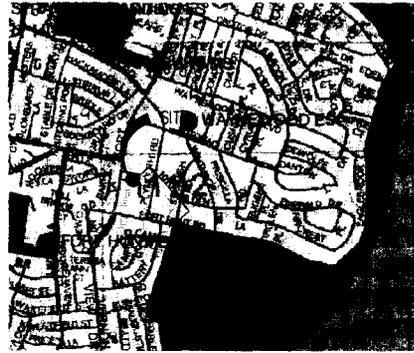
SCALE:  
 0 1/2 1  
 GRAPHIC SCALE IN INCHES

**FORT HUNT  
 1599  
 8717 FORT HUNT ROAD  
 ALEXANDRIA, VA 22308**

TITLE:  
**EQUIPMENT  
 DETAILS-2**

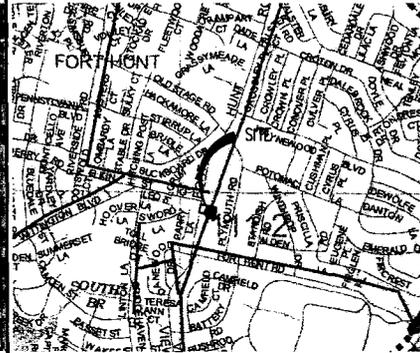
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**Z-6A**





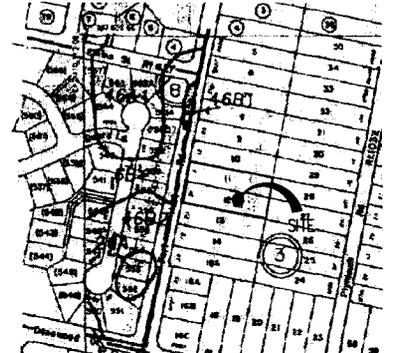
**ENVIRONMENTAL QUALITY MAP**  
SCALE: 1" = 1000'  
SOURCE:  
FAIRFAX COUNTY COMPREHENSIVE PLAN

NOTES:  
THE PROJECT SITE IS LOCATED APPROXIMATELY 1070 FT FROM THE NEAREST ENVIRONMENTAL QUALITY CONDOIR.



**TRAIL MAP**  
SCALE: 1" = 1000'  
SOURCE:  
FAIRFAX COUNTY COMPREHENSIVE PLAN

NOTES:  
THERE ARE TWO MAJOR PAVED TRAILS NEAR THE VICINITY OF THE PROPOSED TELECOMMUNICATIONS SITE. ONE ALONG FORT HUNT ROAD AND ONE ALONG ELLEN STREET.



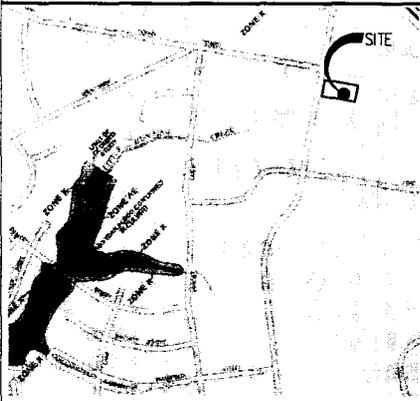
**SOILS MAP**  
SCALE: 1" = 200'  
SOURCE:  
FAIRFAX COUNTY  
MAP SECTION 111-2

SOIL TYPE: BLANK.  
NO SOIL TYPE OR DESCRIPTION ON FAIRFAX COUNTY SOILS MAP.



**RESOURCE MANAGEMENT MAP**  
SCALE: 1" = 500'  
SOURCE:  
FAIRFAX COUNTY COMPREHENSIVE PLANS

NOTES:  
THE PROJECT SITE IS LOCATED APPROXIMATELY 1800 FT FROM THE NEAREST RESOURCE PROTECTION AREA.  
THE PROJECT SITE IS LOCATED WITHIN THE RESOURCE MANAGEMENT AREA DEFINED AS ALL LAND OUTSIDE THE RESOURCE PROTECTION AREA.



**FLOOD ZONE MAP**  
SCALE: 1" = 500'  
SOURCE:  
2004 FLOOD MAP FOR FAIRFAX COUNTY, VA,  
COMMUNITY PANEL NUMBER 515223 0136 2, MARCH 5, 1990.

NOTES:  
THE PROJECT SITE IS LOCATED IN FLOOD ZONE X, AREA OUTSIDE OF 500 YEAR FLOOD PLAN.

**entrex**  
communication services, Inc.  
1878 Eye Street, N.W., Suite 350  
WASHINGTON, D.C. 20005  
PHONE: (202)408-8899  
FAX: (202)408-0881

SUBMITTALS		
DATE	DESCRIPTION	REV
08-14-08	ADDED DIMENSIONS	6
08-22-08	COMMENTS	7
01-16-09	EQUIPMENT ENCLOSURE	8
02-28-09	COUNTY COMMENTS	9
03-20-09	COUNTY COMMENTS	10
04-02-09	PROPOSED BUILDING SIZE	11
05-07-09	COUNTY COMMENTS	12
05-14-09	COUNTY COMMENTS	13
06-11-09	COUNTY COMMENTS	14
08-03-09	COUNTY COMMENTS	15



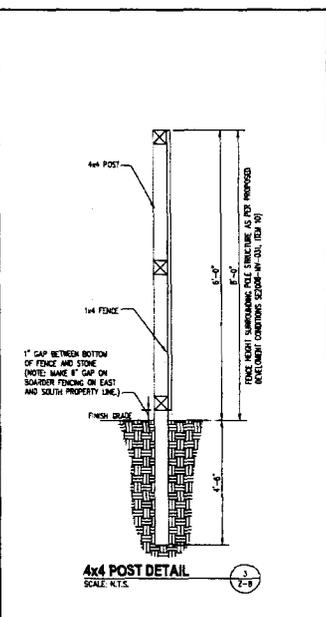
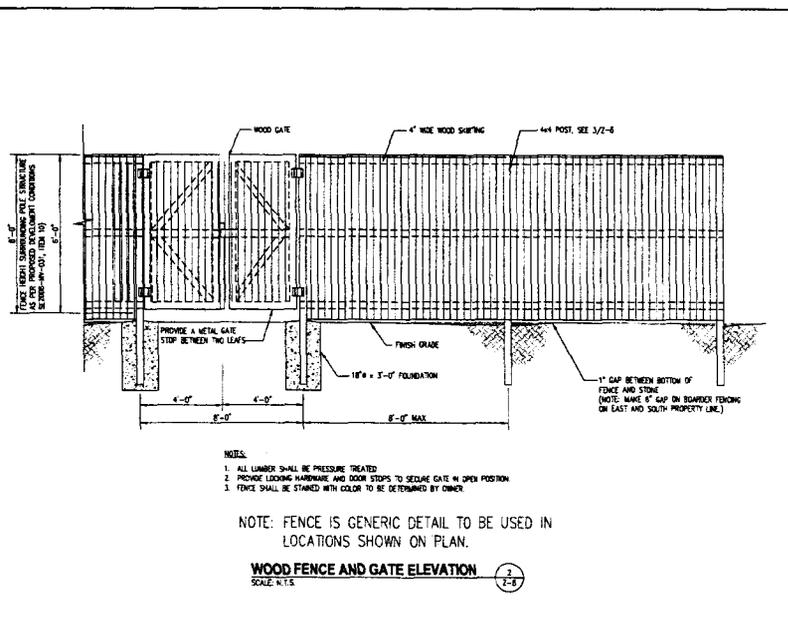
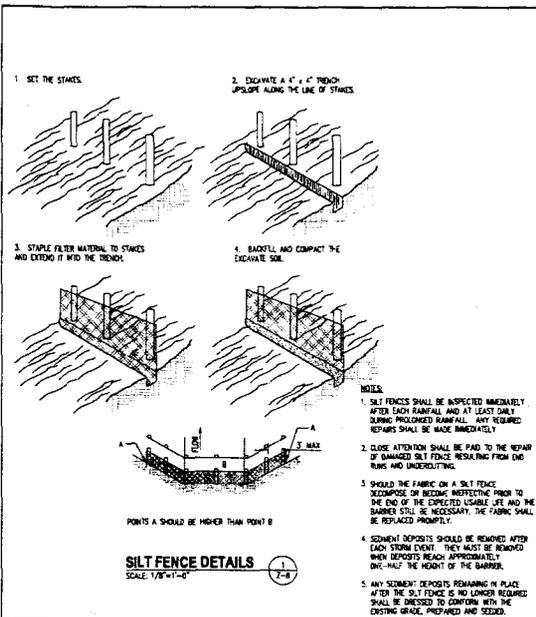
**New Cingular  
Wireless PCS, LLC.**  
7188 Standard Dr.  
Hanover, MD 21076

PROJECT NO: 1087050  
DESIGNER: TMT  
ENGINEER: H. M.  
SCALE:  
0 1/2 1  
GRAPHIC SCALE IN INCHES

**FORT HUNT  
1599  
8717 FORT HUNT ROAD  
ALEXANDRIA, VA 22308**

TITLE:  
**CIVIL MAPS  
AND NOTES**

SHEET NUMBER:  
**Z-7**

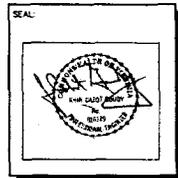


**entrex**  
communication services, inc.

1675 Eye Street, N.W., Suite 350  
WASHINGTON, D.C. 20005  
PHONE: (202)468-0900  
FAX: (202)468-0961

**SUBMITTALS**

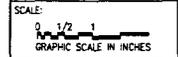
DATE	DESCRIPTION	REV.
08-14-08	ADDED DIMENSIONS	6
08-22-08	COMMENTS	7
07-14-08	EQUIPMENT ENCLOSURE	8
02-26-08	COUNTY COMMENTS	9
03-20-08	COUNTY COMMENTS	10
04-02-08	REDUCED BUILDING SIZE	11
05-01-08	COUNTY COMMENTS	12
06-14-08	COUNTY COMMENTS	13
08-11-08	COUNTY COMMENTS	14
08-03-08	COUNTY COMMENTS	15



**New Cingular**  
**Wireless PCS, LLC.**

7100 Standford Dr.  
Herndon, MD 21078

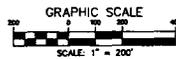
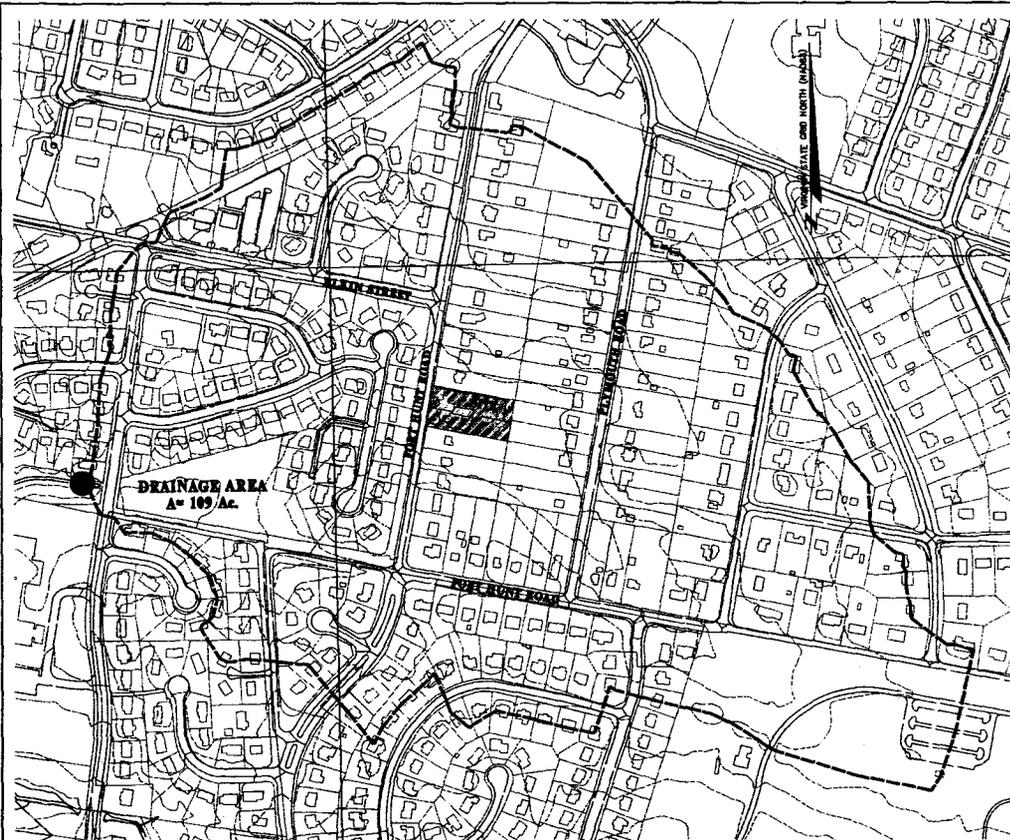
PROJECT NO: 1067.050  
DESIGNER: T.V.F.  
ENGINEER: C.G.



**FORT HUNT**  
**1599**  
**8717 FORT HUNT ROAD**  
**ALEXANDRIA, VA 22308**

TITLE:  
**CIVIL DETAILS**

SHEET NUMBER:  
**Z-8**



**Outfall Narrative**

The existing property is 1.03 acres and is already developed. There is an existing building and a parking lot on the site. The property is located at the low point of the watershed and is fairly flat. The existing storm runoff sheet flows from east towards west into an existing storm sewer system. The existing flows from the site are as follows:

Q2 = 1.03 Ac x 0.73 x 5.45 = 4.10 cfs  
 Q10 = 1.03 Ac x 0.73 x 7.27 = 5.47 cfs

This project will disturb only 0.16 acres to create some additional green space and add approximately 1,200 sq ft of roofed green area to place water. After the development, the drainage pattern will be the same as in existing conditions. However, the flow will decrease for both the 2- and 10-year storm. Additionally, the runoff from the existing building and proposed roof will be discharged directly to the existing storm sewer system. The proposed flows from the site are as follows:

Q2 = 1.03 Ac x 0.66 x 5.45 = 3.82 cfs  
 Q10 = 1.03 Ac x 0.66 x 7.27 = 5.03 cfs

The proposed flow will discharge into an existing storm sewer system as in the existing conditions. Since the flow leaving the site decreases it will not have an adverse impact on the existing storm sewer capacity. This existing storm sewer system then discharges into a branch of Hunting Creek. (See drainage map on this sheet) At this point the total drainage area is approximately 109 acres which exceeds 100 times the site area. Therefore, it is the engineer's opinion that an adequate outfall exists for this project.

**SWM Narrative**

After the development, the impervious area will decrease approximately from 32,000 sq ft to 28,318 sq ft. This will result in a decrease of post development storm runoff as shown in the outfall narrative on this sheet. Therefore, there would be no adverse downstream effects after development. Based on the Letter to Industry (21-88) stormwater management is not required for this site and a formal application for waiver of storm detention facility requirements is advised.

**BMP Narrative**

Per PFM 6-0401.2D, this project qualifies as redevelopment because there is no increase in impervious area. Since the existing site is not served by any BMP's per PFM 6-0401.2B the required reduction in phosphorus loads will be:

$(1-0.8)(\text{Pre} - \text{Post}) \times 100 = (1-0.8)(32,000(28,318)) \times 100 = 0.02\%$   
 Therefore, the BMP's are not required for this project.

**MINIMUM REQUIREMENTS INFORMATION FOR RESOURCES PROTECTION, SPECIAL PURPOSE WILDLIFE/BIOTOPIC PLANS/APPLICABLE**

The following information is provided for the purpose of identifying potential impacts on resources and special purpose wildlife/biotopic areas. This information is not intended to be a substitute for a field survey or other site-specific information. The following information is provided for the purpose of identifying potential impacts on resources and special purpose wildlife/biotopic areas. This information is not intended to be a substitute for a field survey or other site-specific information.

1. Wetlands: No wetlands were identified on the site. No wetlands were identified on the site.

2. Wetlands: No wetlands were identified on the site. No wetlands were identified on the site.

3. Wetlands: No wetlands were identified on the site. No wetlands were identified on the site.

4. Wetlands: No wetlands were identified on the site. No wetlands were identified on the site.

5. Wetlands: No wetlands were identified on the site. No wetlands were identified on the site.

6. Wetlands: No wetlands were identified on the site. No wetlands were identified on the site.

7. Wetlands: No wetlands were identified on the site. No wetlands were identified on the site.

8. Wetlands: No wetlands were identified on the site. No wetlands were identified on the site.

**CPJ**  
 Charles P. Johnson & Associates, Inc.  
 PLANNERS ENGINEERS ARCHITECTS  
 1000 W. 17th Street, Suite 100  
 Fort Hunt, VA 22031  
 Phone: (703) 444-0000  
 Fax: (703) 444-0001

**entrex**  
 communication services, inc.  
 1575 Eye Street, N.W., Suite 500  
 WASHINGTON, D.C. 20005  
 PHONE: (202) 462-2000  
 FAX: (202) 462-0001

**SUBMITTALS**

DATE	DESCRIPTION	REV
08-16-06	ADD COMMENTS	6
08-22-06	COMMENTS	7
01-14-06	EQUIPMENT ENCLOSURE	8
02-02-06	COUNTY COMMENTS	9
03-20-06	COUNTY COMMENTS	10
04-02-06	REDUCED BUILDING SIZE	11
05-07-06	COUNTY COMMENTS	12
05-14-06	COUNTY COMMENTS	13
06-11-06	COUNTY COMMENTS	14
08-03-06	COUNTY COMMENTS	15



**New Cingular  
 Wireless PCS, LLC.**  
 7150 Standard Dr.  
 Hanover, MD 21076

PROJECT NO: 1087.050  
 DESIGNER: W. A.  
 ENGINEER: C. G.

SCALE:  
 0 1/2 1  
 GRAPHIC SCALE IN INCHES

**FORT HUNT  
 1599  
 8717 FORT HUNT ROAD  
 ALEXANDRIA, VA 22308**

TITLE:  
**EXISTING BUILDING  
 ROOF STORMWATER  
 DIVERSION PLANS**

SHEET NUMBER:  
**9-9**

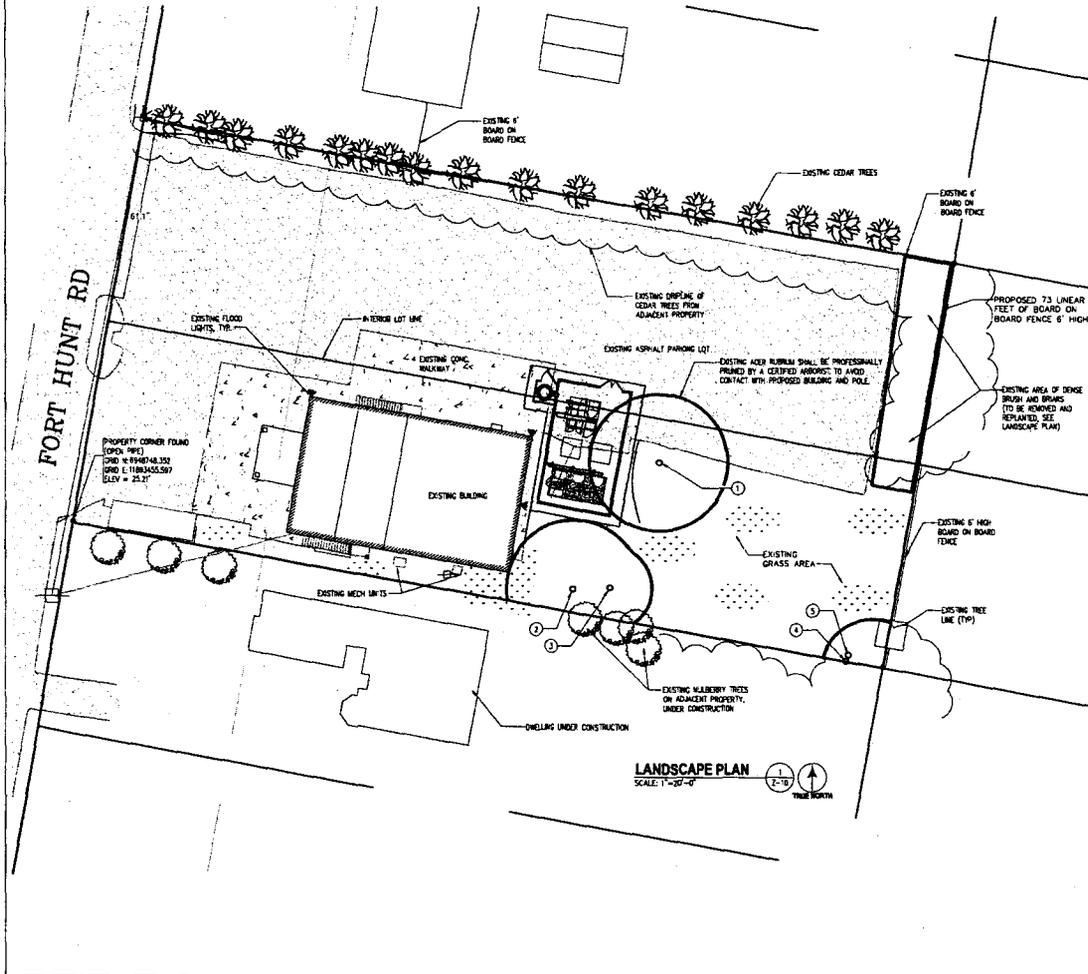
**LEGEND**

- EXISTING OFF SITE INDIVIDUAL TREE - DOODOUGS
- ⊙ EXISTING OFF SITE INDIVIDUAL TREE - CORNER
- + EXISTING GRASS AREA
- ON SITE TREE WITH DRIP LINE
- VEGETATION LINE
- ON SITE TREE DRIP LINE
- TREE PROTECTION FENCE (DETAILS BY FAIRFAX COUNTY PFM)

- CONCRETE SURFACE
- ASPHALT SURFACE
- GRAVEL SURFACE

**EXISTING TREE LIST**

No.	SPECIES	CALIPER	CONDITION	COMMENTS
1	RED MAPLE / ACER RUBRUM	24"	GOOD	TO BE PRESERVED
2	WHITE MULBERRY	18"	POOR/ SPILT TRUNK	TO BE REMOVED
3	WHITE MULBERRY	12"	POOR/ SPILT TRUNK	TO BE REMOVED
4	WHITE MULBERRY	10"	FAR	TO BE PRESERVED
5	RED MAPLE / ACER RUBRUM	14"	FAR	TO BE PRESERVED



**10 - Year Tree Canopy Calculation**

**A. Tree Preservation Target Calculations**

Pre-development area of existing tree canopy: 3,716 sq. ft.  
 Percentage of gross site area covered by existing tree canopy: 8 %  
 Percentage of 10 - year tree canopy required for site (Table 12.4): 25 %  
 Percentage of the 10 - year tree canopy requirement that should be met through tree preservation: 8 %  
 Proposed percentage of canopy requirement that will be met through tree preservation: 25 %  
 Has the Tree Preservation Target minimum been met: **YES**

**B. Tree Canopy Requirement**

Identify gross site area: 44,908 sq. ft.  
 Exemptions: 0 sq. ft.  
 Adjusted gross site area: 44,908 sq. ft.  
 Identify Site Zoning and Use: R-3 Civil/Social/Fraternal  
 Use: Civil/Social/Fraternal  
 Percentage of 10 - year tree canopy required (Table 12.4): 25 %  
 Area of 10 - year tree canopy required: 11,226 sq. ft.  
 Modification of 10 - year Tree Canopy Requirements Requested: **NO**

**C. Tree Preservation**

Tree Preservation Target Area: 900 sq. ft.  
 Total canopy area meeting standards of 12-0200 Canopy x 1.25: 2,820 sq. ft.

**D. Tree Planting**

Area of canopy to be met through tree planting: 8,436 sq. ft.  
 Area of canopy planned for wildlife benefits table 12-10: 8,475 sq. ft.  
 Total of canopy area provided through tree planting: 8,475 sq. ft.

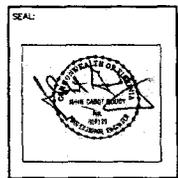
**E. Total of 10 - year Tree Canopy Provided**

Total of canopy area provided through tree preservation: 2,820 sq. ft.  
 Total of canopy area provided through tree planting: 8,475 sq. ft.  
 Total of 10 - year Tree Canopy Provided: 11,295 sq. ft.

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 FAX: (202)468-0881

**SUBMITTALS**

DATE	DESCRIPTION	REV
08-18-08	ADDED DIMENSIONS	6
08-22-08	COMMENTS	7
08-18-08	EQUIPMENT ENCLOSURE	8
08-26-08	COUNTY COMMENTS	9
08-26-08	COUNTY COMMENTS	10
08-22-08	REDUCED BUILDING SIZE	11
08-01-08	COUNTY COMMENTS	12
08-14-08	COUNTY COMMENTS	13
08-11-08	COUNTY COMMENTS	14
08-03-08	COUNTY COMMENTS	15



**New Cingular**  
**Wireless PCS, LLC.**  
 7158 Standard Dr.  
 Hanover, MD 21078

PROJECT NO: 1087.050  
 DESIGNER: TMF  
 ENGINEER: C.G.

SCALE:  
 0 1/2 1  
 GRAPHIC SCALE IN INCHES

**FORT HUNT**  
 1599  
 8717 FORT HUNT ROAD  
 ALEXANDRIA, VA 22308

TITLE:  
**EXISTING VEGETATION MAP AND TREE PRESERVATION PLAN**

SHEET NUMBER:  
**Z-10**

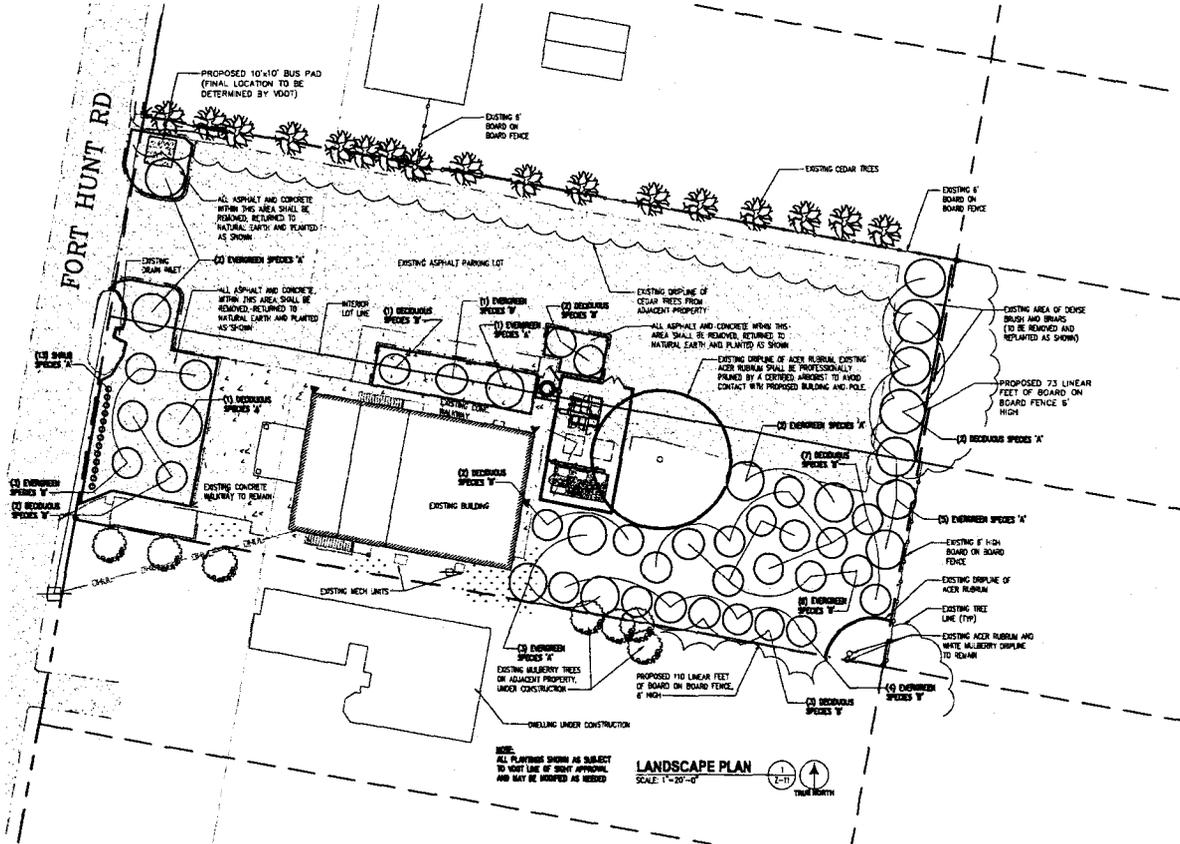
Planting Schedule and Planted Canopy Calculation - Specific Species Omitted at the Direction of County Staff in Meeting 2/20/09										
Quantity	Species Type: See Samples Below for Specific Species	Height (ft.) or Caliper (in.)	Benefit Use	10 - Year Canopy (s.f.)	Benefit Multiplier	Benefit 10-Year Canopy (s.f.)	Canopy Total per Species (s.f.)	Comments	Expected 10 year height	Expected Mature Height
	<b>Deciduous Trees</b>									
3	Deciduous Species 'A'	3 in.	Wildlife	200	1.5	300	900		24 ft.	50 ft.
17	Deciduous Species 'B'	3 in.	Wildlife	100	1.5	150	2550		12 ft.	24 ft.
	<b>Evergreen Trees</b>									
13	Evergreen Species 'A'	10 ft.	Wildlife	150	1.5	225	2925		24 ft.	45 ft.
14	Evergreen Species 'B'	10 ft.	Wildlife	100	1.5	150	2100		15 ft.	40 ft.
	<b>Shrubs</b>									
13	Shrub Species 'A'	2 ft.	Shrub							
						<b>Total</b>	<b>8475</b>			

**NOTES:**

1. WAIVERS AND MODIFICATIONS OF SCREENING AND BARRIER REQUIREMENTS ALONG ALL PROPERTY LINES HAVE BEEN REQUESTED, SEE JUSTIFICATION STATEMENT.
2. PROPOSED PLANTING SPECIES AS SHOWN ARE FOR TREE CANOPY CALCULATIONS AND MATURE HEIGHTS ONLY. SPECIFIC FINAL SPECIES ARE SUBJECT TO APPROVAL OF THE FAIRFAX COUNTY FORESTER.
3. INSTALLATION WILL BE IN ACCORDANCE WITH FAIRFAX COUNTY PUBLIC FACILITIES MANUAL.
4. PLANTINGS AS SHOWN ON PROPERTY FRONTAGE ARE SUBJECT TO VDOT LINE OF SIGHT APPROVAL AND MAY BE MODIFIED AS NEEDED.

**LEGEND**

- EXISTING OFF SITE INDIVIDUAL TREE - DECIDUOUS
- ⊗ EXISTING OFF SITE INDIVIDUAL TREE - CONIFER
- ◆ EXISTING GRASS AREA
- ON SITE TREE WITH DRIP LINE
- VEGETATION LINE
- ON SITE TREE DRIP LINE
- ▨ CONCRETE SURFACE
- ▨ ASPHALT SURFACE
- ▨ GRAVEL SURFACE



**SPECIES EXAMPLES:** (SPECIFIC PLANTING SPECIES SHALL BE DETERMINED AT A LATER DATE AS REQUESTED BY COUNTY STAFF IN A MEETING, 2/20/09.)

DECIDUOUS SPECIES 'A': ACER RUBRUM (RED MAPLE), ACER SACCHARUM (SUGAR MAPLE)

DECIDUOUS SPECIES 'B': CERCIS CANADENSIS (EASTERN RED BUD), CORNUS FLORIDA (FLOWERING DOGWOOD)

EVERGREEN SPECIES 'A': PINUS ECHINATA (SHORT LEAF PINE), NORWAY SPRUCE (PICEA ABIES)

EVERGREEN SPECIES 'B': ILEX OPACA (AMERICAN HOLLY), JUNIPERUS VIRGINIANA (EASTERN RED CEDAR)

SHRUB SPECIES 'A': RHODODENDRON SPP. (RHODODENDRON)



SUBMITTALS		
DATE	DESCRIPTION	REV.
08-14-08	ADDED DIMENSIONS	6
08-22-08	COMMENTS	7
01-16-09	EQUIPMENT ENCLOSURE	8
02-04-09	COUNTY COMMENTS	9
03-20-09	COUNTY COMMENTS	10
04-02-09	REVISED BUILDING SIZE	11
05-01-09	COUNTY COMMENTS	12
05-14-09	COUNTY COMMENTS	13
06-11-09	COUNTY COMMENTS	14
08-03-09	COUNTY COMMENTS	15



**New Cingular  
Wireless PCS, LLC.**  
7150 Brandford Dr.,  
Hanover, MD 21076

PROJECT NO: 1087 (05)  
DESIGNER: W.A.  
ENGINEER: C.G.

SCALE:  
0 1/2 1  
GRAPHIC SCALE IN INCHES

**FORT HUNT  
1599  
8717 FORT HUNT ROAD  
ALEXANDRIA, VA 22308**

TITLE:

**LANDSCAPE PLAN**

SHEET NUMBER:  
**Z-11**

AMENDED  
SEPTEMBER 8, 2009

EXHIBIT A1  
**SE 2008-MV-031**

**STATEMENT OF JUSTIFICATION IN SUPPORT OF APPLICATION FOR SPECIAL  
EXCEPTION AND REQUEST FOR WAIVER AND MODIFICATION OF SCREENING AND  
BARRIER REQUIREMENTS**

**Applicant(s):** Mount Vernon Lodge # 219, Ancient Free and Accepted Masons, New Cingular Wireless PCS, LLC & T-Mobile Northeast, LLC

**Site Name:** Fort Hunt

**Property Address:** 8717 Fort Hunt Road, Alexandria, VA 22308 (Fairfax County)

**District:** Mt Vernon

**Parcel Id No.:** 1112-03-0011

**Zoning Classification:** R-3

**Property Owner:** Mount Vernon Lodge # 219, Ancient Free and Accepted Masons

SPECIAL EXCEPTION REQUESTS

I. Applicant, Lodge, Mt Vernon No 219, (hereinafter "Property Owner") was granted Special Permit S-209-71 by the Fairfax County Board of Appeals on November 16, 1971, seeks a Special Exception to reestablish itself under the Special Exception provisions as a Public Benefit Association as defined in Article 20 §20-300. Applicant wishes to incorporate all existing Special Permit conditions into the Special Exception except for the required parking spaces due to lower membership and current parking standards.

II. Applicant New Cingular Wireless PCS, LLC, (hereinafter "Cingular"), requests a Special Exception to install a 88' (including a 3' high tree canopy) high monopole, designed as a tree-pole, antennas (painted green for additional camouflage), and related ground equipment structures on the above referenced property.

The following is a statement of justification submitted in support of the Applicants' aforementioned requests.

CURRENT IMPROVEMENTS, PROPERTY AND ORGANIZATION DESCRIPTION AND HOURS OF OPERATIONS OF SUBJECT PROPERTY

The subject property is owned by Lodge, Mt Vernon No 219, a Virginia nonprofit organization. The land area measures approximately 44,998 square feet and is zoned R-3. The subject property is improved with a two story building and related parking spaces. (hereinafter the "Property").

The fraternal order known as the Masons has been meeting at the Property, which had previously been used as a fire station, for over 45 years. On November 16, 1971, the current Property Owner was granted Special Permit number S-209-71 by the Board of Appeals in order to be able to conduct their meetings and provide services to the community. During this time, the first floor of the Property has served as community recreational facility (which usually holds approximately four activities per month on an irregular schedule regarding time and date. Activities held in the recreational facility never commence before 7:00am and do not extend beyond 10pm) for the surrounding community and the second floor as the Mason's meeting area. The Masons are a nonprofit organization.

Today Mount Vernon Lodge # 219 consists of 160 members. The average number of members who attend lodge meetings fluctuates between 35 and 40. Meetings are celebrated twice a month, the first Wednesday and the second Tuesday of each month. The meetings commence at 7:30 pm and last approximately 2 ½ hours. There are no employees that work at the Lodge. The Lodge also holds approximately 4 times a year member events. None of the activities held at the Lodge extend beyond 10:00pm.

DESCRIPTION OF THE PROPOSED TELECOMMUNICATIONS SITE & STATEMENT OF OWNERSHIP

The Property Owner has authorized Cingular to seek the Special Exception and to Reestablish the Lodge as a Public Benefit Association.

Applicant requests a Special Exception for the installation of a 88' high (including a 3' tree canopy) monopole designed as a mono-tree pole on the subject property, up to 12 panel antennae, per RAD center and related ground equipment enclosed within a accessory structure near the base of the monopole (hereinafter the "Site"), which hides all equipment. The accessory structure will **not** contain any air conditioning units to regulate the temperature within the accessory structure. The mono-tree pole will be strategically situated close to the rear of the two story high Lodge. The ground equipment will be placed within a completely enclosed accessory structure, in form of a large shed, see page Z-5 of proposed site plans. Access to the Site will be via the existing 89' access drive on the subject property. The Facility will operate 24 hours a day, 7

days a week and will require, on average, one monthly maintenance visit during working hours hence, the Facility will have no impact on existing traffic.

The Site will be setback approximately as follows:

- 72.5' from northern property line.;
- 138.4' from the western property line;
- 165.7' from Fort Hunt Rd (east)
- 77.5' from the southern property line;

The mono-tree pole will be designed to accommodate a minimum of 4 wireless telecommunications carriers, including that of the Applicant, Cingular.

Cingular will install up to 9 antennae at a RAD center of 82' on the mono-tree pole. Cingular's antennae measure approximately 6'x2'x1' or less. Cingular will also install equipment cabinets measuring approximately 81.1"(h) x 60.06"(w) x 31.05"(d) or less within the enclosed accessory structure.

T-Mobile will install up to 9 antennae at a RAD center of 72' on the mono-tree pole. T-Mobile's antennae measure approximately 6'x2'x1' or less. T-Mobile will also install equipment cabinets measuring approximately 5'9"(h) x 4'3.25"(w) x 2'5"(d) or less within the enclosed accessory structure.

Access to the property is via an 89 foot wide access drive off of VA 629 (Fort Hunt Rd.), that becomes the existing parking lot on the property. Photographs of the Property, provide further information about the Property. Finally, a copy of a recent County Zoning Map depicts the location of the subject property and neighborhood.

The Site proposed by Applicants will not interfere with radio, television or telephone reception and the emissions will comply with all applicable EPA and FCC emission requirements. Furthermore, neither the antennae nor the related equipment will produce any noise, fumes, dust, odors, lights, glare or vibrations.

Applicants also request a waiver of Transitional Screening and Barrier requirements for all sides of the property. The related wireless telecommunication ground equipment will be housed inside an accessory structure which is completely enclosed. The ground equipment will not be visible from any adjoining property or from any other location. The enclosed structure will not produce any noise, fumes, dust, odors, lights, glare or vibrations.

Applicants have proposed an additional landscape plan which affects the south, east and west portions of the property according to various meetings held with County officials. The property located to the north counts with trees approximately every 5' which are a average height of 40' see s Section 13-302,

Transitional Screening Requirements, Fairfax County Zoning Ordinance, which faces the Masonic Lodge. Between both properties is a 6' high board on board fence and a 5' wide grass strip which runs from the Masonic asphalted parking space to the 6' board on board fence. It would be extremely onerous for the Applicants and the Masonic Lodge to tear the existing asphalt, this does not address the potential damage to the fence owned by the abutting property owner, to place additional trees along the north portion of the Masonic property within such as small 5' wide grass strip. This would also incur in the loss of parking spaces.

Applicants therefore submit that the proposed wireless telecommunication facility meets and exceeds the Purpose and Intent of the Fairfax Zoning Ordinance, see section 13-101:

*"The purpose and intent of this Article is to preserve and promote the health, safety and general welfare of the public; to facilitate the creation of a convenient, attractive and harmonious community; to conserve natural resources including adequate air and water; to conserve properties and their values; to preserve the character of an area by preventing harmful effects of potentially dissimilar uses; and to encourage the appropriate use of land. More specifically this Article is intended to minimize the impact of dissimilar uses on adjoining or nearby uses by requiring a screen or buffer between the uses in order to lessen the impact of noise, dust and other debris..."*

The Tree pole will be designed to accommodate a minimum of four wireless telecommunications carriers antennae as follows:

**a. Cingular's Installation at RAD Center of 82'**

Applicant, Cingular has expressed an interest in locating its antennae and equipment at the Site. Cingular will install of up to 9 wireless telecommunications antennae, measuring 6'x2'x1' or less, at a RAD center of 82' on the tree-pole and install up to 7 equipment cabinets on a 11' x 11' concrete pad housed within a completely enclosed accessory structure.

**b. T-Mobile Installation at RAD Center of 72'**

Applicant, T-Mobile has expressed an interest in locating its antennae and equipment at the Site. T-Mobile will install up to 9 antennae, at a RAD center of 72 feet. T-Mobile's antennae measure approximately 6'x2'x1' or less. T-Mobile will also install 3 related ground equipment cabinets on a 10' by 20' concrete pad within a completely enclosed accessory structure.

**c. Future Wireless Telecommunication Carrier Installation at RAD Center of 62'**

Applicants seek to include in their application for special exception, installation of up to 9 wireless telecommunications antennae measuring 6'x2'x1' or less by a future third carrier, anticipated to occupy a RAD center of 62' on the tree-pole. Related equipment (shelter/cabinets) will be placed in the compound near the base of the Tree-pole within a completely enclosed accessory structure .

**d. Future Wireless Telecommunication Carrier Installation at RAD Center of 52'**

Applicants seek to include in their application for special exception, installation of up to 9 wireless telecommunications antennae measuring 6'x2'x1' or less by a future third carrier, anticipated to occupy a RAD center of 52' on the tree-pole. Related equipment (shelter/cabinets) will be placed in the compound near the base of the Tree-pole within a completely enclosed accessory structure.

NEED FOR THE WIRELESS TELECOMMUNICATIONS FACILITY

As FCC licensees, Cingular and T-Mobile are committed to providing seamless telecommunications service to their users. The proposed Site will assist in the creation of a seamless, state-of-the-art all-digital wireless network. This requires the installation of a network of telecommunications antenna and equipment facilities so as to allow each facility to transmit and receive radio signals within a strictly limited radio frequency range to each wireless user in the vicinity of the facility. Moreover, each facility must be able to pass the user's signal to an adjacent facility as each user travels out of the coverage area and into an adjacent coverage area. Each facility is capable of covering only a limited area, generally determined by the height of the antennas, the local topography and terrain, as well as obstructions.

To achieve the desired coverage and capacity within the intended geographical area, each antenna facility must be strategically located so as to ensure maximum coverage and a minimum overlap with each other facility. Because of the low power required by the system, the antennae are effective only within a limited geographic area. Thus, each facility site is subject to technical and geographical constraints in order to provide reliable and efficient service. The proposed facility is necessary to Cingular's and T-Mobile's coverage objectives in the area and will further satisfy similar needs of other wireless telecommunications carriers in the future. Moreover, the proposed height of the monopole allows placement of antennae at a sufficient height so as to permit radio signals to clear any obstructions such as trees, buildings, or other structures while simultaneously providing coverage to the intended area.

Cingular and T-Mobile are licensed by the Federal Communication Commission (Hereinafter "FCC"). Applicant Cingular is licensed for the following Call Signs servicing

the Washington, DC metropolitan area: **KNKA243**, **KNLF220** and **WPZY690**, to provide domestic wireless telephone services by transmitting and receiving radio frequency spectrum signals at:

Transmitting (TX) Frequencies of:

- 1) 845.01-846.48, 890.01-891.48 MHz (Band A);
- 2) 1950-1965 MHz (Band B) and;
- 3) 1985-1990 MHz (Band C) and;

Receiving (RX) Frequencies of:

- 1) 824.04-834.99, 869.04-879.99 MHz (Band A);
- 2) 1870-1885 MHz (Band B) and
- 3) 1905-1910 MHz (Band C).

Applicant T-Mobile is licensed for BTA-461 under the call sign KNLH327 to provide domestic wireless telephone services by transmitting and receiving radio frequency spectrum signals at:

Transmitting (TX) Frequencies of:

- 1) 1965-1975

Receiving Frequency

- 1) 885-1895

Radio frequency coverage maps depicting Cingular's and T-Mobile's coverage in the area presently and the improvement anticipated after installation of the proposed mono-tree pole. As demonstrated by these maps, Cingular's coverage objective is to provide coverage south of Collingwood Road along Fort Hunt Road and nearby neighborhoods and east to the George Washington Memorial Parkway, where existing coverage is substantially deficient. There are no existing structures feasible for collocation. Oakbrook HOA was approached by applicant, but there would be gaps of coverage along the Mount Vernon scenic highway. The Cattle Company was also evaluated but due to the height of the surrounding vegetation and the proximity of the Ronald Regan Washington National Airport, the site would not meet Cingular's objectives.

Furthermore, the proposed site was chosen for its particular suitability to the site, including its location, satisfaction of Cingular's and T-Mobile's coverage objectives, and the nature of the existing use of the property. Due to the absence of feasible collocation opportunities in the area, as discussed above, Cingular's and T-Mobile's needs in the area cannot be satisfied without the installation of the proposed Site. Installation of Cingular's and T-Mobile's

antennae on the proposed mono-tree pole will satisfy this objective, providing wireless telecommunications coverage to Cingular's clients in the area.

Since one of the primary benefits of the wireless communication system is the ability to communicate to and from any location, a network of facilities that provide seamless coverage is essential. The location and design of each facility in the network is therefore critical to the overall functioning of the entire network. Without a facility at or near this location, Cingular and T-Mobile will be unable to provide reliable coverage to its users in the area.

#### APPLICABLE LEGAL STANDARDS

Section 704 of the 1996 Telecommunications Act requires that State and local governments "(I) shall not unreasonably discriminate among providers of functionally equivalent [wireless telecommunications] services; and (II) shall not prohibit or have the effect of prohibiting the provision of personal wireless services." Accordingly, local governments cannot prohibit, either by law or by action, wireless telecommunications facilities. Regulations cannot have the effect of prohibiting wireless facilities, even though it may purport to allow such facilities. Moreover, local governments must undertake to consider all wireless telecommunications zoning requests on an equal basis.

The Fairfax County Zoning Ordinance, Section 9-101 designates wireless telecommunications facilities as Category 1, Light Public Utility Uses and Sections 9-102 and 304 allow the installation of such facilities on the subject property, via approval of a special exception. The granting of Applicants' request will, therefore, be in harmony with the spirit and intent of the Zoning Regulations and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

Applicants address each section of the Fairfax County Zoning Ordinance and Comprehensive Plan applicable to its Special Exception application below. The Fairfax County regulations are stated in boldface; Applicants' responses immediately follow.

#### **COMPLIANCE WITH THE APPLICABLE SECTIONS OF THE ZONING ORDINANCE REGULATIONS**

##### I. SECTION 9-006 – GENERAL STANDARDS FOR ALL SPECIAL EXCEPTION USES

**In addition to the specific standards set forth hereinafter with regard to particular special exception uses, all such uses shall satisfy the following general standards:**

**General Standard 1. The proposed use at the specified location shall be in harmony with the adopted comprehensive plan.**

*Applicants' Response regarding Wireless Communication Facility and Masonic Lodge:* As demonstrated below, Applicants' application is in harmony and furthers, not only the general objectives of the Comprehensive Plan, but also those objectives specifically related to Mobile and Land-Based Telecommunications Services. As to the Comprehensive Plan, it identifies this parcel as suitable for a telecommunications facility. The monopole will be located at a institutional facility and partially screened by the existing building and will be designed as a tree pole. The Masonic Lodge is a Public Benefit Association and the proposed use is permitted via Special Exception.

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

*Applicants' Response regarding Wireless Communication Facility:* The proposed use is located in an R-3 zone. The expressed purpose and intent of the R-3 District is, inter alia, to allow uses which are compatible with the low density residential character of the district and to otherwise implement the stated purpose and intent of the Ordinance, which are enumerated in Section 1-200. The subject site is used as a Masonic Lodge and it is also used for community activities. While single-family detached dwellings are located on adjacent parcels, the location of the proposed site on the property is such that it will be located to the rear of the existing 38' high lodge building with perimeter trees partially screening the proposed facility from adjoining residences, the closest off-site dwelling being approximately 89.7' feet from the proposed mono-tree pole. As demonstrated by the drawings, site photographs and photo simulations, due to the mono-tree pole design, location and the existing tree coverage in the area, the proposed use will have minimal visual impact on the adjoining properties. As further demonstrated below, Applicants' proposed use is in compliance with each of the aforementioned sections of the Zoning Ordinance. It is, therefore, in compliance with General Standard 2.

*Applicants' Response regarding the Masonic Lodge:* Applicant states that there will be no changes from the approved original Special Permit, except for that of the parking spaces requirements due to new parking requirements per Fairfax County Zoning Ordinance. The Lodge use shall continue, as it has done for over 45 years, to be in harmony with the general purpose and intent of the applicable zoning district regulations.

**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, walls 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.**

*Applicants' Response regarding Wireless Communication Facility:* As discussed above, the proposed facility will be situated at a distance from the existing uses and close to the existing vegetation on the Property. Furthermore, it is an unmanned facility and, therefore, will have minimal impact in terms of usage or traffic. It does not generate any noise, fumes, odors, or vibrations. Lighting, if any is required by law, will be in compliance with all applicable legal standards. Since the Property is presently used as a place of meeting for Masons and as a community center that benefits the surrounding communities, the proposed Site will be in harmony with such non-residential use. Copy of a studies conducted in Virginia are attached hereto and demonstrate that the installation of such facilities does not adversely impact real property growth or real property values. Finally, the location, size, setbacks, heights, and fencing will all be in compliance with the requirements of the Zoning Ordinance. In sum, therefore, the proposed Site meets the above Standard.

*Applicants' Response regarding the Masonic Lodge:* See response to General Standard 2 above.

**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.**

*Applicants' Response regarding Wireless Communication Facility:* The proposed facility will be unmanned with few maintenance visits per year (an average of 1 visit per month). There is no potential, therefore, for pedestrian or vehicular traffic emerging in conflict with the existing or anticipated traffic in the neighborhood.

*Applicants' Response regarding the Masonic Lodge:* See response to General Standard 2 above.

**General Standard 5. In 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 of the Zoning Ordinance.**

*Applicants' Response regarding Wireless Communication Facility:* The proposed mono-tree pole will be situated behind the existing building with perimeter tree vegetation. Applicant discusses at length below the existing conditions of the Property and adjacent properties, and the nature of the proposed Site in support of their request for a waiver of the landscape requirements of Article 13, should the Board determine that the existing conditions do not satisfy the aforementioned Article.

*Applicants' Response regarding the Masonic Lodge:* See response to General Standard 2 above.

**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.**

*Applicants' Response regarding Wireless Communication Facility:* Not applicable.

*Applicants' Response regarding the Masonic Lodge:* See response to General Standard 2 above.

**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 of the Zoning Ordinance.**

*Applicants' Response regarding Wireless Communication Facility:* The proposed facility will be unmanned with few maintenance visits per year. There is no need, therefore, for parking and loading provisions. The facility requires utilities to the extent telephone land lines and electrical power is required for the operation and maintenance of its facility. Applicant will ensure that the required utilities are adequately provided.

*Applicants' Response regarding the Masonic Lodge:* See response to General Standard 2 above.

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

*Applicants' Response regarding Wireless Communication Facility:* Applicant does not intend to place any signs on its facility.

*Applicants' Response regarding the Masonic Lodge:* See response to General Standard 2 above.

II. SECTION 9-103 ADDITIONAL SUBMISSION REQUIREMENTS FOR CATEGORY 1 USES

**In addition to the submission requirements set forth in Sect. 011 above, all applications for Category 1 uses shall be accompanied by the following items:**

**1. Four (4) copies of a map showing the utility system of which the proposed use will be an integral part, together with a written statement outlining the functional relationship of the proposed use to the utility system.**

*Applicants' Response:* Attached as **Exhibit D** are radio frequency propagation maps that depict the relationship of the proposed Site to the existing or proposed sites in the vicinity. These maps show that the proposed Cingular installation at a RAD center of 82', T-Mobile's proposed RAD center of 72' on the proposed mono-tree pole will substantially improve wireless telecommunications coverage in the area and connect to the existing Cingular and T-Mobile sites, thereby facilitating improved coverage in the area. Furthermore, a certified statement by Applicants' site acquisition staff, pursuant to Section 9-104(3) of the Ordinance, provides additional information about the absence of feasible collocation opportunities in the area and the utility of the proposed site to Applicants' network. The foregoing statements and the RF maps together demonstrate the "utility system" of which the proposed Site will be an integral part and satisfy the foregoing submission requirement.

**2. Four (4) copies of a statement, prepared by a certified engineer, giving the exact technical reasons for selecting the particular site as the location for the proposed facility and certifying that the proposed use will meet the performance standards of the district in which located.**

*Applicants' Response:* Attached hereto are certified statements by Cingular's Radio Frequency Engineer and Site Acquisition personnel, which respond to the foregoing submission requirement. These statements certify that the proposed site will be installed, operated and maintained in accordance with all applicable laws. The RF maps depict the exact technical reasons for selection of the site and its role in satisfying the coverage objectives in the area.

III. SECTION 9-104: STANDARDS FOR ALL CATEGORY 1 USES (THE WIRELESS TELECOMMUNICATIONS FACILITY)

**In addition to the general standards set forth in Sect. 006 above, all Category 1 special exception uses shall satisfy the following standards:**

**1. Category 1 special exception uses shall not have to comply with the lot size requirements or the bulk regulations set forth for the zoning district in which located.**

*Applicants' Response:* No response required.

**2. No land or building in any district other than the I-5 and I-6 District shall be used for the storage of materials or equipment, or for the repair or servicing of vehicles or equipment, or for the parking of vehicles except those needed by employees connected with the operation of the immediate facility.**

*Applicants' Response:* Not applicable.

**3. If the proposed location of a Category 1 use is in an R district, there shall be a finding that there is no alternative site available for such use in a C or I district within 500 feet of the proposed location; except that in the case of electric transformer stations and telecommunication central offices, there shall be a finding that there is no alternative site available in a C or I district within a distance of one (1) mile, unless there is a substantial showing that it is impossible for satisfactory service to be rendered from an available location in such C or I district.**

*Applicants' Response:* There are no C or I districts within 500 feet of the propose location as shown by zoning map, all surrounding properties are zoned R-3.

**4. Before establishment, all uses, including modifications or alterations to existing uses, shall be subject to the provisions of Article 17, Site Plans, in the Zoning Ordinance.**

*Applicants' Response:* Applicant will comply with the provisions of Article 17 of the County Code.

IV. SECTION 9-105 – ADDITIONAL SPECIAL EXCEPTION REQUIREMENTS FOR MOBILE AND LAND-BASED TELECOMMUNICATIONS FACILITIES

**1. Except for antennas completely enclosed within a structure, all antennas and their supporting mounts shall be of a material or color that closely matches and blends with the structure on which it is mounted.**

*Applicants' Response:* Applicants propose to install a monopole designed as a mono-tree pole. The antennas will be camouflaged, painted green, to ensure that they closely match and blend with structure on which they are mounted.

**2. Except for a flag mounted on a flagpole as permitted under the provisions of Par. 2 of Sect. 12-203, no commercial advertising or signs shall be allowed on any monopole, tower, antenna, antenna support structure, or related equipment cabinet or structure.**

*Applicants' Response:* Applicant does not propose to place any advertisement or signs on the Site.

**3. If any additions, changes or modifications are to be made to monopoles or towers, the Director shall have the authority to require proof, through the submission of engineering and structural data, that the addition, change, or modifications conforms to structural wind load and all other requirements of the Virginia Uniform Statewide Building Code.**

*Applicants' Response:* Applicant will comply.

**4. No signals, lights or illumination shall be permitted on an antenna unless required by the Federal Communications Commission, the Federal Aviation Administration or the County, provided, however, that on all antenna structures which exceed 100 feet in height, a steady red marker light shall be installed and operated at all times, unless the Zoning Administrator waives the red marker light requirement upon a determination by the Police Department that such marker light is not necessary for flight safety requirements for police and emergency helicopter operations. All such lights shall be shielded to prevent the downward transmission of light.**

*Applicants' Response:* Applicant does not propose to install any lights on the Site unless required by law.

**5. 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.**

*Applicants' Response:* Applicant will comply with the requirements of this Section.

V. SECTION 9-304 STANDARDS FOR ALL CATEGORY 3 USES (MASONIC LODGE)

**1. For public uses, it shall be concluded that the proposed location of the special exception use is necessary for the rendering of efficient governmental services to residents of properties within the general area of the location.**

*Applicants' Response:* Not Applicable

**2. Except as may be qualified in the following Sections, all uses shall comply with the lot size requirements of the zoning district in which located.**

*Applicants' Response:* Applicant will comply with the requirements of this Section.

**3. Except as may be qualified in the following Sections, all uses shall comply with the bulk regulations of the zoning district in which located; however, subject to the provisions of Sect. 9-607, the maximum building height for a Category 3 use may be increased.**

*Applicants' Response:* Applicant will comply with the requirements of this Section.

**4. All uses shall comply with the performance standards specified for the zoning district in which located, including the submission of a sports illumination plan as may be required by Part 9 of Article 14.**

*Applicants' Response:* Applicant will comply with the requirements of this Section as to performance standards. Not Applicable as to the sports illumination plan.

**5. Before establishment, all uses, including modifications or alterations to existing uses, shall be subject to the provisions of Article 17, Site Plans.**

*Applicants' Response:* There will be no changes to the existing Special Permit except for the required parking spaces due to changes in the Fairfax County Ordinance regarding parking spaces and a lower number of lodge members.

VI. SECTION 1-200 – GENERAL PURPOSES OF THE COUNTY ZONING ORDINANCE

**According to this Section, the Zoning Ordinance is intended to promote the health, safety and general welfare of the public and to implement the adopted Comprehensive Plan for the orderly and controlled development of the County. To accomplish these ends, the Zoning Ordinance is designed to give reasonable consideration to each of the following purposes, where applicable:**

**1. to create and maintain conditions under which people and their environment can exist in a productive and enjoyable harmony while fulfilling the social, economic and other requirements of present and future generations;**

*Applicants' Response regarding Wireless Communication Facility:* It cannot be disputed that wireless telecommunications are an integral part of our social and economic life. It is a matter of great importance, therefore, that the allowing of these facilities in our communities be facilitated provided that they be designed to be in harmony with our

environment, such as the proposed mono-tree pole. Applicants have demonstrated above the importance of the site to its coverage objectives, the potential for collocation by an additional carrier, the existing conditions on the property, and how the nature of the existing use combine to minimize the visual impact of the facility upon adjacent properties and further the principles of harmony enumerated above. Approving Applicants' request will, therefore, further the above-referenced purpose.

*Applicants' Response regarding the Masonic Lodge:* For over 300 years the Masons have been symbol of leadership, excellence and faith. Leadership that guided our founding fathers. Excellence that has endured throughout history and faith in that all human beings can unite in creating a better tomorrow. George Washington and thirteen other Presidents, eight Vice Presidents and forty-two Justices of the Supreme Court have been Masons. The fraternal organization of the Masons will, without a doubt, promote the above purpose.

**2. to facilitate the creation of a convenient, attractive and harmonious community; to provide for adequate light, air, convenience of access and safety from fire, flood, crime and other dangers; and to reduce or prevent congestion in the public streets;**

*Applicants' Response regarding Wireless Communication Facility:* The proposed facility is unmanned with only, on average, one monthly maintenance visit. It will not produce any noise, vibrations, odors or fumes. Further, it does not require water or sewer facilities. Therefore, the proposed utility is unobtrusive due to its slender mono-tree pole design and at the same time provide an invaluable public service to its recipients. The included photo simulation pictures demonstrate the minimal visual impact of the Site on the subject and adjacent properties. The above purpose is significantly facilitated by permitting Applicants' request.

*Applicants' Response regarding the Masonic Lodge:* For the past 35 years the lodge has met the Special Permit conditions and has had no complaint about traffic conditions or other issues mentioned in the above purpose. Lodge meetings are held twice a month and there are no employees at the Property.

**3. to provide for County growth that is consonant with the efficient and economic use of public funds and environmental quality;**

*Applicants' Response regarding Wireless Communication Facility:* The growing significance of wireless telecommunications warrants that the County promote the same within its borders so as to provide for its economic growth and maintain its competitive edge with the growth of neighboring counties and elsewhere. To this end, the proposed facility provides for the growth of the County and efficient and economic use of its monies.

*Applicants' Response regarding the Masonic Lodge:* See response to purpose number 1 above.

**4. to recognize the needs of agriculture, housing, industry and business in the County's future growth;**

*Applicants' Response regarding Wireless Communication Facility:* See response to paragraph number 3 above.

*Applicants' Response regarding the Masonic Lodge:* See response to purpose number 1 above.

**5. to promote the creation and expansion of land uses that will be developed with adequate highway, utility, health, education and recreational facilities;**

*Applicants' Response regarding Wireless Communication Facility:* The proposed use promotes the expansion of land use equipped with adequate wireless telecommunication services. The proposed facility will provide wireless services south of Collingwood Rd., along Fort Hunt Rd., George Washington Memorial Parkway and its neighborhoods. Furthermore the site will connect with the existing sites at Mount Vernon (located at 3200 Mount Vernon Highway, Mount Vernon, VA), Hybla (located at 3900 Augustine Street, Alexandria, VA), and Harmony (located at 9200 Livingston Road, Ft. Washington, MD) and Applemint (8009 Fort Hunt Rd., Alexandria, VA). It is, therefore, in furtherance of the County's above-referenced purpose to approve the proposed facility.

*Applicants' Response regarding the Masonic Lodge:* The Masonic Lodge is used as a community center for the development and enjoyment of the surrounding communities.

**6. to provide residential areas with healthy surroundings for family life;**

*Applicants' Response regarding Wireless Communication Facility:* The proposed monopole will be designed as a tree pole, which will have a significantly reduced visual impact than a regular monopole or tower and would be in harmony with the characteristics of the Property given its

existing lodge use and the proximity of the mono-tree pole to the parking lot adjacent to its surrounding uses. It is situated on a parcel of substantial size (approximately 44,998 square feet) close to existing vegetation. The Site will utilize a currently vacant area on the Property. Taking advantage of the location, existing use and conditions on the Property, Applicants' facility will provide invaluable public service to the surrounding residential areas, thereby promoting healthy surroundings for family life. The utility of wireless communications to family life is significantly apparent from the use of such services by family members. Certain newspaper articles, which discuss the utility of such services.

*Applicants' Response regarding the Masonic Lodge:* See response to purpose number 5 above.

**7. to protect against destruction of or encroachment upon historic areas;**

*Applicants' Response for Wireless Communication Facility and Masonic Lodge:* Applicants submit that the proposed Site and the Masonic Lodge do not infringe upon any historic areas.

**8. to encourage economic development activities that provide desirable employment and a broad tax base;**

*Applicants' Response regarding Wireless Communication Facility:* The proposed facility encourages economic development by providing seamless and reliable wireless communication service in the area.

*Applicants' Response regarding the Masonic Lodge:* Not Applicable.

**9. to promote the conservation of natural resources;**

*Applicants' Response regarding Wireless Communication Facility:* The proposed facility does not infringe upon any natural resource. Equipment related to the Site will be located within an accessory structure near the base of the mono-tree pole. The existing access drive will be utilized for the Site. In this regard, Applicants' Site promotes the conservation of natural resources while simultaneously providing a valuable public service.

*Applicants' Response regarding the Masonic Lodge:* Applicant states that there will be no changes from the approved original Special Permit, except for that of the parking spaces requirements due to new parking requirements per Fairfax County Zoning Ordinance. The Lodge use shall continue, as it has done for over 45 years, to be in harmony with the general purpose and intent of the applicable zoning district regulations.

**10. to encourage the preservation of stream valleys, steep slopes, lands of natural beauty, dense forestation, scenic vistas, and other similar areas and to ensure that development in such areas is self controlled;**

*Applicants' Response for Wireless Communication Facility and Masonic Lodge:* See response in paragraph 9 above.

**11. to protect against the following: overcrowding of land; undue intensity of noise; air and water pollution; undue density of population in relation to community facilities existing or available; obstruction of light and air; danger and congestion in travel and transportation; and loss of life, health, or property from fire, flood, panic or other dangers;**

*Applicants' Response regarding Wireless Communication Facility:* The proposed facility is designed and located so as to reduce its visual impact, and is unmanned with few maintenance visits per year, approximately one visit per month. It will not produce any noise, vibrations, odors or fumes. Further, it does not require water or sewer facilities. Therefore, the proposed utility is unobtrusive, and carries no potential for overcrowding of land, increased intensity of noise, pollution, traffic, health hazards, etc. At the same time the facility will provide valuable services to its recipients. The above purpose is, therefore, facilitated by an approval of Applicants' request.

*Applicants' Response regarding the Masonic Lodge:* Applicant states that there will be no changes from the approved original Special Permit, except for that of the parking spaces requirements due to new parking requirements per Fairfax County Zoning Ordinance. The Lodge use shall continue, as it has done for over 45 years, to be in harmony with the general purpose and intent of the applicable zoning district regulations.

**12. to promote the creation and preservation of housing of such type, size and cost suitable for meeting the current and future needs of the County as well as a reasonable proportion of the current and future needs of the planning district in the form of safe, sanitary dwelling units;**

*Applicants' Response for Wireless Communication Facility and Masonic Lodge:* Not applicable.

**13. to encourage innovative and desirable approaches to designed development; and to promote the distinctive sense of**

**urban suburban and exurban places as well as the sense of community within the County;**

*Applicants' Response regarding Wireless Communication Facility:* The Site is designed as a mono tree-pole and located approximately 165.7' from Fort Hunt Rd. Furthermore, the Property is used as a Masonic Lodge and for community activities that benefit the surrounding communities therefore, the proposed use will not be significantly different from such non-residential use.

*Applicants' Response regarding the Masonic Lodge:* See response to Purpose 11 above.

**14. to protect, not inconsistent with State water quality standards, surface water and ground water as defined by Sect. 62.1-255 of the code of Virginia;**

*Applicants' Response for Wireless Communication Facility and Masonic Lodge:* Not applicable.

**15. to accomplish all other objectives and exercise all other powers set forth in Article 7, Chapter 22, Title 15.2 of the Code of Virginia**

*Applicants' Response for Wireless Communication Facility and Masonic Lodge:* Applicants' proposed use is in harmony with the purpose of the Zoning Ordinance, as enumerated in Article 7, Chapter 22, Title 15.2 of the Code of Virginia.

VII. Additional Locations Analyzed

Applicant considered the following locations which were not chosen for the reasons stated below.

**Sanburg Middle School at 8428 Fort Hunt Road** - This planned collocation on a rawland light pole, which was to be developed at the Sanburg Middle School, was ruled out as a viable candidate because of Fairfax County Public School's policy of not leasing space at elementary or middle schools.

**Heritage Presbyterian Church at 8503 Fort Hunt Road** - This location was ruled out as a viable candidate because the church pastor informed T -Mobile that their Presbyterian Diocese is not accepting any wireless proposals.

**Stratford Landing Park at 2301 Stirrup Lane** - This proposed light pole replacement on Fairfax County Park Authority property was ruled out as a viable candidate because the Park Authority was not interested in leasing.

**Fairfax County Water Authority Pumping Station at Culpepper Lane** - This proposed site on a Fairfax County Government owned property was ruled out as a viable candidate because the Water Authority was not interested in leasing.

**St Aidan's Episcopalian Church at 8531 Riverside Road** - This location was ruled out as a viable candidate because the church was not interested in leasing to T-Mobile. Plymouth Haven Baptist Church at 8523 Fort Hunt Road - This church was ruled out as a viable candidate because they were not interested in leasing.

JUSTIFICATION STATEMENT IN SUPPORT OF APPLICANTS' REQUEST FOR WAIVER OR MODIFICATION OF TRANSITIONAL SCREENING REQUIREMENTS

**Section 13-304** provides that the transitional screening and barrier requirements may be waived inter alia under the following circumstances:

- a. Where the building, a barrier and/or the land between that building and the property line has been specifically designed to minimize adverse impact through a combination of architectural and landscaping techniques.
- b. Where the adjacent property is zoned to allow a use similar to that of the parcel under site plan;
- c. Where the topography of the lot providing the transitional screening and the lot being protected is such that a barrier would not be effective; and
- d. Where any public use has been specifically designed to minimize adverse impact on adjacent properties.

Applicant requests a waiver or modification of transitional screening requirements of the Ordinance based on the design and placement of the Site and the existing conditions on the Property. Specifically, the design of the new structure as a mono-tree pole and its placement on the community-used property, behind the existing building of the Masonic Lodge on the Property and adjacent to the parking area, the addition of 17 white cedar trees for additional screening, and the location at considerable distance from neighboring property lines and streets demonstrates the use of appropriate architectural techniques to minimize adverse visual impact on neighboring properties.

Furthermore, the 88' high (including a 3' high tree canopy) mono-tree pole will be situated approximately 165.7" from Fort Hunt Rd. and 89.7' from the closest dwelling off site. These distances facilitate the minimization of visual impact of the mono-tree pole on neighboring properties. The location of the Property, the low impact of the design of the mono-tree pole, which will be situated behind the existing building and that will be surrounded by the existing tree line on the Property. Thus, adverse visual impact of the Site is substantially reduced by the aforementioned factors. Applicant also proposes to enclose the equipment within an accessory structure.

In light of the foregoing, applicants respectfully request that transitional screening and barrier requirements be waived or modified pursuant to Section 13-304 of the County Zoning Ordinance.

CONCLUSION:

The growing utilization of wireless technology cannot be doubted. Wireless communication not only facilitates economic growth but is also invaluable in providing emergency and other service to the users. In light of the foregoing the Applicants, respectfully request approval of its application for Special Exception to accommodate the proposed telecommunications facility, as described herein. Applicants' request is in compliance with the Fairfax County Comprehensive Plan and Fairfax County Zoning Ordinance. Granting Applicants' request will, therefore, be appropriate and in the best interest of Fairfax County.



**MEMORANDUM**

**DATE:** August 7, 2009

**TO:** Kelli Goddard-Sobers, Staff Coordinator  
Zoning Evaluation Division  
Department of Planning and Zoning

**FROM:** Beth Forbes, Stormwater Engineer *BF*  
Environmental and Site Review Division  
Department of Public Works and Environmental Services

**SUBJECT:** Special Exception Application #SE 2008-MV-031, Mount Vernon Lodge #219, Dated August 3, 2009, LDS Project #25121-ZONA-001-6, Tax Map #111-2-03-0011, Mount Vernon District

We have reviewed the subject application and offer the following comments regarding stormwater management.

Chesapeake Bay Preservation Ordinance

There is no Resource Protection Area on the site.

No water quality controls have been sited on this property. Since the site's net impervious area will decrease, water quality controls will probably not be required (PFM 6-0401.2B).

Floodplain

There is no floodplain on the site.

Downstream Drainage Complaints

The complaints on file at the following locations/properties seem to have been resolved:

Tax Map #111-2-03-0013 and

Tax Map #111-2-03-0014.

Stormwater Detention

The applicant intends to meet the stormwater detention requirements through the procedure described in LTI 21-88. In order to qualify for this procedure during site plan review, the applicant must meet the adequate outfall requirements of the PFM (PFM 6-0201.2).

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Department of Public Works and Environmental Services  
Land Development Services, Environmental and Site Review Division  
12055 Government Center Parkway, Suite 535  
Fairfax, Virginia 22035-5503  
Phone 703-324-1720 • TTY 711 • FAX 703-324-8359



Site Outfall

An adequate outfall statement has been provided. A demonstration of adequate outfall meeting PFM requirements will be required at site plan submission (PFM 6-0203 & 6-0204.1).

Please contact me at 703-324-1720 if you have any questions or require additional information.

BF/

cc: Craig Carinci, Director, Stormwater Planning Division, DPWES  
Jeremiah Stonefield, Chief, Stormwater & Geotechnical Section, ESRD, DPWES  
Zoning Application File