



APPLICATION ACCEPTED: July 31, 2009
PLANNING COMMISSION: December 10, 2009
BOARD OF SUPERVISORS: To Be Determined

County of Fairfax, Virginia

November 25, 2009

STAFF REPORT

SPECIAL EXCEPTION APPLICATION SE 2009-SP-019
(Concurrent w/ 2232-S09-17)

SPRINGFIELD DISTRICT

APPLICANTS: New Cingular Wireless PCS, LLC d.b.a. AT&T Mobility, Northern Virginia Electric Cooperative & Smartpole, Inc.

ZONING: R-C, WS

PARCEL(S): 56-4 ((1)) 20A

ACREAGE: 1.38 acres

OPEN SPACE: 73%

PLAN MAP: Residential; .1-.2 du/ac

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

PROPOSAL: The applicant has filed for review by the Planning Commission to determine whether a proposed telecommunication facility satisfies the criteria of location, character and extent pursuant to Sect. 15-2232 of the Code of Virginia and requests approval of SE 2009-SP-019 to permit the construction of a telecommunication facility (125' monopole), associated equipment, and site improvements on a portion of the site.

Christopher M. DeManche

STAFF RECOMMENDATIONS:

Staff recommends approval of SE 2009-SP-019, subject to the proposed development conditions in Appendix 1.

Staff recommends approval of a modification of the transitional screening requirement and a waiver of the barrier requirement in favor of that shown on the SE Plat.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions, 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.

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.

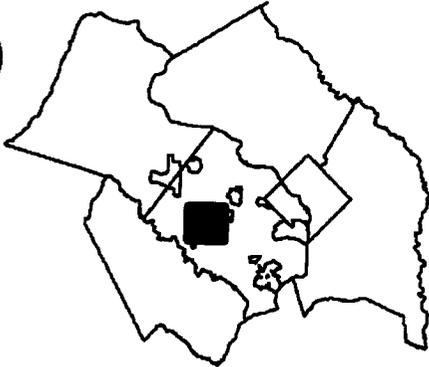
H:\SE\SE 2009-SP-019\SE Cover SE 2009-SP-019.doc



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

Special Exception

SE 2009-SP-019



Applicant: NEW CINGULAR WIRELESS PCS, LLC DBA AT&T MOBILITY NORTHERN VA ELECTRIC COOPERATIVE AND SMARTPOLE, INC

Accepted: 07/31/2009

Proposed: TELECOMMUNICATIONS FACILITY

Area: 1.3774 AC OF LAND; DISTRICT - SPRINGFIELD

Zoning Dist Sect: 03-0C04

Art 9 Group and Use: 1-08

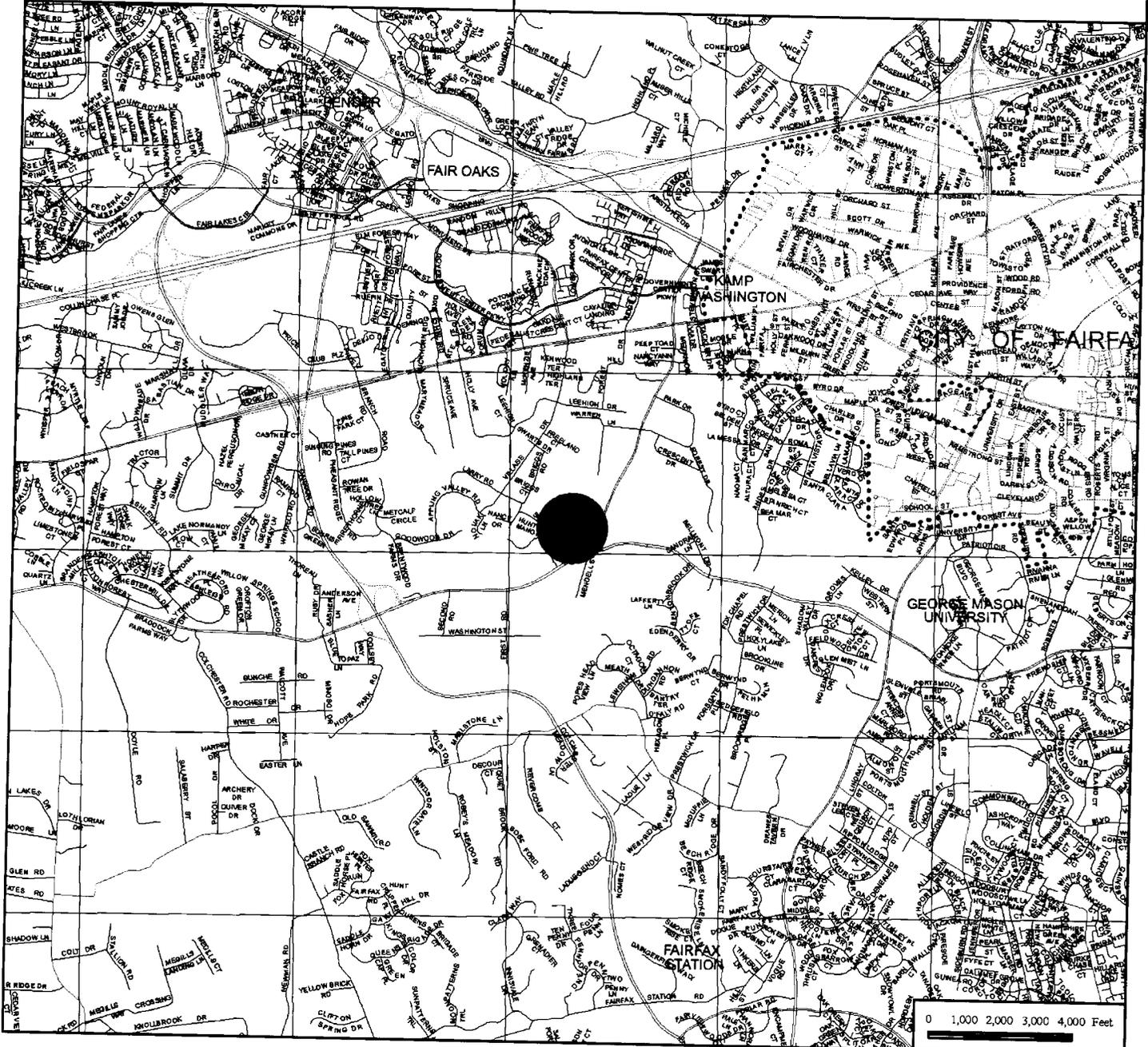
Located: 4904 MATTIE MOORE COURT

Zoning: R- C

Plan Area: 3,

Overlay Dist:

Map Ref Num: 056-4 /01/ /0020A



Special Exception

SE 2009-SP-019



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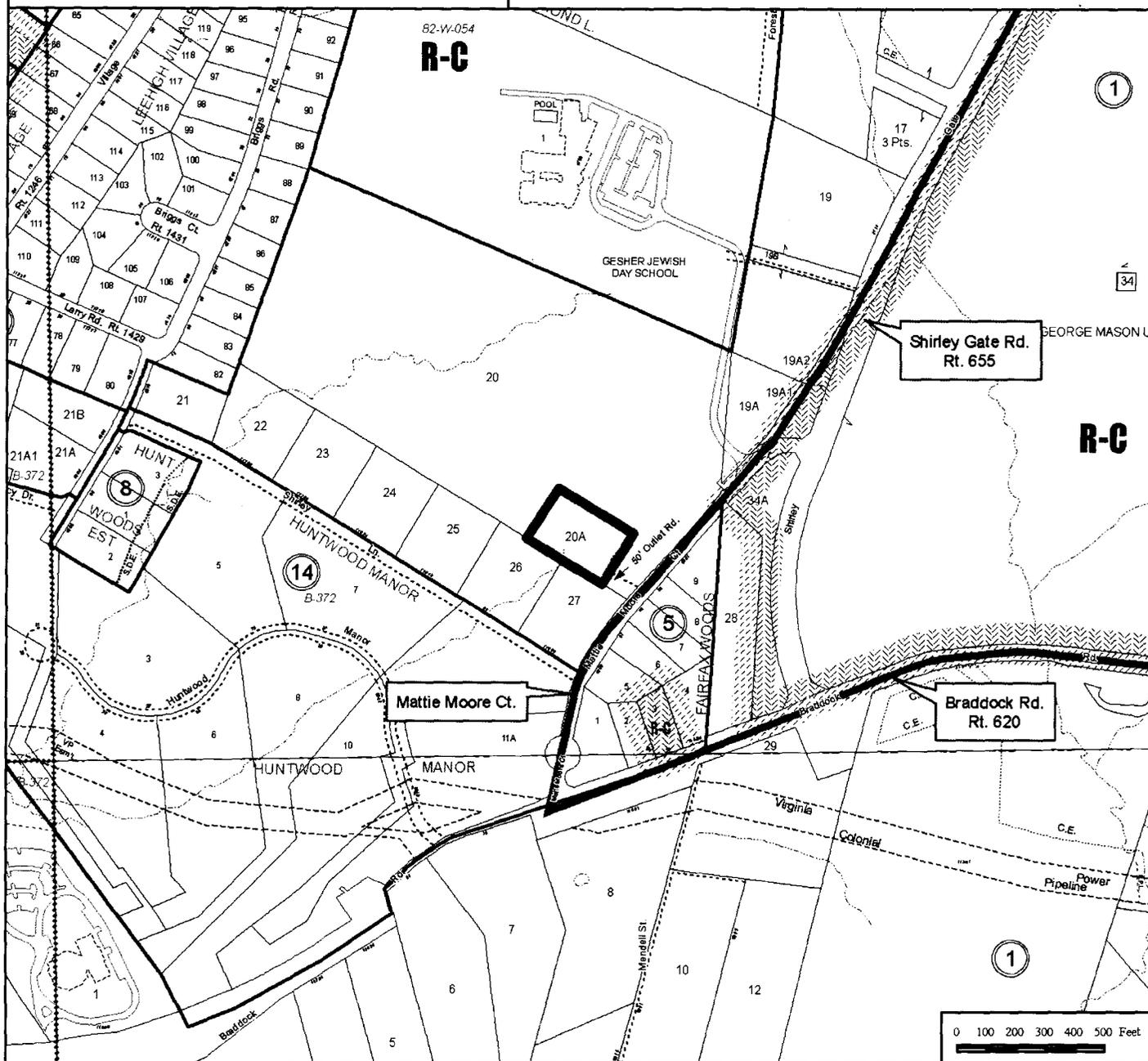
R- C

Plan Area:

3,

Overlay Dist:

Map Ref Num: 056-4 /01/ /0020A



PROJECT INFORMATION

SCOPE OF WORK: INSTALLATION OF A NEW 50'x50' COMPOUND AREA INSIDE AN EXISTING GRAVEL AREA AND INSTALLATION OF A NEW 125 FT. MONOPOLE WITH A 4' LIGHTNING ROD.

SITE ADDRESS: 4904 MATTIE MOORE CT, FAIRFAX, VA 22030

LATITUDE: N 38° 50' 07.671"

LONGITUDE: W 77° 20' 50.393"

JURISDICTION: FAIRFAX COUNTY, VA

CURRENT USE: VACANT LOT

PROPOSED USE: TELECOMMUNICATIONS FACILITY

ZONING: RC (RES CONSERVATION 10U/5AC)

**SPECIAL EXCEPTION / 2232
SE 2009-SP-019, 2232-S09-17**



at&t

**BOULEVARD ESTATES- MATTIE MOORE CT. NOVEC
10062878_461G1586**

DRAWING INDEX

REV

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TOTAL NET INCREASE TO IMPERVIOUS AREA: NONE

TOTAL DISTURBED AREA: 3600 SF

APPLICABLE BUILDING CODES AND STANDARDS

SUBCONTRACTOR'S WORK SHALL COMPLY WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES AS ADOPTED BY THE LOCAL AUTHORITY HAVING JURISDICTION (AHJ) FOR THE LOCATION. THE EDITION OF THE AHJ ADOPTED CODES AND STANDARDS IN EFFECT ON THE DATE OF CONTRACT AWARD SHALL GOVERN THE DESIGN.

BUILDING CODE
[IBC 2006]

ELECTRICAL CODE
[NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 70 - 1999, NATIONAL ELECTRICAL CODE]

SUBCONTRACTOR'S WORK SHALL COMPLY WITH THE LATEST EDITION OF THE FOLLOWING STANDARDS:
AMERICAN CONCRETE INSTITUTE (ACI) 318, BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE
AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC), MANUAL OF STEEL CONSTRUCTION, ASD, NINTH EDITION
TELECOMMUNICATIONS INDUSTRY ASSOCIATION (TIA) 222-F, STRUCTURAL STANDARD FOR STRUCTURAL ANTENNA TOWER AND ANTENNA SUPPORTING STRUCTURES

INSTITUTE FOR ELECTRICAL AND ELECTRONICS ENGINEERS (IEEE) 81, GUIDE FOR MEASURING EARTH RESISTIVITY, GROUND IMPEDANCE, AND EARTH SURFACE POTENTIALS OF A GROUND SYSTEM
IEEE 1100 (1999), RECOMMENDED PRACTICE FOR POWERING AND GROUNDING OF ELECTRONIC EQUIPMENT

IEEE C62.41, RECOMMENDED PRACTICES ON SURGE VOLTAGES IN LOW VOLTAGE AC POWER CIRCUITS (FOR LOCATION CATEGORY "C3" AND "HIGH SYSTEM EXPOSURE")

TIA 607, COMMERCIAL BUILDING GROUNDING AND BONDING REQUIREMENTS FOR TELECOMMUNICATIONS

TELECORD A - GR-1503 COAXIAL CABLE CONNECTIONS

FOR ANY CONFLICTS BETWEEN SECTIONS OF LISTED CODES AND STANDARDS REGARDING MATERIAL METHODS OF CONSTRUCTION OR OTHER REQUIREMENTS, THE MOST RESTRICTIVE REQUIREMENT SHALL GOVERN. WHERE THERE IS CONFLICT BETWEEN A GENERAL REQUIREMENT AND A SPECIFIC REQUIREMENT, THE SPECIFIC REQUIREMENT SHALL GOVERN.

OWNER APPROVAL

OWNER REPRESENTATIVE: _____ DATE: _____

AT&T REPRESENTATIVE: _____ DATE: _____

SYMBOLS AND ABBREVIATIONS

ADJ	ADJUSTABLE	MECH	MECHANICAL	◆	SPOT ELEVATION
APPROX	APPROXIMATE	MFR	MANUFACTURER	—	CENTERLINE
CAB	CABINET	MGR	MAIN GROUND BAR	⊘	PLATE
CLG	CeILING	MIN	MINIMUM	⊘	DETAIL NUMBER
CONC	CONCRETE	MTL	METAL	⊘	SHEET NUMBER
CONT	CONTINUOUS	MC	NOT IN CONTRACT	—	GROUND WIRE
CJ	CONSTRUCTION JOINT	NTS	NOT TO SCALE	—	COAXIAL CABLE
DIA	DIAMETER	OC	ON CENTER	⊘	ANTENNA
DWG	DRAWING	OPP	OPPOSITE	⊘	FUTURE ANTENNA
EGB	EQUIPMENT GROUND BAR	SF	SQUARE FOOT	⊘	
EA	EACH	SHT	SHEET	⊘	
ELEC	ELECTRICAL	SM	SIMILAR	⊘	
EL	ELEVATION	SS	STAINLESS STEEL	⊘	
EQ	EQUAL	STL	STEEL	⊘	
EQUIP	EQUIPMENT	TOC	TOP OF CONCRETE	⊘	
EXT	EXTERIOR	TOM	TOP OF MASONRY	⊘	
FF	FINISHED FLOOR	TOS	TOP OF STEEL	⊘	
GA	GAGE	TYP	TYPICAL	⊘	
GALV	GALVANIZED	VF	VERIFY IN FIELD	⊘	
GB	GROUND BAR	UN	UNLESS OTHERWISE NOTED	⊘	
GC	GENERAL CONTRACTOR	W/F	WELDED WIRE FABRIC	⊘	
GRND	GROUND	W/	WITH	⊘	
LS	LONG	∅	AND	⊘	
LH	LONG LEG HORIZONTAL	∅	AT	⊘	
MAX	MAXIMUM			⊘	

VICINITY MAP

DIRECTION: FROM 7150 STANDARD DR. HANOVER, MD 21076. Take MD-100 W. Take exit 5 A-B onto I-95 S. Take right ramp at exit 27 onto I-495 W. Take exit 49 onto I-66 (Custis Memorial Pkwy). Take exit 57A onto US-50 (Lee Jackson Memorial Hwy). Turn right onto SR-665 (Waples Mill Rd.). Road name changes to SR-655 (Shirley Gate Rd.). Turn right onto Mattie Moore Ct. Arrive at 4904 Mattie Moore Ct., Fairfax, VA 22030.



SITE PLAN
SCALE: 1"=2000'-0"
TRUE NORTH



PROJECT NUMBER:
1072.071

**BOULEVARD ESTATES -
MATTIE MOORE CT. NOVEC**
10062878_461G1586
4904 MATTIE MOORE CT
FAIRFAX, VA 22030



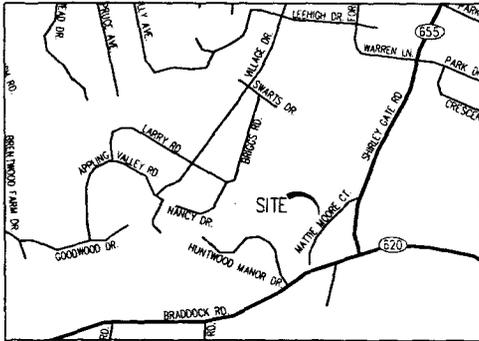
7150 STANDARD DRIVE
HANOVER, MD 21076

6/10/30/09	COUNTY COMMENTS	WA	C.G.	C.G.	
5/10/26/09	COUNTY COMMENTS	WA	C.G.	C.G.	
4/10/20/09	COUNTY COMMENTS	WA	C.G.	C.G.	
3/09/14/09	COUNTY COMMENTS	WA	C.G.	C.G.	
2/05/19/09	COUNTY COMMENTS	WA	C.G.	C.G.	
NO.	DATE	REVISIONS	BY	CHK APPL	
SCALE:	AS SHOWN	DESIGNED	C.G.	DRAWN	WA



TITLE SHEET

JOB NO. 24782-432
DRAWING NUMBER 201



VICINITY MAP
SCALE: 1"=2000'-0"

- SITE NAME: BOULEVARD ESTATES
SITE NUMBER: 1062878-461G1586
- THIS IS NOT A BOUNDARY SURVEY AND IS NOT TO BE USED FOR THE TRANSFER OF PROPERTY.
- THE PARENT PARCEL INFORMATION:
OWNER: NORTHERN VIRGINIA ELECTRIC COOPERATIVE
PREMISES ADDRESS: 4904 MATTIE MOORE CT
FAIRFAX, VA 22030
MAILING ADDRESS: P.O. BOX 2710
MANASSAS, VA 20108
COUNTY: FAIRFAX COUNTY
MAP # 0584 01 0020A
DISTRICT: 8000 SPRINGFIELD
ZONING: RC USE: VACANT LAND
- THE RECORDED REFERENCES FOR THE PARENT PARCEL ARE AS FOLLOWS:
DEED: UBER 06023, FOLIO 0423
AREA: 1.3774 AC
- THE DATUM'S ARE NAD 83 AND NAVD 88, AND THE BEARING BASE IS STATE GRID
- NO UNDERGROUND UTILITIES HAVE BEEN LOCATED. THE PRESENCE OF ANY SUCH UTILITIES MUST BE CONFIRMED BY THE CONTRACTOR BEFORE CONSTRUCTION.
- NO WETLANDS HAVE 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.
- THE FLOOD ZONE OF THE PROPOSED MONOPOLE IS AS FOLLOWS:
FLOOD ZONE X, AREA OF MINIMUM FLOODING SOURCE, FEMA FLOOD MAP FOR FAIRFAX COUNTY, VA
COMMUNITY PANEL NUMBER 515525 00750
REVISED, MARCH 5, 1990.
- NO TITLE REPORT WAS FURNISHED FOR THIS SURVEY.
- THE DATA COLLECTED AND SHOWN ON THIS DRAWING ARE FOR THE PURPOSES OF CONSTRUCTION OF A CELLULAR MONOPOLE. ANY NECESSARY ANCILLARY EQUIPMENT AND ALL APPROPRIATE EASEMENTS.
- NO UNRECORDED EASEMENTS ARE 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 MONOPOLE IS AS FOLLOWS:
THE WALLS LISTED BELOW ARE WITHIN ±50' HORIZONTAL AND ±20' VERTICAL.
LATITUDE: N 38°50'07.67"
LONGITUDE: W 77°20'50.393"
ELEVATION: 441.2' AMSL AT BASE
- THERE ARE NO EXISTING BUILDINGS OR FENCES ON THE PROPERTY.
- THERE WILL BE NO SIGNAGE ON THE PROPERTY EXCEPT AS MAY BE REQUIRED BY FCC REGULATION (LESS THAN 24"x24") LOCATED IN OR NEAR THE COMPOUND.

PROPOSED MONOPOLE SETBACKS		
	PROPOSED	MIN REQUIRED
FRONT YARD (SOUTHEAST)	75.0'	40'
REAR YARD (NORTHWEST)	225.0'	25'
SIDE YARD (NORTHEAST)	75.0'	20'
SIDE YARD (SOUTHWEST)	125.0'	20'
CLOSEST ROAD	210.8'	N/A
CLOSEST RESIDENCE	547.8'	N/A

STRUCTURE SETBACKS		
	EXISTING	PROPOSED
FRONT YARD (SOUTHEAST)	N/A	50.0'
REAR YARD (NORTHWEST)	N/A	200.0'
SIDE YARD (NORTHEAST)	N/A	50.0'
SIDE YARD (SOUTHWEST)	N/A	100.0'
CLOSEST ROAD	N/A	181.1'

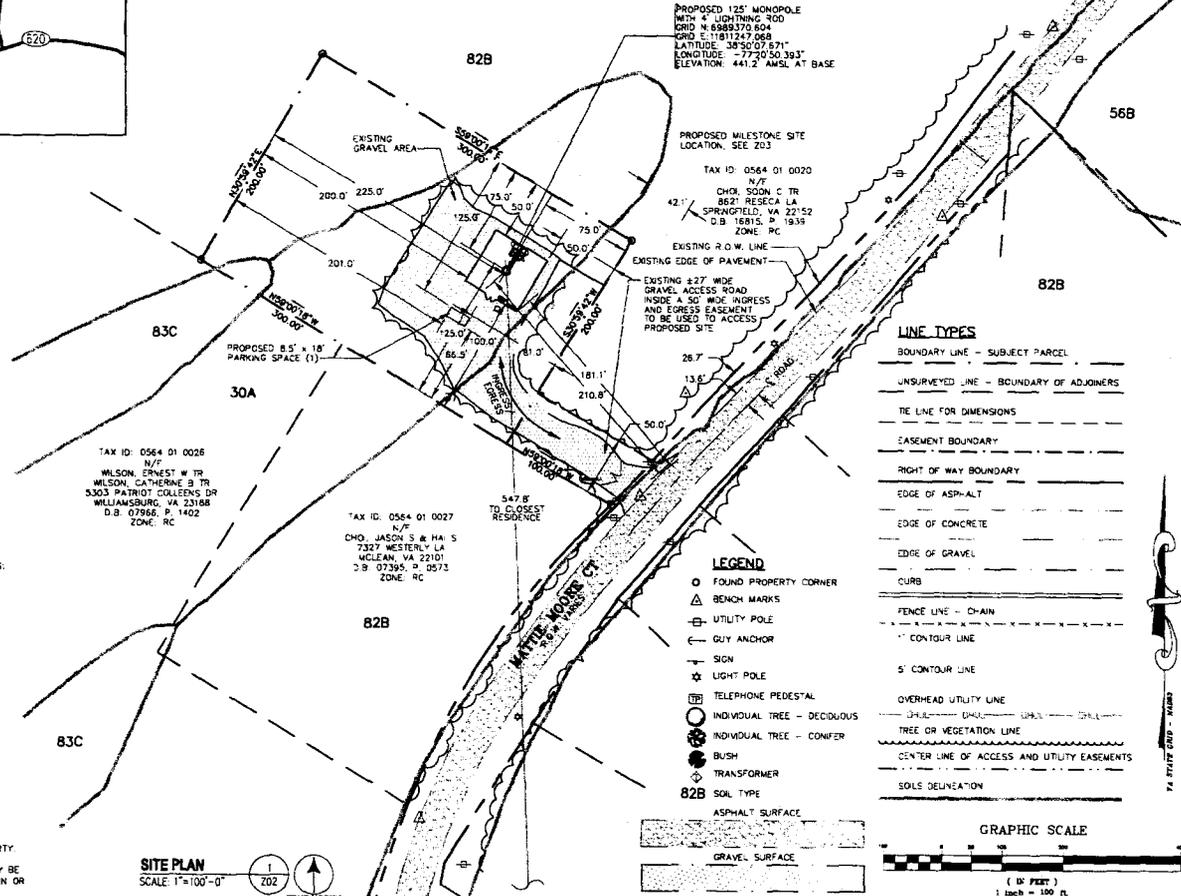
PARKING SETBACKS	
	PROPOSED
FRONT YARD (SOUTHEAST)	81.0'
REAR YARD (NORTHWEST)	201.0'
SIDE YARD (NORTHEAST)	125.0'
SIDE YARD (SOUTHWEST)	88.5'

SITE PLAN NOTES

- SITE: BOULEVARD ESTATES - MATTIE MOORE CT. NOVEC
LATITUDE: 38°50'07.67" N
LONGITUDE: 77°20'50.393" W
- THESE DRAWINGS WERE PREPARED FROM A FIELD RUN SURVEY BY ENTREX COMMUNICATION SERVICES INC. DATED NOVEMBER 13, 2008
- OWNER: NORTHERN VIRGINIA ELECTRIC COOPERATIVE
ADDRESS: 4904 MATTIE MOORE CT
FAIRFAX, VA 22030
DEED BOOK: 06023 PAGE: 0423
ZONE: RC

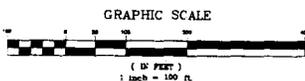
NOTES

- APPLICANT:
AT&T
7150 STANDARD DRIVE
HANOVER, MD 21076
- PROPERTY OWNER:
NORTHERN VIRGINIA ELECTRIC COOPERATIVE
P.O. BOX 2710
MANASSAS, VA 20108
SITE ADDRESS:
4904 MATTIE MOORE CT
FAIRFAX, VA 22030
- CURRENT ZONING: RC
- TOTAL DISTURBED AREA:
PROPOSED COMPOUND: 3,600 SF
TOTAL: 3,600 SF
- TOTAL INCREASE TO IMPERVIOUS AREA: NONE
- SITE DATA:
PIN: 0584 01 0020A
MAGISTERIAL DISTRICT: 80000 (SPRINGFIELD)
DEED BOOK: 06023 PAGE: 0423
CURRENT ZONE: RC
PROPERTY TYPE: VACANT LAND
LAND AREA: 1.3774 ACRES (60,000 SF)
- MINIMUM YARD REQUIREMENTS
A. SINGLE FAMILY DWELLINGS
FRONT: 40'
SIDE: 20'
REAR: 25'
B. ALL OTHER STRUCTURES
FRONT: CONTROLLED BY A 50' ANGLE OF BULK PLANE, BUT NOT LESS THAN 40 FEET
SIDE: CONTROLLED BY A 45' ANGLE OF BULK PLANE, BUT NOT LESS THAN 20 FEET
REAR: CONTROLLED BY A 45' ANGLE OF BULK PLANE, BUT NOT LESS THAN 25 FEET
- THE SITE IS LOCATED INSIDE AN EXISTING, CLEARED, GRAVEL AREA ON A WOODED, VACANT LOT. THERE ARE CURRENTLY NO IMPROVEMENTS ON THE LOT, OTHER THAN THE CLEARED GRAVEL AREA AND EXISTING GRAVEL ACCESS DRIVE.
- THERE IS NO WELL OR SEPTIC ON SITE AND NONE IS REQUIRED.
- THERE IS ONE (1) PROPOSED 8.5' x 18' PARKING SPACE, AND THE SITE IS UNANNOUNCED. THE SITE WILL BE VISITED INFREQUENTLY BY TECHNICAL PERSONNEL APPROXIMATELY ONCE PER MONTH.
- THE PROJECT WILL CAUSE NO NET INCREASE TO THE EXISTING IMPERVIOUS AREA AND A STORMWATER MANAGEMENT WAIVER IS REQUESTED.
- EXISTING OPEN SPACE = 43,794 SF OF 73% OF PROPERTY. PROPOSED OPEN SPACE = 43,794 SF OF 73% OF PROPERTY.
- THERE ARE NO GRAVE SITES OR BURIAL GROUNDS VISIBLE ON THIS PROPERTY.



- LINE TYPES**
- BOUNDARY LINE - SUBJECT PARCEL
 - UNSURVEYED LINE - BOUNDARY OF ADJOINERS
 - LINE FOR DIMENSIONS
 - EASEMENT BOUNDARY
 - RIGHT OF WAY BOUNDARY
 - EDGE OF ASPHALT
 - EDGE OF CONCRETE
 - EDGE OF GRAVEL
 - CURB
 - FENCE LINE - CHAIN
 - CONTOUR LINE
 - 5' CONTOUR LINE
 - OVERHEAD UTILITY LINE
 - TREE OR VEGETATION LINE
 - CENTER LINE OF ACCESS AND UTILITY EASEMENTS
 - SOILS DELINEATION

- LEGEND**
- FOUND PROPERTY CORNER
 - BENCH MARKS
 - UTILITY POLE
 - GUY ANCHOR
 - SIGN
 - LIGHT POLE
 - TELEPHONE PEDESTAL
 - INDIVIDUAL TREE - DECIDUOUS
 - INDIVIDUAL TREE - CONIFER
 - BUSH
 - TRANSFORMER
 - 82B SOIL TYPE
 - ASPHALT SURFACE
 - GRAVEL SURFACE



SITE PLAN
SCALE: 1"=100'-0"

SOILS LEGEND:

SYMBOL	SOIL TYPE
30A	COODRUS AND HATBORO SOILS, 0 TO 2 PERCENT SLOPES, OCCASIONALLY FLOODED.
56B	HATTONTOWN ORANGE COMPLEX, 2 TO 7 PERCENT SLOPES.
82B	ORANGE SILT LOAM, 2 TO 7 PERCENT SLOPES.
83C	ORANGE SILT LOAM, 7 TO 15 PERCENT SLOPES, VERY STONY.



PROJECT NUMBER:
1072.071

**BOULEVARD ESTATES -
MATTIE MOORE CT. NOVEC**
1062878-461G1586
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7150 STANDARD DRIVE
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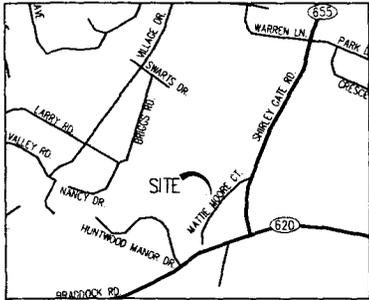
DATE	REVISIONS	BY	CHK	APP'D
6/10/30/09	COUNTY COMMENTS	WA	C.G.	C.G.
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4/10/20/09	COUNTY COMMENTS	WA	C.G.	C.G.
3/09/14/09	COUNTY COMMENTS	WA	C.G.	C.G.
2/08/19/09	COUNTY COMMENTS	WA	C.G.	C.G.



SITE PLAN

JOB NO.	DRAWING NUMBER
24782-432	202

SCALE: AS SHOWN DESIGNED: C.G. DRAWN: WA



VICINITY MAP
SCALE: 1"=2000'-0"

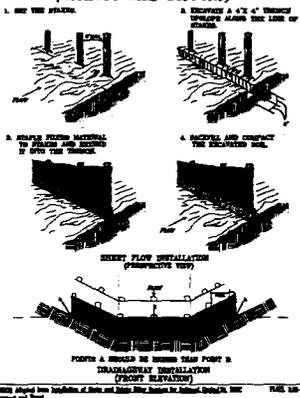
STORMWATER MANAGEMENT WAIVER REQUEST

A STORMWATER MANAGEMENT WAIVER IS REQUESTED FOR THIS PROJECT.
THIS PROJECT DOES NOT INCREASE THE EXISTING IMPERVIOUS AREA AND NO REGRADING IS REQUIRED FOR THE CONSTRUCTION OF THIS SITE.

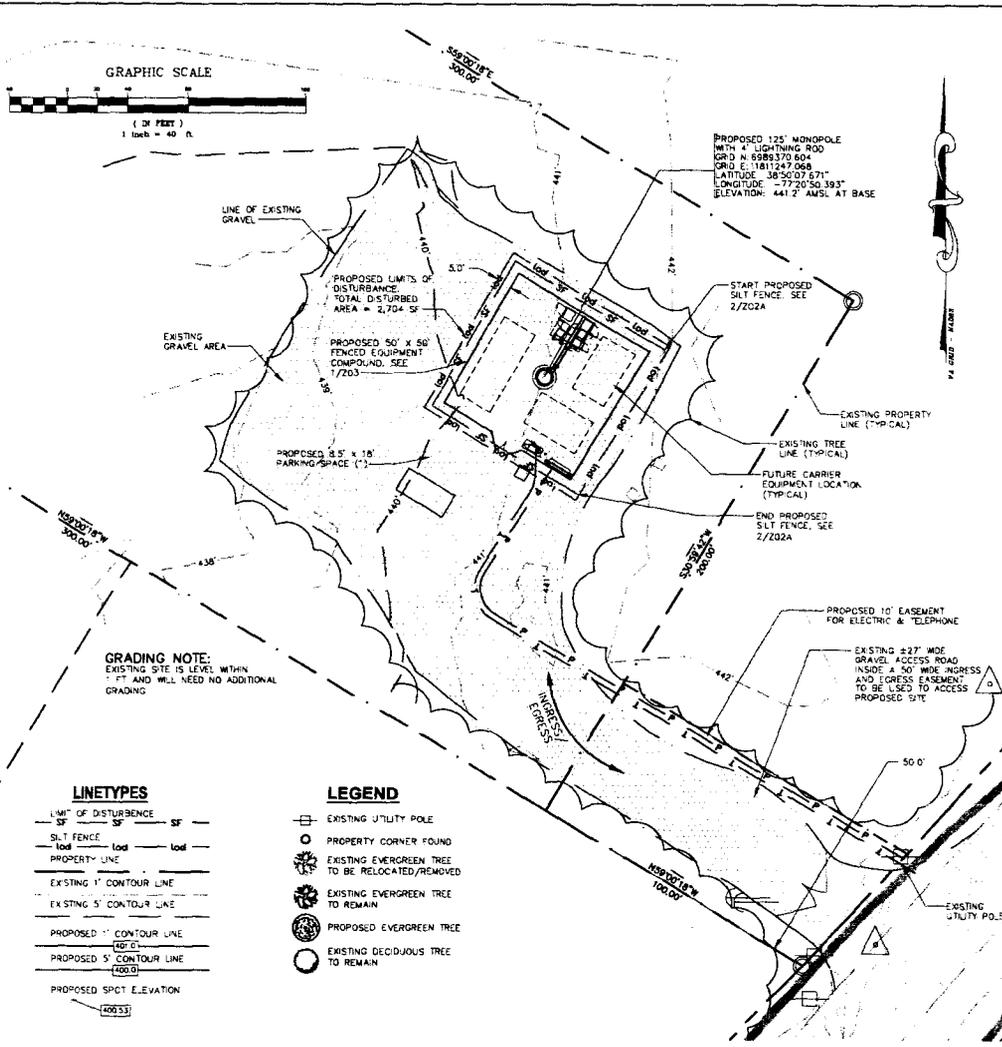
AREA TABLE

AT&T LEASE AREA =	2,500 SF (0.057 AC)
TOTAL DISTURBED AREA =	3,800 SF (0.087 AC)
EXISTING IMPERVIOUS AREA COMPOUND =	16,206 SF (0.372 AC)
TOTAL PROPOSED IMPERVIOUS AREA =	16,206 SF (0.372 AC)
TOTAL GRAVEL VOLUME =	0 CY

CONSTRUCTION OF A SILT FENCE (WITHOUT WIRE SUPPORT)



SILT FENCE DETAIL
SCALE: N.T.S.



GRADING NOTE:
EXISTING SITE IS LEVEL WITHIN 1 FT. AND WILL NEED NO ADDITIONAL GRADING.

LINETYPES

LIMIT OF DISTURBANCE	3/8" SF
SILT FENCE	1/8" LOD
PROPERTY LINE	1/8" LOD
EXISTING 1' CONTOUR LINE	1/8" LOD
EXISTING 5' CONTOUR LINE	1/8" LOD
PROPOSED 1' CONTOUR LINE	1/8" LOD
PROPOSED 5' CONTOUR LINE	1/8" LOD
PROPOSED SPOT ELEVATION	1/8" LOD

LEGEND

EXISTING UTILITY POLE	(Symbol)
PROPERTY CORNER FOUND	(Symbol)
EXISTING EVERGREEN TREE TO BE RELOCATED/REMOVED	(Symbol)
EXISTING EVERGREEN TREE TO REMAIN	(Symbol)
PROPOSED EVERGREEN TREE	(Symbol)
EXISTING DECIDUOUS TREE TO REMAIN	(Symbol)

GRADING, EROSION AND SEDIMENT CONTROL PLAN
SCALE: 1"=40'-0"

EXCAVATION AND GRADING NOTES

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

GENERAL EROSION AND SEDIMENT CONTROL NOTES

- UNLESS OTHERWISE INDICATED, ALL VEGETATIVE AND STRUCTURAL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CONSTRUCTED AND MAINTAINED ACCORDING TO MINIMUM STANDARDS AND SPECIFICATIONS OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK.
- THE CONTRACTOR SHALL APPLY PERMANENT OR TEMPORARY SOIL STABILIZATION TO ALL DENuded OR DISTURBED AREAS WITHIN 7 DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. SOIL STABILIZATION MUST ALSO BE APPLIED TO DENuded OR DISTURBED AREAS WHICH MAY NOT BE AT FINAL GRADE BUT WHICH WILL REMAIN UNDISTURBED FOR LONGER THAN 30 DAYS. SOIL STABILIZATION MEASURES INCLUDE VEGETATIVE ESTABLISHMENT, MULCHING, AND THE EARLY APPLICATION OF GRAVEL BASE MATERIAL ON AREAS TO BE PAVED.
- ALL SEDIMENT AND CONTROL MEASURES ARE TO BE PLACED PRIOR TO OR AS THE FIRST STEP IN LAND DISTURBANCE.
- THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES PERIODICALLY AND AFTER EACH RUNOFF PRODUCING WEATHER EVENT. ANY NECESSARY REPAIRS TO MAINTAIN THE EFFECTIVENESS OF THE EROSION CONTROL DEVICES AND CLEANUP OF THE SEDIMENTATION ARE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE MADE IMMEDIATELY.
- THE CONTRACTOR SHALL LIMIT SITE ACCESS BY CONSTRUCTION VEHICLES TO ENTRANCES PROTECTED BY A STONE CONSTRUCTION ENTRANCE (VESCH STD. & SPEC. J.02) OR AN APPROVED COMPARABLE CONTROL MEASURE. SEDIMENT SHALL BE REMOVED FROM PAVED AREAS ON A DAILY BASIS.
- STOCKPILES OF SOIL AND OTHER ERODIBLE MATERIALS SHALL BE STABILIZED OR PROTECTED WITH SEDIMENT TRAPPING MEASURES. THE CONTRACTOR IS RESPONSIBLE FOR THE TEMPORARY PROTECTION AND PERMANENT STABILIZATION FOR STOCKPILES ON SITE AS WELL AS FOR MATERIALS TRANSPORTED FROM THE PROJECT SITE.
- THE CONTRACTOR SHALL MONITOR AND TAKE PRECAUTIONS TO CONTROL DUST, INCLUDING (BUT NOT LIMITED TO) USE OF WATER, MULCH, OR CHEMICAL DUST ADHESIVES AND CONTROL OF CONSTRUCTION SITE TRAFFIC.
- EFFLUENT FROM Dewatering OPERATIONS SHALL BE FILTERED OR PASSED THROUGH AN APPROVED SEDIMENT TRAPPING DEVICE, OR BOTH, AND DISCHARGED IN A MANNER THAT DOES NOT ADVERSELY AFFECT ADJACENT PROPERTIES, WETLANDS, WATERWAYS OR THE STORM DRAINAGE SYSTEM.
- THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION AND MAINTENANCE OF ANY ADDITIONAL CONTROL MEASURES NECESSARY TO PREVENT EROSION AND SEDIMENTATION AS DETERMINED NECESSARY BY THE PLAN APPROVING AUTHORITY.
- TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES ARE NOT TO BE REMOVED UNTIL ALL DISTURBED AREAS ARE STABILIZED. AFTER STABILIZATION IS COMPLETE, ALL MEASURES SHALL BE REMOVED WITHIN 30 DAYS. TRAPPED SEDIMENT SHALL BE SPREAD AND SEIZED.

entrex
communication services, inc.
1578 Eye Street, N.W., Suite 300
WASHINGTON, D.C. 20005
PHONE: (202) 408-0980
FAX: (202) 408-0981

PROJECT NUMBER:
1072.071

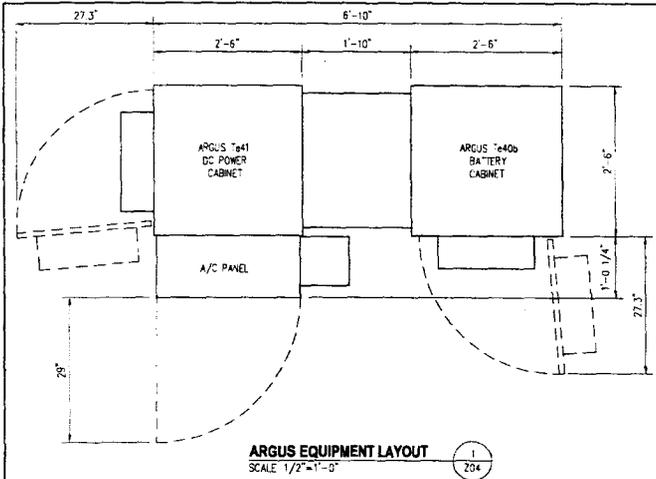
**BOULEVARD ESTATES -
MATTIE MOORE CT. NOVEC**
10062878_461G1586
4904 MATTIE MOORE CT.
FAIRFAX, VA 22030

at&t
7150 STANDARD DRIVE
HANOVER, MD 21076

6/10/09	COUNTY COMMENTS	W.A. C.G. C.G.			
5/10/09	COUNTY COMMENTS	W.A. C.G. C.G.			
4/10/09	COUNTY COMMENTS	W.A. C.G. C.G.			
3/09/14/09	COUNTY COMMENTS	M.A. C.G. C.G.			
2/06/19/09	COUNTY COMMENTS	W.A. C.G. C.G.			
NO.	DATE	REVISIONS	BY	CHK	APPRO
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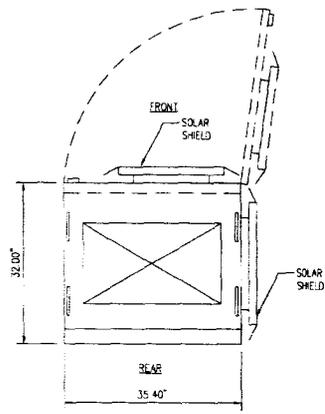


GRADING, EROSION AND SEDIMENT CONTROL PLAN	
JOB NO. 24782-432	DRAWING NUMBER 202A



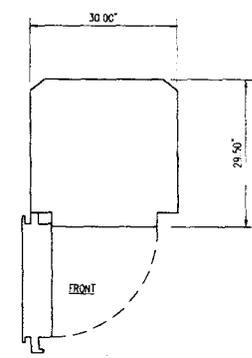
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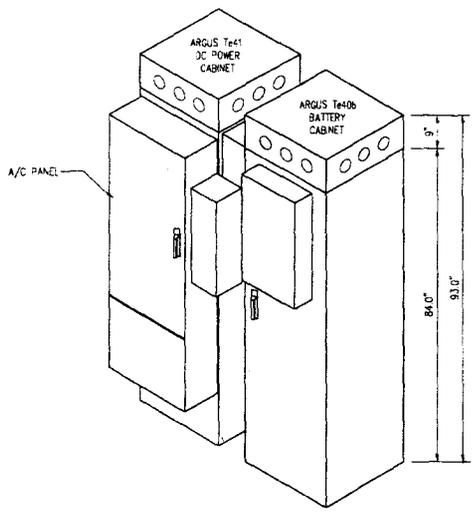
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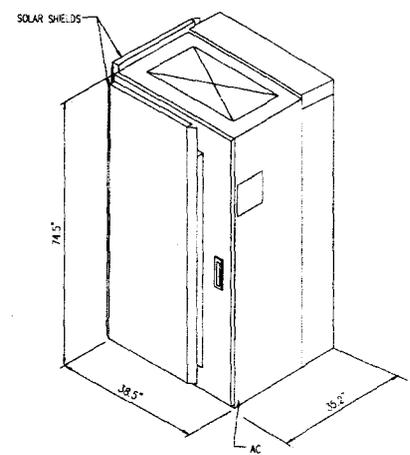
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BTS OUTDOOR CABINET LAYOUT**
SCALE: 1/2"=1'-0"

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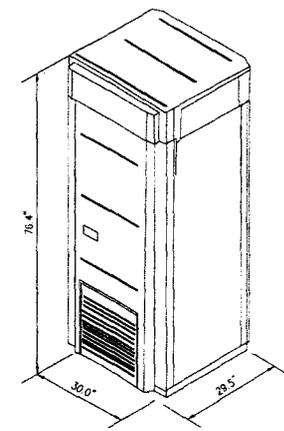
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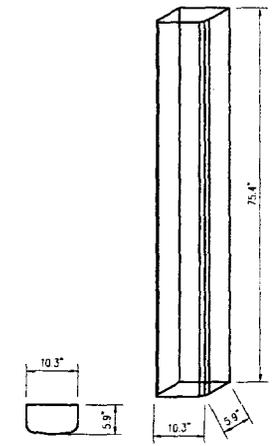
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204



**NOKIA ULTRA EDGE
BTS OUTDOOR CABINET DETAIL**
SCALE: N.T.S.

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204



PLAN ISOMETRIC VIEW

ANTENNA DETAIL
SCALE: N.T.S.

7
204



PROJECT NUMBER:
1072.071

**BOULEVARD ESTATES -
MATTIE MOORE CT. NOVEC**
10062878 461G1586
4904 MATTIE MOORE CT.
FAIRFAX, VA 22030

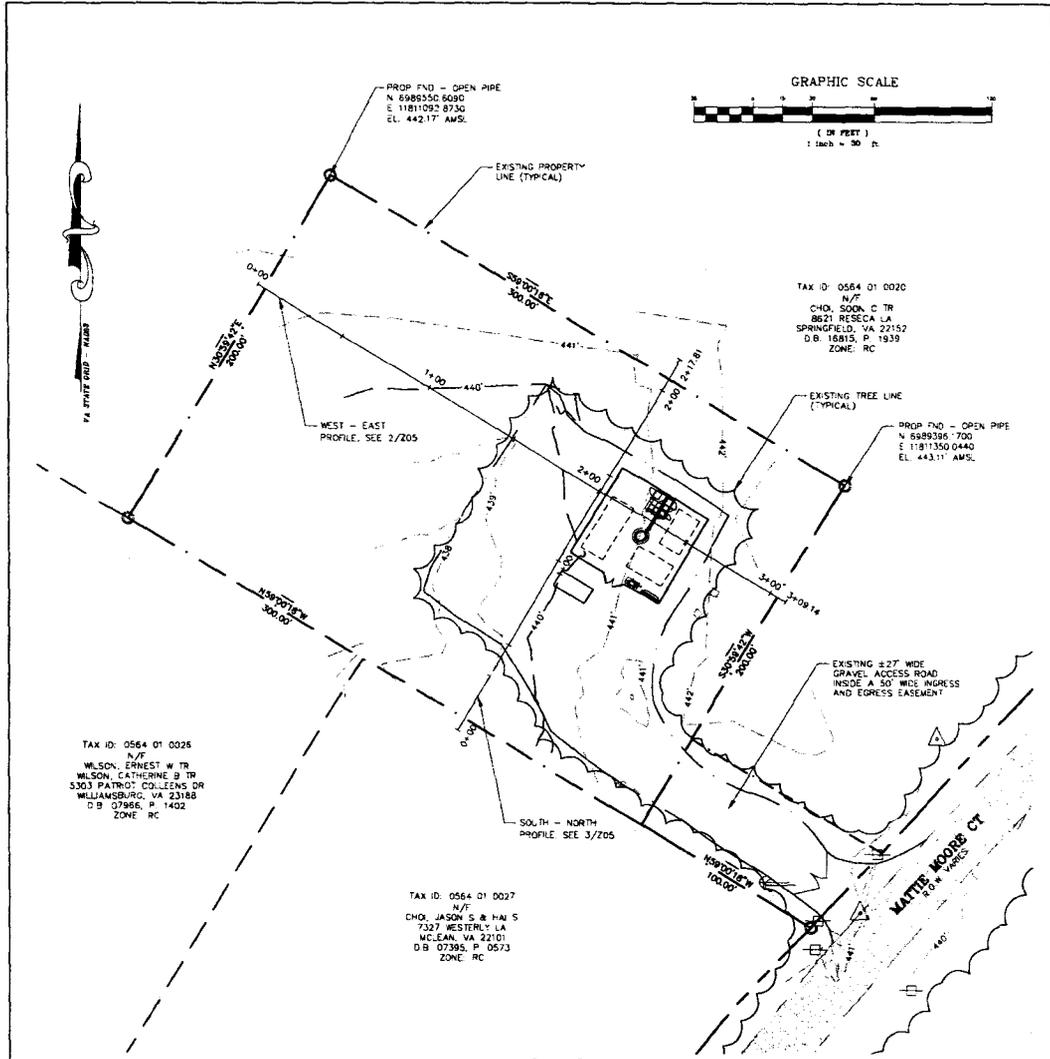


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4/10/30/09	COUNTY COMMENTS	W.A.	C.C.	C.C.	
3/09/14/09	COUNTY COMMENTS	W.A.	C.C.	C.C.	
2/06/19/09	COUNTY COMMENTS	W.A.	C.C.	C.C.	
NO.	DATE	REVISIONS	BY	CHK APPR	
SCALE:	AS SHOWN	DESIGNED	N.B.	DRAWN:	C.C.

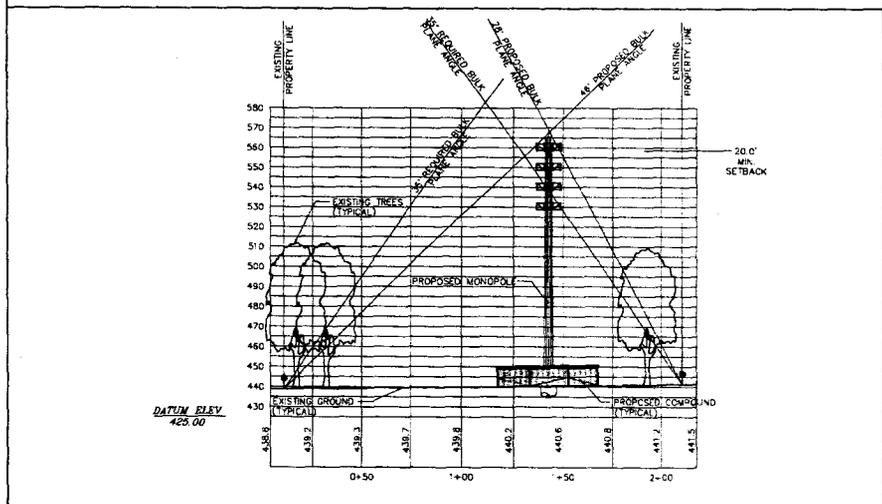
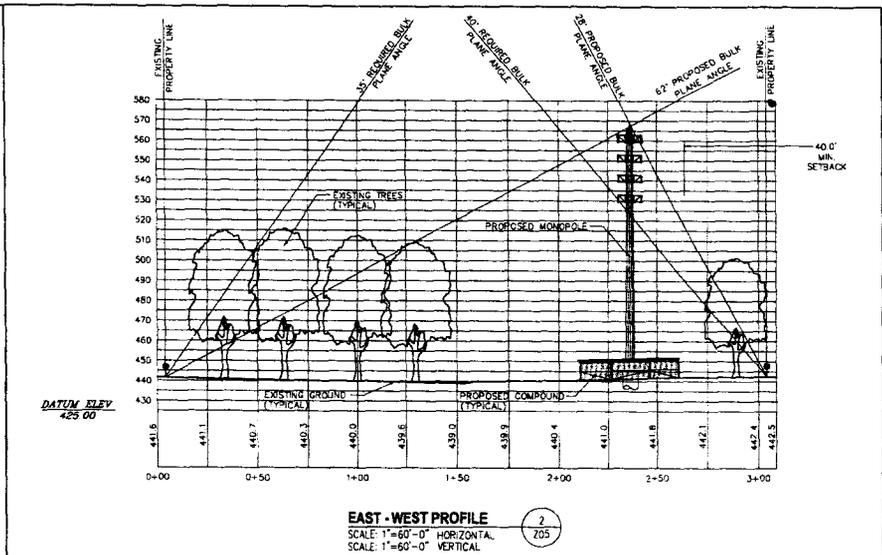


EQUIPMENT DETAILS

JOB NO.	DRAWING NUMBER
24782-432	204



PROFILE PLAN
SCALE: 1"=60'-0"
702
TRUE NORTH



PROJECT NUMBER
1072.071

**BOULEVARD ESTATES -
MATTIE MOORE CT. NOVEC**
10062878, 481G1586
4904 MATTIE MOORE CT.
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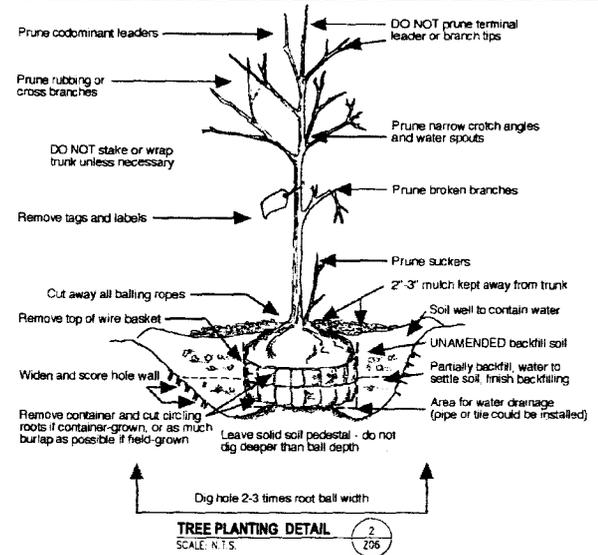
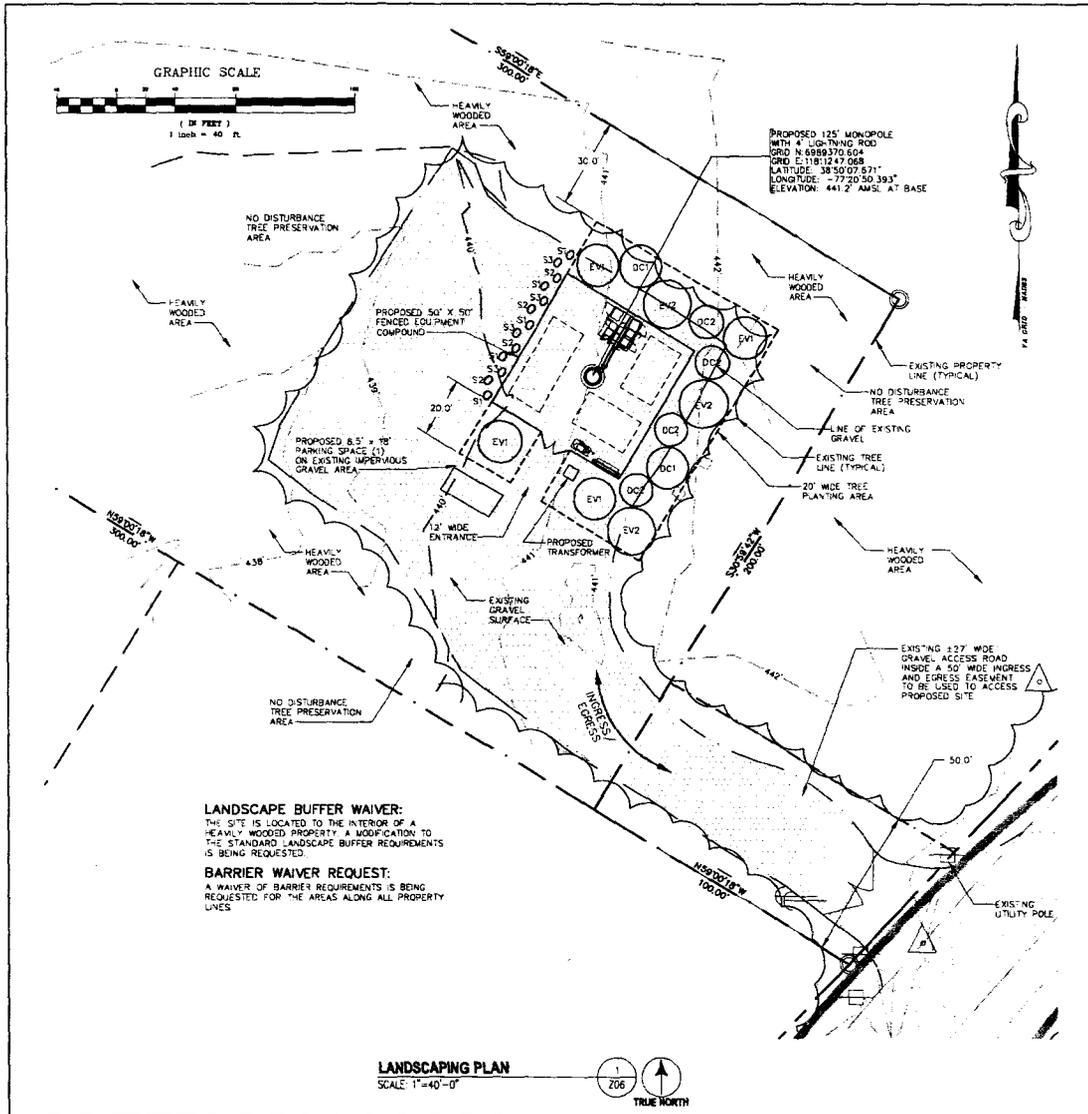
NO.	DATE	REVISIONS	DESIGNED	C.G.	DRAWN	W.A.	BY	CHK	APPD
6	10/30/09	COUNTY COMMENTS	W.A.	C.G.	C.G.				
5	10/26/09	COUNTY COMMENTS	W.A.	C.G.	C.G.				
4	07/20/09	COUNTY COMMENTS	W.A.	C.G.	C.G.				
3	09/14/09	COUNTY COMMENTS	W.A.	C.G.	C.G.				
2	06/19/09	COUNTY COMMENTS	W.A.	C.G.	C.G.				

SCALE: AS SHOWN
DESIGNED: C.G.
DRAWN: W.A.



PROFILE PLAN & BULK ANGLE PROFILES

JOB NO. 24782-432
DRAWING NUMBER 705



GENERAL PLANTING NOTES:

- ALL PLANTS SHALL BE HEALTHY, VIGOROUS MATERIAL FREE OF PESTS AND DISEASE.
- ALL PLANTS SHALL BE CONTAINER-GROWN OR BALLED AND BURLAPPED.
- ALL TREES SHALL BE STRAIGHT TRUNKED, FULL HEADED.
- ALL PLANTS INCLUDED IN THE PLANT LIST AND NOTED ON THE LANDSCAPE PLAN ARE SUBJECT TO THE APPROVAL OF THE OWNER'S REPRESENTATIVE AND FAIRFAX COUNTY URBAN FOREST MANAGEMENT DIVISION STAFF BEFORE, DURING AND AFTER CONSTRUCTION.
- ALL PLANTS AND PLANTING AREAS SHALL BE COMPLETELY MULCHED.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING COURSE OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ALL DAMAGE TO UTILITIES, STRUCTURES, SITE AMPLIFICATIONS, ETC. WHICH OCCURS AS A RESULT OF THE LANDSCAPE CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
- THE CONTRACTOR IS RESPONSIBLE FOR DAILY MAINTENANCE ALL PLANTING (INCLUDING BUT NOT LIMITED TO WATERING, SPRAYING, MULCHING, FERTILIZATION, ETC.) OF PLANTING AREAS AND LAWNS UNTIL THE WORK IS ACCEPTED IN TOTAL BY THE OWNER'S REPRESENTATIVE.
- THE OWNER'S REPRESENTATIVE WILL APPROVE THE STATED LOCATION OF ALL PLANT MATERIAL PRIOR TO INSTALLATION.
- ALL TREES AND SHRUBS SHALL BE PLANTED AS SPECIFIED IN THE LATEST EDITION OF THE "TREE AND SHRUB PLANTING GUIDELINES" PREPARED BY VIRGINIA COOPERATIVE EXTENSION, VPI&SU.
- ANY PLANT MATERIAL THAT DIES, TURNS BROWN OR DETACHES PRIOR TO TOTAL ACCEPTANCE OF THE WORK SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, SIZE AND MEETING ALL SPECIFICATIONS.
- STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK," LATEST EDITION, REPRESENT GUIDELINE SPECIFICATIONS ONE-YEAR AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
- CONTRACTOR TO WATER AND WARRANTY TREES FOR 1 YEAR.
- TO MITIGATE SOIL COMPACTION PRIOR TO PLANTING, THE PLANTING AREA SHALL BE TILLED TO A DEPTH OF ONE FOOT (1') TO LOOSEN SOIL AND AMENDED OVER THE ENTIRE AREA AS NEED BASED ON SOIL SAMPLES SOIL WITHIN INDIVIDUAL PLANTING HOLES SHALL NOT BE AMENDED.

PLANT LIST

PLANTING TYPE	TYPE QUANTITY #	QTY.	COMMON NAME	SPECIES NAME	SIZE AT PLANTING	10 YEAR TREE CANOPY AREA (SQ. FT.)
EVERGREEN	EV1	4	NORWAY SPRUCE	PICEA ABIES	8 - 10 FT TALL	150
EVERGREEN	EV2	3	SOUTHERN MAGNOLIA	MAGNOLIA GRANDIFLORA	8 - 10 FT TALL	200
DECIDUOUS	DC1	2	RIVER BIRCH	BETULA NEGRA	2 IN. CAL.	150
DECIDUOUS	DC2	4	EASTERN REDBUD	CERIS CANADENSIS	2 IN. CAL.	100
SHRUB	S1	5	ARROWWOOD VIBURNUM	VIBURNUM DENTATUM	24 - 36 IN. HT/SPRD	
SHRUB	S2	4	NANNYBERRY	VIBURNUM LENTAGO	24 - 36 IN. HT/SPRD	
SHRUB	S3	4	BARBERRY	MYRTICA PENNSYLVANICA	24 - 36 IN. HT/SPRD	

NO.	DATE	REVISIONS	BY	CHK APPR
6	10/30/09	COUNTY COMMENTS	W.A.	C.G. C.G.
5	10/26/09	COUNTY COMMENTS	W.A.	C.G. C.G.
4	10/20/09	COUNTY COMMENTS	W.A.	C.G. C.G.
3	09/14/09	COUNTY COMMENTS	W.A.	C.G. C.G.
2	05/19/09	COUNTY COMMENTS	W.A.	C.G. C.G.

SCALE: AS SHOWN DESIGNED: W.A. DRAWN: C.G.



LANDSCAPING PLAN

JOB NO.	DRAWING NUMBER
24782-432	206



PROJECT NUMBER
1072 071

**BOULEVARD ESTATES -
MATTIE MOORE CT. NOVEC**
10062878 461G1586
4904 MATTIE MOORE CT.
FAIRFAX, VA 22030



**A GLOSSARY OF TERMS FREQUENTLY
USED IN STAFF REPORTS WILL BE
FOUND AT THE BACK OF THIS REPORT**

DESCRIPTION OF THE APPLICATION

The 2232 application, 2232-S09-17, has been filed by New Cingular Wireless PCS, LLC dba AT&T Mobility and Northern Virginia Electric Cooperative & Smartpole, Inc., for review by the Planning Commission to determine whether the construction of a telecommunication facility consisting of a 129' monopole (inclusive of a 4' lightning rod), associated equipment, and site modifications on the application property satisfy the criteria of location, character, and extent pursuant to Sect. 15-2232 of the Code of Virginia, and, therefore, may be determined to be in substantial conformance with the Comprehensive Plan.

The applicants, are also requesting a special exception to permit a telecommunication facility consisting of a 129' monopole (inclusive of a 4' lightning rod), associated equipment, and site modifications on a 1.37 acre parcel located at 4904 Mattie Moore Court.

LOCATION AND CHARACTER

The application property is located at Tax Map 56-4 ((1)) 20A, on the west side of Mattie Moore Court. Surrounding properties consist of varying sized undeveloped parcels in the R-C/WS District with dense vegetation. A portion of the application property is open and improved with a gravel surface driveway and clearing. Mature on-site landscaping is located throughout the site and along each property boundary.

SURROUNDING AREA DESCRIPTION			
Direction	Use	Zoning	Plan
North	Undeveloped parcel	R-C/WS	Residential; .1-.2 du/ac
South	Undeveloped parcel	R-C/WS	Residential; .1-.2 du/ac
East	Undeveloped parcel	R-C/WS	Residential; .1-.2 du/ac
West	Undeveloped parcel	R-C/WS	Residential; .1-.2 du/ac

BACKGROUND

SE 84-S-022

Approved by the Board of Supervisors on May 21, 1984, to permit an electrical substation and distribution center, including transformer station. The improvements placed on the property, per the approved Special Exception, have been removed except for existing underground transformer boxes.

COMPREHENSIVE PLAN PROVISIONS (Appendix 5)**Plan Area:** III**Planning Sector:** Braddock Community Planning Sector (BR 07)**Plan Map:** Residential; .1-.2 du/ac

There is no site specific Plan text for this site; relevant excerpts from the Plan may be found in Appendix 5.

ANALYSIS**Special Exception Plat (Copy at front of staff report)**

Title of SE Plat: Boulevard Estates-Mattie Moore Ct. NOVEC

Prepared By: Entrex Communication Services, Inc.

Original and Revision Dates: June 19, 2009 as revised through
October 30, 2009.

The Special Exception Plat consists of seven (7) sheets showing the following information:

Special Exception Plat: Boulevard Estates-Mattie Moore Ct. Novec		
Sheet #	Title	Description of Sheet
Z01	Title Sheet	Title sheet providing sheet index, vicinity map, project information and compliance notes.
Z02	Site Plan	Details of proposed site improvements, site access, and surrounding properties.
Z02A	Grading, Erosion, Sediment Control Plan	Details of grading, erosion and sediment control for proposed telecommunications facility.
Z03	Compound Plan/Utility Pole Elevation	Details of proposed equipment compound, and elevation of proposed monopole.
Z04	Equipment Details	Details of associated equipment cabinets.
Z05	Profile Plan/Bulk Plane Angles	Details of bulk plane angles of proposed monopole.
Z06	Landscaping Plan	Details of on-site landscaping.

Site Location/Features: The proposed facility is located on Mattie Moore Court, west of its intersection with Shirley Gate Road, on the southern part of parcel 20A, in a clearing which is surrounded by dense stands of trees. The area of the entire parcel is 1.37 acres and the actual telecommunication compound has an area of 2,500 square feet. Access to Mattie Moore Court is provided by a twenty-seven foot wide existing gravel access road inside a 50-foot wide ingress/egress easement.

Proposed Facility: A 125 foot monopole (129 feet including a 4' lightning rod) is proposed with four antenna platforms. The proposed antenna color for this site is

white and the monopole will be colored gray. The SE Plat delineates seven equipment cabinets (each cabinet measuring 76.4 inches height by 30.3 inches width by 29.4 inches depth) to be located in a 2,500 sf compound (50 X 50 ft) at the bottom of the monopole and screened by an 8-foot high board-on-board fence.

Land Use/2232 Analysis (Appendix 4)

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

Location

Plan guidelines support the location of telecommunication uses on an existing public utility site in a predominately residential area when other, more suitable land uses, such as public property or commercial or industrial properties are not available and the telecommunication facility is located to blend with its surroundings. The applicant states that a number of other sites in the surrounding vicinity were evaluated as a possible alternative location. No commercial or industrial properties were present in the vicinity of the area to be served. Other sites did not meet coverage objectives due to lack of acceptance of the property owners. The proposed location has been determined ideal for adequate service for this facility consistent with the Plan guidelines to consider public, commercial or industrial land as preferred locations.

The subject property includes large stands of trees along all four boundaries as well as in its interior in the eastern portion of the site. While the density of growth varies throughout the site, staff concludes that these existing trees will screen views of the facility from adjoining nearby residential land uses, as recommended by the Plan. Furthermore, the applicant has proposed additional landscaping to mitigate existing and future visual impact of the proposed monopole and equipment compound.

The proposed facility will be central to service an existing void area and will be designed to accommodate at least 4 telecommunications service providers, in accordance with Plan recommendations for collocation. Finally, the proposed telecommunication facility is not located within a flood plain or other environmentally sensitive areas, in accordance with the Plan Guidelines.

Character

The proposed monopole will be screened by the existing tall tree stands located on the subject property. In addition, tree preservation areas are designated for trees located along the eastern, southern and western boundaries adjacent to the equipment compound and monopole. Supplemental tree landscaping will be provided along the eastern, southern and western sides of the equipment compound. The combination of existing and proposed tree landscaping should mitigate any visual impacts of the monopole into the future and help the facility to blend with its surroundings.

Staff concludes that the proposed monopole's interior site location and surrounding supplemental and existing trees will effectively mitigate the facility's visual impact on future adjacent development. Therefore, the proposed monopole will be compatible and in context with the character of the wooded, future residential area. 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 1.37-acre subject property is a wooded parcel where an electric power substation was previously located in a cleared area. The monopole and the equipment compound (approximately 50 feet by 50 feet) will occupy 2,500 square feet which accounts for four percent of the total area of the subject property. The property's size permits substantial setbacks of the facility. Therefore, staff concludes that the proposed unmanned facility will not have an adverse impact on the use of the existing site or on the possible future development of the surrounding area, in accordance with the Plan guidelines.

Environmental Analysis (Department of Planning and Zoning)

Transportation Analysis (Fairfax County Department of Transportation)

No transportation or environmental issues were identified during the review of this application.

ZONING ORDINANCE PROVISIONS

Waivers/Modifications

- Modification of the transitional screening requirement

A modification of the transitional screening requirement has been requested along each boundary line to allow existing mature vegetation and proposed supplemental plantings to be utilized for screening purposes. The proposed telecommunication facility (pursuant to Section 13-303 of the Zoning Ordinance) requires Transitional Screening #3 along each property boundary. Transitional Screening #3 requires a fifty foot wide unbroken strip of open space planted with a mixture of large and medium sized evergreen trees and large deciduous trees.

The application property is heavily vegetated with mature landscaping along each of property boundary. Additional supplemental plantings consisting of deciduous trees, evergreen trees and shrubbery are proposed along the perimeter of the telecommunication facility. In addition to the on-site landscaping, each surrounding property is heavily wooded and undeveloped. The requested modification is further mitigated by a minimum setback of fifty feet from the proposed telecommunication facility along the northeastern and southeastern boundaries. Staff supports the modification of the transitional screening requirement along each of the property boundaries.

- Waiver of the barrier requirement

A waiver of the barrier requirement has been requested along each boundary line to allow existing mature vegetation and proposed supplemental plantings to serve in lieu of a formal barrier around the perimeter of the property. The Zoning Ordinance, (pursuant to Section 13-303) requires Type D, E or F barriers in addition to transitional screening requirements. (A Type D barrier consists of a 42-48 inch chain link fence and may be required by the Director to have inserts in the fence fabric, to be coated, or to be supplemented by trees and/or shrubs. A Type E barrier consists of a six foot wall; brick or architectural block faced on the side facing the existing use and may be required to be so faced on both sides as determined by the Director. A Type F barrier consists of a six foot high solid wood or otherwise architecturally solid fence.) The implementation of these provisions would result in the loss of existing mature landscaping located along each boundary line. The depth of existing landscaping along each property boundary and the addition of supplemental plantings around the proposed telecommunication facility ensures adequate buffering for the site and mitigates the visual impact of the facility on adjoining parcels. Staff supports the waiver of the barrier requirement along each property boundary.

Other Zoning Ordinance Requirements:

Special Exception Requirements (Appendix 6)

General Special Exception Standards (Sect. 9-006)

General Standard #1 requires that the proposed use be in harmony with the adopted Comprehensive Plan. The Comprehensive Plan map shows the site planned for Residential (.1-.2 dwelling units per acre). This application is in harmony with the Comprehensive Plan because the request is for a light public utility use permitted in the R-C District by special exception approval. The proposed telecommunication facility is in conformance with Plan policies for co-location of such facilities; therefore, this standard has been met.

General Standard #2 requires the proposed use to be in harmony with the general purpose and intent of the applicable zoning district regulations. Section 3-C01 of the Zoning Ordinance states that the purpose of the R-C Zoning District is "to minimize impervious surface and to protect the quality of water in public water supply watersheds." The proposal includes the construction of a telecommunication facility (125' monopole), with an equipment compound for associated equipment. The existing gravel surface of the site would be retained for the proposed facility. Staff believes this standard has been satisfied.

General Standard #3 is used to evaluate special exception applications addressing the need to avoid adversely impacting the use or development of neighboring properties. The subject property is heavily vegetated with existing mature landscaping. The SE Plat delineates additional supplemental plantings to further buffer the site and the proposed telecommunication facility from adjoining properties. Staff believes this standard has been satisfied.

General Standard #4 requires that pedestrian and vehicular traffic associated with the site be neither hazardous nor conflict with existing or anticipated traffic in the neighborhood. The site would be unstaffed and would generate minimal traffic, involving one or two trips per month by each carrier for routine maintenance. Access to the site would be from an existing twenty-seven foot wide gravel access road within a fifty foot wide ingress/egress easement along the western side of Mattie Moore Court. Staff believes this standard has been satisfied.

General Standard #5 requires compliance with Article 13 which contains the screening and barrier provisions of the Zoning Ordinance. The application property is landscaped along each boundary line with mature trees, ensuring that adequate buffering is provided between the proposed facility and adjoining parcels. Proposed supplemental plantings along the perimeter of the telecommunication facility further buffer the site overall. Substantial yard distances are also provided along each boundary line to further mitigate the visual impacts of the facility on the future development of surrounding properties. Staff believes this standard has been satisfied.

General Standard #7 requires that adequate parking, loading and other facilities be provided in accordance with Article 11 of the Zoning Ordinance. This standard is not applicable. There are no parking requirements for telecommunication facilities; however, one parking space has been proposed for service vehicles outside of the existing compound.

General Standard #8 notes that signs are regulated by Article 12 of the Zoning Ordinance. No signage has been proposed with this application.

Category 1 Standards (Sect. 9-104)

This application is not subject to the bulk requirements of the R-C District. The proposed development shall be subject to Article 17, Site Plans. Staff believes this standard has 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, applicant proposes to construct a 125 foot monopole that will be designed to accommodate up to four carriers. The proposed monopole will be colored gray. A development condition has been included requiring all antennas and their supporting mounts to be of a material or color that closely matches and blends with the monopole. Therefore, with the implementation of this development condition, staff believes that 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 proposed monopole or equipment compound area. A development condition has been included prohibiting signs on the subject property for the advertisement of the users of the telecommunication facility. Therefore, with the implementation of this development condition, staff believes that this standard has been satisfied.

Standard 3 requires that 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. A development condition has been included that would require conformance with this standard should any modification be made to the proposed telecommunication facility. Therefore, with the implementation of this development condition, staff believes that this standard has been satisfied.

Standard 4 requires that 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. A development condition has been included requiring that a steady red marker light be installed unless waived by the Zoning Administrator. Therefore, with the implementation of this development condition, staff believes that this standard has been satisfied.

Standard 5 requires that 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. A development condition requiring conformance with this standard has been included. Therefore, with the implementation of this development condition, staff believes that this standard has been satisfied.

Summary of Zoning Ordinance Provisions

All applicable standards have been satisfied with the proposed development conditions.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

Based upon the above analysis and 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.

Recommendation

Staff recommends approval of SE 2009-SP-019, subject to the proposed development conditions contained in Appendix 1.

Staff recommends approval of a modification of the transitional screening requirement and a waiver of the barrier requirement in favor of that shown on the SE Plat.

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

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

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

APPENDICES

1. Proposed Development Conditions
2. Affidavit
3. Statement of Justification
4. Land Use Analysis/2232 Analysis
 - Attachment A - Project Description
 - Attachment B - Planning Division Memorandum
 - Attachment C - Transportation Analysis
 - Attachment D - Urban Forestry Analysis
 - Attachment E - Environmental Analysis
 - Attachment F - Park Authority Analysis
 - Attachment G - Historic Resources Analysis
5. Comprehensive Plan Citations
6. Applicable Zoning Ordinance Provisions
7. Glossary

PROPOSED DEVELOPMENT CONDITIONS**SE 2009-SP-019****November 25, 2009**

If it is the intent of the Board of Supervisors to approve SE 2009-SP-019 located at 56-4 ((1)) 20A to permit the construction of a telecommunication facility and associated equipment pursuant to 3-C04 of the Fairfax County Zoning Ordinance, the staff recommends that the Board condition the approval by requiring conformance with the following development conditions:

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Special Exception is granted only for the purpose(s), structure(s) and/or use(s) indicated on the special exception plat approved with the application, as qualified by these development conditions.
3. This Special Exception is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this special exception shall be in substantial conformance with the approved Special Exception Plat entitled 'Boulevard Estates – Mattie Moore Ct. NOVEC," prepared by Entrex Communication Services Inc., and dated June 19, 2009, as revised through October 30, 2009, and these conditions. Minor modifications to the approved special exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.
4. The telecommunication facility shall be limited as follows:
 - a. The monopole tower is a total of 125 feet in height with a 4 foot high lightning rod extension (129 feet at the top of the lighting rod).
 - b. The equipment compound located at the base of the monopole shall be limited to a maximum of 2,500 square feet as depicted on the SE Plat. An eight foot high, board on board fence shall completely enclose the compound area.
 - c. The equipment compound area may include equipment shelters, cabinets, electrical panels, telephone panels and other improvements necessary and/or required for the operation of the telecommunication facility. Equipment shelter/cabinets shall have a maximum height of twelve (12) feet and shall be located within the 2,500 square foot equipment compound as shown on the SE Plat.
 - d. All antennas and their supporting mounts shall be of a material or color that closely matches and blends with the monopole.
 - e. There shall be no outdoor storage of materials, equipment, or vehicles within the equipment compound of the telecommunication facility.

5. This facility shall be operated as an unstaffed facility 24 hours a day with the exception of periodic maintenance inspections and repairs by each of the companies with installations on the monopole tower. Access to the site shall be restricted to routine maintenance visits and emergency situations.
6. Necessary steps and actions shall be taken to ensure the long-term survival, and continuing structural integrity and health of trees designated on the approved site/minor site plan to be preserved. However, if construction practices on the subject property and/or changes to the environment brought about by these construction activities result in the death, decline, damage, or hazardous condition (as determined by UFM at or prior to the final release of the project bond) of trees to be preserved, the Applicant shall:
 - a. provide for the removal of above ground portions of the trees,
 - b. provide for the restoration of any understory plant and soil conditions damaged during their removal (as determined by UFM),
 - c. provide for the restoration of the associated loss in canopy coverage and transitional screening in accordance with the Public Facilities Manual and the Zoning Ordinance.

The site/minor site plan shall clearly identify these areas as shown on the Special Exception/2232.

As part of the (site/minor site plan) management practices for the protection of understory plant materials, leaf litter and soil conditions found in areas to be left undisturbed shall be provided, subject to the approval of the Urban Forest Management Division. The site shall be actively monitored to ensure that inappropriate activities such as the storage of construction materials, dumping of construction debris, and traffic by construction equipment and personnel do not occur within these areas. Understory plant materials, leaf litter and soil conditions shall be restored to the satisfaction of UFM if these are found to be damaged, removed or altered in manner not allowed in writing by the Urban Forest Management Division.

If it becomes necessary to install utilities determined necessary by DPWES within areas to be left undisturbed, they shall be located and installed in the least disruptive manner possible as determined by UFM in coordination with the Environmental and Site Review Division, DPWES. In addition, a replanting plan for the portions of protected areas disturbed for utility installation shall be developed and implemented, taking into account planting restrictions imposed by utility easement agreements.

Any work occurring in or adjacent to the areas to be left undisturbed, such as installation of tree protection fencing and silt control devices, removal of trash, or plant debris, or extraction of trees designated to be removed shall be performed in a manner that minimizes damage to any tree, shrub, herbaceous, or vine plant species that grows in the lower canopy environment; and minimizes impacts to the existing top soil and leaf litter layers that provide nourishment and protection to that vegetation, all as approved by UFM.

The use of power equipment in these areas shall be limited to small hand-operated equipment such as chainsaws. Any work that requires the use of larger motorized equipment such as, but not limited to, tree transplanting spades, skid loaders, tractors, trucks, stump-grinders, or any accessory or attachment connected to such equipment shall not occur unless reviewed and approved in writing by UFM.

All tree preservation areas and all areas designated to be left undisturbed shall be protected by tree protection fencing consisting of four foot high, 14 gauge welded wire attached to 6 foot steel posts driven 18 inches into the ground and placed no further than 10 feet apart (see attached detail). Notwithstanding, limits of clearing shown on the plan, tree protection fencing shall be erected at the existing tree line in coordination with Fairfax County Urban Forest Management Division staff and shall be shown on the Phase I and II erosion and sediment control sheets.

Signs shall be provided that identify and help protect all areas to be left undisturbed. These signs will be highly visible, posted at 30-foot intervals along the limits of clearing and grading, and attached to the tree protection fencing. Under no circumstances will the signs be nailed or in any manner attached to the trees or vegetation within the areas to left undisturbed.

All tree protection fencing shall be installed prior to Phase II clearing and grading activities. The installation of all tree protection fencing shall be accomplished in a manner that does not harm existing vegetation that is required to be preserved. At least three days prior to the commencement of any clearing, grading, or demolition activities and prior to the installation of tree protection fencing, UFM and the District Supervisor shall be notified in writing and given the opportunity to inspect the site to assure that all individual trees to be preserved and all areas to be left undisturbed have been correctly delineated. UFM shall provide written notice to the applicant as to whether or not the areas have been delineated correctly. If it is determined by UFM that the areas are not delineated correctly, no grading or construction activities shall occur on the subject property until the delineation is corrected and field verified by UFM.

7. No signals or lights or illumination shall be permitted on the tower unless required by the Federal Communications Commission (FCC), the Federal Aviation Administration (FAA), or Fairfax County. 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 of police and emergency helicopters.
8. Should the need arise to alter the monopole from that shown on the SE Plat, the applicant shall submit engineering and structural data to DPWES and the Department of Planning and Zoning (DPZ) affirming that said alterations conform to structural wind load and all other requirements of the Virginia Uniform Statewide Building Code and are in substantial conformance with the SE Plat.
9. No signs shall be permitted on the subject property for the advertisement of the users of the telecommunication facility. No commercial advertising or signs shall be allowed on antennas, antenna support structures or related equipment cabinets or structures.
10. Any component(s) of the telecommunication facility shall be removed within 120 days after such component(s) are no longer in use.
11. Prior to the issuance of a Non-Residential Use Permit (Non-Rup), all debris and trash located on the application property shall be removed.

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

This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant shall be himself responsible for obtaining the required Non-Residential Use Permit through established procedures, and this Special Exception shall not be valid until this has been accomplished.

Pursuant to Section 9-015 of the Zoning Ordinance, this special exception shall automatically expire, without notice, thirty (30) months after the date of approval unless the use has been established or construction has commenced and been diligently prosecuted. The Board of Supervisors may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special exception. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

SPECIAL EXCEPTION AFFIDAVITDATE: August 18, 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

105584a

in Application No.(s): SE 2009-SP-019
(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 BOLD above)
Northern Virginia Electric Cooperative	10323 Lomond Dr., Manassas, VA 20109	Applicant/Title Owner/Lessor
Smartpole, Inc.	1890 Preston White Dr., Suite 103, Reston, VA 20191	Applicant/Lessee/Tower Owner
New Cingular Wireless PCS, LLC d.b.a. AT&T Mobility	7150 Standard Dr., Hanover, MD, 21076	Applicant
James R. Michal	1120 20th St., NW Suite 300, Washington, DC 20036	Attorney/Agent for Lessee Applicant
Nelson Figueroa-Velez	1120 20th St., NW Suite 300, Washington, DC 20036	Agent for Lessee Applicant
Jackson & Campbell, PC	1120 20th St., NW Suite 300, Washington, DC 20036	Agent for Lessee Applicant

(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 18, 2009
(enter date affidavit is notarized)

105584a

for Application No. (s): SE 2009-SP-019
(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)

- [x] 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) [x] 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 18, 2009
(enter date affidavit is notarized)

105584a

for Application No. (s): SE 2009-52-019
(enter County-assigned application number (s))

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

Northern Virginia Electric Cooperative
10323 Lomond Dr.
Manassas, VA 20109

NOT APPLICABLE: THIS IS A NOT FOR PROFIT CORPORATION HAVING NO SHAREHOLDERS

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)

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 18, 2009
(enter date affidavit is notarized)

105584a

for Application No. (s): SR 2008-SP-019
(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 18, 2009
(enter date affidavit is notarized)

105584a

for Application No. (s): SE 2009 - SP - 019
(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 18, 2009
(enter date affidavit is notarized)

105584a

for Application No. (s): SE 2009-SP-019
(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 18, 2009
(enter date affidavit is notarized)

105584a

for Application No. (s): SE 2009-57-019
(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 16, 2009
(enter date affidavit is notarized)

105584a

for Application No. (s): SR 2609-SP-019
(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 18, 2009
(enter date affidavit is notarized)

105584a

for Application No. (s): SE 2009 - SP - 019
(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 18, 2008
(enter date affidavit is notarized)

105584a

for Application No. (s): SE 2009-SP-019
(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 18, 2009
(enter date affidavit is notarized)

105584a

for Application No. (s): SE 2009-SP-019
(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 18, 2009
(enter date affidavit is notarized)

105584a

for Application No. (s): SE 2009-SP-019
(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 18, 2009
(enter date affidavit is notarized)

105584a

for Application No. (s): GE 2009-57-019
(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 18, 2009
(enter date affidavit is notarized)

105584a

for Application No. (s): SR - 2009 - 57 - 019
(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 18, 2009
(enter date affidavit is notarized)

105584a

for Application No. (s): SE 2009-SP-019
(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)

Smartpole, Inc.
1890 Preston White Dr., Suite 103
Reston, VA 20191

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)

Arthur Kellar
Leonard Forkas, Jr.

(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 18, 2009
(enter date affidavit is notarized)

105584a

for Application No. (s): SE 2009 - SP - 019
(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

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

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 18, 2009
(enter date affidavit is notarized)

105584e

for Application No. (s): SE 2009 - SP - 019
(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 18, 2009
(enter date affidavit is notarized)

105584a

for Application No. (s): SE 2009-SP-019
(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.

Application No.(s): SE 2009 - SP - 019
(county-assigned application number(s), to be entered by County Staff)

SPECIAL EXCEPTION AFFIDAVIT

DATE: August 18, 2009
(enter date affidavit is notarized)

105584a

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.

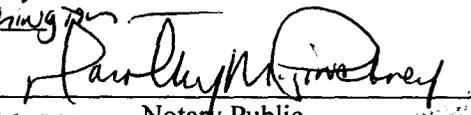
WITNESS the following signature:



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

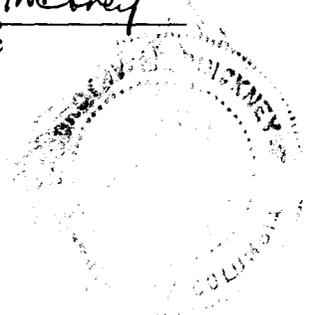
Nelson Figueroa-Velez, Authorized Agent
(type or print first name, middle initial, last name, and & title of signee)

Subscribed and sworn to before me this 18 day of August 2009, in the State/Comm. of District of Columbia, County/City of City of Washington



My Commission Expires March 14, 2014 Notary Public

My commission expires: _____



OCT 29 2009

EXHIBIT A

Zoning Evaluation Division

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

Applicant(s): New Cingular Wireless PCS, LLC, d.ba. AT&T
Mobility, Northern Virginia Electric Cooperative
& Smartpole, Inc.

Site Name: Boulevard Estates

Property Address: 4904 Mattie Moore Ct., Fairfax, VA 22030
(Fairfax County)

District: Springfield

Parcel Id No.: 0564-01-0020A

Zoning Classification: RC (Res Conservation 1 DU/5AC)

Property Owner: Northern Virginia Electric Cooperative

Id No.: SE 2009-SP-019

Applicants, Northern Virginia Electric Cooperative ("NOVEC"), New Cingular Wireless PCS, LLC d.b.a. AT&T Mobility ("AT&T Mobility"), and Smartpole, Inc. ("Smartpole"), all together known as "Applicants" request a Special Exception to allow the construction and operation of a wireless telecommunication facility consisting of a 129' high monopole (including a 4' high lighting rod). Related ground equipment to be located within a 50' x 50' compound surrounded by a 8' high board on board fence. The monopole and ground space will allow the collocation for up to 4 wireless carriers including applicant AT&T Mobility.

The following statement of justification is submitted in support of the applicants' aforementioned requests. The below required statements are attached hereto: (a) Statement of Ownership; and (b) Statement of Proposed Use. Applicants submit that the proposed wireless facility is in accord with the Fairfax County Zoning Ordinance and the Comprehensive Plan as to location, character and extent. ***A Storm Water Management and Landscape waiver are also being requested under separate cover. See letters, prepared by Entrex Communications Services, Inc. dated June 29, 2009 attached hereto. Applicants proffer to remove all the debris existing on the property.***

CURRENT IMPROVEMENTS ON AND DESCRIPTION OF SUBJECT PROPERTY

The subject property is composed of approximately 1.3774 acres ("Property") and is zoned Res Conservation ("RC"). It adjoins properties also zoned RC. The Property was granted a Special Exception, SE-84-S-022, for a electrical substation and distribution center, including transformer station on

May, 21 1984. ***The improvements which were placed on the property, per the approved Special Exception, have been removed except for existing underground transformer boxes that are not in use.***

The Property is owned by NOVEC. AT&T Mobility entered into a lease agreement with NOVEC, pursuant to which AT&T Mobility is authorized to install a wireless telecommunications facility on the Property. NOVEC has authorized AT&T Mobility to seek all required County authorizations. A copy of AT&T Mobility's Special Exception affidavit, which list in detail information related to ownership and other interest in the Property forms part of the application submittal.

The subject property is vacant and is not improved. Access to the property is via a 50' long access drive off of Mattie Moore Ct, which is connected to the existing parking lot on the property. Photographs of the Property are included in the application submittal provide further information about the Property. Finally, a copy of a recent County Zoning Map is enclosed with the application submitted and depicts the location of the subject property and neighborhood.

DESCRIPTION OF THE PROPOSED TELECOMMUNICATIONS SITE

Applicants request a Special Exception Amendment for the installation of a 129' high monopole (including a 4' high lightning rod) on the subject property and location of related ground equipment on a near the base of the monopole (hereinafter the "Site"). The monopole and ground equipment will be located within a compound measuring approximately 2,500 sq. ft. The compound will be enclosed by an 8' high board on board fence. Access to the Site will be via the existing access drive on the subject property.

The monopole will be designed to accommodate a minimum of 4 wireless telecommunications carriers, including applicant AT&T Mobility.

AT&T Mobility will install up to 12 antennae at a RAD center of 121-6' on the structure. AT&T Mobility's antennae measure approximately 75.4"(h) x 10.3 (w)" x 5.9" (d) or less, in no event shall the antennas be more than 8.5' high. AT&T Mobility will also install 7 equipment cabinets measuring 82"(h) x 60".5 (w) x 31"(d) or less on a metal platform.

The installation proposed by AT&T Mobility 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.

NEED FOR THE WIRELESS TELECOMMUNICATIONS FACILITY

As FCC licensees, AT&T Mobility is 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 of 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 AT&T Mobility's coverage objectives in the area. 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.

Radio frequency coverage maps depicting AT&T Mobility's coverage in the area presently and the improvement anticipated after installation at the proposed monopole are enclosed with this application. As demonstrated by these maps, AT&T Mobility's coverage objective is to provide coverage along Braddock Rd, Lee Highway, and Fairfax County Parkway and surrounding neighborhoods where existing coverage is substantially deficient or nonexistent.

There are no existing structures feasible for collocation. Alternative locations were evaluated but were rejected by the landlord or by AT&T Mobility. Furthermore, the proposed site was chosen for its particular suitability to the site, including its location, satisfaction of AT&T Mobility's coverage objectives, and the nature of the existing use of the property. The substantial tree coverage and proximity to open space make the subject property particularly suitable for the proposed wireless telecommunications use. Due to the absence of feasible

collocation opportunities in the area, AT&T Mobility's needs in the area cannot be satisfied without the installation of the proposed Site. Installation of AT&T Mobility's antennae on the proposed monopole will satisfy this objective, providing wireless telecommunications coverage to AT&T Mobility'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, AT&T Mobility 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 applicant's 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.

Applicant addresses 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; Applicant's responses immediately follow.

COMPLIANCE WITH THE APPLICABLE SECTIONS OF THE ZONING ORDINANCE REGULATIONS

I. SECTION 8-006 GENERAL STANDARDS [APPLICABLE TO SPECIAL PERMITS]

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: Applicants' submit that the proposed used at the specified location will be in harmony with the comprehensive plan.

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

Applicants' Response: The proposed use is located in an RC zone. The expressed purpose and intent of the RC District is, inter alia, The RC District is established to protect water courses, stream valleys, marshes, forest cover in watersheds, aquifer recharge areas, rare ecological areas, and areas of natural scenic vistas; to minimize impervious surface and to protect the quality of water in public water supply watersheds; to promote open, rural areas for the growing of crops, pasturage, horticulture, dairying, floriculture, the raising of poultry and livestock, and for low density residential uses; and otherwise to implement the stated purpose and intent of this Ordinance.

The proposed site will not affect or interfere with any of the above mentioned resources. The proposed Facility will provide a vital communication artery, which is nonexistent and/or deficient for AT&T subscribers, and for Emergency Response Personnel that are subscribers of AT&T Mobility. Applicants also submit that the property was granted a Special Exception on May, 21 1984 for a electrical substation and distribution center, including transformer station.

While single-family detached dwellings are located on adjacent properties, the location of the proposed site on the property is such that it will be at a considerable distance from these homes, the closest off-site dwelling being approximately 547.8' feet from the proposed monopole. As demonstrated by the drawings, site photographs and photo simulations, due to its 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, Applicant's proposed use is in compliance with each of the aforementioned sections of the Zoning Ordinance. It is, therefore, in compliance with General Standard 2 stated above.

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: As explained in detail throughout this Justification Statement, the proposed use is in harmony with the letter, intent, and spirit of the Comprehensive Plan, the general and specific requirements related to Special Exceptions, and the general purposes of the Zoning Ordinance. Thus, the proposed use is in harmony with the general purpose and intent of the applicable zoning district regulations.

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: The proposed wireless facility will be unmanned, requiring only 1 or 2 monthly maintenance visits hence, the proposed use shall not be hazardous or conflict with the existing and anticipated pedestrian or vehicular traffic in the neighborhood.

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: The proposed structure will be surrounded by heavily dense wooded areas. 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.

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: Not applicable.

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: 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 landlines and electrical power is required for the operation and maintenance of its facility. Applicant will ensure that the required utilities are adequately provided.

General Standard 8. 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: Applicant does not intend to place any signs on its facility.

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

In addition to the general standards set forth in Sect. 006 above, all 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 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 AT&T Mobility installation at a RAD center of 121-6', which will permit this Facility to connect to existing AT&T Mobility 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 and enclosed herein, 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 collectively as are certified statements by AT&T Mobility'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.

3. Before establishment, all uses, including modifications or alterations to existing uses, except home child care facilities, shall be subject to the provisions of Article 17, Site Plans.

Applicants' Response: Applicant will ensure that the provisions of Article 17 are met.

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 RC.

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. All antennas and their supporting mounts shall be of a material or color that closely matches and blends with the structure on which they are to be 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 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: See response to General Standard 1 above.

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: See response to General Standard 1 above.

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

Applicants' Response: The proposed facility will not affect the environmental quality.

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

Applicants' Response: The proposed wireless structure, including the 12 panel antennas by AT&T Mobility promotes the needs of agriculture, housing, industry and business because these areas will be equipped with adequate wireless telecommunication services. It is, therefore, in furtherance of the County's above-referenced purpose to approve the proposed facility.

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: The proposed wireless structure, including the proposed 12 antennas by AT&T Mobility, the subscribers to the services and emergency response personnel promotes the expansion of land use equipped with adequate wireless telecommunication services. It is, therefore, in furtherance of the County's above-referenced purpose to approve the proposed facility.

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

Applicants' Response: See response to General Standard 1 above.

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

Applicants' Response: The proposed Facility will not destroy or encroach upon historic areas.

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

Applicants' Response: See response to General Purpose 4 above.

9. to promote the conservation of natural resources;

Applicants' Response: See response to General Standard 1 above.

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: See response to General Standard 1 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: See response to General Standard 1 above.

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: See response to General Standard 1 above.

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: See response to General Standard 1 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: See response to General Standard 1 above.

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: See response to General Standard 1 above.

JUSTIFICATION STATEMENT IN SUPPORT OF APPLICANT'S REQUEST FOR WAIVER OR MODIFICATION OF TRANSITIONAL SCREENING AND BARRIER 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 and barrier requirements of the Ordinance based on the existing mature vegetation that surrounds the property and placement of the Site and the existing conditions on the Property and its surrounding neighborhood. Specifically, placement of the monopole in proximity to existing woods on the Property and at considerable distance from neighboring dwellings demonstrates the use of appropriate architectural techniques to minimize adverse visual impact on neighboring properties. Furthermore, the monopole will be situated approximately 547.8' from the closest dwelling off site. These distances facilitate the minimization of visual impact of the pole on neighboring properties. Thus, adverse visual impact of the Site is substantially reduced by the aforementioned factors. Applicant also proposes to enclose the Site compound with an 8' board on board wood fence.

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 applicant, respectfully requests approval of its application for Special Exception and Screening and Barrier Waiver to accommodate the proposed telecommunications facility, as described herein. Applicant's request is in compliance with the Fairfax County Comprehensive Plan and Fairfax County Zoning Ordinance. Granting applicant's request will, therefore, be appropriate and in the best interest of Fairfax County and its Citizens.

COUNTY OF FAIRFAX, VIRGINIA

MEMORANDUM

TO: Regina Coyle, Director
Zoning Evaluation Division
Department of Planning and Zoning

FROM: David B. Marshall, Chief 
Facilities Planning Branch, Planning Division
Department of Planning and Zoning

SUBJECT: Section 15.2-2232 Review
Application 2232-S09-17
Concurrent with SE 2009-SP-019
Northern Virginia Electric Cooperative (NOVEC),
New Cingular Wireless PCS, LLC (d.b.a. AT&T Mobility)
and Smartpole, Inc.
4904 Mattie Moore Court, Fairfax VA 22030
TAX MAP: 56-4 ((1)) 0020A

DATE: November 2, 2009

In accordance with the Standard Operating Procedures approved by the Board of Supervisors on July 25, 1994, which provide guidance to Department of Planning and Zoning ("DPZ") staff regarding the review of public facilities projects pursuant to Va. Code Sec. 15.2-2232, the Facilities Planning Branch of the Planning Division offers the following comments on the proposed telecommunication facility (concurrent with Special Exception, SE 2009-SP-019).

PROJECT DESCRIPTION

(Attachment A)

Applicants, Northern Virginia Electric Cooperative ("NOVEC"), New Cingular Wireless, P.C.S., L.L.C. d.b.a. AT&T Mobility ("New Cingular"), and Smartpole, Inc. ("Smartpole") propose to construct a telecommunications facility consisting of a 125-foot monopole and related equipment compound on the site owned by NOVEC ("the subject property") at 4904 Mattie Moore Court, Fairfax (Tax Map Parcel 56-4 ((1)) 20A).

PROPOSAL: Construct a telecommunications facility consisting of a 125-foot monopole and related equipment ("the facility").

Location and Size: Proposed facility is located on Mattie Moore Court, west of its intersection with Shirley Gate Road. Specifically, the proposed facility is located on the southern part of parcel 20A in a clearing which is surrounded by stands of trees. The area of the subject parcel is 1.37 acres and the telecommunications compound has an area of 2,500 square feet (area of disturbance 2,704).

Site Features: The subject property has a clearing in the southern portion and is surrounded by vacant, wooded parcels. Access to Mattie Moore Court is through a 27-foot wide gravel access road inside a 50-foot wide ingress and egress easement.

PROPOSED USE:

T-Mobile proposes to construct a 125-foot monopole and install four antenna platforms which may support 12 panel antennas (each) for four telecommunication carriers. The proposed antenna will be white and the monopole will be colored light silver. New Cingular's seven (7) equipment cabinets (each cabinet measuring 76.4 inches height by 30.3 inches width by 29.4 inches depth) will be located in a compound (50-foot long by 50-foot width; 2,500 square feet) at the bottom of the monopole and screened by an 8-foot high board-on-board fence.

Project Justification:

According to the applicants, the proposed facility will be an important part of an area-wide wireless communications network. Radio frequency coverage maps depicting the applicants' current and projected coverage in the area are included in the attached 2232 application. As demonstrated by these maps, the applicants' coverage objectives is to provide coverage along Braddock Road, Lee Highway, Fairfax County Parkway and surrounding neighborhoods where existing coverage is deficient or nonexistent.

Proposed Facility: Will include the following (all dimensions are approximate):

Structure – The proposed monopole will be 125-feet in height (129 feet at the top of the lighting rod), composed of steel and light silver in color. The diameter of the monopole is 48 inches at the base and 24 inches at the top. The monopole will be located in the center of the proposed equipment compound.

Antennas – 12 panel antennas (8.5 feet high x 24 inches wide) are proposed by New Cingular to be located on the monopole at 121.5-foot centerline above ground level (AGL) of the proposed 125-foot monopole. Antennas are colored white and composed of plastic, while the antenna mounting is composed of fabricated metal. Up to 36 additional panel antennas will be located on the monopole for three future carriers. These future antennas will be located at RAD centers of 111.5 feet, 101.5 feet and 91.5 feet AGL.

Equipment – Seven equipment cabinets, each measuring 76.4 inches height by 30.3 inches width by 29.4 inches depth will be located on a 11' long by 11' wide pad site. According to the applicant, the cabinets will consist of gray metal. There are three pad sites (12' long by 12' wide, 20' long by 12' wide, 30' long by 12' wide).

Compound – Located in the southeast portion of the clearing in the southern part of the subject property surrounded by stands of trees. This area measures approximately 50 feet wide by 50 feet long (2,500 square feet in area). According to the applicant, the equipment structure will be enclosed by an 8-foot high board-on-board fence with a 12-foot wide double swing access gate.

Access – Access to the compound is from the cleared area located on the west side of the compound. An access road across an ingress/egress connects this area with Mattie Moore Court.

Operations – The facility will operate automatically and will not require personnel or hours of attendance. It will operate twenty-four (24) hours a day, three hundred and sixty-five days a year. Maintenance personnel will visit the site periodically and occasionally for repairs or modifications to the facility.

Site and Off-site Impacts: The applicant states that the facility will have no impact as to traffic, noise, light pollution, air quality, water quality or radiation on adjoining properties. The applicants state this facility will be located on a non-residential use parcel. Applicants indicate this parcel has dense tree screening which would screen the majority of the pole from surrounding vacant land which is planned for residential use.

ALTERNATIVE SITES

Applicants state that in addition to the selected site, the following sites were evaluated:

1. **DVP Power Pole at Fairfax Community Church property:** This candidate is a Dominion Power pole that is located at 11451 Braddock Rd. The church has an existing carrier (Sprint/Nextel) on one of the power poles located on the property. In the interest of the collocating on existing structures, this option was first explored. The church refused to lease the ground space necessary to collocate on one of these power poles.
2. **DVP Power Pole, Golf Course/Driving Range property:** This candidate is a driving range/golf course that has Dominion Power poles located at 11501 Braddock Road. The owner of the property refused to lease the ground space in order to collocated on one of the power poles.
3. **DVP Power Pole, 5049 Huntwood Manor Drive:** Landowner was not willing to lease the ground space necessary for the applicants to collocate its antennas on the power pole.
4. **DVP Power Pole, Corner of Mendell Street and Braddock Road:** Landowner was unwilling to lease the necessary ground space in order to collocate applicants' antennas on the power pole.

PLANNING ANALYSIS

The subject property is located on the north side of Mattie Moore Court west of Shirley Gate Road. It is surrounded by wooded vacant lots which are planned for residential use at .1-.2 dwelling unit per acre and zoned R-C. The subject property is located in the BR-7 Braddock Community Planning Sector of the Bull Run Planning District in Area III.

In the Fairfax County Comprehensive Plan 2007 edition, Area III, Bull Run Planning District, amended through January 26, 2009, BR-7 Braddock Community Planning Sector, under Recommendations, Land Use; pg. 92; the plan states:

1. "The land generally located south of the Route 29 Corridor and north of Braddock Road in the Popes Head Creek watershed, as shown on the Plan map, is planned for residential use at .1-.2 dwelling unit per acre to conform with the findings of the Occoquan Basin Study."

The subject property is planned for residential use at .1-.2 dwelling unit per acre according to the Comprehensive Plan Map.

Policy Plan:

Fairfax County Comprehensive Plan, Policy Plan, 2007 Edition; Public Facilities, as amended through January 10, 2005; **MOBILE AND LAND-BASED TELECOMMUNICATION SERVICES, GENERAL GUIDELINES**, pages 37 – 39:

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

- Policy a. Avoid the construction of new structures by locating mobile and land- based telecommunication facilities on available existing structures . . . when the telecommunication facilities can be placed inconspicuously to blend with such existing structures.
- Policy b. Locate new structures that are required to support telecommunication antennas on properties that provide the greatest opportunity to conceal the telecommunication facilities and minimize their visual impact on surrounding areas.
- Policy c. Subject to the availability and feasibility of a public site, when multiple sites have equal opportunity to minimize impacts, consider public lands as the preferred location for new structures. . . .
- Policy e. Locate mobile and land-based telecommunication facilities operated by different service providers on single sites and/or structures whenever appropriate. . . .
- Policy f. Ensure that the height of towers and monopoles has the least visual impact and is no greater than required to achieve service area requirements and potential collocation, when visually appropriate.
- Policy g. Ensure that the use of public property by mobile and land based telecommunication facilities does not interfere with the existing or planned operational requirements of the public use.
- Policy h. Design, site and/or landscape mobile and land-based telecommunication facilities to minimize impacts on the character of the property and

surrounding areas. Demonstrate the appropriateness of the design through facility schematics and plans which detail the type, location, height, and material of the proposed structures and their relationship to other structures on the property and surrounding areas.

- Policy i. Demonstrate that the selected site for a new monopole and tower provides the least visual impact on residential areas and the public way. Analyze the potential impacts from other vantage points in the area to illustrate that the selected site provides the best opportunity to minimize the visual impact of the proposed facility.
- Policy j. Mitigate the visual impact of proposed telecommunication structures, and their antennas and ancillary equipment, using effective design options appropriate to the site such as:
- blending facilities with an existing pattern of tall structures;
 - obscuring or blocking the views of facilities with other existing structures, vegetation, treecover, . . . to the maximum extent feasible;
 - increasing the height of or replacing existing structures to reduce the need for another structure when such height increases or structure replacements are appropriate to the site and the surrounding area.

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

- Policy a. Disguise and camouflage the appearance of telecommunication facilities so as to resemble other man-made structures and natural features (such as flagpoles, bell towers, and trees) that are typically found in a similar context and belong to the setting where placed;
- Policy b. Design telecommunications facilities that are disguised and camouflaged to be of a bulk, mass and height typical of and similar to the feature selected;
- Policy c. Use appropriately other new and existing structures and vegetation of comparable form and style to establish a grouping that complements a camouflaged telecommunication facility and supports its design, location and appearance.”

STAFF ANALYSIS:

Department of Planning and Zoning

Visual impact assessment

On September 25, 2009, the applicant conducted a balloon test to evaluate the visual impact of the proposed 125-foot high monopole upon the surrounding area which while vacant is planned and zoned for residential use. Views from the Huntwood Manor, Leehigh Village, Gesher School, Fairfax Woods, and properties south of Braddock Road were examined. Observations at the test revealed that the proposed monopole was substantially screened by the surrounding woods of the subject property and surrounding vacant, wooded parcels. At the very top part of the proposed monopole would be the only portion visible along a 100-foot area on the north side of Braddock Road. Therefore, the public way, Braddock Road was not visually impacted by the proposed 125-foot monopole. In order to ensure the screening of the monopole by the existing woods on the subject property, the applicant was requested to designate a tree preservation area (area of no disturbance) of all existing trees on the parcel. In addition, the applicant was requested to provide additional tree plantings along the north eastern and south eastern tree buffers to create 50-foot wide tree buffers. A condition to preserve all existing trees on the subject property will be included in the development conditions of the special exception. These measures will assure that the monopole is visually mitigated by tall tree vegetation in the future.

ZONING REVIEW

(Attachment B)

The property is zoned R-C District. Special Exception approval is required and a special exception amendment application was submitted to the County on March 6, 2009. Site is subject to SE 84-S-022.

TRANSPORTATION REVIEW

(Attachment C)

The Fairfax County Department of Transportation (FCDOT) and Virginia Department of Transportation (VDOT) staff provided the following comments:

FCDOT has no transportation issues with this application. VDOT has no objection to approval of the application.

URBAN FORESTRY

(Attachment D)

Staff of the Urban Forestry Division of the Department of Public Works and Environmental Services reviewed the proposed development and provided the following comments:

Development conditions for tree to be preserved, limits of areas to be left undisturbed and tree protection fencing and signage are proposed by the applicant to help ensure existing trees designated for preservation are protected through construction of the project and provisions are in place to mitigate damage and replaced dead/dying trees as necessary.

ENVIRONMENTAL AND SITE REVIEW DIVISION (Attachment E)
DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES

Chesapeake Bay Preservation Ordinance (CBPO)

There is no Resource Protection Area on the property. As long as fewer than 2500 square feet of new impervious area is proposed, no water quality controls will be required.

Floodplain

There is no regulated floodplain on the property.

Downstream Drainage Complaints

There is no record of drainage complaints on file.

SWM

The storm water detention requirement can be met if no new impervious areas are proposed and the site's outfall is shown to be adequate.

Site Outfall

No outfall statement is provided. A narrative meeting PFM 6-0204 will be required at site plan.

PARKS (Attachment F)

Fairfax County Park Authority (FCPA) staff reviewed the application and determined that this application bears no adverse impact on land or resources of the Park Authority.

HISTORIC RESOURCES (Attachment G)

The Historic Resources staff of the Planning Division of DPZ initially concluded that:

Recommendations:

1. The Cultural Resource and Protection Section of the Fairfax County Park Authority (FCPA) provide comment on this application to address both the heritage resource plan text and the History Commission comment and recommendation.
2. The applicant provide to the Department of Planning and Zoning (DPZ), Planning Division a copy of the completed Section 106 comment from the Virginia Department of Historic Resources prior to the Planning Commission public hearing.

Note: The applicant provided the above requested information. The Cultural Resource and Protection Section of the FCPA provided a memo addressing the History Commission comment and recommendation.

CONFORMANCE WITH THE COMPREHENSIVE PLAN

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

- Location

Plan guidelines support the location of telecommunication uses on an existing public utility site in a predominately residential area when it is compatible with its surroundings and other, more suitable land uses, such as public property or commercial or industrial properties are not available. Although no commercial or industrial properties are present in the vicinity of the area to be served, the applicant states that a number of other sites in the surrounding vicinity were evaluated as a possible alternative location. These sites did not meet coverage objectives due to lack of acceptance of the property owners.

The subject property includes stands of trees along all four boundaries as well as in its interior in the northwestern portion of the site. While the density of growth varies throughout the site, staff concludes that these existing trees will screen views of the facility from adjoining nearby residential and planned residential land uses, as recommended by the Plan. Furthermore, the applicant has proposed additional landscaping and tree preservation areas to mitigate existing and future visual impact of the proposed monopole and equipment compound. In addition, the extensive tree cover on adjacent properties in the immediate area further serves to effectively mitigate the structures visual presence.

The proposed facility will be central to service an existing void area and will be designed to accommodate at least four (4) telecommunications service providers, in accordance with Plan recommendations for collocation. Finally, the proposed telecommunications facility is not located within a flood plain or other environmentally sensitive area, in accordance with the Plan Guidelines.

- Character

The proposed monopole will be screened by the existing tall tree stands located on the subject property. In addition, tree save areas are designated for all existing trees on the subject parcel. Supplemental tree landscaping will be provided along the eastern, southern and western sides of the equipment compound. Foundation plantings will be located on the northern side. The combination of existing and proposed tree landscaping along with the tree cover on adjacent parcels, should mitigate any visual impact of the monopole into the future and ensure the facility blends with its surroundings.

Staff concludes that the proposed monopole's interior site location and surrounding supplemental and existing trees will effectively mitigate the facility's visual impact on future adjacent development. Therefore, the proposed monopole will be compatible and in context

with the character of the wooded, future residential area. 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 1.37-acre subject property is a wooded parcel where an electric power substation was previously located in a cleared area. The monopole and the equipment compound (approximately 50 feet by 50 feet) will occupy 2,500 square feet which accounts for four percent of the total area of the subject property. The property's size permits substantial setbacks of the facility. Therefore, staff concludes that the proposed unmanned facility will not have an adverse impact on the use of the existing site or on the possible future development of the surrounding area, in accordance with the Plan guidelines.

CONCLUSIONS AND RECOMMENDATIONS

Staff concludes that the subject proposal, Application 2232-S09-17, Northern Virginia Electric Cooperative (NOVEC), New Cingular Wireless PCS, LLC (d.b.a. AT&T Mobility) and Smartpole, Inc to construct a 125-foot high monopole, antennas, equipment shelters and compound and site improvements located at 4904 Mattie Moore Court, Fairfax, 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.

COUNTY OF FAIRFAX, VIRGINIA

**APPLICATION FOR DETERMINATION
PURSUANT TO
SECTION 15.2-2232 OF THE CODE OF VIRGINIA**

Application Number: 2232-509-17
(assigned by staff)

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

(Please Type or Print All Requested Information)

PART I: APPLICATION SUMMARY

ADDRESS OF PROPOSED USE

Street Address 4904 Mattie Moore Ct.

City/Town Fairfax Zip Code 22030

APPLICANT(S)

Applicants are: Northern Virginia Electric Cooperative,
Name of Applicant New Cingular Wireless PCS, LLC d.b.a. AT&T Mobility and
Smartpole, Inc.

Street Address 7150 Standard Dr.

City/Town Hanover State MD Zip Code 21076

Telephone Number: Work (202) 457-4293 Fax (202) 457-1678

E-mail Address nvelez@jackscamp.com

Name of Applicant's Agent/Contact (if applicable) Nelson Figueroa-Velez

Agent's Street Address 1120 20th St. N.W., Suite 300

City/Town Washington State DC Zip Code 20036

Telephone: Work (202) 457-4293 Fax () 202-457-1678

PROPOSED USE

Street Address 4904 Mattie Moore Ct.

Fairfax Co. Tax Map and Parcel Number(s) 0564-01-0020A

Brief Description of Proposed Use _____

Construction of a 129' high structure. New Cingular proposes to install up to 12 panel antennas (4 per sector, 3 sectors in total) at a RAD center of 121-6' and locate related ground equipment cabinets near the base of the structure inside a 50' x 50' equipment compound enclosed by 8' high board on board fencing.

The improvements which were placed on the property, per the approved Special Exception, have been removed except for existing underground transformer boxes that are not in use.

Applicants proffer to remove all the debris existing on the property.

Total Area of Subject Parcel(s) 1.3774 (acres or square feet)

Portion of Site Occupied by Proposed Use 2704 (acres or square feet)

Fairfax County Supervisor District Springfield

Planned Use of Subject Property (according to Fairfax County Comprehensive Plan)
Telecommunication Facility

Zoning of Subject Property RC

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

SE-84-S-022

PROPERTY OWNER(S) OF RECORD

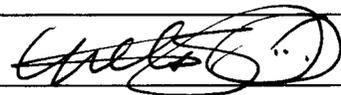
Owner Northern Virginia Electric Cooperative

Street Address P O Box 2710

City/Town Manassas State VA Zip Code 20108

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

Name of Applicant or Agent Nelson Figueroa-Velez, Agent

Signature of Applicant or Agent 

Date 10 - 19 - 2009

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

Submit completed application to:

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

<p>FOR STAFF USE ONLY</p> <p>Date application received: <u>3/5/09</u></p> <p>By: <u></u></p> <p>Additional information requested to complete application:</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>Date application accepted: <u>9/8/09</u></p> <p>By: <u></u></p>
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PART III: TELECOMMUNICATION PROPOSAL DETAILS

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

PROPOSED TELECOMMUNICATION USE

Use is (check one):

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

PROJECT DETAILS

1. ANTENNA

Number and Type: 12 pannel
Dimensions: height 75.4" width 10.3" depth 5.9" diameter _____
Location / Placement: Tower
Wattage: 250 WATTS
Material and Color: plastic
Material and Color of the Antenna Mounting: steel/ metallic
Height Above Ground: 121-6'

2. EQUIPMENT

Number and Type of Cabinets or Structures: 7 Cabinets
Cabinet / Structure Dimensions: height 76.4" width 30.3" depth 29.4"
Height of equipment platforms, if any: concrete slab
Material and Color: metal/ grey
Location: inside compound
Method of Screening: 8' hight board on board fence

3. STRUCTURE ON WHICH ANTENNAS WILL BE MOUNTED

Maximum Height: 121-6'
Material: Metal
Color: grey
If structure is within a utility right-of-way, state right-of-way width:
N/A

If the proposed structure will replace an existing pole or tower, provide dimensions of the existing structure:

Height of Structure to be Replaced: N/A

Diameter or Overall Footprint of Structure to be Replaced: N/A

4. ADDITIONAL INFORMATION

The following information, as relevant to the proposal, shall be included:

A. ELEVATIONS: Structural elevation drawings showing the placement of the antenna and the related equipment on the existing or proposed structure;

B. ANTENNA: Details showing the antenna and antenna mountings and the location of the antenna on the building or structure;

C. BUILDING ROOF PLAN AND CALCULATION: If located on a building rooftop, provide a roof plan at a scale of 1"= not more than 20' showing all existing penthouses, structures and mechanical equipment on the roof and the location of the proposed antenna and related telecommunications equipment. Include a calculation stating 1) the percentage of the roof which is covered by all existing structures, and 2) the percentage that will be covered by all existing structures plus the proposed antennas, equipment cabinets and shelters;

D. SCREENING: Details of screening for the equipment structure and/or antenna structure showing type of screening material, dimensions and placement; if landscaping is provided, list the height of the landscaping at time of planting and the ultimate height;

E. PROPERTY PLAT: A plat of the property prepared by a certified engineer showing the location of the proposed ground equipment structure and antenna, the relationship to other structures on site, with measured distances from all property boundaries or easement lines if the structure or antenna is placed in an easement;

F. PHOTOGRAPHS: For collocations on existing buildings or other structures such as power poles or towers, provide photographs of the building or structure showing the proposed placement of the antenna and related equipment;

G. PHOTOGRAPHIC SURVEY: For proposed structures, provide a photographic survey of the project site. Photographs should be taken from the subject property boundaries at four or more locations to show on- and off-site views of the subject property and to identify the proposed location of the facility on the site. The number of photos submitted will vary according to site size but should be adequate to view the entire site;

H. PHOTO SIMULATIONS: Provide photo simulations illustrating the proposed facility, antennas and equipment. Include enough photo simulations to accurately depict the proposed facility. For new structures, the photo simulations should depict the appearance of all proposed structures and equipment as viewed from the subject site and adjoining properties and show the relationship to existing site features such as building, trees and other physical features. For rooftop or structure installations, the photo simulations should depict the appearance of the antennas and equipment when installed. Photo simulations may be submitted to Fairfax County as part of the application. For new structures the simulations may be submitted following completion of an on-site height test.

I. On-site Height Test: For proposed poles or towers, the applicant should conduct an on-site height demonstration, such as a balloon or crane test, to simulate the extent of the proposed structure's visibility from surrounding properties. Such test should be coordinated with the staff coordinator.

END OF APPLICATION

EXHIBIT A2

**Statement of Justification in Support of Application for Approval of
Wireless Telecommunications Site Pursuant to Section 15.2.2232 of the
Code of Virginia**

Applicant(s): Northern Virginia Electric Cooperative, New
Cingular Wireless PCS, LLC, d.ba. AT&T Mobility
& Smartpole, Inc.
Site Name: Boulevard Estates
Property Address: 4904 Mattie Moore Ct., Fairfax, VA 22030
(Fairfax County)
District: Springfield
Parcel Id No.: 0564-01-0020A
Zoning Classification: RC (Res Conservation 1 DU/5AC)
Property Owner: Northern Virginia Electric Cooperative

Applicants, Northern Virginia Electric Cooperative ("NOVEC"), New Cingular Wireless PCS, LLC d.b.a. AT&T Mobility ("AT&T Mobility"), and Smartpole, Inc. ("Smartpole"), all together known as "Applicants" request a Special Exception to allow the construction and operation of a wireless telecommunication facility consisting of a 129' high monopole (including a 4' high lighting rod). Related ground equipment to be located within a 50' x 50' compound surrounded by a 8' high board on board fence. The monopole and ground space will allow the collocation for up to 4 wireless carriers including applicant AT&T Mobility.

The following statement of justification is submitted in support of the applicants' aforementioned requests. Applicants submit that the proposed wireless facility is in accord with the Comprehensive Plan as to location, character and extent. ***Applicants proffer to remove all the debris existing on the property.***

CURRENT IMPROVEMENTS ON AND DESCRIPTION OF SUBJECT PROPERTY

The subject property is composed of approximately 1.3774 acres ("Property") and is zoned Res Conservation ("RC"). It adjoins properties also zoned RC. The Property was granted a Special Exception, SE-84-S-022, for a electrical substation and distribution center, including transformer station on May, 21 1984. ***The improvements which were placed on the property,***

per the approved Special Exception, have been removed except for existing underground transformer boxes that are not in use.

The Property is owned by NOVEC. AT&T Mobility entered into a lease agreement with NOVEC, pursuant to which AT&T Mobility is authorized to install a wireless telecommunications facility on the Property. NOVEC has authorized AT&T Mobility to seek all required County authorizations.

The subject property is vacant and is not improved except for the existing underground transformer boxes that are not in use. Access to the property is via a 50' long access drive off of Mattie Moore Ct, which is connected to the existing parking lot on the property. Photographs of the Property, attached hereto, provide further information about the Property. Finally, a copy of a recent County Zoning Map is enclosed herein and depicts the location of the subject property and neighborhood.

DESCRIPTION OF THE PROPOSED TELECOMMUNICATIONS SITE

Applicants request approval of its 2232 application for the installation of a 129' high monopole on the subject property and location of related ground equipment on a near the base of the monopole (hereinafter the "Site"). The monopole and ground equipment will be located within a compound measuring approximately 2,500 sq. ft. The compound will be enclosed by an 8' high board on board fence. Access to the Site will be via the existing access drive on the subject property. The monopole will be designed to accommodate a minimum of 4 wireless telecommunications carriers, including applicant AT&T Mobility.

AT&T Mobility will install up to 12 antennae at a RAD center of 121-6' on the structure. AT&T Mobility's antennae measure approximately 10.3"x5.9"x80" or less. AT&T Mobility will also install 7 equipment cabinets measuring 82"(h) x 60".5 (w) x 31"(d) or less on a metal platform.

The installation proposed by AT&T Mobility 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.

NEED FOR THE WIRELESS TELECOMMUNICATIONS FACILITY

As FCC licensees, AT&T Mobility is 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 of 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 AT&T Mobility's coverage objectives in the area. 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.

Radio frequency coverage maps depicting AT&T Mobility's coverage in the area presently and the improvement anticipated after installation at the proposed monopole are enclosed with this application. As demonstrated by these maps, AT&T Mobility's coverage objective is to provide coverage along Braddock Rd, Lee Highway, Fairfax County Parkway and surrounding neighborhoods where existing coverage is substantially deficient or nonexistent.

There were no existing structures feasible for collocation. Alternative locations were evaluated but were rejected by the landlord or by AT&T Mobility. Furthermore, the proposed site was chosen for its particular suitability to the site, including its location, satisfaction of AT&T Mobility's coverage objectives, and the nature of the existing use of the property. The substantial tree coverage and proximity to open space make the subject property particularly suitable for the proposed wireless telecommunications use. Due to the absence of feasible collocation opportunities in the area, AT&T Mobility's needs in the area cannot be satisfied without the installation of the proposed Site. Installation of AT&T Mobility's antennae on the proposed monopole will satisfy this objective,

providing wireless telecommunications coverage to AT&T Mobility'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, AT&T Mobility 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.

Applicant addresses each section of the Fairfax Comprehensive Plan applicable to its 2232 application below. The Fairfax County regulations are stated in boldface; Applicant's responses immediately follow.

COMPLIANCE WITH THE APPLICABLE OBJECTIVES OF THE FAIRFAX COUNTY COMPREHENSIVE PLAN, 2007 ed.

MOBILE AND LAND-BASED TELECOMMUNICATIONS SERVICES:

Mobile and land-based telecommunication services provide for the wireless transmission of voice and data and include cellular and personal communications services (PCS), and mobile radio. These services operate from wireless networks that are dependent on antenna devices and related equipment to transmit from a sender to one or more receivers. Such services are viewed as public utility service providers that benefit the community and its economic growth and vitality. The objectives and policies set forth in this section provide guidance on siting and design issues and are used in evaluating land use applications.

GENERAL GUIDELINES

COMPLIANCE WITH THE APPLICABLE OBJECTIVES OF THE FAIRFAX COUNTY COMPREHENSIVE PLAN, 2007 ed.

MOBILE AND LAND-BASED TELECOMMUNICATIONS SERVICES:

Mobile and land-based telecommunication services provide for the wireless transmission of voice and data and include cellular and personal communications services (PCS), paging and wireless internet services and mobile radio. These services operate from wireless networks that are dependent on antenna devices and related equipment to transmit from a sender to one or more receivers. Such services are viewed as public utility service providers that benefit the community and its economic growth and vitality. The objectives and policies set forth in this section provide guidance on siting and design issues and are used in evaluating land use applications. They should not be interpreted as superseding or amending any requirements of the Zoning Ordinance or other local, state and Federal laws pertaining to these issues.

GENERAL GUIDELINES

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

Policy a. Avoid the construction of new structures by locating mobile and land- based telecommunication facilities on available existing structures such as building rooftops, telecommunication and broadcast poles and towers, electrical utility poles and towers, and water storage facilities when the telecommunication facilities can be placed inconspicuously to blend with such existing structures. (See Figures 8, 9, 10.)

Applicant's Response: As evidenced by the Site Acquisition Statement attached hereto, there are no existing structures or facilities in the vicinity of the proposed Site which could be used for collocation purposes. Construction of a new structure is, therefore, in response to a growing need in the area. Applicant, however, has made great efforts to make the new structure inconspicuous by placing it in proximity to existing vegetation on the Property and at considerable

distance from neighboring residences. Thus, the proposed site is in compliance with the above policy.

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

Applicant's Response: The placement of the new structure in proximity to existing mature vegetation on the Property and at considerable distance from neighboring residences are all factors that demonstrate the applicant's compliance with the above policy. The Site will have minimal visual impact on the subject and adjacent properties. Thus, the proposed site is in compliance with the above policy.

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

Applicant's Response: As demonstrated by the RF maps submitted hereto, the Property is particularly suitable to the installation of the Site because placement of the monopole on the Property satisfies applicant's coverage objectives. Adherence to the above policy is, therefore, achieved by the reduction of visual impact of the proposed Site.

Policy d. Locate mobile and land based telecommunication facilities on public property only after a lease agreement between the County, or related board or authority, and service provider has been established.

Applicant's Response: Not applicable.

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

Applicant's Response: As evidenced by the Site Plans attached hereto, the proposed structure is designed to accommodate up to 4 wireless service providers. Thus, the objectives noted in the above policy are fully satisfied by this application.

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

Applicant's Response: As demonstrated by the RF maps and the Radio Frequency Engineer and Site Acquisition statements, AT&T Mobility's coverage objectives are satisfied by installation at a RAD center of 121-6'. Thus, the proposed 129' (including a 4' high lightning rod) monopole is no greater than the need in the area. Visual impact concerns are significantly reduced by the location of the monopole, the location of the property within a dense wooded area.

Policy g. Ensure that the use of public property by mobile and land based telecommunication facilities does not interfere with the existing or planned operational requirements of the public use.

Applicant's Response: The proposed Site will not interfere with the existing or planned operational requirements of the public use.

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

Applicant's Response: The placement of the proposed monopole in proximity to existing woods and at considerable distance from neighboring dwellings are all factors that demonstrate the applicant's compliance with the above policy. Any adverse visual impact of the Site is substantially reduced by the aforementioned factors. Enclosed hereto are photographs of the site and site drawings that depict the conditions on the property and the Site's minimal visual impact on neighboring properties. Thus, the proposed Site is in compliance with the above policy.

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

Applicant's Response: The placement of the proposed monopole in proximity to existing woods and at considerable distance from

neighboring dwellings are all factors that demonstrate the applicant's compliance with the above policy. Any adverse visual impact of the Site is substantially reduced by the aforementioned factors. Enclosed hereto are photographs of the site and site drawings that depict the conditions on the property and the Site's minimal visual impact on neighboring properties. Thus, the proposed Site is in compliance with the above policy.

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

- **locating facilities near to or within areas of mature vegetation and trees which effectively screen or provide an appropriate setting for the proposed structure or which, when viewed in context, considering perspective views, relative topography and other factors, mitigate their visual presence and prominence;**
- **blending facilities with an existing pattern of tall structures;**
- **obscuring or blocking the views of facilities with other existing structures, vegetation, treecover, or topographic features to the maximum extent feasible;**
- **increasing the height of or replacing existing structures to reduce the need for another structure when such height increases or structure replacements are appropriate to the site and the surrounding area.**

Applicant's Response: As discussed in detail above, applicant's proposal conforms with each of the recommendations noted in the above policy. It calls for location of the Site surrounded by mature vegetation and trees on the Property, and other factors discussed above all show adherence to the above policy.

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

Applicant's Response: Applicant is not aware of any adverse impact on historically significant properties in the area by the installation of the proposed Site.

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

Applicant's Response: Applicant is not aware of any adverse impact on environmentally significant areas in the area by the installation of the proposed Site.

Policy m. Site proposed facilities to allow for future expansion and maintain levels of screening to accommodate expansion.

Applicant's Response: The proposed monopole is designed to accommodate up to 4 wireless telecommunications providers, as depicted on site drawing attached hereto. In the event that there develops a need for additional expansion of the Site, the Property is of sufficient size to accommodate such a need. Thus, the intent of the above policy is maintained by the installation.

Policy n. Design and site proposed facilities to preserve areas necessary for future right-of-way dedication and ancillary easements for construction of road improvements.

Applicant's Response: Since the monopole is placed approximately 237' from Mattie Moore Ct. it is highly unlikely that it could encroach or hinder any future road improvements.

Policy o. Locate and construct antennas used for purposes other than mobile and land-based telecommunication services in accordance with the same guidelines established in this "Mobile and Land-Based Telecommunications Services" section.

Applicant's Response: Not applicable. Applicant proposes to install antennae for wireless telecommunications services.

Objective 43: Design telecommunication facilities to mitigate their visual presence and prominence, particularly when located in residential areas, by concealing their intended purpose in a way that is consistent with the character of the surrounding area. (See Figures 11 and 12.)

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

Applicant's Response: Factors such the surrounding neighborhood, the size of the Property, and the location of the Site and the existing mature vegetation which surrounds the property offers a low likelihood

of an adverse visual impact. Thus, the proposal meets the intent and spirit of above policy.

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

Applicant's Response: The proposed structure will be located in an area close to existing trees on the Property. The height of 129' (including a 4' high monopole) is requested due to the coverage needs in the area, as demonstrated by the RF plots attached hereto. A structure of lower height will not satisfy the coverage objectives and thus render the proposed Site less productive, with the continued need for additional wireless telecommunications poles in the area. The proposed monopole will be capable of collocating 4 wireless carriers including applicant AT&T Mobility.

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

Applicant's Response: The proposed structure will be located in an area surrounded by existing mature vegetation on the Property. Likewise, the visual impact of the Site is reduced by placement within existing mature vegetation.

RELATIONSHIP OF THE PROPOSAL TO THE COMPREHENSIVE PLAN

Cingular has addressed throughout its Statement of Justification any and all recommendations, objectives and policies promulgated under the Comprehensive Plan for the proposed telecommunication facility. The Pole will be designed to accommodate a minimum of 4 wireless telecommunications carriers antennae as follows:

a. AT&T's Installation at RAD Center of 121-6'

Applicant, AT&T has expressed an interest in locating its antennae and equipment at the Site. AT&T will install up to 12 wireless telecommunications antennae, measuring 8.5'x2'x1' or less, at a RAD center of 121-6' on the Pole and install equipment cabinets within the proposed compound to contain its telecommunications equipment.

b. Future Wireless Telecommunication Carrier Installation at RAD Center of 111-6'

Applicants seek to include in their application for special exception, installation of up to twelve wireless telecommunications antennae measuring 8.5'x2'x1' or less by a future second carrier, anticipated to occupy a RAD center of 111-6' on the Pole. Related equipment will be placed in the compound near the base of the Pole.

c. Future Wireless Telecommunication Carrier Installation at RAD Center of 101-6'

Applicants seek to include in their application for special exception, installation of up to twelve wireless telecommunications antennae measuring 8.5'x2'x1' or less by a future third carrier, anticipated to occupy a RAD center of 101-6' on the Pole. Related equipment will be placed in the compound near the base of the Pole.

d. Future Wireless Telecommunication Carrier Installation at RAD Center of 91-6'

Applicants seek to include in their application for special exception, installation of up to twelve wireless telecommunications antennae measuring 8.5'x2'x1' or less by a future third carrier, anticipated to occupy a RAD center of 91-6' on the Pole. Related equipment will be placed in the compound near the base of the Pole.

INTRODUCTION & BACKGROUND

Applicant Cingular, is licensed by the Federal Communication Commission (hereinafter "FCC") 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)

Currently, Cingular is undergoing a major system-wide upgrade to its existing network throughout the United States in stages. With the acquisition of Cingular by AT&T, Cingular has a larger band spectrum that will allow Cingular to provide upgraded voice and data services to its subscribers. More specifically, Cingular is upgrading its network from AMPS and TDMA technologies to the Global System for Mobile Communications hereinafter "GSM") standard and ultimately to the Universal Mobile Telecommunications Standard (hereinafter "UMTS"). This upgrade, and ultimate conversion, to the GSM/UMTS standards will require the strategic location of cell sites throughout the State Virginia and across the continental US.

Cingular's Radio Frequency Engineers ("RF") and Real Estate Site Acquisition Specialist have identified this site, which will meet RF technical requirements. Finally, this site will serve as the network's infill and capacity site with the capabilities of enhanced E911 service for wireless service to residents, businesses and commuters throughout Fairfax County.

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.

As discussed above, the Fairfax County Comprehensive Plan provides the objectives and policies set forth in this section to provide guidance on siting and design issues and is used in evaluating land use applications. Applicants' request approval of a Wireless Telecommunications Site pursuant to Section 15.2.2232 of the Code of Virginia. The granting of applicants' request will be in harmony with the spirit and intent of the Comprehensive Plan and will not be injurious to the neighborhood or otherwise detrimental to public welfare.

ALTERNATIVE SITES CONSIDERED

CANDIDATE 1 – DVP Power Pole located on Fairfax Community Church’s property

This candidate is a Dominion Power pole that is located at 11451 Braddock Rd. The church has an existing carrier (Sprint/Nextel) on one of the power poles located on the property. In the interest of following County Code with regard to Wireless Communications Carriers collocating on existing structures, this option was the first explored. The church refused to entertain leasing the ground space necessary to collocate on one of these power poles. The church had already attempted to terminate the lease with Sprint/Nextel but was unsuccessful in doing so.

CANDIDATE 2 – DVP Power Pole Located on Golf Course/Driving Range Property.

This candidate is a driving range/golf course that has Dominion Power Poles located on the property at 11501 Braddock Rd. The owner of the property refused to work with AT&T and lease the ground space in order to collocate on one of the power poles. In the interest of following the County Code with regard to Wireless Communications Carriers collocating on existing structures, this option was the second option explored.

CANDIDATE 3 – DVP Pole Located on 5049 Huntwood Manor Drive

This candidate is a Dominion Power Pole located at 5049 Huntwood Manor Drive. In the interest of following the County Code with regard to Wireless Communications Carriers collocating on existing structures, this option was the third option explored. At this location the land owner was not willing to lease the ground space necessary in order for AT&T to collocate it’s antennas on the power pole.

CANDIDATE 4- DVP Pole Located on Corner of Mendell St. and Braddock Rd.

This candidate is a Dominion Power Pole located on a property at the corner of Mendell Street and Braddock Road. In the interest of following the County Code with regard to Wireless Communications Carriers collocating on existing structures, this option was the fourth option explored. This land owner was also unwilling to lease the necessary ground space in order to collocate AT&T’s antennas on the power pole.

**PROPERTY IDENTIFICATION MAP(S) AT A SCALE OF 1"=500'
IDENTIFYING THE PROPOSED SITE FOR THE FACILITY OR USE.**

See Attachments

**PLAN FOR DEVELOPMENT OF THE SITE AT A SCALE OF 1"=50' OR
LARGER.**

The plan for development complies with the applicable components of the guidelines.

REDUCED COPY OF PLANS

Included hereto.

**OTHER INFORMATION AS MAY BE DEEMED APPROPRIATE BY THE 2232
REVIEW COORDINATOR**

Applicants shall accommodate the Commission in all reasonable requests and recommendations to ensure approval of the proposed wireless facility through its process.

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 applicant, respectfully requests approval of their Wireless Telecommunications Site pursuant to Section 15.2.2232 of the Code of Virginia, as described herein. Applicant request is in compliance with the Fairfax County Comprehensive Plan and Fairfax County Zoning Ordinance. Granting applicant's request will, therefore, be appropriate and in the best interest of Fairfax County and its citizens.

RF Justification for VA1586BLVDESTS

Site Name: VA1586BLVDESTS

Address: 4904 Mattie Moore Ct, Fairfax, VA, 22030

The objective of this site is to provide seamless coverage on VA 620, VA 655, US Hwy 29 and surrounding areas. This site will provide overlapping coverage and offload traffic with existing sites Perennial, Firing Range, NRA Building and George Mason.

The attached coverage plots were propagated at -82 dBm with the Radiation Center of 120 feet for the proposed site.

Prepared by:

Paresh Kumar Rath
RF Engineer

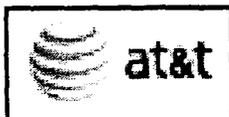
Reviewed by:

Sandeep Gupta
RF Design Manager

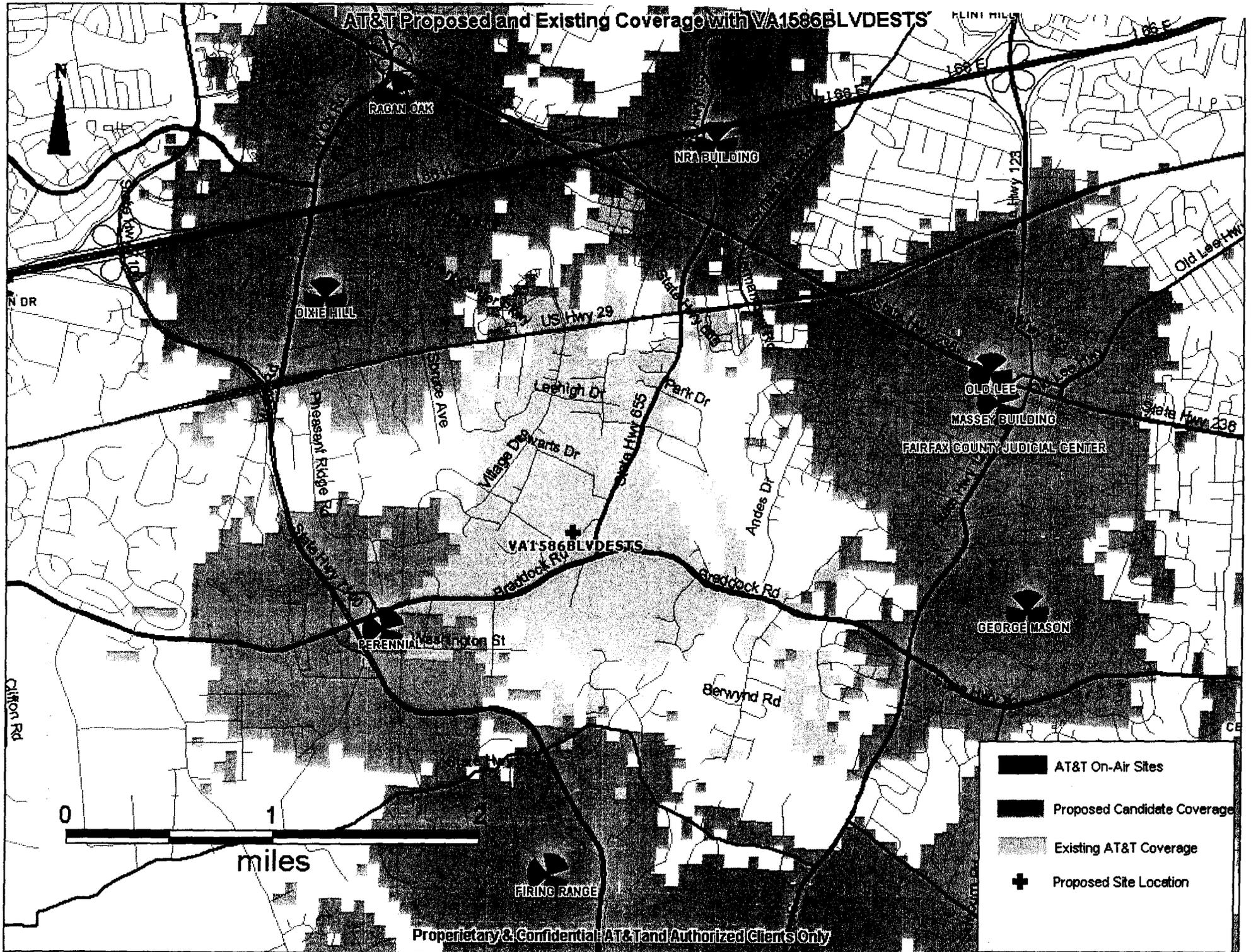
Approved by:

Andres Gomez
RF Manager

AT&T Mobility
7150 Standard Drive
Hanover, MD
Tel: 410-712-7633
Fax: 410-712-7784



AT&T Proposed and Existing Coverage with VA1586BLVDESTS



	AT&T On-Air Sites
	Proposed Candidate Coverage
	Existing AT&T Coverage
	Proposed Site Location

Proprietary & Confidential AT&T and Authorized Clients Only

AT&T Proposed and Existing Coverage without BOULEVARD ESTATES

RAGAN OAK

NRA BUILDING

DIRT HILL

OLD LEE

MASSEY BUILDING

FARFAX COUNTY JUDICIAL CENTER

VA1586 BOULEVARD ESTATES

PERENNIAL

GEORGE MASON

FIRING RANGE



	AT&T On-Air Sites
	Proposed Candidate Coverage
	Existing AT&T Coverage
	Proposed Site Location

Proprietary & Confidential: AT&T and Authorized Clients Only



Mendell's St

26

25

Sunwood Manor Dr

Shirley Ln

Maple

Moonlight

Shirleygate Rd

22

23

24

Bridges Rd

27

23



at&t

100622878_481G1586
BOULEVARD ESTATES -
MATTIE MOORE CT. NOVEC
4904 Mattie Moore Court
Fairfax, VA 22030

21-View Looking Northwest
From Mattie Moore Court



PROPOSED 4' HIGH LIGHTNING ROD

PROPOSED AT&T ANTENNA

PROPOSED 125' HIGH MONOPOLE

PROPOSED 8'-0" HIGH WOOD FENCE



at&t

100622878_461G1586

**BOULEVARD ESTATES -
MATTIE MOORE CT. NOVEC
4904 Mattie Moore Court
Fairfax, VA 22030**

**P2-View Looking Southwest
From Mattie Moore Court
(NOT VISIBLE)**

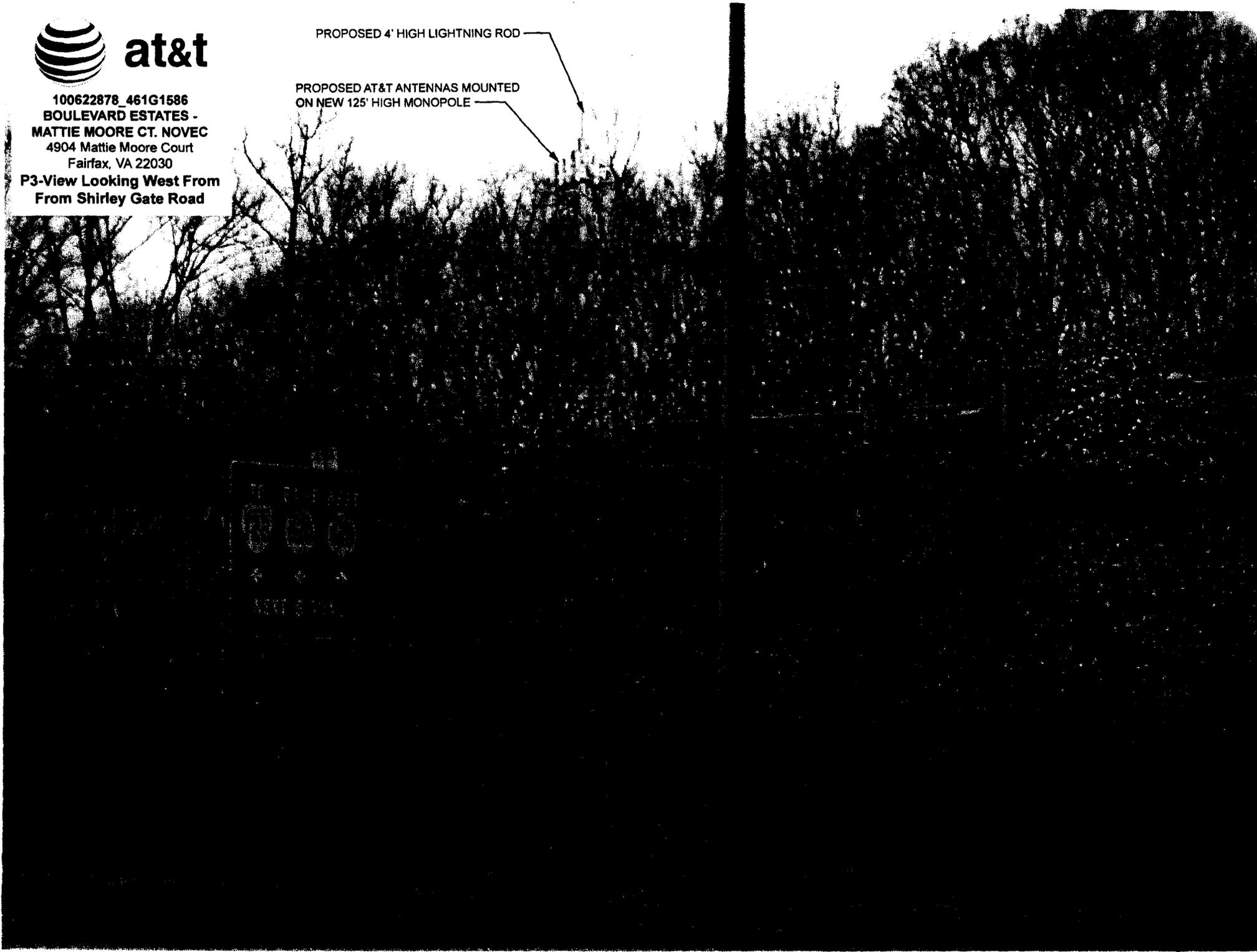




100622878_461G1586
BOULEVARD ESTATES -
MATTIE MOORE CT. NOVEC
4904 Mattie Moore Court
Fairfax, VA 22030
P3-View Looking West From
From Shirley Gate Road

PROPOSED 4' HIGH LIGHTNING ROD

PROPOSED AT&T ANTENNAS MOUNTED
ON NEW 125' HIGH MONOPOLE





at&t

100622878_461G1586

BOULEVARD ESTATES -

MATTIE MOORE CT. NOVEC

4904 Mattie Moore Court

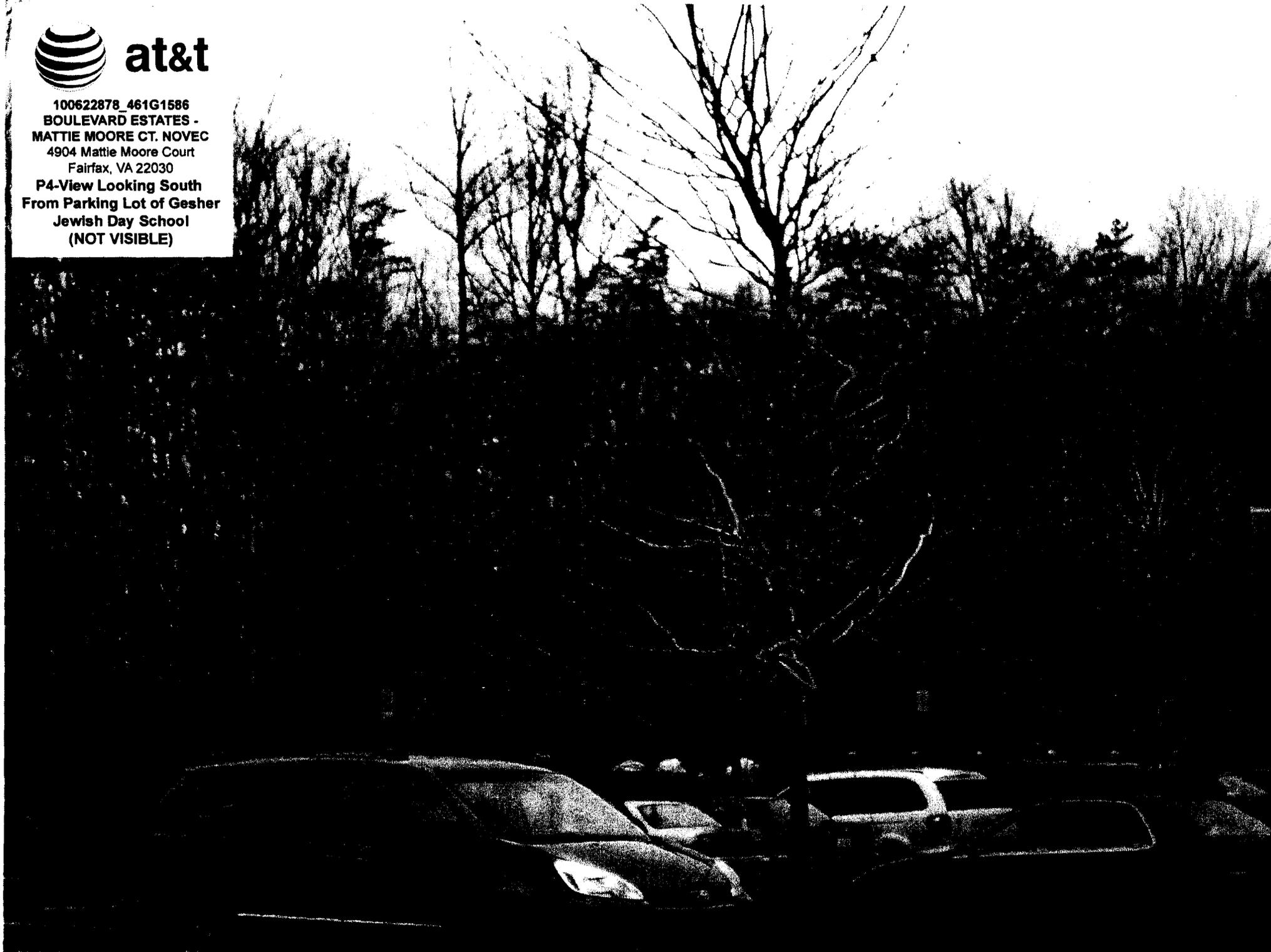
Fairfax, VA 22030

P4-View Looking South

From Parking Lot of Geshar

Jewish Day School

(NOT VISIBLE)





at&t

100622878 461G1586

**BOULEVARD ESTATES -
MATTIE MOORE CT. NOVEC
4904 Mattie Moore Court
Fairfax, VA 22030**

**P5-View Looking Northeast
From Huntwood Manor Drive
(NOT VISIBLE)**





at&t

100622878_461G1586

**BOULEVARD ESTATES -
MATTIE MOORE CT. NOVEC**

4904 Mattie Moore Court
Fairfax, VA 22030

**P6-View Looking North
From Braddock Road**

PROPOSED 4' HIGH LIGHTNING ROD

PROPOSED AT&T ANTENNAS MOUNTED
ON NEW 125' HIGH MONOPOLE



PROJECT INFORMATION

SCOPE OF WORK: INSTALLATION OF A NEW 50'x50' COMPOUND AREA INSIDE AN EXISTING GRAVEL AREA AND INSTALLATION OF A NEW 125 FT. MONOPOLE WITH A 4' LIGHTNING ROD.

SITE ADDRESS: 4904 MATTIE MOORE CT. FAIRFAX, VA 22030

LATITUDE: N 38° 50' 07.671"

LONGITUDE: W 77° 20' 50.393"

JURISDICTION: FAIRFAX COUNTY, VA

CURRENT USE: VACANT LOT

PROPOSED USE: TELECOMMUNICATIONS FACILITY

ZONING: RC (RES CONSERVATION 1DU/5AC)

**SPECIAL EXCEPTION / 2232
SE 2009-SP-019, 2232-S09-17**



at&t

**BOULEVARD ESTATES- MATTIE MOORE CT. NOVEC
10062878_461G1586**

DRAWING INDEX

REV

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TOTAL NET INCREASE TO IMPERVIOUS AREA: NONE

TOTAL DISTURBED AREA: 3600 SF

APPLICABLE BUILDING CODES AND STANDARDS

SUBCONTRACTOR'S WORK SHALL COMPLY WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES AS ADOPTED BY THE LOCAL AUTHORITY HAVING JURISDICTION (AHJ) FOR THE LOCATION. THE EDITION OF THE AHJ ADOPTED CODES AND STANDARDS IN EFFECT ON THE DATE OF CONTRACT AWARD SHALL GOVERN THE DESIGN.

BUILDING CODE:
[IBC 2006]

ELECTRICAL CODE:
[NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 70 - 1999, NATIONAL ELECTRICAL CODE]

SUBCONTRACTOR'S WORK SHALL COMPLY WITH THE LATEST EDITION OF THE FOLLOWING STANDARDS:
AMERICAN CONCRETE INSTITUTE (ACI) 318, BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE
AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC), MANUAL OF STEEL CONSTRUCTION, ASD, NINTH EDITION
TELECOMMUNICATIONS INDUSTRY ASSOCIATION (TIA) 222-F, STRUCTURAL STANDARD FOR STRUCTURAL ANTENNA TOWER AND ANTENNA SUPPORTING STRUCTURES

INSTITUTE FOR ELECTRICAL AND ELECTRONICS ENGINEERS (IEEE) BY: GUIDE FOR MEASURING EARTH RESISTIVITY, GROUND IMPEDANCE, AND EARTH SURFACE POTENTIALS OF A GROUND SYSTEM
IEEE 1100 (1999), RECOMMENDED PRACTICE FOR POWERING AND GROUNDING OF ELECTRONIC EQUIPMENT

IEEE C62.41, RECOMMENDED PRACTICES ON SURGE VOLTAGES IN LOW VOLTAGE AC POWER CIRCUITS (FOR LOCATION CATEGORY "C3" AND "HIGH SYSTEM EXPOSURE")

TIA 607 COMMERCIAL BUILDING GROUNDING AND BONDING REQUIREMENTS FOR TELECOMMUNICATIONS

TELECORD A GR-1503 COAXIAL CABLE CONNECTIONS

FOR ANY CONFLICTS BETWEEN SECTIONS OF LISTED CODES AND STANDARDS REGARDING MATERIAL, METHODS OF CONSTRUCTION, OR OTHER REQUIREMENTS, THE MOST RESTRICTIVE REQUIREMENT SHALL GOVERN. WHERE THERE IS CONFLICT BETWEEN A GENERAL REQUIREMENT AND A SPECIFIC REQUIREMENT, THE SPECIFIC REQUIREMENT SHALL GOVERN.

VICINITY MAP

DIRECTION: FROM 7150 STANDARD DR. HANOVER, MD 21076. Take MD-100 W. Take exit 5 A-B onto I-95 S. Take right ramp at exit 27 onto I-495 W. Take exit 49 onto I-66 (Custis Memorial Pky). Take exit 57A onto US-50 (Lee Jackson Memorial Hwy). Turn right onto SR-665 (Maples Mill Rd.). Road name changes to SR-855 (Shirley Gate Rd.). Turn right onto Mattie Moore Ct. Arrive at 4904 Mattie Moore Ct., Fairfax, VA 22030.



SITE PLAN
SCALE: 1"=2000'-0"
TRUE NORTH

OWNER APPROVAL

OWNER REPRESENTATIVE: _____ DATE: _____

AT&T REPRESENTATIVE: _____ DATE: _____

SYMBOLS AND ABBREVIATIONS

ADJ	ADJUSTABLE	MECH	MECHANICAL	◆	SPOT ELEVATION
APPROX	APPROXIMATE	MFR	MANUFACTURER	—	CENTERLINE
CAB	CABINET	MGB	MAIN GROUND BAR	—	PLATE
CEG	CEILING	MW	MIMNUM	○	DETAIL NUMBER
CONC	CONCRETE	MTL	METAL	○	SHEET NUMBER
CONT	CONTINUOUS	NIC	NOT IN CONTRACT	—	GROUND WIRE
CJ	CONSTRUCTION JOINT	NTS	NOT TO SCALE	—	COAXIAL CABLE
DB	DIAMETER	ON	ON CENTER	○	ANTENNA
DWS	DRAWING	OPP	OPPOSITE	○	FUTURE ANTENNA
EGR	EQUIPMENT GROUND BAR	OP	SQUARE FOOT	—	
EA	EACH	SF	SHEET	—	
ELEC	ELECTRICAL	SHT	SIMILAR	—	
EL	ELEVATION	SS	STAINLESS STEEL	—	
EQ	EQUAL	STL	STEEL	—	
EQUIP	EQUIPMENT	TCC	TOP OF CONCRETE	—	
EXT	EXTERIOR	TOM	TOP OF MASONRY	—	
FF	FINISHED FLOOR	TOS	TOP OF STEEL	—	
GA	GAGE	TYP	TYPICAL	—	
GALV	GALVANIZED	VF	VERIFY IN FIELD	—	
GR	GROUND BAR	UN	UNLESS OTHERWISE NOTED	—	
GC	GENERAL CONTRACTOR	WNF	WELDED WIRE FABRIC	—	
GRND	GROUND	W/	WITH	—	
LG	LONG	&	AND	—	
LH	LONG LEG HORIZONTAL	∅	AT	—	
MAX	MAXIMUM			—	

entrex
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PROJECT NUMBER:
1072.071

**BOULEVARD ESTATES -
MATTIE MOORE CT. NOVEC**
10062878_461G1586
4904 MATTIE MOORE CT.
FAIRFAX, VA 22030

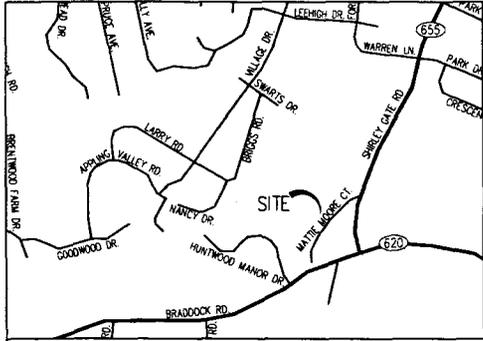
at&t
7150 STANDARD DRIVE
HANOVER, MD 21076

6/10/30/09	COUNTY COMMENTS	W.A.	C.G.	C.G.	
5/10/26/09	COUNTY COMMENTS	W.A.	C.G.	C.G.	
4/10/20/09	COUNTY COMMENTS	W.A.	C.G.	C.G.	
3/09/14/09	COUNTY COMMENTS	W.A.	C.G.	C.G.	
2/06/19/09	COUNTY COMMENTS	W.A.	C.G.	C.G.	
NO.	DATE	REVISIONS	BY	CHK APPD	
SCALE:	AS SHOWN	DESIGNED:	C.G.	DRAWN:	W.A.



TITLE SHEET

JOB NO: 24782-432
DRAWING NUMBER: 201



VICINITY MAP
SCALE: 1"=2000'-0"

- SITE NAME: BOULEVARD ESTATES
SITE NUMBER: 10062878_461G1586
- THIS IS NOT A BOUNDARY SURVEY AND IS NOT TO BE USED FOR THE TRANSFER OF PROPERTY.
- THE PARENT PARCEL INFORMATION:
OWNER: NORTHERN VIRGINIA ELECTRIC COOPERATIVE
PREMISES ADDRESS: 4904 MATTIE MOORE CT
FAIRFAX, VA 22030
MAILING ADDRESS: P.O. BOX 2710
MANASSAS, VA 20108
COUNTY: FAIRFAX COUNTY
MAP # 0664 01 0022A
DISTRICT: 8000 SPRINGFIELD
ZONING: RC USE: VACANT LAND
- THE RECORDED REFERENCES FOR THE PARENT PARCEL ARE AS FOLLOWS:
DEED: LIBER 06023, FOLIO 0423
AREA: 1.3774 AC
- THE DATUMS ARE NAD 83 AND NAVD 88, AND THE BEARING BASE IS STATE GRID
- NO UNDERGROUND UTILITIES HAVE BEEN LOCATED, THE PRESENCE OF ANY SUCH UTILITIES MUST BE CONFIRMED BY THE CONTRACTOR BEFORE CONSTRUCTION.
- NO WETLANDS HAVE 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.
- THE FLOOD ZONE OF THE PROPOSED MONOPOLE IS AS FOLLOWS:
FLOOD ZONE: X, AREA OF MINIMUM FLOODING, SOURCE, FEMA FLOOD MAP FOR FAIRFAX COUNTY, VA
COMMUNITY PANEL NUMBER S:5525 00750,
REVISED, MARCH 5, 1990.
- NO TITLE REPORT WAS FURNISHED FOR THIS SURVEY.
- THE DATA COLLECTED AND SHOWN ON THIS DRAWING ARE FOR THE PURPOSES OF CONSTRUCTION OF A CELLULAR MONOPOLE, ANY NECESSARY ANCILLARY EQUIPMENT AND ALL APPROPRIATE EASEMENTS.
- NO UNRECORDED EASEMENTS ARE 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 MONOPOLE IS AS FOLLOWS:
THE VALUES LISTED BELOW ARE WITHIN ±50' HORIZONTAL AND ±20' VERTICAL:
LATITUDE: N 38°50'07.67"
LONGITUDE: W 77°20'50.393"
ELEVATION: 441.2' AMSL AT BASE
- THERE ARE NO EXISTING BUILDINGS OR FENCES ON THE PROPERTY.
- THERE WILL BE NO SIGNAGE ON THE PROPERTY EXCEPT AS MAY BE REQUIRED BY FCC REGULATION (LESS THAN 24"x24") LOCATED IN OR NEAR THE COMPOUND.

	PROPOSED MONOPOLE SETBACKS	
	PROPOSED	MIN REQUIRED
FRONT YARD (SOUTHEAST)	75.0'	40'
REAR YARD (NORTHWEST)	225.0'	25'
SIDE YARD (NORTHEAST)	75.0'	20'
SIDE YARD (SOUTHWEST)	125.0'	20'
CLOSEST ROAD	210.8'	N/A
CLOSEST RESIDENCE	547.8'	N/A

	STRUCTURE SETBACKS	
	EXISTING	PROPOSED
FRONT YARD (SOUTHEAST)	N/A	50.0'
REAR YARD (NORTHWEST)	N/A	200.0'
SIDE YARD (NORTHEAST)	N/A	50.0'
SIDE YARD (SOUTHWEST)	N/A <td 100.0'	
CLOSEST ROAD	N/A	181.1'

	PARKING SETBACKS	
	EXISTING	PROPOSED
FRONT YARD (SOUTHEAST)		81.0'
REAR YARD (NORTHWEST)		201.0'
SIDE YARD (NORTHEAST)		125.0'
SIDE YARD (SOUTHWEST)		86.5'

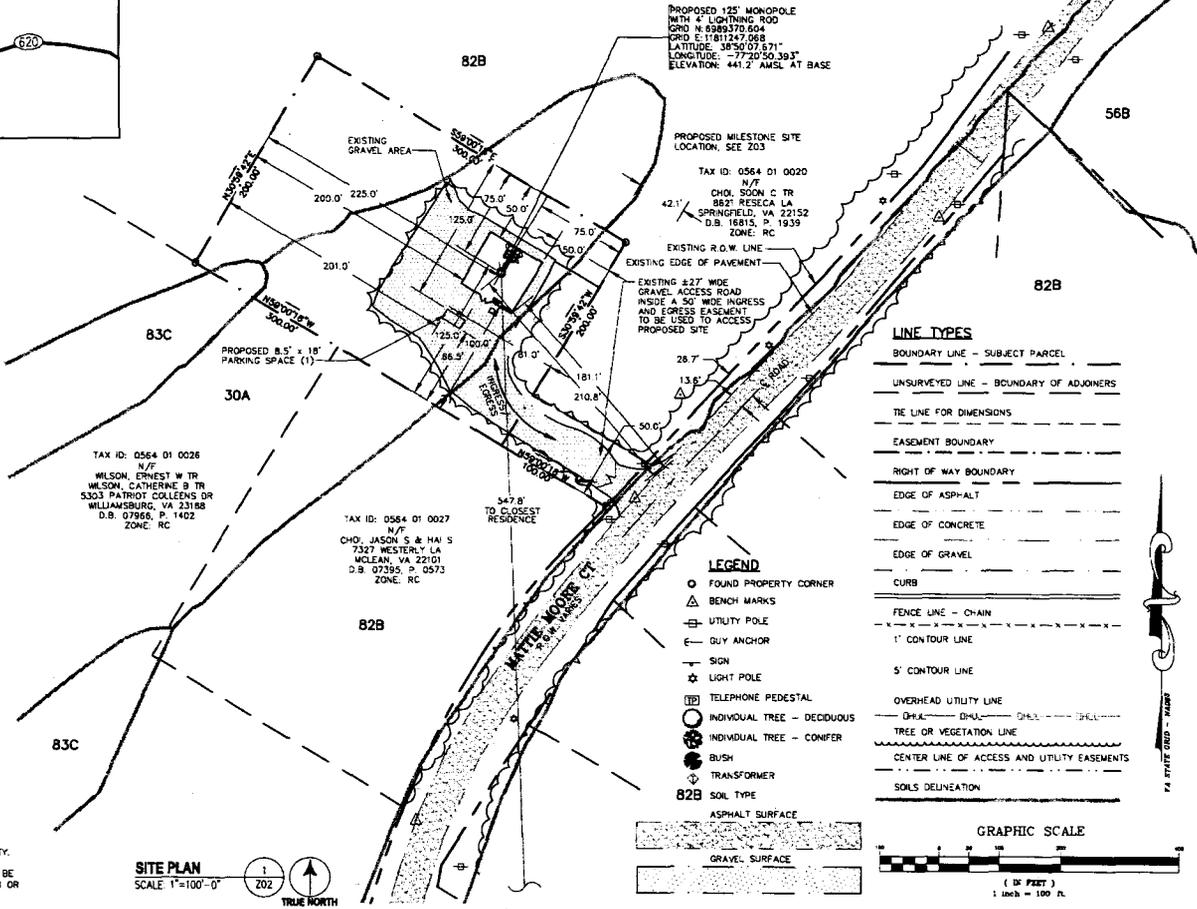
SITE PLAN NOTES

- SITE: BOULEVARD ESTATES - MATTIE MOORE CT NOVEC
LATITUDE: 38°50'07.67" N
LONGITUDE: 77°20'50.393" W
- THESE DRAWINGS WERE PREPARED FROM A FIELD RUN SURVEY BY ENTREX COMMUNICATION SERVICES INC. DATED NOVEMBER 13, 2008
- OWNER: NORTHERN VIRGINIA ELECTRIC COOPERATIVE
ADDRESS: 4904 MATTIE MOORE CT
FAIRFAX, VA 22030
DEED BOOK: 06023, PAGE: 0423
ZONE: RC

NOTES

- APPLICANT:
AT&T
7150 STANDARD DRIVE
HANOVER, MD 21076
- PROPERTY OWNER:
NORTHERN VIRGINIA ELECTRIC COOPERATIVE
P.O. BOX 2710
MANASSAS, VA 20108
SITE ADDRESS:
4904 MATTIE MOORE CT.
FAIRFAX, VA 22030
- CURRENT ZONING: RC
- TOTAL DISTURBED AREA:
PROPOSED COMPOUND: 3,600 SF
TOTAL: 3,600 SF
- TOTAL INCREASE TO IMPERVIOUS AREA: NONE
- SITE DATA:
P.M.: 0664 01 0022A
MAGISTERIAL DISTRICT: 80000 (SPRINGFIELD)
DEED BOOK: 06023, PAGE: 0423
CURRENT ZONE: RC
PROPERTY TYPE: VACANT LAND
LAND AREA: 1.3774 ACRES (60,000 SF)

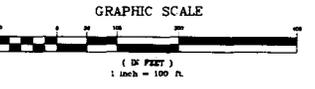
- MINIMUM YARD REQUIREMENTS:
A. SINGLE FAMILY DWELLINGS
FRONT: 40'
SIDE: 20'
REAR: 25'
B. ALL OTHER STRUCTURES
FRONT: CONTROLLED BY A 50° ANGLE OF BULK PLANE, BUT NOT LESS THAN 40 FEET.
SIDE: CONTROLLED BY A 45° ANGLE OF BULK PLANE, BUT NOT LESS THAN 20 FEET.
REAR: CONTROLLED BY A 45° ANGLE OF BULK PLANE, BUT NOT LESS THAN 25 FEET.
- THE SITE IS LOCATED INSIDE AN EXISTING, CLEARED, GRAVEL AREA ON A WOODED, VACANT LOT. THERE ARE CURRENTLY NO IMPROVEMENTS ON THE LOT, OTHER THAN THE CLEARED GRAVEL AREA AND EXISTING GRAVEL ACCESS DRIVE.
- THERE IS NO WELL OR SEPTIC ON SITE AND NONE IS REQUIRED.
- THERE IS ONE (1) PROPOSED 8.5' x 18' PARKING SPACE, AND THE SITE IS UNMANNED, THE SITE WILL BE VISITED INFREQUENTLY BY TECHNICAL PERSONNEL APPROXIMATELY ONCE PER MONTH.
- THE PROJECT WILL CAUSE NO NET INCREASE TO THE EXISTING IMPERVIOUS AREA AND A STORMWATER MANAGEMENT WAVER IS REQUESTED.
- EXISTING OPEN SPACE = 43,794 SF OF 73% OF PROPERTY. PROPOSED OPEN SPACE = 43,794 SF OF 73% OF PROPERTY.
- THERE ARE NO GRAVE SITES OR BURIAL GROUNDS VISIBLE ON THIS PROPERTY.



SITE PLAN
SCALE: 1"=100'-0"

- LINE TYPES**
- BOUNDARY LINE - SUBJECT PARCEL
 - UNSURVEYED LINE - BOUNDARY OF ADJOINERS
 - LINE FOR DIMENSIONS
 - EASEMENT BOUNDARY
 - RIGHT OF WAY BOUNDARY
 - EDGE OF ASPHALT
 - EDGE OF CONCRETE
 - EDGE OF GRAVEL
 - CURB
 - FENCE LINE - CHAIN
 - 1" CONTOUR LINE
 - 5' CONTOUR LINE
 - OVERHEAD UTILITY LINE
 - TREE OR VEGETATION LINE
 - CENTER LINE OF ACCESS AND UTILITY EASEMENTS
 - SOILS DELINEATION

- LEGEND**
- FOUND PROPERTY CORNER
 - BENCH MARKS
 - UTILITY POLE
 - BUY ANCHOR
 - SIGN
 - LIGHT POLE
 - TELEPHONE PEDESTAL
 - INDIVIDUAL TREE - DECIDUOUS
 - INDIVIDUAL TREE - CONIFER
 - BUSH
 - TRANSFORMER
 - SOIL TYPE
 - ASPHALT SURFACE
 - GRAVEL SURFACE



SOILS LEGEND:

SYMBOL	SOIL TYPE
30A	CODORUS AND HATBORO SOILS, 0 TO 2 PERCENT SLOPES, OCCASIONALLY FLOODED.
56B	HATTOWTOWN ORANGE COMPLEX, 2 TO 7 PERCENT SLOPES.
82B	ORANGE SILT LOAM, 2 TO 7 PERCENT SLOPES.
83C	ORANGE SILT LOAM, 7 TO 15 PERCENT SLOPES, VERY STONY.

entrex
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WASHINGTON, D.C. 20005
PHONE: (202) 408-0989
FAX: (202) 408-0981

PROJECT NUMBER:
1072 071

**BOULEVARD ESTATES -
MATTIE MOORE CT. NOVEC**
10062878_461G1586
4904 MATTIE MOORE CT
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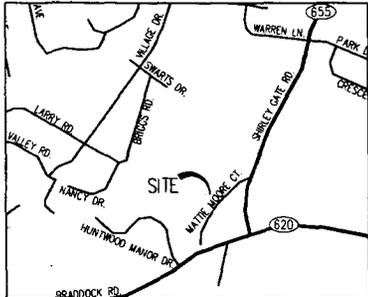
NO.	DATE	REVISIONS	BY	CHK	APP
6	10/30/09	COUNTY COMMENTS	W.A.	C.C.	C.G.
5	10/26/09	COUNTY COMMENTS	W.A.	C.C.	C.G.
4	10/20/09	COUNTY COMMENTS	W.A.	C.C.	C.G.
3	09/14/09	COUNTY COMMENTS	W.A.	C.C.	C.G.
2	06/19/09	COUNTY COMMENTS	W.A.	C.C.	C.G.

SCALE: AS SHOWN
DESIGNED: C.C.
DRAWN: W.A.



SITE PLAN

JOB NO.	DRAWING NUMBER
24782-432	Z02



VICINITY MAP
SCALE: 1"=2000'-0"
TRUE NORTH

STORMWATER MANAGEMENT WAIVER REQUEST

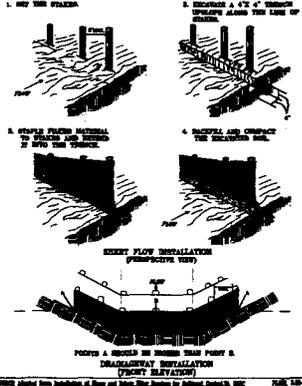
A STORMWATER MANAGEMENT WAIVER IS REQUESTED FOR THIS PROJECT.

THIS PROJECT DOES NOT INCREASE THE EXISTING IMPERVIOUS AREA AND NO REGRADING IS REQUIRED FOR THE CONSTRUCTION OF THIS SITE.

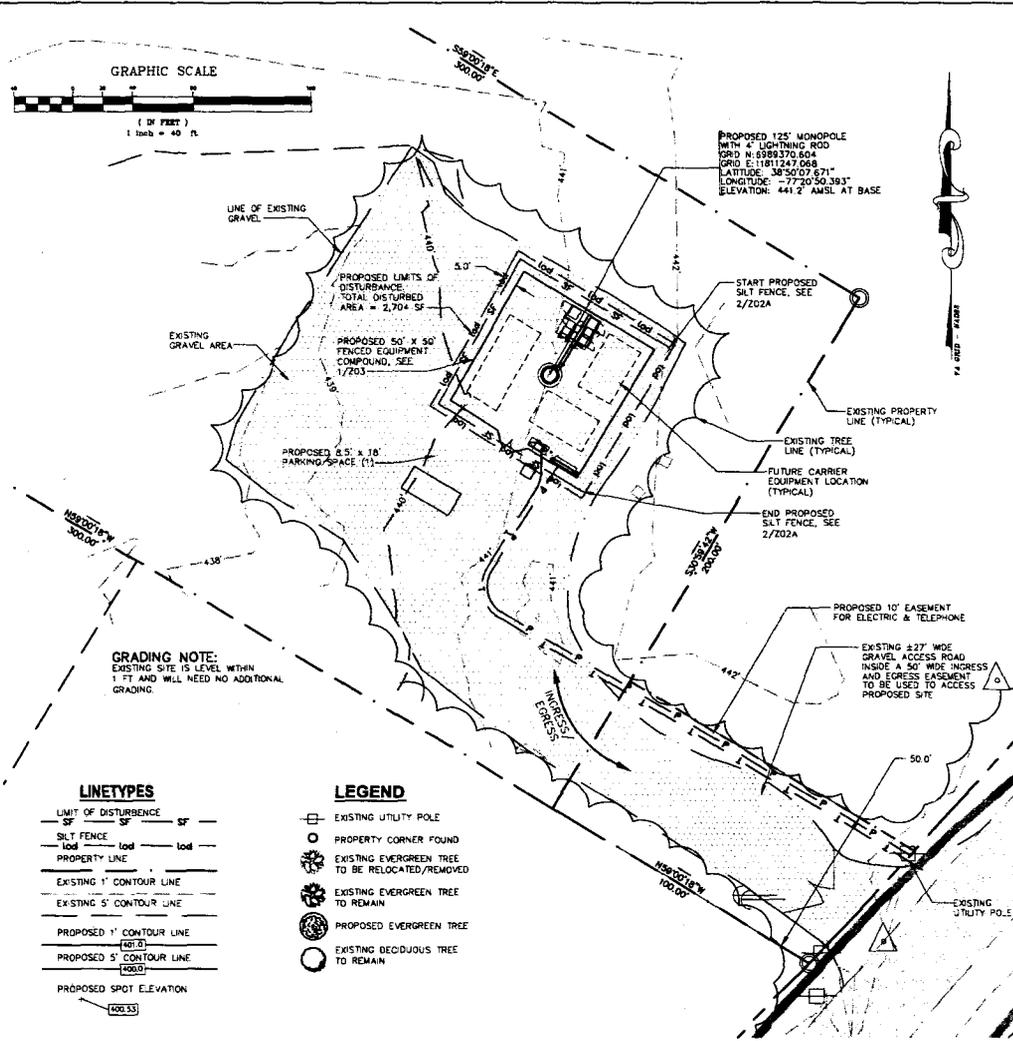
AREA TABLE

AT&T LEASE AREA =	2,500 SF (0.057 AC)
TOTAL DISTURBED AREA =	3,800 SF (0.087 AC)
EXISTING IMPERVIOUS AREA COMPOUND =	16,206 SF (0.372 AC)
TOTAL PROPOSED IMPERVIOUS AREA =	16,206 SF (0.372 AC)
TOTAL GRAVEL VOLUME =	0 CY

CONSTRUCTION OF A SILT FENCE (WITHOUT WIRE SUPPORT)



SILT FENCE DETAIL
SCALE: N.T.S.



GRADING NOTE:
EXISTING SITE IS LEVEL WITHIN 1 FT AND WILL NEED NO ADDITIONAL GRADING.

LINETYPES

LIMIT OF DISTURBANCE	— SF — SF —
SILT FENCE	— 100' — 100' —
PROPERTY LINE	— 100' — 100' —
EXISTING 1' CONTOUR LINE	— 100' — 100' —
EXISTING 5' CONTOUR LINE	— 100' — 100' —
PROPOSED 1' CONTOUR LINE	— 100' — 100' —
PROPOSED 5' CONTOUR LINE	— 100' — 100' —
PROPOSED SPOT ELEVATION	— 100' — 100' —

LEGEND

EXISTING UTILITY POLE	○
PROPERTY CORNER FOUND	○
EXISTING EVERGREEN TREE TO BE RELOCATED/REMOVED	○
EXISTING EVERGREEN TREE TO REMAIN	○
PROPOSED EVERGREEN TREE	○
EXISTING DECIDUOUS TREE TO REMAIN	○

GRADING, EROSION AND SEDIMENT CONTROL PLAN
SCALE: 1"=40'-0"

EXCAVATION AND GRADING NOTES

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

GENERAL EROSION AND SEDIMENT CONTROL NOTES

- UNLESS OTHERWISE INDICATED, ALL VEGETATIVE AND STRUCTURAL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CONSTRUCTED AND MAINTAINED ACCORDING TO MINIMUM STANDARDS AND SPECIFICATIONS OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK.
- THE CONTRACTOR SHALL APPLY PERMANENT OR TEMPORARY SOIL STABILIZATION TO ALL DENUSED OR DISTURBED AREAS WITHIN 7 DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. SOIL STABILIZATION MUST ALSO BE APPLIED TO DENUSED OR DISTURBED AREAS WHICH MAY NOT BE AT FINAL GRADE BUT WHICH WILL REMAIN UNDISTURBED FOR LONGER THAN 30 DAYS. SOIL STABILIZATION MEASURES INCLUDE VEGETATIVE ESTABLISHMENT, MULCHING, AND THE EARLY APPLICATION OF GRAVEL BASE MATERIAL ON AREAS TO BE PAVED.
- ALL SEDIMENT AND CONTROL MEASURES ARE TO BE PLACED PRIOR TO OR AS THE FIRST STEP IN LAND DISTURBANCE.
- THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES PERIODICALLY AND AFTER EACH RAINOFF PRODUCING RAINFALL EVENT. ANY NECESSARY REPAIRS TO MAINTAIN THE EFFECTIVENESS OF THE EROSION CONTROL DEVICES AND CLEANUP OF THE SEDIMENTATION ARE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE MADE IMMEDIATELY.
- THE CONTRACTOR SHALL LIMIT SITE ACCESS BY CONSTRUCTION VEHICLES TO ENTRANCES PROTECTED BY A STONE CONSTRUCTION ENTRANCE (MESC4 STD. & SPEC. 1022) OR APPROVED COMPARABLE CONTROL MEASURE. SEDIMENT SHALL BE REMOVED FROM PAVED AREAS ON A DAILY BASIS.
- STOCKPILES OF SOIL AND OTHER ERODIBLE MATERIALS SHALL BE STABILIZED OR PROTECTED WITH SEDIMENT TRAPPING MEASURES. THE CONTRACTOR IS RESPONSIBLE FOR THE TEMPORARY PROTECTION AND PERMANENT STABILIZATION FOR STOCKPILES ON SITE AS WELL AS FOR MATERIALS TRANSPORTED FROM THE PROJECT SITE.
- THE CONTRACTOR SHALL MONITOR AND TAKE PRECAUTIONS TO CONTROL DUST, INCLUDING (BUT NOT LIMITED TO) USE OF WATER, MULCH, OR CHEMICAL DUST ADHESIVES AND CONTROL OF CONSTRUCTION SITE TRAFFIC.
- EFFLUENT FROM Dewatering OPERATIONS SHALL BE FILTERED OR PASSED THROUGH AN APPROVED SEDIMENT TRAPPING DEVICE, OR BOTH, AND DISCHARGED IN A MANNER THAT DOES NOT ADVERSELY AFFECT ADJACENT PROPERTIES, WETLANDS, WATERWAYS OR THE STORM DRAINAGE SYSTEM.
- THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION AND MAINTENANCE OF ANY ADDITIONAL CONTROL MEASURES NECESSARY TO PREVENT EROSION AND SEDIMENTATION AS DETERMINED NECESSARY BY THE PLAN APPROVING AUTHORITY.
- TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES ARE NOT TO BE REMOVED UNTIL ALL DISTURBED AREAS ARE STABILIZED. AFTER STABILIZATION IS COMPLETE, ALL MEASURES SHALL BE REMOVED WITHIN 30 DAYS. TRAPPED SEDIMENT SHALL BE SPREAD AND SEED.

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PHONE: (202)408-0808
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PROJECT NUMBER:
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MATTIE MOORE CT. NOVEC**
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4904 MATTIE MOORE CT.
FAIRFAX, VA 22030

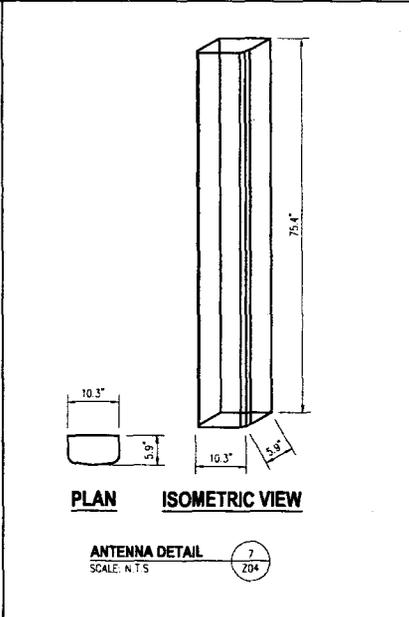
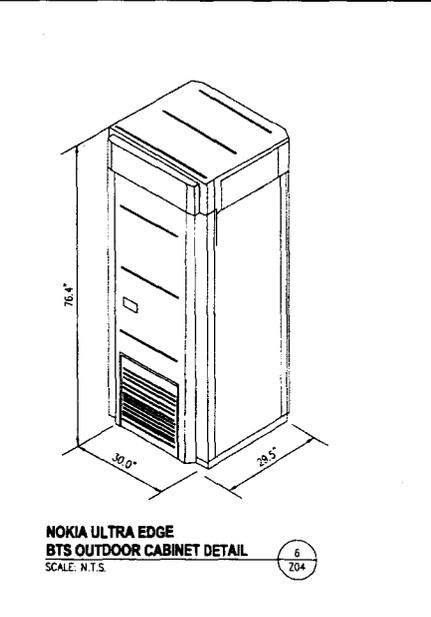
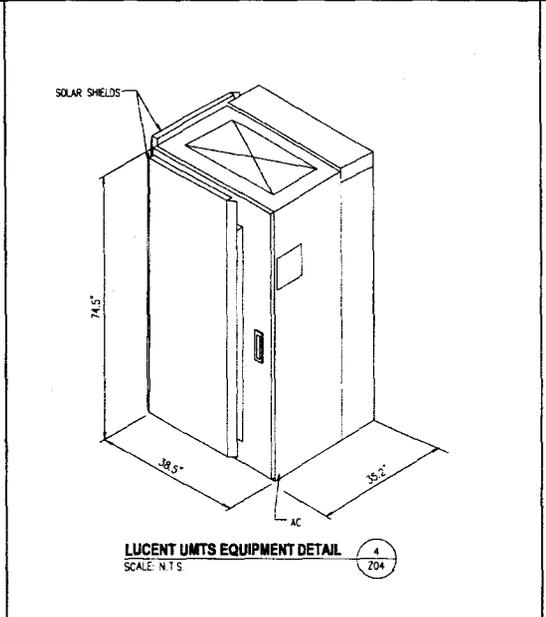
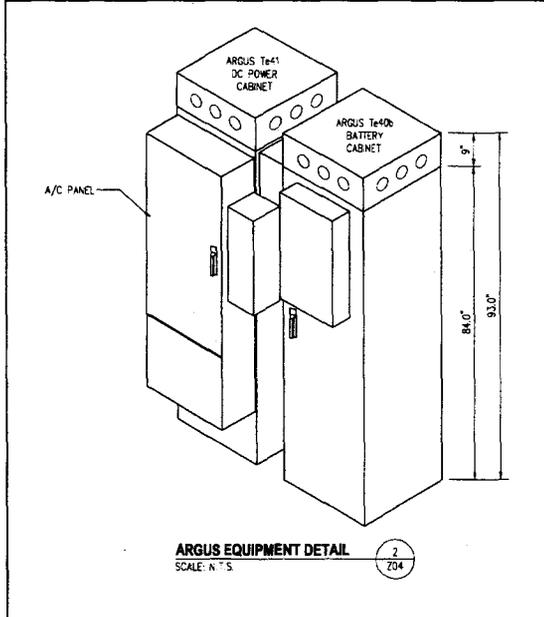
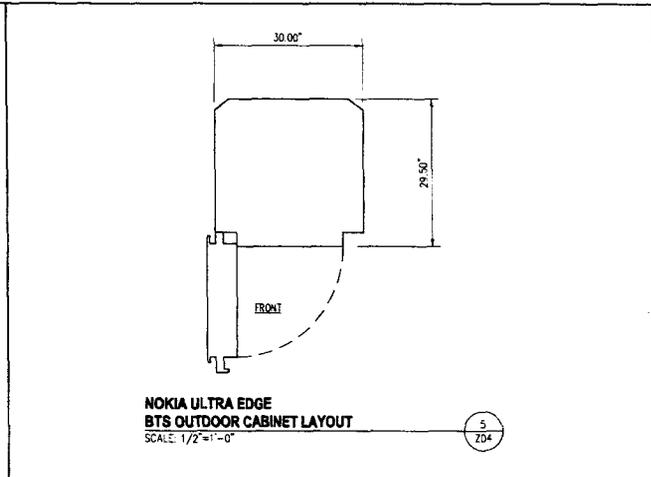
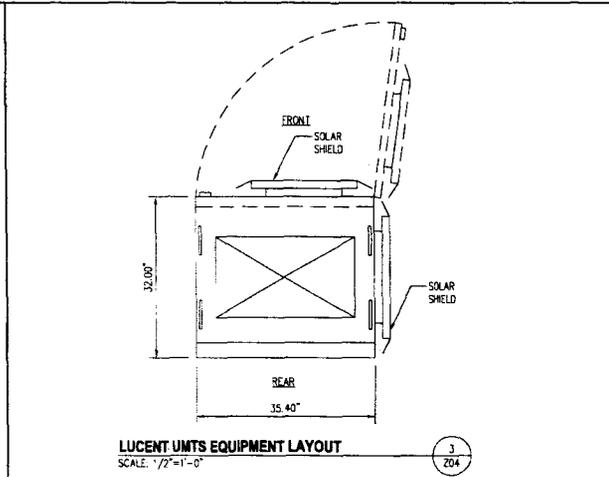
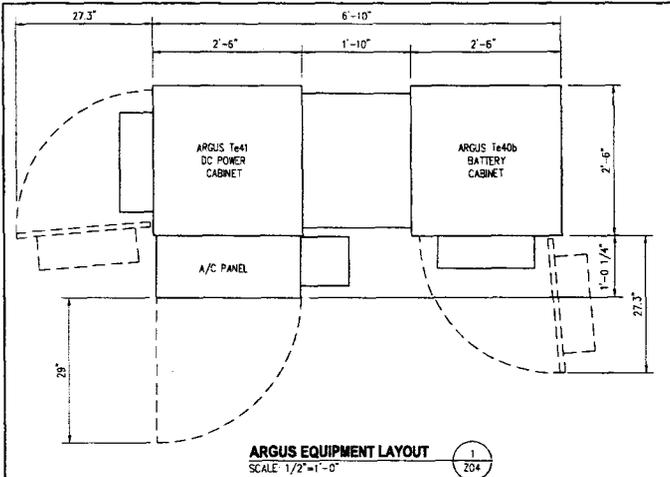
at&t
7150 STANDARD DRIVE
HANOVER, MD 21076

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5/10/26/09	COUNTY COMMENTS	W.A.	C.G.	C.G.
4/10/30/09	COUNTY COMMENTS	W.A.	C.G.	C.G.
3/09/14/09	COUNTY COMMENTS	W.A.	C.G.	C.G.
2/06/19/09	COUNTY COMMENTS	W.A.	C.G.	C.G.
NO. DATE	REVISIONS	BY	CHK	APP
SCALE: AS SHOWN	DESIGNED	R.S.	DRAWN	C.G.



GRADING, EROSION AND SEDIMENT CONTROL PLAN

JOB NO.	DRAWING NUMBER
24782-432	202A



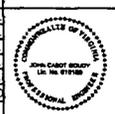
entrex
communication services, inc.
1075 Eye Street, N.W. Suite 300
WASHINGTON, D.C. 20005
PHONE: (202) 468-2888
FAX: (202) 468-2881

PROJECT NUMBER:
1072.071

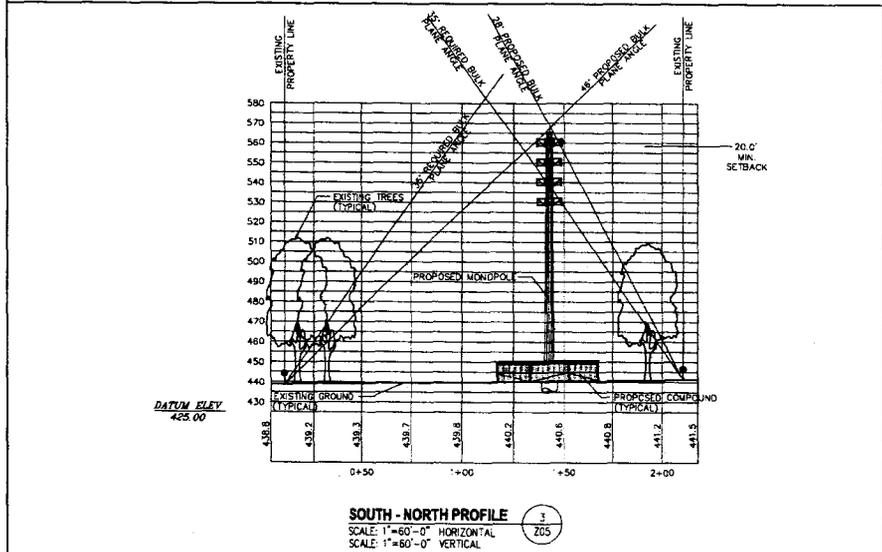
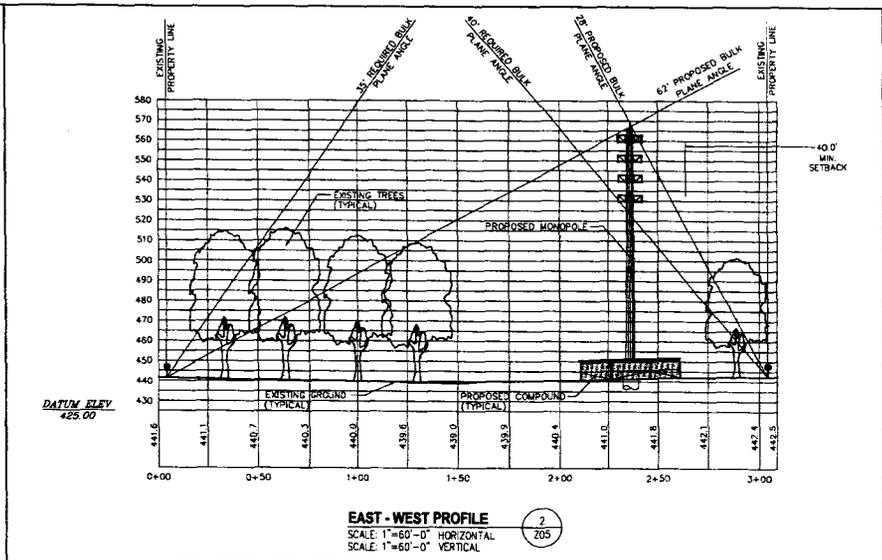
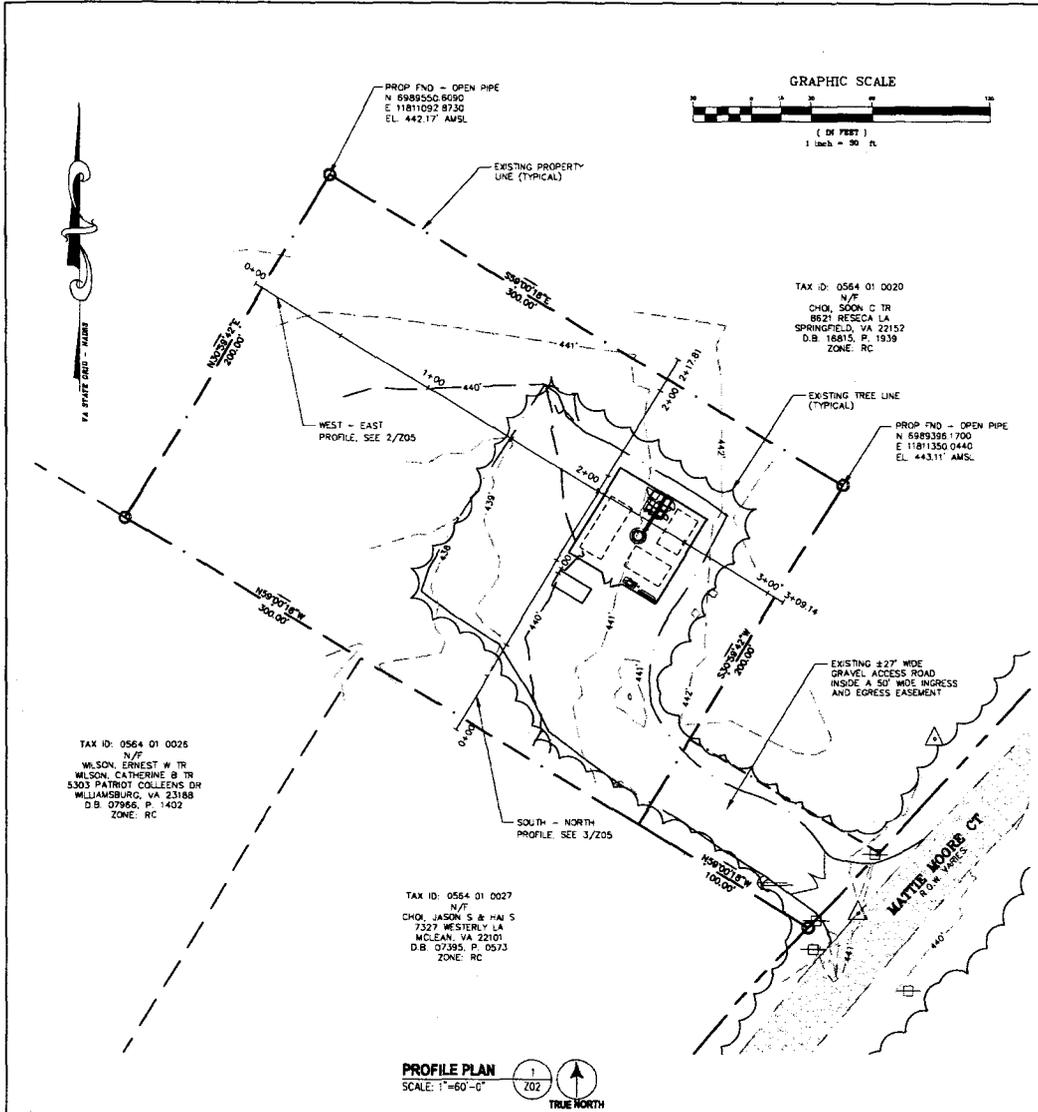
**BOULEVARD ESTATES -
MATTIE MOORE CT. NOVEC**
10062878 461G1586
4904 MATTIE MOORE CT.
FAIRFAX, VA 22030

at&t
7150 STANDARD DRIVE
HANOVER, MD 21076

6/10/30/09	COUNTY COMMENTS	W.A.	C.G.	C.G.
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3/09/14/09	COUNTY COMMENTS	W.A.	C.G.	C.G.
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NO. DATE	REVISIONS	BY	CHK	APPR
SCALE: AS SHOWN	DESIGNED: H.B.	DRAWN:	C.C.	



EQUIPMENT DETAILS	
JOB NO.	DRAWING NUMBER
24782-432	204



entrex
communications services, inc.
1575 Eye Street, N.W. Suite 355
WASHINGTON, D.C. 20005
PHONE: (202)468-0880
FAX: (202)468-0881

PROJECT NUMBER:
1072.071

**BOULEVARD ESTATES -
MATTIE MOORE CT. NOVEC**
10062878_461G1586
4904 MATTIE MOORE CT.
FAIRFAX, VA 22030

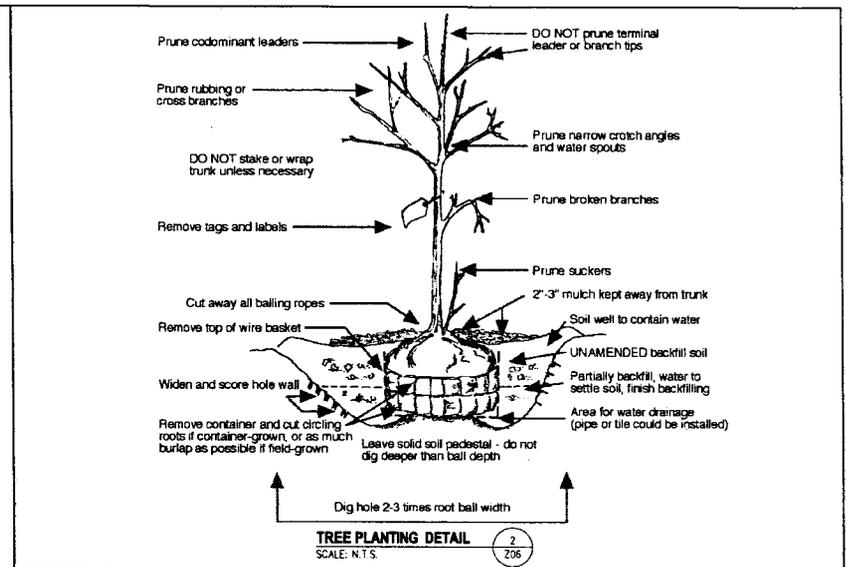
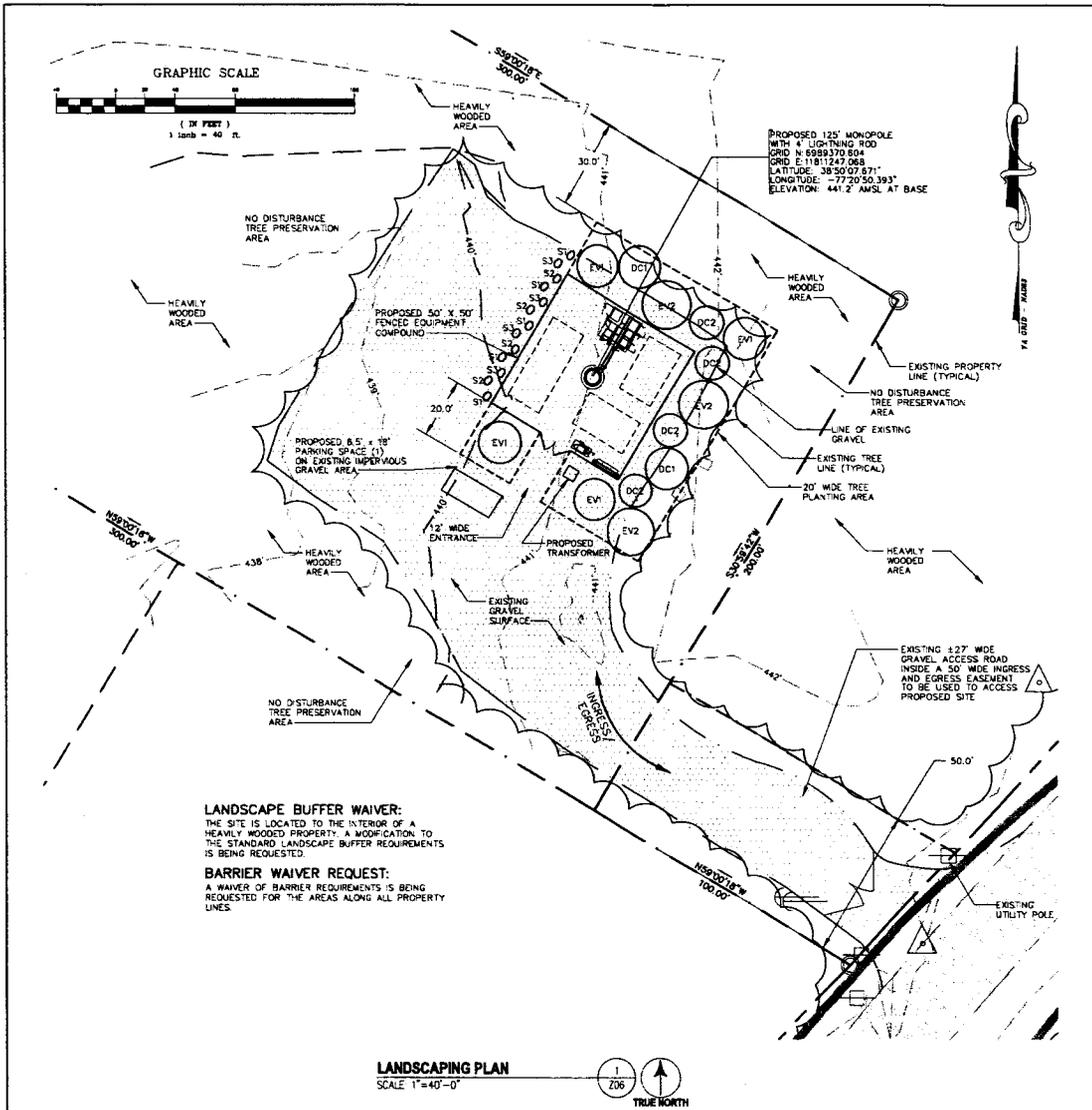
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HANOVER, MD 21076

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3/29/14/09	COUNTY COMMENTS	W.A. C.G. C.G.			
2/06/19/09	COUNTY COMMENTS	W.A. C.G. C.G.			
NO.	DATE	REVISIONS	BY	CHK	APP
SCALE:	AS SHOWN	DESIGNED:	C.G.	DRAWN:	W.A.



PROFILE PLAN & BULK ANGLE PROFILES

JOB NO.	DRAWING NUMBER
24782-432	205



- GENERAL PLANTING NOTES:**
- ALL PLANTS SHALL BE HEALTHY, WOODSUS MATERIAL, FREE OF PESTS AND DISEASE.
 - ALL PLANTS SHALL BE CONTAINER-GROWN OR BALLED AND BURLAPPED.
 - ALL TREES SHALL BE STRAIGHT TRUNKED, FULL HEADED.
 - ALL PLANTS INCLUDED IN THE PLANT LIST AND NOTED ON THE LANDSCAPE PLAN ARE SUBJECT TO THE APPROVAL OF THE OWNER'S REPRESENTATIVE AND FAIRFAX COUNTY URBAN FOREST MANAGEMENT DIVISION START BEFORE, DURING AND AFTER CONSTRUCTION.
 - ALL PLANTS AND PLANTING AREAS SHALL BE COMPLETELY MAINTAINED.
 - PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING COURSE OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE LANDSCAPE CONSTRUCTION.
 - THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
 - THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING (INCLUDING, BUT NOT LIMITED TO: WATERING, SPRINKLING, MULCHING, FERTILIZATION, ETC.) OF PLANTING AREAS AND LAMMS UNTIL THE WORK IS ACCEPTED IN TOTAL BY THE OWNER'S REPRESENTATIVE.
 - THE OWNER'S REPRESENTATIVE WILL APPROVE THE STAKED LOCATION OF ALL PLANT MATERIAL PRIOR TO INSTALLATION.
 - ALL TREES AND SHRUBS SHALL BE PLANTED AS SPECIFIED IN THE LATEST EDITION OF THE "TREE AND SHRUB PLANTING GUIDELINES" PREPARED BY VIRGINIA COOPERATIVE EXTENSION, VPI/SPSU.
 - ANY PLANT MATERIAL THAT DIES, TURNS BROWN OR DETRIOLATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, SIZE AND MEETING ALL SPECIFICATIONS.
 - STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK", LATEST EDITION, REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
 - CONTRACTOR TO WATER AND WARRANTY TREES FOR 1 YEAR.
 - TO MITIGATE SOIL COMPACTION PRIOR TO PLANTING, THE PLANTING AREA SHALL BE TILLED TO A DEPTH OF ONE FOOT (1') TO LOOSEN SOIL AND AMENDED OVER THE ENTIRE AREA AS NEED BASED ON SOIL SAMPLES. SOIL WITHIN INDIVIDUAL PLANTING HOLES SHALL NOT BE AMENDED.

PLANT LIST

PLANTING TYPE	TYPE IDENTITY #	QTY	COMMON NAME	SPECIES NAME	SIZE AT PLANTING	10 YEAR TREE CANOPY AREA (SQ. FT.)
EVERGREEN	EV1	4	NORWAY SPRUCE	PICEA ABIES	8 - 10 FT. TALL	150
EVERGREEN	EV2	3	SOUTHERN MAGNOLIA	MAGNOLIA GRANDIFLORA	8 - 10 FT. TALL	200
DECIDUOUS	DC1	2	RIVER BIRCH	BETULA NIGRA	2 IN. CAL.	150
DECIDUOUS	DC2	4	EASTERN REDBUD	CERIS CANADENSIS	2 IN. CAL.	100
SHRUB	S1	5	ARROWWOOD VIBURNUM	VIBURNUM DENTATUM	24 - 36 IN. H1/SPRO	
SHRUB	S2	4	NANNYBERRY	VIBURNUM LENTAGO	24 - 36 IN. H1/SPRO	
SHRUB	S3	4	DAYBERRY	VIROCA POWNSPLANICA	24 - 36 IN. H1/SPRO	

<p>communication services, Inc. 1575 Eye Street, N.W. Suite 350 WASHINGTON, D.C. 20005 PHONE: (202)408-0880 FAX: (202)408-0881</p>	PROJECT NUMBER	<p>BOULEVARD ESTATES - MATTIE MOORE CT. NOVEC 10062878_461G1586 4904 MATTIE MOORE CT. FAIRFAX, VA 22030</p>	<p>7150 STANDARD DRIVE HANOVER, MD 21076</p>	<table border="1"> <tr><td>6/10/30/09</td><td>COUNTY COMMENTS</td><td>W.A.</td><td>C.G.</td><td>C.G.</td></tr> <tr><td>5/10/26/09</td><td>COUNTY COMMENTS</td><td>W.A.</td><td>C.G.</td><td>C.G.</td></tr> <tr><td>4/10/20/09</td><td>COUNTY COMMENTS</td><td>W.A.</td><td>C.G.</td><td>C.G.</td></tr> <tr><td>3/09/14/09</td><td>COUNTY COMMENTS</td><td>W.A.</td><td>C.G.</td><td>C.G.</td></tr> <tr><td>2/06/19/09</td><td>COUNTY COMMENTS</td><td>W.A.</td><td>C.G.</td><td>C.G.</td></tr> <tr><td>NO</td><td>DATE</td><td>REVISIONS</td><td>BY</td><td>CHK APPD</td></tr> </table>	6/10/30/09	COUNTY COMMENTS	W.A.	C.G.	C.G.	5/10/26/09	COUNTY COMMENTS	W.A.	C.G.	C.G.	4/10/20/09	COUNTY COMMENTS	W.A.	C.G.	C.G.	3/09/14/09	COUNTY COMMENTS	W.A.	C.G.	C.G.	2/06/19/09	COUNTY COMMENTS	W.A.	C.G.	C.G.	NO	DATE	REVISIONS	BY	CHK APPD	<p>Seal of Fairfax County, Virginia 10000 COMMONWEALTH BLVD FAIRFAX, VA 22031</p>	<p>LANDSCAPING PLAN</p> <table border="1"> <tr> <th>JOB NO.</th> <th>DRAWING NUMBER</th> </tr> <tr> <td>24782-432</td> <td>206</td> </tr> </table>	JOB NO.	DRAWING NUMBER	24782-432	206
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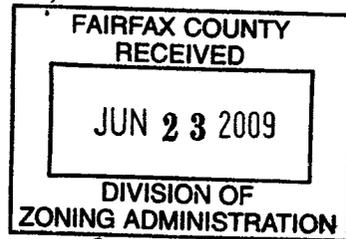
MEMORANDUM

Fairfax County Department of Planning and Zoning
Planning Division, Suite 730
12055 Government Center Parkway, Fairfax, Virginia 22035-5505

Attachment B

TO: Distribution Below
FROM: David B. Marshall, Chief
Facilities Planning Branch, Planning Division, DPZ

DATE: June 23, 2009



SUBJECT: 2232 Review Application
Application No.: 2232-S09-17 TAX MAP: 56-4 ((1)) 0020A

Attached for your Review and Comment is a 2232 Review Application submitted by T-Mobile Northeast, L.L.C. requesting that the Fairfax County Planning Commission make a determination, pursuant to Va. Code Section 15.2-2232, whether this proposal to construct a 125-foot monopole with related equipment at NOVEC electrical substation, 4904 Mattie Moore Court, Fairfax, VA 22030 is substantially in accord with provisions of the adopted Comprehensive Plan. To be considered in the staff analysis, send, fax (703-324-3056), or e-mail (anita.capps@fairfaxcounty.gov) your comments to Anita Capps (tel. 703-324-1357 by July 8, 2009.

Distribution:

- List of departments with checkboxes: DIT / Technology Infrastructure Div., DOT / Transportation Planning Div., DPWES / Environment & Facilities Review Div., Urban Forestry Div., Wastewater Planning & Monitoring Div., DPZ / Planning Div. - Env. & Dev. Review Branch, Planning Div. - Historic Preservation, Zoning Administration Div., Zoning Evaluation Div., FCPA / Planning & Development Div., FCPS / Design and Construction Svcs., FCWA / Planning & Engineering Div., Fire & Rescue / Strategic Planning, VDOT / Resident Engineer.

ZAD (for proposed telecommunications facilities): Permitted in accordance with and subject to the provisions of Zoning Ordinance Section 2-514 Special Exception approval

is required and a special exception amendment application was submitted to the County on 3/6/09. Site is subject to SE 84-S-022. Property is zoned R-C District.



County of Fairfax, Virginia

MEMORANDUM

DATE: September 17, 2009

TO: Regina Coyle
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Angela Kadar Rodeheaven
Site Analysis Section
Department of Transportation

FILE: 3-5 (SE 2009-SP-019)

SUBJECT: Transportation Impact

REFERENCE: SE 2009-SP-019
New Cingular Wireless PCS, LLC dba AT&T Mobility, NOVEC &
Smartpole, Inc, 4904 Mattie Moore Ct
Traffic Zone: 1661
Land Identification Map: 56-4 ((1)) 20A

Transmitted herewith are the comments from the Department of Transportation with respect to the referenced application. These comments are based on plats made available to this office dated December 19, 2008, and revised through June 19, 2009. The applicant wishes to install a 129-foot monopole structure and related ground equipment within a fenced compound. The applicant will make space available on the monopole communications facility to accommodate up to three additional carriers as requested and as available.

This department has no transportation issues with this application.

AKR/LAH/lah



COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION

DAVID S. EKERN, P.E.
COMMISSIONER

14685 Avion Parkway
Chantilly, VA 20151
(703) 383-VDOT (8368)
August 21, 2009

Ms. Regina Coyle
Director of Planning and Zoning
Office of Comprehensive Planning
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5511

Re: SE 2009-SP-019 New Cingular Wireless PCS, LLC
Tax Map # 56-4((01))0020A
Fairfax County

Dear Ms. Coyle:

I have reviewed the above plan submitted on August 7, 2009, and received August 18, 2009. I have no objection to the approval of this plan.

If you have any questions, please call me at (703)383-2424.

Sincerely,

A handwritten signature in cursive script, appearing to read 'Kevin Nelson'.

Kevin Nelson
Transportation Engineer

cc: Ms. Angela Rodeheaver
fairfaxspex2009-SP-019se1NewCingularWirelessPCSLLC8-21-09RC



County of Fairfax, Virginia

MEMORANDUM

October 30, 2009

TO: Chris Demanche, Staff Coordinator
Zoning Evaluation Division, DPZ

FROM: Hugh Whitehead, Urban Forester II
Forest Conservation Branch, DPWES

SUBJECT: AT&T 4904 Mattie Moore Court, SE 2009-SP-019

I have reviewed the advance copy of proposed planting and tree preservation for the above referenced Special Exception, to meet transitional screening requirements for the site. The following comments are based on this review and a site visit conducted during review of the first submission of this application.

Suggested development conditions are also provided to help ensure that trees contributing towards the transitional screening requirement and satisfying tree cover for the site are protected and preserved.

1. **Comment:** Proposed planting to supplement existing trees in order to satisfy transitional screening requirements for the site is adequate and the appropriate notes are provided, with the exception of Note #4.

Recommendation: Revise Note #4 to read: "All plants included in the Plant List and noted on the landscape plan are subject to the approval of the Owner's representative and Fairfax County Urban Forest Management Division staff before, during and after construction."

2. **Comment:** Development conditions should be proposed to help ensure existing trees designated for preservation are protected through construction of the project and provisions are in place to mitigate damage and replaced dead/dying trees as necessary.

Recommendation: Propose the following development conditions:

1. Trees to be preserved. The applicant shall take necessary steps and actions to ensure the long-term survival, and continuing structural integrity and health of trees designated on the approved site/minor site plan to be preserved. However, if construction practices on the subject property and/or changes to the environment brought about by these construction activities result in the death, decline, damage, or hazardous condition (as determined by UFM at or prior to the final release of the project bond) of trees to be preserved, the Applicant shall:

Department of Public Works and Environmental Services
Land Development Services, Urban Forest Management Division
12055 Government Center Parkway, Suite 518
Fairfax, Virginia 22035-5503
Phone 703-324-1770, TTY: 703-324-1877, Fax: 703-803-7769
www.fairfaxcounty.gov/dpwes



- a. provide for the removal of above ground portions of the trees,
 - b. provide for the restoration of any understory plant and soil conditions damaged during their removal (as determined by UFM),
 - c. provide for the restoration of the associated loss in canopy coverage and transitional screening in accordance with the Public Facilities Manual and the Zoning Ordinance.
2. Limits of clearing and grading and areas to be left undisturbed: The site/minor site plan shall clearly identify these areas as shown on the Special Exception/2232.

As part of the (site/minor site plan) the applicant shall provide management practices for the protection of understory plant materials, leaf litter and soil conditions found in areas to be left undisturbed, subject to the approval of the Urban Forest Management Division. The applicant shall actively monitor the site to ensure that inappropriate activities such as the storage of construction materials, dumping of construction debris, and traffic by construction equipment and personnel do not occur within these areas. The applicant shall restore understory plant materials, leaf litter and soil conditions to the satisfaction of UFM if these are found to be damaged, removed or altered in manner not allowed in writing by the Urban Forest Management Division.

If it becomes necessary to install utilities determined necessary by DPWES within areas to be left undisturbed, they shall be located and installed in the least disruptive manner possible as determined by UFM in coordination with the Environmental and Site Review Division, DPWES. In addition, the applicant shall develop and implement a replanting plan for the portions of protected areas disturbed for utility installation taking into account planting restrictions imposed by utility easement agreements.

Any work occurring in or adjacent to the areas to be left undisturbed, such as installation of tree protection fencing and silt control devices, removal of trash, or plant debris, or extraction of trees designated to be removed shall be performed in a manner that minimizes damage to any tree, shrub, herbaceous, or vine plant species that grows in the lower canopy environment; and minimizes impacts to the existing top soil and leaf litter layers that provide nourishment and protection to that vegetation, all as approved by UFM. The use of power equipment in these areas shall be limited to small hand-operated equipment such as chainsaws. Any work that requires the use of larger motorized equipment such as, but not limited to, tree transplanting spades, skid loaders, tractors, trucks, stump-grinders, or any accessory or attachment connected to such equipment shall not occur unless reviewed and approved in writing by UFM.



3. Tree Protection fencing and signage: All tree preservation areas and all areas designated to be left undisturbed shall be protected by tree protection fencing consisting of four foot high, 14 gauge welded wire attached to 6 foot steel posts driven 18 inches into the ground and placed no further than 10 feet apart (see attached detail). Notwithstanding, limits of clearing shown on the plan, tree protection fencing shall be erected at the existing tree line in coordination with Fairfax County Urban Forest Management Division staff and shall be shown on the phase I and II erosion and sediment control sheets.

The applicant shall provide signs that identify and help protect all areas to be left undisturbed. These signs will be highly visible, posted at 30-foot intervals along the limits of clearing and grading, and attached to the tree protection fencing. Under no circumstances will the signs be nailed or in any manner attached to the trees or vegetation within the areas to left undisturbed.

All tree protection fencing shall be installed prior to Phase II clearing and grading activities. The installation of all tree protection fencing shall be accomplished in a manner that does not harm existing vegetation that is required to be preserved. At least three days prior to the commencement of any clearing, grading, or demolition activities and prior to the installation of tree protection fencing, UFM and the District Supervisor shall be notified in writing and given the opportunity to inspect the site to assure that all individual trees to be preserved and all areas to be left undisturbed have been correctly delineated. UFM shall provide written notice to the applicant as to whether or not the areas have been delineated correctly. If it is determined by UFM that the areas are not delineated correctly, no grading or construction activities shall occur on the subject property until the delineation is corrected and field verified by UFM.

If there are any questions, please contact me at 703-324-1770.

HCW/
UFMID #: 147022

cc: RA File
DPZ File





County of Fairfax, Virginia

MEMORANDUM

DATE: October 2, 2009

TO: Chris DeManche, 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 2009-SP-019, Cingular Wireless PCS,
Special Exception Plat dated June 19, 2009, LDS Project #25215-ZONA-001-1,
Tax Map #56-4-01-0020A, Springfield District

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

Chesapeake Bay Preservation Ordinance (CBPO)

There is no Resource Protection Area (RPA) on this site. As long as fewer than 2500 square feet of new impervious area is proposed, no water quality controls will be required.

Floodplain

There are no regulated floodplains on the property.

Downstream Drainage Complaints

There are no downstream drainage complaints on file.

Stormwater Detention

The stormwater detention requirement can be met if no new impervious areas are proposed and the site's outfall is shown to be adequate.

Site Outfall

No outfall statement is provided. A narrative meeting PFM 6-0204 will be required at site plan.

Please contact me at 703-324-1720 if you require additional information.

BF/

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

Department of Public Works and Environmental Services
Land Development Services, Environmental and Site Review Division
12055 Government Center Parkway, Suite 505
Fairfax, Virginia 22035-5503
Phone 703-324-1720 • TTY 711 • FAX 703-324-8359





FAIRFAX COUNTY PARK AUTHORITY



M E M O R A N D U M

TO: Regina M. Coyle, Director
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Sandy Stallman, Manager,
Park Planning Branch, PDD 

DATE: September 3, 2009

SUBJECT: SE 2009-SP-019, Cingular Wireless
Tax Map Number(s): 56-4((1)) 20A

The Park Authority staff has reviewed the above referenced plan. Based on that review, staff has determined that this application bears no adverse impact on land or resources of the Park Authority.

FCPA Reviewer: Andy Galusha
DPZ Coordinator: Chris Demanche

Copy: Cindy Walsh, Director, Resource Management Division
Chron Binder
File Copy



County of Fairfax, Virginia

MEMORANDUM

DATE: 14 July 2009

TO: Anita Capps, Senior Planner

FROM: Linda Cornish Blank, Historic Preservation Planner

SUBJECT: 2232-S09-17, T-Mobile Northeast LLC; proposal to install a 125' monopole & related equipment at 4904 Mattie Moore Court, tax map 56-4((1)) 20A.

Planning Location: Fairfax County Comprehensive Plan, 2007 Edition, Area III, Bull run Planning District, Amended through 1-26-2009, BR-7 Braddock Community Planning Sector, page 94:

“Heritage Resources

The open spaces and residential areas of this sector are particularly likely to yield heritage resources, especially from the period of the Civil War. Any development or ground disturbance in this sector, both on private and public land, should be preceded by heritage resource studies, and alternatives should be explored for the avoidance, preservation or recovery of significant heritage resources that are found. In those areas where significant heritage resources have been recorded, an effort should be made to preserve them. If preservation is not feasible, then, in accordance with countywide objectives and policies as cited in the Heritage Resources section of the Policy Plan, the threatened resource should be thoroughly recorded and in the case of archaeological resources, the artifacts recovered.”

Policy Plan: Fairfax County Comprehensive Plan, 2007 Edition, Policy Plan, Amended through 1-10-2005, Public Facilities, page 38:

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

Background: This subject parcel is not included within the boundaries of a Fairfax County Historic Overlay District, is not listed on the Fairfax County Inventory of Historic Sites or the National Register of Historic Places or documented in the historic structures survey file. No heritage resources have been identified or documented as being adjacent to the property which is the subject of this application.

Findings:

1. A Section 106 review for compliance with the National Historic Preservation Act of 1966, as amended, was undertaken in February 2009 for a proposed 125' high monopole at this property.

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



2. In response to the Section 106 request for comment, The Fairfax County History Commission made a motion at its April 1, 2009 meeting “that the monopole does not interfere with any prehistoric or historic sites but recommends that the applicant have an archaeological survey conducted on the property prior to construction of the monopole at 4904 Mattie Moore Court”.
3. Staff finds the proposal in-keeping with the Policy Plan text cited above and finds that no known historic properties will be affected by the project.

Recommendations:

1. The Cultural Resource and Protection Section of the Fairfax County Park Authority provide comment on this application to address both the heritage resource plan text and the History Commission comment and recommendation cited above.
2. The applicant provide to the Department of Planning and Zoning (DPZ), Planning Division a copy of the completed Section 106 comment from the Virginia Department of Historic Resources prior to the Planning Commission public hearing.



COMMONWEALTH of VIRGINIA

Department of Historic Resources

2801 Kensington Avenue, Richmond, Virginia 23221-0311

L. Preston Bivart, Jr.
Secretary of Natural Resources

Kathleen S. Kilpatrick
Director

Tel: (804) 367-3333
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MEMORANDUM

DATE: March 30, 2009 **DHR File #** 2009-0275

TO: William Riggs
ATC Associates, Inc.

FROM: Christopher V. Novelli, Architectural Historian (804) 367-2323, Ext. 100 *C. V. N.*
Office of Preservation Incentives

PROJECT: New 125-foot monopole; 4904 Mattie Moore Court, Fairfax,
Fairfax County, Virginia

- This project will have an effect on historic resources. Based on the information provided, the effect will not be adverse.
- This project will have an adverse effect on historic properties. Further consultation with DHR is needed under Section 106 of the NHPA.
- Additional information is needed before we will be able to determine the effect of the project on historic resources. **Please see attached sheet.**
- No further identification efforts are warranted. No historic properties will be affected by the project. Should unidentified historic properties be discovered during implementation of the project, please notify DHR.
- We have previously reviewed this project. Attached is a copy of our correspondence.
- Other (Please see comments below)

COMMENTS:

Please contact Marc Holma, (804) 367-2323, ext. 114 with questions about this review.

Administrative Services
110 Courthouse Avenue
Petersburg, VA 23804
Tel: (804) 862-6416
Fax: (804) 862-7096

Capital Region Office
2801 Kensington Ave
Richmond, VA 23221
Tel: (804) 367-3373
Fax: (804) 367-2301

Industries Region Office
114 S. Old Courthouse Way, 2nd Floor
Newport News, VA 23608
Tel: (757) 896-2807
Fax: (757) 896-2808

Roanoke Region Office
1030 Pennant Avenue, 2nd
Roanoke, VA 24013
Tel: (540) 857-3553
Fax: (540) 857-3555

Southern Region Office
8437 Main Street
PO Box 100
Stephens City, VA 22756
Tel: (540) 868-7199
Fax: (540) 862-7033



Fairfax County History Commission

Fairfax City Regional Library
Virginia Room
10360 North Street
Fairfax, Virginia 22030-2514
Tel. 703-293-6383

April 2, 2009

Elizabeth A. Williams
Staff Scientist
ATC Associates, Inc.
9231 Rumsey Road
Columbia, MD 21045

RE: Historical Inquiry
VA1586 – Boulevard Estates
4904 Mattie Moore Court
Fairfax, Virginia 22030

Dear Ms. Williams,

Thank you for submitting information to the Fairfax County History Commission on the proposed telecommunications facility located at 4904 Mattie Moore Court in Fairfax, Virginia.

The Fairfax County History Commission finds that construction of such a facility at the stated location will have no affect on known prehistoric or historic cultural sites. However, we recommend that an archaeological survey be conducted of the property before installation of the telecommunications facility. There are numerous known prehistoric and Civil War sites in the surrounding area. An archaeological survey of the property would provide an opportunity to record what might be there before it is lost forever.

Please contact me at (703) 830-2733 if you have any questions.

Sincerely,

Debbie Robison
Chairman
Fairfax County History Commission

cc: Ethel Eaton, Archaeologist & Sr. Policy Analyst, Virginia Department of Historic Resources
Dr. Elizabeth Crowell, Cultural Resources Protection Manager, Fairfax County Park Authority

Elizabeth Williams

From: Crowell, Elizabeth A [Elizabeth.Crowell@fairfaxcounty.gov]
Sent: Thursday, April 02, 2009 11:02 AM
To: Elizabeth Williams
Cc: Eaton, Ethel
Subject: VA 1586 - Boulevard Estates, 4904 Mattie Moore Court

Dear Ms. Williams,

The Cultural Resource Management and Protection Section of the Fairfax County Park Authority reviewed the information about the proposed telecommunications facility at 4904 Mattie Moore Court in Fairfax, Virginia.

Cultural Resource staff reviewed our files and the property has not been subject to any previous archaeological survey. There is a moderate to high potential for the presence of prehistoric and Civil War era archaeological resources. We would recommend that an archaeological survey be conducted in the Area of Potential Effects for the proposed cell tower.

Should you have any questions, please do not hesitate to call me at (703) 534-3881, x 402.

Sincerely,

Liz Crowell

Elizabeth A. Crowell, Ph.D.
Cultural Resource Management and Protection Section Manager
Fairfax County Park Authority
(703) 534 - 3881

FAIRFAX COUNTY COMPREHENSIVE PLAN, 2007 Edition AREA III Bull Run Planning District, as amended through 7-13-2009, page 95, the Plan states:

BR7 BRADDOCK COMMUNITY PLANNING SECTOR

CHARACTER

This sector is divided into two principal areas. Approximately half of this sector is included in the Fairfax Center Area. It includes the area generally north of Route 29 and 1,000 feet south of Route 29 from Clifton Road to Shirley Gate Road. The balance of this sector is generally developed as single-family detached houses.

CONCEPT FOR FUTURE DEVELOPMENT

The Concept for Future Development identifies both Suburban Neighborhood and Low Density Residential Areas for this sector. This is consistent with the existing residential character and long-standing County policy regarding planning and development in this area.

RECOMMENDATIONS

Land Use

Infill development in this sector should be of a compatible use, type and intensity in accordance with the guidance provided by the Policy Plan under Land Use Objectives 8 and 14.

9-006 General Standards

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:

1. The proposed use at the specified location shall be in harmony with the adopted comprehensive plan.
2. The proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.
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.
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.
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.
6. Open space shall be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located.
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.
8. Signs shall be regulated by the provisions of Article 12; however, the Board may impose more strict requirements for a given use than those set forth in this Ordinance.

9-104 Standards for all Category 1 Uses

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

9-105 Additional Standards for Mobile and Land Based Telecommunication 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.
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.
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.
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.

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.

GLOSSARY

This Glossary is provided to assist the public in understanding the staff evaluation and analysis of development proposals. It should not be construed as representing legal definitions. Refer to the Fairfax County Zoning Ordinance, Comprehensive Plan or Public Facilities Manual for additional information.

ABANDONMENT: Refers to road or street abandonment, an action taken by the Board of Supervisors, usually through the public hearing process, to abolish the public's right-of-passage over a road or road right-of-way. Upon abandonment, the right-of-way automatically reverts to the underlying fee owners. If the fee to the owner is unknown, Virginia law presumes that fee to the roadbed rests with the adjacent property owners if there is no evidence to the contrary.

ACCESSORY DWELLING UNIT (OR APARTMENT): A secondary dwelling unit established in conjunction with and clearly subordinate to a single family detached dwelling unit. An accessory dwelling unit may be allowed if a special permit is granted by the Board of Zoning Appeals (BZA). Refer to Sect. 8-918 of the Zoning Ordinance.

AFFORDABLE DWELLING UNIT (ADU) DEVELOPMENT: Residential development to assist in the provision of affordable housing for persons of low and moderate income in accordance with the affordable dwelling unit program and in accordance with Zoning Ordinance regulations. Residential development which provides affordable dwelling units may result in a density bonus (see below) permitting the construction of additional housing units. See Part 8 of Article 2 of the Zoning Ordinance.

AGRICULTURAL AND FORESTAL DISTRICTS: A land use classification created under Chapter 114 or 115 of the Fairfax County Code for the purpose of qualifying landowners who wish to retain their property for agricultural or forestal use for use/value taxation pursuant to Chapter 58 of the Fairfax County Code.

BARRIER: A wall, fence, earthen berm, or plant materials which may be used to provide a physical separation between land uses. Refer to Article 13 of the Zoning Ordinance for specific barrier requirements.

BEST MANAGEMENT PRACTICES (BMPs): Stormwater management techniques or land use practices that are determined to be the most effective, practicable means of preventing and/or reducing the amount of pollution generated by nonpoint sources in order to improve water quality.

BUFFER: Graduated mix of land uses, building heights or intensities designed to mitigate potential conflicts between different types or intensities of land uses; may also provide for a transition between uses. A landscaped buffer may be an area of open, undeveloped land and may include a combination of fences, walls, berms, open space and/or landscape plantings. A buffer is not necessarily coincident with transitional screening.

CHESAPEAKE BAY PRESERVATION ORDINANCE: Regulations which the State has mandated must be adopted to protect the Chesapeake Bay and its tributaries. These regulations must be incorporated into the comprehensive plans, zoning ordinances and subdivision ordinances of the affected localities. Refer to Chesapeake Bay Preservation Act, Va. Code Section 10.1-2100 et seq and VR 173-02-01, Chesapeake Bay Preservation Area Designation and Management Regulations.

CLUSTER DEVELOPMENT: Residential development in which the lots are clustered on a portion of a site so that significant environmental/historical/cultural resources may be preserved or recreational amenities provided. While smaller lot sizes are permitted in a cluster subdivision to preserve open space, the overall density cannot exceed that permitted by the applicable zoning district. See Sect. 2-421 and Sect. 9-615 of the Zoning Ordinance.

COUNTY 2232 REVIEW PROCESS: A public hearing process pursuant to Sect. 15.2-2232 (Formerly Sect. 15.1-456) of the Virginia Code which is used to determine if a proposed public facility not shown on the adopted Comprehensive Plan is in substantial accord with the plan. Specifically, this process is used to determine if the general or approximate location, character and extent of a proposed facility is in substantial accord with the Plan.

dBA: The momentary magnitude of sound weighted to approximate the sensitivity of the human ear to certain frequencies; the dBA value describes a sound at a given instant, a maximum sound level or a steady state value. See also Ldn.

DENSITY: Number of dwelling units (du) divided by the gross acreage (ac) of a site being developed in residential use; or, the number of dwelling units per acre (du/ac) except in the PRC District when density refers to the number of persons per acre.

DENSITY BONUS: An increase in the density otherwise allowed in a given zoning district which may be granted under specific provisions of the Zoning Ordinance when a developer provides excess open space, recreation facilities, or affordable dwelling units (ADUs), etc.

DEVELOPMENT CONDITIONS: Terms or conditions imposed on a development by the Board of Supervisors (BOS) or the Board of Zoning Appeals (BZA) in connection with approval of a special exception, special permit or variance application or rezoning application in a "P" district. Conditions may be imposed to mitigate adverse impacts associated with a development as well as secure compliance with the Zoning Ordinance and/or conformance with the Comprehensive Plan. For example, development conditions may regulate hours of operation, number of employees, height of buildings, and intensity of development.

DEVELOPMENT PLAN: A graphic representation which depicts the nature and character of the development proposed for a specific land area: information such as topography, location and size of proposed structures, location of streets trails, utilities, and storm drainage are generally included on a development plan. A development plan is a submission requirement for rezoning to the PRC District. A **GENERALIZED DEVELOPMENT PLAN (GDP)** is a submission requirement for a rezoning application for all conventional zoning districts other than a P District. A development plan submitted in connection with a special exception (SE) or special permit (SP) is generally referred to as an SE or SP plat. A **CONCEPTUAL DEVELOPMENT PLAN (CDP)** is a submission requirement when filing a rezoning application for a P District other than the PRC District; a CDP characterizes in a general way the planned development of the site. A **FINAL DEVELOPMENT PLAN (FDP)** is a submission requirement following the approval of a conceptual development plan and rezoning application for a P District other than the PRC District; an FDP further details the planned development of the site. See Article 16 of the Zoning Ordinance.

EASEMENT: A right to or interest in property owned by another for a specific and limited purpose. Examples: access easement, utility easement, construction easement, etc. Easements may be for public or private purposes.

ENVIRONMENTAL QUALITY CORRIDORS (EQCs): An open space system designed to link and preserve natural resource areas, provide passive recreation and protect wildlife habitat. The system includes stream valleys, steep slopes and wetlands. For a complete definition of EQCs, refer to the Environmental section of the Policy Plan for Fairfax County contained in Vol. 1 of the Comprehensive Plan.

ERODIBLE SOILS: Soils that wash away easily, especially under conditions where stormwater runoff is inadequately controlled. Silt and sediment are washed into nearby streams, thereby degrading water quality.

FLOODPLAIN: Those land areas in and adjacent to streams and watercourses subject to periodic flooding; usually associated with environmental quality corridors. The 100 year floodplain drains 70 acres or more of land and has a one percent chance of flood occurrence in any given year.

FLOOR AREA RATIO (FAR): An expression of the amount of development intensity (typically, non-residential uses) on a specific parcel of land. FAR is determined by dividing the total square footage of gross floor area of buildings on a site by the total square footage of the site itself.

FUNCTIONAL CLASSIFICATION: A system for classifying roads in terms of the character of service that individual facilities are providing or are intended to provide, ranging from travel mobility to land access. Roadway system functional classification elements include Freeways or Expressways which are limited access highways, Other Principal (or Major) Arterials, Minor Arterials, Collector Streets, and Local Streets. Principal arterials are designed to accommodate travel; access to adjacent properties is discouraged. Minor arterials are designed to serve both through traffic and local trips. Collector roads and streets link local streets and properties with the arterial network. Local streets provide access to adjacent properties.

GEOTECHNICAL REVIEW: An engineering study of the geology and soils of a site which is submitted to determine the suitability of a site for development and recommends construction techniques designed to overcome development on problem soils, e.g., marine clay soils.

HYDROCARBON RUNOFF: Petroleum products, such as motor oil, gasoline or transmission fluid deposited by motor vehicles which are carried into the local storm sewer system with the stormwater runoff, and ultimately, into receiving streams; a major source of non-point source pollution. An oil-grit separator is a common hydrocarbon runoff reduction method.

IMPERVIOUS SURFACE: Any land area covered by buildings or paved with a hard surface such that water cannot seep through the surface into the ground.

INFILL: Development on vacant or underutilized sites within an area which is already mostly developed in an established development pattern or neighborhood.

INTENSITY: The magnitude of development usually measured in such terms as density, floor area ratio, building height, percentage of impervious surface, traffic generation, etc. Intensity is also based on a comparison of the development proposal against environmental constraints or other conditions which determine the carrying capacity of a specific land area to accommodate development without adverse impacts.

Ldn: Day night average sound level. It is the twenty-four hour average sound level expressed in A-weighted decibels; the measurement assigns a "penalty" to night time noise to account for night time sensitivity. Ldn represents the total noise environment which varies over time and correlates with the effects of noise on the public health, safety and welfare.

LEVEL OF SERVICE (LOS): An estimate of the effectiveness of a roadway to carry traffic, usually under anticipated peak traffic conditions. Level of Service efficiency is generally characterized by the letters A through F, with LOS-A describing free flow traffic conditions and LOS-F describing jammed or grid-lock conditions.

MARINE CLAY SOILS: Soils that occur in widespread areas of the County generally east of Interstate 95. Because of the abundance of shrink-swell clays in these soils, they tend to be highly unstable. Many areas of slope failure are evident on natural slopes. Construction on these soils may initiate or accelerate slope movement or slope failure. The shrink-swell soils can cause movement in structures, even in areas of flat topography, from dry to wet seasons resulting in cracked foundations, etc. Also known as slippage soils.

OPEN SPACE: That portion of a site which generally is not covered by buildings, streets, or parking areas. Open space is intended to provide light and air; open space may function as a buffer between land uses or for scenic, environmental, or recreational purposes.

OPEN SPACE EASEMENT: An easement usually granted to the Board of Supervisors which preserves a tract of land in open space for some public benefit in perpetuity or for a specified period of time. Open space easements may be accepted by the Board of Supervisors, upon request of the land owner, after evaluation under criteria established by the Board. See Open Space Land Act, Code of Virginia, Sections 10.1-1700, et seq.

P DISTRICT: A "P" district refers to land that is planned and/or developed as a Planned Development Housing (PDH) District, a Planned Development Commercial (PDC) District or a Planned Residential Community (PRC) District. The PDH, PDC and PRC Zoning Districts are established to encourage innovative and creative design for land development; to provide ample and efficient use of open space; to promote a balance in the mix of land uses, housing types, and intensity of development; and to allow maximum flexibility in order to achieve excellence in physical, social and economic planning and development of a site. Refer to Articles 6 and 16 of the Zoning Ordinance.

PROFFER: A written condition, which, when offered voluntarily by a property owner and accepted by the Board of Supervisors in a rezoning action, becomes a legally binding condition which is in addition to the zoning district regulations applicable to a specific property. Proffers are submitted and signed by an owner prior to the Board of Supervisors public hearing on a rezoning application and run with the land. Once accepted by the Board, proffers may be modified only by a proffered condition amendment (PCA) application or other zoning action of the Board and the hearing process required for a rezoning application applies. See Sect. 15.2-2303 (formerly 15.1-491) of the Code of Virginia.

PUBLIC FACILITIES MANUAL (PFM): A technical text approved by the Board of Supervisors containing guidelines and standards which govern the design and construction of site improvements incorporating applicable Federal, State and County Codes, specific standards of the Virginia Department of Transportation and the County's Department of Public Works and Environmental Services.

RESOURCE MANAGEMENT AREA (RMA): That component of the Chesapeake Bay Preservation Area comprised of lands that, if improperly used or developed, have a potential for causing significant water quality degradation or for diminishing the functional value of the Resource Protection Area. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

RESOURCE PROTECTION AREA (RPA): That component of the Chesapeake Bay Preservation Area comprised of lands at or near the shoreline or water's edge that have an intrinsic water quality value due to the ecological and biological processes they perform or are sensitive to impacts which may result in significant degradation of the quality of state waters. In their natural condition, these lands provide for the removal, reduction or assimilation of sediments from runoff entering the Bay and its tributaries, and minimize the adverse effects of human activities on state waters and aquatic resources. New development is generally discouraged in an RPA. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

SITE PLAN: A detailed engineering plan, to scale, depicting the development of a parcel of land and containing all information required by Article 17 of the Zoning Ordinance. Generally, submission of a site plan to DPWES for review and approval is required for all residential, commercial and industrial development except for development of single family detached dwellings. The site plan is required to assure that development complies with the Zoning Ordinance.

SPECIAL EXCEPTION (SE) / SPECIAL PERMIT (SP): Uses, which by their nature, can have an undue impact upon or can be incompatible with other land uses and therefore need a site specific review. After review, such uses may be allowed to locate within given designated zoning districts if appropriate and only under special controls, limitations, and regulations. A special exception is subject to public hearings by the Planning Commission and Board of Supervisors with approval by the Board of Supervisors; a special permit requires a public hearing and approval by the Board of Zoning Appeals. Unlike proffers which are voluntary, the Board of Supervisors or BZA may impose reasonable conditions to assure, for example, compatibility and safety. See Article 8, Special Permits and Article 9, Special Exceptions, of the Zoning Ordinance.

STORMWATER MANAGEMENT: Engineering practices that are incorporated into the design of a development in order to mitigate or abate adverse water quantity and water quality impacts resulting from development. Stormwater management systems are designed to slow down or retain runoff to re-create, as nearly as possible, the pre-development flow conditions.

SUBDIVISION PLAT: The engineering plan for a subdivision of land submitted to DPWES for review and approved pursuant to Chapter 101 of the County Code.

TRANSPORTATION DEMAND MANAGEMENT (TDM): Actions taken to reduce single occupant vehicle automobile trips or actions taken to manage or reduce overall transportation demand in a particular area.

TRANSPORTATION SYSTEM MANAGEMENT (TSM) PROGRAMS: This term is used to describe a full spectrum of actions that may be applied to improve the overall efficiency of the transportation network. TSM programs usually consist of low-cost alternatives to major capital expenditures, and may include parking management measures, ridesharing programs, flexible or staggered work hours, transit promotion or operational improvements to the existing roadway system. TSM includes Transportation Demand Management (TDM) measures as well as H.O.V. use and other strategies associated with the operation of the street and transit systems.

URBAN DESIGN: An aspect of urban or suburban planning that focuses on creating a desirable environment in which to live, work and play. A well-designed urban or suburban environment demonstrates the four generally accepted principles of design: clearly identifiable function for the area; easily understood order; distinctive identity; and visual appeal.

VACATION: Refers to vacation of street or road as an action taken by the Board of Supervisors in order to abolish the public's right-of-passage over a road or road right-of-way dedicated by a plat of subdivision. Upon vacation, title to the road right-of-way transfers by operation of law to the owner(s) of the adjacent properties within the subdivision from whence the road/road right-of-way originated.

VARIANCE: An application to the Board of Zoning Appeals which seeks relief from a specific zoning regulation such as lot width, building height, or minimum yard requirements, among others. A variance may only be granted by the Board of Zoning Appeals through the public hearing process and upon a finding by the BZA that the variance application meets the required Standards for a Variance set forth in Sect. 18-404 of the Zoning Ordinance.

WETLANDS: Land characterized by wetness for a portion of the growing season. Wetlands are generally delineated on the basis of physical characteristics such as soil properties indicative of wetness, the presence of vegetation with an affinity for water, and the presence or evidence of surface wetness or soil saturation. Wetland environments provide water quality improvement benefits and are ecologically valuable. Development activity in wetlands is subject to permitting processes administered by the U.S. Army Corps of Engineers

TIDAL WETLANDS: Vegetated and nonvegetated wetlands as defined in Chapter 116 Wetlands Ordinance of the Fairfax County Code; includes tidal shores and tidally influenced embayments, creeks, and tributaries to the Occoquan and Potomac Rivers. Development activity in tidal wetlands may require approval from the Fairfax County Wetlands Board.

Abbreviations Commonly Used in Staff Reports

A&F	Agricultural & Forestal District	PDH	Planned Development Housing
ADU	Affordable Dwelling Unit	PFM	Public Facilities Manual
ARB	Architectural Review Board	PRC	Planned Residential Community
BMP	Best Management Practices	RC	Residential-Conservation
BOS	Board of Supervisors	RE	Residential Estate
BZA	Board of Zoning Appeals	RMA	Resource Management Area
COG	Council of Governments	RPA	Resource Protection Area
CBC	Community Business Center	RUP	Residential Use Permit
CDP	Conceptual Development Plan	RZ	Rezoning
CRD	Commercial Revitalization District	SE	Special Exception
DOT	Department of Transportation	SEA	Special Exception Amendment
DP	Development Plan	SP	Special Permit
DPWES	Department of Public Works and Environmental Services	TDM	Transportation Demand Management
DPZ	Department of Planning and Zoning	TMA	Transportation Management Association
DU/AC	Dwelling Units Per Acre	TSA	Transit Station Area
EQC	Environmental Quality Corridor	TSM	Transportation System Management
FAR	Floor Area Ratio	UP & DD	Utilities Planning and Design Division, DPWES
FDP	Final Development Plan	VC	Variance
GDP	Generalized Development Plan	VDOT	Virginia Dept. of Transportation
GFA	Gross Floor Area	VPD	Vehicles Per Day
HC	Highway Corridor Overlay District	VPH	Vehicles per Hour
HCD	Housing and Community Development	WMATA	Washington Metropolitan Area Transit Authority
LOS	Level of Service	WS	Water Supply Protection Overlay District
Non-RUP	Non-Residential Use Permit	ZAD	Zoning Administration Division, DPZ
OSDS	Office of Site Development Services, DPWES	ZED	Zoning Evaluation Division, DPZ
PCA	Proffered Condition Amendment	ZPRB	Zoning Permit Review Branch
PD	Planning Division		
PDC	Planned Development Commercial		