

**PROJECT INFORMATION**

SCOPE OF WORK: INSTALLATION OF (9) ANTENNAS MOUNTED ON A PROPOSED TOWER. EQUIPMENT WILL BE LOCATED AT THE BASE OF THE TOWER ON A SLAB. SITE IS AN UNMANNED TELECOMMUNICATIONS FACILITY.

SITE ADDRESS: 1580 BEULAH ROAD  
VIENNA, VA 22182

LATITUDE: N 38° 56' 35.129"  
LONGITUDE: W 77° 17' 01.586"  
GROUND ELEVATION: 320' AMSL

JURISDICTION: FAIRFAX COUNTY  
ZONING CLASSIFICATION: R-1

MAP #: 0281 01 0003A  
PARCEL SIZE: 1.94 AC  
DEED REF: DB. 10584 PG. 1014

PROPOSED USE: TELECOMMUNICATIONS FACILITY  
PROPERTY OWNER: JEHOVAH'S WITNESSES, CONGREGATION OF VIENNA  
SITE NAME: ATWOOD RD\_JEHOVAH'S WITNESS CHURCH  
SITE #: 10108126\_3289  
NAME OF APPLICANT: NEW CINGULAR WIRELESS PCS, LLC  
GATE COMBINATION: N/A

# SPECIAL PERMIT/2232

NEW CINGULAR WIRELESS PCS, LLC



**ATWOOD RD\_JEHOVAH'S WITNESS CHURCH  
10108126\_3289**

**UTILITY INFORMATION**

POWER: DOMINION POWER (888) 667-3000  
TELCO: VERIZON (800) 483-5000

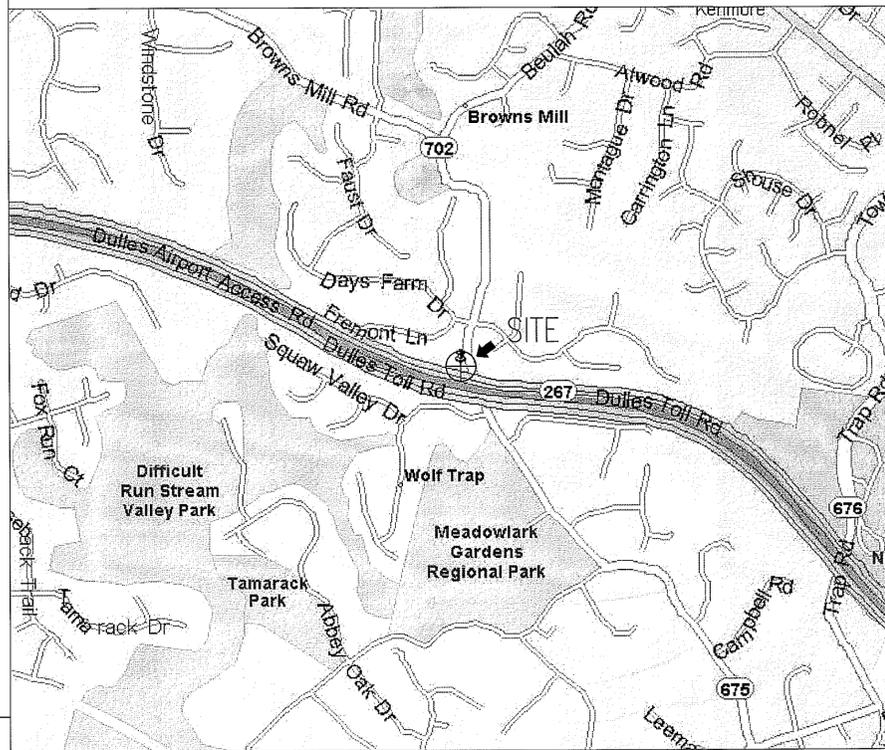
**DRAWING INDEX**

**REV**

10108126-T-1	TITLE SHEET	3
10108126-T-2	SPECIAL PERMIT & PROFFER CONDITIONS	3
10108126-A-0	SITE PLAN	3
10108126-A-0A	ENLARGED SITE PLAN	3
10108126-A-1	COMPOUND PLAN & ELEVATION	3
10108126-A-2	EQUIPMENT LAYOUT	3
10108126-A-3	FOUNDATION & TRENCH DETAILS	3
10108126-A-4	EQUIPMENT SPECS	3
10108126-A-5	ZONING & SOILS	3
10108126-A-6	ANTENNA DETAILS	3
10108126-A-7	ORDINANCE DATA & SETBACK GRAPHIC	3
10108126-L-1	LANDSCAPE PLAN	3
10108126-L-2	TREE PROTECTION DETAILS	3
10108126-L-3	PLANTING DETAILS	3
10108126-E&S-1	EROSION & SEDIMENT CONTROL PLAN	3
10108126-E&S-2	EROSION & SEDIMENT CONTROL DETAILS	3
10108126-E&S-3	EROSION & SEDIMENT CONTROL NOTES	3

**DIRECTION:**

DEPART NEAR BRILYN PARK ON I-66 [CUSTIS MEMORIAL PKWY] (WEST) 0.7 MI AT EXIT 67, TAKE RAMP ONTO SR-267 2.7 MI I-495 N / DULLES AIRPORT / BALTIMORE \*TOLL ROAD\* AT EXIT 18, STAY ON SR-267 (NORTH-WEST) 1.9 MI VA-267-TOLL / RESTON / HERNDON / DULLES AIRPORT AT EXIT 16, TAKE RAMP (RIGHT) ONTO SR-7 [LEESBURG PIKE] 2.4 MI VA-7 / LEESBURG PIKE / TYSONS CORNER / LEESBURG TURN LEFT (WEST) ONTO LOCAL ROAD(S) 21 YDS ROAD NAME HANGES TO SR-702 [BEULAH RD] 1.3 MI TURN RIGHT (WEST) ONTO LOCAL ROAD(S) 43 YDS ARRIVE AT 1580 BEULAH ROAD VIENNA, VA 22182



SCALE: 1"=2000'

**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:  
INTERNATIONAL BUILDING CODE (IBC 2006)

ELECTRICAL CODE:  
NATIONAL ELECTRICAL CODE (NEC 2005)

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 STANDARDS FOR STEEL ANTENNA TOWER AND ANTENNA SUPPORTING STRUCTURES: TIA 607, COMMERCIAL BUILDING GROUNDING AND BONDING REQUIREMENTS FOR TELECOMMUNICATIONS

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")

TELCORDIA GR-1275, GENERAL INSTALLATION REQUIREMENTS

TELCORDIA GR-1503, COAXIAL CABLE CONNECTIONS

ANSI T1.311, FOR TELECOM - DC POWER SYSTEMS - TELECOM, ENVIRONMENTAL PROTECTION

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.

Application No. SPA 84-D-064  
Approved  
*John F. Riddle*  
Chairman, Board of Zoning Appeals

RECEIVED  
Department of Planning & Zoning  
FEB 02 2010

AT&T CONSTRUCTION: \_\_\_\_\_ AT&T RF: \_\_\_\_\_

AT&T COMPLIANCE: \_\_\_\_\_ BECHTEL CONSTRUCTION: \_\_\_\_\_

**NOTES**

SEE COMPANION PACKAGE FOR GENERIC DETAILS DOCUMENT NO. 24782-432-A3-EF-00001



5659 COLUMBIA PIKE, SUITE 101  
FALLS CHURCH, VA 22041-2868  
TEL: (703) 671-6000  
FAX: (703) 671-6300

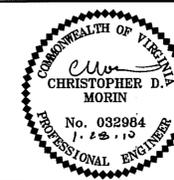
**SPECIAL PERMIT / 2232  
ATWOOD RD\_JEHOVAH'S WITNESS CHURCH  
10108126\_3289**

SITE ADDRESS:  
1580 BEULAH ROAD  
VIENNA, VA 22182



7150 STANDARD DR  
HANOVER, MD 21076

3	01-27-10	MOVED COMPOUND	SB	CDM	BMQ
2	01-08-10	SPECIAL PERMIT / 2232 REVISED	AGT	CDM	BMQ
1	09-07-09	SPECIAL PERMIT / 2232	DR	CDM	BMQ
0	06-15-09	SPECIAL EXCEPTION / SPECIAL PERMIT / 2232	GMW	CDM	BMQ
A	05-27-09	PRELIMINARY ZONING	GMW	CDM	BMQ
NO.	DATE	REVISIONS	BY	CHK	APP'D
SCALE: AS SHOWN		DESIGNED B. QUINN	DRAWN GMW		



BC ARCHITECTS ENGINEERS  
FALLS CHURCH, VA

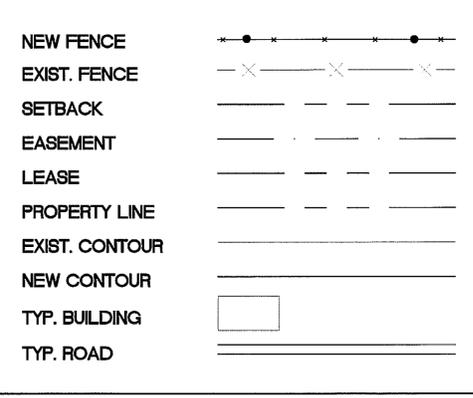
TITLE SHEET

DRAWING NUMBER	REV
10108126-T-1	3

01-27-10 SOHRAB BAGHERZADEH 14028.dwg 2009/AT&T/Rawland/Atwood RD/Special Permit - 2010-01-27/T1.dwg



**LEGEND**



**ORDINANCE DATA**

**PARCEL DATA**  
 OWNER: JEHOVAH'S WITNESSES, CONGREGATION OF VIENNA  
 PARCEL ID: 0281 01 0003A  
 ZONING: R-1  
 EXISTING USE: CHURCH  
 PROPOSED USE: TELECOMMUNICATIONS SITE  
 OPEN SPACE:  
 REQUIRED: 21,087 SF FOR 25%  
 PROVIDED: 84,349.58 - 13,282 SF = 71,067.58 = 84%

**BUILDING DATA**  
 MAXIMUM BUILDING HEIGHT: 60 FEET  
 EXISTING ORIGINAL BUILDING HEIGHT: 30' FEET  
 CONSTRUCTION DATE: 1960  
 TOTAL EXISTING GROSS BUILDING FLOOR AREA: 3,771.7 SF  
 TOTAL PROPOSED GROSS TELECOMMUNICATIONS COMPOUND AREA: 404 SF (0.01 AC)  
 TOTAL LEASE AREA: 2917 SF (0.07 AC)  
 MAXIMUM FLOOR AREA RATIO: 0.30 FOR OTHER THAN RESIDENTIAL OR PUBLIC USE  
 TOTAL FLOOR AREA RATIO: 0.05

**SET BACK INFORMATION**  
 FRONT YARD (EAST) - REQUIRED: 35' ANGLE OF BULK PLANE AND NOT LESS THAN 25'  
 TELECOMMUNICATIONS WOOD POLE: 0'  
 TELECOMMUNICATIONS COMPOUND: 23'-5"  
 BACK YARD (WEST) - REQUIRED: 30' ANGLE OF BULK PLANE AND NOT LESS THAN 10'  
 TELECOMMUNICATIONS WOOD POLE: 28'-11"  
 TELECOMMUNICATIONS COMPOUND: 26'-11"  
 SIDE YARD (NORTH) - REQUIRED: 30' ANGLE OF BULK PLANE AND NOT LESS THAN 10'  
 TELECOMMUNICATIONS WOOD POLE: 33'-0"  
 TELECOMMUNICATIONS COMPOUND: 29'-7"  
 SIDE YARD (SOUTH) - REQUIRED: 30' ANGLE OF BULK PLANE AND NOT LESS THAN 10'  
 TELECOMMUNICATIONS WOOD POLE: 0'  
 TELECOMMUNICATIONS COMPOUND: 20'-0"

**PARKING SCHEDULE**  
 THE TELECOMMUNICATION FACILITY GENERATES APPROXIMATELY (1) ONE TRIP PER MONTH PER CARRIER. NO DEDICATED PARKING IS REQUIRED.

**NOTES**  
 1. THERE ARE NO IMPROVEMENTS TO THE PUBLIC RIGHTS OF WAY.  
 2. THE PROPERTY IS SERVED BY PUBLIC WATER AND SEPTIC.  
 3. THERE ARE NO FLOODPLAINS ON THE PROPERTY.  
 4. THERE ARE NO GRAVES, OBJECTS OR STRUCTURES MARKING A PLACE OF BURIAL IN THE PROPERTY PER THE FAIRFAX COUNTY CEMETERY MAP.  
 5. THERE IS A MAJOR PAVED TRAIL ADJACENT TO THE PROPERTY (BEULAH ROAD).  
 6. THERE ARE NO PROPOSED STORM WATER MANAGEMENT FACILITIES.  
 7. NO EXISTING TREES WILL BE REMOVED FOR CONSTRUCTION PURPOSES.  
 8. THERE ARE NO PROPOSED SIGNS FOR THIS PROJECT.  
 9. TOPOGRAPHY FOR THIS PROJECT WAS DETERMINED FROM A FIELD RUN SURVEY (06-09-09) AND EXISTING SITE PLANS.  
 10. THERE ARE NO KNOWN UTILITY EASEMENTS ON THE SUBJECT PROPERTY.

**FLOOD ZONE**

MAP # 5155250050D - MARCH 5, 1990  
 THIS PROJECT IS NOT LOCATED IN A FLOOD PLAIN (ZONE X)

**PARKING**

TWO (EXISTING) PARKING LOTS

PARKING REQUIRED  
 1 SPACE/4 SEATS  
 231 SEATS @ 1 SPACE/4 SEATS = 58 SPACES  
 TOTAL REQUIRED = 58 SPACES

PARKING PROVIDED  
 EXISTING = 73 SPACES  
 EXISTING TO BE ELIMINATED = 0 SPACES  
 TOTAL PROVIDED = 73 SPACES (3 HC)

**PROJECT SIZE - 1,170 SF OF DISTURBED AREA**

**STORM WATER CALCULATIONS ANALYSIS**

THERE IS NO INCREASE FOR THE 10 YEAR/24 HOUR PEAK DISCHARGE. C<sub>10</sub> IS LESS THAN 1.00 CFS. THIS ANALYSIS SHOWS THAT THERE IS NO NET INCREASE IN RUNOFF FOR THE PURPOSES OF VIRGINIA STORM WATER MANAGEMENT.

**STORM WATER MANAGEMENT AND BEST PRACTICES NARRATIVE**

THIS PROJECT QUALIFIES FOR AN EXEMPTION FROM STORM WATER MANAGEMENT. THE STORM WATER RUNOFF DOES NOT INCREASE THE WATER QUANTITY VOLUME.

THE WATER QUALITY/VOLUME CRITERIA QUALIFIES FOR A WAIVER - THE UN-COMPACTED GRAVEL COMPOUND ACTS TO AID INFILTRATION. IN ADDITION, EXCESS SURFACE RUNOFF IS TRANSPORTED FROM THE SITE AS SHEET FLOW THROUGH AN EXISTING DOWNSLOPE WOODED AREA TO REMAIN. THE DRAINAGE OUTFALL FOR THE COMPOUND DEVELOPMENT AND ACCESS ROAD AREA WILL BE DISCHARGED AS A SHEET FLOW.

**OUTFALL NARRATIVE:**

STORMWATER RUNOFF FROM THIS PROPERTY OUTFALLS INTO AN EXISTING STORM SEWER DRAIN. IT IS THE OPINION OF THE SUBMITTING ENGINEER THAT NO ADVERSE EFFECTS ARE CREATED DOWN STREAM FROM THE PROPERTY.

**STORM WATER - RATIONAL METHOD CALCULATIONS**

**PRE DEVELOPMENT**  
 Q10 = C<sub>1</sub> x C<sub>10</sub> x I x A  
 C<sub>1</sub>(10) = 1.00  
 C<sub>1</sub>(100) = 1.25  
 Composite C = 0.50  
 i10 = 7.27 in/hr  
 i100 = 9.84 in/hr  
 A = 0.05 acre  
 C10 = (C)C1A = 0.11 cfs  
 Q100 = (C)C1A = 0.16 cfs

**POST DEVELOPMENT**  
 Q10 = C<sub>1</sub> x C<sub>10</sub> x I x A  
 C<sub>1</sub>(10) = 1.00  
 C<sub>1</sub>(100) = 1.25  
 Composite C = 0.32  
 i10 = 7.27 in/hr  
 i100 = 9.84 in/hr  
 A = 0.05 acre  
 Q10 = (C)C1A = 0.12 cfs  
 Q100 = (C)C1A = 0.20 cfs

INCREASE OF RUNOFF (10 YEAR STORM) = 0.01 CFS  
 INCREASE OF RUNOFF (100 YEAR STORM) = 0.02 CFS

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

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

This information is required under the following Zoning Ordinance paragraphs:  
 Special Permits (8-011 & 8-13)  
 Cluster Subdivision (9-415 10 & 11)  
 Development Plans PRC District (16-303 3 & 4)  
 P20 P District (except PRC) (16-302 1 & 10)  
 Special Exceptions (8-011 & 8-13)  
 Commercial Reutilization Districts (9-422 2A (1) & (4))  
 PRC Plan (16-303 1E & 1O)  
 Ordinance (16-302 10E & 10)

1. Plot in at a minimum scale of 1"=40' (unless it is depicted on one sheet with a minimum scale of 1"=100').

2. A graphic depicting the stormwater management facilities and limits of clearing and grading accommodate the stormwater management facility(ies), storm storage pits systems and outlet protection, pond spillways, access roads, site outfalls, energy dissipation devices, and stream stabilization measures as shown on sheet \_\_\_\_\_.

3. Provide:  
 Facility Name: \_\_\_\_\_  
 On-site area: \_\_\_\_\_  
 Off-site area: \_\_\_\_\_  
 Drainage: \_\_\_\_\_  
 Retention: \_\_\_\_\_  
 Storage: \_\_\_\_\_  
 Inflow: \_\_\_\_\_  
 Outflow: \_\_\_\_\_  
 Pond: \_\_\_\_\_  
 Type & No: \_\_\_\_\_  
 Area: \_\_\_\_\_  
 Volume: \_\_\_\_\_  
 Height: \_\_\_\_\_  
 Retention: \_\_\_\_\_  
 Storage: \_\_\_\_\_  
 Inflow: \_\_\_\_\_  
 Outflow: \_\_\_\_\_

4. On-site drainage channels, outfalls and pipe systems are shown on sheet \_\_\_\_\_.

5. Pond inlets and outlet pipe systems are shown on sheet \_\_\_\_\_.

6. Maintenance access roads to stormwater management facility(ies) are shown on sheet \_\_\_\_\_.

7. A "stormwater management narrative" which contains a description of how stormwater and best management practices requirements will be met as provided on sheet \_\_\_\_\_.

8. A description of the existing conditions of each numbered site outlet including downstream from the site to a point which is at least 100 times the site area or which has a drainage area of at least one square mile (640 acres) is provided on sheet \_\_\_\_\_.

9. A description of how the outlet requirements, including contributing drainage areas of the Public Facilities Manual will be satisfied as provided on sheet \_\_\_\_\_.

10. Existing topography with maximum contour intervals of two (2) feet and a note as to whether it is an survey or field run is provided on sheet \_\_\_\_\_.

11. A submission waiver is requested for \_\_\_\_\_.

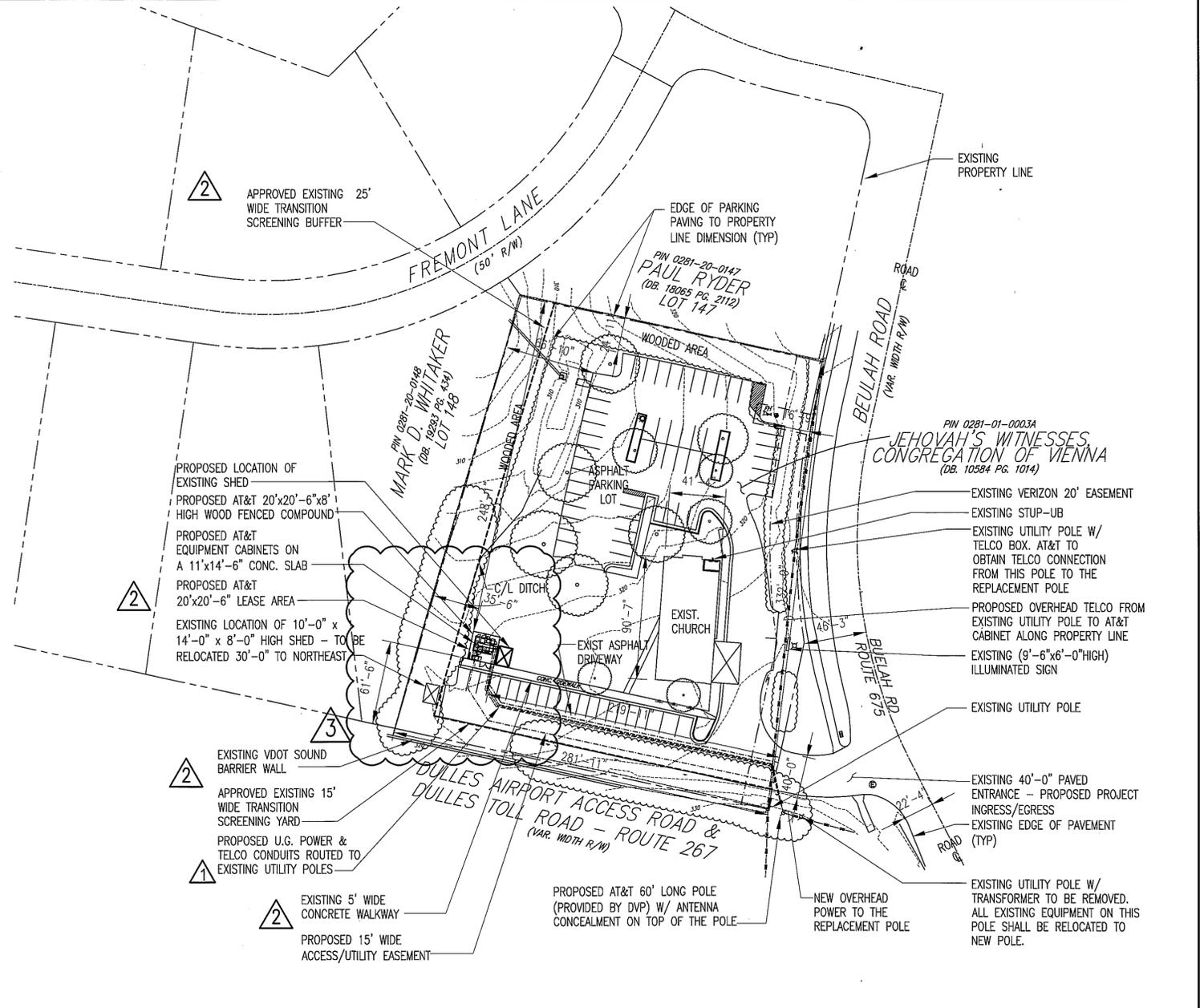
12. Stormwater management is not required because: THE NET INCREASE FOR 10 YEAR / 24 HOUR PEAK DISCHARGE DOES NOT INCREASE THE WATER QUANTITY VOLUME. THERE IS NO NET INCREASE.

**ATWOOD - JEHOVAH'S WITNESSES, CONGREGATION OF VIENNA**

CHURCH MEMBERS: 250  
 FULL TIME CHURCH EMPLOYEES: 0  
 PART TIME CHURCH EMPLOYEES: 0  
 CHURCH VOLUNTEERS: 20-30 (VARIES)  
 PRE-SCHOOL STUDENTS: N/A  
 PRE-SCHOOL EMPLOYEES: N/A  
 PRE-SCHOOL OPERATING HOURS: N/A

**SIGNS**

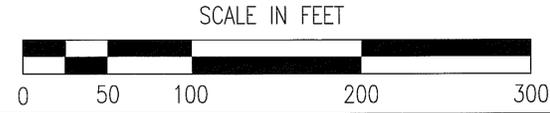
ONE EXISTING SIGN  
 ILLUMINATED - 9'-6" WIDE x 6' HIGH BY 1'-4" DEEP  
 NO PROPOSED SIGNS



SETBACKS (COMPOUND TO PROPERTY LINES):  
 FRONT (EAST): 28'-11"  
 SIDE (SOUTH): 20'-0"  
 REAR (WEST): 26'-11"  
 SIDE (NORTH): 289'-7"

**NOTE:**  
 ALL DISTURBANCES BEYOND THE PROPOSED COMPOUND AND TOWER SHALL BE REPLANTED, REPLACED OR REPAIRED TO MATCH THEIR ORIGINAL EXISTING CONDITIONS PRIOR TO CONSTRUCTION.

**SITE PLAN**  
 SCALE: 1"=100' @ 11"x17"  
 SCALE: 1"=50' @ 24"x36"



**SPECIAL PERMIT / 2232**  
**ATWOOD RD, JEHOVAH'S WITNESS CHURCH**  
**10108126\_3289**  
 SITE ADDRESS:  
 1580 BEULAH ROAD  
 VIENNA, VA 22182

3	01-27-10	MOVED COMPOUND	SB	CDM	BMQ
2	01-08-10	SPECIAL PERMIT / 2232 REVISED	AGT	CDM	BMQ
1	09-07-09	SPECIAL PERMIT / 2232	DR	CDM	BMQ
0	06-15-09	SPECIAL EXCEPTION / SPECIAL PERMIT / 2232	GMW	CDM	BMQ
A	05-27-09	PRELIMINARY ZONING	GMW	CDM	BMQ
NO.	DATE	REVISIONS	BY	CHK	APP'D
SCALE: AS SHOWN		DESIGNED: B. QUINN	DRAWN: GMW		

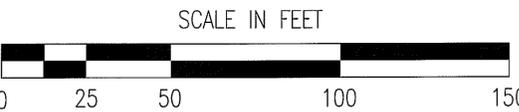
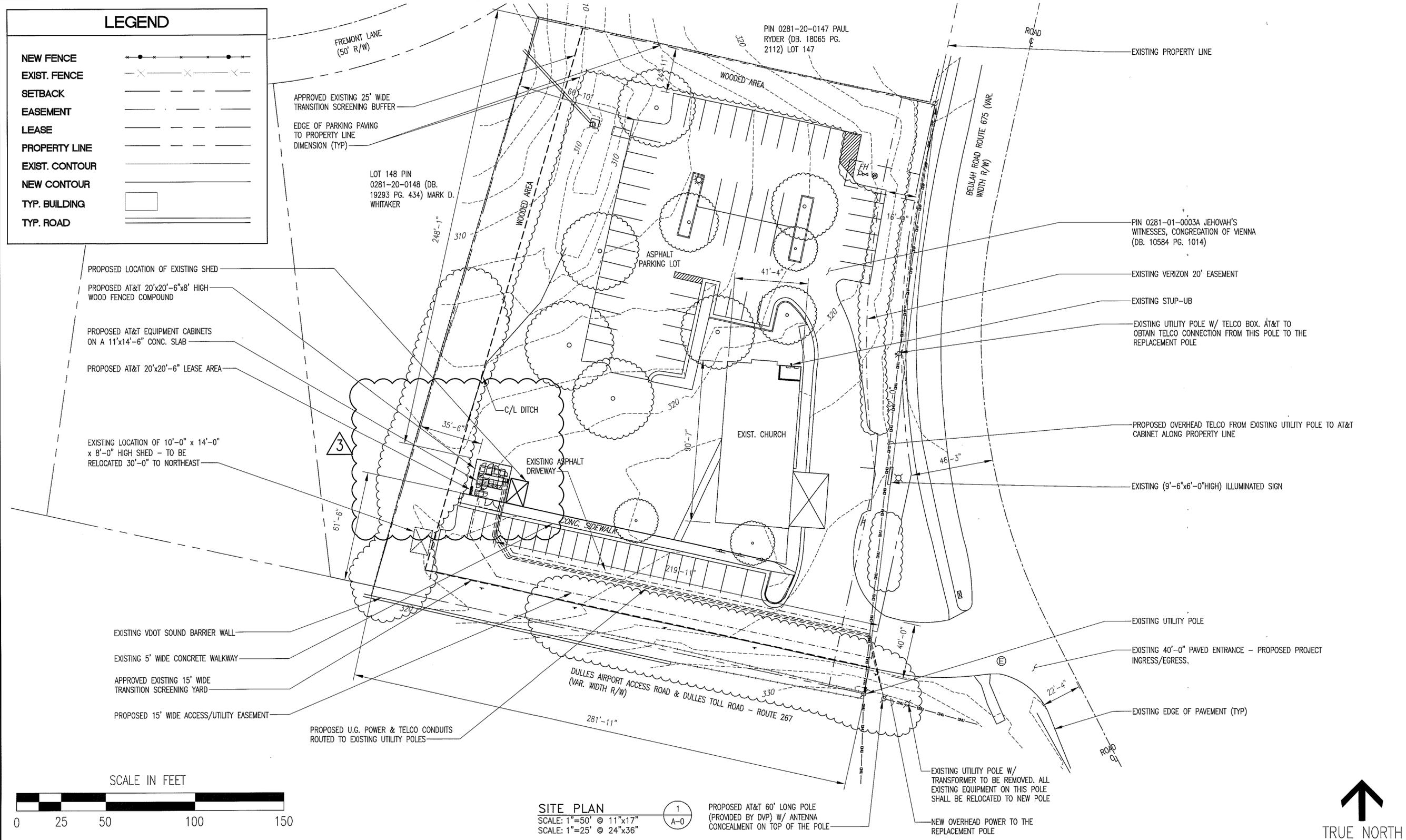
BC ARCHITECTS ENGINEERS  
 FALLS CHURCH, VA

SITE PLAN

DRAWING NUMBER	REV
10108126-A-0	3

01-27-10 SOHRAB BAGHERZADEH 15:50:34:/Drawings 1 2009/AT&T/\_Rawland/Atwood RD/Special Permit - 2010-01-27/A0.dwg

01-27-10 SOHRAB BAGHERZADEH 15:50:17:/Drawings - 2009/AT&T/\_Rawland/Atwood RD/Special Permit - 2010-01-27/AOA.dwg



**SITE PLAN**  
 SCALE: 1"=50' @ 11"x17"  
 SCALE: 1"=25' @ 24"x36"

**BC**  
 architects  
 engineers

5659 COLUMBIA PIKE, SUITE 101  
 FALLS CHURCH, VA 22041-2868  
 TEL: (703) 671-6000  
 FAX: (703) 671-6300

**SPECIAL PERMIT / 2232**  
**ATWOOD RD\_JEHOVAH'S WITNESS CHURCH**  
**10108126\_3289**  
 SITE ADDRESS:  
 1580 BEULAH ROAD  
 VIENNA, VA 22182



3	01-27-10	MOVED COMPOUND	SB	CDM	BMQ
2	01-08-10	SPECIAL PERMIT / 2232 REVISED	AGT	CDM	BMQ
1	09-07-09	SPECIAL PERMIT / 2232	DR	CDM	BMQ
0	06-15-09	SPECIAL EXCEPTION / SPECIAL PERMIT / 2232	GMW	CDM	BMQ
A	05-27-09	PRELIMINARY ZONING	GMW	CDM	BMQ
NO. DATE		REVISIONS	BY	CHK	APP'D
SCALE: AS SHOWN		DESIGNED B. QUINN	DRAWN	GMW	



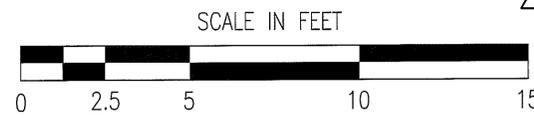
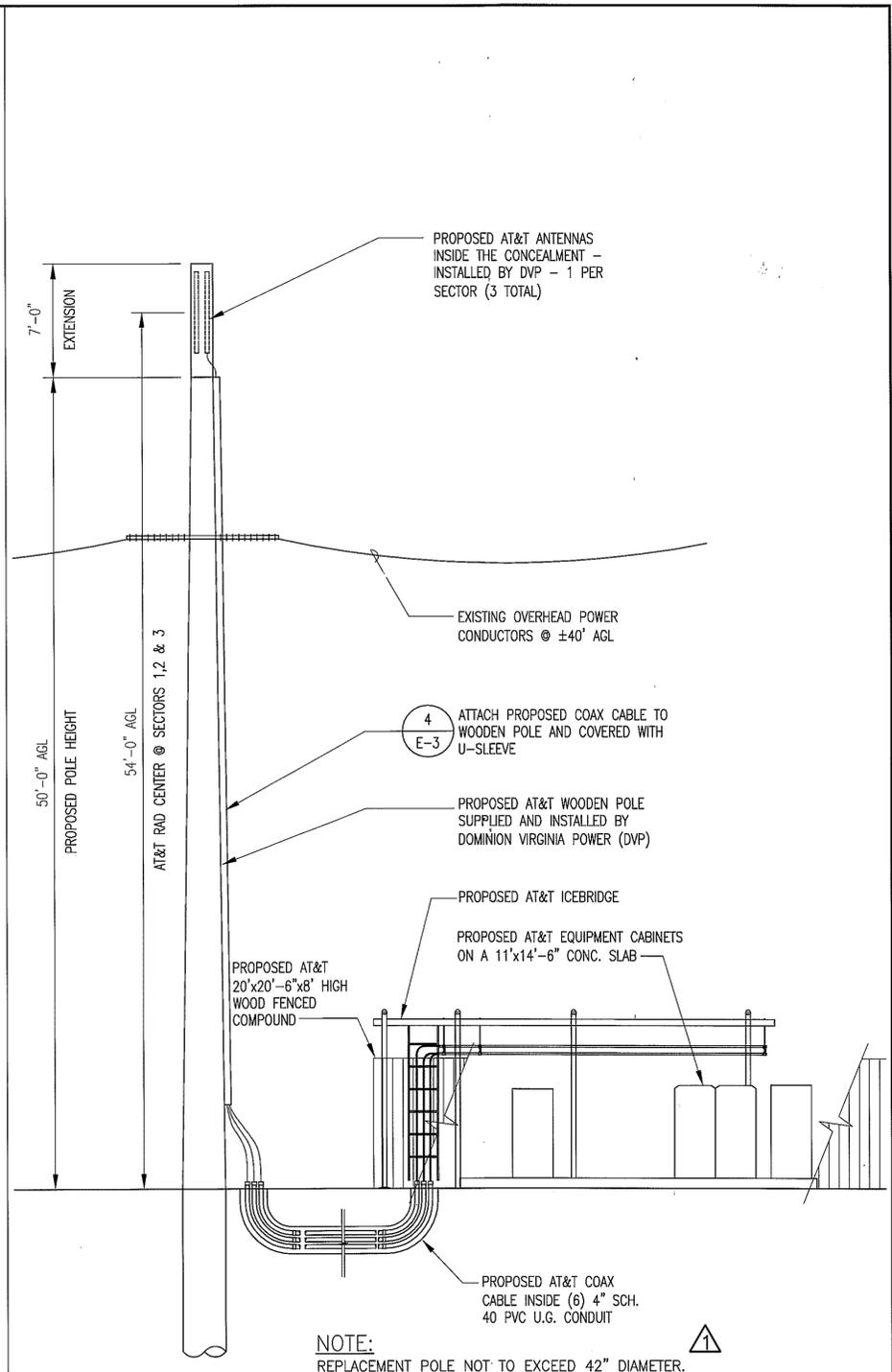
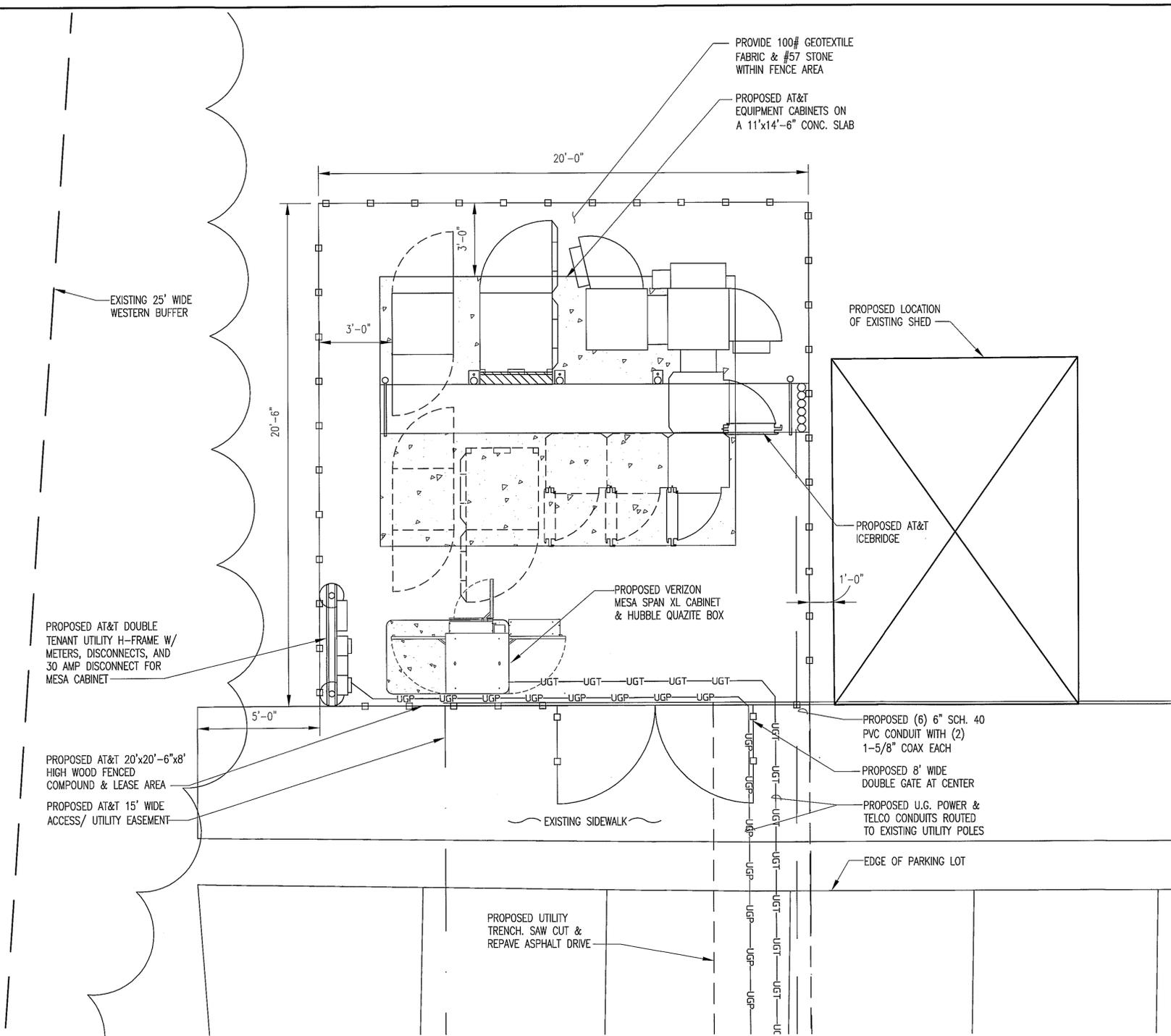
BC ARCHITECTS ENGINEERS  
 FALLS CHURCH, VA

SITE PLAN

DRAWING NUMBER  
 10108126- A-0A

REV  
 3

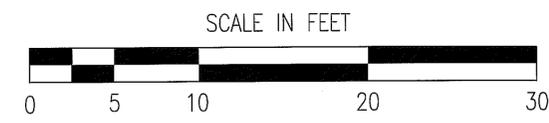
01-27-10 SOHRAB BAGHERZADEH 1.41/DB#drawings - 2009/AT&T/\_Rawland/Atwood RD/Special Permit - 2010-01-27/A1.dwg



**COMPOUND PLAN** 1  
 SCALE: 1"=5' @ 11"x17"  
 SCALE: 1"=2.5' @ 24"x36"



SETBACKS (COMPOUND TO PROPERTY LINES):  
 SIDE (SOUTH): 20'-0"  
 REAR (WEST): 20'-11"  
 SIDE (NORTH): 289'-7"



**ELEVATION** 2  
 SCALE: 1"=20' @ 11"x17"  
 SCALE: 1"=10' @ 24"x36"



5659 COLUMBIA PIKE, SUITE 101  
 FALLS CHURCH, VA 22041-2868  
 TEL: (703) 671-6000  
 FAX: (703) 671-6300

**SPECIAL PERMIT / 2232**  
**ATWOOD RD\_JEHOVAH'S WITNESS CHURCH**  
**10108126\_3289**  
 SITE ADDRESS:  
 1580 BEULAH ROAD  
 VIENNA, VA 22182



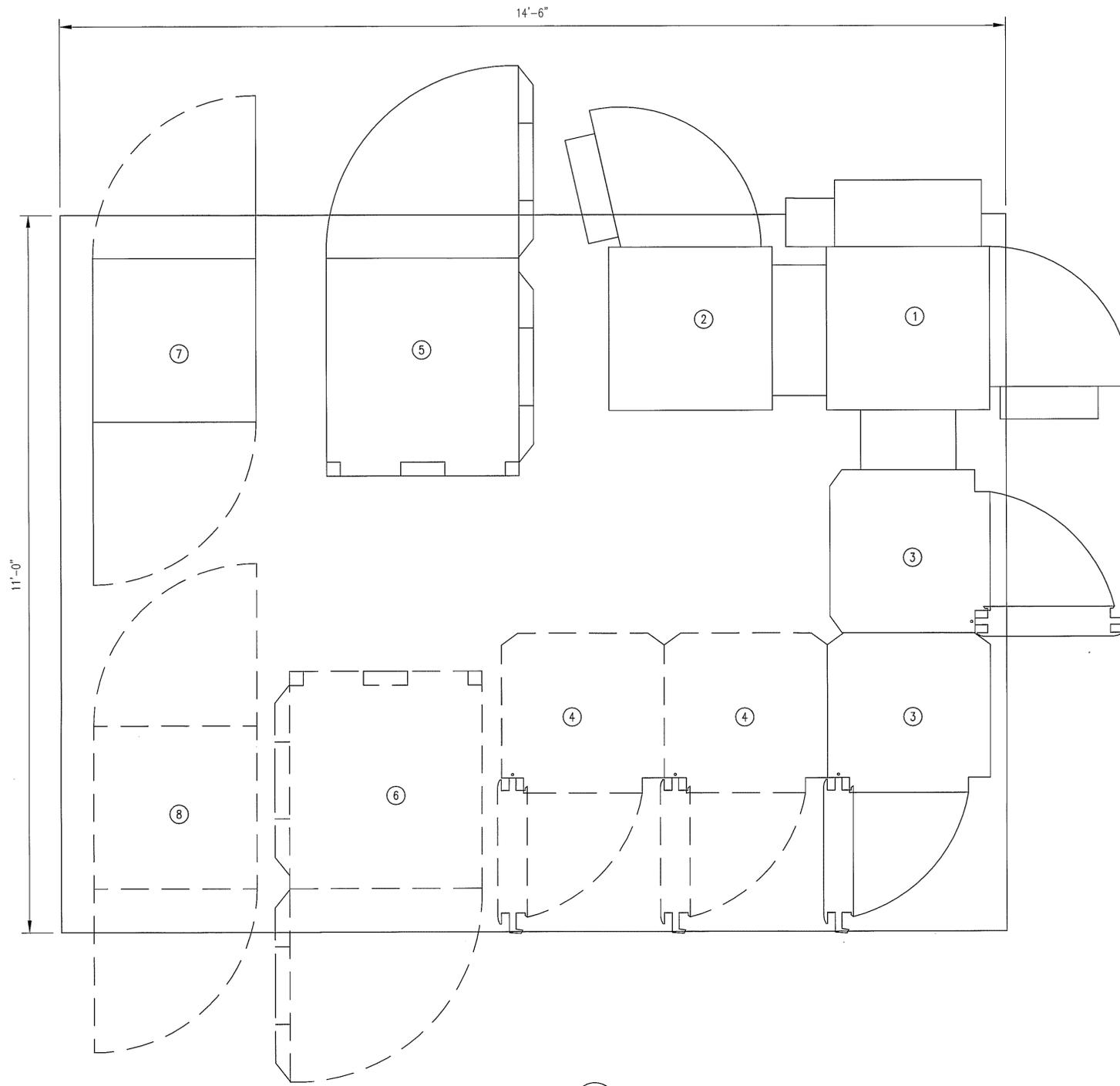
3	01-27-10	MOVED COMPOUND	SB	CDM	BMQ
2	01-08-10	SPECIAL PERMIT / 2232 REVISED	AGT	CDM	BMQ
1	09-07-09	SPECIAL PERMIT / 2232	DR	CDM	BMQ
0	06-15-09	SPECIAL EXCEPTION / SPECIAL PERMIT / 2232	GMW	CDM	BMQ
A	05-27-09	PRELIMINARY ZONING	GMW	CDM	BMQ
NO.	DATE	REVISIONS	BY	CHK	APP'D
SCALE: AS SHOWN		DESIGNED B. QUINN	DRAWN GMW		



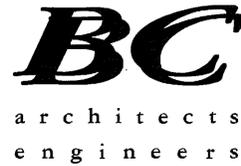
**BC ARCHITECTS ENGINEERS**  
 FALLS CHURCH, VA  
 COMPOUND PLAN & ELEVATION  
 DRAWING NUMBER: 10108126-A-1  
 REV: 3

06-01-09 GREG WOLOZYN 17:25:23 Y:/Drawings - 2009/AT&T/\_Rawland/Atwood RD/Zoning 2009-06-01/A2.dwg

- EQUIPMENT KEY NOTES:
- ① PROPOSED ARGUS Te41 DC POWER CABINET (30"x30")
  - ② PROPOSED ARGUS Te40b BATTERY CABINET (30"x30")
  - ③ PROPOSED OUTDOOR NOKIA BTS CABINETS
  - ④ FUTURE OUTDOOR NOKIA BTS CABINETS
  - ⑤ PROPOSED ALU OUTDOOR NODE B CABINET (35.4"Wx40.0"D)
  - ⑥ FUTURE ALU OUTDOOR NODE B CABINET (35.4"Wx40.0"D)
  - ⑦ PROPOSED RX-AIT CABINET
  - ⑧ FUTURE RX-AIT CABINET



CABINET LAYOUT ①  
SCALE: NTS A-2



5659 COLUMBIA PIKE, SUITE 101  
FALLS CHURCH, VA 22041-2868  
TEL: (703) 671-6000  
FAX: (703) 671-6300

**SPECIAL PERMIT / 2232**  
**ATWOOD RD\_JEHOVAH'S WITNESS CHURCH**  
**10108126\_3289**  
SITE ADDRESS:  
1580 BEULAH ROAD  
VIENNA, VA 22182

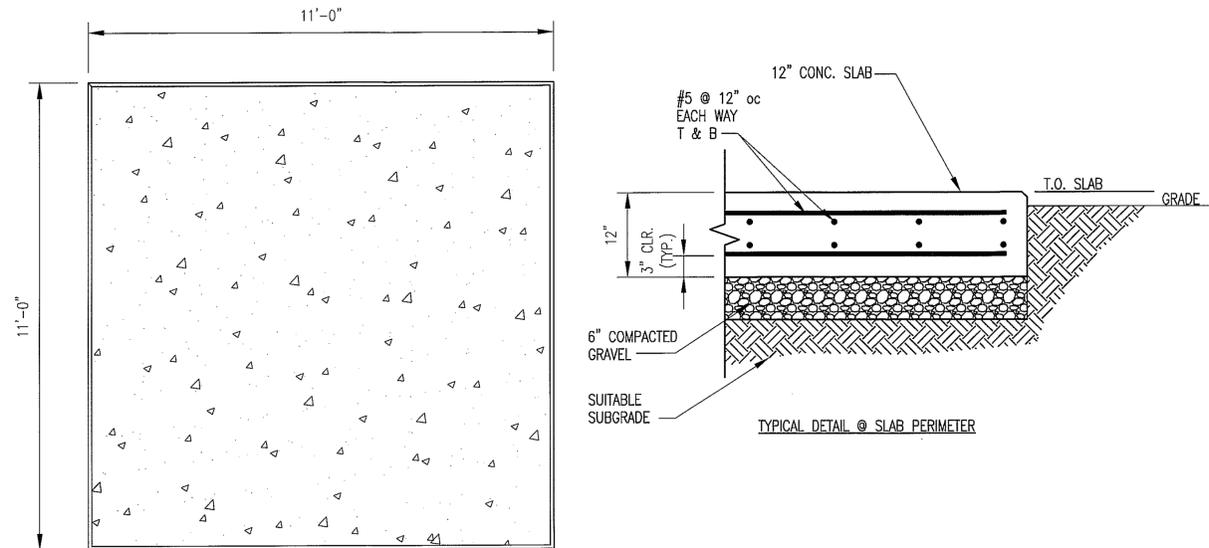


3	01-27-10	MOVED COMPOUND	SB	CDM	BMQ
2	01-08-10	SPECIAL PERMIT / 2232 REVISED	AGT	CDM	BMQ
1	09-07-09	SPECIAL PERMIT / 2232	DR	CDM	BMQ
0	06-15-09	SPECIAL EXCEPTION / SPECIAL PERMIT / 2232	GMW	CDM	BMQ
A	05-27-09	PRELIMINARY ZONING	GMW	CDM	BMQ
NO.	DATE	REVISIONS	BY	CHK	APP'D
SCALE: AS SHOWN		DESIGNED B. QUINN	DRAWN GMW		



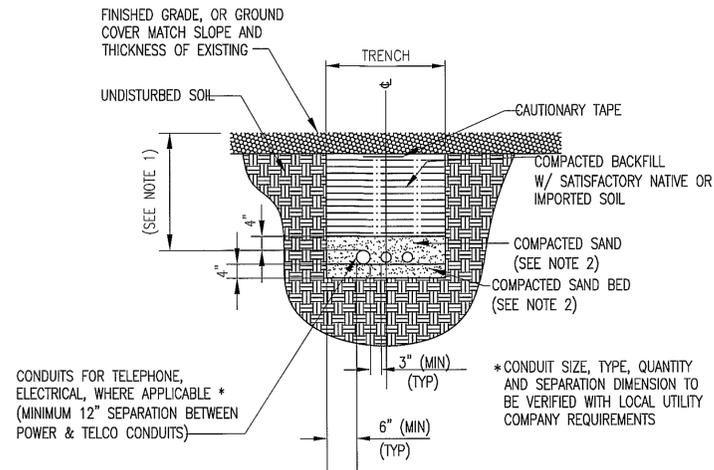
BC ARCHITECTS ENGINEERS FALLS CHURCH, VA	
EQUIPMENT LAYOUT	
DRAWING NUMBER	REV
10108126-A-2	3

- NOTES:
1. CONCRETE STRENGTH SHALL BE A MINIMUM OF 3,000 PSI.
  2. SLAB TO BE FLAT AND LEVEL.
  3. CHAMFER 3/4" AT ALL EXPOSED EDGES OF CONCRETE.



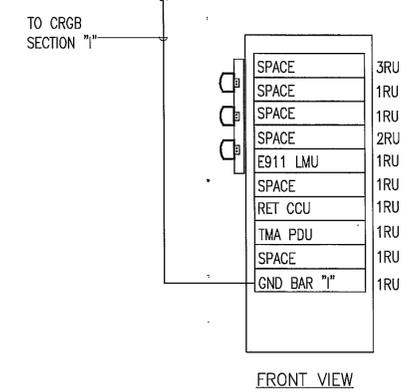
SLAB FOUNDATION  
EQUIPMENT FOUNDATION DETAILS 1  
SCALE: N.T.S.

- NOTES:
1. DEPTH "D" WILL BE MINIMUM OF 36" FROM FINISH STONE GRADE OR DEEPER BASED UPON NATIONAL ELECTRICAL CODE, UTILITY REQUIREMENTS OR STATE AND LOCAL CODES.
  2. LEAN CONCRETE, RED-COLORED TOP, MAY BE USED IN PLACE OF COMPACTED SAND.

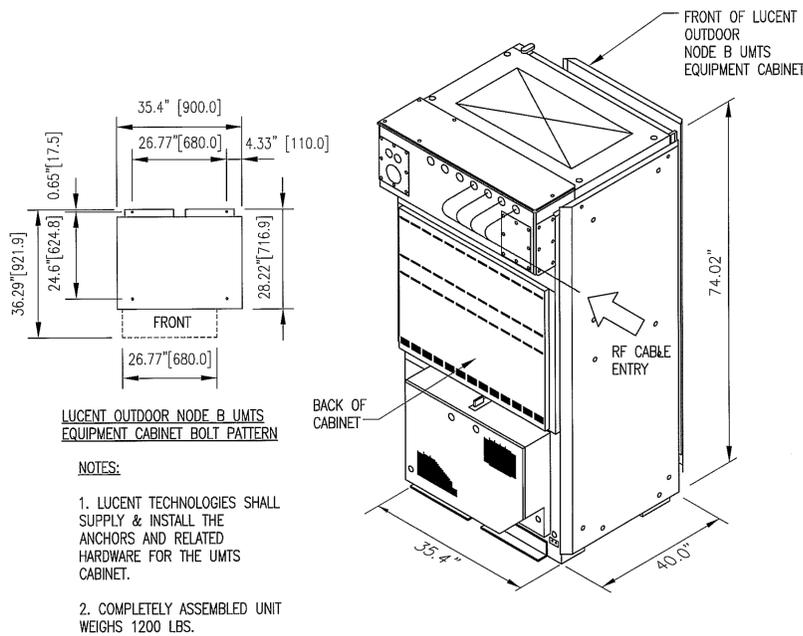


DIRECT BURIED CONDUIT 2  
SCALE: N.T.S.

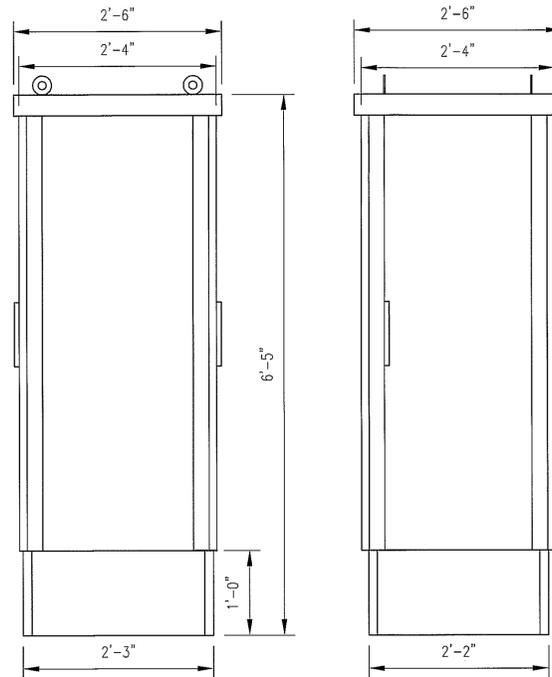
- NOTES:
1. PLATES ARE TO BE INSTALLED WITH NON-CONDUCTIVE ISOLATING FASTENERS. USE INFORMATION SUPPORT PRODUCTS: SHOULDER WASHERS (PN# SW) 12-24 MACHINE SCREWS (PN# HP-24) & EQUIVALENT
  2. COMPONENTS NOT SHOWN FOR CLARITY.
  3. 6.6' MINIMUM RET CABLE REQUIRED BETWEEN CCU AND RET CABLE LIGHTNING PROTECTION DEVICE.



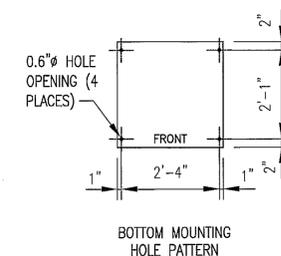
RET EQUIPMENT AND MOUNTING RACK 3  
SCALE: NTS



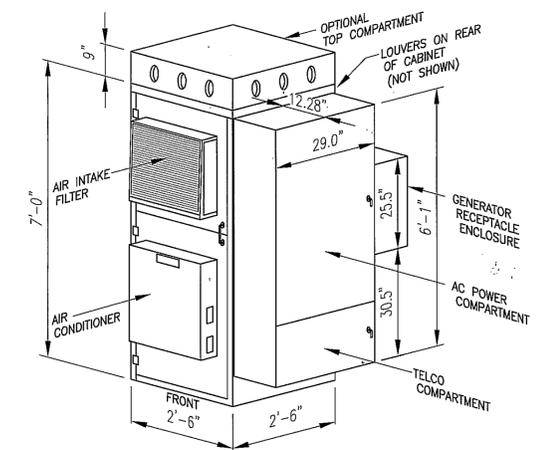
LUCENT CABINET DETAILS 4  
SCALE: NTS



RX-AIT CABINET DETAILS 5  
SCALE: NTS

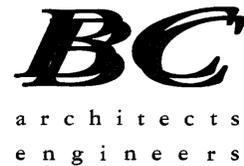


- NOTES:
1. FOR CONCRETE PAD MOUNTING INSTALL (4) CONCRETE ANCHORS HILTI HSL-3-M12/25 (ARGUS P/N 633-066-10) OR EQUIVALENT.
  2. FOR PLATFORM MOUNTING, INSTALL (4) 1/2" A325 STRUCTURAL BOLTS OR EQUIVALENT.
  3. INSTALL ISOLATION PAD (1/8" BARRIER MAT; ARGUS P/N 83) UNDER CABINET.
  4. APPROXIMATE MAXIMUM WEIGHT WITH EIGHT BATTERIES (2 SHELVES) AND AC POWER/TELCO ENCLOSURE IS 2300 LBS.



ARGUS CABINET DETAILS 6  
SCALE: NTS

05-27-09 GREG WOLOZYN 12:12:17 Y:/Drawings - 2009/AT&T/\_Rawland/Atwood RD/Zoning/A3.dwg



5659 COLUMBIA PIKE, SUITE 101  
FALLS CHURCH, VA 22041-2868  
TEL: (703) 671-6000  
FAX: (703) 671-6300

SPECIAL PERMIT / 2232  
ATWOOD RD, JEHOVAH'S WITNESS CHURCH  
10108126\_3289  
SITE ADDRESS:  
1580 BEULAH ROAD  
VIENNA, VA 22182



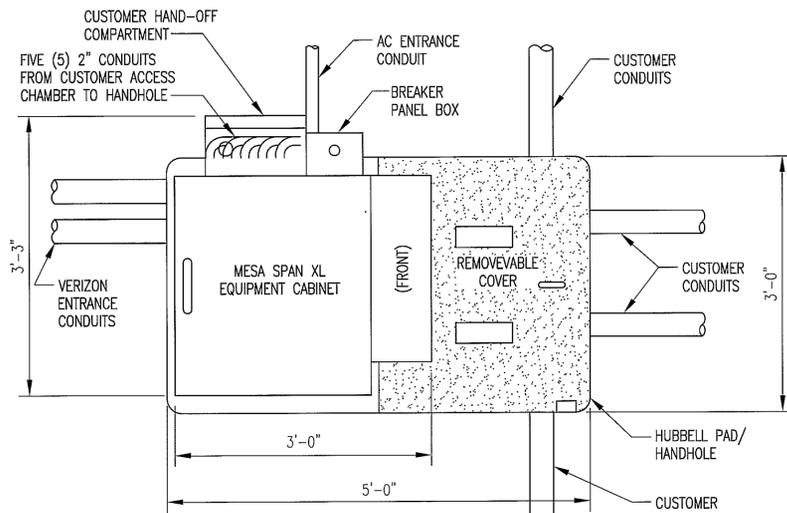
3	01-27-10	MOVED COMPOUND	SB	CDM	BMQ
2	01-08-10	SPECIAL PERMIT / 2232 REVISED	AGT	CDM	BMQ
1	09-07-09	SPECIAL PERMIT / 2232	DR	CDM	BMQ
0	06-15-09	SPECIAL EXCEPTION / SPECIAL PERMIT / 2232	GMW	CDM	BMQ
A	05-27-09	PRELIMINARY ZONING	GMW	CDM	BMQ
NO.	DATE	REVISIONS	BY	CHK	APP'D
SCALE: AS SHOWN		DESIGNED B. QUINN	DRAWN GMW		



BC ARCHITECTS ENGINEERS  
FALLS CHURCH, VA

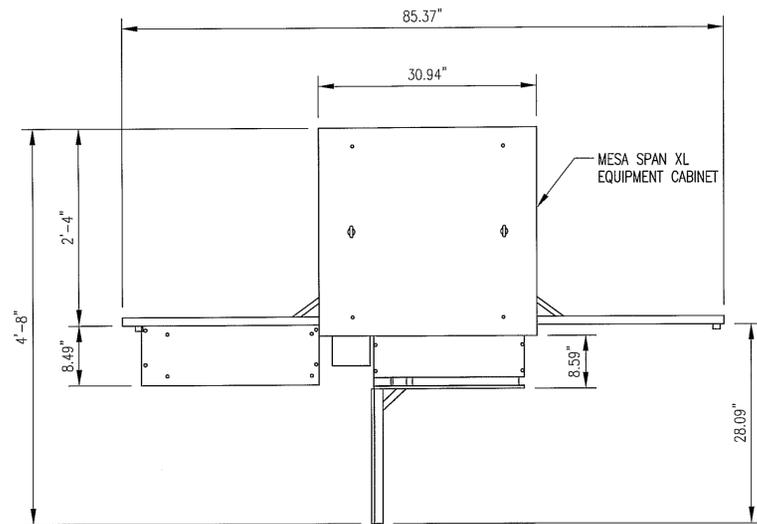
FOUNDATION & HUBBLE BOX DETAILS	
DRAWING NUMBER	REV
10108126-A-3	3

05-27-09 GREG WOLOZYN 13:28:56 Y:/Drawings - 2009/AT&T/\_Rawland/Atwood\_RD/Zoning/A4.dwg

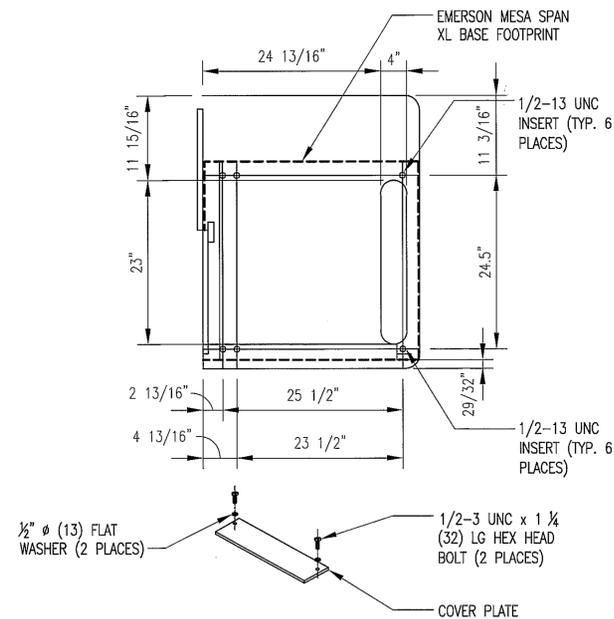


- NOTES:**
- SUBCONTRACTOR SHALL INSTALL A 3/4" CONDUIT FROM BREAKER BOX ON VERIZON CABINET TO 30A 120V AC NON-FUSED DISCONNECT SWITCH ON A 4"x4" WOODEN POST NEXT TO THE MESA CABINET.
  - SUBCONTRACTOR SHALL INSTALL A 2" CONDUIT FROM CUSTOMER HAND-OFF COMPARTMENT TO HUBBEL HANDHOLE PENETRATION.

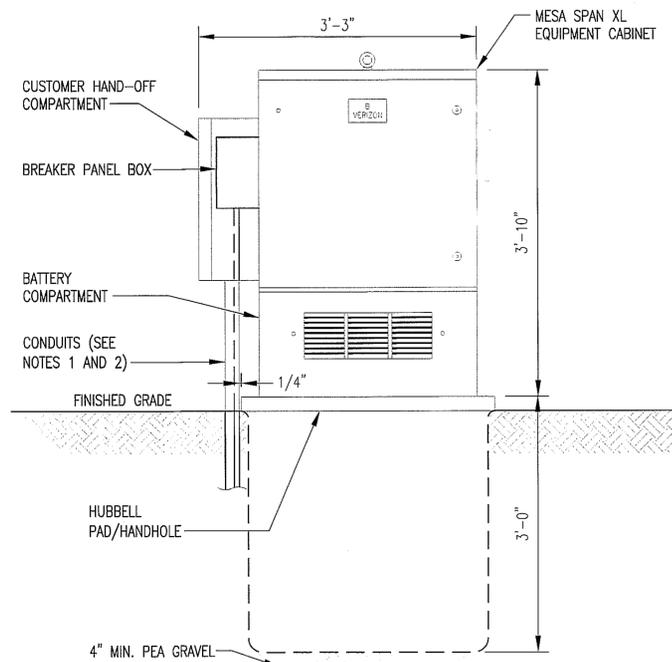
**MESA SPAN XL PADLAYOUT W/ HUBBLE QUAZITE BOX** 1  
A-4  
SCALE: NTS



**MESA SPAN XL EQUIPMENT CABINET TOP VIEW** 4  
A-4  
SCALE: NTS



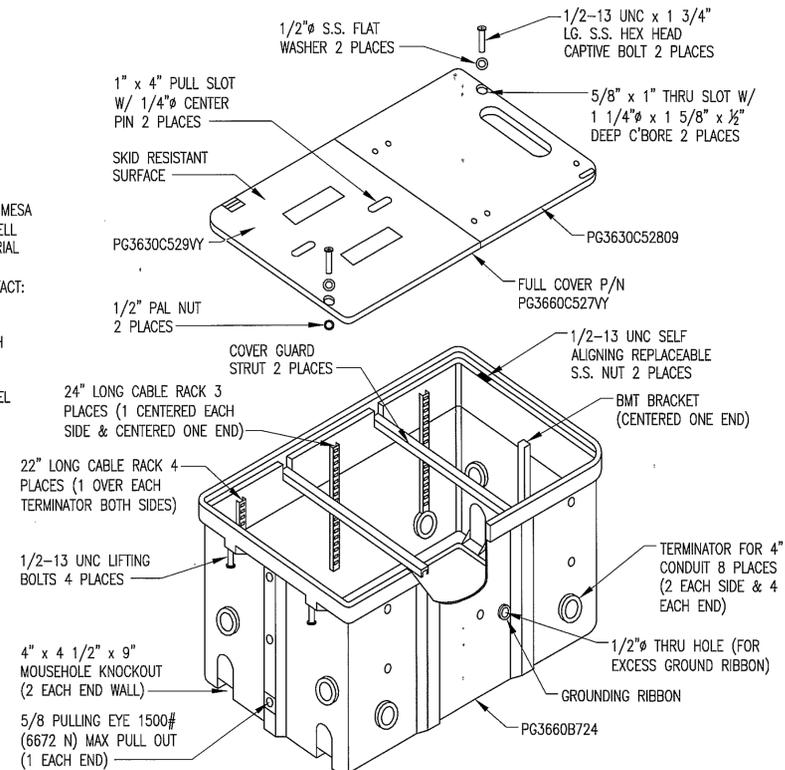
**HUBBLE REPLACEMENT HALF COVER** 2  
A-4  
SCALE: NTS



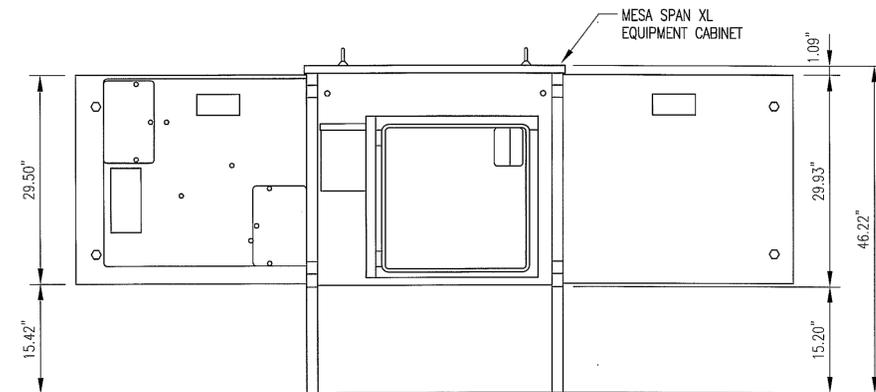
**CUSTOMER ACCESS CHAMBER AND CONDUIT - SIDE VIEW** 5  
A-4  
SCALE: NTS

**NOTES:**

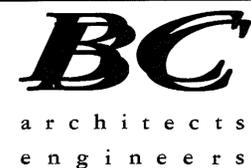
- THE PAD/HANDHOLE SHALL BE SUPPLIED AND INSTALLED BY SUBCONTRACTOR. DESCRIPTION: MESA SPAN XL PAD/HANDHOLE HUBBELL PART NO: PG3660Z578VY MATERIAL ID#: 11063843 SIZE: 36"(W) x 60"(L) x 36"(D) HUBBELL CONTACT: MIKE MANZI, (845) 485-1462
- INSTALL TOP OF HANDHOLE FLUSH WITH GROUND SURFACE.
- INSTALL 4" MIN. THICK PEA GRAVEL UNDER BOTTOM OF HANDHOLE.



**MESA SPAN XL PAD/HANDHOLE** 3  
A-4  
SCALE: NTS



**MESA SPAN XL EQUIPMENT CABINET FRONT ELEVATION** 6  
A-4  
SCALE: NTS



5659 COLUMBIA PIKE, SUITE 101  
FALLS CHURCH, VA 22041-2868  
TEL: (703) 671-6000  
FAX: (703) 671-6300

**SPECIAL PERMIT / 2232**  
**ATWOOD RD\_JEHOVAH'S WITNESS CHURCH**  
**10108126\_3289**  
SITE ADDRESS:  
1580 BEULAH ROAD  
VIENNA, VA 22182



7150 STANDARD DR  
HANOVER, MD 21076

3	01-27-10	MOVED COMPOUND	SB	CDM	BMQ
2	01-08-10	SPECIAL PERMIT / 2232 REVISED	AGT	CDM	BMQ
1	09-07-09	SPECIAL PERMIT / 2232	DR	CDM	BMQ
0	06-15-09	SPECIAL EXCEPTION / SPECIAL PERMIT / 2232	GMW	CDM	BMQ
A	05-27-09	PRELIMINARY ZONING	GMW	CDM	BMQ
NO.	DATE	REVISIONS	BY	CHK	APP'D
SCALE: AS SHOWN		DESIGNED B. QUINN	DRAWN GMW		



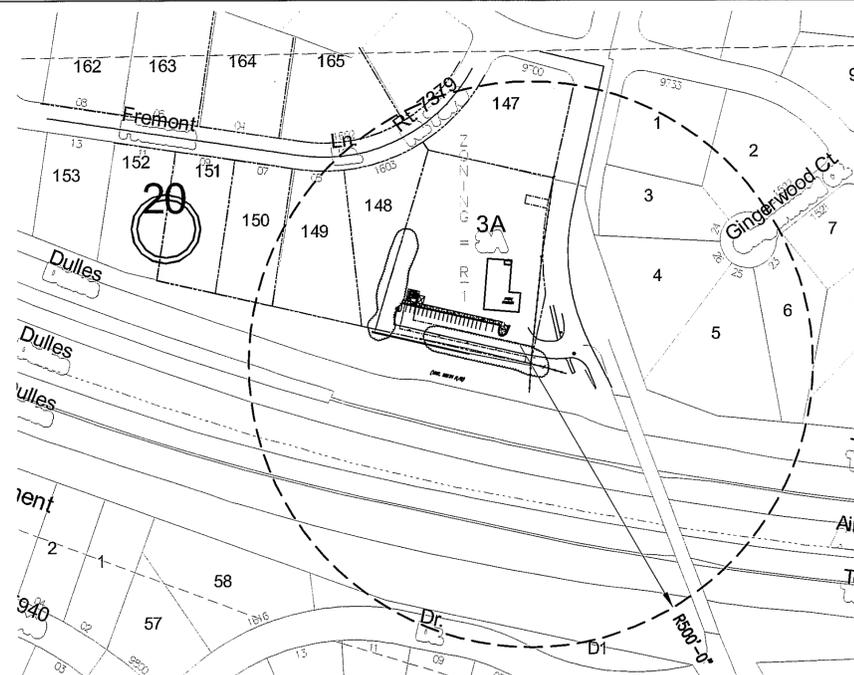
<b>BC ARCHITECTS ENGINEERS</b> FALLS CHURCH, VA	
EQUIPMENT SPECS	
DRAWING NUMBER	REV
10108126-A-4	3

01-27-10 SOHRAB BAGHERZADEH .136/366wings - 2009/AT&T/\_Rawland/Atwood RD/Special Permit - 2010-01-27/AB.dwg

- NOTES:**
1. THERE ARE NO IMPROVEMENTS TO THE PUBLIC RIGHTS OF WAY.
  2. THE PROPERTY IS SERVED BY PUBLIC WATER AND SEPTIC.
  3. THERE ARE NO PROPOSED STORM WATER MANAGEMENT FACILITIES.
  4. NO TREES WILL BE REMOVED.

**ZONING AND SITE TABULATION:**

- |                           |   |
|---------------------------|---|
| 1. SITE AREA              | 84,349.58 SF (1.9364 AC)                    |
| 2. EXISTING USE           | CHURCH                                      |
| 3. PROPOSED USE           | CHURCH AND TREEPOLE COMMUNICATIONS FACILITY |
| 4. EXIST BUILDING AREA    | 4994.7 SF                                   |
| 5. PROPOSED BUILDING AREA | N/A   |



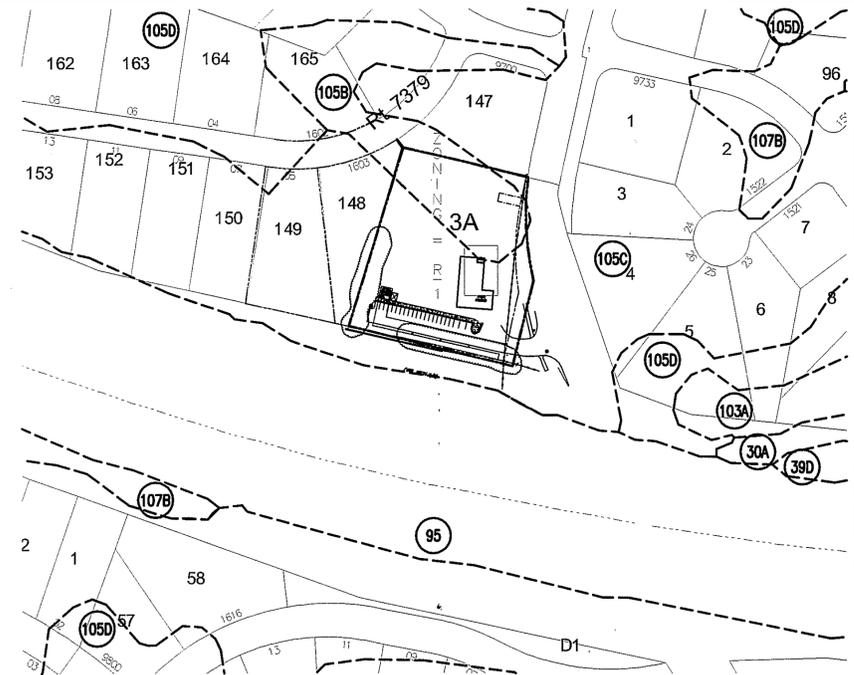
SCALE IN FEET



ZONING MAP - FROM SECTION SHEET 40-2  
 SCALE: 1"=300' @ 11"x17"  
 SCALE: 1"=150' @ 24"x36"

**LEGEND**

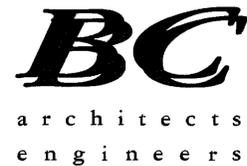
- (29A) CODORUS SILT LOAM - 0 TO 2 PERCENT SLOPES OCCASIONALLY FLOODED
- (30A) CODORUS AND HATBORO SOILS - 0 TO 2 PERCENT SLOPES OCCASIONALLY FLOODED
- (39C) GLENELG SILT LOAM, 7 TO 15 PERCENT SLOPES
- (39D) GLENELG SILT LOAM, 15 TO 25 PERCENT SLOPES
- (39E) GLENELG SILT LOAM, 25 TO 45 PERCENT SLOPES
- (95) URBAN LAND
- (101) URBAN LAND-WHEATON COMPLEX
- (103A) WHEATON-CODORUS COMPLEX - 2 TO 7 PERCENT SLOPES
- (105B) WHEATON-GLENELG COMPLEX - 2 TO 7 PERCENT SLOPES
- (105C) WHEATON-GLENELG COMPLEX - 7 TO 15 PERCENT SLOPES
- (105D) WHEATON-GLENELG COMPLEX - 15 TO 25 PERCENT SLOPES
- (107B) WHEATON-MEADOWVILLE COMPLEX - 2 TO 7 PERCENT SLOPES



SCALE IN FEET



SOILS MAP  
 SCALE: 1"=300' @ 11"x17"  
 SCALE: 1"=150' @ 24"x36"



5659 COLUMBIA PIKE, SUITE 101  
 FALLS CHURCH, VA 22041-2868  
 TEL: (703) 671-6000  
 FAX: (703) 671-6300

**SPECIAL PERMIT / 2232**  
**ATWOOD RD\_JEHOVAH'S WITNESS CHURCH**  
**10108126\_3289**  
 SITE ADDRESS:  
 1580 BEULAH ROAD  
 VIENNA, VA 22182



7150 STANDARD DR  
 HANOVER, MD 21076

3	01-27-10	MOVED COMPOUND	SB	CDM	BMQ
2	01-08-10	SPECIAL PERMIT / 2232 REVISED	AGT	CDM	BMQ
1	09-07-09	SPECIAL PERMIT / 2232	DR	CDM	BMQ
0	06-15-09	SPECIAL EXCEPTION / SPECIAL PERMIT / 2232	GMW	CDM	BMQ
A	05-27-09	PRELIMINARY ZONING	GMW	CDM	BMQ
NO.	DATE	REVISIONS	BY	CHK	APP'D
SCALE: AS SHOWN		DESIGNED B. QUINN	DRAWN GMW		



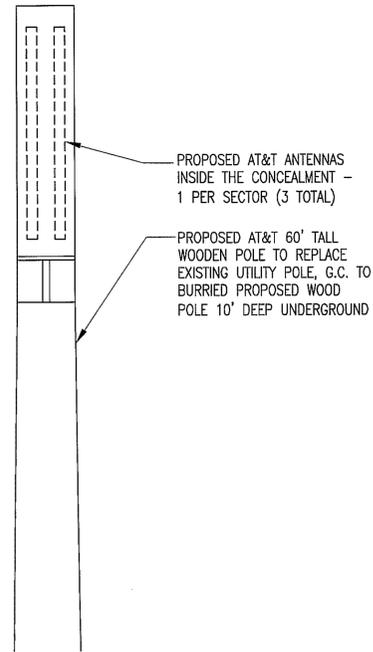
BC ARCHITECTS ENGINEERS  
 FALLS CHURCH, VA

ZONING & SOILS

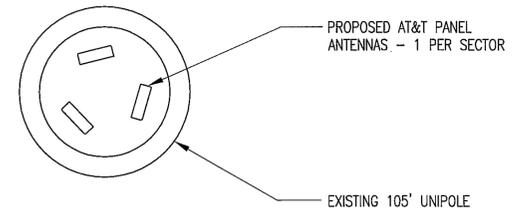
DRAWING NUMBER	REV
10108126-A-5	3

Y:/Drawings - 2009/AT&T/\_Rawland/Atwood RD/Special Permit - 2010-01-08/A6.dwg

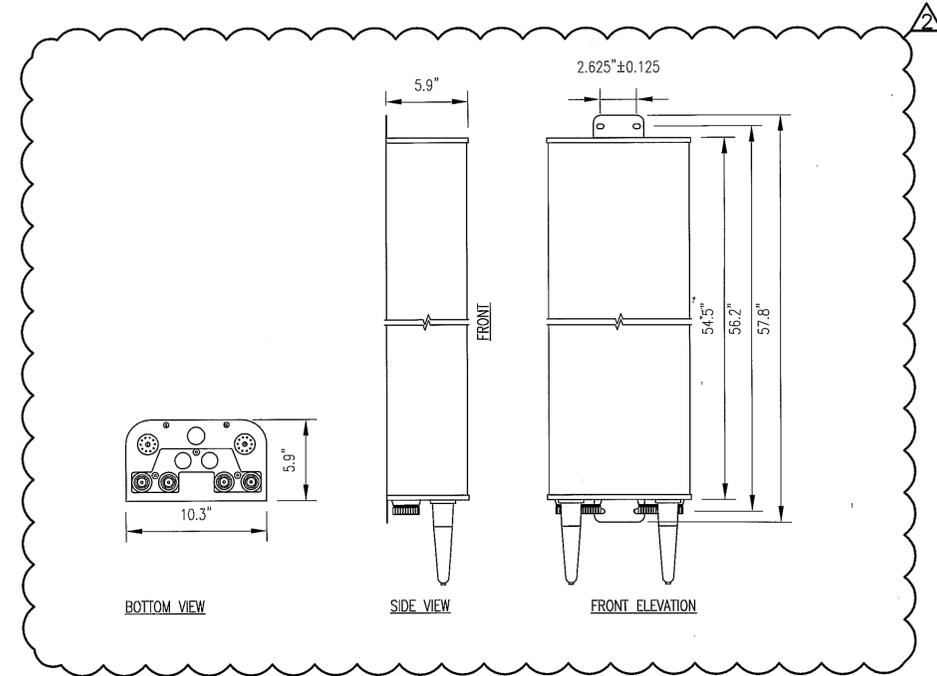
01-08-10 ATECSON 16:48:35



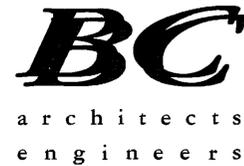
ANTENNA ELEVATION 1  
SCALE: N.T.S. A-6



ANTENNA PLAN VIEW 2  
SCALE: N.T.S. A-7



DUALBAND PANEL ANTENNA 3  
SCALE: N.T.S. A-6



5659 COLUMBIA PIKE, SUITE 101  
FALLS CHURCH, VA 22041-2868  
TEL: (703) 671-6000  
FAX: (703) 671-6300

**SPECIAL PERMIT / 2232**  
**ATWOOD RD\_JEHOVAH'S WITNESS CHURCH**  
**10108126\_3289**  
SITE ADDRESS:  
1580 BEULAH ROAD  
VIENNA, VA 22182

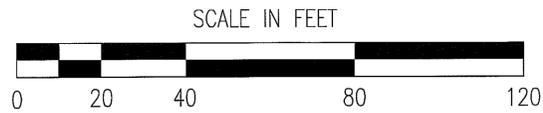
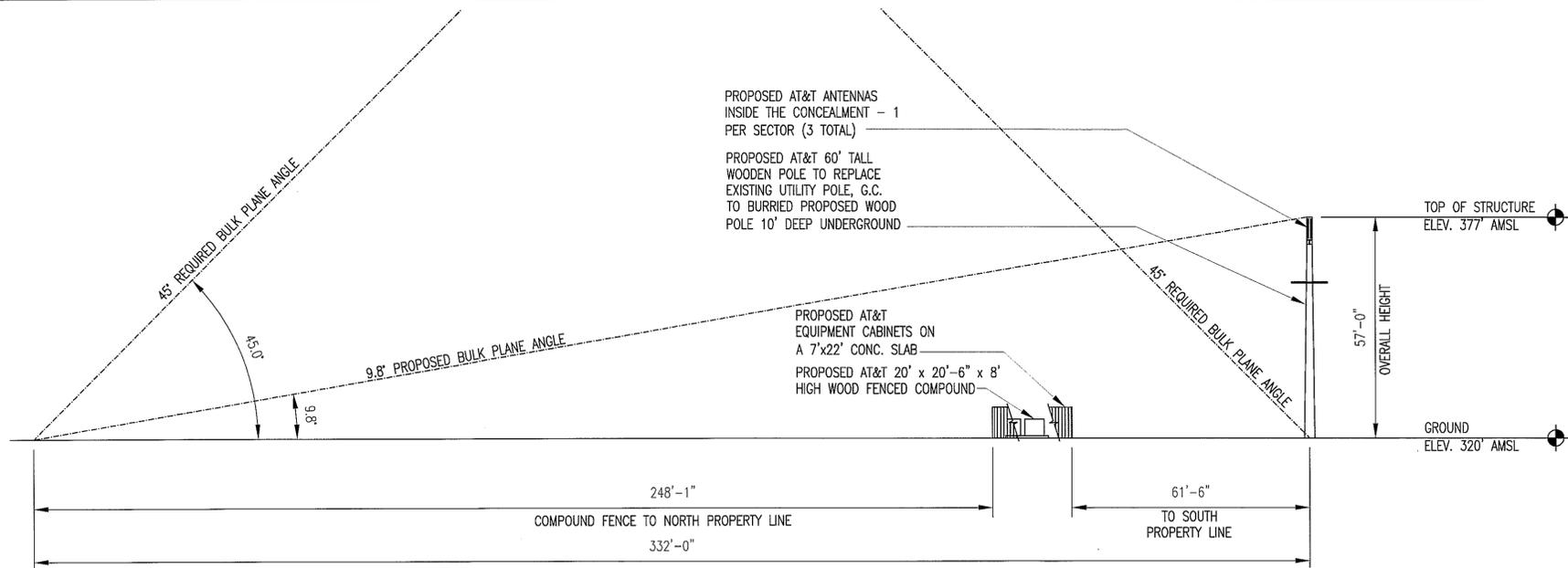


3	01-27-10	MOVED COMPOUND	SB	CDM	BMQ
2	09-08-09	SPECIAL PERMIT / 2232	DR	CDM	BMQ
1	09-07-09	SPECIAL PERMIT / 2232	DR	CDM	BMQ
0	06-15-09	SPECIAL EXCEPTION / SPECIAL PERMIT / 2232	GMW	CDM	BMQ
A	05-27-09	PRELIMINARY ZONING	GMW	CDM	BMQ
NO.	DATE	REVISIONS	BY	CHK	APP'D
SCALE: AS SHOWN		DESIGNED B. QUINN	DRAWN GMW		

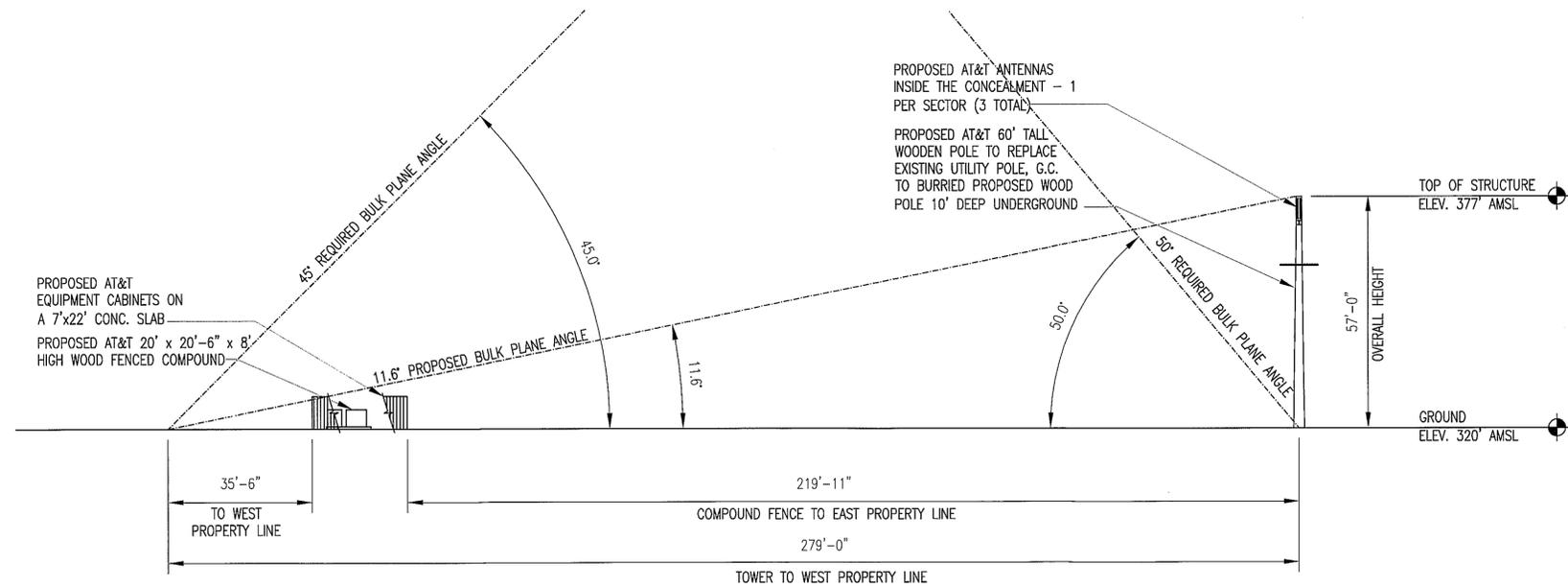


BC ARCHITECTS ENGINEERS FALLS CHURCH, VA	
ANTENNA DETAILS	
DRAWING NUMBER	REV
10108126- A-6	2

01-27-10 SOHRAB BAGHERZADEH 1284/Documents and Settings/Sohrab Bagherzadeh/Desktop/Special Permit - 2010-01-27/A7.dwg



**WEST ELEVATION** (1)  
 SCALE: 1"=40' @ 11"x17"  
 SCALE: 1"=20' @ 24"x36"



**SOUTH ELEVATION** (2)  
 SCALE: 1"=40' @ 11"x17"  
 SCALE: 1"=20' @ 24"x36"



5659 COLUMBIA PIKE, SUITE 101  
 FALLS CHURCH, VA 22041-2888  
 TEL: (703) 671-6000  
 FAX: (703) 671-6300

**SPECIAL PERMIT / 2232**  
**ATWOOD RD, JEHOVAH'S WITNESS CHURCH**  
**10108126\_3289**  
 SITE ADDRESS:  
 1580 BEULAH ROAD  
 VIENNA, VA 22182



7150 STANDARD DR  
 HANOVER, MD 21076

3	01-27-10	MOVED COMPOUND	SB	CDM	BMQ
2	01-08-10	SPECIAL PERMIT / 2232 REVISED	AGT	CDM	BMQ
1	09-07-09	SPECIAL PERMIT / 2232	DR	CDM	BMQ
0	06-15-09	SPECIAL EXCEPTION / SPECIAL PERMIT / 2232	GMW	CDM	BMQ
A	05-27-09	PRELIMINARY ZONING	GMW	CDM	BMQ
NO.	DATE	REVISIONS	BY	CHK	APP'D
SCALE: AS SHOWN		DESIGNED B. QUINN	DRAWN GMW		

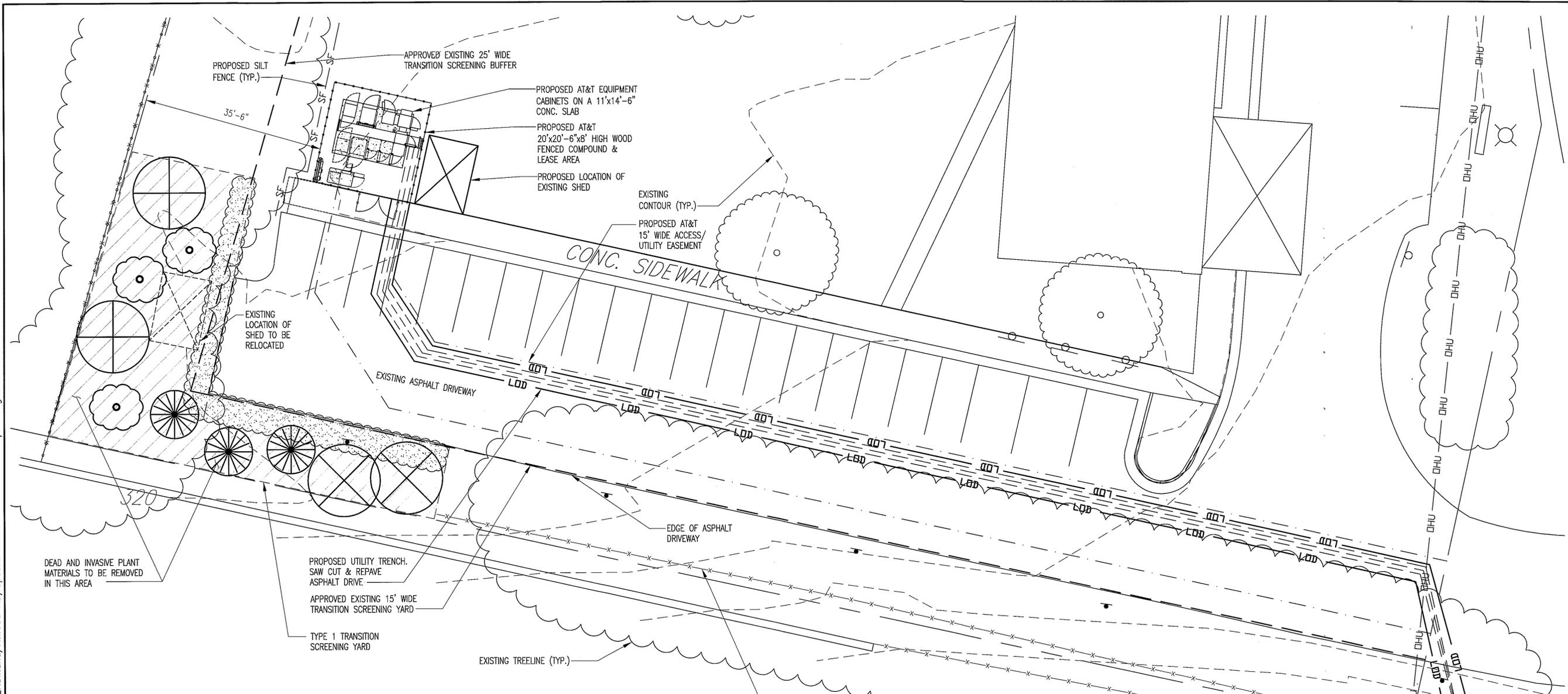


BC ARCHITECTS ENGINEERS  
 FALLS CHURCH, VA

ORDINANCE DATA & SETBACK GRAPHIC

DRAWING NUMBER: 10108126-A-7  
 REV: 3

01-28-10 DAVID RICHARDSON 14:04:56 Y:\Drawings - 2009\AT&T\Rawland\Atwood RD\Special Permit - 2010-01-27\L1.dwg



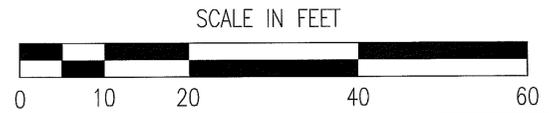
**PLANTINGS LEGEND**

SYMBOL	QUANTITY	COMMON NAME	BOTONICAL NAME	SIZE	CONDITI ON	10 YEAR CANOPY (SF)	WILDLIFE BENEFIT (SF X 1.5)	TREE CANOPY PROVIDED TOTAL SF
	3	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	6' TO 8' HT	B&B	100	150	450
	3	AMERICAN HOLLY	ILEX OPACO VAR	6' TO 8' HT	B&B	100	150	450
	2	LOBLOLLY PINE	PINUS TREDA	8'-10' HT	B&B	200	300	600
	2	WILLOW OAK	QUERCUS PHELLOS	8'-10' HT	B&B	200	300	600
	33	MED EVERGREEN SHRUBS	(SEE MIX)	24" HT	CONT.	-	-	-
							TOTAL	2,100

**TYPE 1 TRANSITION YARD SCREENING**  
 AREA OF TYPE 1 SCREENING NEEDED TO BE PLANTED/RESTORED = 2,300 SF  
 REQUIRED AREA OF TYPE 1 SCREENING (2,300 X 75%) = 1,725 SF  
 REQUIRED (MEDIUM) SHRUBS = 3 PER 10 LF = 110' / 3 = 33

**SHRUB MIX**  
 QUANTITY - 11 EACH  
 > INKBERRY (ILEX GLABRA)  
 > CHERRY LAUREL (PRUNUS LAUROCERASUS)  
 > LEATHERLEAF VIBURNUM (VIBURNUM RHYTIDOPHYLLUM)

**LANDSCAPE PLAN** 1  
 SCALE: 1"=20' @ 11"x17"  
 SCALE: 1"=10' @ 24"x36"



**BC**  
 architects  
 engineers

5659 COLUMBIA PIKE, SUITE 101  
 FALLS CHURCH, VA 22041-2888  
 TEL: (703) 671-8000  
 FAX: (703) 671-8300

**SPECIAL PERMIT / 2232**  
**ATWOOD RD\_JEHOVAH'S WITNESS CHURCH**  
**10108126\_3289**  
 SITE ADDRESS:  
 1580 BEULAH ROAD  
 VIENNA, VA 22182

7150 STANDARD DR  
 HANOVER, MD 21076

NO.	DATE	REVISIONS	BY	CHK	APP'D
3	01-27-10	MOVED COMPOUND	SB	CDM	BMQ
2	01-08-10	SPECIAL PERMIT / 2232 REVISED	AGT	CDM	BMQ
1	09-07-09	SPECIAL PERMIT / 2232	DR	CDM	BMQ
0	06-15-09	SPECIAL EXCEPTION / SPECIAL PERMIT / 2232	GMW	CDM	BMQ
A	05-27-09	PRELIMINARY ZONING	GMW	CDM	BMQ

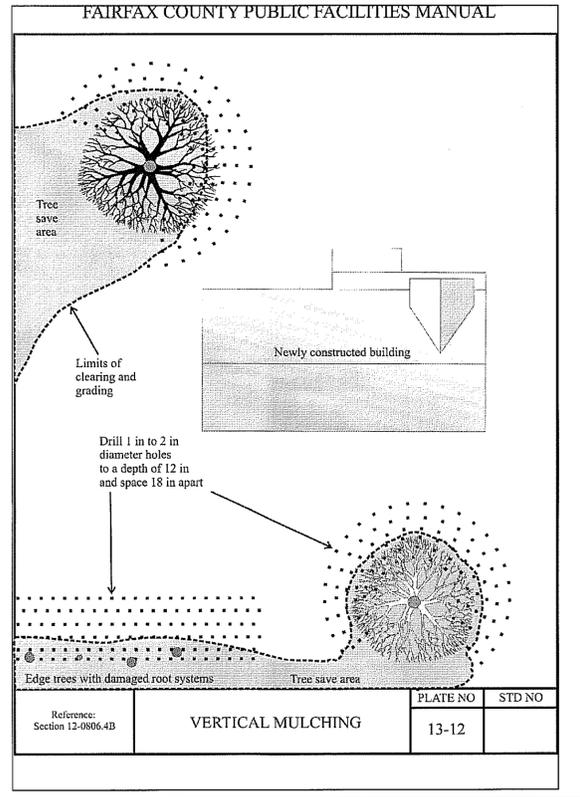
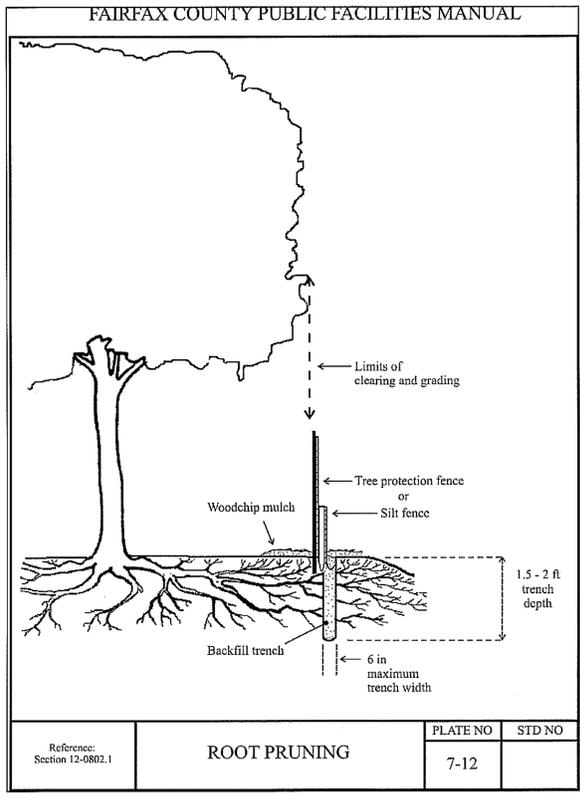
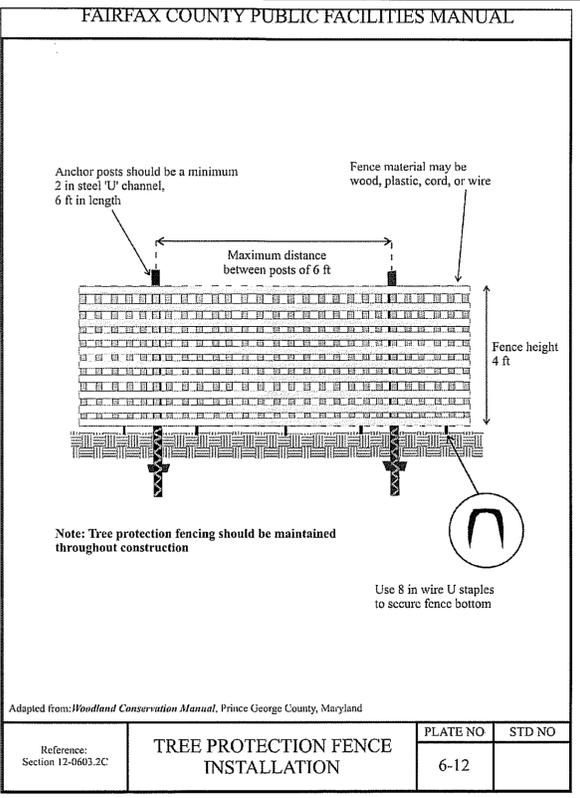
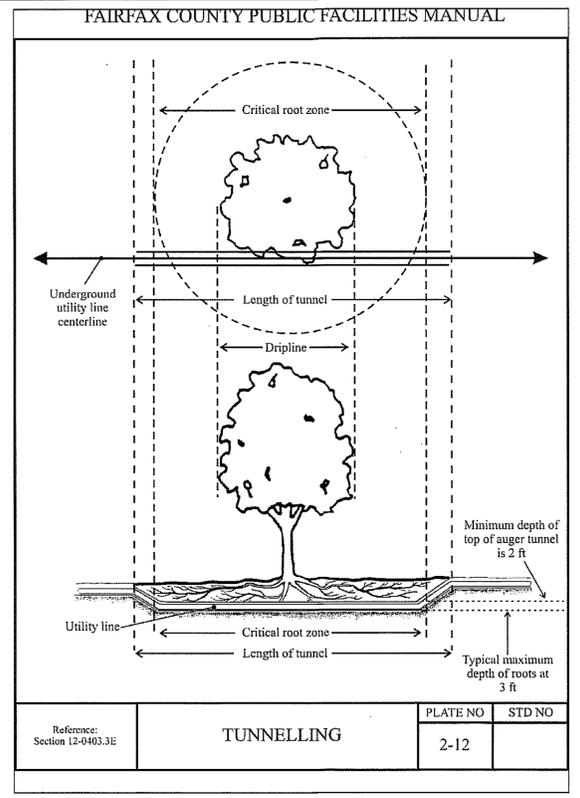
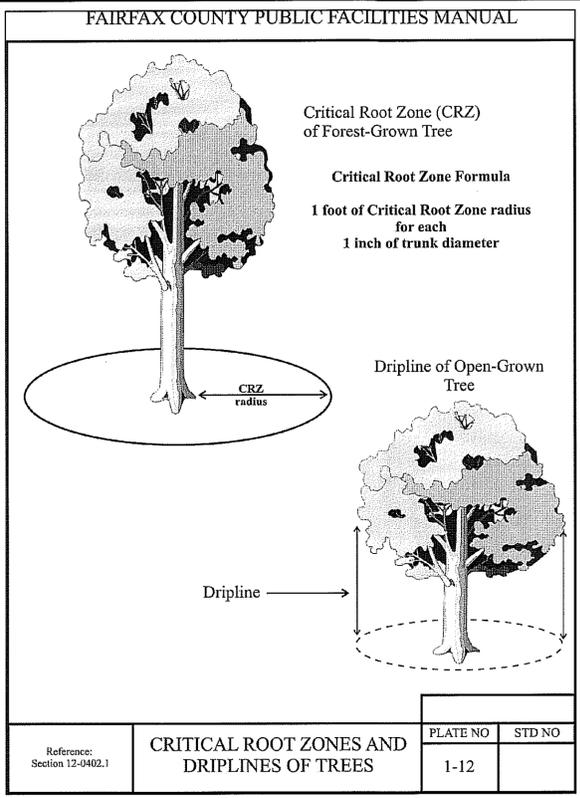
SCALE: AS SHOWN    DESIGNED B. QUINN    DRAWN GMW

**BC ARCHITECTS ENGINEERS**  
 FALLS CHURCH, VA

LANDSCAPE PLAN

DRAWING NUMBER: 10108126-L-1  
 REV: 3

01-28-10 DAVID RICHARDSON 12:00:40 Drawings - 2009/AT&T/\_Rawland/Atwood RD/Special Permit - 2010-01-27/L2.dwg



- TREE PRESERVATION NOTES**
- ALL TREES PROPOSED FOR PRESERVATION SHALL BE PROTECTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE FAIRFAX COUNTY PUBLIC FACILITIES MANUAL, SECTION 12-0703 - TREE AND FORESTED AREA PROTECTION.
  - ALL TREES PROPOSED FOR PRESERVATION SHALL BE PROTECTED BY TREE PROTECTION FENCE. TREE PROTECTION FENCING IN THE FORM OF
    - > FOUR (4) FOOT STEEL POSTS DRIVEN EIGHTEEN (18) INCHES INTO THE GROUND AND PLACED NO FURTHER THAN TEN (10) FEET APART OR;
    - > SUPER SILT FENCE TO THE EXTENT THAT REQUIRED TRENCHING FOR SUPER SILT FENCE DOES NOT SEVER OR WOUND COMPRESSION ROOTS WHICH CAN LEAD TO STRUCTURAL FAILURE AND/OR UPROOTING OF TREES;
 SHALL BE ERECTED AT THE LIMITS OF CLEARING AND GRADING AS SHOWN ON THE EROSION AND SEDIMENT CONTROL SHEETS.
  - ALL TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO ANY CLEARING AND GRADING ACTIVITIES, INCLUDING THE DEMOLITION OF ANY EXISTING STRUCTURES.
  - THE INSTALLATION OF ALL TREE PROTECTION FENCING SHALL BE PERFORMED UNDER THE DIRECT SUPERVISION OF A CERTIFIED ARBORIST, AND ACCOMPLISHED IN A MANNER THAT DOES NOT HARM EXISTING VEGETATION THAT IS TO BE PRESERVED.
  - THREE (3) DAYS PRIOR TO THE COMMENCEMENT OF ANY CLEARING, GRADING OR DEMOLITION ACTIVITIES, BUT SUBSEQUENT TO THE INSTALLATION OF THE TREE PROTECTION DEVICES, THE UFMD, DPWES, SHALL BE NOTIFIED AND GIVEN THE OPPORTUNITY TO INSPECT THE SITE TO ENSURE THAT ALL TREE PROTECTION DEVICES HAVE BEEN CORRECTLY INSTALLED. IF IT IS DETERMINED THAT THE FENCING HAS NOT BEEN INSTALLED CORRECTLY, NO GRADING OR CONSTRUCTION ACTIVITIES SHALL OCCUR UNTIL THE FENCING IS INSTALLED CORRECTLY, AS DETERMINED BY THE UFMD, DPWES.

**BC**  
architects  
engineers

5659 COLUMBIA PIKE, SUITE 101  
FALLS CHURCH, VA 22041-2868  
TEL: (703) 671-6000  
FAX: (703) 671-6300

**SPECIAL PERMIT / 2232**  
**ATWOOD RD\_JEHOVAH'S WITNESS CHURCH**  
**10108126\_3289**

SITE ADDRESS:  
1580 BEULAH ROAD  
VIENNA, VA 22182

**at&t**  
7150 STANDARD DR  
HANOVER, MD 21076

3	01-27-10	MOVED COMPOUND	SB	CDM	BMQ
2	01-08-10	SPECIAL PERMIT / 2232 REVISED	AGT	CDM	BMQ
1	09-07-09	SPECIAL PERMIT / 2232	DR	CDM	BMQ
0	06-15-09	SPECIAL EXCEPTION / SPECIAL PERMIT / 2232	GMW	CDM	BMQ
A	05-27-09	PRELIMINARY ZONING	GMW	CDM	BMQ
NO.	DATE	REVISIONS	BY	CHK	APP'D
SCALE: AS SHOWN		DESIGNED B. QUINN	DRAWN GMW		

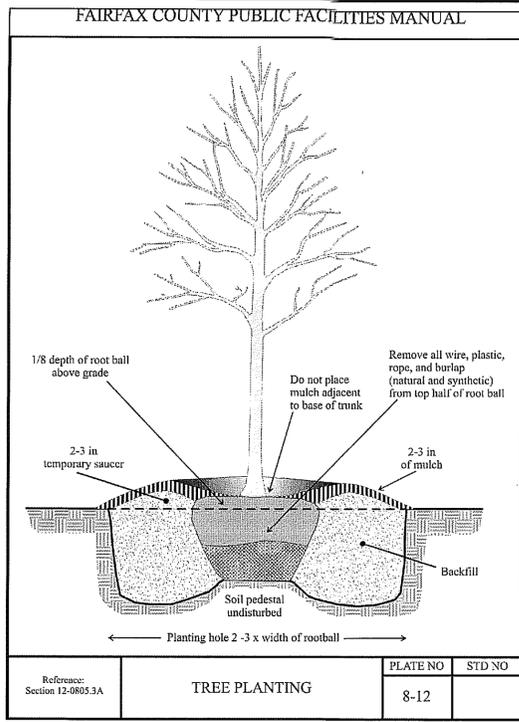
COMMONWEALTH OF VIRGINIA  
**CHRISTOPHER D. MORIN**  
No. 032984  
1.23.10  
PROFESSIONAL ENGINEER

**BC ARCHITECTS ENGINEERS**  
**FALLS CHURCH, VA**

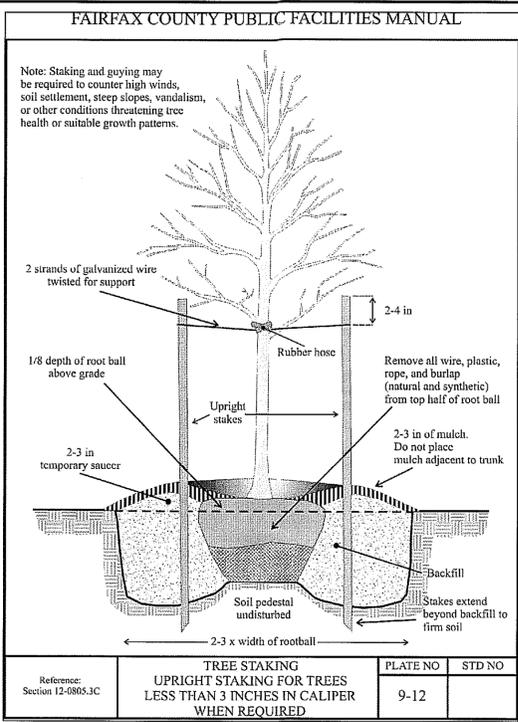
TREE PROTECTION DETAILS & NOTES

DRAWING NUMBER	REV
10108126-L-2	3

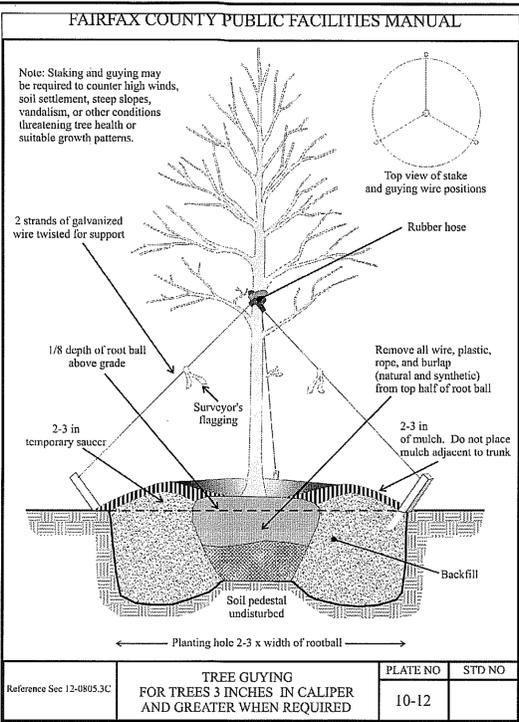
01-08-10 DRICHARDSON 17:02:22 Y:/Drawings - 2009/AT&T/\_Rawland/Atwood RD/Special Permit - 2010-01-08/L3.dwg



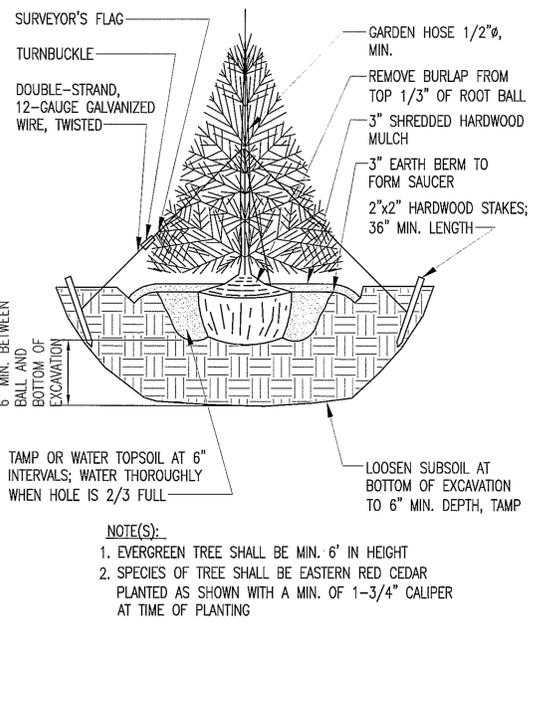
FAIRFAX CO TREE PLANTING DETAIL 3  
SCALE: N.T.S. L-3



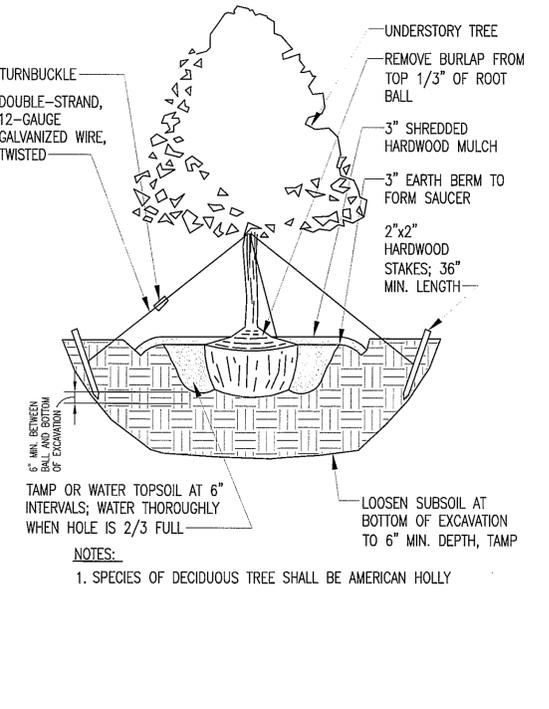
FAIRFAX CO TREE STAKING DETAIL 4  
SCALE: N.T.S. L-3



FAIRFAX CO TREE GUYING DETAIL 5  
SCALE: N.T.S. L-3



EVERGREEN TREE PLANTING DETAIL 1  
SCALE: N.T.S. L-3



DECIDUOUS TREE PLANTING DETAILS 2  
SCALE: N.T.S. L-3

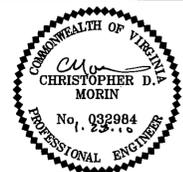


5659 COLUMBIA PIKE, SUITE 101  
FALLS CHURCH, VA 22041-2868  
TEL: (703) 671-6000  
FAX: (703) 671-6300

SPECIAL PERMIT / 2232  
ATWOOD RD\_JEHOVAH'S WITNESS CHURCH  
10108126\_3289  
SITE ADDRESS:  
1580 BEULAH ROAD  
VIENNA, VA 22182



3	01-27-10	MOVED COMPOUND	SB	CDM	BMQ
2	01-08-10	SPECIAL PERMIT / 2232 REVISED	AGT	CDM	BMQ
1	09-07-09	SPECIAL PERMIT / 2232	DR	CDM	BMQ
0	06-15-09	SPECIAL EXCEPTION / SPECIAL PERMIT / 2232	GMW	CDM	BMQ
A	05-27-09	PRELIMINARY ZONING	GMW	CDM	BMQ
NO.	DATE	REVISIONS	BY	CHK	APP'D
SCALE: AS SHOWN		DESIGNED B. QUINN	DRAWN GMW		



BC ARCHITECTS ENGINEERS  
FALLS CHURCH, VA

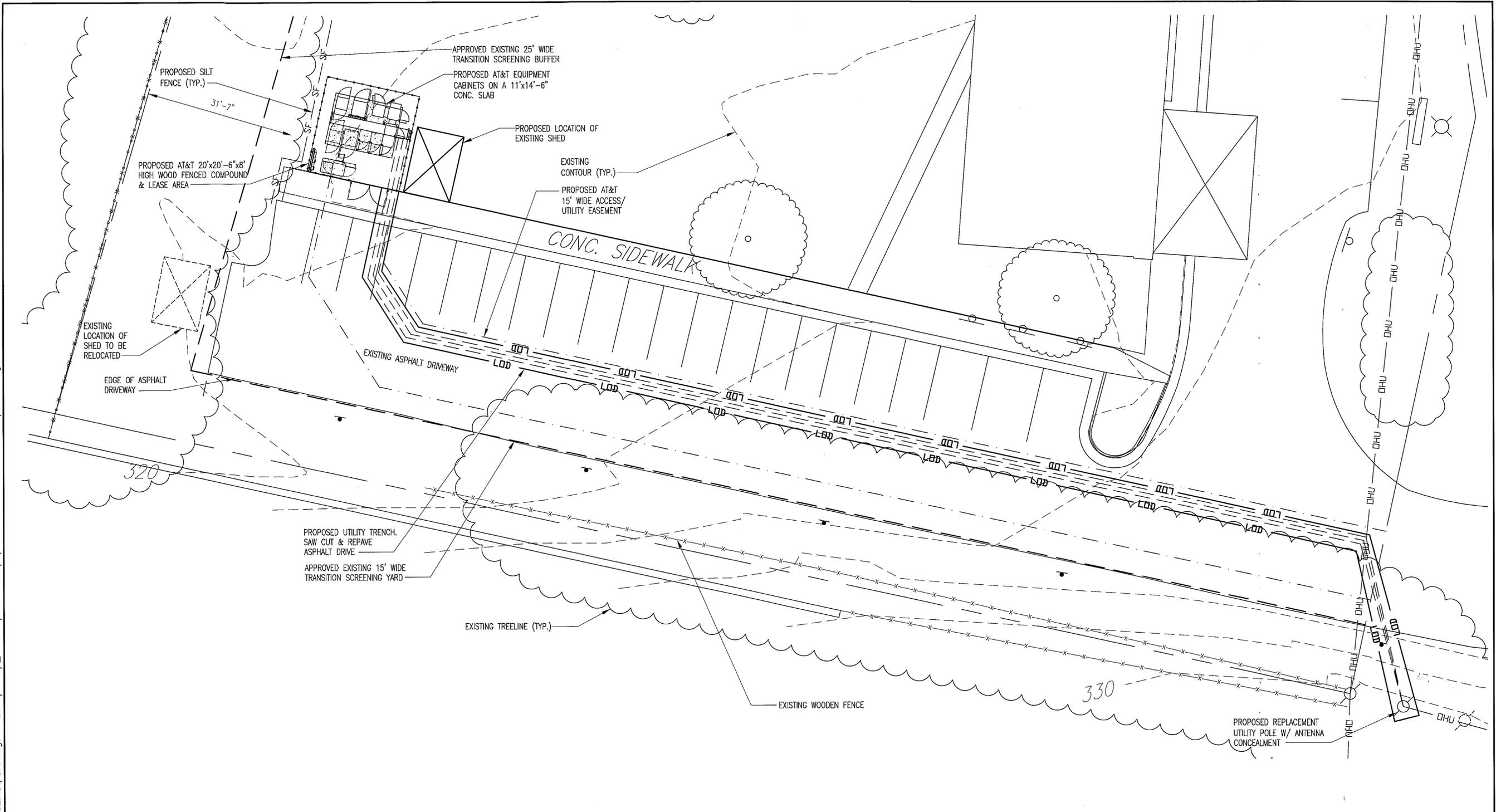
PLANTING DETAILS

BC ENGINEERS

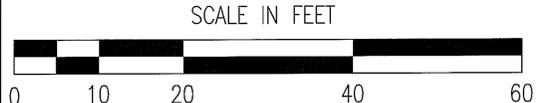
DRAWING NUMBER 10108126-L-3

REV 3

01-27-10 SOHRAB BAGHERZADEH 15:52:49:/Drawings - 2009/AT&T/\_Rawland/Atwood RD/Special Permit - 2010-01-27/E&S-1.dwg



**EROSION & SEDIMENT CONTROL PLAN** 1  
 SCALE: 1"=20' @ 11"x17"  
 SCALE: 1"=10' @ 24"x36" E&S-1



**BC**  
architects  
engineers

5659 COLUMBIA PIKE, SUITE 101  
FALLS CHURCH, VA 22041-2868  
TEL: (703) 671-6000  
FAX: (703) 671-6300

**SPECIAL PERMIT / 2232**  
**ATWOOD RD. JEHOVAH'S WITNESS CHURCH**  
**10108126\_3289**  
 SITE ADDRESS:  
 1580 BEULAH ROAD  
 VIENNA, VA 22182

7150 STANDARD DR  
HANOVER, MD 21076

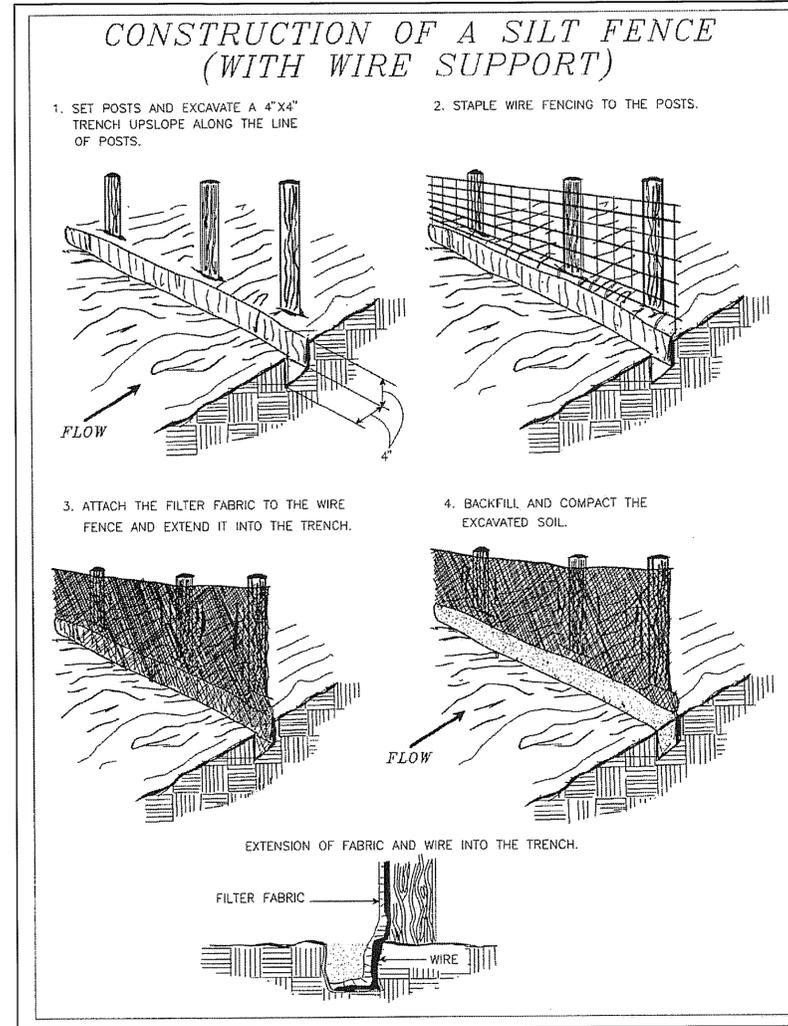
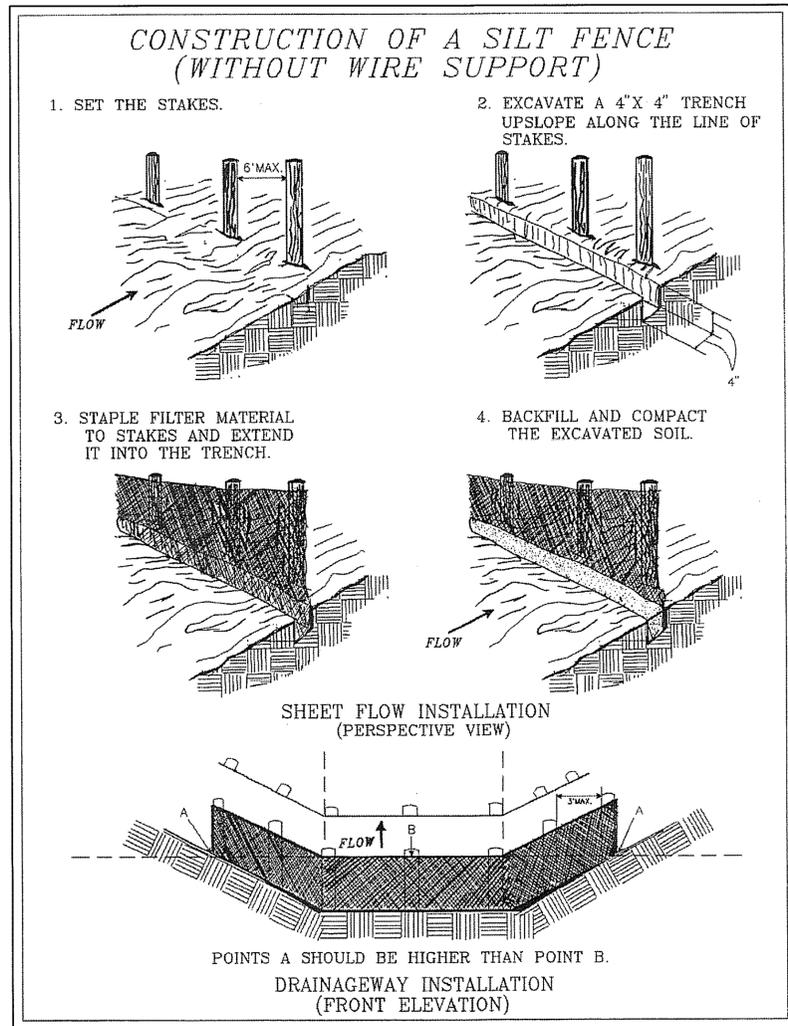
3	01-27-10	MOVED COMPOUND	SB	CDM	BMQ
2	01-08-10	SPECIAL PERMIT / 2232 REVISED	AGT	CDM	BMQ
1	09-07-09	SPECIAL PERMIT / 2232	DR	CDM	BMQ
0	06-15-09	SPECIAL EXCEPTION / SPECIAL PERMIT / 2232	GMW	CDM	BMQ
A	05-27-09	PRELIMINARY ZONING	GMW	CDM	BMQ
NO.	DATE	REVISIONS	BY	CHK	APP'D
SCALE: AS SHOWN		DESIGNED B. QUINN	DRAWN GMW		

BC ARCHITECTS ENGINEERS  
FALLS CHURCH, VA

SEDIMENT & EROSION CONTROL PLAN

3	DRAWING NUMBER	REV
10108126-E&S-1		3

06-11-09 GREG WOLOZYIN 17:46:04 Y:/Drawings - 2009/AT&T/\_Rawland/Atwood RD/Special Exception -Special Permit - 2009-06-12/E&S2.dwg



NOTE: ALL DETAILS ARE REFERENCED FROM THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK, THIRD EDITION, 1992  
SEE DRAWINGS G-1 AND G-2 FOR LOCATIONS OF EROSION AND SEDIMENT CONTROL STRUCTURAL PRACTICES

(SF) SILT FENCE STD 3.05-1

(SF) SUPER SILT FENCE STD 3.05-2

EROSION & SEDIMENT CONTROL DETAILS 1  
SCALE: N.T.S. E&S-2



5659 COLUMBIA PIKE, SUITE 101  
FALLS CHURCH, VA 22041-2868  
TEL: (703) 671-6000  
FAX: (703) 671-6300

**SPECIAL PERMIT / 2232**  
**ATWOOD RD\_JEHOVAH'S WITNESS CHURCH**  
**10108126\_3289**  
SITE ADDRESS:  
1580 BEULAH ROAD  
VIENNA, VA 22182



7150 STANDARD DR  
HANOVER, MD 21076

3	01-27-10	MOVED COMPOUND	SB	CDM	BMQ
2	01-08-10	SPECIAL PERMIT / 2232 REVISED	AGT	CDM	BMQ
1	09-07-09	SPECIAL PERMIT / 2232	DR	CDM	BMQ
0	06-15-09	SPECIAL EXCEPTION / SPECIAL PERMIT / 2232	GMW	CDM	BMQ
A	05-27-09	PRELIMINARY ZONING	GMW	CDM	BMQ
NO.	DATE	REVISIONS	BY	CHK	APP'D
SCALE: AS SHOWN		DESIGNED B. QUINN	DRAWN GMW		



BC ARCHITECTS ENGINEERS FALLS CHURCH, VA	
EROSION & SEDIMENT CONTROL DETAILS	
DRAWING NUMBER	REV
10108126- E&S-2	3

06-11-09 GREG WOLOZYNSKI 17:35:17 Y:/Drawings - 2009/AT&T/\_Rawland/Atwood RD/Special Exception - Special Permit - 2009-06-12/E&S3.dwg

GENERAL LAND CONSERVATION NOTES

1. NO DISTURBED AREA WILL BE DENUDED FOR MORE THAN 7 CALENDAR DAYS UNLESS IT IS AN ACTIVE WORK AREA OR OTHERWISE AUTHORIZED BY THE DIRECTOR OR HIS AGENT.
2. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PLACED PRIOR TO OR AS THE FIRST STEP IN GRADING.
3. ALL STORM AND SANITARY LINES NOT IN STREETS SHALL BE MULCHED AND SEEDED WITHIN 7 DAYS AFTER BACKFILL. NO MORE THAN 500 FEET SHALL BE OPEN AT ANY ONE TIME.
4. ELECTRIC POWER, TELEPHONE, CABLE T.V. AND GAS SUPPLY TRENCHES SHALL BE COMPACTED, SEEDED AND MULCHED WITHIN FIVE DAYS AFTER BACKFILL.
5. ALL TEMPORARY EARTH BERMS, DIVERSIONS AND SILT DAMS SHALL BE MULCHED AND SEEDED WITH TEMPORARY VEGETATIVE COVER IMMEDIATELY AFTER GRADING. STRAW OR HAY MULCH IS REQUIRED. THE SAME APPLIES TO ALL SOIL STOCKPILES.
6. DURING CONSTRUCTION, ALL STORM SEWER INLETS SHALL BE PROTECTED BY INLET PROTECTION, MAINTAINED AND MODIFIED DURING CONSTRUCTION AS REQUIRED.
7. ANY DISTURBED AREA NOT PAVED, SODDED OR BUILT UPON BY NOVEMBER 1ST OR DISTURBED AFTER THAT DATE, SHALL BE MULCHED IMMEDIATELY WITH HAY OR STRAW AT THE RATE OF TWO TONS PER ACRE AND OVER-SEEDED BY APRIL 15TH.
8. AT THE COMPLETION OF ANY PROJECT CONSTRUCTION AND PRIOR TO BOND RELEASE, ALL TEMPORARY SEDIMENT CONTROLS SHALL BE REMOVED AND ALL DENUDED AREAS SHALL BE STABILIZED. COUNTY INSPECTOR TO APPROVE REMOVAL OF ALL TEMPORARY SILTATION MEASURES.

NOTE:

1. GENERAL CONTRACTOR MAY RELOCATE OR REVISE EROSION AND SILTATION CONTROLS AS DEEMED NECESSARY DURING CONSTRUCTION TO MAINTAIN PROPER SEDIMENT CONTROL.
2. ALL EXISTING UNDERGROUND AND ABOVE GROUND UTILITIES TO BE RELOCATED AS NECESSARY TO ACCOMMODATE THE PROPOSED IMPROVEMENTS. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING LOCAL UTILITY COMPANIES PRIOR TO CONSTRUCTION.

EROSION AND SEDIMENT CONTROL NARRATIVE ( CONSTRUCTION SEQUENCE ):

1. INSTALL CONSTRUCTION ENTRANCE.
2. INSTALL SILT FENCES IN THEIR LOCATIONS AS SHOWN ON PLAN.
3. CLEAR SITE.
4. CONSTRUCT TOWER & EQUIPMENT WITHIN FENCED COMPOUND.
5. PERMANENTLY STABILIZE DISTURBED AREAS PER VIRGINIA EROSION AND SEDIMENT CONTROL STANDARD AND SPEC. 3.32.
6. REMOVE E&S CONTROLS WITH THE SITE INSPECTORS PERMISSION. FSAFD

SOURCE CONTROL NARRATIVE:

VEGETATIVE BUFFERS:

A VEGETATIVE BUFFER WILL BE PRESERVED AROUND PARTS OF THE PERIMETER OF THE SITE THROUGHOUT THE WORK.

FLOW DISPERSION:

STORM WATER SHEET FLOWS ACROSS THE SITE FROM WEST TO EAST

SITE SENSITIVITY:

ALL THE SILT FENCES SHOULD PREVENT SILT FROM ENTERING ANY DOWNSTREAM STORM SEWER SYSTEM. THERE IS NO PROPOSED SOIL STOCKPILING.

MAINTENANCE:

1. THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES PERIODICALLY AND AFTER EACH RUNOFF PRODUCING RAINFALL EVENT. ANY NECESSARY REPAIRS OR CLEANUP TO MAINTAIN THE EFFECTIVENESS OF THE EROSION CONTROL DEVICES SHALL BE MADE IMMEDIATELY. THE FOLLOWING ITEMS WILL BE CHECKED, IN PARTICULAR:
  - A. THE SILT FENCE BARRIER WILL BE CHECKED REGULARLY FOR UNDERMINING OR DETERIORATION OF THE FABRIC. SEDIMENT SHALL BE REMOVED WHEN THE LEVEL OF SEDIMENT DEPOSITION REACHES HALF WAY TO THE TOP OF THE BARRIER.
  - B. THE SEEDED AREAS WILL BE CHECKED REGULARLY TO ENSURE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED AND RE-SEEDED AS NEEDED.
  - C. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ESC CONTROLS DURING CONSTRUCTION.
  - D. INSPECTION TO BE CONDUCTED SHALL BE PER CHESTERFIELD COUNTY STANDARDS AND REQUIREMENTS. CONTRACTOR IS RESPONSIBLE FOR SCHEDULING ALL INSPECTIONS.
  - E. SILT FENCE SHALL BE CHECKED AFTER EACH MAJOR STORM EVENT OR ONCE PER WEEK. SEDIMENT SHALL BE REMOVED AFTER IT BECOMES 1/3 HEIGHT OF SILT FENCE.
  - F. ALL VEGETATIVE AND STRUCTURAL EROSION AND SEDIMENT CONTROL WILL BE CONSTRUCTED ACCORDING TO THE STANDARDS AND SPECIFICATIONS OF THE VIRGINIA SEDIMENT AND EROSION CONTROL HANDBOOK, 3RD ED, 1992.

EROSION AND SEDIMENT CONTROL NARRATIVE:

PROJECT DESCRIPTION:

THE PURPOSE OF THIS PROJECT IS THE CONSTRUCTION OF A WOOD POLE FOR THE PURPOSE OF INSTALLING ANTENNAS. EQUIPMENT CABINETS ALONG WITH ASSOCIATED UTILITIES WILL BE LOCATED AT THE BASE OF THE TOWER. THE LEASE AREA OF THE TOWER IS 11'x35' (385 SF)

ESC MEASURES-STRUCTURAL PRACTICES:

STRUCTURAL MEASURES TO BE USED ON THE SITE INCLUDE SILT FENCE, SUPER SILT FENCE, AND STONE CONSTRUCTION ENTRANCE. ALL MEASURES SELECTED ARE STANDARD ESC ITEMS FOR THIS APPLICATION. ANY DISTURBED AREA DENUDED FOR SEVEN DAYS THAT IS NOT IN ACTIVE WORK AREA TO BE TEMPORARILY SEEDED.

VEGETATION PRACTICES:

VEGETATION PRACTICES INCLUDE TEMPORARY AND PERMANENT SEEDING OF ALL GRASS AREAS.

MANAGEMENT STRATEGIES:

1. CONSTRUCTION WILL BE SEQUENCED SO THAT GRADING OPERATIONS CAN BEGIN AND END AS QUICKLY AS POSSIBLE.
2. TEMPORARY SEEDING OR OTHER STABILIZATION WILL FOLLOW IMMEDIATELY AFTER GRADING.
3. AREAS WHICH ARE NOT TO BE DISTURBED WILL BE CLEARLY MARKED BY FLAGS, SIGNS, ETC.
4. THE JOB SUPERINTENDENT SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL ESC PRACTICES.
5. AFTER ACHIEVING ADEQUATE STABILIZATION THE TEMPORARY ESC MEASURE WILL BE CLEANED UP AND REMOVED, ONLY AFTER APPROVAL OF THE COUNTY ESC INSPECTOR.

PERMANENT STABILIZATION:

ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE STABILIZED WITH PERMANENT SEEDING IMMEDIATELY FOLLOWING FINISHED GRADING. SEEDING SHALL BE DONE WITH KENTUCKY 31 TALL FESCUE ACCORDING TO STD. AND SPEC. 3.32, PERMANENT SEEDING, OF THE HANDBOOK. EROSION CONTROL BLANKETS WILL BE INSTALLED OVER FILL SLOPES WHICH HAVE BEEN BROUGHT TO FINAL GRADE AND HAVE BEEN SEEDED TO PROTECT THE SLOPES PROPERLY. MULCH ( STAW OR FIBER ) WILL BE USED ON RELATIVELY FLAT AREAS. IN ALL SEEDING OPERATIONS, SEED FERTILIZER AND LIME WILL BE APPLIED PRIOR TO MULCHING.

-APPLY LIME AT TWO (2) TONS/ AC OF OVERSIZED AGRICULTURAL GRADE LIMESTONE.

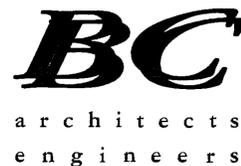
-APPLY FERTILIZER AT 1000 LBS/ AC, 10-20-10 OR EQUIVALENT NUTRIENT( 23 LBS./1000 SF)

	Total Lbs. Per Acre
<u>Minimum Care Lawn</u>	
- Commercial or Residential	175-200 lbs.
- Kentucky 31 or Turf-Type Tall Fescue	95-100%
- Improved Perennial Ryegrass	0-5%
- Kentucky Bluegrass	0-5%
<u>High-Maintenance Lawn</u>	
- Kentucky 31 or Turf-Type Tall Fescue	200-250 lbs.
<u>General Slope (3:1 or less)</u>	
- Kentucky 31 Fescue	128 lbs.
- Red Top Grass	2 lbs.
- Seasonal Nurse Crop *	20 lbs.
	150 lbs.
<u>Low-Maintenance Slope (Steeper than 3:1)</u>	
- Kentucky 31 Fescue	108 lbs.
- Red Top Grass	2 lbs.
- Seasonal Nurse Crop *	20 lbs.
- Crownvetch **	20 lbs.
	150 lbs.

\* Use seasonal nurse crop in accordance with seeding dates as stated below:  
 February 16th through April ..... Annual Rye  
 May 1st through August 15th ..... Foxtail Millet  
 August 16th through October ..... Annual Rye  
 November through February 15th ..... Winter Rye

\*\* Substitute Sericea lespedeza for Crownvetch east of Farmville, Va. (May through September use hulled Sericea, all other periods, use unhulled Sericea). If Flatpea is used in lieu of Crownvetch, increase rate to 30 lbs./acre. All legume seed must be properly inoculated. Weeping Lovegrass may be added to any slope or low-maintenance mix during warmer seeding periods; add 10-20 lbs./acre in mixes.

Planting Dates	Species	Rate (lbs./acre)
Sept. 1 - Feb. 15	50/50 Mix of Annual Ryegrass (Lolium multi-florum) & Cereal (Winter) Rye (Secale cereale)	50 - 100
Feb. 16 - Apr. 30	Annual Ryegrass (Lolium multi-florum)	60 - 100
May 1 - Aug 31	German Millet (Setaria italica)	50



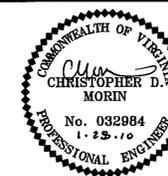
5659 COLUMBIA PIKE, SUITE 101  
FALLS CHURCH, VA 22041-2868  
TEL: (703) 671-6000  
FAX: (703) 671-6300

**SPECIAL PERMIT / 2232**  
**'ATWOOD RD\_JEHOVAH'S WITNESS CHURCH**  
**10108126\_3289**  
SITE ADDRESS:  
1580 BEULAH ROAD  
VIENNA, VA 22182



7150 STANDARD DR  
HANOVER, MD 21076

3	01-27-10	MOVED COMPOUND	SB	CDM	BMQ	
2	01-08-10	SPECIAL PERMIT / 2232 REVISED	AGT	CDM	BMQ	
1	09-07-09	SPECIAL PERMIT / 2232	DR	CDM	BMQ	
0	06-15-09	SPECIAL EXCEPTION / SPECIAL PERMIT / 2232	GMW	CDM	BMQ	
A	05-27-09	PRELIMINARY ZONING	GMW	CDM	BMQ	
NO.	DATE	REVISIONS	BY	CHK	APP'D	
SCALE:		AS SHOWN	DESIGNED	B. QUINN	DRAWN	GMW



BC ARCHITECTS ENGINEERS FALLS CHURCH, VA	
EROSION & SEDIMENT CONTROL DETAILS	
DRAWING NUMBER	REV
10108126- E&S-3	3