



APPLICATION ACCEPTED: November 6, 2009
APPLICATION AMENDED: April 23, 2012
BOARD OF ZONING APPEALS: July 10, 2013
(Moved at Applicant's Request)
TIME: 9 00 a m

County of Fairfax, Virginia

May 29, 2013

STAFF REPORT
SPECIAL PERMIT AMENDMENT APPLICATION SPA 76-M-088
(in association with SEA 93-M-047 and 2232-M08-026)

MASON DISTRICT

APPLICANT/OWNER: New Cingular Wireless PCS, LLC and the Parklawn Recreation Association, Inc.

STREET ADDRESS: 6011 Crater Place

TAX MAP REFERENCE: 72-2 ((3)) (T) C and 61-4 ((6)) (T) 56

LOT SIZE: 14.54 acres

ZONING DISTRICT: R-3

ZONING ORDINANCE PROVISIONS: 8-401

PLAN MAP: Private Recreation

SPECIAL PERMIT PROPOSAL: Amend SP 76-M-088 special permit for a community swimming pool and tennis courts to permit the addition of a telecommunication facility.

STAFF RECOMMENDATION:

Staff recommends approval of SPA 76-M-088, subject to the proposed development conditions contained in Appendix 2.

Rebecca Horner

It should be noted that it is not the intent of staff to recommend that the Board of Zoning Appeals, 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 Zoning Appeals. A copy of the BZA's Resolution setting forth this decision will be mailed within five days after the decision becomes final.

The approval of this application 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. Board of Zoning Appeals meetings are held in the Board Room, Ground Level, Government Center Building, 12000 Government Center Parkway, Fairfax, Virginia 22035-5505.

O:\rhomer\Special Exceptions and CSP\Parklawn\FINAL parklawn stuff\Cover-Parklawn Report Cover- SP.doc



Americans with Disabilities Act (ADA) Reasonable accommodation is available upon 48 hours advance notice
For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center)



APPLICATION ACCEPTED: November 6, 2009
APPLICATION AMENDED: April 23, 2012
PLANNING COMMISSION: June 13, 2013
BOARD OF SUPERVISORS: Not yet scheduled

County of Fairfax, Virginia

May 29, 2013

STAFF REPORT
APPLICATION SEA 93-M-047
(Concurrent w/2232-M08-26 and in association with SPA 76-M-088)

MASON DISTRICT

APPLICANT: New Cingular Wireless PCS, LLC and the Parklawn Recreation Association, Inc.

ZONING DISTRICT: R-3

PARCEL(S): 72-2 ((3)) (T) C and 61-4 ((6)) (T) 56

ACREAGE: 14.54 acres

PLAN MAP: Private Recreation

SE CATEGORY: Category 1: Mobile and Land based
Telecommunication Facilities

PROPOSAL: **2232:** The Applicant is requesting a Planning Commission determination that the proposed telecommunication facility satisfies the criteria of location, character and extent pursuant to Sect. 15.2-2232 of the Code of Virginia.

Special Exception: The Applicant seeks to permit addition of a telecommunications facility (128 foot tall tree-style treepole or monopole and associated equipment cabinets) on a portion of the Parklawn Recreation Association property.

Rebecca Horner

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

www.fairfaxcounty.gov/dpz/



STAFF RECOMMENDATIONS:

Staff recommends that the Planning Commission find that the proposed telecommunications facility submitted pursuant to application 2232-M08-26 by New Cingular Wireless PCS, LLC w/Parklawn Recreation Association, Inc. does satisfy the criteria of location, character and extent as specified by Section 15.2-2232 of the Code of Virginia and is substantially in accord with the adopted Comprehensive Plan.

Staff recommends approval of SEA 93-M-047, subject to the proposed development conditions contained in Appendix 1 of this report.

Staff recommends approval of a modification of the transitional screening and barrier requirements in favor of the proposed fencing, existing vegetation and the supplemental landscaping depicted on the SEA/SPA 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.

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Special Exception Amendment

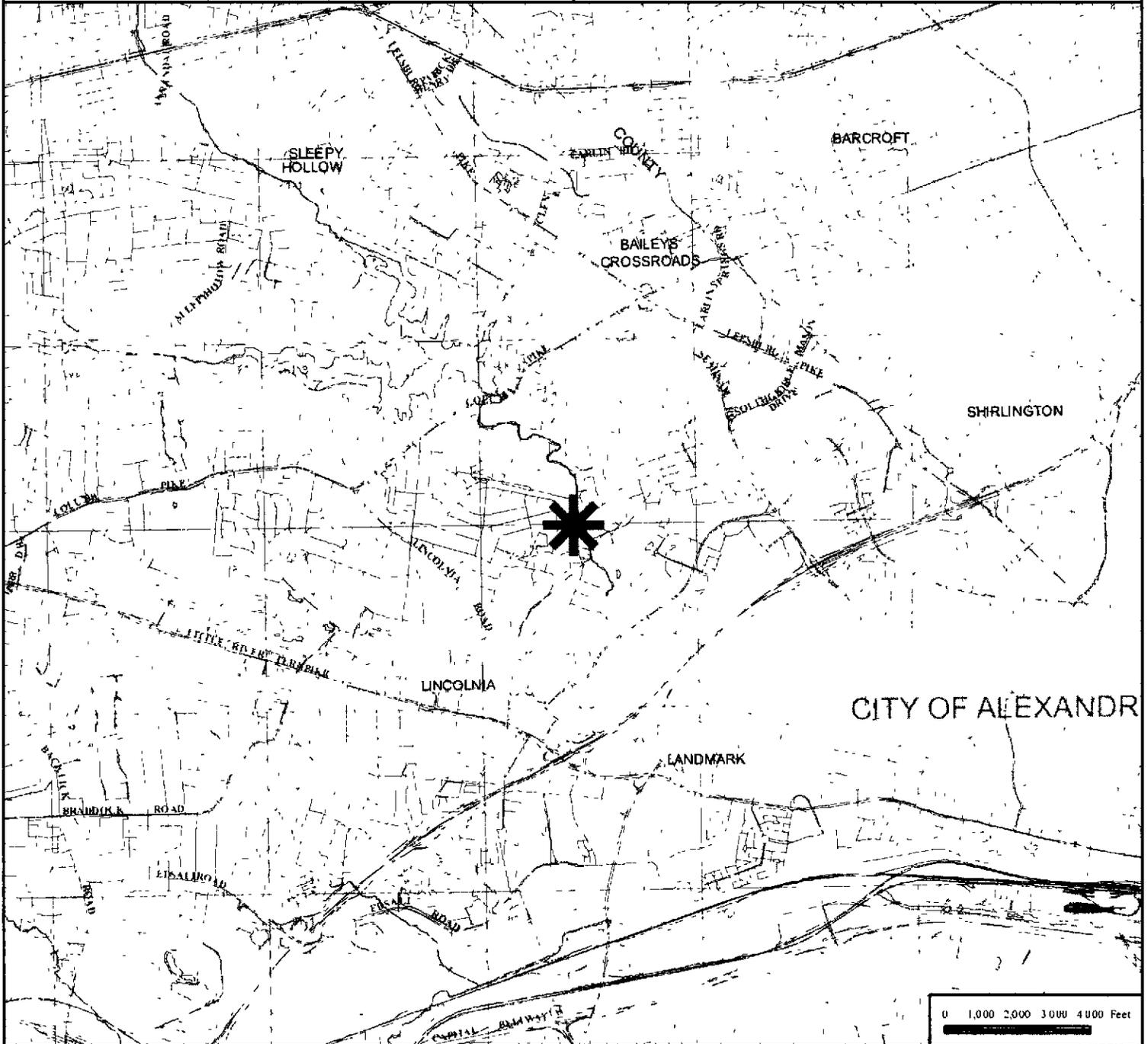
SEA 93-M-047

Applicant: CINGULAR WIRELESS PCS, LLC & THE PARKLAWN RECREATION ASSOCIATION, INC
Accepted: 11/06/2009
Proposed: TO AMEND SE 93-M-047 PREVIOUSLY APPROVED FOR USES IN A FLOODPLAIN TO PERMIT TELECOMMUNICATION FACILITY
Area: 14.54 AC OF LAND; DISTRICT - MASON
Zoning Dist Sect: 03-0304
Art 9 Group and Use: 1-08
Located: 6011 CRATER PLACE, ALEXANDRIA, VA 22312
Zoning: R-3
Plan Area: 1,
Overlay Dist:
Map Ref Num: 061-4- /06/T /0056 072-2- /03/T / C

Special Permit Amendment

SPA 76-M-088

Applicant: NEW CINGULAR WIRELESS PCS, LLC (DBA AT&T MOBILITY) THE PARKLAWN RECREATION ASSOCIATION, INC.
Accepted: 04/23/2012- AMENDED 11/06/2009
Proposed: CONSTRUCT WIRELESS TELECOMMUNICATION FACILITY
Area: 14.54 AC OF LAND, DISTRICT - MASON
Zoning Dist Sect: 03-0303
Art 8 Group and Use: 4-02
Located: 6011 CRATER PLACE, ALEXANDRIA, VA 22312
Zoning: R-3
Overlay Dist:
Map Ref Num: 061-4- /06/T /0056 072-2- /03/T / C



Special Exception Amendment

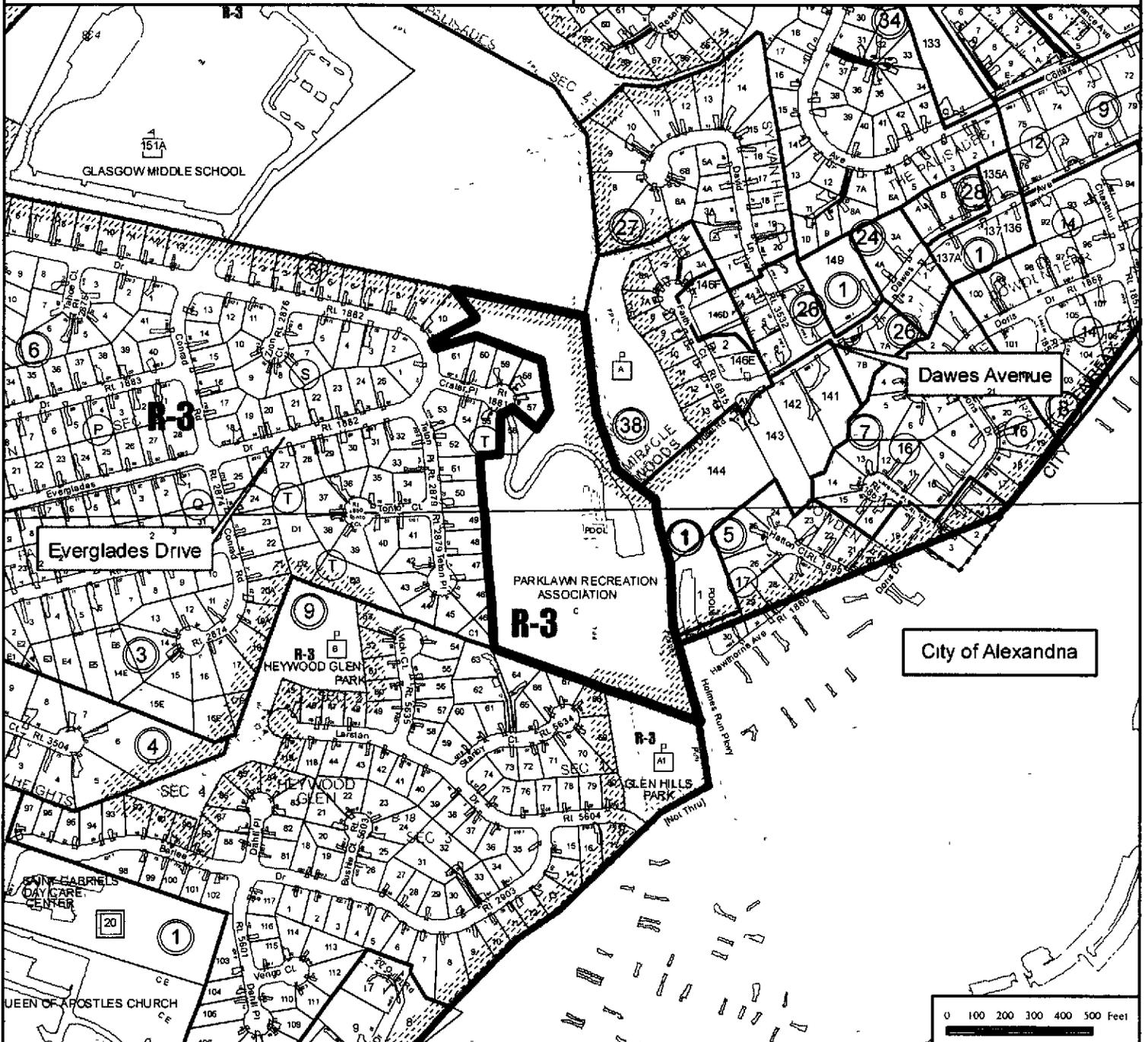
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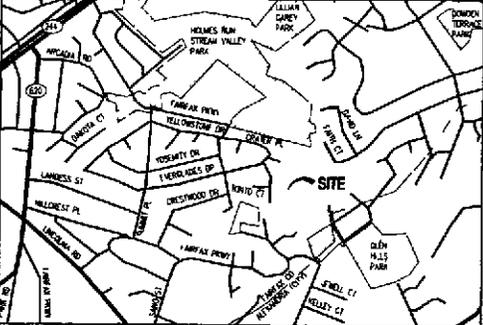
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VICINITY MAP
SCALE 1" = 2000'-0"

SITE PLAN NOTES

- SITE NAME: DOWDEN TERRACE - PARKLAWN POOL
SITE NUMBER: 005215-1900
- THIS IS NOT A BOUNDARY SURVEY AND IS NOT TO BE USED FOR THE TRANSFER OF PROPERTY.
- THE SUBJECT PARCEL INFORMATION:
OWNER: PARKLAWN RECREATION CENTER, INC.
PREMISES ADDRESS: 6011 CRATER PLACE, ALEXANDRIA, VA 22312
MAILING ADDRESS: P.O. BOX 1182, ALEXANDRIA, VA 22312
COUNTY: FAIRFAX COUNTY
TAX MAP REF. NUMBER: 0722 03T C & 0614 08T 0006
MAGISTERIAL DISTRICT: WASHINGTON DISTRICT
ZONING: R-2.5 USE: RECREATIONAL
- THE RECORDED REFERENCES FOR THE SUBJECT PARCEL ARE AS FOLLOWS:
DEED - BER 1560 FOLD 04 B (0722 03T C)
DEED - N/A 106 + 061 0006
AREA: 630 790 SQ FT = 14.507 AC (0722 03T C)
12.852 AC = 2,282,316 SQ FT (0614 061 0056)
633 7 2 SQ FT = 14.54 AC (TOTAL)
- 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 METALS 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 SITE IS AS FOLLOWS:
FLOOD ZONE: X AREA OF MINIMUM FLOODING AND FLOOD ZONE A SOURCE: FEMA FLOOD MAP FOR FAIRFAX COUNTY VA COMMUNITY PLAN NUMBER 21006C DIVERSE EFFECTIVE DATE: 7/2010
- 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 COMMUNICATIONS TOWER. ANY NECESSARY ANCHORAGE EQUIPMENT AND ALL APPROPRIATE EASEMENTS.
- NO UNRECORDED EASEMENTS ARE SHOWN ON THIS SURVEY AND IS POSSIBLE THAT SUCH EASEMENTS IMPACT THE SITE.
- THIS PROPERTY IS SUBJECT TO ALL MATTERS OF PUBLIC RECORD.
- THE LOCATION OF THE PROPOSED SITE IS AS FOLLOWS:
NAD 83 UTM ZONE 18 Q UG
EASTING: 633 712 50 FT
NORTHING: 45 096 50 FT
ELEVATION: 162.3 AMSL AT BASE

STRUCTURE SETBACKS		
	PROPOSED	REQUIRED
FRONT YARD (NORTH WEST)	63.7'	30'
REAR YARD (SOUTH WEST)	577.6'	25'
SIDE YARD (WEST)	125.3'	10'
SIDE YARD (EAST)	277.5'	10'

PROPOSED TREEPOLE OR OPTIONAL GRADUATED PAINT MONOPOLE SETBACKS		
	PROPOSED	MIN. REQUIRED
FRONT YARD (NORTH WEST)	125.6'	30'
REAR YARD (SOUTH WEST)	990.0'	25'
SIDE YARD (WEST)	184.4'	10'
SIDE YARD (EAST)	285.1'	10'
CLOSEST RESIDENCE	228.2'	N/A
CLOSEST ROAD	281.1'	N/A

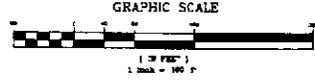
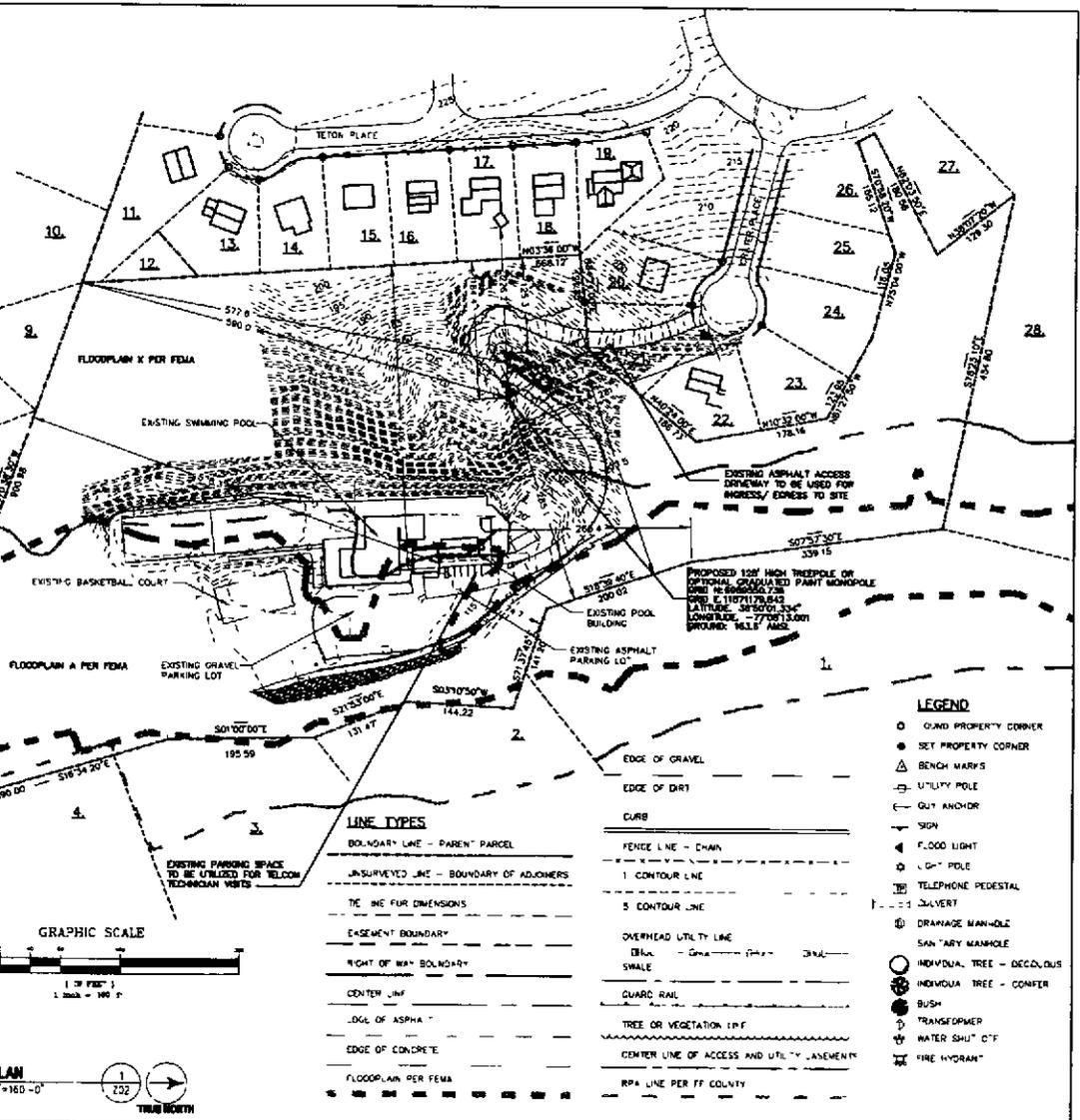
PARKING SETBACKS		
	EXISTING	PROPOSED
FRONT YARD (NORTH)	265.4'	N/C
REAR YARD (SOUTH WEST)	578.3'	N/C
SIDE YARD (NORTH WEST)	408.4'	N/C
SIDE YARD (EAST)	74.7'	N/C

N/C = NO CHANGE

FAR CALCULATION

EXISTING BUILDING AREA (POOL BUILDING AND DECK, EXISTING SWIMMING POOL AND ACCESS SIDE WALK, TENNIS COURTS AND BASKETBALL COURT) = 45,096 SQ FT

- EXISTING SITE AREA = 633,712.50 SQ FT
- EXISTING FAR = 45,096 / 633,712 = 0.07
- PROPOSED SITE DEVELOPMENT AREA = 1,135.50 SQ FT
- PROPOSED FAR = 145,096 + 1,135 / 633,712 = 0.07



SITE PLAN
SCALE 1" = 160'-0"

LINE TYPES

- BOUNDARY LINE - PARENT PARCEL
- UNSURVEYED LINE - BOUNDARY OF ADJACERS
- THEME DIMENSIONS
- EASEMENT BOUNDARY
- RIGHT OF WAY BOUNDARY
- CENTER LINE
- EDGE OF ASPHALT
- EDGE OF CONCRETE
- FLOODPLAIN PER FEMA

LEGEND

- GROUND PROPERTY CORNER
- SET PROPERTY CORNER
- △ BENCH MARKS
- UTILITY POLE
- GUY ANCHOR
- SIGN
- FLOOD LIGHT
- LIGHT POLE
- TELEPHONE PEDESTAL
- VALVE
- DRAINAGE MANHOLE
- SANITARY MANHOLE
- INDIVIDUAL TREE - DECIDUOUS
- INDIVIDUAL TREE - CONIFER
- BUSH
- TRANSFORMER
- WATER SHUT OFF
- FIRE HYDRANT

entrex
communication services, inc.
6000 Rockledge Drive Suite 208
Bethesda, MD 20817
PHONE (202)498-0960
FAX (202)498-0961

PROJECT NUMBER	1136121
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DOWDEN TERRACE - PARKLAWN POOL
10062131_1900
6011 CRATER PLACE
ALEXANDRIA VA 22312

at&t
7150 STANDARD DRIVE
MANASSAS VA 20108

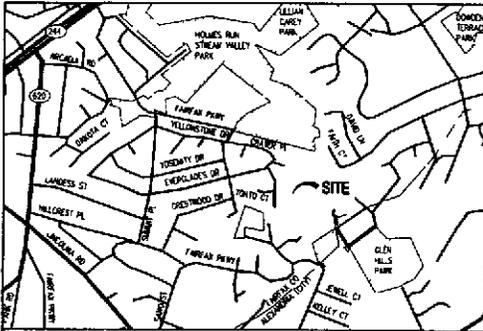
NO.	DATE	REVISIONS	BY	CHK	APP
7	05/20/13	CEN REV / ADJUST SCALES	AA	CC	CC
6	05/02/13	ADDED MONOPOLE OPTION	AA	CC	CC
5	03/08/13	FENCED COMPOUND	AA	CC	CC
4	01/09/13	RELOCATED SITE	AA	CC	CC
3	06/19/12	RELOCATED SITE	RS	CC	CC

SCALE AS SHOWN ON DRAWING
DRAWN



SITE PLAN	
JOB NO.	DRAWING NUMBER
14762 435	202

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



LINE TYPES

- BOUNDARY LINE - PARENT PARCEL
- UNSURVEYED LINE - BOUNDARY OF ADJACENTS
- LINE FOR DIMENSIONS
- EASEMENT BOUNDARY
- RIGHT OF WAY BOUNDARY
- CENTER LINE
- EDGE OF ASPHALT
- EDGE OF CONCRETE

- EDGE OF GRAVEL
- EDGE OF DIRT
- CURB
- FENCE 1/2" - 1/4"
- CONTOUR LINE
- 5' CONTOUR LINE
- OVERHEAD UTILITY LINE
- SHALL - SHALL - SHALL
- GUARD RAIL
- TREE OR VEGETATION LINE
- CENTER LINE OF ACCESS AND UTILITY EASEMENTS
- SOILS DELINEATION LINE

LEGEND

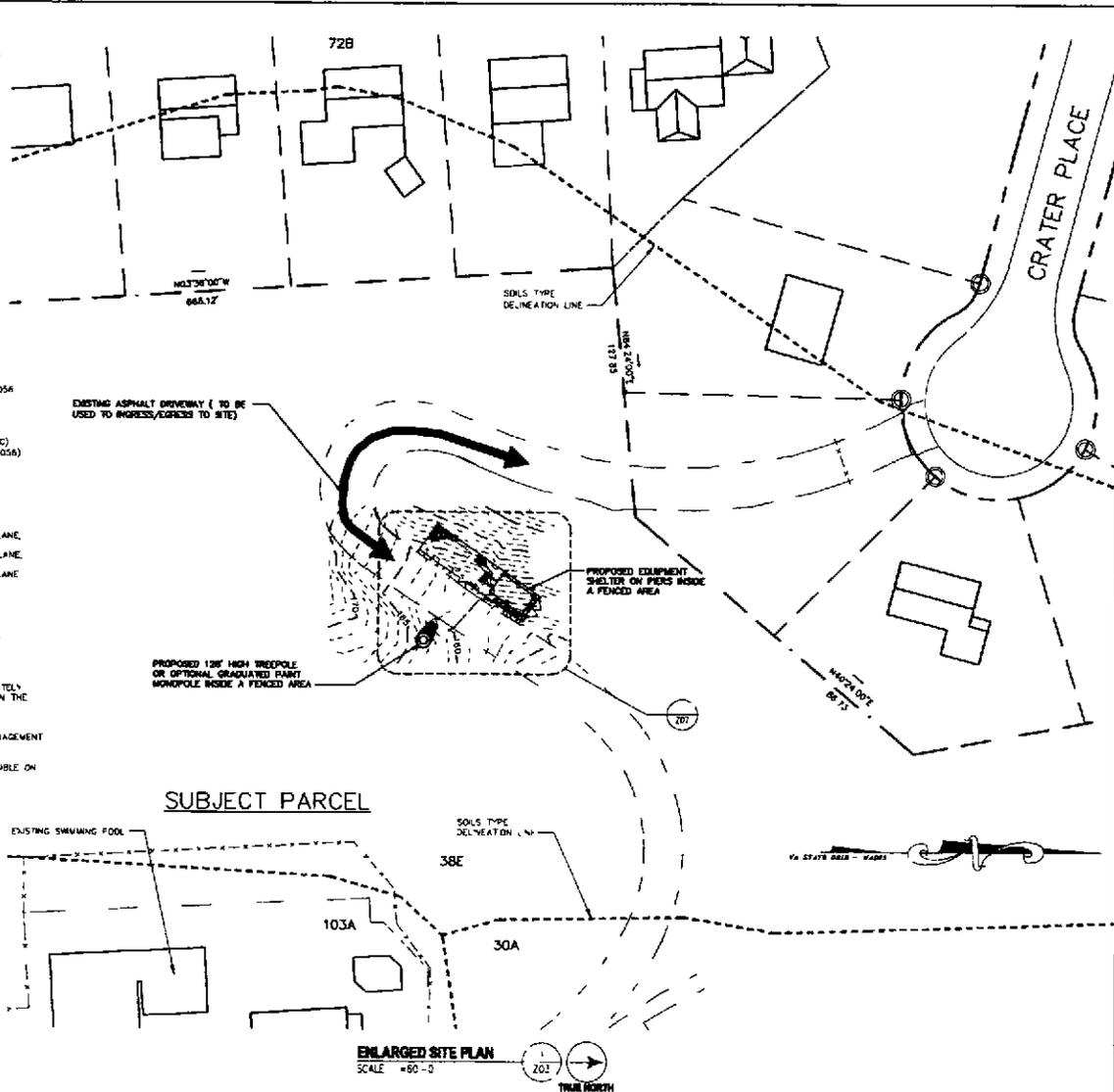
- FOUND PROPERTY LINDER
- SE PROPERTY CORNER
- △ BENCH MARKS
- ⊕ UTILITY POLE
- ⊙ ANCHOR
- ⊕ SIGN
- ▲ FLOOD LIGHT
- ⊕ LIGHT POLE
- ⊕ TELEPHONE POLES AND EQUIPMENT
- DRAINAGE MANHOLE
- SANITARY MANHOLE

- INDIVIDUAL TREE - DECIDUOUS
- INDIVIDUAL TREE - CONIFER
- BUSH
- TRANSFORMER
- WATER SHUT OFF
- FIRE HYDRANT

SOILS LEGEND

SYMBOL	SOIL TYPE
30A	CADDOUS AND HATBORN SOIL 0 TO 2 PERCENT SLOPE OCCASIONALLY FLOODED
38E	FARFAX LOAM 25 TO 45 PERCENT SLOPES
72B	PINGSTONE-SASSAFRAS-NEBRASCO COMPLEX 2 TO 7 PERCENT SLOPES
103A	WHEATON-CADDONS COMPLEX 0 TO 2 PERCENT SLOPES

- 1) SITE DOWDEN TERRACE - PARKLAWN POOL
LATITUDE 38 50 01 334"
LONGITUDE -77 08 3 501"
 - 2) THESE DRAWINGS WERE PREPARED FROM A FIELD RUN SURVEY BY ENTREX COMMUNICATIONS SERVICES INC DATED 08/27/11
 - 3) OWNER PARKLAWN RECREATION CENTER INC MAILING ADDRESS P O BOX 1162 ALEXANDRIA VA 22312 DEED LIBER 1560 FOLIO D418 DATE R-3 RESIDENTIAL
- NOTES**
- 1) APPLICANT AT&T 7150 STANDARD DRIVE MANOVER MD 21076
 - 2) PROPERTY OWNER PARKLAWN RECREATION CENTER INC P O BOX 1162 ALEXANDRIA VA 22312
SITE ADDRESS 801 CRATER PLACE ALEXANDRIA VA 22312
 - 3) CURRENT ZONING R-3
 - 4) TOTAL DISTURBED AREA 2,240 SF
 - 5) TOTAL INCREASE TO IMPERVIOUS AREA 1,135 SF
 - 6) SITE DATA
TAX MAP REF NUMBER 0722 03" C & 0614 067 0056
MAJESTRAL DISTRICT WASHO DIST #7
SEED LIBER 1560 FOLIO D418 (0722 03" C) / A 10614 067 0056
PROPERTY TYPE RESIDENTIAL
LAND AREA 620 760 SF = 14 2567 AC (0722 03" C) 12 960 SF = 0 2973 AC (0614 067 0056)
 - 7) MINIMUM HARD REQUIREMENTS
A SINGLE FAMILY DWELLINGS
FRONT 30
SIDE 15
REAR 25
B ALL OTHER STRUCTURES
FRONT CONTROLLED BY A 40 ANGLE OF BULK PLANE BUT NOT LESS THAN 30 FEET
SIDE CONTROLLED BY A 35 ANGLE OF BULK PLANE BUT NOT LESS THAN 30 FEET
REAR CONTROLLED BY A 35 ANGLE OF BULK PLANE BUT NOT LESS THAN 25 FEET
C MAXIMUM BUILDING HEIGHT
SINGLE FAMILY DWELLING 35
ALL OTHER STRUCTURES 60
 - 8) THE SITE IS LOCATED IN A FARFAX COUNTY VIRGINIA
 - 9) THERE IS NO WELL OR SEPTIC REQUIRED
 - 10) THE SITE IS UNIMPAVED THE SITE WILL BE VISITED FREQUENTLY BY TECHNICAL PERSONNEL APPROXIMATELY ONCE PER MONTH AND PARKING WILL BE PROVIDED IN THE EXISTING PARKING LOT
 - 1) THE PROJECT WILL CAUSE MINIMAL INCREASE TO THE EXISTING IMPERVIOUS AREA AND A STORMWATER MANAGEMENT PLAN IS REQUESTED
 - 2) THERE ARE NO LAKE SITES OR BURIAL GROUNDS VISIBLE ON THIS PROPERTY



SUBJECT PARCEL

ENLARGED SITE PLAN
SCALE = 1" = 20'-0"



PROJECT NUMBER
1136 2

DOWDEN TERRACE - PARKLAWN POOL
10082131_1900
801 CRATER PLACE
ALEXANDRIA VA 22312



NO.	DATE	REVISIONS	BY	CHK/APPR
7	05/20/13	GEN. REV / ADJUST SCALES	AA	CC / CC
6	05/02/13	ADDED MONOPOLE OPTION	AA	CC / CC
5	03/08/13	FENCED COMPOUND	AA	CC / CC
4	01/09/13	RELOCATED SITE	AA	CC / CC
3	06/19/12	RELOCATED SITE	RS	CC / CC
NO.	DATE	REVISIONS	BY	CHK/APPR

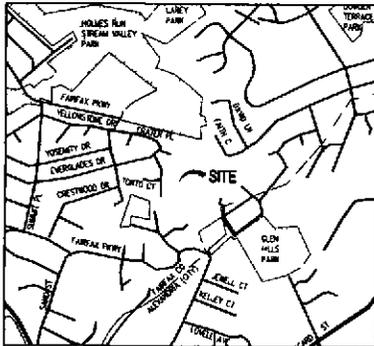
ISSUE AS SHOWN ON DRAWING



ENLARGED SITE PLAN

JOB NO.	DRAWING NUMBER
24182-432	203

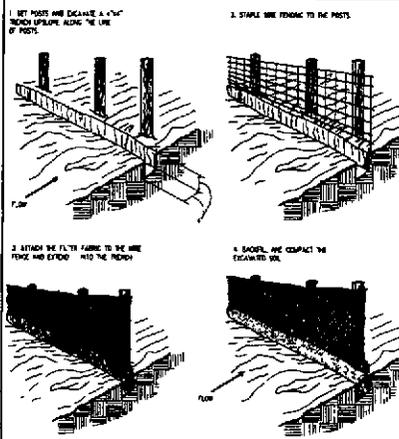
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AREA TABLE	
TOTAL GRAVEL AREA =	1135 SF (0.07 AC)
TOTAL DISTURBED AREA =	2240 SF (0.04 AC)
NET INCREASE IN IMPERVIOUS AREA =	135 SF (0.01 AC)

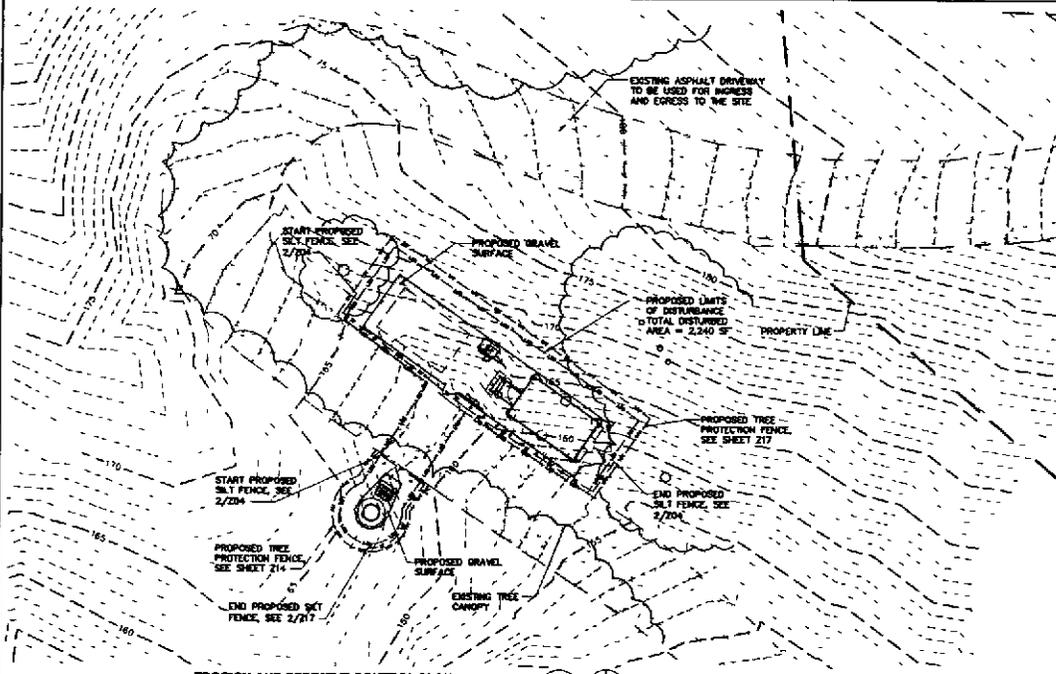
- LEGEND**
- EXISTING UTILITY POLE
 - PROPERTY CORNER FOUND
 - EXISTING EVERGREEN TREE TO BE RELOCATED/REMOVED
 - EXISTING EVERGREEN TREE TO REMAIN
 - PROPOSED EVERGREEN TREE
 - EXISTING DECIDUOUS TREE TO REMAIN

- LINE TYPES**
- LIMIT OF DISTURBANCE / SALT FENCE
 - TREE PROTECTION FENCE
 - PROPERTY LINE
 - EXISTING CONTOUR LINE
 - EXISTING S CONTOUR LINE
 - EXISTING TREE LINE



- EXCAVATION AND GRADING NOTES**
- CONCRETE FOUNDATIONS SHALL NOT BE PLACED ON ORGANIC MATERIAL. IF SOLID SOIL IS NOT REACHED AT THE DESIGNATED EXCAVATION DEPTH, THE UNSATURATED 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. COARSE STONE MAY BE USED TO STABILIZE THE BOTTOM OF THE EXCAVATION. STONE, IF USED, SHALL NOT BE USED AS COMPILING CONCRETE THICKNESS.
 - AFTER COMPLETION OF THE FOUNDATION AND OTHER CONSTRUCTION BE ON GRADE AND BEFORE BACKFILLING ALL EXCAVATIONS SHALL BE CLEAN OF UNSUITABLE MATERIAL, SUCH AS VEGETATION, TRASH, DEBRIS, AND SO FORTH.
 - BACKFILLING SHALL:
 - BE SATE SO 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 BOX STANDARD PROCTOR EXCEPT IN GRASSY/LANDSCAPING AREAS, WHERE BOX 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. DAMAGE TO 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 REPAIRED TO MATCH EXISTING ADJACENT GRAVEL SURFACING AND SHALL BE OF THE SAME LINE TYPE. EXISTING GRAVEL SURFACING SHALL BE FREE FROM CORRUGATIONS AND WAVES. EXISTING GRAVEL SURFACING MAY BE EXCAVATED SEPARATELY AND REUSED IF INSUBSTANTIAL AMOUNTS OF EARTH ORGANIC MATTER OR OTHER DELETERIOUS MATERIAL ARE REMOVED PRIOR TO REUSE. FURNISH ALL 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.
 - INSURE POSITIVE DRAINAGE FROM SITE AT ALL TIMES. AVOID TRAPPING WATER.

STORMWATER MANAGEMENT WAIVER REQUEST
 A STORMWATER MANAGEMENT WAIVER IS REQUESTED FOR THIS PROJECT. SEE DETAILS ON SHEET 204A.



EROSION AND SEDIMENT CONTROL PLAN
 SCALE = 1" = 30'

NO.	DATE	REVISIONS	BY	CHK	APP
7	05/20/13	GEN REV / ADJUST SCALES	AA	CG	CG
8	05/02/13	ADDED MONDPOLE OPTION	AA	CG	CG
9	02/08/13	FENCING COMPOUND	AA	CG	CG
4	09/13	RELOCATED SITE	AA	LG	CG
3	06/19/12	RELOCATED SITE	RS	CC	CG



EROSION AND SEDIMENT CONTROL PLAN	
JOB NO.	DRAWING NUMBER
24782-432	204

entrex
 communication services, Inc.
 6000 Rockledge Drive, Suite 550
 BETHESDA, MD 20817
 PHONE: (202)496-5960
 FAX: (202)496-0961

PROJECT NUMBER	36-2
----------------	------

DOWDEN TERRACE - PARKLAWN POOL
 10082181_1900
 6011 CRATER PLACE
 ALEXANDRIA VA 22322

at&t
 750 STANDARD DRIVE
 MANASSAS MD 21076

SCALE AS SHOWN TYPICAL C DRAIN 9%



FAIRFAX COUNTY ZONING MAP
SCALE 1"=50'



CLASS. NO. / ADJUST. SCALE	AA	CC	CG
7 B-30(A)	AA <td>CC <td>CG</td> </td>	CC <td>CG</td>	CG
6 B-70(A)	AA <td>CC <td>CG</td> </td>	CC <td>CG</td>	CG
5 B-70(B)	AA <td>CC <td>CG</td> </td>	CC <td>CG</td>	CG
4 B-70(C)	AA <td>CC <td>CG</td> </td>	CC <td>CG</td>	CG
3 B-70(D)	AA <td>CC <td>CG</td> </td>	CC <td>CG</td>	CG
2 B-70(E)	AA <td>CC <td>CG</td> </td>	CC <td>CG</td>	CG
1 B-70(F)	AA <td>CC <td>CG</td> </td>	CC <td>CG</td>	CG
NO. DATE	AA <td>CC <td>CG</td> </td>	CC <td>CG</td>	CG
BY DATE	AA <td>CC <td>CG</td> </td>	CC <td>CG</td>	CG
SCALE AS SHOWN	AA <td>CC <td>CG</td> </td>	CC <td>CG</td>	CG



FAIRFAX COUNTY ZONING MAP
2008.03
2008.03
2008.03

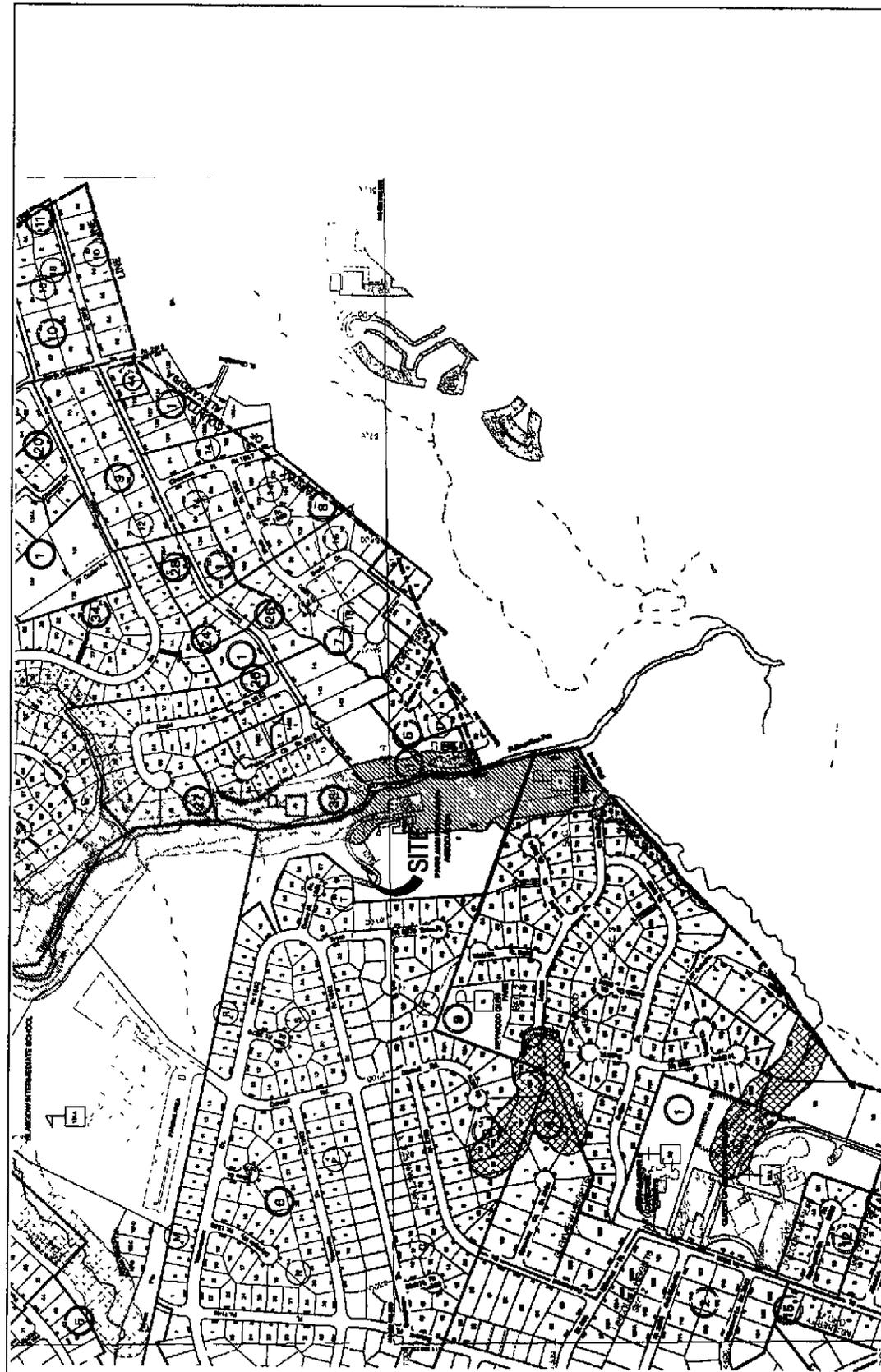
at&t
755 STANFORD DRIVE
FAUXBURY, MA 01937

DOWDEN TERRACE - PARKLAWN POOL
10082131, 1080
6011 CENTER PkE
ALEXANDRIA, VA 22323

PROJECT NUMBER
108121

entrex
COMMUNICATIONS SERVICES, INC.
8000 ROCKLEDGE DRIVE, SUITE 300
BETHESDA, MD 20817
TEL: (301) 271-0000
FAX: (301) 271-0001

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FAIRFAX COUNTY STORMWATER MAP
 SCALE: 1" = 200'
 NTS: THE PROJECT SITE IS LOCATED APPROXIMATELY 100 FT FROM THE NEAREST RPA



REV	DATE	DESCRIPTION	BY	CHK
1	02/07/13	REVISED SCALES	BAJ	CG
2	02/07/13	ADDED MONITOR POINT	BAJ	CG
3	02/07/13	FENCED COMPOUND	BAJ	CG
4	02/07/13	RELOCATED SITE	BAJ	CG
5	02/07/13	RELOCATED SITE	BAJ	CG
6	02/07/13	RELOCATED SITE	BAJ	CG
7	02/07/13	RELOCATED SITE	BAJ	CG
8	02/07/13	RELOCATED SITE	BAJ	CG
9	02/07/13	RELOCATED SITE	BAJ	CG
10	02/07/13	RELOCATED SITE	BAJ	CG
11	02/07/13	RELOCATED SITE	BAJ	CG
12	02/07/13	RELOCATED SITE	BAJ	CG
13	02/07/13	RELOCATED SITE	BAJ	CG
14	02/07/13	RELOCATED SITE	BAJ	CG
15	02/07/13	RELOCATED SITE	BAJ	CG
16	02/07/13	RELOCATED SITE	BAJ	CG
17	02/07/13	RELOCATED SITE	BAJ	CG
18	02/07/13	RELOCATED SITE	BAJ	CG
19	02/07/13	RELOCATED SITE	BAJ	CG
20	02/07/13	RELOCATED SITE	BAJ	CG
21	02/07/13	RELOCATED SITE	BAJ	CG
22	02/07/13	RELOCATED SITE	BAJ	CG
23	02/07/13	RELOCATED SITE	BAJ	CG
24	02/07/13	RELOCATED SITE	BAJ	CG
25	02/07/13	RELOCATED SITE	BAJ	CG
26	02/07/13	RELOCATED SITE	BAJ	CG
27	02/07/13	RELOCATED SITE	BAJ	CG
28	02/07/13	RELOCATED SITE	BAJ	CG
29	02/07/13	RELOCATED SITE	BAJ	CG
30	02/07/13	RELOCATED SITE	BAJ	CG
31	02/07/13	RELOCATED SITE	BAJ	CG
32	02/07/13	RELOCATED SITE	BAJ	CG
33	02/07/13	RELOCATED SITE	BAJ	CG
34	02/07/13	RELOCATED SITE	BAJ	CG
35	02/07/13	RELOCATED SITE	BAJ	CG
36	02/07/13	RELOCATED SITE	BAJ	CG
37	02/07/13	RELOCATED SITE	BAJ	CG
38	02/07/13	RELOCATED SITE	BAJ	CG
39	02/07/13	RELOCATED SITE	BAJ	CG
40	02/07/13	RELOCATED SITE	BAJ	CG
41	02/07/13	RELOCATED SITE	BAJ	CG
42	02/07/13	RELOCATED SITE	BAJ	CG
43	02/07/13	RELOCATED SITE	BAJ	CG
44	02/07/13	RELOCATED SITE	BAJ	CG
45	02/07/13	RELOCATED SITE	BAJ	CG
46	02/07/13	RELOCATED SITE	BAJ	CG
47	02/07/13	RELOCATED SITE	BAJ	CG
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96	02/07/13	RELOCATED SITE	BAJ	CG
97	02/07/13	RELOCATED SITE	BAJ	CG
98	02/07/13	RELOCATED SITE	BAJ	CG
99	02/07/13	RELOCATED SITE	BAJ	CG
100	02/07/13	RELOCATED SITE	BAJ	CG

at&t
 7150 STADIUM DRIVE
 ANNANDALE, VA 22075

DOWDEN TERRACE - PARKLAWN POOL
 10082151.000
 6011 CRATER PLACE
 ANNANDALE, VA 22074

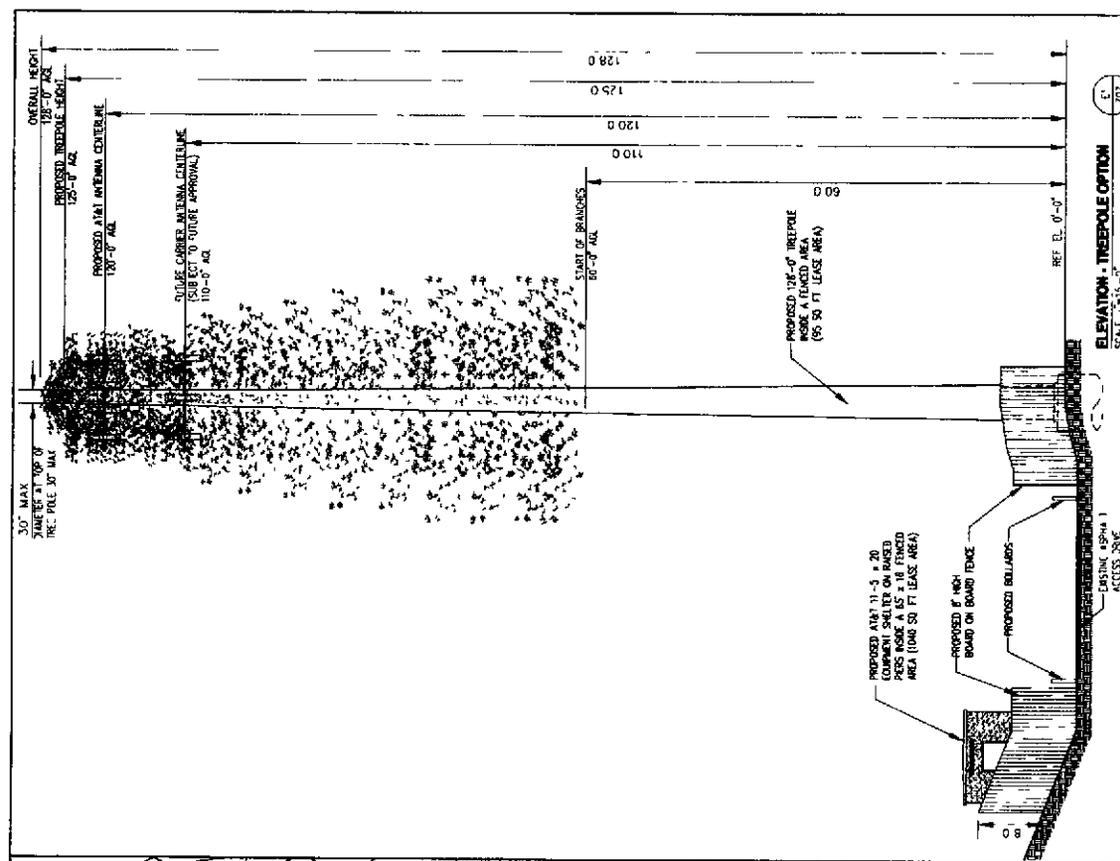
PROJECT NUMBER
 1136 21

entrex
 Environmental Technology, Inc.
 8000 Rockledge Drive, Suite 400
 Fairfax, VA 22031
 PHONE: 703/246-8800
 FAX: 703/246-8801



FAIRFAX COUNTY STORMWATER MAP
 JOB NO. 24782-412
 DRAWN BY: [Name]

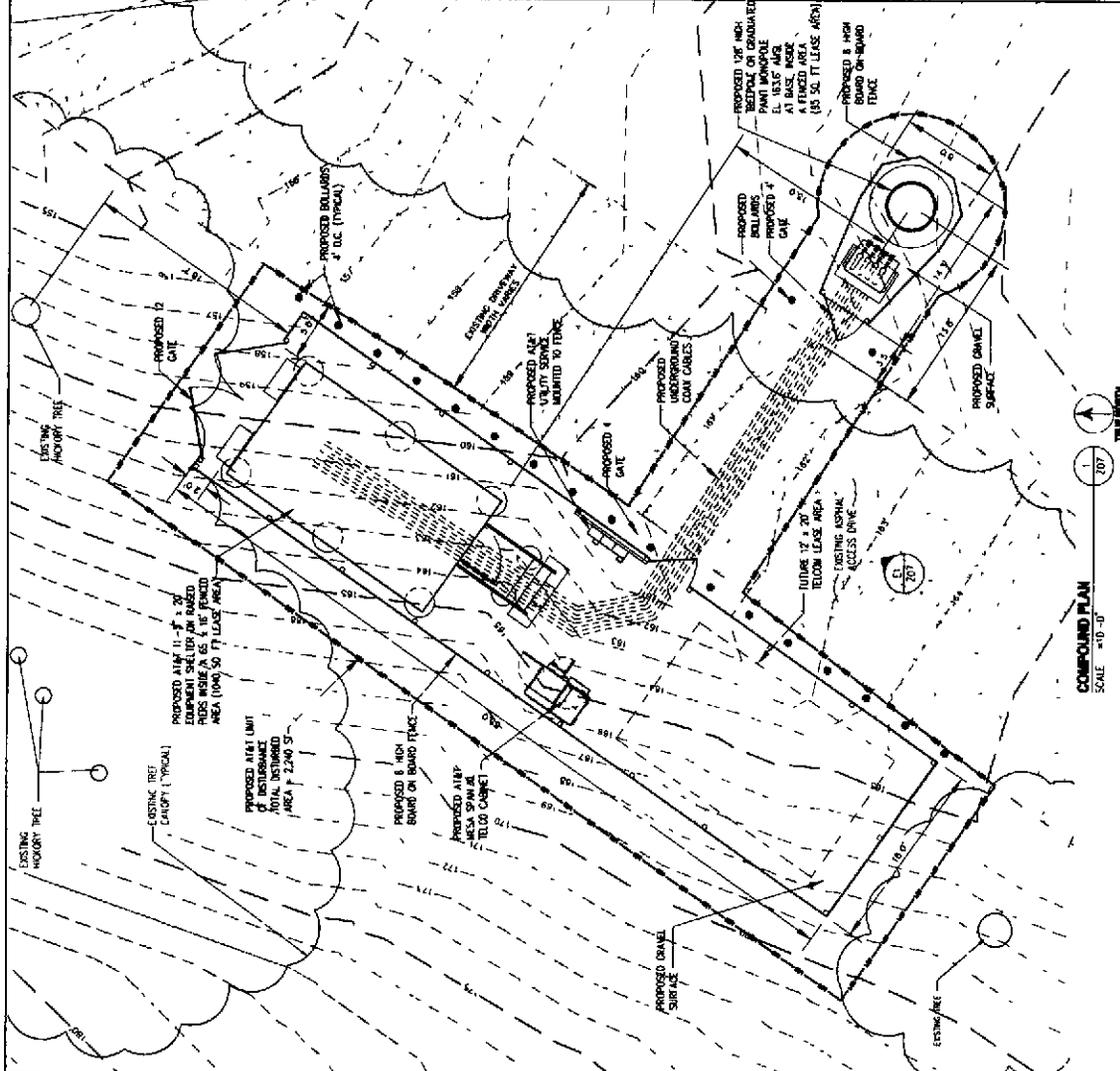
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ELEVATION - TREEPOLE OPTION
SCALE: 1/8" = 1'-0"

7/12/2013	GEN. REV. / ADJUST SCALES	AA	CC	GG	GG
6/12/2013	ADDED WOODPOLE OPTION	AA	CC	GG	GG
5/27/2013	FENCED COMPOUND	AA	CC	GG	GG
4/9/2013	RELOCATED SITE	AA	CC	GG	GG
3/28/2012	REVISIONS	RS	CC	GG	GG
DATE	BY	CHK	APP		

SCALE: AS SHOWN



COMPOUND PLAN
SCALE: 1/8" = 1'-0"

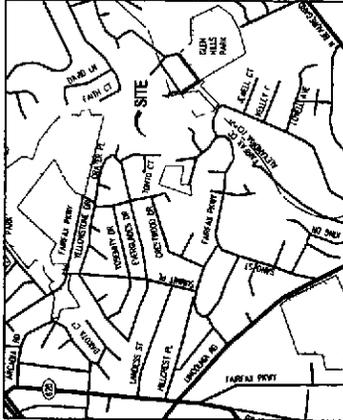
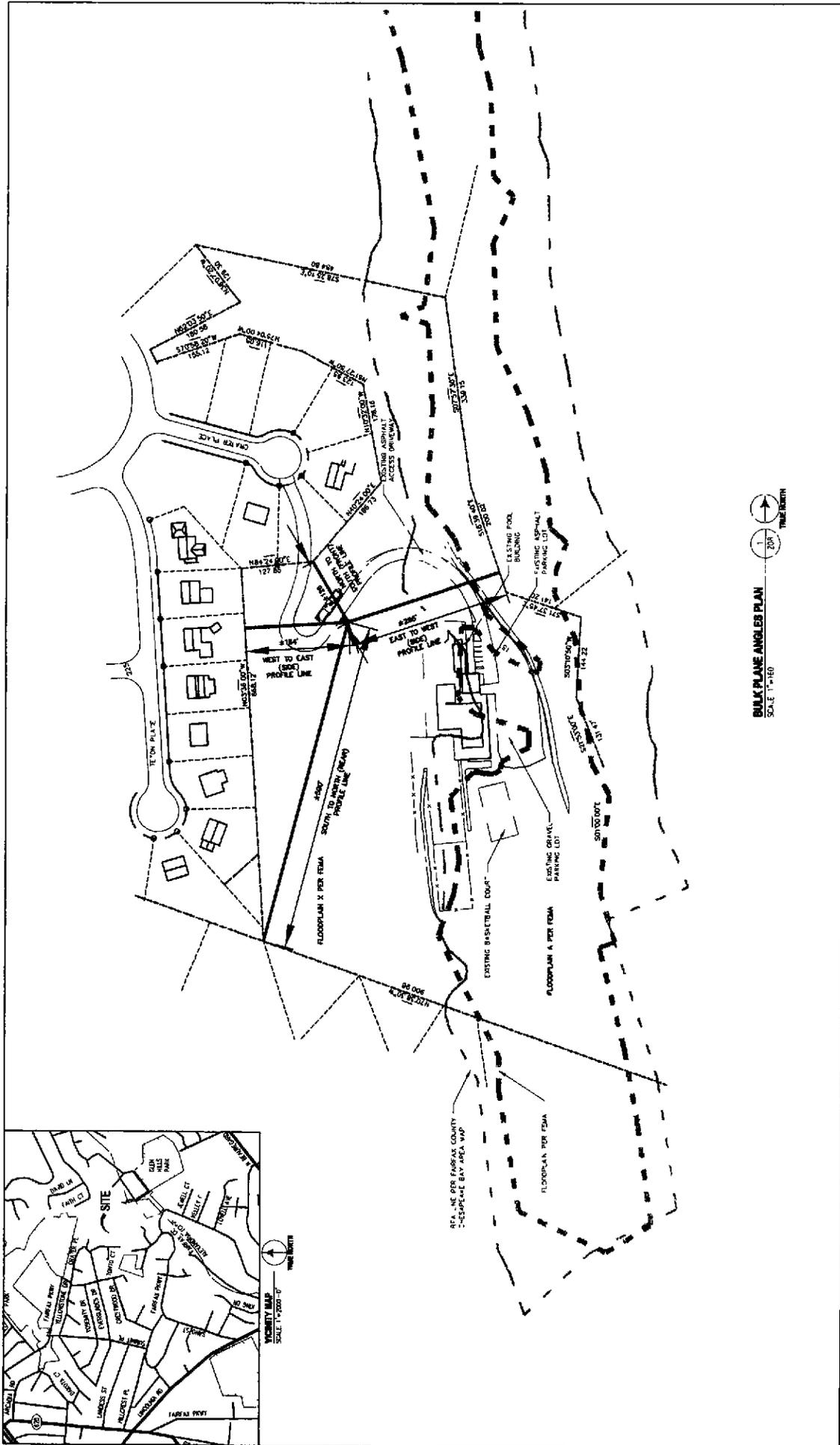
PROJECT NUMBER: 136 12"

at&t
50 SHAWARD DRIVE
HANOVER, MD 21076

DOWDEN TERRACE - PARKLAWN POOL
10082131_1890
6011 CRATER PLACE
ALEXANDRIA, VA 22312

entrex
COMMUNICATIONS SERVICES, INC.
6640 ROCKHILL DRIVE, SUITE 200
FARMERS BRANCH, VA 22029
PHONE: (572) 468-9900
FAX: (572) 468-9881

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BULK PLANE ANGLES PLAN
SCALE 1"=100'

TRUE NORTH
 20' NORTH

 entrex COMMUNICATIONS SERVICES, INC. 8800 Rockledge Drive, Suite 500 BELTSVILLE, MD 20817 TEL: (301) 928-1000 FAX: (301) 928-0801		PROJECT NUMBER 11062151_1880		DOWDEN TERRACE - PARKLAWN POOL 10662151_1880 6011 CENTER PLACE ALEXANDRIA, VA 22312		 atat 7155 PARKLAND DRIVE HAGERSTOWN, MD 21076		 BULK PLANE ANGLES PLAN DATE: 2/19/02 2/19/02 432	
7	15/02/02	GEN. REV. / ANALIST SCALES	AA	EG	CG	9.5	SCALE: AS SHOWN 25% SCALES: L-C		
6	15/02/02	ADDED MONORAIL OPTION	AA	EG	CG	9.5	25% SCALES: L-C		
5	15/02/02	ENDED CONCRETE	AA	EG	CG	9.5	25% SCALES: L-C		
4	11/09/01	RELEASED 50"	AA	EG	CG	9.5	25% SCALES: L-C		
3	10/17/01	RELEASED 50"	AA	EG	CG	9.5	25% SCALES: L-C		
2	10/17/01	RELEASED 50"	AA	EG	CG	9.5	25% SCALES: L-C		
1	10/17/01	DATE	AA	EG	CG	9.5	25% SCALES: L-C		

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PROJECT NUMBER
1138121

DOWDEN TERRACE - PARKLAWN POOL
10002181, 1980
6311 CEDAR BLVD
A DOWDEN, VA 22122

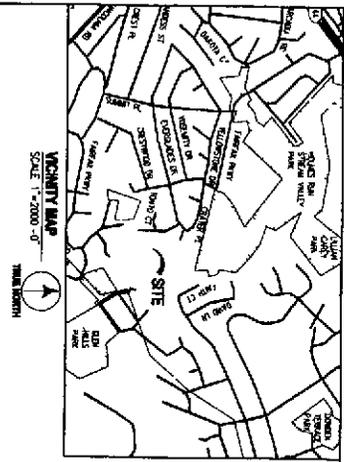
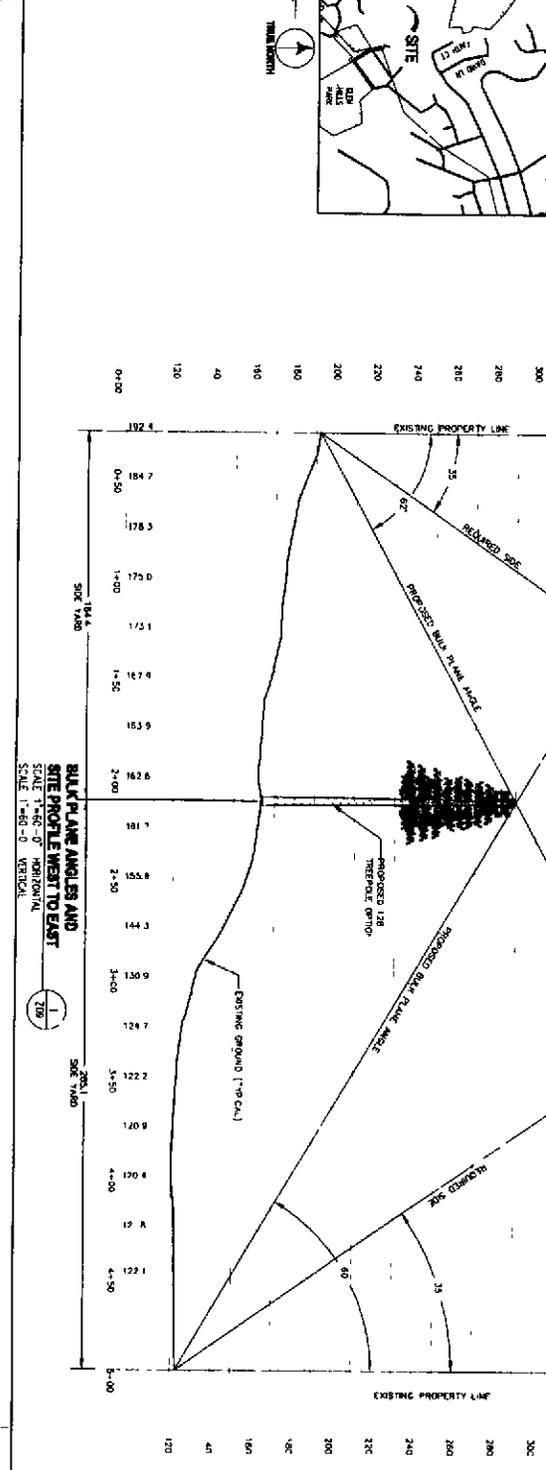
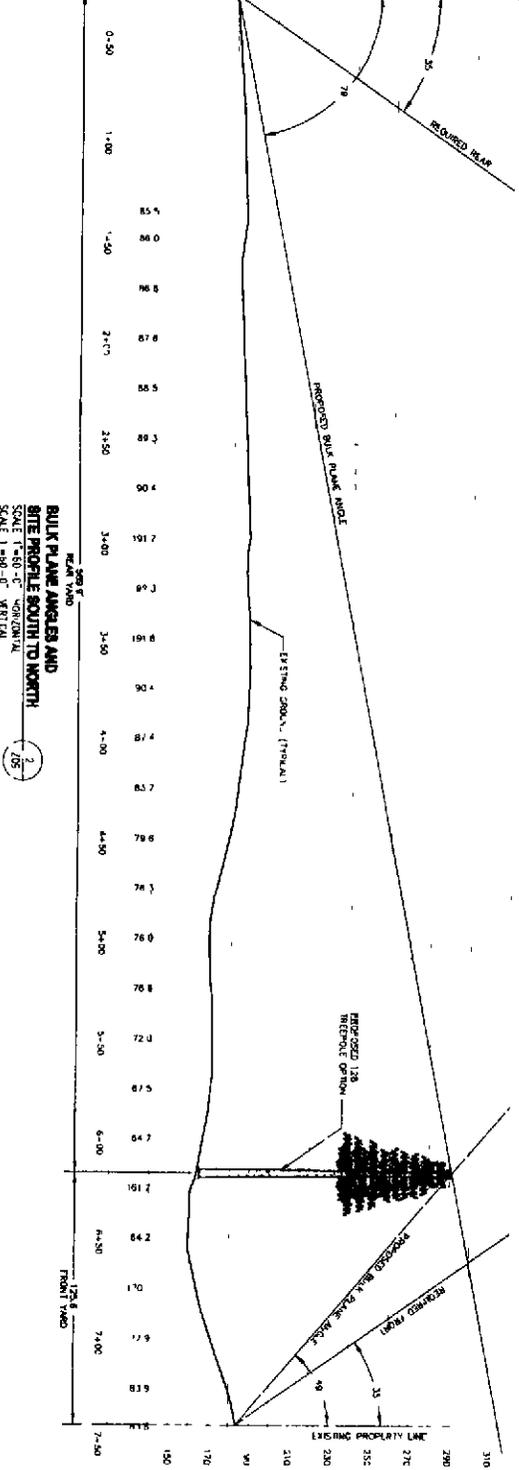


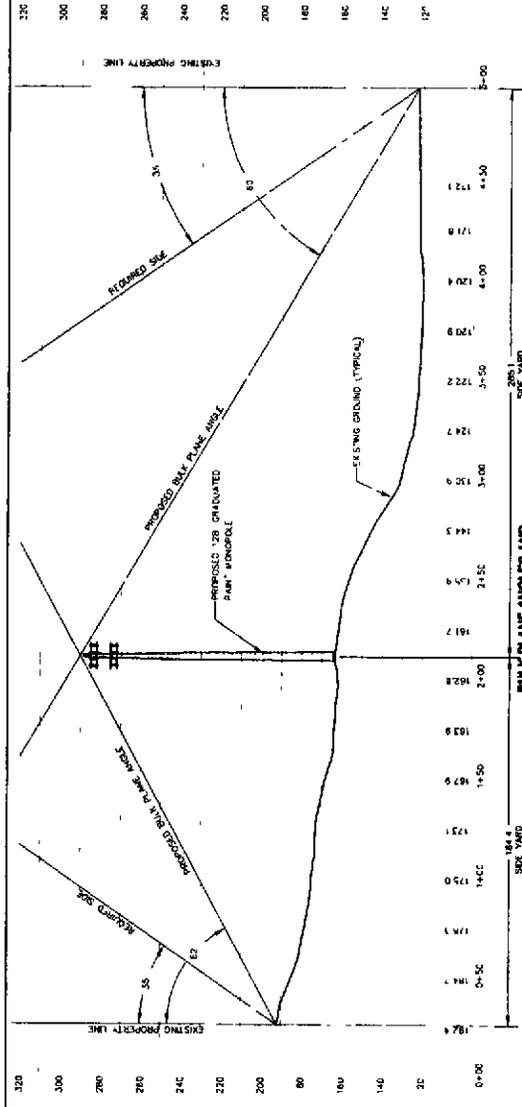
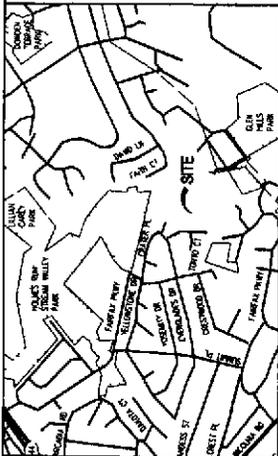
NO.	DATE	REVISIONS	BY	CHK
1	07/20/12	GEN REV / ADJUST SCALES	LAA	CG
2	08/02/12	ADDED MONUMENT OPTION	LAA	CG
3	03/09/12	REVISED CORNER AND	LAA	CG
4	07/09/12	REVISED SITE	LAA	CG
5	06/19/12	REVISED SITE	RS	CG



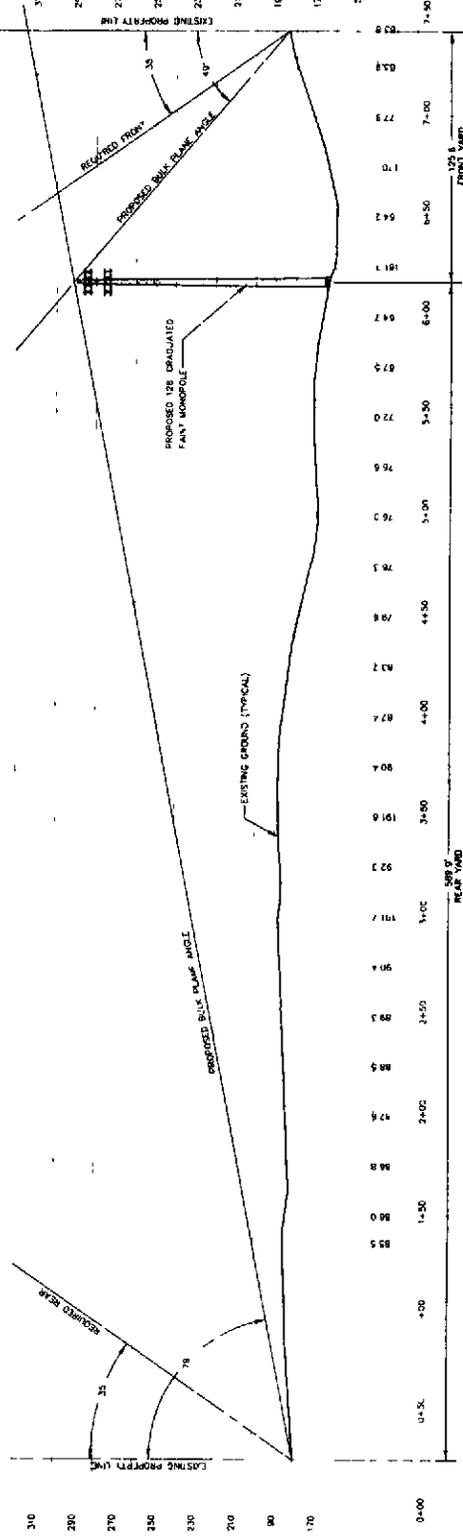
BULK PLANE ANGLES AND SITE PROFILES
THEEPOLE OPTION

JOB NO. 24782-110
PROJECT NUMBER 228





BULK PLANE ANGLES AND SITE PROFILE WEST TO EAST
 SCALE 1"=60'-0" HORIZONTAL
 SCALE 1"=60'-0" VERTICAL



BULK PLANE ANGLES AND SITE PROFILE SOUTH TO NORTH
 SCALE 1"=60'-0" HORIZONTAL
 SCALE 1"=60'-0" VERTICAL

entrex
 6000 Rockledge Drive, Suite 200
 Rockledge, FL 32955
 PHONE: (321) 406-2800
 FAX: (321) 406-2801

PROJECT NUMBER
 18121

DOWDEN TERRACE - PARKLAWN POOL
 10087191 1880
 6011 DARTER PLACE
 ALEXANDRIA VA 22312



NO.	DATE	REVISIONS	BY	CHK	APP
7	05/27/18	25% 30% ADJUST SCALES	AA	EG	CC
6	05/02/18	ADJUST MONOPOLE OPTION	AA	EG	CC
5	04/08/18	FINAL COMPILING	AA	EG	CC
4	01/09/18	RELOCATED SITE	AA	EG	CC
3	06/13/17	RE-DRAWN SITE	AS	EG	CC
NO.	DATE	REVISIONS	BY	CHK	APP

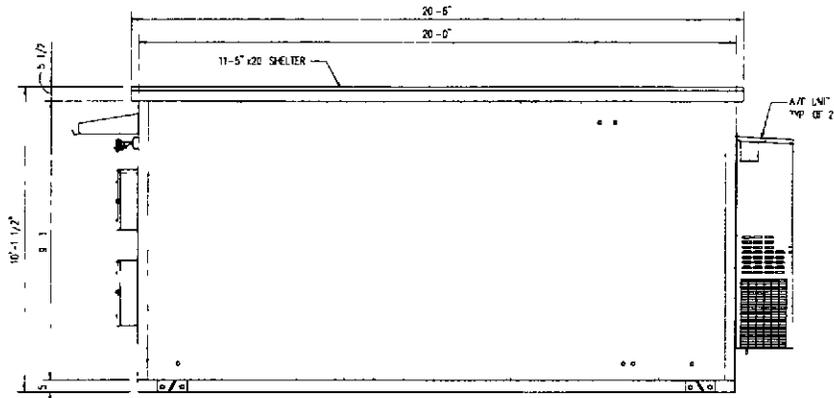
SCALE AS SHOWN
 DRAWN: C.T.
 PROJECT NUMBER: 18121



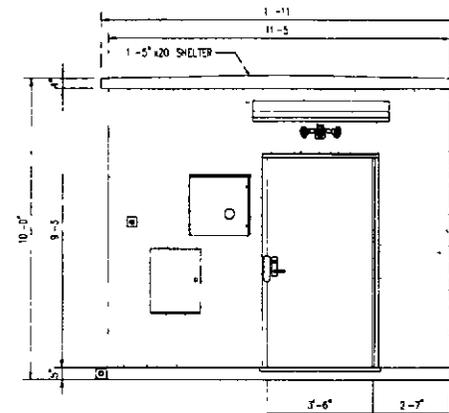
BULK PLANE ANGLES AND SITE PROFILES MONOPOLE OPTION
 2-182-432
 2/18/18

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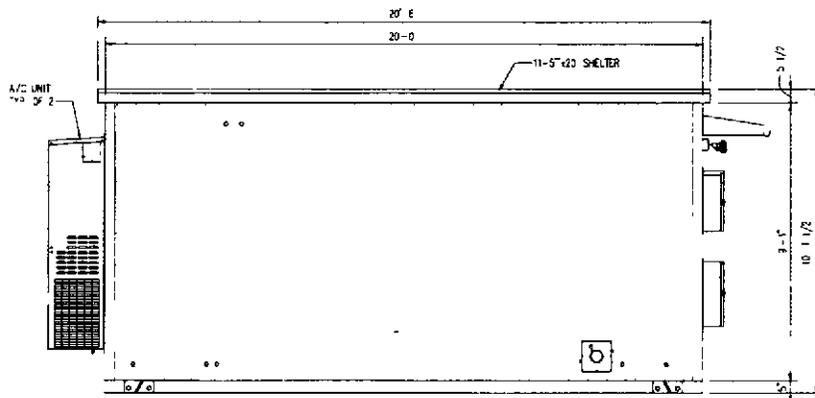
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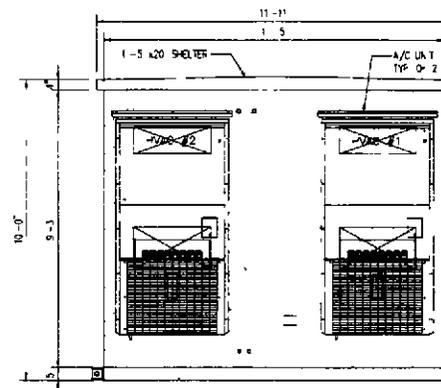
SHELTER ELEVATION 1
SCALE 1/4" = 1'-0"



SHELTER ELEVATION 2
SCALE 1/4" = 1'-0"



SHELTER ELEVATION 3
SCALE 1/4" = 1'-0"



SHELTER ELEVATION 4
SCALE 1/4" = 1'-0"



PLAN ISOMETRIC VIEW

ANTENNA DETAIL 5
SCALE N = S

entrex
communication services, Inc.
8500 Rockledge Drive, Suite 200
Bethesda, MD 20817
PHONE (302)408-0880
FAX (302)408-0861

PROJECT NUMBER
1116121

DOWDEN TERRACE - PARKLAWN POOL
10082131_1880
4011 CRATER PLACE
ALEXANDRIA, VA 22312

at&t
7150 S.W. ANADY DRIVE
MANASSAS, VA 20108

NO.	DATE	REVISIONS	BY	CHK	APP
1	02/20/13	GEN. REV / ADJUST SCALES	AA	CG	CG
2	02/27/13	ADDED MONOPOLE OPTION	AA	CG	CG
3	03/08/13	FENCED COMPOUND	AA	CG	CG
4	01/09/13	RELOCATED SITE	AA	CG	CG
5	06/19/12	RELOCATED SITE	RS	CG	CG
NO.	DATE	REVISIONS	BY	CHK	APP



EQUIPMENT SHELTER DETAILS AND ANTENNA DETAIL

JOB NO. 24782-437
DRAWING NUMBER 21C

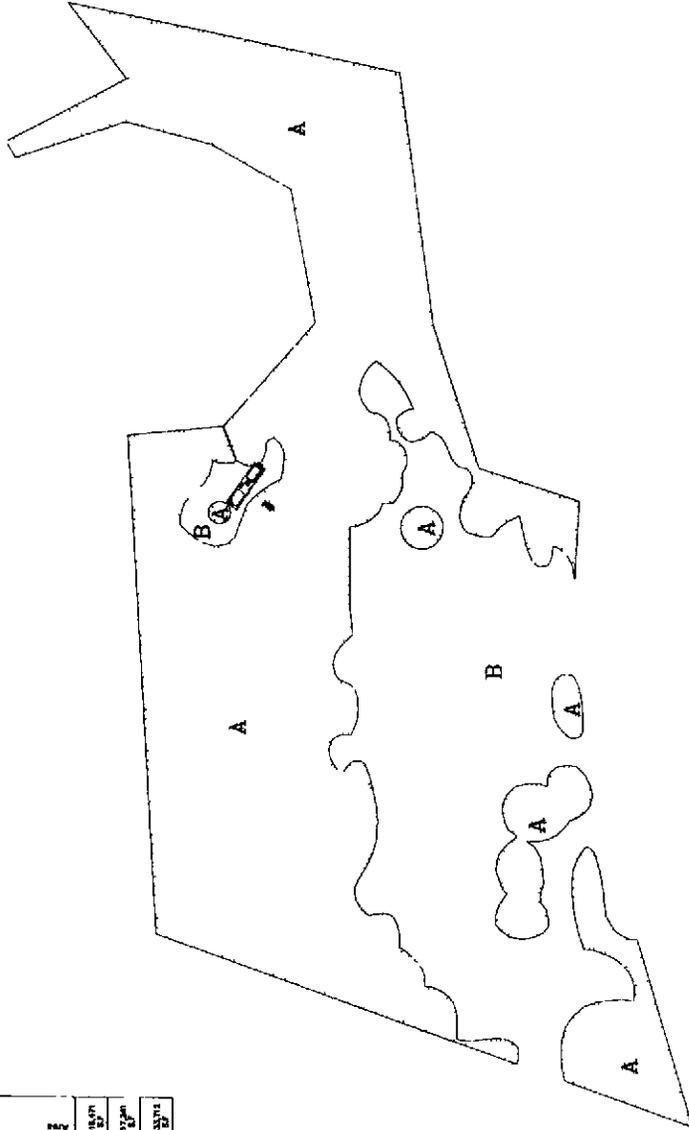
SCALE AS SHOWN DESIGNED C.C. DRAWN H.H.

Trees/Lease

P.O. Box 200, Alexandria, Virginia 22304 703-437-0000
<http://www.3dsoft.com> email: 3dsoft@3dsoft.com

Existing Vegetation Map Dowden Terrace - Parklawn Pool

Cover Type	Priority Species	Endemism	Comments	Successional Stage	Condition	Area
B	None	None	Along road lines, common by shrubs and trees along right	Sub-Old	Good	11,511 sq. ft.
B	None	None	Along road lines, common by shrubs and trees along right	Sub-Old	Good	2,124 sq. ft.
B	None	None	Along road lines, common by shrubs and trees along right	Sub-Old	Good	1,131 sq. ft.
B	None	None	Along road lines, common by shrubs and trees along right	Sub-Old	Good	1,131 sq. ft.
B	None	None	Along road lines, common by shrubs and trees along right	Sub-Old	Good	1,131 sq. ft.
B	None	None	Along road lines, common by shrubs and trees along right	Sub-Old	Good	1,131 sq. ft.
B	None	None	Along road lines, common by shrubs and trees along right	Sub-Old	Good	1,131 sq. ft.
B	None	None	Along road lines, common by shrubs and trees along right	Sub-Old	Good	1,131 sq. ft.
B	None	None	Along road lines, common by shrubs and trees along right	Sub-Old	Good	1,131 sq. ft.
B	None	None	Along road lines, common by shrubs and trees along right	Sub-Old	Good	1,131 sq. ft.



EXISTING VEGETATION MAP

SCALE: 1" = 50'-0"



THE SHAWCO INC.
 PROJECT #02-2076

PROJECT NUMBER

1106121

DOWDEN TERRACE - PARKLAWN POOL

10002131, 1000
 601 CENTER PLACE
 ALEXANDRIA, VA 22302



ENTREX CORPORATION
 5800 ROCKLEDGE DRIVE, SUITE 200
 BETHESDA, MD 20817
 PHONE: 301-271-1000
 FAX: 301-271-1001

GEN. REV. / ASSET SCALES	AA	CC
1. 10/20/14	AA <td>CC</td>	CC
2. 07/14/14	AA <td>CC</td>	CC
3. 07/14/14	AA <td>CC</td>	CC
4. 07/14/14	AA <td>CC</td>	CC
5. 07/14/14	AA <td>CC</td>	CC
6. 07/14/14	AA <td>CC</td>	CC
7. 07/14/14	AA <td>CC</td>	CC
8. 07/14/14	AA <td>CC</td>	CC
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12. 07/14/14	AA <td>CC</td>	CC
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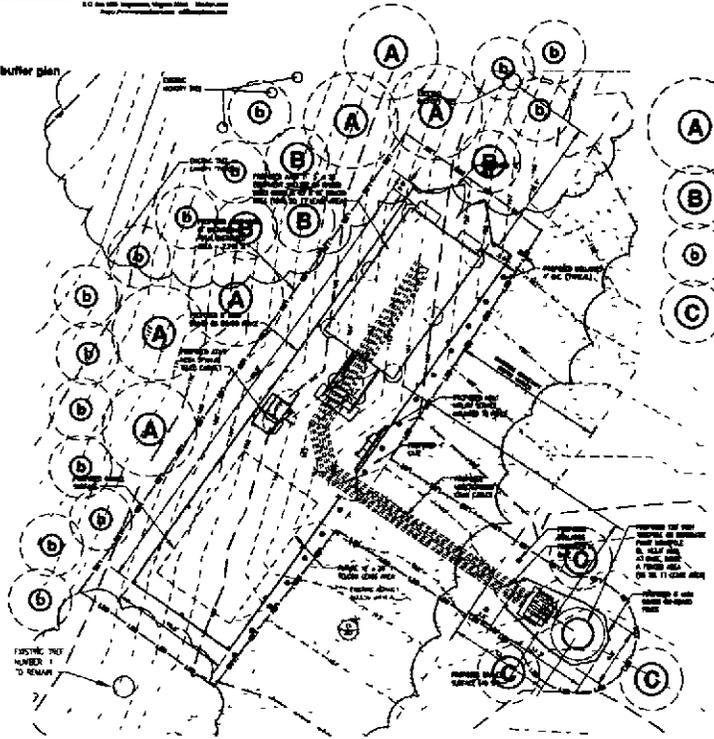


EXISTING VEGETATION MAP
 24782-022
 108-100
 211

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 after review
Landscape buffer plan



- Landscape Planting Schedule**
- 6 eastern red cedar (*Juniperus virginiana*)
B&B or container, 6 foot at planting
12 foot canopy spread in 10 years
 - 4 'Nelle Stevens' holly (var. 'Nelle R. Stevens')
B&B or container, 6 foot at planting
8 foot canopy spread in 10 years
 - 14 'Fragus' viburnum (*Viburnum x pragnanum*)
B&B or container, 36-38 inches spread at planting
8 foot canopy spread in 10 years
 - 2 American holly (var. *opaca*)
B&B or container, 6 foot at planting
8 foot canopy spread in 10 years

2 American holly (var. *opaca*) to be planted at the top of the hill across the entrance roadway from the compound
And
 2 American holly (var. *opaca*) to be planted at the top of the hill on the level ground southeast of the entrance gate just beyond the existing trees on the same side of the entrance roadway as the compound

LANDSCAPE PLANTING SCHEDULE
 SCALE 1/16" = 1'-0"
 TRUE NORTH

entrex
 communication services, inc.
 6600 Rockledge Drive Suite 200
 BETHESDA MD 20817
 PHONE (202)496-2980
 FAX (202)496-2961

PROJECT NUMBER
 1 36 21

DOWDEN TERRACE - PARKLAWN POOL
 10082131, 1990
 1011 WATER PLACE
 ALEXANDRIA VA 22312

7 50 STANDARD DRIVE
 MANASSAS VA 20108

7	05/20/13	GEN REV / ADJUST SCALES	AA	CG	CG
6	05/07/13	ADDED MONOROLE OPTION	AA	P.C	CG
5	03/28/13	FENCED COMPOUND	AA	G.S	CG
4	01/29/13	RELOCATED SITE	AA	G.S	CG
3	06/19/12	RELOCATED SITE	P.S	G.S	CG
NO	DATE	REVISIONS	BY	LHW	APP
SCALE AS SHOWN		7'-5" X 11"	CG	DRWN	RS



LANDSCAPE PLANTING SCHEDULE
TREE NUMBER "1" SAVED
 JOB NO. 24752-437
 DRAWING NUMBER 214

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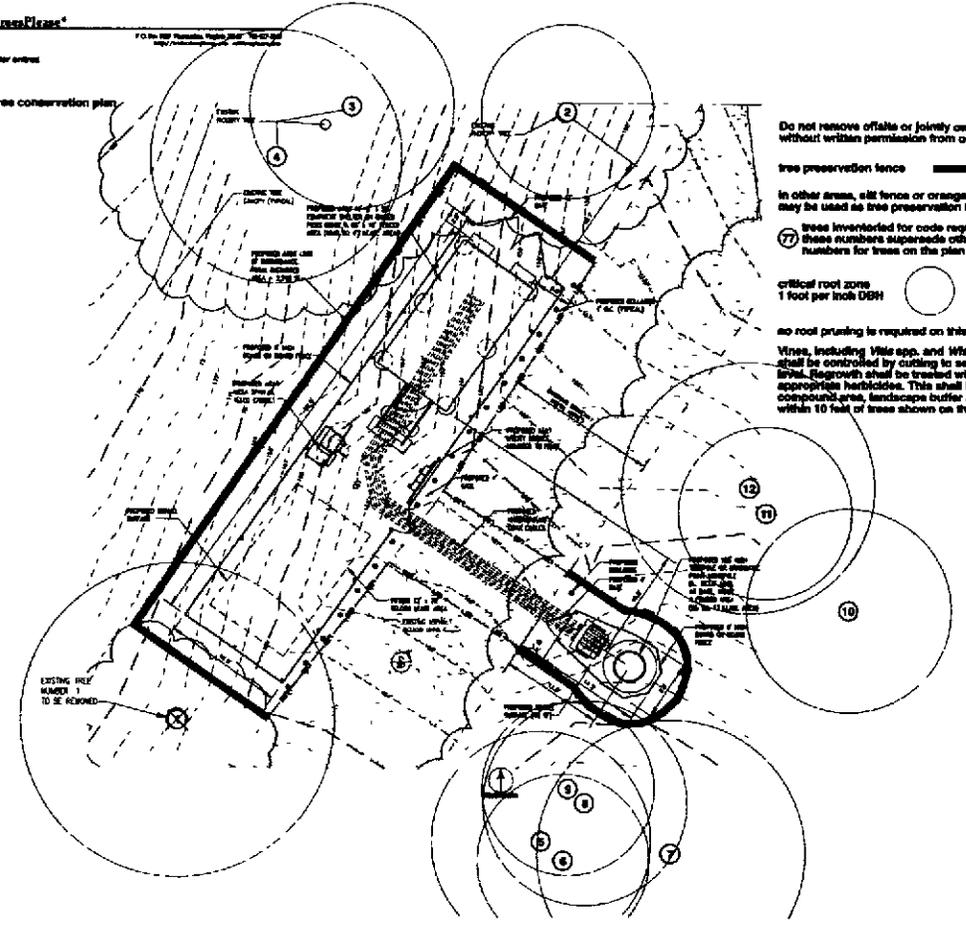
Appendix
Development Tree Inventory
Dowden Terrace - Parklawn Pool
Fairfax County Virginia
January 10 2013
 Prepared by
Edward F. Millone
TreePlex®
 ASCA RC48 #350 ISA #MA-000AA MD TE #458

Tree #	Species	Size	Condition	Comment	Recommendation
1	Virginia pine	20	75	Marginal. This tree might be desirable in a new setting. This tree has no chance of surviving construction. Observed hazard: This tree's trunk is hidden by English Ivy.	Do not save this tree. Remove it when clearing.
2	red maple	17	75	This tree would be desirable in a new setting. Its chance of surviving planned construction is good.	This tree is to be saved.
3	hickory	10	75	This tree would be desirable in a new setting. Its chance of surviving planned construction is good.	This tree is to be saved.
4	hickory	10	75	This tree would be desirable in a new setting. Its chance of surviving planned construction is good.	This tree is to be saved.
5	hickory	14	75	This tree would be desirable in the new setting. Its chance of surviving planned construction is good.	This tree is to be saved. Prune away from construction activity.
6	hickory	11	75	This tree would be desirable in the new setting. Its chance of surviving planned construction is good.	This tree is to be saved. Prune away from construction activity.
7	hickory	17	75	This tree would be desirable in the new setting. Its chance of surviving planned construction is good.	This tree is to be saved. Prune away from construction activity.
8	red maple	13	75	This tree would be desirable in the new setting. Its chance of surviving planned construction is fair/good.	This tree is to be saved. Prune away from construction activity.
9	red maple	11	75	This tree would be desirable in the new setting. Its chance of surviving planned construction is fair/good.	This tree is to be saved. Prune away from construction activity.
10	hickory	13	75	This tree would be desirable in the new setting. Its chance of surviving planned construction is good.	This tree is to be saved. Prune away from construction activity.
11	white oak	11	75	This tree would be desirable in the new setting. Its chance of surviving planned construction is good.	This tree is to be saved. Prune away from construction activity.
12	white oak	16	75	This tree would be desirable in the new setting. Its chance of surviving planned construction is good.	This tree is to be saved. Prune away from construction activity.

TREE PRESERVATION ACTIVITIES

- PRIOR TO ANY CONSTRUCTION ACTIVITY ALL INDIVIDUAL TREES AND GROUPS OF TREES SHOWN TO BE PRESERVED ON THE TREE PRESERVATION PLAN SHALL BE PROTECTED BY FENCING A MINIMUM OF FOUR FEET IN HEIGHT PLACED AT THE LIMITS OF CLEARING AND GRADING OR AS DETERMINED BY FAIRFAX COUNTY URBAN FORESTRY DIVISION REPRESENTATIVES DURING THE PRE-CONSTRUCTION MEETING. TREE PROTECTION FENCING SHALL BE ONE OF THE FOLLOWING:
 - A 14 GAUGE STEEL WELDED WIRE "FARM FENCE" ON 6 FOOT STEEL POSTS DRIVEN INTO THE GROUND 18 INCHES AND PLACED NOT MORE THAN 10 FEET APART.
 - SUPER SILT FENCE.
- THE TREE PROTECTION FENCING SHALL BE MADE CLEARLY VISIBLE TO ALL CONSTRUCTION PERSONNEL WITH SIGNS POSTED EVERY 25 FEET ON THE FENCE STATING IN ENGLISH AND SPANISH THAT IT IS A TREE PRESERVATION AREA AND NO ENTRY IS PERMITTED. THE FENCING SHALL BE INSTALLED PRIOR TO ANY WORK BEING CONDUCTED ON THE SITE INCLUDING THE DEMOLITION OF ANY EXISTING STRUCTURES OR FENCING.
- ALL CONSTRUCTION MOBILIZATION/ACTIVITY MATERIALS STORAGE AND MOTOR VEHICLES SHALL BE PROHIBITED BEYOND THE LIMITS OF CLEARING AND GRADING SHOWN ON THE SITE PLAN AND THE TREE PRESERVATION PLAN UNLESS PREVIOUSLY APPROVED BY FAIRFAX COUNTY URBAN FORESTRY DIVISION.
- ROOT PRUNING NO ROOT PRUNING IS REQUIRED ON THIS SITE.
- CLEARING OPERATIONS: TREES TO BE REMOVED SHALL BE FELLED IN SUCH A MANNER AS TO PRESERVE THE TREES THAT ARE TO REMAIN. TREES DIRECTLY ADJACENT TO BUT WITHIN THE LIMITS OF CLEARING AND GRADING SHALL BE FELLED BY HAND WITH A CHAIN SAW AND THE STUMPS SHALL REMAIN IN PLACE OR SHALL BE GRADDED OUT. IF CUT TO SITE CONDITIONS THE STUMPS MUST BE GRUBBED OUT. SHALL BE DONE ONLY AFTER ROOT PRUNING ALONG THE LIMITS OF CLEARING AND GRADING HAS OCCURRED AND SHALL BE DONE IN A MANNER THAT DOES NOT HARM TREES TO BE PRESERVED.
- TREE CARE PROCEDURES SHALL MEET OR EXCEED AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) STANDARD PRACTICES FOR TREES SHRUBS AND OTHER WOODY PLANT MAINTENANCE ANSI A300.
- INVASIVE EXOTIC SPECIES INCLUDING WISTERIA AND GRAPE SHALL BE SUPPRESSED USING A COMBINATION OF CUTTING PULLING GRUBBING SELECTIVE AND/OR NON-SELECTIVE HERBICIDES AND/OR GRAFTS. SUPPRESSION SHALL BE DONE UNDER THE SUPERVISION OF PROFESSIONALS WHO CAN IDENTIFY THE TARGET SPECIES AND IDENTIFY SPECIES SO THAT NON-TARGET SPECIES SHALL BE PROTECTED WHILE CONTROL PROCEDURES ARE UNDERTAKEN TO THE EXTENT PRACTICABLE. FAIRFAX COUNTY URBAN FORESTRY DIVISION SHALL APPROVE METHODOLOGY IN ADVANCE OF IMPLEMENTATION. HERBICIDES SHALL BE SELECTED BY KNOWLEDGEABLE PROFESSIONALS FROM THOSE RECOMMENDED BY VIRGINIA TECH EXTENSION OR UNIVERSITY OF MARYLAND EXTENSION AND SHALL BE APPLIED AT TIMES RECOMMENDED BY VIRGINIA TECH EXTENSION OR UNIVERSITY OF MARYLAND EXTENSION. ANY PESTICIDES SHALL BE APPLIED IN ACCORDANCE WITH LABEL INSTRUCTIONS AND STATE LAW AND SHALL BE APPLIED BY A STATE LICENSED PROFESSIONAL APPLICATOR. SUPPRESSION SHALL TAKE PLACE UNTIL BOND RELEASE AND SHOULD BE CONTINUED IN PERMANENCY AT THIS SITE, THE BEST METHOD MAY BE TO CUT INVASIVES TO THE GROUND AND TREAT RE-GROWTH WITH APPROPRIATE HERBICIDES.
- THE SITE SHALL BE MONITORED BY THE PROJECT ARCHITECT ON A WEEKLY BASIS UNTIL PHASE I CONTROLS ARE IN PLACE AND ON A MONTHLY BASIS UNTIL THE PROJECT IS OFF BOND.
- ALL OF THE REQUIREMENTS OF THE PUBLIC FACILITIES MANUAL SHALL BE MET.

TreePlex®
 7010 Old Dominion Blvd., Suite 200
 Fairfax, VA 22031
 after areas
 Tree conservation plan



Do not remove off-site or jointly owned trees without written permission from owners!

tree preservation fence

In other areas, salt fence or orange fence may be used as tree preservation fence

Trees inventoried for code requirements, these numbers supersede other visible numbers for trees on the plan

critical root zone
1 foot per inch DBH

no root pruning is required on this site

Vines, including Wisteria spp. and Wisteria spp., shall be controlled by cutting to sever at ground level. Regrowth shall be treated with appropriate herbicides. This shall be done in compound area, landscape buffer areas, and within 10 feet of trees shown on this plan.

TREE CONSERVATION PLAN
TREE NUMBER "1" REMOVED
 SCA E 1/16"=1'-0"



entrex
 environmental solutions, inc.
 6000 Rockledge Drive, Suite 600
 Bethesda MD 20817
 PHONE: (301)468-0688
 FAX: (301)468-0681

PROJECT NUMBER	1302
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DOWDEN TERRACE - PARKLAWN POOL
 10082151_1000
 6011 CRATER PLACE
 ALEXANDRIA VA 22312

at&t
 7150 STANDARD DRIVE
 HANOVER MD 21075

7/25/2011	GEN. REV / ADJUST SCALERS	AA	CC	CC
6/23/2011	ADDED MONOPOLE OPTION	AA	CC	CC
5/23/2011	FENCED COMPOUND	AA	CC	CC
4/2/2011	RELOCATED SITE	AA	CC	CC
3/26/2011	RELOCATED SITE	RS	CC	CC
NO DATE	REVISIONS	BY	CHK	APP
SCALE	AS SHOWN	DESIGNED	ELU	PLANNED
				95



TREE CONSERVATION PLAN	
TREE NUMBER "1" REMOVED	
JOB NO.	DRAWING NUMBER
24782-432	215

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

DESCRIPTION OF THE APPLICATIONS

Proposal:

The applicants, Parklawn Recreation Association, Inc. and New Cingular Wireless, PCS LLC d/b/a AT&T are requesting a special exception amendment (SEA 93-M-047) concurrent with 2232-M08-26 and associated with a special permit amendment (SPA 76-M-088) to allow for the installation of a wireless telecommunications facility, consisting of either a 128-foot tall tree-style monopole or a standard monopole and associated equipment at the existing recreation club. Parklawn will remain, pursuant to SE 93-A047 (which approved fill in a floodplain), including a swimming pool with associated pool building, a basketball court, a parking lot with approximately seven (7) parking stalls, and a gravel parking area. The existing pool is located in the floodplain. The 2232 application, 2232-M08-26, has been filed concurrently to request a Planning Commission determination as to whether the proposed telecommunication facility satisfies the criteria of location, character and extent pursuant to Sect. 15.2-2232 and Sect. 15.2-2204 of the *Code of Virginia*, and, therefore, may be determined to be in substantial conformance with the Comprehensive Plan. An SEA application was filed to carry forward all previous conditions and permit the telecommunication facility on the development plan.

The special permit application was filed to permit the addition of a telecommunications facility on the property of the existing swim club approved under SP 76-M-088.

Requested Waivers and Modifications:

Modification of the transitional screening and barrier requirements in favor of the existing vegetation with the supplemental plantings depicted on the SEA/SPA plat.

LOCATION AND CHARACTER

Site Description:

The 14.54 acre site is located at 6011 Crater Place on property owned and operated by the Parklawn Recreation Association. The recreation club is located in a single-family detached neighborhood. The site contains a community swimming pool and bath house, gravel parking area and basketball court. A large portion of the property lies within the 100-year floodplain and Resource Protection Area (RPA) for a portion of Holmes Run. The site contains heavy, mature vegetation interspersed throughout the site and has significant topographic relief. A trail is located to the east along the creek. The access drive, from Crater Place, begins the high point of the site with a winding access road that extends from Crater Place to the recreation area, which is the low point of the site.

Surrounding Area Description:

The chart below provides the land use, zoning and current plan for surrounding properties.

SURROUNDING AREA DESCRIPTION			
Direction	Use	Zoning	Plan
North	Park Authority Property	R-3	Public Parks
South	Single Family Detached Dwellings, Park (Haywood Glen subdivision; Glen Hills Park)	R-3	Residential; 2-3 du/ac
East	Park Authority Property, Dowden Terrace Recreation Association, City of Alexandria	R-3	Residential; 2-3 du/ac; Public Parks
West	Single Family Detached Dwellings (Parklawn subdivision)	R-3	Residential; 2-3 du/ac

BACKGROUND

On June 8, 1976, the Board of Zoning Appeals (BZA) approved special permit S-88-76 to permit the erection and operation of a community recreation facility including a swimming pool, bath house, four tennis courts, a multi-purpose court and a children's play area. A copy of the approved special permit resolution and conditions associated with SPA 76-M-088 is attached as Appendix 8.

On February 28, 1994, the Board of Supervisors approved special exception 93-M-047 to permit fill in a flood plain to allow approximately 2,000 cubic yards of fill placed to create a berm along the stream bank of Holmes Run to remain. This use is to continue on site; the approved development conditions are included in Appendix 7. These conditions have been carried forward.

On April 30, 2001, the Board of Supervisors granted additional time to resolve an outstanding condition that required DPWES to perform grading or soil movement necessary to comply with the development conditions of the Special Exception. The time extension allowed DPWES to schedule the project and complete the work.

COMPREHENSIVE PLAN PROVISIONS (Included in Appendix 9)

Plan Area: Area I
Planning District: Bailey's Planning District
Planning Sector: B-4-Glasgow Community Planning Sector (Pg-149)
Plan Map: Private Recreation

Comprehensive Plan Language: No site specific text; relevant excerpts of the Plan may be found in Appendix 9.

ANALYSIS

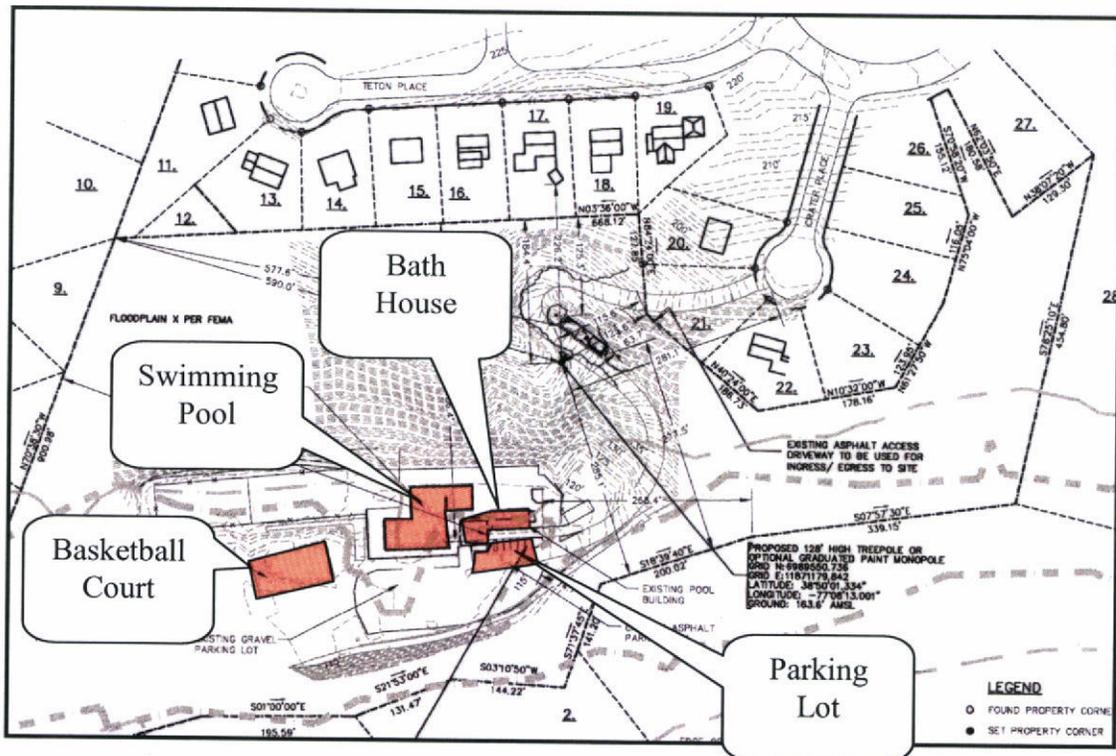
Special Exception Amendment Plat/Special Permit Amendment Plat (SEA/SPA Plat) Copy at front of staff report

Title of SEA/SPA Plat: AT&T Dowden Terrace – Parklawn Pool
Prepared By: Entrex Communication Services, Inc.
Original and Revision Dates: March 26, 2012 as revised through May 20, 2013.

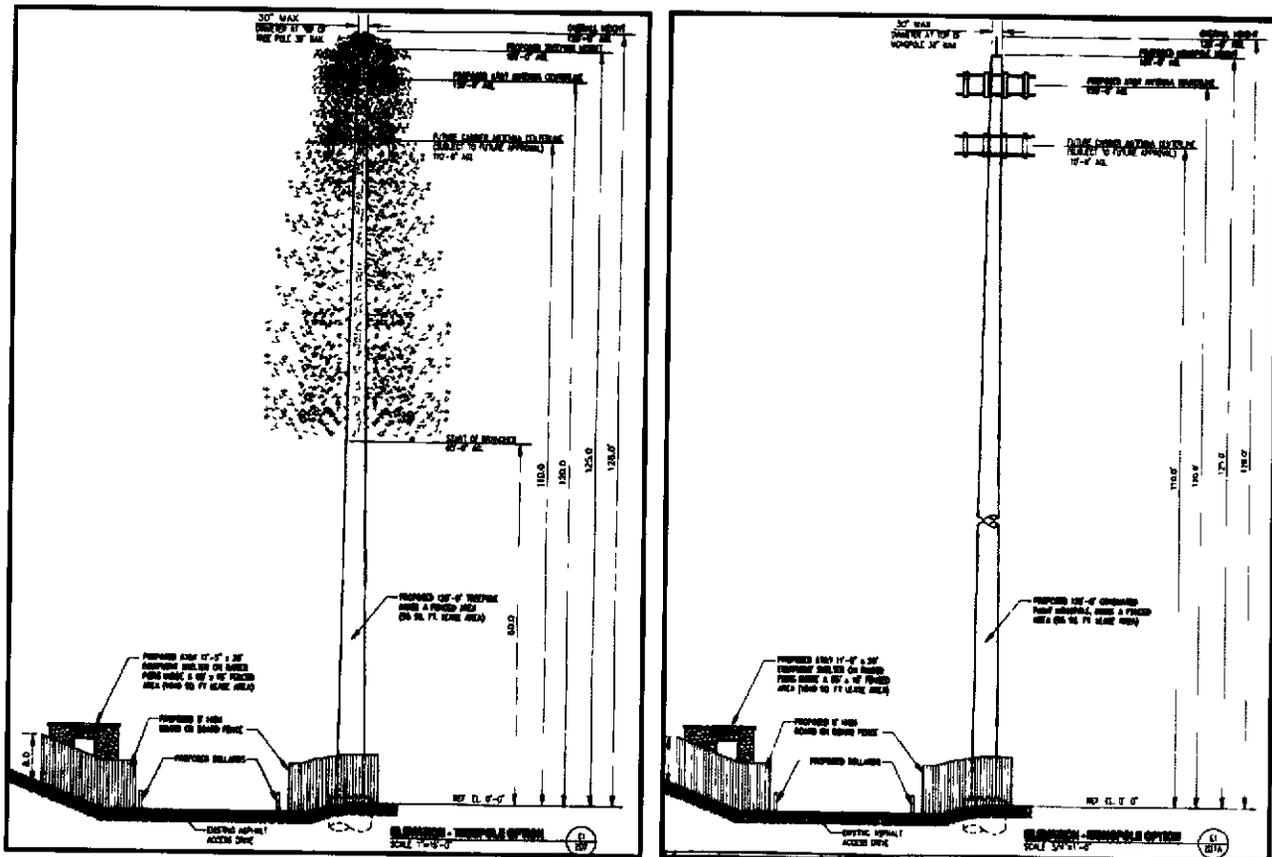
The Special Exception Amendment/Special Permit Amendment Plat consists of 21 sheets. A sheet index is included on the title sheet.

Description of SEA/SPA Plat

Site Layout – The site is an irregular shaped lot and currently developed with a swimming pool, bath house, basketball court and gravel parking lot.



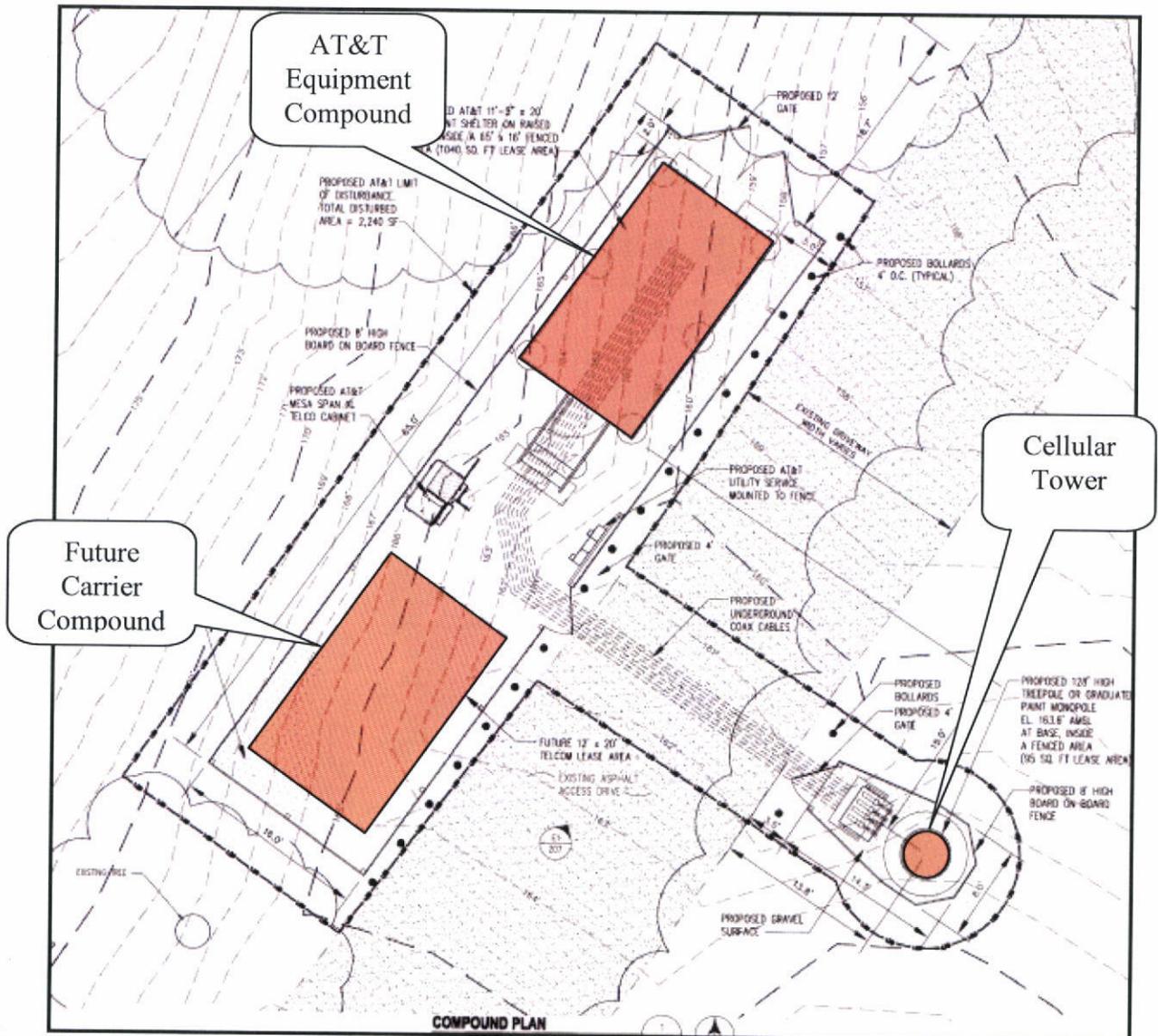
Two options for the design of the telecommunications facility are proposed: the first option is a simulated evergreen monopine; and the second option is a standard monopole with graduated paint. The applicant originally proposed a monopine. Under both options, the maximum height of the pole is 128 feet.



The applicant proposes installation of up to 12 wireless telecommunication panel antennas at a centerline of 120 feet for both options. The antennas measure approximately 96" X 11.8" x 6". An array with three sectors and four antennas at a centerline of 120 feet is proposed. In addition, a future antenna array is proposed at a centerline of 110 feet. The additional array will have three sectors, each with four antennas, for a total of 12 antennas. The total number of panel antennas will not exceed 24 (12 designated for AT&T at the top array and a maximum of 12 future antennas on a second array). Under the monopine option, all proposed panel antennas will be hidden within the "tree branches".

For both options, one related equipment area and one related ground equipment cabinet along with AT&T's 11'5" x 20' equipment shelter on raised piers inside a 65' x 16' fenced area would be provided inside a 65' x 16' fenced area.

This area would include AT&T and a future 10' x 20' equipment shelter shown to the southwest of the proposed AT&T shelter. The proposed monopole/monopine would be located to the east of the equipment area, across an internal access road as shown in the graphic below. Underground coax cables are proposed to be bored underneath the existing access road and extended to the base of the monopole/monopine.



The wireless telecommunication monopole/monopine and equipment compound would be located on either side of the existing access road as shown above, which extends off Crater Place as vehicles enter the Parklawn Recreation pool. The ground equipment would be located in the equipment compound surrounded by an eight foot high board on board fence, the total leased developed area would be 1,040 square foot.

Access and Parking - Access to the telecom facility would be from the existing internal private access drive south of Crater Place. Parking would be provided within the existing parking lot.

Landscaping and Open Space – The site is heavily forested. The applicant proposed to retain existing mature trees. The applicant proposes to plant additional trees around the cellular tower and equipment compound area. A total of 33 new trees are proposed to be planted around the new facility.

Land Use/2232 Analysis (Appendix 9)

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 existing private recreation 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 telecommunications facility is located to blend with its surroundings.

The site is comprised of approximately 14.5 acres owned by the Parklawn Recreation Association. The site contains a community pool and bath house, gravel parking area and play courts. A large portion of the property lies within the 100-year floodplain and Resource Protection Area (RPA) for a portion of Holmes Run. While the area surrounding the pool and parking area are cleared, the majority of the property is wooded. Surrounding properties are comprised of single-family detached dwellings, which are mostly situated on or near the top of the slopes surrounding the subject property. The proposed installation will result in visual impacts that may not be fully mitigated for some of the surrounding properties. The applicant found no other structures to be tall enough or centrally located to meet their full coverage area requirements. The applicant is proposing to locate the monopine/monopole and equipment enclosure on opposite sides of the access road on the slope just above the swimming pool and bath house.

The proposed location has been determined ideal for adequate service for this facility consistent with the Plan guidelines. The facility is proposed to improve in-building residential coverage to the vicinity for surrounding residential communities. Finally, the proposed telecommunications facility (equipment compound and pole) is not located within a flood plain or other environmentally sensitive area, in accordance with Plan Guidelines.

According to the applicants, telecommunication carriers must locate antenna sites according to a network design within relatively limited geographic parameters in order to provide uninterrupted coverage. When carriers cannot locate a site within these

geographic parameters, network uses will pass through an area where the lost signal results in interrupted or "dropped" calls. In addition, an incomplete system is not consistent with the applicant's requirements to provide continuous coverage to a percentage of the population within specific time parameters as required by its FCC license.

- Character

The proposed telecommunications facility would be located on a portion of the Parklawn Recreation Association property, which is comprised of 14.54 acres. The subject property and properties to the north, west and east are zoned R-3. A portion of the Fairfax County and Alexandria City boundary form the southern boundary of the subject property. Residential, single-family detached development in the established Parklawn community is immediately adjacent to the subject property to the west and a portion of the southern boundary. At the northern boundary of the subject property is a portion of the Holmes Run Stream Valley Park. The Dowden Terrace community, comprised of R-3 zoned single-family detached dwellings, is located to the east of the subject property. The Holmes Run Stream valley runs along the eastern boundary of the subject property. Much of this area is designated as Resource Protection Area (RPA). The subject property includes the existing access road, swimming pool, gravel parking areas, pool house, small grass-covered open areas and some overgrown tennis and play courts. The majority of the remainder of the site is tree covered. The swimming pool and related facilities sit near the bottom of a steep hillside. Approximately one-third of the subject property is located within the RPA for Holmes Run.

The proposed monopole/monopine will be partially screened by the existing trees located on the subject property with supplemental tree landscaping surrounding the proposed equipment compound and pole. Approximately 33 new trees are proposed to be planted.

The applicants proposed a single monopine/monopole. Photo simulations suggest that both monopine/monopole options limit the overall visual impacts to most areas during periods of full foliage and to a lesser extent during periods when the surrounding trees have little or no foliage in a manner which generally blends into the surrounding skyline.

The applicant provided photo simulations of both options. The visual benefits of the monopine are, in staff's estimation, most beneficial from vantage points where the monopine's height differential (relative to existing treeline) is less noticeable and the structure blends with the existing vegetation. The visual benefits of the monopole are best achieved where the differential, relative to the existing treeline, is most noticeable; the monopole's reduced diameter (compared to the treepole) makes for a less obtrusive visual presence. The pole will be limited to two carriers, lessening the need for camouflage to conceal multiple arrays at varying heights. Arguments for either option have merit; however, it is staff's opinion that the monopole is the least adverse visual alternative.

Therefore, staff concludes that the proposed facility is designed to reduce visual impacts to surrounding properties to the greatest extent practicable consistent with Plan objectives. The monopole is intended to blend in with the surrounding tree cover and will for extended periods during the year. After much consideration and a review of the varying visual perspectives, staff determined that the proposed monopole could be designed in a manner which would result in limiting adverse visual impacts to the surrounding areas consistent with Plan recommendations. While the proposed monopole has a clear impact to some adjacent properties, the visual impacts to the overwhelming majority of the surrounding properties are reasonably mitigated.

Because the area has significant topographic relief, in some places the monopole is completely concealed, while in others it is visible above the treeline. The proposed monopole, when it extends above the treeline, does not blend in well. Therefore, staff requested the applicant provide a standard monopole design as an alternative for consideration. Staff concludes that the monopole, with a graduated paint, blends better in the areas where the pole extends above the treeline, although it is not necessary a stealth design. Likewise, due to the nature of the topography and type of existing tree cover, the monopole does not necessarily blend in as well as a standard graduated paint monopole may over time. Therefore, staff recommends adoption of the standard monopole with graduated paint.

- Extent

The applicant has made several attempts to locate a monopole or similar telecommunications facility on the subject property. The original application has been revised several times to address staff concerns regarding impacts to the Resource Protection Area (RPA), tree cover and access and, to some extent, concerns from adjoining property owners regarding screening, access and safety concerns. There have been several other attempts to locate a similar telecommunications facility on the subject property. Application 2232-M05-24, by Omnipoint and T-Mobile was ultimately withdrawn on August 9, 2007. County files provide no further information regarding the reason for the withdrawal of this application. There have been at least three other versions of the current application. Impacts to existing tree cover, floodplain/Resource Protection Area impacts and access issues have resulted in the current proposed location. The current application was originally received by County staff in November 2008. The applicant has made numerous modifications to the application in an attempt to address concerns raised by staff. Staff feels that the current application results in no direct impacts to the RPA, significantly limits impacts to the surrounding tree cover and addresses impacts to the surrounding properties to the greatest extent practicable. It has also been noted that cellular coverage is limited in some parts of this area raising concerns for public safety and 911 access. While it appears that there are some localized impacts, other impacts have been minimized to the extent practical.

Staff concludes that the subject proposal by New Cingular Wireless, PCS, LLC, to install a 128-foot monopole/monopole at 6011 Crater Place, Alexandria, Virginia with associated equipment cabinet, Parklawn, satisfies the criteria of location, character and extent as specified in Va. Code Sec. 15.2 2232, as amended. Staff therefore recommends that the Planning Commission find the subject Application 2232-M08-26, to be substantially in accord with provisions of the adopted Comprehensive Plan.

Staff feels that the proposed facility meets the recommendations of the Comprehensive Plan for character, extent and location.

Transportation Analysis Attachment B of Appendix 9. No issues were identified by the Fairfax County Department of Transportation.

Urban Forestry Analysis Attachment C of Appendix 9. All issues have been resolved.

Issue: A letter providing a justification of the requested modification was provided but not made part of a sheet on the SEA/SPA plat.

Resolution: The applicant never included the modification request on the SEA/SPA plat; however, the applicant provided a letter which was made part of the statement of justification and is included in Appendix 5 of the staff report. This letter will be submitted during site plan review.

Issue: The site is very sensitive due to the existing vegetation on site. Staff recommended the applicant provide assurances that they would provide adequate tree preservation and protection of vegetation throughout the construction process.

Resolution: The plat shows the limits of clearing and grading but does not specify how existing vegetation would be protected; therefore, staff has included development conditions 19 through 24 of the SEA Development Conditions in Appendix 1 of the staff report to address these concerns.

Stormwater Management Analysis Attachment D of Appendix 9. The disturbance area is less than 2,500 square feet and therefore does not trigger stormwater requirements. The access road is no longer in an RPA. There are no issues identified by the Stormwater Site and Inspections Division.

Fairfax County Park Authority Attachment E of Appendix 9. No issues were identified by the Fairfax County Park Authority.

Historic Preservation Attachment F of Appendix 9. No issues were identified.

A review of this application by the agencies listed above raised some minor issues (see Appendix 8), but the applicant revised their submittal to address these issues. There are no outstanding issues; therefore, the aforementioned agencies do not object to the approval of this application.

ZONING ORDINANCE PROVISIONS

The site is zoned R-3 (Residential). The proposed monopole is permitted as a Category 1 Special Exception, and as such is exempt from the bulk requirements of the Zoning Ordinance. Other than the telecommunications facility, no changes are proposed to the site and all existing structures continue to satisfy the bulk requirements of the R-3 District.

Type 3 Transitional Screening is required. A 35 foot wide transitional screening buffer, in addition to an eight-foot tall barrier, is required around the proposed facility.

Existing on-site buffering and screening consists of:

Direction	Required	Provided
North	Transition Screen 3 ¹ Barrier D, E or F ²	100-160 ft. of existing vegetation, 8 ft. board on board fence
East	Transition Screen 3 Barrier D, E or F	320 ft. of existing vegetation, 8 ft. board on board fence
South	Transition Screen 3 Barrier D, E or F	1,000 ft. of existing vegetation, 8 ft. board on board fence
West	Transition Screen 3 Barrier D, E or F	160 ft. of existing vegetation, 8 ft. board on board fence

¹ Transitional Screening 3 shall consist of an unbroken strip of open space a minimum of 50 feet wide planted with: (1) One large evergreen tree with an ultimate height of 40 feet or greater for every 10 linear feet, plus one medium evergreen tree with an ultimate height of 20 to 40 feet for every 5 linear feet, plus one large deciduous tree with an ultimate height of 50 feet or greater for each 30 linear feet, plus one medium evergreen shrub with an ultimate height of 12 feet or less for every 15 linear feet OR (2) With approval of the Director, one large deciduous tree with an ultimate height of 50 feet or greater for every 15 linear feet, plus one medium evergreen tree with an ultimate height of 20 to 40 feet for every 5 linear feet, plus one small deciduous tree with an ultimate height of 20 feet or less for each 12 linear feet, plus 7 medium evergreen shrubs with an ultimate height of 12 feet or less for each 10 linear feet.

² Barrier D shall consist of a 42-48 inch tall 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. Barrier E shall consist of a 6 foot tall 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. Barrier F shall consist of a 6 foot high solid wood or otherwise architecturally solid fence

WAIVERS/MODIFICATIONS:

Transitional Screening and Barrier Requirements

Transitional screening and barriers are required along all lot lines except in the location where the lot line is adjacent to parkland.

The applicant is requesting modification of the Transitional Screening (TS) 3 to allow the existing vegetation to remain as approved under SP 76-M-088 and in favor of the supplemental plantings depicted on the SEA/SPA plat. Section 13-305 of the Zoning Ordinance permits modification of transition screening.

The applicant is also requesting modification of the Barrier Requirement to allow the proposed 8 foot tall board on board fencing around the tower and proposed equipment compound to count as the barrier. The barrier requirement requires a physical barrier (wall, chain-link fencing, hedge, or wood) within the required transitional screening around the perimeter of the site. Section 13-305 permits modification of the barrier requirement. The applicant requests to utilize the proposed 8 foot high board on board fencing around the compound and pole to count toward the barrier requirement.

Staff has no objection to the modification of these screening and barrier requirements to allow the existing vegetation and barriers to remain provided the existing barriers and vegetation are maintained. In addition, the applicant is proposing to supplement the vegetation as shown in the SEA/SPA Plat, sheet Z-14, Landscaping Plan. A development condition has been written requesting that a formal landscape plan be

submitted as part of the site plan review process to be reviewed and approved by Urban Forestry.

Special Exception Requirements (Appendix 10)

General Special Exception Standards (Sect. 9-006)

General Standard 1 requires that the proposed use at the specified location be in harmony with the adopted Comprehensive Plan. As stated in the Land Use/2232 Analysis, staff believes the proposal is in harmony with the Plan.

General Standard 2 requires that the proposed use be in conformance with the general purpose and intent of the applicable zoning district regulations. The R-3 District permits mobile and land based telecommunication facilities and light public utility uses as a special exception use. With the imposition of the proposed development conditions, the site is designed to be compatible with the residentially zoned land.

General Standard 3 requires that the proposed use be harmonious with and not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan. The location, size and height of buildings, structures, walls and fence, 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. As stated in the Land Use/2232 Analysis, the proposed site has been designed to minimize the impact of the proposed telecommunication facility on neighboring properties as much as possible. The site has significant topographic relief and several acres of wooded and open space. Since the site is in a valley, the tower must reach a height tall enough to provide the ability to communicate with other towers in the area. Due to the topography of the area, it is impossible to completely conceal the tower, however staff believes the applicant has mitigated the impact to the greatest extent possible. It is staff's opinion that the proposed location, coupled with the existing site conditions and substantial surrounding vegetation, will not hinder future development of adjacent parcels.

General Standard 4 requires that the proposed use be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood. Access for the site is provided from an internal access road extending from Crater Place. Traffic associated with this facility will be minimal, given that only monthly maintenance inspections will be required. Due to the low number of trips generated by the use, it is staff's opinion that the application will not create any hazardous traffic conditions.

General Standards 5, 6 and 7 require landscaping, screening, open space, adequate utility, drainage, parking and loading to be regulated in accordance with the Zoning Ordinance; however, the Board may impose more strict requirements for a given use than those set forth in the Ordinance. The applicant has met or exceeded the requirements of the Zoning Ordinance with the exception of the transitional screening

and barrier requirements, which staff has recommended to be modified. The site is on an existing hill adjacent to the private access road and drainage is not an issue. The site is not within floodplain or RPA. Parking is provided in an existing lot. Due to the significant amount of existing open space and vegetation, in combination with the retention of all trees on site, it is staff's opinion these standards have been met.

Standards for all Category 1 Uses (Sect. 9-104)

Category 1 SE uses are not required to comply with lot size requirements or bulk regulations in the Zoning Ordinance. This application satisfies the Standard for all Category 1 Uses set forth in Sect. 9-104 of the Zoning Ordinance, which requires that there be no other alternative site available within a commercial or industrial zoning district within 500 feet of the proposed location. The applicant indicates that there is no alternative to providing coverage in another area. The coverage gap that currently exists is partially due to topographic challenges.

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. Under the monopole option, the applicant proposes to construct a 128 foot tall graduated paint monopole. Paint would be graduated from brown to light grey blue as it extends above the existing treeline. A development condition has been written to ensure that this option is provided and includes the graduated paint, with imposition of this condition; staff believes 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 the equipment compound area. A development condition has been included prohibiting signs, including advertising flags, on the subject property for the advertisement of the use of the telecommunication facility. Therefore, with the implementation of this development condition, staff believes that this standard has been satisfied.

Standard 3 requires any additions, changes or modifications to the monopole conform to structural wind load and all other requirements of the Virginia Uniform Statewide Building Code, as proven through engineering and structural data. The applicant will be required to meet all building code requirements.

Standard 4 states that no signals, lights or illumination shall be permitted on an antenna unless it is required by the FCC, FAA or the County. However, on all antenna structures that 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 the 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. Staff recommends a development condition that requires a steady red marker light on the proposed treestyle monopole unless it is waived by the Zoning Administrator. With the implementation of the development condition, staff believes that this standard has been satisfied.

Standard 5 recommends 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 abandoned. Staff recommends a development condition that requires conformance with this standard; therefore, this standard has been satisfied.

Special Permit Requirements (Appendix 11)

Applicable bulk regulation(s) and additional location regulations are set forth previously in the report. The application must meet all of the following standards, copies of which are attached as Appendix 11.

- General Special Permit Standards (Sect. 8-006)
- Group 4 Standards (Sect. 8-403)

The review of the special permit standards has been associated with the SE standards and it has been determined that the proposal satisfies all applicable regulations. No changes are proposed related specifically to the swim club except for the provision of the telecom facility. All proposed site modifications relate to the proposed telecommunication facility which will be governed by the standards for Special Exceptions.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

Staff concludes that the subject proposal by New Cingular Wireless, PCS, LLC, to install a 128-foot monopole at 6011 Crater Place, Alexandria, Virginia with associated equipment cabinet, satisfies the criteria of location, character and extent as specified in Va. Code Sec. 15.2 2232, as amended.

Staff concludes that the proposal to add a telecommunications facility including a 128 foot tall monopole within the site of an existing swim club and on residentially zoned property satisfies the SE/SP standards for the reasons stated in the staff report with the adoption of the proposed development conditions contained in Appendices 1 and 2 of this report.

Staff Recommendations

Staff recommends that the Planning Commission find that the proposed telecommunications facility submitted pursuant to application 2232-M08-26 by New Cingular Wireless PCS, LLC w/Parklawn Recreation Association, Inc. does satisfy the criteria of location, character and extent as specified by Section 15.2 2232 of the Code of Virginia and is substantially in accord with the adopted Comprehensive Plan.

Staff recommends approval of SEA 93-M-047, subject to the proposed development conditions contained in Appendix 1 of this report.

Staff recommends approval of a modification of the transitional screening and barrier requirements in favor of the proposed fencing, existing vegetation and the supplemental landscaping depicted on the SEA/SPA plat.

Staff recommends that the Board of Zoning Appeals approve SPA 76-M-088 subject to the development conditions contained in Appendix 2.

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

The approval of this special exception/special permit 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 or the Board of Zoning Appeals.

APPENDICES

1. Proposed Development Conditions for SEA 93-M-047
2. Proposed Development Conditions for SPA 76-M-088
3. Affidavit for SEA 93-M-047
4. Affidavit for SPA 76-M-088
5. Statement of Justification for SEA 93-M-047
6. Statement of Justification for SPA 76-M-088
7. Previous approved development conditions (SP 76-M-088)
8. Previous approved development conditions (SE 93-M-047)
9. Land Use Analysis/ 2232 Analysis including Attachments
 - 2232 Application (Attachment A)
 - Transportation Review (Attachment B)
 - Urban Forestry (Attachment C)
 - Environmental and Site Review Division (Attachment D)
 - Parks (Attachment E)
 - Historic Preservation (Attachment F)

APPENDICES (Continued)

10. Applicable Special Exception Zoning Ordinance Provisions
11. Applicable Special Permit Zoning Ordinance Provisions
12. Glossary of Terms

PROPOSED DEVELOPMENT CONDITIONS**SEA 93-M-047****May 29, 2013**

If it is the intent of the Board of Supervisors to approve SEA 93-M-047 located at 6011 Crater Place (Tax Map 72-2 ((3)) (T) C and 61-4 ((6)) (T) 56) to modify previously approved development conditions for uses in a floodplain pursuant to Sec. 2-904 to permit the addition of a telecommunications facility and associated equipment cabinets on a portion of the subject property pursuant to Sect. 3-304 of the Fairfax County Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance with the following development conditions. Previously approved development conditions have been carried forward and marked with an asterisk (*). Minor edits have been made to bring the conditions into conformance with current terminology.

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. The Parklawn Recreation Association (PRA) shall submit a formal floodplain study in conformance with the submission requirements set forth in Paragraph 2 of Section 2-904 for review and approval of the Department of Public Works and Environmental Services (DPWES). As part of the formal floodplain study, the PRA shall provide a description of the measures that will be taken to demonstrate that the fill, when combined with the existing development on-site, shall not increase the water surface elevation above the pre-fill 100 year flood level upstream and downstream from the site, calculated in accordance with the provisions of the Public Facilities Manual. Such measures may include, but not limited to, the paving of the existing gravel parking lot.*
4. The PRA may be required to make formal submission of a Rough Grading Plan (RGP) for review and approval by DPWES as follows:
 - A. If additional clearing or grading is proposed, submission of a RGP meeting all normal code requirements shall be required*
 - B. If no additional grading or clearing is proposed, a RGP utilizing the Special Exception Plat/Flood Plain Study prepared by GJB Engineering, Inc., dated April 8, 1993 or the formal floodplain study as the base grading plan may be submitted to DPWES for review and approval and shall consist of the following:
 - (1) Standard Cover Sheet*
 - (2) Base Grading Plan (Special Exception Plat)*

- (3) Project Notes detailing the history of the placement of fill to include the following information: a) project description; b) approximate date or time period that the fill was placed; c) notation that the fill has stabilized; d) notation that the RGP approval is required as a condition of the Special Exception approval; e) no additional clearing or grading activities are proposed under this plan; and f) any additional information as appropriate.*
- (4) Geotechnical Notes providing information that identifies the area, extent and composition (source and type of material) of the fill material that has been placed on the property. In this regard, a declaration by a representative of the applicant in the form of an affidavit identifying to the best of his/her knowledge the source and composition shall be sufficient to fulfill this requirement. The existing limits of the fill as shown on the base grading plan shall suffice to show the areal extent of the fill. A formal geotechnical study submission is not required.*
- (5) Erosion and Sediment Control Plan consisting of a narrative statement of the following:
 - a) A description of measures that will be taken to remediate the erosion within the fully that has formed below the entrance road to the parking lot. Such measures shall include the placement of rip-rap and/or other stabilizing material approved by DPWES, to ensure that erosion from the stormwater runoff from the entrance road will be minimized.*
 - b) A description of measures that will be taken to stabilize those areas of the fill that are experiencing sloughing and/or erosion, such as vegetative stabilization or placement of rip-rap along those portions. These measures must be sufficient, as determined by DPWES, to ensure the long term stability of the fill to the extent practicable.*
- (6) Landscape Plan consisting of a description of measures that will be taken to restore native vegetation to the area subject to the fill and a planting plan showing the location and extent of replacement plantings at a minimum, the replacement plantings shall consist of a combination of seedlings and a woody seed stabilization mixture as approved by the Urban Forestry Management of DPWES. The PRA shall coordinate the planting and seeding program with Urban Forestry Management until it has been determined that the planting has been adequately established and provides sufficient stabilization to the satisfaction of the Urban Forester.*
- (7) Special Exception Conditions.*
- (8) Chesapeake Bay Preservation Ordinance Exception approval Letter as specified in Condition 5 below.*

All information should be submitted on standard sized plan sheets and sealed by the engineer or surveyor.*

5. An exception to the provisions of the Chesapeake Bay Preservation Ordinance under Section 118-6-5 is required. Plantings beyond those required in Condition 4(b)(6) above may be required in order to obtain the exception.*
6. This Special Exception Amendment 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 AT&T Dowden Terrace-Parklawn Pool, prepared by Entrex Communication Services, Inc. and dated March 26, 2012 as revised through May 20, 2013, 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.
7. On-site testing of noise generating equipment shall not be permitted.
8. The project shall conform to National Electric and Safety Code Standards and the regulations of the Federal Communications Commission with respect to electromagnetic radiation.
9. Notwithstanding what is shown on the SEA plat, sheet Z-07 is not approved, the telecommunications tower shall be designed as a monopole in substantial conformance with the elevation shown on Sheet Z-07A of the SEA Plat. The maximum height of the tower shall not exceed 128 feet, inclusive of all antennas and other appurtenances. The monopole shall be painted a graduated paint, from brown color as determined necessary to blend with the surrounding landscape and changing to light grey/blue as it extends above the existing treeline. All antennas shall be located inside the monopole branches and shall be painted a color that further conceals from view.
10. The total number of arrays shall be limited to a maximum of 2. The size, location, and configuration of the antennas shall be in substantial conformance with the elevation depicted on the SE Plat. Minor modifications to the antennas may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance. Additional antennae may be installed or the types of antennas may be substituted provided that any additional or substitute antenna does not exceed the maximum height and maximum number limitations of these conditions.
11. The equipment compound area may include equipment shelters, cabinets, electrical panels, telephone panels, or other improvements necessary and/or required for the operation of the telecommunications facility. Equipment shelters/cabinets shall be no taller than ten feet in height and shall be located within a 1,040 SF telecommunications compound area as shown on the SEA/SPA Plat.
12. The equipment compound for the telecommunications facility shall be enclosed by an 8-foot high board-on-board fence, as depicted on Sheet Z-07A of the SEA/SPA Plat.
13. The tree monopole shall not be lighted or illuminated unless required by the Federal Aviation Administration (FAA), the Federal Communications Commission (FCC), or the County. A steady marker light shall be installed and operated at all times, unless the Zoning Administrator waives the red marker light requirement upon a determination by

the Police Department that such marker light is not necessary for the flight safety of police and emergency helicopters.

14. Except during periods of construction and installation of equipment, there shall be no outdoor storage of materials, equipment, or vehicles within the wireless compound for the telecommunications facility, and there shall be no encroachment into the limits of clearing and grading.
15. No signs shall be permitted on the subject property for the advertisement of the users of the telecommunications facility.
16. Should the need arise to alter the telecommunication monopole from that shown on the SEA/SPA 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.
17. Any component(s) of the telecommunication facility shall be removed within 120 days after such components are no longer in use.
18. Notwithstanding what is shown on the SEA plat, sheets Z-15 and Z-16 are not approved, the proposed landscaping shall be provided consistent with that depicted on the Landscape Plan as shown on page Z-13 and Z-14 of the SEA Plat, subject to approval by UFMD.
19. Tree Preservation: "The applicant shall submit a Tree Preservation Plan and Narrative as part of the first and all subsequent site plan submissions. The preservation plan and narrative shall be prepared by a Certified Arborist or a Registered Consulting Arborist, and shall be subject to the review and approval of the Urban Forest Management Division, DPWES.

The tree preservation plan shall include a tree inventory that identifies the location, species, critical root zone, size, crown spread and condition analysis percentage rating for all individual trees to be preserved, as well as all on and off-site trees, living or dead with trunks 8 inches in diameter and greater (measured at 4 ½ -feet from the base of the trunk or as otherwise allowed in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture) located within 25 feet to either side of the limits of clearing and grading. The tree preservation plan shall provide for the preservation of those areas shown for tree preservation on the SEA/SPA, those areas outside of the limits of clearing and grading and those additional areas in which trees can be preserved as a result of final engineering. The tree preservation plan and narrative shall include all items specified in PFM 12-0507 and 12-0509. Specific tree preservation activities that will maximize the survivability of any tree identified to be preserved, such as: crown pruning, root pruning, mulching, fertilization, Cambistat, radial mulching, and others as necessary, shall be included in the plan. "All tree preservation activities shall be in conformance with the Tree Preservation Activities as outlined in Exhibit A (attached to these conditions.) and are subject to approval by UFMD.

20. **Tree Preservation Walk-Through.** "The Applicant shall retain the services of a certified arborist or landscape architect, and shall have the limits of clearing and grading marked with a continuous line of flagging prior to the walk-through meeting. During the tree-preservation walk-through meeting, the Applicant's certified arborist or landscape architect shall walk the limits of clearing and grading with an UFMD, DPWES, representative to determine where adjustments to the clearing limits can be made to increase the area of tree preservation and/or to increase the survivability of trees at the edge of the limits of clearing and grading, and such adjustment shall be implemented. Trees that are identified as dead or dying may be removed as part of the clearing operation. Any tree that is so designated shall be removed using a chain saw and such removal shall be accomplished in a manner that avoids damage to surrounding trees and associated understory vegetation. If a stump must be removed, this shall be done using a stump-grinding machine in a manner causing as little disturbance as possible to adjacent trees and associated understory vegetation and soil conditions."
21. **Limits of Clearing and Grading.** "The Applicant shall conform strictly to the limits of clearing and grading as shown on the SEA/SPA application, subject to allowances specified in these proffered conditions and for the installation of utilities and/or trails as determined necessary by the Director of DPWES, as described herein. If it is determined necessary to install utilities and/or trails in areas protected by the limits of clearing and grading as shown on the SEA/SPA application, they shall be located in the least disruptive manner necessary as determined by the UFMD, DPWES. A replanting plan shall be developed and implemented, subject to approval by the UFMD, DPWES, for any areas protected by the limits of clearing and grading that must be disturbed for such trails or utilities."
22. **Tree Preservation Fencing:** "All trees shown to be preserved on the tree preservation plan shall be protected by tree protection fence. Tree protection fencing in the form of four (4) foot high, fourteen (14) gauge welded wire attached to six (6) foot steel posts driven eighteen (18) inches into the ground and placed no further than ten (10) feet apart or, super silt fence to the extent that required trenching for super silt fence does not sever or wound compression roots which can lead to structural failure and/or uprooting of trees shall be erected at the limits of clearing and grading as shown on the demolition, and phase I & II erosion and sediment control sheets, as may be modified by the "Root Pruning" proffer below.

All tree protection fencing shall be installed after the tree preservation walk-through meeting but prior to any clearing and grading activities, including the demolition of any existing structures. The installation of all tree protection fencing shall be performed under the supervision of a certified arborist, and accomplished in a manner that does not harm existing vegetation that is to be preserved. Three (3) days prior to the commencement of any clearing, grading or demolition activities, but subsequent to the installation of the tree protection devices, the UFMD, DPWES, shall be notified and given the opportunity to inspect the site to ensure that all tree protection devices have been correctly installed. If it is determined that the fencing has not been installed correctly, no grading or construction activities shall occur until the fencing is installed correctly, as determined by the UFMD, DPWES."

23. **Root Pruning.** "The Applicant shall root prune, as needed to comply with the tree preservation requirements of these proffers. All treatments shall be clearly identified, labeled, and detailed on the erosion and sediment control sheets of the subdivision plan submission. The details for these treatments shall be reviewed and approved by the UFMD, DPWES, accomplished in a manner that protects affected and adjacent vegetation to be preserved, and may include, but not be limited to the following:
- Root pruning shall be done with a trencher or vibratory plow to a depth of 18 inches.
 - Root pruning shall take place prior to any clearing and grading, or demolition of structures.
 - Root pruning shall be conducted with the supervision of a certified arborist.
 - An UFMD, DPWES, representative shall be informed when all root pruning and tree protection fence installation is complete."
24. **Site Monitoring.** "During any clearing or tree/vegetation/structure removal on the Applicant Property, a representative of the Applicant shall be present to monitor the process and ensure that the activities are conducted as proffered and as approved by the UFMD. The Applicant shall retain the services of a certified arborist or landscape architect to monitor all construction and demolition work and tree preservation efforts in order to ensure conformance with all tree preservation proffers, and UFMD approvals. The monitoring schedule shall be described and detailed in the Landscaping and Tree Preservation Plan, and reviewed and approved by the UFMD, DPWES."

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.

PROPOSED DEVELOPMENT CONDITIONS

SPA 76-M-088

May 29, 2013

If it is the intent of the Board of Zoning Appeals to approve SPA 76-M-088 located at Tax Map 72-2 ((3)) (T) C and 61-4 ((6)) (T) 56, pursuant to Section 3-303 of the Fairfax County Zoning Ordinance to amend SP 76-M-088 previously approved for a community swim club to modify development conditions to permit a telecommunications facility, staff recommends that the Board condition the approval by requiring conformance with the following development conditions. Previously approved development conditions have been carried forward and marked with an asterisk (*). Minor edits, not related to content, have been made to standardize the conditions with current language. New language is underlined

1. This approval is granted to the applicants only, Parklawn Recreation Association, Inc. and New Cingular Wireless PCS, LLC and is not transferable without further action of this Board, and is for the location indicated on the application, 3457 Gallows Road, and is not transferable to other land.*
2. This special permit is granted only for the purpose(s), structures and/or use(s) indicated on the special permit plat titled AT&T Dowden Terrace-Parklawn Pool, prepared by Entrex Communication Services, Inc. and dated March 26, 2012, 2007 revised May 2, 2013, and approved with this application, as qualified by these development conditions.
3. A copy of this special permit and the Non-Residential Use Permit SHALL BE POSTED in a conspicuous place on the property of the use and be made available to all departments of the County of Fairfax during the hours of operation of the permitted use.*
4. The maximum number of memberships for the swim club shall be 350.*
5. The hours of operation for the swim club shall be from 9:00 a.m. to 1:00 a.m. for the tennis courts and, the hours of operation shall be from 9:00 a.m. to 9:00 pm. For the swimming pools.*
6. There may be a maximum of six (6) after hours parties each season.*

This approval, contingent on the above-noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

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

SPECIAL EXCEPTION AFFIDAVITDATE: March 12, 2013
(enter date affidavit is notarized)I, Edward L. Donohue, 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) belowin Application No.(s): SEA-93-M-047
(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)
The Parklawn Recreation Association, Inc.	P.O. Box 11162 Alexandria, VA 22312	Applicant/ Title Owner/ Lessor
New Cingular Wireless PCS, LLC d/b/a AT&T Mobility	7150 Standard Dr. Hanover, MD 21076	Applicant/ Tower Owner/ Lessee
Donohue & Stearns, PLC Edward L. Donohue	801 N. Fairfax St., Ste. 209 Alexandria, VA 22314	Attorney/Agent for Applicants

(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: March 12, 2013
(enter date affidavit is notarized)

106624

for Application No. (s): SEA-93-M-047
(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
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: March 12, 2013
(enter date affidavit is notarized)

106624

for Application No. (s): SEA-93-M-047
(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: March 12, 2013
(enter date affidavit is notarized)

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for Application No. (s): SEA-93-M-047
(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.
SBC Alloy Holdings, Inc.
Cingular Wireless Corporation
BLS Cingular Holdings, LLC
Bell South Mobile Data, Inc.

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: March 12, 2013
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for Application No. (s): SEA-93-M-047
(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: March 12, 2013
(enter date affidavit is notarized)

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for Application No. (s): SEA-93-M-047
(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 Alley 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.	New Southwestern Bell Mobile Systems, Inc.
AWACS, Inc.	Southern New England Telecommunications Corporation
New SBC Wireless, Inc.	Pacific Telesis Group, Inc.
SBC Services, Inc.	SBC Management Services, L.P.

(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)

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for Application No. (s): SEA-93-M-047
(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.
1155 Peachtree St. 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.

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

AWACS, Inc.
175 Eats 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.

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for Application No. (s): SEA-93-M-047
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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.

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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)

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(enter date affidavit is notarized)

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for Application No. (s): SEA-93-M-047
(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 St. 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)

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for Application No. (s): SEA-93-M-047
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NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

AB Cellular Holding, LLC
1155 Peachtree St. 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.
RAM Broadcasting Corporation

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

Wireless Telecommunications Investment Company, LLC
1155 Peachtree St. 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: March 12, 2013
(enter date affidavit is notarized)

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for Application No. (s): SEA-93-M-047
(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 St. 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 St. 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)

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(enter date affidavit is notarized)

106624

for Application No. (s): SEA-93-M-047
(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 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)

Southwestern Bell Texas Holdings, Inc.

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

Southwestern Bell Texas 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 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)

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(enter date affidavit is notarized)

106624

for Application No. (s): SEA-93-M-047
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NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

Donohue & Stearns, PLC
801 N. Fairfax St., Ste. 209
Alexandria, VA 22314

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)

Edward J. Donohue
Frank W. Stearns

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

The Parklawn Recreation Association, Inc.
P.O. Box 11162 Alexandria, VA 22312

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)

Kevin E. Hogan
Daren J. Schumate
Claire M. Gallagher
Theresa M. Dorton
Heath M. Brown

(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: March 12, 2013
(enter date affidavit is notarized)

106624

for Application No. (s): SEA-93-M-047
(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: March 12, 2013
(enter date affidavit is notarized)

106624

for Application No. (s): SEA-93-M-047
(enter County-assigned application number(s))

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

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

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

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

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

NONE

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: March 12, 2013
(enter date affidavit is notarized)

106624

Application No.(s): SEA-93-M-047
(county-assigned application number(s), to be entered by County Staff)

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 Applicant's Authorized Agent
Edward L. Donohue

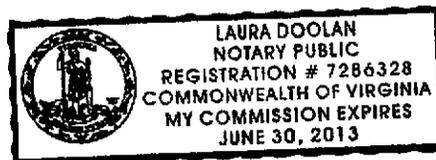
Edward L. Donohue, Esq. Attorney/ Agent for Applicants

(type or print first name, middle initial, last name, and & title of signee)

Subscribed and sworn to before me this 12th day of March, 2013, in the State/Comm. of Virginia, County/City of Alexandria.

Laura Doolan
Notary Public

My commission expires: June 30, 2013



Application No.(s): SPA 76-M-088
 (county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: March 12, 2013
 (enter date affidavit is notarized)

I, Edward L. Donohue, 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

115467

and that, to the best of my knowledge and belief, the following 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 must 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)
The Parklawn Recreation Association, Inc.	P.O. Box 11162 Alexandria, VA 22312	Applicant/ Title Owner/ Lessor
New Cingular Wireless PCS, LLC d/b/a AT&T Mobility	7150 Standard Dr. Hanover, MD 21076	Applicant/ Tower Owner/ Lessee
Donohue & Stearns, PLC Edward L. Donohue	801 N. Fairfax St., Ste. 209 Alexandria, VA 22314	Attorney/ Agent for the Applicant

(check if applicable) There are more relationships to be listed and Par. 1(a) is continued on a "Special Permit/Variance 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).

Application No.(s): SPA 76-M-088
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: March 12, 2013
(enter date affidavit is notarized)

115467

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, number, street, city, state, and zip code)
New Cingular Wireless PCS, LLC d/b/a AT&T Mobility
7150 Standard Dr. Hanover, MD 21076

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Cingular Wireless II, LLC

(check if applicable) There is more corporation information and Par. 1(b) is continued on a "Special Permit/Variance 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.

Application No.(s): SPA 76-M-088
(county-assigned application number(s), to be entered by County Staff)

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Special Permit/Variance Attachment to Par. 1(b)

DATE: March 12, 2013
(enter date affidavit is notarized)

115467

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 Permit/Variance Attachment to Par. 1(b)" form.

Application No.(s): SFA 76-M-088
(county-assigned application number(s), to be entered by County Staff)

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Special Permit/Variance Attachment to Par. 1(b)

DATE: March 12, 2013
(enter date affidavit is notarized)

115467

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. ✓
SBC Alloy Holdings, Inc. ✓
Cingular Wireless Corporation ✓
BLS Cingular Holdings, LLC ✓
Bell South Mobile Data, Inc. ✓

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 Permit/Variance Attachment to Par. 1(b)" form.

Application No.(s): SPA 76-M-088
(county-assigned application number(s), to be entered by County Staff)

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Special Permit/Variance Attachment to Par. 1(b)

DATE: March 12, 2013
(enter date affidavit is notarized)

115467

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 Permit/Variance Attachment to Par. 1(b)" form.

Application No.(s): SPA 76-M-088
(county-assigned application number(s), to be entered by County Staff)

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Special Permit/Variance Attachment to Par. 1(b)

DATE: March 12, 2013
(enter date affidavit is notarized)

115467

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. ✓
- New Southwestern Bell Mobile Systems, Inc. ✓
- ARACS, Inc. ✓
- Southern New England Telecommunications Corporation ✓
- New SBC Wireless, Inc. ✓
- Pacific Telesis Group, Inc. ✓
- SBC Services, Inc. ✓
- SBC Management Services, L P ✓

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

Application No.(s) SPA 76-M-088
(county-assigned application number(s), to be entered by County Staff)

Special Permit/Variance Attachment to Par. 1(b)

DATE: March 12, 2013
(enter date affidavit is notarized)

115467

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. ✓
1155 Peachtree St. 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 Permit/Variance Attachment to Par. 1(b)" form.

Application No.(s): SPA 76-M-088
(county-assigned application number(s), to be entered by County Staff)

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Special Permit/Variance Attachment to Par. 1(b)

DATE: March 12, 2013
(enter date affidavit is notarized)

115467

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 Permit/Variance Attachment to Par. 1(b)" form.

Application No.(s): SPA 76-M-089
(county-assigned application number(s), to be entered by County Staff)

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Special Permit/Variance Attachment to Par. 1(b)

DATE: March 12, 2013
(enter date affidavit is notarized)

115467

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 Permit/Variance Attachment to Par. 1(b)" form.

Application No.(s): SPA 76-M-088
(county-assigned application number(s), to be entered by County Staff)

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Special Permit/Variance Attachment to Par. 1(b)

DATE: March 12, 2013
(enter date affidavit is notarized)

115467

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 Permit/Variance Attachment to Par. 1(b)" form.

Application No.(s): SPA 76-M-088
(county-assigned application number(s), to be entered by County Staff)

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Special Permit/Variance Attachment to Par. 1(b)

DATE: March 12, 2013
(enter date affidavit is notarized)

115467

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

Bell South Corporation
1155 Peachtree St. 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 Permit/Variance Attachment to Par. 1(b)" form.

Application No.(s): SPA 76-M-088
(county-assigned application number(s), to be entered by County Staff)

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Special Permit/Variance Attachment to Par. 1(b)

DATE: March 12, 2013
(enter date affidavit is notarized)

115467

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

AB Cellular Holding, LLC
1155 Peachtree St. 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.
RAM Broadcasting Corporation

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

Wireless Telecommunications Investment Company, LLC
1155 Peachtree St. 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 Permit/Variance Attachment to Par. 1(b)" form.

Application No.(s): SEA 76-M-088
(county-assigned application number(s), to be entered by County Staff)

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Special Permit/Variance Attachment to Par. 1(b)

DATE: March 12, 2013
(enter date affidavit is notarized)

115467

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Bell South Mobile Systems, Inc.
1155 Peachtree St. 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 St. 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 Permit/Variance Attachment to Par. 1(b)" form.

Application No.(s): SPA 76-M-088
(county-assigned application number(s), to be entered by County Staff)

Page 12 of 13

Special Permit/Variance Attachment to Par. 1(b)

DATE: March 12, 2013
(enter date affidavit is notarized)

115467

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
SBC-MSI, LLC ✓
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)
Southwestern Bell Texas Holdings, Inc. ✓

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Southwestern Bell Texas 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 Communications, Inc. /

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

Application No.(s): SPA 76-M-088
(county-assigned application number(s), to be entered by County Staff)

Page 13 of 13

Special Permit/Variance Attachment to Par. 1(b)

DATE: March 12, 2013
(enter date affidavit is notarized)

115467

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Donohue & Stearns, PLC
801 N. Fairfax St., Ste. 209
Alexandria, VA 22314

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)
Edward L. Donohue
Frank W. Stearns

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
The Parklawn Recreation Association, Inc.
P.O. Box 11162 Alexandria, VA 22312

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)
Kevin E. Rogan
Daren J. Schumate
Claire M. Gallagher
Theresa M. Dorton
Heath M. Brown

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

Application No.(s): SPA 76-M-088
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: March 12, 2013
(enter date affidavit is notarized)

115467

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, number, street, city, state, and zip code)
SBC Management Services, L.P.
175 East Houston Street
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 Permit/Variance 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.

Application No.(s): SPA 76-M-088
(county-assigned application number(s), to be entered by County Staff)

Page Four

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: March 12, 2013
(enter date affidavit is notarized)

115467

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 Zoning Appeals, 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 Permit/Variance Attachment to Par. 2" form.

Application No.(s): SPA-76-M-088
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: March 12, 2013
(enter date affidavit is notarized)

115467

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Zoning Appeals, 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 Permit/Variance 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)

Edward L. Donohue
[] Applicant [X] Applicant's Authorized Agent

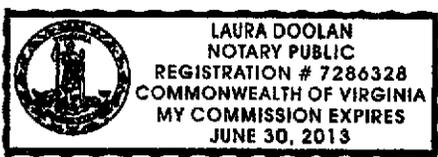
Edward L. Donohue, Esq. Attorney/ Agent for Applicants

(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 12th day of March 2013, in the State/Comm. of Virginia, County/City of Alexandria.

Laura Doolan
Notary Public

My commission expires: June 30, 2013





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 SARATOGA SPRINGS, NY 12866
 FAX (518) 584-9967

MARYLAND OFFICE
 7050 OAKLAND MILLS RD., STE 130
 COLUMBIA, MD 21046
 FAX (443) 864-5773

Statement of Justification (Revised)

Applicant: New Cingular Wireless, PCS (AT&T)
 Site Name: VA1990 Dowden Terrace
 Property Address: 6011 Crater Place
 Alexandria, VA 22312
 Tax ID #: 0722 03T C
 Book/Page: 01560/0418
 Zoning Designation: R-3(Residential 3 DU/AC)
 Land Use Code: Private open space (not planned develop)
 District: MASON DISTRICT #1
 Date: January 14, 2013

RECEIVED
 Department of Planning & Zoning
 JAN 15 2013
 Zoning Evaluation Division

AT&T requests review and approval of the revised application for the proposed construction of a telecommunications monopine to be located at 6011 Crater Place in Alexandria on land owned by the Parklawn Recreation Association. The applicant has revised its application in compliance with direction from Fairfax County Department of Planning and Zoning to reflect the relocated facility out of the floodplain and RPA. AT&T has also reoriented the compound and monopine so that they are on opposite sides of the drive. The new location of this site is in substantial accord and offers the best possible solution to the gap in coverage and stealth concealment to the neighboring community.

The proposed facility will function as a base transmission station for AT&T's wireless telecommunications network. This digital network operates with a transmitting frequency between 851-866 megahertz and a receiving frequency between 806-821 megahertz.

This facility will be unmanned and will be operational 24 hours per day, 7 days per week. Maintenance on the requested facility typically consists of a visit to the site once every four to six weeks by one or two people in a sport utility vehicle. During the construction period, this site will have five to seven contractors working during normal business hours until completion.



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The requested facility will include a co-location of twelve (12) panel antennas on the proposed 128' telecommunications stealth monopine with a RAD center of 120'. On the opposite side of the drive, there will be an 11'-5" x 20' equipment shelter on raised piers with an access platform.

The proposed use is passive and will not generate noise, dust, light, glare, vibrations, traffic or odors. It will pose no threat to public health, safety or welfare and will not affect area telephone, radio or television reception. It will have no impact on the air and water quality nor will it affect any existing environmental features currently existing on the site.

The proposed site is located at 6011 Crater Place, just 1 mile northwest of I-395. The surrounding area is heavily populated and carries an increasing level of traffic from I-395, Braddock Road, Columbia Pike, Leesburg Pike and surrounding areas. The installation and operation of this site will provide additional network coverage relief while improving surrounding coverage quality. The proposed site's specific objectives are:

- Improve and provide AT&T coverage along SR 613 (Lincolnia Road), Beauregard St and to the residents of Lincolnia Heights and Park lawn. AT&T's lack of acceptable coverage has resulted in customer complaints and dropped calls in the above mentioned areas. Figure 1 below depicts the lack of adequate coverage in the area as shown by propagation studies.

Offload Objectives: The proposed candidate will enable good handoffs with our existing site Pegrarn, Comfort Inn landmark, Lakeside Plaza and Bailey Crossroads and thus extending the coverage and diminishing the dropped calls in the area. Commuters and residents will experience better quality.

Coverage Objectives: Propagation studies with the proposed candidate have revealed improved coverage along N Beauregard St, State Hwy 613 and to the surrounding communities as shown on the attached propagation maps as part of the RF justification packet. The first attached plot entitled AT&T Existing Coverage without proposed candidate, illustrates the current coverage in and around the area of the proposed site.

RECEIVED
Department of Planning & Zoning
JAN 15 2013
Zoning Evaluation Division

Real Estate

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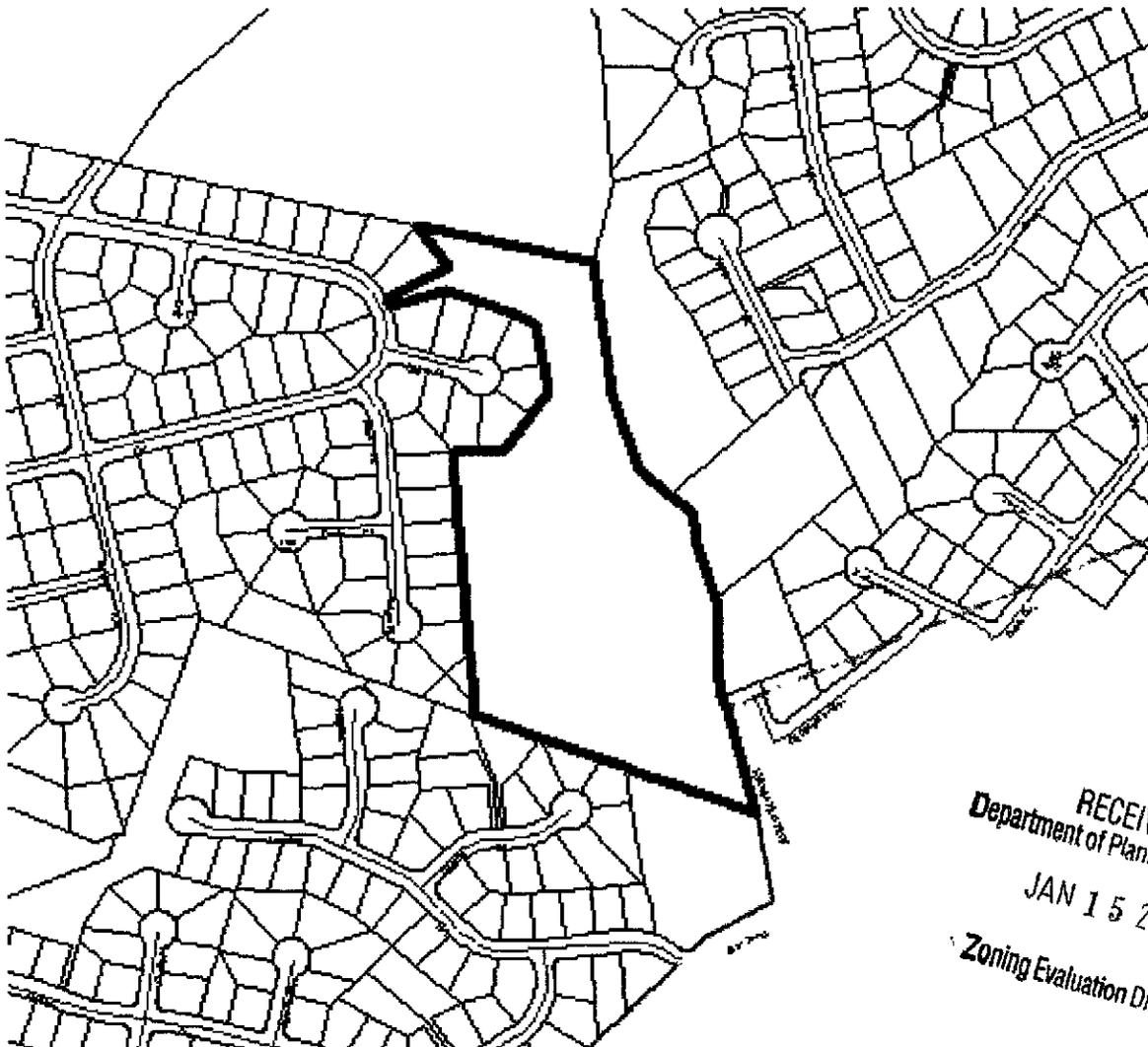


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The second attached plot entitled AT&T Existing Coverage with proposed candidate, shows the coverage from this proposed site with the existing coverage in the area. The proposed location, as depicted in the map below, is the most suitable location for the requested facility due to the size of the property as well as the extended coverage as displayed in the coverage maps of the RF justification packet.



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**Fairfax County Comprehensive Plan, 2003 Edition
Policy Plan
Mobile and Land-Based Telecommunication Services**

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Zoning Evaluation Division

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 co-location 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

AT&T's proposed facility has been sited and designed in accordance with the goals of the Fairfax County Land Use Plan and the applicable objectives as defined in the General Guidelines:

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.

Alternative Sites Considered for the Proposal

To achieve the desired coverage and capacity within the intended geographical area, the antenna facility must be strategically located so as to ensure maximum coverage and a minimum of overlap with other existing facilities in the area. At present, AT&T utilizes numerous existing sites in this general area of Fairfax County to provide services to its users. These existing nearby sites are found along and in the vicinity of the Interstate 395 corridor to the east, Little River Turnpike/Braddock Road to the south, Columbia Pike to the west and Route 7 (Leesburg Pike and King Street) to the north. The specific sites at which AT&T is located in this general area include the following:



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Seminary, Braddock and Interstate 395, Alexandria
Pegram, Seminary Road and Kenmore Avenue, Alexandria
Comfort Inn/Landmark, Duke and South Bragg Street, Alexandria
Thomas Jefferson High School, Braddock Road near Randolph Drive
Lake Barcroft, Mason District Park, Columbia Pike near Oak Hill Drive
Lakeside Plaza, Columbia Pike at Powell Lane
Baileys Crossroads, Columbia Pike at Firehouse Lane
Moray Apartments, Columbia Pike at Moray Lane
Claremont, King Street (Route 7) at South Chesterfield Road, Arlington Co.

AT&T has an overall lack of acceptable coverage in this area that has resulted in customer complaints and dropped calls. This existing service gap in general extends from near Route 7 between I-395 and George Mason Drive south and includes the Lincolnia Road corridor between Beauregard Street and Columbia Pike and the Route 236 corridor between Lincolnia and Braddock Roads. The objective of a new site is to improve and provide AT&T coverage along Lincolnia Road and Beauregard Street and to the residents of Lincolnia Heights and Parklawn. A new site will also enable good handovers with the existing sites identified as Pegram, Comfort Inn Landmark, Lakeside Plaza, and Baileys Crossroads thus extending coverage and diminishing the number of dropped calls. This will create a better quality user experience for commuters and residents.

To address the service area void with a new site, the applicant looked at collocation opportunities as well as the potential use of commercial, public, and institutional- private recreation sites in the area. Because the area is largely developed as single-family residential and tall buildings that might offer a collocation potential are located on the periphery of the void area, the applicant primarily focused on sites to accommodate a new structure. To be considered viable, such sites must be large in size and have the opportunity for screening of a structure.

The number of commercially zoned properties in the void area are limited and located primarily along the periphery in the Interstate 395 Corridor and along Route 7 and Beauregard Street and in the area of Columbia Pike and Lincolnia Road. Public sites are located throughout the area and consist of sites owned by Fairfax County Public Schools, Alexandria City Public Schools, the Fairfax County Park Authority, and the City of Alexandria. The public school sites include William Ramsey Elementary in Alexandria, and Parklawn Elementary and Glasgow Middle School in Fairfax County. These school

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sites lacked opportunity for vegetative screening and site integration with other vertical structures or did not fully meet the RF coverage objectives for the proposed facility. Further elementary and middle school sites without existing tall vertical structures such as light poles and are generally not favored for telecommunication facilities.

The park properties in the general service void area are natural or stream valley preserves or small public recreation sites. They include the Dora Kelly Nature Park in the City of Alexandria, and Turkeycock Stream Valley Park, Dowden Terrace Park, Lillian Carey Park, Parklawn Park, Heywood Glen Park, Glasgow Park and Glen Hills Park in Fairfax County. These park sites are generally natural areas or sites with only minor recreational activities and development and have many challenges associated with site access, site clearing to provide for a new structure, screening, overall neighborhood compatibility and RF objectives. Most of these park sites also are not central to the target coverage area.

Institutional sites and private recreation areas include the Peace Lutheran Church on Lincolnia Road, the Queen of Apostle Church and school on Sano Street, and the Parklawn Swim Club site. Of these sites the swim club location provided the most central location to cover the void area with the opportunity to screen and buffer the use, to integrate the structure with the site and meet RF objectives.

In addition to the selected site at the Parklawn Swim Club, the final candidate sites reviewed for the proposed facility and reasons for rejection are as follows:

- 1) William Ramsay Elementary School, 5700 Sanger Avenue, Alexandria.
The site did not meet RF requirements.
- 2) Parklawn Elementary School, 4116 Braddock Road.
Site meets RF requirements but the school's location near Braddock and Lincolnia Roads is not central to the existing coverage void area. In addition, the school site is largely open and offers little opportunity to screen a telecommunications structure.
- 3) Glasgow Middle School, 4101 Fairfax Parkway.
The site is not central to the existing coverage void area and is too close to existing sites at Lakeside Plaza and Baileys Crossroads along Columbia Pike to the northwest.



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4) Peace Lutheran Church, 6362 Lincolnia Road. Collocation on the existing church structure would not be of sufficient height and only partially meet coverage objectives. The site is not central to the existing coverage void. There is little opportunity for screening of a new structure on the site.

5) Fountain Condominium, 301 North Beauregard Street, Alexandria. Collocation on the existing condominium building would be too close to an existing on-air network site and would not adequately meet coverage objectives.

Because of a lack of suitable existing structure, AT&T requests review and approval of a stealth monopine design monopole. The monopine design makes the proposed facility a visually appropriate feature for the recreation association property. The proposed antennas will be concealed by the branches of the structure.

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.

The monopine design creates a visually appropriate feature that will conceal the antennas. AT&T deems this to be the best solution for minimizing the visual impact to the surrounding residential uses.

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.

As noted above in the site selection discussion, AT&T considered a number of existing structures and selected a location and design that presents the greatest opportunity to minimize impact to the community.

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.



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The subject property is a recreational property. A lease agreement has been established.

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.

AT&T has selected a location that is appropriate for its network requirements. The facility has been designed in accordance with regulations and guidelines established by Fairfax County for the siting of such facilities. AT&T allows other service providers to share its facilities wherever feasible.

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.

The requested facility has been designed to have the least visual impact. Photo simulations have been included with this application package along with site plans to reflect visual appropriateness of the proposed facility. The attached propagation maps reflect area coverage to be provided by the facility.

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.

The proposed use will not interfere with any existing or planned operational requirements of the club or any surrounding uses.

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.

AT&T finds the proposed design to be the most appropriate location and design for the area. The proposed stealth monopine presents the best possible means of concealing



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the facility from view. The attached photo simulations and drawings reflect the design details and appropriateness of the proposed facility.

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.

The proposed facility will appear as an appropriate feature for the existing use. The antennas will be moderately shielded from most points on the ground or any area building, and will not present a negative visual impact from any view. The attached photo simulations further demonstrate the visual impact of the 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:

- 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, tree cover, or topographic features to the maximum extent feasible;
- increasing the height of or replacing existing structures to reduce the need for another structure when such height increases or structure replacements are appropriate to the site and the surrounding area.

The visual impact of the proposed telecommunication facility has been mitigated by presenting it in the form of a stealth monopine. The proposed monopine will appear as an appropriate feature for the proposed use. From any view, the facility will be perceived as an appropriate feature of the community.

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.



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The location for the proposed facility will have no negative impact on any historically significant structures.

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

Areas of environmental sensitivity have been avoided in the location selection of the proposed facility.

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

AT&T will provide reasonable cooperation with the property owner and other service providers in the event of future co-location on the site.

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.

As reflected in the attached drawings, the proposed facility is substantially set back from the roadways, thus preserving any such areas.

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.

The proposed facility has been located in accordance with these guidelines and will be constructed accordingly.

March 8, 2013

Mr. Mike Knapp
Fairfax County Urban Forestry Management Division
12055 Government Center Pkwy.
Fairfax, VA 22035-5503

Re: Transitional Screening and Barrier modification request, Dowden Terrace-Parklawn Pool
10092131_1990

Dear Mr. Knapp:

This letter is to request a modification of the Transitional Screening and Barrier for Dowden Terrace-Parklawn Pool cell tower, 10092131_1990. The slope of the land near the equipment complex is quite steep, and plantings have been provided on that slope, which will completely hide the compound from upslope view. The view from below will be seen only by pool users, and only when they enter or leave the pool. Several evergreen trees have been designated for planting at the top of the slope, and three evergreen trees are scheduled to be planted in the woods near the tower location. No trees are planned for removal.

In addition to the plantings, the applicant has added a screen fence, 8 feet in height to surround the compound and the treepole (separate fences).

The combination of existing tree cover and scheduled plantings, and the inclusion of fencing provide adequate screening and buffering. Therefore, a modification would be allowed by:

- PFM 13-305(3): The compound has been laid out and landscaped to minimize adverse impacts to residents near the facility.

If you have any questions, please give me a call.

Best wishes,



Ed Milhous
Registered Consulting Arborist #350

PART II: STATEMENT OF JUSTIFICATION

Please provide a Statement of Justification that addresses items A through E.

A. DESCRIPTION OF PROPOSED USE

1. Project description
2. Area to be served by proposed use
3. Maintenance requirements and frequency
4. Propagation maps (for telecommunications applications)

B. REQUIREMENT FOR PROPOSED USE

1. Why the new or expanded facility is needed
2. Why the proposed location is the best location for the proposed use
3. Why the proposed location and type of facility is the least disruptive alternative

C. ANTICIPATED IMPACTS / MITIGATION

1. Visual
2. Noise and light
3. Air and water quality
4. Environmental
5. Transportation (including trip generation)
6. Mitigation Measures as applicable for 1 through 5

D. CONFORMANCE WITH THE COMPREHENSIVE PLAN AND OTHER STANDARDS

1. Comprehensive Plan policies and guidelines that directly support the proposal
2. Relevant standards/criteria supporting the facility and location

E. ALTERNATIVE SITES CONSIDERED FOR THIS USE

1. Other properties
2. Other locations on the subject property
3. Reasons for rejecting each alternative location

PART III: SUPPORTING MATERIALS AND INFORMATION

Include the following materials and information as applicable to the proposal:

A. PROPERTY IDENTIFICATION MAP: At a scale of 1" = 500' identify the proposed site for the facility with the subject property centered and highlighted on a Fairfax County Tax Map. Records available online at <http://icare.fairfaxcounty.gov/Main/Home.aspx>

B. PROPOSED FACILITY/SITE PLAN (AT A SCALE OF 1"= NOT MORE THAN 50'):

1. One (1) 24" x 36" copy to correct scale
2. Three (3) 11" x 17" copies to correct scale
3. Three (3) 8½" x 11" copies

Note: Additional copies may be requested by County Staff

Include in the facility/site plan the following information as relevant to the proposal:

1. Subject and adjoining property boundaries
2. Public right(s)-of-way and names
3. Scale and north arrow
4. Locations, dimensions, and maximum heights of all existing and proposed structures and equipment
5. Distance of proposed structures and equipment to all lot lines
6. When located in a utility easement or road right-of-way, distance of structures and equipment to all utility easement lines or road right-of-way lines
7. Delineation of any floodplain designated by the Federal Insurance Administration, United States Geological Survey, or Fairfax County, and delineation of any Resource Protection Area
8. Building size or land area of new facility or use (acres or square feet)
9. Area of existing facility or use to be enlarged or renovated (acres or square feet)
10. Area of proposed enlargement or renovation (acres or square feet)
11. Any features of the proposed use such as fencing, screening and landscaping, and existing topography with a maximum contour interval of five (5) feet
12. Existing vegetation, proposed limits of clearing, and proposed landscaping and screening as required by the Fairfax County Zoning Ordinance
13. Antenna and mounting detail with dimensions
14. Equipment cabinet or shelter detail with dimensions
15. Details of screening for the use 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

C. PHOTOGRAPHS OF SITE: Photographs of the existing structure, building and site as applicable (see below for details regarding photographs of telecommunications facilities)

For telecommunications facilities, submit items D-G in addition to items A-C:

Complete pages 6-7 of this application as it relates to the proposed telecommunications facility. Ensure that the information provided in this section is consistent with the information shown on the facility/site plan.

D. PHOTO SIMULATIONS OF THE PROPOSED INSTALLATION:

1. Include enough photo simulations to accurately depict the proposed facility.
2. Provide photo simulations illustrating the proposed facility, antennas and equipment. Clearly identify the location of existing and new antennas and equipment with an arrow on the photo-simulation. Provide map keys to identify a) new antennas and equipment and b) the locations of where the photos were taken.
3. Photo simulations may be submitted following completion of an on-site height test and submitted after the application has been submitted. 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 buildings, trees and other physical features.
4. For rooftop or structure installations, the photo simulations should clearly depict the appearance of all the antennas and equipment when installed.

E. BUILDING ROOF PLAN AND CALCULATION:

1. When locating antennas on a building facade or 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.
2. Provide a calculation on the plan with: a) the percentage of the roof covered by all existing structures/equipment, and b) the percentage of the roof that will be covered by all existing structures and the proposed structures/equipment.

F. PHOTOGRAPHIC SURVEY: For new structures such as monopoles or towers, 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.

G. ON-SITE HEIGHT TEST: For new structures such as monopoles 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 staff. The applicant is responsible for conducting the height test and for notifying property owners and community representatives with the date and time of the height test.

PART IV: TELECOMMUNICATION USES
(Do not submit for non-telecommunications public facility uses)

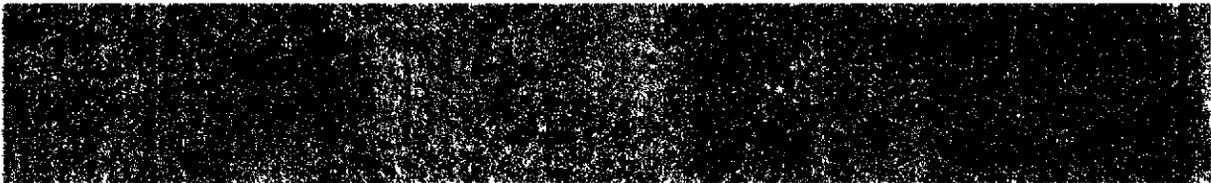
A. TYPE OF PROPOSED FACILITY Check the appropriate box(es) and provide the required information

	Yes	No
New monopole* or tower	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Collocation on existing monopole or tower	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Collocation on building facade or rooftop	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Collocation on replacement light pole or utility pole	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Located in utility or transportation easement and/or right-of-way	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Modification to approved telecommunications facility	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Collocation on other structure _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Including treepoles, flagpoles and other freestanding stealth structures.*

B. CALCULATION OF FACILITY MODIFICATIONS for modifications to an approved telecommunications facility, provide the following:

1. Prior application number(s) (456-, 2232-, FS-, FSA-) for all telecommunications uses on site:



2. Calculate in square inches the surface area (height x width **or** height x diameter) of the antennas organized in the following categories:

- a. approved n/a
- b. existing n/a
- c. proposed 1,132.8 square inches (11.8"x96")

3. Calculate in cubic inches the volume (height x width x depth) of the equipment cabinets or shelter organized in the following categories:

- a. approved n/a
- b. existing n/a
- c. proposed shelter - 2,300 cubic feet or 3,456,000 cubic inches

C. ANTENNA(S) Provide a separate page for each provider listed as part of the application

Provider _____

Model # or name	Type Panel, Dish, Omni	Quantity	Height	Width	Diameter	Location height on the structure
Kathrein	Panel	12	96"	11.8"	---	120'

Antenna color: Brown (Treepole)/ Gray (Monopole) Painted to match existing structure? Yes No

Will the antennas be screened? Yes No If so, describe the screening to be provided:

Treepole - Brown antennas screened by faux branches
 Monopole - Gray antennas

Will the antennas be flush-mounted to the structure on which they are located? Yes No

Additional information:

D. EQUIPMENT

Model # or name	Type cabinet or shelter	Quantity	Height	Width	Depth	Location
Equipment Shelter	Shelter	1	10'	11.5'	20'	Compound

How will the equipment cabinet or shelter be screened? 8' high board-on-board fence

Material: Wood Color: Brown

Additional information:



New Cingular Wireless PCS, LLC d/b/a AT&T Mobility
Statement of Justification
2232-M08-26

Applicant: New Cingular Wireless PCS, LLC d/b/a AT&T Mobility
Site Name: VA1990 Dowden Terrace
Property Address: 6011 Crater Place
Alexandria, VA 22312
Tax ID #: 0722 03T C & 0614 06T 0056
Book/Page: 01560/0418
Zoning Designation: R-3(Residential 3 DU/AC)
Land Use Code: Private open space (not planned develop)
District: MASON DISTRICT #1
Date: May 17, 2013

AT&T requests review and approval of the revised application for the proposed construction of a telecommunications monopine to be located at 6011 Crater Place in Alexandria on land owned by the Parklawn Recreation Association. The Applicant, New Cingular Wireless PCS, LLC d/b/a AT&T Mobility ("AT&T"), has revised its application in compliance with direction from Fairfax County Department of Planning and Zoning to reflect the following changes:

1. Two design options – both are 128' in height and include the same ancillary equipment compound.
 - a. Monopine (*See Sheet Z07 – Treepole(Monopine) Option of Zoning Drawings*)
 - b. Monopole (*See Sheet Z07A – Monopole Option of Zoning Drawings*)
2. Relocation of the facility out of the floodplain and RPA
3. Reorientation of the structure and compound on opposite sides of the drive

The new location of this site is in substantial accord and offers the best possible solution to the gap in coverage and stealth concealment to the neighboring community.

The proposed facility will function as a base transmission station for AT&T's wireless telecommunications network. This digital network operates with a transmitting frequency between 851-866 megahertz and a receiving frequency between 806-821 megahertz.

This facility will be unmanned and will be operational 24 hours per day, seven (7) days per week. Maintenance on the requested facility typically consists of a visit to the site once every four to six weeks by one or two people in a sport utility vehicle. During the construction period, this site will have five to seven contractors working during normal business hours until completion.

The requested facility will include a co-location of twelve (12) panel antennas on the proposed 128' telecommunications stealth monopine/ monopole with a RAD center of 120'. On the opposite side of the drive, there will be an 11'-5" x 20' equipment shelter on raised piers with an access platform.

The proposed use is passive and will not generate noise, dust, light, glare, vibrations, traffic or odors. It will pose no threat to public health, safety or welfare and will not affect area telephone, radio or television reception. It will have no impact on the air and water quality nor will it affect any existing environmental features currently existing on the site.

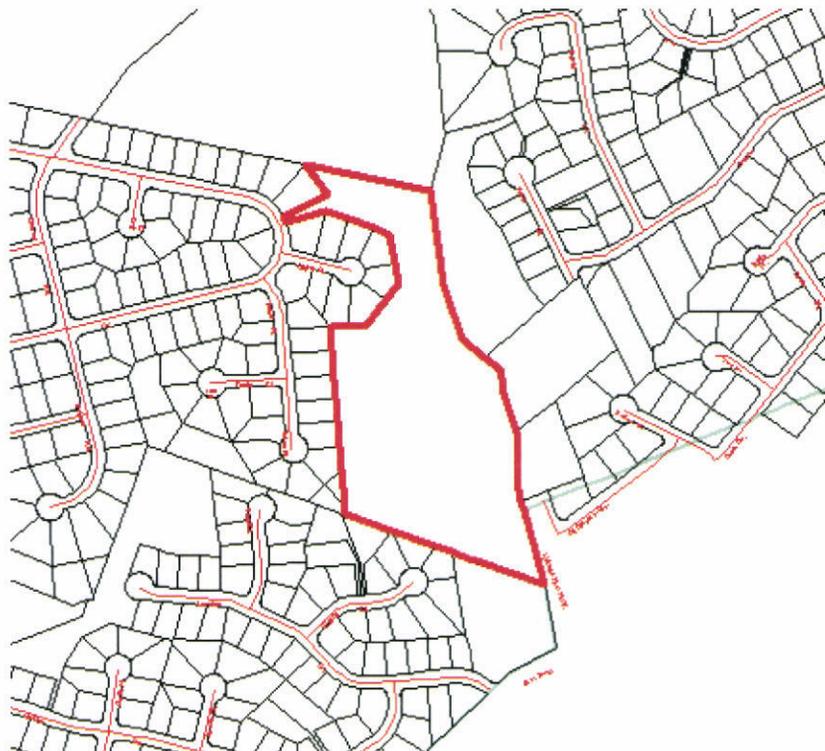
New Cingular Wireless PCS, LLC d/b/a AT&T Mobility
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The proposed site is located at 6011 Crater Place, just one (1) mile northwest of I-395. The surrounding area is heavily populated and carries an increasing level of traffic from I-395, Braddock Road, Columbia Pike, Leesburg Pike and surrounding areas. The installation and operation of this site will provide additional network coverage relief while improving surrounding coverage quality. The proposed site's specific objectives are:

- Improve and provide AT&T coverage along SR 613 (Lincolnia Road), Beauregard St and to the residents of Lincolnia Heights and Park lawn. AT&T's lack of acceptable coverage has resulted in customer complaints and dropped calls in the above mentioned areas. Figure 1 below depicts the lack of adequate coverage in the area as shown by propagation studies.

Offload Objectives: The proposed candidate will enable good handoffs with our existing site Pegram, Comfort Inn landmark, Lakeside Plaza and Bailey Crossroads and thus extending the coverage and diminishing the dropped calls in the area. Commuters and residents will experience better quality.

Coverage Objectives: Propagation studies with the proposed candidate have revealed improved coverage along N Beauregard St, State Hwy 613 and to the surrounding communities as shown on the attached propagation maps as part of the RF justification packet. The first attached plot entitled AT&T Existing Coverage without proposed candidate, illustrates the current coverage in and around the area of the proposed site. The second attached plot entitled AT&T Existing Coverage with proposed candidate, shows the coverage from this proposed site with the existing coverage in the area. The proposed location, as depicted in the map below, is the most suitable location for the requested facility due to the size of the property as well as the extended coverage as displayed in the coverage maps of the RF justification packet.



Source:
Fairfax County Comprehensive Plan, 2003 Edition
Policy Plan - Mobile and Land-Based Telecommunication Services

New Cingular Wireless PCS, LLC d/b/a AT&T Mobility
Statement of Justification
2232-M08-26

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 co-location 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

AT&T's proposed facility has been sited and designed in accordance with the goals of the *Fairfax County Land Use Plan* and the applicable objectives as defined in the General Guidelines:

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.

Alternative Sites Considered for the Proposal

To achieve the desired coverage and capacity within the intended geographical area, the facility must be strategically located so as to ensure maximum coverage and a minimum of overlap with other existing facilities in the area. At present, AT&T utilizes numerous existing sites in this general area of Fairfax County to provide services to its users. These existing nearby sites are found along and in the vicinity of the Interstate 395 corridor to the east, Little River Turnpike/Braddock Road to the south, Columbia Pike to the west and Route 7 (Leesburg Pike and King Street) to the north. The specific sites at which AT&T is located in this general area include the following:

- Seminary, Braddock and Interstate 395, Alexandria
- Pegram, Seminary Road and Kenmore Avenue, Alexandria
- Comfort Inn/Landmark, Duke and South Bragg Street, Alexandria
- Thomas Jefferson High School, Braddock Road near Randolph Drive
- Lake Barcroft, Mason District Park, Columbia Pike near Oak Hill Drive
- Lakeside Plaza, Columbia Pike at Powell Lane
- Baileys Crossroads, Columbia Pike at Firehouse Lane
- Moray Apartments, Columbia Pike at Moray Lane
- Claremont, King Street (Route 7) at South Chesterfield Road, Arlington Co.

AT&T has an overall lack of acceptable coverage in this area that has resulted in customer complaints and dropped calls. This existing service gap in general extends from near Route 7 between I-395 and George Mason Drive south and includes the Lincolnia Road corridor between Beauregard Street and Columbia Pike and the Route 236 corridor between Lincolnia and Braddock Roads. The objective of a new site is to improve and provide AT&T coverage along Lincolnia Road and Beauregard Street and to the residents of Lincolnia Heights and Parklawn. This site will also enable good handovers with the existing sites identified as Pegram, Comfort Inn Landmark, Lakeside Plaza, and Baileys Crossroads thus extending coverage and diminishing the number of dropped calls. This will create a better quality user experience for commuters and residents.

New Cingular Wireless PCS, LLC d/b/a AT&T Mobility
Statement of Justification
2232-M08-26

To address the service area void with a new site, AT&T looked at collocation opportunities as well as the potential use of commercial, public, and institutional- private recreation sites in the area. Because the area is largely developed as single-family residential and tall buildings that might offer a collocation potential are located on the periphery of the void area, the applicant primarily focused on sites to accommodate a new structure. To be considered viable, such sites must be large in size and have the opportunity for screening of a structure.

The number of commercially zoned properties in the void area are limited and located primarily along the periphery in the Interstate 395 Corridor and along Route 7 and Beauregard Street and in the area of Columbia Pike and Lincolnia Road. Public sites are located throughout the area and consist of sites owned by Fairfax County Public Schools, Alexandria City Public Schools, the Fairfax County Park Authority, and the City of Alexandria. The public school sites include William Ramsey Elementary in Alexandria, and Parklawn Elementary and Glasgow Middle School in Fairfax County. These school sites lacked opportunity for vegetative screening and site integration with other vertical structures or did not fully meet the RF coverage objectives for the proposed facility. Further elementary and middle school sites without existing tall vertical structures such as light poles and are generally not favored for telecommunication facilities.

The park properties in the general service void area are natural or stream valley preserves or small public recreation sites. They include the Dora Kelly Nature Park in the City of Alexandria, and Turkeycock Stream Valley Park, Dowden Terrace Park, Lillian Carey Park, Parklawn Park, Heywood Glen Park, Glasgow Park and Glen Hills Park in Fairfax County. These park sites are generally natural areas or sites with only minor recreational activities and development and have many challenges associated with site access, site clearing to provide for a new structure, screening, overall neighborhood compatibility and RF objectives. Most of these park sites also are not central to the target coverage area.

Institutional sites and private recreation areas include the Peace Lutheran Church on Lincolnia Road, the Queen of Apostle Church and school on Sano Street, and the Parklawn Swim Club site. Of these sites the swim club location provided the most central location to cover the void area with the opportunity to screen and buffer the use, to integrate the structure with the site and meet RF objectives.

In addition to the selected site at the Parklawn Swim Club, the final candidate sites reviewed for the proposed facility and reasons for rejection are as follows:

1) William Ramsay Elementary School - 5700 Sanger Avenue, Alexandria

The site did not meet RF requirements.

2) Parklawn Elementary School - 4116 Braddock Road

Site meets RF requirements but the school's location near Braddock and Lincolnia Roads is not central to the existing coverage void area. In addition, the school site is largely open and offers little opportunity to screen a telecommunications structure.

3) Glasgow Middle School - 4101 Fairfax Parkway

The site is not central to the existing coverage void area and is too close to existing sites at Lakeside Plaza and Baileys Crossroads along Columbia Pike to the northwest.

**New Cingular Wireless PCS, LLC d/b/a AT&T Mobility
Statement of Justification
2232-M08-26**

4) Peace Lutheran Church - 6362 Lincolnia Road

Collocation on the existing church structure would not be of sufficient height and only partially meet coverage objectives. The site is not central to the existing coverage void. There is little opportunity for screening of a new structure on the site.

5) Fountain Condominium - 301 North Beauregard Street, Alexandria

Collocation on the existing condominium building would be too close to an existing on-air network site and would not adequately meet coverage objectives.

Because of a lack of suitable existing structure, AT&T requests review and approval of a stealth monopine/monopole design monopole. The monopine/monopole design makes the proposed facility a visually appropriate feature for the recreation association property. The proposed antennas will be concealed by the branches of the structure.

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.

The monopine design creates a visually appropriate feature that will conceal the antennas. AT&T deems this to be the best solution for minimizing the visual impact to the surrounding residential uses. The monopole design is also proposed at the recommendation of staff.

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.

As noted above in the site selection discussion, AT&T considered a number of existing structures and selected a location and design that presents the greatest opportunity to minimize impact to the community.

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.

The subject property is a recreational property. A lease agreement has been established.

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.

AT&T has selected a location that is appropriate for its network requirements. The facility has been designed in accordance with regulations and guidelines established by Fairfax County for the sighting of such facilities. AT&T allows other service providers to share its facilities wherever feasible.

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.

**New Cingular Wireless PCS, LLC d/b/a AT&T Mobility
Statement of Justification
2232-M08-26**

The requested facility has been designed to have the least visual impact. Photo simulations have been included with this application package along with site plans to reflect visual appropriateness of the proposed facility. The attached propagation maps reflect area coverage to be provided by the facility.

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.

The proposed use will not interfere with any existing or planned operational requirements of the club or any surrounding uses.

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.

AT&T finds the proposed design to be the most appropriate location and design for the area. The proposed stealth monopine (or monopole) presents the best possible means of concealing the facility from view. The attached photo simulations and drawings reflect the design details and appropriateness of the proposed facility.

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.

The proposed facility will appear as an appropriate feature for the existing use. The antennas will be screened by faux tree branches on the monopine or painted to blend on the monopole design and will not present a negative visual impact from any view. The attached photo simulations further demonstrate the visual impact of the 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:

- 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, tree cover, or topographic features to the maximum extent feasible;
- increasing the height of or replacing existing structures to reduce the need for another structure when such height increases or structure replacements are appropriate to the site and the surrounding area.

The visual impact of the proposed telecommunication facility has been mitigated by presenting it in two (2) designs. The facility is an appropriate feature for the proposed use. From any view, the facility will be perceived as an appropriate feature of the community.

**New Cingular Wireless PCS, LLC d/b/a AT&T Mobility
Statement of Justification
2232-M08-26**

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.

The location for the proposed facility will have no negative impact on any historically significant structures.

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

Areas of environmental sensitivity have been avoided in the location selection of the proposed facility.

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

AT&T will provide reasonable cooperation with the property owner and other service providers in the event of future co-location on the site.

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.

As reflected in the attached drawings, the proposed facility is substantially set back from the roadways, thus preserving any such areas.

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.

The proposed facility has been located in accordance with these guidelines and will be constructed accordingly.

New Cingular Wireless PCS, LLC d/b/a AT&T Mobility
Statement of Justification
SPA-76-M-088

Applicant: New Cingular Wireless PCS, LLC d/b/a AT&T Mobility
Site Name: VA1990 Dowden Terrace
Property Address: 6011 Crater Place
Alexandria, VA 22312
Tax ID #: 0722 03T C & 0614 06T 0056
Book/Page: 01560/0418
Zoning Designation: R-3(Residential 3 DU/AC)
Land Use Code: Private open space (not planned develop)
District: MASON DISTRICT #1
Date: May 17, 2013

AT&T requests to amend special permit SP-76—M-088 and any related conditions thereto to permit the construction of a telecommunications monopine to be located at 6011 Crater Place in Alexandria on land owned by the Parklawn Recreation Association. The Applicant, New Cingular Wireless PCS, LLC d/b/a AT&T Mobility (“AT&T”), has revised its application in compliance with direction from Fairfax County Department of Planning and Zoning to reflect the following changes:

1. Two design options – both are 128’ in height and include the same ancillary equipment compound.
 - a. Monopine (*See Sheet Z07 – Treepole(Monopine) Option of Zoning Drawings*)
 - b. Monopole (*See Sheet Z07A – Monopole Option of Zoning Drawings*)
2. Relocation of the facility out of the floodplain and RPA
3. Reorientation of the structure and compound on opposite sides of the drive

The new location of this site is in substantial accord and offers the best possible solution to the gap in coverage and stealth concealment to the neighboring community.

The property is approved as a community swimming pool owned by the Parklawn Recreation Association, Inc. and primarily serves the Parklawn, Heywood Glen and Lincolnia Hills communities. The property currently is developed with a swim club facility consisting of a 25 meter pool, wading pool, bath house / office area, and associated parking area. An outdoor basketball court is adjacent to the pool facility. The pool is open from late May to early September from noon up to 9:30 PM. There are no changes proposed to the Parklawn Recreation Association uses on the property as part of the Special Permit Amendment application.

The proposed facility will function as a base transmission station for AT&T’s wireless telecommunications network. This digital network operates with a transmitting frequency between 851-866 megahertz and a receiving frequency between 806-821 megahertz.

This facility will be unmanned and will be operational 24 hours per day, seven (7) days per week. Maintenance on the requested facility typically consists of a visit to the site once every four to six weeks by one or two people in a sport utility vehicle. During the construction period, this site will have five to seven contractors working during normal business hours until completion.

The requested facility will include a co-location of twelve (12) panel antennas on the proposed 128’ telecommunications stealth monopine/ monopole with a RAD center of 120’. On the opposite side of the drive, there will be an 11’-5” x 20’ equipment shelter on raised piers with an access platform.

New Cingular Wireless PCS, LLC d/b/a AT&T Mobility
Statement of Justification
SPA-76-M-088

The proposed use is passive and will not generate noise, dust, light, glare, vibrations, traffic or odors. It will pose no threat to public health, safety or welfare and will not affect area telephone, radio or television reception. It will have no impact on the air and water quality nor will it affect any existing environmental features currently existing on the site.

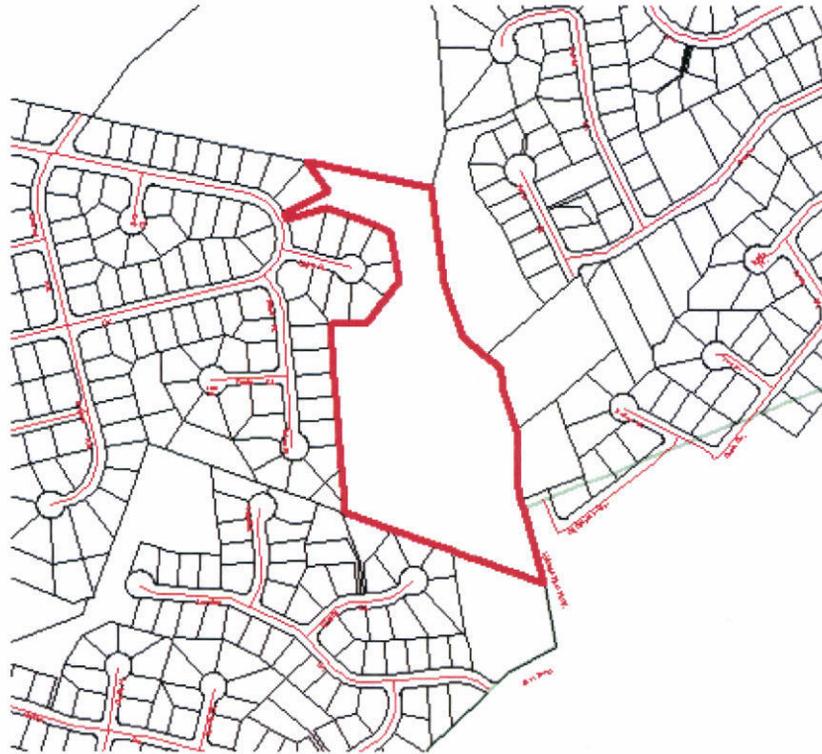
The proposed site is located at 6011 Crater Place, just one (1) mile northwest of I-395. The surrounding area is heavily populated and carries an increasing level of traffic from I-395, Braddock Road, Columbia Pike, Leesburg Pike and surrounding areas. The installation and operation of this site will provide additional network coverage relief while improving surrounding coverage quality. The proposed site's specific objectives are:

- Improve and provide AT&T coverage along SR 613 (Lincolnia Road), Beauregard St and to the residents of Lincolnia Heights and Park lawn. AT&T's lack of acceptable coverage has resulted in customer complaints and dropped calls in the above mentioned areas. Figure 1 below depicts the lack of adequate coverage in the area as shown by propagation studies.

Offload Objectives: The proposed candidate will enable good handoffs with our existing site Pegram, Comfort Inn landmark, Lakeside Plaza and Bailey Crossroads and thus extending the coverage and diminishing the dropped calls in the area. Commuters and residents will experience better quality.

Coverage Objectives: Propagation studies with the proposed candidate have revealed improved coverage along N Beauregard St, State Hwy 613 and to the surrounding communities as shown on the attached propagation maps as part of the RF justification packet. The first attached plot entitled AT&T Existing Coverage without proposed candidate, illustrates the current coverage in and around the area of the proposed site. The second attached plot entitled AT&T Existing Coverage with proposed candidate, shows the coverage from this proposed site with the existing coverage in the area. The proposed location, as depicted in the map below, is the most suitable location for the requested facility due to the size of the property as well as the extended coverage as displayed in the coverage maps of the RF justification packet.

**New Cingular Wireless PCS, LLC d/b/a AT&T Mobility
Statement of Justification
SPA-76-M-088**



Source:
Fairfax County Comprehensive Plan, 2003 Edition
Policy Plan - Mobile and Land-Based Telecommunication Services

The property is zoned Residential, R-3. A telecommunications monopole (monopine) is permitted as a special exception use in this zoning district. Separate special exception and 2232 Review applications have been submitted to Fairfax County Department of Planning and Zoning for related reviews.

The property is located in the Glasgow Community Planning Sector (B4) in the Baileys Planning District, Planning Area I. There is no specific Comprehensive Plan guidance for the property.

As a telecommunications use, the use is subject of the Policy Plan provisions found in the Mobile and Land Based Telecommunications section of the Public Facilities element. The following Plan Policies are relevant to the proposal:

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 co-location 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

AT&T's proposed facility has been sited and designed in accordance with the goals of the *Fairfax County Land Use Plan* and the applicable objectives as defined in the General Guidelines:

New Cingular Wireless PCS, LLC d/b/a AT&T Mobility
Statement of Justification
SPA-76-M-088

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.

Alternative Sites Considered for the Proposal

To achieve the desired coverage and capacity within the intended geographical area, the facility must be strategically located so as to ensure maximum coverage and a minimum of overlap with other existing facilities in the area. At present, AT&T utilizes numerous existing sites in this general area of Fairfax County to provide services to its users. These existing nearby sites are found along and in the vicinity of the Interstate 395 corridor to the east, Little River Turnpike/Braddock Road to the south, Columbia Pike to the west and Route 7 (Leesburg Pike and King Street) to the north. The specific sites at which AT&T is located in this general area include the following:

- Seminary, Braddock and Interstate 395, Alexandria
- Pegram, Seminary Road and Kenmore Avenue, Alexandria
- Comfort Inn/Landmark, Duke and South Bragg Street, Alexandria
- Thomas Jefferson High School, Braddock Road near Randolph Drive
- Lake Barcroft, Mason District Park, Columbia Pike near Oak Hill Drive
- Lakeside Plaza, Columbia Pike at Powell Lane
- Baileys Crossroads, Columbia Pike at Firehouse Lane
- Moray Apartments, Columbia Pike at Moray Lane
- Claremont, King Street (Route 7) at South Chesterfield Road, Arlington Co.

AT&T has an overall lack of acceptable coverage in this area that has resulted in customer complaints and dropped calls. This existing service gap in general extends from near Route 7 between I-395 and George Mason Drive south and includes the Lincolnia Road corridor between Beauregard Street and Columbia Pike and the Route 236 corridor between Lincolnia and Braddock Roads. The objective of a new site is to improve and provide AT&T coverage along Lincolnia Road and Beauregard Street and to the residents of Lincolnia Heights and Parklawn. This site will also enable good handovers with the existing sites identified as Pegram, Comfort Inn Landmark, Lakeside Plaza, and Baileys Crossroads thus extending coverage and diminishing the number of dropped calls. This will create a better quality user experience for commuters and residents.

To address the service area void with a new site, AT&T looked at collocation opportunities as well as the potential use of commercial, public, and institutional-private recreation sites in the area. Because the area is largely developed as single-family residential and tall buildings that might offer a collocation potential are located on the periphery of the void area, the applicant primarily focused on sites to accommodate a new structure. To be considered viable, such sites must be large in size and have the opportunity for screening of a structure.

The number of commercially zoned properties in the void area is limited and located primarily along the periphery in the Interstate 395 Corridor and along Route 7 and Beauregard Street and in the area of Columbia Pike and Lincolnia Road. Public sites are located throughout the area and consist of sites owned by Fairfax County Public Schools, Alexandria City Public Schools, the Fairfax County Park Authority, and the City of

New Cingular Wireless PCS, LLC d/b/a AT&T Mobility
Statement of Justification
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Alexandria. The public school sites include William Ramsey Elementary in Alexandria, and Parklawn Elementary and Glasgow Middle School in Fairfax County. These school sites lacked opportunity for vegetative screening and site integration with other vertical structures or did not fully meet the RF coverage objectives for the proposed facility. Further elementary and middle school sites without existing tall vertical structures such as light poles and are generally not favored for telecommunication facilities.

The park properties in the general service void area are natural or stream valley preserves or small public recreation sites. They include the Dora Kelly Nature Park in the City of Alexandria, and Turkeycock Stream Valley Park, Dowden Terrace Park, Lillian Carey Park, Parklawn Park, Heywood Glen Park, Glasgow Park and Glen Hills Park in Fairfax County. These park sites are generally natural areas or sites with only minor recreational activities and development and have many challenges associated with site access, site clearing to provide for a new structure, screening, overall neighborhood compatibility and RF objectives. Most of these park sites also are not central to the target coverage area.

Institutional sites and private recreation areas include the Peace Lutheran Church on Lincolnia Road, the Queen of Apostle Church and school on Sano Street, and the Parklawn Swim Club site. Of these sites the swim club location provided the most central location to cover the void area with the opportunity to screen and buffer the use, to integrate the structure with the site and meet RF objectives.

In addition to the selected site at the Parklawn Swim Club, the final candidate sites reviewed for the proposed facility and reasons for rejection are as follows:

1) William Ramsay Elementary School - 5700 Sanger Avenue, Alexandria

The site did not meet RF requirements.

2) Parklawn Elementary School - 4116 Braddock Road

Site meets RF requirements but the school's location near Braddock and Lincolnia Roads is not central to the existing coverage void area. In addition, the school site is largely open and offers little opportunity to screen a telecommunications structure.

3) Glasgow Middle School - 4101 Fairfax Parkway

The site is not central to the existing coverage void area and is too close to existing sites at Lakeside Plaza and Baileys Crossroads along Columbia Pike to the northwest.

4) Peace Lutheran Church - 6362 Lincolnia Road

Collocation on the existing church structure would not be of sufficient height and only partially meet coverage objectives. The site is not central to the existing coverage void. There is little opportunity for screening of a new structure on the site.

5) Fountain Condominium - 301 North Beauregard Street, Alexandria

Collocation on the existing condominium building would be too close to an existing on-air network site and would not adequately meet coverage objectives.

Because of a lack of suitable existing structure, AT&T requests review and approval of a stealth monopine/monopole design monopole. The monopine/monopole design makes the proposed facility a visually

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appropriate feature for the recreation association property. The proposed antennas will be concealed by the branches of the structure.

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.

The monopine design creates a visually appropriate feature that will conceal the antennas. AT&T deems this to be the best solution for minimizing the visual impact to the surrounding residential uses. The monopole design is also proposed at the recommendation of staff.

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.

As noted above in the site selection discussion, AT&T considered a number of existing structures and selected a location and design that presents the greatest opportunity to minimize impact to the community.

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.

The subject property is a recreational property. A lease agreement has been established.

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.

AT&T has selected a location that is appropriate for its network requirements. The facility has been designed in accordance with regulations and guidelines established by Fairfax County for the sighting of such facilities. AT&T allows other service providers to share its facilities wherever feasible.

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.

The requested facility has been designed to have the least visual impact. Photo simulations have been included with this application package along with site plans to reflect visual appropriateness of the proposed facility. The attached propagation maps reflect area coverage to be provided by the facility.

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.

The proposed use will not interfere with any existing or planned operational requirements of the club or any surrounding uses.

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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.

AT&T finds the proposed design to be the most appropriate location and design for the area. The proposed stealth monopine (or monopole) presents the best possible means of concealing the facility from view. The attached photo simulations and drawings reflect the design details and appropriateness of the proposed facility.

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.

The proposed facility will appear as an appropriate feature for the existing use. The antennas will be screened by faux tree branches on the monopine or painted to blend on the monopole design and will not present a negative visual impact from any view. The attached photo simulations further demonstrate the visual impact of the 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:

- 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, tree cover, or topographic features to the maximum extent feasible;
- increasing the height of or replacing existing structures to reduce the need for another structure when such height increases or structure replacements are appropriate to the site and the surrounding area.

The visual impact of the proposed telecommunication facility has been mitigated by presenting it in two (2) designs. The facility is an appropriate feature for the proposed use. From any view, the facility will be perceived as an appropriate feature of the community.

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.

The location for the proposed facility will have no negative impact on any historically significant structures.

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

Areas of environmental sensitivity have been avoided in the location selection of the proposed facility.

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

AT&T will provide reasonable cooperation with the property owner and other service providers in the event of future co-location on the site.

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.

As reflected in the attached drawings, the proposed facility is substantially set back from the roadways, thus preserving any such areas.

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.

The proposed facility has been located in accordance with these guidelines and will be constructed accordingly.

APR 08 2013

Zoning Evaluation Division



DONOHUE & STEARNS, PLC

March 25, 2013

Ms. Rebecca D. Horner, Senior Staff Coordinator
Fairfax County Department of Planning and Zoning, Zoning Evaluation Division
12055 Government Center Parkway, Suite 518
Fairfax, Virginia 22035-5503

Cc: Mr. John R. Bell, Planner III

Re: New Cingular Wireless PCS, LLC d/b/a AT&T Mobility at The Parklawn Recreation Association,
Inc. (6011 Crater Place Alexandria, Virginia 22312)
SEA 03-M-047; SPA 76-M-088; 2232 M-08-26

Rebecca:

We requested that this matter be heard by the Planning Commission on May 22, 2013. In light of that, we would like to request that the above-noted applications be placed on the agenda for that date.

When we met on Friday, March 15, 2013, you requested that we provide information on alternate sites, specifically Glasgow Middle School and Peace Lutheran Church and propagation maps depicting the anticipated coverage improvement from the proposed facility as well as maps showing the coverage achieved at alternate locations. Mr. Bell asked that we provide visual aids reflecting the proposed facility's compliance with the location, character and extent requirements of §15.2-2232.

Alternate Locations

As explained in the Statement of Justification, to achieve the desired coverage and capacity within the intended geographical area, the antenna facility must be strategically located so as to ensure maximum coverage and a minimum of overlap or interference with other existing facilities in the area. AT&T considered a variety of different parcels over the course of its search for an optimal location for the proposed facility – each type is discussed below.

Schools

- 1) William Ramsay Elementary School, 5700 Sanger Avenue
- 2) Parklawn Elementary School, 4116 Braddock Road
- 3) Glasgow Middle School, 4101 Fairfax Parkway

In accordance with Objective 42, Policy c of the Fairfax County Comprehensive Plan – Mobile and Land-Based Telecommunication Services, AT&T did evaluate the public sites in the area including those owned

by Fairfax County Public Schools ("FCPS"), Alexandria City Public Schools, the Fairfax County Park Authority, and the City of Alexandria. As indicated in Policy c, public sites should be the preferred location when multiple sites "have equal opportunity to minimize impacts." Here, this was not the case. First, the public school sites - William Ramsey Elementary in Alexandria, and Parklawn Elementary and Glasgow Middle School in Fairfax County – did not satisfy the RF coverage objectives for the proposed facility. Second, these sites lacked the opportunity for adequate vegetative screening and co-location.

Regulation 8335.1: Procedures for Seeking Approval of Telecommunications Monopoles and Associated Facilities, states, in part, "If FTS determines that the site is a feasible candidate for a monopole and base station consistent with School Board policy and regulations, FTS will determine if a monopole and base station could be located on the site without interfering with current or future instructional or other activities, future construction of new, or expansion of existing, buildings, athletic facilities, or other facilities on the site." (*Regulation 8335.1, Facilities Design and Construction – Procedures for Seeking Approval of Telecommunications Monopoles and Associated Facilities*, Section II – Procedures to Construct a Monopole and Associated Ground-Based Telecommunications Equipment, October 13, 2006.)

In addition to their inability meet the desired RF coverage objectives, the FCPS sites in the vicinity differed from prior approved FCPS sites in an important way. Because the schools were elementary and intermediate levels, the properties did not include athletic fields and the ancillary light poles that would offer the opportunity for modification and co-location. Again, FCPS sites would not work from an RF perspective, but even if they did, the Comprehensive Plan would require their prioritization only if impacts from the proposed facility were equal to those that would result from the installation on other parcels – this is not the case. The impacts on the FCPS would be significantly greater due to the lack of cover and existing tall structures.

With regard to Glasgow Middle School specifically, AT&T's RF engineers determined that the site is too close to existing on-air sites Lakeside Plaza and Baileys Crossroads on Columbia Pike and would therefore interfere with the signals from those sites. While the installation of a facility at Glasgow would yield redundant coverage, the current gap in coverage surrounding the Parklawn Recreation Association ("Parklawn") would remain unresolved. See FIGURE 1, FIGURE 2.

Finally, Regulation 8335.1 makes it clear that proposed facilities that would potentially interfere with the construction of new buildings or the expansion of existing buildings on a school parcel would not receive approval. Due to the overcrowding of schools in the Bailey's Crossroads areas like Bailey's Elementary School (currently at 130% capacity and expected to reach 160% by 2017/18) and Glen Frost Elementary School (currently at 100% capacity and expected to reach 128% by 2017), FCPS' Capital Improvement Program has suggested the construction of a new school on the Glasgow campus. Such expansion plans would likely hurt the chances of proposal for a telecommunications facility installation.

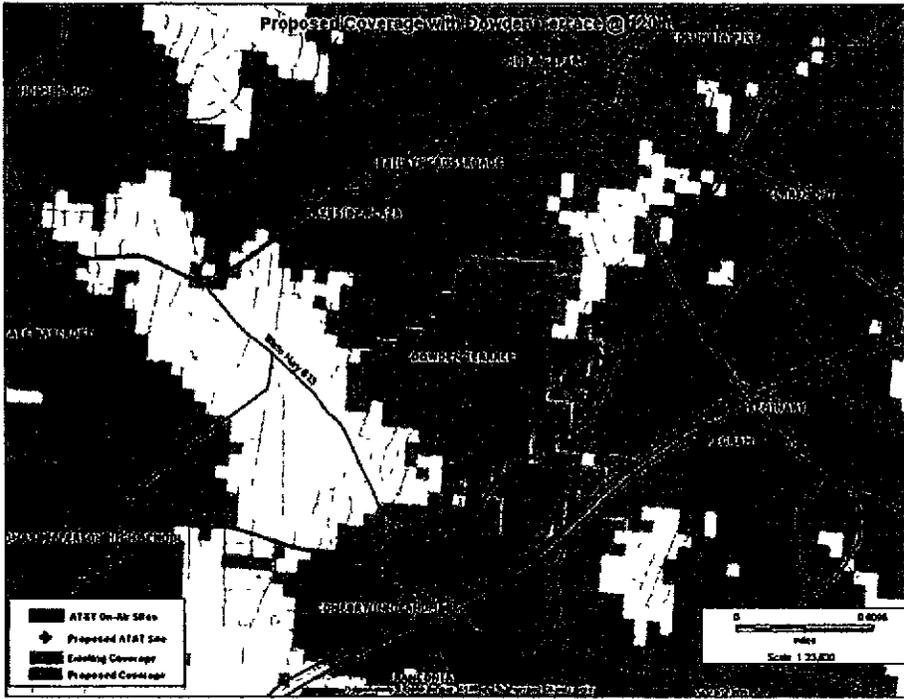


FIGURE 1

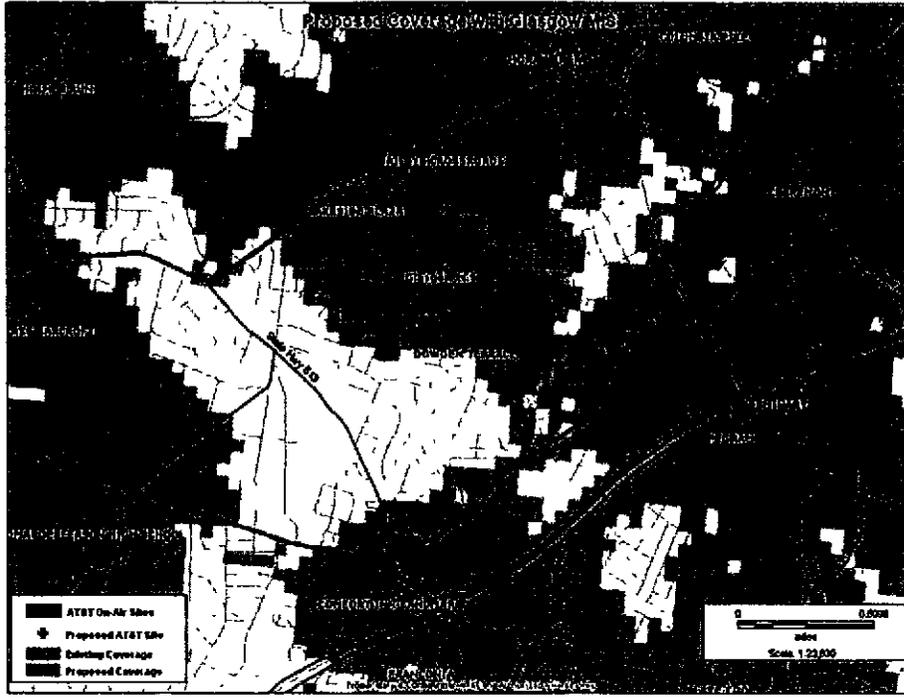


FIGURE 2

Fairfax County Park Authority

The park properties in the general service void area are natural or stream valley preserves or small public recreation sites. They include the Dora Kelly Nature Park in the City of Alexandria, and Turkeycock Stream Valley Park, Dowden Terrace Park, Lillian Carey Park, Parklawn Park, Heywood Glen Park, Glasgow Park and Glen Hills Park in Fairfax County. These park sites are generally natural areas or sites with only minor recreational activities and development and have many challenges associated with site access, site clearing to provide for a new structure, screening, overall neighborhood compatibility and RF objectives. Most of these park sites also are not central to the target coverage area and therefore fail form an RF stand point as well.

Privately-Owned Parcels

- 1) Peace Lutheran Church, 6362 Lincolnia Road
- 2) Fountain Condominium, 301 North Beauregard Street

Institutional sites and private recreation areas include the Peace Lutheran Church on Lincolnia Road, the Queen of Apostle Church and School on Sano Street, the Fountain Condominium on North Beauregard Street and Parklawn on Crater Place.

Peace Lutheran Church is a potential future and *additional* site for AT&T. It would not provide the coverage effectuated by the proposed facility at Parklawn. See FIGURE 3 below. Colocation on the existing Church building would not be sufficiently high to meet the coverage objectives and there is little opportunity for the screening of a new structure on the property.

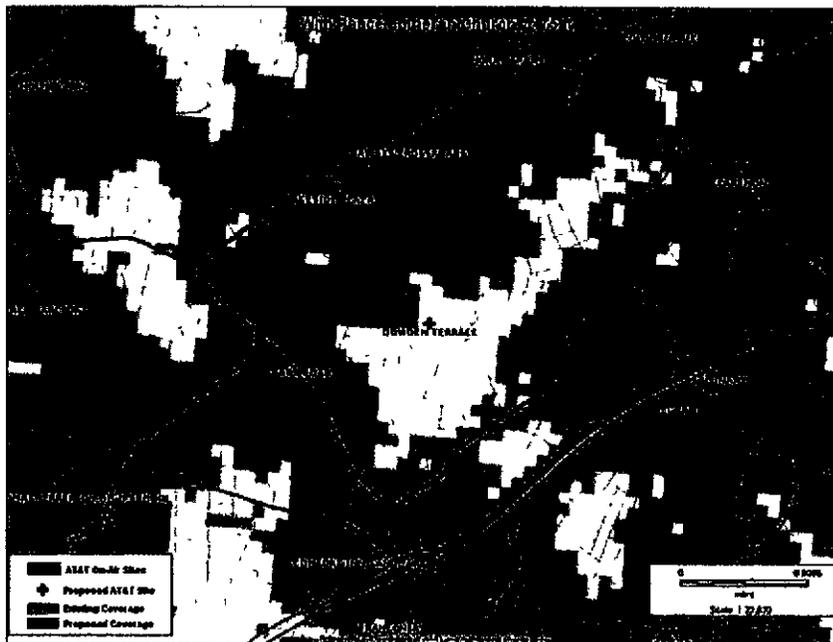


FIGURE 3

The coverage achieved from a facility at the Fountain Condominium building would not fill the targeted improvement area and would yield overlapping coverage and interference with existing on-air sites Comfort Inn-Landmark and Franconia. See FIGURE 4.

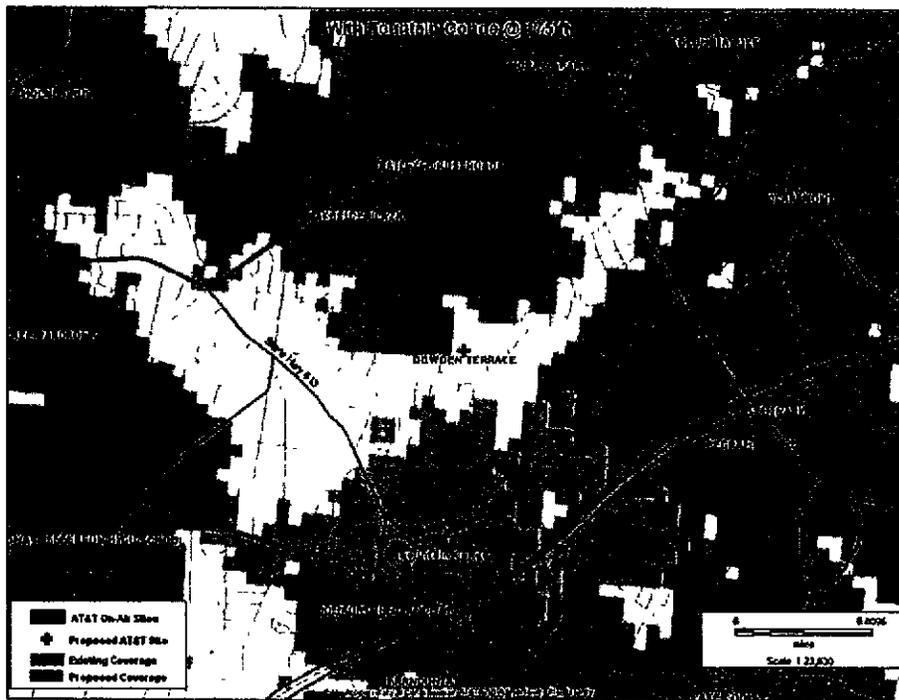


FIGURE 4

Of all three of these sites Parklawn provides the most central location within the search ring and therefore most effectively fills the coverage void. Moreover, the parcel affords the opportunity to screen and buffer the use, to integrate the structure with the site and minimize aesthetic impact while simultaneously meeting RF objectives.

Location, Character & Extent

Mr. Bell indicated at our meeting last Friday that it would be helpful if AT&T could provide additional photosims of the facility designed as monopole. Attached are the three (3) sets of photosims which show the proposed facility as a treepole, a monopole, and a monopole with a graduated paint scheme. AT&T will defer to staff on which option most effectively achieves the location, character and extent in substantial accord with the Fairfax County Comprehensive Plan and §15.2-2232 of the Virginia Code.

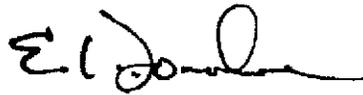
Urban Forestry Comments

AT&T agrees to the Tree Preservation development conditions delineated in Nicholas Drunasky's March 13, 2013 memorandum. AT&T will incorporate the Type 3 Transitional Screening and Barrier

Modification Request letter to Mr. Mike Knapp and dated March 8, 2013 into the SEA plan pursuant to Comment and Recommendation 1.

Please contact me with questions and confirmation that we are on the agenda for May 22, 2013.

Sincerely,

A handwritten signature in black ink, appearing to read "E. Donohue". The signature is fluid and cursive, with a large initial "E" and a long, sweeping underline.

Edward L. Donohue

Attachments: 3

Attachment 1: Photosims – Treepole

Balloon Test



at&t

DOWDEN TERRACE - PARKLAWN POOL

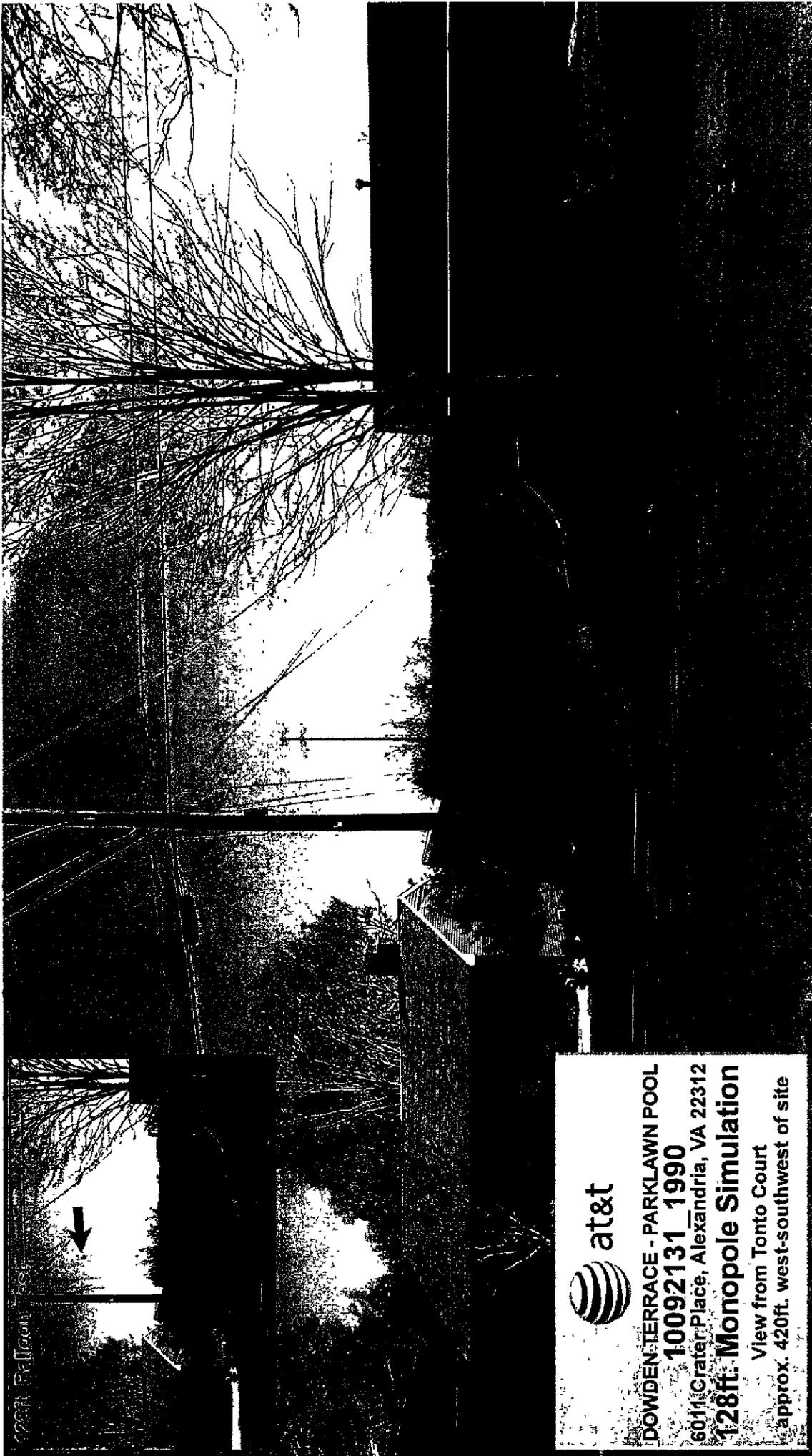
10092131_1990

6011 Crater Place, Alexandria, VA 22312

128ft. Monopole Simulation

View from Everglades Drive

approximately 450ft. northwest of site



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at&t

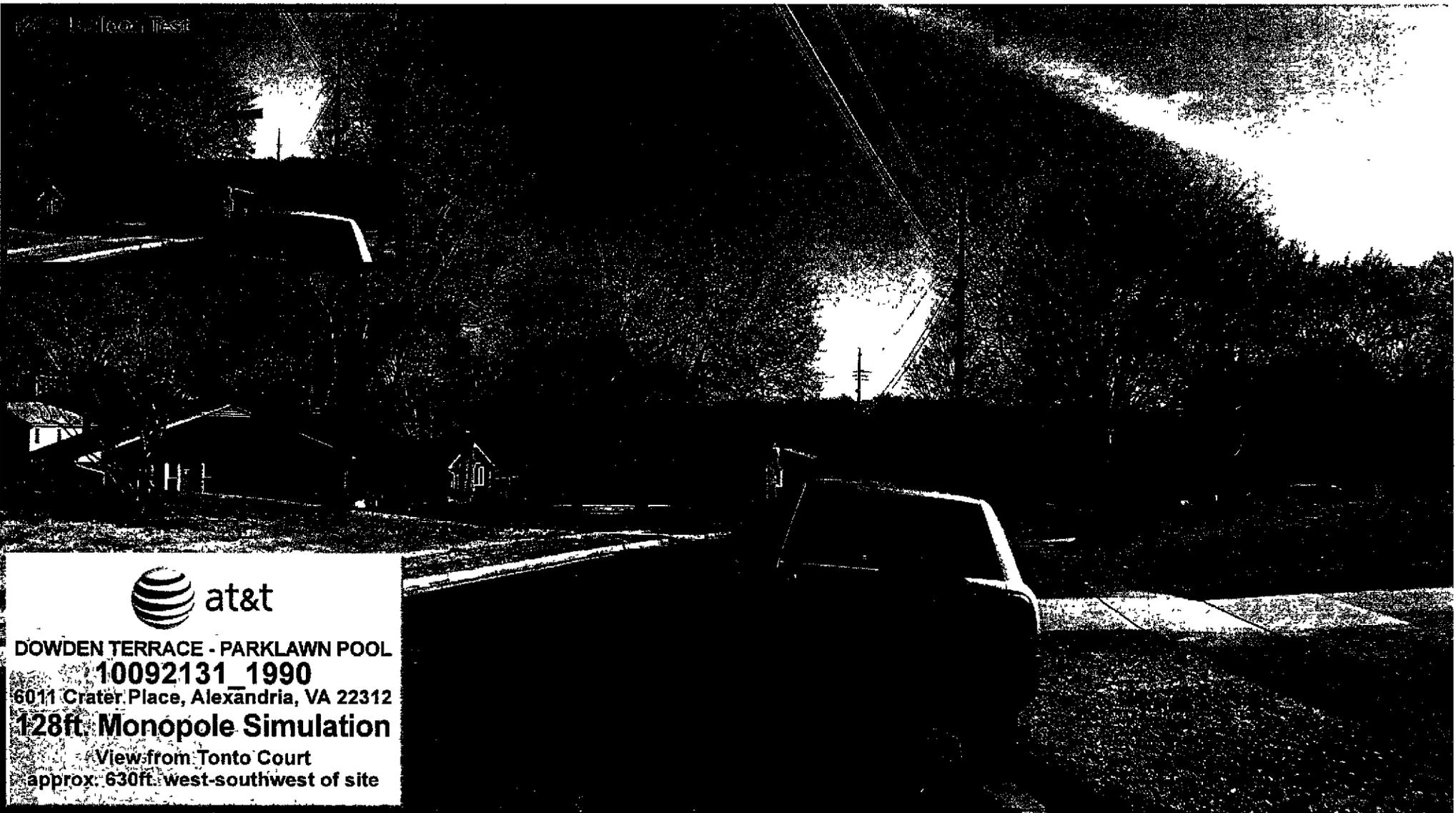
DOWDEN TERRACE - PARKLAWN POOL

10092131_1990

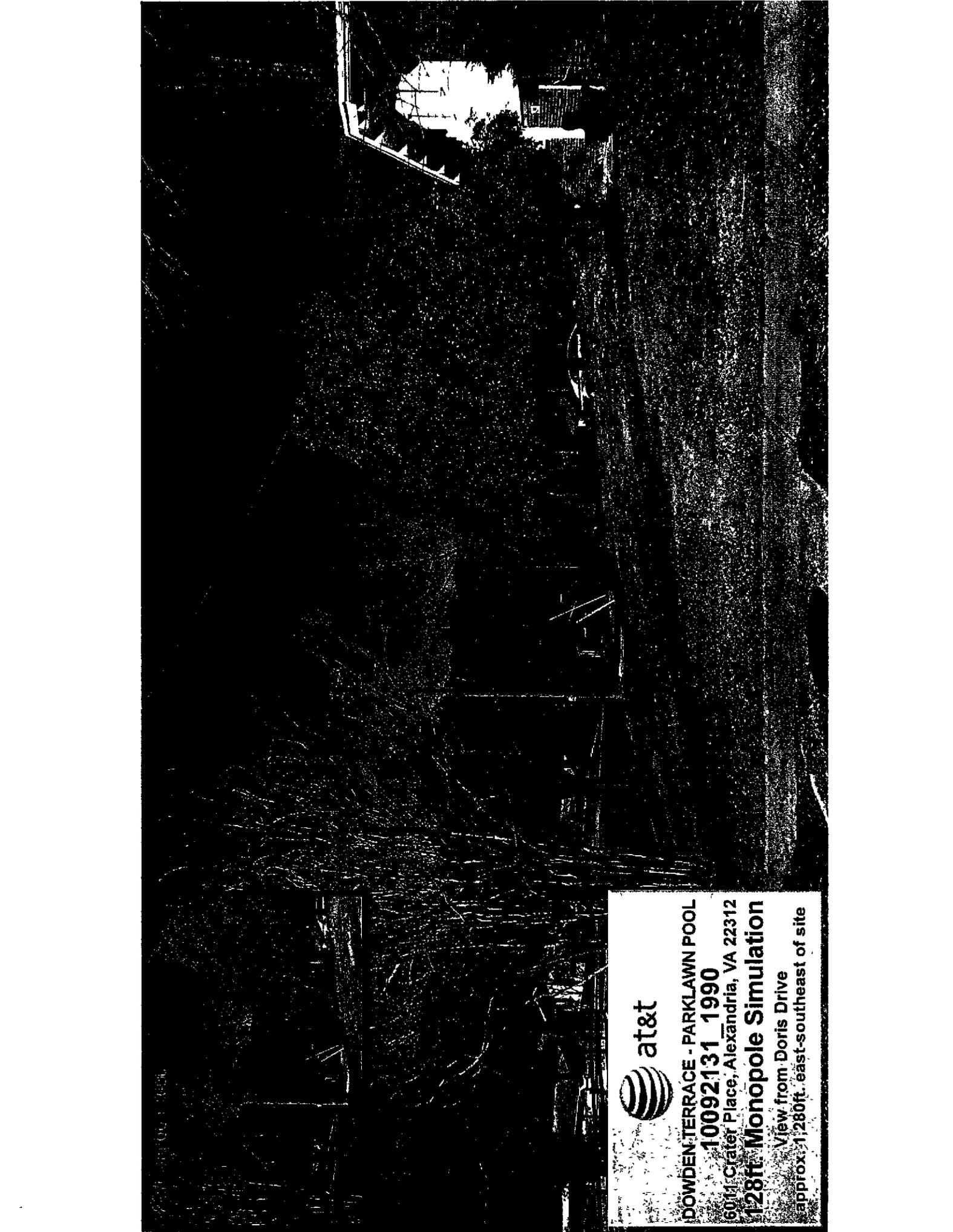
6011 Crater Place, Alexandria, VA 22312

128ft. Monopole Simulation

View from Tonto Court
approx. 420ft. west-southwest of site



DOWDEN TERRACE - PARKLAWN POOL
10092131_1990
6011 Crater Place, Alexandria, VA 22312
128ft. Monopole Simulation
View from Tonto Court
approx. 630ft. west-southwest of site



at&t

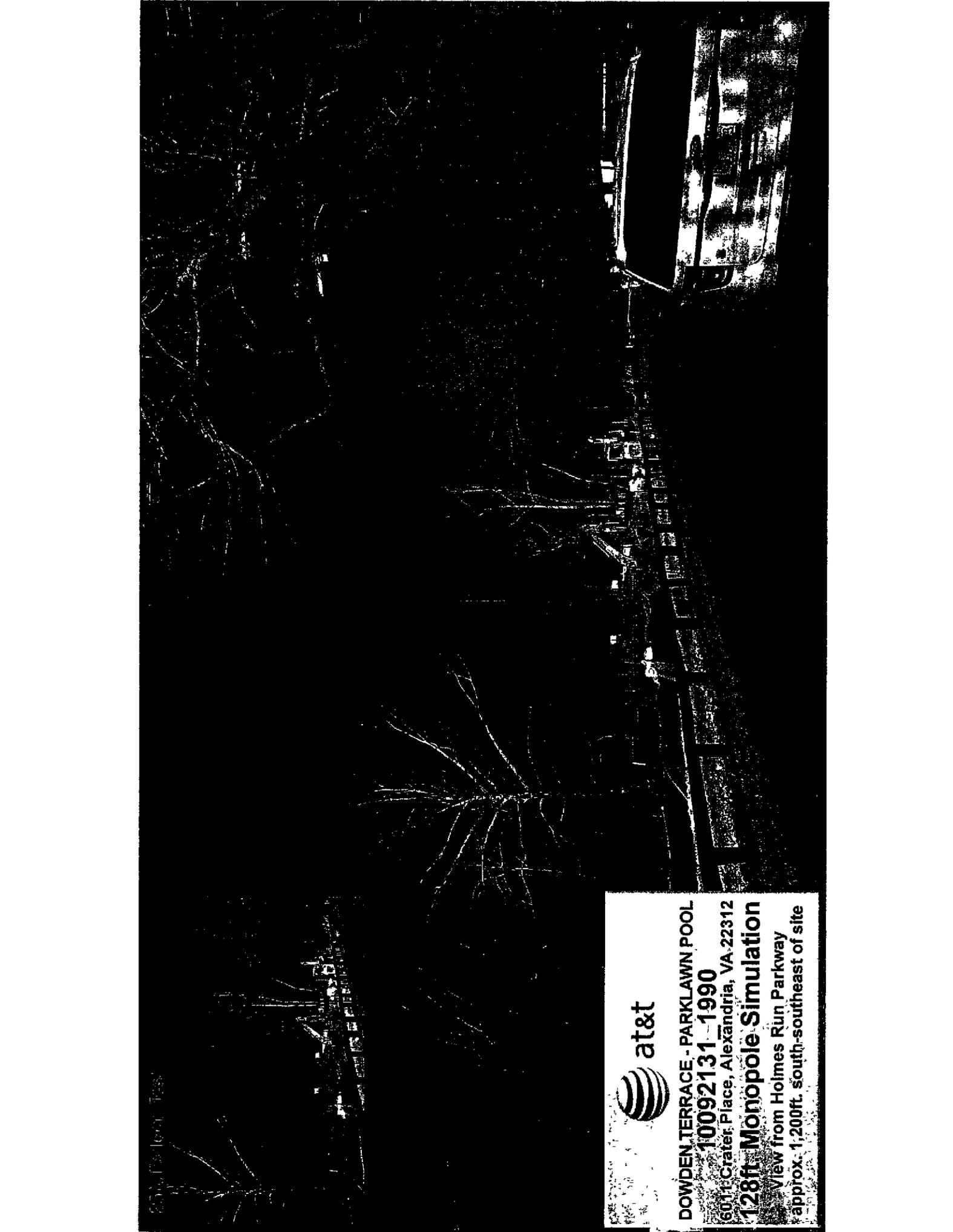
DOWDEN TERRACE - PARKLAWN POOL

10092131 1990

6011 Crater Place, Alexandria, VA 22312

128ft. Monopole Simulation

View from Doris Drive
approx. 1,280ft. east-southeast of site



at&t

DOWDEN TERRACE - PARKLAWN POOL

10092131 - 1990

6011 Crater Place, Alexandria, VA 22312

128ft Monopole Simulation

View from Holmes Run Parkway
approx. 1,200ft. south-southeast of site



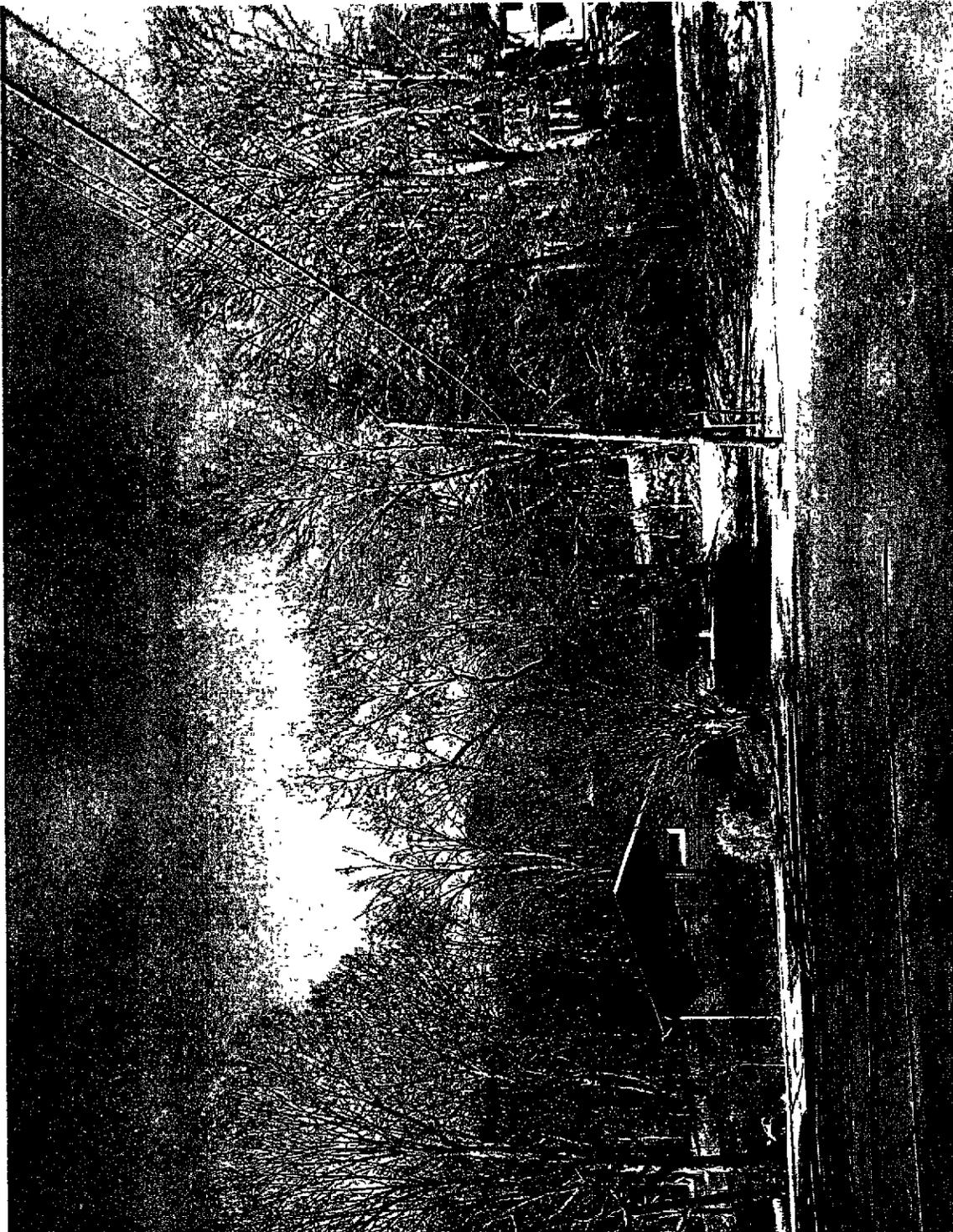
DOWDEN TERRACE - PARKLAWN POOL

10092131_1990

6011 Crater Place, Alexandria, VA 22312

128ft Monopole Simulation

View from Hawthorne Avenue
approximately 980ft. southeast of site



128ft. Balloon Test



DOWDEN TERRACE - PARKLAWN POOL
10092131 1990

6011 Crater Place, Alexandria, VA 22312

128ft. Monopole Simulation

View from Hatton Court
approx. 925ft. east-southeast of site



10000000 Test



at&t

DOWDEN TERRACE - PARKLAWN POOL

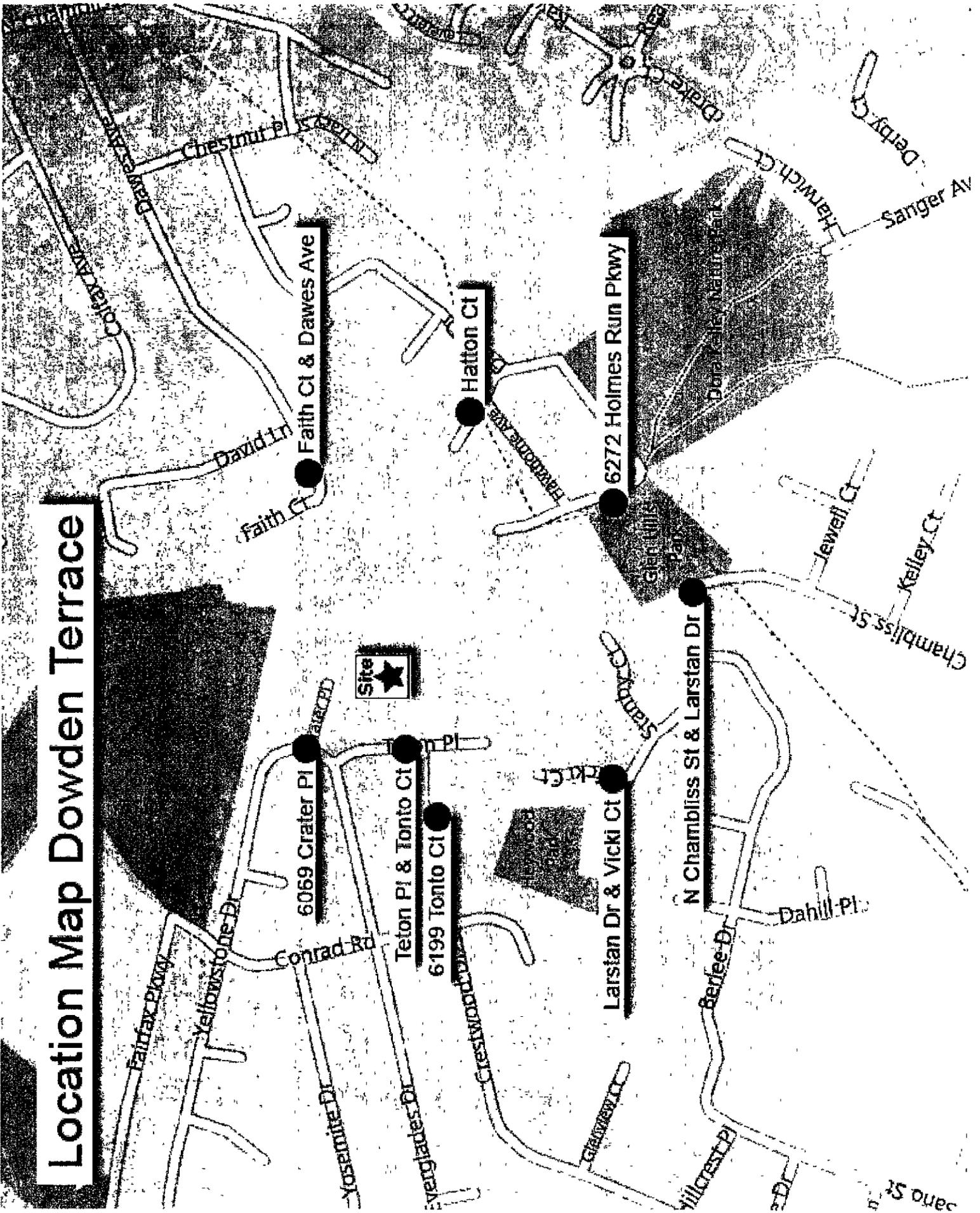
10092131_1990

6011 Crater Place, Alexandria, VA 22312

128ft Monopole Simulation

View from Dawes Avenue
approx. 950ft. east-northeast of site

Location Map Dowden Terrace



Faith Ct & Dawes Ave

Hatton Ct

6272 Holmes Run Pkwy

6069 Crater Pl

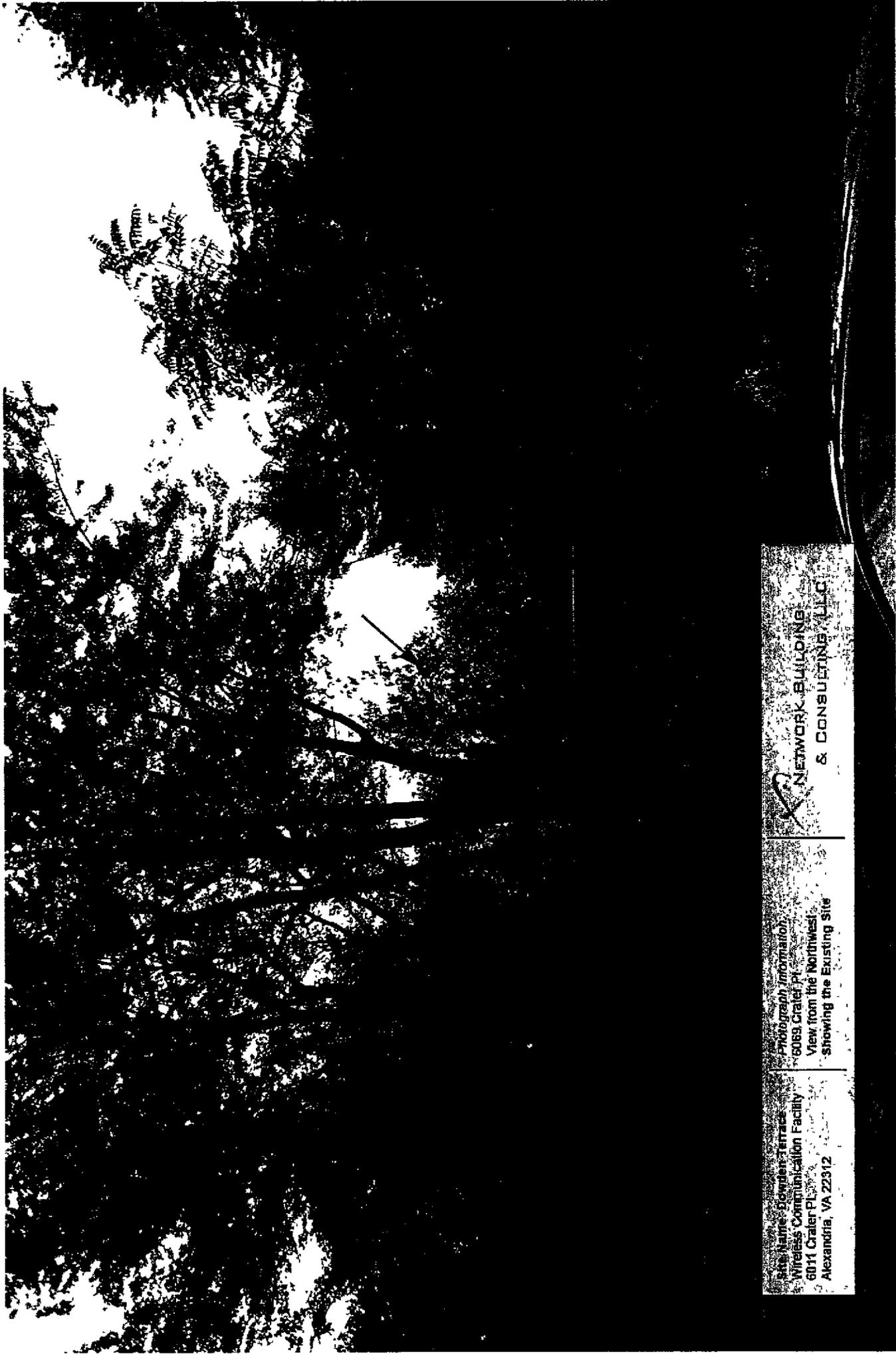
Teton Pl & Tonto Ct

6199 Tonto Ct

Larstan Dr & Vicki Ct

N Chambliss St & Larstan Dr

Site



Site Name: Bowden Terrace
Wireless Communication Facility
6011 Crater Pl
Alexandria, VA 22312

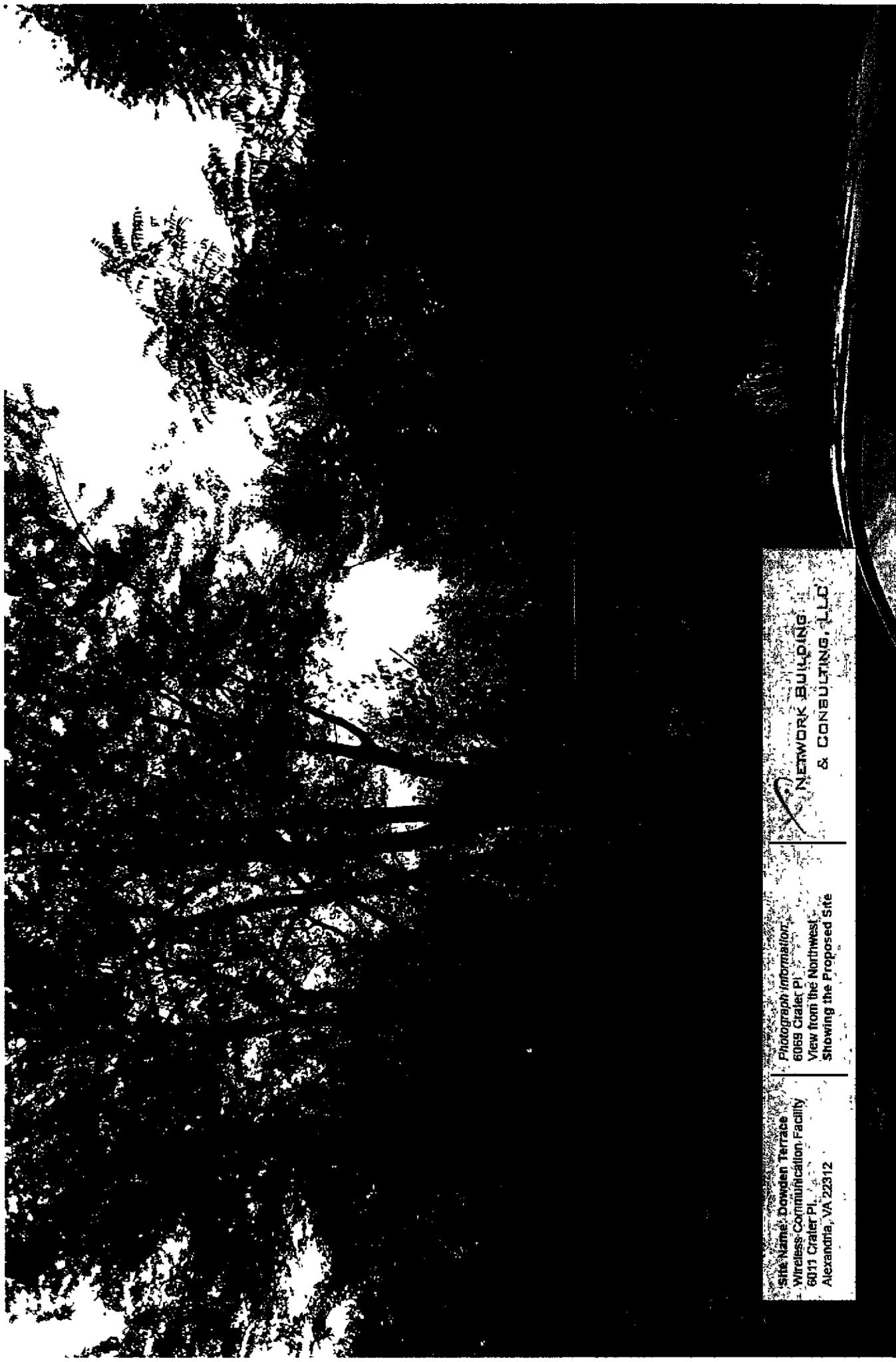
Photograph Information
6069 Crater Pl
View from the Northwest
Showing the Existing Site

 NETWORK BUILDING
& CONSULTING, LLC

Site Name: Dowden Terrace
Wireless Communication Facility
6011 Crater Pl.
Alexandria, VA 22312

Photograph Information:
6069 Crater Pl.
View from the Northwest
Showing the Proposed Site

NETWORK BUILDING
& CONSULTING, LLC



Site Name: Dowden Terrace
Wireless Communication Facility
6011 Crater Pl.
Alexandria, VA 22312

Photograph Information:
6199 Tonto Ct
View from the West
Showing the Existing Site

 **NETWORK BUILDING
& CONSULTING, LLC**



Site Name: Dowden Terrace
Wireless Communication Facility
6011 Crater Pl.
Alexandria, VA 22312

Photograph Information:
6199 Tonto Ct
View from the West
Showing the Proposed Site



**NETWORK BUILDING
& CONSULTING, LLC**

Site Name: Dowden Terrace
Wireless Communication Facility
6011 Crater Pl.
Alexandria, VA 22312

Photograph Information:
6272 Holmes Run Pkwy
View from the Southeast
Showing the Existing Site

 **NETWORK BUILDING
& CONSULTING, LLC**



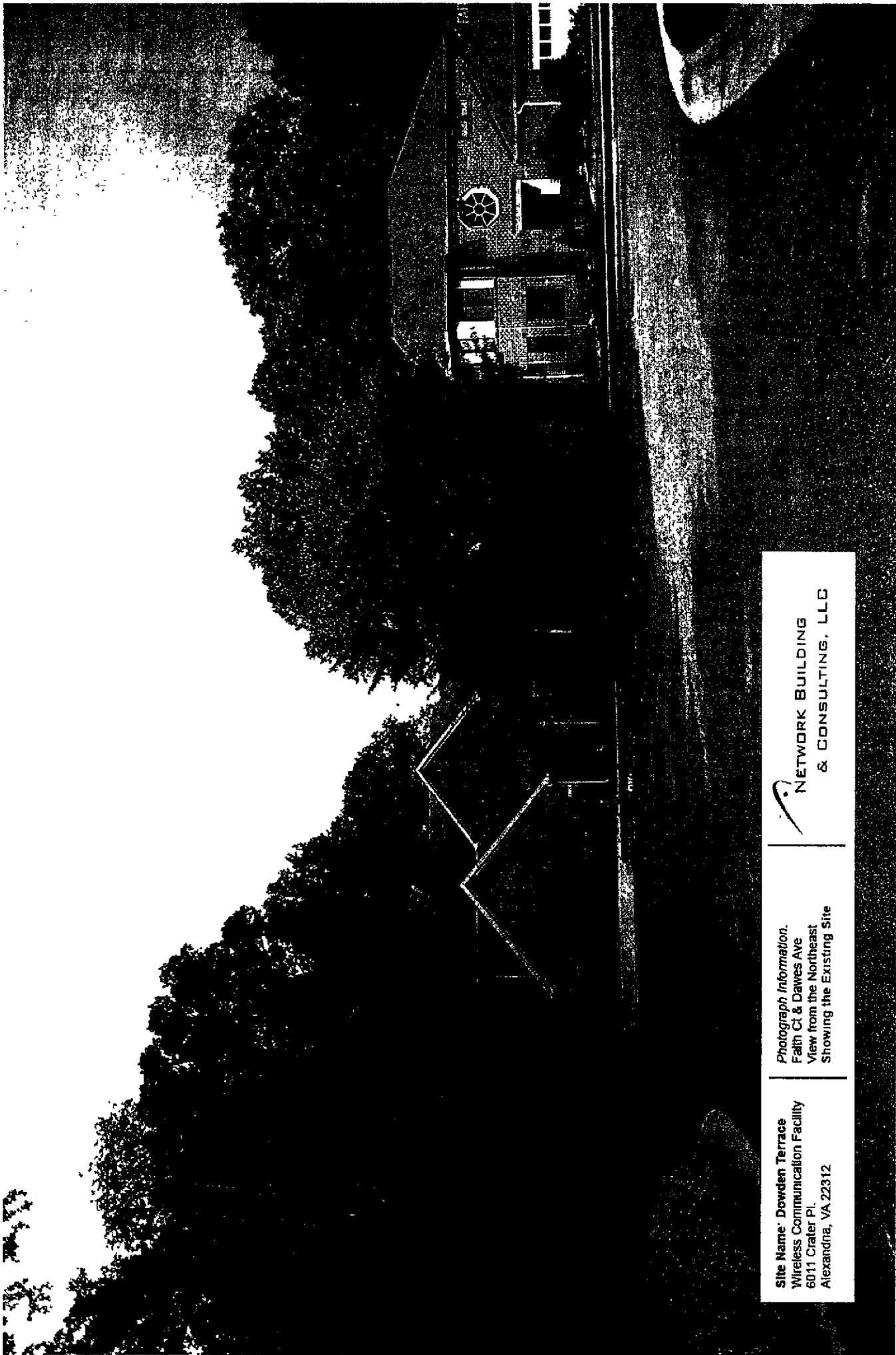
Site Name: Dowden Terrace
Wireless Communication Facility
6011 Crater Pl.
Alexandria, VA 22312

Photograph Information:
6272 Holmes Run Pkwy
View from the Southeast
Showing the Proposed Site



**NETWORK BUILDING
& CONSULTING, LLC**

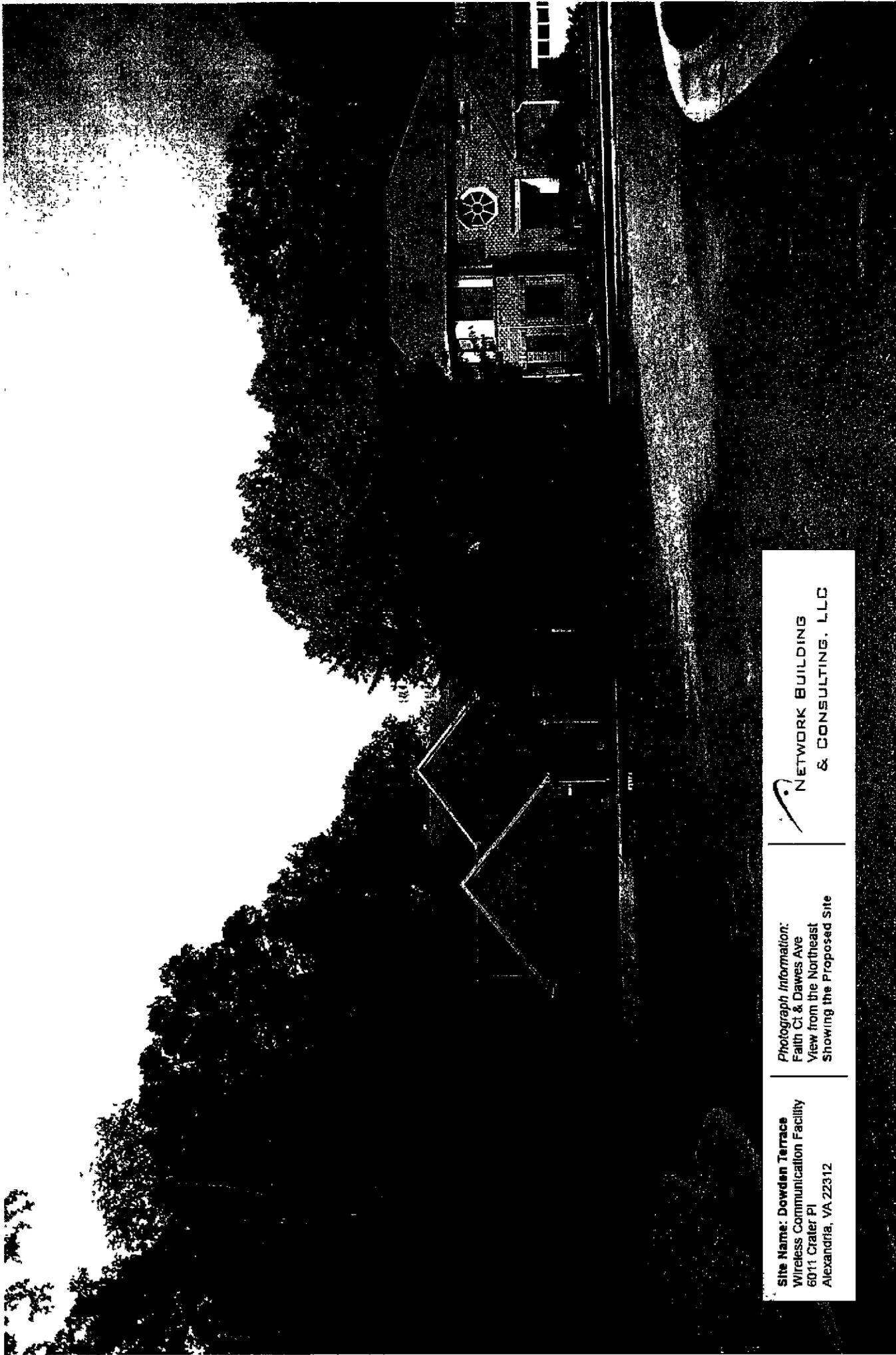




Site Name: Dowden Terrace
Wireless Communication Facility
6011 Crater Pl.
Alexandria, VA 22312

Photograph Information.
Falth Ct & Dawes Ave
View from the Northeast
Showing the Existing Site

 **NETWORK BUILDING
& CONSULTING, LLC**



Photograph Information:
Falth Ct & Dawes Ave
View from the Northeast
Showing the Proposed Site

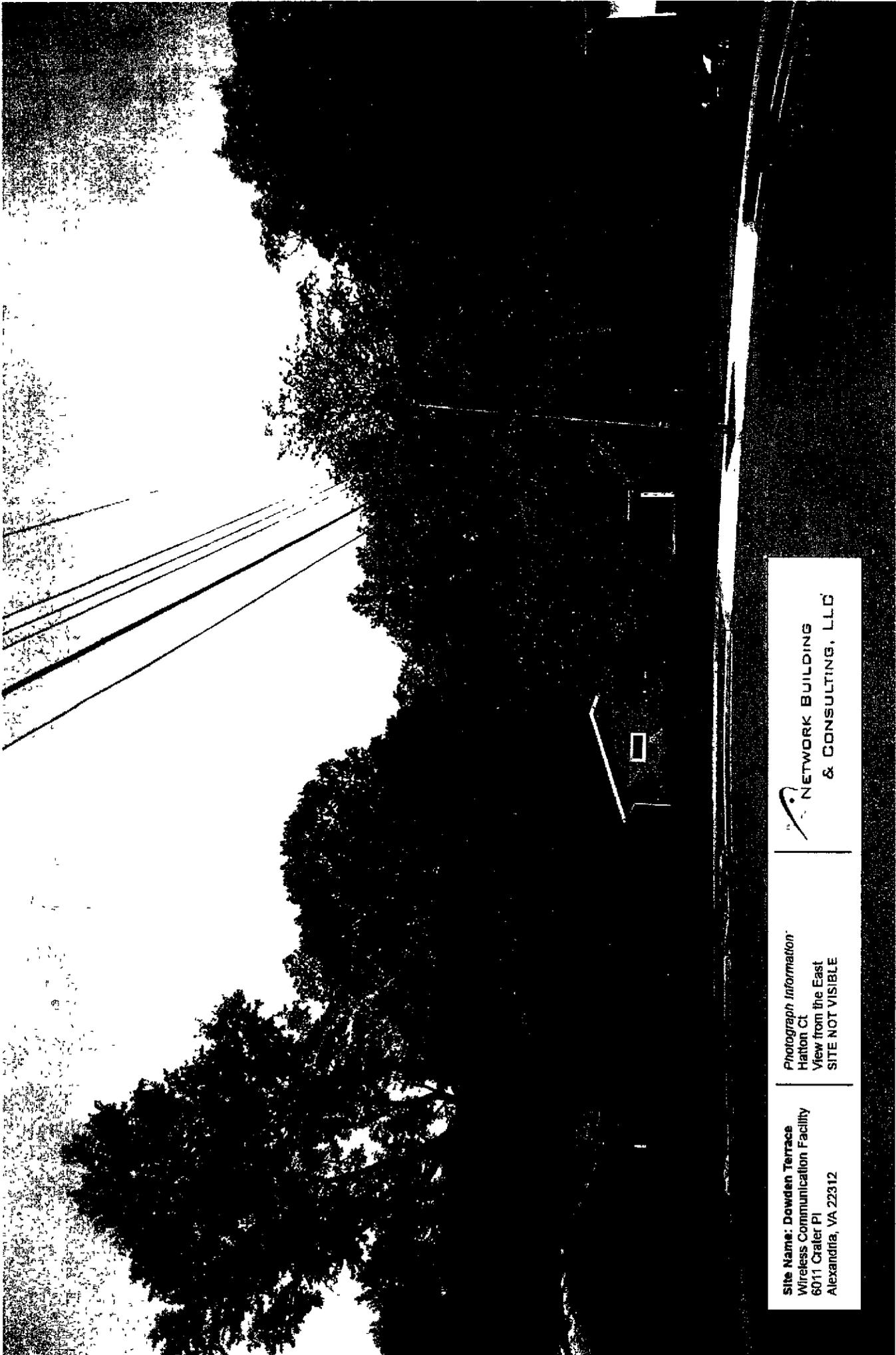
Site Name: Dowden Terrace
Wireless Communication Facility
6011 Crater Pl
Alexandria, VA 22312

 **NETWORK BUILDING
& CONSULTING, LLC**

**Site Name: Dowden Terrace
Wireless Communication Facility
6011 Crater Pl
Alexandria, VA 22312**

**Photograph Information:
Hattott Ct
View from the East
SITE NOT VISIBLE**

 **NETWORK BUILDING
& CONSULTING, LLC**

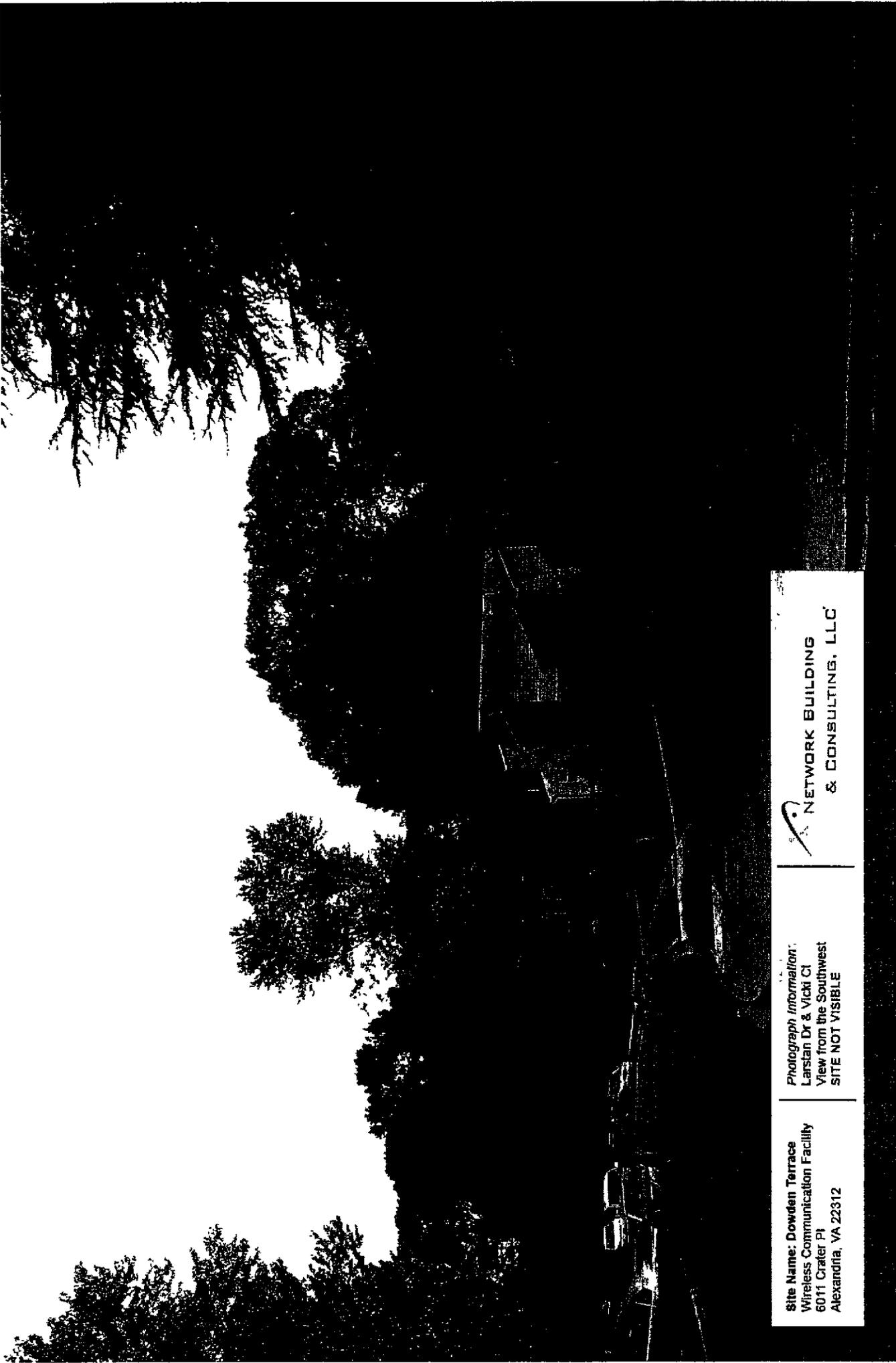


Site Name: Dowden Terrace
Wireless Communication Facility
6011 Crater Pl
Alexandria, VA 22312

Photograph Information:
Larstan Dr & Vicki Ct
View from the Southwest
SITE NOT VISIBLE



NETWORK BUILDING
& CONSULTING, LLC



OLEN HILLS PARK

A COUNTY PARK AUTHORITY

PARK CLOSED
AT DAWN

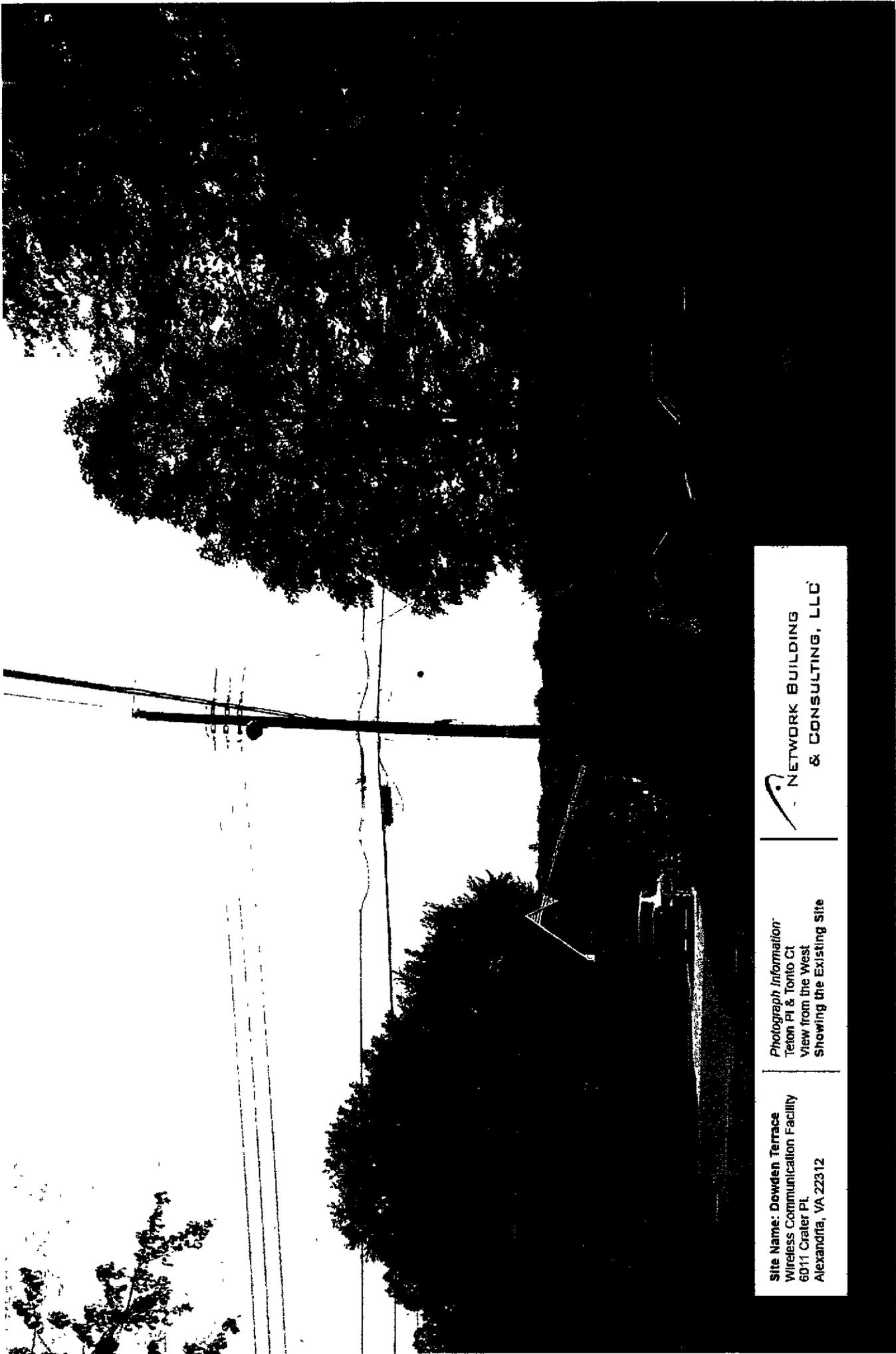
NO
ALCOHOLIC
BEVERAGES

Site Name: Doyden Terrace
Wireless Communication Facility
6011 Crater Pl.
Alexandria, VA 22312

Photograph Information:
N Chambliss St & Larstan Dr
View from the South
SITE NOT VISIBLE



NETWORK BUILDING
& CONSULTING, LLC

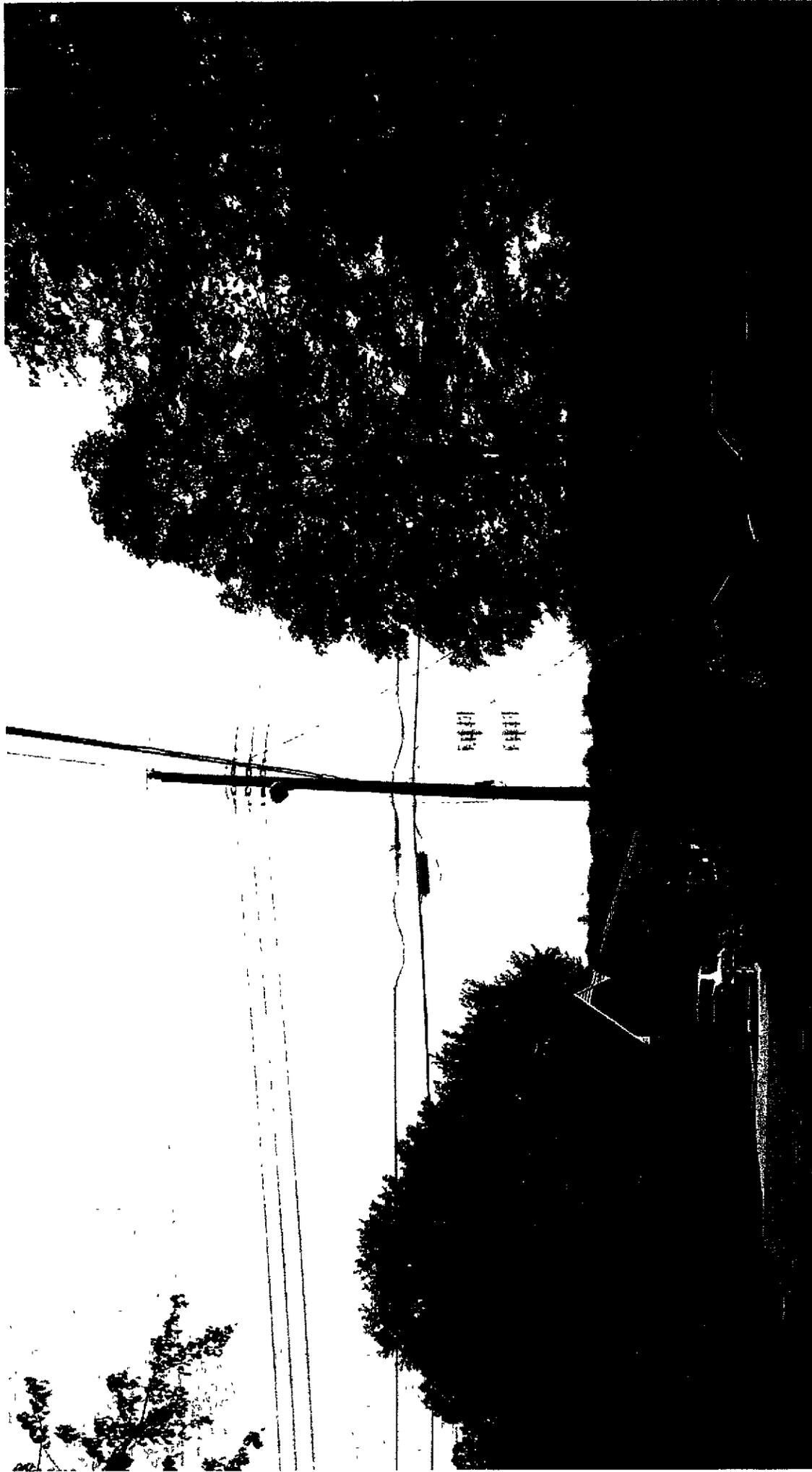


Site Name: Dowden Terrace
Wireless Communication Facility
6011 Crater Pl
Alexandria, VA 22312

Photograph Information:
Teton PI & Toronto CT
View from the West
Showing the Existing Site



NETWORK BUILDING
& CONSULTING, LLC



Site Name: Dowden Terrace
Wireless Communication Facility
6011 Crater Pl.
Alexandria, VA 22312

Photograph Information:
Teton PI & Torito Ct
View from the West
Showing the Proposed Site



**NETWORK BUILDING
& CONSULTING, LLC**

10092131_1990



DOWDEN TERRACE - PARKLAWN POOL

10092131_1990

6011 Crater Place, Alexandria, VA 22312

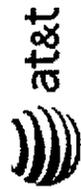
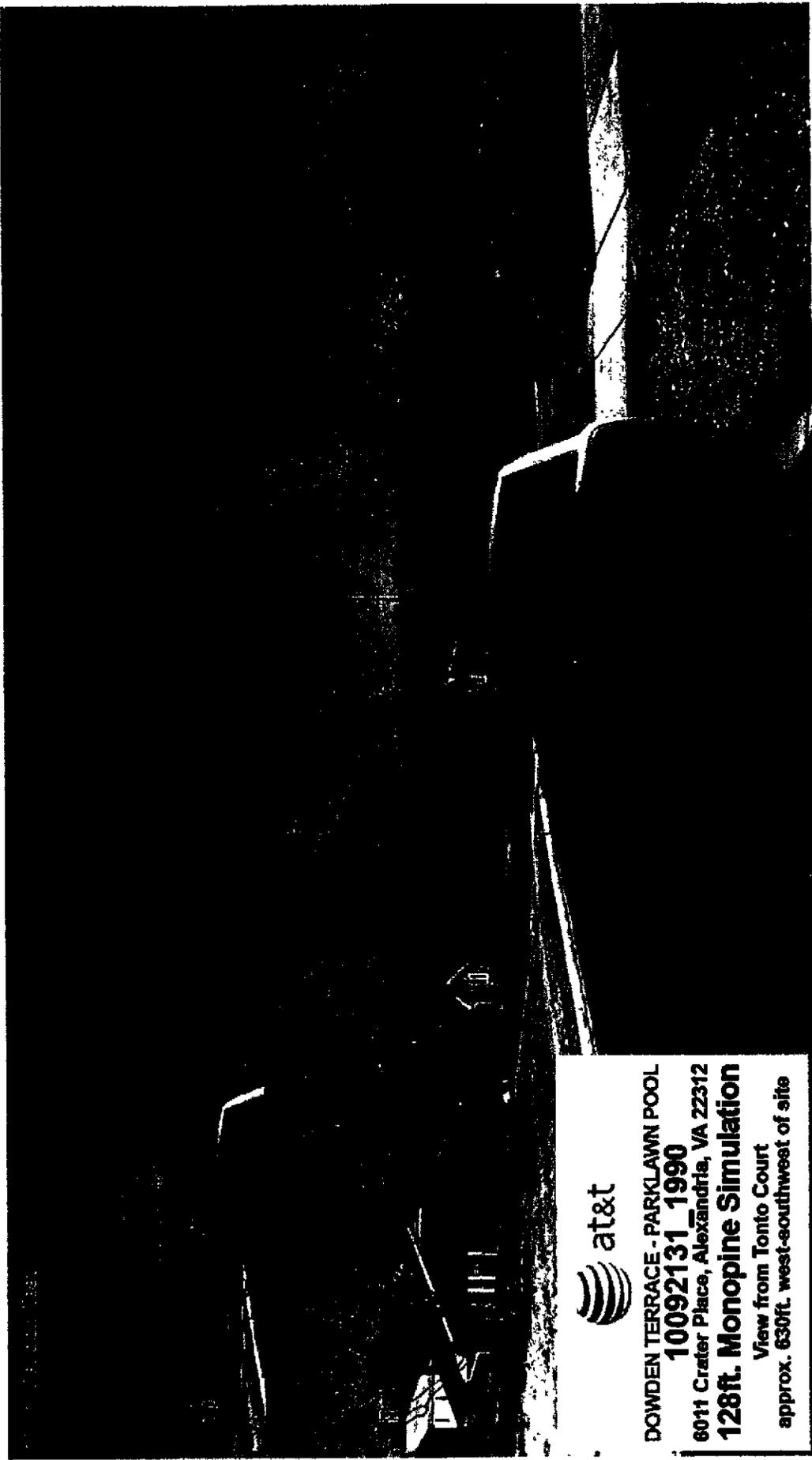
128ft. Monopine Simulation

View from Everglades Drive
approximately 450ft. northwest of site

120ft. Monopine Tower



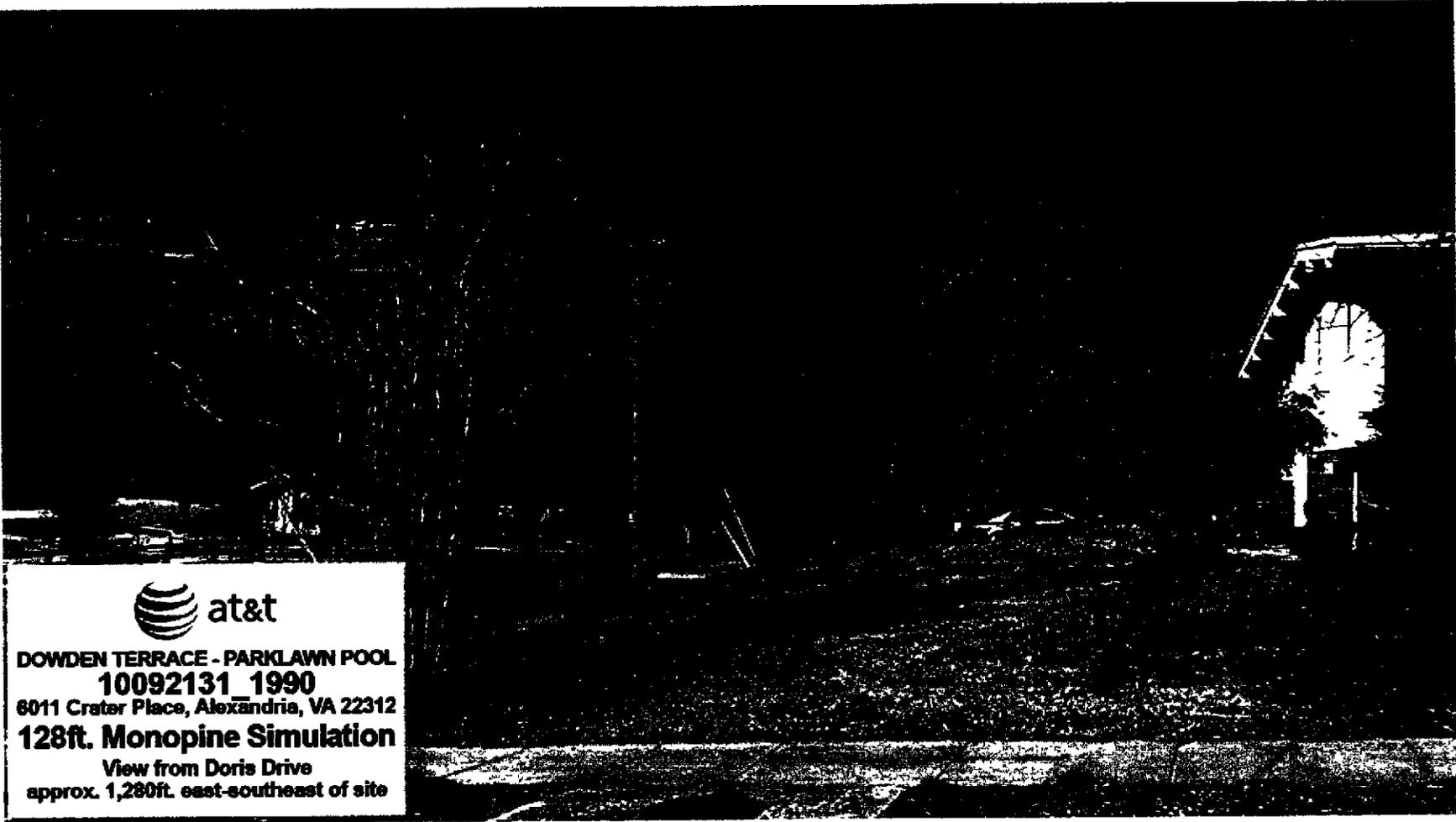
DOWDEN TERRACE - PARKLAWN POOL
10092131_1990
6011 Crater Place, Alexandria, VA 22312
128ft. Monopine Simulation
View from Tower 57/Telex Pl
approx. 420ft. west-southwest of site

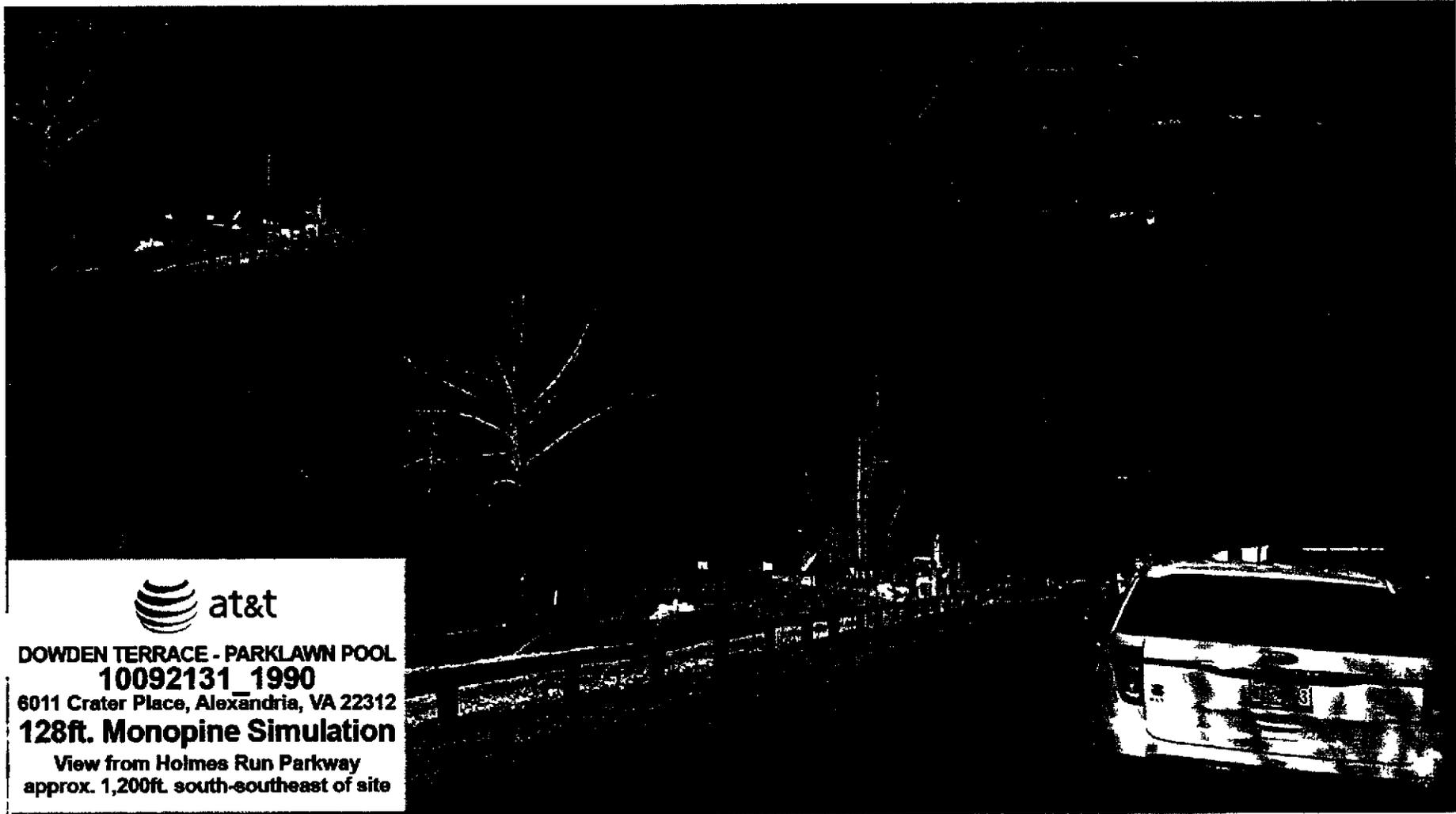


DOWDEN TERRACE - PARKLAWN POOL
10092131_1990
6011 Crater Place, Alexandria, VA 22312
128ft. Monopine Simulation
View from Tonto Court
approx. 630ft. west-southwest of site

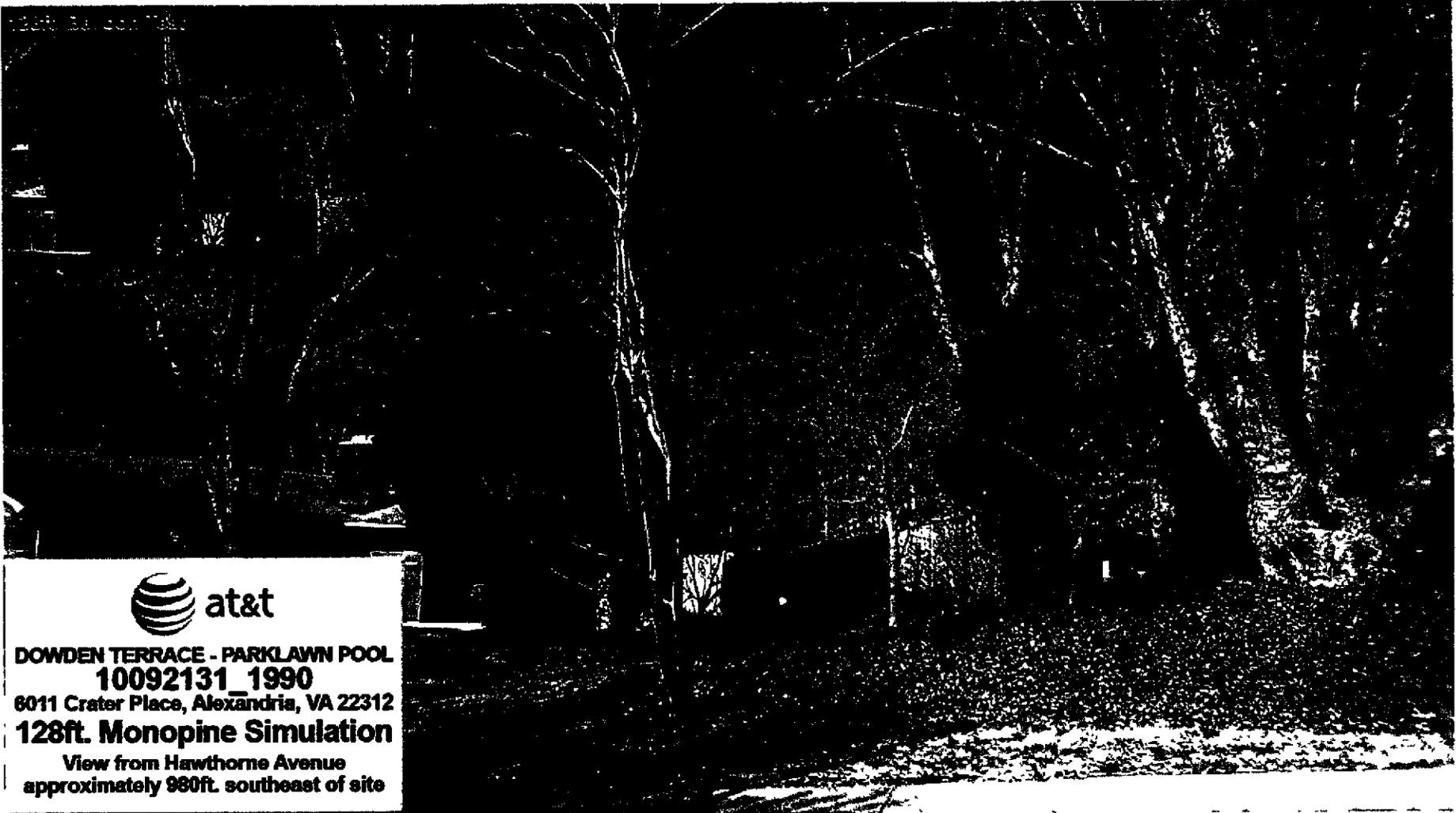


DOWDEN TERRACE - PARKLAWN POOL
10092131_1990
8011 Crater Place, Alexandria, VA 22312
128ft. Monopine Simulation
View from Doris Drive
approx. 1,280ft. east-southeast of site

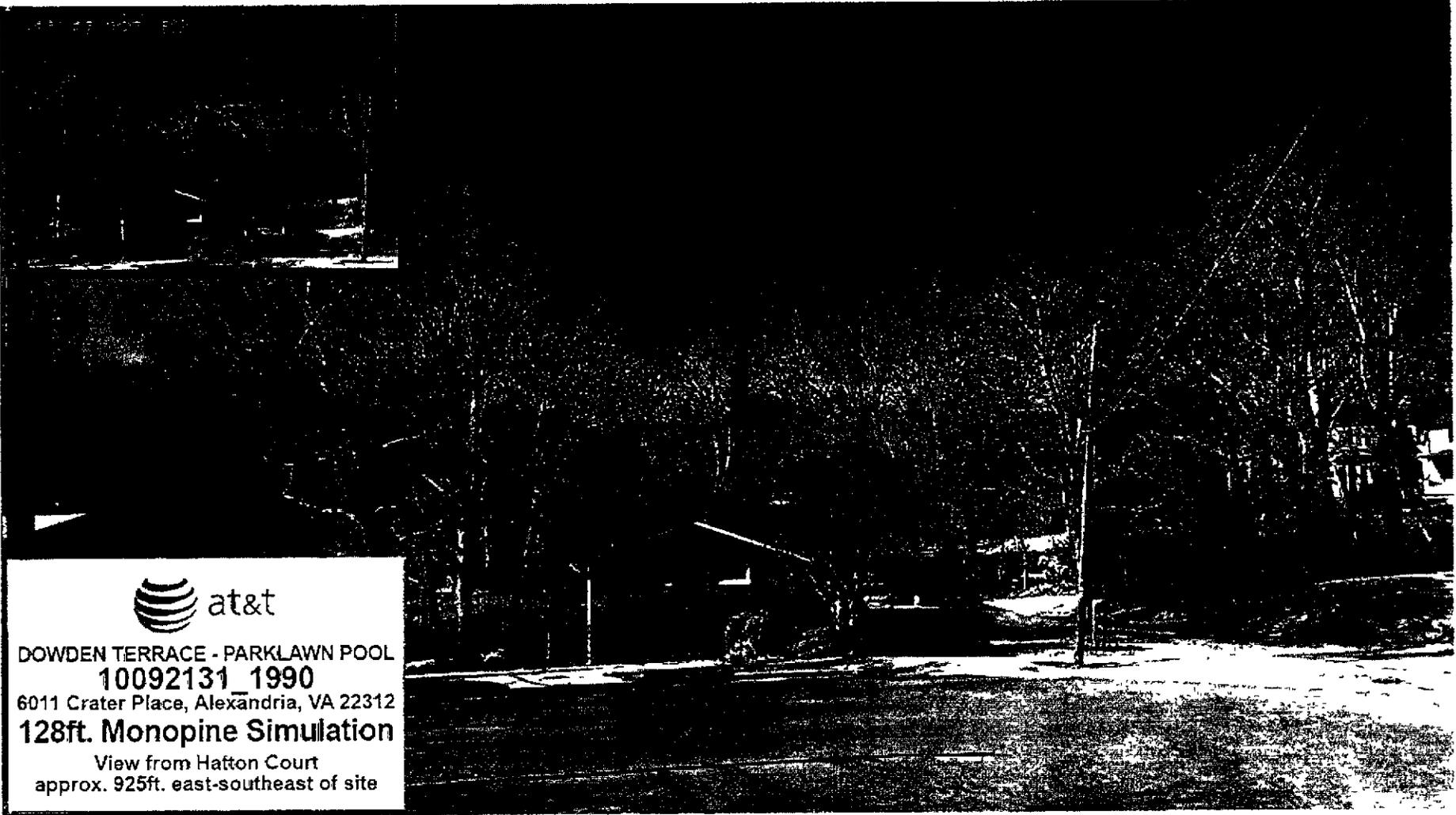




DOWDEN TERRACE - PARKLAWN POOL
10092131_1990
6011 Crater Place, Alexandria, VA 22312
128ft. Monopine Simulation
View from Holmes Run Parkway
approx. 1,200ft. south-southeast of site



DOWDEN TERRACE - PARKLAWN POOL
10092131_1990
6011 Crater Place, Alexandria, VA 22312
128ft. Monopine Simulation
View from Hawthorne Avenue
approximately 980ft. southeast of site



DOWDEN TERRACE - PARKLAWN POOL

10092131_1990

6011 Crater Place, Alexandria, VA 22312

128ft. Monopine Simulation

View from Hatton Court
approx. 925ft. east-southeast of site

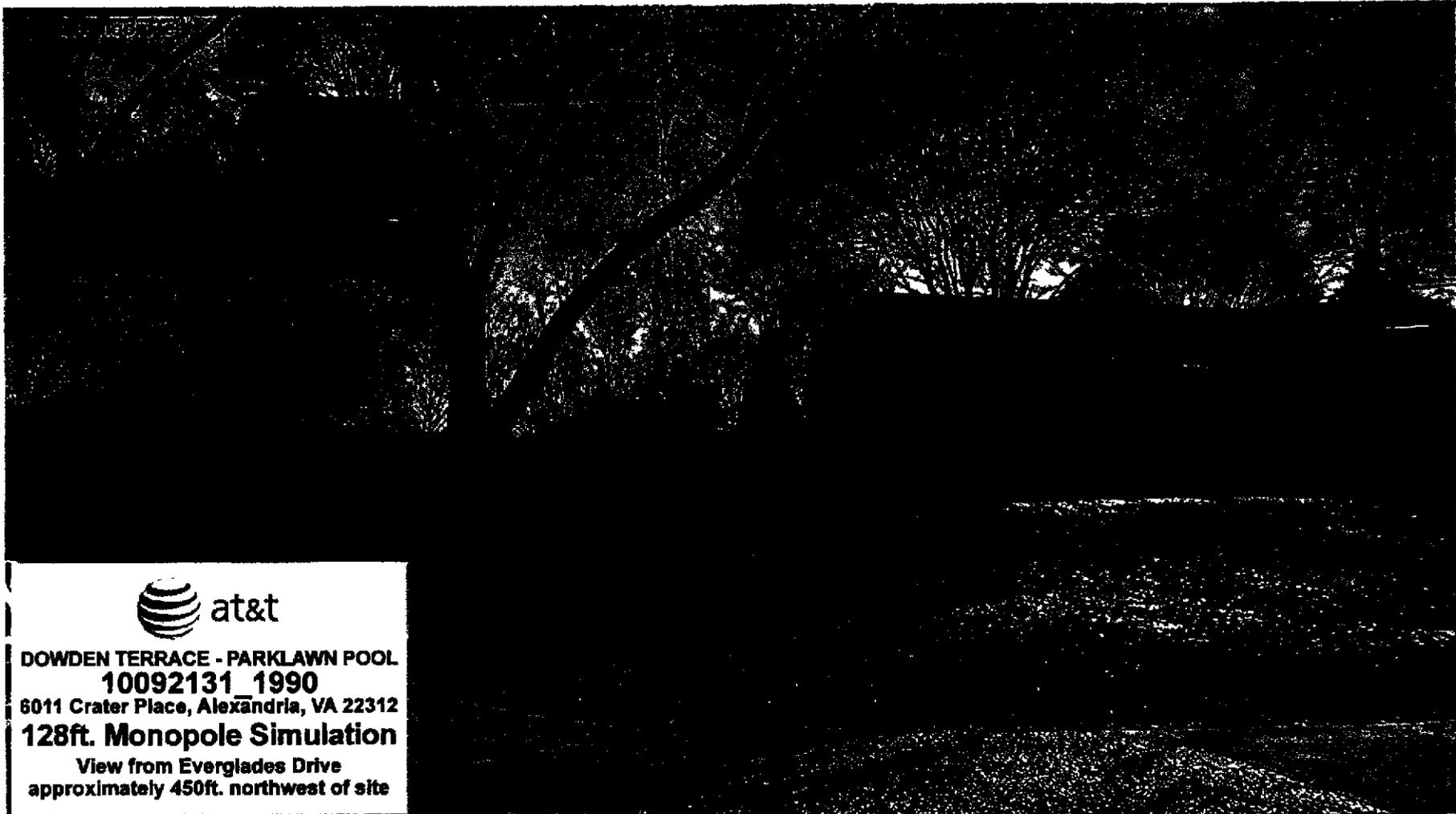
20th Edition, 1990



DOWDEN TERRACE - PARKLAWN POOL
10092131 1990
6011 Crater Place, Alexandria, VA 22312
128ft. Monopine Simulation
View from Dawes Avenue
approx. 950ft. east-northeast of site



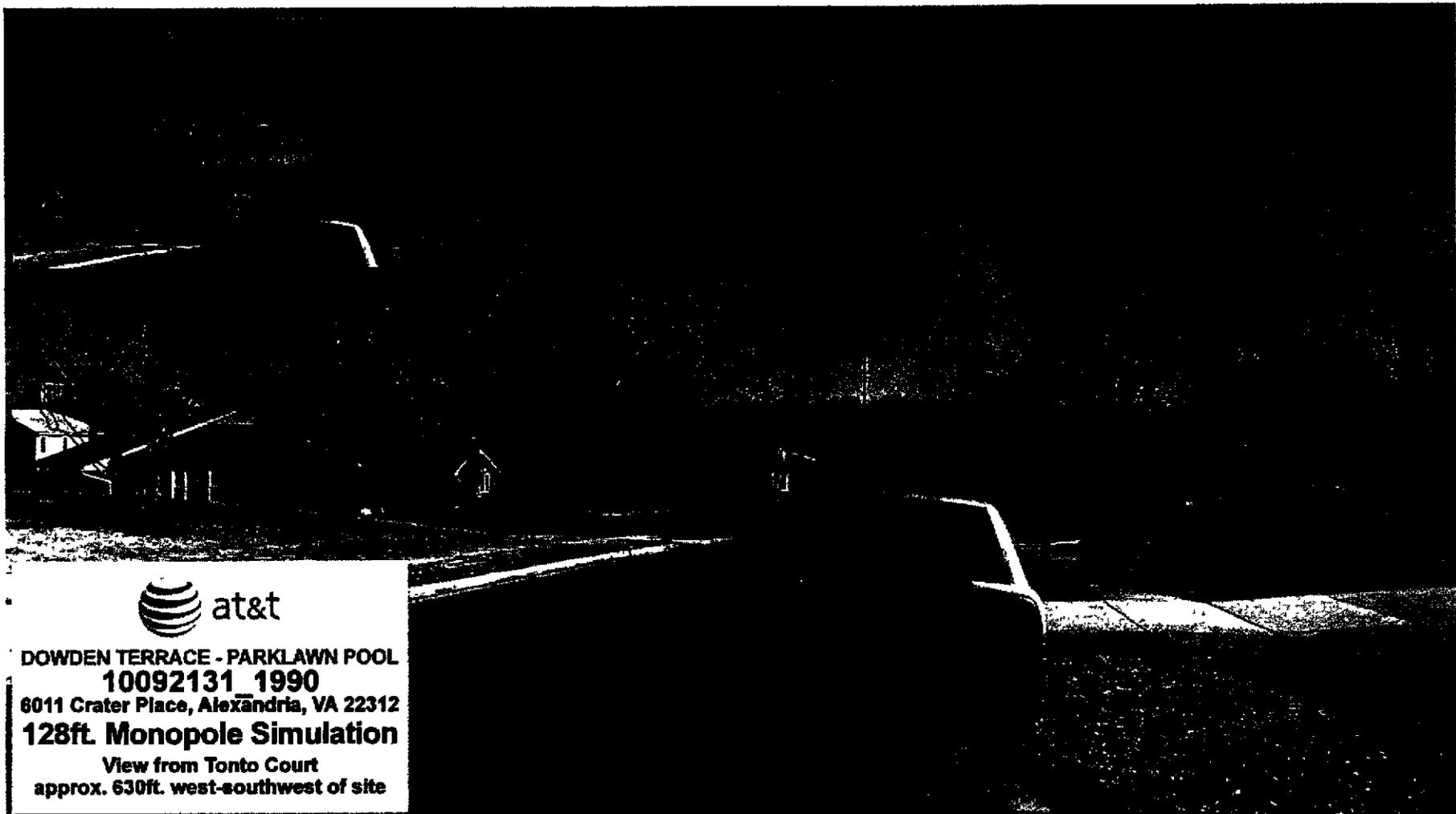
Attachment 2: Photosims – Monopole



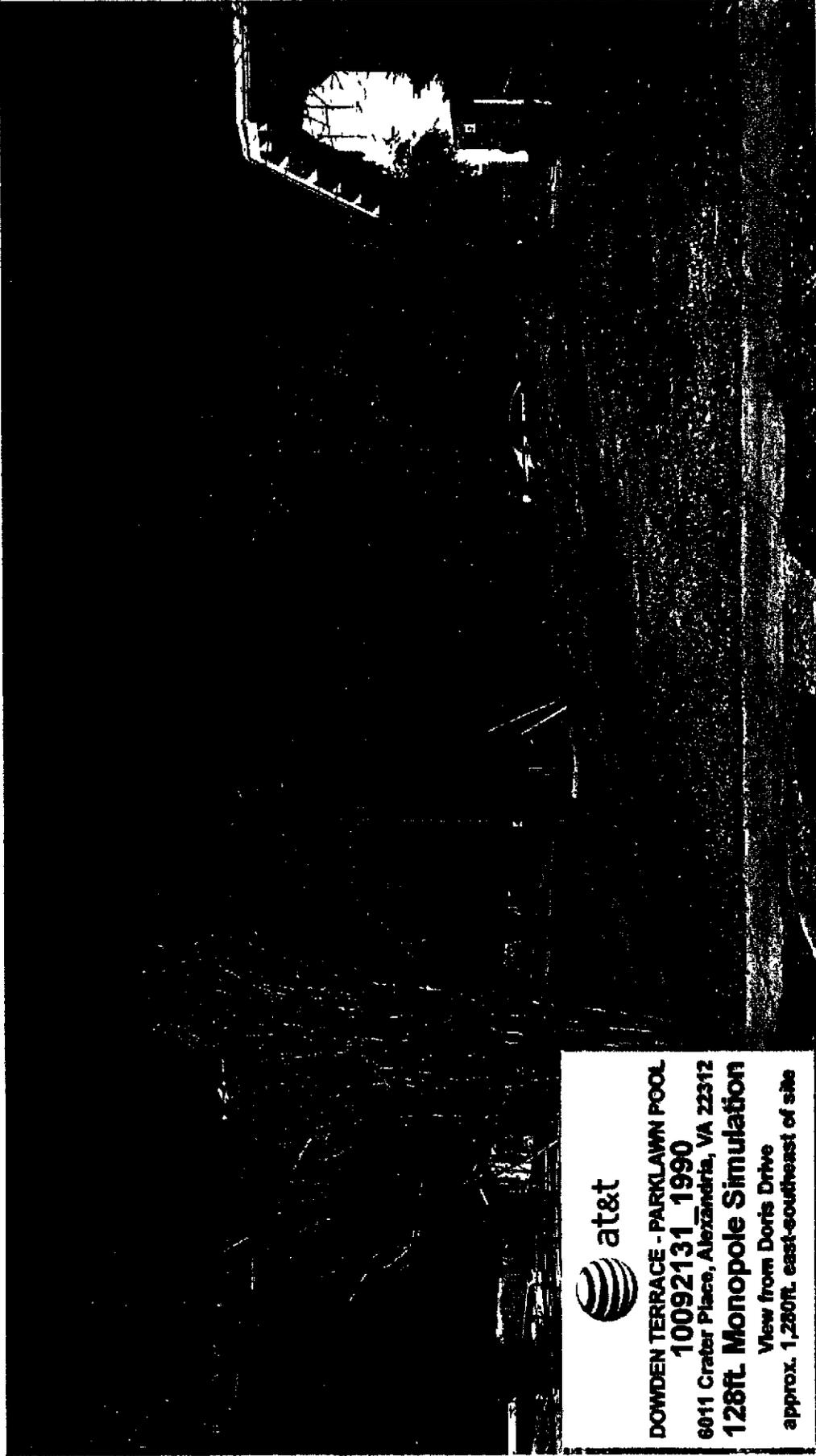
DOWDEN TERRACE - PARKLAWN POOL
10092131 1990
6011 Crater Place, Alexandria, VA 22312
128ft. Monopole Simulation
View from Everglades Drive
approximately 450ft. northwest of site



DOWDEN TERRACE - PARKLAWN POOL
10092131_1990
6011 Crater Place, Alexandria, VA 22312
128ft. Monopole Simulation
View from Tonto Court
approx. 420ft. west-southwest of site



DOWDEN TERRACE - PARKLAWN POOL
10092131_1990
6011 Crater Place, Alexandria, VA 22312
128ft. Monopole Simulation
View from Tonto Court
approx. 630ft. west-southwest of site



DOWDEN TERRACE - PARKLAWN POOL

10092131 1990

6011 Crater Place, Alexandria, VA 22312

128ft. Monopole Simulation

View from Doris Drive

approx. 1,280ft. east-southeast of site



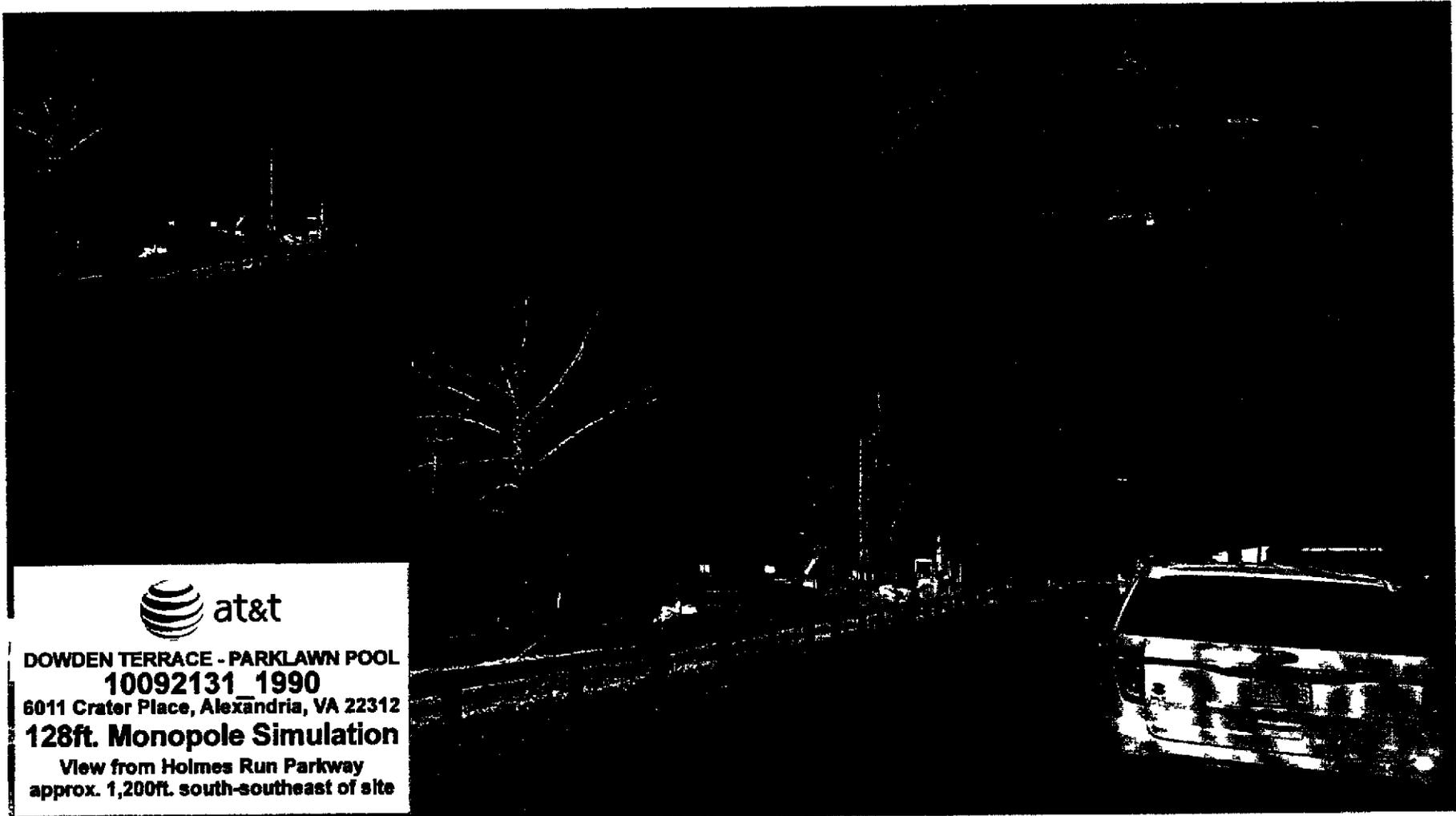
DOWDEN TERRACE - PARKLAWN POOL

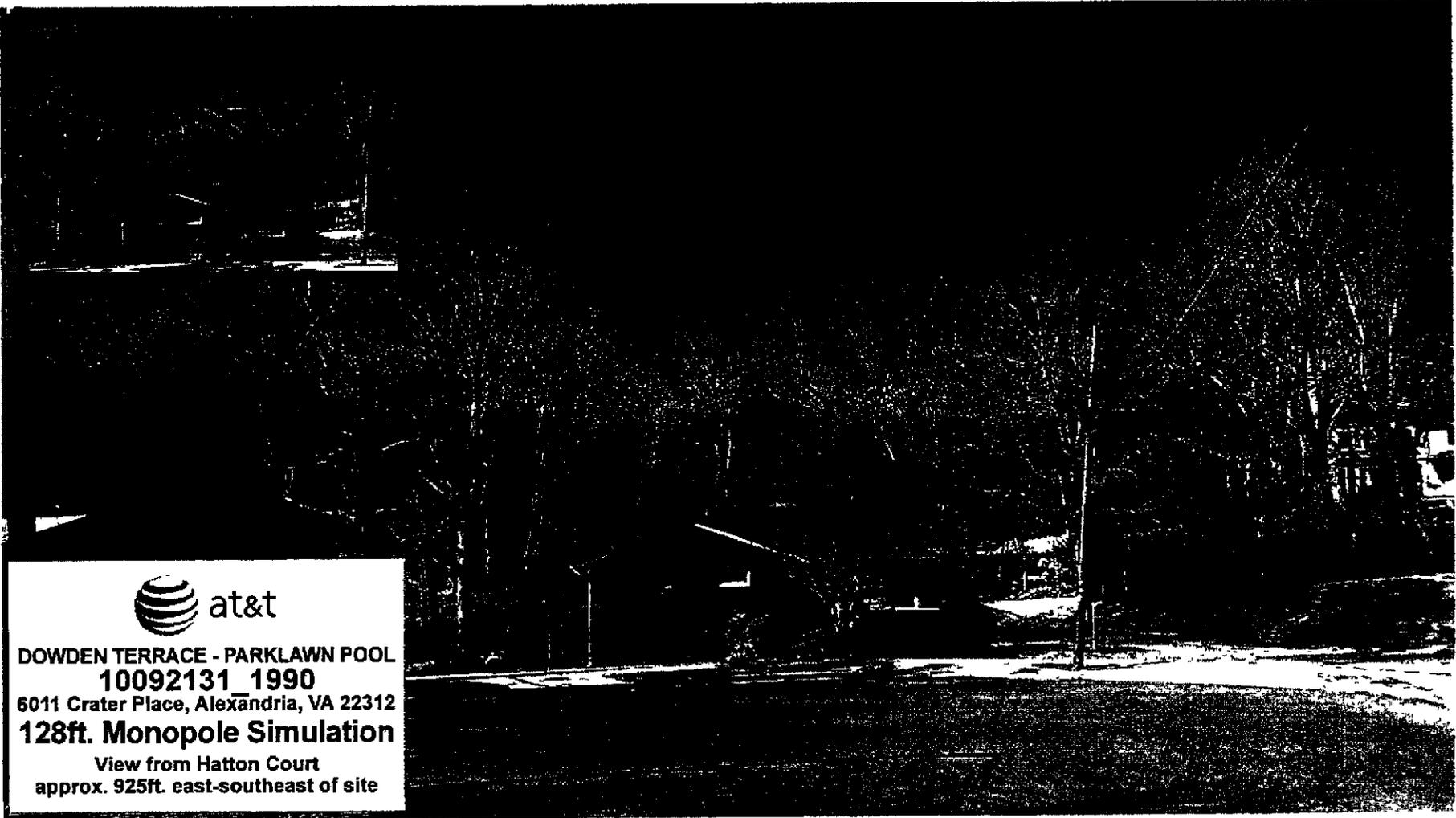
10092131 1990

6011 Crater Place, Alexandria, VA 22312

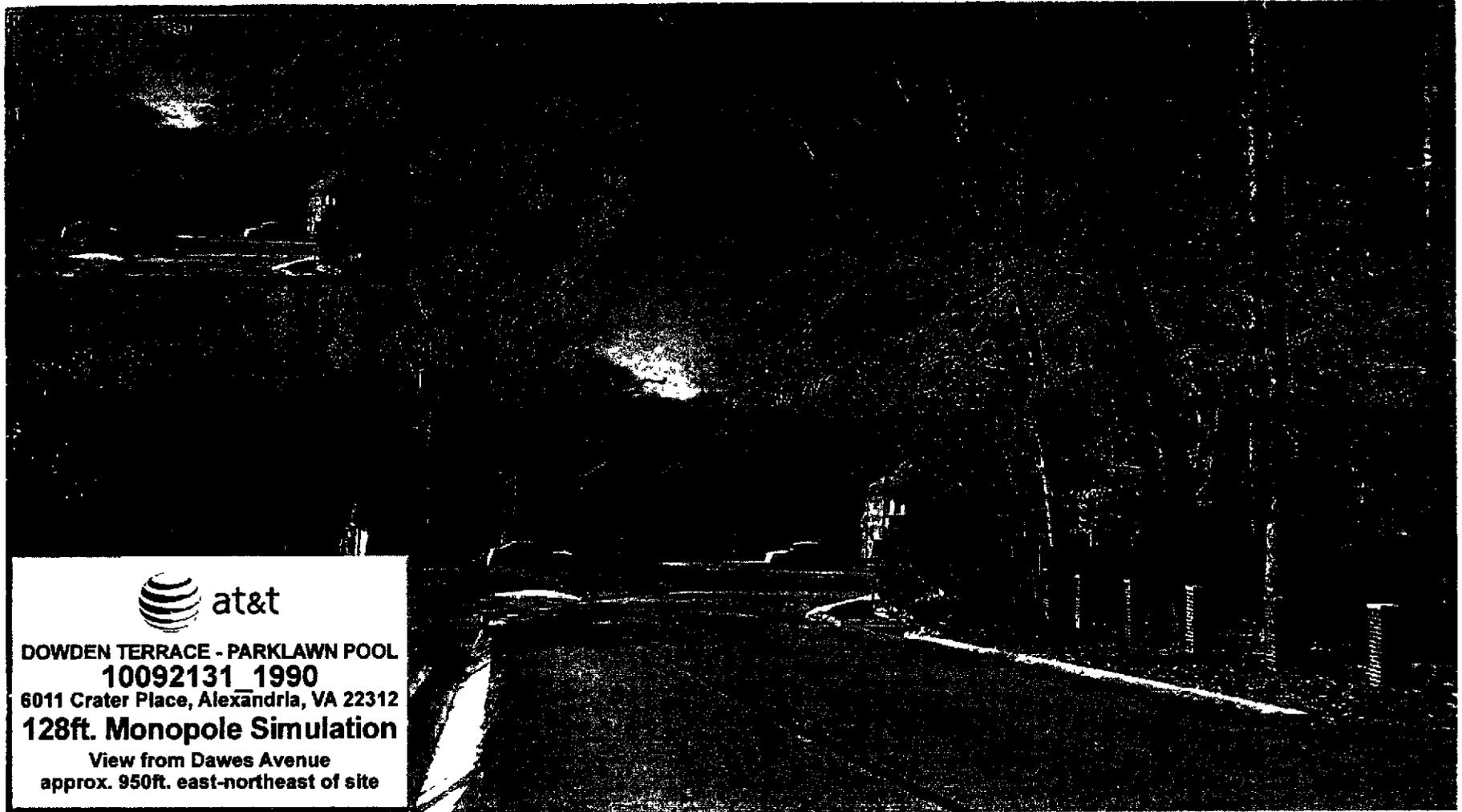
128ft. Monopole Simulation

**View from Holmes Run Parkway
approx. 1,200ft. south-southeast of site**

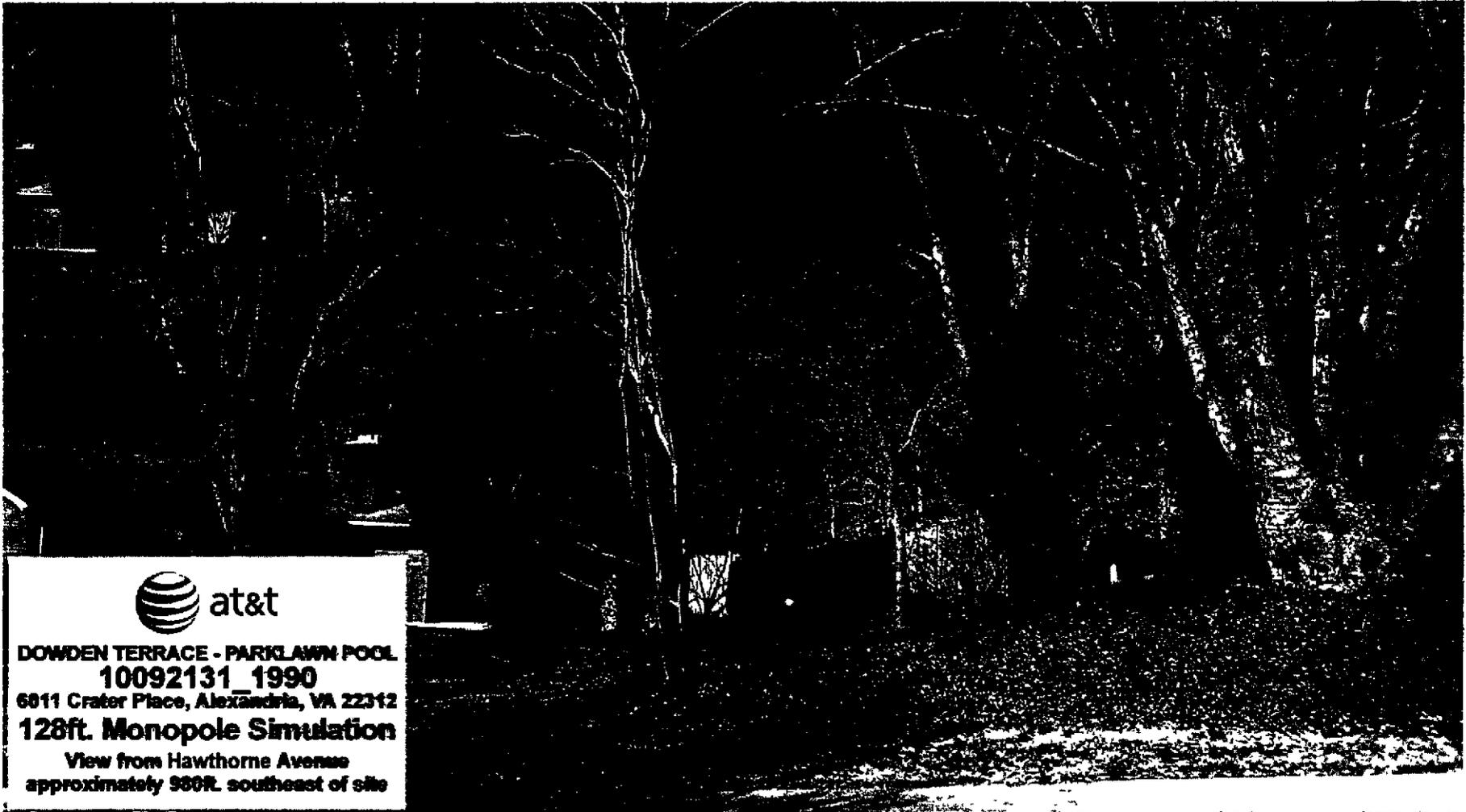




DOWDEN TERRACE - PARKLAWN POOL
10092131_1990
6011 Crater Place, Alexandria, VA 22312
128ft. Monopole Simulation
View from Hatton Court
approx. 925ft. east-southeast of site



DOWDEN TERRACE - PARKLAWN POOL
10092131_1990
6011 Crater Place, Alexandria, VA 22312
128ft. Monopole Simulation
View from Dawes Avenue
approx. 950ft. east-northeast of site



DOWDEN TERRACE - PARKLAWN POOL
10092131_1990
6811 Crater Place, Alexandria, VA 22312
128ft. Monopole Simulation
View from Hawthorne Avenue
approximately 900ft. southeast of site

Attachment 3: Photosims – Monopole with Graduated Paint Scheme

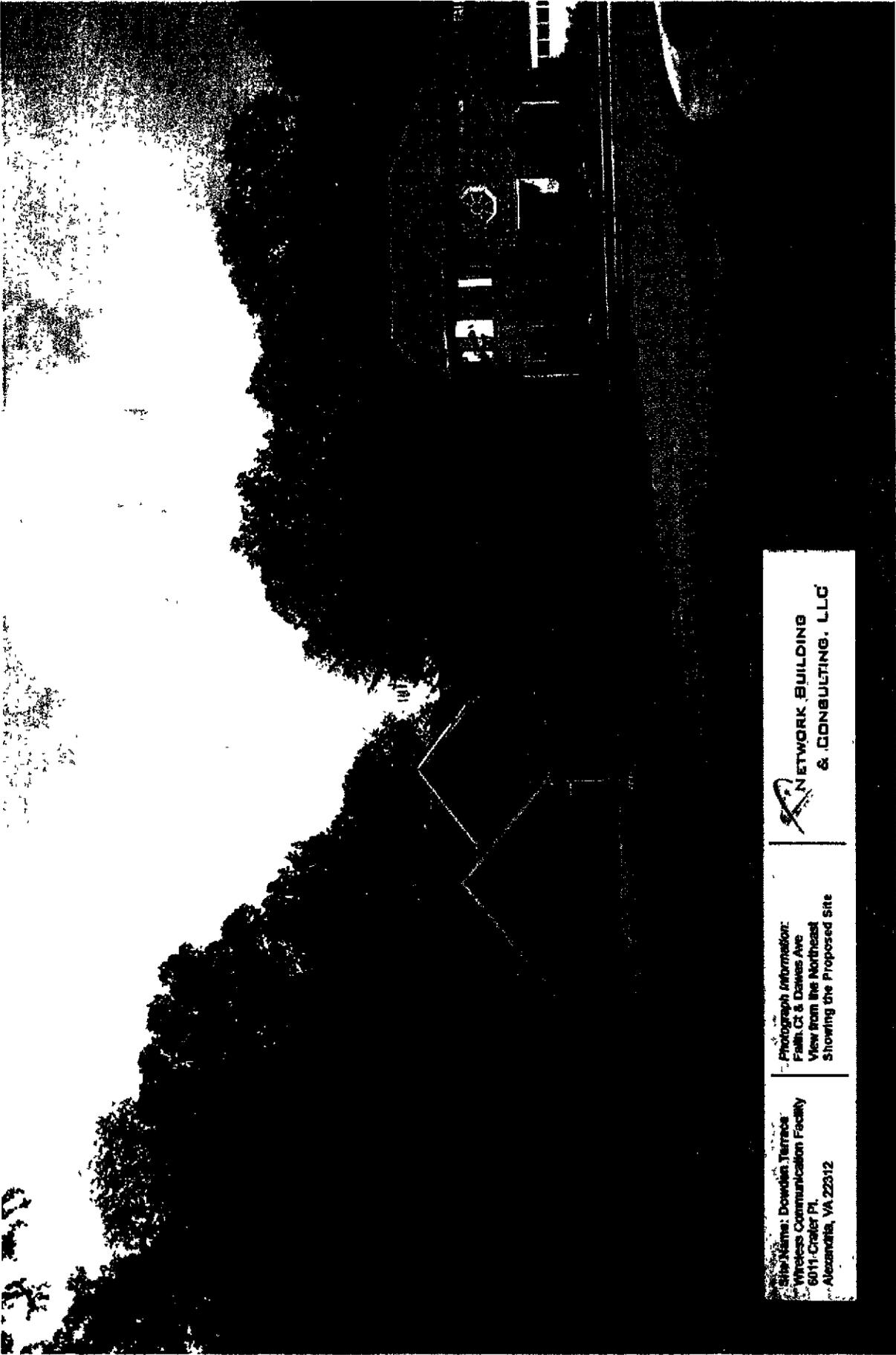




Site Name: Dowden Terrace
Wireless Communication Facility
6071 Crater Pl.
Alexandria, VA 22312

Photograph Information
© 1997, 2006, 2008
View from the West
Showing the proposed site

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& CONSULTING, LLC



Site Name: Dowden Terrace
Wireless Communication Facility
6011 Crafter Pl,
Alexandria, VA 22312

Photograph Information:
Palm Ct & Dawes Ave
View from the Northeast
Showing the Proposed Site

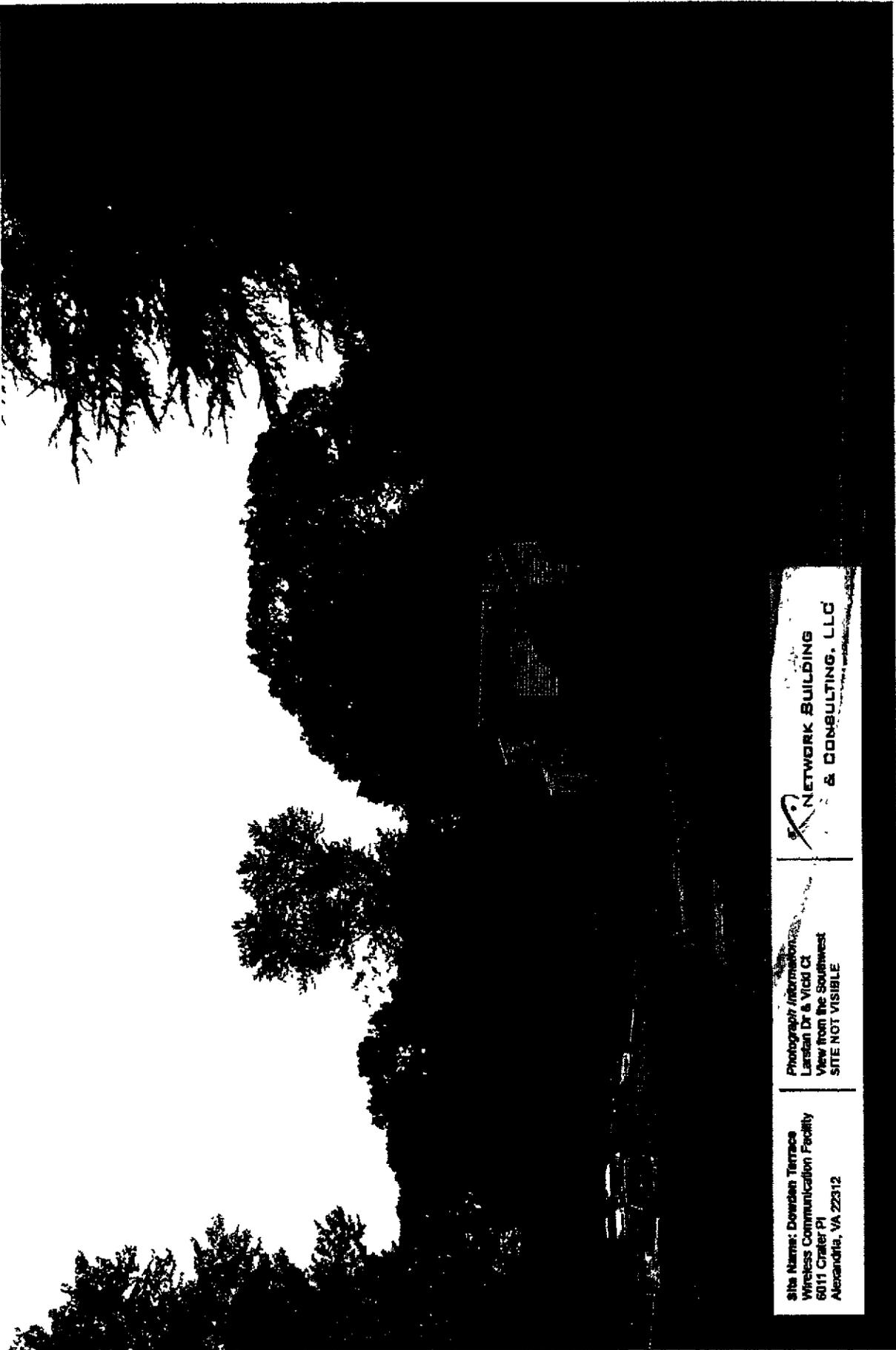
 NETWORK BUILDING
& CONSULTING, LLC



Site Name: Doyden Terrace
Wireless Communication Facility
6011 Crater Pl,
Alexandria, VA 22312

Photograph Information:
Haiton Ct
View from the East
SITE NOT VISIBLE



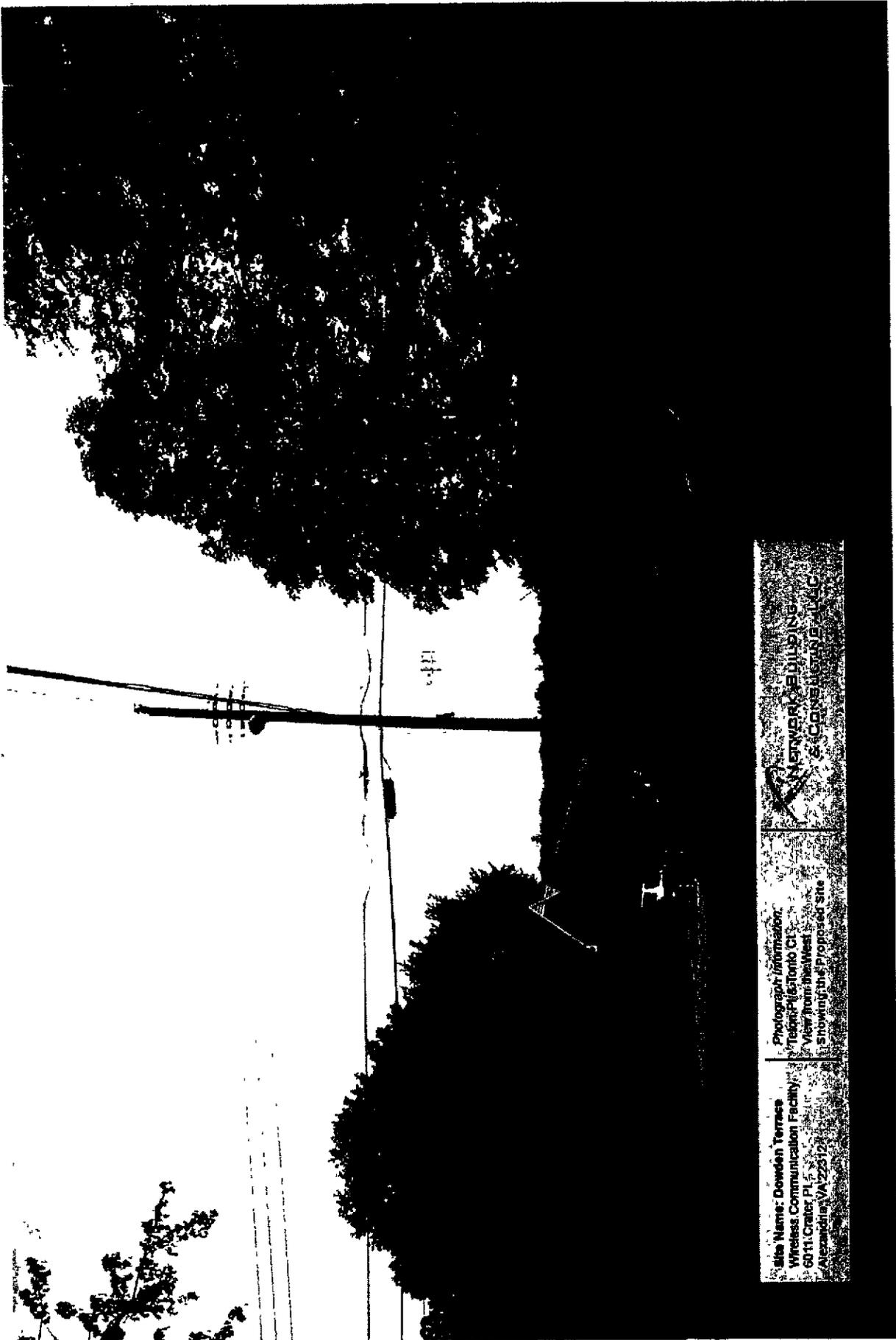


Site Name: Dowerden Terrace
Wireless Communication Facility
6011 Crater Pl
Alexandria, VA 22312

Photograph Information:
Larslan Dr & Vicki Ct
View from the Southwest
SITE NOT VISIBLE

 NETWORK BUILDING
& CONSULTING, LLC





Site Name: Dowden Terraces
Wireless Communication Facility:
6011 Crater Pl
Alexandria, VA 22312

Photograph Information:
Taken: 11/20/10 01:55
View: from the West
Showing: the Proposed Site

NETWORK BUILDING
& COMMUNICATIONS



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STATEMENT OF JUSTIFICATION SPECIAL PERMIT AMENDMENT APPLICATION

Applicant: New Cingular Wireless, PCS (AT&T)
 Site Name: VA1990 Dowden Terrace
 Property Address: 6011 Crater Place
 Alexandria, VA 22312
 Tax ID #: 0722 03T C and 0614 06T 0056
 Land Area: 14.54 acres
 Book/Page: 01560/0418
 Zoning Designation: R-3 (Residential 3 DU/AC)
 Land Use Code: Private open space
 District: MASON DISTRICT
 Date: January 14, 2013

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AT&T is requesting to amend special permit SP 76-M-088 and any related conditions to permit the construction of a telecommunications monopine to be located on property owned by the Parklawn Recreation Association located at 6011 Crater Place in the Mason District, tax map parcels 0722 03T C and 0614 06T 0056. Since its first submittal, the application has been revised by the applicant to reflect the location of the proposed facility outside of all floodplain and RPA areas on the property. The monopine and ancillary equipment compound will now be located on opposite sides of the drive. The new location of the telecommunications facility is in substantial accord with County requirements and offers the best possible solution to the gap in coverage and stealth concealment to the neighboring community.

The property is approved as a community swimming pool owned by the Parklawn Recreation Association, Inc. and primarily serves the Parklawn, Heywood Glen and Lincolnia Hills communities. The property currently is developed with a swim club facility consisting of a 25 meter pool, wading pool, bath house / office area, and associated parking area. An outdoor basketball court is adjacent to the pool facility. The pool is open from late May to early September from noon up to 9:30 PM. There are no changes proposed to the Parklawn Recreation Association uses on the property as part of the Special Permit Amendment application.



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The applicant proposes to construct a base transmission station for AT&T's wireless telecommunications network. This digital network operates with a transmitting frequency between 851-866 megahertz and a receiving frequency between 806-821 megahertz.

This facility will be unmanned and will be operational 24 hours per day, 7 days per week. Maintenance on the requested facility typically consists of a visit to the site once every four to six weeks by one or two people in a sport utility vehicle. During the construction period, this site will have five to seven contractors working during normal business hours until completion.

The requested facility will include a co-location of twelve (12) panel antennas on the proposed 128' telecommunications stealth monopine with a RAD center of 120'. On the opposite side of the drive from the monopine, there will be an 11'-5" x 20' equipment shelter on raised piers with an access platform.

The proposed use is passive and will not generate noise, dust, light, glare, vibrations, traffic or odors. It will pose no threat to public health, safety or welfare and will not affect area telephone, radio or television reception. It will have no impact on the air and water quality nor will it affect any existing environmental features currently existing on the site.

The proposed site at 6011 Crater Place is approximately one mile northwest of Interstate 395. The surrounding area is heavily populated and carries an increasing level of traffic from I-395, Braddock Road, Columbia Pike, Leesburg Pike and surrounding areas. The installation and operation of this site will provide additional network coverage relief while improving surrounding coverage quality. The proposed site's specific objectives are:

- Improve and provide AT&T coverage along Lincolnia Road (SR 613), North Beauregard Street and to the residents of Lincolnia Heights and Park lawn. AT&T's lack of acceptable coverage has resulted in customer complaints and dropped calls in the above-mentioned areas. Figure 1 below depicts the lack of adequate coverage in the area as shown by propagation studies.

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Offload Objectives: The proposed candidate will enable good handoffs with AT&T's other existing sites in the area referred to as Pegram, Comfort Inn Landmark, Lakeside Plaza and Bailey Crossroads and thus extending the coverage and diminishing the dropped calls in the area. Commuters and residents will experience better quality.

Coverage Objectives: Propagation studies with the proposed candidate have revealed improved coverage along North Beauregard Street, Lincolnia Road and to the surrounding communities as shown on the attached propagation maps as part of the RF justification packet. The first attached plot entitled AT&T Existing Coverage without proposed candidate, illustrates the current coverage in and around the area of the proposed site. The second attached plot entitled AT&T Existing Coverage with proposed candidate shows the coverage from this proposed site with the existing coverage in the area.

The proposed location, as depicted in the map on the following page, is the most suitable location for the requested facility due to the size of the property as well as the extended coverage as displayed in the coverage maps of the RF justification packet.

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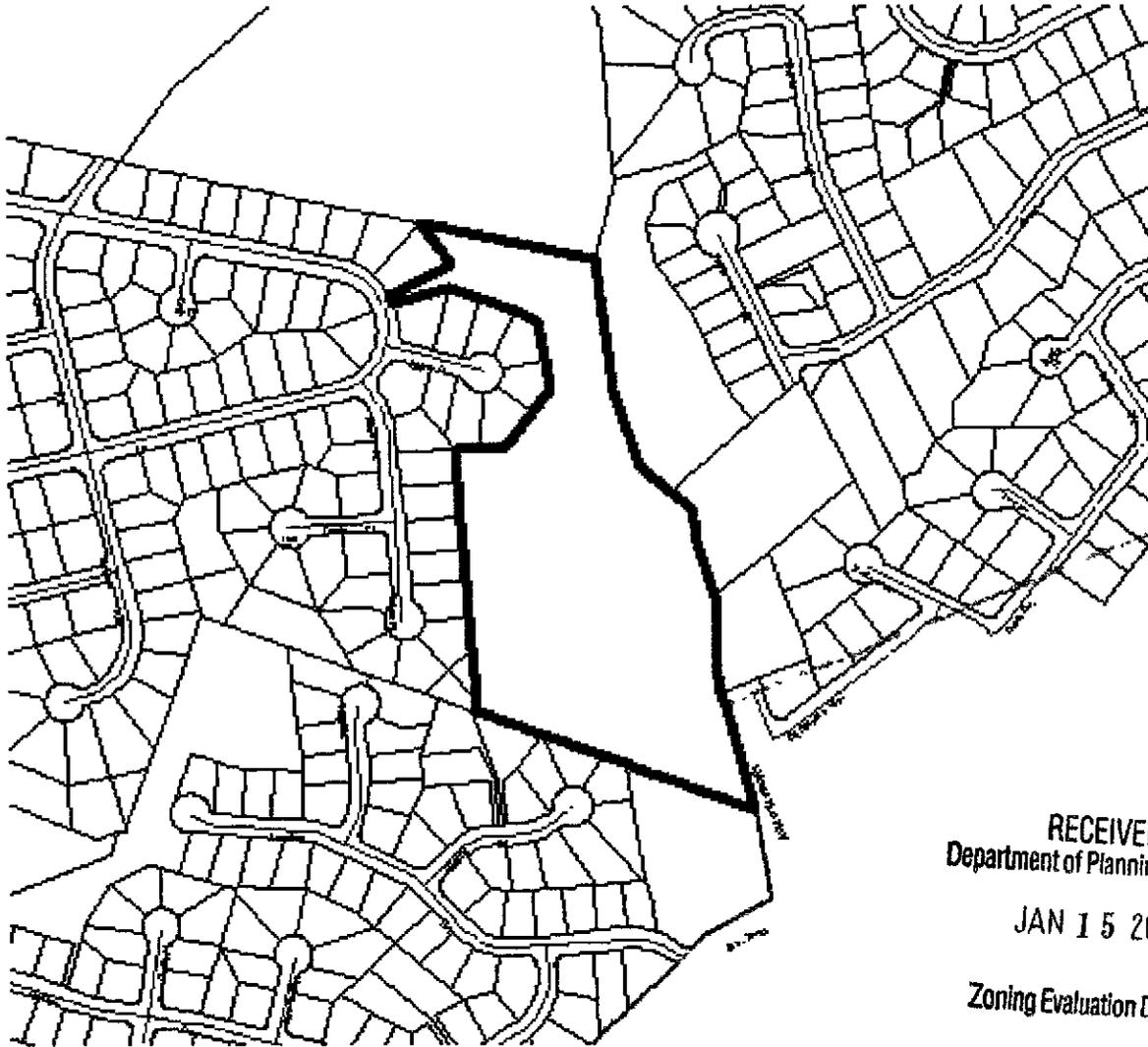
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The property is zoned Residential, R-3. A telecommunications monopole (monopine) is permitted as a special exception use in this zoning district. Separate special exception and 2232 Review applications have been submitted to Fairfax County Department of Planning and Zoning for related reviews.

The property is located in the Glasgow Community Planning Sector (B4) in the Baileys Planning District, Planning Area I. There is no specific Comprehensive Plan guidance for the property.

As a telecommunications use, the use is subject of the Policy Plan provisions found in the Mobile and Land Based Telecommunications section of the Public Facilities element. The following Plan Policies are relevant to the proposal:

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 co-location 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

AT&T's proposed facility has been sited and designed in accordance with the goals of the Fairfax County Land Use Plan and the applicable objectives as defined in the General Guidelines:

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.

Because of a lack of suitable existing structure, AT&T requests review and approval of a stealth monopine design monopole. The monopine design makes the proposed



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facility a visually appropriate feature for the recreation association property. The branches of the structure will conceal the proposed antennas.

Alternative Sites Considered for the Proposal

To achieve the desired coverage and capacity within the intended geographical area, the antenna facility must be strategically located so as to ensure maximum coverage and a minimum of overlap with other existing facilities in the area. At present, AT&T utilizes numerous existing sites in this general area of Fairfax County to provide services to its users. These existing nearby sites are found along and in the vicinity of the Interstate 395 corridor to the east, Little River Turnpike/Braddock Road to the south, Columbia Pike to the west and Route 7 (Leesburg Pike and King Street) to the north. The specific sites at which AT&T is located in this general area include the following:

Seminary, Braddock and Interstate 395, Alexandria
Pegram, Seminary Road and Kenmore Avenue, Alexandria
Comfort Inn/Landmark, Duke and South Bragg Street, Alexandria
Thomas Jefferson High School, Braddock Road near Randolph Drive
Lake Barcroft, Mason District Park, Columbia Pike near Oak Hill Drive
Lakeside Plaza, Columbia Pike at Powell Lane
Baileys Crossroads, Columbia Pike at Firehouse Lane
Moray Apartments, Columbia Pike at Moray Lane
Claremont, King Street (Route 7) at South Chesterfield Road, Arlington Co.

AT&T has an overall lack of acceptable coverage in this area that has resulted in customer complaints and dropped calls. This existing service gap in general extends from near Route 7 between I-395 and George Mason Drive south and includes the Lincolnia Road corridor between Beauregard Street and Columbia Pike and the Route 236 corridor between Lincolnia and Braddock Roads. The objective of a new site is to improve and provide AT&T coverage along Lincolnia Road and Beauregard Street and to the residents of Lincolnia Heights and Parklawn. A new site will also enable good handovers with the existing sites identified as Pegram, Comfort Inn Landmark, Lakeside Plaza, and Baileys Crossroads thus extending coverage and diminishing the number of dropped calls. This will create a better quality user experience for commuters and residents.



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To address the service area void with a new site, the applicant looked at collocation opportunities as well as the potential use of commercial, public, and institutional- private recreation sites in the area. Because the area is largely developed as single-family residential and tall buildings that might offer a collocation potential are located on the periphery of the void area, the applicant primarily focused on sites to accommodate a new structure. To be considered viable, such sites must be large in size and have the opportunity for screening of a structure.

The number of commercially zoned properties in the void area are limited and located primarily along the periphery in the Interstate 395 Corridor and along Route 7 and Beauregard Street and in the area of Columbia Pike and Lincolnia Road. Public sites are located throughout the area and consist of sites owned by Fairfax County Public Schools, Alexandria City Public Schools, the Fairfax County Park Authority, and the City of Alexandria. The public school sites include William Ramsey Elementary in Alexandria, and Parklawn Elementary and Glasgow Middle School in Fairfax County. These school sites lacked opportunity for vegetative screening and site integration with other vertical structures or did not fully meet the RF coverage objectives for the proposed facility. Further elementary and middle school sites without existing tall vertical structures such as light poles and are generally not favored for telecommunication facilities.

The park properties in the general service void area are natural or stream valley preserves or small public recreation sites. They include the Dora Kelly Nature Park in the City of Alexandria, and Turkeycock Stream Valley Park, Dowden Terrace Park, Lillian Carey Park, Parklawn Park, Heywood Glen Park, Glasgow Park and Glen Hills Park in Fairfax County. These park sites are generally natural areas or sites with only minor recreational activities and development and have many challenges associated with site access, site clearing to provide for a new structure, screening, overall neighborhood compatibility and RF objectives. Most of these park sites also are not central to the target coverage area.

Institutional sites and private recreation areas include the Peace Lutheran Church on Lincolnia Road, the Queen of Apostle Church and school on Sano Street, and the Parklawn Swim Club site. Of these sites the swim club location provided the most central location to cover the void area with the opportunity to screen and buffer the use, to integrate the structure with the site and meet RF objectives.

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In addition to the selected site at the Parklawn Swim Club, the final candidate sites reviewed for the proposed facility and reasons for rejection are as follows:

- 1) William Ramsay Elementary School, 5700 Sanger Avenue, Alexandria. The site did not meet RF requirements.
- 2) Parklawn Elementary School, 4116 Braddock Road. Site meets RF requirements but the school's location near Braddock and Lincolnia Roads is not central to the existing coverage void area. In addition, the school site is largely open and offers little opportunity to screen a telecommunications structure.
- 3) Glasgow Middle School, 4101 Fairfax Parkway. The site is not central to the existing coverage void area and is too close to existing sites at Lakeside Plaza and Baileys Crossroads along Columbia Pike to the northwest.
- 4) Peace Lutheran Church, 6362 Lincolnia Road. Collocation on the existing church structure would not be of sufficient height and only partially meet coverage objectives. The site is not central to the existing coverage void. There is little opportunity for screening of a new structure on the site.
- 5) Fountain Condominium, 301 North Beauregard Street, Alexandria. Collocation on the existing condominium building would be too close to an existing on-air network site and would not adequately meet coverage objectives.

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.

The structure will be located on a large 14.5-acre parcel used for a private recreational use in an area of extensive tree cover. The structure will be designed as a monopine to create a visually appropriate feature that will conceal the facility and the antennas. AT&T deems this to be the best solution for minimizing the visual impact to the surrounding residential uses.

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.

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As noted above in the site selection discussion, AT&T considered a number of existing structures and selected a location and design that presents the greatest opportunity to minimize impact to the community.

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.

The subject property is a private recreational property. A lease agreement has been established.

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.

AT&T has selected a location that is appropriate for its network requirements. The facility has been designed in accordance with regulations and guidelines established by Fairfax County for the siting of such facilities. The proposed structure is designed to accommodate two additional wireless service providers. AT&T allows other service providers to share its facilities wherever feasible.

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.

The requested facility has been designed to meet AT&T's service objectives and to have the least visual impact. Photo simulations have been included with this application package along with site plans to reflect visual appropriateness of the proposed facility. The attached propagation maps reflect area coverage to be provided by the facility.

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.



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The proposed use will not be located on public property and will not interfere with any existing or planned operational requirements of the existing swim club or any surrounding uses.

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.

AT&T finds the proposed design to be the most appropriate location and design for the area. The proposed stealth monopine presents the best possible means of concealing the facility from view. The attached photo simulations and drawings reflect the design details and appropriateness of the proposed facility.

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.

The proposed facility will appear as an appropriate feature for the existing use. The antennas will be moderately shielded from most points on the ground or any area building, and will not present a negative visual impact from any view. The attached photo simulations further demonstrate the visual impact of the 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:

- 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, tree cover, or topographic features to the maximum extent feasible;

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

The visual impact of the proposed telecommunication facility has been mitigated by presenting it in the form of a stealth monopine located in a grouping of trees. The proposed monopine will be in context with its surroundings and will appear as an appropriate feature of the property. From any view, the facility will be perceived as an appropriate feature of the community.

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.

The location for the proposed facility will have no negative impact on any historically significant structures.

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

Areas of environmental sensitivity have been avoided in the location selection of the proposed facility.

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

AT&T will provide reasonable cooperation with the property owner and other service providers in the event of future co-location on the site.

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.

As reflected in the attached drawings, the proposed facility is substantially set back from the roadways, thus preserving any such areas.

Conclusion



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In light of the foregoing, the Applicants respectfully submit that this application is in compliance with the Fairfax County Zoning Ordinance and Comprehensive Plan. Granting Applicants' request will be appropriate and in the best interest of the citizens of Fairfax County.

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Zoning Evaluation Division



FAIRFAX COUNTY

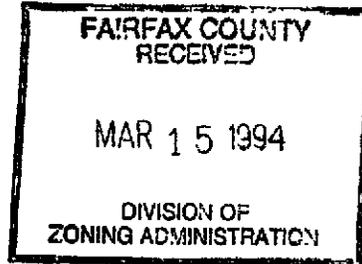
APPENDIX 7

OFFICE OF THE CLERK
BOARD OF SUPERVISORS
12000 Government Center Parkway, Suite 533
Fairfax, Virginia 22035-0072

Tel: 703-324-3151 Fax: 703-324-3926

V I R G I N I A

March 11, 1994



John Fargo, President
Parklawn Recreation Association
6011 Crater Place
Post Office Box 11162
Alexandria, Virginia 22312

Re: Special Exception
Number SE 93-M-047

Dear Mr. Fargo:

At a regular meeting of the Board of Supervisors held on February 28, 1994, the Board approved Special Exception Number SE 93-M-047, in the name of Parklawn Recreation Association, located at Tax Map 61-4 ((6)) (T) 56 and 72-2 ((3)) (T) C, for fill in a flood plain, pursuant to Section 2-904 of the Fairfax County Zoning Ordinance, 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 for only the purpose(s) and/or use(s) indicated on the Special Exception Plat approved with this application, as qualified by these development conditions.

2.

3. The Parklawn Recreation Association (PRA) shall submit a formal floodplain study in conformance with the submission requirements set forth in Paragraph 2 of Section 2-904 for review and approval of the Department of Environmental Management (DEM). As part of the formal floodplain study, the PRA shall provide a description of the measures that will be taken to demonstrate that the fill, when combined with the existing development on-site, shall not increase the water surface elevation above the pre-fill 100 year flood level upstream and downstream from the site, calculated in accordance with the provisions of the Public Facilities Manual. Such measures may include, but not limited to, the paving of the existing gravel parking lot.
4. The PRA may be required to make formal submission of a Rough Grading Plan (RGP) for review and approval by DEM as follows:
 - A. If additional clearing or grading is proposed, submission of a RGP meeting all normal code requirements shall be required.
 - B. If no additional grading or clearing is proposed, a RGP utilizing the Special Exception Plat/Flood Plain Study prepared by GJB Engineering, Inc., dated April 8, 1993 or the formal floodplain study as the base grading plan may be submitted to DEM for review and approval and shall consist of the following:
 - (1) Standard Cover Sheet
 - (2) Base Grading Plan (Special Exception Plat)
 - (3) Project Notes detailing the history of the placement of fill to include the following information: a) project description; b) approximate date or time period that the fill was placed; c) notation that the fill has stabilized; d) notation that the RGP approval is required as a condition of the Special Exception approval; e) no additional clearing or grading activities are proposed under this plan; and f) any additional information as appropriate.

3.

- (4) Geotechnical Notes providing information that identifies the area, extent and composition (source and type of material) of the fill material that has been placed on the property. In this regard, a declaration by a representative of the applicant in the form of an affidavit identifying to the best of his/her knowledge the source and composition shall be sufficient to fulfill this requirement. The existing limits of the fill as shown on the base grading plan shall suffice to show the areal extent of the fill. A formal geotechnical study submission is not required.
- (5) Erosion and Sediment Control Plan consisting of a narrative statement of the following:
 - (a) A description of measures that will be taken to remediate the erosion within the gully that has formed below the entrance road to the parking lot. Such measures shall include the placement of rip-rap and/or other stabilizing material approved by DEM, to ensure that erosion from the stormwater runoff from the entrance road will be minimized.
 - (b) A description of measures that will be taken to stabilize those areas of the fill that are experiencing sloughing and/or erosion, such as vegetative stabilization or placement of rip-rap along those portions. These measures must be sufficient, as determined by DEM, to ensure the long term stability of the fill to the extent practicable.
- (6) Landscape Plan consisting of a description of measures that will be taken to restore native vegetation to the area subject to the fill and a planting plan showing the location and extent of replacement plantings. At a minimum, the replacement plantings shall consist of a combination of seedlings and a woody seed stabilization mixture as approved by the Urban Forestry Branch of DEM. The PRA shall coordinate the planting and seeding program with the Urban Forestry Branch until it has been determined that the planting has been adequately established and provides sufficient stabilization to the satisfaction of the Urban Forester.

4.

- (7) Special Exception Conditions.
- (8) Chesapeake Bay Preservation Ordinance Exception Approval Letter as specified in Condition 5 below.

All information should be submitted on standard sized plan sheets and sealed by the engineer or surveyor.

5. An exception to the provisions of the Chesapeake Bay Preservation Ordinance under Section 118-6-5 is required. Plantings beyond those required in Condition 4(b)(6) above may be required in order to obtain the exception.

This approval, contingent upon 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 personally be 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.

Under Section 9-015 of the Zoning Ordinance, this Special Exception shall automatically expire, without notice, sixty (60) months after the approval date of the Special Exception unless the activity authorized has been established, or unless construction has commenced and is diligently pursued, or unless additional time is approved by the Board of Supervisors because of the occurrence of conditions unforeseen at the time of the approval of this Special Exception. A request for additional time shall be justified in writing, and must be filed with the Zoning Administrator prior to the expiration date.

The Board also:

Directed that the Department of Environmental Management (DEM) to continue to provide information and assistance to the Parklawn Recreation Association (PRA) in the filing of the required floodplain study and in particular to collect and provide any additional data currently in the possession of the County including acquisition of the USGS cross section data that would be needed by the Recreation Association to complete the floodplain study. In addition, the County will provide any additional assistance available to assist PRA in the fulfillment of these conditions;

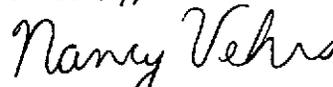
March 11, 1994

5.

- Instructed DEM to waive all review fees associated with any filings or submissions required for this application; and
- Directed, that in the event that the Parklawn Recreation Association is required to do any grading or soil movement to comply with the Development Conditions dated February 17, 1994, that the Department of Public Works (DPW) perform such work, and that if additional funds are required for DPW to do this, these monies shall be allocated at the appropriate time.

If you have questions regarding the expiration of this Special Exception or filing a request for additional time they should be directed to the Zoning Evaluation Division of the Office of Comprehensive Planning at 703-324-1290. The mailing address for the Zoning Evaluation Division is Suite 801, 12055 Government Center Parkway, Fairfax, Virginia 22035.

Sincerely,



Nancy Vehrs

Clerk to the Board of Supervisors

NV/ns

cc: John M. Yeatman, Director, Real Estate Dvs., Assessments
Melinda M. Artman, Deputy Zoning Administrator
Frank Jones, Assistant Chief, PPRB, OCP
Audrey Clark, Chief, Inspection Srvs., BPRB, DEM
Barbara A. Byron, Director, Zoning Evaluation Dvsn., OCP
Robert Moore, Trnsprt'n. Planning Dvs., Office of Transportation
Paul Eno, Project Planning Section, Office of Transportation
Department of Environmental Management
Y. Ho Chang, Resident Engineer, VDOT
Land Acqu. & Planning Dvs., Park Authority

Page 261, June 8, 1976
ST. AMBROSE CHURCH (continued)

is obtained.

5. The resolution pertaining to the granting of the Special Use Permit SHALL BE POSTED in a conspicuous place along with the Non-Residential Use Permit on the property of the use and be made available to all Departments of the County of Fairfax during the hours of operation of the permitted use.

6. The seating capacity is to be 600.

7. There will be 125 parking spaces provided.

Mr. Barnes seconded the motion.

The motion passed 5 to 0.

11:00 - PARKLAWN RECREATION ASSOC., INC. appl. under Sect. 30-7.2.6.1.1 of the Ord. to permit construction of additional pool and two tennis courts to existing facility, 6011 Crater Place, Mason District, (R-12.5), S-88-76

Mr. Don Stevens, attorney for the applicant, P. O. Box 547, Fairfax, Virginia submitted notices to property owners to the Board. The notices were in order.

Mr. Stevens stated that this association wishes to expand its recreational facilities by installing a new swimming pool and two additional tennis courts. He explained that there will be a small incursion into a back-water area of the 100 Year Flood Plain abutting Holmes Run in this area. However, the applicant feels that this will cause no harmful effect on the maximum flowage capacity of this reach of Holmes Run, and that this construction would not increase either the level or the duration of the peak flow at any point up and down stream from the proposed construction. He stated that they propose a small 5'x5' area in the existing bathhouse for Mr. Hunt to service tennis rackets. Mr. Stevens stated that this parcel of land is in a deep ravine. There is not one single occupied dwelling with 50' of vertical elevation. People looking out their back doors are looking out over everything that Park Lawn presently has or proposes to construct. The parking that they now have is more than adequate for these additions. The parking lot is never full, even on peak usage days. The present courts are lighted with the old type lights on high poles. The new courts are proposed to be lighted with the low Devoe type lighting. They would like the hours of operation extended beyond 1:00 a.m.

There was no one to speak in favor or in opposition to this application.

RESOLUTION

In application S-88-76 by Parklawn Recreation Assoc., Inc. under Section 30-7.2.6.1.1 of the Zoning Ordinance to permit construction of additional pool and two tennis courts, 6011 Crater Place, 61-4 & 72-2((6))(F) parcel G, Lot 56, County of Fairfax, Mr. Durrer moved that the Board of Zoning Appeals adopt the following resolution:

WHEREAS, the captioned application has been properly filed in accordance with the requirements of all applicable State and County Codes and in accordance with the by-laws of the Fairfax County Board of Zoning Appeals, and

WHEREAS, following proper notice to the public by advertisement in a local newspaper, posting of the property, letters to contiguous and nearby property owners, and a public hearing by the Board held on June 8, 1976.

WHEREAS, the Board has made the following findings of fact:

1. That the owner of the property is the applicant.
2. That the present zoning is R-12.5.
3. That the area of the lot is 14.5468.
4. That compliance with the Site Plan Ordinance is required.

AND, WHEREAS, the Board has reached the following conclusions of law:

That the applicant has presented testimony indicating compliance with Standards for Special Use Permits in R Districts as contained in Section 30-7.1.1 of the Zoning Ordinance, and

NOW, THEREFORE, BE IT RESOLVED, that the subject application is granted with the following limitations:

RECEIVED
Department of Planning & Zoning

JUN 17 2009

Zoning Evaluation Division

1. This approval is granted to the applicant only and is not transferable without further action of this Board, and is for the location indicated in the application and is not transferable to other land.
2. This permit shall expire one year from this date unless construction has started or unless renewed by action of this Board prior to date of expiration.
3. This approval is granted for the buildings and uses indicated on the plans submitted with this application. Any additional structures of any kind, changes in use, additional uses, or changes in the plans approved by this Board (other than minor engineering details) whether or not these additional uses or changes require a Special Use Permit, shall require approval of this Board. It shall be the duty of the Permittee to apply to this Board for such approval. Any changes (other than minor engineering details) without this Board's approval, shall constitute a violation of the conditions of this Special Use Permit.
4. The granting of this Special Use Permit does not constitute an exemption from the various legal and established procedural requirements of this County and State. The Permittee shall be responsible for complying with these requirements. This permit SHALL NOT be valid until a Non-Residential Use Permit is obtained.
5. The resolution pertaining to the granting of the Special Use Permit SHALL BE POSTED in a conspicuous place along with the Non-Residential Use Permit on the property of the use and be made available to all departments of the County of Fairfax during the hours of operation of the permitted use.
6. The number of family memberships shall be 350.
7. The hours of operation shall be from 6:00 a.m. to 1:00 a.m. for the tennis courts and,
-- the hours of operation shall be from 9:00 a.m. to 9:00 p.m. for the swimming pools.
8. There may be six (6) after hours parties with the prior written approval of the Zoning Administrator for each.

The Board discussed the hours of operation. Mr. Stevens assured the Board that the extended hours of operation would not affect the contiguous property owners which overlook this pool because of the topography of the land. He stated that should this become a problem for any reason, the Board could further restrict the hours of operation. He also stated that these new type low lights that are proposed for the two new courts do not have a lot of glare and will shine directly on the tennis courts.

Mr. Barnes seconded the motion.

The motion passed 5 to 0.

11:20 - LLOYD C. YEAGER appl. under Sect. 30-7.2.6.1.5 of the Zoning Ordinance to permit one chair barbershop in home, 3314 Collard Street, 92-2((19))24 & 25, (19,500 sq. ft.), Lee District, (R-17), S-89-76.

(Hearing began at 11:35 a.m.)

Mrs. Yeager represented her husband. She submitted notices to property owners. Those notices were in order. She stated that her husband could not be present because he was taken to the hospital unexpectedly. She stated that he had previously worked in the Alexandria, Fairfax County area as a barber for thirty years. At the expiration of the last lease, due to conditions in the barbering business and the high cost of operating a business, Mr. Yeager was unable to renew his lease. Mr. Yeager is 56 years of age and is not eligible for retirement. A change of occupation at his age is difficult. He feels that he knows enough people that he could probably supplement her income in order for them to carry on with their lives at this difficult time. The hours of operation are proposed to be five days a week, Monday through Friday probably, although this is not certain. It would depend on how the business is.

There was no one to speak in favor or in opposition.

Mr. Durrer stated that he was out of the room during a portion of the testimony and wondered if there had been any testimony about the nearest barber shop.

Mr. Smith stated that there had not been any testimony on that.

Page 369, August 31, 1976

Mr. Smith explained that this is a case where the Zoning Administrator cannot extend without the Board's permission. The Permittee is in violation.

Mr. Durrer stated that he agreed, that the Board should tell the Permittee that since they are in violation the Zoning Administrator cannot issue the extension. Therefore, the Special Use Permit has expired. The Permittee should be instructed to make a new application which would be the only remedy available to them.

Mr. Barnes seconded the motion.

The motion passed unanimously.

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AFTER AGENDA ITEM -- AUGUST 31, 1976

6. PARKLAWN RECREATION ASSOCIATION, INC., S-88-76, Granted June 8, 1976.

The Board read a letter from Don Stevens, attorney for the applicant, with offices at 4084 University Drive, Fairfax. His letter stated that the low bid for the improvements Parklawn had planned far exceeded the estimated cost and the budget. Parklawn then worked with the low bidder and found another way to accommodate their need to build a new swimming pool and additional tennis courts, within the budget. He attached to his letter four copies of the revised site plan depicting the arrangement which resulted in this reduced cost. The two changes were:

1. The new swimming pool complex, providing for a future new bathhouse adjacent to the existing pool has been removed. The new pool will be constructed in the location of the existing pool. The existing bathhouse will be refurbished.
2. The two new tennis courts have been reoriented in the same location as was previously granted, but end to end, to reduce the need for grading and to reduce the intrusion into the flood plain of Holmes Run.

The site plan has been reviewed by the Department of Environmental Management, and is ready for approval. There are no other changes. The scope of the facilities as now proposed is less than previously proposed.

Mr. DiGiulian after reviewing the plats stated that the only difference he could see in the new plats from the previously approved plats, other than as listed by Mr. Stevens is there are ~~two additional parking spaces~~ ~~proposed~~ proposed. However, they have decreased the number of pools proposed which would probably decrease the need for the additional spaces.

Mr. Covington stated that this facility is down in a ravine away from occupied residences.

Mr. Durrer moved that the amended plans be approved as submitted.

Mr. DiGiulian seconded the motion.

The resolution passed unanimously with all members present and voting.

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AFTER AGENDA ITEM -- AUGUST 31, 1976

7. MICHAEL D. ROSEN, D.V.M., S-212-76, Request for an out-of-turn hearing for September 28, 1976.

Dr. Rosen requested an early hearing because he is presently filling in for other doctors while they go on vacation during the summer, but come September he will be out of a job.

The Board granted the out-of-turn hearing for September 28, 1976.

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FAIRFAX COUNTY PLANNING COMMISSION

May 21, 2013

PUBLIC HEARING FOR PLANNING DETERMINATION

Pursuant to
Va. Code Sec. 15.2 - 2232

Public Hearing Date: June 13, 2013 at 8:15 p.m.

Application Number: 2232-M08-26

Applicant: New Cingular Wireless PCS, LLC w/Parklawn Recreation Association, Inc.

Proposed Use: Telecommunications Facility –Monopole/Monopine

Subject Property: 6011 Crater Place, Alexandria, VA
Tax Map 72-2 ((3)) (T) C and 61-4 ((6)) (T) 56;

Supervisor District: Mason

Size of Subject Property: 14.54 acres

Area of Proposed Facility: 1,040 square feet

Application Accepted: January 4, 2010
Application Revised: May 17, 2013

Recommendation: In accordance with Va. Code Sec. 15.2-2232, as amended, staff recommends that the Planning Commission find the proposal by New Cingular Wireless PCS, LLC to install a 128-foot monopine/monopole and associated equipment cabinets on the property of the Parklawn Recreation Association, located at 6011 Crater Place, to be substantially in accord with provisions of the adopted Comprehensive Plan.

APPLICATION*Attachment 1*

PROPOSAL: Construct a telecommunications facility (Monopine/monopole). The installation of a 128-foot tall stealth monopole/monopine with twelve panel antennas. The proposed panel antennas are to be installed at a height of 120 feet above ground level. The pole itself would be constructed to appear like a large conifer complete with limbs and the pole painted brown to appear like the trunk of a tree. Each of the proposed panel antennas would have a height of 96 inches, a width of 11.8 inches and a depth of 6 inches. The facility would include a single equipment shelter, which measures 11 feet, 5 inches by 20 feet within an equipment enclosure measuring 1,040 square feet. The facility would have the ability to support a second carrier with the installation of additional panel antennas at a height of approximately 110 feet above ground level. The addition of any future carriers would be subject to additional approvals.

APPLICANTS: New Cingular Wireless PCS, LLC ("New Cingular"), AT & T and Parklawn Recreation Association, Inc.

OWNER: Parklawn Recreation Association, Inc.

SUBJECT PROPERTY: Parklawn and Lincolnia Heights area of Mason Magisterial District
Property Identification: 6011 Crater Place, Alexandria, Virginia on Tax Maps 72-2 ((3)) (T) C and 61-4 ((6)) (T) 56.

Location and Size: The proposed monopine/monopole and associated equipment enclosure will be located on opposite sides of the driveway to the Parklawn Recreation Association swimming pool. The driveway is accessed via Crater Lane within the Parklawn community. The proposed monopine/monopole will be 128-feet in height. It is currently planned to have 12 panel antennas installed at a height of 120-feet. The proposed monopine/monopole will include space for one additional carrier at this location. The proposed pole and equipment enclosure will cover 1,040 square feet of the site.

Site Features: The site is comprised of approximately 14.5 acres owned by the Parklawn Recreation Association. The site contains a community pool and bathhouse, gravel parking area and play courts. A large portion of the property is within the 100-year floodplain and Resource Protection Area (RPA) for a portion of Holmes Run. While the area surrounding the pool and parking area are cleared, the majority of the property is wooded. Surrounding properties are comprised of single-family detached dwellings, which are mostly situated on or near the top of the slopes surrounding the subject property.

JUSTIFICATION: According to the applicants, telecommunication carriers must locate antenna sites according to a network design within relatively limited geographic parameters in order to provide uninterrupted coverage. When carriers cannot locate a site within these geographic parameters, network uses will pass through an area where the lost signal results in interrupted or "dropped" calls. In addition, an incomplete system is not consistent with the applicant's requirements to provide continuous coverage to a percentage of the population within specific time parameters as required by its FCC license.

PROPOSED USE: The applicant's requests approval for the installation of 128-foot stealth pole or monopine/monopole with 12 antennas to be located on the property of the Parklawn Recreation Association at 6011 Crater Place, Alexandria, Virginia to facilitate the New Cingular

Wireless coverage in the Parklawn and Lincolnia Heights area. Nodes will include the following (all dimensions are approximate):

- **Monopine/monopole** – A proposed height of 128 feet.
- **Antennas** – Twelve panel antennas on a multi-directional array. Each of the proposed panel antennas would have a height of 96 inches, a width of 11.8 inches and a depth of 6 inches.
- **Equipment** – A single equipment shelter measuring 11 feet, 5 inches by 20 feet will be located with the proposed 1,040 square foot enclosure opposite the base of the monopole.
- **Operations** – The facility will operate automatically and will not require personnel or hours of attendance; operates 24 hours/day, 365 days/year; routine repair/maintenance visits by service technicians.

Off-Site Impacts: The proposed installation will result in visual impacts which may not be fully mitigated to some of the surrounding properties.

Alternatives Sites: No other structures were deemed to be tall enough or centrally located to meet the full coverage area requirements noted by the applicant. The applicant cited location, height and coverage concerns that resulted in the subject property being selected for the proposed telecommunications facility.

DESCRIPTION OF SURROUNDING AREA

Character and Adjoining Land Uses:

The proposed telecommunications facility is to be located on a portion of the Parklawn Recreation Association property, which is comprised of 14.54 acres. The subject property and properties to the north, west and east are zoned R-3. A portion of the Fairfax County and Alexandria City boundary comprises the southern boundary of the subject property. Residential, single-family detached development in the established Parklawn community is immediately adjacent to the subject property to the west and a portion of the southern boundary. At the northern boundary of the subject property is a portion of the Holmes Run Stream Valley Park. The Dowden Terrace community, comprised of R-3 zoned single-family detached dwellings, is located to the east of the subject property. The Holes Run Stream valley runs along the eastern boundary of the subject property. Much of this area is designated as Resource Protection Area (RPA). The subject property is comprised of the existing access road, swimming pool, gravel parking areas, pool house, small grass-covered open areas and some overgrown tennis and play courts. The majority of the remainder of the site is tree covered. The swimming pool and related facilities sit near the bottom of a steep hillside. Approximately one-third of the subject property is located within the RPA for Holmes Run.

COMPREHENSIVE PLAN PROVISIONS

COMPREHENSIVE PLAN MAP: Private Recreation for the subject property and residential development at 2-3 dwelling units per acre for the surrounding properties.

COMPREHENSIVE PLAN CITATIONS: An assessment of this proposal for substantial conformance with land use and design recommendations of the Comprehensive Plan (“the Plan”) is guided by the following citations from the Plan:

Area Plan:

Planning Area, District and Sectors:

Area I, Bailey's Planning District, B4-Glasgow Community Planning Sector, page 149.

Land Use Recommendations:

The Glasgow sector, outside of the Baileys Crossroads Community Business Center, is largely developed as stable residential neighborhoods. Infill development in these neighborhoods should be of a compatible use, type and intensity and in accordance with the guidance provided by the Policy Plan in Land Use Objectives 8 and 14.

Where substantial parcel consolidation is specified, it is intended that such consolidations will provide for projects that function in a well-designed, efficient manner and provide for the development of unconsolidated parcels in conformance with the Area Plan.

The Comprehensive Plan text contains no site-specific land use recommendations for the subject property. The Comprehensive Plan Map recommends that the subject property be used for private recreation.

Policy Plan:

Fairfax County Comprehensive Plan, Policy Plan, 2011 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 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 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 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.”

Fairfax County Comprehensive Plan, Policy Plan, 2011 Edition; Public Facilities as amended through January 10, 2005; **Mobile and Land-based Telecommunication Services**, page 46: Figure 14 shows a telecommunications facility (not in Fairfax County), consisting of a 6-foot cylindrical antenna enclosure (antennas are concealed inside) attached to the top of an electrical distribution pole and equipment box located on the distribution pole.

STAFF ANALYSIS:

Department of Planning and Zoning

Findings: Special exception approval is required under Par. 3 of Sect. 2-514 of the Zoning Ordinance.

Planning Division – Historic Resources Planning Findings: No known historic properties will be affected by the project. *Attachment 3*

CONFORMANCE WITH THE COMPREHENSIVE PLAN

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

LOCATION: The location of the proposed monopine/monopole is on a portion of a 14.5 acre community recreation facility. The property is comprised of extensive wooded area, the existing swimming pool, bath house, gravel parking area and other facilities associated with the private recreation facility. The applicant is proposing to locate the monopine/monopole and equipment enclosure on opposite sides of the access road on the slope just above the swimming pool and bath house. The surrounding properties are zoned R-3 with single-family homes.

The proposed location has been determined ideal for adequate service for this facility consistent with the Plan guidelines. The facility is proposed to improve in-building residential coverage to the vicinity for surrounding residential communities. Finally, the proposed telecommunications facility is not located within a flood plain or other environmentally sensitive area, in accordance with Plan Guidelines.

CHARACTER: The applicants' proposed a single monopine/monopole. Photo simulations suggest that a monopine/monopole option limits the overall visual impacts to most areas during periods of full foliage and to a lesser extent during periods when the surrounding tree cover has little or no foliage in a manner which generally blends into the surrounding skyline.

Staff initiated discussions with the applicant about a monopole without camouflage features. The applicant provided photo simulations of this option. The visual benefits of the monopine are, in staff's estimation, most beneficial from vantage points where the monopine's height differential (relative to existing treeline) is less noticeable and the structure blends with the existing vegetation. The visual benefits of the monopole are best achieved where the differential, relative to the existing treeline, is most noticeable; the monopole's reduced diameter (compared to the treepole) makes for a less obtrusive visual presence. The pole will be limited to two carriers, lessening the need for camouflage to conceal multiple arrays at varying heights. Arguments for either option have merit; however, it is staff's opinion that the monopole is the least adverse visual alternative.

Therefore, staff concludes that the proposed facility is designed to reduce visual impacts to surrounding properties to the greatest extent practicable consistent with Plan objectives. The monopole is intended to blend in with the surrounding tree cover and will for extended periods during the year. After much consideration and a review of the varying visual perspectives, staff determined that the proposed monopole could be designed in a manner which would result in limiting adverse visual impacts to the surrounding areas consistent with Plan recommendations. While the proposed monopole has a clear impact to some adjacent properties, the visual impacts to the overwhelming majority of the surrounding properties are reasonably mitigated.

EXTENT: The applicant has made several attempts to locate a monopole or similar telecommunications facility on the subject property. The original application has been revised several times to address staff concerns regarding impacts to the Resource Protection Area (RPA), tree cover and access and, to some extent, concerns from adjoining property owners regarding screening, access and safety concerns. There have been several other attempts to locate a similar telecommunications facility on the subject property. Application 2232-M05-24, by Omnipoint and T-Mobile was ultimately withdrawn on August 9, 2007. County files provide no further information regarding the reason for the withdrawal of this application. There have been at least three other versions of the current application. Impacts to existing tree cover, floodplain/Resource Protection Area impacts and access issues have resulted in the current proposed location. The current application was originally received by County staff in November 2008. The applicant has made numerous modifications to the application in an attempt to address concerns raised by staff. Staff feels that the current application results in no direct impacts to the RPA, significantly limits impacts to the surrounding tree cover and addresses impacts to the surrounding properties to the greatest extent practicable. It has also been noted that cellular coverage is limited in some parts of this area raising concerns for public safety and 911 access. While it appears that there are some localized impacts, other impacts have been minimized to the extent practical.

CONCLUSIONS AND RECOMMENDATIONS

Staff concludes that the subject proposal by New Cingular Wireless, PCS, LLC, to install a 128-foot monopole/monopole at 6011 Crater Place, Alexandria, Virginia with associated equipment cabinet, Parklawn, satisfies the criteria of location, character and extent as specified in Va. Code Sec. 15.2-2232, as amended. Staff therefore recommends that the Planning Commission find the subject Application 2232-M08-26, to be substantially in accord with provisions of the adopted Comprehensive Plan. Staff feels that the proposed facility meets the recommendations of the Comprehensive Plan for character, extent and location.



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

*** This area to be completed by staff ***

APPLICATION NUMBER 2232-M08-26

Date application received _____ by _____

Date(s) Revised May 17, 2013

Date application accepted _____ by _____

(Please Type or Clearly Print)

PART I: APPLICATION SUMMARY

LOCATION OF PROPOSED USE

Address 6011 Crater Place

City/Town Alexandria Zip Code 22312

Place Name (example: Dale High School) The Parklawn Recreation Association ("Parklawn Pool")

Tax Map I.D. Number(s) 0722 03T C & 0614 06T 0056

Fairfax County Supervisor District Mason

APPLICANT(S)

Name (Company or Agency) New Cingular Wireless PCS, LLC d/b/a AT&T Mobility/ The Parklawn Recreation Association, Inc.

Agent Name Edward L. Donohue

(Note: Failure to notify County of a change in agent may result in application processing delays)

Agent's Mailing Address 801 North Fairfax Street, Suite 209

City/Town Alexandria State Virginia Zip Code 22314

Telephone Number (703) 549-1123 Fax (703) 549-5385

E-mail edonohue@donohuestearns.com

Secondary Contact Tracy Themak

Telephone Number (703) 549-1123 E-mail tracythemak@donohuestearns.com

BRIEF DESCRIPTION OF PROPOSED USE

AT&T proposes to install a 128' treepole with 12 panel antennas (4 per sector) installed at a RAD center of 120'. Also proposed is an 11.5'x20' ancillary equipment shelter to be installed in the compound located across the drive from the treepole. As an alternative design, AT&T proposes a 128' monopole with 12 panel antennas (4 per sector) installed at a RAD center of 120'. This design would include the same 11.5'x20' ancillary equipment shelter to be installed in the compound located across the drive from the monopole.

Total Area of Subject Parcel(s) 14.54 acres

Zoning District R-3

Previous Zoning Approvals for all uses on site (proffered conditions, special permits, special exceptions, variances, development plans)

n/a

PROPERTY OWNER(S) OF RECORD

Owner The Parklawn Recreation Association, Inc,

Street Address Post Office Box 11162

City/Town Alexandria State Virginia Zip Code 22312

Has property owner been contacted about this proposed use? YES NO

SIGNATURE

The undersigned acknowledges that additional Fairfax County land use review requirements may be identified during the review of this 2232 Review application and the fulfillment of such requirements is the responsibility of the applicant. The undersigned also acknowledges that all Fairfax County Zoning Ordinance requirements pertaining to this project shall be fulfilled.

In the event a new agent is assigned responsibility for this application, the applicant agrees to provide a letter to the Department of Planning and Zoning authorizing the transfer of responsibility for the application and providing all new contact information. In the event the applicant fails to notify County staff of a change in agent, the application may be subject to processing delays.

Signature of Applicant or Agent 

Date May 17, 2013

Submit completed application to:

**Chris Caperton, Chief, Facilities Planning Branch
Fairfax County Department of Planning and Zoning
12055 Government Center Parkway, Suite 730
Fairfax, Virginia 22035-5507
(703) 324-1380**

PART II: STATEMENT OF JUSTIFICATION

Please provide a Statement of Justification that addresses items A through E.

A. DESCRIPTION OF PROPOSED USE

1. Project description
2. Area to be served by proposed use
3. Maintenance requirements and frequency
4. Propagation maps (for telecommunications applications)

B. REQUIREMENT FOR PROPOSED USE

1. Why the new or expanded facility is needed
2. Why the proposed location is the best location for the proposed use
3. Why the proposed location and type of facility is the least disruptive alternative

C. ANTICIPATED IMPACTS / MITIGATION

1. Visual
2. Noise and light
3. Air and water quality
4. Environmental
5. Transportation (including trip generation)
6. Mitigation Measures as applicable for 1 through 5

D. CONFORMANCE WITH THE COMPREHENSIVE PLAN AND OTHER STANDARDS

1. Comprehensive Plan policies and guidelines that directly support the proposal
2. Relevant standards/criteria supporting the facility and location

E. ALTERNATIVE SITES CONSIDERED FOR THIS USE

1. Other properties
2. Other locations on the subject property
3. Reasons for rejecting each alternative location

PART III: SUPPORTING MATERIALS AND INFORMATION

Include the following materials and information as applicable to the proposal:

A. PROPERTY IDENTIFICATION MAP: At a scale of 1" = 500' identify the proposed site for the facility with the subject property centered and highlighted on a Fairfax County Tax Map. Records available online at <http://icare.fairfaxcounty.gov/Main/Home.aspx>

B. PROPOSED FACILITY/SITE PLAN (AT A SCALE OF 1"= NOT MORE THAN 50'):

1. One (1) 24" x 36" copy to correct scale
2. Three (3) 11" x 17" copies to correct scale
3. Three (3) 8½" x 11" copies

Note: Additional copies may be requested by County Staff

Include in the facility/site plan the following information as relevant to the proposal:

1. Subject and adjoining property boundaries
2. Public right(s)-of-way and names
3. Scale and north arrow
4. Locations, dimensions, and maximum heights of all existing and proposed structures and equipment
5. Distance of proposed structures and equipment to all lot lines
6. When located in a utility easement or road right-of-way, distance of structures and equipment to all utility easement lines or road right-of-way lines
7. Delineation of any floodplain designated by the Federal Insurance Administration, United States Geological Survey, or Fairfax County, and delineation of any Resource Protection Area
8. Building size or land area of new facility or use (acres or square feet)
9. Area of existing facility or use to be enlarged or renovated (acres or square feet)
10. Area of proposed enlargement or renovation (acres or square feet)
11. Any features of the proposed use such as fencing, screening and landscaping, and existing topography with a maximum contour interval of five (5) feet
12. Existing vegetation, proposed limits of clearing, and proposed landscaping and screening as required by the Fairfax County Zoning Ordinance
13. Antenna and mounting detail with dimensions
14. Equipment cabinet or shelter detail with dimensions
15. Details of screening for the use 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

C. PHOTOGRAPHS OF SITE: Photographs of the existing structure, building and site as applicable (see below for details regarding photographs of telecommunications facilities)

For telecommunications facilities, submit items D-G in addition to items A-C:

Complete pages 6-7 of this application as it relates to the proposed telecommunications facility. Ensure that the information provided in this section is consistent with the information shown on the facility/site plan.

D. PHOTO SIMULATIONS OF THE PROPOSED INSTALLATION:

1. Include enough photo simulations to accurately depict the proposed facility.
2. Provide photo simulations illustrating the proposed facility, antennas and equipment. Clearly identify the location of existing and new antennas and equipment with an arrow on the photo-simulation. Provide map keys to identify a) new antennas and equipment and b) the locations of where the photos were taken.
3. Photo simulations may be submitted following completion of an on-site height test and submitted after the application has been submitted. 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 buildings, trees and other physical features.
4. For rooftop or structure installations, the photo simulations should clearly depict the appearance of all the antennas and equipment when installed.

E. BUILDING ROOF PLAN AND CALCULATION:

1. When locating antennas on a building facade or 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.
2. Provide a calculation on the plan with: a) the percentage of the roof covered by all existing structures/equipment, and b) the percentage of the roof that will be covered by all existing structures and the proposed structures/equipment.

F. PHOTOGRAPHIC SURVEY: For new structures such as monopoles or towers, 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.

G. ON-SITE HEIGHT TEST: For new structures such as monopoles 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 staff. The applicant is responsible for conducting the height test and for notifying property owners and community representatives with the date and time of the height test.

PART IV: TELECOMMUNICATION USES
(Do not submit for non-telecommunications public facility uses)

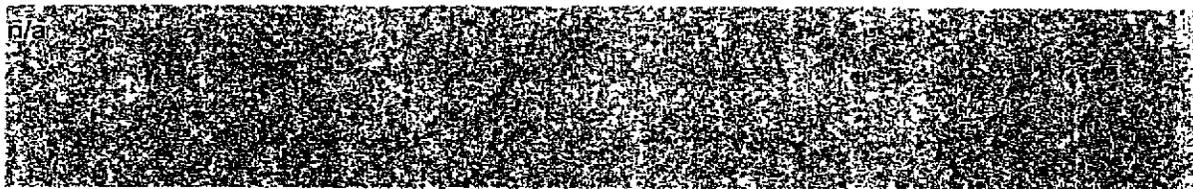
A. TYPE OF PROPOSED FACILITY Check the appropriate box(es) and provide the required information

	Yes	No
New monopole* or tower	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Collocation on existing monopole or tower	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Collocation on building facade or rooftop	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Collocation on replacement light pole or utility pole	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Located in utility or transportation easement and/or right-of-way	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Modification to approved telecommunications facility	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Collocation on other structure _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Including treepoles, flagpoles and other freestanding stealth structures.*

B. CALCULATION OF FACILITY MODIFICATIONS for modifications to an approved telecommunications facility, provide the following:

1. Prior application number(s) (456-, 2232-, FS-, FSA-) for all telecommunications uses on site:



2. Calculate in square inches the surface area (height x width or height x diameter) of the antennas organized in the following categories:

- a. approved n/a
- b. existing n/a
- c. proposed 1,132.8 square inches (11.8"x96")

3. Calculate in cubic inches the volume (height x width x depth) of the equipment cabinets or shelter organized in the following categories:

- a. approved n/a
- b. existing n/a
- c. proposed shelter - 2,300 cubic feet or 3,456,000 cubic inches

C. ANTENNA(S) Provide a separate page for each provider listed as part of the application

Provider _____

Model # or name	Type Panel, Dish, Omni	Quantity	Height	Width	Diameter	Location height on the structure
Kathrein	Panel	12	96"	11.8"	---	120'

Antenna color: Brown (Treepole)/ Gray (Monopole) Painted to match existing structure? Yes No

Will the antennas be screened? Yes No If so, describe the screening to be provided:

Treepole - Brown antennas screened by faux branches
 Monopole - Gray antennas

Will the antennas be flush-mounted to the structure on which they are located? Yes No

Additional information:

D. EQUIPMENT

Model # or name	Type cabinet or shelter	Quantity	Height	Width	Depth	Location
Equipment Shelter	Shelter	1	10'	11.5'	20'	Compound

How will the equipment cabinet or shelter be screened? 8' high board-on-board fence

Material: Wood Color: Brown

Additional information:



**New Cingular Wireless PCS, LLC d/b/a AT&T Mobility
Statement of Justification
2232-M08-26**

Applicant: New Cingular Wireless PCS, LLC d/b/a AT&T Mobility
Site Name: VA1990 Dowden Terrace
Property Address: 6011 Crater Place
Alexandria, VA 22312
Tax ID #: 0722 03T C & 0614 06T 0056
Book/Page: 01560/0418
Zoning Designation: R-3(Residential 3 DU/AC)
Land Use Code: Private open space (not planned develop)
District: MASON DISTRICT #1
Date: May 17, 2013

AT&T requests review and approval of the revised application for the proposed construction of a telecommunications monopine to be located at 6011 Crater Place in Alexandria on land owned by the Parklawn Recreation Association. The Applicant, New Cingular Wireless PCS, LLC d/b/a AT&T Mobility ("AT&T"), has revised its application in compliance with direction from Fairfax County Department of Planning and Zoning to reflect the following changes:

1. Two design options – both are 128' in height and include the same ancillary equipment compound.
 - a. Monopine (*See Sheet Z07 – Treepole(Monopine) Option of Zoning Drawings*)
 - b. Monopole (*See Sheet Z07A – Monopole Option of Zoning Drawings*)
2. Relocation of the facility out of the floodplain and RPA
3. Reorientation of the structure and compound on opposite sides of the drive

The new location of this site is in substantial accord and offers the best possible solution to the gap in coverage and stealth concealment to the neighboring community.

The proposed facility will function as a base transmission station for AT&T's wireless telecommunications network. This digital network operates with a transmitting frequency between 851-866 megahertz and a receiving frequency between 806-821 megahertz.

This facility will be unmanned and will be operational 24 hours per day, seven (7) days per week. Maintenance on the requested facility typically consists of a visit to the site once every four to six weeks by one or two people in a sport utility vehicle. During the construction period, this site will have five to seven contractors working during normal business hours until completion.

The requested facility will include a co-location of twelve (12) panel antennas on the proposed 128' telecommunications stealth monopine/ monopole with a RAD center of 120'. On the opposite side of the drive, there will be an 11'-5" x 20' equipment shelter on raised piers with an access platform.

The proposed use is passive and will not generate noise, dust, light, glare, vibrations, traffic or odors. It will pose no threat to public health, safety or welfare and will not affect area telephone, radio or television reception. It will have no impact on the air and water quality nor will it affect any existing environmental features currently existing on the site.

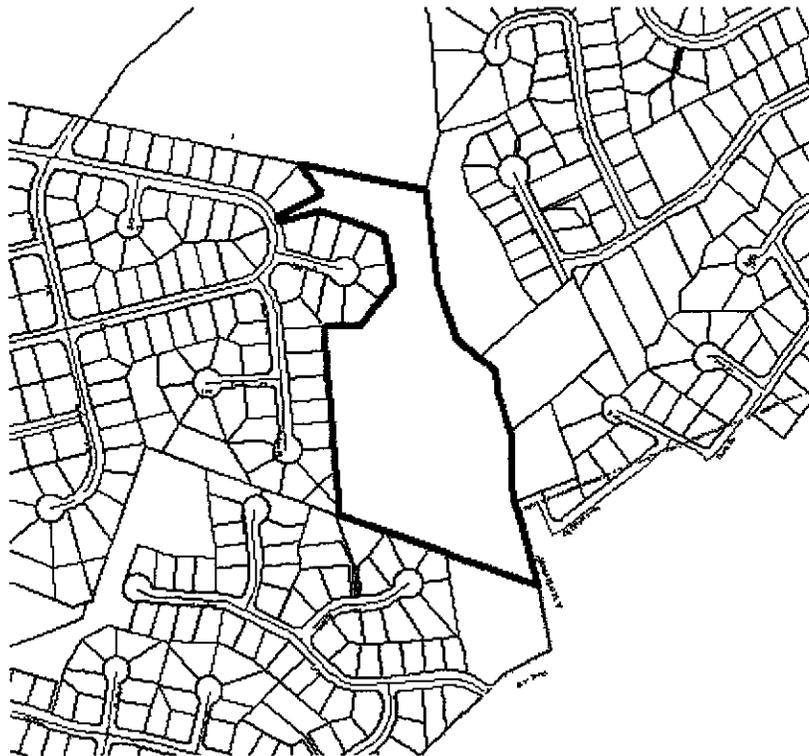
New Cingular Wireless PCS, LLC d/b/a AT&T Mobility
Statement of Justification
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The proposed site is located at 6011 Crater Place, just one (1) mile northwest of I-395. The surrounding area is heavily populated and carries an increasing level of traffic from I-395, Braddock Road, Columbia Pike, Leesburg Pike and surrounding areas. The installation and operation of this site will provide additional network coverage relief while improving surrounding coverage quality. The proposed site's specific objectives are:

- Improve and provide AT&T coverage along SR 613 (Lincolnia Road), Beauregard St and to the residents of Lincolnia Heights and Park lawn. AT&T's lack of acceptable coverage has resulted in customer complaints and dropped calls in the above mentioned areas. Figure 1 below depicts the lack of adequate coverage in the area as shown by propagation studies.

Offload Objectives: The proposed candidate will enable good handoffs with our existing site Pegram, Comfort Inn landmark, Lakeside Plaza and Bailey Crossroads and thus extending the coverage and diminishing the dropped calls in the area. Commuters and residents will experience better quality.

Coverage Objectives: Propagation studies with the proposed candidate have revealed improved coverage along N Beauregard St, State Hwy 613 and to the surrounding communities as shown on the attached propagation maps as part of the RF justification packet. The first attached plot entitled AT&T Existing Coverage without proposed candidate, illustrates the current coverage in and around the area of the proposed site. The second attached plot entitled AT&T Existing Coverage with proposed candidate, shows the coverage from this proposed site with the existing coverage in the area. The proposed location, as depicted in the map below, is the most suitable location for the requested facility due to the size of the property as well as the extended coverage as displayed in the coverage maps of the RF justification packet.



Source:
Fairfax County Comprehensive Plan, 2003 Edition
Policy Plan - Mobile and Land-Based Telecommunication Services

**New Cingular Wireless PCS, LLC d/b/a AT&T Mobility
Statement of Justification
2232-M08-26**

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 co-location 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

AT&T's proposed facility has been sited and designed in accordance with the goals of the *Fairfax County Land Use Plan* and the applicable objectives as defined in the General Guidelines:

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.

Alternative Sites Considered for the Proposal

To achieve the desired coverage and capacity within the intended geographical area, the facility must be strategically located so as to ensure maximum coverage and a minimum of overlap with other existing facilities in the area. At present, AT&T utilizes numerous existing sites in this general area of Fairfax County to provide services to its users. These existing nearby sites are found along and in the vicinity of the Interstate 395 corridor to the east, Little River Turnpike/Braddock Road to the south, Columbia Pike to the west and Route 7 (Leesburg Pike and King Street) to the north. The specific sites at which AT&T is located in this general area include the following:

- Seminary, Braddock and Interstate 395, Alexandria
- Pegram, Seminary Road and Kenmore Avenue, Alexandria
- Comfort Inn/Landmark, Duke and South Bragg Street, Alexandria
- Thomas Jefferson High School, Braddock Road near Randolph Drive
- Lake Barcroft, Mason District Park, Columbia Pike near Oak Hill Drive
- Lakeside Plaza, Columbia Pike at Powell Lane
- Baileys Crossroads, Columbia Pike at Firehouse Lane
- Moray Apartments, Columbia Pike at Moray Lane
- Claremont, King Street (Route 7) at South Chesterfield Road, Arlington Co.

AT&T has an overall lack of acceptable coverage in this area that has resulted in customer complaints and dropped calls. This existing service gap in general extends from near Route 7 between I-395 and George Mason Drive south and includes the Lincolnia Road corridor between Beauregard Street and Columbia Pike and the Route 236 corridor between Lincolnia and Braddock Roads. The objective of a new site is to improve and provide AT&T coverage along Lincolnia Road and Beauregard Street and to the residents of Lincolnia Heights and Parklawn. This site will also enable good handovers with the existing sites identified as Pegram, Comfort Inn Landmark, Lakeside Plaza, and Baileys Crossroads thus extending coverage and diminishing the number of dropped calls. This will create a better quality user experience for commuters and residents.

New Cingular Wireless PCS, LLC d/b/a AT&T Mobility
Statement of Justification
2232-M08-26

To address the service area void with a new site, AT&T looked at collocation opportunities as well as the potential use of commercial, public, and institutional- private recreation sites in the area. Because the area is largely developed as single-family residential and tall buildings that might offer a collocation potential are located on the periphery of the void area, the applicant primarily focused on sites to accommodate a new structure. To be considered viable, such sites must be large in size and have the opportunity for screening of a structure.

The number of commercially zoned properties in the void area are limited and located primarily along the periphery in the Interstate 395 Corridor and along Route 7 and Beauregard Street and in the area of Columbia Pike and Lincolnia Road. Public sites are located throughout the area and consist of sites owned by Fairfax County Public Schools, Alexandria City Public Schools, the Fairfax County Park Authority, and the City of Alexandria. The public school sites include William Ramsey Elementary in Alexandria, and Parklawn Elementary and Glasgow Middle School in Fairfax County. These school sites lacked opportunity for vegetative screening and site integration with other vertical structures or did not fully meet the RF coverage objectives for the proposed facility. Further elementary and middle school sites without existing tall vertical structures such as light poles and are generally not favored for telecommunication facilities.

The park properties in the general service void area are natural or stream valley preserves or small public recreation sites. They include the Dora Kelly Nature Park in the City of Alexandria, and Turkeycock Stream Valley Park, Dowden Terrace Park, Lillian Carey Park, Parklawn Park, Heywood Glen Park, Glasgow Park and Glen Hills Park in Fairfax County. These park sites are generally natural areas or sites with only minor recreational activities and development and have many challenges associated with site access, site clearing to provide for a new structure, screening, overall neighborhood compatibility and RF objectives. Most of these park sites also are not central to the target coverage area.

Institutional sites and private recreation areas include the Peace Lutheran Church on Lincolnia Road, the Queen of Apostle Church and school on Sano Street, and the Parklawn Swim Club site. Of these sites the swim club location provided the most central location to cover the void area with the opportunity to screen and buffer the use, to integrate the structure with the site and meet RF objectives.

In addition to the selected site at the Parklawn Swim Club, the final candidate sites reviewed for the proposed facility and reasons for rejection are as follows:

- 1) William Ramsay Elementary School - 5700 Sanger Avenue, Alexandria
The site did not meet RF requirements.
- 2) Parklawn Elementary School - 4116 Braddock Road
Site meets RF requirements but the school's location near Braddock and Lincolnia Roads is not central to the existing coverage void area. In addition, the school site is largely open and offers little opportunity to screen a telecommunications structure.
- 3) Glasgow Middle School - 4101 Fairfax Parkway
The site is not central to the existing coverage void area and is too close to existing sites at Lakeside Plaza and Baileys Crossroads along Columbia Pike to the northwest.

New Cingular Wireless PCS, LLC d/b/a AT&T Mobility
Statement of Justification
2232-M08-26

4) Peace Lutheran Church - 6362 Lincolnia Road

Collocation on the existing church structure would not be of sufficient height and only partially meet coverage objectives. The site is not central to the existing coverage void. There is little opportunity for screening of a new structure on the site.

5) Fountain Condominium - 301 North Beauregard Street, Alexandria

Collocation on the existing condominium building would be too close to an existing on-air network site and would not adequately meet coverage objectives.

Because of a lack of suitable existing structure, AT&T requests review and approval of a stealth monopine/monopole design monopole. The monopine/monopole design makes the proposed facility a visually appropriate feature for the recreation association property. The proposed antennas will be concealed by the branches of the structure.

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.

The monopine design creates a visually appropriate feature that will conceal the antennas. AT&T deems this to be the best solution for minimizing the visual impact to the surrounding residential uses. The monopole design is also proposed at the recommendation of staff.

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.

As noted above in the site selection discussion, AT&T considered a number of existing structures and selected a location and design that presents the greatest opportunity to minimize impact to the community.

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.

The subject property is a recreational property. A lease agreement has been established.

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.

AT&T has selected a location that is appropriate for its network requirements. The facility has been designed in accordance with regulations and guidelines established by Fairfax County for the sighting of such facilities. AT&T allows other service providers to share its facilities wherever feasible.

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.

**New Cingular Wireless PCS, LLC d/b/a AT&T Mobility
Statement of Justification
2232-M08-26**

The requested facility has been designed to have the least visual impact. Photo simulations have been included with this application package along with site plans to reflect visual appropriateness of the proposed facility. The attached propagation maps reflect area coverage to be provided by the facility.

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.

The proposed use will not interfere with any existing or planned operational requirements of the club or any surrounding uses.

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.

AT&T finds the proposed design to be the most appropriate location and design for the area. The proposed stealth monopine (or monopole) presents the best possible means of concealing the facility from view. The attached photo simulations and drawings reflect the design details and appropriateness of the proposed facility.

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.

The proposed facility will appear as an appropriate feature for the existing use. The antennas will be screened by faux tree branches on the monopine or painted to blend on the monopole design and will not present a negative visual impact from any view. The attached photo simulations further demonstrate the visual impact of the 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:

- 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, tree cover, or topographic features to the maximum extent feasible;
- increasing the height of or replacing existing structures to reduce the need for another structure when such height increases or structure replacements are appropriate to the site and the surrounding area.

The visual impact of the proposed telecommunication facility has been mitigated by presenting it in two (2) designs. The facility is an appropriate feature for the proposed use. From any view, the facility will be perceived as an appropriate feature of the community.

**New Cingular Wireless PCS, LLC d/b/a AT&T Mobility
Statement of Justification
2232-M08-26**

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.

The location for the proposed facility will have no negative impact on any historically significant structures.

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

Areas of environmental sensitivity have been avoided in the location selection of the proposed facility.

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

AT&T will provide reasonable cooperation with the property owner and other service providers in the event of future co-location on the site.

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.

As reflected in the attached drawings, the proposed facility is substantially set back from the roadways, thus preserving any such areas.

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.

The proposed facility has been located in accordance with these guidelines and will be constructed accordingly.



ACO PROPERTY ADVISORS, INC.

NEW YORK OFFICE
184 EDIE ROAD
SARATOGA SPRINGS, NY 12866
FAX (518) 584-9967

MARYLAND OFFICE
7050 OAKLAND MILLS RD., STE 130
COLUMBIA, MD 21046
FAX (443) 864-5773

Statement of Justification (Revised)

Applicant: New Cingular Wireless, PCS (AT&T)
Site Name: VA1990 Dowden Terrace
Property Address: 6011 Crater Place
Alexandria, VA 22312
Tax ID #: 0722 03T C
Book/Page: 01560/0418
Zoning Designation: R-3(Residential 3 DU/AC)
Land Use Code: Private open space (not planned develop)
District: MASON DISTRICT #1
Date: January 14, 2013

AT&T requests review and approval of the revised application for the proposed construction of a telecommunications monopine to be located at 6011 Crater Place in Alexandria on land owned by the Parklawn Recreation Association. The applicant has revised its application in compliance with direction from Fairfax County Department of Planning and Zoning to reflect the relocated facility out of the floodplain and RPA. AT&T has also reoriented the compound and monopine so that they are on opposite sides of the drive. The new location of this site is in substantial accord and offers the best possible solution to the gap in coverage and stealth concealment to the neighboring community.

The proposed facility will function as a base transmission station for AT&T's wireless telecommunications network. This digital network operates with a transmitting frequency between 851-866 megahertz and a receiving frequency between 806-821 megahertz.

This facility will be unmanned and will be operational 24 hours per day, 7 days per week. Maintenance on the requested facility typically consists of a visit to the site once every four to six weeks by one or two people in a sport utility vehicle. During the construction period, this site will have five to seven contractors working during normal business hours until completion.



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MARYLAND OFFICE
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The requested facility will include a co-location of twelve (12) panel antennas on the proposed 128' telecommunications stealth monopine with a RAD center of 120'. On the opposite side of the drive, there will be an 11'-5" x 20' equipment shelter on raised piers with an access platform.

The proposed use is passive and will not generate noise, dust, light, glare, vibrations, traffic or odors. It will pose no threat to public health, safety or welfare and will not affect area telephone, radio or television reception. It will have no impact on the air and water quality nor will it affect any existing environmental features currently existing on the site.

The proposed site is located at 6011 Crater Place, just 1 mile northwest of I-395. The surrounding area is heavily populated and carries an increasing level of traffic from I-395, Braddock Road, Columbia Pike, Leesburg Pike and surrounding areas. The installation and operation of this site will provide additional network coverage relief while improving surrounding coverage quality. The proposed site's specific objectives are:

- Improve and provide AT&T coverage along SR 613 (Lincolnia Road), Beauregard St and to the residents of Lincolnia Heights and Park lawn. AT&T's lack of acceptable coverage has resulted in customer complaints and dropped calls in the above mentioned areas. Figure 1 below depicts the lack of adequate coverage in the area as shown by propagation studies.

Offload Objectives: The proposed candidate will enable good handoffs with our existing site Pegram, Comfort Inn landmark, Lakeside Plaza and Bailey Crossroads and thus extending the coverage and diminishing the dropped calls in the area. Commuters and residents will experience better quality.

Coverage Objectives: Propagation studies with the proposed candidate have revealed improved coverage along N Beauregard St, State Hwy 613 and to the surrounding communities as shown on the attached propagation maps as part of the RF justification packet. The first attached plot entitled AT&T Existing Coverage without proposed candidate, illustrates the current coverage in and around the area of the proposed site.



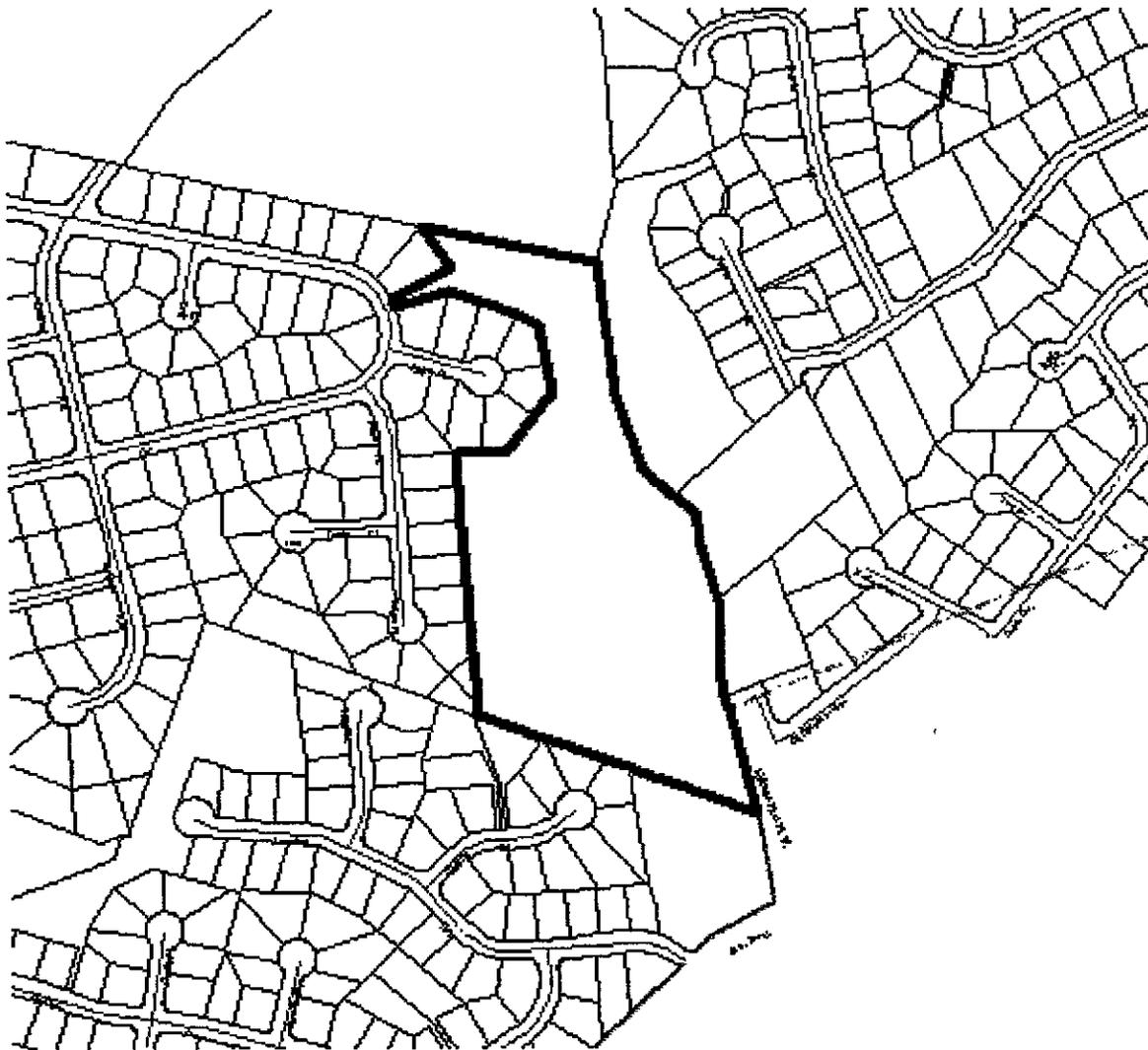
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The second attached plot entitled AT&T Existing Coverage with proposed candidate, shows the coverage from this proposed site with the existing coverage in the area.

The proposed location, as depicted in the map below, is the most suitable location for the requested facility due to the size of the property as well as the extended coverage as displayed in the coverage maps of the RF justification packet.





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**Fairfax County Comprehensive Plan, 2003 Edition
Policy Plan
Mobile and Land-Based Telecommunication Services**

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 co-location 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

AT&T's proposed facility has been sited and designed in accordance with the goals of the Fairfax County Land Use Plan and the applicable objectives as defined in the General Guidelines:

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.

Alternative Sites Considered for the Proposal

To achieve the desired coverage and capacity within the intended geographical area, the antenna facility must be strategically located so as to ensure maximum coverage and a minimum of overlap with other existing facilities in the area. At present, AT&T utilizes numerous existing sites in this general area of Fairfax County to provide services to its users. These existing nearby sites are found along and in the vicinity of the Interstate 395 corridor to the east, Little River Turnpike/Braddock Road to the south, Columbia Pike to the west and Route 7 (Leesburg Pike and King Street) to the north. The specific sites at which AT&T is located in this general area include the following:



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Seminary, Braddock and Interstate 395, Alexandria
Pegram, Seminary Road and Kenmore Avenue, Alexandria
Comfort Inn/Landmark, Duke and South Bragg Street, Alexandria
Thomas Jefferson High School, Braddock Road near Randolph Drive
Lake Barcroft, Mason District Park, Columbia Pike near Oak Hill Drive
Lakeside Plaza, Columbia Pike at Powell Lane
Baileys Crossroads, Columbia Pike at Firehouse Lane
Moray Apartments, Columbia Pike at Moray Lane
Claremont, King Street (Route 7) at South Chesterfield Road, Arlington Co.

AT&T has an overall lack of acceptable coverage in this area that has resulted in customer complaints and dropped calls. This existing service gap in general extends from near Route 7 between I-395 and George Mason Drive south and includes the Lincolnia Road corridor between Beauregard Street and Columbia Pike and the Route 236 corridor between Lincolnia and Braddock Roads. The objective of a new site is to improve and provide AT&T coverage along Lincolnia Road and Beauregard Street and to the residents of Lincolnia Heights and Parklawn. A new site will also enable good handovers with the existing sites identified as Pegram, Comfort Inn Landmark, Lakeside Plaza, and Baileys Crossroads thus extending coverage and diminishing the number of dropped calls. This will create a better quality user experience for commuters and residents.

To address the service area void with a new site, the applicant looked at collocation opportunities as well as the potential use of commercial, public, and institutional- private recreation sites in the area. Because the area is largely developed as single-family residential and tall buildings that might offer a collocation potential are located on the periphery of the void area, the applicant primarily focused on sites to accommodate a new structure. To be considered viable, such sites must be large in size and have the opportunity for screening of a structure.

The number of commercially zoned properties in the void area are limited and located primarily along the periphery in the Interstate 395 Corridor and along Route 7 and Beauregard Street and in the area of Columbia Pike and Lincolnia Road. Public sites are located throughout the area and consist of sites owned by Fairfax County Public Schools, Alexandria City Public Schools, the Fairfax County Park Authority, and the City of Alexandria. The public school sites include William Ramsey Elementary in Alexandria, and Parklawn Elementary and Glasgow Middle School in Fairfax County. These school



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sites lacked opportunity for vegetative screening and site integration with other vertical structures or did not fully meet the RF coverage objectives for the proposed facility. Further elementary and middle school sites without existing tall vertical structures such as light poles and are generally not favored for telecommunication facilities.

The park properties in the general service void area are natural or stream valley preserves or small public recreation sites. They include the Dora Kelly Nature Park in the City of Alexandria, and Turkeycock Stream Valley Park, Dowden Terrace Park, Lillian Carey Park, Parklawn Park, Heywood Glen Park, Glasgow Park and Glen Hills Park in Fairfax County. These park sites are generally natural areas or sites with only minor recreational activities and development and have many challenges associated with site access, site clearing to provide for a new structure, screening, overall neighborhood compatibility and RF objectives. Most of these park sites also are not central to the target coverage area.

Institutional sites and private recreation areas include the Peace Lutheran Church on Lincolnia Road, the Queen of Apostle Church and school on Sano Street, and the Parklawn Swim Club site. Of these sites the swim club location provided the most central location to cover the void area with the opportunity to screen and buffer the use, to integrate the structure with the site and meet RF objectives.

In addition to the selected site at the Parklawn Swim Club, the final candidate sites reviewed for the proposed facility and reasons for rejection are as follows:

- 1) William Ramsay Elementary School, 5700 Sanger Avenue, Alexandria.
The site did not meet RF requirements.
- 2) Parklawn Elementary School, 4116 Braddock Road.
Site meets RF requirements but the school's location near Braddock and Lincolnia Roads is not central to the existing coverage void area. In addition, the school site is largely open and offers little opportunity to screen a telecommunications structure.
- 3) Glasgow Middle School, 4101 Fairfax Parkway.
The site is not central to the existing coverage void area and is too close to existing sites at Lakeside Plaza and Baileys Crossroads along Columbia Pike to the northwest.



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4) Peace Lutheran Church, 6362 Lincolnia Road. Collocation on the existing church structure would not be of sufficient height and only partially meet coverage objectives. The site is not central to the existing coverage void. There is little opportunity for screening of a new structure on the site.

5) Fountain Condominium, 301 North Beauregard Street, Alexandria. Collocation on the existing condominium building would be too close to an existing on-air network site and would not adequately meet coverage objectives.

Because of a lack of suitable existing structure, AT&T requests review and approval of a stealth monopine design monopole. The monopine design makes the proposed facility a visually appropriate feature for the recreation association property. The proposed antennas will be concealed by the branches of the structure.

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.

The monopine design creates a visually appropriate feature that will conceal the antennas. AT&T deems this to be the best solution for minimizing the visual impact to the surrounding residential uses.

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.

As noted above in the site selection discussion, AT&T considered a number of existing structures and selected a location and design that presents the greatest opportunity to minimize impact to the community.

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.



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The subject property is a recreational property. A lease agreement has been established.

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.

AT&T has selected a location that is appropriate for its network requirements. The facility has been designed in accordance with regulations and guidelines established by Fairfax County for the sighting of such facilities. AT&T allows other service providers to share its facilities wherever feasible.

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.

The requested facility has been designed to have the least visual impact. Photo simulations have been included with this application package along with site plans to reflect visual appropriateness of the proposed facility. The attached propagation maps reflect area coverage to be provided by the facility.

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.

The proposed use will not interfere with any existing or planned operational requirements of the club or any surrounding uses.

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.

AT&T finds the proposed design to be the most appropriate location and design for the area. The proposed stealth monopine presents the best possible means of concealing



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the facility from view. The attached photo simulations and drawings reflect the design details and appropriateness of the proposed facility.

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.

The proposed facility will appear as an appropriate feature for the existing use. The antennas will be moderately shielded from most points on the ground or any area building, and will not present a negative visual impact from any view. The attached photo simulations further demonstrate the visual impact of the 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:

- 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, tree cover, or topographic features to the maximum extent feasible;
- increasing the height of or replacing existing structures to reduce the need for another structure when such height increases or structure replacements are appropriate to the site and the surrounding area.

The visual impact of the proposed telecommunication facility has been mitigated by presenting it in the form of a stealth monopine. The proposed monopine will appear as an appropriate feature for the proposed use. From any view, the facility will be perceived as an appropriate feature of the community.

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.



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The location for the proposed facility will have no negative impact on any historically significant structures.

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

Areas of environmental sensitivity have been avoided in the location selection of the proposed facility.

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

AT&T will provide reasonable cooperation with the property owner and other service providers in the event of future co-location on the site.

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.

As reflected in the attached drawings, the proposed facility is substantially set back from the roadways, thus preserving any such areas.

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.

The proposed facility has been located in accordance with these guidelines and will be constructed accordingly.



DONOHUE & STEARNS, PLC

March 25, 2013

Ms. Rebecca D. Horner, Senior Staff Coordinator
Fairfax County Department of Planning and Zoning, Zoning Evaluation Division
12055 Government Center Parkway, Suite 518
Fairfax, Virginia 22035-5503

Cc: Mr. John R. Bell, Planner III

Re: New Cingular Wireless PCS, LLC d/b/a AT&T Mobility at The Parklawn Recreation Association, Inc. (6011 Crater Place Alexandria, Virginia 22312)
SEA 03-M-047; SPA 76-M-088; 2232 M-08-26

Rebecca:

We requested that this matter be heard by the Planning Commission on May 22, 2013. In light of that, we would like to request that the above-noted applications be placed on the agenda for that date.

When we met on Friday, March 15, 2013, you requested that we provide information on alternate sites, specifically Glasgow Middle School and Peace Lutheran Church and propagation maps depicting the anticipated coverage improvement from the proposed facility as well as maps showing the coverage achieved at alternate locations. Mr. Bell asked that we provide visual aids reflecting the proposed facility's compliance with the location, character and extent requirements of §15.2-2232.

Alternate Locations

As explained in the Statement of Justification, to achieve the desired coverage and capacity within the intended geographical area, the antenna facility must be strategically located so as to ensure maximum coverage and a minimum of overlap or interference with other existing facilities in the area. AT&T considered a variety of different parcels over the course of its search for an optimal location for the proposed facility – each type is discussed below.

Schools

- 1) William Ramsay Elementary School, 5700 Sanger Avenue
- 2) Parklawn Elementary School, 4116 Braddock Road
- 3) Glasgow Middle School, 4101 Fairfax Parkway

In accordance with Objective 42, Policy c of the Fairfax County Comprehensive Plan – Mobile and Land-Based Telecommunication Services, AT&T did evaluate the public sites in the area including those owned

by Fairfax County Public Schools ("FCPS"), Alexandria City Public Schools, the Fairfax County Park Authority, and the City of Alexandria. As indicated in Policy c, public sites should be the preferred location when multiple sites "have equal opportunity to minimize impacts." Here, this was not the case. First, the public school sites - William Ramsey Elementary in Alexandria, and Parklawn Elementary and Glasgow Middle School in Fairfax County – did not satisfy the RF coverage objectives for the proposed facility. Second, these sites lacked the opportunity for adequate vegetative screening and co-location.

Regulation 8335.1: Procedures for Seeking Approval of Telecommunications Monopoles and Associated Facilities, states, in part, "If FTS determines that the site is a feasible candidate for a monopole and base station consistent with School Board policy and regulations, FTS will determine if a monopole and base station could be located on the site without interfering with current or future instructional or other activities, future construction of new, or expansion of existing, buildings, athletic facilities, or other facilities on the site." (*Regulation 8335.1, Facilities Design and Construction – Procedures for Seeking Approval of Telecommunications Monopoles and Associated Facilities*, Section II – Procedures to Construct a Monopole and Associated Ground-Based Telecommunications Equipment, October 13, 2006.)

In addition to their inability meet the desired RF coverage objectives, the FCPS sites in the vicinity differed from prior approved FCPS sites in an important way. Because the schools were elementary and intermediate levels, the properties did not include athletic fields and the ancillary light poles that would offer the opportunity for modification and co-location. Again, FCPS sites would not work from an RF perspective, but even if they did, the Comprehensive Plan would require their prioritization only if impacts from the proposed facility were equal to those that would result from the installation on other parcels – this is not the case. The impacts on the FCPS would be significantly greater due to the lack of cover and existing tall structures.

With regard to Glasgow Middle School specifically, AT&T's RF engineers determined that the site is too close to existing on-air sites Lakeside Plaza and Baileys Crossroads on Columbia Pike and would therefore interfere with the signals from those sites. While the installation of a facility at Glasgow would yield redundant coverage, the current gap in coverage surrounding the Parklawn Recreation Association ("Parklawn") would remain unresolved. See FIGURE 1, FIGURE 2.

Finally, Regulation 8335.1 makes it clear that proposed facilities that would potentially interfere with the construction of new buildings or the expansion of existing buildings on a school parcel would not receive approval. Due to the overcrowding of schools in the Bailey's Crossroads areas like Bailey's Elementary School (currently at 130% capacity and expected to reach 160% by 2017/18) and Glen Frost Elementary School (currently at 100% capacity and expected to reach 128% by 2017), FCPS' Capital Improvement Program has suggested the construction of a new school on the Glasgow campus. Such expansion plans would likely hurt the chances of proposal for a telecommunications facility installation.

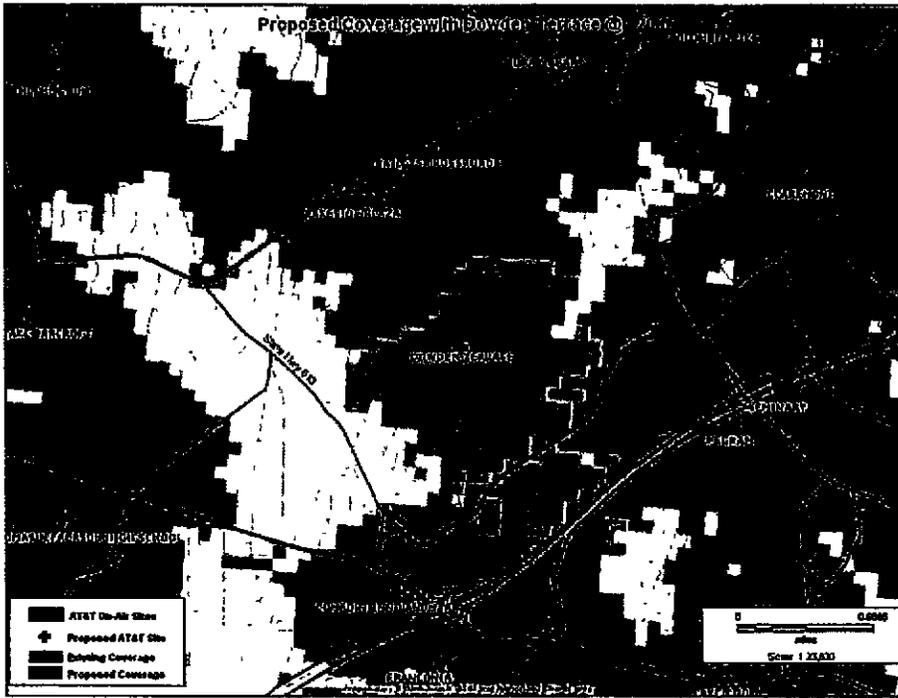


FIGURE 1

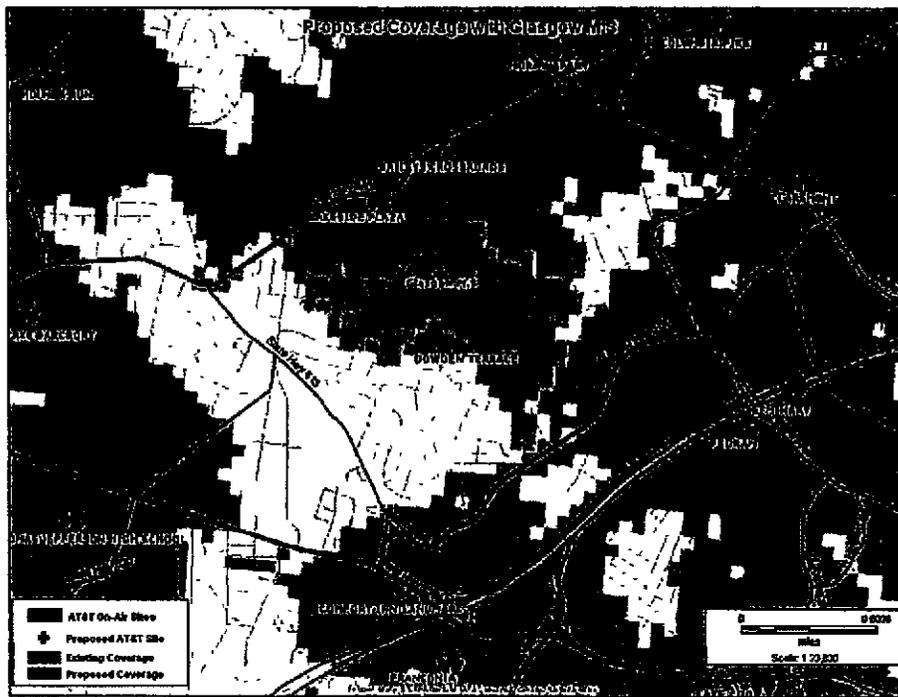


FIGURE 2

Fairfax County Park Authority

The park properties in the general service void area are natural or stream valley preserves or small public recreation sites. They include the Dora Kelly Nature Park in the City of Alexandria, and Turkeycock Stream Valley Park, Dowden Terrace Park, Lillian Carey Park, Parklawn Park, Heywood Glen Park, Glasgow Park and Glen Hills Park in Fairfax County. These park sites are generally natural areas or sites with only minor recreational activities and development and have many challenges associated with site access, site clearing to provide for a new structure, screening, overall neighborhood compatibility and RF objectives. Most of these park sites also are not central to the target coverage area and therefore fail form an RF stand point as well.

Privately-Owned Parcels

- 1) Peace Lutheran Church, 6362 Lincolnia Road
- 2) Fountain Condominium, 301 North Beauregard Street

Institutional sites and private recreation areas include the Peace Lutheran Church on Lincolnia Road, the Queen of Apostle Church and School on Sano Street, the Fountain Condominium on North Beauregard Street and Parklawn on Crater Place.

Peace Lutheran Church is a potential future and *additional* site for AT&T. It would not provide the coverage effectuated by the proposed facility at Parklawn. See FIGURE 3 below. Colocation on the existing Church building would not be sufficiently high to meet the coverage objectives and there is little opportunity for the screening of a new structure on the property.

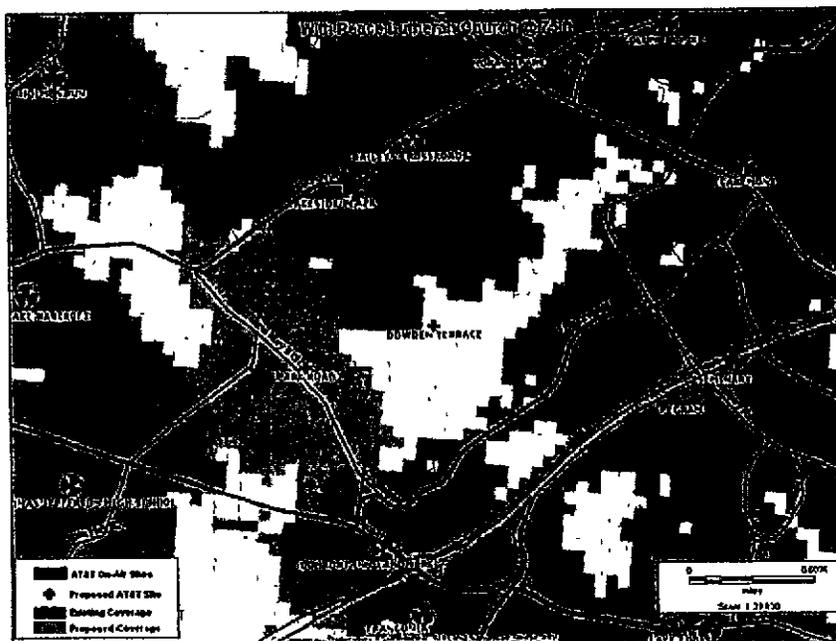


FIGURE 3

The coverage achieved from a facility at the Fountain Condominium building would not fill the targeted improvement area and would yield overlapping coverage and interference with existing on-air sites Comfort Inn-Landmark and Franconia. See FIGURE 4.

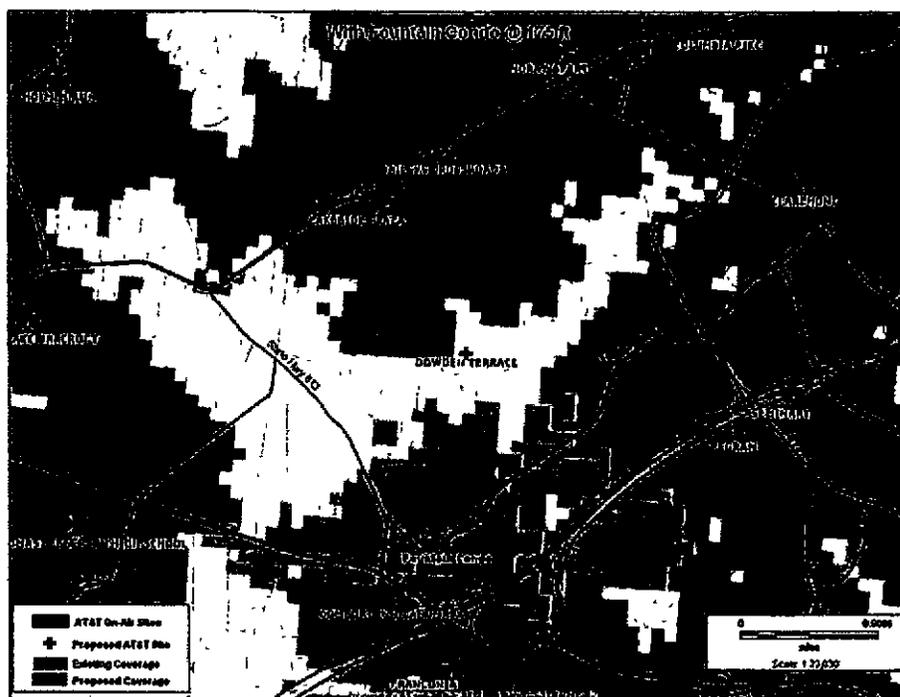


FIGURE 4

Of all three of these sites Parklawn provides the most central location within the search ring and therefore most effectively fills the coverage void. Moreover, the parcel affords the opportunity to screen and buffer the use, to integrate the structure with the site and minimize aesthetic impact while simultaneously meeting RF objectives.

Location, Character & Extent

Mr. Bell indicated at our meeting last Friday that it would be helpful if AT&T could provide additional photosims of the facility designed as monopole. Attached are the three (3) sets of photosims which show the proposed facility as a treepole and a monopole with a graduated paint scheme (with leaves on trees & without). AT&T will defer to staff on which option most effectively achieves the location, character and extent in substantial accord with the Fairfax County Comprehensive Plan and §15.2-2232 of the Virginia Code.

Urban Forestry Comments

AT&T agrees to the Tree Preservation development conditions delineated in Nicholas Drunasky's March 13, 2013 memorandum. AT&T will incorporate the Type 3 Transitional Screening and Barrier

Modification Request letter to Mr. Mike Knapp and dated March 8, 2013 into the SEA plan pursuant to Comment and Recommendation 1.

Please contact me with questions and confirmation that we are on the agenda for May 22, 2013.

Sincerely,

A handwritten signature in black ink, appearing to read "E. Donohue". The signature is fluid and cursive, with a long horizontal stroke at the end.

Edward L. Donohue

Attachments: 3

Attachment 1: Photosism – Treepole

Balloon Test



DOWDEN TERRACE - PARKLAWN POOL

10092131_1990

6011 Crater Place, Alexandria, VA 22312

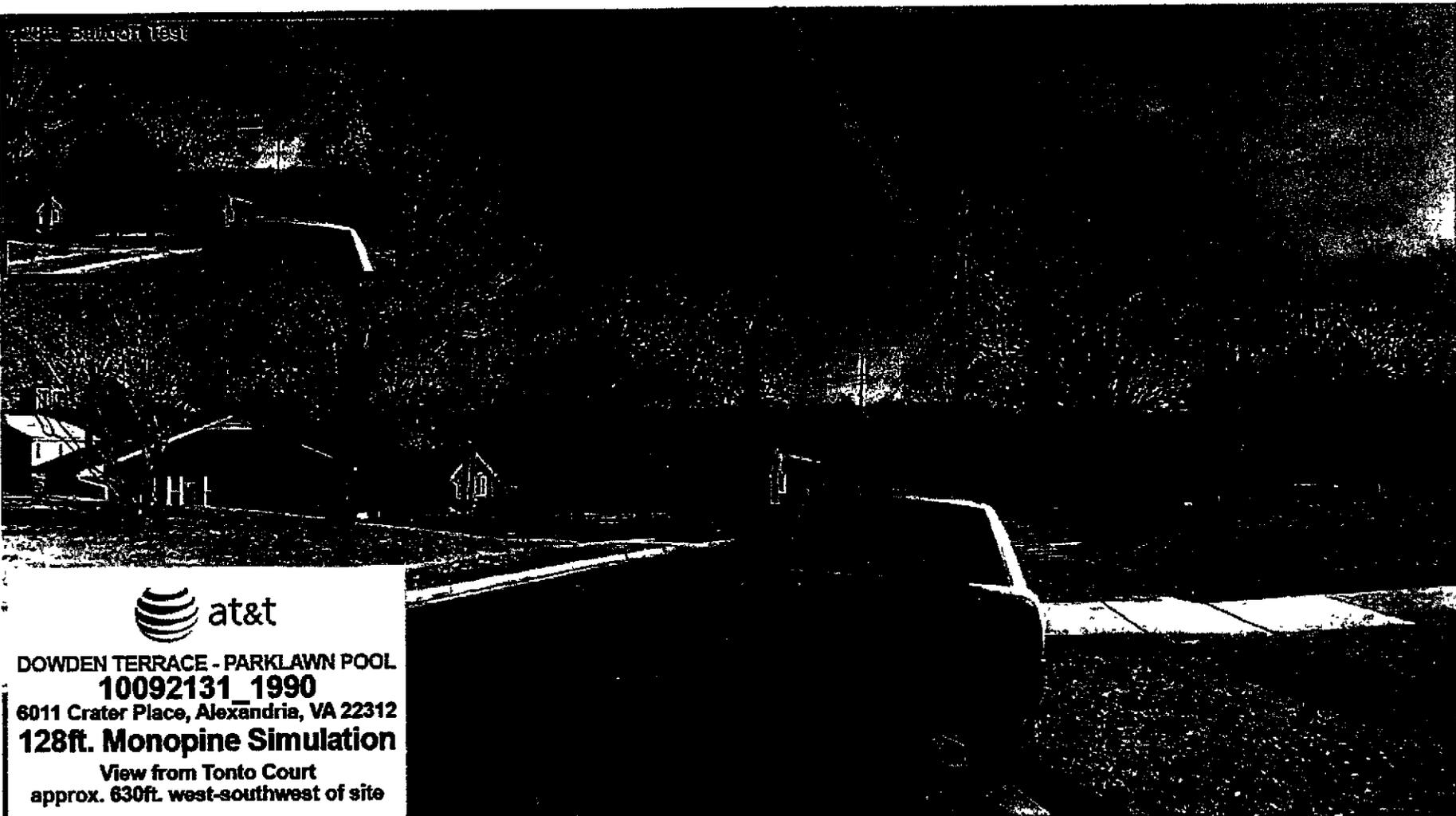
128ft. Monopine Simulation

**View from Everglades Drive
approximately 450ft. northwest of site**

128ft. Monopine Nest



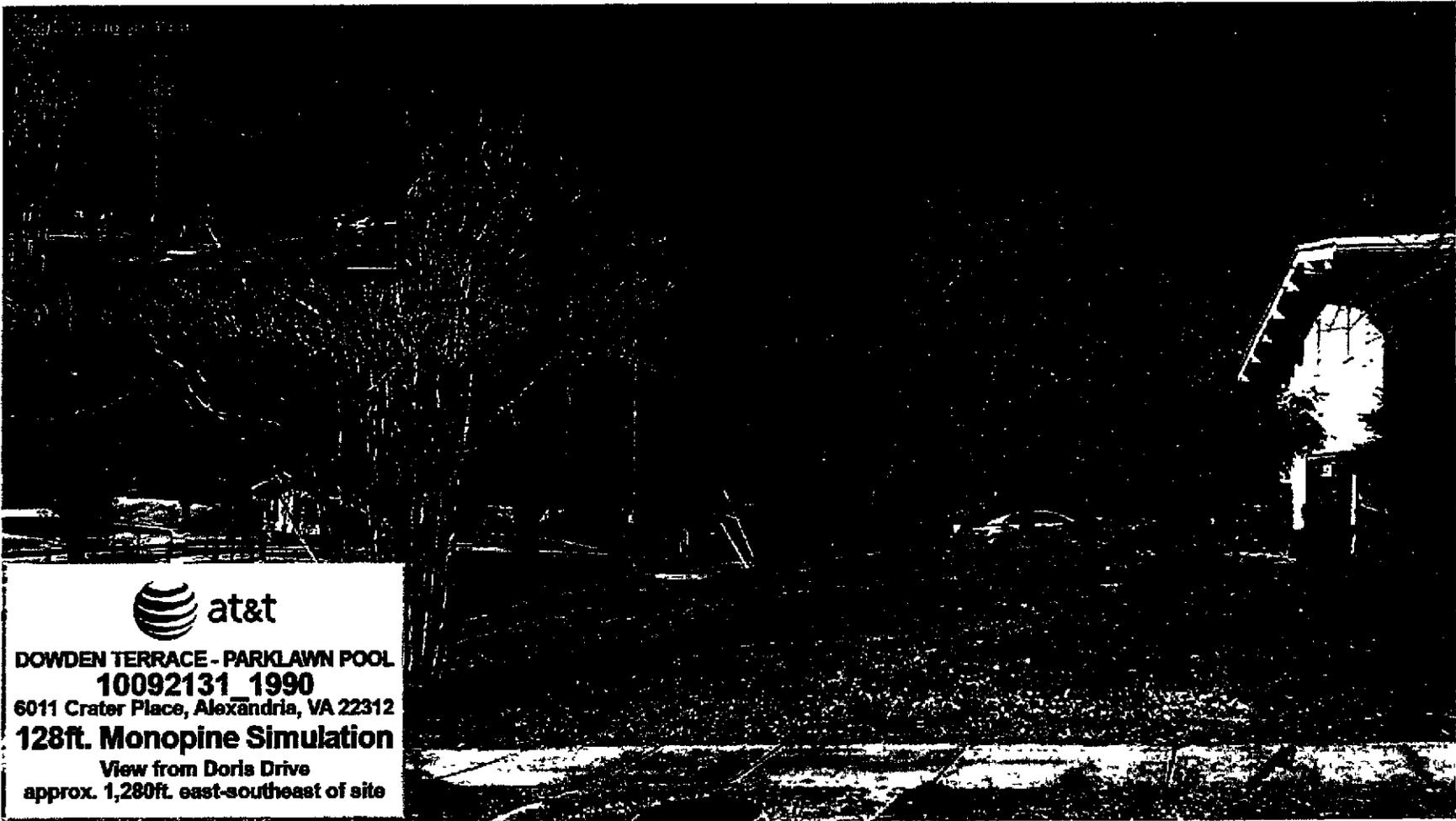
DOWDEN TERRACE - PARKLAWN POOL
10092131_1990
6011 Crater Place, Alexandria, VA 22312
128ft. Monopine Simulation
View from Tents C/Teton Pl
approx. 420ft. west-southwest of site



2014 Building Test



DOWDEN TERRACE - PARKLAWN POOL
10092131_1990
6011 Crater Place, Alexandria, VA 22312
128ft. Monopine Simulation
View from Tonto Court
approx. 630ft. west-southwest of site



DOWDEN TERRACE - PARKLAWN POOL
10092131_1990
6011 Crater Place, Alexandria, VA 22312
128ft. Monopine Simulation
View from Doris Drive
approx. 1,280ft. east-southeast of site

10092131_1990



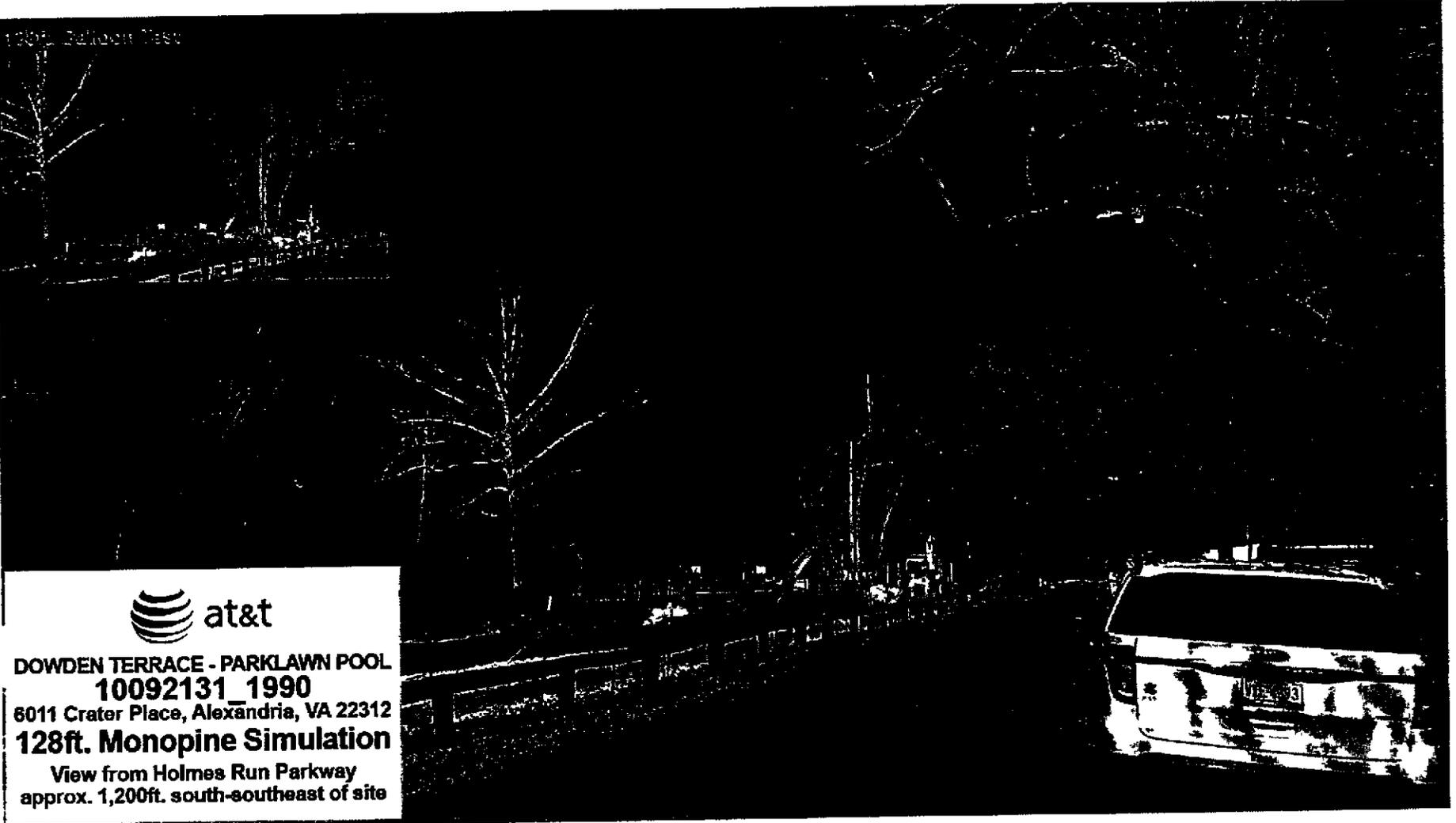
DOWDEN TERRACE - PARKLAWN POOL

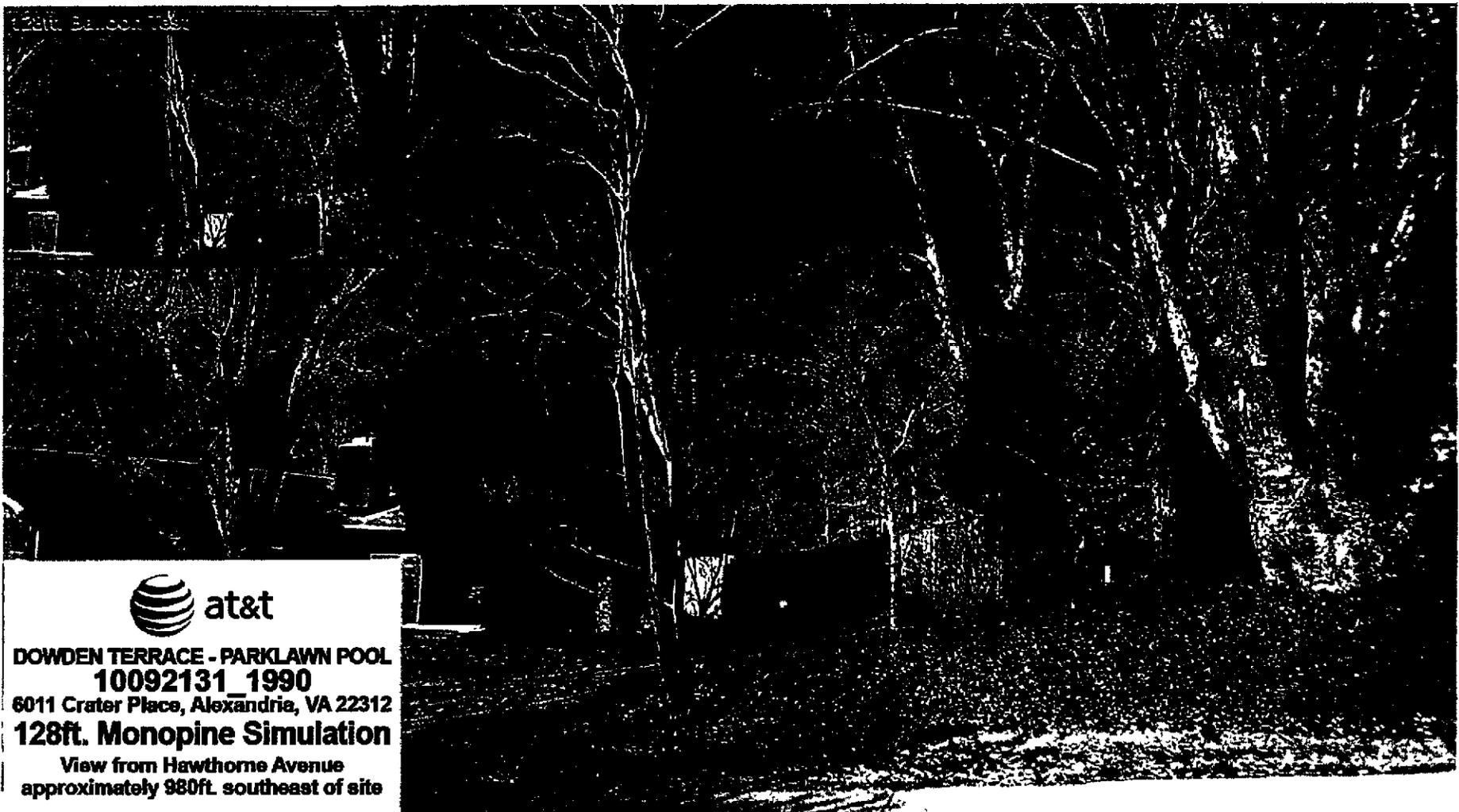
10092131_1990

6011 Crater Place, Alexandria, VA 22312

128ft. Monopine Simulation

View from Holmes Run Parkway
approx. 1,200ft. south-southeast of site

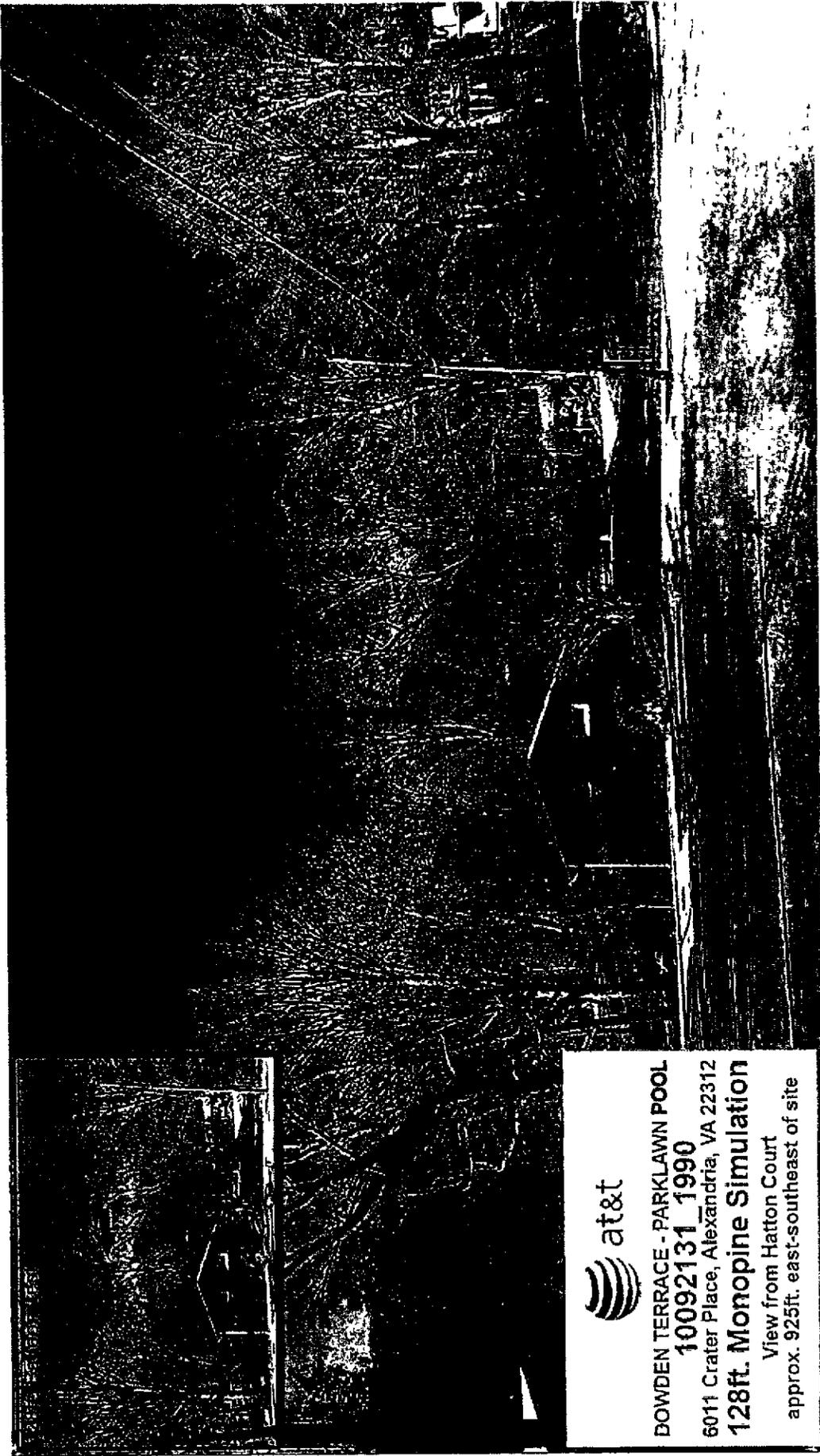




128ft. Bamboo Forest



DOWDEN TERRACE - PARKLAWN POOL
10092131_1990
6011 Crater Place, Alexandria, VA 22312
128ft. Monopine Simulation
View from Hawthorne Avenue
approximately 980ft. southeast of site



DOWDEN TERRACE - PARKLAWN POOL

10092131 1990

6011 Crater Place, Alexandria, VA 22312

128ft. Monopine Simulation

View from Hatton Court
approx. 925ft. east-southeast of site

128ft. Monopine Test



DOWDEN TERRACE - PARKLAWN POOL
10092131_1990
6011 Crater Place, Alexandria, VA 22312
128ft. Monopine Simulation
View from Dawes Avenue
approx. 950ft. east-northeast of site



Attachment 2: Photosims – Monopole with Graduated Paint Scheme (Leaves)



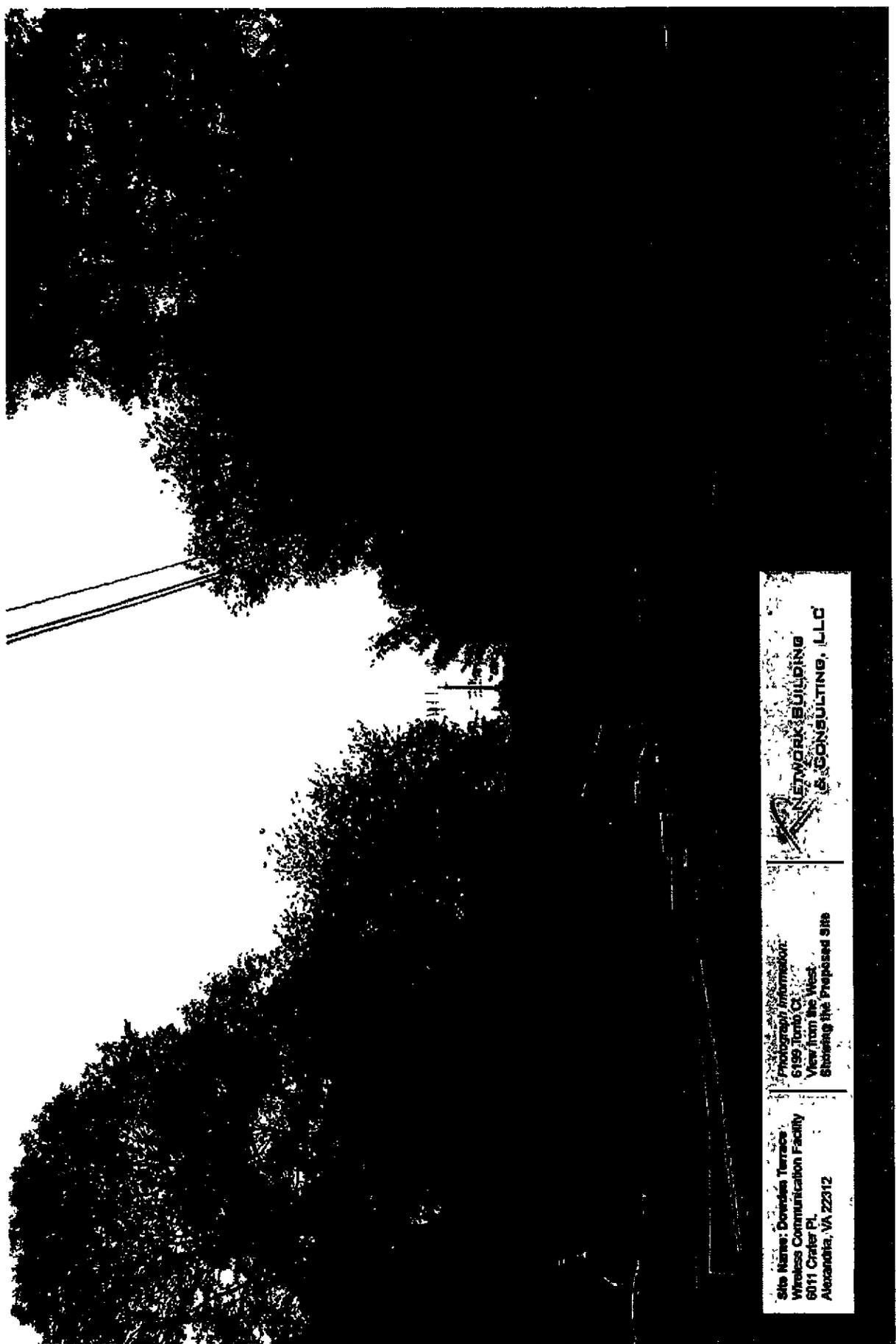
Site Name: Dowden Terrace
Wireless Communication Facility
6011 Crater Pl.
Alexandria VA 22312

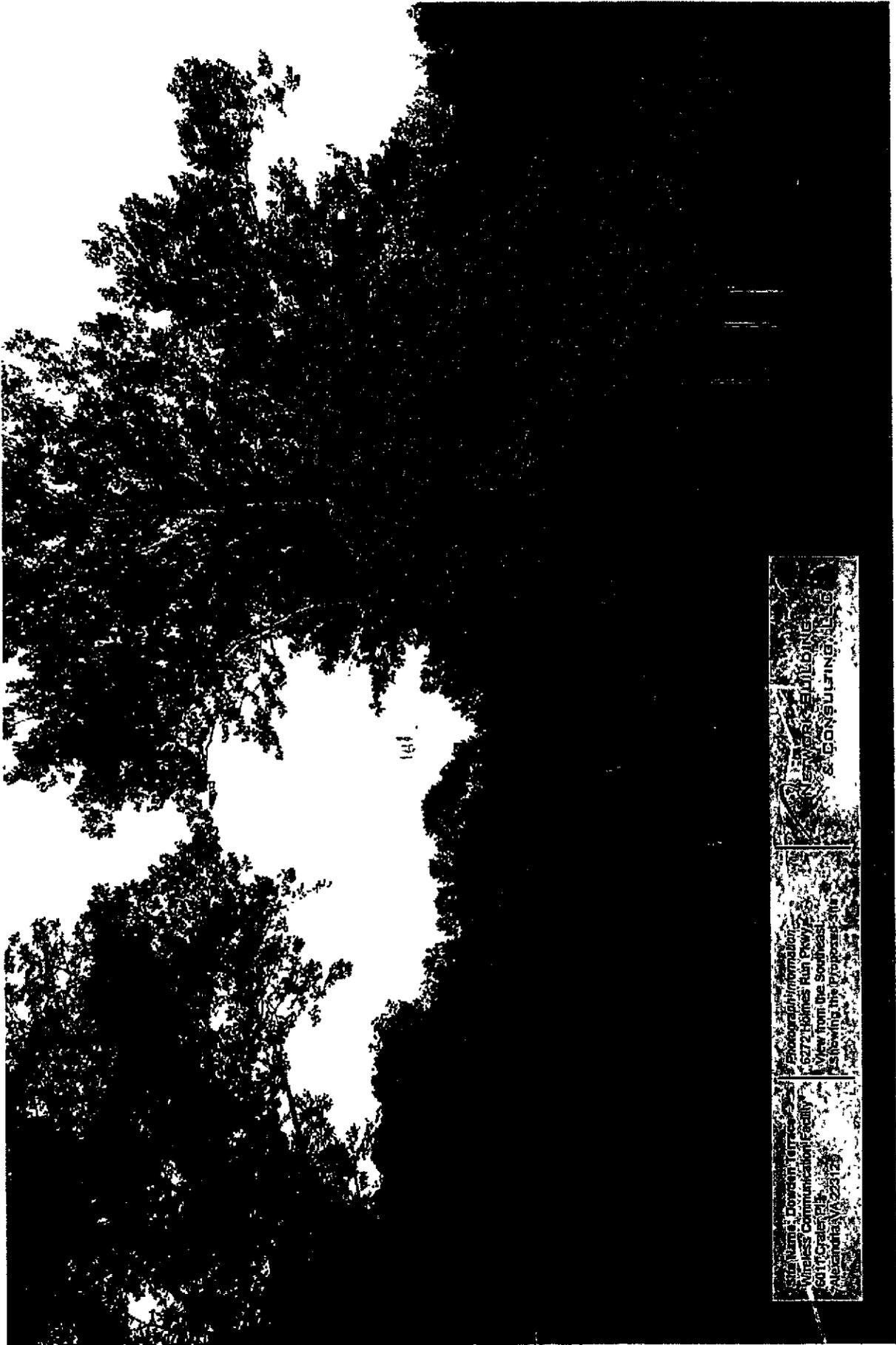
Photograph Information:
Telton PL Atlanta CT
View from the West
Substation to the West Site

NETWORK BUILDING
& CONSULTING LLC

Site Name: Downies Terrace
Wireless Communication Facility
6011 Crider Pl.
Alexandria, VA 22312

Photograph Information:
6159 Jumbo Ct
View from the West
Showing the Proposed Site



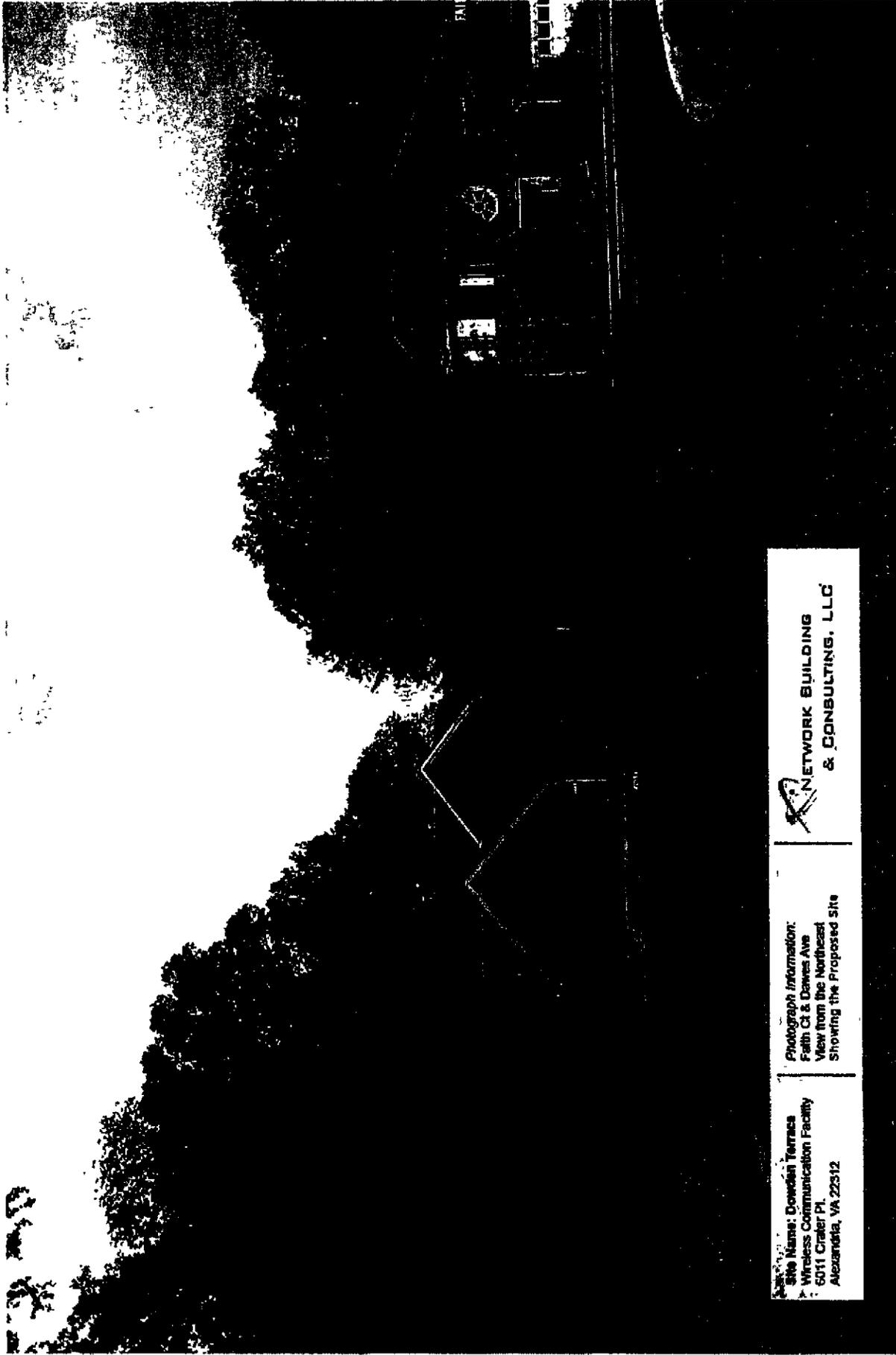


147

Mr. James D. Downen's
 Wireless Community Facility
 6010 Curlew Pl.
 Alexandria, VA 22312

Ecological Information
 6222 Holmes Run Hwy
 New Pointe on the Southeast
 Showing the Proposed Site

Environmental
 Planning
 & Consulting LLC



Site Name: Dowdell Terraces
Wireless Communication Facility
6011 Crater Pl.
Alexandria, VA 22312

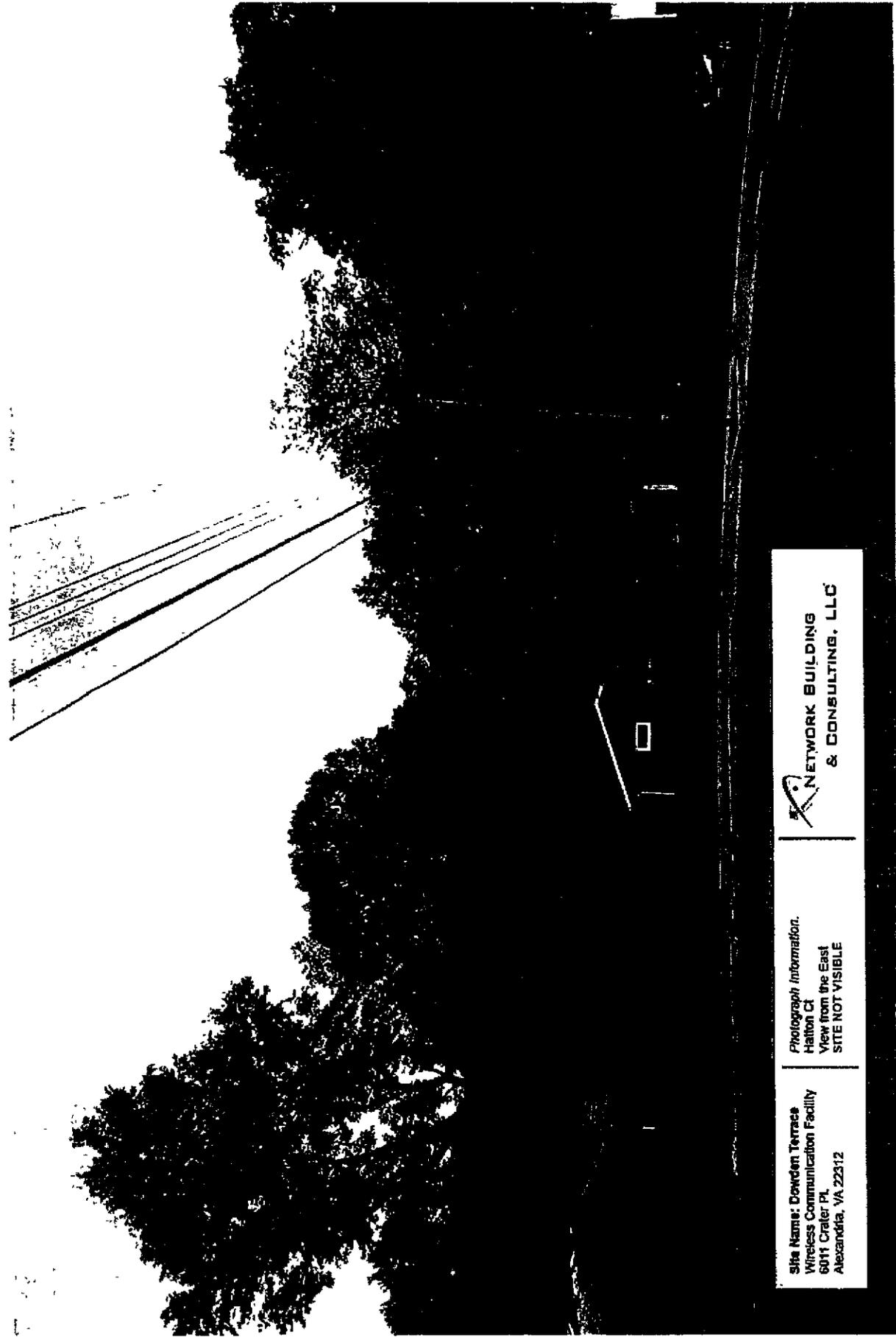
Photograph Information:
Fallin Ct & Dawes Ave
View from the Northeast
Showing the Proposed Site

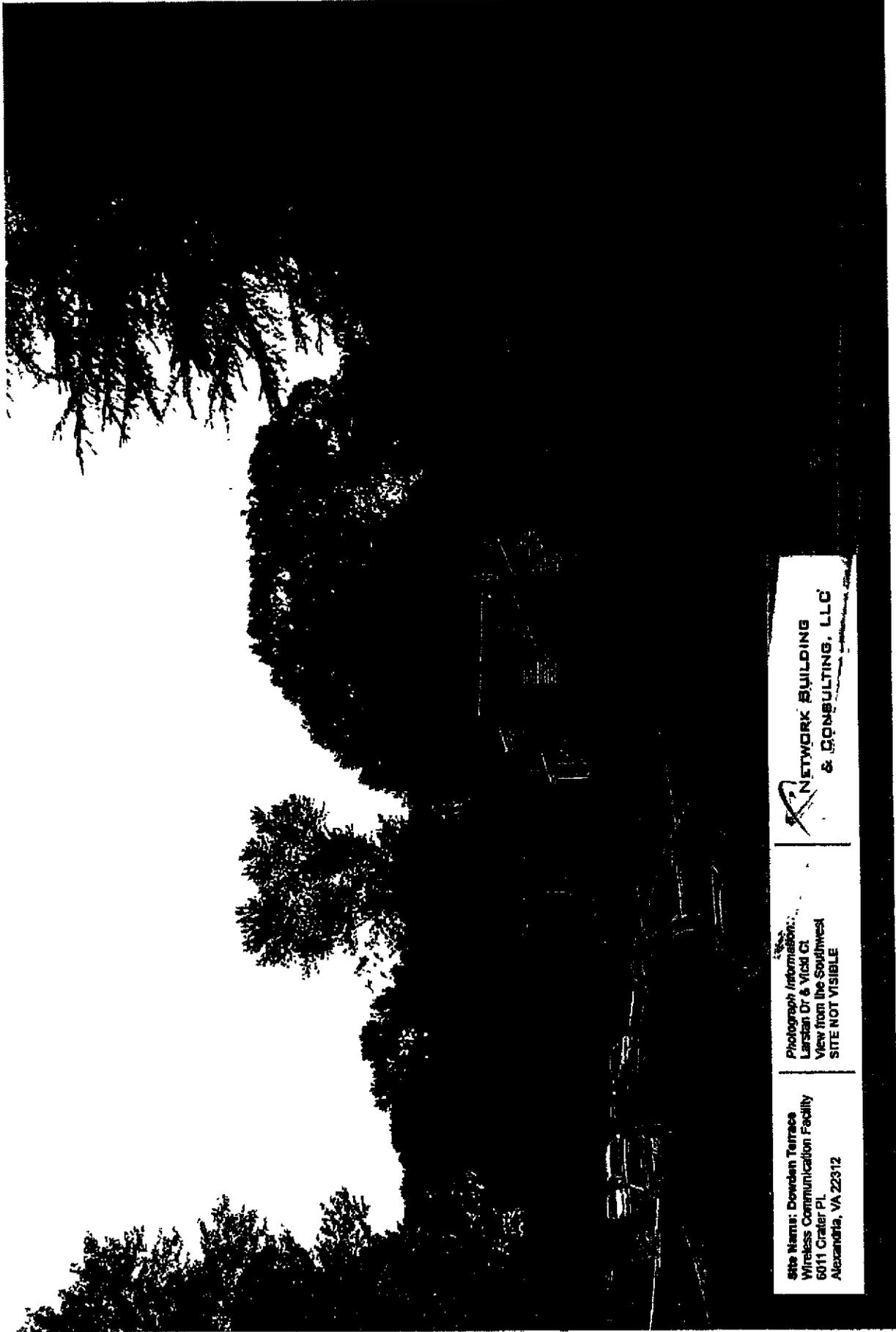
 NETWORK BUILDING
& CONSULTING, LLC

Site Name: Dowden Terrace
Wireless Communication Facility
6011 Crater Pl.
Alexandria, VA 22312

Photograph Information.
Hatton Ct
View from the East
SITE NOT VISIBLE

 **NETWORK BUILDING
& CONSULTING, LLC**



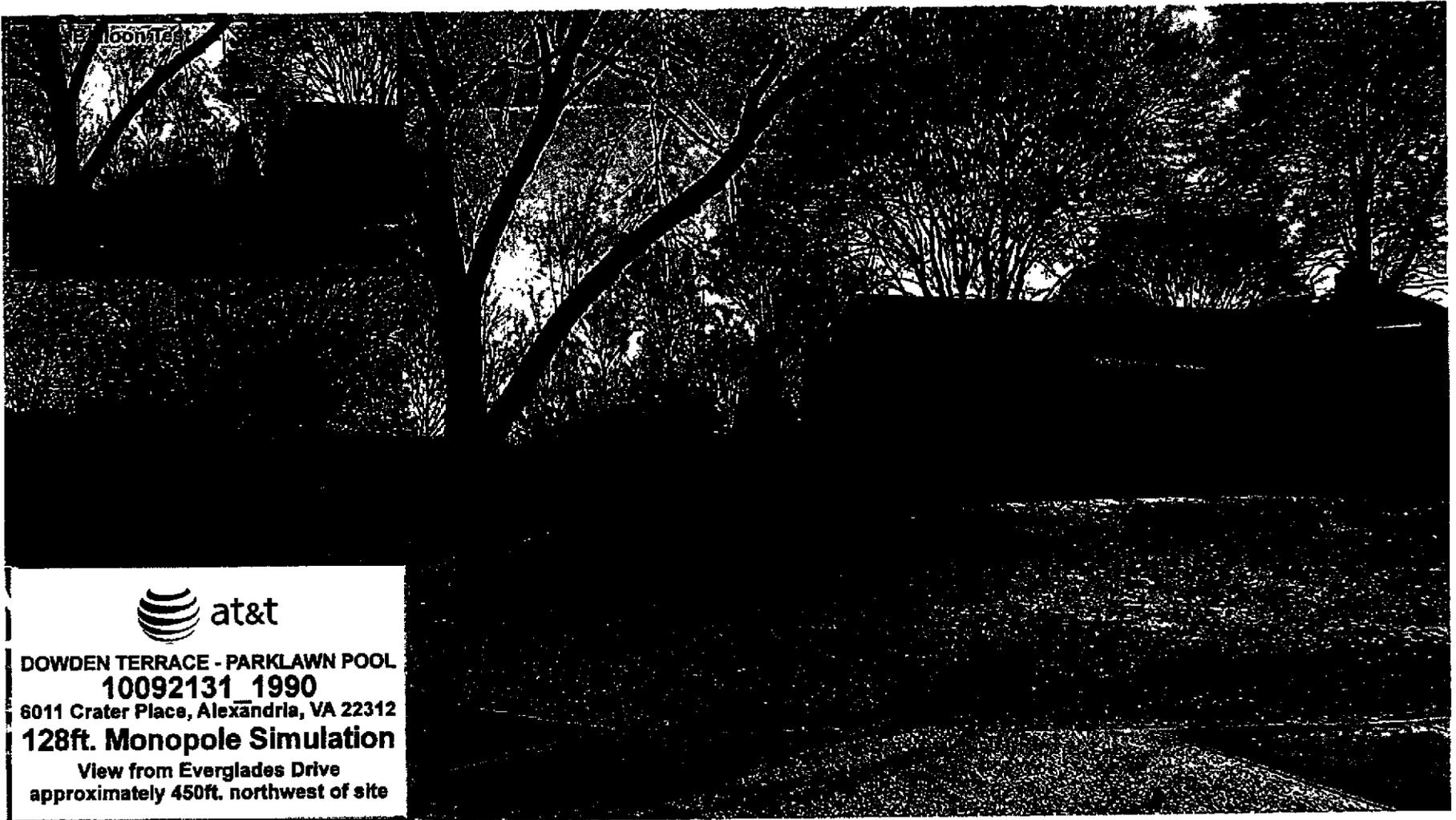


Site Name: Dowden Terrace
Wireless Communication Facility
6011 Crater Pl.
Alexandria, VA 22312

Photograph Information:
Larson Dr & Vicksi Ct
View from the Southwest
SITE NOT VISIBLE

 NETWORK BUILDING
& CONSULTING, LLC

Attachment 3: Monopole with Graduated Paint Scheme (No Leaves)



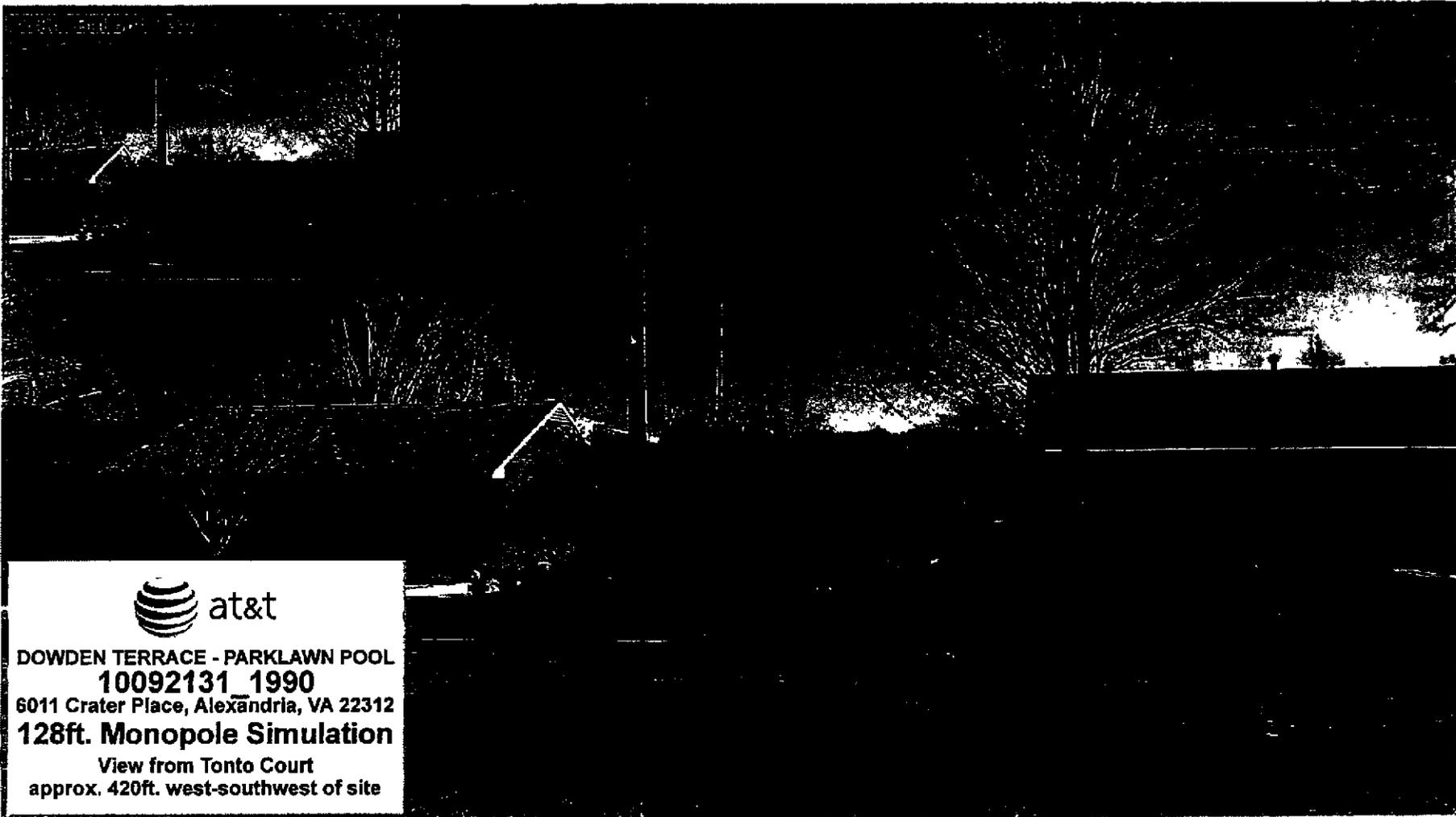
DOWDEN TERRACE - PARKLAWN POOL

10092131 1990

6011 Crater Place, Alexandria, VA 22312

128ft. Monopole Simulation

**View from Everglades Drive
approximately 450ft. northwest of site**



DOWDEN TERRACE - PARKLAWN POOL

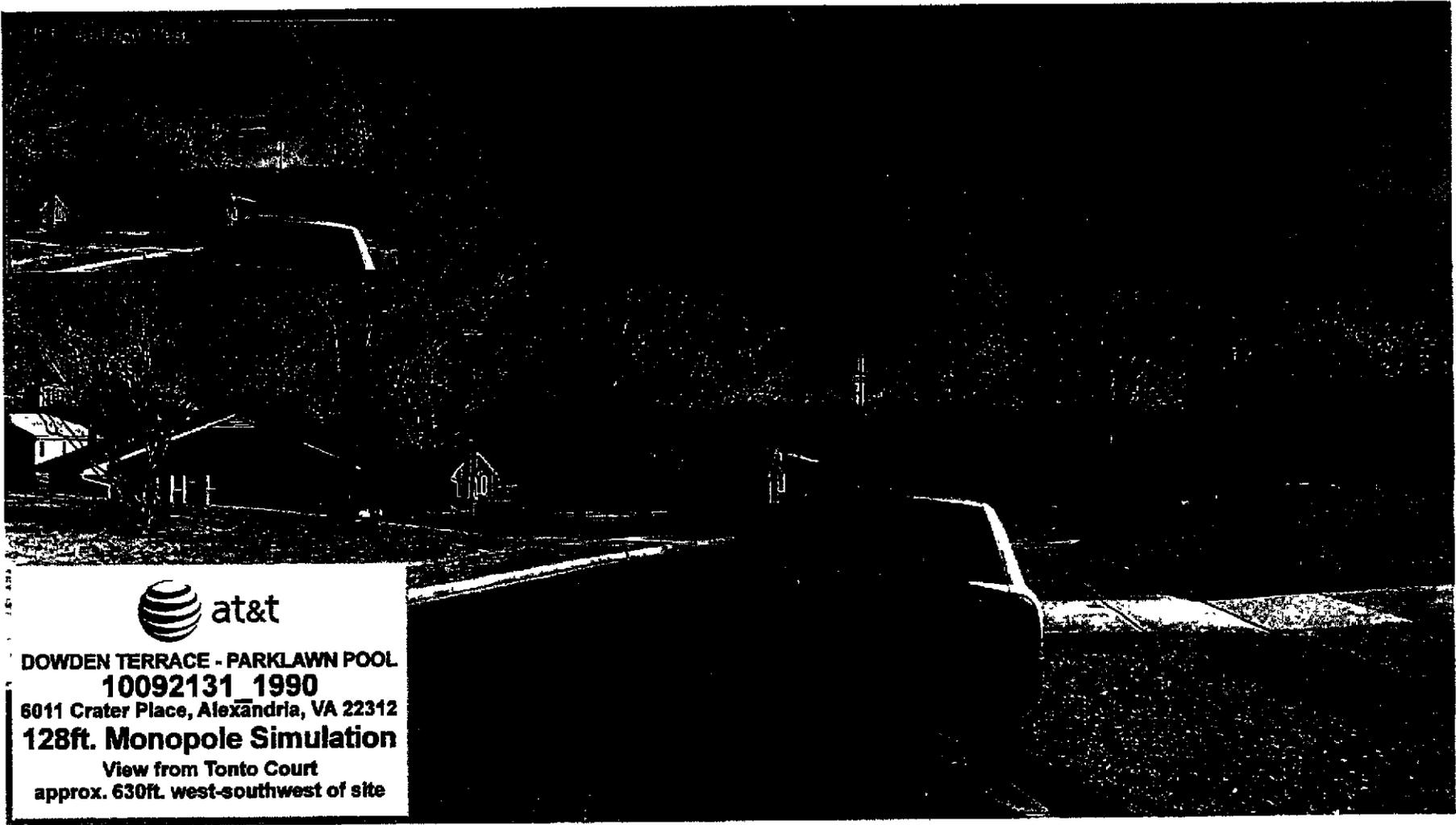
10092131_1990

6011 Crater Place, Alexandria, VA 22312

128ft. Monopole Simulation

View from Tonto Court

approx. 420ft. west-southwest of site



DOWDEN TERRACE - PARKLAWN POOL

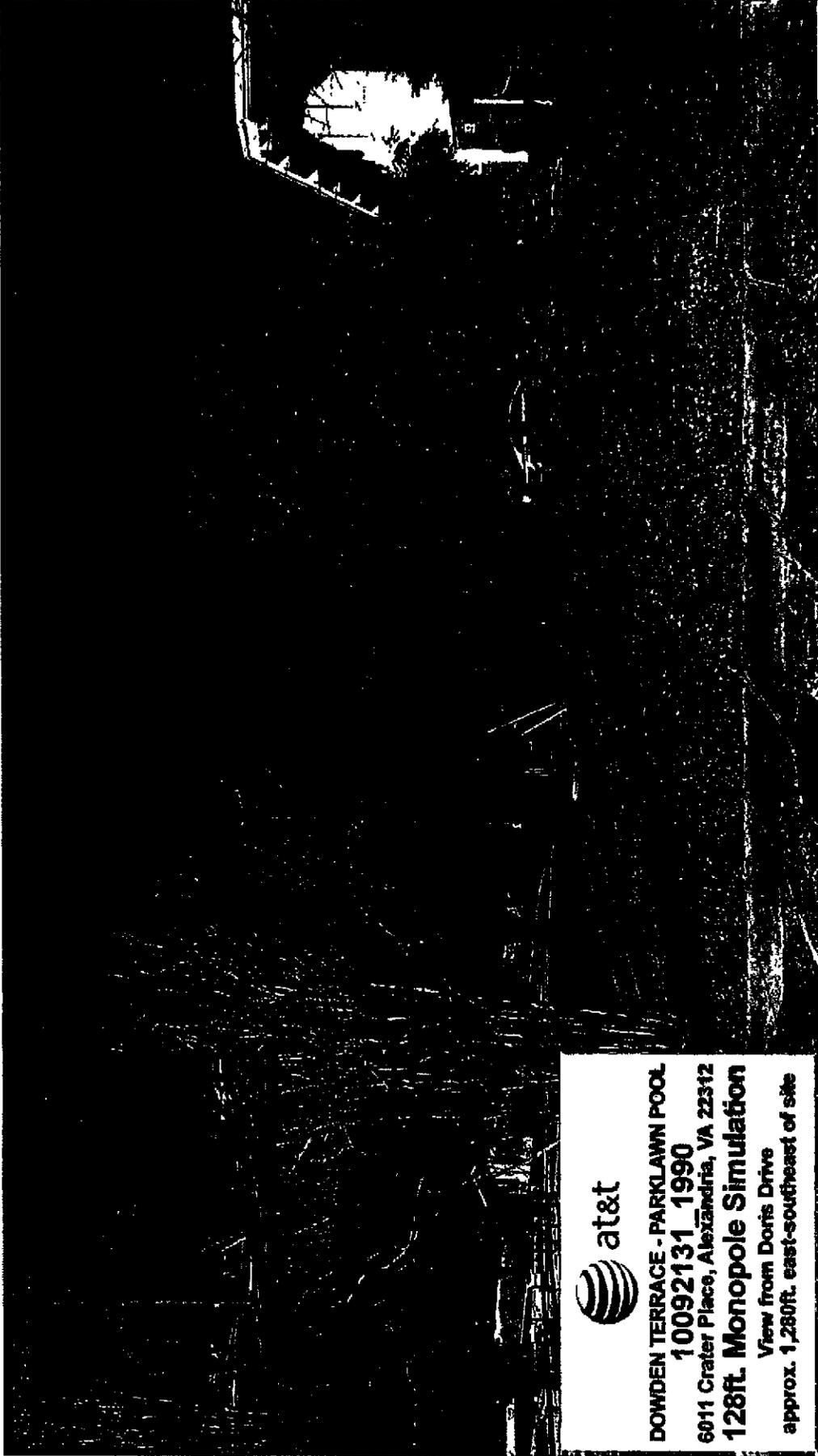
10092131 1990

6011 Crater Place, Alexandria, VA 22312

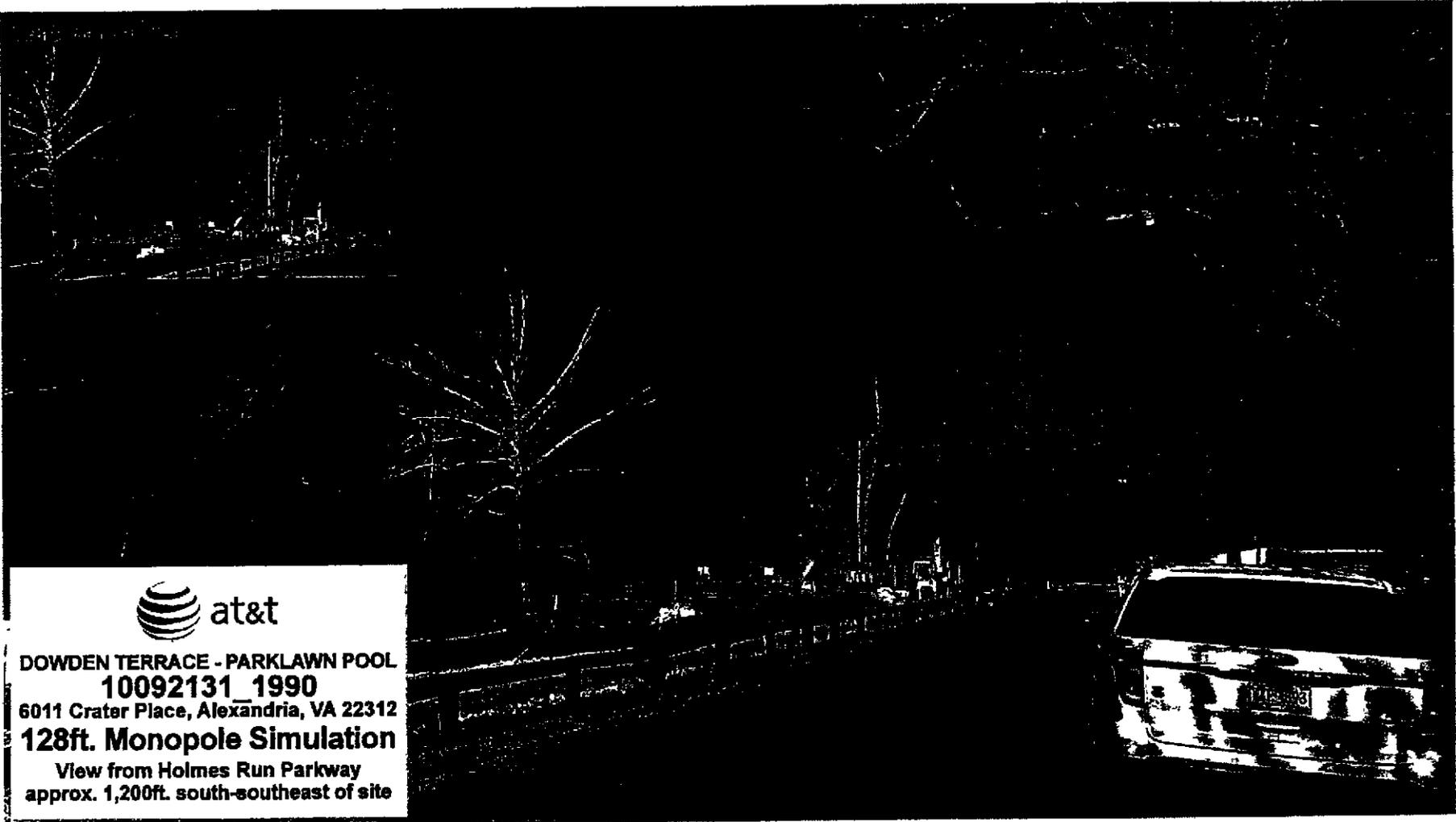
128ft. Monopole Simulation

View from Tonto Court

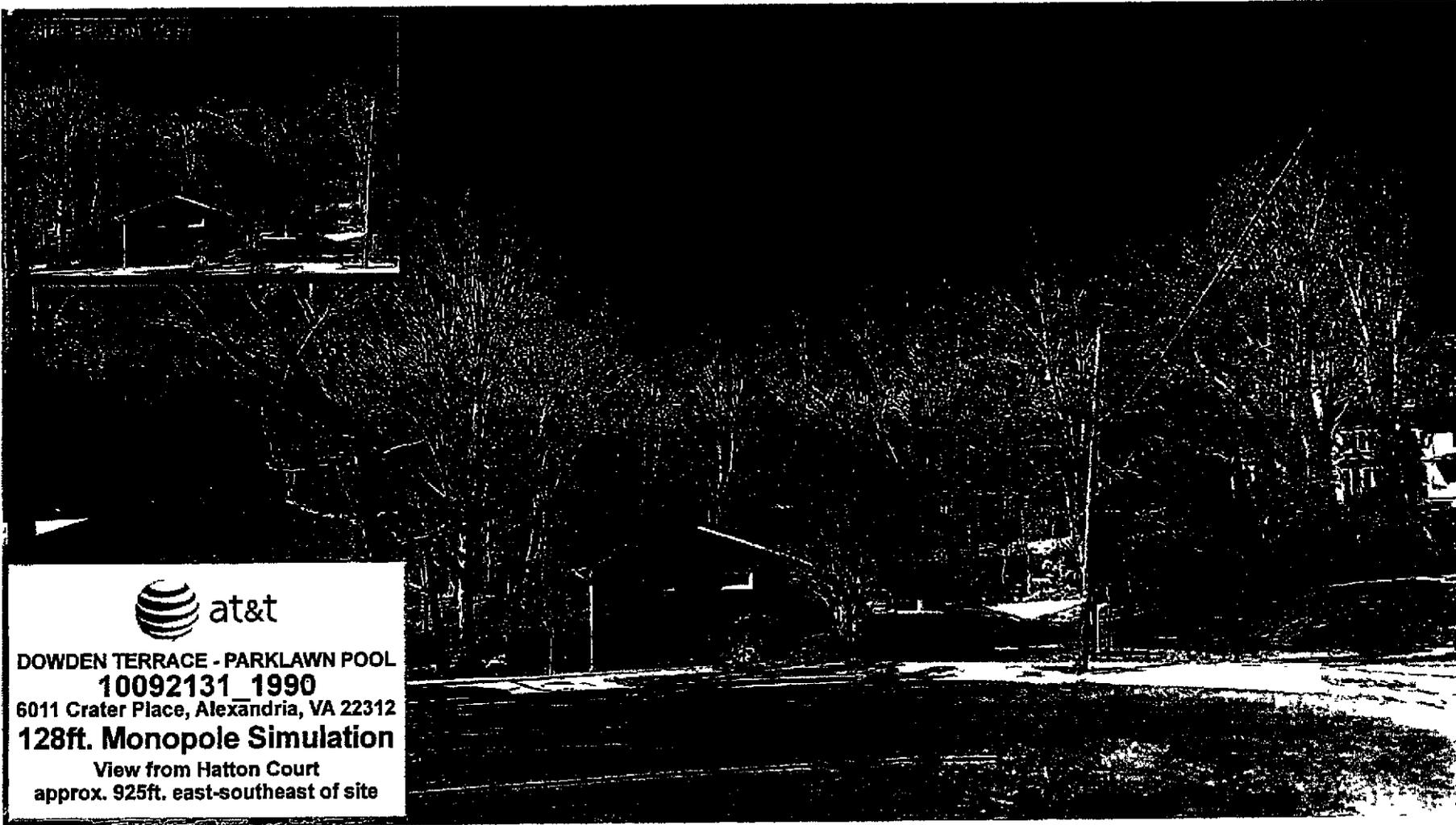
approx. 630ft. west-southwest of site



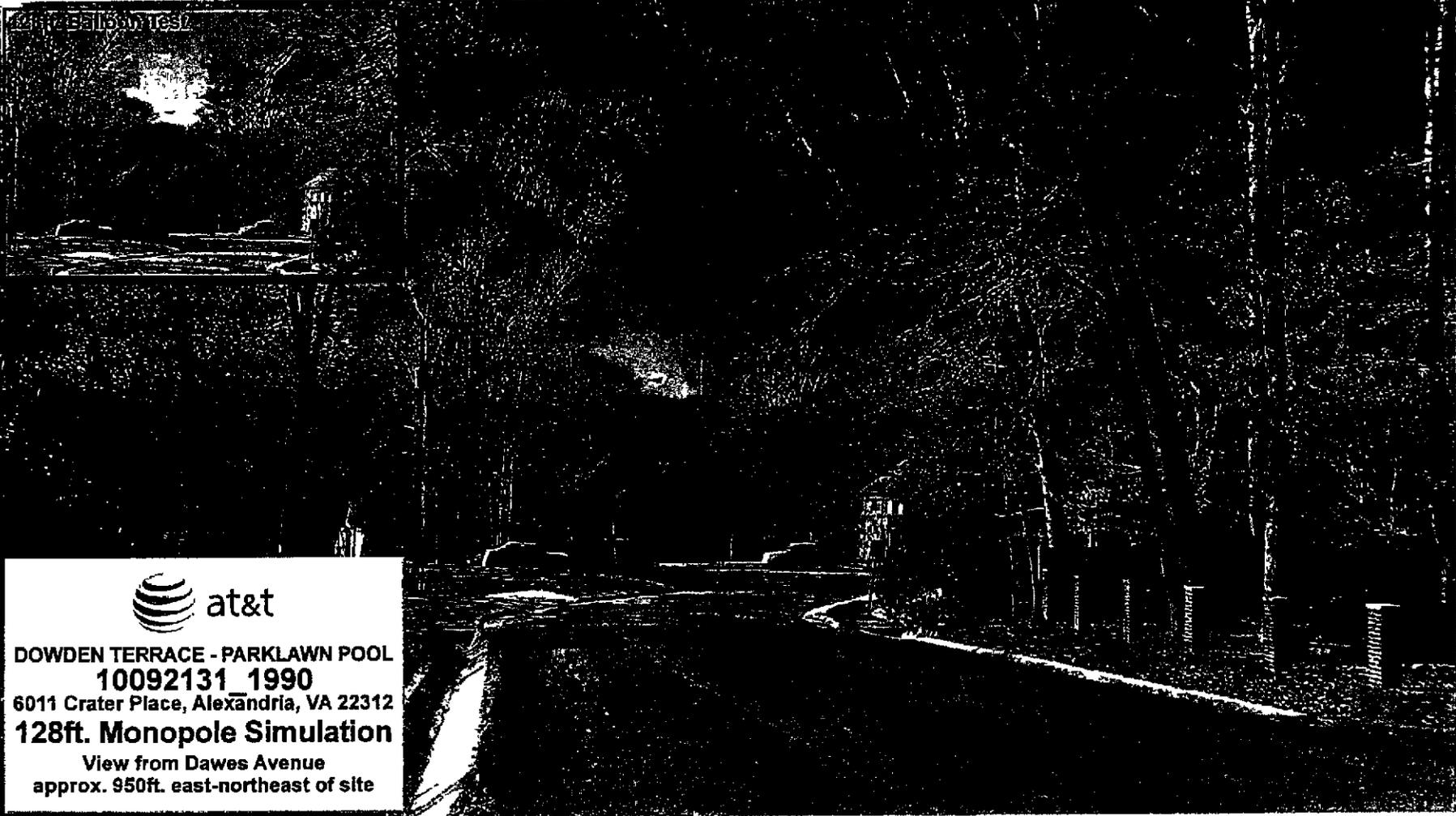
DOWDEN TERRACE - PARKLAWN POOL
10092131_1990
6011 Crater Place, Alexandria, VA 22312
128ft. Monopole Simulation
View from Doris Drive
approx. 1,280ft. east-southeast of site



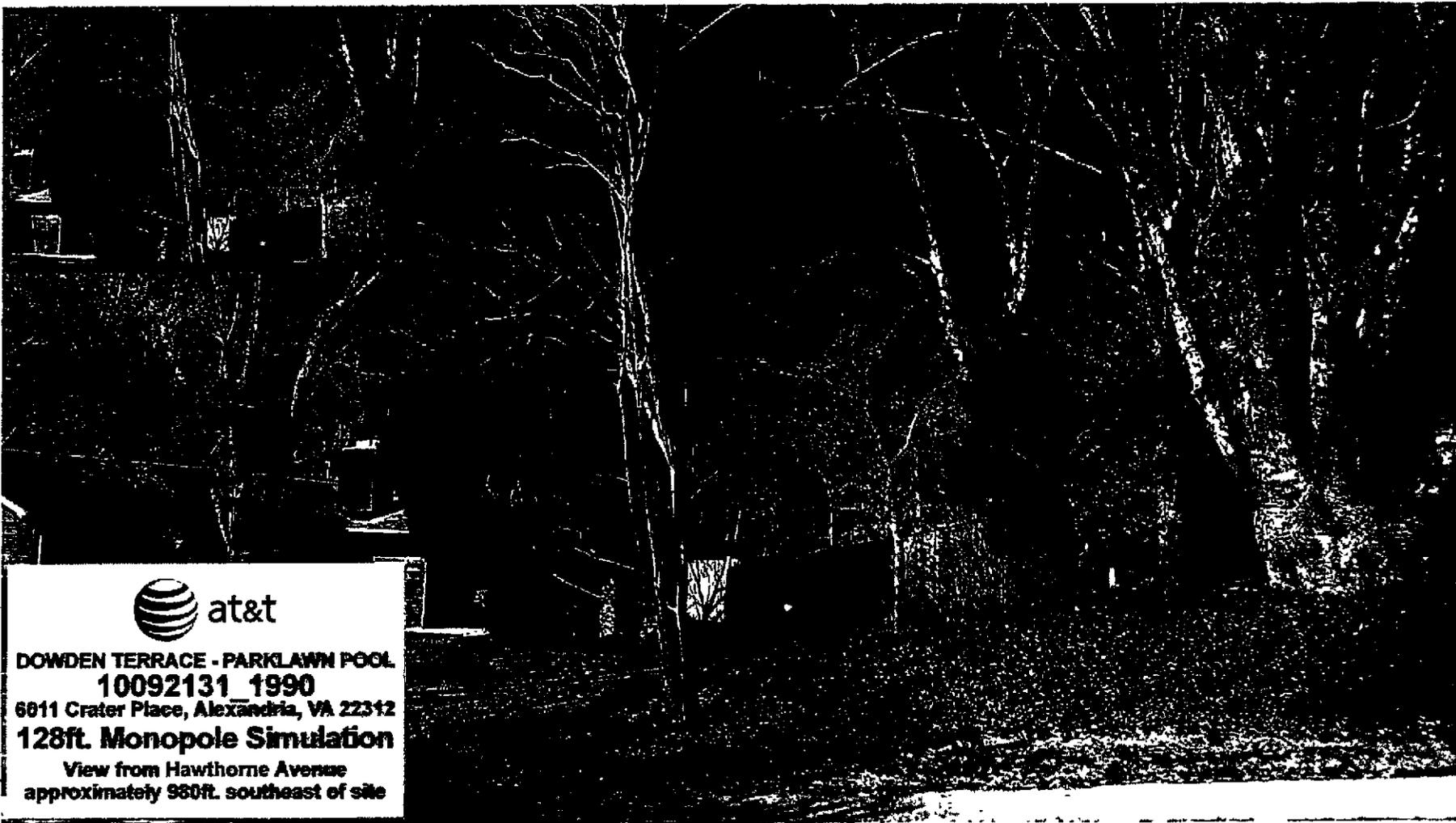
DOWDEN TERRACE - PARKLAWN POOL
10092131_1990
6011 Crater Place, Alexandria, VA 22312
128ft. Monopole Simulation
View from Holmes Run Parkway
approx. 1,200ft. south-southeast of site



DOWDEN TERRACE - PARKLAWN POOL
10092131_1990
 6011 Crater Place, Alexandria, VA 22312
128ft. Monopole Simulation
 View from Hatton Court
 approx. 925ft. east-southeast of site



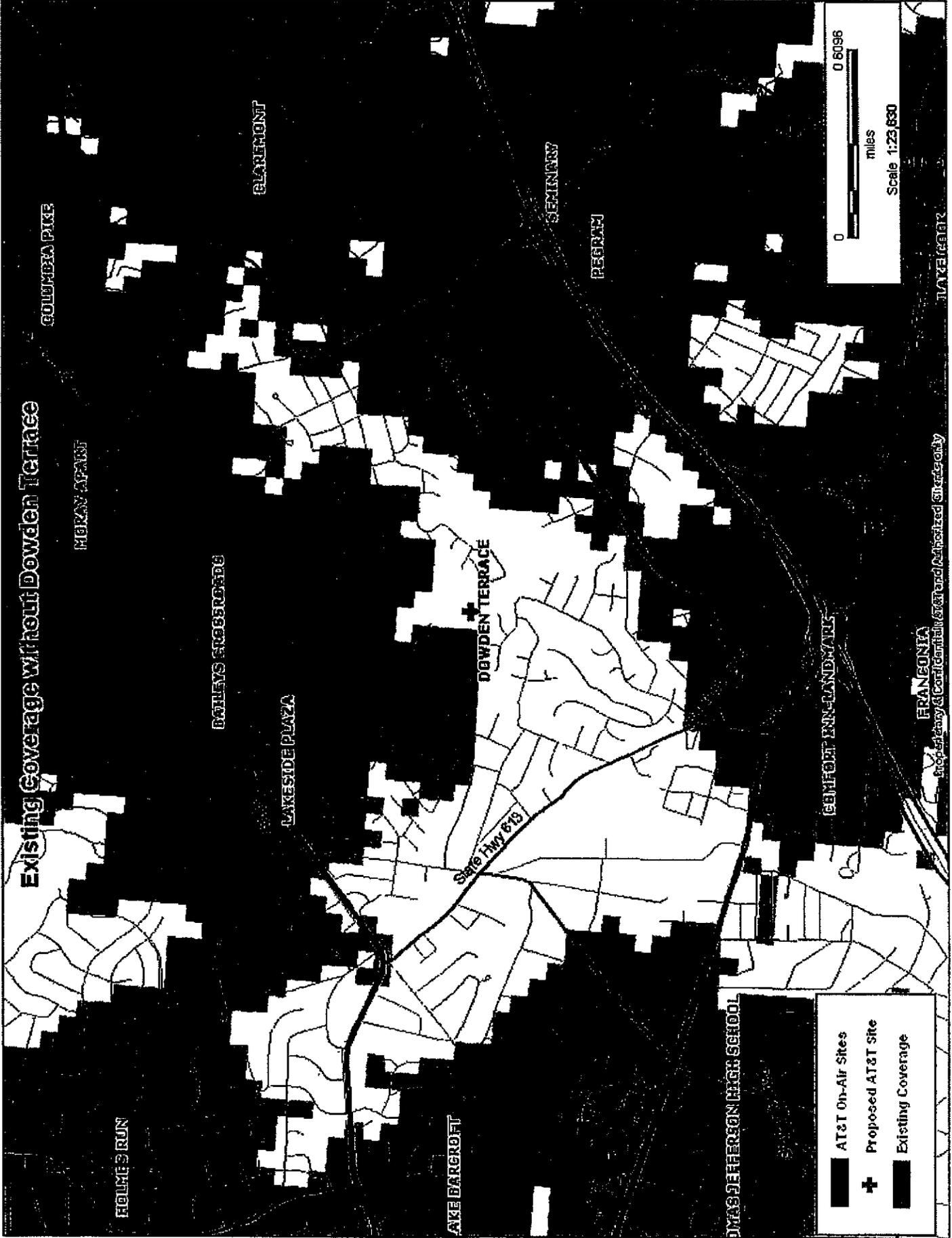
DOWDEN TERRACE - PARKLAWN POOL
10092131_1990
6011 Crater Place, Alexandria, VA 22312
128ft. Monopole Simulation
View from Dawes Avenue
approx. 950ft. east-northeast of site



DOWDEN TERRACE - PARKLAWN POOL
10092131_1990
6811 Crater Place, Alexandria, VA 22312
128ft. Monopole Simulation
View from Hawthorne Avenue
approximately 980ft. southeast of site

Attachment 4: Propagation Maps

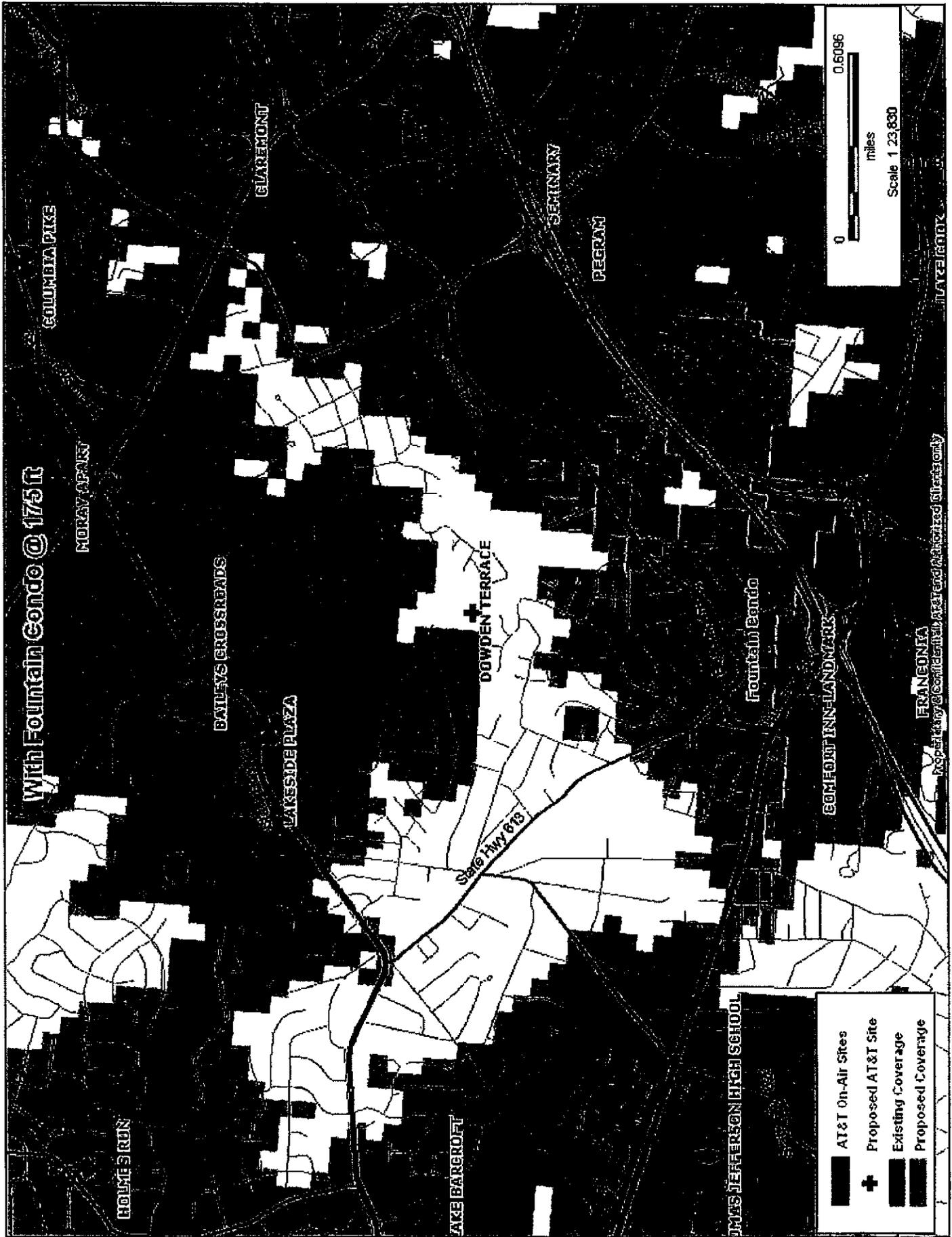
Existing Coverage without Dowden Terrace



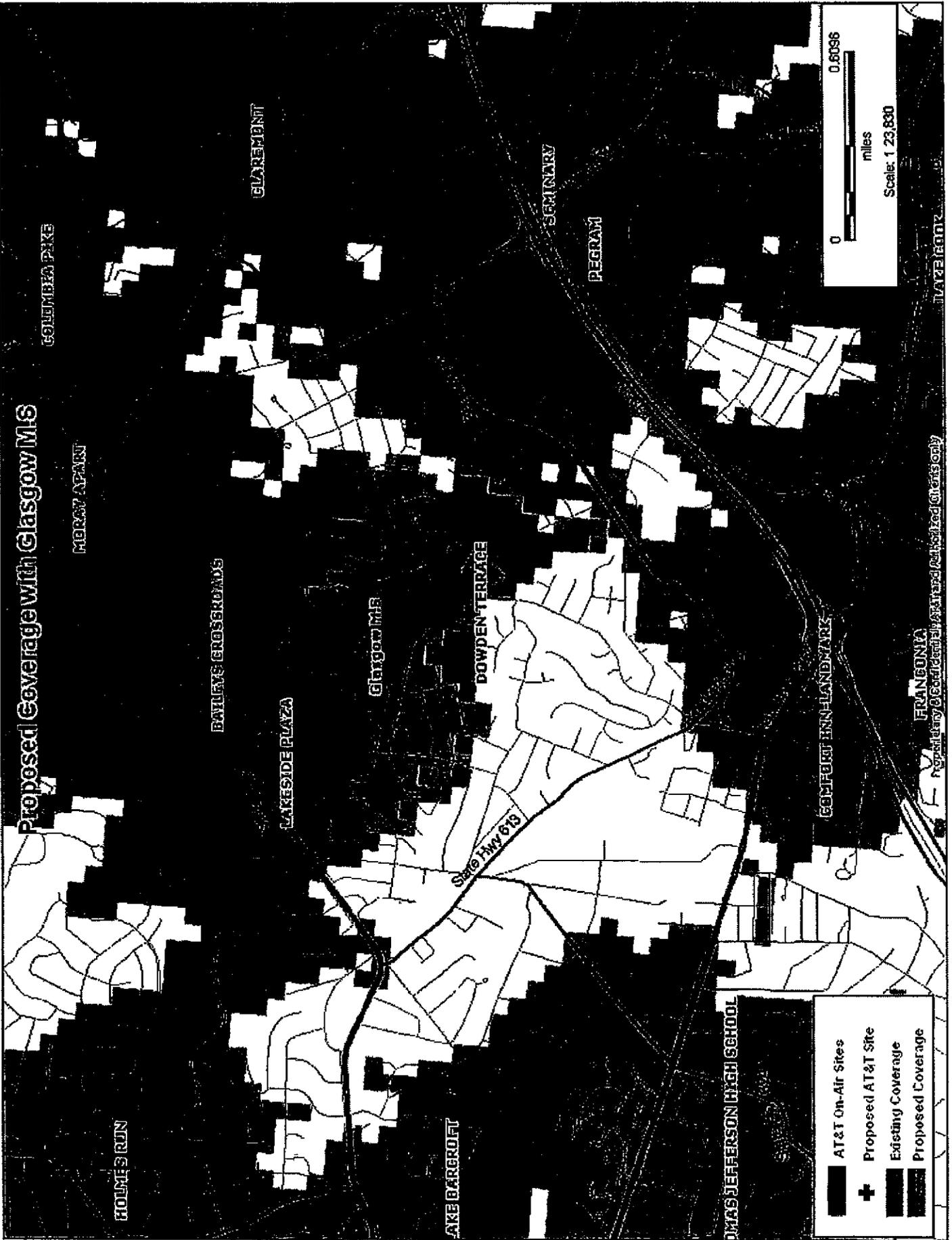
- AT&T On-Air Sites
- Proposed AT&T Site
- Existing Coverage

0 0.6096
miles
Scale 1:23,630

FRANCONIA
Proprietary & Confidential AT&T and Authorized Sites only



Proposed Coverage with Glasgow MS



MORAY APART

COLUMBIA PIKE

CLAREMONT

BAYLIS GROSGROUNDS

LAKESIDE PLAZA

Glasgow MS

POWDEN TERRACE

LAKE BARCROFT

THOMAS JEFFERSON HIGH SCHOOL

COMFORT INN-LANDMARK

PEGRAM

SEMINARY

IRANGONIA

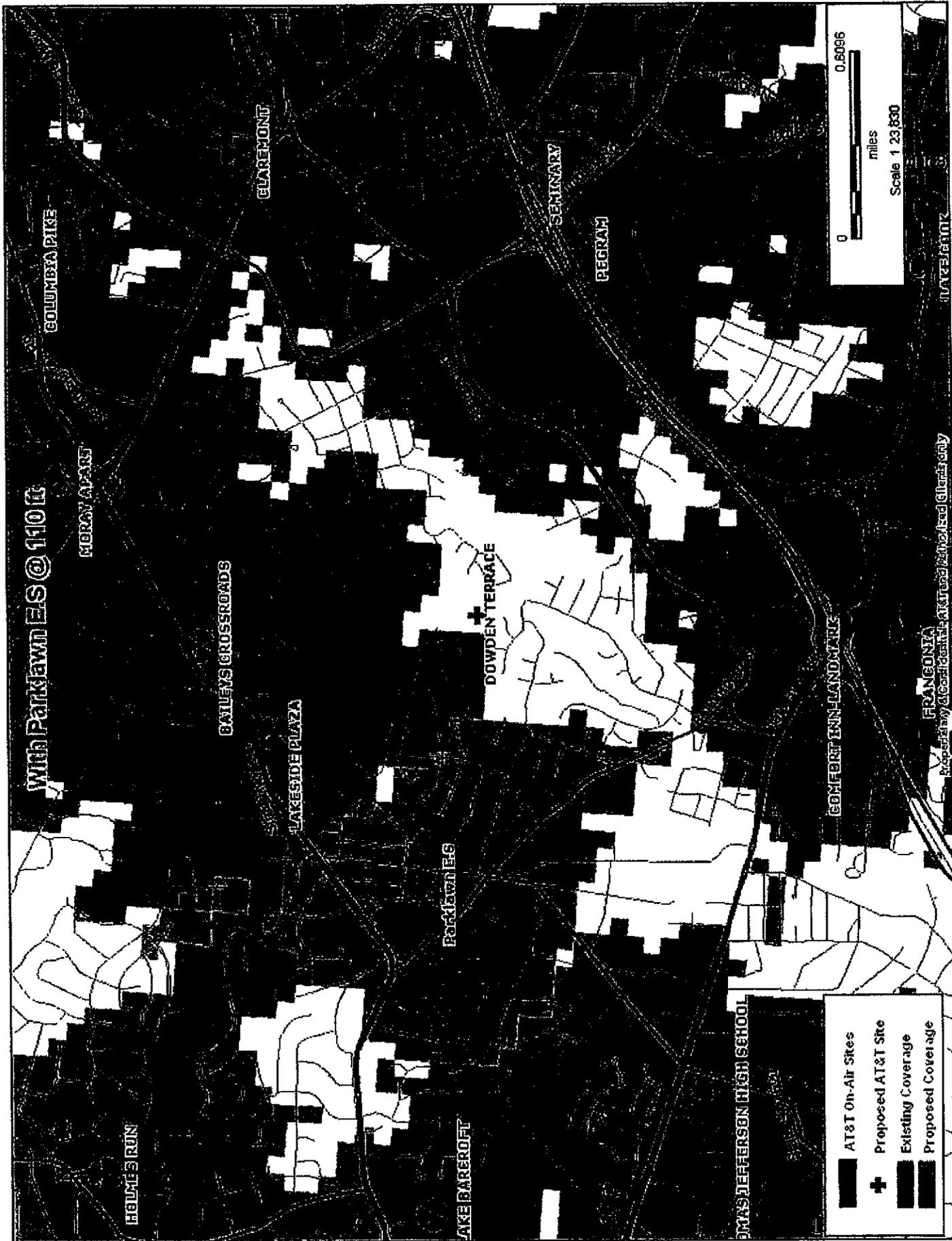
Proprietor's use of trademarks and registered trademarks only

Legend:

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

Scale: 1:23,830

0 0.6096 miles



With Parkview ES @ 110 ft

- AT&T On-Air Sites
- ⊕ Proposed AT&T Site
- Existing Coverage
- Proposed Coverage

0 0.5096
miles
Scale 1:23,830

FRANCONIA
Proprietary & Confidential. All Rights Reserved. © Franconia

COLUMBIA PIKE

MORAY APARTS

CLAREMONT

SEMINARY

PEGRAM

BATLEYS GROSSROADS

DOWDEN TERRACE

LAKESIDE PLAZA

COMFORT INN-LANDMARK

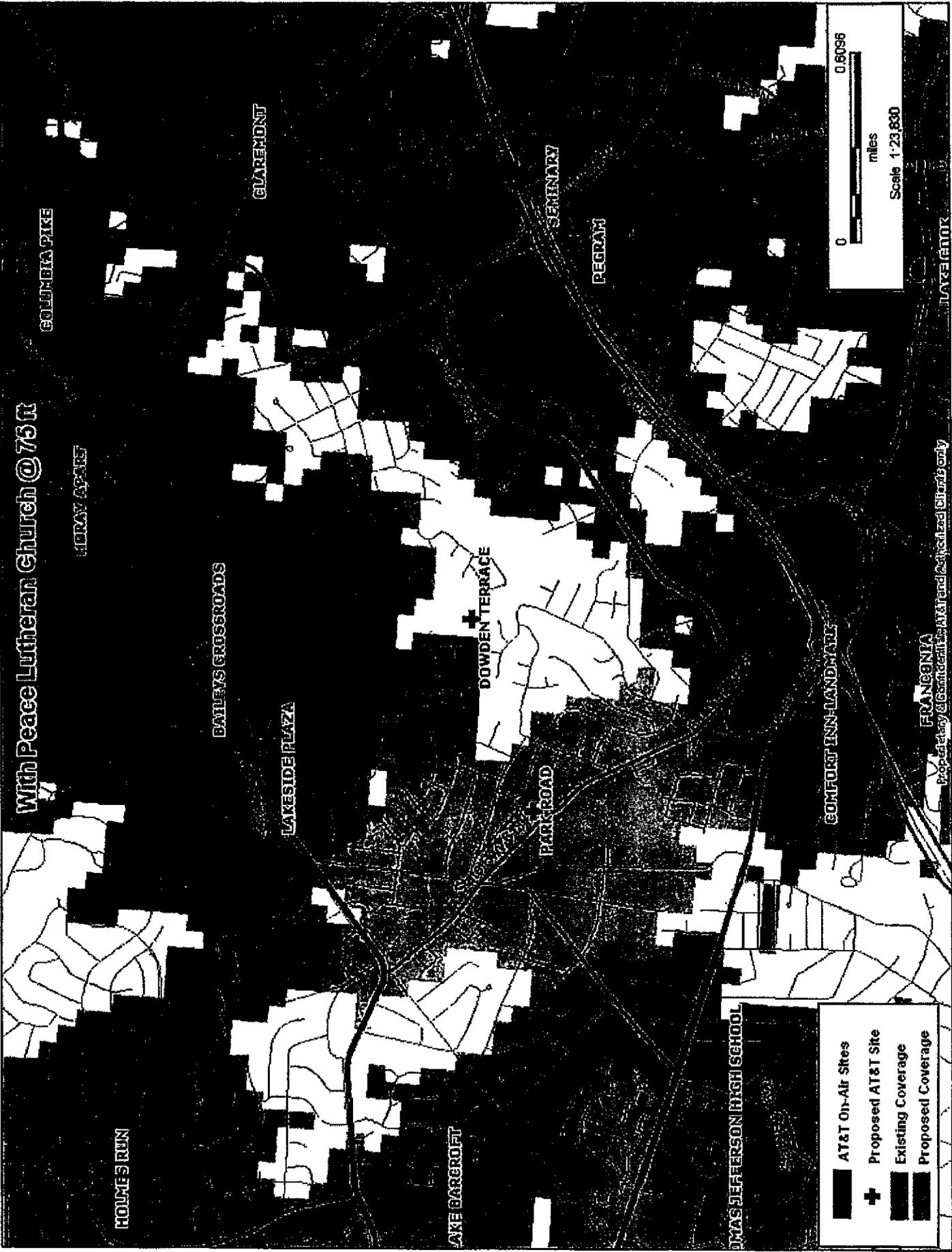
HEULE'S RUN

Parkview ES

LAKE BARCROFT

JAMES JEFFERSON HIGH SCHOOL

With Peace Lutheran Church @ 73 ft



COLUMBIA PIKE

MORAY APARTS

BAILEYS CROSSROADS

LAKESIDE PLAZA

DOWDEN TERRACE

PARK ROAD

SEMINARY

REGRAM

COMFORT INN-LANDMARK



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

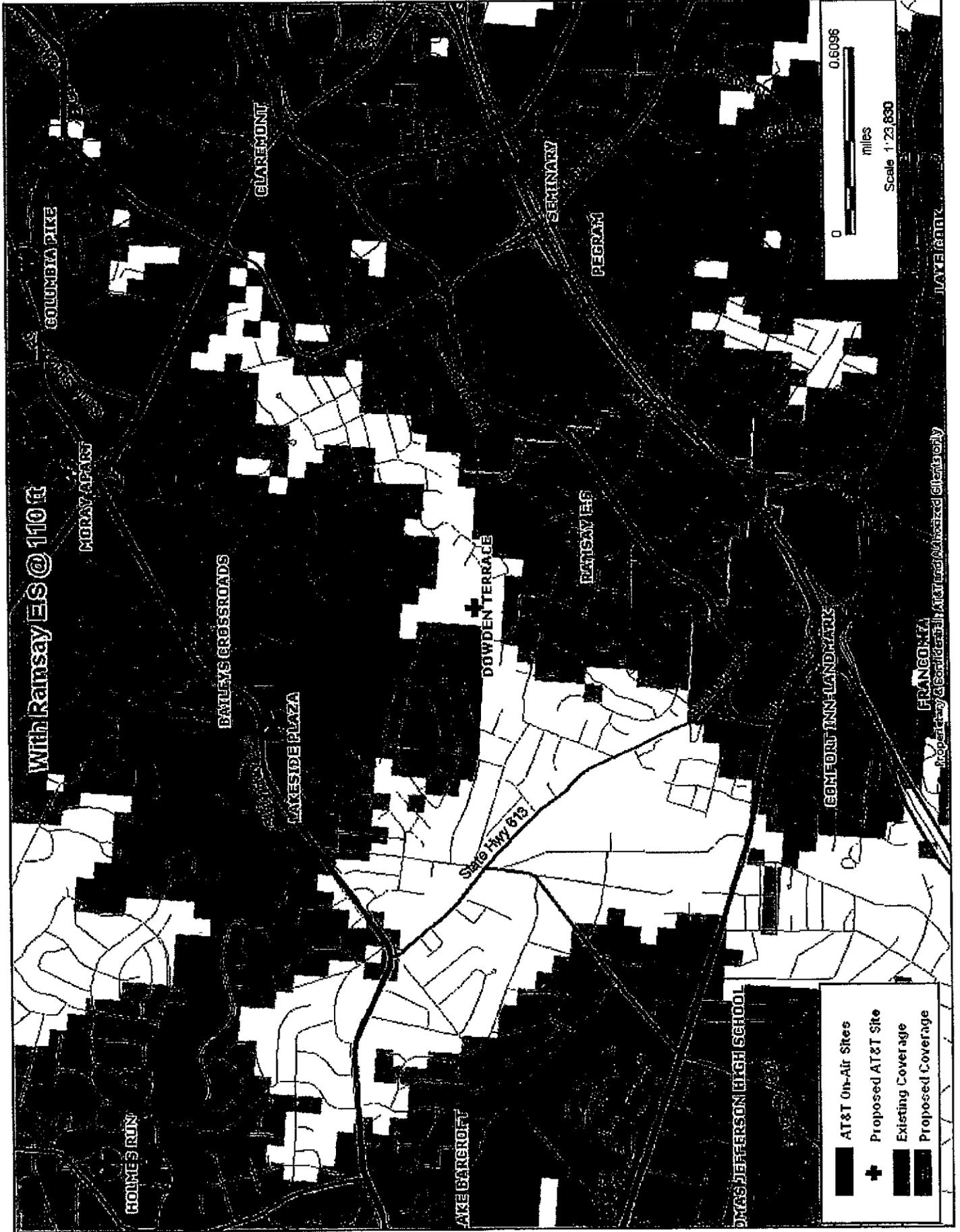
THOMAS JEFFERSON HIGH SCHOOL

FRANCIS

Proprietary & Confidential AT&T and Patented Client's only

LAKEBROOK

With Ramsay ES @ 110 ft



COLUMBIA PIKE

MORAY APART

HOLMES RUN

BAYLEYS CROSSROADS

CLAREMONT

LAKESIDE PLAZA

LAKE BARGROFT

DOWDEN TERRACE

SEMINARY

RAMSAY ES

PEGRAM

DYKES JEFFERSON HIGH SCHOOL

COMFORT INN LANDMARK

0.6096

miles

Scale 1:25,830

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

FRANCONIA
Property & Confidentiality/Unauthorized Clients Only

LAVERGNE

Proposed Coverage with Dowder Terrace @ 120 ft

COLUMBIA PIKE

MORAY SPURS

CLAREMONT

SEMINARY

PEGRAH



BATHING CROSSROADS

DOWDEN TERRACE

LAKESIDE PLAZA

EDMUND INN-LANDMARKS

LAKE BARCROFT

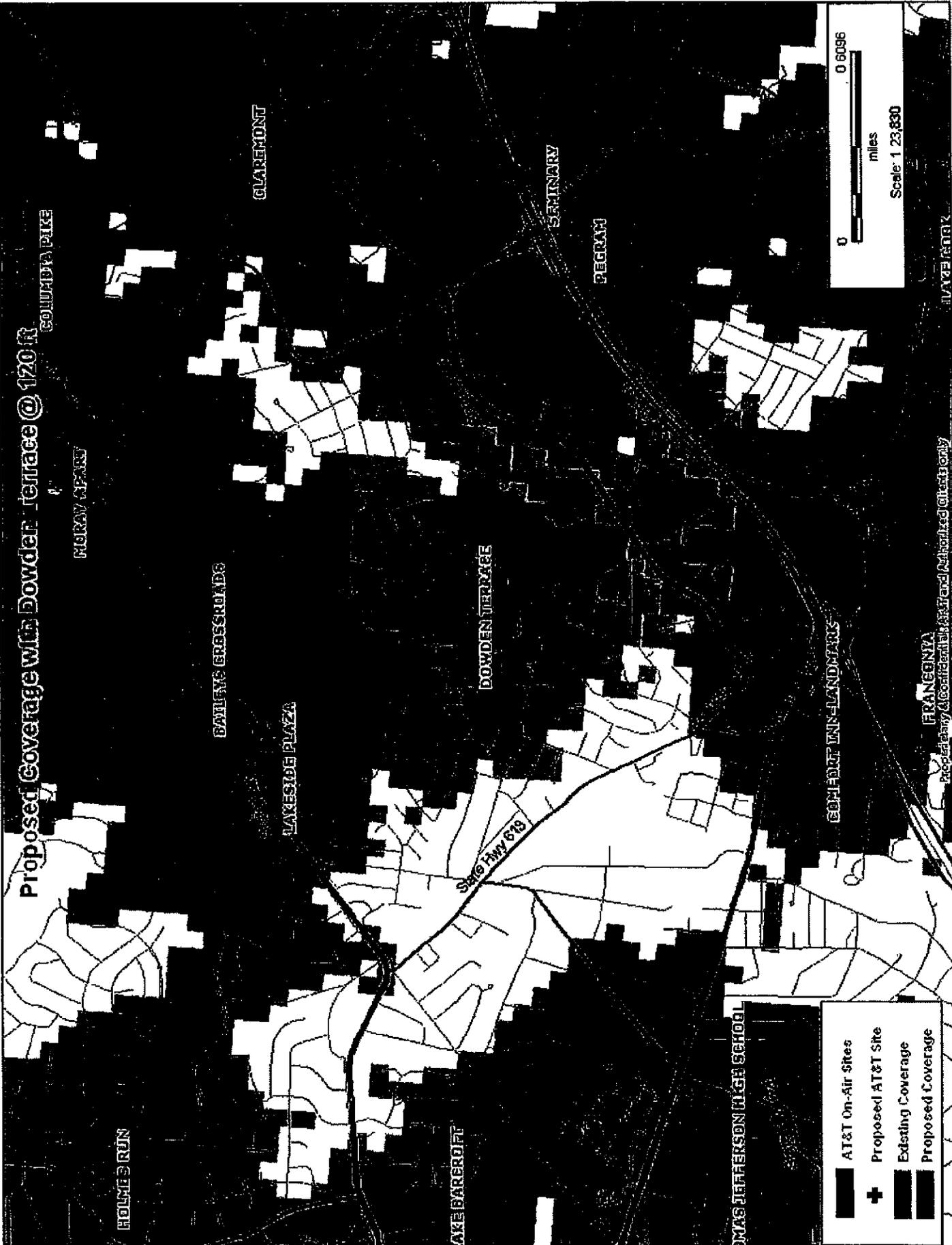
OMAS JEFFERSON HIGH SCHOOL

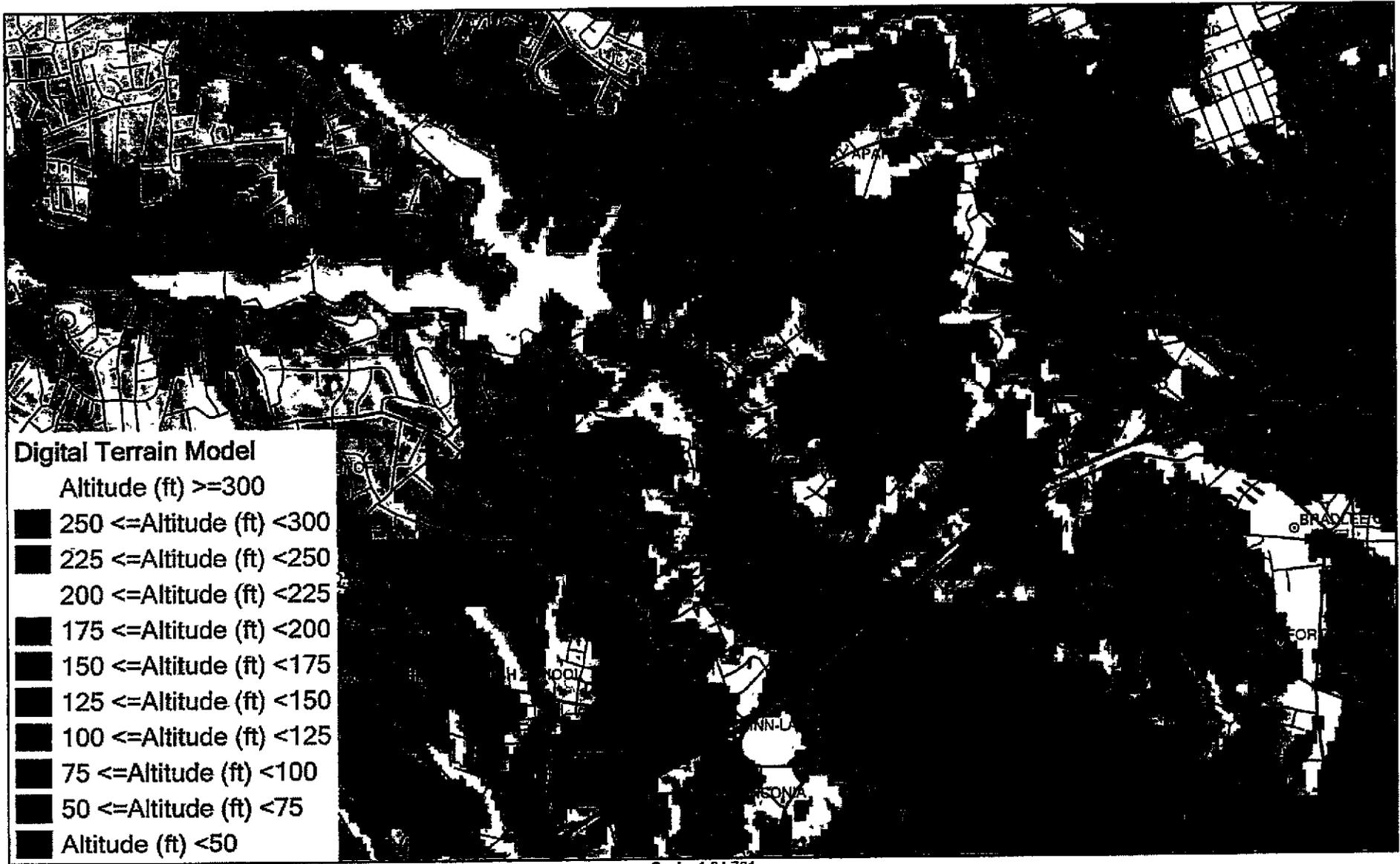
FRANCONIA

Proprietary & Confidential. Not For Redistribution. Client's only

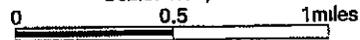
DATE: 1/20/01

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





Scale: 1:34,761



ZAD Response to 2232-M05-24 T-Mobile at Parklawn Recreation Center

Property is zoned R-3 District. Since the property is not in a C, I or P district, not located in a utility transmission easement and is not owned or controlled by a public use or Fairfax County governmental unit, special exception approval is required under Par. 3 of Sect. 2-514. The site is currently subject to SE 93-M-047 for filling in a floodplain and Special Permit S-88-76. A special permit amendment application and a special exception application for a telecommunications facility have been filed with the Zoning Evaluation Division.



County of Fairfax, Virginia

MEMORANDUM

TO: Anita Capps, Senior Planner

FROM: Linda Cornish Blank, Historic Preservation Planner

SUBJECT: 2232-M08-26, New Cingular Wireless PCS, LLC; proposal to install a 180' stealth free monopole for up to 12 antennas and related equipment compound at 6011 Crater Place, tax map 72-2 ((3)) 000T C.

DATE: 9 April 2009

Planning Location: Fairfax County Comprehensive Plan, 2007 Edition, Area I, Bailey's Planning District, Amended through 1-26-2009, Overview, Heritage Resources, page 8:

"Heritage Resources

The Baileys Planning District contains both known and potential heritage resources. A list of those heritage resources included in Fairfax County's Inventory of Historic Sites as of October 2008 is shown on Figure 4, and a map of those resources is shown on Figure 5. The Inventory is open-ended and continues to grow. For information about these and other historic sites, consult the Fairfax County Department of Planning and Zoning. Identified heritage resources include:

- D.C. Boundary Stones, S.W. Lines #6 through #8 – These sandstone markers were erected in 1791 and placed at one mile intervals to designate the original boundaries of the District of Columbia.
- Lake Barcroft Dam – This structure is an example of early rural electrification and a symbol of the suburban growth of Annandale after World War II.

There is potential for significant heritage resources associated with Lincoln's 1861 Grand Review of the Army of the Potomac, which took place in the Baileys Planning District. Circus pioneer Hachaliah Bailey, Baileys Crossroads namesake, owned over 500 acres along the Leesburg Pike corridor.

An 1890 survey identified prehistoric soapstone quarries in the vicinity of present-day Lake Barcroft, and there is potential for remnant prehistoric stone quarries in the upland areas. Additional historic period resources may yet exist in remaining open spaces and within stable residential communities.

Other heritage resources including those protected by Historic Overlay Districts, or listed in the National or Virginia Landmarks Register are also shown on Figure 4, and may be identified in the text and recommendations section.

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/



The Fairfax County Inventory of Historic Sites, the Virginia Landmarks Register, the National Register of Historic Places, and the County's Historic Overlay Districts promote the recognition of sites with historic, architectural and archaeological significance. Designation confers public recognition and can offer incentives for preservation to the property owner.

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. The applicant is in the process of complying with Section 106 of the National Historic Preservation Act of 1966, as amended. The materials provided to staff as part of this review indicate the removal of an existing tennis court and the installation of a 235' long 4" underground utility conduit from pole to meter trough.
2. The Fairfax County History Commission determined that the proposal would have “no impact on historic sites”.
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 due to the proposed installation of underground utility conduit.
2. The applicant provide to the Department of Planning and Zoning (DPZ), Planning Division a copy of the completed Section 106 study prior to the Planning Commission public hearing.



County of Fairfax, Virginia

MEMORANDUM

DATE: January 12, 2010

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

FROM: Angela Kadar Rodeheaver
Site Analysis Section
Department of Transportation

FILE: 3-5 (SE 93-M-047) &
3-6 (SP 76-M-088)

SUBJECT: Transportation Impact

REFERENCE: SEA 93-M-047 & SPA 76-M-088; Parklawn Recreation Association,
Inc. & New Cingular Wireless
Traffic Zone: 1411
Land Identification: 61-4 ((6)) (T) 56, 72-2 ((3)) (T) C

Transmitted herewith are the comments from the Department of Transportation with respect to the referenced application. These comments are based on the plat made available to this office dated December 19, 2008, and revised through September 22, 2009. The applicant wishes to permit the installation of a telecommunications facility with a 183-foot tall tree monopole and ancillary equipment structures and cabinets on the Parklawn Community Pool site.

This Department has no transportation issues with this application.

AKR/LAH/lah



COMMONWEALTH of VIRGINIA

DAVID S EKERN, P.E.
COMMISSIONER

DEPARTMENT OF TRANSPORTATION

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

January 4, 2010

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

Re: SPA 76-M-088 conc. w/ SEA 93-M-047, Cingular Wireless
Tax Map No.: 061-4- /06/T/0056 072-2-/03/T/ C

Dear Ms. Coyle,

This office has reviewed the special permit plat relative to special permit amendment application 76-M-088 and offers the following comment.

The entrance should be designed and constructed in accordance with VDOT's *Minimum Standards of Entrances to State Highways*.

For any additional information please contact this office.

Sincerely,

A handwritten signature in cursive script that reads "Noreen H. Maloney".

Noreen H. Maloney
Transportation Engineer

cc: Ms. A. Rodeheaver



County of Fairfax, Virginia

MEMORANDUM

DATE: March 13, 2013

TO: Rebecca Horner, Senior Staff Coordinator
Zoning Evaluation Division, DPZ

FROM: Nicholas J. Drunasky, Urban Forester II
Forest Conservation Branch, UFMD

SUBJECT: AT&T Dowden Terrace-Parklawn Pool (New Cingular Wireless PCS, LLC), SEA 93-M-047

RE: Request for assistance dated March 13, 2013

This review is based on the SEA 93-M-047/SPA 76-M-088 application stamped "Received, Department of Planning & Zoning, March 13, 2013." Site visits were conducted on May 16, 2012, August 31, 2012, and February 15, 2013 as part of a review of this project.

Site Description: The site is developed with an existing swimming pool with associated concrete deck, a pool house, and a gravel parking lot. Part of the site is located within a Resource Protection Area (RPA), but the portion associated with the proposed telecommunications facility and treepole is located entirely outside of the RPA, half way down the paved access road. The area surrounding the proposed telecommunication facility and treepole is occupied primarily by upland hardwood forest with scattered evergreens. The area of forest to the west of the facility and adjacent to the detached residential houses along some of the northern property boundary appears to be of lower quality vegetation and vine coverage.

- 1. Comment:** With this submission, a letter addressed to Mr. Mike Kanpp has been provided that gives a justification for the modification of the required Type 3 Transitional Screening from the Zoning Ordinance. However, the letter has not been incorporated onto a sheet within the SEA application.

Recommendation: The applicant should incorporate the modification justification of the Type 3 Transitional Screening letter addressed to Mr. Mike Knapp for the Type 3 transitional screening into the SEA application.



2. **Comment:** Given the nature of the trees and vegetation located around the entire proposed facility, and depending upon the ultimate development configuration provided, several commitments will be instrumental in assuring adequate tree preservation and protection throughout the construction process.

Recommendation: It is highly recommended that the following agreement language be added to the official development conditions to ensure effective tree preservation:

Tree Preservation: “The applicant shall submit a Tree Preservation Plan and Narrative as part of the first and all subsequent site plan submissions. The preservation plan and narrative shall be prepared by a Certified Arborist or a Registered Consulting Arborist, and shall be subject to the review and approval of the Urban Forest Management Division, DPWES.

The tree preservation plan shall include a tree inventory that identifies the location, species, critical root zone, size, crown spread and condition analysis percentage rating for all individual trees to be preserved, as well as all on and off-site trees, living or dead with trunks 8 inches in diameter and greater (measured at 4 ½ -feet from the base of the trunk or as otherwise allowed in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture) located within 25 feet to either side of the limits of clearing and grading. The tree preservation plan shall provide for the preservation of those areas shown for tree preservation on the SEA/SPA, those areas outside of the limits of clearing and grading and those additional areas in which trees can be preserved as a result of final engineering. The tree preservation plan and narrative shall include all items specified in PFM 12-0507 and 12-0509. Specific tree preservation activities that will maximize the survivability of any tree identified to be preserved, such as: crown pruning, root pruning, mulching, fertilization, Cambistat, radial mulching, and others as necessary, shall be included in the plan.”

Tree Preservation Walk-Through. “The Applicant shall retain the services of a certified arborist or landscape architect, and shall have the limits of clearing and grading marked with a continuous line of flagging prior to the walk-through meeting. During the tree-preservation walk-through meeting, the Applicant’s certified arborist or landscape architect shall walk the limits of clearing and grading with an UFMD, DPWES, representative to determine where adjustments to the clearing limits can be made to increase the area of tree preservation and/or to increase the survivability of trees at the edge of the limits of clearing and grading, and such adjustment shall be implemented. Trees that are identified as dead or dying may be removed as part of the clearing operation. Any tree that is so designated shall be removed using a chain saw and such removal shall be accomplished in a manner that avoids damage to surrounding trees and associated understory vegetation. If a stump must be removed, this shall be done using a stump-grinding machine in a manner causing as little disturbance as possible to adjacent trees and associated understory vegetation and soil conditions.”



Limits of Clearing and Grading. “The Applicant shall conform strictly to the limits of clearing and grading as shown on the SEA/SPA application, subject to allowances specified in these proffered conditions and for the installation of utilities and/or trails as determined necessary by the Director of DPWES, as described herein. If it is determined necessary to install utilities and/or trails in areas protected by the limits of clearing and grading as shown on the SEA/SPA application, they shall be located in the least disruptive manner necessary as determined by the UFMD, DPWES. A replanting plan shall be developed and implemented, subject to approval by the UFMD, DPWES, for any areas protected by the limits of clearing and grading that must be disturbed for such trails or utilities.”

Tree Preservation Fencing: “All trees shown to be preserved on the tree preservation plan shall be protected by tree protection fence. Tree protection fencing in the form of four (4) foot high, fourteen (14) gauge welded wire attached to six (6) foot steel posts driven eighteen (18) inches into the ground and placed no further than ten (10) feet apart or, super silt fence to the extent that required trenching for super silt fence does not sever or wound compression roots which can lead to structural failure and/or uprooting of trees shall be erected at the limits of clearing and grading as shown on the demolition, and phase I & II erosion and sediment control sheets, as may be modified by the “Root Pruning” proffer below.

All tree protection fencing shall be installed after the tree preservation walk-through meeting but prior to any clearing and grading activities, including the demolition of any existing structures. The installation of all tree protection fencing shall be performed under the supervision of a certified arborist, and accomplished in a manner that does not harm existing vegetation that is to be preserved. Three (3) days prior to the commencement of any clearing, grading or demolition activities, but subsequent to the installation of the tree protection devices, the UFMD, DPWES, shall be notified and given the opportunity to inspect the site to ensure that all tree protection devices have been correctly installed. If it is determined that the fencing has not been installed correctly, no grading or construction activities shall occur until the fencing is installed correctly, as determined by the UFMD, DPWES.”

Root Pruning. “The Applicant shall root prune, as needed to comply with the tree preservation requirements of these proffers. All treatments shall be clearly identified, labeled, and detailed on the erosion and sediment control sheets of the subdivision plan submission. The details for these treatments shall be reviewed and approved by the UFMD, DPWES, accomplished in a manner that protects affected and adjacent vegetation to be preserved, and may include, but not be limited to the following:

- Root pruning shall be done with a trencher or vibratory plow to a depth of 18 inches.
- Root pruning shall take place prior to any clearing and grading, or demolition of structures.
- Root pruning shall be conducted with the supervision of a certified arborist.
- An UFMD, DPWES, representative shall be informed when all root pruning and tree protection fence installation is complete.”



Site Monitoring. “During any clearing or tree/vegetation/structure removal on the Applicant Property, a representative of the Applicant shall be present to monitor the process and ensure that the activities are conducted as proffered and as approved by the UFMD. The Applicant shall retain the services of a certified arborist or landscape architect to monitor all construction and demolition work and tree preservation efforts in order to ensure conformance with all tree preservation proffers, and UFMD approvals. The monitoring schedule shall be described and detailed in the Landscaping and Tree Preservation Plan, and reviewed and approved by the UFMD, DPWES.”

If you have any further questions, please feel free to contact me at 703-324-1770.

NJD/

UFMDID #: 148100

cc: DPZ File





County of Fairfax, Virginia

MEMORANDUM

DATE: May 17, 2013

TO: Rebecca Horner, Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Thakur Dhakal, Senior Engineer III
Site Development and Inspections Division
Department of Public Works and Environmental Services

SUBJECT: Special Exception Amendment Application #SEA 83-M-047, Dowden Terrace-Parklawn Pool – AT&T, Special Exception Plat dated May 08, 2013, LDS Project #1685-ZONA-001-2, Tax Map #72-2-03T-C and #61-4-06T-0056, Mason District

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

Chesapeake Bay Preservation Ordinance (CBPO)

There is Resource Protection Area (RPA) on this property, but no RPA within the limits of disturbance. Water quality controls are not required for the development if the total disturbed area is less than 2500 sq. ft.

Floodplain

There are regulated floodplains on the property but there are no floodplains within the limits of disturbance.

Downstream Drainage Complaints

There are no downstream drainage complaints on file.

Stormwater Detention

Detention must be provided if not waived (PFM 6-0301.3). No detention facilities are shown on the plat.

Site Outfall

Outfall narrative has been provided, however, the description of the adequacy and stability of the outfall is not a part of the statement.



Rebecca Horner, Staff Coordinator
Special Exception Amendment Application #SEA 83-M-047, Parklawn Recreation Association
Page 2 of 2

Stormwater Planning Comments

This case is located in the Cameron Run Watershed.

Dam Breach

None of this property is within the dam breach inundation zone.

These comments are based on the 2011 version of the Public Facilities Manual (PFM). A new Stormwater ordinance and updates to the PFM's Stormwater requirements are being developed as a result of changes to state code (see 4VAC50-60 adopted May 24, 2011). The site plan for this application may be required to conform to the updated PFM and the new ordinance.

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

TD/

cc: Fred Rose, Chief, Watershed Planning & Assessment Branch, Stormwater Planning
Division, DPWES
Clinton Abernathy, Acting Chief, South Branch, SDID, DPWES
Zoning Application File



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 *AD for SS*
Park Planning Branch, PDD

DATE: December 21, 2009

SUBJECT: SEA 93-M-047 w/SPA 76-M-088, New Cingular Wireless & Park Lawn
Recreation Association
Tax map 61-4 ((6)) (T) 56; 72-2 ((3)) (T) C

BACKGROUND

The Park Authority staff has reviewed the proposed development plan dated October 10, 2009, for the above referenced application. This development plan shows one new monopole telecommunications facility at an existing community pool and recreation association.

COMPREHENSIVE PLAN CITATIONS

1. Heritage Resources (The Policy Plan, Heritage Resources, Objective 1, p. 3)

“Objective 1: Identify heritage resources representing all time periods and in all areas of the County.”

“Policy a: Identify heritage resources well in advance of potential damage or destruction.”

2. Heritage Resources (Comprehensive Policy Plan, Heritage Resources Objective 3, page 4)

“Objective 3: Protect significant historical resources from degradation or damage and destruction by public or private action.”

Cultural Resources Impact:

The site was subject to an archival review that indicated the property to be impacted is on a “colluvial apron,” located at the contact point between the floodplain and adjacent uplands. This landform has moderate potential for significant archaeological resources that have been buried by soil washing down off the adjacent slopes.

The proposed construction area should be subjected to a phase II assessment and if necessary a phase III data recovery. All work should be in accordance with scopes of work provided by the Park Authority's Cultural Resource Management and Protection section (CRMP). Any phase III scopes will provide for public interpretation of the results. Draft and final archaeological reports produced as a result of phase II and / or III studies should be submitted for approval to CRMP.

The applicant should also be made aware that there are specific archaeological requirements under Section 106 of the National Historic Preservation Act, which are associated with Federal licensed or funded development. If Section 106 applies then any archaeological work under this recommendation should also be coordinated in advance with the Virginia State Historic Preservation Officer (SHPO).

The Park Authority requests that the applicant provide one copy of the Archaeology Report to the Park Authority's Cultural Resource Management and Protection section (CRMP) (Attention: Liz Crowell) within 30 days of completion of the survey. Should significant archaeological resources be discovered, the Park Authority requests that further archaeological studies be conducted and copies of the reports provided to CRMP. At the completion of any cultural resource studies, field notes, photographs and artifacts should be submitted to CRMP within 30 days.

FCPA Reviewer: Andy Galusha
DPZ Coordinator: William O'Donnell

Copy: Cindy Walsh, Director, Resource Management Division
Liz Crowell, Manager, Cultural Resource Management & Protection Section
Chron Binder
File Copy



County of Fairfax, Virginia

MEMORANDUM

DATE: 21 November 2012

TO: John Bell, Senior Planner

FROM: Linda Cornish Blank, Historic Preservation Planner *ACB*

SUBJECT: SEA 93-M-047/SPA 76-M-088, Cingular Wireless LLC; proposal to construct a 128' high telecommunications monopine at 6011 Crater Place, Parklawn Recreation Association, tax map 61-4 ((6)) (T) 56, 72-2 ((3)) (T) C

Planning Location: Fairfax County Comprehensive Plan, 2011 Edition, Area I, Baileys Planning District, Amended through 3-6-2012, Overview, p. 8.

"Heritage Resources

The Baileys Planning District contains both known and potential heritage resources. A list of those heritage resources included in Fairfax County's Inventory of Historic Sites is shown on Figure 4, and a map of those resources is shown on Figure 5. The Inventory is open-ended and continues to grow. . . ."

B4-Glasgow Community Planning Sector, p. 152:

The more dispersed and older neighborhoods in the Holmes Run Stream Valley are particularly sensitive for heritage resources.

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. . . ."

Policy Plan: Fairfax County Comprehensive Plan, 2011 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. There are no properties in the immediate vicinity of the subject property of this application that are within the boundaries of a Fairfax County Historic Overlay District, listed on the Fairfax County



Federal Communications Commission
Washington, DC 20554

Informational Notice of Section 106 Filings

Date: 09/12/2012
Reference Number: 726353

NA NA - *Chris Caperton, Public Fac. Panel Chief*
Fairfax County Planning Department - *Herrity Bldg.*
~~12000 Government Center Parkway~~ *Suite 730*
~~Suite 330~~
Fairfax, VA 22035 *12055 Govt. Center Pkwy.*

The following new Section 106 filing has been submitted:

FILE NUMBER: 0005383436
Purpose: New Tower Submission Packet
Notification Date: 7AM EST 09/10/2012
Applicant: AT&T Mobility, LLC
Consultant: ATC Associates
Site Name: Dowden Terrace
Site Address: 6011 Crater Place
Site Coordinates: 38-50-01 7 N, 077-08-13 4 W
City: Alexandria
County: FAIRFAX
State: VA
Lead SHPO/THPO: Virginia Department of Historic Resources

Consultant Contact Information:

Name: William Riggs
Title: Senior Architect
PO Box:
Address: 9231 Rumsey Road
City: Columbia
State: MD
Zip: 21045
Phone: (410) 381-0232
Fax: (410) 381-8908
Email: theresa.scarlato@atcassociates.com

RECEIVED

SEP 18 2012

FAIRFAX COUNTY
PLANNING COMMISSION

NOTICE OF FRAUDULENT USE OF SYSTEM, ABUSE OF PASSWORD AND RELATED MISUSE

Use of the Section 106 system is intended to facilitate consultation under Section 106 of the National Historic Preservation Act and may contain information that is confidential, privileged or otherwise protected from disclosure under applicable laws. Any person having access to Section 106 information shall use it only for its intended purpose. Appropriate action will be taken with respect to any misuse of the system.

9-06 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.

8-006 General Standards

In addition to the specific standards set forth hereinafter with regard to particular special permit uses, all special permit 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 group or use, the BZA 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 BZA, under the authority presented in Sect. 007 below, may impose more strict requirements for a given use than those set forth in this Ordinance.

8-403 Standards for all Group 4 Uses

1. Except for Use 2 set forth in Sect. 401 above, all uses and their related facilities shall be under the control and direction of a board of managers composed, at least in part, of the residents of the area intended to be served by the facility. Further, no Group 4 use shall be operated on a profit-making basis, and the owner of the facility shall be a nonprofit organization where membership thereto is limited to residents of nearby residential areas.
2. All uses shall comply with the bulk regulations of the zoning district in which located.
3. All uses shall comply with the performance standards specified for the zoning district in which located, including the submission of a sports illumination plan as may be required by Part 9 of Article 14.
4. Before establishment, all uses, including modifications or alterations to existing uses, shall be subject to the provisions of Article 17, Site Plans.

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		