



APPLICATION ACCEPTED: July 30, 2015
PLANNING COMMISSION: January 21, 2016
BOARD OF SUPERVISORS: February 16, 2016 @ 3:30 p.m.

County of Fairfax, Virginia

January 7, 2016

STAFF REPORT

APPLICATION SE 2015-SP-023 &
2232-S15-5

SPRINGFIELD DISTRICT



WS

APPLICANT: Cellco Partnership d/b/a Verizon Wireless;
Little League Inc. Fairfax

ZONING: R-C (Residential-Conservation District)
WS (Water Supply Protection Overlay District)

PARCEL: 66-2 ((3)) 2

SITE AREA: 4.86 acres

PLAN MAP: Residential, 0.1 – 0.2 dwelling units per
acre (du/ac)

SE CATEGORY: Mobile and Land Based Telecommunication
Facilities (Category 1; Sect. 9-104)

PROPOSAL: The applicant has filed for review by the
Planning Commission to determine whether
the proposed 164 foot telecommunication
facility and related ground structure satisfy the
criteria of location, character and extent
pursuant to Sect. 15.2-2232 of the Code of
Virginia, and requests Special Exception
approval to construct the proposed
telecommunication facility on the property

STAFF RECOMMENDATIONS:

Staff recommends that the Planning Commission find that the facility proposed under 2232-S-15-5 satisfies the criteria of location, character, and extent as specified in

Section 15-2.2232 of the Code of Virginia, and therefore is substantially in accord with the provisions of the Comprehensive Plan.

Staff recommends approval of SE 2015-SP-023, subject to the proposed development conditions contained in Appendix 1.

Staff recommends approval of a modification of Sections 13-303 of the Zoning Ordinance for the transitional screening requirements to permit the landscaping as shown on the Special Exception Plat.

Staff recommends that the Board of Supervisors direct the Director of the Department of Public Works and Environmental Services (DPWES) to waive the dustless surface requirement of Sect. 11-102 (11) of the Zoning Ordinance for the gravel driveway to access the telecommunications compound as depicted on the Special Exception Plat.

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

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

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

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



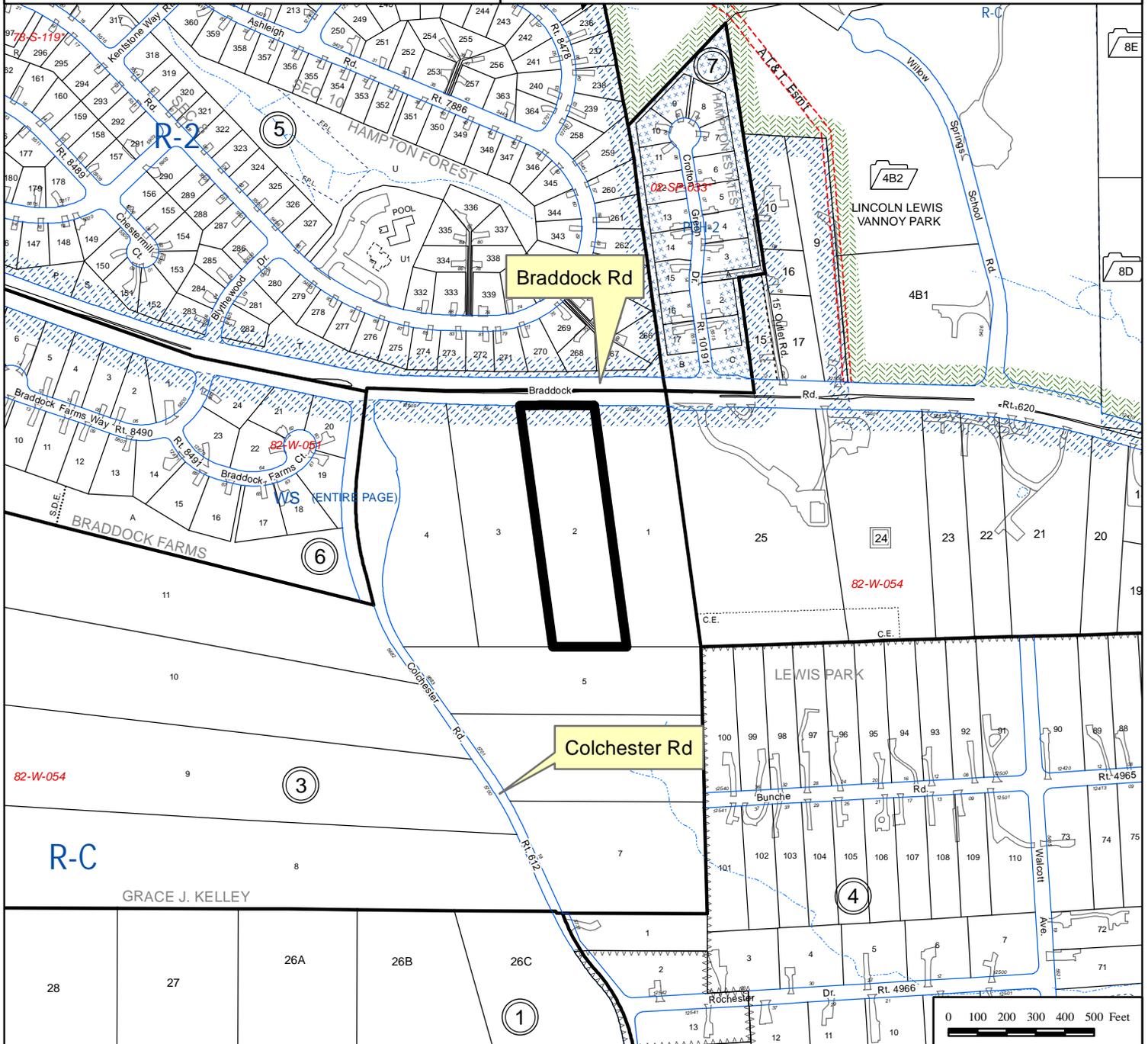
Special Exception

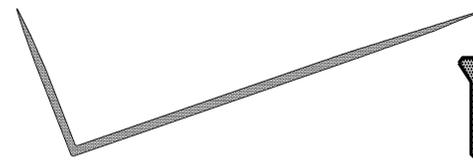
SE 2015-SP-023



Applicant: CELLCO PARTNERSHIP D/B/A VERIZON WIRELESS; LITTLE LEAGUE INC. FAIRFAX
Accepted: 07/30/2015
Proposed: TELECOMMUNICATIONS FACILITY
Area: 4.86 AC OF LAND; DISTRICT - SPRINGFIELD

Zoning Dist Sect: 03-0C04
Located: 12601 BRADDOCK ROAD, FAIRFAX, VA 22030
Zoning: R- C
Plan Area: 3,
Overlay Dist: WS
Map Ref Num: 066-2- /03/ /0002



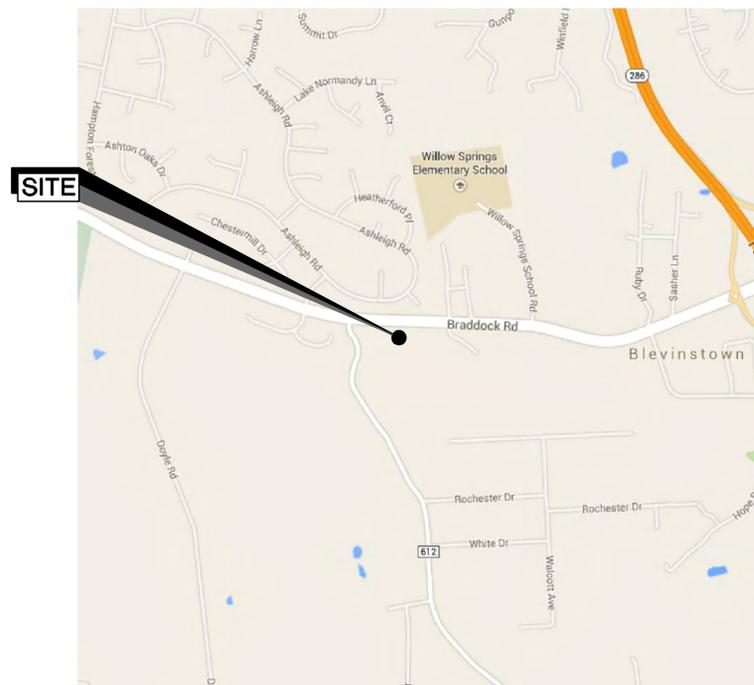


verizon wireless

COBBS CORNER SPECIAL EXCEPTION PLAT FAIRFAX COUNTY, VIRGINIA SPRINGFIELD MAGISTERIAL DISTRICT

Sheet Index	
Sheet Number	Sheet Title
1	COVER SHEET
2	EXISTING VEGETATION MAP
3	SITE PLAN & LANDSCAPE PLAN
4	SITE DETAILS
5	STORMWATER MANAGEMENT PLAN
6	ADEQUATE OUTFALL PLAN

LEGEND			
---	EX. R/W LINE	---	EX. STREAM BUFFER
---	EX. PROPERTY LINE	---	EX. FLOODPLAIN
---	EX. ADJ. PROPERTY LINE	---	EX. CRITICAL AREA
---	EX. 10' CONTOUR	---	EX. FOREST BUFFER
---	EX. 2' CONTOUR	---	EX. RETAINING WALL
---	EX. TREE LINE	---	EX. FIRE HYDRANT
---	EX. BUILDING	---	EX. WATER VALVE
---	EX. EASEMENT	---	EX. SIGN
---	EX. PAVEMENT	---	EX. LIGHT POLE
---	EX. CURB	---	EX. UTILITY POLE
---	EX. WALKWAY	---	EX. SPOT ELEVATION
---	EX. STORM DRAIN	---	EX. STORM DRAIN MANHOLE
---	EX. WATER LINE	---	EX. SANITARY SEWER MANHOLE
---	EX. SANITARY LINE	---	EX. GUY WIRE
---	EX. OVERHEAD LINE		
---	EX. UNDERGROUND CONDUIT		
---	EX. GAS LINE		
---	EX. FENCE LINE		
---	EX. STREAM		



VICINITY MAP
SCALE: 1" = 1000'

SITE NOTES:

- APPLICANT: VERIZON WIRELESS
9000 JUNCTION DRIVE
ANNAPOLIS JUNCTION, MD 20701
TEL. (301) 512-2000
FAX (301) 512-2186
- PROPERTY OWNER: LITTLE LEAGUE INC. FAIRFAX
PO BOX 543
FAIRFAX, VA 22038
- SITE DATA: TAX ASSESSMENT MAP# 0662 03 0002
TAX DISTRICT: 80000
DISTRICT NAME: SPRINGFIELD
DEED: 2014, 360
TRACT AREA: 211,702 SF (4.86 AC.)
ADDRESS: 12601 BRADDOCK ROAD
FAIRFAX, VA 22301
- ZONING: RC
- BOUNDARY, NORTH MERIDIAN, AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON EXISTING LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA AND FIELD SURVEY PERFORMED BY MORRIS & RITCHIE ASSOCIATES, INC. DATED OCTOBER 2014. HORIZONTAL DATUM IS BASED ON NAD 83 AND VERTICAL DATUM IF BASED ON NGVD 29:
TOWER LATITUDE: N 38° 44' 35.25" TOWER GROUND ELEVATION: 426.6' AMSL (AVG.)
TOWER LONGITUDE: W 77° 22' 56.08"
- TOTAL DISTURBED AREA = 9,800 SQ FT
- THE PROPERTY IS LOCATED WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN AS SHOWN ON FEMA FLOOD RATE INSURANCE MAP FOR FAIRFAX COUNTY, VIRGINIA, COMMUNITY-PANEL NUMBER 510540235E, EFFECTIVE DATE SEPTEMBER 17, 2010.
- THE PROPOSED FACILITIES WILL CONSIST OF ONE (1) 20' LONG x 12' WIDE UNOCCUPIED COMMUNICATION CONCRETE EQUIPMENT PAD WITHIN A 50' X 50' FENCED COMPOUND. SIX (6) ANTENNAS SHALL BE MOUNTED ON A PROPOSED 164' MONOPOLE WITH A RAD CENTER AT AN ELEVATION OF 160' ABOVE GRADE LEVEL FOR THE RECEPTION OF VERIZON WIRELESS TELECOMMUNICATIONS.
- THE PROPERTY IS NOT SERVED BY PUBLIC WATER AND SEWER. NO WATER OR SANITARY UTILITIES ARE REQUIRED FOR THE OPERATION OF THIS FACILITY.
- STORMWATER MANAGEMENT NOTE: NO WATER QUALITY IS REQUIRED FOR THE PROPOSED VERIZON WIRELESS INSTALLATION.
- THIS PLAN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. PLAN IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
- ALL DETAILS SHOWN ARE "STANDARD" OR "TYPICAL" FOR REFERENCE ONLY. FOR ACTUAL DETAILS, SEE ARCHITECTURAL, STRUCTURAL, OR CONSTRUCTION PLANS BY OTHERS.
- STRUCTURAL ANALYSIS/DESIGN TO BE PERFORMED BY OTHERS AT CLIENT AND/OR OWNER'S DISCRETION PRIOR TO COMMENCEMENT OF ANY WORK.
- THERE ARE NO GRAVES, OBJECTS OR STRUCTURES MARKING A PLACE OF BURIAL ON THE PROPERTY.
- THE PROPERTY IS LOCATED ON A RMA. IT IS NOT LOCATED ON A RPA.
- NO UTILITY EASEMENTS HAVING A WIDTH OF 25' OR MORE EXIST ON THE PROPERTY.

SITE TABULATIONS

	REQUIRED
FRONT	50° angle of bulk plane, but not less than 40 feet
SIDE	45° angle of bulk plane, but not less than 20 feet
REAR	45° angle of bulk plane, but not less than 25 feet

COMPOUND DATA
TOWER HEIGHT= 164'-0"
CANOPY = 12' X 20'
CANOPY HEIGHT= 9'-3" MAX.
MESA CABINET HEIGHT=3'-11"

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

MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS

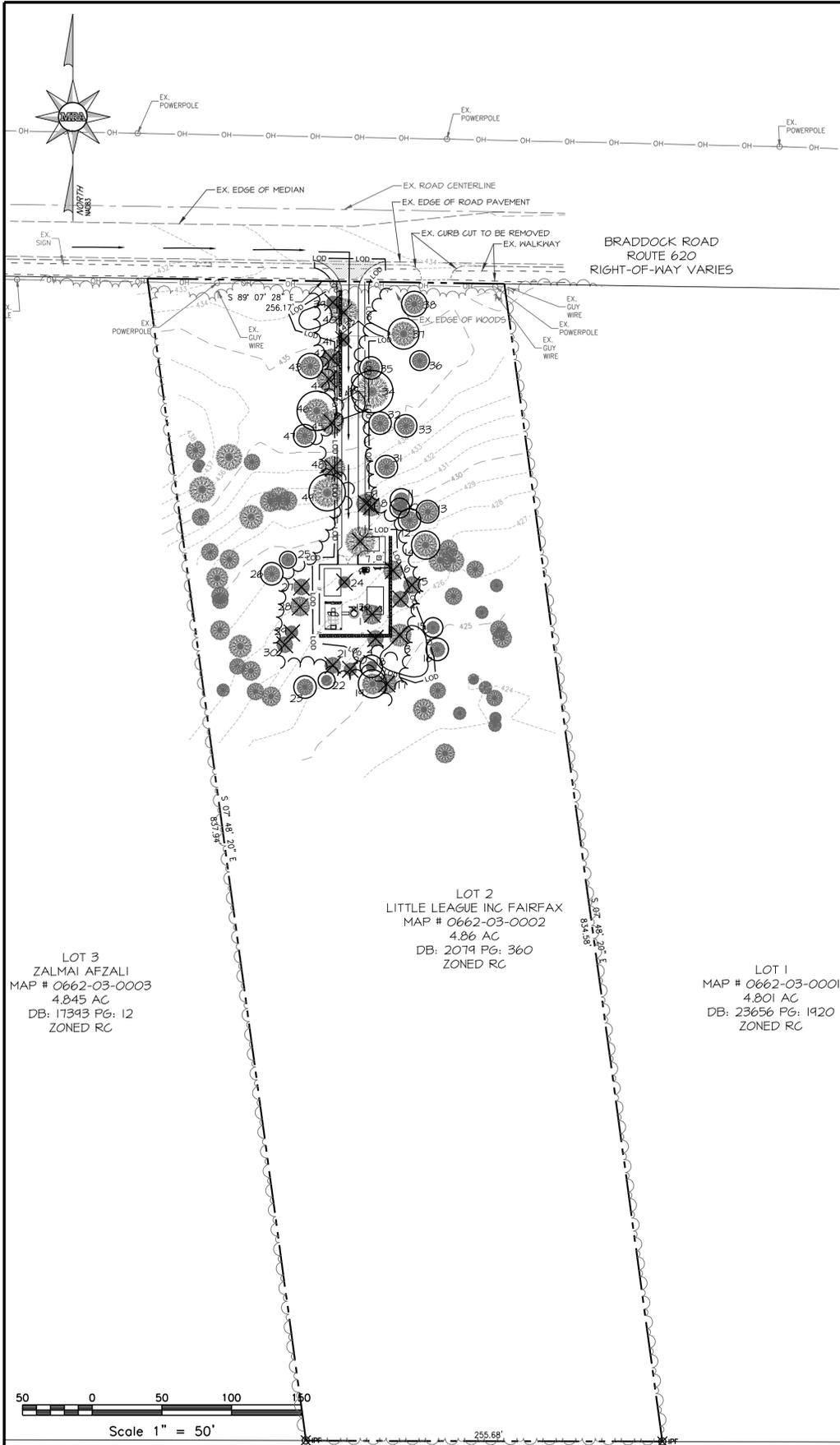


COVER SHEET
SE-2015-0100
VERIZON WIRELESS- COBBS CORNER
SPECIAL EXCEPTION PLAT
SPRINGFIELD MAGISTERIAL DISTRICT
FAIRFAX COUNTY, VIRGINIA

JOB NO.:	10427.1733
SCALE:	N/A
DATE:	3/5/15
DRAWN BY:	DLT
DESIGN BY:	JKE
REVIEW BY:	JKE
SHEET:	1 OF 6

DATE	REVISIONS
5/20/15	COUNTY COMMENTS
7/20/15	COUNTY COMMENTS
10/27/15	COUNTY COMMENTS
12/02/15	COUNTY COMMENTS

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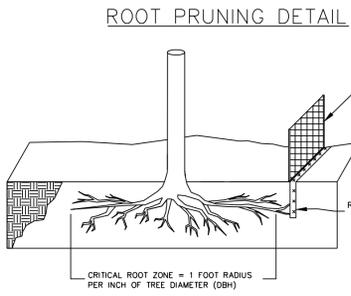
LEGEND

TREES TO BE REMOVED

TREES TO REMAIN



THE PERMITEE SHALL POST AND MAINTAIN BILINGUAL SIGNS AT THE LIMITS OF CLEARING AT A MINIMUM OF 50 FOOT (50.2-METTER) INTERVALS THAT CLEARLY STATES THAT TREES AND FORESTED AREAS MUST BE PROTECTED AND LEFT UNDISTURBED. FOR EXAMPLE, SUCH SIGNAGE COULD READ "TREE PROTECTION ZONE - KEEP OUT - OFF LIMITS TO CONSTRUCTION EQUIPMENT, MATERIALS AND WORKERS." SIGNS SHALL BE POSTED IN ENGLISH AND SPANISH; OR, SHALL BE POSTED IN ANY OTHER COMBINATION OF LANGUAGES THAT THE DIRECTOR DETERMINES NECESSARY TO PROTECT TREES AND FORESTED AREAS. SIGNS SHALL REMAIN POSTED THROUGHOUT ALL PHASES OF CONSTRUCTION; SHALL BE ATTACHED TO THE TREE PROTECTION FENCING; AND, SHALL NOT BE NAILED OR IN ANY MANNER ATTACHED TO TREES OR VEGETATION TO BE PRESERVED.



- TRENCH SHALL BE A MAXIMUM OF 6 INCHES WIDE
- TRENCH SHALL BE BETWEEN 18-24 INCHES DEEP
- TRENCH SHALL BE EXCAVATED USING AN AIR SPADE, VIBRATORY PLOW OR TRENCHER.
- TRENCH EXCAVATION SHALL BE IMMEDIATELY BACKFILLED.

Tag #	Species	Size	**TRZ	***Condition	Canopy Position	Live Crown Ratio	Crown Density	Problems	Status	Activities
		*DBH (in.)	R (ft)	%		%	%			
1	Tulip Poplar	20	12	22	75	Codominant	20%	50%	remove	X
2	Hickory	14	14	85	Codominant	25%	85%	remove	X	
3	Tulip Poplar	26	26	75	Codominant	20%	50%	remove	X	
4	Hickory	14	14	85	Codominant	25%	85%	remove	X	
5	Tulip Poplar	20	20	75	Codominant	20%	50%	remove	X	
6	Red Oak	16	16	80	Codominant	30%	80%	remove	X	
7	Tulip Poplar	30	30	75	Dominant	20%	50%	remove	X	
8	Tulip Poplar	20	20	75	Codominant	20%	50%	remove	X	
9	Tulip Poplar	20	20	75	Codominant	20%	50%	remove	X	
10	Tulip Poplar	14	14	75	Codominant	20%	50%	preserve	X	X
11	Tulip Poplar	16	16	75%	Codominant	20%	50%	preserve	X	X
12	Tulip Poplar	16	16	75%	Codominant	20%	50%	preserve	X	X
13	Tulip Poplar	16	16	75%	Codominant	20%	50%	preserve	X	X
14	Tulip Poplar	20	20	75%	Codominant	20%	50%	preserve	X	X
15	Hickory	14	14	85%	Codominant	25%	85%	preserve	X	X
16	Tulip Poplar	16	16	75%	Codominant	20%	50%	preserve	X	X
17	Tulip Poplar	12	12	75%	Codominant	20%	50%	remove	X	
18	Tulip Poplar	16	16	75%	Codominant	20%	50%	preserve	X	X
19	Tulip Poplar	20	20	75%	Codominant	20%	50%	preserve	X	X
20	Tulip Poplar	12	12	75%	Codominant	20%	50%	remove	X	
21	Tulip Poplar	20	20	75%	Codominant	20%	50%	remove	X	
22	Tulip Poplar	12	12	75%	Codominant	20%	50%	preserve	X	X
23	Tulip Poplar	16	16	75%	Codominant	20%	50%	preserve	X	X
24	Hickory	14	14	85%	Codominant	25%	85%	remove	X	
25	Blackgum	12	12	85%	Intermediate	30%	85%	preserve	X	X
26	Hickory	16	16	85%	Codominant	25%	85%	preserve	X	X
27	Hickory	16	16	85%	Codominant	25%	85%	remove	X	
28	Hickory	16	16	85%	Codominant	25%	85%	remove	X	
29	Tulip Poplar	16	16	50%	Codominant	25%	30%	Severe defects in trunk	remove	X
30	Tulip Poplar	16	16	50%	Codominant	25%	30%	Severe defects in trunk	remove	X
31	Tulip Poplar	16	16	75%	Codominant	20%	50%	preserve	X	X
32	Tulip Poplar	16	16	75%	Codominant	20%	50%	preserve	X	X
33	Tulip Poplar	16	16	75%	Codominant	20%	50%	preserve	X	X
34	Tulip Poplar	30	30	75%	dominant	20%	50%	preserve	X	X
35	Tulip Poplar	16	16	75%	Codominant	20%	50%	preserve	X	X
36	Tulip Poplar	14	14	75%	Codominant	20%	50%	preserve	X	X
37	Tulip Poplar	22	22	75%	Codominant	20%	50%	preserve	X	X
38	Red Oak	18	18	80%	Codominant	40%	40%	Stressed	preserve	X
39	White Oak	12	12	85%	Intermediate	70%	60%	remove	X	
40	Tulip Poplar	26	26	75%	Codominant	20%	50%	remove	X	
41	White Oak	12	12	85%	Intermediate	70%	60%	remove	X	
42	Tulip Poplar	18, 18, 12	22	75%	Codominant	20%	50%	remove	X	
43	Tulip Poplar	18, 18	22	75%	Codominant	20%	50%	preserve	X	X
44	Tulip Poplar	22	22	75%	Codominant	20%	50%	remove	X	
45	Tulip Poplar	22	22	75%	Codominant	20%	50%	remove	X	
46	Tulip Poplar	22, 22	28	75%	Codominant	20%	50%	preserve	X	X
47	Tulip Poplar	16	16	75%	Codominant	20%	50%	preserve	X	X
48	Tulip Poplar	22	22	75%	Codominant	20%	50%	remove	X	
49	Tulip Poplar	26	26	75%	Codominant	20%	50%	preserve	X	X

Inventory data collected by Donald E. Zimar, Certified Arborist MA-0039, RCA #446
 **DBH = Diameter at Breast Height (measured 4.5 feet above ground)
 ***TRZ = Typical Root Zone (1 foot of radius per inch of tree diameter)
 ****Condition ratings provided as percentages based on methods outlined in the latest edition of the Guide for Plant Appraisal, published by the International Society of Arboriculture
 TRZ for trees with multiple stems were calculated based on the diameter of a tree with the basal area equivalent to sum of the basal areas for all stems measured
 Cable # = number of recommended cables. Final determination to arborist doing work
 H = Hand Removal
 C = Crown cleaning by pruning dead, diseased, detached, and broken branches 2 inches in diameter and larger as close to the point of origin possible without cutting into branch collar tissue.

EXISTING VEGETATION EXHIBIT KEY

KEY	NUMBER	PRIMARY SPECIES	SUCCESSIONAL STAGE	CONDITION	AREA (SQ FT)	COMMENTS	PFM CHAPTER 12 DESCRIPTION
	(2)	TULIP POPLAR, HICKORY, RED OAK, BLACKGUM, WHITE OAK	SUB-CLIMAX	VERY GOOD	58,327	THIS STAND IS VERY NICE WITH A HIGH CANOPY AND VERY LITTLE UNDERSTORY EXCEPT ALONG THE EDGES. VERY FEW EXOTIC INVASIVES, LIKELY DUE TO THE SHADE. TREE RANGES FROM 12 TO 24 INCHES IN DIAMETER WITH AN OCCASIONAL LARGER TREE.	UPLAND HARDWOODS: OAK, HICKORY AN YELLOW-POPLAR UPLAND SOFTWOOD: VIRGINIA PINE
	TOTAL				58,327		

TREE PRESERVATION NOTES

- ALL WORK PERFORMED SHALL MEET OR EXCEED INDUSTRY STANDARDS AS MOST RECENTLY PUBLISHED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA), AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI), OR THE TREE CARE INDUSTRY ASSOCIATION (TCIA). IN THE EVENT TREATMENTS PRESCRIBED ARE NOT COVERED BY AN EXISTING STANDARD, WORK SHALL MEET OR EXCEED STANDARDS APPROVED BY FAIRFAX URBAN FOREST MANAGEMENT (FFX-UFM).
- A PROFESSIONAL ISA CERTIFIED ARBORIST SHALL BE OBTAINED TO ENSURE THE PROPER IMPLEMENTATION OF THE TREE PRESERVATION PLAN AS THE "PROJECT ARBORIST".
- ALL TREE PRESERVATION RELATED WORK OCCURRING IN OR ADJACENT TO TREE PRESERVATION AREAS SUCH AS ROOT PRUNING, INSTALLATION OF TREE PROTECTION FENCING AND SILT CONTROL DEVICES, REMOVAL OF TRASH AND DEBRIS, OR EXTRACTION OF TREES DESIGNATED TO BE REMOVED TO ELIMINATE HAZARDOUS CONDITIONS SHALL BE PERFORMED IN A MANNER THAT MINIMIZES DAMAGE TO TREES. LITTER ROOT SYSTEMS AND SOIL CONDITIONS SHALL BE PROTECTED. REMOVAL OF ANY VEGETATION OR SOIL DISTURBANCE IN TREE PRESERVATION AREAS, INCLUDING THE REMOVAL OF PLANT SPECIES THAT MAY BE PERCEIVED AS NOXIOUS OR INVASIVE, SUCH AS POISON IVY, GREENBRIER, MULTI-FLOAL ROSE, ETC. SHALL BE PROHIBITED SUBJECT TO THE REVIEW AND APPROVAL BY FFX-UFM. THE USE OF EQUIPMENT IN TREE PRESERVATION AREAS WILL BE LIMITED TO HAND-OPERATED EQUIPMENT SUCH AS CHAINSAW, WHEEL BARROWS, RAKE AND SHOVELS. ANY WORK THAT REQUIRES THE USE OF EQUIPMENT, SUCH AS SKID LOADERS, TRACTORS, TRUCKS, STUMP GRINDERS, ETC., OR ANY ACCESSORY OR ATTACHMENT CONNECTED TO THIS TYPE OF EQUIPMENT SHALL BE PROHIBITED SUBJECT TO REVIEW AND APPROVAL BY FFX-UFM.
- TREES DESIGNATED IN THE APPROVED TREE CONSERVATION PLAN FOR "HAND REMOVAL" ALONG THE LIMITS OF DISTURBANCE SHALL BE REMOVED USING A CHAINSAW AS TO AVOID DAMAGE TO SURROUNDING TREES AND UNDERSTORY VEGETATION TO BE PRESERVED. IF A STUMP MUST BE REMOVED, THIS SHALL BE DONE USING A STUMP GRINDING MACHINE IN A MANNER THAT CAUSES AS LITTLE DISTURBANCE AS POSSIBLE TO ADJACENT TREES, VEGETATION AND SOIL CONDITIONS. PROJECT ARBORIST SHALL BE ON-SITE TO MONITOR ALL STUMP GRINDING OPERATIONS.
- ROOT PRUNING SHALL BE PERFORMED AS NEEDED TO COMPLY WITH THE REQUIREMENTS OF THE APPROVED TREE CONSERVATION PLAN. ALL TREATMENTS SHALL BE CLEARLY IDENTIFIED, LABELED, AND DETAILED ON THE EROSION AND SEDIMENT CONTROL SHEETS OF THE RESPECTIVE PUBLIC IMPROVEMENT SITE PLAN SUBMISSION. THE DETAILS FOR THESE TREATMENTS SHALL BE REVIEWED AND APPROVED BY FFX-UFM. A PROFESSIONAL ISA CERTIFIED ARBORIST SHALL BE ON-SITE TO MONITOR OPERATIONS.
- MULCHING - FOLLOWING PHASE II E&S ACTIVITIES, TREES INDICATED FOR MULCHING IN THE APPROVED TREE CONSERVATION PLAN SHALL BE MULCHED. HARDWOOD CHIPS OR SHREDDED MULCH SHALL BE APPLIED AT A MAXIMUM DEPTH OF 4 INCHES AND ONLY WITHIN 10 FEET OF THE LIMITS OF DISTURBANCE.
 - HEAVY EQUIPMENT IS PROHIBITED FROM ENTERING THE TREE PRESERVATION AREAS TO DISTRIBUTE MULCH.
 - HEAVY EQUIPMENT MAY BE USED TO DISTRIBUTE CHIPS OVER TREE PROTECTION FENCING AT "DISTRIBUTION LOCATIONS" DETERMINED BY "PROJECT ARBORIST".
 - DISTRIBUTION LOCATIONS SHALL BE FIELD LOCATED BY "PROJECT ARBORIST". LOCATIONS SHALL BE CHOSEN TO MINIMIZE DAMAGE TO EXISTING OVERSTORY AND UNDERSTORY VEGETATION TO BE PRESERVED.
 - DURING DISTRIBUTION OF MULCH "PROJECT ARBORIST" SHALL BE ON-SITE TO MONITOR OPERATIONS.
 - MULCH SHALL BE SPREAD BY HAND INSIDE TREE PRESERVATION AREAS.
 - HARDWOOD CHIPS OR SHREDDED MULCH FROM SITE CLEARING OPERATION SHOULD BE USED WHERE POSSIBLE.
- ALL CONSTRUCTION ACTIVITY BEYOND THE LIMITS OF DISTURBANCE SHOWN ON THE TREE CONSERVATION PLAN SHALL BE PROHIBITED UNLESS PREVIOUSLY APPROVED. THE STORAGE OF EQUIPMENT, MATERIALS, CHEMICALS, AND DEBRIS AS WELL AS VEHICULAR TRAFFIC OR THE PARKING OF VEHICLES SHALL NOT BE PERMITTED WITHIN TREE PRESERVATION AREAS.
- IF REQUIRED BY THE SITE INSPECTOR AT THE TIME OF PRE-CONSTRUCTION MEETING, THE SERVICES OF THE "PROJECT ARBORIST" OR LANDSCAPE ARCHITECT SHALL BE RETAINED TO HAVE THE LIMITS OF CLEARING AND GRADING IN THE AREAS OF TREE PRESERVATION MARKED WITH A CONTINUING LINE OF FLAGGING CONSIST WITH THE FFX-UFM TO BE HELD IN PLACE UNTIL THE FIELD FENCE TO ANY CLEARING AND GRADING. DURING THE PRE-CONSTRUCTION MEETING, THE "PROJECT ARBORIST" OR LANDSCAPE ARCHITECT SHALL WALK SUCH LIMITS OF CLEARING AND GRADING WITH AN FFX-UFM REPRESENTATIVE TO DETERMINE WHERE ADJUSTMENTS TO THE CLEARING LIMITS CAN BE MADE TO INCREASE THE AREA OF TREE PRESERVATION AND/OR TO INCREASE THE SURVIVAL OF TREES AT THE EDGE OF THE LIMITS OF CLEARING AND GRADING, AND SUCH ADJUSTMENT SHALL BE IMPLEMENTED AS PROVIDED. HOWEVER, THAT NO ADJUSTMENT SHALL BE REQUIRED THAT WOULD AFFECT THE LOCATION AND/OR DESIGN OF THE DEVELOPMENT.
- TREES LOCATED OUTSIDE OF THE LIMITS OF CLEARING AND WITHIN AREAS DESIGNATED TO BE PRESERVED THAT HAVE BEEN PRE-IDENTIFIED ON APPROVED TREE PRESERVATION PLANS AS "DEAD", "POOR CONDITION" OR "POTENTIAL HAZARD" SHALL BE EVALUATED BY URBAN FOREST MANAGEMENT DIVISION STAFF (OR ALTERNATIVE STAFF AS DETERMINED BY THE DIRECTOR) DURING THE PRE-CONSTRUCTION WALK-THROUGH FOR REMOVAL. DURING THE DEVELOPMENT SITE'S INITIAL LAND CLEARING OPERATIONS, IF DURING THE PRE-CONSTRUCTION WALK-THROUGH OR DURING ANY OTHER INSPECTION OF THE SITE, THE DIRECTOR IDENTIFIES ADDITIONAL TREES THAT HAVE BECOME HAZARDOUS OR A MAINTENANCE NUISANCE DUE TO THE INTRODUCTION OF A TARGET SUCH AS A STRUCTURE, OPEN SPACE FREQUENTED BY PEOPLE, OR OTHER IMPROVEMENT, REMOVAL OF THESE TREES SHALL BE REQUIRED. TREES SHALL BE REMOVED BY HAND WITH A CHAIN SAW AND THE STUMP SHALL BE LEFT IN PLACE UNLESS IT TOO IS DEEMED A HAZARD OR A MAINTENANCE NUISANCE. REMOVAL SHALL BE ACCOMPLISHED IN A MANNER THAT AVOIDS DAMAGE TO SURROUNDING TREES AND ASSOCIATED UNDERSTORY VEGETATION. THE REMOVAL OF THE TRUNK OR BRANCHES OF THE FELLED TREE(S) IS NOT REQUIRED WITHIN WOODED AREAS, UNLESS SPECIFICALLY REQUIRED BY THE DIRECTOR.
- DURING ANY CLEARING OR TREE/VEGETATION REMOVAL IN THE AREAS ADJACENT TO THE TREE PRESERVATION AREAS, A REPRESENTATIVE OF THE DEVELOPER SHALL BE PRESENT TO MONITOR THE PROCESS AND ENSURE THAT THE ACTIVITIES ARE CONDUCTED AS CONDITONED AND APPROVED BY UFM. THE SERVICES OF THE "PROJECT ARBORIST" OR LANDSCAPE ARCHITECT SHALL BE RETAINED TO MONITOR ALL ON-SITE CONSTRUCTION AND DEMOLITION WORK AND TREE PRESERVATION EFFORTS IN ORDER TO ENSURE CONFORMANCE WITH ALL TREE PRESERVATION CONDITIONS, AND UFM APPROVALS. SEE ARBORIST MONITORING SCHEDULE FOR DETAIL.
- 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 ADJACENT TO THE TREE PRESERVATION AREAS AS SHOWN ON THE PHASE I & II EROSION AND SEDIMENT CONTROL SHEETS.
- SIGNS STATING "TREE PRESERVATION AREA - KEEP OUT" SHALL BE AFFIXED TO THE TREE PRESERVATION FENCE AT LEAST EVERY 50 FEET. SIGNS SHALL ALTERNATE BETWEEN ENGLISH AND SPANISH.
- POOR CONDITION TREES, TREES DESIGNATED POOR CONDITION IN THE APPROVED TREE CONSERVATION PLAN ARE SUBJECT TO ADDITIONAL INSPECTION, REMOVAL, PRUNING OR OTHER ARBORICULTURAL PRACTICES AT TIME OF INITIAL LAND CLEARING PHASE.

TREE CONSERVATION PLAN - PHASING

PRE-CONSTRUCTION

- PRIOR TO THE PRE-CONSTRUCTION MEETING THE LIMITS OF CLEARING SHALL BE FLAGGED ON SITE.
- AREAS SHOWN ON THE APPROVED PLANS TO BE PRESERVED THAT DO NOT CONTAIN SIGNIFICANT VEGETATION SHALL BE REVIEWED ON SITE. IF WARRANTED, APPROVAL FROM THE DIRECTOR FOR AN EXCEPTION FROM PRESERVATION AND PROTECTION REQUIREMENTS SHALL BE DETERMINED AT THIS TIME.
- TREES LOCATED OUTSIDE OF THE LIMITS OF CLEARING AND WITHIN AREAS DESIGNATED TO BE PRESERVED THAT HAVE BEEN PRE-IDENTIFIED ON APPROVED TREE PRESERVATION PLANS AS "DEAD", "POOR CONDITION" OR "POTENTIAL HAZARD" SHALL BE EVALUATED BY URBAN FOREST MANAGEMENT DIVISION STAFF (OR ALTERNATIVE STAFF AS DETERMINED BY THE DIRECTOR) DURING THE PRE-CONSTRUCTION WALK-THROUGH FOR REMOVAL. DURING THE DEVELOPMENT SITE'S INITIAL LAND CLEARING OPERATIONS, IF DURING THE PRE-CONSTRUCTION WALK-THROUGH OR DURING ANY OTHER INSPECTION OF THE SITE, THE DIRECTOR IDENTIFIES ADDITIONAL TREES THAT HAVE BECOME HAZARDOUS OR A MAINTENANCE NUISANCE DUE TO THE INTRODUCTION OF A TARGET SUCH AS A STRUCTURE, OPEN SPACE FREQUENTED BY PEOPLE, OR OTHER IMPROVEMENT, REMOVAL OF THESE TREES SHALL BE REQUIRED. TREES SHALL BE REMOVED BY HAND WITH A CHAIN SAW AND THE STUMP SHALL BE LEFT IN PLACE UNLESS IT TOO IS DEEMED A HAZARD OR A MAINTENANCE NUISANCE. REMOVAL SHALL BE ACCOMPLISHED IN A MANNER THAT AVOIDS DAMAGE TO SURROUNDING TREES AND ASSOCIATED UNDERSTORY VEGETATION. THE REMOVAL OF THE TRUNK OR BRANCHES OF THE FELLED TREE(S) IS NOT REQUIRED WITHIN WOODED AREAS, UNLESS SPECIFICALLY REQUIRED BY THE DIRECTOR.
- IF DEMOLITION OF EXISTING SITE FEATURES IS TO OCCUR NEXT TO TREES TO BE PRESERVED, TREE PROTECTION MEASURES SHALL BE INSTALLED BEFORE A DEMOLITION PERMIT CAN BE ISSUED.

INITIAL LAND CLEARING OPERATIONS

- TREE PROTECTION DEVICES. THE ABOVE AND BELOW-GROUND PORTIONS OF ALL VEGETATION SHOWN ON APPROVED PLAN TO BE PRESERVED WITHIN AND CONTIGUOUS TO THE SITE SHALL BE PROTECTED. PROTECTION DEVICES SHALL BE INSTALLED PRIOR TO ANY CLEARING AND GRADING WITH HEAVY EQUIPMENT AS SPECIFIED IN THE APPROVED TREE CONSERVATION PLAN.
- ROOT PRUNING. PRIOR TO LAND DISTURBING ACTIVITIES, ROOT PRUNING WITH A VIBRATORY PLOW, TRENCHER OR OTHER DEVICE APPROVED BY THE DIRECTOR SHALL BE CONDUCTED ALONG THE LIMITS OF CLEARING ADJACENT TO TREE PRESERVATION AREAS WHERE CALLED FOR IN THE APPROVED TREE CONSERVATION PLAN. (SEE TREE PRESERVATION NARRATIVE AND ROOT PRUNING DETAIL PROVIDED).
- TREES ON THE EDGE OF THE LIMITS OF CLEARING "HAND REMOVALS" SHALL BE CUT DOWN BY HAND WITH A CHAIN SAW. REMAINING STUMPS SHALL EITHER BE LEFT IN PLACE OR GROUND DOWN WITH A STUMP GRINDER.
- TREES APPROVED TO BE REMOVED BY URBAN FOREST MANAGEMENT STAFF DURING PRE-CONSTRUCTION WALK-THROUGH SHALL BE REMOVED IN CONJUNCTION WITH THE DEVELOPMENT SITE'S INITIAL LAND CLEARING OPERATION.
- ONCE CLEARING IS COMPLETED AND PROTECTIVE DEVICES INSTALLED ACCORDING TO THE APPROVED PHASE I EROSION AND SEDIMENT CONTROL PLAN, AN INSPECTION SHALL BE REQUESTED BY THE PERMITEE. THE PHASE I CLEARING AND EROSION AND SEDIMENT CONTROL DEVICES SHALL BE APPROVED BY THE DIRECTOR BEFORE ADDITIONAL CLEARING BEGINS.

CONSTRUCTION PHASE

- TREES AND FORESTED AREAS SHALL BE PROTECTED AND MANAGED DURING ALL PHASES OF CONSTRUCTION IN ACCORDANCE WITH THE PROVISIONS AND SITE SPECIFIC GUIDANCE PROVIDED WITHIN THE APPROVED TREE CONSERVATION PLAN NARRATIVE.
- IN ADDITION TO PROTECTING TREES, THE PERMITEE SHALL PROTECT ALL UNDERSTORY PLANTS, LEAF LITTER AND SOIL CONDITIONS FOUND IN THE FORESTED AREAS DESIGNATED FOR PRESERVATION EXCEPT AS ALLOWED BY THE APPROVED TREE CONSERVATION PLAN AND NARRATIVE.
- MONITORING. THE PERMITEE SHALL ACTIVELY MONITOR THE CONSTRUCTION SITE TO ENSURE THAT INAPPROPRIATE ACTIVITIES SUCH AS STORAGE OF CONSTRUCTION MATERIALS, DUMPING OF DEBRIS, AND TRAFFIC BY CONSTRUCTION EQUIPMENT AND PERSONNEL DO NOT OCCUR WITHIN AREAS SHOWN PRESERVED OUTSIDE THE LIMITS OF CLEARING.
- TREE PROTECTION DEVICES SHALL BE MAINTAINED UNTIL ALL WORK IN THE VICINITY HAS BEEN COMPLETED AND SHALL NOT BE REMOVED OR RELOCATED WITHOUT THE CONSENT OF THE DIRECTOR. IF THE DIRECTOR DEEMS THAT THE PROTECTIVE DEVICES ARE INSUFFICIENT, INSTALLATION OF ADDITIONAL PROTECTIVE DEVICES MAY BE REQUIRED.
- ANY DAMAGE INFLICTED TO THE ABOVE OR BELOW-GROUND PORTIONS OF THE TREES SHOWN TO BE PRESERVED SHALL BE REPAIRED IMMEDIATELY.
- ANY PORTION OF THE TREE PRESERVATION AREA THAT IS DISTURBED WITHOUT PRIOR APPROVAL OF THE DIRECTOR SHALL BE MULCHED IMMEDIATELY WITH A MINIMUM OF 4-INCHES OF WOOD CHIPS OR OTHER SUITABLE MATERIAL AS APPROVED BY THE DIRECTOR OR TREE CONSERVATION PLAN NARRATIVE.

10 YEAR CANOPY EXHIBIT KEY

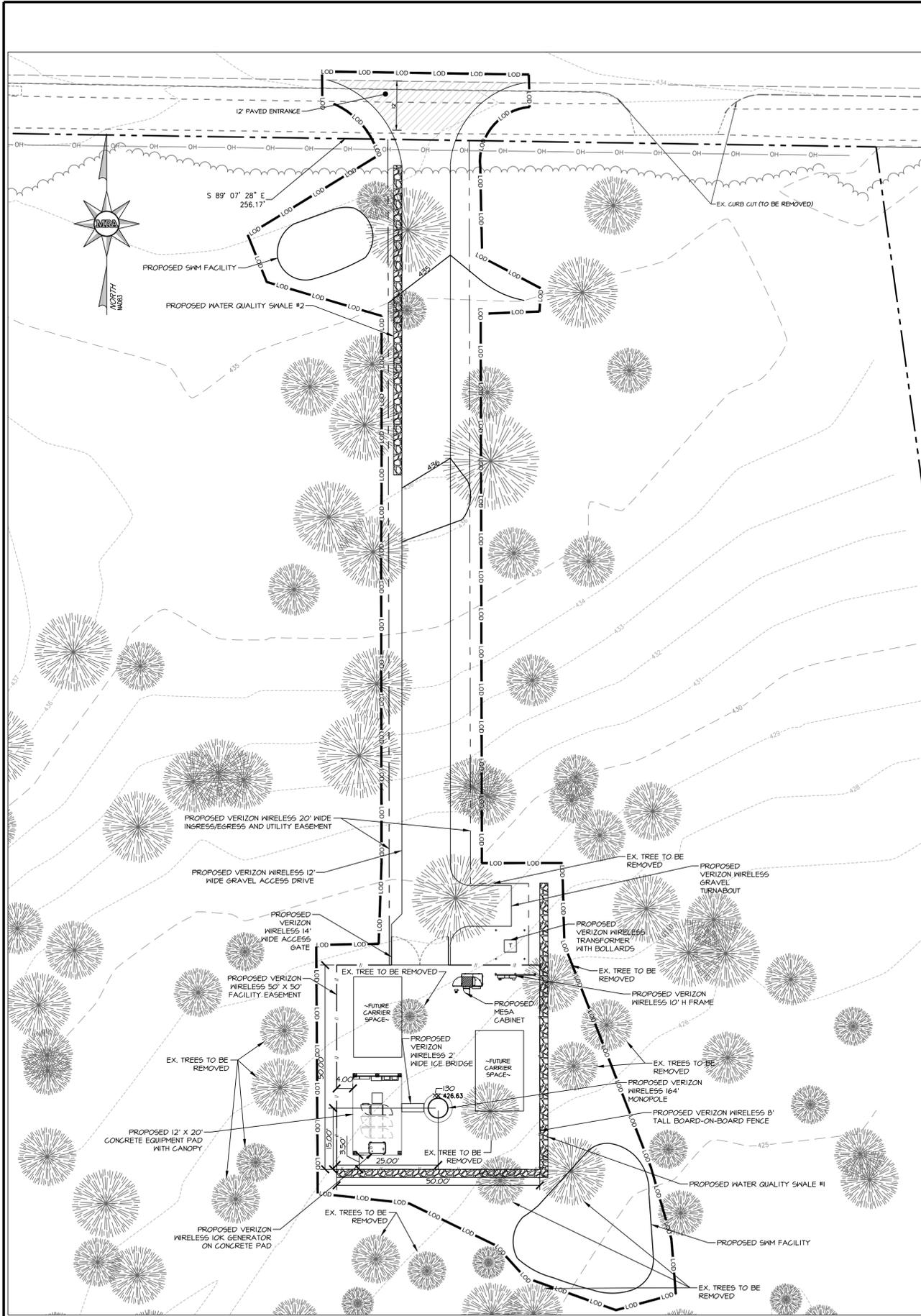
	TREE CANOPY TO BE PRESERVED	197,518 SQ FT
	TREE CANOPY TO BE REMOVED	14,184 SQ FT
	TOTAL	211,702 SQ FT

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MRA
 MORRIS & RITCHIE ASSOCIATES, INC.
 PROFESSIONAL ENGINEER
 No. 32353
 12/02/15

EXISTING VEGETATION MAP
 VERIZON WIRELESS- COBBS CORNER
 SPECIAL EXCEPTION PLAN
 SPRINGFIELD MAGISTERIAL DISTRICT
 FAIRFAX COUNTY, VIRGINIA

JOB NO.: 10427.1733
 SCALE: 1"=50'
 DATE: 3/5/15
 DRAWN BY: DLT
 DESIGN BY: JKE
 REVIEW BY: JKE
 SHEET: 2 OF 6

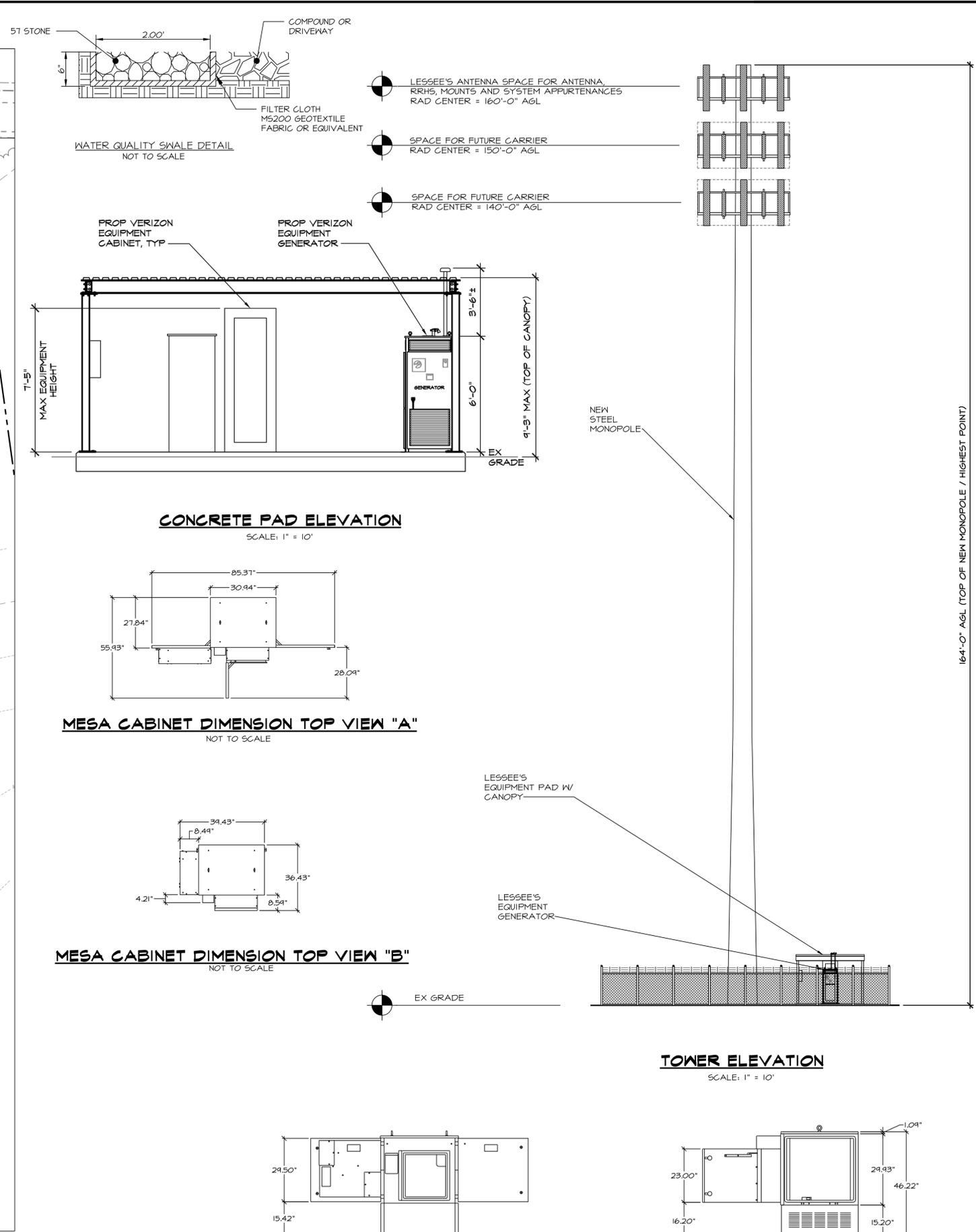


COMPOUND LAYOUT

SCALE: 1" = 10'



Scale 1" = 10'



CONCRETE PAD ELEVATION

SCALE: 1" = 10'

MESA CABINET DIMENSION TOP VIEW "A"

NOT TO SCALE

MESA CABINET DIMENSION TOP VIEW "B"

NOT TO SCALE

MESA CABINET DIMENSION SIDE VIEW "C"

NOT TO SCALE

MESA CABINET DIMENSION SIDE VIEW "D"

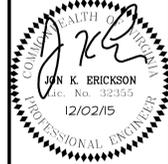
NOT TO SCALE

TOWER ELEVATION

SCALE: 1" = 10'

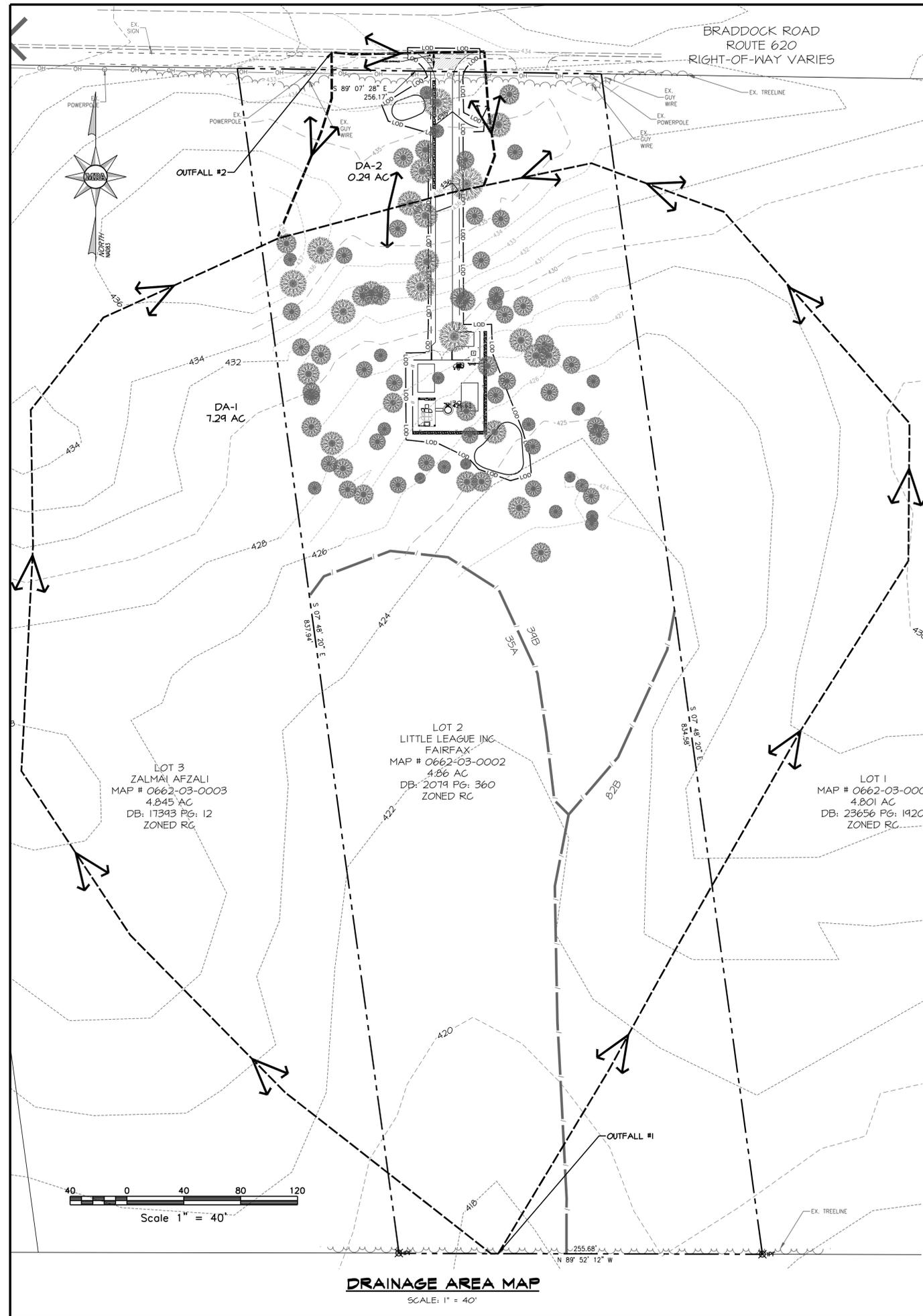
DATE	REVISIONS	COUNTY COMMENTS
5/20/15		COUNTY COMMENTS
7/20/15		COUNTY COMMENTS
10/27/15		COUNTY COMMENTS
12/02/15		COUNTY COMMENTS

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SITE DETAILS
 VERIZON WIRELESS- COBBS CORNER
 SPECIAL EXCEPTION PLAT
 SPRINGFIELD MAGISTERIAL DISTRICT
 FAIRFAX COUNTY, VIRGINIA

JOB NO.: 10427.1733
SCALE: AS SHOWN
DATE: 3/5/15
DRAWN BY: DLT
DESIGN BY: JKE
REVIEW BY: JKE
SHEET: 4 OF 6



LAND USE TABULATION

GRAVEL ROAD	1.70%
GRAVEL COMPOUND	1.18%
EASEMENT	3.23%

SOILS LEGEND

SYMBOL	NAME / DESCRIPTION	SOIL TYPE
35A	ELBERT SILT LOAM 0 TO 2 PERCENT SLOPES, FREQUENTLY FLOODED	C/D
34B	GLENELG SILT LOAM 2 TO 7 PERCENT SLOPES	B
82B	ORANGE SILT LOAM 2 TO 7 PERCENT SLOPES	D

STORMWATER MANAGEMENT NARRATIVE

THE PROPOSED SITE CONSISTS OF A NEW 160' TALL MONOPOLE WITH A GRAVEL COMPOUND AND GRAVEL ACCESS DRIVE. THE EXISTING SITE CONSISTS OF 4.86 ACRES OF WOODS CONTAINING HYDROLOGIC SOIL TYPES B, C, AND D. THE PROPOSED GRAVEL DRIVE AND COMPOUND INCREASE THE IMPERVIOUS AREA BY 0.14 AC OR 2.88%. THE LIMITS OF DISTURBANCE IS 9,800 SF OR 0.22 ACRES. THE MAJORITY OF THE SITE FLOWS SOUTH AND LEAVES THE PROPERTY AT OUTFALL #1. THE REST OF THE SITE FLOWS NORTH ALONG AN EXISTING DITCH ON THE SOUTH SIDE OF BRADDOCK ROAD AT OUTFALL #2.

0.25 LB/YR PHOSPHORUS REMOVAL IS REQUIRED. THE IMPERVIOUS AREA WILL BE TREATED WITH A WATER QUALITY SWALE. 0.26 LB/YR OF PHOSPHORUS REMOVAL IS ACHIEVED AND 325 CF BMP VOLUME WILL BE PROVIDED.

STORMWATER MANAGEMENT WILL BE PROVIDED FOR OUTFALL #1 AND #2 THROUGH STORAGE IN THE DRY SWALES OR BY DRY FACILITIES LOCATED AT THE OUTFALL OF THE DRY SWALES, BASED ON THE ENERGY BALANCE EQUATION. STORAGE REQUIRED FOR DA-1 IS APPROXIMATELY 1800 C.F. AND STORAGE REQUIRED FOR DA-2 IS APPROXIMATELY 605 C.F.

Virginia Runoff Reduction Method New Development Worksheet - v2.8 - June 2014

Site Data Summary

Total Rainfall = 43 Inches

Site Land Cover Summary

	A Soils	B Soils	C Soils	D Soils	Total	% of Total
Forest (acres)	0.00	0.00	0.00	0.00	0.00	0.00
Turf (acres)	0.00	0.08	0.00	0.00	0.08	36.36
Impervious (acres)	0.00	0.14	0.00	0.00	0.14	63.64
					0.22	100.00

Site Rv

Pre-Development Treatment Volume (ft ³)	0.68
Post-Development TP Load (lb/yr)	0.34
Post-Development TN Load (lb/yr)	2.43
Total TP Load Reduction Required (lb/yr)	0.25

Total Runoff Volume Reduction (%)

Total TP Load Reduction Achieved (lb/yr)	0
Total TN Load Reduction Achieved (lb/yr)	2.43
Adjusted Post-Development TP Load (lb/yr)	0.08
Remaining Phosphorus Load Reduction (lb/yr) Required	0.05

Drainage Area Summary

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	Total
Forest (acres)	0.00	0.00	0.00	0.00	0.00	0.00
Turf (acres)	0.00	0.02	0.00	0.00	0.00	0.02
Impervious (acres)	0.00	0.05	0.00	0.00	0.00	0.05
						0.22

Drainage Area Compliance Summary

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	Total
TP Load Red. (lb/yr)	0.17	0.09	0.00	0.00	0.00	0.26
TN Load Red. (lb/yr)	1.59	0.84	0.00	0.00	0.00	2.43

Drainage Area A Summary

Land Cover Summary

	A Soils	B Soils	C Soils	D Soils	Total	% of Total
Forest (acres)	0.00	0.00	0.00	0.00	0.00	0.00
Turf (acres)	0.00	0.08	0.00	0.00	0.08	40.00
Impervious (acres)	0.00	0.08	0.00	0.00	0.08	60.00
					0.16	100.00

BMP Selections

Practice	Credit Area (acres)	Downstream Practice

Total Impervious Cover Treated (acres) 0.09
 Total Turf Area Treated (acres) 0.06
 Total TP Load Reduction Achieved in D.A. A (lb/yr) 0.17
 Total TN Load Reduction Achieved in D.A. A (lb/yr) 1.59

Drainage Area B Summary

Land Cover Summary

	A Soils	B Soils	C Soils	D Soils	Total	% of Total
Forest (acres)	0.00	0.00	0.00	0.00	0.00	0.00
Turf (acres)	0.00	0.02	0.00	0.00	0.02	28.57
Impervious (acres)	0.00	0.05	0.00	0.00	0.05	71.43
					0.07	100.00

BMP Selections

Practice	Credit Area (acres)	Downstream Practice

Total Impervious Cover Treated (acres) 0.05
 Total Turf Area Treated (acres) 0.02
 Total TP Load Reduction Achieved in D.A. B (lb/yr) 0.09
 Total TN Load Reduction Achieved in D.A. B (lb/yr) 0.84

Site Results

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	AREA CHECK
IMPERVIOUS COVER	0.00	0.05	0.00	0.00	0.00	OK
IMPERVIOUS COVER TREATED	0.00	0.02	0.00	0.00	0.00	OK
TURF AREA	0.00	0.02	0.00	0.00	0.00	OK
TURF AREA TREATED	0.00	0.02	0.00	0.00	0.00	OK
AREA CHECK	OK	OK	OK	OK	OK	OK

Phosphorus

TOTAL TREATMENT VOLUME (cf)	241
TOTAL PHOSPHORUS LOAD REDUCTION REQUIRED (LB/YR)	0.26
RUNOFF REDUCTION (CF)	324
PHOSPHORUS LOAD REDUCTION ACHIEVED (LB/YR)	0.26
ADJUSTED POST-DEVELOPMENT PHOSPHORUS LOAD (TP) (lb/yr)	0.08
REMAINING PHOSPHORUS LOAD REDUCTION (LB/YR) NEEDED	CONGRATULATIONS! YOU EXCEEDED THE TARGET REDUCTION BY 6 LB/YR!

Nitrogen (for information purposes)

TOTAL TREATMENT VOLUME (cf)	241
RUNOFF REDUCTION (CF)	324
NITROGEN LOAD REDUCTION ACHIEVED (LB/YR)	2.43
ADJUSTED POST-DEVELOPMENT NITROGEN LOAD (TN) (lb/yr)	0.00

Virginia Runoff Reduction Method Worksheet

Channel and Flood Protection

Target Rainfall Event (in)	Weighted CN	1-year storm Adjusted CN	3-year storm Adjusted CN	10-year storm Adjusted CN
0.5	83	76	77	79
1.0	87	80	81	83
2.0	0	#N/A	#N/A	#N/A
5.0	0	#N/A	#N/A	#N/A
10.0	0	#N/A	#N/A	#N/A

WATER QUALITY SWALE DESIGN

Drainage Area to Swale #1	0.15	Drainage Area to Swale #2	0.07
Total Impervious Area	0.09	Total Impervious Area	0.05
Runoff Coefficient (Rv)	0.70	Runoff Coefficient	0.77

Sizing: $Tv_{bmp} = 1.1(Rv)(A)/12$

$Tv_{bmp} = 419$ cu ft $Tv_{bmp} = 215$ cu ft

Surface Area = $Tv_{bmp} / \text{storage depth}$

Media Depth 24 inches Media Depth 24 inches

Required Surface Area = 210 sf Required Surface Area = 108 sf

Provided Surface Area = 248 sf Provided Surface Area = 151 sf

STORMWATER MANAGEMENT CALCULATIONS

DA-1 = 7.29 site area

	Pre-Developed	Post-Developed no RR	Post-Developed with RR
RUNOFF CURVE NUMBER	65	65	65
POTENTIAL MAX RETENTION (S)	5.3846	5.3846	5.3846
INITIAL ABSTRACTION Ia	1.077	1.077	1.077
Ia/P	0.3989	0.3989	0.3989
RUNOFF VOLUME, RV (INCHES)	0.3759	0.3759	0.3759
RUNOFF VOLUME, RV (AC-FT)	0.2284	0.2284	0.2284
PEAK DISCHARGE (Q1) (CFS)	1.16	1.16	1.16
POST DEVELOPED EB ALLOWED, Qo (cfs)		1.044	1.044

Energy Balance Equation to Calculate Allowable Q1-yrDev

$Q1\text{-yrdev} \times RV\ 1\text{-yrdev} \leq I.F. (Q1\text{-yrPredev} \times RV\ 1\text{yrpredev})$

Without RR and with RR

Q1-yrdevs	$0.9 * 1.16 (0.3759/0.3759)$
Q1-yrdevs	1.044

Storage Volume Required:

Without RR

Qo/Qi =	1.044 cfs / 1.16 cfs
	0.9

Without RR and with RR

Rvs/Rvr =	$Rvs/0.2283 = 0.18$
Rvs =	0.041094ac-ft or 1790 c.f.

DA-2 = 0.29 site area

	Pre-Developed	Post-Developed no RR	Post-Developed with RR
RUNOFF CURVE NUMBER	55	79	74
POTENTIAL MAX RETENTION (S)	8.18	2.66	3.51
INITIAL ABSTRACTION Ia	1.636	0.532	0.703
Ia/P	0.606	0.197	0.260
RUNOFF VOLUME, RV (INCHES)	0.1225	0.9741	0.7239
RUNOFF VOLUME, RV (AC-FT)	0.0030	0.0235	0.0175
PEAK DISCHARGE (Q1) (CFS)	0.05	0.11	0.1
POST DEVELOPED EB ALLOWED, Qo (cfs)		0.0056	0.0076

Energy Balance Equation to Calculate Allowable Q1-yrDev

$Q1\text{-yrdev} \times RV\ 1\text{-yrdev} \leq I.F. (Q1\text{-yrPredev} \times RV\ 1\text{yrpredev})$

Without RR

Q1-yrdevs	$0.9 * 0.05 (0.122/0.9741)$
Q1-yrdevs	0.005635972

With RR

Q1-yrdevs	$0.9 * 0.05 (0.122/0.7239)$
Q1-yrdevs	0.00758392

Storage Volume Required:

Without RR

Qo/Qi =	0.0056 cfs / 0.11 cfs
	0.051236106

WITH RR

Qo/Qi =	0.00758 cfs / 0.1 cfs
	0.075839204

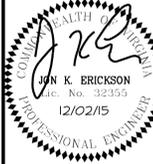
Without RR

Rvs/Rvr =	$Rvs / 0.02354 = 0.55$
Rvs =	0.0139 ac-ft

With RR

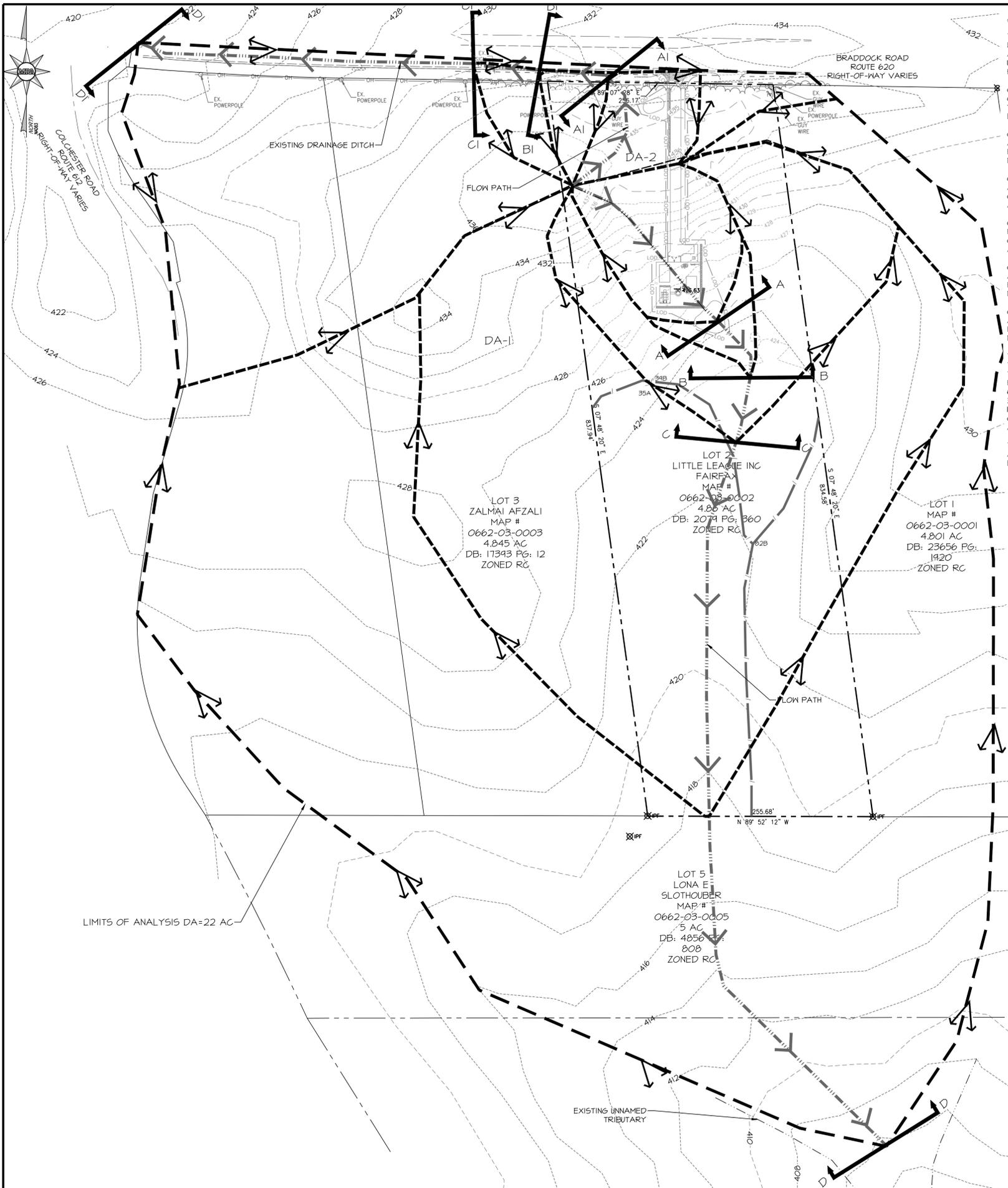
Rvs/Rvr =	$Rvs / 0.0175 = 0.55$
Rvs =	0.0096 ac-ft or 605 c.f.

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STORMWATER MANAGEMENT PLAN & DETAILS

VERIZON WIRELESS- COBBS CORNER
 SPECIAL EXCEPTION PLAN
 SPRINGFIELD MAGISTERIAL DISTRICT
 FAIRFAX COUNTY, VIRGINIA



ADEQUATE OUTFALL ANALYSIS

THE PROPOSED SITE CONSISTS OF A NEW 160' TALL MONOPOLE WITH A GRAVEL COMPOUND AND GRAVEL ACCESS DRIVE. THE EXISTING SITE CONSISTS OF 4.86 ACRES OF WOODS CONTAINING HYDROLOGIC SOIL TYPES B, C, AND D. THE PROPOSED IMPERVIOUS AREA IS 0.14 AC. INCREASING THE IMPERVIOUS COVER TO 2.88%. PRE-DEVELOPMENT AND POST-DEVELOPMENT DRAINAGE AREAS REMAIN THE SAME. DA#1 DRAINS EASTWARD OF THE PROPOSED COMPOUND AND OUTFALLS SOUTH OF THE PROPERTY TO AN UNNAMED TRIBUTARY. DA#2 DRAINS TO AN EXISTING DITCH ON THE SOUTH SIDE OF THE EASTBOUND LANE OF ROUTE 620. THE HYDROLOGIC UNIT FOR THIS SITE IS LOWER BULL RUN.

CROSS SECTION A-A IS TAKEN APPROXIMATELY 20' DOWNSTREAM OF THE PROPOSED COMPOUND AND HAS A PRE-DEVELOPMENT AND POST-DEVELOPMENT DRAINAGE OF 0.45 ACRES. PRE-DEVELOPMENT HAS A 2 YEAR FLOW OF 0.342 CFS AND 10 YEAR FLOW OF 0.495 CFS. POST-DEVELOPMENT HAS A 2 YEAR FLOW OF 0.608 CFS AND 10 YEAR FLOW OF 0.890 CFS. THE ANALYSIS RESULTED IN A 2 YEAR VELOCITY OF 0.48 FPS AND A 10 YEAR NORMAL DEPTH OF 0.08 FT. THE 2 YEAR VELOCITY IS FOUND TO BE NON-EROSIVE AND THE 10 YEAR STORM IS CONTAINED WITHIN THE CHANNEL. THE CHANNEL AT CROSS-SECTION A-A IS FOUND TO BE ADEQUATE.

CROSS SECTION B-B IS TAKEN APPROXIMATELY 75' DOWNSTREAM OF THE CROSS SECTION A-A AND HAS A PRE-DEVELOPMENT AND POST-DEVELOPMENT DRAINAGE OF 0.64 ACRES. PRE-DEVELOPMENT HAS A 2 YEAR FLOW OF 0.303 CFS AND 10 YEAR FLOW OF 0.483 CFS. POST-DEVELOPMENT HAS A 2 YEAR FLOW OF 0.435 CFS AND 10 YEAR FLOW OF 0.643 CFS. THE ANALYSIS RESULTED IN A 2 YEAR VELOCITY OF 0.34 FPS AND A 10 YEAR NORMAL DEPTH OF 0.07 FT. THE 2 YEAR VELOCITY IS FOUND TO BE NON-EROSIVE AND THE 10 YEAR STORM IS CONTAINED WITHIN THE CHANNEL. THE CHANNEL AT CROSS-SECTION B-B IS FOUND TO BE ADEQUATE.

CROSS SECTION C-C IS TAKEN APPROXIMATELY 150' DOWNSTREAM OF CROSS SECTION B-B AND HAS A PRE-DEVELOPMENT AND POST-DEVELOPMENT DRAINAGE OF 2.00 ACRES. PRE-DEVELOPMENT HAS A 2 YEAR FLOW OF 0.52 CFS AND 10 YEAR FLOW OF 0.80 CFS. POST-DEVELOPMENT HAS A 2 YEAR FLOW OF 0.60 CFS AND 10 YEAR FLOW OF 0.92 CFS. THE ANALYSIS RESULTED IN A 2 YEAR VELOCITY OF 0.64 FPS AND A 10 YEAR NORMAL DEPTH OF 0.12 FT. THE 2 YEAR VELOCITY IS FOUND TO BE NON-EROSIVE AND THE 10 YEAR STORM IS CONTAINED WITHIN THE CHANNEL. THE CHANNEL AT CROSS-SECTION C-C IS FOUND TO BE ADEQUATE.

CROSS SECTION A1-A1 IS TAKEN APPROXIMATELY AT THE END OF DA-B AND HAS A PRE-DEVELOPMENT AND POST-DEVELOPMENT DRAINAGE OF 0.45 ACRES. PRE-DEVELOPMENT HAS A 2 YEAR FLOW OF 0.204 CFS AND 10 YEAR FLOW OF 0.255 CFS. POST-DEVELOPMENT HAS A 2 YEAR FLOW OF 0.245 CFS AND 10 YEAR FLOW OF 0.361 CFS. THE ANALYSIS RESULTED IN A 2 YEAR VELOCITY OF 0.51 FPS AND A 10 YEAR NORMAL DEPTH OF 0.07 FT. THE 2 YEAR VELOCITY IS FOUND TO BE NON-EROSIVE AND THE 10 YEAR STORM IS CONTAINED WITHIN THE CHANNEL. THE CHANNEL AT CROSS-SECTION A1-A1 IS FOUND TO BE ADEQUATE.

CROSS SECTION B1-B1 IS TAKEN APPROXIMATELY 75' DOWNSTREAM OF CROSS SECTION B1-B1 AND HAS A PRE-DEVELOPMENT AND POST-DEVELOPMENT DRAINAGE OF 0.64 ACRES. PRE-DEVELOPMENT HAS A 2 YEAR FLOW OF 0.211 CFS AND 10 YEAR FLOW OF 0.352 CFS. POST-DEVELOPMENT HAS A 2 YEAR FLOW OF 0.264 CFS AND 10 YEAR FLOW OF 0.448 CFS. THE ANALYSIS RESULTED IN A 2 YEAR VELOCITY OF 0.18 FPS AND A 10 YEAR NORMAL DEPTH OF 0.12 FT. THE 2 YEAR VELOCITY IS FOUND TO BE NON-EROSIVE AND THE 10 YEAR STORM IS CONTAINED WITHIN THE CHANNEL. THE CHANNEL AT CROSS-SECTION B1-B1 IS FOUND TO BE ADEQUATE.

CROSS SECTION C1-C1 IS TAKEN APPROXIMATELY 75' DOWNSTREAM OF CROSS SECTION B1-B1 AND HAS A PRE-DEVELOPMENT AND POST-DEVELOPMENT DRAINAGE OF 2.00 ACRES. PRE-DEVELOPMENT HAS A 2 YEAR FLOW OF 0.268 CFS AND 10 YEAR FLOW OF 0.421 CFS. POST-DEVELOPMENT HAS A 2 YEAR FLOW OF 0.321 CFS AND 10 YEAR FLOW OF 0.50 CFS. THE ANALYSIS RESULTED IN A 2 YEAR VELOCITY OF 0.62 FPS AND A 10 YEAR NORMAL DEPTH OF 0.11 FT. THE 2 YEAR VELOCITY IS FOUND TO BE NON-EROSIVE AND THE 10 YEAR STORM IS CONTAINED WITHIN THE CHANNEL. THE CHANNEL AT CROSS-SECTION C1-C1 IS FOUND TO BE ADEQUATE.

THE LIMITS OF ANALYSIS HAS BEEN ANALYZED BASED ON THE SITE'S CONTRIBUTING DRAINAGE IS LESS THAN OR EQUAL TO 10% OF THE TOTAL WATERSHED AREA. BASED ON THE CONTRIBUTING 0.22 ACRES OF DRAINAGE AREA, THE TOTAL WATERSHED AREA ANALYZED IS 22 ACRES AT CROSS SECTIONS D-D AND D1-D1. CROSS SECTION D-D IS TAKEN APPROXIMATELY 880' DOWNSTREAM OF CROSS SECTION C-C AND HAS A PRE-DEVELOPMENT AND POST-DEVELOPMENT DRAINAGE AREA OF 11.11 ACRES. PRE-DEVELOPMENT HAS A 2 YEAR FLOW OF 4.81 CFS AND A 10 YEAR FLOW OF 4.89 CFS. POST-DEVELOPMENT HAS A 2 YEAR FLOW OF 6.81 CFS AND A 10 YEAR FLOW OF 6.98 CFS. THE ANALYSIS RESULTED IN A 2 YEAR VELOCITY FLOW OF 1.48 FPS AND A 10 YEAR NORMAL DEPTH OF 0.35 FT. CROSS SECTION D1-D1 IS TAKEN APPROXIMATELY 380' DOWNSTREAM OF CROSS SECTION C1-C1 AND HAS A PRE-DEVELOPMENT AND POST-DEVELOPMENT AREA OF 4.83 ACRES. PRE-DEVELOPMENT HAS A 2 YEAR FLOW OF 1.35 CFS AND A 10 YEAR FLOW OF 1.38 CFS. POST-DEVELOPMENT HAS A 2 YEAR FLOW OF 1.93 CFS AND A 10 YEAR FLOW OF 1.98 CFS. THE 2 YEAR VELOCITIES FOR BOTH CROSS SECTIONS ARE FOUND TO BE NON-EROSIVE AND THE 10 YEAR STORM IS CONTAINED WITHIN THE CHANNEL. THE CHANNELS AT THESE CROSS SECTIONS ARE FOUND TO BE ADEQUATE.

THE CHANNEL HAS BEEN ANALYZED 150' DOWNSTREAM AND ANALYZED AT THE LIMITS OF ANALYSIS. THE VELOCITIES IN THE CHANNEL HAVE BEEN SHOWN TO BE NON-EROSIVE AND THE 10 YEAR NOMINAL DEPTH IS CONTAINED WITHIN THE CHANNEL. BASED ON BOTH THESE ITEMS, IT IS THE ENGINEER'S OPINION THAT BOTH ADEQUATE OUTFALLS HAVE BEEN MET.

CHANNEL REPORT SUMMARY						
CROSS SECTION	PRE-DEVELOPED Q2	POST-DEVELOPED Q2	PRE-DEVELOPED Q10	POST-DEVELOPED Q10	VELOCITY	DEPTH
A-A	0.34	0.61	0.50	0.88	0.48	0.08
B-B	0.30	0.44	0.48	0.69	0.34	0.07
C-C	0.52	0.60	0.80	0.92	0.64	0.12
D-D	4.81	4.89	6.87	6.98	1.48	0.35
A1-A1	0.21	0.29	0.25	0.36	0.51	0.07
B1-B1	0.21	0.27	0.35	0.45	0.78	0.12
C1-C1	0.27	0.32	0.43	0.50	0.62	0.11
D1-D1	1.35	1.38	1.93	1.98	0.86	0.13

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

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

This information is required under the following Zoning Ordinance Sections:

- Special Permits (Sect. 8-011 2J & 2L)
- Cluster Subdivision (Sect. 9-815 1G & 1N)
- Development Plans PRC District (Sect. 16-302 3 & 4L)
- FDP P Districts (Sect. 16-502 1A (6) & (17))
- Special Exceptions (Sect. 9-011 2J & 2L)
- Commercial Revitalization Districts (Sect. 9-622 2A (12) & (14))
- PRC Plan (Sect. 16-303 1E & 1O)
- Amendments (Sect. 18-202 10F & 10I)

- Plat is at a minimum scale of 1"=50' (Unless it is depicted on one sheet with a minimum scale of 1"=100')
- A graphic depicting the stormwater management facility(ies) and limits of clearing and grading accommodate the stormwater management facility(ies), storm drainage pipe systems and outlet protection, pond spillways, access roads, site outfalls, energy dissipation devices, and stream stabilization measures as shown on Sheet(s) 4 & 6. If infiltration is proposed the soils should be tested for suitability prior to submission of the development plan and results of the infiltration test provided as part of the description of the facility.
- Provide:

Facility Name/ Type & No. (E.g. dry pond, infiltration trench, underground vault, etc.)	On-site area served (acres)	Off-site area served (acres)	Drainage area (acres)	Footprint area (sf)	Storage volume (cf)	If pond, dam height (ft.)
WATER QUALITY SHALE #10	0.15	0	0.15	246	496	
WATER QUALITY SHALE #10	0.07	0	0.07	151	302	
Totals:	0.22	0	0.22	397	798	

- Onsite drainage channels, outfalls and pipe systems are shown on Sheet(s) 6. Pond inlet and outlet pipe systems are shown on Sheet(s) N/A.
- Maintenance access (road) to stormwater management facility(ies) are shown on Sheet(s) 6. Type of maintenance access road surface noted on the plat is ASPHALT (asphalt, geoblock, gravel, etc.)
- Landscaping and tree preservation in and near the stormwater management facility is shown on Sheet(s) 2 & 3
- Stormwater management and BMP narratives including Virginia Runoff Reduction Spreadsheet and descriptions of how detention and best management practices requirements will be met are provided on Sheet(s) 5.
- A description of existing conditions of each numbered site outfall extended downstream from the site to a point which is at least 100 times the site area or which has a drainage area of at least one square mile (640 acres) is provided on Sheet(s) 6. If the outfall is proposed to be improved off-site it should be specifically noted.
- A detailed description and analysis of how the channel protection requirements and flood protection requirements of each numbered outfall will be satisfied per Stormwater Management Ordinance and Public Facilities Manual are provided on Sheet(s) 6.
- Existing topography with maximum contour intervals of two (2) feet and a note as to whether it is an air survey or field run is provided on Sheet(s) 1-6.
- A submission waiver is required for N/A.
- Stormwater management is not required because N/A.

NOTE: TOPOGRAPHY TAKEN FROM FAIRFAX COUNTY GIS MAPS

ADEQUATE OUTFALL MAP
SCALE: 1" = 60'

DATE	REVISIONS	COUNTY COMMENTS
5/20/15		
7/20/15		
10/27/15		
12/02/15		

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ADEQUATE OUTFALL PLAN
VERIZON WIRELESS- COBBS CORNER
SPECIAL EXCEPTION PLAN
SPRINGFIELD MAGISTERIAL DISTRICT
FAIRFAX COUNTY, VIRGINIA

JOB NO.: 10427.1733
SCALE: 1"=60'
DATE: 3/5/15
DRAWN BY: DLT
DESIGN BY: JKE
REVIEW BY: JKE
SHEET: 6 OF 6

DESCRIPTION OF THE APPLICATION

The applicants, Cellco Partnership d/b/a Verizon Wireless and Little League Inc. Fairfax, have filed for review by the Planning Commission to determine whether a proposed 164-foot tall monopole telecommunications facility and related ground structures satisfy the criteria of location, character and extent pursuant to Sect. 15-2-2232 of the Code of Virginia, and therefore may be determined to be in substantial conformance with the Comprehensive Plan. Concurrently, the applicants request Special Exception (SE) approval to erect the monopole and related telecommunications facilities in an R-C District on a site that is currently vacant. Specifically, the proposal is for a 164-foot tall monopole for Verizon Wireless and two additional wireless carriers with a 2,500 square foot equipment compound at the base of the monopole. The proposed facility is intended to improve existing wireless coverage for the residential neighborhoods located on the north and south sides of Braddock Road. The compound would be screened by existing and proposed vegetation and a proposed 8-foot high board-on-board wooden fence.

A reduced copy of the proposed SE Plat is included in the front of this report. The proposed SE development conditions, the applicants' Statement of Justification and affidavit are included in Appendices 1 - 3, respectively.

Waivers and Modifications

The applicants request a waiver of Par. 11 of Sect. 11-102 of the Zoning Ordinance for a dustless surface to permit a gravel driveway.

The applicants have requested a modification of the transitional screening requirements pursuant in favor of the landscaping as shown on the SE Plat.

LOCATION AND CHARACTER

The property is located at 12601 Braddock Road in Fairfax near the intersection of Colchester Road and Braddock Road. The image to the right depicts the subject property and surrounding properties. The subject property and surrounding properties to the east, south, and west are currently vacant and are designated for residential use at 0.1 – 0.2 dwelling units/acre (du/ac) on the Comprehensive Plan Map. The properties to the north contain single family detached dwellings zoned R-2



Figure 1: Subject Property and Surrounding Uses.
Source: Fairfax County GIS, 2013 Imagery

and are planned for residential use at 1 – 2 du/ac. The application property and surrounding properties are located within the Water Supply Protection Overlay District.

BACKGROUND

There is no zoning history on the application property.

COMPREHENSIVE PLAN PROVISIONS

The subject property is located within the Pohick Planning District within the Twin Lakes Community Planning Sector. Fairfax County Comprehensive Plan, 2013 Edition, Area III Plan, Pohick Planning District, Amended through March 24, 2015, on Page 22 states:

Nonresidential uses requiring special exception or special permit approval should be rigorously reviewed. In general, these uses should be located at the boundary of Low Density Residential Areas and Suburban Neighborhoods or where their impact on existing residences is minimal. These uses should be granted only if the following conditions are met:

- *Access for the use is oriented to an arterial;*
- *The use is of a size and scale that will not adversely impact the character of the area in which it is located; and*
- *The use is designed to mitigate impacts on the water quality of the Occoquan Reservoir. [Not shown]*

The Plan also acknowledges that large portions of the District have not been surveyed to determine the presence or absence of heritage resources and emphasizes the importance of examining these areas before development occurs. The Heritage Resource section of the plan for this District states the following:

Prior to any zoning action, heritage resource staff from the Department of Planning and Zoning should be consulted as to what architectural surveys are necessary to document any on-site cultural resources. Staff from the Cultural Resource Management and Protection Branch of the Park Authority should be consulted to develop a scope of work for any on-site archaeological surveys prior to any development or ground disturbing activity. Should architectural or archaeological resources be discovered that are potentially eligible for inclusion in the National Register, further survey and testing should occur to evaluate these resources as to their eligibility. If such resources are found to be eligible, mitigation measures should be developed that may include avoidance, documentation, data recovery excavation and interpretation.

The complete Comprehensive Plan text can be found at the following link: <http://www.fairfaxcounty.gov/dpz/comprehensiveplan/area3/pohick.pdf>. The

applicable Comprehensive Plan provisions of the Public Facilities Element of the 2013 edition of the Policy Plan, under the heading, “Mobile and Land-Based Telecommunication Services” can be found in the 2232 Review in Appendix 4 and at: <http://www.fairfaxcounty.gov/dpz/comprehensiveplan/policyplan/pubfacilities.pdf>

ANALYSIS

Special Exception (SE) Plat (copy at front of staff report)

The SE Plat, titled “Verizon Wireless, Cobbs Corner, Special Exception Plat” was submitted by Morris & Ritchie Associates, Inc., and consists of six sheets dated March 5, 2015, revised through December 2, 2015.

The property has a single access point from Braddock Road. The property is currently vacant and contains mature vegetation. According to the SE Plat, the tree cover type for the entire site is upland forest, with the primary tree species being White Oak, Red Oak, and Chestnut Oak. The SE Plat states that the vegetation is healthy and in good condition. An existing curb cut is located within the Braddock Road right-of-way to the east of where the proposed access road is located. This existing curb cut is to be removed and a new curb cut will be installed on the western portion of the property.

The proposed telecommunications facility compound is located in the north central portion of the site. The proposed facility contains a single 164-foot tall monopole located within a 2,500 square foot compound (50 feet by 50 feet) to be used by Verizon Wireless and two future carriers. The compound will be accessed by a 12-foot wide gravel entrance from Braddock Road, which will terminate at a gate on the northern side of the compound. In addition to the monopole, the compound would contain space for three telecommunications carriers to include equipment cabinets and possible generators. An 8-foot high board-on-board fence surrounds the compound. The existing

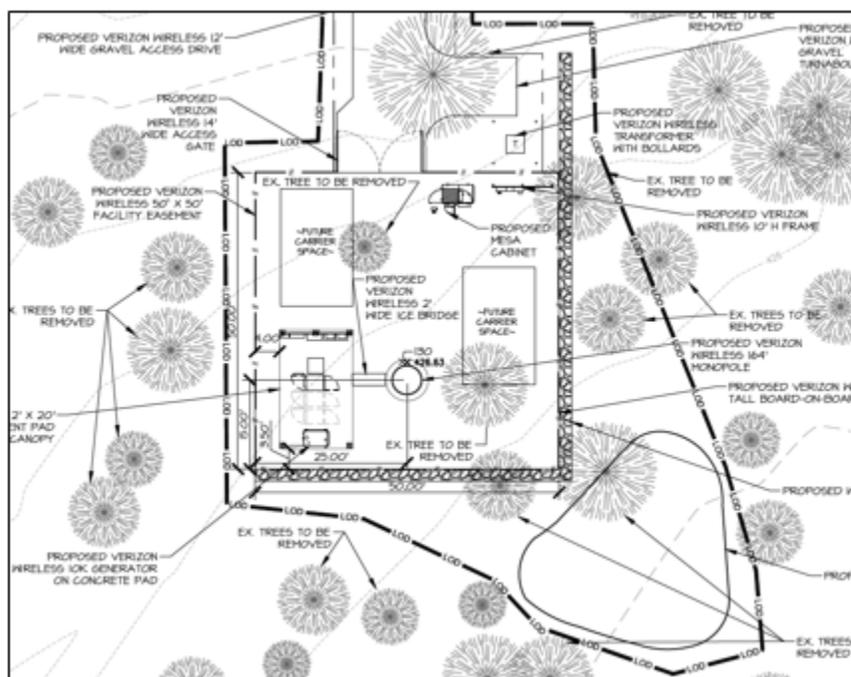


Figure 2: SE Plat

vegetation in the vicinity of the compound will be removed to accommodate the proposed facility. Figure 2 depicts the proposed compound shown on the SE Plat.

The monopole itself is located approximately 251 feet from Braddock Road at the front of the property, 138 feet from the eastern lot line, 590 feet from the rear lot line, and 115 feet from the western lot line. The steel monopole is proposed at 164 feet in height to the highest point. The SE Plat depicts the lessee's antenna space at 160 feet and additional space for future carriers at 150 feet and 140 feet (See Figure 3).

Land Use/2232 Analysis

Section 15.2-2232 of the Code of Virginia, as amended, charges the Planning Commission with determining whether the general location or approximate location, character and extent of the proposed facility are substantially in accord with the adopted Comprehensive Plan. The applicants have filed a concurrent 2232 application with this Special Exception and the 2232 Review is included as Appendix 4.

Location

The subject property is in a low-density residential area (dwelling units/acre). The north side of the property fronts a 4-lane major thoroughfare, Braddock Road. This meets Comprehensive Plan objectives that non-residential uses requiring a Special Exception should be oriented toward a major thoroughfare.

Objective 42, Policy a. of the Policy Plan encourages avoiding the construction of new structures through the use of available existing structures.

The applicants indicated that there are no existing tall structures available to address the coverage and capacity needs of the target area. The proposed tower instead provides for the co-location of up to three providers.

Objective 42, Policy b. states that "When existing structures are not available for co-location...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."

The applicants indicate that the co-location was considered but ruled out due to for either radio frequency or real estate reasons. There is an existing Virginia Power easement that traverses the residential neighborhood located on the northern side of Braddock Road and contains transmission poles, which was initially considered as a possible location for the facility. The Hampton Forest Homeowners Association (HOA) owns the land running from Rockpointe Drive to Willow Springs Elementary School to

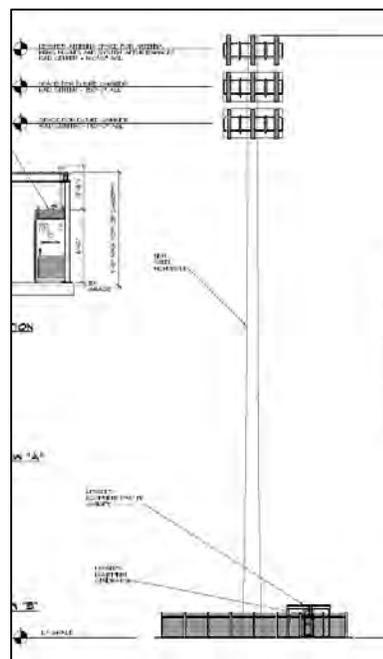


Figure 3: Monopole Elevation

the east. During the negotiations with the HOA, it was discovered that the property could not be leased by the HOA for any type of monetary compensation. Therefore, this candidate site could no longer be considered by the applicants. The applicants also considered athletic fields associated with Willow Springs Elementary School. However, Verizon cited that the location was in too close proximity to an existing Verizon Wireless facility located at Patriot Park (to the east of the site) and that the two sites would cause interference with one another.

The proposed location of the monopole is on a heavily wooded lot and setback from the property line about 250 feet. The compound has a setback from Braddock Road of approximately 235 feet. From directly adjacent properties the approximately 80 foot tall trees will conceal the monopole. Evidence of this can be seen in the attached photo simulations in Appendix 4.

Objective 42, Policy g. states that applicants are encouraged to “co-locate mobile and land-based telecommunication facilities operated by different service providers on single sites and/or structures whenever appropriate.”

The proposed monopole will allow for the existing Verizon wireless services with room for the co-location of two additional carriers.

Objective 42, Policy k. requires that the applicants “demonstrate that the selected site of a new telecommunication facility provides the least visual impact on the residential area and the public way, as compared with alternate sites” and to “analyze the potential impacts from other vantage points in the area...to show how the selected site provides the best opportunity to minimize its visual impact on the area and on properties near the proposed site.”

The majority of the site, including the compound, will be screened by dense existing and proposed understory vegetation. The applicants' target service area is along the Braddock Road corridor. The target area and alternate sites that were considered are described in the applicants' Statement of Justification (Appendix 2).

In furtherance of Objective 42, Policy k., the photographic simulations, drawings, and height test address Plan recommendations that the applicants demonstrate that the selected site for the proposed monopole provides the least visual impact on residential areas and the public way (see Photo simulations in Appendix 4). It is staff's opinion that the subject application balances factors of need, location and design and that the proposed facility would not have an adverse visual impact on the character of the surrounding area.

Objective 42, policy m., states that the applicants should “locate proposed telecommunication facilities to ensure the protection of historically significant landscapes and cultural resources. The views of and vistas from architecturally and/or historically significant structures should be impaired or diminished by the placement of the telecommunication facility.”

The proposed telecommunication facility is not near a historic property or located within a designated Fairfax County Historic Overlay District. The Fairfax County Park Authority requested that the applicants complete a Phase I Archeological survey prior to any site disturbance. (Appendix 5) A proposed development condition has been included to address this concern.

Objective 42, policy n. The proposed facilities should “avoid areas of environmental sensitivity, such as steep slopes, floodplains, wetlands, environmental quality corridors and resource protection areas.”

The site is located in a Watershed Protection Overlay District (WSPOD) but not within a steep slope, floodplain, environmental quality corridor (EQC) or a resource protection area (RPA).

Character

The proposed monopole is 164' tall and will be constructed on a lot that is undeveloped featuring deciduous trees, approximately 80 feet tall. This meets Comprehensive Plan objectives to provide the greatest opportunity to locate new facilities that provide the greatest opportunity to conceal the facility and minimize its visual impact on surrounding areas, and to the greatest extent possible, camouflage its appearance.

The equipment cabinet compound at the base of the proposed monopole will be screened by an 8 foot tall board-on-board fence. This complements the surrounding existing tree cover. Also, substantial buffering is provided in the applicants' proposal by adding additional shrubs and evergreen trees within a 50 foot perimeter around the equipment compound to help fill in understory plantings, and meet transitional screening as required by the Urban Forest Management Division (Appendix 6).

Objective 42, Policy h. The height of the proposed telecommunication facility is no greater than necessary to allow for co-location on the telecommunication facility based on its service area requirements while still mitigating the visual impact of the facility.

The proposed height of the monopole is 164 feet. The average trees on the lot are estimated by staff to be about 80 feet in height. The applicants note in their statement of justification that the proposed height is necessary to allow adequate signal for the proposed monopole and future carriers.

Objective 42, Policy i. in building any new monopole structure, “the height and mass of any approximate co-location on the on the telecommunication facility is in character with the surrounding residential area and mitigates the visual impact of the facility on the surrounding residential area.

The proposed facility is located in a heavily wooded area and the applicants have agreed to provide an 8 foot tall wooden fence and add new understory plantings to buffer the view.

Objective 42, policy o, Site proposed telecommunication facilities to allow for future expansion and with corresponding levels of screening to accommodate expansion.

The compound has been designed to allow for two future co-locators; in the elevations the applicants identified the locations on the monopole and also outlined future of locations of generators on the ground within the compound.

The Policy Plan recommends that the height and mass of facilities be in character with the surrounding residential area and effective design options be used to mitigate the visual impact. Based on observations during the balloon test, a review of the applicants' plans, and photographic simulations, it is staff's opinion that the applicants have demonstrated the appropriateness of the design, siting and landscaping to minimize impacts on the character of the property and surrounding areas.

Staff notes that the tower will be visible to residential properties, most specifically, immediately across Braddock Road to the north and along the Braddock Road corridor. In staff's opinion, these homes are of sufficient distance from the proposed tower to not create an adverse impact on the visual quality or character of the residential areas as further described below under Extent.

Therefore, the proposal meets Plan objectives to design, site and/or landscape the proposed facility to minimize impacts on the character of the area, and another plan requirement to obscure or block the views of proposed telecommunication facilities with other existing structures, vegetation, tree cover, or topographic features to the maximum extent feasible.

It is important to note that while a 164-foot tall monopole is proposed, Section 6409(a) of the Middle Class Tax Relief and Job Creation Act of 2012 states "a State or local government may not deny, and shall approve, any eligible facilities request for a modification of an existing wireless tower or base station that does not substantially change the physical dimensions of such tower or base station."¹

It is staff's understanding that since the monopole is outside of public rights-of-way and not proposed to be camouflaged, a modification, such as an increase in height to the monopole tower by not more than 10 percent, or by the height of one additional antenna array with separation from the nearest existing antenna not to exceed 20 feet, whichever is greater, could be administratively permitted under Section 6409(a) without a public hearing, because it would not be considered a substantial change to the

¹ Federal Register, Volume 80, Number 5, Part IV, Federal Communications Commission, "Acceleration of Broadband Deployment by Improving Wireless Facilities Siting Policies; Final Rule," page 1248, <http://www.gpo.gov/fdsys/pkg/FR-2015-01-08/pdf/2014-28897.pdf>

physical dimensions of the tower. Staff requested that the applicants complete a balloon fly with two balloons: one at the 164 foot height, and one at the potential maximum increase at 180 feet. Photographs of the antennas at both proposed heights are included in the photo simulations of the monopoles (Appendix 4).

Extent

The extent of the impacts of the proposed tower was assessed with regard to the Plan guidance in Objective 43 for telecommunication facilities to mitigate their visual presence and prominence. The Plan does not require telecommunication facilities to be invisible. Rather, the Plan recommends that facilities be designed and located to provide the greatest opportunity to conceal the facilities and mitigate their visual impact. Distances from the proposed monopole to surrounding properties are sufficient to reduce the primary visual impact. The closest existing residence is 200 feet north in the Hampton Forest subdivision across the 4-lane Braddock Road thoroughfare. The other closest residential properties are 700 feet west across Colchester Road; 920 feet south, 490 feet southeast, and 645 feet east over undeveloped tree-covered properties, which also provide a natural buffer. The monopole would be visible from the residences to the north of the property across Braddock Road. The properties across Braddock are separated from the proposed monopole by a 4-lane divided highway. Views from other surrounding properties would be substantially screened as a result of existing trees and topography.

Staff found that a single family home may be built on the neighboring lot east of the subject property. The upper portion of the monopole may likely be visible from this homeowner's property. To accommodate the potential impacts to the adjacent property, the applicants will plant additional understory landscaping and an 8 foot tall board-on-board fence around the telecommunications compound.

The proposal is consistent with Comprehensive Plan guidance to ensure that when new structures are necessary to meet the service area requirements for residential neighborhoods, the surrounding tree cover helps to mitigate the visual impact of the facility on the surrounding residential area as discussed in the objectives to follow.

Objective 42, Policy j. requires that the applicants “design site and/or landscape proposed telecommunication facility to minimize impacts on the character of the property and surrounding areas” and to “demonstrate the appropriateness of the design through facility schematics and plans with detail the type, location, heights and material of the proposed structures and their relationship to other structures on the property and their surrounding areas.”

The applicants have provided a layout of the telecommunications compound, including details of the generator cabinets and structures, and the design of the monopole which are included in the SE Plans at the front of the staff report. The applicants have added landscaping and a wooden fence to additionally screen the facility from surrounding properties. The applicants have demonstrated with the color and design of the monopole will match the surrounding natural elements.

Objective 42, Policy I. requires that the applicants demonstrate “mitigation which is defined as actions taken to reduce or eliminate negative visual impacts...by using effective design options appropriate to the site, such as:

- *“ Design, site and/or landscaping the proposed facility to minimize impacts on the character of the area”*
- *“Locate proposed telecommunication facilities near or within areas of mature vegetation...” and to “consider perspective views, relative topography and other factors to mitigate the visual presence and prominence of the structure”*
- *“Obscure or block the view of proposed telecommunication facilities with other existing structures, vegetation, tree cover or topographic features to the maximum extent feasible.”*

The telecommunications compound is situated 235 feet back from the northern property line and located in mature vegetation. The monopole has a setback of 251 feet from the northern property line and is located within an area of mature vegetation. This diminishes the visibility of the monopole from nearby properties. In addition, understory landscaping and a wooden fence is proposed to further screen the facilities.

While the monopole would be visible to some residents, staff does these visual impacts to be extensive, adverse, or detrimental to the character of the existing neighborhoods. The impacts of the proposed facility are mitigated by the distance to surrounding properties and existing and proposed landscaping.

ZONING ORDINANCE PROVISIONS

The application must satisfy the General Special Exception Standards (Sect. 9-006), the Standards for All Category 1 Uses (Sect. 9-104), and the Additional Standards for Mobile and Land Based Telecommunication Facilities (Sect. 9-105). These standards are summarized below and contained in Appendix 7. In accordance with Sect. 9-104 (1) of the Zoning Ordinance, Category 1 Special Exception uses are not required to comply with lot size requirements or bulk regulations.

General Special Exception Standards (Sect. 9-006)

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

As detailed in the Land Use/2232 Analysis, staff believes the proposal has met and satisfied the review criteria of the installation of a new monopole in location, character and extent. The applicants have chosen a location that adequately satisfies telecommunication signal needs and that is in a naturally forested area which will help mitigate the visual impact of nearby properties. The applicants also have chosen a

property that has access on a major thoroughfare. In addition, the applicants have added an 8-foot tall wood fence and have proposed understory plantings to increase the screening from the directly adjacent properties.

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

The Residential Conservation (R-C) District was established to protect water courses, stream valleys, marshes, forest cover in watersheds, aquifer recharge areas, rare ecological areas, and areas of natural scenic vistas; to minimize impervious surface and to protect the quality of water in public water supply watersheds; to promote open, rural areas for the growing of crops, pasturage, horticulture, dairying, floriculture, the raising of poultry and livestock, and for low density residential uses. Light public utility uses are permitted in the R-C District with Special Exception approval. The proposed telecommunications facility is a low density, light public utility use located internal to the site near Braddock Road. A large portion of the existing vegetation on the site would remain to screen the proposed use from the adjacent properties. Minimal vehicle trips are associated with the proposed use, as the facility would be unmanned and would only be accessed for routine maintenance or inspection approximately once per month or in cases of emergency repair. The telecommunications facility is not located in a conservation easement and will not impact water courses, stream valleys, watersheds, or natural scenic vistas. Staff believes that the applicants have met stormwater requirements for the special exception proposal and additional items will be addressed at the time of site plan submission (See Appendix 8 for Stormwater Management comments). In staff's opinion, the proposed use is in harmony with the purpose and intent of the R-C District and compatible with the surrounding low density residential uses.

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

The proposed facility is sited away from surrounding properties and close to Braddock Road, a major arterial roadway.

During analysis of this case, staff found that a single family home may be built on east of and adjacent to the subject property. However, no site plan has been formally submitted to the County and staff cannot render a judgment on the visual impact of the proposed monopole. The upper portion of the monopole may be visible from this homeowner's property, based on its likely visibility to certain other residences, especially across Braddock Road as demonstrated in a balloon fly in September 2015. To accommodate the potential impacts to the adjacent property, the applicants propose

additional landscaping as mentioned above, and the proposed backup generator has been moved from the east to the west side of the equipment compound; the generator is only used for emergency back-up power and for occasional testing of its system. Finally, the proposed facility will remain an unmanned facility with minimal traffic impact.

The existing trees along the property line and the proposed landscaping will minimize the visual impact on the future dwelling. At staff's request, the applicants added evergreen trees to further reduce the visibility of the facilities from the proposed residence. In addition, staff has proposed development conditions to insure that the existing vegetation will not be adversely impacted except for the minimal necessary for the construction of the facility.

As demonstrated in photos below, the monopole can be seen at the proposed 164 height from the Hampton Chase Subdivision across Braddock Road and also along the Braddock Road corridor.







The nearest face of the monopole is approximately 250 feet from the property line to the north. This portion of the property includes approximately 150 feet of a wooded buffer. The properties to the west and south are presently vacant.

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

After construction, the telecommunications facility will generate virtually no traffic as it will be unmanned and accessed approximately once a month for maintenance, nor will it generate pedestrian traffic. There is an existing curb cut located along the Braddock Road frontage of the site. The Fairfax County Department of Transportation reviewed the application and commented that the applicants should either use the existing curb cut or remove the existing curb cut if a new entrance is to be provided (Appendix 9). The applicants have noted on the SE plat that the existing curb entrance is to be removed. Upon the Virginia Department of Transportation's request the applicants have also noted on the plat that the first 12 feet of the new driveway entrance will be paved (Appendix 10).

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

In accordance with Sect. 13-303, Type 3 transitional screening is required between the proposed Category 1 Light Public Utility use and the adjacent single family detached uses and vacant properties. A Type 3 screening consists of an unbroken strip of open space at least 50 feet wide with required trees and/or shrubs. The applicants have requested a modification of this requirement in favor of the existing vegetation and 8-foot high fence, as described in the waivers and modifications section of this report.

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

In the R-C District, there is no open space requirement except for cluster development.

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

The proposed telecommunications facility will result in approximately 3,920.4 square feet (0.09 acres) of impervious surface and 9,800 square feet of disturbed area. It will be subjected to site plan review, which will address water quality and quantity control requirements. A development condition has been included to address this concern.

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

No signs are permitted or proposed for the telecommunications use.

In staff's opinion, with the proposed development conditions, the application satisfies the General Special Exception standards.

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

Standard 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.

As indicted in the standard, the proposed telecommunications facility is not required to comply with the lot size requirements or bulk regulations of the R-C District.

Standard 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.

Staff has proposed a development condition to restrict the storage of materials, equipment and vehicles.

Standard 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.

There are no properties zoned to a Commercial or Industrial District within 500 feet of the proposed location. Verizon Wireless has targeted the areas of Willow Springs and Lewis Park for a new monopole in order to improve existing coverage in these areas. According to the applicants, there are no existing tall structures suitable for mounting of antennas that would address their coverage and capacity objectives (see 2232 in Appendix 4). The applicants provided a list of two other locations that they considered when siting the proposed monopole. There is an existing Virginia Power easement that traverses the residential neighborhood located on the northern side of Braddock Road and contains transmission poles, which was initially considered as a possible location for the facility. The Hampton Forest Homeowners Association (HOA) owns the land running from Rockpointe Drive to Willow Springs Elementary School to the east. During the negotiations with the HOA, it was discovered that the property could not be leased by the HOA for any type of monetary compensation. Therefore, this candidate site could no longer be considered by the applicants. The applicants also considered athletic fields associated with Willow Springs Elementary School. However, Verizon cited that the location was in too close proximity to an existing Verizon Wireless facility located at Patriot Park, and that the two sites would cause interference with one another.

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

The proposed telecommunications use will be subject to site plan review.

In staff's opinion, with the proposed conditions, the application satisfies the General Standards for All Category 1 Uses.

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

Standard 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.

The monopole is proposed to be constructed of steel. The antennas and their supporting mounts should be grey that closely matches and blends with the monopole on which it is mounted. Staff has proposed a development condition to address this issue.

Standard 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.

No commercial advertising or signs will be posted on the monopole, tower, antenna, antenna support structure, or related equipment cabinet or structure. Staff has proposed a development condition on signage.

Standard 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.

To reinforce this requirement a development condition has been included that would require conformance with this standard should any modifications be made to the proposed facility.

Standard 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.

A development condition has been included prohibiting signals, lights or illumination of the tower unless required by the Federal Aviation Administration, Federal Communications Commission or the County. The applicants have submitted a waiver for the red light marker on the apex of the monopole. This waiver has been submitted to the Zoning Administration Division (ZAD) and was forwarded to the Fairfax County Police Department for review. As of the publication of this staff report, no decision has been made by the police department. However, the Zoning Administration Division has recommended that the waiver for the red marker light be approved, and will approve it as such once confirmation is given from the Police Department.

Standard 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.

A development condition requiring conformance with the standard has been included.

In staff's opinion, with the proposed conditions, the application satisfies the Additional Standards for Mobile and Land Based Telecommunication Facilities.

Modifications/Waivers

Waiver of Par. 11 of Sect. 11-102 of the Zoning Ordinance for a dustless surface

The applicants request a waiver of Par. 11 of Sect. 11-102 of the Zoning Ordinance for a dustless surface to permit the use of a gravel driveway due to the low intensity use of the site. The applicants have agreed to pave the first 12 feet of the driveway in accordance with VDOT's request. Staff does not object to the dustless surface waiver request for the proposed 12 foot wide gravel driveway to allow maintenance access to the monopole and compound.

Modification of Transitional Screening and Barrier Requirements

In accordance with Sect. 13-303, Type 3 transitional screening is required between the proposed Category 1 Light Public Utility use and the adjacent single family detached uses and vacant properties. A Type 3 screening consists of an unbroken strip of open space at least 50 feet wide with required trees and/or shrubs. The SE Plat depicts existing vegetation to remain to surround the compound as well as an 8-foot high board on board fence. The existing vegetation on the property includes approximately 80 foot high deciduous trees. Staff has proposed a development condition to require additional landscaping to be provided adjacent to the facility to further screen the facility from adjacent properties.

Section 13-305 of the Zoning Ordinance permits a modification or waiver of the transitional screening where the building, barrier and/or land have been designed to minimize adverse impact. The Urban Forestry Management Division (UFMD) reviewed the existing landscaping and determined that the applicants have satisfactorily demonstrated that it meets the Type 3 transitional screening requirements. The applicants have delineated 50 foot screening yards from the compound fence and provided documentation of the tree canopy in each yard on page 3 of the SE plat. Therefore, all UFMD requests have been addressed (Appendix 6). In addition the applicants request a modification pursuant to this section to allow the existing vegetation and proposed 8-foot high board on board fence to satisfy the requirements.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

Overall, the applicants addressed staff concerns by selecting a location that maximizes the impact to adjacent existing and future residential development, by incorporating an 8 foot tall wood fence, proposed understory landscaping and by relocating the carrier's generator to the other side of the compound. In staff's opinion the proposed facility satisfies the criteria of location, character, and extent as specified in Section 15.2-2232, as amended, of the Code of Virginia. In staff's opinion, with the adoption of the

proposed development conditions the Special Exception application is in harmony with the Comprehensive Plan and in conformance with applicable Zoning Ordinance provisions.

Recommendations

Staff recommends that the Planning Commission find that the monopole facility proposed under 2232-S15-5 satisfies the criteria of location, character, and extent as specified in Section 15-2.2232 of the Code of Virginia, and therefore is substantially in accord with the provisions of the Comprehensive Plan.

Staff recommends approval of SE 2015-SP-023, subject to the proposed development conditions contained in Appendix 1.

Staff recommends that the Board of Supervisors direct the Director of the Department of Public Works and Environmental Services (DPWES) to waive the dustless surface requirement of Sect. 11-102 (11) of the Zoning Ordinance for the gravel driveway to access the telecommunications compound as depicted on the Special Exception Plat.

Staff recommends approval of the modification of Sections 13-303 and 13-304 of the Zoning Ordinance for the transitional screening and barrier requirements to permit the landscaping and barrier as shown on the Special Exception Plat.

APPENDICES

1. Special Exception Conditions
2. Statement of Justification
3. Affidavit
4. 2232 Review
5. Park Authority Review
6. Urban Forest Management Division Review
7. Special Exception Standards
8. DPWES, Site Development and Inspection Division Review
9. Fairfax County Department of Transportation Review
10. Virginia Department of Transportation Review
11. Glossary

PROPOSED DEVELOPMENT CONDITIONS**SE 2015-SP-023****January 7, 2016**

If it is the intent of the Board of Supervisors to approve Special Exception SE 2015-SP-023, located at 12601 Braddock Road, Tax Map 66-2 ((3)) 2, to permit a telecommunications facility pursuant to Sect. 3-C04 and 9-104 of the Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance with the following development conditions.

1. This Special Exception is granted for and runs with the land indicated in the 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 this application, as qualified by these development conditions.
3. This Special Exception is subject to the provisions of Article 17 of the Zoning Ordinance, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any site plan submitted pursuant to this special exception shall be in substantial conformance with the approved Special Exception Plat entitled, "Verizon Wireless, Cobbs Corner, Special Exception Plat," submitted by Morris & Ritchie Associates, Inc., containing five sheets dated March 5, 2015, and revised through December 2, 2015, and these conditions. Minor modifications to the approved special exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.
4. A copy of the Special Exception conditions shall be posted in a conspicuous place along with the Non-Residential Use Permit of the use(s) and shall be made available to all Departments of the County of Fairfax during hours of operation of the permitted use(s).
5. The telecommunications tower shall be designed as a monopole in substantial conformance with the approved SE Plat. The maximum height of the tower shall not exceed 164 feet inclusive of all antennas and other appurtenances. The maximum width of each antenna platform shall be 15 feet measured from one end of the platform to the other end of the same face of the platform.
6. The equipment compound for the telecommunications facility shall be enclosed with a locked, 8-foot tall solid board-on-board wooden fence as shown on the SE Plat. The area of the compound shall not exceed 2,500 square feet as shown on the SE Plat.

7. A Dustless Surface Waiver shall be obtained from DPWES through the established procedures prior to any site plan approval. The site entrance and the first 12 feet of the driveway shall be paved.
8. The existing entrance to the site shall be removed prior to issuance of the Non-RUP.
9. All antennas and supporting hardware mounted on the telecommunications monopole shall be painted grey that matches and blends with the monopole structure.
10. No signals, lights or illumination of the tower shall be permitted unless required by the FAA, Federal Communications Commission or the County.
11. 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.
12. No signs shall be permitted for the advertisement of the users of the telecommunications facility.
13. Any proposed additions, changes or modifications to the tower shall require proof, through the submission of engineering and structural data to the Director of DPWES, that the addition, change, or modifications conforms to structural wind load and all other requirements of the Virginia Uniform Statewide Building Code.
14. There shall be no outdoor storage of materials, equipment, or vehicles.
15. A site plan addressing water quality controls and stormwater detention for the telecommunications facility shall be submitted to DPWES and approved prior to issuance of a Non-Residential Use Permit (Non-RUP).
16. A Phase I archaeological study shall be conducted at least 30 days prior to any land disturbing activities on the subject property for the areas of the property that are to undergo ground disturbing activities and previously were unsurveyed. If significant sites are found, a Phase II study shall be undertaken to determine eligibility for inclusion into the National Register of Historic Places. If sites are found eligible, avoidance or a Phase III data recovery shall be undertaken. The Applicant is requested to provide a hard copy and a digital copy of any cultural resource studies done to the Park Authority's Cultural Resource Management and Protection Branch for review and approval / concurrence within 30 days of the completion of the study.
17. Clearing, grading and construction shall conform to the limits of clearing and grading as shown on the SE Plat.

18. Supplemental evergreen plantings shall be provided adjacent to the telecommunication compound to further screen the facility from adjacent residential lots in the location and number as determined by the Urban Forest Management Division (UFMD).
19. The Applicant shall contract with a certified arborist or registered consulting arborist (the "Project Arborist") to prepare a tree preservation plan to be submitted as part of the first and all subsequent site plan submissions. The tree preservation plan shall be reviewed and approved by the Urban Forest Management Division. The tree preservation plan shall provide a tree inventory which includes the location, species, size, crown spread and condition rating percent of all trees 8 inches or greater in diameter, measured 4.5 feet from the ground and located within twenty-five feet of the proposed limits of clearing and grading. The condition analysis shall be prepared using methods outlined in the latest edition of the Guide for Plant Appraisal. Specific tree preservation activities designed to maximize the survivability of trees designated for preservation shall be incorporated into the tree preservation plan. Activities should include, but are not limited to, crown pruning, root pruning, mulching and fertilization.
20. The Applicant 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 Project Arborist shall walk the limits of clearing and grading with a UFMD 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. All trees shown to be preserved on the tree preservation plan shall be protected by tree protection fencing. Tree protection fencing, consisting of four foot high, 14 gauge welded wire attached to six foot steel posts driven 18 inches into the ground and placed no farther than ten 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 placed at the limits of clearing and grading as shown on the erosion and sediment control sheets in all areas. The tree protection fencing shall be installed after the tree preservation walk-through meeting but prior to the performance of any clearing and grading activities on the site. 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 days prior to the commencement of any clearing or grading activities, but subsequent to the installation of the tree protection devices, the UFMD shall be notified and given the opportunity to inspect the site to ensure that all devices have been correctly installed. If it is determined that the fencing has not been correctly installed, no grading or construction activities shall occur until the fencing is installed correctly, as determined by the UFMD.

22. The Applicant shall root prune as needed to comply with the tree preservation requirements of these conditions. Areas that will be root pruned shall be clearly identified on the Tree Preservation Plan. All treatments for such trees and vegetation shall be clearly specified, labeled, and detailed on the erosion and sediment control sheets of the grading plan submission. The details for these treatments shall be included in the Tree Preservation Plan and shall be subject to the review and approval of UFMD.

All root pruning shall be performed in a manner that protects adjacent trees and vegetation that are required 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, or as specified by UFMD at the pre-construction meeting.
- Root pruning shall take place prior to any clearing and grading.
- Root pruning shall not sever or significantly damage structural or compression roots in a manner that may compromise the structural integrity of trees or the ability of the root system to provide anchorage for the above ground portions of the trees.
- Root pruning shall be conducted with the on-site supervision of the Project Arborist.
- Tree protection fencing shall be installed immediately after root pruning.
- UFMD shall be informed in writing (email is acceptable) when all root pruning and tree protection fence installation is complete.

23. During the installation of tree protection fencing, performance of root pruning and during any clearing or removal of trees, vegetation, or structures, the Project Arborist shall be present to effectively monitor the process and ensure that the activities are conducted in accordance with these conditions and as approved by the UFMD. The Project Arborist shall be a certified arborist or landscape architect retained by the applicant and shall monitor all construction, demolition, landscape installation and tree preservation efforts to ensure conformance with the conditions and UFMD approvals. The monitoring schedule shall be described and detailed in the Landscaping and Tree Preservation Plan and shall be reviewed and approved in writing by UFMD.

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 responsible for obtaining the required Non-Residential Use Permits through established procedures, and this Special Exception shall not be valid until this has been accomplished.

Pursuant to Sect. 9-015 of the Zoning Ordinance, this special exception shall automatically expire, without notice, 30 months after the date of approval unless the uses have been established by obtaining the required Non-Residential Use Permits noted above.



March 26, 2015

Zoning Evaluation Division
Department of Planning and Zoning
12055 Government Center Parkway, Ste 801
Fairfax, VA 22035

RECEIVED
Department of Planning & Zoning
MAR 27 2015
Zoning Evaluation Division

RE: Justification Statement
"Cobbs Corner"
12601 Braddock Road
Centreville, Virginia 22030

To Whom It May Concern:

Cellco Partnership (known hereafter as "Verizon Wireless") is an FCC licensed provider of wireless services that proposes to erect a new 164' monopole. Included in the design is a 2500 Square Foot compound at the base of the monopole to house equipment for Verizon Wireless and two (2) additional wireless carriers. The proposed tower is located in an RC zoning district, and Verizon Wireless is therefore required to apply for the following Special Exception.

Prior Approval:
N/A

Applicant:
Verizon Wireless
9000 Junction Drive
Annapolis Junction, MD 20701

Applicant's Agent:
Benjamin Pelletier
6095 Marshalee Dr, Ste 300
Elkridge, MD 21075
757-784-3671
bpelletier@nbcllc.com

Site Location:
Tax Map: 0662 03 0002
Address: 12601 Braddock Road
Zoning District: RC
Use: Vacant Land
Supervisor District: Springfield

6095 Marshalee Drive, Suite 300
Elkridge, MD 21075

RECEIVED
Department of Planning & Zoning

MAR 27 2015

Zoning Evaluation Division

Type of Operations

The proposed telecommunications facility will be unmanned and operate automatically 24 hours a day, 365 days a year.

Hours of Operation

The proposed telecommunications facility will operate automatically 24 hours a day, 365 days a year.

Estimated number of patrons/clients/patients/pupils/etc

The estimated number for the above-mentioned items will be zero (0). Verizon Wireless' proposed facility will be unmanned.

Proposed number of employees/attendants/teachers/etc

The estimated number for the above-mentioned items will be zero (0). Verizon Wireless' proposed facility will be unmanned/ It is anticipated that a technician will need to perform routine maintenance on the facility at a rate of once per month, or on an "as needed" basis for cases of emergency repair.

Estimate of traffic impact of the proposed use, including the maximum expected trip generation and the distribution of such trips by mode and time of day

The proposed facility will have no impact, adverse or otherwise, on traffic in and around the subject property. As mentioned, the telecommunications facility shall be unmanned.

Vicinity or general area to be served by the use

Verizon Wireless is aiming to improve its wireless coverage for customers in the Fairfax County, specifically the dense residential neighborhoods located on the North and South sides of Braddock Road.

Description of building façade and architecture of proposed new building or additions

Verizon Wireless' proposed 164' monopole will be of a neutral color, cresting the top of the vegetation just enough to hit the target objective. The tower shall be set back from the front by 251'-4", from the back by 591'-0", and from the side by 114'-11" to the West and 138'-9" to the East. All ground equipment will be screened by not only the existing vegetation, but by an 8' board-on-board fence as well.

A listing all hazardous or toxic substances as set forth in Title 40, Code of Federal Regulations

The backup generator proposed for the site will utilize an aboveground storage tank to hold Diesel fuel. No hazardous materials will be stored or utilized, and no fuel to be held in Underground Storage Tanks (UST).

How the proposed use conforms to the provision of all applicable ordinances, regulations, adopted standards and any applicable conditions

Per Objective 42, Policies (b), (g), (h), (j), (k), (l), (m), (n), (o) of the Fairfax County Comprehensive Plan, the proposed telecommunications facility is being sited on a parcel that is heavily wooded and designed to minimally meet the coverage objective and allow for future collocation. Please find the attached document title "Candidate Rule Outs" to better understand how the proposed location was chosen. Verizon Wireless finds their proposed telecommunications facility to be in substantial conformance.

Verizon Wireless is pleased to submit the following Special Exception application, in conformance with the Fairfax County Comprehensive Plan and Zoning Ordinance. If you have any questions, or need further information, please feel free to contact me at 757-784-3671 or bpelletier@nbcllc.com

Sincerely,

Benjamin Pelletier

Benjamin Pelletier
Land Use Associate
Consultant for Verizon Wireless

RECEIVED
Department of Planning & Zoning

MAR 27 2015

Zoning Evaluation Division

Candidate Rule Outs

The following locations/addresses were taken into consideration when sighting the proposed monopole. However, they were ruled out for the reasons provided.

Hamlet Hill Way (VEPCO Transmission Pole) – This transmission pole, and subsequent string of poles, cut through a dense residential community on the North side of Braddock Rd. The local HOA owns the land running from Rockpointe Dr to Willow Springs Elementary School. In the midst of lease negotiations, it was brought to light by the HOA that the property could not be leased for any type of monetary compensation. Therefore, the candidate could no longer be considered.

5455 Willow Springs School Rd - Sports fields, associated with the Willow Springs Elementary School, were taken into consideration due to the nature of existing light standards. Unfortunately, the RF Engineer for this project cited that the location was in too close a proximity to an existing Verizon Wireless facility located at Patriot Park. The two sites would cause interference with one another, essentially rendering either site useless. For this reason, the candidate was no longer considered.

The aforementioned was provided to the staff of Planning and Zoning at the Pre-Application Meeting held on 2/13/15.

Most Respectfully,

Benjamin Pelletier

Benjamin Pelletier
Land Use Associate
Consultant for Verizon Wireless

MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS,
AND LANDSCAPE ARCHITECTS



Special Exception Amendment Application – Cellco Partnership dba Verizon Wireless; Little League Inc. Fairfax

To Whom It May Concern:

The above referenced application is for a proposed Verizon Wireless monopole, for use as a telecommunications facility. The proposed monopole has been sited and designed in accordance with the Performance Standards set forth in Article 14 of the Fairfax County Zoning Ordinance. Additionally, all precautions have been made to design the site in substantial conformance with Sections 2-514 and 3-C00 of the Zoning Ordinance.

As displayed in the propagation maps provided, Verizon Wireless has targeted the areas of Willow Springs and Lewis Park for a new monopole in order to improve existing coverage in these areas. The specific location of the proposed monopole was chosen due to the existing, mature vegetation found in the area. Siting the monopole amongst these trees will help in screening not only the pole itself from certain angles, but the associated ground equipment as well.

Name: JON ERICKSON

Date: 7/20/15



43760 Trade Center Place, Suite 110, Sterling, VA 20166 (703) 674-0161 Fax: (703) 478-0137 www.mragta.com

Abingdon, MD ♦ Baltimore, MD ♦ Laurel, MD ♦ Towson, MD ♦ Georgetown, DE ♦ New Castle, DE ♦ Sterling, VA ♦ Williston, ND
(410) 515-9000 (410) 935-5050 (410) 792-9792 (410) 821-1690 (302) 855-5734 (302) 326-2200 (703) 674-0161 (701) 609-5250

MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS,
AND LANDSCAPE ARCHITECTS



December 21, 2015

Fairfax County
Dept. of Planning & Zoning
12055 Government Center Parkway
Fairfax, VA 22035

SE-2015-SP-0263 VZW Cobbs Corner

To Whom It May Concern,

We are requesting a dustless surface waiver for the proposed 12' wide access drive at 12601 Braddock Road. The drive is for purpose of accessing a wireless carrier compound and we are requesting the access drive to consist of gravel. Four trips per month are proposed for the compound (one trip per month per carrier) with one parking space located on the access drive near the compound entrance. The compound is gated and deters unauthorized vehicles from using the access drive. Due to infrequent use of the drive, the gravel surface will not be compacted and will promote infiltration. The use of a gravel surface provides less runoff, better water quality, and does not adversely impact the site or surrounding areas.

If you have any questions please do not hesitate to contact me at 703-674-0161.

Sincerely,

A handwritten signature in black ink, appearing to read "JKE", is written over a faint, larger version of the signature.

Jon K Erickson, PE, LS
Associate

43760 Trade Center Place, Suite 110, Sterling, VA 20166 (703) 674-0161 Fax: (703) 478-0137 www.mragta.com

Abingdon, MD ♦ Baltimore, MD ♦ Laurel, MD ♦ Towson, MD ♦ Georgetown, DE ♦ New Castle, DE ♦ Sterling, VA ♦ Raleigh, NC ♦ Williston, ND
(410) 515-9000 (410) 935-5050 (410) 792-9792 (410) 821-1690 (302) 855-5734 (302) 326-2200 (703) 674-0161 (984) 200-2103 (701) 609-5250

Facing North



Facing East



Facing South



Facing West



SPECIAL EXCEPTION AFFIDAVIT

DATE: JUN 08 2015
 (enter date affidavit is notarized)

I, Benjamin Pelletier, 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

131149

in Application No.(s): SE 2015-SP-023
 (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)
Cellco Partnership d/b/a Verizon Wireless	9000 Junction Dr, Annapolis Junction, MD 20701	Applicant/Lessee to Little League Inc, Fairfax
Network Building & Consulting, LLC Agent - Benjamin Pelletier	6095 Marshalee Drive, Suite 300, Elkridge, MD 21075	Agent for Applicant/Lessee Cellco Partnership d/b/a Verizon Wireless
Little League Inc, Fairfax	PO Box 543, Fairfax, VA 22038	Property Owner/Lessor

(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 Attachment to Par. 1(b)

DATE: JUN 08 2015
(enter date affidavit is notarized)

for Application No. (s): SE 2015-SP-023
(enter County-assigned application number (s))

131149

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

Bell Atlantic Mobile Systems, LLC
One Verizon Way, Basking Ridge, NJ 07920

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)

MCI Communications Services Inc.

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

MCI Communications Services Inc.
One Verizon Way, Basking Ridge, NJ 07920

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)

MCI Broadband Solutions, 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: JUN 08 2015
(enter date affidavit is notarized)

131149

for Application No. (s): SE 2015-SP-023
(enter County-assigned application number (s))

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

MCI Broadband Solutions, Inc.
901 International Parkway, Lake Mary, FL 32746

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)

Terremark Worldwide, Inc.

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

Terremark Worldwide, Inc.
2 South Biscayne Blvd, Ste 2800, Miama, FL 33131

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)

Verizon Business Network Services Inc.

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

Special Exception Attachment to Par. 1(b)

DATE: JUN 08 2015
(enter date affidavit is notarized)

131149

for Application No. (s): SE 2015-SP-023
(enter County-assigned application number (s))

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

Verizon Business Network Services Inc
One Verizon Way, Basking Ridge, NJ 07920

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)

MCI Communications Corporation

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

MCI Communications Corporation
One Verizon Way, Basking Ridge, NJ 07920

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)

Verizon Business Global 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: JUN 08 2015
(enter date affidavit is notarized)

131149

for Application No. (s): SE 2015-SP-023
(enter County-assigned application number (s))

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

Verizon Business Global LLC
One Verizon Way, Basking Ridge, NJ 07920

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)

Verizon Communications Inc.

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

Verizon Communications Inc.
140 West Street, New York, NY 10007

DESCRIPTION OF CORPORATION: (check one statement)

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

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

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

Special Exception Attachment to Par. 1(b)

DATE: JUN 08 2015
(enter date affidavit is notarized)

131149

for Application No. (s): SE 2015 - SP - 023
(enter County-assigned application number (s))

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

GTE Wireless Incorporated
One Verizon Way, Basking Ridge, NJ 07920

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)

GTE Corporation
MFS Globenet Inc.

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

GTE Corporation
140 West Street, New York, NY 10007

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)

Verizon Communications Inc
Nynex LLC
Verizon Ventures 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: JUN 08 2015
(enter date affidavit is notarized)

131149

for Application No. (s): SE 2015-SP-023
(enter County-assigned application number (s))

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

MFS Globenet Inc
One Verizon Way, Basking Ridge, NJ 07920

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)

MCI International Services, Inc.

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

NYNEX LLC
140 West Street, New York, NY 10007

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)

Verizon 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: JUN 08 2015
(enter date affidavit is notarized)

131149

for Application No. (s): SE 2015- SP- 023
(enter County-assigned application number (s))

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

Verizon Ventures LLC
One Verizon Way, Basking Ridge, NJ 07920

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)

Verizon Communications Inc.

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

MCI International Services, Inc.
One Verizon Way, Basking Ridge, NJ 07920

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)

MCI International, Inc.
Verizon Business Network Services Inc.

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

Special Exception Attachment to Par. 1(b)

DATE: JUN 08 2015
(enter date affidavit is notarized)

for Application No. (s): SE 2015-SP-023
(enter County-assigned application number (s))

131149

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

- MCI International Inc
One Verizon Way, Basking Ridge, NJ 07920

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)

-MCI Communications Corporation

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

-JV PartnerCo, LLC
One Verizon Way, Basking Ridge, NJ 07920

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)

Verizon Americas 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: JUN 08 2015
(enter date affidavit is notarized)

for Application No. (s): SE 2015-SP-023
(enter County-assigned application number (s))

131149

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

Verizon Americas Inc.
One Verizon Way, Basking Ridge, NJ 07920

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)

Verizon Americas Holdings Inc.

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

Verizon Americas Holdings Inc.
901 International Parkway, Lake Mary, FL 32746

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)

Verizon Americas Finance 2 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: JUN 08 2015
(enter date affidavit is notarized)

131149

for Application No. (s): SE 2015-SP-023
(enter County-assigned application number (s))

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

\ Verizon Americas Finance 2 Inc.
One Verizon Way, Basking Ridge, NJ 07920

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)

\ Verizon Americas Finance 1 Inc.

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

\ Verizon Americas Finance 1 Inc.
One Verizon Way, Basking Ridge, NJ 07920

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)

\ Verizon 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)

JUN 08 2015

DATE: _____
(enter date affidavit is notarized)

131149

for Application No. (s): SE 2015-SP-023
(enter County-assigned application number (s))

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

PCS Nucleus, L.P.
One Verizon Way, Basking Ridge, NJ 07920

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)

Verizon Holdings LLC
JV Partner Co, LLC

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

Verizon Holdings LLC
One Verizon Way, Basking Ridge, NJ 07920

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)

Verizon Americas 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: JUN 08 2015
(enter date affidavit is notarized)

for Application No. (s): SE 2015-SP-023
(enter County-assigned application number (s))

131149

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

Little League Inc, Fairfax
PO Box 543, Fairfax, VA 22038

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)

[This is a 501(c)(3) with no shareholders]

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

Network Building & Consulting LLC
6095 Marshalee Drive, Suite 300, Elkridge, MD 21075

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)

Network Building & Consulting Newco, 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: JUN 08 2015
(enter date affidavit is notarized)

for Application No. (s): SE 2015- SP- 023
(enter County-assigned application number (s))

131149

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

Network Building & Consulting Newco, LLC
6095 Marshalee Drive, Suite 300, Elkridge, MD 21075

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)

Thomas Kane	Bill Welber
Michael Leisher	Amy Mahoney
Greg Tully	Mikel Budde
Conlon McCarthy	Michael Dean
Steve Weber	Jan Shulse

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

DESCRIPTION OF CORPORATION: (check one statement)

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

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

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: JUN 08 2015
(enter date affidavit is notarized)

131149

for Application No. (s): SE 2015- SP- 023
(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)

Cellco Partnership d/b/a Verizon Wireless
One Verizon Way, Basking Ridge, NJ 07920

(check if applicable) [X] 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)

- Bell Atlantic Mobile Systems, LLC General Partner
- GTE Wireless Incorporated General Partner
- JV PartnerCo, LLC General Partner
- PCS Nucleus, L.P. General Partner

(check if applicable) [X] 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 Attachment to Par. 1(c)

DATE: JUN 08 2015
(enter date affidavit is notarized)

131149

for Application No. (s): SE 2015-SP-023
(enter County-assigned application number (s))

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

- PCS Neucleus, L.P.
One Verizon Way, Basking Ridge, NJ 07920

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

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

\ Verizon Holdings LLC
\ JV PartnerCo, LLC

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: JUN 08 2015
(enter date affidavit is notarized)

131149

for Application No. (s): SE 2015-SP-023
(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:

[X] 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: JUN 08 2015
(enter date affidavit is notarized)

131149

Application No.(s): SE 2015-SP-023
(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:

[Handwritten signature]

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

Benjamin J. Pelletier, Applicant for Agent

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

Subscribed and sworn to before me this 8th day of June 2015, in the State/Comm. of Baltimore; County/City of Maryland.

[Handwritten signature]
Notary Public

My commission expires: 5/20/18



Fairfax Little League, Inc.
P.O. Box 543
Fairfax, Va. 22308

10-22-2015

Beth Eller,

Fairfax Little League, Inc has no current intention of using the Braddock Road property for any other purpose other than the cell phone tower. If we feel we can use any of the unused land in the future for any purpose we will notify NB&C and Verizon of our intent to make sure there is no interference with the tower operations.

Thank you

Scott R Peirce

A handwritten signature in black ink, appearing to read 'Scott R Peirce', with a long horizontal flourish extending to the right.

President, Board of Directors.
Fairfax Little League, Inc.



County of Fairfax, Virginia

MEMORANDUM

DATE: December 14, 2015

TO: Barbara C. Berlin, Director
Zoning Evaluation Division, DPZ

FROM: Chris Caperton, Chief
Public Facilities Planning Branch, DPZ

SUBJECT: Section 15.2-2232 Review
Application 2232-S15-5 (Concurrent with **SE 2015-SP-023**)
Verizon Wireless
Proposed Telecommunications Facility
12601 Braddock Road, Centreville, VA 22030
Tax Map 66-2 ((3)) 2

Pursuant to Va. Code Sec. 15.2-2232, the Facilities Planning Branch of the Planning Division offers the following comments and recommendation on the proposed telecommunications facility at 12601 Braddock Road.

PROJECT DESCRIPTION

The applicant Verizon Wireless (Verizon), proposes to construct a 164' tall monopole with an associated equipment compound designed to hold telecommunications antennas for Verizon and up to 2 future carriers. The proposal is also subject to review and approval of SE 2015-SP-023. The applicant states the monopole is needed to fill existing coverage gaps and provide enhanced service to residences and commuters in this geographical area.

The proposed facility is summarized below (the 2232 Review Application is attached and includes by reference the plans included with the SE 2015-SP-023 staff report).

Location: The proposed telecommunications facility will be located at 12601 Braddock Road, Centreville, VA 22030. The property is located on the south side of Braddock Road and approximately 600' east of Colchester Road.

Site: The 4.86 acre site is currently undeveloped with mature deciduous tree cover. The lot is 835' long and 254' wide.

Department of Planning and Zoning
Planning Division
12055 Government Center Parkway, Suite 730
Fairfax, Virginia 22035-5507
Phone 703-324-1200



Fax 703-324-3056 **PLANNING**

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Barbara Berlin
2232-S15-5 (Concurrent with SE 2015-SP-023)
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Proposed Facility: The proposed 164' monopole and equipment compound will be constructed 200' south of the front property line (Braddock Road), 85' from the west property line, 115' from the east property line, and 570' from the south property line. Verizon is the initial carrier, installing 15 panel antennas (5 per sector) located at a 160' RAD center. Future providers will be located at 150' and 140' RAD centers. The equipment compound is 2500 square feet. It contains the monopole, 4 equipment cabinets (2 future), 1 telco cabinet and 1 diesel generator, and equipment space for the 2 future carriers.

Screening: Proposed screening includes an 8' tall board-on-board fence surrounding the equipment compound. Mature deciduous trees populate the lot; however additional landscaping plantings will be placed to meet transitional screening requirements.

Access: Access is provided by a new 12' long asphalt driveway off Braddock Road, which thereafter continues as a gravel driveway through the center of the property to access the equipment cabinet compound. A new curb cut is required for the driveway, and an existing curb cut to the east will be removed.

Operations: The telecommunications facility will operate 24 hours per day, 7 days per week. It is an unmanned facility, and will be visited approximately once or twice per month by Verizon personnel for site inspection purposes, and for any needed repairs or alterations.

Service Area: The proposed use will improve coverage for the residential communities located in Hampton Forest, Lewis Park, Braddock Farms, and Braddock Woods subdivisions. Coverage will also be improved for residents and commuters on Braddock Road, Colchester Road, and Doyle Road.

COMPREHENSIVE PLAN GUIDANCE

The subject property is located in the Area III, Pohick Planning District, P1-Twin Lakes Community Planning Sector. The Comprehensive Plan Map identifies the property as planned for residential use at .1-.2 du/ac.

Area Plan

FAIRFAX COUNTY COMPREHENSIVE PLAN, 2013 Edition
Pohick Planning District, Amended through 10-20-2015
Overview, Pages 1, 3

AREA III

"POHICK PLANNING DISTRICT OVERVIEW

The Pohick Planning District is located in the southwest portion of Fairfax County. This planning district is generally bounded by Braddock Road, Rolling Road, Hooes Road, the Occoquan River, Union Mill Road and Compton Road...

Major road access is via Braddock Road, Rolling Road, Old Keene Mill Road, Ox Road (Route 123), Fairfax County Parkway (Route 286), and Clifton Road.

.....

CONCEPT FOR FUTURE DEVELOPMENT

As envisioned in the Concept for Future Development, the Pohick Planning District includes both Suburban Neighborhoods and Low Density Residential Areas. Existing development in this district is generally consistent with the Concept.

The Low Density Residential portion of this Planning District generally includes the area west of Ox Road..."

FAIRFAX COUNTY COMPREHENSIVE PLAN, 2013 Edition
Pohick Planning District, Amended through 10-20-2015
P1-Twin Lakes Community Planning Sector, Pages 21, 22, 26

AREA III

"PI TWIN LAKES COMMUNITY PLANNING SECTOR

.....

RECOMMENDATIONS

Land Use

.....

- 2 Nonresidential uses requiring special exception or special permit approval should be rigorously reviewed. In general, these uses should be located at the boundary of Low Density Residential Areas and Suburban Neighborhoods or where their impact on existing residences is minimal. These uses should be granted only if the following conditions are met:

- Access for the use is oriented to an arterial;

The use is of a size and scale that will not adversely impact the character of the area in which it is located;

The use is designed to mitigate impacts on the water quality of the Occoquan Reservoir. ...

.....

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. In those areas where significant heritage resources have been recorded, an effort should be made to preserve them. If preservation is not feasible, then, in accordance with countywide objectives and policies as cited in the Heritage Resources section of the Policy Plan, the threatened resource should be thoroughly recorded and in the case of archaeological resources, the artifacts recovered."

Policy Plan

**FAIRFAX COUNTY COMPREHENSIVE PLAN, 2013 Edition
Public Facilities, Amended through 3-4-2014, Pages 37-40**

POLICY PLAN

"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 to achieve opportunities for the co-location of related facilities and the reduction or elimination of their visual impact, locate the network's necessary support facilities which include any antennas, support structures and equipment buildings or equipment boxes in accordance with the following policies.

Policy a. Avoid the construction of new structures by locating proposed telecommunication facilities on available existing structures such as rooftops, telecommunication and broadcast support structures, electrical utility poles and monopoles, and water storage facilities when the telecommunication facilities can be placed inconspicuously to blend with such existing structures."

Policy b. "When existing structures are not available for co-location, or co-location is not appropriate because of adverse visual impacts or service needs, locate new structures that are required to support telecommunication antennas on

properties that provide the greatest opportunity to conceal the telecommunication facilities and minimize their visual impact on surrounding areas.

- Policy c. When new structures or co-locations are required to serve residential neighborhoods, consider minimizing visual impacts on the surrounding area by utilizing camouflage structure design and/or micro-cell technologies or similar miniaturization technologies, such as distributed antenna systems (DAS), if feasible.
- Policy d. When multiple sites provide similar or equal opportunity to minimize impacts, public lands shall be the preferred location.
- Policy e. Locate mobile and land-based telecommunication facilities on public property only after a lease agreement between the county, or related board or authority, and the service provider has been established.
- Policy f. 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 and complies with adopted policies and plans to protect natural resources.
- Policy g. Co-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 only when a co-location structure for multiple service providers is not desirable or feasible due to technological differences, site limitations or visual impact concerns.
- Policy h. Ensure that the height of the proposed telecommunication facility is no greater than necessary to allow for co-location on the telecommunication facility based on its service area requirements while still mitigating the visual impact of the facility.
- Policy i. When new structures, co-locations and/or technologies (such as distributed antenna systems, micro-cell technology or miniaturization technology) are necessary to meet the service area requirements for the residential neighborhood(s), ensure that the height and mass of any appropriate co-location on the telecommunication facility is in character with the surrounding residential area and mitigates the visual impact of the facility on the surrounding residential area.
- Policy j. Design, site and/or landscape proposed 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 k. Demonstrate that the selected site for a new telecommunication facility provides the least visual impact on residential areas and the public way, as

compared with alternate sites. Analyze the potential impacts from other vantage points in the area, especially from residential properties, to show how the selected site provides the best opportunity to minimize its visual impact on the area and on properties near the proposed site.

Policy l. A key concept in assessing telecommunication facilities is mitigation which is defined as actions taken to reduce or eliminate negative visual impacts. Mitigate the visual impact of proposed telecommunication facilities and their equipment, by using effective design options appropriate to the site such as:

- Design, site and/or landscape the proposed facility to minimize impacts on the character of the area;
- Locate proposed telecommunication facilities near or within areas of mature vegetation and trees that effectively screen or provide an appropriate setting for the proposed structure provided such location does not adversely impact sensitive resources or cause fragmentation of forested communities. When viewed in context, consider perspective views, relative topography and other factors, to mitigate the visual presence and prominence of the structure;
- Blend proposed telecommunication facilities with an existing pattern of tall structures;
- Obscure or block the views of proposed telecommunication facilities with other existing structures, vegetation, tree cover, or topographic features to the maximum extent feasible; and
- Replace existing telecommunication facilities with taller structures or extend their overall height to reduce the need for another structure when such height increases or structure replacements are visually appropriate to the site, including the surrounding area and are consistent with the type, style and pattern of the existing structure.

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

Policy n. Site proposed telecommunication facilities to avoid areas of environmental sensitivity, such as steep slopes, floodplains, wetlands, environmental quality corridors, and resource protection areas.

Policy o. Site proposed telecommunication facilities to allow for future expansion and with corresponding levels of screening to accommodate expansion.

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

Policy q. 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.

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

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

Policy b. Design proposed telecommunication 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 other new and existing structures and vegetation of comparable form and style to establish a grouping that complements a camouflaged telecommunication facility and supports its design, location and appearance."

STAFF ANALYSIS

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 subject property is in a low-density residential area designated at .1-.2 dwelling units/acre. The north side of the property fronts a 4-lane major thoroughfare, Braddock Road. This meets Comprehensive Plan objectives that when a Special Exception is required, a proposed public facility should be in a low density residential area and oriented toward a major thoroughfare. Providing room for up to 2 additional service providers also aligns with Plan guidelines to co-locate mobile and land-based telecommunication facilities operated by different service providers on single sites and/or structures wherever possible.

Character

The proposed monopole is 164' tall and will be constructed on a lot that is undeveloped featuring total deciduous tree cover, approximately 80' tall. In addition, total tree cover exists on 2 undeveloped lots to the west, and to the south of the subject property. This meets Comprehensive Plan objectives to provide the greatest opportunity to locate new facilities that provide the greatest opportunity to conceal the facility and minimize its visual impact on surrounding areas, and to the greatest extent possible, camouflage its appearance. It is also consistent with Plan guidelines that a Special Exception use is of a size and scale that will not adversely impact the character of the area in which it is located.

The equipment cabinet compound at the base of the proposed monopole will be screened by an 8' tall board-on-board fence. This complements the surrounding existing tree cover. Also, substantial buffering is provided in the applicant's proposal by adding additional shrubs and evergreen trees in a 50' perimeter around the equipment compound to help fill in understory, and meet transitional screening as required by the Urban Forest Management Division. Therefore, this meets Plan objectives to design, site and/or landscape the proposed facility to minimize impacts on the character of the area, and another plan requirement to obscure or block the views of proposed telecommunication facilities with other existing structures, vegetation, tree cover, or topographic features to the maximum extent feasible.

Extent

The closest residence is 200' north in the Hampton Forest subdivision across the 4-lane Braddock Road thoroughfare. The other closest residential properties are 700' west across Colchester Road; 920' south, 490' southeast, and 645' east over undeveloped tree-covered properties, which also provide a natural buffer. The proposed expansion is consistent with Comprehensive Plan guidance to ensure that when new structures are necessary to meet the service area requirements for residential neighborhoods, the surrounding tree cover helps to mitigate the visual impact of the facility on the surrounding residential area.

Many months after the initial application was filed, it came to the Department of Planning and Zoning's attention that a single family home may be built on the neighboring lot east of the subject property. However, no site plan has been formally submitted to the County and it is difficult to make a judgment on the visual impact based on lack of a definitive site plan. The upper portion of the monopole may likely be visible from this homeowner's property, based on its likely visibility to certain other residences, especially across Braddock Road as demonstrated in a balloon fly in September 2015. To accommodate the potential impacts to the adjacent property, the applicant will add additional landscaping as mentioned above, and the proposed backup generator has been moved from the east to west side of the equipment compound. (The generator is only used for emergency back-up power and for occasional testing of its system.) Finally, the proposed facility will remain an unmanned facility with minimal traffic impact.

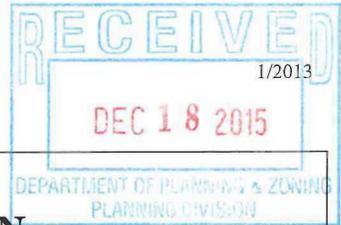
Barbara Berlin
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CONCLUSION AND RECOMMENDATIONS

Staff concludes that the subject proposal, as amended, by Verizon Wireless, to install a telecommunications facility at 12601 Braddock Road, Centreville, VA 22030, 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-S15-5, as amended, substantially in accord with provisions of the adopted Comprehensive Plan.

CBC: DWH



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

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

APPLICATION NUMBER 2232-515-5

Date application received 3/30/15 by DPZ

Date(s) Revised 8/9/15 thru 12/18/15

Date application accepted 8/9/15 (2232) by DWH

SE accepted 7/30/15

(Please Type or Clearly Print)

PART I: APPLICATION SUMMARY

FILE COPY

LOCATION OF PROPOSED USE

Address 12601 Braddock Rd

City/Town Centreville, VA Zip Code 22030

Place Name (example: Dale High School) Little League Inc Fairfax

Tax Map I.D. Number(s) 0662-03-0002

Fairfax County Supervisor District Springfield

APPLICANT(S)

Name (Company or Agency) Verizon Wireless

Agent Name Benjamin Pelletier

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

Agent's Mailing Address 6095 Marhsalee Dr, Ste 300

City/Town Elkridge State MD Zip Code 21075

Telephone Number (757) 784-3671 Fax (410) 712-4056

E-mail bpelletier@nbcllc.com

Secondary Contact Stephanie Petway

Telephone Number (240) 401-0907 E-mail spetway@nbcllc.com

BRIEF DESCRIPTION OF PROPOSED USE

Verizon Wireless is proposing to erect a new 164' monopole with a 2500 Sq Ft compound located at the base of the pole to allow for collocation of (2) future carriers. Fifteen (15) panel antennas will be installed at a RAD center of 160'. Verizon Wireless will also install a 12' x 20' concrete pad to house (6) cabinets. The aforementioned compound will be secured by 8' board-on-board fencing.



Total Area of Subject Parcel(s) 4.86 acres

Zoning District RC

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

None

PROPERTY OWNER(S) OF RECORD

Owner Little League Inc Fairfax

Street Address PO Box 543

City/Town Fairfax State VA Zip Code 22038

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 12.17.15

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 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 N/A

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 N/A



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

Provider Verizon Wireless

Model # or name	Type Panel, Dish, Omni	Quantity	Height	Width	Diameter	Location height on the structure
WBX045T19x000	Panel	2	51.4"	16.0"		160'
X7C-FRO-840	Panel	3	98.5"	18.8"		160'
WWx063x19	Panel	4	75.0"	12.1"		160'
X7C-FRO-860	Panel	6	96.0"	14.6"		160'

Antenna color: grey Painted to match existing structure? Yes No

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

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
Charles Cabinet (proposed)	Cabinet	1	89.1"	32.1" 32"	32.3"	Pad
EZBF0 Battery cabinet	Cabinet	1	78"	32"	32"	Pad
Generator 10kW	Cabinet	1	72"	32" 50"	50" 49"	Pad
Mesa Cabinet	Cabinet	1	46.22"	39.39"	36.39"	Compound
Charles Cabinet (future)	Cabinet	2	89.1"	32.1" 32"	32.3"	Pad

How will the equipment cabinet or shelter be screened? 8' Board on Board Fencing

Material: Wood Color: Brown

Additional information:

Site located in an area with mature and dense vegetation.

FILE COPY



December 17, 2015

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



RE: Proposed Monopole
"Cobbs Corner"
12601 Braddock Rd
Centreville, VA 22030-5507 *DP*

To Whom It May Concern:

Cellco Partnership (known hereafter as "Verizon Wireless") is an FCC licensed provider of wireless services that proposes to erect a new 164' monopole. Included in the design is a 2500 Square Foot compound at the base of the monopole to house equipment for Verizon Wireless and two (2) future carriers. The proposed tower is located in an RC zoning district, and Verizon Wireless is therefore required to apply for the following Special Exception.

APPLICANT:

Verizon Wireless
9000 Junction Drive
Annapolis Junction, MD 20701

APPLICANT'S AGENT:

Benjamin Pelletier
6095 Marshalle Dr, Ste 300
Elkridge, MD 21075
757-784-3671
bpelletier@nbcllc.com

SITE LOCATION:

Tax Map: 0662-03-0002
Address: 12601 Braddock Rd
Zoning District: RC
Use: Undeveloped
Supervisor District: Springfield

6095 Marshalee Drive, Suite 300
Elkridge, MD 21075

DESCRIPTION OF PROPOSAL:

The proposed installation will consist erecting a new monopole at a total height of 164' and Verizon Wireless will install fifteen (15) panel antennas at the 160' RAD center. All equipment will be situated within a 2500 Square Foot compound, designed to allow for future collocation of (2) additional carriers. Verizon Wireless will be installing a 12' by 20' concrete pad to house (4) cabinets, and one (1) stand by diesel generator. The aforementioned compound shall be screened by 8' board-on-board fencing.

The facility will operate automatically and will not require personnel or hours of attendance. It will operate twenty-four (24) hours a day, 365 days a year. It is anticipated that a technician will need to perform routine maintenance on the facility at a rate of once or twice per month or on an "as needed" basis for cases of emergency repair. The installation will not generate noise with the exception of the testing of emergency operation of the proposed diesel generator.

REQUIREMENT FOR PROPOSED USE:

The proposed facility is part of Verizon Wireless' network as a provider of a wireless service for its customers. The proposed installation at 12601 Braddock Rd will serve its customers for in building and in vehicle service. Verizon Wireless is licensed by the FCC to provide coverage for its customer base, and this site will ensure dependable coverage for personal, business, and emergency communications for customers in this area.

ANTICIPATED IMPACTS ON ADJOINING PROPERTIES:

The proposed pole and facility has been sited on a parcel that is vacant/undeveloped, and is adjacent to similar properties which are vacant/undeveloped. The immediate area is dense with mature vegetation, providing optimal screening for the pole itself. A height of 164' was determined based on the need to crest the canopy of the aforementioned vegetation, and still allow for future collocation by other carriers.

RELATIONSHIP OF THE PROPOSAL TO THE COMPREHENSIVE PLAN:

The location, character and extent of the application should be found to be in substantial accord with the Comprehensive Plan.

The instant application is also consistent with the objectives found under the Policy Plan of the Comprehensive Plan concerning "Mobile and Land-Based Telecommunication Services."

Under the "General Guidelines" section, it states:

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 to achieve opportunities for the co-location of related facilities and the reduction or elimination of their visual impact, locate the network's necessary support facilities which include any antennas, support structures and equipment buildings or equipment boxes in accordance with the following policies:

Policy a. Avoid construction of new structures by locating proposed telecommunication facilities on available existing structures such as rooftops, telecommunication and broadcast support structures, electrical utility poles and towers, and water storage facilities when the telecommunication facilities can be placed inconspicuously to blend with such existing structures.

Verizon Wireless took the necessary steps to avoid construction of a new tower. These candidates were ruled out for the reasons included on separate appendices.

Policy b. When existing structures are not available for co-location, or co-location is not appropriate because of adverse visual impacts or service needs, 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.

Co-location was originally considered, but all candidates were ruled out for various reasons (Please see "Candidate Rule Outs" attached). The proposed telecommunication facility is sited in an area of dense vegetation, screening a majority of the tower. Proposal is consistent.

Policy g. Co-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 only when a co-location structure for multiple service providers is not desirable or feasible due to technological differences, site limitations or visual impact concerns.

Proposed telecommunication facility will allow for the future co-location of (2) additional carriers. Proposal is consistent.

Policy h. *Ensure that the height of the proposed telecommunication facility is no greater than necessary to allow for co-location on the telecommunication facility based on its service area requirements while still mitigating the visual impact of the facility.*

Proposed height of 164' is just enough to crest the existing canopy, and allow for future co-location. Proposal is consistent.

Policy i. *When new structures, co-locations and/or technologies (such as distributed antenna systems, micro-cell technology or miniaturization technology) are necessary to meet the service area requirements for the residential neighborhood(s), ensure that the height and mass of any appropriate co-location on the telecommunication facility is in character with the surrounding residential area and mitigates the visual impact of the facility on the surrounding residential area.*

Proposed height of 164' is just enough to crest the existing canopy, and allow for future co-location. Additionally, the proposed facility is sited in an area of dense mature vegetation serving to screen a majority of the pole. Proposal is consistent.

Policy j. *Design, site and/or landscape proposed 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.*

Proposed telecommunication facility is sited in an area of dense mature vegetation which serves to screen a majority of the pole and the compound as well. The proposed tower is sited at the minimum height needed to meet Verizon Wireless' objective, and is to be designed with materials of a neutral color pallet as to be consistent with other transmission and utility towers in the immediate area. Proposal is consistent.

Policy k. *Policy k. Demonstrate that the selected site for a new telecommunication facility provides the least visual impact on residential areas and the public way, as compared with alternate sites. Analyze the potential impacts from other vantage points in the area, especially from residential properties, to show how the selected site provides the best opportunity to minimize its visual impact on the area and on properties near the proposed site.*

Proposed telecommunication facility is being sited in an area of dense vegetation. This serves to screen a bulk of the tower, along with the compound, from the residences to the north, south, ~~east~~ and west of the subject parcel.

east

Policy l. *A key concept in assessing telecommunication facilities is mitigation which is defined as actions taken to reduce or eliminate negative visual impacts. Mitigate the visual impact of proposed telecommunication facilities and their equipment, by using effective design options appropriate to the site such as:*

- ***Design, site and/or landscape the proposed facility to minimize impacts on the character of the area.***

Proposed facility is sited amidst mature vegetation and the proposed compound will be secured and screened by 8' board-on-board fencing. Proposal is consistent.

- ***Locate proposed telecommunication facilities near or within areas of mature vegetation and trees that effectively screen or provide an appropriate setting for the proposed structure provided such location does not adversely impact sensitive resources or cause fragmentation of forested communities. When viewed in context, consider perspective views, relative topography and other factors, to mitigate the visual presence and prominence of the structure;***

Proposed facility, as previously mentioned, has been sited on a parcel wholly covered by mature vegetation. Proposal is consistent.

- ***Obscure or block the views of proposed telecommunication facilities with other existing structures, vegetation, tree cover, or topographic features to the maximum extent feasible;***

Dense vegetation surround the proposed facility in all cardinal directions, which serves to screen a majority of the pole and the compound as well.

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

Proposed site is not found within or near a historically significant property or landscape, but all ground equipment will be screened to mitigate any visual impact. Proposal is consistent.

Policy n. Site proposed telecommunication facilities to avoid areas of environmental sensitivity, such as steep slopes, floodplains, wetlands, environmental quality corridors, and resource protection areas.

Proposed site is not found within or near an environmentally sensitive are or landscape, nor is it located within or adjacent to any Resource Protection Area. Proposal is consistent.

Policy o. Site proposed telecommunication facilities to allow for future expansion and with corresponding levels of screening to accommodate expansion.

Proposed facility has been designed to accommodate the future col-location of (2) additional carriers. Proposal is consistent.

ALTERNATIVE SITES CONSIDERED FOR THIS PROPOSAL

The proposed facility is a result of continuous due diligence on the part of Verizon Wireless and its agents. Possible co-locations were taken into consideration, but as noted, these candidates were ruled out for either Radio Frequency or Real Estate reasons. More detail can be found in the attached list.

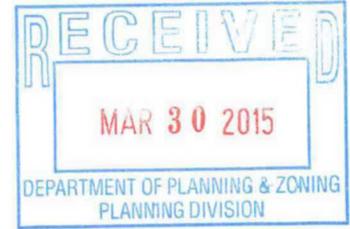
The applicant submits to the Planning Commission that the proposal is consistent with the Comprehensive Plan as to character, location and extent. If you have any questions, or need further information, please feel free to contact me at 757-784-3671 or

bpelletier@nbcllc.com

Sincerely,



Benjamin Pelletier
Zoning Manager



Candidate Rule Outs

The following locations/addresses were taken into consideration when sighting the proposed monopole. However, they were ruled out for the reasons provided.

Hamlet Hill Way (VEPCO Transmission Pole) – This transmission pole, and subsequent string of poles, cut through a dense residential community on the North side of Braddock Rd. The local HOA owns the land running from Rockpointe Dr to Willow Springs Elementary School. In the midst of lease negotiations, it was brought to light by the HOA that the property could not be leased for any type of monetary compensation. Therefore, the candidate could no longer be considered.

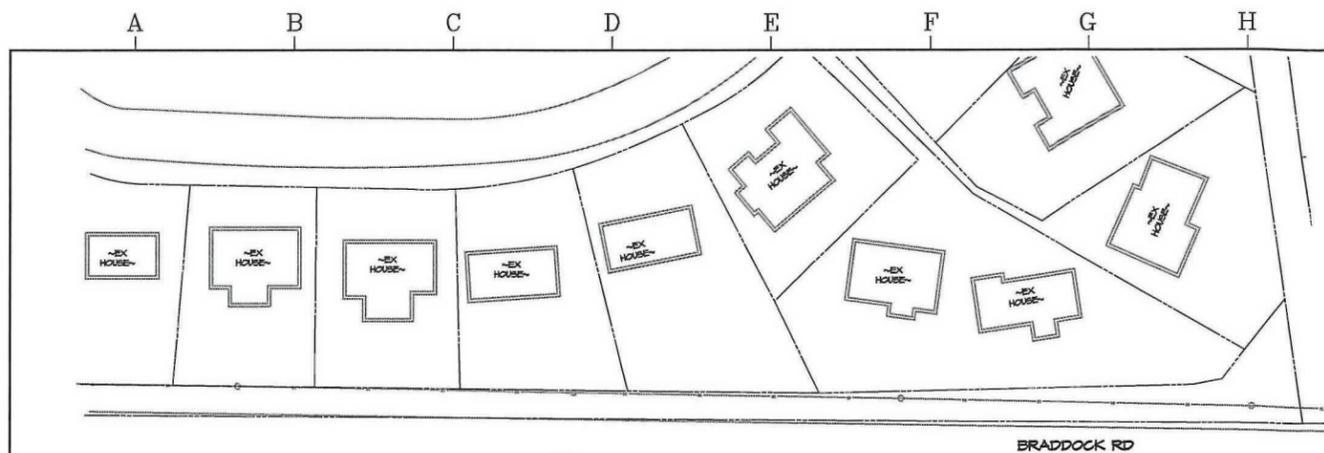
5455 Willow Springs School Rd - Sports fields, associated with the Willow Springs Elementary School, were taken into consideration due to the nature of existing light standards. Unfortunately, the RF Engineer for this project cited that the location was in too close a proximity to an existing Verizon Wireless facility located at Patriot Park. The two sites would cause interference with one another, essentially rendering either site useless. For this reason, the candidate was no longer considered.

The aforementioned was provided to the staff of Planning and Zoning at the Pre-Application Meeting held on 2/13/15.

Most Respectfully,

Benjamin Pelletier

Benjamin Pelletier
Land Use Associate
Consultant for Verizon Wireless



EASEMENT DESCRIPTION

DESCRIPTION OF THE PERIMETER OF THE LESSEE ACCESS AND UTILITY EASEMENT AND LESSEE LEASE AREA ACROSS THE LAND OF LITTLE LEAGUE INC. FAIRFAX LOCATED AT 12601 BRADDOCK ROAD (TAX MAP, 0662-05-0002), SPRINGFIELD DISTRICT, FAIRFAX COUNTY, VIRGINIA ALSO KNOWN AS LOT 2 GRACE J KELLY SUBDIVISION (DB, 1868 PG. 813)

BEGINNING AT A POINT ON THE SOUTH RIGHT OF WAY LINE OF BRADDOCK ROAD, SAID POINT HAVING VIRGINIA COORDINATE SYSTEM OF 1983 COORDINATES, NORTH 64°06'20.12" EAST 118°01'50.20" SAID POINT BEING N 04° 01' 22" W 100.14 FEET FROM THE CORNER COMMON WITH LOT 1 GRACE J. KELLY SUBDIVISION

THENCE DEPARTING THE RIGHT OF WAY AND RUNNING WITHIN LOT 2 THE FOLLOWING COURSES AND DISTANCES, S 00° 06' 22"E (81.9) FEET TO A POINT,
 THENCE N41°59'59"E 14.00 FEET TO A POINT,
 THENCE S00°06'22"E 20.00 FEET TO A POINT,
 THENCE N41°59'59"E 5.00 FEET TO A POINT,
 THENCE S00°06'22"E 80.00 FEET TO A POINT,
 THENCE S41°59'59"E 80.00 FEET TO A POINT,
 THENCE N00°06'22"W 80.00 FEET TO A POINT,
 THENCE N41°59'59"E 18.00 FEET TO A POINT,
 THENCE N00°06'22"W 202.25 FEET TO A POINT ON THE SOUTHERN RIGHT OF WAY OF BRADDOCK ROAD,
 THENCE, RUNNING WITH THE RIGHT OF WAY LINE AND THE NORTHERN PROPERTY LINE OF LOT 2, S41°07'26"E 20.00 FEET TO THE POINT OF BEGINNING

CONTAINING 6,822 SQUARE FEET OR 0.1566 ACRES.

BEING PART OF THE LAND OWNED BY LITTLE LEAGUE INC. FAIRFAX AND RECORDED AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA IN DEED BOOK 2074, PAGE 560.



VICINITY MAP
SCALE: 1" = 1000'

MRA
MORRIS & RITCHE ASSOCIATES, INC.
 Civil/Structural Engineers
 1280-O East Joppa Road, Suite 205
 Tysons, Maryland 21105
 410-251-1800
 410-251-3748 Fax

Professional Engineer
 JACOB TORONEY
 License No. 052508
 12/17/15

FILE COPY

SITE NOTES:

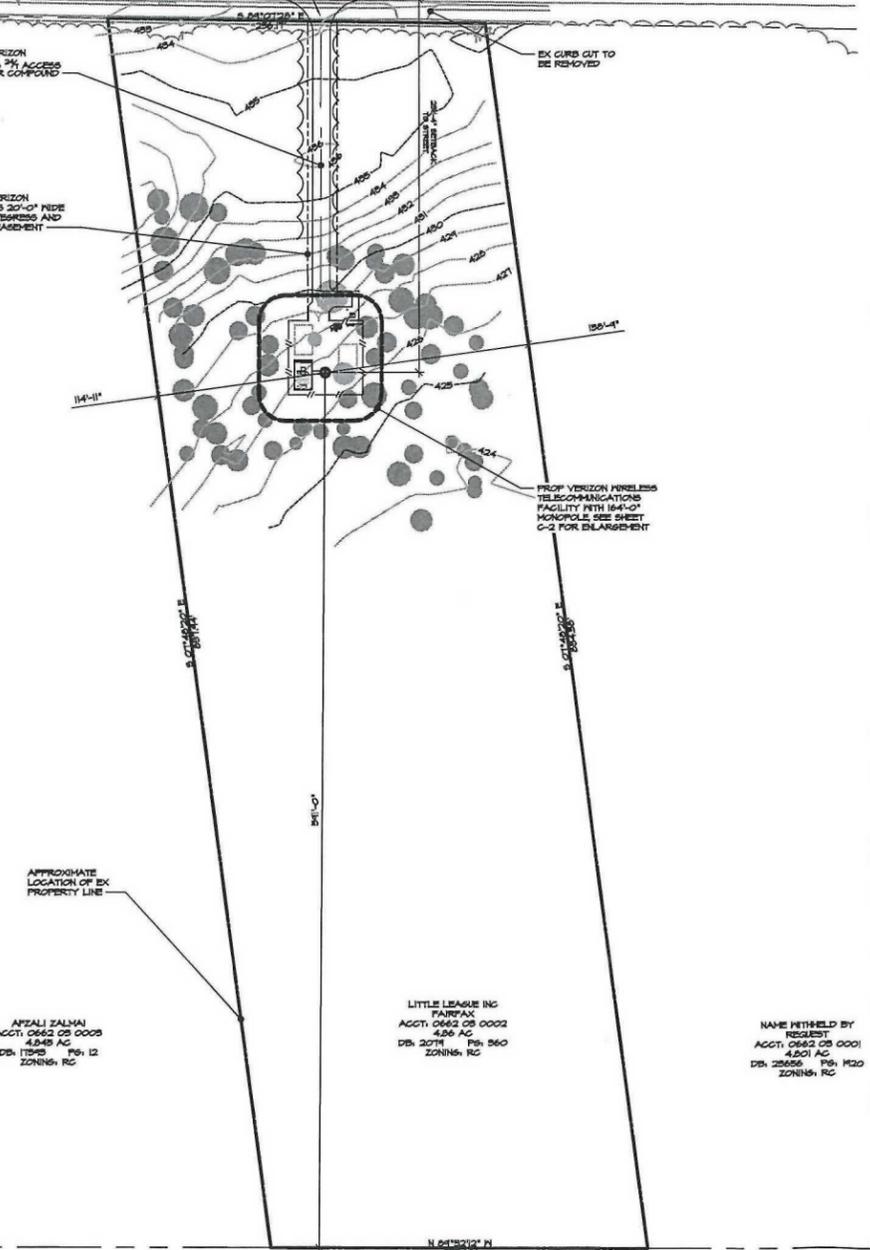
1. APPLICANT: VERIZON WIRELESS, 1000 JUNCTION DRIVE, ANNAPOLIS JUNCTION, MD 20701, TEL. (301) 512-2000, FAX (301) 512-2186
2. APPLICANT'S ATTORNEY: FRANK H. STEARNS, ESQ., DONOVAN & STEARNS, PLLC, 2210 ASHBROOK PLACE, ASHEBURN, VIRGINIA 20147, (703) 126-2547
3. PROPERTY OWNER: LITTLE LEAGUE INC FAIRFAX, PO BOX 849, FAIRFAX, VA 22039
4. SITE DATA: TAX ASSESSMENT MAP# 0662-05-0002, TAX DISTRICT# 80200, DISTRICT NAME, SPRINGFIELD, DEED# 02074 0560, TRACT AREA# 4.86 AC, ADDRESS: 12601 BRADDOCK RD, CENTREVILLE, VIRGINIA 22090
5. ZONING: RG (RES CONSERVATION IDU/SAG)
6. HORIZONTAL AND VERTICAL CONTROL SHOWN HEREON IS BASED ON INFORMATION PROVIDED BY MORRIS & RITCHE ASSOCIATES, DATED MARCH 2015. LATITUDE: N89° 41' 55.22" LONGITUDE: W71° 22' 56.08" GROUND ELEVATION: 426' AMSL (AVS) PROPOSED STRUCTURE HEIGHT: 164' ASL TOTAL ELEVATION (AMSL): 590.6' AMSL
7. TOTAL DISTURBED AREA = 4480 SF
8. THE PROPOSED FACILITIES WILL CONSIST OF ONE (1) 20'-0" LONG x 12'-0" WIDE x 9'-8" HIGH COMMUNICATION EQUIPMENT PAD WITH CANOPY WITH A 50'x50' FENCED COMPOUND. FIFTEEN (15) ANTENNAS SHALL BE MOUNTED ON AN EXISTING 164'-0" MONOPOLE WITH A RAD CENTER AT AN ELEVATION OF 160'-0" ABOVE GRADE LEVEL FOR THE RECEPTION OF VERIZON WIRELESS TELECOMMUNICATIONS.
9. THE STRUCTURE WILL NOT SUPPORT LIGHTS OR SIGNS UNLESS REQUIRED FOR AIRCRAFT WARNINGS OR OTHER SAFETY RECORDS.
10. THE MONOPOLE INSTALLATION SHALL MEET THE REQUIREMENTS OF SECTION 2-814 OF THE FAIRFAX COUNTY ZONING ORDINANCE.
11. THE APPLICANT WILL PROVIDE A CERTIFICATION FROM A REGISTERED ENGINEER THAT THE STRUCTURE WILL MEET THE APPLICABLE DESIGN STANDARDS FOR WIND LOADS, OF THE TELECOMMUNICATION INDUSTRY ASSOCIATION (TIA).
12. NO WATER OR SANITARY UTILITIES ARE REQUIRED FOR THE OPERATION OF THIS FACILITY.
13. STORMWATER MANAGEMENT NOTE: A WATER QUALITY PAVEMENT SHALL BE APPLIED FOR DUE TO THE LIMITED DISTURBANCE ON THE SITE. NO WATER QUALITY IS REQUIRED FOR THE PROPOSED VERIZON WIRELESS INSTALLATION. LIMITS OF DISTURBANCE ARE LESS THAN 2500 SQ FT. USED AS A SUPPORT STRUCTURE FOR ANY OTHER ANTENNA.
14. THIS PLAN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. PLAN IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
15. ALL DETAILS SHOWN ARE 'STANDARD' OR 'TYPICAL' FOR REFERENCE ONLY. FOR ACTUAL DETAILS, SEE ARCHITECTURAL, STRUCTURAL, OR CONSTRUCTION PLANS BY OTHERS.
16. BOUNDARY SHOWN PER COUNTY RECORDS. EXISTING SITE FEATURES SHOWN PER SURVEY BY MORRIS & RITCHE ASSOCIATES, INC. DATED APRIL 2011.
17. THE COMMUNICATION FACILITY SHALL BE UNMANNED, WITH INFREQUENT VISITS ON AN AS NEEDED BASIS BY FOUR OR FEWER PER YEAR MAINTENANCE PERSONNEL, AND WITH ACCESS AND PARKING FOR NO MORE THAN ONE VEHICLE. THE PROPOSED FACILITY IS NOT FOR HUMAN HABITATION AND THEREFORE HANDICAP ACCESS IS NOT REQUIRED.

GENERAL NOTES:

1. CONTRACTOR SHALL NOTIFY "MISS UTILITY" (811) 48 HOURS PRIOR TO DOING ANY EXCAVATION IN THIS AREA. CONTRACTOR SHALL CONTACT A SUBSURFACE UTILITY LOCATOR FOR LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION OF ANY CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL VERIFY EXISTING UTILITY LOCATIONS BY TEST PIT AS NECESSARY. LOCATION OF UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE AND FOR PLANNING PURPOSES ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. DAMAGE TO UTILITIES OR PROPERTY OF OTHER BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE REPAIRED TO PRECONSTRUCTION CONDITIONS BY THE CONTRACTOR.
2. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH ALL STATE AND LOCAL CODES AND ORDINANCES, THE LATEST EDITION THEREOF.
3. ANY PERMITS WHICH MUST BE OBTAINED SHALL BE THE CONTRACTOR'S RESPONSIBILITY. CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS FOR THIS PROJECT FROM ALL APPLICABLE GOVERNMENTAL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ABIDING BY ALL CONDITIONS AND REQUIREMENTS OF THE PERMITS.
4. CONTRACTOR SHALL COORDINATE ALL UTILITY CONNECTIONS WITH APPROPRIATE UTILITY OWNERS.
5. THESE PLANS ARE NOT FOR REORDINATION OR CONVEYANCE.
6. EXISTING PAVEMENT AND OTHER SURFACES DISTURBED BY CONTRACTOR (WHICH ARE NOT TO BE REMOVED) SHALL BE REPAIRED TO PRECONSTRUCTION CONDITIONS BY THE CONTRACTOR.



PROTECT YOURSELF. ONE THREE EIGHT DAYS NOTICE.
 THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ALL RULES AND REGULATIONS THERE TO APPROPRIATE.



SITE PLAN

HALF SIZE SCALE: 1" = 120'-0"
 FULL SIZE SCALE: 1" = 60'-0"

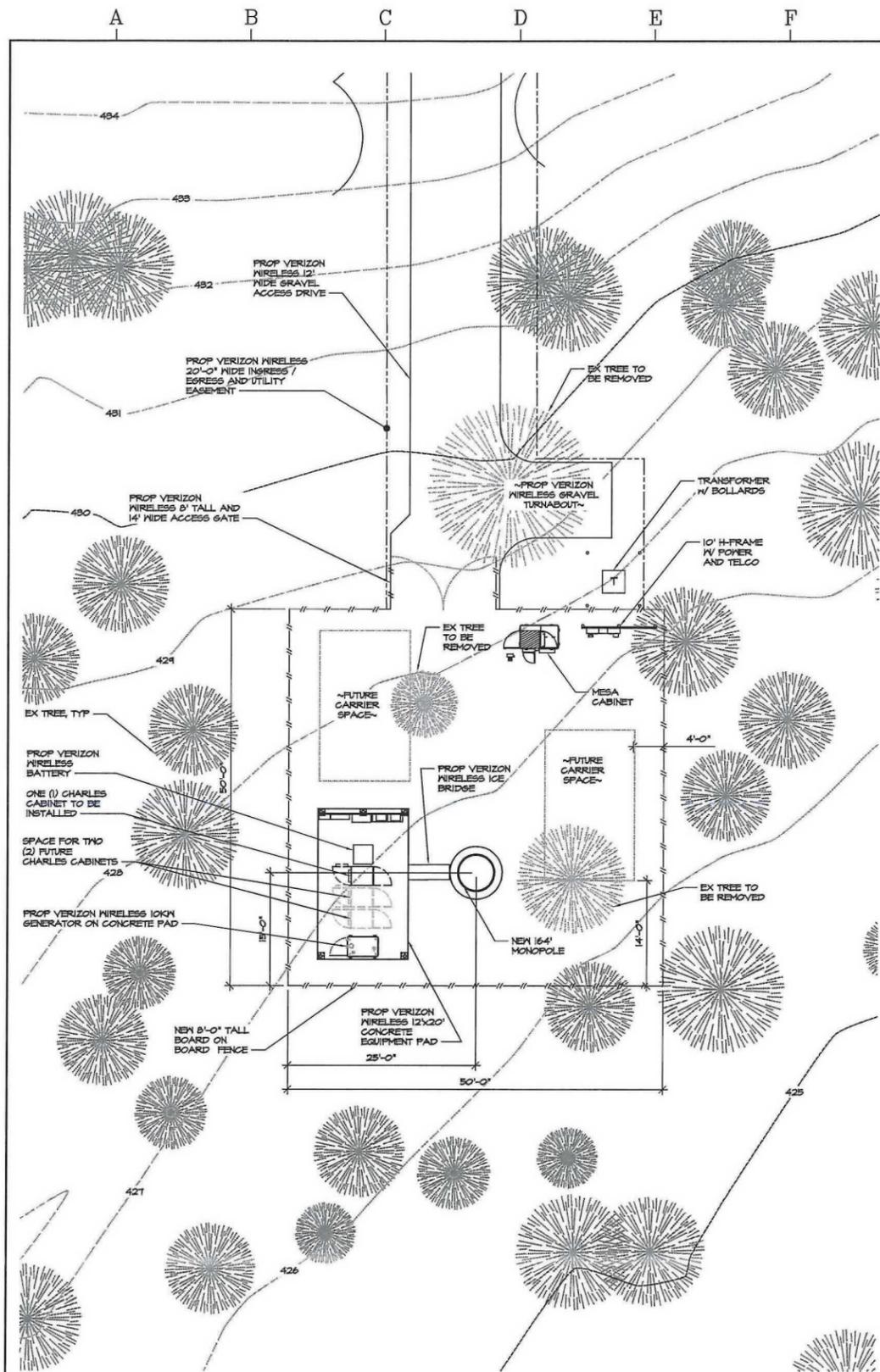
verizon wireless
 CORNER
 12601 BRADDOCK ROAD
 CENTREVILLE, VA 22090 (FAIRFAX COUNTY)

REVISIONS:

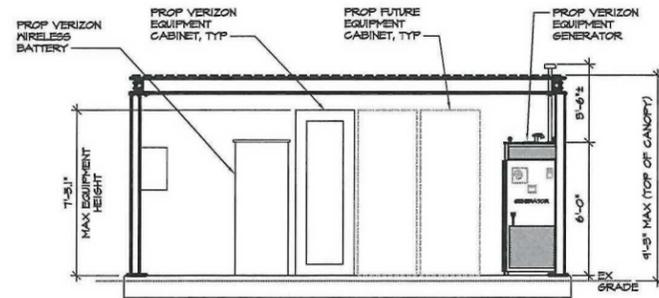
NO.	DESCRIPTION	DATE
1	ZONING DOCUMENTS	9/17/15
2	ZONING COMMENTS	12/17/15

DESIGNED BY: JT
 DRAWN BY: DNT
 PROJECT NO: 10421.1133
 DATE: 02/21/2015
 SCALE: AS NOTED

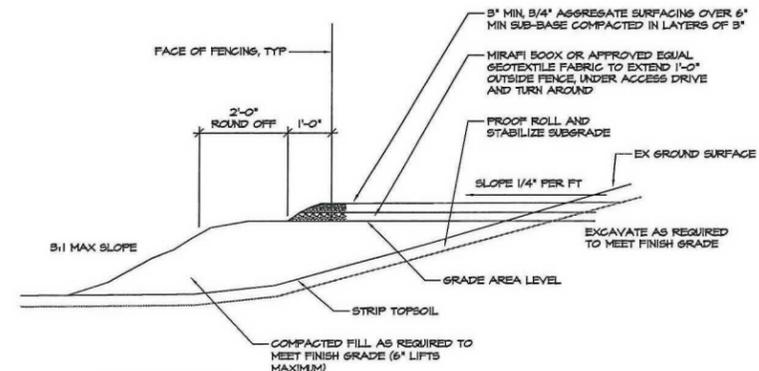
TITLE: **Site Plan**
 SHEET: **C-1**



NOTE:
 CHARLES CABINET WIDTH = 80", DEPTH = 32.5", AND HEIGHT = 84.1"
 BATTERY CABINET WIDTH = 52", DEPTH = 32", AND HEIGHT = 78"
 10 KW GENERATOR WIDTH = 52" AND DEPTH = 50", AND HEIGHT = 72"
 MESA CABINET WIDTH = 84.5", DEPTH = 36.5", AND HEIGHT = 46.22"



PLATFORM ELEVATION
 HALF SIZE SCALE: 1/8" = 1'-0"
 FULL SIZE SCALE: 1/4" = 1'-0"

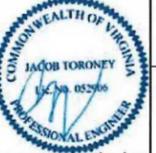


- CONSTRUCTION NOTES:**
1. CLEAR AND GRUB THE LAND ALONG THE ACCESS DRIVE.
 2. REMOVE ALL EXISTING ORGANIC MATERIAL TO SUITABLE SUBGRADE.
 3. PLACE GEOTEXTILE FABRIC OVER SUBGRADE AND THEN PLACE AGGREGATE BASE.
 4. GRAVEL SUBBASE SPECIFICATION:
 MARYLAND DOT: SECTION 304 GRADED AGGREGATE BASE COURSE
 VIRGINIA DHT: SECTION 210 AGGREGATE BASE COURSE

LEASE AREA, ACCESS DRIVE & TURN AROUND AREA SURFACING
 SCALE: 1/4" = 1'-0"

COMPOUND PLAN
 HALF SIZE SCALE: 1" = 20'-0"
 FULL SIZE SCALE: 1" = 10'-0"

MRA
MORRIS & RITCHIE ASSOCIATES, INC.
 Civil / Structural Engineers
 1330-C East Joppa Road, Suite 505
 Thymon, Maryland 21158
 410-581-1500
 410-581-1749 Fax



12/17/15

verizon wireless
 COBBS CORNER
 12601 BRADDOCK ROAD
 CENTREVILLE, VA 22090 (FAIRFAX COUNTY)

REVISIONS:

NO.	DESCRIPTION	DATE
1	ZONING DOCUMENTS	9/17/15
2	ZONING COMMENTS	12/17/15

DESIGNED BY: JT
 DRAWN BY: DNT
 PROJECT NO: 10427.1133
 DATE: 02/27/2015
 SCALE: AS NOTED



Know what's below.
 Call before you dig.

PROTECT YOURSELF. GIVE THREE WORKING DAYS NOTICE.
 THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ALL RULES AND REGULATIONS THERE TO APPLICANT.

TITLE: Site Details
 SHEET: C-2

A B C D E F G H J K L M N P Q R

MRA
MORRIS & RITCHE
ASSOCIATES, INC.
Civil / Structural Engineers
 12884 East-Sage Road, Suite 202
 Tysons, Maryland 21158
 410-551-1090
 410-551-1143 Fax



12/17/15

verizon wireless
 COBBS CORNER
 12601 BRADDOCK ROAD
 CENTREVILLE, VA 22090 (FAIRFAX COUNTY)

REVISIONS:

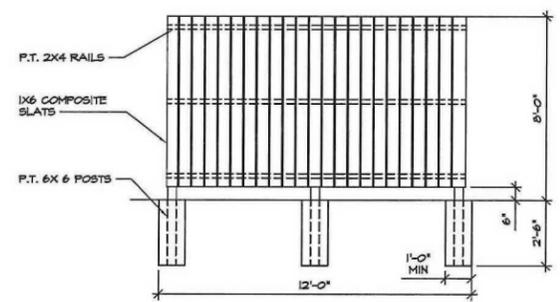
NO.	DESCRIPTION	DATE
1	ZONING DOCUMENTS	3/17/15
2	ZONING COMMENTS	12/17/15

DESIGNED BY: JT
 DRAWN BY: DNT
 PROJECT NO: 10421.1733
 DATE: 02/27/2015
 SCALE: AS NOTED

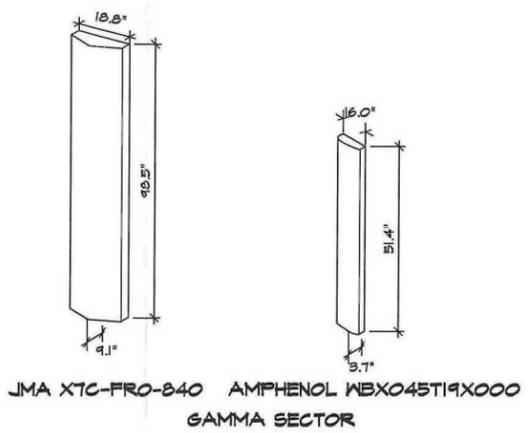
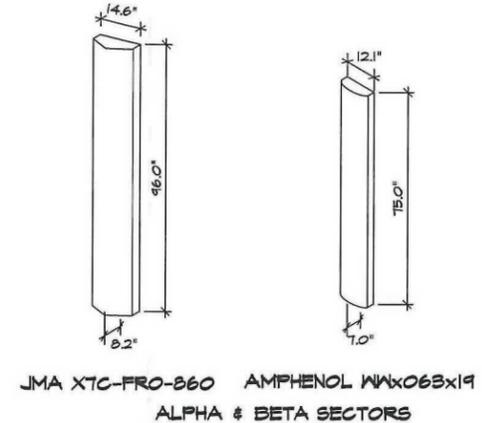
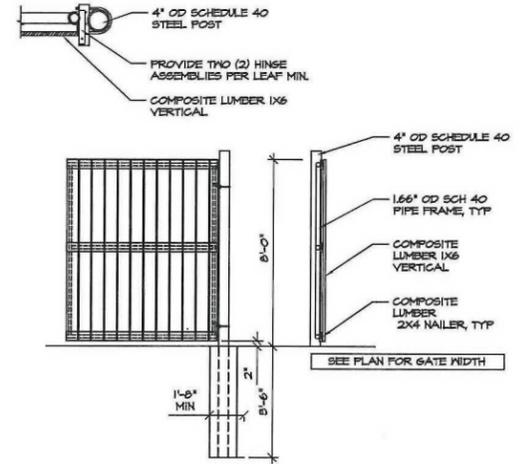
TITLE:
Site Elevation

SHEET:
C-3

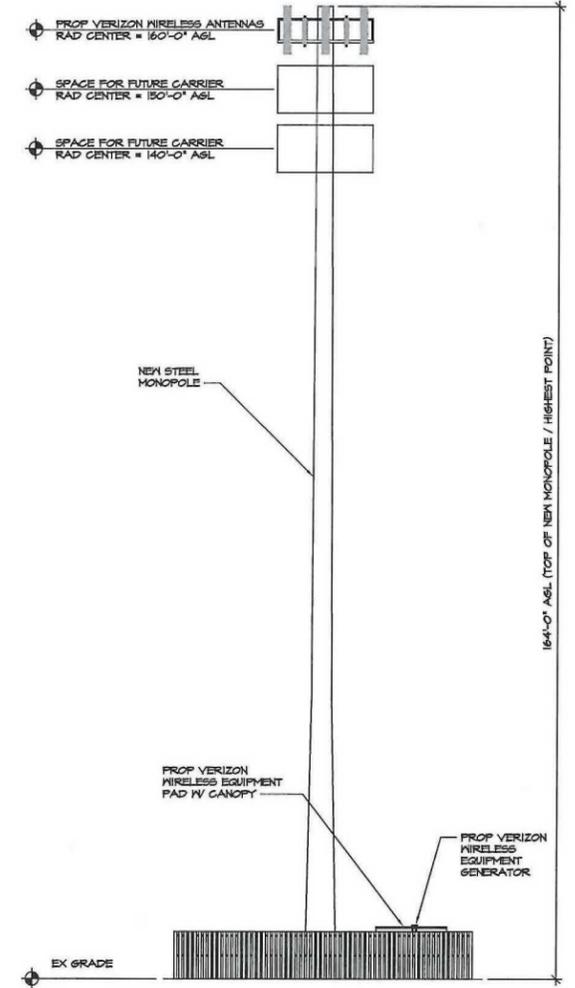
NOTE:
 ALL BOARDS TO BE
 CONNECTED WITH
 GALVANIZED SCREENS, TYP



BOARD ON BOARD FENCE DETAILS
 NOT TO SCALE



VERIZON WIRELESS ANTENNA DETAILS
 NOT TO SCALE



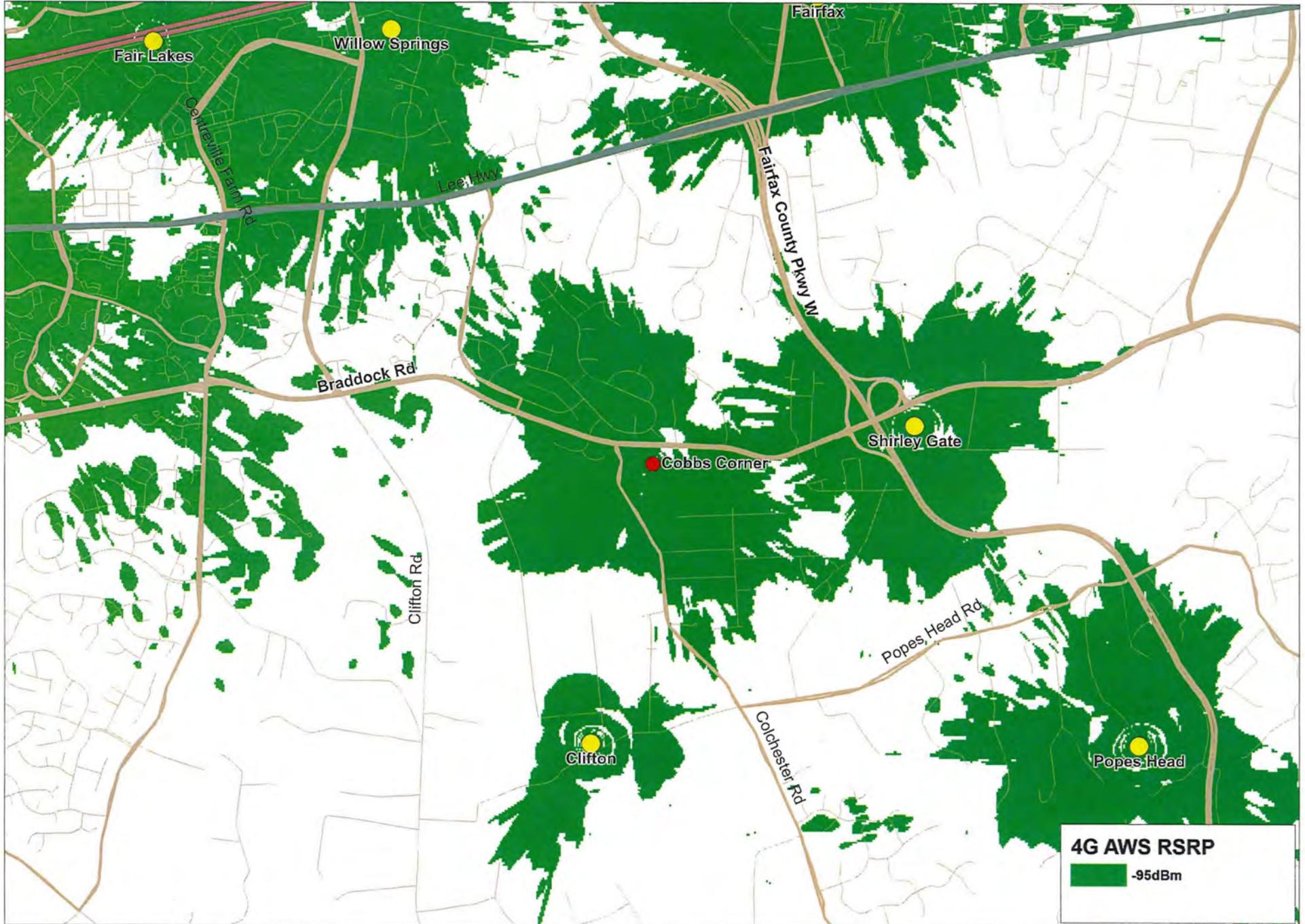
TOWER ELEVATION
 HALF SIZE SCALE: 1" = 30'-0"
 FULL SIZE SCALE: 1" = 15'-0"



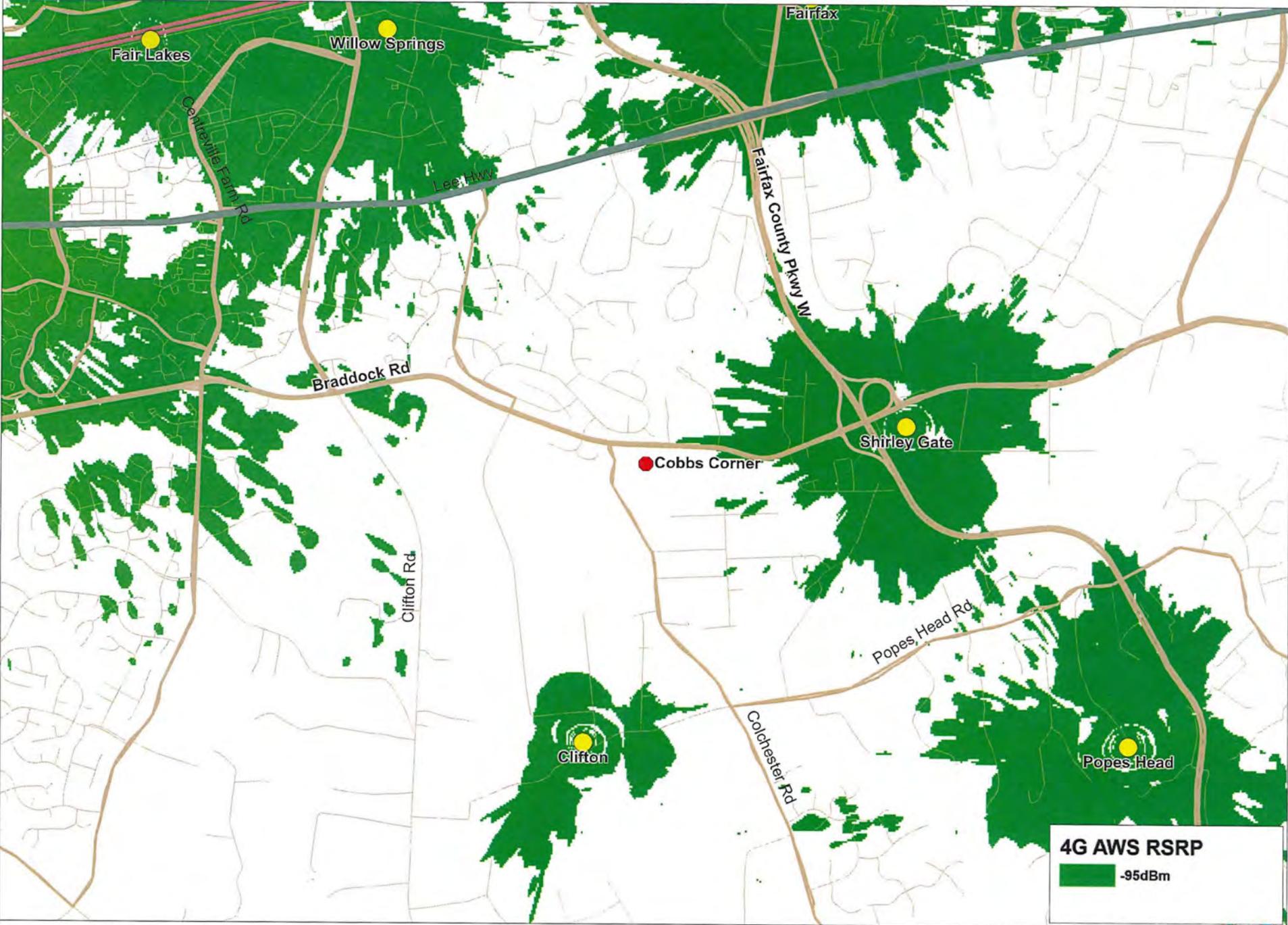
Know what's below.
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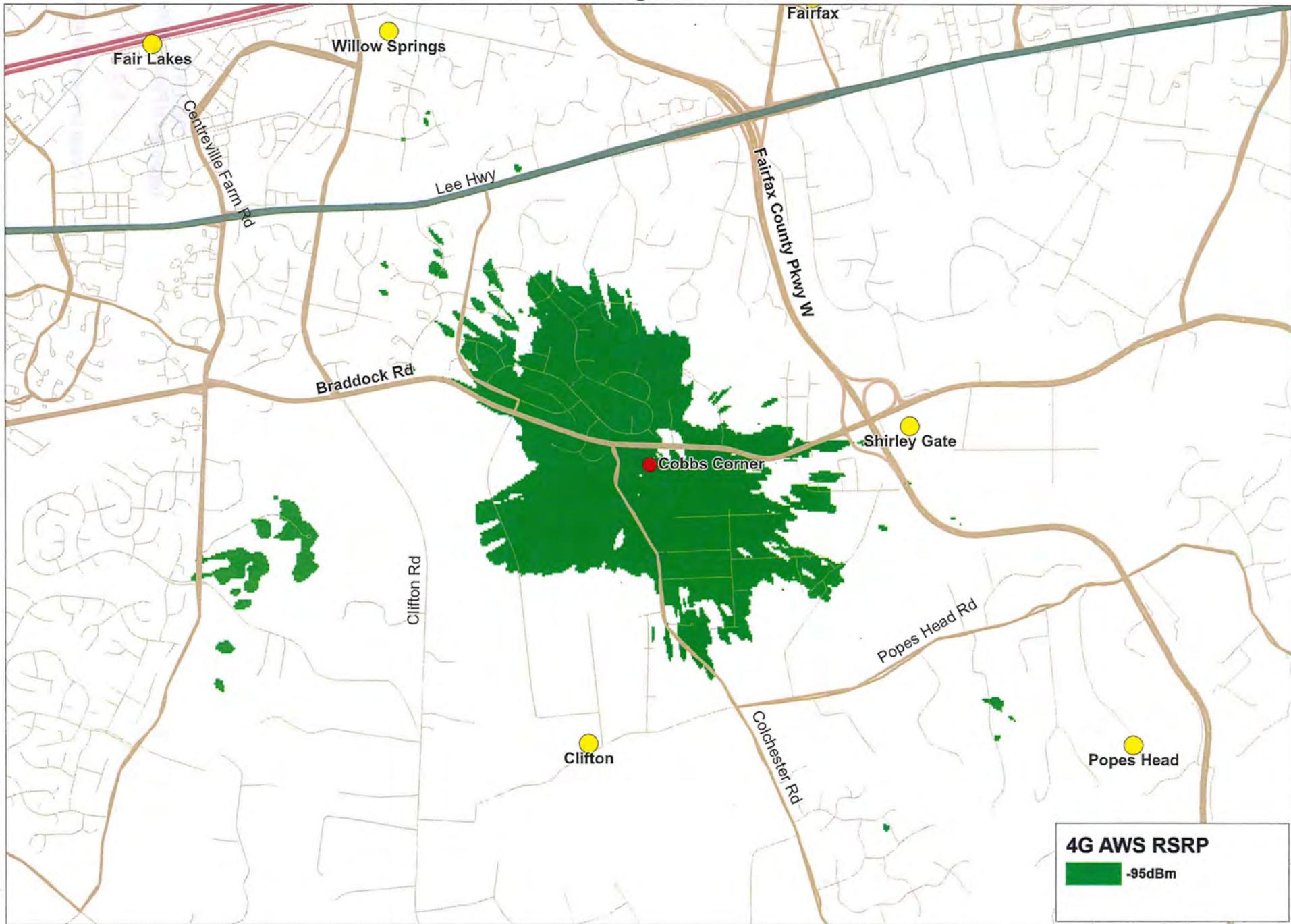
VZW - 4G AWS Coverage - With Site Cobbs Corner



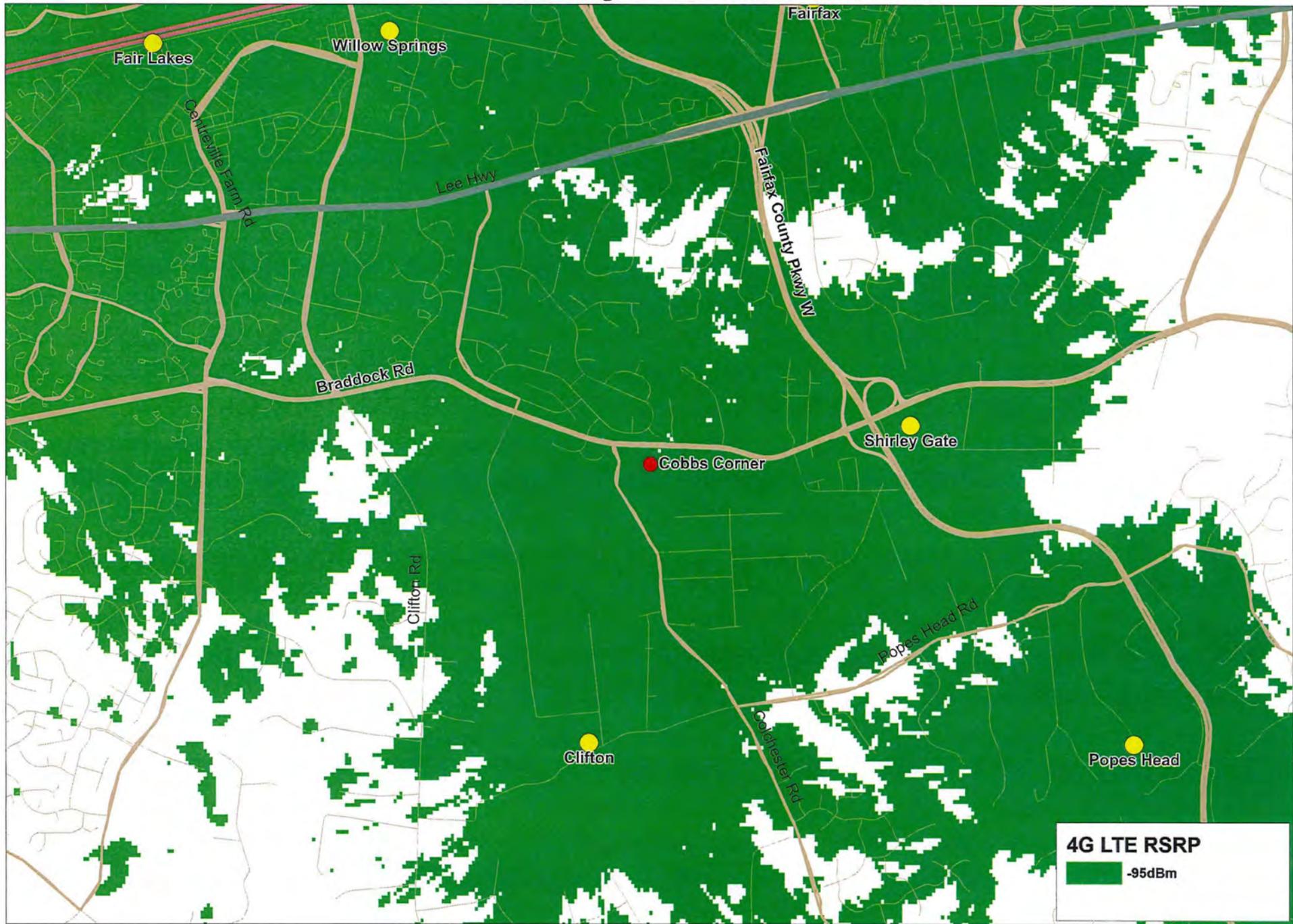
VZW - 4G AWS Coverage - Without Site Cobbs Corner



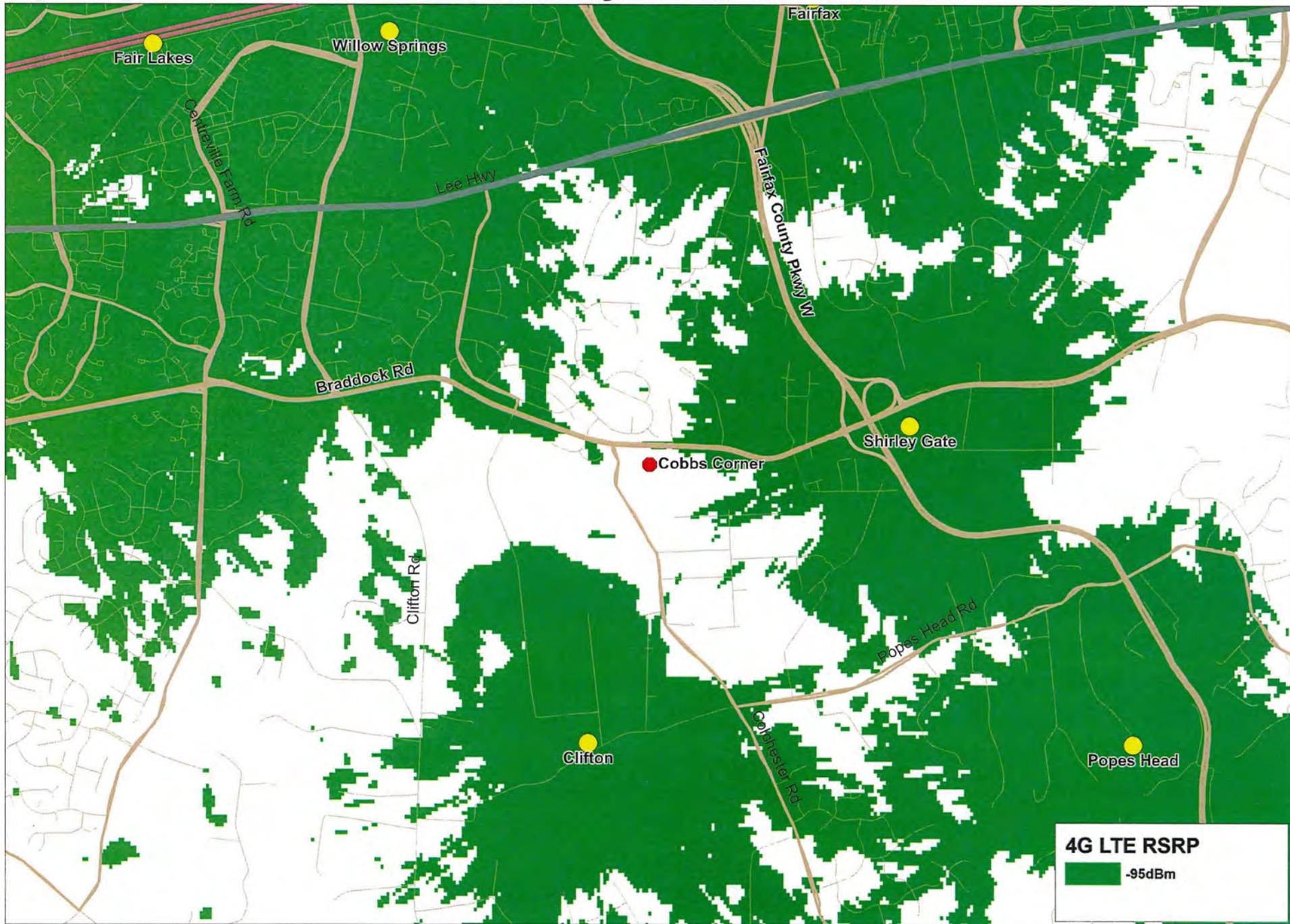
VZW - 4G AWS Coverage - Site Cobbs Corner



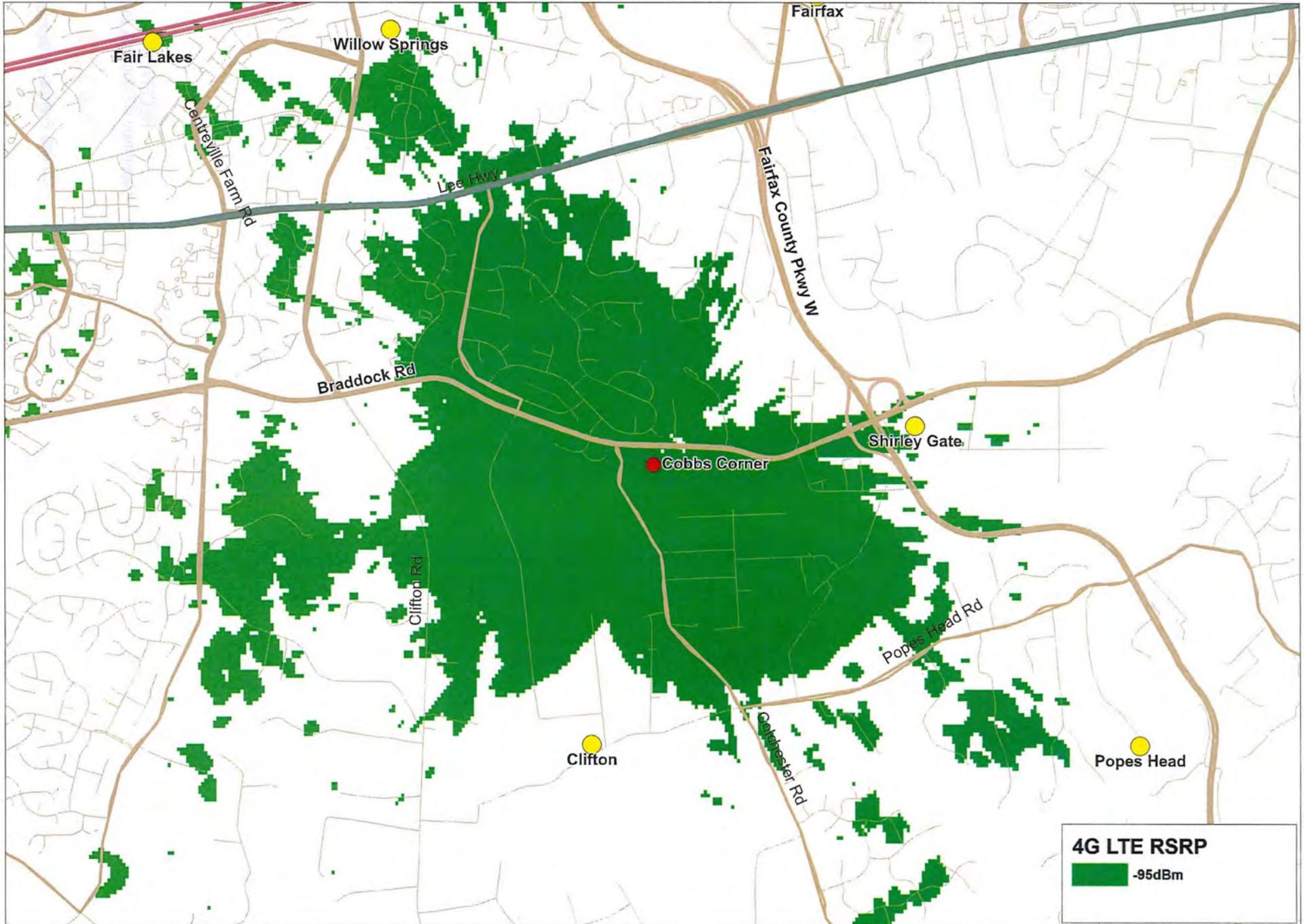
VZW - 4G LTE Coverage - With Site Cobbs Corner

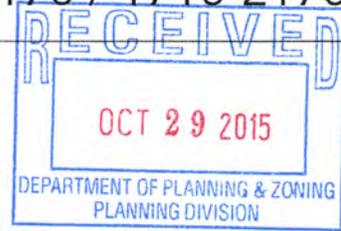


VZW - 4G LTE Coverage - Without Site Cobbs Corner



VZW - 4G LTE Coverage - Site Cobbs Corner





WBX045T19x000

Twin Band | Panel Antenna | 2x X-Pol | 45° / 45° | 19.0 / 19.0 dBi | Variable Tilt

- Twin band, 2x X-Pol (Quad-Pol), variable tilt, panel antenna
- Independent variable electrical tilt range 0°-10° / 0°-10°
- Patented internal RET actuator adds no additional length to the antenna
- Available in Manual and Remote AISG v1.1 or 3GPP/AISG v2.0 versions

Ordering Options	Model Number
When ordering, replace "x" in the model number with one of the options listed below.	
Manual Electrical Tilt	WBX045T19M000
Remote Electrical Tilt AISG v1.1	WBX045T19R000
Remote Electrical Tilt AISG v2.0 / 3GPP	WBX045T19R000G

Mounting bracket kits and other accessories are ordered separately.

Electrical Characteristics		2 x 1710-2170 MHz		
Frequency Bands		1710-1880 MHz	1850-1990 MHz	1900-2170 MHz
Polarization		2 x ±45° (Quad-Pol)		
Horizontal Beamwidth		48°	44°	40°
Vertical Beamwidth		8°	7.5°	7.0°
Gain		18.0 dBi	18.5 dBi	19.0 dBi
Electrical Downtilt		0-10°		
Impedance		50Ω		
VSWR		< 1.4:1		
Upper Sidelobe Suppression		≥ 18 dB		
Front-to-Back Ratio (±15° from 180°)		> 30 dB		
Inter-port Isolation	at 0°	> 25 dB		
	all other tilts	> 28 dB		
IM3 (2x20W carrier)		< -153 dBc		
Input Power		300 W		
Total Number of Connectors		Antennas has 4 connectors located at the bottom		
Connectors Per Band, Type, Location	1710-2170 MHz	2 Connectors / 7/16-DIN Female / Bottom		
	1710-2170 MHz	2 Connectors / 7/16-DIN Female / Bottom		
Diplexed		No		
Lightning Protection		Direct Ground		
Operating Temperature		-40° to +60° C (-40° to +140° F)		

Mechanical Characteristics			
Dimensions (Length x Width x Depth)		1305 x 407 x 93 mm	51.4 x 16.0 x 3.7 in
Weight without Mounting Brackets	MET	17.0 kg	37.5 lbs
	RET	17.3 kg	38.1 lbs
Survival Wind Speed		201 km/hr	125 mph
Wind Loads (160 km/hr or 100 mph)	Front	649 N	146 lbf
	Side	148 N	33 lbf



Quoted performance parameters are provided to offer typical, peak or range values only and may vary as a result of normal testing, manufacturing and operational conditions. Extreme operational conditions and/or stress on structural supports is beyond our control. Such conditions may result in damage to this product. Improvements to products may be made without notice.

WBX045T19x000

Twin Band | Panel Antenna | 2x X-Pol | 45° / 45° | 19.0 / 19.0 dBi | Variable Tilt

Electrical Downtilt Control

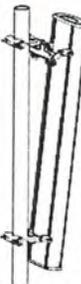
Electrical downtilt for each band can be controlled separately. Tilt indicator(s) are covered by removable transparent cap(s).

Manual Electrical Tilt (MET) Control	A colored knob at the end of the tilt indicator allows change of the tilt without need of a tool. The knob color is identical to the corresponding connector ring color. To access the knob, remove the cap by turning it counter-clockwise. It is re-installed by opposite rotation. Do not remove the transparent cap(s) from the antenna.		
Remote Electrical Tilt (RET) Control	The remote control of the electrical tilt is managed by a module (MDCU) totally inserted at the bottom of the antenna. One single module controls individually the tilt of each band (no need of daisy chain cables between the bands). This module does not add any additional length at the bottom of the antenna. For RET control, the transparent cap must be in place and locked. The tilt angle indicator always remains visible and the antenna still has manual tilt control (manual override).		
RET Module	The RET module is factory installed and does not need to be ordered separately.		
	Part Number for AISG v1.1 protocol:	MDCU-A0000	One unit installed in WBX045T19R000
	Part Number for 3GPP/AISG v2.0 protocol:	MDCU-G0000	One unit installed in WBX045T19R000G
Important Installation Instructions	In order to operate RET control, the transparent caps covering the tilt adjustment indicators must be engaged and locked. Do not cut them from the antenna.		
	Do not install the antenna with the connectors facing upward.		



Mounting Options	Part Number	Image	Fits Pipe Diameter	Weight
------------------	-------------	-------	--------------------	--------

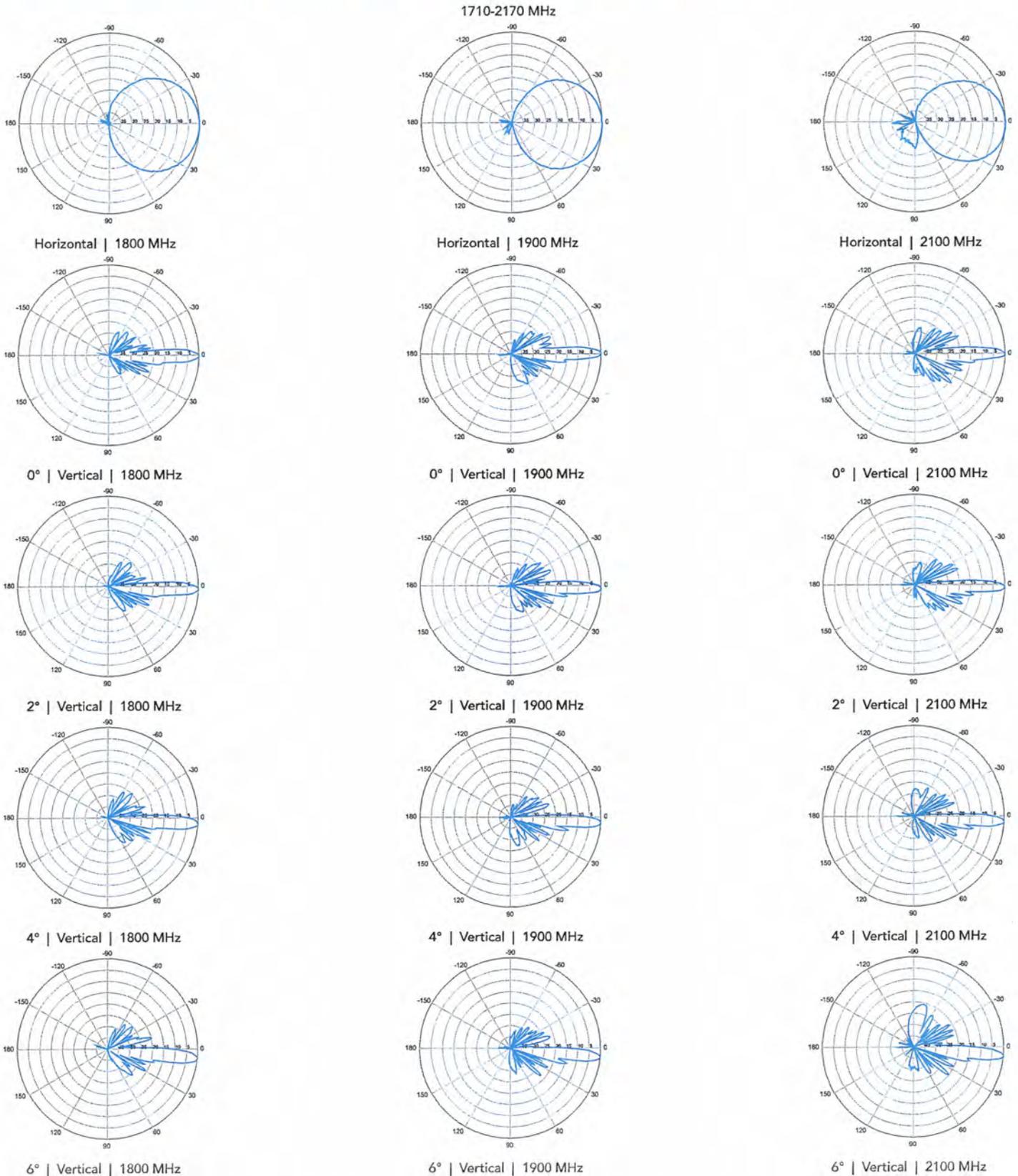
All mounting bracket kits are ordered separately unless otherwise indicated. Select from the options listed below.

2-Point Mounting Bracket Kit	MKS04P01		40-115 mm 1.6-4.5 in	2.6 kg 5.8 lbs
2-Point Mounting & Downtilt Bracket Kit	MKS04T02		40-115 mm 1.6-4.5 in	3.9 kg 8.5 lbs

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WBX045T19x000

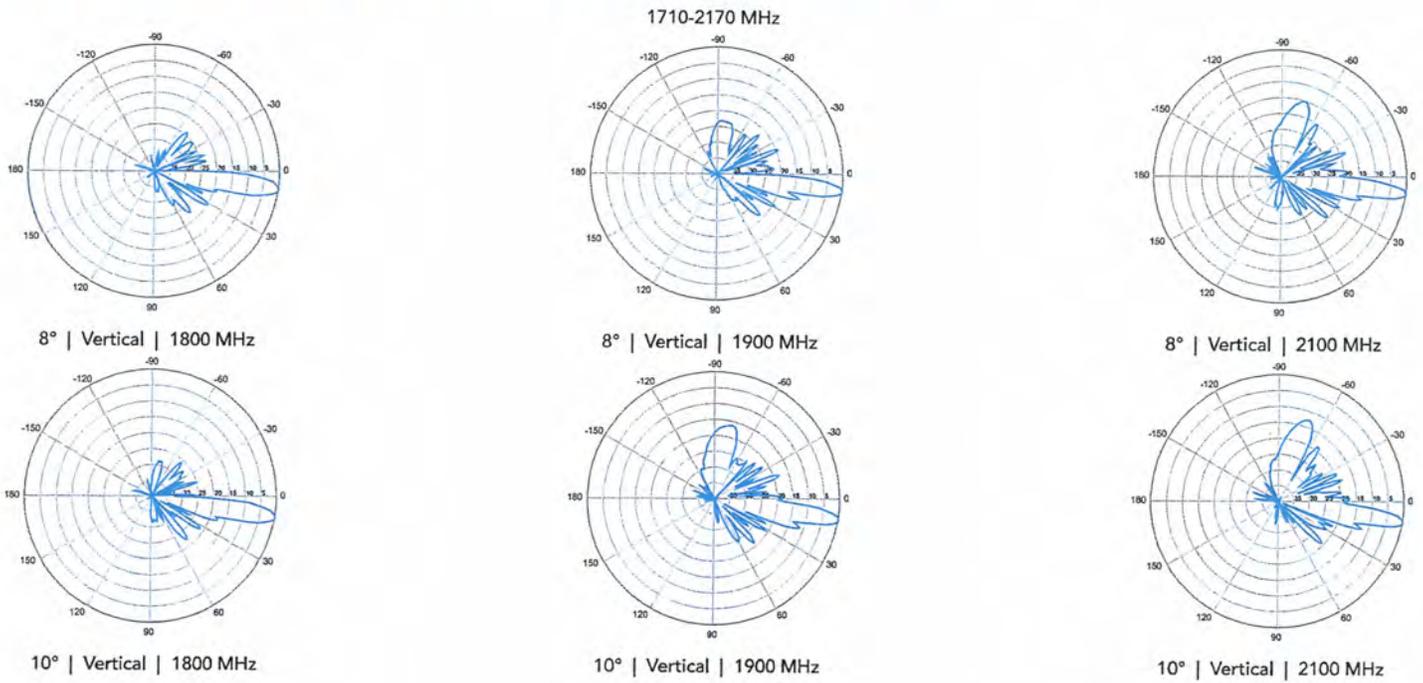
Twin Band | Panel Antenna | 2x X-Pol | 45° / 45° | 19.0 / 19.0 dBi | Variable Tilt



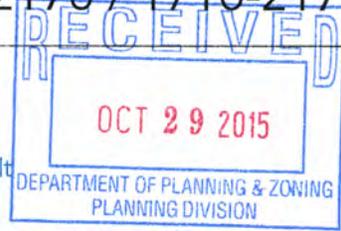
Quoted performance parameters are provided to offer typical, peak or range values only and may vary as a result of normal testing, manufacturing and operational conditions. Extreme operational conditions and/or stress on structural supports is beyond our control. Such conditions may result in damage to this product. Improvements to products may be made without notice.

WBX045T19x000

Twin Band | Panel Antenna | 2x X-Pol | 45° / 45° | 19.0 / 19.0 dBi | Variable Tilt



Quoted performance parameters are provided to offer typical, peak or range values only and may vary as a result of normal testing, manufacturing and operational conditions. Extreme operational conditions and/or stress on structural supports is beyond our control. Such conditions may result in damage to this product. Improvements to products may be made without notice.



WWX063X19x00

Twin Band | Panel Antenna | 2x X-Pol | 65° / 65° | 19.0 / 19.0 dBi | Variable Tilt

- Twin band, 2x X-Pol (Quad-Pol), variable tilt, panel antenna
- Part of Amphenol's UNIVERSAL series of antennas featuring consistent form factors for future-proofing
- Patented internal RET actuator adds no additional length to the antenna
- Can be used with our UNICELL 3-sector antenna enclosures
- Features an adjustable mounting bracket channel for custom mounting in any situation



Ordering Options		Model Number	
When ordering, replace "x" in the model number with one of the options listed below.			
Manual Electrical Tilt		WWX063X19M00	
Remote Electrical Tilt AISG v1.1		WWX063X19R00	
Remote Electrical Tilt AISG v2.0 / 3GPP		WWX063X19G00	
Mounting bracket kits and other accessories are ordered separately.			
Electrical Characteristics		2 x 1710-2170 MHz	
Frequency Bands		1710-1880 MHz	1850-1990 MHz
Polarization		2 x ±45° (Quad-Pol)	
Horizontal Beamwidth		70°	67°
Vertical Beamwidth		5°	4°
Gain		18.3 dBi	19.0 dBi
Electrical Downtilt		0-10°	
Impedance		50Ω	
VSWR		< 1.5:1	
Upper Sidelobe Suppression		< -17 dB Typical	
Front-to-Back Ratio		> 27 dB	
In-Band Isolation		> 30 dB	
Isolation Between Ports		> 30 dB	
IM3 (2x20W carrier)		< -153 dBc	
Input Power		250 W	
Total Number of Connectors		Antennas has 4 connectors located at the bottom	
Connectors Per Band, Type, Location	1710-2170 MHz	2 Connectors / 7/16-DIN Female / Bottom / Blue Rings	
	1710-2170 MHz	2 Connectors / 7/16-DIN Female / Bottom / White Rings	
Diplexed		No	
Lightning Protection		Direct Ground	
Operating Temperature		-40° to +60° C (-40° to +140° F)	
Mechanical Characteristics			
Dimensions (Length x Width x Depth)		1906 x 307.3 x 177.2 mm	75.0 x 12.1 x 7.0 in
Weight without Mounting Brackets: MET		14.5 kg	32.0 lbs
Weight without Mounting Brackets: RET		14.8 kg	32.7 lbs
Survival Wind Speed		241 km/hr	150 mph
Wind Loads (160 km/hr or 100 mph)	Front	707 N	159 lbf
	Side	419 N	94 lbf

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WWX063X19x00

Twin Band | Panel Antenna | 2x X-Pol | 65° / 65° | 19.0 / 19.0 dBi | Variable Tilt

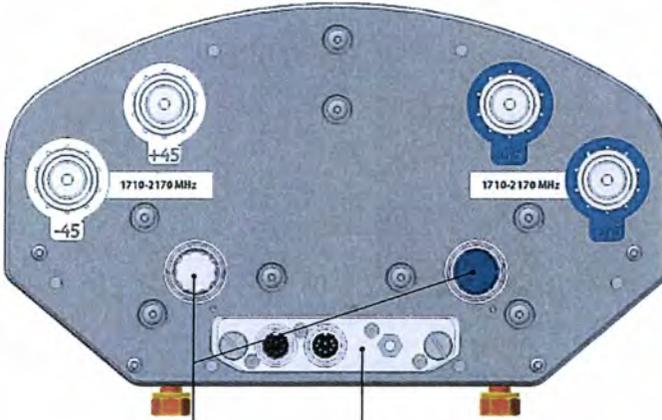
Electrical Downtilt Control				
Electrical downtilt for each band can be controlled separately. Tilt indicator(s) are covered by removable transparent cap(s).				
Manual Electrical Tilt (MET) Control	A colored knob at the end of the tilt indicator allows change of the tilt without need of a tool. The knob color is identical to the corresponding connector ring color. To access the knob, remove the cap by turning it counter-clockwise. It is re-installed by opposite rotation. Do not remove the transparent cap(s) from the antenna.			
Remote Electrical Tilt (RET) Control	The remote control of the electrical tilt is managed by a module (MDCU) totally inserted at the bottom of the antenna. One single module controls individually the tilt of each band (no need of daisy chain cables between the bands). This module does not add any additional length at the bottom of the antenna. For RET control, the transparent cap must be in place and locked. The tilt angle indicator always remains visible and the antenna still has manual tilt control (manual override).			
RET Module	The RET module is factory installed and does not need to be ordered separately.			
	Part Number for AISG v1.1 protocol:	MDCU-A0000	One unit installed in WWX063X19R00	
	Part Number for 3GPP/AISG v2.0 protocol:	MDCU-G0000	One unit installed in WWX063X19G00	
Important Installation Instructions 	In order to operate RET control, the transparent caps covering the tilt adjustment indicators must be engaged and locked. Do not cut them from the antenna.			
	Do not install the antenna with the connectors facing upward.			
Mounting Options	Part Number	Image	Fits Pipe Diameter	Weight
All mounting bracket kits are ordered separately unless otherwise indicated. Select from the options listed below.				
3-Point Mounting Bracket Kit	MKS09P02		50-115 mm 2.0-4.5 in	4.1 kg 9 lbs
3-Point Mounting & Downtilt Bracket Kit	MKS09T02		50-115 mm 2.0-4.5 in	6.4 kg 14 lbs
Configuration Options	Part Number	Image	Product Description	
This antenna model can be used with Amphenol's UNICELL 3-sector antenna enclosures.				
UNICELL 3-Sector Antenna Enclosure	UNX-20-xx		3-Sector, 511 mm (20 inch) diameter antenna enclosure	

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WWX063X19x00

Twin Band | Panel Antenna | 2x X-Pol | 65° / 65° | 19.0 / 19.0 dBi | Variable Tilt

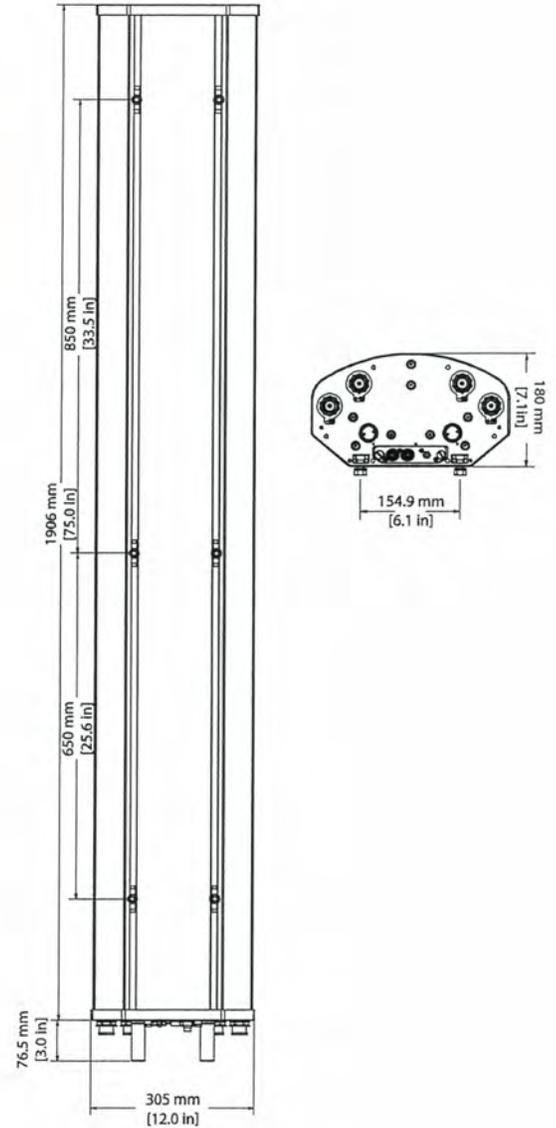
Bottom View of Antenna



Location of the MDCU for RET Control

Tilt indicators covered by transparent caps. Manual adjustment is accessed by removing the caps. Knob colors are the same as the connectors.

Dimensions

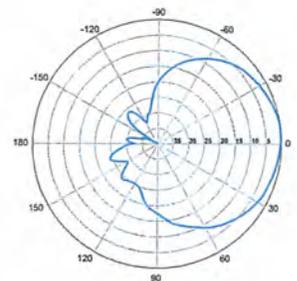
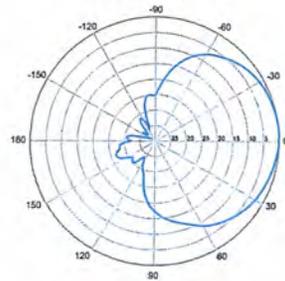
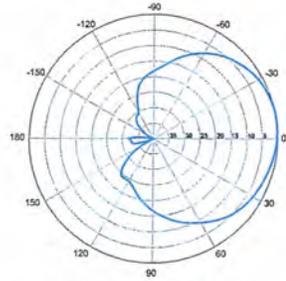


In order to operate RET control, the transparent caps covering the tilt adjustment indicators must be engaged and locked. Do not cut them from the antenna.

WWX063X19x00

Twin Band | Panel Antenna | 2x X-Pol | 65° / 65° | 19.0 / 19.0 dBi | Variable Tilt

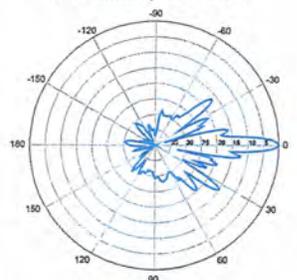
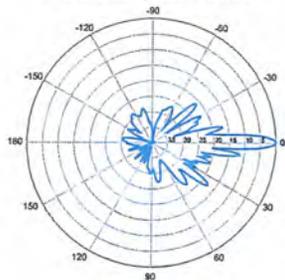
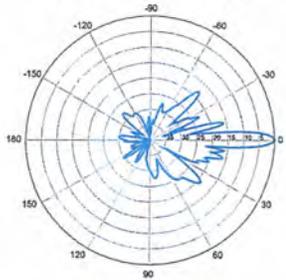
1710-2170 MHz



Horizontal | 1800 MHz

Horizontal | 1900 MHz

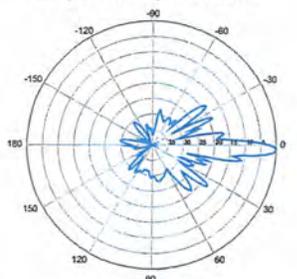
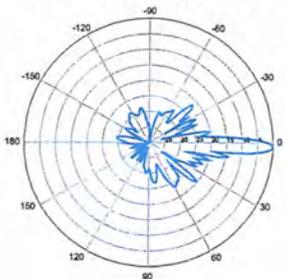
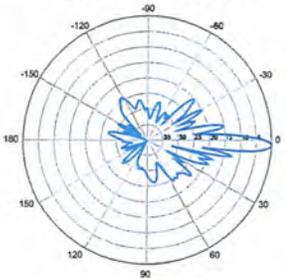
Horizontal | 2100 MHz



0° | Vertical | 1800 MHz

0° | Vertical | 1900 MHz

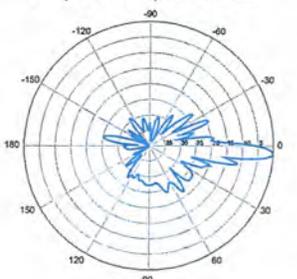
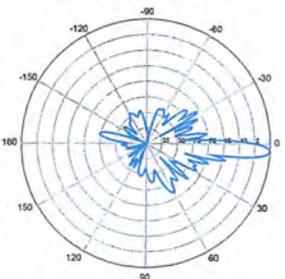
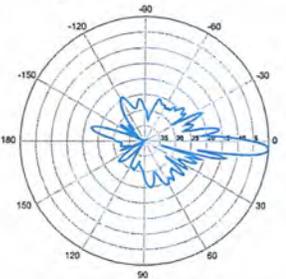
0° | Vertical | 2100 MHz



2° | Vertical | 1800 MHz

2° | Vertical | 1900 MHz

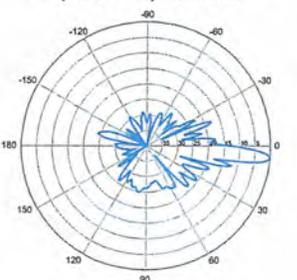
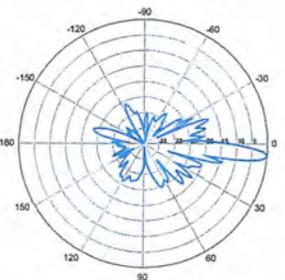
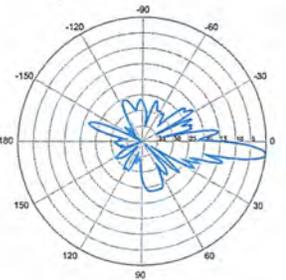
2° | Vertical | 2100 MHz



4° | Vertical | 1800 MHz

4° | Vertical | 1900 MHz

4° | Vertical | 2100 MHz



6° | Vertical | 1800 MHz

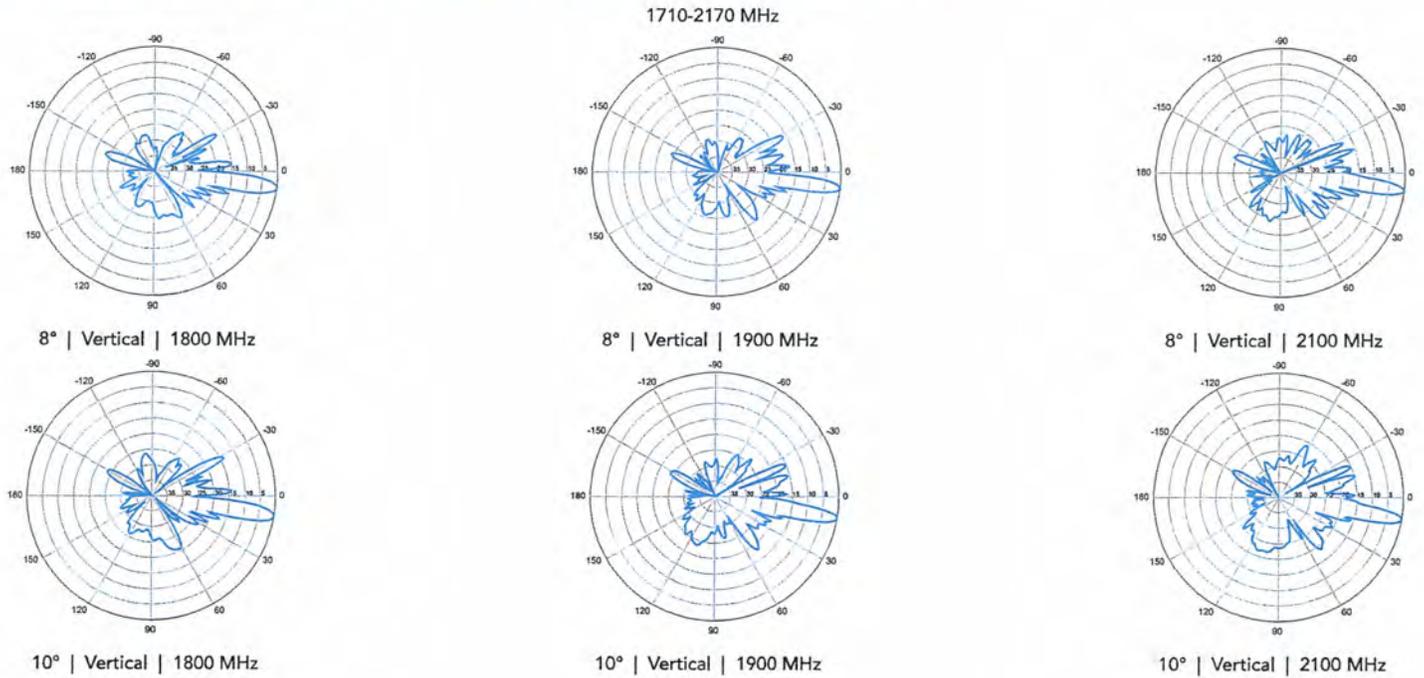
6° | Vertical | 1900 MHz

6° | Vertical | 2100 MHz

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WWX063X19x00

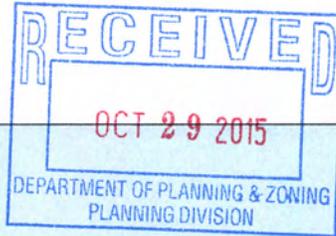
Twin Band | Panel Antenna | 2x X-Pol | 65° / 65° | 19.0 / 19.0 dBi | Variable Tilt



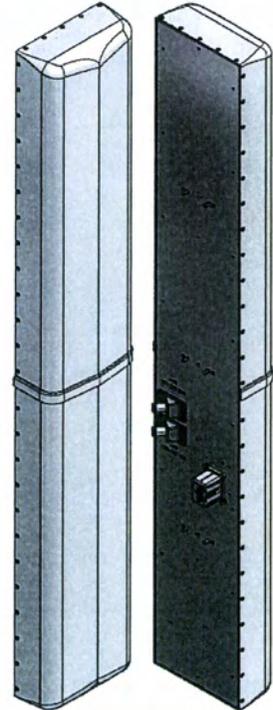
Quoted performance parameters are provided to offer typical, peak or range values only and may vary as a result of normal testing, manufacturing and operational conditions. Extreme operational conditions and/or stress on structural supports is beyond our control. Such conditions may result in damage to this product. Improvements to products may be made without notice.

X7C-FRO-860-V

X-Pol, 698-896MHz, 96", Fast-Roll-Off 60° Azimuth
Variable E-Tilt, RET/MET



- Macro Cell Antenna
- Fast Roll Off (FRO)
- Suitable for LTE/CDMA/UMTS/GSM
- AISG 2.0 RET or manual MET tilt control



ELECTRICAL SPECIFICATIONS

Frequency Band, MHz	698-824	824-896
Horizontal Beam width, 3dB points	60	57
Gain, dBi	17.2	17.9
Vertical Beam width, 3dB points	9.6	8.2
Front-to-Back at 180°, dB	> 30	
Upper Side lobe Suppression, Typical, dB	18	
Polarization	+/-45°	
Electrical Down tilt	0°-6° or 4°-10°	
VSWR/Return Loss, dB, Maximum	1.5:1/-14.0	
Isolation Between Ports, dB, Minimum	> 26	
Intermodulation (2x20w), IM3, dBc	-150	
Impedance, ohms	50	
Maximum Power Per Connector, CW (w)	500	

MECHANICAL SPECIFICATIONS

Dimensions, Length/Width/Depth	96.0/14.6/8.2 in (2438/372/209 mm)
Connector (Quantity) Type	(2 or 4) 7-16 DIN Female
Connector Torque	220-265 lbf-in (23-30 N-m)
Connector Location	Back or bottom
Antenna Weight	48.5 lbs
Bracket Weight	18.2 lb (6.0 kg)
Standard Bracket Kit	P/N 919032 (Included)
Mechanical Downtilt Range	0-6° OR 4-10°
Radome Material	High Strength Luran, UV Stabilized, ASTM D1925
Wind Survival	150 mph (241 km/h)
Front Wind Load	272.9 lbf (1214.2 N) @100mph
Equivalent Flat Plate	5.45 sq-ft (c=2) @ 100mph

RET INFORMATION

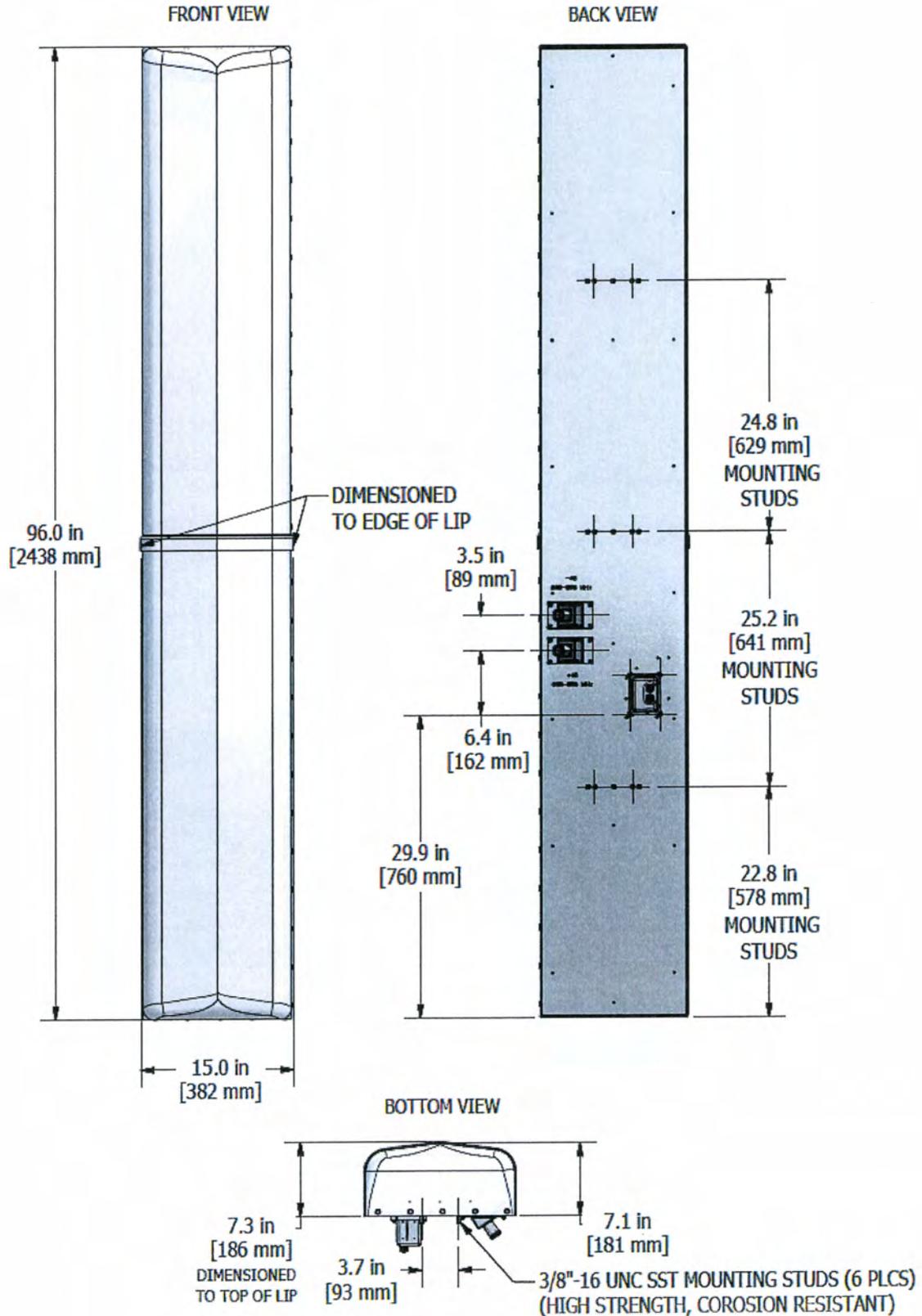
Model	CSS-RET-200
Mounting Location	Rear of Antenna
Weight	1.2 lb (0.54 kg)
Communication Standard	AISG 2.0
Control System	CSS-PCU-220



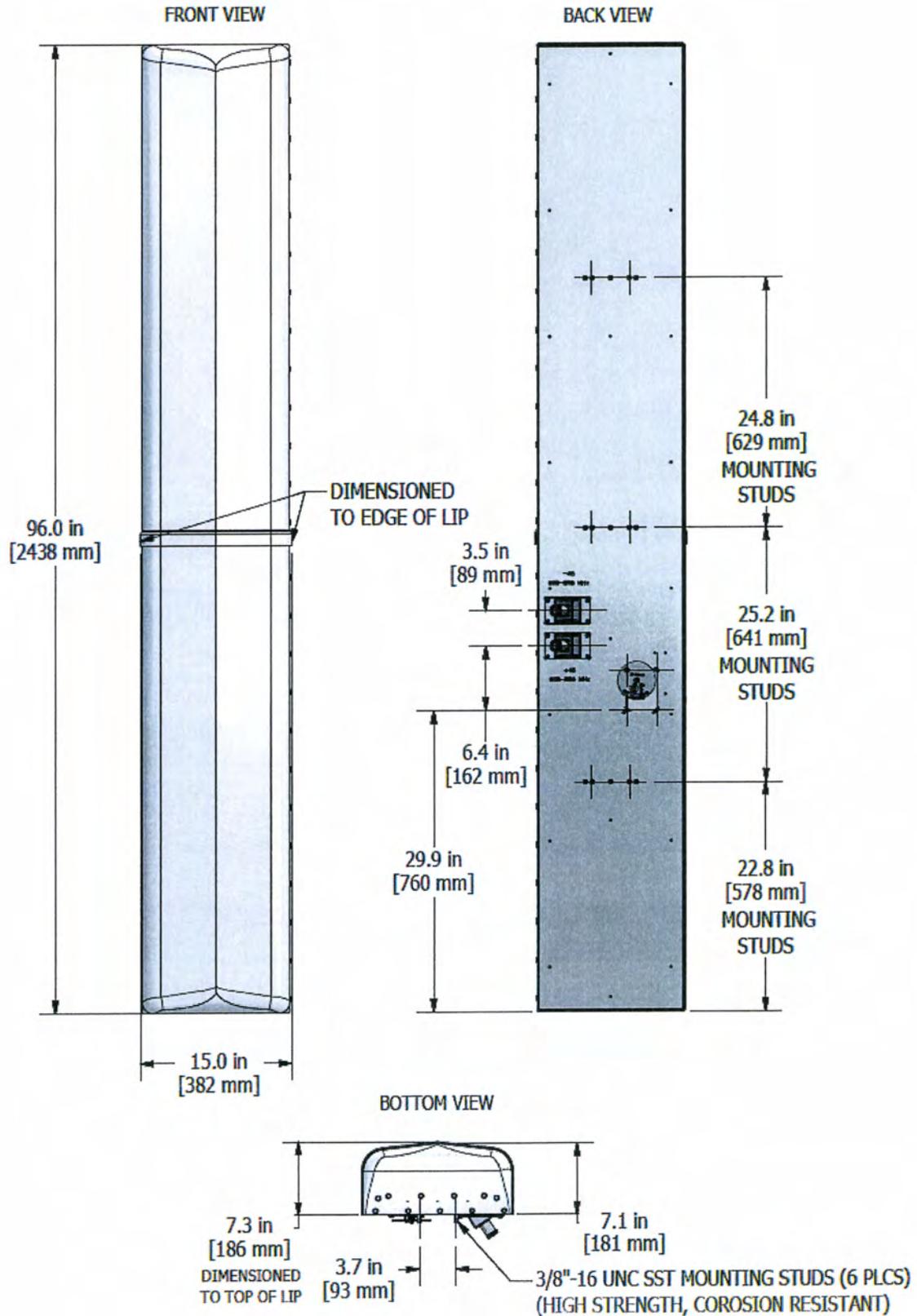
ORDER INFORMATION

MODEL	DESCRIPTION
X7C-FRO-860-VM0	Antenna with manual MET adjust electrical downtilt 0-6°
X7C-FRO-860-VM4	Antenna with manual MET adjust electrical downtilt 4-10°
X7C-FRO-860-VR0	Antenna with remote RET adjust electrical downtilt 0-6°
X7C-FRO-860-VR4	Antenna with remote RET adjust electrical downtilt 4-10°
X7C-FRO-860-VM0-IPB	Antenna with manual MET adjust electrical downtilt 0-6°, bottom connectors, and integrated diplexer
X7C-FRO-860-VR0-IPB	Antenna with remote RET adjust electrical downtilt 0-6°, bottom connectors, and integrated diplexer
919049	Optional Bracket Kit, 3-Point, 6 degree D-tilt, For 4.5" OD Pole

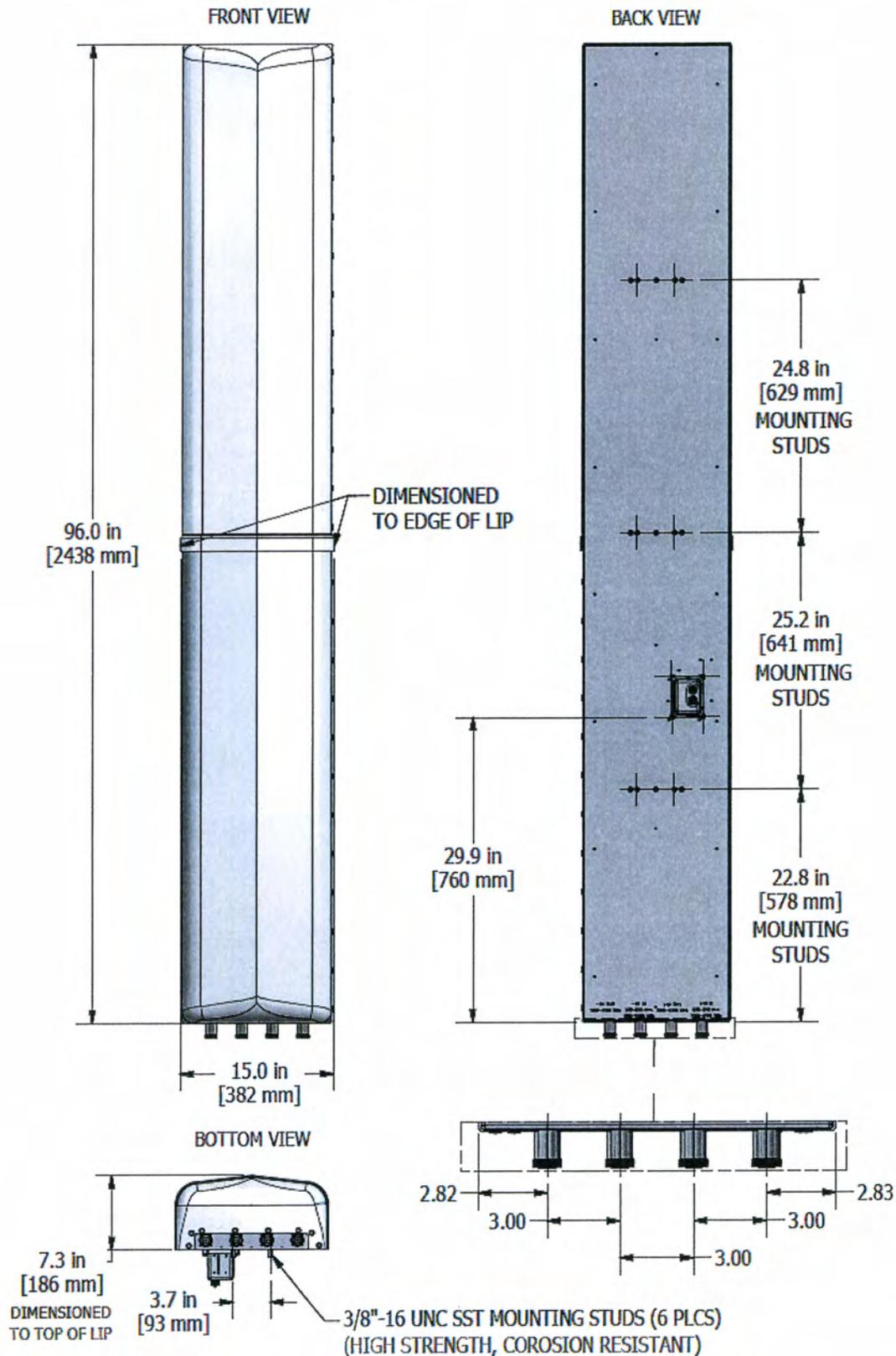
Mechanical Outline Drawing: RET Version



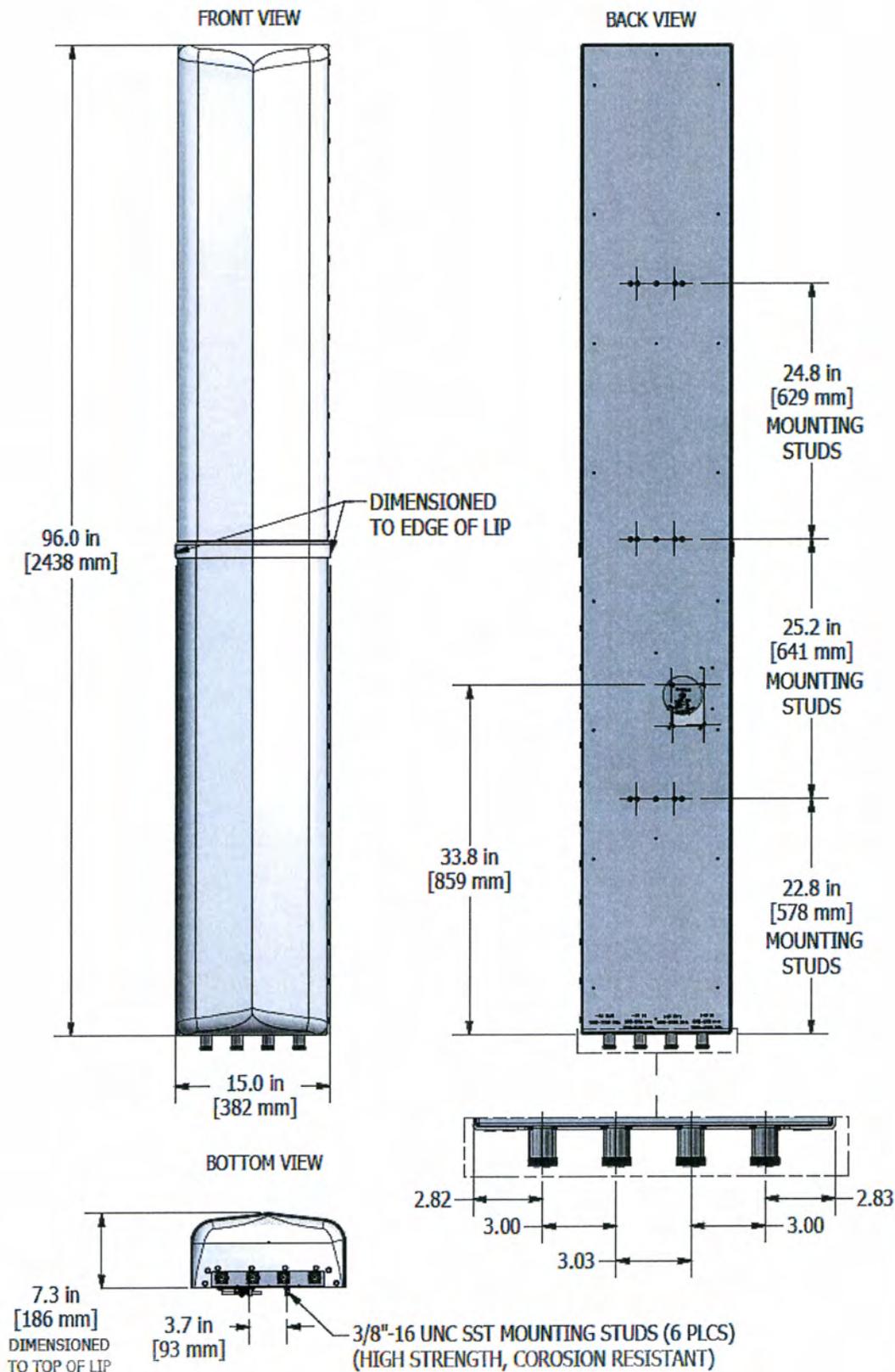
Mechanical Outline Drawing: MET Version



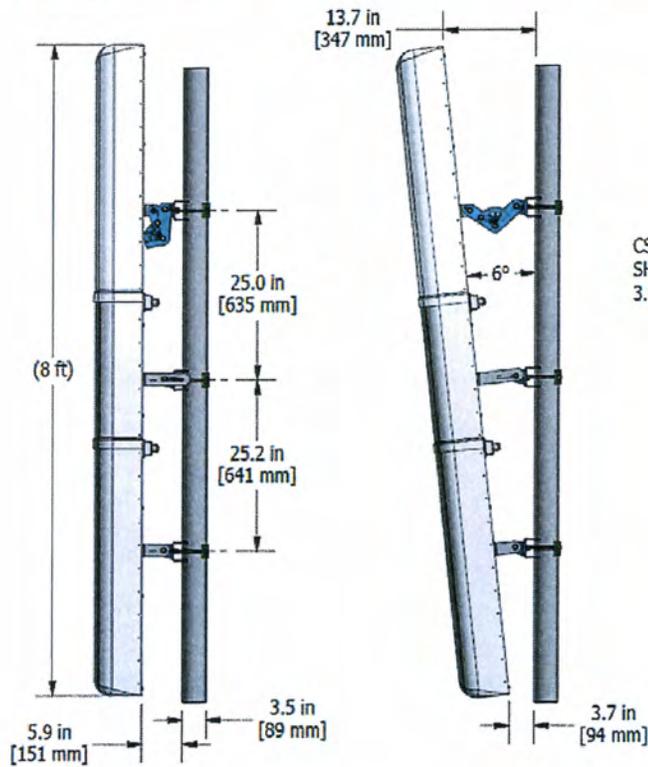
Mechanical Outline Drawing: RET IPB Version



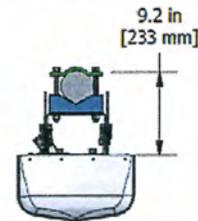
Mechanical Outline Drawing: MET IPB Version



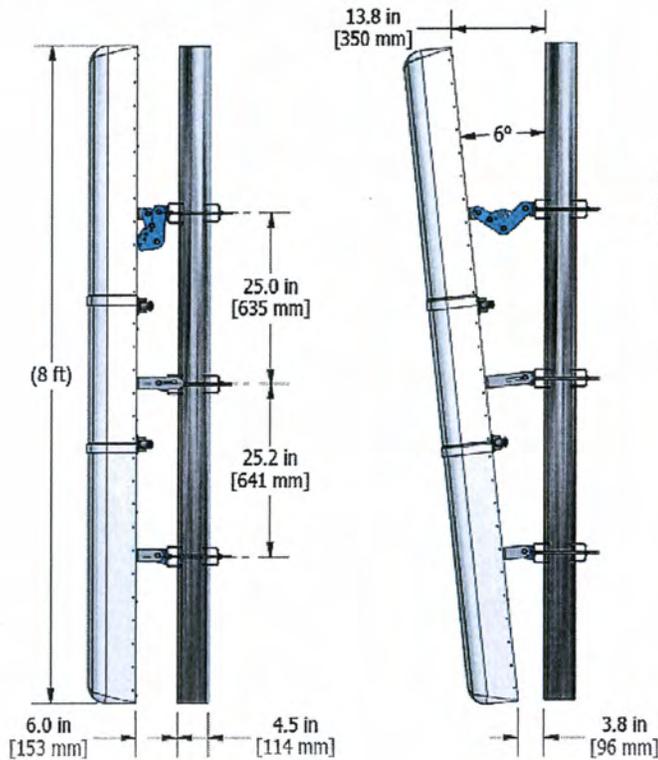
Standard Bracket Kit



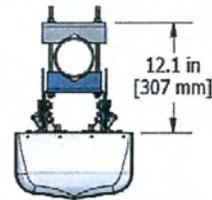
CSS P/N: 919032 BRACKET KIT, 6 DEG D-TILT
SHOWN MOUNTED ON 3.5" O.D. POLE
3.5" O.D. MAX POLE SIZE



Optional Bracket Kit



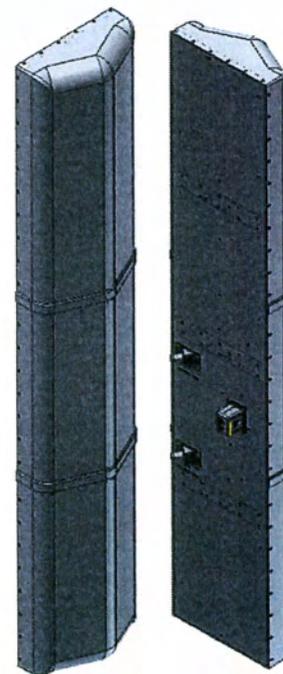
CSS P/N: 919049 BRACKET KIT, 3 POINT, 6 DEG D-TILT
SHOWN MOUNTED ON (OPTIONAL) 4.5" O.D. POLE
4.5" O.D. MAX POLE SIZE



X7C-FRO-840-V

X-Pol Antenna, 698-896MHz, 98.5", Fast Roll off 40° Azimuth
Variable E-Tilt, RET/MET

- Macro Cell Antenna
- Fast Roll Off (FRO)
- Suitable for LTE/CDMA/UMTS/GSM
- AISG 2.0 RET or manual MET tilt control



ELECTRICAL SPECIFICATIONS

Frequency Band, MHz	698-824	824-896
Horizontal Beamwidth, 3dB points	43°	37°
Gain, dBi	18.2	18.9
Vertical Beamwidth, 3dB points	9.3°	8.4°
Front-to-Back at 180°, dB	25	25
Upper Sidelobe Suppression, Typical, dB	-18	-18
Polarization	+/-45°	
Electrical Downtilt	0-6° or 4-10°	
VSWR/Return Loss, dB, Maximum	1.5:1/-14.0	
Isolation Between Ports, dB, Minimum	>28	
Intermodulation (2x20w), IM3, dBc	-150	
Impedance, ohms	50	
Maximum Power Per Connector, CW (w)	500	

MECHANICAL SPECIFICATIONS

Dimensions, Length/Width/Depth	98.5/18.8/9.1 in (2503/479/231.1 mm)
Connector (Quantity) Type	(2) 7-16 DIN Female
Connector Torque	220-265 lbf-in (23-30 N-m)
Connector Location	Back
Antenna Weight	58 lbs (26.3 kg)
Bracket Weight	18.2 lbs (8.3 kg)
Standard Bracket Kit	P/N 919032 (Included)
Mechanical Downtilt Range	0°-6°
Radome Material	High Strength Luran, UV Stabilized, ASTM D1925
Wind Survival	135 mph (217.3 km/h)
Front Wind Load	360.6 lbf (1604.2N) @100mph
Equivalent Flat Plate	7.20 sq-ft (c=2) @ 100mph

RET INFORMATION

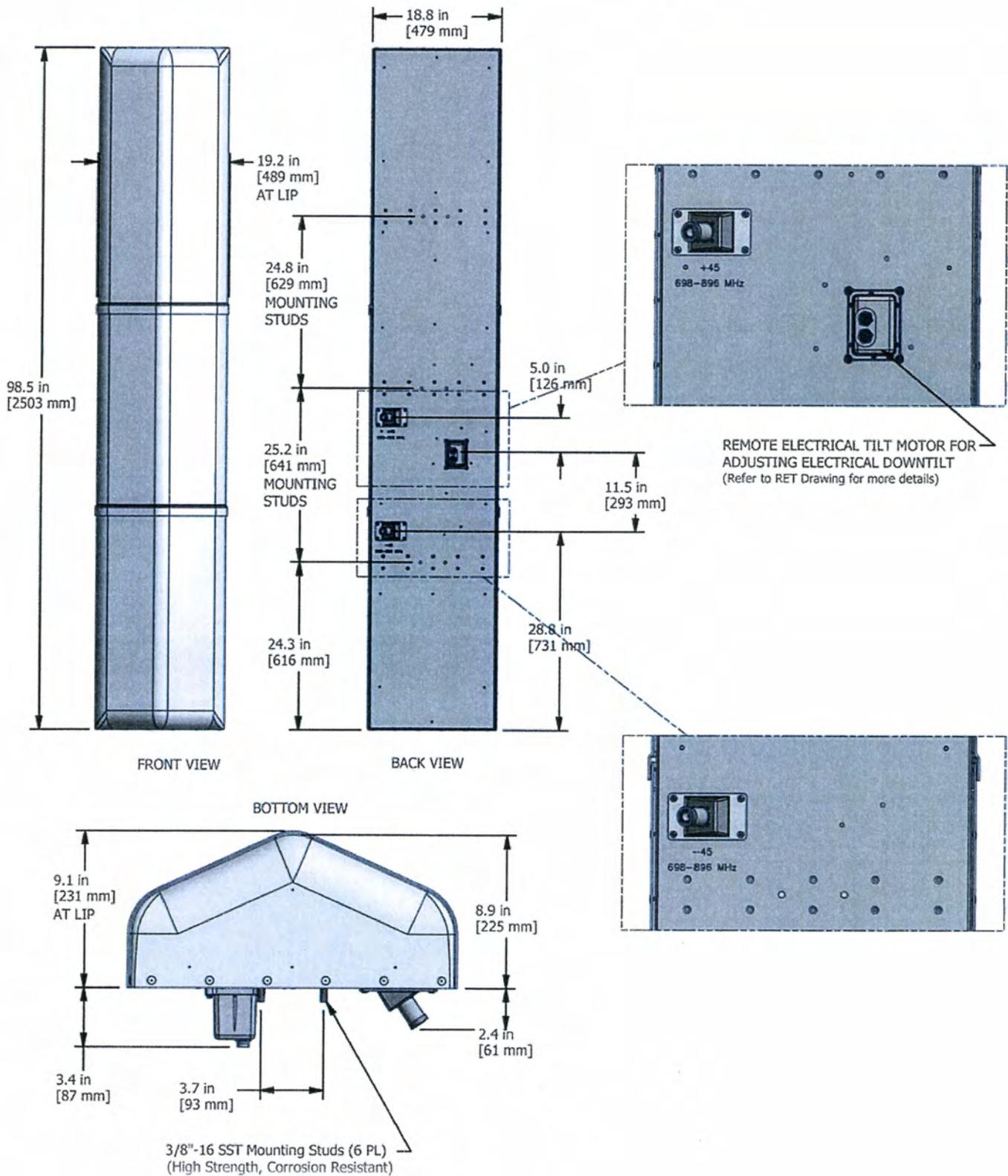
Model	CSS-RET-200
Mounting Location	Rear of Antenna
Weight	1.2 lb (0.54 kg)
Communication Standard	AISG 2.0
Control System	CSS-PCU-220



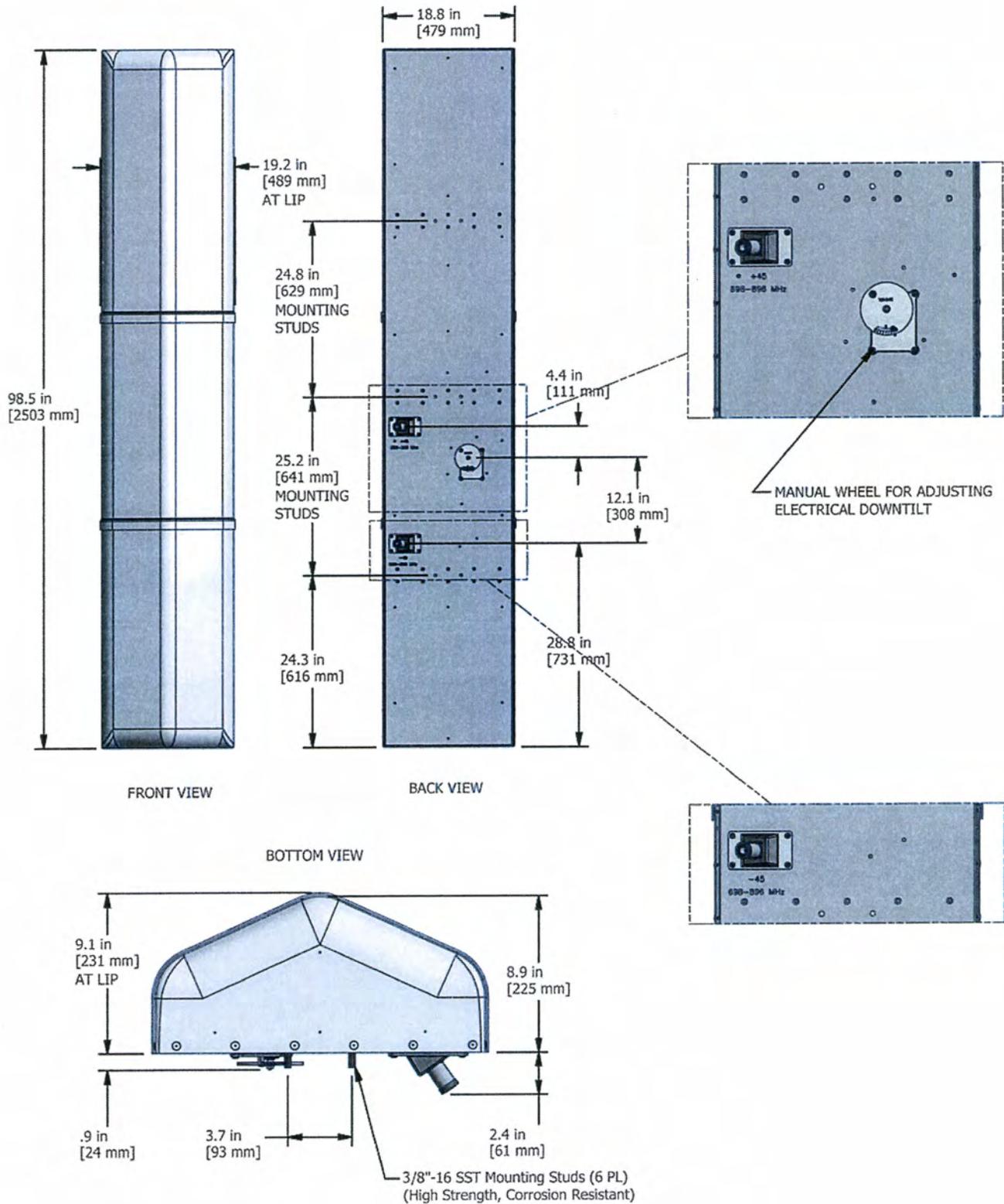
ORDER INFORMATION

MODEL	DESCRIPTION
X7C-FRO-840-VM0	Antenna with manual MET adjust electrical downtilt 0-6°
X7C-FRO-840-VM4	Antenna with manual MET adjust electrical downtilt 4-10°
X7C-FRO-840-VR0	Antenna with remote RET adjust electrical downtilt 0-6°
X7C-FRO-840-VR4	Antenna with remote RET adjust electrical downtilt 4-10°
919049	Optional Bracket Kit, 3-Point, 6 degree D-tilt, For 4.5" OD Pole

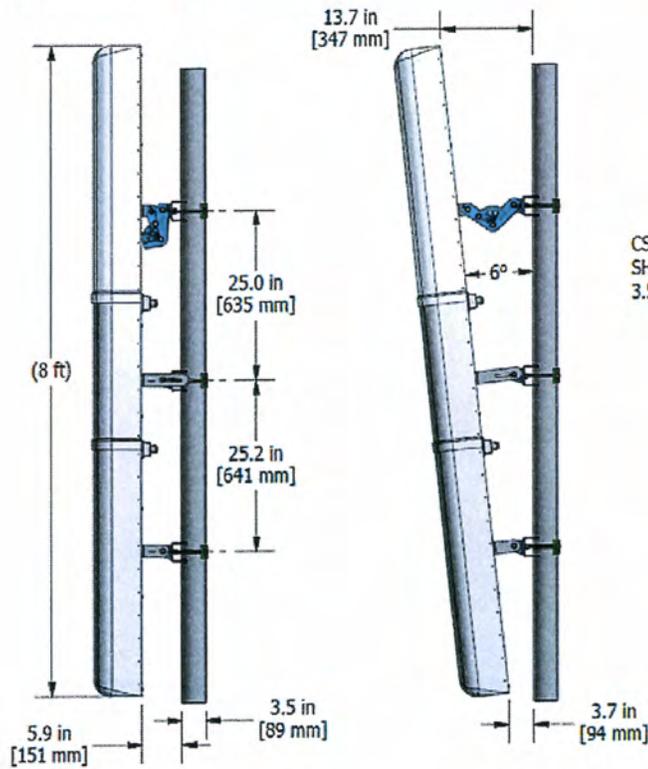
Mechanical Outline Drawing: RET Version



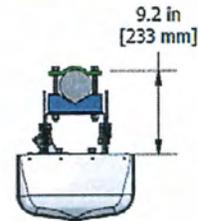
Mechanical Outline Drawing: MET Version



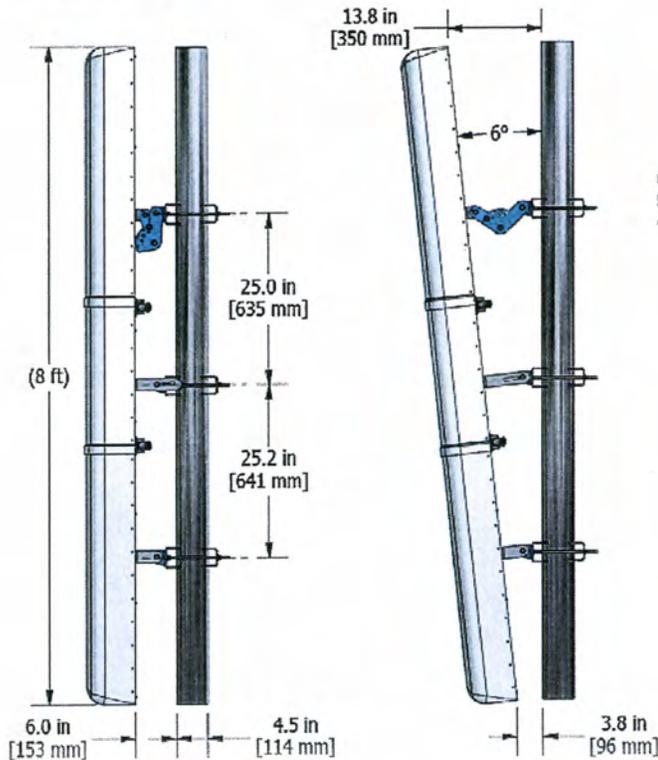
Standard Bracket Kit



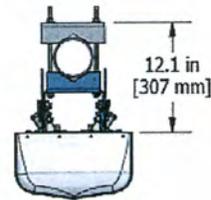
CSS P/N: 919032 BRACKET KIT, 6 DEG D-TILT
SHOWN MOUNTED ON 3.5" O.D. POLE
3.5" O.D. MAX POLE SIZE



Optional Bracket Kit



CSS P/N: 919049 BRACKET KIT, 3 POINT, 6 DEG D-TILT
SHOWN MOUNTED ON (OPTIONAL) 4.5" O.D. POLE
4.5" O.D. MAX POLE SIZE





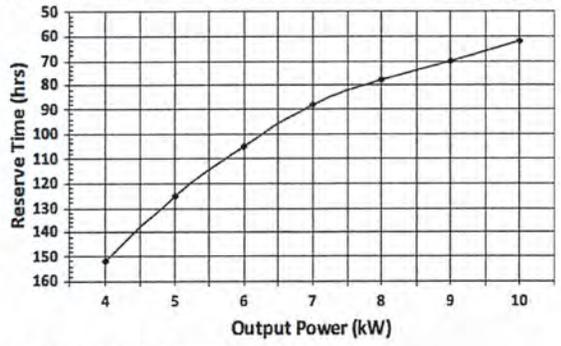
ENGINE GENERATOR SET SPECIFICATIONS 10kW Diesel Fueled

ENGINE

Engine.....Isuzu 3CA1
 Cylinders.....3 In-line
 Displacement.....854
 Aspiration.....Natural
 Emissions.....EPA and CARB Certified
 Variable RPM2300RPM to 2600RPM
 Engine Start SuperCapacitor14.4V
 SuperCapacitor DC-DC Charger.....>1A
 Muffler.....Duel
 Radiator.....Aluminum
 with Electric Fan

FUEL SYSTEM

Type.....Diesel
 Fuel Tank.....Double Wall – UL 142
 Capacity.....54 Gallons
 Run Time.....> see below



ALTERNATOR

Type.....Permanent Magnet
 Regulation Type.....RPM Control
 Output Ripple.....Less than 50 millivolts RMS
 No. of Poles.....32
 Overcurrent Protection.....250A
 Disconnect Means.....Fused Disconnect

ENGINE CONTROLLER

Engine Controller model.....Supra 250
 Instrumentation.....Generator
 output voltage, amperage, kW, Coolant,
 Temperature, RPM, Hour meter, maintenance
 intervals, Starting circuit voltage

Automatic Shutdown & Alarm for:.....
 Under/ Overspeed, Low Oil Pressure, High
 Coolant Temp., Fail to Start,

Warning Alarm for:.....
 Low Fuel Level, Fuel Tank Rupture Basin,
 Low/High Engine Battery Voltage, High Water
 Temp, and Low Oil Press, Pre-alarm

Glow Plug Delay.....Automatic with temp
 Engine Start Delay.....Adj. set at 60 seconds
 Return to Utility Delay...Adj. set at 60 seconds
 Engine Cool-Down.....Adj. set at 60 seconds
 Exerciser.....Programmable/ bi-weekly

Contact Closure for Remote Indication
Shutdown Alarm, Warning Alarm, Engine
 Run, Low Fuel Level, Fuel Leak, E-Stop
 Depressed

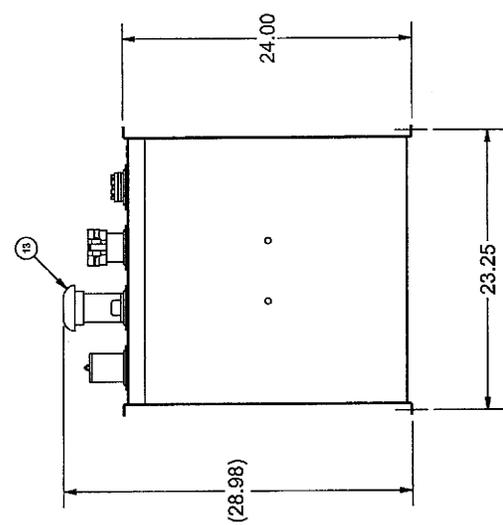
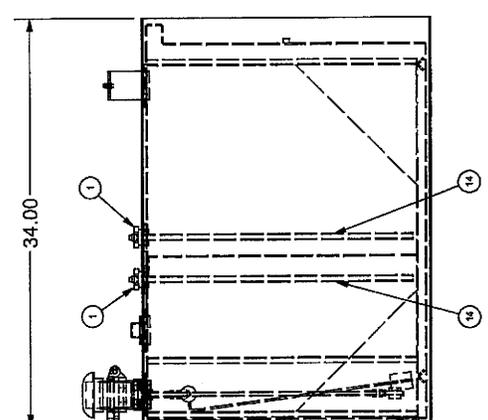
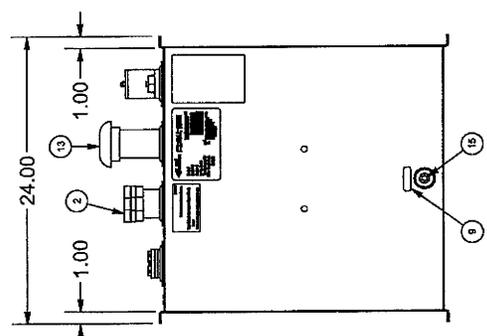
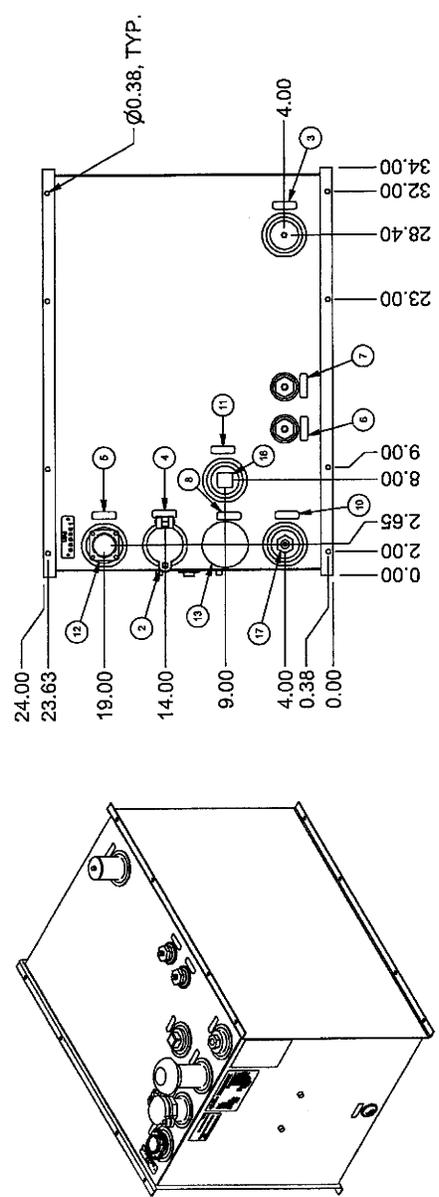
ENCLOSURE

Type.....Weather Protective
 Materials.....Marine Grade Aluminum
 Sound Attenuated.....<65dBA @ 7 Meters
 Door Hardware.....Three Point
 / w Padlock Hasp and Removable Side Panel
 Mounting.....Secure Mounting Tabs
 Dimensions.....32" x 50" x 72"
 Weight (Not Fueled).....1220 lbs

Genset UL 2200 LISTED

ETL listed per UL 2200 by Interek Testing
 Labs.
Fuel tank is UL 142 Listed

ITEM	QTY	PART NUMBER	DESCRIPTION
1	2	DBT 1 X .25	BUSHING, 1/4" X 1/4" NPT THRU ALL
2	1	FC 2000/FT	FILL CAP, 2" NPT FEMALE PAINTED
3	1	LA 00006	LABEL, EMERGENCY VENT
4	1	LA 00007	LABEL, FOR DIESEL FUEL ONLY
5	1	LA 00008	LABEL, FUEL LEVEL
6	1	LA 00009	LABEL, FUEL RETURN
7	1	LA 00010	LABEL, FUEL SUPPLY
8	1	LA 00011	LABEL, VENT
9	1	LA 00012	LABEL, DRAIN
10	1	LA 00015	LABEL, RIPTURE BASIN ALARM
11	1	LA 00018	LABEL, SPARE PORT
12	1	LG 100036	LEVEL GAUGE ASSY
13	1	MV 0200	VENT, MUSHROOM 2" NPT, FEMALE ZN
14	2	NP 0260/22.25	NIPPLE, 1/4" NPT X 22.25" T.O.E.
15	1	PPS 1500AH	PLUG, 1/2" NPT ALLEN HEAD
16	1	PFT 2000	PLUG, PLASTIC THREADED, 2" NPT
17	1	RBA 1M24	ASSY, BASIN ALARM, TOP MOUNT



- Notes:
1. Oil fog interior with Protecto Cote 150
 2. Pressure test at 3 psi
 3. Use diesel fuel resistant sealant on all threads
 4. Affix UL 142, UPP, and warning labels
 5. All fittings to be plugged before paint
 6. Powder coat black
 7. Tank capacities
Actual: 56 gallons
Usable: 55 gallons
 8. Tank weight 254 lbs
 9. Tank is close top diked

Customer has reviewed and approves
 this drawing for accuracy,
 completeness and compliance with
 customer supplied design and
 specific terms. This is a condition of
 purchase.

Customer APPROVAL
 NAME: _____
 DATE: _____

P.O. # _____

REVISION HISTORY	
REV. BY	DATE
A-2	DWW JPL MOVE PORTS
A-3	DWW 08/21/13 ADD HOLES/REVISE PORTS
A-4	DWW 08/21/13 REVISE PART NUMBER

TOLERANCES	
EXCEPT AS NOTED	
FRACTIONAL ± 1/16"	
DECIMAL ± .002	
ANGULAR ± 2°	

INITIALS	DATE
DWW	08/16/13

DRAWN:	CHECKED:
DWW	

UNITED ALLOY, INC.

Custom Metal Fabricated Products
 4100 Kennedy Road Phone (808) 758-4717
 Janesville, WI 53546 Fax (808) 758-1272

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 serving such purpose. This document is not to be copied or reproduced without the written permission of United Alloy, Inc.

DESCRIPTION: TANK, 55 GALLON UL142 DBL WALL

DRAWING NO: PP 20-10-0003-APPROVAL

REV.
A - 4



Figure 1 - Mesa Span XL Cabinet with Door Labels

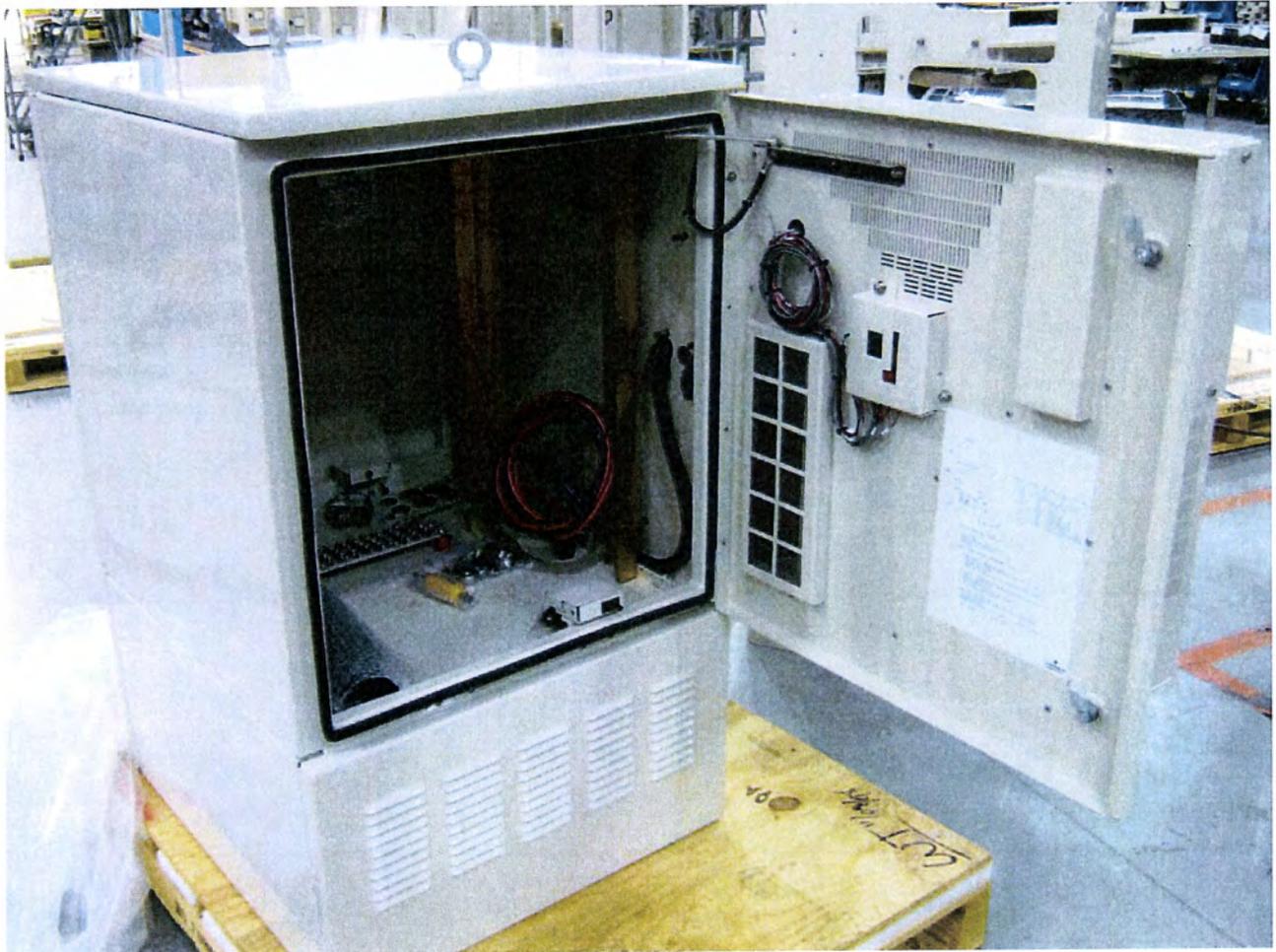


Figure 2 - Mesa Span XL Equipment Chamber



New Services and Technology Support



Figure 3 - Mesa Span XL



NETWORK SERVICES



New Services and Technology Support

Issue 1.0 Date: XX/XX/2008
Document Number: 2008-018-NSTS

Section 4.11 Cabinet Dimensions

The Mesa Span XL dimensions are:

Height:

- Without battery base: 31.02"
- Battery base for 170 Amp hr. batteries: 15.20"
- Total height with battery base installed: 46.22"
- Depth: 36.39"
- Width: 27.76" without customer access chamber/ 39.39" with customer access chamber

Weight:

- Empty cabinet (approximately) 200 lbs.
- For heat exchanger add approximately 50 lbs.
- For batteries add approximately 200 lbs.
- For equipment add approximately 375 lbs.

Doors open on three sides of the cabinet. Plan on door opening dimensions listed in the figures below. Allow enough space to open the doors and access the equipment

Recommended Concrete pad dimensions: 36" x 78.50"

Flat pad dimensions: 42" x 42"

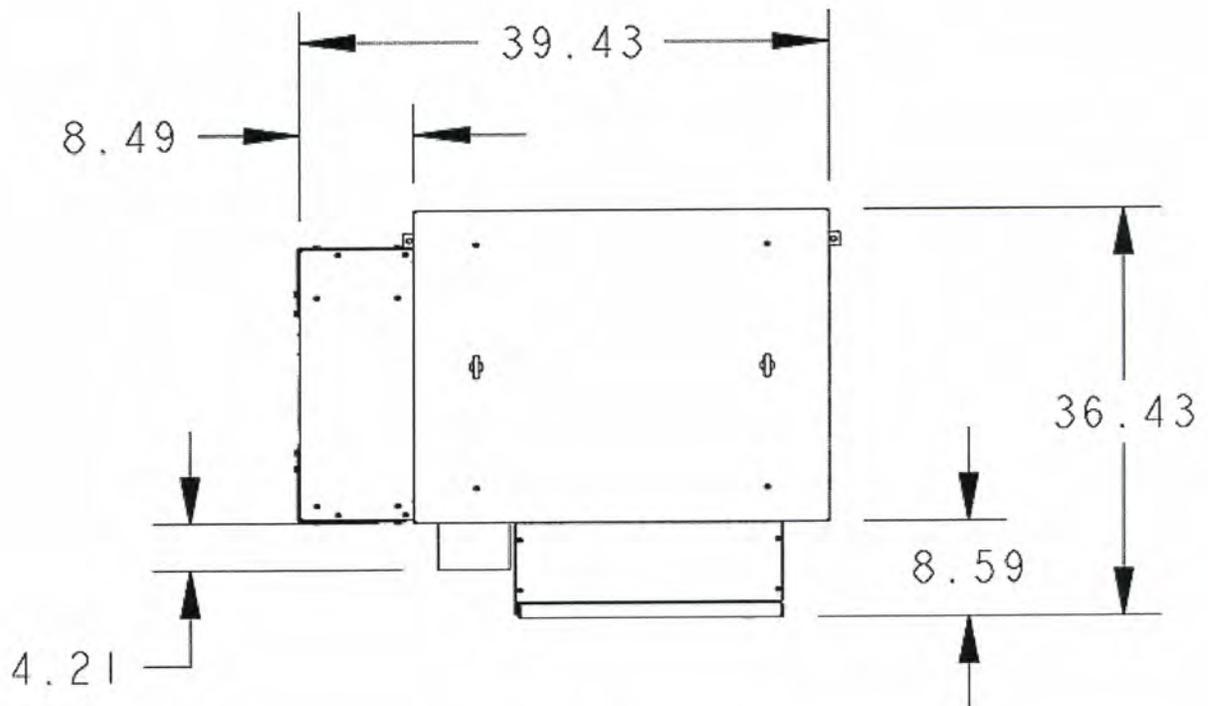
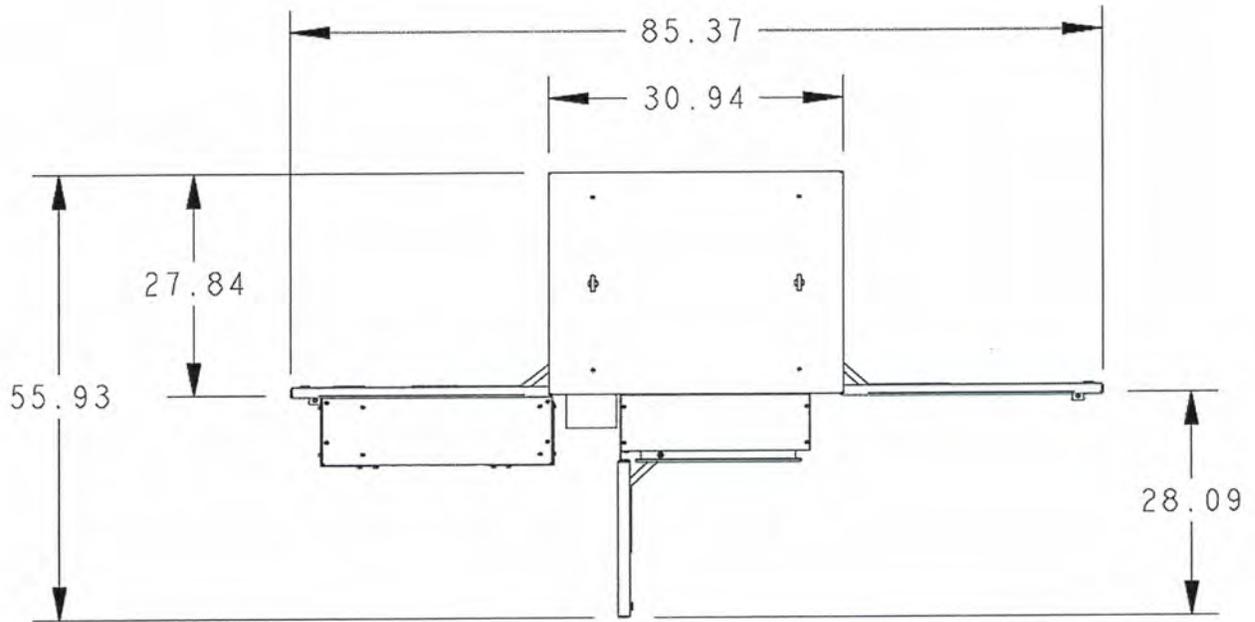


Figure 12 - Dimensions Top

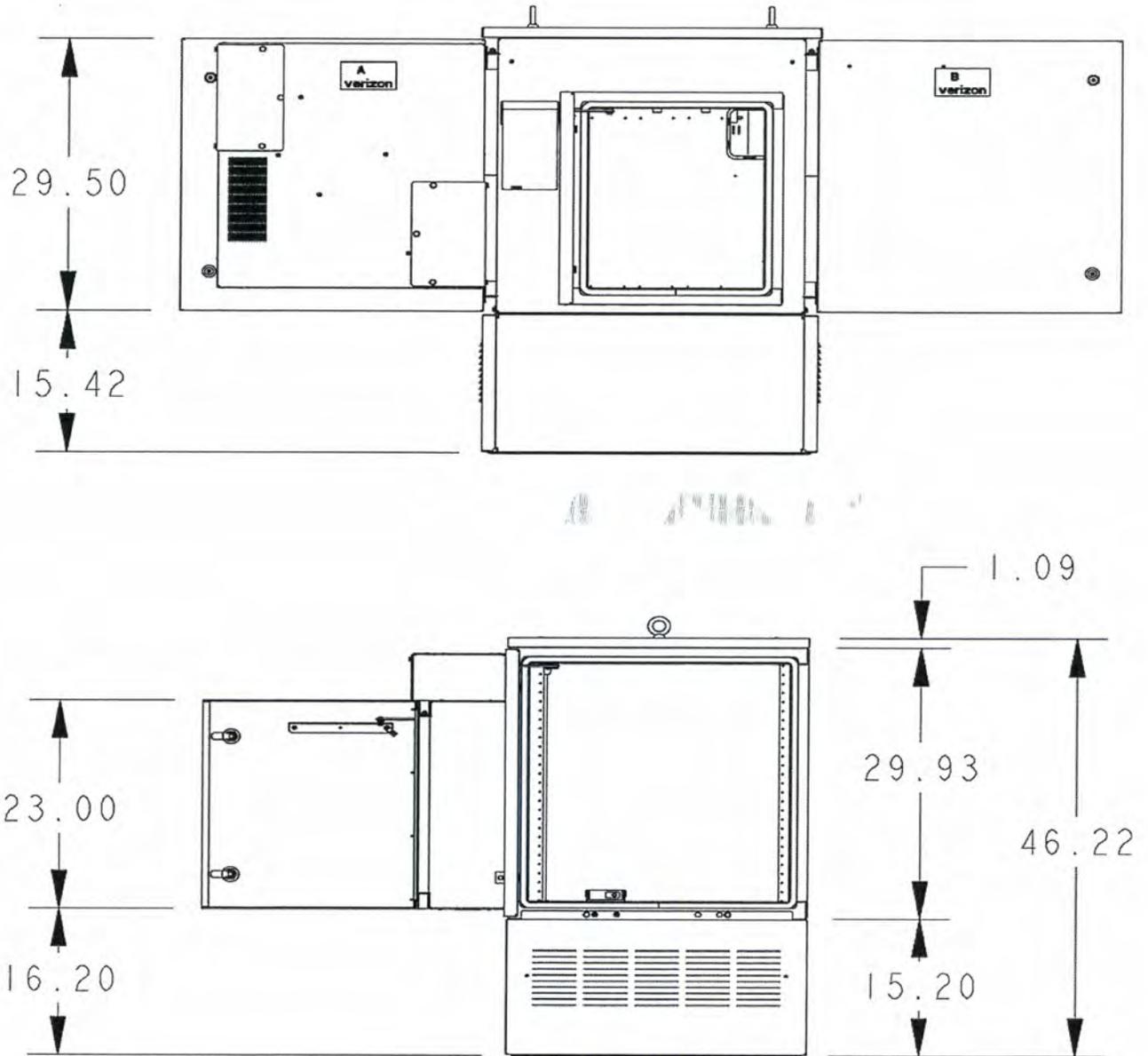


Figure 13 – Side Dimensions

The two compartments have these key features

Equipment Compartment

- Front and Rear doors for easy access
- Door wind latches on both Front and Rear
- Pad lockable 216 style door handles with 3 point latch system
- (4) Roxtec Microflect 4" 3x3 entry ports
- Four 2x8 position ground bars
- 39RU of front and rear 23" rack space
- One 15A GFCI outlet

- Door alarm indicator/switches
- 12 position AC load center
- 750, 1200 or 1880W Heat Exchanger
- 4000 BTU Air Conditioner with 1200W heater (RF2 and RF4)

Battery Compartment

- Front and rear air filters
- Slide out battery tray with straps
- Battery heater pad

Figure 2 And Figure 3 shows the CUBE's dimensions.

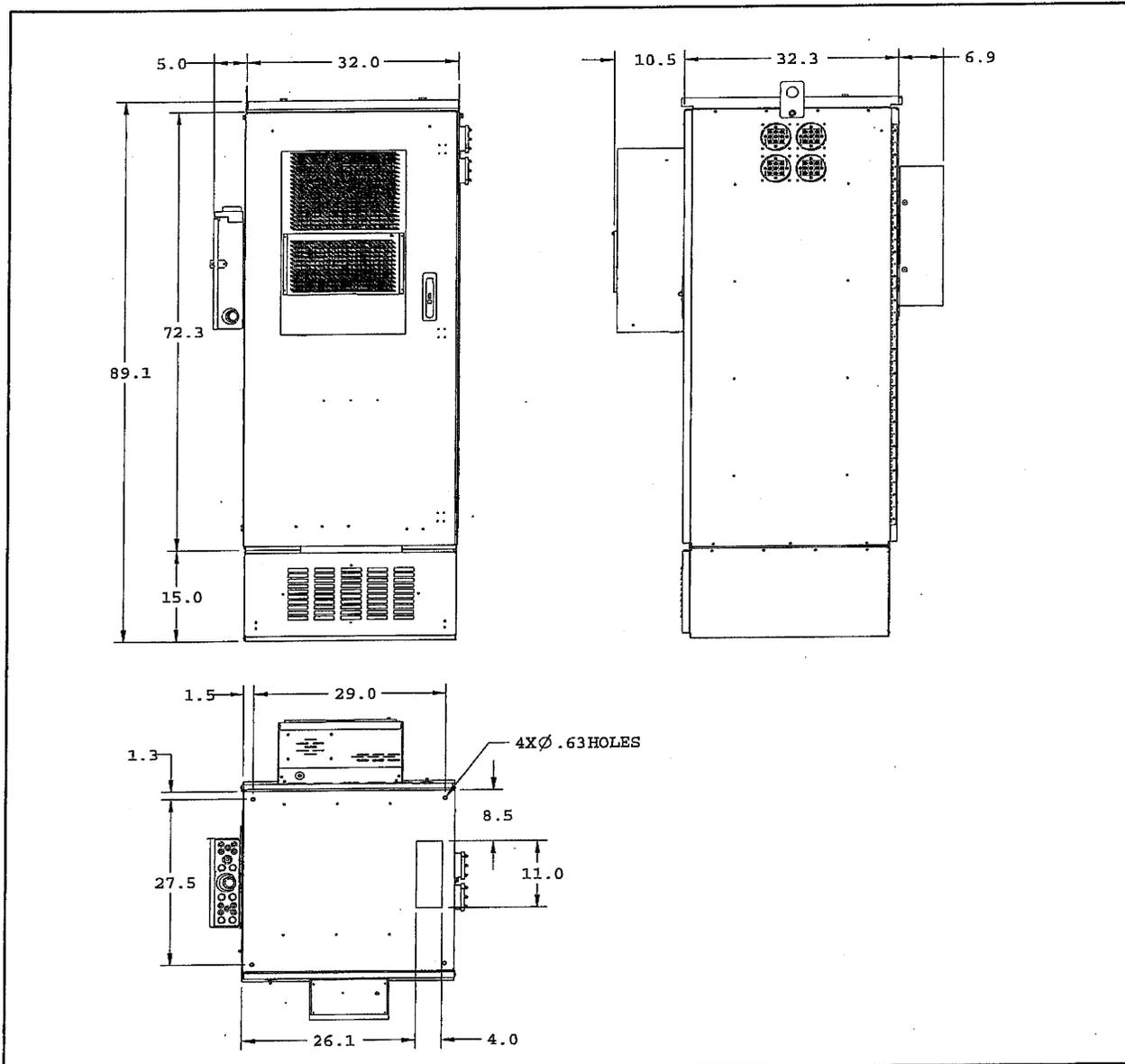


Figure 2 PM63922RF2 and PM63922RF4 Dimensions (in inches)

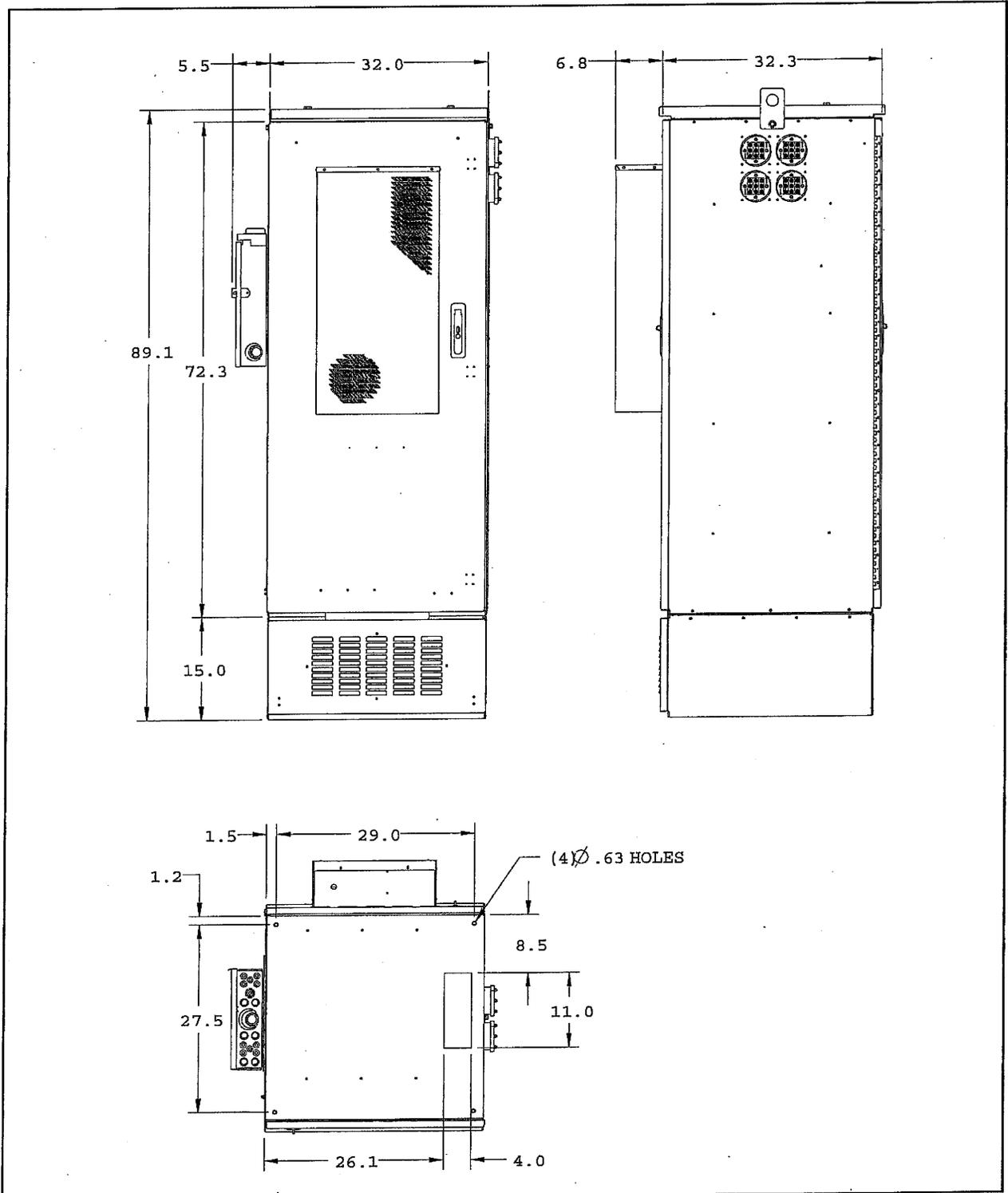
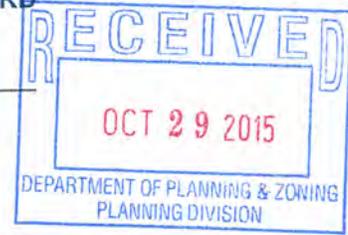


Figure 3 PM63922IC1 and PM63922MC1 Dimensions (in inches)

MAP #: 0662 03 0002
LITTLE LEAGUE INC FAIRFAX

12601 BRADDOCK RD



Owner

Name LITTLE LEAGUE INC FAIRFAX,
Mailing Address PO BOX 543 FAIRFAX VA 22038
Book 02079
Page 0360

Parcel

Property Location 12601 BRADDOCK RD
Map # 0662 03 0002
Tax District 80000
District Name SPRINGFIELD
Land Use Code Private open space(not planned develop)
Land Area (acreage) 4.86
Land Area (SQFT)
Zoning Description RC(Res Conservation 1DU/5AC)
Utilities WATER NOT AVAILABLE
SEWER NOT AVAILABLE
GAS NOT AVAILABLE
County Historic Overlay District NO
For further information about Historic Overlay Districts,
[CLICK HERE](#)
Street/Road PAVED
Site Description NON-BUILDABLE-NO PERC-NO SEWER

Legal Description

Legal Description GRACE J KELLEY
LT 2

Values

Tax Year 2015
Current Land \$120,000
Current Building \$0
Current Assessed Total \$120,000
Tax Exempt NO
Note

Values History

Tax Year	Land	Building	Assessed Total	Tax Exempt
2015	\$120,000	\$0	\$120,000	NO
2014	\$120,000	\$0	\$120,000	NO
2013	\$133,000	\$0	\$133,000	NO
2012	\$133,000	\$0	\$133,000	NO
2011	\$141,000	\$0	\$141,000	NO
2010	\$148,000	\$0	\$148,000	NO

10/28/2015

Fairfax County

2009	\$156,000	\$0	\$156,000	NO
2008	\$156,000	\$0	\$156,000	NO
2007	\$156,000	\$0	\$156,000	NO
2006	\$156,000	\$0	\$156,000	NO
2005	\$133,000	\$0	\$133,000	NO
2004	\$133,000	\$0	\$133,000	NO
2003	\$93,000	\$0	\$93,000	NO
2002	\$57,975	\$0	\$57,975	NO
2001	\$57,975	\$0	\$57,975	NO
2000	\$57,975	\$0	\$57,975	NO

General Information

Need Help?

For questions and requests for information about the Real Estate site, call 703-222-8234 or [CLICK HERE](#)

Disclaimer/Privacy Policy

Under Virginia State law these records are public information. Display of this information on the Internet is specifically authorized by Va. Code 58.1-3122.2 (1998). See the [Virginia State Code](#) to read the pertinent enabling statute.

If you believe any data provided is inaccurate or if you have any comments about this site, we would like to hear from you. Owner names will be withheld from the Internet record upon request. Comments or requests may be made via e-mail to the Real Estate Division at [Real Estate Division](#) or by phone at (703) 222-8234.

While Fairfax County has attempted to ensure that the data contained in this file is accurate and reflects the property's characteristics, Fairfax County makes no warranties, expressed or implied, concerning the accuracy, completeness, reliability, or suitability of this data. Fairfax County does not assume any liability associated with the use or misuse of this data.

Last Refresh

Date

Data last refreshed: 27/Oct/2015 DB:P14CUR

Source: Fairfax County Department
of Tax Administration, Real Estate Division.

RECEIVED
OCT 29 2015
 DEPARTMENT OF PLANNING & ZONING
 PLANNING DIVISION





Site Name: Cobbs Corner
Wireless Communication Facility
12601 Braddock Road
Centreville, VA 22030

Photograph Information:
View #1/#18
View from the Northwest
Showing the Balloon Fly

NBCUTM
TOTALLY COMMITTED.



Photograph Information:
View #1/#18
View from the Northwest
Showing the Proposed Site

Site Name: Cobbs Corner
Wireless Communication Facility
12601 Braddock Road
Centreville, VA 22030



Site Name: Cobbs Corner
Wireless Communication Facility
12601 Braddock Road
Centreville, VA 22030

Photograph Information:
View #1/#18
View from the Northwest
Showing the Proposed Site

NBCU
TOTALLY COMMITTED.



Site Name: Cobbs Corner
Wireless Communication Facility
12601 Braddock Road
Centreville, VA 22030

Photograph Information:
View #2
View from the West
SITE NOT VISIBLE

NBCU
TOTALLY COMMITTED.



Site Name: Cobbs Corner
Wireless Communication Facility
12601 Braddock Road
Centreville, VA 22030

Photograph Information:
View #3
View from the West
SITE NOT VISIBLE

NBCU
TOTALLY COMMITTED.



Site Name: Cobbs Corner
Wireless Communication Facility
12601 Braddock Road
Centreville, VA 22030

Photograph Information:
View #4
View from the South
SITE NOT VISIBLE

NBC
TOTALLY COMMITTED.

Site Name: Cobbs Corner
Wireless Communication Facility
12601 Braddock Road
Centreville, VA 22030

Photograph Information:
View #5
View from the South
SITE NOT VISIBLE

NBC
TOTALLY COMMITTED.



Site Name: Cobbs Corner
Wireless Communication Facility
12601 Braddock Road
Centreville, VA 22030

Photograph Information:
View #6
View from the Southeast
SITE NOT VISIBLE

NBC
TOTALLY COMMITTED.





Site Name: Cobbs Corner
Wireless Communication Facility
12601 Braddock Road
Centreville, VA 22030

Photograph Information:
View #7
View from the South
SITE NOT VISIBLE

NBCU
TOTALLY COMMITTED.



Photograph Information:
View #8
View from the North
SITE NOT VISIBLE

Site Name: Cobbs Corner
Wireless Communication Facility
12601 Braddock Road
Centreville, VA 22030

NBCU
TOTALLY COMMITTED.



Photograph Information:
View #9
View from the North
SITE NOT VISIBLE

Site Name: Cobbs Corner
Wireless Communication Facility
12601 Braddock Road
Centreville, VA 22030





Photograph Information:
View #10
View from the East
SITE NOT VISIBLE

Site Name: Cobbs Corner
Wireless Communication Facility
12601 Braddock Road
Centreville, VA 22030

NBIC
TOTALLY COMMITTED.



Photograph Information:
View #11
View from the East
SITE NOT VISIBLE

Site Name: Cobbs Corner
Wireless Communication Facility
12601 Braddock Road
Centreville, VA 22030



Site Name: Cobbs Corner
Wireless Communication Facility
12601 Braddock Road
Centreville, VA 22030

Photograph Information:
View #12
View from the East
SITE NOT VISIBLE

NBCU
TOTALLY COMMITTED.



Site Name: Cobbs Corner
Wireless Communication Facility
12601 Braddock Road
Centreville, VA 22030

Photograph Information:
View #13
View from the East
Showing the Balloon Fly

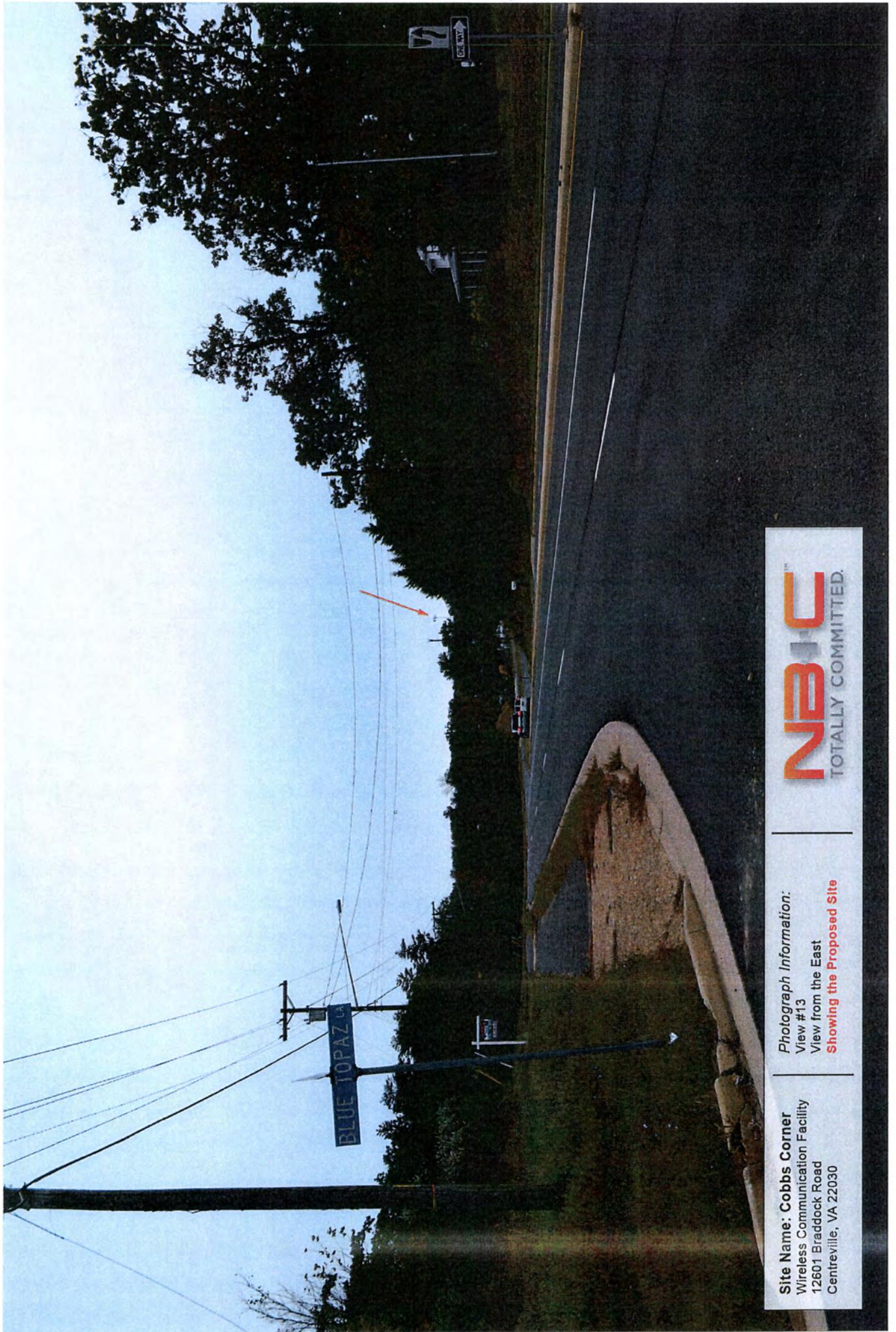
NBBCC
TOTALLY COMMITTED.



Site Name: Cobbs Corner
Wireless Communication Facility
12601 Braddock Road
Centreville, VA 22030

Photograph Information:
View #13
View from the East
Showing the Proposed Site





Site Name: Cobbs Corner
Wireless Communication Facility
12601 Braddock Road
Centreville, VA 22030

Photograph Information:
View #13
View from the East
Showing the Proposed Site

NBCU
TOTALLY COMMITTED.



Site Name: Cobbs Corner
Wireless Communication Facility
12601 Braddock Road
Centreville, VA 22030

Photograph Information:
View #14
View from the East
Showing the Balloon Fly

NBC
TOTALLY COMMITTED.



Photograph Information:
View #14
View from the East
Showing the Proposed Site

Site Name: Cobbs Corner
Wireless Communication Facility
12601 Braddock Road
Centreville, VA 22030

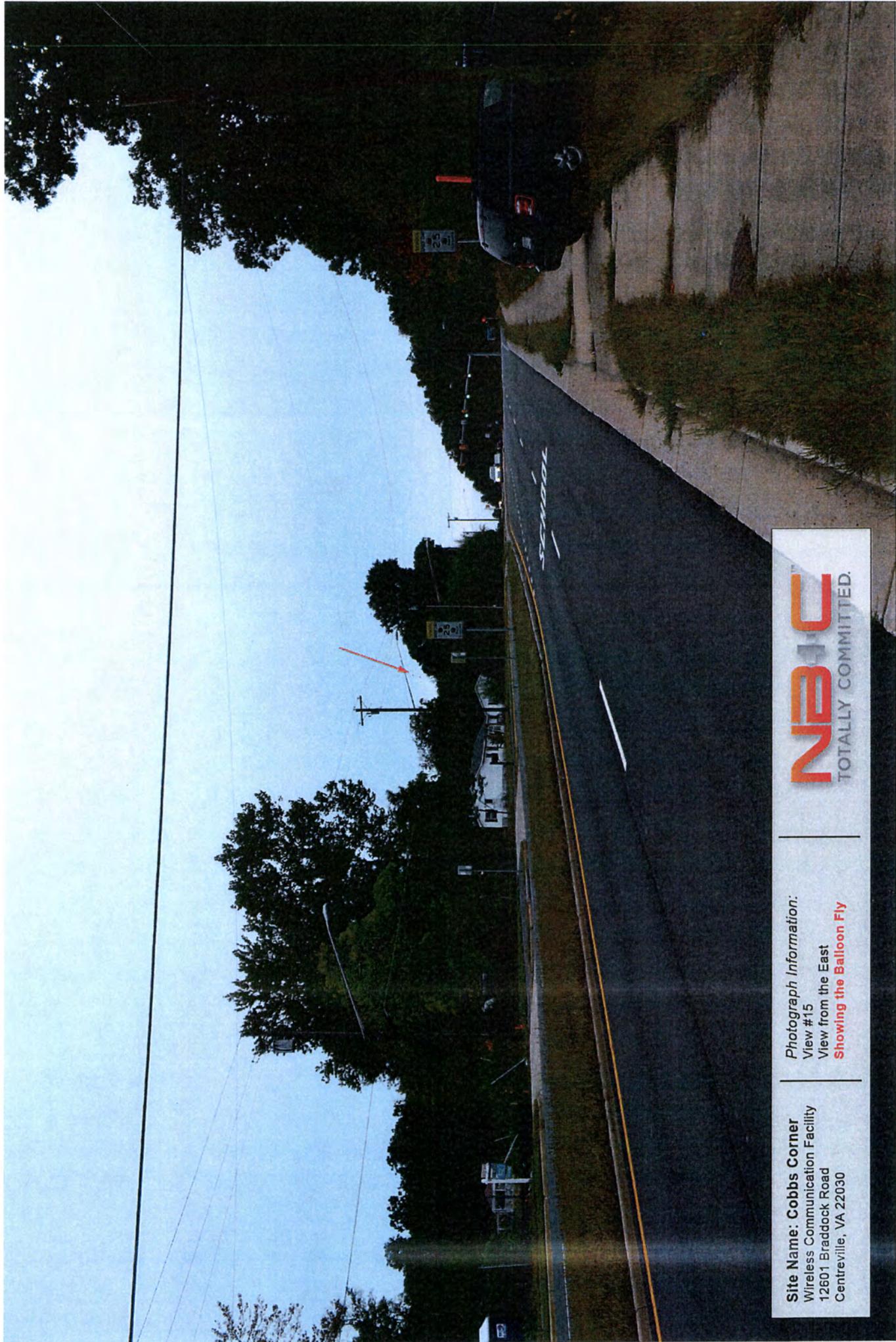




Site Name: Cobbs Corner
Wireless Communication Facility
12601 Braddock Road
Centreville, VA 22030

Photograph Information:
View #14
View from the East
Showing the Proposed Site

NBC
TOTALLY COMMITTED.



Site Name: Cobbs Corner
Wireless Communication Facility
12601 Braddock Road
Centreville, VA 22030

Photograph Information:
View #15
View from the East
Showing the Balloon Fly

NBC
TOTALLY COMMITTED.



Site Name: Cobbs Corner
Wireless Communication Facility
12601 Braddock Road
Centreville, VA 22030

Photograph Information:
View #15
View from the East
Showing the Proposed Site

NBCU
TOTALLY COMMITTED.



Site Name: Cobbs Corner
Wireless Communication Facility
12601 Braddock Road
Centreville, VA 22030

Photograph Information:
View #15
View from the East
Showing the Proposed Site

NBC
TOTALLY COMMITTED.



NBC
TOTALLY COMMITTED.

Photograph Information:
View #16
View from the West
Showing the Balloon Fly

Site Name: Cobbs Corner
Wireless Communication Facility
12601 Braddock Road
Centreville, VA 22030



NBC
TOTALLY COMMITTED.

Photograph Information:
View #16
View from the West
Showing the Proposed Site

Site Name: Cobbs Corner
Wireless Communication Facility
12601 Braddock Road
Centreville, VA 22030



NBICTM
TOTALLY COMMITTED.

Photograph Information:
View #16
View from the West
Showing the Proposed Site

Site Name: Cobbs Corner
Wireless Communication Facility
12601 Braddock Road
Centreville, VA 22030



Site Name: Cobbs Corner
Wireless Communication Facility
12601 Braddock Road
Centreville, VA 22030

Photograph Information:
View #17
View from the Northwest
Showing the Balloon Fly

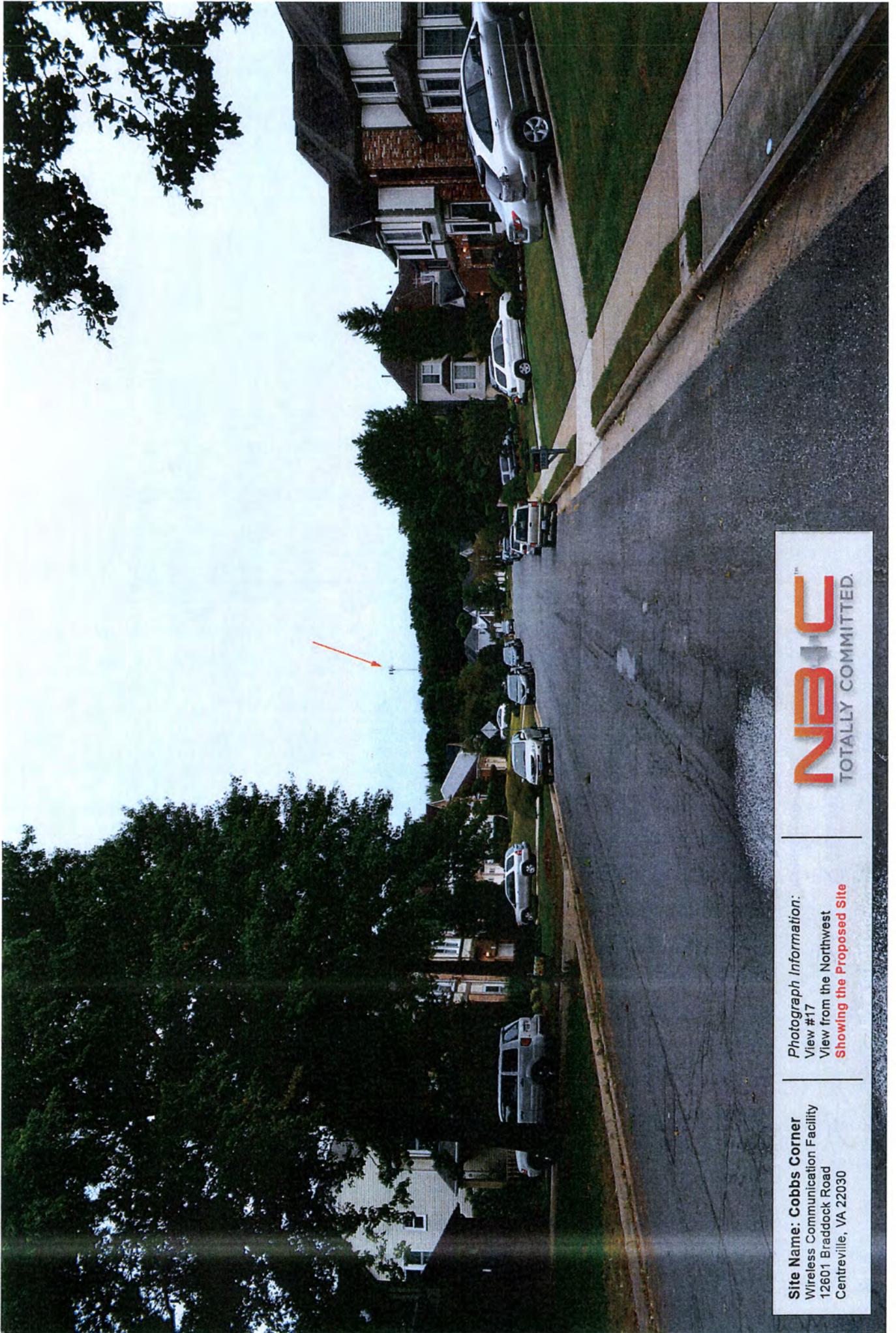
NBC
TOTALLY COMMITTED.



Site Name: Cobbs Corner
Wireless Communication Facility
12601 Braddock Road
Centreville, VA 22030

Photograph Information:
View #17
View from the Northwest
Showing the Proposed Site

NBCU
TOTALLY COMMITTED.



Site Name: Cobbs Corner
Wireless Communication Facility
12601 Braddock Road
Centreville, VA 22030

Photograph Information:
View #17
View from the Northwest
Showing the Proposed Site





Photograph Information:
View #19
View from the North
Showing the Balloon Fly

Site Name: Cobbs Corner
Wireless Communication Facility
12601 Braddock Road
Centreville, VA 22030



Site Name: Cobbs Corner
Wireless Communication Facility
12601 Braddock Road
Centreville, VA 22030

Photograph Information:
View #19
View from the North
Showing the Proposed Site

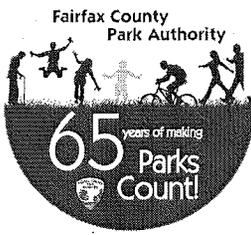




Site Name: Cobbs Corner
Wireless Communication Facility
12601 Braddock Road
Centreville, VA 22030

Photograph Information:
View #19
View from the North
Showing the Proposed Site

NBC
TOTALLY COMMITTED.



FAIRFAX COUNTY PARK AUTHORITY

M E M O R A N D U M

TO: Barbara Berlin, AICP, Director
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Sandy Stallman, AICP, Manager *SS*
Park Planning Branch, PDD

DATE: 16 September 2015

SUBJECT: SE 2015-SP-023, Cobbs Corner
Tax Map Number: 66-2((3)) 2

The Park Authority staff has reviewed the proposed Development Plan dated 20 July 2015, for the above referenced application. The Development Plan shows a new 164 foot high monopole which includes a 2,500 square feet compound at the base to house equipment for Verizon Wireless and two additional wireless carriers.

Cultural Resources Impact:

The parcels were subjected to archival review and have been reviewed previously. The project is a Federal Communications application, triggering Section 106 of the National Historic Preservation Act. The parcel has moderate to high potential to contain Native American archaeological or historical archaeological sites. The applicant should initiate consultation with VDHR, and the Park Authority staff recommends a Phase I archaeological survey for any unsurveyed and undisturbed portion of the parcel and for any staging areas and facilities planned in order to determine the presence or absence of significant archaeological sites. If significant sites are found, a Phase II archaeological testing is recommended to determine if the sites are eligible for inclusion onto the National Register of Historic Places or if significant for Fairfax County. If sites are found significant or eligible, avoidance or a Phase III data recovery is recommended.

At the completion of any cultural resource studies, the Park Authority requests that the applicant provide two copies (one hard copy, one digital copy) of the archaeology report as well as field notes, photographs, and artifacts to the Park Authority's Cultural Resource Management and Protection Branch (Attention: Liz Crowell) within 30 days of completion of the study. Materials can be sent to 2855 Annandale Road Falls Church, VA 20110 for review and concurrence. For artifact catalogues, please include the database in Access™ format, as well as digital photography, architectural assessments, including line drawings. If any archaeological, architectural or other sites are found during cultural resources assessments, the applicant should update files at VDHR, using the VCRIS system.

Please note the Park Authority would like to review and comment on development conditions related to park and recreation issues. We request that draft and final development conditions be submitted to the assigned reviewer noted below for review and comment prior to completion of the staff report and prior to final Board of Supervisors approval.

FCPA Reviewer: Paul Ngo
DPZ Coordinator: Megan Duca

Copy: Cindy Walsh, Director, Resource Management Division
Liz Crowell, Manager, Cultural Resource Management & Protection Section
Megan Duca, DPZ Coordinator
Chron File
File Copy



County of Fairfax, Virginia

MEMORANDUM

DATE: November 6, 2015

TO: Laura Arseneau, Staff Coordinator
Zoning Evaluation Division, DPZ

FROM: Ian Fuze, Urban Forester II
Forest Conservation Branch, DPWES

SUBJECT: Grace J. Kelley- Cobbs Corner Lot 2.SE 2015-SP-023

I have reviewed the above referenced Special Exception application including a Statement of Justification and a Special Exception plat of the subject property, stamped as received by the Zoning Evaluation Division on October 30, 2015. The following comments and recommendations are based on this review.

All Urban Forestry issues have been addressed with the resubmission. UFMD has no additional comments at this time.

If further assistance is desired, please contact me at 703-324-1770view.

if/

UFMDID #: 202814

cc: DPZ File

Department of Public Works and Environmental Services
Urban Forest Management Division
12055 Government Center Parkway, Suite 518
Fairfax, Virginia 22035-5503
Phone 703-324-1770, TTY: 711, Fax: 703-653-9550
www.fairfaxcounty.gov/dpwes



9-006 General Standards

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

1. The proposed use at the specified location shall be in harmony with the adopted comprehensive plan.
2. The proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.
3. The proposed use shall be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan. The location, size and height of buildings, structures, walls and fences, and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof.
4. The proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood.
5. In addition to the standards which may be set forth in this Article for a particular category or use, the Board shall require landscaping and screening in accordance with the provisions of Article 13.
6. Open space shall be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located.
7. Adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided. Parking and loading requirements shall be in accordance with the provisions of Article 11.
8. Signs shall be regulated by the provisions of Article 12; however, the Board may impose more strict requirements for a given use than those set forth in this Ordinance.

9-104 Standards for all Category 1 Uses

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

1. Category 1 special exception uses shall not have to comply with the lot size requirements or the bulk regulations set forth for the zoning district in which located.
2. No land or building in any district other than the I-5 and I-6 District shall be used for the storage of materials or equipment, or for the repair or servicing of vehicles or equipment, or for the parking of vehicles except those needed by employees connected with the operation of the immediate facility.
3. If the proposed location of a Category 1 use is in an R district, there shall be a finding that there is no alternative site available for such use in a C or I district within 500 feet of the proposed location; except that in the case of electric transformer stations and telecommunication central offices, there shall be a finding that there is no alternative site available in a C or I district within a distance of one (1) mile, unless there is a substantial showing that it is impossible for satisfactory service to be rendered from an available location in such C or I district.
4. Before establishment, all uses, including modifications or alterations to existing uses, shall be subject to the provisions of Article 17, Site Plans.

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

1. Except for antennas completely enclosed within a structure, all antennas and their supporting mounts shall be of a material or color that closely matches and blends with the structure on which it is mounted.
2. Except for a flag mounted on a flagpole as permitted under the provisions of Par. 2 of Sect. 12-203, no commercial advertising or signs shall be allowed on any monopole, tower, antenna, antenna support structure, or related equipment cabinet or structure.
3. If any additions, changes or modifications are to be made to monopoles or towers, the Director shall have the authority to require proof, through the submission of engineering and structural data, that the addition, change, or modifications conforms to structural wind load and all other requirements of the Virginia Uniform Statewide Building Code.
4. No signals, lights or illumination shall be permitted on an antenna unless required by the Federal Communications Commission, the Federal Aviation

Administration or the County, provided, however, that on all antenna structures which exceed 100 feet in height, a steady red marker light shall be installed and operated at all times, unless the Zoning Administrator waives the red marker light requirement upon a determination by the Police Department that such marker light is not necessary for flight safety requirements for police and emergency helicopter operations. All such lights shall be shielded to prevent the downward transmission of light.

5. All antennas and related equipment cabinets or structures shall be removed within 120 days after such antennas or related equipment cabinets or structures are no longer in use.



County of Fairfax, Virginia

MEMORANDUM

DATE: December 3, 2015

TO: Laura Arseneau, Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Tanveer G. Chowdhury, P.E., CFM, Senior Engineer III
Site Development and Inspections Division
Department of Public Works and Environmental Services

SUBJECT: Application # SE_2015-SP-023; LDS Project # 25962-ZONA-001-1; Tax Map # 066-2-03-0002; Springfield District (Cellco Partnership)

We have reviewed the re-submission for the subject application and offer the following stormwater management comments:

Note: The Stormwater Management Ordinance (SWMO – County Code, Chapter 124) Article 4 technical design criteria (“new” criteria), and the current Public Facilities Manual (PFM), are applicable to this project, and have been considered in the preparation of the comments that follow. No evidence has been presented to support time limits (SWMO 124-1-11) or grandfathering (SWMO 124-1-12) and the applicability of the Article 5 technical design criteria (“old” criteria) for the project.

Chesapeake Bay Preservation Ordinance (CBPO)

There is no Resource Protection Area on this site.

Floodplain

There is no regulated floodplain on this site.

Downstream Drainage Complaints

There is no storm water complaint on file within the property.

Drainage Diversion

The drainage divides for Little Rocky Run, Johnny Moore Creek and Popes Head Creek watersheds are located within close proximity of the site. During the development, the natural drainage divides shall be honored. If natural drainage divides cannot be honored, a drainage diversion justification narrative must be provided. The increase and decrease in discharge rates, volumes, and durations of concentrated and non-concentrated Stormwater runoff leaving a



development site due to the diverted flow shall not have an adverse impact (e.g., soil erosion; sedimentation; yard, dwelling, building, or private structure flooding; duration of ponding water; inadequate overland relief) on adjacent or downstream properties. (PFM 6-0202.2A)

Water Quality Control

In the re-submittal the applicant noted on the cover sheet in Stormwater Management Note (#10) that “*No Water Quality is required for the proposed Verizon Wireless Installation.*” Based on our review of the submittal that is not the case. Water quality controls are required for this development (PFM 6-0401). Please revise the note in your next submittal and provide all the relevant and required information with supporting computations and documentations.

Water quality Compliance with the water quality design criteria shall be determined by utilizing the Virginia Runoff Reduction Method, which was included in the re-submittal but not complete. All the required tabs should be included/inserted on the plan (SWMO 124-4-3), which will be reviewed in details during site plan review.

Stormwater Detention

Some stormwater detention computations are provided on sheet 5 of the re-submission. Based on our review it appears that computations for 1-year have been provided. Computations for 2-year and 10-year pre- and post-development conditions demonstrating runoff reduction and compliance are required (PFM 6-0301.3).

For drainage area 2 (DA-2) the computations tab shows post-development with RR discharge value for 1-year rainfall event computed as 0.1 cfs whereas the pre-development discharge value for the same condition computed as 0.05 cfs. This shows an increase in flows from pre-development to post-development even with the RR, which is not allowed.

Also, detention routing computations with supporting data need to be submitted for the review.

Please address all these issues in your next submittal and submit the details of the computations, the sizing of the detention facilities and routing through the facilities to comply with the county codes and requirements those will be evaluated in details during site plan review.

Downstream Drainage System

Adequacy of the outfalls to the Limit of Analysis will be reviewed in details during site plan review.

cc: Don Demetrius, Chief, Watershed Projects Evaluation Branch, SPD, DPWES
Fred Rose, Chief, Watershed Planning & Assessment Branch, SPD, DPWES
Durga Kharel, Chief, Central Branch, SDID, DPWES
Zoning Application File



County of Fairfax, Virginia

MEMORANDUM

DATE: December 7, 2015

TO: Barbara Berlin, Director
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Michael A. Davis, Acting Chief 
Site Analysis Section
Department of Transportation

FILE: 3-5 (SE 2015-SP-023)

SUBJECT: Transportation Impact

REFERENCE: SE 2015-SP-023: Cellco Partnership dba Verizon Wireless;
Little League of Fairfax
Land Identification Map: 66-1 ((3)) 2

Transmitted herewith are the comments from the Department of Transportation with respect to the referenced application. These comments are based on the plat dated May 20, 2015, and revised through October 27, 2015. The applicant proposes a 164 foot monopole with a 2500 square foot compound at the base to house equipment for Verizon Wireless and two additional wireless carriers. The proposed telecommunications facility will be unmanned and operate automatically 24 hours a day, 365 days a year. A technician will perform routine maintenance approximately once a month or on an as needed basis.

There is an existing curb cut on Braddock Road, however the applicant is proposing a new curb cut and entrance. If the applicant is not utilizing the existing curb cut on Braddock Road, it should be removed. This department has no other transportation issues with this application.

MAD/LAH/lah

cc: Laura G. Arseneau, DPZ



COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION

4975 Alliance Drive
Fairfax, VA 22030

CHARLES A. KILPATRICK, P.E.
COMMISSIONER

November 20, 2015

To: Ms. Barbara Berlin
Director, Zoning Evaluation Division

From: Paul Kraucunas
Land Development Program Manager

Subject: SE 2015-SP-023 Celco Prtnership

This office has reviewed the revised plans received on November 10, 2015.

Generally we have no objection to approval of this application, but would like to have a minimum of 12' of the gravel driveway paved to reduce the tracking of gravel onto the trail.

Please contact me if you have any questions.



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		