

APPROVED DEVELOPMENT CONDITIONS

SEA 2004-MV-001-02

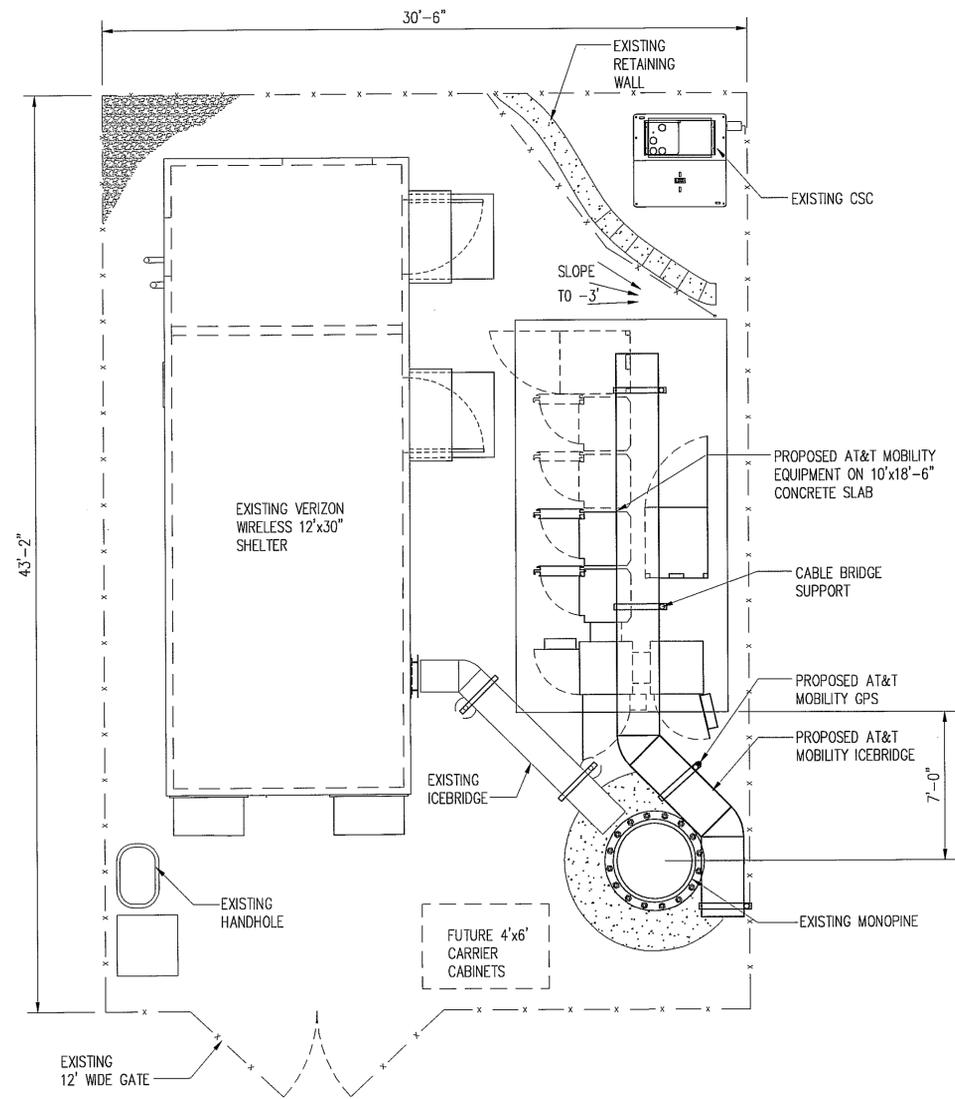
March 30, 2016

The Board of Supervisors approved SEA 2004-MV-001-02 located at 8616 Pohick Road, Tax Map 98-1 ((1)) 21, to amend SEA 2004-MV-001 previously approved for a telecommunications facility to permit continuation of the use at a newly modified site pursuant to Sect. 3-104 of the Fairfax County Zoning Ordinance. The Board conditioned the approval by requiring conformance with the following development conditions. These conditions supersede all previous conditions associated with SEA 2004-MV-001-02.

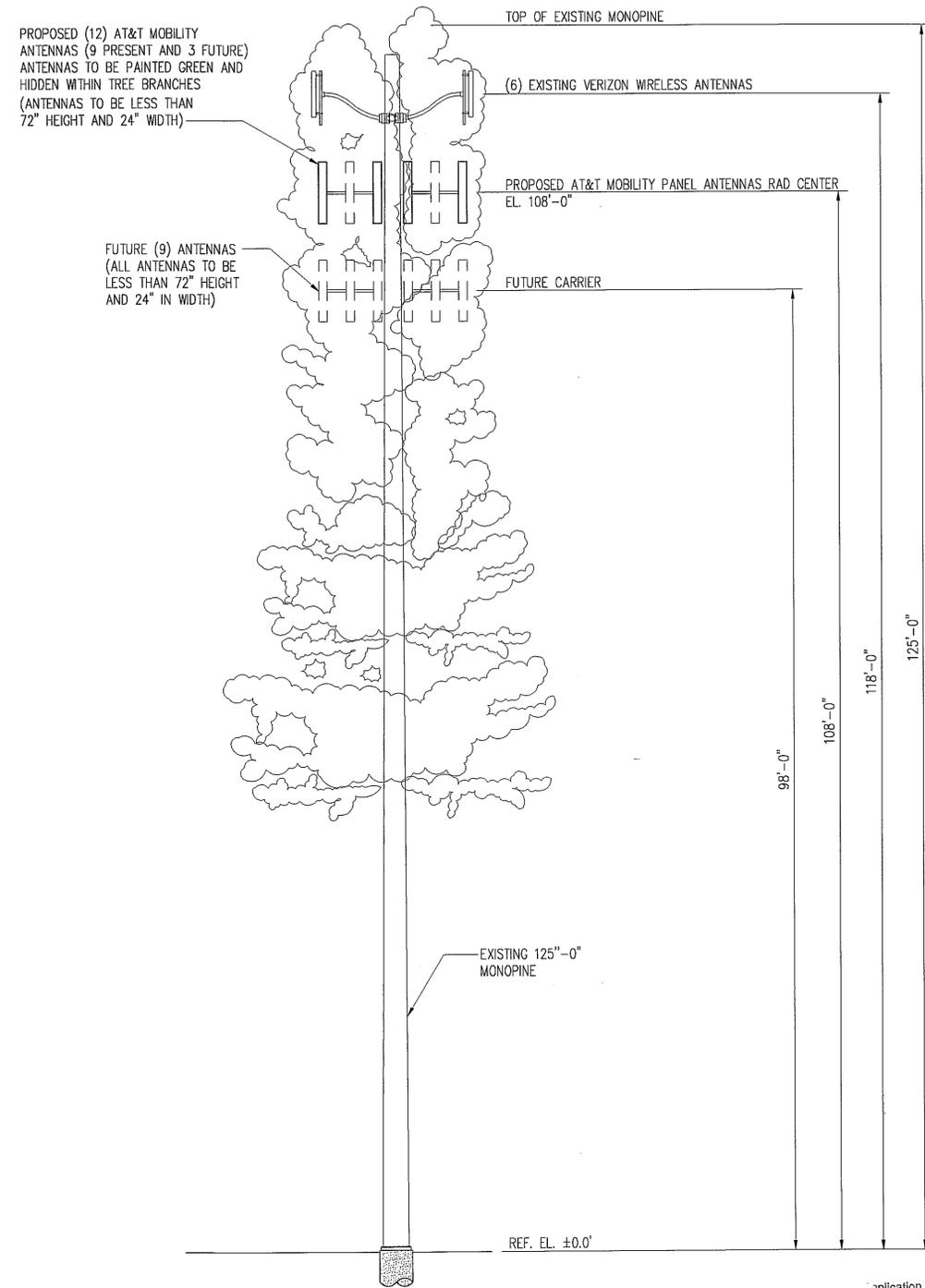
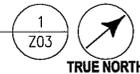
1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Special Exception is granted only for the purpose(s), structure(s) and/or use(s) indicated on the SEA plat approved with the application, as qualified by these development conditions.
3. A copy of the Special Exception Amendment conditions and the Non-Residential Use Permit (Non-RUP) shall be posted in a conspicuous place on the property of the use and be made available to all departments of the County of Fairfax during the hours of operation of the permitted use.
4. This Special Exception Amendment is subject to the provisions of Article 17, Site Plans. Any plan submitted pursuant to the special exception amendment shall be in substantial conformance with the approved Special Exception Amendment / Special Permit Amendment (SEA/SPA) Plat entitled "SPA/SEA Plat, Site Plan, First Virginia Baptist Church" consisting of six sheets, prepared by Apex Solutions, LLC, dated April 2, 2015, as revised through February 3, 2016, and these conditions. Minor modifications to the approved special exception amendment may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.
5. Unless waived by the Zoning Administrator, a steady red market light shall be installed on the monopole and operated at all times. Said light shall be shielded to prevent the downward transmission of light.
6. The existing chain link fence shall be maintained around the perimeter of the telecommunications compound as shown on the SEA/SPA Plat.
7. There shall be no outdoor storage of materials, equipment, or vehicles within the wireless compound for the telecommunications facility.

8. All existing vegetation on the property is to be maintained in good condition, including the removal and replacement of all dead, dying and diseased trees, as determined by Urban Forest Management (UFM).
9. Stormwater Management (SWM) and Best Management Practices (BMP) shall be provided in accordance with the requirements of the Public Facilities Manual (PFM) as determined by the Department of Public Works and Environmental Services (DPWES).
10. No signs shall be permitted on the subject property for the advertisement of the users of the telecommunications facility.
11. Should the need arise to alter the treepole, the Applicant shall submit engineering and structural data affirming that said alterations conform to structural wind load and all other requirements of the Virginia Uniform Statewide Building Code.
12. Any component(s) of the telecommunications facility shall be removed within 120 days after such component(s) are no longer in use.
13. The maximum height of the telecommunications tower (treepole) shall not exceed 125 feet.
14. The appearance of the treepole shall be maintained by the Applicant in substantial conformance with the elevations shown as Attachment 1 to these conditions.

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



COMPOUND LAYOUT
SCALE: 1/4"=1'-0"



MONOPINE ELEVATION
SCALE: 1/8"=1'-0"



Application No. SP-2010-001 Staff DeManche
 APPROVED / SP PLAN
 SEE DEV CONDS DATED March 3, 2010
 Date of (BZA) approval April 27, 2010
 Sheet 4 of 6

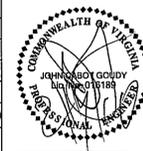


PROJECT NUMBER:
1072.052

MAVERICK - POHICK ROAD
VERIZON MONOPINE
10127894_461G3768
 8616 POHICK RD.
 SPRINGFIELD, VA 22153



6	02/18/10	ADDED LANDSCAPING	W.A.	C.G.	C.G.
5	12/17/09	REVISED DISTURBED AREA	W.A.	C.G.	C.G.
4	12/11/09	COUNTY COMMENTS	W.A.	C.G.	C.G.
3	08/26/09	COUNTY COMMENTS	W.A.	C.G.	C.G.
2	06/05/09	COMMENTS	W.A.	C.G.	C.G.
NO.	DATE	REVISIONS	BY	CHK	APPD
SCALE: AS SHOWN			DESIGNED: W.A.	DRAWN: C.G.	



**COMPOUND PLAN
AND UTILITY POLE ELEVATION**

JOB NO. 24782-432
DRAWING NUMBER Z03