



APPLICATION ACCEPTED: March 24, 2009  
APPLICATION AMENDED: July 27, 2009  
PLANNING COMMISSION: October 1, 2009  
BOARD OF SUPERVISORS: Not Yet Scheduled

# County of Fairfax, Virginia

---

September 16, 2009

## STAFF REPORT

APPLICATION SE 2009-DR-005  
2232-D08-19

### DRANESVILLE DISTRICT

**APPLICANT:** T-Mobile Northeast LLC

**PRESENT ZONING:** R-1

**PARCEL(S):** VDOT Right of Way access road off Colonial Farm Road adjacent to Tax Map 22-3 ((1)) 40

**ACREAGE:** 1,987 SF

**PLAN MAP:** Right-of-Way

**PROPOSAL:** Special Exception for a Telecommunications Facility to permit a height extension of 10 feet on an existing utility pole and add three antennae (with communications equipment compound on ground near the pole) with proposed ultimate height of 110 ft.

### STAFF RECOMMENDATIONS:

Staff recommends that the Planning Commission find that the facility proposed under 2232-D08-19 does satisfy the criteria of location, character, and extent as specified in VA Code Section 15.2-2232. and is substantially in accord with the provisions of the adopted Comprehensive Plan.

Staff recommends approval of SE 2009-DR-005, subject to development conditions consistent with those found in Appendix 1 of this report.

Staff recommends that the Board of Supervisors direct the Director of DPWES to waive the Tree Inventory and Poor Condition Analysis as outlined in PFM 12.0502.1A.

---

Suzanne Lin

Department of Planning and Zoning  
Zoning Evaluation Division  
12055 Government Center Parkway, Suite 801  
Fairfax, Virginia 22035-5509  
Phone 703-324-1290 FAX 703-324-3924  
[www.fairfaxcounty.gov/dpz/](http://www.fairfaxcounty.gov/dpz/)



Staff recommends that the Board of Supervisors waive the Major Paved Trail along Georgetown Pike depicted on the Countywide Trails Map.

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

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

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

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

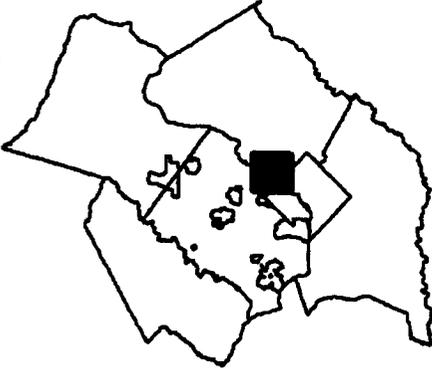
O:\slin00\SE\SE 2009-DR-005 T Mobile CIA Access Road\Staff Report and Conditions\Staff Report\_Cover.doc



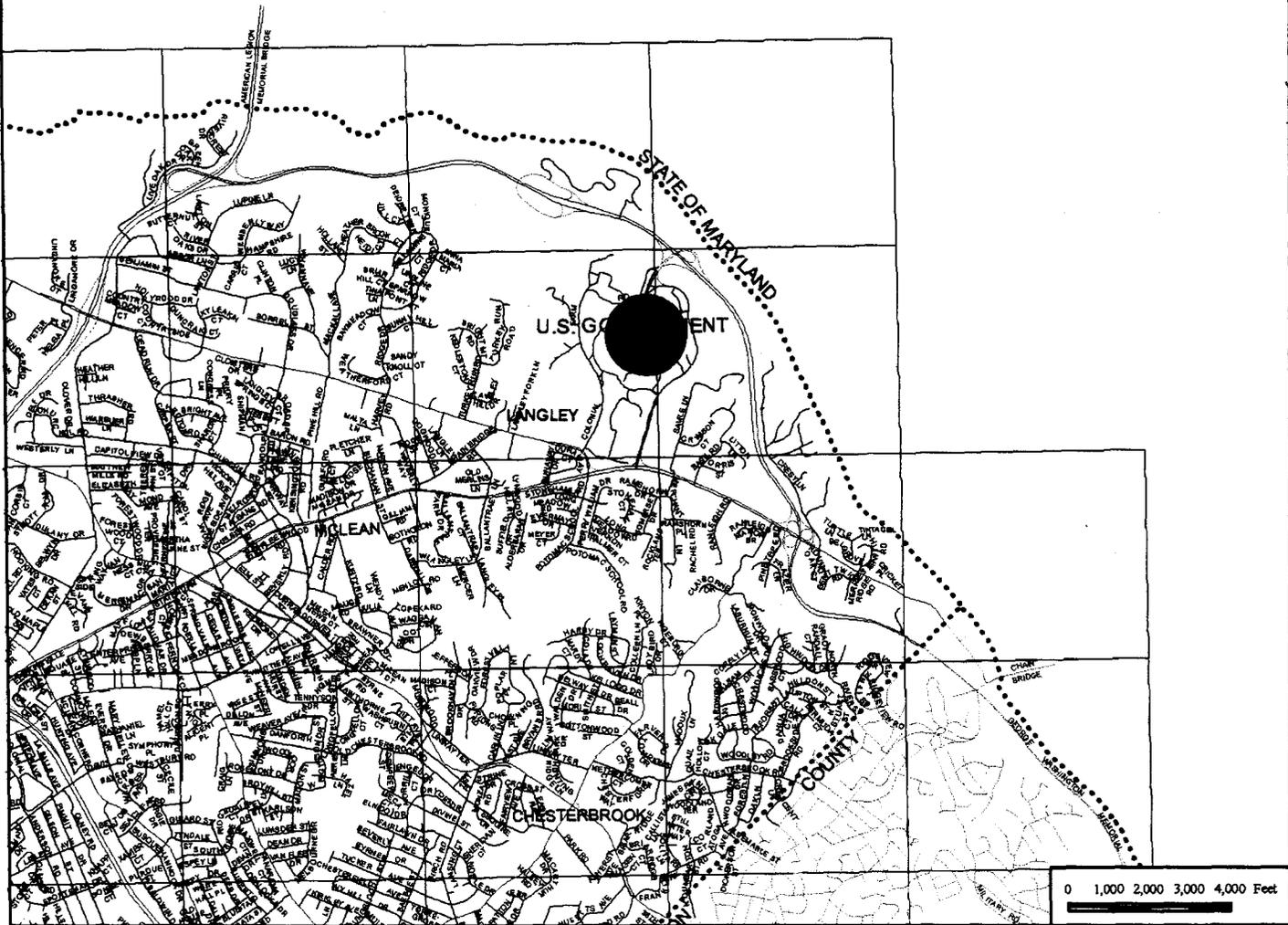
Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

**Special Exception**  
**SE 2009-DR-005**

**Applicant:** T-MOBILE NORTHEAST LLC  
**Accepted:** 03/24/2009  
**Proposed:** MOBILE AND LAND BASED  
TELECOMMUNICATIONS FACILITIES  
**Area:** 1,987 SF OF LAND; DISTRICT - DRANESVILLE



**Zoning Dist Sect:** 03-0104  
**Art 9 Group and Use:** 1-08  
**Located:** VDOT ROW ACCESS ROAD OFF COLONIAL FARM ROAD  
**Zoning:** R-1  
**Plan Area:** 2,  
**Overlay Dist:**  
**Map Ref Num:** 022-3- /01/ /0040

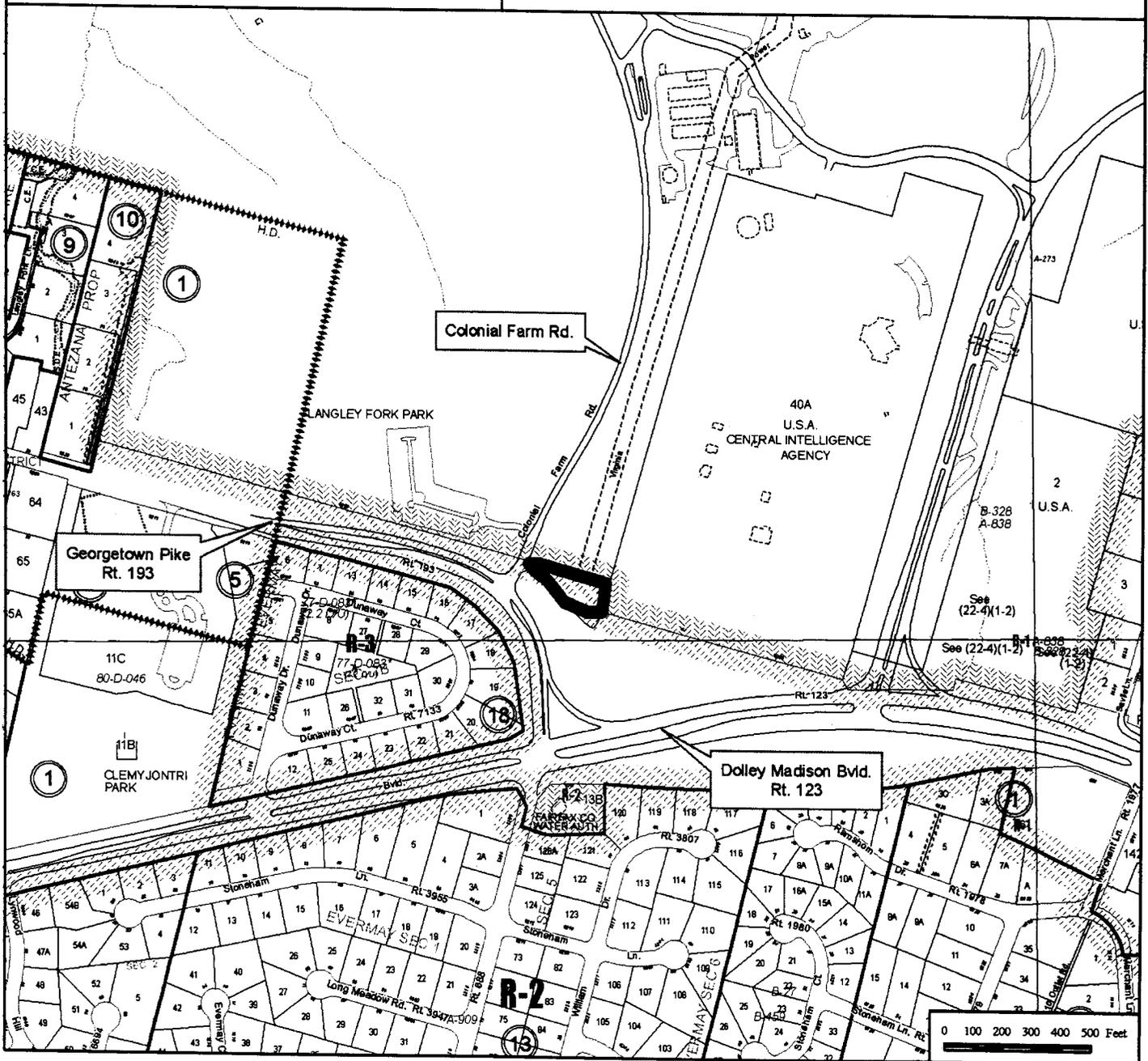
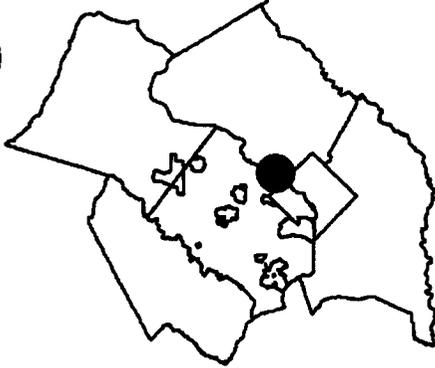


**Special Exception**  
**SE 2009-DR-005**

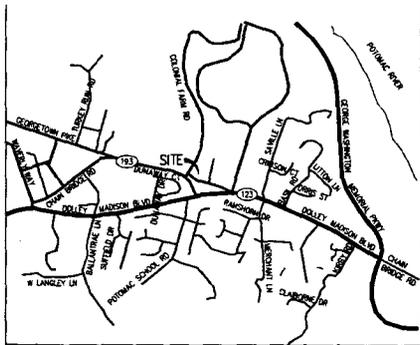
**Applicant:** T-MOBILE NORTHEAST LLC  
**Accepted:** 03/24/2009  
**Proposed:** MOBILE AND LAND BASED  
 TELECOMMUNICATIONS FACILITIES  
**Area:** 1,987 SF OF LAND; DISTRICT - DRANESVILLE

**Zoning Dist Sect:** 03-0104  
**Art 9 Group and Use:** 1-08  
**Located:** VDOT ROW ACCESS ROAD OFF COLONIAL FARM ROAD

**Zoning:** R-1  
**Plan Area:** 2,  
**Overlay Dist:**  
**Map Ref Num:** 022-3- /01/ /0040 pt.







VICINITY MAP  
SCALE: 1"=1500'-0"

**ORDINANCE DATA**

OWNER: VA DEPARTMENT OF TRANSPORTATION  
PARCEL ID: N/A RIGHT OF WAY  
DEED: LIBER 1625, FOLIO 362-4  
EXISTING USE: PUBLIC RIGHT OF WAY ZONING: R-1  
PROPOSED USE: TELECOMMUNICATION

**BUILDING INFORMATION**  
MAXIMUM BUILDING HEIGHT: 20'  
EXISTING BUILDING: 12' HIGH

TOTAL EXISTING GROSS FLOOR AREA: +/- 600 SF  
TOTAL PROPOSED GROSS TELECOMMUNICATION  
SHELTER FLOOR AREA: +/- 480 SF  
TOTAL FLOOR AREA: +/- 1080 SF

**NOTES**  
THE PROPERTY IS SERVED BY PUBLIC WATER AND SEWER  
THE PROPERTY IS NOT LOCATED IN THE FEMA 100 YEAR FLOOD PLANE  
THERE ARE NO PROPOSED STORM WATER MANAGEMENT FACILITIES FOR THIS PROJECT  
THERE ARE NO GRAVES, OBJECTS OR STRUCTURES MARKING A PLACE OF BURIAL ON THE PROPERTY PER THE FAIRFAX COUNTY CEMETERY MAP  
THERE ARE NO TRENDS REQUIRED BY THE FAIRFAX COUNTY ADOPTED COMPREHENSIVE PLAN ON THIS PROPERTY  
THERE ARE NO PROPOSED SIGNS FOR THIS PROJECT  
TOPOGRAPHY FOR THIS PROPERTY WAS DETERMINED FROM A FIELD RUN SURVEY AND EXISTING SITE PLANS  
EXISTING VEGETATION MAPPING IS NOT REQUIRED SINCE THE TOTAL DISTURBED AREA IS LESS THAN 2,500 SF

TELECOMMUNICATIONS COMPOUND AREA = 480 SF (0.01 AC) (LEASE AREA)  
TOTAL PROJECT DISTURBED AREA = 2,200 SF (0.05 AC)  
TOTAL PROJECT IMPERVIOUS AREA = 2,220 SF (0.03 AC)

**SURVEY NOTES**

- 1.) SITE NAME: DOMINION TOWER #95/NDOT  
SITE NUMBER: WAC300F
- 2.) THIS IS NOT A BOUNDARY SURVEY AND IS NOT TO BE USED FOR THE TRANSFER OF PROPERTY.
- 3.) THE SUBJECT PARCEL INFORMATION:  
OWNER: VA DEPARTMENT OF TRANSPORTATION  
PREMISES ADDRESS: ACCESS ROAD OFF COLONIAL FARM RD MCLEAN, VA 22101  
MAILING ADDRESS: 1401 E BROAD ST RICHMOND, VA 23219  
COUNTY: FAIRFAX COUNTY  
PARCEL: SUBJECT LOT (RIGHT OF WAY)  
ZONING: R-1 USE: PUBLIC RIGHT OF WAY
- 4.) THE RECORDED REFERENCES FOR THE SUBJECT SURVEY AND EXISTING SITE PLANS  
DEED: LIBER 1625, FOLIO 362-4
- 5.) THE DATUMS ARE NAD 83 AND NAVD 88, AND THE BEARING BASE IS STATE GRID.
- 6.) NO UNDERGROUND UTILITIES HAVE BEEN LOCATED. THE PRESENCE OF ANY SUCH UTILITIES MUST BE CONFIRMED BY THE CONTRACTOR BEFORE CONSTRUCTION.
- 7.) THE FLOOD ZONE OF THE EXISTING UTILITY TRANSMISSION POLE IS AS FOLLOWS: FLOOD ZONE X, AREA OF MINIMUM FLOODING SOURCE, FEMA FLOOD MAP FOR FAIRFAX COUNTY, VA COMMUNITY PANEL NUMBER 513525 (0100), REVISED, MARCH 3, 1990.
- 8.) NO TITLE REPORT WAS FURNISHED FOR THIS SURVEY.
- 9.) THE DATA COLLECTED AND SHOWN ON THIS DRAWING ARE FOR THE PURPOSES OF CONSTRUCTION OF CELLULAR ANTENNAS ON AN EXISTING POWER TRANSMISSION MONOPOLE, ANY NECESSARY ANCILLARY EQUIPMENT AND ALL APPROPRIATE EASEMENTS.
- 10.) NO UNRECORDED EASEMENTS ARE SHOWN ON THIS SURVEY AND IT IS POSSIBLE THAT SUCH EASEMENTS IMPACT THE SITE.

**PARKING SPACE SCHEDULE**

EXISTING PARKING SPACES	0	(1) ADDITIONAL PARKING IS REQUIRED PER ARTICLE 11)
PARKING SPACES REQUIRED	1	
PARKING SPACES PROVIDED	1	

**SETBACK SCHEDULE**

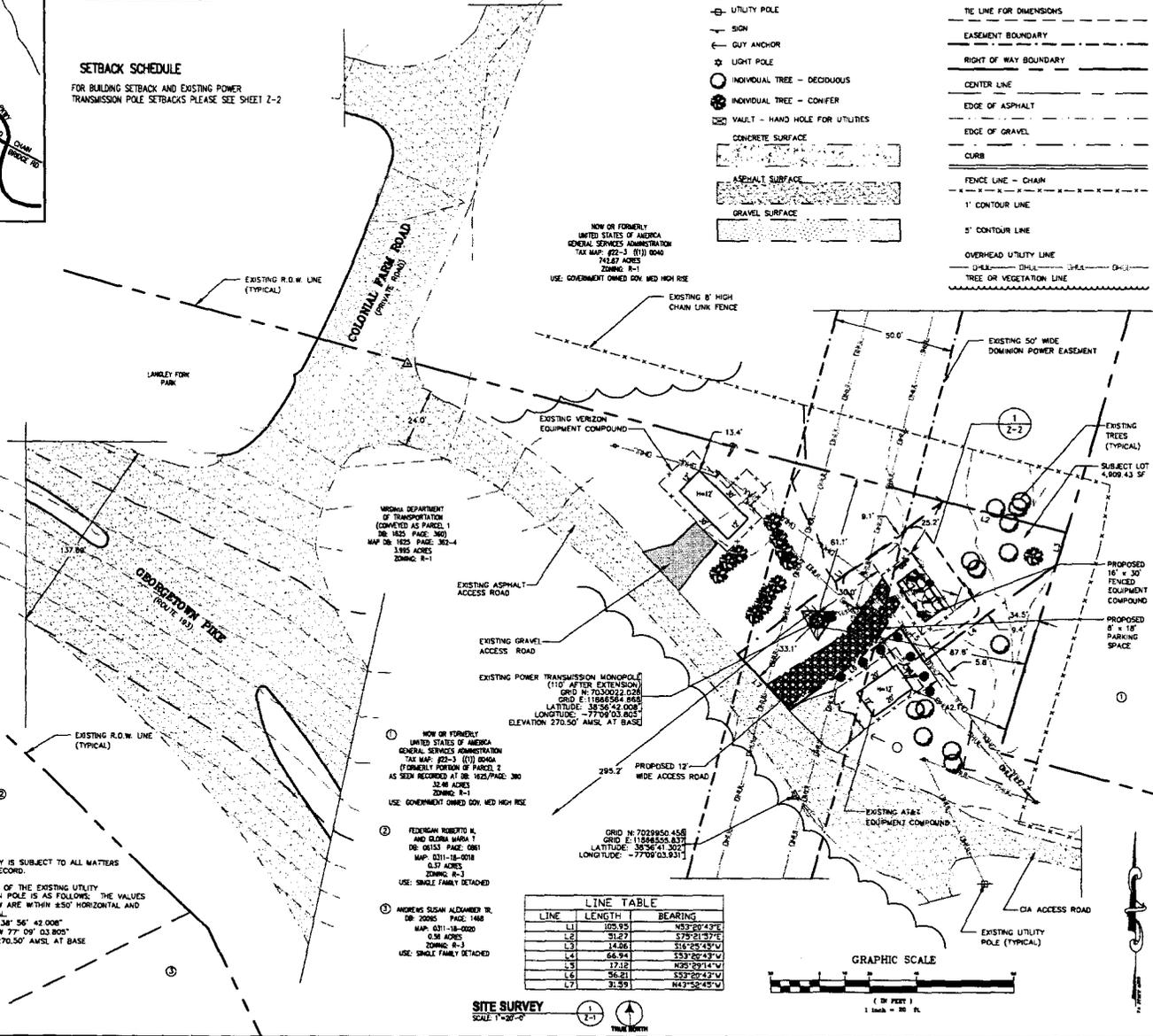
FOR BUILDING SETBACK AND EXISTING POWER TRANSMISSION POLE SETBACKS PLEASE SEE SHEET Z-2

**LEGEND**

- FOUND PROPERTY CORNER
- SET PROPERTY CORNER
- △ BENCH MARKS
- UTILITY POLE
- SIGN
- GUY ANCHOR
- LIGHT POLE
- INDIVIDUAL TREE - DECIDUOUS
- INDIVIDUAL TREE - CONIFER
- ⊠ VAULT - HAND HOLE FOR UTILITIES
- ▨ CONCRETE SURFACE
- ▩ ASPHALT SURFACE
- ▧ GRAVEL SURFACE

**LINE TYPES**

- BOUNDARY LINE - PARENT PARCEL
- UNSURVEYED LINE - BOUNDARY OF ADJUNCTIONS
- LINE FOR DIMENSIONS
- EASEMENT BOUNDARY
- RIGHT OF WAY BOUNDARY
- CENTER LINE
- EDGE OF ASPHALT
- EDGE OF GRAVEL
- CURB
- FENCE LINE - CHAIN
- 1" CONTOUR LINE
- 5" CONTOUR LINE
- OVERHEAD UTILITY LINE
- EDGE OF VEGETATION LINE



**LINE TABLE**

LINE	LENGTH	BEARING
L1	105.93	N53°20'43"E
L2	51.27	S75°21'37"E
L3	14.06	S74°20'45"W
L4	66.94	S53°20'43"W
L5	17.12	N05°20'43"W
L6	76.21	S53°20'43"W
L7	31.39	N47°50'45"W



**SITE SURVEY**  
SCALE: 1"=20'-0"

**entrex**  
communication services, inc.  
1876 Eye Street, N.W., Suite 300  
WASHINGTON, D.C. 20005  
PHONE: (202)498-0088  
FAX: (202)498-0081

**SUBMITTALS**

DATE	DESCRIPTION	REV
05-09-04	ZONING REVIEW	A
05-17-04	FINAL ZONING	0
05-17-04	RELOCATE EQUIPMENT	1
07-22-04	DOMINION COMMENTS	2
10-13-04	DOMINION COMMENTS	3
01-17-05	COUNTY COMMENTS	4
07-27-05	UPDATE LANDSCAPE	5
07-13-05	COUNTY COMMENTS	6
07-23-05	COUNTY COMMENTS	7

SEAL  
FAIRFAX COUNTY  
CABLE SHANNON  
L.S. No. 84825  
REGISTERED SURVEYOR

T-MOBILE NORTHEAST LLC  
12008 BALTIMORE AVENUE  
BELTSVILLE, MD 20705  
PHONE: (410) 284-8000

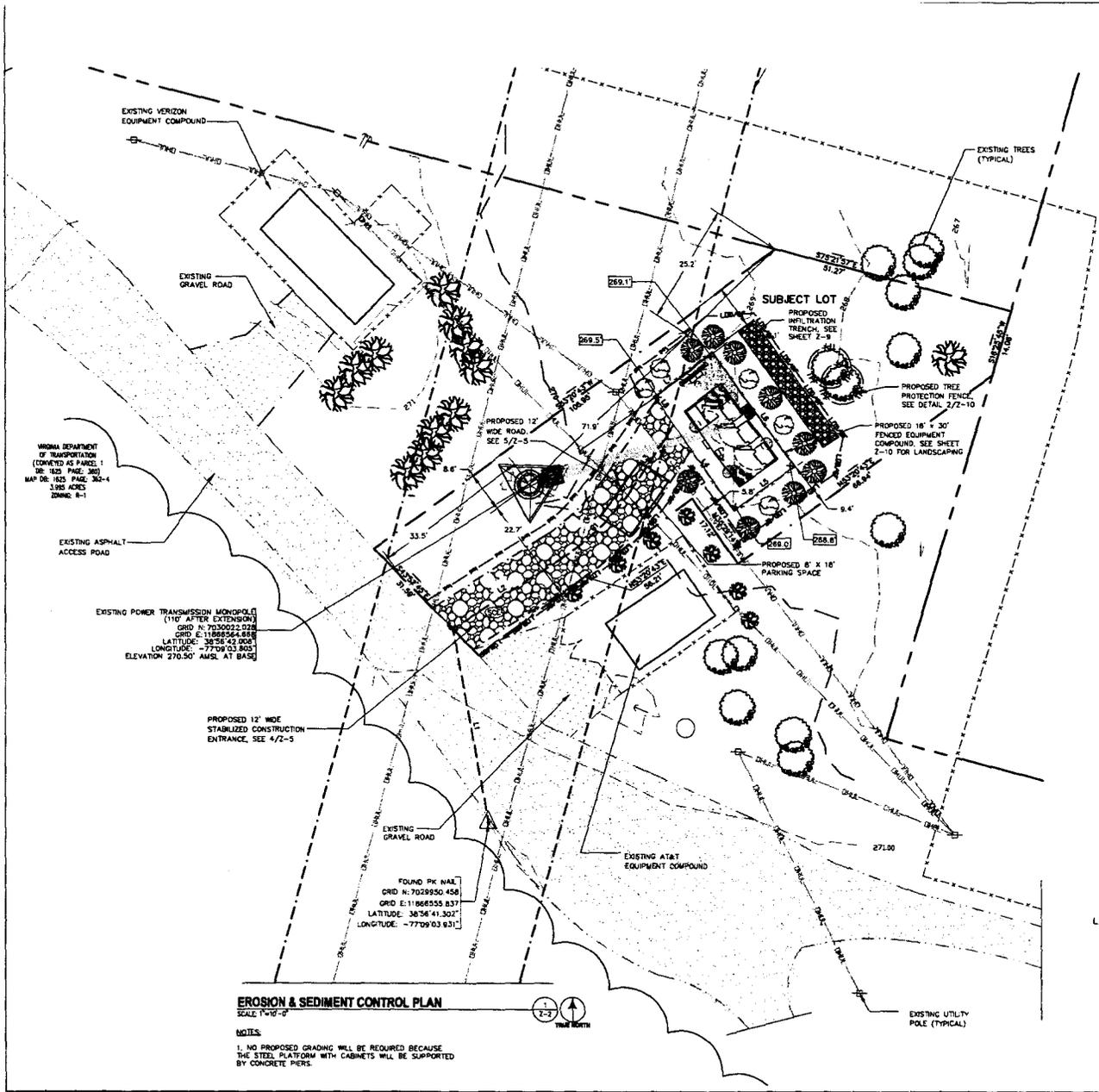
PROJECT NO: 1042.423  
DESIGNER: R.S.  
ENGINEER: C.S.

SCALE:  
0 1/2 1  
GRAPHIC SCALE IN INCHES

WAC300F  
DOMINION TOWER #95/NDOT  
ACCESS ROAD  
OFF COLONIAL FARM ROAD  
MCLEAN, VA 22101

2232 PLAN SPECIAL EXCEPTION  
SPECIAL PERMIT PLAT

TITLE:  
**SITE SURVEY**  
SHEET NUMBER:  
**Z-1**



**EROSION & SEDIMENT CONTROL PLAN**  
SCALE 1"=10'-0"

**NOTES**  
1. NO PROPOSED GRADING WILL BE REQUIRED BECAUSE THE STEEL PLATFORM WITH CABINETS WILL BE SUPPORTED BY CONCRETE PIERS.

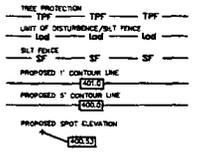
**NOTES**  
1. REFER TO SHEET Z-10 FOR TREE REMOVAL PLAN  
2. REFER TO SHEET Z-4 FOR EQUIPMENT DIMENSIONS  
3. REFER TO SHEET Z-10 FOR LANDSCAPING PLAN

**PROJECT DATA**  
TELECOMMUNICATIONS COMPOUND AREA = 480 SF (0.01 AC) (LEASE AREA)  
TOTAL PROJECT DISTURBED AREA = 2,200 SF (0.05 AC)  
TOTAL PROJECT IMPERVIOUS AREA = 1,220 SF (0.03 AC)  
TOTAL PROJECT VEGETATIVE AREA = 980 SF (0.02 AC)

**EXISTING CONDITIONS**  
ALL EXISTING BUILDINGS AND STRUCTURES ON THE PROPERTY ARE TO REMAIN.

**STORM WATER MANAGEMENT WAIVER REQUEST**  
A STORMWATER MANAGEMENT WAIVER IS REQUESTED FOR THIS PROJECT.  
THIS PROJECT HAS A TOTAL DISTURBED AREA OF 1987 SF AND DOES NOT REQUIRE STORMWATER MANAGEMENT IN ACCORDANCE WITH CHESAPEAKE BAY PRESERVATION ORDINANCE 11B. THIS PROJECT QUALIFIES FOR AN EXEMPTION FROM STORMWATER MANAGEMENT. THE SW RUNOFF DOES NOT SIGNIFICANTLY INCREASE THE WATER QUANTITY VOLUME.

**LINETYPES**



**LEGEND**

- ⊗ EXISTING TREES
- EXISTING TREES
- ⊗ TREES TO BE REMOVED
- PROPOSED TREES

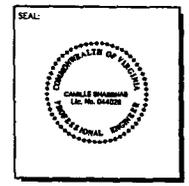
BUILDING SETBACKS		
	EXISTING	PROPOSED
FRONT YARD (SOUTH)	N/A	5.8'
REAR YARD (NORTH)	N/A	25.2'
SIDE YARD (EAST)	N/A	9.4'
SIDE YARD (WEST)	N/A	9.1'

EXISTING UTILITY TRANSMISSION POLE	
	EXISTING
FRONT YARD (SOUTH)	33.6'
REAR YARD (NORTH)	71.8'
SIDE YARD (EAST)	22.7'
SIDE YARD (WEST)	8.6'
CLOSEST ROAD	33.6'
CLOSEST RESIDENCE	296.2'

**entrex**  
communication services, inc.  
1675 Eye Street, N.W. Suite 300  
WASHINGTON, D.C. 20005  
PHONE: (202)408-0900  
FAX: (202)408-0901

**SUBMITTALS**

DATE	DESCRIPTION	KEY
08-20-08	ZONING REVIEW	2
09-17-08	FINAL ZONING	0
08-12-08	RELOCATE EQUIPMENT	0
07-22-08	DOMINION COMMENTS	2
10-13-08	DOMINION COMMENTS	3
01-17-09	COUNTY COMMENTS	4
04-27-09	UPDATE LANDSCAPING	5
07-13-09	COUNTY COMMENTS	6
07-23-09	COUNTY COMMENTS	7



**T-MOBILE NORTHEAST LLC**  
12800 BALTIMORE AVENUE  
BELTSVILLE, MD 20705  
PHONE: (240) 284-8888

PROJECT NO: 1042.423  
DESIGNER: TMF  
ENGINEER: R.C.

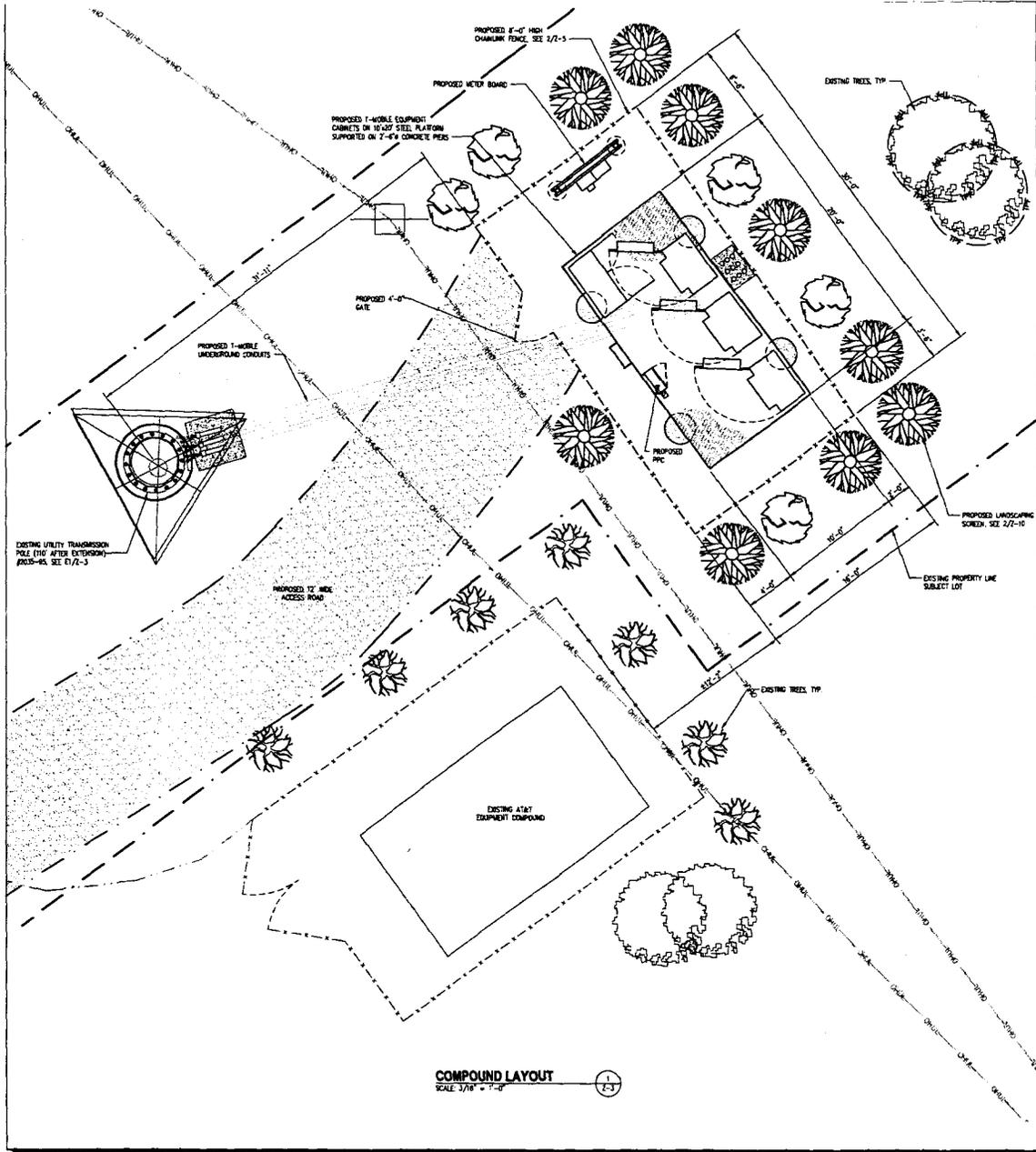
SCALE:  
0 1/2 1  
GRAPHIC SCALE IN INCHES

**WAC300F**  
DOMINION TOWER #85V00T  
ACCESS ROAD  
OFF COLONIAL FARM ROAD  
MCLEAN, VA 22101

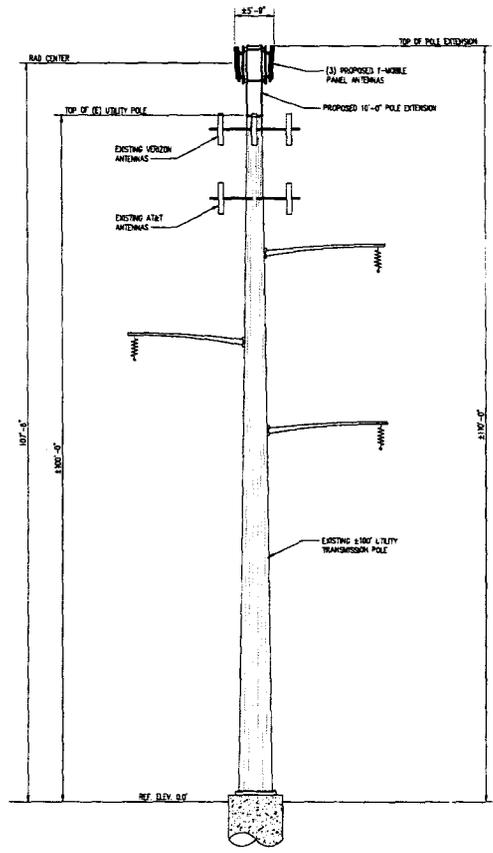
**2232 PLAN SPECIAL EXCEPTION**  
**SPECIAL PERMIT PLAT**

TITLE:  
**EROSION AND SEDIMENT CONTROL PLAN**

SHEET NUMBER:  
**Z-2**



**COMPOUND LAYOUT**  
SCALE: 3/16" = 1'-0"  
E-1



**TRANSMISSION POLE ELEVATION**  
SCALE: 1/8" = 1'-0"  
E-2

**entrex**  
communication services, inc.

1575 Eye Street, N.W. Suite 380  
WASHINGTON, D.C. 20005  
PHONE: (202)408-8900  
FAX: (202)408-8961

SUBMITTALS		
DATE	DESCRIPTION	KEY
08-08-08	ZONING REVIEW	A
09-17-08	FINAL ZONING	C
09-17-08	RELOCATE EQUIPMENT	1
07-22-08	DOMINION COMMENTS	2
10-13-08	DOMINION COMMENTS	3
06-17-08	COUNTY COMMENTS	4
06-27-08	UPDATE LANDSCAPING	5
07-13-08	COUNTY COMMENTS	6
07-23-08	COUNTY COMMENTS	7

SEAL:

**T-MOBILE NORTHEAST LLC**

12820 BALTIMORE AVENUE  
BELTSVILLE, MD 20705  
PHONE: (248) 284-8800

PROJECT NO:	1042.423
DESIGNER:	J.D.S.
ENGINEER:	C.S.

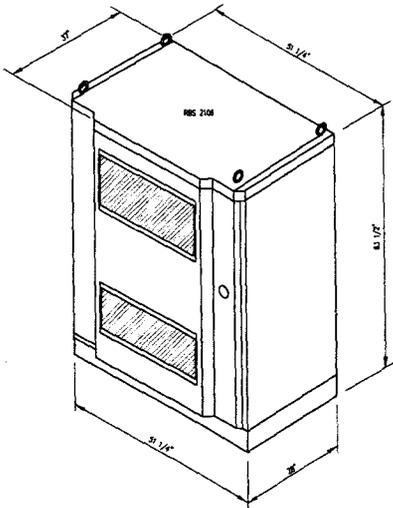
SCALE:  
0" = 1/2" = 1"  
GRAPHIC SCALE IN INCHES

**WACS00F**  
**DOMINION TOWER #85VDOT**  
ACCESS ROAD  
OFF COLONIAL FARM ROAD  
MCLEAN, VA 22101

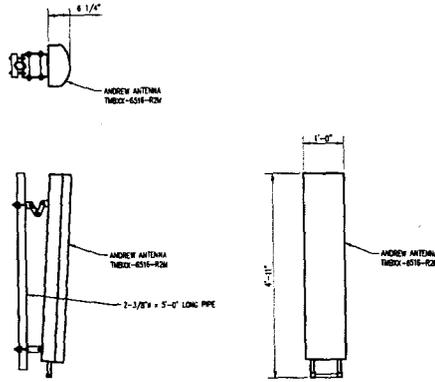
2232 PLAN SPECIAL EXCEPTION  
(SPECIAL PERMIT PLAT)

TITLE:  
**COMPOUND LAYOUT  
AND UTILITY POLE  
ELEVATION**

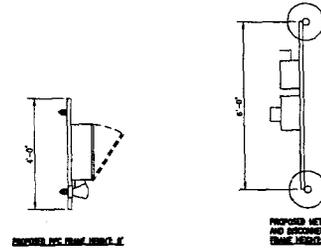
SHEET NUMBER:  
**Z-3**



**EQUIPMENT DETAIL**  
SCALE: N.T.S. 1



**ANTENNA DETAIL**  
SCALE: 3/4"=1'-0" 2



**DETAILS**  
SCALE: 1/2"=1'-0" 3

**entrex**  
communication services, inc.  
1878 Eye Street, N.W. Suite 300  
WASHINGTON, D.C. 20006  
PHONE: (202)408-0800  
FAX: (202)408-0861

SUBMITTALS			
DATE	DESCRIPTION	REV.	BY
08-09-06	ZONING REVIEW	A	
08-17-06	FINAL ZONING	C	
08-17-06	RELOCATE EQUIPMENT	1	
07-22-08	DOMINION COMMENTS	2	
10-13-08	DOMINION COMMENTS	3	
01-17-09	COUNTY COMMENTS	4	
01-27-09	UPDATE LANDSCAPING	5	
07-13-09	COUNTY COMMENTS	6	
07-23-09	COUNTY COMMENTS	7	

SEAL:

T-MOBILE NORTHEAST LLC  
 12000 BALTIMORE AVENUE  
 BELTSVILLE, MD 20770  
 PHONE: (240) 384-8800

PROJECT NO:	1042.423
DESIGNER:	J.D.S.
ENGINEER:	C.S.

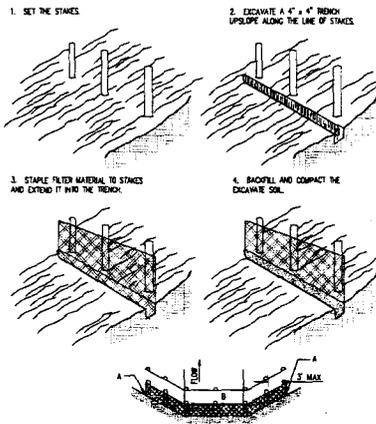
SCALE:  
  
 GRAPHIC SCALE IN INCHES

**WAC300F**  
 DOMINION TOWER #95V/DOT  
 ACCESS ROAD  
 OFF COLONIAL FARM ROAD  
 MCLEAN, VA 22101

2232 PLAN SPECIAL EXCEPTION  
 SPECIAL PERMIT PLAT

TITLE:  
**EQUIPMENT DETAILS**

SHEET NUMBER:  
**Z-4**



POINTS A SHOULD BE HIGHER THAN POINT B

**SILT FENCE DETAILS**  
SCALE: 1/2" = 1'-0"

**NOTES:**

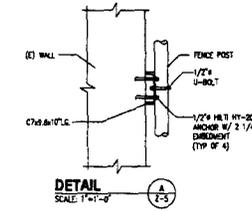
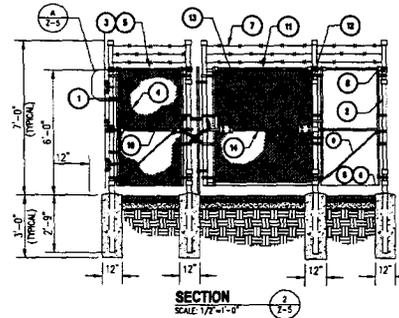
SILT FENCES SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST ONCE DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.

CLOSE ATTENTION SHALL BE PAID TO THE REPAIR OF DAMAGED SILT FENCE RESULTING FROM END RUNS AND UNDERCUTTING.

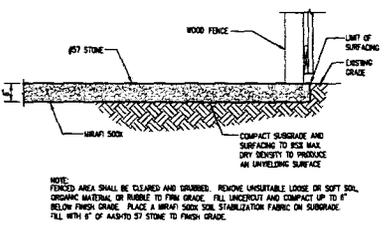
SHOULD THE FABRIC ON A SILT FENCE BECOME OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED STABLE LIFE AND THE FABRIC STILL BE NECESSARY, THE FABRIC SHALL BE REPLACED IMMEDIATELY.

SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.

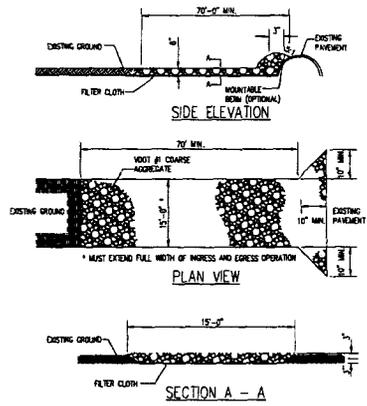
ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE IS NO LONGER REQUIRED SHALL BE DISPOSED TO CONFORM WITH THE EXISTING GRAD, PREPARED AND SEEDS.



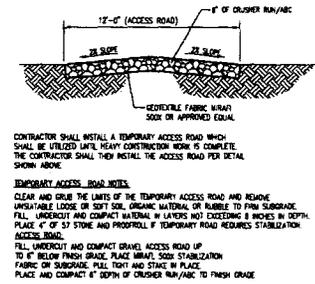
- REFERENCE NOTES:**
- 1 CORNER END OR BALL END 1/2" NOMINAL SCHEDULE 40 PIPE
  - 2 LINE POSTS 2" SCHEDULE 40 PIPE PER ASTM-F1008. LINE POSTS SHALL BE EQUALLY SPACED AT MAXIMUM 8'-0" O.C.
  - 3 TOP RAIL & BRACE RAIL: 1 1/2" PIPE PER ASTM-F1008
  - 4 FABRIC: 8 GA CORN WIRE SIZE 2" MESH, CONFORMING TO ASTM-A192
  - 5 WIRE: MINIMUM 11 GA GALVANIZED STEEL AT POSTS AND RAILS. A SINGLE WRAP OF FABRIC TO AND AT TENSION WIRE BY HOT WIRE SPACED MAX. 3' INTERVALS.
  - 6 TENSION WIRE: 8 GA GALVANIZED STEEL
  - 7 BARBED WIRE: DOUBLE STRAND 13-1/2" O.D. TWISTED WIRE TO MATCH WITH FABRIC. 14 GA. 4 FT. BARS SPACED @ APPROXIMATELY 5' CENTERS
  - 8 STRETCHER BAR
  - 9 3/8" DIAGONAL ROD WITH GALVANIZED STEEL BARRIBOULE OR DIAGONAL THREADED ROD
  - 10 FENCE CORNER POST BRACE: 1 5/8" DIA. EACH CORNER EACH WAY
  - 11 GATE FRAME: 1 1/2" PIPE PER ASTM-F1008
  - 12 "W" MULTI-LOCKING DEVICE (M7-4847), (D.F.C.)
  - 13 GATE DIAGONAL GALVANIZED STEEL: 1 1/2" PIPE
  - 14 GATE FRAME BRACE: 1 5/8" DIAMETER
- GENERAL NOTES:**
1. INSTALL FENCING PER ASTM F-967
  2. INSTALL SLING GATES PER ASTM F- 900
  3. LOCAL ORDINANCE OF BARBED WIRE PERMIT REQUIREMENT SHALL BE COMPLIED IF REQUIRED.
  4. POST & GATE PIPE SIZES ARE INDUSTRY STANDARDS. ALL PIPE TO BE 1 1/2" GALV. (NOT TOP ASTM A192 GRADE 2" STEEL). ALL GATE FRAMES SHALL BE WELDED. ALL WELDING SHALL BE COATED WITH (2) COATS OF COOL GALT (OR EQUAL).
  5. ALL OPEN POSTS SHALL HAVE END-CAPS.



**SITE COMPOUND SURFACING DETAIL**  
SCALE: NOT TO SCALE



**STONE CONSTRUCTION ENTRANCE**  
SCALE: N.T.S.

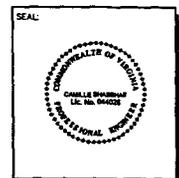


**ACCESS ROAD DETAIL**  
SCALE: N.T.S.

**entrex**  
communication services, inc.

1878 Eye Street, N.W. Suite 300  
WASHINGTON, D.C. 20008  
PHONE: (202)408-6288  
FAX: (202)408-6861

SUBMITTALS		
DATE	DESCRIPTION	REV
08-29-08	ISSUE REVIEW	1
08-17-08	FINAL DESIGN	0
08-17-08	RELOCATE EQUIPMENT	1
07-22-08	COMMON COMMENTS	2
10-13-08	COMMON COMMENTS	3
01-17-08	COUNTY COMMENTS	4
01-27-08	UPDATE LANDSCAPING	5
07-13-08	COUNTY COMMENTS	6
07-23-08	COUNTY COMMENTS	7



**T-MOBILE NORTHEAST LLC**

12000 BALLYMORE AVENUE  
BELTSVILLE, MD 20705  
PHONE: (248) 284-8800

PROJECT NO: 1042.423  
DESIGNER: TMF  
ENGINEER: R. C.

SCALE:  
1/2" = 1'-0"  
GRAPHIC SCALE IN INCHES

**WAC300F**  
DOMINION TOWER #85V00T  
ACCESS ROAD  
OFF COLONIAL FARM ROAD  
MCLEAN, VA 22101

2222 PLAN SPECIAL EXCEPTION  
SPECIAL PERMIT PLAT

TITLE:  
**CIVIL DETAILS**

SHEET NUMBER:  
**Z-5**

**SEQUENCE OF CONSTRUCTION**

1. NOTIFY SEDIMENT CONTROL INSPECTOR 24 HOURS PRIOR TO START OF CONSTRUCTION.
2. PERFORM CLEARING AND GRUBBING REQUIRED FOR INSTALLATION OF PERIMETER CONTROLS.
3. INSTALL PERIMETER CONTROLS; NOTIFY SEDIMENT CONTROL INSPECTOR AND OBTAIN APPROVAL BEFORE PROCEEDING FURTHER.
4. COMPLETE ALL REQUIRED CLEARING AND GRUBBING.
5. COMPLETE ROUGH GRADING.
6. COMPLETE ROUGH GRADING FOR REMAINDER OF SITE.
7. INSTALL UTILITIES UNLESS OTHERWISE NOTED ON THE PLAN.
8. COMPLETE EQUIPMENT INSTALLATION.
9. COMPLETE FINAL GRADING, STABILIZATION, AND LANDSCAPING.
10. NOTIFY SEDIMENT CONTROL INSPECTOR AND OBTAIN APPROVAL TO REMOVE SEDIMENT AND EROSION CONTROL DEVICES.

REQUIRED CONSTRUCTION SCHEDULE					
ACTIVITY	WEEK 1	WEEK 2	WEEK 3	WEEK 4	WEEK 5
SEDIMENT CONTROL INSPECTOR MUST BE CONTACTED 24 HRS BEFORE THE INSTALLATION OF EROSION & SEDIMENT CONTROL MEASURES	█				
SITE WORK AND CONSTRUCT CAISSON		█	█		
INSTALLATION OF ANTENNAS & EQUIPMENT			█	█	
ELECTRICAL WORK			█	█	
PERMANENT GRASSING & LANDSCAPING					█
SEDIMENT CONTROL INSPECTOR MUST BE NOTIFIED PRIOR TO REMOVAL OF EROSION & SEDIMENT CONTROL MEASURES					█

- NOTE:  
 FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN:
- SEVEN CALENDAR DAYS FOR ALL PERIMETER CONTROLS, DRESSES, SNAKES, DITCHES, PERIMETER SLOPES AND ALL SLOPES GREATER THAN 3 HORIZONTAL TO 1 VERTICAL (3:1) AND
  - FOURTEEN DAYS AS TO OTHER DISTURBED OR GRADED AREAS IN THE PROJECT SITE.

**SITE WORK GENERAL NOTES:**

1. ALL SITE WORK SHALL BE AS INDICATED ON THE DRAWINGS.
2. ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES WHERE ENCOUNTERED IN THE WORK, SHALL BE PROTECTED AT ALL TIMES, AND WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, SHALL BE RELOCATED AS DIRECTED BY THE OWNER.
3. ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES WHICH INTERFERE WITH THE EXECUTION OF THE WORK, SHALL BE REMOVED AND/OR CAPPED, PLUGGED OR OTHERWISE DISCONNECTED AT POINTS WHICH WILL NOT INTERFERE WITH THE EXECUTION OF THE WORK, SUBJECT TO THE APPROVAL OF THE CONSTRUCTION MANAGER AND UTILITY COMPANY.
4. CONTRACTOR SHALL MINIMIZE DISTURBANCE TO EXISTING SITE DURING CONSTRUCTION.

**EXCAVATION & GRADING NOTES:**

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

**GENERAL EROSION AND SEDIMENT CONTROL NOTES**

1. UNLESS OTHERWISE INDICATED, ALL VEGETATIVE AND STRUCTURAL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CONSTRUCTED AND MAINTAINED ACCORDING TO MINIMUM STANDARDS AND SPECIFICATIONS OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK.
2. THE CONTRACTOR SHALL APPLY PERMANENT OR TEMPORARY SOIL STABILIZATION TO ALL DEMOLISHED OR DISTURBED AREAS WITHIN 7 DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. SOIL STABILIZATION MUST ALSO BE APPLIED TO DEMOLISHED OR DISTURBED AREAS WHICH MAY NOT BE AT FINAL GRADE BUT WHICH WILL REMAIN UNDISTURBED FOR LONGER THAN 30 DAYS. SOIL STABILIZATION MEASURES INCLUDE VEGETATIVE ESTABLISHMENT, MULCHING, AND THE EARLY APPLICATION OF GRAVEL BASE MATERIAL ON AREAS TO BE PAVED.
3. ALL SEDIMENT AND CONTROL MEASURES ARE TO BE PLACED PRIOR TO OR AS THE FIRST STEP IN LAND DISTURBANCE.
4. THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES PERIODICALLY AND AFTER EACH RAINOFF PRODUING RAINFALL EVENT. ANY NECESSARY REPAIRS TO MAINTAIN THE EFFECTIVENESS OF THE EROSION CONTROL DEVICES AND CLEANUP OF THE SEDIMENTATION ARE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE MADE IMMEDIATELY.
5. THE CONTRACTOR SHALL LIMIT SITE ACCESS BY CONSTRUCTION VEHICLES TO ENTRANCES PROTECTED BY A STONE CONSTRUCTION ENTRANCE (SEE STD. & SPEC. 3.02) OR AN APPROVED COMPARABLE CONTROL MEASURE. SEDIMENT SHALL BE REMOVED FROM PAVED AREAS ON A DAILY BASIS.
6. STOCKPILES OF SOIL AND OTHER ERODIBLE MATERIALS SHALL BE STABILIZED OR PROTECTED WITH SEDIMENT TRAPPING MEASURES. THE CONTRACTOR IS RESPONSIBLE FOR THE TEMPORARY PROTECTION AND PERMANENT STABILIZATION FOR STOCKPILES ON SITE AS WELL AS FOR MATERIALS TRANSPORTED FROM THE PROJECT SITE.
7. THE CONTRACTOR SHALL MONITOR AND TAKE PRECAUTIONS TO CONTROL DUST, INCLUDING (BUT NOT LIMITED TO) USE OF WATER, MULCH, OR CHEMICAL DUST ADHESIVES AND CONTROL OF CONSTRUCTION SITE TRAFFIC.
8. EFFLUENT FROM Dewatering OPERATIONS SHALL BE FILTERED OR PASSED THROUGH AN APPROVED SEDIMENT TRAPPING DEVICE, OR BOTH, AND DISCHARGED IN A MANNER THAT DOES NOT ADVERSELY AFFECT ADJACENT PROPERTIES, WETLANDS, WATERWAYS OR THE STORM DRAINAGE SYSTEM.
9. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION AND MAINTENANCE OF ANY ADDITIONAL CONTROL MEASURES NECESSARY TO PREVENT EROSION AND SEDIMENTATION AS DETERMINED NECESSARY BY THE PLAN APPROVING AUTHORITY.
10. TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES ARE NOT TO BE REMOVED UNTIL ALL DISTURBED AREAS ARE STABILIZED. AFTER STABILIZATION IS COMPLETE, ALL MEASURES SHALL BE REMOVED WITHIN 30 DAYS. TRAPPED SEDIMENT SHALL BE SPREAD AND SEEDS.

**PERMANENT SEEDING  
 SITE SPECIFIC SEEDING MIXTURES FOR COASTAL PLAN AREA**

VARIABLE CARE LAWN	TOTAL LBS. PER ACRE
COMMON OR RESIDENTIAL KENTUCKY 31 OR TURF-TYPE TALL FESCUE OR COMMON BERMAUDAGRASS **	175-200 LBS.
SEMI-MAINTENANCE LAWN	75 LBS.
KENTUCKY 31 OR TURF-TYPE TALL FESCUE OR HYBRID BERMAUDAGRASS (SEED) **	200-250 LBS.
OR HYBRID BERMAUDAGRASS (BY OTHER VEGETATIVE ESTABLISHMENT METHOD, SEE STD. & SPEC. 3.34)	40 LBS. (UNMULLED) 30 LBS. (MULLED)
GENERAL SLOPE (3:1 OR LESS)	120 LBS. 2 LBS.
KENTUCKY 31 FESCUE RED TOP GRASS SEASONAL NURSE CROP *	150 LBS.
LOW MAINTENANCE SLOPE (STEEPER THAN 3:1)	150 LBS.
KENTUCKY 31 FESCUE COMMON BERMAUDAGRASS ** RED TOP GRASS SEASONAL NURSE CROP * SERICEA LESPEDeza **	83-100 LBS. 0-5 LBS. 2 LBS. 20 LBS. 150 LBS.

- \* USE SEASONAL NURSE CROP IN ACCORDANCE WITH SEEDING DATES AS STATED BELOW:  
 FEBRUARY, MARCH THROUGH APRIL  
 MAY 1ST THROUGH AUGUST  
 SEPTEMBER, OCTOBER THROUGH NOVEMBER 15TH  
 NOVEMBER 16TH THROUGH JANUARY
- \*\* MAY THROUGH OCTOBER, USE MULLED SEED. ALL OTHER SEEDING PERIODS, USE UNMULLED SEED. WEEPING LOVEGRASS MAY BE ADDED TO ANY SLOPE OR LOW-MAINTENANCE MIX DURING WARMER SEEDING PERIODS; ADD 10-20 LBS./ACRE IN MIXES.

1. TOPSOILING
  - WHERE TOPSOIL IS REQUIRED ON ADVERSE SOIL CONDITIONS A MINIMUM OF 4" OF TOPSOIL SHOULD THE TOPSOIL CONTAIN A MINIMUM OF 35% FINE FRAMED MATTER (SILT AND CLAY AND 15% PLUS ORGANIC MATTER).
2. LIME AND FERTILIZERS
  - LIME - APPLY PULVERIZED AGRICULTURE GRADE LIMESTONE (90 LBS./1000 SF) OR EQUIVALENT AT THE RATE OF 2 TONS PER ACRE.
  - FERTILIZER - 1000 LBS. PER ACRE OF 10-20-10 FERTILIZER OR EQUIVALENT, IF SOILS ARE UNIFORM, IT IS DESIRABLE TO HAVE LIME FERTILIZER RECOMMENDATIONS BASED ON SOIL TESTS.

3. MULCHING
  - MULCH - MULCH WITH ANY OF THE MATERIALS LISTED BELOW AND AT THE RATE INDICATED. SPREADING SHOULD BE UNIFORM AND AT A RATE THAT PERMITS NO MORE THAN 25%/50% OF THE GROUND SHOWING THROUGH THE MULCH.
  - MULCHING IS REQUIRED ON ALL SLOPES EXCEEDING 25% SLOPE.
    - STRAW 1 TO 2 TONS DEPENDING ON SEASON AND METHOD OF APPLICATION
    - WOOD FIBER MATERIALS 1000 LBS. PER ACRE.

4. MAINTENANCE
  - IRRIGATION - IF SOIL MOISTURE IS DEFICIENT, SUPPLY NEW SEEDING AND PLANTINGS WITH ADEQUATE WATER FOR PLANT GROWTH UNTIL THEY ARE FIRMLY ESTABLISHED.
  - REPAIR - INSPECT ALL AREAS FOR PLANTING FAILURES AND MAKE NECESSARY REPAIRS, REPLACEMENTS AND RESEEDING WITHIN THE PLANTING SEASON IF POSSIBLE.
  - LIME AND FERTILIZER SHALL BE APPLIED UNDER A REGULAR PROGRAM THAT IS BASED ON SOIL FERTILITY TESTS AND ON THE USE AND GENERAL APPEARANCE OF THE VEGETATIVE COVER DURING SUBSEQUENT GROWING SEASONS.

PLANTING DATES	SPECIES	SEEDING RATE (LBS./ACRE)
SEPT. 1 - FEB. 15	50/50 MIX OF ANNUAL REYGRASS (LEGUM MULTI-FLOREM) & CEREAL (HINTER) RYE (SECALE CERVALE)	50 - 100
FEB. 16 - APR. 30	ANNUAL REYGRASS (LEGUM MULTI-FLOREM)	60 - 100
MAY 16 - AUG. 31	GERMAN MILET (SETARIA ITALICA)	50

- SEEDING MADE IN FALL FOR WINTER COVER AND DURING HOT DRY SUMMER MONTHS SHALL BE MULCHED IN ACCORDANCE WITH MULCHING, STD. & SPEC. 3.35 OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK, THIRD EDITION 1992.

- IRRIGATION - IF SOIL MOISTURE IS DEFICIENT, SUPPLY NEW SEEDINGS AND PLANTINGS WITH ADEQUATE WATER FOR PLANT GROWTH UNTIL THEY ARE FIRMLY ESTABLISHED.
- REPAIR - INSPECT ALL AREA FOR PLANTING FAILURES AND MAKE NECESSARY REPAIRS.

**OUTFALL NARRATIVE**

**PROJECT DESCRIPTION:**  
 THIS PROJECT PROPOSES INSTALLATION OF 3 PANEL ANTENNAS ON PROPOSED 10' EXTENSION OF EXISTING 100' UTILITY POWER POLE AND INSTALLATION OF PCS COMMUNICATION EQUIPMENT ON NEW 10'x20' STEEL PLATFORM INSIDE NEW 16'x30' FENCED ENCLOSURE, APPROXIMATELY 1987 SQ. FT. OF LAND WILL BE DISTURBED.

**STORMWATER MANAGEMENT:**  
 SINCE THE DISTURBED AREA IS LESS THAN 2500 SQ. FT., NO STORMWATER MANAGEMENT FACILITIES REQUIRED.

**CHESAPEAKE PAY/GRIP'S:**  
 THIS PROJECT HAS A TOTAL DISTURBED AREA OF 1087 SQ. FT. AND DOES NOT REQUIRE STORMWATER MANAGEMENT IN ACCORDANCE WITH CHESAPEAKE BAY PRESERVATION ORDINANCE 11B.

**SITE DESCRIPTION:**  
 THE SITE IS ALONG CIA ACCESS ROAD OFF COLONIAL FARM ROAD AND GEORGETOWN PIKE, NEXT TO LANGLEY FORK PARK. THE SITE IS PARTIALLY TREADED AND MODERATELY SLOPING.

**OUTFALL:**  
 THE SURFACE RUNOFF FROM THE SITE IS TRANSPORTED AS SHEET FLOW TOWARD NORTHEAST OF THE SITE TO A VEGETATED BUFFER, WHICH IMPROVES WATER QUALITY THROUGH ABSORPTION AND INFILTRATION. NO STORMWATER MANAGEMENT FACILITY OR OUTFALL IS PROPOSED.

**OVERLAND RELIEF:**  
 TELECOMMUNICATION EQUIPMENT COMPOUND WILL BE ABOVE GROUND SUPPORTED BY CONCRETE PERS. NO OVERLAND RELIEF REQUIRED.

**SUMMARY:**  
 DUE TO THE NEGLIGIBLE INCREASE IN POST DEVELOPMENT RUNOFF, THIS DEVELOPMENT SHOULD NOT NEGATIVELY IMPACT THE DOWNSTREAM DRAINAGE SYSTEM.

1875 Eye Street, N.W. Suite 350  
 WASHINGTON, D.C. 20008  
 PHONE: (202)488-0888  
 FAX: (202)488-0881

SUBMITTALS		
DATE	DESCRIPTION	REV.
08-08-08	ZONING REVIEW	A
08-17-08	FINAL ZONING	0
08-17-08	RELOCATE EQUIPMENT	1
07-23-08	OWNER COMMENTS	2
10-13-08	OWNER COMMENTS	3
01-17-09	COUNTY COMMENTS	4
01-27-09	UPDATE LANDSCAPING	5
07-13-09	COUNTY COMMENTS	6
07-23-09	COUNTY COMMENTS	7



T-MOBILE NORTHEAST LLC

12000 BALTIMORE AVENUE  
 BELTVILLE, MD 20705  
 PHONE: (204) 304-8800

PROJECT NO: 1042 423
DESIGNER: TMF
ENGINEER: R.C.

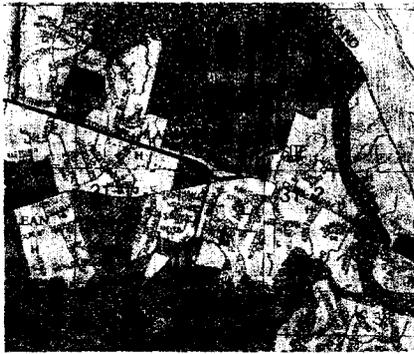
SCALE:  
 1" = 1/2' = 1/2"  
 GRAPHIC SCALE IN INCHES

WAC300F  
 DOMINION TOWER #85VDOT  
 ACCESS ROAD  
 OFF COLONIAL FARM ROAD  
 MCLEAN, VA 22101

2232 PLAN SPECIAL EXCEPTION  
 (SPECIAL PERMIT PLAN)

TITLE:  
 CIVIL NOTES

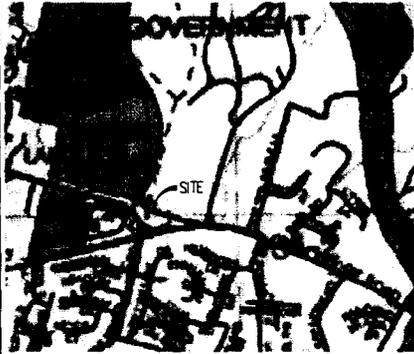
SHEET NUMBER:  
 Z-6



**ENVIRONMENTAL QUALITY MAP**  
SCALE: 1" = 100'

SOURCE:  
FAIRFAX COUNTY COMPREHENSIVE PLAN

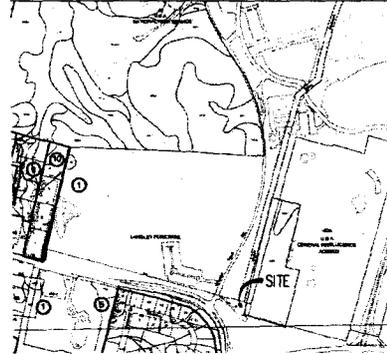
NOTES:  
THE PROJECT SITE IS LOCATED APPROXIMATELY 1555 FT FROM THE NEAREST ENVIRONMENTAL QUALITY CORRIDOR.



**TRAIL MAP**  
SCALE: 1" = 100'

SOURCE:  
FAIRFAX COUNTY COMPREHENSIVE PLAN

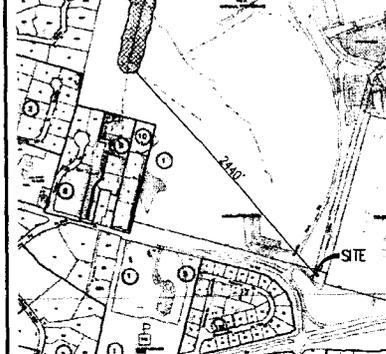
NOTES:  
THERE IS ONE MAJOR PAVED TRAIL SYSTEM ALONG THE GEORGETOWN PIKE NEAR THE VICINITY OF THE PROPOSED TELECOMMUNICATION SITE.



**SOILS MAP**  
SCALE: 1" = 200'

SOURCE:  
NATURAL RESOURCES CONSERVATION SERVICE

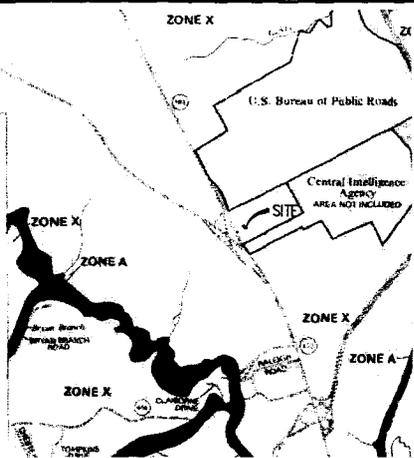
NOTE:  
THE 5.5% WHEATON-GENSLIG COMPLEX, 7 TO 15 PERCENT SLOPES.



**RESOURCE MANAGEMENT MAP**  
SCALE: 1" = 500'

SOURCE:  
FAIRFAX COUNTY COMPREHENSIVE PLANS

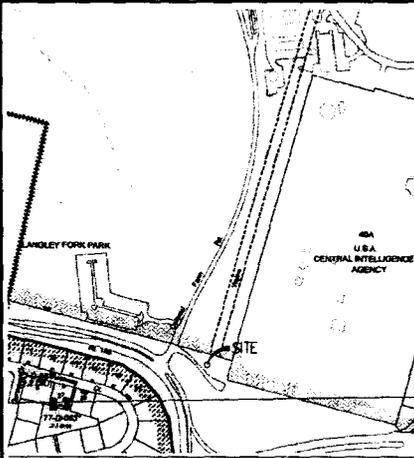
NOTES:  
THE PROJECT SITE IS LOCATED APPROXIMATELY 2440 FT FROM THE NEAREST RESOURCE PROTECTION AREA.  
THE PROJECT SITE IS LOCATED WITHIN THE RESOURCE MANAGEMENT AREA DEFINED AS ALL LAND OUTSIDE THE RESOURCE PROTECTION AREA.



**FLOOD ZONE MAP**  
SCALE: 1" = 500'

SOURCE:  
FLOOD FLOOD MAP FOR FAIRFAX COUNTY, VA.  
COMMUNITY PANEL NUMBER 31525 DTCD D. MARCH 5, 1992.

NOTES:  
THE PROJECT SITE IS LOCATED IN FLOOD ZONE X, AREA OUTSIDE OF 500 YEAR FLOOD PLAIN.



**ZONING MAP**  
SCALE: 1" = 200'

SOURCE:  
FAIRFAX COUNTY COMPREHENSIVE PLANS

PROJECT PARCEL IS ZONE R-3

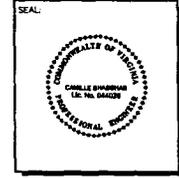
- GENERAL NOTES:**
- 1) THERE ARE NO PROPOSED IMPROVEMENTS TO THE PUBLIC RIGHT(S) OF WAY.
  - 2) THE PROPERTY IS SERVED BY PUBLIC WATER AND SEPTIC.
  - 3) THERE ARE NO PROPOSED STORM WATER MANAGEMENT FACILITIES.
  - 4) EXISTING TREES (APPROX 2) WILL BE REMOVED FOR CONSTRUCTION PURPOSES.

**entrex**  
communication services, inc.

1575 Eye Street, N.W. Suite 300  
WASHINGTON, D.C. 20005  
PHONE: (202)408-0000  
FAX: (202)408-0881

**SUBMITTALS**

DATE	DESCRIPTION	REV
05-09-08	ZONING REVIEW	A
05-17-08	FINAL DESIGN	1
05-17-08	RELOCATE EQUIPMENT	1
07-22-08	DOMINION COMMENTS	2
10-13-08	DOMINION COMMENTS	3
01-17-09	COUNTY COMMENTS	4
01-27-09	UPDATE LANDSCAPING	5
07-13-09	COUNTY COMMENTS	6
07-23-09	COUNTY COMMENTS	7



**T-MOBILE NORTHEAST LLC**

13080 BALTIMORE AVENUE  
SUELTOWVILLE, MD 20780  
PHONE: (240) 264-8800

PROJECT NO:	1042.423
DESIGNER:	TMF
ENGINEER:	R. C.

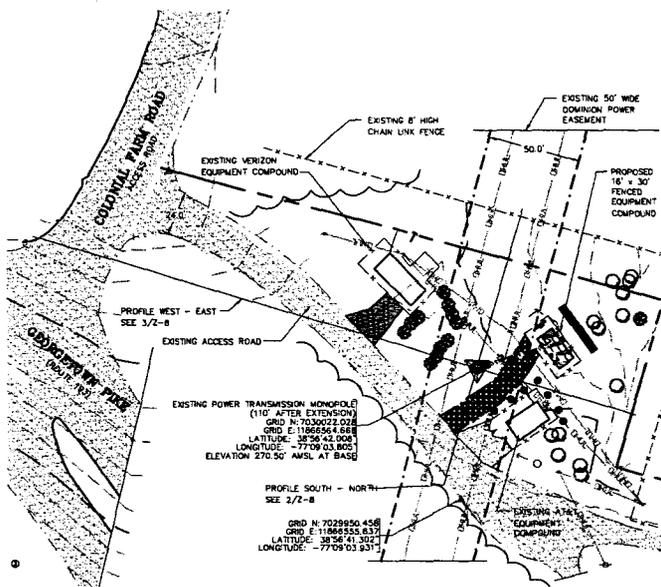
SCALE:  
0 1/2 1  
GRAPHIC SCALE IN INCHES

**WAC300F**  
DOMINION TOWER #85VDOT  
ACCESS ROAD  
OFF COLONIAL FARM ROAD  
MCLEAN, VA 22101

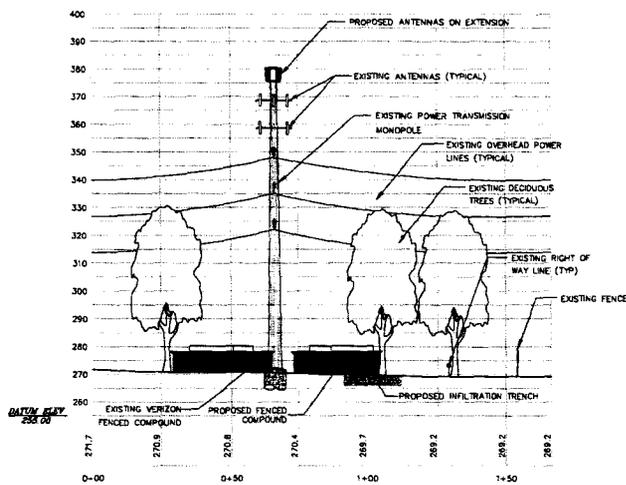
2232 PLAN SPECIAL EXCEPTION  
SPECIAL PERMIT PLAT

TITLE:  
**CIVIL MAPS AND NOTES**

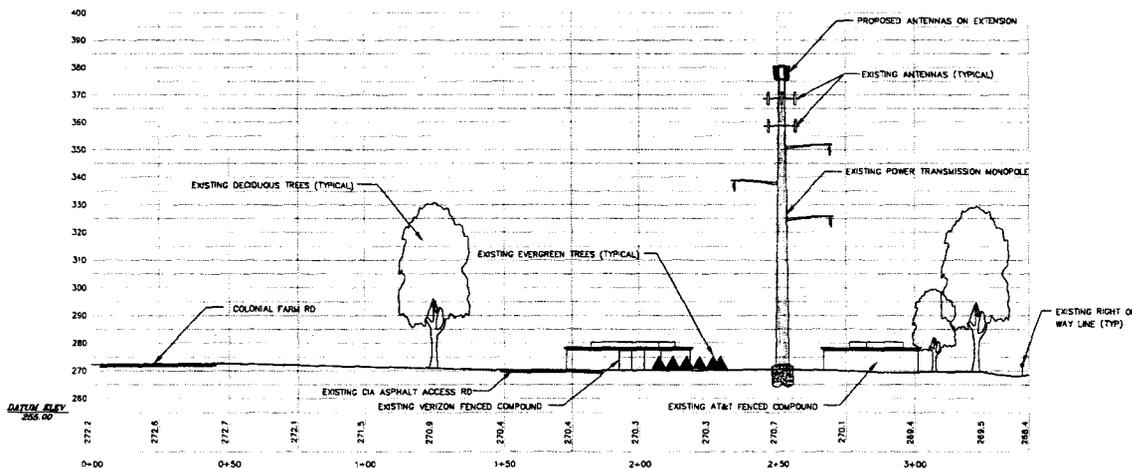
SHEET NUMBER:  
**Z-7**



**SITE PLAN**  
SCALE: 1"=30'-0"



**SITE PROFILE SOUTH - NORTH**  
SCALE: 1"=20'-0" HORIZONTAL  
SCALE: 1"=20'-0" VERTICAL

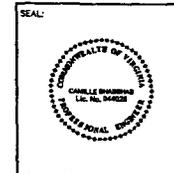


**SITE PROFILE WEST - EAST**  
SCALE: 1"=20'-0" HORIZONTAL  
SCALE: 1"=20'-0" VERTICAL



1675 Eye Street, N.W., Suite 300  
WASHINGTON, D.C. 20005  
PHONE: (202)468-0800  
FAX: (202)468-0981

SUBMITTALS		
DATE	DESCRIPTION	REV.
08-28-08	ZONING REVIEW	1
08-11-08	FINAL ZONING	2
08-11-08	RELOCATE EQUIPMENT	1
07-22-08	DOMINION COMMENTS	2
10-13-08	DOMINION COMMENTS	3
01-17-09	COUNTY COMMENTS	4
01-27-09	UPDATE LANDSCAPING	5
07-13-09	COUNTY COMMENTS	6
07-23-09	COUNTY COMMENTS	7



T-MOBILE NORTHEAST LLC

12880 BALTIMORE AVENUE  
BELTSVILLE, MD 20705  
PHONE: (246) 284-8800

PROJECT NO: 1042.423  
DESIGNER: R.S.  
ENGINEER: C.S.

SCALE:  
0 1/2"  
GRAPHIC SCALE IN INCHES

WAC300F  
DOMINION TOWER #85VDOT  
ACCESS ROAD  
OFF COLONIAL FARM ROAD  
MCLEAN, VA 22101

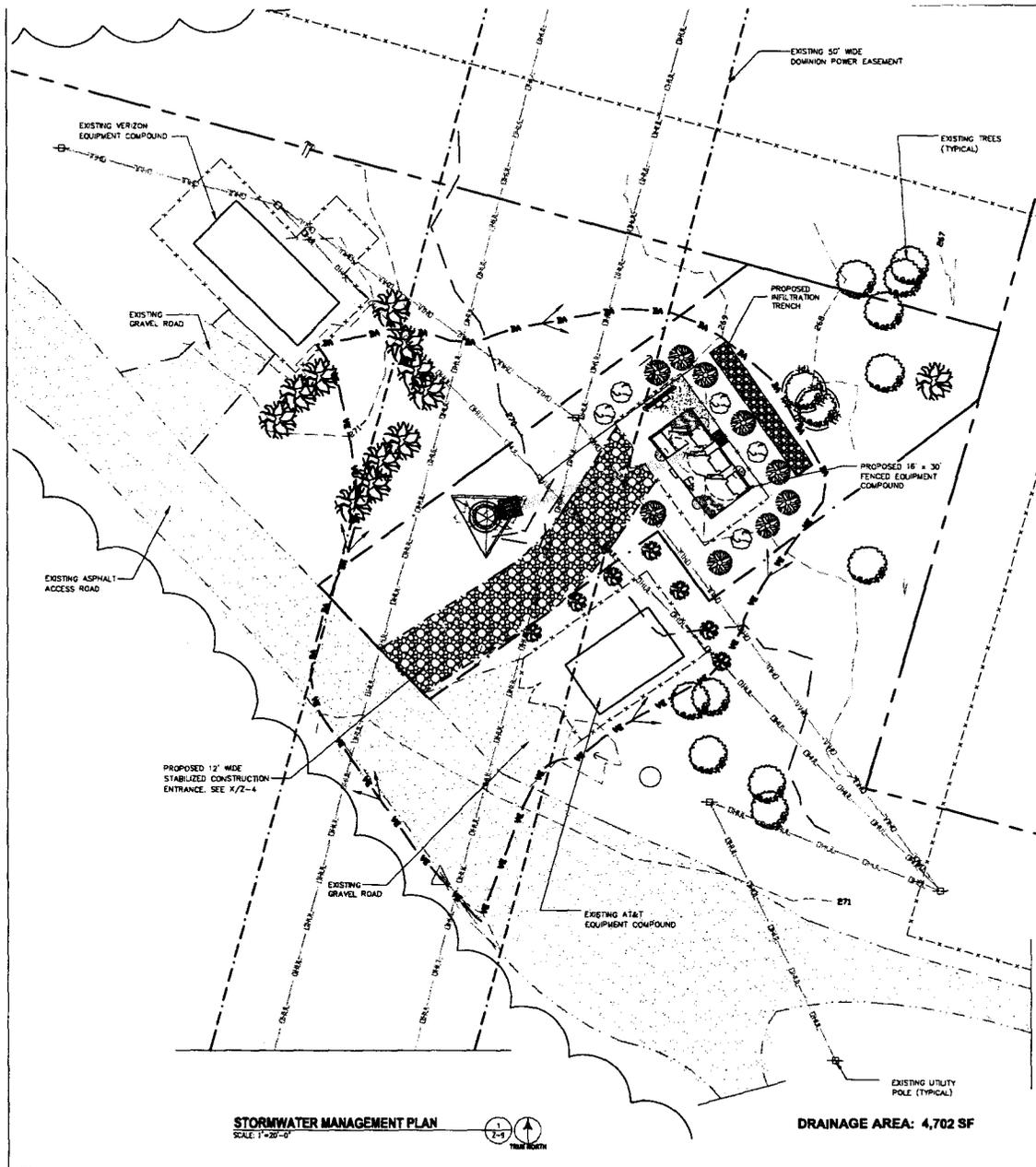
2232 PLAN SPECIAL EXCEPTION  
SPECIAL PERMIT PLAN

TITLE:

**SITE PLAN AND PROFILES**

SHEET NUMBER:

**Z-8**



**STORMWATER MANAGEMENT PLAN**  
SCALE: 1"=20'-0"

**DRAINAGE AREA: 4,702 SF**

**PROJECT SIZE < 2500 SF DISTURBED AREA**

**WATER QUALITY:**  
THIS PROJECT HAS A TOTAL DISTURBED AREA OF 2,200 SF AND DOES NOT REQUIRE STORMWATER MANAGEMENT IN ACCORDANCE WITH CHESAPEAKE BAY PRESERVATION ORDINANCE 11B.

**WATER INCREASE:**  
THIS PROJECT HAS MINIMAL INCREASE IN RUNOFF; HOWEVER, AN INFILTRATION TRENCH HAS BEEN PROPOSED WITH THE STORAGE VOLUME FOR INCREASE IN RUNOFF DUE TO THIS PROJECT.

**STORM WATER CALCULATIONS**

**ANALYSIS:**  
ANALYZE USING RATIONAL METHOD PEAK FLOWS

**RESULTS:**  
FOR 10 YR STORM EVENT FOR TIME OF CONCENTRATION OF 8 MINUTES.  
PEAK DISCHARGE (CFS) 0.00 CFS

CONCLUSION	PRE DEVELOPMENT	POST DEVELOPMENT	NET INCREASE
	0.00 CFS	0.00 CFS	0.00 CFS

THE NET INCREASE FOR THE 10 YR STORM Q<sub>10</sub> IS REPORTED AS LESS THAN 0.1 CFS OR BELOW CALCULATION LIMITS BY RATIONAL METHOD PEAK FLOWS. THESE CALCULATIONS SHOW THAT THERE IS NO SIGNIFICANT INCREASE IN THE WATER QUANTITY VOLUME FOR THE PURPOSES OF VIRGINIA STORM WATER MANAGEMENT.

**STORM WATER MANAGEMENT NARRATIVE SUMMARY**

THE DRAINAGE AREA FOR THE SITE IS 7,346 SF (0.1732 AC). THE PRE-DEVELOPMENT DRAINAGE AREA FOR THE PROPOSED SITE AREA CONSISTS OF EXISTING GRASS AND TREE 5,427 SF (0.1248 AC) AND IMPERVIOUS AREA 2,119 SF (0.0488 AC). THE POST-DEVELOPMENT DRAINAGE AREA FOR THE PROPOSED SITE AREA CONSISTS OF EXISTING GRASS AND TREE AREA 4,207 SF (0.0965 AC), TOTAL IMPERVIOUS AREA 3,339 SF (0.0767 AC). THE AVERAGE SLOPE THROUGHOUT THE SITE IS APPROXIMATELY 3%. THE NET INCREASE OF PEAK DISCHARGE FOR 10 YR STORM WITH TIME OF CONCENTRATION OF 8 MIN. WAS FOUND TO BE INCREASED BY 0.10 CFS BY RATIONAL METHOD PEAK FLOWS, WHICH IS NOT SIGNIFICANT. THE OVERALL DRAINAGE AREA ANALYSIS SHOWS THAT THERE IS NO SIGNIFICANT INCREASE IN WATER QUANTITY VOLUME FOR THE SITE. HOWEVER, AN INFILTRATION TRENCH IS PROPOSED WITH THE STORAGE VOLUME FOR INCREASE IN RUNOFF. NO OUTFALL ANALYSIS REQUIRED.

**INFILTRATION TRENCH CALCULATIONS**

DRAINAGE AREA = 7,346 SF (0.1732 AC)  
 PRE-DEVELOPMENT IMPERVIOUS AREA: 2,119 SF (0.0488 AC)  
 POST-DEVELOPMENT IMPERVIOUS AREA: 4,207 SF (0.0965 AC)  
 WATER QUALITY VOLUME (VOL<sub>WQ</sub>) = 139 CF  
 WATER QUANTITY VOLUME FOR INCREASE IN RUNOFF OF 0.1 CFS (VOL<sub>I</sub>) = 182 CF  
 SINCE VOL<sub>I</sub> > VOL<sub>WQ</sub> USING VOL<sub>I</sub> AS VOL = 182 CF  
 INFILTRATION RATE FOR WEGLETON-GLENNE COMPLEX (I) = 0.066 FT/HR  
 DESIGN INFILTRATION RATE FOR WEGLETON-GLENNE COMPLEX (I<sub>90</sub>) = 0.51 = 0.033 FT/HR  
 VOID RATION OF STONE RESERVOIR (W) = 0.4  
 MAXIMUM DEPTH FOR INFILTRATION TRENCH d<sub>max</sub> = I<sub>90</sub>max / W = 3.96'  
 INFILTRATION TRENCH MINIMUM BOTTOM SURFACE AREA = VOL<sub>I</sub> / I<sub>90</sub>max = 114.89 SF  
 SURFACE AREA PROVIDED = 30' X 4' = 120 SF

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

The following information is required to be shown as permitted in all zoning applications, or a waiver/reciprocity of the minimum requirements with justification shall be obtained. Note: Waivers will be granted upon reciprocity. Failure to adequately address the minimum information may result in a denial/rejection of application.

This information is required under the following Zoning Ordinance paragraphs:  
 Ordinance 19-124 (2.1)  
 Chapter 20 (2.1.1) (2.1.2) (2.1.3) (2.1.4) (2.1.5) (2.1.6) (2.1.7) (2.1.8) (2.1.9) (2.1.10) (2.1.11) (2.1.12) (2.1.13) (2.1.14) (2.1.15) (2.1.16) (2.1.17) (2.1.18) (2.1.19) (2.1.20) (2.1.21) (2.1.22) (2.1.23) (2.1.24) (2.1.25) (2.1.26) (2.1.27) (2.1.28) (2.1.29) (2.1.30) (2.1.31) (2.1.32) (2.1.33) (2.1.34) (2.1.35) (2.1.36) (2.1.37) (2.1.38) (2.1.39) (2.1.40) (2.1.41) (2.1.42) (2.1.43) (2.1.44) (2.1.45) (2.1.46) (2.1.47) (2.1.48) (2.1.49) (2.1.50) (2.1.51) (2.1.52) (2.1.53) (2.1.54) (2.1.55) (2.1.56) (2.1.57) (2.1.58) (2.1.59) (2.1.60) (2.1.61) (2.1.62) (2.1.63) (2.1.64) (2.1.65) (2.1.66) (2.1.67) (2.1.68) (2.1.69) (2.1.70) (2.1.71) (2.1.72) (2.1.73) (2.1.74) (2.1.75) (2.1.76) (2.1.77) (2.1.78) (2.1.79) (2.1.80) (2.1.81) (2.1.82) (2.1.83) (2.1.84) (2.1.85) (2.1.86) (2.1.87) (2.1.88) (2.1.89) (2.1.90) (2.1.91) (2.1.92) (2.1.93) (2.1.94) (2.1.95) (2.1.96) (2.1.97) (2.1.98) (2.1.99) (2.1.100)

- 1. Plot of a minimum grade of 1"=40' (unless it is applied to an area with a minimum grade of 1"=100').
- 2. A graphic showing the stormwater management facilities and details of existing and existing stormwater management facilities, storm drainage pipe systems and catch basins, access roads, site utility, energy dissipator devices, and stream stabilization measures as shown on Sheet 2-2.
- 3. Pondic:
 

Pondic Name	Overall area (sq. ft.)	Overall area (acres)	Drainage area (sq. ft.)	Drainage area (acres)	Storage volume (cu. ft.)	Storage volume (cu. ft.)	Flow rate (cfs)	Flow rate (cfs)
INFILTRATION TRENCH	0.1732	N/A	0.1732	1.20	182	N/A		
- 4. Details of stormwater management facilities and pipe systems as shown on Sheet 2-2.
- 5. Details of stormwater management facilities and pipe systems as shown on Sheet 2-2.
- 6. A description of the existing stormwater management facilities and details of existing and existing stormwater management facilities, storm drainage pipe systems and catch basins, access roads, site utility, energy dissipator devices, and stream stabilization measures as shown on Sheet 2-2.
- 7. A description of the existing stormwater management facilities and details of existing and existing stormwater management facilities, storm drainage pipe systems and catch basins, access roads, site utility, energy dissipator devices, and stream stabilization measures as shown on Sheet 2-2.
- 8. A description of the existing stormwater management facilities and details of existing and existing stormwater management facilities, storm drainage pipe systems and catch basins, access roads, site utility, energy dissipator devices, and stream stabilization measures as shown on Sheet 2-2.
- 9. A description of the existing stormwater management facilities and details of existing and existing stormwater management facilities, storm drainage pipe systems and catch basins, access roads, site utility, energy dissipator devices, and stream stabilization measures as shown on Sheet 2-2.
- 10. Existing topography with multiple spot heights of 100(2) feet and a note on contouring to an 8-foot survey or 10-foot survey as permitted on Sheet 2-2 AND 2-1.
- 11. A submission number is required by: N/A
- 12. Stormwater management (best management practices): N/A

**entrex**  
communication services, inc.  
1875 Eye Street, N.W., Suite 350  
WASHINGTON, D.C. 20006  
PHONE: (202)466-0860  
FAX: (202)466-0861

**SUBMITTALS**

DATE	DESCRIPTION	REV
08-09-06	ZONING REVIEW	A
08-17-06	TRIAL ZONING	B
08-17-06	RELIEVE COUNTY	1
07-22-08	TOWNHOM COMMENTS	2
10-13-08	TOWNHOM COMMENTS	3
01-17-09	COUNTY COMMENTS	4
01-21-09	UPDATE LANDSCAPING	5
07-13-09	COUNTY COMMENTS	6
07-23-09	COUNTY COMMENTS	7



**T-MOBILE NORTHEAST LLC**  
13050 BALTIMORE AVENUE  
BELT FORT, MD 20705  
PHONE: (240) 264-9000

PROJECT NO: 1042.423  
DESIGNER: TMF  
ENGINEER: R.C.

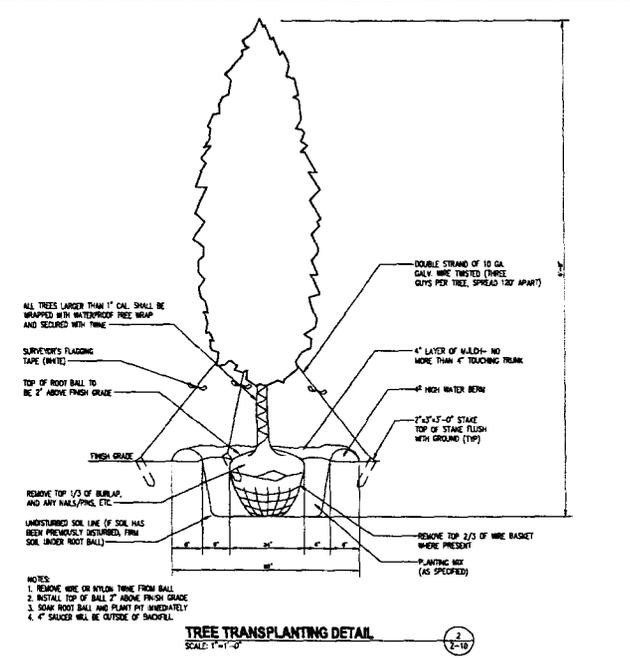
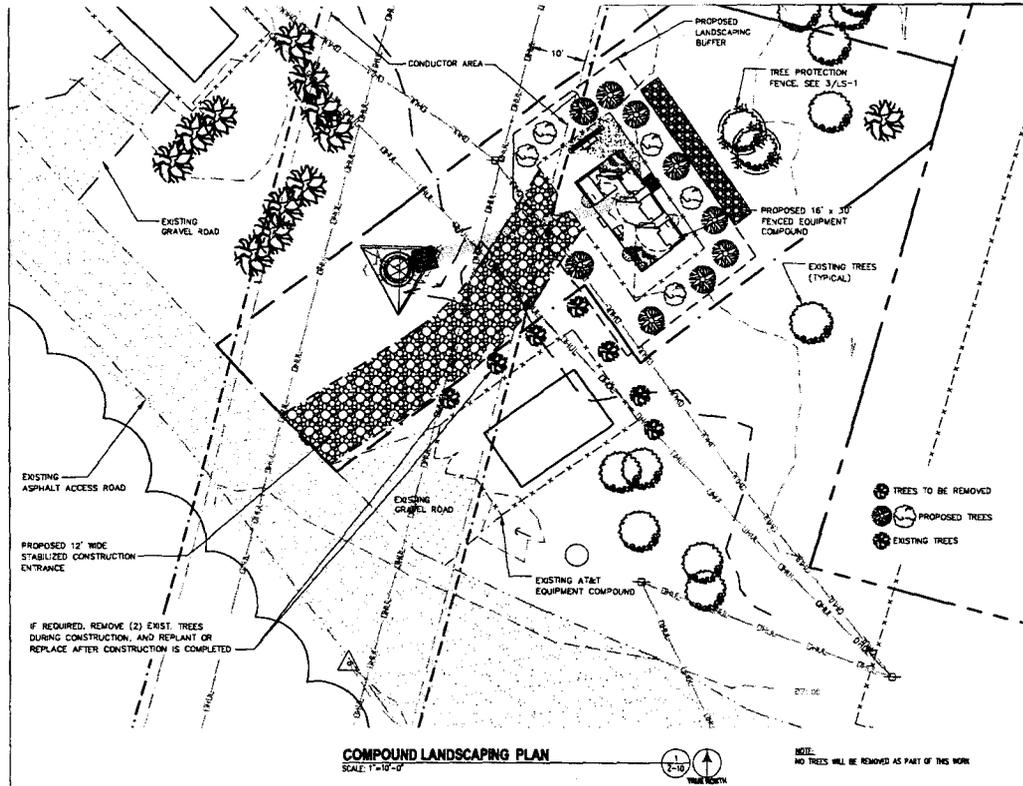
SCALE: 0 1/2" = 1'  
GRAPHIC SCALE IN INCHES

**WAC300F  
DOWNTOWN TOWER #85V/DOT  
ACCESS ROAD  
OFF COLONIAL FARM ROAD  
MCLEAN, VA 22101**

**2322 PLAN SPECIAL EXCEPTION  
/SPECIAL PERMIT PLAN**

**PRELIMINARY  
STORMWATER  
MANAGEMENT  
PLAN**

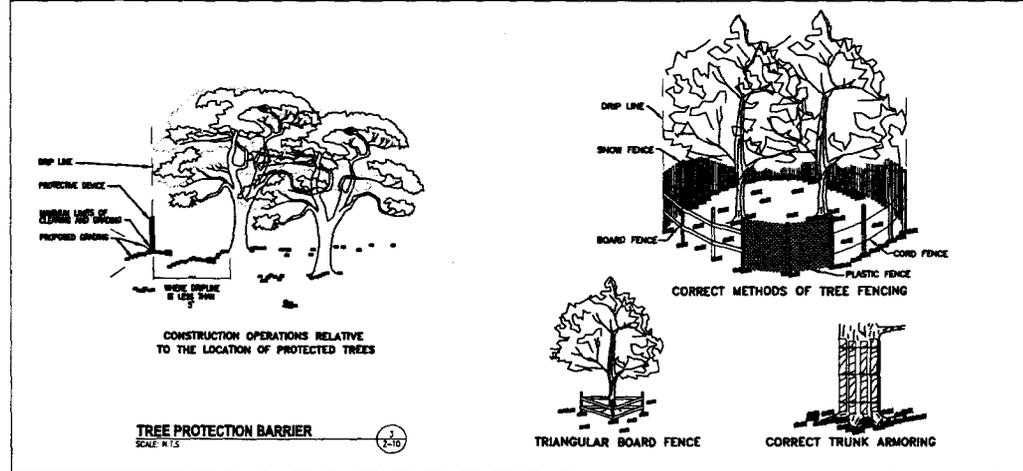
SHEET NUMBER:  
**Z-9**



**PLANT LIST**

No.	Qty.	Icon	Genus	Species	Variety	Common Name	Size
1	1	●	CORYLUS	CORNUTA		AMERICAN HAZELNUT	6' HT. MIN.
2	1	●	JUNIPERUS	VIRGINIANA		EASTERN RED CEDAR	6' HT. MIN.
3	1	●	CHIRONANTHUS	VIRGINICUS		FRINGETREE	6' HT. MIN.
4	1	●	AMELANCHIER	CANADENSIS		SHADBLOW SERVICEBERRY	6' HT. MIN.
5	1	●	MAGNOLIA	STELLATA		STAR MAGNOLIA	6' HT. MIN.
6	1	●	ILEX	VERTICILLATA		WINTERBERRY HOLLY	6' HT. MIN.
7	1	●	ACER	ORNATA		AMUR MAPLE	6' HT. MIN.
8	1	●	OSMANTHUS	HETEROPHYLLUS		HOLLY OSMANTHUS	6' HT. MIN.
9	1	●	CORNUS	FLORIDA		WHITE FLOWERING DOGWOOD	6' HT. MIN.
10	1	●	ILEX	GLABRA		HAWKBERRY HOLLY	6' HT. MIN.
11	1	●	VIBURNUM	OPULUS		EUROPEAN CRANBERRY BUSH	6' HT. MIN.
12	1	●	VIBURNUM	PULCILLUM	TOMTOMUSUM	DOUBLETILE VIBURNUM	6' HT. MIN.
13	1	●	CORNUS	SERICICA		REDTWIG DOGWOOD	6' HT. MIN.
14	1	●	MYRTICA	PENSYLVANICA		NORTHERN BAYBERRY	6' HT. MIN.

- GENERAL PLANTING NOTES:**
- ALL PLANTS SHALL BE HEALTHY, WOODSUS MATERIAL, FREE OF PESTS AND DISEASE.
  - ALL PLANTS SHALL BE CONTAINER-GROWN OR BALLED AND BURLAPPED.
  - ALL TREES SHALL BE STRAIGHT TRUNKED, FULL HEADED.
  - ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE OWNER'S REPRESENTATIVE BEFORE, DURING AND AFTER INSTALLATION.
  - ALL TREES SHALL BE SAVED OR STAKED AS SHOWN.
  - ALL PLANTS AND PLANTING AREAS SHALL BE COMPLETELY WASHED.
  - PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING COURSE OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ALL DAMAGE TO UTILITIES, STRUCTURES, SEE IMPORTANCES, ETC. WHICH OCCURS AS A RESULT OF THE LANDSCAPE CONSTRUCTION.
  - THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE THE WORK.
  - THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING INCLUDING, BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZATION, ETC.) OF PLANTING AREAS AND LAWS UNTIL THE WORK IS ACCEPTED IN TOTAL BY THE OWNER'S REPRESENTATIVE.
  - THE OWNER'S REPRESENTATIVE WILL APPROVE THE STAGED LOCATION OF ALL PLANT MATERIAL PRIOR TO INSTALLATION.
  - AFTER BEING DONE AT THE NURSERY SOURCE, ALL TREES IN LEAF SHALL BE ACCUMATED FOR TWO (2) WEEKS UNDER A MIST SYSTEM PRIOR TO INSTALLATION.
  - ANY PLANT MATERIAL THAT DIES, TAKES BROWN OR DEFOLIATES PRIOR TO TOTAL ACCEPTANCE OF THE WORK SHALL BE PROPERLY REJECTED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, SIZE AND MEETING ALL SPECIFICATIONS.
  - STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK, LATEST EDITION, REPRESENTS QUALITY SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
  - CONTRACTOR TO WATER AND IRRIGATE TREES FOR 1 YEAR.

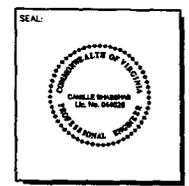


**entrex**  
communication services, inc.

1875 Eye Street, N.W. Suite 308  
WASHINGTON, D.C. 20005  
PHONE: (202)464-0900  
FAX: (202)468-8901

**SUBMITTALS**

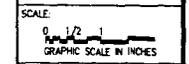
DATE	DESCRIPTION	REV.
08-05-08	ZONING REVIEW	1
08-17-08	FINAL ZONING	2
08-11-08	RELIEVE EQUIPMENT	1
07-22-08	DOWNUM COMMENTS	2
10-13-08	DOWNUM COMMENTS	3
09-17-08	COUNTY COMMENTS	4
09-27-08	LUPATE LANDSCAPING	5
07-13-08	COUNTY COMMENTS	6
07-23-08	COUNTY COMMENTS	7



**T-MOBILE NORTHEAST LLC**

12088 BALTIMORE AVENUE  
BALTIMORE, MD 21286  
PHONE: (240) 384-8800

PROJECT NO: 1042.42J  
DESIGNER: TMF  
ENGINEER: R.C.



**WAC300F**  
DOMINION TOWER #35VDOT  
ACCESS ROAD  
OFF COLOMAN FARM ROAD  
MCLEAN, VA 22101

2232 PLAN SPECIAL EXCEPTION  
SPECIAL PERMIT PLAN

TITLE:  
**COMPOUND LANDSCAPING PLAN & DETAILS**

SHEET NUMBER:  
**Z-10**

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

**DESCRIPTION OF THE APPLICATIONS**

**2232-D08-019**

The applicant, T-Mobile Northeast LLC, has filed for review by the Planning Commission to determine whether the construction of a telecommunications facility (on top of a Dominion Virginia Power utility/transmission pole with a total height of 110 feet), related equipment, and site improvements in the right-of-way at the intersection of Dolley Madison Boulevard and Georgetown Pike satisfies 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 accord with the Comprehensive Plan.

**SE 2009-DR-005**

The applicant also seeks approval of a Category 1 Special Exception for a telecommunications facility to extend the height of the existing 100 ft. high utility/transmission pole 10 ft. with a canister extension such that the pole would have a height of 110 ft. and co-locate enclosed antennae, three (3) equipment cabinets, and other ancillary equipment within fenced compound.

Under this proposal, 3 additional panel antennae would be mounted externally to the canister extension (two additional carriers are already located on existing pole).

This facility would operate 24 hours a day, 7 days a week (it would be unmanned) with visits by employees for periodic maintenance.

**Waivers and Modifications**

The applicant requests a waiver of the major paved trail depicted on the Countywide Trails Map along the north side of Georgetown Pike.

The applicant requests a waiver of the Tree Inventory and Poor Condition Analysis as outlined in PFM 12.0502.1A.

**LOCATION AND CHARACTER**



The applicant proposes to install an unmanned wireless telecommunications facility with three (3) antennae on a 110 ft. high utility pole (Dominion Power), which would be an extension of an existing 100 ft. high utility/transmission pole that currently carries antennae from two other carriers. The photograph to the left is a photo simulation of the request. In addition, the applicant proposes to install three (3) ancillary equipment cabinets on the site which would be enclosed within a proposed fenced compound just north of and adjacent to the utility pole.

The utility pole in question is located in existing right of way at the intersection of Georgetown Pike, Dolley Madison Boulevard and Colonial Farm Road. There is existing mature vegetation which is generally in fair to poor condition. The subject property is zoned R-1, as is much of land to the north of the property [Central Intelligence Agency (CIA) and Langley Fork Park]. There is an existing single family detached subdivision, Evermay, zoned both R-1 and R-3 across Georgetown Pike and Dolley Madison Boulevard from the site.

SURROUNDING AREA DESCRIPTION			
Direction	Use	Zoning	Plan
North	Government (CIA)	R-1	U.S. Government
South	Right of Way (Dolley Madison Blvd) Single Family Detached (Evermay Subdivision)	R-3	Residential, 1-2 du/ac
East	Government (CIA)	R-1	U.S. Government
West	Park (Langley Fork/Turkey Run Park)	R-1	Park, Residential 1-2 du/ac

## BACKGROUND

### Site History:

According to County records, a minor site plan for a telecommunications tower facility was approved in April 1998 for this site. On September 30, 2004, the Planning Commission approved 2232-D04-7 to allow the 90-foot tall utility pole to be replaced by a 100-foot tall monopole/transmission pole. On November 29, 2006, the Planning Commission approved a Feature Shown, FS-D06-80, for antenna co-location on the existing pole for Cingular (now AT&T). As shown on the SE Plat and the photographs of the site, the utility pole currently serves two telecommunications providers (facilities consist of antennae and equipment compounds).

## COMPREHENSIVE PLAN PROVISIONS

<b>Plan Area:</b>	II
<b>Planning District:</b>	Mclean Planning District
<b>Planning Sector:</b>	Potomac Palisades Community
<b>Plan Map:</b>	Residential, 1-2 du/ac
<b>Plan Text:</b>	

The Comprehensive Plan notes that the Potomac Palisades sector is largely developed as stable residential neighborhoods. Infill development in this sector should be of a compatible use, type and intensity. The Comprehensive Plan map shows that the subject property is public right-of-way, and is surrounded by Public Park, public facility or residential uses.

The Fairfax County Comprehensive Plan, Policy Plan, 2007 Edition; Public Facilities, as amended through January 10, 2005; Public Facilities Element; Countywide Objectives and Policies, pages 2 through 4, states:

*"The overall Public Facilities element of the Comprehensive Plan is based on general objectives which apply to the County's public facility planning effort as a whole and specific functional program areas in particular. These objectives therefore should be viewed as the key principles for establishing a facility network which is responsive to the County's ability to pay, community expectations, the public health, safety and general welfare, and neighborhood and land use impacts..."*

**Objective 4:** *Mitigate the impact of public facilities on adjacent planned and existing land uses...*

**Policy e.** *Ensure that site size and development conforms to all requirements of the Fairfax County Zoning Ordinance and exceeds site acreage requirements, as possible, to achieve maximum compatibility with surrounding land uses.*

The Fairfax County Comprehensive Plan, Policy Plan, 2007 Edition; Public Facilities, as amended through January 10, 2005; Public Facilities Element; Mobile and Land-based Telecommunication Services, pages 37 through 39, states:

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

#### GENERAL GUIDELINES

- Objective 42:** *In order to provide for the mobile and land based telecommunication network for wireless telecommunication systems licensed by the Federal Communications Commission, and in order to achieve opportunities for the collocation of related facilities and the reduction of their visual impact, locate the network's necessary support facilities which include antennas, monopoles, lattice towers and equipment buildings in accordance with the following policies...*
- Policy b.** *Locate new structures that are required to support telecommunication antennas on properties that provide the greatest opportunity to conceal the telecommunication facilities and minimize their visual impact on surrounding areas.*
- Policy c.** *Subject to the availability and feasibility of a public site, when multiple sites have equal opportunity to minimize impacts, consider public lands as the preferred location for new structures...*
- Policy e.** *Locate mobile and land-based telecommunication facilities operated by different service providers on single sites and/or structures whenever appropriate. Locate single-use structures on a property when a collocation structure for multiple service providers is not desirable or feasible due to site limitations or visual impact concerns.*
- Policy f.** *Ensure that the height of towers and monopoles has the least visual impact and is no greater than required to achieve service area requirements and potential collocation, when visually appropriate.*

- Policy g. Ensure that the use of public property by mobile and land based telecommunication facilities does not interfere with the existing or planned operational requirements of the public use.*
- Policy h. Design, site and/or landscape mobile and land-based telecommunication facilities to minimize impacts on the character of the property and surrounding areas. Demonstrate the appropriateness of the design through facility schematics and plans which detail the type, location, height, and material of the proposed structures and their relationship to other structures on the property and surrounding areas.*
- Policy i. Demonstrate that the selected site for a new monopole and tower provides the least visual impact on residential areas and the public way. Analyze the potential impacts from other vantage points in the area to illustrate that the selected site provides the best opportunity to minimize the visual impact of the proposed facility.*
- Policy j. Mitigate the visual impact of proposed telecommunication structures, and their antennas and ancillary equipment, using effective design options appropriate to the site such as:*
- locating facilities near to or within areas of mature vegetation and trees which effectively screen or provide an appropriate setting for the proposed structure or which, when viewed in context, considering perspective views, relative topography and other factors, mitigate their visual presence and prominence;..*
  - blending facilities with an existing pattern of tall structures;*
  - obscuring or blocking the views of facilities with other existing structures, vegetation, tree cover, or topographic features to the maximum extent feasible;*
  - increasing the height of or replacing existing structures to reduce the need for another structure when such height increases or structure replacements are appropriate to the site and the surrounding area.*
- Policy k. Locate telecommunication facilities to ensure the protection of historically significant landscapes. The views of and vistas from architecturally and/or historically significant structures should not be impaired or diminished by the placement of telecommunication facilities.*
- Policy l. Site proposed facilities to avoid areas of environmental sensitivity...*

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

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

## ANALYSIS

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

**Title of SE Plat:** T-Mobile Northeast, LLC Site Number: WAC300F  
Dominion Tower #95

**Prepared By:** Entrex

**Original and Revision Dates:** August 9, 2006, as revised through July 23, 2009

<b>T-Mobile Northeast, Dominion Tower #95/VDOT</b>	
<b>Cover Sheet (T-1)</b>	Vicinity Map, Sheet Index, Vicinity Map, General Notes
<b>Sheet 1 (Z-1)</b>	Site Layout, Site Notes, Parking Schedule
<b>Sheet 2 (Z-2)</b>	Erosion and Sediment Control Plan
<b>Sheet 3 (Z-3)</b>	Compound Layout and Utility Pole Elevation
<b>Sheet 4 (Z-4)</b>	Equipment Details
<b>Sheet 5 (Z-5)</b>	Civil Details
<b>Sheet 6 (Z-6)</b>	Civil Notes
<b>Sheet 7 (Z-7)</b>	Civil Maps and Notes (Environmental Quality, Trail, Soils, Resource Management, Flood Zone and Zoning Maps)
<b>Sheet 8 (Z-8)</b>	Site Plan and Profiles
<b>Sheet 9 (Z-9)</b>	Preliminary Stormwater Management Plan
<b>Sheet 10 (Z-10)</b>	Compound Landscaping Plan and Details

Layout, Access and Parking: The SE Plat depicts the layout of the proposed pole extension and equipment compound associated with this application. The applicants do not propose to change the location of the existing utility pole, which is sited approximately 200 feet east of Colonial Farm Road. The applicant proposes to extend the height of the utility pole by 10 feet in order to accommodate three additional antennae. The applicant further proposes three equipment cabinets on the ground near the pole. The cabinets would be enclosed within a compound with an 8-foot high chain link fence. The compound is proposed as a 16 ft. by 30 ft. fenced area to be accessed by a gravel driveway from the existing gravel road which

currently serves the telecommunications providers already located on the utility pole. The applicant also proposes one parking space on the newly proposed driveway.

Landscaping: The existing vegetation in the area is generally in fair to poor condition. The applicant proposes a combination of evergreen and deciduous trees to surround the equipment compound. No trees will be removed as part of this proposal.

Stormwater Management: According to a note on Sheet Z-2, the applicant will seek waivers of any stormwater management requirements at the time of site plan review and approval. The applicant states that the disturbed area will be less than 2,500 SF, a situation where management of the quality and quantity of stormwater is typically not required. However, in the event that such waivers, including waiver of onsite detention, are not approved, the applicant proposes to provide an infiltration trench to the rear of the compound.

#### **Land Use/2232 Analysis (Appendix 4)**

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.

#### *Location*

The proposed facility will be located on public property owned by the Commonwealth of Virginia, and planned and developed for public street right-of-way purposes. The Comprehensive Plan recommends that, subject to the availability and feasibility of a public site, public lands should be considered as the preferred location for telecommunications structures. T-Mobile states that privately- and other publicly-owned sites were considered as alternate locations for the facility, but that the owners of those properties were not interested in leasing property for telecommunications use. Dominion Virginia Power (DVP) has agreed to allow T-Mobile to extend the height of one of its existing poles in the utility corridor, and VDOT has noted that T-Mobile will be required to obtain a permit for the proposed installation in the right-of-way; both of these actions confirm, in staff's opinion, the *availability* of the site for T-Mobile's use. T-Mobile's statement that the facility is sought to fill a needed gap in coverage in the surrounding area confirms, in staff's opinion, the *feasibility* of the site for T-Mobile's use. Therefore, staff concludes that the proposal conforms with Plan guidelines for the location of telecommunications facilities on public lands, subject to their availability and feasibility.

Although the applicant's antennas will not be co-located on an *existing* pole in a literal sense, it is staff's opinion that T-Mobile's proposal to extend the height of an existing pole an additional 10' in order to co-locate its antennas is consistent with the spirit and intent of the Plan recommendation to avoid the construction of new structures by locating telecommunications facilities on available electrical utility poles.

An area of mature trees and other vegetation is located immediately to the west and southwest across the existing access road on the site, between the existing pole and a residential area across Georgetown Pike. Staff believes these trees should help screen the proposed facility from the residential area. In addition, the distance between the proposed facility and the nearest residential areas also should, in staff's opinion, provide a suitable buffer to mitigate the proposed facility's presence. Staff believes that the subject application is consistent with Plan guidelines to locate telecommunications structures on properties that provide an opportunity to conceal them and minimize the visual impact on surrounding areas.

### *Character*

Staff's evaluation of the potential visual impact of the proposed facility is based on first-hand observations from numerous vantage points during the on-site height test, combined with viewing the photographic simulation of the proposed facility. Based on this information, staff was able to assess the potential impacts on residential areas and the public way in accordance with Plan recommendations. Staff notes that, although it will not be visible from most residential properties on Dunaway Drive and Dunaway Court, the proposed extension will be visible above the tree line from several properties about 500'-1,000' west of the facility on the north portion of Dunaway Court. However, even though it will be visible from those properties, staff believes that the facility's visual impact should be mitigated by existing trees on Georgetown Pike and in the neighborhood, and by the significant distance between the extended pole and the residential properties. From other properties on Dunaway Court and Dunaway Drive, the facility should be obscured or screened from view by existing trees and existing dwellings near the facility. Staff believes that the substantial buffer of existing mature trees and other vegetation immediately west and south of the proposed facility should mitigate its visual presence and prominence, in support of Plan guidelines. Thus, in staff's opinion, the proposed facility should have no significant adverse visual impact on the character of residential areas.

From Potomac School Road to the south and residential properties along it, the subject pole is currently visible as one of the poles in the existing utility corridor. After its extension, the pole will remain visible in that line of existing poles and should, in staff's opinion, appear to blend with the existing pattern of tall transmission pole structures, thus minimizing its visual impact on the character of the surrounding area as recommended by the Plan. Staff believes that the extended pole should have no significant adverse visual impact on residential properties near the intersection of Dolley Madison Boulevard and Georgetown Pike / Potomac School Road.

For motorists stopped at or passing through the intersection of Dolley Madison Boulevard and Georgetown Pike, the subject pole to the north may be visible after its extension. However, two existing and similar tall utility transmission poles immediately north and south of that intersection are quite visible and, in staff's opinion, will tend to be more noticeable to motorists on Dolley Madison Boulevard and Georgetown Pike than the extended pole will be. Staff also believes T-Mobile's proposal is appropriate to this site because the design of the extended pole will be

compatible with the character, height, color, and type of other transmission poles within the corridor. In staff's opinion, the proposal conforms with Plan guidelines to blend telecommunications facilities with an existing pattern of tall structures like the existing transmission poles in the utility corridor, in order to mitigate the visual impact of proposed telecommunications structures.

The proposed facility is located over 1,000' from the Langley Fork Historic District and thus is not subject to Zoning Ordinance regulations related to construction or development within the District. However, staff reviewed T-Mobile's application to determine if the proposed facility will have an adverse impact on other heritage resources. It was determined by staff that, for one locally significant site (Rokeby, which is discussed in the Heritage Resources Memo in Appendix 4) identified in the vicinity, the proposed facility's visual impact will be mitigated by existing tree cover and distances between the sites. Staff also noted that the applicant has complied with the requirements of Section 106 of the National Historic Preservation Act of 1966. In staff's opinion, the proposed facility conforms with Plan guidelines to locate telecommunications facilities to ensure protection of historically significant landscapes.

#### *Extent*

T-Mobile states that its proposed extension of the existing transmission pole to 110' will be the lowest possible height needed to provide its desired coverage, which staff believes is consistent with the Plan recommendation that pole height be no greater than required to achieve the service area requirements. In addition, under the subject proposal, T-Mobile will not add to the total number of transmission poles already located in the utility corridor, which is consistent with the Plan recommendation to reduce the need for another structure by increasing the height of an existing structure when such height increases are appropriate to the site and surrounding area.

As proposed, T-Mobile will collocate its antennas to an extension of an existing transmission pole, on which the antennas of two other telecommunication service providers are already collocated. As noted above, staff believes that the applicant's proposal to mount its antennas to the subject pole extension should have no significant adverse visual impact on the character of the surrounding residential areas. Therefore, it is staff's opinion that the proposed facility is consistent with Plan guidelines to locate telecommunication facilities operated by different service providers on single structures whenever appropriate.

In staff's opinion, VDOT's and DVP's coordination with T-Mobile regarding the proposed facility indicates that both believe the proposed use can be developed without interfering with their existing or planned operational requirements, consistent with Plan guidance. Also, in a letter to T-Mobile, the CIA states that it has no operational or security objections to T-Mobile's proposed facility, which also conforms with Plan guidelines regarding non-interference with public uses. Therefore, in staff's opinion, the extent of the proposed facility conforms with the Comprehensive Plan.

**Transportation Analysis (Appendix 5)**

The Fairfax County Department of Transportation staff has determined that there are no transportation elements on the Fairfax County Transportation Plan Map in the vicinity of the proposed monopole that would be impacted. Also, due to the overall nature of this kind of telecommunication facility on an utility pole, there appears to be no potential for a significant traffic impact.

Staff notes that since this pole is located within Virginia Department of Transportation (VDOT) right-of-way, the applicant will be required to obtain the required permits as deemed necessary by VDOT prior to construction. As requested by VDOT, the applicant has labeled the right-of-way with more detail on the latest submission of the SE Plat. There are no outstanding transportation issues.

**Environmental Analysis (Appendix 6)**

This application presents no environmental issues.

**Stormwater Analysis (Appendix 7)**

The Department of Public Works and Environmental Services (DPWES) noted that water quality controls, stormwater detention, and an adequate outfall narrative would be required prior to site plan approval, unless the appropriate waivers were requested and granted during site plan review. The applicant has indicated that given the limited nature of the disturbed area (under 2,500 SF), waivers for stormwater management will be requested.

However, in a letter dated July 15, 2009, the CIA noted that there was temporary flooding of a nearby public pedestrian and bike path which might be attributable to construction related to the existing telecommunications compounds. While mitigation efforts have been undertaken, the letter noted that some "standing water" still occurred at the side of the road.

Staff notes that these temporary flooding issues had previously not been reported to DPWES and that the CIA letter, as contained in the appendices, is not specifically clear regarding the extent and exact location of the problem. However, the applicant has been made aware that this issue requires further review by DPWES and this complaint will have bearing on the requested waiver determination regarding the stormwater detention on this site. As such, the applicant has shown an infiltration trench and preliminary stormwater management plan on the SE Plat. Should the applicant not obtain the proper waivers, stormwater will be managed by the proposed trench. As the proposed development conditions note, if the preliminary SWM plan is needed and does not function within the parameters of the PFM, the applicant may need to apply for a Special Exception Amendment (SEA) in order to alter the design. This issue has been adequately addressed at this time.

**Landscaping and Tree Preservation Analysis (Appendix 8)**

Urban Forestry staff has noted the existing vegetation in the area of this application is in poor condition, with largely invasive species. However, given height restrictions, replanting in a DVP utility line easement is not generally favorable for tree survival. Therefore, while this application would fall within the requirements associated with the Tree Preservation Ordinance which went into effect on January 1, 2009, the applicant has requested a modification of the requirements of the Provisional Tree Conservation Plan elements to include elimination of the Tree Inventory and Condition Analysis requirements for this site. Staff supports a waiver of these requirements, as the existing vegetation on site is of low-quality and no large or outstanding trees will be removed. In addition, the location of this property in the DVP easement is not favorable for tree survival as vegetation will be cleared or cut back if it interferes with the maintenance or operation of the utility lines. Therefore, staff recommends that the Board of Supervisors direct the Director of DPWES to waive the Tree Inventory and Poor Condition Analysis as outlined in PFM 12.0502.1A.

If a waiver of the Tree Inventory and Poor Condition Analysis is not granted, the applicant will be required to meet the requirements as outlined in the PFM or request a waiver and justify the request at the time of site plan submittal.

**Countywide Trails Plan**

The Countywide Trails Plan depicts a major paved trail along the north side of Georgetown Pike.

The applicant has submitted a request for a waiver of the requirement to provide a major paved trail along Georgetown Pike. The applicant is leasing only a small portion of this large right-of-way parcel owned by VDOT and the portion of this site where the utility pole is located is not along Georgetown Pike. Given the nature of this request and the location of the pole, no frontage improvement is planned or shown on the plan. This use will not be expected to generate pedestrian or bike traffic. It should be noted that staff consulted with the Dranesville representative of the Trails and Sidewalks Committee, who does not support any waiver of the major paved trail. However, since the applicant is only leasing small area and this use will not be expected generate pedestrian or bicycle traffic, staff supports the requested waiver.

**ZONING ORDINANCE PROVISIONS (Appendix 11)**

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 noted, the applicant proposes to extend the height of the existing utility pole from 100 feet to 110 feet in height and provide one parking space in the proposed driveway for periodic maintenance visits.

There are no transitional screening or barrier requirements between this use and its immediately adjacent uses

**Other Zoning Ordinance Requirements:**

**Special Exception Requirements (Appendix 11)**

- General Special Exception Standards (Sect. 9-006)
- Category 1 Standards (Sect. 9-104)
- Additional Standards for Mobile and Land-Based Telecommunications Facilities (Sect. 9-105)

**General Special Exception Standards (Sect. 9-006)**

General Standard 1 and 2 require that the proposed use be in harmony with the adopted Comprehensive Plan and the general purpose and intent of the applicable zoning district regulations. The Policy Plan of the Comprehensive Plan provides that telecommunications facilities should be co-located to the extent possible, especially in commercial zoning districts. As noted in the 2232 analysis, although the applicant's antennas will not be co-located on an *existing* pole in a literal sense, it is staff's opinion that T-Mobile's proposal to extend the height of an existing pole an additional 10 feet in order to co-locate its antennas is consistent with the spirit and intent of the Plan recommendation to avoid the construction of new structures by locating telecommunications facilities on available electrical utility poles. Therefore, staff finds that the proposed application is in harmony with the adopted Comprehensive Plan and the general purpose and intent of the applicable zoning district regulations.

General Standard 3 requires that the proposed use be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties. An area of mature trees and other vegetation is located immediately to the west and southwest of the site across the existing access road adjacent to the site. Staff believes these trees, which will not be impacted by this proposal, should help screen the proposed facility from nearby residential areas. In addition, the distance between the proposed facility and the nearest residential areas should also provide a suitable buffer to mitigate the proposed facility's presence. Therefore, staff believes that this standard is satisfied.

General Standard 4 relates to traffic impact and is not applicable to this application because the proposed antennae would not result in additional trips.

General Standard 5 relates to landscaping that would meet standards of Article 13 (Landscaping and Screening). While this use at this location does not require transitional screening or buffering, the applicant will be providing additional landscaping to buffer the equipment compound consisting of both evergreen and deciduous trees. In addition, Urban Forestry staff has found that tree preservation of the existing poor and invasive vegetation is not recommended on this property and

has recommended approval of the requested waivers relating to the tree preservation ordinance. As such, staff finds that the application has satisfied the landscaping and screening requirements of Article 13.

General Standard 6 relates to open space requirements. Since there is no open space requirement in a R-1 Zoning District, this standard is not applicable.

General Standard 7 indicates that adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided. Adequate utilities will be provided for this application as the applicant will be able to use the utilities onsite that serve the other telecommunications facilities as need be. In addition, a parking space will be added to accommodate the future periodic needs of maintenance vehicles. As discussed above, previous site development of other telecommunications facilities may have caused flooding of the nearby pedestrian amenities and the applicant has added a preliminary stormwater management plan to mitigate any problems that their development may cause. While the applicant intends to apply for a waiver of SWM requirements during site plan review, the proposed development conditions note that should these waivers be denied, the applicant will be required to provide SWM in accordance with the PFM that is in substantial conformance with the SE Plat. If this cannot be achieved, the applicant may be required to apply for an SEA to meet the requirements. With the implementation of the proposed development condition, staff finds this standard is satisfied.

General Standard 8 relates to signs and is not applicable as this application proposes no signage. In addition, a proposed development condition prohibits signage on the utility pole.

#### **Category 1 Standards (Sect 9-104)**

Standard 1 notes that these uses shall not have to comply with the lot size requirements or the bulk regulations set forth for the zoning district in which located. This standard is noted.

Standard 2 provides a prohibition of 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. The applicant is not proposing any storage of materials or equipment and has indicated that maintenance personnel would be onsite only rarely for routine maintenance. Staff has also proposed a development condition prohibiting storage of materials and equipment on-site. Therefore, this standard is satisfied.

Standard 3 notes that 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. A review of the zoning map shows that there are no C or I districts within 500 feet of the proposed location. Furthermore, as noted in the 2232 analysis, the applicant searched the area for existing tall buildings or commercial property, as well as existing structures that could

be used without increasing height, on which to co-locate. Sites considered included the following alternative candidates, which were ruled out for the reasons noted:

- Immanuel Presbyterian Church (1125 Savile Lane) – Owner not interested in leasing land for a telecommunications facility.
- Potomac School (1301 Potomac School Road) – Owner not interested in leasing land under existing transmission poles for telecommunications equipment.
- Dominion Virginia Power (DVP) poles elsewhere along existing transmission line – DVP not interested in leasing poles due to insufficient space for access or equipment location.
- Langley Fork Park – Fairfax County Park Authority not interested in leasing land for a telecommunications facility unless all other reasonable alternatives have been ruled out.

Given the zoning of the surrounding areas and the efforts detailed by the applicant, staff finds that there were no alternative sites available.

Standard 4 notes that before establishment, all uses, including modifications or alterations to existing uses, shall be subject to the provisions of Article 17, Site Plans. This requirement is also noted in the proposed development conditions and, as such, this standard is satisfied.

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

Additional Standard 1 provides that, except for antennae completely enclosed within a structure, all antennae 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 applicant notes that the extension will be grey and a proposed development condition provides that the antennae and their supporting mounts shall be of a material or color which closely matches and blends with the existing pole. This standard is satisfied.

Additional Standard 2 provides that, except for a flag mounted on a flagpole as permitted under the provisions of Par. 2 of Sect. 12-203, no commercial advertising or signs shall be allowed on any monopole, tower, antenna, antenna support structure, or related equipment cabinet or structure. A proposed development condition prohibits such advertising and/or signage and thus this standard is satisfied.

Additional Standard 3 notes that if there are any additions, changes or modifications to monopoles or towers, the Director shall have the authority to require proof, through the submission of engineering and structural data, that the addition, change, or modifications conforms to structural wind load and all other requirements of the Virginia Uniform Statewide Building Code. A proposed development condition requires such submittal and thus this standard is satisfied.

Additional Standard 4 provides that no signals, lights or illumination shall be permitted on an antenna unless required by the Federal Communications Commission (FCC), the Federal Aviation Administration (FAA) 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. This standard further stipulates that all such lights shall be shielded to prevent the downward transmission of light. The Zoning Administrator, by letter dated July 27, 2009, has approved a waiver of this steady red light requirement. The letter is attached at Appendix 9. In addition, the CIA has opined in its July 15, 2009, letter that they would also not require a steady red light on this pole. That letter is attached to this report at Appendix 10. Residents of Evermay, the closest residential development to the proposed pole, have expressed concern that ultimately the tower will be required to be lit. Therefore, staff has included a proposed development condition which prohibits signals, lights or illumination of this pole. Thus, staff finds that this standard is satisfied.

Additional Standard 5 provides that all antennae 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 proposed development condition notes this requirement and thus this standard is satisfied.

### **Summary of Zoning Ordinance Provisions**

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

## **CONCLUSIONS AND RECOMMENDATIONS**

### **Staff Conclusions**

Staff finds that the proposed telecommunication facility satisfies the criteria of the location, character, and extent as specified in Section 15.2-2232 of the Code of Virginia.

Staff finds that with the adoption of the proposed development conditions, the Special Exception is in harmony with the Comprehensive Plan and in conformance with all applicable Zoning Ordinance provisions.

### **Recommendation**

Staff recommends that the Planning Commission find the subject Application 2232-D08-19, as amended, substantially in accord with provisions of the adopted Comprehensive Plan.

Staff recommends that SE 2009-DR-005 be approved subject to the proposed development conditions in Appendix 1.

Staff recommends that the Board of Supervisors waive the Major Paved Trail along Georgetown Pike depicted on the Countywide Trails Map.

Staff recommends that the Board of Supervisors direct the Director of DPWES to waive the Tree Inventory and Poor Condition Analysis as outlined in PFM 12.0502.1A.

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

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

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

## **APPENDICES**

1. Proposed Development Conditions
2. Affidavit
3. Statement of Justification
4. 2232 Report
5. Transportation Analysis
6. Environmental Analysis
7. Stormwater Management Analysis
8. Urban Forestry Analysis
9. July 27, 2009 Zoning Administrator Letter and Determination regarding Steady Red Light
10. July 15, 2009 Letter from Central Intelligence Agency
11. Applicable Zoning Ordinance Provisions
12. Glossary

**PROPOSED DEVELOPMENT CONDITIONS**

**SE 2009-DR-005**

**September 16, 2009**

If it is the intent of the Board of Supervisors to approve SE 2009-DR-005 located on the VDOT Right-of-Way access road off Colonial Farm Road adjacent to Tax Map 22-3 ((1)) 40 for a land based telecommunications facility pursuant to Sect. 9-105 of the Fairfax County Zoning Ordinance, the staff recommends that the Board condition the approval by requiring conformance with the following development conditions.

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Special Exception is granted only for the purpose(s), structure(s) and/or use(s) indicated on the special exception amendment plat approved with the application, as qualified by these development conditions.
3. This Special Exception is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this special exception shall be in substantial conformance with the approved Special Exception Plat entitled "WAC300F Dominion Tower #95/VDOT Access Road off Colonial Farm Road" Corner, prepared by Entrex and dated August 9, 2006, as revised through July 23, 2009, 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.
4. A copy of this Special Exception and the Non-Residential Use Permit SHALL BE POSTED in a conspicuous place on the property of the use and be made available to all departments of the County of Fairfax during the hours of operation of the permitted use.
5. The stormwater management plan, if needed, shall function within the parameters of the Public Facilities Manual (PFM). If needed, the (SWM) and/or Best Management Practices (BMP) facilities shall be redesigned to function within the parameters of the PFM. If such redesign is not in substantial conformance with the SE Plat, then a Special Exception Amendment (SEA) shall be filed.
6. No signals, lights or illumination shall be permitted.
7. The maximum height of this utility/transmission pole shall be 110 feet as depicted on the SE Plat.
8. The equipment compound shall be enclosed as depicted on the SE Plat.

9. The pole extension, antennae and their supporting mounts shall be of a material or color which closely matches and blends with the exterior of the existing pole.
10. No commercial advertising or signage shall be allowed on the site, antennae, antennae support structures or related equipment cabinet or structure.
11. Minor alterations to the pole or antennae from that shown on the SE Plat may be permitted by the Zoning Administrator provided that the applicant shall submit engineering and structural data affirming to the Zoning Administrator and DPWES that said alterations conform to structural wind load and all other requirements of the Virginia Uniform Statewide Building Code prior to alteration.
12. Any component(s) of the telecommunications facility shall be removed within 120 days after such component(s) are no longer in use.
13. Additional antennae may be permitted without an amendment to this SEA provided the 2232 Features Shown Provisions and the applicable Zoning Ordinance Provisions can be satisfied.
14. There shall be no outdoor storage of materials, equipment, or vehicles within the wireless compound for the telecommunications facility.

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

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

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

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: August 6, 2009  
 (enter date affidavit is notarized)

I, M. Colleen Canovas, 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      1041046

in Application No.(s): SE 2009-DR-005  
 (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 <b>BOLD</b> above)
T-Mobile Northeast LLC	12050 Baltimore Avenue Beltsville, MD 20705	Applicant/Lessee
Commonwealth of Virginia Department of Transportation	1401 East Broad Street Richmond, VA 23219-2000	Title Owner/Lessor
Donohue & Blue, <i>PLC</i> Edward L. Donohue M. Colleen Canovas Marjorie K. Conner	801 N. Fairfax Street Suite 209 Alexandria, VA 22314	Authorized Agent / <i>ATTORNEY</i> Attorney/Agent Attorney/Agent Former Attorney/Agent

(check if applicable)       There are more relationships to be listed and Par. 1(a) is continued on a "Special Exception Attachment to Par. 1(a)" form.

\* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.

\*\* List as follows: Name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

SPECIAL EXCEPTION AFFIDAVIT

DATE: August 6, 2009  
(enter date affidavit is notarized)

10410415

for Application No. (s): SE 2009-DR-005  
(enter County-assigned application number(s))

1(b). The following constitutes a listing\*\*\* of the SHAREHOLDERS of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 10 or less shareholders, a listing of all of the shareholders:

(NOTE: Include SOLE PROPRIETORSHIPS, LIMITED LIABILITY COMPANIES, and REAL ESTATE INVESTMENT TRUSTS herein.)

CORPORATION INFORMATION

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

T-Mobile Northeast LLC  
12050 Baltimore Avenue  
Beltsville, Maryland 20705

DESCRIPTION OF CORPORATION: (check one statement)

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

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

T-Mobile USA, Inc.

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

\*\*\* All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. *In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.* Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

**Special Exception Attachment to Par. 1(b)**

DATE: August 6, 2009  
(enter date affidavit is notarized)

1041040

for Application No. (s): SE 2009-DR-005  
(enter County-assigned application number (s))

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

T-Mobile USA, Inc.  
12920 S.E. 38th Street  
Bellevue Washington, 98066

**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)

T-Mobile Global Holding GmbH

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

T-Mobile Global Holding GmbH  
Kennedyalle 1-5  
53175 Bonn, Germany

**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)

T-Mobile International AG

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

Special Exception Attachment to Par. 1(b)

DATE: August 6, 2009  
(enter date affidavit is notarized)

104104

for Application No. (s): SE 2009-DR-005  
(enter County-assigned application number (s))

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

T-Mobile International AG  
Kennedyallee 1-5  
53175 Bonn, Germany

**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)

Deutsche Telekom AG

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

Deutsche Telekom AG  
Friedrich-Ebert-Allee 140  
D-53111 Bonn, Germany

**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)

Federal Republic of Germany (a national governmental entity)  
Kreditanstalt fuer Wiederaufbau (a bank owned by the German government)

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

**Special Exception Attachment to Par. 1(b)**

DATE: August 6, 2009  
(enter date/affidavit is notarized)

1041042

for Application No. (s): SE 2009-DR-005  
(enter County-assigned application number (s))

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

Kreditanstalt fuer Wiederaufbau  
Palmengartenstrasse 5-9  
60325 Frankfurt am main, Germany

**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)

Federal Republic of Germany

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

The Federal Republic of Germany (FRG) Federal Ministry of Finance  
Wilhemstr. 97  
10117 Berlin  
PA.: PO BOX 272  
10117 Berlin

**DESCRIPTION OF CORPORATION:** (check one statement)

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

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

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

Special Exception Attachment to Par. 1(b)

DATE: August 6, 2009  
(enter date affidavit is notarized)

104104

for Application No. (s): SE 2009-DR-005  
(enter County-assigned application number (s))

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

Donohue & Blue, PLC  
801 North Fairfax Street  
Suite 209  
Alexandria, VA 22314

**DESCRIPTION OF CORPORATION:** (check one statement)

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

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

Edward L. Donohue

**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: August 6, 2009  
(enter date affidavit is notarized)

1041040

for Application No. (s): SE 2009-DR-005  
(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)

(check if applicable) [ ] The above-listed partnership has no limited partners:

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

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

\*\*\* All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. *In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.* Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

SPECIAL EXCEPTION AFFIDAVIT

DATE: August 6, 2009  
(enter date affidavit is notarized)

1041046

for Application No. (s): SE 2009-DR-005  
(enter County-assigned application number(s))

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

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

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

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

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

NONE

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

**SPECIAL EXCEPTION AFFIDAVIT**

DATE: August 6, 2009  
(enter date affidavit is notarized)

10410415

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of more than \$100, singularly or in the aggregate, with any of those listed in Par. 1 above.

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

NONE

**NOTE:** Business or financial relationships of the type described in this paragraph that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings. See Par. 4 below.)

(check if applicable) [ ] There are more disclosures to be listed and Par. 3 is continued on a "Special Exception Attachment to Par. 3" form.

4. That the information contained in this affidavit is complete, that all partnerships, corporations, and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\* of the land have been listed and broken down, and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.

WITNESS the following signature:

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

M. Colleen Canovas, Donohue & Blue  
(type or print first name, middle initial, last name, and & title of signee)

Subscribed and sworn to before me this 6<sup>th</sup> day of August 2009, in the State/Comm. of VIRGINIA, County/City of Fairfax/Alexander

[Signature]  
Notary Public

My commission expires: May 31, 2010

SUSAN C. ALEKSICH-AKEY  
NOTARY PUBLIC  
COMMONWEALTH OF VIRGINIA  
7036326  
MY COMMISSION EXPIRES MAY 31, 2010



August 5, 2009

Ms. Suzanne Lin, Planner  
Fairfax County, Department of Planning and Zoning  
12055 Government Center Parkway, Suite 801  
Fairfax, Virginia 22035

RE: Request for determination under 2232-D08-19 and SE 2009-DR-005  
T-Mobile Northeast, LLC  
Site WAC300  
Tax Map No. VDOT Right of Way, Adjacent to Parcel ID 0223-01-0040

Dear Ms. Lin:

T-Mobile Northeast, LLC ("T-Mobile"), an FCC licensed E-Block digital PCS service provider, respectfully requests that the Planning Commission of Fairfax County, Virginia make a determination in support of its request for Special Exception and pursuant to sec. 15.2-2232 of the Code of Virginia that T-Mobile's proposed telecommunication facility is substantially in accord with the Fairfax County Comprehensive Land Use Plan. T-Mobile's FCC license covers the Greater Washington and Baltimore Metropolitan areas, including Fairfax County and other areas of Northern Virginia.

**APPLICANT:**

T-Mobile Northeast, LLC ("T-Mobile")  
12050 Baltimore Avenue  
Beltsville, MD 20705  
Tel: 240-264-8616  
Fax: 240-264-8604

**SITE LOCATION:**

Address: VDOT Right of Way  
Tax Map #: Adjacent to Parcel ID 0223-01-0040  
Zoning District: R-1  
Use: Transmission Line on VDOT Right-of-Way  
Supervisor District: Dranesville

**DESCRIPTION OF PROPOSED USE:**

T-Mobile proposes to install an unmanned wireless telecommunications link consisting of three (3) antennas to be mounted on a canister extension of an existing one hundred (100) foot utility transmission pole, located on a right of way, which is owned by the Commonwealth of



Virginia. T-Mobile's antennas will be mounted to the canister to provide an approximate antenna centerline of one hundred eight (108) feet, a ten (10) foot total extension overall.

In addition to the antennas, T-Mobile will install three (3) proposed ancillary equipment cabinets, enclosed within a proposed fenced compound. This facility is sought to fill a much-needed gap in T-Mobile's wireless coverage along George Washington Parkway, Georgetown Pike, and Dolley Madison Blvd. in McLean, Virginia and in the surrounding neighborhood.

The antennas will be mounted on a ten (10) foot canister pole extension of the existing utility transmission pole to provide for an antenna centerline of one hundred eight (108) feet. The canister will match the existing pole in width. The equipment cabinets will be placed at the base of the tower. The CIA requested that T-Mobile install a chain link fence, rather than a typical eight (8) foot board-on-board fence, and the screening to the compound will consist of plantings shown on the proposed landscaping design which will reduce the visibility from adjacent properties.

Type of Operation: An unmanned Mobile and Land Based Telecommunications Facility (proposed) added to the existing Dominion Power utility transmission pole, used to transmit and receive wireless signals between Applicant's customers and Applicant's telecommunications network.

Hours of Operation: Applicant's wireless facility would operate 24 hours, 7 days a week.

Estimated Number of Patrons/Clients/ Pupils, etc: No personnel on site; a technician will visit the communications facility once or twice per month to perform routine maintenance.

Number of Employees: Applicant's wireless facility will operate automatically and will be unmanned. There will be no need for water or sewer services and no special requirement for other public facilities or services.

Estimate of Traffic Impact: The proposed communications facility will add no significant traffic to the Property; it is estimated that a technician will visit the site once or twice per month, in an SUV type vehicle to perform routine maintenance. Emergency repairs will be performed as needed but emergency service requirements are rare.

Vicinity of General Area to be Served: Placement of Applicant's wireless facility as the proposed site will extend and improve its wireless telecommunications service to Fairfax County citizens, visitors and businesses in and traveling to the area. Specifically it will enhance wireless communications in the vicinity of the property on and around George Washington Parkway, Georgetown Pike, Dolley Madison Blvd. as well as the residences/area surrounding the Property, as more specifically shown on the maps submitted with this Special Exception Application. This wireless facility will work in conjunction with the Applicant's existing wireless facilities to the north, south, east and west of the proposed site and provide consistent, reliable wireless coverage in this area of Fairfax County.



Description of Building Façade/Architecture of Proposed New Building/Additions: The proposed communications facility will consist of a one hundred ten (110) foot Dominion Power utility transmission pole with an equipment compound at the base of the structure as more specifically shown on the Special Exception Plat and photo simulations submitted with this Special Exception Application. The proposed antennas will not be or will be barely visible because of the minor addition in height to the pole, and the proposed equipment will be screened by an eight (8) foot chain link fence (at the request of the CIA) along with a proposed landscaping design which will greatly screen the equipment cabinets located within the compound.

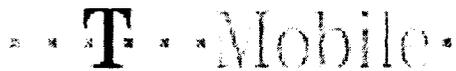
Hazardous or Toxic Substances:

- (i) There are no hazardous or toxic substances to be generated, utilized, stored, treated or disposed of at the Property.
- (ii) There will be no noise generated by this wireless facility. The equipment will be enclosed within secured equipment cabinets.
- (iii) There will be no offensive odors emitted by the equipment, cable lines or antennas.
- (iv) There will be no harmful levels of radio frequency emissions or interference from the equipment, cable lines, or antennas.
- (v) There will be no adverse impact on the health, safety, security, morals or general welfare of residents, visitors or workers in the area and no adverse impact on use or development of surrounding properties. Indeed, the improved wireless communications service that will result from the placement of the Applicant's wireless facility will benefit the general welfare of the community and the public good.
- (vi) Applicant's proposed use will conform to the provisions of all applicable ordinances, regulations, adopted standards and applicable regulations.

**REQUIREMENT FOR PROPOSED USE:**

Applicant is submitting this application to increase the height by ten (10) feet of an existing one hundred (100) foot Power utility transmission pole on the Property. The description of the communications facility is described on the Special Exception Plat entitled "WAC300F, Dominion Tower #95/VDOT Access Road off of Colonial Farm Road, McLean, VA 22101" prepared by Entrex Communication Services, Inc. dated August 17, 2006, and revised dated July 23, 2009. The only site modifications proposed for the Property are those required for the installation of the proposed communications facility.

The proposed facility is a vital part of T-Mobile's area wide wireless communications network. As part of that network, T-Mobile requires a wireless communications facility in order to provide coverage to a rather large area, including Washington Parkway, Georgetown Pike, and Dolley Madison Blvd. and the surrounding neighborhoods. This area at present is inadequately served by the Applicant due to the absence of a wireless communications facility in this area.



This results in dropped calls or an inability of subscribers to access T-Mobile's network. Such a "gap" in service is, at best, an inconvenience to T-Mobile's subscribers who live, work or travel through the area and, at worst, is a disservice to those who rely on wireless communications as their only telephone service or who rely on it for peace of mind and safety. This proposed facility will also provide excellent coverage in the areas surrounding the proposed site and improved handoff to T-Mobile's surrounding sites.

Telecommunications carriers must locate antenna sites according to a network design within relatively limited geographic parameters in order to provide uninterrupted coverage. When carriers cannot locate a site within these geographic parameters, network users will pass through an area where the lost signal results in interrupted or "dropped" calls. This poses a significant safety problem, both from the standpoint of lack of coverage in emergencies and because an interrupted call may mean a dangerous distraction to drivers. In addition, an incomplete system is inconsistent with T-Mobile's legal requirements to provide continuous coverage and to provide coverage to a percentage of the population within specific time parameters as required by its FCC license.

This site offers both an excellent land-use and visual solution to T-Mobile's coverage objective within the narrow placement parameters of this particular search area. T-Mobile's analysis of its network indicates that there are significant coverage problems along Washington Parkway, Georgetown Pike, and Dolley Madison Blvd. in this part of Fairfax County. T-Mobile is making use of an existing structure to avoid construction of a new monopole or tower. Consequently, this facility will be the least disruptive means to provide the needed coverage in the area.

#### **ANTICIPATED IMPACTS ON ADJOINING PROPERTIES**

The proposed communications facility is a passive facility and will not have employees or personnel, hours of operation or impacts on traffic. The proposed communications facility will not create any noise, dust, fumes or vibrations, and will not impact traffic, cause light pollution, nor expose any radiation on adjoining properties.

No changes in the as-built condition of the Property or the use requirements or conditions are proposed, except as are needed in conjunction with the communications facility and as shown on the Special Exception Plat.

The proposed facility would be located on a right-of-way, which belongs to the Commonwealth of Virginia. As stated previously, this proposal will make use of an existing structure in order to minimize the adverse visual impact on surrounding properties. In addition to being the best alternative to provide the needed coverage in this search area, the proposed transmission pole collocation is the least obtrusive site to the surrounding residential neighborhood.



## **RELATIONSHIP OF THE PROPOSAL TO THE COMPREHENSIVE PLAN**

The proposed facility is consistent with and furthers the transcendent goals of the Fairfax County Comprehensive Land Use Plan ("Plan") as well as the applicable objectives.

The location, character and extent of the application should be found to be in substantial accord with the Comprehensive Plan. In terms of location, property that contains existing structures is encouraged by the plan for new site development. In addition, making use of this type of transmission tower is a common siting solution for wireless carriers in Fairfax County, Virginia

The Applicant's proposed communications facility use is consistent with the objectives under the policy plan element of the Comprehensive Plan regarding Mobile and Land Based Telecommunications Services.

### **Compliance with the Comprehensive Plan & Zoning Ordinance**

**General Standard 1. The proposed use at the specific location shall be in harmony with the Comprehensive Plan (the "Plan").**

The proposed communications facility is consistent with and furthers the goals of the Comprehensive Plan.

The area within the vicinity of the property to house the proposed communications facility is a developed area of Fairfax County. On subject property there is considerable built in screening due to the existing trees, as well as fact that the property sits near large institutional/recreational uses (The Central Intelligence Agency campus, Claude Moore Colonial Farm (Turkey Run), Langley Fork Park & VDOT ROW). In addition, by utilizing an existing one hundred foot Dominion Power utility transmission pole and only proposing to extend it an additional ten (10) feet the visual impact to the area will be minimal. The proposed antennas will not be or barely visible because of the minor increase in height and the proposed equipment will be screened by an eight (8) foot chain link fence (at the request of the CIA) along with a proposed landscaping design. The instant proposal is consistent with and furthers the recommendations and goals of the Plan.

The Applicant's analysis of its network indicates that there are coverage problems in this area of Fairfax County. There is insufficient coverage along and around George Washington Parkway, Georgetown Pike, Dolley Madison Blvd. in this area.

A telecommunications facility is appropriate when sited as proposed here. The location and use of the communications facility on the Property is consistent with other types of



properties which have housed such facilities and is the sort of use encouraged by County policy and rules.

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

The Property is zoned R-1. Applicant's proposal achieves this objective by proposing a slightly increased structure of ten (10) additional feet, a use that is permitted by Special Exception in the R-1 district.

The proposed facility will not increase the density of or conflict with the density character of the R-1 zoning district. The application at its proposed location exceeds the yard requirements for the R-1 zone. No structure related to this request will be located closer than 31 ft from the front lot line, 17 ft from any side lot line, or 25 ft from any rear lot line.

The proposed communications facility is permitted in the R-1 District by Special Exception. The minor site modification proposed by the addition of ten (10) feet and the addition of the ground equipment are consistent with the intent of the Ordinance.

**General Standard 3. The proposed use shall be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan. The location, size and height of buildings, structures, wall 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.**

Increasing the communications facility by a minor ten (10) in height to the existing Dominion Power utility transmission pole is consistent with both the current use and context of the site.

Although the communications facility may be visible from some nearby properties, it is compatible with the current use and will not create a material adverse visual impact. The property sits within the VDOT right of way, to the east is Federal Property (CIA), to the west across Routes 193 & 123 is residential and to the north is County park land. In addition, by utilizing the existing Dominion Power utility transmission pole and only adding an additional ten (10) feet in height to the one hundred (100) foot structure, the visual impact to the area will be minimal. The proposed antennas will not be or will be barely visible because of the minor increase in height, and the proposed equipment will be screened by an eight (8) foot chain link security fence (at the request of the CIA) along with a landscaping design that will enclose the ancillary equipment structures.

The proposed communications facility is a passive addition to the Property. No legitimate studies in this area have been presented which demonstrate that the presence of a communications facility causes a negative impact on property values. In fact, evidence exists

# \* \* T \* \* Mobile \*

that communications facilities do not negatively impact property values. Further, given the growing need and importance in reliable wireless communications this advancement in wireless service will provide a beneficial impact to the area.

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

The traffic associated with the property will not result in a material change. The monopole communications facility will not generate any regular pedestrian or vehicular traffic. A technician will visit the site once or twice per month for routine maintenance.

The proposed monopole communications facility will have no material impact as to traffic, noise, light pollution, air quality, water quality or radio frequency emissions on the adjoining properties or on or off site environmental features. The proposed monopole communications facility will only generate one or two vehicle trips per month to the Property. The proposed monopole communications facility will operate continuously and automatically and will not require personnel on site or hours of attendance. It will operate twenty four (24) hours per day, three hundred and sixty five (365) days per year.

**General Standard 5. In the 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.**

The proposed equipment compound will be screened by an eight (8) foot chain link security fence (at the request of the CIA) and accompanying landscape design as shown on the plat drawings.

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

The current use established on the Property, as modified by the addition of the communications facility, satisfies the open space requirement for the R-1 zoning district.

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

The facilities on site are sufficient to support the current use. There are adequate facilities serving the Property and the proposed monopole communications facility does not burden the existing facilities.



**General 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.**

There will be no signs associated with the proposed communications facility, unless mandated by Fairfax County or law.

**Specific Requirements for Category 3 Special Exception**

As explained above, the proposed monopole communications facility also satisfies the specific requirements of Category 3 Special Exception Uses in 9-309 of the Ordinance. The proposed communications facility meets the requirements of the Ordinance and is consistent with the objectives and overarching goals of the Comprehensive Plan. As stated above, the proposed communications facility will not negatively impact or change the character of the subject property or surrounding properties.

**Compliance with the Comprehensive Plan**

The Applicant's proposed communications facility use is consistent with the objectives under the policy plan element of the Comprehensive Plan regarding Mobile and Land Based Telecommunications Services.

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

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

The Applicant believes it is fully meeting this policy by locating upon an existing Dominion Power utility transmission and only proposing to add an additional ten (10) feet of height to the structure. Applicant first looked for existing structures, such as existing monopoles, utility structures and water towers in the area that did not require minor additions of height or a special exception like here as a first choice for the location of its communications facility. Applicant further looked for any existing tall buildings, such as apartment buildings, or church steeples as a suitable support structure. The area is zoned residential and commercial, but another predominant use is institutional and recreational (parks, CIA and VDOT ROW) and

# • • T • • Mobile •

residentially used and there are not existing structures that are tall enough to support the communications facility and provide coverage in the coverage gap.

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

Applicant is proposing to locate the communications facility on an existing Dominion Power utility transmission pole on a residentially zoned portion of a VDOT right of way, located near Georgetown Pike and Colonial Farm Road, McLean, VA. The location of the proposed communications facility will meet setbacks in the R-1 zone. The location of the communications facility will not impact or impede the Property's current use.

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

Not applicable as Applicant is only proposing the addition of ten (10) feet in height to an existing Dominion Power utility transmission. Additionally, the proposed site is currently utilized by AT&T as a Communications Facility.

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

Not applicable as this is a co-location on an existing structure.

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

Applicant has designed the communications facility to be at the lowest height possible in order to provide coverage to the desired coverage area. The Dominion Power utility transmission would only be increased in height by ten (10) feet. The communications facility will create minimal visual impact.

# \* \* T \* \* Mobile \*

**Policy h. Design, site and/or landscape mobile and land based telecommunications 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.**

The attached Special Exception Plat shows the design of the proposed communications facility and its relation to the existing structures on the Property. The Dominion Power utility transmission facility would be one hundred ten (110) foot in height. The sixteen (16) foot by thirty (30) foot compound for ground equipment will be surrounded by an eight (8) foot high security fence along with existing and proposed landscaping. Applicant will place its three (3) equipment cabinets upon a ten (10) foot by twenty (20) foot raised steel platform within the compound. There will be additional utility equipment placed within the compound to provide power and telecommunications services to the monopole communications facility.

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

Photographs of the Property as well as photographs showing simulations communications facility are included as part of the Special Exception application. The applicant believes that the alteration to the Dominion Power utility transmission will be minimally, if at all, visible from the nearby properties. Further, the proposed ground equipment will be screened by an eight (8) foot chain link fence (at the request of the CIA) along with existing and proposed landscaping.

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

**Locating facilities near to or within areas of mature vegetation and trees which effectively screen or provide an appropriate setting for the proposed structure or which, when viewed in context, considering perspective views, relative topography and other factors, mitigate their visual presence and prominence;**

**Blending facilities with an existing pattern of tall structures;**

**Obscuring or blocking the view of facilities with other existing structures, vegetation, tree cover, or topographic features to the maximum extent feasible;**



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

The Applicant has picked an appropriate location available in this area. The Property, while zoned R-1 is a large residentially zoned portion of the VDOT right of way that has large institutional/recreational uses around it (The Central Intelligence Agency campus, Claude Moore Colonial Farm (Turkey Run), Langley Fork Park & VDOT ROW). In addition, by utilizing an existing structure and proposing to only increase the overall height by ten (10) feet the visual impact to the area will be minimal. The proposed ground equipment will be screened by an eight (8) foot chain link fence (at the request of the CIA) and existing and proposed landscaping.

None of Applicant's surrounding existing communications facilities can be raised in height nor can any other changes be made in Applicant's existing communications facilities that will improve coverage in the area of the Property or obviate the need for the monopole communications facility.

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

Applicant will submit, prior to any construction, a full engineering study showing compliance with all NEPA regulations, including section 106 which deals with impact on historic areas.

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

There are no wetlands at the location of the monopole communications facility or any other areas of environmental sensitivity. The monopole communications facility will not be located in a floodplain. Applicant will comply with all environmental regulations that pertain to the Property.

# \* \* \* T \* \* \* Mobile \*

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

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

Applicant has done so by utilizing an existing structure and only increasing the overall height by ten (10) feet. As such the visual impact, if any, to the area will be minimal. The proposed ground equipment will be screened by an eight (8) foot chain link fence (at the request of the CIA) along with existing and proposed landscaping.

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

Applicant has done so by utilizing an existing structure and only increasing the overall height by ten (10) feet. As such the visual impact, if any, to the area will be minimal. The proposed ground equipment will be screened by an eight (8) foot chain link fence (at the request of the CIA) along with existing and proposed landscaping.

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

Applicant will leave as much existing landscaping as possible on the Property to provide screening.



## **ALTERNATIVE SITES CONSIDERED FOR THIS PROPOSAL**

A memorandum discussing the alternative locations for this facility has been submitted with this application packet.

The applicant, T-Mobile Northeast, LLC, respectfully submits to the Planning Commission that the proposed facility is consistent with the Comprehensive Plan as to character, location, and extent, and requests that the Planning Commission make such a finding.

Please contact me if you have any questions with reference to this submission.

Sincerely,

A handwritten signature in black ink, appearing to read 'Amy Bird'.

Amy Bird  
Zoning Manager  
Network Building & Consulting, LLC  
Consultant for T-Mobile Northeast LLC



# County of Fairfax, Virginia

## MEMORANDUM

**DATE:** September 3, 2009

**TO:** Regina C. Coyle, Director  
Zoning Evaluation Division

**FROM:** David B. Marshall, Chief   
Facilities Planning Branch, Planning Division

**SUBJECT:** Section 15.2-2232 Review  
**Application 2232-D08-19** (concurrent with SE 2009-DR-005)  
Applicant: T-Mobile Northeast LLC  
Subject Property: VDOT right-of-way adjacent to Tax Map 22-3 ((1)) 40

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

### APPLICANT PROPOSAL

*Attachment 1*

#### **PROJECT SUMMARY DESCRIPTION**

The applicant, T-Mobile Northeast LLC ("T-Mobile"), proposes to construct an unmanned wireless telecommunications facility on the subject property, as described in Application 2232-D08-19 (received March 31, 2009; revised through August 5, 2009), shown on drawings entitled "WAC300F, Dominion Tower #95/VDOT, Access Road Off Colonial Farm Road, McLean, VA 22101" (dated August 9, 2006; revised July 23, 2009), and summarized below (all dimensions and areas are approximate):

**Location:** subject site is in Commonwealth of Virginia/Virginia Department of Transportation ("VDOT") right-of-way north of Dolley Madison Boulevard/Georgetown Pike intersection, 200' east of Colonial Farm Road, and 100' west of Central Intelligence Agency ("CIA") property.

**Structure:** extend height of existing 100' tall Dominion Virginia Power ("DVP") transmission pole ("pole") to 110'; diameter and color of canister-shaped extension to match top of pole.

**Antennas:** three panel antennas (59" tall x 11.9" wide x 6.3" deep), gray color; externally mounted close to sides of canister extension (tops of antennas to be 110' above grade).

**Equipment:** three ancillary equipment cabinets (each 63.5" tall x 51.25" wide x 37" deep) on a 1.9' tall x 10' x 20' steel platform within a fenced compound near the pole.

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



Excellence \* Innovation \* Stewardship  
Integrity \* Teamwork \* Public Service

DEPARTMENT OF  
**PLANNING  
& ZONING**

**Compound:** equipment compound (16'x 30'), surrounded by 8' tall chain link fence and 4' wide access gate; located 35' northeast of monopole.

**Screening:** mix of deciduous and evergreen plant material around fenced compound.

**Access:** 12' wide gravel access drive off existing access road from Colonial Farm Road.

**Operations:** 24 hours/day, 7 days/week, unmanned; routine maintenance visit 2 times/month.

**Service Area:** George Washington Memorial Parkway, Dolley Madison Boulevard, Georgetown Pike, and general area surrounding subject site.

**Alternative Sites Considered:** applicant searched area for existing tall buildings or commercial property (as well as existing structures that could be used without increasing height) on which to collocate. Sites included the following alternative locations, which were ruled out as noted:

- Immanuel Presbyterian Church (1125 Savile Lane) – owner not interested in leasing land for a telecommunications facility.
- Potomac School (1301 Potomac School Road) – owner not interested in leasing land below existing transmission poles for telecommunications equipment.
- Dominion Virginia Power poles elsewhere along existing transmission line – DVP not interested in leasing poles due to insufficient space for access or equipment location.
- Langley Fork Park – Fairfax County Park Authority not interested in leasing land for a telecommunications facility unless all other reasonable alternatives have been ruled out.

## **STAFF PLANNING ANALYSIS**

Subject property is in the M5-Potomac Palisades Community Planning Sector of the McLean Planning District in Area II, and is zoned R-1. The Comprehensive Plan map shows that the subject property is public right-of-way, the property immediately to the northwest is planned for public park use, the property immediately to the north and east is planned for public facility use, properties further to the east, south, and west are planned for residential use at 1-2 dwelling units per acre (“du/ac”), and properties immediately to the southwest are planned for residential use at 2-3 du/ac. An assessment of the proposal for substantial conformance with the Comprehensive Plan (“the Plan”) has been guided by the following citations from the Plan:

### **AREA PLAN:**

Fairfax County Comprehensive Plan, Area II, 2007 Edition; McLean Planning District, as amended through January 26, 2009; M5-Potomac Palisades Community Planning Sector, RECOMMENDATIONS, pages 117 and 119:

#### “Land Use

2. East of the Beltway where the land is partly sewerred and most of the land is already developed, compatible infill at a density not to exceed 1 dwelling unit per acre is planned. . . .

#### 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.”

Fairfax County Comprehensive Plan, Area II, 2007 Edition; McLean Planning District, as amended through January 26, 2009; M3-Kirby Community Planning Sector, RECOMMENDATIONS, Land Use, page 101:

“The Kirby sector is largely developed as stable residential neighborhoods.”

Fairfax County Comprehensive Plan, Area II, 2007 Edition; McLean Planning District, as amended through January 26, 2009; M4-Balls Hill Community Planning Sector, RECOMMENDATIONS, Land Use, page 110:

“The Balls Hill sector is largely developed as stable residential neighborhoods.”

Fairfax County Comprehensive Plan, Area II, 2007 Edition; McLean Planning District, as amended through January 26, 2009; DISTRICT-WIDE RECOMMENDATIONS, Heritage Resources, page 8:

“The McLean Planning District contains both known and potential heritage resources. A list of those heritage resources included in Fairfax County's Inventory of Historic Sites as of October 2008 is shown on Figure 4, and a map of those resources is shown on Figure 5. The Inventory is open-ended and continues to grow. For information about these and other historic sites, consult the Fairfax County Department of Planning and Zoning. Identified heritage resources include:

- Langley Fork – This crossroads village includes residential, school, and church structures dating from the early 19<sup>th</sup> century. Many of these sites are included in a National Register Historic District and are also protected by a County Historic Overlay District. . . .

. . . Historic resources have been identified throughout the District, and potential historic resources may be located in open spaces and within developed areas.”

#### **POLICY PLAN:**

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

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

- Policy a. Avoid the construction of new structures by locating mobile and land-based telecommunication facilities on available existing structures such as . . . electrical utility poles . . . when the telecommunication facilities can be placed inconspicuously to blend with such existing structures. . . .
- Policy b. Locate new structures that are required to support telecommunication antennas on properties that provide the greatest opportunity to conceal the telecommunication facilities and minimize their visual impact on surrounding areas. . . .
- Policy c. Subject to the availability and feasibility of a public site, when multiple sites have equal opportunity to minimize impacts, consider public lands as the preferred location for new structures. . . .
- Policy e. Locate mobile and land-based telecommunication facilities operated by different service providers on single sites and/or structures whenever appropriate. . . .
- Policy f. Ensure that the height of towers and monopoles has the least visual impact and is no greater than required to achieve service area requirements and potential collocation, when visually appropriate. . . .
- Policy g. Ensure that the use of public property by mobile and land based telecommunication facilities does not interfere with the existing or planned operational requirements of the public use.
- Policy h. Design, site and/or landscape mobile and land-based telecommunication facilities to minimize impacts on the character of the property and surrounding areas. Demonstrate the appropriateness of the design through facility schematics and plans which detail the type, location, height, and material of the proposed structures and their relationship to other structures on the property and surrounding areas.
- Policy i. Demonstrate that the selected site for a new monopole and tower provides the least visual impact on residential areas and the public way. Analyze the potential impacts from other vantage points in the area to illustrate that the selected site provides the best opportunity to minimize the visual impact of the proposed facility.
- Policy j. Mitigate the visual impact of proposed telecommunication structures, and their antennas and ancillary equipment, using effective design options appropriate to the site such as:
- locating facilities near to or within areas of mature vegetation and trees which effectively screen or provide an appropriate setting for the proposed structure or which, when viewed in context, considering

perspective views, relative topography and other factors, mitigate their visual presence and prominence;

- blending facilities with an existing pattern of tall structures;
- obscuring or blocking the views of facilities with other existing structures, vegetation, treecover, or topographic features to the maximum extent feasible;
- increasing the height of or replacing existing structures to reduce the need for another structure when such height increases or structure replacements are appropriate to the site and the surrounding area.

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

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

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

## STAFF ANALYSIS:

### Visual Impact

### *Attachments 2 and 2a – 2f*

- Height Test – DPZ staff attended an on-site height test conducted by the applicant on May 16, 2009, during which a crane was raised to a height of 110’ above the ground to simulate the top of the proposed pole extension. By noting the crane’s visibility from surrounding areas, staff could assess the proposed facility’s potential visual impact on surrounding properties. DPZ staff’s observations follow below; all distances and directions are in reference to the crane (see photographs in *Attachments 2a – 2f*):
  - Dunaway Court – from most residential properties 300’-1,300’ to the west and southwest, the crane was not visible; from several properties in the north portion of Dunaway Court, the top of the crane was visible above roofs or existing trees (*2a* and *2b*).
  - Georgetown Pike – from the road 300’-1,000’ to the west, the top of the crane was visible above existing trees (*2c*).
  - Potomac School Road – from the road 700’-2,300’ to the south, the top of the crane and the existing pole was visible in line with existing transmission poles along the road (*2d*).
  - Perry William Drive – from residential properties 2,000’ to the south, the top of the crane was visible between existing trees (*2e*).
  - Georgetown Pike & Chain Bridge Road intersection – from the intersection 2,400’ to the west, the top of the crane was visible above existing trees (*2f*).

**Department of Planning and Zoning**

*Attachments 3, 4 and 5*

- Findings – Zoning Administration Division / Ordinance Administration
  - Special Exception approval is required.
- Findings – Planning Division / Historic Preservation
  - “Rokeby” (800 Dolley Madison Boulevard) has been identified as a locally significant site in the vicinity of the subject property, and is listed on the Fairfax County Inventory of Historic Sites. Existing tree cover and the distance between Rokeby and the proposed facility will combine to greatly reduce the potential negative impact on Rokeby.
  - Applicant has complied with Section 106 of the National Historic Preservation Act of 1966, which indicates that the proposal is consistent with the Plan.
- Findings – Planning Division / Environment and Development Review Branch
  - Although the applicant requests that stormwater management requirements be waived, applicant should provide some stormwater management measures to address water quality/quantity control requirements in the event a waiver is not granted.

**Fairfax County Park Authority (“FCPA”)**

*Attachment 6*

- Findings – Planning & Development Division / Park Planning Branch
  - Application bears no adverse impact on FCPA land or resources.

**Fairfax County Police Department**

*Attachment 7*

- Findings – Helicopter Division
  - It is not necessary for proposed pole to be lighted for reasons of flight safety. The Helicopter Division has no objection to the proposed pole extension, and supports the decision to leave it unlighted.

**Virginia Department of Transportation**

*Attachment 8*

- Findings – Land Development
  - Identify whether Colonial Farm Road is a public street.
  - Show the rights-of-way for Georgetown Pike and Colonial Farm Road.
  - VDOT permit will be required for proposed antenna installations.

**Central Intelligence Agency**

*Attachment 9*

- Findings – Office of General Counsel
  - No concerns or objections to the proposed 10’ addition to the top of the existing pole.
  - In a letter dated October 31, 2008, the Federal Aviation Administration (“FAA”) states that marking or lighting are not necessary for aviation safety; FAA deemed the proposed 10’ addition not a hazard to air navigation.
  - Applicant should coordinate proposed work in vicinity of existing utilities with DVP.
  - Although application does not pose any unmanageable risks to operations or security at this time, applicant should provide a storm water management system to address temporary flooding resulting from previous site improvements.

**Existing Telecommunications Uses**

*Attachments 10 and 11*

- Findings – Existing telecommunications facility uses that have been approved for the subject property are noted below:
  - Application 2232-D04-7: replaced existing 90’ DVP transmission pole with new 100’ transmission pole + 12 panel antennas, and equipment compound on ground; approved by Planning Commission on September 30, 2004, for Verizon Wireless (this 100’ pole is proposed to be extended under the subject application).

- o Application FS-D06-80: colocated 9 panel antennas at 87' height on existing 100' transmission pole + equipment compound on ground; approved by Planning Commission on November 29, 2006, for Cingular Wireless.

## CONFORMANCE WITH THE COMPREHENSIVE PLAN

## *Attachment 12*

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 proposed facility will be located on public property owned by the Commonwealth of Virginia, and planned and developed for public street right-of-way purposes. The Comprehensive Plan recommends that, subject to the availability and feasibility of a public site, public lands should be considered as the preferred location for telecommunications structures. T-Mobile states that privately- and other publicly-owned sites were considered as alternate locations for the facility, but that the owners of those properties were not interested in leasing property for telecommunications use. DVP has agreed to allow T-Mobile to extend the height of one of its existing poles in the utility corridor, and VDOT has noted that T-Mobile will be required to obtain a permit for the proposed installation in the right-of-way; both of these actions confirm, in staff's opinion, the *availability* of the site for T-Mobile's use. T-Mobile's statement that the facility is sought to fill a gap in coverage in the surrounding area confirms, in staff's opinion, the *feasibility* of the site for T-Mobile's use. Therefore, staff concludes that the proposal conforms with Plan guidelines for the location of telecommunications facilities on public lands, subject to their availability and feasibility.

Although the applicant's antennas will not be colocated on an *existing* pole in a literal sense, it is staff's opinion that T-Mobile's proposal to extend the height of an existing pole an additional 10' in order to colocate its antennas is consistent with the spirit and intent of the Plan recommendation to avoid the construction of new structures by locating telecommunications facilities on available electrical utility poles.

An area of mature trees and other vegetation is located immediately to the west and southwest across the existing access road on the site, between the existing pole and a residential area across Georgetown Pike. Staff believes these trees should help screen the proposed facility from the residential area. In addition, the distance between the proposed facility and the nearest residential areas also should, in staff's opinion, provide a suitable buffer to mitigate the proposed facility's presence. Staff believes that the subject application is consistent with Plan guidelines to locate telecommunications structures on properties that provide an opportunity to conceal them and minimize the visual impact on surrounding areas.

### **Character**

Staff's evaluation of the potential visual impact of the proposed facility is based on first-hand observations from numerous vantage points during the on-site height test, combined with viewing the photographic simulation of the proposed facility. Based on this information, staff

was able to assess the potential impacts on residential areas and the public way in accordance with Plan recommendations. Staff notes that, although it will not be visible from most residential properties on Dunaway Drive and Dunaway Court, the proposed extension will be visible above the tree line from several properties about 500'-1,000' west of the facility on the north portion of Dunaway Court. However, even though it will be visible from those properties, staff believes that the facility's visual impact should be mitigated by existing trees on Georgetown Pike and in the neighborhood, and by the significant distance between the extended pole and the residential properties. From other properties on Dunaway Court and Dunaway Drive, the facility should be obscured or screened from view by existing trees and existing dwellings near the facility. Staff believes that the substantial buffer of existing mature trees and other vegetation immediately west and south of the proposed facility should mitigate its visual presence and prominence, in support of Plan guidelines. Thus, in staff's opinion, the proposed facility should have no significant adverse visual impact on the character of residential areas.

From Potomac School Road to the south and residential properties along it, the subject pole is currently visible as one of the poles in the existing utility corridor. After its extension, the pole will remain visible in that line of existing poles and should, in staff's opinion, appear to blend with the existing pattern of tall transmission pole structures, thus minimizing its visual impact on the character of the surrounding area as recommended by the Plan. Staff believes that the extended pole should have no significant adverse visual impact on residential properties near the intersection of Dolley Madison Boulevard and Georgetown Pike / Potomac School Road.

For motorists stopped at or passing through the intersection of Dolley Madison Boulevard and Georgetown Pike, the subject pole to the north may be visible after its extension. However, two existing and similar tall utility transmission poles immediately north and south of that intersection are quite visible and, in staff's opinion, will tend to be more noticeable to motorists on Dolley Madison Boulevard and Georgetown Pike than the extended pole will be. Staff also believes T-Mobile's proposal is appropriate to this site because the design of the extended pole will be compatible with the character, height, color, and type of other transmission poles within the corridor. In staff's opinion, the proposal conforms with Plan guidelines to blend telecommunications facilities with an existing pattern of tall structures like the existing transmission poles in the utility corridor, in order to mitigate the visual impact of proposed telecommunications structures.

The proposed facility is located over 1,000' from the Langley Fork Historic District and thus is not subject to Zoning Ordinance regulations related to construction or development within the District. However, staff reviewed T-Mobile's application to determine if the proposed facility will have an adverse impact on other heritage resources. It was determined by staff that, for one locally significant site identified in the vicinity, the proposed facility's visual impact will be mitigated by existing tree cover and distances between the sites. Staff also noted that the applicant has complied with the requirements of Section 106 of the National Historic Preservation Act of 1966. In staff's opinion, the proposed facility conforms with Plan guidelines to locate telecommunications facilities to ensure protection of historically significant landscapes.

**Extent**

T-Mobile states that its proposed extension of the existing transmission pole to 110' will be the lowest possible height needed to provide its desired coverage, which staff believes is consistent with the Plan recommendation that pole height be no greater than required to achieve the service area requirements. In addition, under the subject proposal, T-Mobile will not add to the total number of transmission poles already located in the utility corridor, which is consistent with the Plan recommendation to reduce the need for another structure by increasing the height of an existing structure when such height increases are appropriate to the site and surrounding area.

As proposed, T-Mobile will colocate its antennas to an extension of an existing transmission pole, on which the antennas of two other telecommunication service providers are already colocated. As noted above, staff believes that the applicant's proposal to mount its antennas to the subject pole extension should have no significant adverse visual impact on the character of the surrounding residential areas. Therefore, it is staff's opinion that the proposed facility is consistent with Plan guidelines to locate telecommunication facilities operated by different service providers on single structures whenever appropriate.

In staff's opinion, VDOT's and DVP's coordination with T-Mobile regarding the proposed facility indicates that both believe the proposed use can be developed without interfering with their existing or planned operational requirements, consistent with Plan guidance. Also, in a letter to T-Mobile, the CIA states that it has no operational or security objections to T-Mobile's proposed facility, which also conforms with Plan guidelines regarding non-interference with public uses. Therefore, in staff's opinion, the extent of the proposed facility conforms with the Comprehensive Plan.

**CONCLUSION AND RECOMMENDATIONS**

Staff concludes that the subject proposal, as amended, by T-Mobile Northeast LLC, to construct a telecommunications facility on Commonwealth of Virginia / Virginia Department of Transportation right-of-way north of the Dolley Madison Boulevard / Georgetown Pike intersection and east of Colonial Farm Road, 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-D08-19, as amended, substantially in accord with provisions of the adopted Comprehensive Plan.

DBM/DSJ  
Attachments (12)

## ***ATTACHMENTS***

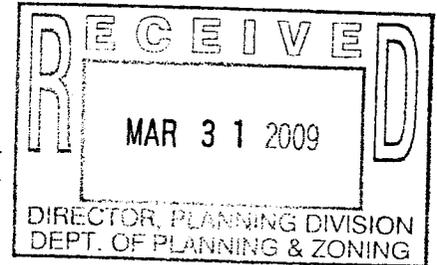
ATTACHMENT 1

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

**Application Number:** 2232-DOB-19  
(assigned by staff)

*The application contains three parts: I. Application Summary; II. Statement of Justification; and III. Telecommunication Proposal Details.*

*(Please Type or Print All Requested Information)*



**PART I: APPLICATION SUMMARY**

**ADDRESS OF PROPOSED USE**

Street Address VDOT Right of Way

City/Town McLean Zip Code 22101

**APPLICANT(S)**

Name of Applicant T-Mobile Northeast LLC

Street Address 12050 Baltimore Ave.

City/Town Beltsville State MD Zip Code 20705

Telephone Number: Work ( 240 ) 264-8600 Fax (      )     

E-mail Address amy.bird3@t-mobile.com

Name of Applicant's Agent/Contact (if applicable) Amy Bird

Agent's Street Address 12050 Baltimore Ave.

City/Town Beltsville State MD Zip Code 20705

Telephone: Work ( 240 ) 264-8616 Fax ( 240 ) 264-8604

**PROPOSED USE**

Street Address VDOT Right of Way

Fairfax Co. Tax Map and Parcel Number(s) Adjacent to 0223 01 0040

Brief Description of Proposed Use \_\_\_\_\_

Flush mounting of three antennas to a 10' canister extension to the existing transmission monopole, with three cabinets at the base of the pole. The cabinets will be surrounded by a chain-link fence (rather than the typical board-on-board fence, per the CIA's request) and will be screened by evergreen tree landscaping that will be in compliance with the requirements of the Zoning Ordinance

Total Area of Subject Parcel(s) 4 acres (acres or square feet)

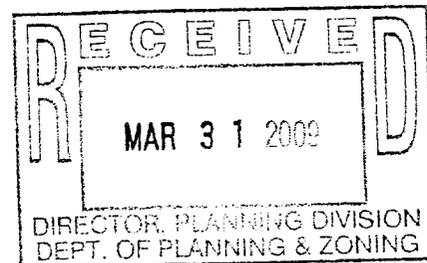
Portion of Site Occupied by Proposed Use 200 sq. feet (acres or square feet)

Fairfax County Supervisor District Dranesville

Planned Use of Subject Property (according to Fairfax County Comprehensive Plan)  
Transmission Line on VDOT ROW

Zoning of Subject Property R-1

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



**PROPERTY OWNER(S) OF RECORD**

Owner Virginia Department of Transportation

Street Address 1221 E. Broad Street

City/Town Richmond State VA Zip Code 23219

2232-DOB-19

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

Name of Applicant or Agent Amy Bird, Agent for T-Mobile Northeast LLC

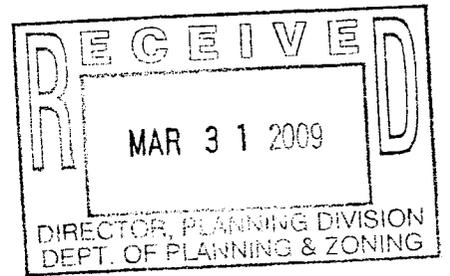
Signature of Applicant or Agent *[Handwritten Signature]*

Date 3/30/09

\*\*\*\*\*

**Submit completed application to:**

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



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

\*\*\*\*\*

**FOR STAFF USE ONLY**

Date application received: 3/31/09

By: *[Handwritten Signature]*

Additional information requested to complete application:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Date application accepted: 4/6/09

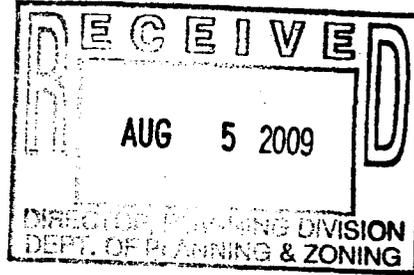
By: *[Handwritten Signature]*

2232-D08-19



August 5, 2009

Ms. Suzanne Lin, Planner  
Fairfax County, Department of Planning and Zoning  
12055 Government Center Parkway, Suite 801  
Fairfax, Virginia 22035



RE: Request for determination under 2232-D08-19 and SE 2009-DR-005  
T-Mobile Northeast, LLC  
Site WAC300  
Tax Map No. VDOT Right of Way, Adjacent to Parcel ID 0223-01-0040

Dear Ms. Lin:

T-Mobile Northeast, LLC ("T-Mobile"), an FCC licensed E-Block digital PCS service provider, respectfully requests that the Planning Commission of Fairfax County, Virginia make a determination in support of its request for Special Exception and pursuant to sec. 15.2-2232 of the Code of Virginia that T-Mobile's proposed telecommunication facility is substantially in accord with the Fairfax County Comprehensive Land Use Plan. T-Mobile's FCC license covers the Greater Washington and Baltimore Metropolitan areas, including Fairfax County and other areas of Northern Virginia.

**APPLICANT:**

T-Mobile Northeast, LLC ("T-Mobile")  
12050 Baltimore Avenue  
Beltsville, MD 20705  
Tel: 240-264-8616  
Fax: 240-264-8604

**SITE LOCATION:**

Address: VDOT Right of Way  
Tax Map #: Adjacent to Parcel ID 0223-01-0040  
Zoning District: R-1  
Use: Transmission Line on VDOT Right-of-Way  
Supervisor District: Dranesville

**DESCRIPTION OF PROPOSED USE:**

T-Mobile proposes to install an unmanned wireless telecommunications link consisting of three (3) antennas to be mounted on a canister extension of an existing one hundred (100) foot utility transmission pole, located on a right of way, which is owned by the Commonwealth of



Virginia. T-Mobile's antennas will be mounted to the canister to provide an approximate antenna centerline of one hundred eight (108) feet, a ten (10) foot total extension overall.

In addition to the antennas, T-Mobile will install three (3) proposed ancillary equipment cabinets, enclosed within a proposed fenced compound. This facility is sought to fill a much-needed gap in T-Mobile's wireless coverage along George Washington Parkway, Georgetown Pike, and Dolley Madison Blvd. in McLean, Virginia and in the surrounding neighborhood.

The antennas will be mounted on a ten (10) foot canister pole extension of the existing utility transmission pole to provide for an antenna centerline of one hundred eight (108) feet. The canister will match the existing pole in width. The equipment cabinets will be placed at the base of the tower. The CIA requested that T-Mobile install a chain link fence, rather than a typical eight (8) foot board-on-board fence, and the screening to the compound will consist of plantings shown on the proposed landscaping design which will reduce the visibility from adjacent properties.

Type of Operation: An unmanned Mobile and Land Based Telecommunications Facility (proposed) added to the existing Dominion Power utility transmission pole, used to transmit and receive wireless signals between Applicant's customers and Applicant's telecommunications network.

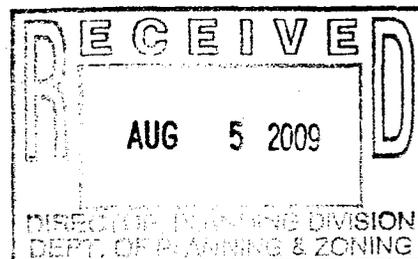
Hours of Operation: Applicant's wireless facility would operate 24 hours, 7 days a week.

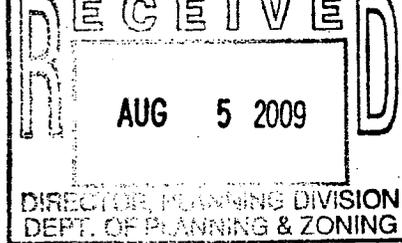
Estimated Number of Patrons/Clients/ Pupils, etc: No personnel on site; a technician will visit the communications facility once or twice per month to perform routine maintenance.

Number of Employees: Applicant's wireless facility will operate automatically and will be unmanned. There will be no need for water or sewer services and no special requirement for other public facilities or services.

Estimate of Traffic Impact: The proposed communications facility will add no significant traffic to the Property; it is estimated that a technician will visit the site once or twice per month, in an SUV type vehicle to perform routine maintenance. Emergency repairs will be performed as needed but emergency service requirements are rare.

Vicinity of General Area to be Served: Placement of Applicant's wireless facility as the proposed site will extend and improve its wireless telecommunications service to Fairfax County citizens, visitors and businesses in and traveling to the area. Specifically it will enhance wireless communications in the vicinity of the property on and around George Washington Parkway, Georgetown Pike, Dolley Madison Blvd. as well as the residences/area surrounding the Property, as more specifically shown on the maps submitted with this Special Exception Application. This wireless facility will work in conjunction with the Applicant's existing wireless facilities to the north, south, east and west of the proposed site and provide consistent, reliable wireless coverage in this area of Fairfax County.





Description of Building Façade/Architecture of Proposed New Building/Additions: The proposed communications facility will consist of a one hundred ten (110) foot Dominion Power utility transmission pole with an equipment compound at the base of the structure as more specifically shown on the Special Exception Plat and photo simulations submitted with this Special Exception Application. The proposed antennas will not be or will be barely visible because of the minor addition in height to the pole, and the proposed equipment will be screened by an eight (8) foot chain link fence (at the request of the CIA) along with a proposed landscaping design which will greatly screen the equipment cabinets located within the compound.

Hazardous or Toxic Substances:

- (i) There are no hazardous or toxic substances to be generated, utilized, stored, treated or disposed of at the Property.
- (ii) There will be no noise generated by this wireless facility. The equipment will be enclosed within secured equipment cabinets.
- (iii) There will be no offensive odors emitted by the equipment, cable lines or antennas.
- (iv) There will be no harmful levels of radio frequency emissions or interference from the equipment, cable lines, or antennas.
- (v) There will be no adverse impact on the health, safety, security, morals or general welfare of residents, visitors or workers in the area and no adverse impact on use or development of surrounding properties. Indeed, the improved wireless communications service that will result from the placement of the Applicant's wireless facility will benefit the general welfare of the community and the public good.
- (vi) Applicant's proposed use will conform to the provisions of all applicable ordinances, regulations, adopted standards and applicable regulations.

**REQUIREMENT FOR PROPOSED USE:**

Applicant is submitting this application to increase the height by ten (10) feet of an existing one hundred (100) foot Power utility transmission pole on the Property. The description of the communications facility is described on the Special Exception Plat entitled "WAC300F, Dominion Tower #95/VDOT Access Road off of Colonial Farm Road, McLean, VA 22101" prepared by Entrex Communication Services, Inc. dated August 17, 2006, and revised dated July 23, 2009. The only site modifications proposed for the Property are those required for the installation of the proposed communications facility.

The proposed facility is a vital part of T-Mobile's area wide wireless communications network. As part of that network, T-Mobile requires a wireless communications facility in order to provide coverage to a rather large area, including Washington Parkway, Georgetown Pike, and Dolley Madison Blvd. and the surrounding neighborhoods. This area at present is inadequately served by the Applicant due to the absence of a wireless communications facility in this area.

# T-Mobile

This results in dropped calls or an inability of subscribers to access T-Mobile's network. Such a "gap" in service is, at best, an inconvenience to T-Mobile's subscribers who live, work or travel through the area and, at worst, is a disservice to those who rely on wireless communications as their only telephone service or who rely on it for peace of mind and safety. This proposed facility will also provide excellent coverage in the areas surrounding the proposed site and improved handoff to T-Mobile's surrounding sites.

Telecommunications carriers must locate antenna sites according to a network design within relatively limited geographic parameters in order to provide uninterrupted coverage. When carriers cannot locate a site within these geographic parameters, network users will pass through an area where the lost signal results in interrupted or "dropped" calls. This poses a significant safety problem, both from the standpoint of lack of coverage in emergencies and because an interrupted call may mean a dangerous distraction to drivers. In addition, an incomplete system is inconsistent with T-Mobile's legal requirements to provide continuous coverage and to provide coverage to a percentage of the population within specific time parameters as required by its FCC license.

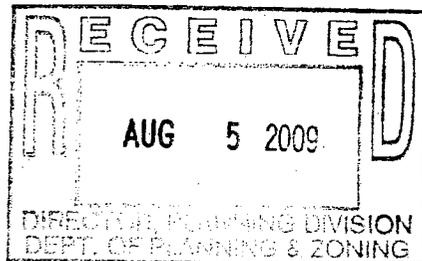
This site offers both an excellent land-use and visual solution to T-Mobile's coverage objective within the narrow placement parameters of this particular search area. T-Mobile's analysis of its network indicates that there are significant coverage problems along Washington Parkway, Georgetown Pike, and Dolley Madison Blvd. in this part of Fairfax County. T-Mobile is making use of an existing structure to avoid construction of a new monopole or tower. Consequently, this facility will be the least disruptive means to provide the needed coverage in the area.

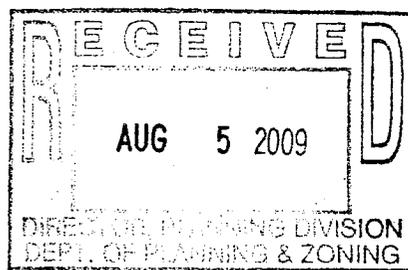
## ANTICIPATED IMPACTS ON ADJOINING PROPERTIES

The proposed communications facility is a passive facility and will not have employees or personnel, hours of operation or impacts on traffic. The proposed communications facility will not create any noise, dust, fumes or vibrations, and will not impact traffic, cause light pollution, nor expose any radiation on adjoining properties.

No changes in the as-built condition of the Property or the use requirements or conditions are proposed, except as are needed in conjunction with the communications facility and as shown on the Special Exception Plat.

The proposed facility would be located on a right-of-way, which belongs to the Commonwealth of Virginia. As stated previously, this proposal will make use of an existing structure in order to minimize the adverse visual impact on surrounding properties. In addition to being the best alternative to provide the needed coverage in this search area, the proposed transmission pole collocation is the least obtrusive site to the surrounding residential neighborhood.





## RELATIONSHIP OF THE PROPOSAL TO THE COMPREHENSIVE PLAN

The proposed facility is consistent with and furthers the transcendent goals of the Fairfax County Comprehensive Land Use Plan ("Plan") as well as the applicable objectives.

The location, character and extent of the application should be found to be in substantial accord with the Comprehensive Plan. In terms of location, property that contains existing structures is encouraged by the plan for new site development. In addition, making use of this type of transmission tower is a common siting solution for wireless carriers in Fairfax County, Virginia

The Applicant's proposed communications facility use is consistent with the objectives under the policy plan element of the Comprehensive Plan regarding Mobile and Land Based Telecommunications Services.

### Compliance with the Comprehensive Plan & Zoning Ordinance

**General Standard 1. The proposed use at the specific location shall be in harmony with the Comprehensive Plan (the "Plan").**

The proposed communications facility is consistent with and furthers the goals of the Comprehensive Plan.

The area within the vicinity of the property to house the proposed communications facility is a developed area of Fairfax County. On subject property there is considerable built in screening due to the existing trees, as well as fact that the property sits near large institutional/recreational uses (The Central Intelligence Agency campus, Claude Moore Colonial Farm (Turkey Run), Langley Fork Park & VDOT ROW). In addition, by utilizing an existing one hundred foot Dominion Power utility transmission pole and only proposing to extend it an additional ten (10) feet the visual impact to the area will be minimal. The proposed antennas will not be or barely visible because of the minor increase in height and the proposed equipment will be screened by an eight (8) foot chain link fence (at the request of the CIA) along with a proposed landscaping design. The instant proposal is consistent with and furthers the recommendations and goals of the Plan.

The Applicant's analysis of its network indicates that there are coverage problems in this area of Fairfax County. There is insufficient coverage along and around George Washington Parkway, Georgetown Pike, Dolley Madison Blvd. in this area.

A telecommunications facility is appropriate when sited as proposed here. The location and use of the communications facility on the Property is consistent with other types of

• • T • • Mobile •

AUG 5 2009

DIRECTOR OF PLANNING DIVISION  
DEPT. OF PLANNING & ZONING

2232-DOB-19

properties which have housed such facilities and is the sort of use encouraged by County policy and rules.

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

The Property is zoned R-1. Applicant's proposal achieves this objective by proposing a slightly increased structure of ten (10) additional feet, a use that is permitted by Special Exception in the R-1 district.

The proposed facility will not increase the density of or conflict with the density character of the R-1 zoning district. The application at its proposed location exceeds the yard requirements for the R-1 zone. No structure related to this request will be located closer than 31 ft from the front lot line, 17 ft from any side lot line, or 25 ft from any rear lot line.

The proposed communications facility is permitted in the R-1 District by Special Exception. The minor site modification proposed by the addition of ten (10) feet and the addition of the ground equipment are consistent with the intent of the Ordinance.

**General Standard 3. The proposed use shall be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan. The location, size and height of buildings, structures, wall 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.**

Increasing the communications facility by a minor ten (10) in height to the existing Dominion Power utility transmission pole is consistent with both the current use and context of the site.

Although the communications facility may be visible from some nearby properties, it is compatible with the current use and will not create a material adverse visual impact. The property sits within the VDOT right of way, to the east is Federal Property (CIA), to the west across Routes 193 & 123 is residential and to the north is County park land. In addition, by utilizing the existing Dominion Power utility transmission pole and only adding an additional ten (10) feet in height to the one hundred (100) foot structure, the visual impact to the area will be minimal. The proposed antennas will not be or will be barely visible because of the minor increase in height, and the proposed equipment will be screened by an eight (8) foot chain link security fence (at the request of the CIA) along with a landscaping design that will enclose the ancillary equipment structures.

The proposed communications facility is a passive addition to the Property. No legitimate studies in this area have been presented which demonstrate that the presence of a communications facility causes a negative impact on property values. In fact, evidence exists

# \* \* \* T \* \* \* Mobile \* \*

that communications facilities do not negatively impact property values. Further, given the growing need and importance in reliable wireless communications this advancement in wireless service will provide a beneficial impact to the area.

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

The traffic associated with the property will not result in a material change. The monopole communications facility will not generate any regular pedestrian or vehicular traffic. A technician will visit the site once or twice per month for routine maintenance.

The proposed monopole communications facility will have no material impact as to traffic, noise, light pollution, air quality, water quality or radio frequency emissions on the adjoining properties or on or off site environmental features. The proposed monopole communications facility will only generate one or two vehicle trips per month to the Property. The proposed monopole communications facility will operate continuously and automatically and will not require personnel on site or hours of attendance. It will operate twenty four (24) hours per day, three hundred and sixty five (365) days per year.

**General Standard 5. In the 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.**

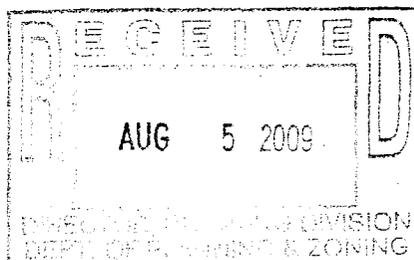
The proposed equipment compound will be screened by an eight (8) foot chain link security fence (at the request of the CIA) and accompanying landscape design as shown on the plat drawings.

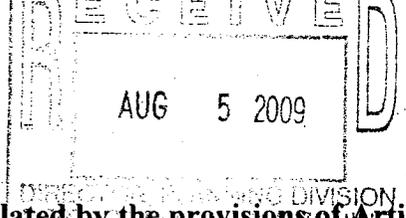
**General Standard 6. Open space shall be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located.**

The current use established on the Property, as modified by the addition of the communications facility, satisfies the open space requirement for the R-1 zoning district.

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

The facilities on site are sufficient to support the current use. There are adequate facilities serving the Property and the proposed monopole communications facility does not burden the existing facilities.





**General 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.**

There will be no signs associated with the proposed communications facility, unless mandated by Fairfax County or law.

**Specific Requirements for Category 3 Special Exception**

As explained above, the proposed monopole communications facility also satisfies the specific requirements of Category 3 Special Exception Uses in 9-309 of the Ordinance. The proposed communications facility meets the requirements of the Ordinance and is consistent with the objectives and over arching goals of the Comprehensive Plan. As stated above, the proposed communications facility will not negatively impact or change the character of the subject property or surrounding properties.

**Compliance with the Comprehensive Plan**

The Applicant's proposed communications facility use is consistent with the objectives under the policy plan element of the Comprehensive Plan regarding Mobile and Land Based Telecommunications Services.

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

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

The Applicant believes it is fully meeting this policy by locating upon an existing Dominion Power utility transmission and only proposing to add an additional ten (10) feet of height to the structure. Applicant first looked for existing structures, such as existing monopoles, utility structures and water towers in the area that did not require minor additions of height or a special exception like here as a first choice for the location of its communications facility. Applicant further looked for any existing tall buildings, such as apartment buildings, or church steeples as a suitable support structure. The area is zoned residential and commercial, but another predominant use is institutional and recreational (parks, CIA and VDOT ROW) and

# \* \* T \* \* Mobile \*

residentially used and there are not existing structures that are tall enough to support the communications facility and provide coverage in the coverage gap.

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

Applicant is proposing to locate the communications facility on an existing Dominion Power utility transmission pole on a residentially zoned portion of a VDOT right of way, located near Georgetown Pike and Colonial Farm Road, McLean, VA. The location of the proposed communications facility will meet setbacks in the R-1 zone. The location of the communications facility will not impact or impede the Property's current use.

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

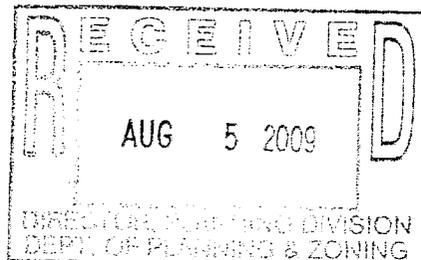
Not applicable as Applicant is only proposing the addition of ten (10) feet in height to an existing Dominion Power utility transmission. Additionally, the proposed site is currently utilized by AT&T as a Communications Facility.

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

Not applicable as this is a co-location on an existing structure.

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

Applicant has designed the communications facility to be at the lowest height possible in order to provide coverage to the desired coverage area. The Dominion Power utility transmission would only be increased in height by ten (10) feet. The communications facility will create minimal visual impact.



# • • T • • Mobile •

**Policy h.** Design, site and/or landscape mobile and land based telecommunications 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.

The attached Special Exception Plat shows the design of the proposed communications facility and its relation to the existing structures on the Property. The Dominion Power utility transmission facility would be one hundred ten (110) foot in height. The sixteen (16) foot by thirty (30) foot compound for ground equipment will be surrounded by an eight (8) foot high security fence along with existing and proposed landscaping. Applicant will place its three (3) equipment cabinets upon a ten (10) foot by twenty (20) foot raised steel platform within the compound. There will be additional utility equipment placed within the compound to provide power and telecommunications services to the monopole communications facility.

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

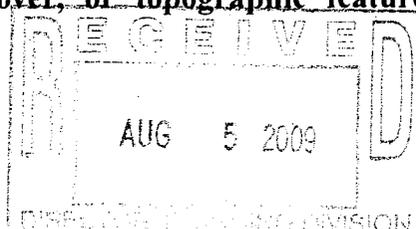
Photographs of the Property as well as photographs showing simulations communications facility are included as part of the Special Exception application. The applicant believes that the alteration to the Dominion Power utility transmission will be minimally, if at all, visible from the nearby properties. Further, the proposed ground equipment will be screened by an eight (8) foot chain link fence (at the request of the CIA) along with existing and proposed landscaping.

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

Locating facilities near to or within areas of mature vegetation and trees which effectively screen or provide an appropriate setting for the proposed structure or which, when viewed in context, considering perspective views, relative topography and other factors, mitigate their visual presence and prominence;

Blending facilities with an existing pattern of tall structures;

Obscuring or blocking the view of facilities with other existing structures, vegetation, tree cover, or topographic features to the maximum extent feasible;



# \* \* T \* \* Mobile \*

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

The Applicant has picked an appropriate location available in this area. The Property, while zoned R-1 is a large residentially zoned portion of the VDOT right of way that has large institutional/recreational uses around it (The Central Intelligence Agency campus, Claude Moore Colonial Farm (Turkey Run), Langley Fork Park & VDOT ROW). In addition, by utilizing an existing structure and proposing to only increase the overall height by ten (10) feet the visual impact to the area will be minimal. The proposed ground equipment will be screened by an eight (8) foot chain link fence (at the request of the CIA) and existing and proposed landscaping.

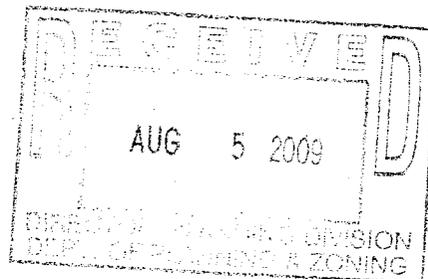
None of Applicant's surrounding existing communications facilities can be raised in height nor can any other changes be made in Applicant's existing communications facilities that will improve coverage in the area of the Property or obviate the need for the monopole communications facility.

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

Applicant will submit, prior to any construction, a full engineering study showing compliance with all NEPA regulations, including section 106 which deals with impact on historic areas.

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

There are no wetlands at the location of the monopole communications facility or any other areas of environmental sensitivity. The monopole communications facility will not be located in a floodplain. Applicant will comply with all environmental regulations that pertain to the Property.



# . . T . . Mobile .

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

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

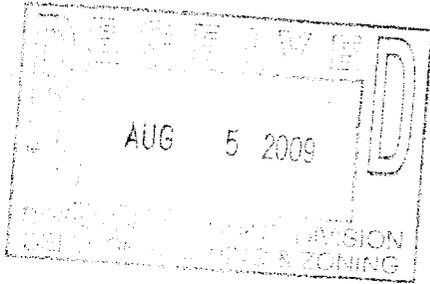
Applicant has done so by utilizing an existing structure and only increasing the overall height by ten (10) feet. As such the visual impact, if any, to the area will be minimal. The proposed ground equipment will be screened by an eight (8) foot chain link fence (at the request of the CIA) along with existing and proposed landscaping.

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

Applicant has done so by utilizing an existing structure and only increasing the overall height by ten (10) feet. As such the visual impact, if any, to the area will be minimal. The proposed ground equipment will be screened by an eight (8) foot chain link fence (at the request of the CIA) along with existing and proposed landscaping.

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

Applicant will leave as much existing landscaping as possible on the Property to provide screening.



• • **T** • • Mobile •

**ALTERNATIVE SITES CONSIDERED FOR THIS PROPOSAL**

A memorandum discussing the alternative locations for this facility has been submitted with this application packet.

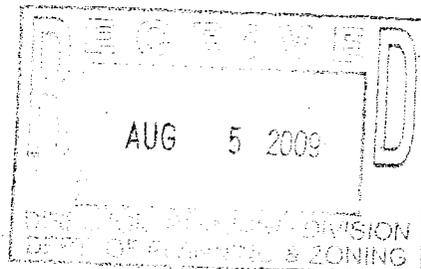
The applicant, T-Mobile Northeast, LLC, respectfully submits to the Planning Commission that the proposed facility is consistent with the Comprehensive Plan as to character, location, and extent, and requests that the Planning Commission make such a finding.

Please contact me if you have any questions with reference to this submission.

Sincerely,



Amy Bird  
Zoning Manager  
Network Building & Consulting, LLC  
Consultant for T-Mobile Northeast LLC





July 24, 2009

Mr. David Marshall, Chief  
Fairfax County Planning Division, Public Facilities Branch  
12055 Government Center Parkway  
Fairfax, Virginia 22035-5505

RE: Alternative Locations Reviewed for WAC300, Colonial Farm Road  
T-Mobile Northeast, LLC

Dear Mr. Marshall:

T-Mobile's coverage objective for this site is to solidify in-vehicle coverage along Georgetown Pike and Route 123 (near the intersection of the two) and eliminate the in-building coverage gap in the surrounding neighborhoods. The following alternative candidates were considered and ruled out:

**Immanuel Presbyterian:** The Immanuel Presbyterian Church at 1125 Savile Lane was ruled out because the church was not interested in leasing their property for a telecommunications facility.

**Dominion Poles on Potomac School:** The Dominion Power utility transmission poles on the property of the Potomac School, located at 1301 Potomac School Road, were evaluated for collocation. These were ruled out because the school was not interested in leasing space below the poles for the telecommunications equipment.

**Seven Other Dominion Poles:** The other Dominion Power utility transmission poles along this same line were all evaluated for collocation. Dominion was not interested in leasing any of these due to lack of sufficient space for access or equipment location.

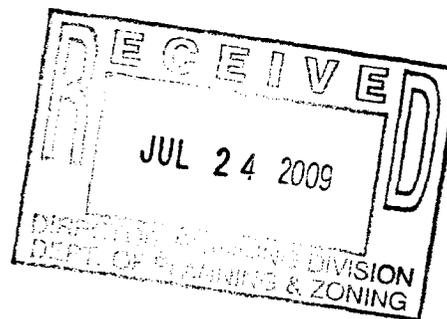
**Langley Fork Park:** This Fairfax County Park was ruled out as a viable candidate because, per Policy 303, the Fairfax County Park Authority is not interested in leasing parkland for a telecommunications facility unless all other reasonable alternatives have been ruled out.

In addition, there are no other tall structures or industrial or commercial property in the area that would be suitable for collocation.

Sincerely,

A handwritten signature in cursive script, appearing to read 'Amy Bird'.

Amy Bird  
Zoning Manager  
T-Mobile Northeast



2252-D08-19

**Jillson, David**

**From:** Bird, Amy [Amy.Bird3@T-Mobile.com]  
**Sent:** Monday, August 03, 2009 3:25 PM  
**To:** Jillson, David  
**Subject:** RE: SE 2009-DR-005 T-Mobile WAC 300 Dominion Pole  
**Attachments:** WAC300 Part III v2.PDF

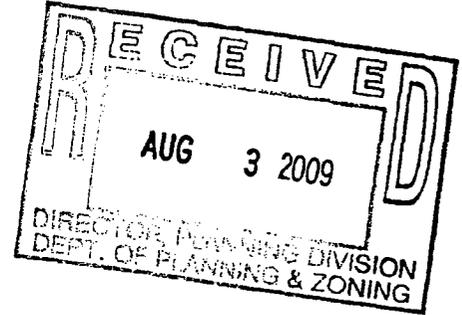
David,

I've recreated the page for ease. Let me know if this is okay.

Kind regards,

Amy

Amy Bird  
Zoning Manager  
[Amy.Bird3@T-Mobile.com](mailto:Amy.Bird3@T-Mobile.com)  
mobile - 410-703-6541



**From:** Jillson, David [mailto:David.Jillson@fairfaxcounty.gov]  
**Sent:** Monday, August 03, 2009 3:07 PM  
**To:** Bird, Amy  
**Subject:** RE: SE 2009-DR-005 T-Mobile WAC 300 Dominion Pole

if you could put the platform heights above ground at high and low ends on the Part III chart, that will be fine - assuming the platform is level, we can add the cabinet height to it to figure out the top of cabinet elevation.

Thanks

David

**From:** Bird, Amy [mailto:Amy.Bird3@T-Mobile.com]  
**Sent:** Monday, August 03, 2009 3:04 PM  
**To:** Jillson, David  
**Subject:** FW: SE 2009-DR-005 T-Mobile WAC 300 Dominion Pole

David,

This is from our A&E (below).

Do you want me to put this on that Part III of the application? I see a place to put the height of the platform, just not the total top height of the cabinets, which is the height of the cabinet plus the height of the platform.

Thanks,

Amy

Amy Bird

8/3/2009

Zoning Manager  
[Amy.Bird3@T-Mobile.com](mailto:Amy.Bird3@T-Mobile.com)  
mobile - 410-703-6541

**From:** Colleen Khan [mailto:ckhan@entrex.com]  
**Sent:** Monday, August 03, 2009 3:00 PM  
**To:** Bird, Amy; Ravi Shrestha; Colleen Canovas; Camille Shabshab  
**Subject:** RE: SE 2009-DR-005 T-Mobile WAC 300 Dominion Pole

TOP OF PLATFORM IS 1'-5 ½" ABOVE GROUND AT LOW END TO 1'-10 ½" AT HIGH END.  
TOP OF CABINET IS 6'-9 ½" ABOVE GROUND AT LOW END TO 7'-2 ½" AT HIGH END.

**From:** Bird, Amy [mailto:Amy.Bird3@T-Mobile.com]  
**Sent:** Monday, August 03, 2009 2:33 PM  
**To:** Ravi Shrestha; Colleen Canovas; Camille Shabshab; Colleen Khan  
**Subject:** RE: SE 2009-DR-005 T-Mobile WAC 300 Dominion Pole

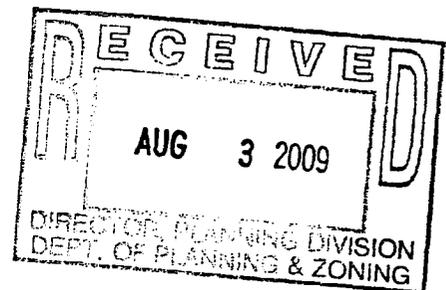
David Jillson has asked me to supply the following information with regard to the platform and cabinets:

- (1) How tall is the steel equipment platform in the compound, and
- (2) How tall will the tops of the cabinets be above ground ?

I guess number 2 will depend on number 1. Could you send me a response today? Thanks so much!

Amy

Amy Bird  
Zoning Manager  
[Amy.Bird3@T-Mobile.com](mailto:Amy.Bird3@T-Mobile.com)  
mobile - 410-703-6541



**LESSOR APPROVAL**

**APPROVAL:** Lessor hereby grants **APPROVAL** to Lessee to install its Equipment at the specified location subject to the conditions of the Lease dated July 19, 2000 between T-MOBILE NORTHEAST LLC formerly known as OMNIPPOINT COMMUNICATIONS CAP OPERATIONS, LLC and Virginia Electric and Power Company, payment of the rental fees and costs indicated below and further subject to the special conditions described, if any. This approval is also contingent upon Lessee's providing proof that it has acquired any permits or authorizations required by local authorities as identified under Special Conditions below. Please indicate your acceptance of and agreement to these terms by signing in the space provided below.

Rental Fee For This Location: [REDACTED]  
Lessor's Estimated Construction Costs: [REDACTED]

Site #WAC300C - This site has been approved for the installation of one Tri-Sector antenna EMS MTRR75-17-XXXDPL and (6) 7/8" coax cables to structure 2035/95 in Fairfax County. This structure is 100' tall and the antennas can be mounted on an extension above the existing pole such that the antenna rad center will be approximately 108' above ground.

**This approval is subject to the following conditions:**

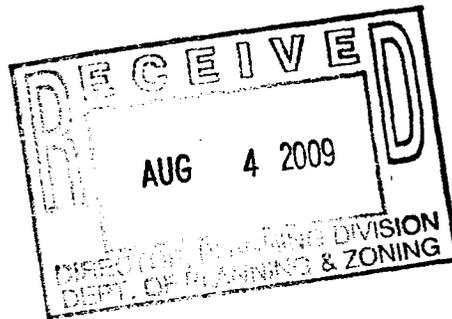
1. T-Mobile shall furnish the antennas, coax, connectors and other material associated with the coax and Dominion will install such material.
2. T-Mobile shall furnish and install the equipment slab, ground grid, and equipment cabinets.
3. No permitting costs have been included. T-Mobile shall do all required leasing, zoning, and permitting. This includes all required notification of the CIA of proposed plans.
4. These costs are estimates only. The customer will be billed based on actual costs incurred at this site.
5. The costs of providing electric and phone service to the site are additional. These activities shall be coordinated by T-Mobile.
6. T-Mobile shall do the cable sweeps with support from Dominion Virginia Power.
7. T-Mobile shall construct an access road if required.
8. T-Mobile will need to provide Dominion a letter from Verizon Wireless stating that they are aware of T-Mobile's plans and approve the separation between T-Mobile's and Verizon's antennas.

**FOR DOMINION VIRGINIA POWER:**

By: *PT Kelley for C. D. Hardy*  
Charles D. Hardy

Title: Manager - Transmission Right-of-Way

Date: December 7, 2006



2232-108-19

T-MOBILE NORTHEAST LLC

WAC300F

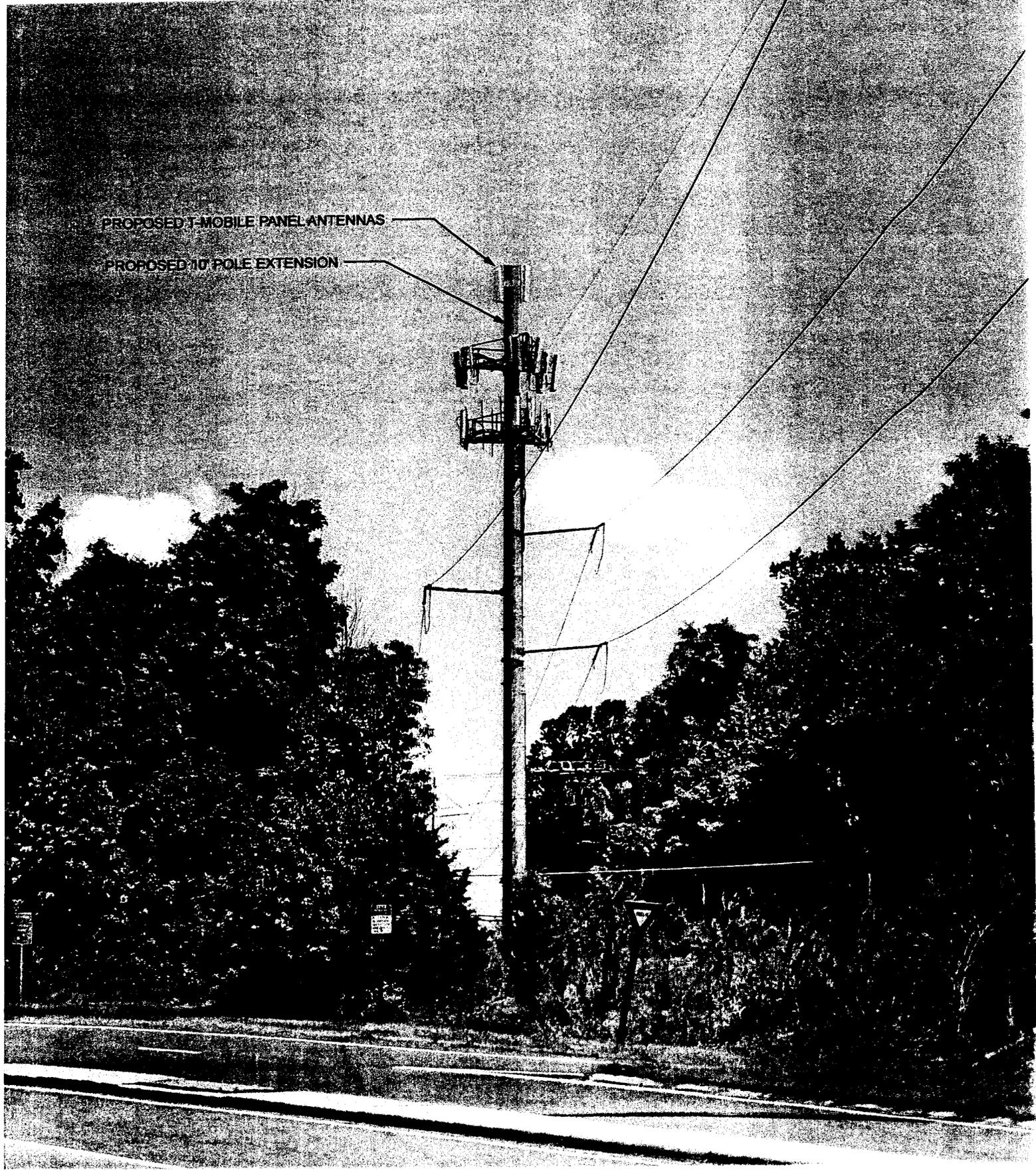
DOMINION TWR. 95/VDOT

CIA Access Rd., Off Colonial Farm Dr.  
McLean, VA 22101

View Looking North

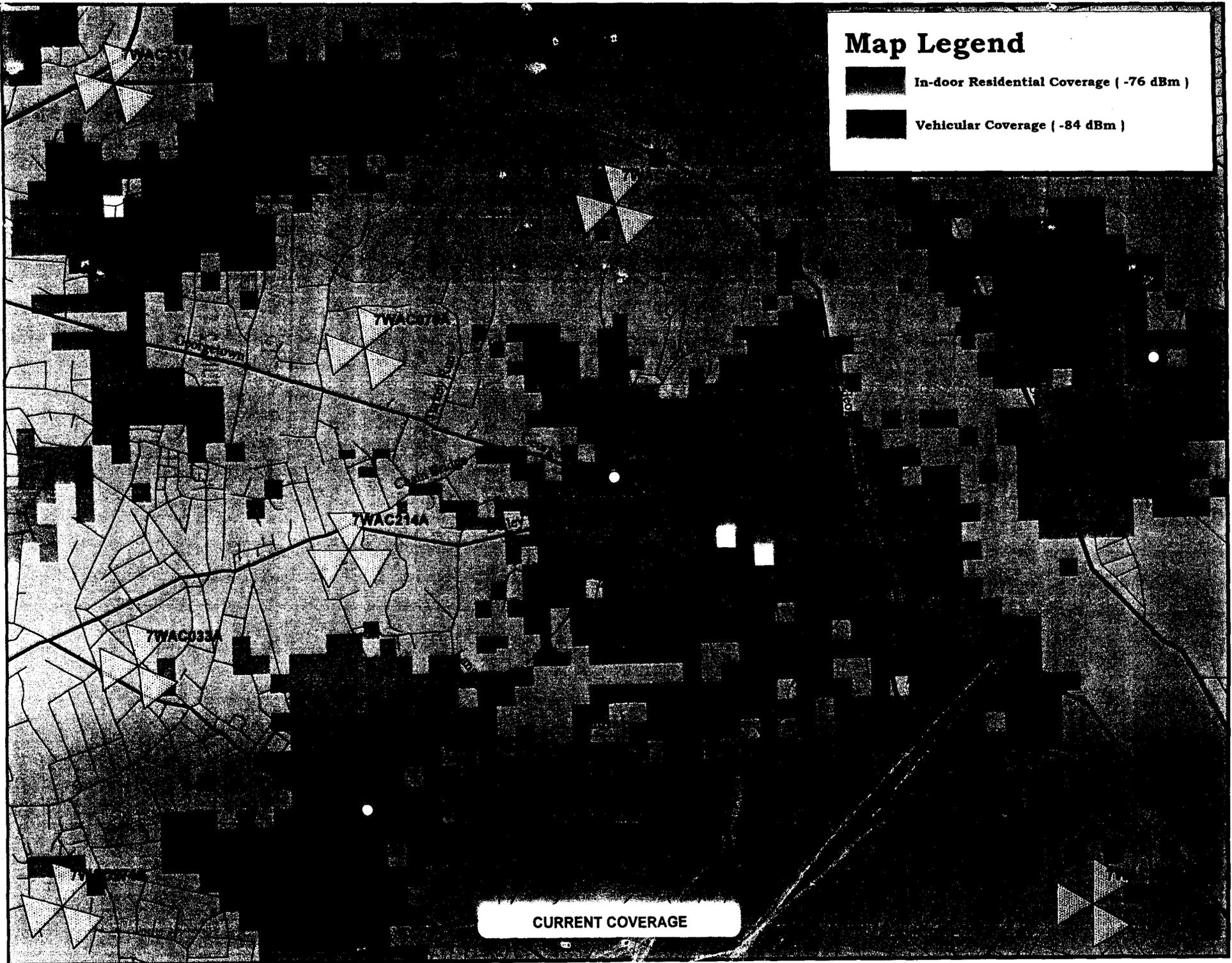
PROPOSED T-MOBILE PANEL ANTENNAS

PROPOSED 10' POLE EXTENSION



# Map Legend

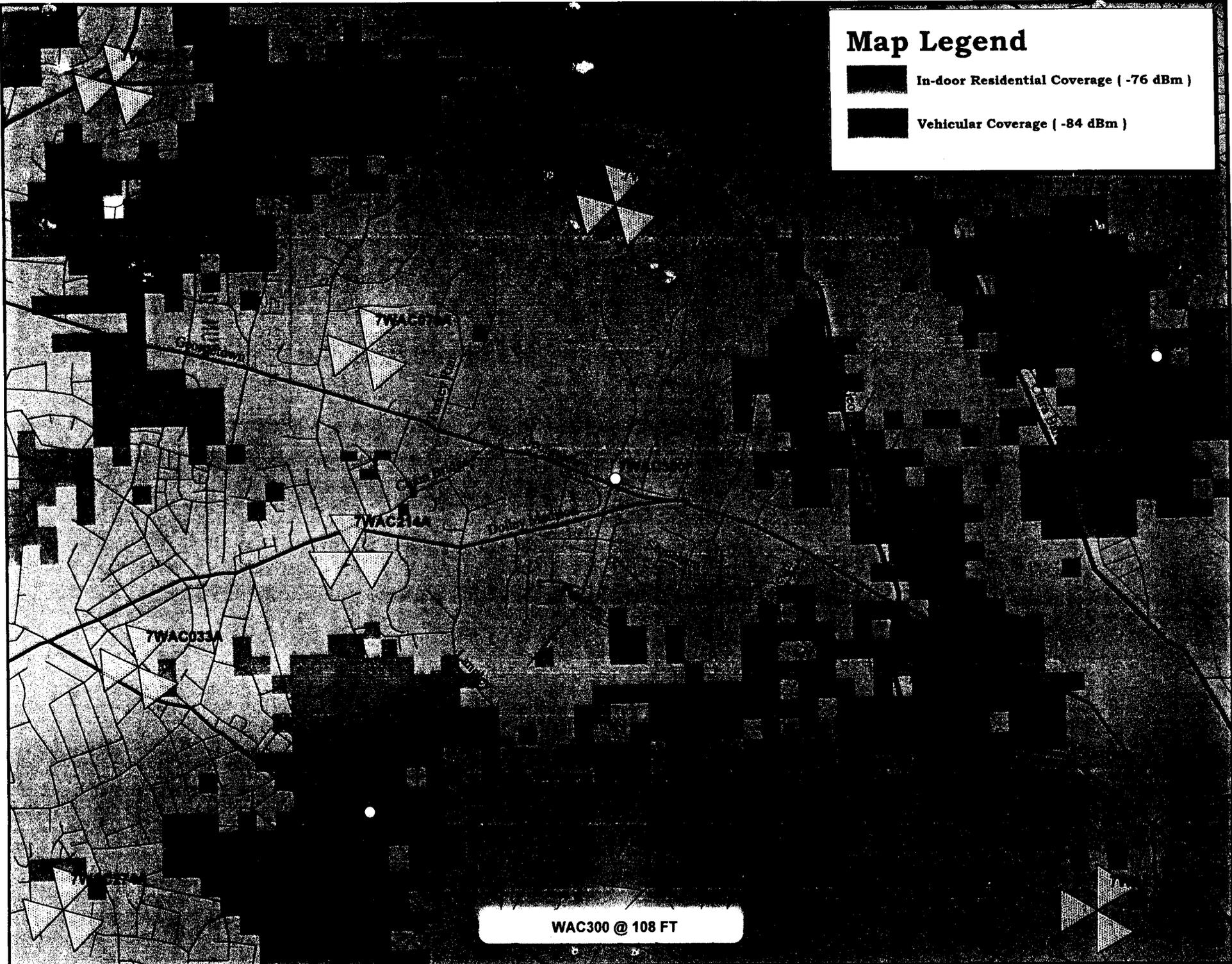
-  In-door Residential Coverage ( -76 dBm )
-  Vehicular Coverage ( -84 dBm )



2232-1008-19

# Map Legend

-  In-door Residential Coverage ( -76 dBm )
-  Vehicular Coverage ( -84 dBm )



WAC300 @ 108 FT

2232-008-19

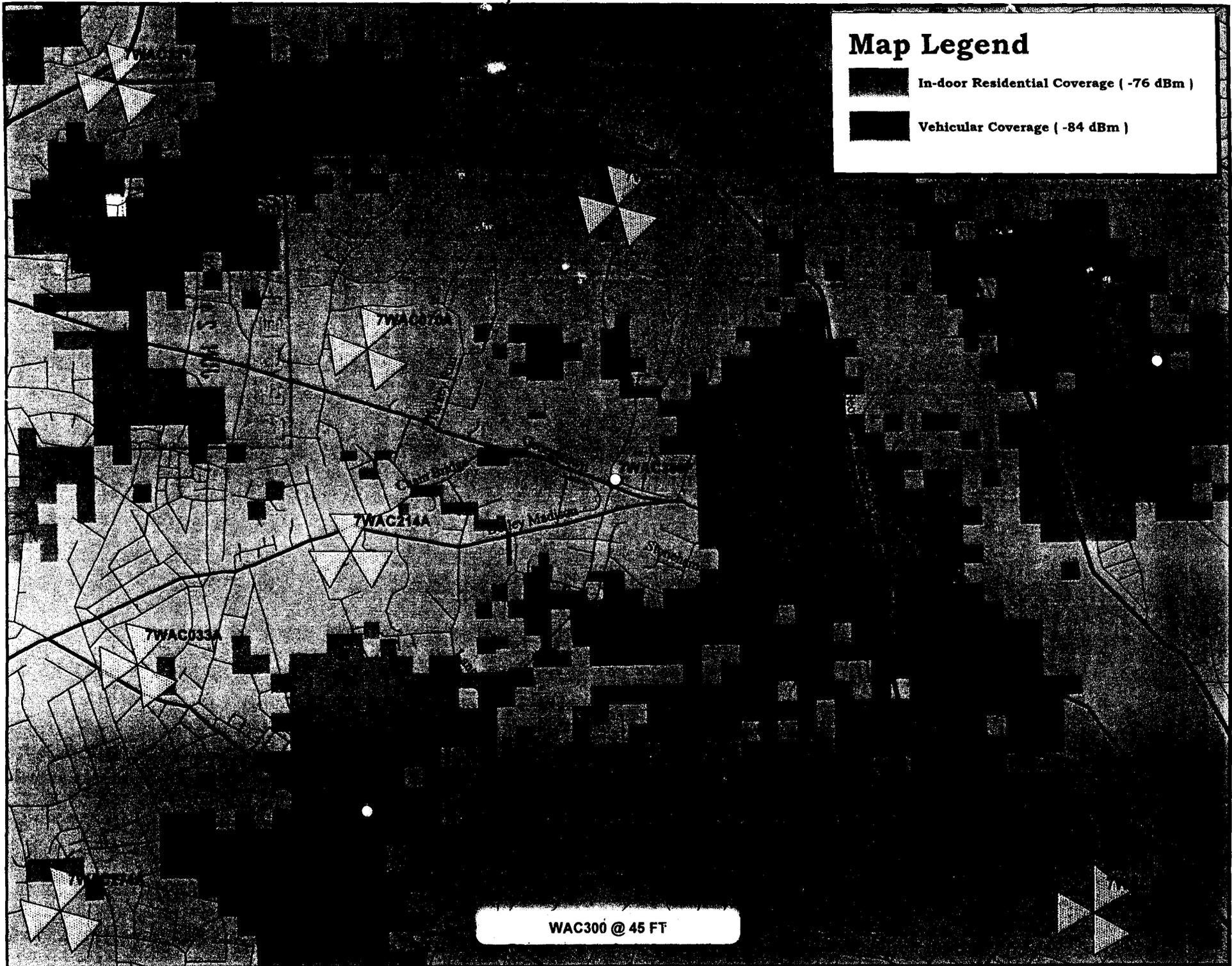
# Map Legend



In-door Residential Coverage ( -76 dBm )

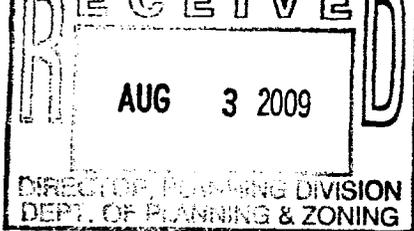


Vehicular Coverage ( -84 dBm )



WAC300 @ 45 FT

2232-D0819



**PART III: TELECOMMUNICATION PROPOSAL DETAILS**

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

**PROPOSED TELECOMMUNICATION USE**

Use is (check one):

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

**PROJECT DETAILS**

**1. ANTENNA**

Number and Type: 3 Andrews TMBXX-6516-R2M antennas  
 Dimensions: height 59" width 11.9" depth 6.3" diameter \_\_\_\_\_  
 Location / Placement: upon 10' canister extension to existing transmission pole  
 Wattage: 300W  
 Material and Color: Grey Fiberglass  
 Material and Color of the Antenna Mounting: Prefabricated Metal  
 Height Above Ground: 110'

**2. EQUIPMENT**

Number and Type of Cabinets or Structures: 3 Ericsson RBS 2106 cabinets  
 Cabinet / Structure Dimensions: height 63.5" width 51.2" depth 37"  
 Height of equipment platforms, if any: 1'-5 1/2" at low end 1'-10 1/2" at high end  
 Material and Color: Prefabricated Metal  
 Location: At base of existing transmission pole  
 Method of Screening: Evergreen landscaping as per zoning ordinance

**3. STRUCTURE ON WHICH ANTENNAS WILL BE MOUNTED**

Maximum Height: 110' after extension  
 Material: steel  
 Color: grey  
 If structure is within a utility right-of-way, state right-of-way width:  
VDOT Right of Way. Adjacent to Parcel ID 0223-01-0040



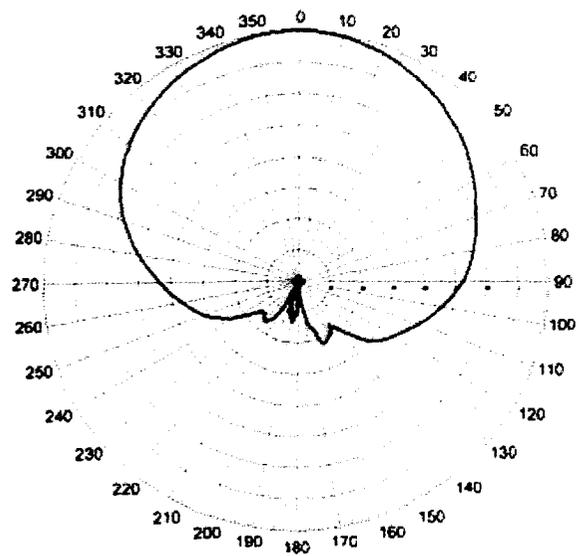
# TMBXX-6516-R2M

±45° Dual Band Quad Antenna

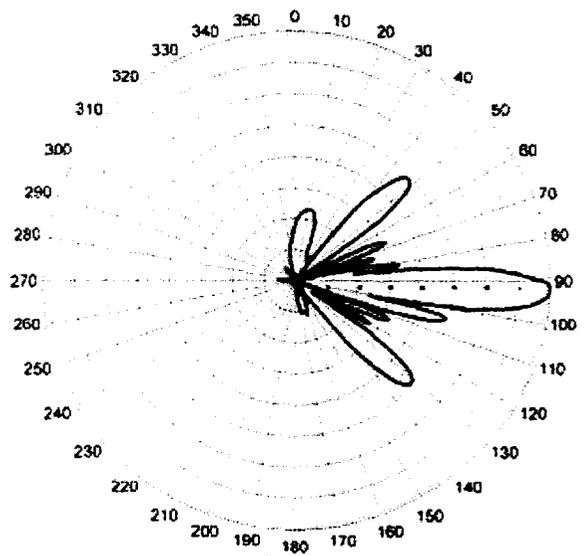
**Decibel®**  
Base Station Antennas

### AZIMUTH PATTERN

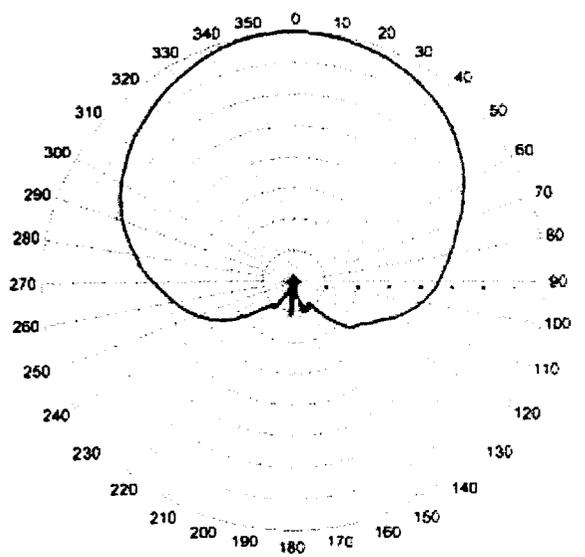
### ELEVATION PATTERN



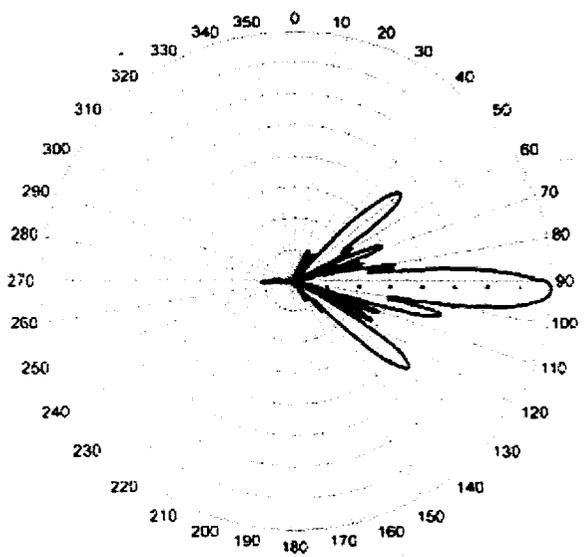
1732 MHz, Tilt: 2°



1732 MHz, Tilt: 2°



1880 MHz, Tilt: 2°



1880 MHz, Tilt: 2°

Note: Scale 5 dB per division.

Andrew Corporation  
2601 Telecom Parkway  
Richardson, Texas U.S.A. 75082-3521  
Tel: 214.631.0310

Fax: 214.688.0089  
Toll Free Tel: 1.800.676.5342  
Fax: 1.800.229.4706  
www.andrew.com

11/27/2006  
Page 2 of 3  
[dbtech@andrew.com](mailto:dbtech@andrew.com)



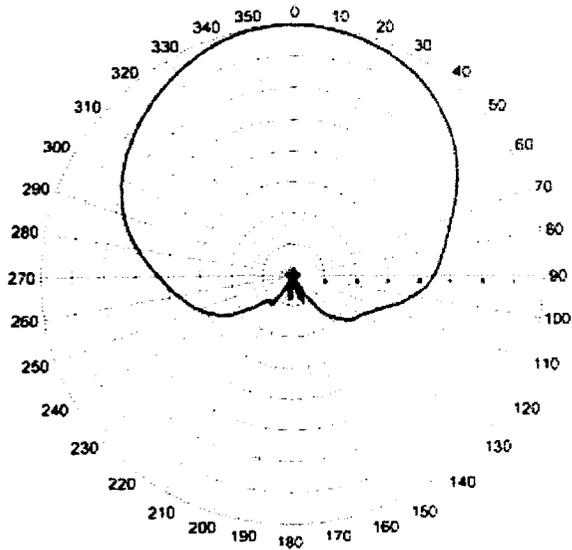
# TMBXX-6516-R2M

±45° Dual Band Quad Antenna

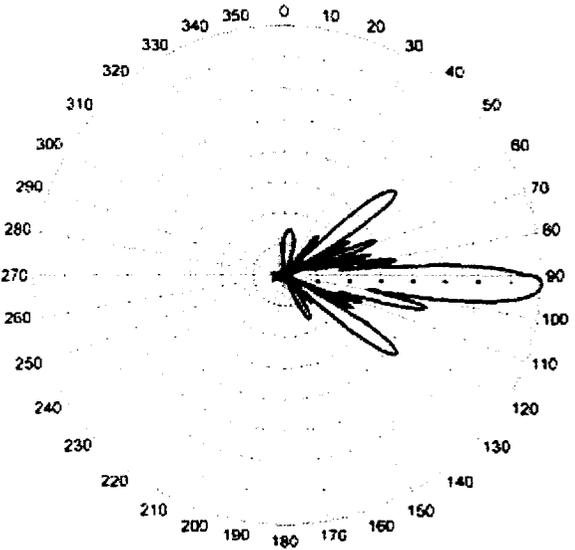
**Decibel®**  
Base Station Antennas

## AZIMUTH PATTERN

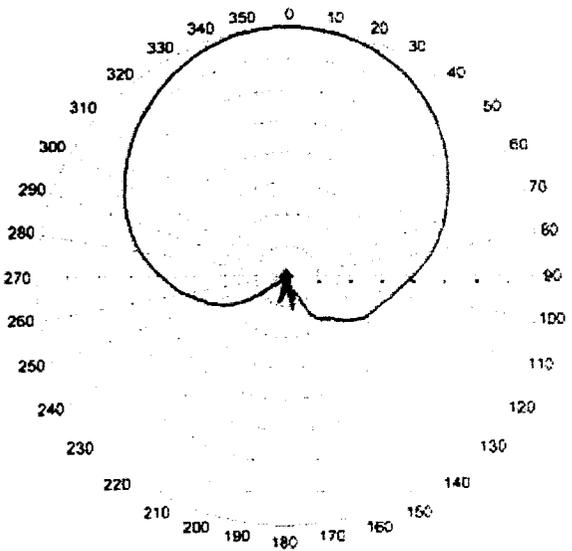
## ELEVATION PATTERN



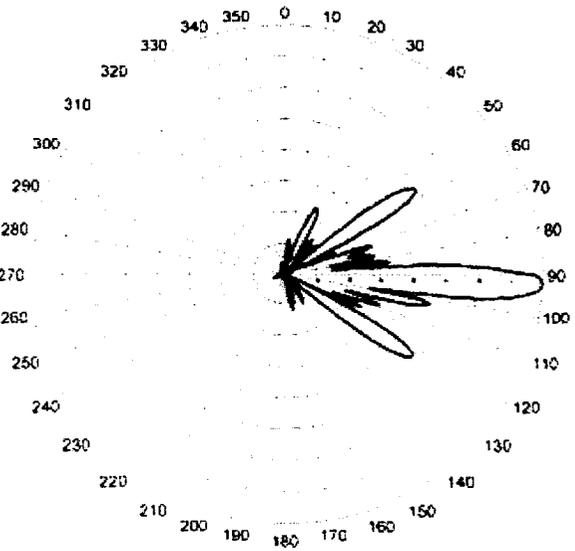
1960 MHz, Tilt: 2°



1960 MHz, Tilt: 2°



2132 MHz, Tilt: 2°



2132 MHz, Tilt: 2°

Note: Scale 5 dB per division.

Andrew Corporation  
2601 Telecom Parkway  
Richardson, Texas U.S.A. 75082-3521  
Tel: 214.631.0310

Fax: 214.688.0089  
Toll Free Tel: 1.800.676.5342  
Fax: 1.800.229.4706  
www.andrew.com

11/27/2006  
Page 3 of 3  
[dbtech@andrew.com](mailto:dbtech@andrew.com)

Information correct at date of issue but may be subject to change without notice.



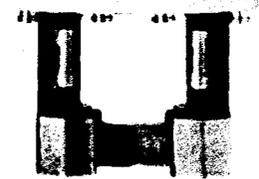
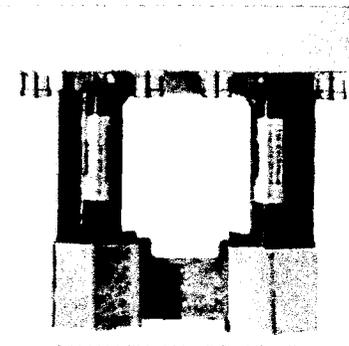
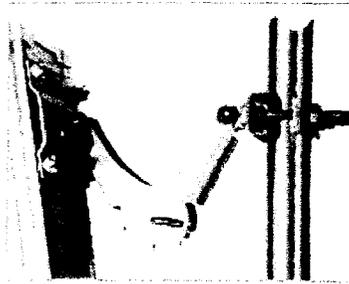
**TMBXX-6516-R2M**  
±45° Dual Band Quad Antenna

**Decibel®**  
Base Station Antennas

- Patented cross dipole and feed system
- Rugged, reliable design with excellent PIM suppression
- Includes factory installed AISG RET actuator
- Fully compatible with Andrew Teletilt® remote control antenna system

**ELECTRICAL**

<b>Frequency Range (MHz):</b>	1710–2155				
<b>Characteristic Impedance (Ohms):</b>	50				
<b>Azimuth BW (Deg):</b>	64.5 ± 8				
<b>Elevation BW (Deg):</b>	7.2 ± 1.2				
<b>Gain (dBi) :</b>	17.5 ± 8				
<b>Polarization:</b>	±45°				
<b>Front-to-Back Ratio (dB)</b>	<b>2°</b>	<b>4°</b>	<b>6°</b>	<b>8°</b>	<b>10°</b>
Copol, 180° ± 30°:	>24	>24	>24	>24	>24
Total Power, 180° ± 30°:	>24	>23	>22	>23	>23
<b>Upper Sidelobe (dB)</b>	<b>2°</b>	<b>4°</b>	<b>6°</b>	<b>8°</b>	<b>10°</b>
Main Beam to +20°:	>18	>17	>15	>14	>11
<b>VSWR / Return Loss (dB):</b>	1.35:1 / 16.5				
<b>Port-to-Port Isolation (dB):</b>	>30				
<b>Electrical Tilt Range (Deg):</b>	2–10				
<b>Electrical Downtilt Accuracy (Deg):</b>	± 0.9				
<b>Cross-pol (dBc)</b>	<b>2°</b>	<b>4°</b>	<b>6°</b>	<b>8°</b>	<b>10°</b>
3 dB Beamwidth:	>13	>13	>12	>12	>12
<b>Intermodulation Products (dBc)</b>					
3rd Order, 2 x 20 Watts:	155				
<b>Max. Input Power (Watts):</b>	250				
<b>Lightning Protection:</b>	DC Ground				



**PERFORMANCE TRACKING**

<b>Gain Variation (dB) (between UL and DL frequency pair):</b>	1.3
<b>Electrical Tilt Accuracy (Deg) (between UL and DL frequency pair within 0.5°):</b>	<0.55
<b>Azimuth HPBW (Deg) (between UL and DL frequency pair):</b>	11.5

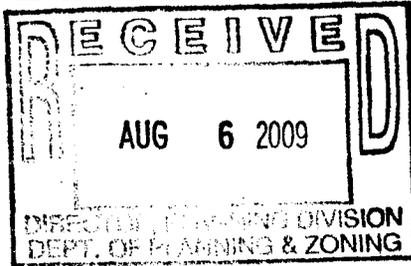
**MECHANICAL**

<b>Net Weight (kg / lbs):</b>	15.7 / 34.6
<b>Dimensions–LxWxD:</b>	1499 x 302 x 160 mm
(with actuator)	59 x 11.9 x 6.3 inch
<b>Max. Wind Area (m<sup>2</sup> / ft<sup>2</sup>):</b>	0.27 / 2.9
<b>Max. Wind Load (N / lbf):</b>	729.4 / 164
<b>Max. Wind Speed (km/h / mph):</b>	241 / 150
<b>Hardware Material:</b>	Hot Dip Galvanized
<b>Connector Type:</b>	7-16 DIN, Female (4)
<b>Color:</b>	Off White
<b>Standard Mounting Hardware:</b>	TM600899A-2

Andrew Corporation  
2601 Telecom Parkway  
Richardson, Texas U.S.A. 755082-3521  
Tel: 214.631.0310

Fax: 214.688.0089  
Toll Free Tel: 1.800.676.5342  
Fax: 1.800.229.4706  
www.andrew.com

11/27/2006  
Page 1 of 3  
dbtech@andrew.com



# T-MOBILE NORTHEAST LLC

# SITE NUMBER: WAC300F DOMINION TOWER #95/VDOT OFF COLONIAL FARM ROAD MCLEAN, VA 22101 2232 PLAN AND SPECIAL EXCEPTION PLAT

TOTAL DISTURBED AREA = 1,987 SF



1978 Eye Street, N.W. Suite 209  
Washington, D.C. 20007  
PHONE: (202) 462-6900  
FAX: (202) 462-6901

DATE	DESCRIPTION	REV.
08-09-09	ZONING REVIEW	1
08-11-09	FINAL ZONING	2
08-17-09	PUBLIC HEARING	1
07-22-09	DOMINION COMMENTS	2
08-12-09	DOMINION COMMENTS	3
08-17-09	COUNTY COMMENTS	4
08-27-09	UTILITY LANDSCAPING	2
09-15-09	COUNTY COMMENTS	5
09-23-09	COUNTY COMMENTS	7



T-MOBILE NORTHEAST LLC  
18000 BALTIMORE AVENUE  
BELTSVILLE, MD 20704  
PHONE: (240) 284-0800

PROJECT NO: 1042-123  
DESIGNER: J.D.S.  
ENGINEER: C.S.

SCALE:  
1" = 1/2' = 1/4" = 1/8" = 1/16" = 1/32" = 1/64" = 1/128" = 1/256" = 1/512" = 1/1024" = 1/2048" = 1/4096" = 1/8192" = 1/16384" = 1/32768" = 1/65536" = 1/131072" = 1/262144" = 1/524288" = 1/1048576" = 1/2097152" = 1/4194304" = 1/8388608" = 1/16777216" = 1/33554432" = 1/67108864" = 1/134217728" = 1/268435456" = 1/536870912" = 1/1073741824" = 1/2147483648" = 1/4294967296" = 1/8589934592" = 1/17179869184" = 1/34359738368" = 1/68719476736" = 1/137438953472" = 1/274877906944" = 1/549755813888" = 1/1099511627776" = 1/2199023255552" = 1/4398046511104" = 1/8796093022208" = 1/17592186044416" = 1/35184372088832" = 1/70368744177664" = 1/140737488355328" = 1/281474976710656" = 1/562949953421312" = 1/1125899906842624" = 1/2251799813685248" = 1/4503599627370496" = 1/9007199254740992" = 1/18014398509481984" = 1/36028797018963968" = 1/72057594037927936" = 1/144115188075855872" = 1/288230376151711744" = 1/576460752303423488" = 1/1152921504606846976" = 1/2305843009213693952" = 1/4611686018427387904" = 1/9223372036854775808" = 1/18446744073709551616" = 1/36893488147419103232" = 1/73786976294838206464" = 1/147573952589676412928" = 1/295147905179352825856" = 1/590295810358705651712" = 1/1180591620717411303424" = 1/2361183241434822606848" = 1/4722366482869645213696" = 1/9444732965739290427392" = 1/18889465931478580854784" = 1/37778931862957161709568" = 1/75557863725914323419136" = 1/151115727451828646838272" = 1/302231454903657293676544" = 1/604462909807314587353088" = 1/1208925819614629174706176" = 1/2417851639229258349412352" = 1/4835703278458516698824704" = 1/9671406556917033397649408" = 1/19342813113834066795298816" = 1/38685626227668133590597632" = 1/77371252455336267181195264" = 1/15474250491067253436239056" = 1/30948500982134506872478112" = 1/61897001964269013744956224" = 1/123794003928538027489912448" = 1/247588007857076054979824896" = 1/495176015714152109959649792" = 1/990352031428304219919299584" = 1/1980704062856608439838599168" = 1/3961408125713216879677198336" = 1/7922816251426433759354396672" = 1/15845632502852867518708793344" = 1/31691265005705735037417586688" = 1/63382530011411470074835173376" = 1/126765060022822940149670346752" = 1/253530120045645880299340693504" = 1/507060240091291760598681387008" = 1/1014120480182583521197362774016" = 1/2028240960365167042394725548032" = 1/4056481920730334084789451096064" = 1/8112963841460668169578902192128" = 1/16225927683221336391157804384256" = 1/32451855366442672782315608768512" = 1/64903710732885345564631217537024" = 1/129807421465770691129262435074048" = 1/259614842931541382258524870148096" = 1/519229685863082764517049740296192" = 1/1038459371726165529034099480592384" = 1/2076918743452331058068198961184768" = 1/4153837486904662116136397922369536" = 1/8307674973809324232272795844739072" = 1/16615349947618648464545591689478144" = 1/33230699895237296929091183379156288" = 1/66461399790474593858182366758312576" = 1/132922799580949187716364733516625152" = 1/265845599161898375432729467033250304" = 1/531691198323796750865458934066500608" = 1/1063382396647593501730917868133001216" = 1/2126764793295187003461835736266002432" = 1/4253529586590374006923671472532004864" = 1/8507059173180748013847342945064009728" = 1/17014118346361496027694685890128019456" = 1/34028236692722992055389371780256038912" = 1/68056473385445984110778743560512077824" = 1/136112946770891968221554871121024156448" = 1/272225893541783936443109742242048312896" = 1/544451787083567872886219484484096655792" = 1/1088903574167135745772438968968193311584" = 1/2177807148334271491544877937936386623168" = 1/4355614296668542983089755875872773246336" = 1/8711228593337085966179517751745546492672" = 1/17422457186674171932359035503491092945344" = 1/34844914373348343864718071006982185888" = 1/696898287466966877294361420139643717776" = 1/139379657493393375458872284029287435552" = 1/2787593149867867509177445680585748711104" = 1/5575186299735735018354891361171497422208" = 1/11150372599471470036709782722342948444416" = 1/22300745198942940073419565444685896888832" = 1/446014903978858801468391308893717937776" = 1/892029807957717602936782617787435755552" = 1/1784059615915435205873565235574871111104" = 1/356811923183087041174713147114874222208" = 1/713623846366174082349426284229644444416" = 1/1427247692732348164698852568459288888832" = 1/285449538546469632939770513691777776" = 1/570899077092939265879541027383555552" = 1/1141798154185878531759082054767111104" = 1/2283596308371757063518164109534222208" = 1/45671926167435141270363282190844444416" = 1/91343852334870282540726564381688888832" = 1/182687704669740565081453128763377776" = 1/365375409339481130162906257526755552" = 1/730750818678962260325812515053511104" = 1/1461501637357924520651625030107022208" = 1/29230032747158490413032500602140444416" = 1/58460065494316980826065001204280888832" = 1/116920130988633961652130002408577776" = 1/233840261977267923304260004817155552" = 1/467680523954535846608520009634311104" = 1/935361047909071693217040019268622208" = 1/18707220958181433864340800385372444416" = 1/37414441916362867728681600770744888832" = 1/748288838327257354573632015414897776" = 1/1496577676654514709147264028829795552" = 1/2993155353309029418294528057659591104" = 1/5986310706618058836589056115391822208" = 1/119726214132361176731781122307836444416" = 1/239452428264722353463562246015672888832" = 1/4789048565294447069271244920313457776" = 1/9578097130588894138542489840626915552" = 1/19156194261177788277084979681253831104" = 1/38312388522355576554169959362507662208" = 1/766247770447111531083399187250152444416" = 1/153249554089422306216679837450304888832" = 1/3064991081788446124333596749006097776" = 1/6129982163576892248667193498012195552" = 1/1225996432715378449733438699602431104" = 1/2451992865430756899466877399204862208" = 1/49039857308615137989337547984097244416" = 1/98079714617230275978675095968194488832" = 1/1961594292444605519573501919363897776" = 1/3923188584889211039147037838727795552" = 1/7846377169778422078294075677455591104" = 1/15692754339556844156588151354911182208" = 1/31385508679113688313176302709822444416" = 1/62771017358227376626352605419644888832" = 1/1255420347164547532527052108392897776" = 1/251084069432909506505410421675795552" = 1/502168138865819013010820843351591104" = 1/1004336277731638026021641686703182208" = 1/200867255546327605204328337340636444416" = 1/40173451109265521040865667468127888832" = 1/803469022185310420817313349372557776" = 1/16069380443706208416346266987451155552" = 1/3213876088741241683269253397490231104" = 1/6427752177482483366538506794980462208" = 1/128555043549649667330770135899609244416" = 1/257110087099299334661542271799218488832" = 1/51422017419859866932308454359843697776" = 1/102844034839719733864616908719687395552" = 1/20568806967943946772923381743937791104" = 1/4113761393588789354584676348787542208" = 1/82275227871775787091693269775750844416" = 1/164550455743551574183386539551501688832" = 1/329100911487103148366773079103037776" = 1/6582018229742062967335461582060755552" = 1/1316403645948412593467092316412151104" = 1/2632807291896825186934184632824302208" = 1/52656145837936503738683692656486044416" = 1/105312291679773007477367385112972088832" = 1/2106245833595460149547347702259441776" = 1/42124916671909202990946954045188835552" = 1/84249833343818405981893908090377671104" = 1/16849966688763681196379781618075542208" = 1/336999333775273623927595632361510844416" = 1/673998667550547247855191264723021688832" = 1/13479973351010944957103825294460337776" = 1/26959946702021889914207650588920755552" = 1/5391989340404377982841530117784151104" = 1/1078397868080875596568306023556302208" = 1/21567957361617511931366124711126044416" = 1/43135914723235023862732249422252088832" = 1/862718294464700477254644988445041776" = 1/1725436588929400954509289976890755552" = 1/345087317785880190901857995378151104" = 1/690174635571760381803715990756302208" = 1/13803492711435207636074319815126044416" = 1/27606985422870415272148639630252088832" = 1/552139708457408305442972792605041776" = 1/11042794169148166108859455852100755552" = 1/2208558833829633221771891170420151104" = 1/4417117667659266443543782340840302208" = 1/88342353353185328870875646816806044416" = 1/176684706706370657741751293633612088832" = 1/353369413412741315483502587267241776" = 1/7067388268254826309670051745344835552" = 1/1413477653650965261934010349068971104" = 1/2826955307301930523868020698137942208" = 1/56539106146038610477360413962758844416" = 1/113078212292077220954720827925517688832" = 1/2261564245841544419094416548510357776" = 1/4523128491683088838188833097020755552" = 1/904625698336617767637766619404151104" = 1/1809251396673235535275533288008302208" = 1/36185027933464710705510665760166044416" = 1/72370055866929421411021331520332088832" = 1/1447401117338588428220426630406641776" = 1/28948022346771768564408532608132955552" = 1/578960446935435371288170652162651104" = 1/1157920893870870742576341304325302208" = 1/23158417877417414851526826086506044416" = 1/46316835754834829703053652173012088832" = 1/926336715096696594061073043460241776" = 1/18526734311933931881221460869204755552" = 1/3705346862386786376244292173840951104" = 1/7410693724773572752488584347681902208" = 1/14821387455547145504977168695363844416" = 1/29642774911094291009954337390727688832" = 1/592855498221885820199086747814557776" = 1/11857109964437716403981734956291155552" = 1/2371421992887543280796346991258231104" = 1/4742843985775086561592693982516462208" = 1/94856879715501731231853879650329244416" = 1/18971375943100346246370775930065888832" = 1/379427518862006924927415518601317776" = 1/7588550377240138498548303772026355552" = 1/151771007544802769970966075440531104" = 1/303542015089605539941932150881062208" = 1/6070840301792110798838643017621444416" = 1/12141680603584221597677286035242888832" = 1/242833612071684319553545720704857776" = 1/4856672241433686391070914414097155552" = 1/971334448286737278214182882819431104" = 1/194266897657347455642836576563862208" = 1/3885337953146949112856731531277244416" = 1/7770675906293898225713463062554488832" = 1/155413518125877964514268661250897776" = 1/3108270362517559290285373225017955552" = 1/621654072503511858057074645003591104" = 1/1243308145007023716114149290007182208" = 1/2486616290014047432228298580014444416" = 1/497323258002809486445659716002888832" = 1/9946465160056189728913194320057776" = 1/198929303201123794578263886401155552" = 1/39785860640224758915652777280231104" = 1/79571721280449517831305554560462208" = 1/1591434425608990356626111091209244416" = 1/3182868851217980713252222182418488832" = 1/636573770243596142650444436483697776" = 1/12731475404871922853008888729673955552" = 1/254629508097438457060177774593491104" = 1/509259016194876914120355549186982208" = 1/10185180323897538282407109837397444416" = 1/2037036064779507656481421967479488832" = 1/407407212955901531296284393495897776" = 1/8148144259118030625925687869917955552" = 1/162962885182360612518513757398351104" = 1/325925770364721225037027514796702208" = 1/6518515407294424500740550295934044416" = 1/13037030814588849001481100591868088832" = 1/26074061629177698002962201183737776" = 1/521481232583553960059244023674755552" = 1/10429624651671079201184880473491104" = 1/20859249303342158402369760946982208" = 1/4171849860668431680473952189339444416" = 1/834369972133686336094790437867888832" = 1/16687399442673726718895808757357776" = 1/333747988853474534377916175147155552" = 1/66749597770694906875583235029431104" = 1/133499195541389813751166470058862208" = 1/2669983910827796275023329401177244416" = 1/5339967821655592550046658802354488832" = 1/1067993564331118510009331760470897776" = 1/2135987128662237020018635420941955552" = 1/427197425732447



RECEIVED

AUG 6 2009

CITY OF PLANNING DIVISION  
DEPT. OF PLANNING & ZONING

- NOTES**
1. REFER TO SHEET Z-10 FOR TREE REMOVAL PLAN
  2. REFER TO SHEET Z-6 FOR EQUIPMENT DIMENSIONS
  3. REFER TO SHEET Z-10 FOR LANDSCAPING PLAN

**PROJECT DATA**

TELECOMMUNICATIONS COMPOUND AREA	= 480 SF (0.01 AC) (LEASE AREA)
TOTAL PROJECT DISTURBED AREA	= 2,200 SF (0.05 AC)
TOTAL PROJECT IMPERVIOUS AREA	= 1,220 SF (0.03 AC)
TOTAL PROJECT VEGETATIVE AREA	= 400 SF (0.02 AC)

**EXISTING CONDITIONS**

ALL EXISTING BUILDINGS AND STRUCTURES ON THE PROPERTY ARE TO REMAIN.

**STORM WATER MANAGEMENT WAIVER REQUEST**

A STORMWATER MANAGEMENT WAIVER IS REQUESTED FOR THIS PROJECT. THIS PROJECT HAS A TOTAL DISTURBED AREA OF 1987 SF AND DOES NOT REQUIRE STORMWATER MANAGEMENT IN ACCORDANCE WITH CHESAPEAKE BAY PRESERVATION ORDINANCE 11B. THIS PROJECT QUALIFIES FOR AN EXEMPTION FROM STORMWATER MANAGEMENT, THE SW RUNOFF DOES NOT SIGNIFICANTLY INCREASE THE WATER QUANTITY VOLUME.

**LINE TYPES**

TREE PROTECTION: TYP — TYP — TYP

LIMIT OF RETENTION/JULY FENCE: ————

UTILITY: ————

PROPOSED 7' CONCRETE LINE: ————

PROPOSED 9' CONCRETE LINE: ————

PROPOSED SPOT ELEVATION: (ELEV.)

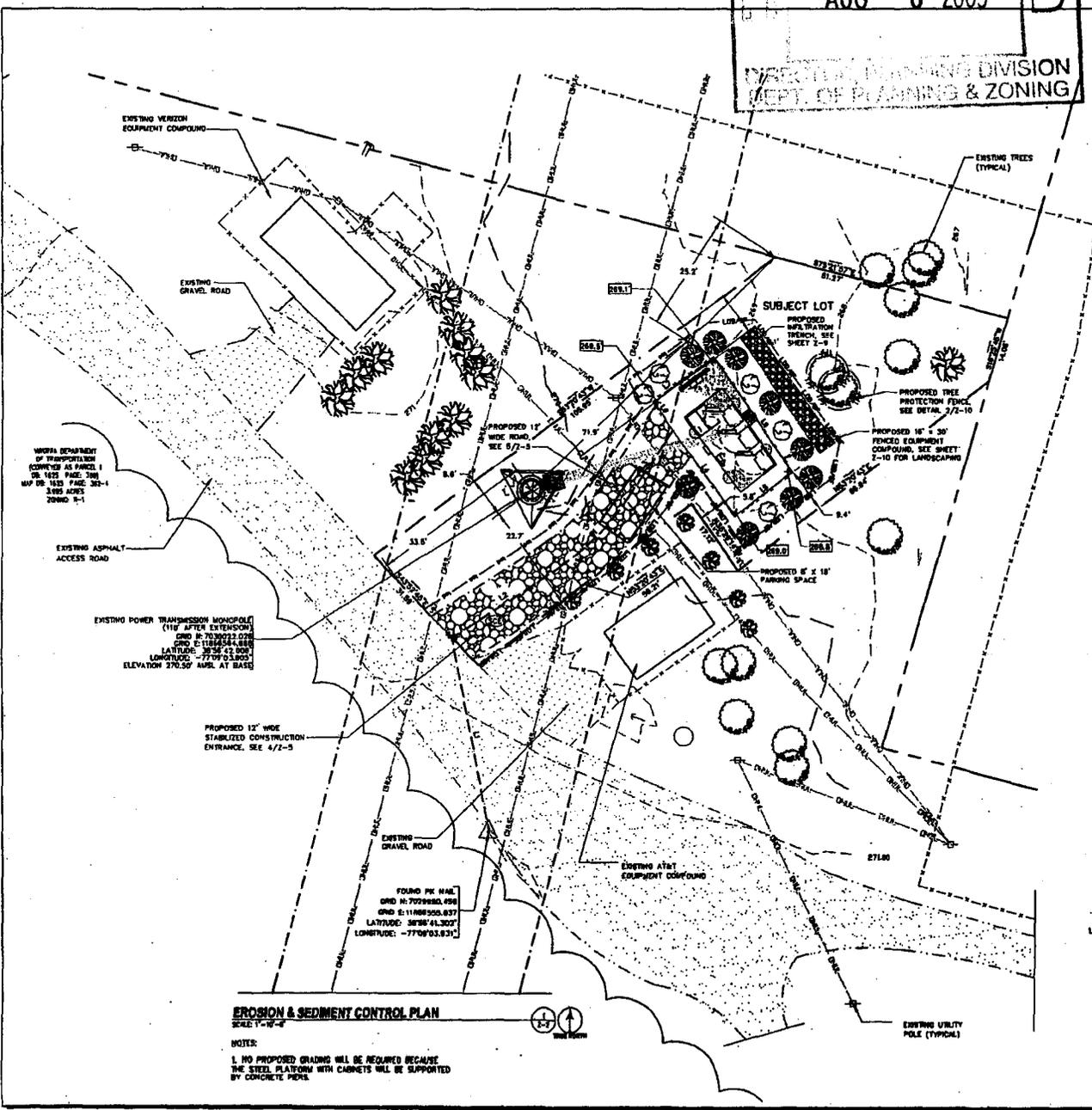
- LEGEND**
- EXISTING TREES
  - EXISTING TREES
  - ⊗ TREES TO BE REMOVED
  - ⊙ PROPOSED TREES

**BUILDING SETBACKS**

	EXISTING	PROPOSED
FRONT YARD (SOUTH)	N/A	8.0'
REAR YARD (NORTH)	N/A	26.2'
SIDE YARD (EAST)	N/A	9.4'
SIDE YARD (WEST)	N/A	8.1'

**EXISTING UTILITY TRANSMISSION POLE**

	EXISTING
FRONT YARD (SOUTH)	33.0'
REAR YARD (NORTH)	71.0'
SIDE YARD (EAST)	22.7'
SIDE YARD (WEST)	8.0'
CLOSEST ROAD	33.0'
CLOSEST RESIDENCE	280.2'



**EROSION & SEDIMENT CONTROL PLAN**  
SCALE 1" = 10'-0"

**NOTES:**

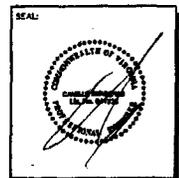
1. NO PROPOSED GRADING WILL BE REQUIRED BECAUSE THE STEEL PLATFORM WITH CABINETS WILL BE SUPPORTED BY CONCRETE PIERS.



1078 Dye Street, N.W. Suite 200  
WASHINGTON, D.C. 20006  
PHONE: (202) 468-8888  
FAX: (202) 468-9981

**SUBMITTALS**

DATE	DESCRIPTION	REV.
05-05-08	ISSUE PERMIT	A
05-17-08	FINAL ISSUE	B
06-17-08	RELOCATE EQUIPMENT	1
07-29-08	DOMINION COMMENTS	2
08-13-08	DOMINION COMMENTS	3
08-14-08	COUNTY COMMENTS	4
07-27-08	LOCAL LANDSCAPING	5
07-13-09	COUNTY COMMENTS	6
07-23-09	COUNTY COMMENTS	7



Y-MOBILE NORTHEAST LLC

12080 BALTIMORE AVENUE  
BELTSVILLE, MD 20705  
PHONE: (301) 264-8000

PROJECT NO: 1042-023  
DESIGNER: TMF  
ENGINEER: R.C.

SCALE:  
GRAPHIC SCALE IN INCHES

WACSWF  
DOMINION TOWER #95/NDOT  
ACCESS ROAD  
OFF COLONIAL FARM ROAD  
MCLEAN, VA 22101

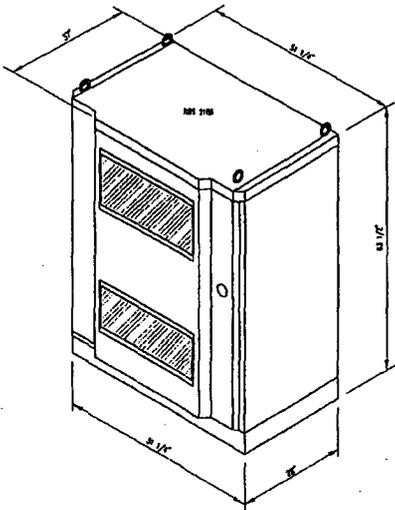
Z332 PLAN SPECIAL EXCEPTION  
SPECIAL PERMIT PLAN

TITLE:  
**EROSION AND SEDIMENT CONTROL PLAN**

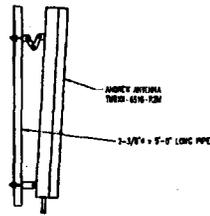
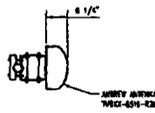
SHEET NUMBER:  
**Z-2**

177-808-19

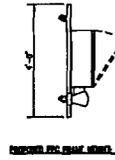
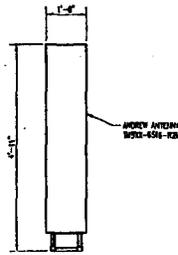




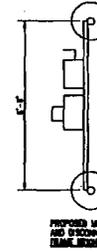
EQUIPMENT DETAIL  
SCALE: ALL  
①



ANTENNA DETAIL  
SCALE: 3/4" = 1'-0"  
①



PROPOSED METER AND MOUNTING FRAME HEIGHT: 6'



PROPOSED METER AND MOUNTING FRAME HEIGHT: 6'

DETAILS  
SCALE: 1/2" = 1'-0"  
①



1678 Eye Street, N.W. Suite 200  
WASHINGTON, D.C. 20005  
PHONE: (202) 462-0900  
FAX: (202) 462-0901

SUBMITTALS		
DATE	DESCRIPTION	REV
05-09-08	ZONING REVIEW	1
06-17-08	FINAL DESIGN	2
06-18-08	RELOCATE EQUIPMENT	1
07-22-08	PROVIDE COMMENTS	2
10-15-08	OWNER COMMENTS	3
06-11-09	COUNTY COMMENTS	4
07-27-09	UPDATE LANDSCAPE	5
07-13-09	COUNTY COMMENTS	6
07-13-09	COUNTY COMMENTS	7



T-MOBILE NORTHEAST LLC  
12000 BALTIMORE AVENUE  
BELTSVILLE, MD 20705  
PHONE: (240) 294-0600

PROJECT NO: 1042423  
DESIGNER: J.D.S.  
ENGINEER: C.S.

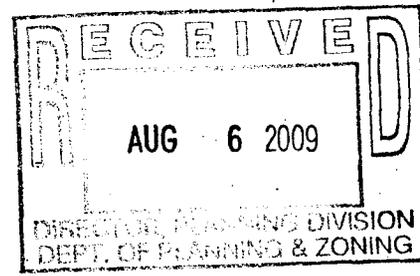
SCALE:  
0 1/2 1  
GRAPHIC SCALE IN INCHES

WAC300F  
DOMINION TOWER #95VDOT  
ACCESS ROAD  
OFF COLONIAL FARM ROAD  
MCLEAN, VA 22101

2232 PLAN SPECIAL EXCEPTION  
SPECIAL PERMIT PLAN

WFL:  
EQUIPMENT DETAILS

SHEET NUMBER:  
Z-4



2232-2008-19



**SEQUENCE OF CONSTRUCTION**

1. NOTIFY SEDIMENT CONTROL INSPECTOR 24 HOURS PRIOR TO START OF CONSTRUCTION.
2. PERFORM CLEARING AND GRUBBING REQUIRED FOR INSTALLATION OF PERIMETER CONTROLS.
3. INSTALL PERIMETER CONTROLS, NOTIFY SEDIMENT CONTROL INSPECTOR AND OBTAIN APPROVAL BEFORE PROCEEDING FURTHER.
4. COMPLETE ALL REQUIRED CLEARING AND GRUBBING.
5. COMPLETE ROAD GRADING.
6. COMPLETE ROUGH GRADING FOR REMAINDER OF SITE.
7. INSTALL UTILITIES UNLESS OTHERWISE NOTED ON THE PLAN.
8. COMPLETE UTILITIES INSTALLATION.
9. COMPLETE FINAL GRADING, STABILIZATION, AND LANDSCAPING.
10. NOTIFY SEDIMENT CONTROL INSPECTOR AND OBTAIN APPROVAL TO REMOVE SEDIMENT AND EROSION CONTROL DEVICES.

REQUIRED CONSTRUCTION SCHEDULE					
ACTIVITY	WEEK	WEEK 2	WEEK 3	WEEK 4	WEEK 5
SEDIMENT CONTROL INSPECTOR MUST BE CONTACTED 24 HRS BEFORE THE INSTALLATION OF EROSION & SEDIMENT CONTROL MEASURES					
SITE WORK AND CONSTRUCT CHESION					
INSTALLATION OF ANTENNAS & EQUIPMENT					
ELECTRICAL WORK					
PERMANENT GRASSING & LANDSCAPING					
SEDIMENT CONTROL INSPECTOR MUST BE NOTIFIED PRIOR TO REMOVAL OF EROSION & SEDIMENT CONTROL MEASURES					

- NOTE:  
 FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN:
- (A) SEVEN CALENDAR DAYS FOR ALL PERIMETER CONTROLS, DICES, SNAILES, DIVICES, PERIMETER SLOPES AND ALL SLOPES GREATER THAN 3 HORIZONTAL TO 1 VERTICAL (3:1) AND FOURTEEN DAYS AS TO OTHER DISTURBED OR GRADED AREAS IN THE PROJECT SITE.
  - (B)

**SITE WORK GENERAL NOTES:**

1. ALL SITE WORK SHALL BE AS INDICATED ON THE DRAWMINGS.
2. ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES WHERE ENCOUNTERED IN THE WORK, SHALL BE PROTECTED AT ALL TIMES, AND WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, SHALL BE RELOCATED AS DIRECTED BY THE OWNER.
3. ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES WHICH INTERFERE WITH THE EXECUTION OF THE WORK, SHALL BE REMOVED AND/OR CAPPED, PLUGGED OR OTHERWISE DISCONNECTED AT POINTS WHICH WILL NOT INTERFERE WITH THE EXECUTION OF THE WORK, SUBJECT TO THE APPROVAL OF THE CONSTRUCTION MANAGER AND UTILITY COMPANY.
4. CONTRACTOR SHALL MINIMIZE DISTURBANCE TO EXISTING SITE DURING CONSTRUCTION.

**EXCAVATION & GRADING NOTES:**

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

**GENERAL EROSION AND SEDIMENT CONTROL NOTES**

1. UNLESS OTHERWISE INDICATED, ALL VEGETATIVE AND STRUCTURAL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CONSTRUCTED AND MAINTAINED ACCORDING TO MINIMUM STANDARDS AND SPECIFICATIONS OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK.
2. THE CONTRACTOR SHALL APPLY PERMANENT OR TEMPORARY SOIL STABILIZATION TO ALL BARRIED OR DISTURBED AREAS WITHIN 7 DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. SOIL STABILIZATION MUST ALSO BE APPLIED TO DISTURBED AREAS WHICH MAY NOT BE AT FINAL GRADE BUT WHICH WILL REMAIN UNSTABILIZED FOR LONGER THAN 30 DAYS. SOIL STABILIZATION MEASURES INCLUDE VEGETATIVE ESTABLISHMENT, MULCHING, AND THE EARLY APPLICATION OF GRAVEL BASE MATERIAL ON AREAS TO BE PAVED.
3. ALL SEDIMENT AND CONTROL MEASURES ARE TO BE PLACED PRIOR TO OR AS THE FIRST STEP IN LAND DISTURBANCE.
4. THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES PERIODICALLY AND AFTER EACH SIGNIFICANT WEATHER EVENT. ANY NECESSARY REPAIRS TO MAINTAIN THE EFFECTIVENESS OF THE EROSION CONTROL, REMOVAL AND CLEANUP OF THE SEDIMENTATION ARE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE MADE IMMEDIATELY.
5. THE CONTRACTOR SHALL LIMIT SITE ACCESS BY CONSTRUCTION VEHICLES TO AREAS PROTECTED BY A STONE CONSTRUCTION ENTRANCE (MESH STD. A SPEC. 3.02) OR AN EQUIPPED COMPARTABLE CONTROL MEASURE. SEDIMENT SHALL BE REMOVED FROM PAVED AREAS ON A DAILY BASIS.
6. STOCKPILES OF SOIL AND OTHER EROSION MATERIALS SHALL BE STABILIZED OR PROTECTED WITH SEDIMENT TRAPPING MEASURES. THE CONTRACTOR IS RESPONSIBLE FOR THE TEMPORARY PROTECTION AND PERMANENT STABILIZATION FOR STOCKPILES ON SITE AS WELL AS FOR MATERIALS TRANSPORTED FROM THE PROJECT SITE.
7. THE CONTRACTOR SHALL MONITOR AND TAKE PRECAUTIONS TO CONTROL DUST, INCLUDING BUT NOT LIMITED TO THE USE OF WATER, MULD, OR CHEMICAL DUST SUPPRESSANTS AND CONTROL OF CONSTRUCTION SITE TRAFFIC.
8. EFFLUENT FROM WEATHERING OPERATIONS SHALL BE FILTERED OR PASSED THROUGH AN APPROVED SEDIMENT TRAPPING DEVICE, OR SOIL, AND DISCHARGED IN A MANNER THAT DOES NOT IMMEDIATELY AFFECT ADJACENT PROPERTIES, NEIGHBORS, UNDERWAYS OR THE STORM DRAINAGE SYSTEM.
9. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION AND MAINTENANCE OF ANY ADDITIONAL CONTROL MEASURES NECESSARY TO PREVENT EROSION AND SEDIMENTATION AS DETERMINED NECESSARY BY THE PLAN APPROVED AUTHORITY.
10. TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES ARE NOT TO BE REMOVED UNTIL ALL DISTURBED AREAS ARE STABILIZED. AFTER STABILIZATION IS COMPLETE, ALL MEASURES SHALL BE REMOVED WITHIN 30 DAYS. TRAPPED SEDIMENT SHALL BE SPREAD AND SEED.

**PERMANENT SEEDING  
 SITE SPECIFIC SEEDING MIXTURES FOR COASTAL PLAN AREA**

MATERIAL NAME / LAYER	TOTAL LBS. PER ACRE
<b>MINERAL CURE LAYER</b>	
COMMERCIAL OR RESIDENTIAL KENTUCKY 31 OR TUFF-TYPE TALL FESCUE OR	115-170 LBS.
COMMON BERMUDAGRASS **	75 LBS.
<b>LOW MAINTENANCE LAYER</b>	
KENTUCKY 31 OR TUFF-TYPE TALL FESCUE OR	200-250 LBS.
HYBRID BERMUDAGRASS (SEED) **	40 LBS. (UNRAILED)
OR	30 LBS. (RAILED)
HYBRID BERMUDAGRASS (BY OTHER VEGETATIVE ESTABLISHMENT METHOD, SEE STD. B SPEC. 3.34)	
<b>GENERAL SLOPE (3:1 OR LESS)</b>	
KENTUCKY 31 FESCUE	170 LBS.
RED TOP GRASS	2 LBS.
SEASONAL NURSE CROP *	70 LBS.
	150 LBS.
<b>LOW MAINTENANCE SLOPE (GREATER THAN 3:1)</b>	
KENTUCKY 31 FESCUE	95-100 LBS.
COMMON BERMUDAGRASS **	0-5 LBS.
RED TOP GRASS	2 LBS.
SEASONAL NURSE CROP *	70 LBS.
SENCEA LESPEDeza **	20 LBS.
	150 LBS.

- \* USE SEASONAL NURSE CROP IN ACCORDANCE WITH SEEDING DATES AS STATED BELOW:
- FEBRUARY, MARCH THROUGH APRIL: ANNUAL RYE
- MAY YET THROUGH AUGUST: FORTAL MILLET
- SEPTEMBER, OCTOBER THROUGH NOVEMBER 15TH: ANNUAL RYE
- NOVEMBER 16TH THROUGH JANUARY: WINTER RYE

- \*\* MAY THROUGH DECEMBER, USE RAILED SEED. ALL OTHER SEEDING PERIODS, USE UNRAILED SEED. SEEDING UNRAILED SEED MAY BE APPLIED TO ANY SLOPE OR LOW-MAINTENANCE WITH DRAINAGE MARKER SEEDING PERIODS, AND 10-20 LBS./ACRE IN UNRAILS.
1. **IMPROVING**
    - WHERE TOPSOIL IS REQUIRED OR ADVERSE SOIL CONDITIONS A MINIMUM OF 4" OF TOPSOIL SHOULD THE TOPSOIL SHOULD CONTAIN A MINIMUM OF 30% FINE FRAMED MATERIAL (SILT AND CLAY AND 1.0% FINE ORGANIC MATTER).
  2. **LIME AND FERTILIZERS**
    - A. LIME - 40% FINE FERTILIZED AGRICULTURE GRADE LIMESTONE (10 LBS./1000 SQ) OR EQUIVALENT AT THE RATE OF 2 TONS PER ACRE.
    - B. FERTILIZER - 1000 LBS. PER ACRE OF 16, 20, 10 FERTILIZER OR EQUIVALENT. IF SOILS ARE UNIFORM, IT IS DESIRABLE TO HAVE LIME FERTILIZER RECOMMENDATIONS BASED ON SOIL TESTS.

3. **MULCHING**
  - A. MULCH - MULCH WITH ANY OF THE MATERIALS LISTED BELOW AND AT THE RATE INDICATED. SPECIFICATIONS SHOULD BE MET WITHIN AND AT A RATE THAT PERMITS NO MORE THAN 25/100 OF THE CREAM SHOWING THROUGH THE MULCH.
  - B. MULCHING IS REQUIRED ON ALL SLOPES EXCEEDING 20% SLOPE.
    1. STRAW 1 TO 2 TONS DEPENDING ON SEASON AND METHOD OF APPLICATION
    2. WOOD PEDI MATERIALS 1000 LBS. PER ACRE.

4. **MAINTENANCE**
  - A. IRRIGATION - IF SOIL MOISTURE IS DEFICIENT, SUPPLY NEW SEEDING AND PLANTINGS WITH ADEQUATE WATER FOR PLANT GROWTH UNTIL THEY ARE FIRMLY ESTABLISHED.
  - B. REPAIR - INSPECT ALL AREAS FOR PLANTING FAILURES AND MAKE NECESSARY REPAIRS. REPLACEMENTS AND RESEEDING WITHIN THE PLANTING SEASON IF POSSIBLE.
  - C. LIME AND FERTILIZER SHALL BE APPLIED UNDER A REGULAR PROGRAM THAT IS BASED ON SOIL FERTILITY TESTS AND ON THE USE AND GENERAL APPEARANCE OF THE VEGETATIVE COVER DURING SUBSEQUENT GROWING SEASONS.

PLANTING DATES	SEEDS	SEEDING RATE (LBS./ACRE)
SEPT. 1 - FEB. 15	50/50 MIX OF ANNUAL KENTUCKY 31 & CEREAL (WINTER) RYE (DECALE CEREAL)	50 - 100
FEB. 16 - APR. 30	ANNUAL RYEGRASS (ALONG WITH PLUMB) CEREAL MIXTURE (DECALE TRUCK)	50 - 100
MAY 15 - AUG. 31		50

5. **MAINTENANCE**
  - A. IRRIGATION - IF SOIL MOISTURE IS DEFICIENT, SUPPLY NEW SEEDING AND PLANTINGS WITH ADEQUATE WATER FOR PLANT GROWTH UNTIL THEY ARE FIRMLY ESTABLISHED.
  - B. REPAIR - INSPECT ALL AREA FOR PLANTING FAILURES AND MAKE NECESSARY REPAIRS.

**OUTFALL NARRATIVE**

**PROJECT DESCRIPTION:**  
 THIS PROJECT PROPOSES INSTALLATION OF 3 PANEL ANTENNAS ON PROPOSED 10' EXTENSION OF EXISTING 100' UTILITY POWER POLE AND INSTALLATION OF PCS COMMUNICATION EQUIPMENT ON NEW 10'x20' STEEL PLATFORM INSIDE NEW 16'x20' FORCED ENCLOSURE, APPROXIMATELY 1987 SQ. FT. OF LAND WILL BE DISTURBED.

**STORMWATER MANAGEMENT:**  
 SINCE THE DISTURBED AREA IS LESS THAN 2500 SQ. FT., NO STORMWATER MANAGEMENT FACILITIES REQUIRED.

**CHESAPEAKE RAYBAMP'S:**  
 THIS PROJECT HAS A TOTAL DISTURBED AREA OF 1987 SQ. FT. AND DOES NOT REQUIRE STORMWATER MANAGEMENT IN ACCORDANCE WITH CHESAPEAKE BAY PRESERVATION ORDINANCE 11A.

**SITE DESCRIPTION:**  
 THE SITE IS ALONG CIA ACCESS ROAD OFF COLONIAL FARM ROAD AND GEORGETOWN PKWY. NEXT TO LANGLEY FORK PARK. THE SITE IS PARTIALLY TREED AND MODERATELY SLOPING.

**OUTFALL:**  
 THE SURFACE RUNOFF FROM THE SITE IS TRANSPORTED AS SHEET FLOW TOWARD NORTHEAST OF THE SITE TO A VEGETATED BUFFER, WHICH IMPROVES WATER QUALITY THROUGH ABSORPTION AND INFILTRATION, NO STORMWATER MANAGEMENT FACILITY OR OUTFALL IS PROPOSED.

**OVERLAND FLOW:**  
 TELECOMMUNICATION EQUIPMENT COMPOUND WILL BE ABOVE GROUND SUPPORTED BY CONCRETE PERS. NO OVERLAND RELIEF REQUIRED.

**SUMMARY:**  
 DUE TO THE NEGIGIBLE INCREASE IN POST DEVELOPMENT RUNOFF, THIS DEVELOPMENT SHOULD NOT NEGATIVELY IMPACT THE DOWNSTREAM DRAINAGE SYSTEM.

1878 Eye Street, N.W. Suite 200  
 WASHINGTON, D.C. 20005  
 PHONE: (202) 462-0900  
 FAX: (202) 462-0901

SUBMITTALS		
DATE	REVISION	REV.
08-04-09	ISSUE REVIEW	1
08-17-09	FINAL DESIGN	2
08-17-09	SELECTIVE COMMENT	1
08-27-09	ISSUE COMMENT	1
08-31-09	ISSUE COMMENT	1
08-31-09	COUNTY COMMENTS	1

SEAL:

T-MOBILE NORTHEAST LLC

12880 BALTIMORE AVENUE  
 BELTVILLE, MD 20785  
 PHONE: (304) 264-8888

PROJECT NO:	1042-423
DESIGNER:	TMF
ENGINEER:	R.C.

SCALE:  
 1" = 1/2' = 1  
 GRAPHIC SCALE IN INCHES

WACADDF  
 DOMINION TOWER #85VDOT  
 ACCESS ROAD  
 OFF COLONIAL FARM ROAD  
 MCLAN, VA 22101

2232 PLAN SPECIAL EXCEPTION  
 SPECIAL PERMIT PLAT

TITLE:  
 CIVIL NOTES

SHEET NUMBER:  
 2-8

RECEIVED

AUG 6 2009

DIVISION OF PLANNING DIVISION  
 DEPT. OF PLANNING & ZONING

2232-008-19



1070 Bye Street, N.W. Suite 200  
 WASHINGTON, D.C. 20005  
 PHONE: (202) 462-0200  
 FAX: (202) 462-0901

SUBMITTALS		
DATE	DESCRIPTION	REV.
02-26-09	ISSUE REVIEW	1
03-17-09	FINAL REVIEW	1
03-17-09	RELOCATE EQUIPMENT	1
07-23-09	CONTRACT COMMENTS	2
08-13-09	CONTRACT COMMENTS	3
08-17-09	COUNTY COMMENTS	4
07-27-09	CONTRACT COMMENTS	5
07-13-09	COUNTY COMMENTS	6
07-13-09	COUNTY COMMENTS	7



T-NORLE NORTHEAST LLC  
 12050 BALTIMORE AVENUE  
 EUSTONVILLE, MD 20758  
 PHONE: (240) 254-8480

PROJECT NO: 1042.423  
 DESIGNER: TMF  
 ENGINEER: R.C.

SCALE:  

 GRAPHIC SCALE IN INCHES

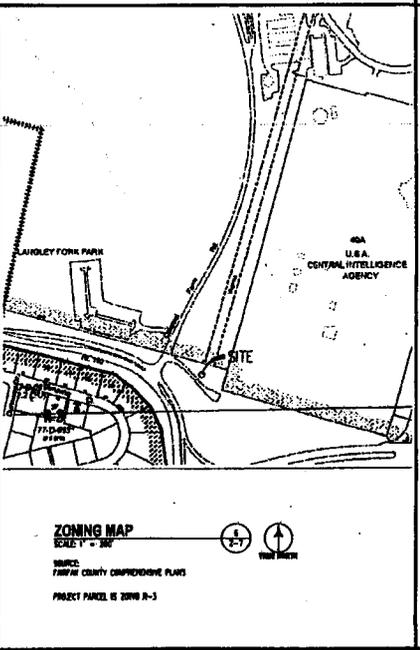
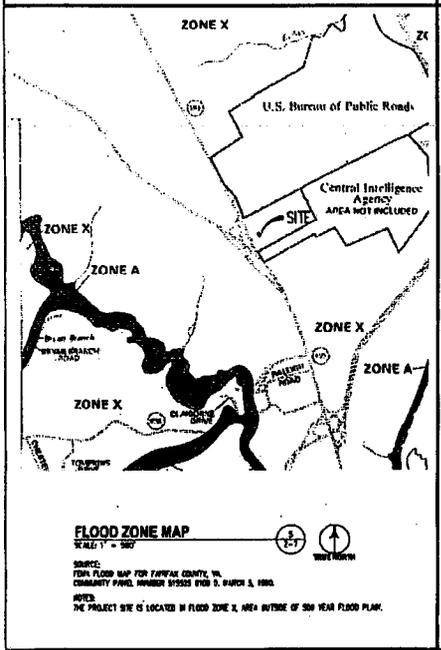
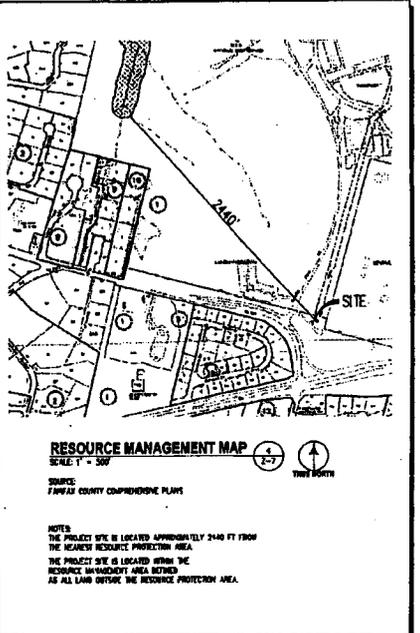
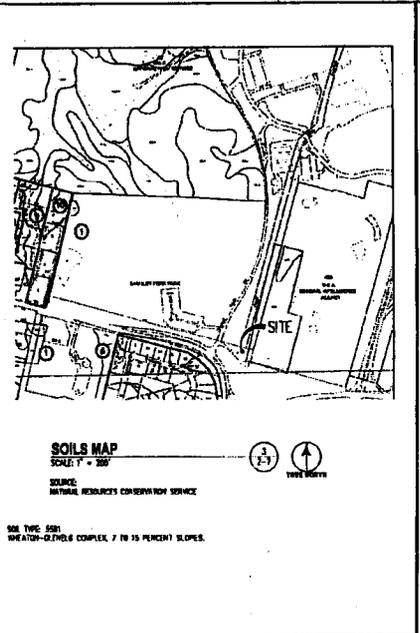
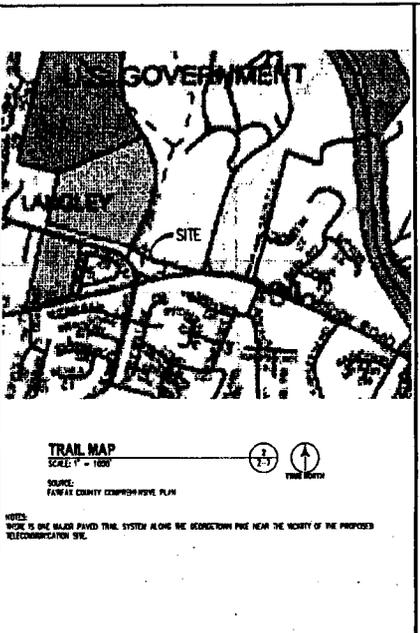
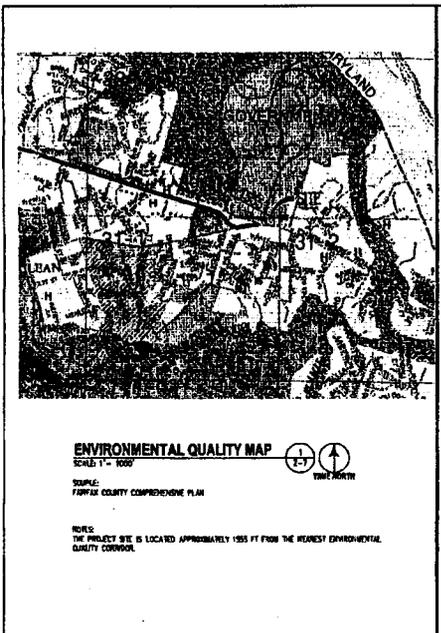
WAC300F  
 DOMINION TOWER #95VDOT  
 ACCESS ROAD  
 OFF COLONIAL FARM ROAD  
 MCLEAN, VA 22101

Z332 PLAN SPECIAL EXCEPTION  
 SPECIAL PERMIT PLAN

TITLE:  
 CIVIL MAPS  
 AND NOTES

SHEET NUMBER:  
 Z-7

225-7971  
 108-19



**GENERAL NOTES:**

- 1) THERE ARE NO PROPOSED IMPROVEMENTS TO THE PUBLIC RIGHT(S) OF WAY.
- 2) THE PROPERTY IS SERVED BY PUBLIC WATER AND SEPTIC.
- 3) THERE ARE NO PROPOSED STORM WATER MANAGEMENT FACILITIES.
- 4) EXISTING TREES (APPROX 2) WILL BE REMOVED FOR CONSTRUCTION PURPOSES.

RECEIVED

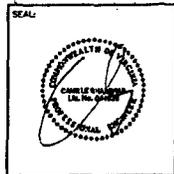
AUG 6 2009

PLANNING DIVISION  
 DEPT. OF PLANNING & ZONING



1876 Gyn Street, N.W., Suite 300  
 WASHINGTON, D.C. 20009  
 PHONE: (202)468-8999  
 FAX: (202)468-8961

SUBMITTALS		
DATE	DESCRIPTION	REV.
03-09-08	2DING REVIEW	A
05-17-08	FINAL 2DING	0
06-17-08	RELOCATE EQUIPMENT	1
07-25-08	CONDUCT COMMENTS	2
08-13-08	CONDUCT COMMENTS	3
08-17-08	COUNTY COMMENTS	4
08-27-08	UPDATE LANDSCAPING	5
07-13-09	COUNTY COMMENTS	6
07-23-09	COUNTY COMMENTS	7



T-MOBILE NORTHEAST LLC  
 12890 BALTIMORE AVENUE  
 BALTIMORE, MD 21286  
 PHONE: (240) 284-8889

PROJECT NO: 1042-423  
 DESIGNER: R.S.  
 ENGINEER: C.S.

SCALE:  
 1" = 1/2" VERTICAL  
 GRAPHIC SCALE IN INCHES

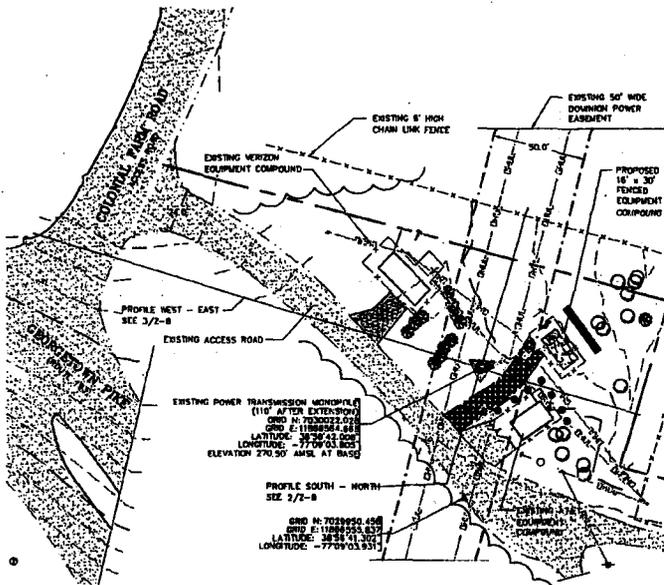
WAC300P  
 DOMINION TOWER #95VDOT  
 ACCESS ROAD  
 OFF COLONIAL FARM ROAD  
 MCLEAN, VA 22101

2232 PLAN SPECIAL EXCEPTION  
 SPECIAL PERMIT PLAN

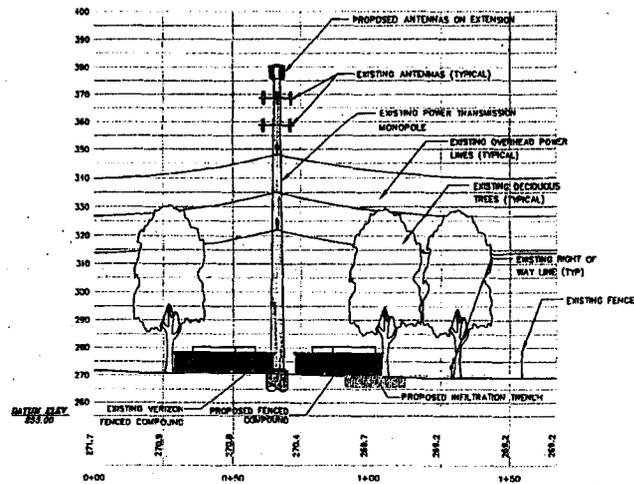
TITLE:  
**SITE PLAN  
 AND PROFILES**

SHEET NUMBER:  
**Z-8**

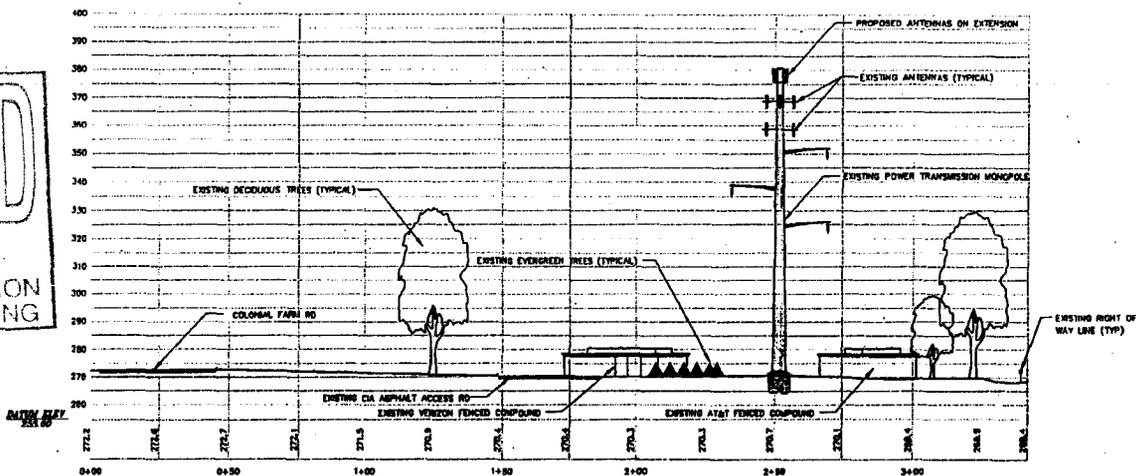
2232-D08-19



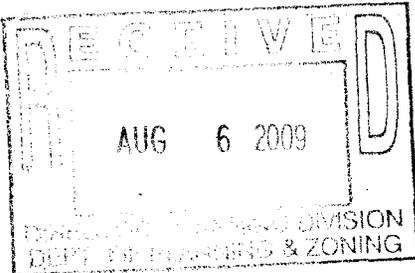
**SITE PLAN**  
 SCALE: 1"=30'-0"

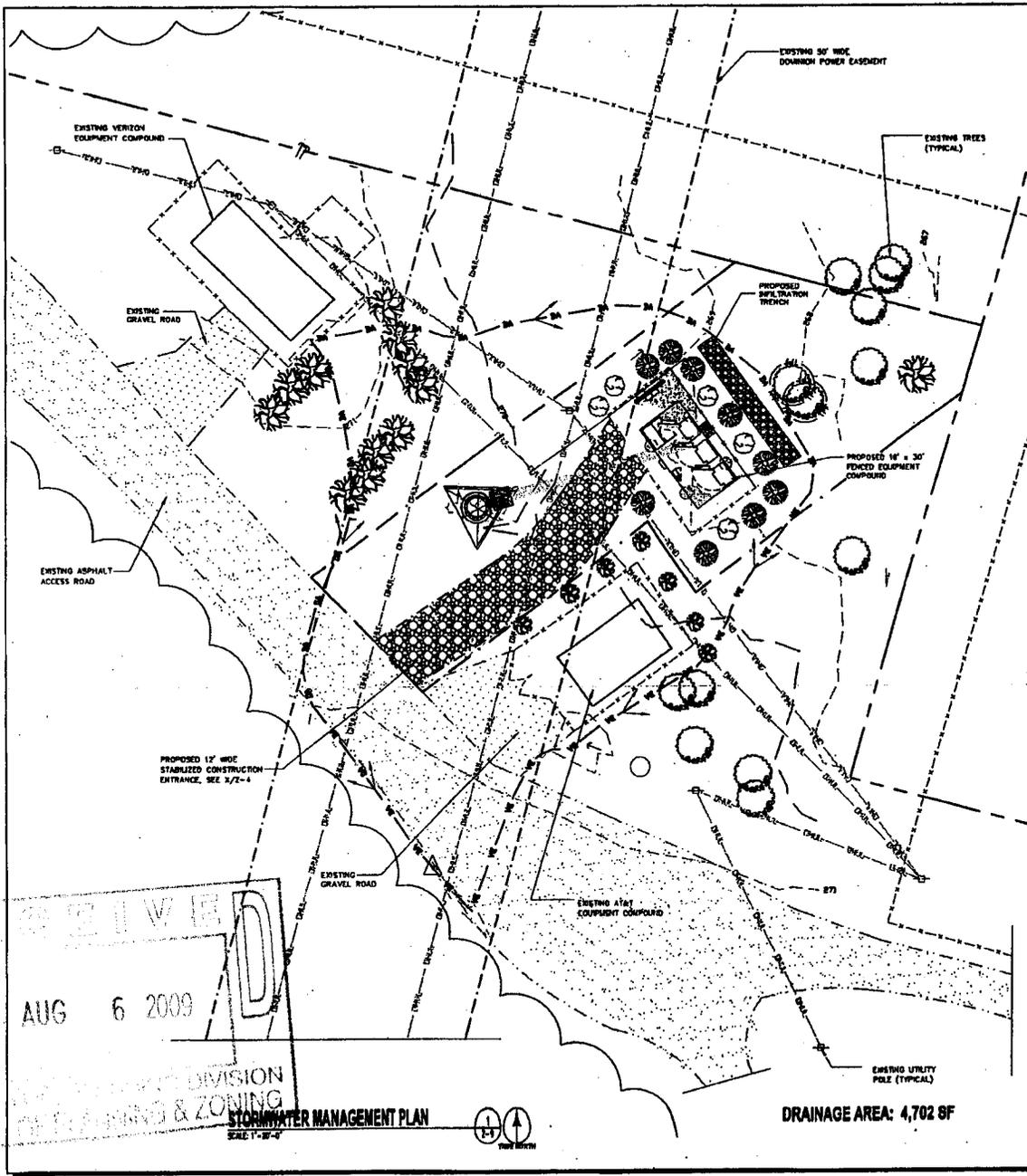


**SITE PROFILE  
 SOUTH - NORTH**  
 SCALE: 1"=4'-0" HORIZONTAL  
 SCALE: 1"=10'-0" VERTICAL



**SITE PROFILE  
 WEST - EAST**  
 SCALE: 1"=4'-0" HORIZONTAL  
 SCALE: 1"=10'-0" VERTICAL





DRAINAGE AREA: 4,702 SF

**PROJECT SIZE: < 2500 SF DISTURBED AREA**

**OVERVIEW:**  
THIS PROJECT HAS A TOTAL DISTURBED AREA OF 2,500 SF AND DOES NOT REQUIRE STORMWATER MANAGEMENT IN ACCORDANCE WITH CHESTERFARE BAY PRESERVATION ORDINANCE 11E.

**NOTES:**  
THIS PROJECT HAS MINIMAL INCREASE IN RUNOFF. HOWEVER, AN INFILTRATION TRENCH HAS BEEN PROPOSED WITH THE STORAGE VOLUME FOR INCREASE IN RUNOFF DUE TO THIS PROJECT.

**STORM WATER CALCULATIONS**

**ANALYSIS:**  
ANALYZE USING RATIONAL METHOD PEAK FLOWS

**RESULTS:**  
FOR 10 YR STORM EVENT FOR TIME OF CONCENTRATION OF 8 MINUTES.  
PEAK DISCHARGE (Qp10)

CONCLUSION:	PRE DEVELOPMENT	POST DEVELOPMENT	NET INCREASE
	0.59 CFS	0.59 CFS	0.00 CFS

THE NET INCREASE FOR THE 10 YR STORM EVENT IS REPORTED AS LESS THAN 0.1 CFS OR BELOW CALCULATION LIMITS BY RATIONAL METHOD PEAK FLOWS. THESE CALCULATIONS SHOW THAT THERE IS NO SIGNIFICANT INCREASE IN THE WATER QUANTITY VOLUME FOR THE PURPOSES OF VIRGINIA STORM WATER MANAGEMENT.

**STORM WATER MANAGEMENT NARRATIVE SUMMARY**

THE DRAINAGE AREA FOR THE SITE IS 7,548 SF (0.1732 AC.). THE PRE-DEVELOPMENT DRAINAGE AREA FOR THE PROPOSED SITE AREA CONSISTS OF EXISTING GRASS AND TREE 5,427 SF (0.1246 AC.) AND IMPERVIOUS AREA 2,119 SF (0.0486 AC.). THE POST-DEVELOPMENT DRAINAGE AREA FOR THE PROPOSED SITE AREA CONSISTS OF EXISTING GRASS AND TREE AREA 4,207 SF (0.0965 AC.), TOTAL IMPERVIOUS AREA 3,338 SF (0.0767 AC.). THE AVERAGE SLOPE THROUGHOUT THE SITE IS APPROXIMATELY 0.1% IN THE INCREASE OF PEAK DISCHARGE FOR 10 YR STORM WITH USE OF CONCENTRATION OF 8 MIN. THIS FOUND TO BE INCREASED BY 0.10 CFS BY RATIONAL METHOD PEAK FLOWS, WHICH IS NOT SIGNIFICANT. THE OVERALL DRAINAGE AREA ANALYSIS SHOWS THAT THERE IS NO SIGNIFICANT INCREASE IN WATER QUANTITY VOLUME FOR THE SITE. HOWEVER, AN INFILTRATION TRENCH IS PROPOSED WITH THE STORAGE VOLUME FOR INCREASE IN RUNOFF. NO OUTFALL ANALYSIS REQUIRED.

**INFILTRATION TRENCH CALCULATIONS**

DRAINAGE AREA = 7,548 SF (0.1732 AC.)  
 PRE-DEVELOPMENT IMPERVIOUS AREA = 2,119 SF (0.0486 AC.)  
 POST-DEVELOPMENT IMPERVIOUS AREA = 4,207 SF (0.0965 AC.)  
 WATER QUALITY VOLUME (VOL<sub>WQ</sub>) = 136 CF  
 WATER QUALITY VOLUME FOR INCREASE IN RUNOFF OF 0.1 CFS (VOL<sub>I</sub>) = 182 CF  
 SINCE VOL<sub>I</sub> > VOL<sub>WQ</sub>, USING VOL<sub>I</sub> AS VOLUME = 182 CF  
 INFILTRATION RATE FOR WHEATON-GLENDEL COMPLEX (I) = 0.068 FT/HR  
 OGDEN INFILTRATION RATE FOR WHEATON-GLENDEL COMPLEX (M) = 0.51' = 0.633 FT/HR  
 MAXIMUM ALLOWABLE DRAIN TIME (T<sub>max</sub>) = 48 HRS.  
 VOID RATIO OF STONE RESERVOIR (W) = 0.4  
 MAXIMUM DEPTH FOR INFILTRATION TRENCH (d<sub>max</sub>) =  $d_{max} = W/T_{max} = 3.56'$   
 INFILTRATION TRENCH MINIMUM BOTTOM SURFACE AREA =  $VOL_{WQ}/d_{max} = 114.89 SF$   
 SURFACE AREA PROVIDED = 30' x 4' = 120 SF

**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 written request of the information shall be provided with justification shall be submitted. Note: Wherever cell be noted upon separately, failure to adequately address the required information may result in a delay in processing the application.

The following information is required under the following zoning Ordinance paragraphs:  
 Special Provisions (S-111 S 2 & 3) Special Exceptions (S-111 S 2 & 3)  
 Chapter Regulations (S-111 S 4 & 5) Chapter Regulations (S-111 S 4 & 5)  
 Developmental Plans (S-111 S 6 & 7) PUP Plan (S-111 S 6 & 7)  
 PUP (S-111 S 6 & 7) Amendments (S-111 S 6 & 7)

- 1. Plot to be a minimum grade of 1" per foot to be depicted on one sheet with a minimum scale of 1"=100'.
- 2. A graphic displaying the stormwater management facilities and details of siting and grading necessary to demonstrate compliance with the Ordinance, storm drainage site system and outlet protection, pump systems, access roads, site utility, energy dissipation devices, and stream stabilization measures as shown on Sheet 2-2.
- 3. Provide:  

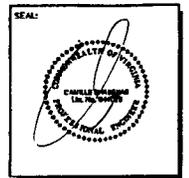
Facility Name	Overall size	CF/HR loss	Storage	Footcandle	Storage	Footcandle
Type & Size	Overall (ft)	Overall (ft)	Volume (cu ft)	Intensity (ft)	Volume (cu ft)	Intensity (ft)
INFILTRATION TRENCH	4,732	N/A	0,172	130	182	N/A

- 4. Check drainage structure, utility and other systems are shown on Sheet 2-2.  
 Partial lot and other plan systems are shown on Sheet 2-2.
- 5. Hydrologic curves (used) for stormwater management facilities are shown on Sheet 2-2.  
 Type of underdrains between steel surfaces noted on the plot is N/A.
- 6. Landscaping and tree preservation shown in and near the stormwater management facility as shown on Sheet 2-2.
- 7. A "Stormwater management plan" which contains a description of how detention and best management practices respectively will be provided as shown on Sheet 2-2.
- 8. A description of the existing conditions of each watershed plus additional information as to how they can be a part, such as at least 100 feet from the site area or within two drainage areas of the site area (see note) is provided on Sheet 2-2.
- 9. A description of the wetland boundaries, including existing drainage areas of the site area is provided on Sheet 2-2.
- 10. A description of the wetland boundaries, including existing drainage areas of the site area is provided on Sheet 2-2.
- 11. A photograph taken by the applicant N/A
- 12. Stormwater management plan required by N/A

**entrex**  
 communications services, inc.  
 1876 Bys Street, N.W. Suite 300  
 WASHINGTON, D.C. 20008  
 PHONE: (202) 462-0800  
 FAX: (202) 462-0801

**SUBMITTALS**

DATE	REVISION	BY
08-09-09	ISSUE REVIEW	J
08-17-09	FINAL DESIGN	J
09-15-09	ISSUE COMMENT	1
07-22-09	ISSUE COMMENT	2
10-13-09	ISSUE COMMENT	3
11-17-09	COUNTY COMMENTS	4
01-27-10	UPDATE LANDSCAPING	5
07-13-09	COUNTY COMMENTS	6
07-22-09	COUNTY COMMENTS	7



**T-MOBILE NORTHEAST LLC**  
 12000 BALTIMORE AVENUE  
 BELTSVILLE, MD 20705  
 PHONE: (246) 264-8800

PROJECT NO: 1042-473  
 DESIGNER: JWF  
 ENGINEER: J.C.

SCALE:  
 GRAPHIC SCALE IN INCHES

WAC300F  
 DOMINION TOWER #85VDOT  
 ACCESS ROAD  
 OFF COLONIAL FARM ROAD  
 MCLEAN, VA 22101

2232 PLAN SPECIAL EXCEPTION  
 SPECIAL PERMIT PLAN

TITLE:  
**PRELIMINARY  
 STORMWATER  
 MANAGEMENT  
 PLAN**

SHEET NUMBER:  
**2-9**

**WAC300F**  
 AUG 6 2009  
 DIVISION  
 PLANNING & ZONING  
 STORMWATER MANAGEMENT PLAN  
 SCALE 1"=30'-0"

2232-008-19





ATTACHMENT 2a



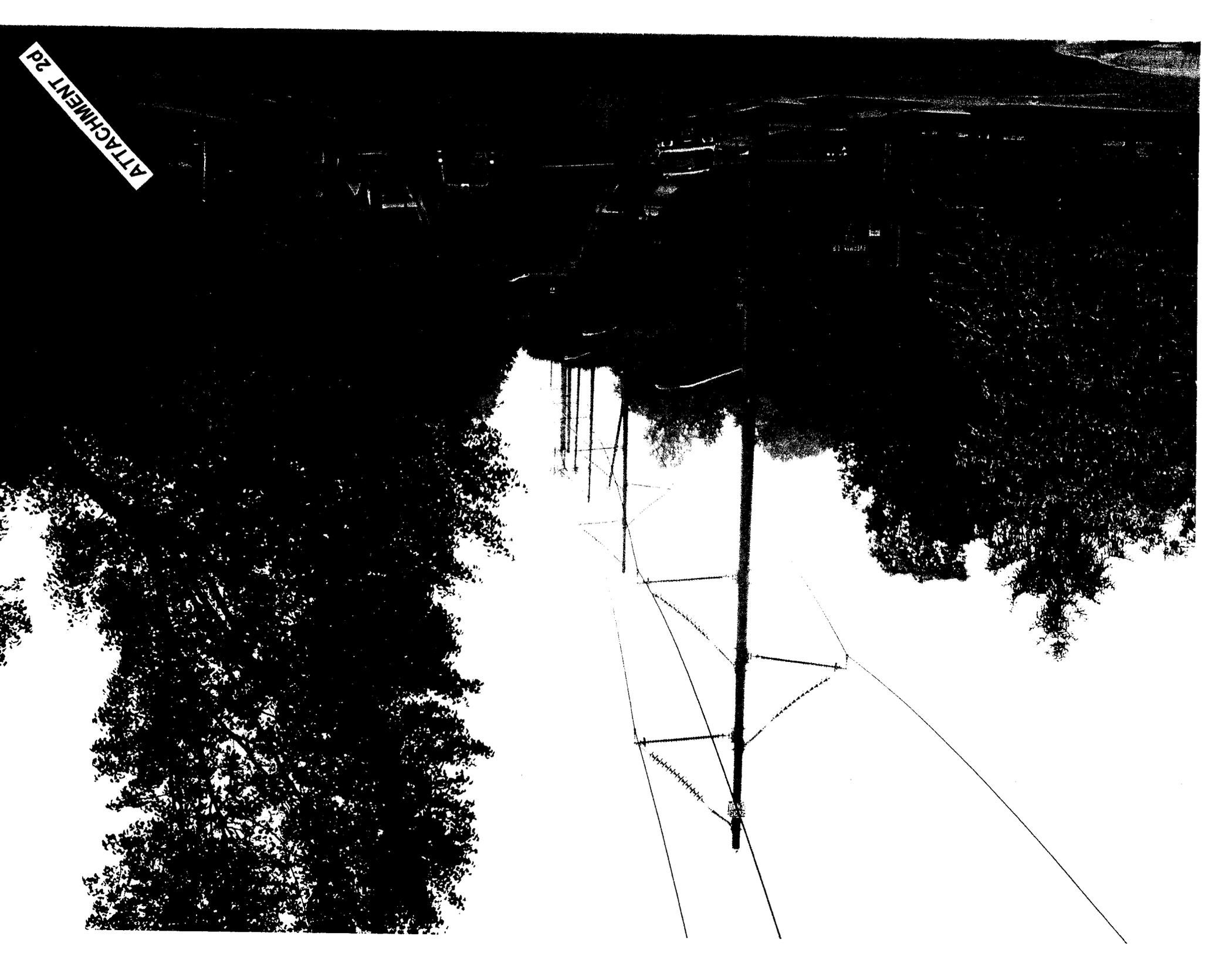
ATTACHMENT 2b



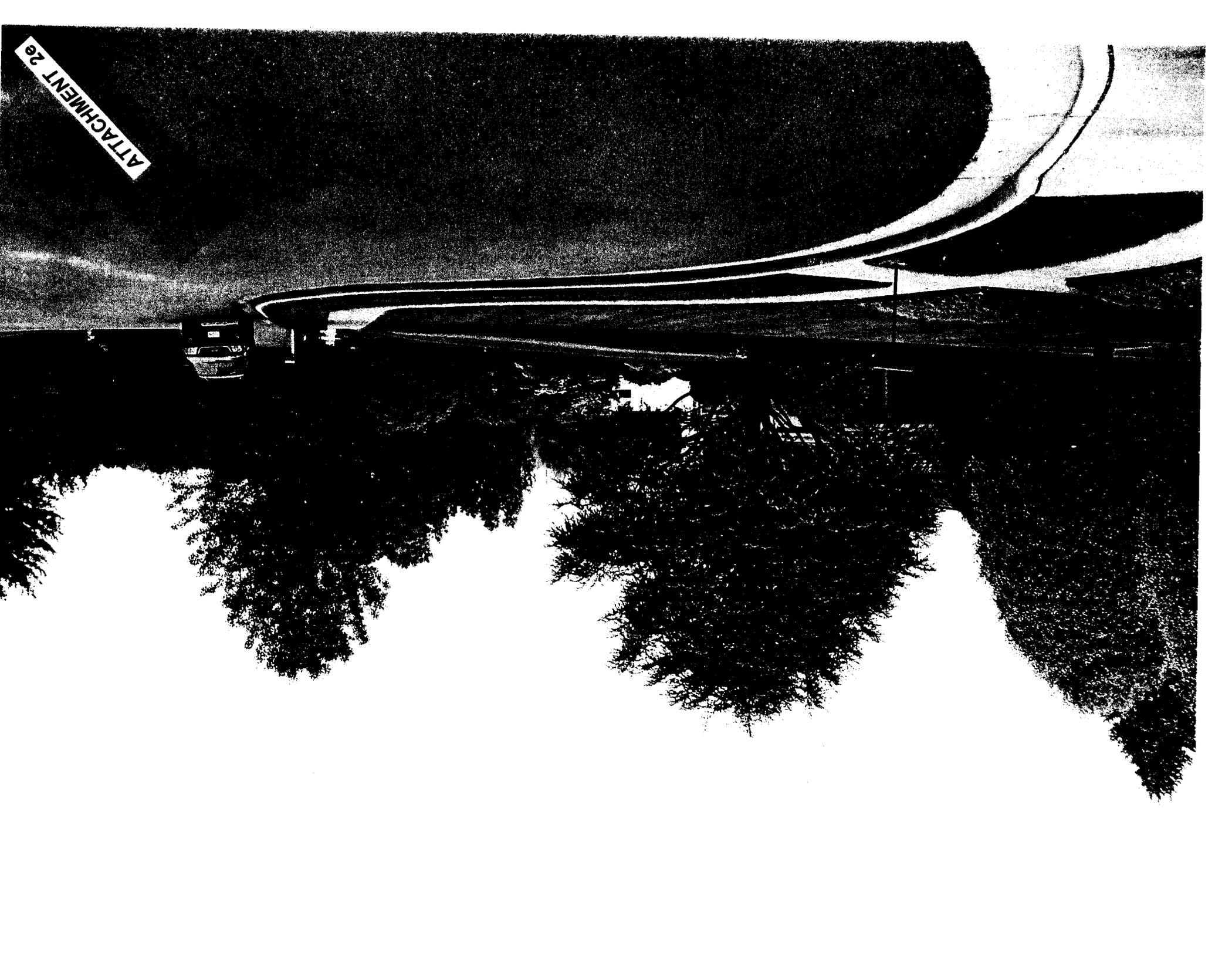
ATTACHMENT 2c



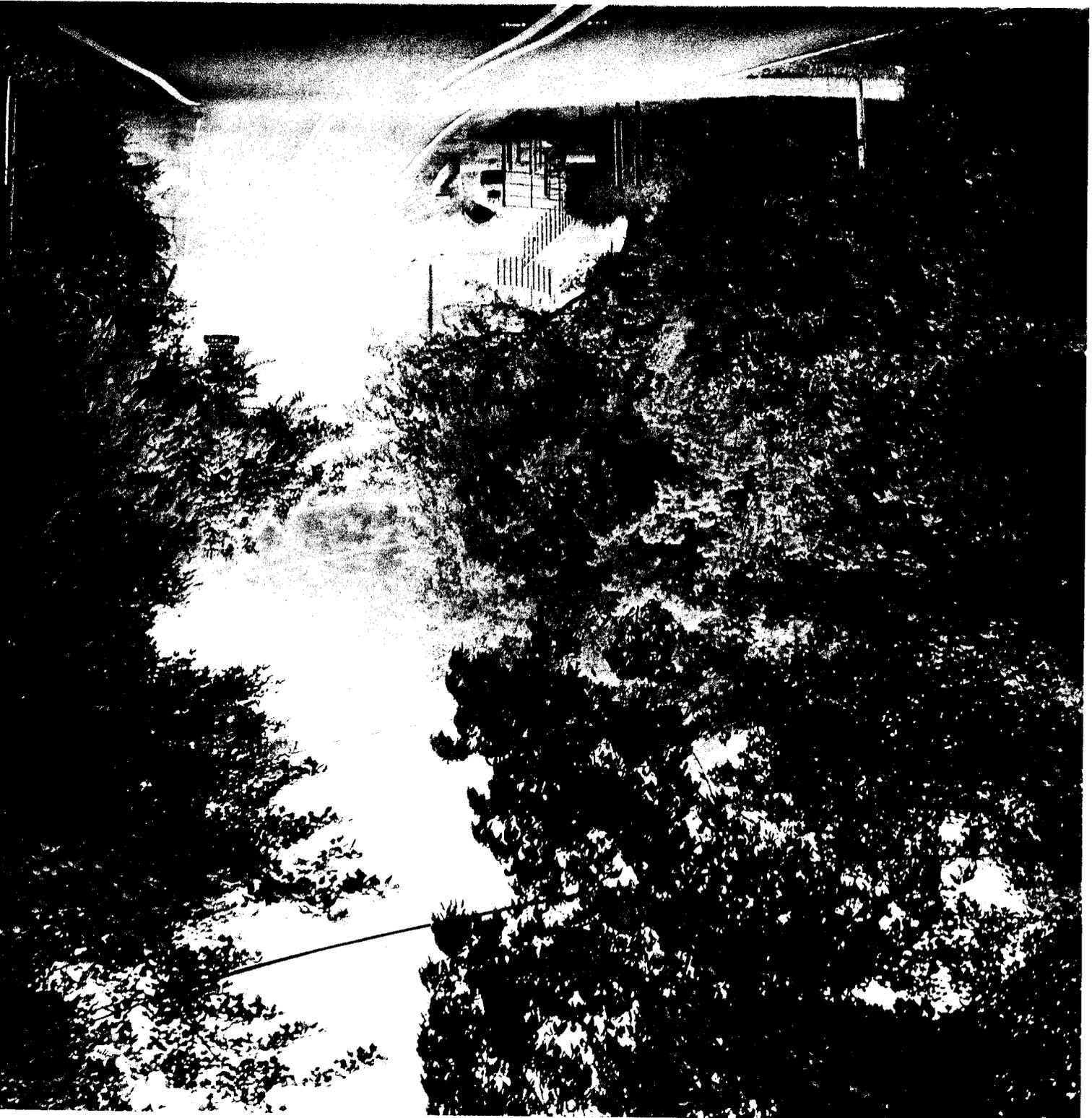
ATTACHMENT 2D



ATTACHMENT 2a

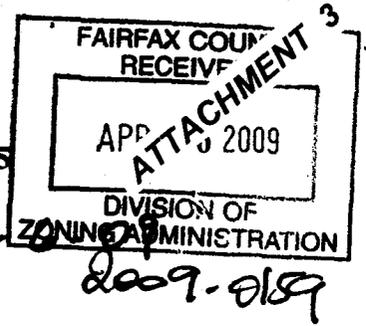


ATTACHMENT 2f



MEMORANDUM

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



TO: Distribution Below

DATE: 4-20-09

FROM: David S. Jillson, Planner
Facilities Planning Branch, Planning Division, DPZ

VDOT RIGHT-OF-WAY
ADJACENT TO

SUBJECT: 2232 Review Application
Application 2232-DOB-19 TAX MAP: 22-3 (1) 40

Attached for your Review and Comment is a 2232 Review Application submitted by
T-MOBILE NORTHEAST LLC

requesting that the Fairfax County Planning Commission make a determination, pursuant to Va. Code Section 15.2-2232, whether this proposal to CONSTRUCT TELECOMMUNICATIONS FACILITY, CONSISTING OF 3 FLUSH MOUNTED ANTENNAS @ 59" T x 11.9" W x 6.3" D ATTACHED TO 10' TALL CANISTER EXTENSION AT TOP OF EX. 100' TALL ELEC. TRANSMISSION POLE (110' TOTAL HEIGHT) + 3 EQUIP CABINETS @ 63.5" T x 51.2" W x 37" D INSIDE SCREENED COMPOUND at VDOT R/W FOR GEORGETOWN PIKE AT COLONIAL FARM RD INTY. NEAR RTE. 123

is substantially in accord with provisions of the adopted Comprehensive Plan. To be considered in the staff analysis, send, fax (703-324-3056), or e-mail (david.jillson@fairfaxcounty.gov) your comments to David Jillson (tel. 703-324-1249), Planning Division, DPZ by

MONDAY, APRIL 27, 2009

Distribution: (CONCURRENT WITH SE 2009-DR-005)

- DPWES / FCPS /
LDS - Environmental & Site Review Div. Property Management.
LDS - Urban Forestry Facilities Planning
SWM - Stormwater Planning Div.
WM - Wastewater Plan. & Monitoring Div. Fire & Rescue / Strategic Planning
DPZ / DOT / Transportation Planning Div.
Planning Div. - Env. & Dev. Review
Planning Div. - Historic Preservation
Zoning Administration Div. - Ord. Admin. VDOT / District Land Development Mgr.
Zoning Evaluation Div. - RZ & SE Eval.
FCPA / Planning & Development Div.
FW / Planning & Engineering Div.

DOMINION VIRGINIA POWER

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

approval is required and a special exception application SE 2009-DR-005 has been submitted



# County of Fairfax, Virginia

## MEMORANDUM

ATTACHMENT 4

DATE: 29 April 2009

**TO:** David Jillson, Senior Planner

**FROM:** Linda Cornish Blank, Historic Preservation Planner *LCB*

**SUBJECT:** 2232-D08-19, T-Mobile Northeast LLC.; proposal to attach a 10' tall canister extension at top of exiting 100' tall transmission pole, 110' total height, 3 antennas & related equipment compound at VDOT R-O-W for Georgetown Pike at Colonial Farm Road. **Concurrent with SE 2009-DR-005**

**Planning Location:** Fairfax County Comprehensive Plan, 2007 Edition, Area II, McLean Planning District, Amended through 1-26-2009, Overview, Heritage Resources, p. 8 & M-5 Potomac Palisades Community Planning Sector, p. 119:

“Heritage Resources

The McLean Planning District contains both known and potential heritage resources. A list of those heritage resources included in Fairfax County's Inventory of Historic Sites as of October 2008 is shown on Figure 4, and a map of those resources is shown on Figure 5. The Inventory is open-ended and continues to grow. For information about these and other historic sites, consult the Fairfax County Department of Planning and Zoning. Identified heritage resources include:

- Langley Fork – This crossroads village includes residential, school, and church structures dating from the early 19<sup>th</sup> century. Many of these sites are included in a National Register Historic District and are also protected by a County Historic Overlay District.
- Salona – During the Civil War, this Federal-style farmhouse served as headquarters for General George B. McClellan, Commanding Officer of the Army of the Potomac.
- Eight Oaks – Built c. 1858, this residence is one of the few remaining mid 19<sup>th</sup> century farmhouses in Fairfax County.

... Historic resources have been identified throughout the District, and potential historic resources may be located in open spaces and within developed areas.

Georgetown Pike has been determined to be eligible for listing in the Virginia Landmarks Register and National Register of Historic Places. It has been designated as a Virginia Byway.. .”

Excellence \* Innovation \* Stewardship  
Integrity \* Teamwork \* Public Service

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



“ Heritage Resources

. . . Any development or ground disturbance in this sector, both on private and public land, should be preceded by heritage resource studies, and alternatives should be explored for the avoidance, preservation or recovery of significant heritage resources that are found. . . .“

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

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

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

In 2005, a crane was set at the height of 120’ at the parcel which is the subject of this application to determine impact on surrounding properties. The test indicated that a 120’ high pole would not be visible from the intersection of Chain Bridge Road and Georgetown Pike, the core of the Langley Fork Historic Overlay District.

In a memo dated April 15, 2009, staff recommended: “that prior to the Planning Commission public hearing the applicant provide to the Department of Planning and Zoning, Planning Division, documentation as to whether or not review is required under Section 106 of the National Historic Preservation Act of 1966, as amended. If Section 106 review is required, the applicant provide a copy of the completed Section 106 study to the Department of Planning and Zoning, Planning Division prior to the Planning Commission public hearing. (Section 106 review may have been completed under previous applications for this site, however, staff was not provided with the documentation.)” On April 28, 2009, the applicant provided staff a copy of the Section 106 review dated November 17, 2006.

Findings: A locally significant site has been identified in the vicinity of the property which is the subject of this application. Rokeby, located at 800 Dolley Madison Blvd., tax map number 031-2((1)) 12B, is listed on the Fairfax County Inventory of Historic Sites. Tree cover combined with the distance that Rokeby is from the site of this proposal greatly reduces the potential that the proposal will negatively impact Rokeby.

The applicant has complied with Section 106 of the National Historic Preservation Act of 1966, as amended. The completed Section 106 documentation indicates that the proposal is in-keeping with the Policy Plan text cited above; the views of and vistas from the architecturally and/or historically significant structures will not be impaired or diminished by the proposal due to the stealth design of the proposed monopole combined with the distance to significant sites.

Staff concurs with the findings of the Section 106 review and finds the proposal in-keeping with the Policy Plan text cited above.



# County of Fairfax, Virginia

## MEMORANDUM

ATTACHMENT 5

DATE: August 7, 2009

**TO:** Regina Coyle, Director  
Zoning Evaluation Division, DPZ

David B. Marshall, Chief  
Facilities Planning Branch, DPZ

**FROM:** Pamela G. Nee, Chief *PGN*  
Environment and Development Review Branch, DPZ

**SUBJECT:** Environmental Assessment: SE 2009-DR-005 and 2232-D08-19  
T-Mobile Northeast, LLC

This memorandum, prepared by Mary Ann Welton, includes citations from the Comprehensive Plan that list and explain environmental policies for this property. Plan citations are followed by a discussion of concerns including a description of potential impacts that may result from the proposed 2232 Plan and Special Exception (SE) Plat dated January 27, 2009. Possible solutions to remedy identified issues are suggested. Other solutions may be acceptable, provided that they achieve the desired degree of mitigation and are in harmony with Plan policies.

### COMPREHENSIVE PLAN CITATIONS:

The Comprehensive Plan is the basis for the evaluation of this application. The assessment of the proposal for conformity with the environmental recommendations of the Comprehensive Plan is guided by the following citations from the Plan:

Fairfax County Comprehensive Plan, 2007 Edition, Policy Plan, Environment, as amended through February 25, 2008, on pages 7-9, the Plan states:

**“Objective 2: Prevent and reduce pollution of surface and groundwater resources. Protect and restore the ecological integrity of streams in Fairfax County.**

Policy j. Regulate land use activities to protect surface and groundwater resources. . . .

Fairfax County Comprehensive Plan, 2007 Edition, Policy Plan, Environment, as amended through February 25, 2008, on page 10, the Plan states:

**“Objective 3: Protect the Potomac Estuary and the Chesapeake Bay from the avoidable impacts of land use activities in Fairfax County.**

Policy a. Ensure that new development and redevelopment complies with the County's Chesapeake Bay Preservation Ordinance. . . .”

## **ENVIRONMENTAL ANALYSIS**

This section characterizes the environmental concerns raised by an evaluation of this site and the proposed development. Solutions are suggested to remedy the concerns that have been identified by staff. There may be other acceptable solutions. Particular emphasis is given to opportunities provided by this application to conserve the county's remaining natural amenities.

This application by T-Mobile seeks approval to mount antennas and extend the height of an existing power utility pole from 100 feet to 110 feet on property identified as Virginia Department of Transportation right-of-way adjacent to Tax Map 22-3 ((01)) 40 and also described as Dominion Tower #95/VDOT CIA Access Road. The purpose of the request is to establish a new T-Mobile telecommunications facility. The existing pole provides Dominion Power with electrical transmission and it also includes other telecommunications facilities.

**Stormwater Management /Adequate Outfall:** The application property is located on the southern edge of Turkey Run Watershed. Besides adding antennas thereby extending the existing transmission pole to a maximum height of 110 feet, the applicant proposes to construct a 16' x 30' equipment compound, driveway from the existing access road to the compound, and parking area. On sheet Z-2 of the 2232 Plan and special exception plat the stormwater notes indicate that the total disturbed area will be 1,987 square feet and the total impervious surface area will be 1,220 square feet. The applicant is requesting a waiver of stormwater management requirements. The applicant is encouraged to consider some type of stormwater management measures to address water quality and quantity control requirements in the event that a waiver is not granted. SWM/BMP facilities and waivers of SWM/BMP requirements, as well as outfall adequacy, are subject to review and approval by the Department of Public Works and Environmental Services.

## **COUNTYWIDE TRAILS MAP:**

The Countywide Trails Plan depicts a major paved trail along the north side of Georgetown Pike.

PGN: MAW



# FAIRFAX COUNTY PARK AUTHORITY



## M E M O R A N D U M

ATTACHMENT 6

**TO:** David Marshall, Chief  
Public Facilities Planning Branch  
Department of Planning and Zoning

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

**DATE:** April 22, 2009

**SUBJECT:** 2232-D08-19, T-Mobile Northeast, LLC  
Tax Map Number: VDOT Right-of-Way adjacent to 22-3 (91)) 40

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

FCPA Reviewer: Andi Dorlester  
DPZ Coordinator: Anita Capps

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

ATTACHMENT 7

Jillson, David

From: Schaaf, Paul M.  
Sent: Wednesday, July 08, 2009 1:28 PM  
To: Jillson, David  
Cc: Lin, Suzanne W.; Smith, Mark J.; Hill, Andy  
Subject: RE: Need for steady red marker light on transmission pole ?

Hello Mr. Jillson,

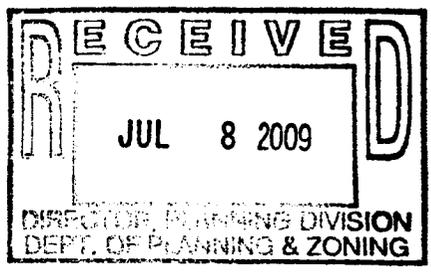
I have reviewed the request. It is NOT necessary to light this monopole for reasons of flight safety. We have no objection to the monopole extension and support the decision to leave it unlighted.

Please let me know if you need a hard-copy memorandum - hopefully email will suffice.

Jul

*I M. Schaaf, Chief Pilot  
Fairfax County Police Helicopter Division  
4 West Ox Road  
Fairfax, Virginia 22030  
l.schaaf@fairfaxcounty.gov*

From: Jillson, David  
Sent: Wednesday, July 08, 2009 1:05 PM  
To: Schaaf, Paul M.  
Cc: Lin, Suzanne W.  
Subject: Need for steady red marker light on transmission pole ?



Jul -

Mark Smith suggested I contact you with my request . . .

I would like to know if a steady red marker light will be required on a proposed telecommunications pole.

We are reviewing an application by T-Mobile for a telecommunications facility in McLean. As proposed, T-Mobile will mount antennas to a 10' tall extension at the top of an existing 100' tall monopole/transmission pole located near the intersection of Alley Madison Boulevard & Georgetown Pike (the monopole/transmission pole is part of an electric transmission line that crosses Alley Madison Boulevard just west of the CIA site). **Total height of the extended pole will be 110'**. I have attached a photosimulation of the proposed monopole/transmission pole that illustrates how it will look.

Under the County Zoning Ordinance (Article 2-514, para 2G), a steady red marker light is required for all antenna structures exceeding 100', unless the DPZ Zoning Administrator waives that requirement based upon a determination by the Police Department that the light is not necessary for flight safety requirements.

The nearby community of Evermay has asked whether this monopole/transmission pole will have a red light on top. If you could send me a short memo with your determination, that information will allow us to respond to Evermay's request.

If you have any questions about this, please contact me.

Thanks.

David S. Jillson, Senior Planner  
Planning Branch / Planning Division  
Fairfax County Department of Planning and Zoning  
Tel: 703-324-1249

8/2009



ATTACHMENT 8

# COMMONWEALTH of VIRGINIA

DAVID S. EKERN, P.E.  
COMMISSIONER

## DEPARTMENT OF TRANSPORTATION

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

May 6, 2009

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

Re: 2232-D08-19 T-Mobile Northeast LLC  
Tax Map: 22-3((1)) 40

Dear Ms. Coyle:

We have reviewed the referenced plan as requested and offer the following comments:

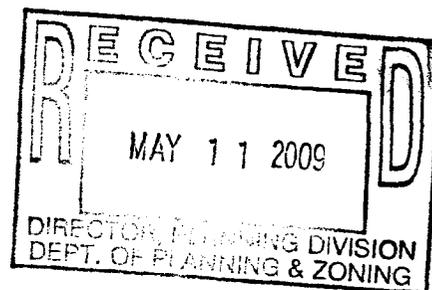
1. Is Colonial Farm Road a public street?
2. Show the right of way on Route 193 and Colonial Farm Road.
3. VDOT permit will be required for the antenna installations.

If you have any questions, please call me at (703) 383-2059.

Sincerely,

Peter K. Gerner, P.E.  
Transportation Engineer

cc: Ms. Angela Rodeheaver



2232-D08-19

ATTACHMENT 9

CENTRAL INTELLIGENCE AGENCY  
WASHINGTON, D.C. 20505

Office of General Counsel

July 15, 2009

Ms. Karen Larkin  
T Mobile  
12050 Baltimore Avenue  
Beltsville, Maryland 20705

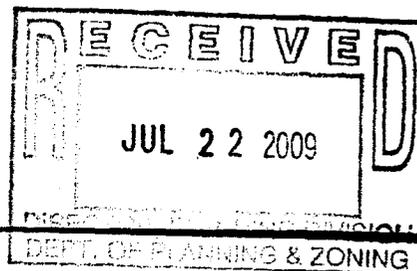
Dear Ms. Larkin,

This letter responds to your May 27, 2009 e-mail updating your original request from December 2006. At that time you asked that the Central Intelligence Agency (CIA) identify any concerns with the application your company has filed with Fairfax County to install a 10' extension that is a little thicker onto an existing cellular phone pole located near the intersection of Routes 123 and 193, adjacent to the CIA Headquarters facility in Langley, Virginia.

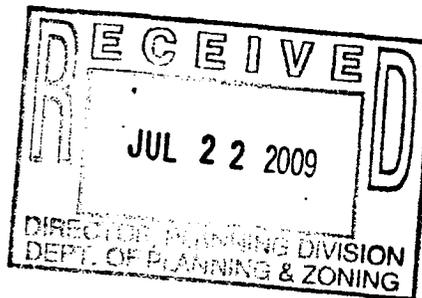
The CIA has reviewed the construction documents **Site Number: WAC300F Dominion Tower #95/VDOT Off Colonial Farm Road McLean, VA 22101 E1-E10** for a T-Mobile cell tower extension and the construction of ground shelters for equipment.

The cell phone tower extension adds an additional 10' to the top of the tower. After reviewing the drawings there were no concerns or objections to the addition of the tower. Stated in a letter from Federal Aviation Administration (FAA) dated 10/31/2008, marking or lighting are not necessary for aviation safety. FAA deemed the 10' addition not a hazard to air navigation. It should be noted the FAA determination expires on 05/01/2010.

Lastly, the construction is located above underground utilities. As such, coordination with Dominion Power should be implemented to mitigate any potential impact on power services.



Ms. Karen Larkin  
(301) 651-9344



As you know, the pole structure is not located on CIA property. The CIA's Security Protective Service is responsible, however, for investigating activities occurring within a limited jurisdiction outside of the boundaries of the CIA property. Therefore, your cooperation in providing prior notification to the CIA's Security Operations Center of any visits to the site will avoid any unnecessary alarm or police response to the area, and thereby limit any interruption to work that must be performed at that site. This arrangement is currently in place with other entities making use of the cellular phone pole. The CIA Security Operations Center can be reached at: (703) 482-6161.

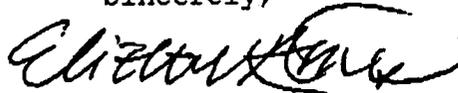
The application as described does not pose any unmanageable risks to our operations or security at this time. However, the drawings call for a storm water management waiver, for your background, previous construction at that site by another provider did, nevertheless, result in temporary flooding of a nearby public pedestrian and bike path, an issue for consideration as you proceed with any new construction. The affected pathway cuts across VDOT property from the Memorial Garden at the CIA main entrance road to Colonial Farm Road. The other provider made some accommodations to lessen the flooding but unfortunately the effort did not completely address the problem and there is still standing water along side the road. As the proposed ground structures will be up grade from the previous construction we anticipate that the additional run-off from the new ground installations will add to the flooding. We recommend a storm water management system be considered in the design.

Thank you for providing us the opportunity to review and provide our comments. We would appreciate the opportunity to review any modifications to this application or future applications for the installation or construction of similar equipment adjacent to the CIA facility. Please

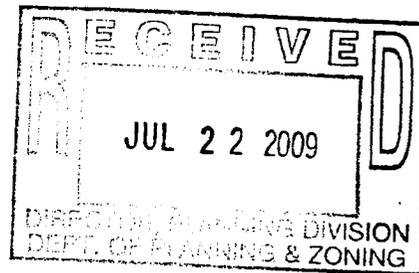
Ms. Karen Larkin  
(301) 651-9344

feel free to contact me if you have any questions or concerns. I can be reached at (703) 374-2450.

Sincerely,



Elizabeth M. Ames  
Attorney - Advisor  
Office of Security



Board Agenda Item  
October 18, 2004

ATTACHMENT 10

**INFORMATION -**

**Planning Commission Action On Application 2232-D04-7, Verizon Wireless  
(Dranesville District)**

On Thursday, September 30, 2004, the Planning Commission voted unanimously (Commissioners Alcorn and Harsel not present for the vote; Commissioners Hall, Lawrence, and Wilson absent from the meeting) to approve 2232-D04-7.

The Commission noted that the application met the criteria of character, location and extent, and was in conformance with Section 15.2-2232 of the Code of Virginia.

Application 2232-D04-7 sought approval to replace an existing 90-foot tall concrete electric transmission pole with a new 100-foot tall steel electric transmission pole monopole with twelve panel antennas and one equipment shelter, located at the intersection of Dolley Madison Boulevard and Georgetown Pike in McLean. (Tax Map 22-3 in the VDOT right-of-way).

**ENCLOSED DOCUMENTS:**

Attachment 1: Verbatim excerpts from 9/30/04 Commission meeting  
Attachment 2: Vicinity maps

**STAFF:**

Robert A. Stalzer, Deputy County Executive  
James P. Zook, Director, Department of Planning and Zoning (DPZ)  
David B. Marshall, Assistant Director, Planning Division, DPZ  
Barbara J. Lippa, Executive Director, Planning Commission Office



# County of Fairfax, Virginia

## MEMORANDUM

ATTACHMENT 11

November 30, 2006

**TO:** James P. Zook, Director  
Department of Planning and Zoning

**FROM:** Barbara J. Lipa, Executive Director  
Planning Commission Office *BJL*

**SUBJECT:** Planning Commission Action Pursuant to Sect. 15.2-2232, *Code of Virginia*,  
FS-D06-80, "Feature Shown" Determination for New Cingular Wireless P.C.S.,  
L.L.C., VDOT right-of-way, Route 386 CIA Access Road, Dranesville District.

On Wednesday, November 29, 2006, the Planning Commission voted unanimously to concur with your determination in FS-D06-80 that the addition of nine antennas and an equipment shelter to an existing Dominion Virginia Power transmission pole, as proposed by New Cingular Wireless P.C.S. L.L.C., at the VDOT right-of-way, Route 386 CIA Access Road, near Colonial Farm Park and Georgetown Pike (Tax Map 22-3), is in substantial conformance with the recommendations of the Comprehensive Plan and should be considered a "feature shown", pursuant to Section 15.2-2232 of the *Code of Virginia*, as amended.

For your information, a copy of the verbatim excerpts from the Commission's action on this item is attached. Should you need any additional information, please contact the Planning Commission Office at 324-2865.

Attachment (a/s)

cc: Joan DuBois, Supervisor, Dranesville District  
Nancy Hopkins, Commissioner, Dranesville District  
Anita Capps, Planning Division, DPZ  
Diane Johnson-Quinn, Chief, Zoning Permit Branch, ZAD, DPZ  
Andrew Martin, Agent for New Cingular Wireless P.C.S., L.L.C.  
November 29, 2006 Date File  
O-3 File



§ 15.2-2232. Legal status of plan.

A. Whenever a local planning commission recommends a comprehensive plan or part thereof for the locality and such plan has been approved and adopted by the governing body, it shall control the general or approximate location, character and extent of each feature shown on the plan. Thereafter, unless a feature is already shown on the adopted master plan or part thereof or is deemed so under subsection D, no street or connection to an existing street, park or other public area, public building or public structure, public utility facility or public service corporation facility other than railroad facility, whether publicly or privately owned, shall be constructed, established or authorized, unless and until the general location or approximate location, character, and extent thereof has been submitted to and approved by the commission as being substantially in accord with the adopted comprehensive plan or part thereof. In connection with any such determination, the commission may, and at the direction of the governing body shall, hold a public hearing, after notice as required by § 15.2-2204.

B. The commission shall communicate its findings to the governing body, indicating its approval or disapproval with written reasons therefor. The governing body may overrule the action of the commission by a vote of a majority of its membership. Failure of the commission to act within sixty days of a submission, unless the time is extended by the governing body, shall be deemed approval. The owner or owners or their agents may appeal the decision of the commission to the governing body within ten days after the decision of the commission. The appeal shall be by written petition to the governing body setting forth the reasons for the appeal. The appeal shall be heard and determined within sixty days from its filing. A majority vote of the governing body shall overrule the commission.

C. Widening, narrowing, extension, enlargement, vacation or change of use of streets or public areas shall likewise be submitted for approval, but paving, repair, reconstruction, improvement, drainage or similar work and normal service extensions of public utilities or public service corporations shall not require approval unless involving a change in location or extent of a street or public area.

D. Any public area, facility or use as set forth in subsection A which is identified within, but not the entire subject of, a submission under either § 15.2-2258 for subdivision or provision 8 of § 15.2-2286 for development or both may be deemed a feature already shown on the adopted master plan, and, therefore, excepted from the requirement for submittal to and approval by the commission or the governing body; provided, that the governing body has by ordinance or resolution defined standards governing the construction, establishment or authorization of such public area, facility or use or has approved it through acceptance of a proffer made pursuant to § 15.2-2303.

E. Approval and funding of a public telecommunications facility by the Virginia Public Broadcasting Board pursuant to Article 12 (§ 2.2-2426 et seq.) of Chapter 24 of Title 2.2 shall be deemed to satisfy the requirements of this section and local zoning ordinances with respect to such facility with the exception of television and radio towers and structures not necessary to house electronic apparatus. The exemption provided for in this subsection shall not apply to facilities existing or approved by the Virginia Public Telecommunications Board prior to July 1, 1990. The Virginia Public Broadcasting Board shall notify the governing body of the locality in advance of any meeting where approval of any such facility shall be acted upon.

F. On any application for a telecommunications facility, the commission's decision shall comply with the requirements of the Federal Telecommunications Act of 1996. Failure of the commission to act on any such application for a telecommunications facility under subsection A submitted on or after July 1, 1998, within ninety days of such submission shall be deemed approval of the application by the commission unless the governing body has authorized an extension of time for consideration or the applicant has agreed to an extension of time. The governing body may extend the time required for action by the local commission by no more than sixty additional days. If the commission has not acted on the application by the end of the extension, or by the end of such longer period as may be agreed to by the applicant, the application is deemed approved by the commission.

(Code 1950, §§ 15-909, 15-923, 15-964.10; 1958, c. 389; 1960, c. 567; 1962, c. 407, § 15.1-456; 1964, c. 528; 1966, c. 596; 1968, c. 290; 1975, c. 641; 1976, c. 291; 1978, c. 584; 1982, c. 39; 1987, c. 312; 1989, c. 532; 1990, c. 633; 1997, cc. 587, 858; 1998, c. 683.)

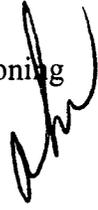


# County of Fairfax, Virginia

## MEMORANDUM

DATE: May 13, 2009

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

**FROM:** Angela Kadar Rodeheaver:   
Site Analysis Section  
Department of Transportation

**FILE:** 3-5 (SE 2009-DR-005)

**SUBJECT:** Transportation Impact

**REFERENCE:** SE 2009-DR-005  
T-Mobile Northeast, LLC –VDOT ROW access Rd off Colonial Farm Rd  
Traffic Zone: 1467  
Land Identification Map: 22-3 ((1)) 40 pt.

Transmitted herewith are the comments from the Department of Transportation with respect to the referenced application. These comments are based on plats made available to this office dated August 9, 2006, and revised through January 27, 2009. The applicant wishes to replace an existing 100-foot utility pole with a 110-foot pole and collocate enclosed antennae, three equipment cabinets, and other ancillary equipment within a fenced compound at a site with an existing Dominion Power utility transmission pole and other telecommunications facilities.

This department has no transportation issues with this application.

AKR/LAH/lah



# COMMONWEALTH of VIRGINIA

DAVID S. EKERN, P.E.  
COMMISSIONER

## DEPARTMENT OF TRANSPORTATION

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

May 6, 2009

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

Re: SE 2009-DR-005 T-Mobile Northeast LLC  
Tax Map: 22-3((1)) 40

Dear Ms. Coyle:

We have reviewed the referenced special exception as requested and offer the following comments:

1. Is Colonial Farm Road a public street?
2. Show the right of way on Route 193 and Colonial Farm Road.
3. VDOT permit will be required for the antenna installations.

If you have any questions, please call me at (703) 383-2059.

Sincerely,

A handwritten signature in black ink, appearing to read "Peter K. Gerner".

Peter K. Gerner, P.E.  
Transportation Engineer

cc: Ms. Angela Rodeheaver



# County of Fairfax, Virginia

## MEMORANDUM

**DATE:** August 5, 2009

**TO:** Regina Coyle, Director  
Zoning Evaluation Division, DPZ

David B. Marshall, Chief  
Facilities Planning Branch, DPZ

**FROM:** Pamela G. Nee, Chief  
Environment and Development Review Branch, DPZ

**SUBJECT:** Environmental Assessment: SE 2009-DR-005 and 2232-D08-19  
T-Mobile Northeast, LLC

This memorandum, prepared by Mary Ann Welton, includes citations from the Comprehensive Plan that list and explain environmental policies for this property. Plan citations are followed by a discussion of concerns including a description of potential impacts that may result from the proposed 2232 Plan and Special Exception (SE) Plat dated January 27, 2009. Possible solutions to remedy identified issues are suggested. Other solutions may be acceptable, provided that they achieve the desired degree of mitigation and are in harmony with Plan policies.

### COMPREHENSIVE PLAN CITATIONS:

The Comprehensive Plan is the basis for the evaluation of this application. The assessment of the proposal for conformity with the environmental recommendations of the Comprehensive Plan is guided by the following citations from the Plan:

Fairfax County Comprehensive Plan, 2007 Edition, Policy Plan, Environment, as amended through February 25, 2008, on pages 7-9, the Plan states:

**“Objective 2: Prevent and reduce pollution of surface and groundwater resources. Protect and restore the ecological integrity of streams in Fairfax County.**

Policy j. Regulate land use activities to protect surface and groundwater resources. . . .

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



Fairfax County Comprehensive Plan, 2007 Edition, Policy Plan, Environment, as amended through February 25, 2008, on page 10, the Plan states:

**“Objective 3: Protect the Potomac Estuary and the Chesapeake Bay from the avoidable impacts of land use activities in Fairfax County.**

Policy a. Ensure that new development and redevelopment complies with the County's Chesapeake Bay Preservation Ordinance. . . .”

## **ENVIRONMENTAL ANALYSIS**

This section characterizes the environmental concerns raised by an evaluation of this site and the proposed development. Solutions are suggested to remedy the concerns that have been identified by staff. There may be other acceptable solutions. Particular emphasis is given to opportunities provided by this application to conserve the county's remaining natural amenities.

This application by T-Mobile seeks approval to replace an existing 100 foot power utility pole on property identified as Virginia Department of Transportation right-of-way adjacent to Tax Parcel #022-3((01))0040 and also described as Dominion Tower #95/VDOT CIA Access Road. The purpose of the request is to construct a new T-Mobile telecommunications facility. The existing pole provides Dominion Power with electrical transmission and it also includes other telecommunications facilities.

**Stormwater Management /Adequate Outfall:** The application property is located on the southern edge of Turkey Run Watershed. Besides replacing the old pole with a new 100' pole this application proposes to construct a new 12' wide x 68' long access road with a parking spaces and a 16' x30' equipment compound. These improvements represent approximately 1300 square feet of new impervious surface. The stormwater notes on sheets Z-2 & Z-9 estimates that the total disturbed area will be approximately 1987 square feet. Concluding that this project does not represent a significant increase in runoff and that the gravel road will provide water quality benefit, a waiver of stormwater management requirements is requested.

The applicant is encouraged to consider some type of stormwater management measures to address water quality and quantity control requirements in the event that a waiver is not granted. SWM/BMP facilities and waivers of SWM/BMP requirements, as well as outfall adequacy, are subject to review and approval by the Department of Public Works and Environmental Services.

## **COUNTYWIDE TRAILS MAP:**

The Countywide Trails Plan depicts a major paved trail along the north side of Georgetown Pike.

PGN: MAW



**MEMORANDUM**

**DATE:** April 27, 2009

**TO:** Suzanne Lin, Staff Coordinator  
Zoning Evaluation Division  
Department of Planning and Zoning

**FROM:** Beth Forbes, Stormwater Engineer *BF*  
Environmental and Site Review Division  
Department of Public Works and Environmental Services

**SUBJECT:** Special Exception Application #SE 2009-DR-005, T-Mobile Northeast LLC, Special Exception Plat dated January 27, 2009, LDS Project #5490-ZONA-001-1, Adjacent to Tax Map #2-23-01-0040, Dranesville District

We have reviewed the subject application and offer the following comments:

Chesapeake Bay Preservation Ordinance (CBPO)

There is no Resource Protection Area (RPA) on this site.

The proposed work is considered redevelopment by the CBPO. Water quality controls or an approved waiver will be required (PFM 6-0401.2B). No water quality controls are shown on the plat.

Floodplain

There are no regulated floodplains on the property.

Downstream Drainage Complaints

There are no downstream drainage complaints on file.

Stormwater Detention

Stormwater detention or an approved waiver will be required (PFM 6-0301.3). No detention is shown on the plat.

Site Outfall

An adequate outfall narrative will be required before site plan approval (PFM 6-0204.1).

Please contact me at 703-324-1720 if you have any questions or require additional information.

BF/

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





# County of Fairfax, Virginia

## MEMORANDUM

April 28, 2009

**TO:** Suzanne Lin, Staff Coordinator  
Zoning Evaluation Division, DPZ

**FROM:** Craig Herwig, Urban Forester III  
Forest Conservation Branch, DPWES

**SUBJECT:** Dominion Tower #95/VDOT, SE 2009-DR-005

**RE:** Request for assistance dated April 6, 2009

This review is based upon the Plan Special Exception/Special Permit Plat, SE 2009-DR-005 for a 10 foot extension to an existing Dominion Power utility transmission pole and ancillary equipment structures and cabinets.

**Site Description:** The site is located in a Virginia Department of Transportation (VDOT) right-of-way. The property is currently housing a Dominion Power utility transmission pole that includes the placement of other telecommunications facilities on the pole and two existing equipment compounds. The existing vegetation includes evergreen landscape trees used for screening the existing equipment compounds that are either dead or in poor condition. The mature existing vegetation includes black locust, black cherry, walnut, boxelder and elm trees that are in fair to poor condition located at the northeast portion of the site. This mature existing vegetation should not be considered a priority for preservation.

- 1. Comment:** The new Public Facilities Manual (PFM) requirements for tree conservation, Section 12, and Chapter 122 of the Fairfax County Code that became effective on January 1, 2009 have not been addressed in this application. In general, proffered conditions, approved development plans, special exception plats, and special permit plats approved prior to January 1, 2009, have been grandfathered by the Board of Supervisors. However, any proffered conditions, development plans, special exception plats, and special permit plats submitted after January 1, 2009, or any proffered conditions, development plans, special exception plats, and special permit plats submitted prior to January 1, 2009, but not approved prior to January 1, 2009, must meet the new Section 12 requirements. Since this Special Exception has not been approved by the Board of Supervisors, it is not grandfathered and is subject to the new PFM and Zoning Ordinance requirements.



**Recommendation:** In cases of this nature, where the existing vegetation is in poor condition and/or the plant species are considered invasive or undesirable, the site is not conducive to replanting as in this case, under Virginia Power transmission lines, or the impact on trees is minimal, the Board of Supervisors may direct staff from the Urban Forest Management Division (UFMD) to modify the required Tree Conservation Plan elements of the Public Facilities Manual (PFM) and Chapter 122 of the Fairfax County Code, to that shown on the Special Exception plat layout. Furthermore, the Board may direct staff from UFMD to waive the Provisional Tree Conservation Plan Elements including the Tree Inventory and Condition Analysis (PFM 12-0502.1A) for this site.

- 2. Comment:** The proposed landscape screening trees around the proposed equipment compound is comprised of one tree species.

**Recommendation:** To provide plant diversity and curtail the spread of disease or insect infestation in a plant species, no more than 10 percent of the trees required to be planted onsite shall be of one species.

CSH/  
UFMID #: 145123

cc: RA File  
DPZ File





## County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County

July 27, 2009

Ms. M. Colleen Canovas  
 Donohue & Blue, LLC  
 801 North Fairfax Street, Suite 209  
 Alexandria, Virginia 22314

RE: SE 2009-DR-005 – Waiver of Steady Red Marker Requirement for Dominion Virginia Utility Pole Located in VDOT Right-of-Way (Adjacent to the Central Intelligence Agency)

Colonial Farm Road  
 Tax Map: 22-3 ((1)) 40  
 Zoning District: R-1

Dear Ms. Canovas:

As you know, T-Mobile has submitted Special Exception SE 2009-DR-005 to allow the placement of antennas on a 10 foot tall extension on the top of an existing transmission pole. The proposed antenna installation is subject to Par. 4 of Sect. 9-105 of the Zoning Ordinance which requires the installation of a steady red marker on all antenna structures that exceed 100 feet in height, unless waived by the Zoning Administrator upon a determination by the Police Department that such marker light is not necessary for flight safety requirements for police and emergency helicopter operations. You have requested waiver of the steady red marker requirement for the referenced site pursuant to Par. 4 of Sect. 9-105.

The Fairfax County Police Helicopter Division has reviewed the special exception application and proposed steady red marker waiver, and the Division has determined that it is unnecessary to light this pole for flight safety reasons. Furthermore, the Helicopter Division has no objection to waiving the steady red marker light requirement. Given the input from the Helicopter Division, the Zoning Ordinance steady red marker requirement has been waived for the proposed installation associated with SE 2009-DR-005.

Please contact me or Brian Parsons at 703-324-1314 if you have questions or need additional information regarding this matter.

Sincerely,

Lorrie Kirst  
 Deputy Zoning Administrator  
 for Ordinance Administration Branch

Department of Planning and Zoning  
 Zoning Administration Division  
 Ordinance Administration Branch  
 12055 Government Center Parkway, Suite 807  
 Fairfax, Virginia 22035-5505  
 Phone 703-324-1314 FAX 703-803-6372  
[www.fairfaxcounty.gov/dpz/](http://www.fairfaxcounty.gov/dpz/)



Ms. M. Colleen Canovas

July 27, 2009

Page 2

cc: John W. Foust, Supervisor, Dranesville District  
Eileen M. McLane, Zoning Administrator  
Paul M. Schaaf, Chief Pilot, Fairfax County Police Helicopter Division  
David Jillson, Planning Division, DPZ  
Suzanne Linn, Zoning Evaluation Division, DPZ  
~~X~~ Brian Parson, Senior Assistant to the Zoning Administrator

N: bparso\telecommunications\ red light waiver Dolley Madison Blvd, T-Mobile.doc

---

APPENDIX 10

CENTRAL INTELLIGENCE AGENCY  
WASHINGTON, D.C. 20505

Office of General Counsel

July 15, 2009

Ms. Karen Larkin  
T Mobile  
12050 Baltimore Avenue  
Beltsville, Maryland 20705

Dear Ms. Larkin,

This letter responds to your May 27, 2009 e-mail updating your original request from December 2006. At that time you asked that the Central Intelligence Agency (CIA) identify any concerns with the application your company has filed with Fairfax County to install a 10' extension that is a little thicker onto an existing cellular phone pole located near the intersection of Routes 123 and 193, adjacent to the CIA Headquarters facility in Langley, Virginia.

The CIA has reviewed the construction documents **Site Number: WAC300F Dominion Tower #95/VDOT Off Colonial Farm Road Mclean, VA 22101 E1-E10** for a T-Mobile cell tower extension and the construction of ground shelters for equipment.

The cell phone tower extension adds an additional 10' to the top of the tower. After reviewing the drawings there were no concerns or objections to the addition of the tower. Stated in a letter from Federal Aviation Administration (FAA) dated 10/31/2008, marking or lighting are not necessary for aviation safety. FAA deemed the 10' addition not a hazard to air navigation. It should be noted the FAA determination expires on 05/01/2010.

Lastly, the construction is located above underground utilities. As such, coordination with Dominion Power should be implemented to mitigate any potential impact on power services.

Ms. Karen Larkin  
(301) 651-9344

As you know, the pole structure is not located on CIA property. The CIA's Security Protective Service is responsible, however, for investigating activities occurring within a limited jurisdiction outside of the boundaries of the CIA property. Therefore, your cooperation in providing prior notification to the CIA's Security Operations Center of any visits to the site will avoid any unnecessary alarm or police response to the area, and thereby limit any interruption to work that must be performed at that site. This arrangement is currently in place with other entities making use of the cellular phone pole. The CIA Security Operations Center can be reached at: (703) 482-6161.

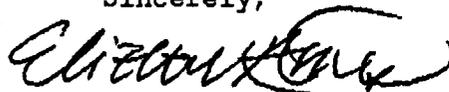
The application as described does not pose any unmanageable risks to our operations or security at this time. However, the drawings call for a storm water management waiver, for your background, previous construction at that site by another provider did, nevertheless, result in temporary flooding of a nearby public pedestrian and bike path, an issue for consideration as you proceed with any new construction. The affected pathway cuts across VDOT property from the Memorial Garden at the CIA main entrance road to Colonial Farm Road. The other provider made some accommodations to lessen the flooding but unfortunately the effort did not completely address the problem and there is still standing water along side the road. As the proposed ground structures will be up grade from the previous construction we anticipate that the additional run-off from the new ground installations will add to the flooding. We recommend a storm water management system be considered in the design.

Thank you for providing us the opportunity to review and provide our comments. We would appreciate the opportunity to review any modifications to this application or future applications for the installation or construction of similar equipment adjacent to the CIA facility. Please

Ms. Karen Larkin  
(301) 651-9344

feel free to contact me if you have any questions or concerns. I can be reached at (703) 374-2450.

Sincerely,

A handwritten signature in cursive script, appearing to read "Elizabeth Ames", written in black ink.

Elizabeth M. Ames  
Attorney - Advisor  
Office of Security

FAIRFAX COUNTY ZONING ORDINANCE

- (7) Include the addition of any building or additions to buildings except that accessory structures clearly subordinate to the use, and minor additions to buildings may be permitted, provided that:
  - (a) the sum total of all such structures or additions shall not exceed the greater of 500 square feet of gross floor area, or five (5) percent of the approved gross floor area up to a maximum of 2500 square feet of gross floor area; and
  - (b) the maximum permitted FAR for the zoning district shall not be exceeded.

C. For all approved special exception uses, any request for an addition shall require the provision of written notice by the requester in accordance with the following:

- (1) the notice shall include the letter of request with all attachments as submitted to the Zoning Administrator, a statement that the request has been submitted, and where to call for additional information; and
- (2) the notice shall be sent to the last known address of the owners, as shown in the real estate assessment files of the Department of Tax Administration, of all property abutting and across the street from the site, or portion thereof, which is the subject of the request, and shall be delivered by hand or sent by certified mail, return receipt requested.

The request for an addition submitted to the Zoning Administrator shall include: an affidavit from the requester affirming that the required notice has been provided in accordance with the above; the date that the notice was delivered or sent; the names and addresses of all persons notified; and the Tax Map references for all parcels notified. No request for an addition shall be considered by the Zoning Administrator unless the affidavit has been provided in accordance with this paragraph.

When it is determined by the Zoning Administrator that a modification is not in substantial conformance with the approved special exception, such modification shall require the approval of an amendment to the special exception in accordance with Sect. 014 below or a new special exception.

**9-005 Establishment of Categories**

For purposes of applying specific conditions upon certain types of special exception uses, and for allowing special exception uses to be established only in those zoning districts which are appropriate areas for such uses, all special exception uses are divided into categories of associated or related uses, as hereinafter set forth in this Article 9.

**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:

## SPECIAL EXCEPTIONS

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.

### **9-007**

#### **Conditions and Restrictions**

In addition to those standards set forth in this Article, the Board, in approving a special exception, may impose such conditions and restrictions upon the proposed use as it may deem necessary in the public interest to secure compliance with the provisions of this Ordinance and to protect the viability of the implementation of the adopted comprehensive plan. Such conditions or restrictions may include but need not be limited to a time limitation on the length of the exception in accordance with the provisions of Sect. 008 below and may require the posting of a guarantee or bond in a reasonable amount by the applicant.

### **9-008**

#### **Time Limitations, Extensions, Renewals**

In addition to the time limits set forth in this Article, the Board may require, as a condition of the approval of any special exception, that it shall be approved for a specified period of time; that it may be subsequently extended for a designated period by the Zoning Administrator; or that it may be periodically renewed by the Board. The procedure of granting an extension or renewal shall be as presented in Sections 012 and 014 below.

## FAIRFAX COUNTY ZONING ORDINANCE

2. Category 1 uses may be allowed by special exception in the following districts:

R-A District: Limited to uses 5, 6, 7 and 8

All other R Districts: All uses

All C Districts: All uses

I-I District: Limited to use 4

I-1, I-2 Districts: All uses

I-3, I-4, I-5, I-6 Districts: Limited to uses 3 and 8

### 9-103

#### **Additional Submission Requirements**

In addition to the submission requirements set forth in Sect. 011 above, all applications for Category 1 uses shall be accompanied by the following items:

1. Four (4) copies of a map showing the utility system of which the proposed use will be an integral part, together with a written statement outlining the functional relationship of the proposed use to the utility system.
2. Four (4) copies of a statement, prepared by a certified engineer, giving the exact technical reasons for selecting the particular site as the location for the proposed facility and certifying that the proposed use will meet the performance standards of the district in which located.

### 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.

## SPECIAL EXCEPTIONS

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

1. Except for antennas completely enclosed within a structure, all antennas and their supporting mounts shall be of a material or color that closely matches and blends with the structure on which it is mounted.
2. Except for a flag mounted on a flagpole as permitted under the provisions of Par. 2 of Sect. 12-203, no commercial advertising or signs shall be allowed on any monopole, tower, antenna, antenna support structure, or related equipment cabinet or structure.
3. If any additions, changes or modifications are to be made to monopoles or towers, the Director shall have the authority to require proof, through the submission of engineering and structural data, that the addition, change, or modifications conforms to structural wind load and all other requirements of the Virginia Uniform Statewide Building Code.
4. No signals, lights or illumination shall be permitted on an antenna unless required by the Federal Communications Commission, the Federal Aviation Administration or the County, provided, however, that on all antenna structures which exceed 100 feet in height, a steady red marker light shall be installed and operated at all times, unless the Zoning Administrator waives the red marker light requirement upon a determination by the Police Department that such marker light is not necessary for flight safety requirements for police and emergency helicopter operations. All such lights shall be shielded to prevent the downward transmission of light.
5. All antennas and related equipment cabinets or structures shall be removed within 120 days after such antennas or related equipment cabinets or structures are no longer in use.

## GLOSSARY

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

#### Abbreviations Commonly Used in Staff Reports

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