



FAIRFAX COUNTY PLANNING COMMISSION

October 7, 2014

PUBLIC HEARING FOR PLANNING DETERMINATION

Pursuant to
Va. Code Sec. 15.2 - 2232

Public Hearing Date: October 15, 2014 at 8:15 p.m.

Application Number: **2232-M14-5**

Applicant: Milestone Communications Inc. and AT&T Mobility

Proposed Use: Replacement Light Standard with Telecommunications Facilities

Subject Property: Tax Map 61-1((1))13A
3301 Peace Valley Lane, Falls Church, VA 22044
JEB Stuart High School

Supervisor District: Mason District

Application Received: April 15, 2014
Application Revised: August 19, 2014
Application Accepted: August 29, 2014

Recommendation: In accordance with Va. Code Sec. 15.2-2232, staff recommends that the Planning Commission find the proposal by Milestone Communications and AT&T Mobility, to construct a 100 foot tall replacement light standard with telecommunications facilities at 3301 Peace Valley Drive, to be substantially in accord with provisions of the adopted Comprehensive Plan.

APPLICATION

Attachment A

PROPOSAL:

Construct a 100 foot tall replacement light standard with telecommunications facilities to replace an existing 75 foot tall athletic field light pole at the school's athletic field. The replacement light standard will support 12 panel antennas for AT&T, antennas for 2 future carriers and replacement lighting fixtures for the field. An associated 2,749 square foot equipment compound will be located under the north bleachers and will contain 6 equipment cabinets for AT&T and equipment pads for future carriers. The equipment compound will be screened by an 8 foot chain link fence with navy blue slats matching the school colors. There will also be a 153 square foot generator compound located 25 feet east of the bleachers to provide emergency backup power to AT&T's panel antennas. The generator compound will be screened by an 8 foot cinder block wall painted navy blue with a 4 foot wide chain link gate with navy blue slats. Plantings will provide additional screening on 2 sides of the wall facing residential land uses north and east of the school property.

APPLICANT:

Milestone Communications, Inc. and AT&T Mobility

SUBJECT PROPERTY:

Tax map: 61-1((1)) 13A

Location: 3301 Peace Valley Drive, Falls Church, VA 22044

Site Size: 20.9 Acres

Owner: School Board of Fairfax County

Zoning District: R-3

Existing conditions:

The subject property is a relatively flat parcel and is developed with a two story school facility, 2 athletic fields and 2 surface parking lots. Access to the site is provided from Peace Valley Lane at 2 access points on the west and 1 access point on the south side of the property. There are 2 surface parking lots located on the south and north side of the school building. The east side of the property is characterized by a football field and track with bleachers surrounded by 6 light poles that are 75 feet in height. Adjacent to the football field is the location of the baseball field which is surrounded by 8 light poles that are 75 feet in height. Trees screen the athletic fields from residential uses west of the school property.

Statement of Justification

The applicant states that it is necessary to construct a 100 foot tall replacement light standard with new telecommunications equipment to strengthen service coverage and address capacity issues for AT&T. The proposed telecommunications facility will enhance coverage in the Mason District in communities along Leesburg Pike, Valley Lane, Beachway Drive and Nevius Street. The new facility will enable the transfer of calls seamlessly between AT&T's existing locations and diminish the amount of dropped calls in the area. Additionally, the proposed replacement light standard with telecommunications facilities is designed to accommodate two additional carriers in order to avoid the construction of a separate telecommunications facility in the immediate vicinity of the proposal.

Proposed Facility:

- Structure: 100 foot tall replacement light standard with telecommunications facilities, with a galvanized steel finished.
- Location: Northeast side of the athletic fields, 19 feet from north property line, 183 feet from east property line, 372 feet from south property line and 1,063 feet from west property line.
- Antennas: 12 antennas for AT&T, with additional antennas for 2 future carriers.
- Equipment Compound: 2,749 SF (equipment cabinets)
- Equipment Compound Screening: 8 foot chain link fence with navy blue slats and landscaping.
- Generator Compound: 153 SF (generator)
- Generator Screening: 8 foot cinderblock wall painted navy blue with a 4 foot wide chain link gate with navy blue slats and plantings around 2 sides of the wall visible from outside of the property. Evergreen trees 8 feet in height at planting time will screen 2 sides of the generator facing the north and east property line.
- Operations: Unmanned, 24 hours/day, 7 days/week; site visits by maintenance personnel approximately once a month or as needed.

Impacts:

Visual: The proposed 100 foot tall replacement light standard will be located on the northeast side of the school property adjacent to the football field. There are 5 existing light standards that are approximately 75 feet tall. The proposal's location next to the school's athletic field and proximity to existing light standards will mitigate the visual impact. The equipment compound will be located under the bleachers and be screened by an 8 foot chain link fence with navy blue slats. The generator will be located behind an 8 foot navy blue cinder block wall with landscaping on 2 sides of the wall facing parcels with residential uses north and east of the property line. The landscaping will be comprised of evergreen trees 8 feet in height at planting time.

Environmental: The proposed telecommunications facility will not generate noise, dust, odors, light or vibrations and will not interfere with radio, television or telephone reception. The proposed use does not impact any environmentally sensitive areas.

Traffic: The volume of traffic generated will be minimal, with only service vehicles traveling to the site for maintenance approximately once a month or as needed. The facility will be accessed from an existing parking lot.

Alternative Sites:

The area is primarily characterized by single family residential and medium density multi-family residential along Leesburg Pike. There are few buildings or structures in the immediate area with the height requirements for the telecommunications infrastructure necessary to address service voids and capacity issues. The applicant considered 2 alternative sites before selecting the subject property. The sites considered were located at 6129 Leesburg Pike (Munson Hill Towers) and 3245 Rio Drive (Barcroft Hills Condominiums). The location of the property at 6129 Leesburg Pike is considered inadequate to provide robust propagation and the applicant was unable to get approval from the condominium association managing the building located at 3245 Rio Drive.

Subject Property and Adjacent Land Uses

The subject property is the 21 acres and developed with a two story school facility, 2 athletic fields and 2 surface parking lots. The surrounding area to the east, southeast and west of the site is developed with single-family residential uses. Directly north of site, the area is developed with multi-family residential uses. The area south of the subject property is developed with the 18 acre JEB Stuart Park.

- Subject property – Zoned residential R- 3 and developed with school and athletic fields.
- North of subject property – Zoned residential R-20 and R-30 and developed with multi-family housing.
- East of subject property – Zoned residential R-3 and developed with single-family detached housing.
- South of subject property – Zoned residential R-3 and developed with JEB Stuart Park and single-family detached housing.
- West of subject property – Zoned residential R-3 and developed with single-family detached housing.

COMPREHENSIVE PLAN PROVISIONS

Planning Area and District: Area I, Baileys Planning District

Planning Sector: B5: Barcroft Community Planning Sector

Land Use Recommendations:

- Subject property: Public Facilities, Governmental and Institutional
- North of subject property: Residential, 16 – 20 du/ac
- East of subject property: Residential, 2 -3 du/ac
- South of subject property: Public Parks and Residential 2 -3 du/ac
- West of subject property: Residential 2 -3 du/ac

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

Area Plan:

FAIRFAX COUNTY COMPREHENSIVE PLAN, 2013 EDITION, AREA I, BAILEYS PLANNING DISTRICT, Amended through 4-9-2013, B5 – Barcroft Community Planning Sector, Page 158 – 159

“B5 Barcroft Community Planning Sector

CHARACTER

The Barcroft Community Planning Sector is located in the western portion of the Baileys Planning District and is bounded by Columbia Pike (Route 244) on the south and southeast, Leesburg Pike (Route 7) on the northeast, and Sleepy Hollow Road on the northwest.

The Barcroft Community Planning Sector’s dominant features include Lake Barcroft and

the surrounding low density, single-family, residential neighborhoods. Several of these subdivisions, Lake Barcroft, Barcroft Hills, and Lake Barcroft Shores, are oriented to the lake and the adjoining recreational areas. The other portions of this residential development are oriented to the Sleepy Hollow area. These include Sleepy Hollow Estates, Buffalo Hills, Walters Woods, Ravenwood, and Ravenwood Park subdivisions. A few medium density residential uses are located along two of the major thoroughfares, Leesburg Pike and Columbia Pike, in proximity to the commercial uses in Seven Corners and Baileys Crossroads CBCs.

CONCEPT FOR FUTURE DEVELOPMENT

The Concept for Future Development recommends that the areas of the Barcroft Planning Sector outside the Seven Corners and Baileys Crossroads Community Business Centers develop as Suburban Neighborhoods.

RECOMMENDATIONS

Land Use

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

FAIRFAX COUNTY COMPREHENSIVE PLAN, 2013 EDITION, AREA I, BAILEYS PLANNING DISTRICT, Amended through 4-9-2013, B5 – Barcroft Community Planning Sector, Page 162

“Heritage Resources

Any development or ground disturbance in this sector, both on private and public land, should be preceded by heritage resource studies, and alternatives should be explored for the avoidance, preservation or recovery of significant heritage resources that are found. In those areas where significant heritage resources have been recorded, an effort should be made to preserve them. If preservation is not feasible, then, in accordance with countywide objectives and policies as cited in the Heritage Resources section of the Policy Plan, the threatened resource should be thoroughly recorded and in the case of archaeological resources, the artifacts recovered.”

Policy Plan:

FAIRFAX COUNTY COMPREHENSIVE PLAN, 2013 EDITION, AREA I, Public Facilities, Amended through 3-4-2014, Pages 37 - 40

MOBILE AND LAND-BASED TELECOMMUNICATION SERVICES

Objective 42: In order to provide for the mobile and land-based telecommunication network for wireless telecommunication systems licensed by the Federal Communications Commission, and to achieve opportunities for the co-location of related facilities and the reduction or elimination of their visual impact, locate the network’s necessary support facilities which

include any antennas, support structures and equipment buildings or equipment boxes in accordance with the following policies.

- Policy a. Avoid the construction of new structures by locating proposed telecommunication facilities on available existing structures such as rooftops, telecommunication and broadcast support structures, electrical utility poles and towers, and water storage facilities when the telecommunication facilities can be placed inconspicuously to blend with such existing structures. (See Figures 8, 9, 10.)
- Policy b. When existing structures are not available for co-location, or co-location is not appropriate because of adverse visual impacts or service needs, locate new structures that are required to support telecommunication antennas on properties that provide the greatest opportunity to conceal the telecommunication facilities and minimize their visual impact on surrounding areas.
- Policy d. When multiple sites provide similar or equal opportunity to minimize impacts, public lands shall be the preferred location.
- Policy e. Locate mobile and land-based telecommunication facilities on public property only after a lease agreement between the county, or related board or authority, and the service provider has been established.
- Policy f. Ensure that the use of public property by mobile and land-based telecommunication facilities does not interfere with the existing or planned operational requirements of the public use and complies with adopted policies and plans to protect natural resources.
- Policy g. Co-locate mobile and land-based telecommunication facilities operated by different service providers on single sites and/or structures whenever appropriate. Locate single-use structures on a property only when a co-location structure for multiple service providers is not desirable or feasible due to technological differences, site limitations or visual impact concerns.
- Policy h. Ensure that the height of the proposed telecommunication facility is no greater than necessary to allow for co-location on the telecommunication facility based on its service area requirements while still mitigating the visual impact of the facility.
- Policy i. When new structures, co-locations and/or technologies (such as distributed antenna systems, micro-cell technology or miniaturization technology) are necessary to meet the service area requirements for the residential neighborhood(s), ensure that the height and mass of any appropriate co-location on the telecommunication facility is in character with the surrounding residential area and mitigates the visual impact of the facility on the surrounding residential area.
- Policy j. Design, site and/or landscape proposed telecommunication facilities to minimize impacts on the character of the property and surrounding areas. Demonstrate the appropriateness of the design through facility schematics and plans which detail the type, location, height, and material of the proposed structures and their relationship to other structures on the property and surrounding areas.
- Policy k. Demonstrate that the selected site for a new telecommunication facility provides the least visual impact on residential areas and the public way, as

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

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

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

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

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

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

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

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

Policy a. Disguise or camouflage the appearance of proposed telecommunication

facilities to resemble other man-made structures and natural features (such as flagpoles, bell towers, and trees) that are typically found in a similar context and belong to the setting where placed.

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

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

Previous 2232 Approvals

None

STAFF ANALYSIS: See *Attachments C - J* for detailed discussion.

Department of Planning and Zoning

Zoning Administration Division

Attachment C

The proposal meets all standards set forth in Par. 2 of Sect. 2-514 of the Zoning Ordinance. Additionally, pursuant to Par. 2G of Sect. 2-514 of the Zoning Ordinance, a steady red marker light is required to be installed, operated at all times, on all antenna structures exceeding 100 feet in height. However, this requirement was waived by the Zoning Administrator upon determination by the Police Department that such a marker was not necessary for flight safety and emergency helicopter operations.

Planning Division - Environment and Development Review Branch

Attachment D

There are no outstanding environmental issues with this application

Planning Division – Historic Preservation/Heritage Resources

Attachment E

The proposed site is not located within a Fairfax County Historic Overlay District, and is not listed on the Fairfax County Inventory of Historic Sites or the National Register of Historic Places or documented in the Historic structures survey file. There are no historic properties in the immediate vicinity of the subject property that would be negatively impacted by the construction of the proposal. The applicant has complied with Section 106 of the National Historic Preservation Act of 1966. Staff finds the proposal conforms with the Comprehensive Plan and no action concerning heritage resources is required.

Department of Public Works and Environmental Services (DPWES)

Site Development and Inspection Division

Attachment F

There are no Resource Protection Areas on site, and there are no regulated floodplains on site. Storm water detention and water quality controls are required for this site unless waived by the Director. There are no current downstream drainage complaints on file. Demonstration of adequate outfall is required for this site and needs to be provided. A Conservation Easement is located immediately adjacent to the proposed facility and easements typically have prohibitions

regarding land disturbance, therefore, construction activities will likely need to avoid this area. If this application is approved, DPWES will address these issues at the time of site plan submission.

Urban Forest Management Division

Attachment G

There are several conservation easements depicted on the site plan and the descriptions and specific deed book and page numbers have not been supplied with submission. The deed of easement and page numbers has been submitted by the applicant. There are several existing trees near the proposed construction site and it is not clear how these trees will be protected from construction impacts if they are to remain. The applicant has proposed the use of a tree protection fence to protect existing trees during construction. The proposed 8 foot chain link fence with slats would provide an adequate barrier, however, the required landscaping has not been provided to meet the intent of transitional screening. The applicant has responded that Fairfax County Public Schools will not allow them to plant landscaping around the equipment compound because of concerns it would undermine the foundation of the bleachers. The applicant has submitted a transitional screening waiver request. According to section 2-514 of the Zoning Ordinance, an 8 foot chain link fence is the only required screening for ground-mounted equipment cabinets located under athletic field bleachers on property owned by Fairfax County Public Schools.

Fairfax County Public Schools (FCPS)

Attachment H

Construction and maintenance access to the equipment and generator compound will be provided from the existing parking lot and walkway in front of the bleachers. If any damaged is sustained from the construction and/or maintenance vehicles, then it will be the responsibility of the applicant to repair. The preferred generator fuel source in natural gas and only one generator pad site is approved for this site. The top and bottom of the compound fence should be “knuckled” for safety purposes and the chain-link slats should be navy-blue to match the school colors. The applicant has addressed the comments to the satisfaction of FCPS.

Fairfax County Fire & Rescue Department

Attachment I

Strategic Planning Section

There are no comments.

Fairfax County Water Authority

Attachment J

Planning Section

There are no comments.

Fairfax County Park Authority

Attachment K

Park Planning Branch

The parcels were subjected to cultural resources review, and the area of impact has a low

probability to contain significant cultural resources and therefore no archeological work is warranted for the site, unless instructed by the Virginia Department of Historic Resources (VDHR).

CONFORMANCE WITH THE COMPREHENSIVE PLAN

Attachment L

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 are substantially in accord with the adopted Comprehensive Plan.

Location

The proposed replacement light standard with telecommunications facilities will be located on public land owned by Fairfax County Public Schools and is identified on the Comprehensive Plan Map as Public Facilities, Governmental and Institutional. Locating the replacement light standard with telecommunications facilities on public land conforms to the comprehensive plan guidelines recommending that public lands should be the preferred location for telecommunications structures.

The applicant and Fairfax County Public Schools have an agreement to lease space in order to establish telecommunications facilities at the proposed site. This is consistent with the comprehensive plan guidelines recommending telecommunications facilities locate on public lands after a lease agreement between the County, or related board or authority and service provider has been established.

The applicant investigated alternative sites including existing structures or rooftops to inconspicuously place telecommunication equipment which is consistent with the objectives of the comprehensive plan. However, the area is characterized by single family homes and there are few existing tall structures in the area to place telecommunications facilities with the exception of mid-rise residential buildings along Leesburg Pike north of the proposed site. However, these structures were not available or would not adequately meet the applicant's coverage objectives or accommodate multiple carriers.

Character

The proposal will be located on the athletic field of the school property adjacent to additional light standards which will lessen the visual impact on the surrounding community. The 100 foot replacement light standard with telecommunications facilities will replace an existing 75 foot light standard on the northeast side on the athletic field. There are 5 additional 75 foot light standards around the athletic field as well as 8 additional light standards measuring 75 feet in height around the baseball field, located directly to the south. The height difference between the proposal and the existing light standards is 25 feet (See Attachment A for photo simulations). The replacement light standard will be 25 percent taller than the existing light standards and have an impact on surrounding properties; however, the proposal will be placed in a grouping with existing light standards, minimizing the visual impact of the proposal. This meets several objectives of the Comprehensive Plan Guidelines to blend facilities with an existing pattern of tall structures and locate new structures required to support telecommunication antennas on properties that provide the greatest opportunities to conceal the telecommunication facilities and minimize their impact on surrounding areas. Additionally, mature trees to the north and east

provide additional screening as demonstrated in the photographs of the balloon test conducted on August 2, 2014 (See Attachment B for balloon fly pictures). Although the replacement light standard will not be completely hidden from view, the trees do provide additional screening. This meets the comprehensive guidelines of locating facilities near mature vegetation or trees which effectively screen or provide an appropriate setting for the proposed structure.

The proposed 2,749 square foot equipment compound is located under the bleachers on the north side of the athletic field, and will be screened by an eight foot chain link fence with navy blue slats. The equipment compound's location under the bleachers will obscure it from view and the chain link fence with slats will provide additional screening. According to section 2-514 of the Zoning Ordinance, an 8 foot chain link fence is the only required screening for ground-mounted equipment cabinets located under athletic field bleachers on property owned by Fairfax County Public Schools. The proposed 153 square foot generator compound will be located 25 feet east of the bleachers and will be screened by an 8 foot cinder block wall painted navy blue with a 4 foot wide chain link gate with navy blue slate. Additional screening comprised of 10 evergreen trees 8 feet in height at planting time will be planted on 2 sides of the generator compound facing the north and east property line to further screen it from adjacent residential development. This meets the objectives of the Comprehensive Plan of obscuring or blocking the views of facilities with other existing structures and vegetation.

A historic preservation review has indicated that the proposed replacement light standard does not impact historically significant properties or landscapes. The views and vistas from architecturally and/or historically significant structures are not impaired or diminished by placement of telecommunications facilities, thereby meeting the Comprehensive Plan objectives.

Extent

The proposed replacement light standard with telecommunication facilities and the equipment compound under the bleachers is designed to hold telecommunications equipment for AT&T and two future carriers. This meets the Comprehensive Plan Guidelines to locate mobile and land based telecommunications facilities operated by different service providers on single sites and/or structures whenever appropriate, and to design proposed telecommunications facilities to allow for future expansion. Additionally, the height of the proposal is 100 feet, and is the minimum height necessary to meet the technical requirements for AT&T's antennas and allow for additional antennas from other carriers in the future. This meets the Comprehensive Plan Guidelines to ensure that the height of proposed telecommunications facility is not greater than required to meet technical requirements and to allow space for additional carriers.

Fairfax County Public Schools has approved the location of the site and has indicated that the proposed replacement light standard with telecommunication facilities will not interfere with its operations. This is in conformance with Comprehensive Plan guidelines to ensure that the use of public property by mobile and land based telecommunications facilities does not interfere with the existing or planned operational requirements of the school use of the facility.

CONCLUSIONS AND RECOMMENDATIONS

Staff concludes that the subject proposal by Milestone Communications Inc. and AT&T Mobility, to construct 100 foot tall replacement light standard with telecommunications facilities

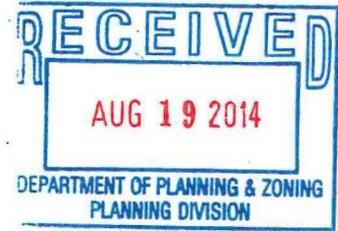
at JEB Stuart High School, at 3301 Peace Valley Lane, Falls Church, VA 22044, satisfies the criteria of location, character, and extent as specified in Va. Code Sec. 15.22232. Therefore, staff recommends that the Planning Commission find the subject Application **2232-M-14-5**, substantially in accord with provisions of the adopted Comprehensive Plan.

Attachment A

Application



DONOHUE & STEARNS, PLC



August 19, 2014

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

Re: Application No. 2232-M14-05 - AT&T/ Milestone at Jeb Stuart High School

Mr. Stinson:

The Applicant in the above-described case is submitting the following responses to the comments it has received concerning its proposal for a telecommunications facility at Jeb Stuart High School.

Comments from Zoning Evaluation Division – Provided on July 2, 2014

1. The proposed application is subject to those standards set forth in Paragraph 2 of §2-514 of the Fairfax County Zoning Ordinance.
 - a. The proposed panel antennas exceed the maximum height of 6 feet, as specified in §2-514(2)(B)(2).

Applicant's Response: Sheet Z-7 has been revised to show that the antenna specifications comply with this section.

- b. The generator is required to be screened pursuant to those requirements set forth for related structures in §2-514(2)(c)(3)(a).

Applicant's Response: Sheets Z-10 and Z-12 have been revised to show that the generator is screened in accordance with this section. This section states, "screening for ground-mounted equipment cabinets located on property used for athletic fields and owned or controlled by a public use or a Fairfax County governmental unit may consist of an eight (8) foot tall chain link fence when such cabinets are located entirely or partially under bleachers." The equipment compound is proposed to be located under the bleachers and, due to its proximity to the conservation easement, the seven (7) additional plantings will be located to the east of the proposed replacement light standard.

- c. Please verify on the plans that the diameter of the replacement standard does not exceed 42 inches.

Applicant's Response: Sheet Z-4 has been revised to show that the diameter of the replacement standard does not exceed 42 inches.

Comments from Fairfax County Public Schools (FCPS) –Provided on June 9, 20014

1. Construction and Maintenance Access Plan to the Compound: It is unclear on the plan set the means of access for the construction and maintenance vehicles. If the walkway in front of the bleachers is the proposed route it will need to be determined if the width and strength of the walkway can take the width and weight of construction and/or maintenance vehicles. Further, as these vehicles would transit in the vicinity of bleacher's foundation and footers, a load test would need to be completed to ensure they are not compromised. Any damage caused by these vehicles would be the responsibility of the contractor to repair.

Applicant's Response: Milestone has agreed to repair any damage to the access ways that result from the construction or maintenance of the proposed facility. This commitment will appear in the final lease agreement with FCPS.

2. Generator Fuel Source/Access: The preferred generator fuel source is natural gas unless the utility is not available in the area. As the natural gas access route is determined, please note that no open cuts are permitted to FCPS parking lots and/or roadways, unless a waiver is approved by FCPS's Office of Design and Construction. Only one (1) generator pad site is approved for this site. FCPS is challenging the wireless carrier industry to develop a plan whereby one generator is sized to power all proposed carrier sites. This action is meant to reduce and/or eliminate the proliferation of generators and the potential for hazmat spills on the site.

Applicant's Response: Sheet Z-9 – AT&T Generator Details indicates that only one (1) generator is proposed and the fuel type has been changed to natural gas.

3. Compound Fencing: Top and bottom of compound fence should be "knuckled" for safety purposes. The school has requested the chain-link slats color to be "Navy Blue" to match existing school colors.

Applicant's Response: On Sheet Z-10, Notes 4 and 7 on the Fence and Gate Detail for Equipment Compound indicate that these changes have been made.

4. Utility Easements/Permits: This site poses challenges to utility easement runs. Existing conservation easements have made it difficult, if not impossible, to grant given the width requirements of the utility easements. FCPS recommends that the utilities be permitted in lieu of granting easements. Unlike easements, the use of utility permits holds FCPS harmless to any future relocation costs should school needs dictate. Easements are not ruled out but would have to include a "hold-harmless" agreement in the event the utilities ever needed to be relocated.

Applicant's Response: These issues will necessarily need to be resolved upon final approval and final lease execution. Tom Casey has contacted Chris Caperton and indicated that the application should not be delayed as a result of the above-listed comments. His email is below:

From: Casey, Tom [mailto:TECasey@fcps.edu]
Sent: Tuesday, June 24, 2014 1:23 PM
To: 'Caperton, Chris B'
Cc: Cordova, Robert W.; Cristian Hernandez; Casey, Tom
Subject: RE: Stuart HS - County DPZ Application 2232-M14-5 - 130' Monopole Requested by AT&T Mobility

Chris – I am following up on the email chain below about the 2232 for Stuart HS. I was out of the office for two weeks and since I have returned Bob has just left for a few vacation days himself. I just wanted to clarify that all of the items Bob referenced are being worked on with Milestone and FCPS. Hopefully, the application process will not be delayed by any of these issues as FCPS feels these are all solvable matters and details which simply have to be tweaked. I will be splitting time in the office and the field over the next several days but please contact me if you need any clarification on the items Bob mentioned. Since this is a high school site, the window for construction is either the summer months or the period from December thru February. It is our hope that this application may run its course through the 2232 process and if/when passed by the PC..... potentially ready for construction in early 2015. Please let me know if I can be of any assistance! Thanks Chris!

Tom Casey
FCPS / Wireless Infrastructure Specialist
(o) 571-423-2302
(c) 571-294-7203

Comments from Forest Conservation – Provided on June 11, 2014

1. The zoning and use for all lots adjacent to the school property has not been provided to address transitional screening and barrier requirements.
 - a. Provide the zoning and use for each lot that is adjacent to the school property, including those lots on the opposite side of any roadway.

Applicant's Response: The requested information has been provided on Sheet Z-1A – Adjoiners and Key Plan.

2. The transitional screening yards and barrier requirements for the site have not been provided with this submission.
 - a. Provide all requisite transitional screening yards and barriers pursuant to section 13-303 of the County's Zoning Ordinance.

Applicant's Response: Milestone has submitted the attached Request for Waiver/Modification of the Provisions of Article 13 and supporting justification dated July 25, 2014.

3. There are several Conservation Easements called out on the Site Plan. The descriptions and specific deed book and page numbers of recordation have not been supplied with this submission.

- a. Provide the descriptions and recordation for each of the conservation easements on the property.

Applicant's Response: The descriptions and specific deed book and page numbers of recordation have been added to Sheet Z-1.

4. There are several existing trees near the proposed construction site. It is not clear how these trees will be protected from construction impacts if they are to remain.
 - a. Provide a tree preservation plan that will demonstrate how all nearby existing trees will be protected from construction impacts including any proposed equipment and supply staging areas.

Applicant's Response: A Landscape Plan has been added as Sheet Z-12.

Comments from Stormwater Management– Provided on June 4, 2014

1. Chesapeake Bay Preservation Ordinance (CBPO) – There is no Resource Protection Area (RPA) on this site.
2. Water quality controls are required for this site (PFM 6-0401.2). A land disturbance area in excess of 2,500 sq. ft. is shown on the preliminary E&S plan, and proposed site additions include new impervious surfaces. No BMP facilities have been proposed. An application for a BMP waiver may be submitted; however, apparent site conditions do not favor approval of such a request.

Applicant's Response: As noted in the SWM Narrative on Sheet Z-12, the proposed development will disturb 2,480 square feet of land and add 1,140 square feet of impervious area (gravel and asphalt). Since the disturbed area is less than 2,500 square feet, a SWM waiver is requested for both quantity and quality.

3. Floodplains – There are no regulated floodplains on the property/ site.
4. Downstream Drainage Complaints – There are no significant, contemporary downstream drainage complaints on file.
5. Stormwater Detention – Stormwater detention is required for this site (PFM 6-0301.3). No detention (SWM) facilities have been proposed. An Application for a SWM waiver may be submitted; however, apparent site conditions do not favor approval of such a request.

Applicant's Response: As noted in the SWM Narrative on Sheet Z-12, the proposed development will disturb 2,480 square feet of land and add 1,140 square feet of impervious area (gravel and asphalt). Since the disturbed area is less than 2,500 square feet, a SWM waiver is requested for both quantity and quality.

6. Site Outfall – Demonstration of adequate outfall is required for this site (PFM 6-0200). No narrative and calculations have been provided to address this issue.

Applicant's Response: The Outfall Analysis has been provided on Sheet Z-12 and explains that the proposed site sits next to existing SWM inlets and the majority of the runoff due to the site will not affect the pre-development condition of the area. Existing and proposed gravel areas will assist in slowing down the runoff before it enters the existing inlets and increased runoff will be negligible. The outfall of the existing SWM system should not be impacted.

7. Miscellaneous – A site plan/ minor site plan submittal is required for this proposed facility. A Conservation Easement is located immediately adjacent to the proposed facility. Such easements typically have prohibitions regarding land disturbance. Construction activities will likely need to avoid this area.

Applicant's Response: Milestone is aware of the location of the conservation easement and construction activities will avoid the area.

With these comments addressed, the Applicant respectfully requests that the Application 2232-M14-5 be calendared for public hearing before the Fairfax County Planning Commission.

Sincerely,



Ed Donohue
Attorney/ Agent for the Applicant

Attached:

- (1) Request for Waiver/ Modification of the Provisions of Article 13 dated 7/25/14
- (2) Revised Zoning Drawings dated 8/18/14
- (3) Revised 2232 Application
- (4) Revised Statement of Justification



DONOHUE & STEARNS, PLC

August 19, 2014

Mr. Christopher Caperton, Branch Chief
Fairfax County Department of Planning and Zoning
12055 Government Center Parkway, Suite 730
Fairfax, Virginia 22035

Cc: Commissioner Janet Hall, Mason District
David Stinson

Re: Application No. 2232-M14-05 - AT&T/ Milestone at Jeb Stuart High School

Mr. Caperton:

Since filing this application on April 15, 2014, Milestone Communications (Milestone) has been working on responding to both staff and Fairfax County Public School (FCPS) comments. Moreover, Milestone has been in discussions with staff concerning their decision to consider the proposal under Paragraph 2 of §2-514 of the Fairfax County Zoning Ordinance despite the application's description of the proposed use as a monopole to be considered under Paragraph 3 of that same section.

Zoning Administration Division (ZAD) has informed Milestone that it must meet the requirements (most specifically, the antenna and equipment dimensions limitations) contained in Paragraph 2. Staff is considering a text amendment that would apply the larger specifications (for monopoles) allowed under Paragraph 3 to light standards. While that text amendment is pending, Milestone is submitting its response to the outstanding comments (attached) and has prepared revised plans and a revised 2232 Application that reflect the reduced antenna specifications as well as the other changes made in response to these comments.

At this time, Milestone respectfully requests that the application be calendared for hearing before the Planning Commission.

Please let me know if you have any questions.

Thank you,

A handwritten signature in black ink, appearing to read "Ed Donohue", written over a horizontal line.

Ed Donohue

Attached:

- (1) Response letter to David Stinson dated 8/19/14
- (2) Request for Waiver/ Modification of the Provisions of Article 13 dated 7/25/14
- (3) Revised Zoning Drawings dated 8/18/14
- (4) Revised 2232 Application
- (5) Revised Statement of Justification



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

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

APPLICATION NUMBER 2232-M14-5

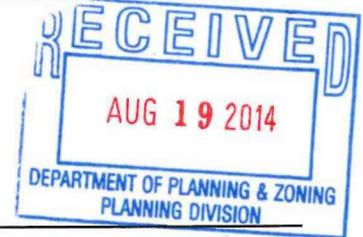
Date application received 4/15/2014 by PD

Date(s) Revised 8/19/2014

Date application accepted 8/29/2014 by David Stinson

(Please Type or Clearly Print)

PART I: APPLICATION SUMMARY



LOCATION OF PROPOSED USE

Address 3301 Peace Valley Lane

City/Town Falls Church Zip Code 22044

Place Name (example: Dale High School) Jeb Stuart High School

Tax Map I.D. Number(s) 0611 01 0013 A

Fairfax County Supervisor District Mason

APPLICANT(S)

Name (Company or Agency) Milestone Communications and AT&T Mobility

Agent Name Edward L. Donohue

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

Agent's Mailing Address 117 Oronoco Street

City/Town Alexandria State VA Zip Code 22314

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

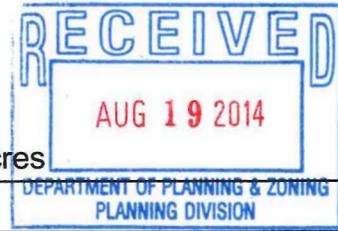
E-mail edonohue@donohuestearns.com

Secondary Contact Christian Winkler, Milestone

Telephone Number (703) 620-2555 E-mail cwinkler@milestonecorp.com

BRIEF DESCRIPTION OF PROPOSED USE

Construction of a 100 foot tall replacement light pole structure and an associated 2,749 square foot fenced equipment compound on the ground. (Actual disturbed area is less than this (2,480 SF) - the 2,749 square foot area is the total area surrounded by the fence which includes existing gravel area.)The replacement light pole will house AT&T's antennas at a RAD center of 100'. The replacement structure and equipment compound are designed to accommodate up to 3 telecommunication carriers. AT&T will be the initial carrier on the facility and up to 2 additional carriers may locate on the structure in the future.



Total Area of Subject Parcel(s) Total school property is 20.8973 acres

Zoning District R-3 (Residential 3 DU/AC)

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

PROPERTY OWNER(S) OF RECORD

Owner School Board of Fairfax County

Street Address 8115 Gatehouse Road

City/Town Falls Church State VA Zip Code 22042

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

SIGNATURE

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

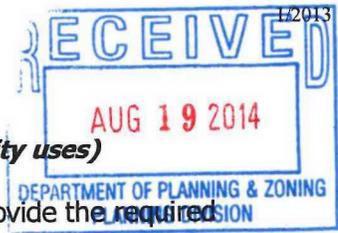
In the event a new agent is assigned responsibility for this application, the applicant agrees to provide a letter to the Department of Planning and Zoning authorizing the transfer of responsibility for the application and providing all new contact information. In the event the applicant fails to notify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

Signature of Applicant or Agent 

Date August 19, 2014

Submit completed application to:

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



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

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

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

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

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

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

2. Calculate in square inches the surface area (height x width **or** height x diameter) of the antennas organized in the following categories:
 - a. approved _____
 - b. existing _____
 - c. proposed _____

3. Calculate in cubic inches the volume (height x width x depth) of the equipment cabinets or shelter organized in the following categories:
 - a. approved _____
 - b. existing _____
 - c. proposed _____



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

Provider AT&T

Model # or name	Type Panel, Dish, Omni	Quantity	Height	Width	Depth Diameter	Location height on the structure
COMMSCOPE SBNHH-1D65B	Panel	12	72"	11.9"	7.1"	100' rad center agl

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

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

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

Additional information:

D. EQUIPMENT

Model # or name	Type cabinet or shelter	Quantity	Height	Width	Depth	Location
Alcatel-Lucent (d2U)	cabinet	4	23.62'	18.82"	7.87"	in compound
Alcatel Lucent (LTE 9412)	cabinet	1	48.1"	19.30"	23.70"	in compound
Commscope (RBA 72)	cabinet	1	72"	67.40"	40.72"	in compound
Natural Gas Generator	Generator	1	117.9"	40.5"	144.5"	adjacent to equip. compound

How will the equipment cabinet or shelter be screened? chain link fence w/slats and landscaping

Material: galvanized sheet metal/steel Color: grey

Additional information:

**Application for Determination
Pursuant to
Section 15.2-2232, Code of Virginia**

Part II: Statement of Justification



Applicant:

Milestone Communications, Inc.	AT&T Mobility
12110 Sunset Hills Road	7150 Standard Drive
Suite 100	Hanover, Maryland 21078
Reston, Virginia 20190	

Site Location

Name: Jeb Stuart High School
Address: 3301 Peace Valley Lane, Falls Church, VA 22044
Parcel Number: 0611 01 0013
Zoning District: R-3
Planned Use: Public Facilities, Governmental and Institutional
Supervisor District: Mason

Description of Proposed Use

Pursuant to Section 15.2-2232 of the Code of Virginia, Milestone Communications and AT&T Mobility (“Applicant) respectively requests approval of a telecommunications facility consisting of a replacement light pole and associated equipment compound at the Jeb Stuart High School, 3301 Peace Valley Lane, Falls Church, VA 22044.

Milestone has an agreement with Fairfax County Public School to establish telecommunication facilities on public school properties and to lease space on the proposed facility to wireless providers in the Fairfax County region. The proposed telecommunications facility will consist of a new 100 feet tall structure with stadium lights (“monopole”) that will be in the place of an existing athletic field light pole at the school’s football stadium. An equipment compound will be located under the existing stadium bleachers. Field lighting fixtures will be remounted on the new monopole at the exact same level as the former light pole and up to three telecommunication providers will locate their antenna equipment above the frame used to support the field lighting. AT&T will locate at the top position of the new monopole with the centerline of the antennas at 100 feet above ground level. A detailed description of the telecommunications facility is provided on the Site Plan entitled “Jeb Stuart High School” prepared by Entrex Communications Services, Inc. dated August 18, 2014 and included as part of this application.

The total Jeb Stuart High School Property is owned by the Fairfax County School Board and consists of a total area of 20.89 acres. The subject parcel on which the facility will be located is zoned R-3 (Residential at 3 dwelling units per acre). Under the Fairfax County Zoning

Ordinance the structure is defined as a “mobile and land based telecommunications use”, a permitted use on property owned by a governmental entity such as the subject property.

AT&T will have a total of 12 panel antennas on the monopole at a centerline of 100 feet above ground level. Space for the antennas of two future carriers is available at rad centers of 90 feet and 80 feet. The types and sizes of the AT&T antennas are detailed on Page 7 of the application form and on the engineering drawings, Sheet Z-7.

At the base of the proposed structure will be the equipment compound measuring approximately 84 feet long and 36 feet wide (2,749 square feet). The actual disturbed area is less than this, however (2,480 SF). The 2,749 figure comprises the entire area enclosed by the fence which includes existing gravel areas. The equipment compound will contain all the telecommunications equipment of AT&T and future carriers. An eight-foot tall chain link fence with slats will enclose this compound. The compound will be largely concealed from view by the fence and its location under the football stadium bleachers.

The AT&T equipment will be placed on a 9 feet by 25 feet concrete pad within the equipment compound area. One AT&T generator will be located in a smaller 153 square foot lease area adjacent to the existing asphalt drive to the east of the structure and outside the bleachers and main equipment compound area. Full details of the compound area are detailed on the Compound Plan, Sheet Z-3 of the engineering drawings. The dimensions of AT&T’s equipment are detailed on Sheet Z-8 and Z-9 of the engineering drawings and can also be found on page 7 of the 2232 Review application forms.

The telecommunications facility will operate 24 hours per day, 365 days per year. There are no on-site employees associated with the proposed telecommunications use. The proposed wireless facility will be unmanned with approximately one monthly maintenance visit per carrier.

Requirement of Proposed Use

The area served by the proposed telecommunications use is depicted on the attached AT&T radio frequency coverage (propagation) maps. The maps show the area presently covered by AT&T in this vicinity and the projected improvement anticipated after installation at the proposed telecommunications use. As demonstrated by these maps, AT&T’s objective for this site is to enhance coverage along Leesburg Pike (Route 7), Valley Lane, Beachway Drive and Nevius Street along with surrounding communities. Currently this area has weak AT&T in-building coverage and the site will help support current customers and help gain new ones. The site will also enable good hand-overs between AT&T’s existing sites depicted on the propagation maps and identified as Wood Lake Condo to the North, Holmes Run to the South, Moray in the East and Perks Cafe to the West thus extending the coverage and diminishing the dropped calls in the area. Commuters and residents in the area will experience better voice and data services quality from AT&T with the construction of the Jeb Stuart High School site.

To achieve the desired coverage and capacity within the intended geographical area, each antenna facility must be strategically located so as to ensure maximum coverage and a minimum overlap with each other facility. Because of the low power of the system, the antennas are

effective only within a limited geographical area. Thus, each facility site is subject to technical and geographical constraints in order to provide reliable and efficient service. The proposed facility is necessary to meet AT&T's objectives for the area and will further satisfy similar needs of other wireless telecommunications carriers in the future. Moreover, the proposed height of the monopole structure allows placement of antennas at a sufficient height so as to permit radio signals to clear any obstructions such as trees, buildings, or other structures while simultaneously providing coverage to the intended area and allowing for the collocation of two (2) additional wireless carriers at the site.

AT&T chose this proposed location for its particular suitability to the site, including its overall size, setting, compatibility with existing vertical structures, satisfaction of AT&T's coverage objectives, and the existing stadium use on this portion of the property. The installation of AT&T's antennas on the proposed monopole structure at the football stadium will satisfy AT&T's coverage objectives and provide robust wireless telecommunications coverage to AT&T's clients in the area.

Since one of the primary benefits of the wireless communication system is the ability to communicate to and from any location, a network of facilities that provide seamless coverage is essential. The location and design of each facility in the network is therefore critical to the overall functioning of the entire network. Without a facility at or near this location, AT&T will be unable to provide reliable coverage to its users in the area.

Anticipated Impacts on Adjoining Properties

Property that surrounds the school is zoned R-3 to the East and West, R-2 to the South and R-20 or R-30 to the immediate North.

The public use property on which the monopole will be located is relatively large and buffered by vegetation and distance from most residences. The structure will be located adjacent to the football stadium's North bleachers, just north of a large open area with an existing baseball field and tennis courts. Further buffering from the South is provided by the 18 acre J.E.B. Stuart Park located at 3312 Peace Valley Lane. The proposed wireless facility will place the monopole structure in a grouping of other existing tall steel light poles used to illuminate the football field facility. When viewed from a distance, the new structure will blend and be compatible with the existing football stadium light poles.

The proposed monopole structure is located approximately 682 feet from the parcel's southern property line, 183 feet from the parcel's eastern property line, and 1,063 feet from the parcel's western property line and 19 feet from the parcel's northern property line. The closest residence to the proposed structure is located approximately 253 feet to the East along Vista Drive. The closest public street is Mansfield Road, 372 feet to the south/southeast of the proposed structure.

The proposed telecommunications facility is a passive use and will not have employees or personnel on site or any impacts on traffic. The facility will not generate noise, dust, odors, light or vibrations nor expose any radiation on adjoining properties. The installation will not interfere

with radio, television or telephone reception and the radio frequency emissions will comply with all applicable EPA and FCC emission requirements.

The proposed telecommunications use will minimize any adverse visual impact on the surrounding area by being located on a large almost 21 acre public school property adjacent to the football stadium and set amongst other existing tall vertical lighting structures. There are no changes to the as-built condition of the JEB Stuart High School property, except as are needed to establish the telecommunications facility as depicted on the engineering drawings.

The proposed facility will have no impact on traffic or parking as the facility will be unmanned and does not generate vehicular traffic other than the once or twice a month for a technician to visit to ensure everything is in proper working order. The technician uses a standard vehicle and will have access to the structure and compound via the existing parking lot. There is no perceptible noise generated by the facility and there will be no interference with electronic equipment for telephone, television, radio or other electronic uses.

Alternative Sites Considered for the Proposal

The proposed monopole will be located to fill an existing service void area and address capacity issues. Development in the overall surrounding area primarily is characterized by existing single-family residential development. There are no existing buildings or structures in the immediate area that provide sufficient height to address the service void and capacity issues.

The applicant did consider 2 other locations before deciding subject property met RF objectives, landlord guidelines and aesthetic conditions. 6129 Leesburg Pike (Munson Hill Towers): property is located .6 miles from center of search ring and thus considered inadequate to provide robust propagation. 3245 Rio Drive (Barcroft Hills Condominiums): property is located .4 miles from center of search ring. Applicant attempted to secure rooftop space for equipment but landlord approval through the condominium association never materialized. Other factors affecting the alternative sites could include structural loading, equipment location and removal of parking spaces. All of the above mentioned issues were adequately vetted with Fairfax County Public School officials and it was deemed that the location at the JEB Stuart High School provided the best alternative for the search ring.

Relationship of the Proposed Facility to the Comprehensive Plan

The proposed facility is consistent with and furthers the goals of the Fairfax County Comprehensive Plan. The proposed structure will be located on publicly owned property, will accommodate multiple carriers and be situated on the property adjacent to other tall vertical structures to minimize visual impacts on the site and surrounding area. The proposed facility is consistent with the stated Objectives of the Policy Plan of the Fairfax County Comprehensive Plan concerning Mobile and Land-Based Telecommunication Services as described below.

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 a public necessity that benefits the community and its economic growth and vitality.

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, stealth towers, 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 building rooftops, telecommunication and broadcast poles and towers, electrical utility poles and towers, and water storage facilities when the telecommunication facilities can be placed inconspicuously to blend with such existing structures.

The development pattern in and around the search area, primarily in the South/East /West, is comprised primarily of single-family detached residential uses with a primary zoning designation of R-3 and R-2. The area to the North, zoned R-20 and R-30, are primarily multi-story residential apartments or condominiums. These buildings are on the edge of the search area and will not adequately meet coverage objectives of a multiple carrier installation. There are no viable commercial buildings within the search ring. There are no other telecommunication towers or monopoles in the immediate search area, or other tall structures that will accommodate the facility. To serve this area and meet the engineering and coverage requirements, it is necessary to construct a new structure of the height proposed.

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

The proposed facility will be located on a relatively large public school site consisting of almost 21 acres that provides opportunities for concealment and reduction of visual impacts. The structure will be adjacent to the school's football stadium and equipped with athletic field lights for field illumination. As such, the structure will be integrated and compatible with the numerous existing tall light pole structures at the football stadium. When viewed from a distance, the new structure will blend with the existing pattern of football stadium light poles. In addition, there is an adjacent Fairfax County Park with baseball fields, tennis courts and mature trees that buffer the proposed wireless facility and will help to mitigate views from adjoining residential 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.

The subject property is publicly owned and operated by the Fairfax County Public School Board. The existing stadium lighting on this large public site provides an excellent opportunity for blending the telecommunications facility with an existing pattern of tall structures and mitigating its visual presence, prominence and intended use. Other sites in the area provide no greater advantage for screening and locating the facility so as to be compatible with the use, and the surrounding existing development and communities.

***Policy d:* Locate mobile and land based telecommunication facilities on public property only after a lease agreement between the County, or related board or authority, and service providers has been established.**

Milestone is the representative of the Fairfax County School Board and will enter into a lease agreement with Fairfax County Public Schools to construct and locate the proposed facility.

***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.**

The proposed structure will be designed to hold up to three telecommunication carriers. Sufficient space for related equipment will be located at the base of the structure under the existing football stadium bleachers. An eight feet tall chain link fence with slats will screen the equipment compound.

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

The AT&T antennas will be mounted at a rad center of 100 feet on the proposed monopole, which is the minimum height required to meet technical requirements and to allow feasible space for additional future carriers.

***Policy g:* Ensure that the use of public property by mobile and land based telecommunication facilities does not interfere with the existing or planned operational requirements of the public use.**

The applicant has worked closely with Fairfax County Public Schools to locate the proposed structure on the school property in a way that does not interfere with the existing or planned operational requirements of the school use or facility. The administrative office of the Fairfax County Public Schools has approved the location on site. The Fairfax County Public School's contact is Kevin Sneed, Director, Office of Administrative Services, Design and Construction Services, (Kevin.Sneed@fcps.edu; 571-423-2280).

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.

The attached Site Plan (Engineering Drawing Z-1), Compound Plan (Z-3), Light Standard Elevation (Z-4) and Site Profiles (Z-5) show the design and layout of the structure and compound area and their relationship to the school site and nearby properties. Aerial and site photos and photo-simulations are also provided with the application to demonstrate the structure's relationship to adjacent and surrounding properties and uses. The structure's design will be compatible with the public school property and consistent and in context with the other tall vertical lighting structures at the football stadium. The proposed structure will not negatively impact the existing school use or the character of the surrounding residential properties. The equipment compound at the base and under the stadium bleachers will be enclosed with an eight feet high chain link fence with slats and largely concealed from view.

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

The photo simulations that are enclosed with the application demonstrate the appropriateness of utilizing this site. The photo simulations show the structure's appearance when constructed from four vantage points in the area surrounding the school property. The proposed structure will be in context with the tall vertical structures used to light athletic activities at the school site. This context and relationship to other structures; distance to property lines, residences and roadways; and the mature trees and vegetation in the surrounding area will serve to mitigate views of the structure from adjacent residential properties and communities. The photo simulations show that most properties surrounding the school site will have reduced visual impacts from the facility due to existing vegetation and distance. From most areas where the structure is visible, it will blend with the other tall vertical poles on the school property and will not be solitary or visually prominent.

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:

- 1.*** 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;
2. **Blending facilities with an existing pattern of tall structures**
 3. **Obscuring or blocking the views of facilities with other existing structures, vegetation, tree cover, or topographic features to the maximum extent feasible**
 4. **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 new 100 feet tall telecommunications structure will blend with an existing pattern of tall lighting structures on the school property, mitigating its visual impact and prominence. Setbacks from adjacent property owners include distances of 1,062 feet (West), 183 feet (East) and 682 feet (South) from the structure and views from surrounding residential areas will be obscured to varying degrees by intervening vegetation and other structures and buildings. The compound area will be located under the football stadium bleachers and screened from view with an eight-foot tall chain link fence with slats.

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

The proposed use will not adversely impact historically significant landscapes or views or detect from any architecturally or historically significant structures in the area.

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

The proposed use will not impact any environmentally sensitive areas.

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

The proposed structure and leased compound area on the school property will provide ample space for up to three telecommunication carriers while maintaining levels of screening and a natural setting for the use.

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

The proposed location of the proposed use is not within a public road right-of-way and will not impact any future right-of-way expansion and easements for road improvements should they be necessary.

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 a:* Disguise and camouflage the appearance of telecommunication 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;**

The structure will not be camouflaged but will blend with numerous existing tall lighting features on the school property. The proposed monopole with lights will be in context with the football stadium and belong to the setting where placed.

***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;**

The structure will appear in context with and of a similar bulk, mass and height as the other poles used to illuminate the football field and stadium.

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

The facility will be set in a grouping and amongst other existing tall football field lighting structures on the property which will support its design and appearance. The selected location and existing site features in this area of the school property will provide context for the use and serve to obscure the facility.

Conclusions

In light of the foregoing and the reasons stated, Milestone Communications, Inc. submits that this proposal is in compliance with the Fairfax County Comprehensive Plan and Zoning Ordinance and respectfully requests that the 2232 Review Application be approved.



Milestone
COMMUNICATIONS



at&t

JEB STUART HIGH SCHOOL

3301 PEACE VALLEY LN

FALLS CHURCH, VA 22044



6600 Rockledge Drive, Suite 550
BETHESDA, MD 20817
PHONE: (202)408-0980
FAX: (202)408-0961

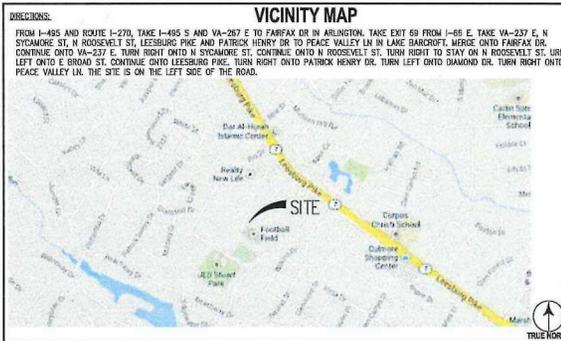
SUBMITTALS		
DATE	DESCRIPTION	REV.
03-25-14	ZONING REVIEW	
07-22-14	ZONING	
08-18-14	COUNTY COMMENTS	
09-18-14	COUNTY COMMENTS	

SEAL:

GENERAL NOTES

- THE CONTRACTOR SHALL OBEY ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY, MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS, AND LOCAL AND STATE JURISDICTIONAL CODES REGARDING THE PERFORMANCE OF THE WORK. THE WORK PERFORMED ON THE PROJECT AND THE MATERIALS INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS AND ORDINANCES.
- THE ARCHITECT/ENGINEER HAS MADE EVERY EFFORT TO SET FORTH IN THE CONSTRUCTION AND CONTRACT DOCUMENTS THE COMPLETE SCOPE OF WORK. THE CONTRACTOR BEARING THE JOB IS NEVERtheless CAUTIONED THAT MINOR OMISSIONS OR ERRORS IN THE DRAWINGS AND OR SPECIFICATIONS SHALL NOT EXCUSE SAID CONTRACTOR FROM COMPLETING THE PROJECT AND IMPROVEMENTS IN ACCORDANCE WITH THE INTENT OF THESE DOCUMENTS.
- THE CONTRACTOR OR BIDDER SHALL BEAR THE RESPONSIBILITY OF NOTIFYING (IN WRITING) THE CONSTRUCTION MANAGER OF ANY CONFLICTS, ERRORS, OR OMISSIONS PRIOR TO THE SUBMISSION OF CONTRACTOR'S PROPOSAL OR PERFORMANCE OF WORK. IN THE EVENT OF DISCREPANCIES THE CONTRACTOR SHALL PRICE THE MORE COSTLY OR EXTENSIVE WORK, UNLESS DIRECTED IN WRITING OTHERWISE.
- THE SCOPE OF WORK SHALL INCLUDE FURNISHING ALL MATERIALS, EQUIPMENT, LABOR AND ALL OTHER MATERIALS AND LABOR DEEMED NECESSARY TO COMPLETE THE WORK/PROJECT AS DESCRIBED HEREIN.
- THE CONTRACTOR SHALL VISIT THE JOB SITE PRIOR TO THE SUBMISSION OF BIDS OR PERFORMING WORK TO FAMILIARIZE HIMSELF WITH THE FIELD CONDITIONS AND TO VERIFY THAT THE PROJECT CAN BE CONSTRUCTED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
- THE CONTRACTOR SHALL OBTAIN AUTHORIZATION TO PROCEED WITH CONSTRUCTION PRIOR TO STARTING WORK ON ANY ITEM NOT CLEARLY DEFINED BY THE CONSTRUCTION DRAWING/CONTRACT DOCUMENTS.
- THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS ACCORDING TO THE MANUFACTURER'S/VENDOR'S SPECIFICATION UNLESS NOTED OTHERWISE OR THESE LOCAL CODES OR ORDINANCES TAKE PRECEDENCE.
- THE CONTRACTOR SHALL PROVIDE A FULL SET OF CONSTRUCTION DOCUMENTS AT THE SITE UPDATED WITH THE LATEST REVISIONS AND AGENDA OR CLARIFICATIONS AVAILABLE FOR THE USE BY ALL PERSONNEL INVOLVED WITH THE PROJECT.
- THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE PROJECT DESCRIPTION DOCUMENTS AT THE SITE. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTIONS WHICH MAY BE REQUIRED FOR THE BY THE ARCHITECT/ENGINEER, THE STATE, COUNTY OR LOCAL GOVERNMENT AGENCY.
- THE CONTRACTOR SHALL MAKE NECESSARY PROVISIONS TO PROTECT EXISTING IMPROVEMENTS, EASEMENTS, PAVING, CURBING, ETC. DURING CONSTRUCTION. UPON COMPLETION OF WORK, THE CONTRACTOR SHALL REPAIR ANY DAMAGE THAT MAY HAVE OCCURRED DUE TO CONSTRUCTION ON OR ABOUT THE PROPERTY.
- THE CONTRACTOR SHALL KEEP THE GENERAL WORK AREA CLEAN AND HAZARD FREE DURING CONSTRUCTION AND DISPOSE OF ALL DIRT, DEBRIS, RUBBISH AND REMOVE EQUIPMENT NOT SPECIFIED AS REMAINING ON THE PROPERTY. PREMISES SHALL BE LEFT IN CLEAN CONDITION AND FREE FROM PAINT SPOTS, DUST, OR SAQUES OF ANY NATURE.
- THE CONTRACTOR SHALL COMPLY WITH ALL OSHA REQUIREMENTS AS THEY APPLY TO THIS PROJECT.
- THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER WHERE A CONFLICT OCCURS ON ANY OF THE CONTRACT DOCUMENTS. THE CONTRACTOR IS NOT TO ORDER MATERIAL, OR CONSTRUCT ANY PORTION OF THE WORK THAT IS IN CONFLICT UNTIL THE CONFLICT IS RESOLVED BY THE CONSTRUCTION MANAGER.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, PROPERTY LINES, ETC. ON THE PROJECT.

DIRECTIONS:



SYMBOLS AND ABBREVIATIONS

ADJ	ADJUSTABLE	MECH	MECHANICAL	⊗	SPOT ELEVATION
APPROX	APPROXIMATE	MFR	MANUFACTURER	⊕	CENTERLINE
CAB	CABINET	MGB	MAIN GROUND BAR	⊖	PLATE
CLG	CEILING	MIN	MINIMUM	⊙	DETAIL NUMBER
CONC	CONCRETE	MTL	METAL	⊘	SHEET NUMBER
CONT	CONTINUOUS	NC	NOT IN CONTRACT	⊚	GROUND WIRE
CJ	CONSTRUCTION JOINT	NTS	NOT TO SCALE	⊛	ANTENNA
DA	DIAMETER	OC	ON CENTER	⊜	CALL UTILITIES NOTIFICATION MISS UTILITY
ENG	DRAWING	OPP	OPPOSITE	1-800-452-7001	3 WORKING DAYS PRIOR TO DIGGING
EGF	EQUIPMENT GROUND BAR	SF	SQUARE FOOT	⊞	SAFETY PRECAUTIONS SHALL BE IMPLEMENTED BY CONTRACTORS AT ALL TRENCHING IN ACCORDANCE WITH CURRENT OSHA STANDARDS
EA	EACH	SHT	SHEET		
ELEC	ELECTRICAL	SM	SMALLER		
EL	ELEVATION	SS	STAINLESS STEEL		
EQ	EQUAL	STL	STEEL		
EQUIP	EQUIPMENT	TCC	TOP OF CONCRETE		
EXT	EXTENSION	TOM	TOP OF MASONRY		
FF	FINISHED FLOOR	TOS	TOP OF STEEL		
GA	GAGE	TP	TYPICAL		
GALV	GALVANIZED	VF	VERIFY IN FIELD		
GB	GROUND BAR	UN	UNLESS OTHERWISE NOTED		
GC	GENERAL CONTRACTOR	W/W	WELDED WIRE FABRIC		
GRND	GROUND	W/	WITH		
LG	LONG	&	AND		
LLH	LONG LEG HORIZONTAL	⊙	AT		
MAX	MAXIMUM				

SHEET INDEX

- T-1 TITLE SHEET
- Z-1 SITE PLAN
- Z-1A ADJOINERS AND KEY PLAN
- Z-2 EROSION AND SEDIMENT CONTROL PLAN
- Z-3 COMPOUND PLAN
- Z-4 LIGHT STANDARD ELEVATION
- Z-5 SITE PROFILES
- Z-6 CIVIL MAPS
- Z-7 AT&T ANTENNA LAYOUT, SECTIONS, DETAILS AND SCHEDULE
- Z-8 AT&T EQUIPMENT DETAILS
- Z-9 AT&T NATURAL GAS GENERATOR DETAILS
- Z-10 SITE DETAILS
- Z-11 UTILITY ROUTING PLAN
- Z-12 LANDSCAPE PLAN, DETAILS AND NOTES

PROJECT DESCRIPTION

- SCOPE OF WORK: 1. INSTALL A NEW 100'-0" HIGH LIGHT STANDARD FOUNDATION AND LIGHT STANDARD.
2. INSTALL LIGHT FRAME AND LIGHTS ON NEW LIGHT STANDARD.
3. INSTALL TELEPHONE AND ELECTRIC SERVICE FROM EXISTING DEMARCATION POINTS.
4. INSTALL COMPOUND SITE IMPROVEMENTS AND CMU GENERATOR ENCLOSURE.
5. INSTALL CARRIER EQUIPMENT PAD, EQUIPMENT AND GENERATOR.
6. INSTALL CARRIER PLATFORM AND PANEL ANTENNAS ON THE LIGHT STANDARD.
7. INSTALL CARRIER RF CABLES IN THE LIGHT STANDARD.
8. INSTALL LANDSCAPING TREES.

PROPERTY OWNER: SCHOOL BOARD OF FAIRFAX COUNTY
8115 GATEHOUSE RD
FALLS CHURCH, VA 22042

APPLICANT: MILESTONE COMMUNICATIONS
12100 SUNSET HILLS ROAD, SUITE 100
RESTON, VA 20197
MR. LEN FORKAS
703-620-2555 EXT. 104

DATE: 09/22/2014
LONGITUDE: N 38° 51' 24.372"
LATITUDE: W 77° 08' 50.086"
GROUND ELEVATION: 291' AMSL
JURISDICTION: FAIRFAX COUNTY
PARCEL ID: 0611 01 0013
CURRENT ZONING: R-3
USE: PUBLIC SCHOOL/TELECOMMUNICATIONS

APPROVALS

MILESTONE COMMUNICATIONS:

NAME: _____ DATE: _____

FAIRFAX COUNTY SCHOOL BOARD:

NAME: _____ DATE: _____

PROJECT NO: 1050.151
DESIGNER: M.A.
ENGINEER: M.M.

SCALE:
0 1/2 1
GRAPHIC SCALE IN INCHES

JEB STUART
HIGH SCHOOL
3301 PEACE VALLEY LN
FALLS CHURCH, VA 22044

TITLE SHEET

SHEET NUMBER:

T-1



VICINITY MAP
SCALE: 1"=2000'

SITE PLAN NOTES

- 1.) SITE NAME: JEB STUART HIGH SCHOOL.
- 2.) THIS IS NOT A BOUNDARY SURVEY AND IS NOT TO BE USED FOR THE TRANSFER OF PROPERTY.
- 3.) THE SUBJECT PARCEL INFORMATION:
OWNER: SCHOOL BOARD OF FAIRFAX COUNTY
PREMISES ADDRESS: 3301 PEACE VALLEY LN
FALLS CHURCH, VA 22044
MAILING ADDRESS: 8115 GATEHOUSE RD
FALLS CHURCH, VA 22042
COUNTY: FAIRFAX COUNTY
MAP #: 0811 01 0013
DISTRICT: MASON DIST. #1
ZONING: R-3
USE: PUBLIC SCHOOL.
- 4.) THE RECORDED REFERENCES FOR THE SUBJECT PARCEL ARE AS FOLLOWS:
DEED: BOOK 01437, FOLIO 0040
AREA: 20.8973 AC.
- 5.) THE DATUM'S 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.) NO WETLANDS HAVE BEEN DEFINED AND ANY AREAS SHOWN AS MARSH, PONDS OR DITCHES ARE DONE SO FROM VISIBLE SURFACE FEATURES AND IN NO WAY CONSTITUTE A DEFINED WETLAND.
- 8.) THE FLOOD ZONE OF THE PROPOSED LIGHT STANDARD IS AS FOLLOWS: FLOOD ZONE X, AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. SOURCE: FEMA FLOOD MAP FOR FAIRFAX COUNTY, VA. COMMUNITY PANEL NUMBER 51059C 0285E. REVISED, SEPTEMBER 17, 2010.
- 9.) A TITLE REPORT WAS REVIEWED FOR THIS PROPERTY.
- 10.) THE DATA COLLECTED AND SHOWN ON THIS DRAWING ARE FOR THE PURPOSES OF CONSTRUCTION OF A CELLULAR LIGHT STANDARD, ANY NECESSARY ANCILLARY EQUIPMENT AND ALL APPROPRIATE EASEMENTS.
- 11.) NO UNRECORDED EASEMENTS ARE SHOWN ON THIS SITE PLAN AND IT IS POSSIBLE THAT SUCH EASEMENTS IMPACT THE SITE.
- 12.) THIS PROPERTY IS SUBJECT TO ALL MATTERS OF PUBLIC RECORD.
- 13.) THE LOCATION OF THE PROPOSED LIGHT STANDARD IS AS FOLLOWS: THE VALUES LISTED BELOW ARE WITHIN ±50' HORIZONTAL AND ±20' VERTICAL.
LATITUDE: N 38° 51' 24.372"
LONGITUDE: W 77° 08' 50.086"
ELEVATION: 291' AT BASE

LIGHT STANDARD SETBACKS		
ZONING: R-3	PROPOSED	REQUIRED
FRONT YARD (WEST)	1088.7'	30'
REAR YARD (EAST)	183.5'	28'
SIDE YARD (NORTH)	19.0'	10'
SIDE YARD (SOUTH)	881.3'	10'
CLOSEST OFF-SITE BUILDING	248.0'	N/A
CLOSEST ROAD	372.0'	N/A

LINE TYPES

- BOUNDARY LINE - PARENT PARCEL
- RIGHT OF WAY BOUNDARY
- EDGE OF ASPHALT
- EDGE OF CONCRETE
- FENCE LINE - CHAIN
- 1' CONTOUR LINE
- 5' CONTOUR LINE
- TREE OR VEGETATION LINE

SITE PLAN
SCALE: 1"=120'

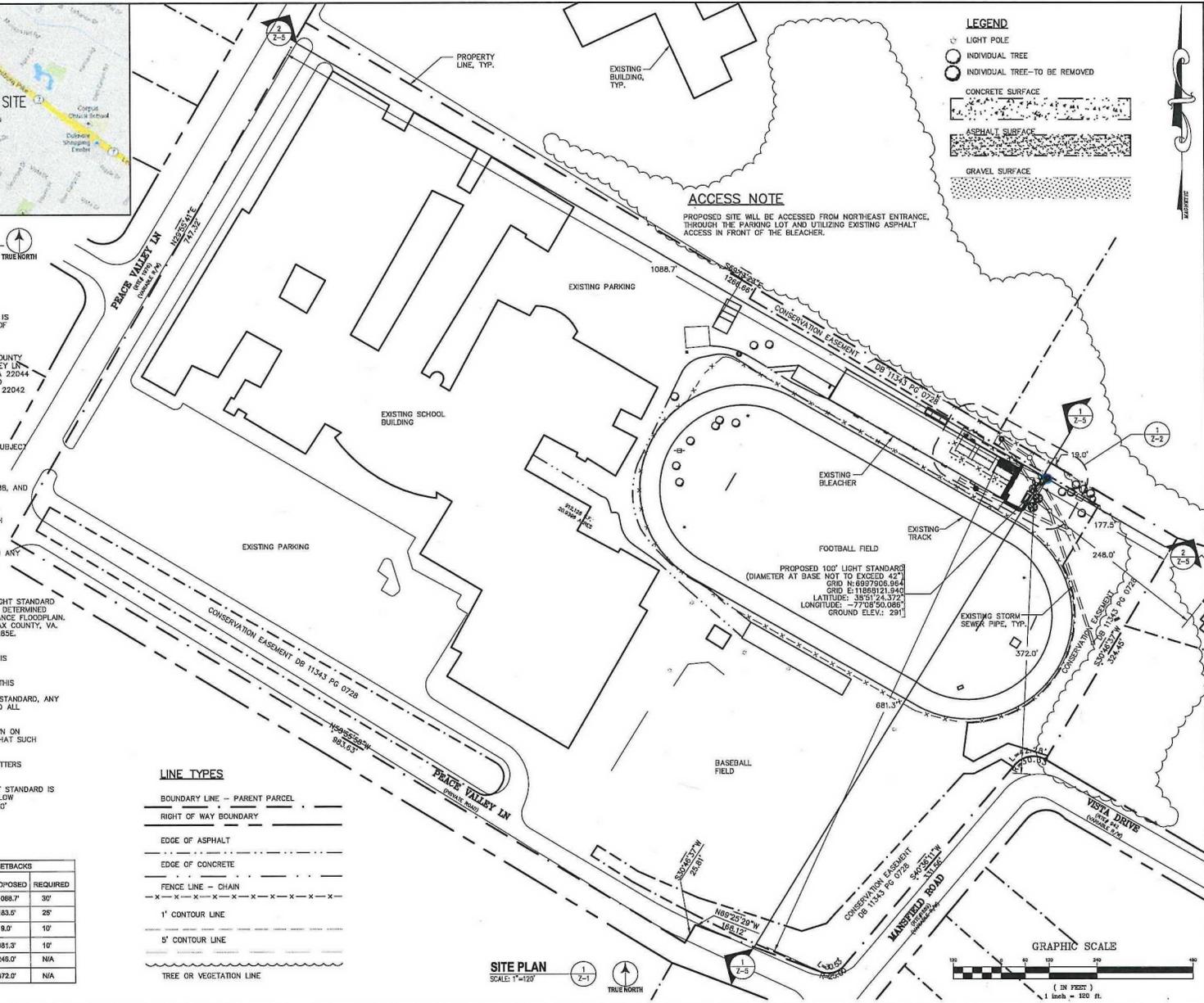


LEGEND

- LIGHT POLE
- INDIVIDUAL TREE
- INDIVIDUAL TREE-TO BE REMOVED
- CONCRETE SURFACE
- ASPHALT SURFACE
- GRAVEL SURFACE

ACCESS NOTE

PROPOSED SITE WILL BE ACCESSED FROM NORTHEAST ENTRANCE, THROUGH THE PARKING LOT AND UTILIZING EXISTING ASPHALT ACCESS IN FRONT OF THE BLEACHER.



entrex
communication services, Inc.
6600 Rockledge Drive, Suite 550
BETHESDA, MD 20817
PHONE: (202)408-0969
FAX: (202)408-0961

SUBMITTALS

DATE	DESCRIPTION	REV.
03-25-14	ZONING REVIEW	
07-22-14	ZONING	
08-18-14	COUNTY COMMENTS	
08-18-14	COUNTY COMMENTS	

SEAL:



PROJECT NO: 1050.151
DESIGNER: M.A.
ENGINEER: M.M.

SCALE:
0 1/2 1
GRAPHIC SCALE IN INCHES

**JEB STUART
HIGH SCHOOL**
3301 PEACE VALLEY LN
FALLS CHURCH, VA 22044

TITLE:
SITE PLAN
SHEET NUMBER:
Z-1



6600 Rockledge Drive, Suite 550
 BETHESDA, MD 20817
 PHONE: (202)408-0960
 FAX: (202)408-0961

SUBMITTALS		
DATE	DESCRIPTION	REV.
03-25-14	ZONING REVIEW	
07-22-14	ZONING	
08-18-14	COUNTY COMMENTS	
09-18-14	COUNTY COMMENTS	

SEAL:



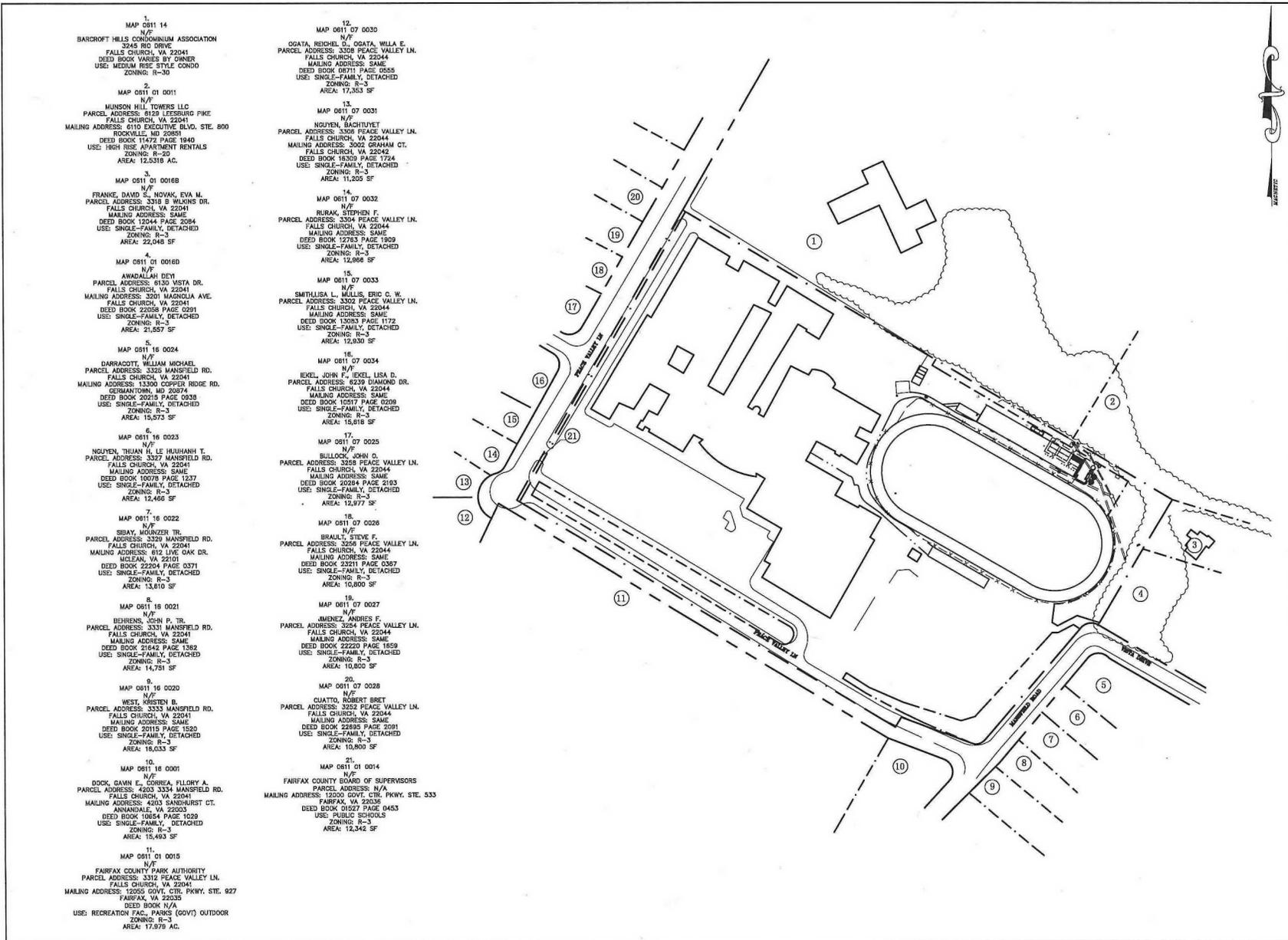
PROJECT NO: 1050.151
 DESIGNER: M.A.
 ENGINEER: M.M.

SCALE:
 0 1/2 1
 GRAPHIC SCALE IN INCHES

**JEB STUART
 HIGH SCHOOL**
 3301 PEACE VALLEY LN
 FALLS CHURCH, VA 22044

TITLE:
**ADJOINERS AND
 KEY PLAN**

SHEET NUMBER:
Z-1A



1. MAP 0611 14
 N/F
 BARCROFT HILLS CONDOMINIUM ASSOCIATION
 3245 RIG DRIVE
 FALLS CHURCH, VA 22041
 DEED BOOK VARIOUS BY OWNER
 USE: MEDIUM RISE STYLE CONDO
 ZONING: R-30

MAP 0611 01 0011
 N/F
 MUNSON HILL TOWERS LLC
 PARCEL ADDRESS: 6129 LEESBURG PIKE
 FALLS CHURCH, VA 22041
 MAILING ADDRESS: 6110 EXECUTIVE BLVD, STE. 800
 ROCKVILLE, MD 20851
 DEED BOOK 11472 PAGE 1940
 USE: HIGH RISE APARTMENT RENTALS
 ZONING: R-50
 AREA: 12,5316 AC.

2. MAP 0611 01 0016B
 N/F
 FRANKE, DAVID S., NOVAK, EVA M.
 PARCEL ADDRESS: 3318 S WILSON DR.
 FALLS CHURCH, VA 22041
 MAILING ADDRESS: SAME
 DEED BOOK 12044 PAGE 2084
 USE: SINGLE-FAMILY, DETACHED
 ZONING: R-3
 AREA: 22,049 SF

MAP 0611 01 0018D
 N/F
 AWADALAH DEVI
 PARCEL ADDRESS: 6130 VISTA DR.
 FALLS CHURCH, VA 22041
 MAILING ADDRESS: 3201 MANGOLIA AVE.
 FALLS CHURCH, VA 22041
 DEED BOOK 22058 PAGE 0291
 USE: SINGLE-FAMILY, DETACHED
 ZONING: R-3
 AREA: 21,557 SF

MAP 0611 16 0024
 N/F
 DARRACOTT, WILLIAM MICHAEL
 PARCEL ADDRESS: 3326 MANSFIELD RD.
 FALLS CHURCH, VA 22041
 MAILING ADDRESS: 13300 COPPER RIDGE RD.
 GERMANTOWN, MD 20874
 DEED BOOK 20215 PAGE 0628
 USE: SINGLE-FAMILY, DETACHED
 ZONING: R-3
 AREA: 15,573 SF

3. MAP 0611 16 0023
 N/F
 NGUYEN, THUAN H., LE HUUHANH T.
 PARCEL ADDRESS: 3327 MANSFIELD RD.
 FALLS CHURCH, VA 22041
 MAILING ADDRESS: SAME
 DEED BOOK 10078 PAGE 1237
 USE: SINGLE-FAMILY, DETACHED
 ZONING: R-3
 AREA: 12,460 SF

MAP 0611 16 0022
 N/F
 SIBAY, MOUNZER TR.
 PARCEL ADDRESS: 3329 MANSFIELD RD.
 FALLS CHURCH, VA 22041
 MAILING ADDRESS: 612 LIVE OAK DR.
 BELLEAIR, VA 22101
 DEED BOOK 22204 PAGE 0371
 USE: SINGLE-FAMILY, DETACHED
 ZONING: R-3
 AREA: 13,610 SF

4. MAP 0611 16 0021
 N/F
 BEREDENS, JOHN P. TR.
 PARCEL ADDRESS: 3331 MANSFIELD RD.
 FALLS CHURCH, VA 22041
 MAILING ADDRESS: SAME
 DEED BOOK 21642 PAGE 1362
 USE: SINGLE-FAMILY, DETACHED
 ZONING: R-3
 AREA: 14,751 SF

MAP 0611 16 0020
 N/F
 WEST, KIRSTEN B.
 PARCEL ADDRESS: 3333 MANSFIELD RD.
 FALLS CHURCH, VA 22041
 MAILING ADDRESS: SAME
 DEED BOOK 20115 PAGE 1520
 USE: SINGLE-FAMILY, DETACHED
 ZONING: R-3
 AREA: 16,033 SF

5. MAP 0611 16 0001
 N/F
 DOCK, GAVIN L., COBREIA, FILLORY A.
 PARCEL ADDRESS: 4203 3334 MANSFIELD RD.
 FALLS CHURCH, VA 22041
 MAILING ADDRESS: 4203 SANDHURST CT.
 ANNANDALE, VA 22003
 DEED BOOK 10684 PAGE 0628
 USE: SINGLE-FAMILY, DETACHED
 ZONING: R-3
 AREA: 15,403 SF

6. MAP 0611 01 0015
 N/F
 FAIRFAX COUNTY PARK AUTHORITY
 PARCEL ADDRESS: 3312 PEACE VALLEY LN.
 FALLS CHURCH, VA 22041
 MAILING ADDRESS: 12055 GOVT. CTR. PKWY. STE. 927
 FAIRFAX, VA 22033
 DEED BOOK N/A
 USE: RECREATION FAC. PARKS (GOV'T) OUTDOOR
 ZONING: R-3
 AREA: 17,979 AC.

12. MAP 0611 07 0030
 N/F
 OGATA, REICHEL G., OGATA, WILLA E.
 PARCEL ADDRESS: 3308 PEACE VALLEY LN.
 FALLS CHURCH, VA 22044
 MAILING ADDRESS: SAME
 DEED BOOK 06711 PAGE 0655
 USE: SINGLE-FAMILY, DETACHED
 ZONING: R-3
 AREA: 17,353 SF

13. MAP 0611 07 0031
 N/F
 NGUYEN, BACHTUYET
 PARCEL ADDRESS: 3308 PEACE VALLEY LN.
 FALLS CHURCH, VA 22044
 MAILING ADDRESS: 3022 GRAHAM CT.
 FALLS CHURCH, VA 22042
 DEED BOOK 16359 PAGE 1724
 USE: SINGLE-FAMILY, DETACHED
 ZONING: R-3
 AREA: 11,203 SF

14. MAP 0611 07 0032
 N/F
 RURAK, STEPHEN F.
 PARCEL ADDRESS: 3304 PEACE VALLEY LN.
 FALLS CHURCH, VA 22044
 MAILING ADDRESS: SAME
 DEED BOOK 07913 PAGE 1909
 USE: SINGLE-FAMILY, DETACHED
 ZONING: R-3
 AREA: 12,896 SF

15. MAP 0611 07 0033
 N/F
 SMITHLISA L., MULLIS, ERIC C. W.
 PARCEL ADDRESS: 3302 PEACE VALLEY LN.
 FALLS CHURCH, VA 22044
 MAILING ADDRESS: SAME
 DEED BOOK 19033 PAGE 1172
 USE: SINGLE-FAMILY, DETACHED
 ZONING: R-3
 AREA: 12,830 SF

16. MAP 0611 07 0034
 N/F
 IKEL, JOHN F., IKEL, LISA D.
 PARCEL ADDRESS: 6239 DIAMOND DR.
 FALLS CHURCH, VA 22044
 MAILING ADDRESS: SAME
 DEED BOOK 10817 PAGE 0208
 USE: SINGLE-FAMILY, DETACHED
 ZONING: R-3
 AREA: 15,819 SF

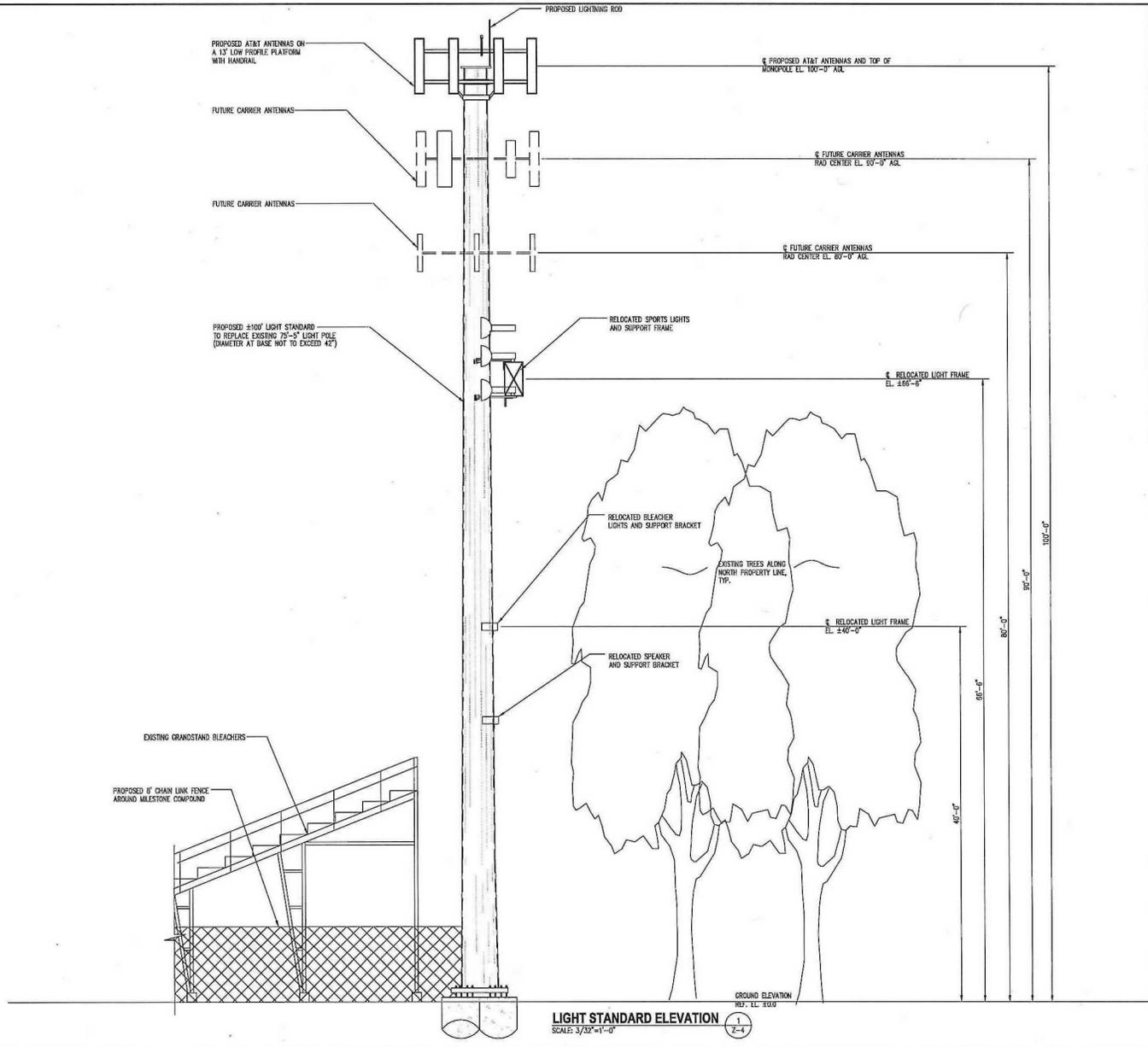
17. MAP 0611 07 0025
 N/F
 BULLOCK, JOHN C.
 PARCEL ADDRESS: 3258 PEACE VALLEY LN.
 FALLS CHURCH, VA 22044
 MAILING ADDRESS: SAME
 DEED BOOK 20284 PAGE 2103
 USE: SINGLE-FAMILY, DETACHED
 ZONING: R-3
 AREA: 12,977 SF

18. MAP 0611 07 0026
 N/F
 BRANLY, STEVE F.
 PARCEL ADDRESS: 3258 PEACE VALLEY LN.
 FALLS CHURCH, VA 22044
 MAILING ADDRESS: SAME
 DEED BOOK 23211 PAGE 0367
 USE: SINGLE-FAMILY, DETACHED
 ZONING: R-3
 AREA: 10,600 SF

19. MAP 0611 07 0027
 N/F
 AMENEZ, ANDRES F.
 PARCEL ADDRESS: 3254 PEACE VALLEY LN.
 FALLS CHURCH, VA 22044
 MAILING ADDRESS: SAME
 DEED BOOK 22220 PAGE 1659
 USE: SINGLE-FAMILY, DETACHED
 ZONING: R-3
 AREA: 10,800 SF

20. MAP 0611 07 0028
 N/F
 QUATTO, ROBERT BRET
 PARCEL ADDRESS: 3252 PEACE VALLEY LN.
 FALLS CHURCH, VA 22044
 MAILING ADDRESS: SAME
 DEED BOOK 22618 PAGE 2091
 USE: SINGLE-FAMILY, DETACHED
 ZONING: R-3
 AREA: 10,800 SF

21. MAP 0611 01 0014
 N/F
 FAIRFAX COUNTY BOARD OF SUPERVISORS
 PARCEL ADDRESS: 12000 GOVT. CTR. PKWY. STE. 533
 FAIRFAX, VA 22033
 DEED BOOK 01527 PAGE 0453
 USE: PUBLIC SCHOOLS
 ZONING: R-3
 AREA: 12,342 SF



LIGHT STANDARD ELEVATION
 SCALE: 3/32"=1'-0"
 1
 2-4

entrex
 communication services, inc.

6600 Rockledge Drive, Suite 550
 BETHESDA, MD 20817
 PHONE: (202)408-0960
 FAX: (202)408-0961

SUBMITTALS

DATE	DESCRIPTION	REV.
03-23-14	ZONING REVIEW	
07-22-14	ZONING	
08-18-14	COUNTY COMMENTS	
09-18-14	COUNTY COMMENTS	

SEAL:

Milestone
 COMMUNICATIONS

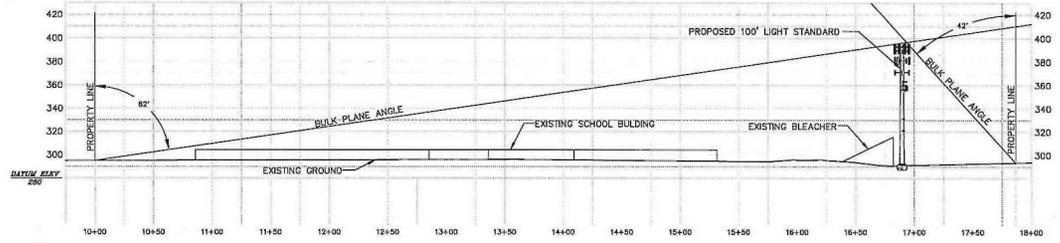
PROJECT NO: 1050.151
 DESIGNER: M.A.
 ENGINEER: M.M.

SCALE:
 0 1/2 1
 GRAPHIC SCALE IN INCHES

**JEB STUART
 HIGH SCHOOL**
 3301 PEACE VALLEY LN
 FALLS CHURCH, VA 22044

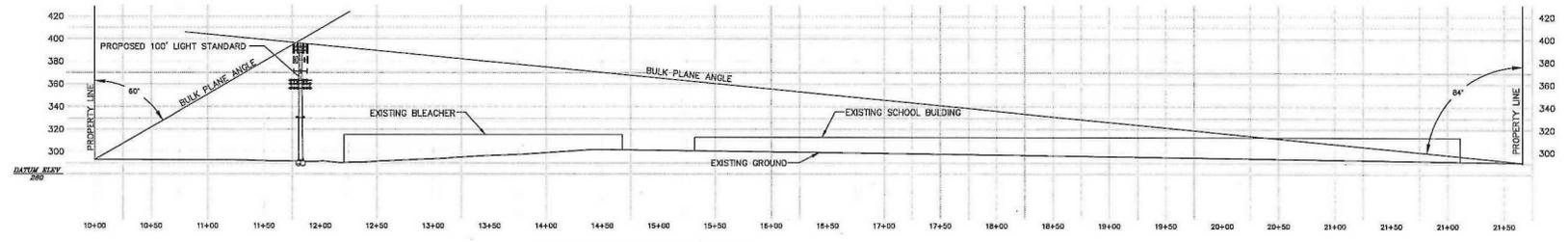
TITLE:
**LIGHT STANDARD
 ELEVATION**

SHEET NUMBER:
Z-4



PRESS BOX BUILDING NOT SHOWN FOR CLARITY

SITE PROFILE SOUTH TO NORTH
 SCALE: 1"=100' (HORIZONTAL)
 SCALE: 1"=100' (VERTICAL)



PRESS BOX BUILDING NOT SHOWN FOR CLARITY

SITE PROFILE EAST TO WEST
 SCALE: 1"=100' (HORIZONTAL)
 SCALE: 1"=100' (VERTICAL)



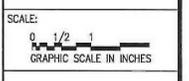
6600 Rockledge Drive, Suite 550
 BETHESDA, MD 20817
 PHONE: (202)408-0960
 FAX: (202)408-0961

SUBMITTALS		
DATE	DESCRIPTION	REV.
03-25-14	ZONING REVIEW	
07-22-14	ZONING	
08-18-14	COUNTY COMMENTS	
09-18-14	COUNTY COMMENTS	

SEAL:



PROJECT NO: 1050.151
 DESIGNER: M.A.
 ENGINEER: M.M.



JEB STUART HIGH SCHOOL
 3301 PEACE VALLEY LN
 FALLS CHURCH, VA 22044

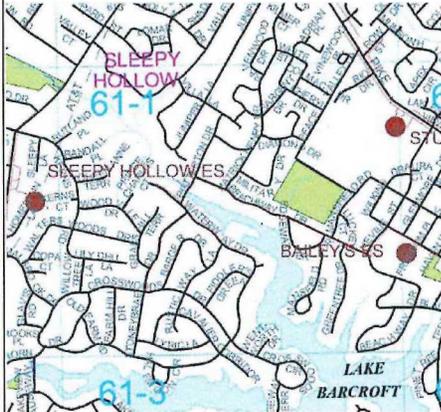
TITLE:
SITE PROFILES

SHEET NUMBER:
Z-5



LAND USE MAP
SCALE: 1"=2000' 1/2-6 TRUE NORTH

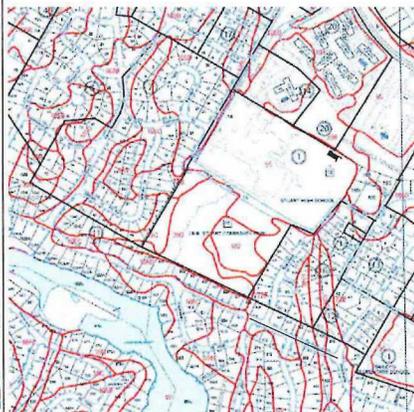
SOURCE:
FAIRFAX COUNTY COMPREHENSIVE PLAN



TRAIL MAP
SCALE: 1"=2000' 2-6 TRUE NORTH

SOURCE:
FAIRFAX COUNTY

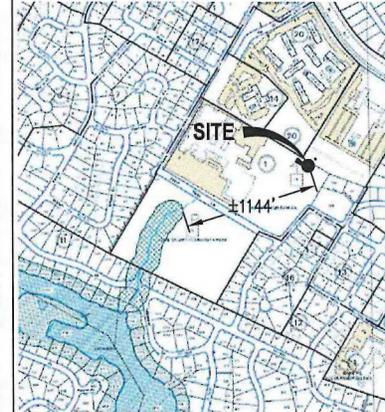
NOTES:
THERE IS NO KNOWN TRAIL SYSTEMS ALONG THIS SITE BUT THERE IS A KNOWN NEARBY MINOR PAVED TRAIL SYSTEMS ALONG LEESBURG PIKE.



SOILS MAP
SCALE: 1"=1000' 3-6 TRUE NORTH

SOURCE:
FAIRFAX COUNTY
MAP SECTION 61-1

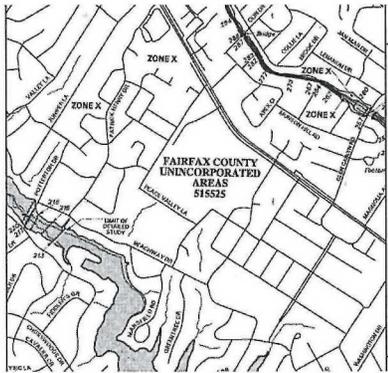
NOTE:
SOIL TYPE: 95
URBAN LAND



RESOURCE MANAGEMENT MAP
SCALE: 1"=1000' 4-6 TRUE NORTH

SOURCE:
FAIRFAX COUNTY

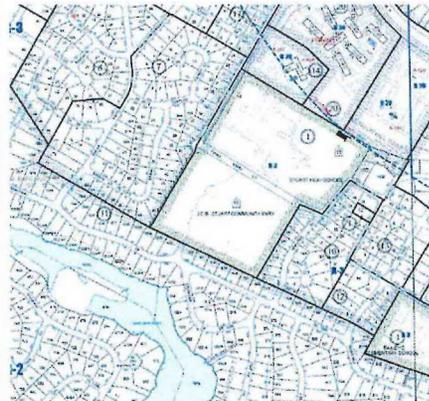
NOTES:
THE PROJECT SITE IS LOCATED APPROXIMATELY 1,144' FROM THE NEAREST RESOURCE PROTECTION AREA.



FLOOD ZONE MAP
SCALE: 1"=1000' 5-6 TRUE NORTH

SOURCE:
FEMA FLOOD MAP FOR FAIRFAX COUNTY, VA,
COMMUNITY PANEL NUMBER 51059C 0230E, SEPTEMBER 17, 2010.

NOTES:
THE PROJECT SITE IS LOCATED IN FLOOD ZONE X, AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD-PLAIN.



ZONING MAP
SCALE: 1"=1000' 6-6 TRUE NORTH

SOURCE:
FAIRFAX COUNTY

NOTES:
THE PROJECT SITE IS LOCATED IN AN R-3 ZONING DISTRICT.



6600 Rockledge Drive, Suite 550
BETHESDA, MD 20817
PHONE: (202)408-0980
FAX: (202)408-0961

SUBMITTALS

DATE	DESCRIPTION	REV.
03-25-14	ZONING REVIEW	
07-22-14	ZONING	
08-18-14	COUNTY COMMENTS	
09-18-14	COUNTY COMMENTS	



Milestone
COMMUNICATIONS

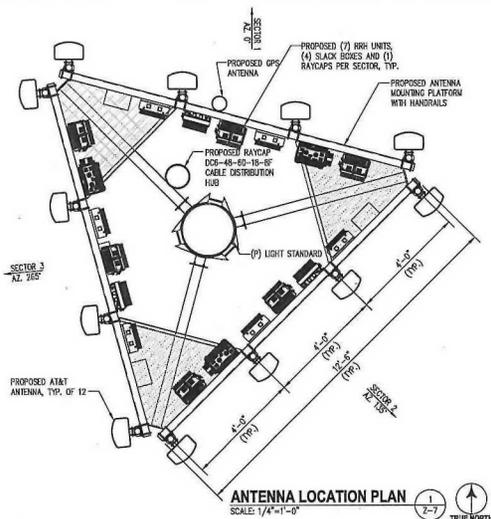
PROJECT NO: 1050.151
DESIGNER: M.A.
ENGINEER: M.M.

SCALE:
0 1/2 1
GRAPHIC SCALE IN INCHES

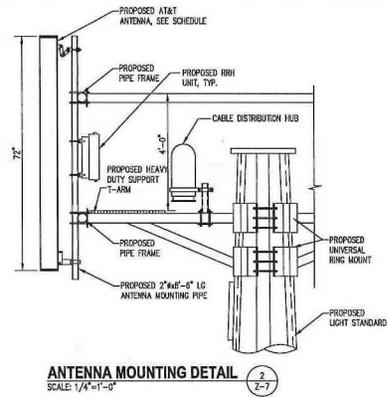
**JEB STUART
HIGH SCHOOL**
3301 PEACE VALLEY LN
FALLS CHURCH, VA 22044

TITLE:
CIVIL MAPS

SHEET NUMBER:
Z-6



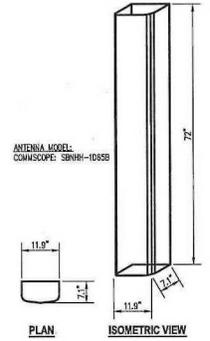
ANTENNA LOCATION PLAN
SCALE: 1/4"=1'-0"
1
2-7
TRUE NORTH



ANTENNA MOUNTING DETAIL
SCALE: 1/8"=1'-0"
2
2-7

CABLE SCHEDULE AND RF SYSTEM DESIGN PLAN

SECTOR	TYPE	ANTENNA POSITION	MAKE	MODEL	RAD CTR. FT. HGT.	AZIMUTH	FIBER/POWER LOCATION	APPRX. JUMPER LENGTH	SYSTEM TYPE	ANTENNA PORT #	TAG #	ELECTRICAL SYMBOL	MECHANICAL SYMBOL
ALPHA	LTE	#1	COMASCOPE	SBR99-10000	100'-0"	0°	(1) 18 PAIR FIBER (3) 6 PAIR DC CABLES	150'	850-45	13	ATT 13	-	-
									850-45	14	ATT 14	-	-
									850-45	15	ATT 15	-	-
	LTE-PCS	#2	COMASCOPE	SBR99-10000	100'-0"	0°		850-45	16	ATT 16	-	-	
								850-45	17	ATT 17	-	-	
								850-45	18	ATT 18	-	-	
	UMTS	#3	COMASCOPE	SBR99-10000	100'-0"	0°		1000-L30	19	ATT 19	-	-	
								1000-L30	20	ATT 20	-	-	
								1000-L30	21	ATT 21	-	-	
	LTE	#4	COMASCOPE	SBR99-10000	100'-0"	0°		850-45	22	ATT 22	-	-	
								850-45	23	ATT 23	-	-	
								850-45	24	ATT 24	-	-	
BETA	LTE	#5	COMASCOPE	SBR99-10000	100'-0"	135°	(1) 18 PAIR FIBER (3) 6 PAIR DC CABLES	150'	850-45	25	ATT 25	-	-
									850-45	26	ATT 26	-	-
									850-45	27	ATT 27	-	-
	LTE-PCS	#6	COMASCOPE	SBR99-10000	100'-0"	135°		1000-L30	28	ATT 28	-	-	
								1000-L30	29	ATT 29	-	-	
								1000-L30	30	ATT 30	-	-	
	UMTS	#7	COMASCOPE	SBR99-10000	100'-0"	135°		850-45	31	ATT 31	-	-	
								850-45	32	ATT 32	-	-	
								850-45	33	ATT 33	-	-	
	LTE	#8	COMASCOPE	SBR99-10000	100'-0"	135°		850-45	34	ATT 34	-	-	
								850-45	35	ATT 35	-	-	
								850-45	36	ATT 36	-	-	
GAMMA	LTE	#9	COMASCOPE	SBR99-10000	100'-0"	285°	(1) 18 PAIR FIBER (3) 6 PAIR DC CABLES	150'	850-45	37	ATT 37	-	-
									850-45	38	ATT 38	-	-
									850-45	39	ATT 39	-	-
	LTE-PCS	#10	COMASCOPE	SBR99-10000	100'-0"	285°		1000-L30	40	ATT 40	-	-	
								1000-L30	41	ATT 41	-	-	
								1000-L30	42	ATT 42	-	-	
	UMTS	#11	COMASCOPE	SBR99-10000	100'-0"	285°		850-45	43	ATT 43	-	-	
								850-45	44	ATT 44	-	-	
								850-45	45	ATT 45	-	-	
	LTE	#12	COMASCOPE	SBR99-10000	100'-0"	285°		850-45	46	ATT 46	-	-	
								850-45	47	ATT 47	-	-	
								850-45	48	ATT 48	-	-	



ANTENNA DETAILS
SCALE: 3/8"=1'-0"
3
2-7

1 GPS - MOUNTED ON ANTENNA PIPE
TOTAL # OF RRH'S = 21 (7 PER SECTOR, ONE EACH PER SECTOR OF FOLLOWING RRH MODELS):
ALU 2450-850 (LTE 850) ALU 2450-1900 (UMTS)
ALU 2450 (LTE 4G) ALU 2450-07L-DC (LTE 700 D/E)
ALU 2450-07L-AT (LTE-PCS 700 B/C) ALU 2450 (LTE WCS)
ALU 2450-850 (UMTS)
NEW EQUIPMENT: YES EQUIPMENT PLATFORM SIZE: 12'-0"x13'-2"

ANTENNA ATT 13 SAMPLE REFERS TO AT&T ANTENNA COLOR & NUMBERING SCHEME DATED 5/17/2005, REV. 4/10/08

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FAX: (202)408-6961

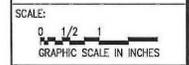
SUBMITTALS

DATE	DESCRIPTION	REV.
03-25-14	ZONING REVIEW	
07-22-14	ZONING	
08-18-14	COUNTY COMMENTS	
09-18-14	COUNTY COMMENTS	

SEAL:



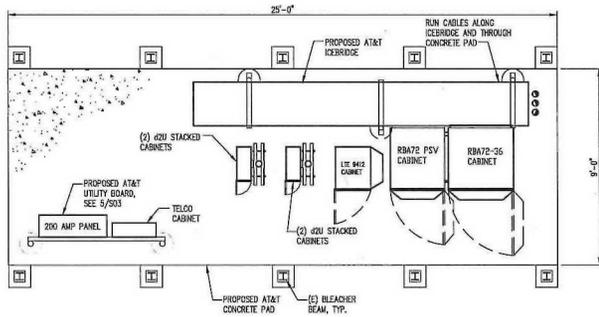
PROJECT NO: 1050.151
DESIGNER: M.A.
ENGINEER: M.M.



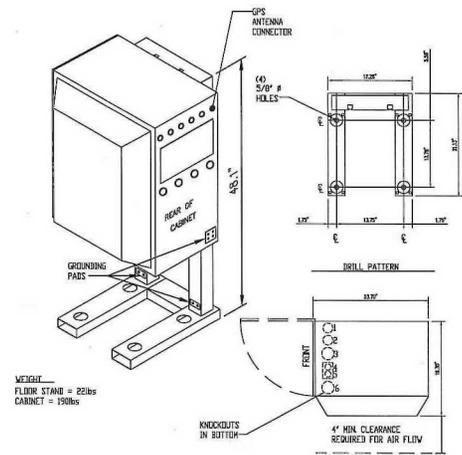
**JEB STUART
HIGH SCHOOL**
3301 PEACE VALLEY LN
FALLS CHURCH, VA 22044

TITLE:
**AT&T
ANTENNA LAYOUT,
SECTIONS, DETAILS
AND SCHEDULE**

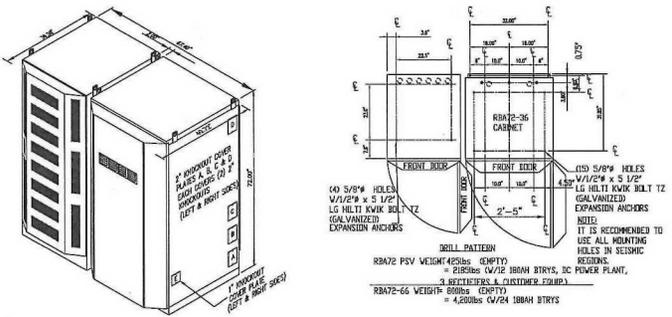
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Z-7



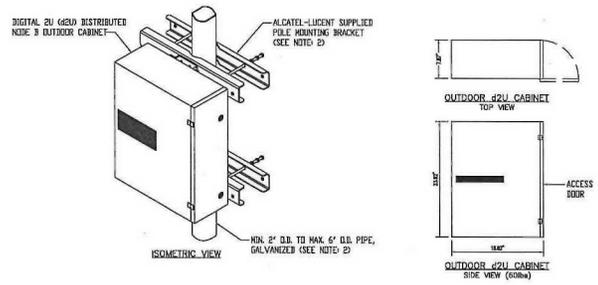
AT&T EQUIPMENT COMPOUND
SCALE: 3/16"=1'-0"



LTE 9412 CABINET DETAIL
SCALE: 1/2"=1'-0"



ARGUS BATTERY AND RB472 POWER CABINET DETAIL
SCALE: N.T.S.



- NOTES:
1. ALCATEL-LUCENT (ALU) VIA AT&T SUPPLIES d2U DISTRIBUTED NODE B CABINET W/POLE MOUNTING BRACKET. SUBCONTRACTOR SHALL SUPPLY POLE/PIPE AND INSTALL ALL MOUNTING HARDWARE INCLUDING ALU RIB POLE-MOUNTING BRACKET. ALU INSTALLS CABINET AND MAKES CABLE TERMINATIONS.
 2. FOR POLE DIAMETERS FROM 6" TO 16", ALCATEL-LUCENT CAN SUPPLY A PAIR OF POLE MOUNTING METAL BANDS WITH BOLTING WELDRIGHT.

ALU d2U CABINET DETAIL
SCALE: 1/2"=1'-0"

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SUBMITTALS

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03-25-14	ZONING REVIEW	
07-22-14	ZONING	
08-19-14	COUNTY COMMENTS	
09-18-14	COUNTY COMMENTS	

SEAL:

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COMMUNICATIONS

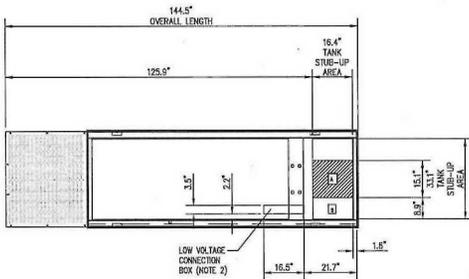
PROJECT NO: 1050.151
DESIGNER: M.A.
ENGINEER: M.M.

SCALE:
0 1/2 1
GRAPHIC SCALE IN INCHES

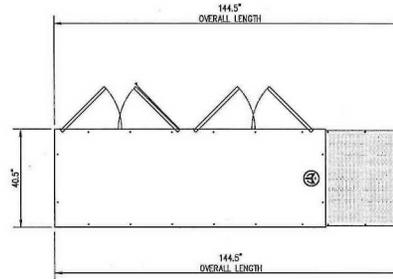
**JEB STUART
HIGH SCHOOL**
3301 PEACE VALLEY LN
FALLS CHURCH, VA 22044

TITLE:
**AT&T EQUIPMENT
DETAILS**

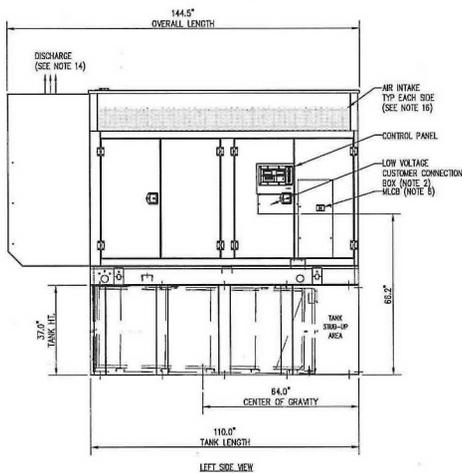
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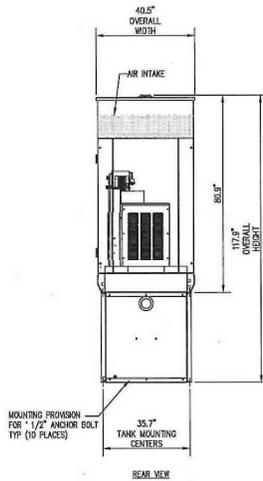
TOP OR PLAN VIEW



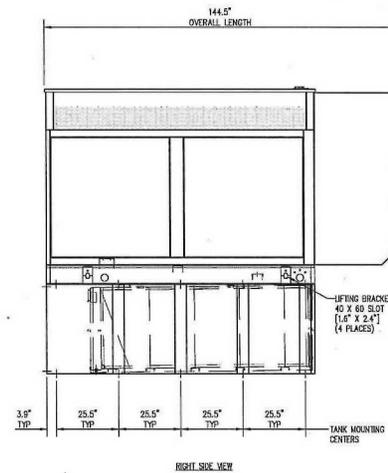
TOP OR PLAN VIEW



LEFT SIDE VIEW



REAR VIEW



RIGHT SIDE VIEW

RECOMMENDED ELECTRICAL STUBUPS (SEE TOP VIEW)	
DESCRIPTION	INSIDE BASE
AC LOAD LEAD CONDUIT GLAND AREA	[A]
1) LOW VOLTAGE CUSTOMER CONNECTION BOX FOR 120VAC GFCI OUTLET, (STANDARD BLOCK HEATER, BATTERY CHARGER AND OTHER 120 VAC OPTIONS).	[B]
2) TRANSFER SWITCH / COMMUNICATION CONSULTS COMMUNICATIONS AND 2/WIRE START MUST NOT BE RUN IN CONDUIT WITH AC WIRING.	SEE NOTE 3

NOTES:

1. THE LEFT SIDE OF THE GENERATOR IS SERVICE ACCESSIBLE.
2. CONNECTION POINTS FOR CONTROL WIRES: BOTTOM OF LOW VOLTAGE CUSTOMER CONNECTION BOX HAS KNOCKOUTS FOR 1/2" AND 3/4" CONDUIT FITTINGS.
3. GENERATOR MUST BE GROUNDED.
4. 12 VOLT NEGATIVE GROUND SYSTEM.
5. OPTIONAL REMOTE EMERGENCY STOP SHIPPED LOOSE WITH GENERATOR.
6. MAIN LINE CIRCUIT BREAKER (M.C.B.), AC LOAD LEAD CONNECTION AND AUXILIARY 120/240V CONNECTION.
7. LEVEL 2A SOUND ATTENUATED ENCLOSURE STANDARD WITH GENERATOR.
8. DOORS MUST BE ABLE TO OPEN 90 DEG. TO BE REMOVED. DOORS ARE LOCATED ON THE LEFT SIDE OF THE GENERATOR ONLY.
9. STUB-UPS: BASE TANK REQUIRES ALL STUB-UPS TO BE IN THE REAR.
10. "A" IS THE STUB UP AREA FOR THE MCB AND NEUTRAL CONNECTION.
11. SEE DRAWING OCCURS FOR DUCT REMOVAL. REMOVAL OF FRONT DUCT WILL PROVIDE ACCESS TO MUFFLER.
12. 120VAC ENGINE BLOCK HEATER.
13. 300 GALLON USABLE CAPACITY MASTANK STANDARD WITH GENERATOR.
14. MUST ALLOW FREE FLOW OF DISCHARGE AIR AND EXHAUST. SEE SPEC SHEET FOR MINIMUM AIR FLOW AND MAXIMUM RESTRICTION REQUIREMENTS.
15. MUST ALLOW FREE FLOW OF INTAKE AIR. SEE SPEC SHEET FOR MINIMUM AIR FLOW AND MAXIMUM RESTRICTION REQUIREMENTS.
16. IT IS THE RESPONSIBILITY OF THE INSTALLATION TECHNICIAN TO ENSURE THAT THE GENERATOR INSTALLATION COMPLIES WITH ALL APPLICABLE CODES, STANDARDS AND REGULATIONS.

WEIGHT DATA (INCLUDES WOODEN SHIPPING SKID)
ENCLOSED GENERATOR WITH EMPTY FUEL TANK - 2630kg (5800 lbs)

UNITS: (INCHES)



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SUBMITTALS

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08-18-14	COUNTY COMMENTS	
08-18-14	COUNTY COMMENTS	

SEAL:



Milestone COMMUNICATIONS

PROJECT NO: 1050.151
DESIGNER: M.A.
ENGINEER: M.M.

SCALE:
0 1/2 1
GRAPHIC SCALE IN INCHES

JEB STUART
HIGH SCHOOL
3301 PEACE VALLEY LN
FALLS CHURCH, VA 22044

TITLE:

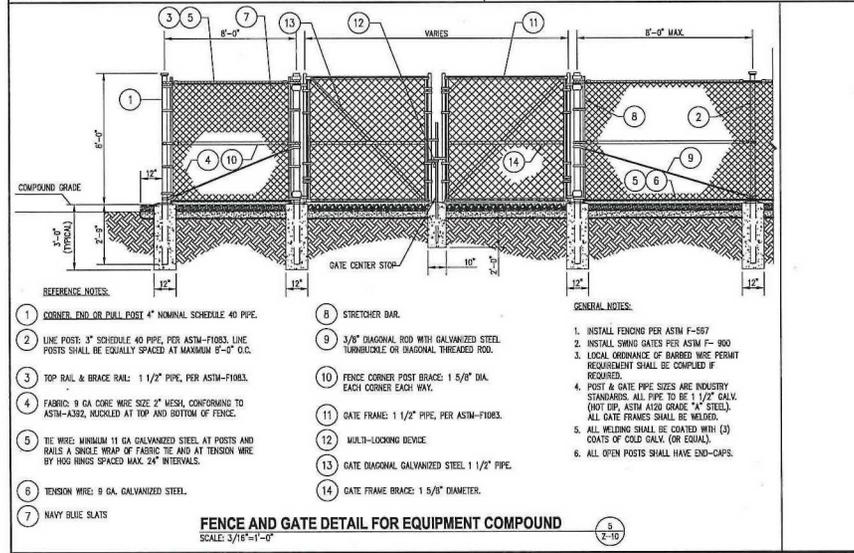
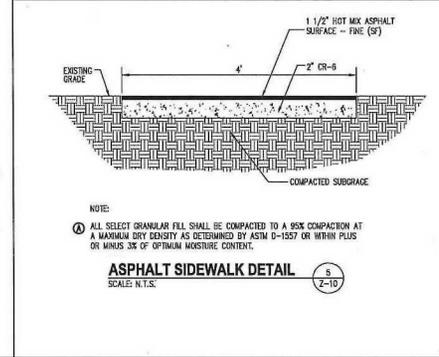
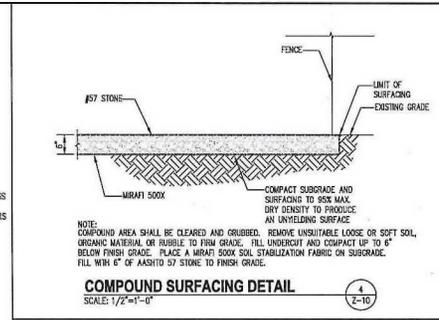
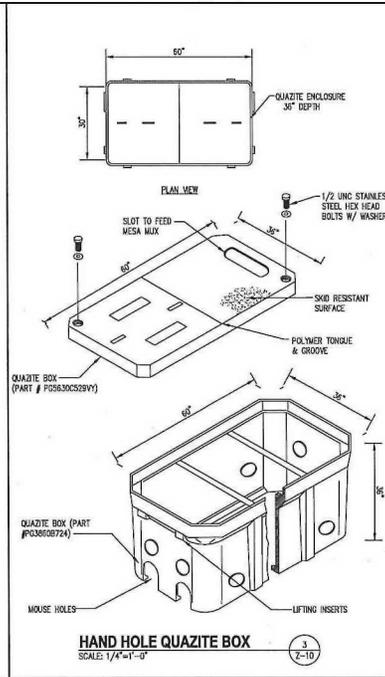
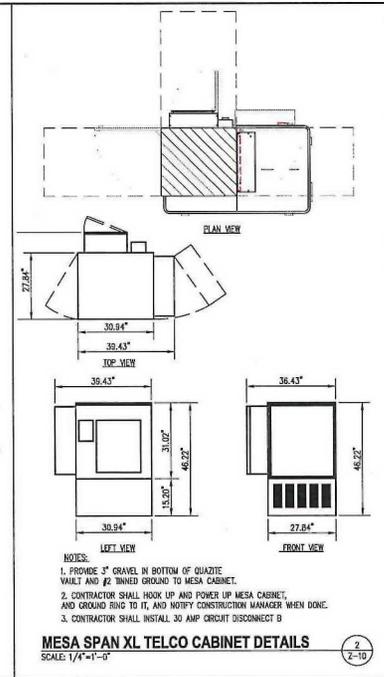
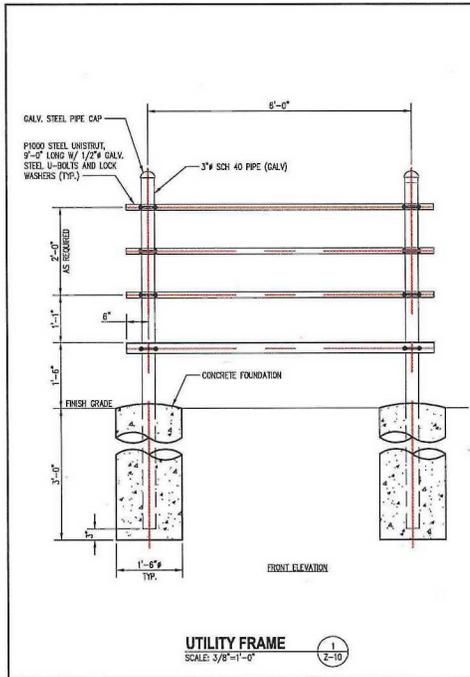
AT&T NATURAL
GAS GENERATOR
DETAILS

SHEET NUMBER:

Z-9

AT&T GENERATOR DETAILS
SCALE: 1/4"=1'-0"

1
Z-9



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SUBMITTALS

DATE	DESCRIPTION	REV.
03-23-14	ZONING REVIEW	
07-22-14	ZONING	
08-18-14	COUNTY COMMENTS	
08-18-14	COUNTY COMMENTS	

SEAL:



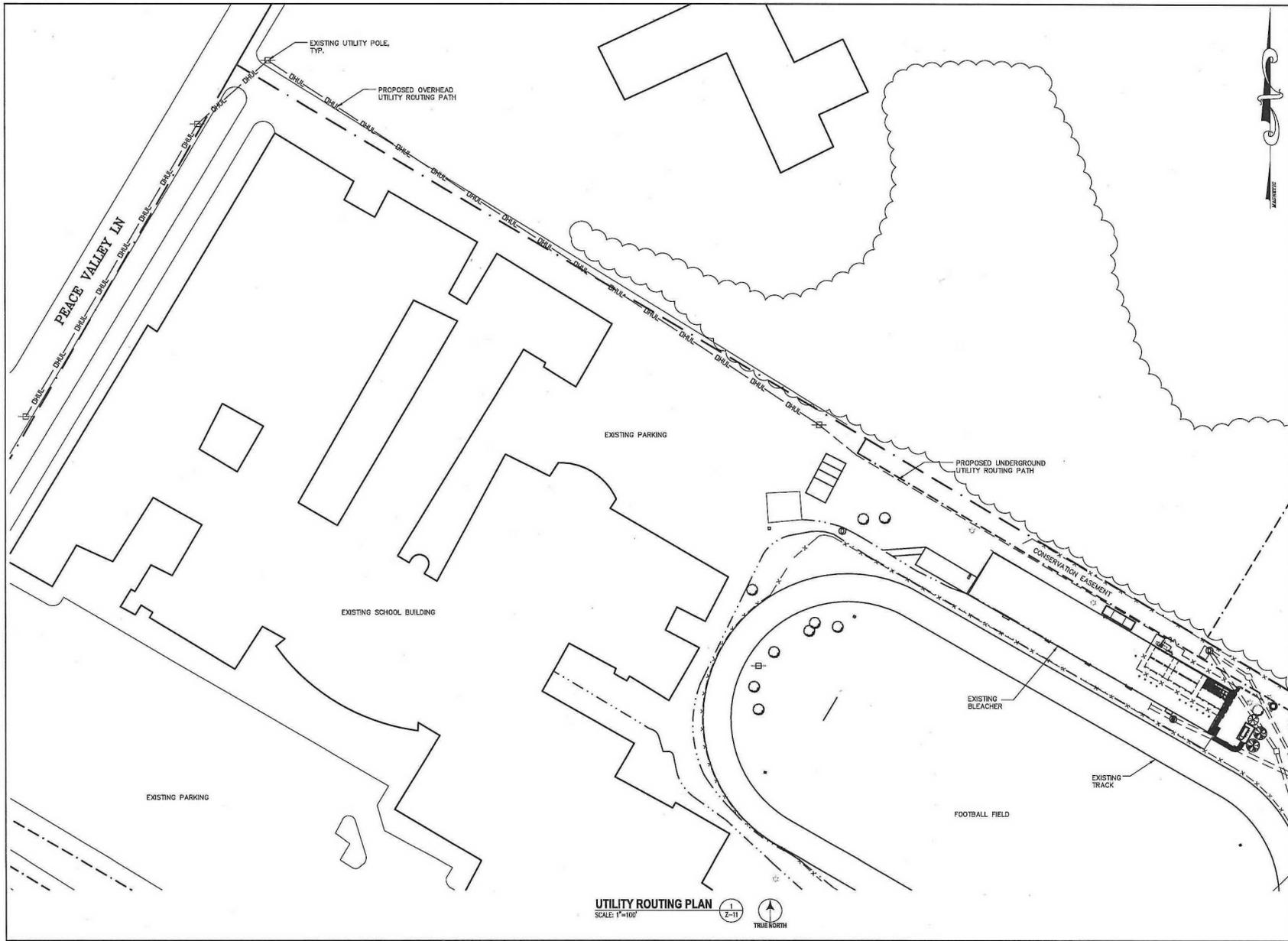
PROJECT NO: 1050.151
DESIGNER: M.A.
ENGINEER: M.M.

SCALE:
0 1/2 1
GRAPHIC SCALE IN INCHES

JEB STUART
HIGH SCHOOL
3301 PEACE VALLEY LN
FALLS CHURCH, VA 22044

TITLE:
SITE DETAILS

SHEET NUMBER:
Z-10



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SUBMITTALS

DATE	DESCRIPTION	REV.
03-25-14	ZONING REVIEW	
07-22-14	ZONING	
08-18-14	COUNTY COMMENTS	
09-18-14	COUNTY COMMENTS	

SEAL:



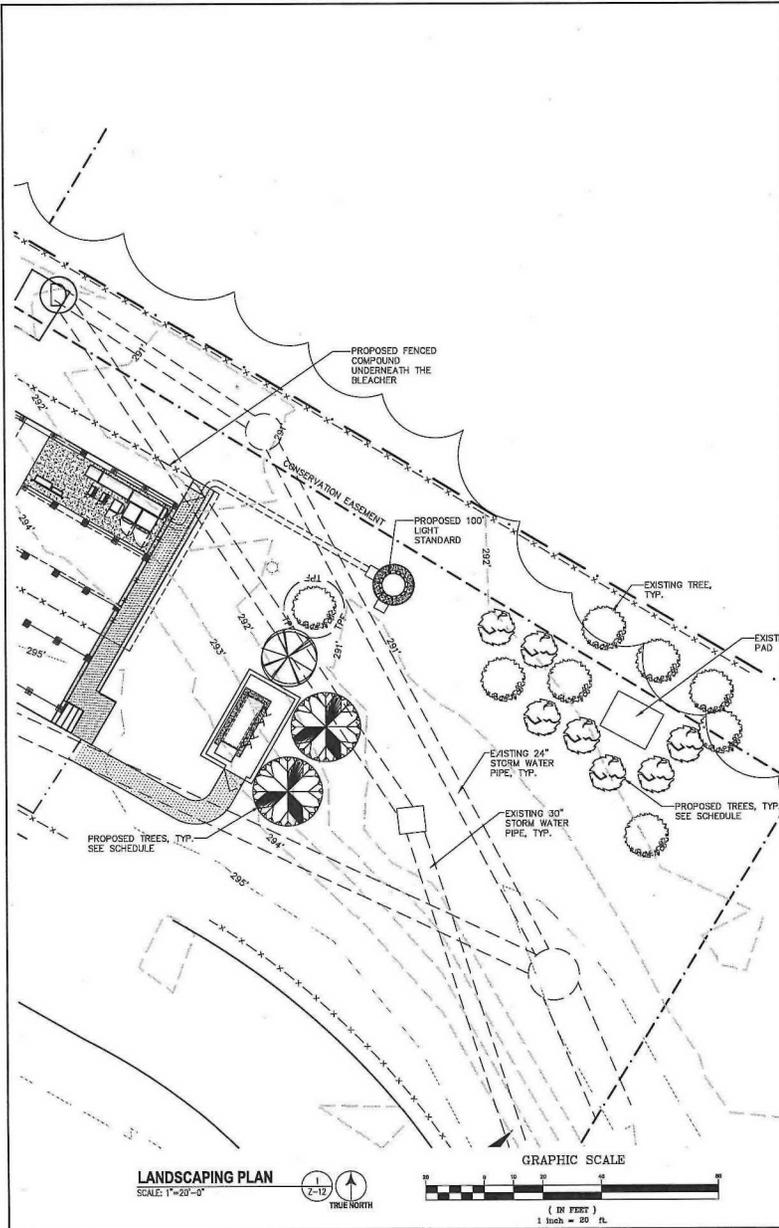
PROJECT NO: 1050.151
DESIGNER: M.A.
ENGINEER: M.M.

SCALE:
0 1/2 1
GRAPHIC SCALE IN INCHES

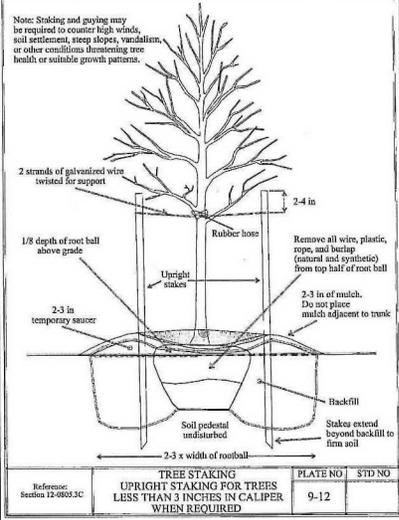
**JEB STUART
HIGH SCHOOL**
3301 PEACE VALLEY LN
FALLS CHURCH, VA 22044

TITLE:
**UTILITY
ROUTING PLAN**

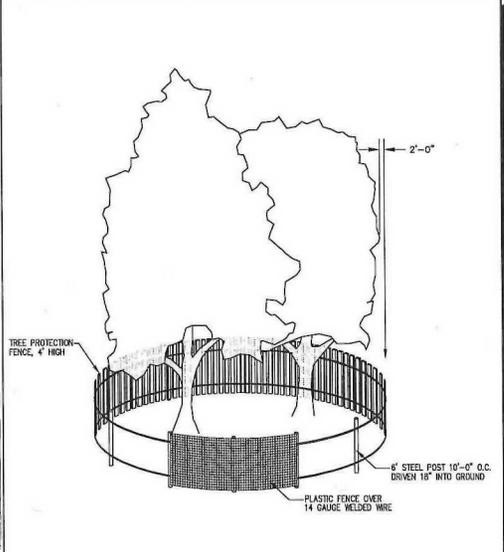
SHEET NUMBER:
Z-11



FAIRFAX COUNTY PUBLIC FACILITIES MANUAL



TREE PLANTING & STAKING DETAIL
SCALE: N.T.S.



TREE PROTECTION DETAIL
SCALE: N.T.S.

PLANTING SCHEDULE

BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	SPREAD	QUANTITY	REMARKS	SYMBOL
P. ORIENTALIS	ORIENTAL SPRUCE	± 2"	± 8'-0"	24"-36"	1	FULL, DENSE	
THUJA STANDISHII X PLICATA	GREEN GIANT ARBORVITAE	± 2"	± 8'-0"	24"-36"	2	FULL, DENSE	

- TREE PLANTING NOTES:**
- EXCAVATE "PLANTING PIT" TWICE THE DIAMETER OF BALL & 6" GREATER IN DEPTH.
 - LOOSEN SUBSOIL W/PICK TO ENSURE POROSITY
 - PLACE 6" PEAT MOSS IN "PLANTING PIT" & TAMP
 - SELECT BEST VIEWING ANGLE, LIFT STOCK BY BALL & PLACE IN "PLANTING PIT"
 - UNWRAP TOP HALF OF BALL BACK
 - FILL W/MIXTURE 1/3 PEAT MOSS-2/3 TOP- SOIL & TAMP
 - WRAP TRUNK W/PAPER TAPE TO FIRST BRANCH
 - LAY-IN (POROUS) FABRIC WEED BARRIER FORM 3" SAUCER TO ENIRCLE STOCK
 - FILL W/3" PINE STRAW MULCH
 - FLOOD IMMEDIATELY & WATER FREQUENTLY

SWM NARRATIVE:

THE PROPOSED DEVELOPMENT WILL DISTURB 2,480 SF OF LAND AND ADD 1,140 SF OF IMPERVIOUS AREA (GRAVEL AND ASPHALT). SINCE DISTURBED AREA IS LESS THAN 2,500 SF, A SWM WAIVER IS REQUESTED FOR BOTH QUANTITY AND QUALITY.

OUTFALL ANALYSIS

THE PROPOSED SITE SITS NEXT TO EXISTING SWM INLETS AND THE MAJORITY OF THE RUNOFF DUE TO THE SITE WILL NOT AFFECT THE PRE-DEVELOPMENT CONDITION OF THE AREA. EXISTING AND PROPOSED GRAVEL AREAS WILL ASSIST IN SLOWING DOWN THE RUNOFF BEFORE IT ENTERS THE EXISTING INLETS AND INCREASED RUNOFF WILL BE NEGLIGIBLE. THE OUTFALL OF THE EXISTING SWM SYSTEM SHOULD NOT BE IMPACTED.

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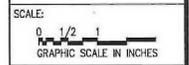
SUBMITTALS

DATE	DESCRIPTION	REV.
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09-18-14	COUNTY COMMENTS	

SEAL:

Milestone
COMMUNICATIONS

PROJECT NO: 1050.151
DESIGNER: M.A.
ENGINEER: M.M.



JEB STUART HIGH SCHOOL
3301 PEACE VALLEY LN
FALLS CHURCH, VA 22044

TITLE:
LANDSCAPE PLAN, DETAILS AND NOTES

SHEET NUMBER:
Z-12

MAP #: 0611 01 0013A
SCHOOL BOARD OF FAIRFAX COUNTY

3301 PEACE VALLEY LN

Owner

Name	SCHOOL BOARD OF FAIRFAX COUNTY,
Mailing Address	8115 GATEHOUSE RD FALLS CHURCH VA Virginia, 22042
Book	01437
Page	0040

Parcel

Property Location	3301 PEACE VALLEY LN
Map #	0611 01 0013A
Tax District	50100
District Name	MASON DIST. #1
Land Use Code	Vacant Land
Land Area (acreage)	20.8973
Land Area (SQFT)	
Zoning Description	R-3(Residential 3 DU/AC)
Utilities	

County Historic Overlay District	NO For further information about Historic Overlay Districts, CLICK HERE
----------------------------------	--

Street/Road
Site Description

Legal Description

Legal Description	J E B STUART HIGH 1446 155
-------------------	-------------------------------

Last Refresh

Date

Data last refreshed: 11/Apr/2014 DB:P14CUR

General Information

Need Help?

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Disclaimer

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MAP #: 0611 01 0013A
SCHOOL BOARD OF FAIRFAX COUNTY

3301 PEACE VALLEY LN



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APR 15 2014
DEPARTMENT OF PLANNING & ZONING
PLANNING DIVISION



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**Jeb Stuart High School
3301 Peace Valley Lane
Falls Church, VA 22044
P-1 Looking at Site from the South**





Milestone
COMMUNICATIONS

**Jeb Stuart High School
3301 Peace Valley Lane
Falls Church, VA 22044
P-2 Looking at Site from the West**



Milestone
COMMUNICATIONS

**Jeb Stuart High School
3301 Peace Valley Lane
Falls Church, VA 22044
P-3 Looking at Site from the North**



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COMMUNICATIONS

**Jeb Stuart High School
3301 Peace Valley Lane
Falls Church, VA 22044
P-4 Looking at Site from the West**



Milestone
COMMUNICATIONS

**Jeb Stuart High School
3301 Peace Valley Lane
Falls Church, VA 22044
P-5 Looking East from Site**



Milestone
COMMUNICATIONS

Jeb Stuart High School
3301 Peace Valley Lane
Falls Church, VA 22044
P-6 Looking North from Site



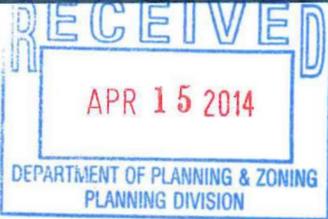
Milestone
COMMUNICATIONS

**Jeb Stuart High School
3301 Peace Valley Lane
Falls Church, VA 22044
P-7 Looking West from Site**



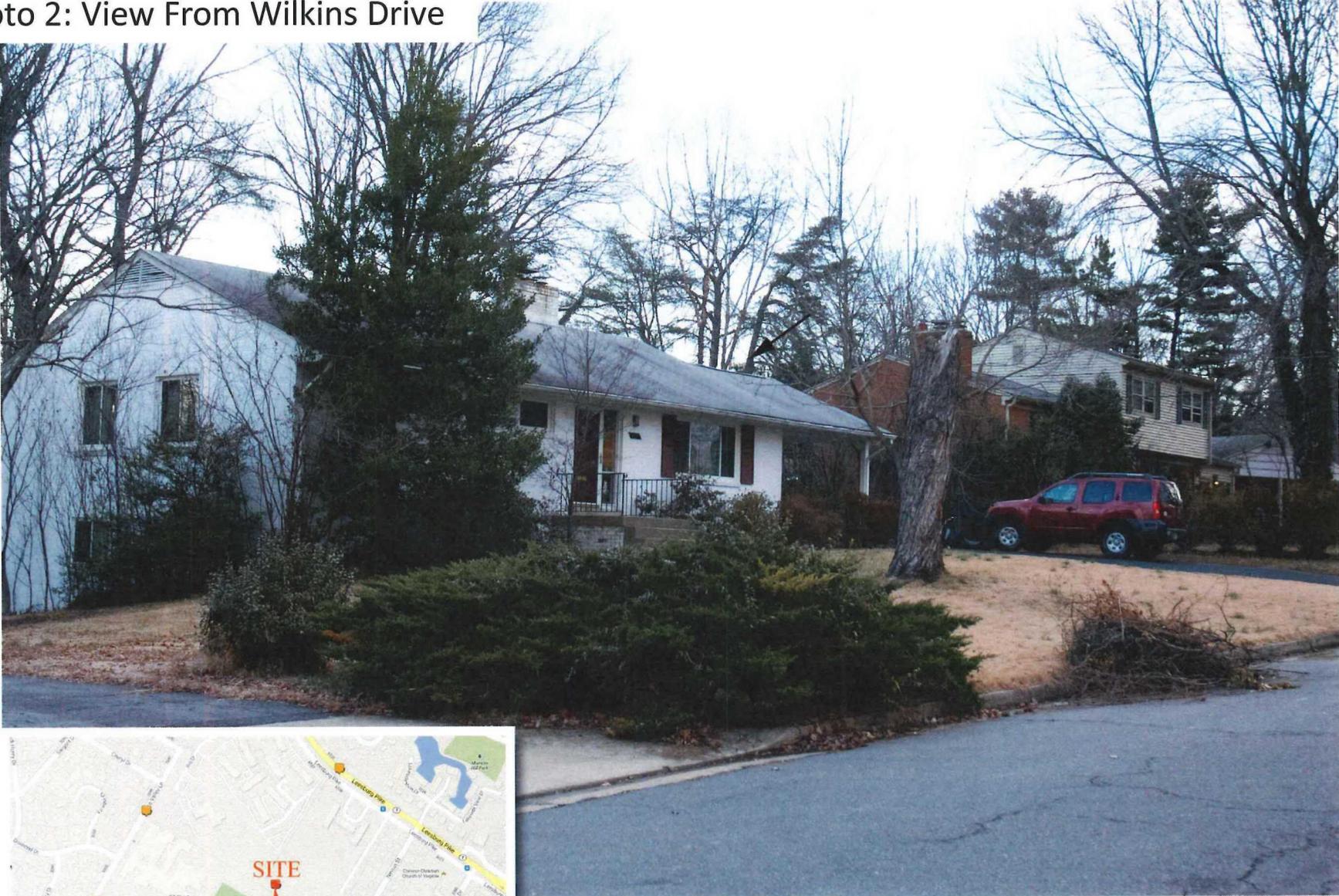
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3301 Peace Valley Lane
Falls Church, VA 22044
P-8 Looking South from Site**

Photo 1: View From Vista Drive



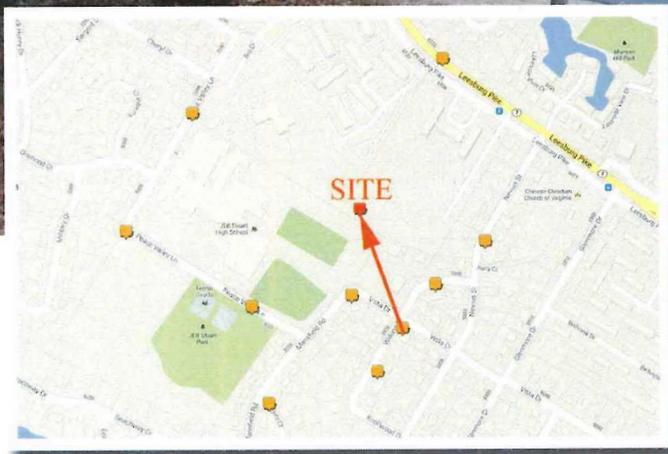
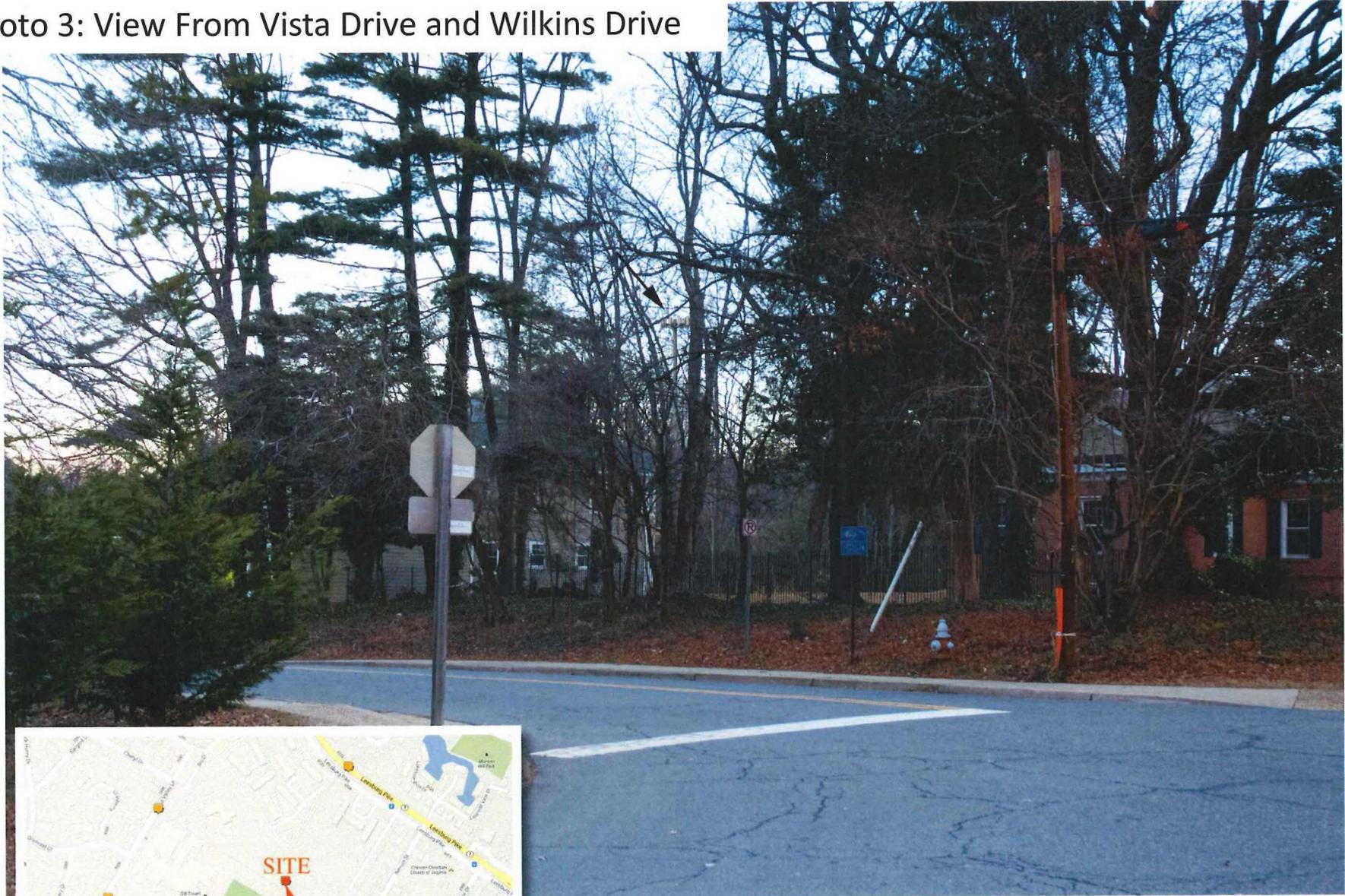
JEB STUART HIGH SCHOOL
PROPOSED
LIGHT POLE REPLACEMENT

Photo 2: View From Wilkins Drive



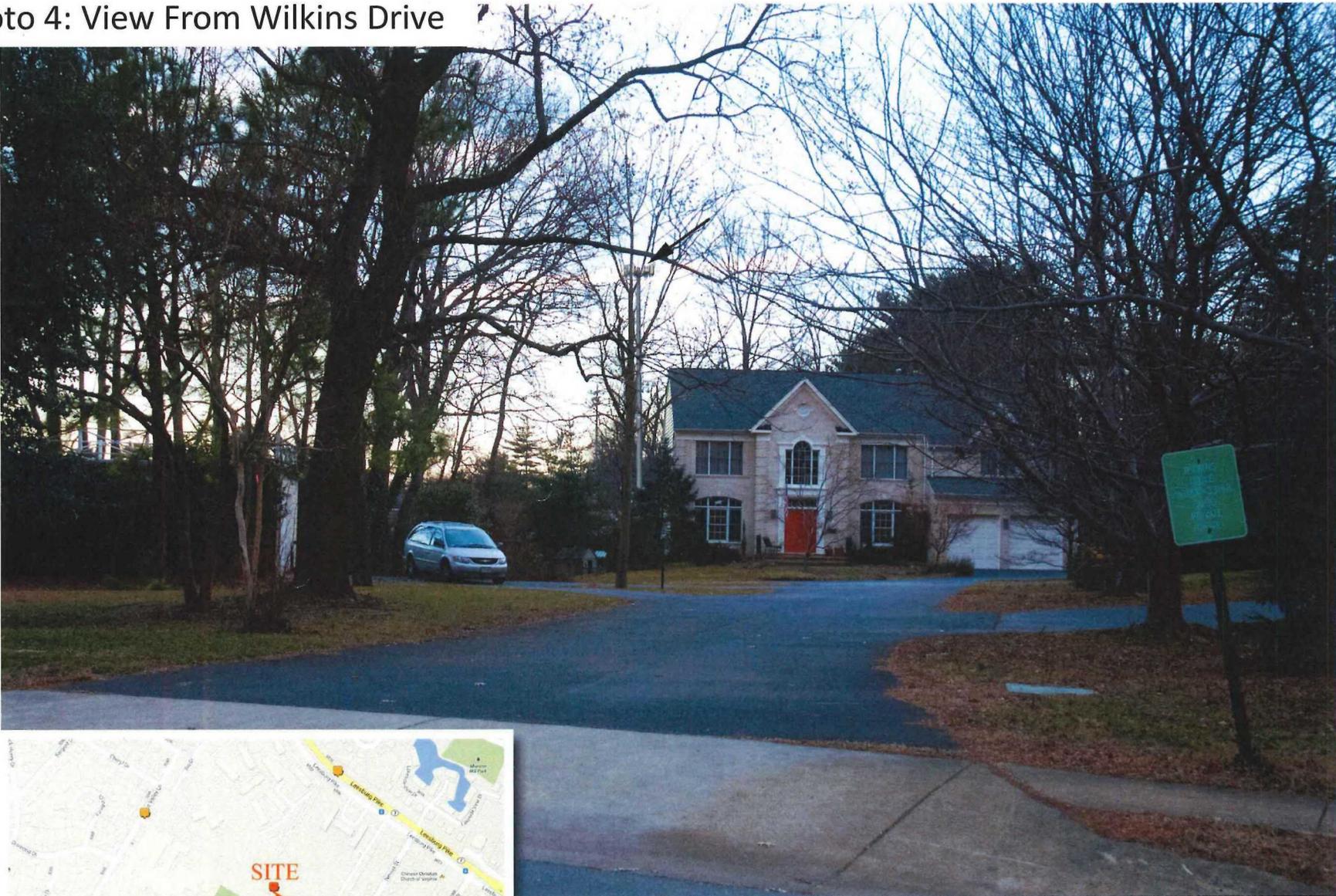
JEB STUART HIGH SCHOOL
PROPOSED
LIGHT POLE REPLACEMENT

Photo 3: View From Vista Drive and Wilkins Drive



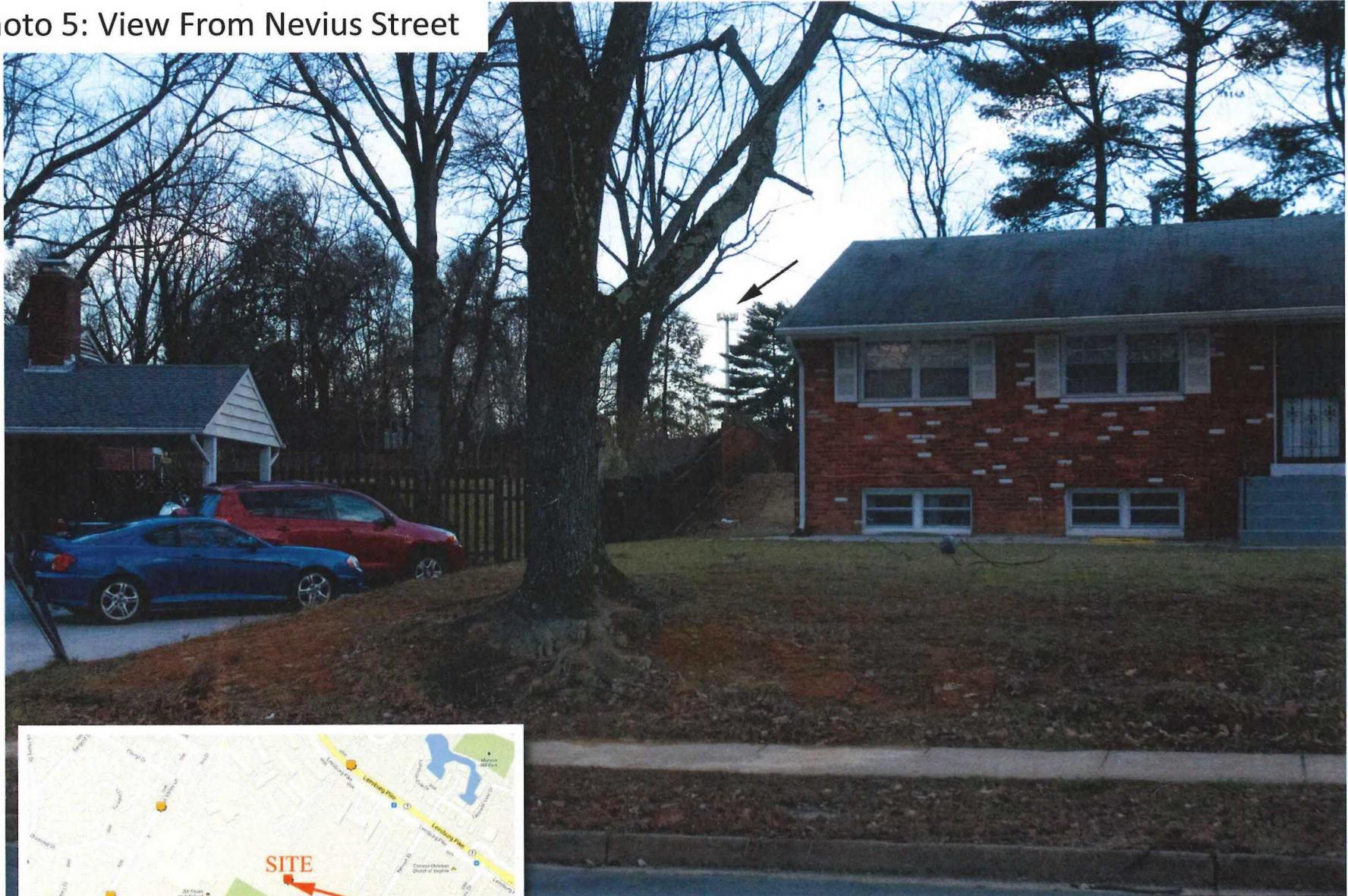
JEB STUART HIGH SCHOOL
PROPOSED
LIGHT POLE REPLACEMENT

Photo 4: View From Wilkins Drive



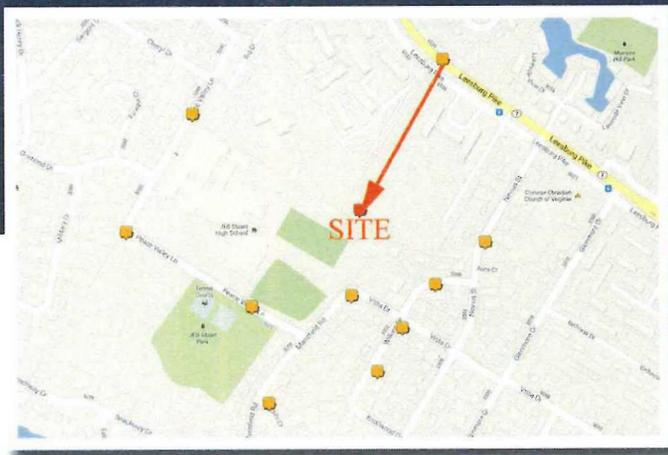
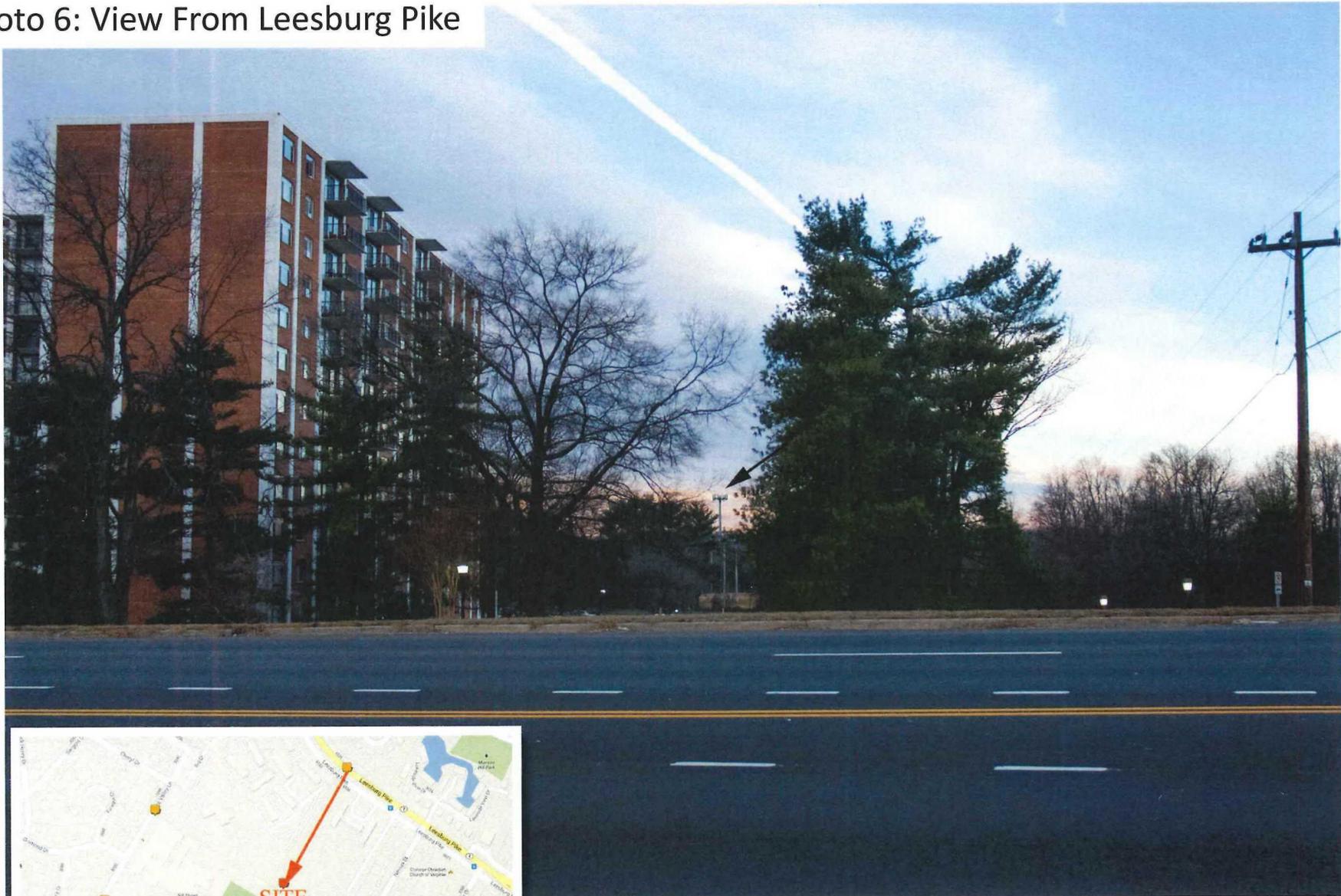
JEB STUART HIGH SCHOOL
PROPOSED
LIGHT POLE REPLACEMENT

Photo 5: View From Nevius Street



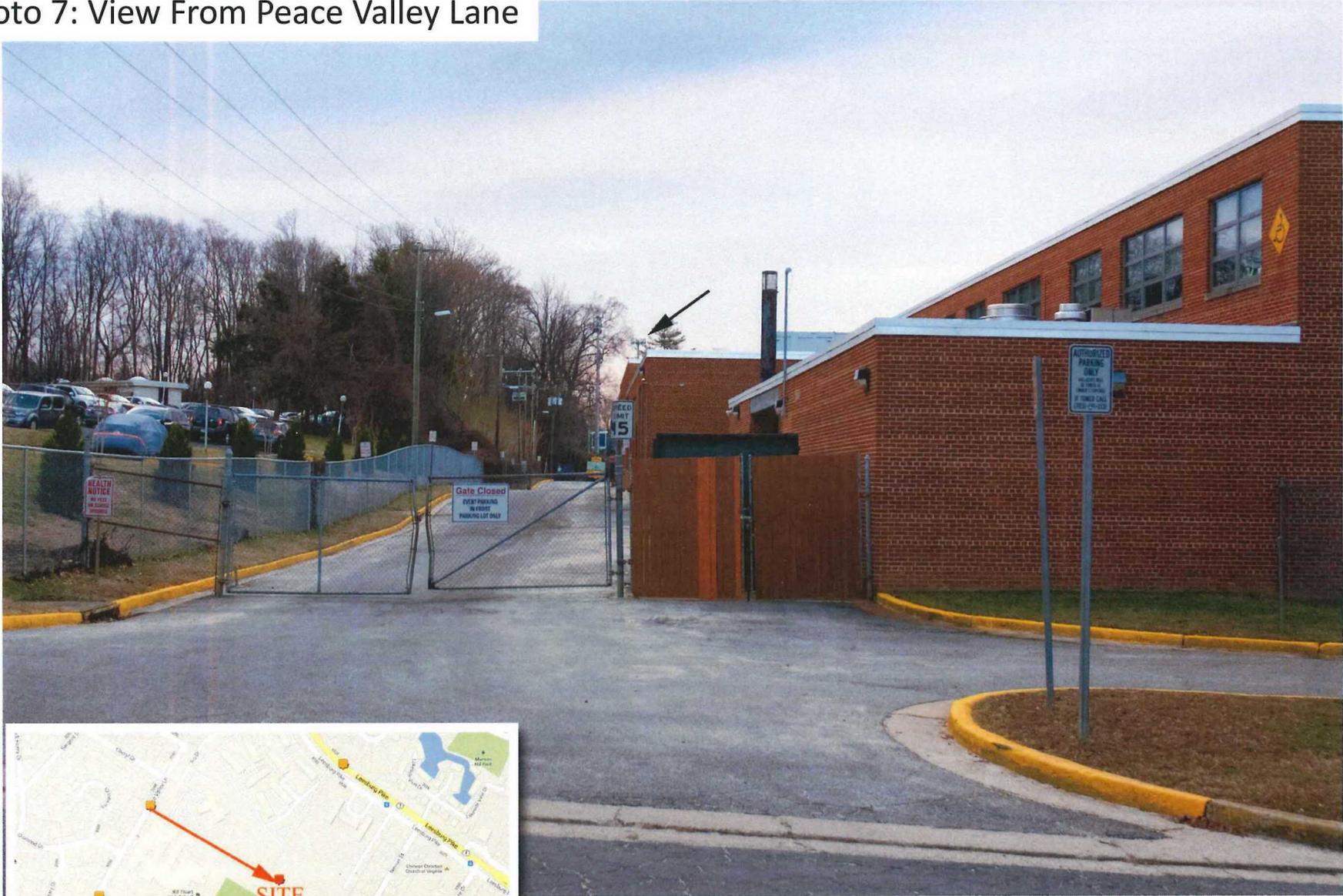
JEB STUART HIGH SCHOOL
PROPOSED
LIGHT POLE REPLACEMENT

Photo 6: View From Leesburg Pike



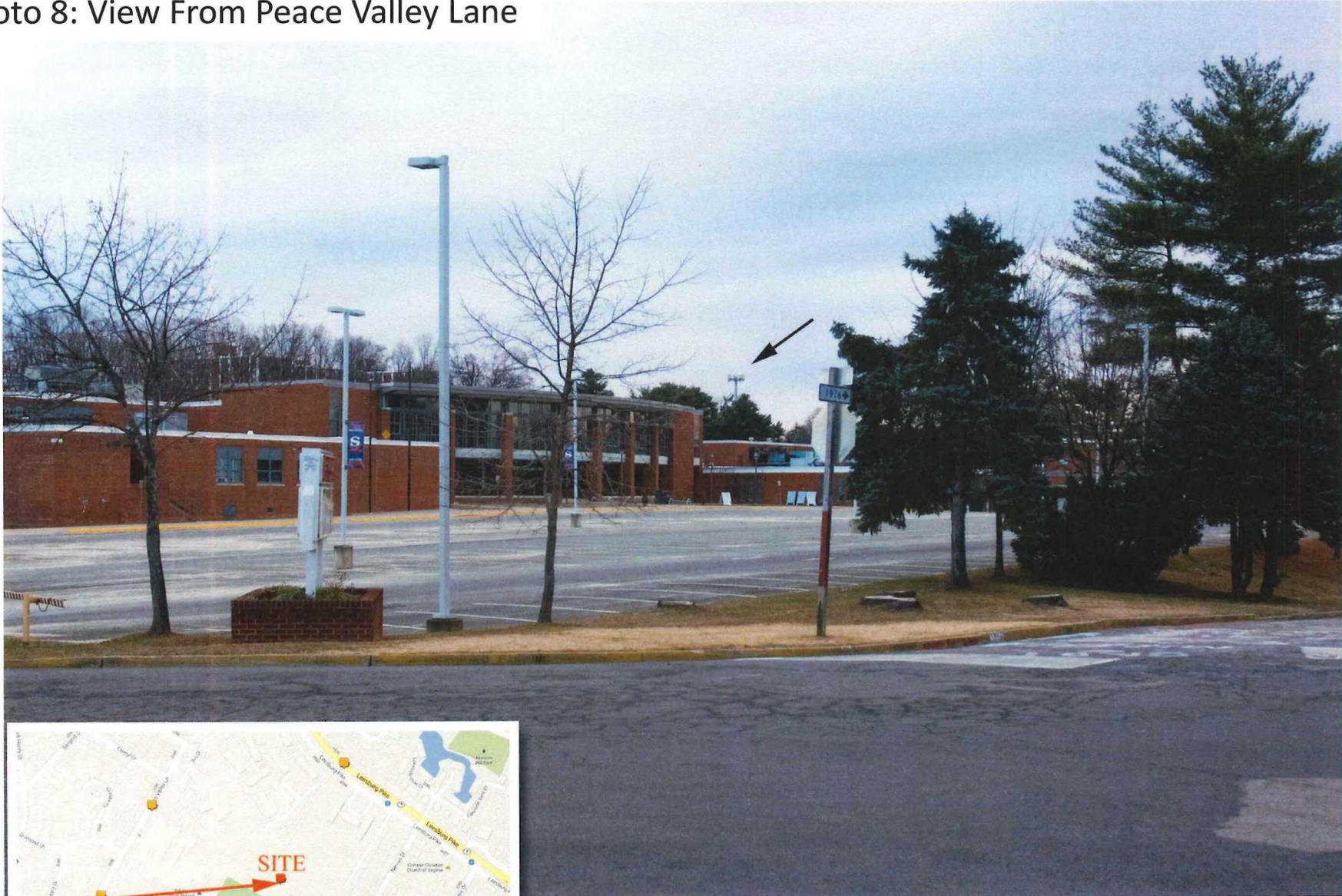
JEB STUART HIGH SCHOOL
PROPOSED
LIGHT POLE REPLACEMENT

Photo 7: View From Peace Valley Lane



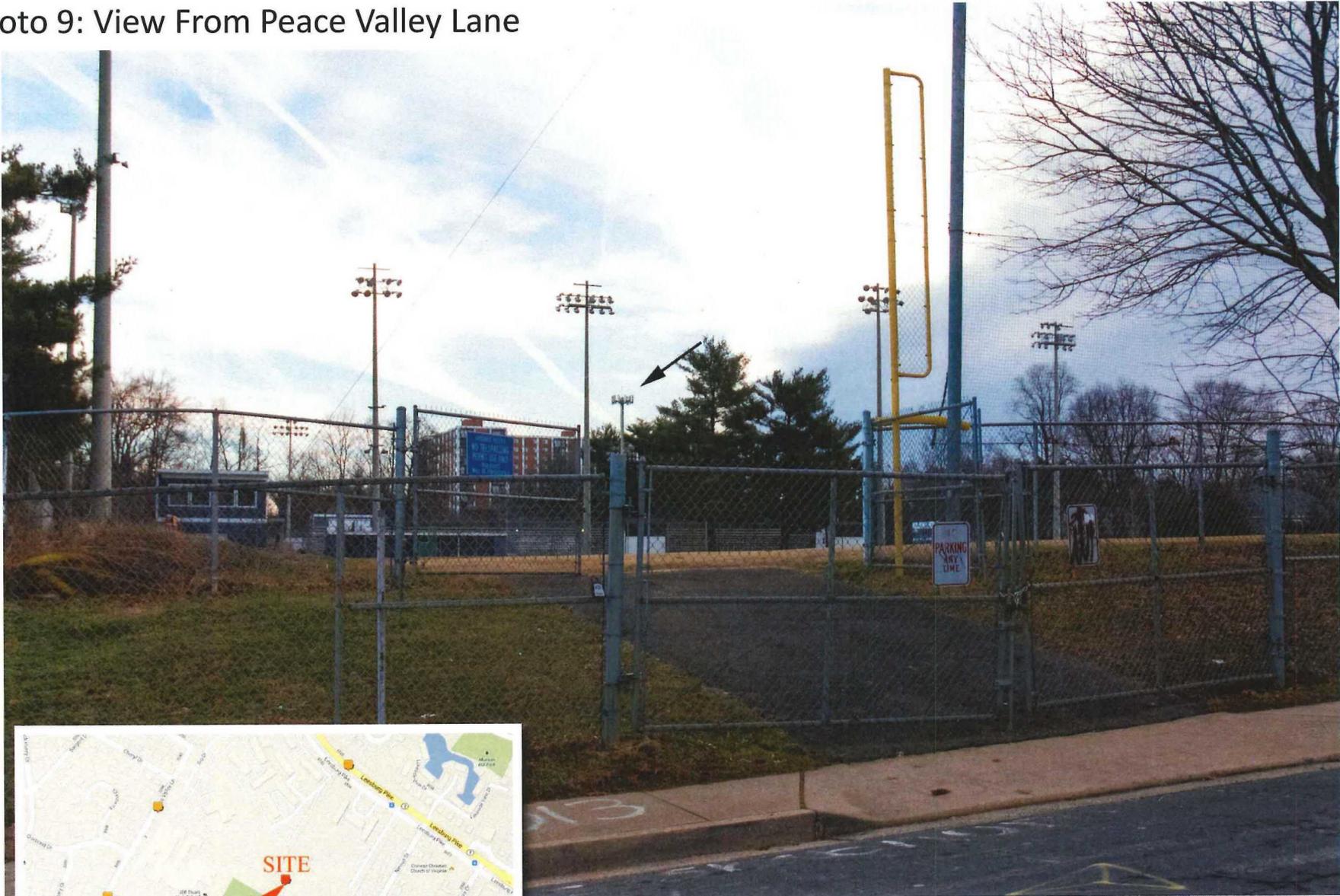
JEB STUART HIGH SCHOOL
PROPOSED
LIGHT POLE REPLACEMENT

Photo 8: View From Peace Valley Lane



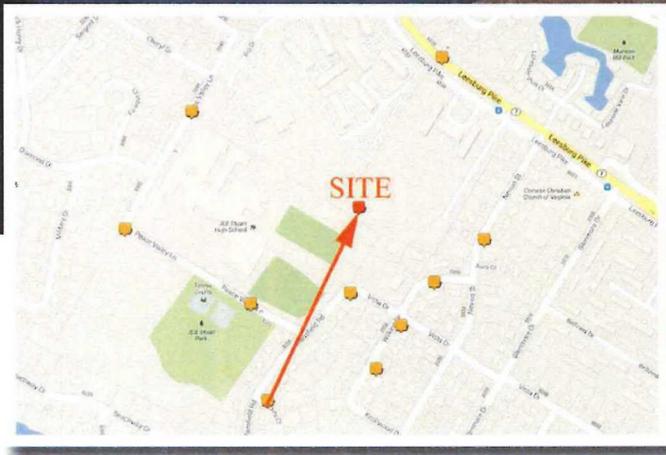
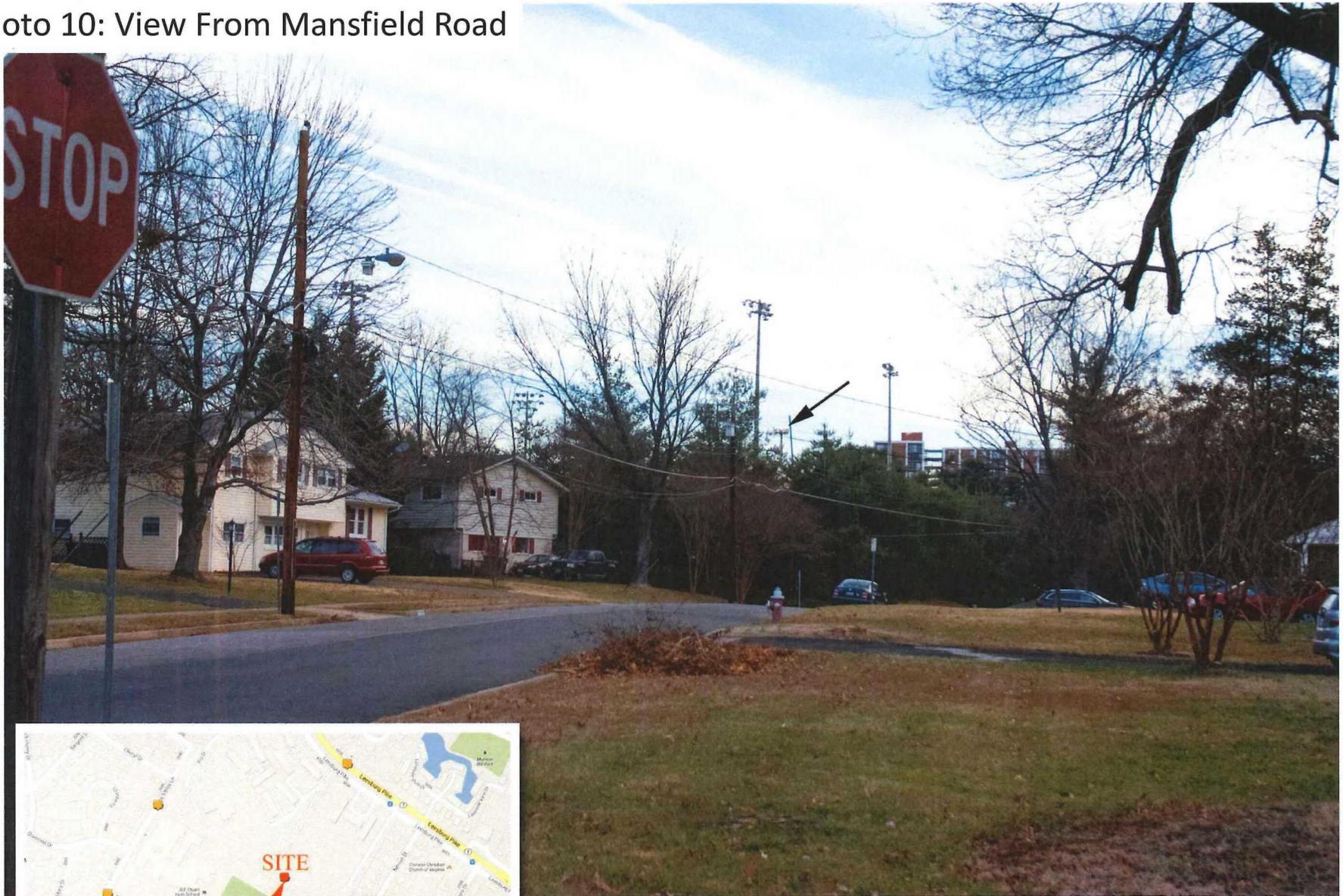
JEB STUART HIGH SCHOOL
PROPOSED
LIGHT POLE REPLACEMENT

Photo 9: View From Peace Valley Lane



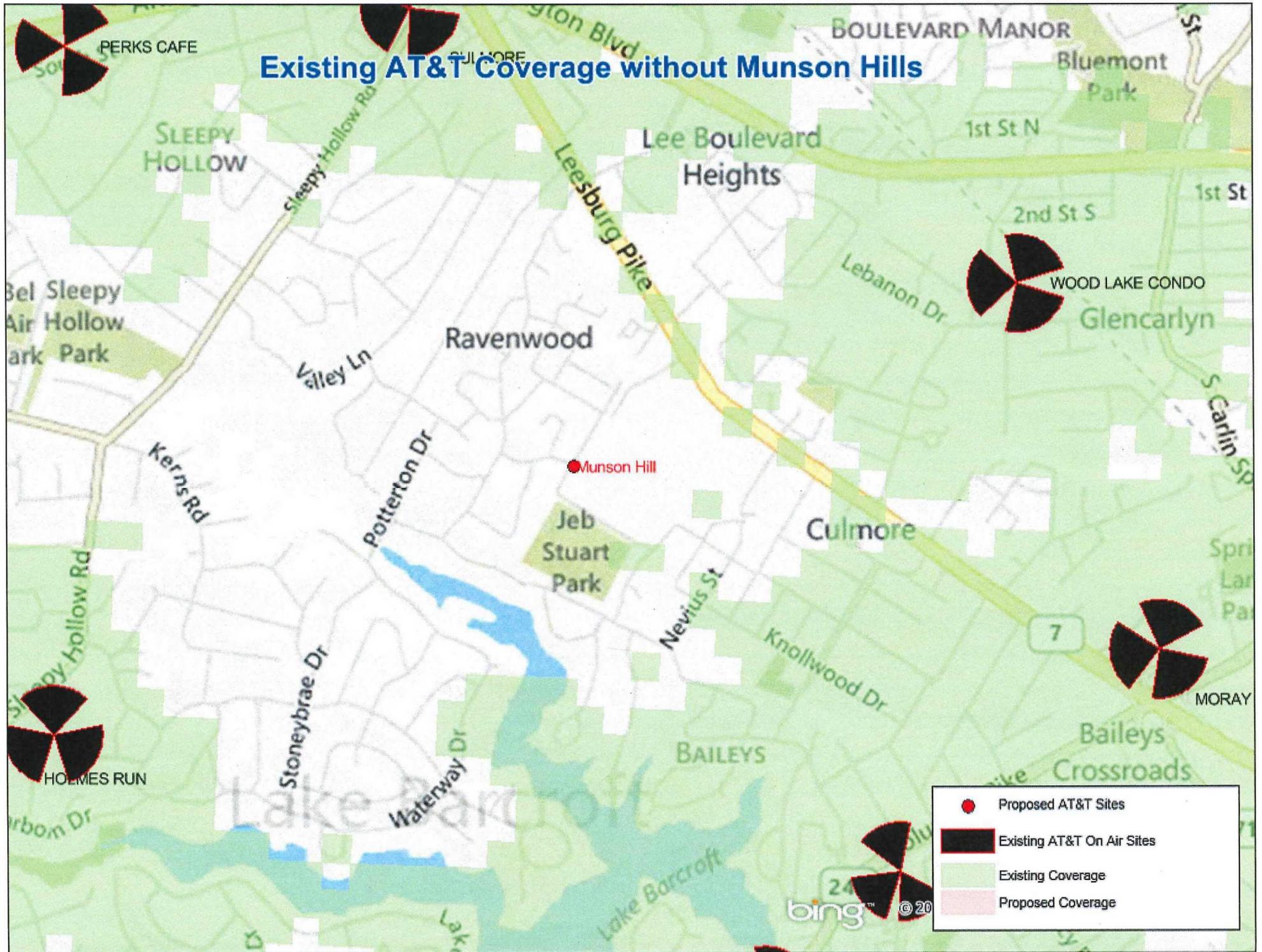
JEB STUART HIGH SCHOOL
PROPOSED
LIGHT POLE REPLACEMENT

Photo 10: View From Mansfield Road

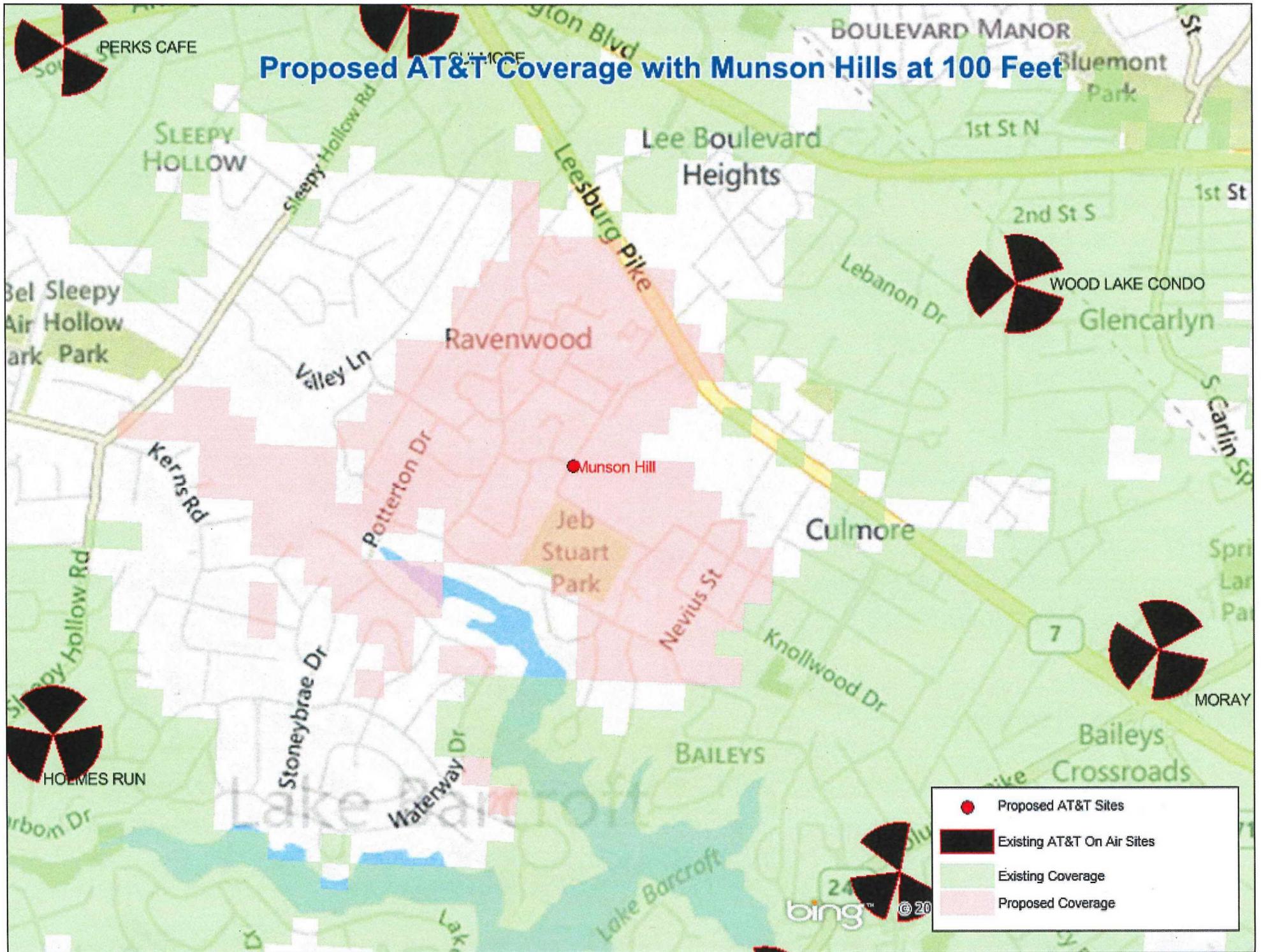


JEB STUART HIGH SCHOOL
PROPOSED
LIGHT POLE REPLACEMENT

Existing AT&T Coverage without Munson Hills



Proposed AT&T Coverage with Munson Hills at 100 Feet



Product Specifications



SBNHH-1D65B

Andrew® Tri-band Antenna, 1 x 698–896 MHz and 2 x 1710–2360 MHz, 65° horizontal beamwidth, internal RET. Both high bands share the same electrical tilt.

Interleaved dipole technology providing for attractive, low wind load mechanical package

The values presented on this datasheet have been calculated based on N-P-BASTA White Paper version 9.6 by the NGMN Alliance

Electrical Specifications

Frequency Band, MHz	698–806	806–896	1710 –1880	1850 –1990	1920 –2180	2300 –2360
Gain by all Beam Tilts, average, dBi	14.5	14.3	17.4	17.9	18.2	18.3
Gain by all Beam Tilts Tolerance, dB	±0.5	±0.8	±0.4	±0.3	±0.5	±0.3
Gain by Beam Tilt, average, dBi	0° 14.6 7° 14.6 14° 14.2	0° 14.5 7° 14.4 14° 13.6	0° 17.4 3° 17.5 7° 17.4	0° 17.8 3° 17.9 7° 17.9	0° 18.1 3° 18.3 7° 18.2	0° 18.2 3° 18.4 7° 18.4
Beamwidth, Horizontal, degrees	68	66	69	66	63	58
Beamwidth, Horizontal Tolerance, degrees	±2.2	±3.4	±2	±4.6	±5.7	±4.3
Beamwidth, Vertical, degrees	12.1	10.7	5.6	5.2	5.0	4.5
Beamwidth, Vertical Tolerance, degrees	±0.8	±1	±0.3	±0.2	±0.3	±0.2
Beam Tilt, degrees	0–14	0–14	0–7	0–7	0–7	0–7
USLS, dB	16	14	16	16	16	15
Front-to-Back Total Power at 180° ± 30°, dB	25	26	27	26	26	26
CPR at Boresight, dB	22	23	21	20	20	22
CPR at Sector, dB	13	11	16	12	11	4
Isolation, dB	25	25	25	25	25	25
Isolation, Intersystem, dB	30	30	30	30	30	30
VSWR Return Loss, dB	1.5 14.0	1.5 14.0	1.5 14.0	1.5 14.0	1.5 14.0	1.5 14.0
PIM, 3rd Order, 2 x 20 W, dBc	-153	-153	-153	-153	-153	-153
Input Power per Port, maximum, watts	350	350	350	350	350	300
Polarization	±45°	±45°	±45°	±45°	±45°	±45°
Impedance	50 ohm	50 ohm	50 ohm	50 ohm	50 ohm	50 ohm

General Specifications

Antenna Brand	Andrew®
Antenna Type	DualPol® tri-band
Band	Multiband

Brand	DualPol® Teletilt®
Operating Frequency Band	1710 – 2360 MHz 698 – 896 MHz

Mechanical Specifications

Color	Light gray
Connector Interface	7-16 DIN Female
Connector Location	Bottom
Connector Quantity, total	6
Lightning Protection	dc Ground
Radiator Material	Aluminum Low loss circuit board
Radome Material	Fiberglass, UV resistant
Wind Loading, maximum	617.7 N @ 150 km/h 138.9 lbf @ 150 km/h
Wind Speed, maximum	241.4 km/h 150.0 mph

Dimensions

Depth	181.0 mm 7.1 in
Length	1828.0 mm 72.0 in
Width	301.0 mm 11.9 in
Net Weight	18.4 kg 40.6 lb

Remote Electrical Tilt (RET) Information

Annual Failure Rate, maximum	0.01%
Power Consumption, idle state, maximum	2.0 W
Power Consumption, normal conditions, maximum	11.0 W
Power Input	10–30 V
Protocol	3GPP/AISG 2.0 Multi-RET
RET Interface	RS-485 Female (daisy chain port ,1) RS-485 Male (input port, 1)
RET Interface, quantity	1 female 1 male
RET System	Teletilt®

Regulatory Compliance/Certifications

Agency	Classification
RoHS 2011/65/EU	Compliant by Exemption
China RoHS SJ/T 11364-2006	Above Maximum Concentration Value (MCV)
ISO 9001:2008	Designed, manufactured and/or distributed under this quality management system



INCLUDED PRODUCTS



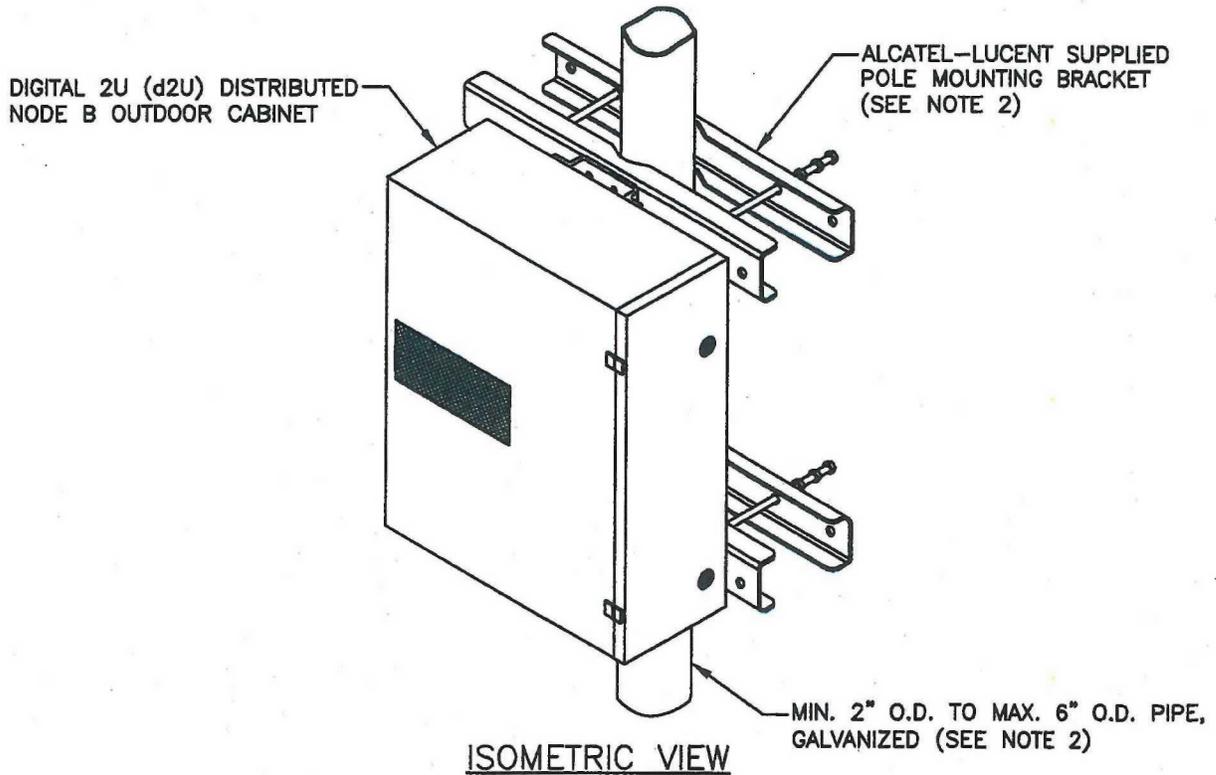
BSAMNT-1

Wide Profile Antenna Downtilt Mounting Kit for 2.5 - 4.5 in (64 115 mm) OD round members. Kit contains one scissor top bracket set and one bottom bracket set.

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January 30, 2014

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NOTE:

1. ALCATEL-LUCENT (ALU) VIA AT&T SUPPLIES d2U DISTRIBUTED NODE B CABINET W/POLE MOUNTING BRACKET. SUBCONTRACTOR SHALL SUPPLY POLE/PIPE AND INSTALL ALL MOUNTING HARDWARE INCLUDING ALU RRH POLE-MOUNTING BRACKET. ALU INSTALLS CABINET AND MAKES CABLE TERMINATIONS.
2. FOR POLE DIAMETERS FROM 6" TO 15", ALCATEL-LUCENT CAN SUPPLY A PAIR OF POLE MOUNTING METAL BANDS WITH BOLTING WELDMENT.

ALCATEL-LUCENT 9396 DIGITAL 2U (d2U)
DISTRIBUTED NODE B OUTDOOR CABINET
POLE MOUNT

DETAIL 1603
 NTS —

PRELIMINARY



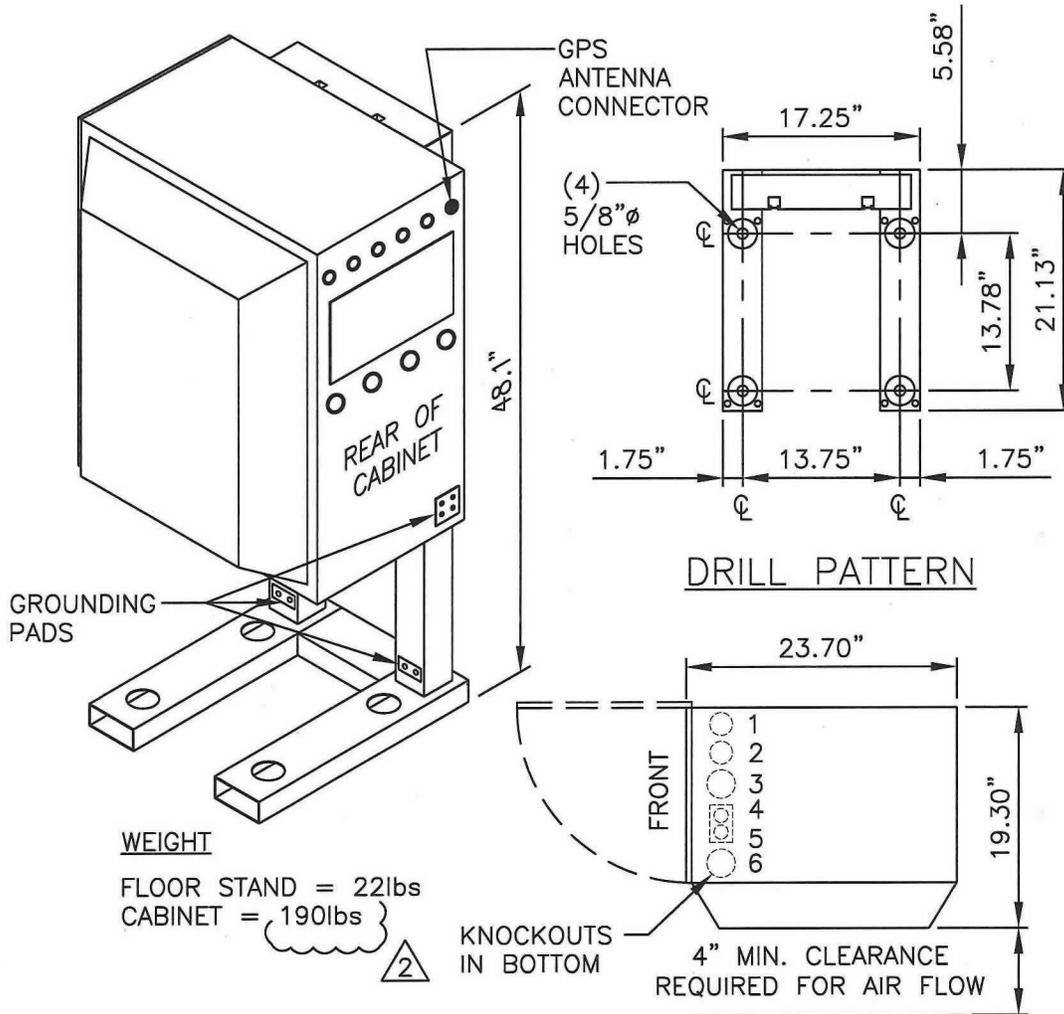
AT&T MOBILITY
 ALCATEL-LUCENT 9396 DIGITAL 2U (d2U)
 DISTRIBUTED NODE B OUTDOOR CABINET
 POLE MOUNT

SCALE: NTS

DETAIL No.	REV.
1603	0

DOC. NO. 25736-000-A3J-0000-00001

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CONDUIT KNOCKOUTS			
1.	1" BACKHAUL	4.	1" NOT USED
2.	1" ALARM	5.	1" NOT USED
3.	1 1/2" RRH FIBER	6.	1 1/2" DC POWER

CLEARANCE TABLE	
FRONT: 36"	LEFT: 0"
REAR: 36"	RIGHT: 4"

ALCATEL LUCENT 9412 CABINET
WITH SINGLE FLOOR STAND

DETAIL 1127 2
NTS

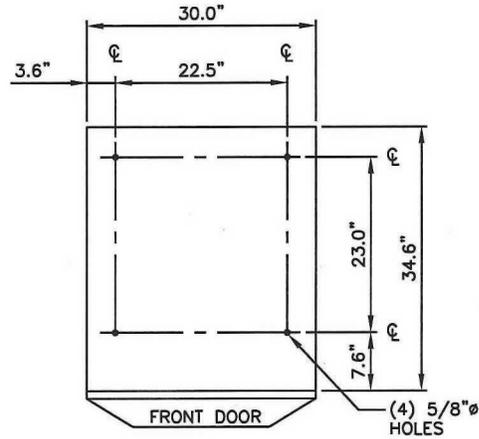
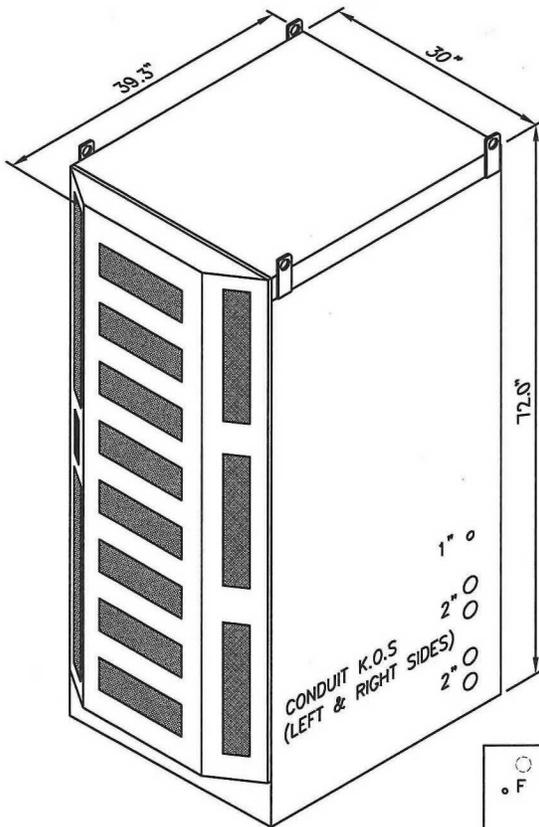


AT&T MOBILITY

ALCATEL LUCENT 9412 CABINET
WITH SINGLE FLOOR STAND

SCALE: NTS	
DETAIL No.	REV.
1127	2
DOC. NO. 25471-000-A3J-0000-00001	

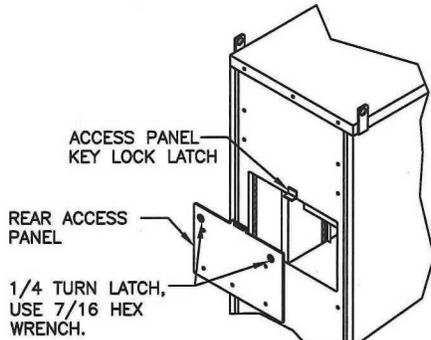
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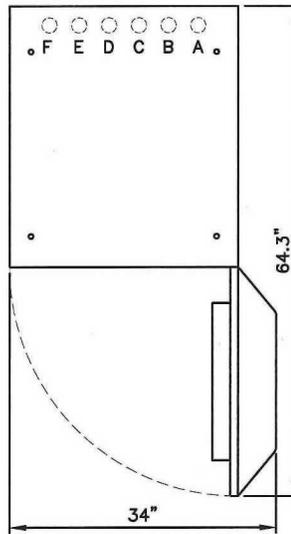
DRILL PATTERN

CLEARANCE TABLE	
FRONT = 36"	LEFT = 0"
REAR = 36"	RIGHT = 0"

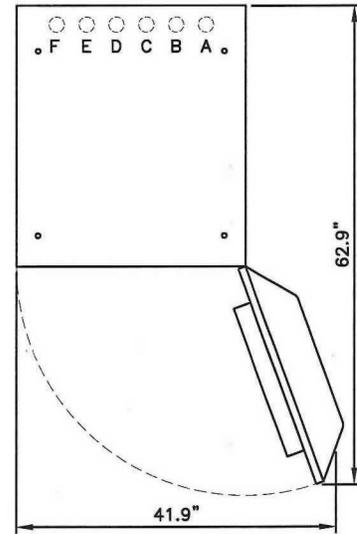
WEIGHT = 425lbs (EMPTY)
 = 1900lbs (W/12 155AH BTRYS, DC POWER PLANT,
 3 RECTIFIERS & CUSTOMER EQUIP.)



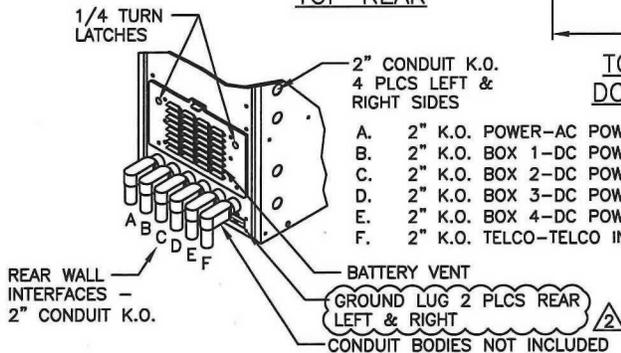
TOP REAR



TOP VIEW 90° DOOR OPENING



TOP VIEW 110° DOOR OPENING



BOTTOM REAR

COMMSCOPE 48V DC POWER CABINET RBA72

DETAIL 1190
 NTS



AT&T MOBILITY

COMMSCOPE 48V DC
 POWER CABINET RBA72

SCALE: NTS

DETAIL No.	REV.
1190	2

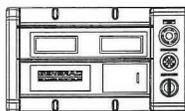
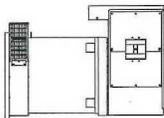
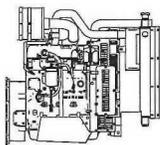
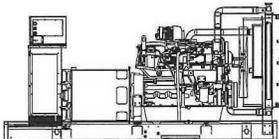
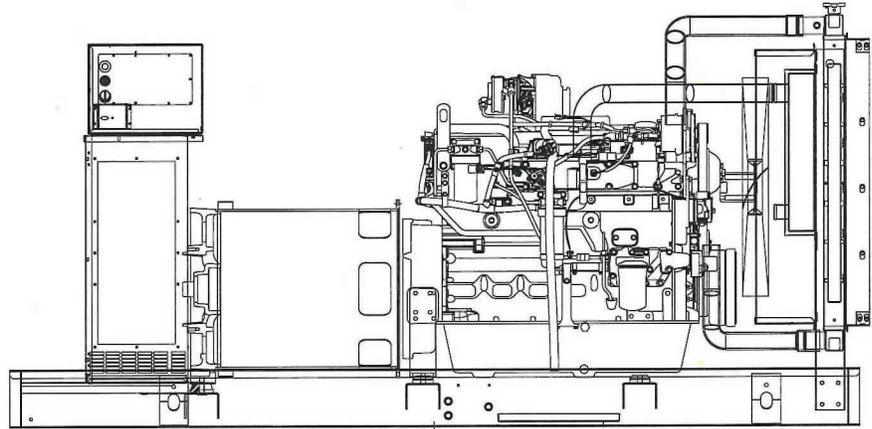
SD100

Industrial Diesel Generator Set

EPA Emissions Certification: Tier III

Standby Power Rating
125 kVA 100KW 60 Hz

Prime Power Rating
113 kVA 90KW 60 Hz



features

benefits

Generator Set

- PROTOTYPE & TORSIONALLY TESTED
- UL2200 TESTED
- RHINOCOAT PAINT SYSTEM
- WIDE RANGE OF ENCLOSURES AND TANKS

- ▶ PROVIDES A PROVEN UNIT
- ▶ ENSURES A QUALITY PRODUCT
- ▶ IMPROVES RESISTANCE TO ELEMENTS
- ▶ PROVIDES A SINGLE SOURCE SOLUTION

Engine

- EPA TIER COMPLIANT
- INDUSTRIAL TESTED, GENERAC APPROVED
- POWER-MATCHED OUTPUT
- INDUSTRIAL GRADE

- ▶ ENVIRONMENTALLY FRIENDLY
- ▶ ENSURES INDUSTRIAL STANDARDS
- ▶ ENGINEERED FOR PERFORMANCE
- ▶ IMPROVES LONGEVITY AND RELIABILITY

Alternator

- TWO-THIRDS PITCH
- LAYER WOUND ROTOR & STATOR
- CLASS H MATERIALS
- DIGITAL 3-PHASE VOLTAGE CONTROL

- ▶ ELIMINATES HARMFUL 3RD HARMONIC
- ▶ IMPROVES COOLING
- ▶ HEAT TOLERANT DESIGN
- ▶ FAST AND ACCURATE RESPONSE

Controls

- ENCAPSULATED BOARD W/ SEALED HARNESS
- 4-20mA VOLTAGE-TO-CURRENT SENSORS
- SURFACE-MOUNT TECHNOLOGY
- ADVANCED DIAGNOSTICS & COMMUNICATIONS

- ▶ EASY, AFFORDABLE REPLACEMENT
- ▶ NOISE RESISTANT 24/7 MONITORING
- ▶ PROVIDES VIBRATION RESISTANCE
- ▶ HARDENED RELIABILITY

SD100

application and engineering data

ENGINE SPECIFICATIONS

General

Make	Iveco
EPA Emissions Compliance	Tier III
EPA Emissions Reference	See Emissions Data Sheet
Cylinder #	6
Type	In-Line
Displacement - L (cu. in.)	6.7
Bore - mm (in.)	104 (4.09)
Stroke - mm (in.)	128 (5.20)
Compression Ratio	16.5:1
Intake Air Method	Turbocharged/Aftercooled
Cylinder Head Type	2-Valve
Piston Type	Alloy Aluminum

Engine Governing

Governor	Electronic Isochronous
Frequency Regulation (Steady State)	+/- 0.25%

Lubrication System

Oil Pump Type	Gear
Oil Filter Type	Full-Flow Cartridge
Crankcase Capacity - L (gal)(qts)	17.0 (4.5)(18.0)

Cooling System

Cooling System Type	Closed Recovery
Water Pump	Centrifugal
Fan Type	Pusher
Fan Speed (rpm)	2538
Fan Diameter mm (in.)	599 (23.6)
Coolant Heater Wattage	1500
Coolant Heater Standard Voltage	240VAC

Fuel System

Fuel Type*	Ultra Low Sulfur Diesel Fuel
Fuel Specifications	ASTM
Fuel Filtering (microns)	5
Fuel Inject Pump Make	Standyne
Fuel Pump Type	Engine Driven Gear
Injector Type	Mechanical
Engine Type	Direct Injection
Fuel Supply Line - mm (in.)	12.7 (0.5) NPT
Fuel Return Line - mm (in.)	12.7 (0.5) NPT

Engine Electrical System

System Voltage	12VDC
Battery Charging Alternator	90A
Battery Size (at 0°C)	995CCA
Battery Group	31
Battery Voltage	(1) 12VDC
Ground Polarity	Negative

ALTERNATOR SPECIFICATIONS

Standard Model	390
Poles	4
Field Type	Revolving
Insulation Class - Rotor	H
Insulation Class - Stator	H
Total Harmonic Distortion	<3%
Telephone Interference Factor (TIF)	<50
Standard Excitation	Permanent Magnet
Bearings	Single Sealed Cartridge
Coupling	Direct, Flexible Disc
Load Capacity - Standby	100%
Load Capacity - Prime	110%
Prototype Short Circuit Test	Y

Voltage Regulator Type	Digital
Number of Sensed Phases	All
Voltage Regulation	+/-1.0%

CODES AND STANDARDS COMPLIANCE (WHERE APPLICABLE)

- NFPA 99
- NFPA 110
- ISO 8528-5
- ISO 1708A.5
- ISO 3046
- BS5514
- SAE J1349
- DIN6271

Rating Definitions:

Standby – Applicable for a varying emergency load for the duration of a utility power outage with no overload capability. (Max. load factor = 70%)

Prime – Applicable for supplying power to a varying load in lieu of utility for an unlimited amount of running time. (Max. load factor = 80%) A 10% overload capacity is available for 1 out of every 12 hours.

SD100

operating data (60Hz)

POWER RATINGS (kW)

Single-Phase 120/240VAC @1.0pf
 Three-Phase 120/208VAC @0.8pf
 Three-Phase 120/240VAC @0.8pf
 Three-Phase 277/480VAC @0.8pf
 Three-Phase 346/600VAC @0.8pf

STANDBY	
100	Amps: 417
100	Amps: 347
100	Amps: 301
100	Amps: 150
100	Amps: 120

PRIME	
80	Amps: 333
80	Amps: 278
80	Amps: 241
80	Amps: 120
80	Amps: 96

STARTING CAPABILITIES (sKVA)

sKVA vs. Voltage Dip

Alternator	kW	480VAC						208/240VAC					
		10%	15%	20%	25%	30%	35%	10%	15%	20%	25%	30%	35%
Standard*	130	116	174	232	290	348	406	87	131	174	218	261	305
Upsize 1	150	133	199	265	332	398	464	100	149	199	249	299	348
Upsize 2	200	187	280	373	467	560	653	140	210	280	350	420	490

*All Generac industrial alternators utilize Class H materials. Standard alternator provides less than or equal to Class F temperature rise. Upsize 1 provides less than or equal to Class A temperature rise. Upsize 2 provides less than or equal to Class A temperature rise.

FUEL

Fuel Consumption Rates**

Fuel Pump Lift - in (m)	STANDBY		PRIME			
	Percent Load	gph	lph	gph	lph	
36 (0.9)	25%	2.2	8.3	25%	2	7.6
	50%	4.2	15.9	50%	3.8	14.4
	75%	5.9	22.3	75%	5.3	20.1
	100%	7.3	27.6	100%	6.6	25.0

Total Fuel System Requirement: 29.1 GPH

** Refer to "Emissions Data Sheets" for maximum fuel flow for EPA and SCAQMD permitting purposes.

COOLING

Coolant System Capacity - Gal (L)
 12.2 (46.2)

Maximum Radiator Backpressure
 1.5" H₂O Column

		STANDBY	PRIME
Coolant Flow per Minute	gpm (lpm)	44.6 (168.8)	44.6 (168.8)
Heat rejection to Coolant	BTU/min	2387	2387
Inlet Air	cfm (m ³ /hr)	7900 (223.7)	7900 (223.7)
Max. Operating Radiator Air Temp	F° (C°)	122 (50)	122 (50)
Max. Operating Ambient Temperature	F° (C°)	104 (40)	104 (40)

COMBUSTION AIR REQUIREMENTS

Flow at Rated Power

	STANDBY	PRIME
Flow at Rated Power	cfm (m ³ /min) 325 (9.2)	293 (8.3)

EXHAUST

Exhaust Outlet Size (Open Set)
 4.0"

		STANDBY	PRIME
Exhaust Flow (Rated Output)	cfm (m ³ /hr)	885	797
Max. Backpressure (Post Silencer)	inHg (Kpa)	1.5 (5.1)	1.5 (5.1)
Exhaust Temp (Rated Output)	F° (C°)	885 (474)	797 (425)

ENGINE

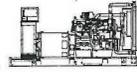
		STANDBY	PRIME
Rated Engine Speed	rpm	1800	1800
Horsepower at Rated kW***	hp	152	113
Piston Speed	ft/min (m/min)	1559	1559
BMEP	psi	164	148

*** Refer to "Emissions Data Sheets" for maximum bHP for EPA and SCAQMD permitting purposes.

SD100

standard features and options

GENERATOR SET



- Genset Vibration Isolation Std
- IBC Seismic Certified/Seismic Rated Vibration Isolators Opt
- Extended warranty Opt
- Export boxing Opt
- Gen-Link Communications Software Opt
- Steel Enclosure Opt
- Aluminum Enclosure Opt

ENGINE SYSTEM



General

- Oil Drain Extension Std
- Oil Make-Up System Opt
- Oil Heater Opt

Fuel System

- Fuel lockoff solenoid Std
- Secondary fuel filter Std
- Stainless steel flexible exhaust connection Std
- Industrial Exhaust Silencer Std
- Critical Exhaust Silencer Opt
- Flexible fuel lines Opt
- Primary fuel filter Opt
- Single Wall Tank (Export Only) -
- UL 142 Fuel Tank Opt

Cooling System

- 120VAC Coolant Heater Opt
- 208VAC Coolant Heater Opt
- 240VAC Coolant Heater Opt
- Other Coolant Heater _____ -
- Closed Coolant Recovery System Std
- UV/Ozone resistant hoses Std
- Factory-Installed Radiator Std
- Radiator Drain Extension Std

Engine Electrical System

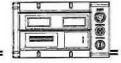
- Battery charging alternator Std
- Battery cables Std
- Battery tray Std
- Battery box Opt
- Battery heater Opt
- Solenoid activated starter motor Std
- Air cleaner Std
- Fan guard Std
- Radiator duct adapter Std
- 2A battery charger Opt
- 10A UL float/equalize battery charger Opt
- Rubber-booted engine electrical connections Std

ALTERNATOR SYSTEM



- UL2200 GENprotect™ Std
- Main Line Circuit Breaker Opt
- 2nd Circuit Breaker Opt
- 3rd Circuit Breaker -
- Alternator Upsizing Opt
- Anti-Condensation Heater Opt
- Tropical coating Opt

CONTROL SYSTEM



Control Panel

- Digital H Control Panel - Dual 4x20 Display Std
- Digital G-100 Control Panel - Touchscreen -
- Digital G-200 Paralleling Control Panel - Touchscreen -
- Programmable Crank Limiter Std
- 21-Light Remote Annunciator Opt
- Remote Relay Panel (8 or 16) Opt
- 7-Day Programmable Exerciser Std
- Special Applications Programmable PLC Std
- RS-232 Std
- RS-485 Std
- All-Phase Sensing DVR Std
- Full System Status Std
- Utility Monitoring (Req. H-Transfer Switch) Std
- 2-Wire Start Compatible Std
- Power Output (kW) Std
- Power Factor Std
- Reactive Power Std
- All phase AC Voltage Std
- All phase Currents Std
- Oil Pressure Std
- Coolant Temperature Std
- Coolant Level Std
- Oil Temperature Opt
- Fuel Pressure Std
- Engine Speed Std
- Battery Voltage Std
- Frequency Std
- Date/Time Fault History (Event Log) Std
- UL2200 GENprotect™ Std
- Low-Speed Exercise -
- Isochronous Governor Control Std
- 40deg C - 70deg C Operation Std
- Waterproof Plug-In Connectors Std
- Audible Alarms and Shutdowns Std
- Not in Auto (Flashing Light) Std
- On/Off/Manual Switch Std
- E-Stop (Red Mushroom-Type) Std
- Remote E-Stop (Break Glass-Type, Surface Mount) Opt
- Remote E-Stop (Red Mushroom-Type, Surface Mount) Opt
- Remote E-Stop (Red Mushroom-Type, Flush Mount) Opt
- NFPA 110 Level I and II (Programmable) Std
- Remote Communication - RS232 Std
- Remote Communication - Modem Opt
- Remote Communication - Ethernet Opt
- 10A Run Relay Opt

Alarms (Programmable Tolerances, Pre-Alarms and Shutdowns)

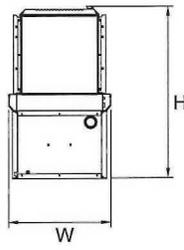
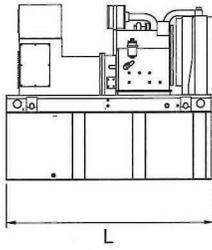
- Low Fuel Opt
- Oil Pressure (Pre-programmed Low Pressure Shutdown) Std
- Coolant Temperature (Pre-programmed High Temp Shutdown) Std
- Coolant Level (Pre-programmed Low Level Shutdown) Std
- Oil Temperature Std
- Fuel Pressure Std
- Engine Speed (Pre-programmed Overspeed Shutdown) Std
- Voltage (Pre-programmed Overvoltage Shutdown) Std
- Battery Voltage Std

Other Options

- _____
- _____
- _____

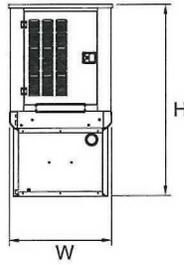
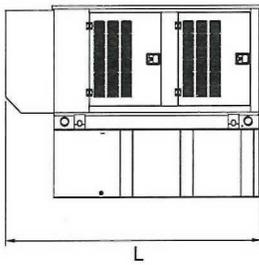
SD100

dimensions, weights and sound levels



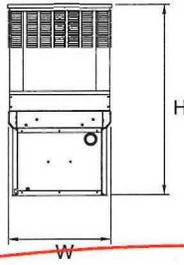
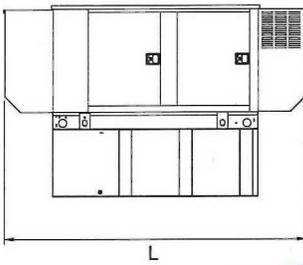
OPEN SET

RUN TIME HOURS	USABLE CAPACITY (GAL)					dBA*
		L	W	H	WT	
NO TANK	-	110	40	64.4	3104	86.8
12	90	110	40	77.4	3813	
30	220	110	40	89.4	4146	
48	350	110	40	101.4	4488	
70	510	116.5	48.7	101.4	4489	
81	589	128	48.7	101.4	4948	



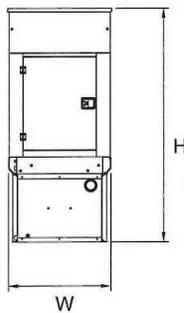
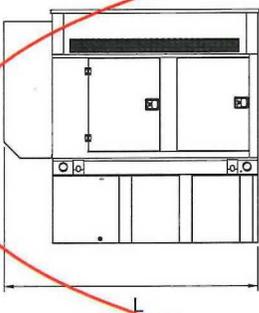
WEATHERPROOF ENCLOSURE

RUN TIME HOURS	USABLE CAPACITY (GAL)					dBA*
		L	W	H	WT	
NO TANK	-	132.6	40	64.1	3954	83.4
12	90	132.6	40	77.1	4663	
30	220	132.6	40	89.1	4996	
48	350	132.6	40	101.1	5338	
70	510	132.6	48.7	101.1	5339	
81	589	132.6	48.7	101.1	5798	



LEVEL 1 SOUND ENCLOSURE

RUN TIME HOURS	USABLE CAPACITY (GAL)					dBA*
		L	W	H	WT	
NO TANK	-	154.1	40	64	4354	77
12	90	154.1	40	77	5063	
30	220	154.1	40	89	5396	
48	350	154.1	40	101	5738	
70	510	154.1	48.7	101	5739	
81	589	154.1	48.7	101	6198	



LEVEL 2 SOUND ENCLOSURE

RUN TIME HOURS	USABLE CAPACITY (GAL)					dBA*
		L	W	H	WT	
NO TANK	-	144.4	40	81	4292	75.5
12	90	144.4	40	94	4941	
30	220	144.4	40	106	5274	
48	350	144.4	40	118	5616	
70	510	144.4	48.7	118	5617	
81	589	144.4	48.7	118	6076	

*All measurements are approximate and for estimation purposes only. Weights are without fuel in tank. Sound levels measured at 23ft (7m) and does not account for ambient site conditions.

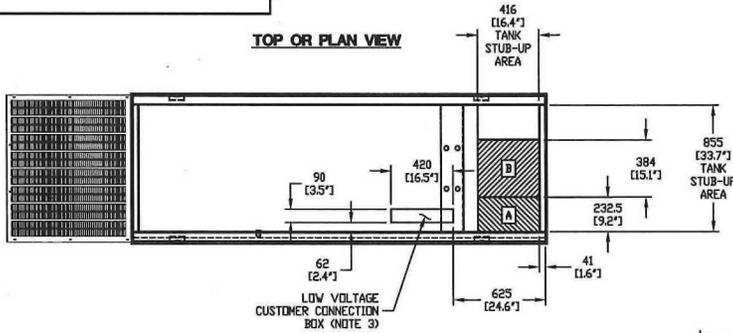
- Tank Options**
- MDEQ OPT
 - Florida DERM/DEP OPT
 - Chicago Fire Code OPT
 - IFC Certification CALL
 - ULC CALL
- Other Custom Options Available from your Generac Industrial Power Dealer

YOUR FACTORY RECOGNIZED GENERAC INDUSTRIAL DEALER

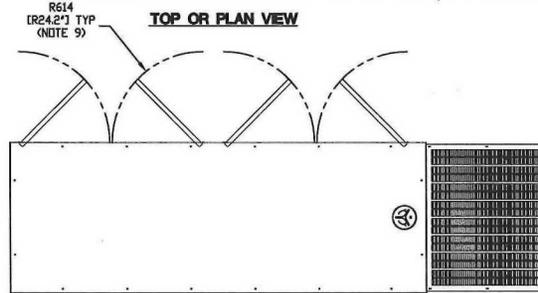
Specification characteristics may change without notice. Dimensions and weights are for preliminary purposes only. Please consult a Generac Power Systems Industrial Dealer for detailed installation drawings.

0J2536

TOP OR PLAN VIEW



TOP OR PLAN VIEW



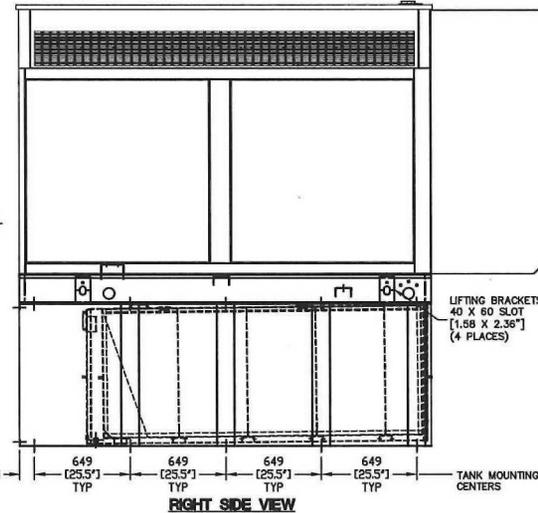
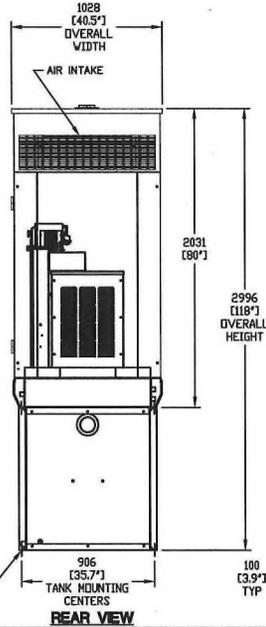
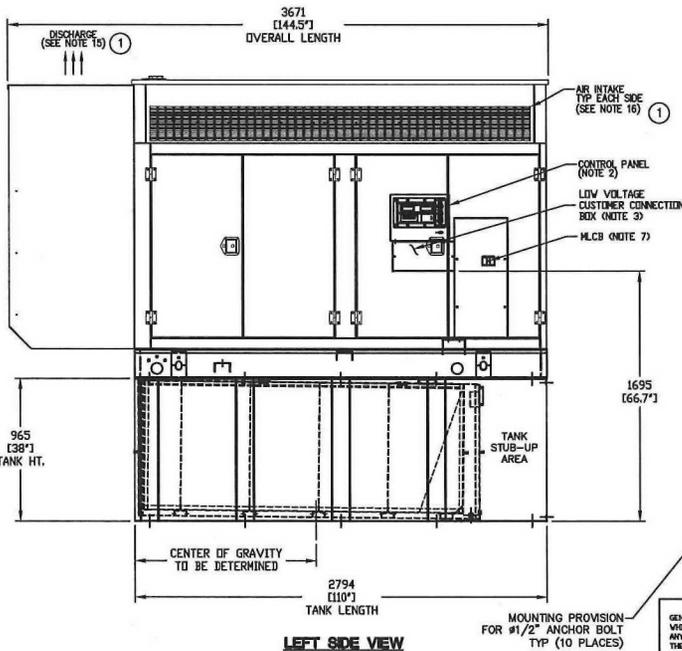
RECOMMENDED ELECTRICAL STUB-UPS (SEE TOP VIEW)	
DESCRIPTION	INSIDE BASE
AC LOAD LEAD CONDUIT GLAND AREA	[A]
1) LOW VOLTAGE CUSTOMER CONNECTION BOX FOR 120VAC GFCI OUTLET, (STANDARD BLOCK HEATER, BATTERY CHARGER AND OTHER 120 VAC OPTIONS).	[B] SEE NOTE 3
2) TRANSFER SWITCH/ COMMUNICATION CONDUITS, COMMUNICATIONS AND 2-WIRE START MUST NOT BE RUN IN CONDUIT WITH AC WIRING.	

NOTES:

1. THE LEFT SIDE OF THE GENERATOR IS SERVICE ACCESSIBLE.
2. 10 AMP BATTERY CHARGER ENCLOSED WITHIN CONTROL PANEL.
3. CONNECTION POINTS FOR CONTROL WRES. BOTTOM OF LOW VOLTAGE CUSTOMER CONNECTION BOX HAS KNOCKOUTS FOR 1/2" AND 3/4" CONDUIT FITTINGS.
4. GENERATOR MUST BE GROUNDED.
5. 12 VOLT NEGATIVE GROUND SYSTEM.
6. OPTIONAL REMOTE EMERGENCY STOP SHIPPED LOOSE WITH GENERATOR.
7. MAIN LINE CIRCUIT BREAKER (MLCB), AC LOAD LEAD CONNECTION AND AUXILIARY 120/240V CONNECTION.
8. LEVEL 2A SOUND ATTENUATED ENCLOSURE STANDARD WITH GENERATOR.
9. DOORS MUST BE ABLE TO OPEN 90 DEG. TO BE REMOVED. DOORS ARE LOCATED ON THE LEFT SIDE OF THE GENERATOR ONLY.
10. STUB-UPS: BASE TANK REQUIRES ALL STUB-UPS TO BE IN THE REAR TANK STUB-UP AREA.
11. 1" IS THE STUB UP AREA FOR THE MLCB AND NEUTRAL CONNECTION.
12. SEE DRAWING 0C3850 FOR DUCT REMOVAL. REMOVAL OF FRONT DUCT WILL PROVIDE ACCESS TO MUFFLER.
13. 120VAC ENGINE BLOCK HEATER.
14. 350 GALLON USEABLE CAPACITY BASETANK STANDARD WITH GENERATOR.
15. MUST ALLOW FREE FLOW OF DISCHARGE AIR AND EXHAUST. SEE SPEC SHEET FOR MINIMUM AIR FLOW AND MAXIMUM RESTRICTION REQUIREMENTS.
16. MUST ALLOW FREE FLOW OF INTAKE AIR. SEE SPEC SHEET FOR MINIMUM AIR FLOW AND MAXIMUM RESTRICTION REQUIREMENTS.
17. IT IS THE RESPONSIBILITY OF THE INSTALLATION TECHNICIAN TO ENSURE THAT THE GENERATOR INSTALLATION COMPLIES WITH ALL APPLICABLE CODES, STANDARDS, AND REGULATIONS.

WEIGHT DATA (INCLUDES WOODEN SHIPPING SKID)
ENCLOSED GENERATOR WITH EMPTY FUEL TANK - TO BE DETERMINED

UNITS: mm [INCHES]



GENERAC POWER SYSTEMS OWNS THE COPYRIGHT OF THIS DRAWING WHICH IS SUPPLIED IN CONFIDENCE AND MUST NOT BE USED FOR ANY PURPOSE OTHER THAN FOR WHICH IT IS SUPPLIED WITHOUT THE EXPRESS WRITTEN CONSENT OF GENERAC POWER SYSTEMS.

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**INSTALLATION D6.7L G17 100KW
ENCLOSED LEVEL 2A**

PRELIMINARY

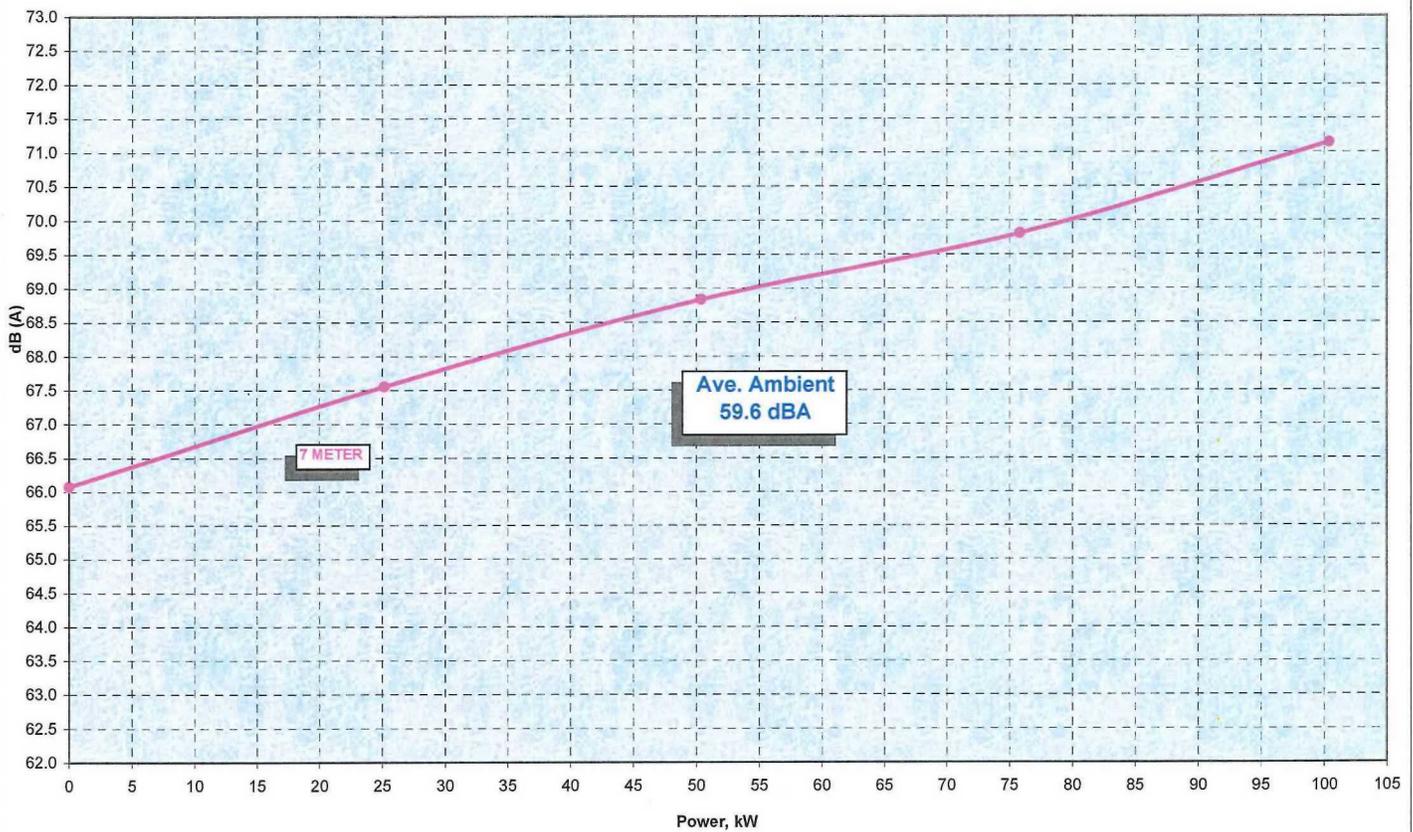
GENERAC POWER SYSTEMS Waukesha P.O. BOX 8 WAUKESHA, WIS. 53187	
FILE NAME	0J2536.DWG
SCALE	NTS
DWG NO.	0J2536
SIZE	B
FIRST USE	AT&T
REV	1

INSTALLATION DRAWING

**6.7L FPT SOUND TEST RESULTS @ VARIOUS LOAD POINTS
SD100 - SAE - 6.7L L2A W/TANK ATT CCI CRITICAL T5**

Rated kW	100	SAE W/TANK ATT CCI CRITICAL T5				
		0	25.2	50.4	75.8	100.4
Test kW		0.0%	25.2%	50.4%	75.8%	100.4%
Test Load, %		0.0%	25.2%	50.4%	75.8%	100.4%
Microphone Distance		7 m.	7 m.	7 m.	7 m.	7 m.
FRONT		66.1	67.4	68.4	69.2	70.8
RIGHT		66.7	68.5	69.9	71.2	72.7
REAR		64.7	66.1	67.4	68.7	69.5
LEFT		66.7	68.1	69.6	70.1	71.7
Ave. dB (A)		66.1	67.5	68.8	69.8	71.1

Sound Test Results for SD100 - SAE L2A - 6.7L W/TANK ATT CCI CRITICAL T5



NOTE: COOLING FAN 22" BORG WARNER - 7-BLADE (P/N 0A5703)

GENERAC®

STATEMENT OF EXHAUST EMISSIONS 2011 IVECO DIESEL FUELED GENERATOR

The measured emission values provided here are proprietary to Generac and its' authorized dealers. This information may only be disseminated upon request, to regulatory governmental bodies for emissions permitting purposes or to specifying organizations as submittal data when expressly required by project specifications, and shall remain confidential and not open to public viewing. This information is not intended for compilation or sales purposes and may not be used as such, nor may it be reproduced without the expressed written permission of Generac Power Systems, Inc. The data provided shall not be meant to include information made public by Generac.

Generator Model:	SD100	Aspiration:	Turbocharged/Aftercooled
kW _e Rating:	100	Rated RPM:	1800 RPM
Engine Family:	BVEXL06.7DGB	EPA Certificate #:	VEX-STNRCI-11-15
Engine Model:	F4GE9685A*J	CARB Certificate #:	Not Applicable
Rated Engine Power (BHP)*:	198	SCAQMD CEP #:	511715
Fuel Consumption (gal/hr)*:	10.04	Emission Std. Category:	Tier 3

*Engine Power and Fuel Consumption are declared by the Engine Manufacturer of Record and the U.S. EPA.

Emissions based on declared Rated BHP of specific Engine Models. (These values are Actual Exhaust Emissions during a 5-Mode test based on declared Rated BHP.)

CO	NOx + NMHC	PM	
0.9	3.8	0.16	Grams/kW-hr
0.7	2.8	0.12	Grams/bhp-hr

- The stated values are actual exhaust emission test measurements obtained from an engine representative of the type described above.
- Values based on 5-mode testing are official data of record as submitted to regulatory agencies for certification purposes. Testing was conducted in accordance with prevailing EPA & CARB protocols, which are typically accepted by SCAQMD and other regional authorities.
- No emission values provided above are to be construed as guarantees of emission levels for any given Generac generator unit.
- Generac Power Systems reserves the right to revise this information without prior notice.
- Consult state and local regulatory agencies for specific permitting requirements.
- The emission performance data supplied by the equipment manufacturer is only one element required toward completion of the permitting and installation process. State and local regulations may vary on a case-by-case basis and must be consulted by the permit applicant/equipment owner prior to equipment purchase or installation. The data supplied herein by Generac Power Systems cannot be construed as a guarantee of installability of the generating set.

INDUSTRIAL SALES
P.O. BOX 8 WAUKESHA, WI 53187 262-544-4800 FAX 262-544-4854

Attachment B

Balloon Fly

Athletic Field



Peace Valley Lane - Southwest of School



Peace Valley Lane – South of School



Peace Valley Lane – West of School



JEB Stuart Park



Mansfield Road and Vista Drive



Nevius Street



Leesburg Pike



Munson Hill Towers Parking Lot



Attachment C

Staff Analysis

Zoning Administration Division

Stinson, David B.

From: Hushour, Andrew
Sent: Friday, August 29, 2014 10:56 AM
To: Stinson, David B.
Subject: 2232-M14-5; AT&T Mobility; 3301 Peace Valley Lane

REVISED COMMENTS

2232-M14-5

AT&T Mobility – 100 foot monopole/replacement light standard, 12 panel antennas, with associated equipment and generator.

3301 Peace Valley Lane – J.E.B. Stuart High School

Tax Map Ref.: 61-1 ((1)) 13A

Zoning District: R-3

Comments: The revised application materials, received on August 19, 2014, which includes the revised plan sheets dated August 18, 2014, meets those standards set forth in Par. 2 of Sect. 2-514 of the Zoning Ordinance.

ZED: NA

Prepared by: Andrew Hushour – August 29, 2014

From: Hushour, Andrew
Sent: Wednesday, May 14, 2014 2:13 PM
To: Maier, Constance A.
Subject: 2232-M14-5; AT&T Mobility; 3301 Peace Valley Lane

2232-M14-5

AT&T Mobility – 100 foot monopole/replacement light standard, 12 panel antennas, with associated equipment and generator.

3301 Peace Valley Lane

Tax Map Ref.: 61-1 ((1)) 13A

Zoning District: R-3

Comments: The proposed application is subject to those standards set forth in Par. 2 of Sect. 2-514 of the Zoning Ordinance.

- The proposed panel antennas exceed the maximum height of 6 feet, as specified in Par. 2.B.(2) of Section 2-514.
- The generator is required to be screened pursuant to those requirements set forth for related structures in Par. 2.C.(3).(a) of Section 2-514.
- Please verify on the plans that the diameter of the replacement standard does not exceed 42 inches.

ZED: NA

Prepared by: Andrew Hushour – May 14, 2014



County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County

July 11, 2014

Mr. Alex Beiro, Jr.
Donohue & Stearns
117 Oronoco Street
Alexandria, VA 22314

RE: Request for Waiver of Steady Red Marker – 2232-M14-5

Jeb Stuart High School
3301 Peace Valley Lane
Tax Map: 61-1 ((1)) 13A
Zoning District: R-3

Dear Mr. Beiro:

This is in response to your May 19, 2014 letter to Leslie Johnson, Zoning Administrator, in which you requested waiver of the steady red marker requirement for the proposed 100 foot tall replacement light standard/telecommunications facility on the above referenced property. The proposed facility is associated with 2232 Review Application# 2232-M14-5. Pursuant to Par. 2G of Sect. 2-514 of the Fairfax County Zoning Ordinance, a steady red marker light is required to be installed, and operated at all times, on all antenna structures exceeding 100 feet in height. However, this requirement may be waived by the Zoning Administrator upon a determination by the Police Department that such marker is not necessary for flight safety requirements for police and emergency helicopter operations.

We have received confirmation from the Helicopter Division of the Police Department that the steady red marker is not required for the proposed facility; a copy of their finding is enclosed for your records. Given the input from the Helicopter Division, the requirement for the steady red marker has been waived by the Zoning Administration Division for this particular application.

I trust this information adequately responds to your request. If you have any additional questions, please feel free to contact me at 703-324-1314.

Sincerely,

Andrew B. Hushour
Deputy Zoning Administrator

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/



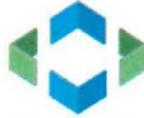
Mr. Alex Beiro, Jr.

July 11, 2014

Page 2

ABH/

cc: Penelope A. Gross, Supervisor, Mason District
Leslie Johnson, Zoning Administrator
Diane Johnson-Quinn, Deputy Zoning Administrator for Zoning Permit Review Branch
Chris Caperton, Chief, Facilities Planning Branch, DPZ
Captain Thomas J. Rogers, Commander, Helicopter Division, Police Department



DONOHUE & STEARNS, PLC

May 16, 2014

Ms. Leslie Johnson, Zoning Administrator
Zoning Administration Division
Fairfax County Department of Planning and Zoning
12055 Government Center Parkway, Suite 807
Fairfax, Virginia 22035

Reference: Waiver Request of Steady Red Marker; Application

Dear Ms. Johnson:

Pursuant to Section 2-514 of the Fairfax County Zoning Ordinance, Paragraph 3H, I am writing to request a waiver of the steady red marker requirement on a proposed 110 feet tall monopole/telecommunications facility to be located at the following location:

Site: Jeb Stuart High School

Address: 3301 Peace Valley Lane, Falls Church, VA 22044

Parcel: 0611 01 0013

Latitude: N 38° 51' 24.04"

Longitude: W 77° 08' 50.150"

Elevation: 291' AMSL at base

It is our understanding that the Department of Planning and Zoning will contact the Police Department to confirm that the marker is not necessary for flight safety requirements for police and emergency helicopter operations.

This 2232 Review application is currently being reviewed by Zoning Administration to determine compliance with the Zoning Ordinance. If you have any questions or need additional information, please let me know.

Sincerely,

Alex Beiro, Jr.

Zoning Specialist

cc: Connie Maier, Planning Division

117 Oronoco Street, Alexandria, VA 22314
703.623.2025/alexbeiro@donohuestearns.com

Attachment D

Staff Analysis

Planning Division
Environmental and Development Review Branch

Stinson, David B.

From: Dhavale, Maya
Sent: Monday, September 15, 2014 11:12 AM
To: Stinson, David B.
Subject: 2232-M14-5 / JEB Stuart High School

Hi David,

I couldn't find the email I sent Connie (and now that I think of it, we may just have discussed it and there isn't a written record) so here are our comments:

I've reviewed the 2232 application at JEB Stuart HS. There are no environmental concerns associated with the site, so we have no issues with the application.

Please let me know if you need any other information for this application.

Thanks!
Maya

Attachment E

Staff Analysis

Planning Division
Historic Preservation/Heritage Recourses



County of Fairfax, Virginia

MEMORANDUM

DATE: 28 May 2014

TO: Connie Maier, Planner, Facilities Planning Branch

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

SUBJECT: 2232-M14-5, 3301 Peace Valley Lane, Tax Map 61-1 ((1)) 13, to construct a 100' high monopole with stadium lights, 12 panels antennas and associated equipment

Policy Plan: Fairfax County Comprehensive Plan, 2013 Edition, Policy Plan, Public Facilities, Amended through 3-34-2014, page 39:

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

Background: This subject parcel is not included within the boundaries of a Fairfax County Historic Overlay District, is not listed on the Fairfax County Inventory of Historic Sites or the National Register of Historic Places or documented in the historic structures survey file. There are no properties in the immediate vicinity of the subject property of this application that are within the boundaries of a Fairfax County Historic Overlay District, listed on the Fairfax County Inventory of Historic Sites or the National Register or documented in the historic structures survey file that would be negatively impacted by the construction of the monopine.

The applicant has complied with Section 106 of the National Historic Preservation Act of 1966. As a local government, Fairfax County was afforded an opportunity to provide comment as required under Section 106.

Findings:

1. Staff finds the proposal in-keeping with the Policy Plan text cited above and finds that no known historic properties will be affected by the project.
2. No action concerning heritage resources is required.

Attachment F

Staff Analysis

Department of Public Works and Environmental Services
Site Development Division



County of Fairfax, Virginia

MEMORANDUM

DATE: June 4, 2014

TO: Connie Maier, Staff Coordinator
Planning Division
Department of Planning and Zoning

FROM: William J. Veon, Jr., Senior Engineer III (Stormwater)
Site Development and Inspections Division
Department of Public Works and Environmental Services

SUBJECT: 2232 Review Application No.: 2232-M14-5
Jeb Stuart High School - Telecommunications Facility
Site Plan (dated March 25, 2014)
Tax Map #061-1-01-0013A
Mason District

The subject application has been reviewed, and the following stormwater management comments are offered:

Please Note: The comments provided below are based on the 2011 version of the Fairfax County Public Facilities Manual (PFM). However, a new stormwater ordinance and updates to the PFM's stormwater requirements were adopted by the County's Board of Supervisors on January 28, 2014. The effective date of implementation of these new regulations is scheduled for July 1, 2014. The site plan for this application may be required to conform to the updated PFM and the new ordinance.

Chesapeake Bay Preservation Ordinance (CBPO)
There is no Resource Protection Area (RPA) on this site.

Water quality controls are required for this site (PFM 6-0401.2). A land disturbance area in excess of 2,500 sq.ft. is shown on the preliminary E&S plan, and proposed site additions include new impervious surfaces. No BMP facilities have been proposed. An application for a BMP waiver may be submitted; however, apparent site conditions do not favor approval of such a request.

Floodplains
There are no regulated floodplains on the property/site.

Department of Public Works and Environmental Services
Land Development Services, Environmental and Site Review Division
12055 Government Center Parkway, Suite 535
Fairfax, Virginia 22035-5503
Phone 703-324-1720 • TTY 711 • FAX 703-324-8359



Connie Maier, Staff Coordinator
2232 Review Application No.: 2232-M14-5
June 4, 2014
Page 2 of 2

Downstream Drainage Complaints

There are no significant, contemporary downstream drainage complaints on file.

Stormwater Detention

Stormwater detention is required for this site (PFM 6-0301.3). No detention (SWM) facilities have been proposed. An application for a SWM waiver may be submitted; however, apparent site conditions do not favor approval of such a request.

Site Outfall

Demonstration of adequate outfall is required for this site (PFM 6-0200). No narrative and calculations have been provided to address this issue.

Miscellaneous

A site plan/minor site plan submittal is required for this proposed facility.

A Conservation Easement is located immediately adjacent to the proposed facility. Such easements typically have prohibitions regarding land disturbance. Construction activities will likely need to avoid this area.

Please contact me at 703-324-1648 or William.Veon@fairfaxcounty.gov, if you have any questions or require additional information.

WJV/

cc: Don Demetrius, Chief, Watershed Projects Evaluation Branch, SPD, DPWES
Fred Rose, Chief, Watershed Planning & Assessment Branch, SPD, DPWES
Bijan Sistani, Chief, South Branch, SDID, DPWES
Zoning Application File

Attachment G

Staff Analysis

Department of Public Works and Environmental Services
Urban Forest Management Division



County of Fairfax, Virginia

MEMORANDUM

DATE: June 11, 2014

TO: Connie Maier, Staff Coordinator
Zoning Evaluations Division, DPZ

FROM: Jay Banks, Urban Forester II
Forest Conservation Branch, DPWES

SUBJECT: AT&T Mobility (Jeb Stuart High School), 2232-M14-5

This review is based on the 2232-M14-5 application stamped "Received Department of Planning & Zoning April 15, 2014." A site visit was conducted on June 10, 2014, as part of a review of this project.

Site Description: The site is occupied by Jeb Stuart High School on which Milestone Communications will lease space from Fairfax County Public Schools to establish a telecommunication facility to provide wireless coverage to the area. The majority of the site is open and contains the school, parking lots, and athletic areas.

1. **Comment:** The zoning and use for all lots adjacent to the school property has not been provided to address transitional screening and barrier requirements.

Recommendation: Provide the zoning and use for each lot that is adjacent to the school property, including those lots on the opposite side of any roadway.

2. **Comment:** The transitional screening yards and barrier requirements for the site have not been provided with this submission.

Recommendation: Provide all requisite transitional screening yards and barriers pursuant to section 13-303 of the County's Zoning Ordinance.

3. **Comment:** There are several Conservation Easements called out on the Site Plan. The descriptions and specific deed book and page numbers of recordation have not been supplied with this submission.

Recommendation: Provide the descriptions and recordation for each of the conservation easements on the property.



AT&T Mobility (Jeb Stuart High School)
2232-M14-5
June 11, 2014
Page 2 of 2

4. **Comment:** There are several existing trees near the proposed construction site. It is not clear how these trees will be protected from construction impacts if they are to remain.

Recommendation: Provide a tree preservation plan that will demonstrate how all nearby existing trees will be protected from construction impacts including any proposed equipment and supply staging areas.

If you have any further questions, please feel free to contact me at 703-324-1770.

JSB/

UFMDID #: 190982

cc: DPZ File



6600 Rockledge Drive, Suite 550 • Bethesda, MD 20817 • Tel: 202.408.0960 • Fax: 202.408.0961

July 25, 2014

Mr. Jay Banks
Fairfax County DPWES
12055 Government Center Parkway
Fairfax, VA 22053



**Re: Request for Waiver/Modification of the Provisions of Article 13
2232-M14-5, Milestone Communications
Jeb Stuart High School
3301 Peace Valley Lane
Falls Church, VA**

Dear Mr. Banks:

Milestone Communications is requesting the following waivers for transitional screening and or barrier. The subject site is considered "Light public utility use" (No. 14 on the matrix)

1. Properties to the Northwest
Use: Dwellings, Multiple Family (No. 3 on the matrix)
Zoning: R-20 and R-30
Transitional Screening Requirement: 2
Barrier Requirement: D, E or F

Transitional Screening Waiver Justification:

13-305 – 3. Transitional screening may be modified where the building, a barrier and/or the land between that building and the property line has been specifically designed to minimize adverse impact through a combination of architectural and landscaping techniques.

Note: The compound will be located under the bleachers and is concealed from the properties to the northwest by existing mature forest along the property line.

Barrier Provided: D

There is an existing +/- 6' chain link fence along the entire northwest property line. The proposed communication site will be located under the bleachers and will be enclosed by a new 8' chain link fence with navy blue slats.

2. Property to the Southeast
Use: Dwellings, Detached (No. 1 on the matrix)
Zoning: R-3
Transitional Screening Requirement: 3
Barrier Requirement: D, E or F

Transitional Screening Waiver Justification:

13-305 – 3. Transitional screening may be modified where the building, a barrier and/or the land between that building and the property line has been specifically designed to minimize adverse impact through a combination of architectural and landscaping techniques.

Note: The compound is concealed from the properties to the southeast by the existing mature forest along the property line and the topography varies along the property line.

Barrier Provided: D

There is an existing +/- 6' chain link fence along the entire southeast property line. The proposed communication site will be located under the bleachers and will be enclosed by a new 8' chain link fence with navy blue slats.

3. Property 1 to the Southwest
Use: Dwellings, Detached (No. 1 on the matrix)
Zoning: R-3
Transitional Screening Requirement: 3
Barrier Requirement: D, E or F

Transitional Screening Waiver Justification:

13-305 – 3. Transitional screening may be modified where the building, a barrier and/or the land between that building and the property line has been specifically designed to minimize adverse impact through a combination of architectural and landscaping techniques.

Note: The compound is separated from the property to the southwest by Peace Valley Lane and concealed from the property by the existing school building. There is existing landscaping along the southwest property line and the topography varies along the property line.

Barrier Provided: D

There is an existing +/- 6' chain link fence along the entire southwest property line. The proposed communication site will be located under the bleachers and will be enclosed by a new 8' chain link fence with navy blue slats.

4. Property 2 to the Southwest
Use: Community Uses (No. 5 on the matrix)
Zoning: R-3
Transitional Screening Requirement: 2
Barrier Requirement: D, E or F

Transitional Screening Waiver Justification:

13-305 – 3. Transitional screening may be modified where the building, a barrier and/or the land between that building and the property line has been specifically designed to minimize adverse impact through a combination of architectural and landscaping techniques.

Note: The compound is separated by Peace Valley Lane Road and concealed from the property to the southwest by the existing school building and existing landscaping.

Barrier Provided: D

There is an existing +/- 6' chain link fence along the entire southwest property line. The proposed communication site will be located under the bleachers and will be enclosed by a new 8' chain link fences with navy blue slats.

5. Properties to the Northwest
Use: Dwellings, Detached (No. 1 on the matrix)
Zoning: R-3
Transitional Screening Requirement: 3
Barrier Requirement: D, E or F

Transitional Screening Waiver Justification:

13-305 – 3. Transitional screening may be modified where the building, a barrier and/or the land between that building and the property line has been specifically designed to minimize adverse impact through a combination of architectural and landscaping techniques.

Note: The compound is separated by Peace Valley Lane and concealed from the properties to the northwest by the existing school building and existing landscaping.

Barrier Provided: D

There is an existing +/- 6' chain link fence along the entire northwest property line. The proposed communication site will be located under the bleachers and enclosed by new 8' chain link fences with navy blue slats.

Please contact me if you have any questions.

Sincerely,

J. Cabot Goudy
Vice President

To: Department of Public Works and
Environmental Services
Office of Site Development Services
Plan Control Section
12055 Government Center Parkway
Fairfax, Virginia 22035-5503

- FOR OSDS USE ONLY -	
Waiver # _____	Logged in by: _____
Page 1 of _____	Fee Amount _____
Paid on ____/____/____	Receipt # _____
Logged to UFB on _____	

**REQUEST FOR WAIVER/MODIFICATION OF THE PROVISIONS OF
ARTICLE 13 OF THE FAIRFAX COUNTY ZONING ORDINANCE**

COVER SHEET

NOTE: a complete waiver/modification request must contain all of the following items:
(4) copies of a complete application (this cover sheet and appropriate attachment)
(4) sets of landscape plans with complete plant schedule and details
(4) copies of the applicant's letter of justification

WAIVER TYPE

- transitional screening and/or barrier (USE ATTACHMENT A)
 tree cover (USE ATTACHMENT B)
 interior parking lot (USE ATTACHMENT C)

SUBDIVISION PLANS ONLY:

If tree cover waiver/modification request is for a subdivision plan, the notification requirements of County Code section 101-2-2(9) must be met. Include with this request (4) copies of the typical letter of notification that was sent to adjoining or affected property owners and include a list of the property owners notified. At a minimum the letter should include the County requirements and a description of the proposed waiver/modification to those requirements.

1. APPLICATION INFORMATION (please print or type)

PROJECT NAME Milestone at Jeb Stuart HS TAX MAP # 06 - 11 - ((01)) - () - 0013
SUPERVISORY DISTRICT Mason
PROPERTY OWNER OR DEVELOPER Milestone Communications PHONE 703-622-2555
ADDRESS 12110 Sunset Hills Road, Suite 100, Reston, VA 20190
AGENT FOR APPLICANT Colleen Khan PHONE 202-408-0960
ADDRESS 6600 Rockledge Drive, Suite 550, Bethesda, MD 20817

2. PROPOSED USE: Light public utility use EXISTING USE: School ZONING: R-3

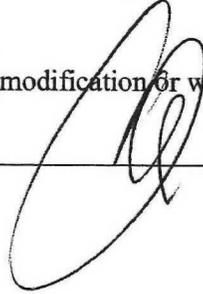
USE MATRIX CATEGORY NUMBER FOR PROPOSED USE: 14

SITE PLAN SUBMITTED: YES NO PLAN NUMBER (if applicable): 2232-M14-05

3. ZONING ORDINANCE REFERENCE

Section and paragraph under which modification or waiver is requested: 13-305 Par. 3 & 14

4. APPLICANT/AGENT SIGNATURE

A large, stylized handwritten signature in black ink, consisting of several loops and a long horizontal stroke.

DATE 7/25/14

ATTACHMENT A: TRANSITIONAL SCREENING AND/OR BARRIER WAIVER

NOTE: THIS FORM IS AN ATTACHMENT TO THE COVER SHEET

1. Northwest PROPERTY LINE: Adjacent Use: Detached Dw SE OR SP Use? N Adjacent Zoning: R-3

SCREENING REQUIRED: None:
Screening yard required: 3
NO. OF TREES: large evergreens medium evergreens
 large deciduous small deciduous evergreen shrubs

SCREENING PROVIDED: None:
Screening yard provided:
NO. OF TREES: large evergreens medium evergreens
 large deciduous small deciduous evergreen shrubs

BARRIER TYPE: Existing: D Required: D, E, or F Provided: D

2. Southeast PROPERTY LINE: Adjacent Use: Detached Dw SE OR SP Use? N Adjacent Zoning: R-3

SCREENING REQUIRED: None:
Screening yard required: 3
NO. OF TREES: large evergreens medium evergreens
 large deciduous small deciduous evergreen shrubs

SCREENING PROVIDED: None:
Screening yard provided:
NO. OF TREES: large evergreens medium evergreens
 large deciduous small deciduous evergreen shrubs

BARRIER TYPE: Existing: D Required: D, E or F Provided: D

3. Southwest 1 PROPERTY LINE: Adjacent Use: Detached Dw SE OR SP Use? N Adjacent Zoning: R-3

SCREENING REQUIRED: None:
Screening yard required: 3
NO. OF TREES: large evergreens medium evergreens
 large deciduous small deciduous evergreen shrubs

SCREENING PROVIDED: None:
Screening yard provided:
NO. OF TREES: large evergreens medium evergreens
 large deciduous small deciduous evergreen shrubs

BARRIER TYPE: Existing: D Required: D, E or F Provided: D

4. Southwest 2 PROPERTY LINE: Adjacent Use: Community us SE OR SP Use? N Adjacent Zoning: R-3

SCREENING REQUIRED: None:
Screening yard required: 2
NO. OF TREES: large evergreens medium evergreens
 large deciduous small deciduous evergreen shrubs

SCREENING PROVIDED: None:
Screening yard provided:
NO. OF TREES: large evergreens medium evergreens
 large deciduous small deciduous evergreen shrubs

BARRIER TYPE: Existing: D Required: D, E or F Provided: D

NOTE: Use additional copies of Attachment A as needed to describe every property line.

ATTACHMENT A: TRANSITIONAL SCREENING AND/OR BARRIER WAIVER

NOTE: THIS FORM IS AN ATTACHMENT TO THE COVER SHEET

1. Northwest PROPERTY LINE: Adjacent Use: Detached Dw SE OR SP Use? N Adjacent Zoning: R-3

SCREENING REQUIRED: None:
Screening yard required: 3
NO. OF TREES: large evergreens medium evergreens
 large deciduous small deciduous evergreen shrubs
SCREENING PROVIDED: None:
Screening yard provided:
NO. OF TREES: large evergreens medium evergreens
 large deciduous small deciduous evergreen shrubs
BARRIER TYPE: Existing: D Required: D, E, or F Provided: D

2. _____ PROPERTY LINE: Adjacent Use: _____ SE OR SP Use? _____ Adjacent Zoning: _____

SCREENING REQUIRED: None:
Screening yard required: _____
NO. OF TREES: large evergreens medium evergreens
 large deciduous small deciduous evergreen shrubs
SCREENING PROVIDED: None:
Screening yard provided: _____
NO. OF TREES: large evergreens medium evergreens
 large deciduous small deciduous evergreen shrubs
BARRIER TYPE: Existing: _____ Required: _____ Provided: _____

3. _____ PROPERTY LINE: Adjacent Use: _____ SE OR SP Use? _____ Adjacent Zoning: _____

SCREENING REQUIRED: None:
Screening yard required: _____
NO. OF TREES: large evergreens medium evergreens
 large deciduous small deciduous evergreen shrubs
SCREENING PROVIDED: None:
Screening yard provided: _____
NO. OF TREES: large evergreens medium evergreens
 large deciduous small deciduous evergreen shrubs
BARRIER TYPE: Existing: _____ Required: _____ Provided: _____

4. _____ PROPERTY LINE: Adjacent Use: _____ SE OR SP Use? _____ Adjacent Zoning: _____

SCREENING REQUIRED: None:
Screening yard required: _____
NO. OF TREES: large evergreens medium evergreens
 large deciduous small deciduous evergreen shrubs
SCREENING PROVIDED: None:
Screening yard provided: _____
NO. OF TREES: large evergreens medium evergreens
 large deciduous small deciduous evergreen shrubs
BARRIER TYPE: Existing: _____ Required: _____ Provided: _____

NOTE: Use additional copies of Attachment A as needed to describe every property line.

00-081905

00 MAY -8 A 9:56

BK 11343 0728

Tax Map Parcels: 61-1-((1))-13

DEED OF EASEMENT

THIS DEED OF EASEMENT, dated as of April 14, 2000, by and between THE SCHOOL BOARD OF FAIRFAX COUNTY, VIRGINIA, a body corporate (the "SCHOOL BOARD"), as grantor for indexing purposes, and THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA, a body corporate and politic (the "COUNTY"), as grantee for indexing purposes, recites and provides:

RECITALS

The SCHOOL BOARD is the owner of that certain property in the Mason Magisterial District of Fairfax County, Virginia containing approximately 20.8973 acres of land (the "Property") as more particularly described in the Deed recorded in Deed Book 1437, at page 40 among the land records in the Clerk's Office of the Circuit Court of Fairfax County, Virginia (the "Land Records").

The Property also is shown more particularly on the plat attached to and incorporated into this Deed by this reference dated February 4, 2000, prepared by Paciulli, Simmons & Associates of Fairfax, Virginia and entitled "PLAT SHOWING CONSERVATION EASEMENT ON THE LANDS OF SCHOOL BOARD OF FAIRFAX COUNTY JEB STUART HIGH SCHOOL, MASON DISTRICT, FAIRFAX COUNTY, VIRGINIA" (the "Plat"). For informational purposes only and not to vary the description of the Property set forth in the preceding sentences, the Property is identified on the Fairfax County Tax Maps as parcel 61-1-((1))-13.

The SCHOOL BOARD desires to grant and convey to the COUNTY a conservation easement, across, over and upon the Property as shown on the Plat for the purposes set forth herein.

EASEMENT

NOW, THEREFORE, in consideration of the premises and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, the parties agree as follows.

1. Conservation Easement. The SCHOOL BOARD does hereby grant unto the COUNTY, its successors and assigns, three (3) conservation easements containing approximately 25,708 square feet, 22,717 square feet and 33,925 square feet, respectively (collectively, the "Conservation Easement") for the purpose of conserving and preserving undisturbed the natural vegetation, topography, habitat and other natural features now existing on and across the Property. The Conservation Easement is more particularly bounded and described on the Plat on which it is identified as "CONSERVATION EASEMENT (SEE NOTE 5)." The Conservation

Easement is subject to the following terms and conditions:

DEPT. OF PUBLIC WORKS & ENVIRONMENTAL SERVICES
OFFICE OF SITE DEVELOPMENT SERVICES

0	1	5	4	-	EP	-	0	1	-	EP	-	0	1
---	---	---	---	---	----	---	---	---	---	----	---	---	---

DOCUMENT CONTROL NUMBER

JOHN C. McGRANAHAN, JR., ESQ.
HUNTON & WILLIAMS
1751 PINNACLE DRIVE #1700
MCLEAN VA 22102

BK 11343 0729

- a. No use shall be made of, nor shall any improvements be made within, the Conservation Easement area without prior written authorization from the COUNTY.
 - b. All existing vegetation in the Conservation Easement shall be preserved and protected and no clearing or grading shall be permitted, nor shall the easement area be denuded, defaced or otherwise disturbed without the prior written approval of the appropriate agency or department of the COUNTY.
 - c. In the event of any violation of the Conservation Easement, the SCHOOL BOARD, its successors and assigns, shall be solely responsible for the restoration of the Conservation Easement area to its condition as of the execution of this Deed. Further, the COUNTY and its agents shall have the right, but not the obligation, to enter upon the Property and restore the Conservation Easement area to the extent the COUNTY may deem necessary. The cost of such restoration by the COUNTY shall be reimbursed to the COUNTY by the SCHOOL BOARD, its successors and assigns, upon demand.
2. Compliance with Applicable Statutes; Free Consent and Desire. This Deed is made in accordance with the statutes made and provided in such cases; with the approval of the proper authorities of the COUNTY, as shown by the signatures affixed to this Deed; and is with the free consent and in accordance with the desire of the SCHOOL BOARD.
3. Covenants Run with the Land. This Deed establishes obligations which constitute real covenants which shall run with the land and be binding on the parties hereto and their administrators, executors, assigns, heirs and any other successors in title or interest.
4. Counterparts. This Deed may be executed in several counterparts, each of which shall be deemed to be an original copy and all of which together shall constitute one and the same instrument binding on all parties hereto, notwithstanding that all parties shall not have signed the same counterpart.

[SIGNATURES ON FOLLOWING PAGES]

BK 11343 0730

SIGNATURE PAGE
DEED OF EASEMENT

WITNESS the following signature and seal:

THE SCHOOL BOARD OF FAIRFAX COUNTY,
VIRGINIA, a body corporate

By:  (SEAL)
Its: Chairman

State OF Virginia
COUNTY OF Fairfax

The foregoing instrument was acknowledged before me in the above jurisdiction this 24th day of April, 2000, by Robert E. Frye, Chairman of THE SCHOOL BOARD OF FAIRFAX COUNTY, VIRGINIA, a body corporate, on behalf of the School Board.


Notary Public

My Commission Expires: Oct. 31, 2001

BK 11343 0731

**SIGNATURE PAGE
DEED OF EASEMENT**

Accepted on behalf of the Board of Supervisors of Fairfax County, Virginia, by the authority granted by said Board.

APPROVED AS TO FORM:

Dannell K. Pelfo
Assistant County Attorney

Michelle Buckow (SEAL)
Title: Director
Office of Site Development Services

COMMONWEALTH OF VIRGINIA
COUNTY OF FAIRFAX

The foregoing instrument was acknowledged before me in the above jurisdiction this 5th day of April, 2000, by Michelle Buckow, as Director of the Office of Site Development Services, on behalf of THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA.

Christina White Dodge
Notary Public

My Commission Expires: December 31, 2004

with plat attached

MAY -8 00
RECORDED FAIRFAX CO VA
TESTE: *John J. Tracy*
CLERK



County of Fairfax, Virginia

MEMORANDUM

DATE: September 16, 2014

TO: David B. Stinson, Planner
Department of Planning and Zoning

FROM: Jay Banks, Urban Forester II
Forest Conservation Branch, DPWES

SUBJECT: AT&T Mobility (Milestone at Jeb Stuart High School), 2232-M14-5

This review is based on the second submission of the 2232-M14-5 application stamped "Received, Department of Planning and Zoning, August 19, 2014".

1. **Comment:** The proposed 8' high chain link fence with slats would provide an adequate barrier, however the required landscaping has not been provided to meet the intent of Transitional Screening.

Recommendation: A combination of at least 2 Category III evergreen trees shall be used to screen the area in and around the proposed improvements. Green giant arborvitae and oriental spruce would be acceptable. The trees shall be placed around 3 sides of the generator and along 2 sides of the bleachers for the full length of the enclosure, each tree drawn to illustrate their 10-year canopy spread.

JSB/

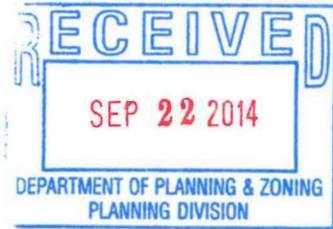
UFMDID #: 190982

cc: DPZ File





DONOHUE & STEARNS, PLC



September 22, 2014

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

Cc: Cris Hernandez

Re: Milestone Communications & AT&T Mobility at Jeb Stuart High School
2232-M14-5

David:

Attached you will find the revised zoning drawings dated 9/18/14 and they include the following changes:

1. In his September 16, 2014 letter Jay Banks, Urban Forester II in the Forest Conservation Branch of DPWES, had the following comment on the Application:

The proposed 8' high chain link fence with slats would provide an adequate barrier, however the required landscaping has not been provided to meet the intent of Transitional Screening.

Mr. Banks recommended that:

A combination of at least 2 Category III evergreen trees shall be used to screen the area in and around the proposed improvements. Green giant arborvitae and oriental spruce would be acceptable. The trees shall be placed around 3 sides of the generator and along 2 sides of the bleachers for the full length of the enclosure, each tree drawn to illustrate their 10-year canopy spread.

Applicant's Response:

The property owner, Fairfax County Public Schools (FCPS), will not allow the Applicant to plant around the equipment compound underneath the bleachers due to concerns about the interference with the bleachers' footer foundation. Proposed plantings have been added to two (2) sides of the generator compound in an effort to further shield it from homes on the neighboring parcel.

In addition, on July 25, 2014, the Applicant submitted a Transitional Screening Waiver Request. We believe that with the Transitional Screening Waiver Request and additional plantings around the generator, the Applicant has addressed Urban Forestry's comments to the greatest degree possible.

2. Staff asked the Applicant to identify the rectangular box in the middle of the trees in the eastern corner of the parcel (Sheets Z-2 & Z-12).

Applicant's Response:

As indicated on the revised Sheet Z-12, the box depicts an existing concrete pad that is unrelated to the Applicant's proposal.

3. Staff asked that the Applicant provide the details (similar to those provided for the fence surrounding the equipment compound on Sheet Z-10) for the generator screening.

Applicant's Response:

Sheet Z-10 has been revised to include this detail for the eight-foot (8') high CMU masonry enclosure with four-foot (4') wide chain link fence gate with slats. The CMU blocks and slats will be the same school blue color as the slats in the fence surrounding the equipment compound.

Please let me know if you have any questions concerning the above.

Thank you,



Edward L. Donohue
Attorney/ Agent for the Applicant



County of Fairfax, Virginia

MEMORANDUM

DATE: September 25, 2014

TO: David B. Stinson, Planner
Department of Planning and Zoning

FROM: Jay Banks, Urban Forester II
Forest Conservation Branch, DPWES

SUBJECT: AT&T Mobility (Milestone at Jeb Stuart High School), 2232-M14-5

This review is based on the third submission of the 2232-M14-5 application stamped "Received, Department of Planning and Zoning, September 22, 2014".

1. **Comment:** In the applicant's response letter dated September 22, 2014, it was expressed that planting of trees to the north of the equipment compound underneath the bleachers would/could interfere with the bleacher footer foundation. The proposed equipment compound fence will be offset at least 5 feet from the rear of the bleachers which would place any plantings relatively distant from the bleacher footings.

Recommendation: An evergreen hedge with an ultimate height of 8' and a planted height of 4' should be installed along the north side of the compound area fence. Set at a minimum 4' away from the fence. Several of the shrub hollies would fulfill this required landscaping, however the use of Japanese holly would not be allowed since it is known to be invasive in the area.

If there are any questions, please contact me at (703)324-1770.

JSB/

UFMDID #: 190982

cc: DPZ File



Attachment H

Staff Analysis

Fairfax County Public Schools

Stinson, David B.

From: Cordova, Robert W. [<mailto:RWCordova@fcps.edu>]

Sent: Monday, June 09, 2014 10:52 AM

To: Caperton, Chris B

Cc: Hansen, Doug; Casey, Tom; Sneed, Kevin; Hilty, Mark; Sarna, Sunny

Subject: Stuart HS - County DPZ Application 2232-M14-5 - 130' Monopole Requested by AT&T Mobility

Importance: High

Chris,

This e-mail will serve as FCPS's official response to AT&T Mobility's DPZ application (2232-M14-5) for the construction of a 130' Monopole for Stuart HS. Please be advised that, while there is no conflict with any existing or proposed school expansion to the building or improvement to grounds, there are conditions that would need to be met before final approval of the project could be granted. These conditions are as follows:

1. Construction and Maintenance Access Plan to the Compound: It is unclear on the plan set the means of access for the construction and maintenance vehicles. If the walkway in front of the bleachers is the proposed route it will need to be determined if the width and strength of the walkway can take the width and weight of construction and/or maintenance vehicles. Further, as these vehicles would transit in the vicinity of bleacher's foundation and footers, a load test would need to be completed to ensure they are not compromised. Any damage caused by these vehicles would be the responsibility of the contractor to repair.
2. Generator Fuel Source/Access: The preferred generator fuel source is natural gas unless the utility is not available in the area. As the natural gas access route is determined, please note that no open cuts are permitted to FCPS parking lots and/or roadways, unless a waiver is approved by FCPS's Office of Design and Construction. Only one (1) generator pad site is approved for this site. FCPS is challenging the wireless carrier industry to develop a plan whereby one generator is sized to power all proposed carrier sites. This action is meant to reduce and/or eliminate the proliferation of generators and the potential for hazmat spills on the site.
3. Compound Fencing: Top and bottom of compound fence should be "knuckled" for safety purposes. The school has requested the chain-link slats color to be "Navy Blue" to match existing school colors.
4. Utility Easements/Permits: This site poses challenges to utility easement runs. Existing conservation easements have made it difficult, if not impossible, to grant given the width requirements of the utility easements. FCPS recommends that the utilities be permitted in lieu of granting easements. Unlike easements, the use of utility permits holds FCPS harmless to any future relocation costs should school needs dictate. Easements are not ruled out but would have to include a "hold-harmless" agreement in the event the utilities ever needed to be relocated.

Please let me know if you need any additional information. Thanks.



Bob Cordova, FMP, CFM

Coordinator-Property Management
Office of Design and Construction

Fairfax County Public Schools
Department of Facilities & Transportation Services
8115 Gatehouse Road, Suite 3200

Falls Church, Virginia 22042

(B) 571-423-2303

(C) 571-237-0316

(F) 571-423-2307

(E) robert.cordova@fcps.edu

Stinson, David B.

From: Casey, Tom <TECasey@fcps.edu>
Sent: Friday, September 19, 2014 2:33 PM
To: 'Cristian Hernandez'
Cc: Cordova, Robert W.; Christian Winkler; Stinson, David B.; Casey, Tom
Subject: RE: JEB Stuart Revised Zoning Drawings

Cris – we have reviewed the new plans and FCPS is satisfied with the following changes:

#1 Generator enclosure will be a cinder block structure on 3 sides. The two sides visible from off campus will be screened with appropriate landscaping even though this type of structure does not require such landscaping. (This was previously planned as a chain link structure with privacy slats.)

#2 The request by Urban Forestry to place plantings next to and along the bleachers is not an option at this site and does not exist at any FCPS HS sites. Trees planted in close proximity to the bleachers may lead to safety issues with kids attempting to climb on/off the bleacher structure. Also, the tree roots may eventually undermine the footers/foundation of the bleacher structure. Milestone is adding additional plantings at a distance from the bleachers (Z12) and this will provide additional screening.

Cris – please make sure Milestone responds in writing to Jay Banks, Urban Forester II, in reference to his letter dated 9/16/2014. Also, Bob has responded to David Stinson with our approval of the new plans. Please make sure DPZ is provided with the new plans as well. Thanks Cris!

Tom Casey
FCPS / Wireless Infrastructure Specialist
(o) 571-423-2302
(c) 571-294-7203

From: Cristian Hernandez [<mailto:cris@milestonecorp.com>]
Sent: Thursday, September 18, 2014 5:07 PM
To: Casey, Tom
Cc: Cordova, Robert W.; Christian Winkler
Subject: FW: JEB Stuart Revised Zoning Drawings

Tom,

Per our discussion this afternoon, attached are the revised plans as well as the So Deep drawings showing the sewer pipe. Please Let me know if you have any questions!

CH

Stinson, David B.

From: Cordova, Robert W. <RWCordova@fcps.edu>
Sent: Friday, September 19, 2014 2:15 PM
To: Stinson, David B.
Cc: Caperton, Chris B; Casey, Tom
Subject: Stuart HS Monopole Proposal
Attachments: Milestone Job Stuart HS Zoning Drawings 09-18-14.pdf

David,

This will serve as FCPS's official notice that we are good to go with Milestone's revised plan that we reviewed on 9/18/2014 (see attached) for the Stuart HS monopole. They have met or will meet all our conditions. Let me know if you need anything else. Thanks.

Best,



Bob Cordova, FMP, CFM
Coordinator-Property Management
Office of Design and Construction

Fairfax County Public Schools
Department of Facilities & Transportation Services
8115 Gatehouse Road, Suite 3200
Falls Church, Virginia 22042

(B) 571-423-2303
(C) 571-237-0316
(F) 571-423-2307
(E) robert.cordova@fcps.edu

Attachment I

Staff Analysis

Fairfax County Fire & Rescue Department
Strategic Planning Section

Maier, Constance A.

From: Stone, Laurie A.
Sent: Tuesday, May 06, 2014 3:51 PM
To: Maier, Constance A.
Subject: 2232 Application 2232-M14-5

The Fire and Rescue Department has reviewed the 2232 Application 2232-M14-5 for a monopole at Jeb Stuart High School and has no comments.

Laurie Stone
Strategic Planner
Fairfax County Fire and Rescue Department
4100 Chain Bridge Road
Fairfax, VA 22030
Phone: 703-246-3889

Attachment J

Staff Analysis

Fairfax County Water Authority
Planning Section

Fairfax Water

FAIRFAX COUNTY WATER AUTHORITY
8560 Arlington Boulevard, Fairfax, Virginia 22031
www.fairfaxwater.org

**PLANNING & ENGINEERING
DIVISION**

Jamie Bain Hedges, P.E.
Director
(703) 289-6325
Fax (703) 289-6382

May 8, 2014

Ms. Connie Maier
Fairfax County Department of Planning & Zoning
12055 Government Center Parkway, Suite 730
Fairfax, Virginia 22035

Re: Application No. 2232-M14-5
Jeb Stuart High School AT&T Monopole
Tax Map: 61-1 ((1)) 13

Dear Ms. Maier:

Fairfax Water has reviewed the above referenced application and has no comments.

If you have any questions regarding this information please contact Ross Stilling,
P.E., Chief Site Plan Review at (703) 289-6385.

Sincerely,



Traci K. Goldberg, P.E.
Manager, Planning

Attachment K

Staff Analysis

Fairfax County Park Authority
Park Planning Branch



FAIRFAX COUNTY PARK AUTHORITY

M E M O R A N D U M



TO: Chris B. Caperton, Chief
Facilities Planning Branch, Planning Division
Department of Planning and Zoning

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

DATE: July 29, 2014

SUBJECT: 2232-M14-5, JEB Stuart High School Monopole
Tax Map Number: 61-1((1)) 13

BACKGROUND

The Park Authority has reviewed the above referenced 2232 application for a cellular telecommunications tower at JEB Stuart High School, which is located directly across Peace Valley Lane from JEB Stuart High School. Based on that review, staff has provided the following comments.

COMPREHENSIVE PLAN GUIDANCE

The County Comprehensive Plan includes both general and specific guidance regarding parks and resources. Resource protection is addressed in multiple objectives, focusing on protection, preservation, and sustainability of resources (Parks and Recreation, Objectives 2 and 5, p.5-7).

ANALYSIS AND RECOMMENDATIONS

Cultural Resources Impact:

The parcels were subjected to cultural resources review, which indicated that the area of impact has a low probability to contain significant cultural resources and therefore there no archaeological work is warranted unless otherwise instructed by the Virginia Department of Historic Resources (VDHR). All communications towers trigger Section 106 of the National Historic Preservation Act, and the applicant should contact the VDHR as soon as possible in order to initiate consultation. If VDHR requests any archaeological work, please forward reports to the Cultural Resource Management & Protection Branch of the Fairfax County Park Authority at 2855 Annandale Road, Falls Church, VA 20110 for review and concurrence. The Applicant should submit one hard copy report as well as a digital copy on disc. Artifact catalogues should be provided as a database in Access™ format, as well as digital photography, and architectural assessments, including line drawings.

FPCA Reviewer: Andy Galusha
DPZ Coordinator: David Stinson

Copy: Cindy Walsh, Director, Resource Management Division
Liz Crowell, Manager, Cultural Resource Management & Protection Section
Chris Caperton, DPZ Coordinator
File Copy

Attachment L

Va. Code Sec. 15.2-2232

§ 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 a railroad facility or an underground natural gas or underground electric distribution facility of a public utility as defined in subdivision (b) of § 56-265.1 within its certificated service territory, 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. Following the adoption of the Statewide Transportation Plan by the Commonwealth Transportation Board pursuant to § 33.1-23.03 and written notification to the affected local governments, each local government through which one or more of the designated corridors of statewide significance traverses, shall, at a minimum, note such corridor or corridors on the transportation plan map included in its comprehensive plan for information purposes at the next regular update of the transportation plan map. Prior to the next regular update of the transportation plan map, the local government shall acknowledge the existence of corridors of statewide significance within its boundaries.

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 60 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 10 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 60 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 such work involves 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 subdivision A 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 on or before July 1, 2012, by the Virginia Public Broadcasting Board pursuant to Article 12 (§ 2.2-2426 et seq.) of Chapter 24 of Title 2.2 or after July 1, 2012, by the Board of Education pursuant to § 22.1-20.1 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 Board of Education 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 90 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 60 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; 2007, c. 801; 2009, cc. 670, 690; 2012, cc. 803, 835.)