



FAIRFAX COUNTY PLANNING COMMISSION

April 25, 2013

**PUBLIC HEARING
FOR
PLANNING DETERMINATION**

Pursuant to
Va. Code Sec. 15.2 - 2232

Public Hearing Date: Thursday, May 9, 2013 at 8:15 p.m.

Application Number: 2232-P12-6

Applicant: Milestone Communications, Inc.

Proposed Use: Telecommunications Facility – Clock Tower

Subject Property: Tax Map 50-3 ((12)) 11A
3036 Graham Road, Falls Church, VA 22042

Supervisor District: Providence District

Application Received: October 19, 2012
Application Accepted: February 1, 2013
Application Amended: January 14, 2013 through April 19, 2013

Recommendation: In accordance with Va. Code Sec. 15.2-2232, staff recommends that the Planning Commission find the proposal by Milestone Communications, Inc., to construct a 135' tall monopole (clock tower) at 3036 Graham Road, to be substantially in accord with provisions of the adopted Comprehensive Plan.

APPLICATION*Attachment A***Proposal:**

Construct a 135 foot tall monopole (clock tower), concealing 54 panel antennas for five telecommunications providers including Verizon Wireless, AT&T, Sprint, T-Mobile and Cricket. The related 3,692 square foot (SF) equipment compound contains a 232 SF Verizon equipment shelter, a 228 SF AT&T equipment shelter, and other outdoor equipment cabinets. The equipment compound will be screened by an 8 foot high chain link fence with brown concealment slats.

Applicant:

Milestone Communications, Inc.

Subject Property:

Tax Map 50-3 ((12)) 11A

Location: 3036 Graham Road, Falls Church, VA 22042

Site Size: 4.67 acres

Owner: School Board of Fairfax County

Zoning District: R-4

Existing Site Conditions:

The site is developed with a 2-story structure owned by the School Board operating a community-oriented use known as the Graham Road Community Building. The building was formerly occupied by Graham Road Elementary School.

STATEMENT OF JUSTIFICATION*(Included in Attachment A)***Project Justification:**

The applicant states that this project is replacing a 135 foot tall monopole at the Jefferson Fire and Rescue and Rescue Station, located at 3101 Hodge Place, which is approximately 675 feet southeast of the intersection of U.S. Route 50 (Arlington Boulevard) and Graham Road. The proposed 135 foot monopole, located at 3036 Graham Road, is approximately 550 feet northwest of this same intersection. According to the applicant, the existing monopole currently supports telecommunications infrastructure for five wireless carriers. This monopole needs to be relocated due to the upcoming expansion of the fire and rescue station. It is incumbent to maintain a telecommunications facility within close proximity of the current monopole in order to minimize gaps in coverage, and to provide uninterrupted cell phone service to this area and the citizens of Fairfax County.

Proposed Facility:

- Structure: 135 foot tall monopole (clock tower), with decorative white, blue and grey concealment panels.
- Antennas: 54 concealed panel antennas (15 Verizon, 9 Sprint, 12 AT&T, 9 T-Mobile, and 9 Cricket).

- Equipment Compound: 3,692 SF equipment compound with a 232 SF Verizon Wireless equipment shelter, and a 228 SF AT&T equipment shelter, six outdoor equipment cabinets for the other providers (3 Sprint, 2 T-Mobile, and 1 Cricket), two generator cabinets (1 Verizon and 1 AT&T), and other ancillary power and fiber cabinets, etc. The monopole is also located within the equipment compound.
- Location: Southwest of the existing community building. The site is adjacent to commercial uses to the south and east, and residential uses to the west, north and east.
- Operations: Unmanned, 24 hours/day, 7 days/week; periodic site visits by maintenance personnel for repairs or modifications

Impacts:

- Visual: The proposed monopole features a 3-sided decorative clock tower with a 7 foot diameter unlit clock face on each side, and white, blue and grey decorative concealment panels. The decorative clock tower conceals all 54 panel antennas and creates a more positive visual effect.
- Health: The applicant states that there will be no negative health impacts by placement of the proposed facility.
- Environmental: The telecommunications tower will not interfere with telephone, television, or radio communications. There are no stormwater or floodplain issues.
- Traffic: The volume of traffic generated will be minimal, with only an occasional service vehicle traveling to the site for periodic maintenance.

Alternative Sites:

The applicant states that other sites were evaluated within the immediate area. However, it was determined that the Graham Road Community Building site was the preferred alternative as it is publically owned and on a large parcel, is partially bordered by commercial uses to the east and south, and is of sufficient elevation to site the proposed telecommunications facility.

SUBJECT PROPERTY AND ADJACENT LAND USES

- Subject Property: Zoned residential R-4, developed with a public use known as the Graham Road Community Building, and owned by Fairfax County Public Schools (FCPS).
- North of Property: Zoned residential R-20, developed with multi-family dwellings; also zoned R-4, developed with single family dwellings.
- East of Property: Zoned residential R-4, developed with single family dwellings; also zoned commercial C-5, developed with various retail uses.
- South of Property: Zoned commercial C-6, developed as a shopping center.
- West of Property: Zoned residential R-20, developed with multi-family dwellings.

COMPREHENSIVE PLAN PROVISIONS

COMPREHENSIVE PLAN MAP:

Planning Area and District: Area I, Jefferson Planning District

Planning Sector: J7 – Pine Spring Community Planning Sector

Land Use Recommendations:

- Subject Property: Public Facilities, Governmental and Institutional.
- North of Property: Residential use at 12-16 dwelling units per acre (du/ac); also residential use at 3-4 du/ac.
- East of Property: Residential use at 3-4 du/ac; also Retail and Other Commercial Uses.
- South of Property: Retail and Other Commercial Uses
- West of Property: Residential use at 12-16 du/ac.

COMPREHENSIVE PLAN PROVISIONS:

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, Area I, 2011 edition as amended through June 19, 2012, Jefferson Planning District, J7-Pine Spring Community Planning Sector, Page 50:

“J7 PINE SPRING COMMUNITY PLANNING SECTOR

CHARACTER

The Pine Spring Community Planning Sector is generally bounded by Lee Highway, Graham Road, Arlington Boulevard and I-495. A portion of the sector is part of the Merrifield Suburban Center (Land Unit I).

Much of Sector J7 has already been developed, predominantly with stable single-family residential neighborhoods. The commercial northwest quadrant of the intersection of Route 50 and Graham Road is bounded by Jefferson Village. Additional multi-family residential development is located along Route 29.

.....

Jefferson Village Conservation Area

On August 2, 1982, the Board of Supervisors approved a Conservation Plan for the Jefferson Village apartment complex. The adopted Conservation Area is generally bounded by Arlington Boulevard on the south, Allen Street and Rogers Drive on the west, Elmwood Drive and Tyler Avenue on the north, and Graham Court and the Graham Road Elementary School on the east. The objectives of the Conservation Plan include the

development of an aesthetically pleasing residential neighborhood and an improved housing supply to provide residents with the opportunity for a decent, safe, and sanitary dwelling unit within their income means. ...

.....

CONCEPT FOR FUTURE DEVELOPMENT

The Concept for Future Development recommends the areas of Pine Spring Planning Sector develop as Suburban Neighborhoods.”

Fairfax County Comprehensive Plan, Area I, 2011 edition as amended through June 19, 2012, Jefferson Planning District, J7-Pine Spring Community Planning Sector, Pages 51, 53:

“RECOMMENDATIONS

.....

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, Policy Plan, 2011 edition as amended through January 10, 2005, Public Facilities, Mobile and Land-Based Telecommunication Services, Pages 37-39:

**“MOBILE AND LAND-BASED
TELECOMMUNICATION SERVICES**

.....

GENERAL GUIDELINES

Objective 42: In order to provide for the mobile and land based telecommunication network for wireless telecommunication systems licensed by the Federal Communications Commission, and in order to achieve opportunities for the collocation of related

facilities and the reduction of their visual impact, locate the network's necessary support facilities which include antennas, monopoles, lattice towers and equipment buildings in accordance with the following policies.

- Policy a. Avoid the construction of new structures by locating mobile and land-based telecommunication facilities on available existing structures such as 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. (See Figures 8, 9, 10.)
- Policy b. Locate new structures that are required to support telecommunication antennas on properties that provide the greatest opportunity to conceal the telecommunication facilities and minimize their visual impact on surrounding areas.
- Policy c. Subject to the availability and feasibility of a public site, when multiple sites have equal opportunity to minimize impacts, consider public lands as the preferred location for new structures.
- Policy d. Locate mobile and land based telecommunication facilities on public property only after a lease agreement between the County, or related board or authority, and service provider has been established.
- Policy e. Locate mobile and land-based telecommunication facilities operated by different service providers on single sites and/or structures whenever appropriate. Locate single-use structures on a property when a collocation structure for multiple service providers is not desirable or feasible due to site limitations or visual impact concerns.
- Policy f. Ensure that the height of towers and monopoles has the least visual impact and is no greater than required to achieve service area requirements and potential collocation, when visually appropriate.
- Policy g. Ensure that the use of public property by mobile and land based telecommunication facilities does not interfere with the existing or planned operational requirements of the public use.
- Policy h. Design, site and/or landscape mobile and land-based telecommunication facilities to minimize impacts on the character of the property and surrounding areas. Demonstrate the appropriateness of the design through facility schematics and plans which detail the type, location, height, and material of the proposed structures and their relationship to other structures on the property and surrounding areas.
- Policy i. Demonstrate that the selected site for a new monopole and tower provides the least visual impact on residential areas and the public way. Analyze the potential impacts from other vantage points in the area to illustrate that the selected site provides the best opportunity to minimize the visual impact of the proposed facility.

- Policy j. Mitigate the visual impact of proposed telecommunication structures, and their antennas and ancillary equipment, using effective design options appropriate to the site such as:
- locating facilities near to or within areas of mature vegetation and trees which effectively screen or provide an appropriate setting for the proposed structure or which, when viewed in context, considering perspective views, relative topography and other factors, mitigate their visual presence and prominence;
 - blending facilities with an existing pattern of tall structures;
 - obscuring or blocking the views of facilities with other existing structures, vegetation, treecover, or topographic features to the maximum extent feasible;
 - increasing the height of or replacing existing structures to reduce the need for another structure when such height increases or structure replacements are appropriate to the site and the surrounding area.
- Policy k. Locate telecommunication facilities to ensure the protection of historically significant landscapes. The views of and vistas from architecturally and/or historically significant structures should not be impaired or diminished by the placement of telecommunication facilities.
- Policy l. Site proposed facilities to avoid areas of environmental sensitivity.
- Policy m. Site proposed facilities to allow for future expansion and maintain levels of screening to accommodate expansion.
- 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.
- Policy o. Locate and construct antennas used for purposes other than mobile and land-based telecommunication services in accordance with the same guidelines established in this "Mobile and Land-Based Telecommunications Services" section.
- Objective 43: Design telecommunication facilities to mitigate their visual presence and prominence, particularly when located in residential areas, by concealing their intended purpose in a way that is consistent with the character of the surrounding area. (See Figures 11 and 12.)**
- Policy 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;
- Policy b. Design telecommunications facilities that are disguised and

camouflaged to be of a bulk, mass and height typical of and similar to the feature selected;

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

PREVIOUS 2232 APPROVALS

The proposal is to relocate existing telecommunications facilities from a previously approved monopole at 3101 Hodge Place (Jefferson Fire and Rescue Station), to a new monopole (clock tower) at 3036 Graham Road (Graham Road Community Building). Previous approvals at the Hodge Place facility include:

- 456-M93-14, approved 11/18/1993 for a 125 foot monopole (Cellular One)
- FS29, approved 3/1/1995 for collocation on an existing monopole (APC)
- FS-M96-53, approved 2/5/1997 for collocation on an existing monopole (Verizon Wireless)
- FS-M98-16, approved 10/7/1998 for collocation on an existing monopole (Nextel)
- FSA-M96-53-1, approved 6/13/2001 for modifications to previous collocation (Verizon Wireless)
- FS-M03-4, approved 11/19/2003 for collocation on an existing monopole (T-Mobile)
- FS-M08-76, approved 12/4/2008 for collocation on an existing monopole (Cricket)
- FSA-M03-4-1, approved 6/30/2010 for modifications to previous collocation (T-Mobile)
- 456A-M93-14-1, approved 11/18/2010 for modifications to previous collocation (AT&T, formerly Cellular One)

STAFF ANALYSIS

Department of Planning and Zoning

Zoning Administration Division

Attachment B

The proposed monopole (clock tower) meets the requirements of Par. 3 of Sect. 2-514 of the Zoning Ordinance. Transitional screening consistent with a light public utility use is to be provided. It is recommended that the clock tower remain unlit due to the height of the tower and its visual prominence.

Planning Division – Historic Preservation

Attachment C

Any development or ground disturbance should be preceded by heritage resource studies. The proposed site is not located within a Fairfax County Historic Overlay District, and is not listed in the Fairfax County Inventory of Historic Sites or the National Register of Historic Places. The proposed clock tower would not be visible to the nearby historic Pine

Spring community according to photosims provided. Compliance with Sec. 106 of the National Historic Preservation Act of 1966 has been attained, and the Virginia Department of Historic Resources has found no effect on historic properties.

Department of Public Works and Environmental Services

Site Development and Inspections Division

Attachment D

The proposed site is not located in a Resource Protection Area, and there are no stormwater management facilities near the proposed work.

Urban Forest Management Division

Attachment E

Certain waivers and modifications of the Transitional Screening and Barrier requirements have been approved, with conditions. One condition requires the planting of trees and shrubs to augment existing landscaping along the western boundary line. The other conditions pertain to fencing around the equipment cabinet compound.

Fairfax County Public Schools

Department of Facilities and Transportation Services

Attachment F

There are no conflicts with the proposed clock tower. The site of the proposed clock tower, which formerly housed the Graham Road Elementary School, is now to be known as the Graham Road Community Building. Adequate information has been provided concerning the characteristics and maintenance of the three clock faces.

Department of Housing and Community Development

Design, Development and Construction Division

Attachment G

Although the proposed site forms the boundary of the Jefferson Village Conservation Area, the parcel is not considered part of the conservation area itself. As a result, there are no issues with the proposed clock tower.

CONFORMANCE WITH THE COMPREHENSIVE PLAN

Requirement of Va. Code Sec. 15.2-2232

Attachment H

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

LOCATION

The current telecommunications facility (monopole) is located on public property owned by the Board of Supervisors at 3101 Hodge Place, which is approximately 675 feet southeast of the intersection of U.S. Route 50 and Graham Road. This site houses the Jefferson Fire and Rescue Station. Since the fire and rescue station will be undergoing a facility expansion, the land area occupied by the current monopole is needed for the station expansion and the monopole must be decommissioned. The Facilities Management Division has given notice to the five carriers located on the monopole that the various leases are being terminated during 2013 and 2014.

The proposed telecommunications facility (clock tower) is located on public property owned by the Fairfax County School Board at 3036 Graham Road, which is approximately 550 feet northwest of the same intersection of U.S. Route 50 and Graham Road. The proposed site contains a public facility known as the Graham Road Community Building. (Graham Road Elementary School formerly occupied the site.) The location for the proposed clock tower conforms to Comprehensive Plan guidelines recommending that, subject to the availability and feasibility of a public site, public lands should be the preferred location for telecommunications structures. In addition, Plan guidelines recommend that telecommunications facilities should be located on public property only after a lease agreement between the County, or related board or authority, and service provider has been established. According to the applicant, FCPS will enter into a lease agreement with each of the five telecommunications providers if this application is approved.

Locating mobile and land-based telecommunications facilities operated by different service providers on single sites and/or structures wherever possible also aligns with Comprehensive Plan objectives. In particular, the proposed collocation will be for the same five service providers currently operating at the Jefferson Fire and Rescue Station property: Verizon Wireless, Sprint, AT&T, T-Mobile and Cricket. In addition, the Graham Road Community Building site offers a unique opportunity to continue reliable service coverage within the same cellular area, since the existing and proposed facilities are in close proximity to one another on either side of the intersection at U.S. Route 50 and Graham Road.

CHARACTER

Although the applicant considered a more generic galvanized steel monopole as the proposed design for this telecommunications facility, they worked with county staff and the local supervisor's office to generate an alternate design that is more aesthetically pleasing to the surrounding community. In particular, a 3-sided clock tower with decorative white, blue and grey concealment panels is proposed. This design camouflages the 54 panel antennas of the five service providers. Therefore, this meets Comprehensive Plan guidelines to disguise and camouflage the appearance of telecommunications facilities in order that the facility resembles other man-made structures that are typically found in a similar context and belong to the setting where placed.

Since the proposed telecommunications facility is bordered by both commercial and residential areas, it is also necessary to minimize the visual impact, especially to the residential areas. Photo-simulations (photosims) located at the back of Attachment A, represent the clock tower's appearance from the adjacent residential and commercial areas. The majority of the photosims reveal that only the upper portion of the clock tower is visible from a majority of the residential areas. One residential area most directly impacted with unobstructed views of the proposed telecommunications facility, is the Kingsley Commons apartment complex on Monticello Drive and Robert Lane, which is just west and north of the subject property. To make the project more aesthetically pleasing, the applicant has worked to mitigate the view of the telecommunications facility by proposing to build a clock tower with decorative panels to conceal the 54 antennas, instead of building a non-descript galvanized steel monopole. In addition, the applicant has worked closely with the Urban Forest Management Division of the Department of Public Works and Environmental Services (DPWES) in advance of the public hearing to agree on various barrier and transitional screening requirements. As a result, the associated equipment cabinet area is being screened with an 8 foot tall chain link fence with brown concealment slats, and additional trees and shrubbery are being planted along the western boundary line.

Given the above, staff feels that due to the overall site constraints within which the applicant has had to work, the Comprehensive Plan objectives have been achieved for designing, siting, and/or landscaping mobile and land-based telecommunication facilities to minimize impacts on the character of the property and surrounding areas, through the proposal of a decorative clock tower in lieu of a galvanized steel monopole.

It should be noted that the design of the telecommunications facility has been widely publicized by the applicant to the community. In June 2012, the applicant informed management of Jefferson Village Homeowners Association, Kingsley Commons Apartments, and the Arlington Boulevard Community Development Organization of a proposal to build a monopole. In July 2012, over 1,800 postcards were mailed to the community advising of the proposal, and the website www.grahamroadwirelesspole.com went live to further advertise the proposed monopole. In August 2012, a community meeting was held to discuss the monopole. A second mailing went out in October 2012, referring citizens to the website and the proposed facility. The website was revised to show a new design consisting of a decorative clock tower in lieu of a galvanized steel pole. A second community meeting was held in November 2012, formally presenting the proposed clock tower design. As of March 2013, the website has received over 3,800 visits.

EXTENT

The proposed clock tower at 3036 Graham Road will hold antennas for the same five service providers utilizing the current monopole at 3101 Hodge Place. Also, the proposed clock tower is the same 135 foot height as the monopole it is replacing. This meets Comprehensive Plan objectives that the height of the facility be no greater than required to achieve service area requirements. (It should be noted that the proposed clock tower site,

in terms of ground elevation, is approximately 20 feet higher than the current monopole site due to topography of the area.)

The proposed facility is also in conformance with Comprehensive Plan objectives to ensure that the use of public property by telecommunications facilities does not interfere with the existing or planned operational requirements of the public use. FCPS has approved the location of this monopole at the proposed site, and has stated that the proposed clock tower will not interfere with its operations.

A historic preservation review has confirmed that no historically significant landscapes would be impaired or diminished by the placement of this telecommunications facility, which is another Comprehensive Plan objective. In particular, views from the historic Pine Springs subdivision were reviewed. This community is located approximately ½ mile west of the proposed clock tower. It has been determined that the proposed clock tower would not be visible from that community according to the photosims provided (see Attachment C).

CONCLUSIONS AND RECOMMENDATIONS

Department of Planning and Zoning staff concludes that the subject proposal by Milestone Communications, Inc., to construct a 135 foot tall monopole (clock tower) at the Graham Road Community Building, located at 3036 Graham Road, Falls Church, satisfies the criteria of location, character, and extent as specified in Va. Code Sec. 15.2-2232. Therefore, staff recommends that the Planning Commission find Application 2232-P12-6 substantially in accord with provisions of the adopted Comprehensive Plan.

PLANNING DETERMINATION

Section 15.2 -2232 of the Code of Virginia



Number: 2232-P12-6

Acreage: 4.6625 Ac.

District: Providence

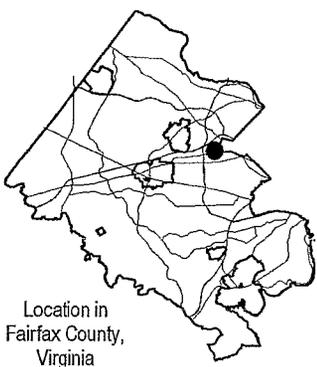
Tax Map I.D. Number: 50-3 ((12)) 11 A

Address: 3036 Graham Road
Falls Church, VA 22042

Planned Use: Public Facilities, Gov't. & Inst.

Applicant: Milestone Communications, Inc.

Proposed Use: 135 foot monopole (clock tower) to be installed at the Graham Road Community Building site (formerly Graham Road Elementary School)



Location in Fairfax County, Virginia

500 FEET

PREPARED BY THE DEPARTMENT OF PLANNING AND ZONING
USING FAIRFAX COUNTY GIS



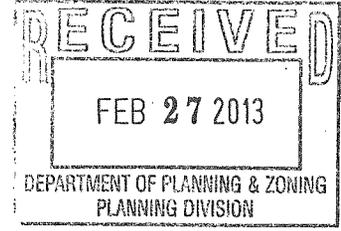
COUNTY OF FAIRFAX, VIRGINIA
APPLICATION FOR DETERMINATION
PURSUANT TO
SECTION 15.2-2232 OF THE CODE OF VIRGINIA

Application Number: 2232-P12-6
 (assigned by staff)

The application contains three parts: I. Application Summary; II. Statement of Justification; and I Telecommunication Proposal Details. Please do not staple, bind or hole-punch this application. Please provide at least one copy of all pages, including maps and drawings, on 8.5 x 11 inch paper.

(Please Type or Print All Requested Information)

PART I: APPLICATION SUMMARY



ADDRESS OF PROPOSED USE

Street Address 3036 Graham Road
 City/Town Falls Church Zip Code 22042

APPLICANT(S)

Name of Applicant Milestone Communications, Inc.
 Street Address 12110 Sunset Hills Road
 City/Town Reston State VA Zip Code 20190
 Telephone Number: Work (703) 620-2555 Fax () N/A
 E-mail Address CWinkler@milestonecorp.com
 Name of Applicant's Agent/Contact (if applicable) Frank W. Stearns
 Agent's Street Address 201 Royal Street SE, Suite E
 City/Town Leesburg State VA Zip Code 20175
 Telephone: Work (703) 726-2547 Fax (703) 737-3793

PROPOSED USE

Street Address 3036 Graham Road; Falls Church, VA

Fairfax Co. Tax Map and Parcel Number(s) 0503 12 0011A

Brief Description of Proposed Use _____

Installation of a new 135 feet tall clock tower with five (5) telecommunication carriers and a 3,692 square feet fenced compound. The five carriers include Verizon Wireless, Sprint, AT&T, T-Mobile and Cricket.

Total Area of Subject Parcel(s) 4.66 acres (acres or square feet)

Portion of Site Occupied by Proposed Use 3,692 square feet (acres or square feet)

Fairfax County Supervisor District Providence

Planned Use of Subject Property (according to Fairfax County Comprehensive Plan)
Public Facility, Governmental and Institutional

Zoning of Subject Property Residential R-4 (4 du/ac)

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

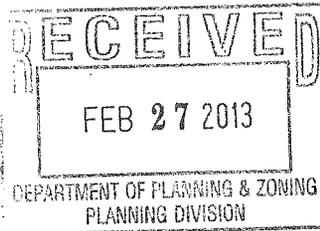
none

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



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

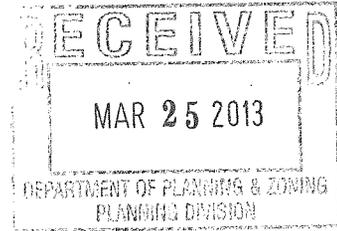
Name of Applicant or Agent Frank W. Stearns
Signature of Applicant or Agent [Signature]
Date Oct 18, 2012 w/ revisions 2/26/13

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

Submit completed application to:

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

<p>FOR STAFF USE ONLY</p> <p>Date application received: <u>10/19/12 (original)</u></p> <p>By: <u>[Signature]</u></p> <p>Additional information requested to complete application: <u>12/4/12 through 4/16/13</u></p> <hr/> <hr/> <hr/> <p>Date application accepted: <u>2/10/13</u></p> <p>By: <u>[Signature]</u></p>
--



**MILESTONE COMMUNICATIONS
GRAHAM ROAD COMMUNITY BUILDING
3036 GRAHAM ROAD**

**SUPPLEMENTAL 2232 REVIEW APPLICATION INFORMATION
PART III: PROJECT DETAILS**

1. ANTENNA DETAILS

Verizon Wireless

Number and Type: 15 panels

Dimensions: (9) 96" high x 12.5" wide x 7.1" deep
(6) 48.1" high x 6.1" wide x 4.1" deep

Location/Placement: mounted to the stealth tower and screened behind panels

Wattage: 500 or less

Material and Color: N/A

Material and Color of the Antenna Mounting: N/A

Height Above Ground: 130 feet centerline

Sprint

Number and Type: 9 panels

Dimensions: 72" high x 11.8" wide x 7" deep

Location/Placement: mounted to the stealth tower and screened behind panels

Wattage: 500 or less

Material and Color: N/A

Material and Color of the Antenna Mounting: N/A

Height Above Ground: 120 feet centerline

AT&T

Number and Type: 12 panels

Dimensions: 102" high x 12" wide x 8" deep

Location/Placement: mounted to the stealth tower and screened behind panels

Wattage: 500 or less

Material and Color: N/A

Material and Color of the Antenna Mounting: N/A

Height Above Ground: 110 feet centerline

T-Mobile

Number and Type: 9 panels

Dimensions: 102" high x 24" wide x 8" deep

Location/Placement: mounted to the stealth tower and screened behind panels

Wattage: 500 or less

Material and Color: N/A

Material and Color of the Antenna Mounting: N/A

Height Above Ground: 100 feet centerline

Cricket

Number and Type: 9 panels

Dimensions: 102" high x 24" wide x 8" deep

Location/Placement: mounted to the stealth tower and screened behind panels

Wattage: 500 or less

Material and Color: N/A

Material and Color of the Antenna Mounting: N/A

Height Above Ground: 90 feet centerline

2. EQUIPMENT DETAILS

Verizon Wireless

Number and Type of Cabinets or Structures: 1 shelter, 1 generator

Dimensions: (1) shelter 10' 7" high x 20' wide x 11' 7" deep
(1) generator 5'0" (7'8" overall) high x 9'2" wide x 3'4" deep

Height of Equipment Platforms: generator on 2'8" platform

Material and Color:

Shelter: exposed aggregate, concrete/brown and grey

Generator: stainless steel/brush silver

Location: Within screened equipment compound adjacent to community building

Method of Screening: 8' high chain link fence with brown slats to create solid surface

Sprint

Number and Type of Cabinets or Structures: 5 cabinets

Dimensions: (1) equipment @ 6' 0" (6'4" overall) high x 2' 11" wide x 3' 2" deep

(2) battery @ 5' 0" high x 2' 7" wide x 2' 7" deep

(1) Power/telecom combo (PTC) @ 5' 6" (8'4" overall) high x 2' 6" wide x 1' deep

(1) fiber dist. @ 3' 8" (6'0" overall) high x 3' 3" (3'6" overall) wide x 1' 1" deep

Height of Equipment Platforms: Not applicable

Material and Color: steel / grey

Location: Within screened equipment compound adjacent to community building

Method of Screening: 8' high chain link fence with brown slats to create solid surface

AT&T

Number and Type of Cabinets or Structures: 1 shelter, 1 generator

Dimensions: (1) Shelter 10'1" high x 20' wide x 11'5" deep

(1) Generator 9'10" high (overall), 3'5" wide (overall), 12'1" deep (overall)

Height of Equipment Platforms: Not applicable

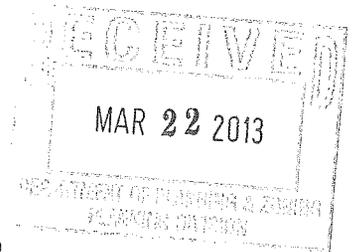
Material and Color:

Shelter: exposed aggregate concrete brown and grey

Generator: stainless steel/brush silver

Location: Within screened equipment compound adjacent to community building

Method of Screening: 8' high chain link fence with brown slats to create solid surface



T-Mobile

Number and Type of Cabinets or Structures: 4 cabinets

Dimensions: (2) Ericsson 5'9" high x 4'3" wide x 2'3" deep

(1) PTC 5'0" high x 2'1" wide x 10" deep

(1) Purcell 2'0" high x 1'4" (1'10" overall) wide x 1'8" deep

Height of Equipment Platforms: Not applicable

Material and Color: steel / grey

Location: Within screened equipment compound adjacent to community building

Method of Screening: 8' high chain link fence with brown slats to create solid surface

Cricket

Number and Type of Cabinets or Structures: 2 cabinets

Dimensions: (1) CMO 4'9" high x 4'4" wide x 2' 6" deep

(1) PTC 5'4" high x 2'6" wide x 1' deep

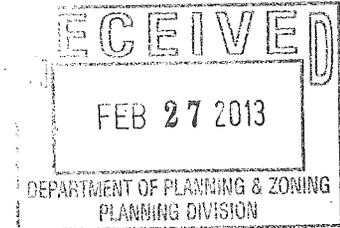
Height of Equipment Platforms: 20" maximum high steel grate

Material and Color: steel / grey

Location: Within screened equipment compound adjacent to community building

Method of Screening: 8' high chain link fence with brown slats to create solid surface

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



**Part II: Statement of Justification
(With Revisions Requested by Staff)**

Applicant:

Milestone Communications, Inc.
12110 Sunset Hills Road
Suite 100
Reston, Virginia 20190

Site Location

Graham Road Community Building
3036 Graham Road
Falls Church, VA 22042
Parcel Number: 050-3-012-0011A
Zoning District: R-4
Planned Use: Public Facility, Governmental and Institutional
Supervisor District: Providence

Description of Proposed Use

Pursuant to Section 15.2-2232 of the Code of Virginia, Milestone Communications requests that a proposed 135' telecommunications facility designed as a clock tower with supporting equipment compound at the base be approved to be located at the Graham Road Community Building, 3036 Graham Road, Falls Church, VA 22042.

Milestone has an agreement with Fairfax County Public Schools ("County") to establish telecommunication facilities on School grounds and to lease space on the proposed facility to wireless providers in the Fairfax County region. The proposed 135' clock tower will accommodate up to five (5) wireless providers. Already five (5) providers, AT&T, Verizon Wireless, T-Mobile, Sprint and Cricket have indicated a desire to locate on the proposed facility. A more detailed description of the telecommunications facility is provided on the Site Plan entitled "Graham Community Building" prepared by Entrex Communications Services, Inc. dated July 30, 2012 revised through December 21, 2012 and included as part of this application. The Property is zoned R-4 (Residential - 4 units to the acre) and is owned by the Fairfax County School Board. The clock tower is designed to disguise the antennas and support structure and meets the Zoning Ordinance definition of "monopole". Such structures are a permitted use on property owned by a governmental entity such as the subject property.

All antennas on the proposed 135' clock tower will be located behind concealment panels and will not be visible. At the 130' centerline level will be fifteen (15) Verizon Wireless panel antennas. Nine (9) of the Verizon antennas measure 96" x 12.5" and six (6) of the antennas

measure 48.1" tall x 6.1" wide. The top of the antennas will be at 134'. Extending two feet above the top of the antennas will be a six (6) foot lightning rod affixed to the 135' clock tower. Below the Verizon Wireless panel antennas at a centerline of 120' will be nine (9) Sprint panel antennas each measuring 72" tall x 11.8" wide. At the 110' level on the tower will be twelve (12) AT&T panel antennas, measuring up to 102" tall x 12" wide. Below AT&T at the 100' level will be nine (9) T-Mobile panel antennas measuring up to 102" tall x 24" wide. At the 90' level will be Cricket with nine (9) panel antennas measuring up to 102" tall by 24" wide. A clock face is located on the tower at a level of 125'.

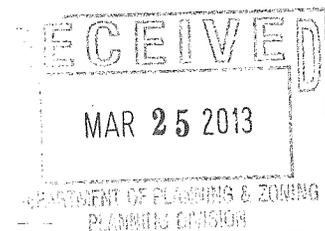
At the base of the proposed clock tower will be an equipment compound with an area of 3,692 square feet enclosed by an eight (8) foot high chain link fence with brown slats to create a solid visual barrier that conceals the equipment. The compound area will contain all equipment and shelters of the five carriers as well as the clock tower. Full details of the compound area are detailed on Sheet Z-3 of the zoning drawings. The dimensions of all equipment and shelters for each carrier are detailed on the zoning drawings and can also be found on Part III (Project Details) of the 2232 Review application forms. The applicant is working with the Urban Forestry Division of the Department of Public Works and Environmental Service in order to meet the Provisions of Article 13 of the Fairfax County Zoning Ordinance (Transitional Screening and Barriers).

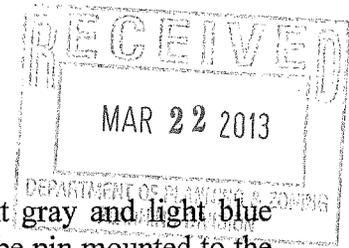
The proposed clock tower is necessary to replace an existing 135' monopole located at the Jefferson Volunteer Fire Station at 3101 Hodge Place that is being removed in order to allow for the expansion of the volunteer fire department. The five (5) providers that will be locating on the proposed clock tower are currently located on the Jefferson Volunteer Fire Station monopole. In order to insure uninterrupted service for this area of Fairfax County and its residents it will be necessary to construct the proposed clock tower and install the antenna and equipment so that it is operational before the existing Jefferson Volunteer Fire Station monopole is removed.

The proposed equipment structure and equipment cabinets will be unmanned and will operate around the clock 365 days per year. All facilities are monitored off site by the providers' 24-hours a day 7-days a week in order to ensure that they are operating properly and that there is no unauthorized tampering with the facilities. Routine maintenance does occur for each of the equipment structures or cabinets once or twice a month as performed by a service technician driving a standard size vehicle to the site. There are no customers, employees or other personnel at the site.

The facility will operate as a cellular base station in the wireless telecommunications networks of the five providers. Attached to the application are propagation maps that show the area that to be covered by the new facility and the existing network coverage.

The proposed use is benign and will not generate noise, lights, dust, glare, vibrations, fumes or odors. The traffic generated will be minimal. The proposed use does not present a threat to the public health, safety or welfare and will not impact radio, television or telephone reception. It will have no negative impact upon the air and water quality, nor will it impact any existing environmental features on the subject property.





The clock on the clock tower will have 3 molded fiberglass, light gray and light blue faces, 7' in diameter and unlighted. The clock arms and time markers will be pin mounted to the fiberglass in a "skeletal" design. The clock will be powered by 120-volt electrical service. The three clock faces will be synchronized, operated, automatically set, and seasonally adjusted from one GPS controller on the ground. In the event of a power outage the time is reset automatically when power is restored. Malfunctions will be addressed within 24 hours based on parts.

Requirement of Proposed Use

The proposed facility is a vital component of each of the provider's area wide wireless telecommunications network. Because telecommunications facilities operate at low power levels, wireless service providers such as the five who will relocate here must locate antenna site according to their network design based on interconnecting cells (coverage area) so a wireless call can be seamless handed off from one facility to the next as the user travels throughout the area. These five providers for many years have been utilizing the existing 135' monopole at the Jefferson Volunteer Fire Station to provide service in this area. Without a replacement facility to hold those antennas, when the 135' monopole is removed, there will be a gap or loss of service in this area of Fairfax County for customers of all five of these providers. This will mean that calls will not be successful or will be dropped or be disconnected as users approach or attempt to use their wireless devices within this cell area. In order to achieve maximum efficiency from each wireless telecommunications facility in its network, the carrier attempts to locate its facilities in places where the new cell can obtain the optimum pattern of signal distribution. Per direction of the Comprehensive Plan, this application is to replace an existing site on public space (volunteer fire department) with a new wireless facility on nearby public space owned by Fairfax County Public Schools. Throughout Fairfax County there are many such facilities located on fire stations, public school and other public sites.

Lost communications due to gaps in coverage are more than an inconvenience and/or annoyance for mobile phone users. A network with significant gaps in coverage cannot support emergency services that are a major user of wireless telephone service. Wireless subscribers depend on a strong signal and broadband network access. There is greater demand on every cell to accommodate increasing demands for downloading of data. If this particular cell is not replaced all five of these providers will have gaps in coverage including providing coverage to users in their homes. Many people use wireless facilities in their residences now and do not even have wire lines within their homes.

Anticipated Impacts On Adjoining Properties

The proposed facility will have no impact on traffic or parking as the facility will be unmanned and will 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. The clock tower will be located on a large public parcel (4.7 acres). It is adjacent to commercial development on the south and is surrounded with many vertical poles that will lessen any visual impacts. There is no perceptible noise generated by the facility and

Alternative Sites Considered for the Proposal

The proposed clock tower is to replace an existing monopole located at the Jefferson Fire Station on Hodge Place, approximately 750 feet to the southeast. Due to the operational network requirements of this existing telecommunications site, a new site in very close proximity is required. The applicants evaluated sites within the immediate area on an undisturbed strip of land between Route 50 and within the Loehmann's Plaza commercial center. However, it was determined the Graham Road Community Building site was the best candidate given its public ownership, relative large site area, and its border with commercial and non-residential uses. The other sites evaluated were in closer proximity to residential lots, lacked appropriate siting opportunities for a telecommunications structure, and were not in public ownership.

Relationship of the Proposed Facility to the Comprehensive Plan

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.

The proposed facility is consistent with and furthers the goals of the Fairfax County Comprehensive Plan ("Comprehensive Plan"). The proposed clock tower would be located on publicly owned property, designed for multiple carriers and be situated to minimize visual impact. The proposed facility is consistent with the stated Objectives of the Policy Plan of the Comprehensive Plan concerning Mobile and Land-Based Telecommunication Services as described below.

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.

As stated this 135' clock tower is to replace an existing 135' monopole across Route 50 at the Jefferson Volunteer Fire Department. All five providers currently on the existing

monopole at the Jefferson Volunteer Fire Department have requested permission to locate on the proposed facility. Since the existing monopole will be removed there is no other existing structure within the search ring such as a building rooftop or existing pole or tower that is of sufficient height. It is necessary for each of these providers to relocate on a 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.**

Milestone has located many such facilities on schools within Fairfax County. The proposed facility is on a 4.7-acre parcel that is adjacent to commercial development along Route 50. There are many vertical wooden telephone poles and light stanchions surrounding the site that will help lessen the visual impact of the proposed new clock tower. The clock tower will have decorative concealment panels and a clock face that will screen all panel antennas and disguise the facility. The equipment cabinets at the base of the structure will be enclosed and concealed by an eight (8) foot high chain link fence with brown slat inserts.

***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 public property owned and operated by the Fairfax County Public School Board. Furthermore, the proposed facility is to be placed on the side of the public property that is adjacent to commercial development.

***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 each of the five providers that will relocate onto the proposed clock tower.

***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 clock tower will be designed to hold the five-telecommunication carriers requesting space on it. Sufficient space for the five providers' related equipment will be located at the base of the clock tower and be screened from view by an eight (8') foot tall chain link fence with brown slats inserted into the chain links.

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

The height of the proposed clock tower is the minimum required to satisfy all five carriers coverage objectives. The proposed height is the same as the 135' Jefferson Volunteer Fire Station monopole that is being replaced.

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 applicants have worked closely with Graham Road Community Building personnel and Fairfax County Public Schools to locate the proposed clock tower to ensure that there will be no impact on the existing and future public use of the subject property. The administrative office of the Fairfax County Public Schools has approved the location of this proposed clock tower on the site. The Fairfax County Public School's contact is Lee Ann Pender, Director, Office of Administrative Services, Facilities and Transportation Services, (LeeAnn.Pender@fcps.edu; 571-423-2305).

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 shows the design of the clock tower telecommunications facility and its relation to the existing structures on the Property. The stealth clock tower design will be compatible with and a consistent feature of the public community-building site. The structure will not negatively impact the existing use or the character of the surrounding commercial and residential properties. The clock tower will be 135' in height with the highest antenna top at 134' and a lightning rod topping out at 136'. The clock tower will be located so as to blend in with the existing commercial buildings and community building. The applicant proposes an equipment compound at the base that will be enclosed with a chain link fence with brown slats to conceal the shelters and cabinets. The details of the compound are more fully shown on the attached Site Plan.

Policy i: Demonstrate that the selected site for a new stealth tower 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. While the proposed clock tower is taller

there are other similar vertical structures in the vicinity. Additionally, the monopole at the Jefferson Fire Station has been in existence for over fifteen years without incident. This proposal simply relocates that facility from one side of Route 50 to the other and changes its appearance to something more decorative. Simulations have also been done from various locations around the subject property to help visualize the appearance.

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.

As noted the existing 135' monopole south of Route 50 from the proposed site has been in existence for many years and is to be relocated to different public space. The proposed 135' clock tower will hold the five providers currently located on that existing structure. An eight-foot high chain link fence with brown slats around the equipment cabinets and base of the structure will screen the equipment from view. The reverse side of a commercial shopping center is the closest adjacent use to where the proposed facility will be on the community building grounds.

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 detract from any architecturally or historically significant structures in the area.

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

The proposed use would not impact any environmentally sensitive areas.

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

As noted previously, the proposal allows for five existing carriers to relocate to the new structure when the existing structure where they are currently located is dismantled. In order to ensure that this area of Fairfax County does not lose quality coverage it is necessary to have a replacement structure such as this proposed facility. There will be screening at the base of the facility. As mentioned earlier, it is on a 4.7-acre parcel and the facility is situated adjacent to the rear of a commercial shopping center.

***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 is not within a public road right-of-way and there is sufficient room for 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 proposed clock tower will be located in a general area of Fairfax County where there has been a monopole with five carriers for many years. Additionally the proposed tower is a decorative vertical structure among other vertical utility structures such as lighting fixtures on community building grounds and telephone poles on the commercial properties to the south of the Property.

***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;**

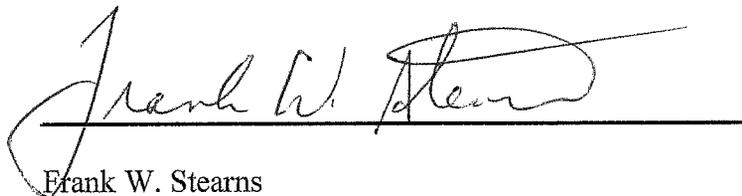
The bulk and mass of this camouflaged structure is consistent with that of a clock tower and, although taller, is in context to other lighting structures and pole-mounted signs on the adjacent commercial properties along Route 50. This facility makes appropriate use of the existing features of the subject property and accommodates the existing use of the Property and does not adversely impact the nearby residences. Given that this clock tower structure will replace an existing monopole at the Jefferson Fire Station that is to be removed, there will not be a net gain in vertical structures of this height in the vicinity.

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 proposed clock tower is located between the community building and the rear of a commercial shopping center with lights and telephone poles that are shorter but similar tall vertical elements along the commercial property. The clock tower enhances the appearance of the existing vertical structures near this location by appearing more pleasing to the eye. Additionally, the community building and commercial stores that border the community building property to the south further mitigate the structures visual impact. Existing vegetation and mature tree cover throughout the nearby residential areas will serve to mitigate views from residential properties.

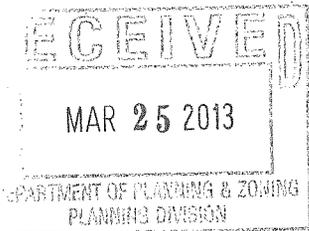
Conclusion

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.



Frank W. Stearns
Donohue and Stearns, PLC
Agent for Applicant





PART III: TELECOMMUNICATION PROPOSAL DETAILS

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

PROPOSED TELECOMMUNICATION USE

Use is (check one):

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

PROJECT DETAILS

1. ANTENNA See the attached supplement sheet for antenna details for each carrier.

Number and Type: _____
 Dimensions: height _____ width _____ depth _____ diameter _____
 Location / Placement: _____
 Wattage: _____
 Material and Color: _____
 Material and Color of the Antenna Mounting: _____
 Height Above Ground: _____

2. EQUIPMENT See the attached supplement sheet for equipment details for each carrier.

Number and Type of Cabinets or Structures: _____
 Cabinet / Structure Dimensions: height _____ width _____ depth _____
 Height of equipment platforms, if any: _____
 Material and Color: _____
 Location: _____
 Method of Screening: _____

3. STRUCTURE ON WHICH ANTENNAS WILL BE MOUNTED

Maximum Height: 135'
 Material: Metal with mosaic concealment panels
 Color: Blue, grey and white
 If structure is within a utility right-of-way, state right-of-way width:
N/A


[Home](#) **Property Search**
[Address](#) [Map Number](#)
MAP #: 0503 12 0011A**SCHOOL BOARD OF FAIRFAX COUNTY****3036 GRAHAM RD**

CURRENT RECORD

14 of 15

[Return to Search Results](#) [Neighborhood Sales](#) [Printable Summary](#)

- Profile
- Sales
- Values
- Residential
- Commercial
- Map
- Structure Size

Owner

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

Parcel

Property Location 3036 GRAHAM RD
 Map # 0503 12 0011A
 Tax District 70100
 District Name PROVIDENCE DIST. #1
 Land Use Code Public Schools
 Land Area (acreage) 4.6625
 Land Area (SQFT)
 Zoning Description R-4(Residential 4 DU/AC)
 Utilities WATER CONNECTED
 SEWER CONNECTED
 GAS CONNECTED
 County Historic Overlay District NO
 For further information about Historic Overlay Districts,
[Click here](#)
 Street/Road PAVED
 Site Description BUILDABLE-AVERAGE LOT

Legal Description

Legal Description GRAHAM ROAD ELEM
 SCHOOL
 729 429

Last Refresh Date

Data last refreshed: 24-MAY-12

General Information**Need Help?**

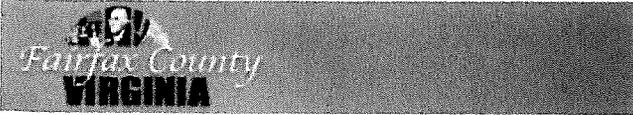
For questions and requests for information about the Real Estate site, call 703-222-8234 or [CLICK HERE](#)

Disclaimer

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

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

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



Property Search

Address Map Number

MAP #: 0503 12 0011A
SCHOOL BOARD OF FAIRFAX COUNTY

3036 GRAHAM RD

CURRENT RECORD

14 of 15

[Return to Search Results](#)

[Neighborhood Sales](#)

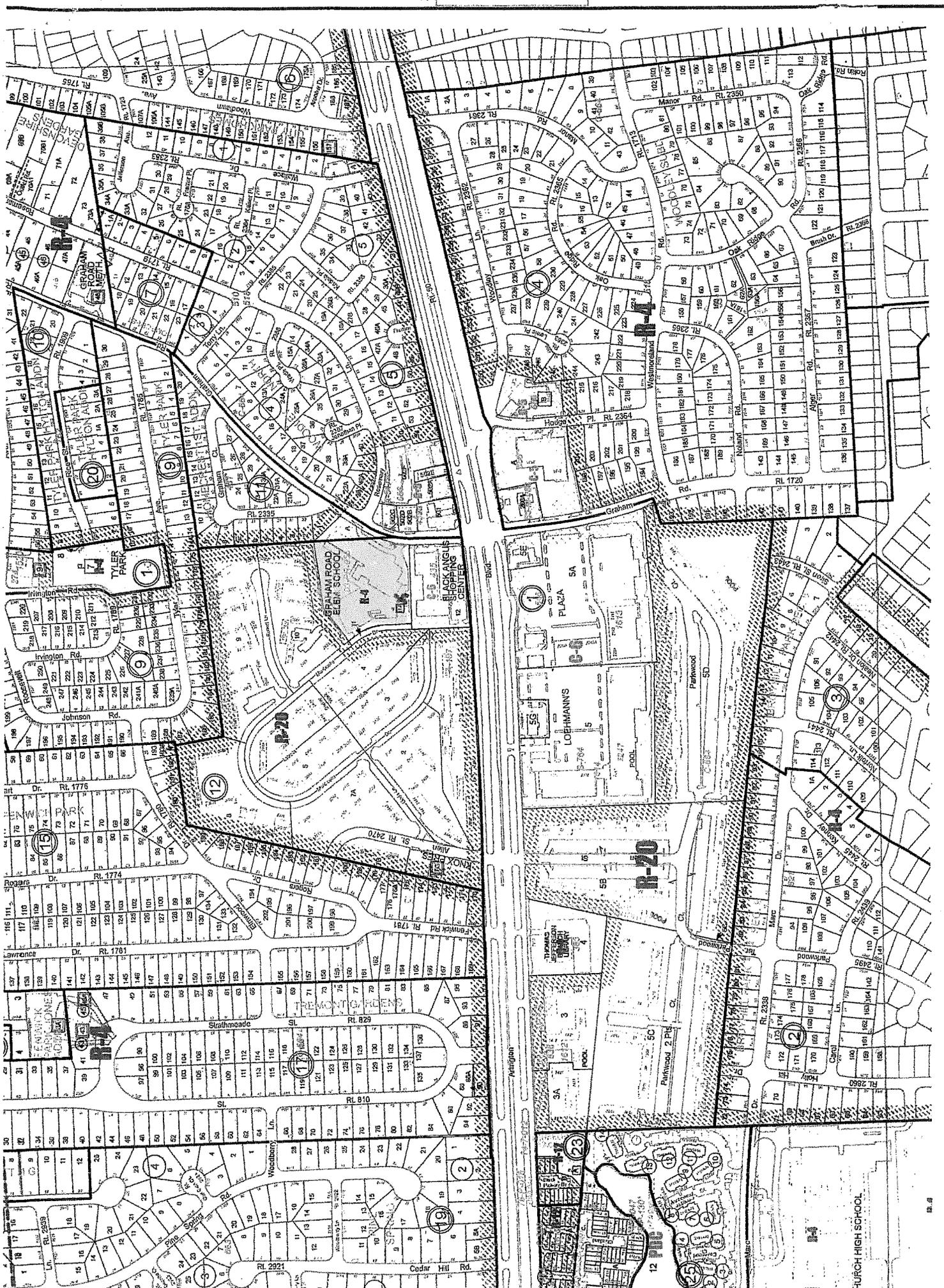
[Printable Summary](#)

[Definition Of Terms](#)

- Profile
- Sales
- Values
- ▶ Residential
- Commercial
- Map
- Structure Size

Primary Building

Building Use	School
Style	
Exterior Wall Material	Brick
Roof	
Basement	NONE
Basement Rec Room Size (sq.ft)	
Basement Type	
Dormers	
Year Built	1950
Effective Year Built	
Year Addition	1968
Year House Remodeled	
Model Name	GRAHAM RD ELEM
Bedrooms	
Full Baths	
Half Baths	
Number of Fireplaces	
# Basement Bedrooms/Dens	
Heating	None
Construction Quality	
Physical Condition	Average



HURCH HIGH SCHOOL



Google

©2010

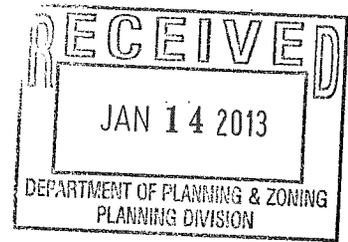
© 2012 Google

Proposed Tower Location

Existing Tower

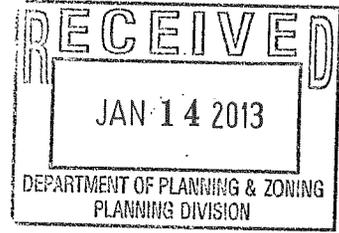
West Falls Church

50



ANTENNA SPECIFICATION SHEETS

NOTE: Antenna model number and sizes may be representative; all antenna model numbers and sizes indicated on the plans shall govern. Antenna models numbers and specifications have not been selected for T-Mobile, AT&T and Cricket.



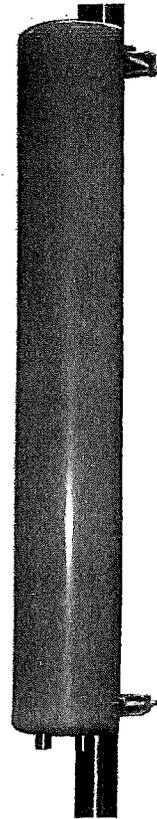
**VERIZON WIRELESS
ANTENNA SPECIFICATIONS**

BXA-171085-8BF-EDIN-X

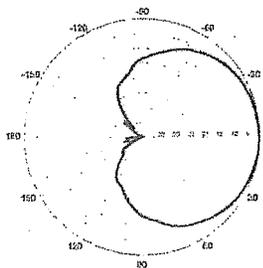
Replace "X" with desired electrical downtilt.

X-Pol | FET Panel | 85° | 16.4 dBi

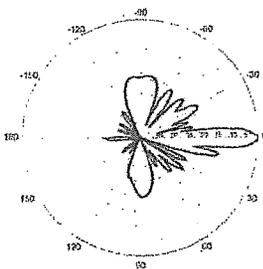
Electrical Characteristics		1710-2170 MHz		
Frequency bands		1710-1880 MHz	1850-1990 MHz	1920-2170 MHz
Polarization		±45°	±45°	±45°
Horizontal beamwidth		88°	85°	80°
Vertical beamwidth		7°	7°	7°
Gain		13.5 dBd / 15.6 dBi	13.9 dBd / 16.0 dBi	14.3 dBd / 16.4 dBi
Electrical downtilt (X)		0, 2, 4		
Impedance		50Ω		
VSWR		≤1.5:1		
First upper sidelobe		< -17 dB		
Front-to-back isolation		> 30 dB		
In-band isolation		> 28 dB		
IM3 (20W carrier)		< -150 dBc		
Input power		300 W		
Lightning protection		Direct Ground		
Connector(s)		2 Ports / EDIN / Female / Bottom		
Operating temperature		-40° to +60° C / -40° to +140° F		
Mechanical Characteristics				
Dimensions Length x Width x Depth		1232 x 154 x 105 mm		48.5 x 6.1 x 4.1 in
Depth with t-brackets		133 mm		5.2 in
Weight without mounting brackets		4.8 kg		10.5 lbs
Survival wind speed		296 km/hr		184 mph
Wind area		Front: 0.19 m ² Side: 0.14 m ²	Front: 2.0 ft ² Side: 1.5 ft ²	
Wind load @ 161 km/hr (100 mph)		Front: 281 N Side: 223 N	Front: 63 lbf Side: 50 lbf	
Mounting Options		Part Number	Fits Pipe Diameter	Weight
2-Point Mounting Bracket Kit		26799997	50-102 mm 2.0-4.0 in	2.3 kg 5 lbs
2-Point Mounting & Downtilt Bracket Kit		26799999	50-102 mm 2.0-4.0 in	3.6 kg 8 lbs
Concealment Configurations		For concealment configurations, order BXA-171085-8BF-EDIN-X-FP		



BXA-171085-8BF-EDIN-X

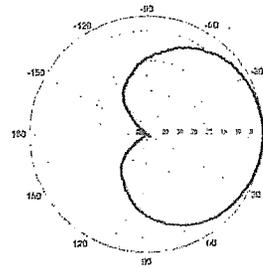


Horizontal | 1710-1880 MHz
BXA-171085-8BF-EDIN-0

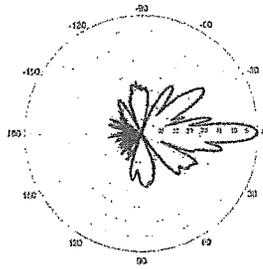


0° | Vertical | 1710-1880 MHz

BXA-171085-8BF-EDIN-X

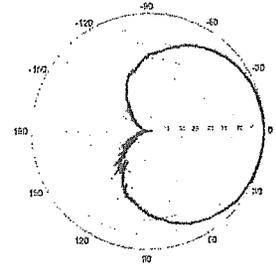


Horizontal | 1850-1990 MHz
BXA-171085-8BF-EDIN-0

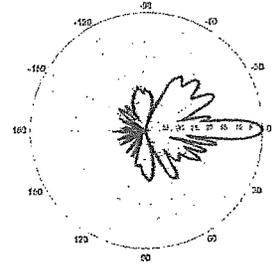


0° | Vertical | 1850-1990 MHz

BXA-171085-8BF-EDIN-X



Horizontal | 1920-2170 MHz
BXA-171085-8BF-EDIN-0



0° | Vertical | 1920-2170 MHz

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



X7C-880 Xpol, 80° H-Beam

698-896 MHz

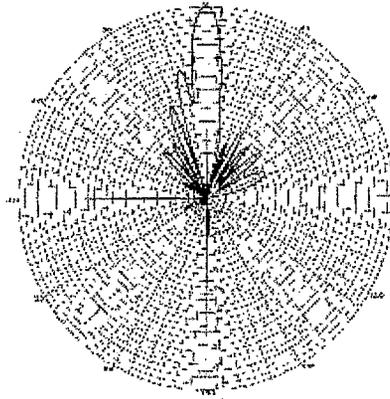
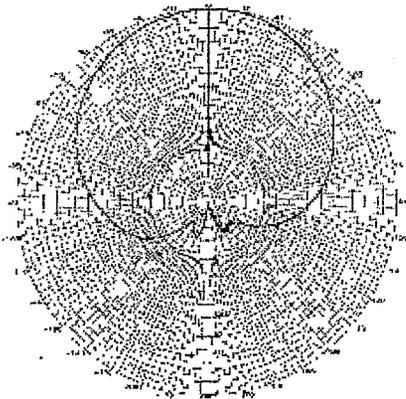
[\(Link to Mechanical Drawing\)](#)

Electrical Specifications

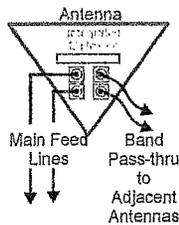
Frequency	698-896 MHz
Polarization	Slant +/- 45
Gain @ 800 MHz	16.1 dBi
Horizontal Beam (3dB Points)	80°
Vertical Beam (3dB Points)	7.9°
Elect. Downtilt Range, 2° Increments	0-10°
VSWR / Return Loss	<1.45:1 / 14.7 dB
VSWR / Return Loss w/l	<1.50:1 / 14.0 dB
Front-to-Back at Horizon	>27 dB
Upper Side Lobe Suppression	<-16 dB
Impedance	50 Ohms
Power Input Per Connector	500 CW at 800 MHz
Isolation	<-28 dB
Intermodulation (2x20W)	<-150 dBc

Mechanical Specifications

Input Connector (female)	Back 7/16 DIN or w/bot. opt.
Antenna Dimensions (LxWxD)	96.0 x 12.5 x 7.1 in. (2438 x 318 x 180mm)
*Antenna Weight	approx. 37 lbs
Bracket Weight	18.2 lbs
Lightning Protection	Direct Ground
RF Distribution	Printed Microstrip Substrate
Radome	Ultra High-Strength Luran
Weatherability	UV Stabilized, ASTM D1925
Radome Water Absorption	ASTM D570, 0.45%
Environmental	MIL-STD-810E
Wind Survival	150 mph
Front Wind Load @100mph	236.5 lbf
Equivalent Flat Plate @100mph	4.81 sq-ft. (c=2)
Mounting Brackets (919032)	Fits 3.5 Inch Max. O.D. Pipe
Mechanical Downtilt Range	0-6°
Clamps/Bolts	Galvanized Steel/Stainless Steel



Available with
integrated diplexers to
reduce mainline cables
and eliminate separate
external devices



Recommended Connector Coupling Torque
7/16 DIN: 220-265 lbf-in (25-30 N-m)

Return Loss at pass-thru port
into 50Ω load ≥ 17.7 dB

Ordering Information & Options

- X7C-880-x "-x" is a placeholder for the built-in fixed electrical downtilt in degrees, set to 0, 2, 4, 6, 8 or 10
- X7C-880-xi to add the option for integrated diplexers, add "i" to model number
- X7C-880-xi-bot for bottom mounted connectors, add "-bot" (otherwise antenna comes standard with back mounted connectors)

*Antenna Weight may vary slightly with options.



**SPRINT
ANTENNA SPECIFICATIONS**



Optimizer® Side-by-Side Dual Polarized Antenna, 1710-2200, 65deg, 18.0dBi, 1.3m, VET, 0-10deg RET

Product Description

A combination of two X-Polarized antennas in a single radome, the RFS Quad-Pol antennas are designed for applications requiring a minimum number of antennas at a cell site and reduced tower loading. They offer the rugged construction of our new H Series of high band antennas that feature both high RF performance and energy efficiency. They are ideal for GSM1800, PCS, UMTS and Mobile TV networks where high gain is required. These antennas are especially well suited for MIMO applications. The antenna comes pre-connected with two antenna control units (ACU).

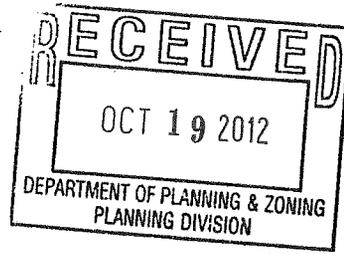
Features/Benefits

- Two x-polarized broadband panels in a single radome – reduced tower loading
- Rugged construction – high reliability
- Superior gain tracking – difference between UL and DL <1dB
- Stable azimuth horizontal beamwidth – difference <6deg between UL and DL
- Low PIM – no system down-time, high call quality and reduced number of dropped calls
- Excellent upper sidelobe suppression – allows strong mechanical tilt
- High gain – provides better coverage
- Wideband frequency performance – enables future growth and increases flexibility
- High front-to-back ratio
- Includes (2) AISG 2.0 Compatible ACU-A20-N antenna control units.

Technical Specifications

Electrical Specifications	1710-1880	1850-1990	1900-2200
Frequency Range, MHz	1710-1880	1850-1990	1900-2200
Horizontal Beamwidth, deg	68	67	65
Vertical Beamwidth, deg	7.4	7	6.5
Gain, dBi (dBd)	17.2 (15.1)	17.5 (15.4)	18.0 (15.9)
Upper Sidelobe Suppression, dB		> 18 (typically > 20)	
Front-To-Back Ratio, dB		Typically 30	
Polarization		Dual pol +/-45°	
VSWR		< 1.5:1, < 1.4:1, < 1.4:1	
Isolation between Ports, dB		> 30	
3rd Order IMP @ 2 x 43 dBm, dBc		> 150, >150, N/A	
7th Order IMP @ 2 x 38 dBm, dBc		N/A, N/A, >170	
Impedance, Ohms		50	
Maximum Power Input, W		300	
Lightning Protection		Direct Ground	
Connector Type/Location		(4) 7-16 Long Neck Female/Bottom	
Mechanical Specifications			
Dimensions - HxWxD, mm (in)	1391 x 350 x 110 (54.8 x 13.8 x 4.3)		
Weight w/o Mtg Hardware, kg (lb)	14.5 (32.0)		
Survival/Rated Wind Speed, km/h (mph)	200 (125) / 160 (100)		
Wind Load @ Rated Wind, Front, N (lbf)	640 (143.9)		
Wind Load @ Rated Wind, Max., N (lbf)	640 (143.9)		
Wind Load @ Rated Wind, Side, N (lbf)	147 (33.0)		
Wind Load @ Rated Wind, Rear, N (lbf)	491 (110.4)		
Radome Material/Color	PVC/Light Grey RAL7035		
Mounting Hardware Material	Diecasted Aluminum and Stainless Steel		
Radiating Element Material	Aluminum		
Reflector Material	Aluminum		
Shipping Weight, kg (lb)	22.5 (49.6)		
Packing Dimensions, HxWxD, mm (in)	1492 x 435 x 243 (58.7 x 17.1 x 9.6)		
Ordering Information			
Mounting Hardware	APM40-2		
Mounting Pipe Diameter, mm (in)	60-120 (2.36-4.72)		
Mounting Hardware Weight, kg (lb)	3.4 (7.5)		

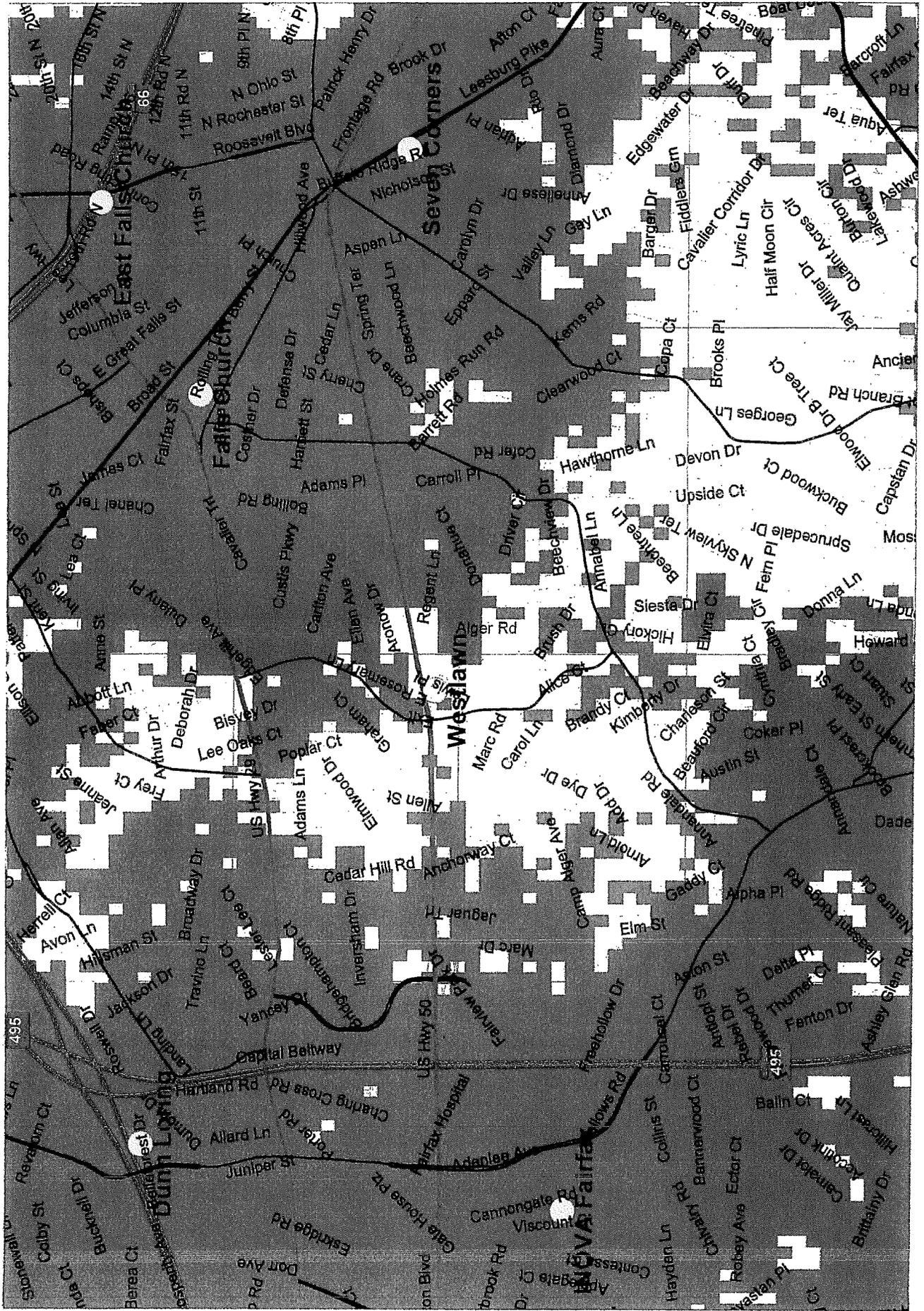
All information contained in the present datasheet is subject to confirmation at time of ordering.



PROPAGATION MAPS

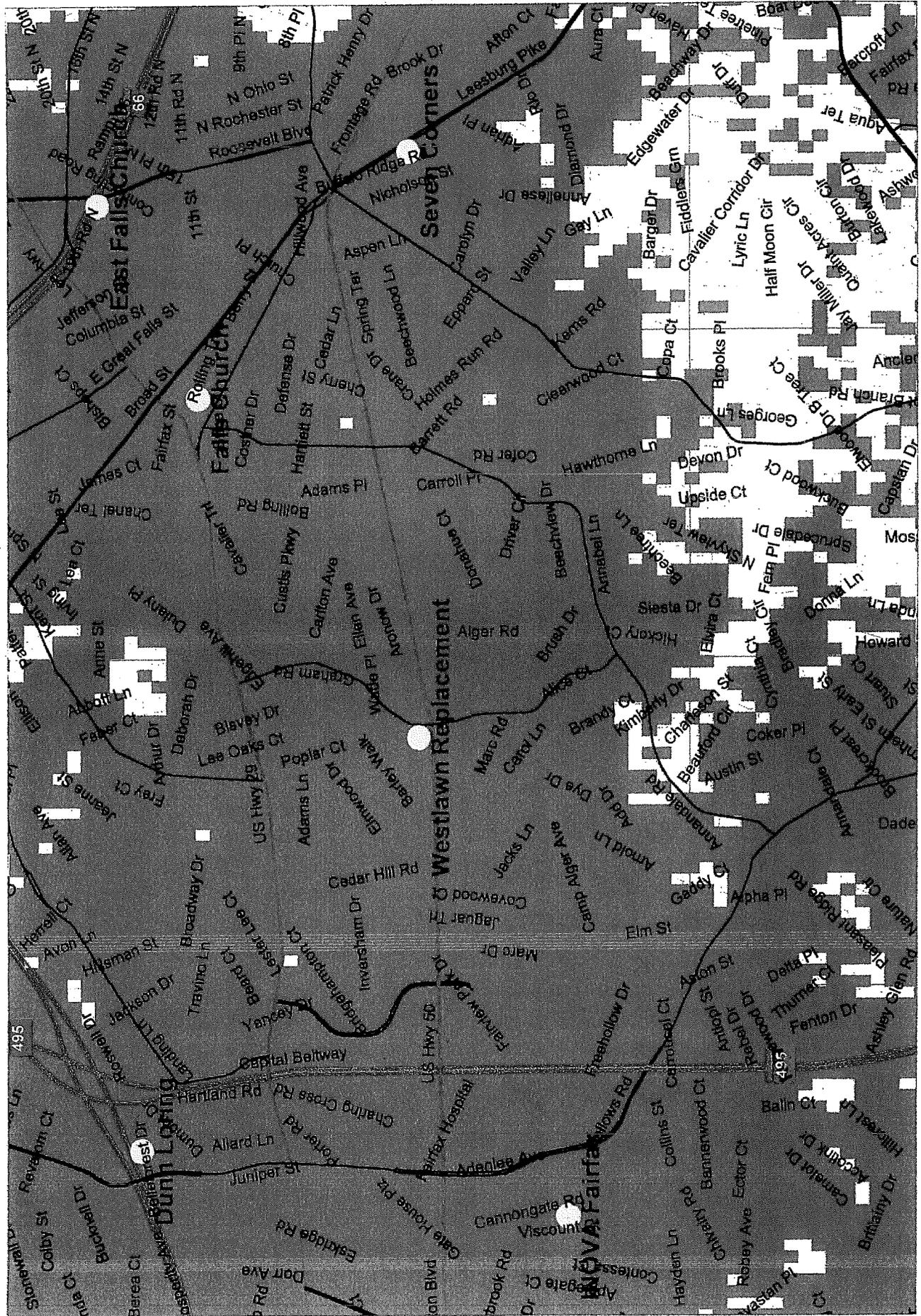
Verizon

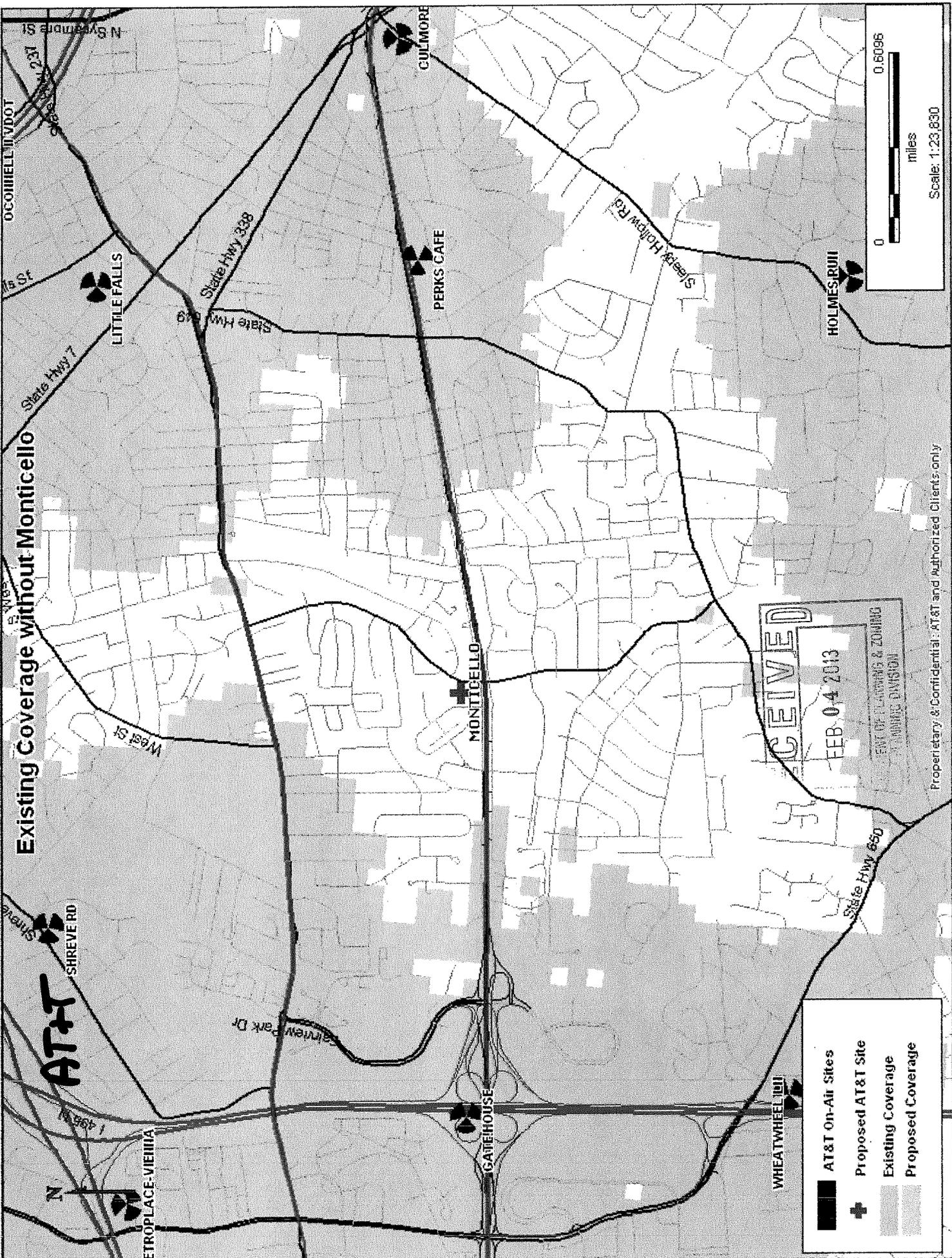
VZW 4G-LTE COVERAGE - WESTLAWN OFF AIR



VERIZON

VZW 4G-LTE COVERAGE - PROPOSED WESTLAWN REPLACEMENT





Existing Coverage without Monticello

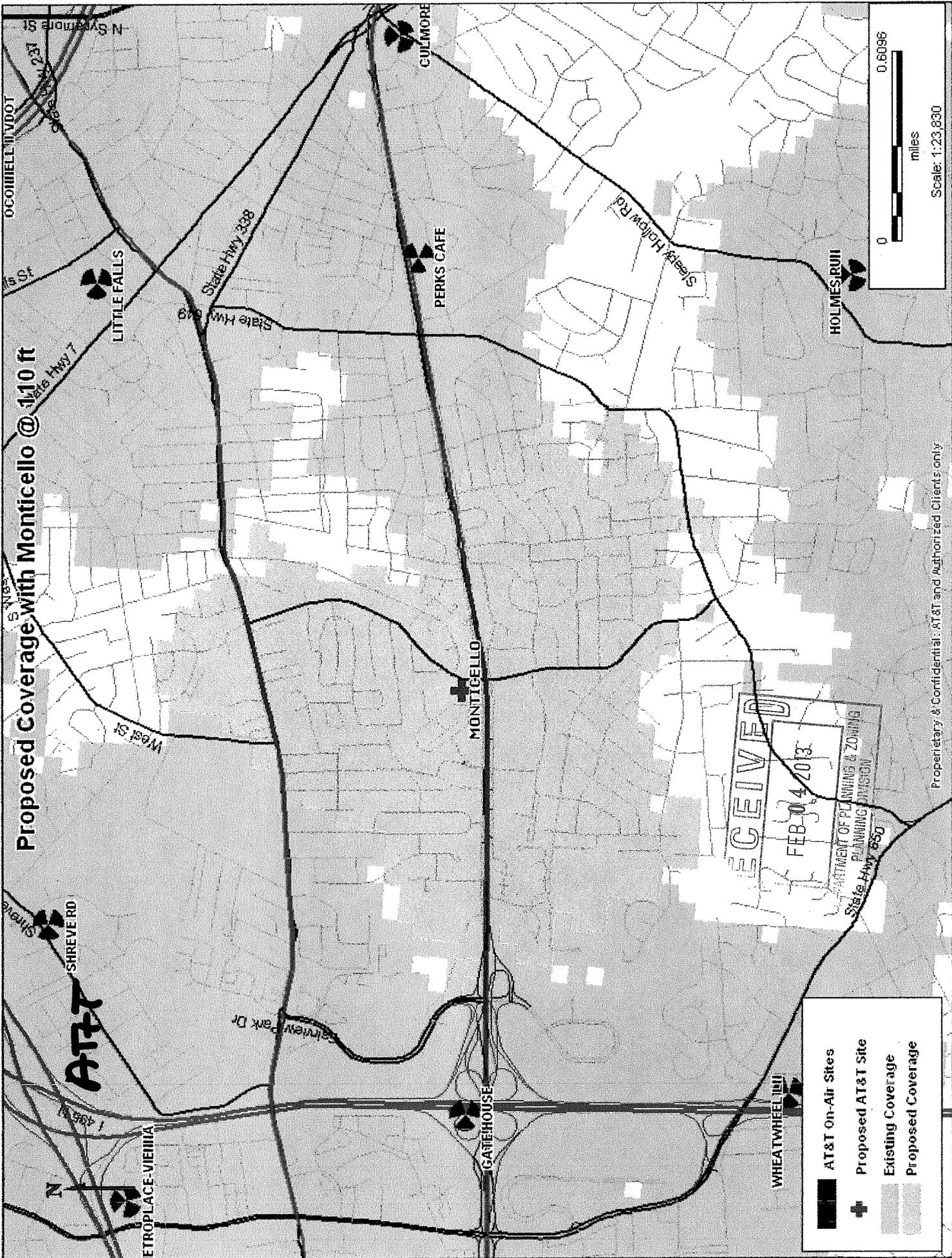
AT&T

RECEIVED
 FEB 04 2013
 EAST OF PLANNING & ZONING
 PLANNING DIVISION

	AT&T On-Air Sites
	Proposed AT&T Site
	Existing Coverage
	Proposed Coverage

0 0.6095
 miles
 Scale: 1:23,830

Proprietary & Confidential: AT&T and Authorized Clients only



Proposed Coverage with Monticello @ 110 ft

	AT&T On-Air Sites
	Proposed AT&T Site
	Existing Coverage
	Proposed Coverage

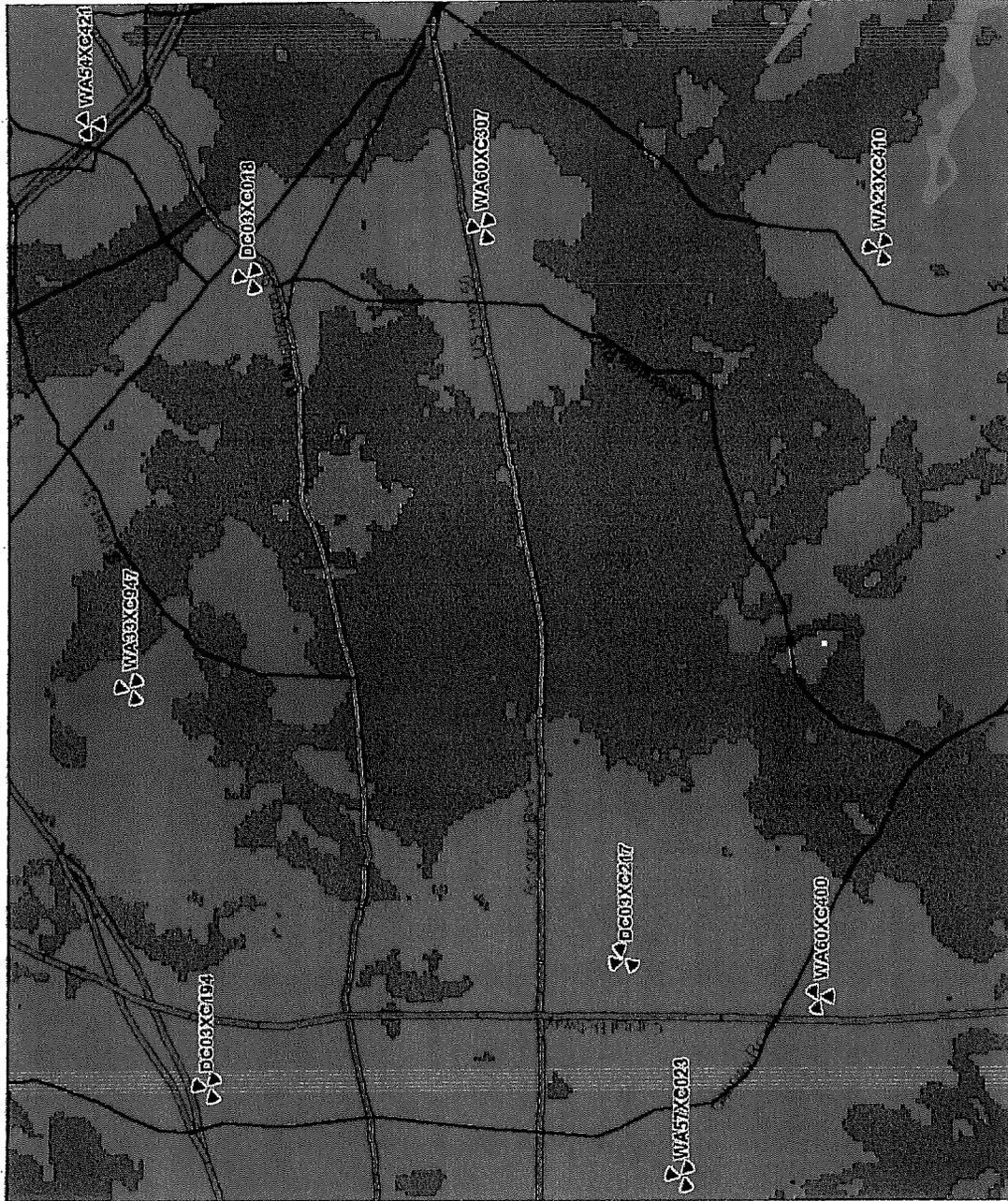
RECEIVED
 FEB 04 2013
 DEPARTMENT OF PLANNING & ZONING
 PLANNING DIVISION
 State Hwy 650



Proprietary & Confidential. AT&T and Authorized Clients only.

SPRINT

Coverage without new site DC25XC215



-78.9 dBm
-90.4 dbm
-99.0 dbm

8/13/2012

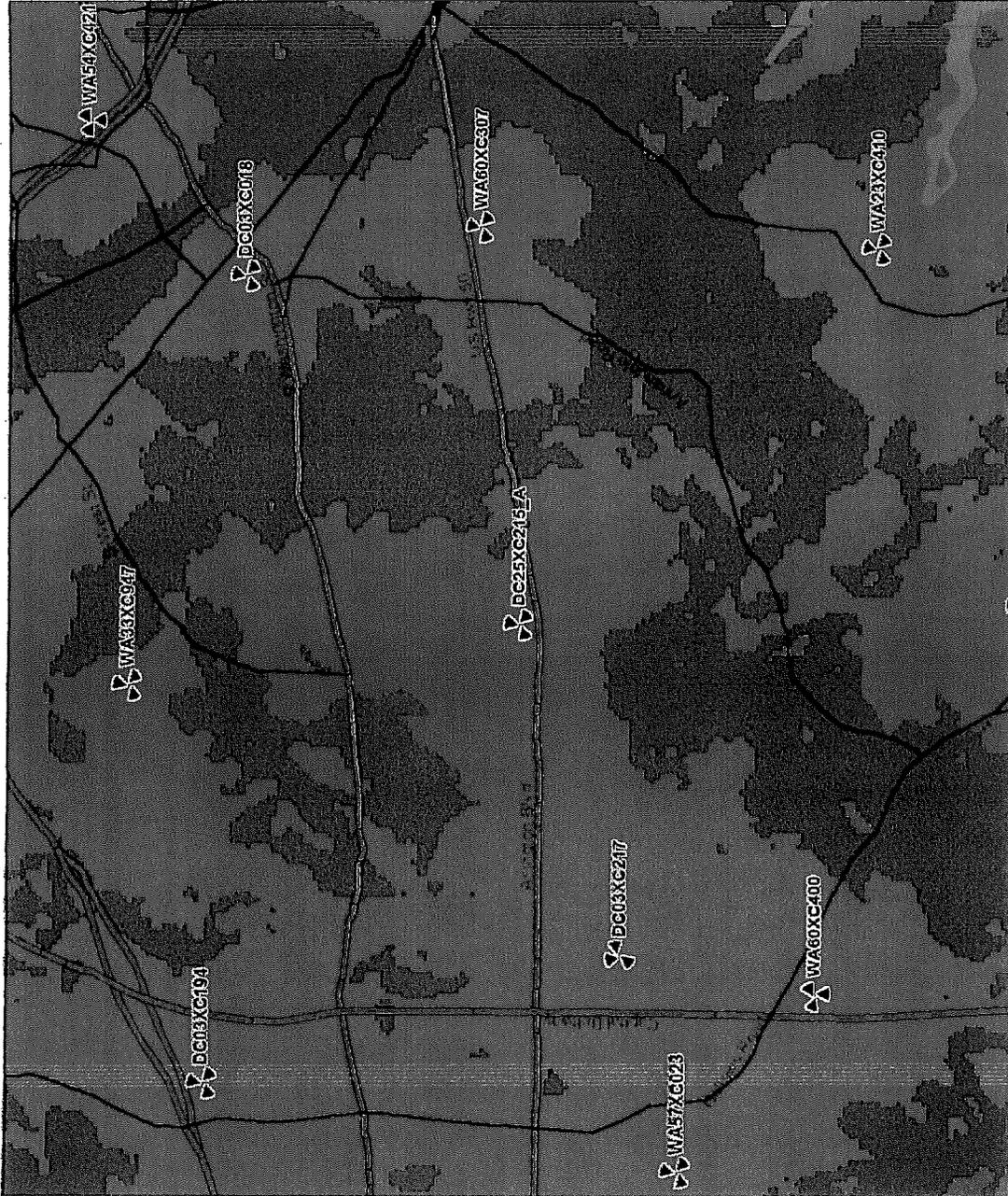
© 2008 Sprint. All rights reserved.

Page 1

Sprint ahead

SPRINT

Coverage with new site DC25XC215



-78.9 dbm
-90.4 dbm
-99.0 dbm

8/13/2012

© 2008 Sprint. All rights reserved.

Page 2

Sprint ahead

...T-Mobile...

Map Legend

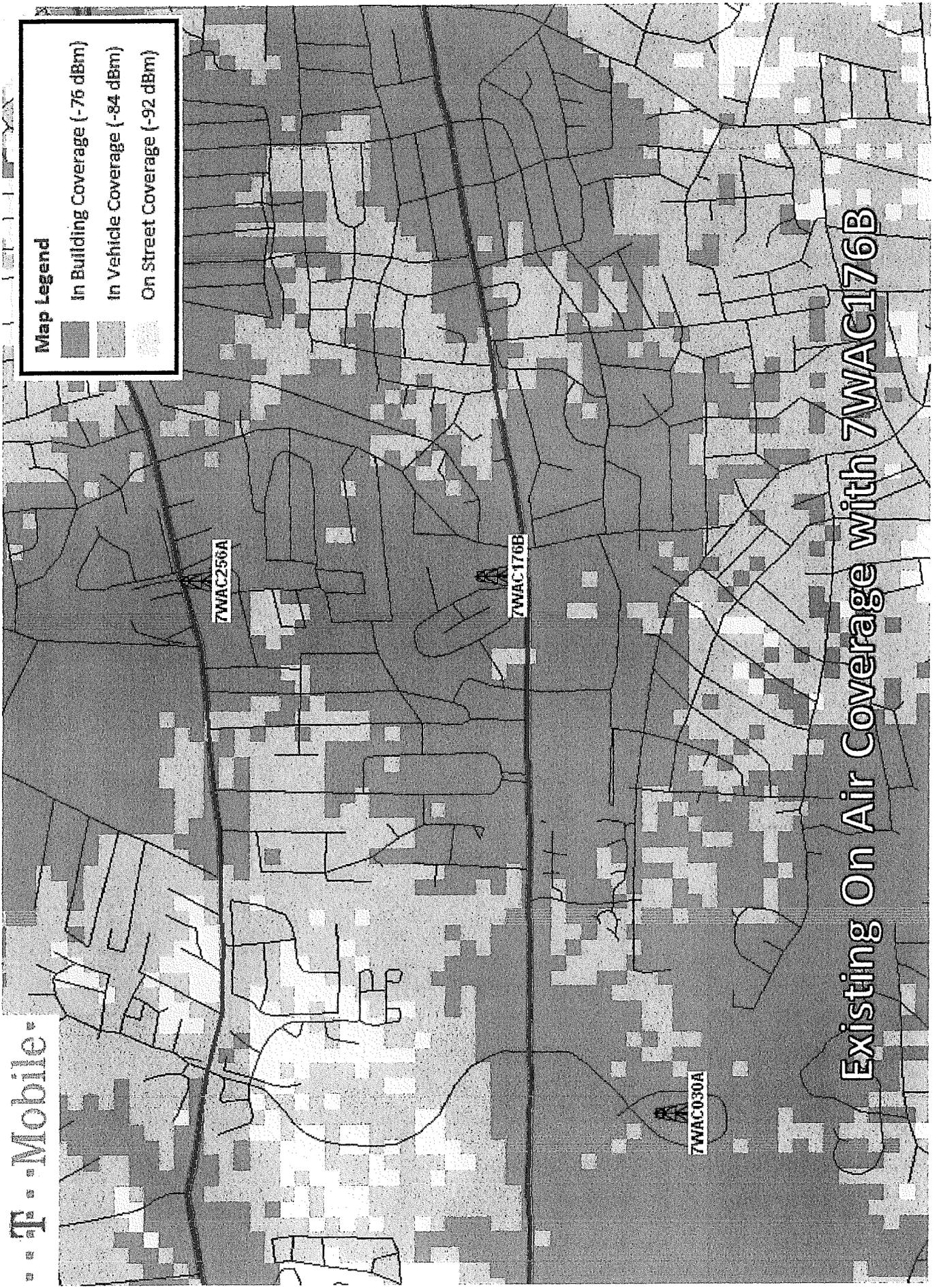
- In Building Coverage (-76 dBm)
- In Vehicle Coverage (-84 dBm)
- On Street Coverage (-92 dBm)

7WAC256A

7WAC176B

7WAC030A

Existing On Air Coverage with 7WAC176B



T-Mobile

Map Legend

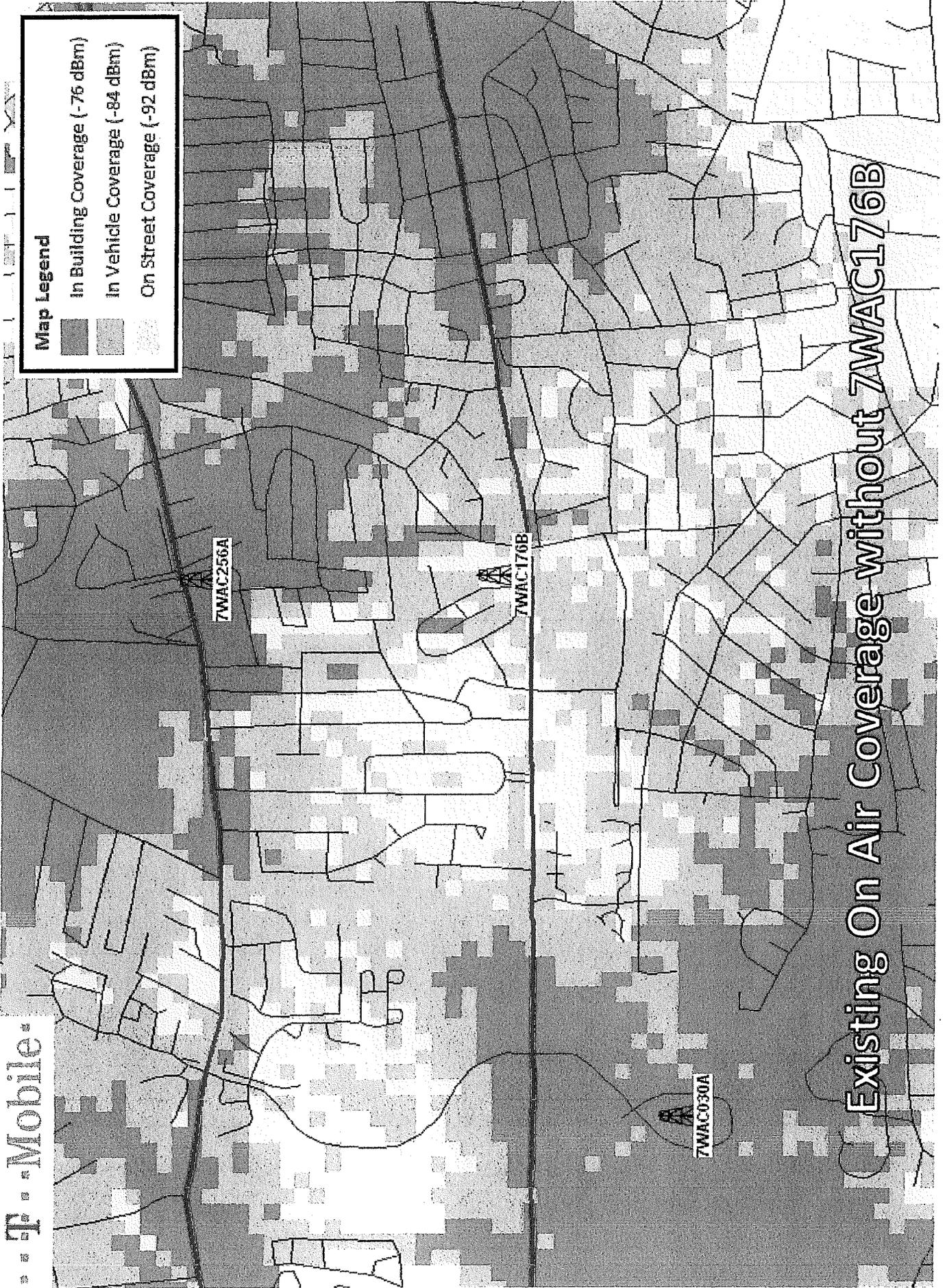
- In Building Coverage (-76 dBm)
- In Vehicle Coverage (-84 dBm)
- On Street Coverage (-92 dBm)

7WAC256A

7WAC176B

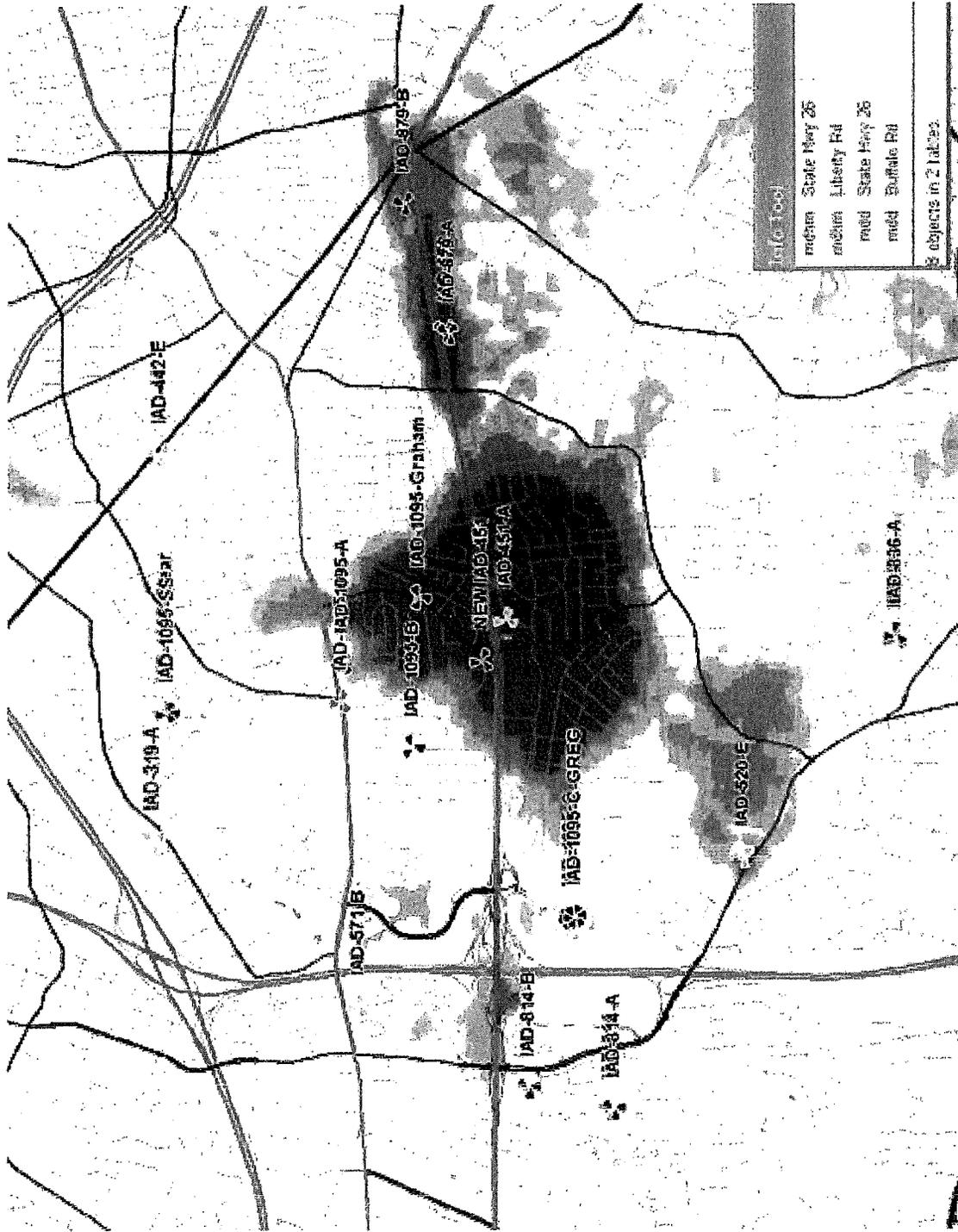
7WAC030A

Existing On Air Coverage without 7WAC176B



CRICKET

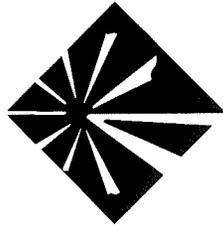
Cricket Communications Propagation Map without IAD-451



CRICKET

Cricket Communications Propagation Map with IAD-451





Milestone COMMUNICATIONS

T-MOBILE NORTHEAST LLC

cricket COMMUNICATIONS, INC.

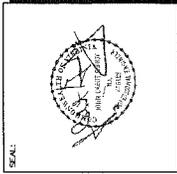
GRAHAM ROAD COMMUNITY BUILDING 3036 GRAHAM ROAD FALLS CHURCH, VA 22042

RECEIVED APR 19 2013

DEPARTMENT OF PLANNING & ZONING

entrex COMMUNICATIONS SERVICES, INC. 8600 Rockledge Drive, Suite 550 Bethesda, MD 20817 Phone: 202-480-6980 Fax: 202-480-0811

Table with columns: DATE, DESCRIPTION, REVIEW. Includes entries for ZONING REVIEW, PERMIT COMMENTS, etc.



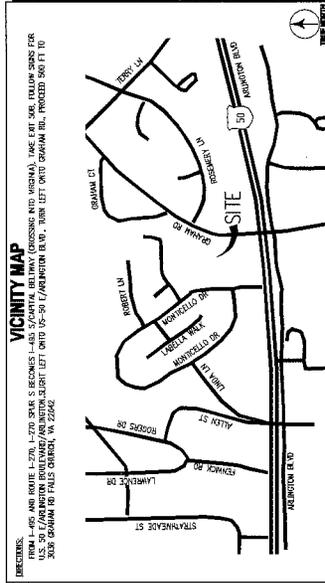
PROJECT NO: 1050.111 DESIGNER: M.A. ENGINEER: M.M. SCALE: 1/8" = 1' GRAPHIC SCALE IN INCHES

GRAHAM ROAD COMMUNITY BUILDING 3036 GRAHAM ROAD FALLS CHURCH, VA 22042

TITLE SHEET SHEET NUMBER: T-1

SHEET INDEX

- T-1 TITLE SHEET
Z-1 SITE PLAN
Z-2 PARTIAL SITE PLAN
Z-3 COMPOUND PLAN
Z-4 STEALTH CLOCK TOWER ELEVATION
Z-5 SITE PROFILES
Z-6 CIVIL MAPS
Z-7 SITE DETAILS
Z-8 VERIZON WIRELESS ANTENNA DETAILS AND SCHEDULE
Z-9 VERIZON WIRELESS SHELTER PLANS AND DETAILS
Z-10 VERIZON WIRELESS SHELTER ELEVATIONS
Z-11 SPORT ANTENNA DETAILS AND SCHEDULE
Z-12 SPORT EQUIPMENT DETAILS
Z-13 AT&T ANTENNA DETAILS AND SCHEDULE
Z-14 AT&T SHELTER PLANS AND ELEVATIONS
Z-15 AT&T EQUIPMENT DETAILS
Z-16 T-MOBILE ANTENNA DETAILS AND SCHEDULE
Z-17 T-MOBILE EQUIPMENT DETAILS
Z-18 CRICKET ANTENNA DETAILS AND SCHEDULE
Z-19 CRICKET EQUIPMENT DETAILS
Z-20 TRANSITIONAL SCREENING WAIVER, LANDSCAPE PLAN, DETAIL AND NOTES
Z-21



SYMBOLS AND ABBREVIATIONS table with columns for symbols and their corresponding text descriptions.

GENERAL NOTES
1. THE CONTRACTOR SHALL OBEY ALL ORDINANCES AND LOCAL, STATE AND FEDERAL LAWS, REGULATIONS, RULES, ORDINANCES AND LABEL ORDERS OF ANY PUBLIC AUTHORITY, MUNICIPAL AND STATE AGENCIES, AND LOCAL AND STATE AGENCIES, AND THE MATERIALS INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS AND ORDINANCES.

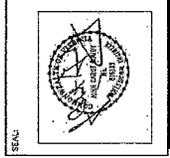
APPROVALS
MILESTONE COMMUNICATIONS: NAME DATE
FAIRFAX COUNTY SCHOOL BOARD: NAME DATE

PROJECT DESCRIPTION
1. INSTALL A NEW 15'-7" HIGH STEEL CLOCK TOWER AND FOUNDATION USING A NEW TENDED COMBUSTION COMPOND.
2. INSTALL TELEPHONE AND ELECTRIC SERVICE FROM EXISTING DEMARCATION POINTS.
3. INSTALL STEEL, GALVANIZED AND CONCRETE SLABS.
4. INSTALL SHIELDING, GENERATORS AND CONDUIT.
5. INSTALL CONCRETE FOUNDATION AND STEEL.
6. INSTALL CONCRETE FOUNDATION AND STEEL.
7. INSTALL CONCRETE FOUNDATION AND STEEL.
8. INSTALL CONCRETE FOUNDATION AND STEEL.
9. INSTALL CONCRETE FOUNDATION AND STEEL.
10. INSTALL CONCRETE FOUNDATION AND STEEL.
11. INSTALL CONCRETE FOUNDATION AND STEEL.
12. INSTALL CONCRETE FOUNDATION AND STEEL.
13. INSTALL CONCRETE FOUNDATION AND STEEL.
14. INSTALL CONCRETE FOUNDATION AND STEEL.
15. INSTALL CONCRETE FOUNDATION AND STEEL.
16. INSTALL CONCRETE FOUNDATION AND STEEL.
17. INSTALL CONCRETE FOUNDATION AND STEEL.
18. INSTALL CONCRETE FOUNDATION AND STEEL.
19. INSTALL CONCRETE FOUNDATION AND STEEL.
20. INSTALL CONCRETE FOUNDATION AND STEEL.
21. INSTALL CONCRETE FOUNDATION AND STEEL.

entrex
communication services, Inc.
8000 Rockledge Drive, Suite 500
Baltimore, MD 20817
Tel: 410-486-9881
Fax: 410-486-9881

SUBMITTALS

LINE	DESCRIPTION	DATE
15-02-12	ZONING REVIEW	08/12/09
16-01-12	ZONING REVIEW	08/12/09
16-02-12	ZONING REVIEW	08/12/09
16-03-12	ZONING REVIEW	08/12/09
16-04-12	ZONING REVIEW	08/12/09
16-05-12	ZONING REVIEW	08/12/09
16-06-12	ZONING REVIEW	08/12/09
16-07-12	ZONING REVIEW	08/12/09
16-08-12	ZONING REVIEW	08/12/09
16-09-12	ZONING REVIEW	08/12/09
16-10-12	ZONING REVIEW	08/12/09
16-11-12	ZONING REVIEW	08/12/09
16-12-12	ZONING REVIEW	08/12/09

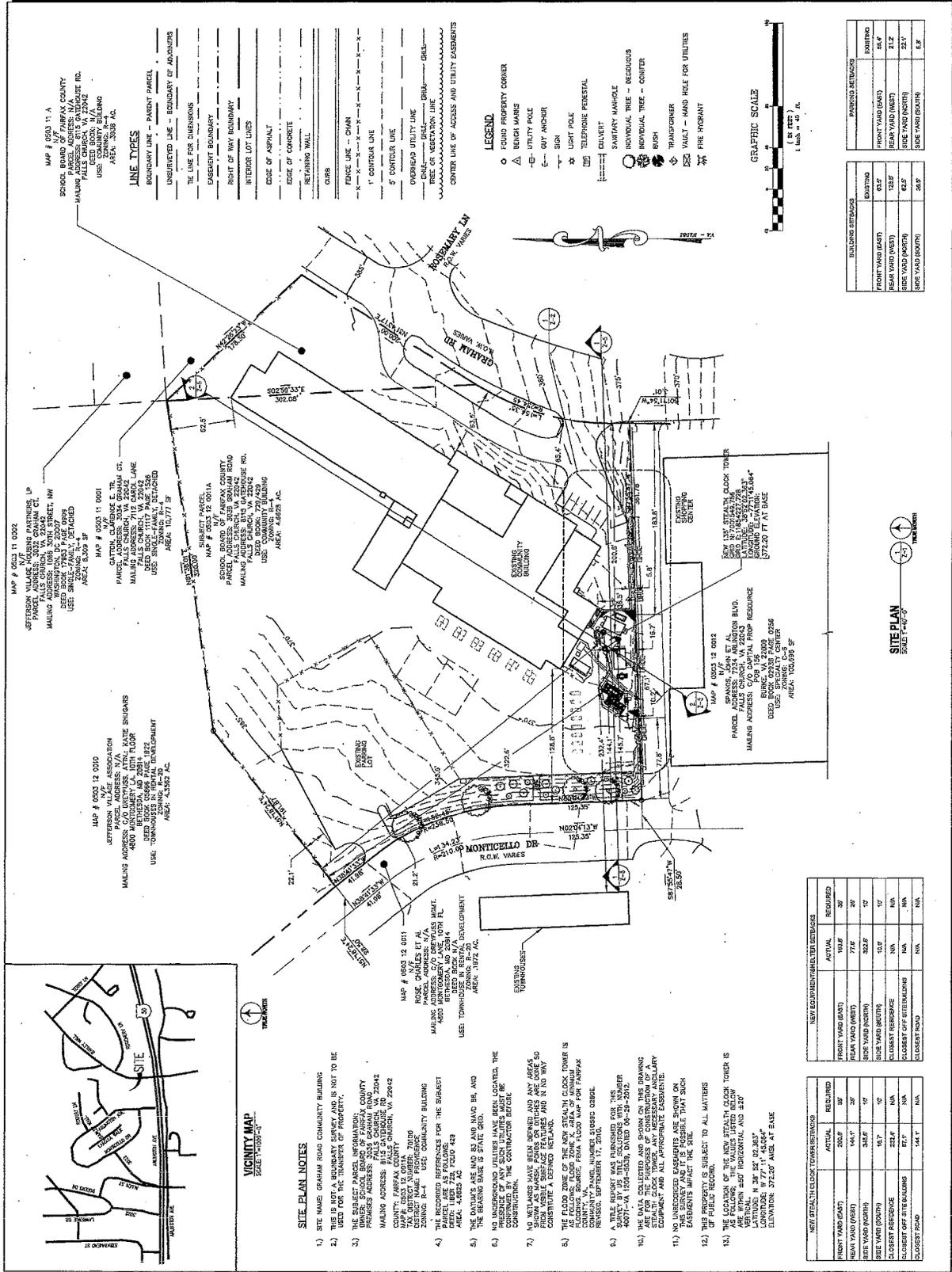


Milestone
COMMUNICATIONS

PROJECT NO.: 10953-111
DATE: 11/12/09
ENGINEER: M.A.
SCALE: 1/4" = 1'-0"
DRAWING SCALE IN INCHES

**GRAHAM ROAD
COMMUNITY BUILDING
3035 GRAHAM ROAD
FALLS CHURCH, VA 22042**

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



LINE TYPES
BOUNDARY LINE - PARENT PARCEL
UNDEVELOPED LINE - BOUNDARY OF ADJACENTS
THE LINE FOR DIMENSIONS
DASHED BOUNDARY
RIGHT OF WAY BOUNDARY
INTERIOR LOT LINES
EDGE OF ASPHALT
EDGE OF CONCRETE
RETAINING WALL
CURB
FENCE LINE - CHAIN
CONDUIT LINE
CONTIGUOUS LINE
OVERHEAD UTILITY LINE
CABLE TELEVISION
TELEPHONE
TELEPHONE PERMITAL
SANTARY MANHOLE
INDIVIDUAL TREE - BELEGIOUS
INDIVIDUAL TREE - CENTER
BUSH
TRANSFORMER
ELECTRIC MOUNT - HARD WIRE FOR UTILITIES
FIRE HYDRANT

LEGEND
○ FOUND PROPERTY CORNER
△ BENCH MARK
-U- UTILITY POLE
-G- GAS MAIN
-S- SIGNAL POLE
X LIGHT POLE
□ TELEPHONE PERMITAL
□ SANITARY MANHOLE
○ INDIVIDUAL TREE - BELEGIOUS
○ INDIVIDUAL TREE - CENTER
○ BUSH
◇ TRANSFORMER
ELECTRIC MOUNT - HARD WIRE FOR UTILITIES
FIRE HYDRANT

MAP # 0003 11 0002
JEFFERSON VILLAGE V.P.
PARCEL ADDRESS: 3032 GRAHAM CT.
MAILING ADDRESS: 1081 30TH STREET, NW
DEED BOOK 1783 PAGE 0909
USE: SINGLE-FAMILY, DETACHED
AREA: 8,309 SF

MAP # 0003 11 0001
CATTON, CLARENCE E. TR. CH.
FALLS CHURCH, VA 22042
MAILING ADDRESS: 3032 GRAHAM CT.
DEED BOOK 1783 PAGE 0909
USE: SINGLE-FAMILY, DETACHED
AREA: 10,777 SF

MAP # 0003 12 0011
SCHOOL BOARD OF FAIRFAX COUNTY
FALLS CHURCH, VA 22042
MAILING ADDRESS: 3035 GRAHAM RD.
USE: COMMUNITY BUILDING
AREA: 14,625 AC.

MAP # 0003 12 0010
JEFFERSON VILLAGE ASSOCIATION
MAILING ADDRESS: C/O DREYFUS, ATTN: KATIE SUGGARS
4800 JEFFERSON AVE, 2ND FLOOR
DEED BOOK 0899 PAGE 0272
ZONING: R-20
AREA: 4,358 AC.

MAP # 0003 12 0012
SPANES, JOHN ET AL
FALLS CHURCH, VA 22042
MAILING ADDRESS: 3035 GRAHAM RD.
DEED BOOK 0899 PAGE 0256
USE: SINGLE-FAMILY CENTER
AREA: 10,698 SF

MAP # 0003 12 0011
ROSE, CHARLES ET AL
PARCEL ADDRESS: N/A
MAILING ADDRESS: 4500 MONTICELLO AVE, 10TH FL.
DEED BOOK 1414
USE: TOWNHOUSES IN RESIDENTIAL DEVELOPMENT
AREA: 1872 AC.

MAP # 0003 12 0012
SPANES, JOHN ET AL
FALLS CHURCH, VA 22042
MAILING ADDRESS: 3035 GRAHAM RD.
DEED BOOK 0899 PAGE 0256
USE: SINGLE-FAMILY CENTER
AREA: 10,698 SF

NEW EXISTING/REQUIRED TOWNHOUSES

FRONT YARD (EAST)	REAR YARD (WEST)	SIDE YARD (EAST)	SIDE YARD (WEST)	CLOSET PERFORMANCE	CLOSET OFF SITE BUILDING	CLOSET ROAD
256.0' 30'	164.1' 30'	346.0' 0'	16.7' 0'	N/A	N/A	144.1' 0'

BUILDING FOOTPRINTS

FRONT YARD (EAST)	REAR YARD (WEST)	SIDE YARD (EAST)	SIDE YARD (WEST)
61.0'	123.0'	62.0'	34.0'

PARKING SPACES

FRONT YARD (EAST)	REAR YARD (WEST)	SIDE YARD (EAST)	SIDE YARD (WEST)
84.4'	21.2'	22.7'	5.0'

SITE PLAN NOTES

- 1) SITE NAME: GRAHAM ROAD COMMUNITY BUILDING
- 2) THE SUBJECT PARCEL IS NOT TO BE USED FOR THE TRANSFER OF PROPERTY.
- 3) THE SUBJECT PARCEL INFORMATION UNDER SCHOOL BOARD OF FAIRFAX COUNTY UNDER SPACES, JOHN ET AL, FALLS CHURCH, VA 22042 MAILING ADDRESS: 3035 GRAHAM RD. MAP # 0003 12 0011 CANNOT BE USED FOR PRODUCTION OF A DEVELOPMENT PERMIT.
- 4) THE REQUIRED REFERENCING FOR THE SUBJECT PARCEL IS: 3035 GRAHAM RD. AREA: 14,625 AC.
- 5) THE REQUIRED REFERENCING FOR THE SUBJECT PARCEL IS: 3035 GRAHAM RD. AREA: 14,625 AC.
- 6) NO UNDERGROUND UTILITIES HAVE BEEN LOCATED. THE PRESENCE OF ANY SUCH UTILITIES MUST BE DETERMINED BY THE CONTRACTOR BEFORE CONSTRUCTION.
- 7) NO WETLANDS HAVE BEEN DETERMINED AND ANY AREAS OF POTENTIAL WETLANDS SHALL BE DETERMINED BY USFWS SO AS TO CONSTITUTE A DEFENDABLE WETLAND.
- 8) THE FLOOD ZONE OF THE NEW STEALTH CLOCK TOWER IS FLOODING. SOURCE: FEMA FLOOD MAP FOR FAIRFAX COUNTY, SEPTEMBER 17, 2010.
- 9) THE FLOOD ZONE OF THE NEW STEALTH CLOCK TOWER IS FLOODING. SOURCE: FEMA FLOOD MAP FOR FAIRFAX COUNTY, SEPTEMBER 17, 2010.
- 10) THE DATA COLLECTED AND SHOWN ON THE DRAWING ARE WITHIN ±50' HORIZONTAL AND ±30' VERTICAL. IN THE EVENT OF ANY NECESSARY ANCHORAGE EQUIPMENT AND ALL APPROPRIATE EASEMENTS AND EXEMPTIONS IMPACT THE SITE.
- 11) THE PROPERTY IS SUBJECT TO ALL MATTERS OF PUBLIC RECORD.
- 12) THE LOCATION OF THE NEW STEALTH CLOCK TOWER IS WITHIN ±50' HORIZONTAL AND ±30' VERTICAL. IN THE EVENT OF ANY NECESSARY ANCHORAGE EQUIPMENT AND ALL APPROPRIATE EASEMENTS AND EXEMPTIONS IMPACT THE SITE.
- 13) THE LOCATION OF THE NEW STEALTH CLOCK TOWER IS WITHIN ±50' HORIZONTAL AND ±30' VERTICAL. IN THE EVENT OF ANY NECESSARY ANCHORAGE EQUIPMENT AND ALL APPROPRIATE EASEMENTS AND EXEMPTIONS IMPACT THE SITE.

VICINITY MAP
SCALE: 1"=500'-0"

NEW EXISTING/REQUIRED TOWNHOUSES

FRONT YARD (EAST)	REAR YARD (WEST)	SIDE YARD (EAST)	SIDE YARD (WEST)	CLOSET PERFORMANCE	CLOSET OFF SITE BUILDING	CLOSET ROAD
256.0' 30'	164.1' 30'	346.0' 0'	16.7' 0'	N/A	N/A	144.1' 0'

BUILDING FOOTPRINTS

FRONT YARD (EAST)	REAR YARD (WEST)	SIDE YARD (EAST)	SIDE YARD (WEST)
61.0'	123.0'	62.0'	34.0'

PARKING SPACES

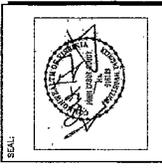
FRONT YARD (EAST)	REAR YARD (WEST)	SIDE YARD (EAST)	SIDE YARD (WEST)
84.4'	21.2'	22.7'	5.0'

entrex
COMMUNICATIONS SERVICES, INC.

8800 Rockledge Drive, Suite 650
Bethesda, MD 20817
Phone: 301-461-1000
Fax: 301-461-0381

SUBMITTALS

DATE	DESCRIPTION
08-29-02	ISSUE FOR PERMIT



Milestone COMMUNICATIONS

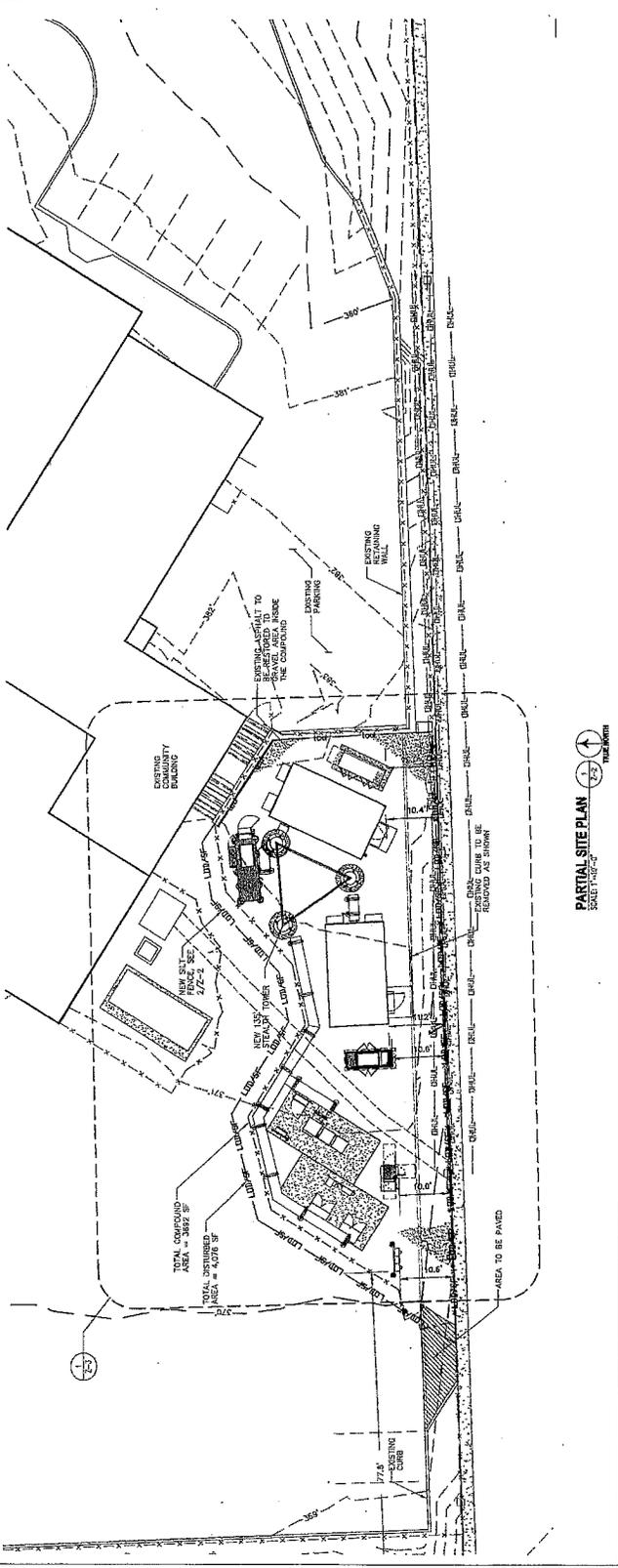
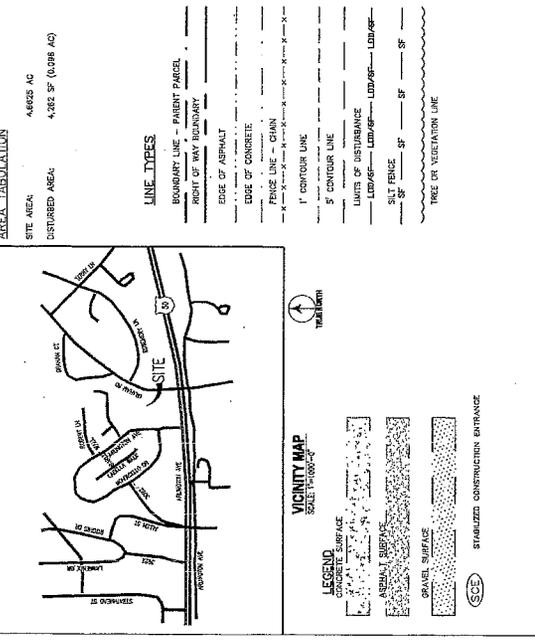
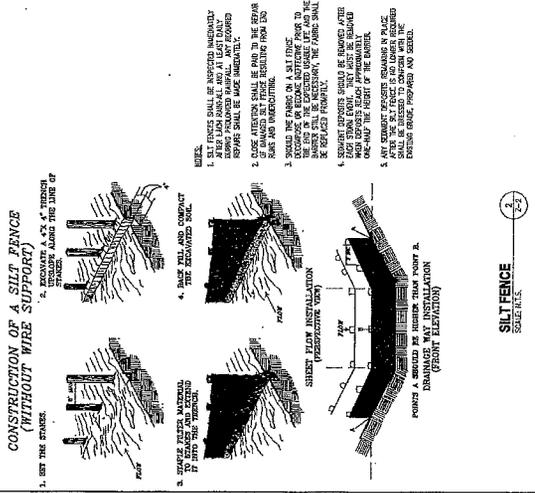
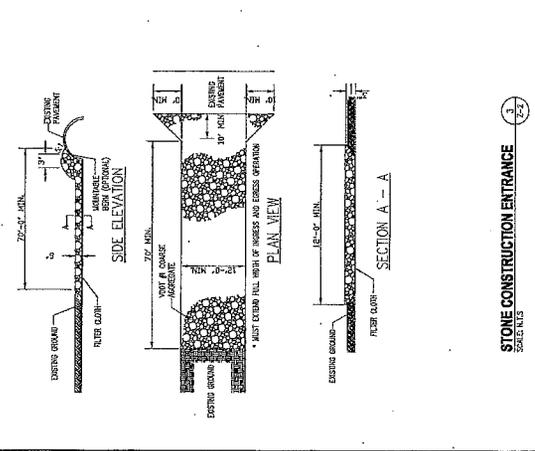
PROJECT NO.: 10550.111
DESIGNER: M.A.
ENGINEER: M.A.M.

SCALE:
GRAPHIC SCALE IN INCHES

**GRAHAM ROAD
COMMUNITY BUILDING
3608 GRAHAM ROAD
FALLS CHURCH, VA 22042**

TITLE:
**PARTIAL
SITE PLAN**

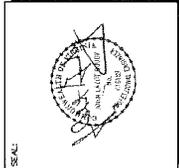
SHEET NUMBER:
Z-2



PARTIAL SITE PLAN
SCALE: 1/8" = 1'-0"

entrex
 Communications Services, Inc.
 6600 Rockledge Drive, Suite 550
 Bethesda, MD 20817
 Phone: 202-468-0960
 Fax: 202-468-0961

DATE	DESCRIPTION
07-30-12	ISSUE FOR PERMIT
08-08-12	ISSUE FOR PERMIT
08-20-12	ISSUE FOR PERMIT
08-29-12	ISSUE FOR PERMIT
09-14-12	ISSUE FOR PERMIT
10-13-12	ISSUE FOR PERMIT
12-20-12	ISSUE FOR PERMIT
02-26-13	ISSUE FOR PERMIT
04-17-13	ISSUE FOR PERMIT

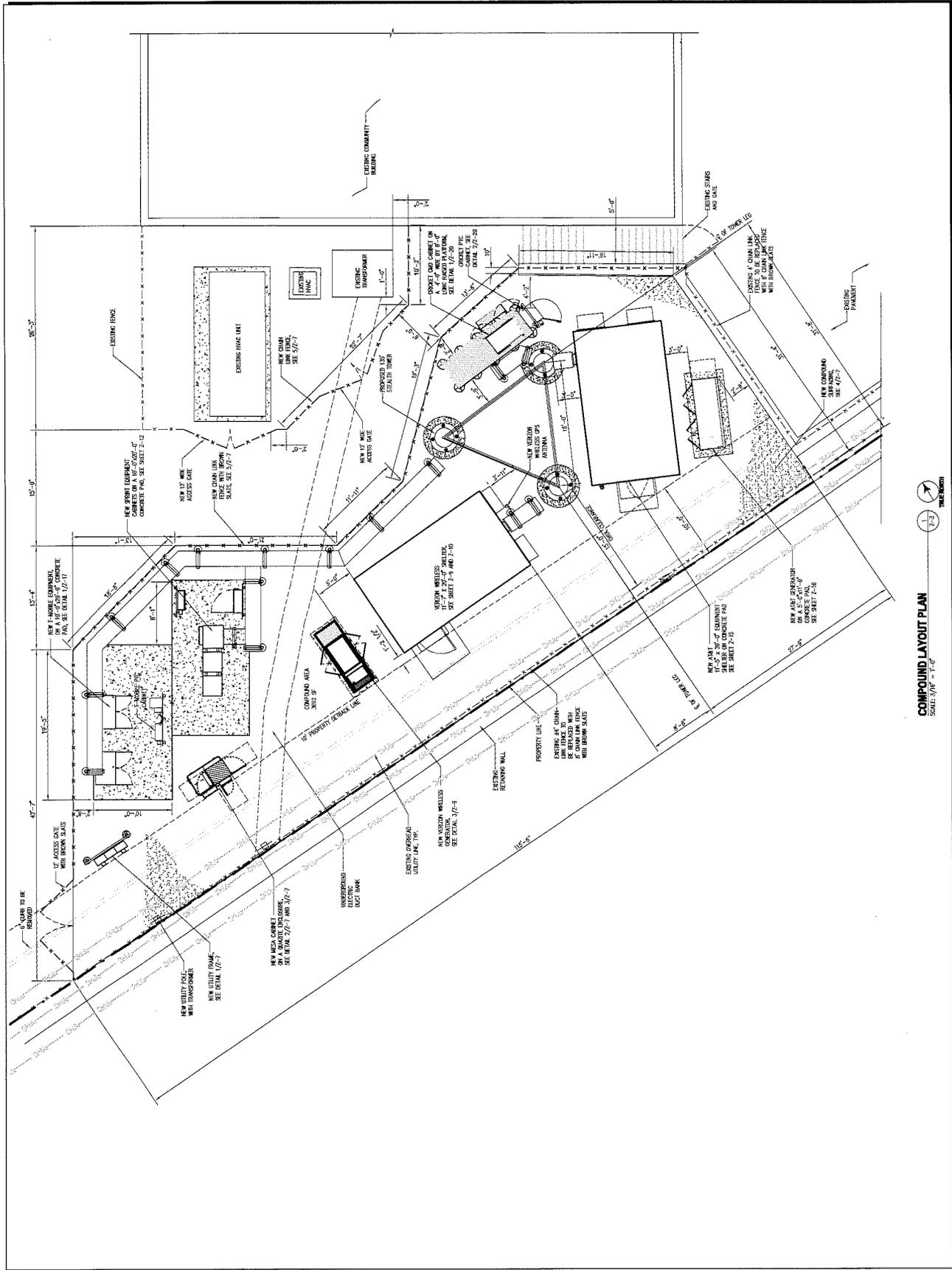


Milestone
 COMMUNICATIONS

PROJECT NO.: 1050111
 DESIGNER: N.A.
 ENGINEER: N.A.
 SCALE: 1/8" = 1'-0"
 GRAPHIC SCALE IN INCHES

**GRAHAM ROAD
 COMMUNITY BUILDING**
 3636 GRAHAM ROAD
 FALLS CHURCH, VA 22042

TITLE: **COMPOUND PLAN**
 SHEET NUMBER: **Z-3**



COMPOUND LAYOUT PLAN
 SCALE: 3/16" = 1'-0"
 1/8" = 1'-0"
 1/4" = 1'-0"
 1/2" = 1'-0"
 3/4" = 1'-0"
 1" = 1'-0"
 1 1/4" = 1'-0"
 1 1/2" = 1'-0"
 1 3/4" = 1'-0"
 2" = 1'-0"
 2 1/4" = 1'-0"
 2 1/2" = 1'-0"
 2 3/4" = 1'-0"
 3" = 1'-0"
 3 1/4" = 1'-0"
 3 1/2" = 1'-0"
 3 3/4" = 1'-0"
 4" = 1'-0"
 4 1/4" = 1'-0"
 4 1/2" = 1'-0"
 4 3/4" = 1'-0"
 5" = 1'-0"
 5 1/4" = 1'-0"
 5 1/2" = 1'-0"
 5 3/4" = 1'-0"
 6" = 1'-0"
 6 1/4" = 1'-0"
 6 1/2" = 1'-0"
 6 3/4" = 1'-0"
 7" = 1'-0"
 7 1/4" = 1'-0"
 7 1/2" = 1'-0"
 7 3/4" = 1'-0"
 8" = 1'-0"
 8 1/4" = 1'-0"
 8 1/2" = 1'-0"
 8 3/4" = 1'-0"
 9" = 1'-0"
 9 1/4" = 1'-0"
 9 1/2" = 1'-0"
 9 3/4" = 1'-0"
 10" = 1'-0"
 10 1/4" = 1'-0"
 10 1/2" = 1'-0"
 10 3/4" = 1'-0"
 11" = 1'-0"
 11 1/4" = 1'-0"
 11 1/2" = 1'-0"
 11 3/4" = 1'-0"
 12" = 1'-0"
 12 1/4" = 1'-0"
 12 1/2" = 1'-0"
 12 3/4" = 1'-0"
 13" = 1'-0"
 13 1/4" = 1'-0"
 13 1/2" = 1'-0"
 13 3/4" = 1'-0"
 14" = 1'-0"
 14 1/4" = 1'-0"
 14 1/2" = 1'-0"
 14 3/4" = 1'-0"
 15" = 1'-0"
 15 1/4" = 1'-0"
 15 1/2" = 1'-0"
 15 3/4" = 1'-0"
 16" = 1'-0"
 16 1/4" = 1'-0"
 16 1/2" = 1'-0"
 16 3/4" = 1'-0"
 17" = 1'-0"
 17 1/4" = 1'-0"
 17 1/2" = 1'-0"
 17 3/4" = 1'-0"
 18" = 1'-0"
 18 1/4" = 1'-0"
 18 1/2" = 1'-0"
 18 3/4" = 1'-0"
 19" = 1'-0"
 19 1/4" = 1'-0"
 19 1/2" = 1'-0"
 19 3/4" = 1'-0"
 20" = 1'-0"
 20 1/4" = 1'-0"
 20 1/2" = 1'-0"
 20 3/4" = 1'-0"
 21" = 1'-0"
 21 1/4" = 1'-0"
 21 1/2" = 1'-0"
 21 3/4" = 1'-0"
 22" = 1'-0"
 22 1/4" = 1'-0"
 22 1/2" = 1'-0"
 22 3/4" = 1'-0"
 23" = 1'-0"
 23 1/4" = 1'-0"
 23 1/2" = 1'-0"
 23 3/4" = 1'-0"
 24" = 1'-0"
 24 1/4" = 1'-0"
 24 1/2" = 1'-0"
 24 3/4" = 1'-0"
 25" = 1'-0"
 25 1/4" = 1'-0"
 25 1/2" = 1'-0"
 25 3/4" = 1'-0"
 26" = 1'-0"
 26 1/4" = 1'-0"
 26 1/2" = 1'-0"
 26 3/4" = 1'-0"
 27" = 1'-0"
 27 1/4" = 1'-0"
 27 1/2" = 1'-0"
 27 3/4" = 1'-0"
 28" = 1'-0"
 28 1/4" = 1'-0"
 28 1/2" = 1'-0"
 28 3/4" = 1'-0"
 29" = 1'-0"
 29 1/4" = 1'-0"
 29 1/2" = 1'-0"
 29 3/4" = 1'-0"
 30" = 1'-0"
 30 1/4" = 1'-0"
 30 1/2" = 1'-0"
 30 3/4" = 1'-0"
 31" = 1'-0"
 31 1/4" = 1'-0"
 31 1/2" = 1'-0"
 31 3/4" = 1'-0"
 32" = 1'-0"
 32 1/4" = 1'-0"
 32 1/2" = 1'-0"
 32 3/4" = 1'-0"
 33" = 1'-0"
 33 1/4" = 1'-0"
 33 1/2" = 1'-0"
 33 3/4" = 1'-0"
 34" = 1'-0"
 34 1/4" = 1'-0"
 34 1/2" = 1'-0"
 34 3/4" = 1'-0"
 35" = 1'-0"
 35 1/4" = 1'-0"
 35 1/2" = 1'-0"
 35 3/4" = 1'-0"
 36" = 1'-0"
 36 1/4" = 1'-0"
 36 1/2" = 1'-0"
 36 3/4" = 1'-0"
 37" = 1'-0"
 37 1/4" = 1'-0"
 37 1/2" = 1'-0"
 37 3/4" = 1'-0"
 38" = 1'-0"
 38 1/4" = 1'-0"
 38 1/2" = 1'-0"
 38 3/4" = 1'-0"
 39" = 1'-0"
 39 1/4" = 1'-0"
 39 1/2" = 1'-0"
 39 3/4" = 1'-0"
 40" = 1'-0"
 40 1/4" = 1'-0"
 40 1/2" = 1'-0"
 40 3/4" = 1'-0"
 41" = 1'-0"
 41 1/4" = 1'-0"
 41 1/2" = 1'-0"
 41 3/4" = 1'-0"
 42" = 1'-0"
 42 1/4" = 1'-0"
 42 1/2" = 1'-0"
 42 3/4" = 1'-0"
 43" = 1'-0"
 43 1/4" = 1'-0"
 43 1/2" = 1'-0"
 43 3/4" = 1'-0"
 44" = 1'-0"
 44 1/4" = 1'-0"
 44 1/2" = 1'-0"
 44 3/4" = 1'-0"
 45" = 1'-0"
 45 1/4" = 1'-0"
 45 1/2" = 1'-0"
 45 3/4" = 1'-0"
 46" = 1'-0"
 46 1/4" = 1'-0"
 46 1/2" = 1'-0"
 46 3/4" = 1'-0"
 47" = 1'-0"
 47 1/4" = 1'-0"
 47 1/2" = 1'-0"
 47 3/4" = 1'-0"
 48" = 1'-0"
 48 1/4" = 1'-0"
 48 1/2" = 1'-0"
 48 3/4" = 1'-0"
 49" = 1'-0"
 49 1/4" = 1'-0"
 49 1/2" = 1'-0"
 49 3/4" = 1'-0"
 50" = 1'-0"
 50 1/4" = 1'-0"
 50 1/2" = 1'-0"
 50 3/4" = 1'-0"
 51" = 1'-0"
 51 1/4" = 1'-0"
 51 1/2" = 1'-0"
 51 3/4" = 1'-0"
 52" = 1'-0"
 52 1/4" = 1'-0"
 52 1/2" = 1'-0"
 52 3/4" = 1'-0"
 53" = 1'-0"
 53 1/4" = 1'-0"
 53 1/2" = 1'-0"
 53 3/4" = 1'-0"
 54" = 1'-0"
 54 1/4" = 1'-0"
 54 1/2" = 1'-0"
 54 3/4" = 1'-0"
 55" = 1'-0"
 55 1/4" = 1'-0"
 55 1/2" = 1'-0"
 55 3/4" = 1'-0"
 56" = 1'-0"
 56 1/4" = 1'-0"
 56 1/2" = 1'-0"
 56 3/4" = 1'-0"
 57" = 1'-0"
 57 1/4" = 1'-0"
 57 1/2" = 1'-0"
 57 3/4" = 1'-0"
 58" = 1'-0"
 58 1/4" = 1'-0"
 58 1/2" = 1'-0"
 58 3/4" = 1'-0"
 59" = 1'-0"
 59 1/4" = 1'-0"
 59 1/2" = 1'-0"
 59 3/4" = 1'-0"
 60" = 1'-0"
 60 1/4" = 1'-0"
 60 1/2" = 1'-0"
 60 3/4" = 1'-0"
 61" = 1'-0"
 61 1/4" = 1'-0"
 61 1/2" = 1'-0"
 61 3/4" = 1'-0"
 62" = 1'-0"
 62 1/4" = 1'-0"
 62 1/2" = 1'-0"
 62 3/4" = 1'-0"
 63" = 1'-0"
 63 1/4" = 1'-0"
 63 1/2" = 1'-0"
 63 3/4" = 1'-0"
 64" = 1'-0"
 64 1/4" = 1'-0"
 64 1/2" = 1'-0"
 64 3/4" = 1'-0"
 65" = 1'-0"
 65 1/4" = 1'-0"
 65 1/2" = 1'-0"
 65 3/4" = 1'-0"
 66" = 1'-0"
 66 1/4" = 1'-0"
 66 1/2" = 1'-0"
 66 3/4" = 1'-0"
 67" = 1'-0"
 67 1/4" = 1'-0"
 67 1/2" = 1'-0"
 67 3/4" = 1'-0"
 68" = 1'-0"
 68 1/4" = 1'-0"
 68 1/2" = 1'-0"
 68 3/4" = 1'-0"
 69" = 1'-0"
 69 1/4" = 1'-0"
 69 1/2" = 1'-0"
 69 3/4" = 1'-0"
 70" = 1'-0"
 70 1/4" = 1'-0"
 70 1/2" = 1'-0"
 70 3/4" = 1'-0"
 71" = 1'-0"
 71 1/4" = 1'-0"
 71 1/2" = 1'-0"
 71 3/4" = 1'-0"
 72" = 1'-0"
 72 1/4" = 1'-0"
 72 1/2" = 1'-0"
 72 3/4" = 1'-0"
 73" = 1'-0"
 73 1/4" = 1'-0"
 73 1/2" = 1'-0"
 73 3/4" = 1'-0"
 74" = 1'-0"
 74 1/4" = 1'-0"
 74 1/2" = 1'-0"
 74 3/4" = 1'-0"
 75" = 1'-0"
 75 1/4" = 1'-0"
 75 1/2" = 1'-0"
 75 3/4" = 1'-0"
 76" = 1'-0"
 76 1/4" = 1'-0"
 76 1/2" = 1'-0"
 76 3/4" = 1'-0"
 77" = 1'-0"
 77 1/4" = 1'-0"
 77 1/2" = 1'-0"
 77 3/4" = 1'-0"
 78" = 1'-0"
 78 1/4" = 1'-0"
 78 1/2" = 1'-0"
 78 3/4" = 1'-0"
 79" = 1'-0"
 79 1/4" = 1'-0"
 79 1/2" = 1'-0"
 79 3/4" = 1'-0"
 80" = 1'-0"
 80 1/4" = 1'-0"
 80 1/2" = 1'-0"
 80 3/4" = 1'-0"
 81" = 1'-0"
 81 1/4" = 1'-0"
 81 1/2" = 1'-0"
 81 3/4" = 1'-0"
 82" = 1'-0"
 82 1/4" = 1'-0"
 82 1/2" = 1'-0"
 82 3/4" = 1'-0"
 83" = 1'-0"
 83 1/4" = 1'-0"
 83 1/2" = 1'-0"
 83 3/4" = 1'-0"
 84" = 1'-0"
 84 1/4" = 1'-0"
 84 1/2" = 1'-0"
 84 3/4" = 1'-0"
 85" = 1'-0"
 85 1/4" = 1'-0"
 85 1/2" = 1'-0"
 85 3/4" = 1'-0"
 86" = 1'-0"
 86 1/4" = 1'-0"
 86 1/2" = 1'-0"
 86 3/4" = 1'-0"
 87" = 1'-0"
 87 1/4" = 1'-0"
 87 1/2" = 1'-0"
 87 3/4" = 1'-0"
 88" = 1'-0"
 88 1/4" = 1'-0"
 88 1/2" = 1'-0"
 88 3/4" = 1'-0"
 89" = 1'-0"
 89 1/4" = 1'-0"
 89 1/2" = 1'-0"
 89 3/4" = 1'-0"
 90" = 1'-0"
 90 1/4" = 1'-0"
 90 1/2" = 1'-0"
 90 3/4" = 1'-0"
 91" = 1'-0"
 91 1/4" = 1'-0"
 91 1/2" = 1'-0"
 91 3/4" = 1'-0"
 92" = 1'-0"
 92 1/4" = 1'-0"
 92 1/2" = 1'-0"
 92 3/4" = 1'-0"
 93" = 1'-0"
 93 1/4" = 1'-0"
 93 1/2" = 1'-0"
 93 3/4" = 1'-0"
 94" = 1'-0"
 94 1/4" = 1'-0"
 94 1/2" = 1'-0"
 94 3/4" = 1'-0"
 95" = 1'-0"
 95 1/4" = 1'-0"
 95 1/2" = 1'-0"
 95 3/4" = 1'-0"
 96" = 1'-0"
 96 1/4" = 1'-0"
 96 1/2" = 1'-0"
 96 3/4" = 1'-0"
 97" = 1'-0"
 97 1/4" = 1'-0"
 97 1/2" = 1'-0"
 97 3/4" = 1'-0"
 98" = 1'-0"
 98 1/4" = 1'-0"
 98 1/2" = 1'-0"
 98 3/4" = 1'-0"
 99" = 1'-0"
 99 1/4" = 1'-0"
 99 1/2" = 1'-0"
 99 3/4" = 1'-0"
 100" = 1'-0"



6800 Rockledge Drive, Suite 550
Baltimore, MD 21287
Phone: 202-488-8888
Fax: 202-488-0881

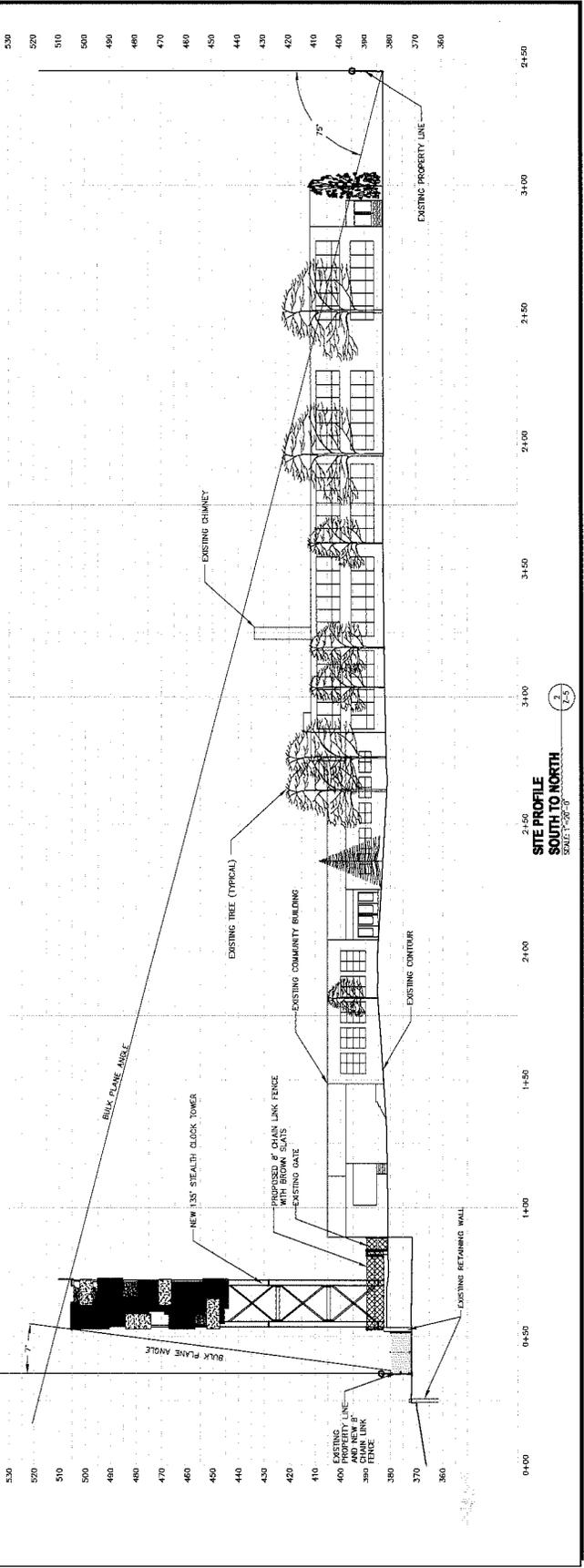
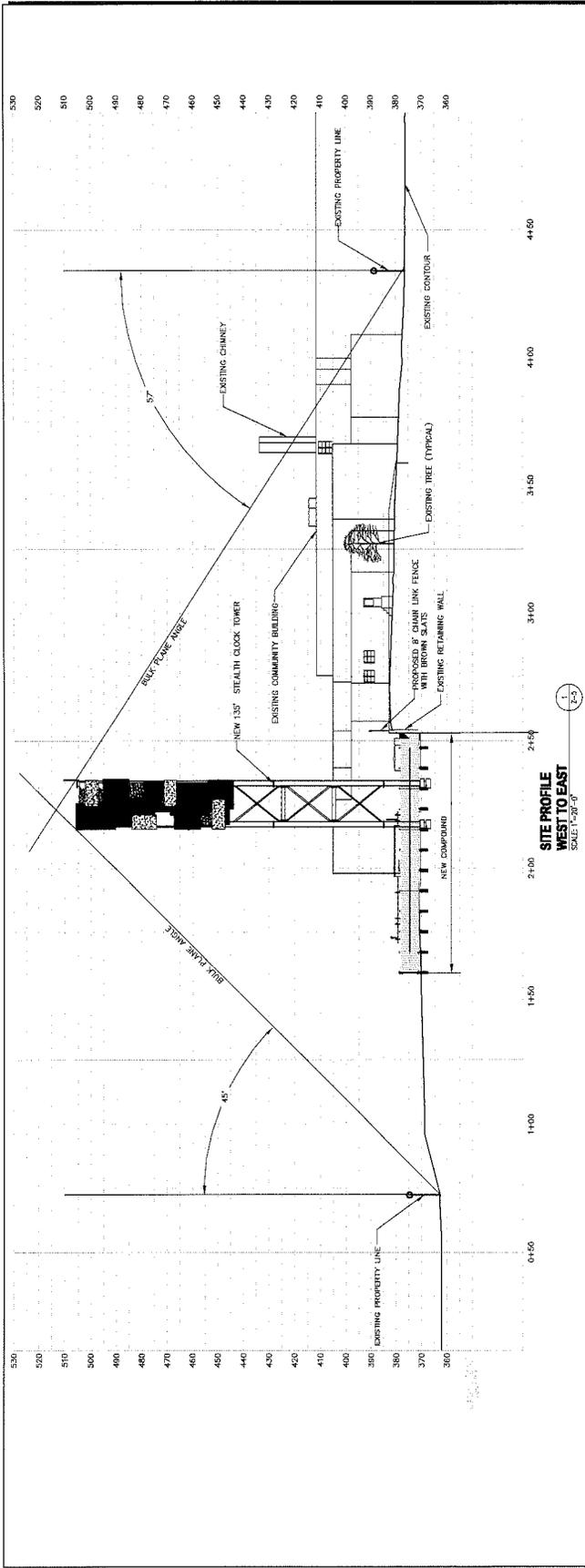
DATE	DESCRIPTION	REV.
07-26-12	ZONING REVIEW	
08-08-12	ZONING REVIEW	
08-09-12	ZONING REVIEW	
08-22-12	REVISED COMPING	
08-24-12	SPLIT COMMENTS	
09-11-12	REVISED COMPING	
10-12-12	ZONING COMMENTS	
10-29-12	COUNTY COMMENTS	
04-17-13	URBAN FORESTRY COMMENTS	



PROJECT NO. 1050.111
DESIGNER: R.S.
ENGINEER: M.M.
SCALE: 0 1/2" = 1' GRAPHIC SCALE IN FEET

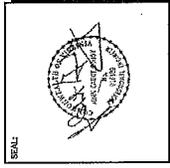
**GRAHAM ROAD
COMMUNITY BUILDING**
3838 GRAHAM ROAD
FALLS CHURCH, VA 22042

TITLE: **SITE PROFILES**
SHEET NUMBER: **Z-5**



entrex
 communication services, Inc.
 6900 Rockledge Drive, Suite 500
 Falls Church, VA 22042
 Phone: 202-448-0990
 Fax: 202-448-0991

DATE	OCCUPATION	REV.
07-24-12	DESIGN REVIEW	
08-09-12	DESIGN REVIEW	
08-16-12	DESIGN REVIEW	
08-24-12	DESIGN REVIEW	
08-24-12	PERMIT COMMENTS	
10-04-12	REVISED PERMIT/COMMENTS	
12-12-12	DESIGN COMMENTS	
12-21-12	DESIGN COMMENTS	
02-28-13	PERMIT COMMENTS	

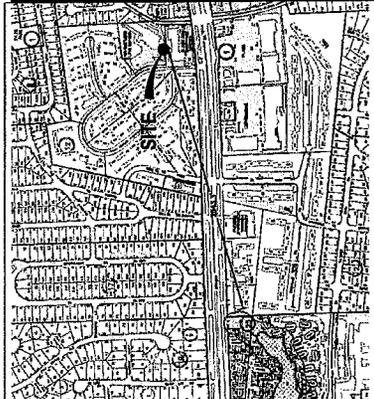


Milestone
 COMMUNICATIONS

PROJECT NO.: 1055111
 DESIGNER: M.A.
 ENGINEER: M.M.
 SCALE: 1/4" = 1'-0"
 GRAPHIC SCALE IN INCHES

GRAHAM ROAD
 COMMUNITY BUILDING
 3036 GRAHAM ROAD
 FALLS CHURCH, VA 22042

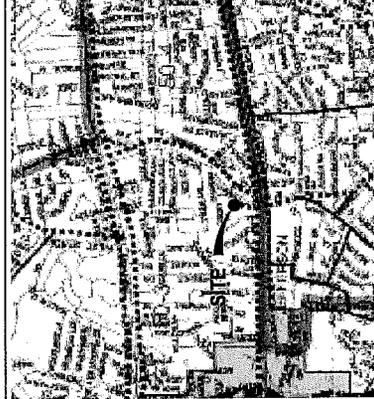
TITLE:
CIVIL MAPS
 SHEET NUMBER:
Z-6



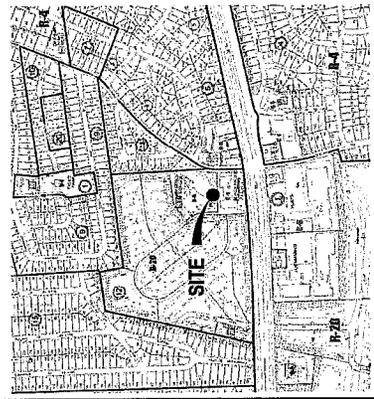
RESOURCE MANAGEMENT MAP
 SCALE: 1"=500'
 SOURCE: FAIRFAX COUNTY COMPREHENSIVE PLANS
 NOTES:
 THE PROJECT SITE IS LOCATED APPROXIMATELY 2.5 MILE
 FROM THE NEAREST RESOURCE PROTECTION AREA.



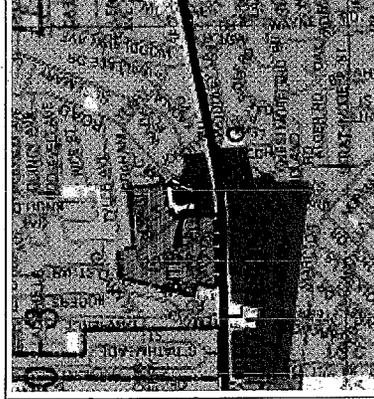
SOILS MAP
 SCALE: 1"=500'
 SOURCE: FAIRFAX COUNTY COMPREHENSIVE PLANS
 MAP SECTION: 30-2
 NOTES:
 SOIL TYPE IS
 SOIL NAME: EUTECALIC SCL CLAM
 SOIL TYPE: UG
 SOIL USE: BENTON CLAY



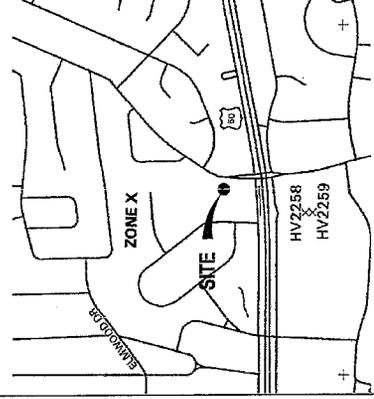
TRAIL MAP
 SCALE: 1"=500'
 SOURCE: FAIRFAX COUNTY COMPREHENSIVE PLANS
 NOTES:
 THERE ARE TWO KNOWN MAINTAINED PAVED TRAIL SYSTEMS ALONG AN ROUTE IN UO
 AND THE MAINTAINED TRAIL SYSTEM ALONG GRAHAM ROAD.



ZONING MAP
 SCALE: 1"=500'
 SOURCE: FAIRFAX COUNTY COMPREHENSIVE PLANS
 NOTES:
 THE PROJECT SITE IS LOCATED IN A RESIDENTIAL AREA R-4.



LAND USE MAP
 SCALE: 1"=500'
 SOURCE: FAIRFAX COUNTY COMPREHENSIVE PLANS
 NOTES:
 THE PROJECT SITE IS LOCATED IN A RESIDENTIAL AREA R-4.



FLOOD ZONE MAP
 SCALE: 1"=500'
 SOURCE: FEMA FLOOD INSURANCE RATE MAPS
 COMMUNITY PANEL NUMBER: 50002 0002 E, SEPTEMBER 11, 2010
 NOTES:
 THE PROJECT SITE IS LOCATED IN FLOOD ZONE X, AREAS DETERMINED
 TO BE OUTSIDE 500-YEAR FLOOD PLAIN.

entrex
communication services, inc.

6800 Rockledge Drive, Suite 506
Bethesda, MD 20817
Tel: 301-461-8800
Fax: 301-461-8881

DATE	DESCRIPTION	BY
07-26-12	ISSUE 01	JK
07-26-12	ISSUE 02	JK
07-26-12	ISSUE 03	JK
07-26-12	ISSUE 04	JK
07-26-12	ISSUE 05	JK
07-26-12	ISSUE 06	JK
07-26-12	ISSUE 07	JK
07-26-12	ISSUE 08	JK
07-26-12	ISSUE 09	JK
07-26-12	ISSUE 10	JK
07-26-12	ISSUE 11	JK
07-26-12	ISSUE 12	JK
07-26-12	ISSUE 13	JK
07-26-12	ISSUE 14	JK
07-26-12	ISSUE 15	JK
07-26-12	ISSUE 16	JK
07-26-12	ISSUE 17	JK
07-26-12	ISSUE 18	JK
07-26-12	ISSUE 19	JK
07-26-12	ISSUE 20	JK
07-26-12	ISSUE 21	JK
07-26-12	ISSUE 22	JK
07-26-12	ISSUE 23	JK
07-26-12	ISSUE 24	JK
07-26-12	ISSUE 25	JK
07-26-12	ISSUE 26	JK
07-26-12	ISSUE 27	JK
07-26-12	ISSUE 28	JK
07-26-12	ISSUE 29	JK
07-26-12	ISSUE 30	JK



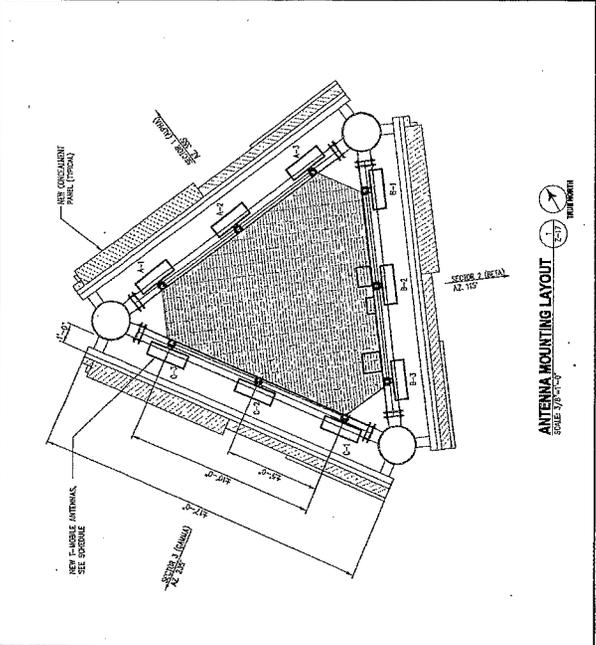
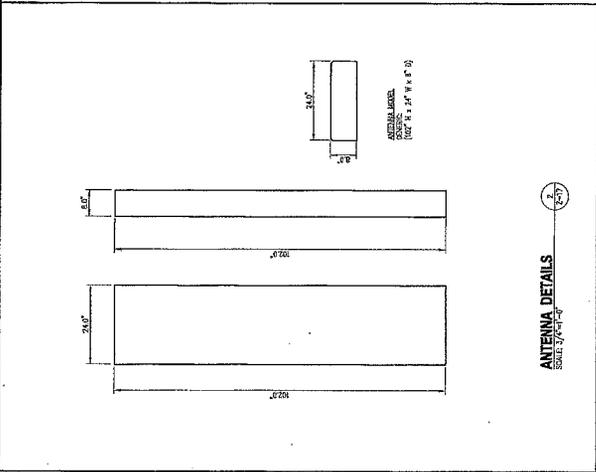
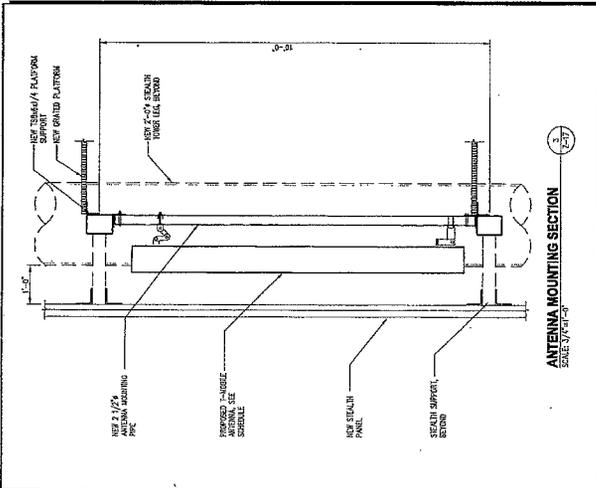
Milestone
COMMUNICATIONS

PROJECT NO.: 1056211
ADDRESS: 3035 GRAHAM ROAD
CITY: FALLS CHURCH, VA 22042
STATE: VA
SCALE: 1/8" = 1'-0"

GRAHAM ROAD
COMMUNITY BUILDING
3035 GRAHAM ROAD
FALLS CHURCH, VA 22042

TITLE:
T-MOBILE ANTENNA
DETAILS AND
SCHEDULES

SHEET NUMBER:
Z-17



RF SYSTEM SCHEDULE (MDT-2C CONFIGURATION)

SECTOR	ANTENNA	TECHNOLOGY	ANTENNA POINT	BAND	ANTENNA MODEL #	VENDOR	AZIMUTH	TILT	HEIGHT	FEEDLINE	TMA MODEL #	VENDOR	CABLE LENGTH	CABLE TYPE	CABLE MODEL #	VENDOR	CABLE TAGGING	COLOR TAGGING	JUMPER TYPE	NUMBER TAGGING	COLOR TAGGING	
ALPHA	A-1	UNITS AHS	RF #1	BWP		N/A	335°	0°	3'	100'-0"	UNITS DD #4	N/A	EXISTING	COAX	EXISTING	N/A	UNITS AHS A1	B	COAX	UNITS AHS A1	B	
		UNITS AHS	RF #2									N/A	EXISTING	COAX	EXISTING	N/A	UNITS AHS A2	B	COAX	UNITS AHS A2	B	
	A-2, A-3	UNITS GSM	OPTICAL #1		B2A								EXISTING	COAX	EXISTING	N/A	UNITS AHS A1		COAX	UNITS AHS A1		
		UNITS LTE AHS	OPTICAL #2		B2A								EXISTING	COAX	EXISTING	N/A	UNITS AHS A2		COAX	UNITS AHS A2		
BETA	B-1	UNITS AHS	RF #1	BWP		N/A	335°	0°	3'	100'-0"	UNITS DD #4	N/A	EXISTING	COAX	EXISTING	N/A	UNITS AHS B1	BB	COAX	UNITS AHS B1	BB	
		UNITS AHS	RF #2									N/A	EXISTING	COAX	EXISTING	N/A	UNITS AHS B2	BB	COAX	UNITS AHS B2	BB	
	B-2, B-3	UNITS GSM	OPTICAL #1		B2A			115°	0°	5'	100'-0"			EXISTING	COAX	EXISTING	N/A	UNITS B1		COAX	UNITS B1	
		UNITS LTE AHS	OPTICAL #2		B2A								EXISTING	COAX	EXISTING	N/A	UNITS B2		COAX	UNITS B2		
GAMMA	C-1	UNITS AHS	RF #1	BWP		N/A	115°	0°	5'	100'-0"	UNITS DD #4	N/A	EXISTING	COAX	EXISTING	ERICSSON	FIBER 1	0	HYBRID	UNITS 1900 B1	RR	
		UNITS AHS	RF #2									N/A	EXISTING	COAX	EXISTING	N/A	UNITS AHS C1	BBB	COAX	UNITS AHS C1	BBB	
	C-2, C-3	UNITS GSM	OPTICAL #1		B2A			235°	0°	4'	100'-0"			EXISTING	COAX	EXISTING	N/A	UNITS C1		COAX	UNITS C1	
		UNITS LTE AHS	OPTICAL #2		B2A								EXISTING	COAX	EXISTING	N/A	UNITS C2		COAX	UNITS C2		

(ANTENNAS CONNECTED VIA SINGLE SHIELD MLE HYBRID GEN2 CABLE)



DATE	SUBMITTALS	BY
07-09-12	ISSUED REVIEW	...
08-09-12	ISSUED REVIEW	...
09-09-12	ISSUED REVIEW	...
10-09-12	ISSUED REVIEW	...
11-09-12	ISSUED REVIEW	...
12-09-12	ISSUED REVIEW	...
01-10-13	ISSUED REVIEW	...
02-10-13	ISSUED REVIEW	...
03-10-13	ISSUED REVIEW	...
04-10-13	ISSUED REVIEW	...
05-10-13	ISSUED REVIEW	...
06-10-13	ISSUED REVIEW	...
07-10-13	ISSUED REVIEW	...
08-10-13	ISSUED REVIEW	...
09-10-13	ISSUED REVIEW	...
10-10-13	ISSUED REVIEW	...
11-10-13	ISSUED REVIEW	...
12-10-13	ISSUED REVIEW	...
01-11-14	ISSUED REVIEW	...
02-11-14	ISSUED REVIEW	...
03-11-14	ISSUED REVIEW	...
04-11-14	ISSUED REVIEW	...
05-11-14	ISSUED REVIEW	...
06-11-14	ISSUED REVIEW	...
07-11-14	ISSUED REVIEW	...
08-11-14	ISSUED REVIEW	...
09-11-14	ISSUED REVIEW	...
10-11-14	ISSUED REVIEW	...
11-11-14	ISSUED REVIEW	...
12-11-14	ISSUED REVIEW	...



PROJECT NO: 1050.111
 BUSINESS: ...
 DESIGNER: ...
 SCALE: ...
 GRAPHIC SCALE IN INCHES

GRAHAM ROAD
 COMMUNITY BUILDING
 3038 GRAHAM ROAD
 FALLS CHURCH, VA 22042

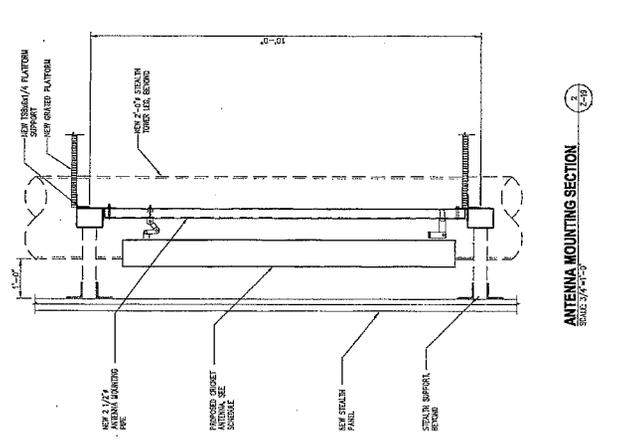
TITLE: CRICKET ANTENNA DETAILS AND SCHEDULE
 SHEET NUMBER: Z-19

ANTENNA INFORMATION			
SECTOR 1	SECTOR 2	SECTOR 3	
MODEL	GENERIC	GENERIC	GENERIC
QUANTITY	3	3	3
ANTENNA WEIGHT (LBS)	N/A	N/A	N/A
MOUNTING BRACKET WEIGHT (LBS)	N/A	N/A	N/A
ANTENNA DIMENSION	102" x 24" x 8"	102" x 24" x 8"	102" x 24" x 8"
RAD CENTER (FT)	90'-0"	90'-0"	90'-0"
ANTENNA HEIGHT (FT)	355	115	235
ELECTRICAL DOWNLEAD	0"	0"	0"
Mechanical DOWNLEAD	0"	0"	0"

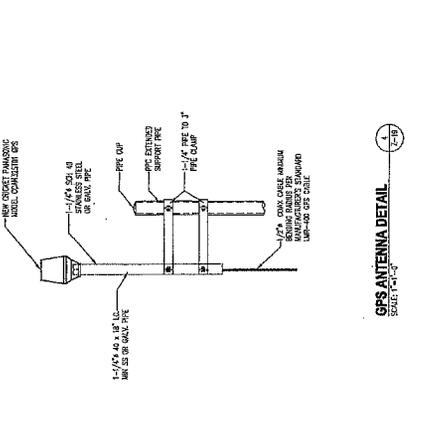
CABLE INFORMATION			
COAX CABLE MFR	HPF	HPF	HPF
COAX CABLE MODEL	LC758 SOL	LC758 SOL	LC758 SOL
COAX CABLE DIA. (IN)	1-5/8"	1-5/8"	1-5/8"
QUANTITY	3	3	3
COAX LENGTH (FT)	130	130	130
COLOR CODE (1)	YELLOW/BROWN	RED/BROWN	GREEN/BROWN
COLOR CODE (2)	YELLOW/WHITE	RED/WHITE	RED/WHITE

ANTENNA AND CABLE INFORMATION

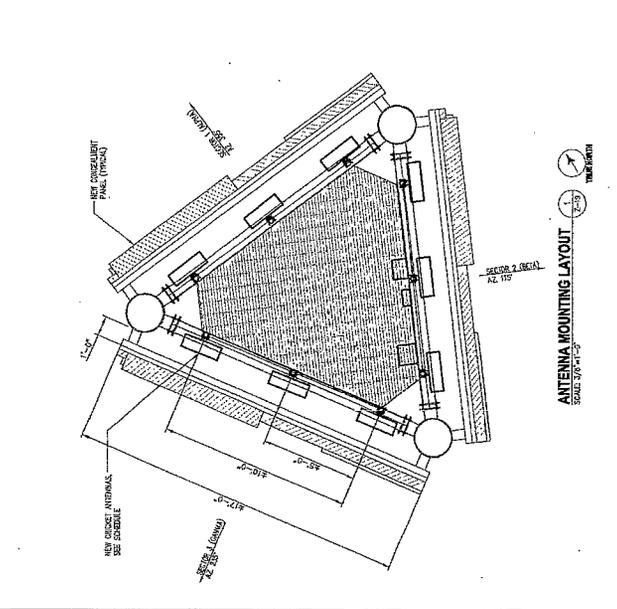
1. EACH USE OF COAX SHALL BE LABELED PERMANENT TO THE COAX CONDUIT EXHAUST 4" BEFORE ANY CONNECTION. COLOR COUPLING IS BY THE COLOR OF THE COAX. THE COAX SHALL BE LABELED WITH THE COLOR OF THE COAX. THE COAX SHALL BE LABELED WITH THE COLOR OF THE COAX. THE COAX SHALL BE LABELED WITH THE COLOR OF THE COAX.
2. ALL NEW COAX USES SHALL BE INSTALLED IN SPECIFIED LOCATIONS AND ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
3. ALL COAX USES SHALL BE INSTALLED IN SPECIFIED LOCATIONS AND ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
4. ALL COAX USES SHALL BE INSTALLED IN SPECIFIED LOCATIONS AND ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
5. COAX SHALL BE INSTALLED TO EACH WATER IMMEDIATELY BEFORE ENTRY INTO INTERIOR AREAS OF THE EQUIPMENT.
6. ALL ANTENNAS (AND SUPPORTING STRUCTURES AS APPLICABLE) SHALL BE ACCURATELY ORIENTED IN THE SPECIFIED DIRECTION.
7. SHEET TEXT SHALL BE PERFORMED BY EXTERNAL CONTRACTOR AND SUBMITTER TO CHECK REPRESENTATIVE TEST SHALL BE PERFORMED PER CRICKET PROGRAM.
8. THE ANTENNA WEIGHT INCLUDES MOUNTING UNIFORM.
9. THE CABLE LENGTH IS THE ACTUAL LENGTH PLUS ONE EXHAUST TO THE NEXT 6 FT INCIDENT.



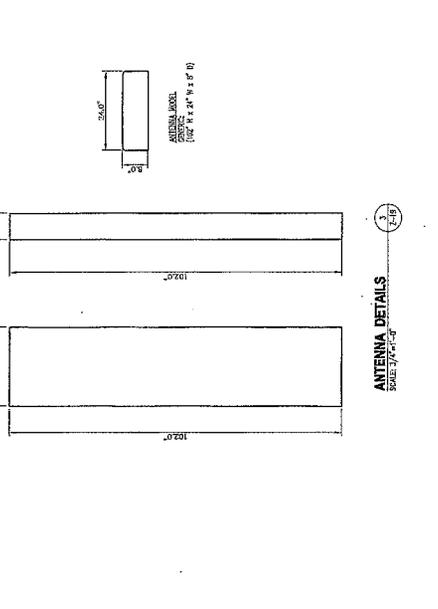
ANTENNA MOUNTING SECTION
 SCALE: 3/4"=1'-0"



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



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

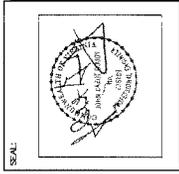


ANTENNA DETAILS
 SCALE: 3/4"=1'-0"

entrex
COMMUNICATIONS SERVICES, INC.

6800 Rockledge Dr., Suite 550
Falls Church, VA 22044
Phone: 703-468-0880
Fax: 703-468-0881

DATE	DESCRIPTION	REV.
07-20-12	ISSUE FOR PERMITS	1.0
08-08-12	ISSUE FOR PERMITS	1.1
08-09-12	ISSUE FOR PERMITS	1.2
08-27-12	ISSUE FOR PERMITS	1.3
09-21-12	ISSUE FOR PERMITS	1.4
10-10-12	ISSUE FOR PERMITS	1.5
12-21-12	ISSUE FOR PERMITS	1.6
02-20-13	ISSUE FOR PERMITS	1.7
04-17-13	ISSUE FOR PERMITS	1.8



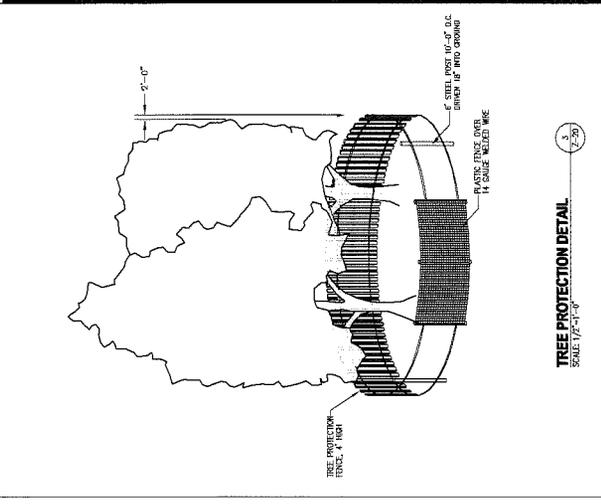
Milestone
COMMUNICATIONS

PROJECT NO.: 1050111
DESIGNER: R.S.
ENGINEER: M.M.
SCALE: 0" = 1/2" = 1'
GRAPHIC SCALE IN FEET

**GRAHAM ROAD
COMMUNITY BUILDING
3036 GRAHAM ROAD
FALLS CHURCH, VA 22042**

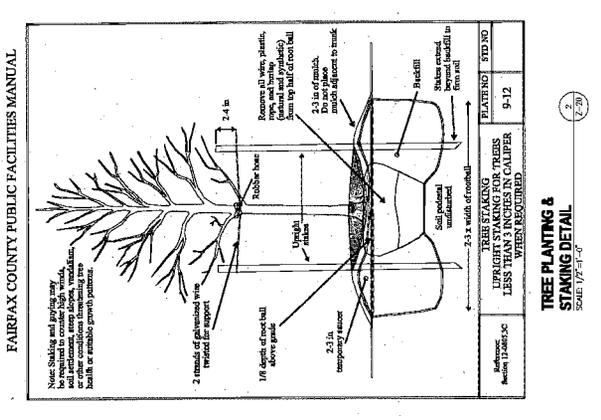
TITLE:
**TRANSITIONAL
SCREENING WAIVER,
LANDSCAPE PLAN,
DETAILS AND NOTES**

SHEET NUMBER:
Z-21



TREE PLANTING NOTES:

1. THE TREE PROTECTION FENCE SHALL BE INSTALLED UNDER THE SUPERVISION OF THE SUPERVISOR OF THE PROJECT. THE FENCE SHALL BE INSTALLED PRIOR TO THE INSTALLATION OF THE SILT FENCE AND ANY CLEARING AND GRADING ACTIVITY.
2. THE TREE PROTECTION FENCE TO BE PLACED 2 FEET OUTSIDE THE SILT FENCE MARKING THE LIMITS OF THE DISTURBANCE/CLEARING AND GRADING.
3. THE TREES AND SHRUBS SHALL BE PLANTED UNDER THE SUPERVISION OF THE ENTREX COMMUNICATIONS ENGINEER.



TREE PROTECTION NOTES:

1. THE TREE PROTECTION FENCE SHALL BE INSTALLED UNDER THE SUPERVISION OF THE SUPERVISOR OF THE PROJECT. THE FENCE SHALL BE INSTALLED PRIOR TO THE INSTALLATION OF THE SILT FENCE AND ANY CLEARING AND GRADING ACTIVITY.
2. THE TREE PROTECTION FENCE TO BE PLACED 2 FEET OUTSIDE THE SILT FENCE MARKING THE LIMITS OF THE DISTURBANCE/CLEARING AND GRADING.
3. THE TREES AND SHRUBS SHALL BE PLANTED UNDER THE SUPERVISION OF THE ENTREX COMMUNICATIONS ENGINEER.

County of Fairfax, Virginia

APR 16, 2013

James H. Smith, P.E., Professional Engineer
License No. 1050111
State of Virginia

Project No.: 1050111
Title: TRANSITIONAL SCREENING WAIVER, LANDSCAPE PLAN, DETAILS AND NOTES

Scale: 0" = 1/2" = 1'

1. I, the undersigned, certify that I am a duly licensed Professional Engineer in the State of Virginia, License No. 1050111, and that I am the author of the design shown on the drawings herein. I am not aware of any falsification of the information provided to me by the client, and I am not aware of any falsification of the information provided to me by the client.

2. I, the undersigned, certify that I am a duly licensed Professional Engineer in the State of Virginia, License No. 1050111, and that I am the author of the design shown on the drawings herein. I am not aware of any falsification of the information provided to me by the client, and I am not aware of any falsification of the information provided to me by the client.

3. I, the undersigned, certify that I am a duly licensed Professional Engineer in the State of Virginia, License No. 1050111, and that I am the author of the design shown on the drawings herein. I am not aware of any falsification of the information provided to me by the client, and I am not aware of any falsification of the information provided to me by the client.

4. I, the undersigned, certify that I am a duly licensed Professional Engineer in the State of Virginia, License No. 1050111, and that I am the author of the design shown on the drawings herein. I am not aware of any falsification of the information provided to me by the client, and I am not aware of any falsification of the information provided to me by the client.

5. I, the undersigned, certify that I am a duly licensed Professional Engineer in the State of Virginia, License No. 1050111, and that I am the author of the design shown on the drawings herein. I am not aware of any falsification of the information provided to me by the client, and I am not aware of any falsification of the information provided to me by the client.

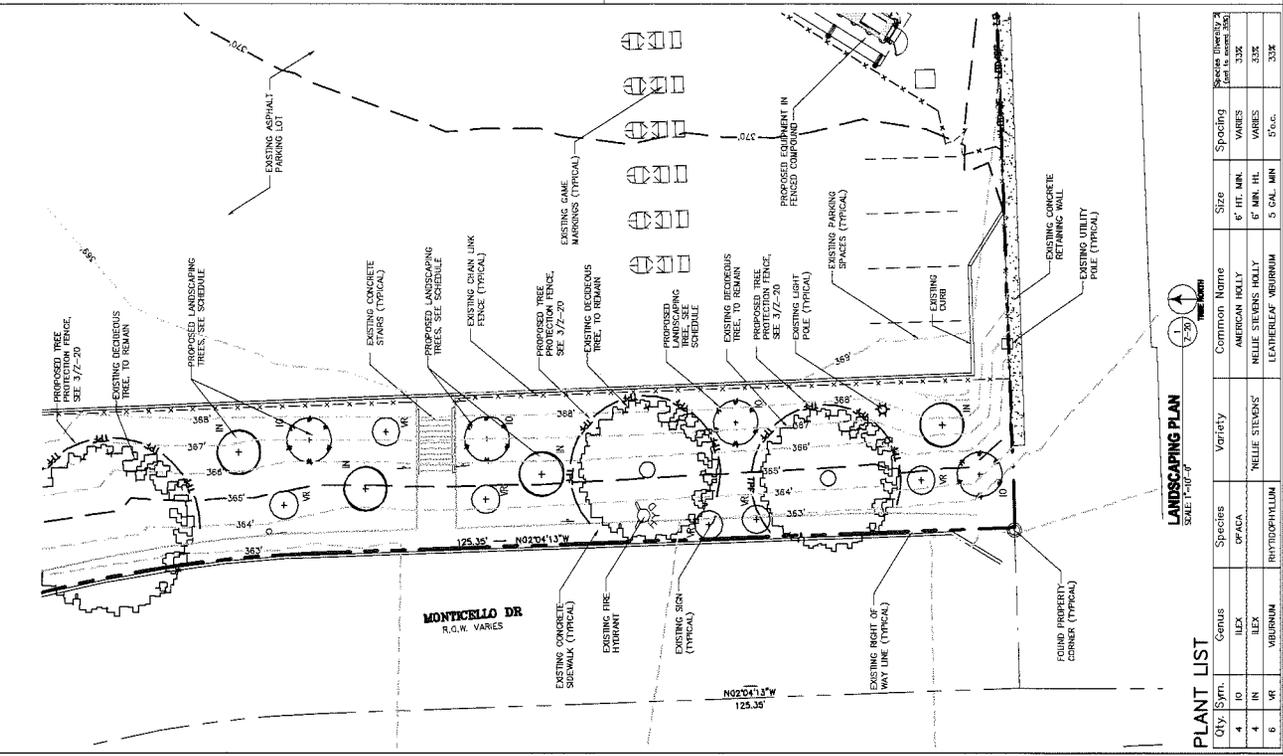
6. I, the undersigned, certify that I am a duly licensed Professional Engineer in the State of Virginia, License No. 1050111, and that I am the author of the design shown on the drawings herein. I am not aware of any falsification of the information provided to me by the client, and I am not aware of any falsification of the information provided to me by the client.

7. I, the undersigned, certify that I am a duly licensed Professional Engineer in the State of Virginia, License No. 1050111, and that I am the author of the design shown on the drawings herein. I am not aware of any falsification of the information provided to me by the client, and I am not aware of any falsification of the information provided to me by the client.

8. I, the undersigned, certify that I am a duly licensed Professional Engineer in the State of Virginia, License No. 1050111, and that I am the author of the design shown on the drawings herein. I am not aware of any falsification of the information provided to me by the client, and I am not aware of any falsification of the information provided to me by the client.

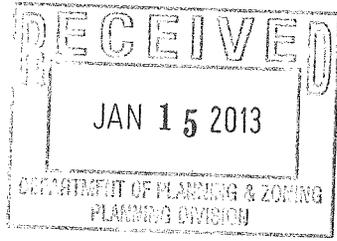
9. I, the undersigned, certify that I am a duly licensed Professional Engineer in the State of Virginia, License No. 1050111, and that I am the author of the design shown on the drawings herein. I am not aware of any falsification of the information provided to me by the client, and I am not aware of any falsification of the information provided to me by the client.

10. I, the undersigned, certify that I am a duly licensed Professional Engineer in the State of Virginia, License No. 1050111, and that I am the author of the design shown on the drawings herein. I am not aware of any falsification of the information provided to me by the client, and I am not aware of any falsification of the information provided to me by the client.



PLANT LIST

Qty.	Syn.	Genus	Species	Variety	Common Name	Size	Spacing	Notes
4	IO	ILEX	OPALCA		AMERICAN HOLLY	6' HT. MIN.	VARIES	SEE SCHEDULE (SEE 3.0)
4	IN	ILEX	NELLE STEVENS		NELLE STEVENS HOLLY	6' MIN. HL.	VARIES	33X
6	VR	VIBURNUM	RHYTIDOPHYLLUM		LEATHERLEAF VIBURNUM	5 GAL. MIN.	5' GAL.	33X

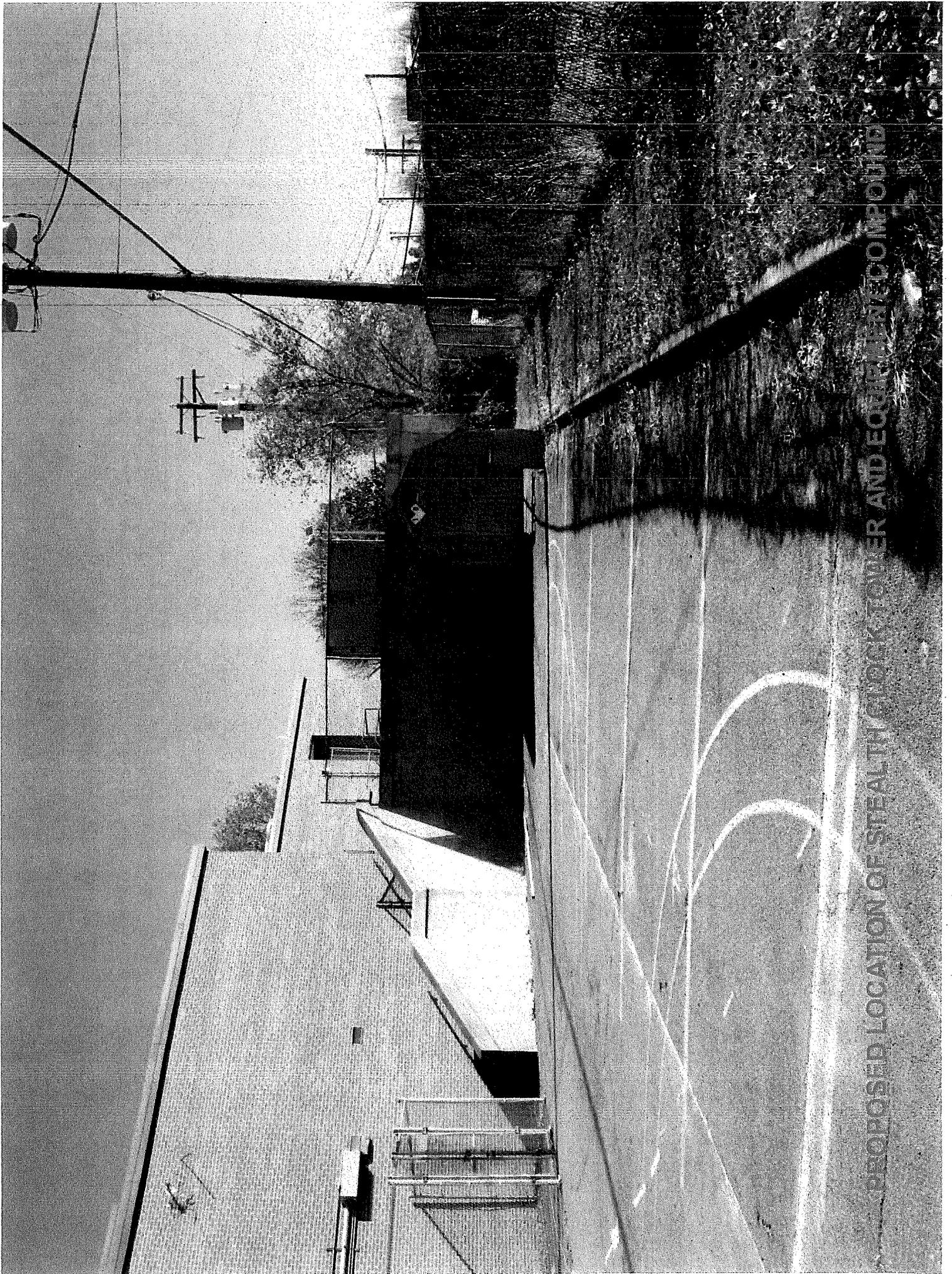


EXISTING SITE PHOTOGRAPHS

RECEIVED
JAN 15 2013
DEPARTMENT OF PLANNING & ZONING
PLANNING DIVISION



PROPOSED LOCATION OF STEALTH CLUB STORE AND EQUIPMENT STORAGE

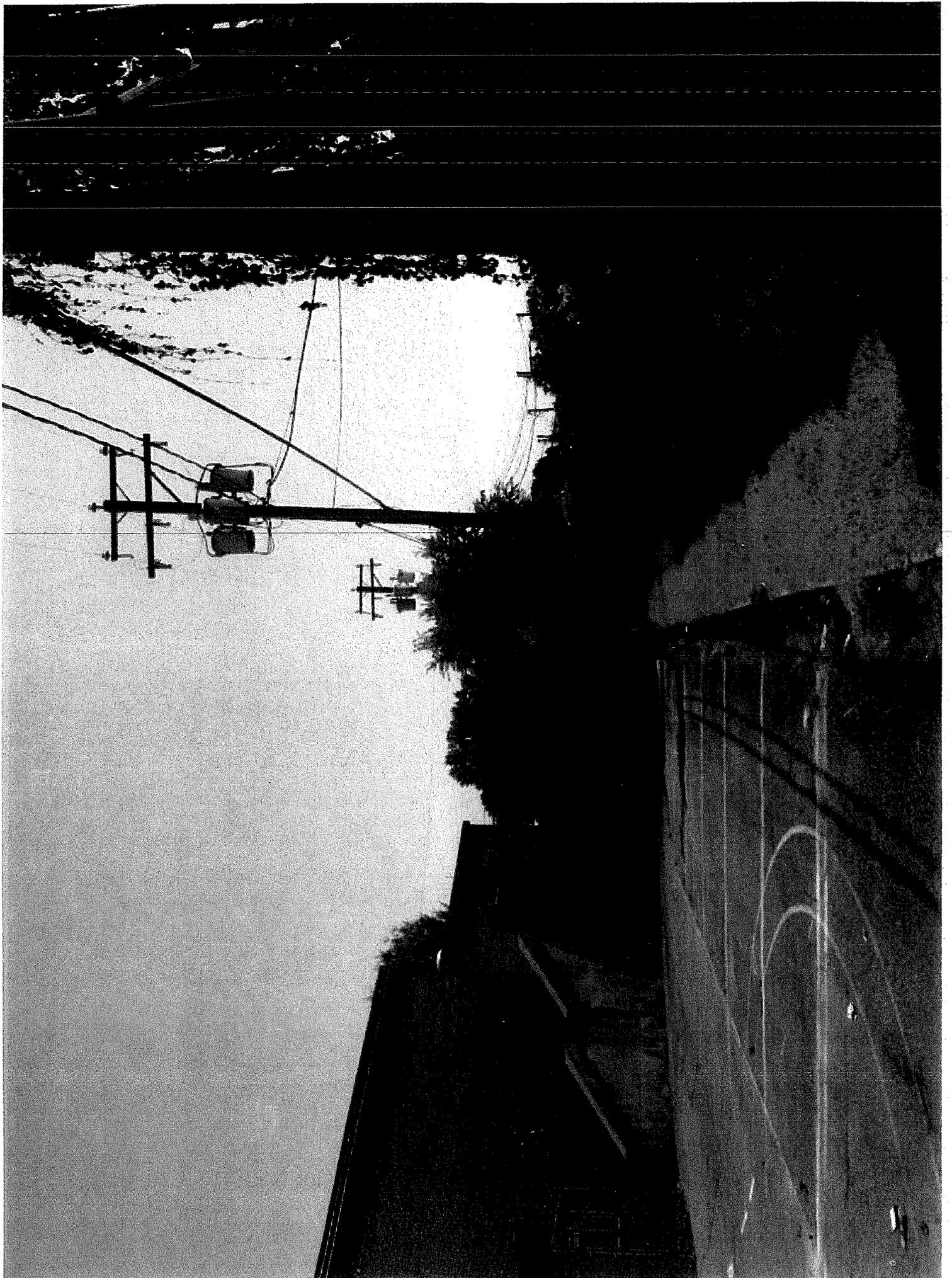


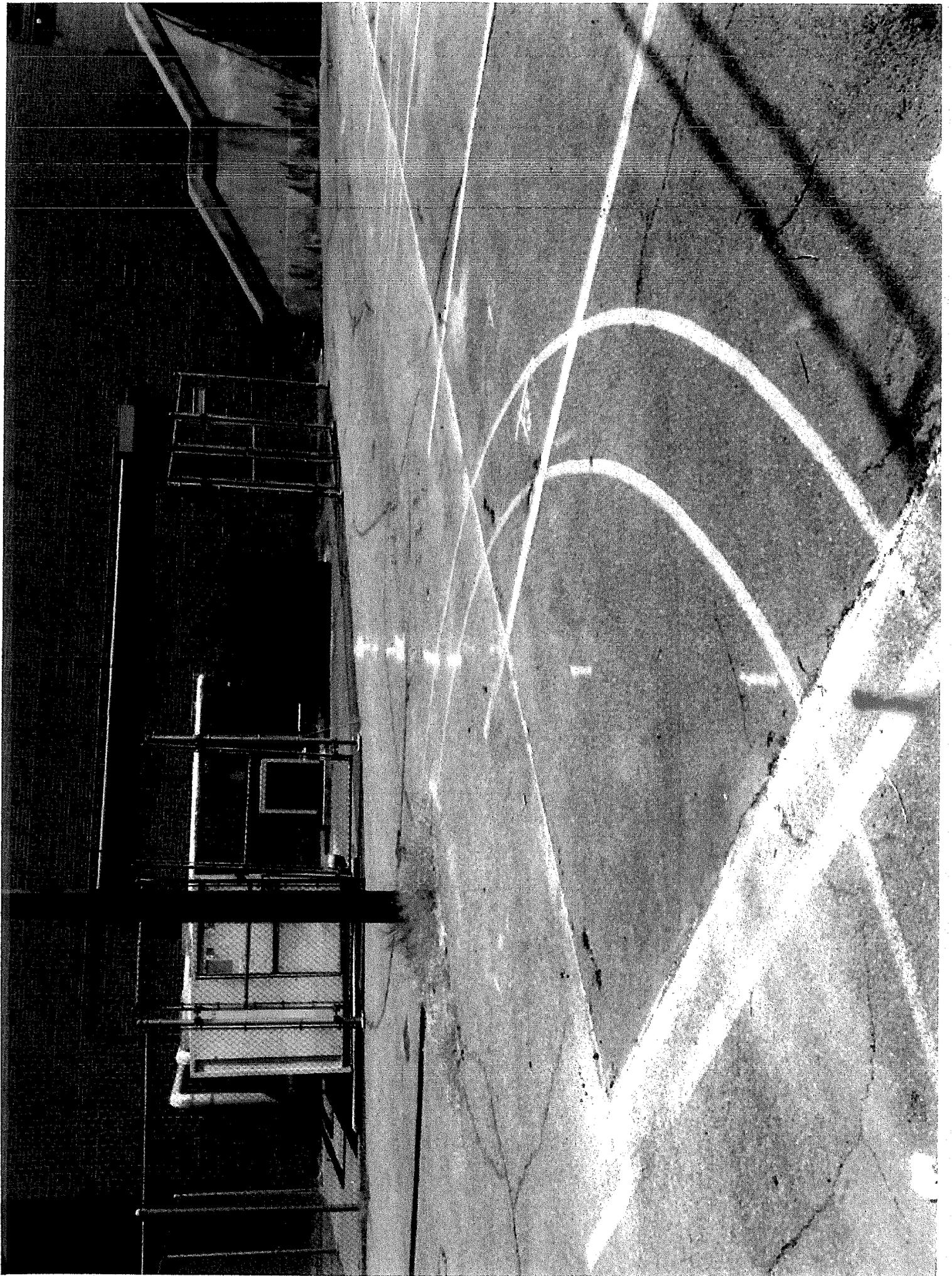
PROPOSED LOCATION OF STEALTH TRACK TOWER AND EQUIPMENT COMPOUND

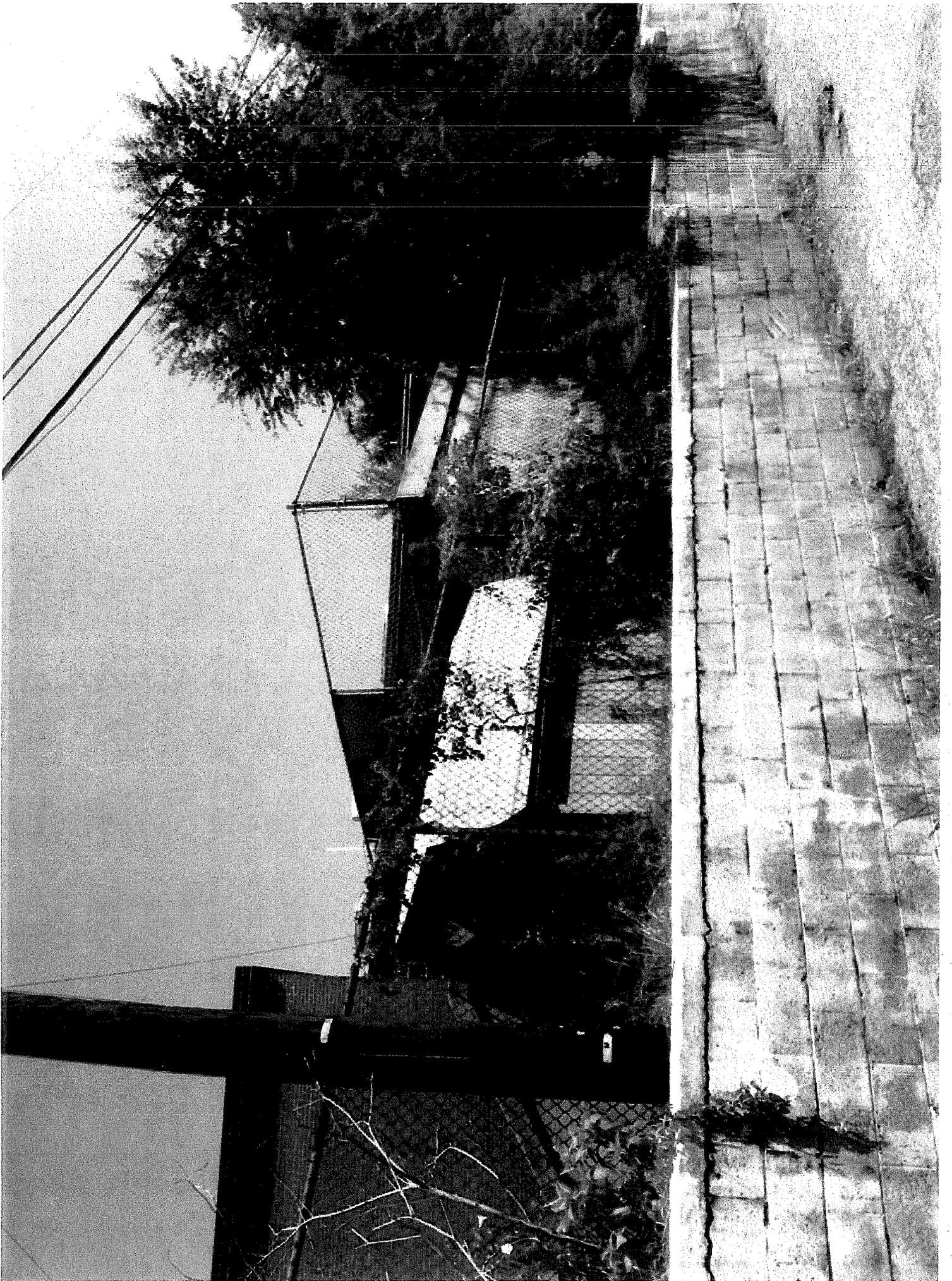


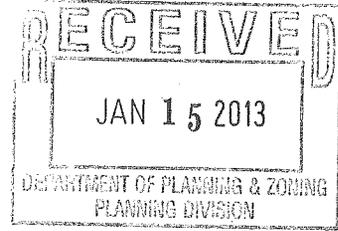




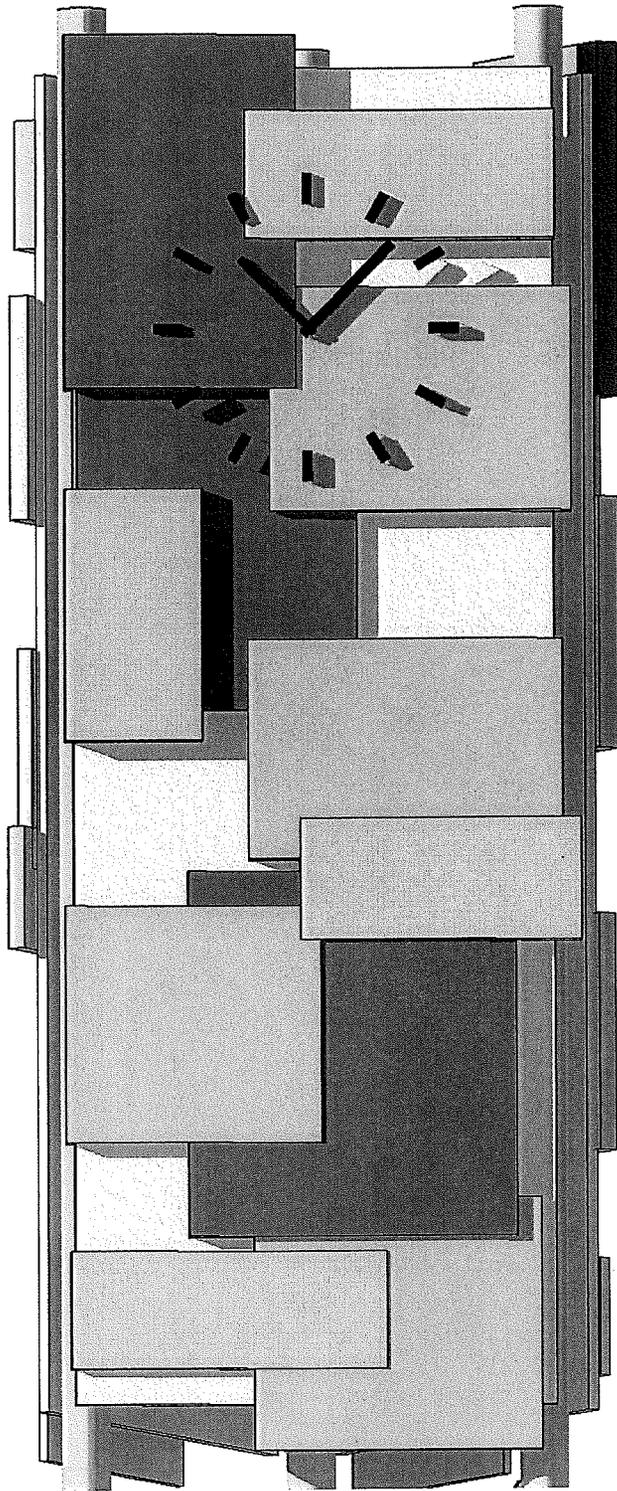








PHOTOSIMULATIONS OF PROPOSED FACILITY



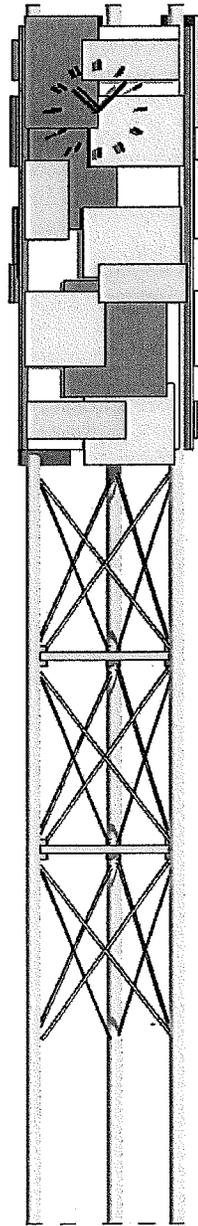
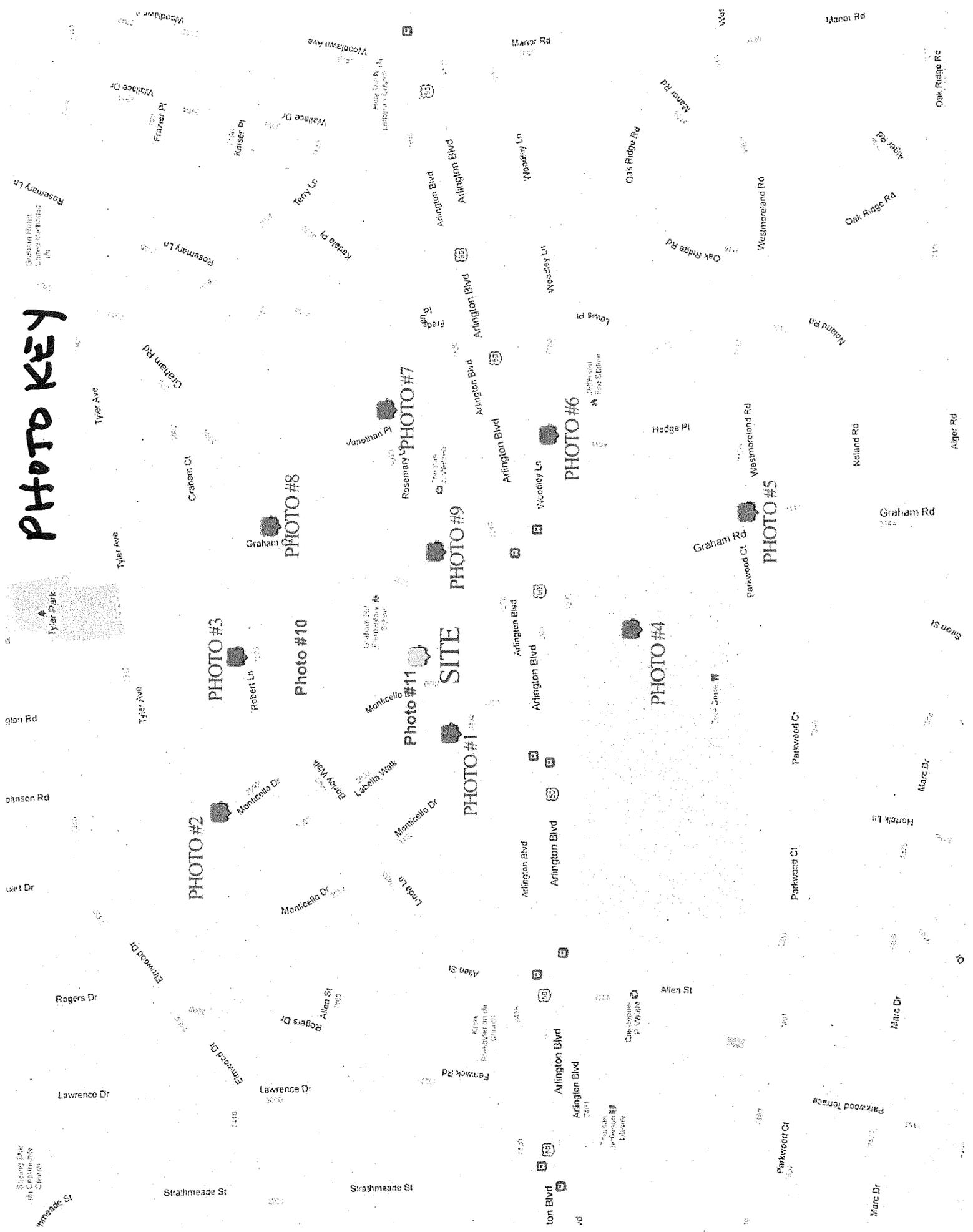


PHOTO KEY



RECEIVED
MAR 22 2013
INVESTIGATIVE SERVICES & ZONING
PERMISSION DIVISION



Photo 1: View from Monticello

RECEIVED
FEB 28 2013
DEPARTMENT OF PLANNING & ZONING
PLANNING DIVISION

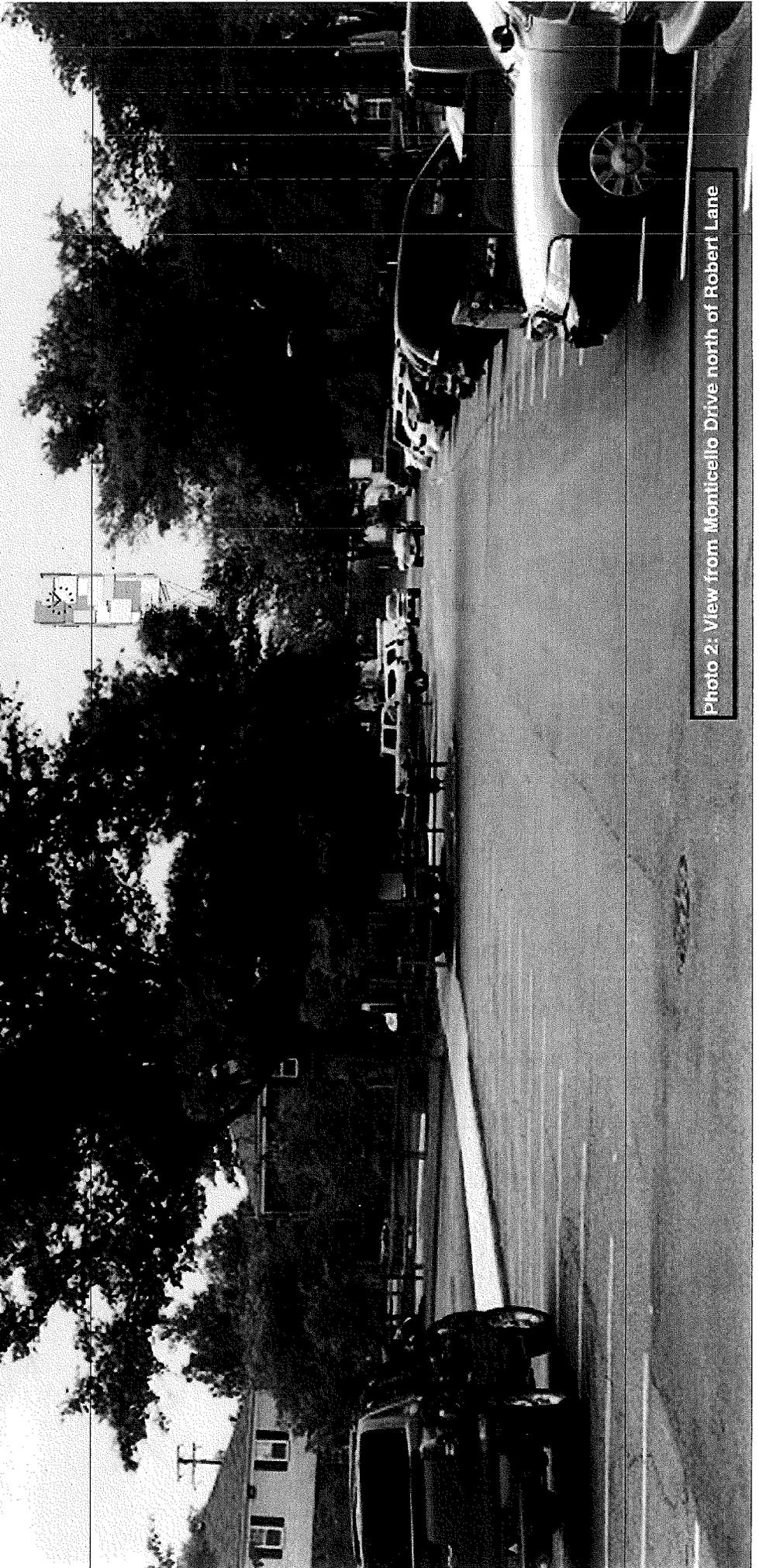


Photo 2: View from Monticello Drive north of Robert Lane



Photo 3: View from Robert Lane



Photo 4--View from Joelmann's Plaza Shopping Center

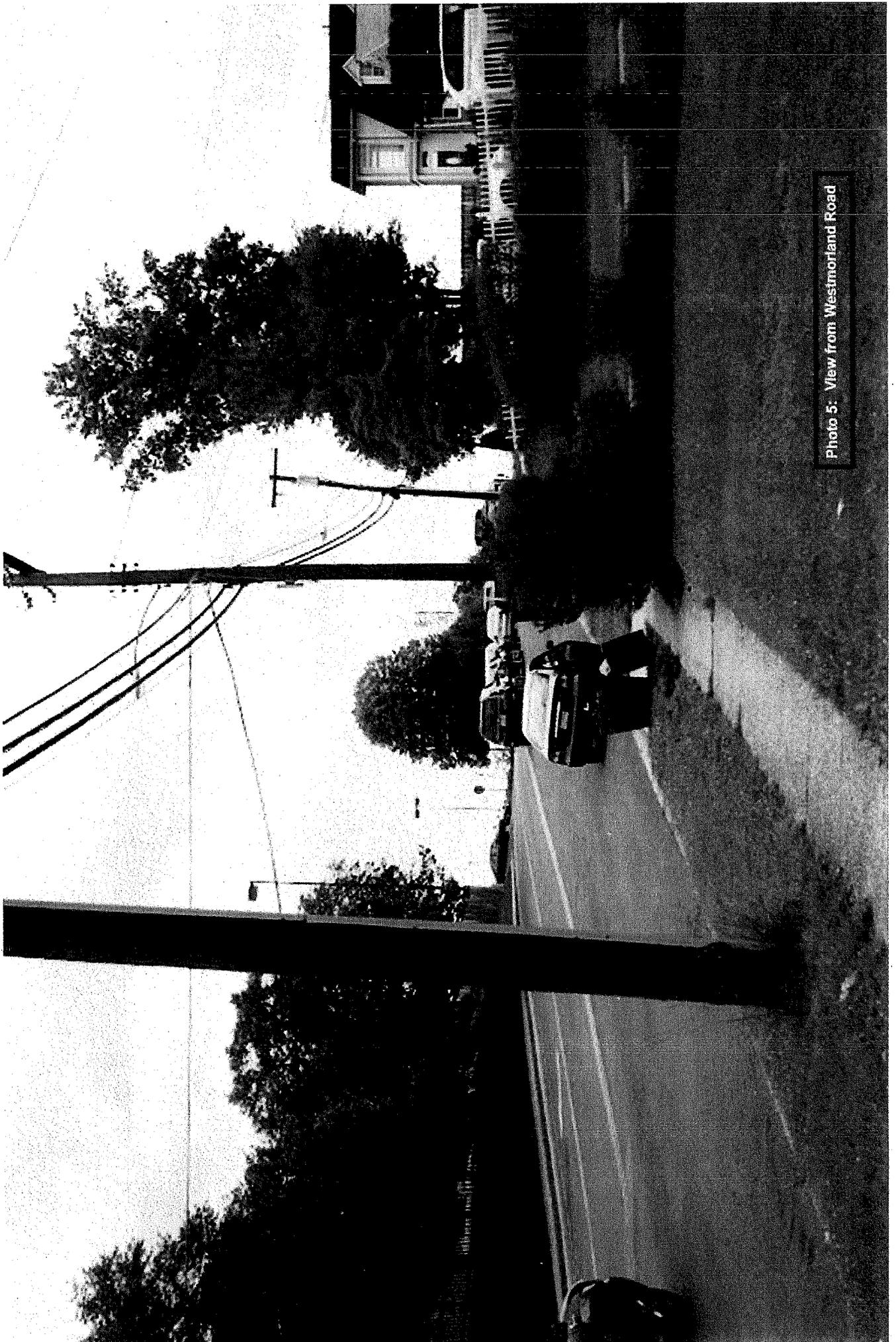


Photo 5: View from Westmorland Road

Best Way
L.A. AMERICA
L.A. AMERICA
D.C. Sandrine

Photo 6: View From Woodley Lane



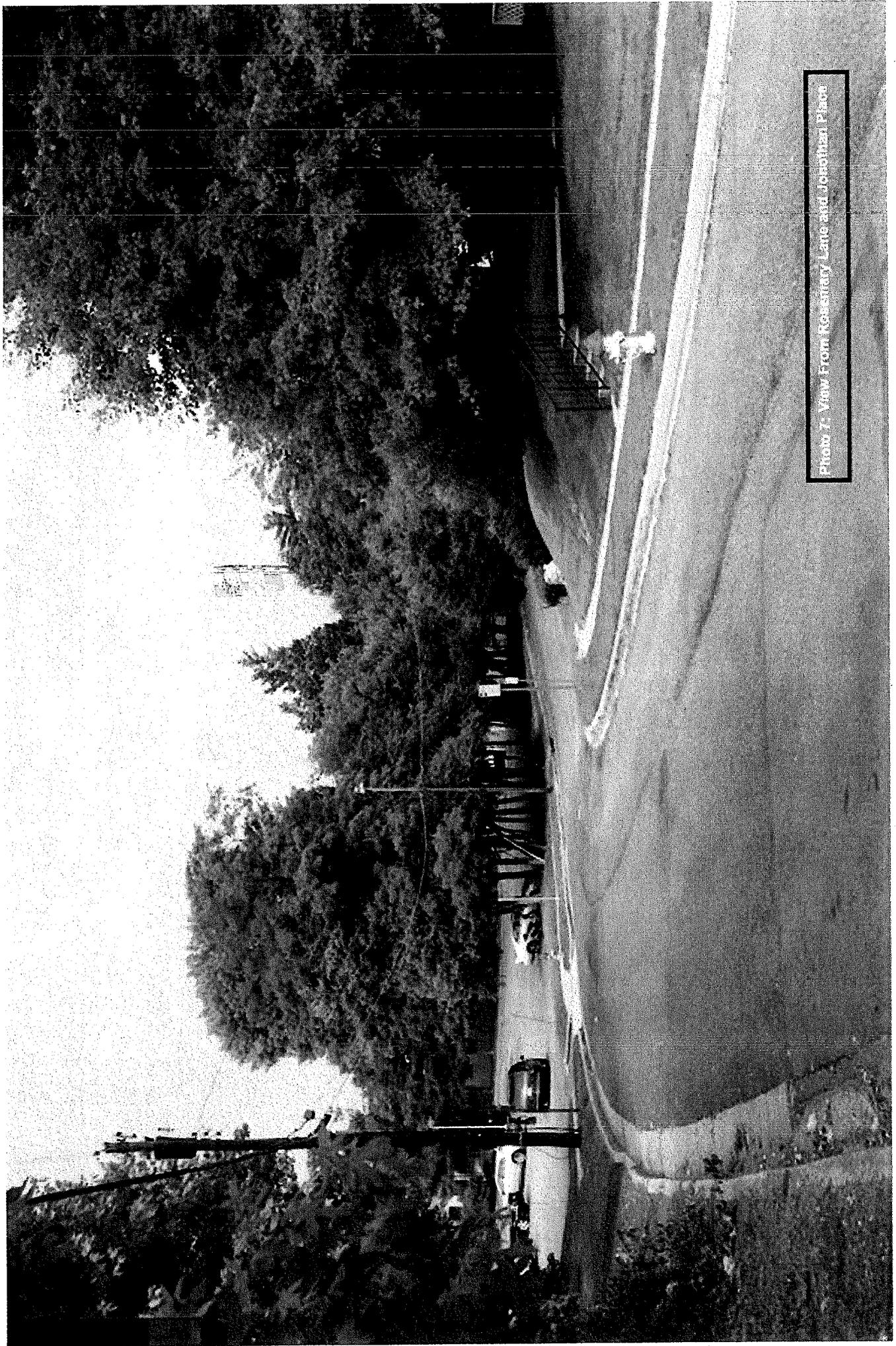


Photo 1: View From Reservoir Lane and Jonathan Place



Photo 8 - View From Graham Court

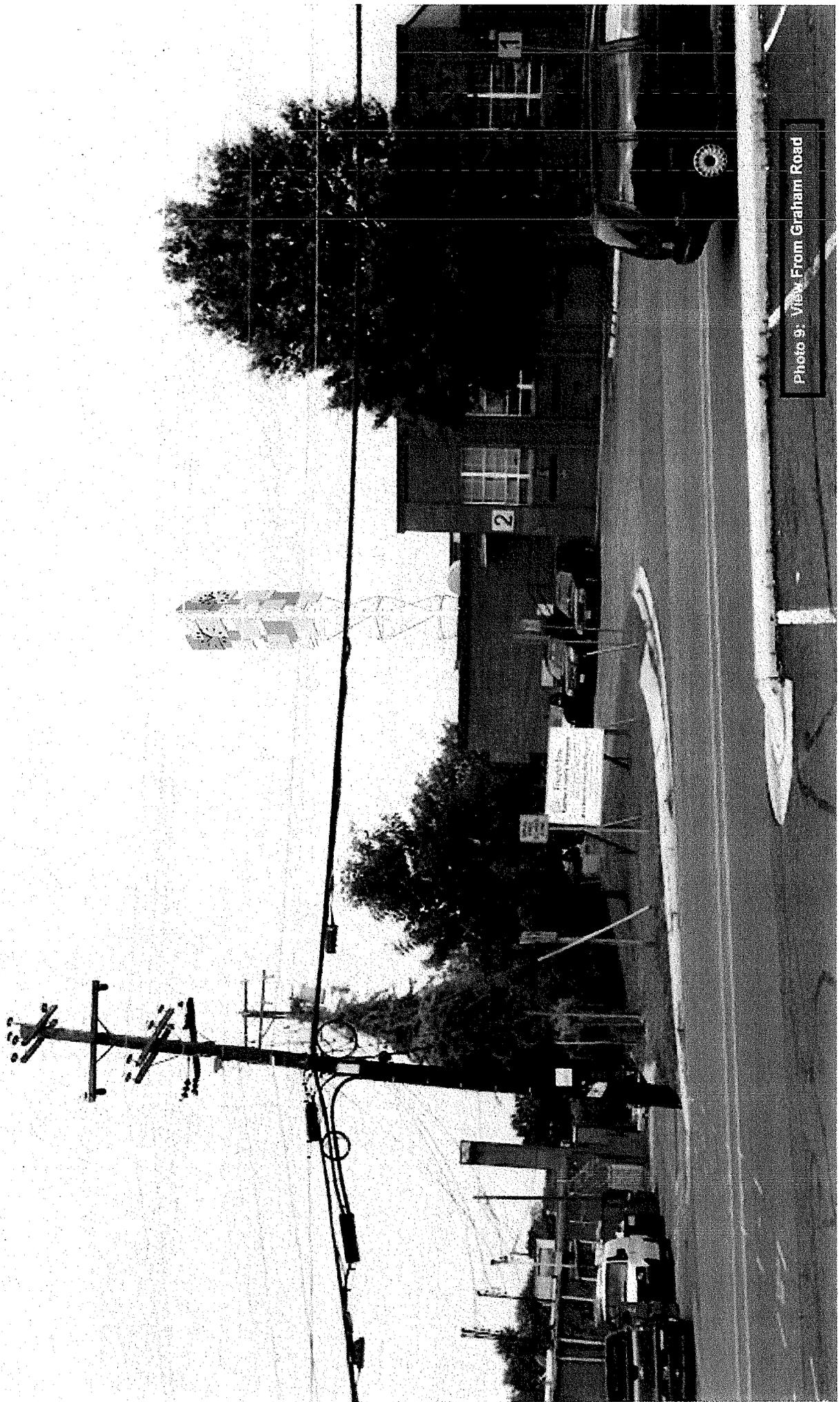


Photo 9: View From Graham Road

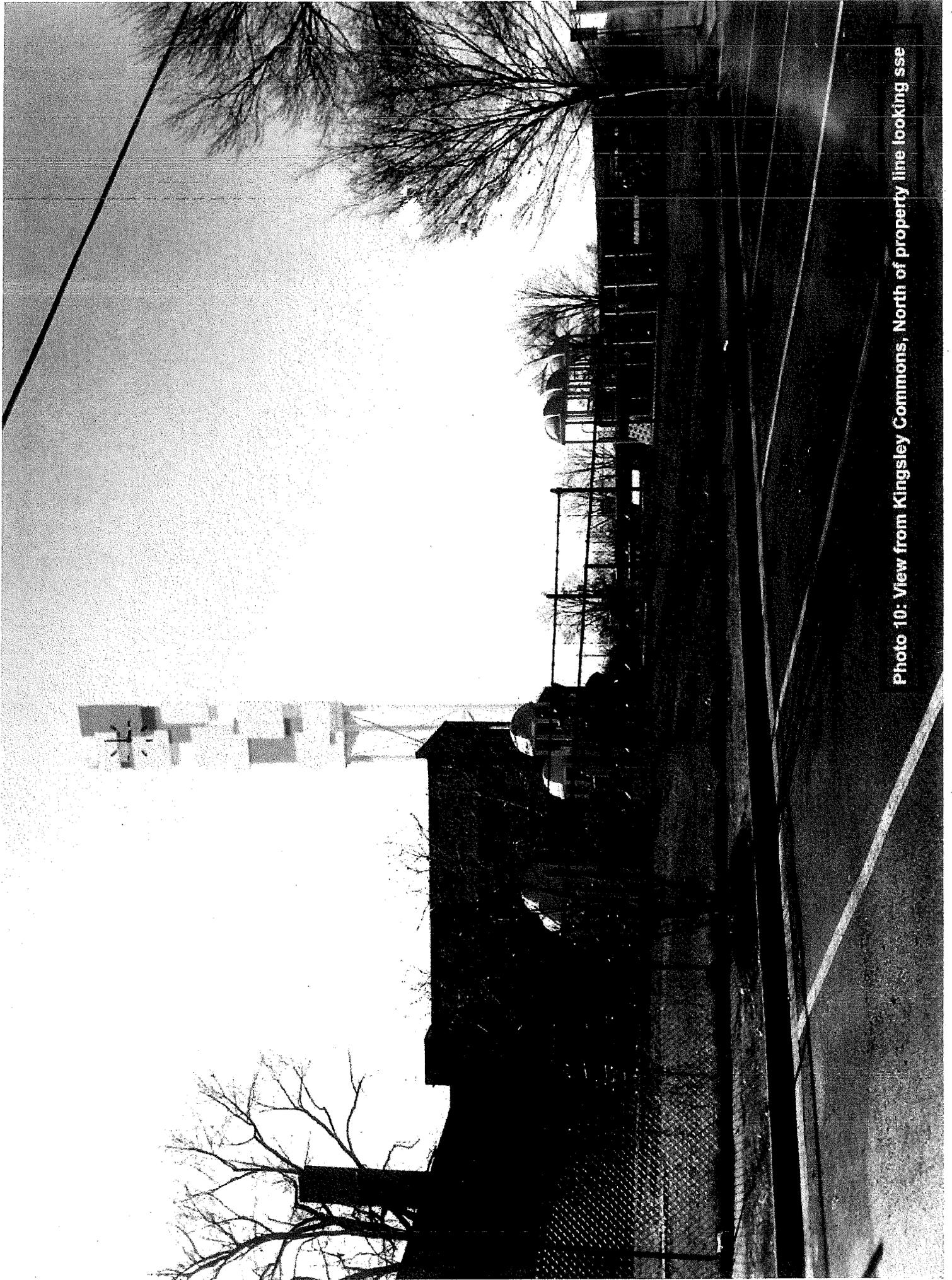


Photo 10: View from Kingsley Commons, North of property line looking SSE



Photo 14: View from Monticello Drive looking east

Hansen, Doug

From: Kirst, Lorrie
Sent: Saturday, March 02, 2013 3:03 PM
To: Hansen, Doug
Subject: Rev. Comments for 2232-P12-6

Rev. Comments for 2232-P12-6
Milestone Communications – New Monopole (proposed clock tower)
3036 Graham Road (former site of Graham Elementary School)
Tax Map 50-3 ((12)) 11A
Zoning District: R-4

The proposed monopole (clock tower) meets Par. 3 of Sect. 2-514 of the Zoning Ordinance. The proposed modification of the transitional screening requirements for the light public utility use must be approved by the Urban Forester. Given the height of the tower and its visual prominence it is recommended that the clock remain unlit in order to reduce the glare impact on adjacent properties.



County of Fairfax, Virginia

MEMORANDUM

DATE: 1 February 2013

TO: Doug Hansen, Senior Planner, Facilities Planning Branch

FROM: Linda Cornish Blank, Historic Preservation Planner

SUBJECT: 2232-P-12-6, Milestone Communications, Inc.; proposal to install a 135' tall stealth telecommunication tower and equipment compound at 3036 Graham Rd., tax map 50-3 ((12)) 11A.

Planning Location: Fairfax County Comprehensive Plan, 2011 Edition, Area I, Jefferson Planning District, Amended through 6-19-2012, Overview, p. 7.

“Heritage Resources

The Jefferson Planning District contains both known and potential heritage resources. A list of those heritage resources included in Fairfax County's Inventory of Historic Sites is shown on Figure 4, and a map of those resources is shown on Figure 5. The Inventory is open-ended and continues to grow. . . .”

J7-Pine Spring Community Planning Sector, p. 53:

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

Policy Plan: Fairfax County Comprehensive Plan, 2011 Edition, Policy Plan, Amended through 1-10-2005, Public Facilities, page 38:

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

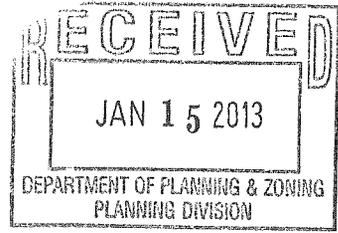
Background: This subject parcel is not included within the boundaries of a Fairfax County Historic Overlay District, is not listed in the Fairfax County Inventory of Historic Sites or the National Register of Historic Places or documented in the historic structures survey file. There are no properties in the immediate vicinity of the subject property of this application that are within the boundaries of a Fairfax County Historic Overlay District or listed in the Fairfax County Inventory of Historic Sites or the National Register. The Pine Spring subdivision (tax map # 50-3 ((19))) is in the vicinity and documented in the historic structures survey file.

Department of Planning and Zoning
 Planning Division
 12055 Government Center Parkway, Suite730
 Fairfax, Virginia 22035-5509
 Phone 703-324-1380
 Fax 703-324-3056
 www.fairfaxcounty.gov/dpz/



Findings:

1. The Pine Spring community is an older subdivision in the Pine Spring Community Planning Sector. The applicant has provided graphic information showing that the stealth tower would not be visible from the Pine Spring community. 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. Staff commends the applicant for timely compliance with Section 106 of the National Historic Preservation Act of 1966, as amended. The Virginia Department of Historic Resources found no effect on historic properties providing comment on October 22, 2012.



PHOTOGRAPHIC SURVEY FROM
PINE SPRINGS SUBDIVISION

After driving the Pine springs Subdivision (tax map# 50-3 ((19)) we confirmed that the proposed facility will not be visible from the Pine Springs Subdivision due to the tree cover. The proposed clock tower site at the Graham Road Community Building is approximately 20 feet higher than the current monopole site at the Jefferson Fire and Rescue Station. We started at Cedar Road and walked our way toward the proposed site. The proposed tower was first visible from Allen Street. Throughout the route photographs were taken at various vantage points starting at:

1. Cedar Hill Road (Photo 1)
2. Pine Springs Road (Photo 2 and Photo 3)
3. Strathmeade Street next to Shinning Star Church (Photo 4)

The "X" on Exhibit A indicates zero tower visibility. The survey was concluded in the winter, which is when the facility will be at maximum exposure due to lack of foliage.

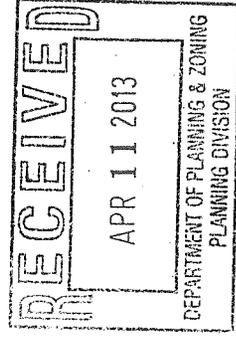


Photo 1



RECEIVED
JAN 15 2013
DEPARTMENT OF PLANNING & ZONING
PLANNING DIVISION



Photo 2



Photo 3

Photo 4



Attachment D

Hansen, Doug

From: Cronauer, Judith
Sent: Monday, November 12, 2012 2:12 PM
To: Hansen, Doug
Subject: 2232-P-12-6 (Jefferson Volunteer Fire Station Monopole and Equipment Compound)

Doug,

SDID has no comments regarding the subject 2232. There are no storm sewer or stormwater management facilities near the proposed work. The proposed work is not located in a Resource Protection Area.

Judy Cronauer, P.E.
Chief, Central Branch
Site Development and Inspections Division
Department of Public Works and Environmental Services
12055 Government Center Parkway, Suite 535
Fairfax, VA 22035
Telephone: 703-324-1808
Fax: 703-324-8359
judith.cronauer@fairfaxcounty.gov



County of Fairfax, Virginia

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

April 16, 2013

J. Cabot Goudy, PE, Vice President
Milestone Communications
6600 Rockledge Drive, Suite 550
Bethesda, MD 20817

RE: Transitional Screening Waiver # 2297-WTSW-001-1
Project Name: Graham Road Community Building
Tax Map No.: 05-03-((12)) 0011A; Providence District

Dear Mr. J. Cabot Goudy:

Your request for a waiver/modification of the Transitional Screening and Barrier requirements for northern, northeastern, eastern, southern and western property boundaries of the Graham Road Community Building site has been carefully reviewed and your request has been approved. The transitional screening and barrier requirements along all of property boundaries have been modified to that shown on the landscape plan submitted with the request and date stamped as received by the Urban Forest Management Division on April 10, 2013, with the following conditions:

- Four American hollies, four Nellie Stevens hollies and six leatherleaf viburnums shall be installed along the western side of the property directly adjacent to proposed monopole compound.
- The proposed monopole compound shall be enclosed with an eight-foot chain link fence with brown slats.
- The existing four-foot high chain link fence on the south end of the eastern property boundary shall be replaced with a new eight-foot chain link fence.
- The existing six-foot chain link fence along the southern boundary shall be replaced with a new 8-foot chain link fence for the width of the proposed monopole compound.

This approval has been granted under the provisions of Paragraph 3, Section 13-305 of the Zoning Ordinance of Fairfax County, for a period of 24 months only, unless a site plan substantially in conformance with the plan submitted with this modification request has been approved by Fairfax County. This modification is subject to final approval of that site plan and does not run with the land.

If you have any questions or need additional information, please contact Samantha Wangsgard, at 703-324-1770.

Sincerely,

Michael P. Knapp, Director
Urban Forest Management Division
DPWES

MPK/sw

cc: UFMID #: 179740 Waiver File

Department of Public Works and Environmental Services
Urban Forest Management Division
12055 Government Center Parkway, Suite 518
Fairfax, Virginia 22035-5503
Phone 703-324-1770, TTY: 711, Fax: 703-803-7769
www.fairfaxcounty.gov/dpwes



Hansen, Doug

From: Cordova, Robert W. <RWCordova@fcps.edu>
Sent: Tuesday, February 12, 2013 4:13 PM
To: Hansen, Doug
Cc: Pender, Lee Ann; Casey, Thomas E.
Subject: Graham Road Cell Tower Response

Doug,

There are no school use conflicts with the proposed cell tower at Graham Road Community Building. We share your thoughts on the maintenance and accuracy of the clock on the tower and will read with interest the responses to your questions. We work with Milestone at the time of construction to ensure all the carrier equipment is below the site line of the compound fences. Let me know if you need any additional information. Thanks.



Bob Cordova, CFM, FMP
Coordinator-Property Management
Office of Administrative Services

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

Hansen, Doug

From: Cordova, Robert W. <RWCordova@fcps.edu>
Sent: Tuesday, March 26, 2013 2:37 PM
To: Hansen, Doug; Casey, Tom
Subject: RE: Clock Information -- RE. 2232-12-6 Proposed Clock Tower 3036 Graham Road

Thanks Doug. We're satisfied as well.



Bob Cordova, FMP, CFM
Coordinator-Property Management
Office of Administrative Services

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

From: Hansen, Doug [<mailto:Doug.Hansen@fairfaxcounty.gov>]
Sent: Monday, March 25, 2013 3:28 PM
To: Cordova, Robert W.; Casey, Thomas E.
Subject: Clock Information -- RE. 2232-12-6 Proposed Clock Tower 3036 Graham Road

Bob/Tom:

FYI, below is the excerpt from the applicant's revised Statement of Justification concerning additional information about the clock, which we have accepted as an adequate response.

The clock on the clock tower will have 3 molded fiberglass, light gray and light blue faces, 7' in diameter and unlighted. The clock arms and time markers will be pin mounted to the fiberglass in a "skeletal" design. The clock will be powered by 120-volt electrical service. The three clock faces will be synchronized, operated, automatically set, and seasonally adjusted from one GPS controller on the ground. In the event of a power outage the time is reset automatically when power is restored. Malfunctions will be addressed within 24 hours based on parts.

If you have any questions, please let me know.

Doug

Doug Hansen

Senior Planner, Fairfax County Department of Planning and Zoning
Planning Division, Facilities Planning Branch
12055 Government Center Parkway, Suite 730
Fairfax, VA 22030 | (703) 324-1249

Hansen, Doug

From: Casey, Thomas E. <TECasey@fcps.edu>
Sent: Tuesday, December 04, 2012 9:35 AM
To: Hansen, Doug
Cc: Cordova, Robert W.

Doug – I received your message about the name on the Graham Rd. 2232 application. FCPS refers to it as the **Graham Road Community Building**. I guess for your purposes , former Graham Rd. ES works but if possible, using the new name might make things easier. Hope that helps!

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

Attachment G

Hansen, Doug

From: Hansen, Doug
Sent: Thursday, April 04, 2013 10:58 AM
To: Hansen, Doug
Subject: FW: 2232-P12-6 Proposed Clocktower at Graham Road Community Building

From: Fuhrman-Schulz, Charlene
Sent: Friday, February 08, 2013 10:14 AM
To: Hansen, Doug
Cc: Payne, John
Subject: RE: 2232-P12-6 Proposed Clocktower at Graham Road Community Building

Doug

The Comprehensive Plan map I believe is correct. I have attached the map from the conservation plan for comparison. As you can see, the Graham Rd Com Building/property does in fact form the eastern boundary, however it is not itself in the Conservation district. As such, we have no comment as there appears to be no "housing" related issue.

Hope this helps,

Charlene

From: Fuhrman-Schulz, Charlene
Sent: Thursday, February 07, 2013 3:25 PM
To: Hansen, Doug
Cc: Payne, John
Subject: FW: 2232-P12-6 Proposed Clocktower at Graham Road Community Building

Doug

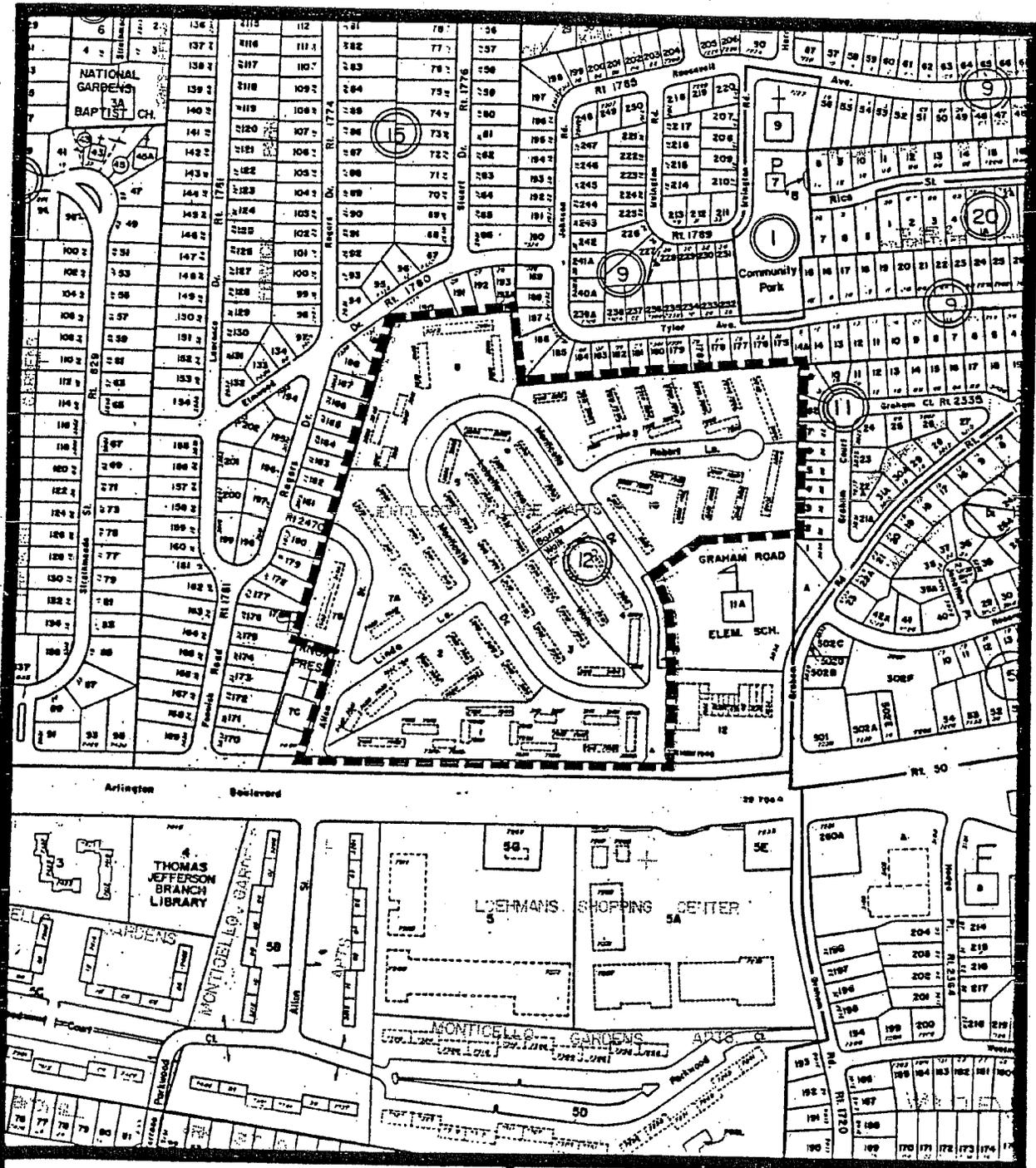
RE the proposed Clocktower at Graham Road Community Building is not within the Jefferson Village conservation area and as such we do not have any comments regarding this proposal.

If I can be of further assistance please let me know.

Charlene Fuhrman-Schulz
Affordable Dwelling Unit Project Administrator
Design, Development & Construction
Phone: 703.246.5164; Fax: 703.246.5115



Department of Housing & Community Development
3700 Pender Drive, Ste. 377
Fairfax, VA 22030



JEFFERSON VILLAGE
CONSERVATION AREA

EXHIBIT A: BOUNDARY
Boundary

Attachment H

§ 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.)