FAIRFAX COUNTY PLANNING COMMISSION

April 11, 2013

PUBLIC HEARING
FOR
PLANNING DETERMINATION
Pursuant to
Va. Code Sec. 15.2 - 2232

Public Hearing Date: April 25, 2013 at 8:15 p.m.

Application Number:	**2232-Y13-1**
Applicant:	**Milestone Communications, Inc. and Verizon Wireless**
Proposed Use:	Telecommunications tree monopole "monopine" facility and associated equipment compound
Subject Property:	Parcel 54-1 ((1)) 23A Property of the Fairfax County Ormond Stone Middle School
Supervisor District:	Sully District
Size of Subject Property: Area of Proposed Facility:	Approximately 24.83 acres Approximately 2,125 square feet
Application Received by: Application Accepted: Application Amended:	Department of Planning and Zoning – January 18, 2013 January 31, 2013 February 25, 2013 (to include Verizon Wireless in the applicant name only)
Recommendation:	In accordance with Va. Code Sec. 15.2-2232, as amended, staff recommends that the Planning Commission find the proposal by Milestone Communications, Inc. and Verizon Wireless, as amended, located at 5500 Sully Park Drive, Centreville, 20120, substantially in accord with provisions of the adopted Comprehensive Plan.

PLANNING DETERMINATION

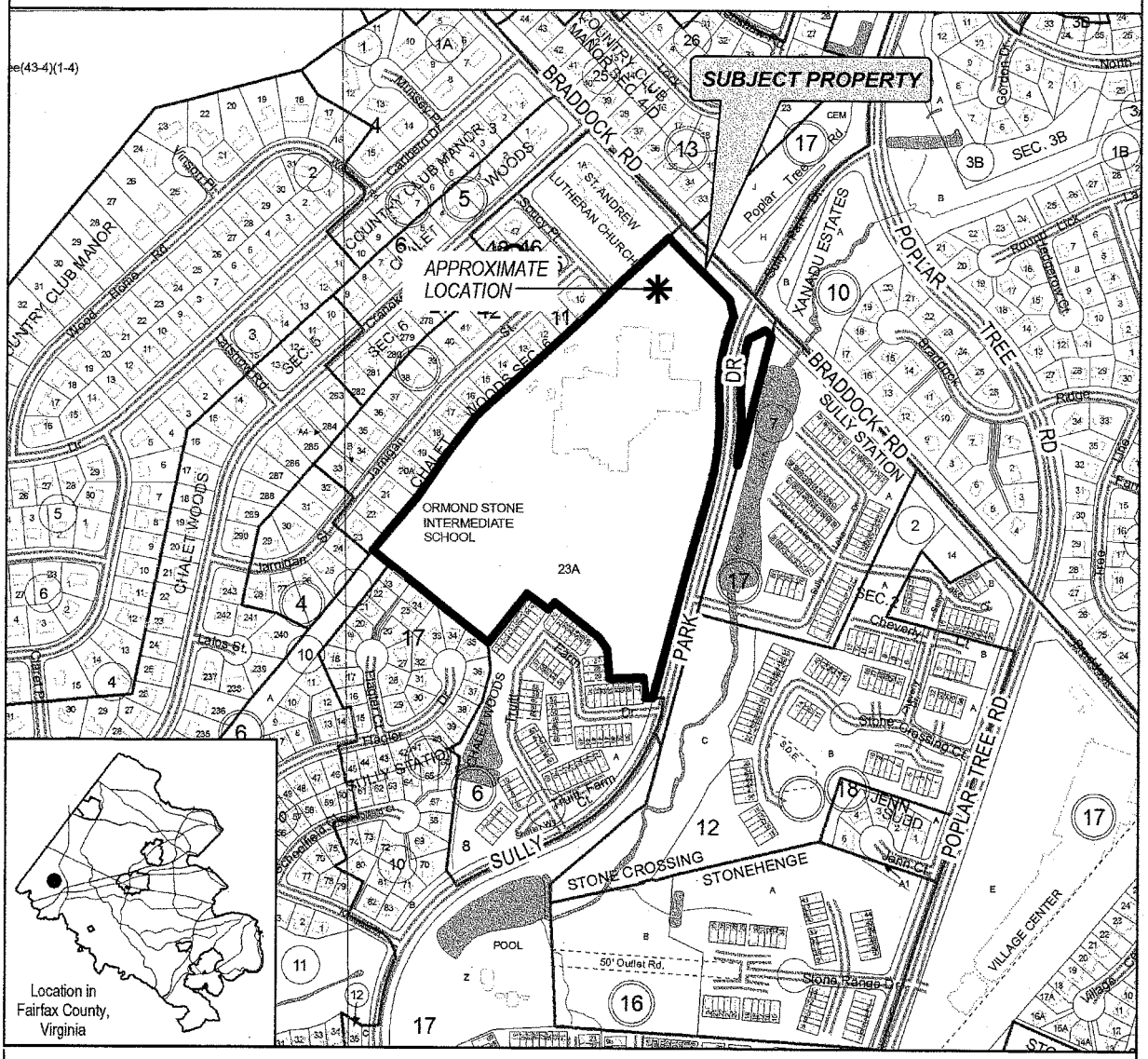
Section 15.2 -2232 of the Code of Virginia

Number: 2232-Y13-1 **Acreage:** 24.83 Ac. **District:** Sully

Tax Map I.D. Number: 54-1 ((1)) 23 A **Address:** 5500 Sully Park Drive Centreville, VA 20120

Planned Use: Public Facilities, Gov't. & Inst. **Applicant:** Milestone Communications, Inc. and Verizon Wireless

Proposed Use: Construction of a new 115' tree pole ("monopine") and associated 2,125 square foot fenced equipment compound for up to five (5) carriers



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

APPLICATION

Attachment A

Proposal: Construction of a newly proposed 115' tall monopole "treepole" and/or "monopine" telecommunications facility with an associated 2,125 square foot equipment compound for up to five (5) wireless carriers. Verizon Wireless will be the initial carrier to be located on the structure.

Applicant: Milestone Communications, Inc. and Verizon Wireless

Subject Property: Tax Map Parcels 54-1 ((1)) 23A: 5500 Sully Park Drive, Centreville, 20120

Size and location – One (1) parcel of approximately 24.83 acres; along Sully Park Drive at its intersection with Braddock Road

- *Existing site conditions* – Existing Ormond Stone Middle School site with associated athletic fields, basketball and tennis courts and a surface parking lot.
- *Planned and zoned* – Planned for Public Facilities, Governmental and Institutional Uses. Zoned R-3 and developed under the Cluster regulations.

PROPOSED USE: Telecommunications facility for up to five (5) wireless carriers.
Facility: See application (***Attachment A***) for full description; all dimensions are approximate:

- Structure – 115' tall monopole, brown color, with artificial branches and foliage to resemble an evergreen tree ("monopine"); will accommodate up to five (5) collocated wireless providers (the wireless carrier Verizon Wireless, plus four (4) future carriers subject to 2232 approval). Verizon Wireless will be located at the top position at 107' on the 115' tall treepole.
- Location – in the far northwestern corner of the subject property, bordered by Braddock Road to the north and the St. Andrew Lutheran Church property to the immediate western property boundary; the treepole will be located approximately 120' from the St. Andrew Lutheran church property on Soucy Place; 263' from residential property across Braddock Road; 113' from the edge of pavement on Braddock Road; 1,131' from residences on Truitt Farm Drive; 120.8' from the western property and 96' from the northern property boundaries.
- Antennas – grey/green color; attached to the treepole behind branches/foliage as noted below:
  - *Verizon Wireless*: 12 panel antennas in total:
    - 2 @ 72" tall x 18.8" wide;
    - 1 @ 72" tall x 14.5" wide;
    - 4 @ 71.1" tall x 12.0" wide;
    - 2 @ 70.9" tall x 5.5" wide;
    - 2 @ 48.8" tall x 11.8" wide; and
    - 1 @ 72" tall x 6.1" wide.

  All 12 proposed antennas will be located at a RAD Center of 107' above the ground level.

  Note: As shown on Sheet Z-4 of the development plan included within Attachment A – future carriers will be located at RAD centers of 97'; 87'; 77'; and 67' respectively, on the treepole.

- Equipment Cabinets – on raised platforms
  - *Verizon Wireless*: 8 cabinets in total:
    - 3 @ 75.5" tall x 35.4" wide x 40" deep located on a 12' x 20' concrete pad;
    - 2 @ 80.4" tall x 30.0" wide x 32.5" deep located on a 12' x 20' concrete pad;
    - 3 @ 60.0" tall x 31.0' wide x 30.0' deep located on a 12' x 20' concrete pad; and,
    - 1 generator @ 92.0' tall x 110.1' wide x 40.0' deep located on a 4' x 10' concrete pad.

- Equipment Compound – 85' long x 25' wide with a total area of 2,125 square feet for the treepole, cabinets, platforms, and other related equipment (85' x 25' area will be enclosed by an 8' tall steel chain link fence with brown slats); space available for up to 5 collocated wireless providers.
- Screening – compound to be screened with an 8' high chain link fence with brown slats to create a solid visual barrier which will enclose the compound area and conceal the equipment from view; tree preservation plan, transitional yard screening, and supplemental landscaping will be addressed during site plan review.
- Stormwater runoff – storm water management, water quality control (BMP), and water quantity issues, will be addressed during site plan review since the area of disturbance exceeds 2,500 square feet.
- Access – via a 12' wide grass-crete access drive and turnaround area located entirely within the school property via the existing school entrance from Sully Park Drive.
- Operations – unmanned; operates 24 hours a day, 7-days a week 365 days per year; routine maintenance is performed once or twice per month.

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

Alternate locations: Applicant considered the following alternate locations:
- Village Center Shopping Center at Stone and Braddock Roads
- St. Andrews Lutheran Church on Braddock Road adjacent to the school site
- Chantilly National Golf and Country Club on Braddock Road
- Stone Crossing and Chalet Woods Local Parks
- Portions of Cub Run and Rocky Run Stream Valley Parks.

The applicant indicates the proposed treepole will be located to fill an existing service void and address capacity issues. The overall area is characterized by existing single-family residential development and collocation on tall existing buildings or structures in the area was not an option. The above mentioned shopping center and church sites have little space to accommodate the facility and offered no advantage over the selected public school site with respect to minimizing visual impacts and providing screening. The Country Club and park sites presented compatibility and site access issues and also had no advantage over the public school site location for minimizing impacts on neighboring areas.

DESCRIPTION OF SURROUNDING AREA

LOCATION: on the west side of Sully Park Drive at its intersection with Braddock Road

CHARACTER: residential and public facilities, governmental and institutional uses.
Adjacent and Nearby Land Uses:

- Subject property – public middle school
- North – single-family detached residential
- East – single-family attached residential
- South – single-family detached and attached residential
- West – single-family detached residential, and church

Vegetation: a majority of the site is open and some existing vegetation around the perimeter of the site consists primarily of early successional growth along with some planted landscaping which appear to be in fair to poor condition.

COMPREHENSIVE PLAN PROVISIONS

COMPREHENSIVE PLAN MAP:
Planning Area, District, and Sector: Area III, Bull Run Planning District, BR3-Flatlick Community Planning Sector
Land Use Recommendations:

- Subject property – public facilities, governmental and institutional uses (zoned R-3)
- North – residential at 2-3 dwelling units per acre ("du/ac") and a small portion of private open space
- East – residential at 2-3 du/ac and a small portion of public parks
- South – residential at 2-3 du/ac
- West – residential at 2-3 du/ac

COMPREHENSIVE PLAN CITATIONS: An assessment of this proposal for substantial conformance with land use and design recommendations of the Comprehensive Plan ("the Plan") is guided by the following citations from the Plan:

Area Plan:
The Comprehensive Plan map shows that the subject property is planned Public Facilities, Governmental and Institutional Uses. The surrounding area is planned for residential uses at 2-3 du/ac. A small section of land immediately to the east and across Braddock Road to the north are planned for private open space and public parks.

The subject property is located in the BR3-Flatlick Community Planning Sector of the Bull Run Planning District in Area III. The Ormond Stone Middle School is listed as an existing school in Planning Sector BR3. There are no other site-specific recommendations for the subject property in the Area Plan.

Policy Plan:
Fairfax County Comprehensive Plan, Policy Plan, 2011 Edition; Public Facilities, as amended through January 10, 2005; **MOBILE AND LAND-BASED TELECOMMUNICATION SERVICES, GENERAL GUIDELINES**, pages 37 – 39:

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

Policy a. Avoid the construction of new structures by locating mobile and land- based telecommunication facilities on available existing structures such as 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. . .

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. ...

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."

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

Fairfax County Department of Planning and Zoning (DPZ)

- Visual impact assessment ***Attachment B***
  - On March 9, 2013, DPZ staff attended an on-site height test during which the applicant raised a red balloon to a height of 115' at the location of the proposed treepole to simulate its height. Staff noted the visible portion of the balloon's height to assess the treepole's potential visual impact on surrounding areas. Staff's observations from the height test are identified on the individual staff photographs taken during the balloon test which are included as ***Attachments B1 through B10*** which show representative views of the balloon from several vantage points.

- Zoning Administration Division – Ordinance Administration Branch ***Attachment C***
  - The proposed mobile and land-based telecommunications facility meets the requirements of Par. 3 of Sect. 2-514 of the Zoning Ordinance subject to transitional screening for a light public utility use must be provided.

  In a supplement letter submitted by the applicant dated March 18, 2013, which addresses County agency review comments, included within Attachment A of the application package, the applicant has indicated that they will utilize existing screening along the northern and western boundaries. Additional and supplemental screening around the outside of the compound where it will most efficiently screen the equipment within the compound will be installed as shown on the site plan. The applicant indicates that during site plan review they will request a modification of the transitional screening requirements to allow screening to be located which will be most effective and take advantage of existing mature vegetation.
- Planning Division – Historic Preservation ***Attachment D***
  - Applicant to comply with Section 106 of the National Historic Preservation Act of 1966, as may be necessary.
  - Applicant to provide the DPZ documentation as to whether or not Section 106 review is required.

  The applicant indicates the Section 106 review is currently under study by the Virginia Department of Historic Review, of which they will provide a copy to DPZ staff of the findings upon receipt.
- Planning Division – Environmental Assessment
  - No Resource Protection Area or floodplain will be affected by the proposal; however, it appears that the facility will be located very close to existing vegetation on the north and west sides of the property.
  - The applicant is encouraged to avoid encroachment into existing vegetation/transitional screening on the north and west of the proposed location.
  - No information has been provided regarding stormwater management/BMP for the pad site.

The applicant has indicated that they will not be encroaching on the existing vegetation which is screening the north and west side of the proposed facility location. Other issues of stormwater and BMP will be addressed during site plan review.

Fairfax County Department of Public Works and Environmental Services ***Attachment E***

- Site Development and Inspection Division
  - More than 2,500 square feet of land disturbance is proposed; therefore, water quality control (BMP) will be required.

The applicant has indicated that they intend to request a stormwater waver at time of site plan review for water quality and water quantity since the project total disturbed area is 11% larger than the waiver threshold and the increase in runoff would be relatively insignificant. Therefore, the applicant suggests these items would be better addressed during site plan review process.

Fairfax County Department of Public Works and Environmental Services ***Attachment F***

- Urban Forest Management Division – Forest Conservation Branch
  - Transitional screening along all side of the property should be provided in accordance with the Zoning Ordinance; notes and details should be provided on an Existing Vegetation Map (EVM) and issues regarding installation of tree protection fencing and a landscape schedule should be clearly addressed by the applicant with site plan submission.

The applicant has modified Sheets Z-2 and Z-11 to address UFMD comments, included in Attachment A, and they intend to request appropriate modifications and/or waivers during site plan review to address the remainder of UFMD comments.

Fairfax Water ***Attachment G***

- Fairfax County Water Authority
  - Ensure easement is clearly identified on all drawings with site plan submission. Any encroachments into the existing 15 foot easement will not be allowed without obtaining separate prior written approval from Fairfax Water.
  - A Fairfax Water inspector shall be present during any construction activity over the existing water main easement.

The applicant indicates they will ensure all existing water easements are clearly shown on all drawings as appropriate and state that no encroachment or construction activities will take place over any existing Fairfax County Water easements.

Fairfax County Public Schools ***Attachment H***

- Department of Facilities & Transportation Services
  - While not opposed to grass pavers, the plan is unclear if the pavers will be contained by hard edging along both sides of the access road. If grass pavers are used, FCPS would require they be hard edged to prevent individual pavers from heaving or shifting.

The applicant has indicated they intend to use a four inch (4") steel edge on both sides of the access way to keep the grass pavers from shifting.

  - A September 20, 2010, memorandum regarding the FCPS Telecommunications Application Monitoring Process, which establishes a policy to support the placement of telecommunications facilities on school property, in also included in Attachment H.

Fairfax County Department of Transportation ***Attachment I***

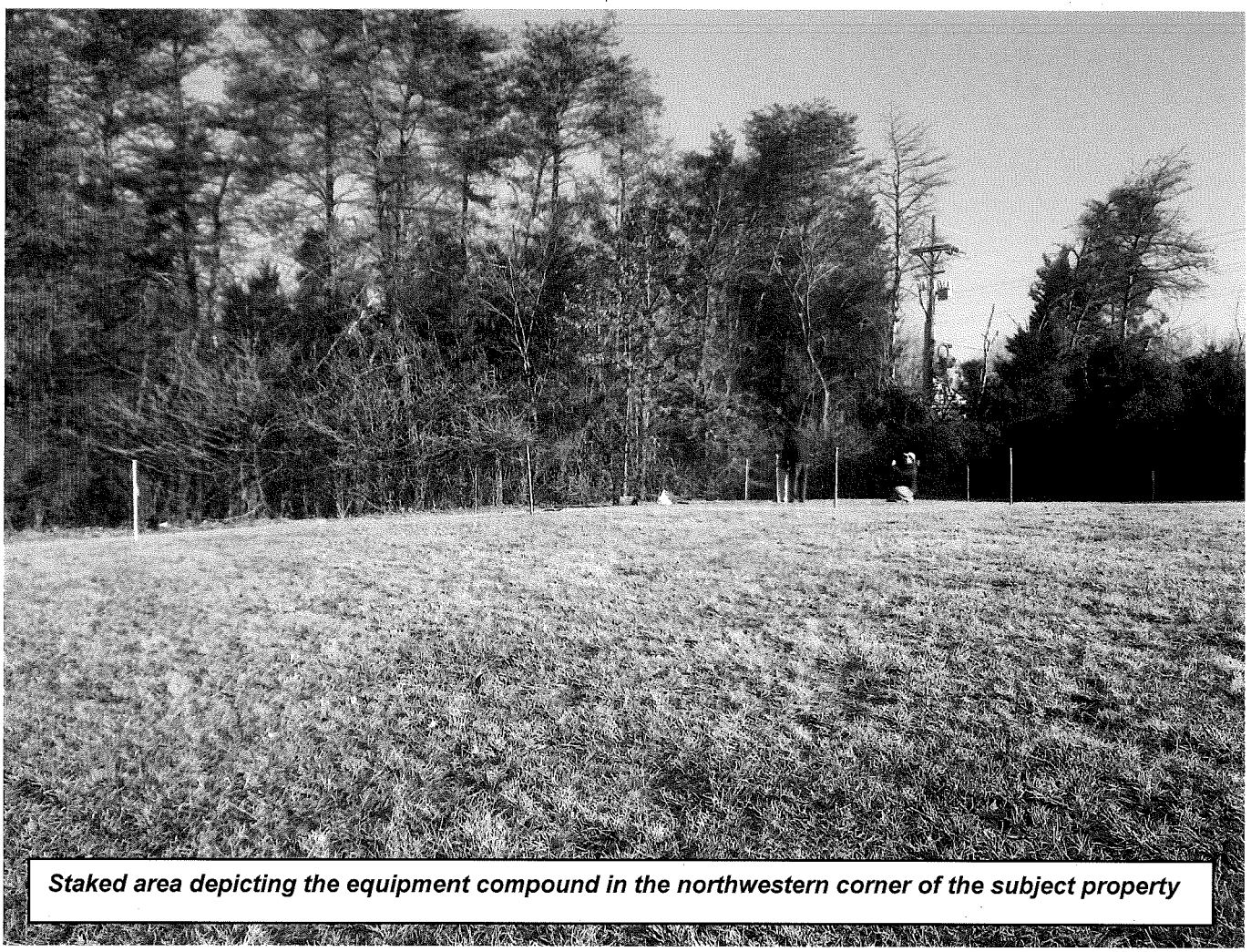
- Transportation Planning Section
  - There are no road improvements shown on the Plan map that will be impacted by the proposed monopine.
  - There are no trail improvements shon the the Trails Plan Map that will be impacted by the proposed monopine.
  - No Fairfax Connector or Metrobus routes will be affected by the proposed monopine; therefore, there should be no effect on existing transit services.
- Virginia Department of Transportation had no comment to the application.

CONFORMANCE WITH THE COMPREHENSIVE PLAN *Attachment J*

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

LOCATION: The proposed facility will be located on public property owned by the Fairfax County School Board, planned for public facility use, and developed as a public middle school, and is available for the wireless carriers' proposed use. In staff's opinion, the proposal conforms with Plan guidelines that, subject to the availability and feasibility of a public site, public lands should be considered as the preferred location for new telecommunications structures. The facility's proposed location in the far northwestern corner of the 24.83 acre school campus, immediately adjacent to a church use, maximizes the distance between the facility and residential properties, thus providing a substantial buffer consistent with Plan guidelines to minimize impacts on surrounding areas. The 2-story school building itself helps obscure or block views of the lower portion of the treepole from all surrounding properties, as recommended by the Plan. Staff believes that the proposal conforms with Plan guidelines to locate facilities on properties that can conceal the telecommunications facility and minimize its visual impact on surrounding areas, and therefore supports Plan objectives for the location of telecommunications facilities.

CHARACTER: Based on observations during the height test and a review of the applicant's photographic simulations, staff believes that surrounding residential properties will be buffered from the proposed 115' tall treepole by distance and existing trees that will serve to mitigate the facility's visual impact. Staff notes that, from some residential properties near the school on Sully Park Drive, Sully Lake Drive, Creek Valley Court, Truitt Farm Drive, Soucy Place, Cranoke Street, Braddock Ridge Drive and Poplar Tree Road, the treepole will be visible through existing trees and above existing tree lines. However, in staff's opinion, the treepole's visibility as filtered through existing trees as well as its distance from residential properties should mitigate its visual impact. The equipment compound should be effectively screened by the proposed fence with brown slats which will create a solid barrier around the compound, and by existing vegetation in the general vicinity of the equipment compound as shown in the image on Page 11.



Staked area depicting the equipment compound in the northwestern corner of the subject property

During site plan review, the applicant will be required to address issues regarding tree preservation, transitional screening requirements, and supplemental landscaping in accordance with Plan recommendations to mitigate the visual impact of telecommunications facilities. In staff's opinion, the photographic simulations, drawings, and height test conform with Plan recommendations that the applicant demonstrate that the selected site for the proposed treepole provides the least visual impact on residential areas and the public way, and demonstrate the appropriateness of the proposed design.

Staff believes that placing the treepole adjacent to a line of existing trees, adjacent to an already established commercial use (the St. Andrews Lutheran church site) on public school property is an effective design option appropriate to this site, as recommended by the Plan. Where visible from surrounding areas, the proposed treepole should be visually compatible with the character of the school's wooded border. Furthermore, the treepole's actual purpose will not be readily apparent due to its resemblance to an evergreen tree where the antennas will be obscured from view by the artificial branches and foliage, consistent with Plan guidelines to disguise and camouflage the appearance of telecommunications facilities to resemble natural features. Staff believes the proposal conforms with Plan guidelines to use other natural features to complement and support the design and appearance of

the treepole. Staff also recognizes that the proposed treepole will be taller than existing trees on the site. However, given the wireless carriers' objectives to provide service in the area, and given the low density residential uses surrounding the school, it is staff's opinion that the subject application balances these two factors such that the proposal will have minimal impact on surrounding properties. In staff's opinion therefore, the proposed facility should not have an adverse visual impact on the character of the school or surrounding area. Staff believes that the proposal meets Plan guidelines to design telecommunications facilities to mitigate their visual presence and prominence in residential areas by concealing their intended purpose in a way that is consistent with the character of the surrounding area.

EXTENT: The applicant will address storm water management issues during the site plan review process, consistent with Plan guidelines to minimize impacts on surrounding areas. The applicant states that the proposed facility will accommodate five (5) other future collocated service providers (subject to 2232 approval), in accordance with Plan guidelines to locate multiple service providers on single structures. In addition, the applicant states that no construction will occur until a lease for the proposed use is approved, in accordance with Plan guidelines. According to the applicant, the height of the proposed treepole is the minimum required to meet the collocated wireless carriers' coverage objectives, in conformance with Plan recommendations. Staff believes that the proposal will not result in adverse impacts related to noise, air, or water quality. Finally, no known historic properties will be affected by the proposed facility, in support of Plan guidance to ensure protection of historically significant structures and the applicant will be required to comply with Section 106 of the National Historic Preservation Act of 1966, as may be necessary. Thus, in staff's opinion, the proposal meets Plan guidelines pertaining to the extent of proposed telecommunications facilities.

CONCLUSIONS AND RECOMMENDATIONS

Staff concludes that the subject proposal by Milestone Communications, Inc. and Verizon Wireless to construct a telecommunications facility at Ormond Stone Middle School, 5500 Sully Park Drive, Centreville, 20120, satisfies the criteria of location, character, and extent as specified in Va. Code Sec. 15.2-2232, as amended. Staff therefore recommends that the Planning Commission find the subject Application **2232-Y13-1** substantially in accord with provisions of the adopted Comprehensive Plan.

ATTACHMENT A
2232 Application

DONOHUE & STEARNS, PLC

RECEIVED
JAN 18 2013
DEPARTMENT OF PLANNING & ZONING
PLANNING DIVISION

January 18, 2013

RECEIVED
JAN 18 2013
DEPARTMENT OF PLANNING & ZONING
PLANNING DIVISION

Mr. Chris Caperton
Planning Division
Fairfax County Department of Planning and Zoning
12055 Government Center Parkway, Suite 730
Fairfax, Virginia 22035

Dear Chris:

Attached is a 2232 Review application with related documentation and plans for a telecommunications facility to be located on at the Stone Middle School, 5500 Sully Park Drive in the Centreville area. The facility will consist of a 115 feet tall tree pole with up to five wireless carriers. Verizon Wireless will be the initial carrier to locate on the structure.

Attached are three sets of the application. Each set includes the following:

- Application forms
- Statement of justification
- Property identification maps
- Proposed facility/site plan
- Photographs of site
- Photo simulations of the proposed installation
- Photographic survey
- Propagation maps

One large set of the engineering plans at 24" x 36" and three sets of the facility plans at 11" x 17" are also submitted.

If you have any questions or require additional information, please let me know.

Sincerely,

David B. Marshall

801 NORTH FAIRFAX STREET • SUITE 209 • ALEXANDRIA, VA 22314
T 703-549-1123 F 703-549-5385 • www.donohuestearns.com

201 ROYAL STREET SE • SUITE E • LEESBURG, VA 20175
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COUNTY OF FAIRFAX, VIRGINIA
APPLICATION FOR DETERMINATION
PURSUANT TO VIRGINIA CODE SECTION 15.2-2232

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

APPLICATION NUMBER 2232-Y13-1

Date application received 1/18/13 by DPZ

Date(s) Revised 2/25/13

Date application accepted 1/31/13 by D. Hedrick

RECEIVED
FEB 25 2013
DIRECTOR, PLANNING DIVISION
DEPT. OF PLANNING & ZONING

(Please Type or Clearly Print)

PART I: APPLICATION SUMMARY

LOCATION OF PROPOSED USE

Address 5500 Sully Park Drive

City/Town Centreville Zip Code 20120

Place Name (example: Dale High School) Stone Middle School

Tax Map I.D. Number(s) 0541 01 0023A

Fairfax County Supervisor District Sully

APPLICANT(S)

Name (Company or Agency) Milestone Communications, Inc. and Verizon Wireless

Agent Name Frank W. Stearns

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

Agent's Mailing Address 201 Royal Street SE, Suite E

City/Town Leesburg State VA Zip Code 20175

Telephone Number (703) 726-2547 Fax (703) 737-3793

E-mail fwstearns@donohuestearns.com

Secondary Contact Christian Winkler, Milestone

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

BRIEF DESCRIPTION OF PROPOSED USE

Construction of a new 115 feet tall telecommunications structure designed to resemble a tree ("tree pole") and an associated 2,125 square feet fenced equipment compound on the ground. The tree pole and equipment compound are designed for up to five carriers. Verizon Wireless will be the initial carrier on the proposed structure and the other carriers are future users.

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PLANNING DIVISION

Total Area of Subject Parcel(s) 24.83 acres

Zoning District Residential R-3

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

None

PROPERTY OWNER(s) OF RECORD

Owner School Board of Fairfax County

Street Addres 8115 Gatehouse Road

City/Town Falls Church State VA Zip Code 22042

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

SIGNATURE

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

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

Signature of Applicant or Agent Frank W. Stearns

Date 1/18/2013

Submit completed application to:

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

RECEIVED
JAN 18 2013
DEPARTMENT OF PLANNING & ZONING
PLANNING DIVISION

PART IV: TELECOMMUNICATION USES

(Do not submit for non-telecommunications public facility uses)

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

	Yes	No
New monopole* or tower	☑	☐
Collocation on existing monopole or tower	☐	☐
Collocation on building facade or rooftop	☐	☐
Collocation on replacement light pole or utility pole	☐	☐
Located in utility or transportation easement and/or right-of-way	☐	☐
Modification to approved telecommunications facility	☐	☐
Collocation on other structure _____	☐	☐

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

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

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

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

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

RECEIVED
JAN 18 2013
DEPARTMENT OF PLANNING & ZONING
PLANNING DIVISION

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

Provider Verizon - 12 antennas detailed on attached supplement sheet, next page.

Model # or name	**Type** Panel, Dish, Omni	**Quantity**	**Height**	**Width**	**Diameter**	**Location** height on the structure
See attached sheet						

Antenna color: grey/green Painted to match existing structure? Yes ☐ No ☑

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

Located behind artificial foliage on a tree pole structure

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

Additional information:

Strucutre provides space to accommodate up to four additional telecommunication providers.

D. EQUIPMENT

Model # or name	**Type** cabinet or shelter	**Quantity**	**Height**	**Width**	**Depth**	**Location**
Modcell	cabinet	3	75.5"	35.4"	40"	on 12' x 20' concrete pad
LTE	cabinet	2	80.4"	30.0"	32.5"	same
Battery	cabinet	3	60.0"	31.0"	30.0"	same
MTU Diesel	generator	1	92.0"	110.1"	40.0"	on 4' x 10' concrete pad

How will the equipment cabinet or shelter be screened? behind fence with slats

Material: steel chain link fence with slats Color: Brown

Additional information:

The cabinets will be located under a 8' 3.5" high canopy within the screened equipment compound.

MILESTONE COMMUNICATIONS
STONE MIDDLE SCHOOL
5500 SULLY PARK DRIVE
APPLICATION FORM SUPPLEMENT

C. ANTENNA DETAILS

Provider: Verizon

Model	Type	Quantity	Height	Width	Diameter	Location
CSS-X7-FRO-640	Panel	2	72"	18.8"	na	At 107' Rad Center
CSS-X7-FRO-660-4D	Panel	1	72"	14.5"	na	same
LPA-80040-6CF-EDIN-4	Panel	4	71.1"	12.0"	na	same
LPA-80080-6CF2	Panel	2	70.9"	5.5"	na	same
BXA-185040-8CF	Panel	2	48.8"	11.8"	na	same
BXA-185063-12CF	Panel	1	72"	6.1"	na	same

RECEIVED
FEB 25 2013
DIRECTOR, PLANNING DIVISION
DEPT. OF PLANNING & ZONING

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

Part II: Statement of Justification

Applicant:

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

Verizon Wireless
9000 Junction Drive
Annapolis Junction, Maryland 20701

Site Location

Stone Middle School
5500 Sully Park Drive
Centreville, Virginia 20120
Parcel Number: 0541 01 0023A
Zoning District: R-3
Planned Use: Public Facility, Governmental and Institutional
Supervisor District: Sully

Description of Proposed Use

Pursuant to Section 15.2-2232 of the Code of Virginia, Milestone Communications and Verizon Wireless ("Applicant") respectively requests that a proposed 115' telecommunications facility designed as an evergreen tree ("tree pole") with a supporting equipment compound at the base be approved at the Stone Middle School, 5500 Sully Park Drive, Centreville, VA 20120.

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 facility is designed for up to five telecommunications carriers. Verizon Wireless will be located at the top position on the 115' tree pole and the facility will accommodate up to four additional future carriers. A detailed description of the telecommunications facility is provided on the Site Plan entitled "Stone Middle School" prepared by Entrex Communications Services, Inc. dated December 26, 2012 and revised through January 16, 2013 and included as part of this application. The Property consists of 24.83 acres, is zoned R-3 Cluster (Residential at 3 units to the acre with cluster), and is owned by the Fairfax County School Board. The tree pole is designed to disguise the antennas and the telecommunications use and meet the Fairfax County 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 115' tree pole will be located behind artificial foliage and will not be visible. Verizon Wireless will have 12 panel antennas at a rad center of 107' above ground level. Space for the antennas of four future carriers is available at rad centers of 97',

87', 77' and 67'. The types and sizes of the Verizon antennas are detailed on Page 7 of the application form and on the engineering drawings, Sheet Z-7.

At the base of the proposed tree pole will be an equipment compound measuring 85' long and 25' wide with a total area of 2,125 square feet. An eight (8) foot high chain link fence with brown slats to create a solid visual barrier will enclose the compound area and conceal the equipment from view. The compound area will contain all equipment and shelters of Verizon and of all future carriers as well as the tree pole. The Verizon equipment will consist of 8 equipment or battery cabinets located within the compound on a 12' by 20' concrete pad with an 8'11" high canopy adjacent to the tree pole. Verizon will also locate a diesel generator on a 4' by 10' concrete pad in the compound area. Full details of the compound area are detailed on the Compound Plan, Sheet Z-3 of the engineering drawings. The dimensions of all Verizon equipment are detailed on Sheet Z-8 of the engineering drawings and can also be found on page 7 of the 2232 Review application forms.

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 Verizon and up to four additional providers. Attached to the application are Verizon's propagation maps that show the area 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.

Requirement of Proposed Use

The area served by the proposed telecommunications use is depicted on Verizon Wireless' radio frequency coverage maps included in the application package. The maps show the area presently covered by Verizon Wireless in this vicinity and the projected improvement anticipated after installation of the proposed telecommunications use at the Stone Middle School site. Verizon Wireless' objective for this site is to fill existing service gaps and provide services to residences and commuters along the corridors of Braddock, Stone and Sully (Route 28) Roads and adjoining neighborhoods, particularly to the west and south of the site. The site will not only fill gaps but will enhance 4G-LTE data service to all users in the surrounding area.

To achieve the desired coverage and capacity within the intended geographical area, each antenna facility must be strategically located so as to ensure maximum coverage and a minimum overlap with each other facility. Because of the low power of the system, the antennas are effective only within a limited geographical area. Thus, each facility site is subject to technical and geographical constraints in order to provide reliable and efficient service. The proposed facility is necessary to meet Verizon Wireless' objectives for the area and will further satisfy similar needs of other wireless telecommunications carriers in the future. Moreover, the proposed height of the tree pole allows placement of the antennas at a sufficient height so as to permit radio signals to clear any obstructions such as trees and structures while simultaneously providing coverage to the intended service area and allowing for the collocation of up to four (4) additional wireless carriers at the site.

Verizon Wireless chose this proposed location as it meets coverage objectives and will improve telecommunications coverage to clients. The telecommunications tree pole facility at this location will serve additional carriers and is suitable to the site, its setting, and the nature of the existing public use on the property.

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

Anticipated Impacts On Adjoining Properties

The tree pole will be located on a large public property totaling 24.83 acres and will be in proximity to a wooded area on the northwest property border. The immediately adjacent property to the west is developed with an existing non-residential (church) use and the proposed tree pole structure is located approximately 121 feet east of the church/school property line. The proposed structure will be 114 feet south of Braddock Road, and 263' from the closest residence located on the north side of Braddock Road to the northwest. Sully Park Drive is approximately 234 feet to the east of the proposed structure, and residences to the south along the School site's southern boundary are approximately 1,131 feet from the structure.

The proposed facility will have no impact on traffic or parking as the facility will be unmanned and does not generate vehicular traffic other than the once or twice a month for a technician to visit to ensure everything is in proper working order. The technician uses a standard vehicle and will have access to the structure and compound via a 12' wide grass-crete access drive and turnaround area totally on the school property. There is no perceptible noise generated by the facility and there will be no interference with electronic equipment for telephone, television, radio or other electronic uses.

Alternative Sites Considered for the Proposal

The proposed tree pole will be located to fill an existing service void and address capacity issues. The overall area is characterized by existing single-family residential

development and collocation on tall existing tall buildings or structures in the area is not an option. Other non-residential properties in the immediate search area include the Village Center Shopping Center at Stone and Braddock Roads, the Saint Andrew Lutheran Church on Braddock Road adjacent to the school site, the Chantilly National Golf and Country Club on Braddock Road, Stone Crossing and Chalet Woods Local Parks, and portions of Cub Run and Rocky Run Stream Valley Parks.

The Shopping Center and church sites have little space to accommodate the facility and offer no advantage over the selected public school site with respect to minimizing visual impacts and providing screening. The Country Club and park sites present compatibility and site access issues and also have no advantage over the public school site location for minimizing impacts on the neighboring areas.

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 structure will be located on publicly owned property, will have a camouflaged design resembling an evergreen tree, will accommodate multiple carriers and be situated on the property to minimize visual impacts on the site and surrounding area. The proposed facility is consistent with the stated Objectives of the Policy Plan of the Fairfax County Comprehensive Plan concerning Mobile and Land-Based Telecommunication Services as described below.

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.**

Within the search area around the intersection of Stone and Braddock Roads, the development pattern is comprised primarily of single family detached and townhouse residential uses and a neighborhood shopping area. These uses are of insufficient height to accommodate the collocation of a telecommunication use. To serve this area and meet the engineering requirements of the use, it is necessary to construct a new structure of the height proposed.

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

Milestone has located many such facilities on schools within Fairfax County. The proposed facility is on a large 24.8-acre publicly owned parcel that has opportunities for screening and is adjacent to an institutional (church) use along Braddock Road. The location on site for the proposed tree pole is to the rear of the school building in the northwest corner of the site adjacent to a stand of trees between the school and the church use to the west. To the north of the proposed tree pole location is the Braddock Road corridor and an open space area along Sully Park Drive. This portion of the site offers the opportunity to successfully screen the facility and provides a natural backdrop to the proposed tree pole structure. Distance to residences in the area is also maximized at this location and the closest residence to the proposed facility is 263 feet to the northwest. The property offers ample area to locate the equipment compound away from all existing buildings and to provide screening with an eight (8) foot high chain link fence with 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 publicly owned and operated by the Fairfax County Public School Board. The features of this public site provide an excellent opportunity for screening and buffering and an appropriate setting for the proposed tree pole structure. Other sites in the area provide no greater advantage for screening and locating the facility compatible with existing 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 Fairfax county Public schools to construct and locate the proposed facility.

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

The proposed tree pole will be designed to hold up to five-telecommunication carriers. Sufficient space for related equipment will be located at the base of the tree pole and will be screened from view by an eight (8') foot tall chain link fence with slats.

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 115 feet height of the proposed tree pole is the minimum required to meet the technical requirements of Verizon Wireless and to provide for the coverage objectives of additional carriers.

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

The applicants have worked closely with Fairfax County Public Schools to locate the proposed tree pole structure 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 on site. The Fairfax County Public School's contact is Lee Ann Pender, Director, Office of Administrative Services, Facilities and Transportation Services, (LeeAnn.Pender@fcpc.edu; 703-423-2305).

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 proposed facility will be located on the northwest portion of the school property adjacent to a wooded area along the property line and a non-residential (institutional) use to the west. The Site Plan and related engineering drawings show the design of the tree pole and compound area and their relationship to the existing school property and nearby properties. Aerial photos and photo-simulations are also provided with the application to demonstrate the structure's relationship to adjacent and surrounding properties and uses. The stealth tree pole design will be compatible and consistent with the public school site. The proposed structure will not negatively impact the existing school use or the character of the surrounding residential properties. The tree pole will be located so as to blend and be in context with the wooded area to the immediate west of its location on the property. The equipment compound at the base will be enclosed with a chain link fence with slats to conceal the shelters and cabinets.

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. The photo simulations include 15 vantage points and the appearance of the structure when constructed. The proposed tree pole will be in context with an adjacent wooded area and, in general, views from adjacent properties and areas will be mitigated by distance and vegetation in the area. Some properties to the north along Lock Drive and to the northeast along Braddock Ridge Drive and Round Lick Lane will have distant views of the facility that will be largely obstructed when trees are in foliage. Views from near the intersection of Poplar Tree and Braddock Roads, and from near Sully Lake Drive to the immediate east will have more prominent views of the structure although the tree design will camouflage the use and mitigate impacts.

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

1. **Locating facilities near to or within areas of mature vegetation and trees which effectively screen or provide an appropriate setting for the proposed structure or which, when viewed in context, considering perspective views, relative topography and other factors, mitigate their visual presence and prominence;**
2. **Blending facilities with an existing pattern of tall structures**
3. **Obscuring or blocking the views of facilities with other existing structures, vegetation, tree cover, or topographic features to the maximum extent feasible**
4. **Increasing the height of or replacing existing structures to reduce the need for another structure when such height increases or structure replacements are appropriate to the site and the surrounding area.**

The visual impact of the proposed 115' structure will be mitigated by the tree pole design and its location adjacent to an area of mature vegetation that provides a natural setting for the structure. Views of the structure from surrounding areas will be largely obscured by distance and existing vegetation. The compound area will be screened from view with an eight-foot high chain link fence with slats.

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

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

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

The proposed use 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.**

The proposal structure and leased compound area on a nearly 25-acre public parcel will provide ample space for up to five telecommunication carriers while maintaining levels of screening and a natural setting for the use.

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

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

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

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

The proposed use will be designed as a tree pole and located adjacent to a mature vegetated area to reduce its prominence and visual presence. The tree pole design will conceal the intended purpose of the structure and be in context with the setting in which it is located.

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 design, bulk, mass, and height of the camouflaged structure is consistent with that of a tree and will appear in context with the portion of the public school site on which it is located.

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 tree pole will be in proximity to an exiting wooded area of mature vegetation to the west that will complement, blend with and serve to obscure the proposed camouflaged

facility. Other existing vegetation and the general tree cover throughout the nearby residential areas will serve to mitigate views of the proposed use.

Conclusions

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

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

PROPERTY IDENTIFCATION MAP

R-C
See(43-4)(1-4)
82-W-054
83-W-102
R-2
R-3
PDH-4
C-6
R-5
ST. ANDREW LUTHERAN CHURCH
ORMOND STONE INTERMEDIATE SCHOOL
CHALETWOODS PARK
VILLAGE CENTER
STONE POND
POOL
Euphrates Ct.
Boydell Dr. Rt. 4759
Rt. 4758
Carborn Dr.
Ritchie Rd. Rt. 4757
Greymont Dr.
Claret Pl. Rt. 4762
Kamputa Dr.
Rt. 4765
Lampec St.
Rt. 4970
Ottawa
Jaslow
Hibner St.
Cranoke
Rt. 4766
Wood Home Rd.
Vinson Pl.
Rt. 4760
Rt. 4755
Munsey Pl.
Carbern Dr.
Latshow Rd.
Rt. 4761
Cranoke St.
Soucy Pl.
Rt. 4763
Rt. 4954
Jarnigan
Lalos St.
Flagler Ct.
Rt. 8587
Flagler
Schoolfield Ct.
Rt. 8589
Hartlaub Ct.
Rt. 8598
Deer Pond Ct.
Rt. 8029
Cub
Stone
Stream
Sully
Park
Rt. 7346
Truitt Farm Ct.
Crenshaw Rd.
Lock Dr.
Sully Park Dr.
Poplar Tree Rd.
Braddock Rd.
Round Lick Ln.
Rt. 7025
Hedgerow Ct.
Rt. 7023
Sour Gum Dr.
Red Barn Ct.
Rt. 7184
Rt. 7183
Ridge Dr.
Line Tree
Farm Pond Ct.
Rt. 7024
Fence Post Ct.
Rt. 7020
Rt. 7021
Rt. 7022
North Slope St.
Rt. 8560
Gordon Dr.
Rt. 8563
SEC. 3B
SEC. 3A
SEC. 2A
SEC. 2B
WS ENTIRE PAGE
82-W-053
Pipeline
Corporal
Whip
Buggy
Coachway
Belle
Cheverly Ct.
Stone Crossing Ct.
Rt. 7265
Jenn Ct.
Rt. 662
Stone Range Dr.
Rt. 6364
50' Outlet Rd.
20' Outlet Rd.
Transcontinental Gas
85-S-150
74-2-039
Village Center Dr.
Rt. 7241
Rocky Branch Ct.
Rt. 7005
Virginia Ct.
Rt. 8319
Rt. 8318
Thorndyke Ct.
Awbrey
Croatan Dr.
Run
78-S-098

Fairfax County VIRGINIA

Property Search

Address | Map Number

MAP #: 0541 01 0023A
SCHOOL BOARD OF FAIRFAX COUNTY

N/A

3 of 5

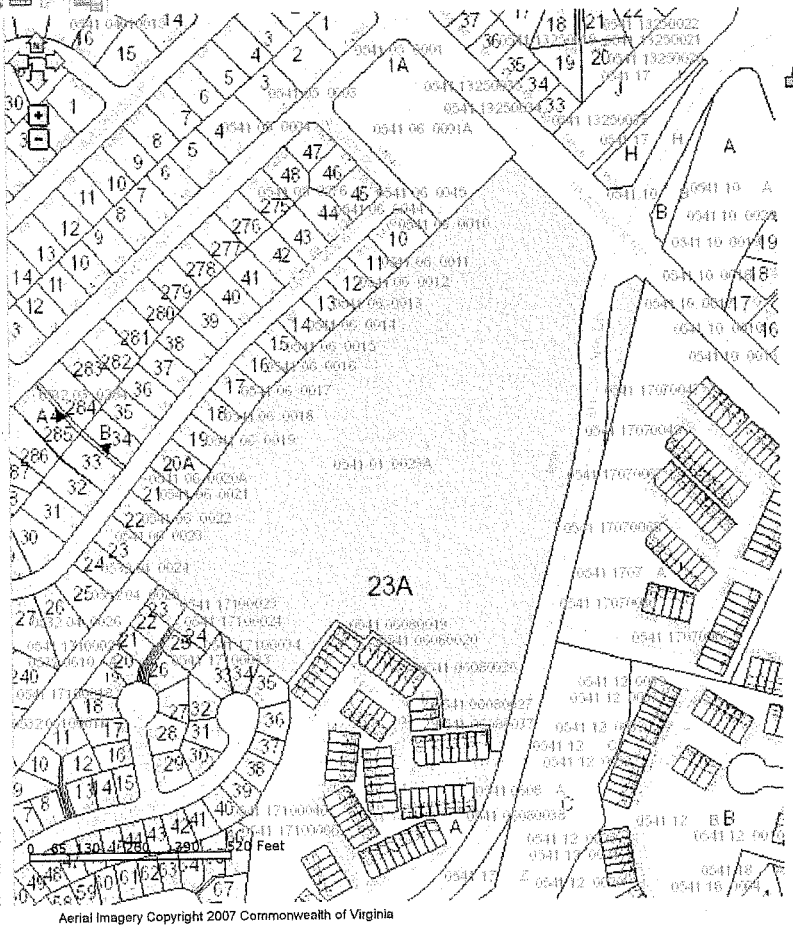
Return to Search Results

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

Neighborhood Sales

Map Contents

- Parcel Selection
  - Parcels
- County
  - County Border
  - Major Roads
  - Streets
  - Parcels
  - Address Numbers
  - Lot Numbers
  - Buildings
  - Water Features
  - Political Boundaries
  - Aerial Photography



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

MAP #: 0541 01 0023A
SCHOOL BOARD OF FAIRFAX COUNTY

N/A

CURRENT RECORD 3 of 5

Return to Search Results

Neighborhood Sales

Printable Summary

Definition Of Terms

Owner

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

Parcel

Property Location	
Map #	0541 01 0023A
Tax District	90200
District Name	SULLY DIST. #2
Land Use Code	Public Schools
Land Area (acreage)	24.8256
Land Area (SQFT)	
Zoning Description	R-3C(R-3 w/Cluster Dev)
Utilities	WATER AVAILABLE SEWER AVAILABLE GAS AVAILABLE
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	CUB RUN

Last Refresh

Data last refreshed: 04/Jan/2013

General Information

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PROPOSED FACILTY/SITE PLAN

RECEIVED
JAN 18 2013
DEPARTMENT OF PLANNING & ZONING
PLANNING DIVISION

Milestone
COMMUNICATIONS

verizon wireless

STONE MIDDLE SCHOOL
5500 SULLY PARK DRIVE
CENTREVILLE, VA 20120

entrex
communication services, inc.
6900 Rockledge Drive, Suite 650
Bethesda, MD 20817
Phone: 202-488-0380
Fax: 202-488-0661

SUBMITTALS

DATE	DESCRIPTION	REV.
12-28-12	ZONING REVIEW	
01-15-13	MILESTONE COMMENTS	
01-17-13	ZONING	

SEAL:

GENERAL NOTES

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

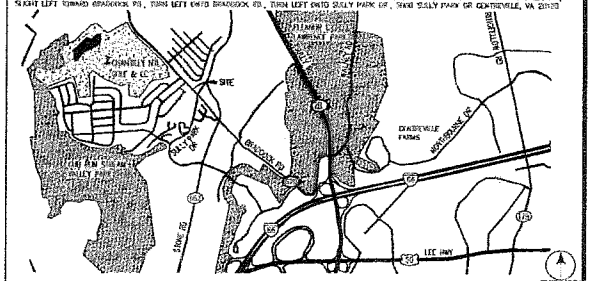
APPROVALS

MILESTONE COMMUNICATIONS: NAME _____ DATE _____

FAIRFAX COUNTY SCHOOL BOARD: NAME _____ DATE _____

VICINITY MAP

DIRECTIONS:
FROM I-495 AND ROUTE I-270, HEAD NORTHWEST ON I-495 W, TAKE THE EXIT ONTO I-95 W, TAKE EXIT 53B FOR VA-28 SUBEXIT RIGHT ONTO SULLY RD, SUBEXIT LEFT TOWARD BRADDOCK RD, TURN LEFT ONTO BRADDOCK RD, TURN LEFT ONTO SULLY PARK DR, STAND SULLY PARK DR CENTREVILLE, VA 20120



SYMBOLS AND ABBREVIATIONS

ADJ	ADJUSTABLE	MECH	MECHANICAL
APPROX	APPROXIMATE	MFR	MANUFACTURER
CAB	CABINET	MGB	MAIN GROUND BAR
CLG	CEILING	MIN	MINIMUM
CONC	CONCRETE	MTL	METAL
CONT	CONTINUOUS	NIC	NOT IN CONTRACT
CJ	CONSTRUCTION JOINT	NTS	NOT TO SCALE
DIA	DIAMETER	OC	ON CENTER
DWG	DRAWING	OPP	OPPOSITE
EQB	EQUIPMENT GROUND BAR	SF	SQUARE FOOT
EA	EACH	SHT	SHEET
ELEC	ELECTRICAL	SIM	SIMILAR
EL	ELEVATION	SS	STAINLESS STEEL
EQ	EQUAL	STL	STEEL
EQUIP	EQUIPMENT	TOC	TOP OF CONCRETE
EXT	EXTERIOR	TOM	TOP OF MASONRY
FF	FINISHED FLOOR	TOS	TOP OF STEEL
GA	GAUGE	TYP	TYPICAL
GALV	GALVANIZED	VIF	VERIFY IN FIELD
GB	GROUND BAR	UON	UNLESS OTHERWISE NOTED
GC	GENERAL CONTRACTOR	WWF	WELDED WIRE FABRIC
GRND	GROUND	W/	WITH
LG	LONG	&	AND
LLH	LONG LEG HORIZONTAL	@	AT
MAX	MAXIMUM		

- ⊕ SPOT ELEVATION
- ℄ CENTERLINE
- ℄ PLATE
- (D1 / S#) DETAIL NUMBER / SHEET NUMBER
- ----G---- GROUND WIRE
- ANTENNA

CALL
UTILITIES NOTIFICATION
MISS UTILITY
1-800-552-7001
3 WORKING DAYS PRIOR TO DIGGING
SAFETY PRECAUTIONS SHALL BE IMPLEMENTED BY CONTRACTOR(S) AT ALL TIMES IN ACCORDANCE WITH CURRENT OSHA STANDARDS

SHEET INDEX

T-1	TITLE SHEET
Z-1	SITE PLAN
Z-1A	ADJOINERS
Z-2	PARTIAL SITE PLAN
Z-2A	ENLARGED ACCESS DRIVEWAY AND COMPOUND PLAN
Z-3	COMPOUND PLAN
Z-4	TREE POLE ELEVATION
Z-5	SITE PROFILES
Z-6	CIVIL MAPS
Z-7	ANTENNA LAYOUT, SECTION, DETAILS AND SCHEDULE
Z-8	EQUIPMENT CABINET LAYOUT AND DETAILS
Z-9	DIESEL GENERATOR AND CANOPY DETAILS
Z-10	SITE DETAILS
Z-11	LANDSCAPE PLAN, DETAIL AND NOTES

PROJECT DESCRIPTION

SCOPE OF WORK:
1. INSTALL A NEW 115'-0" HIGH TREE POLE AND FOUNDATION INSIDE A NEW FENCED EQUIPMENT COMPOUND.
2. INSTALL SLAB ON GRADE AND STEEL PLATFORM FOR CARRIER EQUIPMENT.
3. INSTALL TELEPHONE AND ELECTRIC SERVICE FROM EXISTING DEMARCATION POINTS.
4. INSTALL COMPOUND SITE IMPROVEMENTS.
5. INSTALL CARRIER EQUIPMENT.
6. INSTALL CARRIER PANEL ANTENNAS ON THE TREE POLE.
7. INSTALL CARRIER RF CABLES IN THE NEW TREE POLE.

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

APPLICANT: MILESTONE COMMUNICATIONS
12100 SUNSET HILLS ROAD, SUITE 120
RESTON, VA 20192
MR. LEN FOMICAS
703-2620-2555 EXT. 104

LATITUDE: N 38° 51' 31.66"
LONGITUDE: W 77° 27' 15.12"
GROUND ELEVATION: 277.44' AMSL
JURISDICTION: FAIRFAX COUNTY
PARCEL ID: 0541 01 0023A
CURRENT ZONING: R-3C
USE: PUBLIC SCHOOL/TELECOMMUNICATIONS

Milestone
COMMUNICATIONS

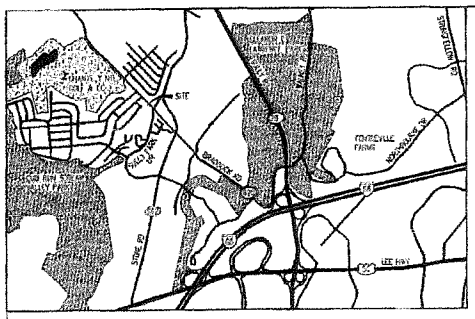
PROJECT NO:	1050.092
DESIGNER:	M.A.
ENGINEER:	M.M.

SCALE:
0 1/2 1
GRAPHIC SCALE IN INCHES

STONE MIDDLE SCHOOL
5500 SULLY PARK DRIVE
CENTREVILLE, VA 20120

TITLE:
TITLE SHEET

SHEET NUMBER:
T-1



VICINITY MAP

SCALE: 1" = 2000'

TRUE NORTH

TREE POLE SETBACKS		
	PROPOSED	REQUIRED
FRONT YARD (NORTH EAST)	32.1'	30'
REAR YARD (SOUTH WEST)	1131.9'	25'
SIDE YARD (SOUTH EAST)	120.8'	25'
SIDE YARD (SOUTH EAST)	934.3'	30'
CLOSEST OFF SITE RESIDENCE	263.1'	N/A
CLOSEST ROAD	115.6'	N/A

PROPOSED 115' TREE POLE
GRID N 6927476.628
GRID E 1778670.524
LATITUDE: 38°51'9.406"
LONGITUDE: -77°27'18.178"
GROUND ELEVATION: 272.44' AMSL AT BASE

SITE PLAN NOTES

1.) SITE NAME: STONE MIDDLE SCHOOL

2.) THIS IS NOT A BOUNDARY SURVEY AND IS NOT TO BE USED FOR THE TRANSFER OF PROPERTY.

3.) THE SUBJECT PARCEL INFORMATION:
OWNER: SCHOOL BOARD OF FAIRFAX COUNTY
PREMISES ADDRESS: 5500 SULLY PARK DR
CENTREVILLE, VA 20120
MAILING ADDRESS: 8115 GATEHOUSE RD
FALLS CHURCH, VA 22042
COUNTY: FAIRFAX COUNTY
MAP #: 0541 01 0023A
DISTRICT NUMBER: 60200 SULLY DISTR #7
ZONING: R-5D USE: PUBLIC SCHOOL

4.) THE REFERENCED REFERENCES FOR THE SUBJECT PARCEL ARE AS FOLLOWS:
DEED LIBER: N/A, FOLIO: N/A
AREA: 24.3252

5.) THE DATUM'S ARE NAD 83 AND NAVD 88, AND THE BEARING BASE IS STATE GRID.

6.) NO UNDERGROUND UTILITIES HAVE BEEN LOCATED. THE PRESENCE OF ANY SUCH UTILITIES MUST BE CONFIRMED BY THE CONTRACTOR BEFORE CONSTRUCTION.

7.) NO WETLANDS HAVE BEEN DEFINED AND ANY AREAS SHOWN AS MARSH, PONDS OR SIMILAR ARE DONE SO FROM VISIBLE SURFACE FEATURES AND IN NO WAY CONSTITUTE A DEFINED WETLAND.

8.) THE FLOOD ZONE OF THE PROPOSED TREE POLE IS AS FOLLOWS: FLOOD ZONE X, AREA OF MINIMUM FLOODING. SOURCE: FEMA FLOOD MAP FOR FAIRFAX COUNTY, VA.
COMMUNITY PANEL NUMBER 5103SC 0230F.
REVISED: SEPTEMBER 17, 2010.

9.) NO TITLE REPORT WAS FURNISHED FOR THIS SITE PLAN.

10.) THE DATA COLLECTED AND SHOWN ON THIS DRAWING ARE FOR THE PURPOSES OF CONSTRUCTION OF A CELLULAR TREE POLE, ANY NECESSARY ANCILLARY EQUIPMENT AND ALL APPROPRIATE EASEMENTS.

11.) NO UNRECORDED EASEMENTS ARE SHOWN ON THIS SITE PLAN AND IT IS POSSIBLE THAT SUCH EASEMENTS IMPACT THE SITE.

12.) THIS PROPERTY IS SUBJECT TO ALL MATTERS OF PUBLIC RECORD

13.) THE LOCATION OF THE PROPOSED TREE POLE IS AS FOLLOWS: THE VALUES LISTED BELOW ARE WITHIN ±50' HORIZONTAL AND ±20' VERTICAL
LATITUDE: N38°51'9.406"
LONGITUDE: W77°27'18.178"
ELEVATION: 272.44' AT BASE

GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

SITE PLAN

SCALE: 1"=60'

TRUE NORTH

NOTE:
ALL FACILITIES ON THE PROPERTY ARE EXISTING UNLESS NOTED PROPOSED

entrex
communication services, inc.
6660 Rockledge Drive, Suite 550
Bethesda, MD 20817
Phone: 202-488-0660
Fax: 202-408-8661

SUBMITTALS

DATE	DESCRIPTION	REV.
12-28-12	ZONING REVIEW	
01-16-13	MILESTONE COMMENTS	
01-17-13	ZONING	

SEAL:

COMMONWEALTH OF VIRGINIA
JOHN CABOT MOODY
No. 010189
PROFESSIONAL ENGINEER

Milestone
COMMUNICATIONS

PROJECT NO.	1050.092
DESIGNER	R.S.
ENGINEER	M.M.

SCALE:
0 1/2 1
GRAPHIC SCALE IN INCHES

STONE MIDDLE SCHOOL
5500 SULLY PARK DRIVE
CENTREVILLE, VA 20120

TITLE:

SITE PLAN

SHEET NUMBER:

Z-1

SUBJECT PARCEL

MAP#: 0541 01 0023A
N/F
SCHOOL BOARD OF FAIRFAX COUNTY
PARCEL ADDRESS: 14727 JARNIGAN ST
MAILING ADDRESS: 8115 GATEHOUSE RD
FALLS CHURCH VA 22042
USE: PUBLIC SCHOOL
ZONING: R-3C
AREA: 24.82 AC

1

MAP#: 0541 06 0023
N/F
SCHWEMLEY BRYAN S
PARCEL ADDRESS: 14727 JARNIGAN ST,
CENTREVILLE VA 20120
MAILING ADDRESS: SAME
BOOK: 2093? PAGE: 0380
USE: SINGLE FAMILY DETACHED
ZONING: R-3C
AREA: 10,859 SQ. FT.

2

MAP#: 0541 06 0022
N/F
ALLEN BARBARA J
PARCEL ADDRESS: 14725 JARNIGAN ST
CENTREVILLE VA 20120
MAILING ADDRESS: SAME
BOOK: 23543 PAGE: 1208
USE: SINGLE FAMILY DETACHED
ZONING: R-3C
AREA: 10,972 SQ. FT.

3

MAP#: 0541 06 0021
N/F
DILLINGHAM DEBRA R
PARCEL ADDRESS: 14723 JARNIGAN ST
CENTREVILLE VA 20120
MAILING ADDRESS: SAME
BOOK: 21508 PAGE: 0337
USE: SINGLE FAMILY DETACHED
ZONING: R-3C
AREA: 11,086 SQ. FT.

4

MAP#: 0541 06 0021
N/F
SCHWEMLEY BRYAN S
PARCEL ADDRESS: 14721 JARNIGAN ST
CENTREVILLE VA 20120
MAILING ADDRESS: SAME
BOOK: 10086 PAGE: 0533
USE: SINGLE FAMILY DETACHED
ZONING: R-3C
AREA: 17,056 SQ. FT.

5

MAP#: 0541 06 0019
N/F
MORRAD NASSRUDIN, MORRAD ANA L
PARCEL ADDRESS: 14719 JARNIGAN ST
CENTREVILLE VA 20120
MAILING ADDRESS: SAME
BOOK: 17618 PAGE: 0972
USE: SINGLE FAMILY DETACHED
ZONING: R-3C
AREA: 10,393 SQ. FT.

6

MAP#: 0541 06 0018
N/F
KIRBY BERKLEY A, KIRBY CATHLEEN G
PARCEL ADDRESS: 14717 JARNIGAN ST
CENTREVILLE VA 20120
MAILING ADDRESS: SAME
BOOK: 11386 PAGE: 0229
USE: SINGLE FAMILY DETACHED
ZONING: R-3C
AREA: 9,813 SQ. FT.

7

MAP#: 0541 06 0017
N/F
DIGGAN B-DUNN CHRISTIANA M
PARCEL ADDRESS: 14715 JARNIGAN ST
CENTREVILLE VA 20120
MAILING ADDRESS: SAME
BOOK: 15247 PAGE: 1056
USE: SINGLE FAMILY DETACHED
ZONING: R-3C
AREA: 10,276 SQ. FT.

8

MAP#: 0541 06 0016
N/F
YOU SUNG,
PARCEL ADDRESS: 27200 BRIDLE PL
CHANTILLY VA 20152
MAILING ADDRESS: 14713 JARNIGAN ST
CENTREVILLE VA 20120
BOOK: 19348 page: 0643
USE: SINGLE FAMILY DETACHED
ZONING: R-3C
AREA: 9,173 SQ. FT.

9

MAP#: 0541 06 0015
N/F
SKIFFINGTON ROBERT A, SKIFFINGTON DEBORA M
PARCEL ADDRESS: 14711 JARNIGAN ST
CENTREVILLE VA 20120
MAILING ADDRESS: SAME
BOOK: 09602 PAGE: 1709
USE: SINGLE FAMILY DETACHED
ZONING: R-3C
AREA: 9,406 SQ. FT

10

MAP#: 0541 06 0014
N/F
BELLON BYRON M, BELLON JANE L
N/F
PARCEL ADDRESS: 14709 JARNIGAN ST
CENTREVILLE VA 20120
MAILING ADDRESS: SAME
BOOK: 11023 PAGE: 0800
USE: SINGLE FAMILY DETACHED
ZONING: R-3C
AREA: 9,523 SQ. FT.

11

MAP#: 0541 06 0013
N/F
BANNETT JEFFERY W,
PARCEL ADDRESS: 14707 JARNIGAN ST
CENTREVILLE VA 20120
MAILING ADDRESS: 710 BLUFF ST APT 302
CAROL STREAM IL 60188
BOOK: 18802 PAGE: 1403
USE: SINGLE FAMILY DETACHED
ZONING: R-3C
AREA: 9,521 SQ. FT.

12

MAP#: 0541 06 0012
N/F
MEEKS CHARLES W. AND MARION
PARCEL ADDRESS: 14705 JARNIGAN ST
CENTREVILLE VA 20120
MAILING ADDRESS: SAME
BOOK: 06072 PAGE: 0277
USE: SINGLE FAMILY DETACHED
ZONING: R-3C
AREA: 9,019 SQ. FT.

13

MAP#: 0541 06 0011
N/F
HERMAN THOMAS E, AND PAMELA F
PARCEL ADDRESS: 14703 JARNIGAN ST
CENTREVILLE VA 20120
MAILING ADDRESS: SAME
BOOK: 07015 PAGE: 0549
USE: SINGLE FAMILY DETACHED
ZONING: R-3C
AREA: 8,922 SQ. FT

14

MAP#: 0541 06 0010
N/F
HO DENSON,
PARCEL ADDRESS: 14701 JARNIGAN ST
CENTREVILLE VA 20120
MAILING ADDRESS: SAME
BOOK: 20405 PAGE: 0318
USE: RESIDENTIAL
ZONING: R-3C
AREA: 13,394 SQ FT

15

MAP#: 0541 25 0021A
N/F
CHURCH LUTHERAN ST ANDREW
PARCEL ADDRESS: 14640 SOUCY PL
CENTREVILLE VA 20120
MAILING ADDRESS: SAME
BOOK: 19020 PAGE: 0287
USE: SINGLE FAMILY DETACHED
ZONING: CHURCHES, SYNAGOGUES
AREA: 111,577 SQ. FT.

16

MAP#: 0541 17 J
N/F
SULLY STATION II COMMUNITY ASSN
PARCEL ADDRESS: 13601 OFFICE PL STE 201
WOODBRIDGE VA 22192
MAILING ADDRESS: 14636 BRADDOCK RD
BOOK: 08745P PAGE: 1302
USE: PRIVATE OPEN SPACE
ZONING: PDH-4
AREA: 7.1592 SQ. FT.

17

MAP#: 0541 17100023
N/F
TURK DANIEL W, TURK DENISE M
N/F
PARCEL ADDRESS: 14717 FLAGLER CT
CENTREVILLE VA 20120
MAILING ADDRESS: SAME
BOOK: 12711 PAGE: 1155
USE: SINGLE FAMILY DETACHED
ZONING: PDH-4
AREA: 6,759150 FT

18

MAP#: 0541 06 0013
N/F
BANNETT JEFFERY W.
PARCEL ADDRESS: 14707 JARNIGAN ST
CENTREVILLE VA 20120
MAILING ADDRESS: 710 BLUFF ST APT 302
CAROL STREAM IL 60188
BOOK: 18802 PAGE: 1403
USE: SINGLE FAMILY DETACHED
ZONING: R-3C
AREA: 9,521 SQ. FT

19

MAP#: 0541 17100024
N/F
MERAJ ASGHAR
PARCEL ADDRESS: 14710 FLAGLER CT
CENTREVILLE VA 20120
MAILING ADDRESS: SAME
BOOK: 19379 PAGE: 0556
USE: SINGLE FAMILY DETACHED
ZONING: PDH-4
AREA: 7,723 SQ. FT.

20

MAP#: 0541 17100033
N/F
SPAULDING JOHN P
PARCEL ADDRESS: 5602 FLAGLER DR
CENTREVILLE VA 20120
MAILING ADDRESS: SAME
BOOK: 21422 PAGE: 219
USE: SINGLE FAMILY DETACHED
ZONING: PDH-4
AREA: 9,660 SQ. FT.

21

MAP#: 0541 17100034
N/F
CROWE GEOFFREY
PARCEL ADDRESS: 5600 FLAGLER DR
CENTREVILLE VA 20120
MAILING ADDRESS: SAME
BOOK: 19852 PAGE: 1242
USE: RESIDENTIAL
ZONING: R-3C
AREA: 7,837 SQ FT.

22

MAP#: 0541 06080011
N/F
SULLY STATION II, COMMUNITY ASSN
PARCEL ADDRESS: 14768 TRUITT FARM DR
MAILING ADDRESS: 2501 PORTER ST NW APT 503
WASHINGTON DC 20008-1952
BOOK: 12118 PAGE: 1214
USE: PRIVATE OPEN SPACE
ZONING: PDH-4
AREA: 2,250 SQ. FT.

23

MAP#: 0541 06080012
N/F
SCHILLER ALEXANDER M, VANYAN MARINA
N/F
PARCEL ADDRESS: 14766 TRUITT FARM DR
CENTREVILLE VA 20120
MAILING ADDRESS: SAME
BOOK: 11007 PAGE: 0480
USE: TOWNHOUSE
ZONING: PDH-4
AREA: 1,650 SQ. FT

24

MAP#: 0541 06080013
N/F
BLUM MARC M, BLUM LOUISE M
PARCEL ADDRESS: 14764 TRUITT FARM DR
CENTREVILLE VA 20120
MAILING ADDRESS: 253 ASHBURY HILLS DR
RICHMOND VA 23227 1263
BOOK: 12189 PAGE: 0571
USE: TOWNHOUSE
ZONING: PDH-4
AREA: 1,650 SQ. FT

25

MAP#: 0541 0608001
N/F
CUTEN RENEE R
PARCEL ADDRESS: 14762 TRUITT FARM DR
CENTREVILLE VA 20120
MAILING ADDRESS: SAME
BOOK: 20256 PAGE: 1801
USE: TOWNHOUSE
ZONING: PDH-4
AREA: 1,650 SQ. FT

26

MAP#: 0541 06080015
N/F
SMITH CONSTANZA, SMITH MERLIN E
PARCEL ADDRESS: 14760 TRUITT FARM DR
CENTREVILLE VA 20120
MAILING ADDRESS: 253 SAME
BOOK: 18002 PAGE: 1507
USE: TOWNHOUSE
ZONING: PDH-4
AREA: 1,650 SQ. FT

27

MAP#: 0541 06080016
N/F
HUANG YU, ZHU HUIXU
PARCEL ADDRESS: 14758 TRUITT FARM DR
CENTREVILLE VA 20120
MAILING ADDRESS: SAME
BOOK: N/A PAGE: N/A
USE: TOWNHOUSE
ZONING: PDH-4
AREA: 1,650 SQ FT

28

MAP#: 0541 06080017
N/F
CALAMORE JAMES P.
PARCEL ADDRESS: 14756 TRUITT FARM DR
CENTREVILLE VA 20120
MAILING ADDRESS: SAME
BOOK: 18540 PAGE: 1192
USE: TOWNHOUSE
ZONING: PDH-4
AREA: 1,650 SQ. FT

29

MAP#: 0541 06080018
N/F
OSORIO JOSE J,
PARCEL ADDRESS: 14754 TRUITT FARM DR
CENTREVILLE VA 20120
MAILING ADDRESS: SAME
BOOK: 19435 PAGE: 0549
USE: PRIVATE OPEN SPACE
ZONING: PDH-4
AREA: 1,650 SQ. FT

30

MAP#: 0541 06080019
N/F
MOSCOSO PETRONILA DAMIANA,
N/F
PARCEL ADDRESS: 14752 TRUITT FARM DR
CENTREVILLE VA 20120
MAILING ADDRESS: SAME
BOOK: 16444 PAGE: 0279
USE: TOWNHOUSE
ZONING: PDH-4
AREA: 2,250 SQ. FT

31

MAP#: 0541 06080020
N/F
CHUDA WALTER JR
PARCEL ADDRESS: 14750 TRUITT FARM DR
CENTREVILLE VA 20120
MAILING ADDRESS: SAME
BOOK: 15288 PAGE: 0730
USE: TOWNHOUSE
ZONING: PDH-4
AREA: 2,200 SQ. FT

32

MAP#: 0541 06080021
N/F
SALAHUDDIN AMALD
PARCEL ADDRESS: 14748 TRUITT FARM DR
CENTREVILLE, VA 20120
MAILING ADDRESS: SAME
BOOK: 21050 PAGE: 0784
USE: TOWNHOUSE
ZONING: PDH-4
AREA: 1,650 SQ. FT

33

MAP#: 0541 06080022
N/F
RICHARDS THOMAS J JR
PARCEL ADDRESS: P. O. BOX 5537
COLUMBUS, OH 43203
MAILING ADDRESS: 14746 TRUITT FARM DR
CENTREVILLE, VA 20120
BOOK: 18654 PAGE: 1259
USE: TOWNHOUSE
ZONING: PDH-4
AREA: 1,650 SQ. FT.

34

MAP#: 0541 06080023
N/F
JONES THOMAS R
PARCEL ADDRESS: 14744 TRUITT FARM DR
CENTREVILLE, VA 20120
MAILING ADDRESS: SAME
BOOK: 22023 PAGE: 1229
USE: TOWNHOUSE
ZONING: PDH-4
AREA: 1,650 SQ. FT

35

MAP#: 0541 06080024
N/F
VANEVERA WILLIAM C
PARCEL ADDRESS: 14742 TRUITT FARM DR
CENTREVILLE, VA 20120
MAILING ADDRESS: SAME
BOOK: 06979 PAGE: 1692
USE: TOWNHOUSE
ZONING: PDH-4
AREA: 1,650 SQ. FT

36

MAP#: 0541 06080025
N/F
FECHER MICHAEL
PARCEL ADDRESS: 14740 TRUITT FARM DR
CENTREVILLE, VA 20120
MAILING ADDRESS: SAME
BOOK: 22595 PAGE: 1234
USE: TOWNHOUSE
ZONING: PDH-4
AREA: 1,650 SQ. FT.

37

MAP#: 0541 06080026
N/F
MANICKAM JAGAN
PARCEL ADDRESS: 14738 TRUITT FARM DR
CENTREVILLE, VA 20120
MAILING ADDRESS: SAME
BOOK: 16855 PAGE: 1462
USE: TOWNHOUSE
ZONING: PDH-4
AREA: 2,224 SQ. FT

38

MAP#: 0541 06080027
N/F
TAYLOR TODD J
PARCEL ADDRESS: 14736 TRUITT FARM DR
CENTREVILLE, VA 20120
MAILING ADDRESS: SAME
BOOK: 15080 PAGE: 0195
USE: TOWNHOUSE
ZONING: PDH-4
AREA: 2,231 SQ. FT.

39

MAP#: 0541 06080028
N/F
HART TANNER PATRICIA
PARCEL ADDRESS: 14734 TRUITT FARM DR
CENTREVILLE, VA 20120
MAILING ADDRESS: SAME
BOOK: 21139 PAGE: 1957
USE: TOWNHOUSE
ZONING: PDH-4
AREA: 1,650 SQ. FT

40

MAP#: 0541 06080029
N/F
GOMER MICHAEL D
PARCEL ADDRESS: 14732 TRUITT FARM DR
CENTREVILLE, VA 20120
MAILING ADDRESS: SAME
BOOK: 19250 PAGE: 1935
USE: TOWNHOUSE
ZONING: PDH-4
AREA: 2,250 SQ. FT

41

MAP#: 0541 06080033A
N/F
MAH MARSHALL L, MAH DORIS C
PARCEL ADDRESS: 14708 TRUITT FARM DR
CENTREVILLE, VA 20120
MAILING ADDRESS: SAME
BOOK: 09228 PAGE: 1672
USE: TOWNHOUSE
ZONING: PDH-4
AREA: 1,650 SQ. FT

42

MAP#: 0541 06080034
N/F
GREEN CHARLES L
PARCEL ADDRESS: 14706 TRUITT FARM DR
CENTREVILLE, VA 20120
MAILING ADDRESS: SAME
BOOK: 14876 PAGE: 0712
USE: TOWNHOUSE
ZONING: PDH-4
AREA: 1,650 SQ. FT

43

MAP#: 0541 06080035
N/F
SUNG HO KYUNG
PARCEL ADDRESS: 14734 TRUITT FARM DR
CENTREVILLE, VA 20120
MAILING ADDRESS: SAME
BOOK: 23739 PAGE: 0279
USE: TOWNHOUSE
ZONING: PDH-4
AREA: 1,650 SQ. FT

44

MAP#: 0541 06080036
N/F
COURNOYER LORY L
PARCEL ADDRESS: 14702 TRUITT FARM DR
CENTREVILLE, VA 20120
MAILING ADDRESS: SAME
BOOK: 09155 PAGE: 0333
USE: TOWNHOUSE
ZONING: PDH-4
AREA: 1,650 SQ. FT

45

MAP#: 0541 06080037
N/F
OWEN KIMBERLY L
PARCEL ADDRESS: 14700 TRUITT FARM DR
CENTREVILLE, VA 20120
MAILING ADDRESS: SAME
BOOK: 16268 PAGE: 1284
USE: TOWNHOUSE
ZONING: PDH-4
AREA: 2,250 SQ. FT

46

MAP#: 0541 17100035
N/F
COURNOYER RONALD C JR, COURNOYER ANNE M
PARCEL ADDRESS: 5601 FLAGLER DR
CENTREVILLE VA 20120
MAILING ADDRESS: SAME
BOOK: 11465 PAGE: 1585
USE: SINGLE FAMILY DETACHED
ZONING: PDH-4
AREA: 7,750 SQ. FT.

entrex communication services, inc.

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Bethesda, MD 20817
Phone: 202-408-0960
Fax: 202-408-0961

SUBMITTALS

DATE	DESCRIPTION	REV.
12-28-12	ZONING REVIEW	
01-16-13	[illegible] COMMENTS	
01-17-13	ZONING	

SEAL:

COMMONWEALTH OF VIRGINIA
JOHN CABOT BOUDY
No. 015185
PROFESSIONAL ENGINEER

Milestone COMMUNICATIONS

PROJECT NO: 1050.092
DESIGNER: M.A.
ENGINEER: M.M.

SCALE:
0 1/2 1
GRAPHIC SCALE IN INCHES

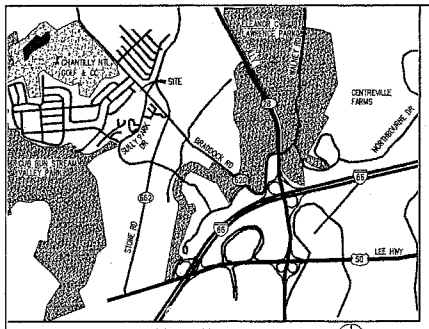
STONE MIDDLE SCHOOL
5500 SULLY PARK DRIVE
CENTREVILLE, VA 20120

TITLE:

ADJOINERS

SHEET NUMBER:

Z-1A



VICINITY MAP
SCALE: 1"=1000'-0"

TRUE NORTH

LEGEND

CONCRETE SURFACE

ASPHALT SURFACE

GRAVEL SURFACE

SCE STABILIZED CONSTRUCTION ENTRANCE

AREA TABULATION

SITE AREA:	4.6625 AC
DISTURBED AREA:	4,262 SF (0.098 AC)

LINE TYPES

BOUNDARY LINE – PARENT PARCEL

RIGHT OF WAY BOUNDARY

EDGE OF ASPHALT

EDGE OF CONCRETE

FENCE LINE – CHAIN

1' CONTOUR LINE

5' CONTOUR LINE

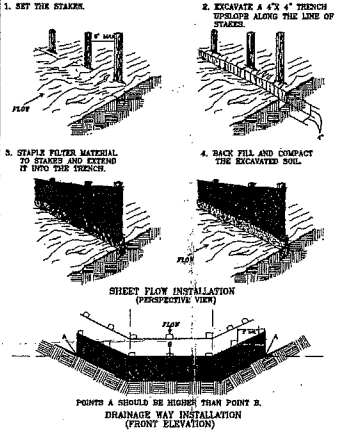
LIMITS OF DISTURBANCE

SILT FENCE

TREE PROTECTION FENCE

TREE OR VEGETATION LINE

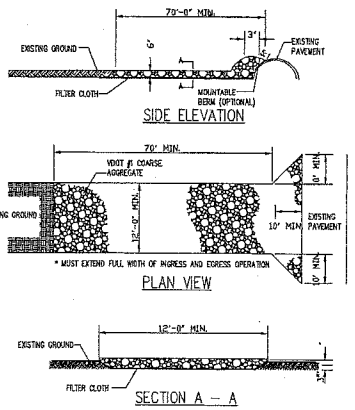
CONSTRUCTION OF A SILT FENCE (WITHOUT WIRE SUPPORT)



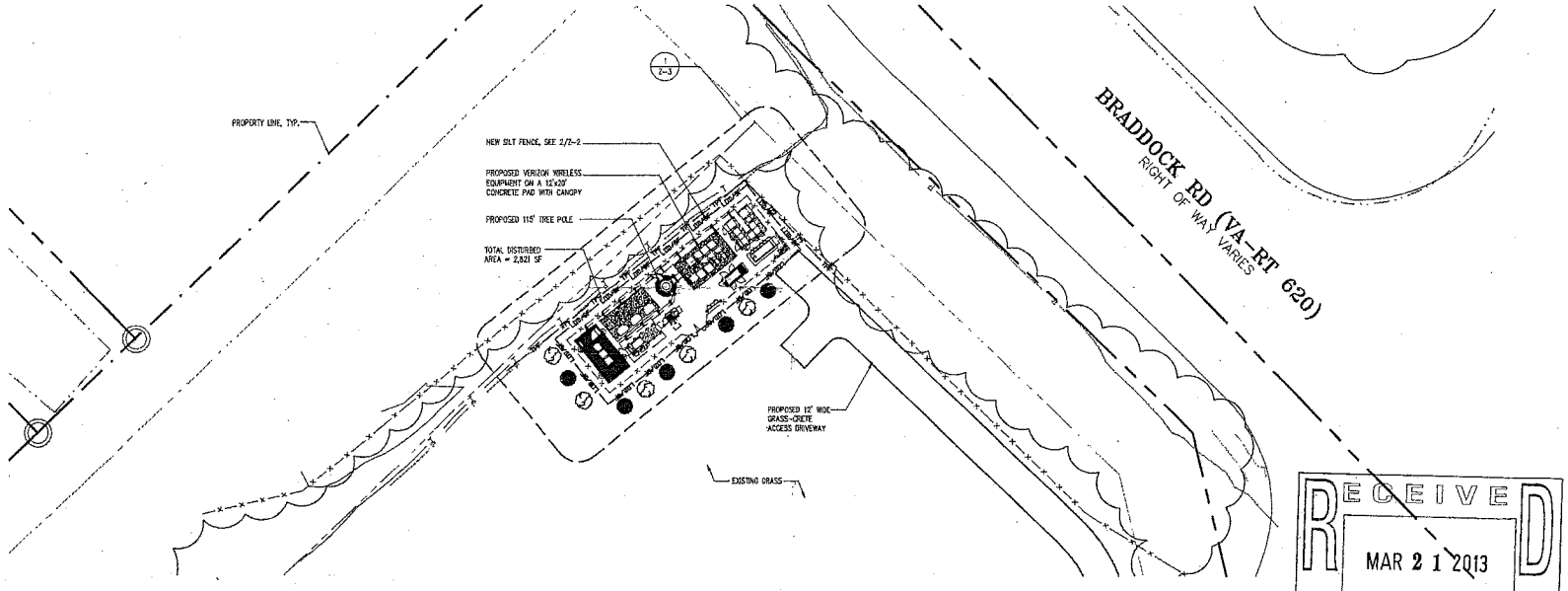
NOTES:

1. SILT FENCES SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
2. CLOSE ATTENTION SHALL BE PAID TO THE REPAIR OF DAMAGED SILT FENCE RESULTING FROM END RUNS AND UNDERCUTTING.
3. SHOULD THE FABRIC ON A SILT FENCE DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER STILL BE NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.
4. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.
5. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE, PREPARED AND SEEDED.

SILT FENCE
SCALE: N.T.S.
2/Z-2



STONE CONSTRUCTION ENTRANCE
SCALE: N.T.S.
1/Z-2



PARTIAL SITE PLAN
SCALE: 1"=20'-0"
1/Z-2

TRUE NORTH

RECEIVED
MAR 21 2013
DIRECTOR, PLANNING DIVISION
DEPT. OF PLANNING & ZONING

entrex
communication services, inc.
6600 Rockledge Drive, Suite 550
Bethesda, MD 20817
Phone: 202-408-0960
Fax: 202-408-0961

SUBMITTALS

DATE	DESCRIPTION	REV.
12-28-12	ZONING REVIEW	
01-16-13	MILESTONE COMMENTS	
01-17-13	ZONING	

SEAL:

COMMONWEALTH OF VIRGINIA
JOHN CABOT BOUBY
No. 016189
PROFESSIONAL ENGINEER

Milestone
COMMUNICATIONS

PROJECT NO:	1050.092
DESIGNER:	M.A.
ENGINEER:	M.M.

SCALE:
0 1/2 1
GRAPHIC SCALE IN INCHES

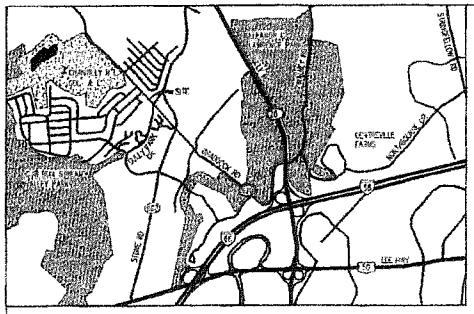
STONE MIDDLE SCHOOL
5500 SULLY PARK DRIVE
CENTREVILLE, VA 20120

TITLE:

PARTIAL SITE PLAN

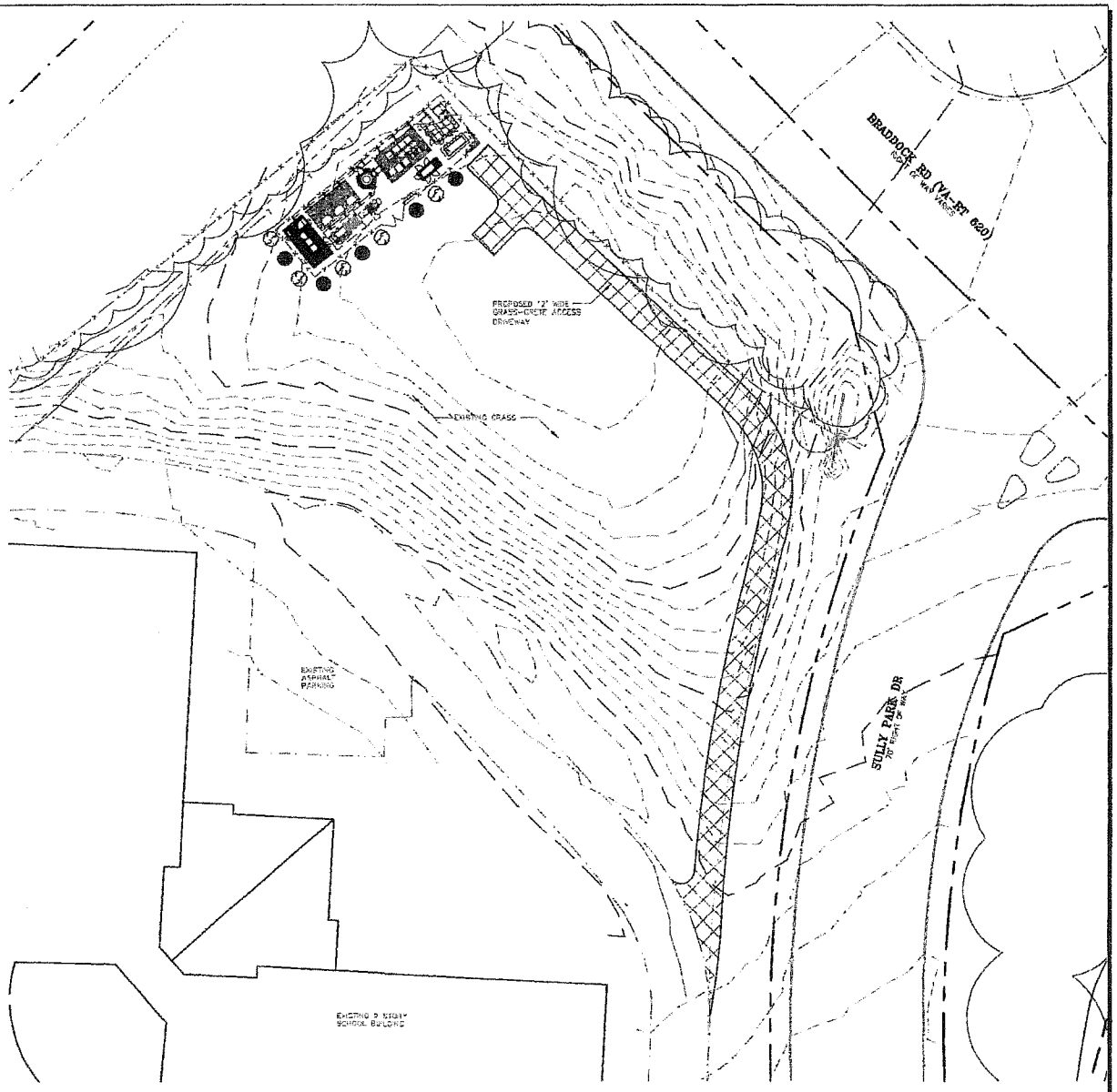
SHEET NUMBER:

Z-2



VICINITY MAP
SCALE: 1" = 2000'

TRUE NORTH



ENLARGED ACCESS ROAD AND COMPOUND PLAN
SCALE: 1"=20'

TRUE NORTH

NOTE:
ALL FACILITIES ON THE PROPERTY ARE EXISTING UNLESS NOTED IMPROVED.

entrex
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6600 Rockledge Drive, Suite 550
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Phone: 202-408-0560
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SUBMITTALS

DATE	DESCRIPTION	REV
12-06-12	ZONING REVIEW	
03-15-13	MILESTONE COMMENTS	
01-12-13	ZONING	

SEAL:

COMMONWEALTH OF VIRGINIA
JOHN CABOT ROBEY
No. 016789
PROFESSIONAL ENGINEER

Milestone
COMMUNICATIONS

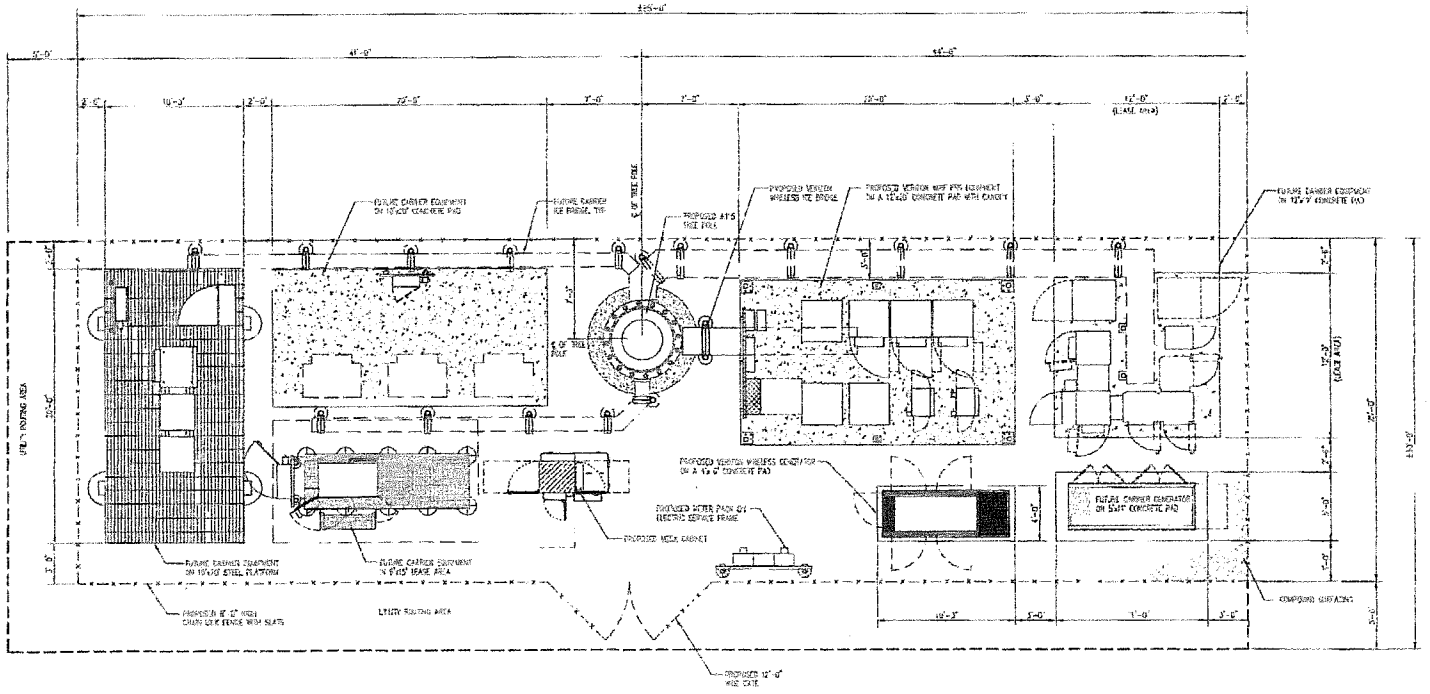
PROJECT NO:	1050.092
DESIGNER:	R.S.
ENGINEER:	M.M.

SCALE:
0 1/2 1
GRAPHIC SCALE IN INCHES

STONE MIDDLE SCHOOL
5500 SULLY PARK DRIVE
CENTREVILLE, VA 20120

TITLE:
ENLARGED ACCESS DRIVEWAY AND COMPOUND PLAN

SHEET NUMBER:
Z-2A



NOTES: LANDSCAPING NOT SHOWN FOR CLARITY

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

TRUE NORTH

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communication services, inc.

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Bethesda, MD 20817
Phone: 202-408-0960
Fax: 202-408-0961

SUBMITTALS

DATE	DESCRIPTION	REV
12-26-12	ZONING REVIEW	
01-6-13	MILESTONE COMMENTS	
01-17-13	ZONING	

SEAL:

COMMONWEALTH OF VIRGINIA
JOHN CABOT GOODY
No. 039189
PROFESSIONAL ENGINEER

Milestone
COMMUNICATIONS

PROJECT NO.	1050.092
DESIGNER:	R.S.
ENGINEER:	M.M.

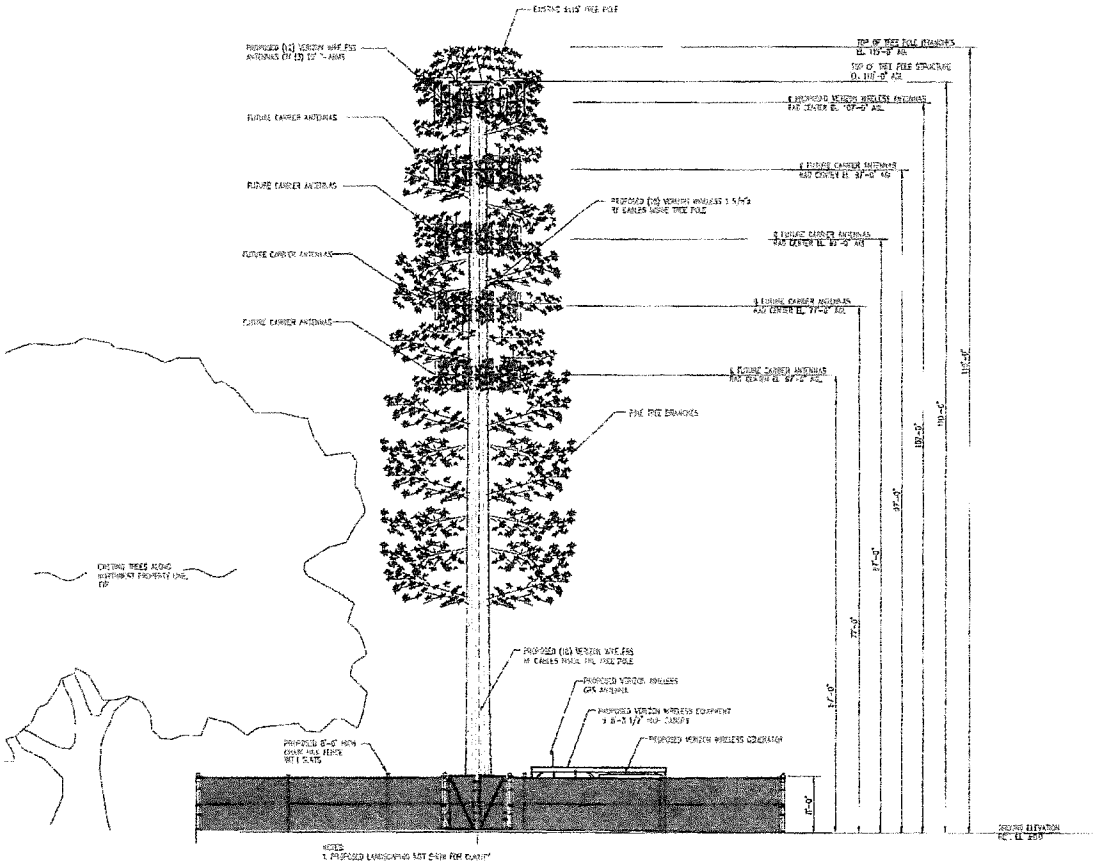
SCALE:
0 1/2 1
GRAPHIC SCALE IN INCHES

STONE MIDDLE SCHOOL
5500 SULLY PARK DRIVE
CENTREVILLE, VA 20120

TITLE:

COMPOUND PLAN

SHEET NUMBER:
Z-3



TREE POLE ELEVATION 1 / Z-4

SCALE: 1/2" = 1'-0"

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SUBMITTALS

DATE	DESCRIPTION	REV.
12-28-12	ZONING REVIEW	
01-16-13	MILESTONE COMMENTS	
01-17-13	ZONING	

SEAL:

COMMONWEALTH OF VIRGINIA
JOHN CABOT BOUDY
No. 016103
PROFESSIONAL ENGINEER

Milestone
COMMUNICATIONS

PROJECT NO.	1350.092
DESIGNER:	R.S.
ENGINEER:	M.M.

SCALE:
0 1/2 1
GRAPHIC SCALE IN INCHES

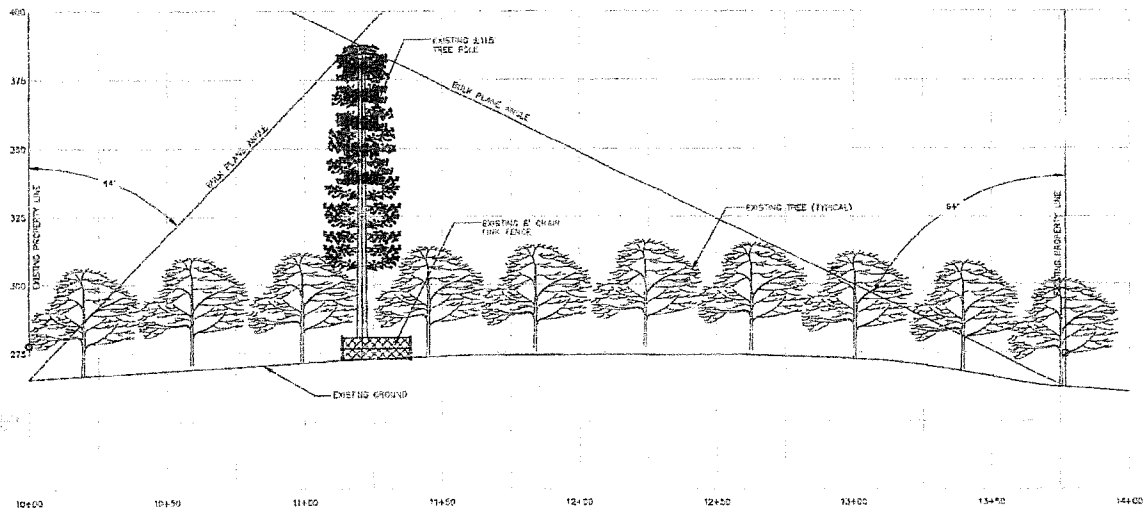
STONE MIDDLE SCHOOL
5500 SULLY PARK DRIVE
CENTREVILLE, VA 20120

TITLE:

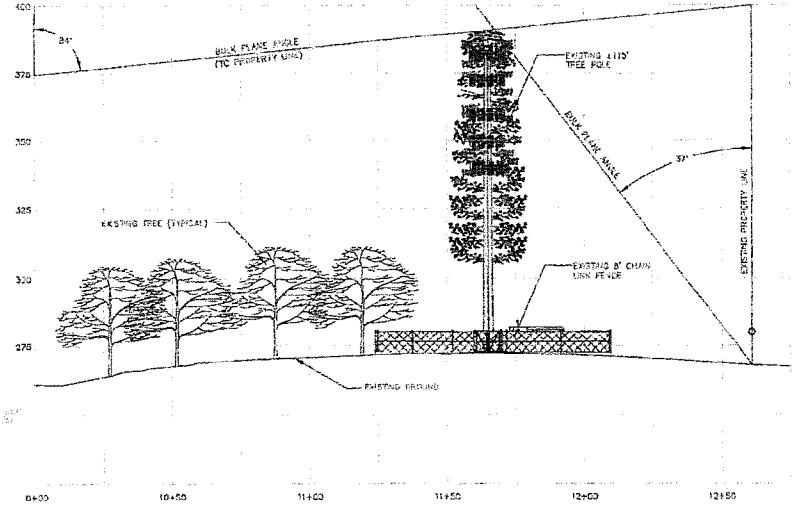
TREE POLE ELEVATION

SHEET NUMBER:

Z-4



SITE PROFILE
NORTH TO SOUTH
SCALE: 1"=20'-0"
1 / Z-5



SITE PROFILE
WEST TO EAST
SCALE: 1"=20'-0"
2 / Z-5

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communication services, inc.
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Bethesda, MD 20817
Phone: 202-408-0960
Fax: 202-408-0961

SUBMITTALS

DATE	DESCRIPTION	REV
12-28-12	ZONING REVIEW	
01-15-13	MILESTONE COMMENTS	
01-17-13	ZONING	

SEAL:

COMMONWEALTH OF VIRGINIA
JOHN CABOT ROUDY
No. 015189
PROFESSIONAL ENGINEER

Milestone
COMMUNICATIONS

PROJECT NO: 1050.092
DESIGNER: R.S.
ENGINEER: M.M.

SCALE:
0 1/2 1
GRAPHIC SCALE IN INCHES

STONE MIDDLE SCHOOL
5500 SULLY PARK DRIVE
CENTREVILLE, VA 20120

TITLE:

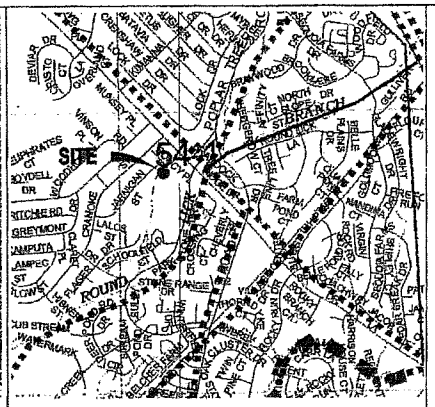
SITE PROFILES

SHEET NUMBER:

Z-5

LAND USE MAP
SCALE: 1"=1000'
1 / Z-6 TRUE NORTH

SOURCE:
FAIRFAX COUNTY COMPREHENSIVE PLAN



TRAIL MAP
SCALE: 1"=1000'
2 / Z-6 TRUE NORTH

SOURCE:
FAIRFAX COUNTY COMPREHENSIVE PLAN

NOTES:
THERE IS A KNOWN NEARBY MOUNT PAVED TRAIL SYSTEMS ALONG SULLY PARK DR

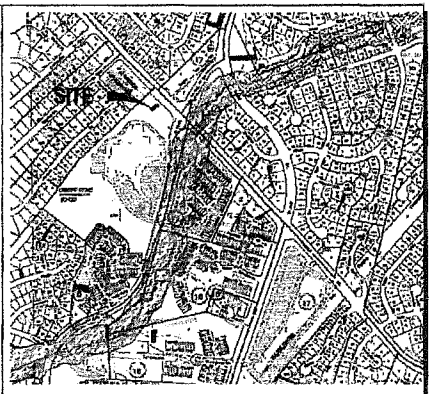
SOILS MAP
SCALE: 1"=500'
3 / Z-6 TRUE NORTH

SOURCE:
FAIRFAX COUNTY
MAP SECTION 50-3

NOTE:
SOIL TYPE: 28
SOIL NAME: ASHBURN SILT LOAM

SOIL TYPE: 12
SOIL NAME: GUNSTEELY LOAM

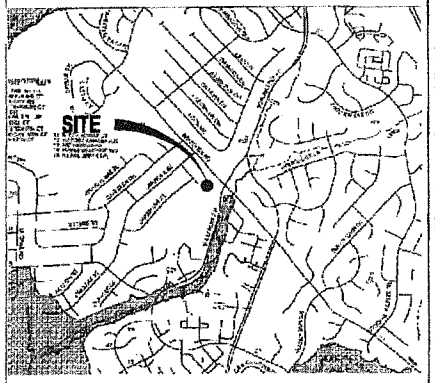
SOIL TYPE: 65
SOIL NAME: URBAN LAND



RESOURCE MANAGEMENT MAP
SCALE: 1"=500'
4 / Z-6 TRUE NORTH

SOURCE:
FAIRFAX COUNTY COMPREHENSIVE PLANS

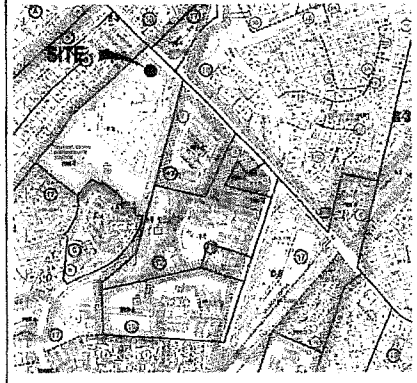
NOTES:
THE PROJECT SITE IS LOCATED APPROXIMATELY 3/4" FROM THE NEAREST RESOURCE PROTECTION AREA.



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

SOURCE:
FEMA FLOOD MAP FOR FAIRFAX COUNTY, VA.
COMMUNITY PANEL NUMBER 5100 E, SEPTEMBER 17, 2010.

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



ZONING MAP
SCALE: 1"=500'
6 / Z-6 TRUE NORTH

SOURCE:
FAIRFAX COUNTY COMPREHENSIVE PLANS

NOTES:
THE PROJECT SITE IS LOCATED IN A RESIDENTIAL AREA R-3.

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SUBMITTALS

DATE	DESCRIPTION	REV
12-26-12	ZONING REVIEW	
01-16-13	MILESTONE COMMENTS	
01-17-13	ZONING	

SEAL

COMMONWEALTH OF VIRGINIA
JOHN CADOT BRADY
No. 010185
PROFESSIONAL ENGINEER

Milestone
COMMUNICATIONS

PROJECT NO.	1050.092
DESIGNER:	M.A.
ENGINEER:	M.M.

SCALE:
0 1/2 1
GRAPHIC SCALE IN INCHES

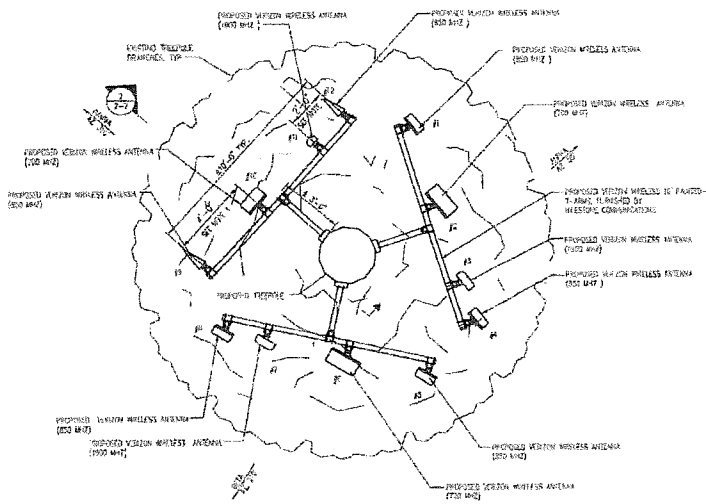
STONE MIDDLE SCHOOL
5500 SULLY PARK DRIVE
CENTREVILLE, VA 20120

TITLE:

CIVIL MAPS

SHEET NUMBER

Z-6



ANTENNA MOUNTING LAYOUT
SCALE: 3/16"=1'-0"

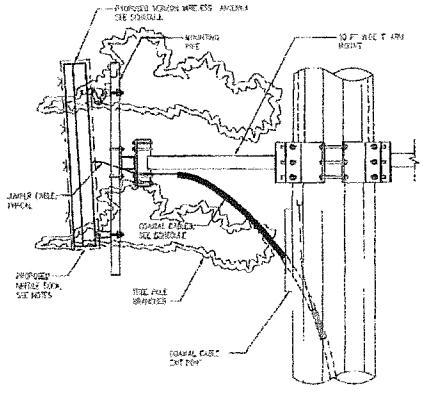
ANTENNA SECTOR	ANTENNA MARK	RAD CENTER	ANTENNA	MECHANICAL DOWN-TILT	AZIMUTH	CABLE LENGTH	COAXIAL CABLE SIZE	CONFIG CODE	FREQUENCY
ALPHA	# 1	107'-0"	LPA-80040-6CF-EDIN-4 (71.1" H x 12" W x 8.6" D)	-	60°	130'	1 5/8"#	R	850 MHZ
	# 2	107'-0"	KS5-KP-FPD-640-4 (72.0" H x 18.6" W x 8.9" D)	-	60°	130' 130'	1 5/8"# 1 5/8"#	C/C/C C/AISG2	700 MHZ
	# 3	107'-0"	DXA-1933A5/REF (49.8" H x 11.9" W x 6.7" D)	-	60°	130' 130'	1 5/8"# 1 5/8"#	RET/RET RET/AISG2	1900 MHZ
	# 4	107'-0"	LPA-80040-6CF-EDIN-4 (71.1" H x 12" W x 8.6" D)	-	60°	130'	1 5/8"#	4S	850 MHZ
BETA	# 5	107'-0"	LPA-80040-6CF-EDIN-4 (71.1" H x 12" W x 8.6" D)	-	210°	130'	1 5/8"#	R	850 MHZ
	# 6	107'-0"	KS5-KP-FPD-640-4 (72.0" H x 18.6" W x 8.9" D)	-	210°	130' 130'	1 5/8"# 1 5/8"#	C/C/C C/AISG2	700 MHZ
	# 7	107'-0"	DXA-1933A5/REF (49.8" H x 11.9" W x 6.7" D)	-	210°	130' 130'	1 5/8"# 1 5/8"#	RET/RET RET/AISG2	1900 MHZ
	# 8	107'-0"	LPA-80040-6CF-EDIN-4 (71.1" H x 12" W x 8.6" D)	-	210°	130'	1 5/8"#	4S	850 MHZ
GAMMA	# 9	107'-0"	LPA-80080/6CF2 (70.9" H x 5.5" W x 13.2" D)	-	310°	130'	1 5/8"#	Y	850 MHZ
	# 10	107'-0"	KS5-KP-FPD-640-4 (72" H x 18.6" W x 8" D)	-	310°	130' 130'	1 5/8"# 1 5/8"#	C/C/C C/AISG2	700 MHZ
	# 11	107'-0"	DXA-1933A5/REF (49.8" H x 11.9" W x 6.7" D)	-	310°	130' 130'	1 5/8"# 1 5/8"#	RET/RET RET/AISG2	1900 MHZ
	# 12	107'-0"	LPA-80080/6CF2 (70.9" H x 5.5" W x 13.2" D)	-	310°	130'	1 5/8"#	4Y	850 MHZ
GPS	-	-	MASTER GPS-TMG-HR-25A	-	-	-	1/2"#	-	-

NOTES:

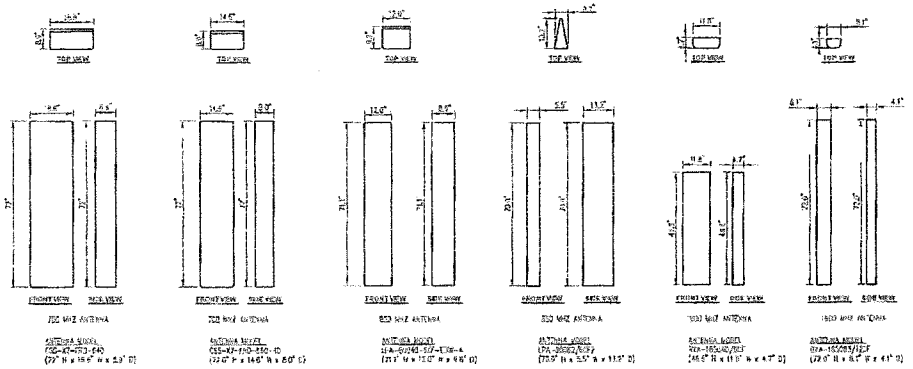
1. ALL ANTENNAS TO BE AS REFERENCED WITH EQUIVALENT DIMENSIONS. CONTRACTOR SHALL CONFORM TO SPECIFIED MECHANICAL MOUNTS. FOR EACH ANTENNA WITH OF EQUIVALENT ANTENNA EQUIPMENT SHALL BE SET AND MARKED AT A SIMILAR LEVEL.
2. ANTENNA CENTERLINE HEIGHT IS BY REFERENCE TO ELEVATION 0'-0".
3. EXACT COAXIAL CABLE LENGTH SHALL BE DETERMINED AFTER FIELD SWEEP TEST.
4. EQUIPMENT ASSEMBLY MUST BE ENGINEER

CABLE MINIMUM BEND RADIUS

1/4"#	7/8"#	1/4"#	1 5/8"#
5"	10"	10"	20"



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



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

entrex
communication services, inc.
6400 Rockledge Drive, Suite 550
Bethesda, MD 20817
Phone: 202-468-0960
Fax: 202-468-0981

SUBMITTALS

DATE	DESCRIPTION	REV.
12-12-12	ZONING REVIEW	
01-18-13	ARLES RUNS COMMENTS	
01-17-13	ZONING	

SEAL:

COMMONWEALTH OF VIRGINIA
JOHN CABOT MOODY
REG. 018169
PROFESSIONAL ENGINEER

Milestone
COMMUNICATIONS

PROJECT NO:	1050.092
DESIGNER:	M.A.
ENGINEER:	M.M.

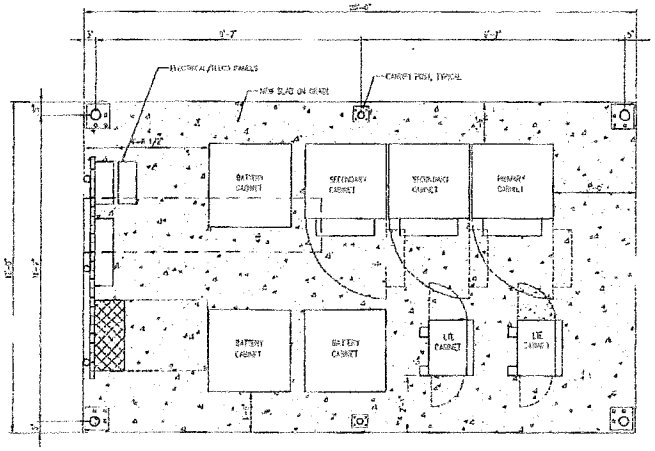
SCALE:
0 1/2 1
GRAPHIC SCALE IN INCHES

STONE MIDDLE SCHOOL
5500 SULLY PARK DRIVE
CENTREVILLE, VA 20120

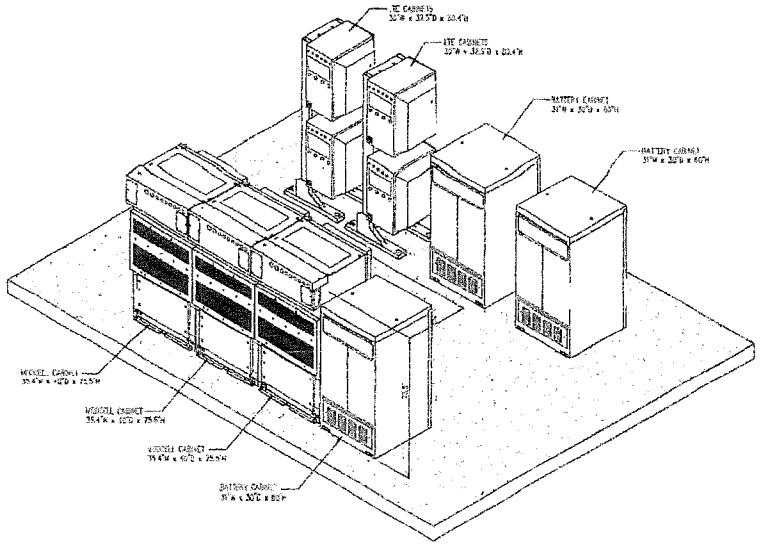
TITLE:

ANTENNA LAYOUT, SECTION, DETAILS AND SCHEDULE

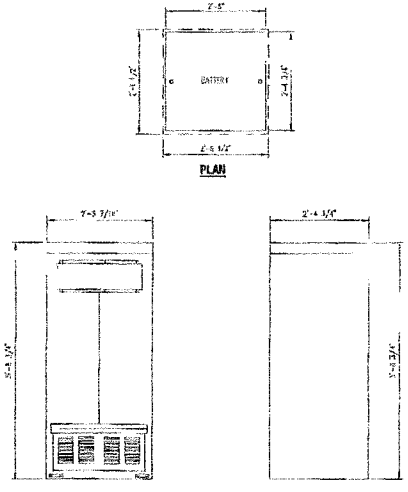
SHEET NUMBER
Z-7



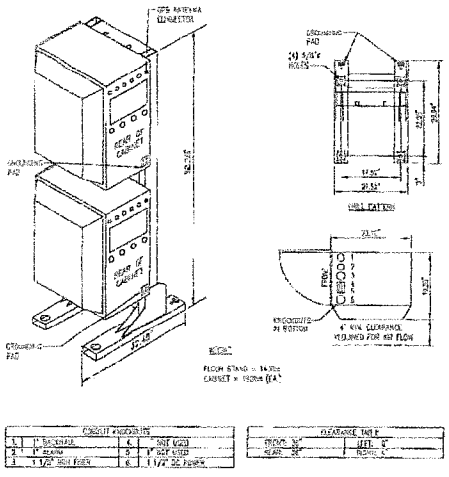
EQUIPMENT LAYOUT PLAN (1 / Z-8)
SCALE: 3/8"=1'-0"



EQUIPMENT LAYOUT (2 / Z-8)
SCALE: 1/2"=1'-0"



BATTERY CABINET DETAILS (3 / Z-8)
SCALE: 3/4"=1'-0"



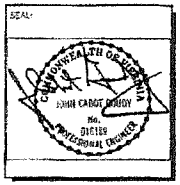
ALCATEL LUCENT 9412 LTE CABINET WITH DUAL FLOOR STAND (4 / Z-8)
SCALE: 3/4"=1'-0"

entrex
communication services, inc.
8630 Rockledge Drive, Suite 550
Bethesda, MD 20817
Phone: 202-408-0860
Fax: 202-408-0861

SUBMITTALS

DATE	DESCRIPTION	REV.
12-26-12	ZONING REVIEW	
01-16-13	ARCHITECT COMMENTS	
01-17-13	ZONING	

SEAL:



Milestone
COMMUNICATIONS

PROJECT NO: 1050.092
DESIGNER: M.A.
ENGINEER: V.M.

SCALE:
0 1/2
GRAPHIC SCALE IN INCHES

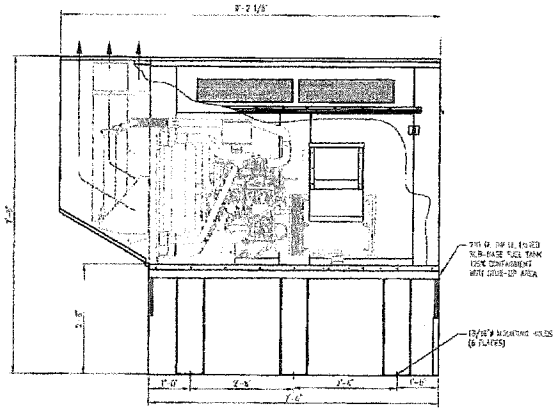
STONE MIDDLE SCHOOL
5500 SULLY PARK DRIVE
CENTREVILLE, VA 20120

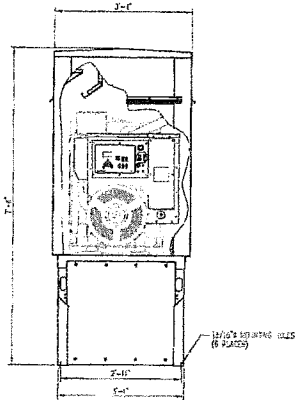
TITLE:

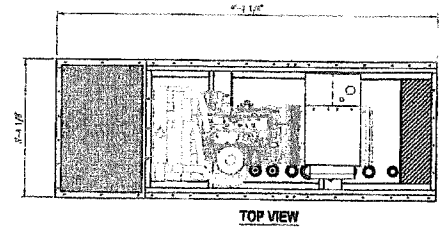
EQUIPMENT CABINET LAYOUT AND DETAILS

SHEET NUMBER:

Z-8

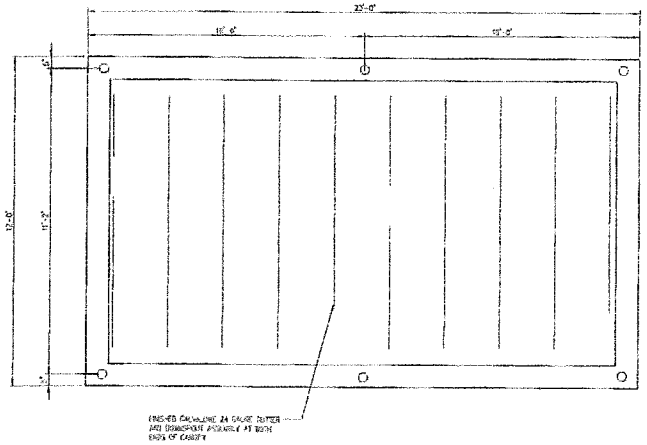




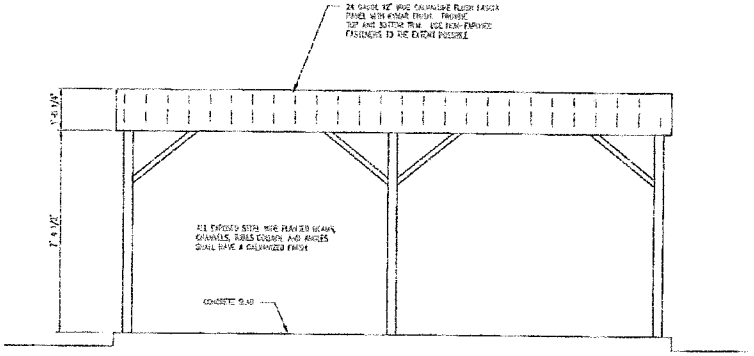


NOTES:
1. THE GENERATOR IS MTU MODEL DS50E1
2. REFERENCE ENCLOSURE DRAWINGS: CDF-710
3. REFERENCE TANK DRAWINGS: 100-2014
4. GENERATOR AND ENCLOSURE WEIGHT: 5500 LBS
5. FUEL TANK WEIGHT: 1500 LBS
6. FUEL WEIGHT: 1680 LBS
7. THE GENERATOR DESIGN WEIGHT (WET): 5000 LBS

MTU DIESEL GENERATOR DETAILS (1 / Z-9)
SCALE: 3/4"=1'-0"



CANOPY ROOF PLAN (2 / Z-9)
SCALE: 3/8"=1'-0"



CANOPY ELEVATION (3 / Z-9)
SCALE: 3/8"=1'-0"

entrex communication services, inc.
6600 Rockledge Drive, Suite 550
Bethesda, MD 20817
Phone: 202-408-0960
Fax: 202-408-0961

SUBMITTALS

DATE	DESCRIPTION	REV.
12-28-12	ZONING REVIEW	
01-14-13	MILESTONE COMMENTS	
01-17-13	ZONING	

SEAL:

COMMONWEALTH OF VIRGINIA
JOHN CABOT BOUDY
No. 016189
PROFESSIONAL ENGINEER

Milestone COMMUNICATIONS

PROJECT NO: 1050.002
DESIGNER: M.A.
ENGINEER: M.M.

SCALE: 0 1/2 1
GRAPHIC SCALE IN INCHES

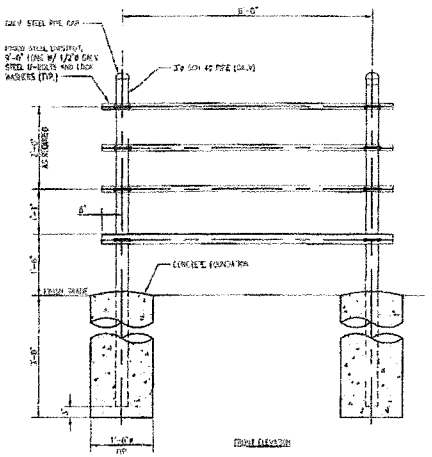
STONE MIDDLE SCHOOL
5500 SULLY PARK DRIVE
CENTREVILLE, VA 20120

TITLE:

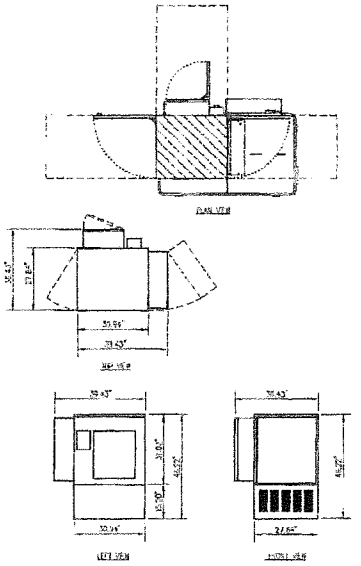
DIESEL GENERATOR AND CANOPY DETAILS

SHEET NUMBER:

Z-9

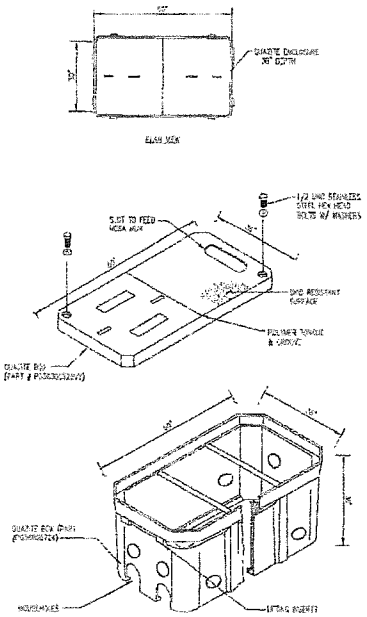


UTILITY FRAME (1 / Z-10)
SCALE: 3/4"=1'-0"

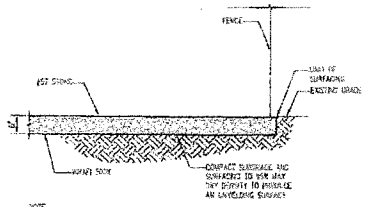


NOTES:
1. PROVIDE 3" GRAVEL IN BOTTOM OF QUAZITE VAULT AND #2 TOWER GROUND TO MESA CABINET.
2. CONTRACTOR SHALL FROM UP AND POWER UP MESA CABINET AND GROUND RING TO IT, AND NOTIFY CONSTRUCTION MANAGER WHEN DUNE.
3. CONTRACTOR SHALL INSTALL 30AMP CIRCUIT DISCONNECT B

MESA SPAN XL TELCO CABINET DETAILS (2 / Z-10)
SCALE: 1/2"=1'-0"

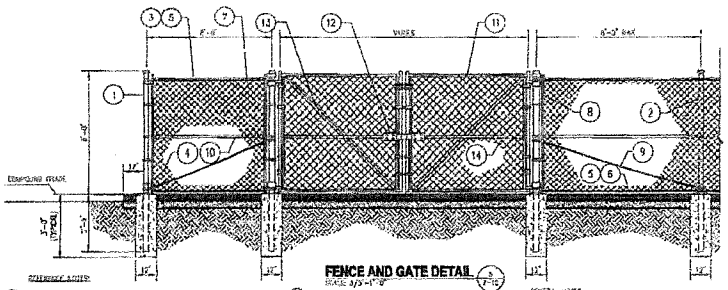


HANDHOLE QUAZITE BOX (3 / Z-10)
SCALE: 1/2"=1'-0"



NOTE:
UTILITY AREA SHALL BE CLEARED AND GRUBBED. REMOVE UNSUITABLE LOOSE OR SOFT SOIL ORGANIC MATERIAL OR RUBBLE TO FROM GRADE. FILL (INCLUDED) AND COMPACT UP TO 6" BELOW FINISH GRADE. PLACE A WEAR SOOK SOIL STABILIZATION FABRIC ON SUBGRADE FILL WITH 6" OF AASHTO 57 STONE TO FINISH GRADE.

COMPOUND SURFACING DETAIL (4 / Z-10)
SCALE: 1"=1'-0"



FENCE AND GATE DETAIL (5 / Z-10)
SCALE: 3/8"=1'-0"

REFERENCE NOTES:

1. CORNER, END OR PULL POST 4" NOMINAL SCHEDULE 40 PIPE.
2. LINE POST 3" SCHEDULE 40 PIPE, PER ASTM-F1083. LINE POSTS SHALL BE EQUALLY SPACED AT MAXIMUM 6'-0" O.C.
3. TOP RAIL & BRACE RAIL 1 1/2" PIPE, PER ASTM-F1083
4. FABRIC 9 GA. LINE WIRE SIZE 2" MESH, CONFORMING TO ASTM-A392.
5. TIE WIRE: MINIMUM 11 GA. GALVANIZED STEEL AT POSTS AND RAILS A SINGLE WRAP OF FABRIC TIE AND AT TENSION WIRE BY ROD RINGS SPACED MAX. 24" INTERVALS.
6. TENSION WIRE: 9 GA. GALVANIZED STEEL.
7. FROWN SLATS.
8. STRETCHER BAR.
9. 3/8" DIAGONAL ROD WITH GALVANIZED STEEL TURNBUCKLE OR DIAGONAL THREADED ROD.
10. FENCE CORNER POST BRACE: 1 5/8" DIA. EACH CORNER EACH WAY.
11. GATE FRAME: 1 1/2" PIPE, PER ASTM-F1083.
12. "WIS" VALVE-SCORING GUIDE #WI-G4472, (O.F.C.)
13. GATE DIAGONAL GALVANIZED STEEL 1 1/2" PIPE.
14. GATE FRAME BRACE: 1 5/8" DIAMETER.

GENERAL NOTES:

1. INSTALL FENCING PER ASTM F-567
2. INSTALL SWING GATES PER ASTM F-900
3. LOCAL ORDINANCE OF BARBED WIRE FORMAT REQUIREMENT SHALL BE COMPLIED IF REQUIRED.
4. POST & GATE PIPE SIZES ARE INDUSTRY STANDARDS. ALL PIPE TO BE 1 1/2" GALV. (NOT BE), ASTM A120 GRADE "A" STEEL. ALL GATE FRAMES SHALL BE WELDED.

   ALL WELDING SHALL BE COATED WITH (3) COATS OF COLD GALV. (OR EQUAL)
5. ALL OPEN POSTS SHALL HAVE END-CAPS

entrex communication services, inc.
6600 Rockledge Drive, Suite 550
Bethesda, MD 20817
Phone: 202-408-0960
Fax: 202-408-0961

SUBMITTALS

DATE	DESCRIPTION	REV
12-28-12	ZONING REVIEW	
01-16-13	MILESTONE COMMENTS	
01-17-13	ZONING	

SEAL

COMMONWEALTH OF VIRGINIA
JOHN CABOT BOUDY
No. 015189
PROFESSIONAL ENGINEER

Milestone COMMUNICATIONS

PROJECT NO:	1050.092
DESIGNER:	M.A.
ENGINEER:	M.M.

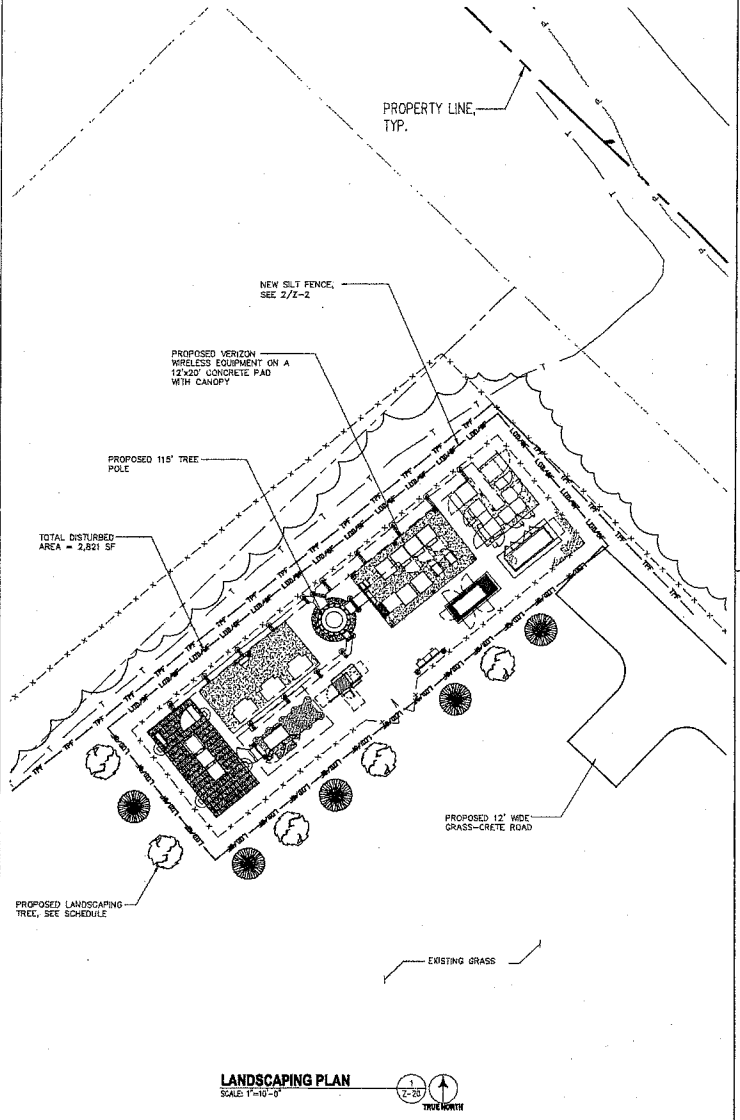
SCALE:
0 1/2 1
GRAPHIC SCALE IN INCHES

STONE MIDDLE SCHOOL
5500 SULLY PARK DRIVE
CENTREVILLE, VA 20120

TITLE:

SITE DETAILS

SHEET NUMBER
Z-10



LANDSCAPING PLAN

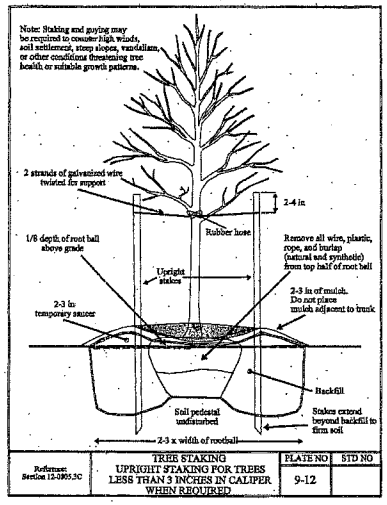
SCALE: 1"=10'-0" (1/Z-20)

LINE TYPES

LIMITS OF DISTURBANCE

TREE PROTECTION FENCE

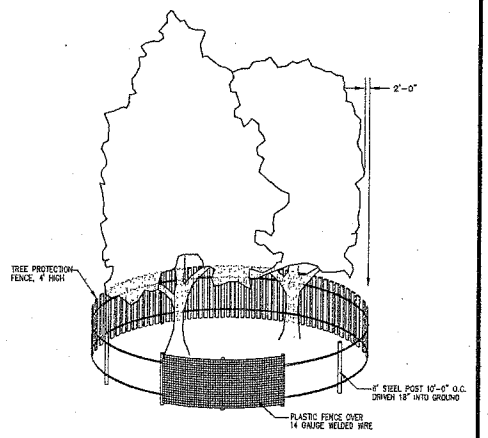
FAIRFAX COUNTY PUBLIC FACILITIES MANUAL



Reference: Section 12-0905.3C	TREE STAKING UPRIGHT STAKING FOR TREES LESS THAN 3 INCHES IN CALIPER WHEN REQUIRED	PLATE NO 9-12	STD NO

TREE PLANTING & STAKING DETAIL

SCALE: 1/2"=1'-0" (2/Z-20)



TREE PROTECTION DETAIL

SCALE: 1/2"=1'-0" (3/Z-20)

TREE PLANTING NOTES:

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

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MAR 21 2013
DIRECTOR, PLANNING DIVISION
DEPT. OF PLANNING & ZONING

NOTES:

1. THE TREE PROTECTION FENCING SHALL BE INSTALLED UNDER THE SUPERVISION OF THE PROJECT ARBORIST. THE TREE PROTECTION 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 FINAL SPECIES AND SIGHTING OF TREES AND SHRUBS SPECIFIED ON THIS PLAN SHALL BE INSTALLED AS SHOWN IN THE LANDSCAPE SCHEDULE. THERE SHALL BE NO DEVIATIONS FROM THE APPROVED SIZES AND SPECIES AS SPECIFIED EXCEPT AS APPROVED IN WRITING BY THE URBAN FOREST MANAGEMENT DIVISION.

PLANT LIST

Qty.	Sym.	Genus	Species	Variety	Common Name	Size	Spacing	Species Diversity % (not to exceed 33%)
4	IO	ILEX	OPACA		AMERICAN HOLLY	6' HT. MIN.	VARIES	33%
4	IN	ILEX		'NELLIE STEVENS'	NELLIE STEVENS HOLLY	6' MIN. HT.	VARIES	33%
4	VR	VIBURNUM	RHYTIDOPHYLLUM		LEATHERLEAF VIBURNUM	5 GAL. MIN	5'o.c.	33%

entrex
communication services, inc.
6600 Rockledge Drive, Suite 550
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SUBMITTALS

DATE	DESCRIPTION	REV.
12-28-12	ZONING REVIEW	
01-16-13	MILESTONE COMMENTS	
01-17-13	ZONING	

SEAL:

COMMONWEALTH OF VIRGINIA
JOHN CABOT DUDDY
No. 016189
PROFESSIONAL ENGINEER

Milestone
COMMUNICATIONS

PROJECT NO:	1050.092
DESIGNER:	R.S.
ENGINEER:	M.M.

SCALE:
0 1/2 1
GRAPHIC SCALE IN INCHES

STONE MIDDLE SCHOOL
5500 SULLY PARK DRIVE
CENTREVILLE, VA 20120

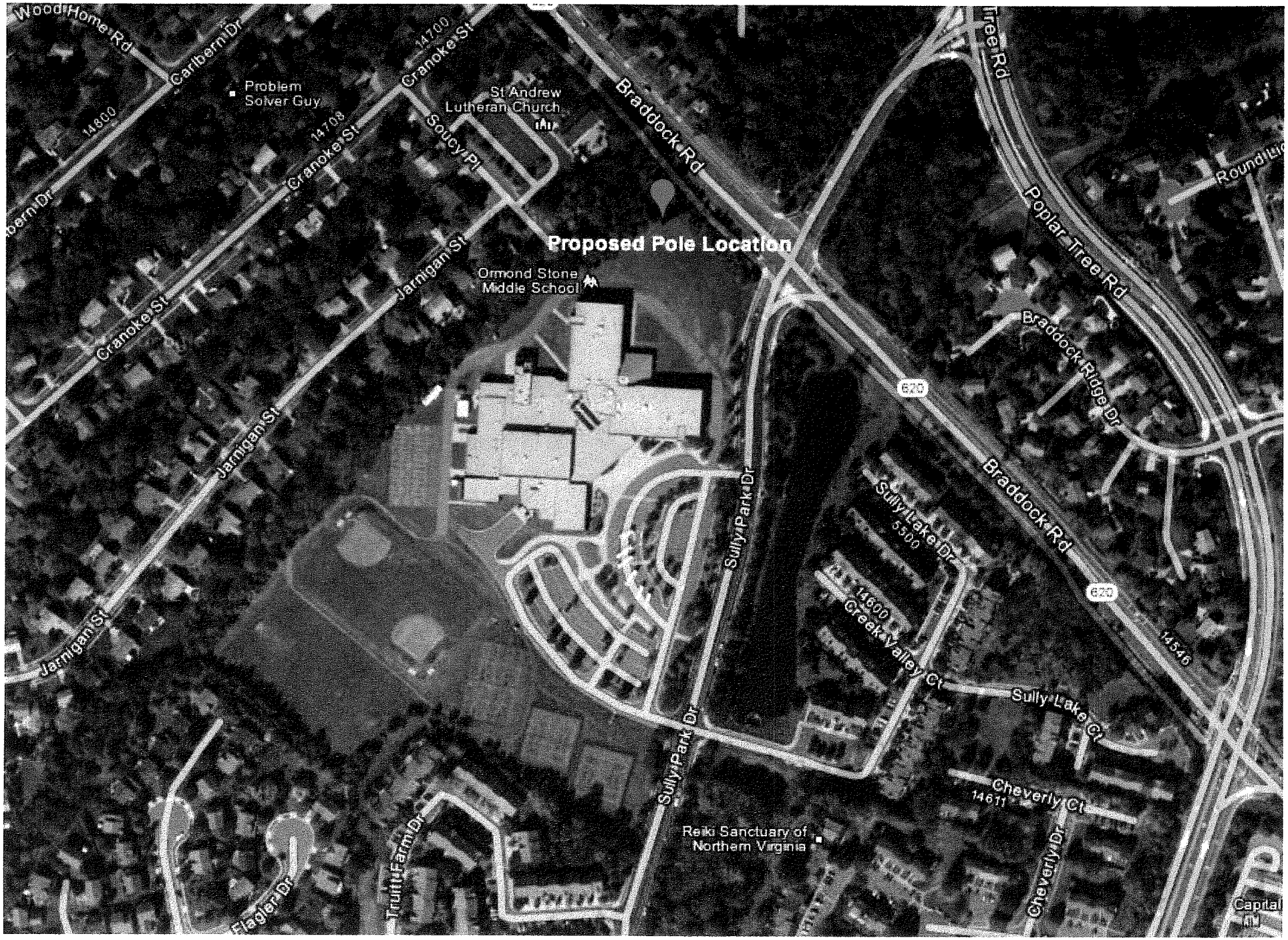
TITLE:

LANDSCAPE PLAN, DETAILS AND NOTES

SHEET NUMBER:

Z-11

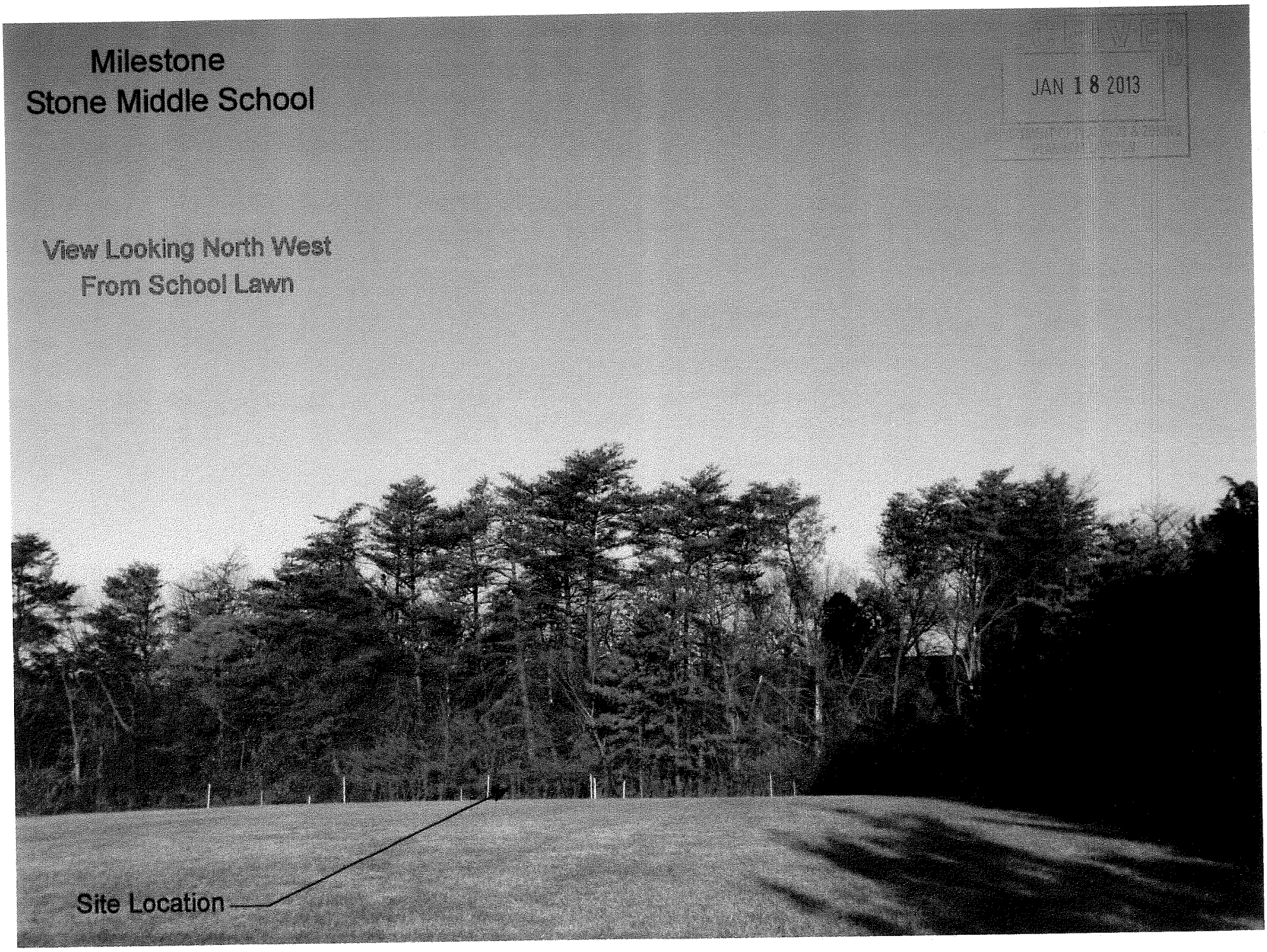
PHOTOS OF SITE

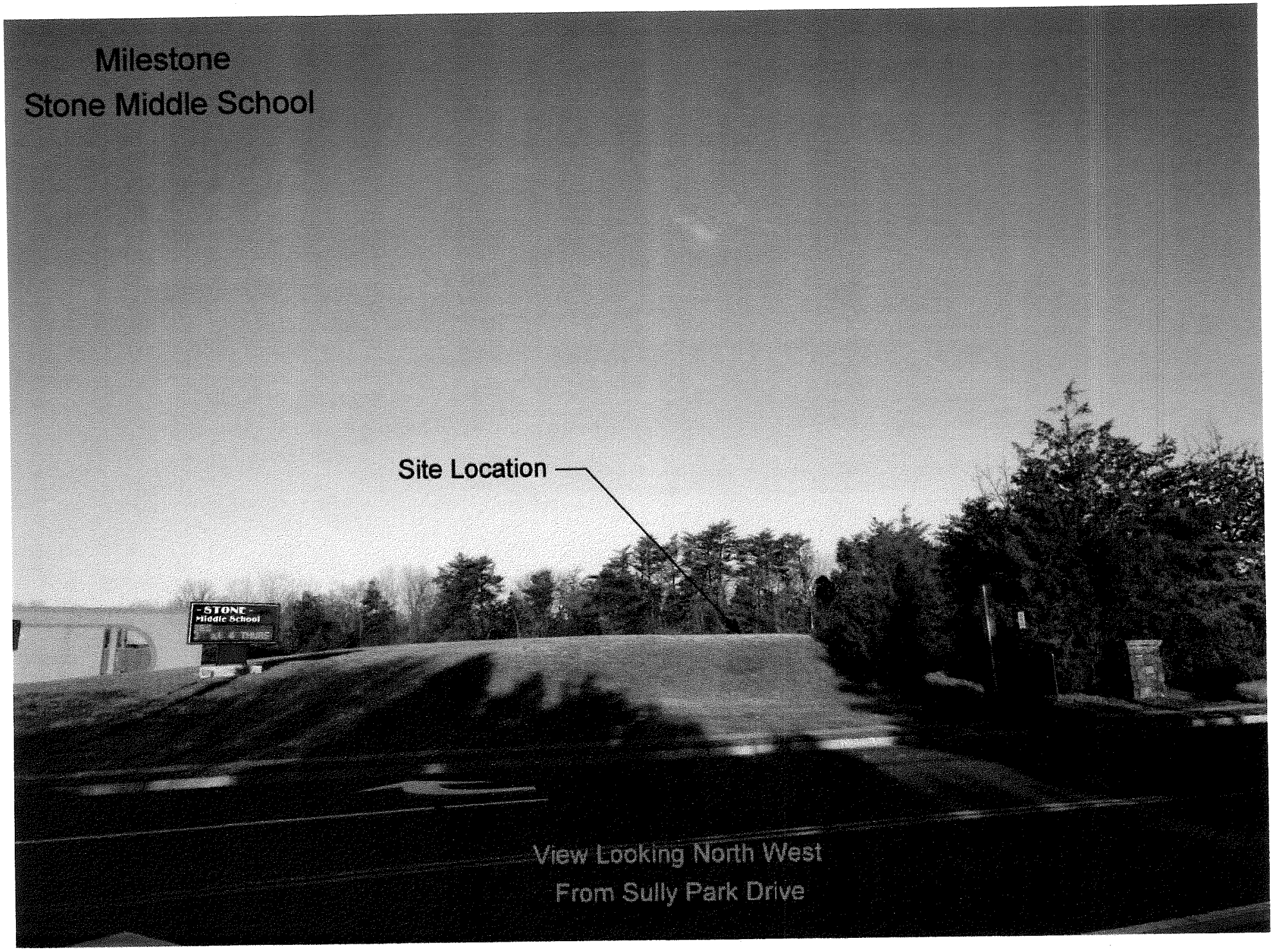

Wood Home Rd
Caribern Dr
Problem Solver Guy
14700
Cranoke St
St Andrew Lutheran Church
Soucy Pl
Braddock Rd
Tree Rd
14600
14708
Cranoke St
Proposed Pole Location
Ormond Stone Middle School
Jarnigan St
Poplar Tree Rd
Cranoke St
Braddock Ridge Dr
620
Jarnigan St
Sully Park Dr
Sully Lake Dr
5500
Braddock Rd
14600
Creek Valley Ct
620
14546
Jarnigan St
Sully Lake Ct
Sully Park Dr
Cheverly Ct
14611
Truitt Farm Dr
Reiki Sanctuary of Northern Virginia
Cheverly Dr
Flagler Dr

Milestone
Stone Middle School

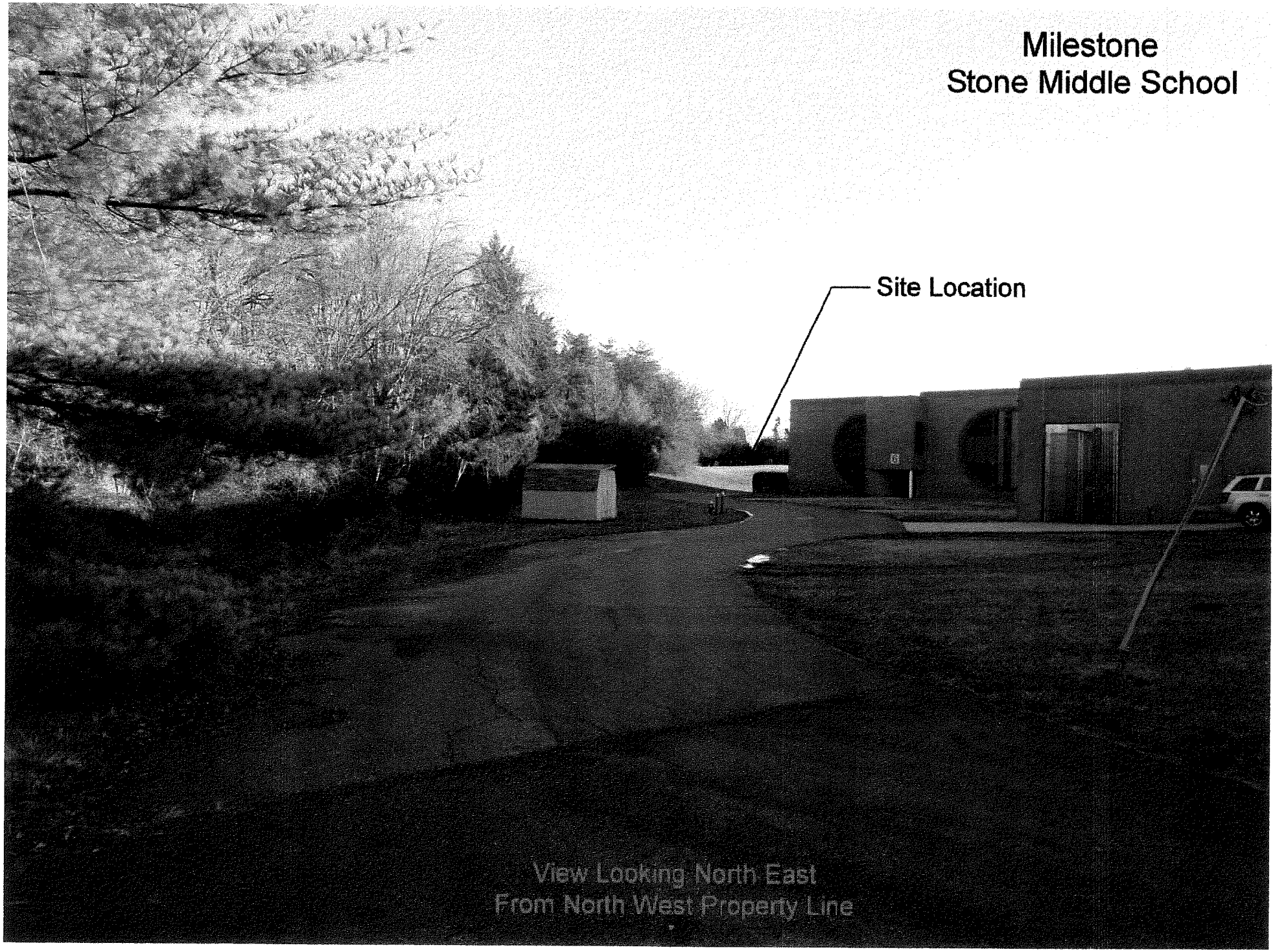
JAN 18 2013

View Looking North West
From School Lawn




Milestone
Stone Middle School
Site Location
STONE
Middle School
View Looking North West
From Sully Park Drive

Milestone
Stone Middle School



PHOTOS SIMULATIONS OF THE PROPOSED INSTALLATION

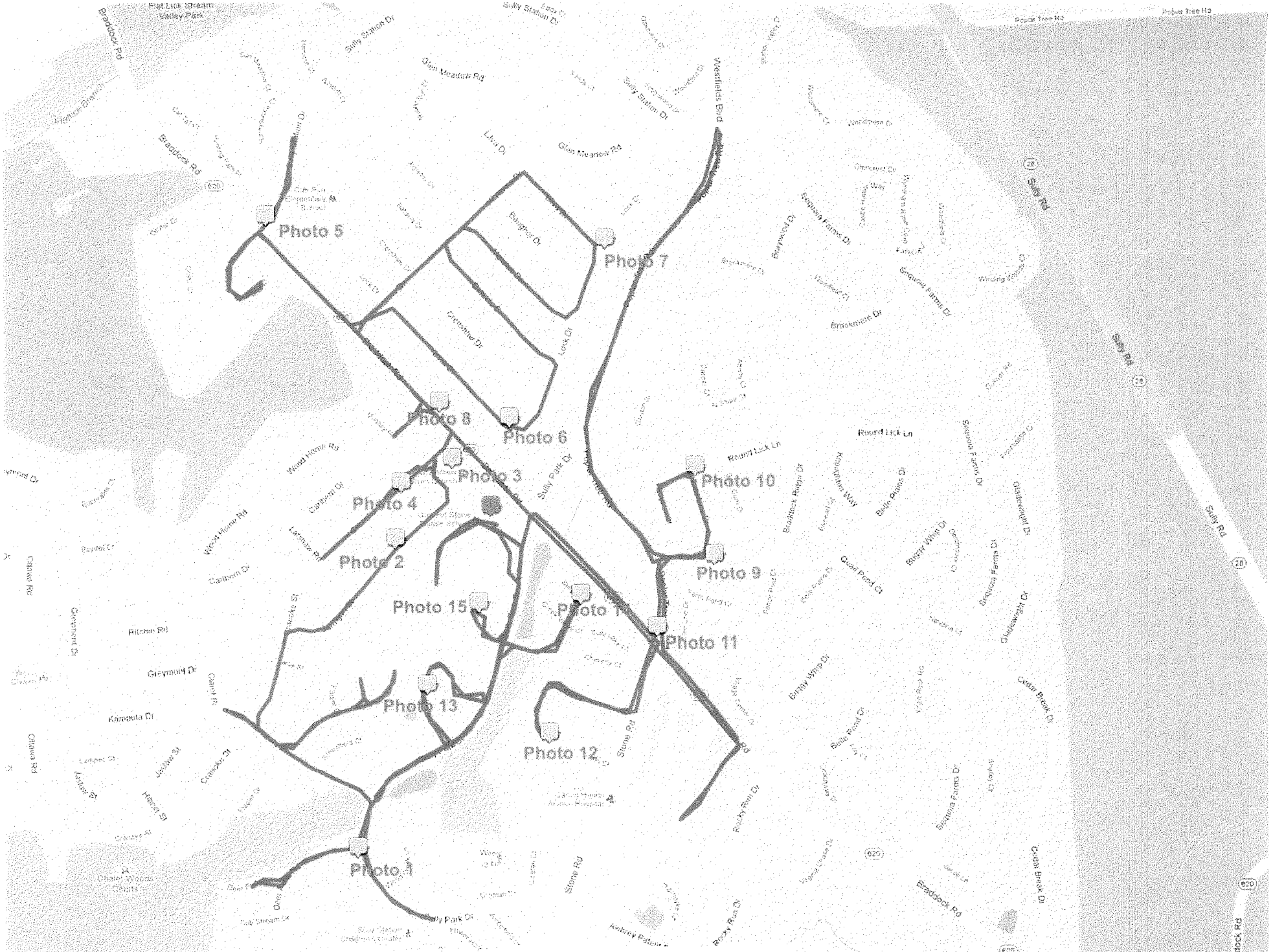
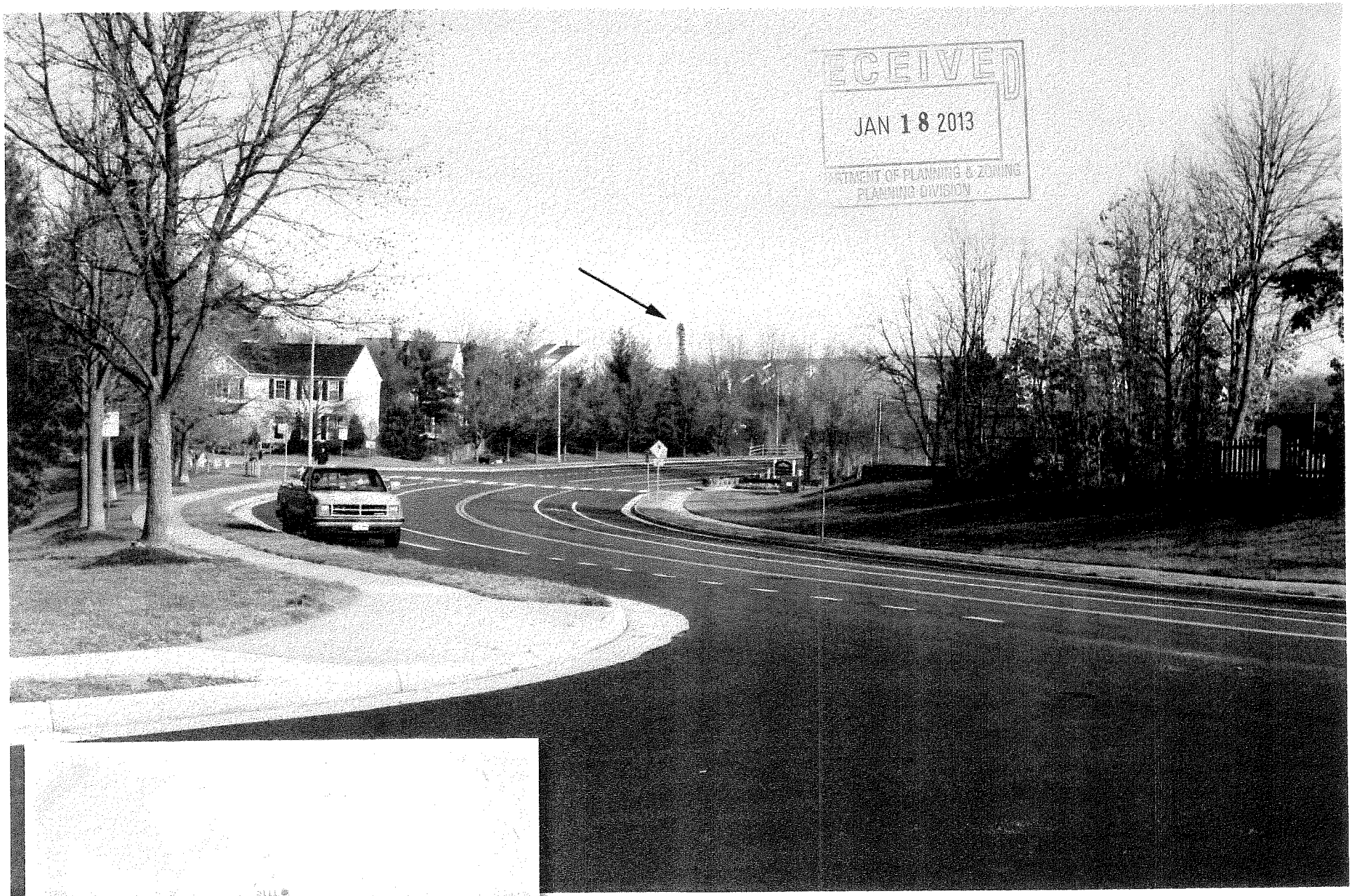


PHOTO LOCATIONS

RECEIVED
JAN 18 2013
DEPARTMENT OF PLANNING & ZONING
PLANNING DIVISION



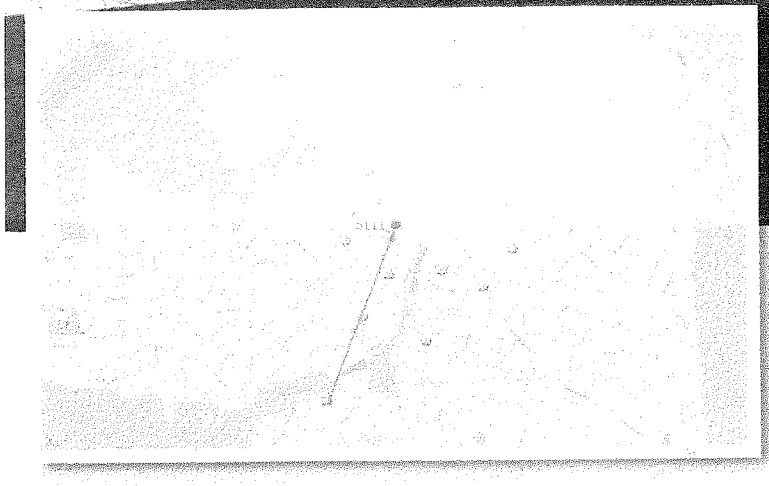


PHOTO 1

MILESTONE
STONE MS
PROPOSED MONOPINE

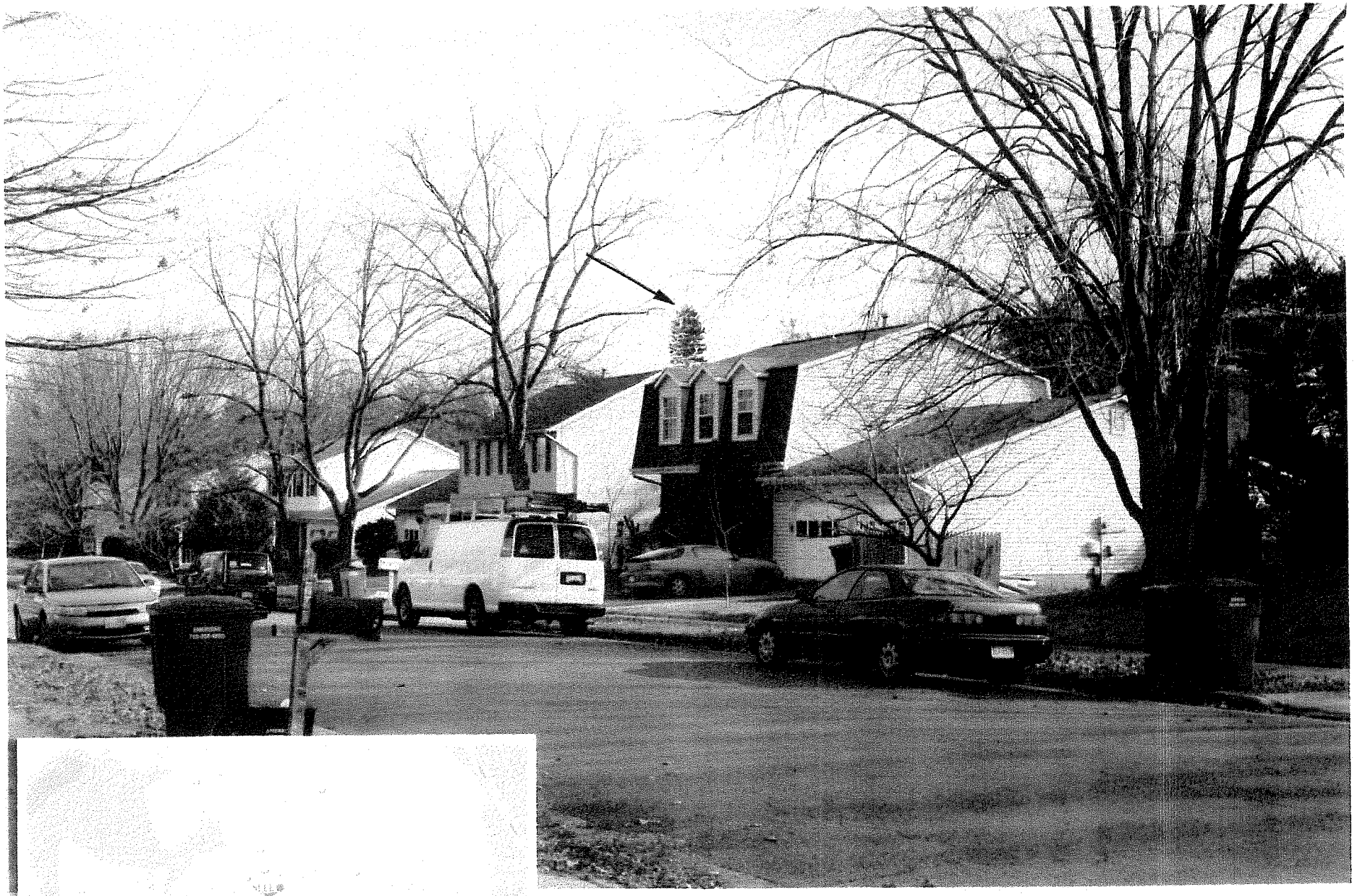


PHOTO 2

MILESTONE
STONE MS
PROPOSED MONOPINE

PHOTO 3

MILESTONE
STONE MS
PROPOSED MONOPINE

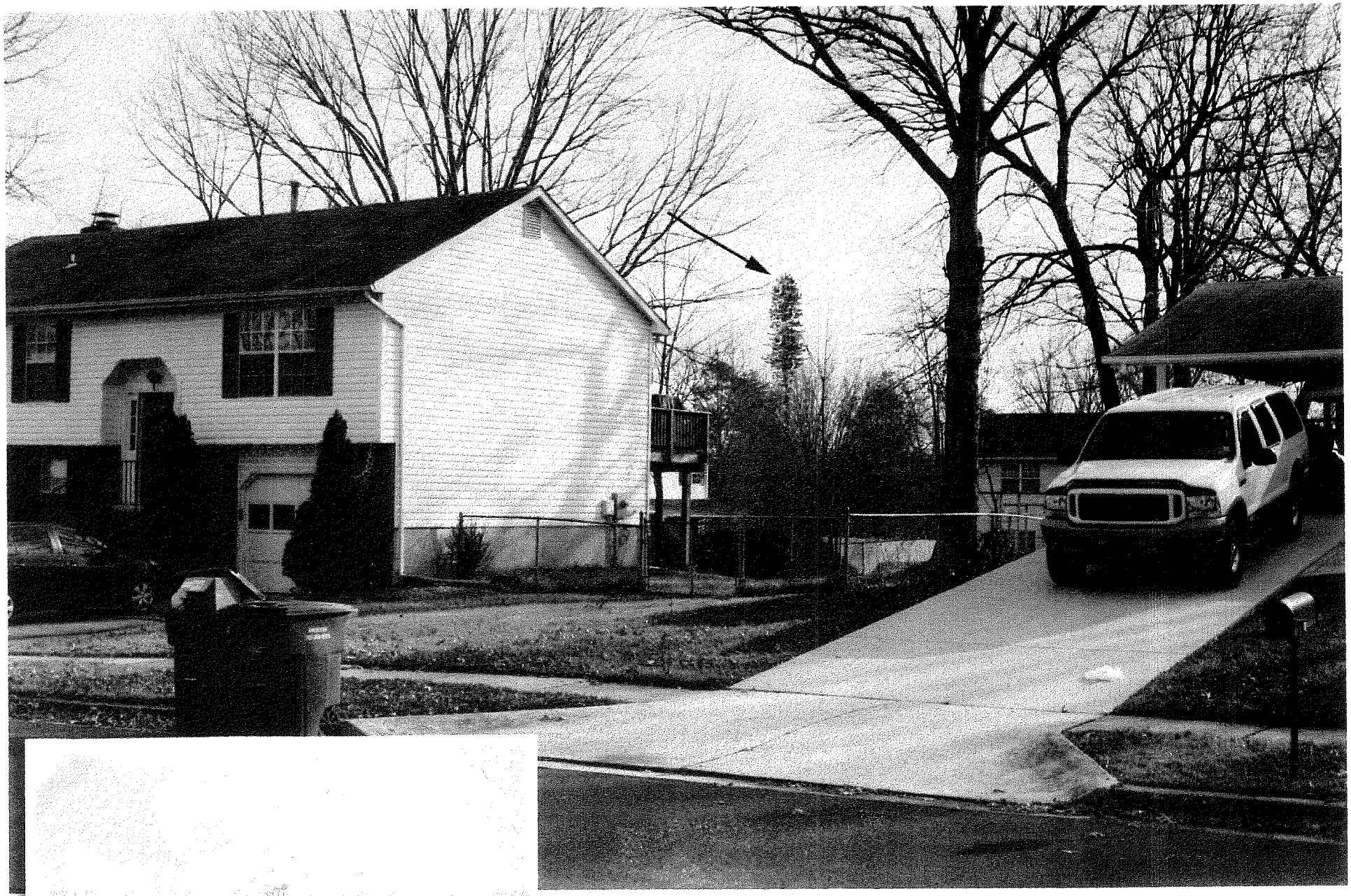


PHOTO 4

MILESTONE
STONE MS
PROPOSED MONOPINE

PHOTO 5

MILESTONE
STONE MS
PROPOSED MONOPINE

PHOTO 6

MILESTONE
STONE MS
PROPOSED MONOPINE

PHOTO 7

MILESTONE
STONE MS
PROPOSED MONOPINE

PHOTO 8

MILESTONE
STONE MS
PROPOSED MONOPINE

PHOTO 9

MILESTONE
STONE MS
PROPOSED MONOPINE

PHOTO 10

MILESTONE
STONE MS
PROPOSED MONOPINE

PHOTO 11

MILESTONE
STONE MS
PROPOSED MONOPINE

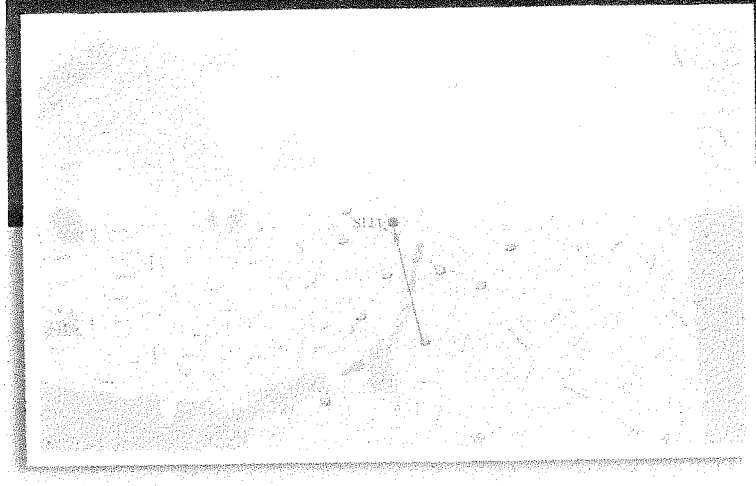


PHOTO 12

MILESTONE
STONE MS
PROPOSED MONOPINE

PHOTO 13

MILESTONE
STONE MS
PROPOSED MONOPINE

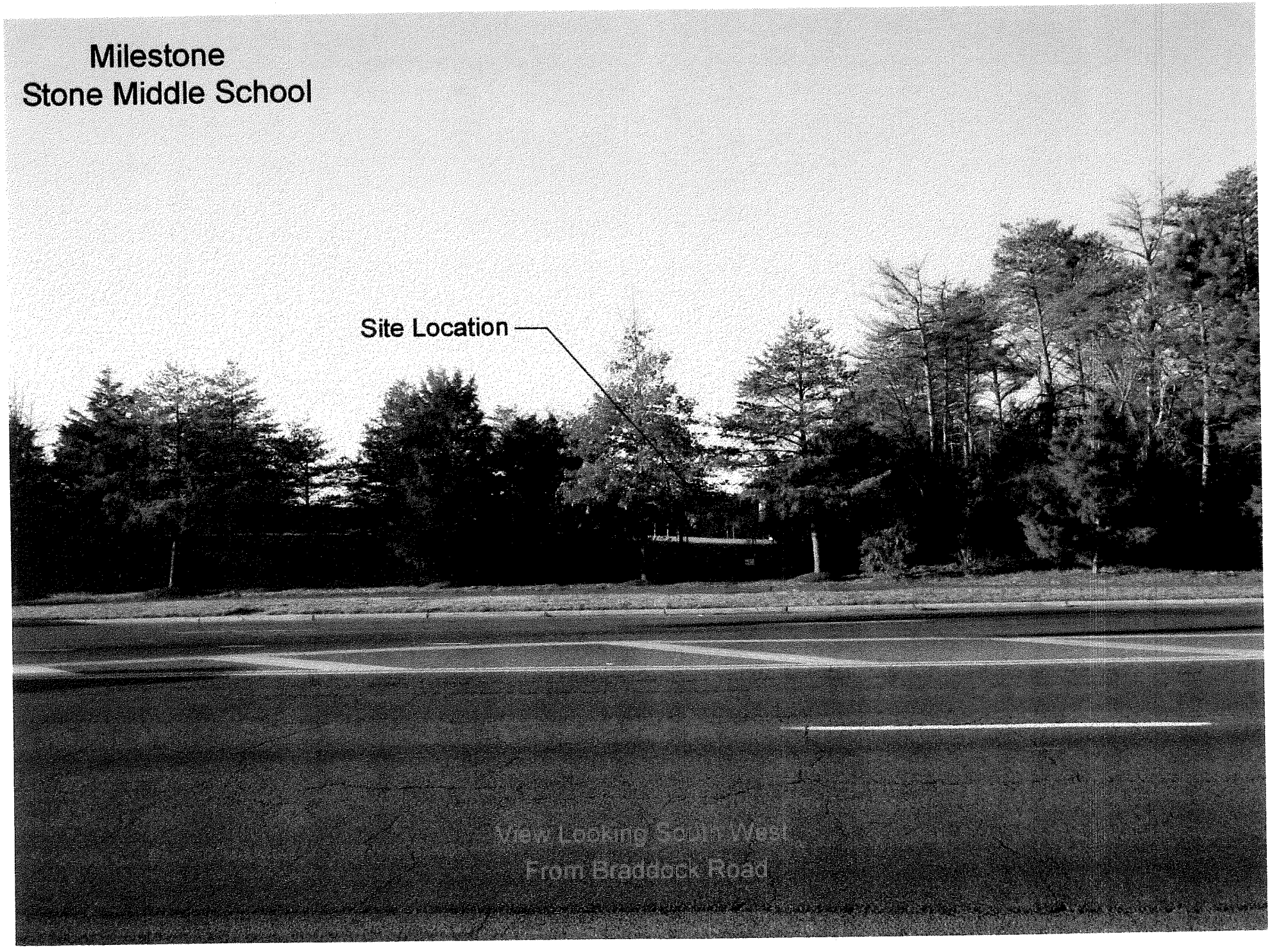
PHOTO 14

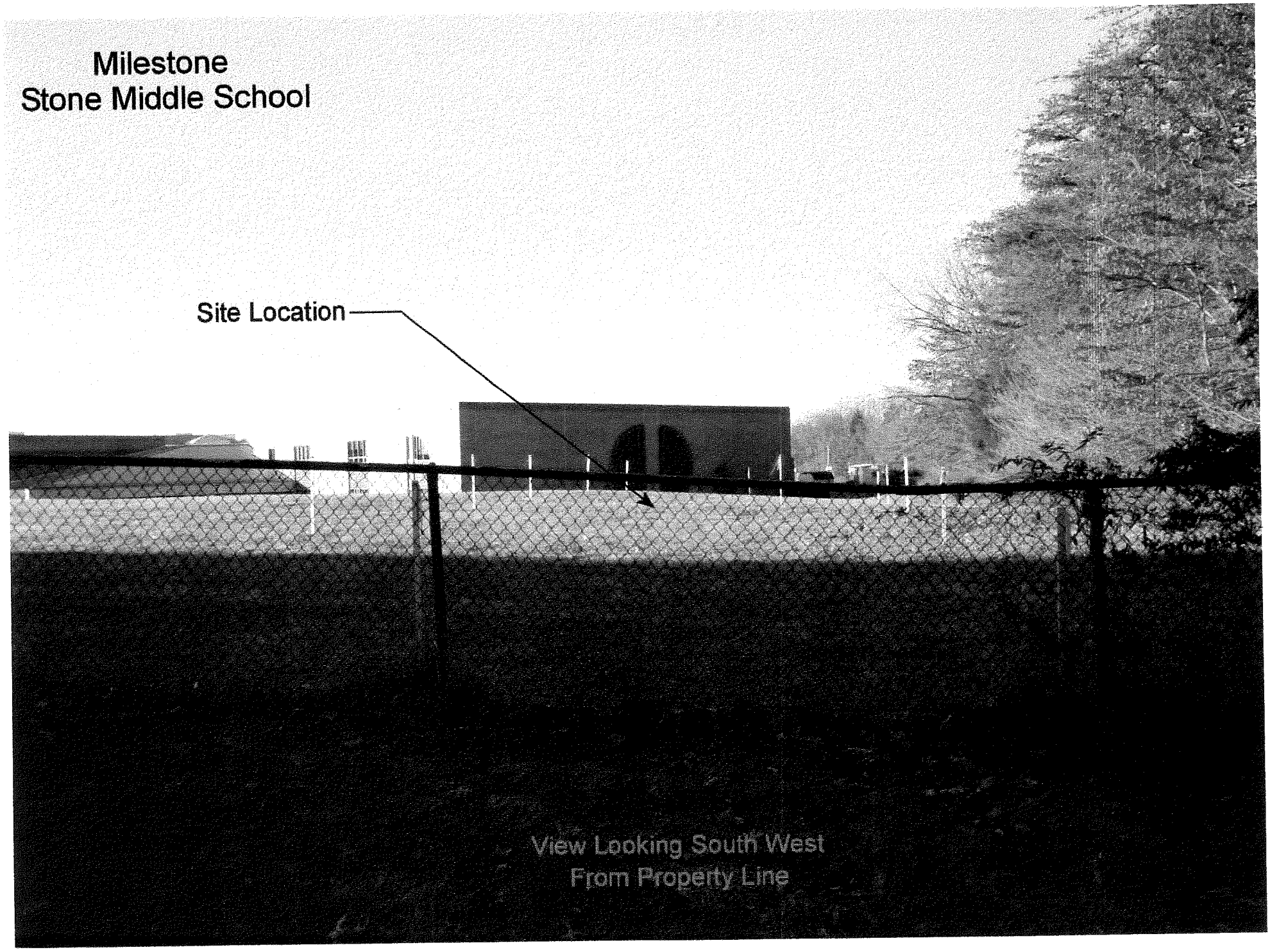
MILESTONE
STONE MS
PROPOSED MONOPINE

PHOTO 15

MILESTONE
STONE MS
PROPOSED MONOPINE

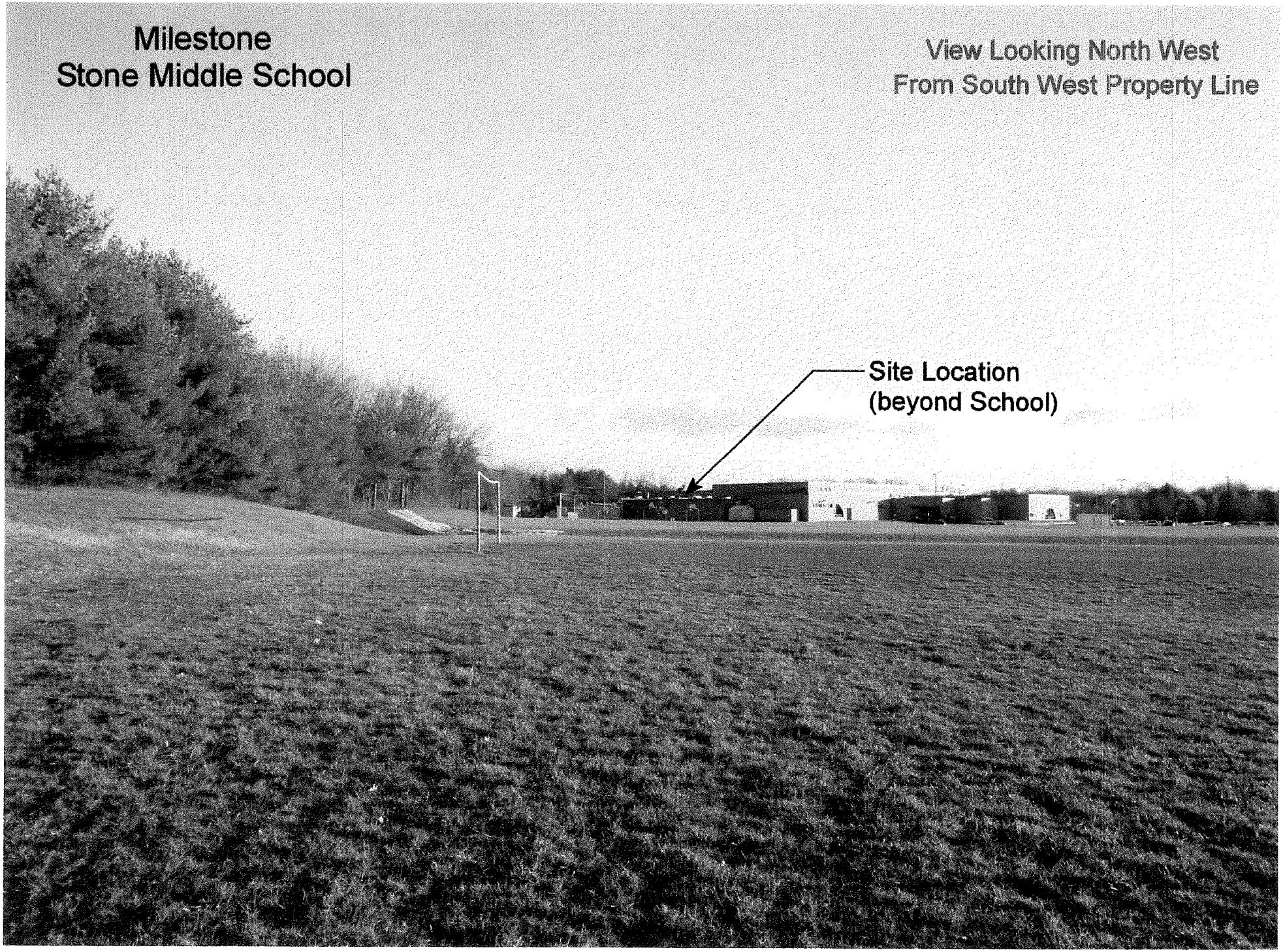
PHOTOGRAPHIC SURVEY

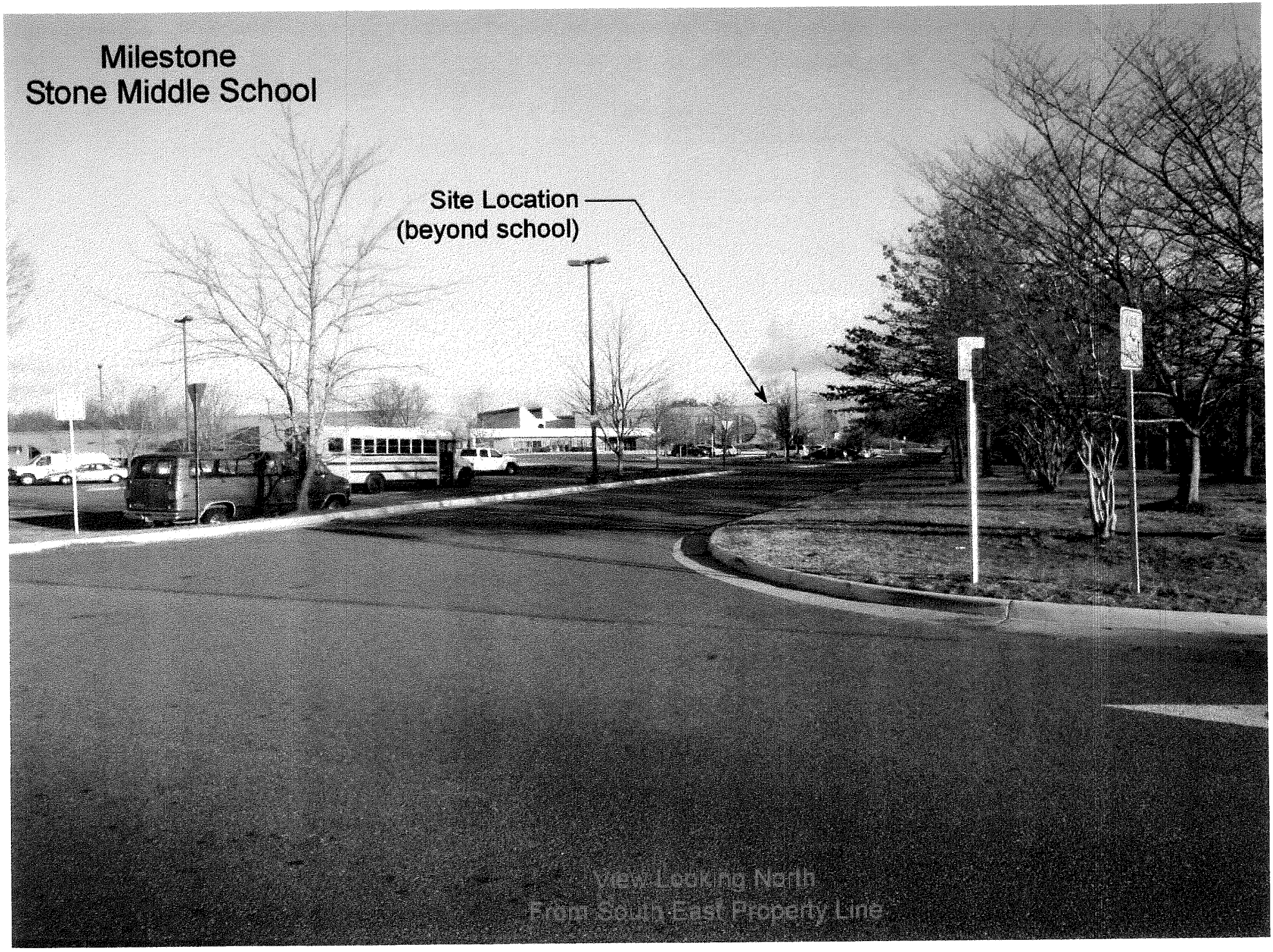

Milestone
Stone Middle School
Site Location
View Looking South West
From Braddock Road


Milestone
Stone Middle School
Site Location
View Looking South West
From Property Line

Milestone
Stone Middle School

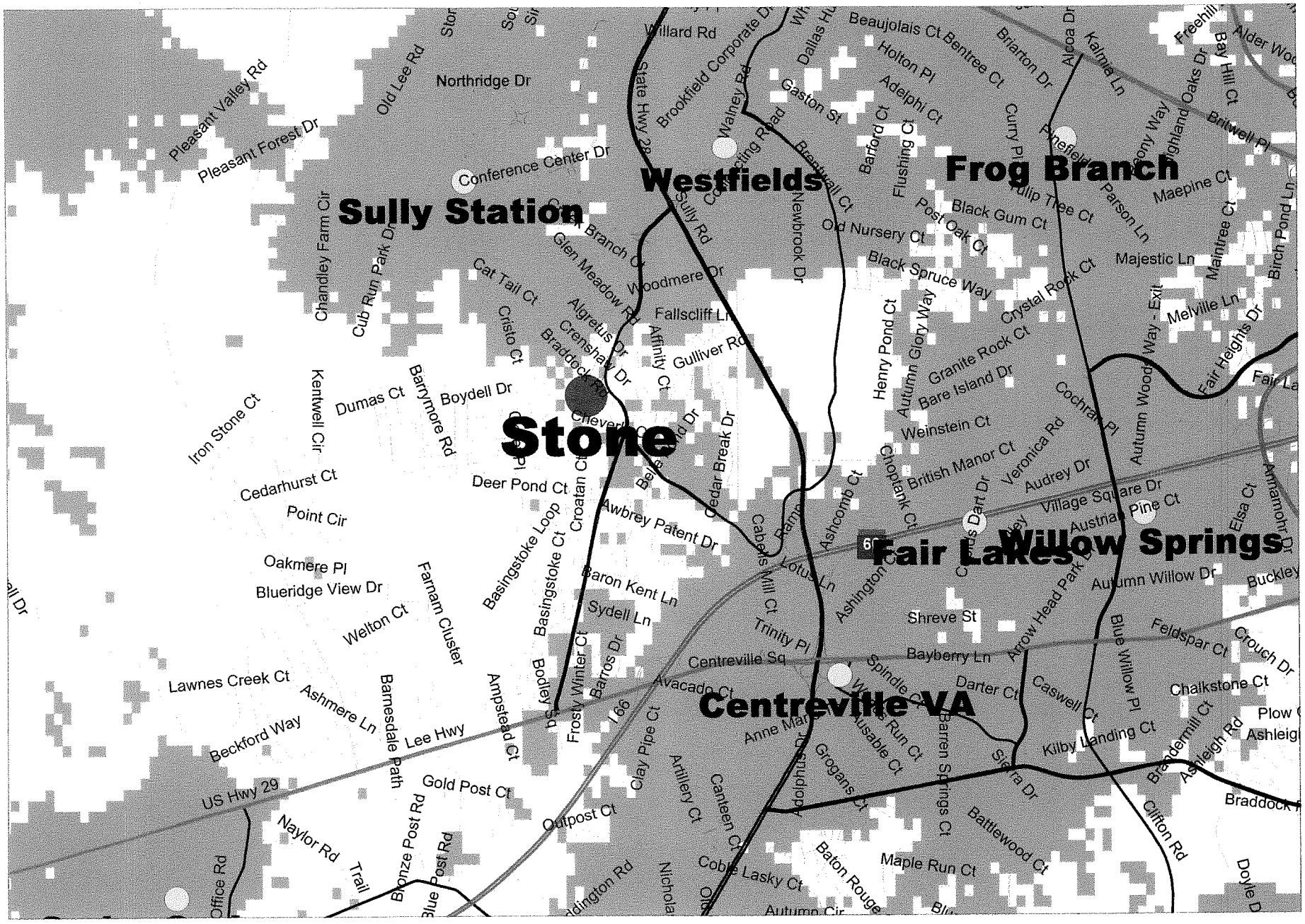
View Looking North West
From South West Property Line



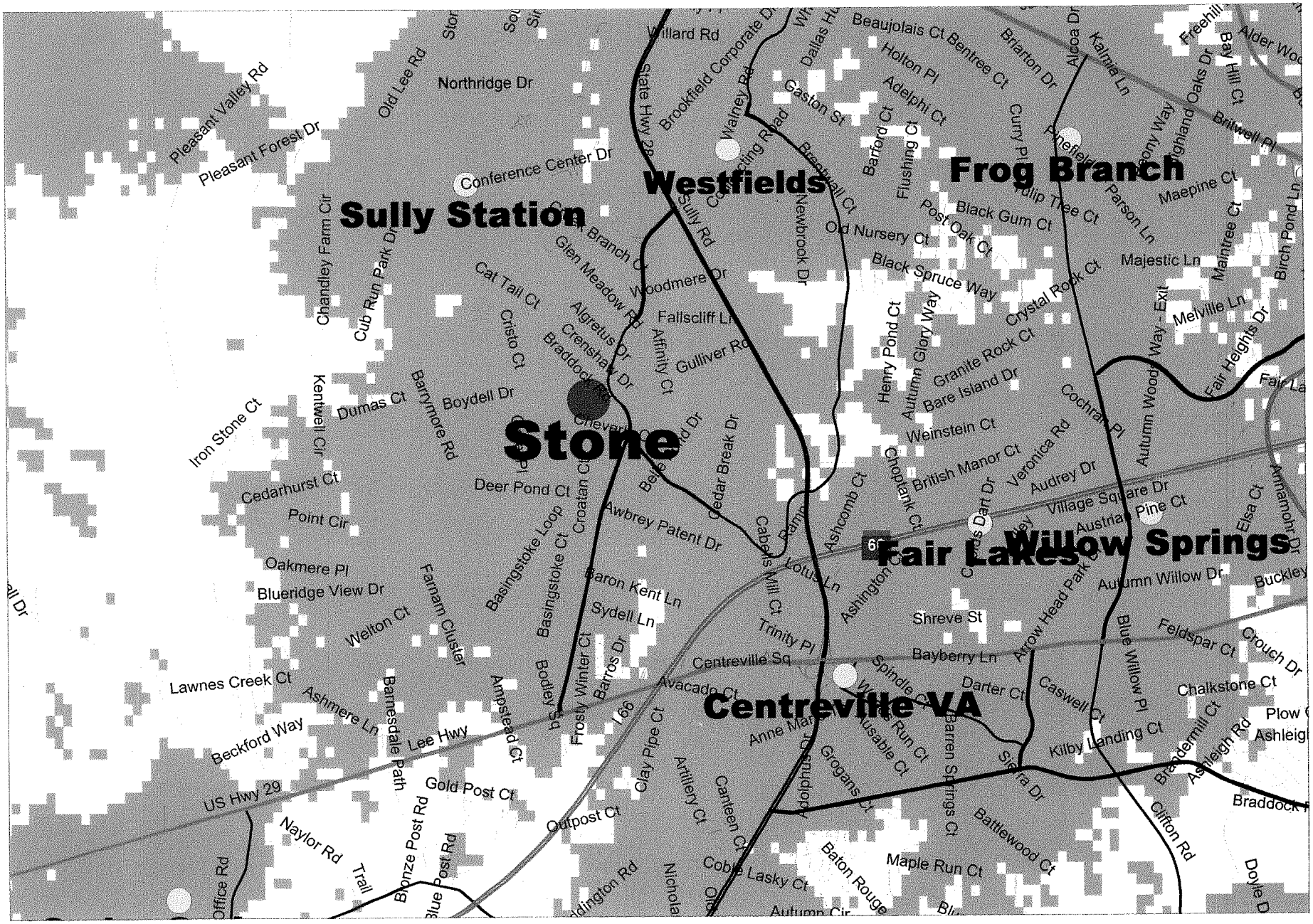

Milestone
Stone Middle School
Site Location
(beyond school)
View Looking North
From South East Property Line

PROPAGATION MAPS

VZW 4G-LTE COVERAGE - EXISTING



VZW 4G-LTE COVERAGE - PROPOSED



DONOHUE & STEARNS, PLC

RECEIVED
MAR 21 2013
DIRECTOR, PLANNING DIVISION
DEPT. OF PLANNING & ZONING

March 18, 2013

Debbie Hedrick
Fairfax County Office of Planning
12055 Government Center Parkway
Suite 730
Fairfax, VA 22035

RE: Verizon Wireless and Milestone Communications ("Applicant")
Application No. 2232-Y13-1 Stone Middle School

Dear Debbie:

The below is in response to the nine (9) department comments concerning the above referenced matter forwarded to the undersigned through you. As you may recall this is a 2232 application to install a 115 foot tree monopine with twelve (12) Verizon antenna and a 85 foot x 25 foot equipment compound at the base which will hold Verizon Wireless telecommunications equipment.

The nine (9) agencies who have forwarded comments are as follows: A. January 31, 2013Zoning Administration Division; B. February 5, 2013 Fairfax County Water Authority; C. February 11, 2013 Department of Planning and Zoning; D. February 13, 2013 Historic Resources Department; E. February13, 2013 Urban Forester; F. February 14, 2013 Department of Transportation; G. February 22, 2013 Department of Public Works and Environmental Services Site Development and Inspection Division; H. February 26, 2013 Fairfax County Public Schools; I. February 25, 2013 Virginia Department of Transportation. The responses to those comments follow seriatim.

A. The Zoning Administration Department comment was "Transitional screening for light public utility use must be provided." Applicant will be utilizing existing screening along the northern and western boundaries. Additional and supplemental screening around the outside of the compound where it will most efficiently screen the equipment within the compound will be installed as shown on the Site Plan. During Site Plan review Applicants will file a request for a modification to transitional screening to allow it to be located in a place which is the most effective and takes advantage of the existing mature vegetation. This comment is further addressed in the response to the Urban Forester's comments at paragraph E below.

B. Applicant will ensure that all existing Fairfax County Water Authority water easements are clearly shown as appropriate on all drawings including Sheet Z-2A. There will be no

801 NORTH FAIRFAX STREET • SUITE 209 • ALEXANDRIA, VA 22314
T 703-549-1123 F 703-549-5385 • www.donohuestearns.com

201 ROYAL STREET SE • SUITE E • LEESBURG, VA 20175
T 703-549-1123 F 703-737-3793 • www.donohuestearns.com

encroachment on Fairfax County Water Authority easements. There will be no construction taking place over the existing water main easement.

C. Applicant will not be encroaching on the existing vegetation which is screening the north and west side of the proposed facility location. Comments concerning storm water management, best management practices and water quality are addressed in responses found in paragraph G below to the Department of Public Works and Environmental Services comments.

D. Applicant will comply with Section 106 of the National Historic Preservation Act. The Section 106 review is already under study by the Virginia Department of Historic Review. Applicant will provide a copy of the State Historic Preservation officer's findings to the Fairfax County Historic Preservation Planner upon receipt.

E. In response to the Urban Forester's Comment 1 Applicant will be requesting a modification to the transitional screening requirement to place screening around the boundaries of the school site which is ____ acres. Placing the landscaping that far from the site in size will do little to screen the small telecommunications compound in the northwest corner. Applicant will be using the existing screening on the northwest perimeter along with supplemental screening around the base of the compound which will fully screen the interior of the compound when it has grown. Comment 2 concerns approximately 100' of existing screening adjacent to St. Andrews Church which will not be impacted by Applicant's proposal. Applicant notes that it is property controlled by the Fairfax County Public Schools and cleaning the property of the "dead dying and wind thrown trees" is not the responsibility of the Applicant. Applicant will inform Fairfax County Public Schools of the Urban Forester's desire to have these items addressed. Comment 3 concerns screening of the northeastern property boundary at some distance from Applicant's proposed installation. It also requests that Applicant clean up the dead and dying trees. As noted previously, this property belongs to Fairfax County Public Schools and is within their control and their responsibility. Applicant will inform Fairfax County Public Schools of the Urban Forester's request. Comment 4 requests a change to the landscaping note on Sheet Z-11. That change has been made on Sheet Z-11. Comment 5 requests that number 3 on Sheet Z-11 be amended and it has been amended as requested by the Urban Forester. Applicant has addressed Comment 6 on Sheets Z-2 and Z-11 as directed by the Urban Forester. These new Sheets are submitted herewith.

F. Comments from Fairfax County Transportation, Transportation Planning Section need no further response.

G. Comments from the Department of Public Works and Environmental Services Site Development and Inspection Division indicate that water quality controls (BMP's) will be required. Applicant intends to request a storm water waiver at Site Plan review for water quality and water quantity for the project. Total disturbed area is 11% larger than the waiver threshold and the increase of the storm water runoff is relatively insignificant. Applicant suggests these items are better addressed at Site Plan review because this

involves only a 2,800 sq. ft. area of disturbance Applicant feels that the waiver should be granted.

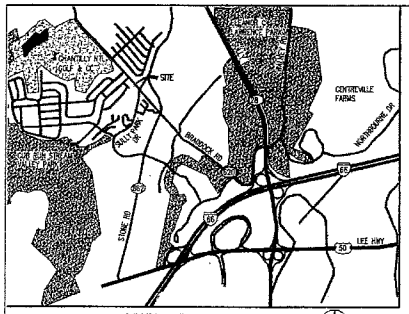
H. Fairfax County Public Schools have requested clarification regarding installation of the grass pavers. Applicant intends to use a four inch (4") steel edge on both sides of the access way to keep the grass pavers from shifting.
I. Virginia Department of Transportation has no comments and no response is necessary.

Thank you very much for your assistance in processing this application and should you have any questions regarding the above please feel free to contact the undersigned. I remain

Very Truly Yours,

Frank W. Stearns

FWS/kkp
Enclosure
cc: Len Forkas
Marc Marzullo



VICINITY MAP
SCALE: 1"=1000'-0"

TRUE NORTH

LEGEND

CONCRETE SURFACE

ASPHALT SURFACE

GRAVEL SURFACE

SCE — STABILIZED CONSTRUCTION ENTRANCE

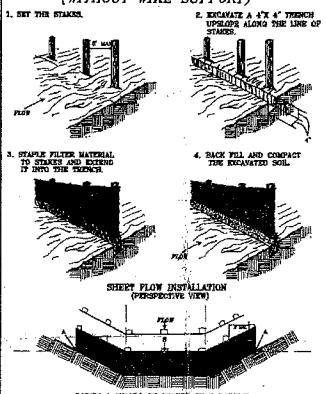
AREA TABULATION

SITE AREA:	4.6825 AC
DISTURBED AREA:	4,262 SF (0.098 AC)

LINE TYPES

- BOUNDARY LINE – PARENT PARCEL
- RIGHT OF WAY BOUNDARY
- EDGE OF ASPHALT
- EDGE OF CONCRETE
- FENCE LINE – CHAIN
- 1' CONTOUR LINE
- 5' CONTOUR LINE
- LIMITS OF DISTURBANCE — LOD/AC — LOD/SF — LOD/AC — LOD/AC — LOD/SF
- SILT FENCE — SF — SF — SF — SF — SF
- TREE PROTECTION FENCE — TPF — TPF — TPF — TPF — TPF
- TREE OR VEGETATION LINE

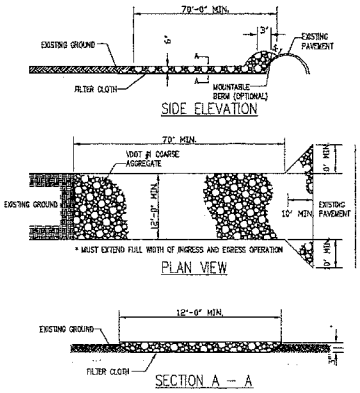
CONSTRUCTION OF A SILT FENCE (WITHOUT WIRE SUPPORT)



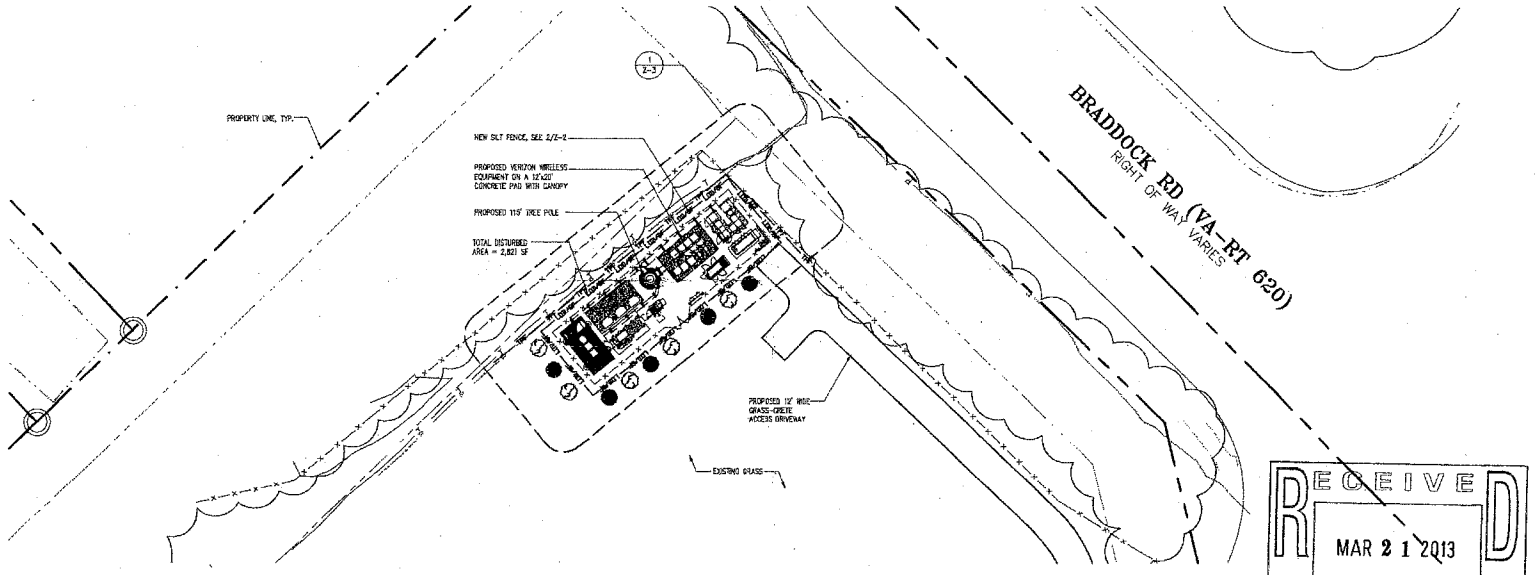
NOTES:

1. SILT FENCES SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
2. CLOSE ATTENTION SHALL BE PAID TO THE REPAIR OF DAMAGED SILT FENCE RESULTING FROM END RUNS AND UNDERCUTTING.
3. SHOULD THE FABRIC ON A SILT FENCE DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER STILL BE NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.
4. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.
5. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE, PREPARED AND SEEDED.

SILT FENCE
SCALE: N.T.S. (2 / Z-2)



STONE CONSTRUCTION ENTRANCE
SCALE: N.T.S (3 / Z-2)



PARTIAL SITE PLAN
SCALE: 1"=20'-0" (1 / Z-2)

TRUE NORTH

RECEIVED
MAR 21 2013
DIRECTOR, PLANNING DIVISION
DEPT. OF PLANNING & ZONING

entrex
communication services, inc.
6800 Rockledge Drive, Suite 550
Bethesda, MD 20817
Phone: 202-408-0960
Fax: 202-408-0961

SUBMITTALS

DATE	DESCRIPTION	REV.
12-28-12	ZONING REVIEW	
01-16-13	MILESTONE COMMENTS	
05-17-13	ZONING	

SEAL:

COMMONWEALTH OF VIRGINIA
JOHN CABOT BOUDY
No. 016189
PROFESSIONAL ENGINEER

Milestone
COMMUNICATIONS

PROJECT NO:	1050.092
DESIGNER:	M.A.
ENGINEER:	M.M.

SCALE:
0 1/2 1
GRAPHIC SCALE IN INCHES

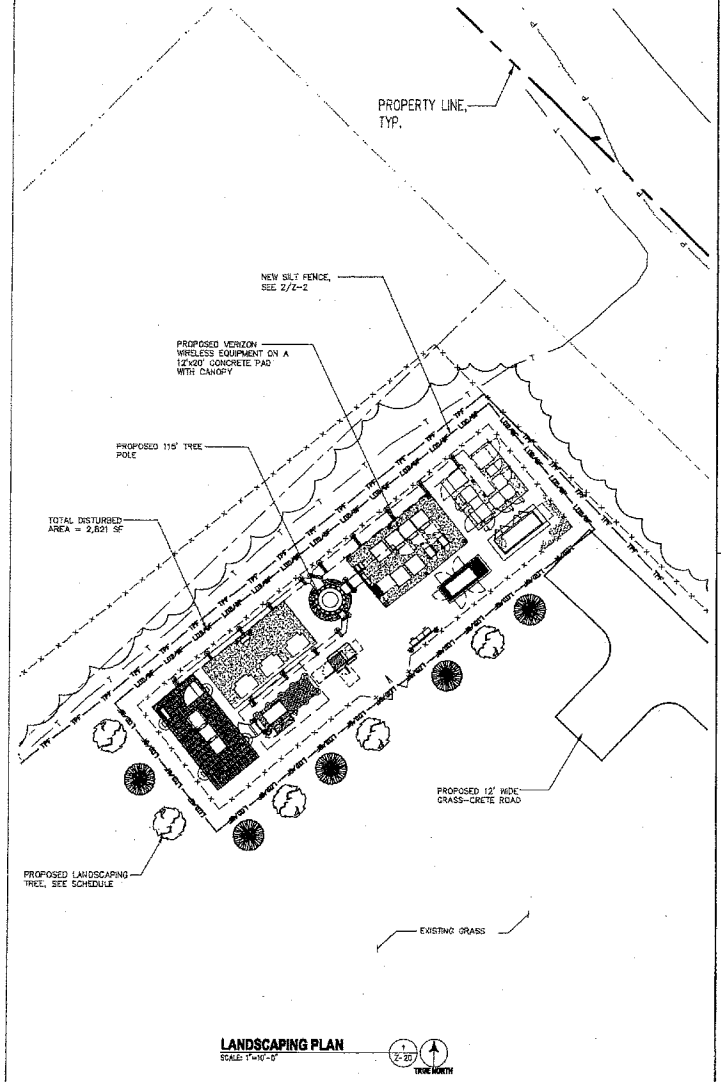
STONE MIDDLE SCHOOL
5500 SULLY PARK DRIVE
CENTREVILLE, VA 20120

TITLE:

PARTIAL SITE PLAN

SHEET NUMBER:

Z-2



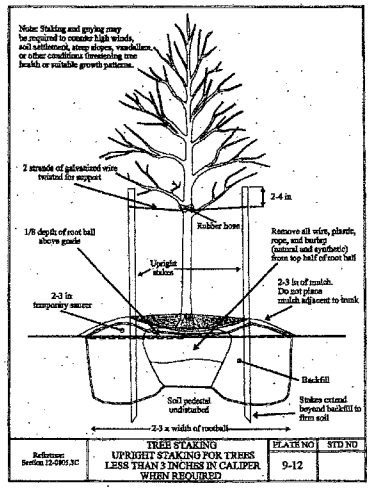
LANDSCAPING PLAN
SCALE: 1"=10'-0" (2-20) TRUE NORTH

LINE TYPES

LIMITS OF DISTURBANCE

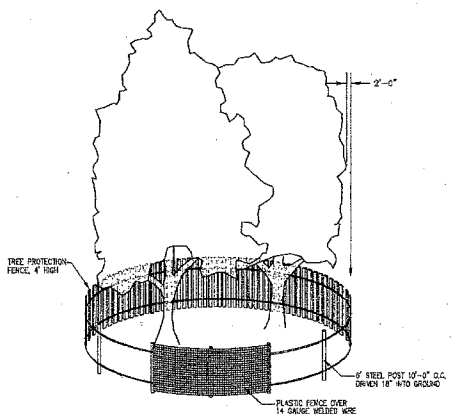
TREE PROTECTION FENCE

FAIRFAX COUNTY PUBLIC FACILITIES MANUAL



Reference: Section 12-0905.3C	TREE STAKING UPRIGHT STAKING FOR TREES LESS THAN 3 INCHES IN CALIPER WHEN REQUIRED	PLATE NO 9-12	STD NO

TREE PLANTING & STAKING DETAIL
SCALE: 1/2"=1'-0" (2 2-20)



TREE PROTECTION DETAIL
SCALE: 1/2"=1'-0" (3 2-20)

TREE PLANTING NOTES:

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

RECEIVED
MAR 21 2013
DIRECTOR, PLANNING DIVISION
DEPT. OF PLANNING & ZONING

NOTES:

1. THE TREE PROTECTION FENCING SHALL BE INSTALLED UNDER THE SUPERVISION OF THE PROJECT ARBORIST. THE TREE PROTECTION 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 FINAL SPECIES AND SIGHTING OF TREES AND SHRUBS SPECIFIED ON THIS PLAN SHALL BE INSTALLED AS SHOWN IN THE LANDSCAPE SCHEDULE. THERE SHALL BE NO DEVIATIONS FROM THE APPROVED SIZES AND SPECIES AS SPECIFIED EXCEPT AS APPROVED IN WRITING BY THE URBAN FOREST MANAGEMENT DIVISION.

PLANT LIST

Qty.	Sym.	Genus	Species	Variety	Common Name	Size	Spacing	Species Diversity % (not to exceed 33%)
4	IO	ILEX	OPACA		AMERICAN HOLLY	6' HT. MIN.	VARIES	33%
4	IN	ILEX		'NELLIE STEVENS'	NELLIE STEVENS HOLLY	6' MIN. HT.	VARIES	33%
4	VR	VIBURNUM	RHYTIDOPHYLLUM		LEATHERLEAF VIBURNUM	5 GAL. MIN	5'o.c.	33%

entrex
communication services, inc.
6600 Rockledge Drive, Suite 550
Bethesda, MD 20817
Phone: 202-408-0960
Fax: 202-408-0961

SUBMITTALS

DATE	DESCRIPTION	REV.
12-28-12	ZONING REVIEW	
01-16-13	MILESTONE COMMENTS	
01-17-13	ZONING	

SEAL:
COMMONWEALTH OF VIRGINIA
JOHN CABOT BOUDY
No. 016789
PROFESSIONAL ENGINEER

Milestone COMMUNICATIONS

PROJECT NO: 1050.092
DESIGNER: R.S.
ENGINEER: M.M.
SCALE:
0 1/2 1
GRAPHIC SCALE IN INCHES

STONE MIDDLE SCHOOL
5500 SULLY PARK DRIVE
CENTREVILLE, VA 20120

TITLE:
LANDSCAPE PLAN, DETAILS AND NOTES

SHEET NUMBER:
Z-11

ATTACHMENT B
March 9, 2013 Balloon Test Photographs (*B1 – B10*)
Provided by Staff

B1

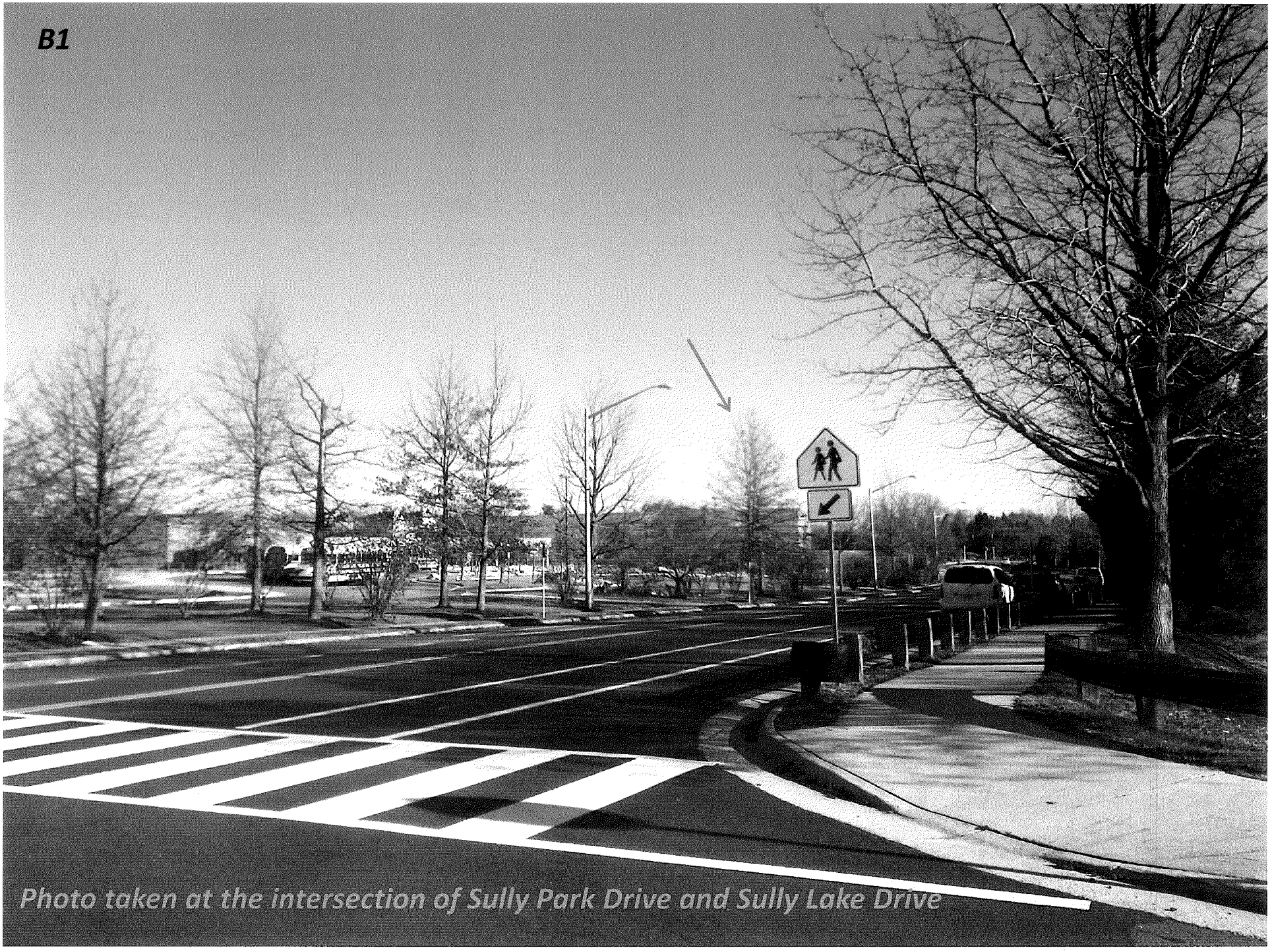


Photo taken at the intersection of Sully Park Drive and Sully Lake Drive

B2

Photo taken from Sully Lake Drive

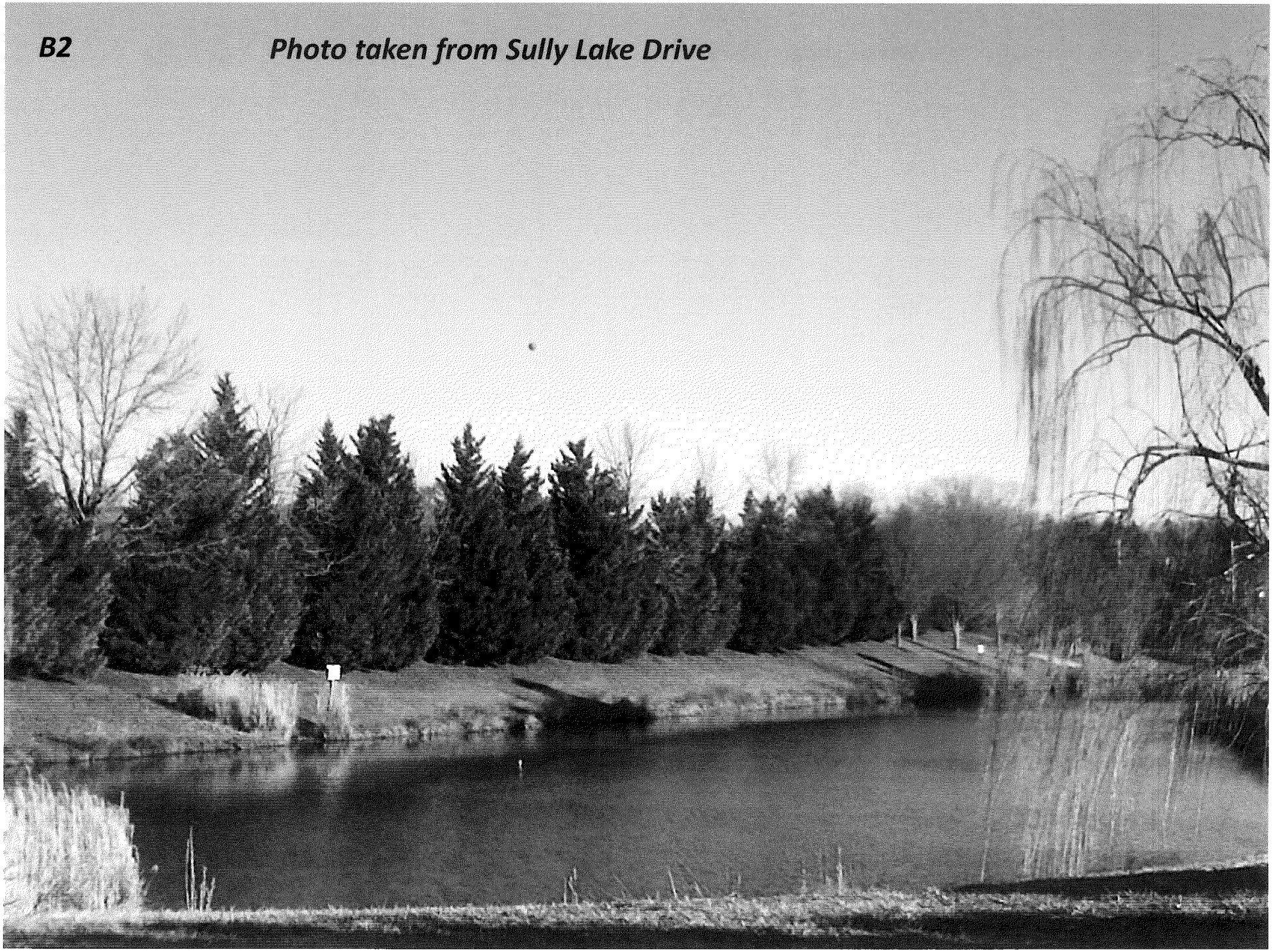
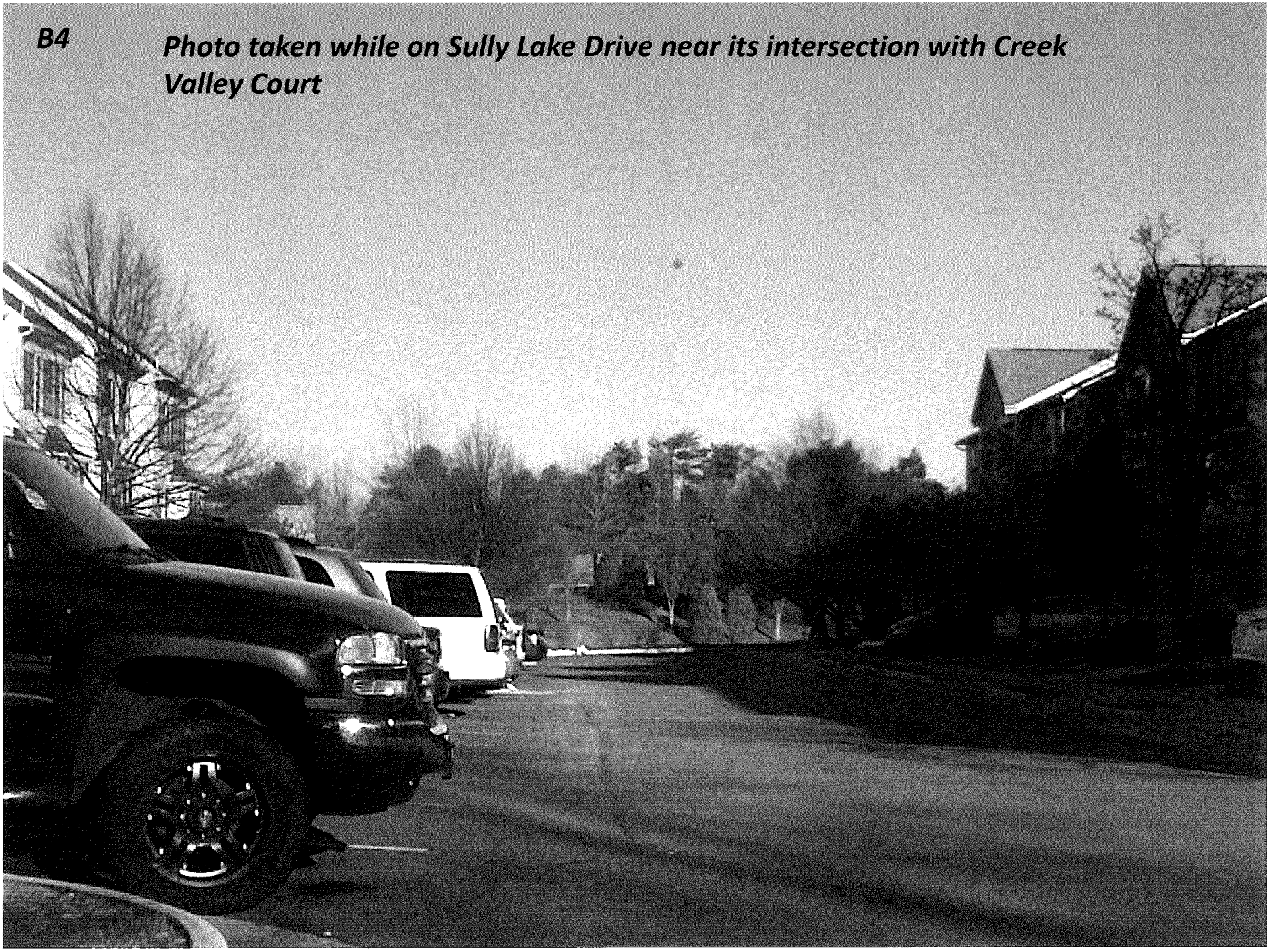
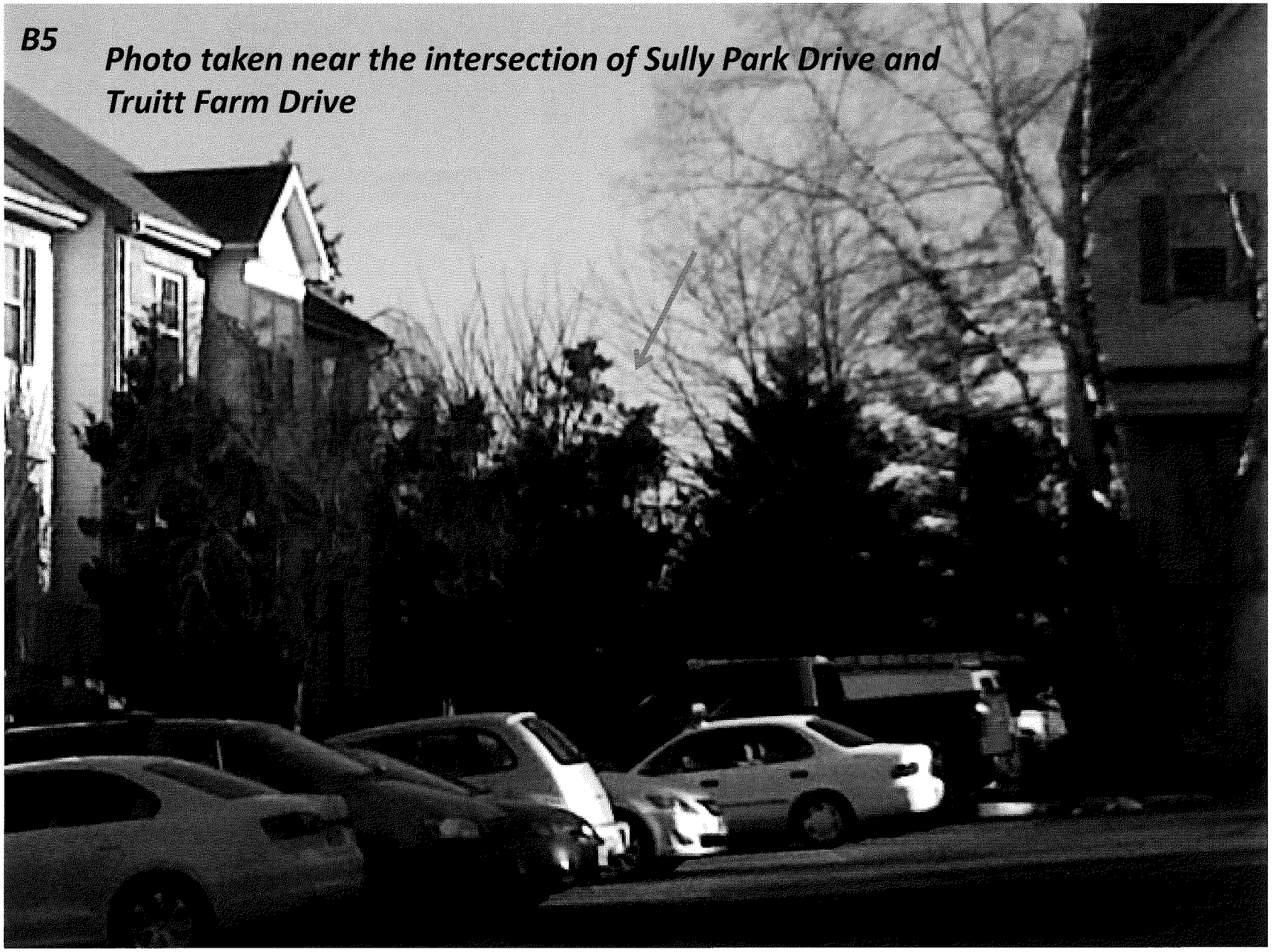


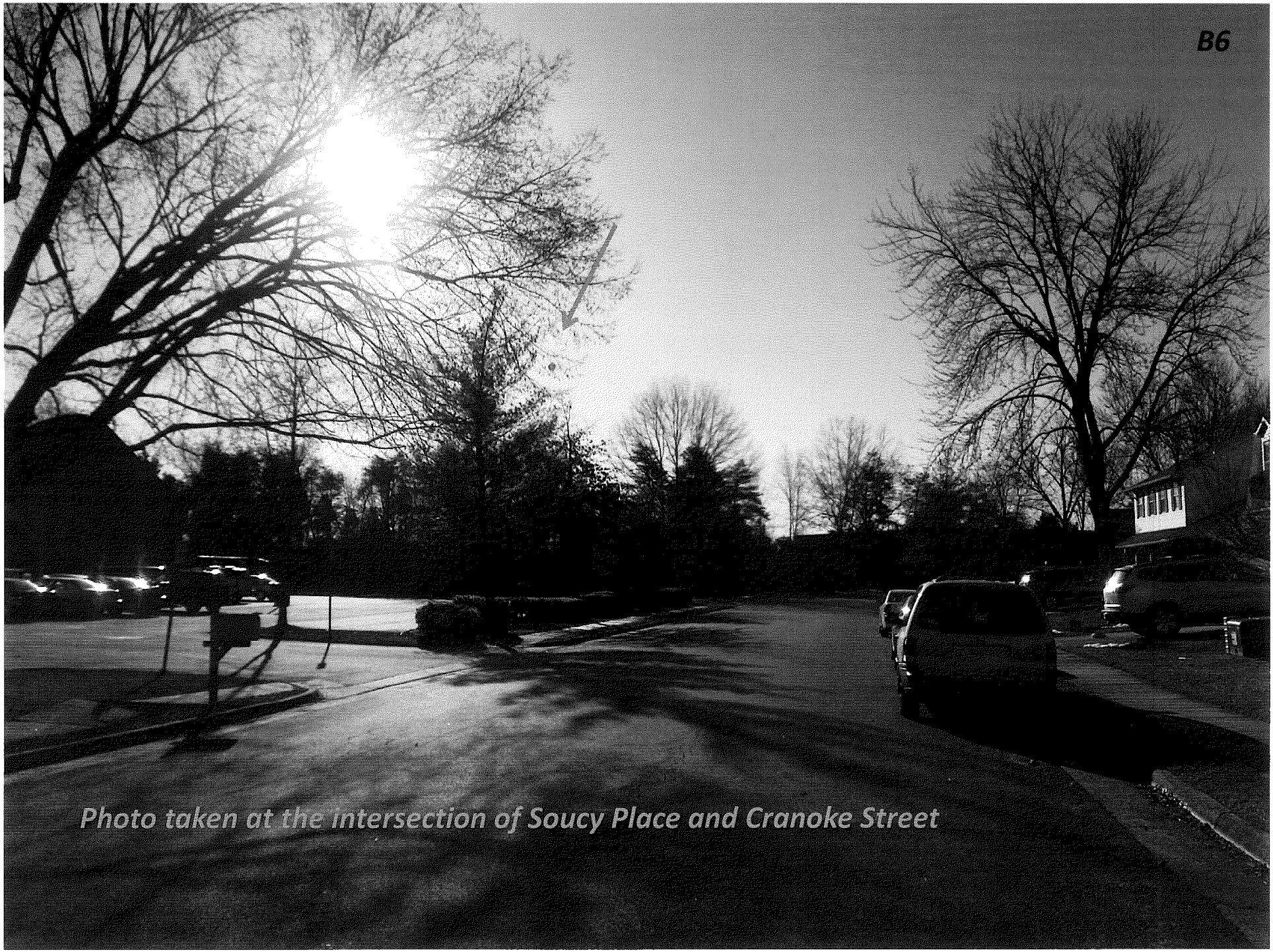
Photo taken while on Sully Lake Drive near its intersection with Creek Valley Court

B4

Photo taken while on Sully Lake Drive near its intersection with Creek Valley Court




B5
Photo taken near the intersection of Sully Park Drive and Truitt Farm Drive


B6
Photo taken at the intersection of Soucy Place and Cranoke Street

B7

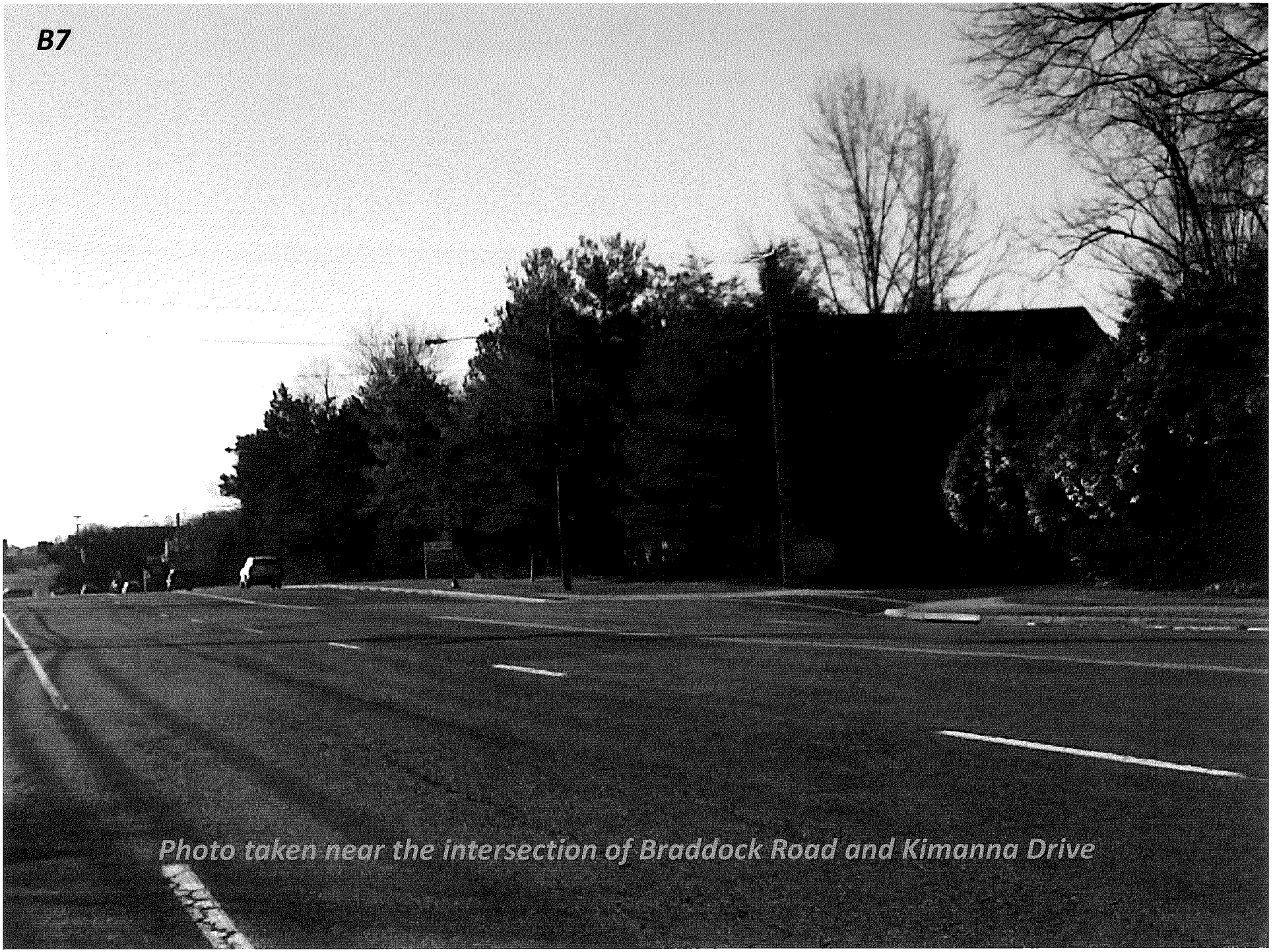


Photo taken near the intersection of Braddock Road and Kimanna Drive

B8

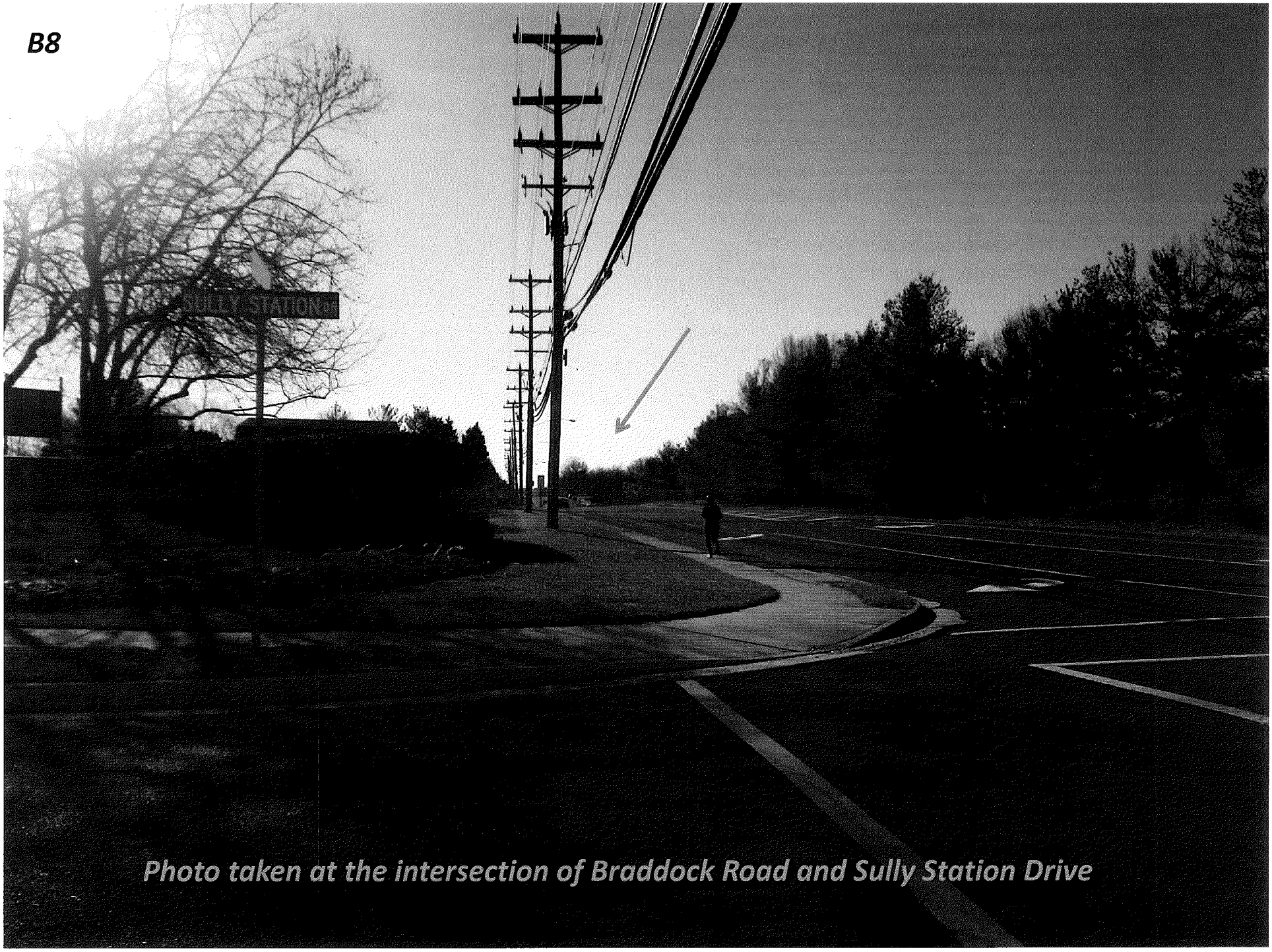
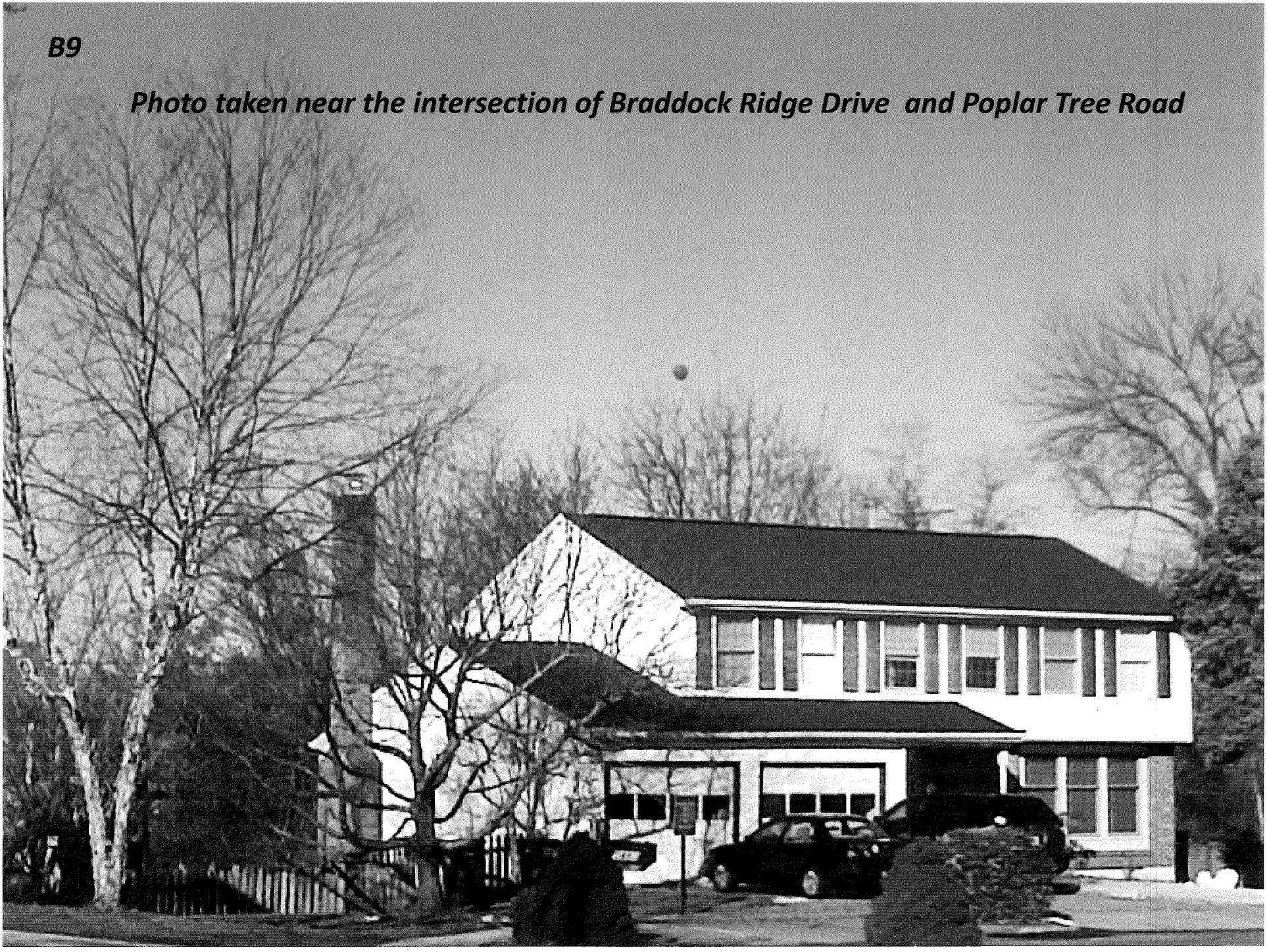


Photo taken at the intersection of Braddock Road and Sully Station Drive

B9

Photo taken near the intersection of Braddock Ridge Drive and Poplar Tree Road



B10

Photo taken on Braddock Road approaching Sully Park Drive

ATTACHMENT C
Zoning Administration Division (DPZ) Analysis

Kirst, Lorrie

To: Hedrick, Debbie
Subject: FW: 2232-Y13-1; Milestone Communications; 5500 Sully Park Dr.

2232-Y13-1
Milestone Communications – New tree monopole facility
5500 Sully Park Drive (Stone Middle School)
Tax Map: 54-1 ((1)) 23A
Zoning District: R-3

Comments: The proposed mobile and land-based telecommunication facility meets the requirements of Par. 3 of Sect. 2-514 of the Zoning Ordinance subject to the following comments:

- Transitional screening for a light public utility use must be provided.

ZED: N/A

Prepared by Brian Parsons 01/31/13

Brian S. Parsons, AICP
County of Fairfax
Dept. of Planning & Zoning
Zoning Administration Division
703-324-1314

ATTACHMENT D
Planning Division Analysis (DPZ)

County of Fairfax, Virginia

MEMORANDUM

DATE: 13 February 2013

TO: Debbie Hedrick, Planner, Facilities Planning Branch

FROM: Linda Cornish Blank, Historic Preservation Planner

SUBJECT: 2232-Y13-1, 5500 Sully Park Drive, Tax Map 54-1 ((1)) 23A, to construct a 115' high stealth monopole with up to 5 carriers and associated equipment

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 on the Fairfax County Inventory of Historic Sites or the National Register of Historic Places or documented in the historic structures survey file. There are no properties in the immediate vicinity of the subject property of this application that are within the boundaries of a Fairfax County Historic Overlay District, listed on the Fairfax County Inventory of Historic Sites or the National Register or documented in the historic structures survey file that would be negatively impacted by the installation of this monopole.

Findings:

1. Staff finds the proposal in-keeping with the Policy Plan text cited above and finds that no known historic properties will be affected by the project.
2. Staff is not aware if the applicant has contacted the Virginia Department of Historic Resources (VDHR) for guidance in determining if review under Section 106 of the National Historic Preservation Act of 1966, as amended, is necessary.

Recommendations:

1. The applicant comply with Section 106 of the National Historic Preservation Act of 1966, as amended, as may be necessary. If federal licensing for the installation of the telecommunications monopole is required, this may be considered an undertaking that requires Section 106 review. Applicant should contact the VDHR for guidance.
2. The applicant provide to the Department of Planning and Zoning (DPZ), Planning Division documentation as to whether or not Section 106 review is required in order to be reviewed and included in the staff report for the application. If Section 106 review is required, or has been previously completed, the applicant provide a copy of the completed Section 106 to DPZ, Planning Division in order to be reviewed and included in the staff report for the application.

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/

Hedrick, Debbie

From: Welton, Mary Ann
Sent: Monday, February 11, 2013 3:12 PM
To: Hedrick, Debbie
Cc: Nee, Pamela
Subject: 2232-Y13-1
Attachments: 2232-Y13-1 Stone Tree Pole.png

Dear Debbie,

I have reviewed the 2232 application to install a 115 foot tall telecommunications (tree) pole with 12 Verizon panels and an 85' x 25' equipment cabinet at the base located at Stone Middle School, 5500 Sully Park Drive, Centreville, VA. The pole is proposed in the northwest corner of the subject property. This area is currently a grassy area surrounded on two sides by trees and shrubs. The development plan indicates that 2821 square foot area of land disturbance will be necessary for the facility.

No Resource Protection Area or floodplain will be affected by this proposal; however, it appears that this facility will be located very close to existing vegetation on the north and the west sides of the property.

- The applicant is encouraged to avoid encroachment into the existing vegetation/transitional screening on the north and on the west of this proposed location;
- 2821 square feet of land disturbance is proposed, but no information has been provided about stormwater management best management practices for the pad site;
- The applicant is encouraged to provide information regarding how water quality and water quantity requirements will be addressed for this proposal.

If you have any questions, don't hesitate to call me.

Mary Ann Welton, AICP
Department of Planning and Zoning
703-324-1364

Soucy Pl
Stone Middle School
Braddock Rd
620
Sully Lake Dr
Sully Lake Dr
Sully Park Dr
Truitt Farm Dr
Stone Crossing Ct

ATTACHMENT E
Department of Public Works and Environmental Services (DPWES)
Site Inspections Division Analysis

Hedrick, Debbie

From: Caperton, Chris B
Sent: Friday, February 22, 2013 11:10 AM
To: Hedrick, Debbie
Subject: FW: APPLICATION: 2232-Y13-1 (Stone Middle School)

From: Santiago, Aileen M.
Sent: Friday, February 22, 2013 11:05 AM
To: Caperton, Chris B
Subject: APPLICATION: 2232-Y13-1 (Stone Middle School)

The work proposed on 5500 Sully Park Drive, Centerville (Stone Middle School) , seems to be more than 2500 square feet of land disturbance, therefore water quality control (BMP) will be required.

There are no RPA and floodplain on the subject lot.

If you need further information, please contact me.

Aileen M. Santiago, PE
Site Development and Inspection Division
DPWES-LDS
(703) 324-1464
Aileen.Santiago@fairfaxcounty.gov

ATTACHMENT F
Department of Public Works and Environmental Services (DPWES)
Urban Forest Management Division (UFMD) Analysis

County of Fairfax, Virginia

MEMORANDUM

DATE: February 13, 2013

TO: Debbie Hedrick, Staff Coordinator
Zoning Evaluation Division, DPZ

FROM: Nicholas J. Drunasky, Urban Forester II
Forest Conservation Branch, UFMD

SUBJECT: 5500 Sully Park Drive, Stone Middle School, 2232-Y13-1

RE: Request for assistance dated January 31, 2013

This review is based on the 2232-Y13-1 application stamped "Received Department of Planning & Zoning January 18, 2013." A site visit was conducted on February 12, 2013, as part of a review of this project.

Site Description: The site is occupied by Stone Middle School of which Milestone will lease space from Fairfax County Public Schools to establish a telecommunication facility to provide wireless coverage to the region. A majority of the site is open and contains the school, parking lot, athletic fields, basketball and tennis courts, and some existing vegetation around the perimeter of the site. This existing vegetation consists primarily of early successional growth (Virginia pine, eastern redcedar, and elm in fair to poor condition) along with some planted landscaping along Braddock Road in fair condition. Japanese honeysuckle covers the understory in most of the existing vegetation around the perimeter of the site.

1. **Comment:** Transitional screening proposed along all boundaries of the site with the exception of the northeast and part of the northwest property boundaries are not in conformance with requirements for transitional screening of types 1, 2, and 3 and it is unclear how they will be met.

   Recommendation: Transitional screening along all sides of the property should be provided in accordance with ZO 13-303.3 as follows:
   a. Transitional screening type 1 is required adjacent to Saint Andrew on the northwestern property boundary
   b. Transitional screening type 3 is required adjacent to the detached houses on the northwestern property boundary
   c. Transitional screening type 3 is required adjacent to the detached houses on the southwestern property boundary

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: 703-324-1877, Fax: 703-803-7769
www.fairfaxcounty.gov/dpwes

d. Transitional screening type 2 is required adjacent to the townhomes on the southwestern and southern property boundaries
e. Transitional screening type 2 is required adjacent to the townhomes on the southeastern property boundary
f. Transitional screening type 2 is required adjacent to the townhome community HOA property on the northeastern property boundary

2. **Comment;** In the existing screening on the northwestern property boundary adjacent to Saint Andrews (type 1) and the detached houses (type 3), several elms and Virginia pines are dead, dying, and wind thrown and existing vegetation in this area does not meet the intent of Article 13-303 of the Zoning Ordinance.

   Recommendation: Notes and details should be added to the plan for the area of existing vegetation on the northwestern property boundary adjacent to Saint Andrews (type 1) and the detached houses (type 3) specifying how all dead, dying and wind thrown trees will be removed by hand. In addition, the applicant should clearly depict supplemental planting primarily in the form of evergreens to replace the canopy of trees that are removed.

3. **Comment:** The existing screening on the northeastern property boundary adjacent to the property owned by the adjacent townhome community some vegetation that is dead or dying and does not meet the intent of Article 13-303 of the Zoning Ordinance.

   Recommendation: All dead and dying trees within the northeastern property boundary adjacent to the property owned by the adjacent townhome community should be clearly labeled to be removed by hand with details specifying how this work will be accomplished. In addition, the applicant should clearly depict supplemental planting primarily in the form of evergreens to replace the canopy of trees that are removed.

4. **Comment:** Landscaping note number one on sheet Z-11 states, "The tree protection fencing shall be installed under the supervision of the urban forester." The Urban Forest Management Division is not responsible for supervising the installation of tree protection fencing.

   Recommendation: This reference should be removed and replaced with a statement that the installation of tree protection fencing will be done under the supervision of the project arborist.

5. **Comment:** Note number three on sheet Z-11 states "The final species and sighting or trees and shrubs shall be determined in consultation with the urban planner," which is unclear.

   Recommendation: This reference should be removed and/or replaced with a statement that species and sizes specified on this plan shall be installed as shown in the landscape

schedule. There shall be no deviations from the approved sizes and species as specified except as approved in writing the Urban Forest Management Division.

6. **Comment:** Tree protection fencing in the form of 14 gauge welded wire has not been depicted or specified on sheets Z-2 or Z-11 along the limits of clearing and grading.

   Recommendation: The applicant should clearly depict with a key and symbol 14 gauge welded wire fencing to serve as tree protection fencing along the limits of clearing and grading on sheets Z-2 and Z-11.

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

NJD/

UFMDID #: 178280

cc: DPZ File

Department of Public Works and Environmental Services
Land Development Services, Environmental and Site Review Division
12055 Government Center Parkway, Suite 535
Fairfax, Virginia 22035-5503
Phone 703-324-1720, TTY: 703-324-1877, Fax: 703-324-8359
www.fairfaxcounty.gov/dpwes

ATTACHMENT G
Fairfax Water Analysis

Fairfax Water

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

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

February 5, 2013

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

Re: Application No. 2232-Y13-1
54-1 ((1)) 23A

Dear Ms. Hedrick:

The following information is submitted in response to your request for comments on the above referenced application:

1. The property is currently served by Fairfax Water.

2. Adequate domestic water service and fire protection are available at the site from an existing 8-inch diameter water main located at the property. See the enclosed water system map.

3. Please ensure the existing Fairfax Water easement is clearly identified on all drawings. Sheet Z-2A needs to show the location of the existing water main and FCWA easements.

4. Any encroachments into the existing 15-foot FCWA easement, for construction of the monopole and associated equipment will not be allowed without obtaining separate prior written approval from Fairfax Water.

5. A Fairfax Water inspector shall be present during any construction activity over the existing water main easement. Please call our Construction Department at 703-289-6388 at least three days prior to construction to schedule an inspector.

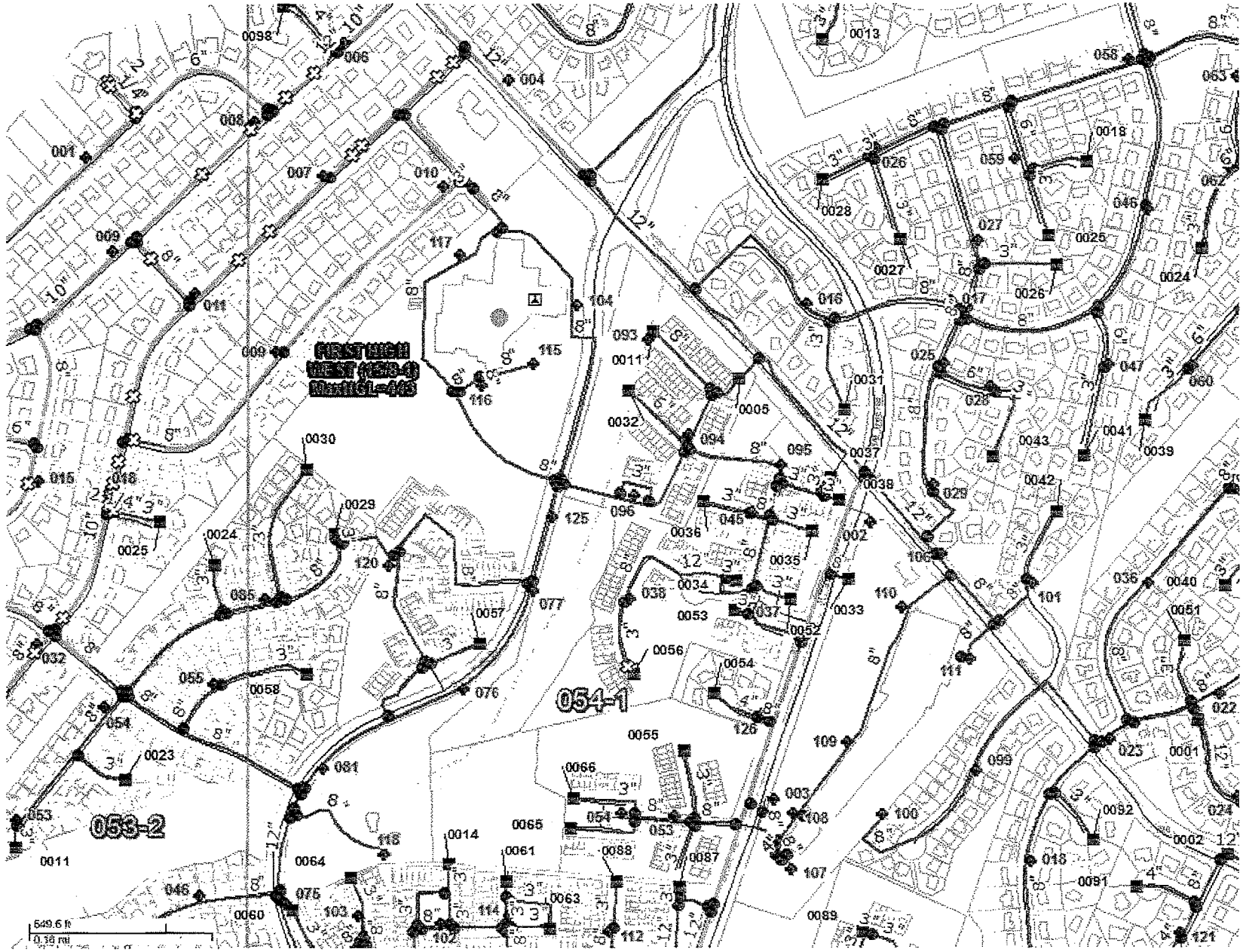
If you have any questions regarding this information please contact Dave Guerra at (703) 289-6343.

Sincerely,

Traci K. Goldberg

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

Enclosure



(note: scalebar is approximate)

PLANNING DETERMINATION

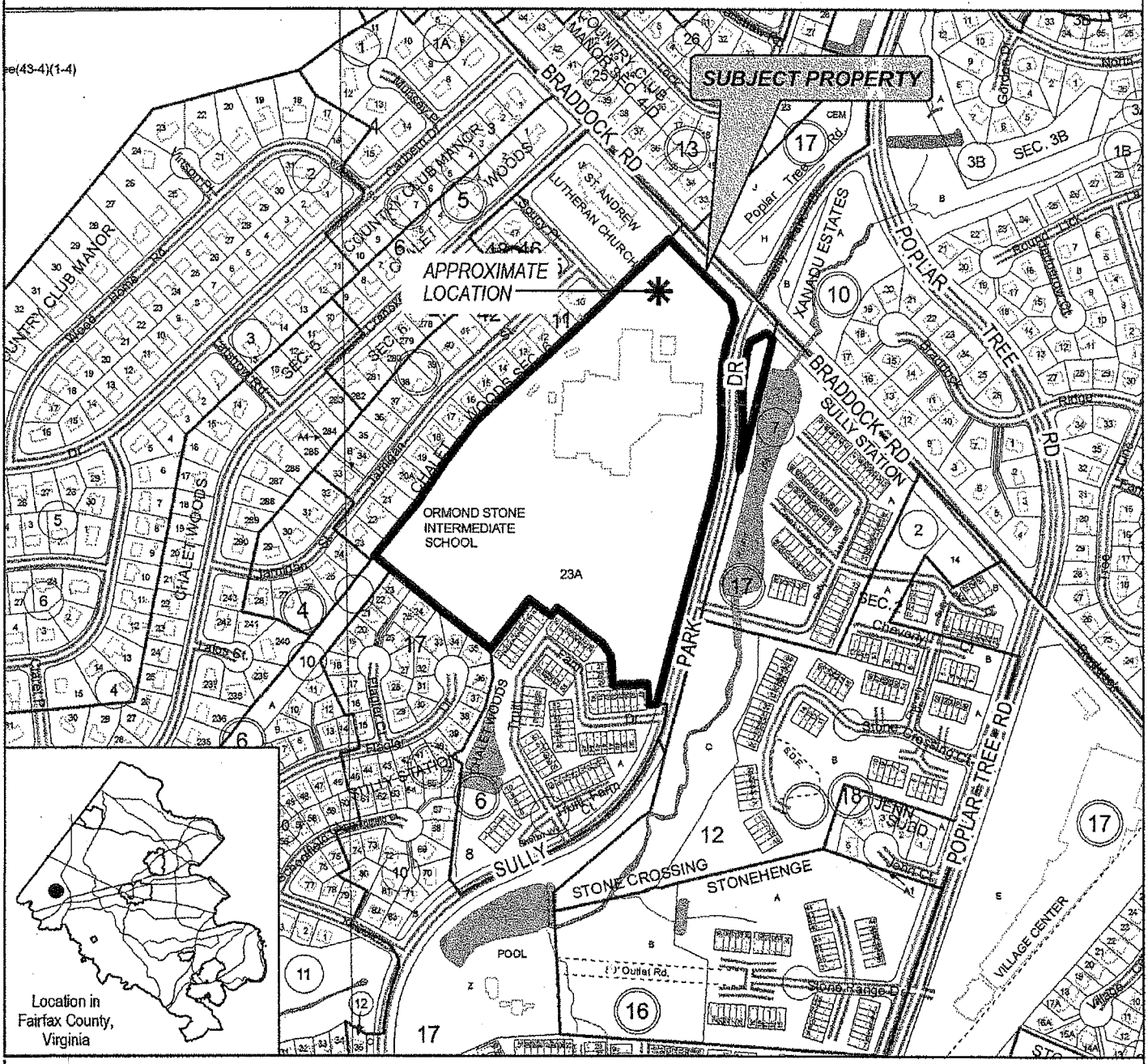
Section 15.2 -2232 of the Code of Virginia

Number: 2232-Y13-1 **Acreage:** 24.83 Ac. **District:** Sully

Subject Property: 54-1 ((1)) 23 A **Address:** 5500 Sully Park Drive
Centreville, VA 20120

Planned Use: Public Facilities, Gov't. & Inst. **Applicant:** Milestone Communications, Inc.

Proposed Use: Construction of a new 115' tree pole ("monopine") and associated 2,125 square foot fenced equipment compound for up to five (5) carriers



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

ATTACHMENT H
Fairfax County Public Schools Analysis

Hedrick, Debbie

From: Cordova, Robert W. <RWCordova@fcps.edu>
Sent: Friday, February 22, 2013 9:13 AM
To: Hedrick, Debbie
Cc: Pender, Lee Ann; Casey, Thomas E.; Sarna, Sunny
Subject: RE: 2232-Y13-1 - Stone MS 5500 Sully Park Drive - Proposed tree pole

Importance: High

Debbie,

This e-mail will serve as FCPS's official response that there is no school conflict with the proposed monopole tree pole for Stone MS (2232-Y13-1 5500 Sully Park Drive). However, there is one question from our engineer group dealing with the plan to use grass pavers for the access road. While we are not opposed to the grass pavers, the plan is unclear if the pavers will be contained by hard edging along both sides of the access road. If grass pavers are used we would require they be hard edged to prevent the individual pavers from heaving or shifting. Thanks and let me know if you need any additional information.

Best,

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

From: Pender, Lee Ann
Sent: Thursday, February 21, 2013 10:00 AM
To: 'Hedrick, Debbie'
Cc: Cordova, Robert W.
Subject: RE: 2232-Y13-1 - 5500 Sully Park Drive - Proposed tree pole

Thanks Debbie.

Lee Ann Pender
Director
Office of Administrative Services
Facilities and Transportation Services
www.fcps.edu/fts

(571) 423-2305 Phone
(571) 423-2307 Fax

FAIRFAX COUNTY
PUBLIC SCHOOLS

Department of Facilities and Transportation Services
8115 Gatehouse Road, Suite 3300
Falls Church, Virginia 22042-1203

September 20, 2010

MEMORANDUM

TO: Pete Murphy, Chairman

FROM: Dean A. Tistadt, Chief Operating Officer

SUBJECT: FCPS Telecommunications Application Monitoring Process

In 1997, the Fairfax County School Board (FCSB) established a policy to support the placement of telecommunications facilities on school property. Since that time the Fairfax County Public Schools (FCPS) telecommunications tower program has changed and grown. There are presently 23 cell towers on FCSB property.

In 2006, FCPS performed a safety test to definitively determine whether non-ionizing radiation (RF) energy levels at FCPS sites were below the standards adopted by the Federal Communication Commission (FCC). At that time approximately 349 sample locations (multiple locations were surveyed at each school site) were surveyed to include schools both with and without monopoles. For the FCPS sites with monopoles, the results determined that the average maximum power density levels in building exterior locations were approximately 121,793 times lower than the FCC standard. For the schools with monopoles, the results were that the average maximum power density levels in building interior spaces were more than 1,277,102 times lower than the FCC standard.

Subsequent testing confirmed that FCPS sites remain well below the FCC standards.

FCPS facilities with monopoles are well within compliance with the standards adopted by the FCC. Our testing data can be viewed at the following site: RF Emission Survey of FCPS Facilities (Cell Towers/Monopoles).

FCPS has been periodically testing school sites to update the RF emissions data that was originally compiled in 2006. It is our intention to be more deliberate about this testing in the future and to perform it on a more frequent basis. We would be happy to provide the updated information to the Planning Commission if that is information that the commission would like to receive. Regardless, we intend to post the updated testing results on our website.

In 2010, the School Board approved the expansion of the FCPS telecommunications wireless infrastructure program to allow consideration of monopoles at middle and elementary school sites at which monopoles would not impact negatively upon our instructional program.

Whenever FCPS is approached about locating a new monopole, or additional antennas on existing monopoles, the following process is followed:

1. After receiving a written request, Facilities and Transportation Services staff reviews the school site to determine if a suitable location exists at that site. We consider instructional program

needs, community use, existing vertical structures or trees, and proximity to neighboring residential homes. During this process we consult with the principal to ensure there is agreement with our findings.

2. If we determine at a suitable location does exist, we indicate our preliminary support of the request
3. FCPS staff monitors the application process and ensures that appropriate notifications are made. The attached notification checklist is used to track this process. FCPS requires that each principal notify school staff and the PTSA/PTO of the application. Principals are also encouraged to provide notification to the parent community via email, newsletters, parent coffee meetings, etc.
4. FCPS staff participates, as requested, in meetings related to each application, such as town hall meetings, Homeowner Association meetings, and Planning Commission hearings.

FCPS strives to work closely with the applicants and staff within the Fairfax County Department of Planning and Zoning, to ensure that an open and transparent process is followed to arrive at decisions about the placement of new telecommunication facilities.

If you or other members of the Planning Commission have suggestions on how we might improve upon our current processes and information, we would welcome hearing from you. Lee Ann Pender will be the point of contact for any questions at 571-423-2300 or lapender@fcps.edu.

DAT/lap
Enclosures

cc: David Marshall ✓

FACILITIES

Facilities Design and Construction

Wireless Telecommunications Facilities

This policy supersedes Policy 8335.1.

I. PURPOSE

To provide access to school properties for the location of mobile and land-based telecommunication network facilities for wireless telecommunication for the citizens of the county, consistent with the efforts of the Fairfax County government to furnish appropriate coverage, and to enhance the instructional program of Fairfax County Public Schools (FCPS), as well as to obtain revenue for the benefit of FCPS.

II. SUMMARY OF CHANGES

A. In section I., wording has been changed to emphasize that FCPS, in a manner consistent with the approach of the Fairfax County government in this area, will enhance FCPS instructional program and revenues through the telecommunication program.

B. Section III. introduces the use of poles that will blend in with current structures and the natural environment.

C. Section IV. was added to explain that the Division Superintendent and the chief operating officer have the authority to process applications, execute agreements, and manage the program.

III. PHILOSOPHY

Wireless telecommunication facilities will be considered for location on school system sites where adequate space exists, where the facilities can be integrated into currently existing vertical structures or natural elements, and where the facilities can be constructed in such a manner as to resemble other man-made structures and natural features, such as light poles and trees. Such facilities will not be installed on elementary, middle, or high school buildings. Community input will be solicited prior to any decisions on telecommunications facilities applications.

IV. AUTHORITY

The Division Superintendent and the chief operating officer, either of whom may act individually and through his or her designees, shall have authority (i) to take all necessary actions to process applications (including granting approvals or issuing denials); (ii) to negotiate and execute such agreements and related documents in connection with wireless telecommunication facilities of third parties on school property;

and (iii) to administer and manage the wireless telecommunications program on behalf of the school system.

Policy
Adopted: April 15, 2005
Reviewed and
corrected July 13, 2007
Revised: May 6, 2010

FAIRFAX COUNTY SCHOOL BOARD

REG. 8335 MONOPOLE PROCESS CHECKLIST

School / Site:

CHECKLIST REQUIREMENT:	RESPONSIBILITY:	DATE OF COMPLETION:
FTS receives a written request from Applicant.	FCPS	
FTS receives initial site plans.	FCPS	
FTS consults with principal to ensure location is feasible.	FCPS	
Principal acknowledges agreement with site location. Principal notifies faculty / PTSA	FCPS	
Respective School Board Members of Site Location are notified.	FCPS	
Milestone/ applicant files 2232 application with DPZ.	Milestone / applicant	
2232 application received from Dept. of Zoning	FCPS	
2232 forwarded to D&C	FCPS	
2232 returned from D&C	FCPS	
2232 returned to Dept. of Zoning	FCPS	
Notices sent to all owners of real property abutting the site.	Milestone/ applicant	
Notification sent to Planning Commission member representing the district in which site is located.	Milestone/ applicant	
Notification sent to Fairfax County Board of Supervisors member representing the district in which site is located.	Milestone/ applicant	
Public Hearing	Milestone/ applicant	
Fairfax County Planning Commission Approval	Milestone/ applicant	
Lease Agreement reviewed and signed by all parties.	FCPS	
School Board approval and notice to proceed sent to applicant.	FCPS	

ATTACHMENT I
Fairfax County Department of Transportation (FCDOT) Analysis and Virginia Department of Transportation Analysis

County of Fairfax, Virginia

MEMORANDUM

DATE: February 14, 2013

TO: Chris Caperton, Chief
Facilities Planning Branch, DPZ

FROM: Leonard Wolfenstein, Chief
Transportation Planning Section
Department of Transportation

FILE: 10-5

SUBJECT: Application for 15.2-2232 determination – 2232-Y13-1 for a new 115' tree pole "monopine" and associated 2,125 square foot fenced equipment compound for up to five (5) carriers, located at 5500 Sully Park Drive, Centreville VA 20120

The Fairfax County Department of Transportation (FCDOT) has reviewed the above 2232 application and has the following comments:

- There are no road improvements shown on the Fairfax County Transportation Plan Map that will be impacted by the proposed monopine.
- There are no trail improvements shown on the Fairfax County Countywide Trails Plan that will be impacted by the proposed monopine.
- No Fairfax Connector or Metrobus routes will be affected by the proposed monopine; therefore, there should be no effect on existing transit service.

There appears to be no other significant traffic impacts resulting from the proposed use for the site. If you have any questions please feel free to contact Kris Morley-Nikfar (tel. 703-877-5672) Kris.Morley-Nikfar@fairfaxcounty.gov.

Cc: Debbie Hedrick, DPZ
Angela Rodeheaver, FCDOT
Karyn Moreland, FCDOT
Charlie Strunk, FCDOT
Kris Morley-Nikfar, FCDOT
Randy White, FCDOT
Chris Wells, FCDOT
Kris Morley-Nikfar, FCDOT

Fairfax County Department of Transportation
4050 Legato Road, Suite 400
Fairfax, VA 22033-2895
Phone: (703) 877-5600 TTY: 711
Fax: (703) 877 5723
www.fairfaxcounty.gov/fcdot

FCDOT
Serving Fairfax County for 25 Years and More

Hedrick, Debbie

From: Kraucunas, Paul J. (VDOT), P.E. <Paul.Kraucunas@VDOT.Virginia.gov>
Sent: Friday, February 01, 2013 7:11 AM
To: Pender, Lee Ann; Hedrick, Debbie; Baig, Shahab; Nee, Pamela; Blank, Linda C.; 'Traci Kammer Goldberg'; Wolfenstein, Leonard
Cc: Casey, Thomas E.; Cordova, Robert W.; Canella, Doreen A.
Subject: RE: 2232-Y13-1 - 5500 Sully Park Drive - Proposed tree pole

Lee Ann,
VDOT has no comment.
Paul

From: Pender, Lee Ann [mailto:lapender@fcps.edu]
Sent: Thursday, January 31, 2013 4:55 PM
To: 'Hedrick, Debbie'; Baig, Shahab; Nee, Pamela; Blank, Linda Cornish; 'Traci Kammer Goldberg'; Wolfenstein, Leonard; Kraucunas, Paul J. (VDOT), P.E.
Cc: Casey, Thomas E.; Cordova, Robert W.; Canella, Doreen A.
Subject: RE: 2232-Y13-1 - 5500 Sully Park Drive - Proposed tree pole

Thank you Debbie. We will provide our comments.
Lee Ann

Lee Ann Pender
Director
Office of Administrative Services
Facilities and Transportation Services
www.fcps.edu/fts

(571) 423-2305 Phone
(571) 423-2307 Fax

From: Hedrick, Debbie [mailto:Debbie.Hedrick@fairfaxcounty.gov]
Sent: Thursday, January 31, 2013 4:17 PM
To: Baig, Shahab; Nee, Pamela; Blank, Linda Cornish; 'Traci Kammer Goldberg'; Wolfenstein, Leonard; 'Kraucunas, Paul J. (Paul.Kraucunas@VDOT.Virginia.gov)'; Pender, Lee Ann
Subject: 2232-Y13-1 - 5500 Sully Park Drive - Proposed tree pole

All

I have distributed review information via intra-office mail to your attention with regard to the above noted 2232 application.

The applicant, Milestone Communications, Inc., is proposing a tree pole "monopine" to be located on the property of the Stone Middle School located at 5500 Sully Park Drive in Centreville (see attached map).

The proposed pole will be 115' in height and an associated 2,215 sq ft fenced equipment compound for up to five (5) carriers.

I am requesting comments be provided to me by February 14, 2013.

ATTACHMENT J
Legal Status of Plan

§ 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.)