

Statement of Justification

Applicant: Milestone Tower Limited Partnership III, and
Cellco Partnership d/b/a Verizon Wireless
Site Name: Pleasant Valley Substation
Property Address: 6309T Bull Run Post Office Road
Centreville, Virginia 20120
(the “Property”)
Supervisor District: Sully
Parcel ID No: 0522 01 0011E1
Zoning Classification: Residential-Conservation District, R-C (WS)
Property Owner: Northern Virginia Electric Cooperative (“NOVEC”)

Applicants, Milestone Tower Limited Partnership III (“Milestone Communications”) and Cellco Partnership d/b/a Verizon Wireless (“Verizon Wireless”) together as the “Applicant” request a Special Exception to allow for the construction and operation of a wireless (mobile and land-based) telecommunications facility. The facility will consist of a 150-foot tall monopole structure, and associated equipment located in a compound area measuring 100 feet by 12 feet 6 inch (1,250 square feet) enclosed by an 8-foot tall chain link fence. The use is a Category 1 Public Utility Use permitted by Special Exception in the R-C Zoning District. However, the location of the proposed use is within 6 feet of the property’s side property line and does not meet the bulk requirements of the R-C Zoning District. As such, the use does not meet the equipment setbacks provided under Section 2-514-1-K of the Zoning Ordinance and a waiver of the setback requirement is requested under the Special Exception application.

Current Improvements on and Description of Subject Property

The Property is owned by the Northern Virginia Electric Cooperative (“NOVEC”) (“Owner”) and is located just north of a major Virginia Power electrical transmission corridor with large transmission poles and towers that run from southeast to northwest across property owned by the Fairfax County Park Authority. A major natural gas easement also is just south of the property. The existing use of the property consists of an electrical substation that is a power source for a natural gas compressor station owned by Dominion Cove Point located on neighboring property to the southeast (0522 01 0011F), as well as an additional electrical substation owned by NOVEC that is a delivery point to back-feed the existing NOVEC Cub Run substation serving part of western Fairfax County.

The neighboring gas compressor substation as well as the related electrical substation on this subject property that serves it were authorized by the Federal Energy Regulatory Commission (FERC) under the Natural Gas Act and the U.S. Department of Transportation and were not subject to Fairfax County 2232 Review and Special Exception requirements. The other electrical substation was collocated by NOVEC on a 15,600-square foot portion of the original substation area under SE 2004-SU-039 granted by the Board of Supervisors on March 21, 2005 and by 2232 Review 2232-Y04-18. The proposed monopole and compound area are not located

in the area of this prior SE approval. In addition, a previous application by Milestone Communications and Verizon Wireless to locate a monopole and compound on the northwest portion of this same parcel was approved by the Planning Commission on December 4, 2014 under application 2232-Y14-7. This approved monopole was never constructed and must now be relocated on the site due to other plans for that area of the site by NOVEC.

Statement Describing the Proposed Use

The following section corresponds to the requirements contained in the Special Exception Application Information package and pursuant to Section 9-011, Paragraph 7, of the Fairfax County Zoning Ordinance, and fully describes the proposed use:

Type of operation.

The proposed telecommunications facility consists of a 150-foot tall monopole structure and related equipment compound, both designed for up to 4 telecommunications carriers, to be located along the southern property line of the parcel. Verizon Wireless will be located at the top position on the monopole and the facility will accommodate up to 3 additional future carriers. A detailed depiction of the telecommunications facility is provided on the Site Plan (Zoning Sheet C-2) entitled "Pleasant Valley Substation" prepared by Entrex Communications Services, Inc. dated June 16, 2017 and included as part of this application. The Property consists of 8.43 acres, is zoned R-C (WS) Residential Conservation, Water Supply), and is planned at 0.1 to 0.2 dwelling units per acre.

Verizon Wireless will have 12 panel antennas on the monopole at a rad center of 150 feet above ground level. Space for the antennas of 3 future carriers is available at rad centers of 140 feet, 130 feet, and 120 feet above ground level. The types and sizes of the Verizon Wireless' antennas are detailed on the zoning drawings, Sheet C-7. An elevation of the monopole showing the location of Verizon Wireless' antenna platforms and those of the other future carriers is shown on Sheet C-5.

At the base of the proposed monopole will be a lease area for the equipment compound measuring 100 feet long and 12 feet 6 inches wide with a total area of 1,250 square feet. An 8-foot high chain link fence will enclose the compound area. The compound area will contain all equipment of Verizon Wireless and of all future carriers as well as the telecommunications monopole. The Verizon Wireless equipment will consist of three cabinets (two at construction and one future) and a backup power generator. A Mesa Telco cabinet will also be added in the future. Full details on the compound area are provided on the Compound Plan and Equipment Slab Details, Sheets C-4 and C-9 of the Zoning Drawings. The dimensions of Verizon Wireless' equipment and generator are detailed on Sheets C-8 and C-10.

The installation proposed by Verizon Wireless will not interfere with radio, television or telephone reception and the radio frequency emissions will comply with all applicable EPA and FCC emission requirements. Furthermore, neither the antennas nor the related equipment will produce any noise, fumes, dust, odors, lights, glare or vibrations.

Hours of operation.

The existing electrical sub-station is an unmanned use that operates continuously 24 hours per day, seven days per week. The proposed telecommunications use will not change the current hours of operation on the property and will operate 24 hours per day, 365 days per year.

Estimated number of patrons, clients, patients, pupils, etc.

The facility will operate as a cellular base station in the wireless telecommunications networks of Verizon Wireless and up to three additional wireless service providers. It is not manned and is visited for routine maintenance approximately one to two times per month for maintenance, inspection and/or repair. There will be no customers, employees or other personnel at the proposed facility.

Estimate of the traffic impact of the proposed use.

The facility generates only minimal traffic. Service technicians visit the site one to two times a month for each provider on the structure driving a standard size vehicle to the site. An existing asphalt driveway from Bull Run Post Office Road into the site will provide access to the facility. A new 12-foot wide gravel access drive will lead from the existing access road to the compound and will accommodate parking for service technicians visiting the site.

Vicinity or general area to be served by the proposed use

The area served by the proposed facility is depicted on Verizon Wireless' propagation maps that show the area to be covered by the new facility and the existing network coverage in the area provided by other existing and pending Verizon Wireless sites. The maps show the existing and pending Verizon Wireless sites in the vicinity as identified on the maps as Sully Station, Stone, Club Run, Cedar Springs, Catharpin, Gum Springs and South Riding, and the projected improvement anticipated after installation of the proposed telecommunications use at the Pleasant Valley Substation site. Verizon Wireless' objective for this site is to fill existing service gaps and provide services to residences and commuters in the neighborhoods between Pleasant Valley Road and Gum Springs Road to the west. The site will serve a wide area of Western Fairfax County and Southeastern Loudoun County. 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 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 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 structure allows placement of the antennas at a sufficient height 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 3 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 construction of a telecommunications monopole facility at this location will serve additional carriers and is suitable to the site, its setting, and the nature of the existing public utility uses on and adjacent to 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.

Description of the building façade and architecture of proposed new buildings and addition

The telecommunications facility will consist of a self-supporting galvanized steel monopole structure with a total height of 150 feet with a steel three-sided antenna platform at the top. Verizon Wireless will have a total of three equipment cabinets (2 at construction and 1 future) and a backup generator in the compound area on a concrete slab. The overall compound area will be enclosed by an 8-foot tall chain link fence with six 4-foot wide access gates into the compound.

Listing, if known, of all hazardous or toxic substances to be generated, utilized stored, treated and/disposed of on-site and the size and contents of any existing or proposed storage tanks or containers.

There are no known hazardous or toxic substances as set forth in Title 40 of the Code of Federal Regulations parts 116.4, 304.4 and 355.

A statement that the proposed use conforms to the provisions of all applicable ordinances, regulations, adopted standards and any applicable conditions, or if any waiver, exception or variance is sought by the applicant from such ordinances, regulations, standards and conditions such shall be specifically noted with the justification for any such modification.

The telecommunications use will be constructed on a property owned and operated by the Northern Virginia Electric Cooperative. Per the Fairfax County Zoning Ordinance, monopole structures and related uses (mobile and land based telecommunication facilities listed as a Category 1 Public Utility Use) are permitted on property in the R-C District with approval of a Special Exception.

The proposed telecommunication use will conform to the requirements of Sections 9-103, 9-104 and 9-105 of the Fairfax County Zoning Ordinance. However, the proposed use is within 6 feet of the property's side property line and does not meet the bulk requirements of the R-C Zoning District. As such, the use does not meet the equipment setbacks provided under Section 2-514-1-K of the Zoning Ordinance and a waiver of the setback requirement is requested under the Special

Exception application. The proposal addresses all other requirements of Section 2-514. The applicant will address transitional screening and a waiver will be requested as necessary.

Compliance with Provisions of Section 9, Special Exceptions

The proposed facility is in compliance with the Provisions, General Standards and Requirements contained in Section 9 of the Zoning Ordinance as presented in the following:

General Standards (Section 9-006)

General Standard 1. The proposed use at the specified location shall be in harmony with the adopted Comprehensive Plan.

Applicants' Response: The 8.43-acre public utility property on which the proposed monopole will be located is planned for Residential Use at 0.1 to 0.2 dwelling units per acre and is currently developed with two electrical substations: one that serves the natural gas compressor station owned by Dominion Cove Point on the adjacent parcel to the east and one that is part of NOVEC's areawide utility system. The location of the monopole and compound is just south of NOVEC's fenced substation near the property's southern property line. It will be located along the southern property line between the substation area and the access driveway further to the south that leads to the Dominion Cove Point site. A major transmission corridor with three rows of transmission lines with supporting towers approximately 130 feet in overall height is just south of the property.

The size, use and surroundings of the property will minimize impacts on the selected site and nearby areas. The proposed use will not adversely affect the existing or proposed uses envisioned for this general area of the County by the Comprehensive Plan. The use will be in conformance with the provisions of the Mobile and Land Based Telecommunications section of the Public Facilities element of the Policy Plan.

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

Applicants' Response: The proposed property is within the Residential R-C zoning district and is developed with and surrounded by public utility uses and public parkland. The proposed use is permitted by Special Exception in this Zoning District and will be consistent with the current use of the property and the adjoining utility corridor with tall transmission towers approximately 130 feet in height. The use will not impact watercourses, stream valleys or watersheds nor will degrade wooded, natural and scenic areas or agricultural lands. The overall addition of the facility to the property will not increase the property's impact on surrounding areas.

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

fences, and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof.

Applicants' Response: The proposed telecommunications use will be sited on property used for public utility purposes, adjoins other public utility uses and a transmission corridor, and is bordered by several large parcels owned by the Fairfax County Park Authority. The use is in harmony with the surrounding area and will not affect the existing use or operation of the substation property. The facility will be unmanned, generate no traffic, and have minimal land disturbance.

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

Applicants' Response: The proposed telecommunications facility will be unmanned with one (1) or (2) monthly maintenance visits to the site. These additional visits will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood or general area.

General Standard 5. In addition to the standards which may be set forth in this Article for a particular category or use, the Board shall require landscaping and screening in accordance with the provisions of Article 13.

Applicants' Response: The proposal will conform to the provisions of Article 13 of the Zoning Ordinance

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

Applicants' Response: The use will not require an open space provision.

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

Applicants' Response: The design of the proposed facility will address all utility, drainage, parking, loading and other necessary facility as is necessary and required.

General Standard 8. Signs shall be regulated by the provisions of Article 12; however, the Board may impose more strict requirements for a given use than those set forth in this Ordinance.

Applicants' Response: The facility will not require signage.

Additional Submission Requirements for Category 1 Uses (Section 9-103)

In addition to the general standards set forth above, all applications for Category 1 uses shall be accompanied by the following items:

1. Four (4) copies of a map showing the utility system of which the proposed use will be an integral part, together with a written statement outlining the functional relationship of the proposed use to the utility system.

Applicants' Response: Attached are radio frequency propagation (coverage) maps that depict the relationship of the proposed telecommunications facility to the existing or proposed Verizon Wireless sites in the area with which the proposed use will be integrated. Verizon Wireless' objective for this site is to fill existing service gaps and provide services to residences and commuters in the neighborhoods between Pleasant Valley Road and Gum Springs Road to the west. A written statement is included with the propagation maps.

2. Four (4) copies of a statement, prepared by a certified engineer, giving the exact technical reasons for selecting the particular site as the location for the proposed facility and certifying that the proposed use will meet the performance standards of the district in which located.

Applicants' Response: Statements prepared by certified engineers, giving the technical reasons for selecting the site and certifying that the telecommunications use will meet the performance standards of the R-C zoning district are included in the application package.

Standards for All Category 1 Uses (Section 9-104)

All Category 1 special exception uses shall satisfy the following standards:

1. Category 1 special exception uses shall not have to comply with the lot size requirements or the bulk regulations set forth for the zoning district in which located.

No response needed.

2. No land or building in any district other than the I-5 and I-6 District shall be used for the storage of materials or equipment, or for the repair or servicing of vehicles or equipment, or for the parking of vehicles except those needed by employees connected with the operation of the immediate facility.

Applicants' Response: The land and telecommunications use will not be used for the storage of materials or equipment, or for the repair or servicing of vehicles or equipment, or for the parking of vehicles except those needed for employees on infrequent maintenance visits.

3. If the proposed location of a Category 1 use is in an R district, there shall be a finding that there is no alternative site available for such use in a C or I district within 500 feet of the

proposed location; except that in the case of electric transformer stations and telecommunication central offices, there shall be a finding that there is no alternative site available in a C or I district within a distance of one (1) mile, unless there is a substantial showing that it is impossible for satisfactory service to be rendered from an available location in such C or I district.

Applicants' Response: There are no alternative sites in a commercial or industrial district within 500 feet of the proposed location suitable for the facility.

4. Before establishment, all uses, including modifications or alterations to existing uses, shall be subject to the provisions of Article 17, Site Plans, in the Zoning Ordinance.

Applicants' Response: Any future modifications or alterations will comply with the provisions of Article 17 of the Zoning Ordinance.

Additional Special Exception Requirements for Mobile & Land-based Telecommunications Facilities (Section 9-105)

1. Except for antennas completely enclosed within a structure, all antennas and their supporting mounts shall be of a material or color that closely matches and blends with the structure on which it is mounted.

Applicants' Response: Verizon Wireless' antennas will be located on a platform at the top of the monopole. The platform and antenna mounts will match the structure and the antenna faces will be painted to match the structure.

2. Except for a flag mounted on a flagpole, as permitted under the provisions of Par. 2 of Sect. 12-203, no commercial advertising or signs shall be allowed on any monopole, tower, antenna, antenna support structure, or related equipment cabinet or structure.

Applicants' Response: There will be no commercial advertising or signs on the monopole structure.

3. If any additions, changes or modifications are to be made to monopoles or towers, the Director shall have the authority to require proof, through the submission of engineering and structural data, that the addition, change, or modification conforms to structural wind load and all other requirements of the Virginia Uniform Statewide Building Code.

Applicants' Response: The construction and any future modifications will conform to structural wind load and all requirements of the Virginia Uniform Statewide Building Code.

4. No signals, lights or illumination shall be permitted on an antenna unless required by the Federal Communications Commission, the Federal Aviation Administration or the County, provided, however, that on all antenna structures which exceed 100 feet in height, a steady red marker light shall be installed and operated at all times, unless the Zoning

Administrator waives the red marker light requirement upon a determination by the Police Department that such marker light is not necessary for flight safety requirements for police and emergency helicopter operations. All such lights shall be shielded to prevent the downward transmission of light.

Applicants' Response: No signals, lights or illumination will be located on the monopole unless required by the County. The applicant will seek a waiver to the County's requirement as specified in Zoning Section 2-514, Paragraph 3H. A steady red-light marker will be located on the monopole only if required by the Fairfax County Police Department or the FAA. A waiver of this requirement will be filed with the Zoning Administrator.

5. All antennas and related equipment cabinets or structures shall be removed within 120 days after such antennas or related equipment cabinets or structures are no longer in use.

Applicants' Response: All antennas and related equipment will be removed within 120 days in the event no longer in use.

COMPLIANCE WITH THE FAIRFAX COUNTY COMPREHENSIVE PLAN

The property is in the Bull Run Planning District, Stone Bridge Community Planning Sector (BR5), Planning Area III, and is planned for residential use at 0.1 -0.2 dwelling units per acre. On Figure 6, "Existing Public Facilities", page 17 of the "Overview: Bull Run Planning District", the "NOVEC Substation" is identified in Sector BR5 under the "Public Utilities" column. On page 79 of the Bull Run Planning District, Stone Bridge Community Planning Sector (BR5), under "Recommendations: Public Facilities," Recommendation 2 states "Provide two substations for the Northern Virginia Electric Cooperative in Sector BR5."

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 to achieve opportunities for the colocation of related facilities and the reduction or elimination of their visual impact, locate the network's necessary support facilities which include antennas, support structures and equipment buildings or equipment boxes in accordance with the following policies.

***Policy a.* Avoid the construction of new structures by locating proposed telecommunication facilities on available existing structures such as rooftops, telecommunication and broadcast support structures, electrical utility poles and towers, and water storage facilities when the telecommunication facilities can be placed inconspicuously to blend with such existing structures. (See Figures 8, 9, 10).**

Applicants' Response: There are no existing structures near the property that can structurally accommodate the proposed telecommunications use. The applicant explored the use of existing Virginia Power transmission towers in the transmission easement just to the south of

the property but Virginia Power rejected colocation on these structures due to the number of antennas required on the antenna mounts and the fact that the transmission towers support a major 500kV transmission line. Construction of a new structure is, therefore, needed to respond to the growing need in the area.

***Policy b.* When existing structures are not available for co-location, or co-location is not appropriate because of adverse visual impacts or service needs, locate new structures that are required to support telecommunication antennas on properties that provide the greatest opportunity to conceal the telecommunication facilities and minimize their visual impact on surrounding areas.**

Applicants' Response: The proposed monopole and compound will be located on property developed with an electrical power substation and that is adjacent to existing major utility transmission corridors. The proposed monopole will be compatible and visually blend with existing tall electrical transmission structures in the area that are approximately 130 feet in overall height and will have minimal visual impact on surrounding areas. In addition, the property adjoins large land holdings of the Fairfax County Park Authority, much of which is undeveloped and wooded and will serve to buffer and screen the proposed use from roadways and residential areas.

***Policy c.* When new structures or co-locations are required to serve residential neighborhoods, consider minimizing visual impacts on the surrounding area by utilizing camouflage structure design and/or micro-cell technologies or similar miniaturization technologies, such as distributed antenna systems (DAS), if feasible.**

Applicants' Response: The proposed structure will not have a camouflaged design but will be located on a public utility site and will visually blend with the existing tall electrical transmission structures in the area that are approximately 130 feet in overall height. The property is well isolated and surrounded by public parkland and public utility uses and is far removed from existing residences and roadways.

***Policy d.* When multiple sites provide similar or equal opportunity to minimize impacts, public lands shall be the preferred location.**

Applicants' Response: While there are nearby public parklands, they are in open space with no firm master plan for development and location of uses. They offer no greater advantage than the selected site for locating the telecommunications structure to reduce visual impacts than the selected site.

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

Applicants' Response: The structure will not be located on a public use site.

Policy f. Ensure that the use of public property by mobile and land-based telecommunication facilities does not interfere with the existing or planned operational requirements of the public use and complies with adopted policies and plans to protect natural resources.

Applicants' Response: The proposed structure will not be located on a public use site.

Policy g. Co-locate mobile and land-based telecommunication facilities operated by different service providers on single sites and/or structures whenever appropriate. Locate single-use structures on a property only when a co-location structure for multiple service providers is not desirable or feasible due to technological differences, site limitations or visual impact concerns.

Applicants' Response: The proposed 150-foot monopole and compound will accommodate up to 4 telecommunication providers, including the initial carrier, Verizon Wireless.

Policy h. Ensure that the height of the proposed telecommunication facility is no greater than necessary to allow for co-location on the telecommunication facility based on its service area requirements while still mitigating the visual impact of the facility.

Applicants' Response: The 150-foot height of the proposed monopole is the minimum extent feasible to meet wireless coverage objectives and accommodate up to 4 telecommunication carriers. The height is consistent with adjacent utility transmission structures and will not have a visual impact on surrounding areas.

Policy i. When new structures, co-locations and/or technologies (such as distributed antenna systems, micro-cell technology or miniaturization technology) are necessary to meet the service area requires for the residential neighborhood(s), ensure that the height and mass of any appropriate co-location on the telecommunication facility is in character with the surrounding residential area and mitigates the visual impact of the facility on the surrounding residential area.

Applicants' Response: The height of the proposed structure is in keeping with other large poles and towers on the adjacent power transmission easement that are approximately 130 feet in overall height and is designed to accommodate up to 4 telecommunication carriers in an integrated placement of antennas at 10-foot intervals.

Policy j. Design, site and/or landscape proposed telecommunication facilities to minimize impacts on the character of the property and surrounding areas. Demonstrate the appropriateness of the design through facility schematics and plans which detail the type, location, height, and material of the proposed structures and their relationship to other structures on the property and surrounding areas.

Applicants' Response: The 150-foot monopole is of similar height, mass and relative extent as the nearby approximately 130-foot tall lattice towers used to support the 3 major

electrical transmission towers, that cross on adjoining property. The monopole is consistent with the public utility use of the electrical substation site and the adjoining site to the east used for an industrial gas compression facility. The new structure will be in context with its immediate surroundings; established wooded areas and distance will serve to screen it from the nearest residential areas along Bull Run Post Office Road. The appropriateness of the design and site and elevation of the structure are provided on Zoning Drawing Sheets C-5 and C-11. The appropriateness of the design and the relationship to the site and surrounding community are demonstrated by the photo-simulations submitted as part of the application.

Policy k. Demonstrate that the selected site for a new telecommunication facility provides the least visual impact on residential areas and the public way, as compared with alternate sites. Analyze the potential impacts from other vantage points in the area, especially from residential properties, to show how the selected site provides the best opportunity to minimize its visual impact on the area and on properties near the proposed site.

Applicants' Response: The selected site is in a residential conservation (RC) zoned area and is used for nonresidential/electrical substation purposes. Adjoining properties are either in public utility or public park use. Part of the public park area immediately to the south is impacted by a public utility corridor with large electrical transmission towers and poles. In addition, extensive woodland areas border the northern and western edge of the property. The site's relationship to an existing pattern of large electrical transmission structures and public utilities in the immediate area, as well as its proximity to public parkland and wooded areas, mitigates visual impacts by providing screening, context and the opportunity to visually blend the new structure with other existing tall transmission structures in the area that are approximately 130 feet in height. Other properties in the search area used for nonresidential purposes provide no greater opportunity for concealment or visual mitigation. The photo-simulations included in the application package demonstrate the appropriateness of the design and any visual impacts on surrounding areas.

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

- **Design, site and/or landscape the proposed facility to minimize impacts on the character of the area;**
- **Locate proposed telecommunication facilities near or within areas of mature vegetation and trees that effectively screen or provide an appropriate setting for the proposed structure provided such location does not adversely impact sensitive resources or cause fragmentation of forested communities. When viewed in context, consider perspective views, relative topography and other actors, to mitigate the visual presence and prominence of the structure;**
- **Blend proposed telecommunication facilities with an existing pattern of tall structures;**
- **Obscure or block the views of proposed telecommunication facilities with other existing structures, vegetation, tree cover, or topographic features to the maximum extent feasible; and**

- **Replace existing telecommunication facilities with taller structures or extend their overall height to reduce the need for another structure when such height increases or structure replacements are visually appropriate to the site, including the surrounding area and are consistent with the type, style and pattern of the existing structure.**

Applicants' Response: The structure is located near an area of mature vegetation in the larger area to the north and west on property owned by the Fairfax County Park Authority. To the south, west and southwest, most of the property also is owned by the Fairfax County Park Authority and is impacted by the existing electrical transmission corridor. While not extensively wooded, this property provides considerable distance and buffer between the proposed use and any residences in those directions. In addition, the proposed monopole will be of a consistent height and design and visually blend with the existing pattern of tall structures approximately 130 feet in height in the existing transmission corridor to the south.

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

Applicants' Response: The proposed facility will not adversely impact historically significant landscapes and cultural resources nor impair or diminish views and vistas from such resources.

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

Applicants' Response: The facility will avoid areas of environmental sensitivity.

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

Applicants' Response: Both the monopole and equipment compound area will be designed to accommodate up to 4 telecommunication providers while maintaining current levels of screening.

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

Applicants' Response: The facility will be located so as not to impede on any areas necessary for future right-of-way or road improvements.

Policy q. 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.

Applicants' Response: The proposed facility is for mobile and land based purposes.

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

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

Applicants' Response: The proposed monopole structure will not be of a camouflaged design but will be consistent and in context with the other structures on the substation property and the adjoining major electrical transmission line corridor to the south and gas compression station use to the east.

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

Applicants' Response: The proposed 150-foot tall structure will be of a mass and height similar to other large steel towers and poles with an overall height of approximately 130 feet used for electric transmission purposes on the property and the adjacent power line corridor.

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

Applicants' Response: The design and height of the 150-foot monopole is of comparable form and style as the towers and poles in the electrical transmission corridor that are approximately 130 feet in height. The new structure will visually blend and be consistent with the other existing towers and poles in the immediate area.

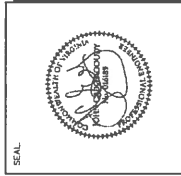
Conclusion

In light of the foregoing, the Applicants respectfully submit that this Special Exception application is in compliance with the Fairfax County Zoning Ordinance and Comprehensive Plan. Granting the Applicants' request will be appropriate and in the interest of the citizens of Fairfax County.

entrex
communication services, inc.

6400 Rockledge Drive, Suite 666
FARMAX, VA 22430
PHONE: (703) 406-0980
FAX: (703) 406-0951

DATE	DESCRIPTION	REL.
07-24-17	SITE PLAN REVIEW	

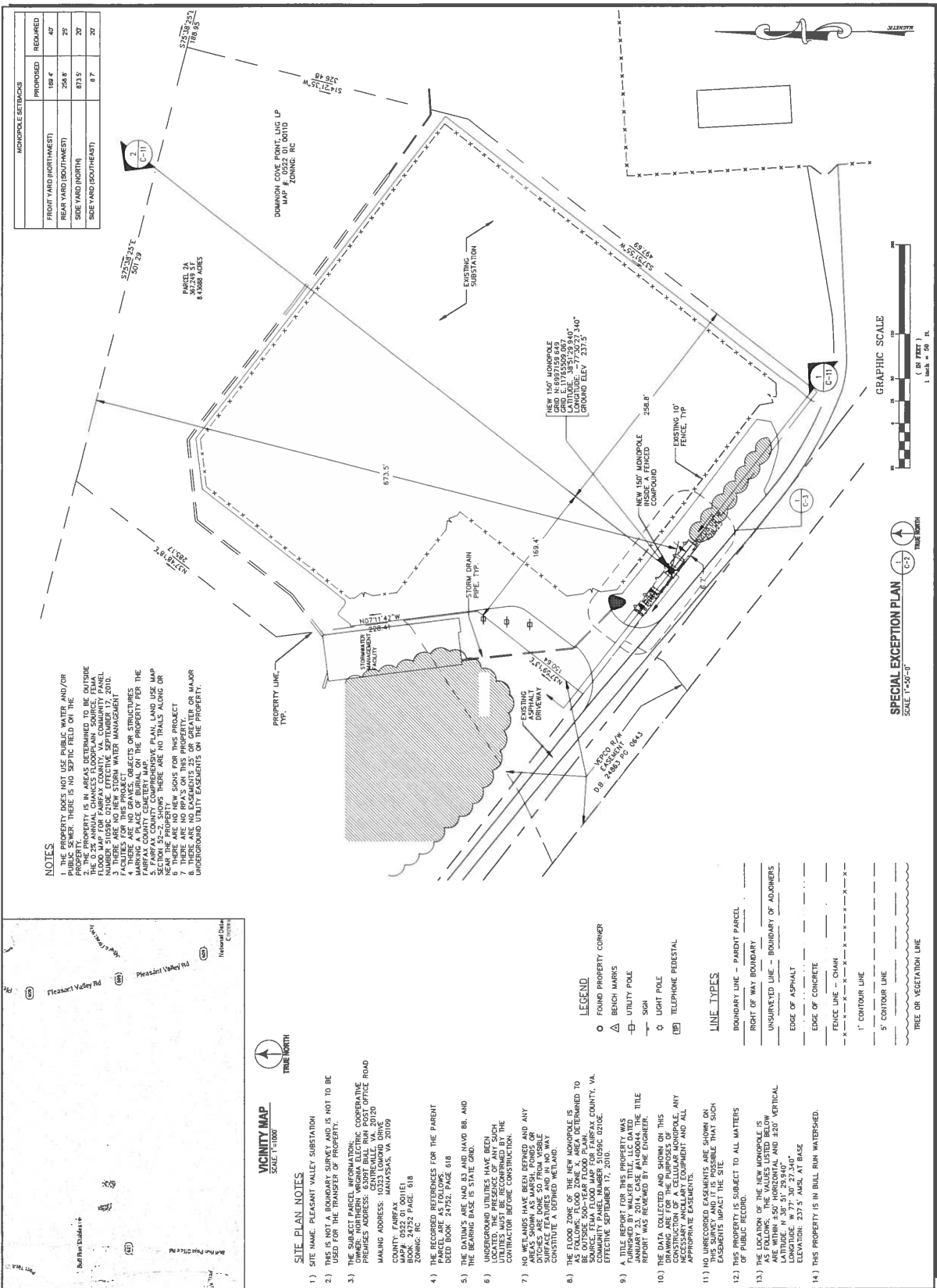


PROJECT NO.	1050153
DESIGNER	M.A.
ENGINEER	M.M.
SCALE	AS SHOWN ON PLAN

**PLEASANT VALLEY
SUBSTATION
6901 BULL RUN
POST OFFICE ROAD
CENTREVILLE, VA 20120**

**SPECIAL
EXCEPTION
PLAN**

SHEET NUMBER
C-2



MONOPOLE SETBACKS	
PROPOSED	REQUIRED
FRONT YARD (NORTHWEST)	100' ±
REAR YARD (SOUTHWEST)	250' ±
SIDE YARD (NORTH)	87.5'
SIDE YARD (SOUTHEAST)	87'
	20'

NOTES

- THE PROPERTY DOES NOT USE PUBLIC WATER AND/OR SEWER. THERE IS NO SEWER FIELD ON THE PROPERTY.
- THE PROPERTY IS NOT A BOUNDARY SURVEY AND IS NOT TO BE USED FOR THE TRANSFER OF PROPERTY.
- THE SUBJECT PARCEL INFORMATION: COMMUNITARIAN COOPERATIVE PREMISES ADDRESS: 6901 BULL RUN POST OFFICE ROAD CENTREVILLE, VA 20120 PLANNING AND ZONING MAP# 0522 OF 001E1 COUNTY: FAIRFAX, MANASSAS, VA 20109 ZONING: RC
- THE DATUM IS NAD 83 AND NAVD 83. AND THE BEARING BASE IS STATE GRID.
- UNDERGROUND UTILITIES HAVE BEEN LOCATED BY GROUND PENETRATING RADAR. UTILITIES MUST BE RECONFERMED BY THE CONTRACTOR BEFORE CONSTRUCTION.
- NO WETLANDS HAVE BEEN DEFINED AND ANY WETLANDS ARE TO BE DETERMINED BY THE CONTRACTOR BEFORE CONSTRUCTION.
- THE FLOOD ZONE OF THE NEW MONOPOLE IS AS FOLLOWS: FLOOD ZONE X. AREA DETERMINED TO BE WITHIN ±50' HORIZONTAL AND ±20' VERTICAL FROM THE MONOPOLE. SOURCE FEMA FLOOD MAP FOR FAIRFAX COUNTY, VA DEFENSIVE SURVEY 17, 2014. THE FLOOD ZONE WAS FURNISHED BY WALKER TITLE, LLC DATED JANUARY 23, 2014, CASE #A40004, THE TITLE REPORT WAS REVIEWED BY THE ENGINEER.
- THIS MAP IS FOR THE PURPOSES OF THE CONSTRUCTION OF A CELLULAR MONOPOLE. ANY APPROPRIATE EASEMENTS AND ALL APPROPRIATE EASEMENTS.
- NO UNRECORDED EASEMENTS ARE SHOWN ON THIS SURVEY AND IT IS POSSIBLE THAT SUCH EASEMENTS IMPACT THE SITE.
- THE PUBLIC RECORDS SUBJECT TO ALL MATTERS SUBJECT TO ALL MATTERS.
- THE LOCATION OF THE NEW MONOPOLE IS AS FOLLOWS: THE VALUES LISTED BELOW ARE WITHIN ±50' HORIZONTAL AND ±20' VERTICAL FROM THE MONOPOLE. SOURCE: W 77° 30' 27.340" LONGITUDE: 237.5' AMSL AT BASE ELEVATION: 237.5' AMSL AT BASE
- THIS PROPERTY IS IN BULL RUN WATERSHED.



VICINITY MAP
SCALE 1"=100'

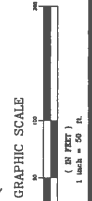
SITE PLAN NOTES

- THIS IS NOT A BOUNDARY SURVEY AND IS NOT TO BE USED FOR THE TRANSFER OF PROPERTY.
- THE SUBJECT PARCEL INFORMATION: COMMUNITARIAN COOPERATIVE PREMISES ADDRESS: 6901 BULL RUN POST OFFICE ROAD CENTREVILLE, VA 20120 PLANNING AND ZONING MAP# 0522 OF 001E1 COUNTY: FAIRFAX, MANASSAS, VA 20109 ZONING: RC
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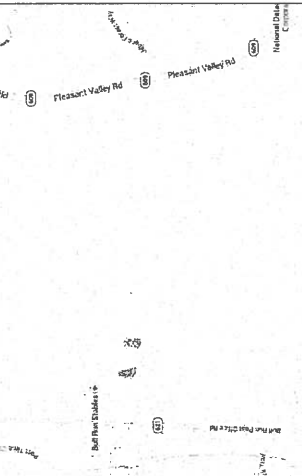
- LEGEND**
- FOUND PROPERTY CORNER
 - △ BENCH MARKS
 - UTILITY POLE
 - SIGN
 - ◇ LIGHT POLE
 - ▭ TELEPHONE PEDESTAL

LINE TYPES

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



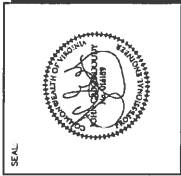
SPECIAL EXCEPTION PLAN
SCALE 1"=50'-0"



entrex
communication services, Inc.

6400 Rockledge Drive, Suite 650
BETHESDA, MD 20817
Tel: (301) 485-1100
Fax: (301) 485-0861

DATE	DESCRIPTION	REV.
02-18-17	SITE PLAN REVIEW	

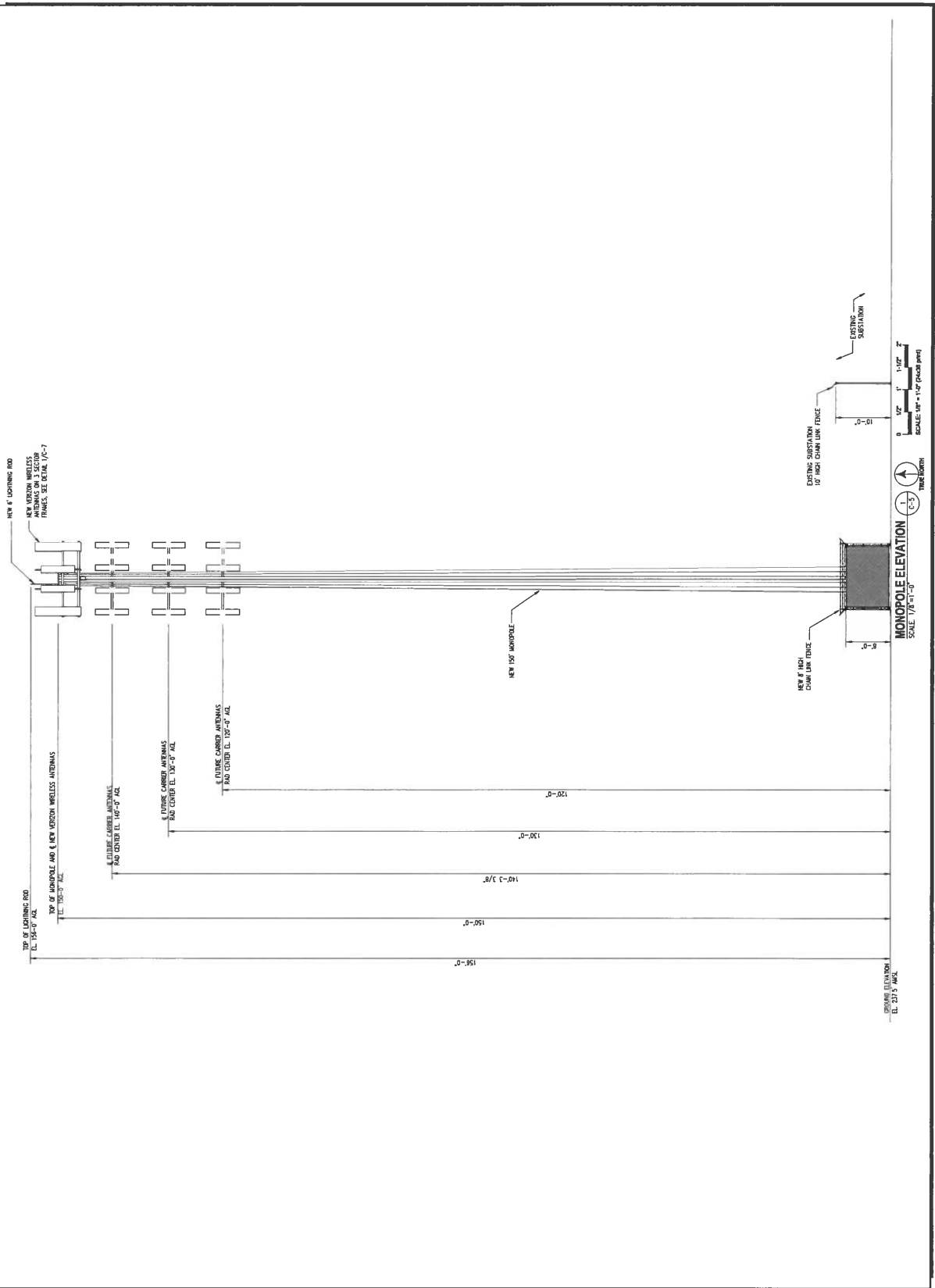


PROJECT NO: 1050-153
DESIGNER: M.A.
ENGINEER: M.A.
SCALE: AS SHOWN ON PLAN

PLEASANT VALLEY
SUBSTATION
6397 BULL RUN
POST OFFICE ROAD
CENTREVILLE, VA, 20120

TITLE:
MONOPOLE ELEVATION

SHEET NUMBER:
C-5



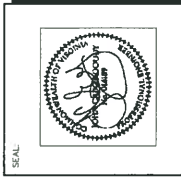
PLEASANT VALLEY SUBSTATION MONOPOLE: 2014 AND 2017 LOCATIONS



entrex
communication services, Inc.

4800 Rockledge Drive, Suite 650
BETHESDA, MD 20817
PHONE: (301) 488-3888
FAX: (301) 488-9861

SUBMITTALS		
DATE	DESCRIPTION	REV.
07-19-17	SITE PLAN REVIEW	



PROJECT NO. 1050153
DESIGNER: M. A.
ENGINEER: M. M.
SCALE: AS SHOWN ON PLAN

PLEASANT VALLEY
SUBSTATION
6397 BULL RUN
POST OFFICE ROAD
CENTREVILLE, VA, 20120

TITLE
**EXISTING
CONDITIONS
AERIAL**

SHEET NUMBER
C-2A



AERIAL
SCALE: N.T.S.

0-1' = 100'-0"

Overview Map

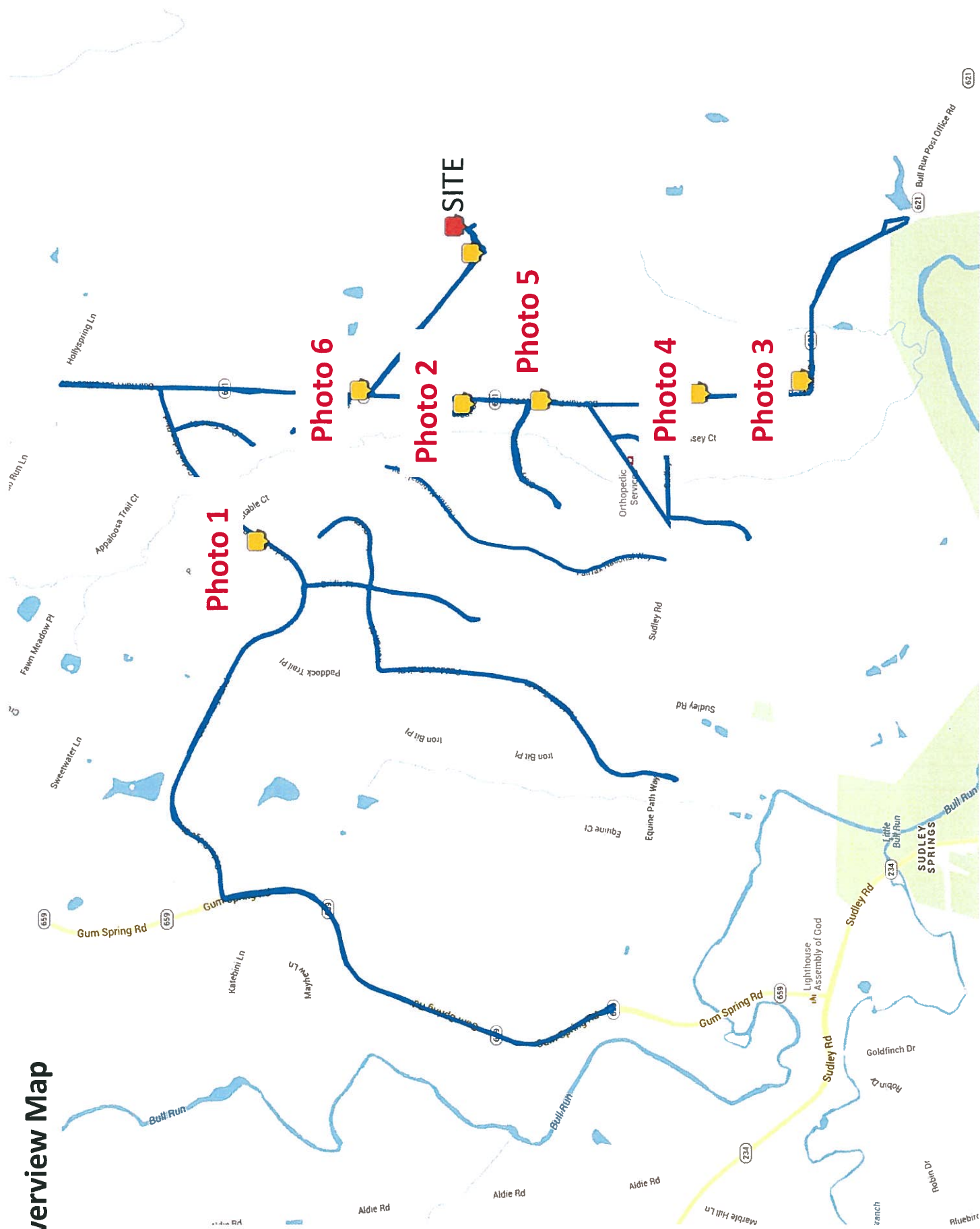
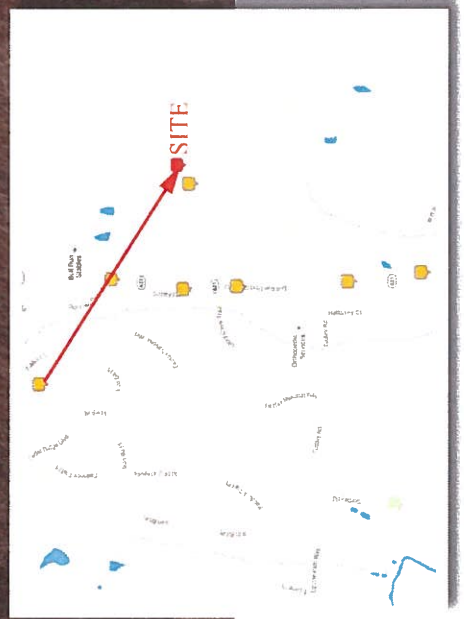
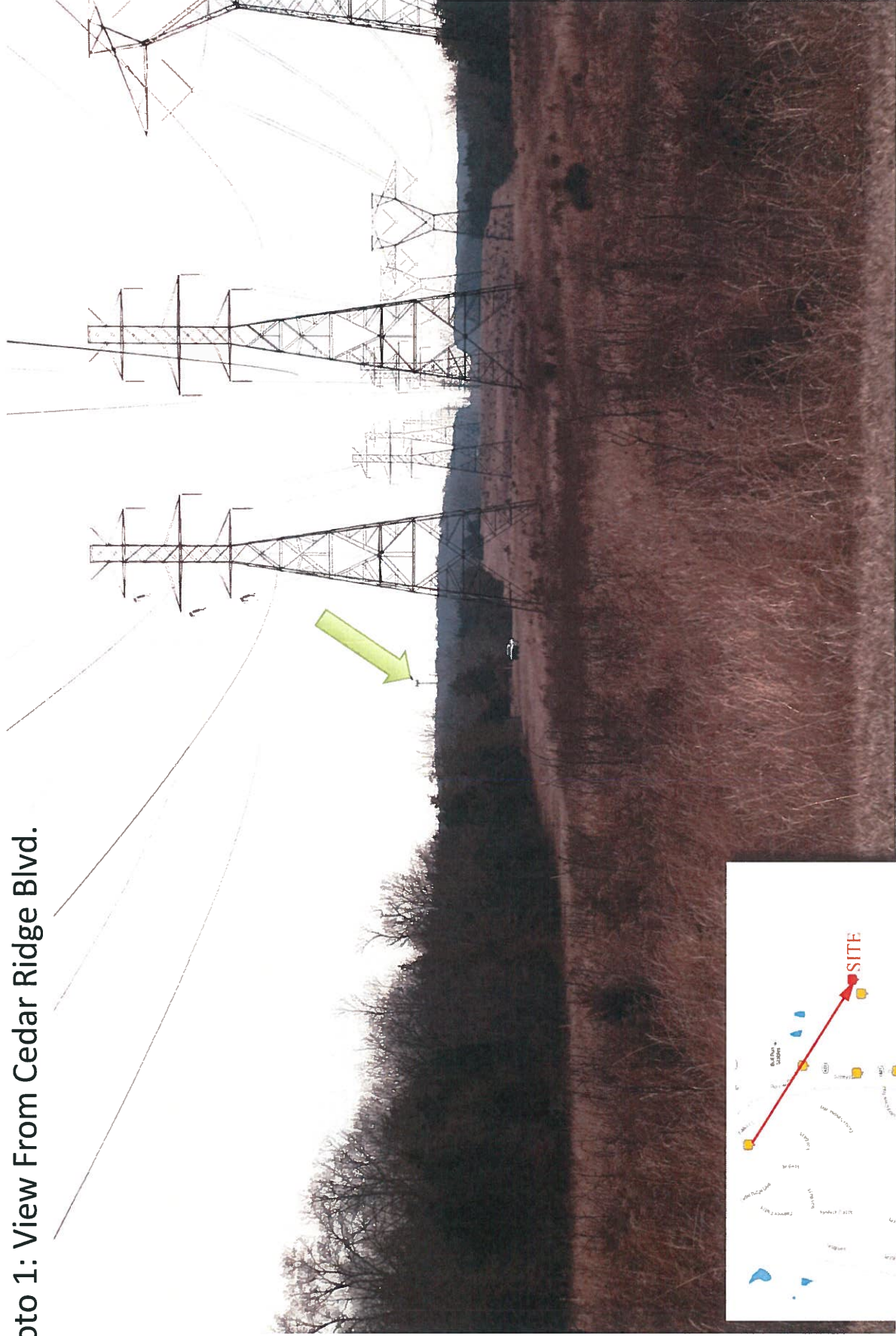
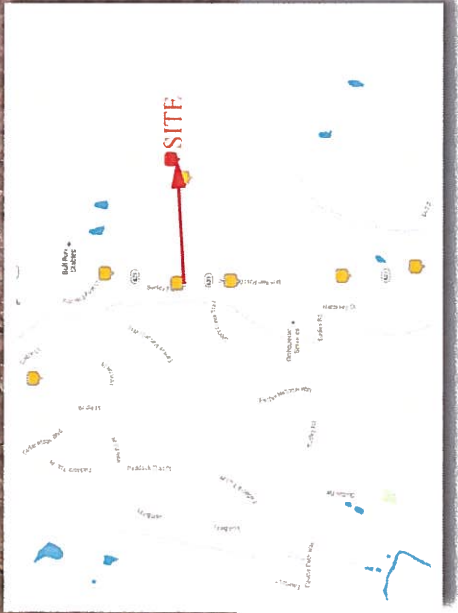
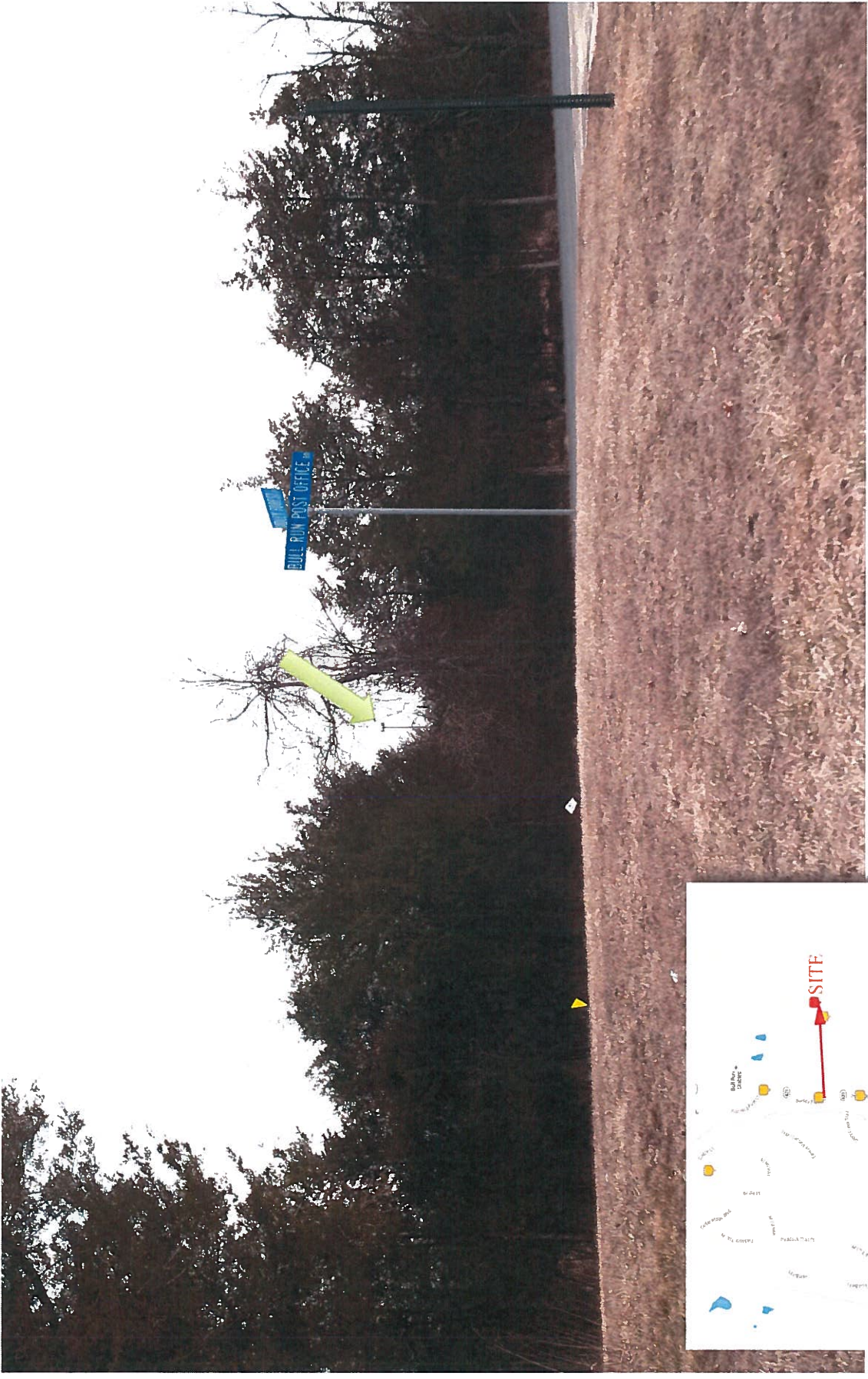


Photo 1: View From Cedar Ridge Blvd.



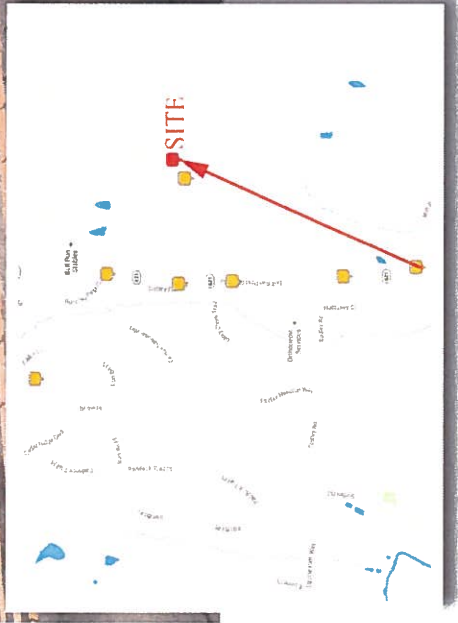
PLEASANT VALLEY SUBSTATION PROPOSED MONOPOLE

Photo 2: View from the intersection Bull Run Post Office Road and Sudley Forest Court



**PLEASANT VALLEY
SUBSTATION
PROPOSED MONOPOLE**

Photo 3: Bull Run Post Office Road



PLEASANT VALLEY SUBSTATION PROPOSED MONOPOLE

Photo 5: Bull Run Post Office Road



PLEASANT VALLEY SUBSTATION PROPOSED MONOPOLE

Photo 6: View from Bull Run Post Office Road and Pleasant Valley Substation access road



**PLEASANT VALLEY
SUBSTATION
PROPOSED MONOPOLE**