

County of Loudoun
Department of Planning
MEMORANDUM

DATE: June 11, 2010

TO:	Building and Development, Zoning	Marilee Seigfried	MS 60
	Office of Transportation Services	Terri Smithson	MS 69
	Planning, Comprehensive	John Merrithew	MS 62
	Board of Supervisors	Lori Waters	MS 01
	Planning Commission	Robert J. Klancher	MS 62

FROM: Ginny Rowen, Project Manager

SUBJECT: **SPEX 2010-0012 Verizon Wireless at Belmont**

COMMENT

DUE DATE: **July 11, 2010** (Note: Please provide one paper copy to Project Manager by due date as well as one electronic copy of referral comments to Ginny.Rowen@loudoun.gov . If you have any questions, please contact me at 703-771-5490.)

Please find the enclosed information for your review:

1. Information Sheet
2. Statement of Justification dated May 6, 2010
3. October 5, 2005 Copy Teste – CMPT-2005-0001
4. Coverage Maps
5. Antenna Specifications
6. Photo-simulations
7. Traffic Checklist dated May 11, 2010 & Traffic Study dated May 5, 2010
8. Special Exception Plat dated May 4, 2010 and last revised May 26, 2010.

NOTE: Please see LMIS application documents if no hard copy is attached.
Agencies outside the County can view documents at www.loudoun.gov/lola.

SPEX 2010-0012 Verizon Wireless at Belmont

APPLICANT: Verizon Wireless
Harold Bernadzikowski
Zoning Manager w/
Network Building & Consulting
9000 Junction Drive
Annapolis Junction, MD 20701
301-512-2000

PROPERTY OWNERS: George Washington University
Alice O’Neil, Associate VP for Real Estate
2121 “I” Street, N.W.
Rice Hall, Room 701
Washington, DC 20052
202-994-2371

REPRESENTATIVES: Network Building & Consulting
Harold Bernadzikowski
7380 Coca Cola Drive, Suite 106
Hanover, MD 21076
410-530-0937
HBernadzikowski@nbcllc.com

PROPOSAL: A Special Exception for the installation of up to fifteen (15) panel antennas on an existing building. The proposed development involves the removal of nine (9) exiting antennas with replacement of nine (9) new antennas and an additional six (6) antennas.

LOCATION: 20101 Academic Way, Ashburn, VA 20147
University Center

TAX MAP/PARCEL: Tax Map /63/E/1/////2/ MCPI—039-46-6559

ZONING: PD-RDP (1972 Loudoun County Zoning Ordinance)

PROPOSED RESIDENTIAL UNITS: N/A

PROPOSED NON-RESIDENTIAL FLOOR AREA: N/A

SURROUNDING LAND USES/ZONING:

NORTH	R-16/PD-RDP	Residential/Commercial/Industrial
SOUTH	PD-RDP	Commercial/Industrial
EAST	PD-RDP/R-16	Commercial/Industrial /Residential
WEST	PD-RDP	Commercial/Industrial

ELECTION DISTRICT: Broad Run



NETWORK BUILDING
& CONSULTING, LLC

RECEIVED

MAY 07 2010

LOUDOUN COUNTY
DEPARTMENT OF PLANNING

RE: SPEX - _____
Verizon Wireless "Belmont"
20101 Academic Way
Justification Statement

Project Description:

The proposed development at the referenced site involves the removal of the nine (9) existing telecommunications antennas, from the rooftop, and installation of up to fifteen (15) new panel antennas. The proposed antenna layout would be for five (5) antennas per sector, in three sectors: Alpha, Beta, and Gamma. The antennas would alternate at 8' height and 6' height, which is taller than the existing antennas; however, the new antenna widths would be narrower.

The new antennas will serve two purposes. First, is to upgrade the existing cellular and PCS service in the immediate vicinity and to improve the capacity for those service categories. The larger sized antennas will accomplish that. Second, is to add a new service, called LTE, which is a new service that operates at a 700 MHz frequency, which is different than the frequencies used for cellular and PCS transmissions. This LTE service is part of Verizon's "fourth generation" technology for wireless communications. The larger size antenna is designed to allow for the greatest capacity (service volume) and to avoid the need for frequent swap-outs in the future.

Enclosed with the application package are propagation maps showing the current service ranges and the estimated service ranges based on the proposed antenna changes. There is not a vast difference in service for cellular and PCS service because those services already exist at the site. And, since there is no existing LTE service, the existing service level is zero.

Standards for Special Exception Review – Section 1211.5:

1. *To preserve the agricultural character of the County and to discourage the inappropriate location of non-farm uses in agricultural areas.*

The subject property is zoned PD-RDP and is already developed with commercial, non-farm uses. The proposed development will maintain the commercial nature of the site and will not negatively impact the agricultural character of the County.

2. *To conserve the ground water supply in the areas of the County where it is limited.*

The subject property is serviced by public water. The proposed changes to the unmanned, rooftop telecommunication facility will require additional water usage or service.

3. *To prevent high population density on soils that are incapable of providing adequate water supply, or of meeting proper sanitary requirements for sewage disposal.*

The subject property is not serviced by wells or septic systems. Public water and sewer service are utilized at the site.

4. *To protect against the overcrowding of land and undue density of population in relation to the community facilities existing or available.*

The proposed development, for expansion of the existing unmanned, rooftop telecommunication facility will not cause overcrowding or undue density of population and will not create a strain on existing community facilities.

5. *To facilitate orderly highway development and transportation, and lessen traffic hazards and congestion.*

The proposed development will not generate any additional daily vehicle trips on the existing internal and external road networks. On average, only 1 vehicle trip to the site will be made on a monthly basis, for routine maintenance and service evaluations.

- 4 ~ 5. *To protect residential sections from unnecessary traffic, fire hazards, noise, noxious fumes, or offensive odors and other unwholesome conditions and influences.*

The subject property is zoned PD-RDP, which is a non-residential classification. Several surrounding properties are residentially zoned; however, the proposed development will not create additional traffic in those residential sections, nor will it create any detrimental fire hazards, noises, noxious fumes, offensive odors or other unwholesome conditions or influences.

Although the proposed antennas may be visible from the adjoining residentially zoned areas, the mere visual presence of the antennas does not constitute an unwholesome condition. Furthermore, the visibility will be minimized by utilizing a light gray antenna color which is intended to blend the antenna into the sky background.

7. *The proposed use at the specific location shall be in harmony with the policies embodied in the adopted Comprehensive Plan.*

The proposed development is in harmony with the Comprehensive Plan because it proposes to install the additional antennas on the rooftop of an existing building, which is the preferred location for telecommunication facilities.

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

The subject property is zoned PD-RDP and is designated for the development of Keynote Employment uses. The existing building is part of the George Washington University academic facilities, which is consistent with the corporate/business (non-residential) character intended by Keynote Employment uses.

The property is subject to the 1972 Zoning Ordinance, which does not specifically address telecommunication facilities. However, the County's Strategic Land Use Plan for Telecommunication Facilities does address such uses and outlines a preference for installation of such uses on rooftops. Therefore, the proposed development is in harmony with the underlying zoning district regulations and other County policies.

9. *The proposed use shall be such that it will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the applicable provisions of 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.*

The proposed expansion of the existing, roof-top telecommunication facility will not adversely affect the use or development of neighboring properties because the majority of neighboring properties are already developed as residential, commercial office and retail uses. The nearest undeveloped land to the subject building belongs to the George Washington University and is intended to be developed in the future for additional academic/office facilities.

There is no existing landscaping associated with the roof-top antennas. The only buffering associated with the antennas is the use of antenna color that will allow the antennas to blend in, to the extent possible, with the sky/background. Additionally, the subject building is more than several hundred feet from any adjoining property line (other than a road) which also minimizes the visibility of the antennas and minimizes any impact the antennas might have on neighboring properties.

Prepared by: Hareld Bernadzikowski

Date: 5/6/2010

F.S.M. Traffic Study Guidelines (12/07)
Checklist for Application Acceptance
Page 1 of 4

Loudoun County Virginia
Office of Transportation Services

Application Name: Verizon "Belmont" - SPEX Applicant **Date:** 5/11/10
Application Type: SPEX **Reviewer:** George R. Phillips
of Guidelines Satisfied: 13 of 13
Accept or Reject: Accept **Comment:** See May 5, 2010
letter from Harold Besimdzikowski (Network Building + Consulting, LLC)

(1) **Study Area:** Roadways internal or adjacent to the development site shall be included in the traffic study. The study area should be defined at the scoping meeting and as a guideline should include other external roads to the extent that the project's generated traffic is anticipated to exceed 10 percent of the road's current/existing traffic volumes (at the time of application).

Does Study Meet Guidelines? yes Comments: _____

(2) **Traffic Count Locations:** Traffic counts are required on the adjacent roads, the adjacent intersections beyond the project's frontage on adjacent roads in the study area. The AM/PM peak period traffic counts shall not be more than twelve (12) months old at the time of the application submission. Twenty-four (24) hour weekday traffic counts are also required for roadway segments.

Does Study Meet Guidelines? yes Comments: N.A.

(3) **Trip Generation:** As a general guide to vehicle trip generation, the latest edition of the Institute of Transportation Engineer's (I.T.E.). Trip Generation Report shall be used. These rates may be supplemented by additional information provided by the County. If the applicant chooses to use different rates, they shall be documented and agreed to at the scoping meeting prior to their use in the traffic analyses. Primary trip reductions associated with passby trips and methodologies for trip reductions associated with passby trips shall be discussed and agreed upon at the scoping meeting.

Does Study Meet Guidelines? yes Comments: 1 round trip (2 trips) per
month (See Attached Letter)

(4) **Traffic Volume Projections:** The traffic study shall include an agreed upon build out year and provide existing and projected traffic volumes, with and without the subject project, for Average Daily Traffic (ADT), as well as AM and PM peak hours. The peak hour of the project/individual land use(s) (as given in the ITE Trip Generation Report) should be added to the corresponding AM/PM existing peak hour of the adjacent roadway traffic volumes (to show the worst case scenario), if the peak hour of the project/individual land use(s) for the generator is greater than the peak hour of the adjacent roadway (per ITE Trip Generation Report). The existing peak hour of traffic on the roads adjacent to the subject project site shall be identified. These traffic volumes shall be provided at roadway intersections and commercial or private accessways/entrances.

Does Study Meet Guidelines? yes Comments: N.A.

(5) **LOS Analysis:** : Level of Service (LOS) calculations for existing and projected conditions, with and without the subject project, for highway segments, intersection legs, and entrances shall be provided. Calculations shall be in accordance with the Highway Capacity Manual (HCM) and/or the Highway Capacity Software (HCS), or as may be agreed at the scoping meeting. Traffic volumes and LOS information shall be provided for each phase of development, to include conditions at date of project completion. Projections shall also be made for date of completion plus ten (10) years or to an agreed upon forecast year.

Does Study Meet Guidelines? yes Comments: N.A.

(6) **Minimum Roadway/Intersection LOS Standards:** Recommendations for phased improvements to the road network links in order to maintain an acceptable LOS (minimum LOS "D") shall be provided. For each phase up to and including buildout, a minimum approach and overall LOS "D" at intersections shall apply.

Does Study Meet Guidelines? yes Comments: No traffic / No impacts

(7) **Background Traffic Assumptions:** Assumptions which determine projected background traffic, including through traffic growth rate to be applied on roadway links, shall be confirmed at the scoping meeting. The sources for determining future traffic projections will include one or more of the following:

- The Loudoun County Growth Summary or similar documents from Loudoun County.
- The Loudoun County transportation model which incorporates COG's Cooperative Forecasts for Loudoun County.
- Approved developments in the vicinity of the proposed development.

Specific other approved development names and respective development square footage or residential units in the study shall be provided.

Does Study Meet Guidelines? yes Comments: N.A.

(8) **Traffic/Trip Distribution:** Directional trip distribution information shall be provided for project entrances and collector and arterial intersections within the study area for the phases and categories (e.g., residential, office, retail, industrial and institutional) of development.

Does Study Meet Guidelines? yes Comments: N.A.

(9) **LOS Calculations Assumptions:** Traffic counts and LOS worksheets and projected traffic volume LOS analyses, using agreed upon analysis techniques, including existing AM/PM peak hour signal timing, shall be included as a part of the traffic study.

Does Study Meet Guidelines? yes Comments: N.A.

(10) **Mode Choice:** Modal split information shall be provided for the phases of the analysis, with sources of information identified (e.g., COG model).

Does Study Meet Guidelines? yes Comments: N.A.

- (11) **Safety Locations:** Road safety hazards, as identified by the ISTEA set-aside funding criteria and/or as identified by the County at the scoping meeting, within the study area shall be analyzed for all roadway links and intersections in the traffic study.

Does Study Meet Guidelines? Yes Comments: No sight distance issues
(See Existing Road Network paragraph)

- (12) **Traffic Mitigation Measures:** If trip reduction factors are used in the study, measures necessary to implement the reduction must be specified, with supporting documentation.

Does Study Meet Guidelines? yes Comments: N.A.

- (13) **Bicycle & Pedestrian Accommodations:** When bicycle and pedestrian accommodations are used to reduce anticipated traffic volumes, a description of the physical and functional characteristics of the proposed bicycle and pedestrian accommodations shall be provided. If such separate bicycle accommodations (e.g., striped lanes or multi-purpose trails) are anticipated, they shall also be identified. A description of the functional characteristics shall be provided to identify the transportation options that these accommodations provide (e.g., pedestrian access to retail center, safe bicycle route to elementary school, inter-parcel connections to adjacent neighborhoods, access to W&OD trail, etc.)

Does Study Meet Guidelines? yes Comments: N.A.



May 5, 2010

Mr. George Phillips, AICP
Senior Transportation Planner
Loudoun County Office of Transportation Services
1 Harrison St., SE, 4th Floor
Leesburg, VA 20175

RE: Verizon "Belmont" – SPEX Application
GW University - 20101 Academic Way
Traffic Impact Analysis

Dear Mr. Phillips,

The following is an analysis of the traffic impacts of proposed development at the referenced property. The subject property is presently developed with an existing four-story building, approximately 100,000 sq. ft. in total area, used as offices and educational facilities associated with the George Washington University. In addition, there are parking areas on southeast and northeast sides of the building. There are also existing telecommunication facilities located on the roof of the building, including various panel antennas and dish antennas. Verizon Wireless has nine (9) existing antennas, as well as an equipment shelter located in the mechanical room on the 4th floor of the building.

Scope of Proposed Development

Verizon Wireless is proposing to remove the existing nine (9) panel antennas and install up to fifteen (15) new antennas. There will be no change to the existing equipment shelter, nor will there be any ground-work associated with the antenna changes. There will be no increase to the square footage of the main building.

Existing Road Network

The existing GWU building is accessed by a two driveway points onto Academic Way. There is no connection from Academic Way to any other internal roads; it essentially dead-ends on the subject property. Externally, Academic Way intersects with George Washington Boulevard, which intersects with Presidential Drive to the east, which intersects with Harry Byrd Highway (Route 7) to the southwest.

Aside from the intersection of Presidential Drive at Route 7, none of the intersection points are signalized. There are no sight distance issues at any of the intersection points.

Traffic Impact

Since the existing Verizon Wireless telecommunication facility is an unmanned use, there is no current daily trip generation associated with the use. At most, the telecommunication facility use generates a maximum of 1 monthly trip to the site for routine maintenance or operational evaluations. The proposed antenna changes do not alter the unmanned status of the use; therefore, there is no added daily trip generation associated with the proposed development along any of the internal or external roadways or at any intersection points.

Traffic Mitigation

Since there are no added daily trips associated with the proposed development work, no traffic mitigation is needed. Additionally, the proposed development will not create any conflicts with Loudoun County's 2030 Countywide Transportation Plan.

Thank you for your time and consideration in reviewing this analysis. If you have any questions regarding this information, please contact me at your convenience.

Sincerely,


Harold Bernadzikowski, Planner
Agent for Verizon Wireless

7380 Coca Cola Drive, Suite 106
Hanover, MD 21076
410-712-7092

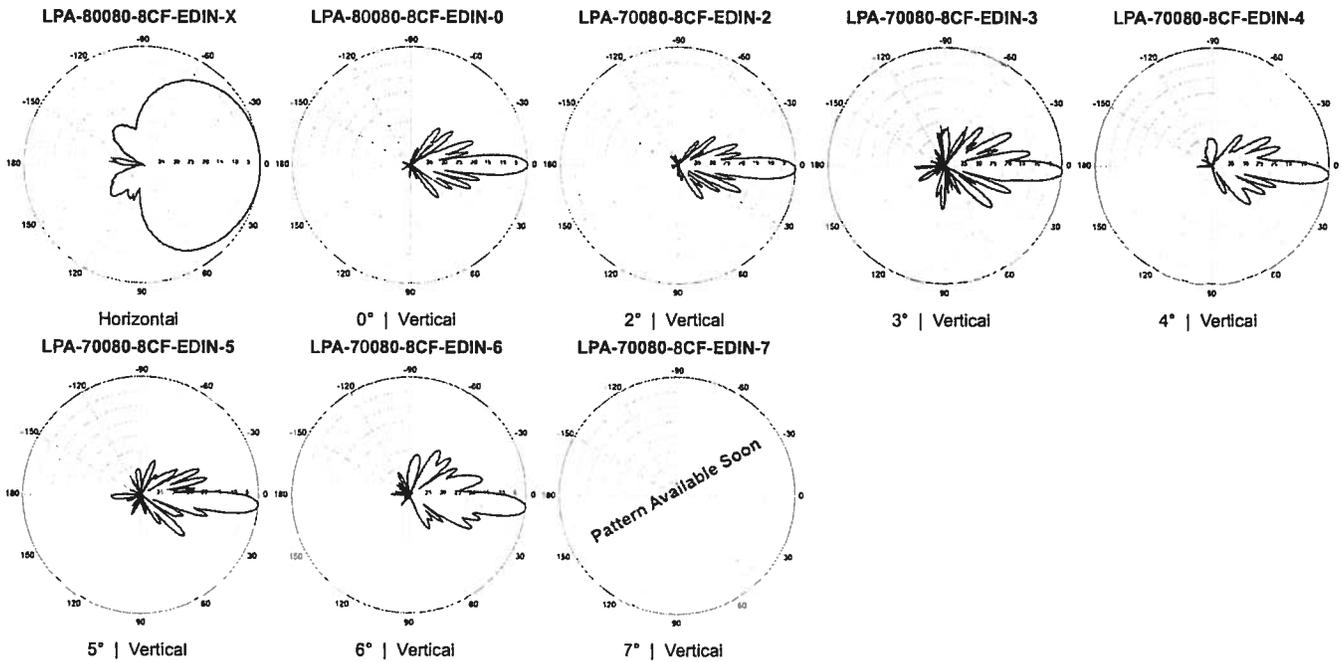
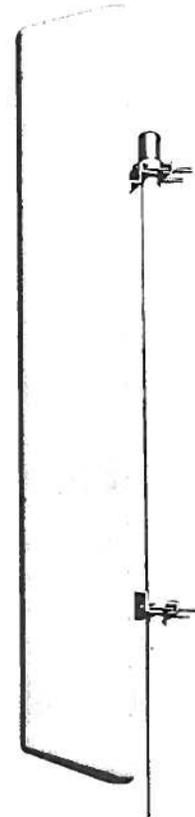
LPA-80080-8CF-EDIN-X

V-Pol | Log Periodic | 80° | 15.0 dBd

Replace "X" with desired electrical downtilt.

Antenna is also available with NE connector(s). Replace "EDIN" with "NE" in the model number when ordering.

Electrical Characteristics		
Frequency bands	806-960 MHz	
Polarization	Vertical	
Horizontal beamwidth	80°	
Vertical beamwidth	7°	
Gain	15.0 dBd (17.1 dBi)	
Electrical downtilt (X)	0, 2, 3, 4, 5, 6, 7	
Impedance	50Ω	
VSWR	≤1.4:1	
Upper sidelobe suppression (0°)	-20.4 dB	
Front-to-back ratio (+/-30°)	-35.0 dB	
Null fill	5% (-26.02 dB)	
input power	500 W	
Lightning protection	Direct Ground	
Connector(s)	1 Port / EDIN or NE / Female / Center (Back)	
Mechanical Characteristics		
Dimensions Length x Width x Depth	2407 x 272 x 250 mm 94.8 x 10.7 x 9.8 in	
Depth of antenna with z-bracket	290 mm 11.4 in	
Weight without mounting brackets	10.9 kg 24 lbs	
Survival wind speed	166 km/hr 103 mph	
Wind area	Front: 0.34 m ² Side: 0.86 m ² Front: 3.6 ft ² Side: 9.3 ft ²	
Wind load @ 161 km/hr (100 mph)	Front: 409 N Side: 1259 N Front: 92 lbf Side: 283 lbf	
Mounting Options		
	Part Number Fits Pipe Diameter Weight	
3-Point Mounting & Downtilt Bracket Kit (0-17°)	21700000 50-102 mm 2.0-4.0 in 11 kg 25 lbs	
Lock-Down Brace	if the lock-down brace is used, the maximum diameter of the mounting pipe is 88.9 mm or 3.5 in.	



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

Slant +/- 45° Dual Polarized, Panel 63° / 20.5 dBi

BXA-185063/12CF

When ordering replace "___" with connector type.

Mechanical specifications

Length	1840 mm	72.4 in
Width	154 mm	6.1 in
Depth	105 mm	4.1 in
Depth with t-bracket	133 mm	5.2 in
4) Weight	6.8 kg	15.0 lbs
Wind Area		
Fore/Aft	0.28 m ²	3.1 ft ²
Side	0.19 m ²	2.1 ft ²
Rated Wind Velocity (Safety factor 2.0)		
	>201 km/hr	>125 mph
Wind Load @ 100 mph (161 km/hr)		
Fore/Aft	460 N	103.4 lbs
Side	304 N	68.3 lbs

Antenna consisting of aluminum alloy with brass feedlines covered by a UV safe fiberglass radome.

Mounting and Downtilting

Mounting brackets attach to a pipe diameter of Ø50-102 mm (2.0-4.0 in).

Mounting bracket kit #26799997

Downtilt bracket kit #26799999

The downtilt bracket kit includes the mounting bracket kit.

Electrical specifications

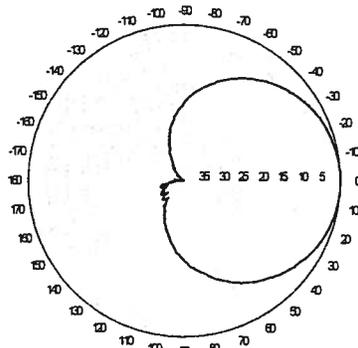
Frequency Range	1850-1990 MHz
Impedance	50Ω
3) Connector(s)	NE or E-DIN 2 ports / center
1) VSWR	≤ 1.4:1
Polarization	Slant ± 45°
1) Isolation Between Ports	< -30 dB
1) Gain	20.5 dBi
2) Power Rating	250 W
1) Half Power Angle	
H-Plane	63°
E-Plane	5°
1) Electrical Downtilt	0°
1) Null Fill	5%
Lightning Protection	Direct Ground

Patented Dipole Design: U.S. Patent No. 6,597,324 B2

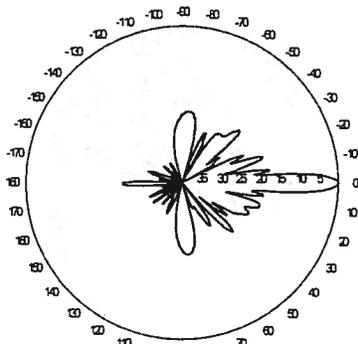
- 1) Typical values.
- 2) Power rating limited by connector only.
- 3) NE indicates an elongated N connector.
E-DIN indicates an elongated DIN connector.
- 4) The antenna weight listed above does not include the bracket weight.

Improvements to mechanical and/or electrical performance of the antenna may be made without notice.

Radiation pattern¹⁾



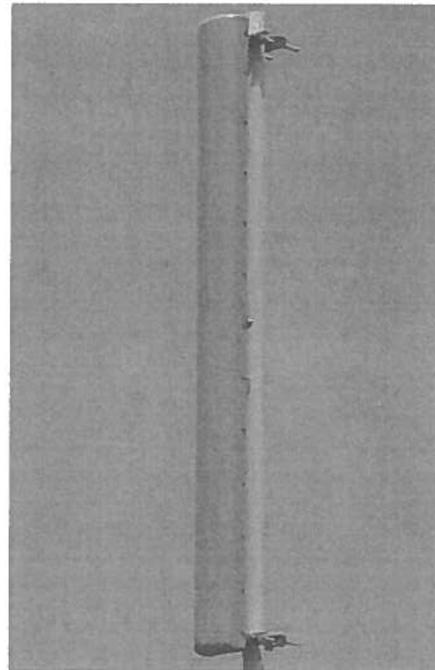
Horizontal



Vertical

Radiation patterns for all antennas are measured with the antenna mounted on a fiberglass pole.

Mounting on a metal pole will typically improve the Front-to-Back ratio.



Amphenol Antel's Exclusive 3T (True Transmission Line Technology) Antenna Design:

- Watercut brass feedline assembly for consistent performance.
- Unique feedline design eliminates the need for conventional solder joints in the signal path.
- A non-collinear system with access to every radiating element for broad bandwidth and superior performance.
- Air as insulation for virtually no internal signal loss.

This Amphenol Antel antenna is under a five-year limited warranty for repair or replacement.

Antenna available with center-fed connectors only.

CF Denotes a Center-Fed Connector.

1850-1990 MHz



Revision Date: 7/11/07

Mechanical specifications

Length	2405 mm	94.6 in
Width	285 mm	11.2 in
Depth	114 mm	4.5 in
Depth with z-bracket	154 mm	6.1 in
Weight ⁴⁾	10.9 kg	24.0 lbs
Wind Area Fore/Aft	0.69 m ²	7.4 ft ²
Wind Area Side	0.27 m ²	3.0 ft ²
Max Wind Survivability	>201 km/hr	>125 mph
Wind Load @ 100 mph (161 km/hr)		
Fore/Aft	1038 N	233 lbf
Side	502 N	113 lbf

Antenna consisting of aluminum alloy with brass feedlines covered by a UV safe fiberglass radome.

Mounting & Downtilting

Mounting hardware attaches to pipe diameter	Ø50-160 mm; Ø2.0-6.3 in	
Mechanical downtilt angle	0-17°	
Mounting Bracket Kit	36210002	
Downtilt Bracket Kit	36114003	

Electrical specifications

Frequency Range	696-900 MHz
Impedance	50Ω
Connector ³⁾	NE or E-DIN Female 2 ports / Center
VSWR ¹⁾	≤ 1.35:1
Polarization	Slant $\pm 45^\circ$
Isolation Between Ports ²⁾	< -30 dB
Gain ¹⁾	16 dBd 18 dBi
Power Rating ²⁾	500 W
Half Power Angle ¹⁾	
Horizontal Beamwidth	63°
Vertical Beamwidth	7°
Electrical downtilt ⁵⁾	0°
Null fill ¹⁾	5%
Lightning protection	Direct ground
Patented Dipole Design: U.S. Patent No. 6,608,600 B2	

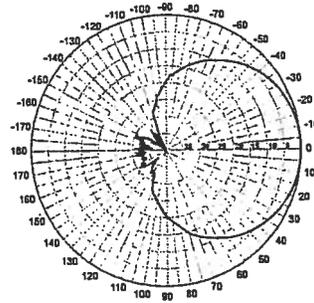
- 1) Typical values.
- 2) Power rating limited by connector only.
- 3) NE indicates an elongated N connector.
E-DIN indicates an elongated DIN connector.
- 4) Antenna weight does not include brackets.
- 5) Add'l downtilts may be available. Check website for details.

Improvements to mechanical and/or electrical performance of the antenna may be made without notice.

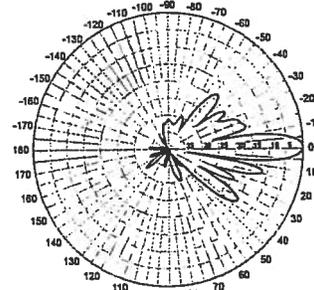
BXA-70063/8CF

When ordering replace " " with connector type.

Radiation-pattern¹⁾
750 MHz

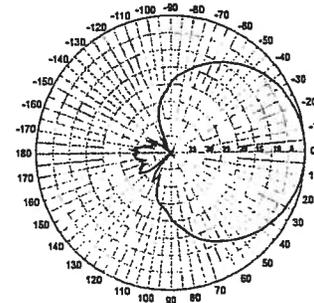


Horizontal

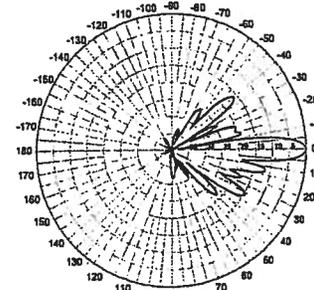


Vertical

850 MHz

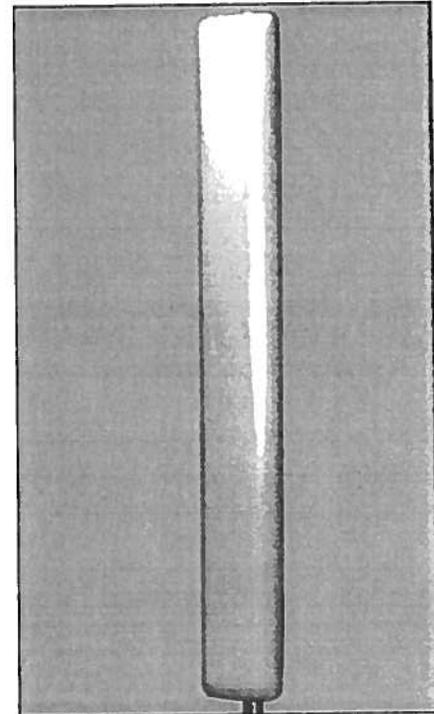


Horizontal



Vertical

696-900 MHz



Featuring our Exclusive
3T Technology™
Antenna Design:

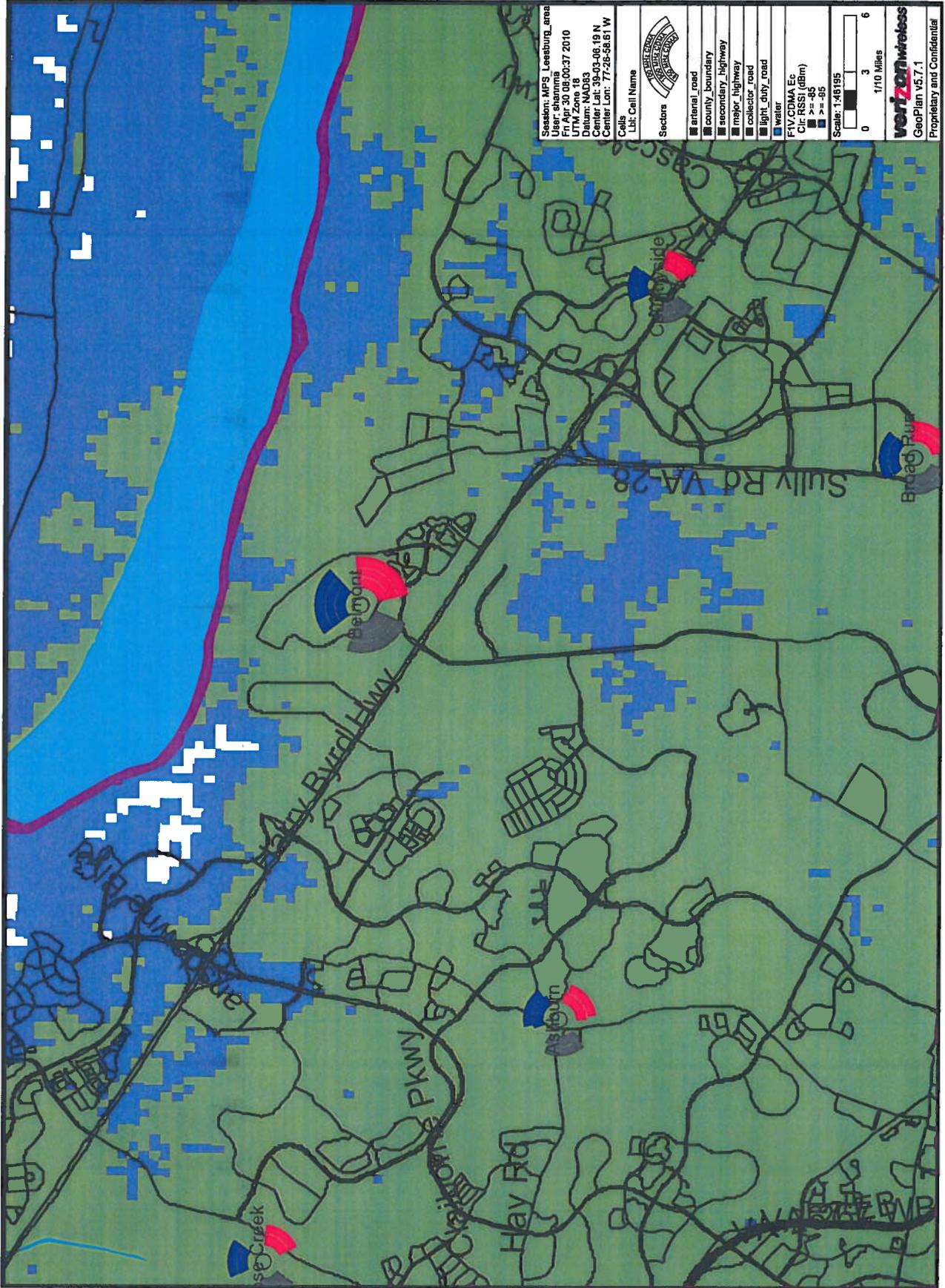
- Watercut brass feedline assembly for consistent performance.
- Unique feedline design eliminates the need for conventional solder joints in the signal path.
- A non-collinear system with access to every radiating element for broad bandwidth and superior performance.
- Air as insulation for virtually no internal signal loss.

Warranty:

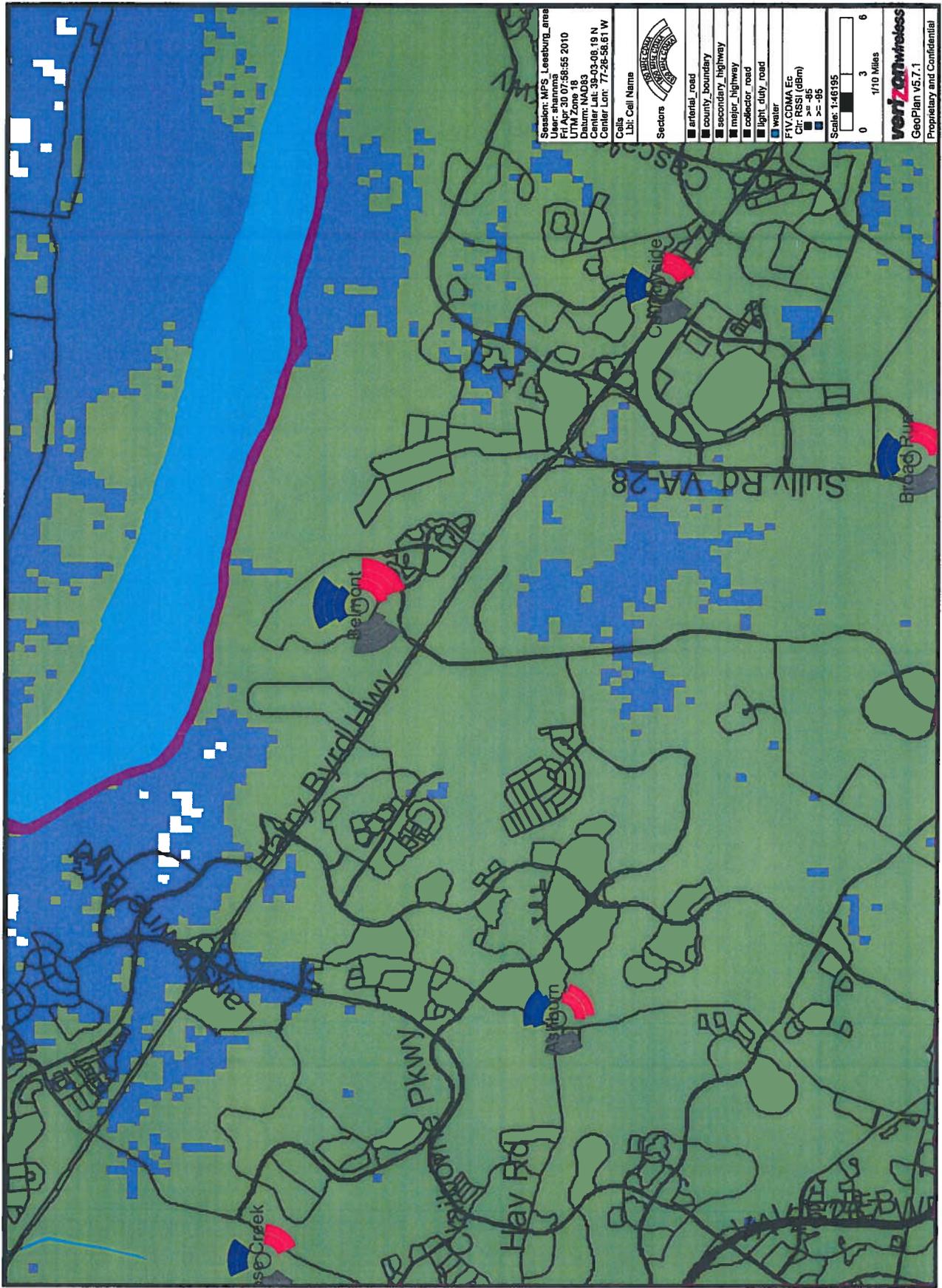
This antenna is under a five-year limited warranty for repair or replacement.

Revision Date: 01/08/09

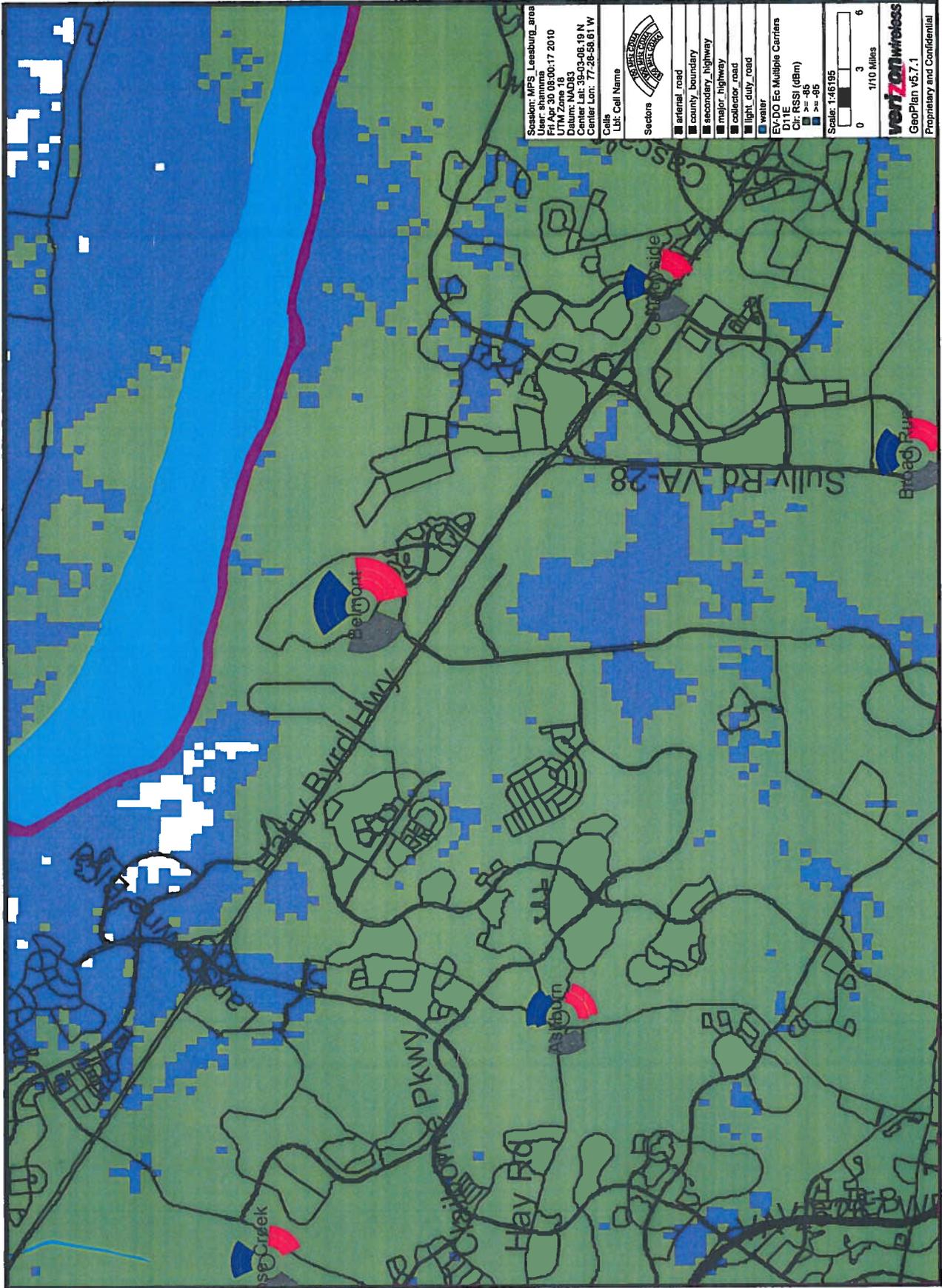
Belmont 850 MHz Voice (Current)



Belmont 850 MHz Voice (New)



Belmont PCS EVDO Data (Current)



Session: MFS_Leesburg_area
 User: antennae
 File: Apr 30 09:00:17 2010
 Datum: NAD83
 Center Lat: 39-03-08.19 N
 Center Lon: 77-28-58.61 W

Cells:
 Lbl: Cell Name

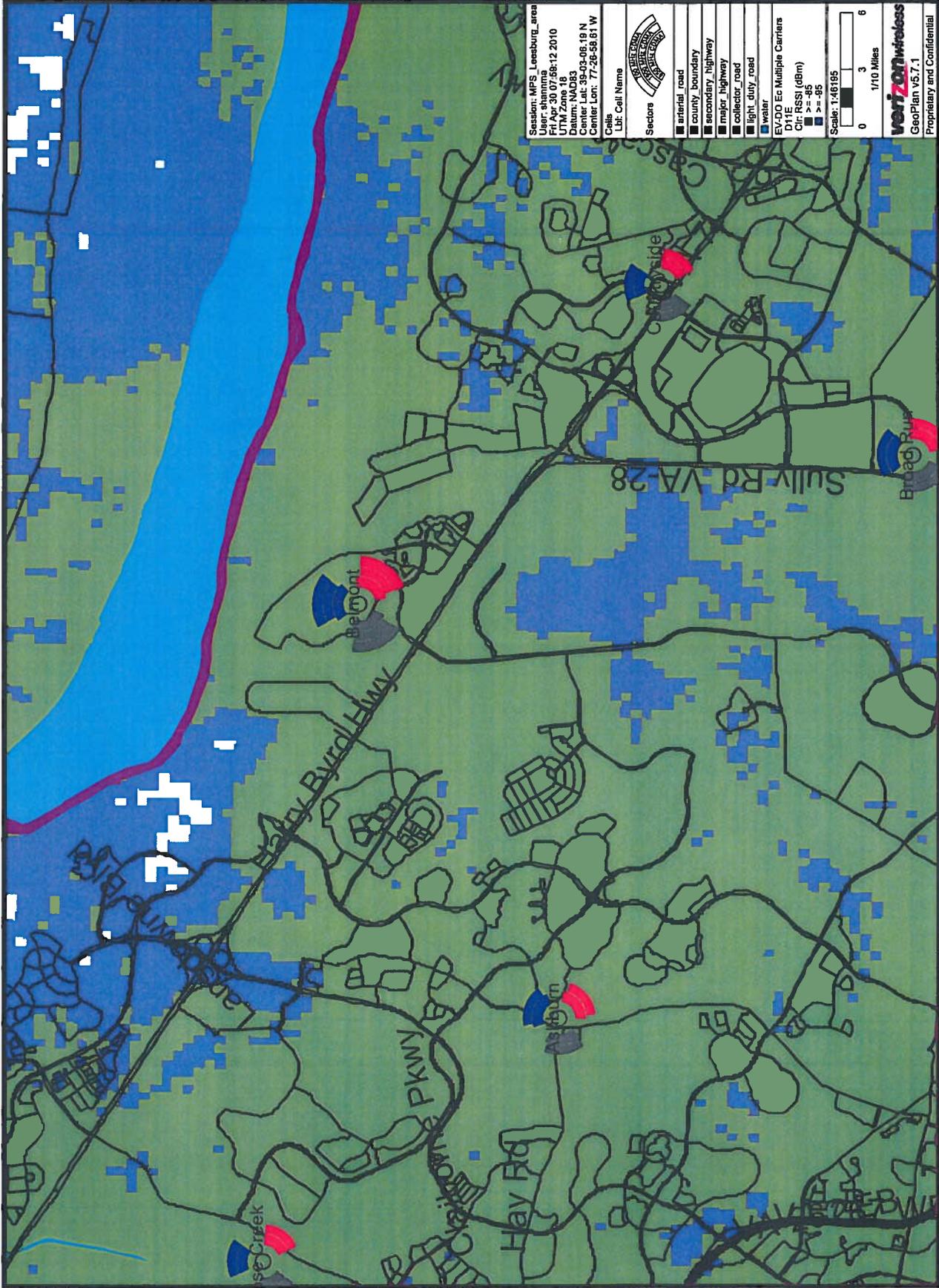
Sectors:
 ■ arterial_road
 ■ county_boundary
 ■ secondary_highway
 ■ major_highway
 ■ collector_road
 ■ light_duty_road
 ■ water

EVDO Ec Multiple Carriers
 Clr: BSS1 (dBm)
 ■ >= -85
 ■ >= -85

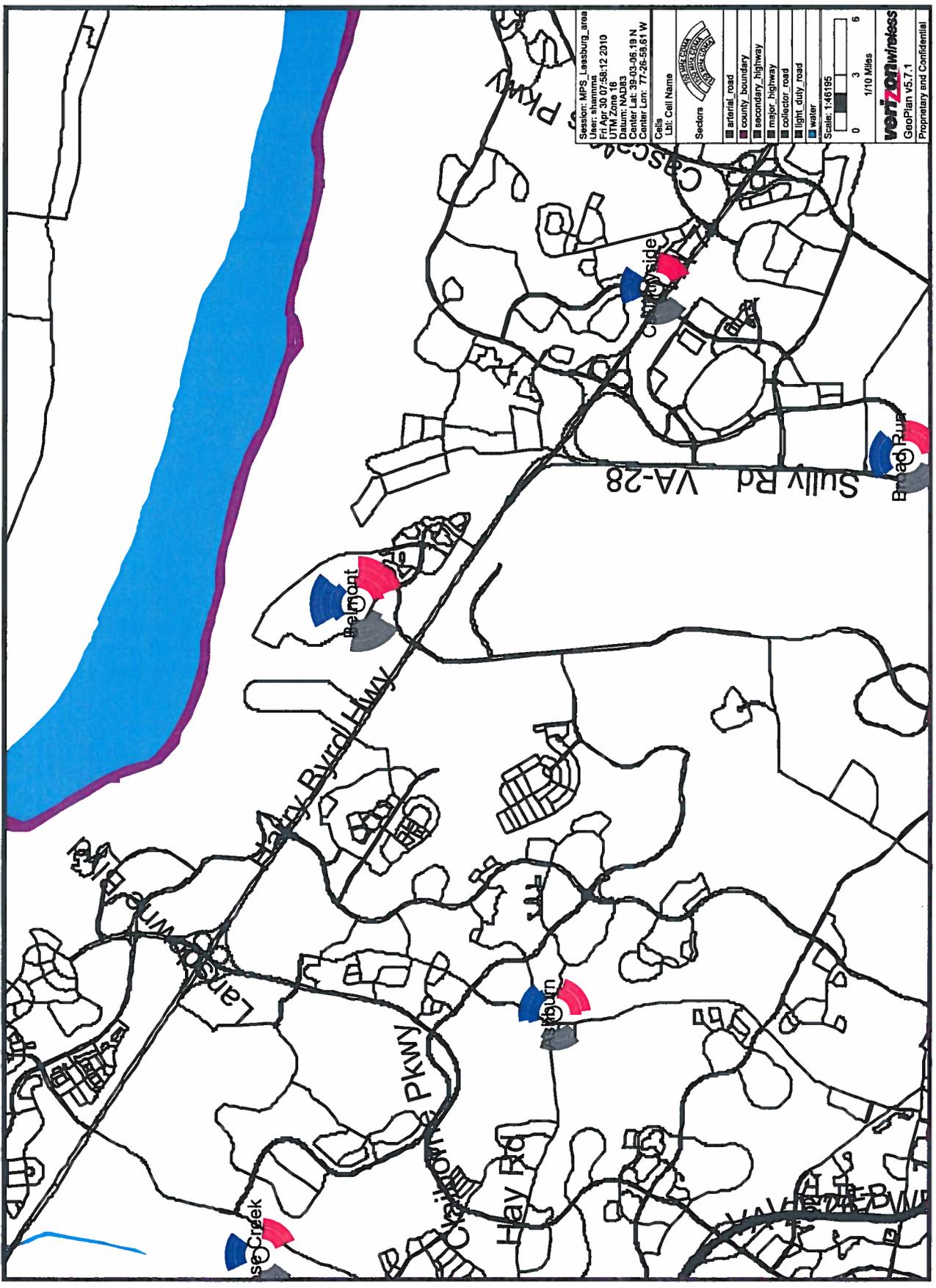
Scale: 1:48195
 0 3 6
 1/10 Miles

verizon wireless
 GeoPlan v5.7.1
 Proprietary and Confidential

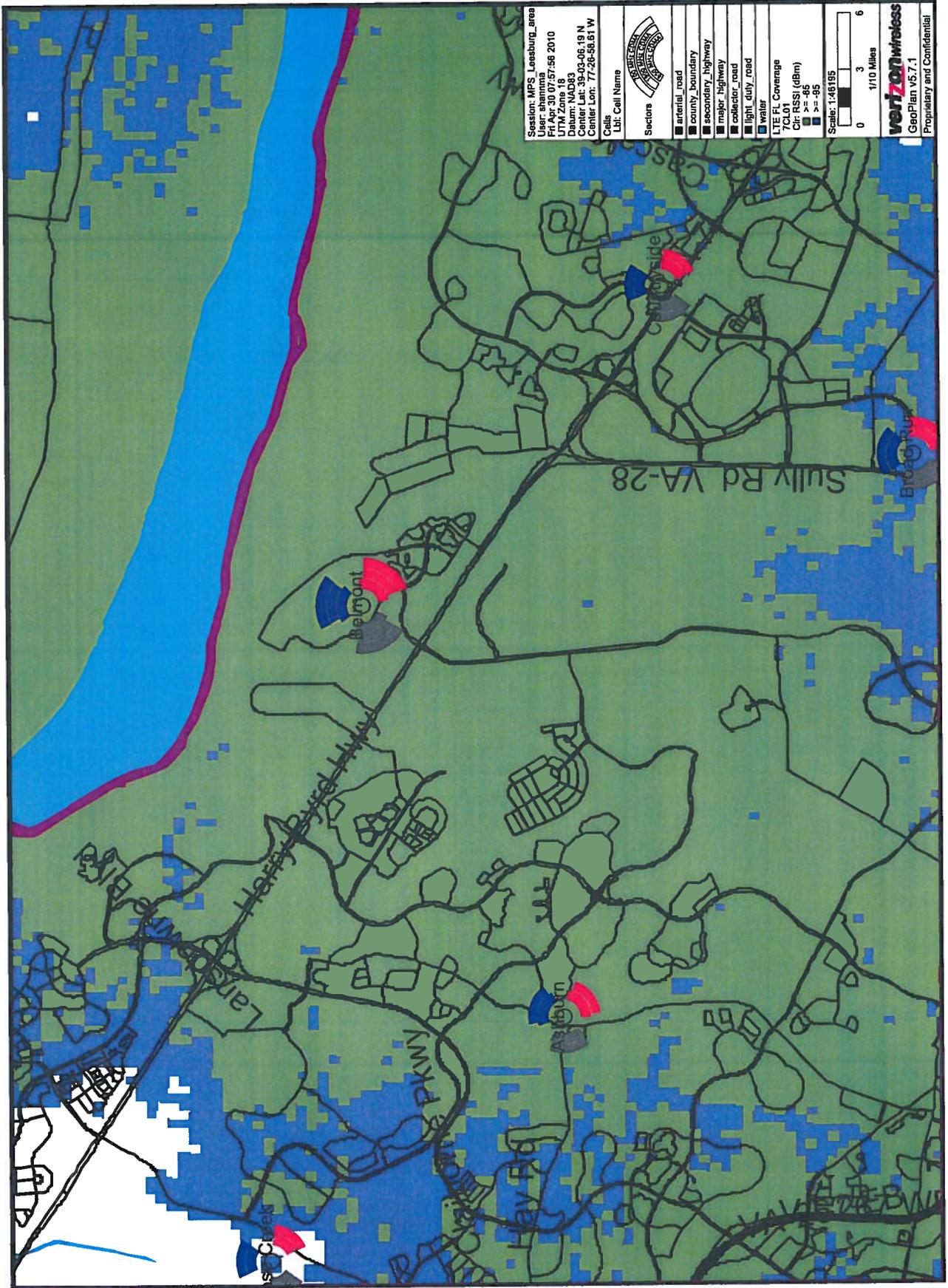
Beimont PCS EVDO Data (New)



Belmont 700 MHz LTE Data (Current)



Belmont 700 MHz LTE Data (New - Belmont only)



Ex. View from East
at cul-de-sac of Presidential Dr.

Others

Others

VZU

VZU



APR 27 2010

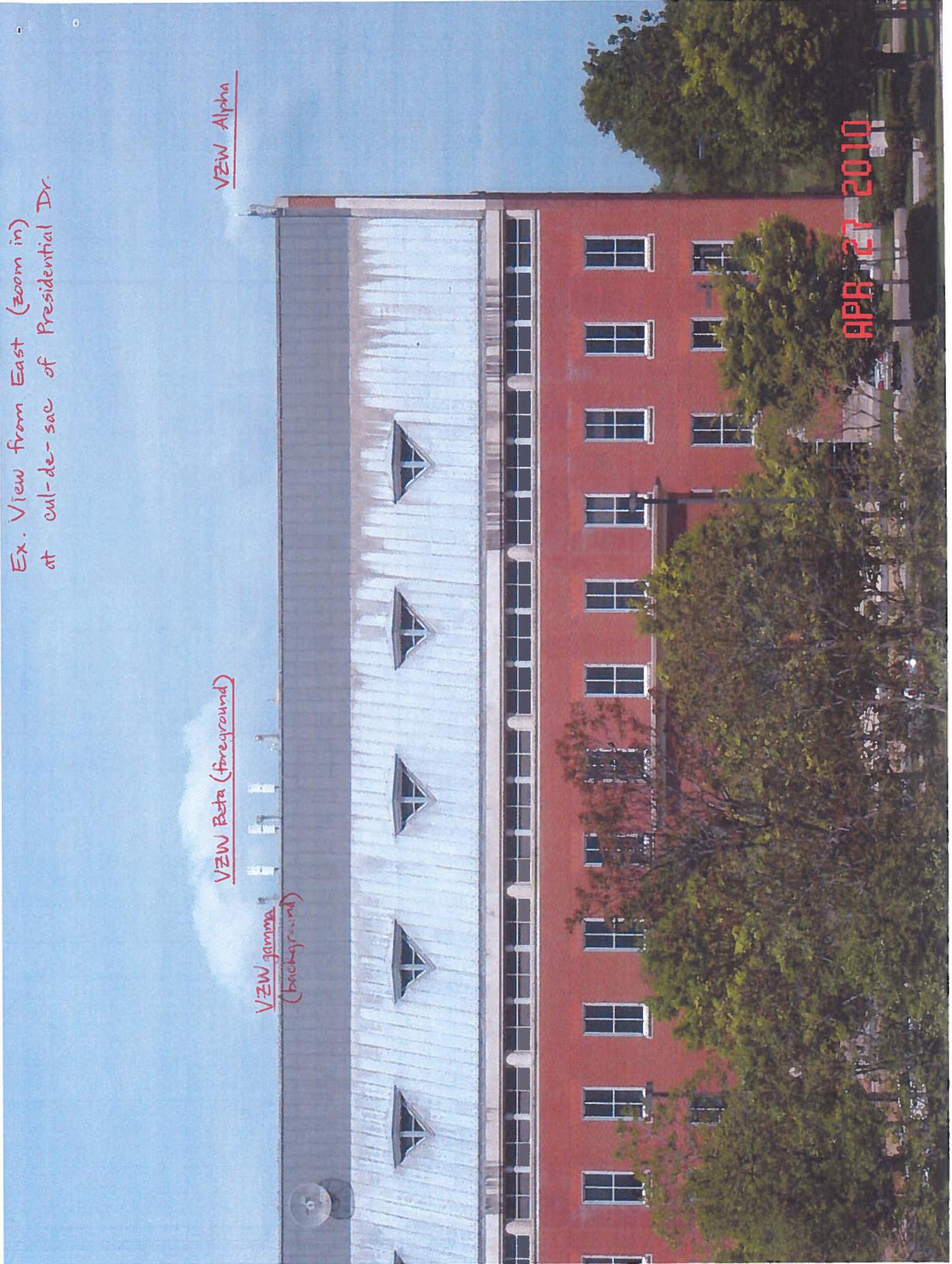
Ex. View from East (zoom in)
at cul-de-sac of Presidential Dr.

VZW Beta (foreground)

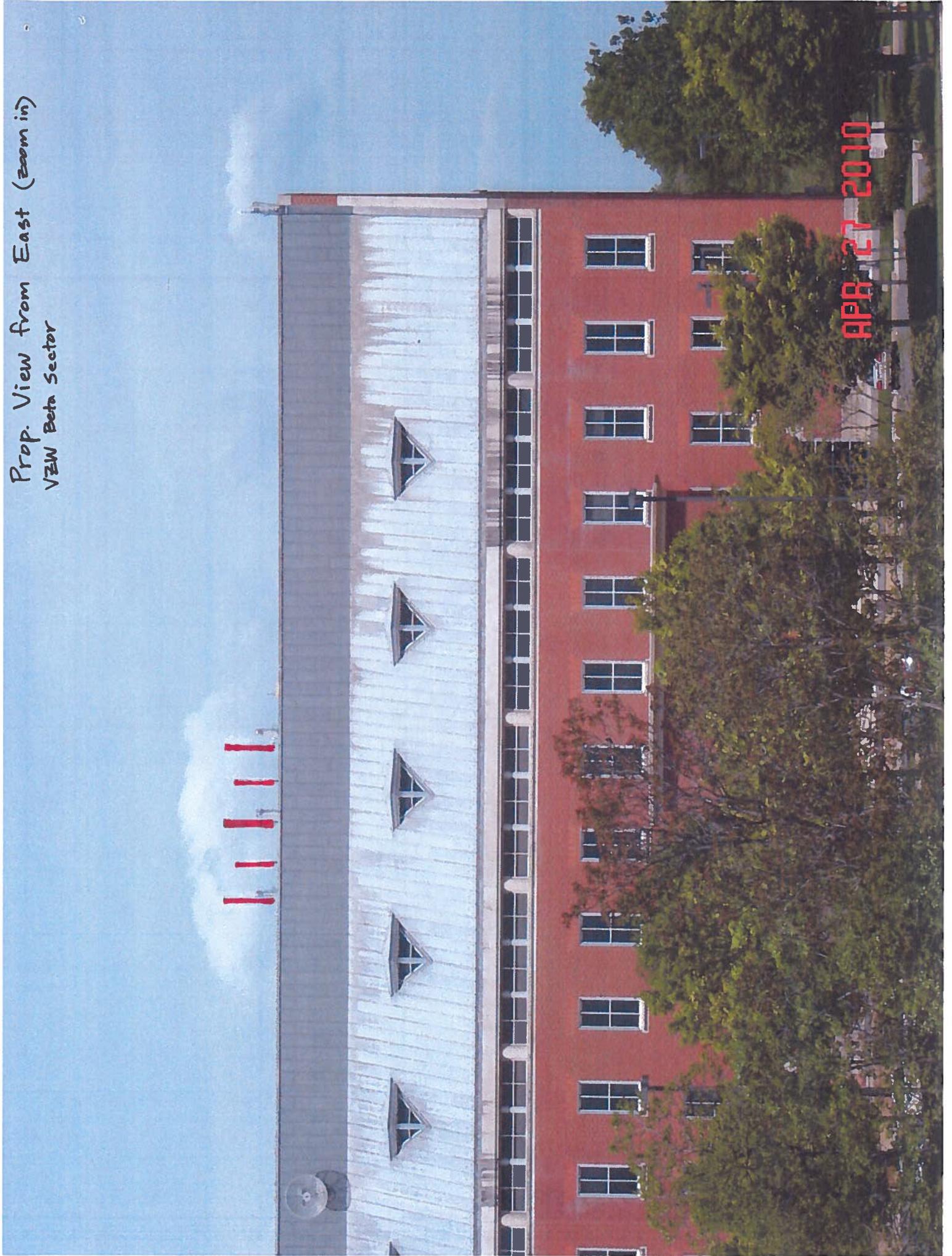
VZW gamma
(background)

VZW Alpha

APR 27 2010



Prop. View from East (zoom in)
VZV Beta Sector



Ex. View from Southeast



Parking Strictly
RESERVED
For
Faculty & Students of
University Center
March 15, 2010

APR 27 2010

Prop. View from Southeast

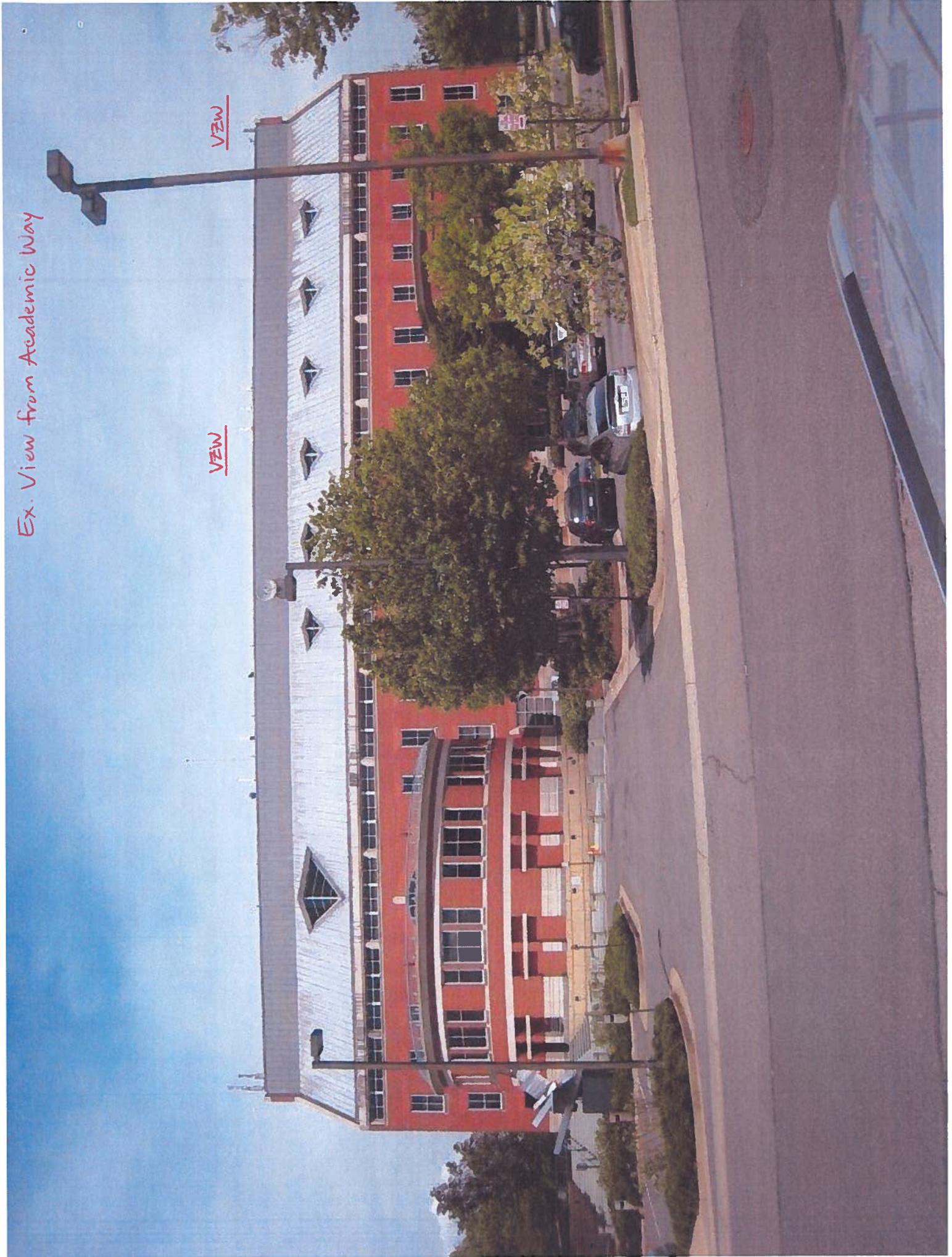


APR 27 2010

Ex. View from Academic Way

VIEW

VIEW



Ex. View from East/SE
from Parking Lot

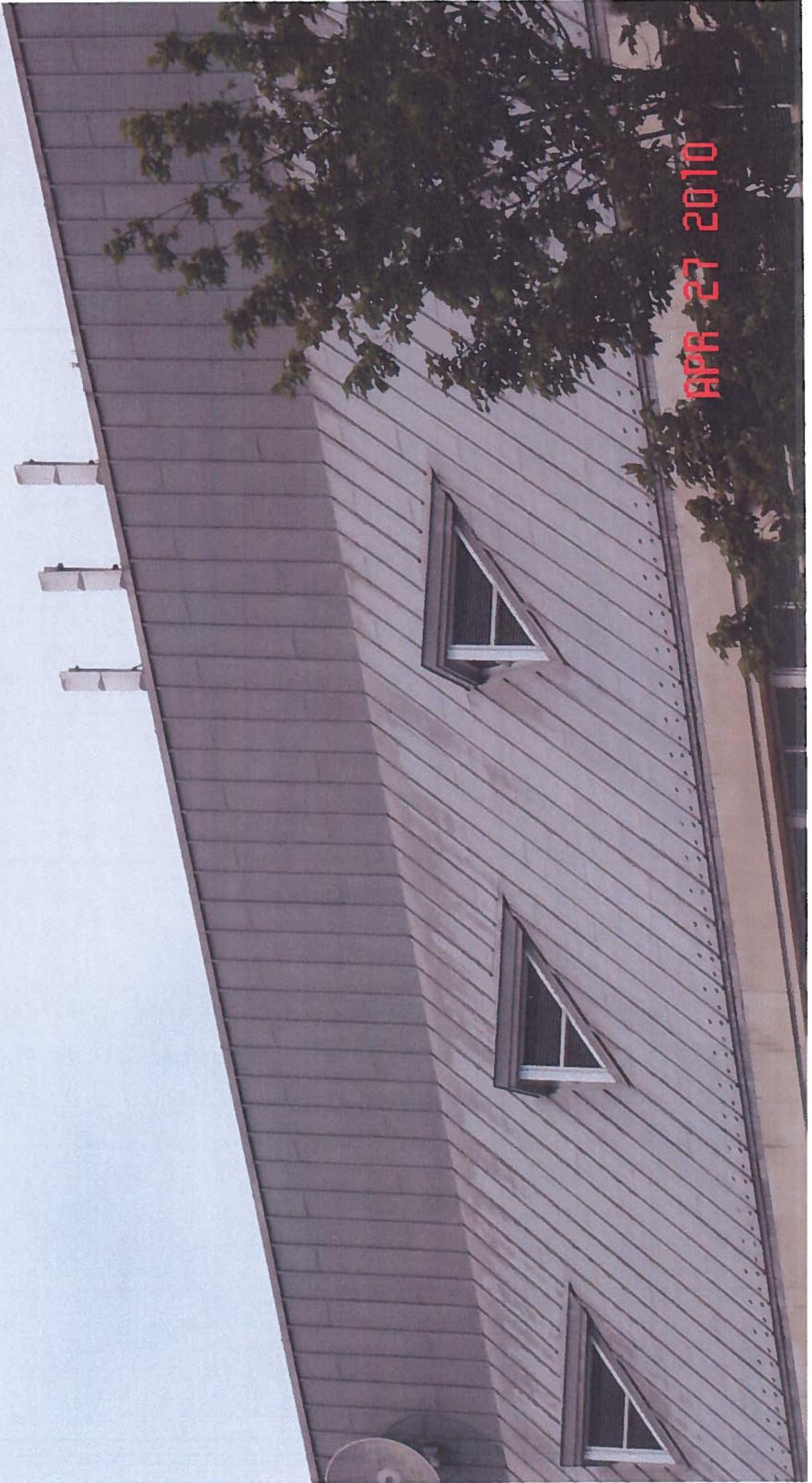
Ex. VZW Beta

Ex. VZW Alpha



Zoom-in View
Ex. VZW Beta Sector

APR 27 2010



Prop. Zoom-in View
VZW Beta Sector

APR 27 2010



VZW Ex. Beta Sector

Facing Southeast from rooftop



Ex. View from West/SW
along G.W. Blvd.



APR 27 2010

Ex. View from West/SW
along G.W. Blvd.
(Zoom-in)

Ex. VEW gamma

Ex. VEW alpha

APR 27 2010



Prop. View from West/SW
Gamma Sector



Closer Ex. View from West

Others

Others

VZw gamma

VZw alpha

APR 27 2010



VIZ Ex. Gamma sector

Facing Northwest from rooftop

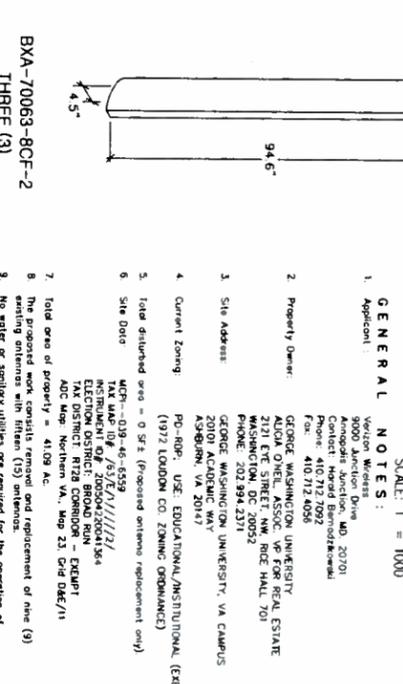
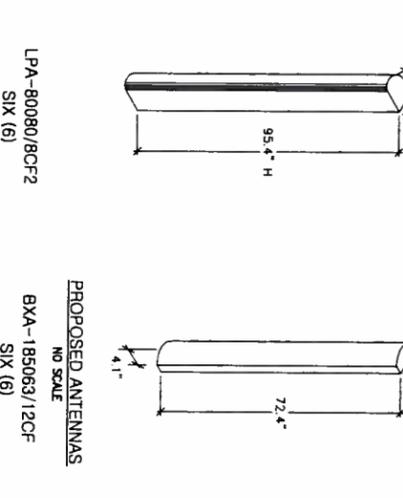
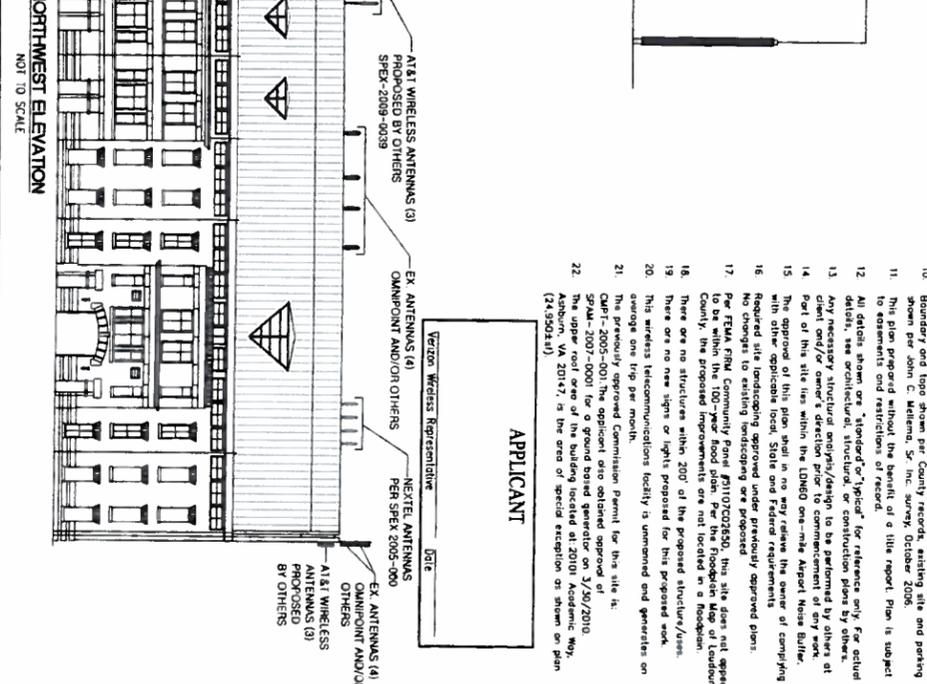
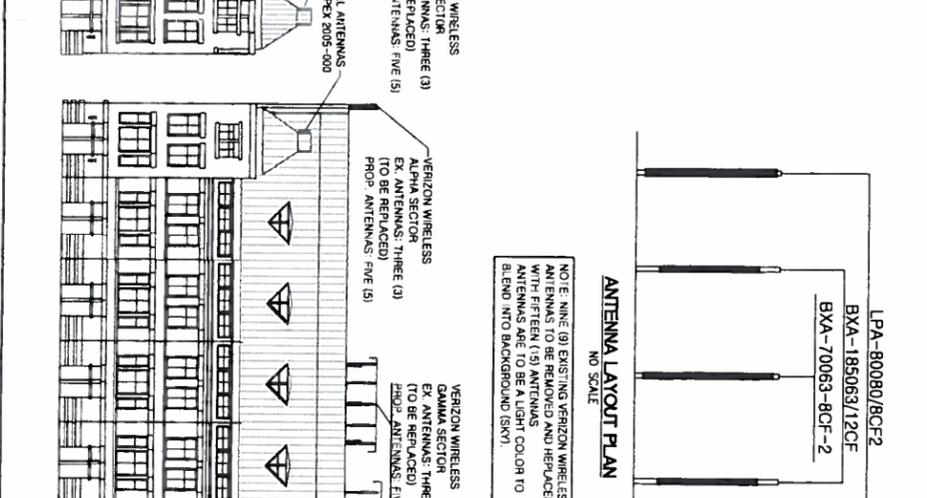
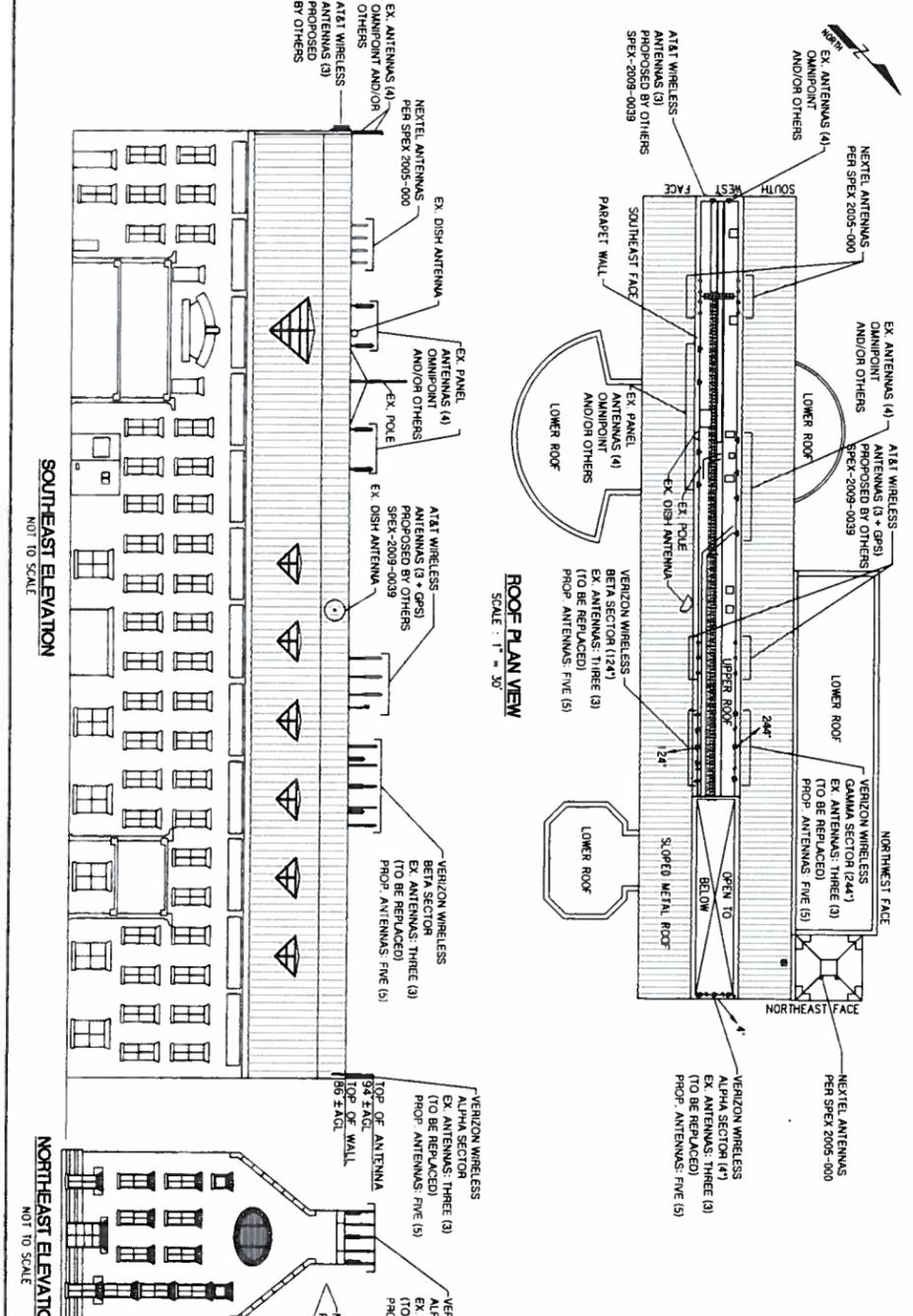
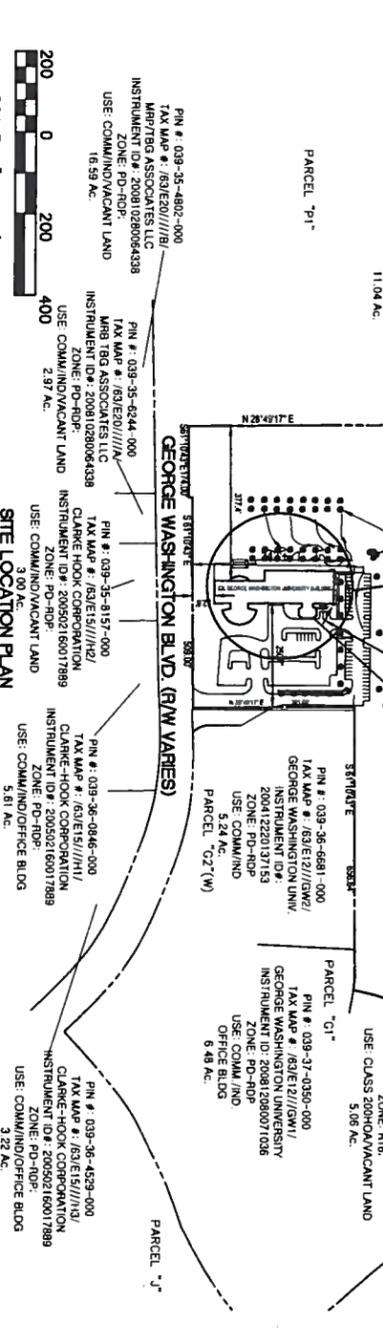
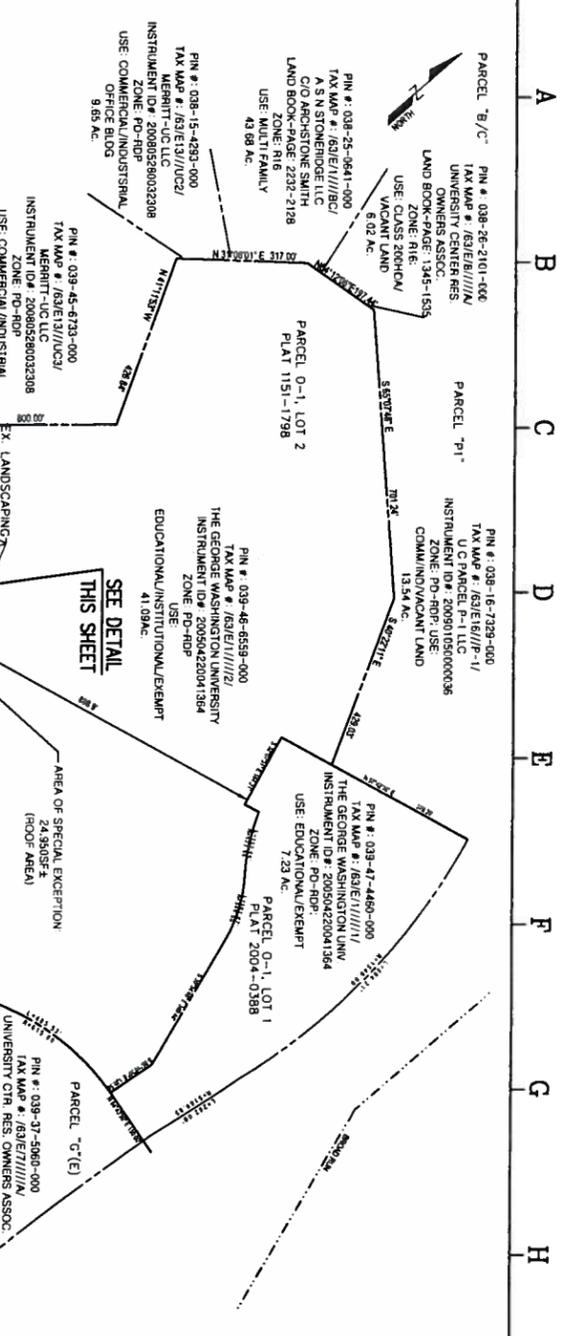


VZW Ex. Alpha Sector
from NorthEast

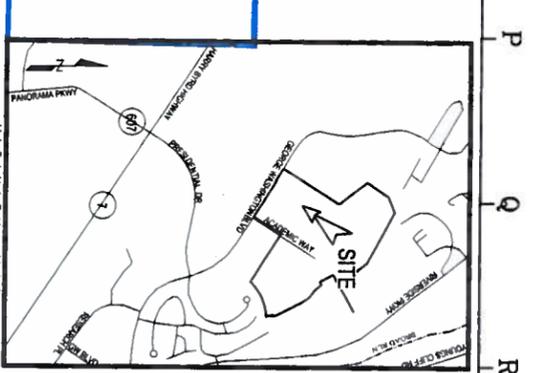


Prop. Alpha Sector
View from Northeast





RECEIVED
 JUN - 3 2010
 LOUDOUN COUNTY
 DEPARTMENT OF PLANNING



- GENERAL NOTES:**
1. Applicant: [Name]
 2. Property Owner: [Name]
 3. Site Address: [Address]
 4. Current Zoning: [Zoning Code]
 5. Total disturbed area = 0.374 (Proposed antenna replacement only)
 6. Site Data: [Details]
 7. Total area of property = 41.03 Ac.
 8. The proposed work consists of removal and replacement of one (1) antenna.
 9. No other or auxiliary utilities are required for the operation of this facility.
 10. Boundary and topo shown per County records, existing site and parking shown per John C. Kelem, Sr. Inc. survey, October 2006.
 11. This plan prepared without the benefit of a title report. Plan is subject to easements and restrictions of record.
 12. All details shown are "standard" or "typical" for reference only. For actual details, see architectural, structural, or construction plans by others at [Name].
 13. Part of this site lies within the Loudoun one-mile Airport Noise Buffer.
 14. The proposed antenna is to be installed on the existing structure.
 15. No changes to existing landscaping are proposed.
 16. Required site inspection, approval and signage requirements.
 17. Per FEMA Flood Community Panel #1107020350, this site does not appear to be within the 100-year flood plain. Per the Floodable Map of Loudoun County, the proposed improvements are not located in a floodplain.
 18. There are no structures within 200' of the proposed structure/uses.
 19. There are no new signs or lights proposed for this proposed work.
 20. This wireless telecommunications facility is unattended and operates on average one trip per month.
 21. The previously approved Commission Permit for this site is: [Permit Number].
 22. The applicant also obtained approval of [Permit Number] for a ground based generator on 3/26/2010. The upper roof area of the building located at 20101 Academic Way, Ashburn, VA 20147, is the area of special exception as shown on plan [Number].

verizon wireless

20101 ACADEMIC WAY, ASHBURN, VA 20147
 BROAD RUN ELECTION DIST., LOUDOUN CO.

PREPARED BY:
 CHESAPEAKE ENGINEERING LLC
 10100 Rapp Road, Mount Airy, MD 21771
 Tel: (301) 811-1111 Fax: (301) 811-1127
 email: info@chapeakeeng.com

TELECENT ENGINEERING INC.
 178 W. JARRETTVILLE ROAD
 JARRETTVILLE, MD 20894
 PHONE: 410-693-3488
 WWW: TEL-FAC.COM

APPLICANT:
 Verizon Wireless Representative
 20101 Academic Way
 Ashburn, VA 20147

REVISIONS:

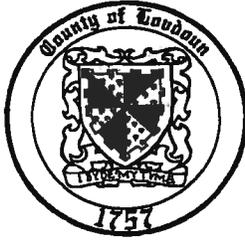
NO.	DESCRIPTION	DATE

1 COUNTY COMMENTS (05/26/10)
 LAST REV: MAY 2010
 PROJECT NO: [Number]
 DATE: MAY 4, 2010
 SCALE: AS NOTED
 DRAWN: AVG/AML
 CHECK: AML

TITLE:
 SPECIAL EXCEPTION PLAT

SHEET:
 SE 1 OF 1

REVISION SET 05/28/10



Loudoun County, Virginia

Department of Planning

1 Harrison Street, S.E., 3rd Floor, P.O. Box 7000, Leesburg, VA 20177-7000
Telephone (703) 777-0246 • Fax (703) 777-0441

June 11, 2010

Mr. Harold Bernadzikowski
Network Building & Consulting
7380 Coca Cola Drive, Suite 106
Hanover, MD 21076

RE: SPEX 2010-0012 Verizon Wireless at Belmont

Dear Mr. Bernadzikowski:

This letter serves to inform you that the above referenced land development application has been officially accepted for processing as of June 11, 2010. I have been asked to serve as the Project Manager and look forward to working with your team. Should you wish to review the public file, a hard copy is available in the file room located in the Department of Building and Development or to access documents electronically, please go to www.loudoun.gov/lola. This link also provides an additional opportunity for public input on active applications. If you have any further questions regarding the review and processing of this application, please feel free to contact me.

Sincerely,

Ginny Rowen
Project Manager

cc: Van Armstrong, Land Use Review Program Manager, Department of Planning

Chesapeake Engineering

5050 Roop Road, Mount Airy, MD 21771
Telephone: (410) 635-2628 Fax: (443) 303-1687 E-mail: mail@chesapeakeeng.com

RECEIVED

JUN - 3 2010

LOUDOUN COUNTY
DEPARTMENT OF PLANNING

Fax Transmittal

To: WINI POLIS Date: 6/2/2010
LOUDOUN COUNTY Project: VERIZON WIRELESS 'BELMONT'
1 HARRISON ST SE GW UNIVERSITY SPEX 2010-0012
3RD FLOOR Attention: WINI POLIS
LOUDOUN, VA 20177 Reference: SPEX PLAN
Fax: 703-777-0246 Telephone: 703-777-0441

We are sending you:

attached under separate cover: via FEDEX
 Site Plans Lease Exhibits Plans Specifications

Amount	Date	Number	Description
2	6/2/2010		VZNW BELMONT GWU SPEX PLAN

These are transmitted as checked below:

For approval Approved as submitted Resubmit Copies for approval
 For your use Approved as noted Submit Copies for distribution
 As requested Returned for corrections Return Corrected prints (Set of 2 Sheets Each)
 For Review/Comment

REMARKS:

Attached please find revised plans per your comments by email 6/1/2010 for SPEX 2010-0012.

thanks!

jill

cc: _____

Signed: JILL LEHMAN



NETWORK BUILDING & CONSULTING, LLC

DATE: 6/3/2010
TO: Wini Poliz
FROM: Harold Bernadzikowski
RE: SPEX 2010-0012, Verizon Wireless "Belmont"
ENCLOSURE: Revised SE plats
Signed LD Application form (signed by Owner)

ACTION: For your records Review and Respond
 Signature Revise and Return
 High Priority Routine Priority



Comments:

Please let me know if any questions or issues. Thanks,
Harold



**NETWORK BUILDING
& CONSULTING, LLC**



May 28, 2010

Loudoun County, Department of Planning
Attn: Wini Polis
1 Harrison Street, SE – 3rd Floor
Leesburg, VA 20177

RE: Verizon Wireless “Belmont” – GW University
20101 Academic Way
SPEX-2010-0012

Dear Wini,

Enclosed are 7 copies of the revised plans and 1 copy of supplemental information addressing your comments from your letter dated May 21, 2010, for the referenced application. Two (2) full-sized plans are being mailed to your attention.

The responses are as follows:

1. A signed copy of the application is pending from the GWU representatives. I anticipate having the signed application within a week and will hand-deliver it to you as soon as I receive it.
2. The Disclosure of Real Parties of Interest has been revised to include info for Chesapeake Engineering and Telegent Engineering. Additionally, the info for Verizon, NB&C, and Chesapeake and Telegent has been placed on the “Corporate” page (see pages 4-4d) as requested.
3. A note (#17) has been added to the plat indicating that there is no floodplain on this site according to the County Floodplain map.
4. The plat has been revised to show correct information for adjoining parcels, including parcels across the street, on the south side of GW Blvd.
5. A label has been added to the Site Location Plan, indicating the area of Special Exception. The area indicated corresponds to the square footage of the building footprint (not the total building area).

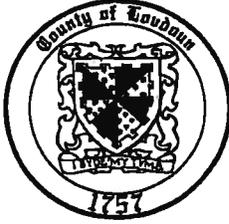
I would also like to mention that the “use” of the property has been clarified to “educational/institutional/ exempt”, with the exempt portion relating to taxes (as per the property information on the Assessment information sheets for this property).

If you have any questions or concerns, please call me at your convenience.

Sincerely,



Harold Bernadzikowski
410-530-0937



Loudoun County, Virginia
Department of Planning
1 Harrison Street, S.E., 3rd Floor,
P.O. Box 7000, Leesburg, VA 20177-7000
Telephone (703) 777-0246 • Fax (703) 777-0441

May 21, 2010

Mr. Harold Bernadzikowski
Network Building & Consulting
7380 Coca Cola Drive, Suite 106
Hanover, MD 21076

RE: SPEX-2010-0012 – Verizon Wireless - Belmont

Dear Mr. Bernadzikowski:

This letter serves to inform you that the above referenced application has been reviewed for minimum checklist submission compliance. The following material has not been provided or needs to be clarified before the application can be officially accepted for processing:

1. Please provide on the land development application an original signature of the property owner.
2. Please revise the Disclosure of Real Parties in Interest form to include the information for Chesapeake Engineering and Telegent Engineering Inc. as these companies were not disclosed. Please also include the information on Network Building & Consulting and Cellco Partners, d.b.a. Verizon on Section B under corporation information using an unaltered form template.
3. Please include a note on the plat that the proposed improvements are not located in a floodplain per the Floodplain Map of Loudoun County.
4. Please revise the plat to show all existing parcel boundaries for adjacent lots including parcels across any road. Include owner's name, current or proposed use, and zoning for each parcel shown on this sheet.
5. Revise the special exception plat sheet to delineate the area of special exception and to state this area in acres or square feet.

After this information is revised, please submit (1) full-sized hard copy of plat or soft copy. Should you have any questions regarding the review and processing of your application, please feel free to contact me at 703-737-8446 or by email wini.polis@loudoun.gov.

Sincerely,

Wini Polis, Planner

Cc: Van Armstrong, Land Use Review Program Manager, Department of Planning

RECEIVED

MAY 18 2010

LOUDOUN COUNTY DEPARTMENT OF PLANNING

Chesapeake Engineering

5050 Roop Road, Mount Airy, MD 21771
Telephone: (410) 635-2628 Fax: (443) 303-1687 E-mail: mail@chesapeakeeng.com

Fax Transmittal

To: WINI POLIS Date: 5/17/2010
LOUDOUN COUNTY Project: VERIZON WIRELESS 'BELMONT'
1 HARRISON ST SE GW UNIVERSITY SPEX
3RD FLOOR Attention: WINI POLIS
LOUDOUN, VA 20177 Reference: SPEX PLAN
Fax: 703-777-0246 Telephone: 703-777-0441

We are sending you:

attached under separate cover: via FEDEX
 Site Plans Lease Exhibits Plans Specifications

Amount	Date	Number	Description
2	5/4/2010		VZNW BELMONT GWU SPEX PLAN

These are transmitted as checked below:

For approval Approved as submitted Resubmit Copies for approval
 For your use Approved as noted Submit Copies for distribution
 As requested Returned for corrections Return Corrected prints (Set of 2 Sheets Each)
 For Review/Comment _____

REMARKS:

Attached please find plans for application submitted by Harold Bernadzikowski of Verizon Wireless per our pre-app meeting PRAP 2010-0025.

here are the signed/sealed copies - sorry about that.

thanks!

jill

cc: _____

Signed: JILL LEHMAN

RECEIVED

MAY 11 2010

LOUDOUN COUNTY DEPARTMENT OF PLANNING

Chesapeake Engineering

5050 Roop Road, Mount Airy, MD 21771
Telephone: (410) 635-2628 Fax: (443) 303-1687 E-mail: mail@chesapeakeeng.com

Fax Transmittal

To: WINI POLIS Date: 5/9/2010
LOUDOUN COUNTY Project: VERIZON WIRELESS 'BELMONT'
1 HARRISON ST SE GW UNIVERSITY SPEX
3RD FLOOR Attention: WINI POLIS
LOUDOUN, VA 20177 Reference: SPEX PLAN
Fax: 703-777-0246 Telephone: 703-777-0441

We are sending you:

- [X] attached [] under separate cover: [X] via FEDEX
[X] Site Plans [] Lease Exhibits [] Plans [] Specifications

Table with 4 columns: Amount, Date, Number, Description. Row 1: 1, 5/4/2010, VZNW BELMONT GWU SPEX PLAN

These are transmitted as checked below:

- [X] For approval [] Approved as submitted [] Resubmit ___ Copies for approval
[X] For your use [] Approved as noted [] Submit ___ Copies for distribution
[X] As requested [] Returned for correction: [] Return ___ Corrected prints (Set of 2 Sheets Each)
[] For Review/Comment []

REMARKS:

Attached please find plans for application submitted by Harold Bernadzikowski of Verizon Wireless per our pre-app meeting PRAP 2010-0025.

cc: Signed: JILL LEHMAN

Wini- As I was sending these - I realized they weren't sealed but I took them with me to Indiana & am sending them from here & seal is in MD - so... I can re-send signed/sealed copies next -



LOUDOUN COUNTY LAND DEVELOPMENT APPLICATION

- (1) This application form must be filled out in its entirety.
- (2) An incomplete application form will result in rejection of the application prior to checklist review.
- (3) If additional space is needed to complete any section of this application, attach a separate sheet containing all the required information and refer to such where appropriate on the form.
- (4) Do not write in shaded areas.
- (5) See attached instructions for completing the Land Development Application.

PLEASE PRINT IN INK OR USE TYPEWRITE

TYPE OF APPLICATION		Application Number Assigned _____		
<input checked="" type="checkbox"/> 1972 Zoning Ordinance		Fee Amount Paid _____		
_____ 1993 Zoning Ordinance		Receipt Number _____		
_____ Revised 1993 Zoning Ordinance		Date of Official Acceptance _____		
Calculations of Bond (CPAP, CPAP REVISION, REST, STPL, STPR & STMP)				
n/a				
Total Number of Cross-Sections (FPAL Type II & FPST)				
n/a				
Project Name:		Subdivision Name (if different from project name):		
Verizon Wireless "Belmont"		_____		
		Subdivision Section:		
		n/a		
		Lot Numbers:		

Description of Proposed Project: (Must be completed)				
SPEX: Replace 9 existing dualband antennas with up to 15 new antennas (9 - 8' antennas ; 6 - 6' antennas).				
Number and Types of Proposed Lots		PROPOSED RESIDENTIAL UNITS (This section is to be completed for all residential applications)		
Residential	 n/a	Total Units	Quantity Affordable	Quantity Elderly
Non-residential		Detached		
Conservancy		Semi-detached		
Open Space		Townhouse		
Other (Specify type)		Multi-family		
		Other (specify)		
Total Lots		Total		
n/a				
PROPOSED NON-RESIDENTIAL SQUARE FOOTAGE This section must be completed for all non-residential applications and non-residential components of residential applications. Describe the type (s) in the appropriated category and the total square footage for the category:				
Category	Description of Use	Square Footage		
Ag-Residential				
Sales & Service				
Office				
Industrial				
Gov't, Utilities & Public Service	Telecommunications	φ		
Recreation & Special Interests				
Transportation & Communications				
Education & Training				
Other (specify)				
Total Square Footage				
PROJECT LOCATION				
Property Address:		Property Location:		Adjacent Roads
2001 Academic Way		Map 63; Parcel 1, Lot 2 NW quadrant of Academic Way at G.W. Blvd. GPIN 039-46-6559		G.W. Blvd. Academic Way Presidential Way
ELECTION DISTRICT(S)				
Broad Run				
PROPERTY TAX MAP, ACREAGE AND ZONING INFORMATION				
Tax Map Number(s) or Pin Number Reference(s)	Zoning District(s)	Acreage	Zoning Status	
039-46-6559	PD-RDP	41.09	Existing	Proposed
			<input checked="" type="checkbox"/>	



LOUDOUN COUNTY LAND DEVELOPMENT APPLICATION

RECEIVED

JUN - 3 2010

LOUDOUN COUNTY
DEPARTMENT OF PLANNING

- (1) This application form must be filled out in its entirety.
- (2) An incomplete application form will result in rejection of the application prior to checklist review.
- (3) If additional space is needed to complete any section of this application, attach a separate sheet containing all the required information and refer to such where appropriate on the form.
- (4) Do not write in shaded areas.
- (5) See attached Instructions for completing the Land Development Application.

PLEASE PRINT IN INK OR USE TYPEWRITE

TYPE OF APPLICATION		Application Number Assigned _____	
<input checked="" type="checkbox"/> 1972 Zoning Ordinance		Fee Amount Paid _____	
<input type="checkbox"/> 1993 Zoning Ordinance		Receipt Number _____	
<input type="checkbox"/> Revised 1993 Zoning Ordinance		Date of Official Acceptance _____	
Calculations of Bond (CPAP, CPAP REVISION, REST, STPL, STPR & STMP)			
n/a			
Total Number of Cross-Sections (FPAL Type II & FPST)			
n/a			
Project Name:		Subdivision Name (if different from project name):	
Verizon Wireless "Belmont"		Subdivision Section: n/a	
		Lot Numbers:	
Description of Proposed Project: (Must be completed)			
SPEX: Replace 9 existing dualband antennas with up to 15 new antennas (9 - 8' antennas; 6 - 6' antennas)			
Number and Types of Proposed Lots		PROPOSED RESIDENTIAL UNITS (This section is to be completed for all residential applications).	
Residential	_____	Total Units	Quantity Affordable
Non-residential	_____		Quantity Elderly
Conservancy	_____		
Open Space	_____		
Other (Specify type)	_____		
n/a		n/a	
Total Lots		Total	
PROPOSED NON-RESIDENTIAL SQUARE FOOTAGE This section must be completed for all non-residential applications and non-residential components of residential applications. Describe the type (s) in the appropriated category and the total square footage for the category:			
Category	Description of Use	Square Footage	
Ag-Residential			
Sales & Service			
Office			
Industrial			
Gov't, Utilities & Public Service	Telecommunications	0	
Recreation & Special Interests			
Transportation & Communications			
Education & Training			
Other (specify)			
Total Square Footage			
PROJECT LOCATION			
Property Address:	Property Location:	Adjacent Roads	
20101 Academic Way	Map 63, Parcel 1, Lot 2 NW quadrant of Academic Way at G.W. Blvd. GAN 039-46-6559	G.W. Blvd. Academic Way Presidential Way	
ELECTION DISTRICT(S)			
Broad Run			
PROPERTY TAX MAP, ACREAGE AND ZONING INFORMATION			
Tax Map Number(s) or Pin Number Reference(s)	Zoning District(s)	Acres	Zoning Status
039-46-6559	PD-BDP	41.09	Existing <input checked="" type="checkbox"/> Proposed <input type="checkbox"/>

SURROUNDING LAND USES AND ZONING			
List all surrounding land uses and zoning districts adjacent to the property, including those across roads.			
LAND USE		ZONING	
NORTH	Residential		R-16
SOUTH	Commercial		PD-RDP
EAST	Commercial		PD-RDP
WEST	Commercial		PD-RDP
APPLICANT(S)			
Company Name	Verizon Wireless	Company Name	
Name of Person & Title	% Harold Bernadzikowski Zoning Manager	Name of Person & Title	
Mailing Address	9000 Junction Dr.	Mailing Address	
City, State, Zip Code	Annapolis Junction, MD 20701	City, State, Zip Code	
Daytime Telephone	301-512-2000	Daytime Telephone	
E-mail Address		E-mail Address	
Correspondent?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Correspondent?	Yes <input type="checkbox"/> No <input type="checkbox"/>
PROPERTY OWNER(S)			
Company Name	George Washington University	Company Name	
Name of Person & Title	Alicia O'Neil Assoc VP for Real Estate	Name of Person & Title	
Mailing Address	212 I St, NW Rice Hall, Room 701	Mailing Address	
City, State, Zip Code	Washington, DC 20052	City, State, Zip Code	
Daytime Telephone	202-994-2371	Daytime Telephone	
E-mail Address	oneila@gwu.edu	E-mail Address	
Correspondent?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Correspondent?	Yes <input type="checkbox"/> No <input type="checkbox"/>
REPRESENTATIVE(S)			
Company Name	Network Building + Consulting	Company Name	
Name of Person & Title	Harold Bernadzikowski Zoning Manager	Name of Person & Title	
Mailing Address	7380 Coca Cola Dr, Suite 106	Mailing Address	
City, State, Zip Code	Hanover, MD 21076	City, State, Zip Code	
Daytime Telephone	410-530-0937	Daytime Telephone	
E-mail Address	hbernadzikowski@nbcllc.com	E-mail Address	
Correspondent?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Correspondent?	Yes <input type="checkbox"/> No <input type="checkbox"/>
CERTIFICATIONS			
APPLICANT(S): The information provided is accurate to the best of my knowledge. I acknowledge that any percolation tests, topographic studies, or other requirements of the Health Official, Director of Building and Development, or Zoning Administrator will be carried out at my expense. I understand that the County may deny, approve, or conditionally approve that for which I am applying. I certify that all property corners have been clearly staked and flagged.			
<u>Harold Bernadzikowski</u> Printed Name of Applicant		Printed Name of Applicant	
<u>Harold Bernadzikowski</u> 5/6/2010 Signature of Applicant Date		Signature of Applicant Date	
PROPERTY OWNER(S) (to be signed by all property owners): I have read this completed application, understand its intent, and freely consent to its filing. Furthermore, I grant permission to the Department of Building and Development and/or Planning and other authorized government agents to enter the property and make such investigations and tests as they deem necessary.			
<u>George Washington University % Alicia O'Neil</u> Printed Name of Property Owner		Printed Name of Property Owner	
Signature of Property Owner Date		Signature of Property Owner Date	

Updated 3/9/2007

SURROUNDING LAND USES AND ZONING			
List all surrounding land uses and zoning districts adjacent to the property, including those across roads.			
LAND USE		ZONING	
NORTH	Residential		R-16
SOUTH	Commercial		PD-RDP
EAST	Commercial		PD-RDP
WEST	Commercial		PD-RDP
APPLICANT(S)			
Company Name	Verizon Wireless	Company Name	
Name of Person & Title	Attn: Harold Bernadzikowski Zoning Manager	Name of Person & Title	
Mailing Address	9000 Junction Dr.	Mailing Address	
City, State, Zip Code	Annapolis Junction, MD 20701	City, State, Zip Code	
Daytime Telephone	301-512-2000	Daytime Telephone	
E-mail Address		E-mail Address	
Correspondent?	<input checked="" type="radio"/> Yes No	Correspondent?	Yes No
PROPERTY OWNER(S)			
Company Name	George Washington University	Company Name	
Name of Person & Title	Alicia O'Neil Assoc. VP for Real Estate	Name of Person & Title	
Mailing Address	212 I St, NW Rice Hall, Rm. 701	Mailing Address	
City, State, Zip Code	Washington, D.C. 20052	City, State, Zip Code	
Daytime Telephone	202-994-2371	Daytime Telephone	
E-mail Address	oneila@gwu.edu	E-mail Address	
Correspondent?	Yes <input checked="" type="radio"/> No	Correspondent?	Yes No
REPRESENTATIVE(S)			
Company Name	Network Building + Consulting	Company Name	
Name of Person & Title	Harold Bernadzikowski Zoning Manager	Name of Person & Title	
Mailing Address	7300 Coca Cola Dr., Suite 106	Mailing Address	
City, State, Zip Code	Hanover, MD 21076	City, State, Zip Code	
Daytime Telephone	410-530-0937	Daytime Telephone	
E-mail Address	hbernadzikowski@nbcl.com	E-mail Address	
Correspondent?	<input checked="" type="radio"/> Yes No	Correspondent?	Yes No
CERTIFICATIONS			
APPLICANT(S): The information provided is accurate to the best of my knowledge. I acknowledge that any percolation tests, topographic studies, or other requirements of the Health Official, Director of Building and Development, or Zoning Administrator will be carried out at my expense. I understand that the County may deny, approve, or conditionally approve that for which I am applying. I certify that all property corners have been clearly staked and flagged.			
Harold Bernadzikowski Printed Name of Applicant		Printed Name of Applicant	
Harold Bernadzikowski 5/10/2010 Signature of Applicant Date		Signature of Applicant Date	
PROPERTY OWNER(S) (to be signed by all property owners): I have read this completed application, understand its intent, and freely consent to its filing. Furthermore, I grant permission to the Department of Building and Development and/or Planning and other authorized government agents to enter the property and make such investigations and tests as they deem necessary.			
George Washington University Alicia O'Neil Printed Name of Property Owner Senior Associate Vice President for Operations		Printed Name of Property Owner	
Alicia O'Neil Signature of Property Owner The George Washington University Date		Signature of Property Owner Date	

Updated 3/9/2007

I, Harold Bernadzikowski, do hereby state that I am an

Applicant

Applicant's Authorized Agent listed in Section C.1. below

in Application Number(s): _____

and that to the best of my knowledge and belief, the following information is true:

C. DISCLOSURES: REAL PARTIES IN INTEREST AND LAND USE PROCEEDINGS

1. REAL PARTIES IN INTEREST

The following constitutes a listing of the names and addresses of all **APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS** and **LESSEES** of the land described in the application* and if any of the forgoing is a **TRUSTEE**** each **BENEFICIARY** of such trust, and all **ATTORNEYS**, and **REAL ESTATE BROKERS**, and all AGENTS of any of the foregoing.

All relationships to the persons or entities listed above in **BOLD** print must be disclosed. Multiple relationships may be listed together (ex. Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner, etc.) For a multiple parcel application, list the Parcel Identification Number (PIN) of the parcel(s) for each owner(s).

PIN	NAME (First, M.I., Last)	ADDRESS (Street, City, State, Zip Code)	RELATIONSHIP (Listed in bold above)
039-46-6559-000	The George Washington University	2100 Penn. Ave., NW, Suite 250, Arlington, VA 22205	Owner
	Cellco Partners, d.b.a. Verizon Wireless	180 Washington Valley Rd. Bedminster, NJ 07921	Applicant/Lessee
	Chesapeake Engineering, LLC	5050 Roop Road Mt. Airy, MD 21771	Engineer
	Network Building and Consulting, LLC	7380 Coca Cola Dr., Suite 106 Hanover, MD 21076	Applicant's Representative
	Telegent Engineering, Inc.	1718 W. Jarrettsville Road P.O. Box 267 Jarrettsville, MD 21084	Engineer

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

** In the case of a TRUSTEE, list Name of Trustee, name of Trust, if applicable, and name of each beneficiary.

Check if applicable:

There are additional Real Parties in Interest. See Attachment to Paragraph C-1.

2. CORPORATION INFORMATION (see also Instructions, Paragraph B.3 above)

The following constitutes a listing of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 100 or fewer shareholders, a listing of all of the shareholders, **and if such corporation is an owner of the subject land**, all **OFFICERS** and **DIRECTORS** of such corporation. (Include sole proprietorships, limited liability companies and real estate investment trusts).

Name and Address of Corporation: (complete name, street address, city, state, zip code)

The George Washington University
2121 I St., NW, Suite 701, Washington, DC 20052

Description of Corporation:

- There are 100 or fewer shareholders and all shareholders are listed below.*
- There are more than 100 shareholders, and all shareholders owning 10% or more of any class of stock issued by said corporation are listed below.*
- There are more than 100 shareholders but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.*
- There are more than 500 shareholders and stock is traded on a national or local stock exchange.*

Names of Shareholders:

<i>SHAREHOLDER NAME (First, M.I., Last)</i>	<i>SHAREHOLDER NAME (First, M.I., Last)</i>
N/A	

Names of Officers and Directors:

<i>NAME (First, M.I., Last)</i>	<i>Title (e.g. President, Treasurer)</i>
Steven Knapp	President
Louis Katz	Treasurer
Barbara Porter	Secretary

Check if applicable:

There is additional Corporation Information. See Attachment to Paragraph C-2.

2. CORPORATION INFORMATION (see also Instructions, Paragraph B.3 above)

The following constitutes a listing of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 100 or fewer shareholders, a listing of all of the shareholders, **and if such corporation is an owner of the subject land**, all **OFFICERS** and **DIRECTORS** of such corporation. (Include sole proprietorships, limited liability companies and real estate investment trusts).

Name and Address of Corporation: (complete name, street address, city, state, zip code)

Cellco Partners, d.b.a. Verizon Wireless
180 Washington Valley Road, Bedminster, NJ 07921

Description of Corporation:

- There are 100 or fewer shareholders and all shareholders are listed below.*
- There are more than 100 shareholders, and all shareholders owning 10% or more of any class of stock issued by said corporation are listed below.*
- There are more than 100 shareholders but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.*
- There are more than 500 shareholders and stock is traded on a national or local stock exchange.*

Names of Shareholders:

<i>SHAREHOLDER NAME (First, M.I., Last)</i>	<i>SHAREHOLDER NAME (First, M.I., Last)</i>

Names of Officers and Directors:

<i>NAME (First, M.I., Last)</i>	<i>Title (e.g. President, Treasurer)</i>

Check if applicable:

2. CORPORATION INFORMATION (see also Instructions, Paragraph B.3 above)

The following constitutes a listing of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 100 or fewer shareholders, a listing of all of the shareholders, **and if such corporation is an owner of the subject land**, all **OFFICERS** and **DIRECTORS** of such corporation. (Include sole proprietorships, limited liability companies and real estate investment trusts).

Name and Address of Corporation: (complete name, street address, city, state, zip code)

Network Building and Consulting, LLC
7380 Coca Cola Drive, Suite 106, Hanover, MD 21076

Description of Corporation:

- _____ *There are 100 or fewer shareholders and all shareholders are listed below.*
- _____ *There are more than 100 shareholders, and all shareholders owning 10% or more of any class of stock issued by said corporation are listed below.*
- _____ *There are more than 100 shareholders but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.*
- _____ *There are more than 500 shareholders and stock is traded on a national or local stock exchange.*

Names of Shareholders:

<i>SHAREHOLDER NAME (First, M.I., Last)</i>	<i>SHAREHOLDER NAME (First, M.I., Last)</i>
Thomas Kane, President, Managing Member	Greg Tully, Managing Member
Conlon McCarthy, Managing Member	William Welber, Managing Member
Steven Weber, Managing Member	
Mikel Budde, Managing Member	
Michael Leisher, Managing Member	
Michael Dean, Managing Member	
Roger Hewitt, Managing Member	
Amy Mahoney, Managing Member	

Names of Officers and Directors:

<i>NAME (First, M.I., Last)</i>	<i>Title (e.g. President, Treasurer)</i>

Check if applicable:

2. CORPORATION INFORMATION (see also Instructions, Paragraph B.3 above)

The following constitutes a listing of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 100 or fewer shareholders, a listing of all of the shareholders, **and if such corporation is an owner of the subject land**, all **OFFICERS** and **DIRECTORS** of such corporation. (Include sole proprietorships, limited liability companies and real estate investment trusts).

Name and Address of Corporation: (complete name, street address, city, state, zip code)

Chesapeake Engineering, Inc.
5050 Roop Road, Mt. Airy, MD 21771

Description of Corporation:

_____ *There are 100 or fewer shareholders and all shareholders are listed below.*

_____ *There are more than 100 shareholders, and all shareholders owning 10% or more of any class of stock issued by said corporation are listed below.*

_____ *There are more than 100 shareholders but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.*

_____ *There are more than 500 shareholders and stock is traded on a national or local stock exchange.*

Names of Shareholders:

<i>SHAREHOLDER NAME (First, M.I., Last)</i>	<i>SHAREHOLDER NAME (First, M.I., Last)</i>

Names of Officers and Directors:

<i>NAME (First, M.I., Last)</i>	<i>Title (e.g. President, Treasurer)</i>
Jill Lehman	President

Check if applicable:

2. CORPORATION INFORMATION (see also Instructions, Paragraph B.3 above)

The following constitutes a listing of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 100 or fewer shareholders, a listing of all of the shareholders, **and if such corporation is an owner of the subject land**, all **OFFICERS** and **DIRECTORS** of such corporation. (Include sole proprietorships, limited liability companies and real estate investment trusts).

Name and Address of Corporation: (complete name, street address, city, state, zip code)

Telegent Engineering, Inc.
1718 W. Jarrettsville Road, P.O. Box 267, Jarrettsville, MD 21084

Description of Corporation:

- There are 100 or fewer shareholders and all shareholders are listed below.*
- There are more than 100 shareholders, and all shareholders owning 10% or more of any class of stock issued by said corporation are listed below.*
- There are more than 100 shareholders but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.*
- There are more than 500 shareholders and stock is traded on a national or local stock exchange.*

Names of Shareholders:

<i>SHAREHOLDER NAME (First, M.I., Last)</i>	<i>SHAREHOLDER NAME (First, M.I., Last)</i>

Names of Officers and Directors:

<i>NAME (First, M.I., Last)</i>	<i>Title (e.g. President, Treasurer)</i>
Timothy J. Smidt	Principal

Check if applicable:

3. PARTNERSHIP INFORMATION

The following constitutes a listing of all of the **PARTNERS**, both **GENERAL** and **LIMITED**, in any partnership disclosed in the affidavit.

Partnership name and address: (complete name, street address, city, state, zip)

_____ (check if applicable) The above-listed partnership has no limited partners.

Names and titles of the Partners:

<i>NAME</i> <i>(First, M.I., Last)</i>	<i>Title</i> <i>(e.g. General Partner, Limited Partner, etc)</i>

Check if applicable:

_____ Additional Partnership information attached. *See Attachment to Paragraph C-3.*

4. ADDITIONAL INFORMATION

a. One of the following options **must** be checked:

_____ In addition to the names listed in paragraphs C. 1, 2, and 3 above, the following is a listing of any and all other individuals who own in the aggregate (directly as a shareholder, partner, or beneficiary of a trust) 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE of the land:

Other than the names listed in C. 1, 2 and 3 above, no individual owns in the aggregate (directly as a shareholder, partner, or beneficiary of a trust) 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE of the land:

Check if applicable:

_____ Additional information attached. *See Attachment to Paragraph C-4(a).*

b. That no member of the Loudoun County Board of Supervisors, Planning Commission, Board of Zoning Appeals or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a

corporation owning such land, or though an interest in a partnership owning such land, or as beneficiary of a trust owning such land.

EXCEPT AS FOLLOWS: (If none, so state). NONE

Check if applicable:

___ Additional information attached. *See Attachment to Paragraph C-4(b).*

- c. That within the twelve-month period prior to the public hearing for this application, no member of the Loudoun County Board of Supervisors, Board of Zoning Appeals, or Planning Commission or any member of his immediate household, either individually, or by way of partnership in which any of them is a partner, employee, agent or attorney, or through a partner of any of them, or through a corporation (as defined in the Instructions at Paragraph B.3) in which any of them is an officer, director, employee, agent or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has or has had any business or financial relationship (other than any ordinary customer or depositor relationship with a retail establishment, public utility, or bank), including receipt of any gift or donation having a value of \$100 or more, singularly or in the aggregate, with or from any of those persons or entities listed above.

EXCEPT AS FOLLOWS: (If none, so state). NONE

Check if applicable:

___ Additional information attached. *See Attachment to Paragraph C-4(c).*

D. COMPLETENESS

That the information contained in this affidavit is complete, that all partnerships, corporations (as defined in Instructions, Paragraph B.3), and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, OR LESSEE of the land have been listed and broken down, and that prior to each hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including any gifts or business or financial relationships of the type described in Section C above, that arise or occur on or after the date of this Application.

WITNESS the following signature: _____

Harold T. Bernadzikowski

check one: Applicant or Applicant's Authorized Agent

Harold T. Bernadzikowski

(Type or print first name, middle initial and last name and title of signee)

Subscribed and sworn before me this 10th day of May 2010, in the State/Commonwealth of Maryland, in the County/City of Howard.

Laura Hagan
Notary Public

My Commission Expires: 11/10/2013

Notary Registration Number: _____





LOUDOUN COUNTY DEPARTMENT OF PLANNING, ZONING AND COMMUNITY DEVELOPMENT

39 Growth Circle, S.E., Leesburg, Virginia 22075

County of Loudoun
Department of Planning
1 Harrison St., S.E.
P. O. Box 7000
Leesburg, VA 20177-7000

Metro 478-1850 ext. 246

Local 777-0246

703-777-0246

Page 1 of 7

MINIMUM SUBMISSION REQUIREMENTS FOR A SPECIAL EXCEPTION APPLICATION

Application No. _____

TO BE COMPLETED BY THE APPLICANT

PROJECT NAME: Verizon Wireless "Belmont"

Proposed Use: Telecommunication Facility

Location: 20101 Academic Way Tax Map(s); Parcel #(s): 63-1

Owner(s): G.W. University Telephone No.: 703-726-8220
202-994-2371

Applicant/Authorized Agent: Network Building + Consulting Telephone No.: 410-530-0937
Harold Bernadzikowski

Engineer/Surveyor: Chesapeake Engineering Telephone No.: 410-812-4911

Attorney: _____ Telephone No.: _____

Signature of Person Completing Checklist: Harold Bernadzikowski Date: 5/6/2010

TO BE COMPLETED BY PLANNING OFFICE PERSONNEL

Date Received: _____ Date Reviewed: _____

Reviewed By: _____ Date Accepted/Not Accepted: _____

Reason(s) For Not Accepting: _____



PIN Number _____

A. APPLICANT RESPONSIBILITIES. The applicant must complete all of the Special Exception information contained in this checklist, or present written approval for any deviation therefrom. Written approval from the designated department for any deviation from mandatory requirements must be obtained prior to application submission. After the application packet and signed checklist is submitted, the applicant must meet with County Planning personnel and demonstrate how the application meets submittal requirements.

If the application is judged incomplete, the staff will identify in writing the deficiencies which must be corrected. The application will not be accepted for processing. The fee and materials will be returned to the applicant.

All required forms are available in the Department of Planning, Zoning and Community Development.

Approved Deviations:

B. <u>LAND DEVELOPMENT APPLICATION FORM.</u>	SUBMITTED		
	YES	NO	N/A
1. Name of the applicant(s)	✓		
2. Applicant(s) address; city/state/zip	✓		
3. Applicant(s) telephone number(s)	✓		
4. Authorized representative	✓		
5. Representative's address; city/state/zipcode	✓		
6. Representative's telephone number(s)	✓		

B. <u>LAND DEVELOPMENT APPLICATION FORM (Con't)</u>	SUBMITTED		
	YES	NO	N/A
7. Property owner(s)	✓		
8. Property owner(s) address; city/state/zipcode	✓		
9. Property owner(s) telephone number(s)	✓		
10. Present zoning classification(s)	✓		
11. Project location	✓		
12. Tax map(s) & parcel number(s)	✓		
13. Proposed name of the subdivision, development or business			X
14. Election district(s) in which the proposed special exception is located	✓		
15. Signature of the applicant	✓		
16. Signature of the owner			
<u>APPLICANT COMMENTS:</u>		<u>STAFF COMMENTS:</u>	
C. <u>USE VALUE ASSESSMENT PROGRAM.</u> Provide a statement which identifies any parcel(s) currently subject to the County's Use Value Assessment that are included as part of this application.	SUBMITTED		
	YES	NO	N/A
			X
D. <u>DISCLOSURE OF REAL PARTIES IN INTEREST.</u> Provide completed Disclosure Form(s).	✓		
E. <u>TAX CERTIFICATE.</u> Provide one copy of a certificate issued by the County Treasurer confirming payment of all applicable taxes.	✓		
F. <u>FEES.</u> Provide a check made payable to the County of Loudoun.	✓		

<p>G. BUILDING DESIGN. If applicable, provide 15 copies of floor plans and elevation for the front, sides and rear of any onsite structures proposed.</p>	SUBMITTED		
	YES	NO	N/A
			X

APPLICANT COMMENTS:	STAFF COMMENTS:

<p>H. STATEMENT OF JUSTIFICATION. Provide 15 copies of a Statement of Justification detailing the reason(s) why the granting of a special exception is appropriate. The statement must address the standards contained in Section 1211 of the Zoning Ordinance for applications requiring Board of Supervisors action, or Section 1105 for applications requiring Board of Zoning Appeals action.</p>	SUBMITTED		
	YES	NO	N/A
	✓		

<p>I. FLOODPLAIN STUDY. Submit with all applications located in the PD Zoning districts a floodplain study for any portion of a tract of land containing floodplain located within a watershed greater than 100 acres. If no floodplain meeting these specifications exists on the property, submit a certificate stating that no such floodplain exists. The floodplain study shall conform to the technical requirements contained in Section 740 of the Zoning Ordinance.</p>			
	YES	NO	N/A
			X

APPLICANT COMMENTS:	STAFF COMMENTS:

J. <u>SPECIAL EXCEPTION PLAT.</u>	SUBMITTED		
	YES.	NO	N/A
15 folded copies of a special exception plat is required for submission, with the title block visible and drawn at a scale of 1" = 200'. Due to parcel size of a project, the applicant may request a deviation to a more meaningful map scale. However, at least one site plan must be provided at a scale of 1" = 200'. An 8½" x 11" transparency reduction of the site plan will also be provided prior to the public hearings.	✓		
The special exception plat shall include the following information:	✓		
1. The scale, north point and date;			
2. The boundary of the property showing bearings and distances;	✓		
3. Owner's names and zoning of adjacent property;	✓		
4. Location and dimensions of all structures parking/loading areas and signs, existing, and proposed;	✓		
5. Location of any structures within 200' of the proposed structure/use;	✓		
6. Signature of the property owner or applicant;	✓		
7. An insert vicinity map drawn at a scale of 1" = 1,000' to show location of the proposal in respect to the County;	✓		
8. Location of proposed/existing well and septic system. Provision of evidence that application has been made to the County Health Department for proposed project's sewer and water systems if Loudoun County Sanitation Authority service is not available;			X
9. Location and dimensions of existing/proposed State road entrance;	✓		
10. Dimensions of all yards, building and parking front, side, and rear setbacks;	✓		
11. Indicate how adjacent and neighboring properties will be protected from any adverse impacts caused by the proposed use through the location and dimensions of proposed screening, fencing and/or buffer areas.	✓		

APPLICANT COMMENTS:	STAFF COMMENTS:

	SUBMITTED		
	YES	NO	N/A
<p>K. <u>TRANSPORTATION ANALYSIS.</u> A transportation analysis is a major consideration of a special exception. Each application must include 15 copies of a transportation analysis appropriate to the scale and complexity of the application. Every analysis will include the following elements:</p>			
<p>1. <u>Base Conditions:</u> Identify existing conditions and traffic volumes for the external road network network serving the site;</p>	✓		
<p>2. <u>Projected Conditions:</u> Based on the land uses within and outside the project, project internal and external traffic volumes; show trip generation rates for morning and evening peak hours; provide the internal/external trip distribution and intersection analyses;</p>	✓		
<p>3. <u>Impacts:</u> Demonstrate the adequacy of the project's internal road network; identify offsite access or traffic control measure improvements generated exclusively by the traffic demands of the proposed project;</p>	✓		

K. <u>TRANSPORTATION ANALYSIS (Con't)</u>	SUBMITTED		
	YES	NO	N/A
<p>4. <u>Recommended Internal and Offsite Road Improvements:</u> Examples of items which should be included in this section are: (1) typical sections for each project street category; (2) a phasing plan which delineates the public transportation improvements that will be provided simultaneously with the construction of each development phase.</p> <p>Justification must be presented to and granted by the Director of Technical Services for deviation from this requirement.</p>	✓		
<u>APPLICANT COMMENTS:</u>		<u>STAFF COMMENTS:</u>	
_____		_____	
_____		_____	
_____		_____	

L. CERTIFICATION OF APPLICATION SUBMISSION.

I hereby certify that the above stated information is included in the attached special exception application and accompanying materials. Further, I have included on the site plan any conditions required by proffers of an approved rezoning for the site, or required by a variance approval, special agreements or covenants.

Harold Bernadzikowski

Harold Bernadzikowski

APPLICANT NAME

7380 Coca Cola Dr., Suite 106, Hanover, MD 21076

ADDRESS

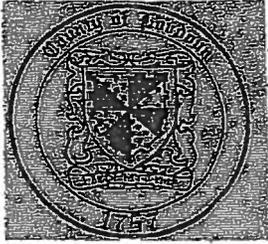
5/6/2010

DATE

Application: Accepted Rejected

Planning Specialist

Date



Loudoun County, Virginia

Department of Planning

1 Harrison Street, S.E., 3rd Floor, P.O. Box 7000, Leesburg, VA 20177-7000

Telephone (703) 777-0246 • Fax (703) 777-0441

RECORD OF PRE-APPLICATION CONFERENCE

PRE-APPLICATION CASE NUMBER/NAME/CASE TYPE	PRAP 2010-0025 VERIZON WIRELESS (To add 6 panel antennas & replace 9 existing on bldg)	SPEX 4/27/10 1:00 pm
DATE OF CONFERENCE		

ATTENDANCE LISTING

NAME	AFFILIATION
Jill Lehman	Verizon Wireless (Eng for)
Harold Bernadzikowski	Verizon Wireless (Zoning Mgr)
Pat Giglio	L.C. Planning
NITA BEARER	B&D ZONING

I verify that a pre-application conference on the above-referenced proposal has been conducted in accordance with Article VI of the Loudoun County Zoning Ordinance. No matters discussed shall be binding on either the applicant or the County. A copy of this form shall be submitted by the applicant with the official application for checklist review. A summary of issues discussed is not required to be submitted with the official application.

Director, Department of Planning or Designee:

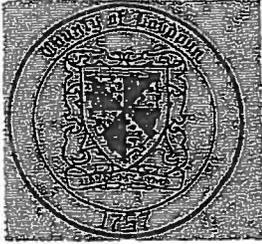
Date:

[Signature]

27 April 2010

Application Fee: \$5,995

~~if completed~~ ~~noted~~ ~~\$1,995~~



Loudoun County, Virginia

Department of Planning

1 Harrison Street, S.E., 3rd Floor, P.O. Box 7000, Leesburg, VA 20177-7000

Telephone (703) 777-0246 • Fax (703) 777-0441

SYNOPSIS OF PRE-APPLICATION CONFERENCE ISSUES DISCUSSED

PRE-APPLICATION CASE NUMBER/NAME/CASE TYPE	PRAP 2010-0025 VERIZON WIRELESS (To add 6 panel antennas & replace 9 existing on bldg)	SPEX 4/27/10 1:00 pm
DATE OF CONFERENCE		

1. ISSUES RAISED BY THE APPLICANT

Verizon Wireless - existing array of 9 antennas on 6000
roof top. Upgrading technology (LTE antennas) ^{inside the building} new antennas
- will use existing equipment shelters. Replacing 9
and adding 6 new antennas. New antennas are
8' in length. existing and proposed would stand above
the parapet wall. ATT has active application for 9 antennas.

2. COMPREHENSIVE PLANNING ISSUES DISCUSSED

Plan support antennas on tall structures
Kuznoti Employment area.

Previous court's apply - no court required.

3. ZONING ISSUES DISCUSSED 1972. 1993 Revised 1993 Zoning Ordinance

Plat corrections must show distance to property line.
~~to~~ Show all existing antennae.
No substantive issues. Antennae must be set
back from property line in accord with
5-725 (PD-RDP) (1:1 attach)

4. TRANSPORTATION ISSUES DISCUSSED

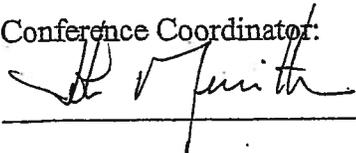
To scope traffic study, contact George Phillips, Office of Transportation Services 703-737-8624.

5. OTHER ISSUES DISCUSSED

6. REVIEW AND PROCESSING PROCEDURES DISCUSSED

Application goes directly to Board. Suggest combine with
current AT&T Application (SPX 2009-0039). Using AT&T
submittal material to model application.

Conference Coordinator:



Date:

27 April 2010