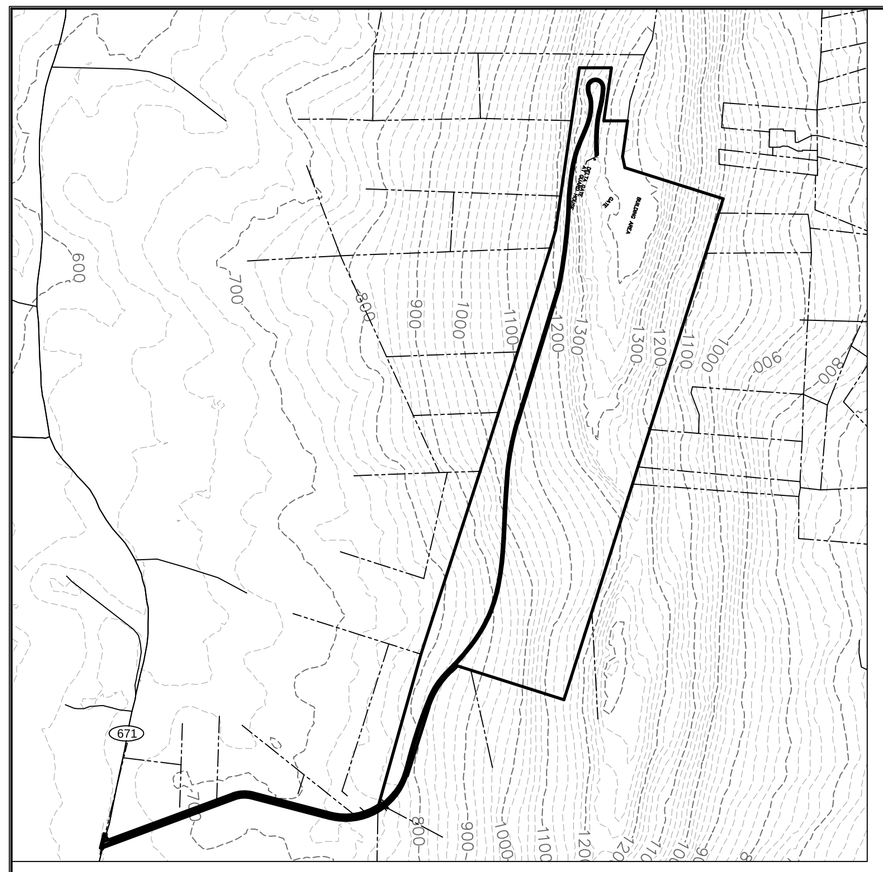


VICINITY MAP
SCALE: 1" = 1000'-0"

APPLICANT: PARSONS ENVIRONMENT & INFRASTRUCTURE GROUP, INC.

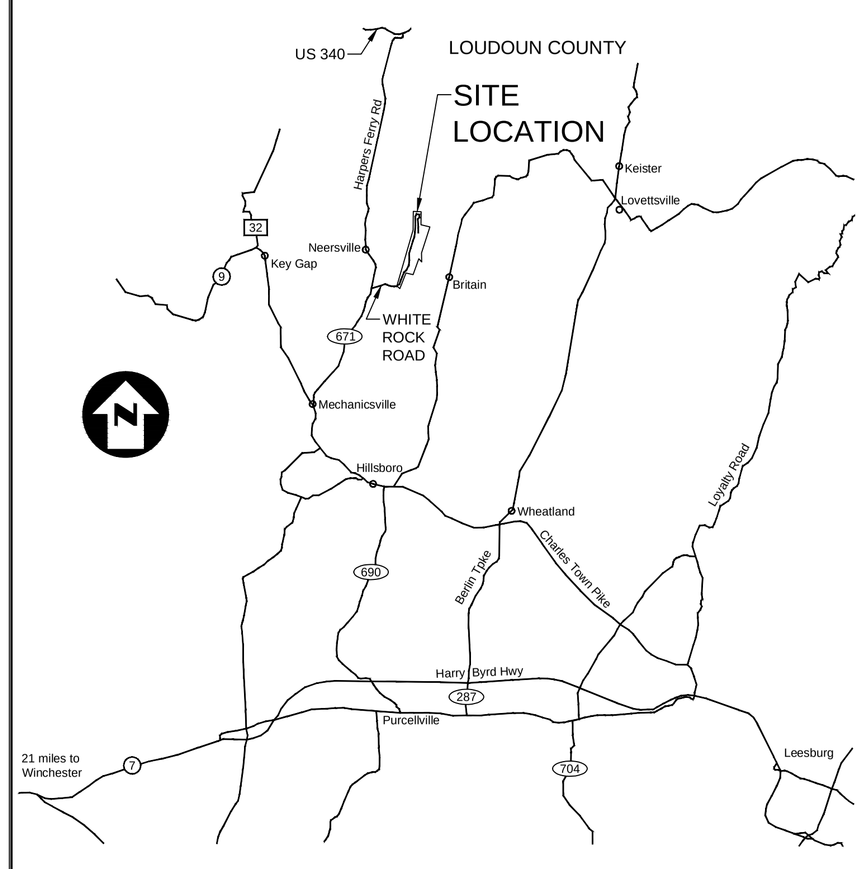
AT&T

CMPT 2016-0001, EXPANSION OF EXISTING TELEPHONE TRANSMISSION UTILITY SUBSTATION

DRAWING INDEX

CMPT–1	COVER SHEET
CMPT–2	EXISTING CONDITIONS
CMPT–3	OVERALL SITE
CMPT–4	MOUNTAINSIDE DEVELOPMENT OVERLAY DISTRICT (MDOD)
CMPT–5	MDOD ENLARGED PLAN
CMPT–6	SOILS, SLOPES, AND DRAINAGE
CMPT–7	PROPOSED LANDSCAPE PLAN
CMPT–8	REGULATORY LETTERS
CMPT–9	WEST FACE SIMULATION – SUMMER
CMPT–10	EAST FACE SIMULATION – SUMMER
CMPT–11	WEST FACE SIMULATION – WINTER
CMPT–12	EAST FACE SIMULATION – WINTER

SITE LOCATION MAP



GENERAL NOTES OR BUILDING REQUIREMENTS

ELECTION DISTRICT: BLUE RIDGE AND CATOCTIN (ALL PROPOSED WORK IS IN THE CATOCTIN DISTRICT)
MAGISTERIAL DISTRICT: CATOCTIN
TAX MAP#: /7/////////59/
PIN NO. 477387669

ZONING REQUIREMENTS:
PARCEL SIZE: 178.38 AC (LOUDOUN CONTY LEGAL ACREAGE: 138.61 AC)
(EXPANSION AREA: 15.3 AC)

ZONING: AR1
APPLICABLE VERSION OF ZONING ORDINANCE: REVISED 1993 LOUDOUN COUNTY ZONING ORDINANCE
OVERLAY ZONING DISTRICTS: MOUNTAINSIDE DEVELOPMENT OVERLAY DISTRICT
THERE ARE HIGHLY SENSITIVE AND SENSITIVE MOOD, SUBJECT TO THE REQUIREMENTS OF THE ORDINANCE IN EFFECT PRIOR TO JANUARY 7, 2003. ADDITIONALLY, THERE ARE MODERATELY STEEP (15-25%) AND VERY STEEP (GREATER THAN 25%) SLOPES SUBJECT TO THE REQUIREMENTS OF THE REVISED 1993 ORDINANCE.
PERFORMANCE STANDARDS: THIS PLAN SHALL MEET THE CRITERIA FOUND IN SECTION 4 – 1604 OF THE 1993 LOUDOUN COUNTY ZONING ORDINANCE.
LAND DISTURBING ACTIVITIES: ANY LAND DISTURBING ACTIVITIES IN VERY STEEP SLOPES WILL COMPLY WITH SECTION 5-1508E OF THE REVISED 1993 ORDINANCE.

LOT AND BUILDING REQUIREMENTS:	REQUIREMENT	ACTUAL
MINIMUM LOT AREA	20 AC.	N/A
MINIMUM LOT WIDTH	200 FT.	N/A
MINIMUM FRONT, SIDE, AND REAR YARDS	25 FT.	>200 FT.
MAXIMUM LOT COVERAGE	8%	0.1%
MAXIMUM BUILDING HEIGHTS	35'	<20'
PROPOSED NUMBER OF LOTS	N/A	1 (UNCHANGED)
BUFFER	TYPE 4	100' NATURAL VEGETATION (SEE LETTER FROM MR. DANA MALONE, DATED APRIL 28, 2004 ON SHEET C17 OF SITE PLAN 2004-0050.)

LOT ACCESS: EXISTING 16 FOOT WIDE PAVED PRIVATE ACCESS ROAD CONNECTING TO HARPER'S FERRY ROAD.

PROPOSED BUILDING:

NUMBER OF FLOORS	2
FLOOR AREA	160,000 S.F.
HEIGHT	35'
EXTERIOR DIMENSIONS	433' X 223'
USE	TELEPHONE TRANSMISSION UTILITY SUBSTATION

EXISTING ABOVE GROUND BUILDINGS

BUILDING 1: 400 S.F.
BUILDING 2: 100 S.F.
BUILDING 3: 216 S.F.
BUILDING 4: 565 S.F.

TRANSPORTATION:

TRAFFIC WILL BE GENERATED BY AN INCREASE IN STAFF OF UP TO 60 PEOPLE DIVIDED INTO 3 SHIFTS. THE NUMBER OF ONE-WAY TRIPS IS ANTICIPATED TO BE AS FOLLOWS:
AM PEAK HOUR: 45
PM PEAK HOUR: 45
NIGHT PEAK HOUR: 30

GENERAL NOTES:

1. NAME AND ADDRESS OF THE OWNER OF RECORD
AT&T OF VIRGINIA
J Diferdinando
PO BOX 7207
BEDMINSTER, NJ 07921

2. DETAILED SOILS/SITE INVESTIGATION REPORTS TO SUPPORT THE DESIGN OF AN ONSITE EFFLUENT DISPOSAL SYSTEM HAVE BEEN PREPARED, SUBMITTED, AND APPROVED BY THE LOUDOUN COUNTY HEALTH DEPARTMENT AND VIRGINIA DEPARTMENT OF HEALTH. (PRELIMINARY ENGINEERING PROPOSAL, DATED NOVEMBER 24, 2003, PREPARED BY HSMM, INC.). SEE LETTER FROM MR ALLEN BREWER DATED JANUARY 21, 2004 OF SITE PLAN SUBMITTAL 2004-0050.

3. THE PARCEL CONTAINS APPROXIMATELY 176.38 ACRES ACCORDING TO DEED BOOK 420 PAGE 291. THE ACREAGE IS PRIMARILY WOODED. ONLY 0.1 PERCENT OF THE SITE IS COVERED BY BUILDINGS.
STORM DRAINAGE FLOWS DOWN THE SLOPES OF SHORT HILL MOUNTAIN AS SHEET FLOW, BECOMING CONCENTRATED IN INTERMITTENT DRAINAGE WAYS AS IT FLOWS DOWN THE SLOPE.

4. SOURCE OF TITLE: DEED BOOK 420, PAGE 291.

5. APPLICATIONS APPLICABLE TO THIS PARCEL:
- CMPT-1962-2157, APPROVED APRIL 17, 1962
- SOIL MAPS AND PRELIMINARY SOILS REVIEW WAIVER JANUARY 11, 2005 (SPEX 2004-0029)
- SPEX 2004-0029 APPROVED BY BOS ON MARCH 8, 2005
- STPL 2004-0050, APPROVED MAY 2, 2005
- GEOTECHNICAL REPORT WAIV 2004-0086 APPROVED JULY 2, 2005
- WAIV 2015-0038, APPROVED SEPTEMBER 24, 2015
- SPAM 2015-0028, APPROVED OCTOBER 16, 2015

STORM WATER MANAGEMENT

1. THE STORM WATER MANAGEMENT PLAN FOR THIS SITE WILL INCLUDE LOW IMPACT DEVELOPMENT PRACTICES. SINCE THERE IS LIMITED CAPACITY FOR STORM WATER DISCHARGE FROM THIS SITE, A MAJORITY OF THE STORM WATER WILL BE HANDLED THROUGH A COMBINATION OF INFILTRATION, BIORETENTION, AND RAINWATER HARVESTING PROVIDED THE SUITABILITY IS FIELD VERIFIED BY THE COUNTY SOIL SCIENTIST PRIOR TO FINAL DESIGN. STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICE SELECTION WILL BE COORDINATED WITH THE DEPARTMENT OF BUILDING AND DEVELOPMENT DURING THE SITE PLAN APPLICATION REVIEW.

BUILDING DESIGN

1. WITH THIS SUBMISSION OF THE REVISED APPLICATION, THE APPLICANT HAS MADE COMMITMENTS TO MITIGATE THE VISUAL IMPACTS OF THE BUILDING THROUGH A COLOR-SCHEME FOR THE BUILDING THAT BLENDS WITH THE SURROUNDING LANDSCAPE, LANDSCAPING, REFORESTATION, MOUNTAINSIDE PROTECTION AND STORMWATER MANAGEMENT. THE BUILDING WILL HAVE A VARIABLE BLOCK PAINT SCHEME CONSISTING OF VARYING EARTH TONES INCLUDING BUT NOT LIMITED TO FEDERAL STANDARD 595C COLORS 34064, 30040, 34079, 34102, AND 34201. THESE COMMITMENTS ARE ILLUSTRATED ON CMPT 2016-0001 SHEETS 9, 10, 11, AND 12.

EXTERIOR LIGHTING

1. EXTERIOR LIGHTING WILL BE DESIGNED TO PROVIDE ADEQUATE NIGHT TIME VISIBILITY FOR SECURITY AND SAFETY OF PERSONNEL WALKING AROUND THE FACILITY. LIGHTING LEVELS WILL BE KEPT TO A MINIMUM SO THAT THE VISIBILITY OF THE SITE IS KEPT LOW FOR SURROUNDING AREAS. LIGHTING LEVELS AT THE PROPERTY LINE WILL BE KEPT TO THE MINIMUM ALLOWED USING STRATEGIC PLACEMENT OF FIXTURES IN CONJUNCTION WITH LIGHTING SHIELDS.

2. LIGHT FIXTURES WILL USE ENERGY EFFICIENT LEDS WITH PHOTOCELL CONTROL FOR COMMON AREAS SUCH AS EXTERIOR DOORS, PARKING AND SIDEWALKS. EQUIPMENT YARDS WHICH WILL REQUIRE MAINTENANCE WILL HAVE MANUAL LIGHTING THAT IS ONLY TURNED ON WHEN MAINTENANCE OR INSPECTION OF EQUIPMENT IS TAKING PLACE.

3. LIGHTING DESIGN FEATURES INCLUDE:

- EGRESS LIGHTING FOR ALL EXTERIOR PERSONNEL DOORS WITH EMERGENCY BACKUP POWER
- BOLLARD LIGHTING AND 8' POST TOP FIXTURES FOR THE PARKING AREAS AND SIDEWALKS
- AUTOMATIC PHOTOCELL CONTROL FOR COMMON AREAS
- MANUAL LIGHTING CONTROL FOR EQUIPMENT AREAS

ENVIRONMENTAL FEATURES

1. GRAVES AND CEMETERIES: THE PROJECT SITE OCCURS IN PREVIOUSLY DEVELOPED AREAS OF THE PARCEL WHERE NO GRAVES AND CEMETERIES HAVE BEEN OBSERVED.

2. ENDANGERED SPECIES HABITAT: IT IS NOT ANTICIPATED THAT THIS PROJECT WILL ADVERSELY AFFECT THE NATURAL HERITAGE RESOURCES. SEE DRAWING SPEX 8 FOR DCR LETTER DATED 8/5/2015.

3. ARCHEOLOGICAL FEATURES: THE PROJECT SITE OCCURS IN AREAS PREVIOUSLY SUBJECTED TO SIGNIFICANT GRADING AND GROUND DISTURBANCE AND IN AREAS THAT HAVE BEEN REVIEWED FOR ARCHEOLOGICAL AND ARCHITECTURAL RESOURCES. AN INVESTIGATION OF THE SITES SELECTED FOR POTENTIAL DRIP IRRIGATION INDICATED THAT NO SITES OR STRUCTURES WERE IDENTIFIED. SEE DRAWING SPEX 8 FOR DEPARTMENT OF HISTORIC RESOURCES LETTER FOR INVESTIGATION RELATED TO SPEX 2004-0029.

4. HAZARDOUS OR TOXIC SUBSTANCES: DIESEL FUEL IS STORED ON SITE FOR EMERGENCY GENERATOR USE. THERE ARE NO OTHER KNOWN TOXIC OR HAZARDOUS SUBSTANCES ON SITE.

5. FEDERAL & STATE REGULATIONS: THERE ARE NO KNOWN FEDERAL OR STATE REGULATIONS THAT WOULD IMPOSE LIMITATIONS ON THE PROPOSED DEVELOPMENT.

WATER AND SEWER

1. WATER FOR THE SITE IS PROVIDED BY EXISTING ON-SITE WELLS.

2. SEWAGE TREATMENT ON SITE CONSISTS OF SEPTIC TANK AND DRAIN FIELD. THIS SYSTEM WILL BE MODIFIED TO HANDLE ADDITIONAL STAFFING EXPECTED FOR THE FACILITY.

3. A WATER BALANCE REPORT COVERING WATER USAGE AND SEWAGE DISPOSAL ON SITE WILL BE SUBMITTED TO THE COUNTY FOR REVIEW CONCURRENT WITH THE SITE PLAN APPLICATION.

NOISE STANDARD

1. THE PROPOSED FACILITIES, INCLUDING BUT NOT LIMITED TO GENERATORS AND COOLING SYSTEMS, WILL COMPLY WITH THE NOISE STANDARDS DEFINED IN SECTION 5-1507 OF THE REVISED 1993 ZONING ORDINANCE.

CONSULTANT STAMP

PARSONS

SEAL

OFFICE
4701 HEDGEMORE DRIVE
CHARLOTTE, NC 28209
704-529-6246

CORPORATE LICENSE #
407–004446

REVISIONS / AUTHORIZATIONS

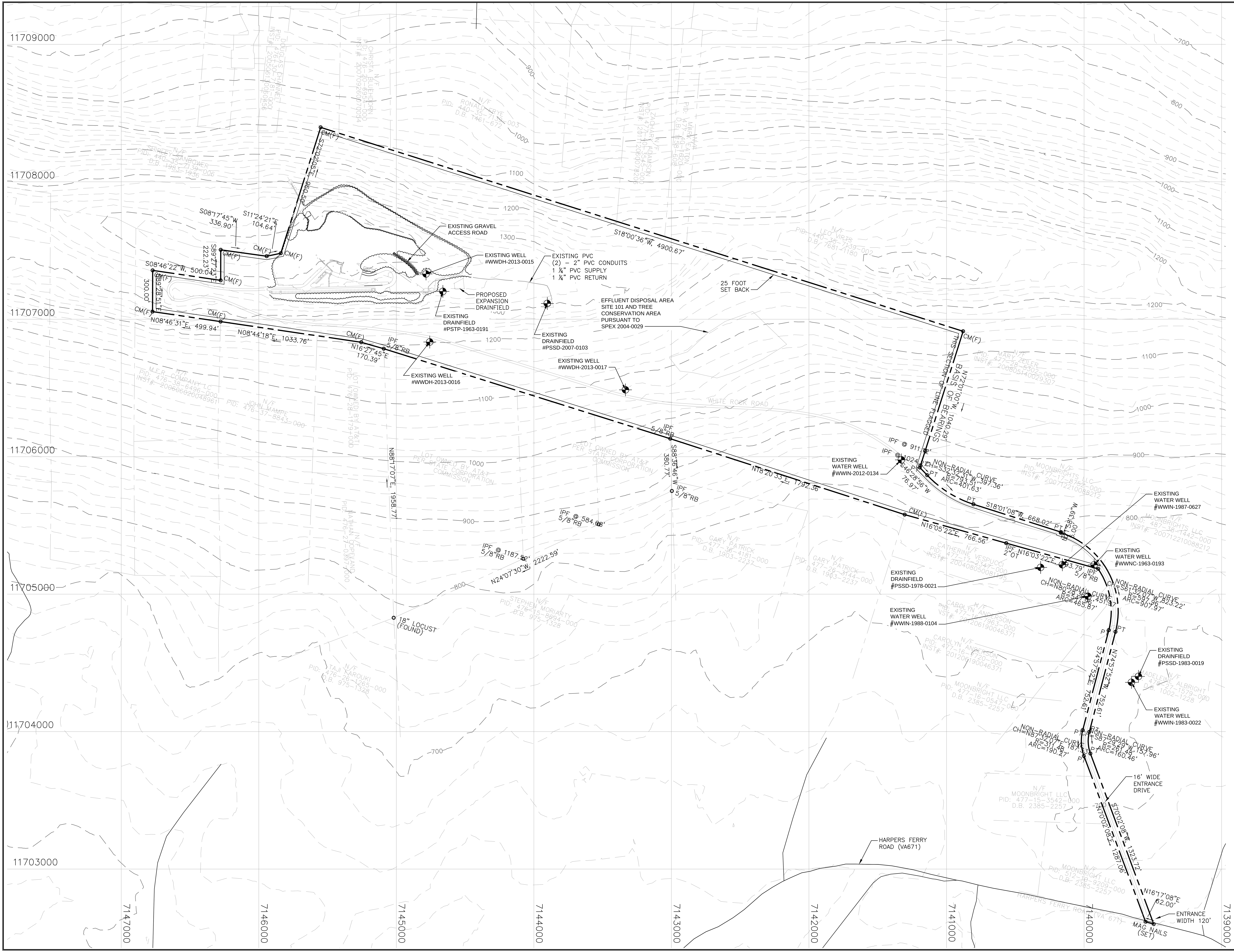
NO.	REVISIONS / AUTHORIZATIONS	DATE	DRAWN	CHK'D	APP'D
0	ISSUE FOR USE	01/29/16	KDI	MBF	
1	REVISED PER COMMENTS	03/07/16	KDI	MBF	
2	REVISED PER COMMENTS	03/29/16	KDI	MBF	

PROJECT TITLE: AT&T
EXPANSION OF EXISTING TELEPHONE TRANSMISSION UTILITY SUBSTATION

SHEET TITLE: COVER SHEET

PROJECT NUMBER: 449040	DATE: 01–22–16	SCALE: NONE	
	DRAWN BY: RR	CHECKED BY: MBF	
AUTHORIZATION:	SHEET: 1 OF: 12 SHEETS		SHEET NO. 1
	DRAWING NO.: CMPT-1		

Attachment 4



LEGEND

MINOR CONTOUR LINES
MAJOR CONTOUR LINE
PROPERTY LINE
TREE LINE

VIRGINIA STATE PLANE
COORDINATE SYSTEM

300' 150' 0 300' 600'

CONSULTANT STAMP

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704-529-6246

CORPORATE LICENSE #
407–004446

REVISIONS / AUTHORIZATIONS

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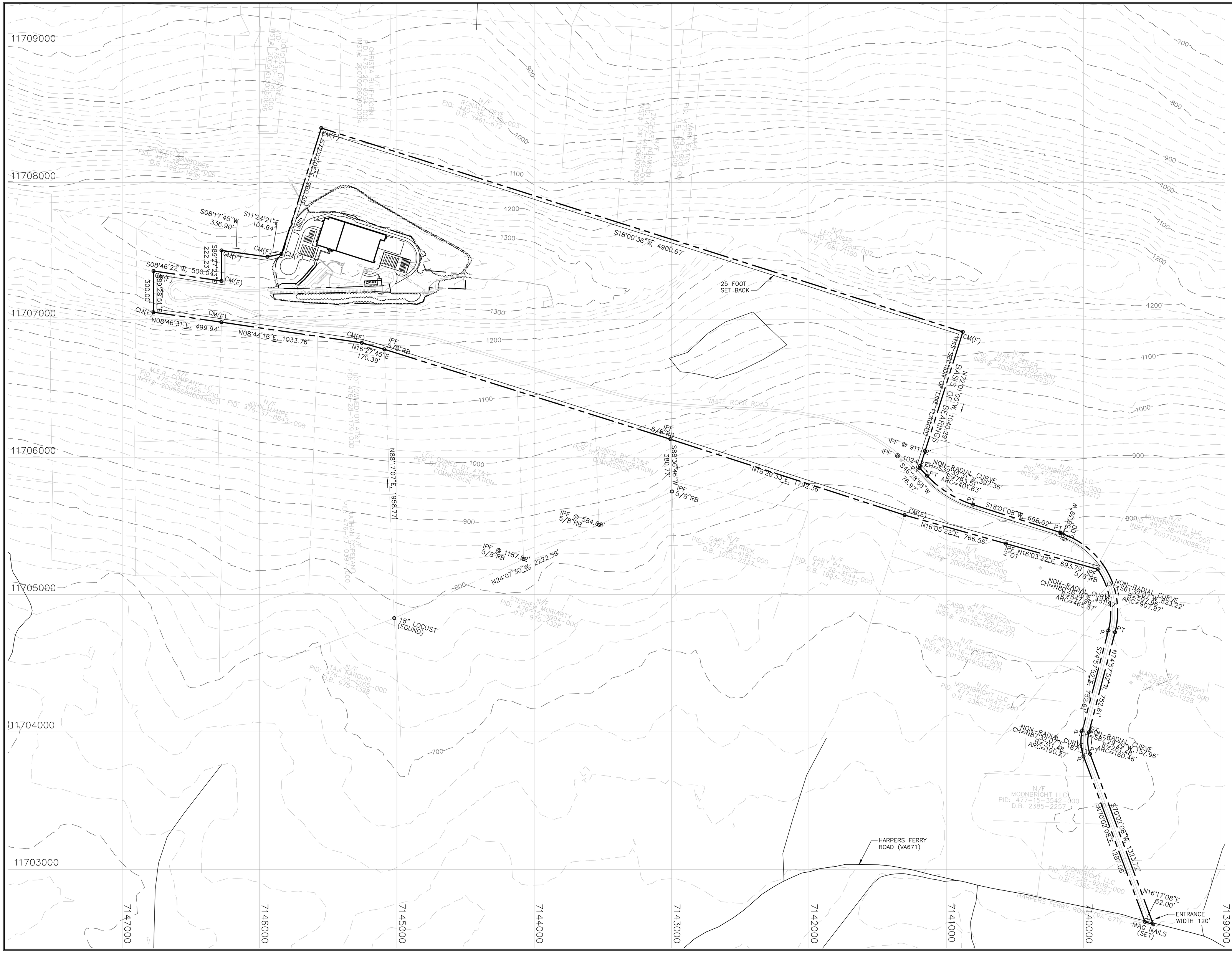
0	ISSUE FOR USE	01/29/16	KDI	MBF	
1	REVISED PER COMMENTS	03/07/16	KDI	MBF	

PROJECT TITLE:
AT&T
EXPANSION OF EXISTING TELEPHONE TRANSMISSION UTILITY SUBSTATION

SHEET TITLE:
EXISTING CONDITIONS

PROJECT NUMBER: 449040	DATE: 01-22-16	SCALE: 1" = 300'-0"
	DRAWN BY: KDI	CHECKED BY: MBF
AUTHORIZATION:	SHEET: 2 OF: 12	SHEETS / SHEET NO. 2
	DRAWING NO.: CMPT-2	



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REVISIONS / AUTHORIZATIONS

NO.	REVISIONS / AUTHORIZATIONS	DATE	DRAWN	CHK'D	APPV'D
0	ISSUED FOR USE	01-29-16	KDI	MBF	
1	PROPERTY UPDATE	03/07/16	KDI	MBF	

PROJECT TITLE:

AT&T

EXPANSION OF EXISTING TELEPHONE TRANSMISSION UTILITY SUBSTATION

SHEET TITLE:

OVERALL SITE

PROJECT NUMBER: 449040	DATE: 01-22-16	SCALE: 1" = 300'-0"	
	DRAWN BY: KDI	CHECKED BY: MBF	
AUTHORIZATION:	SHEET: 3 OF: 12 SHEETS	SHEET NO.	
	DRAWING NO.: CMPT-3	3	

SOIL TYPE 51E

SOIL TYPE 50D

SOIL TYPE 27C

SOIL TYPE MDL

SOIL TYPE 51E

SOIL TYPE 50D

SOIL TYPE 50C

SOIL TYPE 51E

LIMITS OF CLEARING AND GRADING: 14.2 ACRES

SOIL TYPE MDL

SOIL TYPE 51E

LEGEND

FENCE

PROPERTY LINE

HIGHLY SENSITIVE

SENSITIVE

MADE LAND — SOMEWHAT SENSITIVE MDL

PROPOSED CONSTRUCTION

EXISTING FACILITIES

LIMITS OF CLEARING AND GRADING

NOTES:

1. SOIL TYPE, SENSITIVITY AND SLOPE INFORMATION OBTAINED FROM THE LOUDOUN COUNTY GIS.

VIRGINIA STATE PLANE COORDINATE SYSTEM

50' 25' 0 50' 100'

CONSULTANT STAMP

PARSONS

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REVISIONS / AUTHORIZATIONS

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0	ISSUED FOR USE	01/29/16	KDI	MBF	
1	REVISED PER COMMENTS	03/07/16	KDI	MBF	
2	REVISED PER COMMENTS	03/29/16	KDI	MBF	

PROJECT TITLE:

AT&T

EXPANSION OF EXISTING TELEPHONE TRANSMISSION UTILITY SUBSTATION

SHEET TITLE:

MOUNTAINSIDE DEVELOPMENT OVERLAY DISTRICT (MDOD)

PROJECT NUMBER: 449040

DATE: 01-22-16

SCALE: 1" = 300'-0"

DRAWN BY: KDI

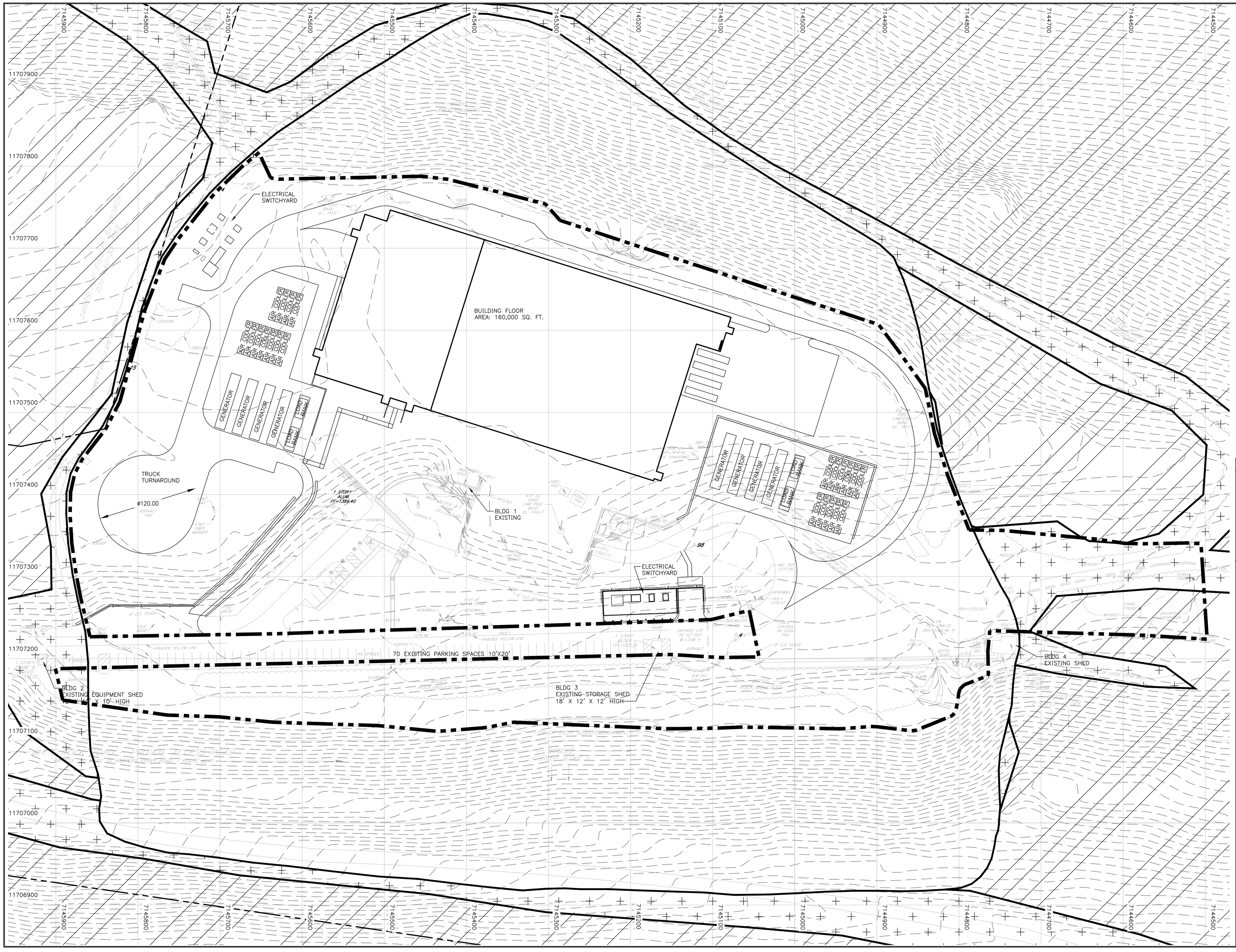
CHECKED BY: MBF

AUTHORIZATION:

SHEET: 4 OF: 12 SHEETS

DRAWING NO.: CMPT-4

SHEET NO. 4



LEGEND

- FENCE
- PROPERTY LINE
- 4 FOOT CONTOURS
- HIGHLY SENSITIVE
- SENSITIVE
- MADE LAND — SOMEWHAT SENSITIVE MDL

NOTES:

1. SOIL TYPE, SENSITIVITY AND SLOPE INFORMATION OBTAINED FROM THE LOUDOUN COUNTY GIS.

VIRGINIA STATE PLANE COORDINATE SYSTEM

50' 25' 0 50' 100'

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0	ISSUED FOR USE	01/29/16	KDI	MBF	
1	REVISED PER COMMENTS	03/07/16	KDI	MBF	
2	REVISED PER COMMENTS	03/29/16	KDI	MBF	

PROJECT TITLE:

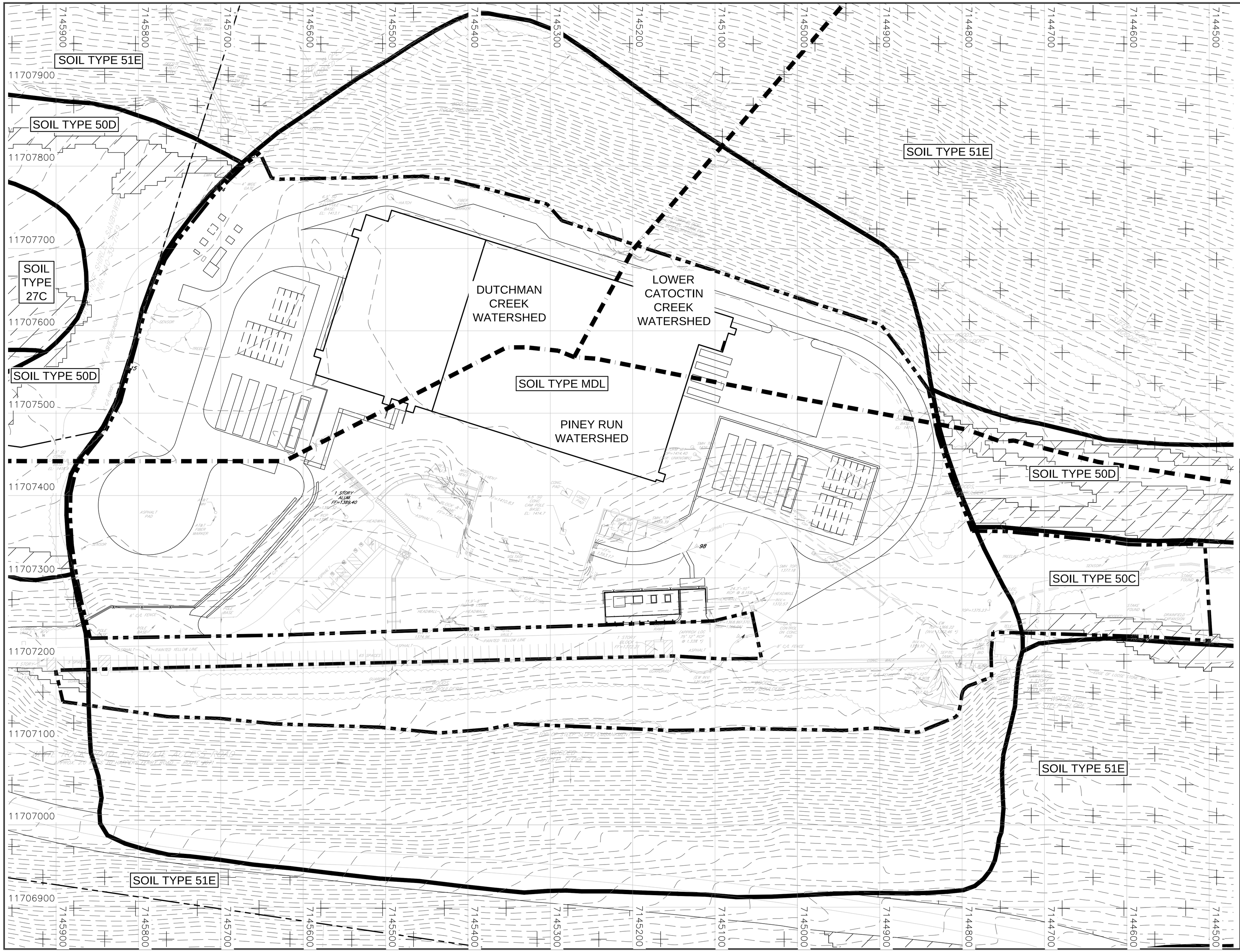
AT&T

EXPANSION OF EXISTING TELEPHONE TRANSMISSION UTILITY SUBSTATION

SHEET TITLE:

MDOD ENLARGED PLAN

PROJECT NUMBER:	DATE: 01-22-2016	SCALE: 1" = 50'-0"
449040	DRAWN BY: KDI	CHECKED BY: MBF
AUTHORIZATION:	SHEET: 5 OF: 12 SHEETS	SHEET NO.
	DRAWING NO.: CMPT-5	5



LEGEND

- FENCE
- PROPERTY LINE
- 4 FOOT EXISTING CONTOURS
- WATERSHED DIVISION LINE
- MODERATELY STEEP (15 TO 25%)
- VERY STEEP (25%)
- LIMITS OF CLEARING AND GRADING

NOTES:

1. SOIL TYPE, SENSITIVITY AND SLOPE INFORMATION OBTAINED FROM THE LOUDOUN COUNTY GIS.

VIRGINIA STATE PLANE COORDINATE SYSTEM

50' 25' 0 50' 100'

CONSULTANT STAMP

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704-529-6246

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2	REVISED PER COMMENTS	03/29/16	KDI	MBF	

PROJECT TITLE:

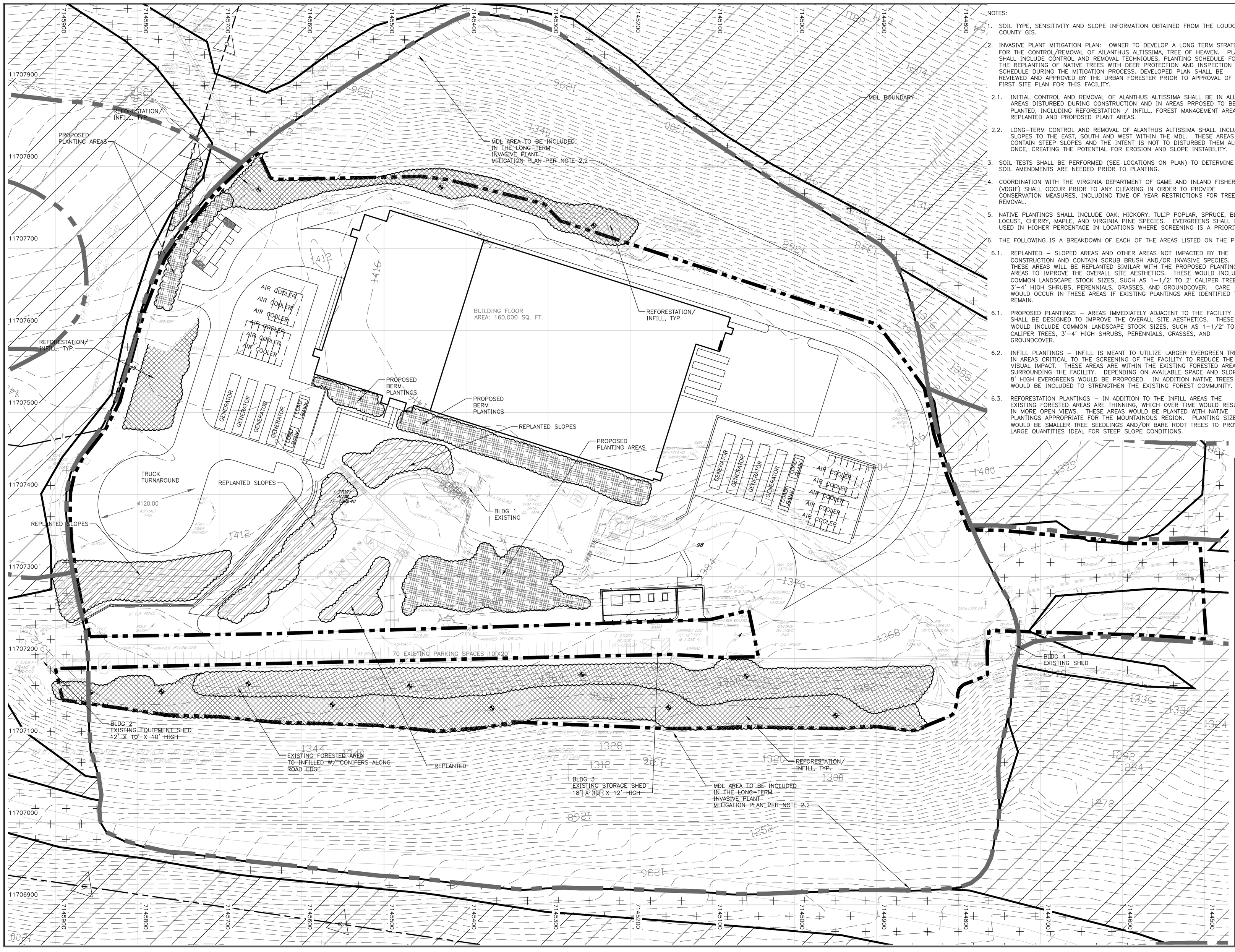
AT&T

EXPANSION OF EXISTING TELEPHONE TRANSMISSION UTILITY SUBSTATION

SHEET TITLE:

SOILS, SLOPES AND DRAINAGE

PROJECT NUMBER: 449040	DATE: 01-22-16	SCALE: 1" = 50'-0"
	DRAWN BY: KDI	CHECKED BY: MBF
AUTHORIZATION:	SHEET: 6 OF: 12 SHEETS	SHEET NO. 6
	DRAWING NO.: CMPT-6	



NOTES:

1. SOIL TYPE, SENSITIVITY AND SLOPE INFORMATION OBTAINED FROM THE LOUDOUN COUNTY GIS.
2. INVASIVE PLANT MITIGATION PLAN: OWNER TO DEVELOP A LONG TERM STRATEGY FOR THE CONTROL/REMOVAL OF AILANTHUS ALTISSIMA, TREE OF HEAVEN. PLAN SHALL INCLUDE CONTROL AND REMOVAL TECHNIQUES, PLANTING SCHEDULE FOR THE REPLANTING OF NATIVE TREES WITH DEER PROTECTION AND INSPECTION SCHEDULE DURING THE MITIGATION PROCESS. DEVELOPED PLAN SHALL BE REVIEWED AND APPROVED BY THE URBAN FORESTER PRIOR TO APPROVAL OF THE FIRST SITE PLAN FOR THIS FACILITY.

2.1. INITIAL CONTROL AND REMOVAL OF ALANTHUS ALTISSIMA SHALL BE IN ALL AREAS DISTURBED DURING CONSTRUCTION AND IN AREAS PRPOSED TO BE PLANTED, INCLUDING REFORESTATION / INFILL, FOREST MANAGEMENT AREAS, REPLANTED AND PROPOSED PLANT AREAS.

2.2. LONG-TERM CONTROL AND REMOVAL OF ALANTHUS ALTISSIMA SHALL INCLUDE SLOPES TO THE EAST, SOUTH AND WEST WITHIN THE MDL. THESE AREAS CONTAIN STEEP SLOPES AND THE INTENT IS NOT TO DISTURBED THEM ALL AT ONCE, CREATING THE POTENTIAL FOR EROSION AND SLOPE INSTABILITY.

3. SOIL TESTS SHALL BE PERFORMED (SEE LOCATIONS ON PLAN) TO DETERMINE IF SOIL AMENDMENTS ARE NEEDED PRIOR TO PLANTING.
4. COORDINATION WITH THE VIRGINIA DEPARTMENT OF GAME AND INLAND FISHERIES (VDGIF) SHALL OCCUR PRIOR TO ANY CLEARING IN ORDER TO PROVIDE CONSERVATION MEASURES, INCLUDING TIME OF YEAR RESTRICTIONS FOR TREE REMOVAL.
5. NATIVE PLANTINGS SHALL INCLUDE OAK, HICKORY, TULIP POPLAR, SPRUCE, BLACK LOCUST, CHERRY, MAPLE, AND VIRGINIA PINE SPECIES. EVERGREENS SHALL BE USED IN HIGHER PERCENTAGE IN LOCATIONS WHERE SCREENING IS A PRIORITY.
6. THE FOLLOWING IS A BREAKDOWN OF EACH OF THE AREAS LISTED ON THE PLAN:

6.1. REPLANTED – SLOPED AREAS AND OTHER AREAS NOT IMPACTED BY THE CONSTRUCTION AND CONTAIN SCRUB BRUSH AND/OR INVASIVE SPECIES. THESE AREAS WILL BE REPLANTED SIMILAR WITH THE PROPOSED PLANTING AREAS TO IMPROVE THE OVERALL SITE AESTHETICS. THESE WOULD INCLUDE COMMON LANDSCAPE STOCK SIZES, SUCH AS 1–1/2' TO 2' CALIPER TREES, 3'–4' HIGH SHRUBS, PERENNIALS, GRASSES, AND GROUNDCOVER. CARE WOULD OCCUR IN THESE AREAS IF EXISTING PLANTINGS ARE IDENTIFIED TO REMAIN.

6.1. PROPOSED PLANTINGS – AREAS IMMEDIATELY ADJACENT TO THE FACILITY AND SHALL BE DESIGNED TO IMPROVE THE OVERALL SITE AESTHETICS. THESE WOULD INCLUDE COMMON LANDSCAPE STOCK SIZES, SUCH AS 1–1/2' TO 2' CALIPER TREES, 3'–4' HIGH SHRUBS, PERENNIALS, GRASSES, AND GROUNDCOVER.

6.2. INFILL PLANTINGS – INFILL IS MEANT TO UTILIZE LARGER EVERGREEN TREES IN AREAS CRITICAL TO THE SCREENING OF THE FACILITY TO REDUCE THE VISUAL IMPACT. THESE AREAS ARE WITHIN THE EXISTING FORESTED AREAS SURROUNDING THE FACILITY. DEPENDING ON AVAILABLE SPACE AND SLOPES, 8' HIGH EVERGREENS WOULD BE PROPOSED. IN ADDITION NATIVE TREES WOULD BE INCLUDED TO STRENGTHEN THE EXISTING FOREST COMMUNITY.

6.3. REFORESTATION PLANTINGS – IN ADDITION TO THE INFILL AREAS THE EXISTING FORESTED AREAS ARE THINNING, WHICH OVER TIME WOULD RESULT IN MORE OPEN VIEWS. THESE AREAS WOULD BE PLANTED WITH NATIVE PLANTINGS APPROPRIATE FOR THE MOUNTAINOUS REGION. PLANTING SIZES WOULD BE SMALLER TREE SEEDLINGS AND/OR BARE ROOT TREES TO PROVIDE LARGE QUANTITIES IDEAL FOR STEEP SLOPE CONDITIONS.

LEGEND

- FENCE
- PROPERTY LINE
- 4 FOOT CONTOURS
- REFORESTATION/ INFILL PLANTING AREAS
- REPLANTED AREAS
- PROPOSED PLANTING AREAS
- MDL BOUNDARY
- SOIL TEST LOCATION

VIRGINIA STATE PLANE COORDINATE SYSTEM

50' 25' 0 50' 100'

CONSULTANT STAMP

PARSONS

SEAL

OFFICE

4701 HEDGEMORE DRIVE
CHARLOTTE, NC 28209
704-529-6246

CORPORATE LICENSE #

407–004446

REVISIONS / AUTHORIZATIONS

NO.	REVISIONS / AUTHORIZATIONS	DATE	DRAWN	CHK'D	APP'D
0	ISSUED FOR USE	1/29/16	KDI	MBF	
1	REVISED PER COMMENTS	03/07/16	KDI	MBF	

PROJECT TITLE:

AT&T

EXPANSION OF EXISTING TELEPHONE TRANSMISSION UTILITY SUBSTATION

SHEET TITLE:

PROPOSED LANDSCAPE PLAN

PROJECT NUMBER:	DATE: 01–22–16	SCALE: 1" = 50'–0"
449040	DRAWN BY: KDI	CHECKED BY: MBF
AUTHORIZATION:	SHEET: 7 OF: 12 SHEETS	SHEET NO.
	DRAWING NO.: CMPT-7	7

Molly Joseph Ward
Secretary of Natural Resources

Clyde E. Cristman
Director

COMMONWEALTH of VIRGINIA
DEPARTMENT OF CONSERVATION AND RECREATION

Joe Elton
Deputy Director of Operations

Rochelle Altholz
Deputy Director of Administration and Finance

David Dowling
Deputy Director of Soil and Water and Dam Safety

August 5, 2015

Mike Fleming
Parsons
4701 Hedgemore Drive
Charlotte, NC 28209

Re: VA 4410, Building Addition

Dear Mr. Fleming:

The Department of Conservation and Recreation's Division of Natural Heritage (DCR) has searched its Biotics Data System for occurrences of natural heritage resources from the area outlined on the submitted map. Natural heritage resources are defined as the habitat of rare, threatened, or endangered plant and animal species, unique or exemplary natural communities, and significant geologic formations.

Biotics documents the presence of natural heritage resources within two miles of the project area. However, due to the scope of the activity and the distance to the resources, we do not anticipate that this project will adversely impact these natural heritage resources.

There is potential for the Northern Long-eared bat (*Myotis septentrionalis,* G1G3/S3/LT/NL) to occur within the project area. The Northern Long-eared bat is a small insect-eating bat characterized by its long-rounded ears that when folded forward extend beyond the tip of the nose. Hibernation occurs in caves, mines and tunnels from late fall through early spring and bats occupy summer roosts comprised of older trees including single and multiple tree-fall gaps, standing snags and woody debris. Threats include white nose syndrome and loss of hibernacula, maternity roosts and foraging habitat (NatureServe, 2014). Due to the decline in population numbers, the Northern Long-eared bat has been federally listed as "threatened" by the United States Fish and Wildlife Service (USFWS).

DCR recommends coordination with the USFWS regarding potential impacts upon federally Threatened northern long-eared bats associated with tree removal.

Under a Memorandum of Agreement established between the Virginia Department of Agriculture and Consumer Services (VDACS) and the DCR, DCR represents VDACS in comments regarding potential impacts on state-listed threatened and endangered plant and insect species. The current activity will not affect any documented state-listed plants or insects.

There are no State Natural Area Preserves under DCR's jurisdiction in the project vicinity.

600 East Main Street, 24th Floor | Richmond, Virginia 23219 | 804-786-6124

State Parks • Soil and Water Conservation • Outdoor Recreation Planning
Natural Heritage • Dam Safety and Floodplain Management • Land Conservation

New and updated information is continually added to Biotics. Please re-submit a completed order form and project map for an update on this natural heritage information if the scope of the project changes and/or six months has passed before it is utilized.

A fee of $590.00 has been assessed for the service of providing this information. Please find enclosed an invoice for that amount. Please return one copy of the invoice along with your remittance made payable to the Treasurer of Virginia, Department of Conservation and Recreation, Division of Natural Heritage, 600 East Main Street, 24th Floor, Richmond, VA 23219. Payment is due within thirty days of the invoice date. Please note late payment may result in the suspension of project review service for future projects.

The Virginia Department of Game and Inland Fisheries (VDGIF) maintains a database of wildlife locations, including threatened and endangered species, trout streams, and anadromous fish waters that may contain information not documented in this letter. Their database may be accessed from http://vafwis.org/fwis/ or contact Ernie Aschenbach at 804-367-2733 or Ernie.Aschenbach@dgif.virginia.gov. According to the information currently in our files, Piney Run, which has been designated by the VDGIF as a "Threatened and Endangered Species Water" for the Wood turtle is within 2 miles of the project area. Therefore, DCR recommends coordination with the USFWS and Virginia's regulatory authority for the management and protection of this species, the VDGIF, to ensure compliance with protected species legislation.

Should you have any questions or concerns, feel free to contact me at 804-371-2708. Thank you for the opportunity to comment on this project.

Sincerely,

S. René Hypes
Project Review Coordinator

CC: Troy Anderson, USFWS
Ernie Aschenbach, VDGIF

Loudoun County, Virginia
www.loudoun.gov
Department of Building and Development
1 Harrison Street, S.E., P.O. Box 7000, Leesburg, VA 20177-7000
Administration: 703/777-0397 • Fax 703/771-5215
Inspections Information Only: 703/777-0220 • Fax 703/771-5522

April 28, 2004

Mr. Jeff McInnis, PE
1315 Franklin Road
PO Box 13446
Roanoke, VA 24034

Dear Mr. McInnis:

The width of forest cover surrounding the 5 acre wastewater treatment site provides very good natural forest buffer screening. The site in question is fully wooded, surrounded by contiguous forest cover, located mid-slope on the west side of the Short Hill Mountain, and the nearest property boundary is over 250' away. It is my opinion that leaving a minimum 100' naturally forested buffer along the property line is at least equivalent to the screening provided by a Type 4 buffer. Leaving a natural buffer in lieu of providing a Type 4 buffer will require the implementation of tree preservation techniques that insure the viability of the natural forest cover buffer. Such techniques include trenching, root pruning, backfilling the trench, and installation of a tree save protection fence prior to and during all phases of construction.

I hope this information is helpful. If you have any questions or need further clarification, please do not hesitate to contact me.

Sincerely,

Dana G. Malone
County Urban Forester

COMMONWEALTH of VIRGINIA
Department of Historic Resources
2801 Kensington Avenue, Richmond, Virginia 23221

H. Taylor Murphy, Jr.
Secretary of Natural Resources

Kathleen S. Kilpatrick
Director

Tel: (804) 367-2323
Fax: (804) 367-2391
TDD: (804) 367-2386
www.dhr.state.va.us

December 11, 2003

Jeff McInnis
Hayes, Seay, Mattern & Mattern, Inc.
1315 Franklin Rd.
Roanoke, VA 24016

RE: Detailed Archives Search
AT&T Purcellville Facility Wastewater Treatment & Disposal System Repair

Dear Mr. McInnis:

Thank you for your recent request for information from our Archives on previously recorded archaeological and architectural resources within the area of potential effect, as delineated on your map, for the above referenced project. Please note that your request for information from the Department of Historic Resources Archives concerning the location of historic resources does not relieve you or your client from possible obligations under state or federal historic preservation regulations. I strongly recommend that you contact Dr. Ethel Eaton of the DHR's Resource Services and Review Division at (804) 367-2323, extension 112, if you have any questions concerning state and federal regulatory requirements.

Enclosed are the maps showing the location of any archaeological or architectural resources previously recorded here at DHR. Since no sites or structures were found to have been previously identified in your project area, no records were copied for inclusion in this packet.

DHR serves as the official state repository on historic resources. This information has been compiled primarily by independent cultural resource consultants. DHR makes no warranty as to the fitness of the data for any purpose. The absence of historic resources in DHR records does not necessarily mean that no historic properties are present. It is advisable to check with local government planning offices for information on any properties that may meet the age and significance tests of the National Register criteria and have not yet been recorded in the DHR Archives. Also, the area in question may not have been systematically surveyed for resources, possibly necessitating a survey and submittal of that data with your Project Review application.

Please contact me at (804) 367-2323, extension 125, if I can be of further assistance.

Sincerely,

Ariel Lambert
Archives - DHR

Tree Survey

12355 White Rock Road
Purcellville, Virginia

Prepared for:
Mike Fleming
Parsons Environment & Infrastructure, Inc.

Prepared by:
Andrew Lueck
Registered Consulting Arborist #560, ISA Certified Arborist # IL-4641A

August 17, 2015

SAVATREE®
The Consulting Group

Introduction

This report summarizes a tree survey performed at 12355 White Rock Road in Purcellville, Virginia. The survey included location and description of existing vegetation, stand structure/regeneration, soils and site history. The subject tract is approximately 25 acres in size. I visited the site on August 12, 2015 to perform the survey.

Description of Existing Vegetation/Tree Cover

The majority of the site is comprised of open and developed areas, with most tree canopy around the borders. A few free-standing trees are present in open areas.

The forested areas on the site are of mixed northern hardwoods forest species. Black locust, ailanthus, silver maple, cottonwood and red oak are dominant. Overstory trees range in diameter from 8-20 inches and from 30-40 feet in height. The intermediate canopy consists of pine, oak, white ash, black cherry, aspen, American elm and tulip poplar. Intermediate trees range from 8 - 12 inches in diameter and 10-15 feet in height. No trees 30 inches or greater in diameter at breast height are present in the survey area.

The understory is comprised of red maple, boxelder, cherry, black locust along with other shrubs and vines such as wineberry, blackberry, poison ivy, grape, and honeysuckle. Most of the trees in the understory are 6-10 feet in height and 4-6" in diameter. There are many small shrubs and grasses throughout the understory.

Trees are generally in fair to good condition, with a small number of smaller standing dead trees. Trees along the western parking lot appear to be in general decline. There is no disease present.

Tree Canopy

A map of existing tree canopy can be seen in figure 1. Tree canopy edges were determined onsite through the use of field measurements and ArcGIS for iPad. Canopy was delineated at the actual canopy edge for groups of trees. Canopy coverage for free-standing trees was measured according to the critical root zone for each tree (1foot canopy per inch of diameter). A total of 6.5 acres of tree canopy exists on the site.

Regeneration and Stocking/Density

The stand is medium-aged. The majority of the forested areas are moderately dense, but not impenetrable. There is lower growth from various shrubs and small trees. There are very few seedlings available for regeneration

Site History

The vast majority of the site has been clear of vegetation for many years. The forested areas have small pocket of recent clearance, based on comparison of aerial photographs to current site conditions.

Tree Canopy Map

Canopy area = 6.5 acres

CONSULTANT STAMP

PARSONS

OFFICE
4701 HEDGEMORE DRIVE
CHARLOTTE, NC 28209
704-529-6246

SEAL

CORPORATE LICENSE #
407-004446

REVISIONS / AUTHORIZATIONS

NO.	REVISIONS / AUTHORIZATIONS	DATE	DRAWN	CHK'D	APPV'D
0	ISSUED FOR USE	01-29-16	KDI	MBF	
1	REVISED PER COMMENTS	03/07/16	KDI	MBF	

PROJECT TITLE: AT&T

EXPANSION OF EXISTING TELEPHONE TRANSMISSION UTILITY SUBSTATION

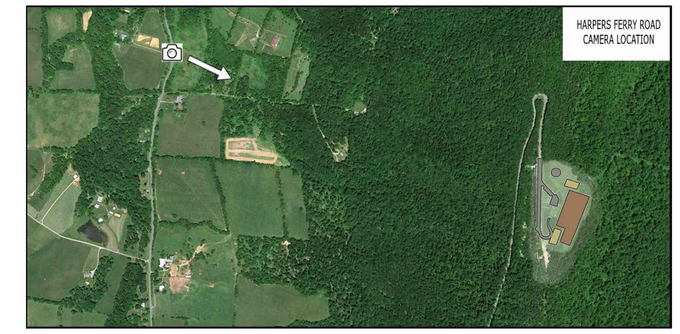
SHEET TITLE:

REGULATORY LETTERS

PROJECT NUMBER:	DATE: 01-22-16	SCALE: NONE
449040	DRAWN BY: KDI	CHECKED BY: MBF
AUTHORIZATION:	SHEET: 8 OF: 12 SHEETS	SHEET NO.
	DRAWING NO.: CMPT-8	8

EXISTING CONDITIONS

PROPOSED CONSTRUCTION (WITH TREES REMOVED FOR CLARITY)



KEY PLAN

FINAL CONDITIONS

CONSULTANT STAMP

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0	ISSUED FOR USE	01/29/16	KDI	MBF	
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2	REVISED PER COMMENTS	03/29/16	KDI	MBF	

PROJECT TITLE:

AT&T

EXPANSION OF EXISTING TELEPHONE TRANSMISSION UTILITY SUBSTATION

SHEET TITLE:

WEST FACE SIMULATION SUMMER

PROJECT NUMBER: 449040

DATE: 01–22–16

SCALE: NONE

DRAWN BY: KDI

CHECKED BY: MBF

AUTHORIZATION:

SHEET: 9 OF: 12 SHEETS

DRAWING NO.: CMPT-9

SHEET NO. 9

EXISTING CONDITIONS

PROPOSED CONSTRUCTION (WITH TREES REMOVED FOR CLARITY)

KEY PLAN

FINAL CONDITIONS

PROPOSED CONSTRUCTION WITH LANDSCAPING

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1	REVISED PER COMMENTS	03/07/16	KDI	MBF	

PROJECT TITLE:

AT&T

EXPANSION OF EXISTING TELEPHONE TRANSMISSION UTILITY SUBSTATION

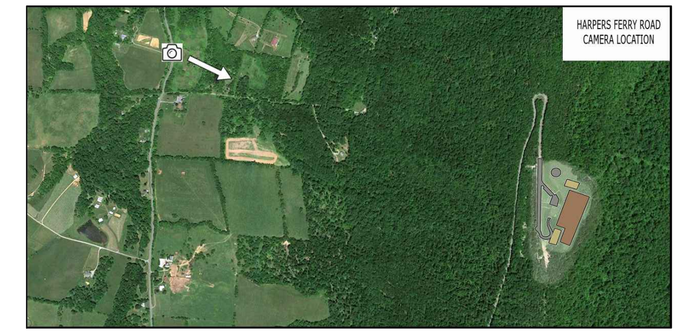
SHEET TITLE:

EAST FACE SIMULATION SUMMER

PROJECT NUMBER:	DATE: 01-22-16	SCALE: NONE
449040	DRAWN BY: KDI	CHECKED BY: MBF
AUTHORIZATION:	SHEET: 10 OF: 12 SHEETS	SHEET NO.
	DRAWING NO.: CMPT-10	10

EXISTING CONDITIONS

PROPOSED CONSTRUCTION (WITH TREES REMOVED FOR CLARITY)



KEY PLAN

FINAL CONDITIONS

CONSULTANT STAMP

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1	REVISED PER COMMENTS	03/07/16	KDI	MBF	
2	REVISED PER COMMENTS	03/29/16	KDI	MBF	

PROJECT TITLE: AT&T

EXPANSION OF EXISTING TELEPHONE TRANSMISSION UTILITY SUBSTATION

SHEET TITLE:

WEST FACE SIMULATION
WINTER

PROJECT NUMBER: 449040

DATE: 01–22–16

SCALE: NONE

DRAWN BY: KDI

CHECKED BY: MBF

AUTHORIZATION:

SHEET: 11 OF: 12 SHEETS

DRAWING NO.: CMPT-11

SHEET NO. 11

EXISTING CONDITIONS

PROPOSED CONSTRUCTION (WITH TREES REMOVED FOR CLARITY)

KEY PLAN

FINAL CONDITIONS

PROPOSED CONSTRUCTION WITH LANDSCAPING

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REVISIONS / AUTHORIZATIONS

NO.	REVISIONS / AUTHORIZATIONS	DATE	DRAWN	CHK'D	APPV'D
0	ISSUED FOR USE	01/29/16	KDI	MBF	
1	REVISED PER COMMENTS	03/07/16	KDI	MBF	

PROJECT TITLE:

AT&T

EXPANSION OF EXISTING TELEPHONE TRANSMISSION UTILITY SUBSTATION

SHEET TITLE:

EAST FACE SIMULATION
WINTER

PROJECT NUMBER: 449040

DATE: 01–22–16

SCALE: NONE

DRAWN BY: KDI

CHECKED BY: MBF

AUTHORIZATION:

SHEET: 12 OF: 12 SHEETS

DRAWING NO.: CMPT-12

SHEET NO. 12