

**Project Information & Primary Contacts**

|  |   |
|--|---|
| <p><b><u>PROJECT INFORMATION</u></b><br/> <u>TELECOM TOWER AT</u><br/> <u>McDuff Green Park/<del>Manopole</del></u></p> <p>PROJECT NAME<br/> <u>75 James Ashby Parkway</u></p> <p>ADDRESS (IF AVAILABLE)<br/> <u>58 35A</u></p> <p>TAX MAP /PARCEL(S)<br/> <u>McDuff Green Park</u></p> <p>LOCATION OF PROJECT</p> | <p><b><u>PROJECT #</u></b> <u>116151421</u></p> <hr/> <p>SECTION<br/> <u>58.65</u></p> <p>TOTAL SITE ACREAGE<br/> <u>A-1</u></p> <p>ZONING DISTRICT</p> |
|--|---|

|  |   |
|--|---|
| <p><b><u>APPLICANT/AGENT</u></b> (Provide attachment if Applicant and Agent differ)</p> <p><u>Edward L. Donohue &amp; Frank W. Stearns (Agents)</u></p> <p>NAME</p> <p><u>117 Oronoco Street</u>                      <u>Alexandria</u></p> <p>ADDRESS    CITY</p> <p><u>703-549-5384</u>                      <u>703-549-5385</u></p> <p>PHONE NUMBER                      FAX NUMBER</p> | <p>Primary Contact Person <input checked="" type="checkbox"/></p> <p><u>Donohue &amp; Stearns, PLC</u></p> <p>COMPANY</p> <p><u>VA</u>                      <u>22314</u></p> <p>STATE                      ZIP</p> <p><u>EDonohue@donohuestearns.com</u></p> <p>EMAIL ADDRESS</p> |
|--|---|

|   |   |
|---|---|
| <p><b><u>OWNER</u></b> (Provide attachments if multiple owners)</p> <p><u>Board of Supervisors Stafford County</u></p> <p>NAME</p> <p><u>P.O. Box 339</u>                      <u>Stafford</u></p> <p>ADDRESS    CITY</p> <p><u>540-658-8600</u>                      _____</p> <p>PHONE NUMBER                      FAX NUMBER</p> | <p>Primary Contact Person <input type="checkbox"/></p> <p>_____</p> <p>COMPANY</p> <p><u>Virginia</u>                      <u>22555-0339</u></p> <p>STATE                      ZIP</p> <p><u>mhollenberger@co.stafford.va.us</u></p> <p>EMAIL ADDRESS</p> |
|---|---|

|  |  |
|--|--|
| <p><b><u>PROFESSIONAL</u></b> (Engineer, Surveyor, etc.)</p> <p><u>Allan Mitchell</u></p> <p>NAME</p> <p><u>7070 Samuel Morse Dr. Suite 150</u>   <u>Columbia</u></p> <p>ADDRESS    CITY</p> <p><u>443-367-0003</u>                      _____</p> <p>PHONE NUMBER                      FAX NUMBER</p> | <p>Primary Contact Person <input type="checkbox"/></p> <p><u>Advantage Engineers</u></p> <p>COMPANY</p> <p><u>Maryland</u>                      <u>21046</u></p> <p>STATE                      ZIP</p> <p><u>amitchell@advantageengineers.com</u></p> <p>EMAIL ADDRESS</p> |
|--|--|

**Project Information & Primary Contacts**

|                                   |                               |
|-----------------------------------|-------------------------------|
| <b><u>PROJECT INFORMATION</u></b> | <b><u>PROJECT #</u></b> _____ |
| _____                             | _____                         |
| PROJECT NAME                      | SECTION                       |
| _____                             | _____                         |
| ADDRESS (IF AVAILABLE)            | TOTAL SITE ACREAGE            |
| _____                             | _____                         |
| TAX MAP /PARCEL(S)                | ZONING DISTRICT               |
| _____                             | _____                         |
| LOCATION OF PROJECT               |                               |
| _____                             |                               |

|  |   |
|--|---|
| <b><u>APPLICANT/AGENT</u></b> (Provide attachment if Applicant and Agent differ) | <b>Primary Contact Person</b> <input checked="" type="checkbox"/> |
| <u>Kristen Stelzer, Project Manager, Milestone (Applicant)</u>                   | <u>Milestone Tower Limited Partnership III</u>                    |
| NAME   | COMPANY   |
| <u>12110 Sunset Hills Road, Suite 100</u>  | <u>Reston, Virginia 20190</u>                                     |
| ADDRESS  | CITY STATE ZIP  |
| <u>703-364-5608</u>  | <u>Kristen@milestonecorp.comp</u>                                 |
| PHONE NUMBER   | FAX NUMBER EMAIL ADDRESS  |

|  |  |
|--|--|
| <b><u>OWNER</u></b> (Provide attachments if multiple owners) | <b>Primary Contact Person</b> <input type="checkbox"/> |
| _____  | _____  |
| NAME   | COMPANY  |
| _____  | _____  |
| ADDRESS  | CITY STATE ZIP   |
| _____  | _____  |
| PHONE NUMBER   | FAX NUMBER EMAIL ADDRESS                               |

|   |  |
|---|--|
| <b><u>PROFESSIONAL</u></b> (Engineer, Surveyor, etc.) | <b>Primary Contact Person</b> <input type="checkbox"/> |
| _____   | _____  |
| NAME  | COMPANY  |
| _____   | _____  |
| ADDRESS   | CITY STATE ZIP   |
| _____   | _____  |
| PHONE NUMBER  | FAX NUMBER EMAIL ADDRESS                               |

**Statements of Understanding**

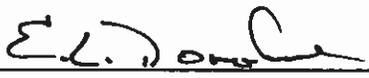
I, as owner/co-owner of the property subject to this application, do hereby certify that I have read and understand the requirements for the submission of a conditional use permit as provided under the Stafford County Code, and further, that this submittal is in compliance with the requirements and applicable provisions of the Stafford County Zoning Ordinance, Chapter 28 of the Stafford County Code.

\_\_\_\_\_  
Signature of Owner/Co Owner                      Printed Name                      Date

\_\_\_\_\_  
Signature of Owner/Co Owner                      Printed Name                      Date

\_\_\_\_\_  
Signature of Owner/Co Owner                      Printed Name                      Date

I, as applicant or agent for the owner(s) of the property subject to this application, do hereby certify that I have read and understand the requirements for the submission of a conditional use permit as provided under the Stafford County Code, and further, that this submittal is in compliance with the requirements and applicable provisions of the Stafford County Zoning Ordinance, Chapter 28 of the Stafford County Code.

  
\_\_\_\_\_  
Signature of Applicant/Agent                      Edward L. Donohue                      6/29/16  
Printed Name                      Date

\* Additional sheets may be used, if necessary.

**OWNER'S CONSENT FORM**

On behalf of the Board of Supervisors of Stafford County, I authorize Milestone Tower Limited Partnership III to apply for a Conditional Use Permit of Assessor's Parcel 58 35A, as shown on the records of the Commissioner of the Revenue for Stafford County, Virginia.

BOARD OF SUPERVISORS OF STAFFORD COUNTY

By: \_\_\_\_\_  
Name:  
Title:

COMMONWEALTH OF VIRGINIA  
COUNTY OF STAFFORD to wit:

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that \_\_\_\_\_, whose name as \_\_\_\_\_ of the Board of Supervisors of Stafford County, is signed to the foregoing document, has personally acknowledged the same before me in my aforesaid jurisdiction for the corporation.

GIVEN under my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
Notary Public

My commission expires: \_\_\_\_\_

**General Information**

Clearly indicate all information that applies to this project:

DETAILED DESCRIPTION OF PROJECT

Construction of a 150 foot tall telecommunications monopole with a 6 foot lightning rod at the top and related equipment compound at the base. The monopole and compound area are designed to accommodate a total of 5 telecommunication providers.

INFORMATION FOR FEE CALCULATIONS

0.0574 # of Acres

Type of Conditional Use Permit:

- Standard Conditional Use Permit (including amendments)
- Minor Conditional Use Permit Amendment

\* See Background Information on page 3 to determine if the request qualifies as a minor amendment.

INFORMATIONAL

Previous Resolution # N/A

Zoning District A-1

Proposed Use(s) Telecommunications  
monopole

**Review Fee Calculations**

The County review fee calculations are divided into two sections. Each section is based on a different type of application. Determine the application fee by filling out the one section that applies.

**Section I. Standard Conditional Use Permit:**

|   |                            |
|---|----------------------------|
| A. Base Fee: (Required) .....   | \$ <u>9,750.00</u>         |
| B. General Fee: (If greater than 5 acres)                                 |                            |
| ( <u>      </u> Acres – 5) X \$125 .....                                  | \$ <u>NA</u>               |
| C. Fire & Rescue Review Fee (required).....                               | \$ <u>95.00</u>            |
| D. Utilities Department Review Fee (required).....                        | \$ <u>95.00</u>            |
| E. Public Works Review Fee (required).....                                | \$ <u>120.00</u>           |
| F. Traffic Impact Analysis Review Fee: (If TIA required)                  |                            |
| Volume <1,000 VPD .....   | \$200.00                   |
| Volume >1,000 VPD .....   | \$400.00.....              |
|   | \$ <u>NA</u>               |
| G. Adjacent Property Notification (required):                             |                            |
| ( <u>  6  </u> Adjacent properties) X \$6.48 .....                        | \$ <u>38.88</u>            |
| <b>Sub-total (Add appropriate amounts from lines A thru G above).....</b> | <b>\$ <u>10,098.88</u></b> |
| H. Technology Fee (sub-total x 2.75% or 0.0275).....                      | \$ <u>277.72,</u>          |
| <b>TOTAL (Sub-total + H. Technology Fee).....</b>                         | <b>\$ <u>10,376.60</u></b> |

**Section II. Minor Conditional Use Permit Amendment:**

|  |                    |
|--|--------------------|
| A. General Fee: .....                                | \$ <u>6,190.00</u> |
| B. Adjacent Property Notification (required):        |                    |
| ( <u>      </u> Adjacent properties) X \$6.48 .....  | \$ _____           |
| <b>Sub-total (Add lines A and B) .....</b>           | <b>\$ _____</b>    |
| C. Technology Fee (sub-total x 2.75% or 0.0275)..... | \$ _____           |
| <b>TOTAL (Sub-total + C. Technology Fee).....</b>    | <b>\$ _____</b>    |

**MAKE CHECK PAYABLE TO "STAFFORD COUNTY"**

**List of Adjoining Property Owners**

The applicant is required to provide a list of the owners as shown on the current real estate tax assessment books of all abutting properties and properties immediately across the street or road from the property to be rezoned or issued a Conditional Use Permit. If the application requests a rezoning of only a portion of the parcel or a Conditional Use Permit on only a portion of the parcel, the entire parcel must be the basis for the below listing.

Provide additional pages if needed.

|   |  |                          |
|---|--|--------------------------|
| <u>58 30</u><br>TAX MAP / PARCEL            | <u>Kendall, Lillian G. Trustee</u><br>NAME |                          |
| <u>554 Kings Highway</u><br>MAILING ADDRESS |  |                          |
| <u>Fredericksburg</u><br>CITY               | <u>Virginia</u><br>STATE                   | <u>22405-3228</u><br>ZIP |

|  |                                   |                          |
|--|-----------------------------------|--------------------------|
| <u>58C 2 6</u><br>TAX MAP / PARCEL     | <u>County of Stafford</u><br>NAME |                          |
| <u>P.O. Box 339</u><br>MAILING ADDRESS |                                   |                          |
| <u>Stafford</u><br>CITY                | <u>Virginia</u><br>STATE          | <u>22555-0339</u><br>ZIP |

|   |                                  |                          |
|---|----------------------------------|--------------------------|
| <u>58 32</u><br>TAX MAP / PARCEL            | <u>Kaisken, Abdul M.</u><br>NAME |                          |
| <u>612 Kings Highway</u><br>MAILING ADDRESS |                                  |                          |
| <u>Fredericksburg</u><br>CITY               | <u>Virginia</u><br>STATE         | <u>22405-3156</u><br>ZIP |

|   |  |                          |
|---|--|--------------------------|
| <u>58 34</u><br>TAX MAP / PARCEL            | <u>Williams, William A. &amp; Frances H.</u><br>NAME |                          |
| <u>622 Kings Highway</u><br>MAILING ADDRESS |  |                          |
| <u>Falmouth</u><br>CITY                     | <u>Virginia</u><br>STATE                             | <u>22405-3156</u><br>ZIP |

|   |  |                          |
|---|--|--------------------------|
| <u>58C 2 9</u><br>TAX MAP / PARCEL          | <u>Nichols, Scott V. &amp; Victoria L.</u><br>NAME |                          |
| <u>634 Kings Highway</u><br>MAILING ADDRESS |  |                          |
| <u>Fredericksburg</u><br>CITY               | <u>Virginia</u><br>STATE                           | <u>22405-3156</u><br>ZIP |

|   |   |                          |
|---|---|--------------------------|
| <u>58C 1 2</u><br>TAX MAP / PARCEL        | <u>Lecouteur, Janet C. &amp; Laprade, Starke J.</u><br>NAME |                          |
| <u>110 Kent Avenue</u><br>MAILING ADDRESS |   |                          |
| <u>Fredericksburg</u><br>CITY             | <u>Virginia</u><br>STATE                                    | <u>22405-3134</u><br>ZIP |

|                           |                |              |
|---------------------------|----------------|--------------|
| _____<br>TAX MAP / PARCEL | _____<br>NAME  |              |
| _____<br>MAILING ADDRESS  |                |              |
| _____<br>CITY             | _____<br>STATE | _____<br>ZIP |

### Application Affidavit

This form to be filed with:

STAFFORD COUNTY  
BOARD OF SUPERVISORS  
  
1300 COURTHOUSE ROAD  
STAFFORD, VIRGINIA 22555

|                   |   |
|-------------------|---|
| Internal Use Only |   |
| Project Name:     | <u>TELECOM TOWER AT McDUFF GREEN PARK</u> |
| A/P #:            | <u>16151421</u>                           |
| Date:             | <u>AUG 18, 2016</u>                       |

All applicants for a special exception, a special use permit, conditional use permit, amendment to the zoning ordinance or variance shall make complete disclosure of the equitable ownership of the real estate involved in the application, including in the case of corporate ownership, limited liability company ownership or similar business ownership, the name of stockholders, officers, managing partners, general partners, owners and members, and in any case the names and addresses of all of the real parties in interest. The requirement of listing names of stockholders, officers and directors shall not apply to a corporation whose stock is traded on a national or local stock exchange and having more than 500 shareholders. In the event the ownership of the involved real estate changes in any respect during the time the application is pending, the applicant shall make complete disclosure of the new equitable ownership of the real estate involved in the application as required herein. If the applicant is a contract purchaser, the ownership information required herein shall be provided for the contract purchaser in addition to the owner of the real estate involved in the application. This section applies to applications before the board of supervisors, planning commission and board of zoning appeals.

See Section 15.2-2289 for State Enabling Authority

#### 1. Applicant information

|                       |  |
|-----------------------|--|
| Name of Applicant     | <u>Milestone Tower Limited Partnership III</u>                       |
| Name of Company       | <u></u>  |
| Applicant Address     | <u>12110 Sunset Hills Road, Suite 100</u><br><u>Reston, VA 20190</u> |
| Applicant's Signature | <u></u>  |
| Name of Agent         | <u>Edward L. Donohue &amp; Frank W. Stearns</u>                      |
| Address of Agent      | <u>Donohue &amp; Stearns, 201 Liberty Street, Leesburg, VA 20175</u> |

#### 2. Type of Application

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Variance          |
| <input type="checkbox"/> Rezoning                          | <input type="checkbox"/> Special Exception |

**Application Affidavit**

Page 2

**Applicant:** Milestone Tower Limited Partnership III

|               |       |
|---------------|-------|
| Project Name: | _____ |
| A/P #:        | _____ |
| Date:         | _____ |

**3. Property Information**

**Assessors Parcel(s)** 58 35A

**Address** 75 James Ashby Parkway  
\_\_\_\_\_

**4. Unless the equitable ownership is a corporation, limited liability company or similar business ownership, list all equitable owners of the property.**

| <u>Name of owners</u>          | <u>Address</u>                               |
|--------------------------------|--|
| <u>Board of Supervisors of</u> | <u>P.O. Box 339, Stafford, VA 22555-0339</u> |
| <u>Stafford County</u>         | _____  |
| _____                          | _____  |
| _____                          | _____  |

**5. If the equitable ownership of the property is a corporation, limited liability company or similar business ownership, list all officers, managing partners, general partners, share holders, owners and members. This provision shall not apply if the corporation is listed on a national or local stock exchange and has more than 500 share holders.**

| <u>Name of Members</u> | <u>Address</u> |
|------------------------|----------------|
| _____                  | _____          |
| _____                  | _____          |
| _____                  | _____          |
| _____                  | _____          |
| _____                  | _____          |

**6. Unless the applicant is a contract purchaser and is a corporation, limited liability company or similar business ownership, list all individuals involved with the purchase of the property.**

| <u>Name of Members</u> | <u>Address</u> |
|------------------------|----------------|
| _____                  | _____          |
| _____                  | _____          |
| _____                  | _____          |
| _____                  | _____          |
| _____                  | _____          |

**Application Affidavit**

Page 3

Applicant: Milestone Tower Limited Partnership III

|               |       |
|---------------|-------|
| Project Name: | _____ |
| A/P #:        | _____ |
| Date:         | _____ |

**7. If the applicant is a contract purchaser and is a corporation, limited liability company or similar business ownership, list all officers, managing partners, general partners, share holders, owners and members. This provision shall not apply if the corporation is listed on a national or local stock exchange and has more than 500 share holders**

**Name of Members**

|                                 |   |
|---------------------------------|---|
| <u>Milestone Communications</u> | <u>12110 Sunset Hills Road, Suite 100, Reston, VA 20190</u> |
| <u>Management III, Inc.</u>     | _____   |
| <u>Leonard NMI Forkas, Jr.</u>  | <u>12110 Sunset Hills Road, Suite 100, Reston, VA 20190</u> |
| <u>Shareholder</u>              | _____   |

**8. Have all individuals listed on this affidavit been notified of the purpose of the application?**

Yes       No

**9. If #8 is No, list all individuals who have not been notified about this application plus submit the cost required for the Department of Planning and Zoning or Code Administration to send certified letters notifying those listed below of this application prior to the public hearing.**

| <u>Name</u> | <u>Address, including zip code, no P.O. Box please</u> |
|-------------|--|
| _____       | _____  |
| _____       | _____  |
| _____       | _____  |
| _____       | _____  |

Number of owners to be notified: \_\_\_\_\_ X  
 Cost for certified letters      \$ \_\_\_\_\_ (cost as of the day of submittal)  
 Total due:      \$ \_\_\_\_\_ (Make checks payable to County of Stafford)

**Please submit a check in the amount due with this application to cover the cost of serving the individuals listed in this section.**

**Application Affidavit**

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**Applicant:** Milestone Tower Limited Partnership III

|               |       |
|---------------|-------|
| Project Name: | _____ |
| A/P #:        | _____ |
| Date:         | _____ |

**10. Affirmation & Witness**

I hereby make oath or affirmation that the contents of this affidavit are true and correct to the best of my knowledge, information and belief. In the event the ownership of the involved real estate changes during the time the application is pending, I shall make complete disclosure of the new equitable ownership of the real estate involved in the application as required herein.

Printed name of Signer Edward L. Donohue

Corporate Office of Signer Agent

Signature *E. L. Donohue*

Date 6/29/16

COMMONWEALTH OF VIRGINIA  
COUNTY OF STAFFORD, to wit:

The forgoing affidavit was acknowledged before me this 29<sup>th</sup> day of June, 2016 by Edward L. Donohue owner/applicant.

My commission expires: 2/28/2017

*Tracy Lynn Themak*  
Notary Public



## **LEGAL METES AND BOUNDS DESCRIPTION**

PROPOSED LEASE AREA  
MCDUFF GREEN PARK

All that tract or parcel of land lying and being located in the George Washington Magisterial District, Stafford County, Commonwealth of Virginia, and being more particularly described as follows:

Commencing for the same at a point located on the south side south side of James Ashby Parkway, a public right-of-way; said point being located South  $56^{\circ}29'43''$  West, 65.23 feet from and existing utility pole; said point having a Virginia State Plane Grid (North Zone) Coordinate of N=6785338.10, E=11790243.67; thence running with bearings referred to Virginia Grid North, North Zone, NAD83, South  $26^{\circ}12'27''$  East, 94.95 feet to a point; thence, South  $48^{\circ}26'28''$  East, 77.51 feet to the beginning of a curve; thence, 32.65 feet along a curve to the right, having a radius of 20.00 feet and being scribed by a chord bearing South  $01^{\circ}40'35''$  East, 29.14 feet to a point; thence, South  $45^{\circ}05'19''$  West, 10.49 feet to the beginning of a curve; thence, 12.55 feet along a curve to the left, having a radius of 10.00 feet and being scribed by a chord bearing South  $09^{\circ}07'33''$  West, 11.75 feet to a point; thence, South  $26^{\circ}50'13''$  East, 5.64 feet to a point; thence, North  $62^{\circ}01'54''$  East, 25.00 feet to the True Point of Beginning; said point having a Virginia State Plane Grid (North Zone) Coordinate of N=6785160.06, E=11790359.79; thence leaving said point of beginning and running with bearings referred to said State Plane Grid system,

1. South  $27^{\circ}58'06''$  East, 50.00 feet to a point; thence,
2. South  $62^{\circ}01'54''$  West, 50.00 feet to a point; thence,
3. North  $27^{\circ}58'06''$  West, 50.00 feet to a point; thence,
4. North  $62^{\circ}01'54''$  East, 50.00 feet to the place of beginning.

Said tract contains 0.0574 acres (2,500 square feet), more or less, as shown on a survey prepared for Milestone Communications by Point To Point Land Surveyors, INC. Dated May 13, 2015.

C/L PROPOSED 20' WIDE ACCESS EASEMENT  
MCDUFF GREEN PARK

Together with a 20 foot wide Access Easement lying and being located in the George Washington Magisterial District, Stafford County, Commonwealth of Virginia, and being more particularly described by the following centerline data:

Beginning for the same at a point located on the south side of James Ashby Parkway, a public right-of-way; said point being located South  $56^{\circ}29'43''$  West, 65.23 feet from and existing utility pole; said point having a Virginia State Plane Grid (North Zone) Coordinate of N=6785338.10, E=11790243.67, said point being known as the True Point of Beginning; thence leaving said point and running with said State Plane Grid system,

1. South  $26^{\circ}12'27''$  East, 94.95 feet to a point; thence,
2. South  $48^{\circ}26'28''$  East, 77.51 feet to the beginning of a curve; thence,
3. 32.65 feet along a curve to the right, having a radius of 20.00 feet and being scribed by a chord bearing South  $01^{\circ}40'35''$  East, 29.14 feet to a point; thence,
4. South  $45^{\circ}05'19''$  West, 10.49 feet to the beginning of a curve, thence,
5. 12.55 feet along a curve to the left, having a radius of 10.00 feet and being scribed by a chord bearing South  $09^{\circ}07'33''$  West, 11.75 feet to a point; thence,
6. South  $26^{\circ}50'13''$  East, 5.64 feet to an ending point located along the lease area.

As shown on a survey prepared for Milestone Communications by Point To Point Land Surveyors, INC. Dated May 13, 2015.





**LEGAL DESCRIPTION SHEET**

**PROPOSED LEASE AREA**

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING LOCATED IN THE GEORGE WASHINGTON MAGISTERIAL DISTRICT, STAFFORD COUNTY, COMMONWEALTH OF VIRGINIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FOR THE SAME AT A POINT LOCATED ON THE SOUTH SIDE SOUTH SIDE OF JAMES ASBURY PARKWAY, A PUBLIC RIGHT-OF-WAY, SAID POINT BEING LOCATED SOUTH 56°29'43" WEST, 65.23 FEET FROM AN EXISTING UTILITY POLE, SAID POINT HAVING A VIRGINIA STATE PLANE GRID (NORTH ZONE) COORDINATE OF N=6786338.10, E=11790243.67; THENCE, BEGINNING WITH BEARINGS REFERRED TO VIRGINIA GRID NORTH, NORTH ZONE, BEARINGS, DISTANCES, AND BEING SCORDED BY A CHORD BEARING SOUTH 01°40'25" EAST, 25.14 FEET TO A POINT, THENCE, 22.65 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET AND BEING SCORDED BY A CHORD BEARING SOUTH 01°40'25" EAST, 25.14 FEET TO A POINT, THENCE, 10.49 FEET TO THE BEGINNING OF A CURVE, THENCE, 12.58 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 10.00 FEET AND BEING SCORDED BY A CHORD BEARING SOUTH 01°40'25" WEST, 11.75 FEET TO A POINT, THENCE, SOUTH 26°50'13" EAST, 5.64 FEET TO A POINT, THENCE, NORTH 62°01'54" EAST, 25.00 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT HAVING A VIRGINIA STATE PLANE GRID (NORTH ZONE) COORDINATE OF N=6786338.10, E=11790243.67; THENCE, LEAVING SAID POINT OF BEGINNING AND BEGINNING WITH BEARINGS REFERRED TO SAID STATE PLANE GRID SYSTEM,

1. SOUTH 27°56'05" EAST, 50.00 FEET TO A POINT, THENCE,
2. SOUTH 62°01'54" WEST, 50.00 FEET TO A POINT, THENCE,
3. NORTH 27°56'05" WEST, 50.00 FEET TO A POINT, THENCE,
4. NORTH 62°01'54" EAST, 50.00 FEET TO THE PLACE OF BEGINNING.

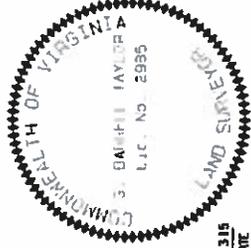
SAID TRACT CONTAINS 0.0574 ACRES 12,500 SQUARE FEET, MORE OR LESS.

**C/L PROPOSED 20' ACCESS EASEMENT**

TOGETHER WITH A 20 FOOT WIDE ACCESS EASEMENT LYING AND BEING LOCATED IN THE GEORGE WASHINGTON MAGISTERIAL DISTRICT, STAFFORD COUNTY, COMMONWEALTH OF VIRGINIA, AND BEING MORE PARTICULARLY DESCRIBED BY THE FOLLOWING CENTERLINE DATA:

BEGINNING FOR THE SAME AT A POINT LOCATED ON THE SOUTH SIDE OF JAMES ASBURY PARKWAY, A PUBLIC RIGHT-OF-WAY, SAID POINT BEING LOCATED SOUTH 56°29'43" WEST, 65.23 FEET FROM AN EXISTING UTILITY POLE, SAID POINT HAVING A VIRGINIA STATE PLANE GRID (NORTH ZONE) COORDINATE OF N=6786338.10, E=11790243.67; THENCE, LEAVING SAID POINT OF BEGINNING AND BEGINNING WITH BEARINGS REFERRED TO SAID STATE PLANE GRID SYSTEM,

1. SOUTH 25°12'27" EAST, 94.95 FEET TO A POINT, THENCE,
2. SOUTH 48°26'28" EAST, 77.51 FEET TO THE BEGINNING OF A CURVE, THENCE,
3. 32.65 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET AND BEING SCORDED BY A CHORD BEARING SOUTH 01°40'25" EAST, 25.14 FEET TO A POINT, THENCE,
4. SOUTH 45°05'19" WEST, 10.49 FEET TO THE BEGINNING OF A CURVE, THENCE,
5. 12.58 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 10.00 FEET AND BEING SCORDED BY A CHORD BEARING SOUTH 01°40'25" WEST, 11.75 FEET TO A POINT, THENCE,
6. SOUTH 26°50'13" EAST, 5.64 FEET TO AN ENDING POINT LOCATED ALONG THE LEASE AREA.



I HEREBY CERTIFY THAT THIS MAP IS CORRECT AND THAT ANY NECESSARY REVISIONS ARE SHOWN HEREON.

*G. Daniel Taylor*  
G. DANIEL TAYLOR, PLS.  
DATE: 5/13/15

THIS MAP IS NOT A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS. THIS MAP IS ONLY PREPARED FOR THE PARTIES AND PURPOSES SHOWN. THIS MAP IS NOT FOR RECORDATION. NO TITLE REPORT PROVIDED.

|     |      |          |
|-----|------|----------|
| NO. | DATE | REVISION |
|     |      |          |

POINT TO POINT  
LAND SURVEYORS  
305 S. Main Street, Lower Level  
Mount Airy, MD 21771  
(p) 301-703-8319 (f) 301-703-8324  
(w) pointtopointsurvey.com



EASMENT SURVEY PREPARED FOR:



12110 SURREY HILLS ROAD, SUITE 100B  
FARMINGTON, VA 22040  
PHONE (703) 620-2245

SITE NAME  
MCDUFF GREEN PARK

GEORGE WASHINGTON  
MAGISTERIAL DISTRICT  
STAFFORD COUNTY  
COMMONWEALTH OF VIRGINIA

DRAWN BY: ELCAR  
CHECKED BY: LAM  
APPROVED BY: MLLR  
DATE: MAY 13, 2015  
177 JOB #: M15.0125  
SHEET: 3 OF 3

## **TRAFFIC IMPACT ANALYSIS DETERMINATION FORM**

**CONDITIONAL USE PERMIT  
TRANSPORTATION IMPACT  
ANALYSIS DETERMINATION**

Name of development McDuff Green Park Monopole  
Type of development Telecommunications Facility  
Parcel # 58 35A

|   |
|---|
| RECEIVED BUT NOT OFFICIALLY SUBMITTED<br>DATE: _____ INITIALS _____ |
| OFFICIALLY SUBMITTED<br>DATE: _____ INITIALS _____                  |

**Traffic Volume Calculations**

This site generates:

- 1 VPH (insert the highest VPH)
- 1 VPD on state controlled highways (insert highest volume).
- 1 Peak AM (VPH)
- 1 Peak PM (VPH)
- 1 Peak Saturday (VPH)
- VPD highest intensity\*

\*\*\*Attach a page showing the calculations and the ITE trip generation codes to this form.\*\*\*

**Minimum Thresholds to submit a TIA**

Any proposal that generates 150 or more vehicle trips per day above the existing use, and the site meets the VDOT requirements for TIAs under 24 VAC 30-155 or Stafford County Rezoning TIA requirements. See "VDOT Traffic Impact Analysis Requirements" table on next page.

**Trip Generation Calculation Guidelines**

- Traffic volumes shall be based on the rates or equations published in the latest edition of the Institute of Transportation Engineers Trip Generation.
- If a site has multiple entrances to highways, volumes on all entrances shall be combined for the purposes of this determination.
- If the site does not have direct access to a state maintained road, the site's connection is where the site connects to the state highway system.
- Traffic volumes shall NOT be reduced through internal capture rates, pass by rates, or any other reduction methods.
- For redevelopment sites only: when the existing use is to be developed at a higher intensity, trips currently generated by the existing development that will be removed may be deducted from the total trips that will be generated by the proposed land use.
- When rezoning, use the highest possible traffic generating use unless development is limited by proffer to less than the possible highest traffic generation.

For development proposals that generate 1000 or more vehicle trips per peak hour the applicant shall request a scope of work meeting with VDOT and Stafford County Office of Transportation to discuss the required elements of a traffic impact analysis.

\*The highest intensity use is the highest possible use allowable under the zoning requirements for the entire property should it be developed to its fullest extent possible under the current building guidelines. The only exception is if proffers limit the area and type of uses.

## **PARCEL MAP AND PROPERTY DETAILS**

# McDuff Green Park

Parcel 58 35A 75 James Ashby Parkway



- Road
  - Municipalties
  - 100 yr Floodplain
  - (-----) Easements)
  - (---) Rail
  - ( ) Parcels
  - ( ) Soils)
- Maps are not from actual survey



06/17/2015  
Scale 1:9600

**Scott Mayausky - Commissioner of the Revenue**  
**Stafford County, Virginia**

| Property Detail  |   |
|--|---|
| <b>BOARD OF SUPERVISORS STAFFORD COUNTY</b><br><b>PO BOX 339</b><br><b>STAFFORD, VA 22555-0339</b> | <b>Property ID</b> 58 35A<br><b>Alternate ID</b> 38929<br><b>Address</b> 75 JAMES ASHBY PKWY<br><b>Property Class</b> 74-Local Govt<br><b>Neighborhood</b> <input type="checkbox"/> 580000 MAIN MAP 58<br><b>Deeded Acres</b> 58.6487 |

| Value History |                   |             |              |                    |             |          |              |                    |
|---------------|-------------------|-------------|--------------|--------------------|-------------|----------|--------------|--------------------|
| Year          | Reason            | Appraised   |              |                    | Assessed    |          |              |                    |
|               |                   | Land        | Improvements | Total              | Land        | Land Use | Improvements | Total              |
| 2014          | *Reassessment     | \$1,173,000 | \$329,500    | <b>\$1,502,500</b> | \$1,173,000 | \$0      | \$329,500    | <b>\$1,502,500</b> |
| 2012          | *Reassessment     | \$1,173,000 | \$329,500    | <b>\$1,502,500</b> | \$1,173,000 | \$0      | \$329,500    | <b>\$1,502,500</b> |
| 2010          | *Reassessment     | \$1,173,000 | \$329,500    | <b>\$1,502,500</b> | \$1,173,000 | \$0      | \$329,500    | <b>\$1,502,500</b> |
| 2008          | *Reassessment     | \$1,466,200 | \$329,500    | <b>\$1,795,700</b> | \$1,466,200 | \$0      | \$329,500    | <b>\$1,795,700</b> |
| 2006          | *Reassessment     | \$733,800   | \$329,500    | <b>\$1,063,300</b> | \$733,800   | \$0      | \$329,500    | <b>\$1,063,300</b> |
| 2004          | 2004 Reassessment | \$490,600   | \$329,500    | <b>\$820,100</b>   | \$490,600   | \$0      | \$329,500    | <b>\$820,100</b>   |
| 2002          |                   | \$417,600   | \$323,000    | <b>\$740,600</b>   | \$417,600   | \$0      | \$323,000    | <b>\$740,600</b>   |

| Sales History |      |         |          |       |   |      |      |          |             |            |
|---------------|------|---------|----------|-------|---|------|------|----------|-------------|------------|
| Book          | Page | Doc Num | Date     | Owner | Grantee                                 | Type | Deed | Validity | Vacant Land | Sale Price |
| B1040         | P656 |         | 6/1/1994 |       | BOARD OF SUPERVISORS<br>STAFFORD COUNTY |      |      |          | Yes         | \$0        |

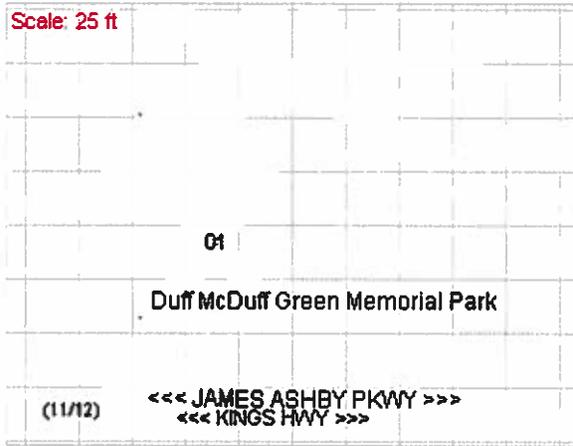
| Land Details |           |         |              |           |            |
|--------------|-----------|---------|--------------|-----------|------------|
| Primary Use  | Land Type | Acres   | Eff Frontage | Eff Depth | Appr Value |
|              | WF        | 48.6487 | 0.00         | 0.00      | \$973,000  |
|              | SI        | 10.0000 | 0.00         | 0.00      | \$200,000  |

| Legal Description        |  |
|--------------------------|--|
| <b>Description</b>       |  |
| PARCELS A1 A2 58.6487 AC |  |
| (57.1684 AC & 1.4803 AC) |  |
| DUFF MCDUFF GREEN PARK   |  |

**C01 - Extension Details**

Address 75 JAMES ASHBY PKWY

Scale: 25 ft



**Attribute**

| Story | Use | Attribute | Code | Detail     |
|-------|-----|-----------|------|------------|
|       | 0   | Class     | 1    | Wood frame |

**Exterior Features**

| Code | Description | Story | Size | Heated | AC |
|------|-------------|-------|------|--------|----|
| PARK | 0           |       | 0.00 | 0      | 0  |



|                  |       |
|------------------|-------|
| WF-WATER FRONT   | 48.65 |
| SI-SITE IMPROVED | 10.00 |

| Legal Descriptions       |             |
|--------------------------|-------------|
|                          | Description |
| PARCELS A1 A2 58.6487 AC |             |
| (57.1684 AC & 1.4803 AC) |             |
| DUFF MCDUFF GREEN PARK   |             |

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## **RF JUSTIFICATION AND NON-INTERFERENCE STATEMENT**



May 29, 2015

**Statement of Certified Engineer  
Site Selection and Performance Standards**

Site Name: Tide Water Trail  
Site Address: 75 James Ashby Parkway, Fredericksburg, VA 22405

The proposed site was selected by Verizon Wireless to provide and improve wireless coverage along Tidewater Trail and Kings Highway. It would also improve service for customers using nearby recreational areas and enhance in-building coverage for residents and business near the proposed site.

In addition to filling a gap in coverage, the site will have the added benefit of offloading some of the traffic on neighboring sites so that service such as throughput speeds do not degrade in the area they are intended to serve.

In summary, the proposed Tidewater Trail site will resolve the need for adequate coverage in the area surrounding the proposed site and also ensure adequate overlapping coverage between and among existing Verizon sites. Ultimately, it will also allow residents and commuters to experience better quality and diminished drop calls. The propagation maps attached to the application and prepared by an RF Engineer illustrate the improved coverage that will result with the addition of the new telecommunications site.

Sincerely,

A handwritten signature in black ink, appearing to read "S. Boykins", is written over a horizontal line. The signature is stylized and includes a long, sweeping flourish that extends to the right.

Shawn Boykins  
Radio Frequency Engineer  
9000 Junction Drive  
Annapolis Junction, MD 20701



---

June 2, 2015

Verizon Wireless  
9000 Junction Drive  
Annapolis Junction, MD 20701  
Shawn.Boykins@VerizonWireless.com

RE: Verizon Wireless  
Tidewater Trail  
75 James Ashby Parkway  
Fredericksburg, VA 22405

Latitude: 38°-16'-31.37" N, Longitude: 77°-25'-44.59" W, Datum Reference: NAD83  
Ground Elevation: 65 feet, Rad Center: 45 feet, Azimuths: 0°, 120°, 240°  
Transmit Frequencies: 880-894 MHz, 1945-1950 MHz, 1970-1975 MHz, 746-757 MHz, 2120-2140 MHz  
Maximum Effective Radiated Power: 500 watt ERP (850 MHz band carrier), 1640 watt EIRP (PCS band carrier), 1000 watt ERP/MHz (700 MHz LTE), 1640 watt EIRP/MHz (2100MHz AWS)

To whom it may concern,

Verizon Wireless operates a Personal Communication Service authorized by the Federal Communications Commission (FCC) to provide state of the art digital wireless communications in many parts of the nation, including Fredericksburg, VA. Verizon Wireless' operations and network are licensed and regulated by the FCC.

The antennas, as proposed and designed for the above noted site, are in compliance with all applicable FCC requirements. The proposed communications facility will not cause any disruptive interference with any transmitter or receiver that will co-exist at, on or near the same communications structure. It will not interfere with emergency services. In the unlikely event of any suspected interference related problems, Verizon Wireless will investigate performance related problems and take measures to see that their systems are operating in full compliance with FCC regulations. In addition, the proposed site meets all applicable ANSI/IEEE C95.1-1992 exposure levels, as adopted by the FCC requirements.

Verizon Wireless is committed to compliance with all government regulations and standards. Please contact Verizon Wireless if you have any questions regarding this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Shawn Boykins", with a long horizontal line extending to the right.

Shawn Boykins  
RF Design Engineer, Verizon Wireless

## **ANTENNA SPECIFICATION SHEETS**



## HBXX-6516DS-VTM

**DualPol® Quad Teletilt® Antenna, 1710–2180 MHz, 65° horizontal beamwidth, RET compatible**

- Fully supports PCS 1900, GSM 1800, UMTS 2100, and AWS spectrum
- Each DualPol® array can be independently adjusted for greater flexibility
- Excellent gain, VSWR, front-to-back ratio, and PIM specifications for robust network performance
- Ideal choice for site collocations and tough zoning restrictions
- Great solution to maximize network coverage and capacity

### Electrical Specifications

| Frequency Band, MHz                  | 1710–1880    | 1850–1990    | 1920–2180    |
|--------------------------------------|--------------|--------------|--------------|
| Gain, dBi                            | 17.7         | 18.0         | 18.0         |
| Beamwidth, Horizontal, degrees       | 67           | 65           | 63           |
| Beamwidth, Vertical, degrees         | 7.5          | 7.0          | 6.5          |
| Beam Tilt, degrees                   | 0–10         | 0–10         | 0–10         |
| USLS, typical, dB                    | 18           | 18           | 18           |
| Front-to-Back Ratio at 180°, dB      | 30           | 30           | 30           |
| Isolation, dB                        | 30           | 30           | 30           |
| VSWR   Return Loss, dB               | 1.4:1   15.6 | 1.4:1   15.6 | 1.4:1   15.6 |
| PIM, 3rd Order, 2 x 20 W, dBc        | -153         | -153         | -153         |
| Input Power per Port, maximum, watts | 350          | 350          | 350          |
| Polarization                         | ±45°         | ±45°         | ±45°         |
| Impedance                            | 50 ohm       | 50 ohm       | 50 ohm       |
| Lightning Protection                 | dc Ground    | dc Ground    | dc Ground    |

### Mechanical Specifications

|   |   |
|---|---|
| Color   Radome Material                   | Light gray   PVC, UV resistant            |
| Connector Interface   Location   Quantity | 7-16 DIN Female   Bottom   4              |
| Wind Loading, maximum                     | 419.5 N @ 150 km/h<br>94.3 lbf @ 150 km/h |
| Wind Speed, maximum                       | 241.0 km/h   149.8 mph                    |

### Dimensions

|            |                       |
|------------|-----------------------|
| Depth      | 166.0 mm   6.5 in     |
| Length     | 1294.00 mm   50.94 in |
| Width      | 305.00 mm   12.01 in  |
| Net Weight | 13.90 kg   30.64 lb   |

### Remote Electrical Tilt (RET) Information

Model with Factory Installed AISG 1.1 Actuator HBXX-6516DS-R2M

Model with Factory Installed AISG 2.0 Actuator HBXX-6516DS-A2M

### Regulatory Compliance/Certifications

| Agency                     | Classification                          |
|----------------------------|---|
| RoHS 2002/95/EC            | Compliant by Exemption                  |
| China RoHS SJ/T 11364-2006 | Above Maximum Concentration Value (MCV) |



## LNX-6515DS-VTM

**DualPol® Antenna, 698–896 MHz, 65° horizontal beamwidth, RET compatible**

- Excellent choice to maximize both coverage and capacity in suburban and rural applications
- Fully compatible with Andrew remote electrical tilt system for greater OpEx savings
- Exceptional horizontal pattern roll-off and strong front-to-back ratio
- Extended bandwidth allows one antenna to serve multiple frequency allocations
- Great solution to maximize network coverage and capacity
- The RF connectors are IP67 rated and the radome is IP56 rated

### Electrical Specifications

| Frequency Band, MHz                      | 698–806      | 806–896      |
|--|--------------|--------------|
| Gain, dBi                                | 16.7         | 17.6         |
| Beamwidth, Horizontal, degrees           | 65           | 65           |
| Beamwidth, Horizontal Tolerance, degrees | ±2           | ±2           |
| Beamwidth, Vertical, degrees             | 9.6          | 8.6          |
| Beam Tilt, degrees                       | 0–8          | 0–8          |
| USLS, typical, dB                        | 17           | 17           |
| Front-to-Back Ratio at 180°, dB          | 32           | 27           |
| CPR at Boresight, dB                     | 24           | 24           |
| CPR at Sector, dB                        | 10           | 10           |
| Isolation, dB                            | 30           | 30           |
| VSWR   Return Loss, dB                   | 1.4:1   15.6 | 1.4:1   15.6 |
| PIM, 3rd Order, 2 x 20 W, dBc            | -150         | -150         |
| Input Power per Port, maximum, watts     | 400          | 400          |
| Polarization                             | ±45°         | ±45°         |
| Impedance                                | 50 ohm       | 50 ohm       |
| Lightning Protection                     | dc Ground    | dc Ground    |

### Mechanical Specifications

|   |  |
|---|--|
| Color   Radome Material                   | Light gray   Fiberglass, UV resistant      |
| Connector Interface   Location   Quantity | 7-16 DIN Female   Bottom   2               |
| Wind Loading, maximum                     | 878.0 N @ 150 km/h<br>197.4 lbf @ 150 km/h |
| Wind Speed, maximum                       | 241.0 km/h   149.8 mph                     |

### Dimensions

|            |                       |
|------------|-----------------------|
| Depth      | 181.0 mm   7.1 in     |
| Length     | 2449.00 mm   96.42 in |
| Width      | 301.00 mm   11.85 in  |
| Net Weight | 22.80 kg   50.27 lb   |

### Remote Electrical Tilt (RET) Information

|  |                |
|--|----------------|
| Model with Factory Installed AISG 1.1 Actuator | LNX-6515DS-R2M |
| Model with Factory Installed AISG 2.0 Actuator | LNX-6515DS-A1M |

### Regulatory Compliance/Certifications