

Fauquier County Department of Community Development
 29 Ashby Street, Suite 310
 Warrenton, VA 20186 540-422-8200 FAX 540-422-8201
www.fauquiercounty.gov

CATEGORY 20 TELECOMMUNICATIONS SPECIAL EXCEPTION APPLICATION CHECKLIST			
<i>Please type or print legibly.</i>			
REQUIREMENT	YES	NO	If not submitted, state reason. Use separate sheet if necessary
STEPS			
I. Project Meeting with Staff			DATE:
II. Pre-Application Meeting			DATE:
III. Architectural Review Board Review Concurrent with the submission of a Special Exception application, a <u>proposal for a Tier 3, 4 or 5 Facility within 0.5 miles of a property listed in the National Register of Historic Places, proposed on or adjacent to a battlefield "study area" as defined and mapped by the American Battlefields Protection Program, or located within 0.5 miles of a designated National or Virginia Scenic Byway</u> must be submitted to the Fauquier County Architectural Review Board (ARB) for review, per Section 11-203.1 of the Zoning Ordinance. The proposal with full description of the project, including the compound; photographs of existing conditions; photo simulations, preferably from the nearest historic resource and/or Virginia byway; and plat must be submitted electronically to the County Preservation Planner <u>at least 2 weeks prior to the ARB meeting date</u> in order for the project to be added to the ARB meeting agenda — generally, by the third Wednesday of the month. The ARB is scheduled to meet the first Wednesday of every month. (ARB meetings may be cancelled or postponed with public notification. Contact the Preservation Planner for more information regarding a specific meeting date at 540-422-8210.)			DATE:
IV. SPECIAL EXCEPTION APPLICATION For application form, fee calculation sheet, SE checklist, Conflict of Interest Statement, etc., go to the Applications and Center and Forms page			
1. Fauquier County Land Development Application , signed by the applicant(s), property owner, and easement holder (if applicable). <i>The application form must have original signatures.</i>			
2. Fee Calculation Sheet .			
3. Fee check. (\$1,000 base fee)			
4. Special Exception Checklist , signed.			
5. Conflict of Interest Statement .			
6. 10 copies of the Special Exception Plat (24"x36", folded) including all items identified by Zoning Ordinance Section 11-404, Submission Requirements Table section 4.			
7. 10 copies of 11"x17" reductions of the Special Exception Plat.*			

<p>8. 10 copies of the Statement of Justification. The main purpose of the Statement of Justification is to document project compliance and justify the reason(s) for the project not meeting the requirements of the Zoning Ordinance. The Statement of Justification must address project compliance with applicable provisions in the following sections of the Zoning Ordinance: Section 5-006 and Sections 11-303 through 11-308 (as applicable).</p>			
<p>9. A statement signed by the applicant indicating that the applicant shall comply with all applicable Federal Communications Commission (FCC) rules and regulations.</p>			
<p>10. A minimum of three (3) photographs showing the existing conditions of the site and three (3) photo simulations of the proposed tower from different perspectives identified during the pre-application meeting. Address how the facility is designed to mitigate the visual impact on area residents, facilities, and roads in the Statement of Justification.</p>			
<p>11. If the proposed tower height is greater than 199 feet OR within five (5) miles of the property boundary of the Warrenton-Fauquier County Airport, a finding from the Federal Aviation Administration (FAA) indicating that the proposed facility is not a hazard or obstruction to public and private aviation fields. A report or statement from the FAA that makes a determination regarding required lighting of the proposed tower.</p>			
<p>12. Flash Drive containing clear copies of individual PDFs of all submission materials.</p>			

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* SPECIAL EXCEPTION PLAT REQUIREMENTS See Sections 5.011 and 11-404 of the Zoning Ordinance for details. Zoning Ordinance online at www.fauquiercounty.gov			
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The Special Exception Plat shall include:			
1. Name of project and date of plat.			
2. Deed Book and Page and PIN Reference.			
3. Scale, north arrow, and vicinity map (3" x 3").			
4. Boundaries of entire property, with bearings and distances on all boundary lot lines and total area of property in square feet or acres.			
5. Subject property information, including topography, structures, uses, easements, zoning, watercourses, floodplain, access and percent coverage of lot to be impervious.			
6. Adjacent property information to include: land owners; land uses; building locations; size of lots; and zoning			
7. All features within 500 feet of property boundary and distance from proposed infrastructure including: buildings; driveways; designated open space; trails; and any other pertinent features.			
8. Location, classification and size of all public and private streets and rights-of-way and distances from the proposed infrastructure.			
9. Proposed means of ingress and egress for the property from a public street(s).			
10. Parking spaces, existing and/or proposed, indicating minimum distance from the nearest property line.			
11. Type, location, size, height, elevation and configuration of existing and proposed towers, base stations, antennas and other equipment.			
12. Elevations and architectural details showing the design, materials and colors proposed for the facility.			
13. Maximum height of the proposed facility and proposed future mounting elevations of future antenna, including individual measurement of the base, the tower and lightning rod.			
14. Screening plans for equipment, including landscaping buffer if applicable.			
15. For monopoles in wooded areas, tree poles, fire towers or facilities where existing trees are proposed to be utilized to meet any screening requirements: The caliper and species of all trees over four inches in diameter where the dripline is located within 100 feet of the facility. The height, caliper and species of any tree that the applicant is relying on to provide screening of the facility. The height, caliper and species of the reference tree. The caliper and species of all trees that will be adversely impacted or removed during installation or maintenance of the facility.			
16. Seal and signature of person certifying the plat.			

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CERTIFICATION OF APPLICATION SUBMISSION

I hereby certify that the stated information is included in the attached Special Exception application and accompanying materials. Further, I have included on the plat any conditions required by proffers or an approved rezoning, or required by Special Exception or variance approval, special agreements or covenants.

Applicant's Signature

Name of Firm

Date

Application: _____ Accepted _____ Rejected

Development Technician/Planner

Date