



Fauquier County
Department of Community Development
16 Courthouse Square
Warrenton, VA 20186
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www.fauquiercounty.gov



TELECOMMUNICATIONS SPECIAL EXCEPTION AND WAIVER CHECKLIST

PROJECT NAME: _____

PIN(S): _____

REQUIREMENT	YES	NO – State Reason
Documentation		
Completed Land Development Application form, signed by the owner and applicant or agent. - <i>Must include a licensed carrier as an applicant or co-applicant.</i>		
Conflict of Interest Statement		
Plat (See Below) – 24" x 36" – 10 copies folded		
Plat (See Below) – 11" x 17" – 10 copies folded		
Statement of Justification (See Below) – 10 copies - <i>Must address project compliance with all applicable provisions in Zoning Ordinance Section 5-006 (for Special Exceptions) and Section 11-300 (all applications).</i>		
Photographs of the property showing existing structures, terrain and vegetation (OPTIONAL).		
Fee (\$350 for Waivers, \$1000 for Special Exceptions)		
Completed and signed Telecommunications Checklist		
Flash Drive containing PDFs of all submission materials.		
Plat Requirements - <i>Must include all items identified in Z.O. Section 11-404, Submission Requirements Table, Section 4.</i>		
Drawn at an approved scale		
Boundaries of entire property, with bearings and distances		
Total area of the property in square feet or acres		
Scale and north arrow		
Location, classification and size of all public and private streets and right(s)-of-way and distances from the proposed infrastructure		
Proposed means of ingress and egress to the property from a public street(s)		
Parking spaces, existing and/or proposed, indicating minimum distance from the nearest property line		
A map (3"x 3") giving the general vicinity of the subject property		

REQUIREMENT	YES	NO – State Reason
Subject property information, including topography, structures, uses, easements, zoning, watercourses, floodplain, access and percent coverage of lot to be impervious		
Adjacent property information, including landowners, land uses, building locations, size of lots and zoning and their distances from the proposed infrastructure		
All features within 500 feet of property boundaries including buildings, driveways, open space, uses, trails and any other pertinent features; show distance between any existing residences and the proposed facility		
Type, location, size, height, elevation and configuration of existing and proposed towers, base stations, antennas and other equipment		
Elevations and architectural details showing design, materials and colors proposed for the facility		
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		
Screening plans for equipment, including landscaping buffer		
For Tier 4 and 5 facilities, only required for monopoles in wooded areas, tree poles, fire towers and any facility where existing trees were proposed to be utilized to meet any screening requirements. The caliper and species of all trees over 4 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 and maintenance of the facility, regardless of their distances to the facility.		
Seal and signature of person certifying the plat		
Any other information needed to demonstrate that the proposed use is consistent with the purpose and intent of the applicable zoning district and satisfies the standards in the Zoning Ordinance		
Statement of Justification		
Type(s) of operation(s)		
List and analysis of the lower Tier options considered, demonstrating why these options, or some combination of these options, cannot be utilized to meet the service objective		
A written statement agreeing to the following: <ul style="list-style-type: none"> - Compliance with “Good Engineering Practices” as defined by the FCC in its rules and regulations - Compliance with FCC regulations regarding susceptibility to radio frequency interference, frequency coordination requirements, general technical standards for power, antenna, bandwidth limitations, frequency stability, transmitter measurements, operating requirements, and any and all other federal statutory and regulatory requirements relating to radio frequency interference (RFI) 		

