



Department of Community Development
Planning & Development

TO: _____ City Arborist, Dan Spoden
_____ City Land/Zoning Department, Dorothy Baker/Greg Bokan
_____ City Building Department, Eric Lowe
_____ City Utility Department (Water/Sewer), Sung Chung
_____ City Utility Department (Electric), Kevin Shriver
_____ City Engineering Department (Transportation), Nyika Roberson-Ramos
_____ City Engineering Department (Stormwater), John Keenan
_____ City Fire Marshal, James Hartnett
_____ City Police Department (CPTED)
_____ Economic Development Department, Patrick Small
_____ Manassas Regional Airport, Richard Allabaugh
_____ Prince William County – Planning Department

FROM: **Christian Samples, Senior Planner, Community Development**

DATE: **12/8/2022**

RE: **SUP #2023-0003: Milestone Towers Telecommunication Facility
10490 Colonel Court**

The attached special use permit request is forwarded to you for your recommendations/comments. Your response will be provided to the applicant and addressed in the Community Development Department's staff report.

- ❖ To consider a special use permit to allow a Broadcasting or Telecommunication Tower at 10490 Colonel Court. The property is zoned **I-2 Heavy Industrial** and is designated **Godwin Technology** in the Comprehensive Plan.

Please use EnerGov to submit your comments by **12/28/2022**. Reviewers without Energov access should submit their comments to csamples@manassasva.gov.



CITY OF MANASSAS, VIRGINIA

Community Development · 9800 Godwin Drive, Manassas, VA 20110 · 703-257-8223

SUP #: _____

DATE: _____
(Completed by City Staff)

SPECIAL USE PERMIT APPLICATION

Site Address: 10490 Colonel Court Manassas, VA 20110
Street

Tax Map No(s): 102/06 00/2A//

Site Acreage: 2.31 Zoning District: I-2

Comprehensive Plan Designation: Godwin Technology Area

Proposed Use: Telecommunications Tower

This is an amendment to existing SUP #: _____

APPLICANT

Leonard Forkas, Jr. - Milestone Tower Ltd Partnership IV

Name (Please Print)


Signature

12110 Sunset Hills Rd #600

Address

Reston VA 20190

City State Zip Code

703-615-3010 n/a

Phone # Fax #

len@milestonetowers.com

E-mail Address

OWNER

(Leave Blank if Same as Applicant)

Thomas Morin

Name

SSTI 10490 Colonel CT LLC

Company

PO Box 71870

Address

Salt Lake City UT 84171

City State Zip Code

n/a n/a

Phone # Fax #

n/a

E-mail Address

Propose preferred parking for carpools for 5% of the total parking spaces	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
Propose EV capable, EV ready or EV supply equipment in at least 2% of total parking spaces	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
Public Health	
Propose outdoor space greater than City Code minimum requirements	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
Provide list of local and regional parks (within and adjacent to the City) within ¼ mile of the project	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
Show location of any proposed onsite exercise facilities such as outdoor recreation equipment and onsite indoor storage of recreational equipment such as bicycles and kayaks (this includes additional space, besides the garage and bedrooms, within a residential unit)	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
Provide list of grocery stores, food markets, and farmer's markets located within a ¼ mile of the project	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
Assessment of noise impact and provide noise mitigation measures Within ½ mile of railroad, PW Parkway, commercial corridors, and collector/connectors.	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

Applicant Signature  Date 9.30.22



CITY OF MANASSAS, VIRGINIA

Community Development · 9800 Godwin Drive, Manassas, VA 20110 · 703-257-8223

CASE # _____
(Completed by City Staff)

SPECIAL/LIMITED POWER OF ATTORNEY

THIS _____ day of _____, 20____, I, Thomas Morin, the owner of Tax Map Number 102/06 00/2A//, make, constitute and appoint Leonard Forkas, Jr. / Milestone Tower Limited Partnership IV, my true and lawful attorney-in-fact, and in my name, place and stead giving unto said Leonard Forkas, Jr. / Milestone Tower Limited Partnership IV full power and authority to do and perform all acts and make all representation necessary, without any limitation whatsoever, to make application for (circle one) (Special Use Permit), (Rezoning), (Architectural Review Board), (Board of Zoning Appeals) in connection with the above described real property.

The right, powers and authority of said attorney-in-fact herein granted shall commence and be in full force and effect on _____, 20____, and shall remain in full force and effect thereafter until actual notice, by certified mail, return receipt requested is received by the Office of Community Development of the City of Manassas stating that the terms of this power have been revoked or modified.

Gwyn McNeal

Owner's Name (Please Print)

[Handwritten Signature]

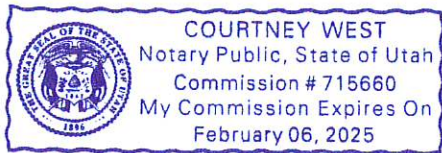
Owner's Signature

STATE OF Utah

COUNTY OF Salt Lake

I, Courtney West, a Notary Public in and for the State and County aforesaid, do hereby certify that Gwyn Goodson McNeal whose name is signed to the foregoing, this day personally appeared before me in my State and County aforesaid and acknowledged the same.

Given under my hand this 30 day of Sept., 2022.



[Handwritten Signature]
Notary Public

My Commission expires: 02/06/2025

ID: personally known



CITY OF MANASSAS, VIRGINIA

Community Development · 9800 Godwin Drive, Manassas, VA 20110 · 703-257-8223

CASE # _____
(Completed by City Staff)

CONFLICT OF INTEREST AFFIDAVIT

STATE OF Utah

County of Salt Lake, to wit:

Tax Map No. 102/06 00/2A//

Property Address: 10490 Colonel Court

I hereby certify that no member of the City Council or the Planning Commission of the City of Manassas, Virginia, has any interest in the above property, either individually, by ownership of stock in a corporation owning such land, or partnership, or as a holder of ten percent (10%) or more of the outstanding shares of stock in or as a director or officer of any corporation, owning such land, directly or indirectly by such member or members of his immediate household.

Gwyn McNeal

Name of Representative

801-365-4646

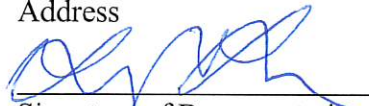
Telephone

SSTI 10490 Colonel CT LLC

Company Name

PO Box 71870 Salt Lake City, UT 84171

Address

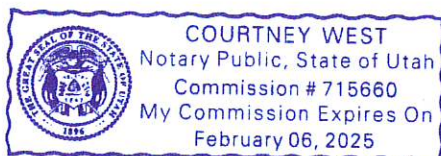

Signature of Representative

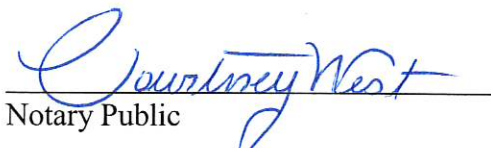
STATE OF Utah

COUNTY OF Salt Lake

I, Courtney West, a Notary Public in and for the State and County aforesaid, do hereby certify that Gwyn Goodson McNeal whose name is signed to the foregoing, this day personally appeared before me in my State and County aforesaid and acknowledged the same.

Given under my hand this 30 day of Sept., 2022.




Notary Public

My Commission expires: 02/06/2025

ID: Personally Known

Statement of Justification

Applicant: Milestone Tower Limited Partnership IV, d/b/a Milestone Towers
Site Name: Extra Space Manassas
Property Address: 10490 Colonel Court, Manassas, VA 20110
Tax ID No: 102/06 00/2A//
Zoning Classification: I-2 (Industrial)
Property Owner: SSTI 10490 Colonel CT LLC

Milestone Tower Limited Partnership IV, d/b/a Milestone Towers, requests a Special Use Permit to allow for the construction and operation of a wireless telecommunications facility. The facility will consist of a 150' tall monopole and associated equipment located in a 765 square foot leased compound area screened by an 8' tall chain link fence. The overall property is owned by SSTI 10490 Colonel CT LLC and is used as a self-storage facility.

Current Improvements on and Description of Subject Property

The total area of the parcel is 2.31 acres. It is located off of Colonel Court, just south of Route 28 and to the east of Godwin Drive. The proposed location is in the far northwestern portion of the parcel in an area already cleared of trees. The majority of the parcel is utilized by the existing self-storage facility. The parcel is zoned I-2 (Industrial). All properties immediately adjacent and adjoining the subject parcel are industrially zoned.

Proposed Use

Milestone requests a Special Use Permit to construct a 150' (with 2' lightning rod) tall monopole and associated equipment to house a telecommunications use. The use will be designed to accommodate a minimum of four (4) wireless telecommunications carriers, including AT&T and T-Mobile. The facility location is approximately 44'8" from the closest property boundary (northwest). Access to the monopole location will be via the existing paved driveway at the storage facility. The Zoning Drawings submitted with the Application, prepared by Entrex Communication Services and dated 8/30/22, provide the site and compound plans and full details of the facility, antennas and related equipment.

Milestone has an agreement with SSTI 10490 Colonel CT LLC, pursuant to which AT&T will lease space at the site from Milestone to install and operate a wireless telecommunications facility on the Property. AT&T will install 12 antennas on the tower in three sectors at a RAD center elevation of 145' above ground level. The tower is designed to accommodate three additional telecommunication carriers at RAD center heights of 135', 125', and 115' above ground level. An elevation of the tower showing the location of all antenna platforms is provided on Sheet Z-4 of the Zoning Drawings.

AT&T will install its equipment cabinets in the fenced compound area (detail found on sheet Z-3, Compound Plan of the submitted Zoning Drawings) on an elevated steel platform.

The proposed telecommunications use will be a component of AT&T's network serving the City of Manassas and surrounding environs. The use will not interfere with radio, television or telephone reception and the radio frequency emissions will comply with all applicable EPA and FCC emission requirements. Furthermore, neither the antennas nor the related equipment will produce any noise, fumes, dust, odors, light, glare or vibrations, except at such time as the generator is infrequently tested or used for emergency service. The proposed tower will only have a light at the top if required by the FAA or local airport authority.

The proposed telecommunications use will not change the current hours of operation on the property and will operate 24 hours per day, 365 days per year. There are no on-site employees, patrons or clients associated with the proposed use. With the exception of visits to the site one or two times per month for routine maintenance and repairs, the site will not impact local traffic and will not be hazardous or conflict with the existing and anticipated traffic in the area.

Propagation Maps and Technical Details

Propagation Maps have been provided by AT&T. The proposed site was selected by AT&T to provide and improve wireless coverage in the Manassas area along Route 28/Nokesville Road and the surrounding business and residential communities located off of Godwin Drive.

In addition to filling the current coverage gap that exists, the proposed site will provide much needed wireless traffic relief to AT&T's existing neighboring cell sites. These sites are currently exhausted in terms of the number of users and data usage at the site. The proposed macro site will offload traffic from these neighboring sites thereby improving service reliability. The usage and demand for data has dramatically increased and AT&T is committed to providing quality wireless service to businesses as well as emergency providers.

Propagation Maps showing the Applicant's current coverage in this area without the Facility and the improved coverage that will result from the construction of the new monopole at this site are included with the application package.

Photo Simulations/Line of Sight Analysis

The application package contains photo simulations with a reference map that portray the line-of-sight appearance of the proposed monopole structure from various vantage points in the adjacent and surrounding areas and from on-site. The simulations show that from most vantage points the proposed structure will not be prominent with views through existing tree cover, vegetation, and/or existing buildings and visual clutter. The vantage points with the greatest visibility are primarily developed with non-residential uses.

Alternative Sites

AT&T evaluated other sites to provide wireless communication services to this area. This site meets AT&T's coverage and technical requirements for providing service to the area and provides an excellent opportunity to sufficiently screen the facility and buffer it from other land uses in the immediate area, particularly those of a residential character.

Land Use / Comprehensive Plan

The area around the proposed site is primarily planned and zoned for industrial uses, generally in the I-2, Heavy Industrial Zone. Immediately adjacent properties to the site are planned and zoned for industrial uses and are currently developed.

The location, design and scale of the monopole will provide compatibility with the immediate area and the existing and planned land uses. The proposed facility will be located on a property developed with a self-storage facility and will not have any adverse visual impacts on the property, the surrounding properties and travel ways. The 150-foot overall height of the facility will be partially concealed and obscured by the existing visual clutter of the surrounding uses in the vicinity.

Community Design

The structure's overall height of 150 feet, the existing uses on the site, and the overall character and development pattern of the area and distance to uses will minimize its prominence and visual impacts on the property and adjoining areas, particularly those with residential uses and zoning. As based on the photosims included with the application, the design of the proposed structure will be compatible with the area it is located.

Environment

The facility will be located in an industrial area on property currently developed with a self-storage facility. There will be minimal land disturbance of 1,418 square feet and no tree removal or intrusion on environmentally sensitive areas.

Vicinity or general area to be served by the proposed use

The propagation coverage maps included with the application package illustrate the area to be served and the projected improvement in AT&T's service with the construction of the proposed site.

The proposed site was selected by AT&T to provide and improve wireless coverage. There is a significant need for additional cellular capacity & coverage in this portion of the City of Manassas and specifically in this area south of Route 28. This proposed site aims to address these capacity & coverage issues. The site will improve the coverage level in the area surrounding the proposed site as well as work with existing neighboring AT&T sites to handoff wireless signals. The proposed facility will relieve capacity on neighboring AT&T sites. The proposed facility will improve service and reduce the number of dropped calls.

Conclusion

In light of the foregoing, the Applicant respectfully submits that this Special Use Permit Application is in compliance with the City of Manassas Zoning Ordinance and Comprehensive Plan. Granting the Applicant's request will be appropriate and in the interest of the citizens of the City of Manassas.



MILESTONE MONOPOLE - EXTRA SPACE STORAGE MANASSAS 10490 COLONEL COURT MANASSAS, VA 20110 ZONING DRAWINGS

entrex
communication services, inc.
6100 Executive Blvd. Suite 430
Rockville, MD 20852
PHONE: (202)408-0960

SUBMITTALS		
DATE	DESCRIPTION	REV.
08-30-22	ZONING REVIEW	



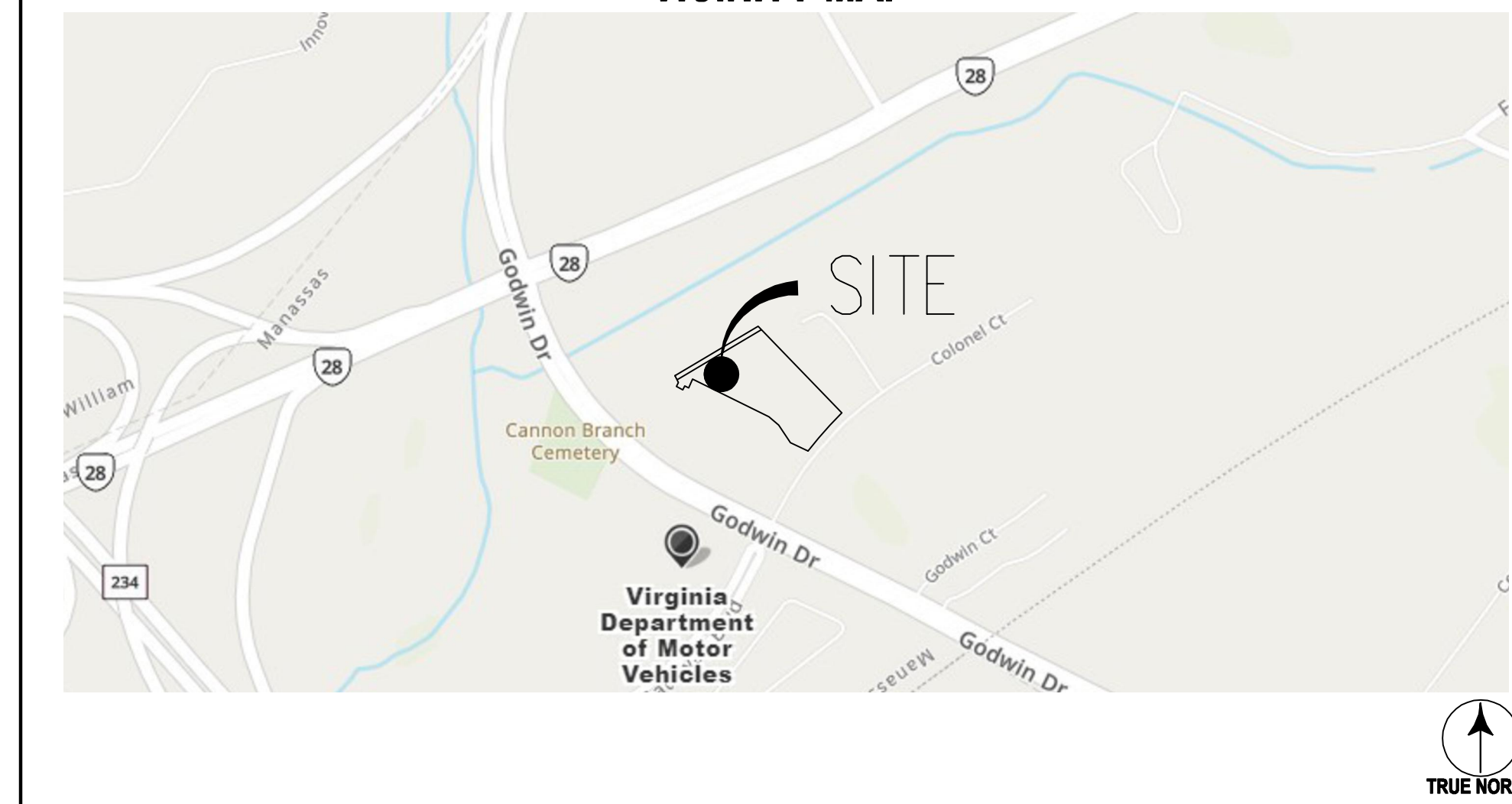
GENERAL NOTES

1. THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY, MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS, AND LOCAL AND STATE JURISDICTIONAL CODES BEARING ON THE PERFORMANCE OF THE WORK. THE WORK PERFORMED ON THE PROJECT AND THE MATERIALS INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS AND ORDINANCES.
2. THE ARCHITECT/ENGINEER HAS MADE EVERY EFFORT TO SET FORTH IN THE CONSTRUCTION AND CONTRACT DOCUMENTS THE COMPLETE SCOPE OF WORK. THE CONTRACTOR BIDDING THE JOB IS NEVERTHELESS CAUTIONED THAT MINOR OMISSIONS OR ERRORS IN THE DRAWINGS AND OR SPECIFICATIONS SHALL NOT EXCUSE SAID CONTRACTOR FROM COMPLETING THE PROJECT AND IMPROVEMENTS IN ACCORDANCE WITH THE INTENT OF THESE DOCUMENTS.
3. THE CONTRACTOR OR BIDDER SHALL BEAR THE RESPONSIBILITY OF NOTIFYING (IN WRITING) THE PROJECT MANAGER OF ANY CONFLICTS, ERRORS, OR OMISSIONS PRIOR TO THE SUBMISSION OF CONTRACTOR'S PROPOSAL OR PERFORMANCE OF WORK. IN THE EVENT OF DISCREPANCIES THE CONTRACTOR SHALL PRICE THE MORE COSTLY OR EXTENSIVE WORK, UNLESS DIRECTED IN WRITING OTHERWISE.
4. THE SCOPE OF WORK SHALL INCLUDE FURNISHING ALL MATERIALS, EQUIPMENT, LABOR AND ALL OTHER MATERIALS AND LABOR DEEMED NECESSARY TO COMPLETE THE WORK/PROJECT AS DESCRIBED HEREIN.
5. THE CONTRACTOR SHALL VISIT THE JOB SITE PRIOR TO THE SUBMISSION OF BIDS OR PERFORMING WORK TO FAMILIARIZE HIMSELF WITH THE FIELD CONDITIONS AND TO VERIFY THAT THE PROJECT CAN BE CONSTRUCTED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
6. THE CONTRACTOR SHALL OBTAIN AUTHORIZATION TO PROCEED WITH CONSTRUCTION PRIOR TO STARTING WORK ON ANY ITEM NOT CLEARLY DEFINED BY THE CONSTRUCTION DRAWING/CONTRACT DOCUMENTS.
7. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS ACCORDING TO THE MANUFACTURER'S/VENDOR'S SPECIFICATION UNLESS NOTED OTHERWISE OR WHERE LOCAL CODES OR ORDINANCES TAKE PRECEDENCE.
8. THE CONTRACTOR SHALL PROVIDE A FULL SET OF CONSTRUCTION DOCUMENTS AT THE SITE UPDATED WITH THE LATEST REVISIONS AND ADDENDA OR CLARIFICATIONS AVAILABLE FOR THE USE BY ALL PERSONNEL INVOLVED WITH THE PROJECT.
9. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE PROJECT DESCRIBED HEREIN. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL TRADE PERMITS AND INSPECTIONS WHICH MAY BE REQUIRED BY THE OWNER ARCHITECT/ENGINEER, THE STATE, COUNTY OR LOCAL GOVERNMENT AUTHORITY.
11. THE CONTRACTOR SHALL MAKE NECESSARY PROVISIONS TO PROTECT EXISTING IMPROVEMENTS, EASEMENTS, PAVING, CURBING, ETC. DURING CONSTRUCTION. UPON COMPLETION OF WORK, THE CONTRACTOR SHALL REPAIR ANY DAMAGE THAT MAY HAVE OCCURRED DUE TO CONSTRUCTION ON OR ABOUT THE PROPERTY.
12. THE CONTRACTOR SHALL KEEP THE GENERAL WORK AREA CLEAN AND HAZARD FREE DURING CONSTRUCTION AND DISPOSE OF ALL DIRT, DEBRIS, RUBBISH AND REMOVE EQUIPMENT NOT SPECIFIED AS REMAINING ON THE PROPERTY. PREMISES SHALL BE LEFT IN CLEAN CONDITION AND FREE FROM PAINT SPOTS, DUST, OR SMUDGES OF ANY NATURE.
13. THE CONTRACTOR SHALL COMPLY WITH ALL OSHA REQUIREMENTS AS THEY APPLY TO THIS PROJECT.
14. THE CONTRACTOR SHALL NOTIFY THE PROJECT MANAGER WHERE A CONFLICT OCCURS ON ANY OF THE CONTRACT DOCUMENTS. THE CONTRACTOR IS NOT TO ORDER MATERIAL OR CONSTRUCT ANY PORTION OF THE WORK THAT IS IN CONFLICT UNTIL THE CONFLICT IS RESOLVED BY THE PROJECT MANAGER.
15. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, PROPERTY LINES, ETC. ON THE PROJECT.

BUILDING CODE

2018 VA BUILDING CODE; VIRGINIA UNIFORM STATEWIDE BUILDING CODE (USBC) WITH LOCAL AMENDMENTS
 REFERENCING:
 2017 NATIONAL ELECTRIC CODE WITH LOCAL AMENDMENTS
 2018 INTERNATIONAL BUILDING CODE
 2018 INTERNATIONAL MECHANICAL CODE
 2018 VA FIRE PREVENTION CODE
 TIA-222-H (2016) STRUCTURAL STANDARDS FOR ANTENNA SUPPORTING STRUCTURES AND ANTENNAS

VICINITY MAP



SHEET INDEX

- T-1 TITLE SHEET
- Z-1 SITE PLAN
- Z-1A ADJOINERS LIST
- Z-2 PARTIAL SITE PLAN
- Z-3 COMPOUND PLAN
- Z-4 MONOPOLE ELEVATION
- Z-5 CONCEPT EQUIPMENT LAYOUT, PLATFORM PLANS AND ELEVATIONS

SYMBOLS AND ABBREVIATIONS

ADJ	ADJUSTABLE	MECH	MECHANICAL	⊕	SPOT ELEVATION
APPROX	APPROXIMATE	MFR	MANUFACTURER	⊕	CENTERLINE
CAB	CABINET	MGB	MAIN GROUND BAR	⊕	PLATE
CLG	CEILING	MIN	MINIMUM	⊕	DETAIL NUMBER SHEET NUMBER
CONC	CONCRETE	MTL	METAL	⊕	GROUND WIRE
CONT	CONTINUOUS	NIC	NOT IN CONTRACT	⊕	ANTENNA
CJ	CONSTRUCTION JOINT	NTS	NOT TO SCALE	⊕	
DIA	DIAMETER	OC	ON CENTER	⊕	
DWG	DRAWING	OPP	OPPOSITE	⊕	
EGB	EQUIPMENT GROUND BAR	SF	SQUARE FOOT	⊕	
EA	EACH	SHT	SHEET	⊕	
ELEC	ELECTRICAL	SIM	SIMILAR	⊕	
EL	ELEVATION	SS	STAINLESS STEEL	⊕	
EQ	EQUAL	STL	STEEL	⊕	
EQUIP	EQUIPMENT	TOC	TOP OF CONCRETE	⊕	
EXT	EXTERIOR	TOM	TOP OF MASONRY	⊕	
FF	FINISHED FLOOR	TOS	TOP OF STEEL	⊕	
GA	GAGE	TYP	TYPICAL	⊕	
GALV	GALVANIZED	VF	VERIFY IN FIELD	⊕	
GB	GROUND BAR	UON	UNLESS OTHERWISE NOTED	⊕	
GC	GENERAL CONTRACTOR	WWF	WELDED WIRE FABRIC	⊕	
GRND	GROUND	W/	WITH	⊕	
LG	LONG	&	AND	⊕	
LLH	LONG LEG HORIZONTAL	@	AT	⊕	
MAX	MAXIMUM			⊕	

PROJECT DESCRIPTION

SCOPE OF WORK:

1. INSTALL EROSION AND SEDIMENT CONTROLS.
2. CLEAR AND GRADE SITE TO FINAL SUBGRADE ELEVATION.
3. INSTALL MONOPOLE FOUNDATION AND 155' MONOPOLE.
4. INSTALL GROUNDING, TELCO PULL BOXES, UTILITY WIREWAY.
5. INSTALL ELECTRICAL AND TELEPHONE CONDUIT AND HAND HOLES.
6. INSTALL FENCE AND SITE IMPROVEMENTS.

PROJECT INFORMATION

PROPERTY OWNER:	SSTI 10490 COLONEL CT LLC PO BOX 71870 SALT LAKE CITY, UT 84171	JURISDICTION:	CITY OF MANASSAS
ACCOUNT NO:	34157	TAX MAP NO:	102/06 00/2A//
DEED REFERENCE:	200812190119055	ZONE:	I-2
USE CODE:	130	LATITUDE:	N 38° 44' 35.633"
LONGITUDE:	W 77° 30' 37.543"	GROUND ELEVATION:	210.57
APPLICANT:	MILESTONE TOWER LIMITED PARTNERSHIP IV D/B/A MILESTONE TOWERS 12110 SUNSET HILLS ROAD, #600 RESTON, VA 20190 MR. LEN FORKAS 703-620-2555		

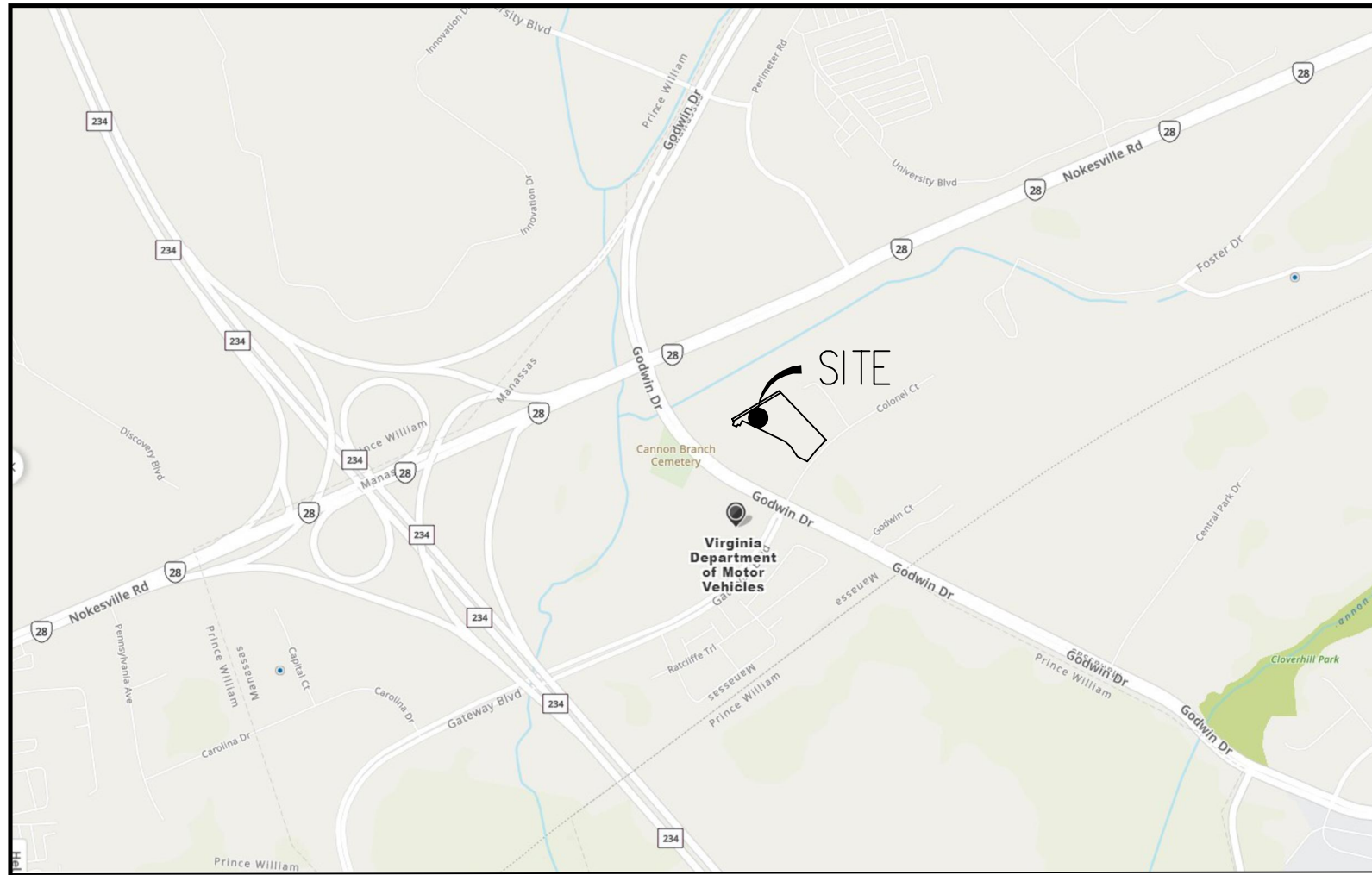
PROJECT NO:	1050.345
DESIGNER:	M.A.
ENGINEER:	M.M.

SCALE:
SCALE AS NOTED

**EXTRA SPACE STORAGE
MANASSAS
10490 COLONEL COURT
MANASSAS, VA 20110**

TITLE:
TITLE SHEET

SHEET NUMBER:
T-1



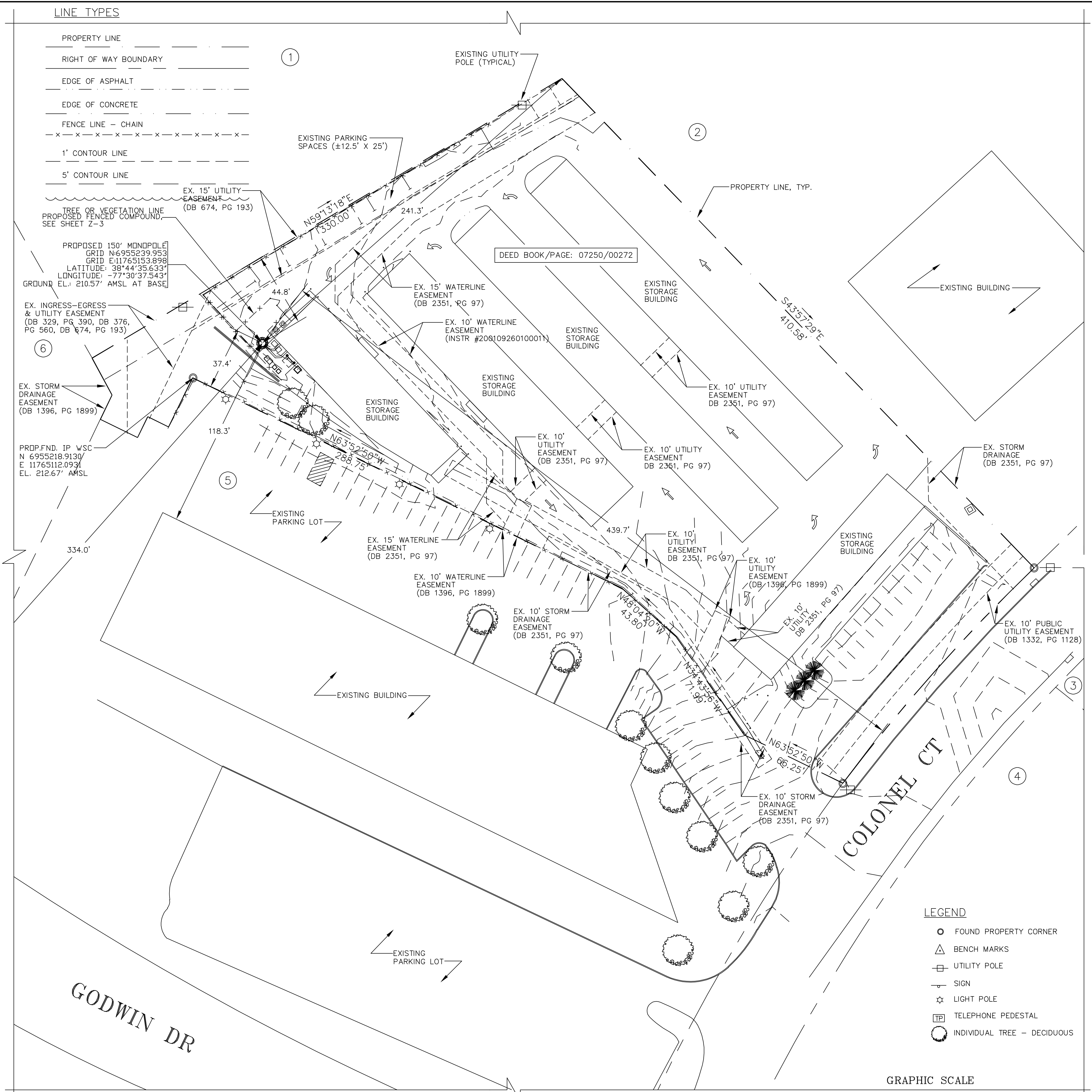
VICINITY MAP
SCALE: NTS
TRUE NORTH

SITE PLAN NOTES

- 1.) SITE NAME: EXTRA SPACE STORAGE – MANASSAS
- 2.) THIS IS NOT A BOUNDARY SURVEY AND IS NOT TO BE USED FOR THE TRANSFER OF PROPERTY.
- 3.) THE SUBJECT PARCEL INFORMATION:
OWNER: SSTI 10490 COLONEL CT LLC
PO BOX 7180
SALT LAKE CITY, UT 84171-0807
COUNTY: PRINCE WILLIAM COUNTY
CITY: CITY OF MANASSAS
INSTRUMENT: 200812190119055
LOT 2A GOODWIN INDUSTRIAL PARK
ACREAGE: 2.31 ACRES
ZONING: I-2
- 4.) THE RECORDED REFERENCES FOR THE SUBJECT PARCEL ARE AS FOLLOWS:
DEED: LIBER 07250, FOLIO 00272
PLAT: BK 94, PG 79
AREA: 134.8600 AC.
- 5.) THE DATUM'S ARE NAD 83 AND NAVD 88, AND THE BEARING BASE IS STATE GRID.
- 6.) NO UNDERGROUND UTILITIES HAVE BEEN LOCATED, THE PRESENCE OF ANY SUCH UTILITIES MUST BE CONFIRMED BY THE CONTRACTOR BEFORE CONSTRUCTION.
- 7.) NO WETLANDS HAVE BEEN DEFINED AND ANY AREAS SHOWN AS MARSH, PONDS OR DITCHES ARE DONE SO FROM VISIBLE SURFACE FEATURES AND IN NO WAY CONSTITUTE A DEFINED WETLAND.
- 8.) THE FLOOD ZONE OF THE PROPOSED MONOPOLE IS AS FOLLOWS; FLOOD ZONE X, AREA OF MINIMUM FLOODING, SOURCE, FEMA FLOOD MAP FOR FREDERICK COUNTY, MD, COMMUNITY PANEL NUMBER 24021C 0287D, REVISED, SEPTEMBER 19, 2007.
- 9.) A TITLE REPORT WAS REVIEWED FOR THIS PROPERTY.
- 10.) THE DATA COLLECTED AND SHOWN ON THIS DRAWING ARE FOR THE PURPOSES OF CONSTRUCTION OF A CELLULAR MONOPOLE, ANY NECESSARY ANOILLARY EQUIPMENT AND ALL APPROPRIATE EASEMENTS.
- 11.) NO UNRECORDED EASEMENTS ARE SHOWN ON THIS SURVEY AND IT IS POSSIBLE THAT SUCH EASEMENTS IMPACT THE SITE.
- 12.) THIS PROPERTY IS SUBJECT TO ALL MATTERS OF PUBLIC RECORD.
- 13.) THE LOCATION OF THE PROPOSED MONOPOLE IS AS FOLLOWS; THE VALUES LISTED BELOW ARE WITHIN ±50' HORIZONTAL AND ±20' VERTICAL.
LATITUDE: N 38° 44' 35.633"
LONGITUDE: W 77° 30' 37.543"
ELEVATION: 210.57' AMSL AT BASE

MONOPOLE SETBACKS		
	REQUIRED	PROPOSED
FRONT YARD (SOUTH EAST))	75'	439.7'
REAR YARD (NORTHWEST)	NONE	44.8'
SIDE YARD (NORTHEAST)	NONE	241.3'
SIDE YARD (SOUTH EAST)	NONE	37.4'
CLOSEST ROAD	NONE	334.0'
CLOSEST OFFSITE BUILDING	N/A	118.3'

ALL ABUTTING PROPERTIES ARE ZONED I1 or I2



LINE TYPES

PROPERTY LINE	---
RIGHT OF WAY BOUNDARY	---
EDGE OF ASPHALT	---
EDGE OF CONCRETE	---
FENCE LINE - CHAIN	-x-x-x-x-x-x-x-x-x-x-x-x-x-x-x-x-
1' CONTOUR LINE	---
5' CONTOUR LINE	---

PROPOSED 150' MONOPOLE
GRID N:6955239.953
GRID E:11765153.898
LATITUDE: 38°44'35.633"
LONGITUDE: -77°30'37.543"
GROUND EL.: 210.57' AMSL AT BASE

EX. INGRESS-EGRESS & UTILITY EASEMENT (DB 329, PG 390, DB 376, PG 560, DB 674, PG 193)

EX. STORM DRAINAGE EASEMENT (DB 1396, PG 1899)

EX. 15' WATERLINE EASEMENT (DB 2351, PG 97)

EX. 10' WATERLINE EASEMENT (INSTR #208109260100011)

EX. 10' UTILITY EASEMENT (DB 2351, PG 97)

EX. 10' UTILITY EASEMENT (DB 2351, PG 97)

EX. 10' UTILITY EASEMENT (DB 1398, PG 1899)

EX. 10' UTILITY EASEMENT (DB 2351, PG 97)

EX. 10' STORM DRAINAGE EASEMENT (DB 2351, PG 97)

EX. 10' STORM DRAINAGE EASEMENT (DB 2351, PG 97)

EX. 10' PUBLIC UTILITY EASEMENT (DB 1332, PG 1128)

EX. 15' WATERLINE EASEMENT (DB 2351, PG 97)

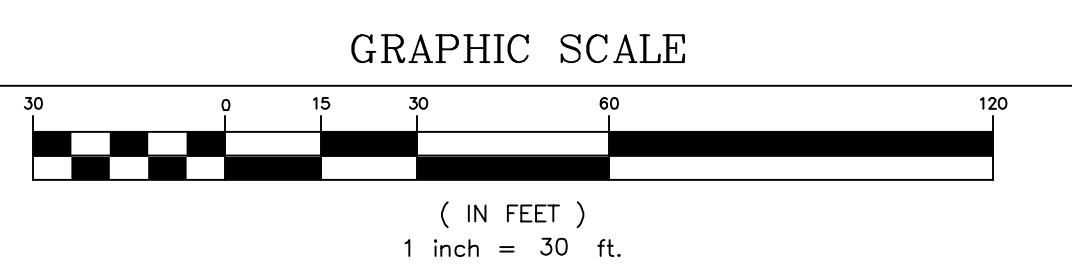
EX. 10' WATERLINE EASEMENT (DB 1396, PG 1899)

EX. 10' STORM DRAINAGE EASEMENT (DB 2351, PG 97)

EX. 10' STORM DRAINAGE EASEMENT (DB 2351, PG 97)

NOTE: ANTICIPATED DAILY TRAFFIC: AT FULL BUILD-OUT, THE SITE MAY GENERATE APPROXIMATELY 10 VEHICLE TRIPS PER MONTH.

SITE PLAN
SCALE: 1" = 30'
TRUE NORTH



entrex
communication services, inc.
6100 Executive Blvd. Suite 430
Rockville, MD 20852
PHONE: (202)408-0960

SUBMITTALS

DATE	DESCRIPTION	REV.
08-30-22	ZONING REVIEW	

SEAL:

Milestone Towers

PROJECT NO: 1050.345
DESIGNER: R.S.
ENGINEER: M.M.

SCALE:
SCALE AS NOTED

**EXTRA SPACE STORAGE
MANASSAS
1049 COLONEL COURT
MANASSAS, VA 20110**

TITLE:
SITE PLAN

SHEET NUMBER:
Z-1

ADJOINERS LIST

PARENT PARCEL:

MAP #: 102 06 00 2A

N./F

SSTI 10490 COLONEL CT LLC

MAILING ADDRESS: 00B 71870

SALT LAKE CITY, UT 84171

PARCEL ADDRESS: 10490 COLONEL CT

MANASSAS, VA 20110

INSTRUMENT 200812190119055

AREA: 100,786 SF

ZONING: I-2

USE: WAREHOUSE

1.

MAP #: 102 01 00 32A2

N./F

HAVERTY FURNITURE COMPANIES INC

MAILING ADDRESS: 3520 PIEDMONT RD NE #410

ATLANTA, GA 30305

PARCEL ADDRESS: 10421 NOKESVILLE RD

MANASSAS, VA 20110

INSTRUMENT: 200408270147425

AREA: 106,827 SF

ZONING: I-1

USE: WAREHOUSE

2

MAP #: 102 06 00 3

N./F

GODWIN PARK ENTERPRISES LLC

MAILING ADDRESS: 10480 COLONEL CT

MANASSAS, VA 20110

PARCEL ADDRESS: SAME

INSTRUMENT: 200108030079708

AREA: 2.00 AC

ZONING: I-2

USE: WAREHOUSE

3.

MAP #: 102 06 00 12

N./F

PAGE LEASING COMPANY LLC

MAILING ADDRESS: 10481 COLONEL CT

MANASSAS, VA 20110

PARCEL ADDRESS: SAME

INSTRUMENT: 201104110030063

AREA: 1.8 AC

ZONING: I-2

USE: WAREHOUSE

4.

MAP #: 102 06 00 13

N./F

GODWIN PARK ENTERPRISES LLC

MAILING ADDRESS: 10480 COLONEL CT

MANASSAS, VA 20110

PARCEL ADDRESS: 10491 COLONEL CT

MANASSAS, VA 20110

INSTRUMENT: 200507010108266

AREA: 2.41 AC

ZONING: I-1

USE: COMMERCIAL

5.

MAP #: 102 06 00 1A CA

N./F

GODWIN BUSINESS PARK LLC

MAILING ADDRESS: 9819 GODWIN DR

MANASSAS, VA 20110

PARCEL ADDRESS: SAME

INSTRUMENT: 200710020111193

AREA: 2.63 AC

ZONING: I-1

USE: COMMERCIAL

6.

AREC: MAP #: 102 01 00 37A

N./F

STORE MASTER FUNDING II LLC

MAILING ADDRESS: 3520-A MAYLAND CT

RICHMOND, VA 23233

PARCEL ADDRESS: 9811 GODWIN DR

MANASSAS, VA 20110

INSTRUMENT: 20121220119675

AREA: 2.48 AC

ZONING: I-1

USE: DAY CARE

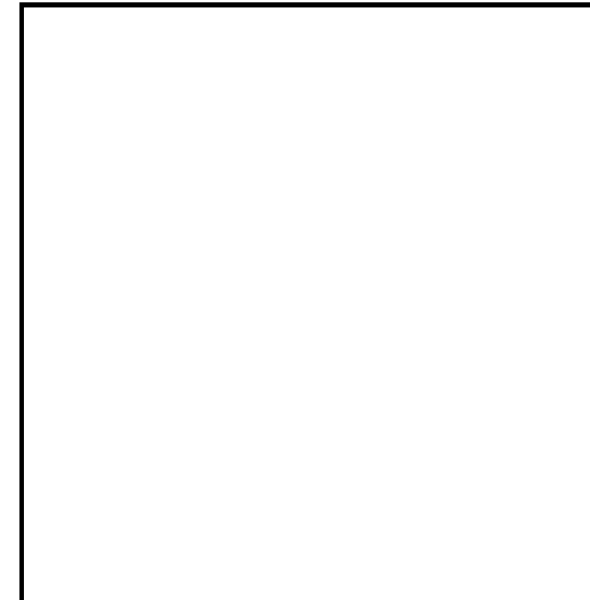


6100 Executive Blvd. Suite 430
Rockville, MD 20852
PHONE: (202)408-0960

SUBMITTALS

DATE	DESCRIPTION	REV.
08-30-22	ZONING REVIEW	

SEAL:



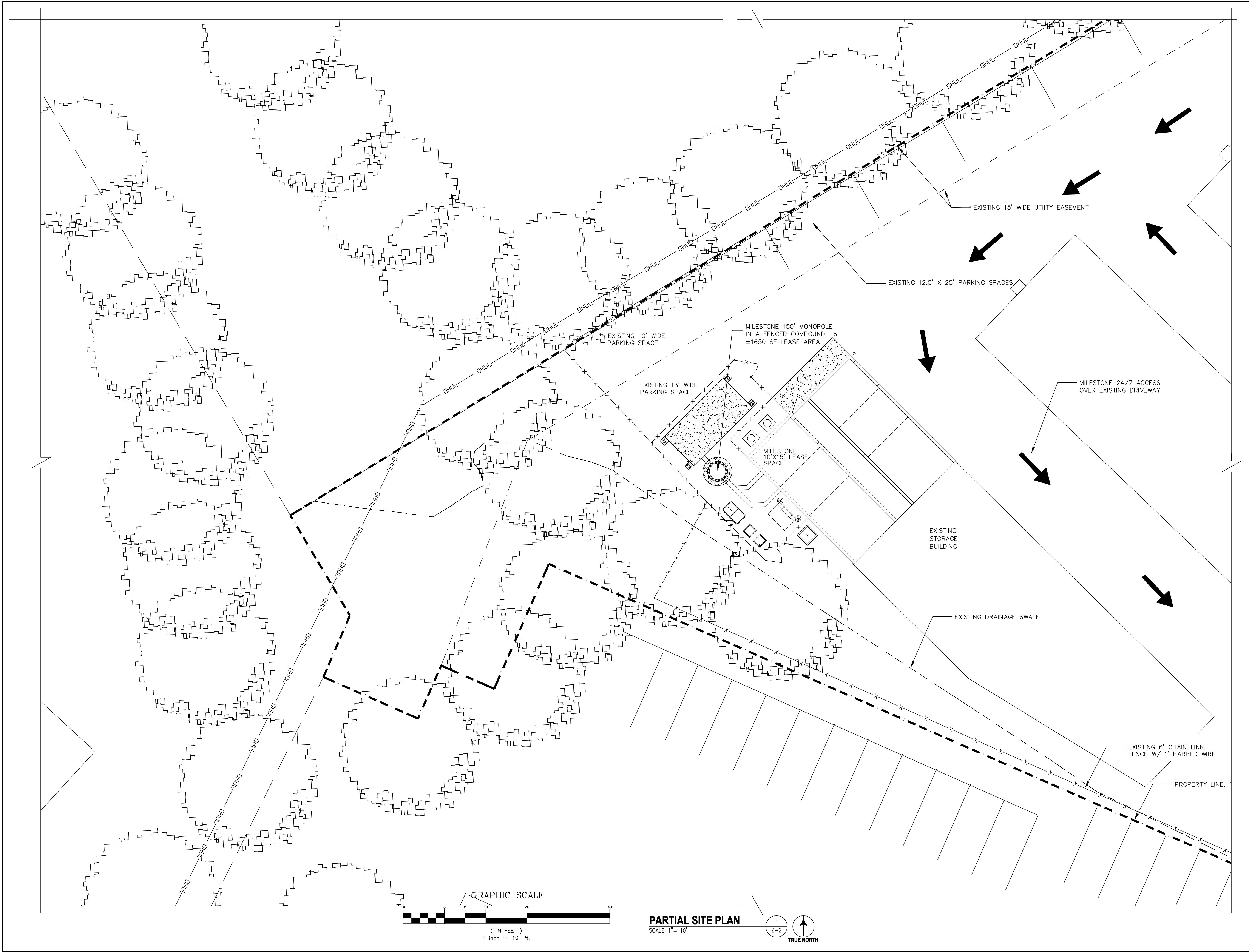
PROJECT NO:	1050.345
DESIGNER:	M. A.
ENGINEER:	M. M.

SCALE:
SCALE AS NOTED

**EXTRA SPACE STORAGE
MANASSAS
10490 COLONEL COURT
MANASSAS, VA 20110**

TITLE:
ADJOINERS LIST

SHEET NUMBER:
Z-1A



SUBMITTALS		
DATE	DESCRIPTION	REV.
08-17-22	ZONING REVIEW	

SEAL:



PROJECT NO: 1050.345
DESIGNER: M.A.
ENGINEER: M.M.

SCALE:
0 1/2 1
GRAPHIC SCALE IN INCHES

**EXTRA SPACE STORAGE
MANASSAS
1049 COLONEL CT
MANASSAS, VA 20110**

TITLE:
**PARTIAL
SITE PLAN**

SHEET NUMBER:
Z-2



6100 Executive Blvd. Suite 430
 Rockville, MD 20852
 PHONE: (202)408-0960

EQUIPMENT LAYOUT SHOWN
 IN COMPOUND CONCEPT ONLY

SUBMITTALS

DATE	DESCRIPTION	REV.
08-30-22	ZONING REVIEW	

SEAL:



PROJECT NO:	1050.345
DESIGNER:	M.A.
ENGINEER:	M.M.

SCALE:
 SCALE AS NOTED

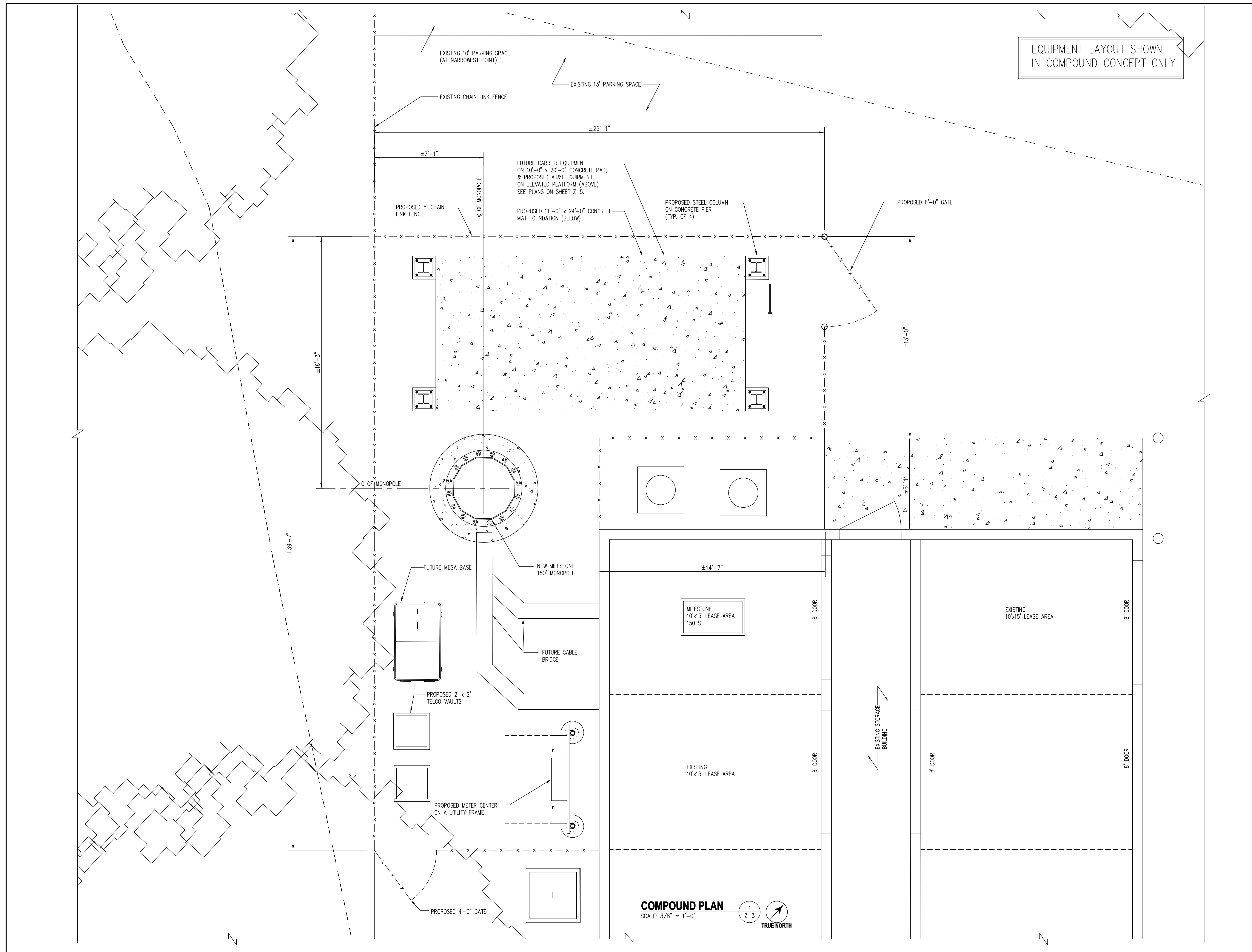
**EXTRA SPACE STORAGE
 MANASSAS
 10490 COLONEL COURT
 MANASSAS, VA 20110**

TITLE:

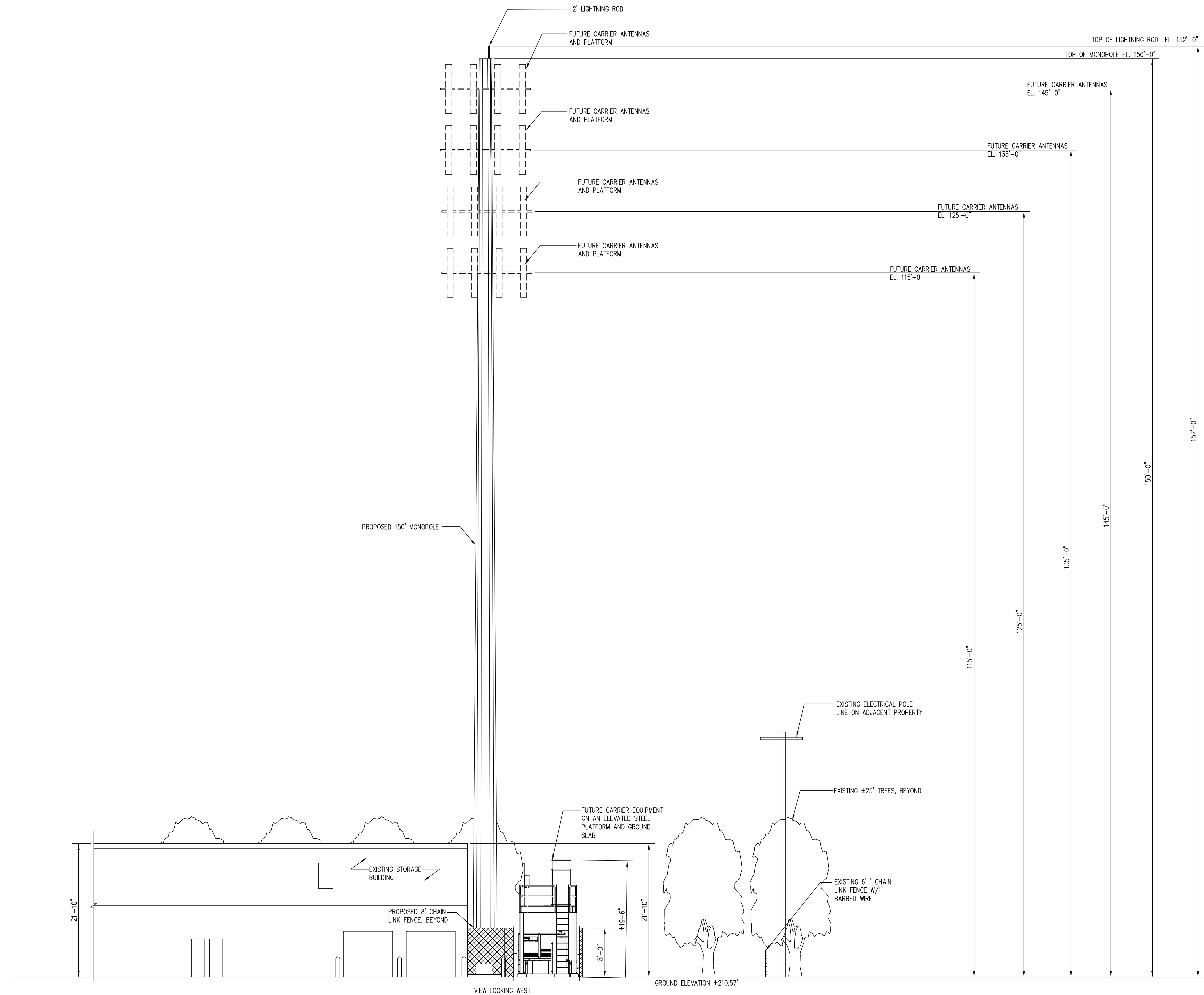
COMPOUND PLAN

SHEET NUMBER:

Z-3



COMPOUND PLAN
 SCALE: 3/8" = 1'-0"
 1 Z-3
 TRUE NORTH



MONOPOLE ELEVATION
SCALE: 1/8" = 1'-0"

1
Z-4



6100 Executive Blvd. Suite 430
Rockville, MD 20852
PHONE: (202)408-0960

SUBMITTALS

DATE	DESCRIPTION	REV.
08-30-22	ZONING REVIEW	

SEAL:



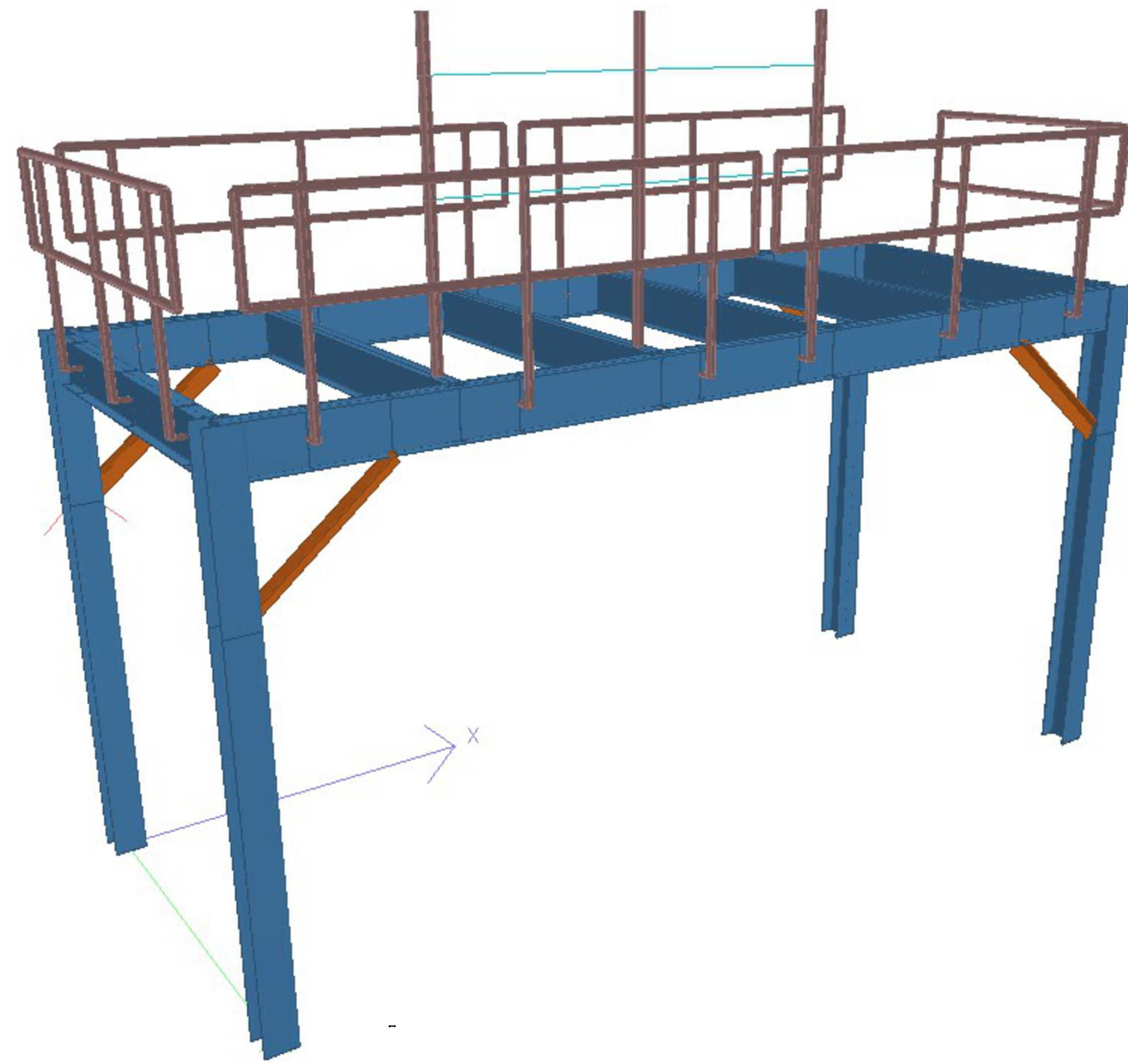
PROJECT NO:	1050.345
DESIGNER:	M.A.
ENGINEER:	M.M.

SCALE:
SCALE AS NOTED

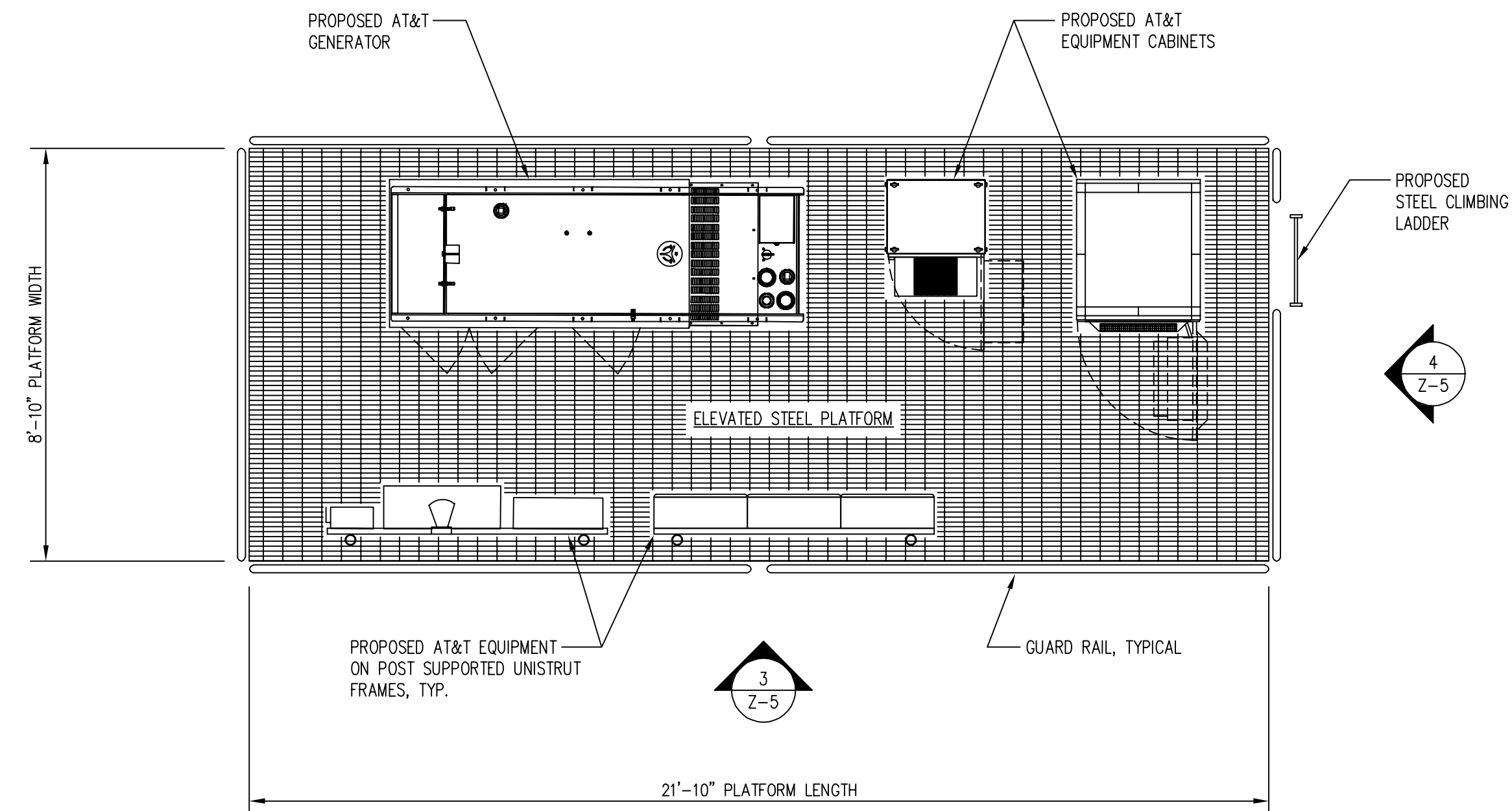
**EXTRA SPACE STORAGE
MANASSAS
10490 COLONEL COURT
MANASSAS, VA 20110**

TITLE:
**MONOPOLE
ELEVATION**

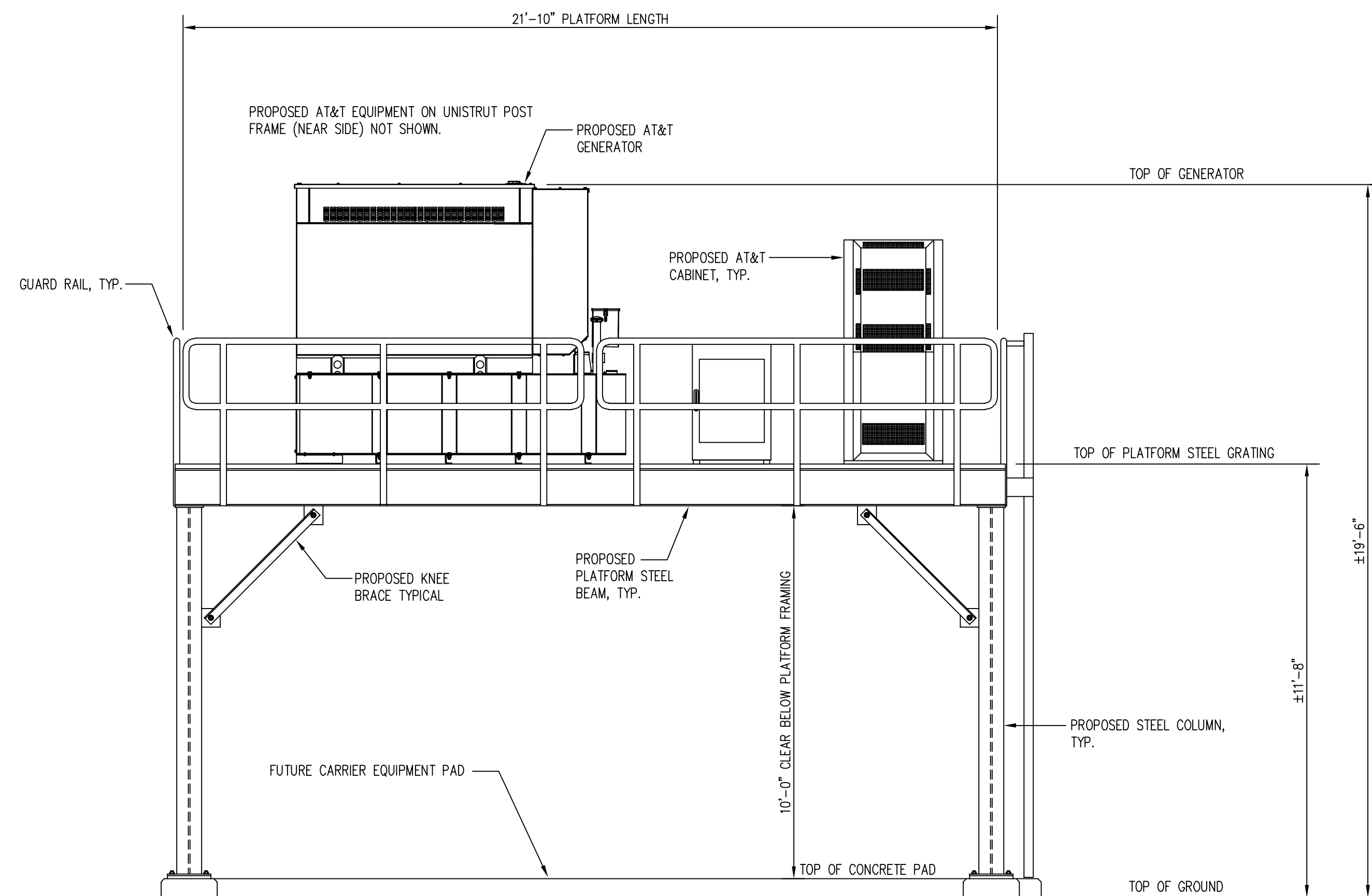
SHEET NUMBER:
Z-4



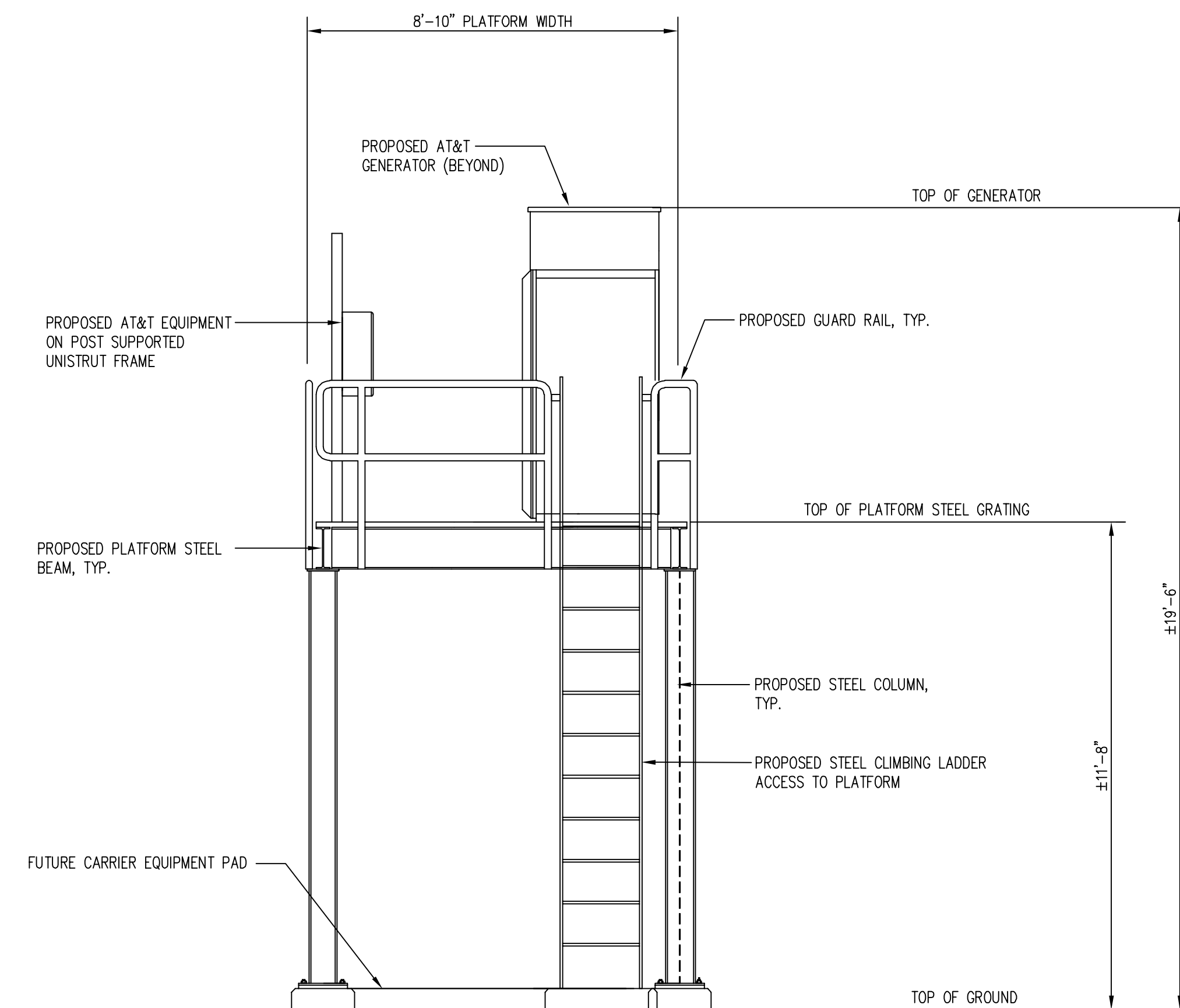
ISOMETRIC VIEW LOOKING NORTH
SCALE: NTS 1
Z-5



**AT&T CONCEPT
ELEVATED EQUIPMENT PLATFORM LAYOUT PLAN**
SCALE: 3/8"=1'-0" 2
Z-5



**CONCEPT
EQUIPMENT PLATFORM SIDE ELEVATION**
SCALE: 3/8"=1'-0" 3
Z-5



**CONCEPT
EQUIPMENT PLATFORM END ELEVATION**
SCALE: 3/8"=1'-0" 4
Z-5

SUBMITTALS		
DATE	DESCRIPTION	REV.
08-30-22	ZONING REVIEW	



PROJECT NO: 1050.345
DESIGNER: M.A.
ENGINEER: M.M.

SCALE:
SCALE AS NOTED

**EXTRA SPACE STORAGE
MANASSAS
10490 COLONEL COURT
MANASSAS, VA 20110**

TITLE:
**CONCEPT
EQUIPMENT LAYOUT,
PLATFORM PLAN
AND ELEVATIONS**

SHEET NUMBER:
Z-5



Micron
9600 Godwin Drive



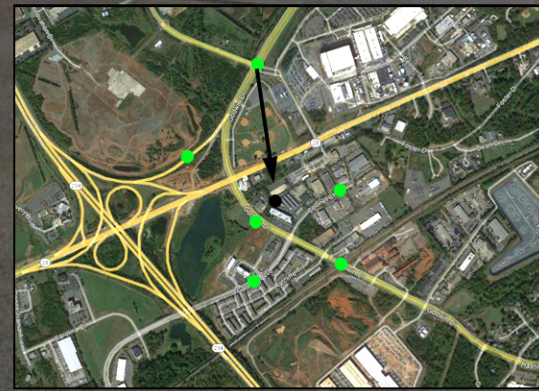
**Milestone
Towers**

EXTRA SPACE STORAGE

10490 Colonel Ct., Manassas, VA 20110

**150ft. MONOPOLE
SIMULATION**

View #1 from Godwin Drive
approximately 2,000ft. north of site





EXTRA SPACE STORAGE

10490 Colonel Ct., Manassas, VA 20110

**150ft. MONOPOLE
SIMULATION**

View #2 from Colonel Court
approximately 1,000ft. east of site





Milestone
Towers

EXTRA SPACE STORAGE

10490 Colonel Ct., Manassas, VA 20110

**150ft. MONOPOLE
SIMULATION**

View #3 from Godwin Drive
approximately 1,400ft. southeast of site



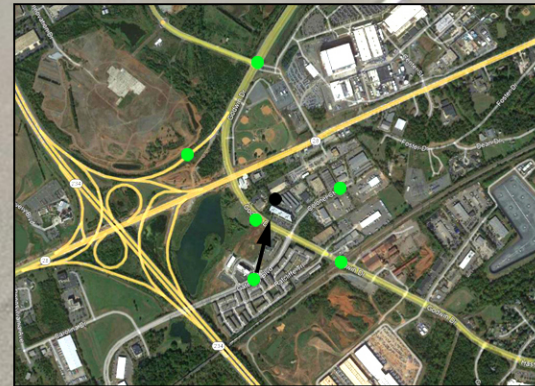


EXTRA SPACE STORAGE

10490 Colonel Ct., Manassas, VA 20110

**150ft. MONOPOLE
SIMULATION**

View #4 from Gateway Boulevard
approx. 1,300ft. south-southwest of site





EXTRA SPACE STORAGE

10490 Colonel Ct., Manassas, VA 20110

**150ft. MONOPOLE
SIMULATION**

View #5 from Godwin Drive
approximately 400ft. southwest of site



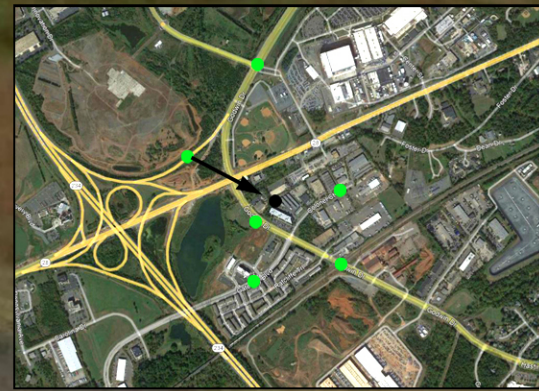


EXTRA SPACE STORAGE

10490 Colonel Ct., Manassas, VA 20110

**150ft. MONOPOLE
SIMULATION**

View #6 from Hwy 234 entrance ramp
approximately 1,500ft. northwest of site



From: [Colleen Khan](#)
To: [Matthew Penning](#)
Cc: [rfrustaci](#)
Subject: FW: 2022-AEA-9225-OE Manassas, VA
Date: Wednesday, September 14, 2022 11:45:42 AM
Attachments: [image001.png](#)

Manassas Extra Space FAA update

Colleen Khan

Entrex Communication Services, Inc.

6100 Executive Blvd., Suite 430

Rockville, MD 20852

Office: 202-408-0960 Ext. 101

Mobile: 202-725-1286

ckhan@entrex.com

From: Goodly, Nick (FAA) <Nick.Goodly@faa.gov>

Sent: Tuesday, September 13, 2022 3:39 PM

To: Colleen Khan <ckhan@entrex.com>

Subject: RE: 2022-AEA-9225-OE Manassas, VA

Good afternoon,

We are still waiting for all the comments. I have notified the team that the study does not have C band.

Nick Goodly, P.E.

Air Traffic Organization

Obstruction Evaluation Group (AJV-A5)

Office: 404-305-6337

Fax: 404-305-6588

Email: nick.goodly@faa.gov



From: Colleen Khan <ckhan@entrex.com>

Sent: Tuesday, September 13, 2022 12:06 PM

To: Goodly, Nick (FAA) <Nick.Goodly@faa.gov>

Subject: 2022-AEA-9225-OE

Good afternoon Nick,

Can you let me know the status of this? There is no C-band included in the study.

Thanks,

Colleen

Colleen Khan

Entrex Communication Services, Inc.

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Rockville, MD 20852

Office: 202-408-0960 Ext. 101

Mobile: 202-725-1286

ckhan@entrex.com



6100 Executive Boulevard, Suite 430 • Rockville, MD 20852 • Tel: 202.408.0960

November 4, 2022

TO: City of Manassas

FROM: Colleen Khan

RE: Milestone Monopole at Extra Space Storage Manassas
10490 Colonel Court
Manassas, VA 20110
Waiver Request – 3-450 Tree Canopy Requirements

Milestone Towers is proposing a new monopole for cellular carriers and a fenced equipment compound on the north side of the Extra Space Storage parcel (see Exhibit A). Milestone requests a waiver from the following DCSCM Article:

3-450 TREE CANOPY REQUIREMENTS

All development requiring submission and approval of a site plan or subdivision plan shall provide for the preservation, planting, or replacement of trees on the site to the extent that the minimum tree canopy cover will be provided at maturity of twenty years. Article VII of the Zoning Ordinance specifies the percentage of site coverage required for the various zoning districts.

According to Article VII, Section 130-217 of the Zoning Ordinance, the I-2 districts require a minimum of 10% coverage.

TREE COVER COMPUTATION

Total site Area	100,624 sf
Less Building Footprint	33,506 sf
= Adjusted Site Area	67,118 sf
X Required Tree Cover	10%
Required Tree Cover	6,7119 sf
Tree Cover Provided	750 sf

A waiver is requested from the 10% canopy requirement. There is no place along the northeast property line or the northwest property line. There is existing landscaping along the southwest property line with a 10 year canopy totalling 750 sf. The equipment compound will not be visible from the adjoining properties because of the existing storage buildings and landscaping along the other parcels.

Note that the parcel is zoned I-2 and is surrounded by other Industrial zoned properties so screening is not required.

Adjoining Parcels:

- Southwest – I-1 Commercial
- West – I-1 Daycare
- Northwest – I-1 Warehouse
- Northeast – I-2 Warehouse

Parcels across Colonel Court:

- I-2 Warehouse and I-1 Commercial



Winged Elm FA# 15246183

Manassas VA

Zoning Plots

April 19, 2022

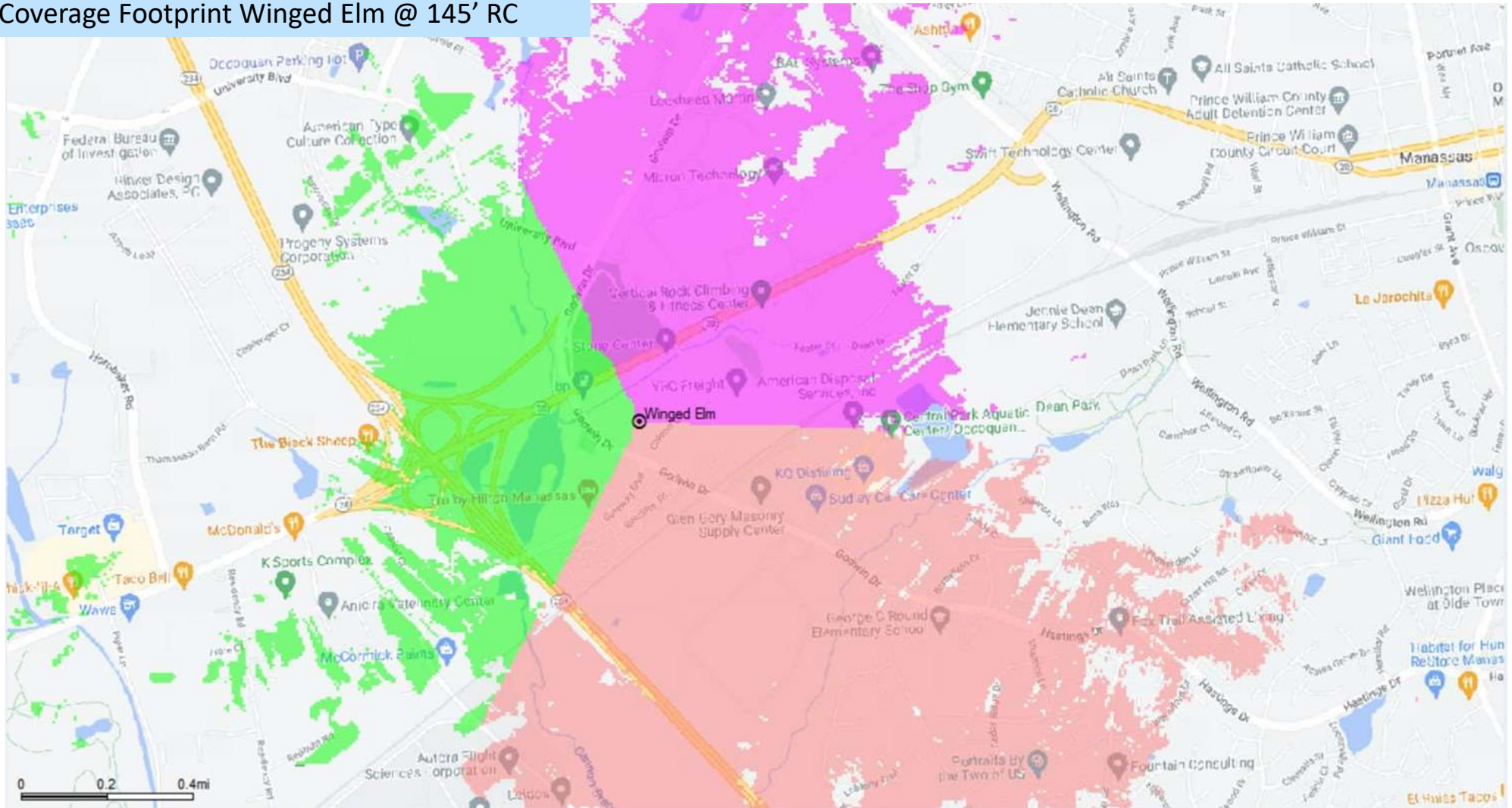
Existing AT&T Coverage Without Winged Elm



Proposed AT&T Coverage with Winged Elm at 145' RC



Coverage Footprint Winged Elm @ 145' RC





AT&T