FAIRFAX COUNTY PLANNING COMMISSION

May 17, 2012

PUBLIC HEARING FOR PLANNING DETERMINATION

Pursuant to

Va. Code Sec. 15.2 - 2232

Public Hearing Date: May 31, 2012 at 8:15 p.m.

Application Number:	2232-P12-1
Applicant:	NewPath Networks, LLC, and New Cingular Wireless PCS, LLC
Proposed Use:	Telecommunications Distributed Antenna System
Subject Property:	Portion of the public right-of-way on Tax Map 37-4
Supervisor District:	Providence District
Area of Subject Property:	NA
Application Accepted:	February 15, 2012
Application Revised:	May 10, 2012
Recommendation:	In accordance with Va. Code Sec. 15.2-2232, as amended, staff recommends that the Planning Commission find the proposal by NewPath Networks, LLC, and New Cingular Wireless PCS, LLC, as amended, for a telecommunications Distributed Antenna System node in the Oakton area, on Hunter Mill Road, substantially in accord with provisions of the adopted Comprehensive Plan.

PLANNING DETERMINATION

Section 15.2 -2232 of the Code of Virginia

Number: 2232-P12-1

District: Providence

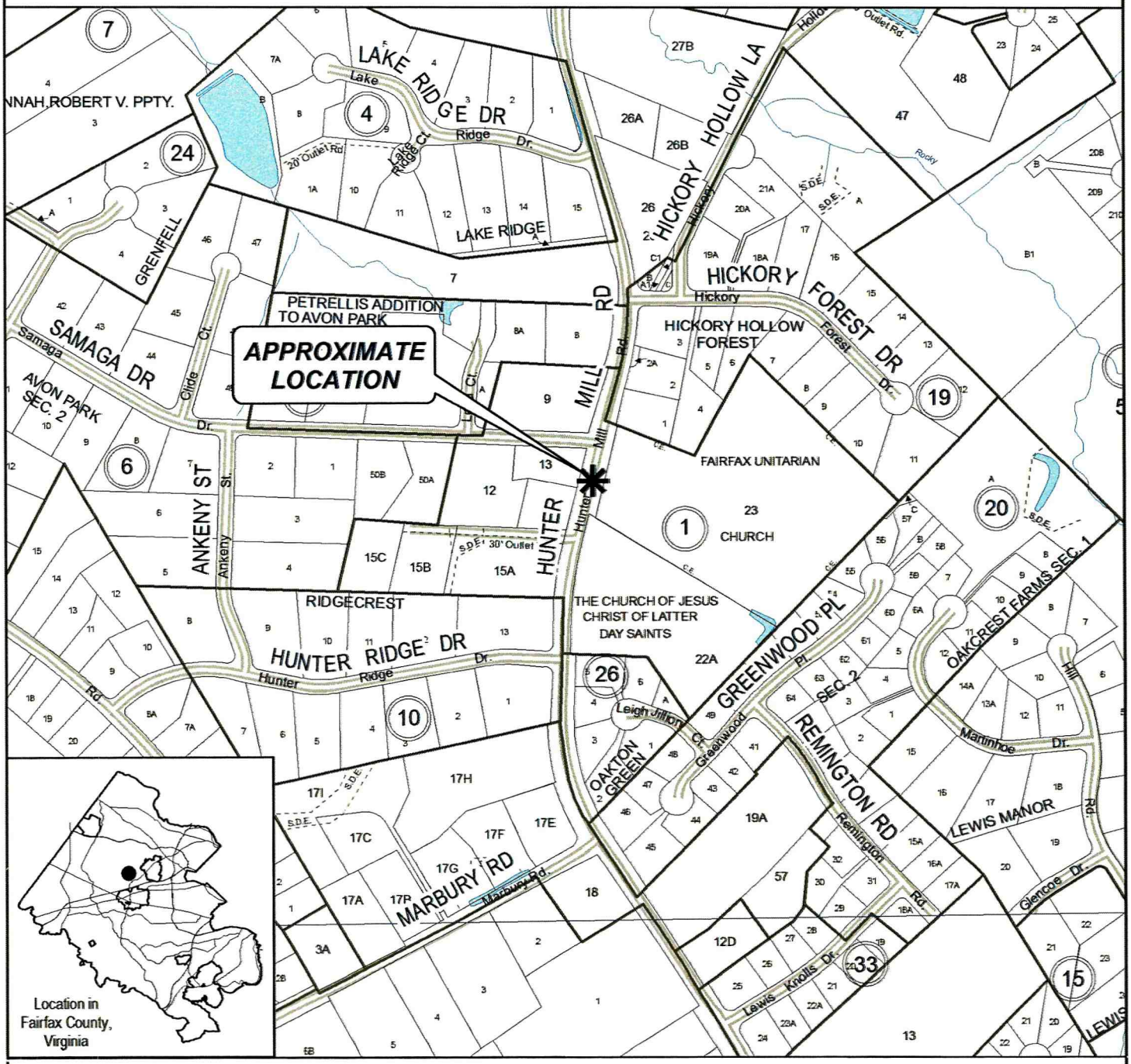
Acreage: N/A

Tax Map I.D. Number: 37-4 pt.

Planned Use: VDOT Right-of-Way

Applicant: NewPath Networks, LLC/
New Cingular Wireless PCS, LLC

Proposed Use: Telecommunications Facility: DAS node



500 FEET

PREPARED BY THE DEPARTMENT OF PLANNING AND ZONING
USING FAIRFAX COUNTY GIS

APPLICATION

Attachment A

PROPOSAL: Construct a telecommunications facility (Distributed Antenna System).
APPLICANTS: NewPath Networks, LLC ("NewPath"), and New Cingular Wireless PCS, LLC (d/b/a "AT&T").

SUBJECT PROPERTY: Right-of way on Tax Map 37-4 for a portion of Hunter Mill Road in the Oakton area
Owners / Existing Site Features:

- Commonwealth of Virginia property / Virginia Department of Transportation ("VDOT")
- Two-lane road, roadside wood utility poles with overhead utility lines, pole-mounted cabinets, overhead traffic signals; light-to-moderate tree cover

PROPOSED USE: Distributed Antenna System ("DAS," "the system," or "the network").
Justification: NewPath proposes to construct a DAS antenna site ("node") to improve wireless service on portions Hunter Mill Road, Vale Road and portions of Chain Bridge Road and surrounding residential communities by expanding its existing DAS located further north in the Hunter Mill Road corridor. This is part of the second phase of this DAS system. A network of four antenna sites was approved by the Planning Commission in 2007 under application 2232-MD06-23. As an extension of that network, two additional nodes were approved by the Planning Commission in 2011 under 2232-P10-10. By using the existing utility pole infrastructure instead of one or more tall antenna-support structures, the proposed DAS will allow multiple telecommunications carriers to provide service to motorists and residents within about ¼ - ½ mile of an antenna site. On February 24, 2011, the Planning Commission approved DAS Nodes 6 and 7 which were proposed under application 2232-P10-10. Nodes 5, 8, and 9 were deferred and then eventually withdrawn by the applicant.
Proposed Facility: Applicant requests approval for one new DAS node as summarized below, which will include: antennas and cabinets attached to one replacement utility poles located on a portion of Hunter Mill Road; equipment hub located inside an existing commercial building; and aerial fiber-optic cable connecting the nodes to the hub; see application (***Attachment A***) for detailed description; all dimensions are approximate:

- Antennas – three panel antennas (55.2" tall x 11.8" wide x 6" deep); mounted atop replacement utility pole and concealed from view inside brown cylindrical sheath (6' tall x 28" diameter); can be shared by multiple future colocated service providers.
- Equipment cabinet – one brown cabinet (maximum 44" tall x 31" wide x 11" deep), mounted on utility pole 10' above ground (no equipment will be placed on ground); can be shared by multiple future service providers.
- Pole – one new roadside wood utility pole within VDOT rights-of-way to replace one existing roadside wood utility pole owned by Dominion ("DVP"); no *additional* vertical elements, such as poles, will be added to the landscape; permits will be obtained from Fairfax County and VDOT prior to construction; replacement pole will be taller than existing poles for several reasons:
  - *VDOT* – 8' clearance above roads and driveways;
  - *National Electrical Safety Code ("NESC")* – minimum vertical clearance between cables;
  - *DVP* – minimum 11.5' vertical safety zone between antennas and top of utility pole to comply with NESC standards for worker safety; and
  - *AT&T* – radio frequency requirements.

  Location and height of the pole and node listed in the table below (dimensions are approximate – for more details, see table and node drawings in ***Attachment A)***:

POLE & NODE TABLE

Node	Pole No.	Tax Map	Location (nearest property)	Height Above Ground		
				Exist. Pole	Repl. Pole	Node*
5	QP-52	37-4	2700 block of Hunter Mill Rd. (adjacent to 2709 Hunter Mill Road)	39'-10"*h x* 18" *dia.*	56'	62'-6"*h* x 18" *dia.*

* Overall height of node from ground level to top of antenna sheath.

- Equipment hub – existing radio equipment located inside an existing commercial building at 2915 Hunter Mill Road (also approved under Application 2232-MD06-23).
- Cable – fiber-optic cable strung from utility poles to connect nodes to equipment hub.
- Operations – operates automatically 24 hours/day throughout the year; no on-site personnel; periodic and occasional visits by maintenance personnel for facility repairs or modifications.
- Heritage resources – NewPath and AT&T will comply with all requirements of Section 106 of the National Historic Preservation Act of 1966 as related to the proposed facility.

Photographic simulations: Application includes a photograph of the existing utility pole, and a photographic simulation depicting the appearance of the proposed node.

Alternatives: NewPath states there are no existing structures tall enough on which to locate antennas. An alternate location was proposed under application 2232-P10-10, but County Staff determined that the proposed node did not conform with Plan guidelines to adequately conceal the node and minimize its visual impact on surrounding areas.

- New structure – AT&T considered building a new structure, but could not find a location that would be compatible with the character of the Oakton area.
- Alternate utility poles – NewPath states that multiple existing utility poles in the vicinity of the proposed nodes were considered as alternate locations, but were rejected for a variety of reasons

Off-site impacts: NewPath states that the proposed facility will have no impact on traffic, light pollution, air quality, water quality, or radiation on adjoining properties, and will comply with County noise regulations.

COMPREHENSIVE PLAN PROVISIONS

CHARACTER AND ADJOINING LAND USES:

Light-to-moderate tree cover and other vegetation are near the node site. Existing utility poles and overhead cables are located along the roads where the DAS node is proposed to be located. Existing land uses along the route of the proposed DAS include residential, public facility, and institutional uses.

COMPREHENSIVE PLAN MAP:

Planning Area, Districts, and Sectors: Area II; Vienna Planning District, V4-Piney Branch Community Planning Sector

Land use recommendations: For properties near the proposed DAS node:

- Node 7 – 0.5-1.0 dwelling units per acre ("du/ac"), 1-2 and public right-of-way

COMPREHENSIVE PLAN CITATIONS: An assessment of this proposal for substantial conformance with land use and design recommendations of the Comprehensive Plan ("the Plan") is guided by the following citations from the Plan:

Area Plan:
Fairfax County Comprehensive Plan, Area II, 2007 Edition, Fairfax Planning District, as amended through March 9, 2010, F4-Fox Lake Community Planning Sector, RECOMMENDATIONS, Transportation, page 57; Vienna Planning District, as amended through March 9, 2010; V4-Piney Branch Community Planning Sector, RECOMMENDATIONS, Transportation, page 81: The map entitled "Transportation Recommendations" on each page noted above states:

"Hunter Mill Road is a Virginia Byway"

Policy Plan:
Fairfax County Comprehensive Plan, Policy Plan, 2007 Edition; Public Facilities, as amended through January 10, 2005; **MOBILE AND LAND-BASED TELECOMMUNICATION SERVICES, GENERAL GUIDELINES**, pages 37 and 38:

"**Objective 42: In order to provide for the mobile and land based telecommunication network for wireless telecommunication systems licensed by the Federal Communications Commission, and in order to achieve opportunities for the collocation of related facilities and the reduction of their visual impact, locate the network's necessary support facilities which include antennas, monopoles, lattice towers and equipment buildings in accordance with the following policies.** ...

Policy a. Avoid the construction of new structures by locating mobile and land- based telecommunication facilities on available existing structures such as . . . electrical utility poles . . . when the telecommunication facilities can be placed inconspicuously to blend with such existing structures . . .

Policy b. Locate new structures that are required to support telecommunication antennas on properties that provide the greatest opportunity to conceal the telecommunication facilities and minimize their visual impact on surrounding areas.

Policy c. Subject to the availability and feasibility of a public site, when multiple sites have equal opportunity to minimize impacts, consider public lands as the preferred location for new structures. . . .

Policy d. Locate mobile and land based telecommunication facilities on public property only after a lease agreement between the County, or related board or authority, and service provider has been established.

...

Policy f. Ensure that the height of towers and monopoles has the least visual impact and is no greater than required to achieve service area requirements and potential collocation, when visually appropriate.

Policy g. Ensure that the use of public property by mobile and land based telecommunication facilities does not interfere with the existing or planned operational requirements of the public use.

Policy h. Design, site and/or landscape mobile and land-based telecommunication facilities to minimize impacts on the character of the property and

surrounding areas. Demonstrate the appropriateness of the design through facility schematics and plans which detail the type, location, height, and material of the proposed structures and their relationship to other structures on the property and surrounding areas.

...

Policy j. Mitigate the visual impact of proposed telecommunication structures, and their antennas and ancillary equipment, using effective design options appropriate to the site such as:

- locating facilities near to or within areas of mature vegetation and trees which effectively screen or provide an appropriate setting for the proposed structure or which, when viewed in context, considering perspective views, relative topography and other factors, mitigate their visual presence and prominence;
- blending facilities with an existing pattern of tall structures; . . .

  ...
- increasing the height of or replacing existing structures to reduce the need for another structure when such height increases or structure replacements are appropriate to the site and the surrounding area.

Policy k. Locate telecommunication facilities to ensure the protection of historically significant landscapes. . . .

Policy l. Site proposed facilities to avoid areas of environmental sensitivity. . . .

Objective 43: Design telecommunication facilities to mitigate their visual presence and prominence, particularly when located in residential areas, by concealing their intended purpose in a way that is consistent with the character of the surrounding area."

Fairfax County Comprehensive Plan, Policy Plan, 2007 Edition; Heritage Resources, as amended through August 5, 2002; **COUNTYWIDE OBJECTIVES AND POLICIES**, page 4:

"**Objective 3: Protect significant heritage resources from degradation, or damage and destruction by public or private action.**

Policy a. Avoid adverse impacts on or destruction of significant heritage resources unless there is no prudent and feasible alternative, in which case, plan and carry out appropriate mitigation activities to minimize the adverse effect."

Fairfax County Comprehensive Plan, Policy Plan, 2007 Edition; Public Facilities, as amended through January 10, 2005; **MOBILE AND LAND-BASED TELECOMMUNICATION SERVICES, GENERAL GUIDELINES**, page 46: Figure 14 shows a telecommunications facility (not in Fairfax County), consisting of a 7-foot tall "radome cap" attached to the top of an electrical utility pole and an equipment box located on the distribution pole, as an example of a low-impact telecommunications facility.

STAFF ANALYSIS

Department of Planning and Zoning ("DPZ"):

- Findings – Planning Division / Facilities Planning Branch:
  - Staff's visual assessment of the proposal is based on field observations at the proposed node site, the applicant's plans, and applicant's photographic simulations.
    a. location among trees of moderate height should mitigate its visual impact on Hunter Mill Road and adjacent properties;
- Findings – Zoning Administration Division / Ordinance Administration: ***Attachment B***
  - Proposal is in conformance with Paragraph 2 of Zoning Ordinance Section 2-514.
- Findings – Planning Division / Historic Preservation Planning: ***Attachment C***
  - No known historic properties will be adversely affected by the proposal; applicant should contact Virginia Department of Historic Resources for guidance whether Section 106 Review is required and, if so, provide DPZ with copy of Section 106 Review report.

UTILITY ANALYSIS

Dominion Virginia Power

- Findings – Joint Use Designer: ***Attachment D***
  - NewPath has been approved to use Dominion pole location QN-52 after DVP has performed all necessary "make-ready" work needed to accommodate the new DAS equipment.

Virginia Department of Transportation ***Attachment E***

- Findings – Land Development Program Manager
  - No objection to approval

CONFORMANCE WITH THE COMPREHENSIVE PLAN *Attachment F*

Va. Code Sec. 15.2-2232, as amended, requires the Planning Commission to determine whether the general location or approximate location, character, and extent of the proposed facility are substantially in accord with the adopted Comprehensive Plan:

LOCATION: The proposed node will be located on Commonwealth of Virginia property planned and developed for public right-of-way use and will occupy the same site as the existing pole it will replace. Although antennas will not be collocated on an *existing* utility pole per se, the proposal to locate antennas on a *replacement* utility pole is consistent with Plan guidelines to avoid constructing new structures by locating telecommunications facilities on available utility poles. The ability for multiple future service providers to share antennas and equipment at the same node, as proposed, supports Plan guidelines to locate different providers on single structures. Finally, the proposed node will not be located in areas of environmental sensitivity.

The proposed location for Node 5 also conforms with Plan recommendations that public lands should be considered as the *preferred* location for telecommunications structures, subject to the availability and feasibility of a public site and the feasibility of using existing structures such as electrical utility poles, when such facilities can be placed inconspicuously to blend with existing structures. Node 5 will blend with the existing structure and the visual impact will be mitigated by existing tree cover and other structures nearby. Therefore, the proposed location for Node 5 complies with Plan recommendations for the location of telecommunications facilities.

CHARACTER: The proposed antennas will be located inside a narrow cylindrical brown enclosure designed to conceal the antennas from view, and mounted at the top of the node where it should blend visually with the replacement pole. This enclosure is an effective design option and should, by itself, have no adverse visual impact on nearby properties. In addition, the pole-mounted cabinet will be compatible with similar pole-mounted cabinets visible on other roadside utility poles in the area, and the cabinet's visual impact should be mitigated by its brown color and/or by nearby screening trees. Finally, the node should have no adverse impact on heritage resources. Staff visited the site proposed for the node, and evaluated potential visual impact by viewing NewPath's photographic simulations at each site. The photo simulations provide a reasonably accurate visual depiction of the type, location, and height of the node for use in assessing its potential visual impacts on nearby properties and the public way. Although the node will be visible from surrounding areas to varying degrees, the proposal conforms with Plan guidelines to mitigate its visual presence and prominence. The existing pole is currently visible in line with other existing roadside utility poles and should blend with the existing pattern of utility poles, thus mitigating the visual presence and prominence in the surrounding area in support of Plan objectives. Although the existing pole will be replaced by a taller pole, it will be compatible with other roadside poles. Furthermore, the node visibility to motorists will be of short duration, and the visual impacts on the public way will be effectively mitigated by existing roadside utility poles and cables or trees. Thus, the proposed node should have no adverse visual impact on the character of surrounding areas, and the proposal will have minimal adverse impact on surrounding areas, in accordance with Plan recommendations.

EXTENT: Although NewPath proposes to replace an existing utility pole with a taller pole, the proposal will not add more utility poles to the landscape, consistent with Plan objectives to increase the height of an existing structure in order to reduce the need for another structure when visually appropriate. NewPath notes that the design of the node pole is based on AT&T's radio-frequency coverage requirements, VDOT's minimum requirements for cable clearance above roads and driveways, NESC's standards for separation between cables, and DVP's requirements for a worker safety zone between the upper cables and the lowest antenna. The height increase proposed for Node 5 is consistent with Plan recommendations to increase the height of an existing structure to reduce the need for another structure when such increases are appropriate to the surrounding area, and that pole heights be no greater than required to achieve service area requirements when visually appropriate. With no equipment proposed on the ground, there should be no adverse impact on the use or operational requirements of the public right-of-way, as recommended by the Plan. As previously discussed, the visual impact of the height increase proposed for Node 5 should be mitigated by nearby trees and other utility poles. The height increase proposed for Node 5 should have no adverse visual impact on the surrounding area, and is appropriate to the site, consistent with Plan recommendations. Finally, the telecommunications facility shown in Figure 14 in the "Public Facilities" section of the Policy Plan is similar in appearance to the nodes proposed by NewPath. Thus, the extent of Nodes 5 is consistent with the spirit and intent of the Comprehensive Plan recommendations for the siting of telecommunications facilities.

CONCLUSIONS AND RECOMMENDATIONS

Department of Planning and Zoning staff concludes that the subject proposal by NewPath Networks, LLC, and New Cingular Wireless PCS, LLC, as amended, for a telecommunications Distributed Antenna System node in the Oakton area, satisfies the criteria of location, character, and extent as specified in Va. Code Sec. 15.2-2232, as amended. Staff therefore recommends that the Planning Commission find the subject Application **2232-P12-1**, as amended, substantially in accord with provisions of the adopted Comprehensive Plan.

ATTACHMENT A

COUNTY OF FAIRFAX, VIRGINIA

APPLICATION FOR DETERMINATION PURSUANT TO SECTION 15.2–2232 OF THE CODE OF VIRGINIA

Application Number: 2232 - P12 - 1
(assigned by staff)

The application contains three parts: I. Application Summary; II. Statement of Justification; and III. Telecommunication Proposal Details.

(Please Type or Print All Requested Information)

PART I: APPLICATION SUMMARY

ADDRESS OF PROPOSED USE

Street Address 2700 Block of Hunter Mill Road

City/Town Oakton, Virginia Zip Code 22124

APPLICANT(S)

Name of Applicant Newpath Networks, LLC/New Cingular Wireless PCS LLC

Street Address 1300 N Northlake Way

City/Town Seattle State WA Zip Code 98103

Telephone Number: Work (703) 906-3713 Fax (724) 416-4417

E-mail Address bob.ritter@crowncastle.com

Name of Applicant's Agent/Contact (if applicable) Greg Tully, NB&C

Agent's Street Address 7380 Coca Cola Drive, Suite 106

City/Town Hanover State MD Zip Code 21076

Telephone: Work (443) 992-3450 Fax (__) 410-712-4056

PROPOSED USE

Street Address 2700 Block of Hunter Mill Road

Fairfax Co. Tax Map and Parcel Number(s) 37-4 (within VDOT ROW)

Brief Description of Proposed Use

One (1) ODAS node - three (3) antenna and one (1) equipment box attached to replacement DVP power pole in the public right-of-way

Total Area of Subject Parcel(s) N/A (acres or square feet)

Portion of Site Occupied by Proposed Use _____ (acres or square feet)

Fairfax County Supervisor District Providence

Planned Use of Subject Property (according to Fairfax County Comprehensive Plan)

Zoning of Subject Property Public right-of-way (next to R-1)

List all applicable Proffer Conditions, Development Plans, Special Exceptions, Special Permits or Variances previously approved and related to this site

PROPERTY OWNER(s) OF RECORD

Owner Virginia Department of Transportation

Street Address 1401 East Broad Street

City/Town Richmond State VA Zip Code 23219

RECEIVED
DEC 13 2011
DEPARTMENT OF PLANNING & ZONING
PLANNING DIVISION

PART II, *entitled "Statement of Justification," pages 4 through 6, shall be completed by all applicants and included as part of the application.* ***PART III,*** *entitled "Telecommunication Proposal Details," pages 7 through 9, also shall be completed and included for all proposed telecommunication uses.*

Name of Applicant or Agent Gregory S. Tully

Signature of Applicant or Agent

Date 11/30/11

****

Submit completed application to:

Fairfax County
Department of Planning and Zoning, Planning Division
Herrity Building
12055 Government Center Parkway, Suite 730
Fairfax, Virginia 22035

Please do not staple, bind or hole-punch this application. Please provide at least one copy of all pages, including maps and drawings, on 8.5 x 11 inch paper.

****

FOR STAFF USE ONLY

Date application received: 12/13/12

By: Admin

Additional information requested to complete application:

Date application accepted: 2/15/12

By: SMB

PART III: TELECOMMUNICATION PROPOSAL DETAILS

Please complete and provide all requested information. If question is not applicable to the proposed use, please indicate with N/A.

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PLANNING DIVISION

PROPOSED TELECOMMUNICATION USE

Use is (check one):

- ☐ New structure (monopole, tower or camouflaged facility)
- ☑ Replacement of existing pole or tower at same location with another pole or tower
- ☐ Antenna placement on building or penthouse facade
- ☐ Antenna placement on building or penthouse rooftop
- ☐ Collocation on other existing telecommunications structure (monopole or tower)
- ☐ Collocation on other non-telecommunications structure (such as an electric transmission tower/pole, utility pole, water tower, etc.)
- ☐ Modification to telecommunications facility previously approved for same applicant:
  Prior 2232 Review application number: _____
  Date of Planning Commission approval: _____

PROJECT DETAILS

1. ANTENNA

Number and Type: Three (3) Kathrein Dual Band Antenna
Dimensions: height 55.2" width 11.8" depth 6" diameter n/a
Location / Placement: Utility pole top
Wattage: 500 watts
Material and Color: Metal, tacn
Material and Color of the Antenna Mounting: Metal bracketing
Height Above Ground: top of antenna 62'6"

2. EQUIPMENT

Number and Type of Cabinets or Structures: One (1) EMI Cabinet
Cabinet / Structure Dimensions: height 44" width 31" depth 11"
Height of equipment platforms, if any: NA
Material and Color: Metal, brown
Location: Mounted to the utility pole
Method of Screening: Paint-to-match

3. STRUCTURE ON WHICH ANTENNAS WILL BE MOUNTED

Maximum Height: 56'
Material: Wood
Color: Brown
If structure is within a utility right-of-way, state right-of-way width:
83"

If the proposed structure will replace an existing pole or tower, provide dimensions of the existing structure:

Height of Structure to be Replaced: 39'10"

Diameter or Overall Footprint of Structure to be Replaced: 18"

4. ADDITIONAL INFORMATION

The following information, as relevant to the proposal, shall be included:

A. ELEVATIONS: Structural elevation drawings showing the placement of the antenna and the related equipment on the existing or proposed structure;

B. ANTENNA: Details showing the antenna and antenna mountings and the location of the antenna on the building or structure;

C. BUILDING ROOF PLAN AND CALCULATION: If located on a building rooftop, provide a roof plan at a scale of 1"= not more than 20' showing all existing penthouses, structures and mechanical equipment on the roof and the location of the proposed antenna and related telecommunications equipment. Include a calculation stating 1) the percentage of the roof which is covered by all existing structures, and 2) the percentage that will be covered by all existing structures plus the proposed antennas, equipment cabinets and shelters;

D. SCREENING: Details of screening for the equipment structure and/or antenna structure showing type of screening material, dimensions and placement; if landscaping is provided, list the height of the landscaping at time of planting and the ultimate height;

E. PROPERTY PLAT: A plat of the property prepared by a certified engineer showing the location of the proposed ground equipment structure and antenna, the relationship to other structures on site, with measured distances from all property boundaries or easement lines if the structure or antenna is placed in an easement;

F. PHOTOGRAPHS: For collocations on existing buildings or other structures such as power poles or towers, provide photographs of the building or structure showing the proposed placement of the antenna and related equipment;

G. PHOTOGRAPHIC SURVEY: For proposed structures, provide a photographic survey of the project site. Photographs should be taken from the subject property boundaries at four or more locations to show on- and off-site views of the subject property and to identify the proposed location of the facility on the site. The number of photos submitted will vary according to site size but should be adequate to view the entire site;

November 30, 2011

Mr. James P. Zook, Director
Fairfax County Department of Planning and Zoning
12055 Government Center Parkway, Suite 730
Fairfax, Virginia 22035-5505

RE: Node 5 Submitted by Newpath Networks and New Cingular Wireless PCS, LLC
BY: AT&T Mobility Corporation Its: Manager
Hunter Mill Phase II DAS Project

Dear Mr. Zook:

Newpath Networks, Inc. ("Newpath") and New Cingular Wireless PCS, LLC By: AT&T Wireless PCS ("AT&T") respectfully request that the Fairfax County Planning Commission make a determination pursuant to sec. 15.2-2232 of the Code of Virginia that Newpath's proposed node 5 substantially in accord with the Fairfax County Comprehensive Land Use Plan. This is part of the second phase of this DAS system.

APPLICANT:

NewPath Networks, LLC
1300 N Northlake Way
Seattle, WA 98103

And

New Cingular Wireless PCS, LLC
By: AT&T Mobility Corporation, Its: Manager
7150 Standard Drive
Hanover, Maryland 21076

SITE LOCATION:

Addresses:	2700 Block of Hunter Mill Road (Node 5)
Zoning District:	R-1
Tax Map:	37-4 (Within VDOT Right-of-Way)
Use:	VDOT Right-of-Way
Supervisor District:	Providence

DESCRIPTION OF PROPOSED USE:

Newpath is a carrier-neutral provider of wireless distributed antenna systems (DAS). Instead of using one tall antenna support structure, such as a tower, to provide wireless coverage to a several-mile radius, a DAS uses numerous existing structures, typically telephone poles, to provide service within a targeted area. Newpath designs its systems so that multiple providers can share the same antennas. The DAS also includes pole-mounted equipment cabinets, aerial fiber optic cable, and a "hub" radio equipment cabinet.

For this node, Newpath will be leasing a utility pole owned by Dominion Virginia Electric Power Company ("Dominion"). Fiber optic cable will be strung from the pole, connected the existing hub installed located within an existing commercial building located at 2915 Hunter Mill Road. This hub location was approved under 2232-MD06-23 (the "hub"). The fiber optic cable will be strung alongside the other cable lines strung on the poles.

ok SMB ok SMB

Replacement poles are needed for several reasons: 1) VDOT requires 8 feet of clearance above roads and driveways; 2) Dominion and Verizon require a minimum of 11.5 feet between the top of the pole and the antennas to comply with the National Safety Electrical Code ("NESC") standards to protect workers; 3) NESC requires minimum vertical clearance between the conducting service cables on the poles, and 4) the radio-frequency requirements of wireless service provider (WSP) tenants on the system.

In order to accommodate these requirements, each new pole will be taller than the existing pole. The pole is not custom-made for each replacement; they are available in five-foot increment lengths. Most of the poles will be between 17 to 23 feet taller than the existing poles. These heights are dictated by Dominion and WSP requirements. Dominion is not subject to local zoning and may replace poles at any time for utility needs.

The diameter of the replacement poles will be, at most, several inches more than the diameter of the existing poles.

Three panel antennas will be mounted on top of the replacement pole. A cylindrical sheath, painted to match the replacement pole, will cover the antennas. . Each antenna is 55.2" x 11.8" x 6". The cap is 28" in diameter x 6' high, as shown on the zoning drawings. The cap adds an additional six feet to the height of each replacement pole. An equipment box, for the use of AT&T, with dimensions 44" x 31" x 11", will be installed on each pole. The cabinet is designed to be shared by multiple carriers.

The fiber optic cable will connect to the hub.

The facility will operate automatically and will not require personnel or hours of attendance. It will operate twenty-four (24) hours a day, three hundred and sixty-five days a year. Maintenance personnel will visit the site periodically and occasionally for repairs or modifications to the facility.

REQUIREMENT FOR PROPOSED USE:

Telecommunications carriers must locate antenna sites according to a network design within relatively limited geographic parameters in order to provide uninterrupted coverage. When carriers cannot locate a site within these geographic parameters, network users will pass through an area where the lost signal results in interrupted or "dropped" calls. . In addition, an incomplete system is not consistent with AT&T's legal requirements to provide continuous coverage and to provide coverage to a percentage of the population within specific time parameters as required by its FCC license.

The coverage areas for the five (5) nodes are shown on the propagation maps. AT&T's primary objective for the entire Hunter Mills systems is to provide coverage on Hunter Mil Road, Vale Road and portions of Chain Bridge Road and surrounding residential communities. The first phase of the DAS provided coverage along Hunter Mill Road, as approved under application 2232-MD06-23

There were no structures tall enough on which to located antennas. AT&T considered building a new structure on which to mount antennas in the Oakton area but due to the residential and historic nature of the area could not find an acceptable location. In addition, attached to this application please find a map and corresponding spreadsheet with the locations of multiple alternate utility pole locations that were considered by Newpath and AT&T but did not work for this design for a variety of reasons. These reasons are detailed in the attached spreadsheet.

A DAS is the ideal way to meet wireless coverage objectives in the Hunter Mill area while protecting its scenic and historic character.

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ANTICIPATED IMPACTS ON ADJOINING PROPERTIES

The proposed facility will have no impact as to traffic, light, pollution, air quality, water quality, or radiation on the adjoining properties. As to noise, all proposed NewPath facilities will be in compliance with applicable noise limitations. Specifically, the applicant is aware of the need to comply with the limits referred to as "Maximum Permissible Sound Pressure Levels" as found in Chapter 108-4-4 of the Fairfax County Code. Additionally, as stated previously, this proposal will replace existing utility distribution poles so that there will be minimal visual impact on surrounding properties. To accommodate AT&T's needs, additional vertical structures will not be built in the area for the purpose of telecommunications. The DAS will have the positive impact of enabling motorists and residents within the reach of the signal (approximately ½ mile to ¼ mile) to be served by wireless telecommunication.

RELATIONSHIP OF THE PROPOSAL TO THE COMPREHENSIVE PLAN

The proposed facility is consistent with and furthers the transcendent goals of the Fairfax County Comprehensive Land Use Plan ("Plan") as well as the applicable objectives. DAS is recommended in the Policy Plan of the Fairfax County Comprehensive Plan (Public Facilities/Mobile & Land-based Telecommunication Services) as the most appropriate solution for wireless communications in residential and other visually-sensitive areas.

The location, character and extent of the application should be found to be in substantial accord with the Comprehensive Plan. In terms of location, the node is within the public right-of-way. In terms of character, the system makes use of the existing infrastructure of poles. In terms of extent, the installations are designed to be as minimally intrusive as possible due to a stealth design of shared antennas. While the pole height will be increased, no additional vertical elements will be added to the landscape. The proposed facility poses no encroachment on any existing easements or services, and the antenna mounting heights are the minimum needed to serve the facility's goals for the applicant. No equipment will be placed on the ground.

The instant application is also consistent with the objectives found under the Policy Plan of the Comprehensive Plan concerning "Mobile and Land-Based Telecommunication Services."

Under the "General Guidelines" section, it states:

Objective 42: In order to provide for the multiple and land-based telecommunication network for wireless telecommunication systems licensed by the Federal Communications Commission, and in order to achieve opportunities for the collocation of related facilities and the reduction of their visual impact, locate the network's necessary support facilities which include antennas, monopoles, lattice towers and equipment building in accordance with the following policies:

Policy a. ***Avoid construction of new structures by locating mobile and land-based telecommunication facilities on available existing structures such as building rooftops, telecommunication and broadcast poles and towers, electrical utility poles and towers, and water storage facilities when the telecommunications facilities can be placed inconspicuously to blend with such existing structure.***

By utilizing the existing infrastructure of network utility distribution poles, Applicants have avoided the construction of a new telecommunications monopole or tower, and thus furthered this objective of the Comprehensive Plan. The Comprehensive Plan did not anticipate that utility companies require the vertical separation required by VDOT and utility companies to meet the NESC requirements. The system does not

add vertical structures; while poles will need to be replaced, the system utilizes an existing network.

Policy h. ***Design, site and/or landscape mobile and land-based telecommunication facilities to minimize impacts on the character of the property and surrounding area. Demonstrate the appropriateness of the design through facility schematics and plans which detail the type, location, height, and material of the proposed structures and their relationship to other structures on the property and surrounding area.***

Newpath and AT&T would submit that the design chosen for this particular installation, namely a cap mounted antenna and equipment cabinets placed directly on the replacement utility distribution pole in question, effectively minimizes the impact on the surrounding residential area. This is demonstrated in the zoning drawings. Additional vertical elements are not being added. Because of extensive vegetation in the area, the extra height of the replacement poles will not have a significant visual impact. Due to the clearance requirements of VDOT, the pole would be replaced over time.

Policy k. ***Locate telecommunication facilities to ensure the protection of historically significant landscapes. The views of and vistas from architecturally and/or historically significant structures should not be impaired or diminished by the placement of telecommunication facilities.***

Due to the minimal height of the replacement pole, there will be no significant effect on historically significant landscapes. These landscapes are protected by avoiding the installation of another tower.

Policy l. ***Site proposed facilities to avoid areas of environmental sensitivity.***

(See description of compliance with Policy k.)

Objective 43: Design telecommunication facilities to mitigate their visual presence and prominence, particularly when located in residential areas, by concealing their intended purpose in a way that is consistent with the character of the surrounding area:

Policy c. ***Use appropriately other new and existing structures and vegetation of comparable form and style to establish a grouping that complements a camouflaged telecommunication facility and supports its design, location and appearance.***

Newpath will submit that design chosen satisfies this equipment.

ALTERNATIVE SITES CONSIDERED FOR THIS PROPOSAL

There were no structures tall enough on which to locate antennas.

The applicants, Newpath Networks, Inc. and AT&T, respectfully submit to the Planning Commission that the proposed facility is consistent with the Comprehensive Plan as to character, location and extent.

Please contact me at 443-992-3450 (**gtully@nbcllc.com**) if you have any questions with reference to this submission.

Sincerely,

Gregory S. Tully
Network Building & Consulting, LLC
Consultant for Newpath Networks, Inc.

MAP #: 0374 01 0023
UNITARIAN UNIVERSALIST CONGREGATION OF

2709 HUNTER MILL RD

Adjacent to this address but within VDOT R-O-W

Owner

Name	UNITARIAN UNIVERSALIST CONGREGATION OF, FAIRFAX
Mailing Address	2709 HUNTER MILL RD OAKTON VA 22124
Book	17495
Page	1080

Parcel

Property Location	2709 HUNTER MILL RD
Map #	0374 01 0023
Tax District	70000
District Name	PROVIDENCE
Land Use Code	Churches, Synagogues
Land Area (acreage)	10.8156
Land Area (SQFT)	
Zoning Description	R-1(Residential 1 DU/AC)
Utilities	WATER CONNECTED SEWER NOT AVAILABLE GAS NOT AVAILABLE
County Historic Overlay District	NO For further information about Historic Overlay Districts, Click here
Street/Road	PAVED
Site Description	BUILDABLE-AVERAGE LOT

Legal Description

Legal Description	HUNTERS MILL CHURCH

Sales History

Date	Amount	Seller	Buyer
07/11/2005	$0	UNITARIAN UNIVERSALIST	UNITARIAN UNIVERSALIST CONGREGATION OF
09/04/2003	$0	UNITARIAN UNIVERSALIST CONGREGATION OF F	UNITARIAN UNIVERSALIST

Sales

1 of 2

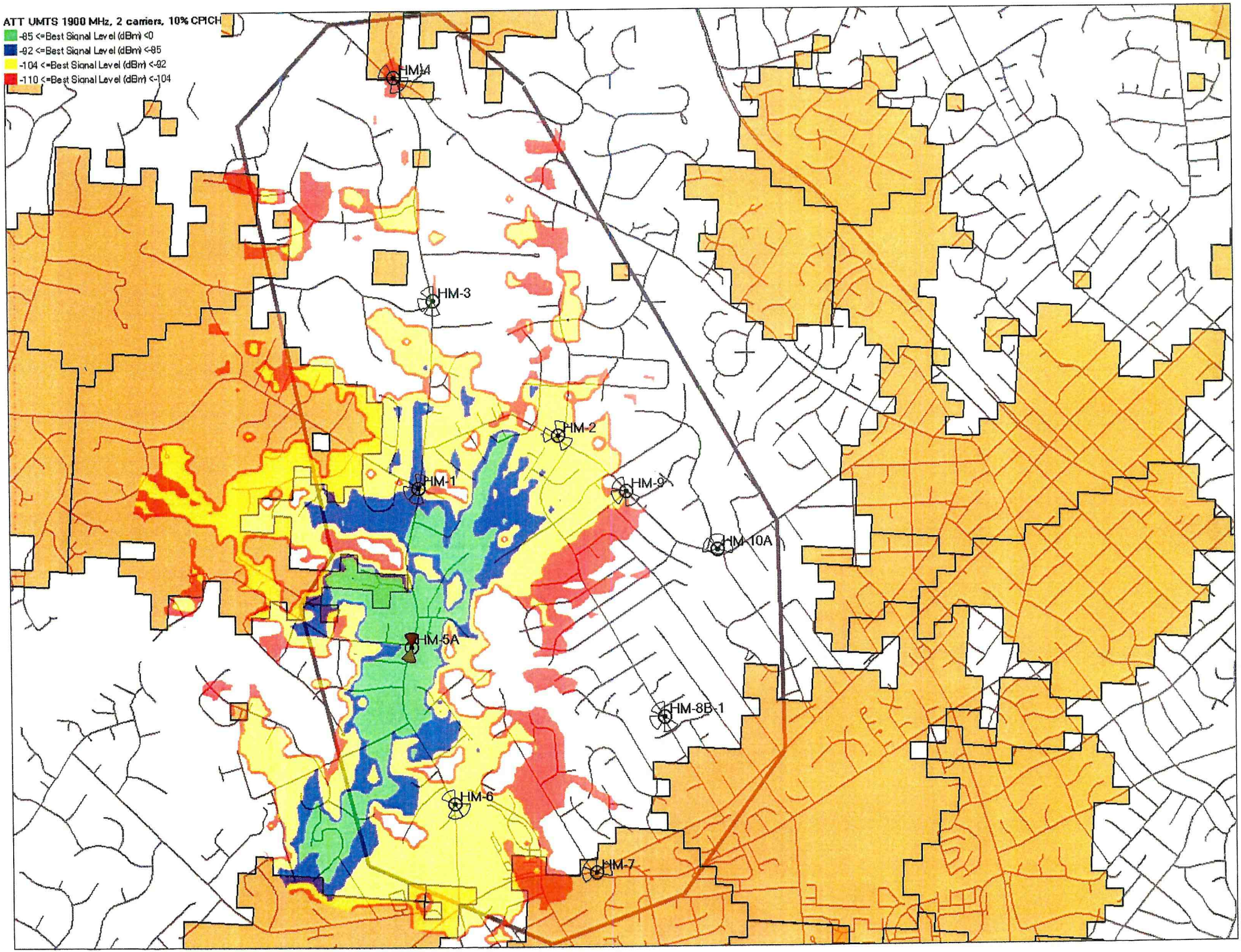
Date	07/11/2005
Amount	$0
Seller	UNITARIAN UNIVERSALIST
Buyer	UNITARIAN UNIVERSALIST CONGREGATION OF
Notes	No consideration
Deed Book and Page	17495-1080
Additional Notes	

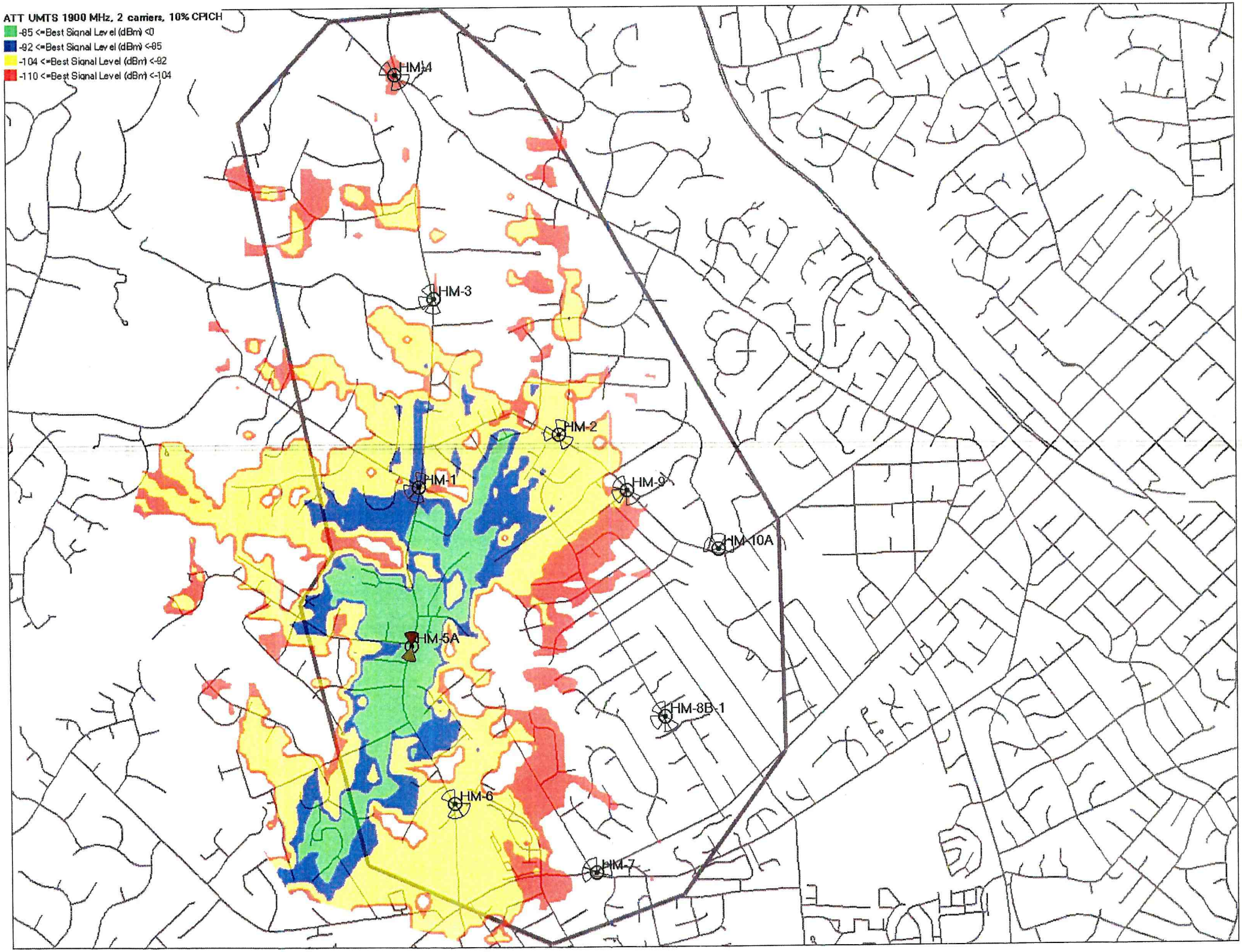
Values

Current Land	$1,428,000
Current Building	$2,031,940
Current Assessed Total	$3,459,940
Tax Exempt	YES
Note	

Values History

Tax Year	Land	Building	Assessed Total	Tax Exempt
2011	$1,428,000	$2,031,940	$3,459,940	YES


ATT UMTS 1900 MHz, 2 carriers, 10% CPICH
-85 <=Best Signal Level (dBm) <0
-92 <=Best Signal Level (dBm) <-85
-104 <=Best Signal Level (dBm) <-92
-110 <=Best Signal Level (dBm) <-104
HM-4
HM-3
HM-2
HM-1
HM-9
HM-10A
HM-5A
HM-8B-1
HM-6
HM-7


ATT UMTS 1900 MHz, 2 carriers, 10% CPICH
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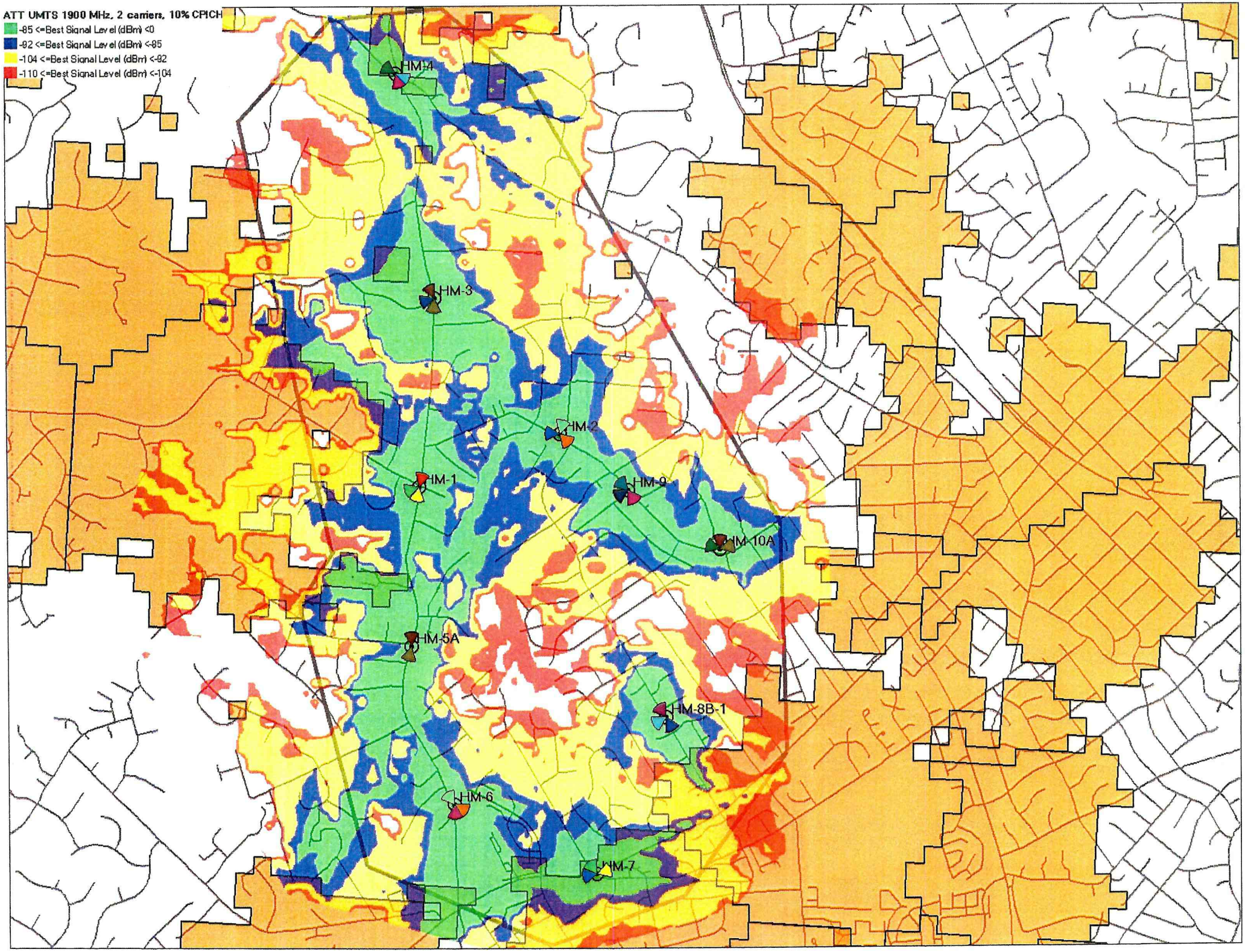
HM-4
HM-3
HM-2
HM-1
HM-9
HM-10A
HM-5A
HM-8B-1
HM-6
HM-7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HM-4
HM-3
HM-2
HM-1
HM-9
HM-10A
HM-5A
HM-8B-1
HM-6
HM-7

Newpath Networks LLC – Node 5 Detail Table

Pole #	Address	Tax Map Number	Pole Owner	Existing S-N Node Height, Diameter	Total New Node Height (With New Antennas), Diameter	ROW Width	Coordinates
Pole #QP-~~50~~ SMB 52 (Node 5)	Near 2709 Hunter Mill Road	Near 0374-01-0023	Dominion	39'-10", 18"	62'-6", 18"	83'	38-53-35.294, -77-18-14.348

Greg Tully

From: Rebecca Hunter
Sent: Monday, November 07, 2011 10:31 AM
To: Greg Tully
Subject: FW: Hunter Mill Dom approval Node 5

-----Original Message-----
From: John T Intihar [mailto:john.t.intihar@dom.com]
Sent: Wednesday, September 28, 2011 5:33 AM
To: Rebecca Hunter; Linda Maddalena; 'Lott, Mike (Contractor)'
Subject: RE: Hunter Mill Dom Pole ?

Dominion approved the use of this pole and submitted a design/estimate earlier in the year

John T. Intihar
Customer Projects Designer II
Customer Solutions

Dominion Virginia Power
3072 Centreville Rd, Herndon, VA 20171
Phone: 571-203-5364; Fax: 571-203-5223
Cell: 703-216-5552

-----Original Message-----
From: Rebecca Hunter [mailto:rhunter@nbcllc.com]
Sent: Tuesday, September 27, 2011 8:56 PM
To: John T Intihar (VirginiaPower - 1); Linda Maddalena (VirginiaPower - 1); Lott, Mike (Contractor)
Subject: RE: Hunter Mill Dom Pole ?

Is this pole approved for Newpath use?

-----Original Message-----
From: John T Intihar [mailto:john.t.intihar@dom.com]
Sent: Tuesday, September 27, 2011 6:28 AM
To: Linda Maddalena; 'Lott, Mike (Contractor)'; Rebecca Hunter
Subject: RE: Hunter Mill Dom Pole ?

The address is 2709 Hunter Mill Rd and the actual pole number is QN52

John T. Intihar
Customer Projects Designer II
Customer Solutions

Dominion Virginia Power
3072 Centreville Rd, Herndon, VA 20171
Phone: 571-203-5364; Fax: 571-203-5223
Cell: 703-216-5552

-----Original Message-----
From: Linda Maddalena (VirginiaPower - 1)
Sent: Thursday, September 22, 2011 12:31 PM

To: 'Lott, Mike (Contractor)'; John T Intihar (VirginiaPower - 1); 'rhunter@nbcllc.com'
Subject: RE: Hunter Mill Dom Pole ?

Mike: What is the address for this?

-----Original Message-----
From: Lott, Mike (Contractor)
[mailto:Mike.Lott.Contractor@crowncastle.com]
Sent: Thursday, September 22, 2011 8:28 AM
To: John T Intihar (VirginiaPower - 1); Linda Maddalena (VirginiaPower - 1);
rhunter@nbcllc.com
Subject: Hunter Mill Dom Pole ?
Importance: High

John & Linda, we had asked to use a pole in Hunter Mill RD number QP-50.
I can't remember if that pole was good or not to use for the antenna pole.

Mike Lott

Project Manager

Crown Castle

165 Test Rd

York, PA 17404

(717) 650-4255 Cell

(859) 201-9529 Fax
This email may contain confidential or privileged material. Use or disclosure of it by anyone other than the recipient is unauthorized. If you are not an intended recipient, please delete this email.

CONFIDENTIALITY NOTICE: This electronic message contains information which may be legally confidential and/or privileged and does not in any case represent a firm ENERGY COMMODITY bid or offer relating thereto which binds the sender without an additional express written confirmation to that effect. The information is intended solely for the individual or entity named above and access by anyone else is unauthorized. If you are not the intended recipient, any disclosure, copying, distribution, or use of the contents of this information is prohibited and may be unlawful. If you have received this electronic transmission in error, please reply immediately to the sender that you have received the message in error, and delete it. Thank you.

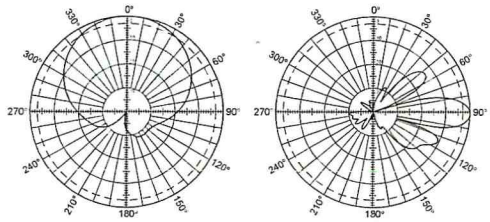
KATHREIN
SCALA DIVISION

800 10764
700 MHz Dual Band 4', 65 Degree Antenna RET

Kathrein's X-polarized antennas are designed for use in digital polarization diversity systems.

- X-polarized (+45° and -45°).
- UV resistant fiberglass radomes.
- Wideband vector dipole technology.
- DC Grounded metallic parts for impulse suppression.
- RET motor housed inside the radome and field replaceable.

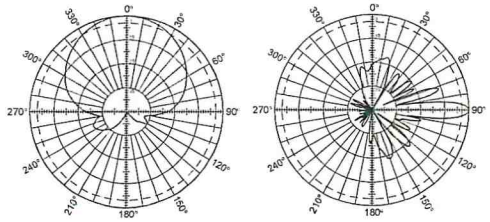
698–894 MHz



Horizontal pattern
±45°- polarization

Vertical pattern
±45°- polarization
0°–16° electrical downtilt

1710–2170 MHz



Horizontal pattern
±45°- polarization

Vertical pattern
±45°- polarization
0°–10° electrical downtilt

General specifications:

Frequency range	698–894 MHz // 1710–2170 MHz
Impedance	50 ohms
VSWR	<1.5:1
Intermodulation (2x20w)	IM3:< -150 dBc
Polarization	+45° and -45°
Connector	4 x 7-16 DIN female (long neck)
Isolation	intrasystem >30 dB // intersystem >35 dB
See reverse for order information.	

IRT specifications:

Logical interface ex factory[1]	AISG 1.1
Protocols	AISG 1.1 and 3GPP/AISG 2.0 compliant
Hardware interface[2]	2 x 8pin connector acc. IEC 60130-9; according to AISG: – RCUin (male): Control / Daisy chain in – RCUout (female): Daisy chain out
Power supply	10–30 V
Power Consumption	<1 W (standby); <8.5 W (motor activated)
Adjustment time (full range)	40 seconds
Adjustment cycles	>50,000
Certification	FCC 15.107 Class B Computing Devices

[1] The protocol of the logical interface can be switched from AISG 1.1 to 3GPP/AISG 2.0 and vice versa with a vendor specific command. Start-up operation of the RCU 86010149 is possible in an RET system supporting AISG 1.1 or supporting 3GPP/AISG 2.0 after performing a layer 2 reset before address assignment. The protocol can also be changed as follows: AISG 1.1 to 3GPP: Enter "3GPP" into the additional data filed "Installer's ID" and perform a layer 7 reset or a power reset. 3GPP to AISG 1.1: Enter "AISG 1" into the additional datafield "Installer's ID" and perform a layer 2 reset or a power reset. After switching the protocol any other information can be entered into the "Installer's ID" field.

[2] The tightning torque for fixing the connector must be 0.5 – 1.0 Nm ('hand-tightened'). The connector should be tightened by hand only!

Specifications:

	698–806 MHz	824–894 MHz	1710–1755 MHz	1850–1990 MHz	2110–2170 MHz
Gain	14.3 dBi	14.8 dBi	17.3 dBi	17.5 dBi	17.3 dBi
Front-to-back ratio	>30 dB (co-polar) 32 dB (average)	>27 dB (co-polar) 30 dB (average)	>30 dB (co-polar) 34 dB (average)	>30 dB (co-polar) 34 dB (average)	>30 dB (co-polar) 34 dB (average)
Maximum input power per input	500 watts (at 50°C)	500 watts (at 50°C)	300 watts (at 50°C)	300 watts (at 50°C)	300 watts (at 50°C)
+45° and -45° polarization horizontal beamwidth	68° (half-power)	65° (half-power)	61° (half-power)	60° (half-power)	61° (half-power)
+45° and -45° polarization vertical beamwidth	15° (half-power)	13.5° (half-power)	7.5° (half-power)	7.5° (half-power)	7.5° (half-power)
Electrical downtilt continuously adjustable	0°–16°	0°–16°	0°–10°	0°–10°	0°–10°
Min sidelobe suppression for first sidelobe above main beam average	0° 8° 16° T 17 16 16 dB 19 19 18 dB	0° 8° 16° T 18 16 16 dB 22 20 20 dB	0° 5° 10° T 18 18 17 dB 20 20 20 dB	0° 5° 10° T 18 18 17 dB 20 20 20 dB	0° 5° 10° T 18 18 17 dB 20 20 20 dB
Cross polar ratio Main direction 0° Sector ±60°	 25 dB (typical) >10 dB, 15 dB (avg)	 25 dB (typical) >8 dB, 14 dB (avg)	 25 dB (typical) >8 dB, 14 dB (avg)	 25 dB (typical) >10 dB, 16 dB (avg)	 25 dB (typical) >8 dB, 14 dB (avg)
Tracking	1.5 db	1.5 db	2.0 db	1.0 db	2.0 db
Squint	±2.5°	±4°	±4°	±1.5°	±4°

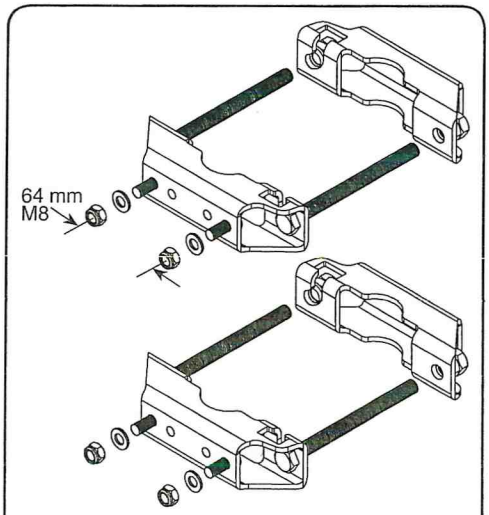
TÜV
RoHS
Lead-Free
11223-D Feb 25, 2011
936.4133

AISG
Antenna Interface Standards Group

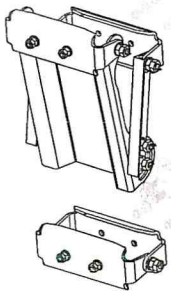
Kathrein Inc., Scala Division Post Office Box 4580 Medford, OR 97501 (USA) Phone: (541) 779-6500 Fax: (541) 779-3991
Email: communications@kathrein.com Internet: www.kathrein-scala.com

KATHREIN
SCALA DIVISION

800 10764
700 MHz Dual Band 4', 65 Degree Antenna RET



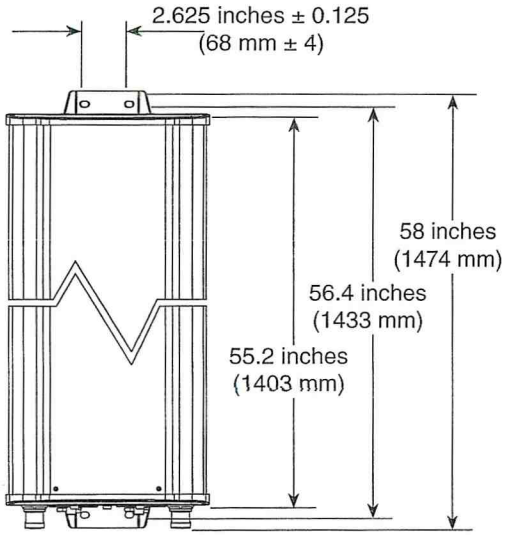
Mounting Brackets
for use with 2-point mount antennas
Mast dia. 2–4.5 inches (50–115 mm)
Weight: 4.4 lb (2 kg)



Mechanical Tilt Brackets
for use with 2-point mount antennas
Weight: 13 lb (5.9 kg)
(Model 850 10007)

Mechanical specifications:

Weight	40.8 lb (18.5 kg)
Dimensions	55.2 x 11.8 x 6 inches (1403 x 300 x 152 mm)
Wind load Front/Side/Rear Mounting category	at 93 mph (150kph) 156 lbf / 59 lbf / 160 lbf (690 N) / (260 N) / (710 N) M (Medium)
Wind survival rating*	150 mph (240 kph)
Shipping dimensions	64.8 x 12.6 x 7.5 inches (1646 x 322 x 190 mm)
Shipping weight	50 lb (22.7 kg)
Mounting	Mounting hardware included for 2 to 4.6 inch (50 to 115 mm) OD masts.

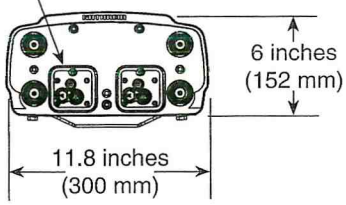


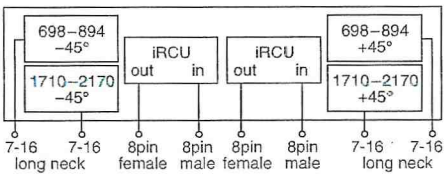
KATHREIN 860 10149

FC Tested To Comply With FCC Standards

This device complies with part 15 of the FCC Rules. Operation is subject to the following two conditions: (1) This device may not cause harmful interference, and (2) this device must accept any interference received, including interference that may cause undesired operation.

Note: Refer to part number 860 10149 for the specifications of the remote control actuator.





Order Information:

Model	Description
800 10764	Dualband antenna with mounting bracket 0°–16° // 0°–10° electrical downtilt
800 10764 K	Dualband antenna with mounting bracket and mechanical tilt bracket 0°–16° // 0°–10° electrical downtilt

* Mechanical design is based on environmental conditions as stipulated in TIA-222-G-2 (December 2009) and/or ETS 300 019-1-4 which include the static mechanical load imposed on an antenna by wind at maximum velocity. See the Engineering Section of the catalog for further details.

All specifications are subject to change without notice. The latest specifications are available at www.kathrein-scala.com.

Kathrein Inc., Scala Division Post Office Box 4580 Medford, OR 97501 (USA) Phone: (541) 779-6500 Fax: (541) 779-3991
Email: communications@kathrein.com Internet: www.kathrein-scala.com

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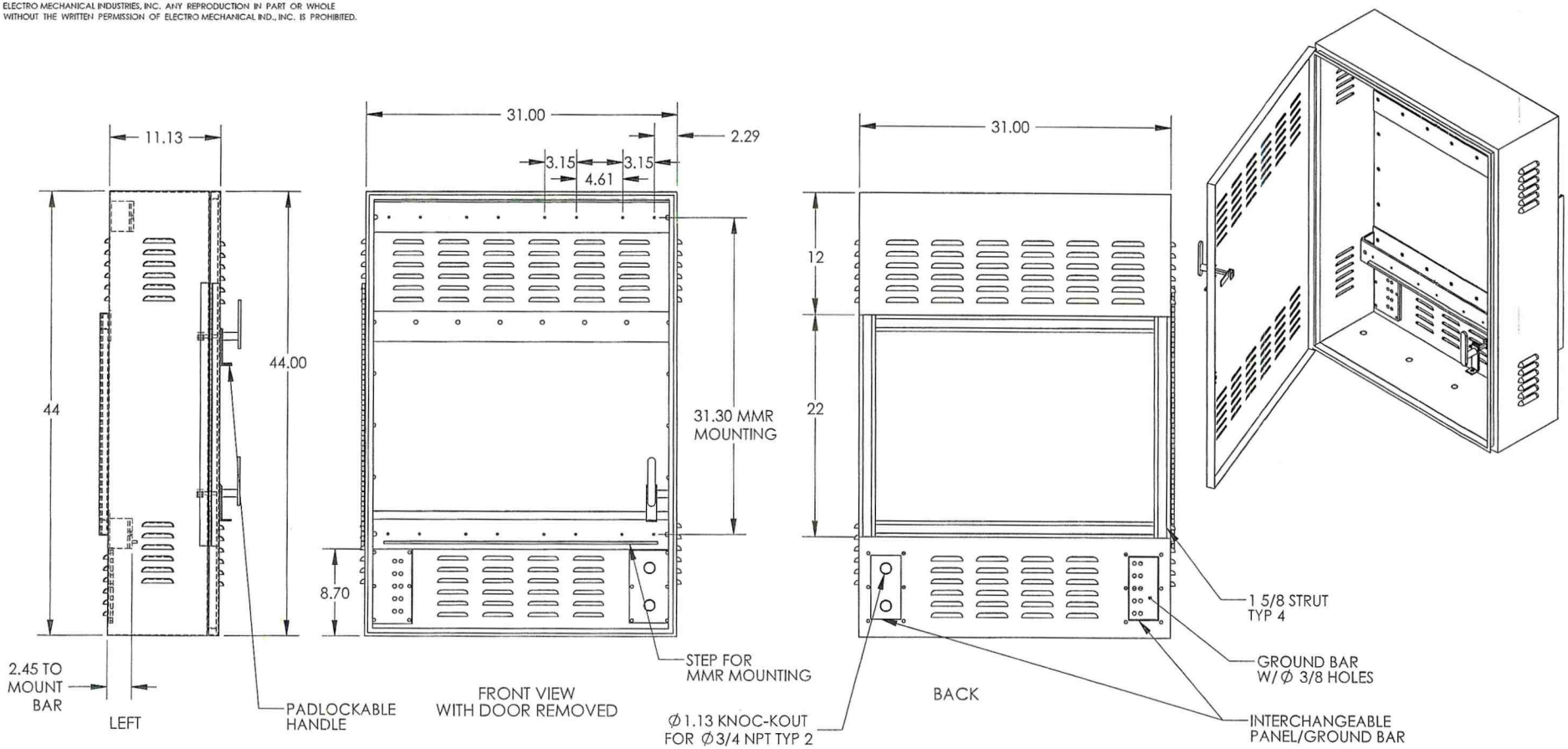

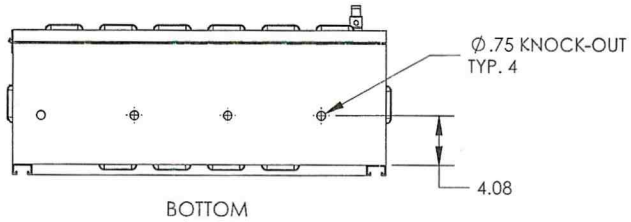

UNLESS OTHERWISE SPECIFIED DIMENSIONS ARE IN INCHES

EXCEPT AS NOTED TOLERANCES ARE:

DECIMALS	FRACTIONS	ANGLES
X ± .020	± 1/32	± 0.5°
XX ± .010		
XXX ± .005		125

MATERIAL: 14 ga. CARBON STEEL

FINISH: WOODSY BROWN

DO NOT SCALE DRAWING

CAD GENERATED DRAWING, DO NOT MANUALLY UPDATE

APPROVALS		DATE
DRAWN:	CS	6.07.10
CHECKED:		
PRODUCTION MGR:		
QUALITY CONTROL:		

DWG IS IN THIRD ANGLE PROJECTION

ELECTRO MECHANICAL INDUSTRIES, INC.
11230 NEESHAW DRIVE
HOUSTON, TEXAS 77065
1-800-453-0050

POLE MOUNT CABINET ASSY

GROUP #	JOB #	DWG. #	REV.
PART # 315	116	2920	–

SIZE	SCALE	SHEET	DATE
B	–	1 OF 1	–

NewPath Hunter Mill
Distributed Antenna System
2709 Hunter Mill Rd (near)
Oakton, VA

Photograph Information:
Node HM-5
Hunter Mill Rd South Bound
Showing the Existing Site

NETWORK BUILDING & CONSULTING, LLC

NewPath Hunter Mill
Distributed Antenna System
2709 Hunter Mill Rd (near)
Oakton, VA

Photograph Information:
Node HM-5
Hunter Mill Rd North Bound
Showing the Existing Site

NETWORK BUILDING
& CONSULTING, LLC

RECEIVED
DEC 13 2011
DEPARTMENT OF PLANNING & ZONING
PLANNING DIVISION

NewPath Hunter Mill
Distributed Antenna System
2709 Hunter Mill Rd (near)
Oakton, VA

Photograph Information:
Node HM-5
Hunter Mill Rd South Bound
Showing the Proposed Site

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2709 Hunter Mill Rd (near)
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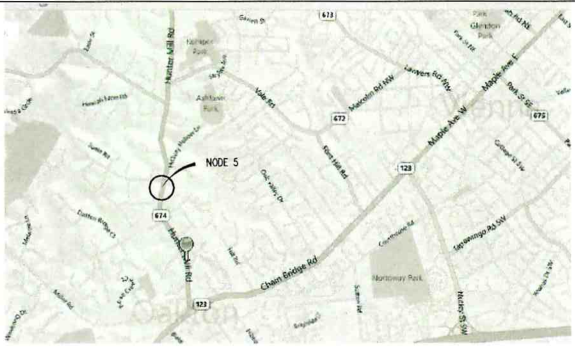
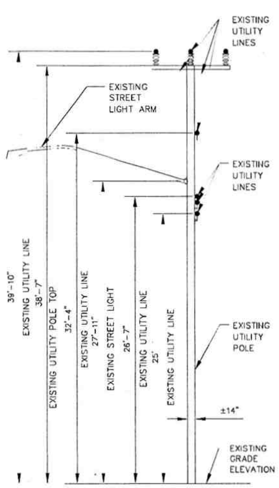
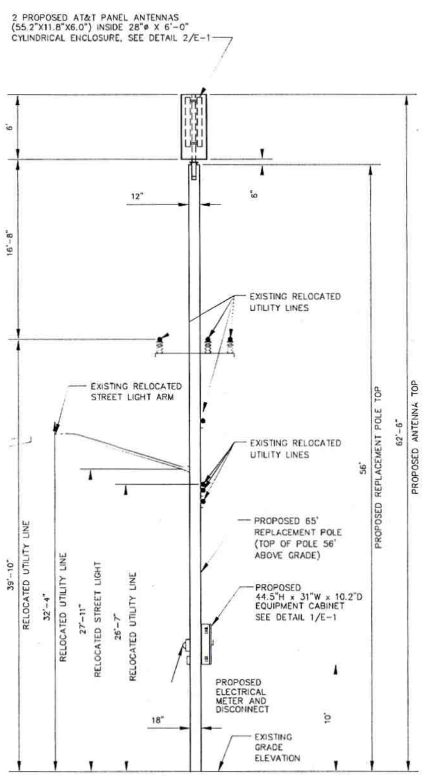
NETWORK BUILDING & CONSULTING, LLC



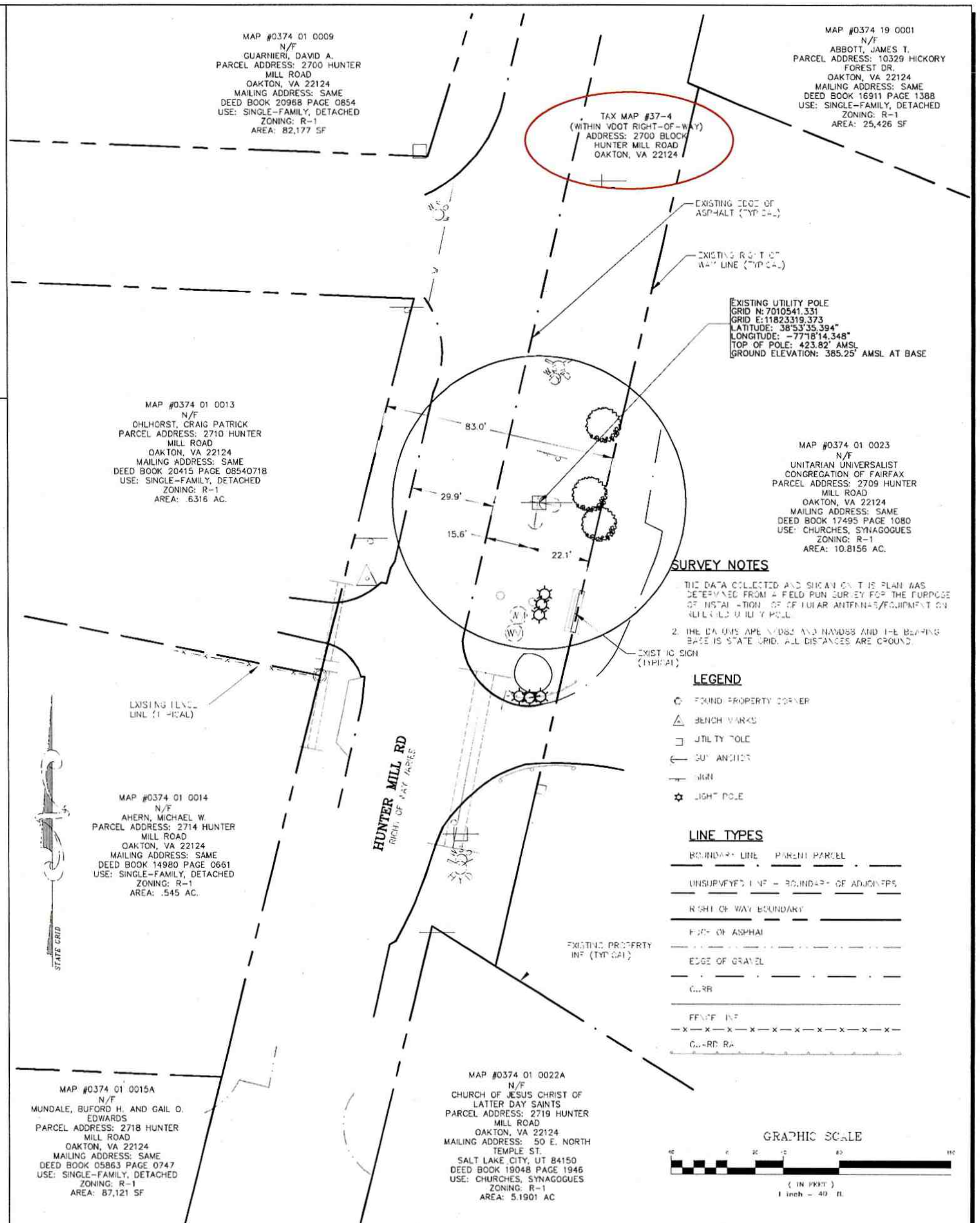
VICINITY MAP
SCALE: 1"=2000'-0"
TRUE NORTH



EXISTING POLE ELEVATION 2/C-1
SCALE: 3/16"=1'-0"



PROPOSED POLE ELEVATION 2/C-1
SCALE: 3/16"=1'-0"



SITE PLAN 1/C-1
SCALE: 1"=20'-0"

entrex communication services, inc.
6600 Rockledge Drive, Suite 550
BETHESDA, MD 20817
PHONE: (202)408-0960
FAX: (202)408-0961

SUBMITTALS

DATE	DESCRIPTION	REV.
09-19-11	ZONING REVIEW	
09-21-11	FINAL ZONING	
10-05-11	NEW NODE 5	
10-31-11	UPDATE ANTENNAS	1

SEAL:

CROWN CASTLE INTERNATIONAL
CROWN CASTLE ATLANTIC, LLC
2000 CORPORATE DRIVE
CANONSBURG, PA 15317

T-MOBILE NORTHEAST LLC

12050 BALTIMORE AVENUE
BELTSVILLE, MD 20705
PHONE: (240) 264-8600

PROJECT NO:	1002.411
DESIGNER:	R.S.
ENGINEER:	C.S.

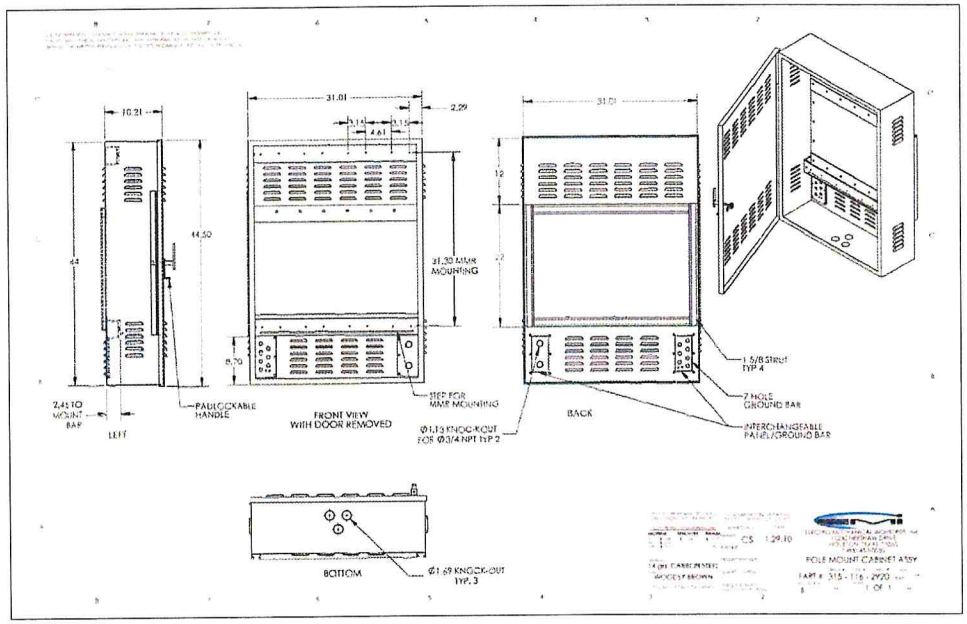
SCALE:
0 1/2 1
GRAPHIC SCALE IN INCHES

HUNTER MILL DAS
OAKTON, VIRGINIA
2232 PLANS

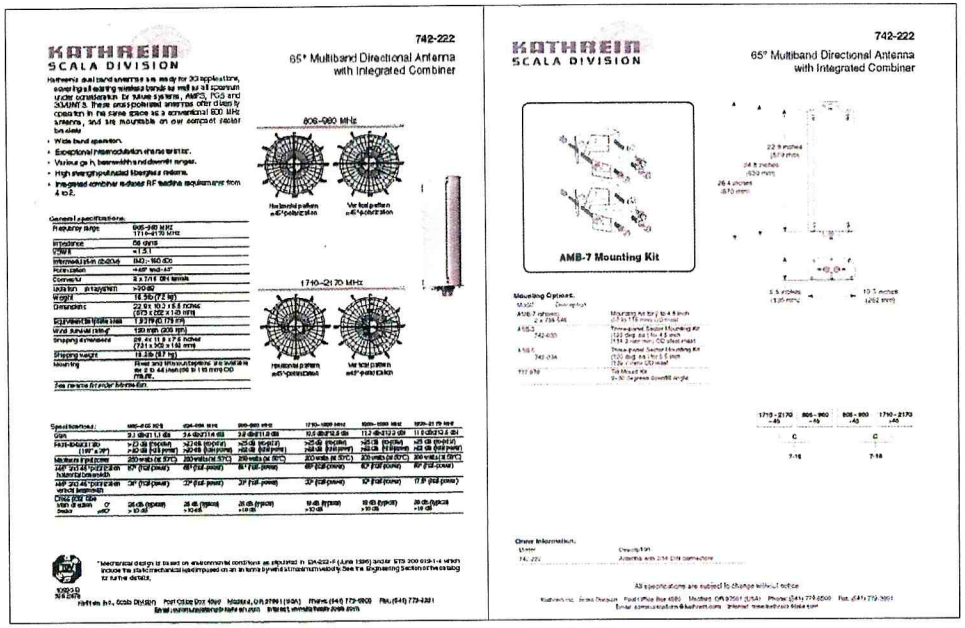
TITLE:

NODE HM-5
HUNTER MILL RD
SITE PLAN
& ELEVATIONS

SHEET NUMBER:
C-1



EQUIPMENT SPECIFICATIONS (1 / E-1)
SCALE: NOT TO SCALE



ANTENNA SPECIFICATIONS (2 / E-1)
SCALE: NOT TO SCALE

entrex
communication services, inc.
6600 Rockledge Drive, Suite 550
BETHESDA, MD 20817
PHONE: (202)408-0960
FAX: (202)408-0961

SUBMITTALS

DATE	DESCRIPTION	REV.
09-19-11	ZONING REVIEW	
09-21-11	FINAL ZONING	

SEAL:

CROWN

CROWN CASTLE
ATLANTIC, LLC
2000 CORPORATE DRIVE
CANONSBURG, PA 15327

T-MOBILE NORTHEAST LLC

12050 BALTIMORE AVENUE
BELTSVILLE, MD 20705
PHONE: (240) 264-8600

PROJECT NO:	1002.411
DESIGNER:	R.S.
ENGINEER:	C.S.

SCALE:
0 1/2 1
GRAPHIC SCALE IN INCHES

HUNTER MILL DAS
OAKTON, VIRGINIA
2232 PLANS

TITLE:

EQUIPMENT DETAILS

SHEET NUMBER:

E-1

ATTACHMENT B

Beaulieu, Sandi

From: Kirst, Lorrie
Sent: Wednesday, February 15, 2012 3:35 PM
To: Beaulieu, Sandi
Cc: Parsons, Brian S.
Subject: 2232-P12-1; New Path & New Cingular; 2700 Block of Hunter Mill Rd.

RE 2232-P12-1

New Path & New Cingular (Distributive Antenna System Node)

2700 Block of Hunter Mill Rd.

Tax Map: 37-4 (within VDOT right-of-way)

Zoning District: R-1

The proposal meets Par. 2C of Sect. 2-514 of the Zoning Ordinance.

Refer to ZED: N/A

Submitted by: Brian Parsons 2/15/12

ATTACHMENT C

County of Fairfax, Virginia

MEMORANDUM

DATE: 19 March 2012

TO: Sandi Beaulieu, Facilities Planner

FROM: Linda Cornish Blank
Historic Preservation Planner

SUBJECT: 2232-P12-1; install three panel antennas and equipment cabinet mounted to a replacement pole for a finished total height of 62 ½' for DAS node within VDOT R-O-W in the 2700 block of Hunter Mill Road Tax, Map 37-4.

Planning Location: Fairfax County Comprehensive Plan, 2011 Edition, Area II, as amended through 3-6-2012 Fairfax Planning District, Overview, Heritage Resources, p.12 and Vienna Planning District, Overview, Heritage Resources, p. 8:

Hunter Mill Road has been determined to be eligible for listing in the Virginia Landmarks Register and the National Register of Historic Places. The determination of eligibility is the first step in the process for being listed on the Virginia Landmarks and/or the National Register of Historic Places. Hunter Mill Road has also been designated as a Virginia Byway.

Policy Plan: Fairfax County Comprehensive Plan, 2011 Edition, Policy Plan, Amended through 1-10-2005, Public Facilities, page 38:

"Policy k. Locate telecommunication facilities to ensure the protection of historically significant landscapes. The views of and vistas from architecturally and/or historically significant structures should not be impaired or diminished by the placement of telecommunication facilities."

Background: The subject area has been determined eligible for listing in the National Register of Historic Places.

On April 27, 2007 and June 27, 2088, Staff provided the following recommendation on Newpath Networks' applications for DAS along Hunter Mill Road, 2232-MD06-23 and 2232 FS-MD08-34:

> The applicant provide to the Department of Planning and Zoning, Planning Division, a copy of the Section 106 documentation which is required for compliance with the National Historic Preservation Act. In both of the previous applications, the applicant indicated in the application section *Relationship of the Proposal to the Comprehensive Plan* that prior to any construction occurring that a full engineering study will be completed demonstrating compliance with NEPA, including Section 106.

Heritage Resource comment: Staff is not aware if the applicant has ever contacted the Virginia Department of Historic Resources for guidance in determining if review under Section 106 of the National Historic Preservation Act of 1966, as amended, is necessary. If federal licensing for the installation of the antenna is required, this may be considered an undertaking that requires Section 106 review. The applicant did not indicate in the current application compliance with NEPA, including Section 106, as may be applicable to this installation.

Findings: Staff finds the proposal in-keeping with the Policy Plan text cited above and finds that the National Register-eligible property, Hunter Mill Road, will be affected by the project, but will not be adversely affected.

Recommendations:

1. Staff advises that the applicant contact the Virginia Department of Historic Resources for guidance at once.
2. The applicant provide to the Department of Planning and Zoning, Planning Division documentation as to whether or not Section 106 review is required prior to the Planning Commission public hearing. If Section 106 review is required, or has been previously completed, the applicant provide a copy of the completed Section 106 study to the Department of Planning and Zoning, Planning Division prior to the Planning Commission public hearing.

ATTACHMENT D

Beaulieu, Sandi

From: Jarred T Lampe <jarred.t.lampe@dom.com>
Sent: Monday, May 14, 2012 8:42 AM
To: Beaulieu, Sandi
Subject: RE: 2232-P12-1 Oakton DAS NODE 5

Good Morning,

Yes, NewPath has been approved to use Dominion pole location QN-52 after DVP has performed all necessary "make-ready" work needed to accommodate the new DAS equipment.

Also, please feel free to update your records to include my contact information on any future inquires regarding Distributed Antenna Systems in the Northern VA region.

Thank you,

Jarred Lampē
Joint Use Designer
Dominion Virginia Power
3072 Centreville Road
Herndon, VA 20171
571-203-5332

From: Beaulieu, Sandi [mailto:Sandi.Beaulieu@fairfaxcounty.gov]
Sent: Friday, May 11, 2012 9:45 AM
To: Jarred T Lampe (VirginiaPower - 1)
Subject: RE: 2232-P12-1 Oakton DAS NODE 5

Thank you for the quick response. I was not included in the email correspondence in September/October 2011. I sent a copy of the application to John Intihar on March 1, 2012 to the address included with his email signature. May I update our records to include your contact information for all DAS related inquiries? I will assume that your response confirms NewPath's permission to use Pole QN-52 for telecommunications purposes.

Sincerely,

Sandi M. Beaulieu | Planner II
Fairfax County Department of Planning & Zoning
direct 703.324.1239 | fax 703.324.3056
email sandi.beaulieu@fairfaxcounty.gov
www.fairfaxcounty.gov/dpz/

From: Jarred T Lampe [mailto:jarred.t.lampe@dom.com]
Sent: Friday, May 11, 2012 9:33 AM
To: Beaulieu, Sandi

ATTACHMENT E

COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION
4975 Alliance Drive
Fairfax, VA 22030

Gregory Whirley
COMMISSIONER

January30, 2012

Ms. Sandy Beaulieu
Fairfax County Department of Planning and Zoning
Planning Division
12055 Government Center Parkway, Suite 730
Fairfax, Virginia 22035-5505

Re: NewPath Networks/Cingular Wireless
Fairfax County Plan No: 2232-P-12

Dear Ms. Beaulieu:

We have reviewed the above referenced plan and have no objection to its approval.

Sincerely,

Paul J. Kraucunas, P.E.
Land Development Program Manager

cc: Fairfax Permits

§ 15.2-2232. Legal status of plan.

A. Whenever a local planning commission recommends a comprehensive plan or part thereof for the locality and such plan has been approved and adopted by the governing body, it shall control the general or approximate location, character and extent of each feature shown on the plan. Thereafter, unless a feature is already shown on the adopted master plan or part thereof or is deemed so under subsection D, no street or connection to an existing street, park or other public area, public building or public structure, public utility facility or public service corporation facility other than railroad facility, whether publicly or privately owned, shall be constructed, established or authorized, unless and until the general location or approximate location, character, and extent thereof has been submitted to and approved by the commission as being substantially in accord with the adopted comprehensive plan or part thereof. In connection with any such determination, the commission may, and at the direction of the governing body shall, hold a public hearing, after notice as required by § 15.2-2204.

B. The commission shall communicate its findings to the governing body, indicating its approval or disapproval with written reasons therefor. The governing body may overrule the action of the commission by a vote of a majority of its membership. Failure of the commission to act within sixty days of a submission, unless the time is extended by the governing body, shall be deemed approval. The owner or owners or their agents may appeal the decision of the commission to the governing body within ten days after the decision of the commission. The appeal shall be by written petition to the governing body setting forth the reasons for the appeal. The appeal shall be heard and determined within sixty days from its filing. A majority vote of the governing body shall overrule the commission.

C. Widening, narrowing, extension, enlargement, vacation or change of use of streets or public areas shall likewise be submitted for approval, but paving, repair, reconstruction, improvement, drainage or similar work and normal service extensions of public utilities or public service corporations shall not require approval unless involving a change in location or extent of a street or public area.

D. Any public area, facility or use as set forth in subsection A which is identified within, but not the entire subject of, a submission under either § 15.2-2258 for subdivision or provision 8 of § 15.2-2286 for development or both may be deemed a feature already shown on the adopted master plan, and, therefore, excepted from the requirement for submittal to and approval by the commission or the governing body; provided, that the governing body has by ordinance or resolution defined standards governing the construction, establishment or authorization of such public area, facility or use or has approved it through acceptance of a proffer made pursuant to § 15.2-2303.

E. Approval and funding of a public telecommunications facility by the Virginia Public Broadcasting Board pursuant to Article 12 (§ 2.2-2426 et seq.) of Chapter 24 of Title 2.2 shall be deemed to satisfy the requirements of this section and local zoning ordinances with respect to such facility with the exception of television and radio towers and structures not necessary to house electronic apparatus. The exemption provided for in this subsection shall not apply to facilities existing or approved by the Virginia Public Telecommunications Board prior to July 1, 1990. The Virginia Public Broadcasting Board shall notify the governing body of the locality in advance of any meeting where approval of any such facility shall be acted upon.

F. On any application for a telecommunications facility, the commission's decision shall comply with the requirements of the Federal Telecommunications Act of 1996. Failure of the commission to act on any such application for a telecommunications facility under subsection A submitted on or after July 1, 1998, within ninety days of such submission shall be deemed approval of the application by the commission unless the governing body has authorized an extension of time for consideration or the applicant has agreed to an extension of time. The governing body may extend the time required for action by the local commission by no more than sixty additional days. If the commission has not acted on the application by the end of the extension, or by the end of such longer period as may be agreed to by the applicant, the application is deemed approved by the commission.

(Code 1950, §§ 15-909, 15-923, 15-964.10; 1958, c. 389; 1960, c. 567; 1962, c. 407, § 15.1-456; 1964, c. 528; 1966, c. 596; 1968, c. 290; 1975, c. 641; 1976, c. 291; 1978, c. 584; 1982, c. 39; 1987, c. 312; 1989, c. 532; 1990, c. 633; 1997, cc. 587, 858; 1998, c. 683.)