



# FAIRFAX COUNTY PLANNING COMMISSION

July 15, 2010

## PUBLIC HEARING FOR PLANNING DETERMINATION

Pursuant to  
Va. Code Sec. 15.2 - 2232

**Public Hearing Date: July 29, 2010 at 8:15 p.m.**

Application Number: **2232-V10-8**  
Applicant: **Verizon Wireless and T-Mobile in conjunction with Milestone Communications**

Proposed Use: Telecommunications Facility

Supervisor District: Mount Vernon

Subject Property: Tax Map 102-4 ((1)) 44  
Area of Subject Property: Approximately 22 Acres  
Area of Proposed Facility: Approximately 2,500 square feet

Application Accepted: March 18, 2010  
Application Amended: May 7, 2010 and July 12, 2010

Recommendation: In accordance with Va. Code Sec. 15.2-2232, as amended, staff recommends that the Planning Commission find the proposal by Verizon Wireless and T-Mobile, in conjunction with Milestone Communications, to construct a telecommunications facility consisting of a 115-foot tall replacement light pole-monopole at Sandburg Intermediate School, 8428 Fort Hunt Road, Alexandria, substantially in accord with provisions of the adopted Comprehensive Plan.

# PLANNING DETERMINATION

Section 15.2 -2232 of the Code of Virginia



Number: 2232-V10-8

District: Mount Vernon

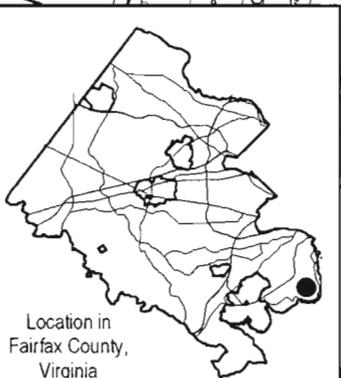
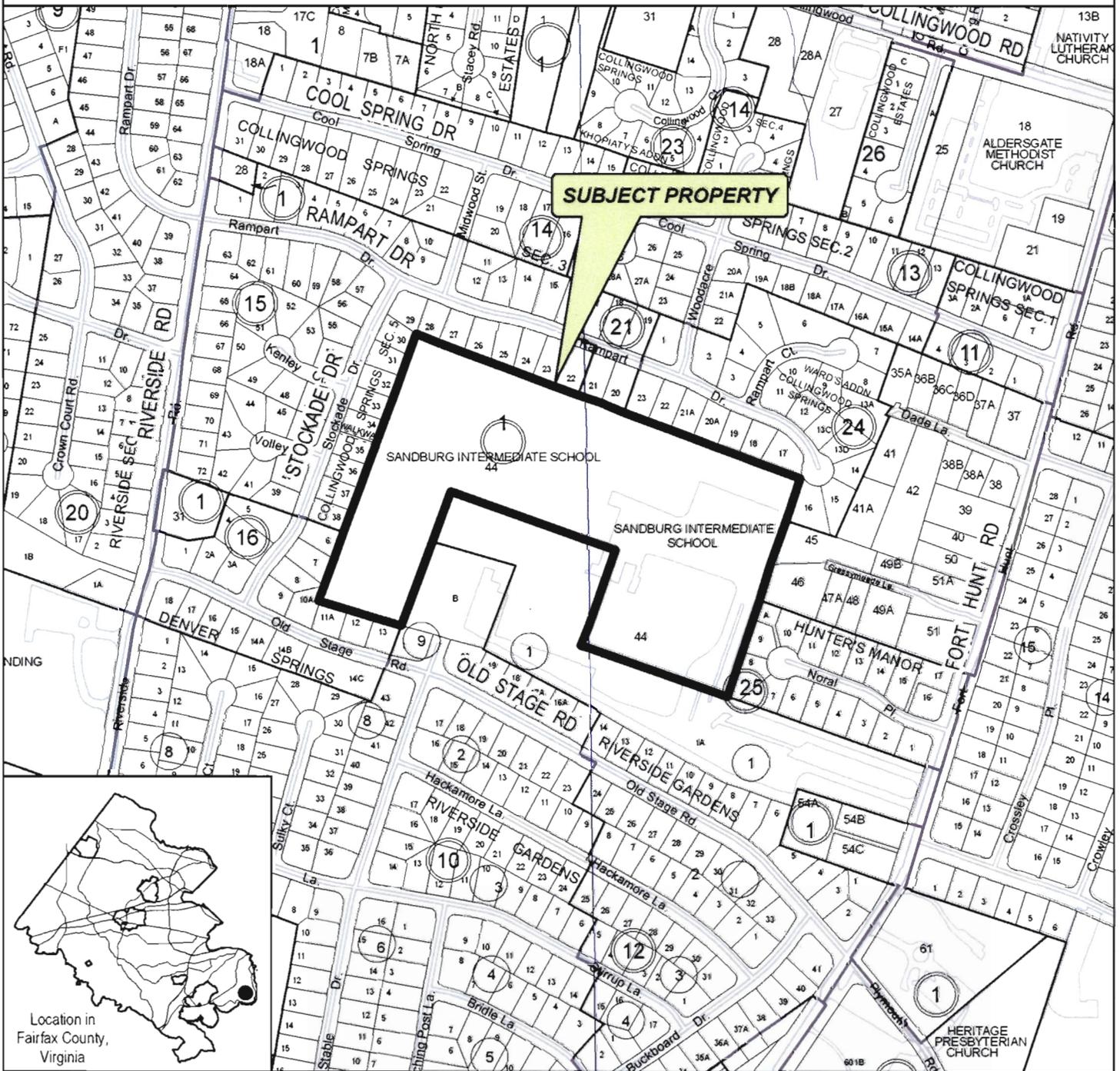
Acreage: N/A

Subject Property: 102-4 ((1)) 44

Applicant: Verizon Wireless and T-Mobile

Planned Use: Public Facilities, Governmental & Institutional

Proposed Use: Telecommunications facility: 115' lightpole replacement



Location in Fairfax County, Virginia

500 FEET

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



**APPLICATION***Attachment A*

**PROPOSAL:** Telecommunications facility

**APPLICANTS:** Verizon Wireless (“Verizon”) and T-Mobile Northeast, LLC (“T-Mobile”) in conjunction with Milestone Communications.

**SUBJECT PROPERTY:** Sandburg Intermediate School; tax map 102-4 ((1)) 44.

**Location and size:** 8428 Fort Hunt Road, Alexandria; on approximately 22 acre portion of 35.24 acre total school property.

**Owner:** Fairfax County School Board.

**Existing conditions:** school building and related parking area, lighted rectangular football - soccer field/bleachers and press boxes, two lighted baseball fields, and lighted tennis courts. There are four existing light poles, each approximately 80 feet high at the football-soccer field and eight existing light poles, each approximately 70-76 feet tall at the baseball field to the south of the football-soccer field. The lights at this baseball field are scheduled for replacement in the near future with new steel light poles approximately 80 to 90 feet in height. In addition to these tall poles, there are six light poles at the baseball field to the east of the football-soccer field, each approximately 30 feet tall and 12 light poles at the tennis courts at the northeast corner of the property, each approximately 30 feet tall.

**PROJECT JUSTIFICATION:** The applicants state in their application that they have limited coverage in the area surrounding the proposed facility, especially to the west. The facility will serve as a vital component of Verizon Wireless’ and T-Mobile’s areawide telecommunications networks.

**PROPOSED TELECOMMUNICATIONS FACILITY:**

The proposed facility will include the following (all dimensions are approximate):

- **Location** – Located on north central portion of school site adjacent to an existing lighted football-soccer field near the southeast end of the field. The proposed facility is approximately 385 feet from the school’s northern property line, 460 feet from the school’s western property line, 910 feet from the school’s eastern property line and 530 feet from the school’s southern property line.
- **Structure** – 115’ tall gray replacement light pole-monopole with T-Mobile antennas mounted at 112’ and Verizon antennas mounted at 100’.
- **Antennas** – attached to pole by low-profile flush mounting; gray color.
  - T-Mobile – 6 panel antennas (each approximately 59” tall x 12” wide x 6” deep) with center at 112’ above the ground
  - Verizon -12 panel antennas (each approximately 71” tall x 15” wide x 13” deep) with six at a center of 102’ and six with a center of 92’ above the ground.
- **Equipment** – one Verizon shelter measuring 12 feet by 24 feet by 10 feet 7 inches high and 3 T-Mobile equipment cabinets each measuring 46” by 31” by 28” deep on 20 feet by 10 feet concrete pad.
- **Compounds** – located adjacent to football-soccer field in a fenced leased area measuring approximately 72 feet by 35 feet (2520 square feet) surrounded by landscape vegetation; equipment shelter and cabinets located on concrete pad enclosed by 8’ tall chain link with slats fence faced with landscape plants; sufficient space is available in the compound area should a future service provider be identified.
- **Access** – from school parking area on west side of school building.
- **Operations** – unmanned; operates 24 hours/day, 365 days/year; routine maintenance visits two

times per month by service technicians, with standard size vehicle.

## **DESCRIPTION OF SURROUNDING AREA**

**LOCATION:** approximately 1,600 feet west of school entrance off of Fort Hunt Road and approximately 1,400 feet east of Riverside Road

**CHARACTER:** 22.15 acre subject property, part of 35.24 acre public school property; school site includes athletic fields, tennis courts and parking areas. Residential neighborhoods with single-family detached dwellings surround the school property. Tree cover in the surrounding neighborhoods is moderate to heavy along streets and in yards.

### **Adjacent Land Uses:**

- Single-family residential including Collingwood Springs along Stockade Drive to the west and Rampart Drive to the north, Hunters Manor on Fort Hunt Road to the east, Riverside Gardens and Denver Springs on Old Stage Road to the south.

## **COMPREHENSIVE PLAN PROVISIONS**

### **COMPREHENSIVE PLAN MAP:**

**Planning Area and District:** Area IV, Mount Vernon Planning District

**Planning Sector:** MV6-Fort Hunt Community Planning Sector

### **Land Use Recommendations:**

- Subject property – public facilities, governmental and institutional uses; zoned R-3
- Surrounding area – residential at 2-3 dwelling units per acre (“du/ac”).

**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:**

On page 19 in the Mount Vernon Planning District section of the 2007 edition of the Area IV Plan, as amended through March 9, 2010, Figure 6 entitled “Mount Vernon Planning District – Existing public Facilities,” includes a listing for “Sandburg Middle” under the “Schools” column for the MV6 Planning Sector.

### **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 – 39:

**“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 . . . 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 e. Locate mobile and land-based telecommunication facilities operated by different service providers on single sites and/or structures whenever appropriate. . . .
- 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 i. Demonstrate that the selected site for a new monopole and tower provides the least visual impact on residential areas and the public way. Analyze the potential impacts from other vantage points in the area to illustrate that the selected site provides the best opportunity to minimize the visual impact of the proposed facility.
- 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:
- blending facilities with an existing pattern of tall structures;

- obscuring or blocking the views of facilities with other existing structures, vegetation, treecover, . . . to the maximum extent feasible;
- 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 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. . . .**

Policy a. Disguise and camouflage the appearance of telecommunication facilities so as to resemble other man-made structures and natural features (such as flagpoles, bell towers, and trees) that are typically found in a similar context and belong to the setting where placed;

Policy b. Design telecommunications facilities that are disguised and camouflaged to be of a bulk, mass and height typical of and similar to the feature selected;

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.”

**ALTERNATE SITES:** According to the applicants, the following sites were considered as alternates to the selected Sandburg Intermediate School site:

- Verizon Alternate Sites
  - 8229 Riverside Drive, Dominion Power Utility Pole. The applicant states that the pole was rejected because of setback requirements. Within the Verizon Wireless’ search ring, the Verizon RF engineers determined there are no other viable candidates. There are no electric transmission towers, office or residential structures that meet height requirements or there is no interest from the landlord.
- T-Mobile Alternate Sites
  - 8503 Fort Hunt Road, Heritage Presbyterian Church. The applicant states that a light pole was rejected by the RF engineers and both the steeple and raw land were rejected by the landlord.
  - 2301 Stirrup Lane, Fairfax County Park Authority (FCPA). The applicant states that this small park behind Stratford Landing Elementary School was considered but the FCPA

did not consider it a viable option to the Sandburg site since Sandburg is a much larger site with existing light poles.

- 8600 Thomas Stockton Parkway. The applicant states that the Fairfax County Wastewater Division determined they were not willing to continue pursuit.
- 8717 Fort Hunt Road. Masonic Lodge. This site was denied as an appropriate location for telecommunications facility.
- 8523 Fort Hunt Road, Plymouth Haven Baptist Church. The applicant states that the church is not willing to move forward using the steeple or placing a tower on the property.

**STAFF ANALYSIS:** See *Attachments B - D* for detailed discussion.

**Department of Planning and Zoning**

- Visual impact assessment

On April 17, 2010, DPZ staff attended an on-site height test conducted by the applicants, during which a red helium balloon was raised to simulate the 125 feet height of the proposed telecommunications pole proposed at that date. Due to wind conditions, it was difficult to consistently maintain the balloon at the desired height. Existing light poles at the football-soccer which are approximately 80 feet in height also served as a visual reference for orientation and comparison purposes.

Since the date of the balloon test, the proposed height of the structure has been reduced to 115 feet and the pole's location has been moved approximately 150 feet east of the original location. However, the position of the pole relative to surrounding properties and vantage points remains generally the same and the reduced height should result in additional screening and less visibility from certain locations.

Staff assessed the proposed pole's potential visual impact on nearby properties in the following areas based on the original application showing the pole behind the stadium press box with a height of 125-feet:

- Old Stage Road – from some properties along Old Stage Road approximately 600 feet from the pole location and south of the school property, portions of the proposed pole may be visible through or above existing trees, particularly near the intersection with Stable Drive. The pole will also be visible from certain points along Stable Drive looking north toward the school property.
- Stockade Drive – from some properties along Stockade Drive, particularly between Volley and Kenley Courts approximately 500 to 600 feet from the pole location, the pole may be visible through existing trees that border the property. This visibility is greatest near a walkway entrance leading to the school property from Stockade Drive. The pole may also be visible looking east from Kenley and Volley Courts towards the school property although the front and rear yards along these roads are perpendicular to the school and generally do not provide direct vantage points to the pole.
- Rampart Drive – Along Rampart Drive between Woodacre and Midwood Streets approximately 400 to 500 feet north of the school property, the pole will be partially visible

through existing trees. There also will be some direct views of the pole along Rampart Drive near its eastern terminus. Just off of Rampart Drive, the pole will be partially visible from Rampart Court through existing trees.

- Fort Hunt Road – The pole will not be visible directly from Fort Hunt Road but will be prominent proceeding up the school driveway over the school building looking northwest.
- Noral Place – From properties adjacent to the school at the end of Noral place, the pole may be partially visible through existing trees and over the school building.
- Dade Lane – From Dade Lane to the east of the school, the top portion of the pole may be visible from properties near the terminus of the street.
- Zoning Administration Division – Ordinance Administration Branch: *Attachments B*
  - Property is zoned residential, R-3
  - Proposed use complies with Paragraph 2 of Article 2-514 of the Zoning Ordinance provided that transitional screening is provided in accordance with Article 13 for a light public utility use; a steady red marker light shall be installed and operated at all times unless the Zoning Administrator waives the red marker light requirement upon a determination by the Police Department that such marker light is not necessary for flight safety requirements for police for police and emergency helicopter operations.
  - A sports illuminated plan will be required if the pole is not placed in the exact location and the lights are not mounted at the same height as the existing pole.
- Police Department – Helicopter Division: *Attachment C*
  - There is no need to require the placement of a steady red marker light on the proposed pole.
- Fairfax County Public Schools – Office of Design and Construction Services *Attachment D*
  - No issues have been identified.

### **CONFORMANCE WITH THE COMPREHENSIVE PLAN**

*Attachment E*

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, as amended, are substantially in accord with the adopted Comprehensive Plan.

**LOCATION:** The proposed facility will be located on a large public property owned by the Fairfax County School Board, planned for public facility use, and developed as a public intermediate school. The subject site is available for Verizon's and T-Mobile's proposed use. In staff's opinion, the proposal conforms to Plan guidelines that, subject to their availability and feasibility, public sites which provide an opportunity to minimize visual impacts should be considered as the preferred location for new telecommunication structures.

The proposed structure will be located to the west of the school building on the southeast end of the existing lighted football-soccer field. The structure will replace an existing light pole, approximately 80 feet in height, and the field lights will be mounted at the same level on the replacement pole as on the existing pole. The associated equipment will be located adjacent to the south side of the pole in an equipment compound screened by an eight feet tall chain link fence with slats and surrounded by landscape plantings with a minimum planted height in excess of four feet. The proposed replacement pole will be located on a site where there are numerous existing pole structures of comparable form, in support of Plan recommendations. In addition, the facility's proposed location at the north-central portion of the school campus should provide a substantial buffer for most surrounding residential uses, consistent with Plan guidelines to minimize the proposed facility's visual impact. Staff believes that the proposal conforms with Plan guidelines to locate facilities on

properties that provide the greatest opportunity to conceal the telecommunications facility and minimize its visual impact on surrounding areas, and therefore supports Plan objectives for the location of telecommunications facilities.

**CHARACTER:** Staff believes that the proposed replacement pole should not be visually prominent due to distance between the pole and residential properties, existing vegetation surrounding the school property and in surrounding neighborhoods, and because of its setting among numerous other lighting poles of similar appearance on the school property, at least 12 which exceed, or are scheduled to exceed, 80 feet in height. While the replacement pole will be taller than the existing poles, the antennas will be mounted flush to the top of the pole to reduce the overall profile and the light fixtures will be mounted at the same level as the other light structures at the football-soccer field. This should create a pattern of poles with which the telecommunications facility will blend. Staff believes that the proposed replacement pole (along with the existing lights that will be mounted to it) will appear similar to the existing light poles on the property, in conformance with Plan recommendations. Where visible from surrounding properties, the proposed replacement pole should be compatible with the existing overall character of the school site. Therefore, staff believes that the proposed replacement pole will be a feature that could reasonably be expected to be found on the subject school property among a setting of light poles. In staff's opinion, the proposed facility's location on a site with multiple light poles conforms with Plan guidelines to use appropriately other existing structures of comparable form and style that complement and support the design and appearance of the replacement pole.

Based on observations during the on-site height test, an evaluation of the applicant's photographic simulations, and aerial photography, staff believes that the proposed facility should not have a significant adverse visual impact on properties surrounding the facility. In staff's opinion, the large school campus establishes a significant buffer between most residential properties in the area. The site provides considerable distance between the telecommunications structure and residential properties, and there is substantial screening provided by existing trees along the school property and throughout the general area. Where visible from residential properties, mostly all but the upper portion of the replacement pole will be screened. Staff believes that the equipment cabinets should be effectively screened by the proposed slat fence and planted landscape around the compound area, and by the compounds' location near the center of the school property. In staff's opinion the proposed facility should not have a significant adverse visual impact on the character of the school or surrounding area, and meets Plan guidelines to design telecommunications facilities to mitigate their visual presence and prominence in residential areas by concealing their intended purpose in a way that is consistent with the character of the selected site and the surrounding area.

Replacing an existing light pole with the proposed taller replacement light pole is an effective design option appropriate to this site because the new replacement pole will blend visually with the existing pattern of tall pole structures on the property, as recommended by the Plan. From locations where the proposed facility may be visible, the replacement pole's actual purpose will be obscured or disguised by the fact that it also will serve as a light pole and the pole will be designed with low-profile antennas to mitigate its appearance, in accordance with Plan guidelines. Given the many other existing light poles on the school campus, staff believes that the proposed replacement pole is consistent with Plan guidelines to disguise and camouflage the appearance of telecommunications facilities to resemble other man-made structures—such as tall light poles—that are typically found on a public school site.

**EXTENT:** In accordance with Plan recommendations, Verizon Wireless and T-Mobile propose to replace one existing light pole at the football-soccer field with a replacement light pole, thus avoiding the construction of a new structure elsewhere in the surrounding area. Staff believes this is consistent with Plan guidelines to replace an existing structure with a new structure of greater height to reduce the need for another structure, when such height increases are appropriate to the site and surrounding areas. As discussed, staff believes that replacing an existing light pole with a new taller replacement light pole is appropriate at this site with its many existing tall light poles. The applicants state that 115-foot is the minimum height for the replacement pole to meet their needs, in accordance with Plan objectives. In addition, the proposed facility will not add to the total number of light poles already located on the school property. The existing lights will be mounted to the new replacement pole, but may be subject to the outdoor lighting standards in the Zoning Ordinance, with which the applicants will comply.

FCPS staff reviewed the application, and had no issues. Thus, staff believes that the extent of the subject application conforms to Plan recommendations that the proposed use should not interfere with the existing or planned operational requirements of the public school use. The applicants note that the proposed facility will accommodate two providers, Verizon and T-Mobile, in accordance with Plan guidelines to locate multiple service providers on single structures. Thus, in staff's opinion, the proposal meets Plan guidelines pertaining to the extent of proposed telecommunications facilities.

## **CONCLUSIONS AND RECOMMENDATIONS**

Staff concludes that the subject proposal by Verizon Wireless and T-Mobile, in conjunction with Milestone Communications, as amended, to construct a telecommunications facility on a replacement light pole at Sandburg Intermediate School, 8428 Fort Hunt Road, 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-V10-8**, as amended, substantially in accord with provisions of the adopted Comprehensive Plan.

**COUNTY OF FAIRFAX, VIRGINIA**

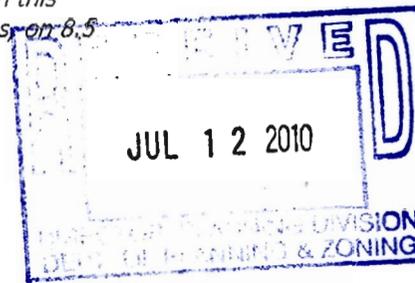
**APPLICATION FOR DETERMINATION  
PURSUANT TO  
SECTION 15.2-2232 OF THE CODE OF VIRGINIA**

Application Number: 2232-V10-8  
(assigned by staff)

*Original receipt: 3/5/10; First Amendment: 5/7/10*

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

(Please Type or Print All Requested Information)



**PART I: APPLICATION SUMMARY**

**ADDRESS OF PROPOSED USE**

Street Address 8428 Fort Hunt Road (Sandburg Intermediate School)

City/Town Alexandria Zip Code 22308

**APPLICANT(S)**

SMSA Limited Partnership d/b/a Verizon Wireless

Name of Applicant T-Mobile Northeast, LLC & Milestone Communications  
9000 Junction Drive

Street Address 12050 Baltimore Avenue & 1890 Preston White Dr., Suite 103  
Annapolis MD 20701

City/Town Beltsville & Reston State MD & VA Zip Code 20705

Telephone Number: Work (\_\_\_\_) \_\_\_\_\_ Fax (\_\_\_\_) \_\_\_\_\_

E-mail Address edonohue@donohuesteams.com

Name of Applicant's Agent/Contact (if applicable) Edward L. Donohue

Agent's Street Address 801 N. Fairfax Street, Suite 209

City/Town Alexandria State VA Zip Code 22314

Telephone: Work (703) 549-1123 Fax (\_\_\_\_) 703-549-5385

**PROPOSED USE**

Street Address 8428 Fort Hunt Road (Sandburg Intermediate School)

Fairfax Co. Tax Map and Parcel Number(s) 1024 01 0044

Brief Description of Proposed Use \_\_\_\_\_

Telecommunications facility-proposed replacement of an existing 80 foot light stanchion with a 115 foot pole as shown on the revised Site Plan. T-Mobile Communications will be at a Rad center of 112' with 6 (six) flush mounted antennas and Verizon Wireless will occupy 2 Rad centers at 102' and 92'. Verizon will install 6 flush mounted antennas at each Rad center for a total of 12 antennas. In addition, a proposed 72' by 35' lease area will be provided that will contain one 24'x12' enclosed shelter (Verizon) and one 20'x10' concrete pad holding T-Mobile's equipment. The entire lease area will be surrounded by a 8' high chain link fence.

Total Area of Subject Parcel(s) 22.145 acres (acres or square feet)

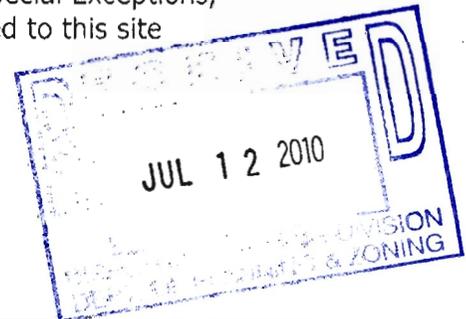
Portion of Site Occupied by Proposed Use 3,050 square feet (acres or square feet)

Fairfax County Supervisor District Mt. Vernon

Planned Use of Subject Property (according to Fairfax County Comprehensive Plan)  
Public facilities, governmental and institutional.

Zoning of Subject Property R-3. (Residential 3 DU/AC)

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**

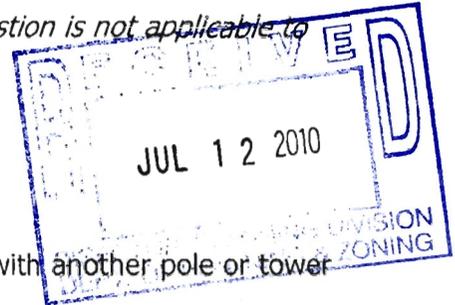
Owner School Board of Fairfax County

Street Address 8115 Gatehouse Road

City/Town Falls Church State VA Zip Code 22042

### **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.



#### **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: 12 (Verizon) 6 (T-Mobile). Type=panel.  
Dimensions: height 70.9"/59" width 15"/12" depth 13"/6.3" diameter \_\_\_\_\_  
Location / Placement: Flush mounter to side of lightpole.  
Wattage: \_\_\_\_\_  
Material and Color: Metal/Gray.  
Material and Color of the Antenna Mounting: Metal/Gray.  
Height Above Ground: 112' (T-Mobile) 102' & 92' (Verizon)

##### **2. EQUIPMENT**

Number and Type of Cabinets or Structures: Cabinets w/in 24'x12'encl. shelter  
Cabinet / Structure Dimensions: height 46.22" width 30.94" depth 27.84"  
Height of equipment platforms, if any: N/A  
Material and Color: Steel/gray.  
Location: Base of lightpole in a new fenced equipment compound.  
Method of Screening: Inside enclosed shelter and/or 8' high fence.

##### **3. STRUCTURE ON WHICH ANTENNAS WILL BE MOUNTED**

Maximum Height: 115'  
Material: Steel.  
Color: Gray.  
If structure is within a utility right-of-way, state right-of-way width:  
\_\_\_\_\_

**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 Edward L. Donohue

Signature of Applicant or Agent ED Donohue

Date February 26, 2010

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*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.*

**Submit completed application to:**

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



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<b>FOR STAFF USE ONLY</b>	
Date application received:	<u>3/5/10 w/ 5/7/10 amendment to add corner</u>
By:	<u>DBM 7/12/10 w amendments</u>
Additional information requested to complete application:	
<hr/> <hr/> <hr/>	
Date application accepted:	<u>3/19/10 original acceptance, 5/7 amendment</u>
By:	<u>DBM</u>

**Application for Determination  
Pursuant to  
Section 15.2-2232, Code of Virginia**

**Part II: Statement of Justification**

**Applicant**

Cellco Partnership d/b/a Verizon Wireless  
9000 Junction Drive  
Annapolis, MD 20701

T-Mobile Northeast LLC  
12050 Baltimore Avenue  
Beltsville, Maryland 20705

Milestone Communications  
1890 Preston White Drive  
Suite 103  
Reston, VA 20191



**Counsel**

Frank W. Stearns  
Donohue & Stearns, PLC  
20110 Ashbrook Place  
Suite 160  
Ashburn, VA 20147

**Site Location**

Address: 8428 Fort Hunt Road  
Parcel: 1024 01 0044  
Zoning District: R-3  
Use: Public School  
Supervisor District: Mt. Vernon

**Description of Proposed Use**

Pursuant to Section 15.2-2232 of the Code of Virginia, Verizon Wireless, T-Mobile (collectively, Applicants) and Milestone Communications request that the proposed replacement of an existing 80 foot light stanchion with a 115 foot pole as shown on the revised Site Plan to hold two wireless carriers located at Sandburg Intermediate School, 8428 Fort Hunt Road, Alexandria, VA be approved.

Milestone Communications has negotiated a lease agreement with Sandburg Intermediate School and will lease space at the proposed site to Applicants. The proposed 115-foot replacement pole will accommodate the two (2) wireless providers and the existing sports lights will be restored to their current height on the new pole. The description and location of the telecommunications facility is described on the

Site Plan drawing entitled "Sandburg Middle School" and prepared by Entrex Communications Services, Inc. dated July 12, 2010.

The proposed 115-foot pole will accommodate Verizon Wireless with twelve (12) antenna. Each antenna will be 70.9" high, 15" wide and 13.1" deep. Six (6) will be mounted with a RAD center of 102 feet and six (6) at a RAD center of 92 feet. T-Mobile will have six (6) antenna measuring 59" x 11.9" x 6.3" at a RAD center of 112 feet. A proposed 72 feet by 35 feet fenced compound will be provided that will contain enclosed shelters and an outside/utility area. The compound facilitates will be surrounded by landscaping and an 8' tall chain link fence with slats.

The proposed facilities will be unmanned and will operate around the clock, 365 days per year. Routine maintenance will occur once or twice per month and be performed by a service technician driving a standard sized vehicle.

The proposed facility will operate as a base station for Verizon Wireless and T- Mobile telecommunications networks. The proposed use is passive and will not generate any noise, lights, dust, glare, vibrations, fumes or odors. The only traffic generated will be the once-a-month routine maintenance visits. The proposed use poses no threat to the public health safety or welfare and will not impact radio, television or telephone reception. It will have no impact upon the air and water quality, nor will it impact any existing environmental features of the subject property.

#### **Requirement of Proposed Use**

The proposed facility is a vital component of Applicants area-wide wireless telecommunications network. Because wireless telecommunications facilities operate at low power levels, wireless service providers such as Applicants must locate antenna sites according to a network design based on interconnecting cells (coverage areas) so that a wireless call can be seamlessly handed off from one facility to the next as a user travels throughout the area. Without a sufficient number of facilities, calls will drop and disconnect as the user approaches the outer limits of a cell. In order to achieve maximum efficiency from each wireless telecommunications facility in the network, the carrier attempts to locate the facilities at optimum locations within each cell so that it can attain the broadest pattern of signal distribution and the widest possible spacing between them. Additionally, this site "shrinks" the coverage area of current cells of Applicants so that more users can be handled within each cell increasing capacity for wireless broadband.

Dropped calls are more than an inconvenience and an annoyance for mobile phone users. A network with significant gaps in coverage cannot support the important emergency services component of wireless telephone service. Wireless subscribers depend on strong signal strength and broad network access. Applicant's have limited coverage in the area surrounding the proposed wireless telecommunications facility, especially to the east and by collocating on the proposed communications facility would be able to provide better more reliable coverage.

#### **Anticipated Impacts on Adjoining Properties**

The proposed facility would have no impact on traffic or parking as the facility would be unmanned and would not generate traffic. Because the pole would be located on a large parcel, where it would replace an existing light pole, the visual impact would be minimal. There would be no perceptible noise generated by the facility. There will be no interference with electronic equipment for telephone, television, radio or other electronic uses.

## **Relationship of the Proposed Facility to the Comprehensive Plan**

The proposed facility is consistent with and furthers the goals of the Fairfax County Comprehensive Plan. The proposed replacement pole would be located on publicly-owned property, designed for two carriers and be situated to minimize visual impact. The proposed site should be found to be in substantial accord with the Comprehensive Plan. The proposed facility is also consistent with the objectives of the Policy Plan of the Comprehensive Plan concerning mobile and land-based telecommunication services as described below.

Mobile and land-based telecommunication services provide for the wireless transmission of voice and data include cellular and personal communications services (PCS), paging and wireless internet services and mobile radio. These services operate from wireless networks that are dependent on antenna devices and related equipment to transmit from a sender to one or more receivers. Such services are viewed as public utility service providers that benefit the community and its economic growth and vitality. The objectives and policies set forth in this section provide guidance on siting and design issues and are used in evaluating land use applications. They should not be interpreted as superseding or amending any requirements of the Zoning Ordinance or other local, state and Federal laws pertaining to these issues.

## **General Guidelines**

**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 building rooftops, telecommunication and broadcast poles and towers, electrical utility poles and towers, and water storage facilities when the telecommunication facilities can be placed inconspicuously to blend with such existing structures.**

Verizon Wireless considered the following alternate site:

Candidate A – Rejected

8229 Riverside Road, Alexandria, VA

Veeco Utility Pole – proposed tower did not meet setbacks.

Within Verizon Wireless's search ring the RF engineers have determined there are no other viable candidates. There are no electric transmission towers, office or residential structures that meet height requirements and for those that would be candidates, the landlord is not interested.

T-Mobile alternate sites considered:

Heritage Presbyterian Church Light Pole

8503 Fort Hunt Road, Alexandria

The steeple was rejected by RF, and both the steeple and a rawland were rejected by the Landlord who didn't want to lease for either location.

Park Authority Fairfax Rawland Light Pole

2301 Stirrup Lane, Alexandria

This is a small park right behind Stratford Landing Elementary School. Due to the campus of Sandburg Middle School being much larger and having larger existing light poles, FCPA does not consider this a viable option and was not interested in leasing it.

Fairfax County Wastewater Division Rawland Monopole  
8600 Thomas Stockton Parkway, Alexandria  
Fairfax County Wastewater Division determined they were not willing to continue with pursuit.

TowerCo 1599 Rawland Monopole  
8717 Fort Hunt Road, Alexandria  
This site was later denied as an appropriate location for a telecommunications facility.

Plymouth Haven Baptist Church Steeple  
8523 Fort Hunt Road, Alexandria  
Church is not willing to move forward using the steeple or placing a tower on the property.

***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.***

Applicants have located the proposed facility on one of the largest parcels in the vicinity so as to maximize the distance from residential properties. The football field already has multiple light stanchions. This proposed will replace one so there will be no additional pole from this proposal.

***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.***

The subject property is a public property owned and operated by the Fairfax County Public School Board. Furthermore, the proposed facility will replace an existing pole adjacent to the athletic field.

***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.***

Applicant's have entered into a lease agreement with Milestone, on behalf of the Fairfax County School Board.

***Policy E: Locate mobile and land-based telecommunication facilities operated by different service providers on single sites and/or structures whenever appropriate. Locate single-use structures on a property when a collocation structure for multiple service providers is not desirable or feasible due to site limitations or visual impact concerns.***

The proposed replacement pole has been designed for two telecommunication carriers. Given the standard ten-foot vertical separation between antennas, T-Mobile will be at one hundred twelve feet (112') with six (6) flush mounted antenna, Verizon Wireless will be at two levels, one hundred two feet (102') and ninety-two feet (92') with six (6) flush mounted antenna at each level for a total of twelve (12). Sufficient space for Applicants' related equipment will be located at the base of the pole and screened from view by an 8' tall fence with slats and landscaping.

***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.**

The height of the proposed replacement pole is the minimum required to satisfy Applicant's coverage objectives. The proposed height will allow the telecommunication carriers to co-locate upon it with sufficient elevations to provide effective coverage in a residential area.

***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.**

Applicants are working closely with Sandburg Middle School and the Fairfax County Board of Education to locate the proposed replacement pole to ensure that there will be no impact on the existing and future public use of the subject property. Sandburg Middle School officials have approved the location of the proposed replacement pole.

***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.**

The attached Site Plan shows the design of the telecommunications facility and its relation to the existing structures on the Property. The proposed facility will not impact the character of the High School or the surrounding residential properties. The replacement pole will be 115' in height and located near the football field.

***Policy I:* Demonstrate that the selected site for a new monopole and tower provides the least visual impact on residential areas and the public way. Analyze the potential impacts from other vantage points in the area to illustrate that the selected site provides the best opportunity to minimize the visual impact of the proposed facility.**

The photo simulations enclosed with this application demonstrate the appropriateness of utilizing this site, by showing the visual impact from various locations around the subject property.

***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 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;
- Obscuring or blocking the views of facilities with other existing structures, vegetation, tree cover, or topographic features to the maximum extent feasible
- 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.

Proposed landscaping will help to screen the related equipment. The proposed 115' replacement pole will be in the location of the light stanchion which is being removed and will resemble it with the exception of being taller.

***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.***

The proposed use would not alter historically significant landscapes or views from the architecturally or historically significant structures.

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

The proposed use would not impact any environmentally sensitive areas.

***Policy M: Site proposed facilities to allow for future expansion and maintain levels of screening to accommodate expansion.***

As noted previously, the proposal will allow for two (2) carriers and all equipment will be situated within the 72 feet by 35 feet lease area surrounded by an 8' tall chain link fence. The fenced compound will be further screened with landscaping.

**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 A: Disguise and camouflage the appearance of telecommunication facilities so as to resemble other man-made structures and natural features (such as flagpoles, bell towers, and trees) that are typically found in a similar context and belong to the setting where placed;***

The proposed replacement pole will resemble other lighting fixtures on the property and if it was 15' shorter could be considered as an Administrative Feature Shown per Objective 44, policy (b).

***Policy B: Design telecommunications facilities that are disguised and camouflaged to be of a bulk, mass and height typical of and similar to the feature selected;***

The bulk and mass of the structure are similar in appearance to the other lighting structures on the subject property. The proposed facility replaces one of the existing features at the subject property. It balances the use of the subject property and the use and enjoyment of the nearby residences with the objectives of the Fairfax County Comprehensive Plan. It accomplishes this by providing both adequate wireless telecommunication services and co-location and reducing the need for future telecommunication structures in the immediate 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.***

The proposed compound location will be located behind a chain link fence with slats and landscaping will surround the compound to minimize visibility.

For the reasons stated above, Verizon Wireless, T-Mobile Northeast LLC and Milestone Communications respectfully request that the 2232 Application be accepted.

Donohue & Stearns, PLC



**Milestone**  
COMMUNICATIONS

**SANDBURG  
MIDDLE SCHOOL**  
8428 Fort Hunt Road  
Alexandria, VA 22308  
A1-Aerial View



8427 Fort Hunt Rd, Alex

© 2009 Goo



**Milestone**  
COMMUNICATIONS

**SANDBURG  
MIDDLE SCHOOL**  
8428 Fort Hunt Road  
Alexandria, VA 22308  
**P1-Looking Northwest  
From Driveway Off  
Fort Hunt Road**

PROPOSED MILESTONE 125' HIGH MONOPOLE

(12) PROPOSED VERIZON WIRELESS PANEL ANTENNAS

MAR 18 2010



**Milestone**  
COMMUNICATIONS

**SANDBURG  
MIDDLE SCHOOL**  
8428 Fort Hunt Road  
Alexandria, VA 22308  
P2-Looking North From  
Old Stage Road

PROPOSED MILESTONE 125' HIGH MONOROLE

(12) PROPOSED VERIZON WIRELESS PANEL ANTENNAS

MAR 18 2010





**Milestone**  
COMMUNICATIONS

**SANDBURG  
MIDDLE SCHOOL**  
8427 Fort Hunt Road  
Alexandria, VA 22308  
P3-Looking East From  
Valley Court

PROPOSED MILESTONE 125' HIGH MONOPOLE

(12) PROPOSED VERIZON WIRELESS PANEL ANTENNAS

MAR 18 2010

ION  
ONING



**Milestone**  
COMMUNICATIONS

**SANDBURG  
MIDDLE SCHOOL**  
8428 Fort Hunt Road  
Alexandria, VA 22308  
P4-Looking North From  
Rampart Drive

PROPOSED MILESTONE 125' HIGH MONOPOLE

(12) PROPOSED VERIZON WIRELESS PANEL ANTENNAS

MAR 18 2010





**Milestone**  
COMMUNICATIONS

**SANDBURG  
MIDDLE SCHOOL**  
8428 Fort Hunt Road  
Alexandria, VA 22308  
P5-Looking West From  
Rampart Drive

PROPOSED MILESTONE 125' HIGH MONOPOLE

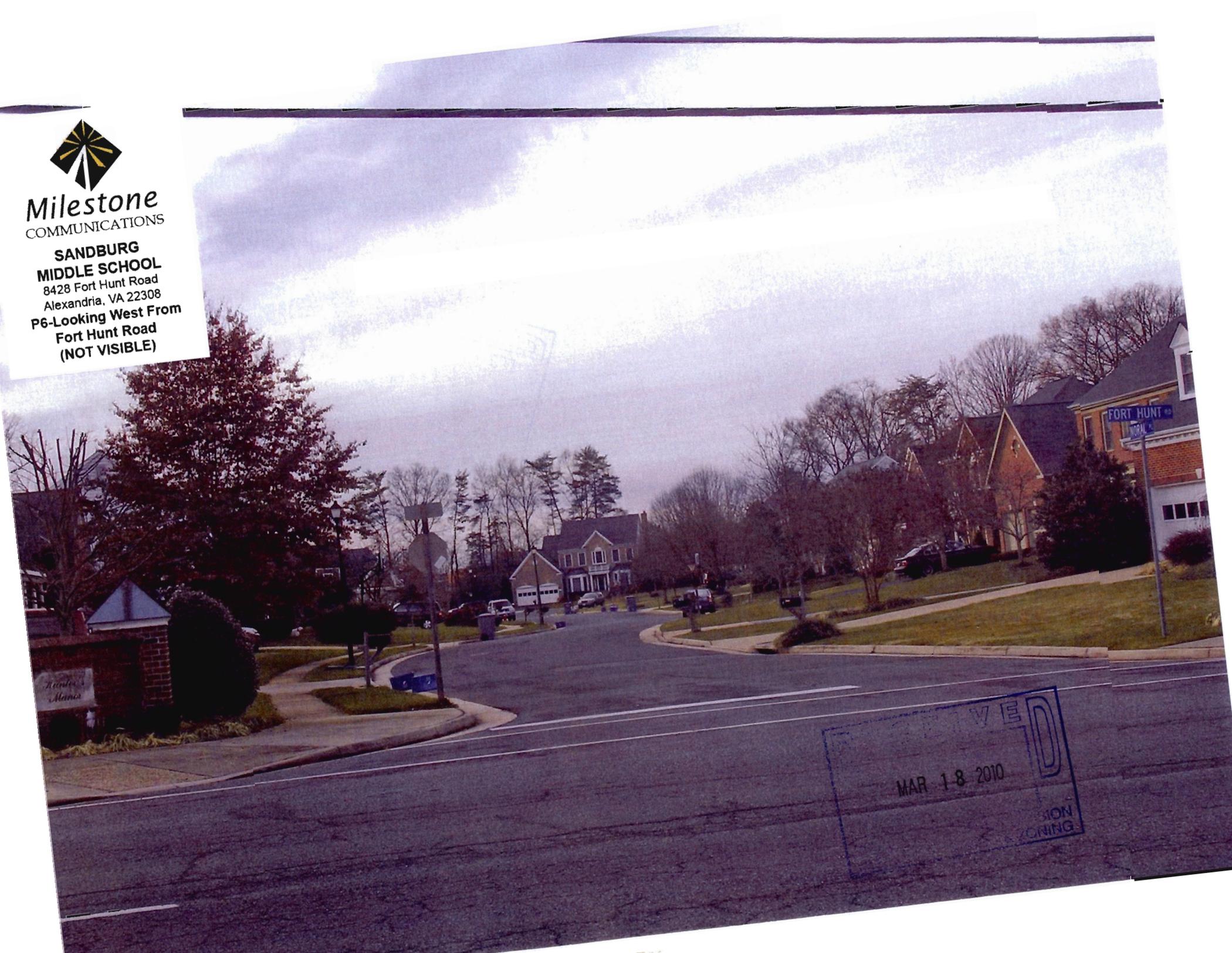
(12) PROPOSED VERIZON WIRELESS PANEL ANTENNAS

MAR 18 2010



**Milestone**  
COMMUNICATIONS

**SANDBURG  
MIDDLE SCHOOL**  
8428 Fort Hunt Road  
Alexandria, VA 22308  
P6-Looking West From  
Fort Hunt Road  
(NOT VISIBLE)



RECEIVED  
MAR 18 2010  
COMMUNICATIONS SECTION

**MAP #: 1024 01 0044**  
**SCHOOL BOARD OF FAIRFAX**  
**COUNTY**

**8428 FORT HUNT RD**

**Owner**

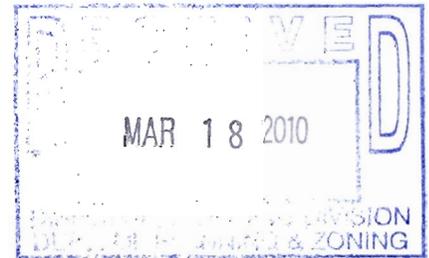
Name SCHOOL BOARD OF FAIRFAX COUNTY,  
 Mailing Address 10700 PAGE AV FAIRFAX VA 22030  
 Book  
 Page

**Parcel**

Property Location 8428 FORT HUNT RD  
 Map # 1024 01 0044  
 Tax District 60100  
 District Name MT VERNON DIST. # 1  
 Land Use Code Public Schools  
 Land Area (acreage) 22.145  
 Land Area (SQFT)  
 Zoning Description R-3(Residential 3 DU/AC)  
 Utilities WATER AVAILABLE  
 SEWER 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 HUNTER STA  
 FT HUNT HIGH SCH



**Values**

Current Land \$6,145,000  
 Current Building \$0  
 Current Assessed Total \$6,145,000  
 Tax Exempt YES  
 Note

**Values History**

Tax Year	Land	Building	Assessed Total	Tax Exempt
2009	\$6,145,000	\$0	\$6,145,000	YES
2008	\$6,145,000	\$0	\$6,145,000	YES
2007	\$4,916,000	\$0	\$4,916,000	YES
2006	\$4,916,000	\$0	\$4,916,000	YES
2005	\$3,781,810	\$0	\$3,781,810	YES
2004	\$3,781,810	\$0	\$3,781,810	YES
2003	\$3,288,530	\$0	\$3,288,530	YES
2002	\$2,435,950	\$0	\$2,435,950	YES
2001	\$2,214,500	\$0	\$2,214,500	YES
2000	\$2,214,500	\$0	\$2,214,500	YES

**Structure Size**

Above Grade Living Area Total  
 Sq. Ft  
 Basement Garage # Cars

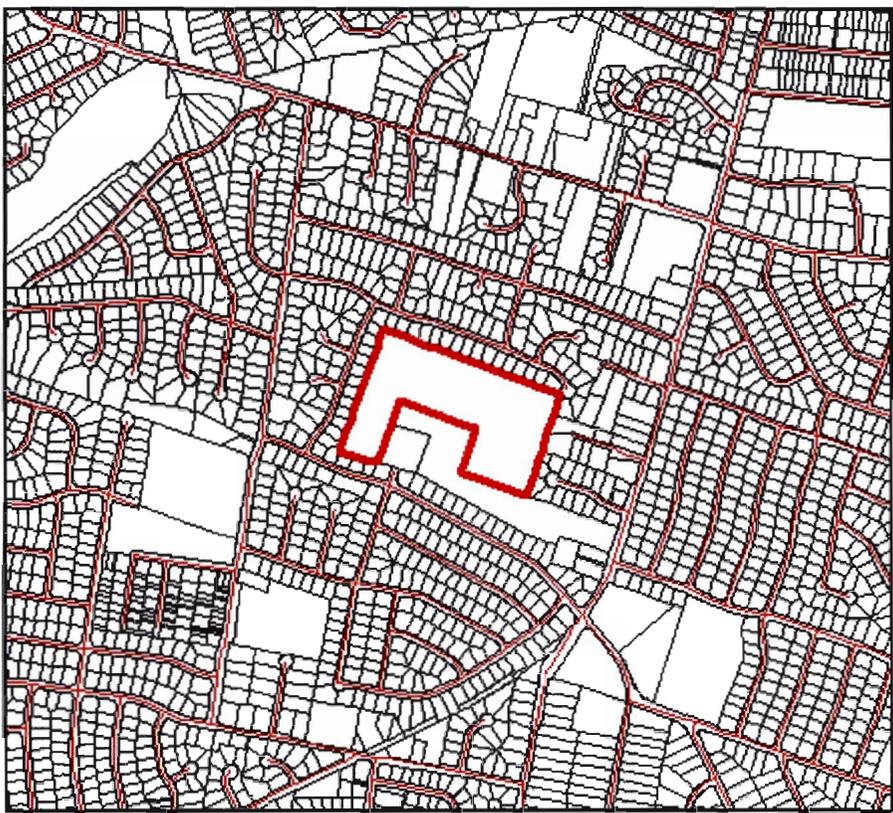
**General Information**

**Need Help?**

For questions and requests for information about the Real Estate site, call 703-222-8234 or [CLICK HERE](#)

MAP #: 1024 01 0044  
SCHOOL BOARD OF FAIRFAX COUNTY

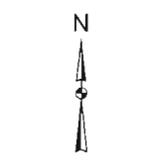
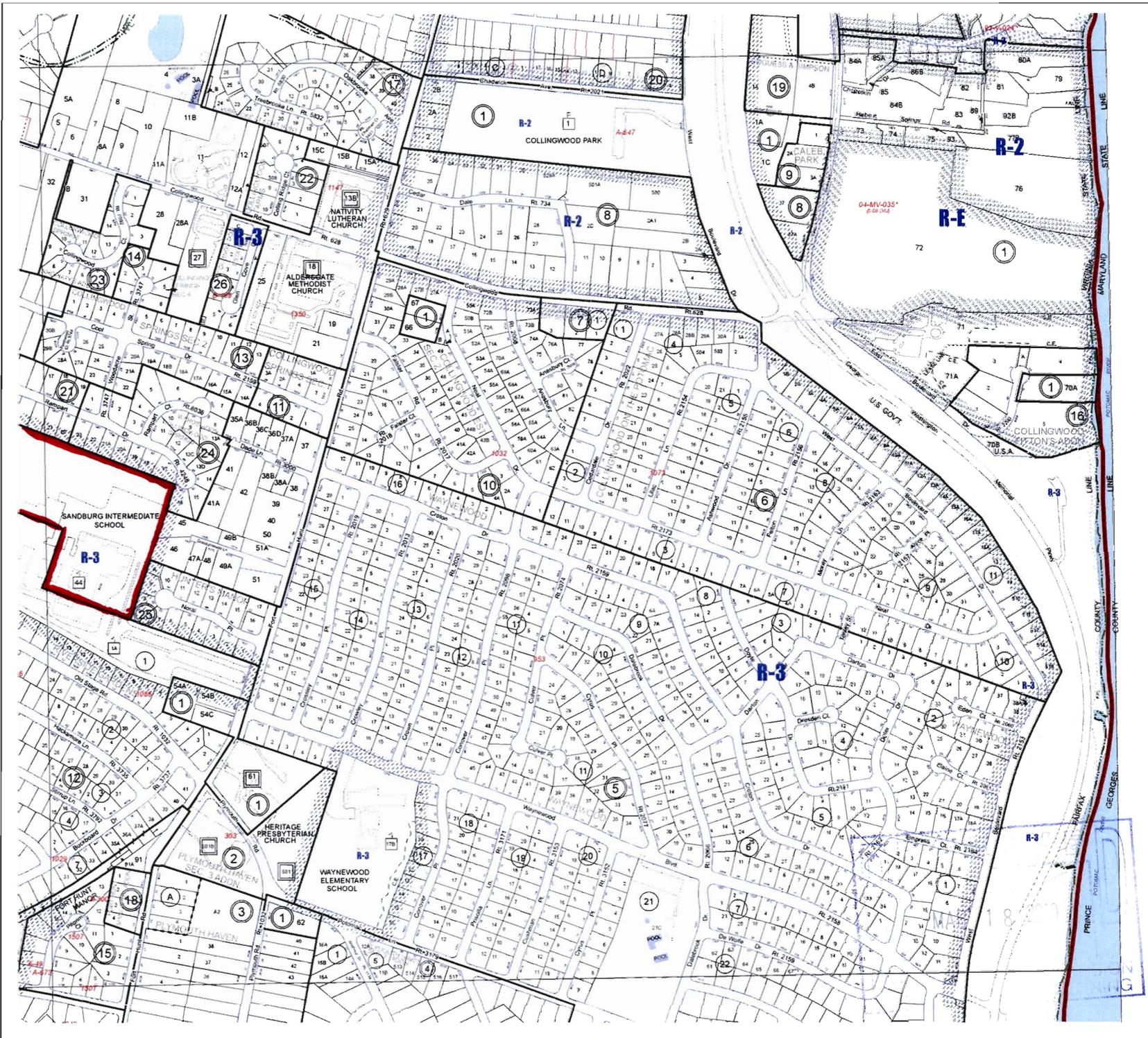
8428 FORT HUNT RD



Aerial Imagery © 2007 Commonwealth of Virginia

Source: Fairfax County Department  
of Tax Administration, Real Estate Division.





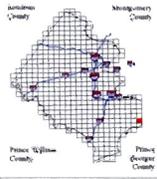
Map Scale: 1" = 100' (Horizontal) 1" = 200' (Vertical)  
 This map was prepared by the Fairfax County Department of Planning and Zoning, Planning and Zoning Section, 11000 Government Center Parkway, Suite 111, Fairfax, Virginia 22031-1100.  
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**GENERAL NOTES**

**1. Intent:**  
 The purpose of this map is to show the proposed zoning districts for the area shown on this map. The map is intended to be used in conjunction with the Fairfax County Zoning Ordinance, which is available on the Fairfax County website at [www.fairfaxva.gov/planningandzoning](http://www.fairfaxva.gov/planningandzoning).

**2. Assumptions:**  
 The information contained on this map is based on the information provided to the Fairfax County Department of Planning and Zoning. The Department of Planning and Zoning does not warrant the accuracy or completeness of the information provided on this map. The Department of Planning and Zoning is not responsible for any errors or omissions on this map.

**3. Other Information:**  
 The information contained on this map is not intended to be used for any purpose other than the purpose for which it was prepared. The information contained on this map is not intended to be used for any purpose other than the purpose for which it was prepared.



**ADMINISTRATIVE INDEX**

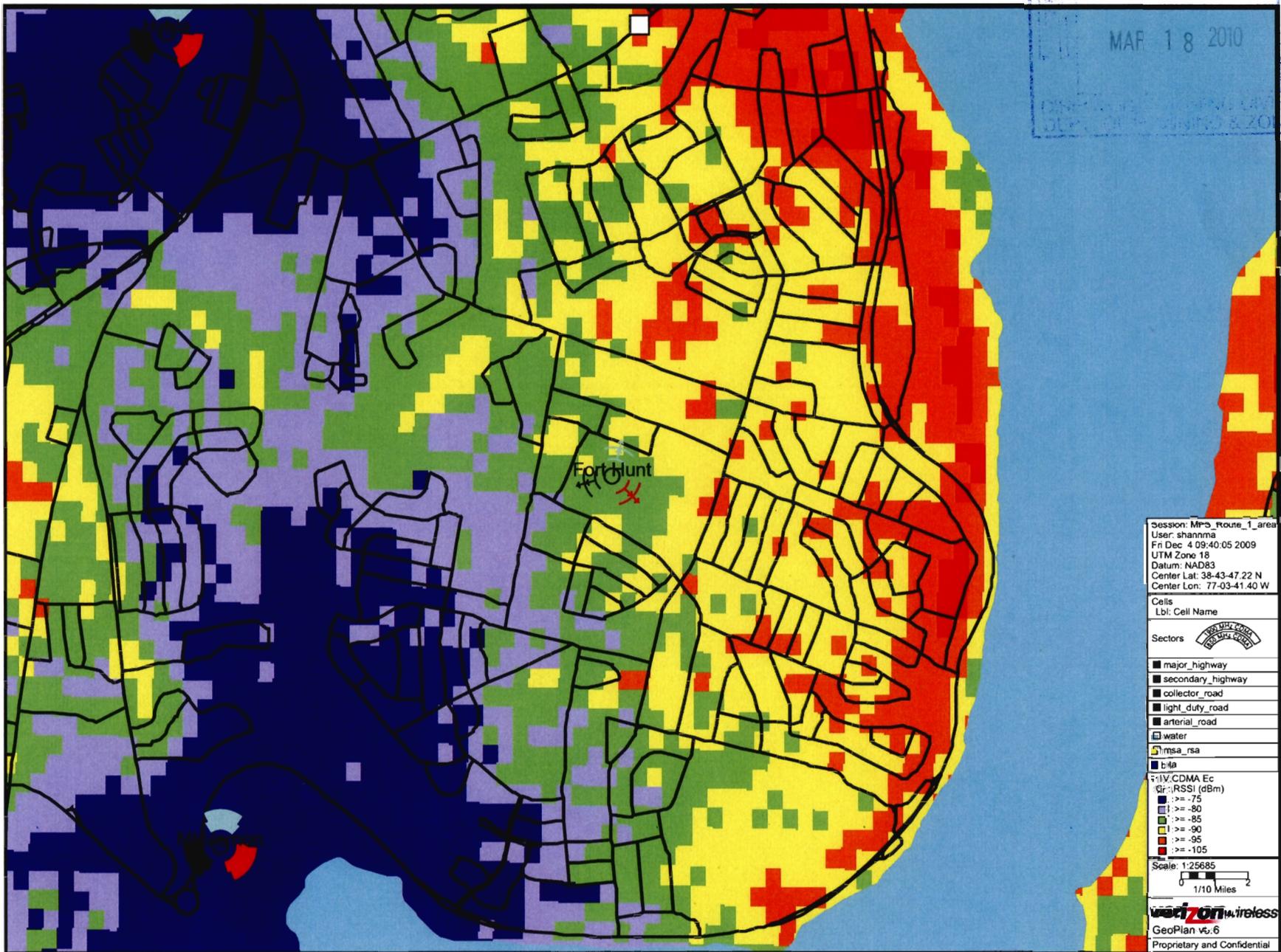
102-1-102-2
102-3-102-4
111-1-111-2

**SHEET INDEX**  
**PROPERTY MAP ZONING**  
**102-4**

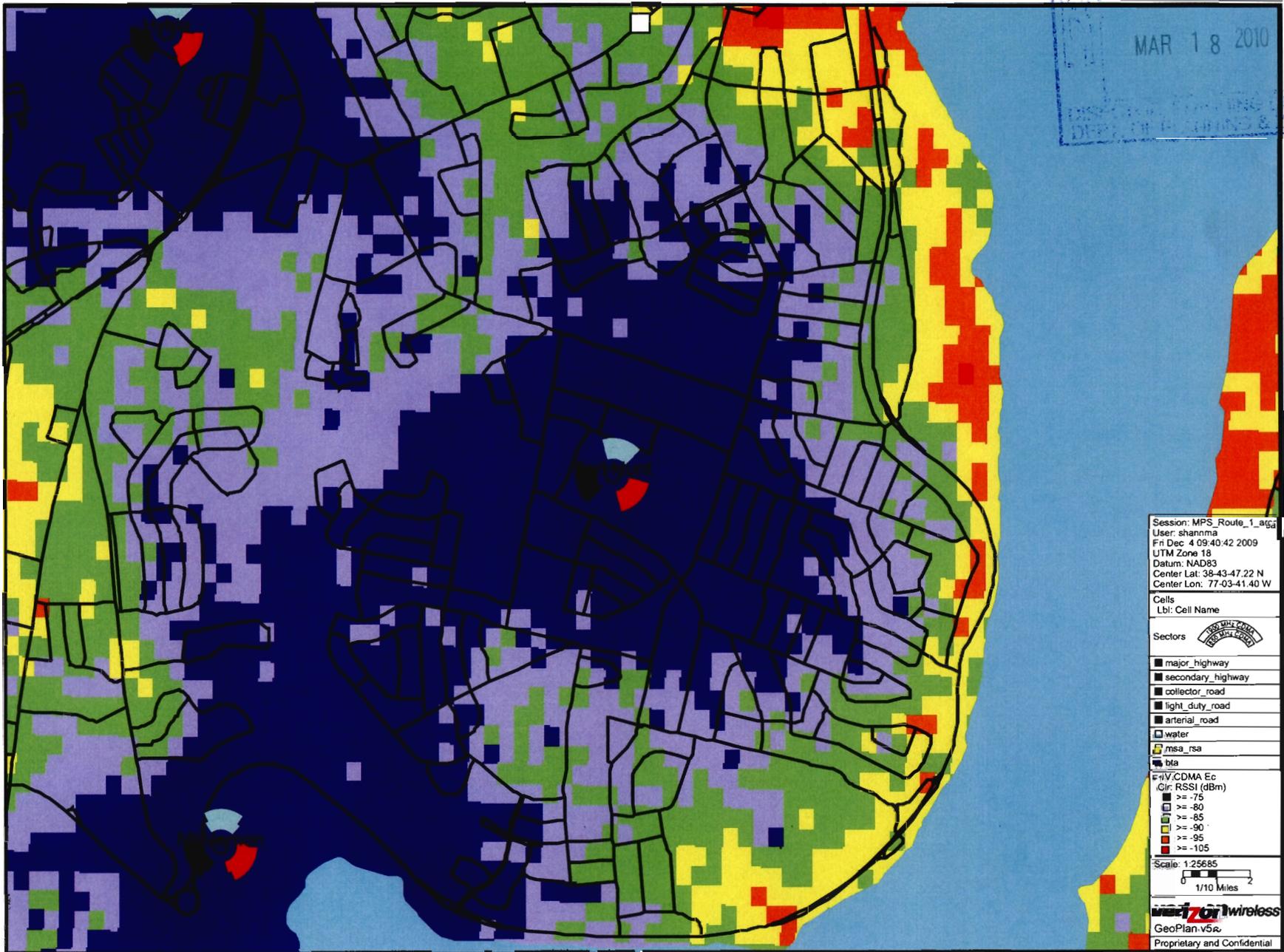
Revised to 01 - 01 - 2009

Prepared by  
 DEPARTMENT OF PLANNING AND ZONING  
 Planning and Zoning Section  
 11000 Government Center Parkway, Suite 111  
 Fairfax, Virginia 22031-1100  
 (703) 221-2111  
 FAX: (703) 221-4141

RECEIVED  
MAY 18 2010  
COMMUNICATIONS SECTION  
DEPT. OF PLANNING & ZONING



RECEIVED  
MAR 18 2010  
DIVISION OF PLANNING & ZONING



**Clark, Lauren K.**

**From:** Eaton, Wendy L.  
**Sent:** Friday, November 20, 2009 8:00 AM  
**To:** Clark, Lauren K.  
**Subject:** FW: Request for possible Cell Tower at Sandburg MS



Wendy L. Eaton  
Principal  
Carl Sandburg Middle School  
703-799-6124

-----Original Message-----

**From:** Eaton, Wendy L.  
**Sent:** Friday, November 20, 2009 8:05 AM  
**To:** Casey, Thomas E.  
**Subject:** RE: Request for possible Cell Tower at Sandburg MS

That would be great. Lauren Clark - 703-799-6124

Wendy L. Eaton  
Principal  
Carl Sandburg Middle School  
703-799-6124

-----Original Message-----

**From:** Casey, Thomas E.  
**Sent:** Friday, November 20, 2009 7:36 AM  
**To:** Eaton, Wendy L.  
**Subject:** Re: Request for possible Cell Tower at Sandburg MS

Thanks for your quick response! Of course, the same application process remains so there would be public hearings, etc.. Attitudes seem to be changing about cell towers. We are pursuing 6 MS sites currently and have run into small opposition in only one location. Would you like me to arrange a meeting day/time through your admin. assistant? I was looking for early December. This meeting will be brief ( 30 minutes ) and include Milestone, myself, and any of your admin. staff you would like to include. When you have all the details, we would like you to run the idea through your PISA for their support. If you ask your assistant to contact me or give me her name, I will arrange the meeting.

Thanks!  
Tom C.  
Tom Casey

-----  
Sent from my BlackBerry Wireless Handheld

----- Original Message -----

**From:** Eaton, Wendy L.

To: Casey, Thomas E.  
Sent: Fri Nov 20 07:03:39 2009  
Subject: RE: Request for possible Cell Tower at Sandburg MS

Tom,  
CSMS would LOVE a cell tower. Many years ago (when Donna Pasteur was Principal) we spoke with Milestone. There were P.T.A. meetings, public meetings all of which I attended. We approved, P.T.A. approved, 1 neighboring community was up in arms. They may have changed their opinion now and we would love to look at it again (cell phone coverage in this area is lousy).

Wendy L. Eaton  
Principal  
Carl Sandburg Middle School  
703-799-6124

-----Original Message-----

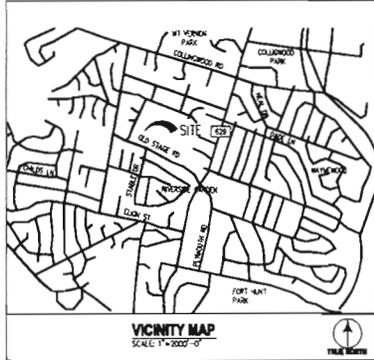
From: Casey, Thomas E.  
Sent: Thursday, November 19, 2009 11:19 AM  
To: Eaton, Wendy L.  
Subject: Request for possible Cell Tower at Sandburg MS

Hi Wendy- my name is Tom Casey and I work with Bob Cordova, Lee Ann Pender, and Dean Tistadt. I am usually the first point of contact when a cell phone carrier has expressed interest in an FCPS site for the possible placement of a monopole. We have received heavy interest from a carrier to utilize Sandburg MS as a future site. FCPS has a partner, Milestone Inc., who actually builds and manages the pole. There is a revenue sharing plan where the host school receives \$25K when construction begins, \$5K for each additional carrier after the first (usually 4-5 max.) and a share of the revenue stream after that. If you are interested in hearing a more detailed overview, I will be glad to set up a meeting and have a Milestone person attend to share details. We could probably meet the first week of December. This whole process can take up to a year to materialize! We are currently ready to start the zoning application process for 5-6 MS sites in other parts of the county. Please contact me if you would like to hear more. Thanks!

Tom Casey  
Tom Casey

-----  
Sent from my BlackBerry Wireless Handheld

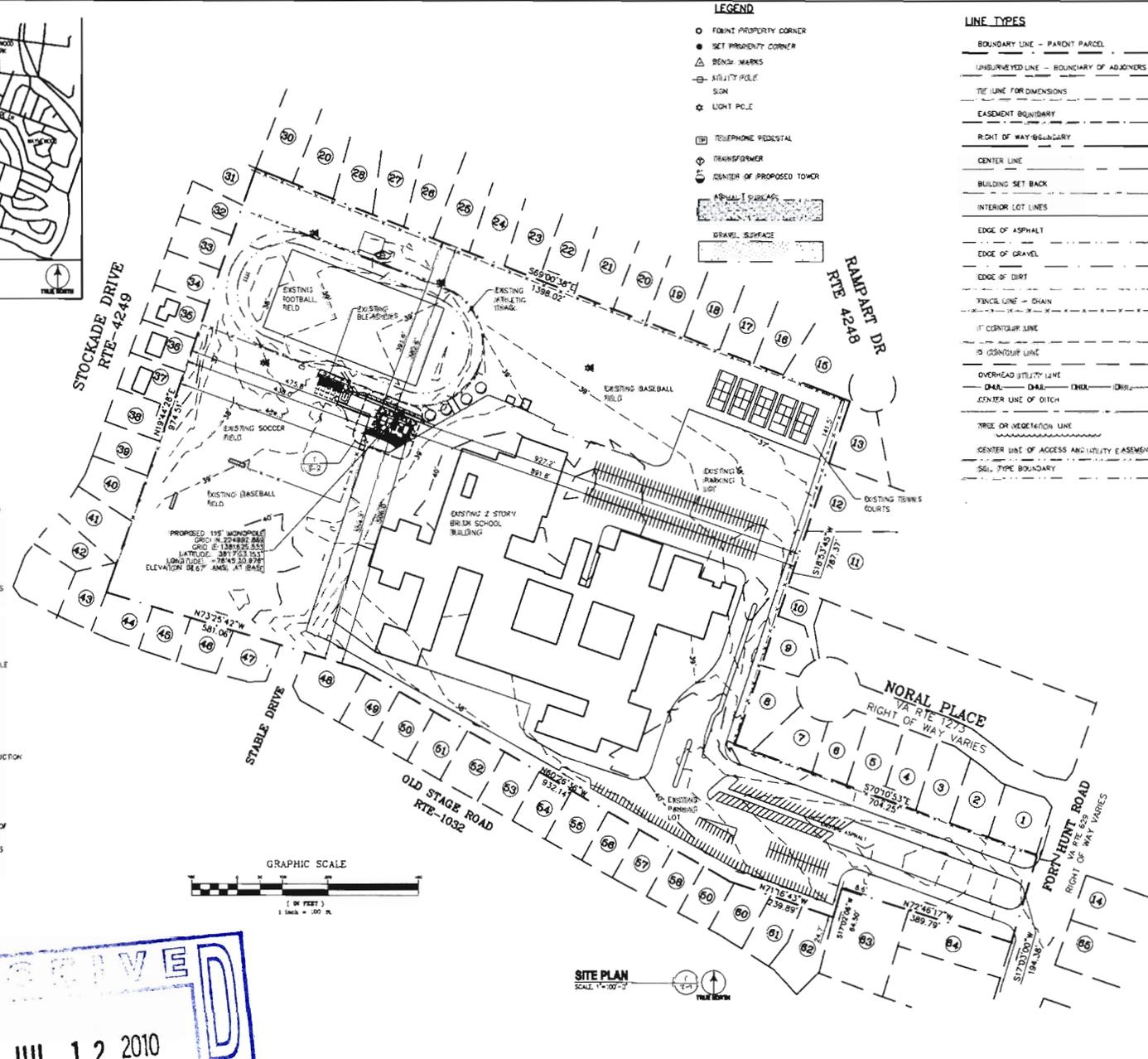




VICINITY MAP  
SCALE 1"=2000'-0"

**SITE PLAN NOTES**

- 1.) SITE NAME: SANDBURG MIDDLE SCHOOL.
- 2.) THIS IS NOT A BOUNDARY SURVEY AND IS NOT TO BE USED FOR THE TRANSFER OF PROPERTY.
- 3.) THE SUBJECT PARCEL INFORMATION:  
OWNER: SCHOOL BOARD OF FAIRFAX COUNTY  
PREVIOUS ADDRESS: 8428 FORT HUNT RD, ALEXANDRIA, VA 22308  
MAILING ADDRESS: 10700 FADE AV, FAIRFAX VA 22030  
COUNTY: FAIRFAX COUNTY  
MAP # 1024 OF 0244  
TAX DISTRICT: 60100 - MT VERNON DIST. #  
ZONING: R-3 USE: PUBLIC SCHOOLS
- 4.) THE RECORDED REFERENCES FOR THE SUBJECT PARCEL ARE AS FOLLOWS:  
DEED: N/A  
AREA: 22.441 AC
- 5.) THE DATUMS 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 WADING PONDS OR DITCHES ARE NONE SO PROMINENT SURFACE FEATURES AND IN NO WAY CONSTITUTE A DEFINED WETLAND.
- 8.) THE FLOOD ZONE OF THE PROPOSED MONOPOLE IS AS FOLLOWS:  
FLOOD ZONE # AREA OF MINIMUM FLOODING SOURCE: FEMA FLOOD MAP FOR FAIRFAX COUNTY, VA  
COMMUNITY PANEL NUMBER S15525 01500  
REVISED: MARCH 3, 1990.
- 9.) NO TITLE REPORT WAS FURNISHED FOR THIS SURVEY.
- 10.) THE DATA COLLECTED AND SHOWN ON THIS DRAWING ARE FOR THE PURPOSES OF CONSTRUCTION OF A CELLULAR MONOPOLE. ANY NECESSARY ANCILLARY 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° 43' 49.174"  
LONGITUDE: W 77° 03' 48.228"  
ELEVATION: 38.23' AMSL AT BASE

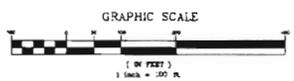


**LEGEND**

- FORMER PROPERTY CORNER
- SET PRESENTY CORNER
- △ BENCH MARKS
- MULTI POLE
- SIGN
- ★ LIGHT POLE
- ☐ TELEPHONE PEDAESTAL
- ⊕ TRANSFORMER
- ⊕ CENTER OF PROPOSED TOWER
- ▨ ASPHALT DRIVEWAY
- ▨ DRIVEWAY SURFACE

**LINE TYPES**

- BOUNDARY LINE - PARENT PARCEL
- - - UNSURVEYED LINE - BOUNDARY OF ADJACERS
- THE LINE FOR DIMENSIONS
- - - EASEMENT BOUNDARY
- - - RIGHT OF WAY BOUNDARY
- - - CENTER LINE
- - - BUILDING SET BACK
- - - INTERIOR LOT LINES
- - - EDGE OF ASPHALT
- - - EDGE OF GRAVEL
- - - EDGE OF DIRT
- - - FENCE LINE - CHAIN
- - - UT CENTERLINE
- - - US CENTERLINE
- - - OVERHEAD UTILITY LINE
- - - DITCH - DRAIN - DRAIN
- - - CENTER LINE OF DITCH
- - - TREE OR VEGETATION LINE
- - - CENTER LINE OF ACCESS AND UTILITY EASEMENTS
- - - SOIL TYPE BOUNDARY



SITE PLAN  
SCALE 1"=50'-0"

**entrex**  
communication services, Inc.  
1575 Eye Street, N.W. Suite 350  
WASHINGTON, D.C. 20005  
PHONE: (202) 468-0966  
FAX: (202) 468-0961

SUBMITTALS		
DATE	DESCRIPTION	REV
07-12-10	ANTENNA LAYOUT OPTIONS	



**Milestone**  
COMMUNICATIONS

PROJECT NO: 1050.094  
DESIGNER: M.A.  
ENGINEER: M.M.

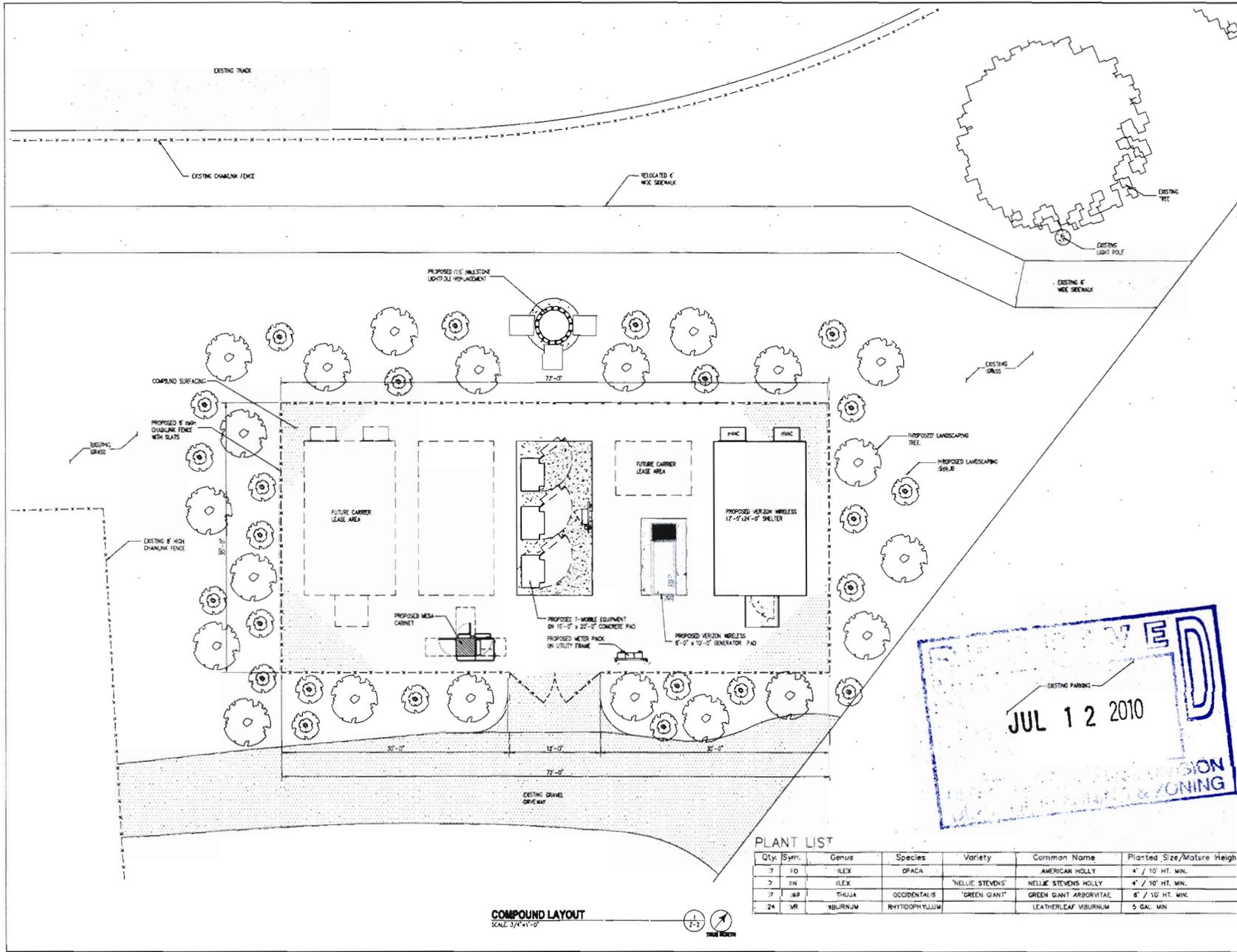
SCALE: 1"=50'  
GRAPHIC SCALE IN INCHES

**SANDBURG MIDDLE SCHOOL**  
8428 FORT HUNT RD  
ALEXANDRIA, VA 22308

TITLE:  
**SITE PLAN**

SHEET NUMBER:  
**Z-1**





**COMPOUND LAYOUT**  
SCALE: 3/4"=1'-0"



**PLANT LIST**

Qty	Sym.	Genus	Species	Variety	Common Name	Planted Size/Mature Height
7	HO	ILEX	OPACA		AMERICAN HOLLY	4' / 10' HT. MIN.
7	EN	ILEX		'NELLIE STEVENS'	NELLIE STEVENS HOLLY	4' / 10' HT. MIN.
7	HR	THUJA	OCCIDENTALIS	'GREEN GIANT'	GREEN GIANT ARBORVITAE	8' / 10' HT. MIN.
24	VR	'BURNUM	RHYTIDOPHYLLUM		LEATHERLEAF VIBURNUM	5 GAL. MIN.



**entrex**  
communication services, Inc.  
1575 Eye Street, N.W. Suite 350  
WASHINGTON, D.C. 20005  
PHONE: (202) 468-0960  
FAX: (202) 468-0961

**SUBMITTALS**

DATE	DESCRIPTION	REV.
03-12-10	ANTENNA LAYOUT OPTIONS	

SEAL



PROJECT NO: 1050.094  
DESIGNER: M.A.  
ENGINEER: M.M.

SCALE:  
0 1/2 1  
GRAPHIC SCALE IN INCHES

**SANDBURG  
MIDDLE SCHOOL**  
8428 FORT HUNT RD  
ALEXANDRIA, VA 22308

TITLE:  
**COMPOUND  
PLAN**

SHEET NUMBER:  
**Z-2**

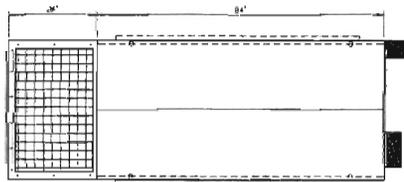




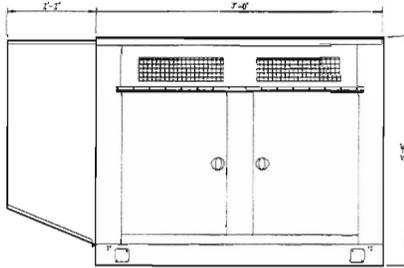




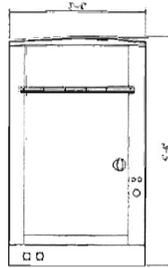




TOP VIEW

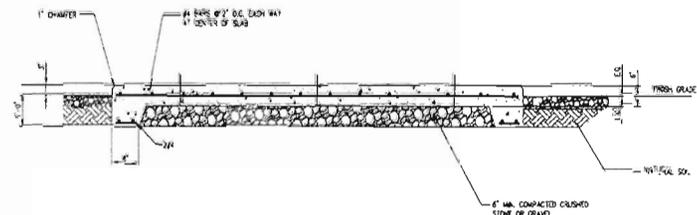
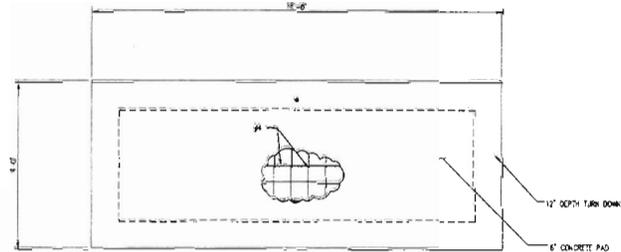


FRONT VIEW

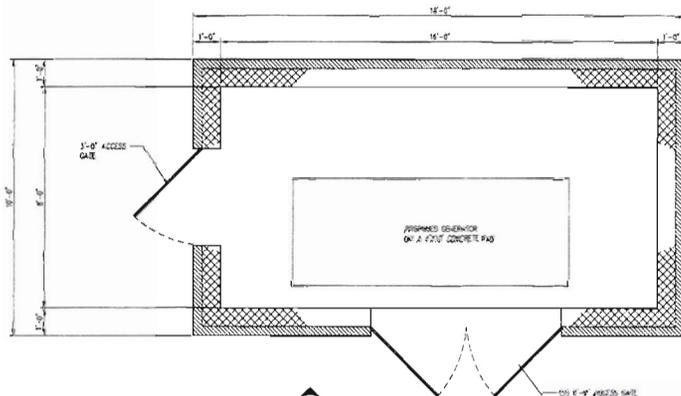


SIDE VIEW

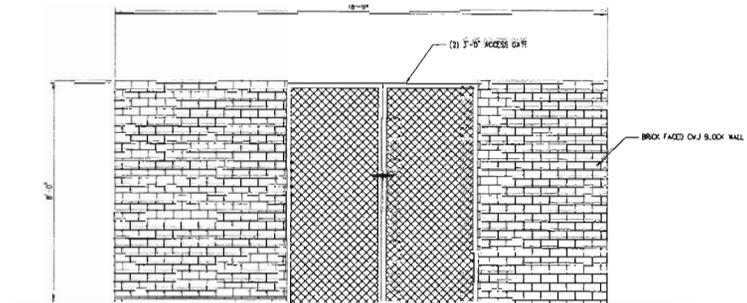
GENERATOR DETAILS  
SCALE: 3/4"=1'-0"



GENERATOR SLAB DETAIL  
SCALE: 1/4"=1'-0"



GENERATOR ENCLOSURE BUILDING  
SCALE: 1/2"=1'-0"



GENERATOR ENCLOSURE BUILDING ELEVATION  
SCALE: 1/2"=1'-0"

RECEIVED  
 MAY 7 2010  
 PLANNING DIVISION  
 DEPT. OF PLANNING & ZONING



178 W. JARRATTVILLE ROAD  
 JARRATTVILLE, MD 20641  
 PHONE: (301) 482-5100  
 FAX: (301) 482-1811  
 WWW.TEL-INC.COM

T-MOBILE NORTHEAST LLC  
 12858 BALTIMORE AVENUE  
 BELTERRA, MD 20776  
 PHONE: (301) 584-6888



1475 5th Street, N.W., Suite 300  
 WASHINGTON, D.C. 20004  
 PHONE: (202) 462-6888  
 FAX: (202) 462-6881

THE STATE OF MARYLAND  
 DEPARTMENT OF GENERAL SERVICES  
 200 WEST BALTIMORE AVENUE  
 BALTIMORE, MARYLAND 21201  
 LICENSE NO. 014183 EXPIRATION DATE:  
 FEBRUARY 28, 2012

verizon wireless  
 FORT HUNT - WAC309A  
 8428 FT HUNT RD.  
 ALEXANDRIA, VA 22308

SUBMISSIONS / REVISIONS:

NO.	DESCRIPTION	DATE

ADD T-MOBILE 04-12-10

LAST REV:

PROJECT NO: 1102 056

DATE: FEB 23, 2010

SCALE: AS NOTED

TITLE:

GENERATOR, SLAB DETAILS

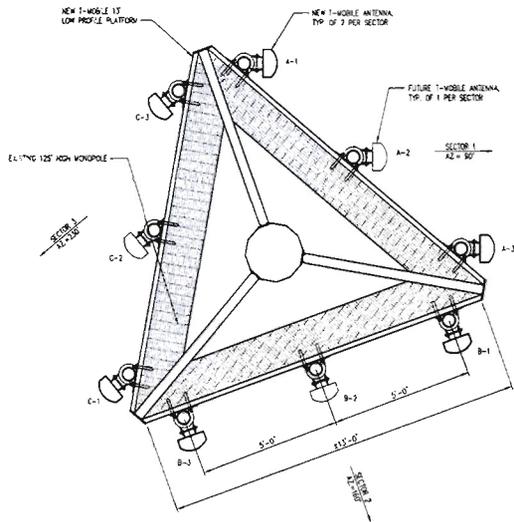
AND ENCLOSURE

DETAILS

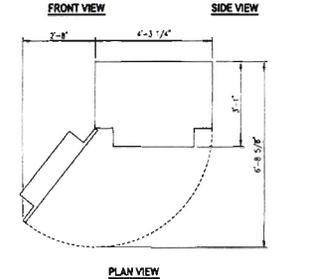
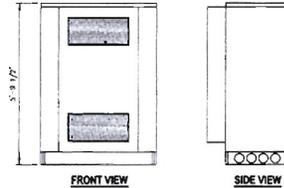
SHEET: Z-8



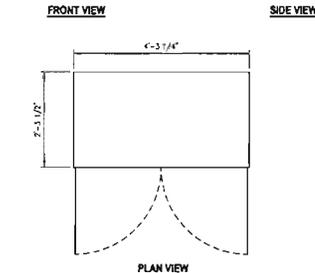
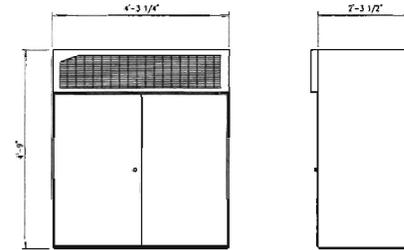




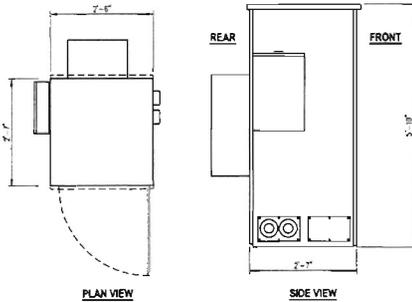
**ANTENNA LAYOUT PLAN**  
SCALE: 1/2" = 1'-0"



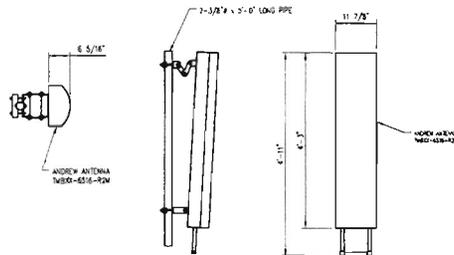
**ERICSSON RBS 2106/3106 CABINET DETAIL**  
SCALE: 1/2" = 1'-0"



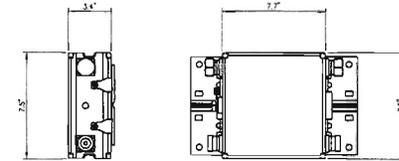
**ERICSSON RBS 6102 CABINET DETAIL**  
SCALE: 3/4" = 1'-0"



**BATTERY CABINET DETAIL**  
SCALE: 3/4" = 1'-0"

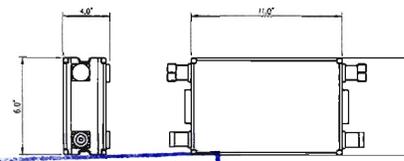


**ANTENNA DETAIL**  
SCALE: 1/4" = 1'-0"



**UMTS TMA DETAIL**  
SCALE: 3/4" = 1'-0"

EQUIPMENT SPECIFICATIONS				
ITEM NO.	DESCRIPTION	DIMENSION (W x H x D)	WEIGHT (EACH)	QUANTITY EACH
1	ANTENNA: ANDREW DWB0-6516-RW	59.0" x 15.8" x 6.7"	34.6 LBS	9
2	GSM CABINET: RBS 2106	63.50" x 51.25" x 37.00"	1360 LBS	1
3	UMTS CABINET: RBS 3106	64.00" x 51.18" x 36.46"	1874 LBS	1
4	ERICSSON RBS 6102 CABINET	57.0" x 51.25" x 27.5"	772 LBS	1
5	PURCELL RACKMOUNT BATTERY CABINET	62.0" x 30.0" x 31.0"	3000 LBS	1
4	GSM TMA: ERICSSON DOUBLE TMA 1.9 D42 (REV 112 89/0)	11.0" x 6.0" x 4.0"	15.4 LBS	1
5	UMTS TMA: ERICSSON DOUBLE TMA 1.7 / 2.1 D42 (REV 112 144/0)	7.7" x 7.5" x 3.4"	11.0 LBS	1



**GSM TMA DETAIL**  
SCALE: 1/4" = 1'-0"



174 W. JAKKITTILL ROAD  
JAKKITTILL, MD 20644  
PHONE: 410-492-356  
FAX: 410-492-360  
WWW.TE-ENG.COM

T-MOBILE NORTHEAST LLC  
1200 BALTIMORE AVENUE  
BELLVILLE, MD 20814  
PHONE: (246) 264-8888



1701 E. W. Street, N.W., Suite 300  
Washington, D.C. 20004  
PHONE: (202) 462-6888  
FAX: (202) 462-6811

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, JOHN CARROLL HUNT, AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF VIRGINIA WITH A LICENSE NO. 016188, EXPIRATION DATE: FEBRUARY 26, 2012

**verizon wireless**  
FORT HUNT - WAC309A  
8428 FT HUNT RD.  
ALEXANDRIA, VA 22308

SUBMISSIONS/REVISIONS  
# DESCRIPTION DATE

ADD T-MOBILE 04-12-10

LAST KEY:

PROJECT NO: 1102.058

DATE: FEB. 23, 2010

SCALE: AS NOTED

TITLE:

T-MOBILE EQUIPMENT DETAILS

SHEET: Z-11

RECEIVED  
MAY 7 2010  
PLANNING DIVISION  
DEPT. OF PLANNING & ZONING

**Marshall, David**

---

**From:** Kirst, Lorrie  
**Sent:** Friday, March 12, 2010 9:08 AM  
**To:** Marshall, David  
**Cc:** Parsons, Brian S.  
**Subject:** FW: RE: 2232-V10-8, Verizon & Milestone, 8428 Fort Hunt Rd.

**RE: 2232-V10-8**

Verizon & Milestone: Construction of a new 125 foot monopole at Sandburg Intermediate Public School

8428 Fort Hunt Rd

Tax Map Ref.: 102-4 ((1)) 44

Zoning District: R-3

The proposed use meets the requirements of Par. 3 of Sect. 2-514 of the Zoning Ordinance subject to the following:

- Transitional screening shall be provided in accordance with provisions of Article 13 for a light public utility use.
- Pursuant to Par. 3H of Sect. 2-514 of the Zoning Ordinance, on all antenna structures (nonpoles) which exceed 100 feet in height, a steady red marker light shall be installed and operated at all times, unless the Zoning Administrator waives the red marker light requirement upon a determination by the Police Department that such marker light is not necessary for flight safety requirements for police and emergency helicopter operations. All such lights shall be shielded to prevent the downward transmission of light.

Refer to ZED: N/A

Prepared by: Brian Parsons 3/11/10

**Marshall, David**

**ATTACHMENT C**

---

**From:** Hill, Andy  
**Sent:** Friday, April 16, 2010 9:33 AM  
**To:** Marshall, David  
**Subject:** Re: Telecom Pole Proposals at Carson and Sandburg Schools

It covers both. Not a nuisance at all

---

**From:** Marshall, David  
**To:** Hill, Andy  
**Sent:** Fri Apr 16 09:29:39 2010  
**Subject:** RE: Telecom Pole Proposals at Carson and Sandburg Schools

Andy -

Thanks for your response. Just to clarify, I assume your response below covers both the Sandburg and Carson proposals. Correct?

We will continue to send these to you as they come in. Hopefully they will keep you informed while not being a nuisance. Thanks again for your assistance.

David B. Marshall  
Chief, Facilities Planning Branch  
Planning Division, DPZ

703-324-1261 (desk)  
703-324-1380 (main)  
703-324-3056 (fax)

---

**From:** Hill, Andy  
**Sent:** Friday, April 16, 2010 9:14 AM  
**To:** Marshall, David  
**Cc:** Smith, Mark J.; Schaaf, Paul M.  
**Subject:** RE: Telecom Pole Proposals at Carson and Sandburg Schools

Dave,

FYI,

Reference your inquiry, we have reviewed this and see no reason to require the placement of a steady red marker light on the proposed pole. I think we can keep the same policy in place so we can at least review the location to make sure there are no LZ's or other considerations that may be in the area that are not readily visible when you all do your site survey...

Andy

Lieutenant Andrew P. Hill  
Commander, Helicopter Division

4/16/2010

**Marshall, David**

---

**From:** Marshall, David  
**Sent:** Wednesday, April 14, 2010 11:23 AM  
**To:** Hill, Andy  
**Subject:** Telecom Pole Proposals at Carson and Sandburg Schools  
**Attachments:** Scan001.PDF; Scan001.PDF

Andy -

I would like to know if a steady red marker light will be required on two proposed telecommunications poles: one at Carson Middle School in Herndon (2232-Y10-9) and one at Sandburg Intermediate School in Mt. Vernon (Application 2232-V10-8). Each pole is proposed to be 125' tall. Attached are the respective site plans and elevations for the proposed structures.

Under County Zoning Ordinance Article 2-514, para 2G, a steady red marker light is required for all antenna structures exceeding 100', unless the DPZ Zoning Administrator waives that requirement based upon a determination by the Police Department that the light is not necessary for flight safety requirements.

An email or short memo with your determination will allow us to proceed with our review accordingly.

Alternatively, you may wish to simply provide us with a blanket statement stating that such lighting is required by Police only when a proposed structure is at least 199 feet in height. Based on the Police comments that were recently transmitted to David Jillson of our staff related to Application 2232-Y09-29 for a proposed **120' tall monopole** on the "EZ Storage" property at 3700 Centreville Road, it appears that this is the position of your agency. A blanket statement would eliminate your need to comment on each application separately.

Either alternative you prefer for handling these is good for us. If you have any questions about this, please contact me. Thanks very much for your assistance..

David B. Marshall  
Chief, Facilities Planning Branch  
Planning Division, DPZ

703-324-1261 (desk)  
703-324-1380 (main)  
703-324-3056 (fax)

4/14/2010

**Marshall, David****ATTACHMENT D**

**From:** Casey, Thomas E. [TECasey@fcps.edu]  
**Sent:** Wednesday, May 19, 2010 8:56 AM  
**To:** Marshall, David; Cordova, Robert W.; Pender, Lee Ann  
**Subject:** Fw: 2232's at Carson MS and Sandburg MS

David- Bob asked me to forward this response straight to you. He has reviewed the plans and is in agreement with supporting the 2232's. Our D and C folks have also reviewed the applications with "no issues". Sorry for the delay!

TC  
 Tom Casey

-----  
 Sent from my BlackBerry Wireless Handheld

**From:** Casey, Thomas E.  
**To:** Cordova, Robert W.  
**Sent:** Tue May 18 11:59:23 2010  
**Subject:** 2232's at Carson MS and Sandburg MS

Bob- we have received an "OK" from our D&C folks to proceed with approval of the 2232's at the above sites. I know that Milestone is still meeting with community groups and Earl Flanagan to reach a compromise on the "light pole vs tree pole" issue and we have a community meeting on June 3<sup>rd</sup> at Sandburg MS to discuss the plans and alternatives with community members. FCPS is "OK" with either option but the light pole idea would call for coordination with tentative plans to replace the current lighting system. It is my understanding, the leading idea at this time is for a tree pole to be constructed.

As for Carson, the plan is for a light pole type tower that will be situated next to existing lights at the softball field. We do have a community meeting set for 5/20 at Carson MS but there has been no community opposition up to this point. FCPS is "OK" with the cell tower plans at Carson MS.

Bob – this message needs to be forwarded to [David.Marshall@fairfaxcounty.gov](mailto:David.Marshall@fairfaxcounty.gov)

Tom Casey

7/7/2010

**§ 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 a railroad facility or an underground natural gas or underground electric distribution facility of a public utility as defined in subdivision (b) of § 56-265.1 within its certificated service territory, 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. Following the adoption of the Statewide Transportation Plan by the Commonwealth Transportation Board pursuant to § 33.1-23.03 and written notification to the affected local governments, each local government through which one or more of the designated corridors of statewide significance traverses, shall, at a minimum, note such corridor or corridors on the transportation plan map included in its comprehensive plan for information purposes at the next regular update of the transportation plan map. Prior to the next regular update of the transportation plan map, the local government shall acknowledge the existence of corridors of statewide significance within its boundaries.

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 such work involves 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 subdivision A 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; 2007, c. 801; 2009, cc. 670, 690.)