FAIRFAX COUNTY PLANNING COMMISSION

June 5, 2012

PUBLIC HEARING FOR PLANNING DETERMINATION

Pursuant to

Va. Code Sec. 15.2 - 2232

Public Hearing Date: July 19, 2012 at 8:15 p.m.

Application Number:	2232-Y11-9
Applicant:	Newpath Networks, LLC, New Cingular Wireless PCS, LLC
Proposed Use:	Telecommunications Facility – Distributed Antenna System (DAS)
Subject Property: 46-2;	Portions of public rights-of-way on Tax Maps 36-1, 36-3, 36-4, 46-1 and
Supervisor District	Sully
Size of Subject Property:	N/A
Area of Proposed Facility:	N/A
Application Accepted:	April 6, 2012
Application Revised:	May 23, 2012

Recommendation: In accordance with Va. Code Sec. 15.2-2232, as amended, staff recommends that the Planning Commission find the proposal by the Newpath Networks, LLC, New Cingular Wireless PCS, LLC to install ten distributed antenna system (DAS) nodes located on ten proposed replacement utility poles. The ten proposed utility poles will vary in height from 49 feet to 62 feet, 6 inches with a diameter of 18 inches. Each pole will contain three Cingular panel antennas (3 total) located within Virginia Department of Transportation rights-of-way on Fox Mill Road (Nodes 1, 2, 3, 4, 8, 9 and 13) and Vale Road (Nodes 5, 6 and 7), substantially in accord with provisions of the adopted Comprehensive Plan.

PLANNING DETERMINATION

Section 15.2 -2232 of the Code of Virginia

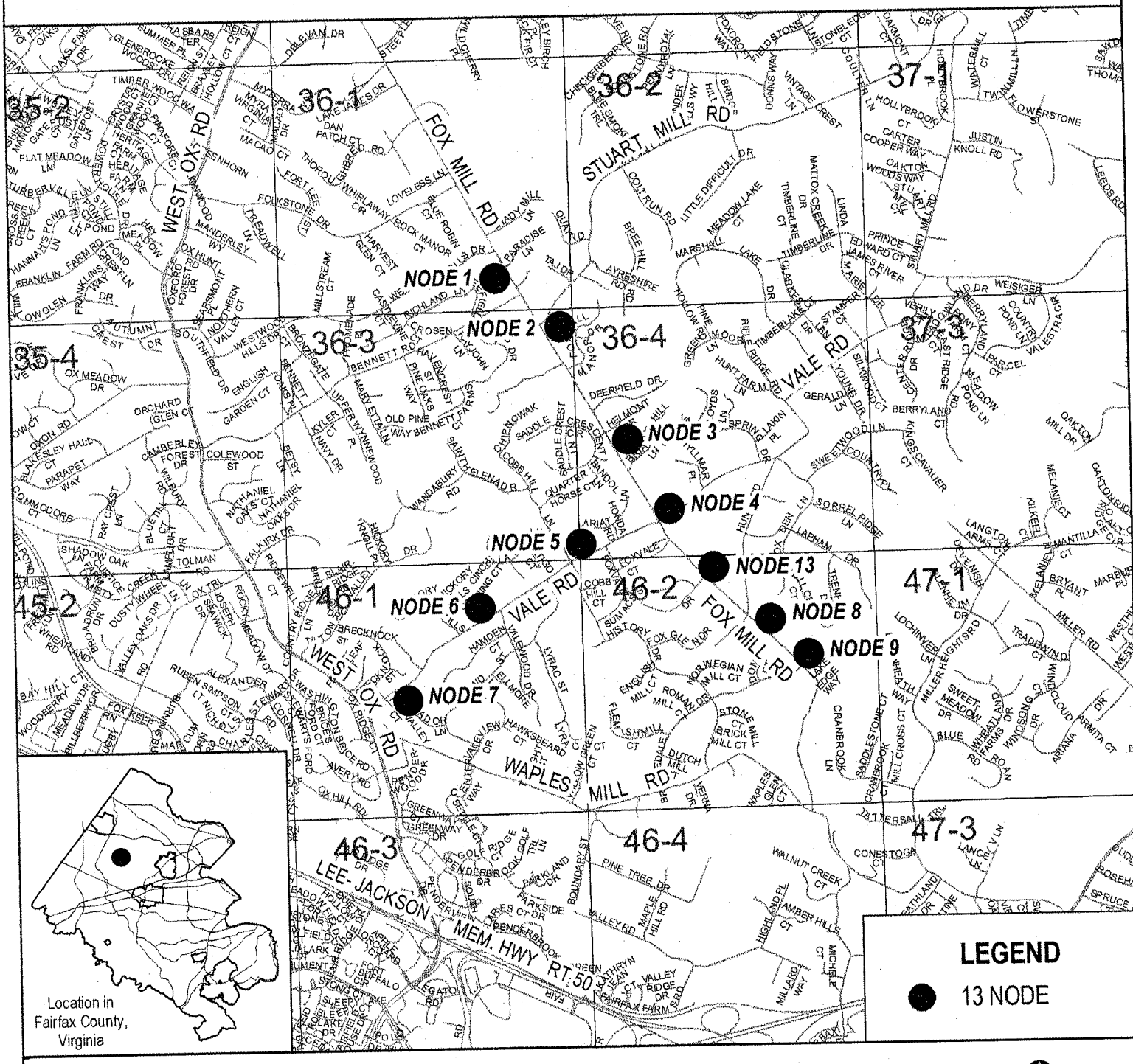
Number: 2232-Y11-9 **Acreage:** N/A **District:** Sully

Subject Property: Nearest parcel 36-1 ((1)) 156, 36-3 ((3)) 4, 36-3 ((6)) 25, 36-4 ((10)) 15, 36-4 ((1)) 19, 46-1 ((11)) 114, 46-1 ((19)) 5, 46-2 ((12)) 3, 46-2 ((6)) 1, and 46-2 ((26)) A (Within Public Right-of-Way)

Planned Use: Public Right-of-Ways in an area planned for .1-.2 DU/AC and .2-.5 DU/AC

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

Proposed Use: Telecommunications Facility - Distributed Antenna System (DAS)



Attachment A

APPLICATION

PROPOSAL: Construct a telecommunications facility (Distributed Antenna System). Installation of ten (10) distributed antenna system ("DAS") nodes in the area of Oakton, VA. Proposed installation will include the replacement of existing utility poles which currently measure approximately 25 feet to 39 feet in height with replacement poles which will range from 49 feet to 62 feet, 6 inches in height. The proposed new utility poles are brown wood. Each pole will have 3 Cingular panel antennas located internally near the top of each pole within a 6-foot cylindrical antenna enclosure and an electric meter located externally at approximately 6-8 feet in height on the poles exterior. A proposed equipment cabinet for each pole would be installed externally on the pole at approximately 10 feet above ground level. Each antenna is 23" high x 10.3" wide x 5.5" deep. An equipment box, with dimensions 44" high x 31" wide x 10" deep, will be installed on each pole.

APPLICANTS: Newpath Networks, LLC ("Newpath") and New Cingular Wireless PCS, LLC ("New Cingular"), AT & T.

OWNER: Commonwealth of Virginia as represented by the Virginia Department of Transportation ("VDOT") owns public rights-of-way.

SUBJECT PROPERTY: Penderbrook area of Sully Magisterial District
Property Identification: Portions of Virginia Department of Transportation (VDOT) rights-of-way on Tax Maps 36-1; 36-3; 36-4; 46-1; 46-2.
Location and Size: The nodes are located along Fox Mill Road and Vale Road in the VDOT rights-of-way as follows:
Node #1 (C-01) - near 2928 Fox Mill Road;
Node #2 (C-02) - near 3003 Fox Mill Road;
Node #3 (C-03) - near 11617 Helmont Drive;
Node #4 (C-04) - near 11528 Vale Road;
Node #5 (C-05) – near 3153 Cobb Hill Lane;
Node #6 (C-06) – near 12006 Vale Road;
Node #7 (C-07) – 3601 Vale Station Road;
Node #8 (C-08) – 3265 Fox Mill Road;
Node #9 (C-09) – 3281 Fox Mill Road; and
Node #13 (C-10) – 3231 Fox Mill Road

The proposed antennas will be located within a cylinder at the top of the pole and equipment boxes will be located approximately 10 feet above ground level on the pole. No additional land area will be encumbered at the node sites.

Site Features: Two lane roads; overhead utility distribution lines; tree cover along DAS route varies from open, to light, to moderate.

JUSTIFICATION: According to the applicants, telecommunication 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 uses 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 requirements to provide continuous coverage to a percentage of the population within specific time parameters as required by its FCC license.

BACKGROUND: All of the proposed replacement poles are located within the VDOT right-of-way for Fox Mill Road and Vale Road. All of the poles are owned by either Verizon or Dominion Virginia Power. Each of these entities has reviewed the proposed telecommunication installation and provided the following comments:

Attachment B

VDOT – Has no objection to the approval of this plan as long as any utility poles that need to be moved or relocated are placed as far from the edge of pavement as practical.

Verizon – Has entered into a pole attachment license agreement with Verizon to permit the proposed telecommunications installation. The details of this agreement are contained in the attachment.

Dominion Virginia Power – Has provided authorization for the installation of the proposed telecommunications facilities subject to the conditions noted in their letter dated, February 28, 2012. Details of this authorization are noted in the attachment.

PROPOSED USE: The applicants requests approval for the installation of ten new DAS nodes located at points within the VDOT rights-of-way along Fox Mill Road and Vale Road to facilitate the New Cingular Wireless nodes in the Penderbrook area. Nodes 12, 22, 23 and 24, will include the following (all dimensions are approximate):

- Utility Poles – All proposed utility poles will range in height from 49' to 62' 9" in height, 18" diameter.
- Antennas – Three antennas within each node: 23.8" high x 10.3" width x 5.5" depth within the top of each pole enclosed in a cylindrical antenna enclosure.
- Equipment – equipment cabinets will be located approximately 10 feet from the base of each pole. The proposed equipment cabinets will have the following measurements: 44.5" high, 10.21" depth and 31.01" width.
- Operations – The facility will operate automatically and will not require personnel or hours of attendance; operates 24 hours/day, 365 days/year; routine repair/maintenance visits by service technicians.

Future users of nodes, equipment cabinets or any additional sites will be subject to 2232 review and approval.

Off-Site Impacts: Limited visual impacts may result from some of the proposed locations.

Alternatives Sites: No other structures were deemed to be tall enough in this area which could provide an acceptable location for the proposed antennas.

DESCRIPTION OF SURROUNDING AREA

Character and Adjoining Land Uses:
Most of the land surrounding the proposed ten nodes is screened by existing tree cover or in an area adjacent to open or semi-open residential yards. Low-density residential development

characterized by larger lots with extensive tree cover comprises the overwhelming majority of the area for the proposed DAS Node locations. However, it should be noted that two nodes are in areas with little to no tree cover. Node 4 is located within the public right-of-way immediately adjacent to Vale Methodist Church. While there is some existing, mature tree cover at this location, it is somewhat limited by comparison with the other proposed Node locations. Node Node 13 is located within a portion of the public right-of-way for Fox Mill Road in an area where three new homes have been constructed. The pole for this node is located immediately adjacent to an open space parcel associated with these homes. However, there is little to no existing tree cover in this area. The front yards and existing right-of-way in this area contain few, if any, mature trees. This new pole will be the most exposed of the ten proposed as part of this application.

COMPREHENSIVE PLAN PROVISIONS

COMPREHENSIVE PLAN MAP:

Planning Area, District and Sectors:
Area III, Upper Potomac Planning District, UP7-West Ox Community Planning Sector and Area II, Fairfax Planning District, F4-Fox Lake Community Planning Sector.

- UP7 – West Ox Community Planning Sector

Land Use Recommendations:
The 7 node sites are surrounded by land planned for large lot, low density residential use, with recommended densities of 0.1-0.2, 0.2-0.5 and 0.5-1.0 dwelling unit per acre ("du/ac").

Node 1 (Verizon 3)
North – 0.2-0.5, 0.5-1.0 du/ac and public park; East – 0.2-0.5 and 0.5-1.0 du/ac; South – 0.5-1.0 du/ac; West – 0.5-1.0 du/ac

Node 2 (Dominion KE94)
North – 0.2-0.5 and 0.5-1.0 du/ac; East –0.2-0.5 du/ac; South – 0.2-.5 du/ac; West – 0.1-0.2 du/ac and private open space

Node 3 (Dominion NP30)
North – North – 0.2-0.5 and 0.5-1.0 du/ac and private open space; East – 0.5-1.0 and 0.2-0.5 du/ac; South – 0.5-1.0 du/ac; West – 0.5-1.0 du/ac and private open space

Node 4 (Dominion PL 26)
North – North – 0.5-1.0 du/ac; East – 0.5-1.0 du/ac and private open space; South – 0.5-1.0 du/ac; West – 0.5-1.0 du/ac and private open space

Node 5 (Dominion LK 84)
North – North – 0.5-1.0 du/ac; East – 0.5-1.0 du/ac; South – 0.5-1.0 du/ac; West – 0.5-1.0 du/ac

Node 6 (Dominion IH 19)
North – North – Public park and private open space; East – private open space; South – 0.5-1.0 du/ac; West – private open space

Node 7 (Dominion FF 37)

North – North – 0.2-0.5 du/ac; East – 0.5-1.0 du/ac; South – 0.5-1.0 du/ac; West – 0.2-0.5 and 0.5-1.0 du/ac

- F4 – Fox Lake Community Planning Sector

Land Use Recommendations:
The 3 node sites are surrounded by land planned for large lot, low density residential use, with recommended densities of 0.2-0.5 and 0.5-1.0 dwelling unit per acre ("du/ac").

Node 8 (Dominion TH 19)
North – North – 0.2-0.5 du/ac and private open space; East – private open space; South – private open space and 0.2-0.5 du/ac; West – private open space and 0.2-0.5 du/ac

Node 9 (Dominion UF 90)
North – North – 0.2-0.5 du/ac and private open space; East – 0.2-0.5 du/ac and private open space; South – private open space and 0.2-0.5 du/ac; West –0.2-0.5 du/ac

Node 13 (Verizon 41)
North – North –public park and private open space; East – 0.2-0.5 du/ac and private open space; South – private open space and 0.2-0.5 du/ac; West –0.2-0.5 du/ac and private open space

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:

In the Fairfax County Comprehensive Plan 2011 edition, Area III, Upper Potomac Planning District as amended through March 6, 2012, UP7-West Ox Community Planning Sector, Recommendations, Land Use; page 184 and 186; the Plan states:

"1. The area generally between Fox Mill Road, Lawyers Road, and West Ox Road and the Fairfax County Parkway is planned for residential use at 1-2 dwelling units per acre.

The approximately 8-acre property on Lawyers Road (Tax Map 25-4((1))4) adjacent to the Fox Mill Estates subdivision is planned for 2-3 dwelling units per acre. In order to foster compatible residential development, the overall density should not exceed 2.5 dwelling units per acre. Lot sizes should be compatible to those of the adjacent Fox Mill Estates community (located north and south of the subject property) and the two segments of Wendell Holmes Road should not be connected.

As an option, this 8-acre property (Tax Map 25-4((1))4) and adjoining land along Lawyers Road west of Calkins Road (Tax Map 25-4((1))5, 6 and 7) may be appropriate for 2-3 dwelling units per acre provided that each of the following conditions are met:

- All four parcels are consolidated and developed under a single development plan;
- Lot sizes are compatible with those of the adjacent Fox Mill Estates community, located north, south, and west of the properties;
- The two segments of Wendell Holmes Road are not connected; and

- All access to Lawyers Road is consolidated and occurs only at the planned median break opposite Calkins Road.

Parcels 5, 6 and 7 along the west side of Lawyers Road can be considered for up to 2 dwelling units per acre provided that such development, including lot sizes, is compatible with the adjacent Fox Mill Estates community and access to Lawyers Road is consolidated and occurs only at the planned median break opposite Calkins Road.

In the Fairfax County Comprehensive Plan 2011 edition, Area II, Fairfax Planning District as amended through March 6, 2012, F4-Fox Lake Community Planning Sector, Recommendations, Land Use, page 54; the Plan states:

"1. It is appropriate that land in the Low Density Residential Area associated with the Difficult Run watershed be developed with residential use at a density of .1-.2, .2-.5 and .5-1 dwelling unit per acre as shown on the Plan map, except for Valewood Manor, which is developed at a density of 1-2 dwelling units per acre. This will help maintain the large lot residential character of the area that has been established. These areas are largely outside the approved sewer service area and should remain so to maintain the area in its current condition.

Policy Plan:
Fairfax County Comprehensive Plan, Policy Plan, 2011 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 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 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.

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 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."

Fairfax County Comprehensive Plan, Policy Plan, 2011 Edition; Public Facilities as amended through January 10, 2005; **Mobile and Land-based Telecommunication Services**, page 46: Figure 14 shows a telecommunications facility (not in Fairfax County), consisting of a 6-foot cylindrical antenna enclosure (antennas are concealed inside) attached to the top of an electrical distribution pole and equipment box located on the distribution pole.

STAFF ANALYSIS:

Department of Planning and Zoning

Zoning Administration Division – Ordinance Administration Branch *Attachment C*
Findings: All of the proposed DAS nodes are in conformance with Zoning Ordinance standards.

Planning Division – Facilities Planning Branch
Findings: Staff visited the 10 DAS node sites proposed for new installations to determine the extent of visual impact. It was noted that there are existing above-ground utilities or light poles in the area of the proposed DAS nodes. All of the proposed nodes are in areas where the utility poles will be screened by existing tree cover, with the exception of Nodes 4 and 13. Node 4 is located within the public right-of-way adjacent to the Vale Methodist Church. The tree cover in this area is somewhat sparse compared with the other proposed locations. Node 13 is located within the public right-of-way near three newer homes. Both the right-of-way and front yards of these homes contain very few trees. However, this does not differ from the existing conditions at this location. Based on field observations and the applicants' plans and photographic simulations, staff concludes that the modifications would have no significant adverse visual impact on the surrounding properties.

CONFORMANCE WITH THE COMPREHENSIVE PLAN

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 location of the 10 nodes proposed in the subject 2232 application will be collocated on existing Dominion Virginia Power and Verizon utility distribution poles located on public property owned by the Commonwealth of Virginia (administered by the Virginia Department of Transportation) and planned and developed for public street right-of-way purposes. Staff concluded this is consistent with Plan recommendations to avoid the construction of new structure and facilitate collocation of telecommunication facilities on an existing structure.

The proposed location has been determined ideal for adequate service for this facility consistent with the Plan guidelines. The facility is proposed to improve in-building residential coverage to the areas near and around the subject nodes including Fox Mill Road and Vale Road and surrounding residential communities. Finally, the proposed telecommunications facility is not located within a flood plain or other environmentally sensitive area, in accordance with Plan Guidelines.

CHARACTER: The applicants' proposed antenna and related equipment on nodes on existing **DVP** utility poles in VDOT right of way will be compatible with the character of other existing utility poles nearby and along the roadway. Furthermore, the concealment of the proposed panel antennas by a cylindrical antenna enclosure facilitates the blending of the proposed telecommunication facility with the utility pole and surrounding trees and nearby vegetated landscape. There should be no significant visual impact on nearby properties from the proposed modifications. The existing trees and other vegetation located along the roads should effectively

screen and buffer views of the proposed antennas and related equipment on the nodes from nearby residential areas and thus mitigate their visual presence and prominence upon the surrounding area in support of Plan objectives.

Therefore, staff concludes that the proposed facility should not have a negative visual impact on the overall character of the surrounding area which is consistent with Plan objectives. Given the applicants coverage objectives in subject area, and given the low density rural character of this community, staff concludes that the subject application balances these two factors such that the proposal will have minimal adverse impact on the surrounding areas consistent with Plan recommendations.

EXTENT: Although the applicants propose to increase the height of the utility poles and the diameter of the upper part of the utility pole where the cylindrical antenna enclosure covers the proposed antennas, the increases in height and diameter are minimal when compared with the overall dimensions of the node. The pole heights are no greater than required to achieve service area requirements. With no equipment on the ground, staff believes there should be no significant impact on the use or operational requirements of the public right-of-way, as recommended by the Plan.

Figure 14 on page 46 in the "Public Facilities" section of the Policy Plan illustrates a type of communications facility consisting of an antenna concealed inside a cylindrical antenna enclosure atop a utility pole, and a pole-mounted equipment box. The antenna modifications to the three nodes are very similar in character and extend to the facility shown in Figure 14, and thus are consistent with the intent of the Comprehensive Plan to utilize existing poles for telecommunications facilities to avoid constructing new monopoles. Therefore, staff conclude that the extent of the proposed modification of the DAS node conforms with the Comprehensive Plan.

CONCLUSIONS AND RECOMMENDATIONS

Staff concludes that the subject proposal by Newpath Networks, LLC, New Cingular Wireless, PCS, LLC, to install ten distributed antenna system (DAS) nodes located on ten existing Dominion Power and Verizon utility poles with three (3) panel antennas per node and associated equipment at each pole located within Virginia Department of Transportation rights-of-way near 2928 Fox Mill Road (Node #1 –Utility Pole 3 – Lat. 38'54'18.254", Long. -77'21'30.523"); near 3003 Fox Mill Road (Node #2 -Utility Pole KE94 – Lat. 38'54'06.653", Long. -77'21'21.441"); near 11617 Hellmont Drive (Node #3 - Utility Pole NP30 – Lat. 38'53'45.031", Long. -77'21'05.685"); near 11528 Vale Road (Node #4 – Utility Pole PL26 – Lat. 38'53"27.652, Long.-77'20"52.654"); near 3153 Cobb Hill Lane (Node #5- Utility Pole LK84-Lat. 38'53"20.544,Long.-77'21"15.576"); near 12006 Vale Road (Node #6- Utility Pole IH19-Lat.38'53"10.103, Long-77'21"37.243"); near 3601 Vale Station Road (Node #7- Utility Pole FF37-Lat.38'52"56.592, Long.77'21"58.461"); near 3265 Fox Mill Road (Node #8-Utility Pole TH19 – Lat.38'53"07.356, Long.77'20"29.866"); near 3281 Fox Mill Road (Node #9-Utility Pole UF90 – Lat.38'52"57.326, Long.77'20"17.143"); and near 3231 Fox Mill Road (Node #13-Utility Pole 41 – Lat.38'53"15.509, Long.77'20"40.625") , Penderbrook, 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-Y11-9, to be substantially in accord with provisions of the adopted Comprehensive Plan.

Attachment A

2232 REVIEW APPLICATION
1/2005

COUNTY OF FAIRFAX, VIRGINIA

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

Application Number: 2232-Y11-9
(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)

RECEIVED
AUG 24 2011
DEPARTMENT OF PLANNING & ZONING
PLANNING DIVISION

PART I: APPLICATION SUMMARY

ADDRESS OF PROPOSED USE

Street Address VDOT Rights-of-Way (ROW)

City/Town _____ Zip Code _____

APPLICANT(S)

Name of Applicant Newpath Networks LLC/New Cingular Wireless

Street Address 1300 Northlake Way/7150 Standard Drive

City/Town Hanover State MD Zip Code 21076

Telephone Number: Work (724) 416-2417 Fax (724) 416-4417

E-mail Address bob.ritter@crowncastle.com

Name of Applicant's Agent/Contact (if applicable) Gregory S. Tully

Agent's Street Address 7380 Coca Cola Drive

City/Town Hanover State MD Zip Code 21076

Telephone: Work (443) 992-3450 Fax (41) 712-4056

PROPOSED USE

Street Address VDOT ROW (Varies - see node chart)

Fairfax Co. Tax Map and Parcel Number(s) Varies - see node chart

Brief Description of Proposed Use

Ten (10) outdoor distributed antenna system nodes and an equipment hub location connected via fiber aerial optic cable. Each node will consist of a replacement utility distribution pole with three (3) panel antennas placed on the top of each pole and within separate stealth canisters. In addition, a single small equipment box will be attached to each node pole.

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

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

Fairfax County Supervisor District Sully

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

Transportation right-of-way (ROW)

Zoning of Subject Property Varies - see node chart

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

NA

PROPERTY OWNER(s) OF RECORD

Owner Virigina Department of Transportation

Street Address 1401 East Broad Street

City/Town Richmond State VA Zip Code 23219

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 8/5/11

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AUG 24 2011
DEPARTMENT OF PLANNING & ZONING
PLANNING DIVISION

****

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: 8/24/11

By: JB

Additional information requested to complete application:

Date application accepted: 4/6/12

By: JB

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) Katherin 742-222 Multiband Directional Antenna
Dimensions: height 23" width 10.3" depth 5.5" diameter _____
Location / Placement: On top of replacement utility distribution pole
Wattage: 250 W
Material and Color: Metal
Material and Color of the Antenna Mounting: Brown stealth canister
Height Above Ground: Varies - see node chart

2. EQUIPMENT

Number and Type of Cabinets or Structures: One (1) EMI outdoor cabinet
Cabinet / Structure Dimensions: height 44" width 31" depth 10"
Height of equipment platforms, if any: 10 ft. off of pavement
Material and Color: Metal
Location: Attached to
Method of Screening: Attached to replacement utility distribution pole

3. STRUCTURE ON WHICH ANTENNAS WILL BE MOUNTED

Maximum Height: Varies - See node chart
Material: Wood
Color: Brown
If structure is within a utility right-of-way, state right-of-way width:
Varies - See node chart

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AUG 24 2011
DEPARTMENT OF PLANNING & ZONING
PLANNING DIVISION

REVISED August 5, 2011
April 16, 2009

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

RE: Nodes 1-9, 13 Submitted by Newpath Networks and New Cingular Wireless PCS, LLC BY: AT&T Mobility Corporation Its: Manager
Penderbrook Sully 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 nodes 1-9 and 13 are substantially in accord with the Fairfax County Comprehensive Land Use Plan. This is part of the first 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: Varies (See Node Chart)
Zoning District: Varies (See Node Chart)
Use: VDOT Right-of-Ways
Supervisor District: Sully

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 these nodes, Newpath will be leasing utility poles owned by Dominion Virginia Electric Power Company ("Dominion") and Verizon. Fiber optic cable will be strung from the poles, connected the proposed hub to be located within an existing tower compound located at 3930 Pender Drive. The fiber optic cable will be strung alongside the other cable lines strung on the poles.

Replacement poles are needed for several reasons: 1) the VDOT requires18 feet of clearance above roads and driveways; 2) Dominion and Verizon require a minimum of 10 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 23" x 10.3" x 5.5". 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 10", 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 ten (10) nodes are shown on the propagation maps. AT&T's primary objective for the entire Penderbrook system is to provide coverage on Fox Mill Road and surrounding residential communities.

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 Penderbrook area but due to the residential and historic nature of the area could not find an acceptable location.

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

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 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 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 nodes are 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 poles 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 poles 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 poles, 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 located antennas. AT&T considered building a new structure on which to mount antennas in the Penderbrook area but due to the residential and historic nature of the area could not find an acceptable location.

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.

Penderbrook 2232 Node Chart – Revised 5/23/12

Newpath Node #	Closest Address	Closest Tax Map	Original Pole Height and Diameter	Replacement Pole Height and Diameter	Total Height with Antenna	ROW Width	Pole Owner/Number	Zoning District
Node 1	2928 Fox Mill Road	03601-18-0005	30'/12"	47'/18"	53'-6"	89.5'	Verizon 3	R-1
Node 2	3003 Fox Mill Road	0363-03-0004	25'-4"/8"	42'-6"/18"	49'	84.6'	Dominion KE94	R-1
Node 3	11617 Helmont Drive	0364-10-0015	47'/13"	60'/18"	60'	86.6'	Dominion NP30	R-1
Node 4	11528 Vale Road	0364-01-0019	24'-9"/9"	56'/18"	62'-9"	79.1'	Dominion PL26	R-1
Node 5	3153 Cobb Hill Lane	0363-06-0025	36'-2"/11"	56'/18"	62'-6"	92.2'	Dominion LK84	R-1
Node 6	12006 Vale Road	0363-06-E	34'-2"/11"	56'/18"	62'-6"	79.2'	Dominion IH19	R-1
Node 7	3601 Vale Station Road	0461-01-0023A	25'-5"/13"	47'/18"	53'-6"	86.1'	Dominion FF37	R-1
Node 8	3279	0462-	29'-	42'-6"/18"	49'	84.5'	Dominion TH19	R-1

	Fox Mill Road	12-A	9”/10”					
Node 9	3281 Fox Mill Road	0462-06-0001	34’-2”/11”	47’/18”	53’-6”	94.2’	Dominion UF90	R-1
Node 13	3231 Fox Mill Road	0462-46-A	30’/11”	42’-6”/18”	49’	54.6’	Verizon 41	R-1

KATHREIN
SCALA DIVISION

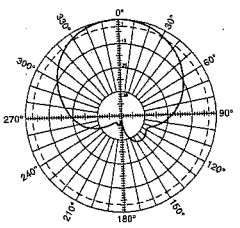
742-222

65° Multiband Directional Antenna with Integrated Combiner

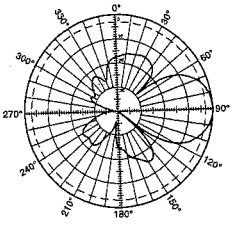
Kathrein's dual band antennas are ready for 3G applications, covering all existing wireless bands as well as all spectrum under consideration for future systems, AMPS, PCS and 3G/UMTS. These cross-polarized antennas offer diversity operation in the same space as a conventional 800 MHz antenna, and are mountable on our compact sector brackets

- Wide band operation.
- Exceptional intermodulation characteristics.
- Various gain, beamwidth and downtilt ranges.
- High strength pultruded fiberglass radome.
- Integrated combiner reduces RF feedline requirements from 4 to 2.

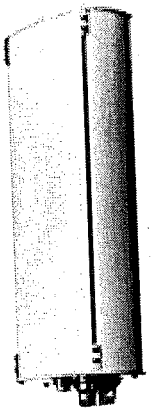
806–960 MHz



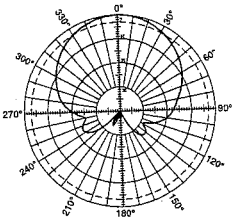
Horizontal pattern
±45°-polarization



Vertical pattern
±45°-polarization



1710–2170 MHz



Horizontal pattern
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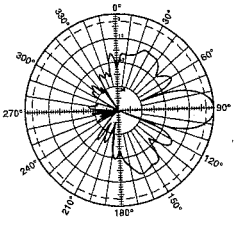


Vertical pattern
±45°-polarization

General specifications:

Frequency range	806–960 MHz 1710–2170 MHz
Impedance	50 ohms
VSWR	<1.5:1
Intermodulation (2x20w)	IM3: -150 dBc
Polarization	+45° and -45°
Connector	2 x 7/16 DIN female
Isolation intrasystem	>30 dB
Weight	15.9 lb (7.2 kg)
Dimensions	22.8 x 10.3 x 5.5 inches (579 x 262 x 139 mm)
Equivalent flat plate area	1.93 ft² (0.179 m²)
Wind survival rating*	120 mph (200 kph)
Shipping dimensions	28.4 x 11.9 x 7.6 inches (721 x 302 x 192 mm)
Shipping weight	19.2 lb (8.7 kg)
Mounting	Fixed and tilt mount options are available for 2 to 4.6 inch (50 to 115 mm) OD masts.

See reverse for order information.

Specifications:	806–866 MHz	824–894 MHz	880–960 MHz	1710–1880 MHz	1850–1990 MHz	1920–2170 MHz
Gain	9.1 dBd/11.1 dBi	9.4 dBd/11.4 dBi	9.8 dBd/11.8 dBi	10.5 dBd/12.5 dBi	11.3 dBd/13.3 dBi	11.6 dBd/13.6 dBi
Front-to-back ratio (180° ± 30°)	>23 dB (co-polar) >20 dB (total power)	>23 dB (co-polar) >20 dB (total power)	>25 dB (co-polar) >22 dB (total power)	>25 dB (co-polar) >22 dB (total power)	>25 dB (co-polar) >22 dB (total power)	>25 dB (co-polar) >22 dB (total power)
Maximum input power	250 watts (at 50°C)	250 watts (at 50°C)	250 watts (at 50°C)	200 watts (at 50°C)	200 watts (at 50°C)	200 watts (at 50°C)
+45° and -45° polarization horizontal beamwidth	67° (half-power)	66° (half-power)	64° (half-power)	66° (half-power)	60° (half-power)	60° (half-power)
+45° and -45° polarization vertical beamwidth	34° (half-power)	33° (half-power)	30° (half-power)	20° (half-power)	18° (half-power)	17.5° (half-power)
Cross polar ratio Main direction 0° Sector ±60°	25 dB (typical) >10 dB	25 dB (typical) >10 dB	25 dB (typical) >10 dB	18 dB (typical) >10 dB	18 dB (typical) >10 dB	20 dB (typical) >10 dB

*Mechanical design is based on environmental conditions as stipulated in EIA-222-F (June 1996) 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.

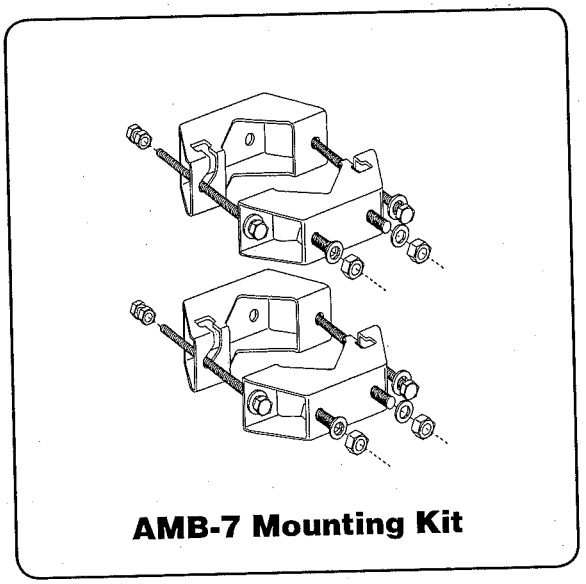
10823-B
936.2478

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

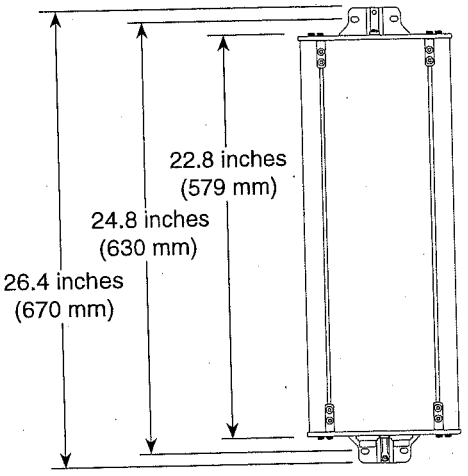
KATHREIN
SCALA DIVISION

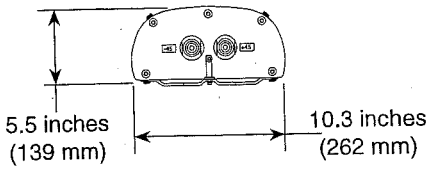
742-222

65° Multiband Directional Antenna with Integrated Combiner



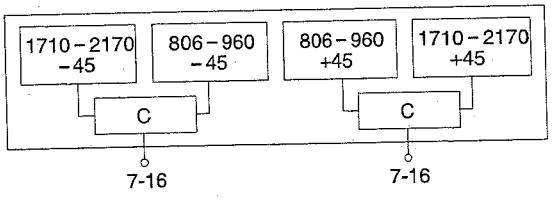
AMB-7 Mounting Kit





Mounting Options:

Model	Description
AMB-7 (shown) 2 x 738-546	Mounting Kit for 2 to 4.6 inch (50 to 115 mm) OD mast.
ASB-3 742-033	Three-panel Sector Mounting Kit (120 deg. ea.) for 4.5 inch (114.3 mm mm) OD steel mast.
ASB-5 742-034	Three-panel Sector Mounting Kit (120 deg. ea.) for 5.5 inch (139.7 mm) OD mast.
737-978	Tilt Mount Kit 0–30 degrees downtilt angle.



Order Information:

Model	Description
742-222	Antenna with 7/16 DIN connectors

All specifications are subject to change without notice

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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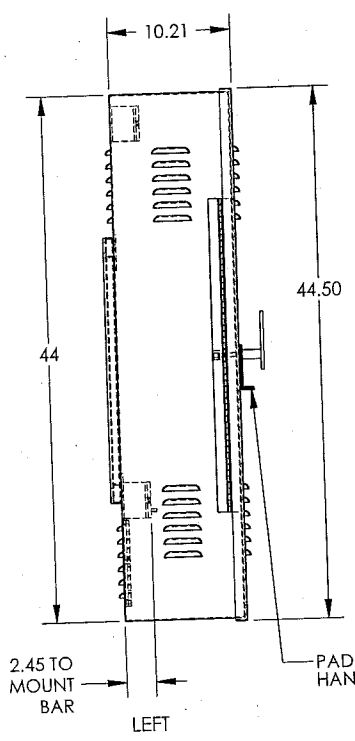

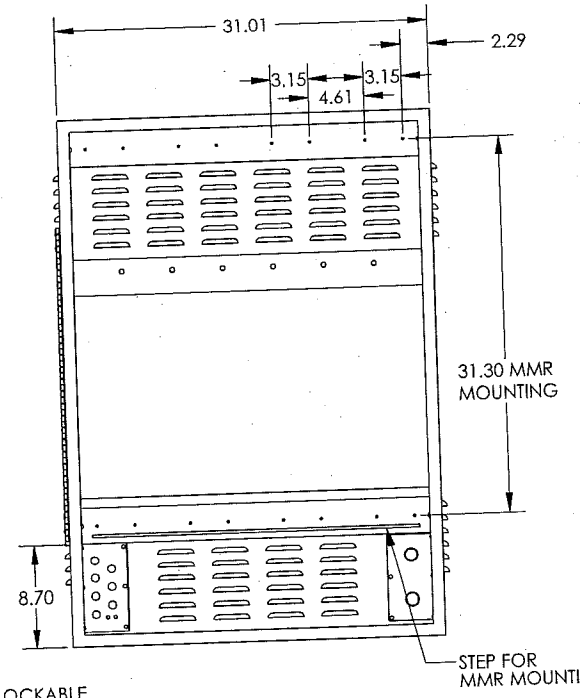

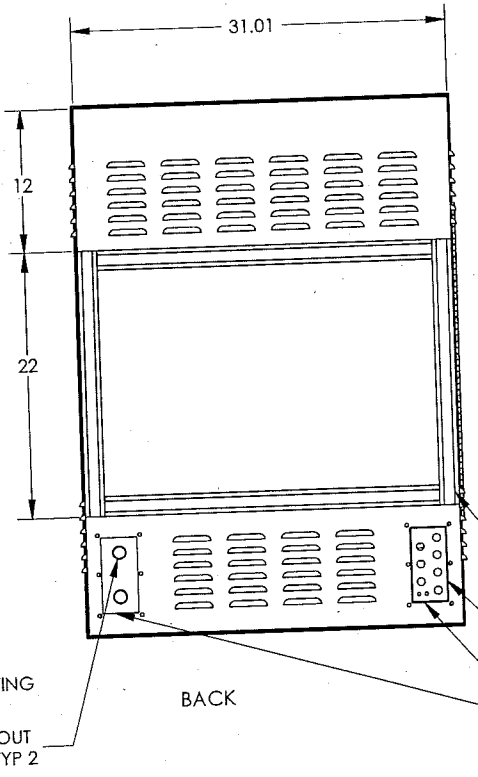

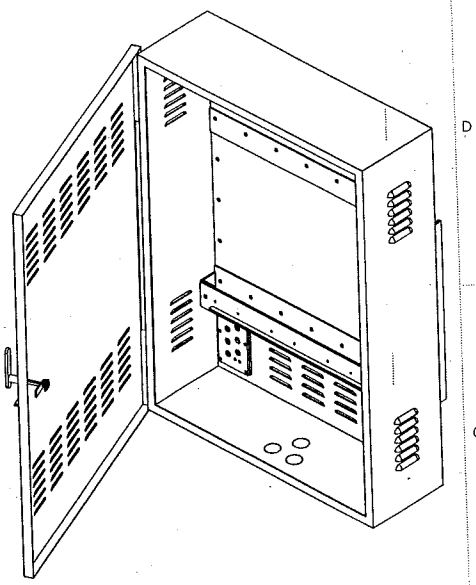

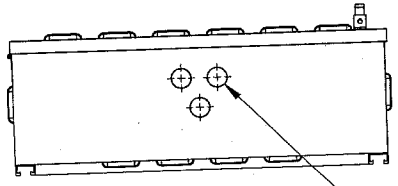

UNLESS OTHERWISE SPECIFIED DIMENSIONS ARE IN INCHES
EXCEPT AS NOTED TOLERANCES ARE:
DECIMALS X ±.020 XX ±.010 XXX ±.005
FRACTIONS ± 1/32
ANGLES ± 0.5°
MATERIAL 14 ga. CARBON STEEL
FINISH WOODSY BROWN
DO NOT SCALE DRAWING

CAD GENERATED DRAWING. DO NOT MANUALLY UPDATE

APPROVALS	DATE
DRAWN: CS	1.29.10
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PRODUCTION MGR:	
QUALITY CONTROL:	

DWG IS IN THIRD ANGLE PROJECTION

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11230 NEESHAW DRIVE
HOUSTON, TEXAS 77065
1-800-453-0050

POLE MOUNT CABINET ASSY

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

SIZE B | SCALE -- | SHEET 1 OF 1 | DATE --

PENDERBROOK - SULLY DAS
OAKTON, VIRGINIA

2232-Y11-9 REVIEW

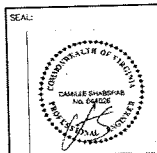
newpath NETWORKS

entrex communication services, inc.
6500 Rockledge Drive, Suite 550
Bethesda, MD 20817
PHONE: (202)408-0960
FAX: (202)408-0961

SUBMITTALS

DATE	DESCRIPTION	REV.
03-31-10	ZONING REVIEW	
04-14-10	2232 FILING	
06-28-10	REVIEW COMMENTS	1
08-03-11	SULLY DISTRICT ONLY	2
10-31-11	NEW NODE 7 & UPDATE POLE NUMBER / OWNER	3

SEAL:

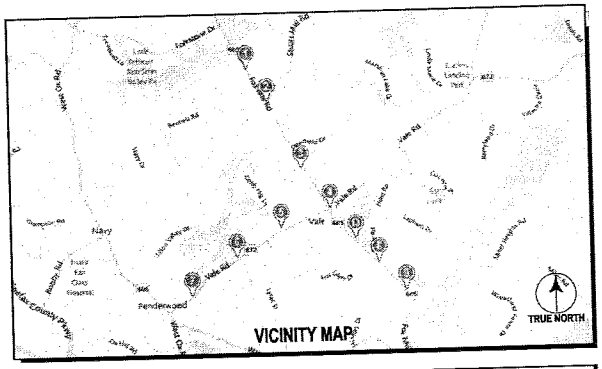


newpath NETWORKS
766 Garfield Street
Seattle, WA 98109
www.newpathnetworks.net

at&t
New Cingular Wireless PCS, LLC
By: AT&T Mobility Corporation
Its: Manager

GENERAL NOTES

1. THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY, MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS, AND LOCAL AND STATE JURISDICTIONAL CODES BEARING ON THE PERFORMANCE OF THE WORK. THE WORK PERFORMED ON THE PROJECT AND THE MATERIALS INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS AND ORDINANCES.
2. THE ARCHITECT/ENGINEER HAS MADE EVERY EFFORT TO SET FORTH IN THE CONSTRUCTION AND CONTRACT DOCUMENTS THE COMPLETE SCOPE OF WORK. THE CONTRACTOR BIDDING THE JOB IS NEVERTHELESS CAUTIONED THAT MINOR OMISSIONS OR ERRORS IN THE DRAWINGS AND OR SPECIFICATIONS SHALL NOT EXCUSE SAID CONTRACTOR FROM COMPLETING THE PROJECT AND IMPROVEMENTS IN ACCORDANCE WITH THE INTENT OF THESE DOCUMENTS.
3. THE CONTRACTOR OR BIDDER SHALL BEAR THE RESPONSIBILITY OF NOTIFYING (IN WRITING) THE CONSTRUCTION MANAGER OF ANY CONFLICTS, ERRORS, OR OMISSIONS PRIOR TO THE SUBMISSION OF CONTRACTOR'S PROPOSAL OR PERFORMANCE OF WORK. IN THE EVENT OF DISCREPANCIES THE CONTRACTOR SHALL PRICE THE MORE COSTLY OR EXTENSIVE WORK, UNLESS DIRECTED IN WRITING OTHERWISE.
4. THE SCOPE OF WORK SHALL INCLUDE FURNISHING ALL MATERIALS, EQUIPMENT, LABOR AND ALL OTHER MATERIALS AND LABOR DEEMED NECESSARY TO COMPLETE THE WORK/PROJECT AS DESCRIBED HEREIN.
5. THE CONTRACTOR SHALL VISIT THE JOB SITE PRIOR TO THE SUBMISSION OF BIDS OR PERFORMING WORK TO FAMILIARIZE HIMSELF WITH THE FIELD CONDITIONS AND TO VERIFY THAT THE PROJECT CAN BE CONSTRUCTED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
6. THE CONTRACTOR SHALL OBTAIN AUTHORIZATION TO PROCEED WITH CONSTRUCTION PRIOR TO STARTING WORK ON ANY ITEM NOT CLEARLY DEFINED BY THE CONSTRUCTION DRAWING/CONTRACT DOCUMENTS.
7. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS ACCORDING TO THE MANUFACTURER'S/VENDOR'S SPECIFICATION UNLESS NOTED OTHERWISE OR WHERE LOCAL CODES OR ORDINANCES TAKE PRECEDENCE.
8. THE CONTRACTOR SHALL PROVIDE A FULL SET OF CONSTRUCTION DOCUMENTS AT THE SITE UPDATED WITH THE LATEST REVISIONS AND ADDENDA OR CLARIFICATIONS AVAILABLE FOR THE USE BY ALL PERSONNEL INVOLVED WITH THE PROJECT.
9. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE PROJECT DESCRIBED HEREIN. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTIONS WHICH MAY BE REQUIRED FOR THE BY THE ARCHITECT/ENGINEER, THE STATE, COUNTY OR LOCAL GOVERNMENT AUTHORITY.
11. THE CONTRACTOR SHALL MAKE NECESSARY PROVISIONS TO PROTECT EXISTING IMPROVEMENTS, EASEMENTS, PAVING, CURBING, ETC. DURING CONSTRUCTION. UPON COMPLETION OF WORK, THE CONTRACTOR SHALL REPAIR ANY DAMAGE THAT MAY HAVE OCCURED DUE TO CONSTRUCTION ON OR ABOUT THE PROPERTY.
12. THE CONTRACTOR SHALL KEEP THE GENERAL WORK AREA CLEAN AND HAZARD FREE DURING CONSTRUCTION AND DISPOSE OF ALL DIRT, DEBRIS, RUBBISH AND REMOVE EQUIPMENT NOT SPECIFIED AS REMAINING ON THE PROPERTY. PREMISES SHALL BE LEFT IN CLEAN CONDITION AND FREE FROM PAINT SPOTS, DUST, OR SMUDGES OF ANY NATURE.
13. THE CONTRACTOR SHALL COMPLY WITH ALL OSHA REQUIREMENTS AS THEY APPLY TO THIS PROJECT.
14. THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER WHERE A CONFLICT OCCURS ON ANY OF THE CONTRACT DOCUMENTS. THE CONTRACTOR IS NOT TO ORDER MATERIAL OR CONSTRUCT ANY PORTION OF THE WORK THAT IS IN CONFLICT IS RESOLVED BY THE CONSTRUCTION MANAGER.
15. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, PROPERTY LINES, ETC. ON THE PROJECT.
16. OWNER/CONTRACTOR SHALL CONTACT "MISS UTILITY" AT 1 800 257 7777 MINIMUM 72 HOURS PRIOR TO THE START OF CONSTRUCTION FOR LOCATION OF EXISTING UNDERGROUND UTILITIES.
17. THIS PROJECT IS EXEMPT FROM THE ELECTRICAL ENERGY CERTIFICATION FORM PER ASHRAE SECTION 2.3(G) "EQUIPMENT AND PORTIONS OF BUILDING THAT USE ENERGY PRIMARILY TO PROVIDE FOR INDUSTRIAL, MANUFACTURING, OR COMMERCIAL PROCESSES."



VICINITY MAP

SHEET INDEX

T-1	TITLE SHEET
C-01	NODE 01 - VERIZON POLE #3 - SITE PLAN & ELEVATIONS - 2930 FOX MILL RD
C-02	NODE 02 - DOMINION POLE KE-94 - SITE PLAN & ELEVATIONS - 3003 FOX MILL RD
C-03	NODE 03 - VERIZON POLE #21 1/2 - SITE PLAN & ELEVATIONS - FOX MILL RD& HELMONT DR
C-04	NODE 04 - DOMINION POLE PL-26 - SITE PLAN & ELEVATIONS - 11528 VALE RD
C-05	NODE 05 - DOMINION POLE LK-84 - SITE PLAN & ELEVATIONS - 3153 COBB HILL LN
C-06	NODE 06 - DOMINION POLE IH-19 - SITE PLAN & ELEVATIONS - 12006 VALE RD
C-07	NODE 07 - DOMINION POLE EE-29 - SITE PLAN & ELEVATIONS - 3601 VALE RD
C-08	NODE 08 - VERIZON POLE #46 1/2 - SITE PLAN & ELEVATIONS - 3265 FOX MILL RD
C-09	NODE 09 - VERIZON POLE #54 - SITE PLAN & ELEVATIONS - 3281 FOX MILL RD
C-10	NODE 13 - VERIZON POLE #41 - SITE PLAN & ELEVATIONS - 3229 FOX MILL RD

SYMBOLS AND ABBREVIATIONS

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

SPOT ELEVATION
CENTERLINE
PLATE
DETAIL NUMBER (No.) / SHEET NUMBER (SHT)
GROUND WIRE
COAXIAL CABLE

PROJECT DESCRIPTION

1. REPLACE UTILITY POLES OR TRAFFIC SIGNS AT 10 NODE LOCATIONS.
1. AT EACH NODE LOCATION, INSTALL ONE EQUIPMENT CABINET, AND THREE PANEL ANTENNAS INSIDE A CONCEALMENT ENCLOSURE.
3. PROVIDE NEW ELECTRICAL SERVICE FROM DEMARCATION POINT AT EACH NODE LOCATION

APPLICANT: NEWPATH NETWORKS
PO BOX 4187
ANNAPOLIS, MD 21403
(410) 280-0860

APPLICANT: New Cingular Wireless PCS, LLC
By: AT&T Mobility Corporation
Its: Manager

JURISDICTION: FAIRFAX COUNTY, SULLY DISTRICT

OWNER APPROVAL

OWNER REPRESENTATIVE _____ DATE _____

PROJECT NO:	1002.488
DESIGNER:	J.D.S.
ENGINEER:	C.S.

SCALE:
0 1/2 1
GRAPHIC SCALE IN INCHES

PENDERBROOK DAS
SULLY DISTRICT
OAKTON, VIRGINIA

2232 - Y11 - 9

TITLE:

TITLE SHEET

SHEET NUMBER:

T-1

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

EXISTING POLE ELEVATION (2 / C-01)
SCALE: 3/16"=1'-0"

PROPOSED POLE ELEVATION (3 / C-01)
SCALE: 3/16"=1'-0"

SITE PLAN (1 / C-01)
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.
03-31-10	ZONING REVIEW	
04-14-10	2232 FILING	
06-28-10	REVIEW COMMENTS	1
06-03-11	SULLY DISTRICT ONLY	2
10-31-11	NEW NODE 7 & UPDATE POLE NUMBER / OWNER	3

SEAL:
COMMONWEALTH OF VIRGINIA
CAMILLE SHABSHAB
No. 044026
PROFESSIONAL ENGINEER

newpath NETWORKS
768 Garfield Street
Seattle, WA 98109
www.newpathnetworks.net

at&t
New Cingular Wireless PCS, LLC
By: AT&T Mobility Corporation
Its: Manager

PROJECT NO: 1002.488
DESIGNER: R.S.
ENGINEER: C.S.

SCALE:
0 1/2 1
GRAPHIC SCALE IN INCHES

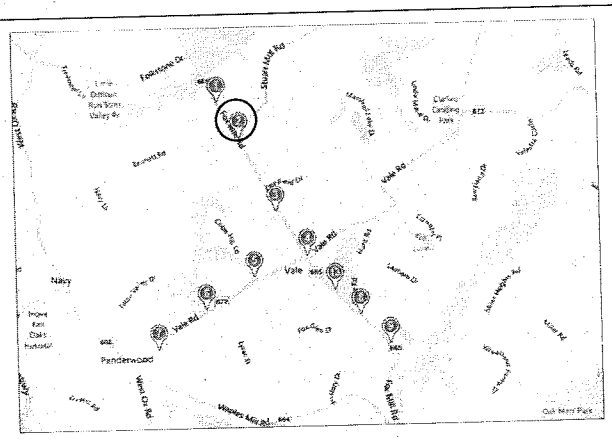
PENDERBROOK DAS
SULLY DISTRICT
OAKTON, VIRGINIA

2232 - Y11 - 9

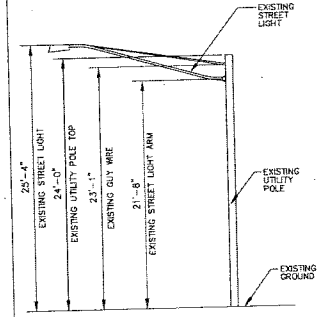
TITLE:

NODE 01
VERIZON POLE #3
2930 FOX MILL RD
HERNDON, VA 20171

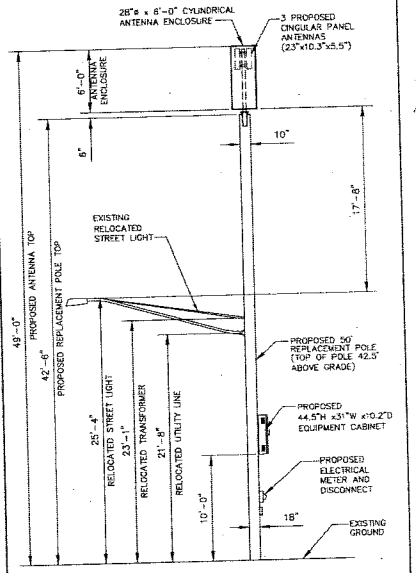
SHEET NUMBER:
C-01



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



EXISTING
POLE ELEVATION
SCALE: 3/16"=1'-0"
2 C-02



PROPOSED
POLE ELEVATION
SCALE: 3/16"=1'-0"
3 C-02

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

EXISTING SIDEWALK

PARCEL ID: 0363 08 0005
N/F
OLIVIERO, JOHN G
2949 FOX MILL RD
OAKTON, VA 22124
DB: 10306 PG: 0081
ZONING: R-1
AREA: 40,151 SF

89.0'

FOX MILL RD (VA-665)
RIGHT OF WAY VARIES

STUART MILL RD (VA-665)
RIGHT OF WAY VARIES

EXISTING PROPERTY LINE (TYPICAL)

PARCEL ID: 0363 03 0004
N/F
SLOAT, JEFFREY A
3003 FOX MILL RD
OAKTON, VA 22124
DB: 20148 PG: 1168
ZONING: R-1
AREA: 1.0158 AC

PARCEL ID: 0363 01 0029A
N/F
CHOI, KWANG Y
3000 B FOX MILL RD
OAKTON, VA 22124
DB: 12503 PG: 2131
ZONING: R-1
AREA: 59,021 SF

13.3'

30.1'

DOMINION UTILITY POLE KE-94 WITH STREET LIGHT
GPS N 701354.995
GRID E:1180489.121
LATITUDE: 38°54'06.553"
LONGITUDE: -77°21'2.44"
GROUND ELEVATION: 386.10' AMS.
TOP OF POLE: 410'-2" AMSL

84.6'

EXISTING RIGHT OF WAY LINE (TYPICAL)

PARCEL ID: 0363 01 0030A
N/F
TOTH RICHARD W
3002 FOX MILL RD
OAKTON, VA 22124
DB: 09822 PG: 0543
ZONING: R-1
AREA: 2 AC

PARCEL ID: 0363 03 0003
N/F
LANDRITH, GEORGE C JR
3005 FOX MILL RD
OAKTON, VA 22124
DB: 06676 PG: 0306
ZONING: R-1
AREA: 1 AC

LEGEND
- FOUND PROPERTY CORNER
- UTILITY POLE
- GUY ANCHOR
- INDIVIDUAL TREE - DECIDUOUS
- INDIVIDUAL TREE - CONIFER

LINE TYPES
- BOUNDARY LINE - PARENT PARCEL
- UNSURVEYED LINE - BOUNDARY OF ADJOINERS
- TIE LINE FOR DIMENSIONS
- RIGHT OF WAY BOUNDARY
- EDGE OF ASPHALT
- EDGE OF GRAVEL
- CURB
- FENCE LINE - CHAIN
- TREE OR VEGETATION LINE

SITE PLAN
SCALE: 1"=20'-0"
1 C-02

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

SUBMITTALS

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03-31-10	ZONING REVIEW	
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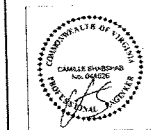
06-28-10	REVIEW COMMENTS	1
08-03-11	SULLY DISTRICT ONLY	2
10-31-11	NEW NODE 7 & UPDATE	
	POLE NUMBER / OWNER	3

SEAL:



newpath NETWORKS
768 Garfield Street
Seattle, WA 98109
www.newpathnetworks.net

at&t
New Cingular Wireless PCS, LLC
By: AT&T Mobility Corporation
Its: Manager

PROJECT NO:	1002.488
DESIGNER:	R.S.
ENGINEER:	C.S.

SCALE:
0 1/2 1
GRAPHIC SCALE IN INCHES

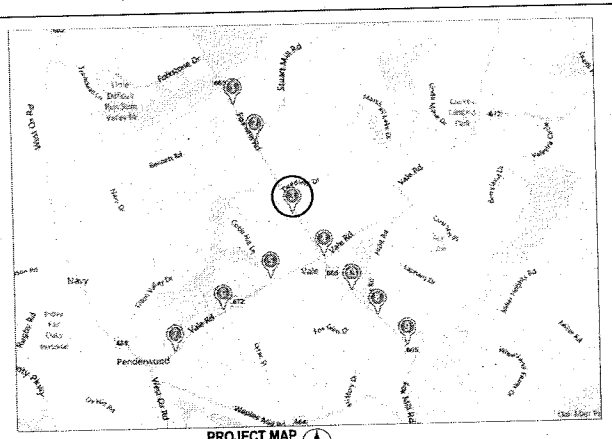
PENDERBROOK DAS
SULLY DISTRICT
OAKTON, VIRGINIA

2232 - Y11 - 9

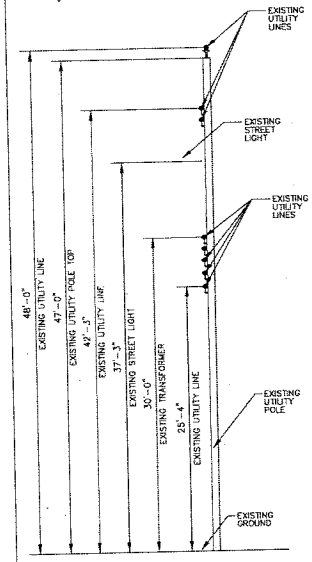
TITLE:

NODE 02
DOMINION POLE KE-94
3003 FOX MILL RD
OAKTON, VA 22124

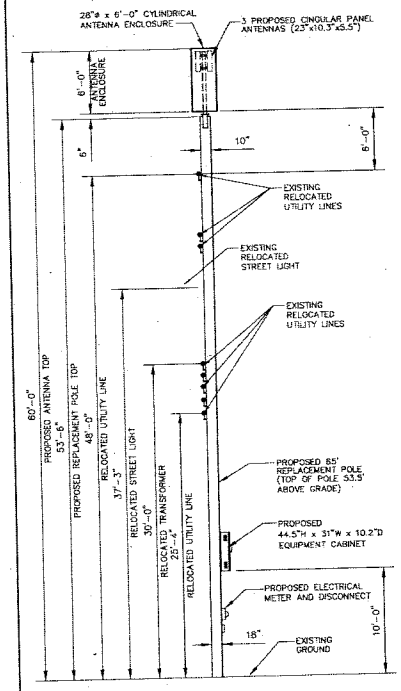
SHEET NUMBER:
C-02



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



EXISTING POLE ELEVATION (2 / C-03)
SCALE: 3/16"=1'-0"



PROPOSED POLE ELEVATION (3 / C-03)
SCALE: 3/16"=1'-0"

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft

PARCEL ID: 0364 10 0002
N/F
PEARCE, PATRICIA ANN
11616 HELMONT DR
OAKTON, VA 22124
DB: 04036 PG: 0263
ZONING: R-1C
AREA: 22,300 SF

HELMONT DR
RIGHT OF WAY VARIES

FOX MILL RD (VA-666)
RIGHT OF WAY VARIES

PARCEL ID: 0364 23 0038
N/F
ROBBINS, JOHN R
11722 SADDLE CRESCENT CI
OAKTON, VA 22124
DB: 10267 PG: 0261
ZONING: R-1
AREA: 36,384 SF

FOUND PROPERTY CORNER (TYPICAL)

VERIZON POLE #2 1/2 (NODE 03)
GRID N 201 34.280
GRID E 1 809762.125
LATITUDE 38°52'45.031"
LONGITUDE -77° 05.685"
GROUND ELEVATION: 368.93' AVSL
TOP OF POLE: 415.97' AVSL

EXISTING RIGHT OF WAY LINE (TYPICAL)

15.2'

6.9'

PARCEL ID: 0364 10 0015
N/F
SMITH, DENNIS A
11617 HELMONT DR
OAKTON, VA 22124
DB: 11572 PG: 1525
ZONING: R-1C
AREA: 34,657 SF

EXISTING PROPERTY LINE (TYPICAL)

88.6'

PARCEL ID: 0364 23 0001
N/F
SPARRELL, PATRICIA T
11720 SADDLE CRESCENT CI
OAKTON, VA 22124
DB: 18690 PG: 0760
ZONING: R-1
AREA: 49,876 SF

PARCEL ID: 0364 01 0015
N/F
VERARDO, DAVID J
3051 FOX MILL RD
OAKTON, VA 22124
DB: 10982 PG: 0332
ZONING: R-1
AREA: 0.716 AC

LEGEND
- FOUND PROPERTY CORNER
- UTILITY POLE
- GUY ANCHOR
- INDIVIDUAL TREE - DECIDUOUS
- INDIVIDUAL TREE - CONIFER

LINE TYPES
- BOUNDARY LINE - PARENT PARCEL
- UNSURVEYED LINE - BOUNDARY OF ADJOINERS
- TIE LINE FOR DIMENSIONS
- RIGHT OF WAY BOUNDARY
- EDGE OF ASPHALT
- EDGE OF GRAVEL
- CURB
- FENCE LINE - CHAIN
- TREE OR VEGETATION LINE

SITE PLAN (1 / C-03)
SCALE: 1"=20'-0"

entrex
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Bethesda, MD 20817
PHONE: (202)408-0960
FAX: (202)408-0961

SUBMITTALS

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06-03-11	SULLY DISTRICT ONLY	2
10-31-11	NEW NODE 7 & UPDATE POLE NUMBER / OWNER	3
03-27-12	NODE 3 HEIGHT	4

SEAL:
COMMONWEALTH OF VIRGINIA
CAMILLE SHARBAB
No. 044036
PROFESSIONAL ENGINEER

newpath NETWORKS
768 Garfield Street
Seattle, WA 98109
www.newpathnetworks.net

at&t
New Cingular Wireless PCS, LLC
By: AT&T Mobility Corporation
Its: Manager

PROJECT NO:	1002.488
DESIGNER:	R.S.
ENGINEER:	C.S.

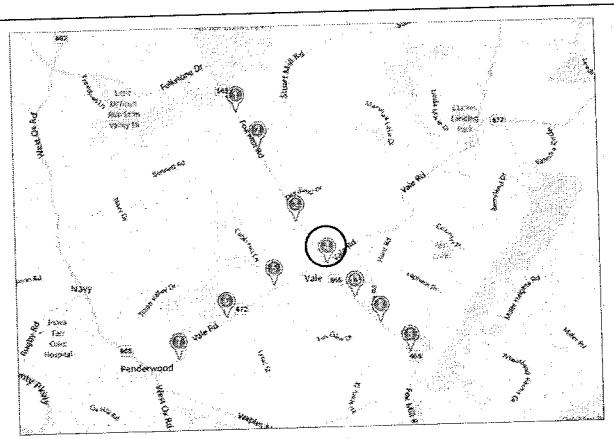
SCALE:
0 1/2 1
GRAPHIC SCALE IN INCHES

PENDERBROOK DAS
SULLY DISTRICT
OAKTON, VIRGINIA

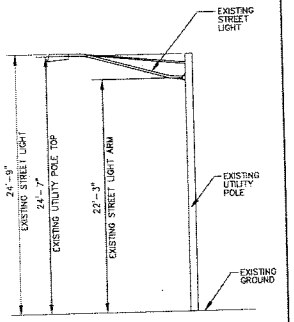
2232 - Y11 - 9

TITLE:
NODE 03
VERIZON POLE #21 1/2
FOX MILL RD &
HELMONT DR
OAKTON, VA 22124

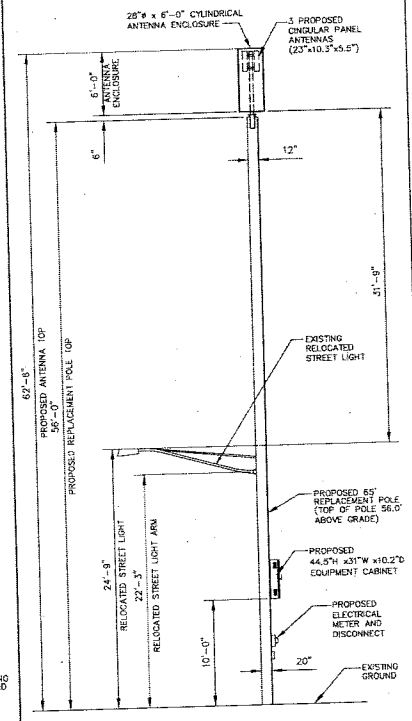
SHEET NUMBER:
C-03



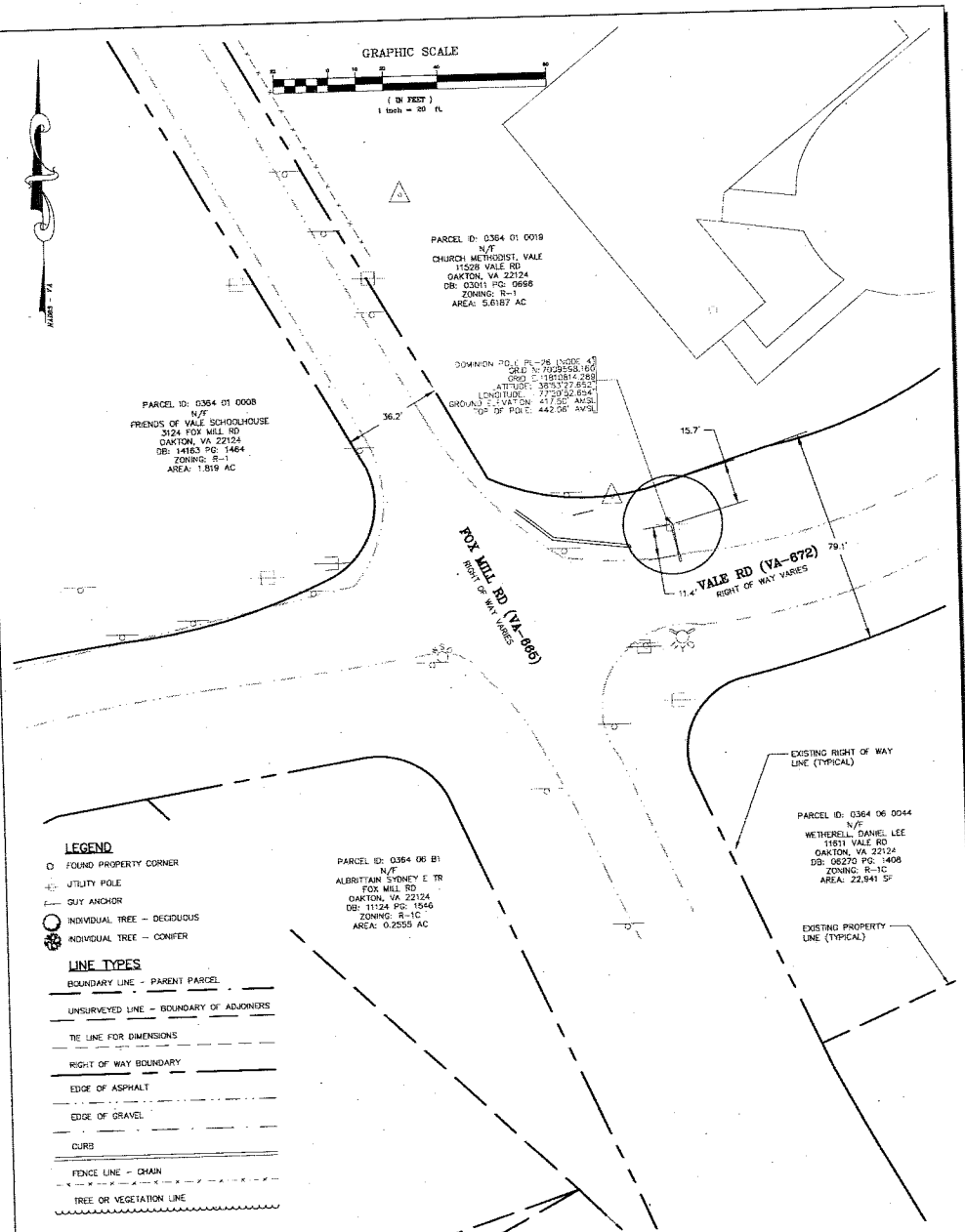
PROJECT MAP
SCALE: 1"=2000'-0"
TRUE NORTH



EXISTING POLE ELEVATION 2 C-04
SCALE: 3/16"=1'-0"



PROPOSED POLE ELEVATION 3 C-04
SCALE: 3/16"=1'-0"



SITE PLAN 1 C-04
SCALE: 1"=20'-0"

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

SUBMITTALS

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10-31-11	NEW NODE 7 & UPDATE POLE NUMBER / OWNER	3

SEAL:

COMMONWEALTH OF VIRGINIA
CAMILLE SHARBHAB
No. 044026
PROFESSIONAL ENGINEER

newpath NETWORKS
768 Garfield Street
Seattle, WA 98109
www.newpathnetworks.net

at&t
New Cingular Wireless PCS, LLC
By: AT&T Mobility Corporation
Its: Manager

PROJECT NO: 1002.488
DESIGNER: R.S.
ENGINEER: C.S.

SCALE:
0 1/2 1
GRAPHIC SCALE IN INCHES

PENDERBROOK DAS
SULLY DISTRICT
OAKTON, VIRGINIA

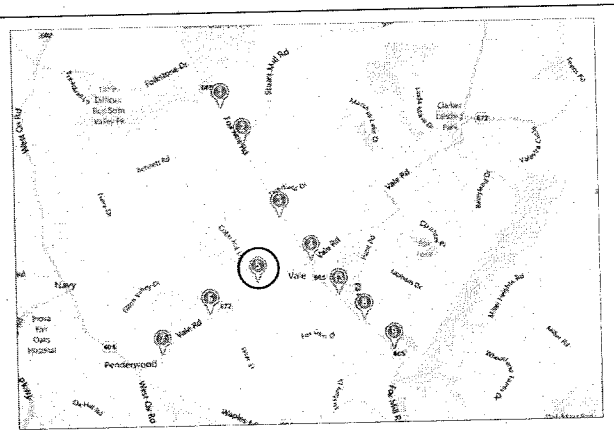
2232 - Y11 - 9

TITLE:

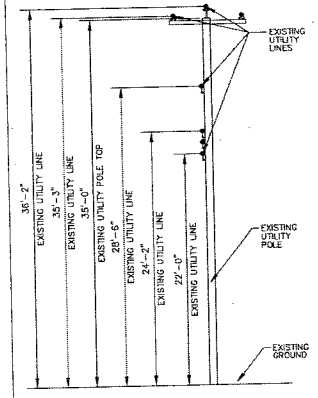
NODE 04
DOMINION POLE PL-26
11528 VALE RD
OAKTON, VA 22124

SHEET NUMBER:

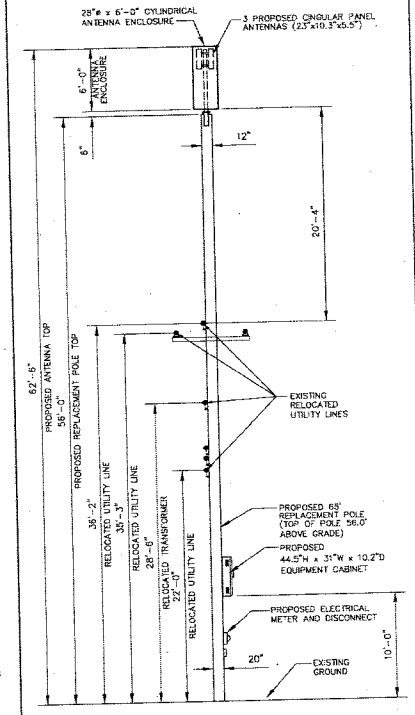
C-04



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



EXISTING POLE ELEVATION (2 / C-05)
SCALE: 3/16"=1'-0"



PROPOSED POLE ELEVATION (3 / C-05)
SCALE: 3/16"=1'-0"

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft

PARCEL ID: 0363 06 0026
N/F
BOGGS, BRUCE JEFFERSON
3151 COBB HILL LA
OAKTON, VA 22124
DB: 04897 PG: 0656
ZONING: R-1
AREA: 20,278 SF

PARCEL ID: 0363 06 0025
N/F
KNELL, CHARLES J
3153 COBB HILL LA
OAKTON, VA 22124
DB: 19285 PG: 0974
ZONING: R-1
AREA: 20,023 SF

DOMINION POLE LK-84 (NODE 5)
GRID N: 7005856.383
GRID E: 11809011.23
LATITUDE: 38°51'20.544"
LONGITUDE: -77°21'15.576"
GROUND ELEVATION: 421.87' AMSL
TOP OF POLE: 456.89' AMSL

EXISTING PROPERTY LINE (TYPICAL)

FOUND PROPERTY CORNER (TYPICAL)

PARCEL ID: 0363 06 0052
N/F
TROTTER, DAVID P
3150 COBB HILL LA
OAKTON, VA 22124
DB: 10985 PG: 1280
ZONING: R-1
AREA: 22,033 SF

15.7'
92.2'
13.4'

VALE RD (VA-672)
RIGHT OF WAY VARIES

EXISTING RIGHT OF WAY LINE (TYPICAL)

PARCEL ID: 0462 11 0009
N/F
KELLOGG, MARCUS R
3201 COBB HILL LA
OAKTON, VA 22124
DB: 15395 PG: 0469
ZONING: R-1
AREA: 41,862 SF

COBB HILL LA
RIGHT OF WAY VARIES

PARCEL ID: 0461 09 0002
N/F
ASHWORTH, LINDA M
3200 COBB HILL LA
OAKTON, VA 22124
DB: 04027 PG: 0447
ZONING: R-1
AREA: 42,540 SF

EXISTING SIDEWALK

LEGEND
- FOUND PROPERTY CORNER
- UTILITY POLE
- GUY ANCHOR
- INDIVIDUAL TREE - DECIDUOUS
- INDIVIDUAL TREE - CONIFER

LINE TYPES
- BOUNDARY LINE - PARENT PARCEL
- UNSURVEYED LINE - BOUNDARY OF ADJOINERS
- TIE LINE FOR DIMENSIONS
- RIGHT OF WAY BOUNDARY
- EDGE OF ASPHALT
- EDGE OF GRAVEL
- CURB
- FENCE LINE - CHAIN
- TREE OR VEGETATION LINE

SITE PLAN (1 / C-05)
SCALE: 1"=20'-0"

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SUBMITTALS

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SEAL:
COMMONWEALTH OF VIRGINIA
CAMILLE SHARSHAR
No. 041206
PROFESSIONAL ENGINEER

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DESIGNER:	R.S.
ENGINEER:	C.S.

SCALE:
0 1/2 1
GRAPHIC SCALE IN INCHES

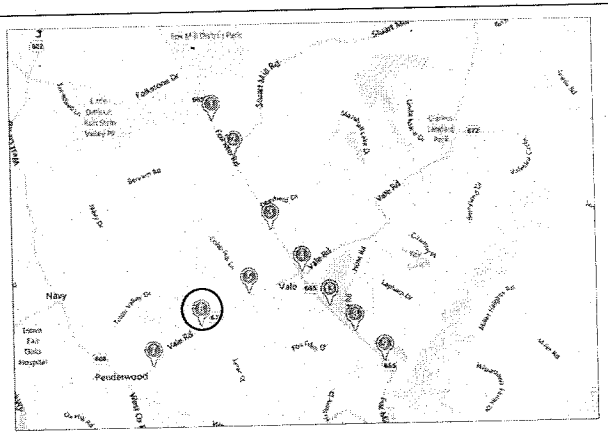
PENDERBROOK DAS
SULLY DISTRICT
OAKTON, VIRGINIA

2232 - Y11 - 9

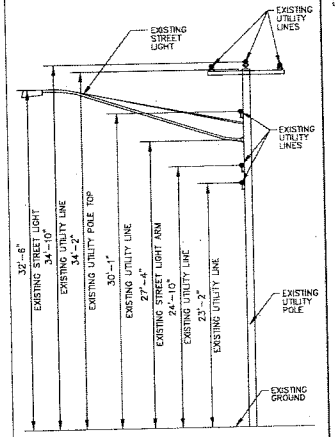
TITLE:

NODE 05
DOMINION POLE LK-84
3153 COBB HILL LN
OAKTON, VA 22124

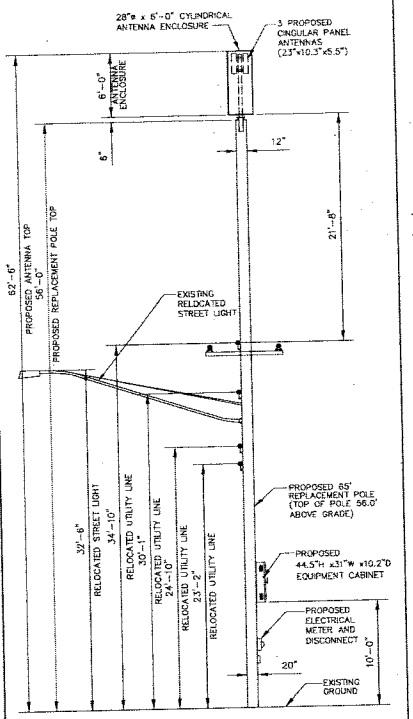
SHEET NUMBER:
C-05



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



EXISTING POLE ELEVATION (2 / C-06)
SCALE: 3/16"=1'-0"



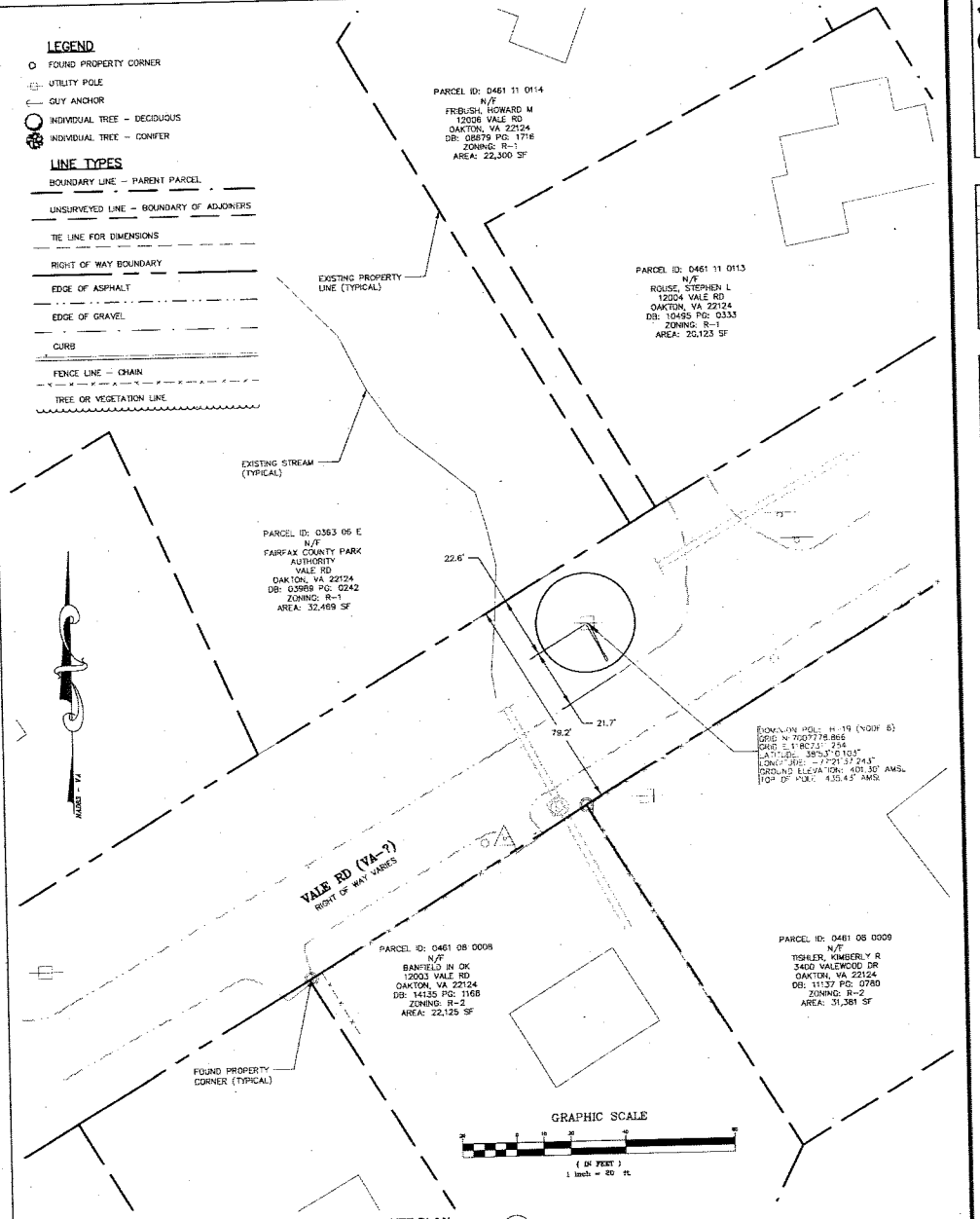
PROPOSED POLE ELEVATION (3 / C-06)
SCALE: 3/16"=1'-0"

LEGEND

- FOUND PROPERTY CORNER
- UTILITY POLE
- GUY ANCHOR
- INDIVIDUAL TREE – DECIDUOUS
- INDIVIDUAL TREE – CONIFER

LINE TYPES

- BOUNDARY LINE – PARENT PARCEL
- UNSURVEYED LINE – BOUNDARY OF ADJOINERS
- TIE LINE FOR DIMENSIONS
- RIGHT OF WAY BOUNDARY
- EDGE OF ASPHALT
- EDGE OF GRAVEL
- CURB
- FENCE LINE – CHAIN
- TREE OR VEGETATION LINE



SITE PLAN (1 / C-06)
SCALE: 1"=20'-0"

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FAX: (202)408-0961

SUBMITTALS

DATE	DESCRIPTION	REV.
03-31-10	ZONING REVIEW	
04-14-10	2232 FILING	
06-28-10	REVIEW COMMENTS	1
08-03-11	SULLY DISTRICT ONLY	2
10-31-11	NEW NODE 7 & UPDATE	
	POLE NUMBER / OWNER	3

SEAL:

newpath NETWORKS
768 Garfield Street
Seattle, WA 98108
www.newpathnetworks.net
at&t
New Cingular Wireless PCS, LLC
By: AT&T Mobility Corporation
Its: Manager

PROJECT NO:	1002.488
DESIGNER:	R.S.
ENGINEER:	C.S.

SCALE:
0 1/2 1
GRAPHIC SCALE IN INCHES

PENDERBROOK DAS
SULLY DISTRICT
OAKTON, VIRGINIA

2232 - Y11 - 9

TITLE:

NODE 06
DOMINION POLE IH-19
12006 VALE RD
OAKTON, VA 22124

SHEET NUMBER:

C-06

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

EXISTING POLE ELEVATION (2 / C-07)
SCALE: 3/16"=1'-0"

PROPOSED POLE ELEVATION (3 / C-07)
SCALE: 3/16"=1'-0"

SITE PLAN (1 / C-07)
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.
03-31-10	ZONING REVIEW	
04-14-10	2232 FILING	
06-28-10	REVIEW COMMENTS	1
06-03-11	SULLY DISTRICT ONLY	2
10-31-11	NEW NODE 7 & UPDATE POLE NUMBER / OWNER	3

SEAL:
COMMONWEALTH OF VIRGINIA
CAMILLE SHABSHAB
No. 044026
PROFESSIONAL ENGINEER

newpath NETWORKS
768 Garfield Street
Seattle, WA 98109
www.newpathnetworks.net

at&t
New Cingular Wireless PCS, LLC
By: AT&T Mobility Corporation
Its: Manager

PROJECT NO: 1002.488
DESIGNER: R.S.
ENGINEER: C.S.

SCALE:
0 1/2 1
GRAPHIC SCALE IN INCHES

PENDERBROOK DAS
SULLY DISTRICT
OAKTON, VIRGINIA

2232 - Y11 - 9

TITLE:

NODE 07
DOMINION POLE EE-29
3601 VALE RD
OAKTON, VA 22124

SHEET NUMBER:
C-07

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

EXISTING POLE ELEVATION (2/C-08)
SCALE: 3/16"=1'-0"

PROPOSED POLE ELEVATION (3/C-08)
SCALE: 3/16"=1'-0"

SITE PLAN (1/C-08)
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.
03-31-10	ZONING REVIEW	
04-14-10	2232 FILING	
06-28-10	REVIEW COMMENTS	1
06-03-11	SULLY DISTRICT ONLY	2
10-31-11	NEW NODE 7 & UPDATE POLE NUMBER / OWNER	3

SEAL:

COMMONWEALTH OF VIRGINIA
CAMILLE SHABSHAB
No. 044626
PROFESSIONAL ENGINEER

newpath NETWORKS
768 Garfield Street
Seattle, WA 98109
www.newpathnetworks.net

at&t
New Cingular Wireless PCS, LLC
By: AT&T Mobility Corporation
Its: Manager

PROJECT NO: 1002.488
DESIGNER: R.S.
ENGINEER: C.S.

SCALE:
0 1/2 1
GRAPHIC SCALE IN INCHES

PENDERBROOK DAS
SULLY DISTRICT
OAKTON, VIRGINIA

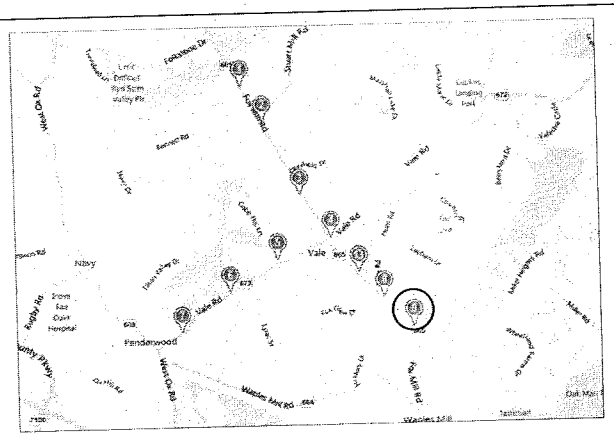
2232 - Y11 - 9

TITLE:

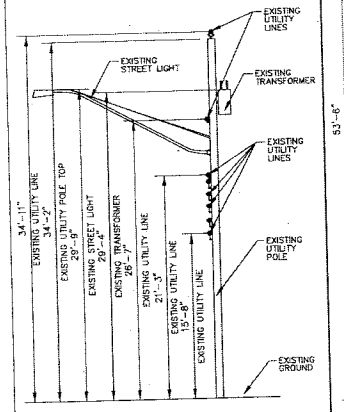
NODE 08
VERIZON POLE #46 1/2
3265 FOX MILL RD
OAKTON, VA 22124

SHEET NUMBER:

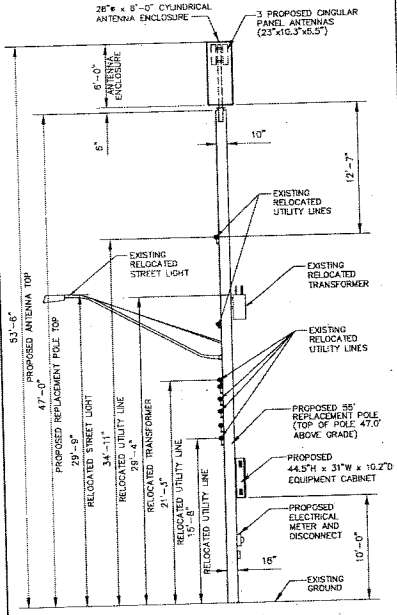
C-08



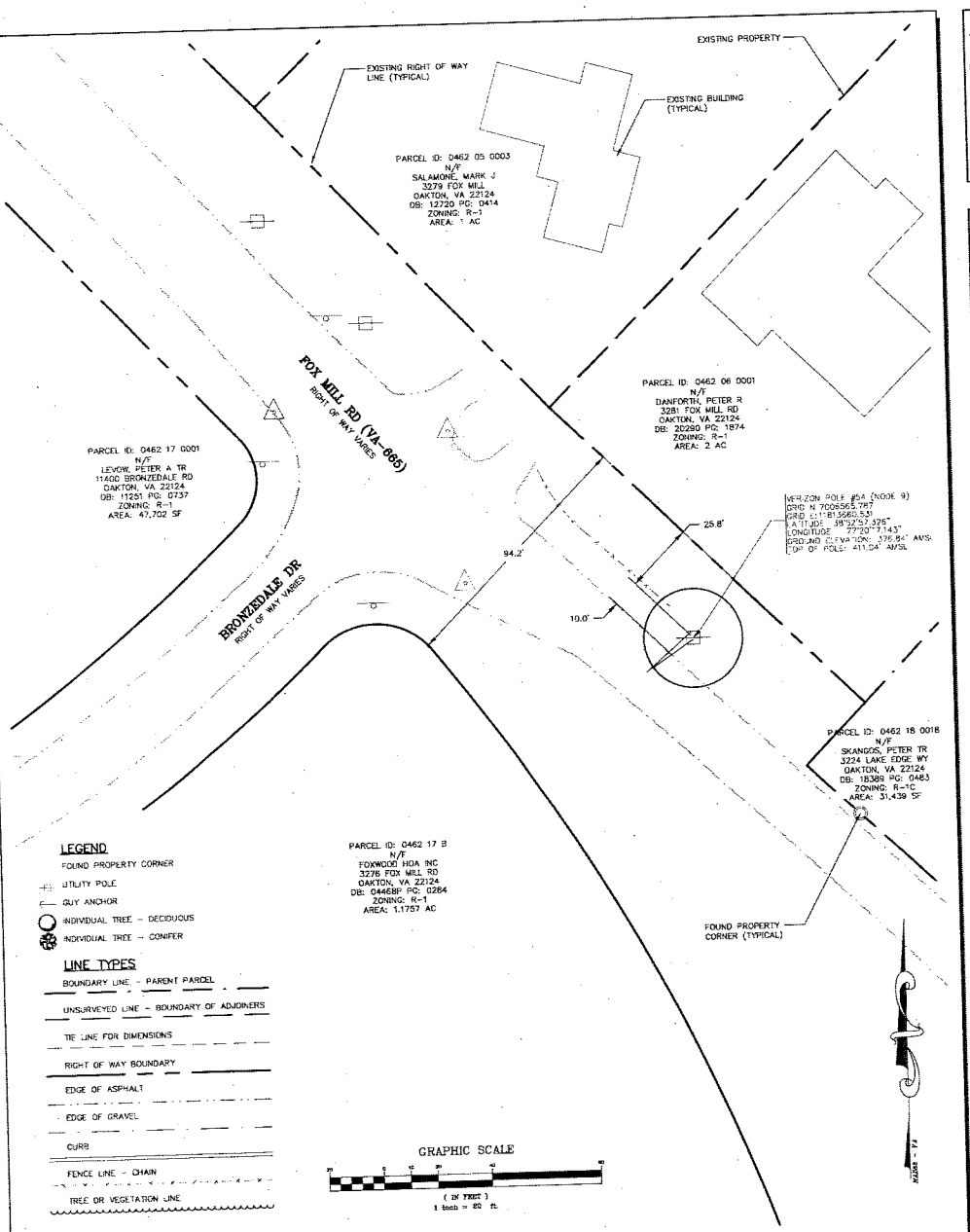
PROJECT MAP
SCALE: 1"=2000'-0"
TRUE NORTH



EXISTING POLE ELEVATION (2 / C-09)
SCALE: 3/16"=1'-0"



PROPOSED POLE ELEVATION (3 / C-09)
SCALE: 3/16"=1'-0"



LEGEND

- FOUND PROPERTY CORNER
- UTILITY POLE
- GUY ANCHOR
- INDIVIDUAL TREE – DECIDUOUS
- INDIVIDUAL TREE – CONIFER

LINE TYPES

- BOUNDARY LINE – PARENT PARCEL
- UNSURVEYED LINE – BOUNDARY OF ADJOINERS
- TIE LINE FOR DIMENSIONS
- RIGHT OF WAY BOUNDARY
- EDGE OF ASPHALT
- EDGE OF GRAVEL
- CURB
- FENCE LINE – CHAIN
- TREE OR VEGETATION LINE

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

SITE PLAN (1 / C-09)
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.
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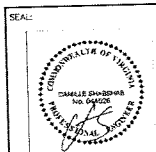
06-28-10	REVIEW COMMENTS	1
06-03-11	SULLY DISTRICT ONLY	2
10-31-11	NEW MODE 7 & UPDATE	
	POLE NUMBER / OWNER	3

SEAL:



newpath NETWORKS
758 Garfield Street
Seattle, WA 98109
www.newpathnetworks.net
at&t
New Cingular Wireless PCS, LLC
By: AT&T Mobility Corporation
Its: Manager

PROJECT NO:	1002.488
DESIGNER:	R.S.
ENGINEER:	C.S.

SCALE:
0 1/2 1
GRAPHIC SCALE IN INCHES

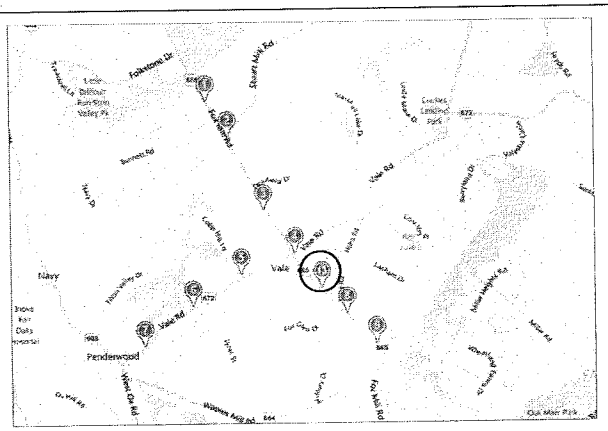
PENDERBROOK DAS
SULLY DISTRICT
OAKTON, VIRGINIA

2232 - Y11 - 9

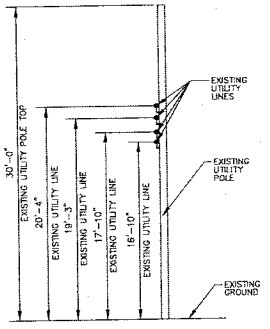
TITLE:

NODE 09
VERIZON POLE #54
3281 FOX MILL RD
OAKTON, VA 22124

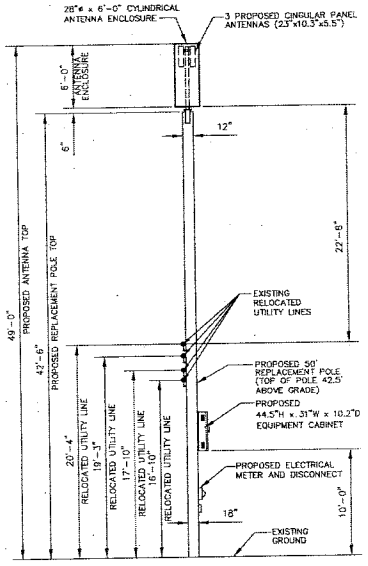
SHEET NUMBER:
C-09



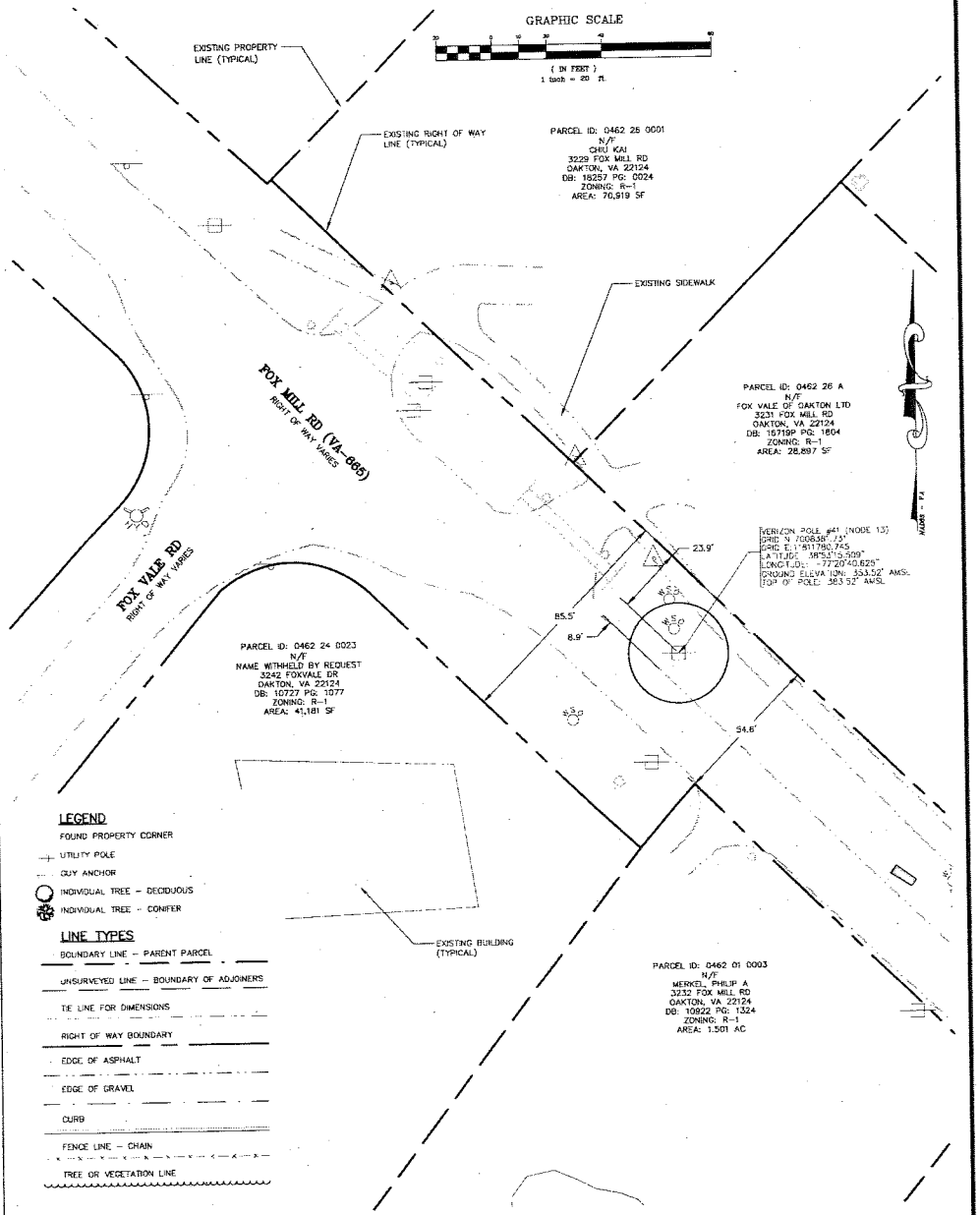
PROJECT MAP
SCALE: 1"=2000'-0"
TRUE NORTH



EXISTING POLE ELEVATION (2 / C-11)
SCALE: 3/16"=1'-0"



PROPOSED POLE ELEVATION (3 / C-11)
SCALE: 3/16"=1'-0"



SITE PLAN (1 / C-11)
SCALE: 1"=20'-0"

entrex
communication services, inc.
6600 Rockledge Drive, Suite 550
Bethesda, MD 20817
PHONE: (202)408-0960
FAX: (202)408-8961

SUBMITTALS

DATE	DESCRIPTION	REV.
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04-14-10	2232 FILING	
06-28-10	REVIEW COMMENTS	1
08-03-11	SULLY DISTRICT ONLY	2
10-31-11	NEW NODE 7 & UPDATE POLE NUMBER / OWNER	3

SEAL:

newpath NETWORKS
766 Garfield Street
Seattle, WA 98109
www.newpathnetworks.net
at&t
New Cingular Wireless PCS, LLC
By: AT&T Mobility Corporation
Its: Manager

PROJECT NO:	1002.488
DESIGNER:	R.S.
ENGINEER:	C.S.

SCALE:
0 1/2 1
GRAPHIC SCALE IN INCHES

PENDERBROOK DAS
SULLY DISTRICT
OAKTON, VIRGINIA

2232 - Y11 - 9

TITLE:

NODE 13
VERIZON POLE #41
3229 FOX MILL RD
OAKTON, VA 22124

SHEET NUMBER:

C-10

NewPath Penderbrook
Distributed Antenna System
Oakton, VA

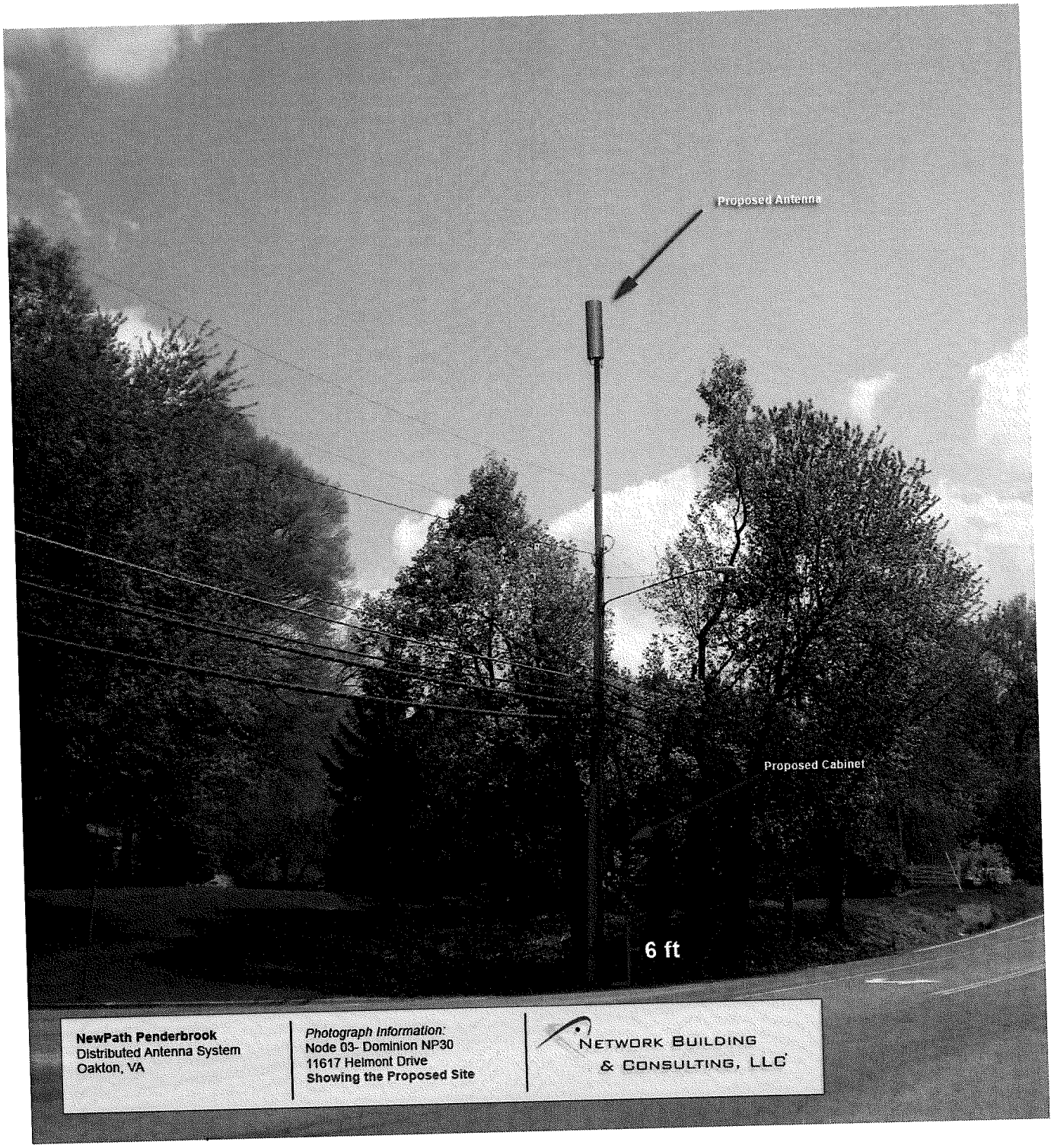
Photograph Information:
Node 01- VZW Pole #1
2928 Fox Mill Rd
Showing the Proposed Site

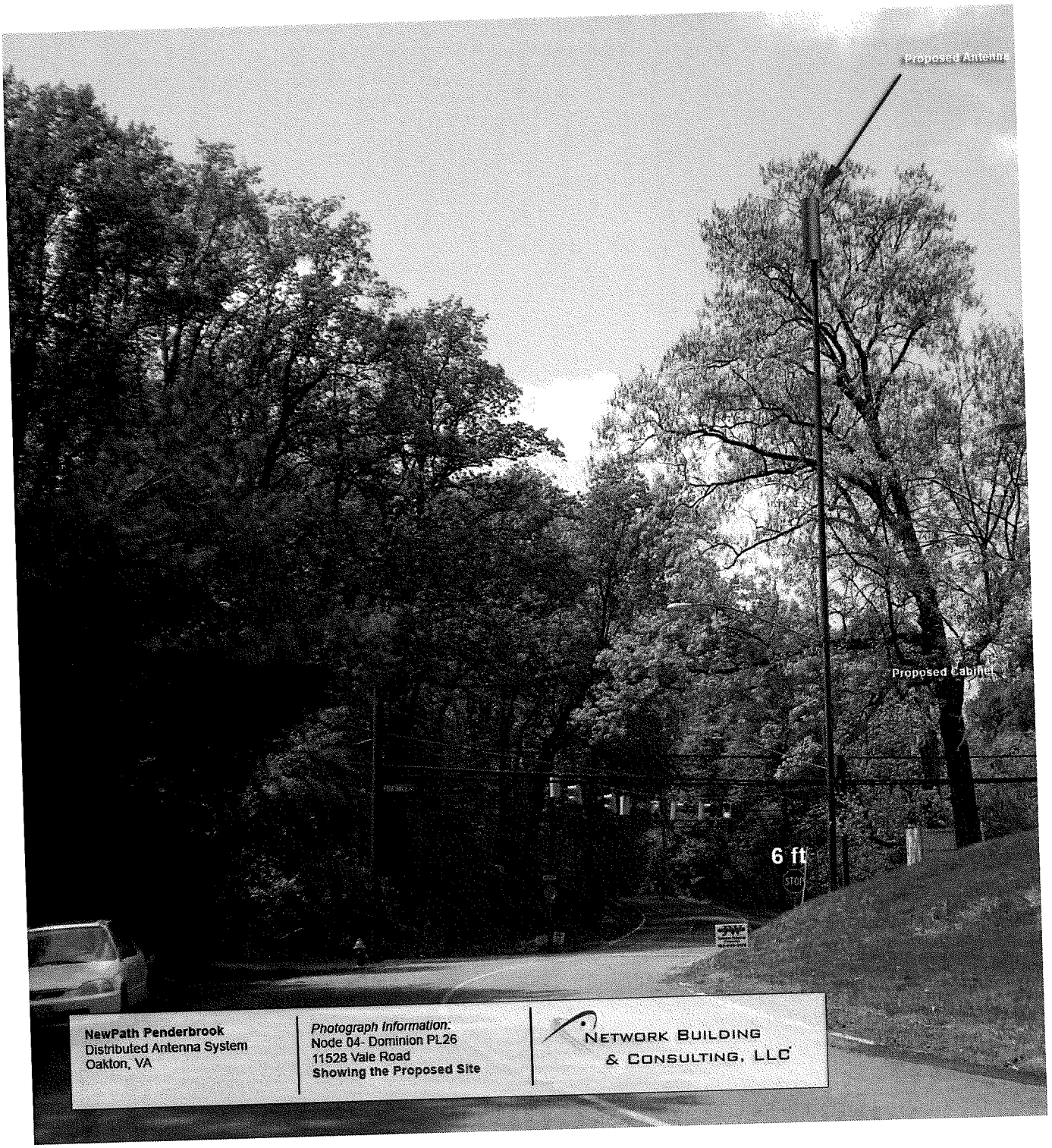
NETWORK BUILDING
& CONSULTING, LLC

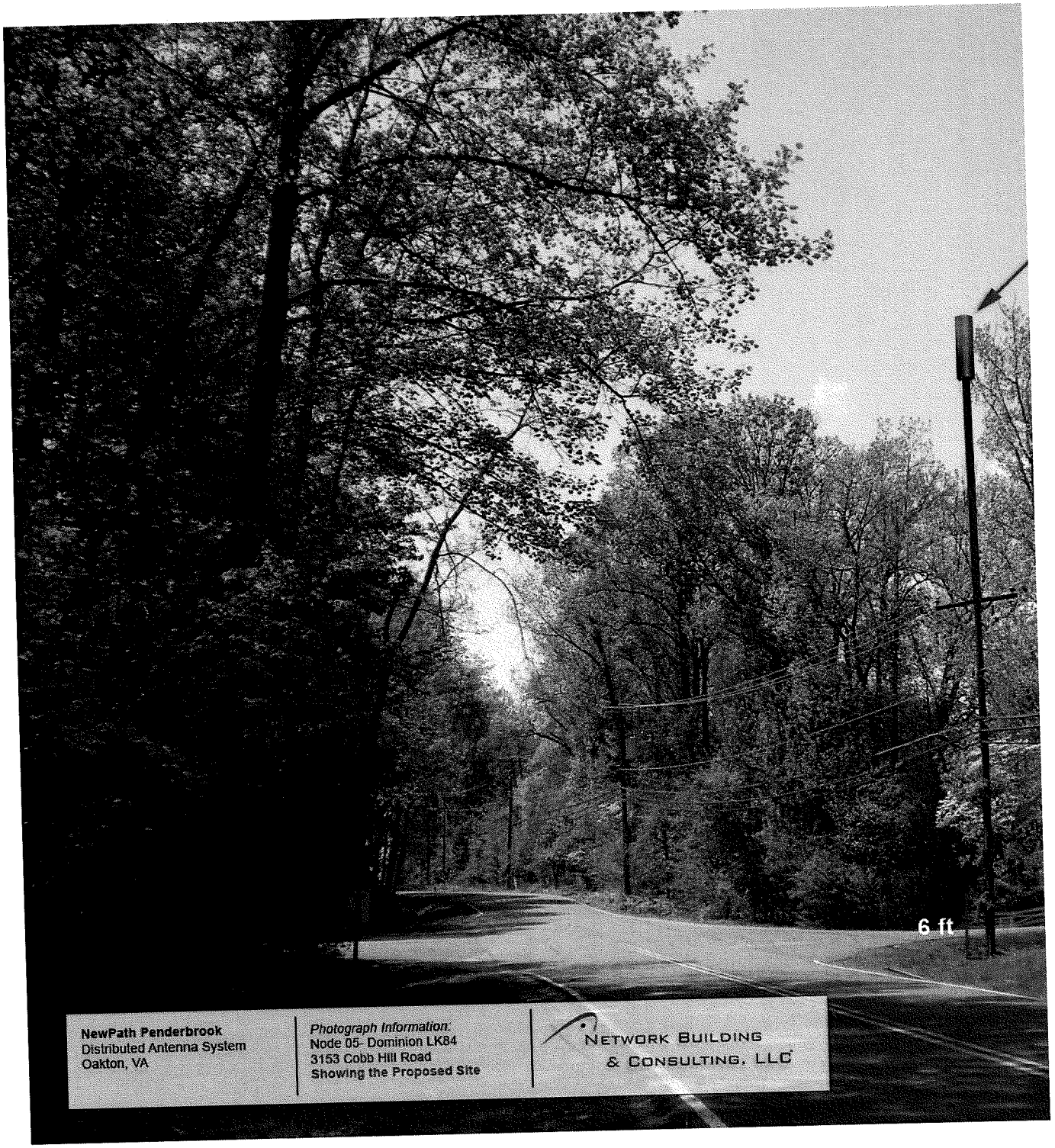
NewPath Penderbrook
Distributed Antenna System
Oakton, VA

Photograph Information:
Node 02- Dominion KE94
3003 Fox Mill Road
Showing the Proposed Site

NETWORK BUILDING & CONSULTING, LLC


Proposed Antenna
Proposed Cabinet
6 ft
NewPath Penderbrook
Distributed Antenna System
Oakton, VA
Photograph Information:
Node 03- Dominion NP30
11617 Helmont Drive
Showing the Proposed Site
NETWORK BUILDING
& CONSULTING, LLC

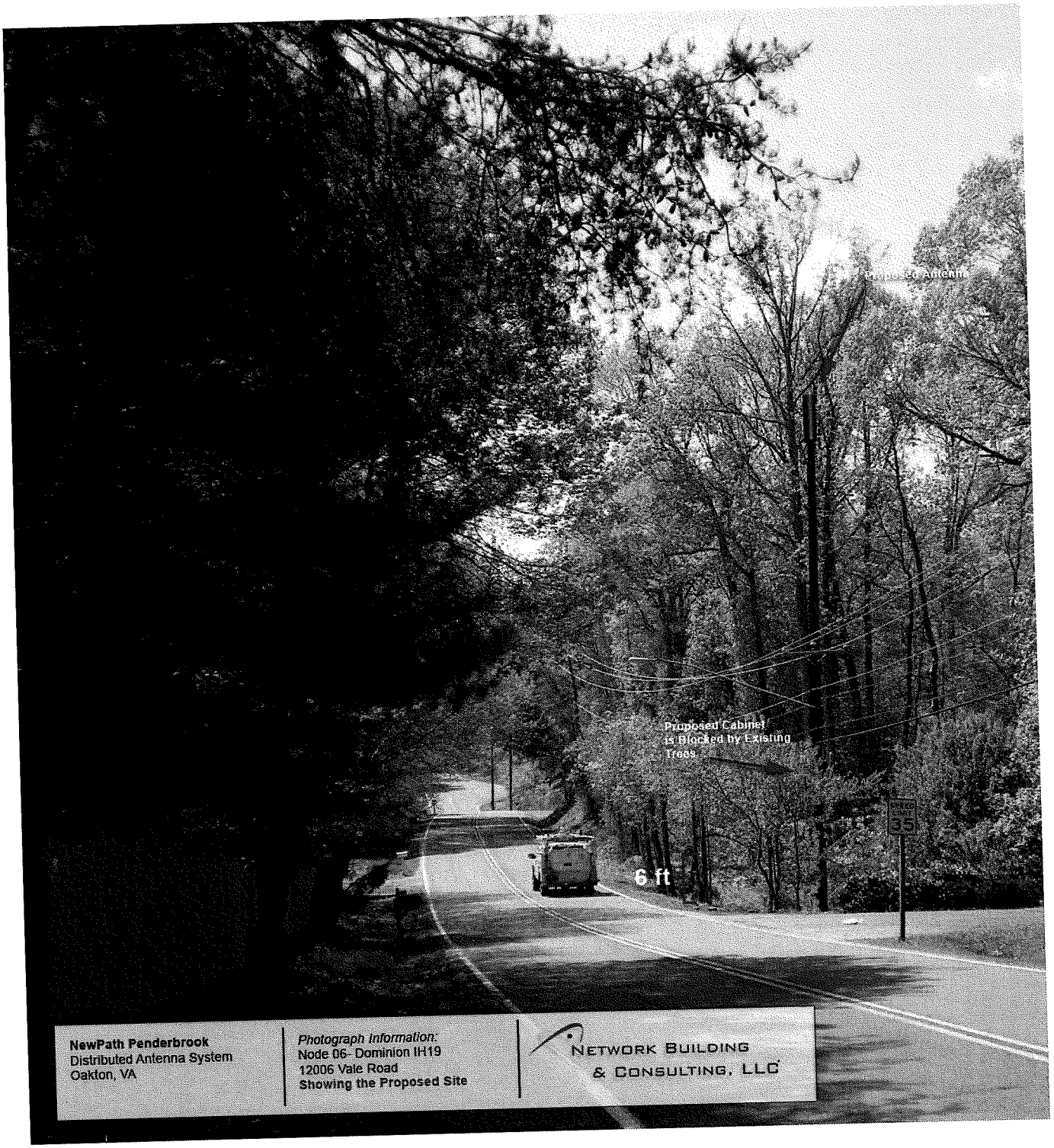

Proposed Antenna
Proposed Cabinet
6 ft
NewPath Penderbrook
Distributed Antenna System
Oakton, VA
Photograph Information:
Node 04- Dominion PL26
11528 Vale Road
Showing the Proposed Site
NETWORK BUILDING
& CONSULTING, LLC



NewPath Penderbrook
Distributed Antenna System
Oakton, VA

Photograph Information:
Node 05- Dominion LK84
3153 Cobb Hill Road
Showing the Proposed Site

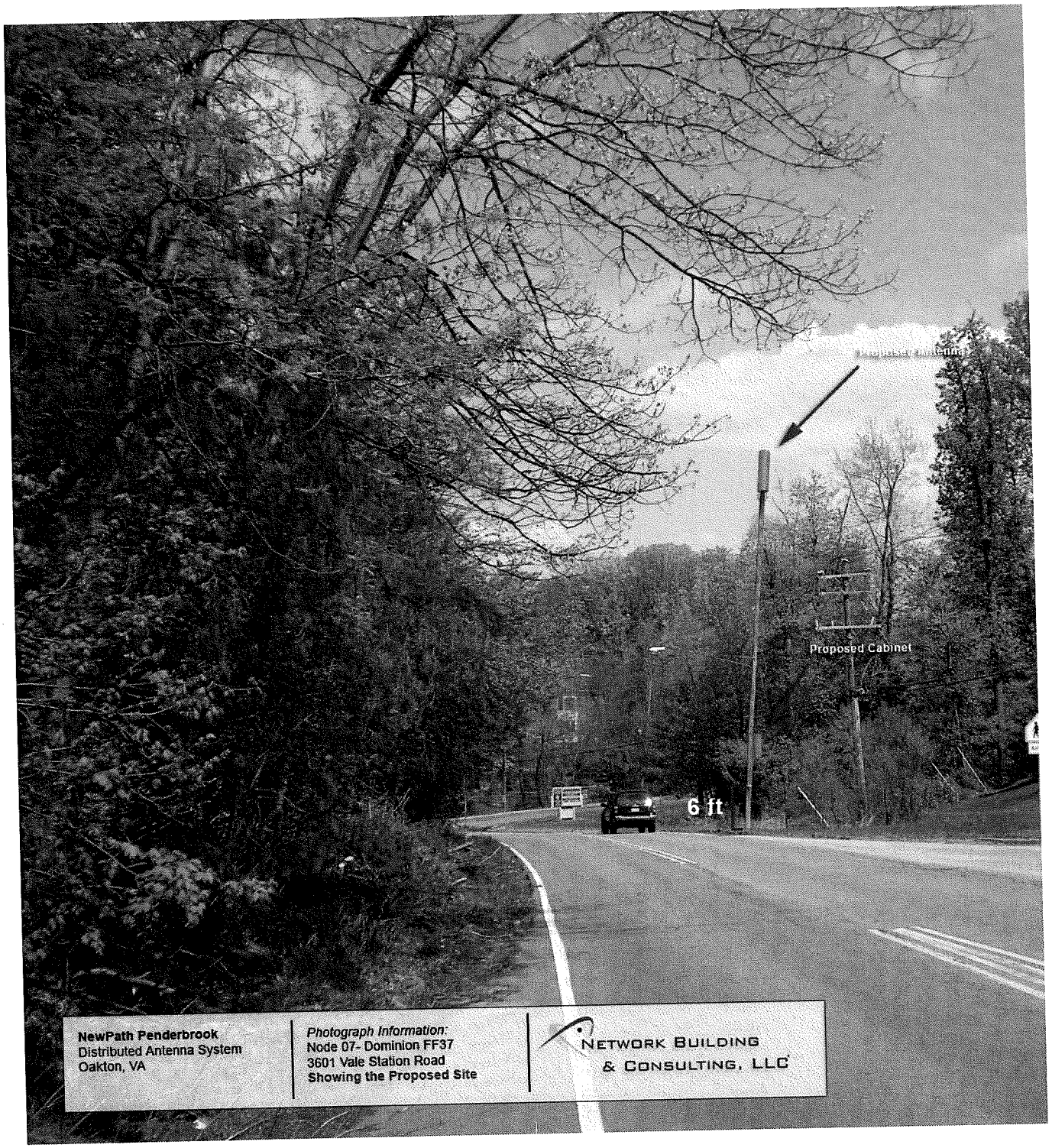
NETWORK BUILDING
& CONSULTING, LLC



NewPath Penderbrook
Distributed Antenna System
Oakton, VA

Photograph Information:
Node 06- Dominion IH19
12006 Vale Road
Showing the Proposed Site

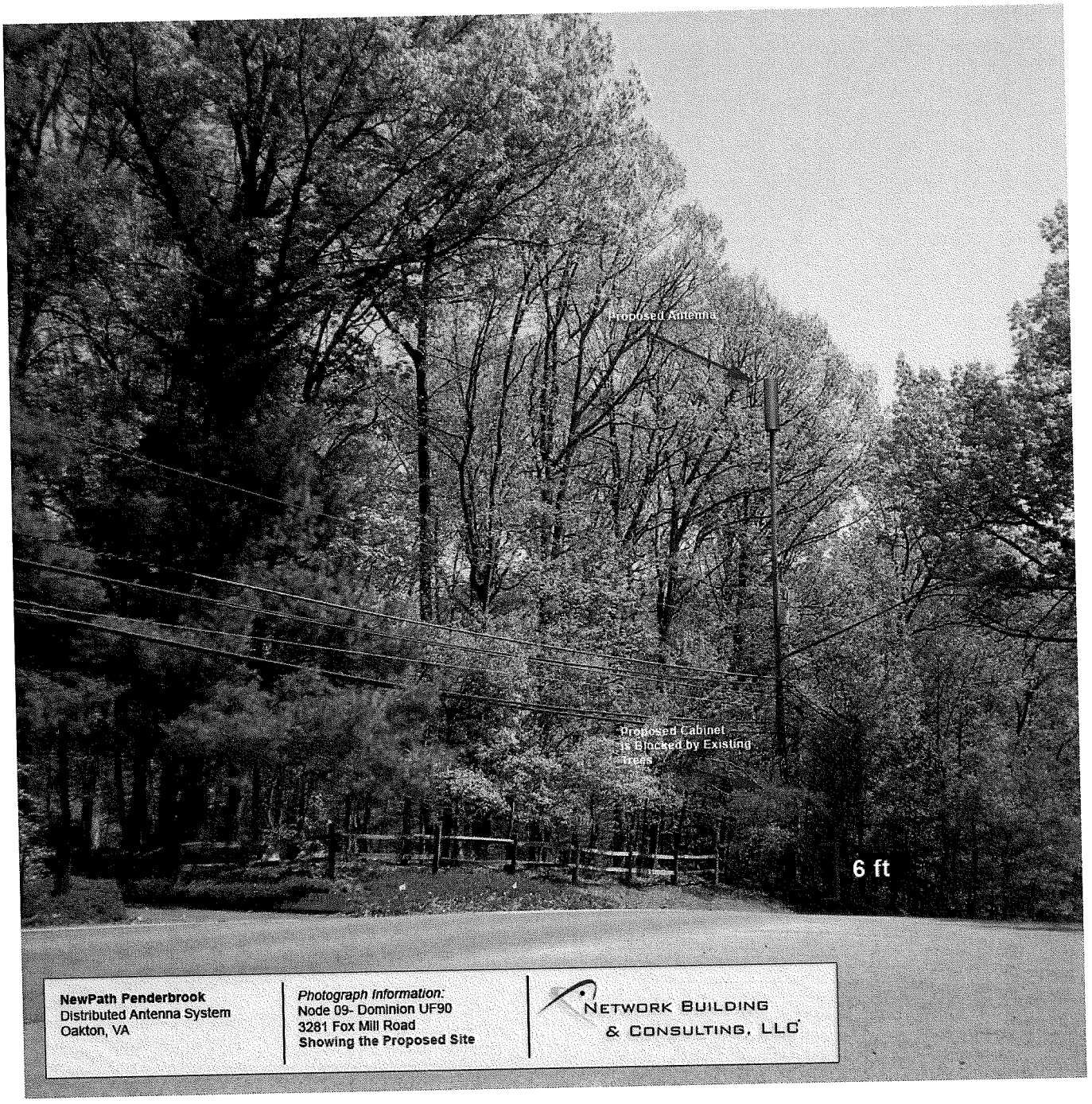
NETWORK BUILDING & CONSULTING, LLC


Proposed Cabinet
6 ft
NewPath Penderbrook
Distributed Antenna System
Oakton, VA
Photograph Information:
Node 07- Dominion FF37
3601 Vale Station Road
Showing the Proposed Site
NETWORK BUILDING
& CONSULTING, LLC

NewPath Penderbrook
Distributed Antenna System
Oakton, VA

Photograph Information:
Node 08- Dominion TH19
3279 Fox Mill Road
Showing the Proposed Site

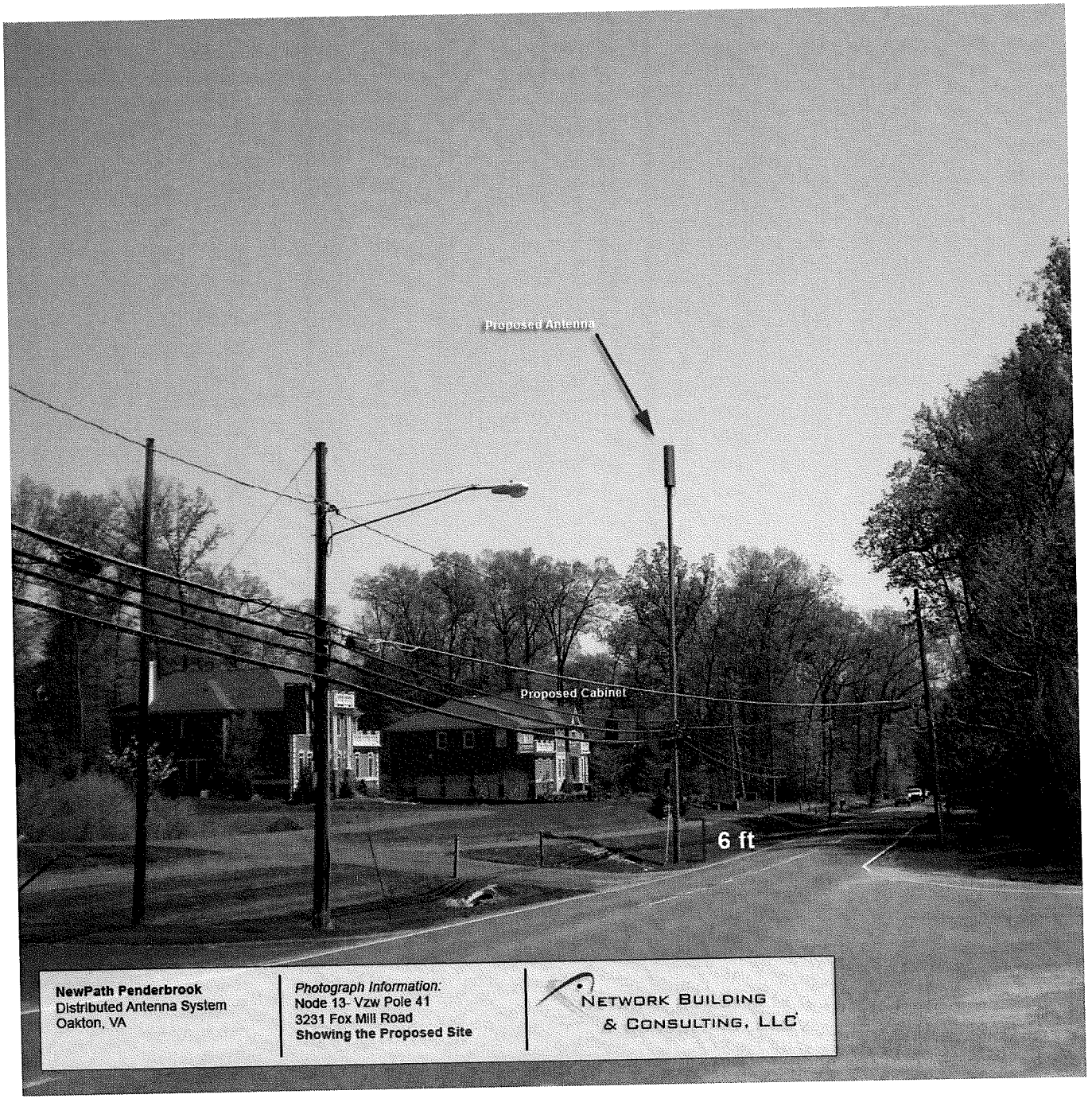
NETWORK BUILDING & CONSULTING, LLC



NewPath Penderbrook
Distributed Antenna System
Oakton, VA

Photograph Information:
Node 09- Dominion UF90
3281 Fox Mill Road
Showing the Proposed Site

NETWORK BUILDING & CONSULTING, LLC


Proposed Antenna
Proposed Cabinet
6 ft
NewPath Penderbrook
Distributed Antenna System
Oakton, VA
Photograph Information:
Node 13- Vzw Pole 41
3231 Fox Mill Road
Showing the Proposed Site
NETWORK BUILDING
& CONSULTING, LLC

Attachment B

COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION

Gregory Whirley
COMMISSIONER

4975 Alliance Drive
Fairfax, VA 22030

May 11, 2012

Mr. John Bell
Fairfax County Department of Planning and Zoning
Planning Division
12055 Government Center Parkway, Suite 730
Fairfax, Virginia 22035-5505

Re: **Penderbrook Sully DAS**
Fairfax County Plan No: 2232-Y11-9

Dear Mr. Bell:

We have reviewed the above referenced plan and have no objection to its approval as long as any utility poles that need to be moved or relocated are placed as far from the edge of pavement as practical.

Sincerely,

Paul J. Kraucunas

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

cc: Fairfax Permits

Verizon, Virginia
3011 Hungary Spring Road
2nd Floor
Richmond, Virginia 23228
Phone (804) 772-6625
Fax (804) 772-6612

Contracts/Agreements

14 February 2012

Mr. Marco Morales
Site Development Manager
Crown Castle
1200 MacArthur Blvd, Suite 200
Mahwah, NJ 07430

RE: Authorization to attach to Verizon poles in Fairfax County upon completion of Authorized Make Ready.

Dear Mr. Morales,

Crown Castle has entered into a pole attachment license agreement with Verizon in Virginia where, upon approval from Verizon and completion of any make ready work required, Crown Castle may attach equipment, including cables and antenna equipment, to Verizon's poles.

Specifically, Crown Castle currently has requested approval to attach to five Verizon poles along Fox Mill Road in Oakton with antennas. These poles are listed below:

VZ Pole Number	Address	Existing pole size and class	Proposed pole size and class
3	2930 Fox Mill Rd	35-1	55-1
21.5	Int Fox Mill Rd & Helmont Dr	55-1	65-1
46.5	3265 Fox Mill Rd	35-5	55-1
54	3281 Fox Mill Rd	40-4	55-1
41	3229 Fox Mill Rd	35-3	55-1

Upon completion of the Verizon make ready work to provide space for these Crown Castle antenna attachments, Verizon will issue a license to Crown Castle to attach.

Mr. Marco Morales
14 February 2012

This license does not grant to Crown Castle any Easement or Right of Way and authorization from the local municipality or property owner must also be obtained by Crown Castle in addition to the license from Verizon.

Respectfully,

Mike Tysinger
Section Manager

Dominion Virginia Power
171 Elden Street, Herndon, VA 20170
Web Address: www.dom.com

Dominion®

Mr. Marco A. Morales
Site Development Manager-Eastern US
DAS Development and Implementation
Crown Castle
1200 MacArthur Boulevard, Suite 200
Mahwah, New Jersey 07430

February 28, 2012
Dear Mr. Morlaes:

RE: Permit Request Penderbrook
NJUNS ticket #66090

Dear Mr. Morales:

Per your recent request, Crown Castle has authorization to place pole top antennas on all Dominion poles on the attached permit. Some of the poles are Verizon owned, but Dominion has no objection to place antennas on these replaced poles, however you must coordinate with Verizon.

Some of the information on the existing Pole Attachment Permit #66090, must be modified by Mike Lott, as indicated below:

1. Step 2: Address must be changed to 3000-T Fox Mill Road
2. Step 3: Address must be changed to 3073-T Fox Mill Road
3. Step 8: 55 class 1 pole is recommended

We will obtain necessary VDOT permits after you notify us that the zoning is approved. Also remember that you must install Dominion approved reservation tags and ID tags on all poles which you attach. The assigned ID tag for Newpath/Crown Castle is FAX272.

Please call me if you have any questions or concerns at (571) 203-5341.

Sincerely,

Linda J. Maddalena
Joint Use Administrator II

NJUNS Pole Attachment Ticket

Status	Open	**Cancel Comment**	
Ticket Number	66090	**Pole Owner**	VAPWRN
Created On	1/15/2010 12:09:11 PM	**Alt Pole Owner**	BAENVA
Created By	Mike Lott	**Copy To Member**	COXFFX
Licensee	INSIVA	**Contact Phone**	302-448-1996
Contact Name	Albert Ott	**Contact Phone Ext**	
State	Virginia	**Request Number**	
County	Fairfax	**Number Of Poles**	10
Place		**Contract Date**	10/17/2011

Remarks Penderbrook Ticket has been Up dated as of 4-5-11

Steps

Order	Updated On	Job Type	Owner Pole Number	Licensee Pole Number	Pole Height	Pole Class	Instance State
1	1/15/2010 12:59:31 PM	Attach	VZ-3 / Map # 1	Map # 1	35	1	Awaiting Approval

House Number 2930-T
Street Name Fox Mill Rd Oakton, VA
Pole Set Year
Attachment Height
Number Power Supplies 1
Remarks We would like to replace existing 35 class 1 pole with a new 55 class 1 pole for our antenna work. Newpath Job Number # PND 1

Is Anchor Attachment False
Is Engineering Complete False
Pole Owner Cost
Alt Pole Owner Cost
Other Cost

Order	Updated On	Job Type	Owner Pole Number	Licensee Pole Number	Pole Height	Pole Class	Instance State
2	4/20/2010 9:16:13 AM	Attach	KE-94 / Map# 2	Map # 2	30	6	Accepted

House Number 3003-T 3000
Street Name Fox Mill Rd Oakton, VA
Pole Set Year
Attachment Height
Number Power Supplies 1
Remarks We would like to replace existing 30 class 6 pole with a new 50 class 1 pole for our antenna work Newpath Job Number # PND 2 actual address 3000-T Fox Mill Rd DVP awaiting payment

Is Anchor Attachment False
Is Engineering Complete True
Pole Owner Cost
Alt Pole Owner Cost
Other Cost

Order	Updated On	Job Type	Owner Pole Number	Licensee Pole Number	Pole Height	Pole Class	Instance State
3	1/15/2010 12:59:55 PM	Attach	VZ -21 1/2 / Map# 3	NP-30 / Map # 3	55	1	Awaiting Approval

House Number 3073
Street Name Fox Mill Rd Oakton, VA
Pole Set Year
Attachment Height
Number Power Supplies 1
Remarks We would like to replace existing 55 class 1 pole with a new 70 class 1 pole for our antenna work. The pole sits on the corner of Fox mill Rd & Helmont Dr Newpath Job Number # PND 3

Is Anchor Attachment False
Is Engineering Complete False
Pole Owner Cost
Alt Pole Owner Cost
Other Cost

Order	Updated On	Job Type	Owner Pole Number	Licensee Pole Number	Pole Height	Pole Class	Instance State
4	4/20/2010 9:24:38 AM	Attach	PL -26 / Map# 4	Map # 4	30	6	Accepted

House Number 11528-T
Street Name Vale Rd Oakton, VA
Pole Set Year
Attachment Height
Number Power Supplies 1
Remarks We would like to replace existing 30 class 6 pole with a new 65 class 1 pole for our antenna work. Newpath Job Number # PND 4 DVP awaiting payment

Is Anchor Attachment False
Is Engineering Complete True
Pole Owner Cost
Alt Pole Owner Cost
Other Cost

Order	Updated On	Job Type	Owner Pole Number	Licensee Pole Number	Pole Height	Pole Class	Instance State
5	4/20/2010 9:21:42 AM	Attach	LK -84 / Map# 5	Map # 5	40	2	Accepted

House Number 3153-T
Street Name Cobb Hill Lane Oakton, VA
Pole Set Year
Attachment Height
Number Power Supplies 1
Remarks We would like to replace existing 40 class 2 pole with a new 65 class 1 pole for our antenna work. The pole sits on the north east corner of Newpath Job Number # PND 5 DVP awiating payment

Is Anchor Attachment False
Is Engineering Complete True
Pole Owner Cost
Alt Pole Owner Cost
Other Cost

Order	Updated On	Job Type	Owner Pole Number	Licensee Pole Number	Pole Height	Pole Class	Instance State
6	4/20/2010 9:18:31 AM	Attach	IH -19 / Map# 6	Map # 6	40	2	Accepted

House Number 12006-T
Street Name Vale Rd Oakton, VA
Pole Set Year
Attachment Height
Number Power Supplies 1
Remarks We would like to replace existing 40 class 2 pole with a new 65 class 1 pole for our antenna work. Newpath Job Number # PND 6 DVP awiaitng payment

Is Anchor Attachment False
Is Engineering Complete True
Pole Owner Cost
Alt Pole Owner Cost
Other Cost

7	10/17/2011 2:11:01 PM	Attach	EE-29 / Map# 7	Map # 7	30	6	Awaiting Approval

House Number	3601-T	Is Anchor Attachment	False
Street Name	Vale Rd Oakton, VA	Is Engineering Complete	False
Pole Set Year		Pole Owner Cost	
Attachment Height		Alt Pole Owner Cost	
Number Power Supplies	1	Other Cost	
Remarks	We would like to replace existing 40 class 4 pole with a new 55 class 1 pole for our antenna work. Vale Rd Newpath Job Number # PND 7		

8	1/15/2010 1:13:00 PM	Attach	VZ-46 1/2 / Map# 8	TH-19 /Map # 8	35	5	Awaiting Approval

House Number	3265-T 3621	Is Anchor Attachment	False
Street Name	Fox Mill Rd Oakton, VA	Is Engineering Complete	False
Pole Set Year		Pole Owner Cost	
Attachment Height		Alt Pole Owner Cost	55-1
Number Power Supplies	1	Other Cost	
Remarks	We would like to replace existing 35 class 5 pole with a new 50 class 1 pole for our antenna work. Newpath Job Number # PND 8		

9	1/15/2010 1:14:37 PM	Attach	VZ-54 / Map# 9	UF-98 /Map # 9	40	4	Awaiting Approval

House Number	3281-T	Is Anchor Attachment	False
Street Name	Fox Mill Rd Oakton, VA	Is Engineering Complete	False
Pole Set Year		Pole Owner Cost	
Attachment Height		Alt Pole Owner Cost	
Number Power Supplies	1	Other Cost	
Remarks	We would like to replace existing 40 class 4 pole with a new 55 class 1 pole for our antenna work. Newpath Job Number # PND 9		

10	1/15/2010 1:16:22 PM	Attach	VZ-41 / Map# 10	Map # 10	35	1	Awaiting Approval

House Number	3229-T	Is Anchor Attachment	False
Street Name	Fox Mill Rd Oakton, VA	Is Engineering Complete	False
Pole Set Year		Pole Owner Cost	
Attachment Height		Alt Pole Owner Cost	
Number Power Supplies	1	Other Cost	
Remarks	We would like to replace existing 35 class 1 pole with a new 50 class 1 pole for our antenna work. Newpath Job Number # PND 13		

Permit Info

Pole Owner Permit Number		Alt Pole Owner Granted Date	
Pole Owner Granted Date		Alt Pole Owner Permit Number	
Pole Owner Permit Remarks		Alt Pole Owner Permit Remarks	
Total Pole Owner Cost	0	Total Alt Pole Owner Cost	0
Total Other Cost	0	Total Cost	0

Permit Approval

Approved Date
Approved By Licensee
Work Completed Date

Comments

Summary Table of ZAD Comments for 2232-Y11-9

Revised Comments 5/23/12 for Node 3

Node No. /Pole No.	Tax Map No.	Zoning District	Street (Type)	Zoning Ordinance Provisions	Comments
Node 1 – Verizon Pole 3	36-1	R-1	Fox Mill Road (Local)	Par. 2A of Sect. 2-514	Meets ZO Provisions
Node 2 – Dominion Pole KE94	36-3	R-1	Fox Mill Road (Local)	Par. 2A of Sect. 2-514	Meets ZO Provisions
Node 3 – Dominion Pole NP30	36-4	R-1	Fox Mill Road (Local)	Par. 2A of Sect. 2-514	Meets ZO Provisions
Node 4 – Dominion Pole PL26	36-4	R-1	Vale Road (Major Thoroughfare)	Par. 2C(1) of Sect. 2-514	Meets ZO Provisions
Node 5 – Dominion Pole LK84	36-3	R-1	Vale Road (Major Thoroughfare)	Par. 2C(1) of Sect. 2-514	Meets ZO Provisions
Node 6 – Dominion Pole IH19	46-1	R-1	Vale Road (Major Thoroughfare)	Par. 2C(1) of Sect. 2-514	Meets ZO Provisions
Node 7 – Dominion Pole FF37	46-1	R-1	Vale Road (Major Thoroughfare)	Par. 2C(1) of Sect. 2-514	Meets ZO Provisions
Node 8 – Dominion Pole TH19	46-2	R-1	Fox Mill Road (Local	Par. 2A of Sect. 2-514	Meets ZO Provisions
Node 9 – Dominion Pole UF90	46-2	R-1	Fox Mill Road (Local)	Par. 2A of Sect. 2-514	Meets ZO Provisions
Node 13 – Verizon Pole 41	46-2	R-1	Fox Mill Road (Local)	Par. 2A of Sect. 2-514	Meets ZO Provisions

§ 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.)