



# FAIRFAX COUNTY PLANNING COMMISSION

March 15, 2012

## PUBLIC HEARING FOR PLANNING DETERMINATION

Pursuant to  
Va. Code Sec. 15.2 - 2232

**Public Hearing Date: March 29, 2012 at 8:15 p.m.**

Application Number:           **2232A-L00-17-1**

Applicant:                       **Mid-Atlantic Telecom Tower, LLC**

Proposed Use:                  Telecommunications Facility

Supervisor District:          Mount Vernon District

Subject Property:              7956 Twist Lane, Springfield, VA 22153  
Tax Map 98-2 ((9)) 3

Application Accepted:         January 25, 2012  
Application Amended:         March 1, 2012

Recommendation:              In accordance with Va. Code Sec. 15.2-2232, as amended, staff recommends that the Planning Commission find the proposal by Mid-Atlantic Telecom, LLC, as amended, for the telecommunications facility at 7956 Twist Lane, Springfield, VA 22153, substantially in accord with provisions of the adopted Comprehensive Plan.

# PLANNING DETERMINATION

Section 15.2 -2232 of the Code of Virginia



**Number:** 2232A-L00-17-1

**District:** Mount Vernon

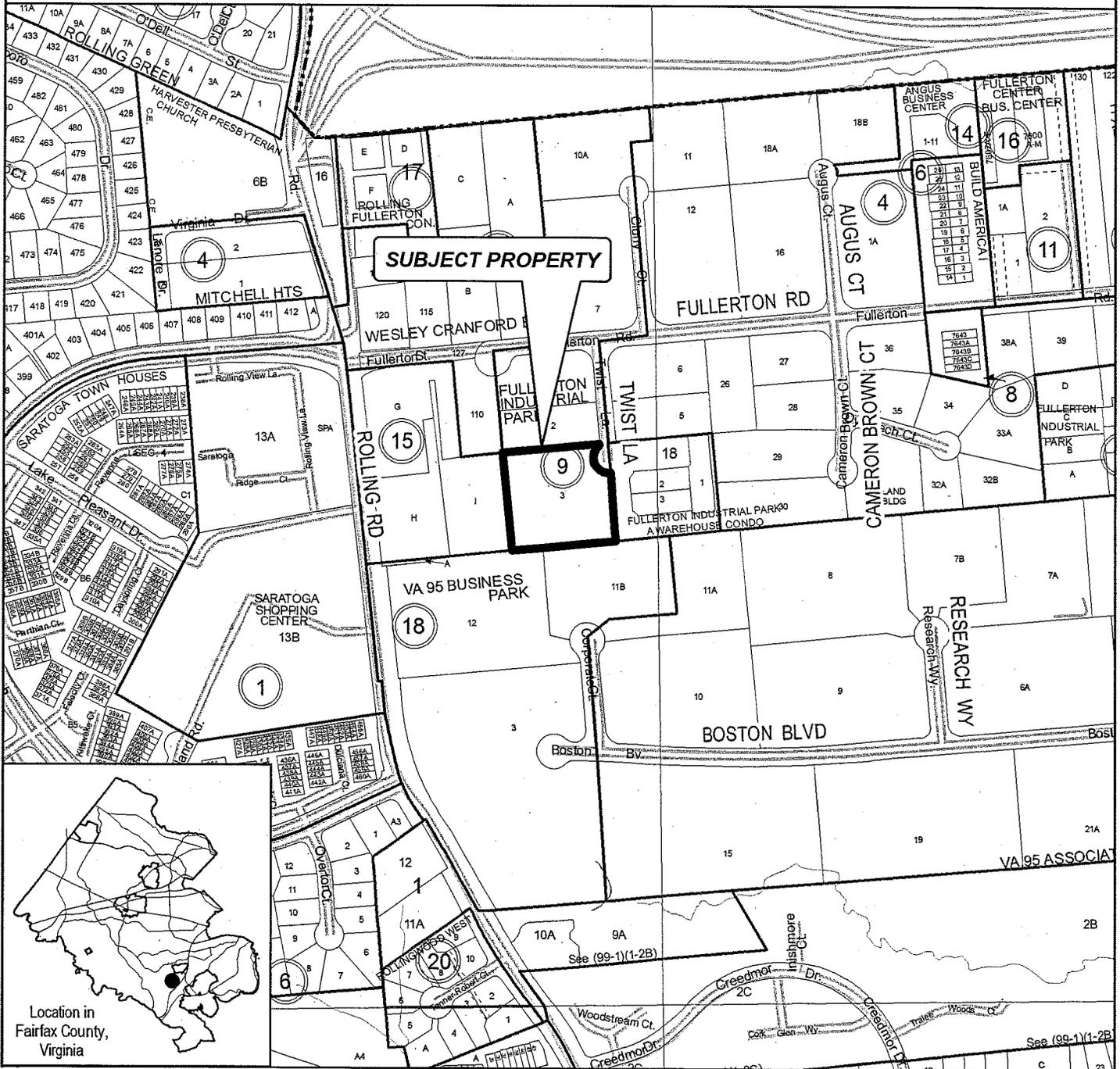
**Acreage:** N/A

**Subject Property:** 98-2 ((9)) 3

**Planned Use:** Industrial

**Applicant:** Mid-Atlantic Telecom Tower, LLC

**Proposed Use:** Extend existing 104' monopole to 149' and add 4-3' diameter antennas



Location in  
Fairfax County,  
Virginia

500 FEET

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



**APPLICATION***Attachment A*

**Proposal:** Telecommunications facility: Extend the height of the existing 104' monopole to 149' and install (4) 3-foot diameter dish antennas.

**Applicant:** Mid-Atlantic Telecom Tower, LLC

**Subject Property:** 7956 Twist Lane, Springfield, VA 22153  
Tax Map 98-2 ((9)) 3  
I-5 Zoning District

**Existing Site Conditions:** 104' monopole on site. Site is developed with a 2-story warehouse.

**Statement of Justification****Proposed Use**

- **Structure:** Extension of existing 104' monopole to a height of 149'; galvanized steel, red and white banded per FAA.
- **Location:** The monopole is located in the southeast corner of the subject property.
- **Antennas:** Four (4) existing 4' diameter dish antennas will be removed; four (4) new 3' diameter dish antennas will be installed at a height between 143' and 147.5' on the new 149' pole. The other existing antennas will remain.
- **Equipment cabinets** – No new cabinets are proposed for the existing fenced compound.
- **Screening** – 7' chain link fence.
- **Operations** – unmanned; operates 24 hours/day; routine maintenance.

The Applicant states the increased height is necessary to meet broadcast requirements for the International Broadcast Bureau (IBB) facility currently located on the pole. The communication link at the current height was disrupted due to construction at Fort Belvoir. The facility is used by the Middle East Broadcast Network (MBN) of the IBB with operational facilities at Fort Belvoir. The antennas are used for broadcasts between Fort Belvoir and locations in the Washington, DC region and ultimate destinations within the Middle East by the U.S. Government.

**Off-Site Impacts:** The Applicant states that the proposed facility will have no impact on adjoining properties or on-site and off-site environmental features, with the exception of the visual impact of the increased height.

**Alternate locations:** The Applicant considered a single alternate location at the intersection of Cinderbed Road and the Fairfax County Parkway on the southeast side of I-95. The tower at this location is part of the Communications Engineering, Inc. Site at Newington, VA. This location was found to be substantially further from the required facilities and would require larger antennas to deliver the required service. The location would also require a new FCC license and accordingly would delay the critical communication function. The proposed height increase at the current location is considered to be the most economic and efficient option for re-establishing the link.

**DESCRIPTION OF SURROUNDING AREA**

**Character and adjacent land uses:** Industrial use within the Fullerton Industrial Park.

- Subject property – industrial uses; warehouse and existing monopole
- North – industrial uses
- East – industrial uses
- South – industrial uses
- West – retail/other; retail/other and residential use across Rolling Road

**COMPREHENSIVE PLAN PROVISIONS**

**Comprehensive Plan Map:** Industrial use

**Planning Area, District, and Sector:** Area IV, Springfield Planning District, I-95 Corridor Industrial Area, Land Unit B.

**Land Use Recommendations:**

- Subject property – Industrial
- North – Industrial
- East – Industrial
- South – Industrial
- West – Retail and Other; Retail/Other and Residential use at 8-12 du/ac across Rolling Road

**COMPREHENSIVE PLAN CITATIONS**

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

**Area Plan**

Fairfax County Comprehensive Plan, Area IV, 2011 Edition as amended through May 10, 2011, Springfield Planning District, I-95 Corridor Industrial Area, Land Unit B, pages 20-21:

“This land unit includes an area of extensive and intensive industrial uses off Fullerton Road west of Accotink Creek. Continued industrial use up to .50 FAR is planned for this area. Infill development should be of similar character and intensity to existing development.

Industrial development on any of the parcels north of Fullerton Road, between Fullerton Industrial Park and Rolling Road, should not have direct access to Rolling Road, and should provide effective buffering and an adequate transition to Rolling Road.

Retail and commercial development adjacent to residential areas may be appropriate on the parcels between the Fullerton Industrial Park and Rolling Road (Tax Map 98-2((5))109A, 115, 120, 132A; ((15))G, H, I and ((17))D, E, F) off Fullerton Street immediately east of Rolling Road provided that such development:

- Is well designed;
- Has coordinated internal traffic circulation and coordinated access; and
- Provides an attractive landscaping buffer adjacent to Rolling Road.

The Fullerton Road access to Rolling Road shall be permanently opened upon the following conditions being satisfied:

- The intersection of Rolling and Fullerton Roads (or other permanent access) must be reviewed, planned, designed and constructed using all relevant and traditional procedures, codes, and standards, as mandated by appropriate County and State agencies;
- Access to the Fullerton Industrial Park from Rolling Road must be legally denied to trucks weighing five tons or more, subject to VDOT approval;
- To address current and future traffic needs, permanent signalization, turn lanes, etc., must be provided, as appropriate;
- All project planning design, and construction costs for the projects should be funded with a combination of private or public funds. Any public funds should not be relocated from higher priority transportation projects. Moreover, the project should be added to the six-year plan;
- All applicable federal, state, and local laws and regulations governing the environment, historical preservation, architecture, and all other applicable rules must be followed; and
- The current gate on Fullerton Road shall remain closed, except for emergency access, until funding is provided to improve the intersection to VDOT standards.”

### Policy Plan

Fairfax County Comprehensive Plan, Policy Plan, 2007 Edition; Public Facilities, as amended through January 10, 2005; Mobile and Land-Based Telecommunication Services, General Guidelines, pages 37-39:

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

Policy a. Avoid the construction of new structures by locating mobile and land-based telecommunication facilities on available existing structures such as building rooftops, telecommunication and broadcast poles and towers, electrical utility poles and towers, and water storage facilities when the telecommunication facilities can be placed inconspicuously to blend with such existing structures. (See Figures 8, 9, 10.)

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

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

- Policy h. Design, site and/or landscape mobile and land-based telecommunication facilities to minimize impacts on the character of the property and surrounding areas. Demonstrate the appropriateness of the design through facility schematics and plans which detail the type, location, height, and material of the proposed structures and their relationship to other structures on the property and surrounding areas.
- Policy j. Mitigate the visual impact of proposed telecommunication structures, and their antennas and ancillary equipment, using effective design options appropriate to the site such as:
- increasing the height of or replacing existing structures to reduce the need for another structure when such height increases or structure replacements are appropriate to the site and the surrounding area.
- Policy k. Locate telecommunication facilities to ensure the protection of historically significant landscapes. The views of and vistas from architecturally and/or historically significant structures should not be impaired or diminished by the placement of telecommunication facilities.
- Policy l. Site proposed facilities to avoid areas of environmental sensitivity.
- Policy m. Site proposed facilities to allow for future expansion and maintain levels of screening to accommodate expansion...”

#### **PREVIOUS 2232 REVIEW APPROVALS**

- 2232-L00-17 (approved 10/12/00): Mid-Atlantic Telecom Tower, LLC for construction of 105’ monopole with 12 panel antennas at 105’. Monopole was to be engineered for maximum of four carrier platforms, three future platforms to be mounted at potential heights of 95’, 85’, and 45’
- FS-V02-23 (approved 1/9/03): Sprint/Nextel for 12 antennas at approximately 89’
  - FSA-V02-23-1: (approved 1/26/12): Sprint for replacement of 6 existing antennas
- FS-V04-7 (approved 3/18/04): T-Mobile for 9 antennas at 105’
- FS-V09-101 (approved 1/28/10): Clearwire for 4 dish antennas at 89’

#### **STAFF ANALYSIS**

##### **Department of Planning and Zoning**

Zoning Administration Division – Ordinance Administration Branch

*Attachment B*

The property is zoned to the I-5 District. The proposal meets Par. 1 of Section 2-514 of the Zoning Ordinance.

Planning Division – Historic Preservation

*Attachment C*

The subject parcel is not included within the boundaries of a Fairfax County Historic Overlay District, is not listed on the Fairfax County Inventory of Historic Sites or the National Register of Historic Places or documented in the historic structures survey file. There are no properties in the immediate vicinity or the subject property of this application that are within the boundaries of a Fairfax County Historic Overlay District, listed on the Fairfax County Inventory of Historic Sites or the National Register or documented in the historic structures survey file that would be negatively impacted by the extension of the existing monopole. Staff finds the proposal in keeping with the

Policy Plan guidance related to locating telecommunications facilities to ensure the protection of historically significant landscapes. Staff recommends that the applicant comply with Section 106 of the National Historic Preservation Act of 1966, as may be necessary. If federal licensing for the extension of the monopole is required, this may be considered an undertaking that requires Section 106 review. The applicant should contact the Virginia Department of Historic Resources for guidance and should provide to DPZ documentation as to whether or not Section 106 review is required. The applicant has submitted the required Section 106 paperwork.

Planning Division – Environment and Development Review Branch

*Attachment D*

No environmental impacts are anticipated.

**Department of Transportation**

*Attachment E*

Transportation Planning Section

There are no road or trail improvements shown on the Fairfax County Transportation Plan Map that will be impacted by the proposed monopole extension. There should be no effect on existing transit service.

**Fairfax Water**

*Attachment F*

Planning and Engineering Division

The property is currently served by Fairfax Water; adequate domestic water service is available at the site from an existing 8-inch water main located at the property.

**Department of Public Works and Environmental Services**

Site Development and Inspections Division

No planning level issues were identified and no formal comments submitted.

Urban Forest Management Division

No planning level issues were identified and no formal comments submitted.

**Virginia Department of Transportation**

*Attachment G*

VDOT has no objection to the proposed project.

**CONFORMANCE WITH THE COMPREHENSIVE PLAN**

*Attachment H*

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

**Location**

The proposed facility is located on private property zoned, planned, and developed with industrial uses. A monopole is an allowed use in the I-5 District. The existing monopole is located at the southeast corner of the property. The proposed height extension of the monopole meets Plan guidance to avoid the construction of new structures by locating facilities on available existing structures. Staff believes that the proposal conforms to Plan guidelines to locate facilities on properties that can minimize its visual impact on surrounding areas. The location also meets Plan objectives to avoid historically and environmentally sensitive areas.

**Character**

Staff believes that the proposed facility is in character with the existing planned and developed industrial uses in this area. The proposal is in conformance with Plan guidelines to mitigate the visual impact of telecommunications structures by increasing the height of existing structures to reduce the need for another structure when such height increases are appropriate to the site and the surrounding area. A balloon test was held on March 3, 2012. Based on observations and photographs taken during the balloon test, staff determined that the character of the proposed facility is in keeping with the surrounding area, most of which is developed with industrial uses. The increase in height will be visible from a few residential properties on Edinburgh Street and residential and non-residential properties along Rolling Road; however the existing pole is visible from these properties as well. There is a stand of trees along the east side of Rolling Road south of the industrial properties that provides a buffer to those properties located along the west side of Rolling Road. The existing pole is also visible from the residential apartments on Woodstream Court, and is buffered by existing trees.

In staff's opinion, the photographic simulations, drawings, and height tests conform with Plan recommendations that the applicant demonstrate that the facility provides the least visual impact on residential areas and the public way, and demonstrate the appropriateness of the proposed design.

**Extent**

The height of the pole is proposed to be 149', and according to the applicant, the proposed height is the minimum required to meet the coverage objectives, which is in conformance with Plan recommendations. The facility continues to accommodate collocated users, in accordance with Plan guidelines to locate multiple service providers on single structures and to site proposed facilities to allow for future expansion. The proposal includes screening in the form of fencing in accordance with Zoning Ordinance requirements. In addition, the applicant has received a Determination of No Hazard to Air Navigation from the Federal Aviation Administration (FAA), which confirms that the proposed height would not be a hazard to air navigation. The pole is and will continue to be striped per FAA requirements and will include the required safety lights.

**CONCLUSIONS AND RECOMMENDATIONS**

Staff concludes that the subject proposal by Mid-Atlantic Telecom, LLC, as amended, for the telecommunications facility at 7956 Twist Lane, Springfield, VA 22153, 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 **2232A-L00-17-1**, as amended, substantially in accord with provisions of the adopted Comprehensive Plan.

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

**Application Number:** 2232A-L00-17-1  
(assigned by staff)

*The application contains three parts: I. Application Summary; II. Statement of Justification; and III. Telecommunication Proposal Details. Please do not staple, bind or hole-punch this application. Please provide at least one copy of all pages, including maps and drawings, on 8.5 x 11 inch paper.*

*(Please Type or Print All Requested Information)*

**PART I: APPLICATION SUMMARY****ADDRESS OF PROPOSED USE**

Street Address 7956 Twist Lane

City/Town Springfield, VA Zip Code 22153

**APPLICANT(S) See supplemental sheet 1A for additional applicants (Providers)**

Name of Applicant Mid-Atlantic Telecom Tower, LLC Attn.: Kenneth S. Harris

Street Address 7910 Woodland Hills Lane

City/Town Fairfax Station State VA Zip Code 22039

Telephone Number: Work ( 703 ) 924-5158 Fax ( 703 ) 978-9074

E-mail Address hk8101@yahoo.com

Name of Applicant's Agent/Contact (if applicable) Gerald A. Hish, Sr. P.E.

Agent's Street Address 1831 Wiehle Avenue # 105

City/Town Reston State VA Zip Code 20190

Telephone: Work (703) 742-9105 Fax (703) 742-9104

**Additional Applicants (Telecommunications Providers):**

1. Name of Applicant: Clearwire  
Attn: Daron Stewart, Implementation Manager  
Street Address: 15201 Diamondback Drive, Suite 200  
City/Town: Rockville State: MD Zip Code: 20850  
Telephone Number: Work (918) 760-6438  
E-mail Address: [daron.stewart@clearwire.com](mailto:daron.stewart@clearwire.com)
  
2. Name of Applicant: T-Mobile  
Attn: Bill O'Brien, Real Estate Manager,  
T-Mobile Washington-Baltimore Market  
Street Address: 12050 Baltimore Avenue  
City/Town: Beltsville State: MD Zip Code: 20705  
Telephone Number: Work (410) 599-8912  
E-mail Address: [William.Obrien@t-mobile.com](mailto:William.Obrien@t-mobile.com)
  
3. Name of Applicant: Sprint/Nextel  
Attn: Kimberly Griffey, Project Manager, Sprint/Nextel  
Street Address: 6378 Center Drive  
City/Town: Norfolk State: VA Zip Code: 23502  
Telephone Number: Work (757) 582-8791  
E-mail Address: [Kimberly.griffey@ericsson.com](mailto:Kimberly.griffey@ericsson.com)
  
4. Name of Applicant: International Broadcast Bureau (IBB)  
Middle East Broadcast Network (MBN)  
Attn: Broadcasting Board of Governors (BBG)  
David Shiben  
Street Address: 330 Independence Avenue SW  
City/Town: Washington State: DC Zip Code: 20237  
Telephone Number: Work (202) 203-4910 Cell (240) 271-7624  
E-mail Address:

**PROPOSED USE**

Street Address 7956 Twist Lane

Fairfax Co. Tax Map and Parcel Number(s) 98-2 ((9)) Parcel 3

Brief Description of Proposed Use Extend existing telecommunications monopole on the site from existing top plate elevation of 330.6' to a new top height elevation of 375.6' in order to re-establish line of sight communications which has been interrupted by new construction at Fort Belvoir.

Total Area of Subject Parcel(s) 116,026 square feet (acres or square feet)

Portion of Site Occupied by Proposed Use 3,156 square feet (acres or square feet)

Fairfax County Supervisor District Springfield Mt Vernon

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

"Extensive and intensive industrial uses" of "up to .50 FAR is planned for this area."  
- Land Unit B, Springfield Planning District, I-95 Industrial Area.

Zoning of Subject Property I-5

List all applicable Proffer Conditions, Development Plans, Special Exceptions,

Special Permits or Variances previously approved and related to this site  
Application 2232-L00-17 approved October 12, 2000 allows construction of a 104-foot monopole with 12 panel antennas engineered for a maximum of four carrier platforms. Feature Shown Determination related to the tower include FS-V02-23, FS-V04-7 and FS-V09-101.

**PROPERTY OWNER(S) OF RECORD**

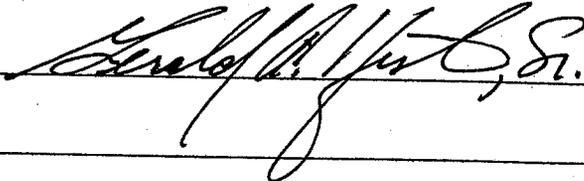
Owner Kenneth S. Harris

Street Address 7910 Woodland Hills Lane

City/Town Fairfax Station State VA Zip Code 22039

*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 Gerald A. Hish, Sr.

Signature of Applicant or Agent 

Date 12/13/11

\*\*\*\*\*

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

**Submit completed application to:**

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

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<b>FOR STAFF USE ONLY</b>
Date application received: <u>12/16/11</u>
By: <u>DPZ</u>
Additional information requested to complete application: <u>Revised 3/1/12</u>
Date application accepted: <u>1/25/12</u>
By: <u>JHO</u>

## **PART II: STATEMENT OF JUSTIFICATION**

### **2232 Review, 7956 Twist Lane, Fullerton Industrial Park, Monopole Height Extension**

#### **1. DESCRIPTION OF PROPOSED USE**

This application includes a request to increase the height of an existing monopole tower located at 7956 Twist Lane from its previously approved height of 104' (elevation 330.6') to a new height of 149' (elevation 375.6'). The previous approval was for application 2232-L00-17 which was approved on October 12, 2000. In addition to the request for an increased height, the applicant requests the removal of four (4) existing 4' diameter dish antennas located at approximate elevation 320' which are currently in use by the Middle East Broadcast Network (MBN) of the International Broadcast Bureau (IBB) with operational facilities at Fort Belvoir, Virginia and their replacement with four (4) new maximum 3' diameter dish antenna to be located at the top of the increased tower. The dish antennas which are the subject of this application are passive in nature and are used as a repeater station for broadcasts between Fort Belvoir and locations in the Washington, D.C. and ultimate destinations within the Middle East by the U.S. Government. No ground equipment or structures are required for these antennas. The antennas are available around the clock, seven days per week for MBN use and MBN provides all necessary maintenance for the facilities. The subject antennas are currently located at elevations ranging between 317.7' and 323.6' above the adjacent ground surface (226.6') and the new antennas will be located at elevations (to the center of the 3' diameter dish) between 373.2' and 374.1'.

As shown on the attached plan sheets (Sheets 1 through 4 prepared by Hish and Company, LLC and dated October, 2011), additional existing facilities are located on the site for private telecommunications providers Sprint/Nextel, Clearwire, and T-Mobile. These facilities include panel and dish antenna as well as ground equipment in accordance with previously approved Feature Shown Determinations FS-V02-23 (Sprint / Nextel), FS-V04-7 (Omnipoint /T-Mobile) and FS-V09-101 (Clearwire). No changes to any of the private telecommunications facilities on site are proposed with this application. The size, height and type of facilities are shown in tabular form on Sheet 1 of 4 and are graphically depicted on Sheets 3 and 4 of 4.

#### **2. REQUIREMENT FOR PROPOSED USE**

Attachment A to this statement is an e-mail transmittal from Mr. Patrick Broderick of the Broadcast Board of Governors – International Broadcast Bureau (BBG/IBB) of which the MBN is a critical part. The e-mail is addressed to the FAA and was generated as part of the approved FAA application to extend the tower to the 149' height. As noted in Mr. Broderick's statement, the existing antenna height is no longer a viable solution to their microwave broadcast requirement because of the construction in 2009 and 2010 of a new facility by the U.S. Army on Fort Belvoir which effectively blocks their communication link. IBB's studies indicate that the requested height increase to elevation 149' will satisfy their needs and re-establish this critical back-up link for their facilities.

**3. ANTICIPATED IMPACTS ON ADJOINING PROPERTIES AND ON- AND OFF-SITE ENVIRONMENTAL FEATURES**

Since the proposed change in height will not result in any increase in existing communication traffic at this location, no impacts on adjoining properties or on-site and off-site environmental features are anticipated, with the exception of the visual impacts of the increased height. The subject property is encapsulated within the Fullerton Industrial Park and is surrounded by warehouse and office uses with some accessory retail (sales areas, delis, etc.) as shown on Sheet 1 of 4. Photographs from the entire perimeter of the site under existing 2011 conditions are provided under separate cover as part of this application along with a location map for the photos. Photo simulations at five (5) of these locations (# 1, 6, 8, 10 and 12) are also provided and depict the increased height to elevation 375.6' and the new dish antenna array. Structural computations for the new height have been completed and indicate that the existing tower is adequate at the increased height for design wind loads.

**4. ALTERNATIVE SITES CONSIDERED FOR THE PROPOSAL**

Preliminary investigations were performed for alternative sites for the facility by BBG/IBB. A single alternative location with line of sight capability between the MBN building at Boston Boulevard and the downtown DC MBN site was identified at the intersection of Cinderbed Road and the Fairfax County Parkway on the southeast side of Interstate 95. The tower at this location is part of the Communications Engineering, Inc. (CEI) site at Newington, Virginia. Unfortunately, this location is substantially further from the Boston Boulevard facilities and would require larger antennas (i.e., 6' diameter dishes) to deliver the required service. This location would also require a new FCC license and, accordingly, would delay the critical communication function. The proposed increase in height is considered to be the most economic and efficient option for re-establishing the microwave link and is expected to result in the smallest loss to operational continuity for the link.

**5. PROPERTY IDENTIFICATION MAPS AT A SCALE OF 1"=500' IDENTIFYING THE PROPOSED SITE FOR THE FACILITY OR USE**

A portion of the County tax maps for the property is included as Attachment B to this application. While the property is identified as Fairfax County Tax Map (TM) # 98-2 ((9)), Lot 3, the Attachment B plan includes a portion of the adjoining TM 99-1 for clarity. A 1" = 500' scale copy of the Zoning Map for TMs 98-2 and 99-1 with the property highlighted are also provided under separate cover.

**6. PROPOSED FACILITY PLAN (AT A SCALE OF NOT MORE THAN 1" = 50')**

Sheet 1 of 4 includes a 1" = 50' scale plan of Lot 3 (7956 Twist Lane) with all requested information included and identifies the distances from the monopole to the property lines and existing buildings. Further, an enlarged detail plan at a scale of 1" = 10' is included on Sheet 1 of 4 to show the closest distance of structures within the fenced area to the property lines. There are no side or rear yard requirements within the I-5 zone.

**7. REDUCED COPY OF PLANS**

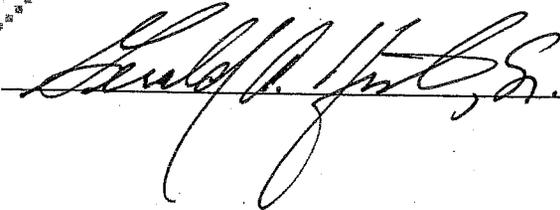
8-1/2" x 11" reductions of Sheet 1 through 4 are provided separately, as required.

**8. OTHER INFORMATION AS MAY BE DEEMED APPROPRIATE BY THE 2232 REVIEW COORDINATOR**

As discussed with Ms. Anita Capps, the 2232 reviewer, we have included photo simulations from various viewpoints around the property under separate cover and we have also included the Federal Aviation Administration (FAA) "Determination of No Hazard to Air Navigation" for the proposed height of 149' (six sheets). Finally, we have provided an aerial photograph from August 29, 2010 which depicts the site and its environs and shows existing vegetation. Should additional information be deemed necessary, we would be pleased to submit supplemental data for the application, as requested.

Name of Applicant: Kenneth S. Harris  
Name of Agent Preparing Statement: Gerald A. Hish, Sr., P.E.



Signature of Agent:  Date: December 13, 2011

### **PART III: TELECOMMUNICATION PROPOSAL DETAILS**

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

#### **PROPOSED TELECOMMUNICATION USE**

Use is (check one):

- New structure (monopole, tower or camouflaged facility)
- Replacement of existing pole or tower at same location with another pole or tower
- Antenna placement on building or penthouse facade
- Antenna placement on building or penthouse rooftop
- Collocation on other existing telecommunications structure (monopole or tower)
- Collocation on other non-telecommunications structure (such as an electric transmission tower/pole, utility pole, water tower, etc.)
- Modification to telecommunications facility previously approved for same applicant:  
Prior 2232 Review application number: 2232-L00-17  
Date of Planning Commission approval: October 12, 2000

#### **PROJECT DETAILS**

##### **1. ANTENNA**

Number and Type: 4 Microwave Dish Antennas on ex. monopole  
Dimensions: height \_\_\_\_\_ width \_\_\_\_\_ depth 3' diameter 3'  
Location / Placement: Ex. Elev. = 317.7' to 323.6' Prop. Elev. = 368.2' to 374.1'  
Wattage: \_\_\_\_\_  
Material and Color: Grey Metal with White Plastic Face and Radome Cover  
Material and Color of the Antenna Mounting: Galvanized Steel  
Height Above Ground: 93' to 97' Proposed 143' to 147.5'

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

Number and Type of Cabinets or Structures: Passive Antennas – No Cabinets/Structures  
Cabinet / Structure Dimensions: height \_\_\_\_\_ width \_\_\_\_\_ depth \_\_\_\_\_  
Height of equipment platforms, if any: \_\_\_\_\_  
Material and Color: \_\_\_\_\_  
Location: \_\_\_\_\_  
Method of Screening: \_\_\_\_\_

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

Maximum Height: \_\_\_\_\_ Ex. 104' – Proposed 149'  
Material: Galvanized Steel  
Color: Red and White Banded per FAA Directives  
If structure is within a utility right-of-way, state right-of-way width:  
N/A

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

Height of Structure to be Replaced:           N/A            
Diameter or Overall Footprint of Structure to be Replaced:           N/A          

#### 4. ADDITIONAL INFORMATION

- A. ELEVATIONS: ***See Sheets 1 through 4 of 4 of plan sheets.***
- B. ANTENNA: ***Details are included on plan sheets of antennas and a description of them is included in the tabulation on Sheet 1 of 4.***
- C. BUILDING ROOF PLAN AND CALCULATION: ***No telecommunications equipment or antennas will be located on a roof on the property. All antennas (existing and proposed are located on the monopole tower.***
- D. SCREENING: ***Existing screening in the form of 10' high chain link fence with wood slats over a portion of the perimeter is shown on Sheets 1 through 4 of 4. No additional screening or landscaping is proposed in this I-5 zoned industrial park.***
- E. PROPERTY PLAT: ***Sheet 1 of 4 of the plan set includes the metes and bounds description of the boundary of the property and measured (field survey located) distances are indicated on the Site Plan and Detail Plan from equipment to the property line.***
- F. PHOTOGRAPHS: ***Under separate cover, photographs of the monopole tower and the ground equipment associated with the facility. No ground equipment is associated with the new passive antennas proposed with this application.***
- G. PHOTOGRAPHIC SURVEY: ***Under separate cover, perimeter views of the existing tower are provided along with a map indicating the photographic locations and orientation.***
- H. PHOTO SIMULATIONS: ***Photo simulations of the proposed new antenna locations and the increased tower height are provided under separate cover.***
- I. On-site Height Test: ***A balloon test indicating the proposed height increase will be scheduled by the applicant at a mutually acceptable time with Fairfax County and the neighborhood associations.***

END OF APPLICATION



**ATTACHMENT A**

**2 PAGES**

**E-MAIL DATED APRIL 28, 2010**

**FROM**

**MR. PATRICK BRODERICK**

**(BROADCAST BOARD OF GOVERNORS –  
INTERNATIONAL BROADCAST BUREAU)**

**TO**

**MR. KENNY HARRIS**

**(APPLICANT)**

From: Patrick Broderick <pbroderi@bbg.gov>  
 To: kenny harris <sharris299@aol.com>  
 Cc: Patrick Broderick <pbroderi@bbg.gov>  
 Subject: [Fwd: FAA Aeronautical Study 2010-AEA-144-OE]  
 Date: Wed, Apr 28, 2010 2:10 pm

FYI

## Attachment A - 1 of 2

2232 Review, 7956 Twist Lane, Fullerton Industrial Park, Monopole Height Extension

## Attached Message

From: Patrick Broderick <pbroderi@bbg.gov>  
 To: donna.o'neill@faa.gov  
 Cc: David Shiben <dshiben@bbg.gov>; Gary Marrie <gmarrie@bbg.gov>; Patrick Broderick <pbroderi@bbg.gov>  
 Subject: FAA Aeronautical Study 2010-AEA-144-OE  
 Date: Mon, 26 Apr 2010 15:35:07 -0400

For: Ms. Donna O'Neill, FAA Obstruction Evaluation Service

My name is Pat Broderick and I am in the Satellite Engineering Branch of the BBG (Broadcast Board of Governors - International Broadcast Bureau). Our organization is responsible for conveying the public diplomacy programming (radio and television) generated by the US Government from the Washington DC area production facilities to the BBG headquarters on Independence Ave in the District, and from there via our global satellite and fiber network to our worldwide broadcast facilities. The broadcasts are an integral part of the US government's activity to spread America's message to all parts of the world.

A key element of the BBG mission is programming to the Middle East using our Radio SAWA and AlHurra facilities in the Springfield, VA area. These programs are part of the Mid-East Broadcast Network (MBN) and are critical to our work in Iraq, Iran and Afghanistan.

In 2006 the BBG implemented communication links from the Springfield facilities to the BBG headquarters in the district via wideband fiber cables. Due to the need to have full-time, ultra reliable channels for real-time radio and television transmissions, it was deemed essential to have full back-up of the wide band fiber cables using an alternate communications mode. This requirement was met by installing a microwave link between the Springfield office and the BBG control center.

Due to the length of the microwave link and the terrain obstructions, the link was engineered to use a 100 ft cell tower near the Springfield facility and a microwave repeater on the roof of the 30 story Hilton Mark Center hotel in Alexandria to establish connectivity. This arrangement provided satisfactory performance until September 2009 when the link became unreliable.

Our service staff investigated the problem and found that the construction of the new facility on Fort Belvoir property had obstructed the microwave path for our signal, rendering it unusable for our purpose. We brought in link specialists and visited the Fort Belvoir construction site and determined that the finished height of the building would completely block our signal.

The link analysis also showed that, if the height of the repeater on the cell tower were to be increased by about 60 feet, we would be able to re-establish reliable communication over the path to the Hilton repeater. The owner of the tower, Mr. Ken Harris, indicated to us that the tower is designed to structurally support a 50 ft addition. If this addition was installed and our repeater mounted to the top, we would be able to get our needed 60 ft elevation increase. Note that even with this increase, the tower height would still be about 30 to 40 feet lower than the height of the new Fort Belvoir building.

The BBG engineering staff has done some preliminary investigations into alternative microwave paths but the choices are limited due to the congested nature of this region. There is another tower on the other (East) side of I95 that is 150 ft tall and might be a possible candidate (Note that this tower is closer to the Davidson Airfield flight path than the tower we are

now using.) We have not as yet done surveys to determine if this tower would provide clear paths at tower locations that are available for our use.

Moving to this tower would require a significant expense to the Government since all the link components would have to be reengineered and re-licensed from the FCC. The licenses are held by the MBN, a NGO grantee. A considerable amount of equipment would also have to be removed, reinstalled and pointed to establish new link components.

We here at the BBG are fully aware of the importance of the US Army mission that will be carried out in the new Fort Belvoir facility. We only ask that the BBG mission also be evaluated as an important element of achieving the US goals in the Mid-East when the subject request for maintaining our communication reliability is considered.

Since the BBG is the ultimate stakeholder in the issue of re-establishing the microwave link, I would appreciate the opportunity to communicate with you regarding the position of the Army and the mitigation strategies mentioned in your email to Mr. Harris. Please feel free to contact me at 202-382-7335 if you have any questions or suggestions.

Sincerely, Pat Broderick, BBG Satellite Engineering.

Attachment A – 2 of 2

2232 Review, 7956 Twist Lane, Fullerton Industrial Park, Monopole Height Extension

**ATTACHMENT B**

**3 PAGES**

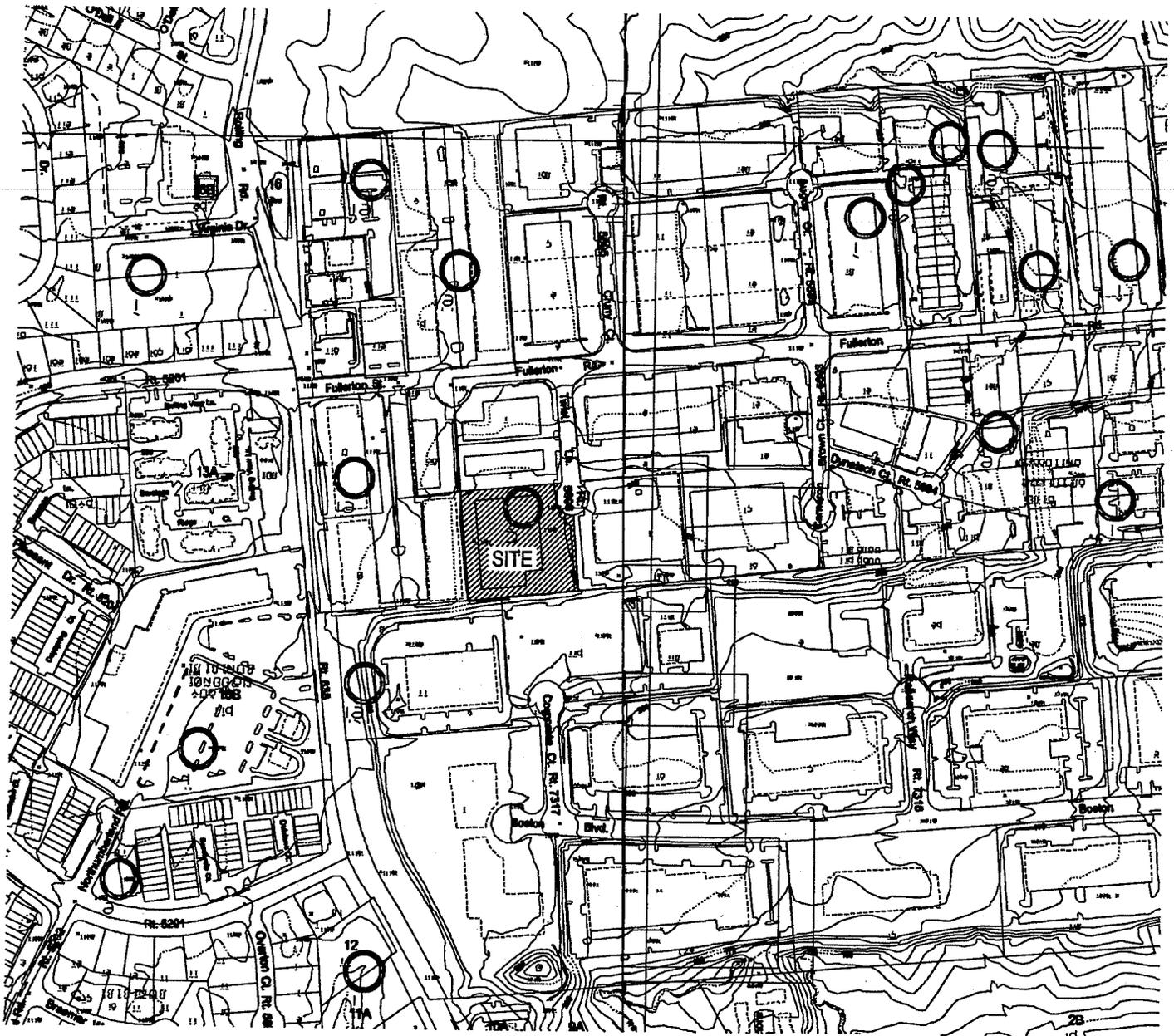
**PROPERTY IDENTIFICATION MAP**

**AND**

**FAIRFAX COUNTY TAX MAPS**

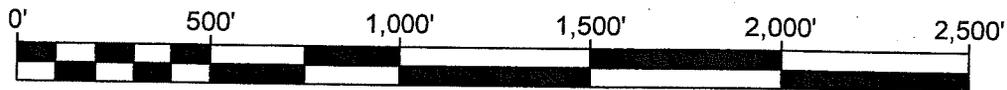
**98-2 AND 99-1**

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# PROPERTY IDENTIFICATION MAP

SCALE: 1" = 500'



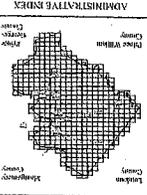
GRAPHIC SCALE

## ATTACHMENT B TO 2232A-L00-17-1

98-2  
 98-3 98-4 99-3  
 98-1 99-1  
 98-2 89-4 90-3

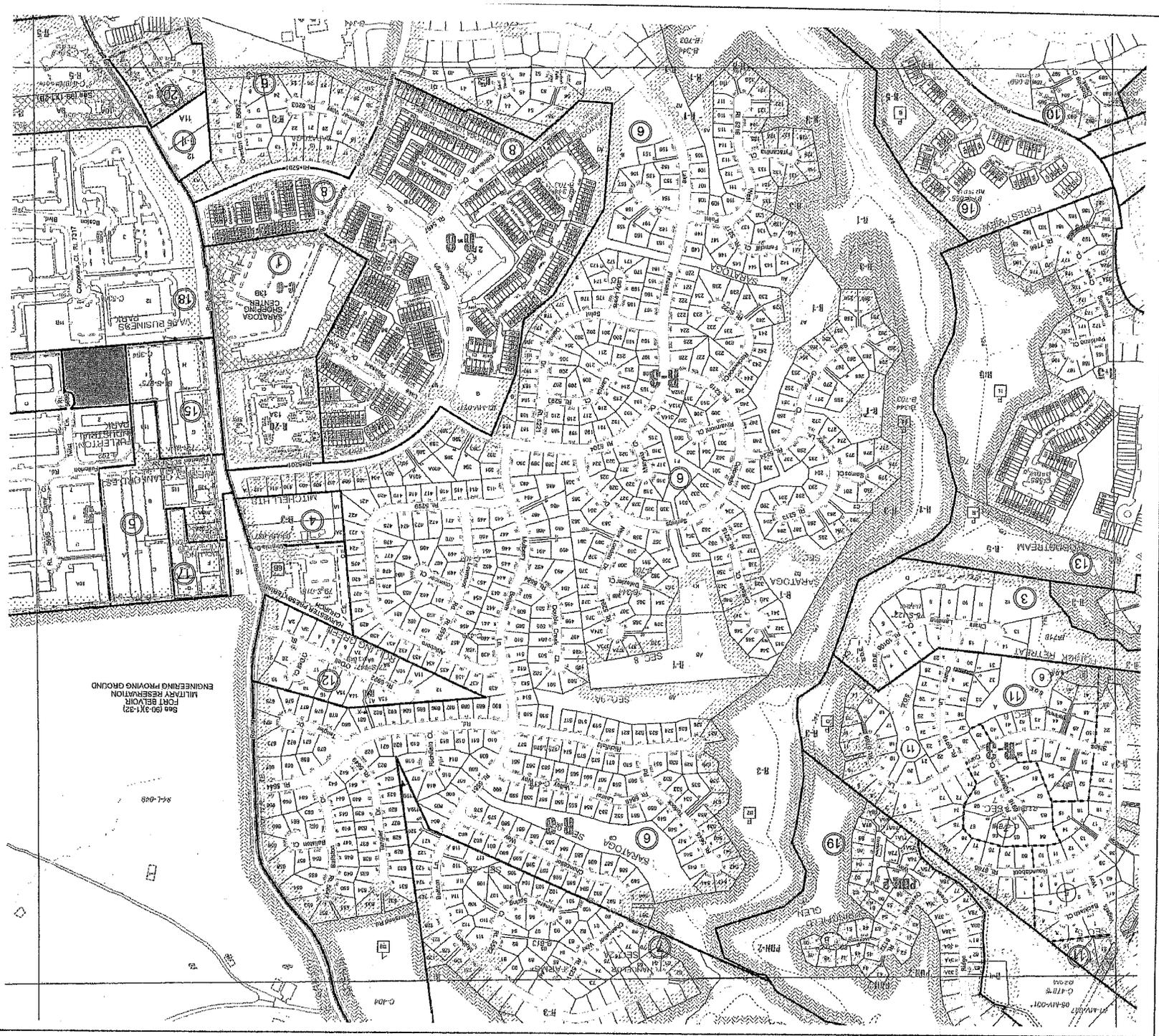
PROPERTY MAP  
 ZONING  
 SHEET INDEX

98-3	98-4	99-3
98-1	99-1	
98-2	89-4	90-3



ADMINISTRATIVE INDEX  
 Legend  
 City  
 County  
 State  
 Federal  
 Other

GENERAL NOTES  
 1. This map is a preliminary map and is not to be used for legal purposes.  
 2. The map is based on the latest available data and is subject to change without notice.  
 3. The map is not a warranty of accuracy and is not to be used as a basis for any legal action.



ATTACHMENT B TO 2232A-L00-17-1

# ATTACHMENT B TO 2232A-L00-17-1



A Public Charge, Virginia, 1742

N



Scale: 1" = 100 Feet  
 1" = 30.48 Meters

GENERAL NOTES  
 1. This map is a reproduction of the original map on file in the Office of the County Engineer, Fairfax County, Virginia.

2. The map is a reproduction of the original map on file in the Office of the County Engineer, Fairfax County, Virginia.

3. The map is a reproduction of the original map on file in the Office of the County Engineer, Fairfax County, Virginia.

4. The map is a reproduction of the original map on file in the Office of the County Engineer, Fairfax County, Virginia.

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14. The map is a reproduction of the original map on file in the Office of the County Engineer, Fairfax County, Virginia.

15. The map is a reproduction of the original map on file in the Office of the County Engineer, Fairfax County, Virginia.

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25. The map is a reproduction of the original map on file in the Office of the County Engineer, Fairfax County, Virginia.

26. The map is a reproduction of the original map on file in the Office of the County Engineer, Fairfax County, Virginia.

## ADMINISTRATIVE INDEX

89-4	90-1	90-4
98-2	99-2	99-2
98-4	99-3	99-4

## PROPERTY MAP ZONING

Revised to: 03 - 10 - 2011

Department of Geomatics Technology  
 1000 Old Dominion University Blvd., Suite 117  
 Fairfax, Virginia 22031-4411  
 FAX: (703) 246-8177

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COUNTY OF FAIRFAX, VIRGINIA  
APPLICATION FOR DETERMINATION  
PURSUANT TO  
SECTION 15.2-2232 OF THE CODE OF VIRGINIA  
FOR  
7956 TWIST LANE  
SPRINGFIELD, VIRGINIA

SUPPLEMENTAL INFORMATION

Attachment A – Aerial Photo of Site & Environs

Attachment B – Photos & Location Map, Existing Conditions

Attachment C – Photo Simulations of Proposed Conditions

Attachment D – FAA “Determination of No Hazard to Air  
Navigation”

**ATTACHMENT A  
OF  
SUPPLEMENTAL INFORMATION  
1 PAGE**

**AERIAL PHOTO OF  
SITE & ENVIRONS**

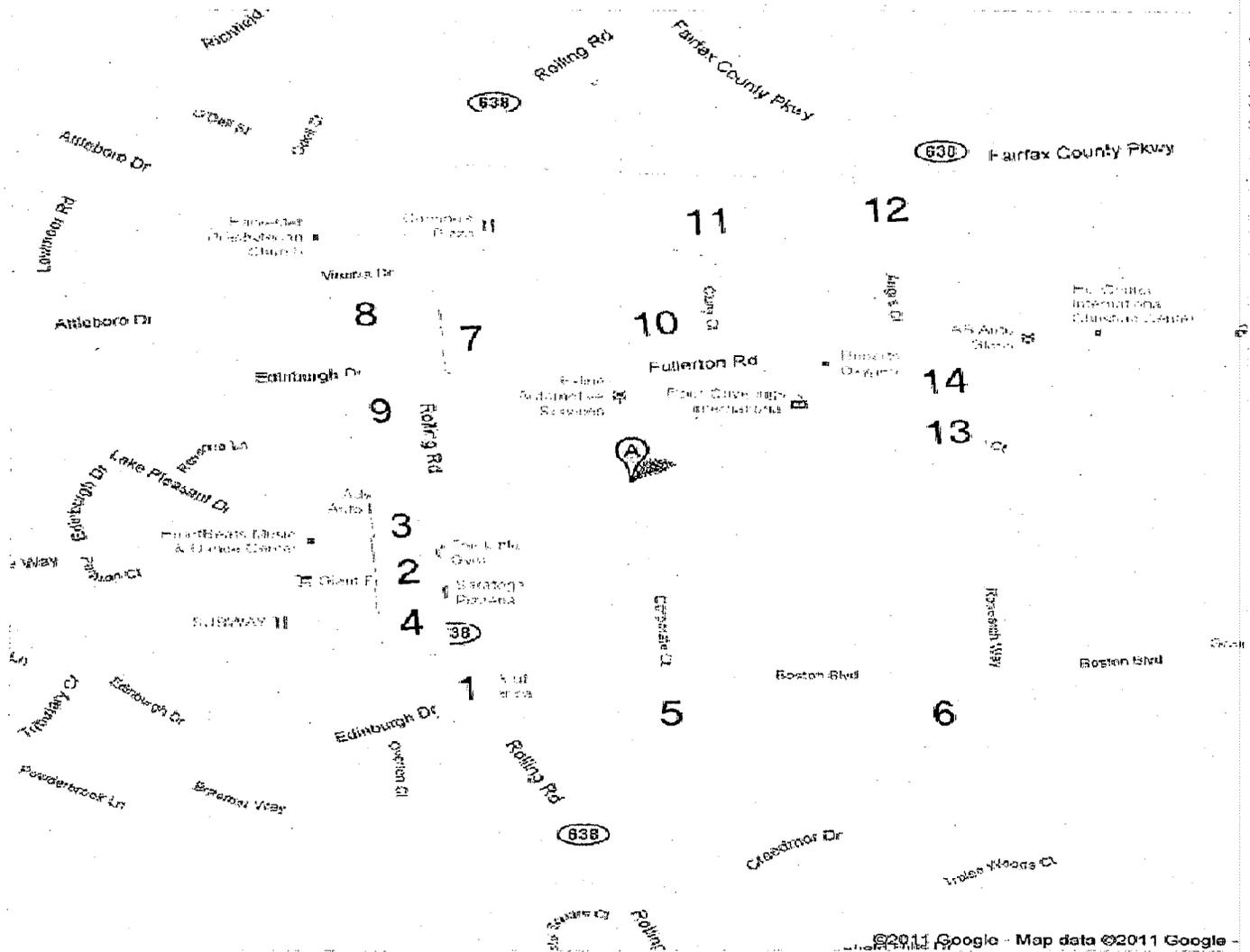


2232 Review, 7956 Twist Lane, Fullerton Industrial Park, Monopole Height Extension  
Supplemental Information  
ATTACHMENT A

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**ATTACHMENT B**  
**OF**  
**SUPPLEMENTAL INFORMATION**  
**15 PAGES**

**PHOTOS & LOCATION MAP**  
**EXISTING CONDITIONS**



# PHOTO LOCATION MAP

Attachment B - 1 of 15

2232 Review, 7956 Twist Lane, Fullerton Industrial Park, Monopole Height Extension



**VIEW # 1**

**Attachment B – 2 of 15**

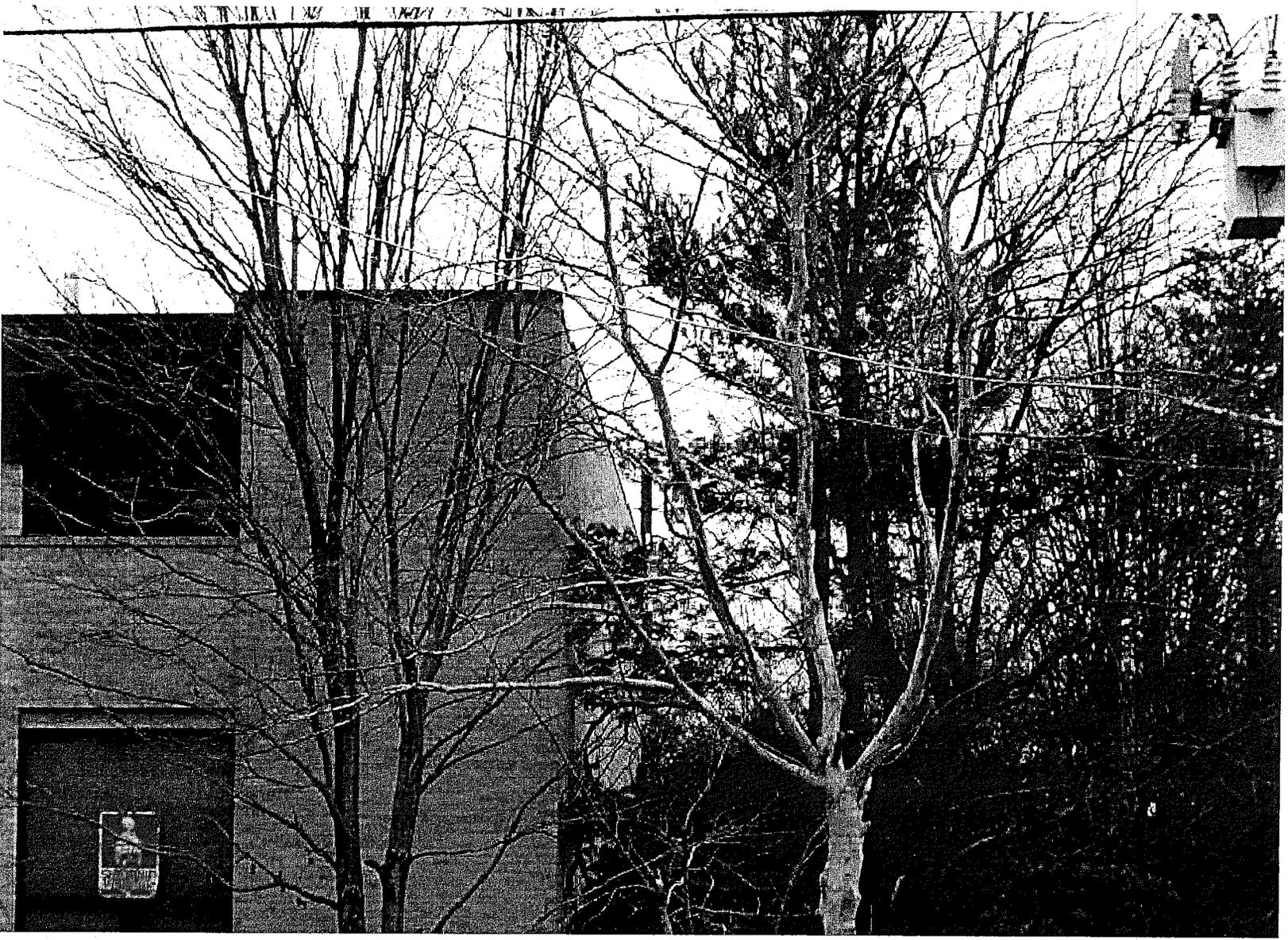
2232 Review, 7956 Twist Lane, Fullerton Industrial Park, Monopole Height Extension



**VIEW # 2**

**Attachment B – 3 of 15**

2232 Review, 7956 Twist Lane, Fullerton Industrial Park, Monopole Height Extension



**VIEW # 3**

**Attachment B – 4 of 15**

2232 Review, 7956 Twist Lane, Fullerton Industrial Park, Monopole Height Extension



**VIEW # 4**

**Attachment B – 5 of 15**



**VIEW # 5**

Attachment B – 6 of 15

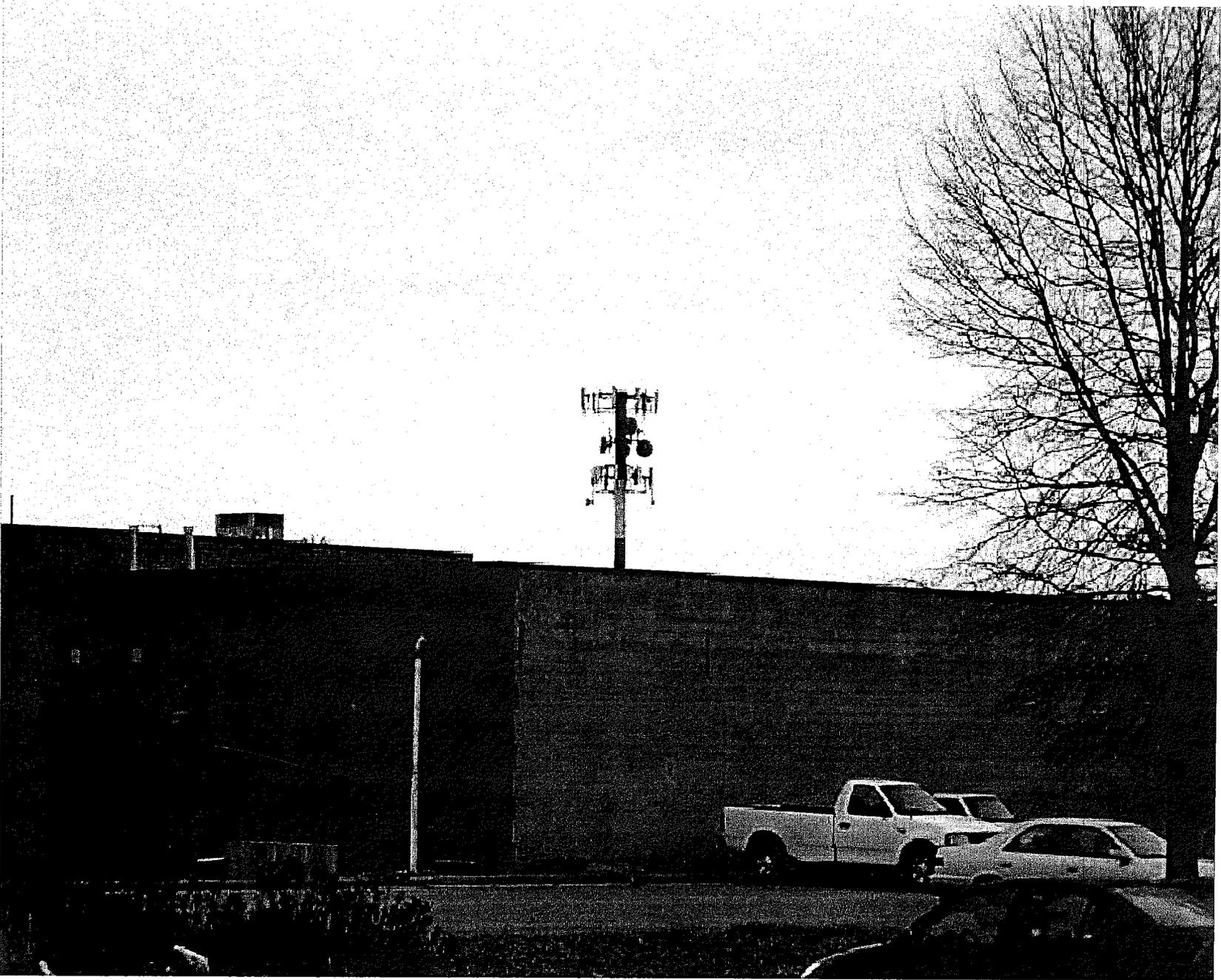
2232 Review, 7956 Twist Lane, Fullerton Industrial Park, Monopole Height Extension



**VIEW # 6**

**Attachment B – 7 of 15**

2232 Review, 7956 Twist Lane, Fullerton Industrial Park, Monopole Height Extension



**VIEW # 7**

**Attachment B – 8 of 15**

2232 Review, 7956 Twist Lane, Fullerton Industrial Park, Monopole Height Extension



**VIEW # 8**

**Attachment B – 9 of 15**

2232 Review, 7956 Twist Lane, Fullerton Industrial Park, Monopole Height Extension



**VIEW # 9**

**Attachment B – 10 of 15**

2232 Review, 7956 Twist Lane, Fullerton Industrial Park, Monopole Height Extension



**VIEW # 10**

**Attachment B – 11 of 15**

2232 Review, 7956 Twist Lane, Fullerton Industrial Park, Monopole Height Extension



**VIEW # 11**

**Attachment B – 12 of 15**

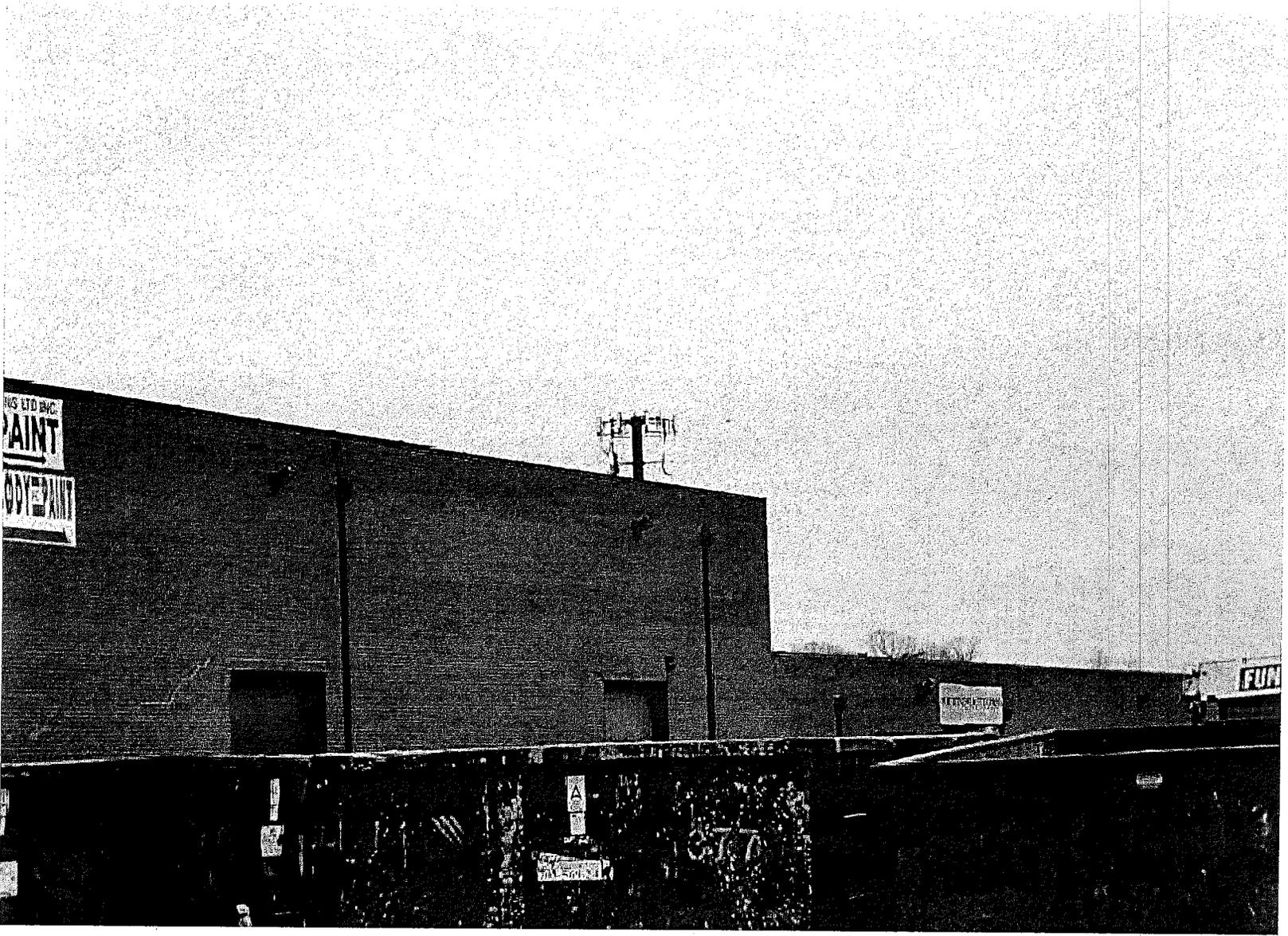
2232 Review, 7956 Twist Lane, Fullerton Industrial Park, Monopole Height Extension



**VIEW # 12**

**Attachment B – 13 of 15**

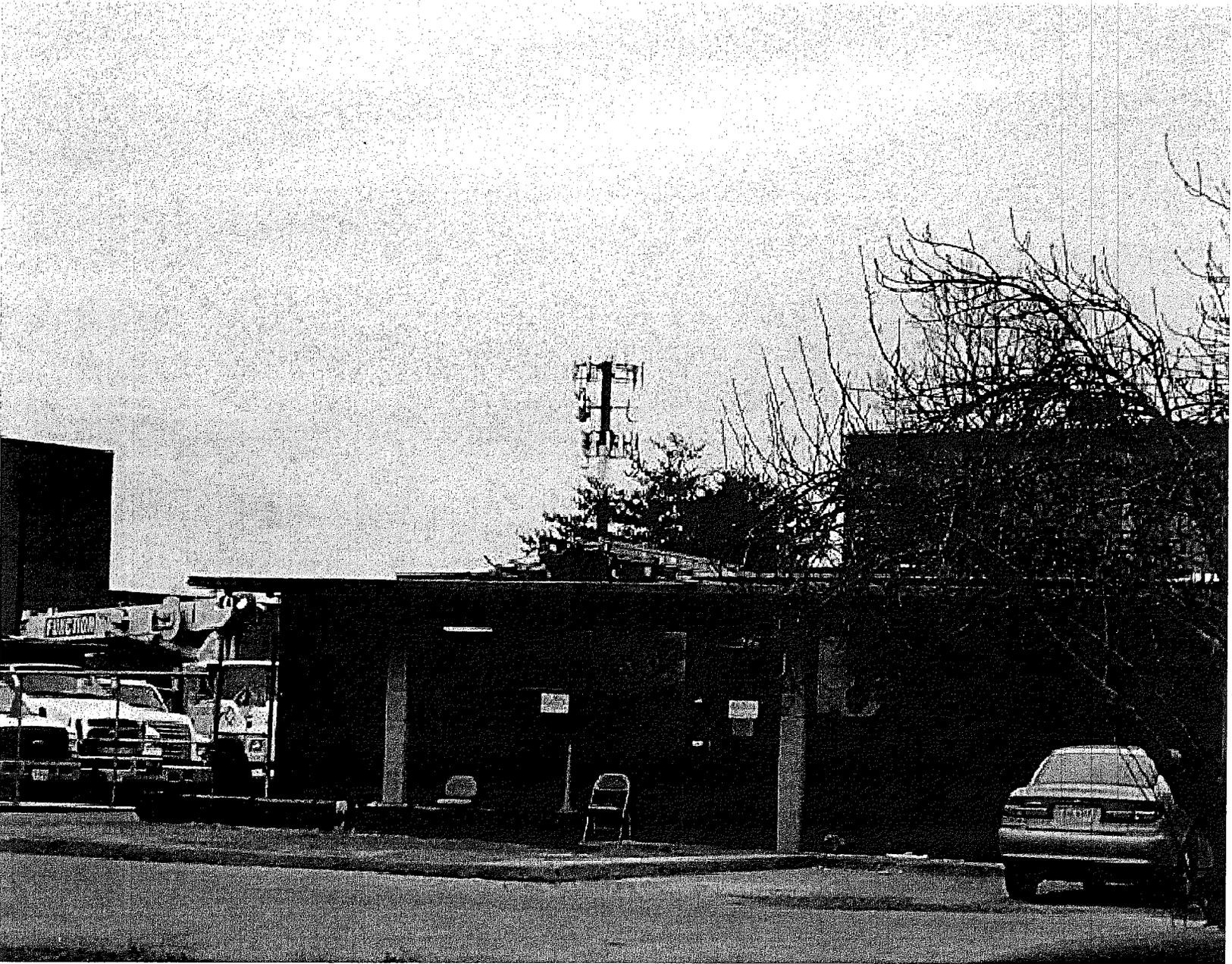
2232 Review, 7956 Twist Lane, Fullerton Industrial Park, Monopole Height Extension



**VIEW # 13**

**Attachment B – 14 of 15**

2232 Review, 7956 Twist Lane, Fullerton Industrial Park, Monopole Height Extension



**VIEW # 14**

**Attachment B – 15 of 15**

2232 Review, 7956 Twist Lane, Fullerton Industrial Park, Monopole Height Extension

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ATTACHMENT C  
OF  
SUPPLEMENTAL INFORMATION  
5 PAGES

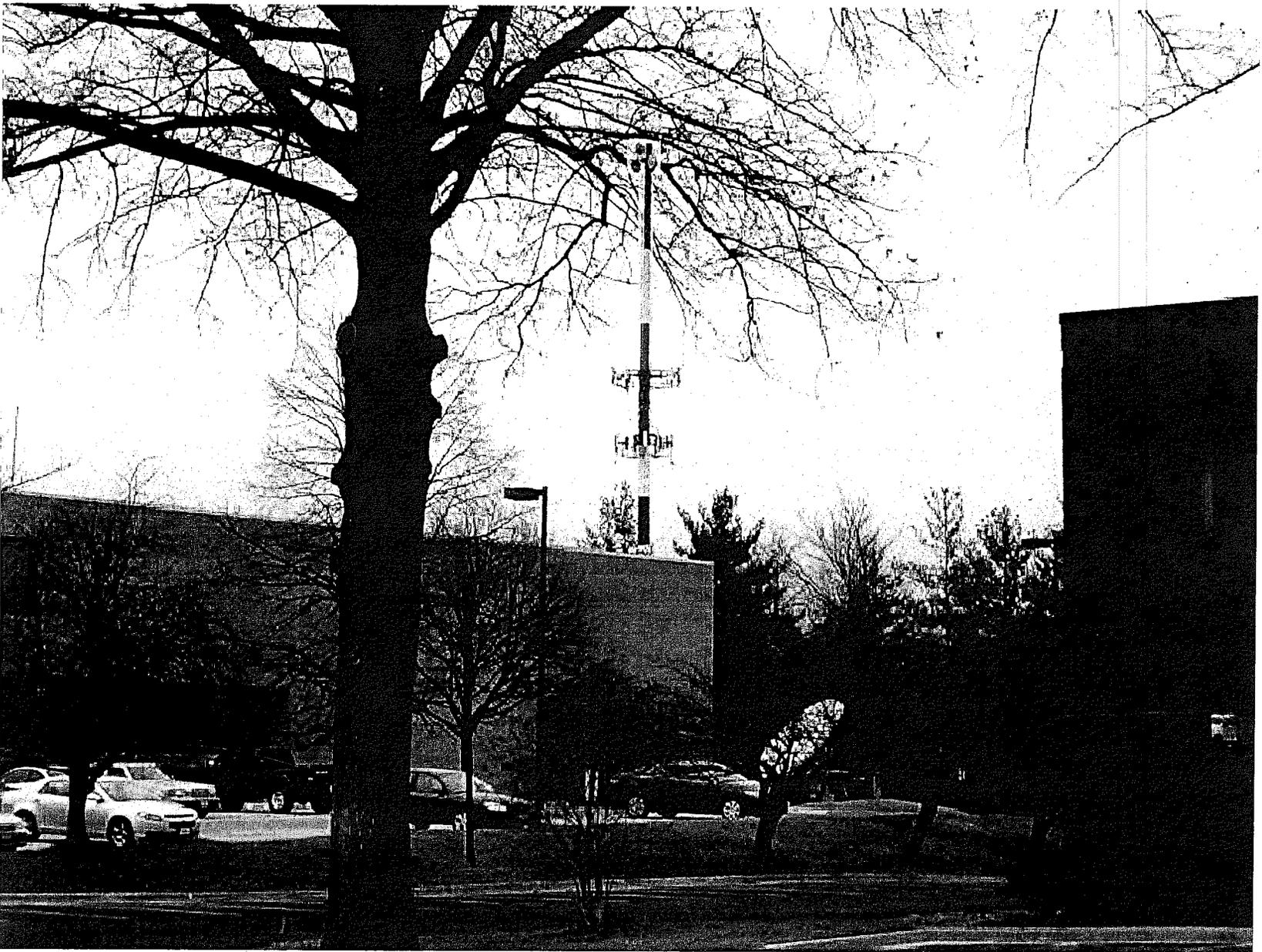
PHOTOS SIMULATIONS  
OF  
PROPOSED CONDITIONS



**VIEW # 1 (SIMULATION)**

Attachment C – 1 of 5

2232 Review, 7956 Twist Lane, Fullerton Industrial Park, Monopole Height Extension



**VIEW # 6 (SIMULATION)**

Attachment C – 2 of 5

2232 Review, 7956 Twist Lane, Fullerton Industrial Park, Monopole Height Extension



**VIEW # 9 (SIMULATION)**

Attachment C – 3 of 5

2232 Review, 7956 Twist Lane, Fullerton Industrial Park, Monopole Height Extension



**VIEW # 10 (SIMULATION)**

Attachment C – 4 of 5

2232 Review, 7956 Twist Lane, Fullerton Industrial Park, Monopole Height Extension



**VIEW # 12 (SIMULATION)**

Attachment C – 5 of 5

2232 Review, 7956 Twist Lane, Fullerton Industrial Park, Monopole Height Extension

ATTACHMENT D  
OF  
SUPPLEMENTAL INFORMATION  
5 PAGES

FEDERAL AVIATION ADMINISTRATION (FAA)  
“DETERMINATION OF NO HAZARD  
TO AIR NAVIGATION”  
ISSUE DATE 09/16/2010  
FOR  
149' HEIGHT MONOPOLE



Federal Aviation Administration  
 Air Traffic Airspace Branch, ASW-520  
 2601 Meacham Blvd.  
 Fort Worth, TX 76137-0520

Aeronautical Study No.  
 2010-AEA-2877-OE  
 Prior Study No.  
 2010-AEA-144-OE

Issued Date: 09/16/2010

Kenneth Harris  
 Kenneth Harris  
 7910 Woodland Hills Lane  
 Fairfax Station, VA 22039

BY APPC 104.6

**\*\* DETERMINATION OF NO HAZARD TO AIR NAVIGATION \*\***

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: Antenna Tower Twist Lane  
 Location: Springfield, VA  
 Latitude: 38-44-26.02N NAD 83  
 Longitude: 77-12-31.20W  
 Heights: 149 feet above ground level (AGL)  
 375 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does exceed obstruction standards but would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

As a condition to this Determination, the structure should continue to be marked and/or lighted utilizing paint/red lights.

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be completed and returned to this office any time the project is abandoned or:

- At least 10 days prior to start of construction (7460-2, Part I)
- Within 5 days after the construction reaches its greatest height (7460-2, Part II)

See attachment for additional condition(s) or information.

To coordinate frequency activation and verify that no interference is caused to FAA facilities, prior to beginning any transmission from the site you must contact US ARMY Spectrum Management Branch at (210)-221-2050 .

Any height exceeding 149 feet above ground level (375 feet above mean sea level), will result in a substantial adverse effect and would warrant a Determination of Hazard to Air Navigation.

This determination is based, in part, on the foregoing description which includes specific coordinates , heights, frequency(ies) and power . Any changes in coordinates , heights, and frequencies or use of greater power will void this determination. Any future construction or alteration , including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

A copy of this determination will be forwarded to the Federal Communications Commission (FCC) because the structure is subject to their licensing authority.

If we can be of further assistance, please contact our office at (816) 329-2528. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2010-AEA-2877-OE.

**Signature Control No: 128329433-130987775**

( EBO )

Cindy Whitten  
Specialist

Attachment(s)  
Additional Information  
Frequency Data  
Map(s)

cc: FCC

**Additional information for ASN 2010-AEA-2877-OE**

This study is for an existing antenna tower structure located approximately 2.00 nautical miles northwest of the Davison Army Airfield (DAA), Ft. Belvoir, VA. The physical location remains the same although the coordinates have been corrected per a 1A survey and the height of this existing structure will be increased from 105 feet to 149 feet above ground level to accommodate additional frequencies. The existing structure exceeds Federal Aviation Regulations Part 77 obstruction standards as follows as applied to DAA:

Section 77.23(a)(5): The surface of a takeoff and landing area of an airport or any imaginary surface established under 77.25, 77.28, or 77.29; would exceed the conical surface by 59 feet.

Section 77.23(a)(5): The surface of a takeoff and landing area of an airport or any imaginary surface established under 77.25, 77.28, or 77.29; would exceed the approach clearance surface by 145 feet.

Coordination with the Army for this requested increase in height and addition of new frequencies in addition to the exceeded surfaces above did not meet with any objections.

To coordinate frequency activation and verify that no interference is caused to the US Army facilities (at Ft Belvoir, VA); prior to beginning any transmission from the site the proponent must contact the US Army Spectrum Management Branch at (210)-221-2050.

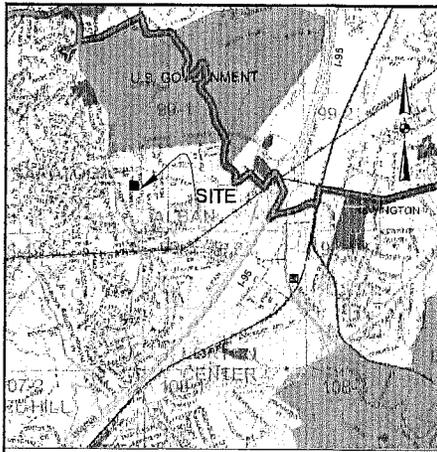
The existing structure has not had a significant adverse effect on and is not considered to be a hazard to aviation provided the conditions listed on Page 1 of this determination are met.

Frequency Data for ASN 2010-AEA-2877-OE

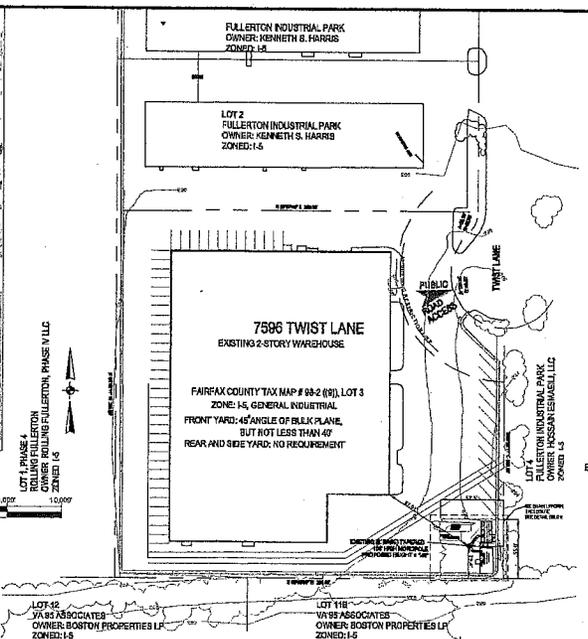
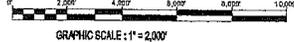
LOW FREQUENCY	HIGH FREQUENCY	FREQUENCY UNIT	ERP	ERP UNIT
1890	1895	MHz	5.7	dBm
1970	1975	MHz	5.7	dBm

TOPO Map for ASN 2010-AEA-2877-OE

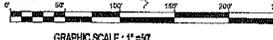




**VICINITY MAP**  
SCALE: 1" = 2,000'



**SITE PLAN**  
SCALE: 1" = 60'



**EQUIPMENT TABULATION**

EQUIPMENT SHELTER	SPRINT / NEXTEL / CLEARWIRE	TOP	SPRINT	NEXTEL	CLEARWIRE	SHARER USRS
ICE BRIDGE	SPRINT / NEXTEL / CLEARWIRE	31'-4"	2"	7"	TOP AT 9'-8" ABOVE GRADE	
CONCRETE PAD	T-MOBILE	20"	10"	0"	SLAB ON GRADE	
ICE BRIDGE	T-MOBILE	10"	2"	7"	TOP AT 2'-2" ABOVE GRADE	
GROUND CABINETS	T-MOBILE	4'-3-1/2"	2'-4"	5'-3-1/2"		

**ANTENNA TABULATION**

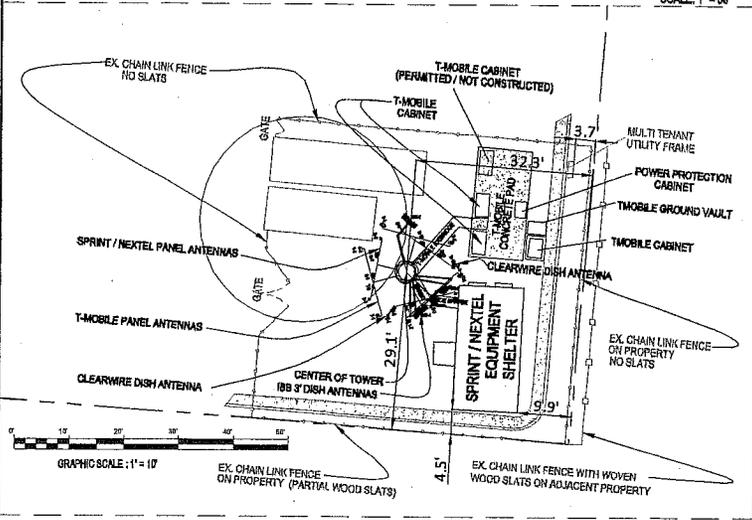
ANTENNA	SIZE	USER	CENTERLINE ELEVATION	CENTERLINE HEIGHT ABOVE GRADE	COMMENTS
1282	SPRINT	4'x6'	118.0	118.0	EXISTING - TO BE REMOVED
1283	SPRINT	4'x6'	118.0	118.0	EXISTING - TO BE REMOVED
1284	SPRINT	4'x6'	118.0	118.0	EXISTING - TO BE REMOVED
1285	SPRINT	4'x6'	118.0	118.0	EXISTING - TO BE REMOVED
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1290	SPRINT	4'x6'	118.0	118.0	EXISTING - TO BE REMOVED
1291	SPRINT	4'x6'	118.0	118.0	EXISTING - TO BE REMOVED
1292	SPRINT	4'x6'	118.0	118.0	EXISTING - TO BE REMOVED
1293	SPRINT	4'x6'	118.0	118.0	EXISTING - TO BE REMOVED
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1295	SPRINT	4'x6'	118.0	118.0	EXISTING - TO BE REMOVED
1296	SPRINT	4'x6'	118.0	118.0	EXISTING - TO BE REMOVED
1297	SPRINT	4'x6'	118.0	118.0	EXISTING - TO BE REMOVED
1298	SPRINT	4'x6'	118.0	118.0	EXISTING - TO BE REMOVED
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1300	SPRINT	4'x6'	118.0	118.0	EXISTING - TO BE REMOVED
1301	SPRINT	4'x6'	118.0	118.0	EXISTING - TO BE REMOVED
1302	SPRINT	4'x6'	118.0	118.0	EXISTING - TO BE REMOVED
1303	SPRINT	4'x6'	118.0	118.0	EXISTING - TO BE REMOVED
1304	SPRINT	4'x6'	118.0	118.0	EXISTING - TO BE REMOVED
1305	SPRINT	4'x6'	118.0	118.0	EXISTING - TO BE REMOVED
1306	SPRINT	4'x6'	118.0	118.0	EXISTING - TO BE REMOVED
1307	SPRINT	4'x6'	118.0	118.0	EXISTING - TO BE REMOVED
1308	SPRINT	4'x6'	118.0	118.0	EXISTING - TO BE REMOVED
1309	SPRINT	4'x6'	118.0	118.0	EXISTING - TO BE REMOVED
1310	SPRINT	4'x6'	118.0	118.0	EXISTING - TO BE REMOVED
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1312	SPRINT	4'x6'	118.0	118.0	EXISTING - TO BE REMOVED
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1323	SPRINT	4'x6'	118.0	118.0	EXISTING - TO BE REMOVED
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1400	SPRINT	4'x6'	118.0	118.0	EXISTING - TO BE REMOVED

IBS - INTERNATIONAL BROADCAST GROUP - PROVIDES GOVERNMENT PROGRAM AIRING & VIDEO BROADCAST BETWEEN HORT SMITH AND DOWNTOWN WASHINGTON FOR CONGRESS OBSERVATIONS. CONTACT: AMR & MOBILE, LLC, 20 N. WILSON DRIVE, MADISON EAST WOODBRIDGE, MD 20651, (301) 251-1100, WWW.IBSG.COM

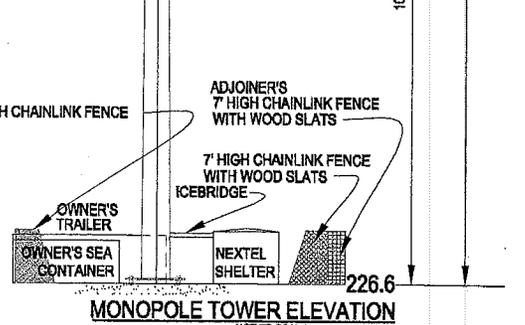
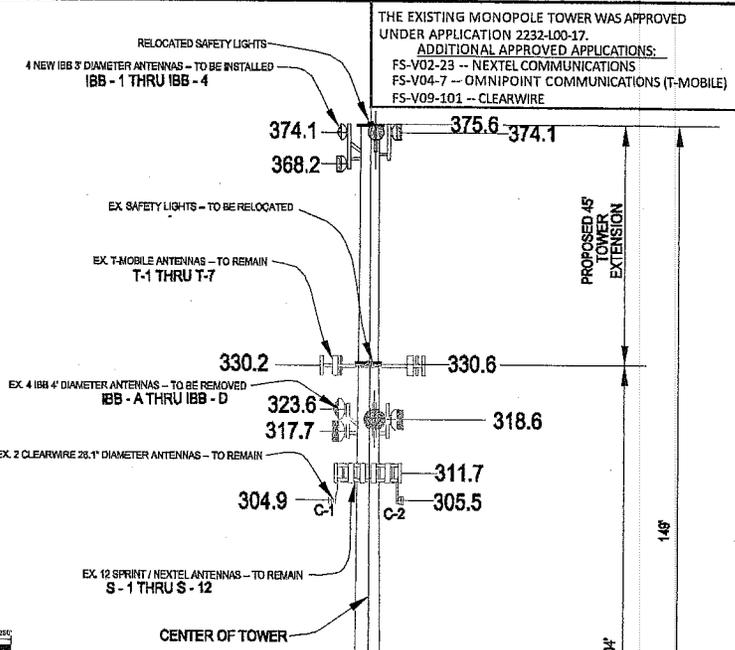
CLEARWIRE - TELECOMMUNICATIONS PROVIDER. CONTACT: CLEAR WIRELESS LLC, AT&T NETWORK PROPERTY MANAGER, 4400 CALIFORNIA AVENUE, ROCKVILLE, VA 22060

T-MOBILE - CELLULAR TELEPHONE PROVIDER. CONTACT: OMNIPoint COMMUNICATIONS, 12200 S. 30TH STREET, BELLEVUE, WA 98005

SPRINT / NEXTEL - CELLULAR TELEPHONE PROVIDER. CONTACT: NEXTEL COMMUNICATIONS OF THE MID-ATLANTIC, INC., 7000 MARSHALL DRIVE, SUITE 100, CHANTOY, VA 22026, AT&T NETWORK MANAGER



**DETAIL PLAN -- FENCED MONOPOLE TOWER ENCLOSURE AREA**  
SCALE: 1" = 10'



**MONOPOLE TOWER ELEVATION**  
NOT TO SCALE

**GENERAL NOTES**

- THE PROPERTY IS IDENTIFIED AS FAIRFAX COUNTY TAX MAP # 99-2 (8) LOT 3 AND IS ZONED I-5.
- THE PROPERTY CONTAINS 118,026 SQUARE FEET OF AREA OR 2.66 ACRES.
- THE PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
- MONOPOLE TOWER IS USED AND WHITE SANDSPRINGER ROAD DIRECTION.
- ALL EXISTING ANTENNA (DISH & PANEL) ARE GREY METAL EXTERIOR WITH WHITE PLASTIC FACE COATING AND DOME COVERS.
- MONOPOLE TOWER & GROUND CABINETS / SHELTER ARE SITUATED WITHIN A PORTION OF THE PROPERTY WHICH IS ENCLOSED BY 10' HIGH CHAIN LINK FENCE. THE FENCED AREA CONTAINS 3,156 SQUARE FEET TOTAL.
- THE TELECOMMUNICATIONS FACILITY IS UN-MANAGED AND, ACCORDINGLY, NO PARKING IS REQUIRED FOR THIS USE.
- TO THE BEST OF MY KNOWLEDGE AND BELIEF, THERE IS NO FLOODPLAIN OR REPLICATED WITHIN THE PROPERTY.
- THIS APPLICATION IS FOR A 2232 REVIEW TO ALLOW AN EXISTING APPROVED MONOPOLE TOWER ON THE PROPERTY TO BE INCREASED IN HEIGHT FROM ITS CURRENT VALUE OF 104' (ELEVATION 330.0') TO A NEW HEIGHT OF 149' (ELEVATION 315.6') ABOVE GRADE (ELEVATION 326.6'). ADDITIONALLY, THE EXISTING 4" DIAMETER DISH ANTENNAS AT ELEVATIONS 317.7' TO 323.6' WILL BE REPLACED WITH NEW 3" DIAMETER DISH ANTENNAS AT ELEVATIONS 368.2' AND 374.1'.
- THE EXISTING AND PROPOSED HEIGHTS OF THE MONOPOLE ARE PERMITTED BY RIGHT IN THE ZONE (UP TO 139' IN HEIGHT IS PERMITTED) BUT THE EXISTING IBB DISH ANTENNAS (A) AT HEIGHTS EXCEED THE MAXIMUM 3" DIAMETER REQUIREMENT OF SECTION 2-514, PARAGRAPH 3. OF THE ZONING ORDINANCE.
- NO NEW LANDSCAPING OR SCREENING IS PROPOSED WITH THIS APPLICATION.

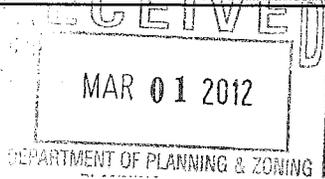
**Hish and Company**  
CIVIL ENGINEERING PROFESSIONALS  
REV. 02/29/12 2232A-L00-17-1

Hish and Company, LLC  
10000 Lee Avenue  
Suite 100  
Manassas, Virginia 20108  
Phone: (703) 242-9000  
Fax: (703) 242-9004  
Cell: (703) 242-9002  
ghish@hish.com

**MONOPOLE TOWER EXTENSION**  
2232 REVIEW PLAN  
7596 TWIST LANE INDUSTRIAL PARK  
FAIRFAX COUNTY, VA  
TAX MAP # 99-2 (8) LOT 3

2232A-L00-17-1  
COUNTY PLAN NUMBER  
Gretel A. Hish, SE  
Lic. No. 0086

PLAN STATUS  
2/29/12 CORRECT PENCE  
HEIGHT  
DATE DESCRIPTION  
GAH GAH GAH  
SCALE: 1" = GRAPHIC  
JOB No.  
DATE: OCT 2011  
FILE No. 10005-01  
SHEET 1 OF 4



Hish and Company, LLC  
 1845 W. 10th Avenue  
 Suite 100  
 Renton, WA 98057  
 Phone: (206) 241-1000  
 Fax: (206) 241-1001  
 CA 0703143432  
 0104-DP-000000

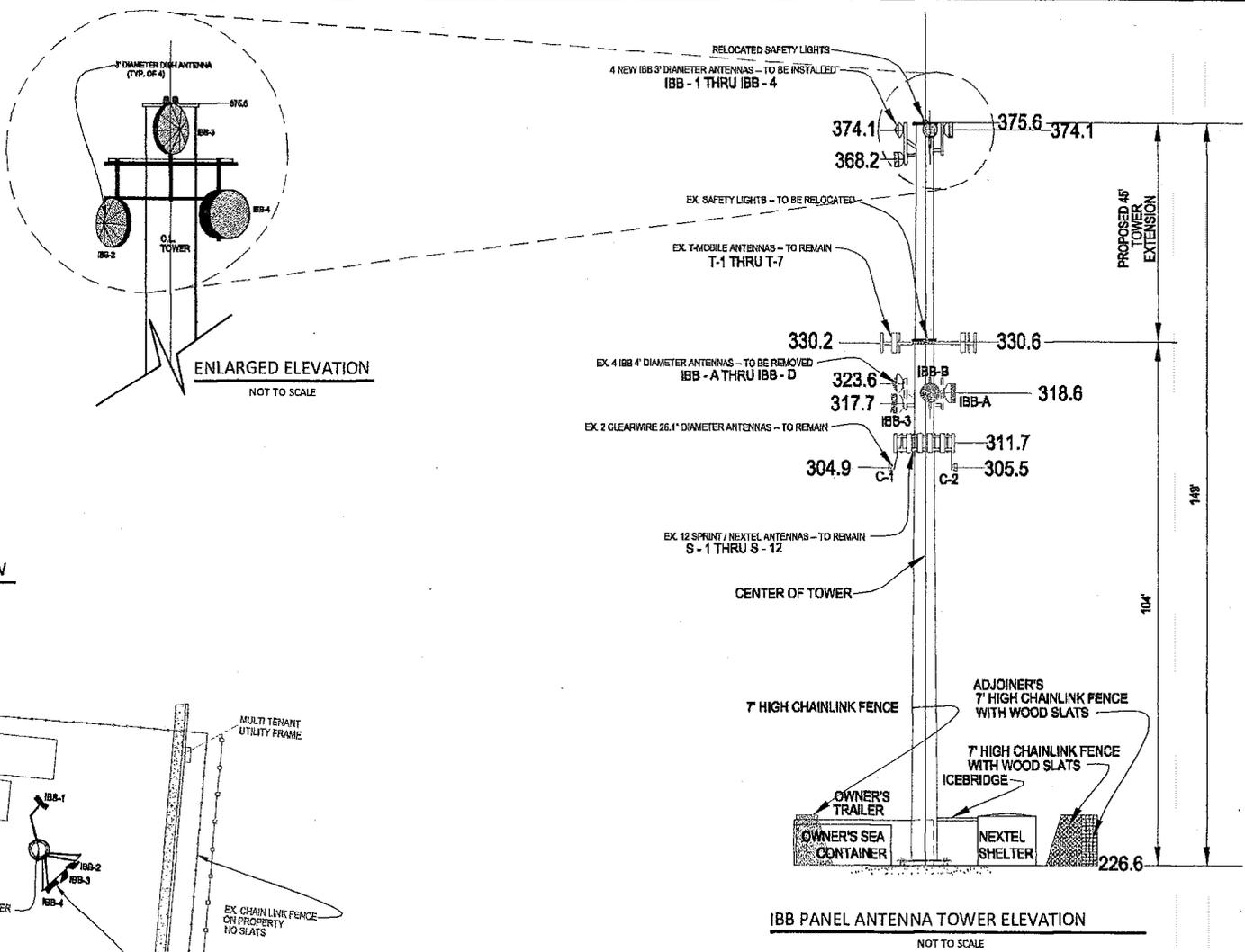
**INTERNATIONAL BROADCAST BUREAU  
 (IBB) FACILITY DETAILS  
 2232 REVIEW PLAN**  
 FILE # 7556 TWIST LANE BANK  
 TAX MAP # 992-18(0) LOT 3

2232A-L00-17-1  
 COUNTY PLAN NUMBER

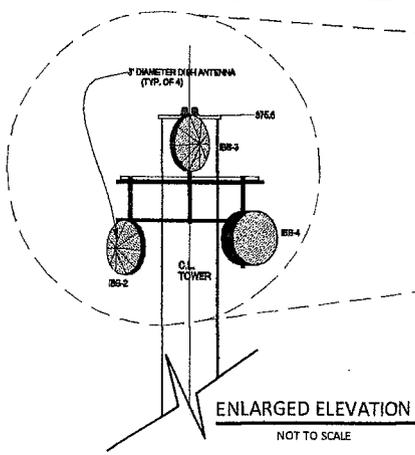


PLAN STATUS  
 2/29/12 | CORRECT FENCE  
 HEIGHT

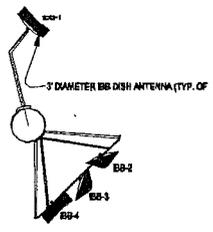
DATE	DESCRIPTION
GAH	GAH
DESIGN	DRAWING CHECK
SCALE	GRAPHIC
JOB NO.	
DATE:	OCT 2011
FILE NO.	1005601



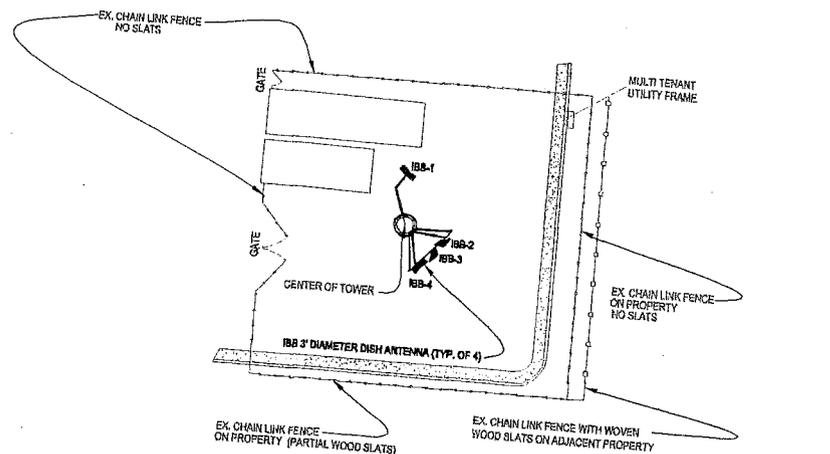
**IBB PANEL ANTENNA TOWER ELEVATION**  
 NOT TO SCALE



**ENLARGED ELEVATION**  
 NOT TO SCALE



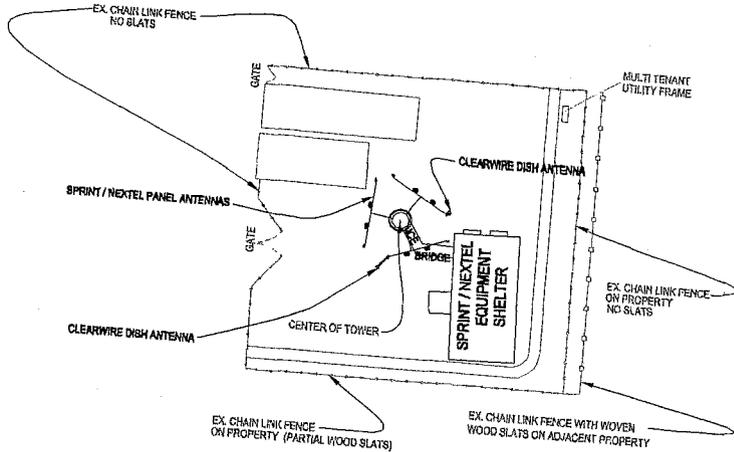
**IBB PANEL ANTENNA ARRAY PLAN VIEW**  
 NOT ALIGNED TO TRUE NORTH  
 NOT TO SCALE



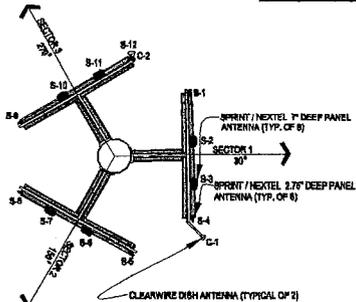
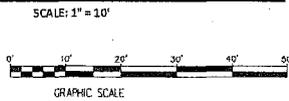
**NOTE: SPRINT / NEXTEL, CLEARWIRE AND T-MOBILE FACILITIES NOT SHOWN FOR CLARITY.**  
**IBB FACILITIES PLAN (NO GROUND EQUIPMENT)**  
 SCALE: 1" = 10'  
 GRAPHIC SCALE: 1" = 10'

- NOTES:**
- (1) ANTENNA BRACKETS, PLATFORMS AND HARDWARE ARE ILLUSTRATIVE ONLY.
  - (2) THE EXISTING IBB 4' DIAMETER DISH ANTENNAS (IBB-A THRU IBB-D) ARE TO BE REMOVED.
  - (3) NEW IBB ANTENNAS (IBB-1 THRU IBB-4) TO BE INSTALLED AT ELEVATION 375+ SHALL BE MAXIMUM 3' DIAMETER PER COUNTY CODE.

ANTENNA BRACKETS, PLATFORMS AND HARDWARE ARE ILLUSTRATIVE ONLY.



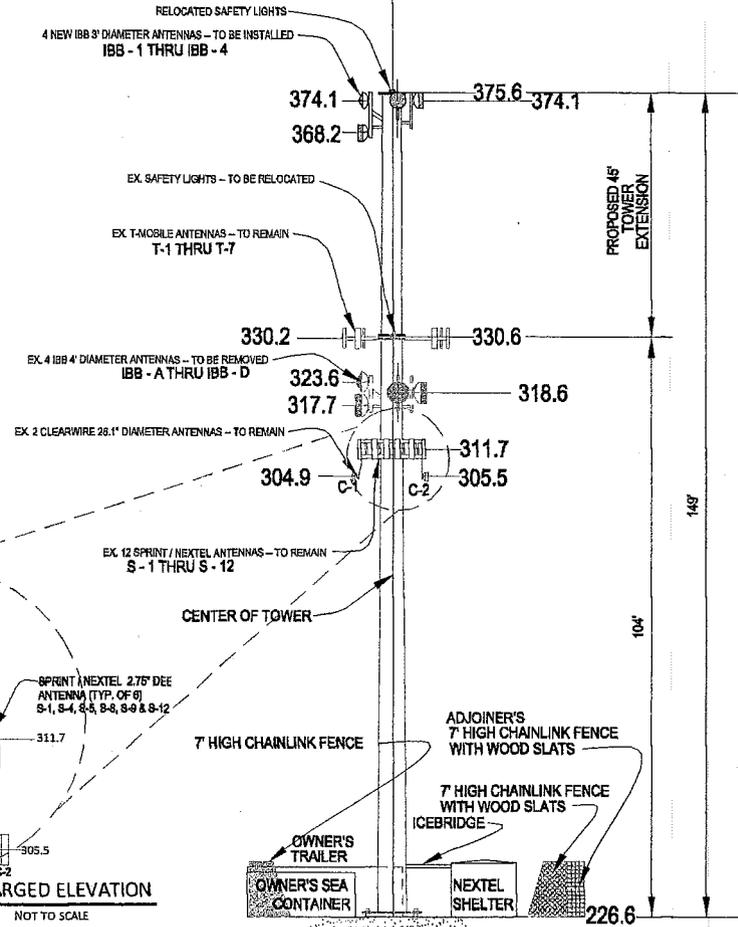
NOTE: T-MOBILE AND IBB FACILITIES NOT SHOWN FOR CLARITY.  
**SPRINT / NEXTEL / CLEARWIRE FACILITIES PLAN**  
 SCALE: 1" = 10'



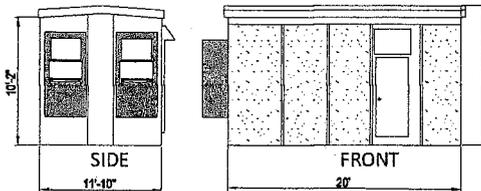
**SPRINT / NEXTEL PANEL ANTENNA ARRAY PLAN VIEW**  
 NOT ALIGNED TO TRUE NORTH  
 NOT TO SCALE

FAIRFAX COUNTY FEATURE SHOWN DETERMINATION # FS-V02-23 FOR SPRINT / NEXTEL FACILITIES INCLUDED THE APPROVAL OF 12 ANTENNAS AT A HEIGHT OF APPROX. 85' ABOVE GRADE AND THE EQUIPMENT SHELTER SHOWN.

FAIRFAX COUNTY FEATURE SHOWN DETERMINATION # FS-V09-101 FOR CLEARWIRE FACILITIES INCLUDED THE APPROVAL OF 4 ANTENNAS AT A HEIGHT OF APPROX. 85' ABOVE GRADE AND 26.1" DIAMETER. ONLY 2 ANTENNAS ARE CURRENTLY INSTALLED. TOWER OWNER AND SERVICE PROVIDER RESERVE THE RIGHT TO INSTALL ADDITIONAL ANTENNAS, UP TO THE MAXIMUM ALLOWABLE QUANTITY.



**ENLARGED ELEVATION**  
 NOT TO SCALE



**SPRINT / NEXTEL EQUIPMENT SHELTER ELEVATIONS**  
 NOT TO SCALE

- NOTES:**  
 NOT TO SCALE
- (1) NO CHANGES TO EXISTING AND APPROVED SPRINT / NEXTEL OR CLEARWIRE FACILITIES ARE PROPOSED WITH THIS APPLICATION.
  - (2) SPRINT / NEXTEL FEATURES WERE APPROVED WITH FAIRFAX COUNTY FEATURE SHOWN DETERMINATION # FS-V02-23.
  - (3) CLEARWIRE FEATURES WERE APPROVED WITH FAIRFAX COUNTY FEATURE SHOWN DETERMINATION # FS-V09-101.
  - (4) SPRINT / NEXTEL PANEL ANTENNAS ARE 12" W x 48" H.
  - (5) CLEARWIRE DISH ANTENNAS ARE 26.1" DIAMETER.

**Hish and Company**  
 CIVIL ENGINEERING PROFESSIONALS  
 REV. 02/29/12 2232A-100-17-1

Hish and Company, LLC  
 1400 North  
 7556 Trust Lane  
 Fairfax, VA 22031  
 Tel: (703) 724-6600  
 Fax: (703) 724-6606  
 Cell: (703) 454-6422  
 gh@hish.com

**SPRINT / NEXTEL & CLEARWIRE FACILITY DETAILS**  
 2232 REVIEW PLAN  
 7556 TRUST LANE PARK  
 FAIRFAX COUNTY, VA  
 TAX MAP # 98-2 (8) LOT 3

2232A-100-17-1  
 COUNTY PLAN NUMBER



PLAN STATUS	2/29/12
CORRECTIVE HEIGHT	
DATE	DESCRIPTION
GAH	GAH
DESIGN	CHKC
SCALE	GRAPHIC
JOB NO.	
DATE	OCT 2011
FILE NO.	10055-07



**O'Donnell, Leanna**

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**From:** Kirst, Lorrie  
**Sent:** Friday, March 02, 2012 8:59 AM  
**To:** O'Donnell, Leanna  
**Subject:** Rev. Comments for 2232A-L00-17-1

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Rev. Comments for 2232A-L00-17-1  
Mid-Atlantic Telecom – Monopole Colocation  
7956 Twist Lane  
Tax Map 98-2 ((9)) 3  
Zoning District: I-5

Proposal meets Par. 1 of Sect. 2-514 of the Zoning Ordinance.

Refer to ZED: N/A

Prepared by Lorrie Kirst on 3/2/12



# County of Fairfax, Virginia

## MEMORANDUM

DATE: 21 February 2012

**TO:** Leanna Hush O'Donnell, Planner, Facilities Planning Branch

**FROM:** Linda Cornish Blank, Historic Preservation Planner *LB*

**SUBJECT:** 2232A-L00-17-1, Mid-Atlantic Telecom LLC; proposal to extend the height of the existing monopole to 149' & add 3 3-foot diameter dish antennas at 7956 Twist Lane, tax map 98-2 ((9)) 3.

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

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

**Background:** This subject parcel is not included within the boundaries of a Fairfax County Historic Overlay District, is not listed on the Fairfax County Inventory of Historic Sites or the National Register of Historic Places or documented in the historic structures survey file. There are no properties in the immediate vicinity of the subject property of this application that are within the boundaries of a Fairfax County Historic Overlay District, listed on the Fairfax County Inventory of Historic Sites or the National Register or documented in the historic structures survey file that would be negatively impacted by the extension of the existing monopole.

**Findings:** Staff finds the proposal in-keeping with the Policy Plan text cited above and finds that no known historic properties will be affected by the project.

**Recommendations:**

1. The applicant comply with Section 106 of the National Historic Preservation Act of 1966, as amended, as may be necessary. If federal licensing for the extension of the telecommunications monopole is required, this may be considered an undertaking that requires Section 106 review. Applicant should contact the Virginia Department of Historic Resources for guidance.
2. The applicant provide to the Department of Planning and Zoning (DPZ), Planning Division documentation as to whether or not Section 106 review is required in order to be reviewed and included in the staff report for the application. If Section 106 review is required, or has been previously completed, the applicant provide a copy of the completed Section 106 to DPZ, Planning Division in order to be reviewed and included in the staff report for the application.

Department of Planning and Zoning  
 Planning Division  
 12055 Government Center Parkway, Suite 730  
 Fairfax, Virginia 22035-5509  
 Phone 703-324-1380  
 Fax 703-324-3056  
[www.fairfaxcounty.gov/dpz/](http://www.fairfaxcounty.gov/dpz/)



**O'Donnell, Leanna**

---

**From:** Welton, Mary Ann  
**Sent:** Friday, February 24, 2012 3:38 PM  
**To:** O'Donnell, Leanna  
**Cc:** Nee, Pamela  
**Subject:** 2232A-L00-17-1

RE: Mid-Atlantic Telecom, LLC  
Property Location: 7956 Twist Lane, Springfield, Virginia 22153  
Tax Map: 98-2((09))0003

Leanna,

I have reviewed this application to extend an existing 104' monopole to 149' (and add 3 - 3' dish antennas) for the potential conflicts with the environmental policies of the Comprehensive Plan. The subject property is located in an existing industrial area. No environmental impacts are anticipated as a result of this request. If you have any questions, please do not hesitate to call me.

Sincerely,

Mary Ann Welton, AICP  
Environment and Development Review  
Department of Planning and Zoning  
703-324-1364



# County of Fairfax, Virginia

## MEMORANDUM

DATE: February 22, 2012

**TO:** Chris Caperton, Chief  
Facilities Planning Branch, DPZ

**FROM:** Leonard Wolfenstein, Chief  
Transportation Planning Section  
Department of Transportation

**FILE:** 10-5

**SUBJECT:** Application for 15.2-2232 determination 2232A-L00-17-1 proposal to extend the height of the existing monopole, located at 7956 Twist Lane, Springfield VA, to 149' and add (3) 3-foot diameter dish antennas.

The Fairfax County Department of Transportation (FCDOT) has reviewed the above 2232 application and has the following comments:

- There are no road improvements shown on the Fairfax County Transportation Plan Map that will be impacted by the proposed monopole extension.
- There are no trail improvements shown on the Fairfax County Countywide Trails Plan that will be impacted by the proposed monopole extension.
- No Fairfax Connector or Metrobus routes will be affected by the proposed monopole extension; therefore, there should be no effect on existing transit service.

There appears to be no other significant traffic impacts resulting from the proposed use for the site. If you have any questions please feel free to contact Kris Morley-Nikfar (tel. 703-877-5672) [Kris.Morley-Nikfar@fairfaxcounty.gov](mailto:Kris.Morley-Nikfar@fairfaxcounty.gov).

**Cc:** Leanna O'Donnell, DPZ  
Angela Rodeheaver, FCDOT  
Karyn Moreland, FCDOT  
Charlie Strunk, FCDOT  
Kris Morley-Nikfar, FCDOT  
Randy White, FCDOT  
Chris Wells, FCDOT



FAIRFAX COUNTY WATER AUTHORITY  
8560 Arlington Boulevard, Fairfax, Virginia 22031  
www.fairfaxwater.org

**PLANNING & ENGINEERING  
DIVISION**

Jamie Bain Hedges, P.E.  
Director  
(703) 289-6325  
Fax (703) 289-6382

February 7, 2012

Mr. Chris B. Caperton  
Facilities Planning Branch Chief  
Fairfax County Department of Planning & Zoning  
12055 Government Center Parkway, Suite 730  
Fairfax, Virginia 22035

Re: Application No. 2232A-L00-17-1  
Mid-Atlantic Telecom  
Tax Map: 98-2 ((9)) 3

Dear Mr. Caperton:

The following information is submitted in response to your request for a water service analysis for the above application:

1. The property is currently served by Fairfax Water.
2. Adequate domestic water service is available at the site from an existing 8-inch water main located at the property. See the enclosed water system map.

If you have any questions regarding this information please contact Dave Guerra at (703) 289-6343

Sincerely,

A handwritten signature in black ink that reads "Traci K. Goldberg". The signature is written in a cursive, flowing style.

Traci K. Goldberg, P.E.  
Manager, Planning

Enclosure





# COMMONWEALTH of VIRGINIA

## DEPARTMENT OF TRANSPORTATION

*Gregory Whirley*  
COMMISSIONER

4975 Alliance Drive  
Fairfax, VA 22030

March 4, 2012

Ms. Leanna O'Donnell  
Fairfax County Department of Planning and Zoning  
Planning Division  
12055 Government Center Parkway, Suite 730  
Fairfax, Virginia 22035-5505

Re: Fullerton Industrial Park Monopole  
Fairfax County Plan No: 2232A-L00-17-1

Dear Ms. O'Donnell:

We have reviewed the above referenced plan and have no objection to approval of this project.

Sincerely,

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

cc: Fairfax Permits

**§ 15.2-2232. Legal status of plan.**

A. Whenever a local planning commission recommends a comprehensive plan or part thereof for the locality and such plan has been approved and adopted by the governing body, it shall control the general or approximate location, character and extent of each feature shown on the plan. Thereafter, unless a feature is already shown on the adopted master plan or part thereof or is deemed so under subsection D, no street or connection to an existing street, park or other public area, public building or public structure, public utility facility or public service corporation facility other than a railroad facility or an underground natural gas or underground electric distribution facility of a public utility as defined in subdivision (b) of § 56-265.1 within its certificated service territory, whether publicly or privately owned, shall be constructed, established or authorized, unless and until the general location or approximate location, character, and extent thereof has been submitted to and approved by the commission as being substantially in accord with the adopted comprehensive plan or part thereof. In connection with any such determination, the commission may, and at the direction of the governing body shall, hold a public hearing, after notice as required by § 15.2-2204. Following the adoption of the Statewide Transportation Plan by the Commonwealth Transportation Board pursuant to § 33.1-23.03 and written notification to the affected local governments, each local government through which one or more of the designated corridors of statewide significance traverses, shall, at a minimum, note such corridor or corridors on the transportation plan map included in its comprehensive plan for information purposes at the next regular update of the transportation plan map. Prior to the next regular update of the transportation plan map, the local government shall acknowledge the existence of corridors of statewide significance within its boundaries.

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

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

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

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

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

(Code 1950, §§ 15-909, 15-923, 15-964.10; 1958, c. 389; 1960, c. 567; 1962, c. 407, § 15.1-456; 1964, c. 528; 1966, c. 596; 1968, c. 290; 1975, c. 641; 1976, c. 291; 1978, c. 584; 1982, c. 39; 1987, c. 312; 1989, c. 532; 1990, c. 633; 1997, cc. 587, 858; 1998, c. 683; 2007, c. 801; 2009, cc. 670, 690.)