



**TELECOMMUNICATIONS
TOWER PROPOSAL**
SE 2020-SP-02 & SPA 80-5 -043-031

**VA Korean Baptist Church
7200 Ox Road
Fairfax Station, VA 22039**

**Springfield Land Use Committee
Feb 9, 2021**

MILESTONE COMMUNICATIONS

- **20 Years in Business**
- **130+ Towers Constructed**
- **60+ Public & Private Landowner Partners**

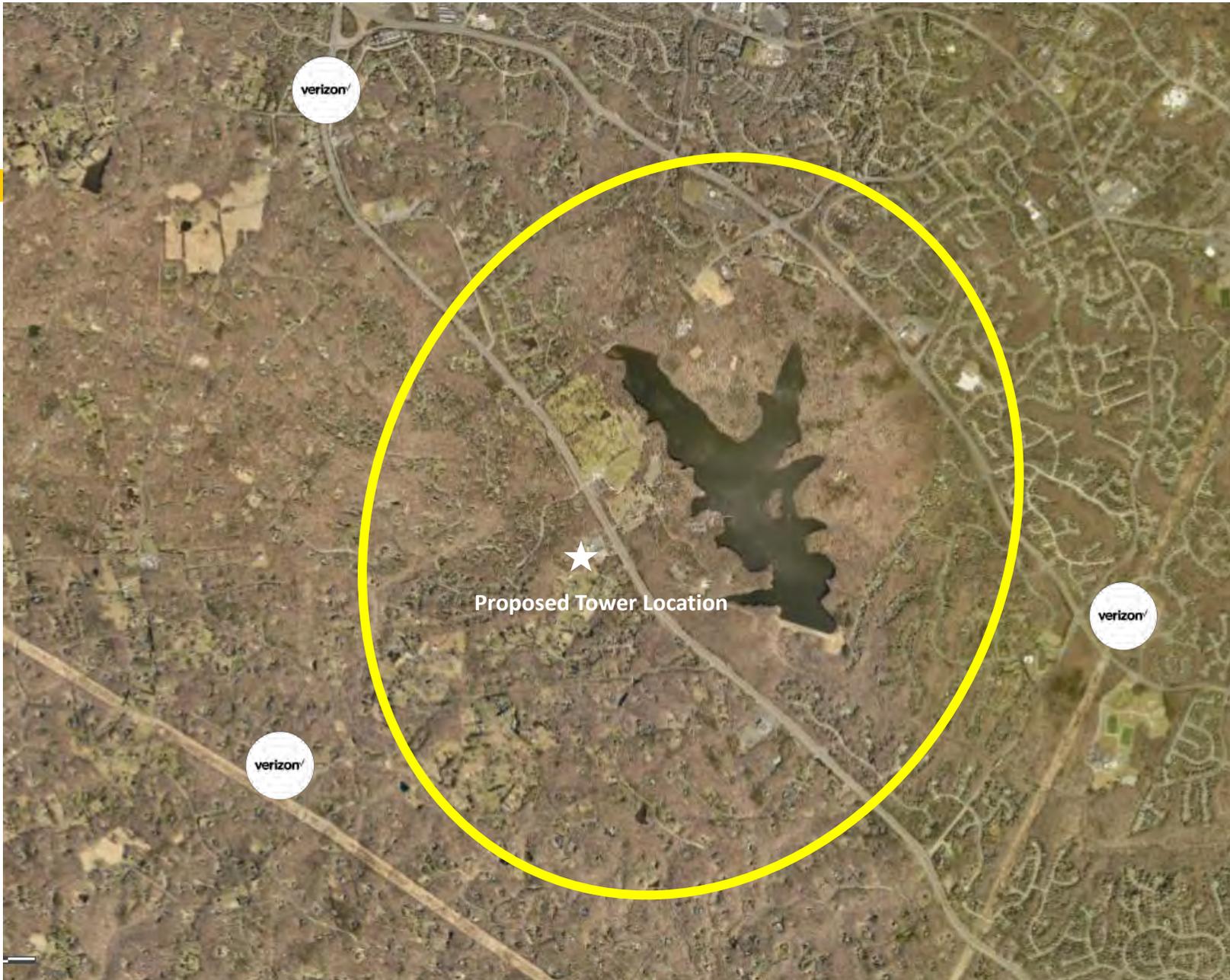


*Albemarle County Schools
Cumberland County Schools
Fairfax County Schools*

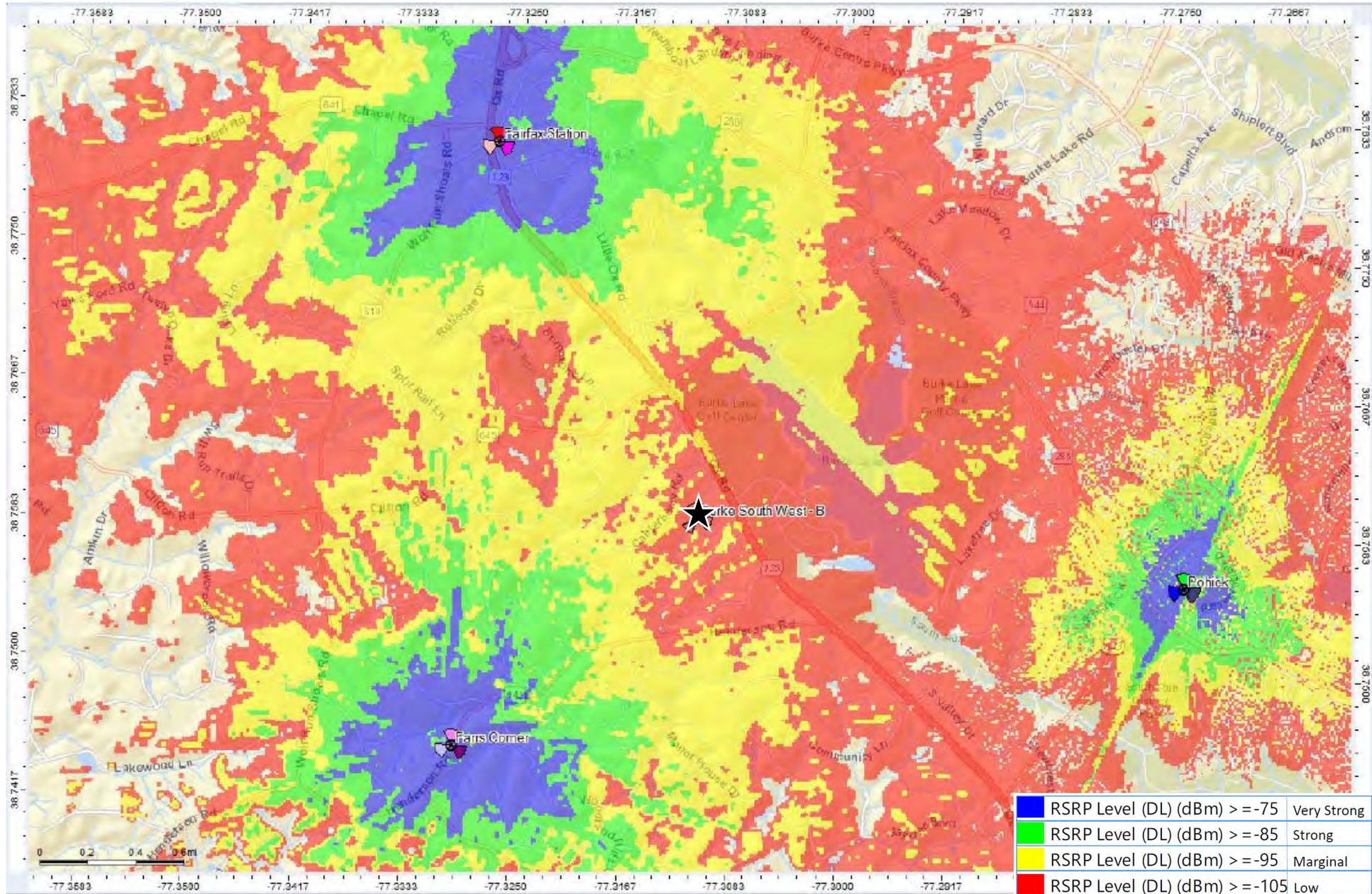
*Fauquier County Schools
Halifax County Schools
Lynchburg City
Manassas Park City Schools
Loudoun County
Loudoun County Schools
Prince William County Schools
Roanoke City
Stafford County
and more ...*

VERIZON'S OBJECTIVE

The site will improve the capacity and coverage levels in the area surrounding the proposed site as well as work with existing neighboring Verizon sites to handoff wireless signals which will enhance quality of service and reliability for both voice and data.

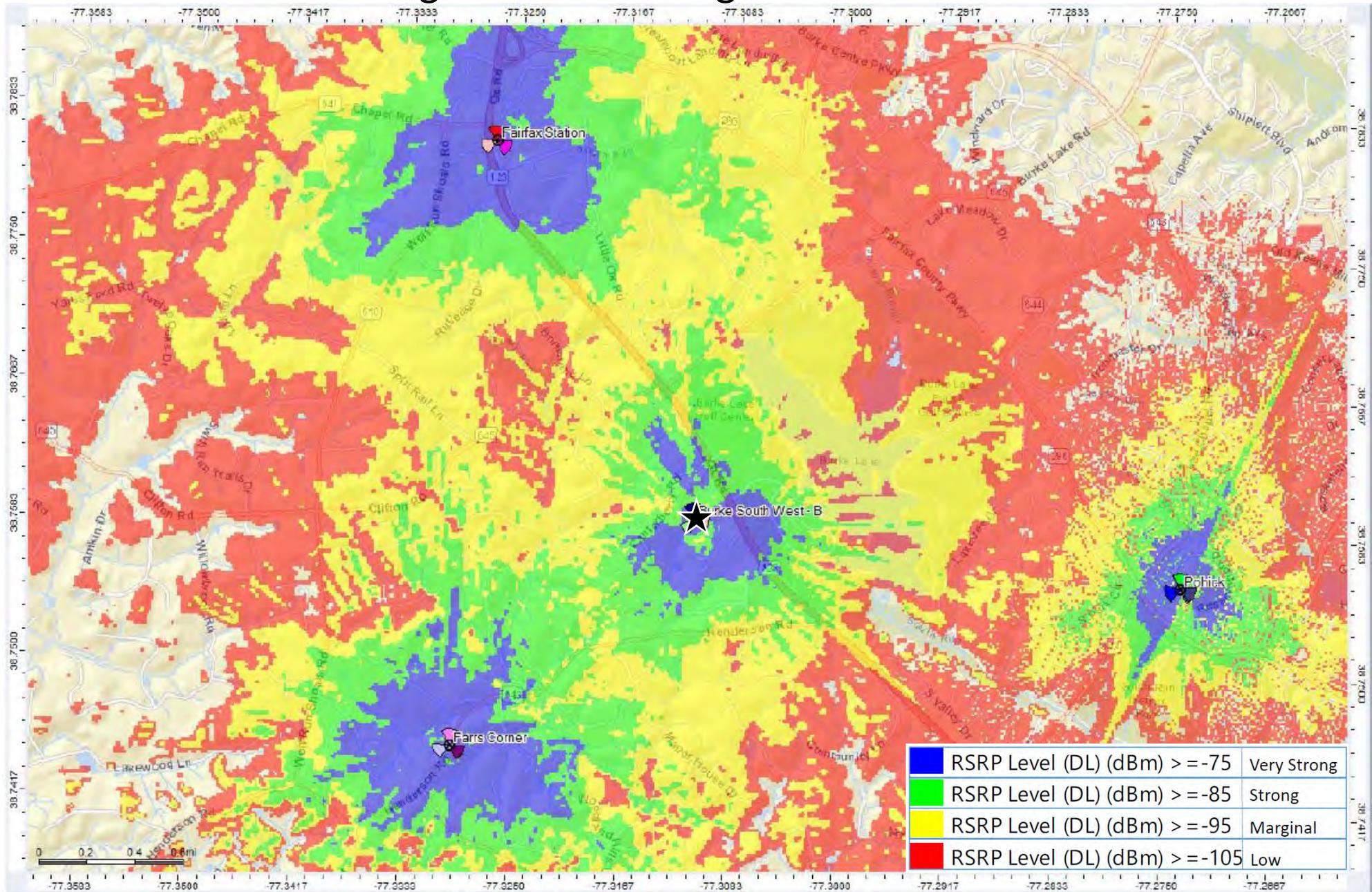


Existing Verizon Coverage without VKBC Tower



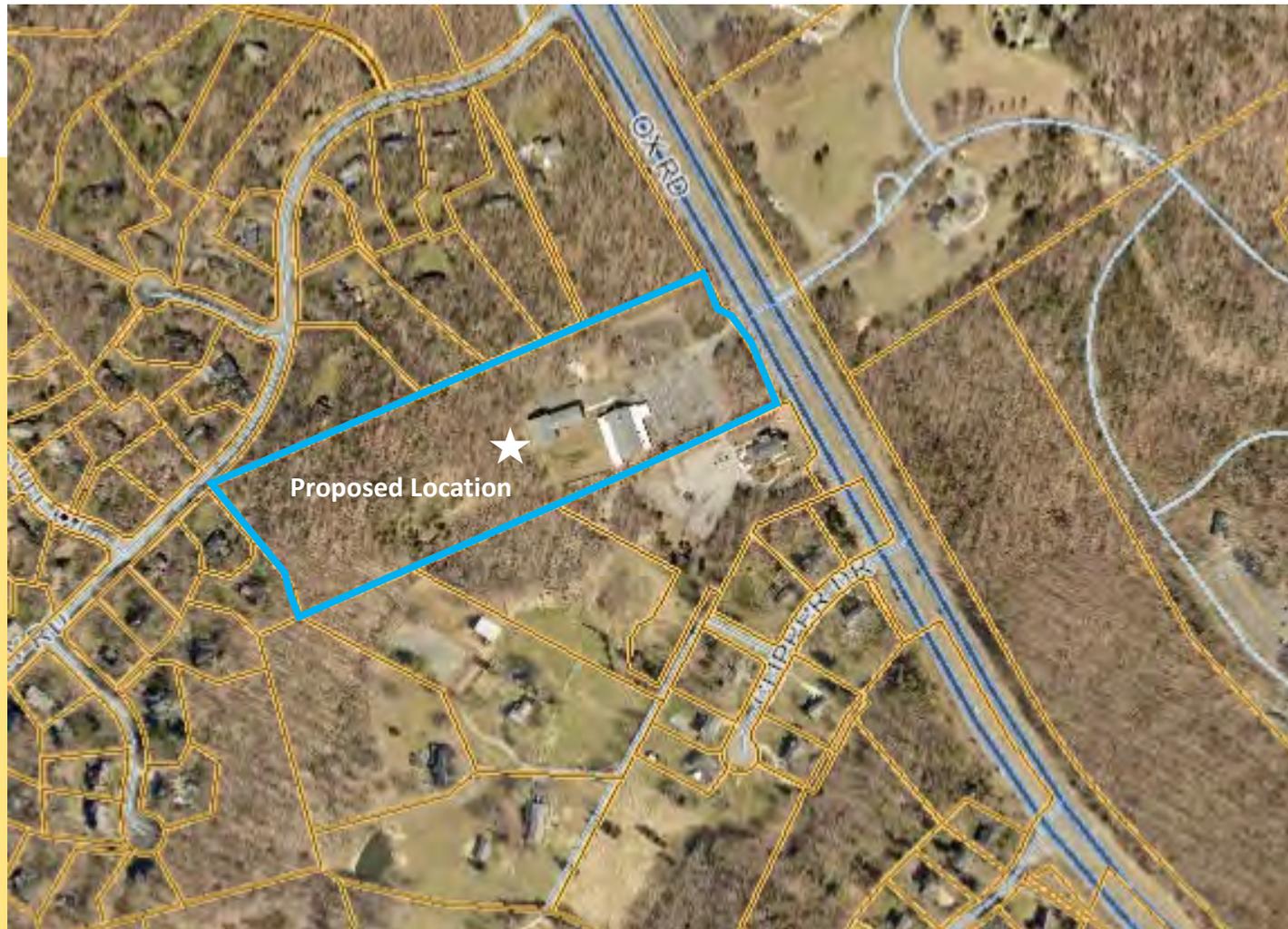
Verizon confidential and proprietary. Unauthorized disclosure, reproduction or other use prohibited.

Existing Verizon Coverage with VKBC Tower



Verizon confidential and proprietary. Unauthorized disclosure, reproduction or other use prohibited.

SITE LOCATION



- **Parcel information:**
 - **Size:** 13.5-acres
 - **Zoning district:** Residential Conservation (RC)
 - **Owner:** VA Korean Baptist Church
- **Proposed location setbacks:**
 - 193' – 739.5' from closest property lines
 - 449.9' from closest offsite residence
 - 608.7 from closest road
- **Existing mature trees (90') line and screen property**

SITE FACILITY

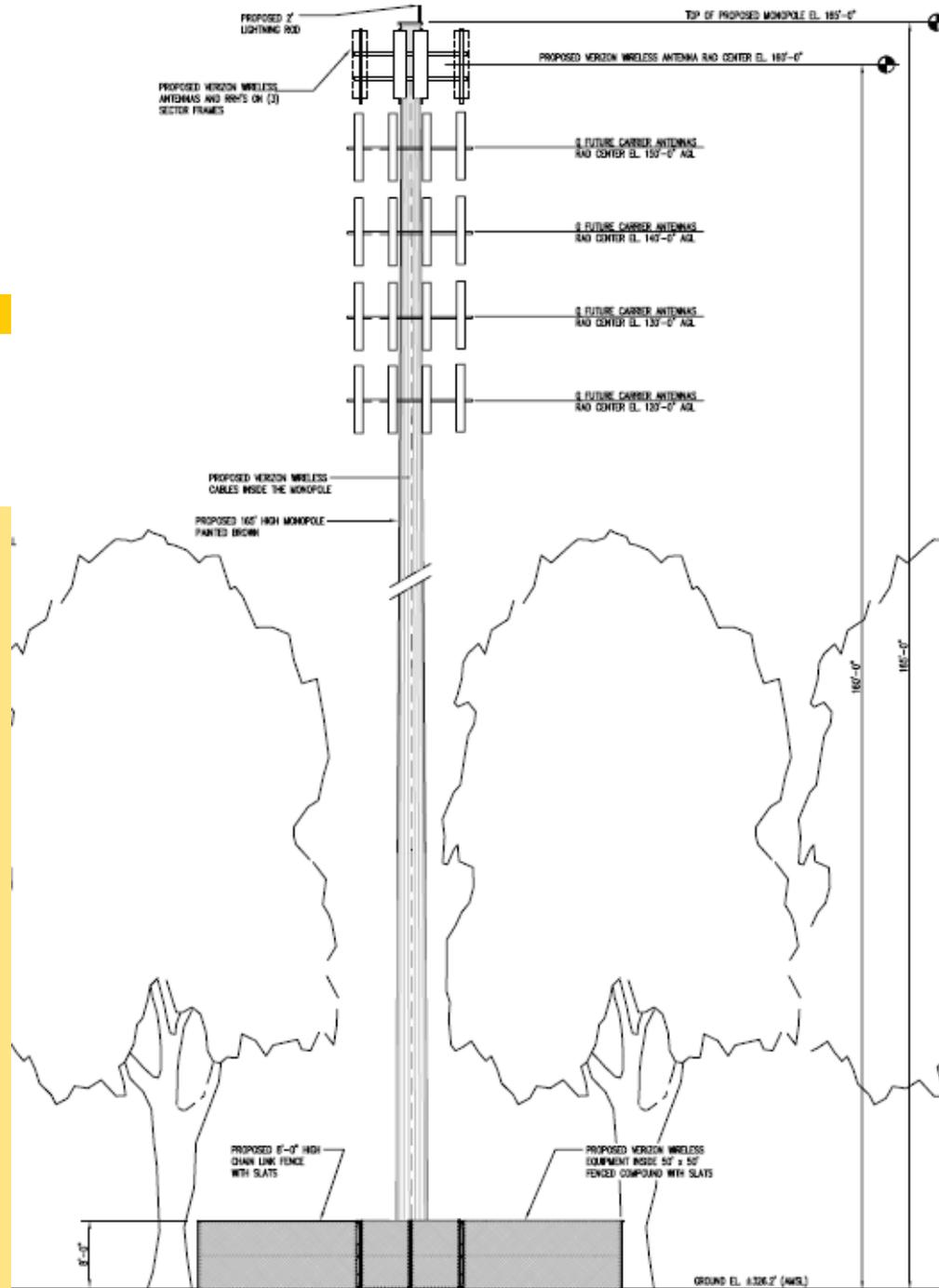


- 50' x 50' equipment compound
- 10' wide gravel access road
- 8' chain link fence with privacy slats

FACILITY COMPOUND EXAMPLES



TOWER ELEVATION



- **165' Monopole + 2' lightning rod**
- **Verizon is lead carrier at 160' antenna centerline**
- **Tower built for 4 additional carriers**

SIMILAR MONOPOLE EXAMPLES



TIMELINE & NEXT STEPS

Fairfax County allows for telecommunication facilities and monopoles by way of the Special Exception process. A Special Permit Amendment is required to amend the approved layout and conditions. This requires three public hearings before the Planning Commission, Board of Zoning Appeals, and Board of Supervisors.

1

Due Diligence

- Survey
- FAA/FCC
- NEPA
- Phase I
- Balloon Fly
- Geotechnical analysis

2

Land Use

- Dec 1: SPEX, 2232, and SPA applications accepted
- Jan 25 and 30: community meeting and balloon fly
- Feb 9: Springfield Land Use meeting
- April 28: Planning Commission *
- May 5: Board of Zoning Appeals (SPA) *
- TBD: Board of Supervisors

3

Permitting

- Site plan & building permit review
- Construction

* tentative



BALLOON FLY PHOTOS: January 30, 2021

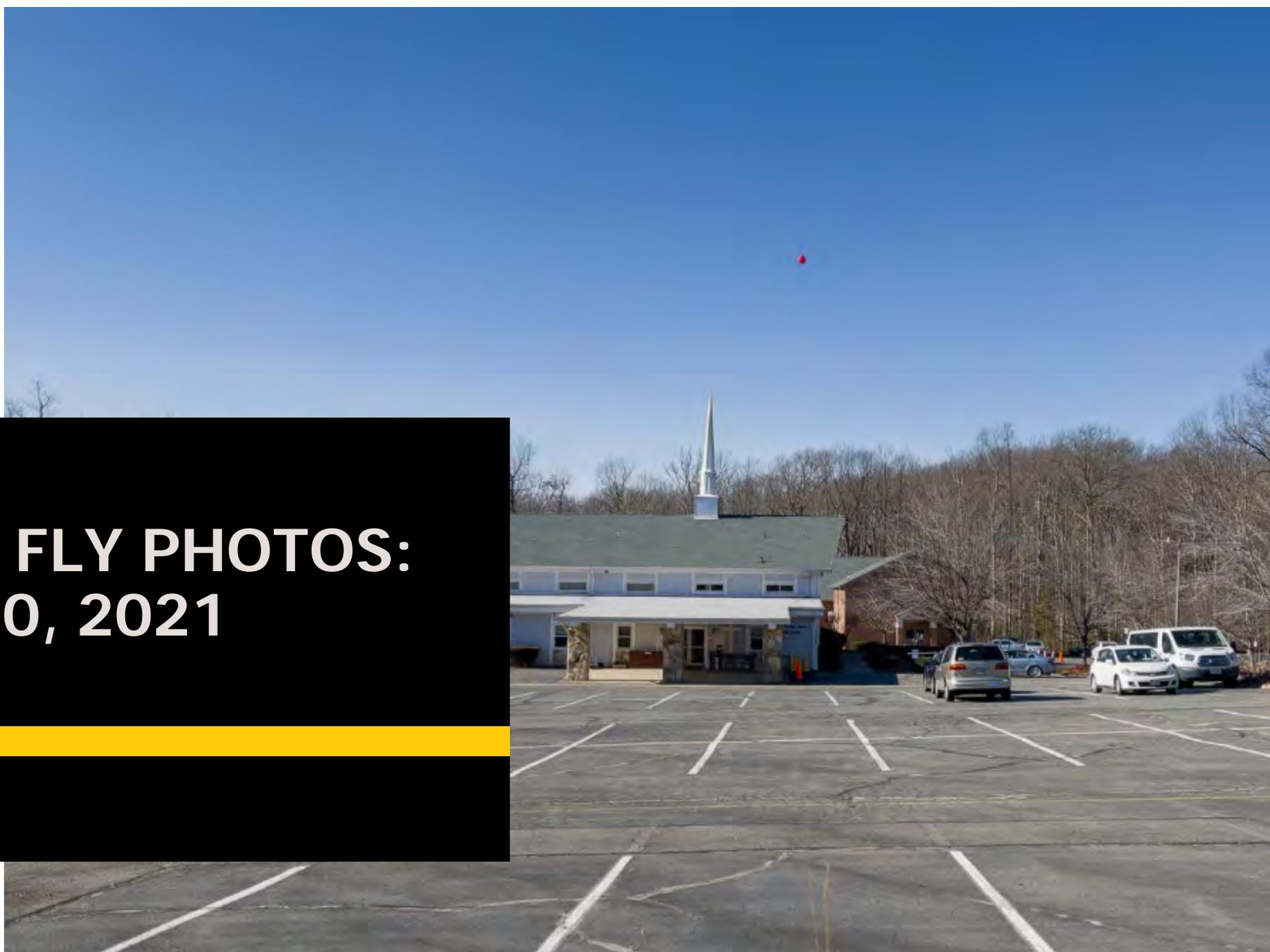
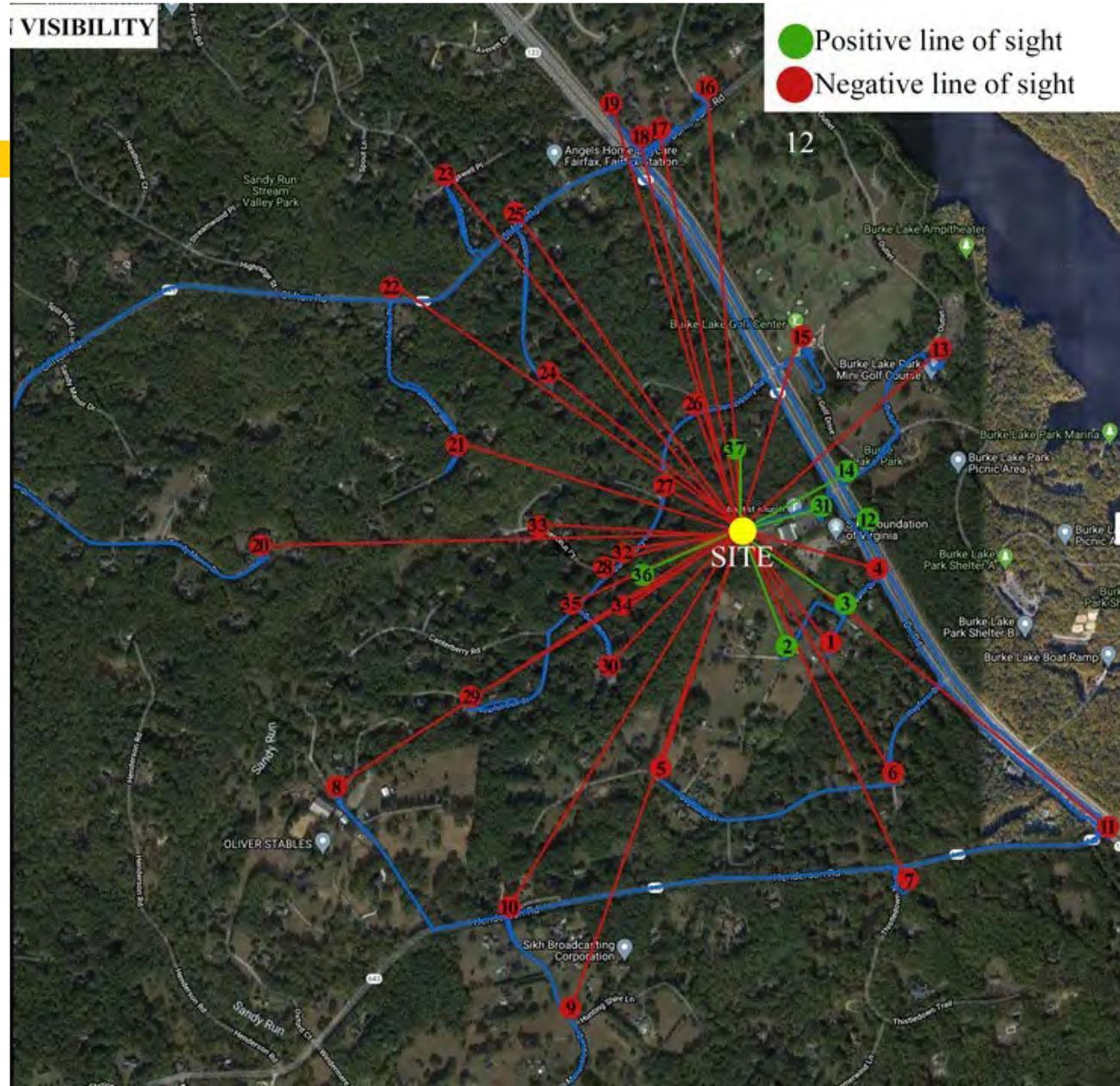
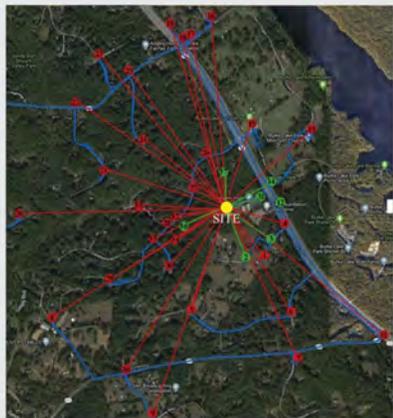


PHOTO LOCATION & VISIBILITY

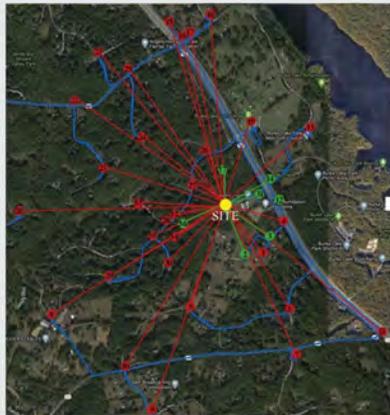
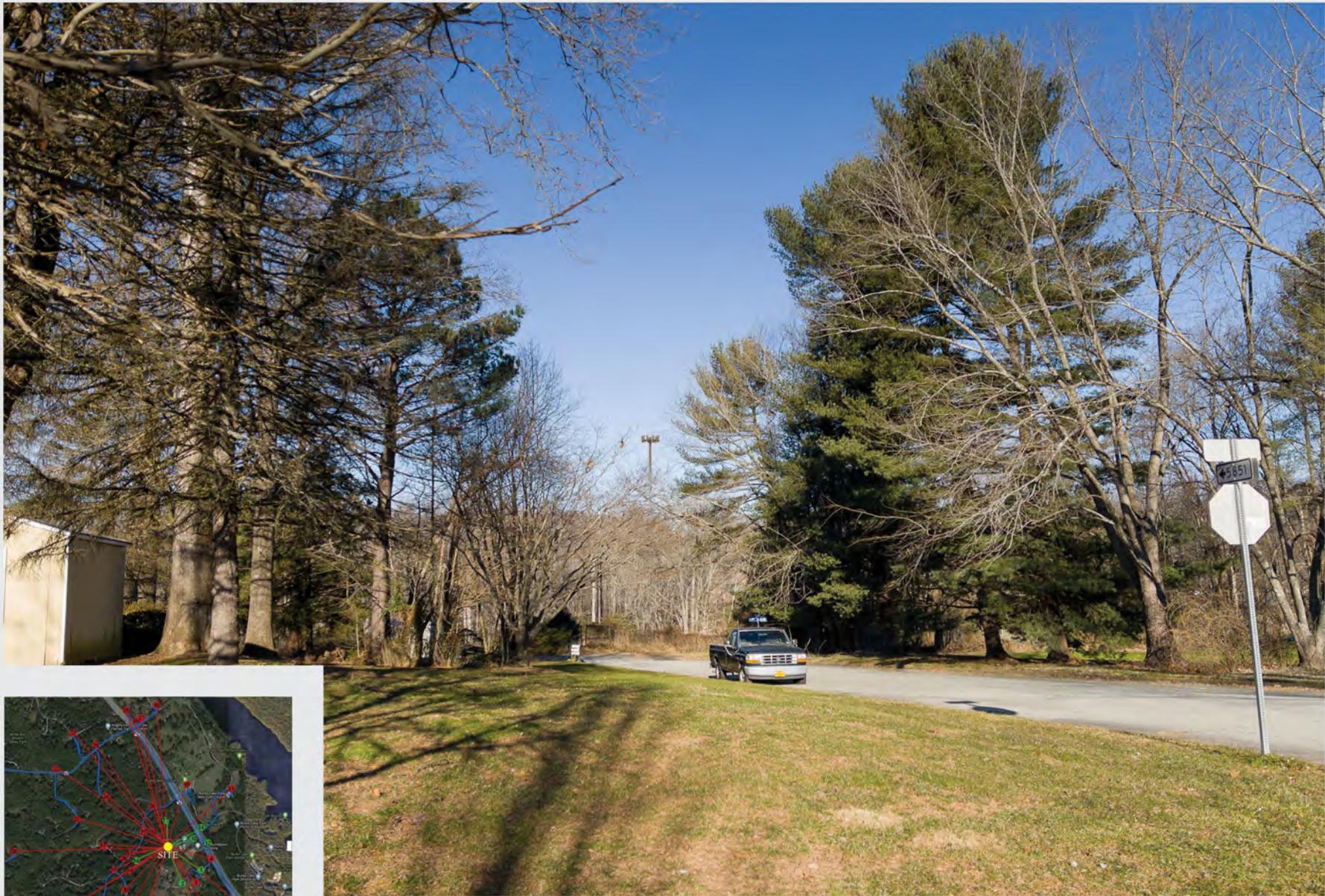




Balloon Visibility
● positive line of sight location
● negative line of sight location

VA KOREAN BAPTIST CHURCH

photo #2: **visible**

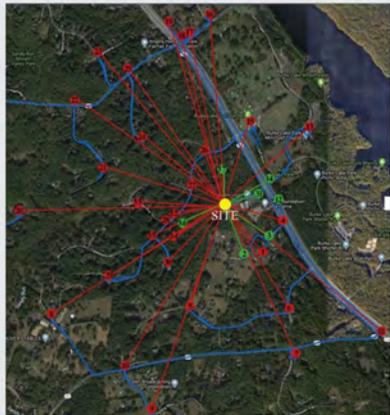
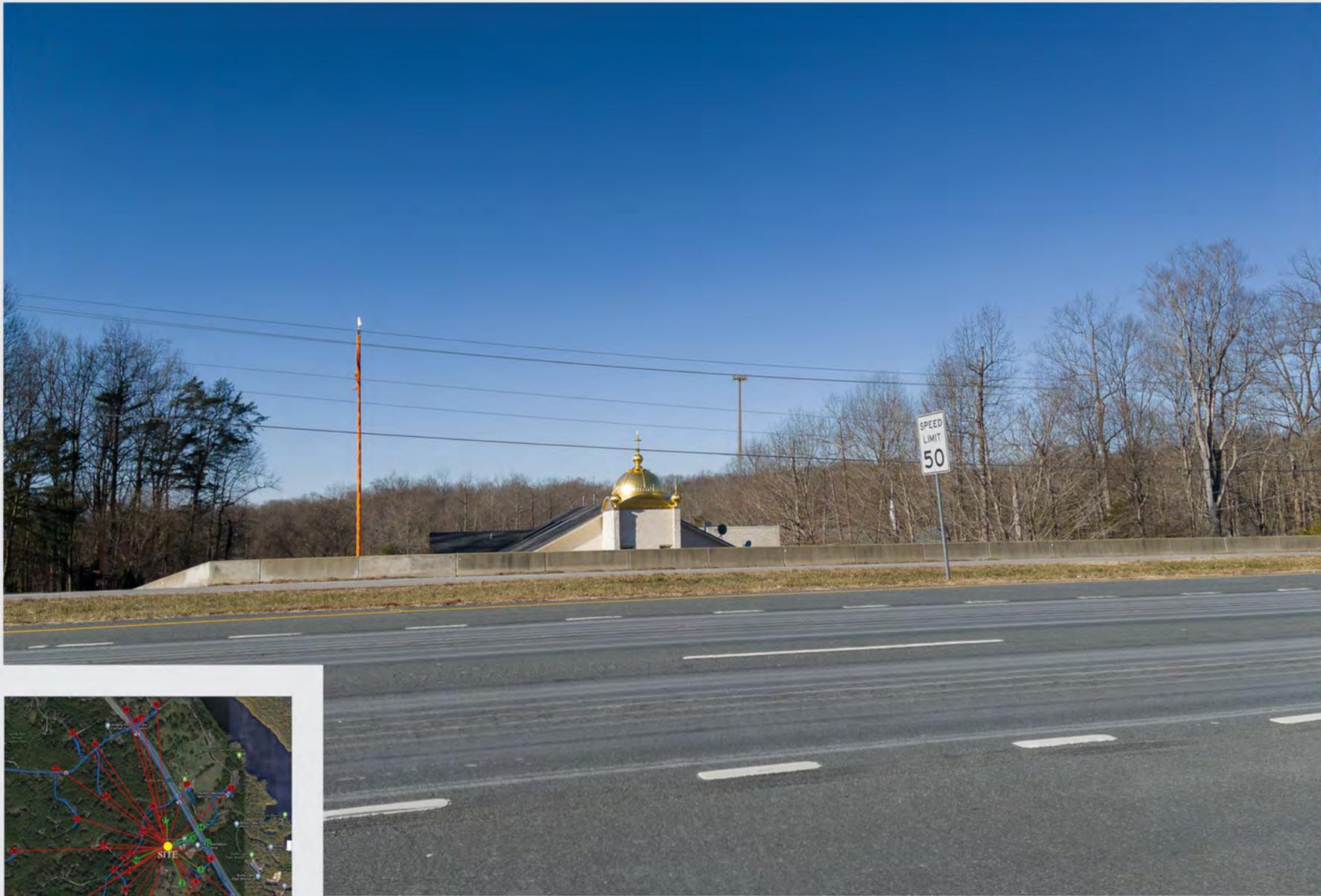


Balloon Visibility

- positive line of sight location
- negative line of sight location

VA KOREAN BAPTIST CHURCH

photo #3: **visible**

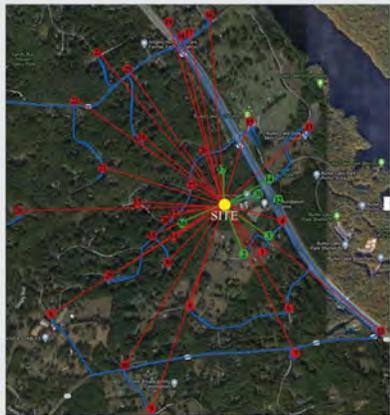
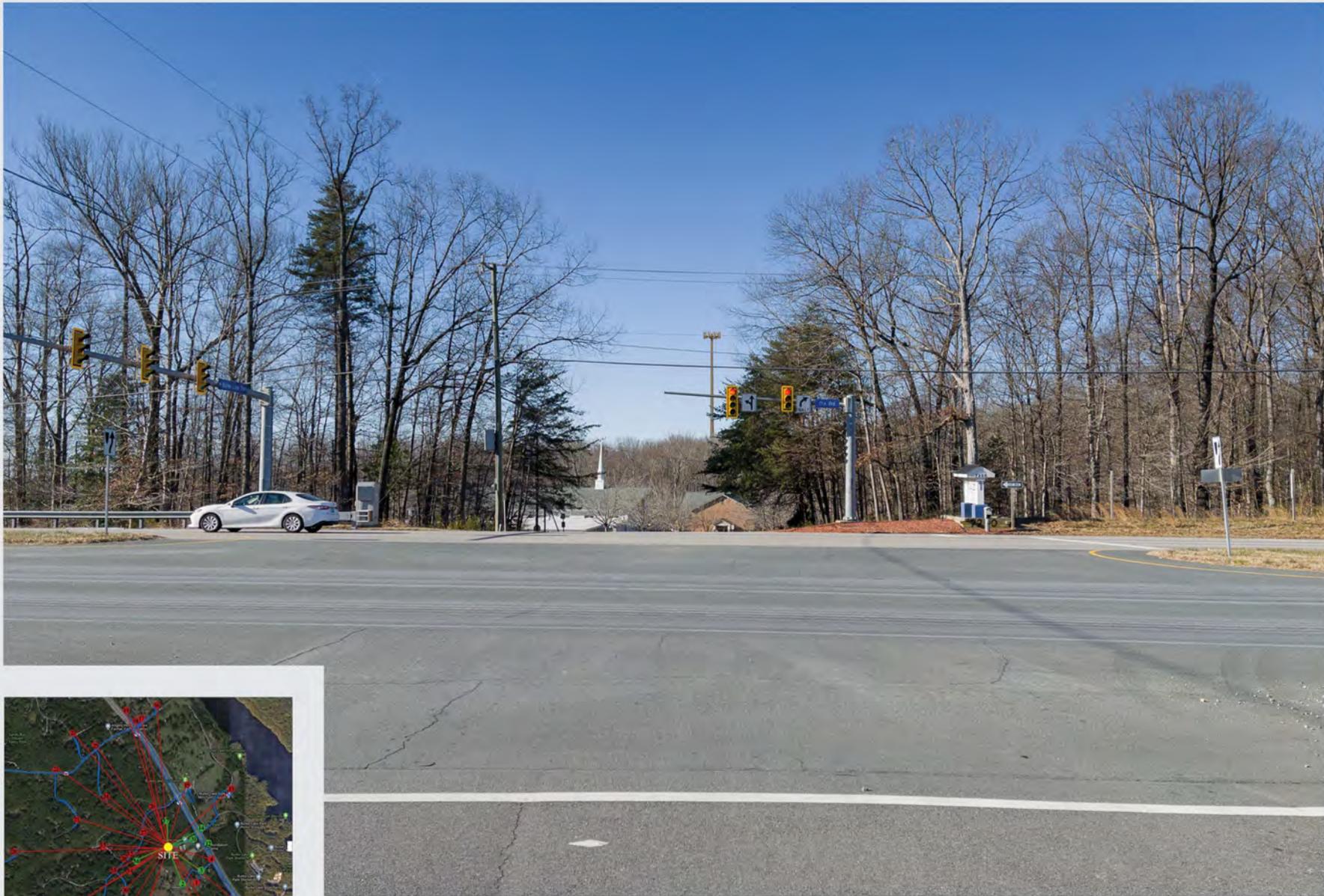


Balloon Visibility

- positive line of sight location
- negative line of sight location

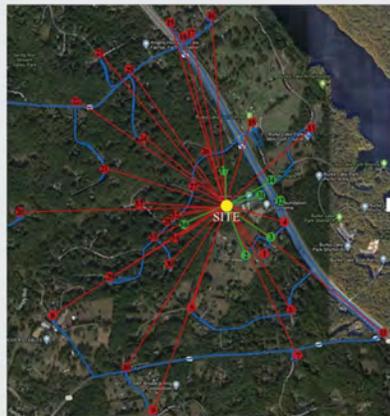
VA KOREAN BAPTIST CHURCH

photo #12: **visible**



Balloon Visibility
● positive line of sight location
● negative line of sight location

VA KOREAN BAPTIST CHURCH
photo #14: **visible**

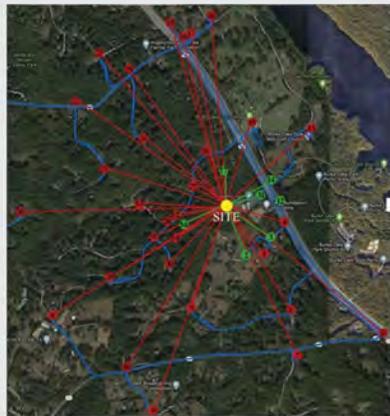
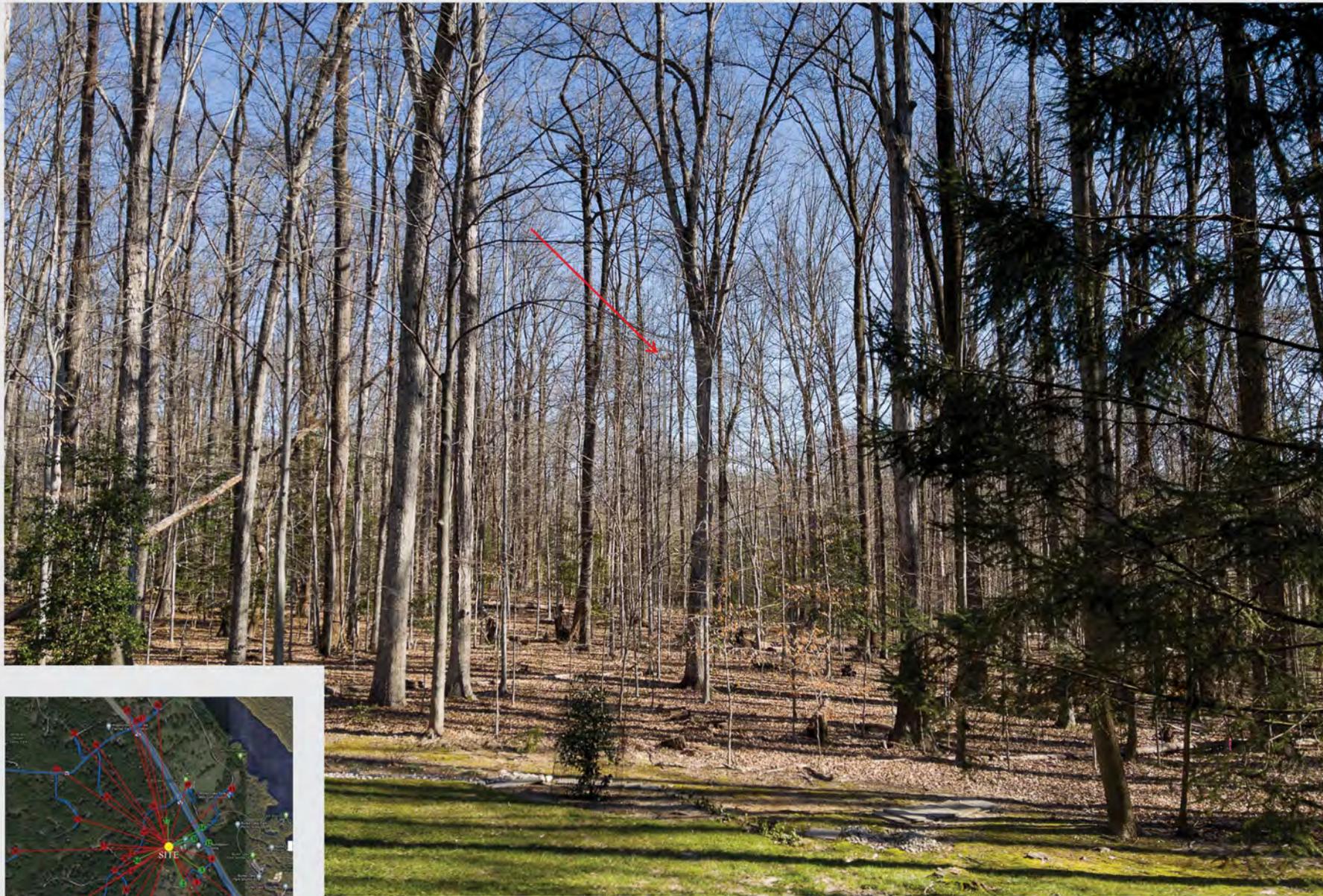


Balloon Visibility

- positive line of sight location
- negative line of sight location

VA KOREAN BAPTIST CHURCH

photo #31: **visible**

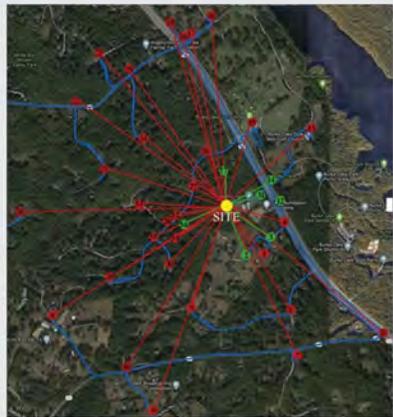
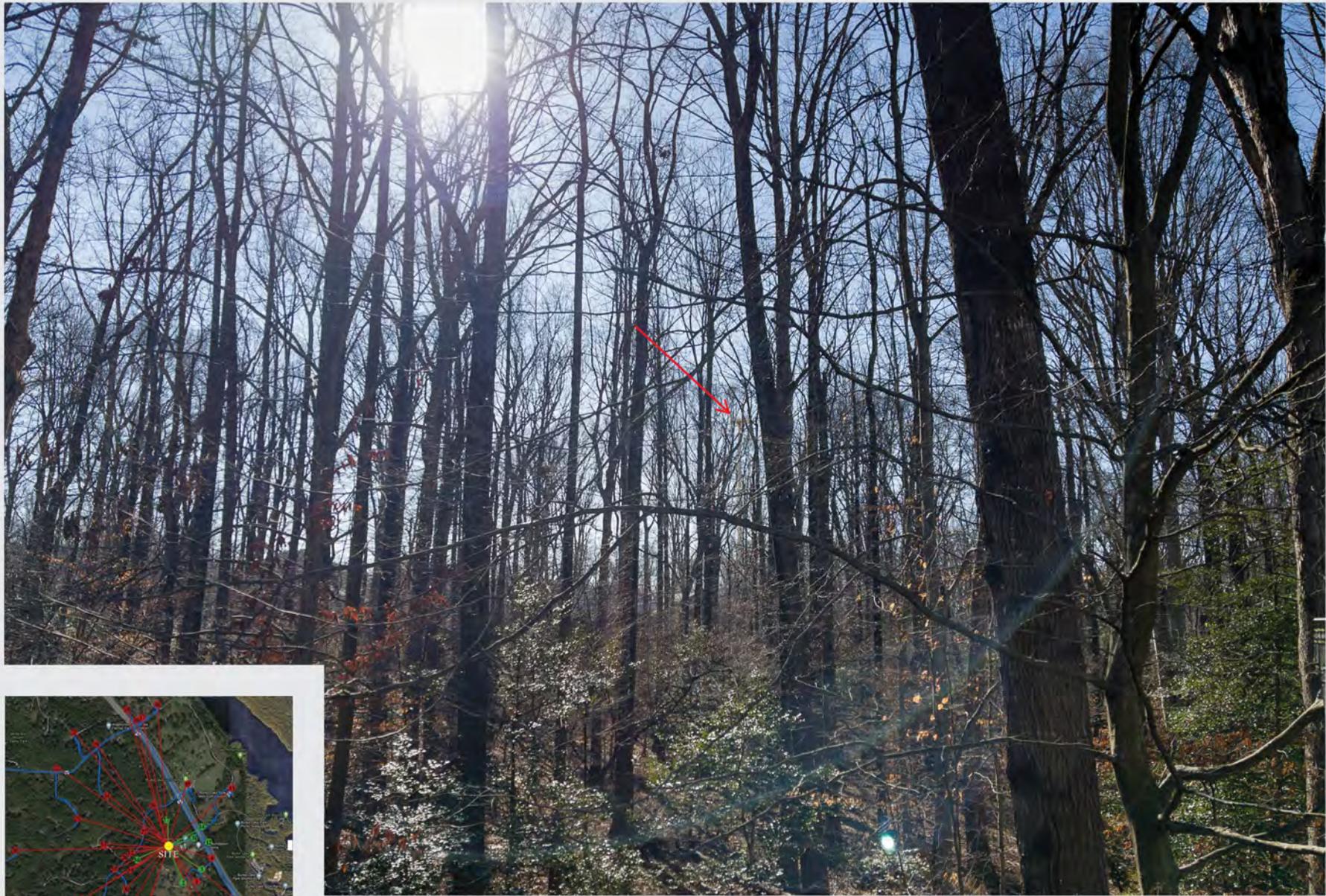


Balloon Visibility

- positive line of sight location
- negative line of sight location

VA KOREAN BAPTIST CHURCH

photo #36: **visible**



Balloon Visibility

- positive line of sight location
- negative line of sight location

VA KOREAN BAPTIST CHURCH

photo #37: **visible**



**THANK
YOU**

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