

County of Loudoun
Department of Planning
MEMORANDUM

DATE: July 30, 2008

TO:	Building and Development, ERT	William Marsh	MS 60
	Building and Development, Zoning	Marilee Seigfried	MS 60
	Fire, Rescue & Emergency Services	Maria Taylor (3)	MS 61
	Northern Virginia Regional Park Authority	Dan Iglhaut	n/a
	Office of Transportation Services	Lisa Mays	MS 69
	Parks, Recreation & Community Services	Mark Novak	MS 78
	Planning, Comprehensive	Cindy Keegan	MS 62
	Virginia Department of Transportation	Tom Van Poole (3)	MS 00
	Board of Supervisors (Broad Run)	Lori Waters	MS 01
	Board of Supervisors (Dulles)	Stevens Miller	MS 01
	Planning Commission (Broad Run)	Robert Klancher	MS 62
	Planning Commission (Dulles)	Sandra Chaloux	MS 62

FROM: Stephen Gardner, Project Manager

SUBJECT: **SPEX 2007-0009 & CMPT 2007-0011**
Nextel-Jakboub VA3891A

COMMENT

DUE DATE: **August 29, 2008** (Note: Please provide one paper copy to Project Manager by due date as well as one electronic copy of referral comments to Stephen.Gardner@loudoun.gov. If you have any questions, please contact me at 703-737-8337)

Please find the enclosed information for your review:

1. Information Sheet (w/ checklist waiver letter, photo-simulations, coverage maps, and threatened and endangered species NEPA summary report)
2. Statement of Justification dated October 23, 2007
3. Traffic Comments/Acceptance (OTS, VDOT, PM & File)
4. Plat revised through January 10, 2008.

SPEX 2007-0009 & CMPT 2007-0011
Nextel-Jakboub VA3891A

APPLICANT: Nextel Communications of the Mid-Atlantic, Inc.
Allen Bright
6716 Alexander Bell Drive
Suite 230
Columbia, MD 21046
540-784-0022

PROPERTY OWNER: Virginia Electric and Power Company
John D. Smatlak, Vice President – Electric Transmission
Dominion Virginia Power
120 Tredegar Street
Riverside Building, 5th Floor
Richmond, VA 23219

REPRESENTATIVES: Donohue & Blue
Edward Donohue, Partner
Catherine Blue, Partner
801 N. Fairfax Street, Suite 209
Alexandria, VA 22314
703-549-1123 X104

PROPOSAL: A Special Exception and Commission Permit application to permit the construction of a 130 ft. monopole and a 240 square foot equipment shelter.

LOCATION: 21260 Smith Switch Road, Ashburn, VA 20147. South side of Smith Switch Road (Route 607) and north and east of the W&OD Trail.

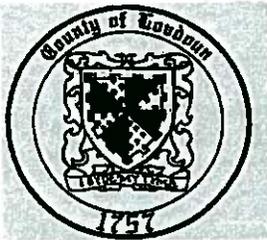
TAX MAP/PARCEL: Tax Map— / /80//13////C/ MCPI—060-30-2345-000

ZONING: PD-IP

SURROUNDING LAND USES/ZONING:

NORTH	PDH-4/PDAAAR	Residential (Ashburn Village and Erickson Retirement Communities)
SOUTH	PDIP	Commercial Industrial (Beaumeade)
EAST	PDIP	Commercial Industrial - Vacant
WEST	PDIP	W&OD Trail/Commercial Industrial (Beaumeade)

ELECTION DISTRICT: Broad Run



Loudoun County, Virginia

Department of Planning

1 Harrison Street, S.E., 3rd Floor, P.O. Box 7000, Leesburg, VA 20177-7000
Telephone (703) 777-0246 • Fax (703) 777-0441

November 27, 2007

Mr. Sean P. Hughes
Donohue & Blue PLC
801 North Fairfax Street
Suite 209
Alexandria, VA 22314

RE: SPEX 2007-0009 & CMPT 2007-0011
Nextel – Jakboub Site #VA3891A

Dear Mr. Hughes:

In response to your letter dated November 14, 2007, the Director has agreed to waive Existing Conditions Item K. 12. a. and b. The agreement to waive these requirements is based upon your explanation that the subject parcel is occupied by VEPCO, as well as the numerous land development applications on County record, including grading permit number X20041860001. Please note that a Phase I Archeological Survey is typically required with Special Exception applications. However, we agree to waive this requirement at this time subject to the same justification as given above.

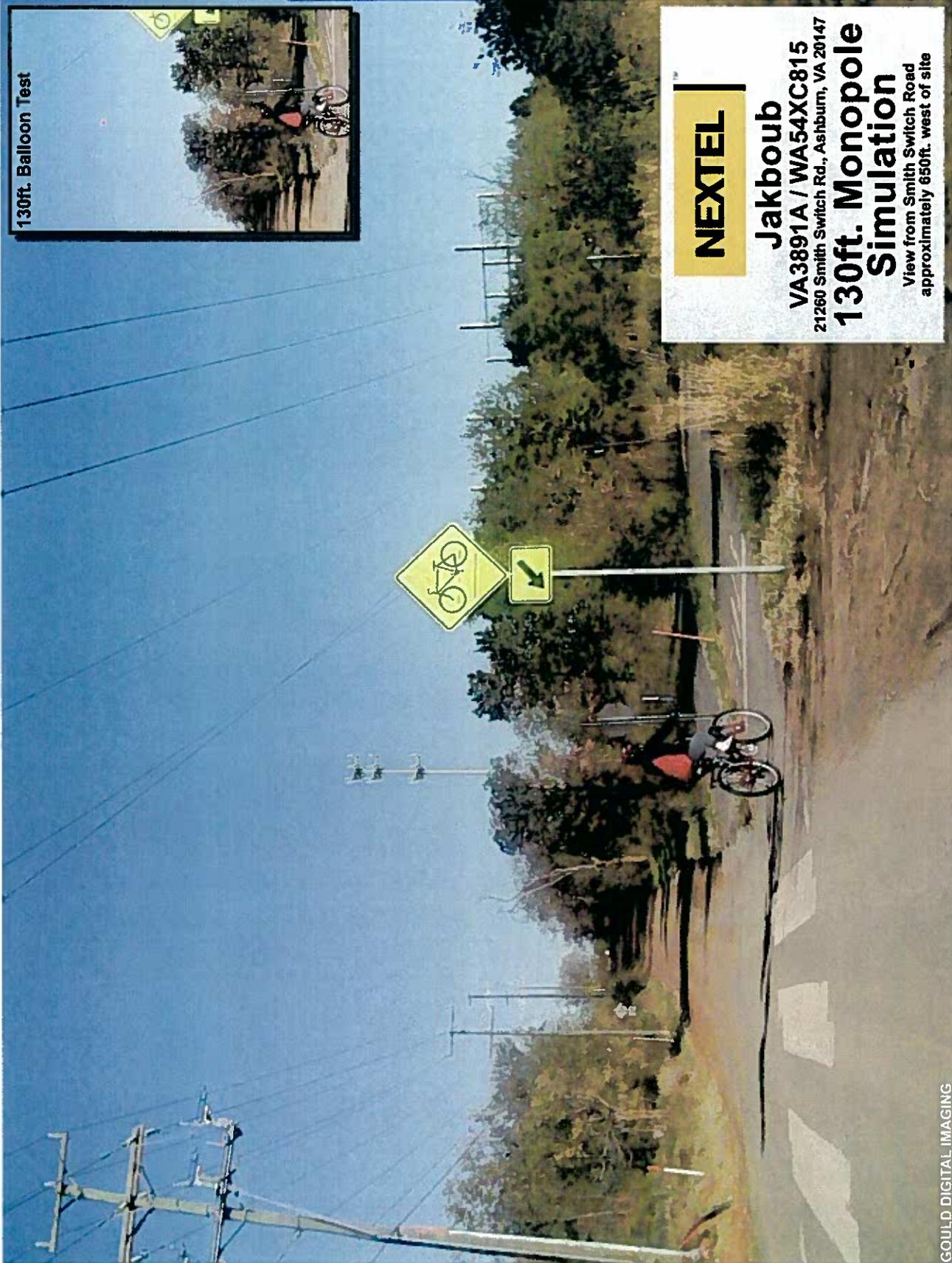
This letter does not preclude staff from requesting such information during the review process if it is deemed necessary. Furthermore, this waiver is granted solely for the proposed zoning amendment.

Please include a copy of this letter in your application submission. If you have any questions please feel free to contact me at 703-777-0647.

Sincerely,

Ginni Van Horn
Planner

cc: John Merrithew, Assistant Director, Department of Planning



130ft. Balloon Test



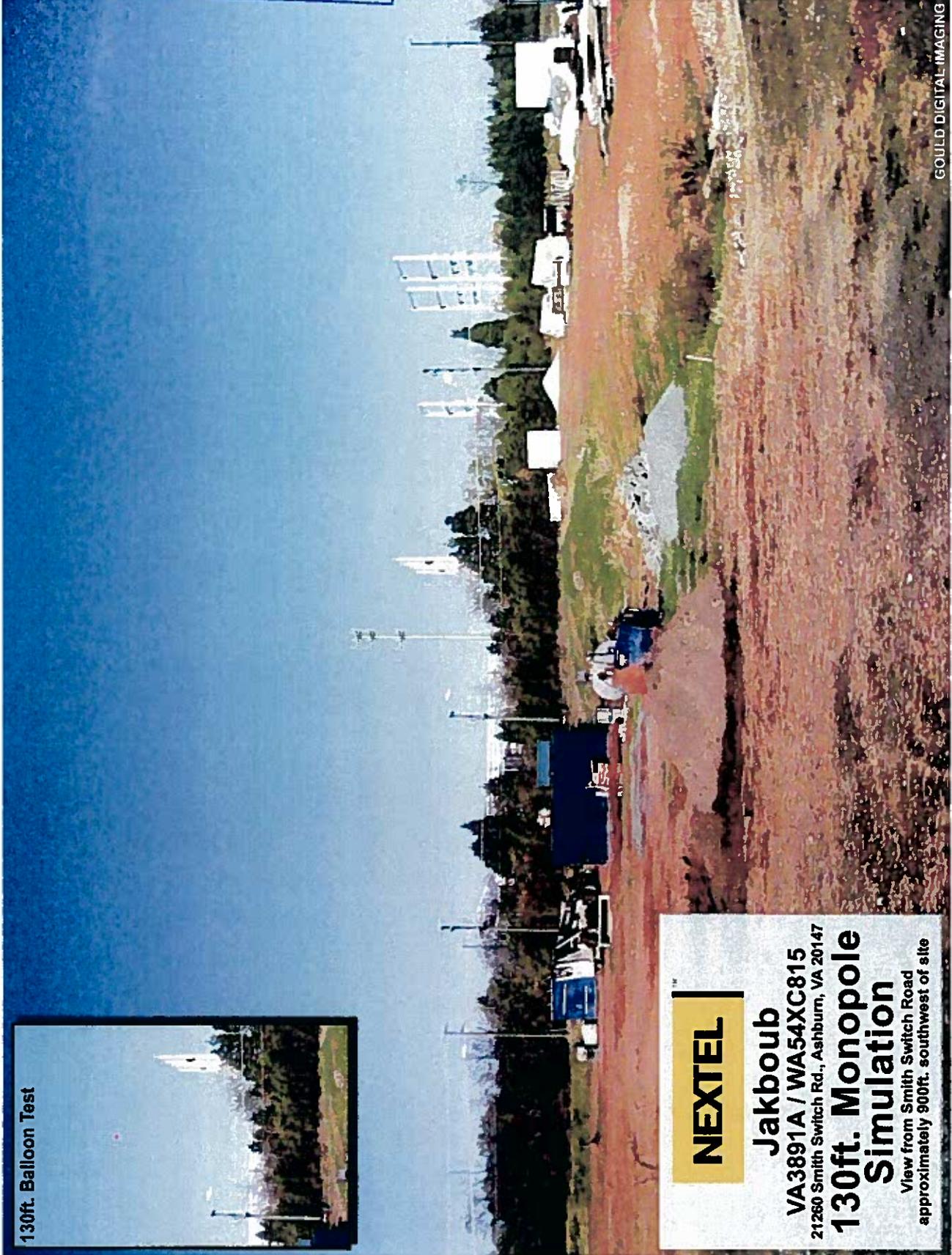
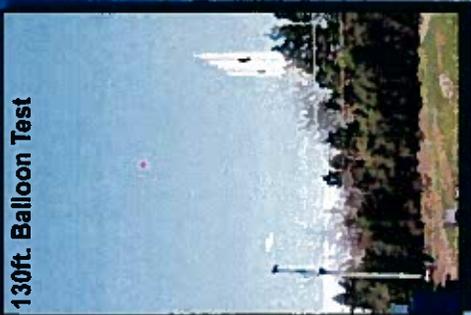
Jakboub
VA3891A / WA54XC815
21260 Smith Switch Rd., Ashburn, VA 20147
**130ft. Monopole
Simulation**

View from Smith Switch Road
approximately 650ft. west of site

GOULD DIGITAL IMAGING

RECEIVED
NOV 15 2007
PLANNING DEPARTMENT

130ft. Balloon Test



Jakboub
VA3891A / WA54XC815
21260 Smith Switch Rd., Ashburn, VA 20147

**130ft. Monopole
Simulation**

View from Smith Switch Road
approximately 900ft. southwest of site

GOULD DIGITAL IMAGING

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NOV 15 2007
PLANNING DEPARTMENT

130ft. Balloon Test



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PLANNING DEPARTMENT

NEXTEL

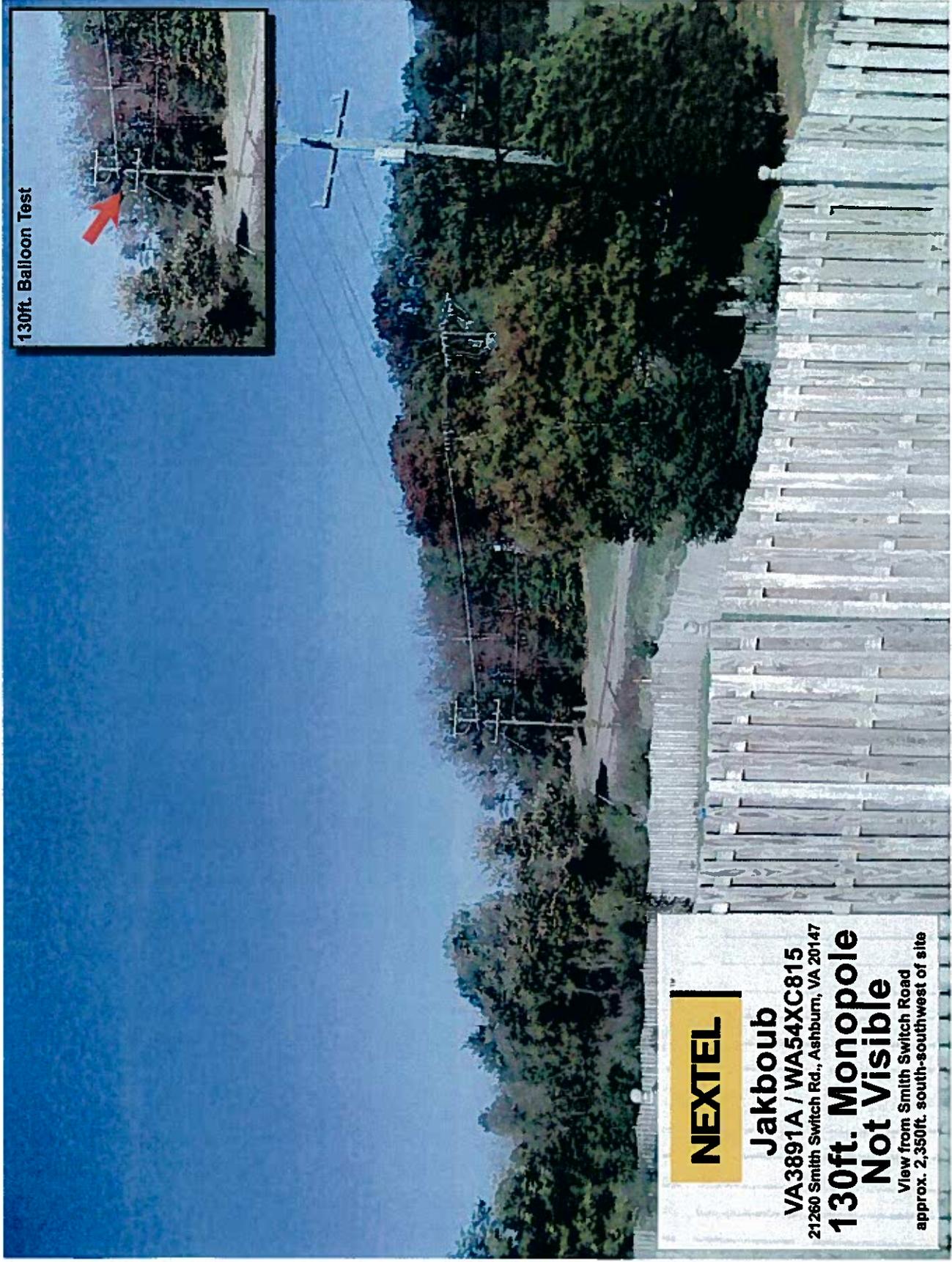
Jakboub

VA3891A / WA54XC815
21260 Smith Switch Rd., Ashburn, VA 20147

**130ft. Monopole
Simulation**

View from Washington & Old Dominion Trail
approx. 850ft. south-southeast of site

GOULD DIGITAL IMAGING



130ft. Balloon Test



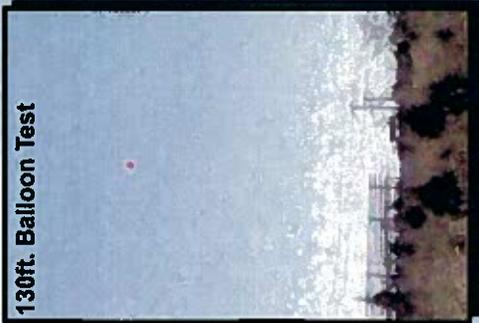
Jakboub
VA3891A / WA54XC815
21260 Smith Switch Rd., Ashburn, VA 20147

130ft. Monopole
Not Visible

View from Smith Switch Road
approx. 2,350ft. south-southwest of site

RECEIVED
NOV 15 2007

130ft. Balloon Test



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NOV 15 2007
PLANNING DEPARTMENT

FLH

NEXTEL

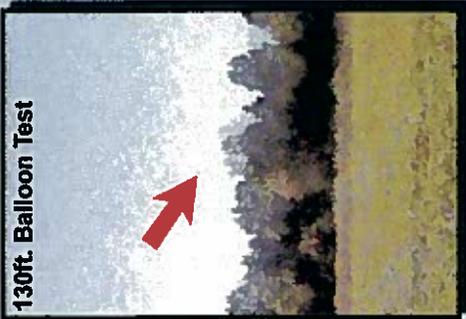
Jakboub
VA3891A / WA54XC815
21260 Smith Switch Rd., Ashburn, VA 20147

**130ft. Monopole
Simulation**

View from adjacent property
approximately 900ft. east of site

GOULD DIGITAL IMAGING

130ft. Balloon Test



GOULD DIGITAL IMAGING

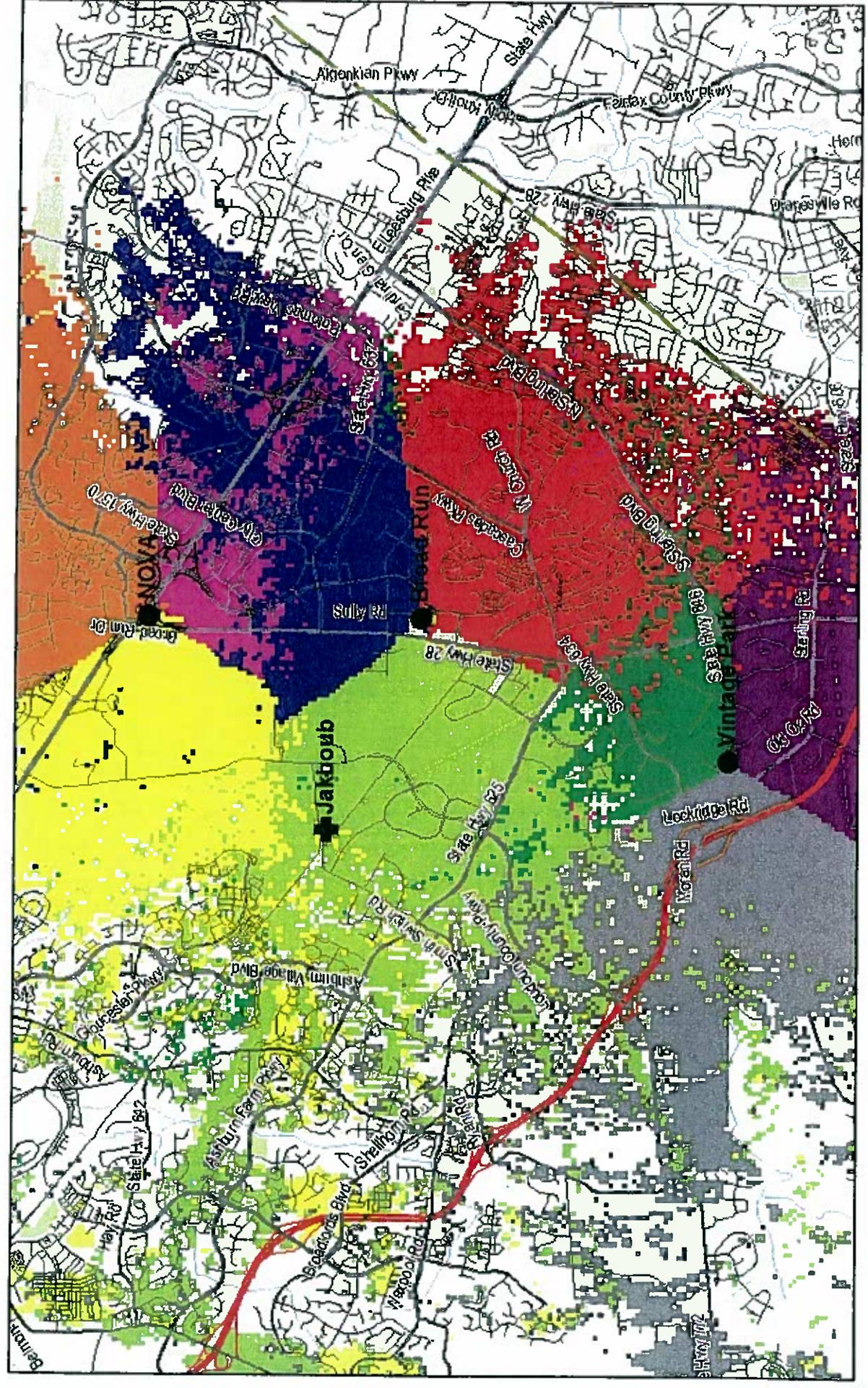
NEXTEL
Jakboub
 VA3891A / WA54XC815
 21260 Smith Switch Rd., Ashburn, VA 20147
130ft. Monopole Simulation
 View from adjacent property
 approximately 2,200ft. east of site

RECEIVED
 NOV 15 2007
 PLANNING DEPARTMENT

● On-Air Sites

✚ Proposed Site

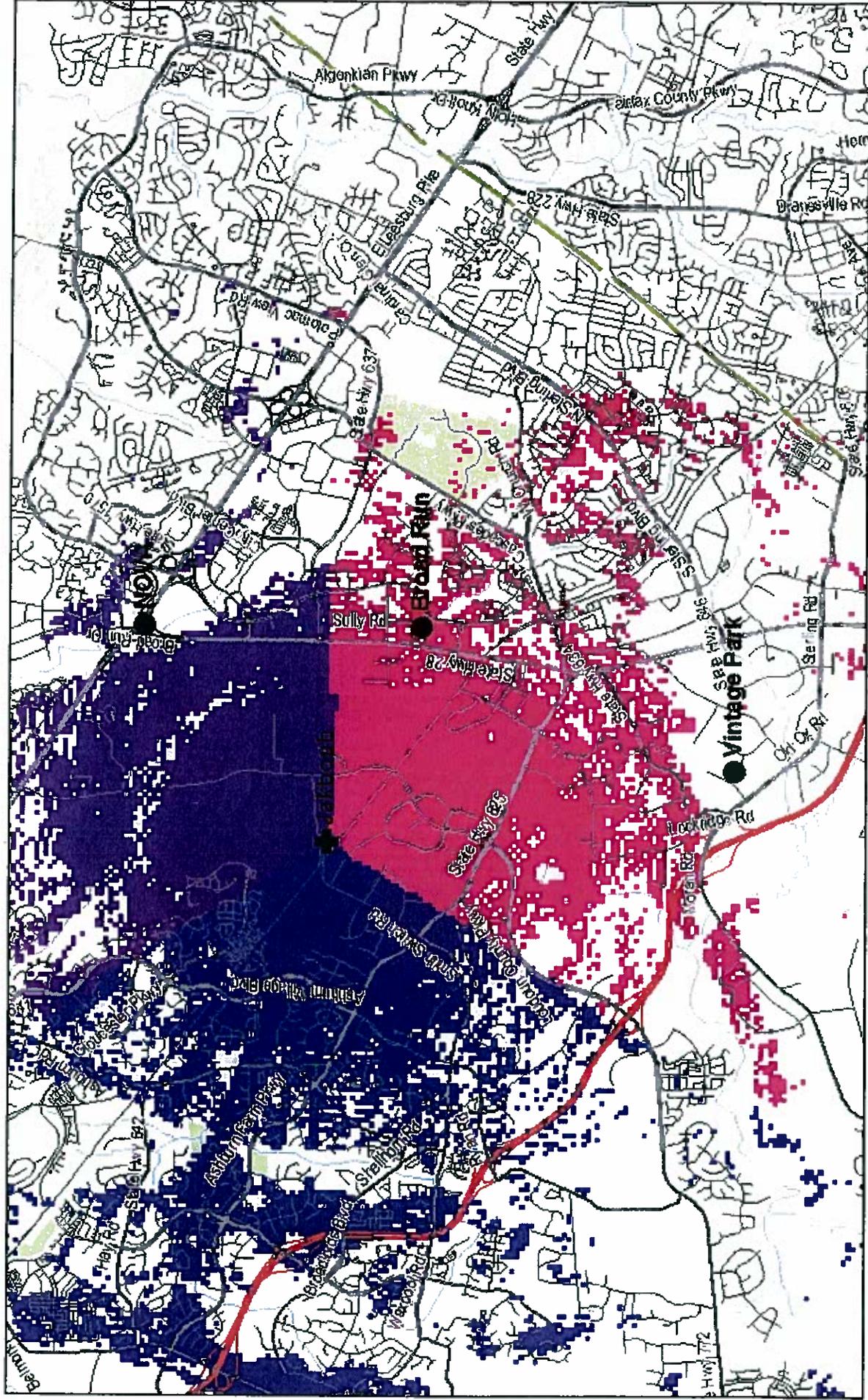
Jakboub – Current Coverage – 86dBm



● On-Air Sites

⊕ Proposed Site

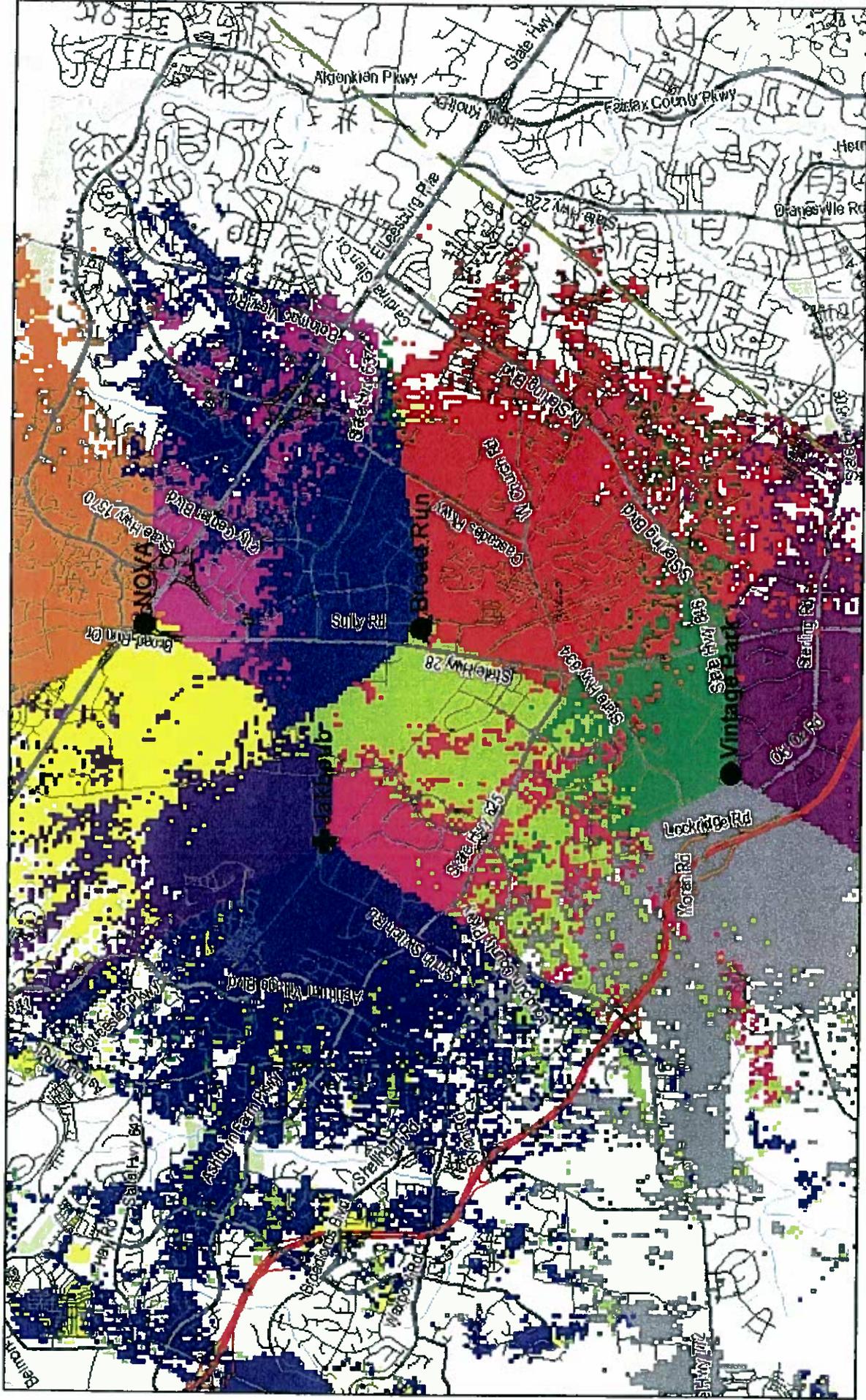
Jakboub – Proposed Site Coverage – 86dBm



● On-Air Sites

⊕ Proposed Site

Jakboub – Future Coverage – 86dBm



**FCC NEPA Summary Report
(47 CFR Subpart I, Chapter I, Sections 1.1301-1.1319)**

	Site type (<i>choose one</i>): <input checked="" type="checkbox"/> Raw land <input type="checkbox"/> Tower colo <input type="checkbox"/> Other colo <input type="checkbox"/> Tower Replacement	Site ID: VA3891A/Jakboub	Site Address: 21260 Smith Switch Road Ashburn, Virginia
	(This row is empty in the original image)		

1. Is the antenna structure located in an officially designated wilderness area?

According to a review of the Land Resources Map (Appendix F) and the Department of Agriculture's list of wilderness areas (<http://www.wilderness.net/index.cfm?fuse=NWPS>), the Project Site is not located in an officially designated wilderness area. In addition, according to EBI's review of available on-line resources, the Project Site is not located in a National Park (www.nps.gov/gis, NPS Interactive Map Center), a designated Scenic and Wild River (<http://www.rivers.gov/wildriverslist.html>), a land area managed by the Bureau of Land Management (www.blm.gov/nhp/facts/index.htm), or within 1/4 mile of a National Scenic Trail as identified by the National Park Service (http://www.nps.gov/ncrc/programs/nts/nts_trails.html).

2. Is the antenna structure located in an officially designated wildlife preserve?

According to a review of the Land Resources Map (Appendix F), the Project Site is not located in an officially designated wildlife preserve. In addition, according to EBI's review of available on-line resources, the Project Site is not located in a US Fish and Wildlife Service National Wildlife Refuge (<http://www.fws.gov/refuges/refugeLocatorMaps/index.html>).

3. Will the antenna structure likely affect threatened or endangered species or designated critical habitats? (Ref. 50 CFR Part 402)

According to a review of the Land Resources Map (Appendix F), no identified threatened or endangered species habitats or designated critical habitats are located in the vicinity of the Project Site.

Based on a review of the Virginia list of threatened and endangered species, the habitat at the Project Site does not match the habitats of listed threatened and endangered species. In addition, EBI submitted a letter and project information requesting comments on the impacts of the project on threatened or endangered species to the Virginia Department of Conservation and Recreation (VDCR) on December 12, 2005. The VDCR responded on January 5, 2006 stating, "Biotics documents the presence of natural heritage resources in the project area. However, due to the scope of the activity and the distance to the resources, we do not anticipate that this project will adversely impact these natural heritage resources." Additionally, the correspondence stated that "Under a Memorandum of Agreement established between the Virginia Department of Agriculture and Consumer Services (VDACS) and DCR, DCR represents VDACS in comments regarding potential impacts on state-listed threatened and endangered plant and insect species. The current activity will not affect any documented state-listed plants or insects" (Appendix G).

EBI also contacted the Virginia Department of Game and Inland Fisheries (VDGIF) on February 9, 2007. The VDGIF responded on February 9, 2007 indicating, "...there are currently no known documentations of threatened or endangered species in the project area that require any coordination with the applicant. Yet, the Department asks that the applicant follow, the fullest extent practical, the communication tower guidelines set up by the U.S. Fish and Wildlife Service." (Appendix G).

Additionally based upon the proposed design (monopole) and height (under 250 feet AGL) it is unlikely that the proposed telecommunications installation would adversely impact migratory bird species protected under the Migratory Bird Treaty Act and the Endangered Species Act. Therefore, EBI concludes that the proposed project is unlikely to affect threatened or endangered species.



**Statement of Justification for Nextel CMPT and SPEX application for a new
130' Monopole to be located at 21260 Smith Switch Road, Ashburn**

Applicant: Nextel Communications of the Mid-Atlantic
6716 Alexander Bell Drive, Suite 230
Columbia, Maryland 21046

Representative: Diane Gist for General Dynamics
(716) 435-3697
strategist1@earthlink.net



Nextel Site # VA3891- Jakboub
Property Owner: VIRGINIA ELECTRIC & POWER COMPANY
Tax ID #: 060-30-2345
Tax Map/Parcel: 80/13/C
Zoning Designation: PDIP
District: Broad Run
Acreage: 6.01

Pursuant to Section 15.2-2232 of the Code of Virginia, Nextel Communications of the Mid Atlantic, Inc. ("Nextel"), by and through their agent, General Dynamics Information Technology (GDIT), hereby requests a determination that the proposed wireless telecommunication application described herein is in substantial accordance with the Loudoun County Comprehensive Plan. We appreciate your time and consideration in review of this application for Special Exception and Commission Permit.

Description of Proposed Use:

Nextel requests review and approval of a proposed telecommunications facility to be located on the northeast side of the existing VEPCO substation at 21260 Smith Switch Road. The coordinates of the site are 39° 01' 36.1"N and 77° 27' 24.2"W. The current use of the subject property is an electric utility transmission substation. The purpose of the proposed facility is to reduce load at site #VA0458-Broad Run, located at 21593 Jesse Court, and improve coverage along Loudoun County Parkway, Smith Switch Road and the surrounding area.

The proposed facility will include installation of a new 130' monopole to include antennas to be located at heights of 100' AGL and 130' AGL with space remaining for future antennas. Nextel will locate twelve (12) IDEN antennas measuring 48" in length at a height of 100' and three (3) CDMA antennas at 130'. Additionally, the proposed facility will include one 12'x20' equipment shelter and backup power generator. The proposed facility will be located within a 2760 sf fenced compound. The proposed facility will function as a base transmission station for Nextel's wireless telecommunication network. This digital network operates with a transmitting frequency between 851-866 megahertz and a receiving frequency between 806-821 megahertz. The proposed facility is subject to the standards of Section 5-618. The proposed facility will comply with the standards set forth in Section 5-618 as well as the general special exception standards of Section 6-1310.

5-618 Telecommunications Use And/Or Structures. The following performance standards shall be applied to telecommunication uses and/or structures.

- (A) **Antennas.** Structure mounted and roof top mounted antennas and related unmanned equipment may be developed subject to the performance standards below to the extent permitted by right in the district use lists.
- (1) Antennas and related unmanned equipment are permitted on an existing telecommunications monopole, telecommunications tower, or structure forty (40) feet or greater in height in all zoning districts subject to the performance standards outlined in this section. *The height of the proposed monopole will be 130 feet. The subject parcel is located in PDIP zoning district.*
 - (2) Notwithstanding the height requirements in Section 5-618(A)(1), antennas and related unmanned equipment are permitted in all zoning districts on buildings and structures owned or controlled by a public use or fire and/or rescue company. *N/A*
 - (3) Such antennas and related equipment may exceed the maximum building height limitations, provided the use is in accordance with the development criteria herein. *The construction and use of the proposed facility shall be in accordance with these criteria.*
 - (4) Omnidirectional or whip antennas shall not exceed twenty (20) feet in height or seven (7) inches in diameter and shall be of a material or color which matches the exterior of the building or structure. *N/A*
 - (5) Directional or panel antennas shall not exceed five (5) feet in height or two (2) feet in width and shall be of a material or color which matches the exterior of the building or structure. *The proposed IDEN antennas measure 48"Lx6.5"W, the CDMA antennas measure 56"Lx8"W. Antenna specifications have been included in this application package.*
 - (6) Satellite and microwave dish antennas shall not exceed six (6) feet in diameter and shall be screened from public view. *N/A*
 - (7) No commercial advertising shall be allowed on any antenna. *No advertising shall be located on the antennas or within the proposed compound.*
 - (8) Signals or lights or illumination shall not be permitted on any antenna, unless required by the Federal Communications Commission (FCC), the Federal Aviation Administration (FAA), State or Federal authorities, or the County. *Lighting is not required by the Federal Communications Commission (FCC), the Federal Aviation Administration (FAA), State or Federal authorities, or the County. No signals, lights, or illumination will be located on the antenna.*

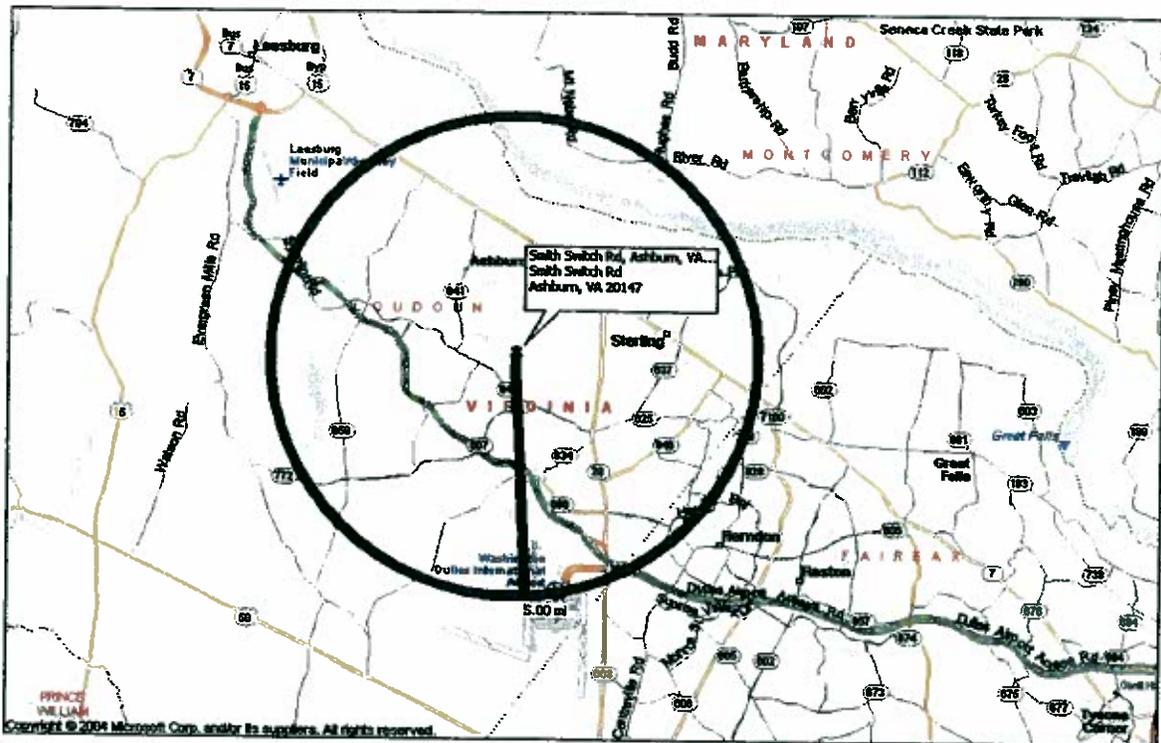
- (9) The related unmanned equipment structure(s) shall not contain more than 500 square feet of total gross floor area per user on each site. Structures shall not exceed 12 feet in height. If located within the structure upon which the antennas are mounted, they may be located in the areas which are excluded from the determination of net floor area without changing the exclusion of those areas from the calculation of the density of the structure. The structure shall be of a material or color which matches the exterior of the building or structure. *As detailed in the attached drawings, the proposed equipment shelter measures 240 square feet in area and will not exceed 12 feet in height. The exterior of the proposed shelter shall be of a neutral color to blend in with the surrounding area.*
- (10) If the equipment structure is located on the roof of a building, the area of the equipment and structures shall not occupy more than twenty-five (25) percent of the roof area. *N/A*
- (B) **Monopoles.** Monopoles and related unmanned equipment structure(s) may be developed as a permitted or special exception use, as listed below:
- (1) **Monopoles, Permitted By Right.** Monopoles shall be permitted by right subject to the performance criteria listed in Section 5-618(B)(3), in the following situations:
- (a) In all zoning districts, if located within an overhead utility transmission line right of way with existing structures greater than eighty (80) feet in height. *N/A*
- (b) In the PD-OP, GB, PD-GI, PD-SA, PD-IP, PD-RDP, or MR-HI zoning districts provided it is located 750 feet or greater from an adjoining residential district. The proposed facility will be located in the PD-IP district at a distance greater than 750 feet from an adjoining residential district. *The subject property is highlighted on the zoning map, attached.*
- (c) In the AR, A-10, TR, JLMA-1, JLMA-2, JLMA-3, A-3, CR-1, CR-2, CR-3, CR-4, PD-TREC and RC zoning districts, when accessory to a fire or rescue station. *N/A*
- (2) **Monopoles, Special Exception Required.** Except as provided above, telecommunications monopoles shall be permissible subject to approval of a special exception and subject to the performance standards listed in Sections 5-618(B)(3) and 5-618(B)(4), in the following situations:
- (a) In the AR, A-10, TR, JLMA-1, JLMA-2, JLMA-3, A-3, CR-1, CR-2, CR-3, CR-4, PD-TREC and RC zoning districts, except as provided in Section 5-618(B)(1)(c), and in the CLI, PD-CC(CC), PD-CC(SC), PD-CC(RC), PD-TC, PD-UC, PD-TRC and PD-CV zoning districts. *N/A*
- (b) In the PD-OP, GB, PD-GI, PD-SA, PD-IP, PD-RDP, and MR-HI zoning districts when located 750 feet or closer from an adjoining residential district. *N/A*

- (c) In all zoning districts, except PD-H, R-districts, PD-AAAR, and PD-RV, as an accessory use to a fire and rescue station, except as provided in Section 5-618(B)(1)(c). *N/A*
 - (d) In all zoning districts, within the right of way of a private toll road. *N/A*
- (3) **Monopoles, General Performance Criteria.** All telecommunications monopoles, whether permitted by right or permissible with the approval of a special exception application, shall be subject to the following criteria:
- (a) The proposed telecommunications monopole shall be compatible with development in the vicinity with regards to the setting, color, lighting, topography, materials and architecture. In addition, the facility shall be located in the interior of the property and areas of existing vegetation, if applicable, shall be used to screen the facility. *The proposed monopole will be compatible with development in the vicinity with regards to the setting, color, lighting, topography, materials and architecture. The monopole will be sited on the northeast side of an existing electric power substation. The galvanized steel monopole will be light grey in color and will blend with the sky. The compound will be enclosed within an 8' tall wood fence. The proposed fence will be located approximately 15 feet from the existing substation.*
 - (b) New telecommunications monopoles shall be designed to accommodate at least three (3) providers, unless:
 - (i) Doing so would create an unnecessary visual impact on the surrounding area; or
 - (ii) No additional need is anticipated for any other potential user in the vicinity; or
 - (iii) There is some valid economic, technological, or physical justification as to why co-location is not possible.
 - (iv) The applicant shall identify the conditions under which future co-location by other service providers is permitted.

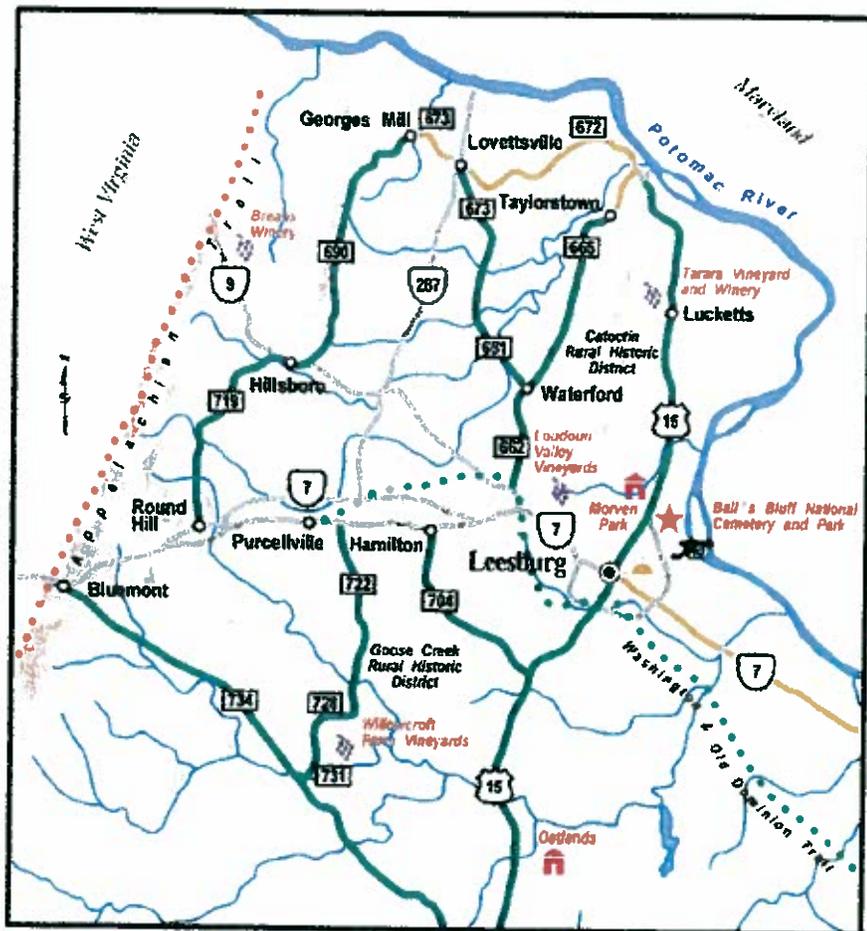
The proposed monopole will be designed to accommodate at least three (3) providers. Other service providers shall be allowed to co-locate provided that future installations will not interfere with existing antennas.
 - (c) The height of such monopole, including antennas, shall not exceed 199 feet, as measured from the natural ground elevation. *The requested height of the proposed monopole is 130' AGL.*

- (d) Satellite and microwave dishes attached to monopoles shall not exceed two (2) feet in diameter. *N/A*
- (e) Except as provided in Section 5-618(B)(3)(o) and Section 5-618(B)(4)(d), telecommunications monopoles shall not be located any closer than one (1) foot for every five (5) feet in height to any property line. Structures and buildings may be constructed within the setback areas of the monopole, provided other zoning standards are met. *As indicated in the site plan attached, the setback distances for the proposed monopole are as follows: Front yard: approx. 137', Side Yard: approx. 268', Side Yard: 179', Rear Yard: 425'.*
- (f) The related unmanned equipment structure(s) shall not contain more than 500 square feet of total gross floor area per telecommunications provider on each site. Structures shall not exceed 12 feet in height.
As indicated in the attached drawings, the proposed equipment shelter measures 240 square feet in area and will not exceed 12 feet in height.
- (g) Unless otherwise required by the Federal Communications Commission or the Federal Aviation Administration, monopoles shall blend with the background. *The galvanized steel monopole will be light grey in color and will blend with the sky.*
- (h) No signals or lights or illumination shall be permitted on a monopole, unless required by the Federal Communications Commission, the Federal Aviation Administration, State or Federal authorities, or the County. *Lighting is not required by the Federal Communications Commission (FCC), the Federal Aviation Administration (FAA), State or Federal authorities, or the County. No signals, lights, or illumination shall be located on the proposed monopole.*
- (i) No commercial advertising or signs shall be allowed on a monopole. *No commercial advertising or signs shall be located on the proposed monopole.*
- (j) A commission permit shall be required. *Nextel is applying for a commission permit and special exception concurrently.*
- (k) No monopole shall be located within a County designated historic district. *The subject property for location of the proposed monopole is not located within a County designated historic district.*

- (l) No monopole shall be located within a PD-H, or PD-RV zoning district except as provided in Section 5-618(B)(1)(a) and Section 5-618(B)(2)(d). *N/A*
- (m) All unused equipment and facilities from a commercial public telecommunications site shall be removed within 90 days of cessation of commercial public telecommunication use and the site shall be restored as closely as possible to its original condition. *Nextel agrees to this condition.*
- (n) Applicants for any commercial public telecommunications facility shall demonstrate that they have complied with applicable regulations of the FCC and the FAA. A finding from the FAA that the proposed facility is not a hazard or obstruction to aviation is necessary prior to the issuance of a zoning permit. If a proposed telecommunications facility is higher than 199 feet or within five (5) miles of the property boundary of either Dulles or Leesburg Airports, the applicant shall provide verification that: 1) the appropriate airport authority (Metropolitan Washington Airports Authority or the Town of Leesburg) has been notified in writing; and 2) the FAA has determined that the proposed facility is neither a hazard nor an obstruction to aviation. *The proposed monopole is less than 199' with a requested height of 130'. The subject property is located within five miles of the Dulles Airport as indicated on the map below. Please find attached FAA determination of no hazard or obstruction.*



- (o) When locating on a Loudoun County or Loudoun County Sanitation Authority site or fire and/or rescue company site: 1) the telecommunications equipment shall not interfere with the existing telecommunications equipment of the primary use; and 2) the setback provisions of Section 5-618(B)(3)(e) shall not apply. In addition, the landscaping/buffering provisions of the Ordinance may be reduced or waived if the site has been developed in accordance with Section 5-1409(G). *N/A*
- (p) Applicants proposing a new telecommunications monopole within one (1) mile of a County designated historic district or a Virginia Byway shall submit a minimum of three (3) visual simulations and written justification as to why the monopole could not be sited elsewhere. This requirement shall also be applied if a telecommunications monopole is proposed on a property listed on the National Register of Historic Places. *The subject property is not listed on the National Register of Historic Places. Based on the Loudoun County mapping system, the subject property is not located within one mile of a County designated historic district or Virginia Byway.*



- (q) Telecommunications monopoles shall not be located along ridge lines, but downslope from the top of ridge lines, to protect views of the Catoctin, Bull Run, Hogback, Short Hill, and Blue Ridge Mountains. *The proposed monopole will not be located along the ridgelines of these mountains.*
- (r) Applicants shall submit documentation, in written and graphic form, regarding the service area to be provided by the proposed telecommunications monopole. *The purpose of the proposed facility is to reduce load at site #VA0458-Broad Run, 21593 Jesse Court, and improve coverage along Loudoun County Parkway, Smith Switch Road and the surrounding area. VA0458 is located along route 28, north of West Church road, and about 1.75 miles south of route 7. The third sector of VA0458 covers a 2.5 mile area west of route 28, along and north of route 625. At present, this sector has 17 radios, and sees 500 Erlangs per day causing several dropped calls and call access failures. The proposed facility will manage some of the traffic currently handled by VA0548, and subsequently improve the quality of service in this area. Propagation maps have been included with this application to serve as a graphic depiction of Nextel's coverage objective. The first propagation plot shows signal coverage from NVA0548 and the two immediate adjacent on-air sites. Green depicts the coverage from the overloaded sector, NVA0548-3. The second plot shows coverage from the proposed site. The last plot depicts the future coverage with the proposed and currently on-air sites. It is clear that the area now covered by NVA0548-3 has been reduced by half allowing the new site to cover the other half.*
- (4) **Monopoles, Additional Submission Requirements.** The following additional information shall be submitted by applicants for monopoles required to be approved by special exception.
- (a) The applicant shall provide photoimagery or other visual simulation of the proposed telecommunications monopole shown with the existing conditions of the site. This simulation shall be provided from a minimum of three (3) perspectives. The applicant shall address how the facility can be designed to mitigate the visual impact on area residents, facilities, and roads. *The applicant agrees to provide requested photo imagery. The proposed monopole design is consistent with the existing use, thus reducing the visual impact.*
- (b) Except for areas where permitted by right, an applicant for a new commercial public telecommunication monopole shall demonstrate that location on an existing telecommunications facility or structure greater than 40 feet in height is not feasible. The applicant shall evaluate telecommunications facilities and structures greater than

40 feet in height within a one (1) mile radius of the proposed facility within the Eastern Loudoun Urban Growth Area. Elsewhere in the County, the applicant shall evaluate these locations within a two (2) mile radius of the proposed facility. Technological, physical, and economic constraints may be considered in determining infeasibility.

Co-location may be determined to be infeasible in the following situations:

- (i) Planned equipment would exceed the structural capacity of existing and approved telecommunications facilities, considering existing planned use of those facilities, and such facilities cannot be reinforced to accommodate planned or equivalent equipment at a reasonable cost;
- (ii) Planned equipment will cause interference with other existing or planned equipment for that telecommunications facility, and that interference cannot be prevented at a reasonable cost;
- (iii) Existing or approved telecommunications facilities do not have space on which planned equipment can be placed so as to provide adequate service; and
- (iv) Existing and approved telecommunications facilities will not provide adequate signal coverage.

The Site Selection Process:

Nextel first considered the existing monopole/transmission tower located at Smith Switch Road @ Washington & Old Dominion Trail. This site was eliminated because the property does not provide sufficient space to accommodate both the IDEN and CDMA equipment. Because there were no other viable existing sites from which the network objectives could be attained, Nextel proposed a new structure to be located on VEPCO property at 21260 Smith Switch Road. This is the only area location that is suitable for our use and includes a compatible existing use. This location is the least obtrusive site for the proposed facility.

- (c) In addition to those entitled to notice under the provisions of Section 6-600 of this Ordinance, all owner(s), or their agent(s), of all properties abutting or immediately and diagonally across the street or road from those properties whose owners are entitled to notice under Section 6-600, shall be provided with the same written notice. The applicant is also encouraged to meet with community and homeowners association groups in the area. ***The applicant agrees.***
- (d) Telecommunications monopoles permissible by special exception pursuant to Section 5-618(B)(2)(d) shall not be subject

to the lot requirements, building requirements, and open space requirements, if applicable, of the zoning district in which they are located. *Site plan attached.*

6-1310 Issues for Consideration

In considering a special exception application, the following factors shall be given reasonable consideration. When a special exception or minor special exception application includes a request for approval of temporary special events, the following factors shall be reasonably considered taking into account the proposed special events as well as the principal special exception use. The applicant shall address all the following in its statement of justification or special exception plat unless not applicable, in addition to any other standards imposed by this Ordinance:

- (A) Whether the proposed special exception is consistent with the Comprehensive Plan. *Nextel's proposed special exception is in substantial accordance with the Comprehensive Plan. The proposed facility will be sited in PD-IP district, located beside an existing power substation. The requested use is a permitted use under §4-503. Per Chapter 3 of the Comprehensive plan, the demand for local services has doubled in Loudoun County over the past decade due to increasing growth in population. Correspondingly, this growth has caused parts of the Nextel network to become overburdened, resulting in unacceptable handling of call volume. The requested facility will cause calls to be distributed appropriately resulting in a higher quality service for area residents, businesses and visitors. This location will provide improved coverage along Loudon County Parkway, one of the County's primary transit corridors. The requested facility further contributes to the County's vision for economic development, as the availability of quality communications can directly support existing businesses while attracting new business activity. A solid communications infrastructure will help to promote business concentration. Thus, creating a business environment conducive to growth. Additionally, the wireless telecommunications network can positively impact the quality of life for the residents. While the County wishes to promote safe, healthy lifestyles for its residents, the requested facility will improve area coverage to include coverage to the Old Dominion Trail. Appropriate wireless coverage offers residents a greater level of safety and security, particularly in parks and along running trails. Families are able to communicate and emergency service responders are better able to locate those who are lost or victims of an accident.*

- (B) Whether the proposed special exception will adequately provide for safety from fire hazards and have effective measures of fire control. *The proposed facility will be consistent with all applicable requirements, including building and fire code. The proposed facility will not present safety or fire hazards.*

- (C) Whether the level and impact of any noise emanating from the site, including that generated by the proposed use, negatively impacts the uses in the immediate area. *The proposed facility is an unmanned facility that will not produce noise, traffic, waste, or otherwise negatively impact the surrounding uses. The site will be visited approximately once per month by a technician for regular maintenance.*
- (D) Whether the glare or light that may be generated by the proposed use negatively impacts uses in the immediate area. *There will be no glare or light generated by the proposed use.*
- (E) Whether the proposed use is compatible with other existing or proposed uses in the neighborhood, and adjacent parcels. *The proposed use is compatible with uses in the neighborhood and adjacent parcels. Moreover, it is highly congruent to the neighboring VEPCO substation use that includes power poles and an existing monopole. The existing use of the substation makes this the best location to site such a facility.*
- (F) Whether sufficient existing or proposed landscaping, screening and buffering on the site and in the neighborhood to adequately screen surrounding uses. *The proposed location is sufficiently set back from the road and abutting properties and is adequately screened by an existing stand of mature trees. The substantial setback and siting in conjunction with existing power poles makes the requested location ideal. Additionally, Nextel proposes placement of an 8' wood fence to enclose the compound. This additional buffer will ensure safety as well as eliminate view of the tower base and equipment shelter. The proposed wood fence will compliment the existing wood fence that surrounds the existing electric utility transmission substation.*
- (G) Whether the proposed special exception will result in the preservation of any topographic or physical, natural, scenic, archaeological or historic feature of significant importance. *The requested facility will have no effect on any such feature.*
- (H) Whether the proposed special exception will damage existing animal habitat, vegetation, water quality (including groundwater) or air quality. *The requested facility will not damage or generate adverse impact on any animal habitat, vegetation, water or air quality.*
- (I) Whether the proposed special exception at the specified location will contribute to or promote the welfare or convenience of the public. *The proposed special exception at this location will contribute to and promote the welfare and convenience of the public. The requested facility will improve area coverage to include coverage to the vicinity to include Loudoun County Parkway, and along Smith Switch Road and the Old Dominion Trail. Appropriate wireless coverage offers residents a greater level of safety and security on the road and particularly in parks and along running trails. Families are better able to*

communicate and emergency service responders are better able to locate those who are lost or victims of an accident. Residents, businesses and commuters will experience improved service along Loudoun County Parkway and in the general vicinity.

- (J) Whether the traffic expected to be generated by the proposed use will be adequately and safely served by roads, pedestrian connections and other transportation services. *The proposed use will be an unmanned facility, therefore, the traffic patterns will not be adversely affected. Once the facility is constructed, normal traffic will include approximately one visit per month by a service technician for regular maintenance.*
- (K) Whether, in the case of existing structures proposed to be converted to uses requiring a special exception, the structures meet all code requirements of Loudoun County. *N/A. Nextel requests special exception for the construction of a new structure. If approved, the new structure will comply with all code requirements of Loudoun County.*
- (L) Whether the proposed special exception will be served adequately by essential public facilities and services. *The proposed use will not generate demand for essential public facilities and services as it is an unmanned facility, not intended for human habitation.*
- (M) The effect of the proposed special exception on groundwater supply. *The proposed special exception will have no effect on the groundwater supply.*
- (N) Whether the proposed use will affect the structural capacity of the soils. *A geotechnical study will be performed prior to construction of the facility. The facility will be designed so as not to affect the structural capacity of the soils.*
- (O) Whether the proposed use will negatively impact orderly and safe road development and transportation. *The proposed use will have no impact orderly and safe road development and transportation. Once the facility is constructed, normal traffic will include approximately one visit per month by a service technician for regular maintenance.*
- (P) Whether the proposed special exception use will provide desirable employment and enlarge the tax base by encouraging economic development activities consistent with the Comprehensive Plan. *The proposed special exception will generate jobs during the construction phase as well as ongoing employment for maintenance of the facility. By providing wireless telecommunications service in the area, the proposed special exception can advance competition while promoting communications which is essential for business growth and development.*

- (Q) Whether the proposed special exception considers the needs of agriculture, industry, and businesses in future growth. *The proposed special exception does consider these needs and can help to advance future growth in these areas. Communications is essential for future growth and development of agriculture, industry and business. The requested special exception can directly impact those needs by providing a high quality, reliable service.*
- (R) Whether adequate on and off-site infrastructure is available. *Adequate on and off site infrastructure is available for the successful integration of the requested facility into the Nextel wireless telecommunications network.*
- (S) Any anticipated odors which may be generated by the uses on site, and which may negatively impact adjacent uses. *The proposed use will not generate any odor.*
- (T) Whether the proposed special exception uses sufficient measure to mitigate the impact of construction traffic on existing neighborhoods and school areas. *The proposed construction will take place on site. The subject property includes an existing 20' gravel access road with a 20'x20' turnaround. There is no expected impact to neighborhoods, school areas or regular traffic flow to be caused by construction traffic.*

F.S.M. Traffic Study Guidelines
Checklist for Application Acceptance
Page 1 of 4

Loudoun County Virginia
Office of Transportation Services

Application Name: Nextel Communications Date: 3/8/07
Application Type: Special Exemption/Comm Reviewer: James R. Phillips
of Guidelines Satisfied: 12 of 12 Permits
Accept or Reject: Accept Comment: _____

- (1) **Study Area:** Roadways internal or adjacent to the development site shall be included in the traffic study. The study area should be defined at the scoping meeting and as a guideline should include other external roads to the extent that the project's generated traffic is anticipated to exceed 15 percent of the road's current/existing traffic volumes (at the time of application). This area shall not extend more than five (5) miles from the project site.

Does Study Meet Guidelines? yes Comments: Smith Switch Road /
existy site

- (2) **Traffic Count Locations:** Traffic counts are required on the adjacent roads, the adjacent intersections beyond the project's frontage on adjacent roads in the study area. The AM/PM peak period traffic counts shall not be more than twelve (12) months old at the time of the application submission.

Does Study Meet Guidelines? yes Comments: N.A.

- (3) **Trip Generation:** As a general guide to vehicle trip generation, the latest edition of the Institute of Transportation Engineer's (I.T.E.). Trip Generation Report shall be used. These rates may be supplemented by additional information provided by the County. If the applicant chooses to use different rates, they shall be documented and agreed to at the scoping meeting prior to their use in the traffic analyses. Primary trip reductions associated with passby trips and methodologies for trip reductions associated with passby trips shall be discussed and agreed upon at the scoping meeting.

Does Study Meet Guidelines? yes Comments: See page 12 of
the description (0) ~~to~~ only one trip per month

- (4) **Traffic Volume Projections:** The traffic study shall provide existing and projected traffic volumes, with and without the subject project, for average daily traffic (ADT), as well as AM and PM peak hours. The peak hour of the project/individual land use(s) (as given in the ITE Trip Generation Report) should be added to the corresponding AM/PM existing peak hour of the adjacent roadway traffic volumes (to show the worst case scenario), if the peak hour of the project/individual land use(s) for the generator is greater than the peak hour of the adjacent roadway (per ITE Trip Generation Report). The existing peak hour of traffic on the roads adjacent to the subject project site shall be identified. These traffic volumes shall be provided at roadway intersections and commercial or private access ways/entrances.

Does Study Meet Guidelines? yes Comments: N.A.

- (5) **LOS Analysis:** Level of Service (LOS) calculations for existing and projected conditions, with and without the subject project, for highway segments, intersection legs, and entrances shall be provided. Calculations shall be in accordance with the Highway Capacity Manual (HCM) and/or the Highway Capacity Software (HCS), or as may be agreed at the scoping meeting. Traffic volumes and level of service information shall be provided for each phase of development, to include conditions at date of project completion. Projections shall also be made for date of completion plus ten (10) years.

Does Study Meet Guidelines? yes Comments: N.A.

- (6) **Minimum Roadway/Intersection LOS Standards:** Recommendations for phased improvements to the road network links in order to maintain an acceptable level of service (minimum LOS "D") shall be provided. For each phase up to and including buildout, a minimum approach and overall LOS "D" at intersections shall apply.

Does Study Meet Guidelines? yes Comments: N.A.

- (7) **Background Traffic Assumptions:** Assumptions which determine projected background traffic, including through traffic growth rate to be applied on roadway links, shall be confirmed at the scoping meeting. Specific other approved development names and respective development square footage or residential units in the study shall be provided.

Does Study Meet Guidelines? yes Comments: N.A.

- (8) **Traffic/Trip Distribution:** Directional trip distribution information shall be provided for project entrances and collector and arterial intersections within the study area for the phases of development.

Does Study Meet Guidelines? yes Comments: N.A.

- (9) **LOS Calculations Assumptions:** Traffic counts and level of service (LOS) worksheets and projected traffic volume level of service (LOS) analyses, including existing AM/PM peak hour signal timing, shall be included as a part of the traffic study.

Does Study Meet Guidelines? yes Comments: N.A.

- (10) **Mode Choice:** Modal split information shall be provided for the phases of the analysis, with sources of information identified (e.g., COG model).

Does Study Meet Guidelines? yes Comments: N.A.

- (11) **Safety Locations**: Road safety hazards, as identified by the ISTEA set-aside funding criteria and/or as identified by the County at the scoping meeting, within the study area shall be analyzed for all roadway links and intersections in the traffic study.

Does Study Meet Guidelines? yes Comments: Existing Entrance / O.K.

- (12) **Traffic Mitigation Measures**: If trip reduction factors are used in the study, measures necessary to implement the reduction must be specified, with supporting documentation.

Does Study Meet Guidelines? yes Comments: no

communicate and emergency service responders are better able to locate those who are lost or victims of an accident. Residents, businesses and commuters will experience improved service along Loudoun County Parkway and in the general vicinity.

- (J) Whether the traffic expected to be generated by the proposed use will be adequately and safely served by roads, pedestrian connections and other transportation services. *The proposed use will be an unmanned facility, therefore, the traffic patterns will not be adversely affected. Once the facility is constructed, normal traffic will include approximately one visit per month by a service technician for regular maintenance.*
- (K) Whether, in the case of existing structures proposed to be converted to uses requiring a special exception, the structures meet all code requirements of Loudoun County. *N/A. Nextel requests special exception for the construction of a new structure. If approved, the new structure will comply with all code requirements of Loudoun County.*
- (L) Whether the proposed special exception will be served adequately by essential public facilities and services. *The proposed use will not generate demand for essential public facilities and services as it is an unmanned facility, not intended for human habitation.*
- (M) The effect of the proposed special exception on groundwater supply. *The proposed special exception will have no effect on the groundwater supply.*
- (N) Whether the proposed use will affect the structural capacity of the soils. *A geotechnical study will be performed prior to construction of the facility. The facility will be designed so as not to affect the structural capacity of the soils.*
- (O) Whether the proposed use will negatively impact orderly and safe road development and transportation. *The proposed use will have no impact orderly and safe road development and transportation. Once the facility is constructed, normal traffic will include approximately one visit per month by a service technician for regular maintenance.*
- (P) Whether the proposed special exception use will provide desirable employment and enlarge the tax base by encouraging economic development activities consistent with the Comprehensive Plan. *The proposed special exception will generate jobs during the construction phase as well as ongoing employment for maintenance of the facility. By providing wireless telecommunications service in the area, the proposed special exception can advance competition while promoting communications which is essential for business growth and development.*



Loudoun County, Virginia

Department of Planning

1 Harrison Street, S.E., 3rd Floor, P.O. Box 7000, Leesburg, VA 20177-7000

Telephone (703) 777-0246 • Fax (703) 777-0441

July 30, 2008

Ms. Catherine Blue
Mr. Edward Donohue
Donohue & Blue
801 N. Fairfax Street
Suite 209
Alexandria, VA 22314

RE: SPEX 2007-0009 & CMPT 2007-0011 Nextel-Jakboub VA3891A

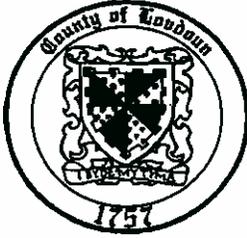
Dear Ms. Blue and Mr. Donohue:

This letter serves to inform you that the above referenced land development applications have been officially accepted for processing as of July 30, 2008. The applications will be sent to the appropriate referral agencies for review with a comment due date of August 29, 2008. I have been asked to serve as the Project Manager and look forward to working with your team. Should you wish to review the files, they are available in the file room located in the Department of Building and Development. If you have any further questions regarding the review and processing of these applications, please feel free to contact me.

Sincerely,

Stephen Gardner
Project Manager

cc: Van Armstrong, Land Use Review Program Manager, Department of Planning



Loudoun County, Virginia

Department of Planning

1 Harrison Street, S.E., 3rd Floor, P.O. Box 7000, Leesburg, VA 20177-7000

Telephone (703) 777-0246 • Fax (703) 777-0441

July 30, 2008

RE: SPEX 2007-0009 & CMPT 2007-0011 Nextel-Jakboub VA3891A

Dear Adjacent Property Owner:

This letter serves to inform you that the above referenced land development applications have been officially accepted for processing as of July 30, 2008. The applications will be sent to the appropriate referral agencies for review with a comment due date of August 29, 2008. Should you wish to review the files, they are available in the file room located in the Department of Building and Development. If you have any further questions regarding the review and processing of these applications, please feel free to contact me.

Sincerely,

Stephen Gardner
Project Manager

cc: Catherine Blue, Donohue & Blue
Edward Donohue, Donohue & Blue
Van Armstrong, Land Use Review Program Manager, Department of Planning

Attachment

SPEX 2007-0009 & CMPT 2007-0011
Nextel-Jakboub VA3891A

APPLICANT: Nextel Communications of the Mid-Atlantic, Inc.
Allen Bright
6716 Alexander Bell Drive
Suite 230
Columbia, MD 21046
540-784-0022

PROPERTY OWNER: Virginia Electric and Power Company
John D. Smatlak, Vice President – Electric Transmission
Dominion Virginia Power
120 Tredegar Street
Riverside Building, 5th Floor
Richmond, VA 23219

REPRESENTATIVES: Donohue & Blue
Edward Donohue, Partner
Catherine Blue, Partner
801 N. Fairfax Street, Suite 209
Alexandria, VA 22314
703-549-1123 X104

LOCATION: 21260 Smith Switch Road, Ashburn, VA 20147. South side of Smith Switch Road (Route 607) and north and east of the W&OD Trail

PROPOSAL: A Special Exception and Commission Permit application to permit the construction of a 130 ft. monopole and a 240 square foot equipment shelter.

TAX MAP/PARCEL: Tax Map— //80//13/////C/ MCPI—060-30-2345-000

ZONING: PD-IP

SURROUNDING LAND USES/ZONING:

NORTH	PDH-4/PDAAAR	Residential (Ashburn Village and Erickson Retirement Communities)
SOUTH	PDIP	Commercial Industrial (Beaumeade)
EAST	PDIP	Commercial Industrial - Vacant
WEST	PDIP	W&OD Trail/Commercial Industrial (Beaumeade)

ELECTION DISTRICT: Broad Run

Wini Polis - RE: Jakboub application

From: "Sean Hughes" <sean.hughes@donohueblue.com>
To: "Wini Polis" <Wini.Polis@loudoun.gov>
Date: 6/16/2008 3:34 PM
Subject: RE: Jakboub application

Thanks Wini. I will confer with the engineer re the 2nd point.

Sean

From: Wini Polis [mailto:Wini.Polis@loudoun.gov]
Sent: Friday, June 13, 2008 2:40 PM
To: Sean Hughes
Subject: Jakboub application

Hi Sean,

I left you a voice mail message earlier today (Friday, 6/13) and I just reviewed this application again in its entirety. An outstanding item is the one noted in an earlier email concerning the disclosure for Sprint Nextel. We need the disclosure on who owns Sprint Nextel Corporation. I think there are more than 500 shareholders and stock is publicly traded so that page needs to be submitted. This can be sent via fax or email directly to me.

Also, please check with the engineer to see if the research has been done to identify any fuel or hazardous/toxic materials on the site. They made a note on the most recent plat, revised 1/10/08, that does not make any sense. If there are no substances like that on the site, please put that in an email to me and I'll attached it with the application and the note can be revised during the review process. If there are any materials on the site, the plat needs to be revised. Here is the requirement -

Please revise the plat for the location and type of any fuel and fuel storage and a listing, if known, of all hazardous or toxic substances as set forth in Title 40, Code of Federal Regulations Parts 116.4, 302.4 and 355; all hazardous waste as set forth in Commonwealth of Virginia Department of Waste Management. (Checklist Item K.15)

Let me know that you got this and contact me if you have any questions.

Wini

Wini Polis, Planner
Land Use Review
Department of Planning
Loudoun County Virginia
PO Box 7000
1 Harrison St. SE, 3rd Floor, Mailstop 62
Leesburg, VA 20177
703-737-8446 Direct
703-771-0441 Fax
703-777-0246 Main
wpolis@loudoun.gov

January 17, 2008

Ms. Wini Polis
Loudoun County, Department of Planning
1 Harrison Street, S.E.
3rd Floor
Leesburg, VA 20175

Re: Sprint Nextel Application Jakboub Site #VA 3891
SPEX 2007-0009 and CMPT 2007-0011

Dear Ms. Polis:

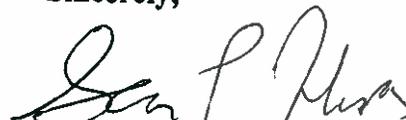
Enclosed for your review please find responses to your December 14, 2007 letter regarding outstanding items needed from checklist submission compliance in order to have this application officially accepted for processing and hearing date(s) established:

- 1. Revised site plan drawings (15 copies)-addressing your comments 2 & 3.**
- 2. A new and revised "Disclosure in Real Parties In Interest" document for both Donohue & Blue and Clark Nexsen (per your comment 1).**
- 3. A NEPA summary letter in response to your comment 4. produced by the environmental firm, EBI Consulting of York, Pennsylvania, noting that they have determined that the modified project design has no adverse effect on endangered species habitat in the project area. The full report and package is in excess of one hundred (100) pages in length. Consequently, I had previously forwarded it to you in its entirety via soft copy.**

Thank you for your continuing assistance on this matter. Please let me know if you have any questions and advise re next steps in proceeding forward with this application.



Sincerely,


Sean P. Hughes



Loudoun County, Virginia

Department of Planning

1 Harrison Street, S.E., 3rd Floor, P.O. Box 7000, MSC #62

Leesburg, VA 20177-7000

Telephone (703) 777-0246 • Fax (703) 777-0441

December 14, 2007

Mr. Sean P. Hughes
Donohue & Blue PLC
801 North Fairfax Street
Suite 209
Alexandria, VA 22314

RE: **SPEX 2007-0009 & CMPT 2007-0011**
Nextel – Jakboub Site #VA3891A

Dear Mr. Hughes:

This letter serves to inform you that the above referenced application has been reviewed for minimum checklist submission compliance. This letter also serves as a follow up to my telephone conversations and email messages to you and Mr. Edward Donohue in December 2007. The following material has not been provided or needs to be clarified before the application can be officially accepted for processing:

1. Thank you for submitting the Disclosure of Real Parties In Interest. Please revise the disclosure form for the Mandatory Disclosures to include a listing of **names and addresses** of all real parties in interest in the real estate which is the subject of this application. Please include disclosure information on your firm Donohue & Blue and the architecture and engineering firm Clark Nexsen. (Checklist Item E.)
2. Thank you for showing Vicinity Map on the revised plat. Please revise the map to show **all existing lot boundaries (as shown on the County parcel map) within the project and surrounding the project within the vicinity map**. Information is available from the Office of Mapping. (Checklist Item J.2.)
3. Please revise the plat to show adjacent property information including property across the road from the project to include the approved and proposed projects or subdivision names, lot lines, section and lot number and zoning, and existing and proposed land uses at time of submission. Specifically, it appears that the parcel north of the subject parcel and across Smith Switch Road, MCPI Number 059-37-2819 as shown on the plat is no longer an existing parcel. Please revise this area to show the current parcel lines, ownership, lot numbers, zoning, and land use. (Checklist Item K.8)
4. Please submit any location or presence of any endangered species habitat in the project area. Information is available from the State Department of Conservation and Recreation. (Checklist Item K.12.c)

SPEX-2007-0009 & CMPT-2007-0011

Nextel – Jakboub Site #VA3891A

Page 2 of 2

December 14, 2007

Once this information is revised, please submit 15 copies of the plat and a completed Disclosure of Real Parties In Interest form. Should you have any questions regarding the review and processing of you application, please feel free to contact me at 703-737-8446 or by email wpolis@loudoun.gov.

Sincerely,



Wini Polis
Planner
Land Use Review

Cc: Van Armstrong, Land Use Review Program Manager, Department of Planning

Wini Polis - FW: Sprint Nextel site-Jakboub # VA 3891- SPEX 2007-0009 & CMPT-2007-0011

From: "Sean Hughes"
To:
Date: 11/15/2007 8:33 AM
Subject: FW: Sprint Nextel site-Jakboub # VA 3891- SPEX 2007-0009 & CMPT-2007-0011
Attachments:

Wini,

Good morning. We have finally been able to pull together a complete response to your comments in your Sept 26 letter. A fed ex will be delivered to you today (also including some docs for John M). In that response letter I note that the SHPO/environmental report is in excess of 100 pages so I will email the report to you. So, here is that report. Please let me know if you need hard copies of the entire report or just the summary page.

Thank you for your continuing assistance and guidance on this matter. Our client (as well as committed co-locator T-Mobile) is looking forward to providing enhanced wireless services to this commercial area of Loudoun County, so please let us know what we can do to continue forward and set the needed hearing dates.

Thank you,

Sean Hughes
703 906 0184

From: Sean Hughes
Sent: Thursday, October 11, 2007 9:56 AM
To: 'wpolis@loudoun.gov'
Subject: Sprint Nextel site-Jakboub # VA 3891- SPEX 2007-0009 & CMPT-2007-0011

Wini,

Thanks for your previous voice message and your Sept 26 letter re this site. We will work on the 7 items you listed and get back to you shortly.

Best wishes,

Sean

Sean P. Hughes, Esq.
14510 Dorsey Mill Road
Glenwood, MD 21738
Cell 703-906-0184
sean.hughes@donohueblue.com
www.donohueblue.com

NEW IRS RULES RESTRICT WRITTEN FEDERAL TAX ADVICE FROM LAWYERS AND ACCOUNTANTS. WE INCLUDE THIS STATEMENT IN ALL OUTBOUND EMAILS BECAUSE EVEN INADVERTENT VIOLATIONS MAY BE PENALIZED. NOTHING IN THIS MESSAGE IS INTENDED TO BE USED, OR MAY BE USED, TO AVOID ANY

November 14, 2007

Mr. John Merrithew
Loudoun County, Department of Planning
Land Use Division Manager
1 Harrison Street, S.E.
3rd Floor
Leesburg, VA 20175



Re: Sprint Nextel Application Jakboub Site #VA 3891
SPEX 2007-0009 and CMPT 2007-0011
Waiver Request for general description of vegetation and
existing tree cover per Checklist Item K.12.a.b

Dear Mr. Merrithew:

Please accept this letter as our Statement of Justification pursuant to our request for a waiver of the landscape description requirement in Checklist Item K.12.a.b, which states:

“Include the location and general description of vegetation and existing tree cover including: A description of type and extent of tree cover that identifies canopy, under-story growth and other flora; an inventory of evergreen trees with calipers of 14 inches or larger and deciduous trees with calipers of 22 inches or larger measured from 4.5 ft above the ground.”

We believe that a waiver is appropriate and justified in this case due to the fact that this large (6 acre tract) VEPCO property is utilized by VEPCO as a utility substation, is zoned PDIP and is surrounded on all sides by additional PDIP zones that are industrial in nature. Further, our requested use would only involve and modify 2,760 square feet in the VEPCO substation, which is approximately 1% of the VEPCO parcel area. Last, there are no residential or publicly used business properties in close visual proximity to the site and in fact the VEPCO substation area

is only gained access via a gravel road that does not invite itself for public usage.

To assist with your review and consideration of our request we are also enclosing a site plan, photo simulations of the substation area with the proposed telecommunications facility and an aerial photo.

Thank you in advance for your review of this request. Please do not hesitate to contact me at 703-549-1123 should you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Sean P. Hughes". The signature is fluid and cursive, with the first name "Sean" being the most prominent part.

Sean P. Hughes



RECEIVED
NOV 15 2007
PLANNING DEPARTMENT

November 14, 2007

Ms. Wini Polis
Loudoun County, Department of Planning
1 Harrison Street, S.E.
3rd Floor
Leesburg, VA 20175



Re: Sprint Nextel Application Jakboub Site #VA 3891
SPEX 2007-0009 and CMPT 2007-0011

Dear Ms. Polis:

Enclosed for your review please find responses to your September 26, 2007 letter regarding outstanding items needed from checklist submission compliance in order to have this application officially accepted for processing:

1. Revised site plan drawings (1 copy now and the additional 16 to be printed and follow if you agree that the plan fully meets your prior comments)-addressing your comment 6. Regarding comment 4 we are requesting a waiver of this requirement due to the fact that this large (6 acre tract) VEPCO property is a substation zoned PDIP and is surrounded on all sides by additional PDIP zones, our requested use would involve only 2,760 square feet which is approximately 1% of the VEPCO parcel area and there are no residential or business properties in close proximity and in fact the area is only gained access via a gravel road that does not invite itself for public usage.
 - a. Include the location and general description of vegetation and existing tree cover including: A description of type and extent of tree cover that identifies canopy, under-story growth and other flora; an inventory of evergreen trees with calipers of 14 inches or larger and deciduous trees with calipers of 22 inches

or larger measured from 4.5 ft above the ground. {Per above we are requesting a waiver for this comment}.

- b. Revise the plat for the location and type of any fuel and fuel storage and a listing, if known, of all hazardous or toxic substances as set forth in Title 40, Code of Federal Regulations Parts 116.4, 302.4, and 355; all hazardous waste as set forth in Commonwealth of Virginia Department of Waste Management. {Per this comment please see note added to plans on page C-1 noting that we are not aware of any hazardous or toxic substances on this property}.
2. A new and revised "Disclosure in Real Parties In Interest" document.
 3. Photo simulations- including six (6) different views/photos
 4. A NEPA summary letter in response to your comment 3. and 5. from the environmental firm, EBI Consulting of York, Pennsylvania, noting that they have determined that the modified project design has no adverse effect on historic or tribal resources. The full report and package is in excess of one hundred (100) pages in length. Consequently, I have forwarded it to you in its entirety via soft copy.
 5. Regarding your comment 7. we suggest that a schedule of meetings is not appropriate in this case, since there are no surrounding communities in close proximity. Should the County feel that such meeting(s) should be attempted we would create and provide a schedule after acceptance of the application and hearing date(s) have been scheduled to provide some guidance to the community of project timeline.

Thank you for your assistance in this matter.

Sincerely,



Sean P. Hughes



September 10, 2007

Ms. Wini Polis
Loudoun County, Department of Planning
1 Harrison Street, S.E.
3rd Floor
Leesburg, VA 20175



Re: Sprint Nextel Application Jakboub Site #VA 3891
SPEX 2007-0009 and CMPT 2007-0011

Via: Hand Delivery

Dear Ms. Polis:

Enclosed for your review please find:

1. Revised site plan drawings (17 copies)
2. FAA aeronautical study

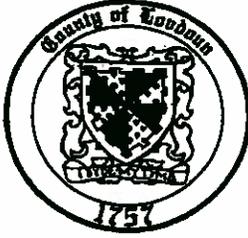
Please advise if photo simulations or a balloon test is recommended or required in this particular zone/area. In the interim we welcome additional review and comments from Loudoun County on this application.

Thank you for your assistance in this matter.

Sincerely,

A handwritten signature in black ink that reads "Sean P. Hughes".

Sean P. Hughes



Loudoun County, Virginia

Department of Planning

1 Harrison Street, S.E., 3rd Floor, P.O. Box 7000, MSC #62

Leesburg, VA 20177-7000

Telephone (703) 777-0246 • Fax (703) 777-0441

September 26, 2007

Mr. Sean P. Hughes
Donohue & Blue PLC
801 North Fairfax Street
Suite 209
Alexandria, VA 22314

RE: SPEX 2007-0009 & CMPT 2007-0011
Nextel – Jakboub Site #VA3891A

Dear Mr. Hughes:

This letter serves to inform you that the above referenced application has been reviewed for minimum checklist submission compliance. This letter also serves as a follow up to my telephone conversation with Catherine Blue on Tuesday, September 26, 2007. The following material has not been provided or needs to be clarified before the application can be officially accepted for processing:

1. Thank you for submitting the Disclosure of Real Parties In Interest. Please revise the disclosure form for Mandatory Disclosures to include a listing of **names and addresses** of all real parties in interest in the real estate which is the subject of this application. Please note - The Loudoun County Board of Supervisors has directed us to use a **new** Disclosure of Parties of Real Interest form and they have directed that all active and pending applications resubmit disclosures using this form. The information is to be provided on the new form before a case comes before the Planning Commission and the Board of Supervisors. The current form maybe downloaded from the County's website at

[http://inetdocs.loudoun.gov/planning/docs/documentsandfor /index.htm](http://inetdocs.loudoun.gov/planning/docs/documentsandfor/index.htm).

(Checklist Item E.)

2. Thank you for submitting a Statement of Justification. As stated in 5-18(b)(4)(a), please submit photo-imagery or other visual simulation of the proposed telecommunications monopole shown with existing conditions of the site according to Section 5-618 of the Revised 1993 Zoning Ordinance.

3. Please submit information on any archaeological or historical features included in the State of National Register of Historic Places. Existing and proposed buildings; structures, walls, and fences on site. For buildings and structures, indicate their date of construction, as determined by record search and visual survey, and whether it is planned that they be retained or demolished. The applicant must also conduct a survey of historic architecture, known and potential historic and archaeological sites. Identify any known grave, object, or structure marking a place of burial, as determined by record search and visual survey.

SPEX-2007-0009 & CMPT-2007-0011

Nextel – Jakboub Site #VA3891A

Page 2 of 2

September 26, 2007

If you would like to request a waiver of this requirement, please submit your request with a statement of justification to John Merrithew, Assistant Director, Department of Planning (Checklist Item K.5.)

4. Please include the location and general description of vegetation and existing tree cover including: A description of type and extent of tree cover that identifies canopy, under-story growth and other flora; an inventory of evergreen trees with calipers of 14 inches or larger and deciduous trees with calipers of 22 inches or larger measured 4.5 feet above the ground.

If you would like to request a waiver of this requirement, please submit your request with a statement of justification to John Merrithew, Land Use Review Division Manager. (Checklist Item K.12.a b.)

5. Please submit any location or presence of any endangered species habitat in the project area. Information is available from the State Department of Conservation and Recreation. (Checklist Item K.12.c)

6. Please revise the plat for the location and type of any fuel and fuel storage and a listing, if known, of all hazardous or toxic substances as set forth in Title 40, Code of Federal Regulations Parts 116.4, 302.4 and 355; all hazardous waste as set forth in Commonwealth of Virginia Department of Waste Management. (Checklist Item K.15)

7. Please submit a list or schedule of meetings between the applicant and the surrounding communities either held or schedule to be held. (Checklist Item M.)

Once this information is revised, please submit the above required forms, photo-simulations and 6 copies of an archaeological and cultural investigation or waiver. Should you have any questions regarding the review and processing of you application, please feel free to contact me at 703-737-8446 or by email wpolis@loudoun.gov.

Sincerely,



Wini Polis
Planner
Land Use Review

Cc: Van Armstrong, Land Use Review Program Manager, Department of Planning



Loudoun County, Virginia

Department of Planning
1 Harrison Street, S.E., 3rd Floor, P.O. Box 7000, MSC #62
Leesburg, VA 20177-7000
Telephone (703) 777-0246 • Fax (703) 777-0441

March 23, 2007

Mr. Allen Bright
Nextel Communications of the Mid-Atlantic
6716 Alexander Bell Drive
Suite 230
Columbia, MD 21046

RE: **SPEX 2007-0009 & CMPT 2007-0011**
Nextel – Jakboub Site #VA3891A

Dear Mr. Bright:

This letter serves to inform you that the above referenced application has been reviewed for minimum checklist submission compliance. The following material has not been provided or needs to be clarified before the application can be officially accepted for processing:

1. Thank you for submitting a Land Development Application form. Please resubmit the Land Development Application form filled out in its entirety. Please be sure to include a more detailed description of the proposed project, the total square footage of related equipment storage, project's election district, a list of all surrounding land uses and zoning districts adjacent to the property, the property owner and representative, and an original owner signature or authorized agent.

2. Thank you for submitting the Disclosure of Real Parties In Interest. Please revise the disclosure form for Mandatory Disclosures to include a listing of **names and addresses** of all real parties in interest in the real estate which is the subject of this application. Please note - The Loudoun County Board of Supervisors has directed us to use a **new** Disclosure of Parties of Real Interest form and they have directed that all active and pending applications resubmit disclosures using this form. The information is to be provided on the new form before a case comes before the Planning Commission and the Board of Supervisors. A copy is enclosed or it maybe downloaded from the County's website at <http://inetdocs.loudoun.gov/planning/docs/documentsandfor/index.htm>.
(Checklist Item E.)

3. Thank you for submitting a letter dated February 6, 2007 stating the authorized agent for Virginia Electric and Power Company. Please resubmit a letter to the department stating the authorized agent consents to the filing of application to the County of Loudoun for a Special Exception and Commission Permit to permit the construction of a hundred thirty foot (130') monopole and related equipment storage on the property owned by Virginia Electric & Power Company.

SPEX-2007-0009 & CMPT-2007-0011

Nextel – Jakboub Site #VA3891A

Page 2 of 3.

4. Thank you for submitting a Statement of Justification. As stated in 5-18(b)(4)(a), please submit photo-imagery or other visual simulation of the proposed telecommunications monopole shown with existing conditions of the site according to Section 5-618 of the Revised 1993 Zoning Ordinance.

5. Thank you for showing Vicinity Map on the plat. Please revise the map to show the W&OD Trail, project boundaries and all existing lot boundaries (as shown on the County parcel map) within the project and surrounding the project within the vicinity map. Information is available from the Office of Mapping. (Checklist Item J.1 and J.2.)

6. Please submit information on any archaeological or historical features included in the State of National Register of Historic Places. Existing and proposed buildings; structures, walls, and fences on site. For buildings and structures, indicate their date of construction, as determined by record search and visual survey, and whether it is planned that they be retained or demolished. The applicant must also conduct a survey of historic architecture, known and potential historic and archaeological sites. Identify any known grave, object, or structure marking a place of burial, as determined by record search and visual survey.

If you would like to request a waiver of this requirement, please submit your request with a statement of justification to John Merrithew, Assistant Director, Department of Planning (Checklist Item K.5.)

7. Please revise the plat to show adjacent property information including property across the road from the project to include the existing and proposed land uses at time of submission and major roads identified in the County Transportation Plan and road identified in the current Loudoun County/VDOT six-year plan. Information is available from the Department of Planning and the Office of Transportation. (Checklist Item K.8)

8. Please include the location and general description of vegetation and existing tree cover including: A description of type and extent of tree cover that identifies canopy, under-story growth and other flora; an inventory of evergreen trees with calipers of 14 inches or larger and deciduous trees with calipers of 22 inches or larger measured 4.5 feet above the ground.

If you would like to request a waiver of this requirement, please submit your request with a statement of justification to John Merrithew, Land Use Review Division Manager. (Checklist Item K.12.a b.)

9. Please submit any location or presence of any endangered species habitat in the project area. Information is available from the State Department of Conservation and Recreation. (Checklist Item K.12.c)

10. Please revise the plat to show the nature and extent of existing and/or proposed landscaping, screening or buffering on the site. (Checklist Item K.12.d)

SPEX-2007-0009 & CMPT-2007-0011

Nextel – Jakboub Site #VA3891A

Page 3 of 3.

11. Please revise the plat for the location and type of any fuel and fuel storage and a listing, if known, of all hazardous or toxic substances as set forth in Title 40, Code of Federal Regulations Parts 116.4, 302.4 and 355; all hazardous waste as set forth in Commonwealth of Virginia Department of Waste Management. (Checklist Item K.15)

12. Thank you for stating the Flood Zone Determination on the Site and Survey Plan Sheet Number C-1, Note Number 4. Please revise this sheet to include a delineation of the limits of floodplain boundaries (Floodplain Overlay District), if any, where the plan shall utilize and identify the source as the Floodplain Map of Loudoun County. Please also revise the plat to show the project is located in the Airport Impact Overlay District (AI) Noise Contours Noise Zone Ldn60. Information available from the Office of Mapping. (Checklist Items K.16. and K.17.)

13. Please submit a list or schedule of meetings between the applicant and the surrounding communities either held or schedule to be held. (Checklist Item M.)

14. Please submit two (2) sets of pre-printed address/ mailing labels with owner name and owner addresses of all adjacent property owners. (Checklist Item N.)

Once this information is revised, please submit 17 copies of the revised plat and 6 copies of an archaeological and cultural investigation or waiver. Should you have any questions regarding the review and processing of you application, please feel free to contact me at 703-737-8446.

Sincerely,



Wini Polis
Planner, Land Use Review

Enclosure (2)



May 14, 2007

Ms. Wini Polis
Planner, Land Use Review
Loudoun County, Virginia
Department of Planning
1 Harrison Street, S.E., 3rd Floor
Leesburg, VA 20177-7000



Re: SPEX 2007-0009 & CMPT 2007-0011
Nextel—Jakboub Site #VA3891

Dear Ms. Polis:

Enclosed for your review please find a completed Loudoun County Land Development Application, a letter from the owner of the property allowing Nextel to file and pursue the Special Exception application and Commission Permit, a revised Disclosure of Real Parties in Interest form and two sets of mailing labels for adjoining property owners.

As soon as I receive revised plans, I will forward them to you.

Please call me with any questions.

Very truly yours,
Donohue & Blue

By: 
Catherine Blue

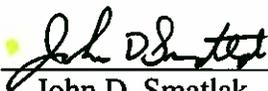
May 4, 2007

Re: Application for Special Exception and Commission Permit
SPEX 2007-0009 & CMPT 2007-0011
Sprint Nextel-Jakboub Site, VA3891A
Virginia Electric and Power Company (Dominion Virginia Power) Beaumeade Substation
PIN: 060-30-2345-000
Tax Map Number: /80//13////C/
Long/Lat: 77-27-19.5; 39-01-26.2

To Whom it May Concern:

The undersigned, authorized agent for Virginia Electric and Power Company, a Virginia public service corporation doing business in the Commonwealth of Virginia as Dominion Virginia Power consents to the filing of a Special Exception Permit application and Commission Permit application to Loudoun County for the construction of a one hundred thirty foot (130') telecommunications monopole and associated equipment compound to be located within the Dominion Virginia Power Substation property located at 21260 Smith Switch Road, Ashburn, VA 20147. Sprint Nextel and its agents, Donohue & Blue, PLC are authorized to act on behalf of Virginia Electric and Power Company (Dominion Virginia Power) in the submission and processing of the Special Exception Permit and Commission Permit applications.

Virginia Electric and Power Company

By: 
John D. Smatlak
Vice President – Electric Transmission

Commonwealth of Virginia
City of Richmond, to-wit:

The foregoing was acknowledged before me this 4th day of MAY, 2007 by

JOHN D. SMATLAK for Virginia Electric and Power Company.

 My Commission expires: JUNE 30, 2007
Notary Public

**EXCERPT FROM BYLAWS OF
VIRGINIA ELECTRIC AND POWER COMPANY**

ARTICLE XIV.

Officers.

Except as otherwise provided by the Board of Directors, each Chief Executive Officer, President and Vice President shall have authority to sign certificates of stock, bonds, deeds and contracts and to delegate such authority in such manner as may be approved by a Chief Executive Officer or President.

VIRGINIA ELECTRIC AND POWER COMPANY
Secretary's Certificate

I, the undersigned, hereby certify that I am Assistant Corporate Secretary of Virginia Electric and Power Company, a Virginia Corporation and the attached Exhibit A is a true and correct excerpt from the Bylaws of said company.

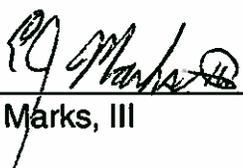
I further certify that said Bylaws have not been amended or revoked and that the same is now in full force and effect.

I further certify that the individual named below is an officer of the corporation holding the position set forth below.

John D. Smatlak

Vice President – Electric Transmission

IN WITNESS WHEREOF, I have hereunto set my hand and have affixed the corporate seal of said Company this 5th day of March, 2007.



E. J. Marks, III

CORPORATE
SEAL

SPEX
SPECIAL EXCEPTION APPLICATION*

Checklist of Minimum Requirements

Loudoun County Zoning Ordinance Section 6-1303(A):

Pre-Application Conference. Prior to filing an application, an applicant shall meet with the Director of Planning and discuss his intentions with regard to a given application and questions regarding the procedures or substantive requirements of this Ordinance. In connection with all such conferences, the Zoning Administrator shall be consulted as appropriate. A request for a pre-application conference shall be made in writing to the Director of Planning and shall be accompanied by a sketch map(s) of the site, a description of the existing environmental, topographical and structural features on the site, the proposed project or use, graphics that illustrate the scale, location, and design of any buildings or structures, and a list of the issues to be discussed at the conference. No matters discussed at said meeting shall be binding on either the applicant or the County. The Director of Planning shall respond to each written request for a pre-application conference within fifteen (15) calendar days. If a pre-application conference is not scheduled within thirty (30) calendar days of a request for such conference, then the applicant may request a waiver of the conference. The Planning Director may waive the pre-application conference requirement in cases where the Director finds such a waiver is not detrimental to the applicant or the County.

For uses processed under the 1993 Zoning Ordinance, refer to the Fee Schedule adopted 6/16/93.

Category 1	\$ 460
Category 2	\$2,530
Category 3	\$4,830
Category 4	\$7,360

Section 6-1310, Issues for Consideration, lists factors considered by the Planning Commission and Board of Supervisors in their review. The applicant is encouraged to read this section before completing this application.

*There are specialized checklists for the following types of special exceptions: MDOD (Mountainside Development Overlay); Tenant Dwelling for Seasonal Labor; Small Business in A-3, A-10, A-25; and Removal of Non-conformities. For Special Exceptions to remove nonconforming status or to amend a Concept Development Plan (CDP), pertinent information relating to the application will be discussed at the pre-application meeting. See page 2, Applicant Responsibilities.

Revised March 2001



LOUDOUN COUNTY LAND DEVELOPMENT APPLICATION

- (1) This application form must be filled out in its entirety.
- (2) An incomplete application form will result in rejection of the application prior to check-in review.
- (3) If additional space is needed to complete any section of this application, attach a separate sheet containing all the required information and refer to such where appropriate on the form.
- (4) Do not write in shaded areas.
- (5) See attached instructions for completing the Land Development Application.

PLEASE PRINT IN INK OR USE TYPEWRITE

TYPE OF APPLICATION	Application Number Assigned: SPEX 2007-00009;
<input type="checkbox"/> 1972 Zoning Ordinance	CMPT, 2007-0011
<input checked="" type="checkbox"/> 1993 Zoning Ordinance	Fee Amount Paid
<input type="checkbox"/> Revised 1993 Zoning Ordinance	Receipt Number
	Date of Official Acceptance

Calculations of Bond (CPAP, CPAP REVISION, REST, STPL, STPL & STMP)

Total Number of Cross-Sections (FPAL Type II & FPSI)

Project Name: Nextel-Jabboub Site #VA9891A **Subdivision Name (if different from project name):**

Subdivision Section:

Lot Numbers:

Description of Proposed Project: (Must be completed) SPEX and CMPT to allow construction of a 130 ft monopole with a 2760 sq ft equipment compound enclosed by an 8 ft tall wooden fence, located at the Dominion Virginia Power Beaumecade substation, 21260 Smith Switch Road, Ashburn, VA 20147

Number and Types of Proposed Lots	PROPOSED RESIDENTIAL UNITS (This section is to be completed for all residential applications)		
	Total Units	Quantity Affordable	Quantity Elderly
Residential			
Non-residential			
Conservancy			
Open Space			
Other (Specify type)			
Total Lots	Total		

PROPOSED NON-RESIDENTIAL SQUARE FOOTAGE This section must be completed for all non-residential applications and non-residential components of residential applications. Describe the type (s) in the appropriated category and the total square footage for the category:

Category	Description of Use	Square Footage
At-Residential		
Sales & Service		
Office		
Industrial		
Gov't, Utilities & Public Service		
Recreation & Special Interests		
Transportation & Communications		
Education & Training		
Other (specify)	130 ft monopole and 2760 sq ft equipment compound enclosed by an 8 ft tall wooden fence	2760 sq ft
Total Square Footage		

PROPERTY ADDRESS:

21260 Smith Switch Road,
Ashburn, VA 20147

ELECTION DISTRICT(S) Broad Run

PROJECT LOCATION:

Property Location: Smith Switch Road, 1 mile past the Washington and Old Dominion trail.

Adjacent Roads: Loudoun County Parkway; Farmwell Road; Chillum Place; Smith Switch Road

PROPERTY TAX MAP, ACREAGE AND ZONING INFORMATION		
Tax Map Number(s) or Pin Number Reference(s)	Zoning District(s)	Acres

Zoning Status	
Existing	Proposed

060-30-2345	PDIP	6.01	Existing
-------------	------	------	----------

SURROUNDING LAND USES AND ZONING	
List all surrounding land uses and zoning districts adjacent to the property, including those across roads.	
LAND USE	ZONING
NORTH Commercial/Industrial/Vacant Land	PDH 4; FDA-AAR
SOUTH Commercial Industrial Park	PDIP, R1
EAST Park/Vacant Land	R1, PDIP
WEST Vacant Land	PDIP

APPLICANT(S)	
Company Name	Nextel Communications of the
Name of Person & Title	Mid-Atlantic, Inc. Allen Bright
Mailing Address	6716 Alexander Bell Drive, Suite 230
City, State, Zip Code	Columbia, MD 21046
Daytime Telephone	540-784-0022
E-mail Address	
Correspondent?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

PROPERTY OWNER(S)	
Company Name	Virginia Electric and Power
Name of Person & Title	Company John D. Smatlak Vice President - Electric Transmission
Mailing Address	Dominion Virginia Power 120 Tredegar Street Riverside Building, 5 th Floor
City, State, Zip Code	Richmond, VA 23219
Daytime Telephone	
E-mail Address	
Correspondent?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

REPRESENTATIVE(S)	
Company Name	Donohue & Blue
Name of Person & Title	Edward Donohue, Partner Catherine Blue, Partner
Mailing Address	801 N. Fairfax Street, Suite 209 Alexandria, VA 22314
City, State, Zip Code	
Daytime Telephone	703 549-1123 x104
E-mail Address	Catherine.blue@donohueblue.com
Correspondent?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

CERTIFICATIONS	
<p>APPLICANT(S): The information provided is accurate to the best of my knowledge. I acknowledge that any percolation tests, topographic studies, or other requirements of the Health Official, Director of Building and Development, or Zoning Administrator will be carried out at my expense. I understand that the County may deny, approve, or conditionally approve that for which I am applying. I certify that all property owners have been clearly stated and flagged.</p>	
Printed Name of Applicant	Nextel Communications of the Mid-Atlantic, Inc.
Printed Name of Applicant	

Signature of Applicant <i>John D. Smetlak</i>	Signature of Applicant
Date 5/14/07	Date
PROPERTY OWNER(S) (to be signed by all property owners): I have read this completed application, understand its intent, and freely consent to its filing. Furthermore, I grant permission to the Department of Building and Development and/or Planning and other authorized government agents to enter the property and make such investigations and tests as they deem necessary.	
John D. Smetlak Virginia Electric & Power Co	Printed Name of Property Owner
<i>John D. Smetlak</i>	Signature of Property Owner
5/14/07	Date
Signature of Property Owner	Signature of Property Owner
Date	Date

Updated 3/9/2007

LOUDOUN COUNTY DEPARTMENT OF PLANNING Metro 478-8416
1 Harrison Street, S.E., 3rd Floor, P.O. Box 7000, Leesburg, VA 20177 Local (703) 777-0246

MINIMUM SUBMISSION REQUIREMENTS FOR SPECIAL EXCEPTION APPLICATION

Application No. _____

TO BE COMPLETED BY THE APPLICANT

Project Name: Jakboub – Nextel Site #VA3891

Proposed Use: Wireless Telecommunications Facility

Project Location: 21260 Smith Switch Road, Ashburn, VA 20147

Tax Map #(s): 80/13/C Parcel #(s): 13/C

Parcel Owner(s): Virginia Electric & Power Company Telephone No.: _____

Applicant/Authorized Agent: _____ Telephone No.: _____

Engineer/Surveyor: Gary Dickenson, PE / Jason Canfield, PE Telephone No.: 703-256-3344 / 804-340-5229

Attorney: _____ Telephone No.: _____

Signature of Person Completing Checklist: [Signature] Date: 10-30-2006

TO BE COMPLETED BY THE PLANNING OFFICE PERSONNEL

Date Received: _____ Date Reviewed: _____

Reviewed by: _____ Date Accepted/Not Accepted: _____

Reason(s) For Not Accepting: _____

MCPI Number(s): _____

A. APPLICANT RESPONSIBILITIES. The applicant must complete all of the Special Exception information contained in this checklist, or present written approval for any deviation therefrom. Written approval from the designated department for any deviation from mandatory requirements must be obtained prior to application submission.

Where proposed project information is requested in this checklist for adjacent property to the proposal, this information may be limited to projects on file with the County or with an adjacent incorporated town or surrounding jurisdiction.

All plats or plans submitted with this application shall be folded to a size of approximately 8½" x 11" with the title block visible.

If the application is judged incomplete, the staff will identify in writing the deficiencies that must be corrected. The application will not be accepted for processing. The fee and materials will be returned to the applicant.

All required forms are available in the Department of Planning.

Approved Deviations:

B. <u>LAND DEVELOPMENT APPLICATION FORM.</u> Submit a completed land development application form, including the following:	SUBMITTED		
	YES	NO	N/A
1. Name of the applicant(s).	X		
2. Applicant(s) address: city/state/zip.	X		
3. Applicant(s) telephone number(s).	X		
4. Authorized representative.	X		
5. Representative's address: city/state/zip code.	X		
6. Representative's telephone number(s).	X		
7. Property owner(s).	X		
8. Property owner(s) address: city/state/zip code.	X		
9. Property owner(s) telephone number(s).	X		
10. Present zoning classification(s). ²	X		
11. Project location.	X		
12. Tax map & parcel number(s); MCPI number(s).	X		
13. Proposed name of the subdivision, development or business.	X		
14. Election district(s) in which the proposed special exception is located.	X		

1. Information available from the Office of Mapping
2. Information available from the Department of Building and Development
3. Information available from the Clerk of the Circuit Court
4. Information available from the Department of Planning

	SUBMITTED		
	YES	NO	N/A
15. Signature of the applicant.	X		
16. Signature of the owner.	X		
C. CERTIFICATE OF PAYMENT OF TAXES. Provide a certificate verifying that real estate taxes have been paid for all property included in the application. (A certificate of payment of taxes is available from the Treasurer's Office.)			N/A
D. USE VALUE ASSESSMENT PROGRAM. Provide a statement which identifies any parcel(s) currently subject to the County's Use Value Assessment that are included as part of this application. (A Land Use certificate is available from the Department of Financial Services.)			N/A
E. DISCLOSURE OF REAL PARTIES IN INTEREST. Provide completed disclosure form(s).	X		
F. FEES. Provide a check made payable to the County of Loudoun.	X		
G. BUILDING DESIGN. Provide 15 copies of floor plans and elevations for the front, sides, and rear of any on-site structures proposed.	X		
H. RECORD OF PRE-APPLICATION CONFERENCE. Provide a copy of the documentation provided at the conference.	X		
I. STATEMENT OF JUSTIFICATION. Provide 15 copies of a written Statement of Justification describing the project and detailing the reason(s) why the granting of a special exception is appropriate. The statement must address the issues for consideration in Section 6-1310 of the Zoning Ordinance including a description of the proposed development's compliance with the environmental, cultural, land use, economic and fiscal, and design goals and policies of the Comprehensive Plan.	X		
J. VICINITY MAP. Provide 15 copies of a map labeled "Vicinity Map" at a scale of 1" = 1000', 8½" x 11" in size with approximate Virginia coordinate grid information with the proposal's property centered on the map. ¹ Include the following information on the map:	X		
1. Approximate location of arterial and collector streets and any local streets connecting to the proposed project and street names or numbers; major streams or rivers; the Potomac River; the W&OD Trail. ¹	X		
2. Project boundaries and all existing lot boundaries (as shown on the County parcel maps) within the project and surrounding the project within the vicinity map area. ¹	X		
3. For adjacent property within 200 feet including property across the road from project, include the following: a. Approved and proposed projects or subdivision names, lot lines, section and lot numbers ¹ and zoning ² . b. Existing and proposed land uses at time of submission; lots; existing structures within 200 feet of the proposed project. ¹ c. Adjacent open space easements, park and recreation land.	X		
4. Jurisdictional boundaries. ¹			N/A

1. Information available from the Office of Mapping
2. Information available from the Department of Building and Development
3. Information available from the Clerk of the Circuit Court
4. Information available from the Department of Planning

K. **SPECIAL EXCEPTION PLAT.** Submit 15 copies of the plan at a scale of 1 inch = 200 feet.¹ If the proposed plan is not submitted at 1" = 200', a deviation to a more meaningful scale may be requested. At least three (3) plans must be provided at 1" = 200'. Four (4) copies are required when floodplain or mountainside exists on a site. To facilitate review of issues for consideration in Section 6-1310 of the Zoning Ordinance, the special exception plat shall include the following information:

	SUBMITTED		
	YES	NO	N/A
1. The scale, north point and date. ¹	X		
2. The boundary of the property showing bearings and distances. ¹	X		
3. Owner's names and zoning of adjacent property. ²	X		
4. Signature of the property owner or applicant.	X		
5. Archaeological or historical features included in the State or National Register of Historic Places. a. Existing and proposed buildings; structures, walls, and fences on site. ¹ For buildings and structures, indicate their date of construction, as determined by record search and visual survey, and whether it is planned that they be retained or demolished. b. The applicant must also conduct a survey of historic architecture, known and potential historic and archaeological sites. Identify any known grave, object, or structure marking a place of burial, as determined by record search and visual survey.			N/A
6. a. Show location and area footprint, height of proposed use and identify use. Dimensions must be drawn to scale. b. Parking/loading areas: building and parking setbacks (front, side and rear). ² Dimensions must be drawn to scale.	X		
7. The proposed location, lighting and type of sign.			N/A
8. Adjacent property information including property across the road from project: a. Approved and proposed projects or subdivision names, lot lines, section and lot numbers and zoning. ¹ b. Existing and proposed land uses at time of submission; lots; existing structures within 200' of the proposed project. ¹ c. Existing and proposed abutting roads and their right-of-way widths. d. Existing nonresidential access points, existing and proposed roadway intersections and median breaks. ¹ f. Major roads identified in the County Transportation Plan and roads identified in the current Loudoun County/VDOT six-year plan. ⁴	X		
9. Location of proposed/existing well and septic system. Provision of evidence that application has been made to the County Health Department for proposed project's sewer and water systems if Loudoun County Sanitation Authority service is not available.			N/A

1. Information available from the Office of Mapping
 2. Information available from the Department of Building and Development
 3. Information available from the Clerk of the Circuit Court
 4. Information available from the Department of Planning

	SUBMITTED		
	YES	NO	N/A
<p>10. On-site roadway information including:¹</p> <p>a. Existing and proposed access points to existing state road system including roadway entrance widths.</p> <p>b. Existing and proposed locations of internal through public street network and right-of-way widths; access points with adjacent parcels.</p>	X		
11. Include parking/loading areas.			N/A
<p>12. The location and general description of vegetation and existing tree cover including:</p> <p>a. A description of type and extent of tree cover that identifies canopy, understory growth and other flora;</p> <p>b. An inventory of evergreen trees with calipers of 14 inches or larger and deciduous trees with calipers of 22 inches or larger (measured 4.5 feet above the ground); and</p> <p>c. Endangered species habitat⁵.</p> <p>d. The nature and extent of existing and/or proposed landscaping, screening or buffering on the site.</p>	X		
<p>13. Topography at contours not more than five (5) feet. <i>Note: The Director may request a two (2) foot contour.</i></p>	X		
14. The location of any steep slopes.			N/A
15. The location and type of any fuel and fuel storage and a listing, if known, of all hazardous or toxic substances as set forth in Title 40, Code of Federal Regulations Parts 116.4, 302.4 and 355; all hazardous waste as set forth in Commonwealth of Virginia Department of Waste Management.			N/A
16. Where applicable, the limits of floodplain boundaries are to be delineated. The plan shall utilize and identify the source as the Floodplain Map of Loudoun County.			N/A
17. Limits of any overlay districts on the property (HCC, AI, FOD, MDOD). ²			N/A
<p>18. If requested by the Planning Director the applicant shall provide:</p> <p>a. A minimum of two cross-sections where a grade change of 3 feet or more is proposed or where buildings are proposed. The cross-sections shall illustrate existing and proposed topography, height and density of vegetation and the dimensions of proposed buildings.</p> <p>b. For projects adjacent to existing residentially zoned or used property, three-dimensional sketches providing a "bird's eye" (45°) view and at least two eye-level perspectives (30°) of the project illustrating the relationship between the proposed development and the surrounding community.</p> <p><i>Note: The cross-sections and/or sketches shall be provided no later than the applicant's response to the initial agency comments (referrals).</i></p>			N/A

1. Information available from the Office of Mapping
2. Information available from the Department of Building and Development
3. Information available from the Clerk of the Circuit Court
4. Information available from the Department of Planning
5. Information available from the State Department of Natural Resources

	SUBMITTED		
	YES	NO	N/A
19. Identification of any Federal or State permits or conditions that directly limit development on the subject property.			N/A
L. TRAFFIC STUDY. Provide 6 copies of a traffic analysis indicating the relationship of the proposed development to traffic, road and transit use and plans according to FSM Section 4-200B including the following elements:			N/A
1. Study area.			-
2. Traffic count locations.			-
3. Trip generation.			-
4. Traffic volume projections.			-
5. Level of service analysis.			-
6. Minimum roadway/intersection level of service standards.			-
7. Background traffic assumptions.			-
8. Traffic/trip distribution.			-
9. Level of service calculation assumptions.			-
10. Mode choice.			-
11. Safety locations.			-
12. Traffic mitigation measures.			-

M. **COMMUNITY MEETINGS.** The applicant must submit a list or schedule of meetings between the applicant and the surrounding communities either held or scheduled to be held.

N. **MAILING LABELS.** The applicant must submit two (2) sets of pre-printed address/ mailing labels with addresses of all adjacent property owners.

O. **CERTIFICATION OF APPLICATION SUBMISSION.** I hereby certify that the above stated information is included in the attached special exception application and accompanying materials. Further, I have included on the site plan any conditions required by proffers of an approved rezoning for this site, or required by a variance approval, special agreements or covenants.

APPLICANT SIGNATURE 

DATE 10-30-2006

Application: _____ Accepted _____ Rejected

Checklist Reviewer

Date

LOUDOUN COUNTY
DISCLOSURE OF REAL PARTIES IN INTEREST

A. DIRECTIONS

1. Mandatory disclosures shall include PARTNERSHIPS, CORPORATIONS, or TRUSTS, to include the names of beneficiaries, broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 100 shareholders, that has no shareholder owning 1% or more of any class of stock. In the case of an applicant, title owner, contract purchaser, or lessee of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all its partners (general and limited), of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 1% or more of the applicant, title owner, contract purchaser, or lessee of the land.
2. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.
3. All applicants for zoning map amendment petitions, special exceptions, commission permits, certificates of appropriateness and variances are requested, but not required, to complete Section C of this form entitled *Voluntary Disclosures*. No application will be rejected for applicant's failure to complete Section C.
4. Prior to each and every public hearing on a Zoning Map Amendment, Zoning Concept Plan Amendment, Zoning Ordinance Modification, Special Exception, Commission Permit, Certificate of Appropriateness or Variance, and prior to Board action, the applicant shall review the affidavit and provide any changed or supplemental information including business or financial relationships of the type described above, that arise on or after the date of this application. A "Reaffirmation of Affidavit" form is available for your use online at: http://inetdocs.loudoun.gov/planning/docs/documentsandfor_/index.htm
5. These adopted Disclosure of Real Parties in Interest Affidavit and Reaffirmation of Affidavit forms shall not be altered or modified in any way. Any form that is altered or modified in any way will not be accepted
6. As used in this section "real parties in interest" shall include all sole or joint property owners, parties who have legal interest in the protection of the property such as a trustee or executor, parties who have an equitable or beneficial interest in the property, such as beneficiaries of a trust, and, in the case of corporations, all stockholders, officers, and directors. Pursuant to Section 15.2-2289, the requirement of listing names of stockholders, officers, and directors shall not apply to a corporation whose stock is traded on a national or local stock exchange and having more than 500 shareholders. In the case of a condominium, the requirement shall apply only to the title owner, contract purchaser, or lessee if they own 10% or more of the units in the condominium.



DATE AFFIDAVIT IS NOTARIZED: _____

APPLICATION NUMBER: _____

Check if applicable:

Real Parties of Interest information is continued on an additional copy of *page* B-1

If multiple copies of this page are provided please indicate Page _____ of _____ pages.

APPLICATION NUMBER: _____

2. NAMES OF CORPORATION SHAREHOLDERS

The following constitutes a listing of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 1% or more of any class of stock issued by said corporation, and where such corporation has 100 or fewer shareholders, a listing of all of the shareholders, and if such corporation is an owner of the subject land, all **OFFICERS** and **DIRECTORS** of such corporation (Include sole proprietorships, limited liability companies and real estate investment trusts).

Name and Address of Corporation (complete name, street address, city, state, zip)

*Virginia Electric + Power (Dominion Virginia Power), 120 Tredegar St.,
Richmond, VA 23219*

Description of Corporation:

There are 100 or fewer shareholders and all shareholders are listed below.

There are more than 100 shareholders, and all shareholders owning 1% or more of any class of stock issued by said corporation are listed below.

There are more than 100 shareholders but no shareholder owns 1% or more of any class of stock issued by said corporation, and no shareholders are listed below.

There are more than 500 shareholders and stock is traded on a national or local stock exchange.

Names of shareholders (first name, middle initial and last name)

SHAREHOLDER NAME (First, M.I., Last)	SHAREHOLDER NAME (First, M.I., Last)

Names of Officers and Directors (first name, middle initial and last name & title, e.g. President, Secretary, Treasurer, etc.)

NAME (First, M.I., Last)	Title (e.g. President, Treasurer)

Check if applicable:

Additional shareholder information is continued on an additional copy of page B-2

If multiple copies of this page are provided please indicate Page ____ of ____ pages.

DATE AFFIDAVIT IS NOTARIZED: _____

APPLICATION NUMBER: _____

___ Additional shareholder information is continued on an additional copy of *page B-2*

3. PARTNERSHIP INFORMATION

The following constitutes a listing of all of the **PARTNERS**, both **GENERAL** and **LIMITED**, in any partnership disclosed in the affidavit.

Partnership name and address (complete name, street address, city, state, zip)

___ (check if applicable) The above-listed partnership has no limited partners.

Names and titles of the Partners (enter first name, middle initial, last name, and title, e.g. General Partner, Limited Partner, or General and Limited Partner)

NAME (First, M.I., Last)	Title (e.g. General Partner, Limited Partner, etc)

Check if applicable:

___ Additional Partnership information is included on an additional copy of page B-3.

4. One of the following options **must be checked**

___ In addition to the names listed in paragraphs B. 1, 2, and 3 above, the following is a listing of any and all other individuals who own in the aggregate (directly as a shareholder, partner, and beneficiary of a trust) 1% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE of the land:

 x Other than the names listed in B. 1, 2 and 3 above, no individual owns in the aggregate (directly as a shareholder, partner, and beneficiary of a trust) 1% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE of the land:

Check if applicable:

___ Additional information for Item B. 3. is included on an additional copy of page B-3.

If multiple copies of this page are provided please indicate Page ____ of ____ pages.

C. VOLUNTARY DISCLOSURE

- 1. That no member of the Loudoun County Board of Supervisors, Planning Commission, or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.

EXCEPT AS FOLLOWS: (If none, so state). None

- 2. That within the twelve-month period prior to the public hearing for this application, no member of the Loudoun County Board of Supervisors, Board of Zoning Appeals, or Planning Commission or any member of his immediate household and family, either individually, or by way of partnership in which any of them is a partner, employee, agent or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent or attorney or holds 1% or more of the outstanding bonds or shares of stock of a particular class, has or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of \$100 or more, singularly or in the aggregate with any of those listed in Section B, above.

EXCEPT AS FOLLOWS: (If none, so state). None

- 3. The following constitutes a listing of names and addresses of all real parties in interest in the real estate which is the subject of this application, including the names and addresses of all persons who hold a beneficial interest in the subject property, who have, within five years of the application date, contributed, by gift or donation, more than one hundred dollars to any current member of the Board of Supervisors:

NAME (First, M.I., Last)	ADDRESS (Street, City, State, Zip Code)

___ Additional County-Official information for Item C is included on an additional page C-1.

If multiple copies of this page are provided please indicate Page ___ of ___ pages.

DATE AFFIDAVIT IS NOTARIZED: _____

APPLICATION NUMBER: _____

D.

That the information contained in this affidavit is complete, that all partnerships, corporations, and trusts owning 1% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, OR LESSEE of the land have been listed and broken down, and that prior to each public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Section C. above, that arise on or after the date of this application.

WITNESS the following signature:

Sean P. Hughes

check one: [] Applicant or [x] Applicant's Authorized Agent

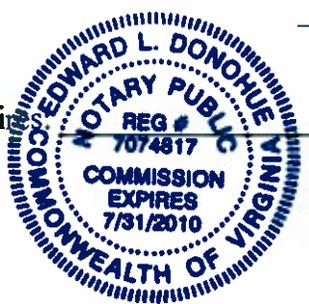
Sean P. Hughes

(Type or print first name, middle initial and last name and title of signee)

Subscribed and sworn before me this 14 day of November 2007, in the ~~State~~/Commonwealth of Virginia, in the County/City of Alexandria

Edward L. Donohue
Notary Public

My Commission Expires 7/31/10



APPLICATION NUMBER: _____

2. NAMES OF CORPORATION SHAREHOLDERS

The following constitutes a listing of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 1% or more of any class of stock issued by said corporation, and where such corporation has 100 or fewer shareholders, a listing of all of the shareholders, and if such corporation is an owner of the subject land, all **OFFICERS** and **DIRECTORS** of such corporation (Include sole proprietorships, limited liability companies and real estate investment trusts).

Name and Address of Corporation (complete name, street address, city, state, zip)
 Nextel Communications of the Mid-Atlantic, Inc. , 2001 Edmund Halley Drive, Reston, VA 20191

Description of Corporation:

- There are 100 or fewer shareholders and all shareholders are listed below.*
- There are more than 100 shareholders, and all shareholders owning 1% or more of any class of stock issued by said corporation are listed below.*
- There are more than 100 shareholders but no shareholder owns 1% or more of any class of stock issued by said corporation, and no shareholders are listed below.*
- There are more than 500 shareholders and stock is traded on a national or local stock exchange.*

Names of shareholders (first name, middle initial and last name)

SHAREHOLDER NAME (First, M.I., Last)	SHAREHOLDER NAME (First, M.I., Last)
Sprint Nextel Corporation, Inc.	

Names of Officers and Directors (first name, middle initial and last name & title, e.g. President, Secretary, Treasurer, etc.)

NAME (First, M.I., Last)	Title (e.g. President, Treasurer)
Paul Saleh	President & CEO (Acting)
Len Kennedy	General Counsel
Mark Angelino	President, Sales & Distribution
Tim Kelly	Chief Marketing Officer

Check if applicable:

If multiple copies of this page are provided please indicate Page ____ of ____ pages.

APPLICATION NUMBER: _____

2. NAMES OF CORPORATION SHAREHOLDERS

The following constitutes a listing of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 1% or more of any class of stock issued by said corporation, and where such corporation has 100 or fewer shareholders, a listing of all of the shareholders, and if such corporation is an owner of the subject land, all **OFFICERS** and **DIRECTORS** of such corporation (Include sole proprietorships, limited liability companies and real estate investment trusts).

Name and Address of Corporation (complete name, street address, city, state, zip)

Sprint Nextel Corporation, 2001 Edmund Halley Dr
Reston, VA 20191-3436 _____

Description of Corporation:

- There are 100 or fewer shareholders and all shareholders are listed below.*
- There are more than 100 shareholders, and all shareholders owning 1% or more of any class of stock issued by said corporation are listed below.*
- There are more than 100 shareholders but no shareholder owns 1% or more of any class of stock issued by said corporation, and no shareholders are listed below.*
- There are more than 500 shareholders and stock is traded on a national or local stock exchange.*

Names of shareholders (first name, middle initial and last name)

SHAREHOLDER NAME (First, M.I., Last)	SHAREHOLDER NAME (First, M.I., Last)

Names of Officers and Directors (first name, middle initial and last name & title, e.g. President, Secretary, Treasurer, etc.)

NAME (First, M.I., Last)	Title (e.g. President, Treasurer)
Dan Hesse	President & CEO
Len Kennedy	General Counsel
Paget Alves	President, Sales & Distribution
Robert Brust	Chief Financial Officer

Check if applicable:

If multiple copies of this page are provided please indicate Page ____ of ____ pages.

DATE AFFIDAVIT IS NOTARIZED: _____

APPLICATION NUMBER: _____

If multiple copies of this page are provided please indicate Page ____ of ____ pages.

Revised May 10, 2007

APPLICATION NUMBER: _____

2. NAMES OF CORPORATION SHAREHOLDERS

The following constitutes a listing of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 1% or more of any class of stock issued by said corporation, and where such corporation has 100 or fewer shareholders, a listing of all of the shareholders, and if such corporation is an owner of the subject land, all **OFFICERS** and **DIRECTORS** of such corporation (Include sole proprietorships, limited liability companies and real estate investment trusts).

Name and Address of Corporation (complete name, street address, city, state, zip)

Description of Corporation:

There are 100 or fewer shareholders and all shareholders are listed below.

There are more than 100 shareholders, and all shareholders owning 1% or more of any class of stock issued by said corporation are listed below.

There are more than 100 shareholders but no shareholder owns 1% or more of any class of stock issued by said corporation, and no shareholders are listed below.

There are more than 500 shareholders and stock is traded on a national or local stock exchange.

Names of shareholders (first name, middle initial and last name)

SHAREHOLDER NAME (First, M.I., Last)	SHAREHOLDER NAME (First, M.I., Last)

Names of Officers and Directors (first name, middle initial and last name & title, e.g. President, Secretary, Treasurer, etc.)

NAME (First, M.I., Last)	Title (e.g. President, Treasurer)

Check if applicable:

Additional shareholder information is continued on an additional copy of *page B-2*

If multiple copies of this page are provided please indicate Page ____ of ____ pages.

APPLICATION NUMBER: _____

3. PARTNERSHIP INFORMATION

The following constitutes a listing of all of the **PARTNERS**, both **GENERAL** and **LIMITED**, in any partnership disclosed in the affidavit.

Partnership name and address (complete name, street address, city, state, zip)

Donohue & Blue PLC, 801 N. Fairfax St, #209, Alexandria, VA 22314

(check if applicable) The above-listed partnership has no limited partners.

Names and titles of the Partners (enter first name, middle initial, last name, and title, e.g. General Partner, Limited Partner, or General and Limited Partner)

NAME (First, M.I., Last)	Title (e.g. General Partner, Limited Partner, etc)
Ed Donohue	General Partner
Catherine Blue	General Partner

Check if applicable:

Additional Partnership information is included on an additional copy of page B-3.

4. One of the following options must be checked

In addition to the names listed in paragraphs B. 1, 2, and 3 above, the following is a listing of any and all other individuals who own in the aggregate (directly as a shareholder, partner, and beneficiary of a trust) 1% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE** of the land:

Other than the names listed in B. 1, 2 and 3 above, no individual owns in the aggregate (directly as a shareholder, partner, and beneficiary of a trust) 1% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE** of the land:

Check if applicable:

Additional information for Item B. 3. is included on an additional copy of page B-3.

If multiple copies of this page are provided please indicate Page ____ of ____ pages.

C. VOLUNTARY DISCLOSURE

- 1. That no member of the Loudoun County Board of Supervisors, Planning Commission, or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.

EXCEPT AS FOLLOWS: (If none, so state). None

- 2. That within the twelve-month period prior to the public hearing for this application, no member of the Loudoun County Board of Supervisors, Board of Zoning Appeals, or Planning Commission or any member of his immediate household and family, either individually, or by way of partnership in which any of them is a partner, employee, agent or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent or attorney or holds 1% or more of the outstanding bonds or shares of stock of a particular class, has or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of \$100 or more, singularly or in the aggregate with any of those listed in Section B, above.

EXCEPT AS FOLLOWS: (If none, so state). None

- 3. The following constitutes a listing of names and addresses of all real parties in interest in the real estate which is the subject of this application, including the names and addresses of all persons who hold a beneficial interest in the subject property, who have, within five years of the application date, contributed, by gift or donation, more than one hundred dollars to any current member of the Board of Supervisors:

NAME (First, M.I., Last)	ADDRESS (Street, City, State, Zip Code)

___ Additional County-Official information for Item C is included on an additional page C-1.

If multiple copies of this page are provided please indicate Page ___ of ___ pages.

APPLICATION NUMBER: _____

D.

That the information contained in this affidavit is complete, that all partnerships, corporations, and trusts owning 1% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, OR LESSEE of the land have been listed and broken down, and that prior to each public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Section C. above, that arise on or after the date of this application.

WITNESS the following signature:

Sean P. Hughes

check one: [] Applicant or [x] Applicant's Authorized Agent

Sean P. Hughes, attorney

(Type or print first name, middle initial and last name and title of signee)

Subscribed and sworn before me this 27th day of December 2007, in the ~~State~~ Commonwealth of Virginia, in the ~~County~~ City of Alexandria

Catherine Blue

Notary Public

My Commission Expires: 2/28/2010



APPLICATION NUMBER: _____

2. NAMES OF CORPORATION SHAREHOLDERS

The following constitutes a listing of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 1% or more of any class of stock issued by said corporation, and where such corporation has 100 or fewer shareholders, a listing of all of the shareholders, and if such corporation is an owner of the subject land, all **OFFICERS** and **DIRECTORS** of such corporation (Include sole proprietorships, limited liability companies and real estate investment trusts).

Name and Address of Corporation (complete name, street address, city, state, zip)

Clark Nexsen

6160 Kempsville Circle; Norfolk, Virginia 23502

Description of Corporation:

 There are 100 or fewer shareholders and all shareholders are listed below. *There are more than 100 shareholders, and all shareholders owning 1% or more of any class of stock issued by said corporation are listed below.* *There are more than 100 shareholders but no shareholder owns 1% or more of any class of stock issued by said corporation, and no shareholders are listed below.* *There are more than 500 shareholders and stock is traded on a national or local stock exchange.*

Names of shareholders (first name, middle initial and last name)

SHAREHOLDER NAME (First, M.I., Last)	SHAREHOLDER NAME (First, M.I., Last)
See attached	

Names of Officers and Directors (first name, middle initial and last name & title, e.g. President, Secretary, Treasurer, etc.)

NAME (First, M.I., Last)	Title (e.g. President, Treasurer)

Check if applicable:

 Additional shareholder information is continued on an additional copy of page B-2

If multiple copies of this page are provided please indicate Page ____ of ____ pages.

	CLARK NEXSEN			
	OWNERSHIP		NO. SHARES	
	as of		30-Apr-07	
	30-Apr-07		-----	
	NAME	TITLE		PERCENT
1	T.T.WINBORNE	SR.V.P.	8,526	9.2857%
2	K.G.STEPKA	CEO/EX.V.P.	7,340	7.9940%
3	C.E.CHOLEWA	SR.V.P./CFO	6,192	6.7437%
4	R.G.KAL	SR.V.P.	5,990	6.5237%
5	R.T.GUNN	Principal	5,650	6.1534%
6	F.M.DENNIS	Sr.Associate	4,829	5.2593%
7	J.W.ABERNATHY	Sr. Associate	4,419	4.8127%
8	W.R.KEEN	SR.V.P.	3,493	3.8042%
9	M.V.PADDEN	Principal	3,120	3.3980%
10	D.B.TAYLOR	Principal	2,890	3.1475%
11	G.G.KISKINIS	Principal	2,636	2.8709%
12	C.M.STONE	PRESIDENT	2,601	2.8327%
13	J.R.WORSTELL	Sr. Associate	2,406	2.6204%
14	E.C.WESTERMAN	Sr Associate	2,347	2.5561%
15	S.L.WILLIAMS	Sr.Associate	2,154	2.3459%
16	S.K.ESTEP	Principal	2,145	2.3361%
17	T.S.HALL	Principal	1,696	1.8471%
18	G.J.HALL	Principal	1,695	1.8460%
19	D.R.HIRTZ	Associate	1,668	1.8166%
20	M.L.AGNES	Associate	1,620	1.7643%
21	P.J.ARANYI	Principal	1,345	1.4648%
22	S.A.DUGAN	Associate	940	1.0238%
23	A.C.URBI	Associate	932	1.0150%
24	D.S.MARCHANT	Associate	915	0.9965%
25	D.J.MONIOT	Associate	901	0.9813%
26	R.L.BURKHOLDER	Associate	898	0.9780%
27	A.R.PENTECOST	Associate	789	0.8593%
28	D.J.SOBOTA	Associate	761	0.8288%
29	R.T.GLADNEY	Associate	755	0.8223%
30	W.A.GEORGE	Associate	658	0.7166%
31	J.A.FISHER	Associate	656	0.7144%
32	D.A.BRADSHAW	Principal	619	0.6742%
33	J.H.BUSHEY	Associate	580	0.6317%
34	P.J.ROSE	Associate	555	0.6045%
35	D.S.JONES	Associate	553	0.6023%
36	C.F.POULTNEY	Associate	536	0.5838%
37	M.L.MARKLEY	Associate	518	0.5642%
38	S.T.WEBER	Associate	492	0.5358%
39	D.E.WALKER	Principal	450	0.4901%
40	S.P. SCHWERIN	Associate	447	0.4868%
41	W.L.HOPSON	Associate	411	0.4476%
42	P.A.ALLEN	Associate	378	0.4117%
43	G.W.BRIGHT	Associate	365	0.3975%
44	W.C.COOPER	Associate	287	0.3126%
45	T.M.MARTIN	Associate	281	0.3060%
46	L.L.SCHMITDKE	Associate	260	0.2832%
47	M.C.HURST	Associate	245	0.2668%
48	D.A.KEITH	Associate	236	0.2570%
49	S.P.WILSON	Associate	230	0.2505%
50	R.B.CUMMINGS	Associate	224	0.2440%
51	J.J.BASS	Associate	220	0.2396%
52	C.A.ROBERTS	Associate	215	0.2342%
53	D.M.PARKER	Associate	210	0.2287%
54	K.J.HURST	Associate	195	0.2124%
55	E.M.CASTILLO	Associate	195	0.2124%
56	R.T.Bain	Principal	150	0.1634%
	56 Stockholders		91,819	100%

3. PARTNERSHIP INFORMATION

The following constitutes a listing of all of the **PARTNERS**, both **GENERAL** and **LIMITED**, in any partnership disclosed in the affidavit.

Partnership name and address (complete name, street address, city, state, zip)

(check if applicable) The above-listed partnership has no limited partners.

Names and titles of the Partners (enter first name, middle initial, last name, and title, e.g. General Partner, Limited Partner, or General and Limited Partner)

NAME (First, M.I., Last)	Title (e.g. General Partner, Limited Partner, etc)

Check if applicable:

Additional Partnership information is included on an additional copy of page B-3.

4. One of the following options **must be checked**

In addition to the names listed in paragraphs B. 1, 2, and 3 above, the following is a listing of any and all other individuals who own in the aggregate (directly as a shareholder, partner, and beneficiary of a trust) 1% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE of the land:

Other than the names listed in B. 1, 2 and 3 above, no individual owns in the aggregate (directly as a shareholder, partner, and beneficiary of a trust) 1% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE of the land:

Check if applicable:

Additional information for Item B. 3. is included on an additional copy of page B-3.

C. VOLUNTARY DISCLOSURE

- 1. That no member of the Loudoun County Board of Supervisors, Planning Commission, or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or though an interest in a partnership owning such land.

EXCEPT AS FOLLOWS: (If none, so state).

- 2. That within the twelve-month period prior to the public hearing for this application, no member of the Loudoun County Board of Supervisors, Board of Zoning Appeals, or Planning Commission or any member of his immediate household and family, either individually, or by way of partnership in which any of them is a partner, employee, agent or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent or attorney or holds 1% or more of the outstanding bonds or shares of stock of a particular class, has or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of \$100 or more, singularly or in the aggregate with any of those listed in Section B, above.

EXCEPT AS FOLLOWS: (If none, so state).

- 3. The following constitutes a listing of names and addresses of all real parties in interest in the real estate which is the subject of this application, including the names and addresses of all persons who hold a beneficial interest in the subject property, who have, within five years of the application date, contributed, by gift or donation, more than one hundred dollars to any current member of the Board of Supervisors:

NAME (First, M.I., Last)	ADDRESS (Street, City, State, Zip Code)

___ Additional County-Official information for Item C is included on an additional page C-1.

If multiple copies of this page are provided please indicate Page ___ of ___ pages.

APPLICATION NUMBER: _____

D.

That the information contained in this affidavit is complete, that all partnerships, corporations, and trusts owning 1% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, OR LESSEE of the land have been listed and broken down, and that prior to each public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Section C. above, that arise on or after the date of this application.

WITNESS the following signature:

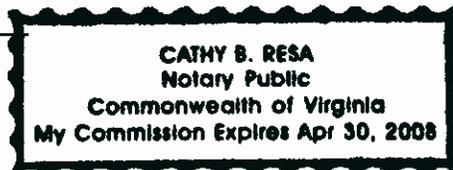
Justin Yoon
check one: Applicant or Applicant's Authorized Agent

Justin Y. Yoon
(Type or print first name, middle initial and last name and title of signee)

Subscribed and sworn before me this 15th day of January, 2008, in the State/Commonwealth of Virginia, in the County/City of Fairfax.

Cathy B. Resa
Notary Public

My Commission Expires: 4-30-2008
Registration #: 353791



REAFFIRMATION PROCEDURE FOR AFFIDAVITS

A. Before the Planning Commission Hearing

1. On or before the close of business **twenty-two (22) business days prior to the public hearing** before the Planning Commission, the applicant or the applicant's authorized agent, which agent must be listed in Section B of the applicant's affidavit, *shall* either:
 - a. Reaffirm the approved affidavit for the application by submitting the reaffirmation of the approved affidavit to the Project Manager on an approved REAFFIRMATION OF AFFIDAVIT form provided by the County (Attachment I); or
 - b. Submit a new affidavit on an approved affidavit form provided by the County to the Project Manager in the Planning Department. A REAFFIRMATION OF AFFIDAVIT form provided by the County *shall* be attached to the new affidavit, identifying the paragraphs where such revisions or supplemental information are provided on the new affidavit.
2. If, subsequent to the timely submission of the reaffirmation form or new affidavit, the applicant's affidavit must be revised or supplemented prior to the scheduled Planning Commission hearing, a new affidavit on an approved affidavit form must be submitted to the Project Manager on or before the close of business **seven (7) business days prior to the scheduled Planning Commission hearing**. Failure to submit the revised affidavit on or before the close of business **seven (7) business days prior to the scheduled Planning Commission hearing** is cause for removal of the application from the Planning Commission schedule to the next available Planning Commission hearing date. Such deferral may adversely affect any scheduled hearing before the Board of Supervisors hearing. If such deferral is necessary, the applicant shall be responsible for any required renotification of applicable property owners.
3. Compliance with the seven-day filing deadline for revised affidavit is mandatory for all applicants required to submit affidavits. This requirement may be waived by a vote of the Planning Commission at the scheduled hearing only if there are legitimate reasons for submitting the revised affidavit to the Project Manager after the required seven-day deadline.
4. At each and every hearing on the application before the Planning Commission, the applicant or the applicant's authorized agent, who must be listed in Section B of the applicant's affidavit, shall be required to make an oral statement that the reaffirmed affidavit or the new affidavit is correct and accurate as of the date of the hearing.
5. If the applicant's hearing before the Planning Commission is deferred to a date that is more than **eight (8) weeks** subsequent to the scheduled hearing date, the reaffirmation procedure describe in Paragraph A-I above shall be followed again.

B. Before the Board of Supervisors Hearing

1. If prior to the public hearing before the Board of Supervisors, the applicant's approved affidavit which was reaffirmed at the hearing before the Planning Commission must be changed, deleted or supplemented in any way, a new affidavit on an affidavit form provided by the County must be submitted to the Project Manager before the close of business at least **seven (7) business days prior to the scheduled hearing date**. Failure to submit a new affidavit by the deadline will result in the removal of the application from the scheduled public hearing before the Board of Supervisors, unless the Board waives the seven-day deadline on its own motion.

Note: The failure to timely update the disclosure of financial relationships in an affidavit to accurately reflect the disclosure of financial relationships within the 12 months immediately preceding the Board's hearing may result in omissions or an incorrect, over inclusive, affidavit and will result in removal of the application from the scheduled public hearing before the Board of Supervisors, unless the Board waives the seven-day deadline on its own motion.

2. Except in instances when a new affidavit is submitted in accordance with Paragraph B-1 and such submission is made less than 14 days immediately preceding any hearing before the Board of Supervisors, the applicant shall submit to the Project Manager a new Reaffirmation of Affidavit form before the close of business at least seven (7) but no more than fourteen (14) business days prior to the scheduled hearing date. Failure to submit a new affidavit or a reaffirmation affidavit by these deadlines will result in removal of the application from the scheduled public hearing before the Board of Supervisors, unless the Board waives these deadlines on its own motion.
3. If at the Board's hearing or at a point less than seven (7) business days prior to the Board's hearing, any changes are required or made to a new affidavit or to the reaffirmation affidavit, thereby resulting in the hearing being rescheduled, then the applicant shall submit to the Project Manager a new affidavit on an affidavit form provided by the County before the close of business at least seven (7) but no more than fourteen (14) business days prior to the rescheduled hearing date. Failure to submit the new affidavit by these deadlines will result in removal of the application from the rescheduled public hearing before the Board of Supervisors, unless the Board waives these deadlines on its own motion.
4. At each and every hearing on the application before the Board of Supervisors, the applicant or the applicant's authorized agent, described in Paragraph A-1 above, shall be required to make an oral statement the reaffirmed affidavit or the new affidavit is correct and accurate as of the date of the hearing.

C. Before the Board of Zoning Appeals Hearing

1. If prior to the public hearing before the Board of Zoning Appeals, the applicant's approved affidavit must be changed, deleted, or supplemented in any way, a new affidavit on an affidavit form provided by the County must be submitted to the Project Manager on or before the close of business twenty-two (22) business days prior to the scheduled hearing date.
2. At each and every hearing on the application before the Board of Zoning Appeals, the applicant or the applicant's authorized agent, described in Paragraph A-1 above, shall be required to make an oral statement that the approved affidavit or the new affidavit is correct and accurate as of the date of the hearing.

Important! The adopted Affidavit and Reaffirmation of Affidavit forms shall not be altered or modified in any way. Any form that is altered or modified in any way will not be accepted.

REAFFIRMATION OF AFFIDAVIT

In reference to the Affidavit dated 1/15/08 for the application of
(enter date of affidavit)

(enter name(s) of applicant(s))

in Application Number(s): SPEX 2007-0009 & CMPT 2007-0011
(enter application number(s))

I, Justin Y. Yoon, P.E., do hereby state that I am an

(check one) _____ applicant (must be listed in Paragraph B of the above-described affidavit)
X applicant's authorized agent (must be listed in Paragraph B of the above-described affidavit)

and that to the best of my knowledge and belief, the following information is true:

(check one) X I have reviewed the above-described affidavit, and the information contained therein is true and complete as of 1/15/08
(enter today's date)

_____ I have reviewed the above-described affidavit, and I am submitting a new affidavit which includes changes, deletions or supplemental information to those paragraphs of the above-described affidavit indicated below:

(Check if applicable)

- | | |
|---|---------------------|
| <input checked="" type="checkbox"/> Paragraph B-1 | _____ Paragraph C-1 |
| <input checked="" type="checkbox"/> Paragraph B-2 | _____ Paragraph C-2 |
| _____ Paragraph B-3 | _____ Paragraph C-3 |

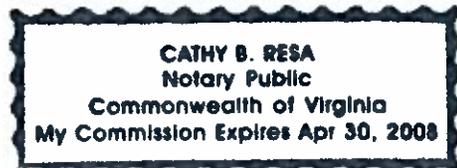
WITNESS the following signature: Justin Yoon
(check one) _____ applicant X applicant's authorized agent

Justin Y. Yoon
(Type or print first name, middle initial, last name and title of signee)

Subscribed and sworn to before me this 15th day of January, 2008
in the State/Commonwealth of Virginia, County/City of Fairfax.

Cathy B. Resa
Notary Public

My Commission expires: 4-30-2008
Registration #: 353791



Loudoun County Real Estate Tax, Assessment & Parcel Database

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Real Estate Assessment - 2007

Owner and Legal - Commercial

[Map It](#) [Recent Sales](#) [Tax History](#)

PIN: 060-30-2345-000 Tax Map Number: /80//13/////C/ Year: 2007	Property Address 21260 SMITH SWITCH RD ASHBURN VA 20147
Current Owner Name/Address VIRGINIA ELECTRIC & POWER COMPANY TAX DEPT 17TH/OJR,ATTN: J WAGNER PO BOX 26666 RICHMOND VA 23261-6666	Current Legal Description BEAUMEADE PHASE II PCL.C 1348-675,1348--684 200409230103054 D/C 200409230103064P BLA Acreage: 6.01
Land Book Owner As of Jan 1, 2007 VIRGINIA ELECTRIC & POWER COMPANY TAX DEPT 17TH/OJR,ATTN: J WAGNER PO BOX 26666 RICHMOND VA 23261-6666	Land Book Legal Description BEAUMEADE PHASE II PCL.C 1348-675,1348--684 200409230103054 D/C 200409230103064P BLA Acreage: 6.01

Sales Information/Group# 003

Recordation Date: 12/29/1994 Sale Price: \$544,489 Most recent Instrument ID: 200409230103064 Deed Year: 2004
--

Total Parcel Assessment Information

Land: \$0 Improvements: \$0 Fair Market Total: \$0 Land Use: \$0

Miscellaneous

State Use Classification: STATE CORP COMM Billing District: BROAD RUN Election District: BROAD RN Affordable Dwelling Unit:	Occupancy Code: VACANT LND Agricultural District: N/A Tax District: RT28 CORRIDOR TAXED Tax Code: TAXABLE
---	--

Structure Information #1

Empty table content

Year Built: 0	Address:
Total Area: 0	21260 SMITH SWITCH RD
Occupancy Code: VACANT LND	ASHBURN VA 20147

Date of Query: 03/23/2007

Loudoun County Real Estate Tax, Assessment & Parcel Database

[Home](#) | [Search By](#) | [Contact Us](#)

[Map It](#)
[Recent Sales](#)
[Pay Taxes](#)

[Assessment](#)

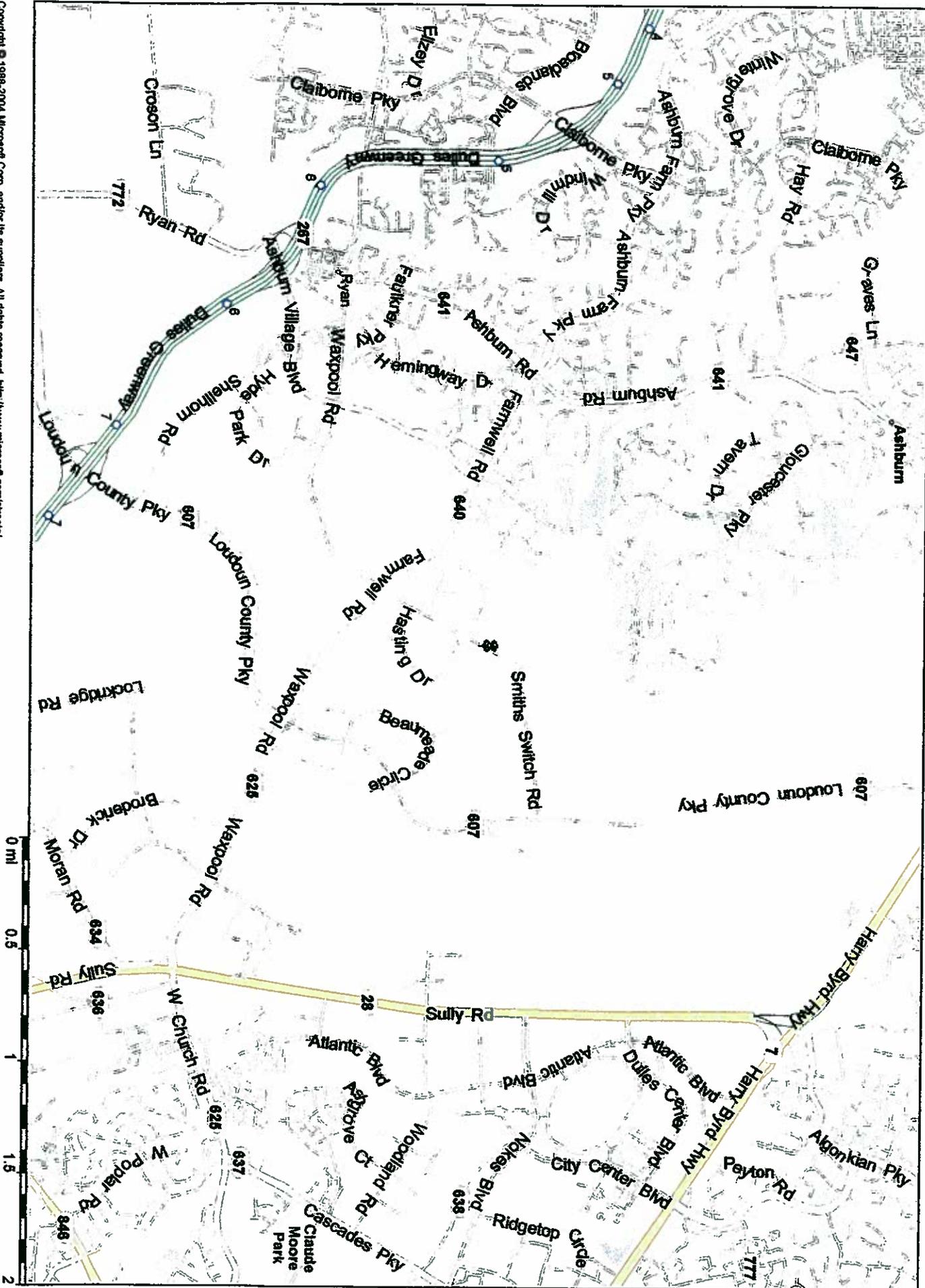
Tax History - Commercial

Jan 1 1995 Owner: VIRGINIA ELECTRIC POWER COMPANY
Current Owner: VIRGINIA ELECTRIC & POWER COMPANY
Tax Map Number: 1801131111C1
PIN: 060-30-2345-000

For details on total taxes paid, click on the applicable year. If UNPAID status indicated, click on applicable year for total amount now due, including late payment penalty, interest or other applicable fees.

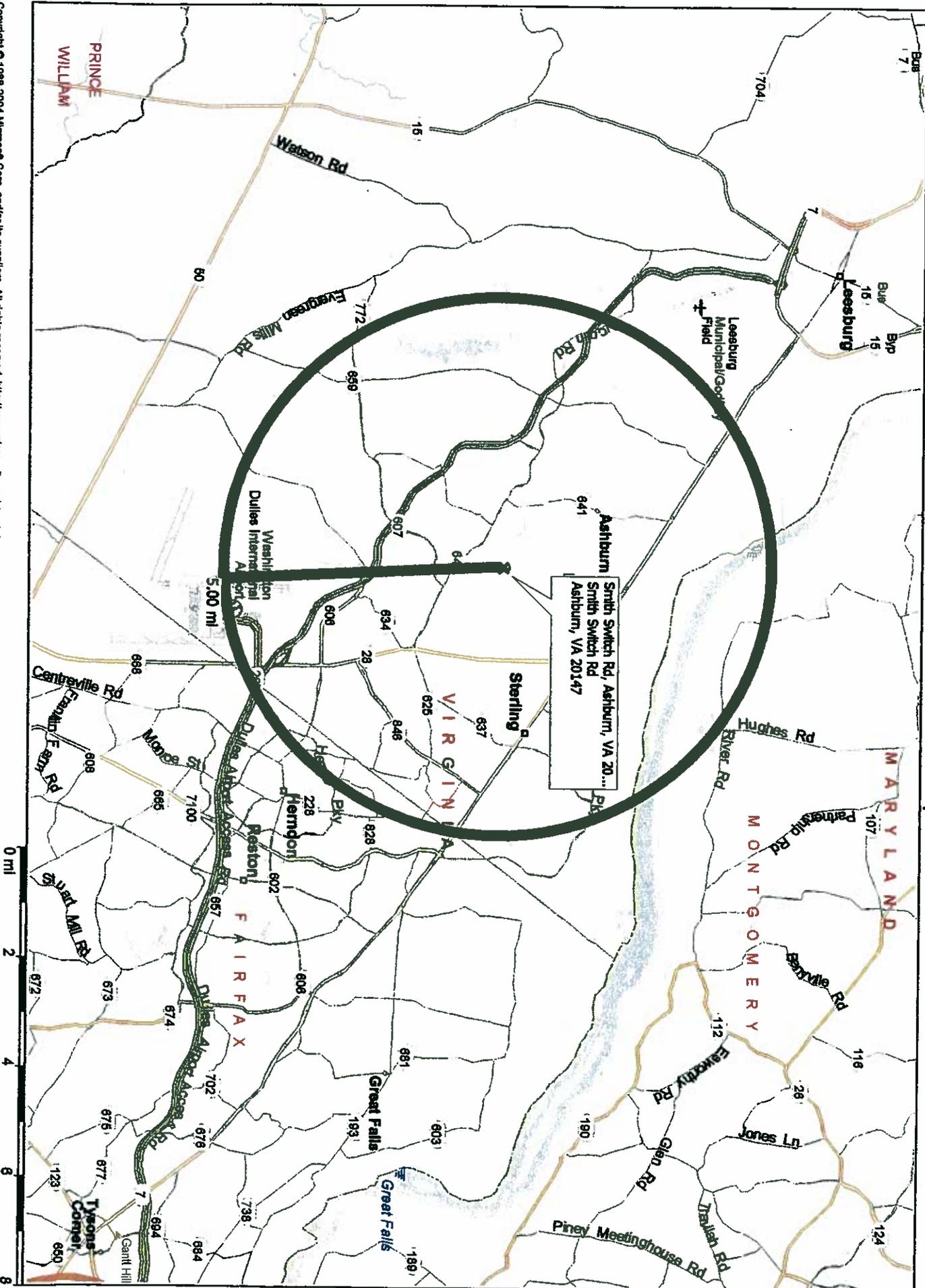
Levy Year	Tax District	Supplement	Annual Taxable Assessment	Tax Rate	Annual Tax Levied	1st Half Pay Status	2nd Half Pay Status
<u>1995</u>	Regular		\$0	\$0.99	\$0.00	N/A	N/A
	Route 28		\$0	\$0.2	\$0.00	N/A	N/A
<u>1994</u>	Regular		\$2,955,600	\$1.02	\$30,147.12	Fully Paid	Fully Paid
	Route 28		\$2,955,600	\$0.2	\$5,911.20	Fully Paid	Fully Paid
<u>1993</u>	Regular		\$4,222,400	\$1	\$42,224.00	Fully Paid	Fully Paid
	Route 28		\$4,222,400	\$0.2	\$8,444.80	Fully Paid	Fully Paid
<u>1992</u>	Regular		\$7,389,100	\$0.96	\$70,935.36	Fully Paid	Fully Paid
	Route 28		\$7,389,100	\$0.2	\$14,778.20	Fully Paid	Fully Paid
<u>1991</u>	Regular		\$9,500,300	\$0.94	\$89,302.82	N/A	Fully Paid
	Route 28		\$9,500,300	\$0.2	\$19,000.60	N/A	Fully Paid

VA3891 Jakoub Map

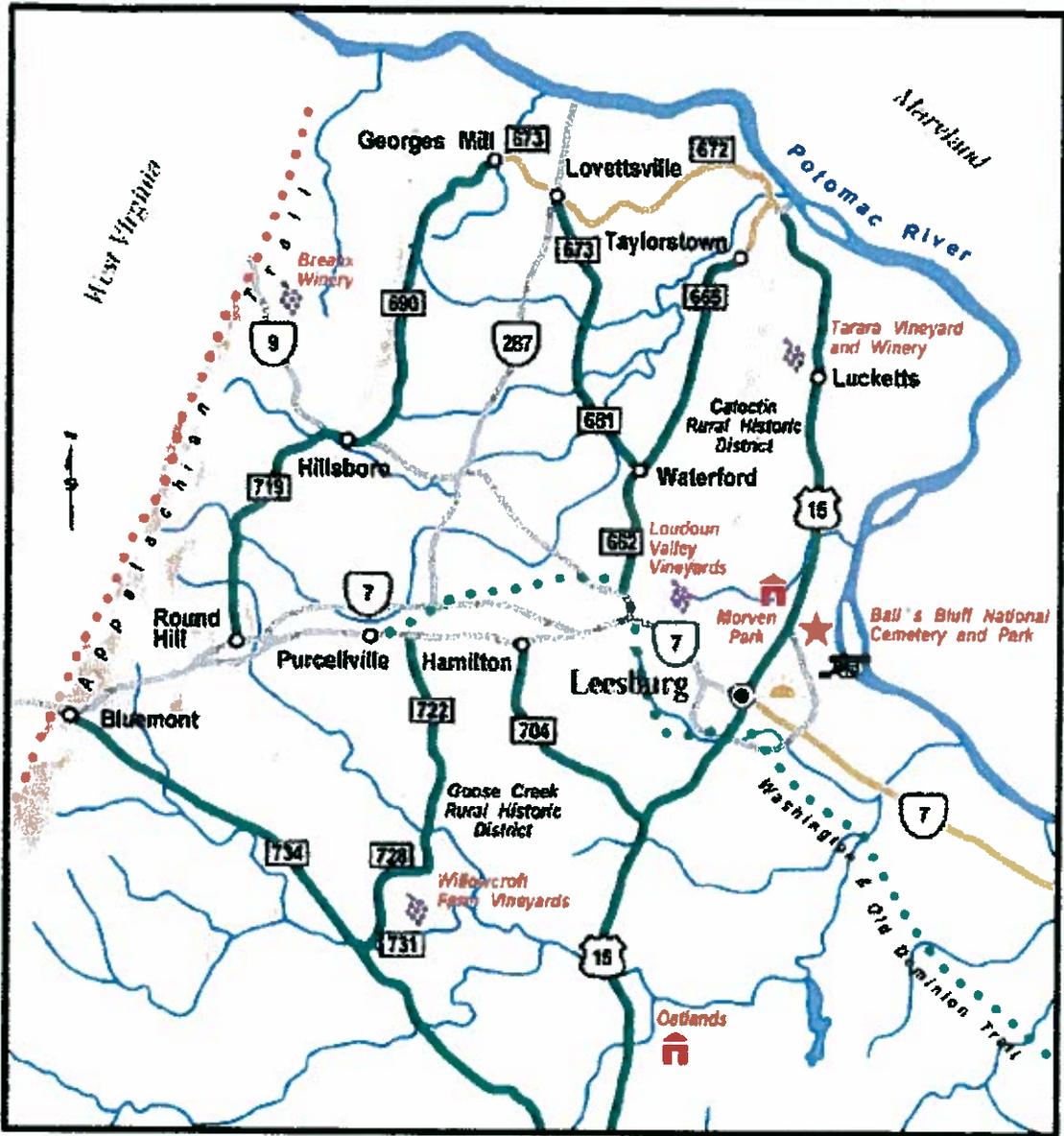


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VA3891 Jakboub Relation to Airport



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County of Loudoun, VA

BROAD RUN ELECTION DISTRICT

VOTING PRECINCTS and POLLING PLACES

BROAD RUN DISTRICT

- PRECINCT**
- 608 STONE BRIDGE
 - 809 RUSSELL BRANCH
 - 810 CEDAR LANE
 - 811 DOMINION
 - 812 BARNWELL STATION
 - 813 SELDEN'S LANDING
 - 814 NEWTON-LEE

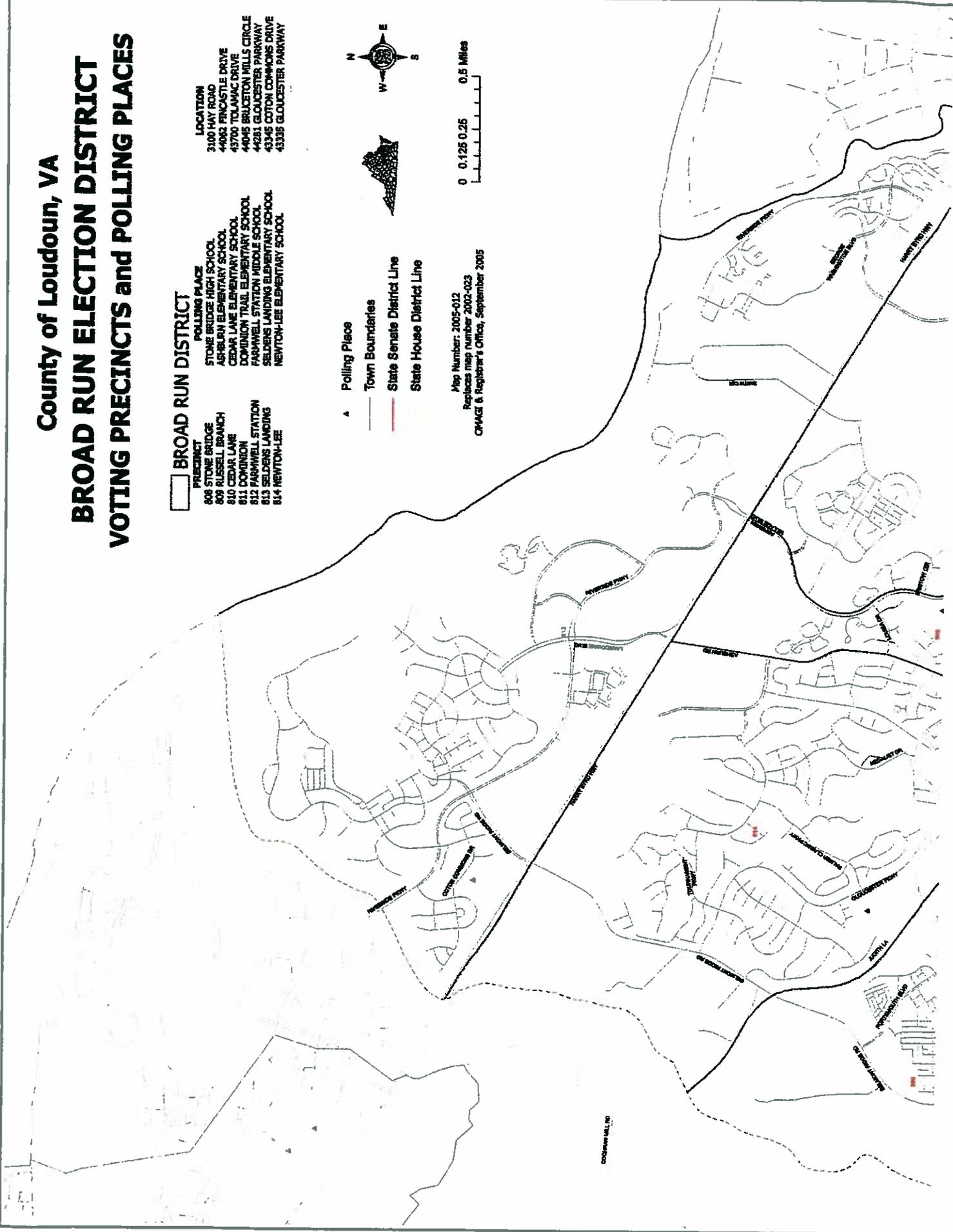
- POLLING PLACE**
- LOCATION**
- 3100 HAY ROAD
 - 44062 FINCASTLE DRIVE
 - 43700 TOLAMAC DRIVE
 - 44045 BRUCCON MILLS CIRCLE
 - 44281 GLOUCESTER PARKWAY
 - 43346 COTON COMMONS DRIVE
 - 43335 GLOUCESTER PARKWAY

- STONE BRIDGE HIGH SCHOOL
- ASHBURN ELEMENTARY SCHOOL
- CEGAR LANE ELEMENTARY SCHOOL
- DOMINION TRAIL ELEMENTARY SCHOOL
- FARMWELL STATION MIDDLE SCHOOL
- SELDEN'S LANDING ELEMENTARY SCHOOL
- NEWTON-LEE ELEMENTARY SCHOOL

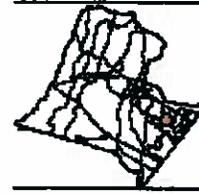


- ▲ Polling Place
- Town Boundaries
- State Senate District Line
- State House District Line

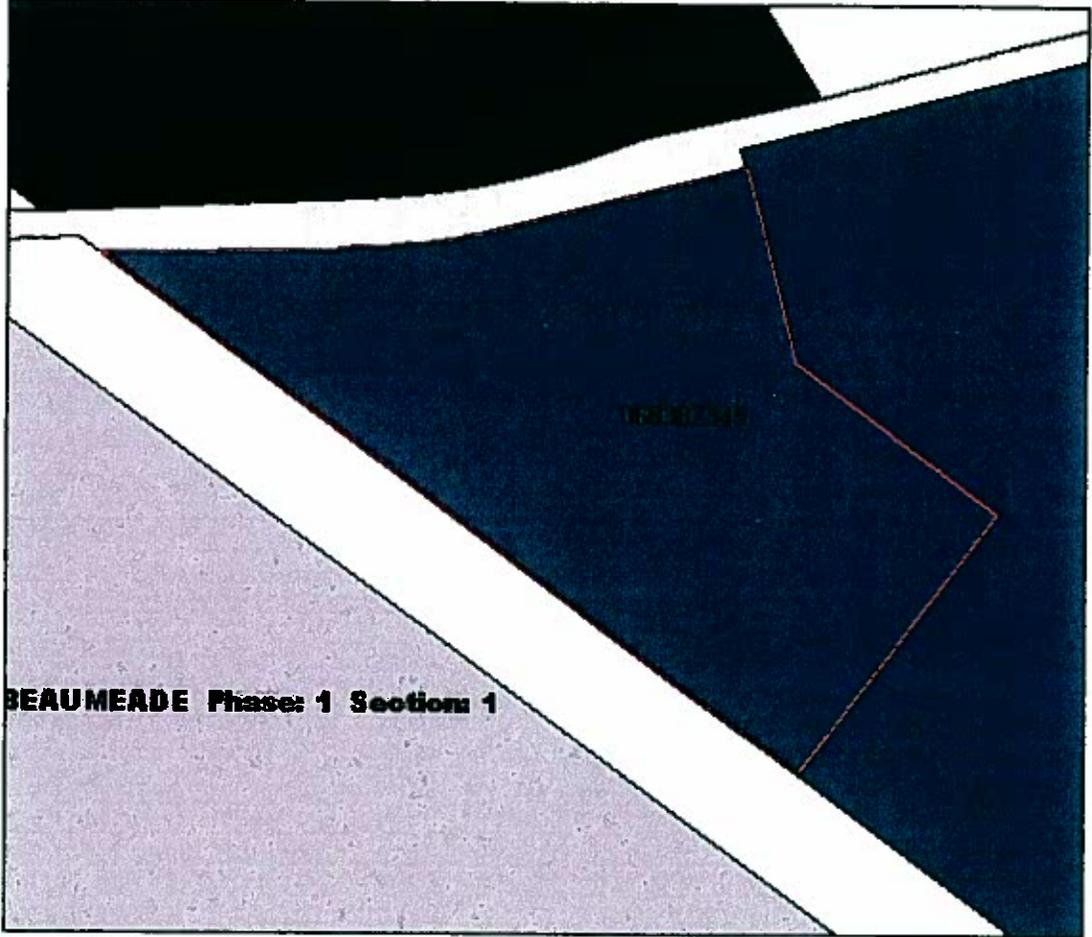
Map Number: 2005-012
 Replaces map number 2002-023
 OMAZE & Register's Office, September 2005



Loudoun County Mapping System



7,058,971



7,057,989

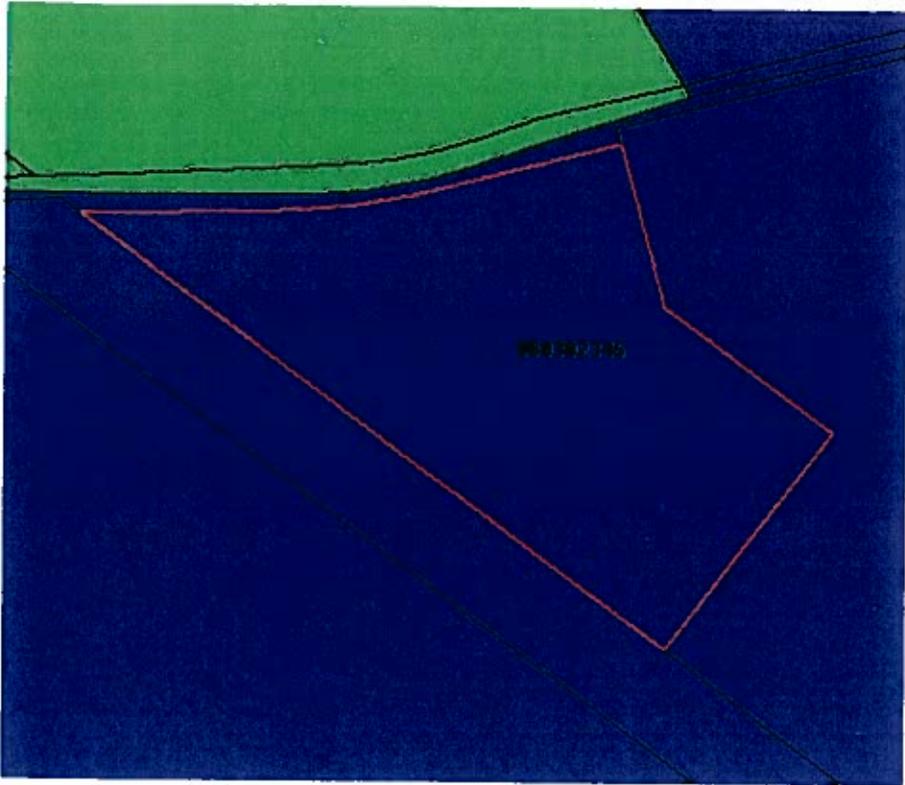
11,778,669

Map Width=1,123 feet

11,779,792

Created on 10/10/2006 11:23:52 AM

PIN	Address
060302345	21260 Smith Switch Rd Ashburn 20147



Zoning Current

- PDH4
- PDIP

40955

BK 1348PG0684

RECORDATION COVER SHEET

TYPE OF INSTRUMENT: DEED

DATE OF INSTRUMENT: DECEMBER 23, 1994

NAME OF GRANTOR: BEAU MEADE ASSOCIATES LIMITED PARTNERSHIP

NAME OF GRANTEE: VIRGINIA ELECTRIC AND POWER COMPANY

ADDRESS OF GRANTEE: ONE JAMES RIVER PLAZA
P.O. BOX 26666
RICHMOND, VIRGINIA 23261
ATTENTION: T&D REAL ESTATE

COUNTY WHERE PROPERTY LOCATED: LOUDOUN

BRIEF DESCRIPTION OF PROPERTY: 4.9999 ACRES, MORE OR LESS

TAX MAP IDENTIFICATION NO.: TAX MAP 80((13)) PORTION OF PARCEL C

CONSIDERATION: \$544,489.11

RETURN TO:

RETURN TO:
COMMERCIAL TITLE GROUP, LTD.
8605 WESTWOOD CENTER DR., SUITE 401
VIENNA, VA 22182
CASE NO. 94-5934

FLATCAR B SLOT 151 PAGE 45

BK 1348PG0685

THIS DEED, dated as of the 23rd day of December, 1994, between BEAU MEADE ASSOCIATES LIMITED PARTNERSHIP, a Virginia limited partnership (the "Grantor"), and VIRGINIA ELECTRIC AND POWER COMPANY, a Virginia corporation (the "Grantee"), provides:

THAT for and in consideration of the conveyance made hereby, the consideration received therefor by the Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Grantor hereby bargains, sells, grants and conveys to the Grantee with SPECIAL WARRANTY OF TITLE, all that certain real property located in Dulles Magisterial District, Loudoun County, Virginia, containing approximately 4.9999 acres of land, more particularly described as follows:

All that certain parcel of land containing 4.9999 acres, more or less, as shown and depicted as the "Parent Tract" on that certain plat titled "Subdivision Waiver Plat Of The Land Of BEAU MEADE ASSOCIATES LIMITED PARTNERSHIP" prepared by Bowers & Associates, P.C., of Leesburg, Virginia and recorded among the land records of Loudoun County, Virginia, in Deed Book 1348, at page 675 (the "Property").

The Property is a portion of certain property acquired by Grantor by deed recorded among the land records of Loudoun County, Virginia, in Deed Book 1119, at page 1077.

The Property is conveyed subject to all recorded easements, conditions, restrictions, and agreements that lawfully apply to the Property or any part thereof.

TO HAVE AND TO HOLD the Property, together with all rights, privileges, and advantages thereunto belonging or appertaining to the Grantee, its successors or assigns, forever.

BK 1348PG0686

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed, under seal,
on its behalf by its duly authorized representative as of the date first above written.

BEAUMEADE ASSOCIATES LIMITED
PARTNERSHIP, a Virginia limited partnership

By: Lerner Enterprises Limited Partnership, a
Maryland limited partnership

By:  (SEAL)
Name: Mark D. Lerner
Title: General Partner

STATE OF Maryland,
COUNTY OF Montgomery, to wit:

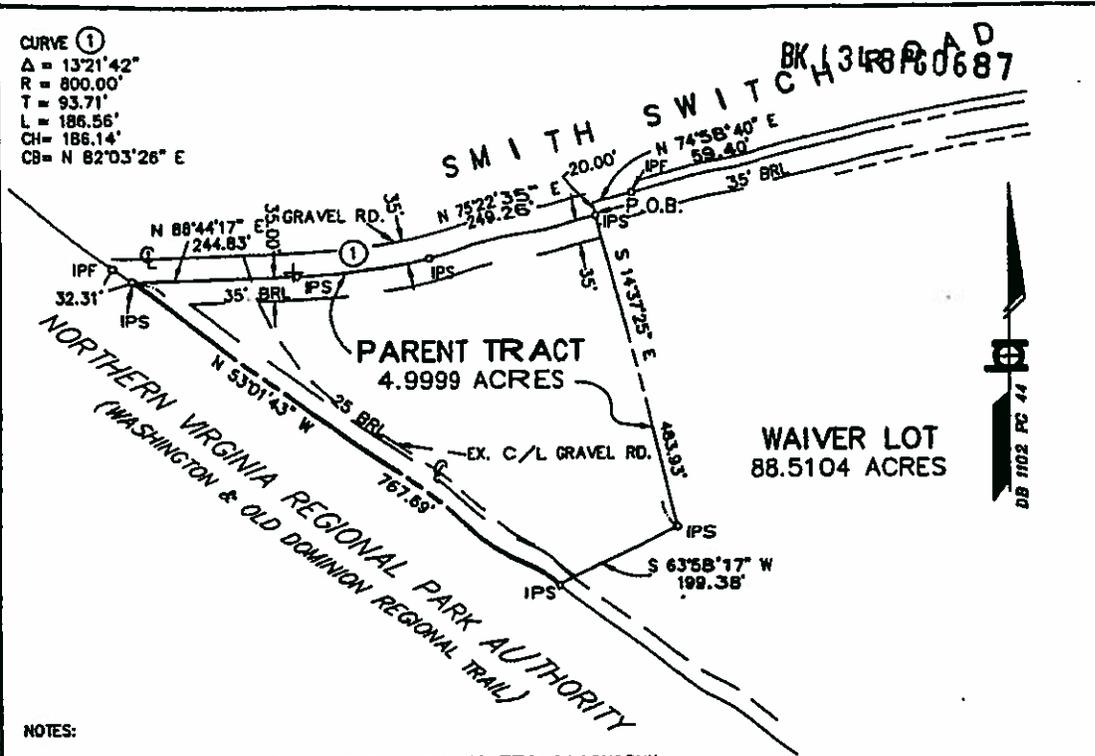
The foregoing instrument was acknowledged before me in the state and county aforesaid,
this 23 day of December, 1994, by Mark D. Lerner as General Partner of Lerner
Enterprises Limited Partnership, as a general partner on behalf of BEAUMEADE ASSOCIATES
LIMITED PARTNERSHIP.

My commission expires:
3-1-98


Notary Public

LERNERBAU-DBE.P-C

CURVE ①
 $\Delta = 13^{\circ}21'42''$
 $R = 800.00'$
 $T = 93.71'$
 $L = 186.56'$
 $CH = 186.14'$
 $CB = N 82^{\circ}03'26'' E$



NOTES:

1. THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON LOUDDUN COUNTY TAX ASSESSMENT MAP 80((13)) PARCEL C. SUBJECT PROPERTY IS CURRENTLY IN THE NAME OF BEAU MEADE ASSOCIATES LIMITED PARTNERSHIP, A VIRGINIA LIMITED PARTNERSHIP AS RECORDED IN DEED BOOK 1119 AT PAGE 1077 AMONG THE LAND RECORDS OF LOUDDUN COUNTY, VIRGINIA.
2. PRESENT ZONING: PD-IP ADMINISTERED UNDER 1993 ORDINANCE.
 ZONE: PD-IP ADMINISTERED UNDER 1993 ORDINANCE.
 MINIMUM LOT SIZE: 1 ACRE
 BUILDING SETBACK LINES:
 FRONT 35 FEET
 SIDE (BETWEEN BUILDINGS) 15 FEET
 REAR (ADJACENT TO WOOD TRAIL) 25 FEET
3. NORTH MERIDIAN AND BOUNDARY INFORMATION IS BASED ON A SURVEY PREPARED BY PATTON, HARRIS RUST & ASSOCIATES, P.C. DATED SEPTEMBER 5, 1990, TITLED: "PLAT SHOWING PHASE II BEAUMEADE", RECORDED IN DEED BOOK 1102 AT PAGE 44, PLAT CABINET A 193, PAGES 5-10 AND PLAT CABINET A 195, PAGE 1, AND A CURRENT FIELD SURVEY PERFORMED BY BOWERS & ASSOCIATES, P.C. DURING DECEMBER, 1994
4. IPF: DENOTES IRON PIPE FOUND
 IPS: DENOTES IRON PIPE SET
5. THE PROPERTY SHOWN HEREIN DOES NOT LIE WITHIN A FLOOD HAZARD ZONE "A" AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP FOR UNINCORPORATED AREAS OF LOUDDUN COUNTY, VIRGINIA, COMMUNITY-PANEL NUMBER 510090-0015 C, MAP REVISED NOVEMBER 1, 1985.
6. RESTRICTIONS, CONDITIONS AND EASEMENTS AS SET FORTH IN DECLARATION OF PROTECTIVE COVENANTS FOR BEAUMEADE CORPORATE PARK AS RECORDED IN DEED BOOK 994 AT PAGE 1493, CORRECTED AND RE-RECORDED IN DEED BOOK 1005 AT PAGE 446, AND AS AMENDED IN DEED BOOK 1001 AT PAGE 1382, DEED BOOK 1043 AT PAGE 1754 AND DEED BOOK 1102 AT PAGE 1591, ARE NOT SHOWN FOR THE 4.9999 ACRE PARENT TRACT; PURSUANT TO A PARTIAL TERMINATION OF SAID RESTRICTIVE COVENANTS.

BOUNDARY SURVEY
 4.9999 ACRES
 PORTION OF
**PARCEL C - PHASE II
 BEAUMEADE**

DEED BOOK 1119 - PAGE 1077
 LOUDDUN COUNTY TAX MAP # 80 ((13)) PARCEL C
 BROAD RUN ELECTION & DULLES MAGISTERIAL DISTRICT
 LOUDDUN COUNTY, VIRGINIA

SCALE: 1" = 200' DATE: DECEMBER 15, 1994
 SHEET 1 OF 1 REV. DECEMBER 19, 1994

Bowers & Associates, P.C.
 Consulting Engineers & Surveyors
 P.O. Box 955, 104-B Church St., S.E., Leesburg, Va. 22075
 (703) 777 - 0083 (metro) 478 - 8576



RECORDED/W/CERT ANNEXED
 94 DEC 29 AM 10:00
 LOUDDUN CO. V. CLERK
 TESTE: *Richard K...*

A COPY-TESTE

Gary M. Clemens, Clerk

By *Charles G. ...*
 Deputy Clerk



Loudoun County, Virginia

Department of Planning

1 Harrison Street, S.E., 3rd Floor, P.O. Box 7000, Leesburg, VA 20177-7000

Telephone (703) 777-0246 • Fax (703) 777-0441

RECORD OF PRE-APPLICATION CONFERENCE

PRE-APPLICATION CASE NUMBER/NAME/CASE TYPE	PRAP 2006-0112	SPEX
DATE OF CONFERENCE	Nextel Communications of the Mid-Atlantic, Inc. Ashburn (telecom)	10/24/06 11:00am

ATTENDANCE LISTING

NAME	AFFILIATION
MERCHANT SCHNEIDER	LAND USE REVIEW
Diane Gist	Applicant
Tom Carroll	Applicant Agent
NITA BEARER	B.D ZONING
Miguel Salinas	Planning

I verify that a pre-application conference on the above-referenced proposal has been conducted in accordance with Article VI of the Loudoun County Zoning Ordinance. No matters discussed shall be binding on either the applicant or the County. A copy of this form shall be submitted by the applicant with the official application for checklist review. A summary of issues discussed is not required to be submitted with the official application.

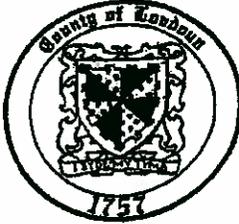
Director, Department of Planning or Designee:

[Signature] MERCHANT SCHNEIDER

Date:

10/24/06

Application Fee: \$4,830.00



Loudoun County, Virginia

Department of Planning

1 Harrison Street, S.E., 3rd Floor, P.O. Box 7000, Leesburg, VA 20177-7000

Telephone (703) 777-0246 • Fax (703) 777-0441

SYNOPSIS OF PRE-APPLICATION CONFERENCE ISSUES DISCUSSED

PRE-APPLICATION CASE NUMBER/NAME/CASE TYPE	PRAP 2006-0112	SPEX
DATE OF CONFERENCE	Nextel Communications of the Mid-Atlantic, Inc. Ashburn (telecom)	10/24/06 11:00am

1. ISSUES RAISED BY THE APPLICANT

SMITH SWITCH ROAD NEAR WOOD TRAIL, 100 FT MONOPOLE
W/ LOCATION ^{FOR} 130 FT ^{POSITION} W/ 3RD LOCATION OPTION.
WITHIN 200 FT. OF RESIDENTIAL, ADJACENT TO
EXISTING VEPCO SUBSTATION.

2. COMPREHENSIVE PLANNING ISSUES DISCUSSED

- STRESS NECESSITY FOR 2ND MONOPOLE LOCATION. FACILITY
ON INDUSTRIALLY ZONED PROPERTY. CONSIDER ENHANCED
SCREENING ALONG PROPERTY'S EDGE FACING RESIDENTIAL
DISTRICT. IMPROVE ON EXISTING SCREENING.

3. ZONING ISSUES DISCUSSED ___ 1972 1993 ___ Revised 1993 Zoning Ordinance

w/ 250 FT OF RESIDENTIAL - NEEDS SPEC. WITHIN
ROUTE 28 TAX DISTRICT. IF LIST SPECIFIC CARRIERS
w/ ASSOCIATED FACILITIES ON ~~SPEC PLAN~~ (NEED SITE
PLAN, & WELL ELIMINATE SPAM. PD-IP. SECTION
5618(B). EQUIP STRUCTURE CANNOT EXCEED 500 SQ. FT.
1 PARKING SPACE w/ TYPE IV LANDSCAPE BUFFER FOR LEASED AREA

4. TRANSPORTATION ISSUES DISCUSSED

1 SPACE (PARKING) NEEDED.

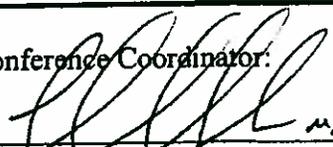
To scope traffic study, contact George Phillips, Office of Transportation Services 703-737-8624.

5. OTHER ISSUES DISCUSSED

- COMMERCIAL PERMIT NEEDED?

6. REVIEW AND PROCESSING PROCEDURES DISCUSSED

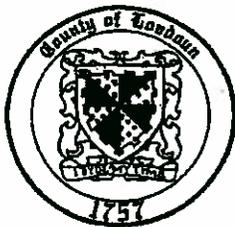
ONCE ACCEPTED 120-180 DAY REVIEW + APPROVAL (ESTIMATED)

Conference Coordinator: 

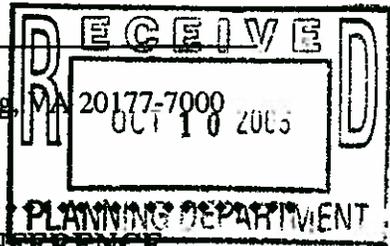
MARIANNE SCHNEIDER

Date: 10/24/06

10/24 11AM



Loudoun County, Virginia
Department of Planning
1 Harrison Street, S.E., 3rd Floor, P.O. Box 7000, Leesburg, VA
Telephone (703) 777-0246 • Fax (703) 777-0441



REQUEST FOR FORMAL PRE-APPLICATION CONFERENCE
PLEASE PRINT IN INK OR USE TYPEWRITER

Applicant NEXTEL Communications of the Mid-Atlantic, Inc. Phone _____
Applicant's Address 7055 Samuel Morse Drive, Columbia MD 21046
Representative (Contact Person) Thomas CARROLL Phone 703 549 5384
Representative's Company Dorshue & Blue PLLC email Tom.Carroll@dorshueblu.com
Representative's Address 801 North Fairfax Street, Alexandria VA 22314
Current Property Owner Virginia Electric & Power Company
Owner's Address PO BOX 26666 Richmond VA 23262
Name of Subdivision, Development, or Business NEXTEL SITE# VA3891A Sakbaub
LCTM # (Loudoun County Tax Map #) 180//13//111C1
MCPI # (Map Cell Parcel Indicator #) 060-30-2345-000
Proposal/Request NEXTEL proposes to construct new 130' monopole with equipment compound at existing VEPco Substation.
Project Location 21760 Smith Switch Rd Ashburn, VA 20147
Existing Zoning PD-IP Project Acreage 6.01 acres Election District BROAD RUN
Zoning Ordinance Reference for Requested Use (ie: Table 2-1303 Pet Farms; or Section. 3-103E Community Center): _____
Rezoning: From existing zoning district _____ to proposed zoning district _____
Proposed Application Type:
ZMAP _____ ZCPA _____ ZMOD _____ SPEX CMPT _____
(Zoning Map Amendment) (Zoning Concept Plan Amendment) (Zoning Ordinance Modification) (Special Exception) (Commission Permit)

PLEASE SUBMIT 7 COPIES OF ALL REQUIRED INFORMATION TO THE LAND USE REVIEW DIVISION MANAGER IN THE DEPARTMENT OF PLANNING

Please attach to this request form:

- 1. Sketch map(s) of the site
- 2. Description of proposed project or use
- 3. Description of existing environmental, topographical, and structural features on the site to the extent they are known
- 4. Graphics illustrating the scale, location and design of any buildings or structures to the extent they are known
- 5. List of issues to be discussed at the conference

Pursuant to Article VI of the 1993 Zoning Ordinance, I request a pre-application conference to discuss my intentions with regard to this proposed application and any questions regarding the procedures or substantive requirements of the Zoning Ordinance. I understand that no matters discussed at this meeting shall be binding on either the applicant or the County.

Applicant's Signature [Signature] Date 10/6/06

October 6, 2006
Request for Pre-Application Conference
Proposed Nextel Telecommunications Facility at 21260 Smith Switch Road
Nextel Site #VA3891-A Jakkoub

1. **Sketch map** – See attached drawings

2. **Description of proposed project or use:**

Nextel proposes to construct a 130' monopole at a VEPCO substation property. Nextel will mount its antennas at the 100' level and Sprint will collocate its antennas at the 130' level. There will be space available for an additional collocater on the pole. Ground equipment for Nextel and any collocating carriers will be located in an equipment compound around the base of the pole and enclosed by a fence as shown on the attached drawings. Nextel will utilize a 12x 20 equipment shelter within the compound.

3. **Description of existing environmental, topographical and structural features of the site:**

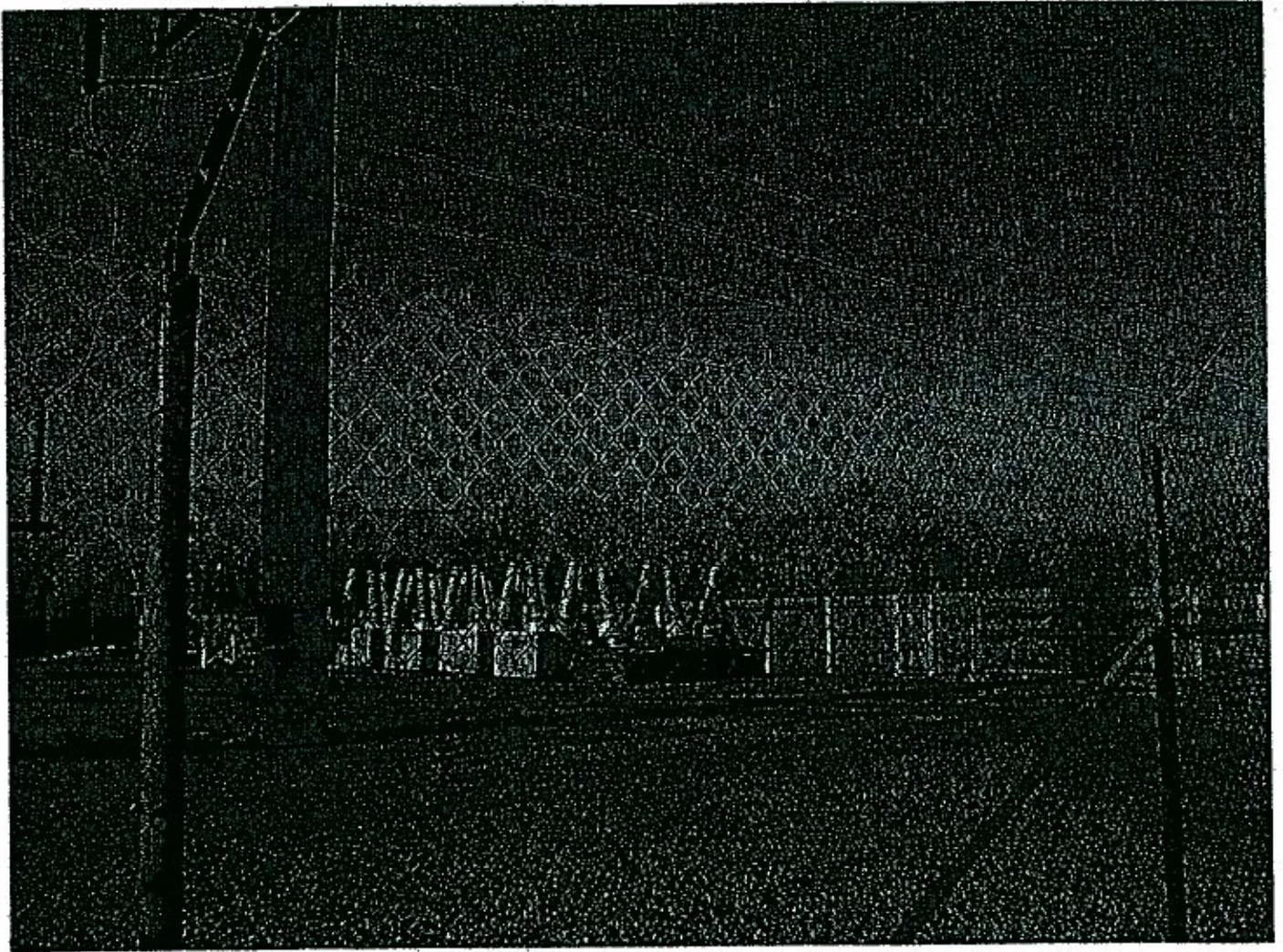
The proposed site for the telecommunications facility is currently used by VEPCO as a substation. The proposed area for the compound is flat as is the area surrounding the substation. See attached photos.

4. **Graphics illustrating the scale, location and design of any buildings or structures to the extent they are known:**

See attached drawings, including elevation drawing of the proposed monopole and equipment shelter.

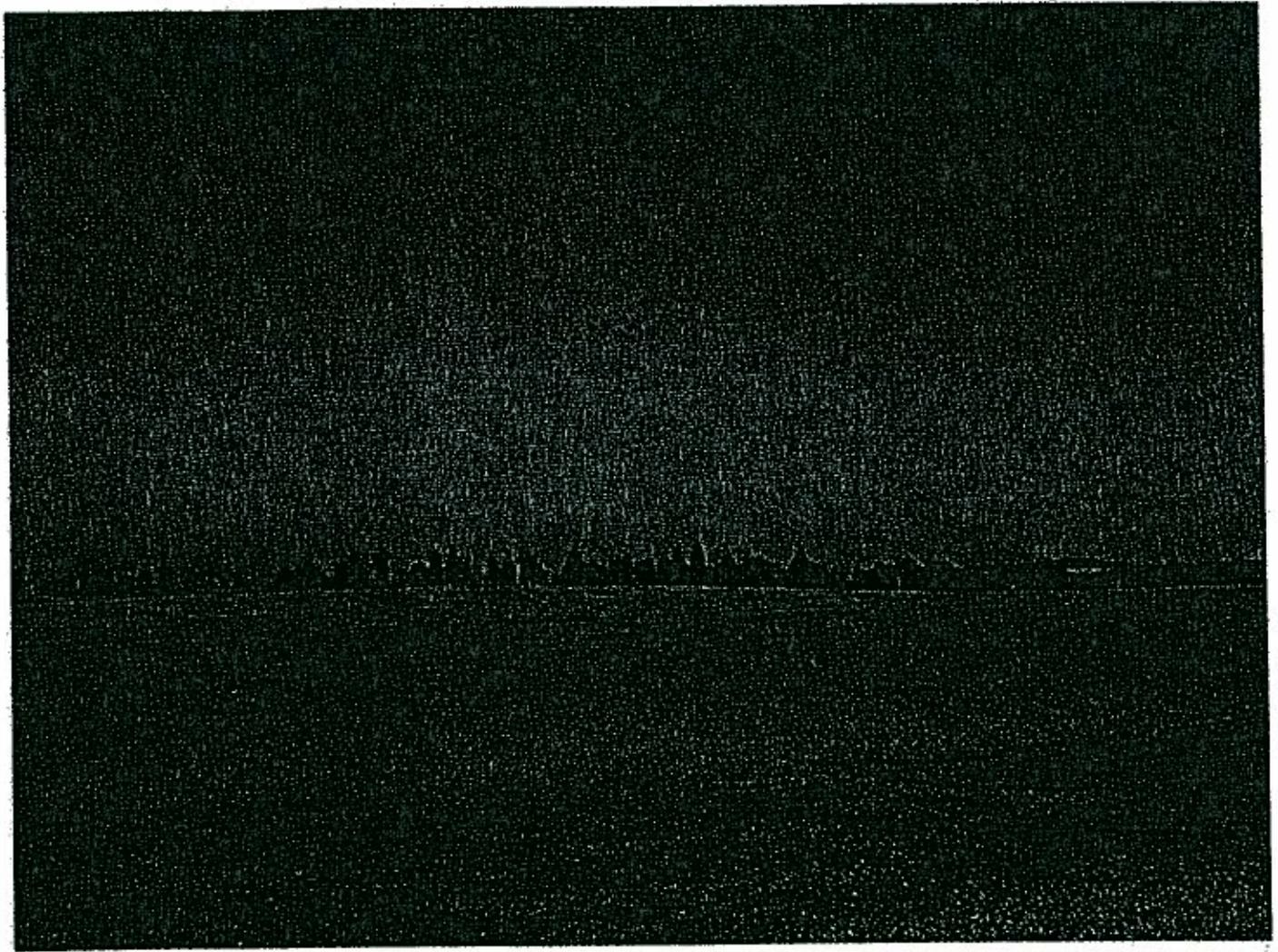
5. **List of issues to be discussed at the conference:**

- Application process
- Fencing around facility
- Compatibility with existing substation



V.A.3891A

Facina North



VA 389/A

Facing East

1/20/60



1/1 2001/1

Ex.: Smith

1/1 2001/1

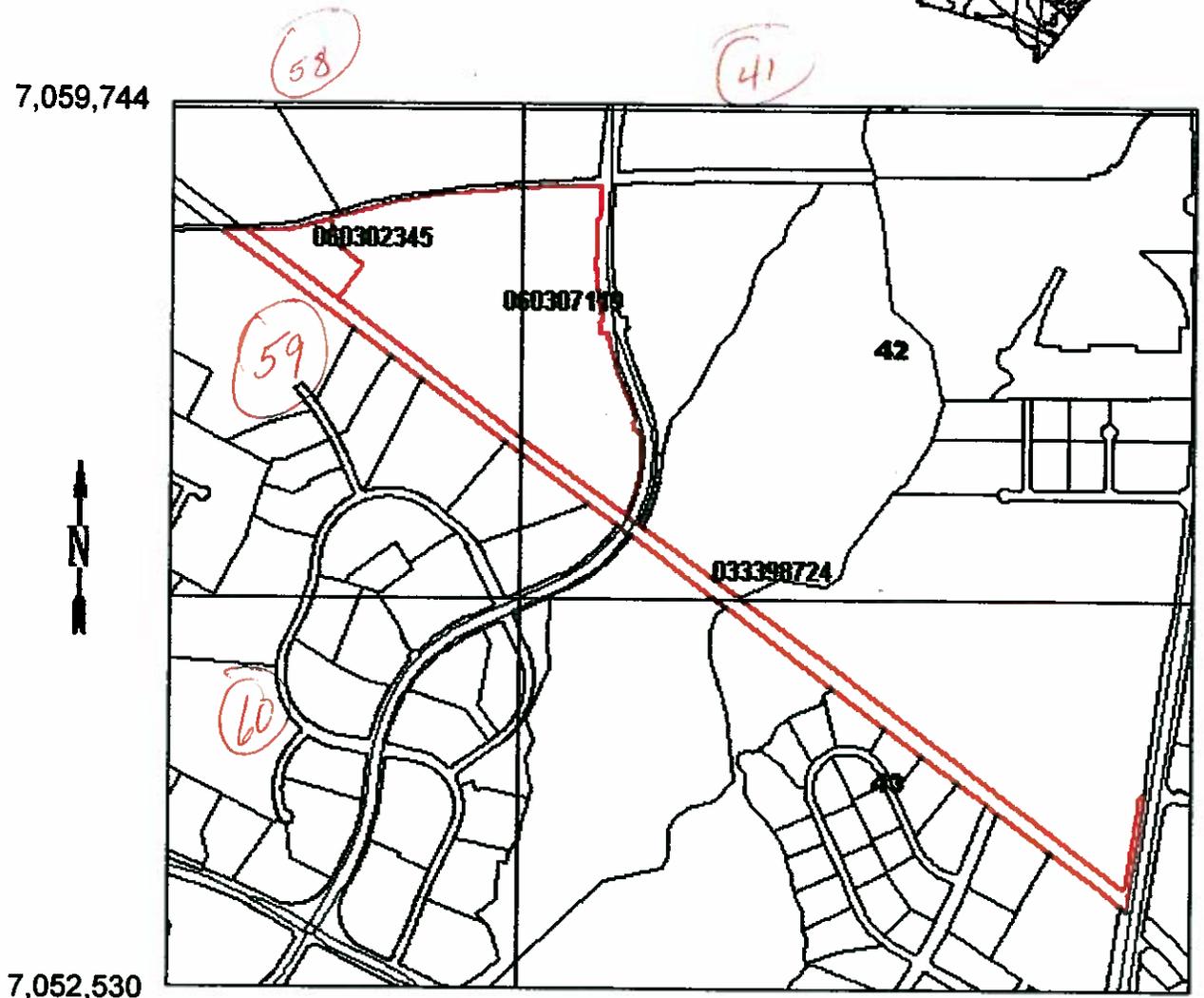
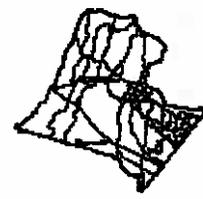


12-11-1964
F... - 11/11



M. A. B. A.

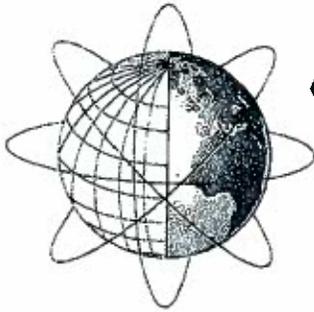
Loudoun County Mapping System



11,778,186 Map Width=8,247 feet 11,786,433

Created on 10/11/2006 3:29:21 PM

PIN	Address
033398724	21870 Ruritan Rd Sterling 20166
060302345	21260 Smith Switch Rd Ashburn 20147
060307119	



Precision Measurements, Incorporated

Surveyors • GPS • GIS • Mappers • 3-D Scanning

FAA 2C SURVEY CERTIFICATION

Applicant: NEXTEL

Site Name: Jakub Beaumeade Substation
Site Number: VA 38910A
Site Address: 21260 Smithswith Rd
Ashburn, VA 20147

Horizontal Datum: NAD 83 GPS survey

Vertical Datum: NGVD29 GPS survey

Structure Type: Proposed Tower

Latitude: 38°-01'-36.0826" N

Longitude: 77°-27'-24.1560" W

Ground Elevation: 261' AMSL

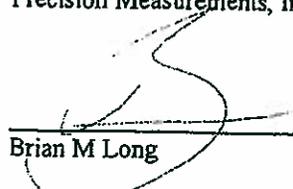
Proposed Nextel Rad Center: 90' AGL 351' AMSL

Proposed Over All Height (AGL): 92' Top of Antenna 98' Top of Lighting Rod

Certification: I certify that the latitude of 38°-01'-36.0826" N and the longitude of 77°-27'-24.1560" W are accurate to within +/- 50 feet horizontally, and that the roof elevation of 261' AMSL is accurate to within +/- 20 feet vertically. The horizontal datum (coordinated) are in terms of the North American Datum of 1983/86 (NAD 83/86) and are expressed in degrees, minutes and seconds, to the nearest hundredth of a second. The vertical datum (heights) are in terms of the National Geodetic Vertical Datum of 1929 and are determined to the nearest foot.

Company: Precision Measurements, Inc.

**Surveyor
Signature/Seal:**



Brian M Long

Date:

December 16, 2005





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

Aeronautical Study No.
2006-AEA-5220-OE

VA3891

Jakboub

Issued Date: 02/08/2007

Valerie Moore
Nextel Communications of the Mid-Atlantic, Inc.
1 International Blvd., Suite 800
Mahwah, NJ 07495

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

~~The Federal Aviation Administration has completed 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
Location: Ashburn, VA
Latitude: 39-1-36.08 N NAD 83
Longitude: 77-27-24.16 W
Heights: 138 feet above ground level (AGL)
399 feet above mean sea level (AMSL)

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

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking and/or lighting are accomplished on a voluntary basis, we recommend it be installed and maintained in accordance with FAA Advisory Circular 70/7460-1 K Change 2.

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 if the structure is subject to their licensing authority.

If we can be of further assistance, please contact our office at (816)329-2525.
On any future correspondence concerning this matter, please refer to
Aeronautical Study Number 2006-AEA-5220-OE.

Signature Control No: 493416-525868

(DNE)

Donna O'Neill
Specialist

Attachment(s)
Frequency Data

Frequency Data for ASN 2006-AEA-52 -OE

LOW FREQUENCY	HIGH FREQUENCY	FREQUENCY UNIT	ERP	ERP UNIT
806	824	MHz	500	W
824	849	MHz	500	W
851	866	MHz	500	W
869	894	MHz	500	W
896	901	MHz	500	W
901	902	MHz	7	W
930	931	MHz	3500	W
931	932	MHz	3500	W
932	932.5	MHz	17	dBW
935	940	MHz	1000	W
940	941	MHz	3500	W
1850	1910	MHz	1640	W
1930	1990	MHz	1640	W
2305	2310	MHz	2000	W
2345	2360	MHz	2000	W



EBTS WORKSHEET
VERSION 1.5 (5-30-05)

E. B. T. S. SHEET INFORMATION:

Date:	10/23/2005
Issue Number:	1
CDMA/EV-DO Engineer:	Alynn Dippener
IDEN Engineer:	Raffi Achib

CONSOLIDATION INFORMATION:

Host Site ID (Cascade)	VAS891
Donor Site ID (Cascade)	WAF4XC16

HOST SITE INFORMATION:

Site Owner	
Existing Site Lease Endorsements	

Site ID #:	VAS891	Latitude:	N 38-01-38.08
Site Name:	Jakbow	Longitude:	W 77-27-24.78
Address:		Type of Structure:	Monopole
		No. of Sectors:	3
	21260 Smith Switch Rd., Ashburn, VA 20147	Ground Elevation (AMSL) in feet:	245
County/Parish:	Loudoun	Structure Height (AGL) in feet:	100 for IDEN & 130 for CDMA
NAD:	NAD83		
Morphology:	Suburban		

IDEN ANTENNA & EBTS SPECIFICATIONS:

	Alpha		Beta		Gamma	
	Before	After	Before	After	Before	After
Site Configuration						
Orientation (degrees)		30	Sector			270
Coaxial Cable Line Length (feet)		TBD		150		TBD
Number of Coaxial Cable Runs (quantity)		4		4		4
Coaxial Cable Manufacturer & Size		Cablewave		Cablewave		Cablewave
Number of Cross Band Coupled Cables		0		0		0
Antenna Height (Rad Center)		100		100		100
Number of Antennas (quantity)		4		4		4
Number of TX Paths		4		4		4
Antenna Manufacturer		Decibel		Decibel		Decibel
Antenna Model #		84G80VTA-SX		84G80VTA-SX		84G80VTA-SX
Antenna Gain (dBi)		14		14		14
Tx Design ERP (Watts / dBm)		20		20		20
Mechanical Tilt (degrees)		3		3		3
Electrical Tilt (degrees)		0		0		0
RFDS						
Combiner Type 1						
Combiner Type 2						
Combiner Type 3						
Combiner Type 4						
# of 800MHz Quad(s) / Carriers Enbl						
# of 900MHz Quad(s) / Carriers Enbl						
# of Legacy BR						
Type of Legacy BR PA (70W / 40W)						
# of TT's						
GPS Location						
TTA/LNA						

*Antennas should be ordered with 7/16-DIN Female connector, unless stated otherwise.

CDMA ANTENNA & EBTS SPECIFICATIONS:

	Alpha		Beta		Gamma	
	Before	After	Before	After	Before	After
Orientation (degrees)		60		180		300
Coaxial Cable Line Length (feet)		160		160		160
Number of Coaxial Cable Runs (quantity)		2		2		2
Coaxial Cable Manufacturer		Cablewave		Cablewave		Cablewave
Coaxial Cable Size		1 5/8		1 5/8		1 5/8
Cross Band Coupler (Manufacturer, Model)						
Other Unique Combiner, Splitter, Connector (type, insertion loss dB)						
Number of Cross Band Coupled Coaxial Cables						
Antenna Height (Rad Center)		130		130		130
Number of Antennas (quantity)		1		1		1
Antenna Manufacturer		EMS		EMS		EMS
Antenna Model #		RR65-18-VDUL2-R		RR65-18-VDUL2-R		RR65-18-VDUL2-R
Antenna Gain (dBi)		17.8		17.8		17.8
Tx Design ERP (Watts / dBm)		49 dBm		49 dBm		49 dBm
Estimate Forward Link Path Lost in dB (BTS to Antenna)		3		3		3
Estimate Reverse Link Path Lost in dB (Antenna to BTS)		3		3		3
Mechanical Tilt (degrees)		0		0		0
Electrical Tilt (degrees)		2		2		2
# of Carriers 1xRTT		2		2		2

# of Carriers EVDO		1		1		1
Reoccurring Special Event Carrier Count (1xRTT, EVDO)						
Mercury (Yes / No)		No		No		No
Type of Forward link Mercury Equipment						
Type of Reverse link Mercury Equipment T1ALNA (Type)						

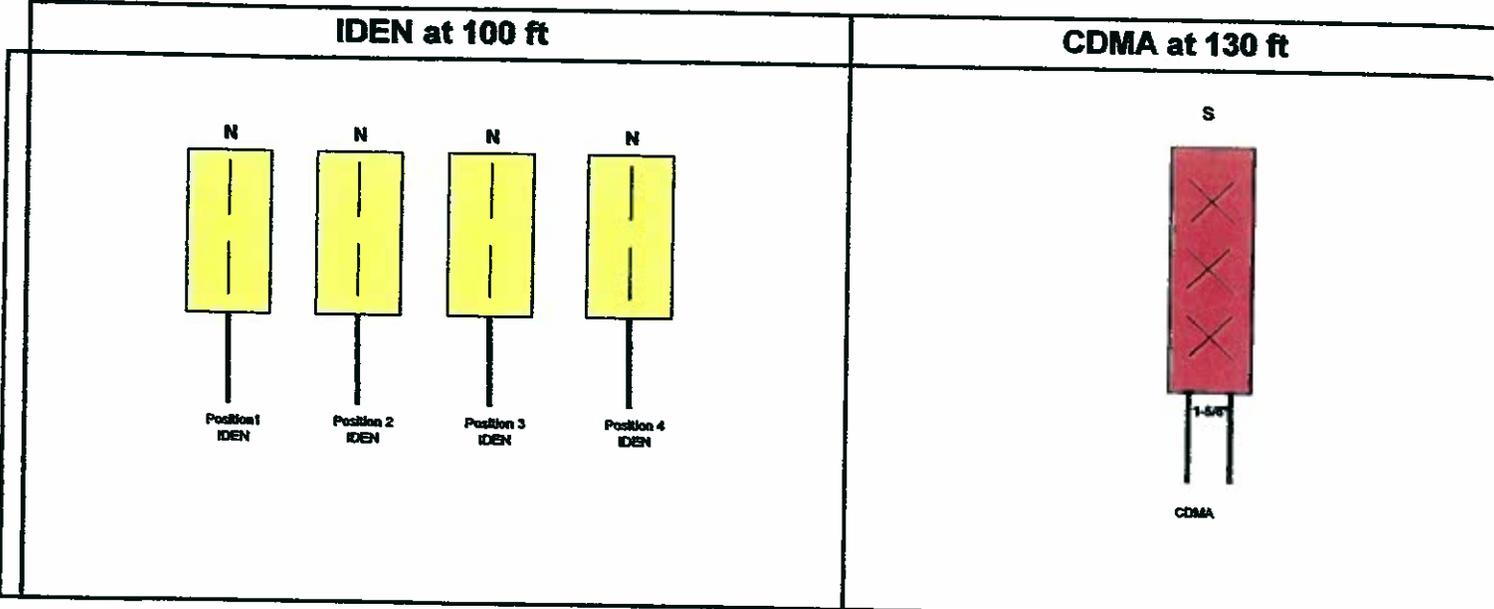
CDMA/EVDO call Level Information	Before	After
# of T1's (1xRTT, EV-DO)		3
Backhaul Type		T1
BTS equipment Model		Lucent Mod4
Back-up Power Type		Battery Backup
Donor site for In-building DAS/Repeater (Yes/No)		No
Donor site for Macro Repeater or DAS system (Yes/No)		No
Golden BTS (Yes/No)		No
GPS Cable Length Need (estimated in feet)		20
GPS Antenna Type Need		Low Gain

*Antennas should be ordered with 7/16-DIN Female connector, unless stated otherwise.

CDMA/EVDO Regulatory Analysis Information	Before	After
NEPA	No	
PCN	No	

CDMA/EVDO Network Impact	Before	After	Comments
POPs to LINK budget			
POPs less than LINK budget +12dB			
Area Impact delta % (+/-)			
Additional Fill in solution required (Yes/No)			
Key Customer location Impact (Yes/No)			
Erlang Load (+/-)			
Additional Carrier Need Triggered (Modified Site or Neighbor) (Yes/No)			
Additional Channel Element Card Needed (Modified Site or Neighbor)			

Specify in Diagram the following:
 Horizontal Separation between antennas | Antenna Type/Technology/Position | Cable Type/Diameter | Which Cables are Coupled
 Special Instructions (optional)
 Note: Create design in Visio/Power and Paste it below.



BETA / SECTOR 2

GAMMA / SECTOR 3

Special Instructions (optional):

Site Consolidation to Proceed

If "No", provide justification:

IDEN and CDMA at different RCC's.
CDMA will be at 130 ft with one dual-pole antenna per sector
IDEN will be at 100 ft with four vertical-pole antennas per sector

Signature

IDEN Engineer: Raffi Achille

Date:

Raffi Achille

10/23/2006

Signature

CDMA Engineer: Albyn Dipanzer

Date:

10/23/2006



844G90VTA-SX

Directed Dipole Antenna

DECIBEL
Base Station Antennas

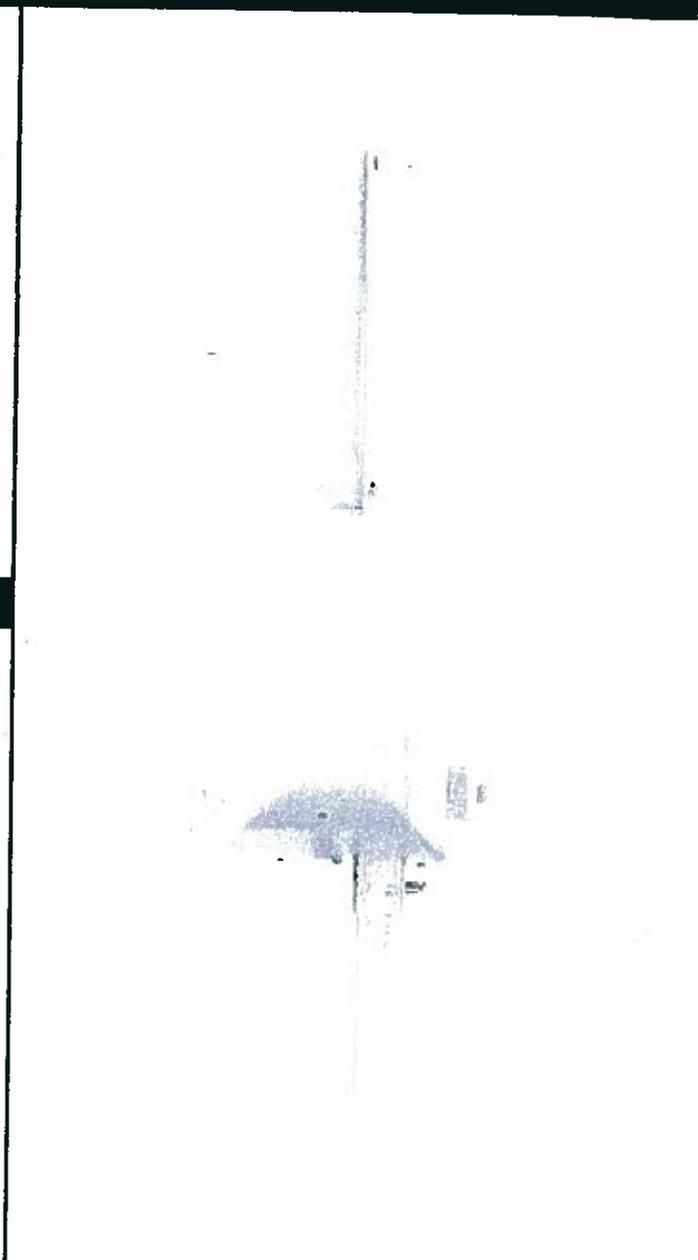
- Field adjustable electrical downtilt, featuring linear phase shifter, no wheels or gears
- Excellent azimuth pattern shaping, 15-20% reduction in cell-to-cell overlap
- Outstanding first upper side lobe suppression
- Air dielectric feed system, no screws, rivets, welds or solder in RF element feed path

ELECTRICAL

Frequency (MHz) :	806 - 896	897 - 940
Polarization :	Vertical	Vertical
Gain (dBd/dBi) :	11.8/13.9	11.8/13.9
Azimuth BW (Deg.):	90	90
Elevation BW (Deg.):	16	16
Beam Tilt (Deg.):	0-16	0-16
USLS* (dB) :	>15	>15
Front-To-Back Ratio* (dB) :	35	35
VSWR :	<1.4:1	<1.5:1
PIM3 @ 2 x 20w (dBc) :	-145	-145
Max. input Power (Watts) :	500	500
Impedance (Ohms) :	50	50
Lightning Protection :	DC Ground	DC Ground

MECHANICAL

Weight :	5.2 kg (11.5 lb)
Dimensions (LxWxD) :	1,219 x 165 x 203 mm (48 x 6.5 x 8 in)
Max. Wind Area :	0.10 m ² (1.1 ft ²)
Max. Wind Load (@ 100 mph) :	262.4 N (59 lbf)
Max. Wind Speed :	241 km/h (150 mph)
Hardware Material :	Galvanized Steel
Connector Type :	7-16 DIN - Female (1, Back)
Color :	Light Gray
Standard Mounting Hardware :	DB380
Standard Downtilt	
Mounting Hardware :	DB5083



Andrew Corporation
2601 Telecom Parkway
Richardson, Texas U.S.A 75082-3521
Tel: 214.631.0310

Fax: 214.631.4706
Toll Free Tel: 1.800.676.5342
Fax: 1.800.229.4706
www.andrew.com

* - Indicates Typical
6/29/2005
dbtech@andrew.com

Information correct at date of issue but may be subject to change without notice.



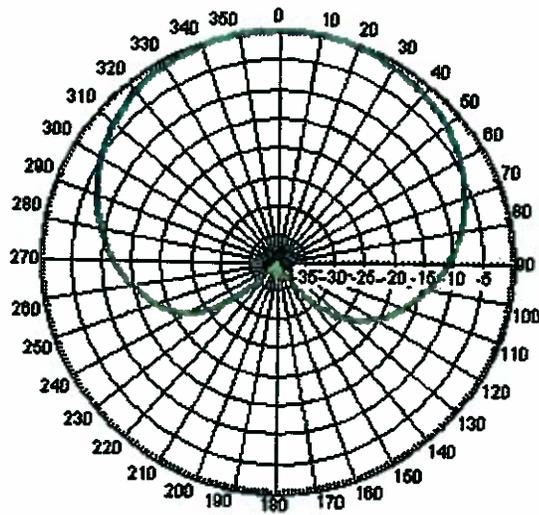
844G90VTA-SX

Directed Dipole Antenna

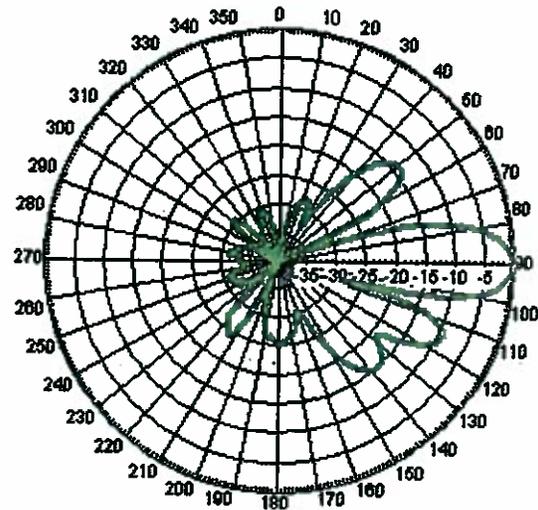
DECIBEL*
Base Station Antennas

AZIMUTH PATTERN

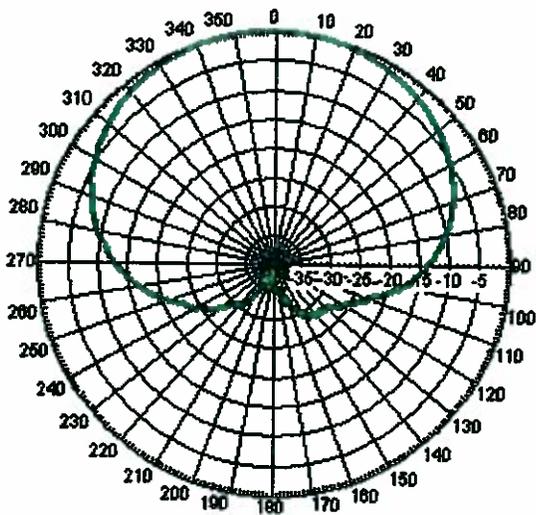
ELEVATION PATTERN



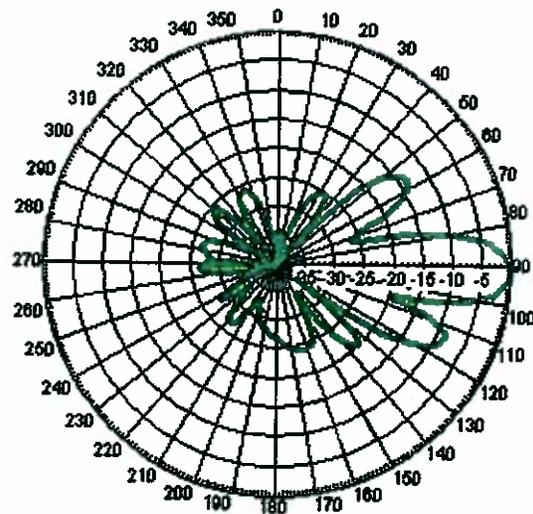
Freq: 850 MHz, Tilt: 0



Freq: 850 MHz, Tilt: 0



Freq: 920 MHz, Tilt: 0



Freq: 920 MHz, Tilt: 0

Andrew Corporation
2601 Telecom Parkway
Richardson, Texas U.S.A 75082-3521
Tel: 214.631.0310

Fax: 214.631.4706
Toll Free Tel: 1.800.676.5342
Fax: 1.800.229.4706
www.andrew.com

* - Indicates Typical
6/29/2005
dbtech@andrew.com

Information correct at date of issue but may be subject to change without notice.

COBRA

This is the html version of the file http://www.emswireless.com/PRODUCT_PDF/PCS%5CCobra%5CRR65-18-VDUL2_R.pdf.
Google automatically generates html versions of documents as we crawl the web.
 To link to or bookmark this page, use the following url: http://www.google.com/search?q=cache:URhQ_-CnCL0J:www.emswireless.com/PRODUCT_PDF/PCS%255CCobra%255CRR65-18-VDUL2_R.pdf+RR65-18-VDUL2&hl=en&gl=us&ct=clink&cd=1

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These search terms have been highlighted: **rr65 18 vdul2**

COBRA™ MET/RET DUALPOL®

Page

RR65-18-VDUL2/_R

DualPol® Polarization
1710 MHz - 2180 MHz

Cobra™ MET/RET
Broadband
OptiRange™
Suppressor™

Electrical Specifications

Azimuth Beamwidth (-3 dB)	65°
Elevation Beamwidth(-3 dB)	6.5°
Elevation Sidelobes (Upper)	≥ 18 dB
Gain	17.2 dBi (15.1 dBd)
Polarization	Dual Linear Slant (± 45°)
Port-to-Port Isolation	≥ 30 dB
Front-to-Back Ratio	≥ 30 dB
Electrical Downtilt Options	0° - 10° (MET 2° Increments; RET 0.1° Increments)
VSWR	1.35:1 Max
Connectors	2; 7-16 DIN (female)
Power Handling	300 Watts CW
Passive Intermodulation	≤ -150 dBc [2 x 20 W (+ 43 dBm)]
Lightning Protection	Chassis Ground

Mechanical Specifications

Dimensions (L x W x D)	56 in x 8 in x 2.75 in (142 cm x 20.3 cm x 7.0 cm)
Rated Wind Velocity	150 mph (241 km/hr)
Equivalent Flat Plate Area	3.1ft ² (.29 m ²)
Front Wind Load @ 100 mph (161 kph)	90 lbs (400 N)
Side Wind Load @ 100 mph (161 kph)	31 lbs (139 N)
Weight	18 lbs (8.2 kg)

Mounting Options

MTG-P00-10, MTG-S02-10, MTG-DXX-20*, MTG-CXX-10*, MTG-C02-10, MTG-TXX-10*

*Note: *Model number shown represents a series of products. See Mounting Options section for specific model number.*

Revised 08/28/06

EMS' antennas are protected by one or more of the following U.S. patents:
5,844,529; 6,067,053; 6,462,710; 6,392,600; 6,069,590; 5,966,102,
5,757,246. EMS' antenna designs may also be covered by pending U.S.
patent applications and by pending & awarded international patents.

+1 770.582.0555 ext. 5310 Fax +1 770.729.0036
www.emswireless.com

COBRA™ MET/RET DualPol®

RR65-18-VDUL2/_R

**DualPol® Polarization
1710 MHz - 2180 MHz**

**Cobra™ MET/RET
Broadband
OptiRange™
Suppressor™**

RET Antenna Shown

Patterns

Azimuth

Elevation
0° Downtilt

Elevation
2° Downtilt

Elevation
4° Downtilt

Elevation
6° Downtilt

Elevation
8° Downtilt

Elevation
10° Downtilt

EMS' antennas are protected by one or more of the following U.S. patents:
5,844,529; 6,067,053; 6,462,710; 6,392,600; 6,069,590; 5,966,102;
5,757,246. EMS' antenna designs may also be covered by pending U.S.
patent applications and by pending & awarded international patents.

Revised 08/28/06

+1 770.582.0555 ext. 5310 Fax +1 770.729.0036
www.emswireless.com



80//13//C1
BEAU MEADE ASSOCIATES LP
LERNER COMPANIES
11501 HUFF CT
KENSINGTON MD 20895-1043

80//32//B1
ASHBURN CAMPUS LLC
c/o ERICKSON RETIREMENT
COMMUNITIES
701 MAIDEN CHOICE LN
BALTIMORE MD 21228

79//46
ASHBURN VILLAGE DEVELOPMENT
CORP
7501 WISCONSIN AVE
FL 15 WEST TOWER
BETHESDA MD 20814

79//49C
NORTHERN VA REGIONAL PARK
AUTHORITY
5400 OX RD
FAIRFAX STA VA 22039-1022

80//7//B
MERRITT-BM1 & MERRITT-BM2 T/C
2066 LORD BALTIMORE DR
BALTIMORE MD 21244-2501

80//7CMA101
NEW PROPERTY ASSOC LLC
44632 GUILFORD DR, STE 114
ASHBURN VA 20147-6004

95//RR
NORTHERN VA REGIONAL PARK
AUTHORITY
5400 OX RD
FAIRFAX STA VA 22039-1022

ASHBURN CROSSING LLC
c/o ST JOHN PROP/ATTN:J PFEILER
2560 LORD BALTIMORE DR
BALTIMORE MD 21244

WELLER TILE & MOSAICS INC
20719 ASHBURN RD
ASHBURN VA 20147-4706

Wini Polis - Sprint Nextel site-Jakboub#VA3891-SPEX2007-0009&CMPT-2007-0011

From: "Sean Hughes"
To: "Wini Polis"
Date: 1/30/2008 5:11 PM
Subject: Sprint Nextel site-Jakboub#VA3891-SPEX2007-0009&CMPT-2007-0011

Wini-

Per our discussion today please take note re this case that:

1. Sprint Nextel is ready and willing to inform and educate the community about this application. This is a unique location, one in which the nearest residential area is a mile away from the site and the area of our proposed site presently has long standing VEPCO power lines and a substation. However, we will work with assigned staff on an appropriate community outreach program.
2. Our firm, Donohue & Blue and its team, including Catherine Blue are authorized representatives for the applicant to manage the County zoning process, including filing and signing the zoning application and associated documents.

Please let me know if you need any additional information from me/us and if a hearing date will follow.

Thanks very much for your continuing guidance and assistance on this matter.

Sincerely,

Sean

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Receipt of Payment

Receipt Number : 070002934
Transaction Number : A000000002897
Payment Method: CHECK
Check Number: 1606



Date: 2007-02-26
Amount: \$4,830.00
Check Escrow Flag: N
Check Writer: GDNY, INC.

Detail Information

4,830.00 SPEX-2007-0009 TOTAL FEE