

County of Loudoun

Department of Planning

MEMORANDUM

DATE: August 19, 2009

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
	Metropolitan Washington Airports Authority	Mike Hines	n/a
	Office of Transportation Services	Terri Smithson	MS 69
	Planning, CIO	Miguel Salinas	MS 62
	Planning, Comprehensive	Cindy Keegan	MS 62
	Virginia Department of Transportation	Tom Van Poole (3)	MS 00
	Board of Supervisors	Lori Waters	MS 01
	Planning Commission	Robert Klancher	MS 62

FROM: Nicole Steele, Project Manager

RE: **SPEX 2009-0011, SPEX 2009-0029 & CMPT 2009-0002 - Potomac Radio**

COMMENT

DUE DATE: **September 18, 2009**

(Note: Please provide referral comments, one paper copy as well as one electronic copy to Nicole.Steele@loudoun.gov by the due date. If you have any questions, please contact me at 703-737-8435.)

Please find the enclosed information for your review: **(Please check LMIS application documents if no hard copy is provided)**

1. Information Sheet
2. Vicinity Map
3. Statement of Justification dated February 27, 2009 and revised July 13, 2009, with Exhibits A through D. Exhibit A – FCC Construction Permit, Exhibit B – Environmental Assessment report, dated January 2007 with Addendum dated July 2008, Exhibit C – FAA Aeronautical Study, and Exhibit D – MWAA e-mail dated February 26, 2009
4. DHR correspondence dated June 30, 2008
5. Superimposed photography/photo-simulations dated June 2006
6. Traffic Checklist 3-10-09
7. Special Exception and Commission Permit plat dated February 2009.

SPEX 2009-0011, SPEX 2009-0029 & CMPT 2009-0002 - Potomac Radio

APPLICANT: Potomac Radio, LLC
James M. Weitzmann
11417 Hounds Way
Rockville, MD 20852
301-530-6000

OWNER: Loudoun County Sanitation Authority
Dale Hammes, General Manager
44771 Loudoun Water Way
Ashburn, VA 20147
571-223-3855

REPRESENTATIVE: Walsh, Colucci, Lubeley, Emrich & Walsh, PC
J. Randall Minchew, Esq.
Kimberlee Welsh Cummings, Planner
One East Market Street
Leesburg, VA 20176
703-737-3633
kcummings@ldn.thelandlawyers.com

PROPOSAL: Two Special Exception applications and a Commission Permit to allow the approval of AM radio station towers and associated equipment in PD-IP zoning district governed by the 1972 Zoning Ordinance and within the Floodplain Overlay District.

PROPERTY ADDRESS: 44771 Loudoun Water Way, Ashburn, VA 20147

TAX MAP/PARCEL: Tax Map - /80///4///A2/ MCPI - 041-37-4022-000

CURRENT ZONING: PD-IP and FOD under the 1972 Zoning Ordinance

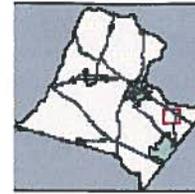
PROPOSED NON-RESIDENTIAL FLOOR AREA: 650 sq. ft.

SURROUNDING ZONING/LAND USE:

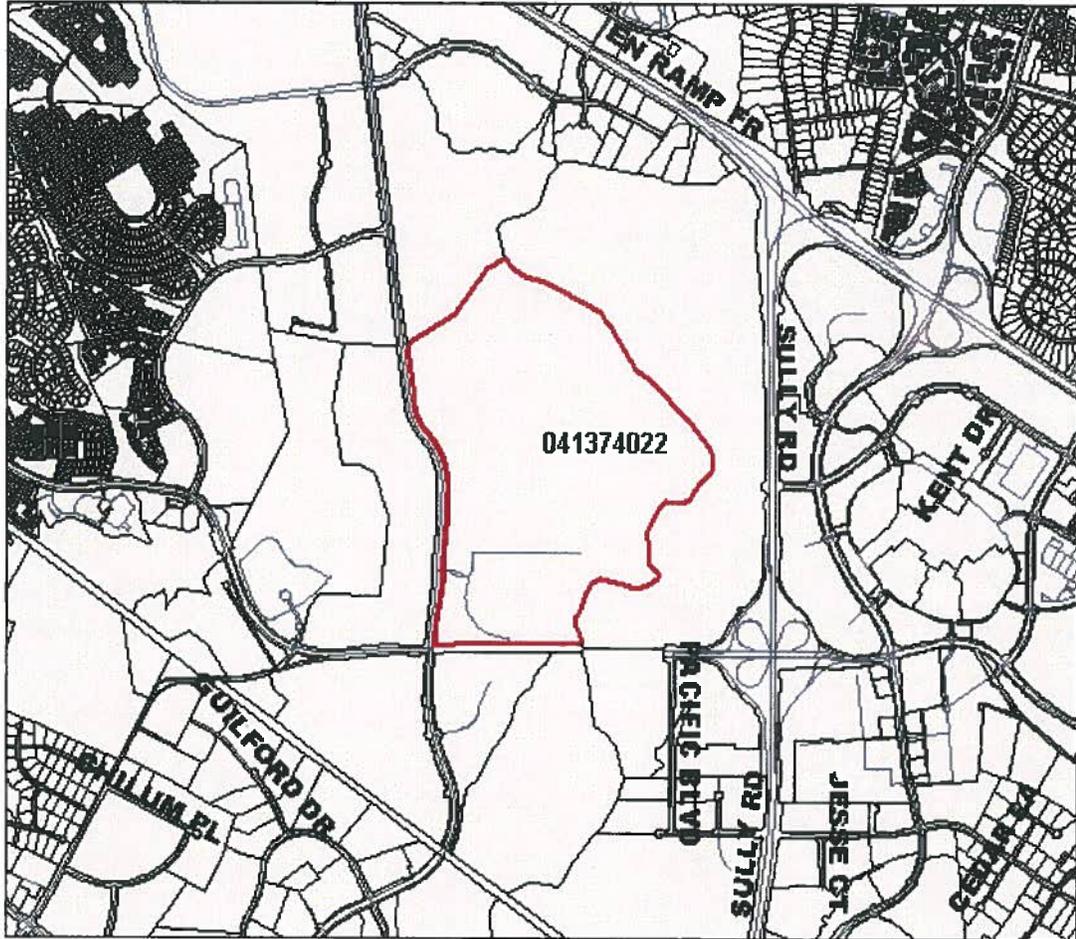
NORTH	PD-IP	Vacant
SOUTH	PD-IP	Loudoun Water office & plant/Redskin Park
EAST	PD-IP	Vacant
WEST	PD-IP	Vacant

ELECTION DISTRICT: Broad Run

Loudoun County Mapping System



7,068,227



7,055,093

11,775,769

Map Width=15,015 feet

11,790,784

Created on 8/17/2009 11:07:53 AM

PIN	Address
041374022	45018 Loudoun Water Wy Ashburn 20147

*** General Parcel Information ***

PIN: 041374022

Tax Map #: /80///4///A2/

Parcel Address: 45018 LOUDOUN WATER WY ASHBURN 20147

Owner Name: LOUDOUN COUNTY SANITATION AUTHORITY

Primary Zoning: PDIP

GIS Parcel Type: P

**STATEMENT OF JUSTIFICATION
POTOMAC RADIO
Special Exception and Commission Permit Applications
SPEX & CMPT
February 27, 2009
Revised July 13, 2009**



I. INTRODUCTION

Potomac Radio LLC, (hereinafter, the "Applicant"), is proposing special exception and commission permit applications for the approval of AM radio station towers and the associated equipment and related facilities (hereinafter, the "Facilities") on certain property (hereinafter, the "Subject Property") leased from the Loudoun County Sanitation Authority (hereinafter, "Loudoun Water") consisting of approximately 7.5 acres of land zoned Planned Development – Industrial Park ("PD-IP") and within the Floodplain Overlay District (hereinafter, "FOD") governed by the 1972 Zoning Ordinance (hereinafter, the "Zoning Ordinance"). The Subject Property is identified as Tax Map 80 (4), Parcel A2 (MCPI 041-37-4022) and is located on the east side of Loudoun County Parkway (Rt. 607), west of the Broad Run, and north of future Gloucester Parkway. The Subject Property also is within the Route 28 Tax Improvement District and is located within the northern portion of the Broad Run Water Reclamation Facility (hereinafter, "BRWRF") owned and operated by Loudoun Water.

II. BACKGROUND

The Applicant has been working with Loudoun Water for over two years to locate a proposed radio transmission tower array within a portion of Loudoun Water's BRWRF facility that would be compatible with Loudoun Water's long range plans for the BRWRF and has a signed Deed of Lease with Loudoun Water to lease 7.5 acres of the BRWRF property. The Applicant has obtained approval from the Federal Communications Commission (hereinafter, "FCC") to construct three (3) AM radio station towers which together will operate as the new WAGE daytime antenna system. WAGE is Loudoun County's only radio station. A copy of the FCC approval, entitled, "AM Broadcast Station Construction Permit" dated October 29, 2008 is attached hereto as Exhibit A. As required by the FCC, an environmental assessment entitled "Environmental Assessment New WAGE (AM) Daytime Transmitter Site Sterling, Virginia", prepared by blueskies environmental associates, inc., and dated January 2007, was submitted to the FCC along with a subsequent environmental assessment addendum dated July 2008, prepared in accordance with 47 CFR Section 1.1307 for new structures associated with WAGE AM radio permit in Leesburg, Virginia. The addendum stated that "*The proposed activity will have no adverse impact on the environmental conditions at the proposed project site . . .*". A copy of this environmental assessment is attached as Exhibit B.

The Applicant has also received for each proposed tower certain "Determinations of No Hazard to Air Navigation from the Federal Aviation Administration" (hereinafter, "FAA"). The FAA determined that marking and lighting are not necessary for aviation safety pursuant to a letter ruling attached as Exhibit C. The Metropolitan Washington Airport Authority (hereinafter, "MWAA") has also stated that there would be no impediments to the Washington Dulles

International Airport from the three proposed radio station towers. A copy of the MWAA letter ruling is attached as Exhibit D.

III. PROPOSAL

The Applicant is proposing three (3) steel self-supporting AM radio station transmission towers to be constructed on the Subject Property. Each tower will be erected on a concrete pad base, the size of which will depend on the soil conditions and will be specified by a tower structural engineer, tower manufacturer and qualified tower system installer.

Each tower will have an overall height that will be approximately 195 feet above grade level at the base of the tower. More specifically, each tower will consist of 190 feet of structural steel mounted atop the concrete base pier and insulator system (the combined base pier and insulator system having a height of five (5) feet). Each tower must be enclosed by a locked six (6)-foot minimum high metal chain link or wooden fence to prevent trespass and accidental contact with the towers and must meet the requirements of FCC OET Bulletin 65. The fence will be located approximately 20 feet from the nearest point of the tower. A transmitter building will be located within the Subject Property adjacent to an existing on-site gravel access road which will provide access to the Facilities. The transmitter building will house the transmitter and other equipment. Additionally, there will be an auxiliary generator and satellites receive dishes with associated equipment that will be mounted onto concrete pads adjacent to the transmitter building.

Cables consisting of Radio Frequency ("RF") transmission lines, RF telemetry system lines, messenger and control lines, and 110 volt electrical power lines must run between the transmitter building and each tower. These lines may be buried or supported above ground by stanchions or trestles. At each tower base, a small metal enclosure will be placed within a few feet of the tower. This enclosure will house electrical components and switchgear. Additionally, there may be antennae for station two-way radio communications, studio-transmitter links, and/or other suitable telecommunications technology, all of which will be mounted on one of the radio station transmission towers. The grounding wires for each tower will consist of 120 equally-spaced copper wire radials that will be buried around each tower. A buried four (4) inch copper strap will be installed between each tower to connect to the ground radials.

The Facilities are permitted as a "Public Utility, Communications and Transmission Use" with approval of a special exception by the Board of Supervisors pursuant to Section 722.3.2 of the Zoning Ordinance. In addition to the above referenced special exception, the Applicant is requesting special exception approval for the Facilities to be located within the FOD pursuant to Section 740.7 (4) of the Zoning Ordinance. The Applicant is also requesting commission permit approval of the Facilities as required in Section 905 of the Zoning Ordinance.

As required by Sections 740.8 and 1211.5 of the Zoning Ordinance, the standards for special exceptions are addressed in the Attachment to this Statement of Justification.

IV. COMPREHENSIVE PLAN

The Loudoun County Revised General Plan (“RGP”) designates the Subject Property for Keynote Employment uses within the Suburban Policy Area. In accordance with a staff recommendation at the Pre-Application Conference, the “Strategic Land Use Plan for Telecommunications Facilities”, adopted November 6, 1996 (hereinafter, “Telecommunications Plan”) apply to the proposed Facilities. The proposed Facilities are consistent with the following policies of the Telecommunications Plan, as follows:

B. DESIGN STANDARDS

Countywide Location Policies:

2. *Where is not feasible to locate on an existing structure, the County prefers the new towers or monopoles be located*
 - a. *In planned and zoned industrial and employment areas,*
 - b. *Within overhead utility transmission line rights of way where structures greater than eighty (80) feet in height already exists, and*
 - c. *On public sites or volunteer fire or rescue company properties where such facilities mitigate adverse impacts on the character and use of public or public safety site.*

The Subject Property is zoned PD-IP and planned for Keynote Employment uses that is consistent with these location policies. The proposed AM radio station towers are compatible with and will not create adverse impacts on the character and use of the Loudoun Water BRWRF.

Publicly Owned or Controlled Facilities and Volunteer Fire and Rescue Companies

1. *Applicants for commercial public telecommunications towers or monopoles must demonstrate that there will not be any physical or technological interference with the existing or planned function of the public facility or volunteer fire or rescue company facility.*
2. *Required landscaping may be less stringent for public sites or volunteer fire or rescue company sites where the visual impact of the support building is otherwise mitigated or is consistent with the surrounding area.*

There will be no physical or technological interference with Loudoun Water’s BRWRF. The transmitter building (support building) will be compatible with the Loudoun Water BRWRF and has been determined by Loudoun Water following detailed review to be so.

C. **SAFETY AND HEALTH POLICIES**

Policies

1. *Applications for any commercial public telecommunications facility shall demonstrate that they have complied with applicable regulations of the FCC and the FAA. If a proposed telecommunications tower or monopole is higher than 200 feet or within (5) five miles of either Dulles or Leesburg Airports, the applicant will provide verification that he/she has notified the appropriate airport authority (Metropolitan Washington Airports Authority or the Town of Leesburg) and that the FAA has determined that the proposed facility is neither a hazard nor an obstruction to aviation.*
2. *An applicant or its successors shall remove all unused structures and facilities from a commercial public telecommunications site, including towers and monopoles, within 90 days of cessation of commercial public telecommunication use or the expiration of the lease, whichever occurs first, and the site should be restored as closely as possible to its original condition.*

As stated above and demonstrated by the enclosed exhibits, the Applicant has secured approvals from the FCC, FAA and MWAA for the Facilities. The Applicant must comply with the applicable regulations of the FCC and the FAA to construct these radio towers on the Subject Property.

D. **IMPLEMENTATION POLICIES**

Require all applications for future monopoles and towers to:

- a. *Demonstrate that the location proposed has resulted from the systematic review of all options from the hierarchy of County location preferences and justify the option selected.*

An exhaustive search was conducted by the Applicant over several years to locate a suitable site in Loudoun County that would meet stringent FCC requirements. Various real estate agents were engaged to search out properly zoned parcels of appropriate size, dimension, soil quality¹ and physical location to accommodate the required tower configuration, signal coverage requirements, constraints of FCC rules to protect from interference radio stations operating on WAGE's channel and on the immediately adjacent frequencies, and FAA requirements to protect aviation.

¹ AM signal coverage criteria require sufficient ground conductivity levels. This necessitates that soils of a proposed antenna site not be materially composed of sand, clay or rock, several of which predominate in Loudoun County, further narrowing the selection of candidate sites which are otherwise suitable. Soil conductivity dictates a proposed site's permissible distance from the Town of Leesburg boundaries inasmuch as poor conductivity levels could adversely affect compliance with FCC-mandated requirements for minimal signal strengths over a station's city of license.

A few larger parcels believed to be suitable were identified. However, in each case, the seller either did not respond to inquiries or declined to negotiate a sale. This experience tracks those of others who have sought sites on which to locate AM broadcast station transmission facilities, such as WAGE, whose frequency assignments necessitate the use of multiple towers in order to generate a directional signal pattern.

The proposed Loudoun Water BRWRF property is the only site found in Loudoun County which meets the signal coverage needs of WAGE, FCC-mandated criteria for radio station transmitter and towers and the FAA requirements to prevent hazards to aviation. It is unique in terms of its suitable physical size, geographic location, geometric dimensions, soil types, zoning classification and compatibility.

- b. Demonstrate compliance with all design criteria. The applicant should provide a photo-image or other similar visual simulation to show the proposed tower or monopole in relations to its surroundings. The applicant should provide such visual imagery from several different perspectives to help determine the extent to which the facility could be designed to mitigate the visual impact on area residences and road.*

During discussions with Loudoun Water in negotiation of the Deed of Lease, dated July 10, 2008 (hereinafter, the "Lease"), the Applicant provided photosimulations and Loudoun Water determined that the proposed AM radio station towers will not be visually intrusive. These photosimulations were prepared by Whitman, Requardt & Associates, dated June 2006, and are attached as Exhibit E.

- c. Address the terms and conditions which collocation by other users would be acceptable.*

The Lease permits Loudoun Water to install on one of the antenna towers a telecommunications system and also allows Loudoun Water to license space on one or more of the antenna towers for other parties designated by Loudoun Water. Otherwise, co-location of other users on the proposed towers, while not impossible, would be exceedingly difficult, technically-complicated and necessitate frequent disruptions to the operations of WAGE and the other users. The reason for this is that insulated AM broadcast towers, unlike standard grounded steel communications towers, are energized along their entire lengths. The energized towers are the radio station's antenna. As such, they present an extremely undesirable platform for other communications antennas, including wireless antennas.

SUMMARY

For all of the reasons stated above, the proposed applications are in accord with the adopted comprehensive plan. Potomac Radio, LLC respectfully requests a recommendation of approval from staff and the Loudoun County Planning Commission and approval and ratification by the Loudoun County Board of Supervisors.

ATTACHMENT
STATEMENT OF JUSTIFICATION
POTOMAC RADIO
Special Exception and Commission Permit Applications
SPEX & CMPT
Standards for Special Exceptions – 1972 Zoning Ordinance Sections 740.8 and 1211.5
February 26, 2009
Revised July 13, 2009

Section 1211.5 of the 1972 Zoning Ordinance states: “In fulfilling the purposes and intent of this ordinance as set forth in Article 1, the Board of Supervisors, in exercising the powers and duties granted and imposed by the ordinance, shall act in accordance with and shall be guided by the following standards which shall be in addition to any other standards imposed by the ordinance:”

To preserve the agricultural character of the County, and to discourage the inappropriate location of non-farm uses in agricultural areas.

The proposed AM broadcast radio station towers and equipment (the “Facilities”) are located on the Loudoun Water Broad Run Water Reclamation Facility (“BRWRF”) and will not impact the agricultural character of the County. The bases of the towers, the equipment enclosure, and ancillary equipment comprise an extremely small footprint. The vast majority of the 7.5 acres of leased site area will remain in its natural state unaltered by the proposed use.

To conserve the ground water supply in the areas of the County where it is limited.

The proposed Facilities will not impact the ground water supply of the County.

To prevent high population density on soils that are incapable of providing adequate water supply, or of meeting proper sanitary requirements for sewage disposal.

There will be no impacts on the water supply or needs for sewage disposal. The radio station towers and equipment will be un-manned and will have no sewage disposal or water usages.

To protect against the overcrowding of land and undue density of population in relation to the community facilities existing or available.

The proposed Facilities will have no impacts on the overcrowding of land or density in population.

To facilitate orderly highway development and transportation, and lessen traffic hazards and congestion.

The Facilities will be accessed from an on-site gravel access road and only two vehicular trips per month will be required to normally maintain the Facilities.

To protect residential sections from unnecessary traffic, fire hazards, noise, noxious fumes, or offensive odors and other unwholesome conditions and influences.

The Facilities will not have an impact on residential areas. Only two vehicular trips per month will be required to normally maintain the Facilities. The Facilities will not increase fire

hazards, generate noise, create noxious fumes or offensive odors, nor cause any other unwholesome conditions and influences.

The proposed use at the specified location shall be in harmony with the policies embodied in the adopted comprehensive plan.

The proposed AM radio station towers are in harmony with the policies of the Revised General Plan. The Subject Property is zoned PD-IP and planned for Keynote Employment Centers. Moreover, the proposed AM radio broadcasting station towers are consistent with the Countywide Location Policies of the Telecommunications Plan. Finally, the proposed AM radio station towers are compatible and will not create adverse impacts, or physical and/or technological interference with the BRWRF operated by the Loudoun County Sanitation Authority ("Loudoun Water").

During discussions with Loudoun Water in negotiation of the lease, the Applicant provided a report titled "Broad Run WWTP Potomac Radio Antennas Superimposed Photography June 2006" prepared by Whitman, Requardt & Associates" This report is enclosed and demonstrates that the proposed AM radio station towers will not be visually intrusive.

An exhaustive search was conducted by the Applicant over several years to locate a suitable site in Loudoun County that would meet stringent FCC requirements. The proposed location on the Loudoun Water BRWRF property fits the FCC-mandated criteria for the radio station transmitter and towers and the FAA restrictions within this particular area of the County. The proposed AM radio station towers will serve Loudoun County's only radio station.

The proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.

The general purpose and intent of the PD-IP zoning district is a planned development primarily for light and medium industrial uses which present an attractive appearance and complement surrounding land use character by means of appropriate siting of building and service areas, and landscape treatment. The proposed AM radio station towers are appropriately sited on the northern portion of the Loudoun Water BRWRF within the Floodplain Overlay District ("FOD") which will have minimal impacts to the floodplain.

The proposed use shall be such that it will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the applicable provisions of the adopted comprehensive plan. The location, size and height of buildings, structures, walls and fences, and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof.

The proposed AM radio station towers will not adversely affect the use or development of the neighboring properties and the uses are in accordance with the applicable zoning district regulations and the policies of the comprehensive plan. The location and size of the Facilities will not hinder or discourage appropriate development and use of adjacent lands nor impair the value. The site is surrounded by the Loudoun Water BRWRF and has been determined by Loudoun Water to be compatible with the long range development plans for the BRWRF. In

addition to the visual impact study referred to above which concluded that the towers would not be visually intrusive, the particular location selected by Loudoun Water for the radio station is on some of the lowest elevations of the BRWRF site, contributing to the diminished visibility of such installation.

Section 740.8 of the 1972 Zoning Ordinance states: "In considering applications for special exceptions, the Board of Supervisors must be satisfied that the following standards have been met:

- 1. The proposed use will not increase the danger to life and property due to increased flood heights or velocities caused by encroachments.**

It is not at all unusual for AM radio station towers and related equipment to be located within floodplain areas. The installation of the Facilities will cause minimal disturbance and will not adversely impact flood heights or velocities. Indeed, the site is at the edge of the floodplain, completely outside of the water flow channels of the Broad Run. The portion of the site that is outside of the wooded area is a sod farm. The fact that the soil at the site will remain capable of being tilled is indicative of the character of the floodplain in the area proposed for the radio station. Further, the area is not environmentally sensitive in any way.

- 2. The proposed use will not increase the danger that materials may be swept on to other lands or downstreams to the injury of others.**

It is significant that the proposed site is at the edge of the floodplain, far away from the flow line of the creek. Appropriate measures will be taken in the installation to anchor and secure the Facilities so that in the event of a flood, equipment or other materials from the Facilities will not be swept onto other lands or downstream. The downward thrust of the towers themselves and the utilization of pilings of sufficient mass, spread and depth for the concrete foundations of the towers, transmitter enclosure and related equipment will assure sufficient anchorage and stability in the event of a flood. The specifications of such foundations will be set by the tower manufacturers in close consultation with soil and civil engineers, giving due consideration to the nature of the firmament of the site. The frequency with which AM radio station transmission facilities have long been sited on floodplains such as this across the country evidences not just the particular suitability of such areas for radio signal propagation but, more importantly, the compatibility of such sitings with environmental and safety concerns.

- 3. The proposed water supply and sanitation systems are designed to prevent disease, contamination, and unsanitary conditions.**

The Facilities will be unmanned and will not require water or sanitary sewer

- 4. The proposed use or structure must be located and designed to limit its susceptibility to flood damage, and available alternative locations, not subject to flooding, for the proposed use must be considered.**

The proposed location within the floodplain is appropriate for AM radio stations due to the compatibility of the floodplain's ground conductivity with the electric grounding system of the proposed equipment. These Facilities have been designed specifically to be located within the floodplain and will have minimal impacts on flooding. It is noteworthy that a

number of locations on the BRWRF property were considered by Loudoun Water, the site owner, and it is this precise location that was ultimately selected by Loudoun Water, to be the best for location for the radio station facilities. If Loudoun Water were concerned about potential susceptibility of its vital water treatment facilities to damage during a flood event from the station's installations, Loudoun Water would have never countenanced the proposed use at this location.

5. The proposed use is compatible with existing and planned development.

The Facilities are compatible with the existing and the planned development of Loudoun Water's BRWRF. Indeed, given the floodplain nature of the site and its industrial designation, the reality is that this site is impractical or undesirable for other uses. By siting the radio station transmission facilities at this location, this essentially non-productive land can be constructively put to use, thereby benefitting Loudoun Water and County residents through enhancing tax rolls and preserving the viability of the County's only licensed broadcast station.

6. The proposed use is in harmony with the comprehensive plan.

As stated above, the proposed Facilities are in harmony with the Revised General Plan policies and more particularly the Telecommunications Plan.

7. The expected heights, velocity, duration, rate of rise and sediment transport of the flood waters expected at the site should not cause significant damage to the structure.

As stated above, the Facilities have been designed to be located within the floodplain and measures will be taken to anchor and secure the various components to provide for stability and safety of the structures in the event of a flood.

8. Such other standards which are relevant, including Section 1211.5, Criteria for a Special Exception, and Section 103, Purposes of Zoning.

The Section 1211.5 Criteria are addressed above.



EXHIBIT A

United States of America
FEDERAL COMMUNICATIONS COMMISSION
AM BROADCAST STATION CONSTRUCTION PERMIT

Authorizing Official:

Official Mailing Address:

POTOMAC RADIO, LLC
2131 CRIMMINS LANE
FALLS CHURCH VA 22043

Son Nguyen
Supervisory Engineer
Audio Division
Media Bureau

Facility Id: 54876

Call Sign: WAGE

Permit File Number: BP-20070118AEM

Grant Date: October 29, 2008

This permit expires 3:00 a.m.
local time, 36 months after the
grant date specified above.

Permit to change frequency, site, daytime pattern, and eliminate nighttime facility.

Subject to the provisions of the Communications Act of 1934, as amended, subsequent acts and treaties, and all regulations heretofore or hereafter made by this Commission, and further subject to the conditions set forth in this permit, the permittee is hereby authorized to construct the radio transmitting apparatus herein described. Installation and adjustment of equipment not specifically set forth herein shall be in accordance with representations contained in the permittee's application for construction permit except for such modifications as are presently permitted, without application, by the Commission's Rules.

Commission rules which became effective on February 16, 1999, have a bearing on this construction permit. See Report & Order, Streamlining of Mass Media Applications, MM Docket No. 98-43, 13 FCC RCD 23056, Para. 77-90 (November 25, 1998); 63 Fed. Reg. 70039 (December 18, 1998). Pursuant to these rules, this construction permit will be subject to automatic forfeiture unless construction is complete and an application for license to cover is filed prior to expiration. See Section 73.3598.

Equipment and program tests shall be conducted only pursuant to Sections 73.1610 and 73.1620 of the Commission's Rules.

Hours of Operation: Daytime

Average hours of sunrise and sunset:
Local Standard Time (Non-Advanced)

Jan.	7:30 AM	5:15 PM	Jul.	5:00 AM	7:30 PM
Feb.	7:00 AM	5:45 PM	Aug.	5:15 AM	7:00 PM
Mar.	6:30 AM	6:15 PM	Sep.	5:45 AM	6:15 PM
Apr.	5:30 AM	6:45 PM	Oct.	6:15 AM	5:30 PM
May	5:00 AM	7:15 PM	Nov.	6:45 AM	5:00 PM
Jun.	4:45 AM	7:30 PM	Dec.	7:15 AM	4:45 PM

Callsign: WAGE

Permit No.: BP-20070118AEM

Name of Permittee: POTOMAC RADIO, LLC

Station Location: LEESBURG, VA

Frequency (kHz): 1190

Station Class: D

Antenna Coordinates:

Day

Latitude: N 39 Deg 02 Min 28 Sec

Longitude: W 77 Deg 26 Min 42 Sec

Transmitter(s): Type Accepted. See Sections 73.1660, 73.1665 and 73.1670 of the Commission's Rules.

Nominal Power (kW): Day: 50.0

Antenna Mode: Day: DA

(DA=Directional Antenna, ND=Non-directional Antenna; CH=Critical Hours)

Antenna Registration Number(s):

Day:

Tower No.	ASRN	Overall Height (m)
1	1255859	
2	1255860	
3	1255861	

Callsign: WAGE

Permit No.: BP-20070118AEM

DESCRIPTION OF DIRECTIONAL ANTENNA SYSTEM

Theoretical RMS (mV/m/km): Day: 2224

Standard RMS (mV/m/km): Day: 2336

Augmented RMS (mV/m/km):

Q Factor: Day:

Theoretical Parameters:

Day Directional Antenna:

Tower No.	Field Ratio	Phasing (Deg.)	Spacing (Deg.)	Orientation (Deg.)	Tower Ref Switch *	Height (Deg.)
1	0.5440	-88.700	96.5000	130.100	0	82.7
2	1.0000	0.000	0.0000	0.000	0	82.7
3	0.3430	159.000	89.9000	335.100	0	82.7

* Tower Reference Switch

0 = Spacing and orientation from reference tower

1 = Spacing and orientation from previous tower

Inverse Distance Field Strength:

The inverse distance field strength at a distance of one kilometer from the above antenna in the directions specified shall not exceed the following values:

Day:

Azimuth: Radiation:
278 647.4 mV/m

Special operating conditions or restrictions:

- 1 A complete nondirectional proof of performance, in addition to a complete proof on the (day) directional antenna system, shall be submitted before program tests are authorized. The nondirectional and directional field strength measurements must be made under similar environmental conditions.

Special operating conditions or restrictions:

- 2 Permittee shall install a type accepted transmitter, or submit application (FCC Form 301) along with data prescribed in Section 73.1660(b) should non-type accepted transmitter be proposed.

- 3 A license application (FCC Form 302) to cover this construction permit must be filed with the Commission pursuant to Section 73.3536 of the Rules before the permit expires.

- 4 Licensee shall be responsible for satisfying all reasonable complaints of blanketing interference within the 1 V/m contour as required by Section 73.88 of the Commission's rules.

- 5 Ground system consists of 120 equally spaced, buried, copper radials about the base of each tower, each 63 meters in length except where intersecting radials are shortened and bonded to a transverse copper strap midway between adjacent towers, plus a copper ground screen 7.3 meters square, about the base of each tower.

- 6 This action shall be conditioned upon the surrender of the license of WBIS(AM), Annapolis, Maryland (Facility ID No. 2297), to the Commission for cancellation prior to the commencement of program test authority by the WAGE(AM) facility authorized by the subject construction permit, pursuant to the discontinuance of operation provisions of 47 C.F.R. Section 73.1750.

*** END OF AUTHORIZATION ***



EXHIBIT B

ENVIRONMENTAL ASSESSMENT
New WAGE (AM) Daytime Transmitter Site
Sterling, Virginia

Prepared for:

Potomac Radio, LLC

Prepared by:

blueskies environmental associates, inc.
2837 Hathaway Road, Suite E
Richmond, Virginia 23225
(804) 323-3835 P
(804) 323-3836 F

January 2007

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EXECUTIVE SUMMARY

This environmental assessment is being prepared in accordance with 47CFR § 1.1307 for new structures associated with WAGE (AM) in Leesburg, Virginia. This document provides an assessment of environmental conditions for the placement of a new daytime transmitter in Sterling, Virginia. The daytime site involves the new construction of three self-supporting towers, a transmitter building and a buried wire grounding system.

Potomac Radio, LLC intends to construct a new daytime transmitter site for WAGE (AM) on a parcel of land owned by the Loudoun County Sanitation Authority (LCSA) in Sterling, Virginia. blueskies environmental associates, inc. (blueskies) conducted a site visit on November 30, 2006 to document existing conditions. The appropriate databases were searched to determine the potential impact of the proposed activity on the natural environment.

Following an avoidance and minimization process, the proposed activity will have no impact on the environmental conditions documented in this environmental assessment.

All activities conducted as part of this environmental assessment, including site visits, were completed by, or were completed under the direct supervision of, Ms. Sandra Williams, President, blueskies environmental associates, inc.

Sandra Williams

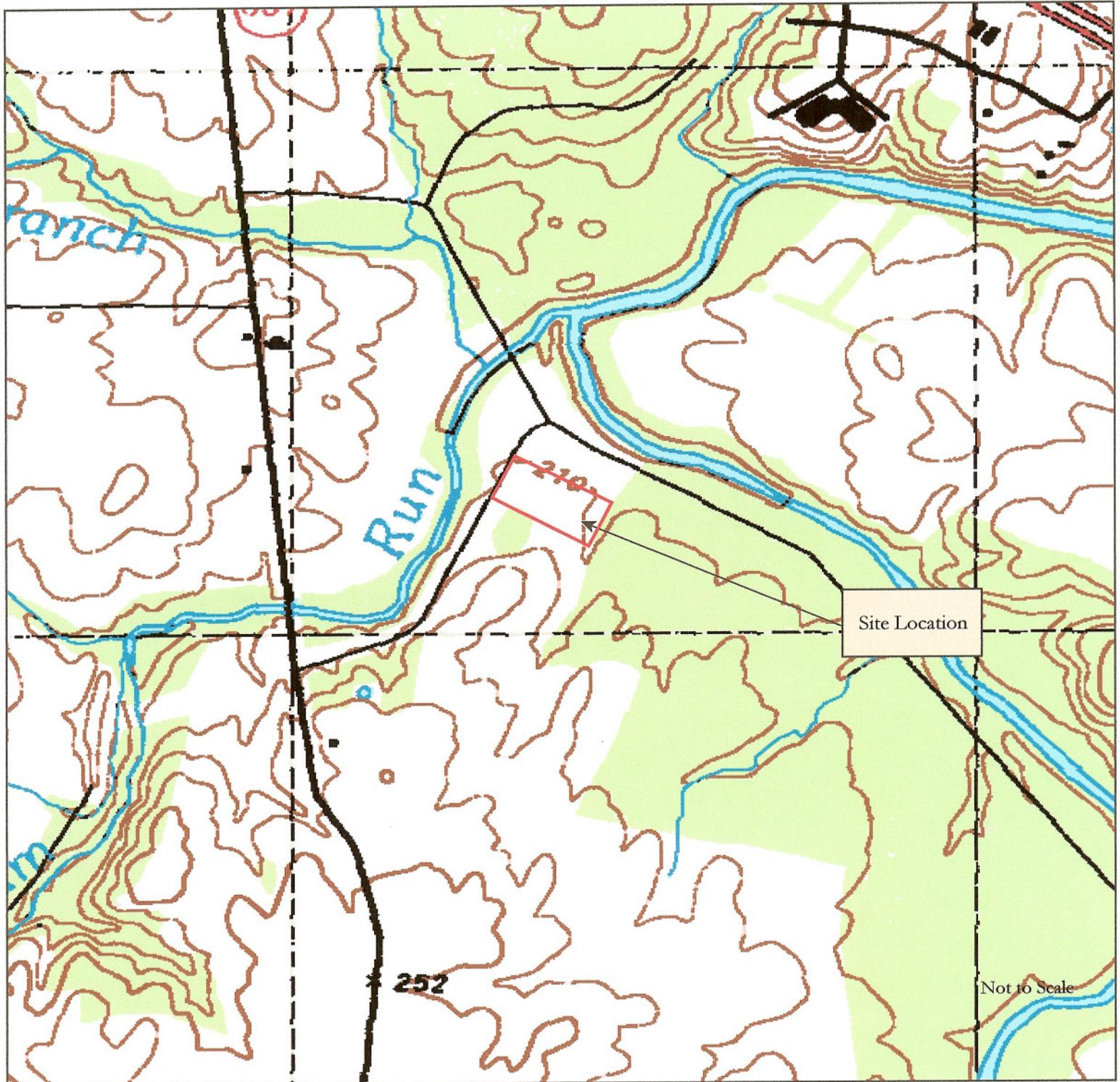
Sandra H. Williams, President

Date

1.0 INTRODUCTION

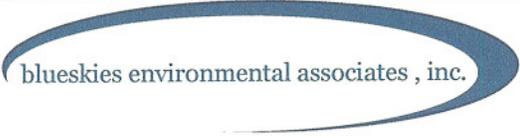
This environmental assessment has been conducted in accordance with 47CFR § 1.1307 for proposed new structures associated with the new daytime transmitter site for WAGE AM in Loudoun County, Virginia (Figure 1-1). The site is located off Loudoun County Parkway in Sterling, Virginia (Figure 1-2) on a parcel of land owned by the Loudoun County Sanitation Authority (LCSA). The towers and the elevations are depicted in Figure 2. Figures 3A and 3B depict the alignment of the transmitter towers on the black and white and color infrared aerial photographs respectively. The LCSA is currently constructing the Broad Run Water Reclamation Facility on the parcel. This assessment is being conducted to complete the requirements for the placement of three new self-supporting radio towers, a modest transmitter building and a buried wire grounding system.

The site will consist of three antenna towers, to be located at the northwest corner of the parcel, east of Loudoun County Parkway and south of the confluence of Beaverdam Run and Broad Run in Sterling, Virginia. A small brick masonry building will be constructed to contain transmission equipment. The towers will be secured with a six-foot fence and combination locked gate. Grass and vegetation will be maintained around the towers and building site. Photos of the site are contained in Appendix A.



Source: Sterling, VA USGS Topographic Quadrangle, 1994

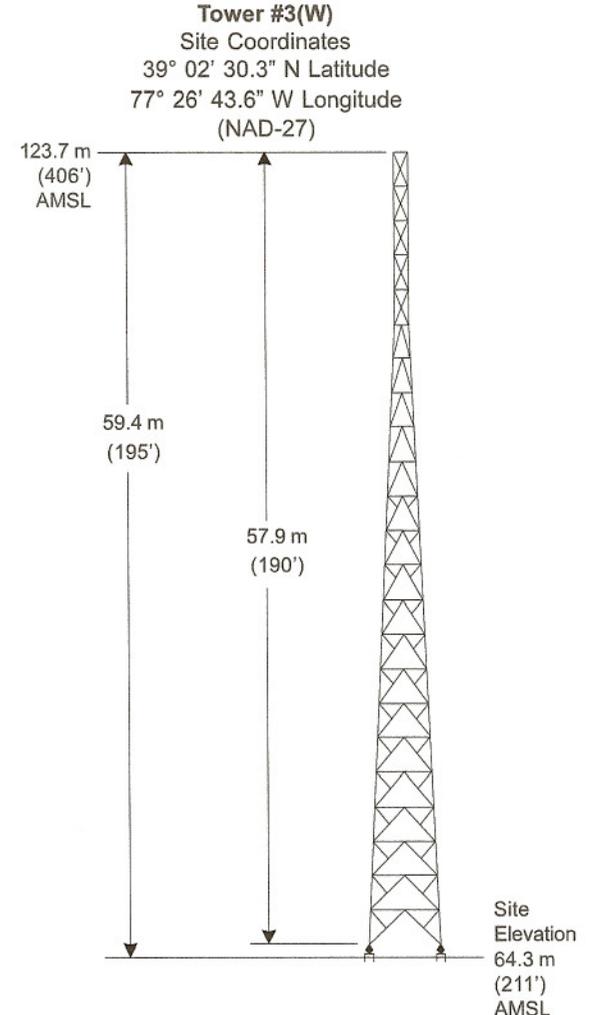
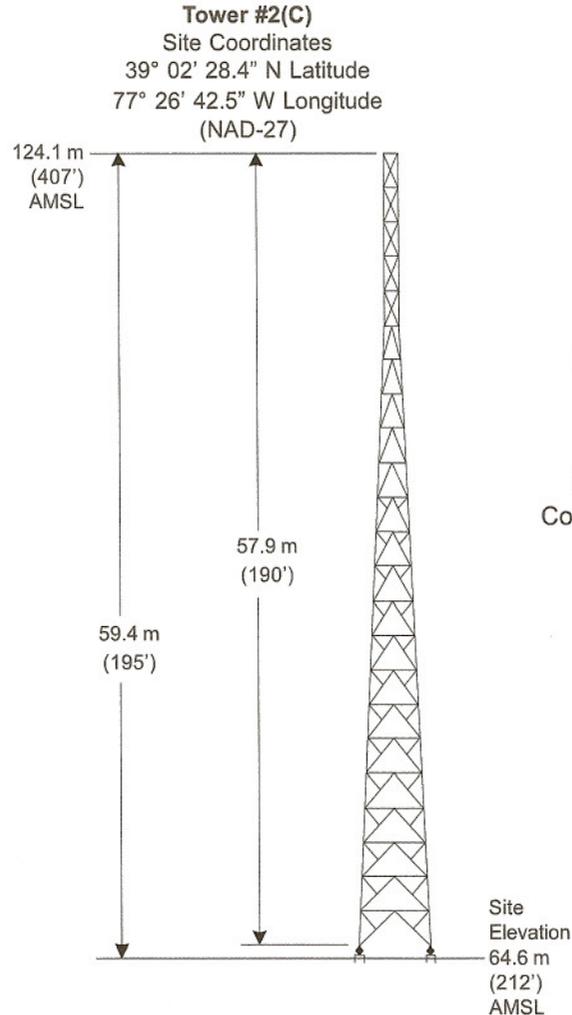
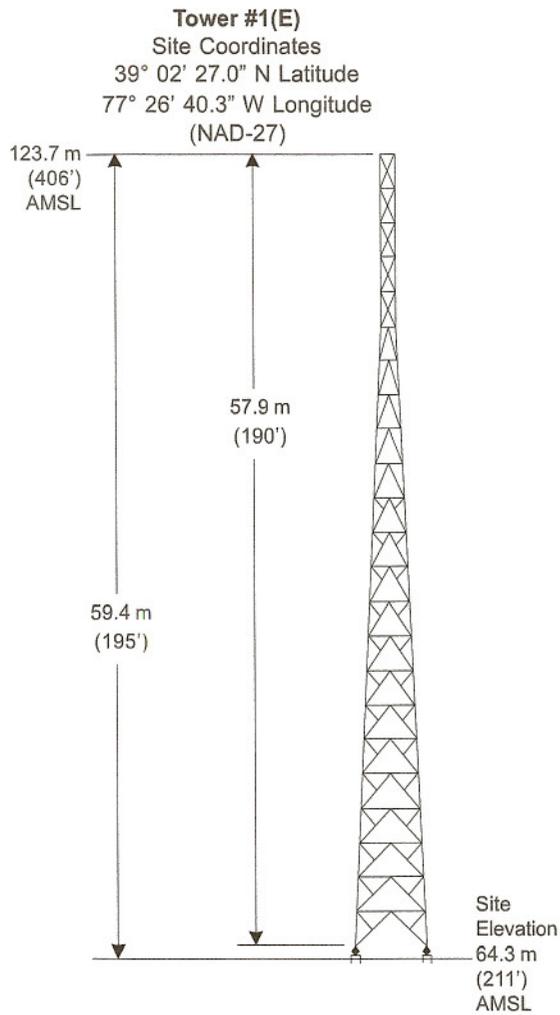




 blueskies environmental associates , inc.

2837 Hathaway Road, Suite E
 Richmond, Virginia 23225
 Tel (804) 323-3835 Fax (804) 323-3836
www.blueskiesassociates.com

FIGURE 1-2
 Location Map
 WAGE (AM) Daytime Transmitter
 Loudoun County, Virginia
 January 2007



Not to
 Scale

Not for
 Construction

Note: Metric values were derived by conversion from English units of measure. Some of the metric values may not add correctly due to the rounding employed in the conversion process.

EXHIBIT 11 - FIGURE 2
PROPOSED DAYTIME ANTENNA
SYSTEM ELEVATION PLAN

prepared January 2007 for
Potomac Radio, LLC
 WAGE(AM) Leesburg, Virginia
 Facility ID 54876
 1190 kHz 50 kW-D 1.3 kW-N DA-2

Cavell, Mertz & Davis, Inc.
 Manassas, Virginia

"Array Center" is herein specified as
 rounded Tower 2(C) coordinates:
 39° 02' 28" N
 77° 26' 42" W



EXHIBIT 11 - FIGURE 3A
PROPOSED DAYTIME TRANSMITTER SITE
LOCATION PHOTO

prepared January 2007 for
Potomac Radio, LLC
 WAGE(AM) Leesburg, Virginia
 Facility ID 54876
 1190 kHz 50 kW-D 1.3 kW-N DA-2

Cavell, Mertz & Davis, Inc.
 Manassas, Virginia

Tower #3(W)

Tower #2(C)

Tower #1(E)

Coordinates (NAD-83)	Coordinates (NAD-27)
Tower 1 39° 02' 27.41" N 77° 26' 39.3" W	Tower 1 39° 02' 27.024" N 77° 26' 40.34" W
Tower 2 39° 02' 28.82" N 77° 26' 41.45" W	Tower 2 39° 02' 28.43" N 77° 26' 42.49" W
Tower 3 39° 02' 30.67" N 77° 26' 42.554" W	Tower 3 39° 02' 30.28" N 77° 26' 43.59" W

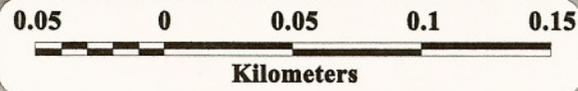
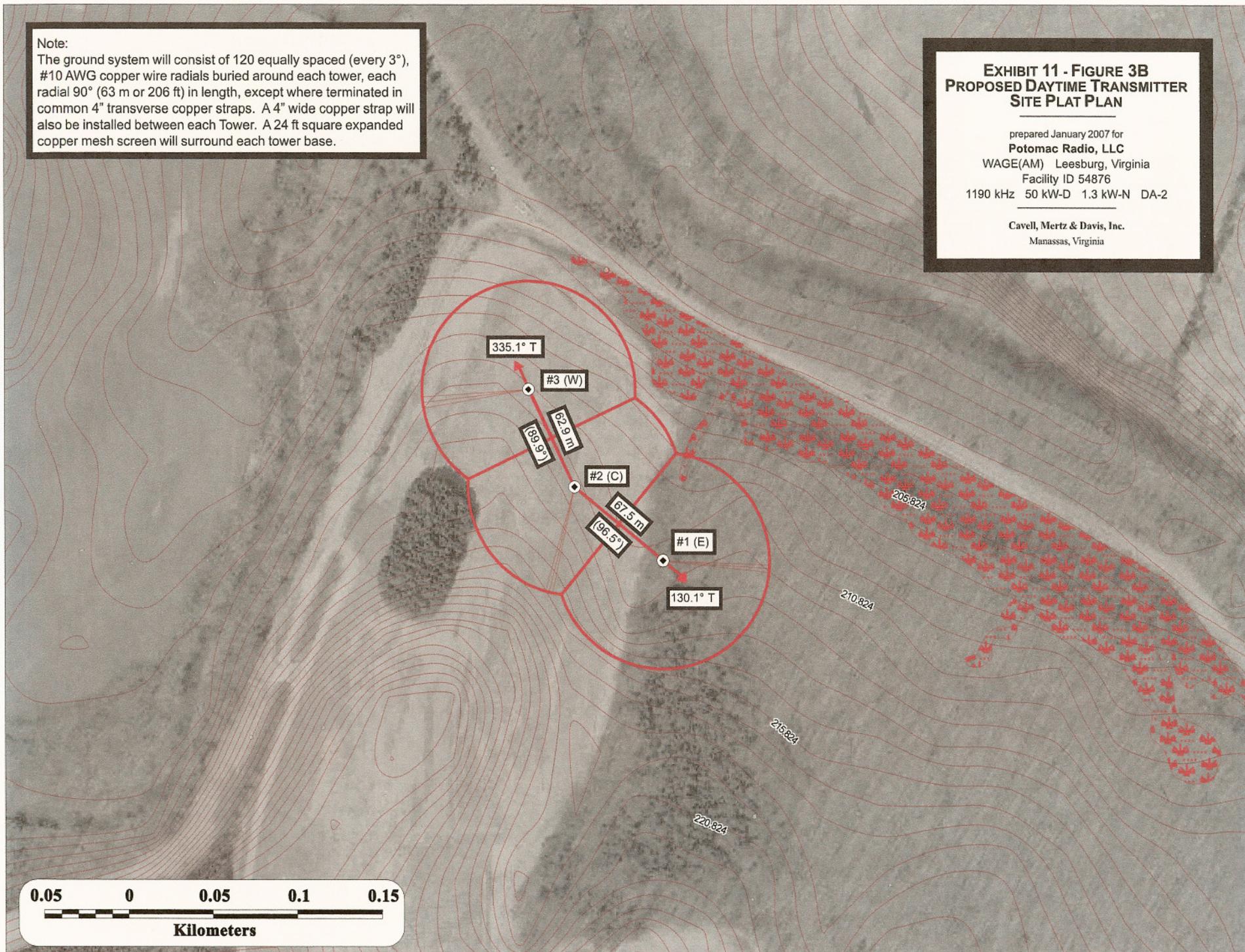
Note:

The ground system will consist of 120 equally spaced (every 3°), #10 AWG copper wire radials buried around each tower, each radial 90° (63 m or 206 ft) in length, except where terminated in common 4" transverse copper straps. A 4" wide copper strap will also be installed between each Tower. A 24 ft square expanded copper mesh screen will surround each tower base.

**EXHIBIT 11 - FIGURE 3B
PROPOSED DAYTIME TRANSMITTER
SITE PLAT PLAN**

prepared January 2007 for
Potomac Radio, LLC
WAGE(AM) Leesburg, Virginia
Facility ID 54876
1190 kHz 50 kW-D 1.3 kW-N DA-2

Cavell, Mertz & Davis, Inc.
Manassas, Virginia



2.0 IMPACTS

This assessment documents existing conditions at the proposed daytime transmitter site location. This assessment includes the area necessary for the placement of three new self-supporting radio towers, a modest transmitter building and a buried wire grounding system. Ms. Sandra Williams of blueskies accessed the proposed site with Mr. Tom Broderick of the LCSA on November 30, 2006.

2.1 WILDERNESS AREAS

The National Wilderness Preservation System database was searched to determine if the site is situated in a wilderness area. There are 18 wilderness areas in the Commonwealth of Virginia. The WAGE site is not located in a wilderness area and the proposed activity will have no impact on protected wilderness areas in Virginia.

2.2 WILDLIFE PRESERVES

The United States Department of Interior, Fish and Wildlife Service database of wildlife refuges and preserves was searched to determine if the site is situated in a wildlife preserve. There are 14 wildlife refuges in the Commonwealth of Virginia. The WAGE site is not located in a wildlife refuge and the proposed activity will have no impact on protected wildlife areas in Virginia.

2.3 ENDANGERED SPECIES

The Virginia Department of Game and Inland Fisheries maintains a database of threatened, endangered and concern species throughout the state. Species are listed by occurrence, with confirmed reflecting a documented recording of the species. A site specific search of this database revealed the presence of no federal and/or state endangered species. The Virginia Department of Natural Heritage maintains a database of Virginia's natural communities and rare, threatened or endangered animals and plants. A search of this database revealed the presence of no federal and/or state endangered species on the proposed site. There appear to be no documented occurrences on or in the near vicinity of the proposed transmitter location and the activity will have no adverse impact on any threatened or endangered species.

2.4 CULTURAL RESOURCES

The Virginia Department of Historic Resources Data Sharing System database was searched for known archeological and architectural sites around the project site. A one-mile radius search of this database revealed the presence of two temporary encampments near the site. The placement of the structures will have no impact on archeological sites or architectural resources.

2.5 NATIVE AMERICAN RELIGIOUS SITES

The Virginia Department of Historic Resources Data Sharing System database was searched for known Native American religious sites around the project site. There are no documented Native American religious sites on or in the near vicinity of the proposed transmitter location and the activity will have no impact on these sites.

2.6 FLOODPLAINS

The Federal Emergency Management Agency Flood Insurance Rate Map (FIRM) maps of floodplains for Virginia were studied to determine if the proposed site will be located in the 100-year floodplain. The site is located on Map Number 51107C0265 in Loudoun County, Virginia. The map indicated that the site is located in Zone AE, the 100-year floodplain and Zone X, the 500-year floodplain. The majority of the site will be in the 500-year floodplain, but due to the fact that a portion of the facility is located in the 100-year floodplain, the applicant has consulted with all appropriate Loudoun County departments. Permission through the special exception process is being sought for the placement of this facility.

2.7 SURFACE FEATURES

The LCSA has had a wetlands delineation and jurisdictional confirmation of the waters of the U.S. on the entire property performed by CH2MHILL in 1999. The site visit by blueskies verified the position of these features in the landscape. The ground system wires will be dispersed to avoid all wetland areas in the antenna footprint. The proposed placement of the new WAGE daytime transmitter facilities will not impact any surface features, including wetlands and waters of the U.S.

APPENDIX A

WAGE Proposed New Daytime Transmitter Site Photos



Proposed WAGE (AM) Daytime Transmitter Site – LCSA parcel S. Williams, November 30, 2006



Proposed WAGE (AM) Daytime Transmitter Site – LCSA parcel S. Williams, November 30, 2006



Proposed WAGE (AM) Daytime Transmitter Site – LCSA parcel S. Williams, November 30, 2006



Proposed WAGE (AM) Daytime Transmitter Site – LCSA parcel S. Williams, November 30, 2006

APPENDIX B

Wetland Delineation Report and US Army Corps of Engineers Confirmation



U.S. Army Corps of Engineers, Norfolk District
Northern Virginia Field Office
18139 Triangle Plaza, Suite 213
Dumfries, VA 22026

November 23, 1999

Project Number: 99-B0833

Waterway: Broad Run and tributaries

1. Participant:
Loudoun County Sanitation Authority

2. Authorized Agent:
CH2M Hill
13921 Park Center Road, Suite 600
Herndon, VA 20171
Attn: Ms. Linda Erdmann

3. Project Location:

The project is located on an approximately 352-acre site adjacent to Route 607, northeast of its intersection with Panorama Parkway, west of Sterling, in Loudoun County, Virginia.

4. Project Description:

The project consists of the confirmation of a wetland delineation for the subject tract. The project is known as the Broad Run Advanced Waste Treatment Facility.

5. Findings

A site inspection has verified that waters and/or wetlands regulated under Section 404 of the Clean Water Act (33 U.S.C. 1344) exist at the location stated above. The wetland delineation, described by letter and plans submitted by CH2M Hill on September 28, 1999, is in accordance with the methodology described in the 1987 Corps of Engineers Wetland Delineation Manual. This confirmation is valid for five years from the date of this letter unless new information warrants revision of the delineation before the expiration date. Impacts to jurisdictional areas, including installation of crossings, should be avoided and minimized to the maximum extent practicable when developing this parcel.

6. Corps Contact: Mr. Ron Stouffer at 703-221-6967

Bruce F. Williams
Chief, Northern Virginia Regulatory Section

Wetlands Delineation Report—Broad Run Advanced Waste Treatment Facility Preliminary Design Study

PREPARED FOR: Loudoun County Sanitation Authority
 PREPARED BY: Linda Erdmann/CH2M HILL
 REVIEWED BY: Ed Fleischer/CH2M HILL
 Paul DeKeyser/CH2M HILL
 DATE: January 10, 2000

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2.1 Vegetation.....	4
2.2 Regulatory Implications.....	6
3.0 Conclusion and Recommendation.....	9
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Appendixes

- A Routine Wetland Determination Data Forms and Corps of Engineers Confirmation of Wetlands Delineation

1.0 Introduction

CH2M HILL was contracted by Loudoun County Sanitation Authority (LCSA) to identify wetlands on an approximately 352-acre parcel located along Route 607 in Loudoun County, Virginia. An advanced waste treatment (AWT) facility, along with associated discharge facilities, is being proposed for this parcel. This report summarizes the results of a jurisdictional wetland delineation, which was performed by CH2M HILL environmental scientists from May 3 through 11, 1999.

The following sections present a summary description of the site, the methodology used in the jurisdictional delineation, the results of CH2M HILL’s delineation, and the applicable regulatory implications of wetland impacts.

1.1 Site Description

The proposed Broad Run AWT Facility is located in southeast Loudoun County, Virginia, approximately 5 miles north of Dulles Airport. The site lies south of Route 7 and is bordered by Broad Run to the east and Route 607 to the west, as shown in Figure 1. The site slopes gently from west to the east and drains towards Broad Run. The floodplain along Broad Run includes a significant amount of wooded area. The open space on the site is currently used as a sod farm. LCSA also operates an existing Operations and Maintenance (O&M) Building on site.

Prior to the field visit, CH2M HILL environmental scientists reviewed existing site data, including base maps of the site that showed the locations of buildings, roads, infrastructure, and topography. Aerial photographs, National Wetlands Inventory (NWI) maps, and Loudoun County soil maps also were reviewed.

1.2 Soil

According to the soils maps of Loudoun County, Virginia (Department of Natural Resources, Loudoun County, Virginia, 1986), soils found within the site are classified as Rowland silt loam, Bowmansville silt loam, Arcola-Reaville complex, Ashburn-Reaville complex, Dulles silt loam, and Albano silt loam. The Bowmansville and Albano series are hydric soils and comprise approximately 20 percent of the site. A hydric soil is a soil that is saturated, flooded, or ponded long enough during the growing season to develop anaerobic conditions that favor the growth and regeneration of hydrophytic vegetation. Bowmansville silt loams are deep, poorly drained, and dominantly gray silty and clayey soils with perched water tables (September through May) on concave terrace positions in the floodplain. Flooding is common. Albano silt loams are deep, poorly drained, and mottled yellowish-brown and gray clayey soils with seasonal perched water tables (November through March) in swales.

Soil borings were taken in the field with a hand-held auger to identify hydric soils along the wetland boundary and within each wetland sampling plot. Soil data were collected at four wetland sampling plots representative of each wetland community type (e.g., forested, scrub/shrub, and emergent wetland) found on the site. The color of each layer of the soil profile was recorded using a Munsell® soil color chart and used as an indicator of hydric soils. Soils having a low matrix chroma or bright mottles are indicative of a fluctuating water table. Soil data are given for each sampling plot on the Routine Wetland Determination Data Forms included in Appendix A.

1.3 Hydrology

The project site occurs in the eastern half of Loudoun County in the Piedmont geologic province and lies south of the confluence of Beaverdam Run and Broad Run. The primary hydrologic feature of the site is Broad Run, a perennial tributary of the Potomac River that borders the site to the east. The majority of the site drains directly into Broad Run, which is one of four major drainage systems within the County. Seasonal flooding of this perennial stream is a source of wetland hydrology on the site; however, shallow groundwater appears to be the primary source of wetland hydrology.

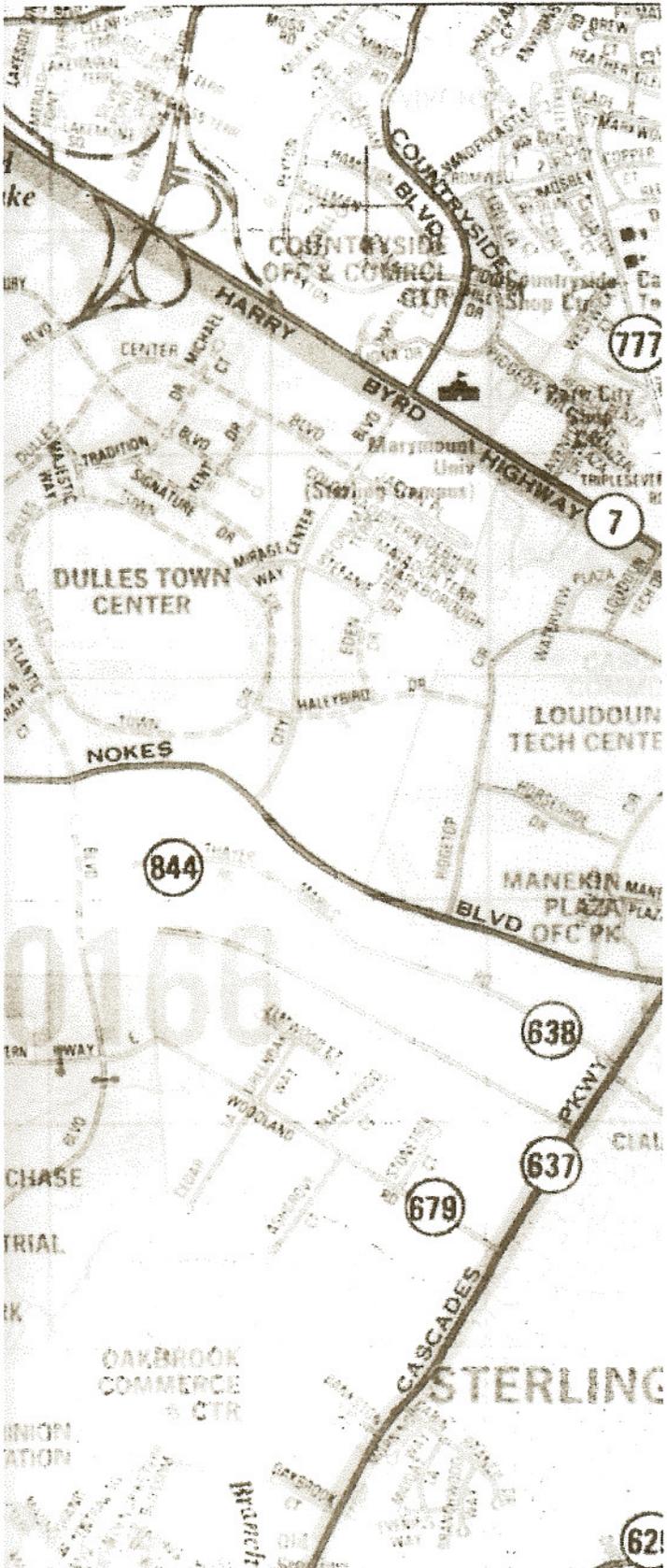
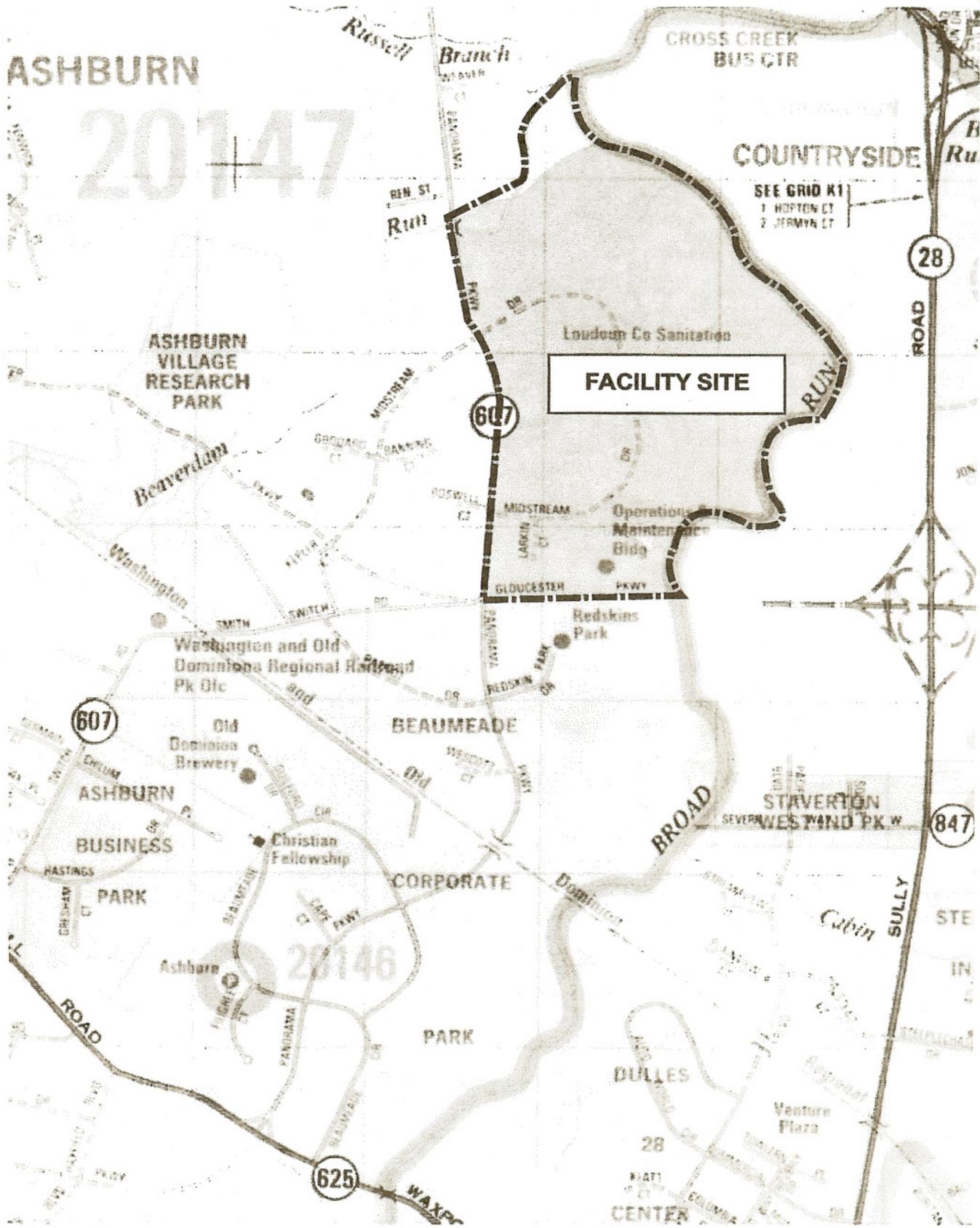


FIGURE 1
SITE LOCATION MAP
 BROAD RUN AWT FACILITY
 PRELIMINARY DESIGN STUDY
 Loudoun County, VA.

ASHBURN

20147



20146

1.4 Jurisdictional Delineation

The jurisdictional wetland delineation was performed by CH2M HILL environmental scientists from May 3 through 11, 1999. The 1987 *Corps of Engineers Wetlands Delineation Manual* (Manual) was used to determine the presence of wetlands.

Wetland data sheets were prepared in the field to characterize the diversity of wetland types found on the AWT site. Sampling plots were performed at four wetland areas. Data sheets were prepared for each wetland and are included in Appendix A. At each sampling plot, the vegetation was identified and characterized by stratum (herb, shrub, and tree layers), the soil was described, and evidence of hydrology was noted. Areas meeting the technical criteria of the Manual were flagged for survey of the jurisdictional wetland boundaries.

The wetlands/upland boundaries were marked with survey flags. The flag locations were surveyed by the CH2M HILL scientists during the time of the delineation using a Trimble Pro-XRS Global Positioning System (GPS). The flag locations were then downloaded onto a base map to define the wetland boundaries and calculate wetland acreage. As shown in Figure 2, the majority of wetlands are located along the eastern portion of the site along the dirt utility road, which runs parallel to Broad Run. A total of 21 acres of jurisdictional wetlands (19.65 acres within the 100-year floodplain and 1.35 acres outside the 100-year floodplain) and 13,055 linear feet of waters of the U.S. were identified.

2.0 Wetland Types

On the basis of NWI classifications and the jurisdictional wetland determination, the dominant wetland type found within the site is palustrine forested broad-leaved deciduous or bottomland hardwood swamp. Other wetland types found within the site are palustrine open water, emergent, and scrub-shrub. Photographs representing the wetland types found onsite are included in Appendix A.

2.1 Vegetation

Vegetation was identified and characterized by stratum and regional indicator status (as presented in Reed, 1995) at each wetland sampling plot. The dominant canopy species of the forested wetlands are swamp chestnut oak (*Quercus michauxii*)/faculative wetland plants (FACW), red maple (*Acer rubrum*)/faculative plants (FAC), and green ash (*Fraxinus pennsylvanica*)/FACW. Dominant subcanopy species include ironwood (*Carpinus caroliniana*)/FAC and black gum (*Nyssa sylvatica*)/FAC. The shrub layer is dominated by spicebush (*Lindera benzoin*)/FACW- and arrowwood (*Viburnum recognitum*)/FACW-. The majority of forested wetlands lacked a herbaceous layer because of the dense shrub layer blocking sunlight penetration to the forest floor. The small forested wetland depressions closest to Broad Run contained a herbaceous layer dominated by jewelweed (*Impatiens capensis*)/FACW.

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N 503,000

N 502,000

N 501,000

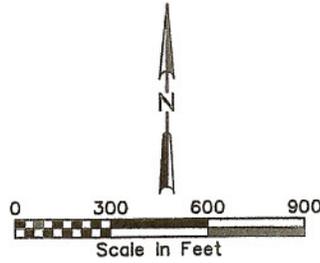
N 500,000

N 499,000

N 498,000

ROUTE 28

BROAD RUN

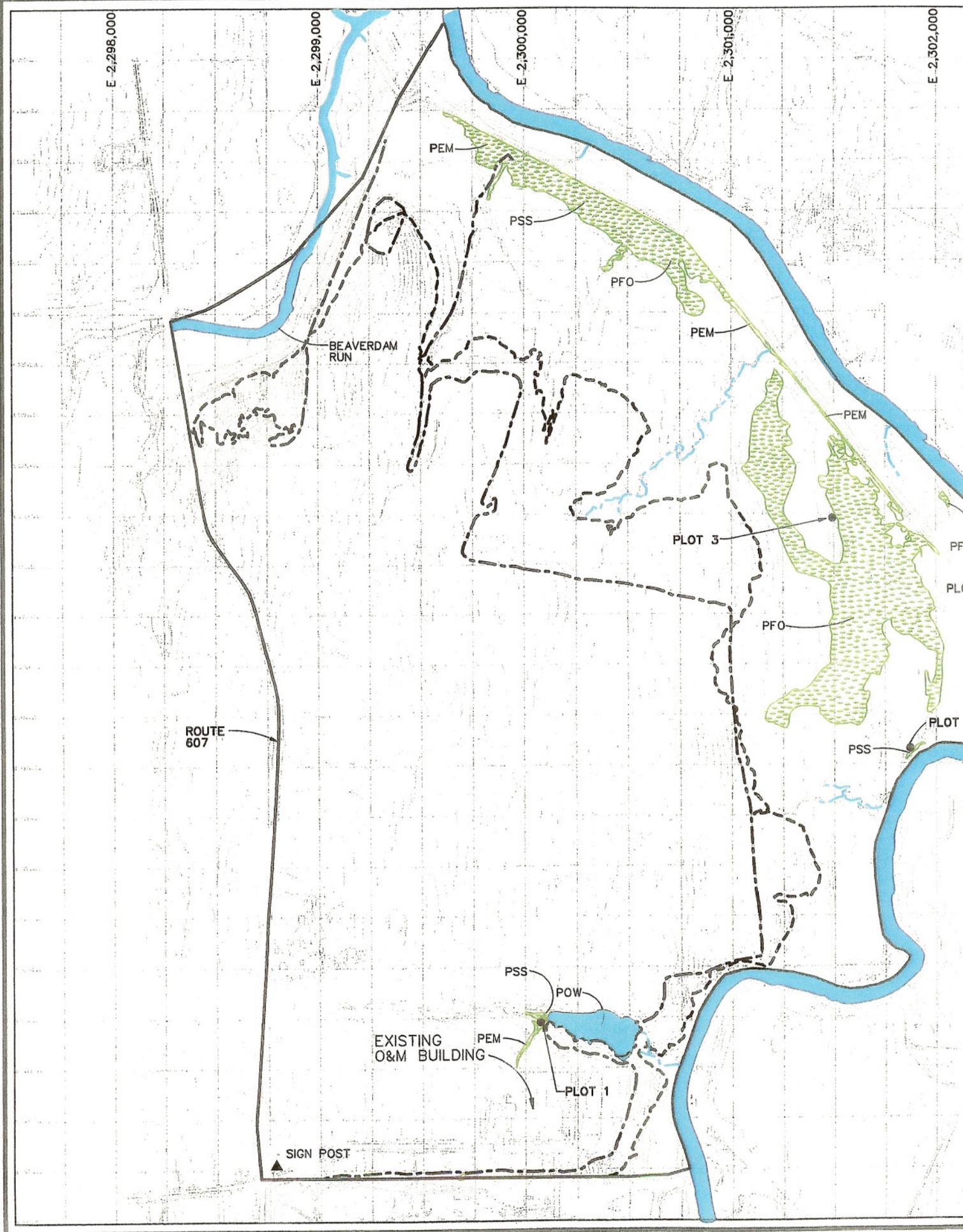


LEGEND:

- SITE BOUNDARY
- - - 100 YEAR FLOOD PLAIN BOUNDARY
- · - · TREELINE
- JURISDICTIONAL WETLANDS BOUNDARY
- · - · INTERMITTENT STREAM (WATERS OF THE US) (TOTAL OF 3117 LINEAR FT.)
- PERENNIAL STREAM (WATERS OF THE US) (TOTAL OF 9938 LINEAR FT.)
- SAMPLE PLOTS
- WETLAND (TOTAL OF 21 ACRES; 1.35 ACRES OUTSIDE 100-YEAR FLOODPLAIN AND 19.65 ACRES INSIDE 100-YEAR FLOODPLAIN)
- POW PALUSTRINE OPEN WATER
- PEM PALUSTRINE EMERGENT
- PSS PALUSTRINE SCRUB/SHRUB
- PFO PALUSTRINE FORESTED

SOURCE:
PHOTOGRAMMATIC DATA SERVICES, INC (PDS)
MAP NO. 5583 BASED ON AERIAL PHOTOGRAPH
OF THE BROAD RUN AREA TAKEN MARCH 1997.

FIGURE 2
WETLANDS DELINEATION MAP
BROAD RUN AWT FACILITY
PRELIMINARY DESIGN STUDY
Loudoun County Sanitation Authority



Scrub-shrub wetlands are located parallel to the northern portion of the dirt utility road and upstream of the old farm pond or palustrine open water wetland northeast of LCSA's operation and maintenance building. The wetland parallel to the road is permanently inundated and dominated by black willow (*Salix nigra*)/FACW+. The wetland associated with the pond is dominated by black willow and American elder (*Sambucus canadensis*)/FACW- and a herbaceous layer of soft rush (*Juncus effusus*)/FACW+ and jewelweed. The old farm pond and associated wetlands are outside the 100-year floodplain.

The emergent wetlands are located at the northernmost corner of the site abutting the dirt utility road and within a narrow drainage ditch running almost the entire length of the road from the scrub-shrub wetland. These wetlands are dominated by soft rush.

2.2 Regulatory Implications

2.2.1 Federal

The U.S. Army Corps of Engineers (USACE) regulates discharge of dredge material or fill in a waterway or wetland through Section 401 of the Clean Water Act. Work or construction in a navigable waterway that might affect navigation is regulated under Section 10 of the Rivers and Harbors Act. Under current federal regulations, the filling of less than one-third of an acre of nontidal, headwater, or isolated wetlands is permissible with notification to the USACE 30 days before impact.

Nationwide Permit 39—Residential, Commercial, and Institutional Developments

Nationwide Permit No. 39 (NWP 39) authorizes the discharge of dredged or fill material into non-tidal waters of the U.S., excluding non-tidal wetlands adjacent to tidal waters, for the construction or expansion of residential, commercial, and institutional building foundations and building pads and attendant features that are necessary for the use and maintenance of the structures.

In order to use this NWP, the development, including all attendant features, must comply with all of the following permit-specific conditions:

- The discharge does not cause the loss of greater than ½ acre of non-tidal waters of the United States, excluding non-tidal wetlands adjacent to tidal waters
- The discharge does not cause the loss of greater than 300 linear feet of stream bed
- A Pre-Construction Notification (PCN) is required if any of the following apply:
 - The discharge causes the loss of greater than 1/10 acre of non-tidal wetlands adjacent to tidal waters
 - The discharge causes the loss of any open waters, including perennial or intermittent streams, below the ordinary high water mark
- Discharges in special aquatic sites, including wetlands, must include a delineation of the affected special aquatic sites
- Discharge is part of a single and complete project

- Discharges into waters of the U.S. must be minimized and a mitigation plan must be prepared
- When the NWP 39 is used in conjunction with any other NWP, any combined total permanent loss of waters of the U.S. exceeding 1/10 acre requires that the permittee notify the District Engineer
- Any work authorized by NWP 39 must not cause more than minimal degradation of water quality or more than minimal changes to the flow characteristics of any stream
- For discharges causing the loss of 1/10 acre or less of waters of the U.S., the permittee must submit a report within 30 days of project completion describing what was done, by whom, etc.
- Vegetated buffers are required adjacent to streams and open water bodies
- Stream channelization or relocation is not authorized where annual average flow exceeds 1 cubic foot per second (cfs)

Nationwide Permit 43—Stormwater Management Facilities

This permit authorizes discharges of dredged or fill material into non-tidal waters, excluding non-tidal wetlands adjacent to tidal waters, for the construction and maintenance of stormwater management facilities, provided the facility meets all of the following criteria:

- Discharge for the construction of the facility, including excavation, does not result in the loss of more than ½ acre of non-tidal waters, excluding non-tidal wetlands adjacent to tidal waters
- No projects are authorized in perennial streams
- Discharge does not cause the loss of greater than 300 linear feet of stream bed
- PCN is required if the project will result in the loss of more than 1/10 acre of non-tidal waters, excluding non-tidal wetlands adjacent to tidal waters and must include:
 - A maintenance plan in accordance with local and state regulations
 - A delineation of special aquatic sites, including wetlands
 - A compensatory mitigation plan
 - A detailed alternatives analysis documenting the methods taken to minimize and/or avoid discharge into waters of the U.S.
- Compliance with General Condition 21—Management of Water Flows
- Maintenance dredging will be in accordance with the approved maintenance plan and will not exceed original construction contours
- Discharge is part of a single and complete project

Nationwide Permit 12—Utility Line Discharges

The NWP 12 permits discharges of dredged or fill material associated with excavation, backfill or bedding for utility lines, including outfall and intake structures, provided there is

no change in pre-construction contours. This NWP authorizes mechanized land clearing necessary for the installation of utility lines, provided the cleared area is kept to the minimum necessary and pre-construction contours are maintained. Material resulting from trench excavation may be temporarily sidecast (up to 3 months) into waters of the United States, provided that the material is not placed in such a manner that it is dispersed by currents or other forces. The area of waters of the United States that is disturbed must be limited to the minimum necessary to construct the utility line. In wetlands, the top 6 to 12 inches of the trench should generally be backfilled with topsoil from the trench. Furthermore, the trench cannot be constructed in such a manner as to drain waters of the U.S. Excess material must be removed to upland areas immediately upon completion of construction. Any exposed slopes and stream banks must be stabilized immediately upon completion of the utility line. The NWP allows construction of utility line substations in non-tidal waters of the U.S. provided no more than ½ acre of wetlands or other non-tidal waters are affected. It allows for construction of foundations for overhead utility line towers, poles, and anchors, provided the minimum footprint required to support the structure is used. It allows the construction of access roads for construction and maintenance of utility lines provided no more than ½ acre of wetlands or other non-tidal waters are affected.

A PCN is required if any of the following criteria are met:

- Mechanized land clearing of forested wetlands occurs for the utility line right-of-way
- A Section 10 permit is required
- The utility line in waters of the U.S., excluding overhead lines, exceeds 500 feet
- The utility line is in waters of the U.S. and parallels a stream bed in that area
- Substation construction affects more than 1/10 acre of waters of the U.S.
- Permanent access roads are constructed in waters of the U.S. with impervious materials

Access roads used for both construction and maintenance may be authorized. Access roads used solely for construction of the utility line must be removed upon completion of the work and the area restored to pre-construction contours, elevations, and wetland conditions.

Nationwide Permit 7—Outfall Structures

The NWP 7 regulates activities related to construction of outfall structures (where the effluent from the outfall is authorized, conditionally authorized, or specifically exempted with regulations issued under the National Pollutant Discharge Elimination System program) and maintenance excavation. Activities must meet the following criteria:

1. The amount of excavated or dredged material must be the minimum necessary to restore the outfalls, intakes, small impoundments, and canals to original design capacities and design configurations
2. The excavated or dredged material is deposited and retained at an upland site
3. Proper soil erosion and sediment control measures are used to minimize re-entry of sediments into waters of the U.S.

The construction of intake structures is not authorized by this NWP unless they are directly associated with an authorized outfall structure.

2.2.2 Individual Permit

Impacts greater than ½ acre require an individual permit. The USACE Norfolk District and the Virginia Department of Environmental Quality (DEQ) require a joint permit application, which is submitted to the Virginia Marine Resources Commission (VMRC). The VMRC serves as a clearinghouse and forwards the application for review by the local wetland board when applicable, and by the the USACE, the DEQ, and various other state agencies as appropriate. Each agency decides separately whether it needs to issue a permit for the proposal and responds separately to the applicant.

2.2.3 State

Any project that requires federal permits for activities in wetlands or waterways will be reviewed by the DEQ for issuance of a Virginia Water Protection (VWP) permit. Without the VWP permit (formerly called the 401 Certification), the federal permits will not be issued. The permit process relies on a single joint permit application as discussed above.

The Commonwealth of Virginia does not have a nontidal wetlands program; however, submerged lands and tidal wetlands throughout Virginia are regulated by the VMRC, pursuant to Subtitle III of Title 28.2 of the Code of Virginia. Permits are issued for encroachment over state-owned submerged lands, including streams having a mean annual flow rate exceeding 5 cubic feet per second and a drainage area exceeding 5 square miles. The permit process relies on a single joint permit application as discussed above.

3.0 Conclusion and Recommendation

A pre-application site visit with the USACE was conducted to obtain a jurisdictional determination of waters of the United States, including wetlands. The determination is valid for 5 years and will expedite the permitting process. A jurisdictional determination letter confirming the jurisdictional wetland delineation conducted by CH2M HILL was received from the USACE on November 23, 1999.

The existing forested wetlands provide a natural buffer to the plant site that is of value. In addition, Loudoun County prohibits building within the 100-year floodplain. Consequently, the only wetland potentially impacted by construction of the facility is the old farm pond and associated wetlands north of the operations and maintenance building. Total acreage of these wetlands is 1.35 acres. If impacted areas are kept to less than ½ acre, Nationwide Permit 39 will apply. Otherwise, an individual permit is required.

If the pond is retrofitted to control stormwater and impacts are kept below 1/10 acre, it would qualify for a NWP 43. To avoid submittal of a PCN, wetland impacts must be no more than 1/10 acre. Construction of outfall structures are regulated by NWP 7, which stipulates that excavated or dredged material be stored at an upland site and that proper soil erosion and sediment control measures be used.

Pipeline construction within wetlands qualifies for the NWP 12. Under this permit, wetlands can be disturbed for installation of utility pipelines, provided there is no permanent change to drainage patterns and wetland loss does not exceed ½ acre. However, we recommend that siting alternatives that would avoid and/or minimize potential impacts to forested wetland areas be considered to avoid the general conditions of the permit.

4.0 References

Reed, Porter B., Jr. Rev. October 11, 1995. *National List of Plant Species that occur in Wetlands: Northeast (Region 1)*. National Ecology Research Center, U.S. Fish and Wildlife Service.

U.S. Army Corps of Engineers. 1987. *Corps of Engineers Wetlands Delineation Manual*.

Appendix A
Routine Wetland Determination Data Forms
and Corps of Engineers Confirmation
of Wetlands Delineation

DATA FORM
ROUTINE WETLAND DETERMINATION
(1987 COE Wetlands Delineation Manual)

Project/Site: Broad Run AWT Facility	Project No: 146187	Date: 4-May-1999
Applicant/Owner: LCSA		County: Loudoun
Investigators: Linda Erdmann & Laura McCarthy		State: Virginia
		Plot ID: 2

SOILS

Map Unit Name (Series and Phase): Bowmanville silt loam 0-2%	Mapped Hydric Inclusion? NO
Map Symbol: 6A Drainage Class: poorly drained	Field Observations Confirm Mapped Type? <input checked="" type="radio"/> Yes No
Taxonomy (Subgroup): Aeris Fluvaquents	
Profile Description	

Depth (Inches)	Horizon	Matrix Color (Munsell Moist)	Mottle Color (Munsell Moist)	Mottle Abundance/Contrast		Texture, Concretions, Structure, etc
0-1	Oe	N/A	N/A	N/A	N/A	Loam, Decomposed leaves
1-4"	A	5YR3/2	5YR3/2 2.5YR3/6	Few	Distinct	Silt loam
4-10"	B	7.5YR4/2	5YR5/8	Many	Prominent	Silt loam

Hydric Soil Indicators: <u>NO</u> Histosol <u>NO</u> Histic Epipedon <u>NO</u> Sulfidic Odor <u>NO</u> Aquic Moisture Regime <u>NO</u> Reducing Conditions <u>YES</u> Gleyed or Low Chroma Colors	<u>NO</u> Concretions <u>NO</u> High Organic Content in Surface Layer in Sandy Soils <u>NO</u> Organic Streaking in Sandy Soils <u>YES</u> Listed on Local Hydric Soils List <u>YES</u> Listed on National Hydric Soils List <u>NO</u> Other (Explain in Remarks)
--	--

Remarks:

WETLAND DETERMINATION

Hydrophytic Vegetation Present? <input checked="" type="radio"/> Yes No Wetland Hydrology Present? <input checked="" type="radio"/> Yes No Hydric Soils Present? <input checked="" type="radio"/> Yes No	Is the Sampling Point within the Wetland? <input checked="" type="radio"/> Yes No
---	--

Remarks:

ROUTINE WETLAND DETERMINATION
(1987 COE Wetlands Delineation Manual)

Project/Site: Broad Run AWT Facility Applicant/Owner: LCSA Investigators: Linda Erdmann & Laura McCarthy	Project No: 146187	Date: 6-May-1999 County: Loudoun State: Virginia Plot ID: 3
---	---------------------------	--

Do Normal Circumstances exist on the site? Yes <input checked="" type="radio"/> No <input type="radio"/> Is the site significantly disturbed (Atypical Situation:)? Yes <input type="radio"/> No <input checked="" type="radio"/> Is the area a potential Problem Area? Yes <input type="radio"/> No <input checked="" type="radio"/> (If needed, explain on the reverse side)	Community ID: PFO Transect ID: Field Location: Tag BR-926
--	--

VEGETATION (USFWS Region No. 1)

Dominant Plant Species(Latin/Common)	Stratum	Indicator	Plant Species(Latin/Common)	Stratum	Indicator
<i>Acer rubrum</i> Maple,Red	Tree	FAC	<i>Clethra alnifolia</i> Pepper-Bush,Coast	Shrub	FAC+
<i>Nyssa sylvatica</i> Gum,Black			<i>Lindera benzoin</i> Spicebush,Northern		
<i>Viburnum recognitum</i> Arrow-Wood,Northern	Shrub	FACW-	<i>Quercus michauxii</i> Oak,Swamp Chestnut	Tree	FACW
<i>Carpinus caroliniana</i> Hornbeam,American					

Percent of Dominant Species that are OBL, FACW or FAC: (excluding FAC-) 7/7 = 100.00%	FAC Neutral: 3/3 = 100.00% Numeric Index: 18/7 = 2.57
---	--

Remarks:

HYDROLOGY

<u>YES</u> Recorded Data(Describe in Remarks): <u>NO</u> Stream, Lake or Tide Gauge <u>YES</u> Aerial Photographs <u>NO</u> Other <u>NO</u> No Recorded Data Field Observations Depth of Surface Water: = 0 (in.) Depth to Free Water in Pit: N/A (in.) Depth to Saturated Soil: = 0 (in.)	Wetland Hydrology Indicators Primary Indicators <u>NO</u> Inundated <u>YES</u> Saturated in Upper 12 Inches <u>NO</u> Water Marks <u>NO</u> Drift Lines <u>NO</u> Sediment Deposits <u>YES</u> Drainage Patterns in Wetlands Secondary Indicators <u>NO</u> Oxidized Root Channels in Upper 12 Inches <u>NO</u> Water-Stained Leaves <u>YES</u> Local Soil Survey Data <u>YES</u> FAC-Neutral Test <u>NO</u> Other(Explain in Remarks)
--	--

Remarks:

DATA FORM
ROUTINE WETLAND DETERMINATION
(1987 COE Wetlands Delineation Manual)

Project/Site: Broad Run AWT Facility Applicant/Owner: LCSA Investigators: Linda Erdmann & Laura McCarthy	Project No: 146187	Date: 6-May-1999 County: Loudoun State: Virginia Plot ID: 3
---	---------------------------	--

SOILS

Map Unit Name (Series and Phase): Albano silt loam 0-4% slope Map Symbol: 79A Drainage Class: poorly drained Taxonomy (Subgroup): Typic Endoaqualfs Profile Description	Mapped Hydric Inclusion? NO Field Observations Confirm Mapped Type? <input checked="" type="radio"/> Yes No
---	---

Depth (inches)	Horizon	Matrix Color (Munsell Moist)	Mottle Color (Munsell Moist)	Mottle Abundance/Contrast		Texture, Concretions, Structure, etc
0-1	Oe	N/A	N/A	N/A	N/A	Loam, Decomposed leaves
1-4	A	7.5YR3/2	7.5YR4/6	Few	Distinct	Clay loam
4-12	B	5YR6/2	7.5YR5/6	Many	Distinct	Clay loam

Hydric Soil Indicators: <u>NO</u> Histosol <u>NO</u> Histic Epipedon <u>NO</u> Sulfidic Odor <u>NO</u> Aquic Moisture Regime <u>NO</u> Reducing Conditions <u>YES</u> Gleyed or Low Chroma Colors	<u>NO</u> Concretions <u>NO</u> High Organic Content in Surface Layer in Sandy Soils <u>NO</u> Organic Streaking in Sandy Soils <u>YES</u> Listed on Local Hydric Soils List <u>YES</u> Listed on National Hydric Soils List <u>NO</u> Other (Explain in Remarks)
--	--

Remarks:

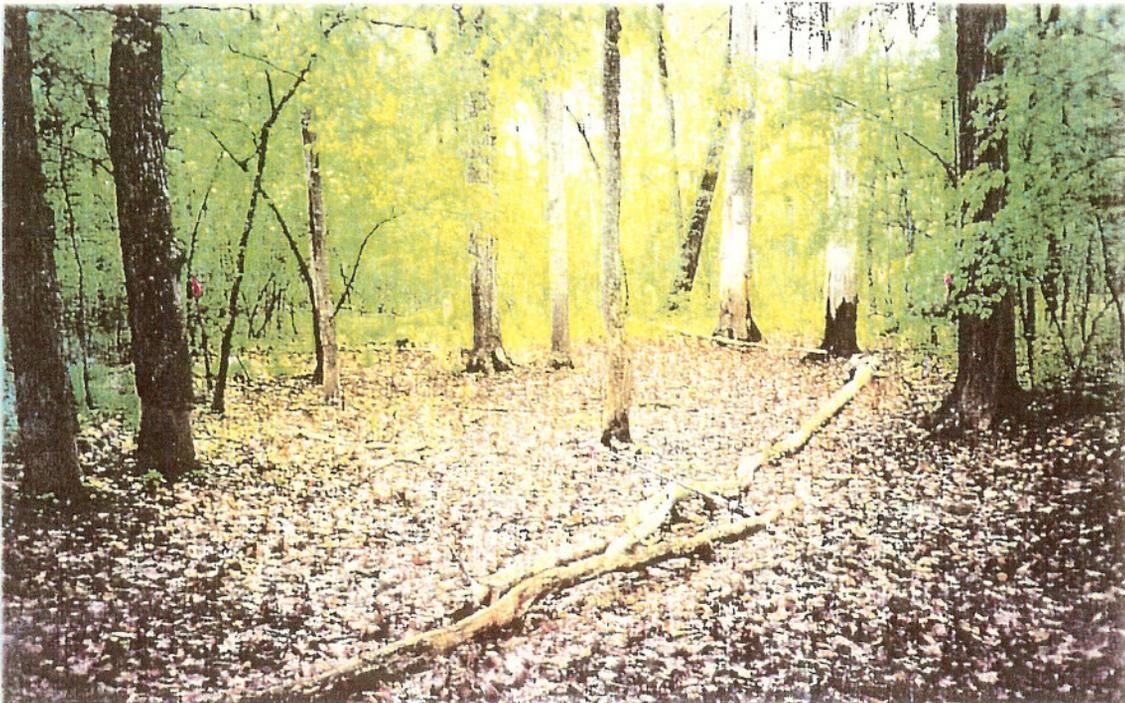
WETLAND DETERMINATION

Hydrophytic Vegetation Present? <input checked="" type="radio"/> Yes No Wetland Hydrology Present? <input checked="" type="radio"/> Yes No Hydric Soils Present? <input checked="" type="radio"/> Yes No	Is the Sampling Point within the Wetland? <input checked="" type="radio"/> Yes No
---	--

Remarks:



Dominant wetland type; palustrine forested broad-leaved deciduous or bottomland hardwood swamp



Sample Plot 4- Palustrine forested wetland; depression in Broad Run floodplain



Palustrine open water wetland; northeast of LCSA's operations and maintenance building



Palustrine emergent wetland; northernmost corner of the site abutting the dirt utility road



Broad Run (Waters of the U.S.); borders the site to the east



Intermittent stream (Waters of the U.S.); downstream of palustrine open water wetland

APPENDIX C

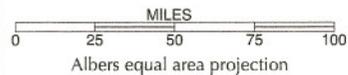
Database Search Results



FEDERAL LANDS AND INDIAN RESERVATIONS

- Department of Defense
(includes Army Corps of Engineers lakes)
- Fish and Wildlife Service / Wilderness
- Forest Service / Wilderness
- National Park Service / Wilderness
- Tennessee Valley Authority
- Other agencies

Some small sites are not shown, especially in urban areas.



Abbreviations

- AFB Air Force Base
- NAS Naval Air Station
- NB National Battlefield
- NBP National Battlefield Park
- MCB Marine Corps Base
- NF National Forest
- NHP National Historical Park
- NM National Monument
- NMP National Military Park
- NRA National Recreation Area
- NWR National Wildlife Refuge





U.S. Fish & Wildlife Service

Refuge List by State

[Click Here](#) to see an alphabetical list of refuges.

As of 9/30/05 (the Division of Realty's annual reporting date), there were 545 national wildlife refuges in all 50 states. Glacial Ridge NWR, MN was the 545th national wildlife refuge. There were 37 Wetland Management Districts in the Prairie Pothole region. Not all of the refuges and Wetland Management Districts are represented with a Web Profile page. Refuges that have boundaries in multiple states are listed only in the state where the main visitor entrance is located.

AK - AL - AR - AZ - CA - CO - CT - DE - FL - GA - GU - HI - IA - ID - IL - IN - KS - KY - LA -
 MA - MD - ME - MI - MN - MO - MS - MT - NC - ND - NE - NH - NJ - NM - NV - NY - OH - OK -
 OR - PA - PR - RI - SC - SD - TN - TX - UT - VA - VI - VT - WA - WI - WV - WY

Virginia

[Back Bay National Wildlife Refuge](#)

[Chincoteague National Wildlife
 Refuge](#)

[Eastern Shore Of Virginia National
 Wildlife Refuge](#)

[Featherstone National Wildlife Refuge](#)

[Fisherman Island National Wildlife
 Refuge](#)

[Great Dismal Swamp National
 Wildlife Refuge](#)

[James River National Wildlife Refuge](#)

[Mason Neck National Wildlife Refuge](#)

[Nansemond National Wildlife Refuge](#)

[Occoquan Bay National Wildlife
 Refuge](#)

[Plum Tree Island National Wildlife
 Refuge](#)

[Presquile National Wildlife Refuge](#)

[Rappahannock River Valley National
 Wildlife Refuge](#)

[Wallops Island National Wildlife
 Refuge](#)

[Return Home](#)

Natural Heritage Resources by County

Your Search Criteria:

Loudoun County(ies)

Taxonomic Group:

Federal Legal Status: All,

State Legal Status: All,

[See Map](#)

On the map page, set page orientation to landscape to print map.
Click highlighted scientific names below to go to NatureServe report.

[Search Menu](#)

Scientific Name	Common Name	Global Rank	State Rank	Federal Status	State Status	Last Year Observed
Loudoun						
BIRDS						
Bartramia longicauda	Upland Sandpiper	G5	S1B		LT	1989
BIVALVIA (MUSSELS)						
Lampsilis cariosa	Yellow Lampmussel	G3G4	S2		SC	2002
Lasmigona subviridis	Green Floater	G3	S2		LT	1996
LEPIDOPTERA (BUTTERFLIES & MOTHS)						
Hesperia attalus slossonae	Dotted Skipper	G2G4T2T3	SH	SOC		1940
REPTILES						
Glyptemys insculpta	Wood Turtle	G4	S2		LT	late

Note: On-line queries provide basic information from DCR's databases at the time of the request. They are NOT to be substituted for a project review or for on-site surveys required for environmental assessments of specific project areas.

Need Additional Information? For more detailed information on locations of Natural Heritage Resources submit an [information request](#).

Virginia Fish and Wildlife Information Service



Project Review Report

List of threatened and endangered species and wildlife resources known or likely to occur within a **2 mile radius of (point 39,02,27 77,26,42) in 107 Loudoun, Va.**

Threatened and Endangered Species Occurrences.

Bova Code	Status*	Common Name	Scientific Name	Confirmed	Database(s)
040093	FTST	Eagle, bald	<i>Haliaeetus leucocephalus</i>	No	BOVA
030062	ST	Turtle, wood	<i>Glyptemys insculpta</i>	No	BOVA
040129	ST	Sandpiper, upland	<i>Bartramia longicauda</i>	No	BOVA
040292	FSST	Shrike, migrant loggerhead	<i>Lanius ludovicianus migrans</i>	No	BOVA
040293	ST	Shrike, loggerhead	<i>Lanius ludovicianus</i>	No	BOVA
040379	FSST	Sparrow, Henslows	<i>Ammodramus henslowii</i>	No	BOVA
060081	FSST	Floater, green	<i>Lasmigona subviridis</i>	No	BOVA
010363	FS	Darter, Appalachia	<i>Percina gymnocephala</i>	No	BOVA
040320	FS	Warbler, cerulean	<i>Dendroica cerulea</i>	No	BOVA
100166	FS	Skipper, Dotted	<i>Hesperia attalus slossonae</i>	No	BOVA
100248	FS	Fritillary, regal	<i>Speyeria idalia idalia</i>	No	BOVA
040036	SS	Night-heron, yellow-crowned	<i>Nyctanassa violacea violacea</i>	Yes	BBA
040094	SS	Harrier, northern	<i>Circus cyaneus</i>	No	BOVA
040112	SS	Moorhen, common	<i>Gallinula chloropus cachinnans</i>	No	BOVA
040189	SS	Tern, Caspian	<i>Sterna caspia</i>	No	BOVA
040204	SS	Owl, barn	<i>Tyto alba pratincola</i>	Yes	BBA
040210	SS	Owl, long-eared	<i>Asio otus</i>	No	BOVA
040213	SS	Owl, northern saw-whet	<i>Aegolius acadicus</i>	No	BOVA
040262	SS	Nuthatch, red-breasted	<i>Sitta canadensis</i>	No	BOVA
040264	SS	Creeper, brown	<i>Certhia americana</i>	No	BOVA
040266	SS	Wren, winter	<i>Troglodytes troglodytes</i>	No	BOVA
040278	SS	Thrush, hermit	<i>Catharus guttatus</i>	No	BOVA
040285	SS	Kinglet, golden-crowned	<i>Regulus satrapa</i>	No	BOVA
040306	SS	Warbler, golden-winged	<i>Vermivora chrysoptera</i>	No	BOVA
040314	SS	Warbler, magnolia	<i>Dendroica magnolia</i>	No	BOVA
040364	SS	Dickcissel	<i>Spiza americana</i>	No	BOVA
040366	SS	Finch, purple	<i>Carpodacus purpureus</i>	No	BOVA
040372	SS	Crossbill, red	<i>Loxia curvirostra</i>	No	BOVA
050045	SS	Otter, northern river	<i>Lontra canadensis lataxina</i>	No	BOVA

*FE=Federal Endangered; FT=Federal Threatened; FC=Federal Candidate; FS=Federal Species of Concern (not a legal status; list maintained by USFWS Virginia Field Office); SE=State Endangered; ST=State Threatened; SS=State Special Concern (not a legal status).

Anadromous Fish Use Reaches Records - No Records found.

Colonial WaterBird (CWB) Survey Records - No Records found.

Threatened and Endangered Species Waters - No Records found.

**Summary of Recent Cold Water Stream Survey (CWSS) Reaches
(Click on Reach ID to view complete reach history) - No Records found.**

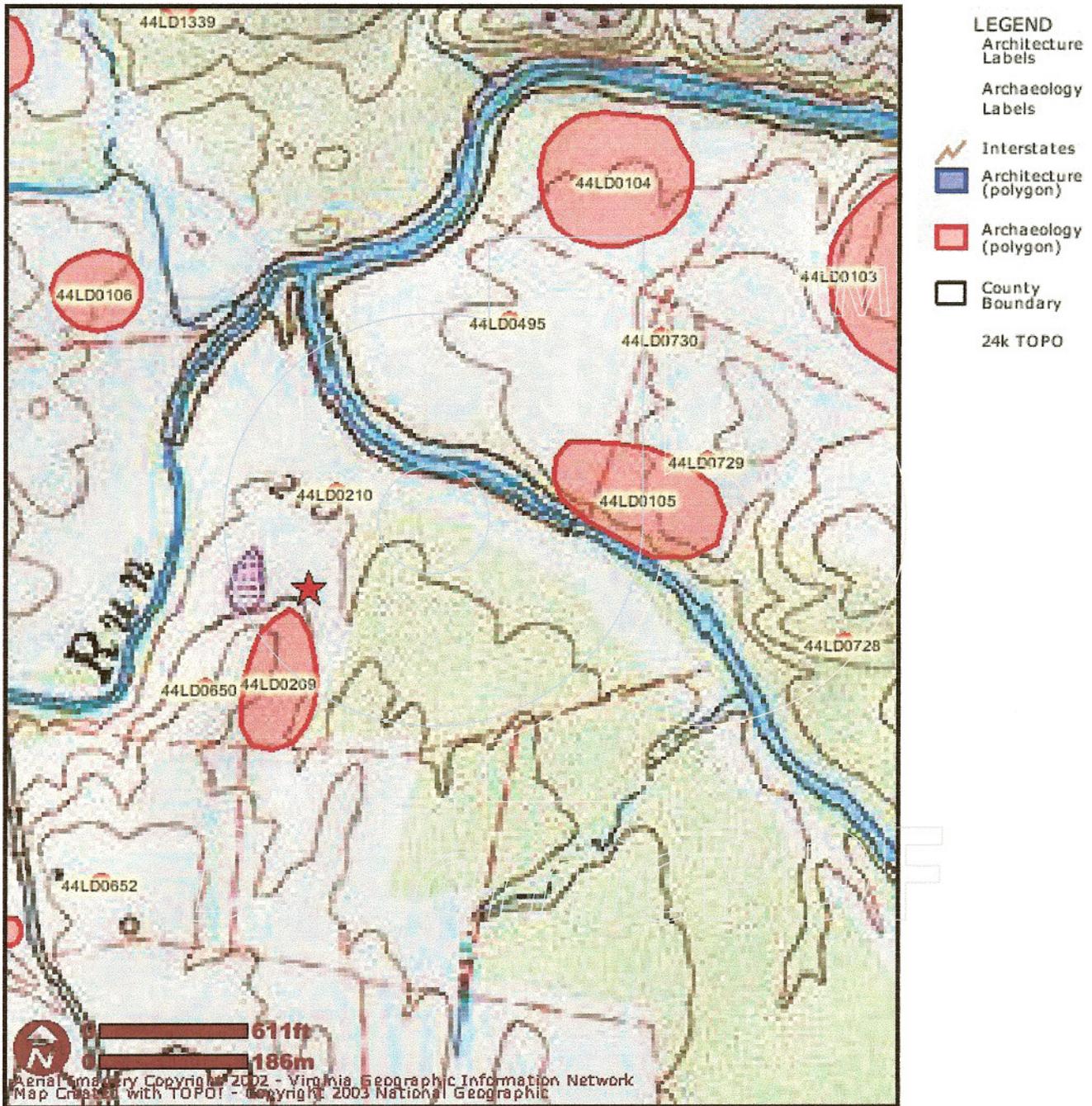
Commonwealth of Virginia Land Holdings

No records found for the search area.

USGS Hydrological Unit(s): Mid Atlantic Region: Middle Potomac-Anacostia-Occoquan River
Mid Atlantic Region: Middle Potomac-Catoctin River
Mid Atlantic Region: Shenandoah River

USGS 7.5' Quadrangles: Sterling

Virginia Department of Historic Resources Data Sharing System



Virginia Department of Historic Resources - JAN 05 2007

WAGE Daytime Location

DHR ID#: 44LD0209

City/County: Loudoun
VDHR Site Number: 44LD0209
Site Name:
Temporary Designation:

Other VDHR Number:

CULTURAL/TEMPORAL AFFILIATION

Cultural Designation
Native American

Temporal Designation
Prehistoric/Unknown

Site Class: Terrestrial, open air

THEMATIC CONTEXTS/SITE FUNCTIONS

Sequence Number: 1

Category for thematic context:
Domestic

Example: Camp, temporary

Comments/Remarks:

Surface scatter

Specialized Contexts:

USGS Quadrangle(s): STERLING

Loran:

Restrict UTM Data?

Center UTM (for less than 10 acres):

Boundary UTMs (for 10 acres or more):

Physiographic Province:

Drainage:

Landform: other

Aspect:

Elevation: Slope:

Site Soils:

Adjacent Soils:

Nearest Water Source:

Distance:

INDIVIDUAL/ORGANIZATION/AGENCY INFORMATION

Individual Category Codes:

Honorif:
First:
Last:
Suffix:
Title:
Company/Agency:

Address:

City: State: Zip:

Phone/Ext:

Notes:

Ownership type:

Gov't Agency:

SITE CHARACTERISTICS

Site Dimensions: 328 feet by 820 feet Acreage:

Survey Strategy: Surface Testing

Site Condition: Site Condition Unknown

Survey Description:

Soil types: 1)Rowland silt loam (Rn); 2)Penn silt loam, undulating phase 1 (Pm).

All artifacts found on surface.

A large site, covering the southeastern side of a large hilltop and extending 1 about 250 meters, roughly parallel to Beaverdam Run.

Large Variety of lithic materials including significant percentages of 1 quartz, rhyolite, quartzite, and hornfels. Presence of 4 stemmed points.

Late Archaic component.

CURRENT LAND USE

CURRENT LAND USE #

Land Use:

Dates of Use:

Example:

Comments/Remarks:

SPECIMENS, FIELDNOTES, DEPOSITORIES

Specimens Obtained? Yes

Specimens Depository: Arcola Community Center, Arch. Lab

Assemblage Description:

Ceramics: 0

Lithics: 263

Total: 263 (See attached lists).

Specimens Reported?

Assemblage description--reported:

Field Notes Reported?

Depository:

CULTURAL RESOURCE MANAGEMENT EVENTS

Date: 1981/4 /10

Cultural Resource Management Event:

Survey: Indeterminate

Organization or Person

First

William F., Wilson

Last

Rust

Id # Associated with Event:

CRM Event Notes or Comments:

Date: 1997/4 /16

Cultural Resource Management Event:

other

Organization or Person

First

WMCAR

Last

Id # Associated with Event:

CRM Event Notes or Comments:

No diagnostic artifactual evidence was presented to support the Late Archaic temporal designation. 1 Designation changed to Prehistoric unknown.

PHOTOGRAPHIC DOCUMENTATION AND DEPOSITORY

Sequence Number:

Photographic Documentation?

Depository:

Type of Photos:

REPORTS, DEPOSITORY AND REFERENCES

Sequence #:

Report (s) ?

Depository:

Reference for reports and publications:

VDHR Library Reference Number:

City/County: Loudoun
VDHR Site Number: 44LD0210
Site Name:
Temporary Designation:

Other VDHR Number:

CULTURAL/TEMPORAL AFFILIATION

Cultural Designation
Native American

Temporal Designation
Prehistoric/Unknown

Site Class: Terrestrial, open air

THEMATIC CONTEXTS/SITE FUNCTIONS

Sequence Number: 1

Category for thematic context:
Domestic

Example: Camp, temporary

Comments/Remarks:

Surface scatter

Specialized Contexts:

USGS Quadrangle(s): STERLING

Loran:

Restrict UTM Data?

Center UTM (for less than 10 acres):

Boundary UTMs (for 10 acres or more):

Physiographic Province:

Drainage:

Landform: other

Aspect:

Elevation: Slope:

Site Soils:

Adjacent Soils:

Nearest Water Source:

Distance:

INDIVIDUAL/ORGANIZATION/AGENCY INFORMATION

Individual Category Codes:

Honorif:
First:
Last:
Suffix:
Title:
Company/Agency:

Address:

City:
Phone/Ext:

State:

Zip:

Notes:

Ownership type:

Gov't Agency:

SITE CHARACTERISTICS

Site Dimensions: 98 feet by 492 feet

Acreage:

Survey Strategy: Surface Testing

Site Condition: Site Condition Unknown

Survey Description:

Soil type: Rowland silt loam (Rn).
All artifacts found on surface.
A small lithic scatter including quartz and chert flakes and 1 quartz stemmed point, suggesting Late Archaic component.
Probable relation to site BR6868.

CURRENT LAND USE

CURRENT LAND USE #

Land Use:

Dates of Use:

Example:

Comments/Remarks:

SPECIMENS, FIELDNOTES, DEPOSITORIES

Specimens Obtained? Yes

Specimens Depository: Arcola Community Center, Arch. Lab

Assemblage Description:

Ceramics: 0

Lithics: 11

Total: 11 (See attached lists).

Specimens Reported?

Assemblage description--reported:

Field Notes Reported?

Depository:

CULTURAL RESOURCE MANAGEMENT EVENTS

Date: 1981/4 /10

Cultural Resource Management Event: Survey: Indeterminate

Organization or Person

First

William F., Wilson

Last

Rust

Id # Associated with Event:

CRM Event Notes or Comments:

Date: 1997/4 /16

Cultural Resource Management Event: other

Organization or Person

First

WMCAR

Last

Id # Associated with Event:

CRM Event Notes or Comments:

No diagnostic artifactual evidence was presented to support the Late aRchaic temporal designation. 1 Designation changed to Prehistoric unknown.

PHOTOGRAPHIC DOCUMENTATION AND DEPOSITORY

Sequence Number:

Photographic Documentation?

Depository:

Type of Photos:

REPORTS, DEPOSITORY AND REFERENCES

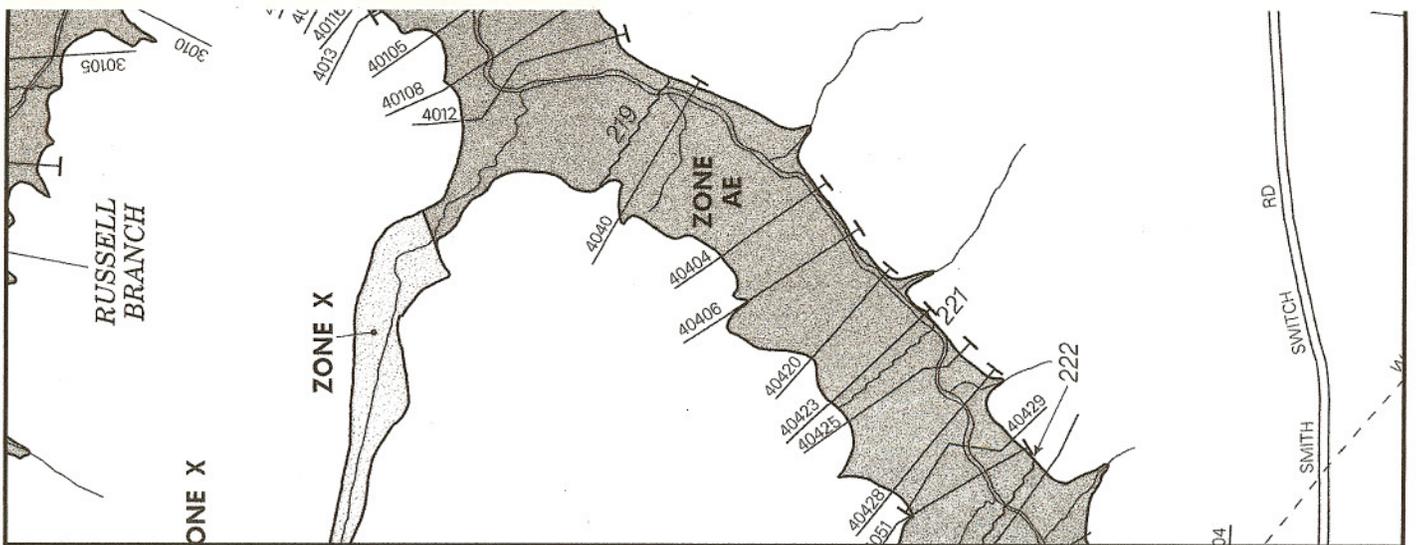
Sequence #:

Report (s) ?

Depository:

Reference for reports and publications:

VDHR Library Reference Number:



ENVIRONMENTAL ASSESSMENT ADDENDUM
New WAGE (AM) Daytime Transmitter Site
Sterling, Virginia

Prepared for:

Potomac Radio, LLC

Prepared by:

blueskies environmental associates, inc.
6767 Forest Hill Avenue, Suite 204
Richmond, Virginia 23225
(804) 323-3835 P
(804) 323-3836 F

July 2008

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EXECUTIVE SUMMARY

This environmental assessment addendum is being prepared in accordance with 47CFR § 1.1307 for new structures associated with WAGE (AM) in Leesburg, Virginia. This document provides an assessment of environmental conditions for the placement of a new daytime transmitter in Sterling, Virginia. The daytime site involves the new construction of three self-supporting towers, a transmitter building and a buried wire grounding system.

Potomac Radio, LLC intends to construct a new daytime transmitter site for WAGE (AM) on a parcel of land owned by Loudoun Water (formerly known as the Loudoun County Sanitation Authority (LCSA)) in Sterling, Virginia. blueskies environmental associates, inc. (blueskies) conducted a site visit on November 30, 2006 to document existing conditions and submitted a draft environmental assessment for the proposed project in January 2007. blueskies has conducted additional coordination to determine the potential impact of the proposed activity on the natural environment in compliance with correspondence received from the Federal Communications Commission (FCC) in February 2008.

The proposed activity will have no adverse impact on the environmental conditions at the proposed project site documented in this environmental assessment.

All activities conducted as part of this environmental assessment addendum, including site visits, were completed by, or were completed under the direct supervision of, Ms. Sandra Williams, President, blueskies environmental associates, inc.

Sandra Williams

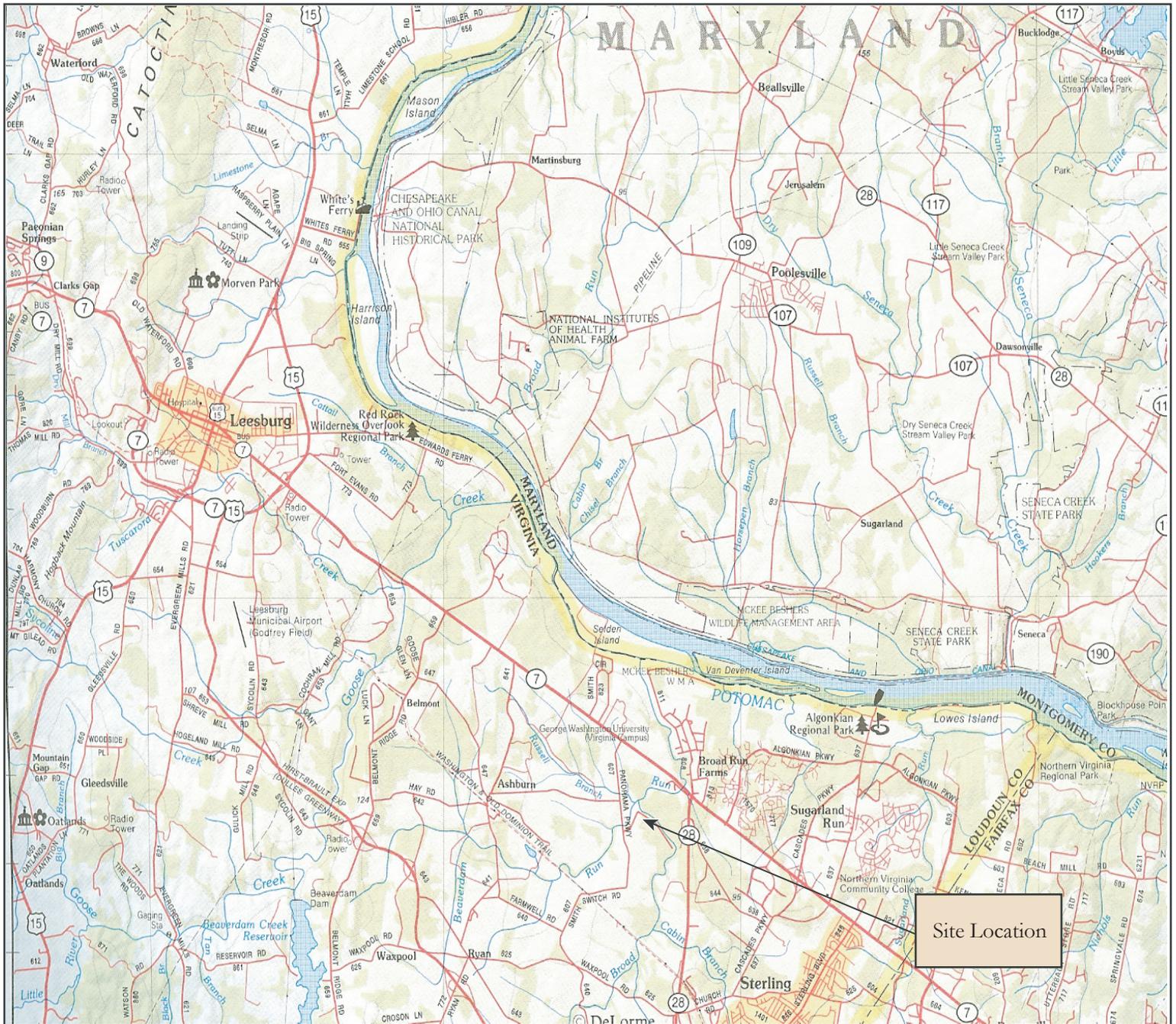
Sandra H. Williams, President

July 21, 2008
Date

1.0 INTRODUCTION

This environmental assessment addendum has been conducted in accordance with 47CFR § 1.1307 for proposed new structures associated with the new daytime transmitter site for WAGE AM in Loudoun County, Virginia (Figure 1-1). The site is located off Loudoun County Parkway in Sterling, Virginia (Figure 1-2) on a parcel of land owned by Loudoun Water (formerly known as the Loudoun County Sanitation Authority (LCSA)). Loudoun Water has completed construction and has just begun operations at the Broad Run Water Reclamation Facility on the parcel. This addendum was completed to fulfill the regulatory requirements for the placement of three new self-supporting radio towers, a modest transmitter building and a buried wire grounding system on the site.

The site will consist of three antenna towers, to be located at the northwest corner of the parcel, east of Loudoun County Parkway and south of the confluence of Beaverdam Run and Broad Run in Sterling, Virginia. A small brick masonry building will be constructed to contain transmission equipment. The towers will be secured with a six-foot fence and combination locked gate. Grass and vegetation will be maintained around the towers and building site.



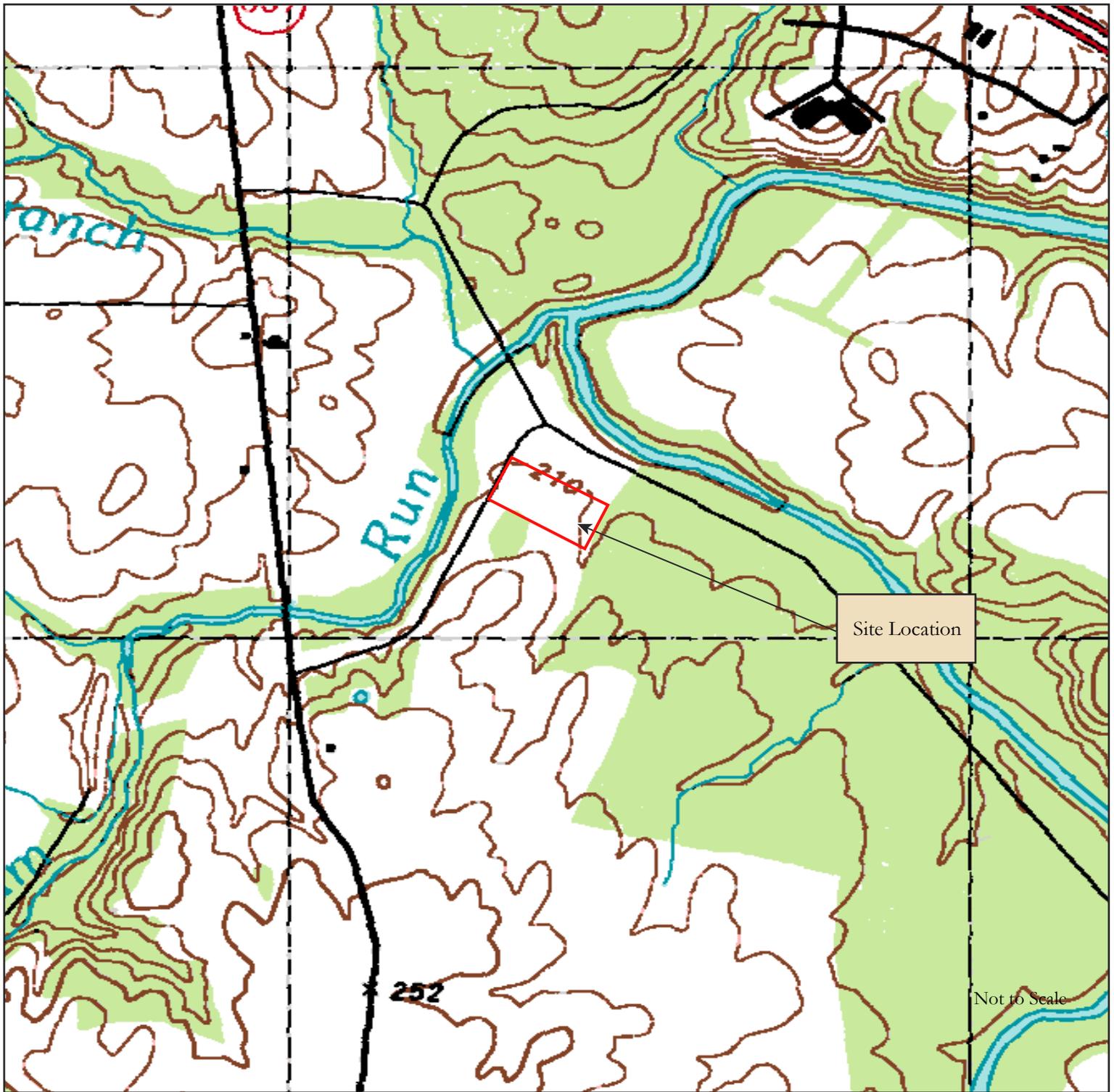
Scale 1:150,000

Source: Virginia Gazetteer, 2003

blueskies environmental associates, inc.

2837 Hathaway Road, Suite E
 Richmond, Virginia 23225
 Tel (804) 323-3835 Fax (804) 323-3836
 www.blueskiesassociates.com

FIGURE 1-1
 Vicinity Map
 WAGE (AM) Daytime Transmitter
 Loudoun County, Virginia
 January 2007



Source: Sterling, VA USGS Topographic Quadrangle, 1994

blueskies environmental associates, inc.

6767 Forest Hill Avenue, Suite 204
Richmond, Virginia 23225
Tel (804) 323-3835 Fax (804) 323-3836
www.blueskiesassociates.com

FIGURE 1-2

Location Map
WAGE (AM) Daytime Transmitter
Loudoun County, Virginia
January 2007

2.0 IMPACTS

This assessment addendum documents additional information requested by the FCC for the proposed daytime transmitter site location. This includes the area necessary for the placement of three new self-supporting radio towers, a modest transmitter building and a buried wire grounding system. Ms. Sandra Williams of blueskies accessed the proposed site with Mr. Tom Broderick of the LCSA on November 30, 2006.

2.1 ENDANGERED SPECIES

blueskies conducted a formal coordination process with the United States Fish and Wildlife Service (USFWS), Virginia Field Office in March 2008 to verify that the proposed activity will not impact any rare, threatened or endangered species on or near the proposed project site. In a response received April 22, 2008, the USFWS finds that no impacts to federally listed or proposed species or designated critical habitat will occur.

2.2 CULTURAL RESOURCES

blueskies conducted a formal coordination process, including submission of the Form 620, with the Virginia Department of Historic Resources (VDHR) in Richmond, Virginia in March through June 2008 to verify that the proposed activity will not impact are listed or eligible cultural resources on or near the proposed project site. In a response received on July 2, 2008, the VDHR found that no further identification efforts were warranted and that no historic properties would be affected by the project.

2.3 NATIVE AMERICAN RELIGIOUS SITES

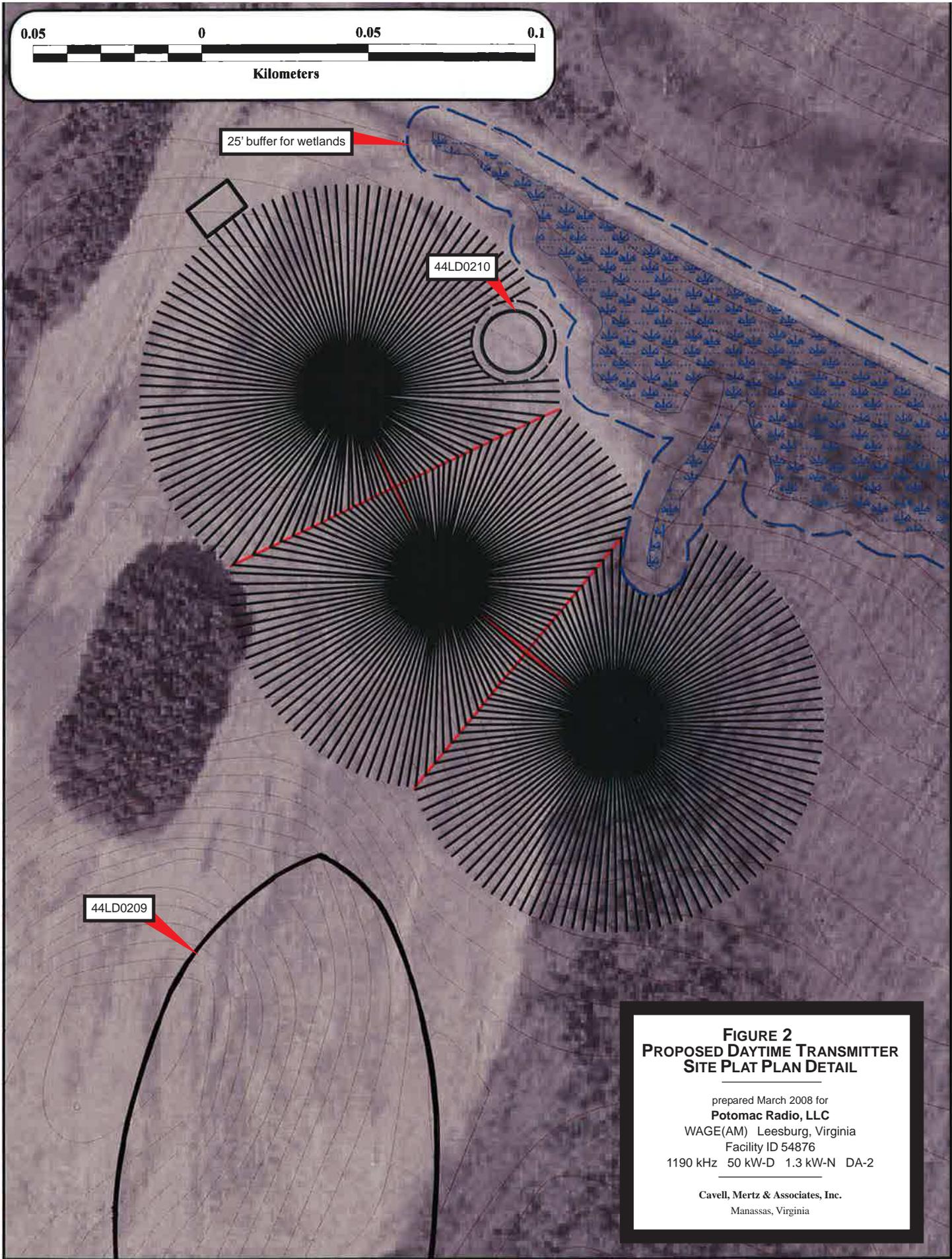
blueskies utilized the Tower Construction Notification System (TCNS) to coordinate with all federally recognized Native American tribes in the United States. Project number 37121 was assigned for the proposed WAGE(AM) transmitter facilities. Only two response were received. The Eastern Shawnee Tribe indicated no objection to the proposed construction in an e-mail dated April 18, 2008. Formal coordination with the Shawnee Tribe resulted in concurrence on July 17, 2008 that no known historic properties will be negatively impacted by the construction of this tower site.

2.6 FLOODPLAINS

The Federal Emergency Management Agency Flood Insurance Rate Map (FIRM) maps of floodplains for Virginia were studied to determine if the proposed site will be located in the 100-year floodplain. The site is located on Map Number 51107C0265 in Loudoun County, Virginia. The map indicated that the site is located in Zone AE, the 100-year floodplain and Zone X, the 500-year floodplain. The majority of the site will be in the 500-year floodplain, but due to the fact that a portion of the facility is located in the 100-year floodplain, the applicant has consulted with all appropriate Loudoun County departments. Permission through the special exception process is being sought for the placement of this facility. This process is currently underway and all parties indicate that an exception is likely to be issued for this project.

2.7 SURFACE FEATURES

Loudoun Water has had a wetlands delineation and jurisdictional confirmation of the waters of the U.S. on the entire property performed by CH2MHILL in 1999. The site visit by blueskies verified the position of these features in the landscape. The ground system wires will be dispersed to avoid all wetland areas in the antenna footprint. The proposed placement of the new WAGE daytime transmitter facilities will not impact any surface features, including wetlands and waters of the U.S. Figure 2 depicts the proposed antenna system will all 120 ground wires shown. No ground wires will impact the 25 foot buffer on the natural wetlands onsite.



25' buffer for wetlands

44LD0210

44LD0209

FIGURE 2
PROPOSED DAYTIME TRANSMITTER
SITE PLAT PLAN DETAIL

prepared March 2008 for
Potomac Radio, LLC
WAGE(AM) Leesburg, Virginia
Facility ID 54876
1190 kHz 50 kW-D 1.3 kW-N DA-2

Cavell, Mertz & Associates, Inc.
Manassas, Virginia

APPENDIX A

WAGE(AM) Daytime Transmitter Coordination Correspondence



March 28, 2008

Ms. Karen Mayne, Supervisor
United States Fish and Wildlife Service
Virginia Field Office
6669 Short Lane
Gloucester, VA 23061

RE: WAGE(AM) New Tower Coordination
Loudoun County, Virginia

Dear Ms. Mayne:

blueskies environmental associates (blueskies) has been retained by Potomac Radio, LLC to prepare an Environmental Assessment in compliance with Section 102(c) of the National Environmental Policy Act (NEPA) of 1969, as amended; for the proposed new daytime towers for WAGE(AM) on a parcel of land owned by the Loudoun County Sanitation Authority (LCSA) in Sterling, Virginia.

Potomac Radio, LLC proposes to construct a three tower array at the selected site to provide expanded radio coverage throughout Loudoun County, Virginia. The LCSA is currently constructing the Broad Run Water Reclamation Facility on the parcel. The proposed activity includes the placement of three new self-supporting radio towers, a modest transmitter building and a buried wire grounding system. The towers will be located at the northwest corner of the parcel, east of Loudoun County Parkway and south of the confluence of Beaverdam Run and Broad Run in Sterling, Virginia. A small brick masonry building will be constructed to contain transmission equipment. The towers will be secured with a six-foot fence and combination locked gate. Grass and vegetation will be maintained around the towers and building site. Avoidance and minimization measures have been employed to locate the proposed structures out of or away from sensitive environments.

blueskies has completed a Federal Communications Commission (FCC) New Tower Site Evaluation Form, which is enclosed for review. No species or habitat of concern was identified in the project vicinity. It is our interpretation that the proposed activity will not impact any rare, threatened or endangered species. Please feel free to contact me with any questions.

Sincerely,

Sandra H Williams

blueskies environmental associates, inc.
Sandra H. Williams, President

Enclosures

U.S. FISH AND WILDLIFE SERVICE
TOWER SITE EVALUATION FORM

1. Location (Provide maps if possible): WAGE(AM) – Sterling, VA
21254 Loudoun County Parkway

State: VA County: Loudoun Latitude/Longitude/GPS Grid: N 39° 02' 28" W 77° 26' 42"

City and Highway Direction (2 miles W on Hwy 20, etc.)
Loudoun County Parkway and Leesburg Pike (Exhibit attached)

2. Elevation above mean sea level: 212' AMSL
3. Will the equipment be co-located on an existing **FCC licensed** tower or other existing structure (building, billboard, etc.)? (y/n) No If yes, type of structure:
If yes, no further information is required.
4. If no, provide proposed specifications for new tower: Three-tower array (See Exhibits)
Height: 406', 407' and 406' AMSL Construction type (lattice, monopole, etc.): Lattice

Guy-wired? (y/n) No No. bands: _____ Total No. Wires:
Lighting (Security & Aviation):

Marking and lighting are not required for aviation safety according to the FAA's
Determination of No Hazard to Aviation (attached).

If tower will be lighted or guy-wired, complete items 5-19. If not, complete only items 19 and 20.

5. Area of tower footprint in acres or square feet:
6. Length and width of access road in feet:
7. General description of terrain - mountainous, rolling hills, flat to undulating, etc.
Photographs of the site and surrounding area are beneficial:
8. Meteorological conditions (incidence of fog, low ceilings, etc.):
9. Soil type(s):
10. Habitat types and land use on and adjacent to the site, by acreage and percentage of total:
11. Dominant vegetative species in each habitat type:

12. Average diameter breast height of dominant tree species in forested areas:
13. Will construction at this site cause fragmentation of a larger block of habitat into two or more smaller blocks? (y/n) _____ If yes, describe:
14. Is evidence of bird roosts or rookeries present? (y/n) _____ If yes, describe:
15. Distance to nearest wetland area (forested swamp, marsh, riparian, marine, etc.), and coastline if applicable:
16. Distance to nearest telecommunications tower:
17. Potential for co-location of antennas on existing towers or other structures:
18. Have measures been incorporated for minimizing impacts to migratory birds? (y/n)

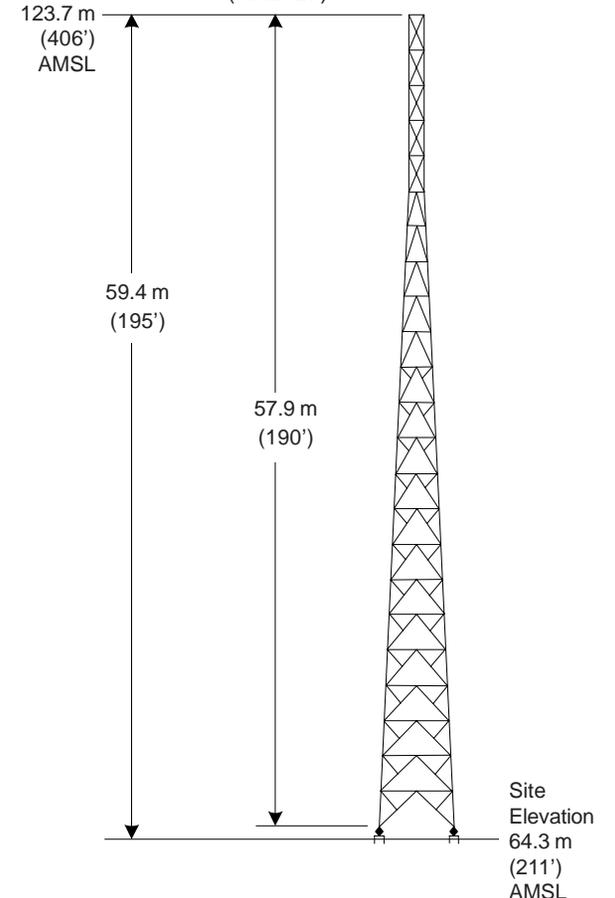
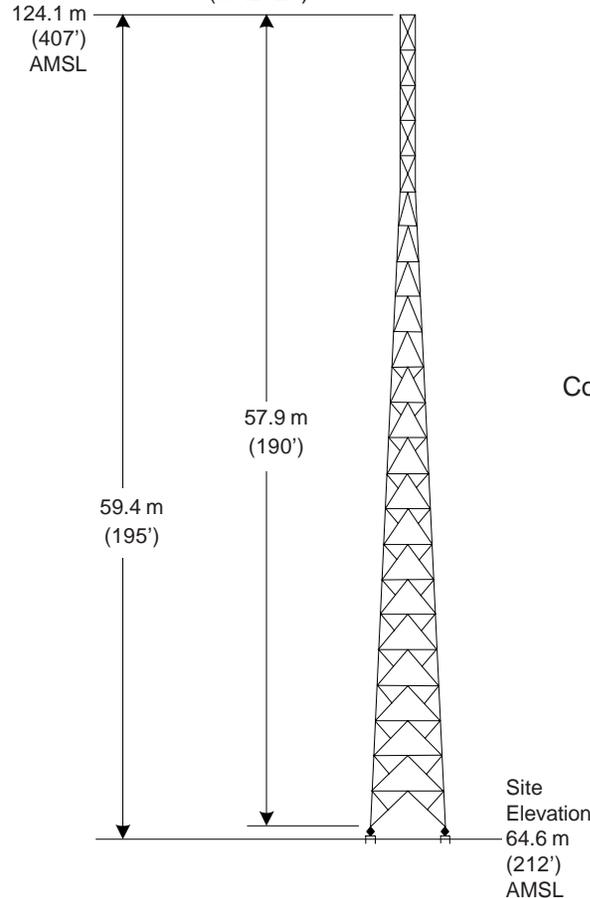
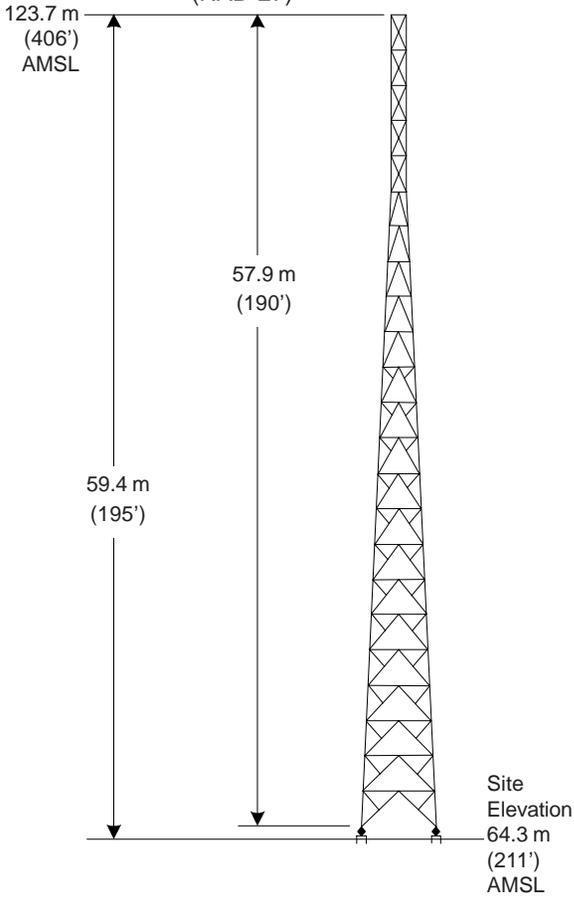
If yes, describe:
19. Has an evaluation been made to determine if the proposed facility may affect listed or proposed endangered or threatened species or their habitats as required by FCC regulation at 47 CFR L 13 07(a)(3)? (y/n) Y If yes, present findings:

Attached please find the printout for Federally Listed, Proposed, and Candidate Species from the US FWS, Virginia Field Office. The VA FWIS database results indicated that none of the listed species are present. The Virginia Department of Natural Heritage Data Explorer did not identify any listed species (no printout). Database results are attached.
20. Additional information required:

Tower #1(E)
 Site Coordinates
 39° 02' 27.0" N Latitude
 77° 26' 40.3" W Longitude
 (NAD-27)

Tower #2(C)
 Site Coordinates
 39° 02' 28.4" N Latitude
 77° 26' 42.5" W Longitude
 (NAD-27)

Tower #3(W)
 Site Coordinates
 39° 02' 30.3" N Latitude
 77° 26' 43.6" W Longitude
 (NAD-27)



Not to
 Scale

 Not for
 Construction

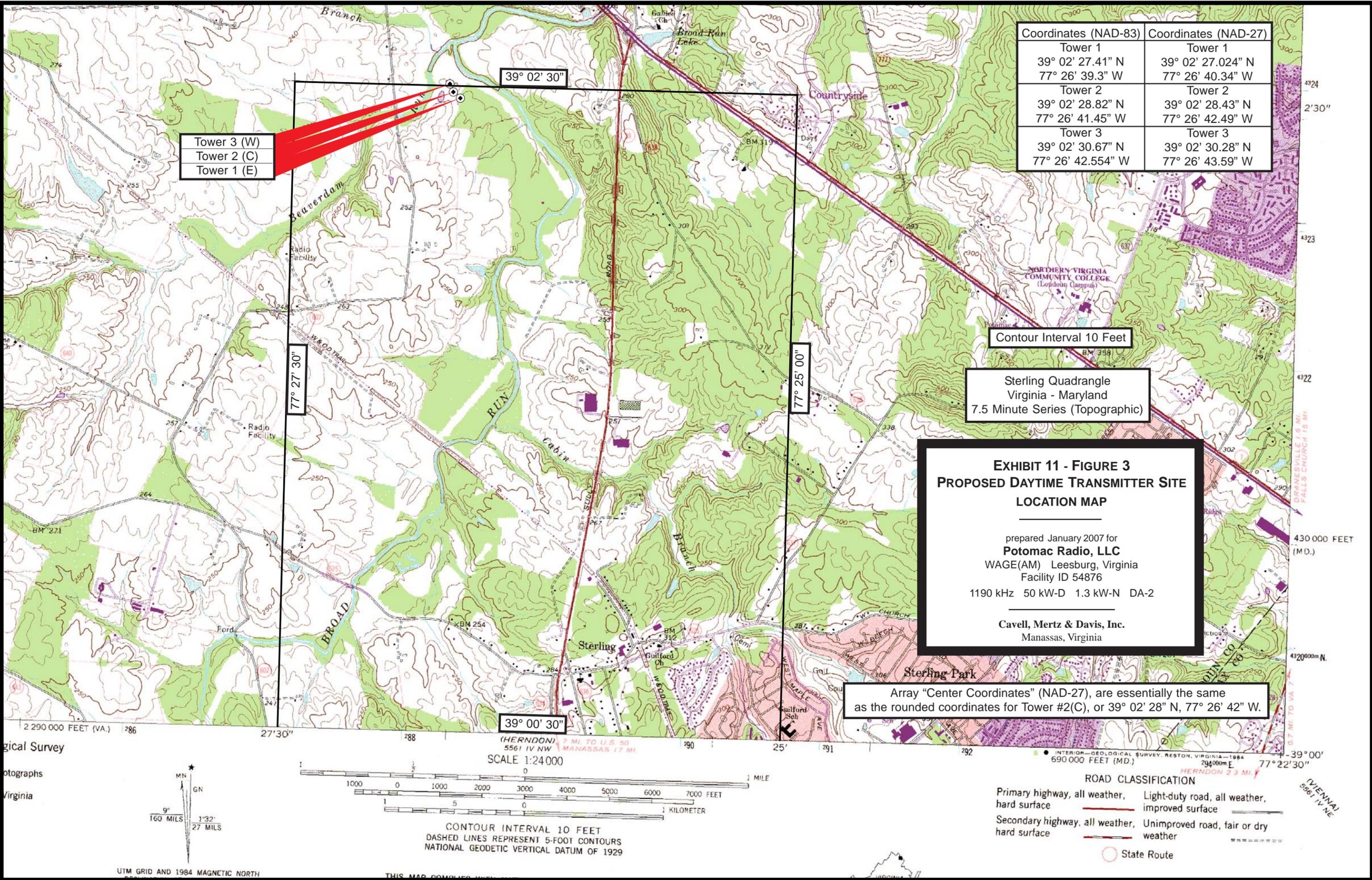
Note: Metric values were derived by conversion from English units of measure. Some of the metric values may not add correctly due to the rounding employed in the conversion process.

**EXHIBIT 11 - FIGURE 2
 PROPOSED DAYTIME ANTENNA
 SYSTEM ELEVATION PLAN**

prepared January 2007 for
Potomac Radio, LLC
 WAGE(AM) Leesburg, Virginia
 Facility ID 54876
 1190 kHz 50 kW-D 1.3 kW-N DA-2

Cavell, Mertz & Davis, Inc.
 Manassas, Virginia

"Array Center" is herein specified as
 rounded Tower 2(C) coordinates:
 39° 02' 28" N
 77° 26' 42" W



Tower 3 (W)
Tower 2 (C)
Tower 1 (E)

Coordinates (NAD-83)	Coordinates (NAD-27)
Tower 1 39° 02' 27.41" N 77° 26' 39.3" W	Tower 1 39° 02' 27.024" N 77° 26' 40.34" W
Tower 2 39° 02' 28.82" N 77° 26' 41.45" W	Tower 2 39° 02' 28.43" N 77° 26' 42.49" W
Tower 3 39° 02' 30.67" N 77° 26' 42.554" W	Tower 3 39° 02' 30.28" N 77° 26' 43.59" W

Contour Interval 10 Feet

Sterling Quadrangle
Virginia - Maryland
7.5 Minute Series (Topographic)

**EXHIBIT 11 - FIGURE 3
PROPOSED DAYTIME TRANSMITTER SITE
LOCATION MAP**

prepared January 2007 for
Potomac Radio, LLC
WAGE(AM) Leesburg, Virginia
Facility ID 54876
1190 kHz 50 kW-D 1.3 kW-N DA-2

Cavell, Mertz & Davis, Inc.
Manassas, Virginia

Array "Center Coordinates" (NAD-27), are essentially the same as the rounded coordinates for Tower #2(C), or 39° 02' 28" N, 77° 26' 42" W.

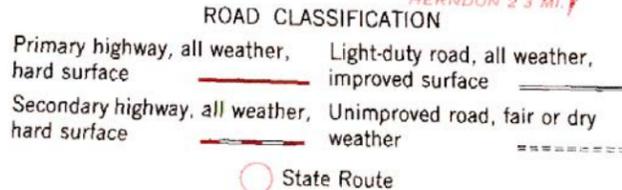
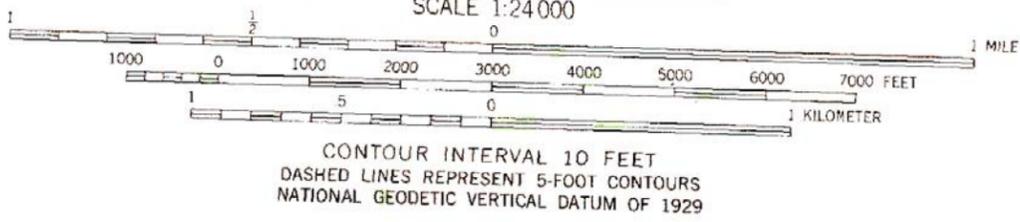
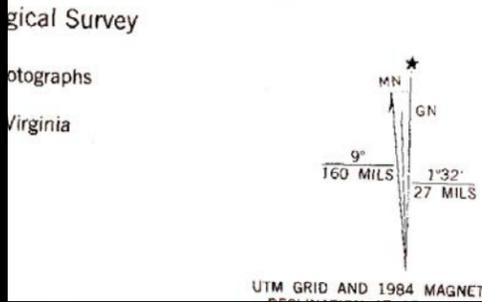




EXHIBIT 11 - FIGURE 3A
PROPOSED DAYTIME TRANSMITTER SITE
LOCATION PHOTO

prepared January 2007 for
Potomac Radio, LLC
WAGE(AM) Leesburg, Virginia
Facility ID 54876
1190 kHz 50 kW-D 1.3 kW-N DA-2

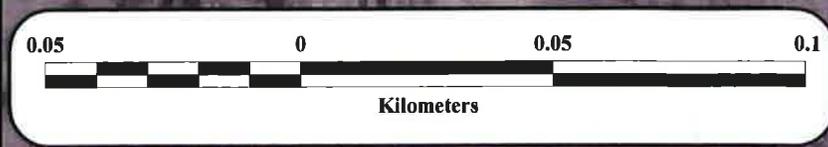
Cavell, Mertz & Davis, Inc.
Manassas, Virginia

Tower #3(W)

Tower #2(C)

Tower #1(E)

Coordinates (NAD-83)	Coordinates (NAD-27)
Tower 1	Tower 1
39° 02' 27.41" N	39° 02' 27.024" N
77° 26' 39.3" W	77° 26' 40.34" W
Tower 2	Tower 2
39° 02' 28.82" N	39° 02' 28.43" N
77° 26' 41.45" W	77° 26' 42.49" W
Tower 3	Tower 3
39° 02' 30.67" N	39° 02' 30.28" N
77° 26' 42.554" W	77° 26' 43.59" W



25' buffer for wetlands

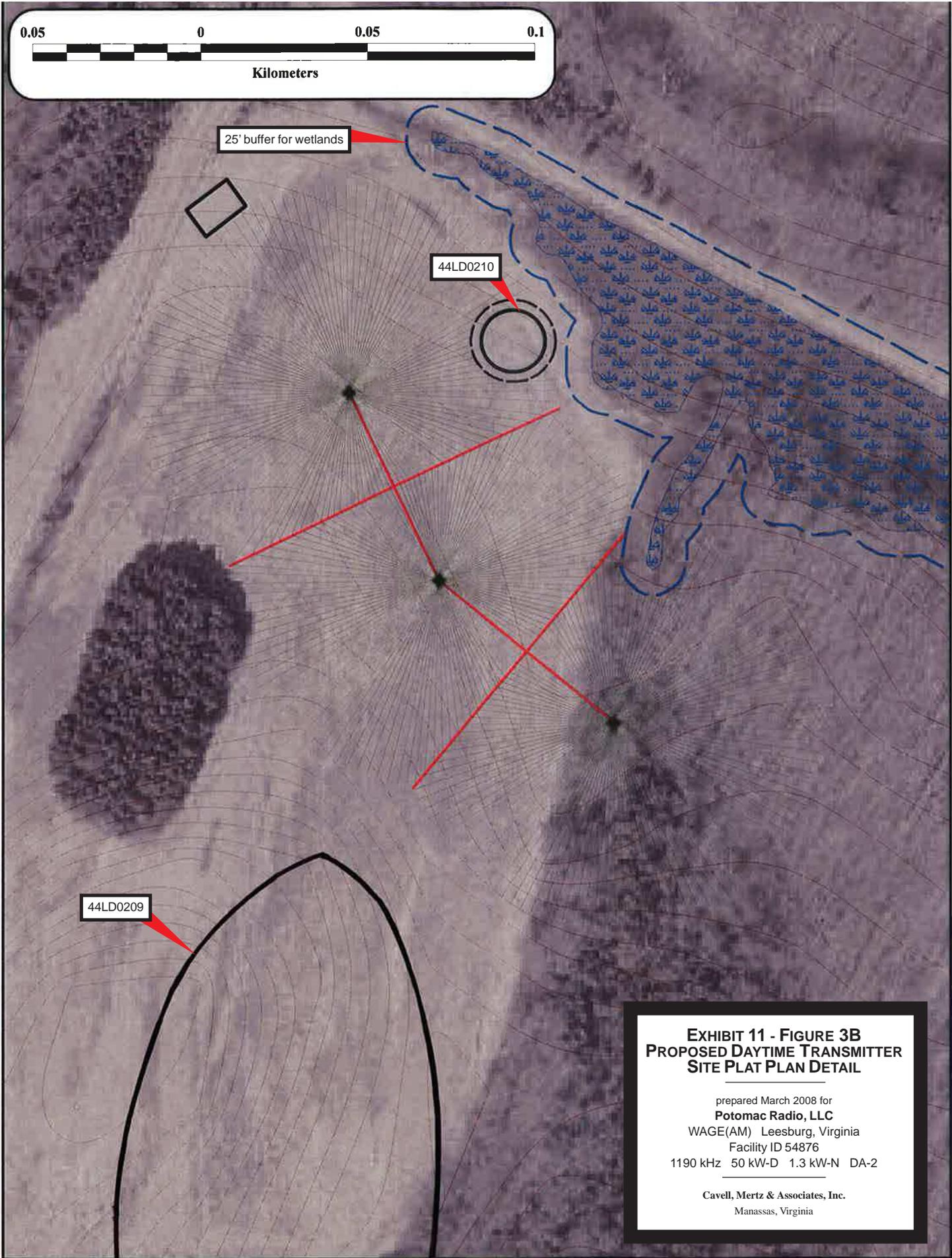
44LD0210

44LD0209

**EXHIBIT 11 - FIGURE 3B
PROPOSED DAYTIME TRANSMITTER
SITE PLAT PLAN DETAIL**

prepared March 2008 for
Potomac Radio, LLC
WAGE(AM) Leesburg, Virginia
Facility ID 54876
1190 kHz 50 kW-D 1.3 kW-N DA-2

Cavell, Mertz & Associates, Inc.
Manassas, Virginia



0.05 0 0.05 0.1
Kilometers

25' buffer for wetlands

44LD0210

44LD0209

**EXHIBIT 11 - FIGURE 3B
PROPOSED DAYTIME TRANSMITTER
SITE PLAT PLAN DETAIL**

prepared March 2008 for
Potomac Radio, LLC
WAGE(AM) Leesburg, Virginia
Facility ID 54876
1190 kHz 50 kW-D 1.3 kW-N DA-2

Cavell, Mertz & Associates, Inc.
Manassas, Virginia



UNITED STATES OF AMERICA
 FEDERAL COMMUNICATIONS COMMISSION
 ANTENNA STRUCTURE REGISTRATION



Potomac Radio, LLC

Number (FRN): 0013816491

James Weitzman Potomac Radio, LLC 2131 Crimmins Lane Falls Church, VA 22043	Antenna Structure Registration Number: 1255859
	Issue Date: 10-27-2006
Location of Antenna Structure: 1.3km from inter of VA state Rd 38 and Hwy 7, on a bearing of 249 degrees T. Sterling, VA	Ground Elevation (AMSL): 66.1 meters
	Overall Height Above Ground (AGL) 59.4 meters
Latitude Longitude 39-2-25.6N 77-26-39.6W NAD83	Overall Height Above Mean Sea Level (AMSL): 125.5 meters
Painting and Lighting Requirement s: NONE	
Special Conditions:	

This registration is effective upon completion of the described antenna structure and notification to the Commission. **YOU MUST NOTIFY THE COMMISSION WITHIN 24 HOURS OF COMPLETION OF C**

854. To file electronically, connect to the antenna structure registration system by pointing your web browser to <http://wireless.fcc.gov/antenna>. Electronic filing is recommended. You may also file manually by submitting a paper copy of FCC Form 854. Use purpose code "NT" for notification of completion of construction; use purpose code "CA" to cancel your registration.

radio signals. It is necessary that all radio equipment on this structure be covered by a valid FCC license or construction permit.

You must immediately provide a copy of this Registration to all tenant licensees and permittees sited on the structure described on this Registration (although not required, you may want to use Certified Mail to obtain proof of receipt), and display your Registration Number at the site. See reverse for important information about the Commission's Antenna Structure Registration rules.



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

Aeronautical Study No.
2007-AEA-270-OE
Prior Study No.
2006-AEA-2933-OE

Issued Date: 02/21/2007

James Perryman, C/O: CMD Consulting, Inc.
Potomac Radio, LLC
7839 Ashton Ave
Manassas, VA 20109

**** 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:	Sterling, VA
Latitude:	39-2-27.41 N NAD 83
Longitude:	77-26-39.30 W
Heights:	195 feet above ground level (AGL) 406 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 2007-AEA-270-OE.

Signature Control No: 499434-530344

(DNE)

Donna O'Neill
Specialist

Attachment(s)
Frequency Data

Frequency Data for ASN 2007-AEA-270-OE

LOW FREQUENCY	HIGH FREQUENCY	FREQUENCY UNIT	ERP	ERP UNIT
1.19	1.19	MHz	50	KW



**UNITED STATES OF AMERICA
 FEDERAL COMMUNICATIONS COMMISSION
 ANTENNA STRUCTURE REGISTRATION**



Owner: Potomac Radio, LLC

FCC Registration
 Number (FRN): 0013816491

James Weitzman Potomac Radio, LLC 2131 Crimmins Lane Falls Church, VA 22043	Antenna Structure Registration Number: <p align="center">1255860</p>						
	Issue Date: <p align="center">10-27-2006</p>						
Location of Antenna Structure: 1.3km from inter of VA state Rd 38 and Hwy 7, on a bearing of 249 degrees T. Sterling, VA	Ground Elevation (AMSL): <p align="center">68.0 meters</p>						
	Overall Height Above Ground (AGL) <p align="center">59.4 meters</p>						
<table border="0"> <tr> <td align="center">Latitude</td> <td align="center">Longitude</td> <td></td> </tr> <tr> <td align="center">39-2-27.0N</td> <td align="center">77-26-41.8W</td> <td align="center">NAD83</td> </tr> </table>	Latitude	Longitude		39-2-27.0N	77-26-41.8W	NAD83	Overall Height Above Mean Sea Level (AMSL): <p align="center">127.4 meters</p>
Latitude	Longitude						
39-2-27.0N	77-26-41.8W	NAD83					
Painting and Lighting Requirement s: <p align="center">NONE</p>							
Special Conditions:							

This registration is effective upon completion of the described antenna structure and notification to the Commission. **YOU MUST NOTIFY THE COMMISSION WITHIN 24 HOURS OF COMPLETION OF CONSTRUCTION OR CANCELLATION OF YOUR PROJECT, please file FCC Form 854.** To file electronically, connect to the antenna structure registration system by pointing your web browser to <http://wireless.fcc.gov/antenna>. Electronic filing is recommended. You may also file manually by submitting a paper copy of FCC Form 854. Use purpose code "NT" for notification of completion of construction; use purpose code "CA" to cancel your registration.

The Antenna Structure Registration is not an authorization to construct radio facilities or transmit radio signals. It is necessary that all radio equipment on this structure be covered by a valid FCC license or construction permit.

You must immediately provide a copy of this Registration to all tenant licensees and permittees sited on the structure described on this Registration (although not required, you may want to use Certified Mail to obtain proof of receipt), and display your Registration Number at the site. See reverse for important information about the Commission's Antenna Structure Registration rules.



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

Aeronautical Study No.
2007-AEA-271-OE
Prior Study No.
2006-AEA-2934-OE

Issued Date: 02/21/2007

James Perryman, C/O: CMD Consulting, Inc.
Potomac Radio, LLC
7839 Ashton Ave
Manassas, VA 20109

**** 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:	Sterling, VA
Latitude:	39-2-28.82 N NAD 83
Longitude:	77-26-41.45 W
Heights:	195 feet above ground level (AGL) 407 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 2007-AEA-271-OE.

Signature Control No: 499435-530346

(DNE)

Donna O'Neill
Specialist

Attachment(s)
Frequency Data

Form 7460-1 for ASN: 2007-AEA-271-OE

Overview																	
Study (ASN): 2007-AEA-271-OE	Received Date: 01/18/2007																
Prior Study: 2006-AEA-2934-OE	Entered Date: 01/18/2007																
Status: Determined	Completion Date: 02/21/2007																
Letters: Determination 	Expiration Date:																
	Map: View Map																
Sponsor Information																	
Sponsor: Potomac Radio, LLC	Sponsor's Representative Information																
Attention Of: James Perryman, C/O: CMD Consulting, Inc.	Representative: Cavell, Mertz & Davis, Inc.																
Address: 7839 Ashton Ave	Attention Of: Robert Clinton																
Address2:	Address: 7839 Ashton Avenue																
City: Manassas	Address2:																
State: VA	City: Manassas																
Postal Code: 20109	State: VA																
Country: USA	Postal Code: 20109-2883																
Phone: 703-392-9090 18	Country: US																
Fax: 703-392-9559	Phone: 703-392-9090																
	Fax: 703-392-9559																
Construction Info																	
Notice Of: Construction	Structure Summary																
Duration: Permanent (Months: 0 Days: 0)	Structure Type: Antenna Tower																
Work Schedule:	Other Description: WAGE TWR 2 of 3 TWR Array																
Date Built:	NACG Number:																
	FCC Number: 1255860																
Structure Details																	
Latitude (NAD 83): 39° 02' 28.82" N	Height and Elevation																
Longitude (NAD 83): 77° 26' 41.45" W	<table border="1"> <thead> <tr> <th></th> <th>Proposed</th> <th>DNE</th> <th>DET</th> </tr> </thead> <tbody> <tr> <td>Site Elevation:</td> <td>212</td> <td></td> <td></td> </tr> <tr> <td>Structure Height:</td> <td>195</td> <td>0</td> <td>195</td> </tr> <tr> <td>Total Height (AMSL):</td> <td>407</td> <td>0</td> <td>407</td> </tr> </tbody> </table>		Proposed	DNE	DET	Site Elevation:	212			Structure Height:	195	0	195	Total Height (AMSL):	407	0	407
	Proposed	DNE	DET														
Site Elevation:	212																
Structure Height:	195	0	195														
Total Height (AMSL):	407	0	407														
Horizontal Datum: NAD 83	Frequencies																
Survey Accuracy:	<table border="1"> <thead> <tr> <th>Low Freq</th> <th>High Freq</th> <th>Unit</th> <th>ERP</th> <th>Unit</th> </tr> </thead> <tbody> <tr> <td>1190</td> <td>1190</td> <td>KHz</td> <td>50</td> <td>KW</td> </tr> </tbody> </table>	Low Freq	High Freq	Unit	ERP	Unit	1190	1190	KHz	50	KW						
Low Freq	High Freq	Unit	ERP	Unit													
1190	1190	KHz	50	KW													
Marking/Lighting: None																	
Other Description:																	
Name: WAGE TWR 2 of 3 TWR Array																	
City: Sterling																	
State: VA																	
Nearest Airport: IAD																	
Distance to Structure: 35397 feet																	
On Airport: No																	
Direction to Structure: 5.05°																	
Description of Location: Proposed site is located 1.35km from intersection of Virginia State Road 38 and Highway , on a bearing of 249Â°T.																	
Description of Proposal: Tower 2 of a 3 tower AM-Directional Array. A minor shift in array placement is required to accommodate property owners' request.																	

Frequency Data for ASN 2007-AEA-271-OE

LOW FREQUENCY	HIGH FREQUENCY	FREQUENCY UNIT	ERP	ERP UNIT
1190	1190	KHz	50	KW



UNIT
FEDERAL CO

CA
MISSION



ANTENNA STRUCTURE REGISTRATION

Owner: Potoma Radio, LLC

FCC Registration
Number (FRN): 0013816491

Potoma Radio, LLC 2131 Crimmins Lane Falls Church, VA 22043	Antenna Structure Registration Number: 1255861
	Issue Date: 10-27-2006
Location of Antenna Structure: 1.3km from inter of VA State Rd 38 and Hwy 7, on a bearing of 249 degrees T. Sterling, VA	Ground Elevation (AMSL): 66.4 meters
	Overall Height Above Ground (AGL) 59.4 meters
Latitude Longitude 39-2-28.9N 77-26-42.9W NAD83	Overall Height Above Mean Sea Level (AMSL): 125.8 meters
Painting and Lighting Requirements: NONE	
Special Conditions:	

This registration is effective upon completion of the described antenna structure and notification to the Commission. **YOU MUST NOTIFY THE COMMISSION WITHIN 24 HOURS OF COMPLETION OF CONSTRUCTION OR CANCELLATION OF YOUR PROJECT, please file FCC Form 854.** To file electronically, connect to the antenna structure registration system by pointing your web browser to <http://wireless.fcc.gov/antenna>. Electronic filing is recommended. You may also file manually by submitting a paper copy of FCC Form 854. Use purpose code "NT" for notification of completion of construction; use purpose code "CA" to cancel your registration.

The Antenna Structure Registration is not an authorization to construct radio facilities or transmit radio signals. It is necessary that all radio equipment on this structure be covered by a valid FCC license or construction permit.

You must immediately provide a copy of this Registration to all tenant licensees and permittees sited on the structure described on this Registration (although not required, you may want to use Certified Mail to obtain proof of receipt), and display your Registration important information about the Commission's Antenna Structure Registration rules.



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

Aeronautical Study No.
2007-AEA-272-OE
Prior Study No.
2006-AEA-2935-OE

Issued Date: 02/21/2007

James Perryman, C/O: CMD Consulting, Inc.
Potomac Radio, LLC
7839 Ashton Ave
Manassas, VA 20109

**** 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:	Sterling, VA
Latitude:	39-2-30.67 N NAD 83
Longitude:	77-26-42.55 W
Heights:	195 feet above ground level (AGL) 406 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 2007-AEA-272-OE.

Signature Control No: 499436-530348

(DNE)

Donna O'Neill
Specialist

Attachment(s)
Frequency Data

Frequency Data for ASN 2007-AEA-272-OE

LOW FREQUENCY	HIGH FREQUENCY	FREQUENCY UNIT	ERP	ERP UNIT
1190	1190	KHz	50	KW

Form 7460-1 for ASN: 2007-AEA-272-OE

Overview

Study (ASN): 2007-AEA-272-OE
Prior Study: 2006-AEA-2935-OE
Status: Determined
Letters: Determination 

Received Date: 01/18/2007
Entered Date: 01/18/2007
Completion Date: 02/21/2007
Expiration Date:
Map: View Map

Sponsor Information

Sponsor: Potomac Radio, LLC
Attention Of: James Perryman, C/O: CMD Consulting, Inc.
Address: 7839 Ashton Ave
Address2:
City: Manassas
State: VA
Postal Code: 20109
Country: USA
Phone: 703-392-9090 18
Fax: 703-392-9559

Sponsor's Representative Information

Representative: Cavell, Mertz & Davis, Inc.
Attention Of: Robert Clinton
Address: 7839 Ashton Avenue
Address2:
City: Manassas
State: VA
Postal Code: 20109-2883
Country: US
Phone: 703-392-9090
Fax: 703-392-9559

Construction Info

Notice Of: Alteration
Duration: Permanent (Months: 0 Days: 0)
Work Schedule:
Date Built:

Structure Summary

Structure Type: Antenna Tower
Other Description: WAGE TWR 3 of 3 TWR Array
NACG Number:
FCC Number: 1255861

Structure Details

Latitude (NAD 83): 39° 02' 30.67" N
Longitude (NAD 83): 77° 26' 42.55" W
Horizontal Datum: NAD 83
Survey Accuracy:
Marking/Lighting: None
Other Description:
Name: WAGE TWR 3 of 3 TWR Array
City: Sterling
State: VA
Nearest Airport: IAD
Distance to Structure: 35603 feet
On Airport: No
Direction to Structure: 4.87°

Height and Elevation

	Proposed	DNE	DET
Site Elevation:	211		
Structure Height:	195	0	195
Total Height (AMSL):	406	0	406

Description of Location: Proposed site is located 1.35km from intersection of Virginia State Road 38 and Highway , on a bearing of 249Å°T.
Description of Proposal: Tower 3 of a 3 tower AM-Directional Array. A minor shift in array placement is required to accommodate property owners' request.

Frequencies

Low Freq	High Freq	Unit	ERP	Unit
1190	1190	KHz	50	KW

Virginia Fish and Wildlife Information Service



Project Review Report

List of threatened and endangered species and wildlife resources known or likely to occur within a 2 mile radius of (point 39,02,27 77,26,42) in 107 Loudoun, Va.

Threatened and Endangered Species Occurrences.

Bova Code	Status*	Common Name	Scientific Name	Confirmed	Database(s)
040093	FTST	Eagle, bald	Haliaeetus leucocephalus	No	BOVA
030062	ST	Turtle, wood	Glyptemys insculpta	No	BOVA
040129	ST	Sandpiper, upland	Bartramia longicauda	No	BOVA
040292	FSST	Shrike, migrant loggerhead	Lanius ludovicianus migrans	No	BOVA
040293	ST	Shrike, loggerhead	Lanius ludovicianus	No	BOVA
040379	FSST	Sparrow, Henslows	Ammodramus henslowii	No	BOVA
060081	FSST	Floater, green	Lasmigona subviridis	No	BOVA
010363	FS	Darter, Appalachia	Percina gymnocephala	No	BOVA
040320	FS	Warbler, cerulean	Dendroica cerulea	No	BOVA
100166	FS	Skipper, Dotted	Hesperia attalus slossonae	No	BOVA
100248	FS	Fritillary, regal	Speyeria idalia idalia	No	BOVA
040036	SS	Night-heron, yellow-crowned	Nyctanassa violacea violacea	Yes	BBA
040094	SS	Harrier, northern	Circus cyaneus	No	BOVA
040112	SS	Moorhen, common	Gallinula chloropus cachinnans	No	BOVA
040189	SS	Tern, Caspian	Sterna caspia	No	BOVA
040204	SS	Owl, barn	Tyto alba pratincola	Yes	BBA
040210	SS	Owl, long-eared	Asio otus	No	BOVA
040213	SS	Owl, northern saw-whet	Aegolius acadicus	No	BOVA
040262	SS	Nuthatch, red-breasted	Sitta canadensis	No	BOVA
040264	SS	Creeper, brown	Certhia americana	No	BOVA
040266	SS	Wren, winter	Troglodytes troglodytes	No	BOVA
040278	SS	Thrush, hermit	Catharus guttatus	No	BOVA
040285	SS	Kinglet, golden-crowned	Regulus satrapa	No	BOVA
040306	SS	Warbler, golden-winged	Vermivora chrysoptera	No	BOVA
040314	SS	Warbler, magnolia	Dendroica magnolia	No	BOVA
040364	SS	Dickcissel	Spiza americana	No	BOVA
040366	SS	Finch, purple	Carpodacus purpureus	No	BOVA
040372	SS	Crossbill, red	Loxia curvirostra	No	BOVA
050045	SS	Otter, northern river	Lontra canadensis lataxina	No	BOVA

*FE=Federal Endangered; FT=Federal Threatened; FC=Federal Candidate; FS=Federal Species of Concern (not a legal status; list maintained by USFWS Virginia Field Office); SE=State Endangered; ST=State Threatened; SS=State Special Concern (not a legal status).

Anadromous Fish Use Reaches Records - No Records found.

Colonial WaterBird (CWB) Survey Records - No Records found.

Threatened and Endangered Species Waters - No Records found.

**Summary of Recent Cold Water Stream Survey (CWSS) Reaches
(Click on Reach ID to view complete reach history) - No Records found.**

Commonwealth of Virginia Land Holdings

No records found for the search area.

USGS Hydrological Unit(s): Mid Atlantic Region: Middle Potomac-Anacostia-Occoquan River
Mid Atlantic Region: Middle Potomac-Catoctin River
Mid Atlantic Region: Shenandoah River

USGS 7.5' Quadrangles: Sterling

LOUDOUN COUNTY, VIRGINIA
Federally Listed, Proposed, and Candidate Species

<u>SCIENTIFIC NAME</u>	<u>COMMON NAME</u>	<u>STATUS</u>
------------------------	--------------------	---------------

None documented

Species of Concern (No official Federal status)

BIRDS

Haliaeetus leucocephalus

Bald eagle

G5

INVERTEBRATES

Elliptio lanceolata

Yellow lance

G2G3

¹This species has been documented in an adjacent county and may occur in this county.

August 8, 2007

Prepared by U.S. Fish and Wildlife Service, Virginia Field Office

SITE PHOTOS
WAGE(AM) DAYTIME TOWER LOCATION



Proposed WAGE (AM) Daytime Transmitter Site – LCSA parcel S. Williams, November 30, 2006



Proposed WAGE (AM) Daytime Transmitter Site – LCSA parcel S. Williams, November 30, 2006



Proposed WAGE (AM) Daytime Transmitter Site – LCSA parcel S. Williams, November 30, 2006



Proposed WAGE (AM) Daytime Transmitter Site – LCSA parcel S. Williams, November 30, 2006



United States Department of the Interior

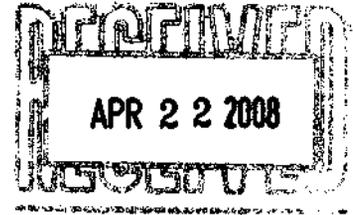
FISH AND WILDLIFE SERVICE

Ecological Services
6669 Short Lane
Gloucester, VA 23061



April 21, 2008

Ms. Sandra Williams
Blueskies Environmental Associates, Inc.
6767 Forest Hill Ave
Richmond, Virginia 23225-1851



Re: WAGE (AM) New Tower Coordination
Project, Loudoun County, Virginia,
Project # 51411-2008-I-0262

Greetings:

We have reviewed the above referenced project for impacts to federally listed and proposed endangered and threatened species and designated critical habitat. The following comments are provided under provisions of the Endangered Species Act of 1973 (87 Stat. 884, as amended; 16 U.S.C. 1531 *et seq.*).

The proposed project is to construct a three tower array in Loudoun County. Based on the project description and location, it appears that no impacts to federally listed or proposed species or designated critical habitat will occur. Should project plans change, or if additional information on the distribution of listed or proposed species or critical habitat becomes available, this determination may be reconsidered.

Migratory birds are a Federal trust resource and are protected under the Migratory Bird Treaty Act of 1940 (40 Stat. 755; 16 U.S.C. 703-712). Communication towers and antennas may pose a hazard to migratory birds in flight and may pose a threat to nesting birds attracted to the site. Enclosed are recommendations to avoid adverse impacts to migratory birds from communication towers. Please try to implement these measures in this and future projects that involve communication towers.

You can find species information and other pertinent information on project reviews within Virginia at our website http://www.fws.gov/northeast/virginiafield/Project_Reviews.html. If you have any questions, please contact Sumalee Hoskin of this office at (804) 693-6694, extension 136.

Sincerely,

Tylan Dean
Assistant Supervisor
Endangered Species/Federal Activities
Virginia Field Office

Communication Tower Consultation in Virginia

The U.S. Fish and Wildlife Service's (Service) Virginia Field Office believes that individual project review by this office is not required under certain conditions. The Service submits these comments in accordance with provisions of the Endangered Species Act (ESA) of 1973 (87 Stat. 884, as amended; 16 U.S.C. 1531 *et seq.*), the Migratory Bird Treaty Act (MBTA) of 1940 (40 Stat. 755; 16 U.S.C. 703-712), the Bald and Golden Eagle Protection Act (BGEPA) of 1940 (16 U.S.C. 668-688d), and the National Environmental Policy Act (NEPA) of 1969 (83 Stat. 852; 42 U.S.C. 4321 *et seq.*).

Migratory birds are a Federal trust resource and are protected under the MBTA. Communication towers and antennas may pose a hazard to migratory birds in flight and may pose a threat to nesting birds attracted to the site. Risk assessment factors include tower height, physical design, lighting, and site location relative to migratory corridors and bird concentration areas.

The Service has determined that the following proposed actions are not likely to adversely affect federally listed species in Virginia, nor have any significant impacts on migratory birds or other trust resources:

1. Collocation of new equipment and antennae with an existing structure (tower, power substation, smokestack, large building, water tank, etc.) where all ground disturbance occurs within previously disturbed areas and where such activities do not increase the existing height or require the addition of guy wires;
2. Routine maintenance of existing tower sites such as painting, antenna or panel replacement, upgrading existing equipment, etc.;
3. Repair or replacement of existing towers and/or equipment, provided such activities do not increase the existing tower height or require the addition of guy wires.

For projects that meet the above criteria, there is no need to contact this office for project review. This letter may be used as an ESA determination of "not likely to adversely affect."

The Service has developed the following guidelines at the national level, which we recommend project proponents follow in the design and location of communication tower facilities.

RECOMMENDATIONS TO AVOID ADVERSE IMPACTS TO MIGRATORY BIRDS, FEDERALLY LISTED SPECIES, AND OTHER WILDLIFE FROM COMMUNICATION TOWERS AND ANTENNAE

Wireless communication towers and antennae have greatly increased in number in recent years. Cumulatively, communication towers have a potentially significant impact on wildlife, especially migratory birds. All communication towers and antennae requiring authorization from the Federal Communications Commission (FCC) are subject to the environmental review procedures required by Section 7 of the Endangered Species Act (ESA) of 1973 (87 Stat. 884, as amended; 16 U.S.C. 1531 *et seq.*) and by the National Environmental Policy Act (NEPA) of 1969 (83 Stat. 852; 42 U.S.C. 4321 *et seq.*). The U.S. Fish and Wildlife Service (Service) routinely reviews proposed communication projects and provides recommendations to project proponents and the FCC to avoid adverse impacts to federally listed or proposed endangered and threatened species, migratory birds, and other wildlife.

All native migratory birds (e.g., waterfowl, shorebirds, songbirds, hawks, owls, vultures, falcons) are afforded protection under the Migratory Bird Treaty Act (MBTA) of 1918 (40 Stat. 755; 16 U.S.C. 703-712). Migratory birds are a federal trust resource responsibility, and the Service considers migratory bird concentration areas environmentally significant. Bird concentration areas include traditional migratory flight corridors (e.g., ridges, shorelines, river valleys); rookeries and other bird breeding areas; stopover, staging, or resting areas (e.g., land bounding large bodies of water, wetlands, forests, and natural grasslands); wildlife preserves (e.g., National Wildlife Refuges; State Parks, Forests, Wildlife Management Areas, and Natural Areas; private sanctuaries); and seasonal flight paths (e.g., between feeding and nesting or roosting areas).

Communication towers pose a collision hazard to birds in flight, especially some 350 species of night-migrating birds. Cumulatively, communication towers kill an estimated four to five million birds per year nationwide (Manville 2000). The risk of bird collisions is related to tower height, design, lighting, and location relative to migratory bird concentration areas. Most documented bird kills at communication towers involve tall, lighted structures, and birds migrating at night during inclement weather. During these events, birds attracted by the lights congregate and circle around the tower, with mortality resulting from collisions with guy wires, other birds, and the ground, or from exhaustion. However, occurrences of bird collision mortality at communication towers have also been documented during daytime and fair-weather conditions.

The Service recommends the following steps to avoid or minimize adverse impacts to migratory birds, federally listed or proposed endangered and threatened species, and other wildlife from communication towers and antennae:

1. Collocate communication antennae and other equipment on existing structures whenever possible to avoid new tower construction. Antennae have been mounted on rooftops; flagpoles; bell, cross, and clock towers; road signs; silos; and water and power line towers. Where attachment to an existing non-tower structure is not feasible, collocate antennae on existing communication towers. Depending on tower load factors, multiple (6-10) providers may collocate on a single communication tower. Although usually a preferred option, collocation on certain structures may be

restricted, such as historic sites, or silos on farms under State or county deed restriction for farm preservation, which may prohibit non-agricultural activities.

2. Construct new towers only if collocation is not feasible. Design new towers to allow for multiple transmitters to be collocated on a single new tower, no more than 199 feet above ground level (AGL), without lights or guy wires. (Towers taller than 199 feet are normally required by the Federal Aviation Administration [FAA] to employ aircraft warning lights.)
3. Consider the impacts of new towers to migratory birds, federally listed species, and other wildlife, cumulatively as well as individually when siting and designing networks of towers and antennae.
4. Site towers away from wetlands; areas with a known high incidence of fog, mist, and low cloud ceilings; and habitats supporting threatened or endangered species.
5. Construct taller (>200 feet AGL) towers only if collocation and shorter towers are not viable options. Use the minimum amount of pilot warning and obstruction avoidance lighting required by the FAA. Use only white (preferable) or red strobe lights at night unless otherwise required by the FAA, and employ the minimum number, minimum intensity, and minimum number of flashes per minute (longest duration between flashes) permitted by the FAA. Avoid solid red or pulsating red warning lights at night. (Current research indicates that solid or pulsating (beacon) red lights attract night-migrating birds at a much higher rate than white strobe lights. Red strobe lights have not yet been studied.)
6. Construct guyed towers only if other tower designs (e.g., monopoles, lattice towers) are not viable options. Locate guyed towers away from known raptor and waterbird concentration areas and daily movement routes, and away from major diurnal migratory bird movement routes and stopover sites. If a guyed tower must be located in or near such an area, employ daytime visual markers on the wires. Do not use artificial lighting to increase visibility of the structure or guy wires; instead use reflective paint or materials, large balls, or other available technology. (For guidance on markers, see Avian Power Line Interaction Committee 1994 and 1996.)
7. Avoid or minimize habitat loss within and adjacent to the "footprint" of new towers and associated facilities. (However, a larger tower footprint is preferable to the use of guy wires.) Minimize road access and fencing to reduce or prevent habitat fragmentation and disturbance, and to reduce above-ground obstacles to birds in flight.
8. Avoid siting towers in or near known bird concentration areas (discussed on page 1); known bird migration or daily movement flyways; and areas known to be used habitually by significant numbers of breeding, feeding, or roosting birds. If such areas cannot be avoided, avoid construction during seasons of high bird activity.
9. Design new towers structurally and electrically to accommodate the applicant's

antennas and comparable antennas for at least two additional providers, for a minimum of three providers for each tower, to reduce the number of towers needed in the future (unless such a design would require the addition of lights or guy wires to an otherwise unlighted and/or unguyed tower).

10. Down-shield security lighting for on-ground facilities and equipment to keep light within the boundaries of the site.
11. Allow Service personnel and affiliated researchers access to proposed and existing tower sites upon request to evaluate bird use; conduct dead-bird searches; place net catchments below the towers but above the ground; and place radar, Global Positioning System, infrared, thermal imagery, and acoustical monitoring equipment as necessary to assess and verify bird movements and to gain information on the impacts of various tower sizes, configurations, and lighting systems.
12. Provide for tower decommissioning, including removal, in any license application submitted to the FCC. Remove towers no longer in use or determined to be obsolete within 12 months of cessation of use.

LITERATURE CITED

- Avian Power Line Interaction Committee. 1994. Mitigating bird collisions with power lines: The state of the art in 1994. Edison Electric Institute, Washington, D.C. 78 pp.
- _____. 1996. Suggested practices for raptor protection on power lines. Edison Electric Institute/Raptor Research Foundation, Washington, D.C. 128 pp.
- Manville, A.M. II. 2000. The ABCs of avoiding bird collisions at communication towers: the next steps. Proceedings of the Avian Interactions Workshop. Electric Power Research Institute. 15 pp.

FURTHER INFORMATION

- Bibliography of bird kills: <http://migratorybirds.fws.gov/issues/towers/review>
- Federal Communications Commission, Wireless Telecommunication Branch - Siting Issues
<http://www.fcc.gov/wtb/siting>
- Federal Communications Commission Telecommunications Act of 1996
<http://www.fcc.gov/telecom.html>
- General Information: <http://migratorybirds.fws.gov/issues/towers/abcs.html>
- Ogden, L.J.E. 1996. Collision Course: The hazards of lighted structures and windows to migrating birds. World Wildlife Fund Canada and the Fatal Light Awareness Program. Toronto, Ontario, Canada. 46 pp.
- Towerkill.com. <http://www.towerkill.com>
- U.S. Fish and Wildlife Service Endangered Species Home Page. <http://endangered.fws.gov>
- U.S. Fish and Wildlife Service, Division of Migratory Bird Management, Bird Issues.
<http://migratorybirds.fws.gov/issues/tblconthtml>
- U.S. Fish and Wildlife Service, Division of Migratory Bird Management, Service Guidelines.
<http://migratorybirds.fws.gov/issues/towers/comtow.html>



March 28, 2008

Mr. Marc Holma
Virginia Department of Historic Resources
2801 Kensington Avenue
Richmond, VA 23221

RE: WAGE(AM) New Tower Coordination
Loudoun County, Virginia

Dear Mr. Holma:

blueskies environmental associates (blueskies) has been retained by Potomac Radio, LLC to prepare an Environmental Assessment in compliance with Section 102(c) of the National Environmental Policy Act (NEPA) of 1969, as amended; for the proposed new daytime towers for WAGE(AM) on a parcel of land owned by the Loudoun County Sanitation Authority (LCSA) in Sterling, Virginia.

Potomac Radio, LLC proposes to construct a three tower array at the selected site to provide expanded radio coverage throughout Loudoun County, Virginia. The LCSA is currently constructing the Broad Run Water Reclamation Facility on the parcel. The proposed activity includes the placement of three new self-supporting radio towers, a modest transmitter building and a buried wire grounding system. The towers will be located at the northwest corner of the parcel, east of Loudoun County Parkway and south of the confluence of Beaverdam Run and Broad Run in Sterling, Virginia. A small brick masonry building will be constructed to contain transmission equipment. The towers will be secured with a six-foot fence and combination locked gate. Grass and vegetation will be maintained around the towers and building site. Avoidance and minimization measures have been employed to locate the proposed structures out of or away from sensitive environments.

blueskies has completed a Federal Communications Commission (FCC) Form 620 – New Tower Submission Packet, which is enclosed for review. It is our interpretation that the proposed activity will not adversely impact the small temporary encampment identified in the project vicinity and we would like to respectfully request your agency concurrence. Please feel free to contact me with any questions.

Sincerely,

Sandra H Williams

blueskies environmental associates, inc.
Sandra H. Williams, President

Enclosures

**Federal Communications Commission
Washington, DC 20554**

New Tower (“NT”) Submission Packet

FCC FORM 620

Introduction

The **NT Submission Packet** is to be completed by or on behalf of Applicants to construct new antenna support structures by or for the use of licensees of the Federal Communications Commission (“FCC”). **The Packet (including Form 620 and attachments) is to be submitted to the State Historic Preservation Office (“SHPO”) or to the Tribal Historic Preservation Office (“THPO”), as appropriate, before any construction or other installation activities on the site begin. Failure to provide the Submission Packet and complete the review process under Section 106 of the National Historic Preservation Act (“NHPA”)¹ prior to beginning construction may violate Section 110(k) of the NHPA and the Commission’s rules.**

The instructions below should be read in conjunction with, and not as a substitute for, the “Nationwide Programmatic Agreement for Review of Effects on Historic Properties for Certain Undertakings Approved by the Federal Communications Commission,” dated _____, 2004, (“Nationwide Agreement”) and the relevant rules of the FCC (47 C.F.R. §§ 1.1301-1.1319) and the Advisory Council on Historic Preservation (“ACHP”) (36 C.F.R. Part 800).²

Exclusions and Scope of Use

The NT Submission Packet should not be submitted for undertakings that are excluded from Section 106 Review. The categories of new tower construction that

¹ 16 U.S.C. § 470f.

² Section II.A.9. of the Nationwide Agreement defines a “historic property” as: “Any prehistoric or historic district, site, building, structure, or object included in, or eligible for inclusion in, the National Register maintained by the Secretary of the Interior. This term includes artifacts, records, and remains that are related to and located within such properties. The term includes properties of traditional religious and cultural importance to an Indian tribe or Native Hawaiian Organization that meet the National Register criteria.”

Applicant’s Name: Potomac Radio, LLC
Project Name: WAGE(AM) Daytime Tower
Project Number: _____

NT SUBMISSION PACKET – FCC FORM 620

Approved by OMB

3060-1039

Estimate Time Per Response:

.5 to 10 hours

are excluded from historic preservation review under Section 106 of the NHPA are described in Section III of the Nationwide Agreement.

Where an undertaking is to be completed but no submission will be made to a SHPO or THPO due to the applicability of one or more exclusions, the Applicant should retain in its files documentation of the basis for each exclusion should a question arise as to the Applicant’s compliance with Section 106.

The NT Submission Packet is to be used only for the construction of new antenna support structures. Antenna collocations that are subject to Section 106 review should be submitted using the Collocation (“CO”) Submission Packet (FCC Form 621).

General Instructions: NT Submission Packet

Fill out the answers to Questions 1-5 on Form 620 and provide the requested attachments. Attachments should be numbered and provided in the order described below.

For ease of processing, provide the Applicant’s Name, Applicant’s Project Name, and Applicant’s Project Number in the lower right hand corner of each page of Form 620 and attachments.³

1. Applicant Information

Full Legal Name of Applicant: Potomac Radio, LLC

FCC Registration Number (FRN) 0013816491

Name and Title of Contact Person: Mr. James M. Weitzman

Address of Contact Person (including Zip Code):
2131 Crimmins Lane, Falls Church, VA 22043

Phone: (703) 777-1200 Fax: (703) 777-7431

E-mail address: weitzman3@aol.com

³ Some attachments may contain photos or maps on which this information can not be provided.

Applicant’s Name: Potomac Radio, LLC
Project Name: WAGE(AM) Daytime Tower
Project Number: _____

NT SUBMISSION PACKET – FCC FORM 620

Approved by OMB
3060-1039
Estimate Time Per Response:
.5 to 10 hours

2. Applicant's Consultant Information

Full Legal Name of Applicant's Section 106 Consulting Firm:

blueskies environmental associates, inc.

Name of Principal Investigator: Sandra H. Williams

Title of Principal Investigator: President

Investigator's Address: 6767 Forest Hill Avenue, Suite 204

City: Richmond State VA Zip Code 23225-1851

Phone: (804) 323-3835 Fax: (804) 323-3836

E-mail Address: sandyw@blueskiesassociates.com

Does the Principal Investigator satisfy the Secretary of the Interior's Professional Qualification Standards?⁴ YES / NO. NO

Areas in which the Principal Investigator meets the Secretary of the Interior's Professional Qualification Standards:

Other "Secretary of the Interior qualified" staff who worked on the Submission Packet (provide name(s) as well as well as the area(s) in which they are qualified):

⁴ The Professional Qualification Standards are available on the cultural resources webpage of the National Park Service, Department of the Interior: <http://www.cr.nps.gov/local-law/arch_stnds_9.htm>. The Nationwide Agreement requires use of Secretary-qualified professionals for identification and evaluation of historic properties within the APE for direct effects, and for assessment of effects. The Nationwide Agreement encourages, but does not require, use of Secretary-qualified professionals to identify historic properties within the APE for indirect effects. See Nationwide Agreement, §§ VI.D.1.d, VI.D.1.e, VI.D.2.b, VI.E.5.

Applicant's Name: Potomac Radio, LLC
Project Name: WAGE(AM) Daytime Tower
Project Number:

NT SUBMISSION PACKET – FCC FORM 620

Approved by OMB
3060-1039
Estimate Time Per Response:
.5 to 10 hours

3. Site Information

a. Street Address of Site: 21254 Loudoun County Parkway

City or Township: Ashburn

County / Parish: Loudoun County State: VA Zip Code: _____

b. Nearest Cross Roads: Loudoun County Parkway / Leesburg Pike

c. NAD 83 Latitude/Longitude coordinates (to tenth of a second):

N 39 ° 02 ' 28 . " ; W 77 ° 26 ' 42 . "

d. Proposed tower height above ground level:⁵ _____ feet; 124.1 meters

e. Tower type:

guyed lattice tower self-supporting lattice monopole

other (briefly describe tower) _____

4. Project Status:⁶

a. Construction not yet commenced;

b. Construction commenced on [date] _____; or,

c. Construction commenced on [date] _____ and was completed on [date] _____.

⁵ Include top-mounted attachments such as lightning rods.

⁶ Failure to provide the Submission Packet and complete the review process under Section 106 of the NHPA prior to beginning construction may violate Section 110(k) of the NHPA and the Commission's rules. See Section X of the Nationwide Agreement.

Applicant's Name: Potomac Radio, LLC
Project Name: WAGE(AM) Daytime Tower
Project Number: _____

NT SUBMISSION PACKET – FCC FORM 620

Approved by OMB
3060-1039

Estimate Time Per Response:
.5 to 10 hours

5. Applicant's Determination of Effect:

a. Direct Effects (check one):

- i. No Historic Properties in Area of Potential Effects ("APE") for direct effects;
- ii. "No effect" on Historic Properties in APE for direct effects;
- iii. "No adverse effect" on Historic Properties in APE for direct effects;
- iv. "Adverse effect" on one or more Historic Properties in APE for direct effects.

b. Visual Effects (check one):

- i. No Historic Properties in Area of Potential Effects ("APE") for visual effects;
- ii. "No effect" on Historic Properties in APE for visual effects;
- iii. "No adverse effect" on Historic Properties in APE for visual effects;
- iv. "Adverse effect" on one or more Historic Properties in APE for visual effects.

Certification and Signature

I certify that all representations on this FCC Form 620 and the accompanying attachments are true, correct, and complete.

Sandra H Williams
Signature

March 15, 2008
Date

Sandra H Williams
Printed Name

President
Title

WILLFUL FALSE STATEMENTS MADE ON THIS FORM OR ANY ATTACHMENTS ARE PUNISHABLE BY FINE AND/OR IMPRISONMENT (U.S. Code, Title 18, Section 1001) AND/OR REVOCATION OF ANY STATION LICENSE OR CONSTRUCTION PERMIT (U.S. Code, Title 47, Section 312(a)(1) AND/ OR FORFEITURE (U.S. Code, Title 47, Section 503).

Applicant's Name: Potomac Radio, LLC
Project Name: WAGE (AM) Daytime Tower
Project Number: _____

Attachments

Provide the following attachments in this order and numbered as follows:

Attachment 1. Résumés / Vitae.

Provide a current copy of the résumé or curriculum vitae for the Principal Investigator and any researcher or other person who contributed to, reviewed, or provided significant input into the research, analysis, writing or conclusions presented in the Submission Packet for this proposed facility.

Attachment 2. Additional Site Information

Describe any additional structures, access roads, utility lines, fences, easements, or other construction planned for the site in conjunction with the proposed facility.

Attachment 3. Tribal and NHO Involvement

At an early stage in the planning process, the Nationwide Agreement requires the Applicant to gather information from appropriate Indian Tribes or Native Hawaiian Organizations (“NHOs”) to assist in the identification of historic properties of religious and cultural significance to them. Describe measures taken to identify Indian tribes and NHOs that may attach religious and cultural significance to historic properties that may be affected by the undertaking within the Areas of Potential Effects (“APE”) **for direct and visual effects**. If such Indian tribes or NHOs were identified, list them and provide a summary of contacts by the FCC, the Applicant, or the Applicant’s representative. Provide copies of relevant documents, including correspondence. If no such Indian tribes or NHOs were identified, please explain.

Attachment 4. Local Government

- a. Has any local government agency been contacted and invited to become a consulting party pursuant to Section V.A. of the Nationwide Agreement? If so, list the local government agencies contacted. Provide a summary of contacts and copies of any relevant documents (e.g., correspondence or notices).
- b. If a local government agency will be contacted but has not been to date, explain why and when such contact will take place.

NT SUBMISSION PACKET – FCC FORM 620

Approved by OMB
3060-1039
Estimate Time Per Response:
.5 to 10 hours

Attachment 5. Public Involvement

Describe measures taken to obtain public involvement in this project (e.g., notices, letters, or public meetings). Provide copies of relevant documentation.

Attachment 6. Additional Consulting Parties

List additional consulting parties that were invited to participate by the Applicant, or independently requested to participate. Provide any relevant correspondence or other documents.

Attachment 7. Areas of Potential Effects Standard 1/2 mi radius from center

- a. Describe the APE for direct effects and explain how this APE was determined.
- b. Describe the APE for visual effects and explain how this APE was determined.

Attachment 8. Historic Properties Identified in the APE for Visual Effects

- a. Provide the name and address (including U.S. Postal Service ZIP Code) of each property in the APE for visual effects that is listed in the National Register, has been formally determined eligible for listing by the Keeper of the National Register, or is identified as considered eligible for listing in the records of the SHPO/THPO, pursuant to Section VI.D.1.a. of the Nationwide Agreement.⁷
- b. Provide the name and address (including U.S. Postal Service ZIP Code) of each Historic Property in the APE for visual effects, not listed in Attachment 8a, identified through the comments of Indian Tribes, NHOs, local governments, or members of the public. Identify each individual or group whose comments led to the inclusion of a Historic Property in this attachment. For each such property, describe how it satisfies the criteria of eligibility (36 C.F.R. Part 63).

⁷ Section VI.D.1.a. of the Nationwide Agreement requires the Applicant to review publicly available records to identify within the APE for visual effects: i) properties listed in the National Register; ii) properties formally determined eligible for listing by the Keeper of the National Register; iii) properties that the SHPO/THPO certifies are in the process of being nominated to the National Register; iv) properties previously determined eligible as part of a consensus determination of eligibility between the SHPO/THPO and a Federal Agency or local government representing the Department of Housing and Urban Development (HUD); and, v) properties listed in the SHPO/THPO Inventory that the SHPO/THPO has previously evaluated and found to meet the National Register criteria, and that are identified accordingly in the SHPO/THPO Inventory.

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Estimate Time Per Response:
.5 to 10 hours

- c. For any properties listed on Attachment 8a that the Applicant considers no longer eligible for inclusion in the National Register, explain the basis for this recommendation.

Attachment 9. Historic Properties Identified in the APE for Direct Effects

- a. List all properties identified in Attachment 8a or 8b that are within the APE for direct effects.
- b. Provide the name and address (including U.S. Postal Service ZIP Code) of each property in the APE for direct effects, not listed in Attachment 9a, that the Applicant considers to be eligible for listing in the National Register as a result of the Applicant's research. For each such property, describe how it satisfies the criteria of eligibility (36 C.F.R. Part 63). For each property that was specifically considered and determined not to be eligible, describe why it does not satisfy the criteria of eligibility.
- c. Describe the techniques and the methodology, including any field survey, used to identify historic properties within the APE for direct effects.⁸ If no archeological field survey was performed, provide a report substantiating that: i) the depth of previous disturbance exceeds the proposed construction depth (excluding footings and other anchoring mechanisms) by at least 2 feet; or, ii) geomorphological evidence indicates that cultural resource-bearing soils do not occur within the project area or may occur but at depths that exceed 2 feet below the proposed construction depth.⁹

Attachment 10. Effects on Identified Properties

For each property identified as a Historic Property in Attachments 8 and 9:

- a. Indicate whether the Applicant believes the proposed undertaking would have a) no effect; b) no adverse effect; or, c) an adverse effect. Explain how each such assessment was made. Provide supporting documentation where necessary.
- b. Provide copies of any correspondence and summaries of any oral communications with the SHPO/THPO.

⁸ Pursuant to Section VI.D.2.a. of the Nationwide Agreement, Applicants shall make a reasonable and good faith effort to identify above ground and archeological historic properties, including buildings, structures, and historic districts, that lie within the APE for direct effects. Such reasonable and good faith efforts may include a field survey where appropriate.

⁹ Under Section VI.D.2.d. of the Nationwide Agreement, an archeological field survey is required even if one of these conditions applies, if an Indian tribe or NHO provides evidence that supports a high probability of the presence of intact archeological Historic Properties within the APE for direct effects.

NT SUBMISSION PACKET – FCC FORM 620

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3060-1039
Estimate Time Per Response:
.5 to 10 hours

- c. Describe any alternatives that have been considered that might avoid, minimize, or mitigate any adverse effects. Explain the Applicant's conclusion regarding the feasibility of each alternative.

Attachment 11. Photographs

Except in cases where no Historic Properties were identified within the Areas of Potential Effects, submit photographs as described below. Photographs should be in color, marked so as to identify the project, keyed to the relevant map (see Item 12 below) or text, and dated; the focal length of the lens should be noted. The source of any photograph included but not taken by the Applicant or its consultant (including copies of historic images) should be identified on the photograph.

- a. Photographs taken from the tower site showing views from the proposed location in all directions. The direction (e.g., north, south, etc.) should be indicated on each photograph, and, as a group, the photographs should present a complete (360 degree) view of the area around the proposed tower.
- b. Photographs of all listed and eligible properties within the Areas of Potential Effects.
- c. If any listed or eligible properties are visible from the proposed tower site, photographs looking at the tower site from each historic property. The approximate distance in feet (meters) between the site and the historic property should be included.
- d. Aerial photos of the APE for visual effects, if available.

Attachment 12. Maps

Include one or more 7.5-minute quad USGS topographical maps that:

- a. Identify the Areas of Potential Effects for both direct and visual effects. If a map is copied from the original, include a key with name of quad and date.
- b. Show the location of the proposed tower site and any new access roads or other easements including excavations.
- c. Show the locations of each property listed in Attachments 8 and 9.
- d. Include keys for any symbols, colors, or other identifiers.

NT SUBMISSION PACKET – FCC FORM 620

Approved by OMB
3060-1039
Estimate Time Per Response:
.5 to 10 hours

Attribution and Bibliographic Standards. All reports included in the Submission Packet should be footnoted and contain a bibliography of the sources consulted.

- a. Footnotes may be in a form generally accepted in the preparer's profession so long as they identify the author, title, publisher, date of publication, and pages referenced for published materials. For archival materials/documents/letters, the citation should include author, date, title or description and the name of the archive or other agency holding the document.
- b. A bibliography should be appended to each report listing the sources of information consulted in the preparation of the report. The bibliography may be in a form generally accepted in the preparer's profession.

FCC NOTICE TO INDIVIDUALS REQUIRED BY THE PRIVACY ACT AND THE PAPERWORK REDUCTION ACT

The FCC is authorized under the Communications Act of 1934, as amended, to collect the personal information we request in this form. We will use the information provided in the application to determine whether approving this application is in the public interest. If we believe there may be a violation or potential violation of a FCC statute, regulation, rule or order, your application may be referred to the Federal, state or local agency responsible for investigating, prosecuting, enforcing or implementing the statute, rule, regulation or order. In certain cases, the information in your application may be disclosed to the Department of Justice or a court or adjudicative body when (a) the FCC; (b) any employee of the FCC; or (c) the United States Government is a party to a proceeding before the body or has an interest in the proceeding. In addition, all information provided in this form will be available for public inspection.

If you owe a past due debt to the federal government, any information you provide may also be disclosed to the Department of Treasury Financial Management Service, other federal agencies and/or your employer to offset your salary, IRS tax refund or other payments to collect that debt. The FCC may also provide this information to these agencies through the matching of computer records when authorized.

If you do not provide the information requested on this form, the application may be returned without action having been taken upon it or its processing may be delayed while a request is made to provide the missing information. Your response is required to obtain the requested authorization.

We have estimated that each response to this collection of information will take an average of .50 to 10 hours. Our estimate includes the time to read the instructions, look through existing records, gather and maintain the required data, and actually complete and review the form or response. If you have any comments on this estimate, or on how we can improve the collection and reduce the burden it causes you, please write the Federal Communications Commission, AMD-PERM, Paperwork Reduction Project (3060-1039), Washington, DC 20554. We will also accept your comments via the Internet if you send them to PRA@fcc.gov. Please DO NOT SEND COMPLETED APPLICATIONS TO THIS ADDRESS. Remember - you are not required to respond to a collection of information sponsored by the Federal government, and the government may not conduct or sponsor this collection, unless it displays a currently valid OMB control number of if we fail to provide you with this notice. This collection has been assigned an OMB control number of 3060-1039.

All parties and entities doing business with the Commission must obtain a unique identifying number called the FCC Registration Number (FRN) and supply it when doing business with the Commission. Failure to provide the FRN may delay the processing of the application. This requirement is to facilitate compliance with the Debt Collection Improvement Act of 1996 (DCIA). The FRN can be obtained electronically through the FCC webpage at <http://www.fcc.gov> or by manually submitting FCC Form 160. FCC Form 160 is available from the FCC's web site at <http://www.fcc.gov/formpage.html>, by calling the FCC's Forms Distribution Center 1-800-418-FORM (3676), or from Federal Communications Commission Fax Information System by dialing (202) 418-0177.

This notice is required by the Privacy Act of 1974, Public Law 93-579, December 31, 1974, 5 U.S.C. Section 552a (e) (3) and the Paperwork Reduction Act of 1995, Public Law 104-13, October 1, 1995, 44 U.S.C. 3507.



6767 Forest Hill Avenue, Suite 204, Richmond, Virginia
(804) 323-3835 Tel (804) 323-3836 Fax
sandyw@blueskiesassociates.com

SANDRA H. WILLIAMS
President

EDUCATION

B.A. Marine Science, Kutztown University, Pennsylvania, 1985
M.S. Biological Oceanography, Virginia Institute of Marine Science, Virginia, 1991

EXPERIENCE

Ms. Williams' area of specialization is environmental site assessments, wetland delineations and environmental compliance management. Her experience ranges from hands-on sampling to overall program management for facilities over the last 20 years. Ms. Williams has extensive experience with the National Environmental Policy Act (NEPA) and its requirements, Section 105 of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA), as amended by Section 120 of the Superfund Amendments and reauthorization Act (SARA), Sections 401 and 404 of the Clean Water Act, the Coastal Zone Management Act, Section 106 of the National Historic Preservation Act, the National Pollutant Discharge Elimination System and reporting requirements under the Emergency Planning and Community Right-to-Know Act. and American Society of Testing and Materials (ASTM) standards for completing Phase I and Phase II environmental site assessments. She serves on a number of state and federal panels, providing advice on wetlands, environmental issues and issues affecting the Chesapeake Bay. Ms. Williams managed the environmental program for the Richmond International Airport in Richmond, Virginia for seven years. Ms. Williams has supported the U.S. Environmental Protection Agency (EPA) as a member of the review panel to the Science Advisory Board for two years. Previous experience includes regulatory compliance and storm water program development for Henrico County, Virginia, performing the duties of Assistant Director at the Chesapeake Bay National Estuarine Research Reserve in Virginia, and an Aquatic Chemist for the Chesapeake Bay Program at the Applied Marine Research Laboratory in Norfolk, Virginia.

COMMITTEES/CERTIFICATIONS

Chesapeake Bay Issues Ad-Hoc Committee Member, 2005-2007
EPA Science Advisory Board, Committee Member, 2004/2005
Friend, Transportation Research Board, Committee on the Environmental Impacts of Aviation 2004-2007
Water Quality Subcommittee Chair, Environmental Committee, American Association of Airport Executives, 1995-2002
Environmental Committee, Airports Council International, 1996-2003
Environmental Committee, Virginia Airport Operators Council, 1995-present
President, Virginia Association of Wetland Professionals, 2002-3
Secretary, Virginia Association of Wetland Professionals, 1996-2002, 2005
James River Tributary Strategies Working Group, 1996-1998
NO_x Regulation Working Group (VDEQ), 2000
EPA Region III, Preliminary Assessment Training, 1994
EPA Region III, Sampling Strategies for Performing Site Assessments under CERCLA Training, 1994
EPA Region III, Hazard Ranking System Scoring Training, 1994
Society of Wetland Scientists member
Association of State Wetlands Managers member

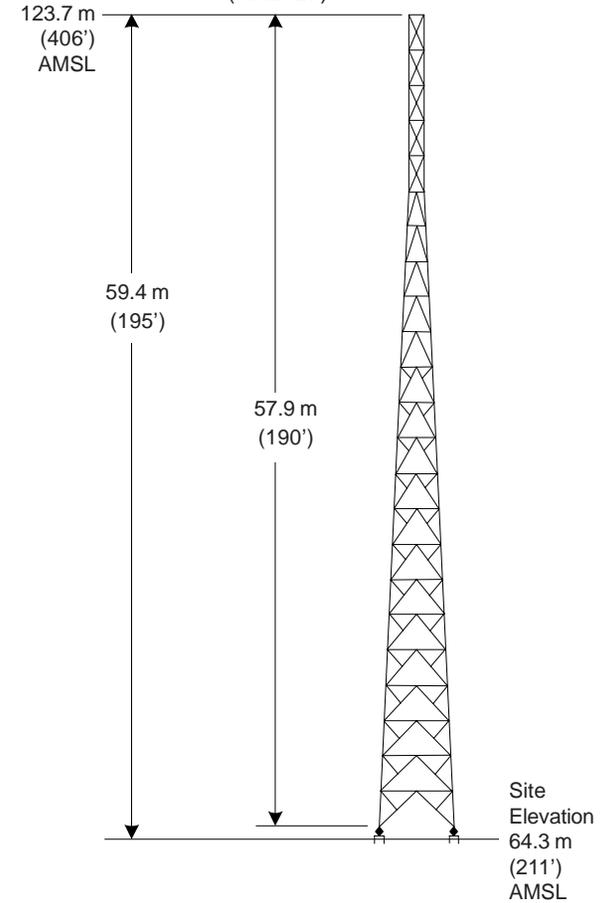
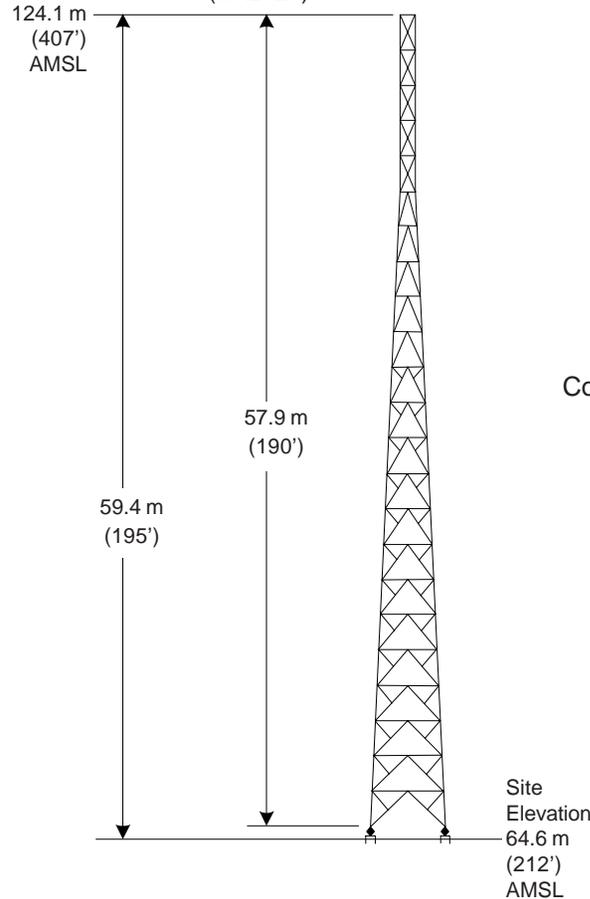
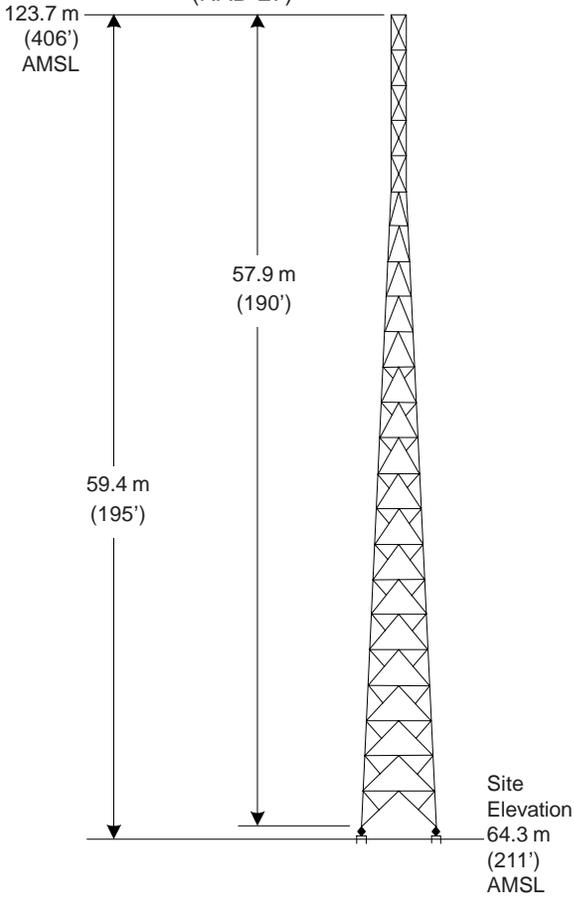
AWARDS

1996 Federal Aviation Administration Eastern Region Environmental Award

Tower #1(E)
 Site Coordinates
 39° 02' 27.0" N Latitude
 77° 26' 40.3" W Longitude
 (NAD-27)

Tower #2(C)
 Site Coordinates
 39° 02' 28.4" N Latitude
 77° 26' 42.5" W Longitude
 (NAD-27)

Tower #3(W)
 Site Coordinates
 39° 02' 30.3" N Latitude
 77° 26' 43.6" W Longitude
 (NAD-27)



Not to
 Scale

 Not for
 Construction

Note: Metric values were derived by conversion from English units of measure. Some of the metric values may not add correctly due to the rounding employed in the conversion process.

**EXHIBIT 11 - FIGURE 2
 PROPOSED DAYTIME ANTENNA
 SYSTEM ELEVATION PLAN**

prepared January 2007 for
Potomac Radio, LLC
 WAGE(AM) Leesburg, Virginia
 Facility ID 54876
 1190 kHz 50 kW-D 1.3 kW-N DA-2

Cavell, Mertz & Davis, Inc.
 Manassas, Virginia

"Array Center" is herein specified as
 rounded Tower 2(C) coordinates:
 39° 02' 28" N
 77° 26' 42" W

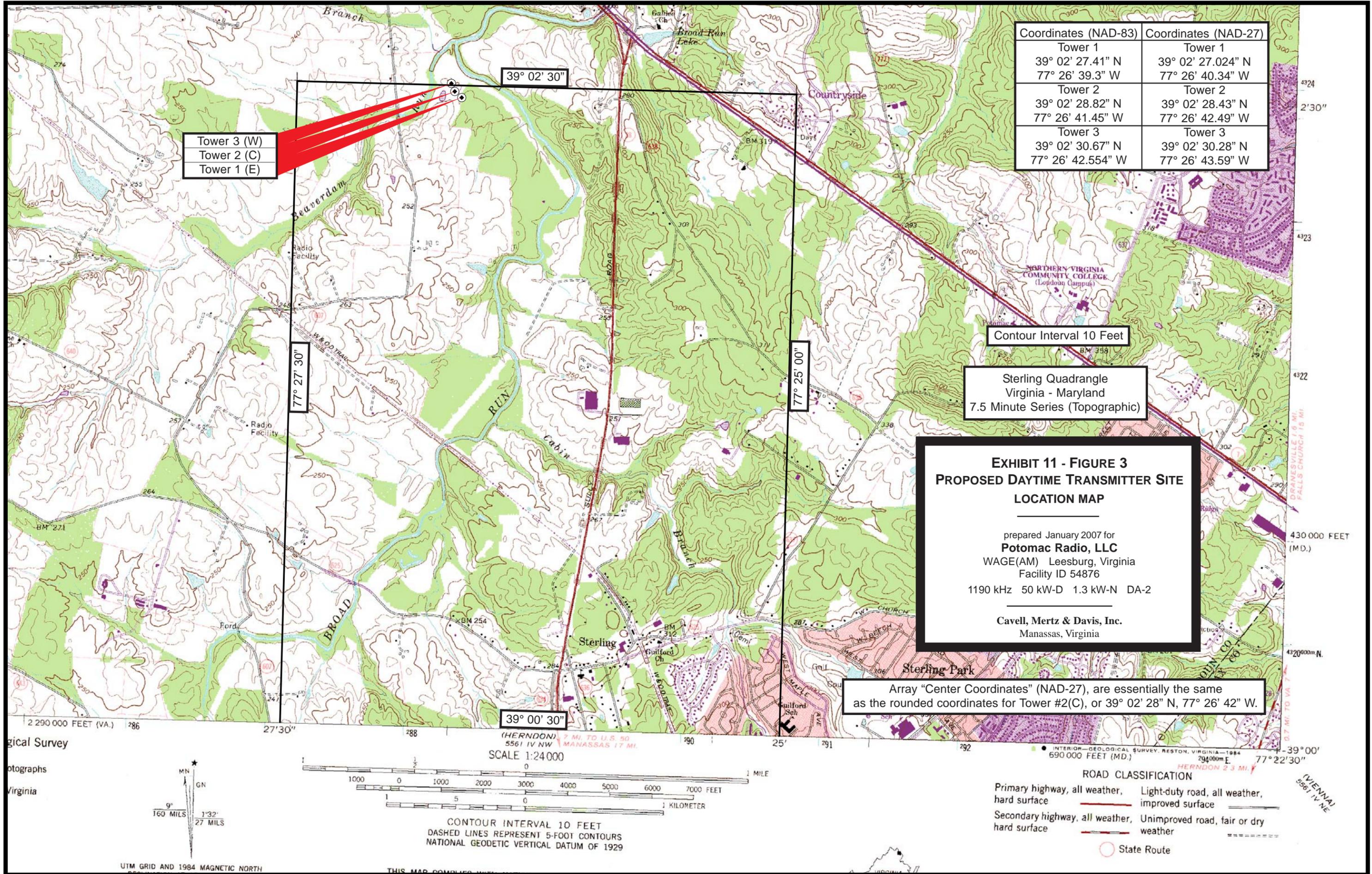




EXHIBIT 11 - FIGURE 3A
PROPOSED DAYTIME TRANSMITTER SITE
LOCATION PHOTO

prepared January 2007 for
Potomac Radio, LLC
WAGE(AM) Leesburg, Virginia
Facility ID 54876
1190 kHz 50 kW-D 1.3 kW-N DA-2

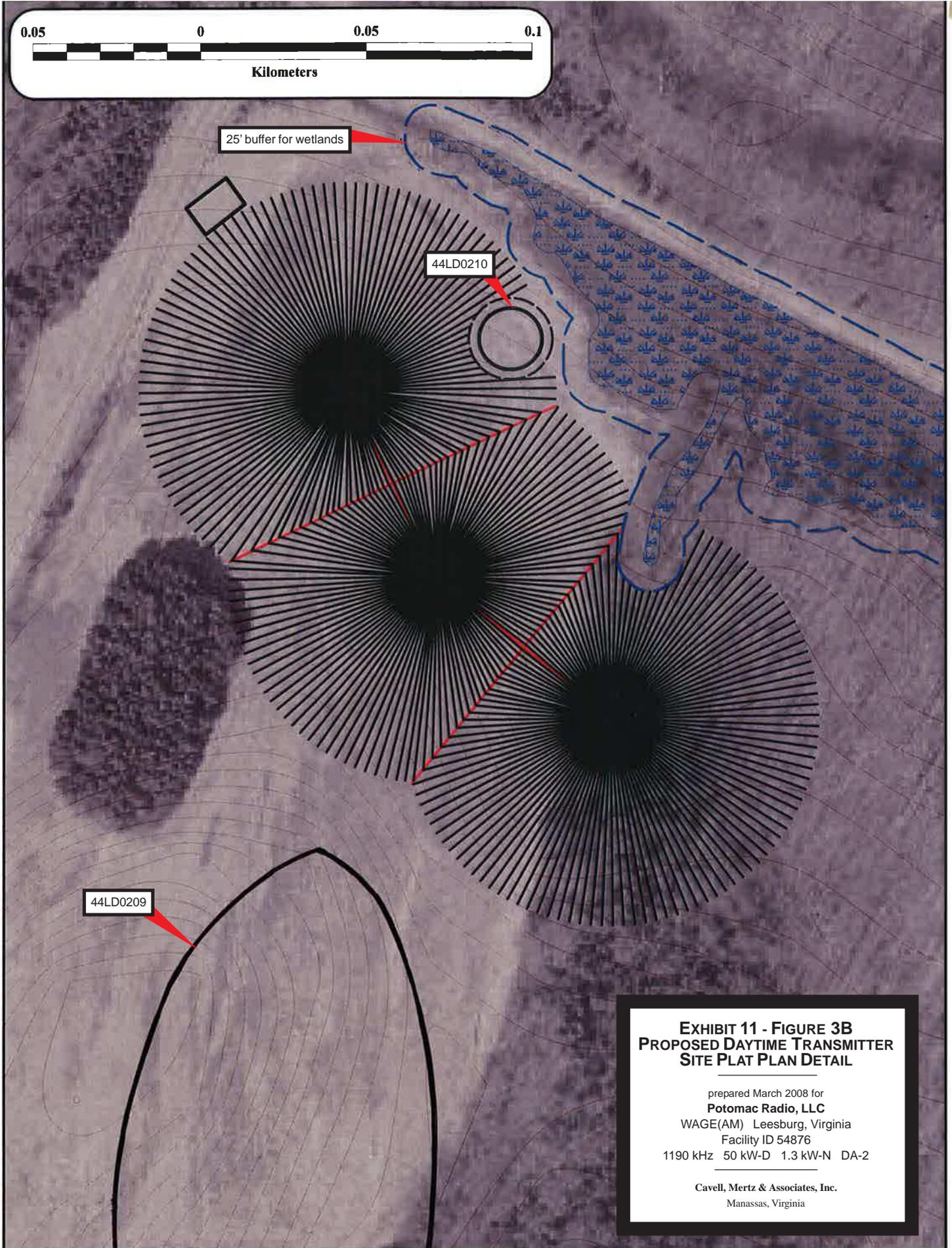
Cavell, Mertz & Davis, Inc.
Manassas, Virginia

Tower #3(W)

Tower #2(C)

Tower #1(E)

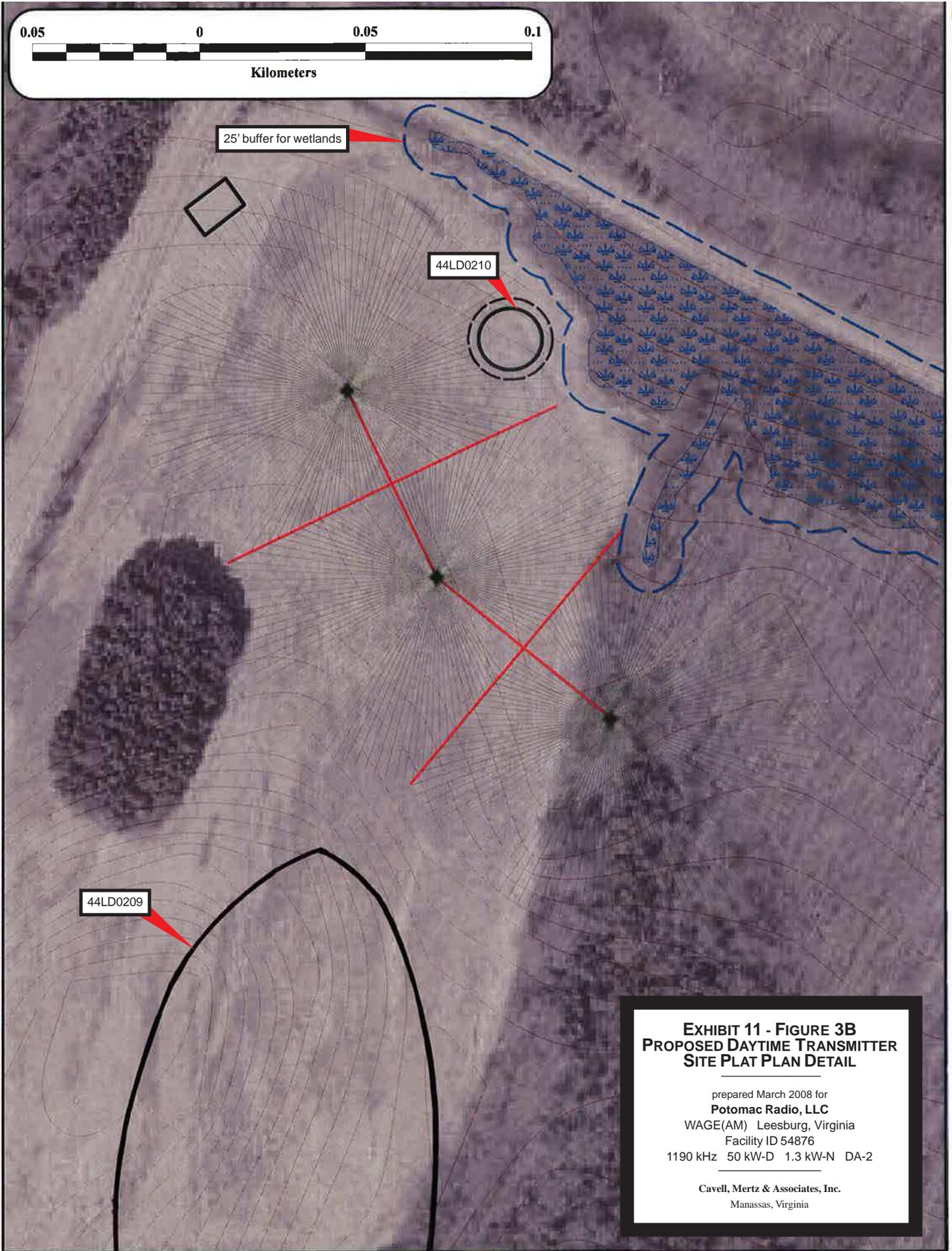
Coordinates (NAD-83)	Coordinates (NAD-27)
Tower 1	Tower 1
39° 02' 27.41" N	39° 02' 27.024" N
77° 26' 39.3" W	77° 26' 40.34" W
Tower 2	Tower 2
39° 02' 28.82" N	39° 02' 28.43" N
77° 26' 41.45" W	77° 26' 42.49" W
Tower 3	Tower 3
39° 02' 30.67" N	39° 02' 30.28" N
77° 26' 42.554" W	77° 26' 43.59" W



**EXHIBIT 11 - FIGURE 3B
PROPOSED DAYTIME TRANSMITTER
SITE PLAT PLAN DETAIL**

prepared March 2008 for
Potomac Radio, LLC
WAGE(AM) Leesburg, Virginia
Facility ID 54876
1190 kHz 50 kW-D 1.3 kW-N DA-2

Cavell, Mertz & Associates, Inc.
Manassas, Virginia



**EXHIBIT 11 - FIGURE 3B
PROPOSED DAYTIME TRANSMITTER
SITE PLAT PLAN DETAIL**

prepared March 2008 for
Potomac Radio, LLC
WAGE(AM) Leesburg, Virginia
Facility ID 54876
1190 kHz 50 kW-D 1.3 kW-N DA-2

Cavell, Mertz & Associates, Inc.
Manassas, Virginia



Tower Construction Notification

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Tower Construction Notification New Notification

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Your Notification has been successfully submitted to the FCC. The date for this Notification is 03/15/2008. Your Notification ID number is **37121**. Please make a note of this Notification ID — print out this page for your records. A confirmation of this submitted notification will also be emailed to the email address specified in your notification.

This system is intended to facilitate consultation under Section 106 of the National Historic Preservation Act by providing early notification of proposed construction to Tribes and State Historic Preservation officers. This system is not to be used in place of Section 106 consultation, and use of this notification system in itself does not satisfy parties' obligations with respect to historic preservation review under the Commission's rules.

Please note: the submission of this notification is NOT to be considered a submission for Antenna Structure Registration.

Tower Structures that require antenna structure registration based on FCC Rules 47 C.F.R. Part 17 must complete FCC Form 854 after FAA clearance is obtained.

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ATTACHMENT 11

SITE PHOTOS
WAGE(AM) DAYTIME TOWER LOCATION



Proposed WAGE (AM) Daytime Transmitter Site – LCSA parcel S. Williams, November 30, 2006



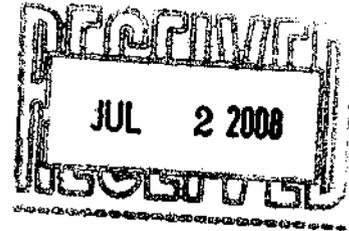
Proposed WAGE (AM) Daytime Transmitter Site – LCSA parcel S. Williams, November 30, 2006



Proposed WAGE (AM) Daytime Transmitter Site – LCSA parcel S. Williams, November 30, 2006



Proposed WAGE (AM) Daytime Transmitter Site – LCSA parcel S. Williams, November 30, 2006



COMMONWEALTH of VIRGINIA

L. Preston Bryant, Jr.
Secretary of Natural Resources

Department of Historic Resources
2801 Kensington Avenue, Richmond, Virginia 23221-0311

Kathleen S. Kilpatrick
Director

Tel: (804) 367-2323
Fax: (804) 367-2391
TDD: (804) 367-2386
www.dhr.virginia.gov

MEMORANDUM

DATE: June 30, 2008 **DHR File #** 2008-0618

TO: Sandra Williams
Blueskies Environmental Associates, Inc.

FROM: Elizabeth B. Tune, Manager (804) 367-2323, Ext. 110 *et*
Office of Preservation Incentives

PROJECT: Proposed Potomac Radio WAGE-FM 3-tower Array
Loudoun County, Virginia

- This project will have an effect on historic resources. Based on the information provided, the effect will not be adverse.
- This project will have an adverse effect on historic properties. Further consultation with DHR is needed under Section 106 of the NHPA.
- Additional information is needed before we will be able to determine the effect of the project on historic resources. **Please see attached sheet.**
- No further identification efforts are warranted. No historic properties will be affected by the project. Should unidentified historic properties be discovered during implementation of the project, please notify DHR.
- We have previously reviewed this project. Attached is a copy of our correspondence.
- Other (Please see comments below)

COMMENTS:

Please contact Marc Holma, (804) 367-2323, ext. 114 with questions about this review.

Administrative Services
10 Courthouse Avenue
Petersburg, VA 23903
Tel: (804) 863-1624
Fax: (804) 862-6196

Capital Region Office
2801 Kensington Ave.
Richmond, VA 23221
Tel: (804) 367-2323
Fax: (804) 367-2391

Tidewater Region Office
14415 Old Courthouse Way, 2nd Floor
Newport News, VA 23608
Tel: (757) 886-2807
Fax: (757) 886-2808

Roanoke Region Office
1030 Penmar Ave., SE
Roanoke, VA 24013
Tel: (540) 857-7585
Fax: (540) 857-7588

Northern Region Office
3357 Main Street
PO Box 319
Stephens City, VA 22655
Tel: (540) 868-7031
Fax: (540) 868-7033

Sandy Williams

From: towernotifyinfo@fcc.gov
Sent: Friday, April 18, 2008 2:10 PM
To: sandyw@blueskiesassociates.com
Cc: towernotifyinfo@fcc.gov
Subject: Reply to Proposed Tower Structure (Notification ID #37121) - Email ID #1839321

Dear Sandra H Williams,

Thank you for using the Federal Communications Commission's (FCC) Tower Construction Notification System (TCNS). The purpose of this email is to inform you that an authorized user of the TCNS has replied to a proposed tower construction notification that you had submitted through the TCNS.

The following message has been sent to you from Administrative Assistant Jo Ann Beckham of the Eastern Shawnee Tribe of Oklahoma in reference to Notification ID #37121:

April 18, 2008

To Whom It May Concern:

Thank you for notice of the referenced project(s). The Eastern Shawnee Tribe of Oklahoma is currently unaware of any documentation directly linking Indian Religious Sites to the proposed construction. In the event any items falling under the Native American Graves Protection and Repatriation Act (NAGPRA) are discovered during construction, the Eastern Shawnee Tribe request notification and further consultation.

The Eastern Shawnee Tribe has no objection to the proposed construction. At present, the Eastern Shawnee Tribe does not wish to participate as a consulting party on the above referenced project(s). However, if any human skeletal remains and/or any objects falling under NAGPRA are uncovered during construction, the construction should stop immediately, and the appropriate persons, including state and tribal NAGPRA representatives contacted.

Sincerely,

Jo Ann Beckham, Administrative Assistant Eastern Shawnee Tribe of Oklahoma

For your convenience, the information you submitted for this notification is detailed below.

Notification Received: 03/15/2008
Notification ID: 37121
Tower Owner Individual or Entity Name: Potomac Radio, LLC
Consultant Name: Sandra H Williams
Street Address: 6767 Forest Hill Avenue
Suite 204
City: Richmond
State: VIRGINIA
Zip Code: 23225-1851
Phone: 804-323-3835
Email: sandyw@blueskiesassociates.com

Structure Type: NTOWER - Multiple Structures
Latitude: 39 deg 2 min 28.0 sec N

Longitude: 77 deg 26 min 42.0 sec W
Location Description: LCSA property off Loudoun County Parkway
City: Sterling
State: VIRGINIA
County: LOUDOUN
Ground Elevation: 64.6 meters
Support Structure: 6.1 meters above ground level
Overall Structure: 59.4 meters above ground level
Overall Height AMSL: 124.0 meters above mean sea level



June 17, 2008

Ms. Rebecca Hawkins, THPO
Ms. Belinda Pryor, Asst. THPO
Shawnee Tribe
29 South Highway 69A
Miami, OK 74354

RE: WAGE(AM) Daytime Transmitter
Loudoun County, Virginia
TCNS Notification ID: 37121

Dear Ms. Hawkins and Ms. Pryor:

blueskies environmental associates, inc. is pleased to submit information concerning the proposed new radio tower location for the WAGE(AM) daytime transmitter in Loudoun County, Virginia. The proposed site is located on a parcel of land owned by Loudoun Water, a division of Loudoun County, Virginia.

The applicant: Potomac Radio, LLC
2131 Crimmins Lane
Falls Church, VA 22043
Attn: Mr. James M. Weitzman

The consultant: blueskies environmental associates, inc.
6767 Forest Hill Avenue, Suite 204
Richmond, VA 23225
Attn: Sandra Williams

TCNS NO: 37121

Tower Information:

Structure Type: NTOWER – Multiple Structures – Three self-supporting towers
Latitude: 39D 02M 28S North
Longitude: 77D 26M 42S West
Location: Onsite at Broad Run Water Plant owned by Loudoun Water,
21254 Loudoun County Parkway, Ashburn, VA (Figure 1)
City: Sterling
State: Virginia
County: Loudoun
Ground Elevation: 64.6 meters
Support Structure: 6.1 meters
Overall Structure: 59.4 meters
Overall Height AMSL: 124.0 meters AMSL (Figure 2)

Ms. Rebecca Hawkins, THPO
Ms. Belinda Pryor, Asst. THPO
June 17, 2008
Page 2 of 2

SHPO: The Virginia Department of Historic Resources has completed coordination on the project and the applicant anticipates a finding of No Impact on the proposed project in the next ten days. *A copy of this letter will be sent to your attention immediately.*

Phase II site investigations of archaeological resources onsite have been conducted and an excerpt of that report is attached for your information.

Check number 1799 in the amount of \$150.00 (\$50.00 x 3 towers) is enclosed.

Please feel free to contact us with any questions you may have. Thank you.

Sincerely,



blueskies environmental associates, inc.
Sandra H. Williams, President

Enclosures

cc: James Weitzman, Potomac Radio, LLC
Barry Friedman, Thompson Hine, LLP

ACS

Archaeological & Cultural Solutions, Inc.

109 Crown Point Road
Williamsburg, Virginia 23185

August 14, 2001

Mr. Ed Fleischer
CH2M HILL
13921 Park Center Road
Suite 600
Herndon, Virginia 20171

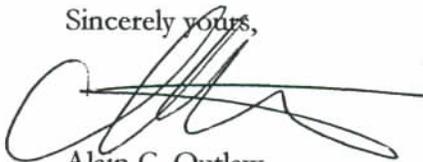
Dear Mr. Fleischer:

We are in receipt, belatedly, of a letter dated July 27, 2001 from the Virginia Department of Historic Resources (VDHR) regarding formal comments on the Phase II investigations. The news is very good, as VDHR concurs with our extensive level of effort and our recommendations (see enclosure).

Specifically, the agency supports our opinion that no further work is necessary on seven isolated finds and five archaeological sites. Of the three remaining sites, the farmstead at 44LD649 is eligible and requires data recovery if it cannot be avoided. Further, although solid dates were obtained for prehistoric sites 44LD650 (Early Archaic to Late Archaic) and 44LD108 (Early Archaic to Early Woodland), VDHR requests additional carbon dating to render an opinion on eligibility if these sites cannot be avoided.

Please let us know if you wish to proceed with plans for data recovery at 44LD649, as I recall that there was some interest in clearing this area. Perhaps the mapping could continue to be done by CH2M HILL to maintain consistency, uniformity in reporting, and accuracy. In any event, we have eight archival boxes of artifacts as well as all the documentation (field records, maps, photographs, etc.) for the Phase I and Phase II investigations that we will need to return to LCSA if further work is not anticipated. The artifacts and documentation will be needed to undertake Phase IIIs.

Sincerely yours,



Alain C. Outlaw
Principal Archaeologist

enclosure

Business: 757-561-1156
Fax: 757-565-4091
Home: 757-253-2419
Email: xkv8rs@aol.com



COMMONWEALTH of VIRGINIA

Department of Historic Resources

2801 Kensington Avenue, Richmond, Virginia 23221

James S. Gilmore, III
Governor

John Paul Woodley, Jr.
Secretary of Natural Resources

Kathleen S. Kilpatrick
Director

Tel: (804) 367-2323
Fax: (804) 367-2391
TDD: (804) 367-2386
www.dhr.state.va.us

July 27, 2001

Mr. Alain C. Outlaw
Principal investigator
Archaeological and Cultural Solutions, Inc.
109 Crown Point Road
Williamsburg, Virginia 23185

Re: Phase II Archaeological Investigations at Loudoun County Sanitation Authority Tract
Loudoun County, Virginia
DHR File Number 2000-0398

Dear Mr. Outlaw:

Thank you for your submission of the report *Phase II Archaeological Investigations of Eight Sites on 218 Acres of the 352 Acre Loudoun County Sanitation Authority Tract Loudoun County, Virginia* (ACS February 2001) for review under Section 106 of the National Historic Preservation Act of 1966 (as amended). In general, the report is consistent with the Secretary of the Interior's *Standards and Guidelines for the Documentation of Archaeological Sites* (48 FR 44734-44742) and our Department's *Guidelines for Preparing Identification and Evaluation Reports for Submission Pursuant to Sections 106 and 110, National Historic Preservation Act, Environmental Impact Reports of State Agencies, Virginia Appropriations Act, 1992 Session Amendments*.

It is our understanding that you have submitted this report on behalf of the Loudoun County Sanitation Authority (LCSA), applicant for an Army Corps of Engineers Wetlands Permit.

Based on the information contained within the report, the DHR concurs with ACS that sites 44LD212, 44LD647, 44LD848, 44LD651 and 44LD652 are not eligible for listing on the National Register of Historic Places (NRHP) and that no further work is required at these sites. The DHR further concurs that site 44LD649 is eligible for listing on the NRHP and that the site should be avoided. If avoidance is not possible, phase III data recovery should be conducted prior to project implementation. With regard to sites 44LD108 and 44LD650, we find that insufficient information has been presented to allow for adequate evaluation of their register eligibility. It is unclear, on the basis of the phase II data, the temporal affiliation of the features present at sites 44LD108 and 44LD650. The DHR does concur with ACS that the sites are best avoided. However, if avoidance is not possible, we recommend that further phase II testing be conducted in order to establish the temporal affiliation of the features present on the sites. Radio-carbon dating of the charcoal removed from the features would likely establish this fact.

The DHR also requests that if the applicant (LCSA) chooses to avoid the sites we be allowed to review the applicant's plans for site avoidance. I would be happy to meet with the applicant, the

Program Services Div.
10 Courthouse Ave.
Petersburg, VA 23803
Tel: (804) 863-1685
Fax: (804) 862-6196

Petersburg Office
19-B Bollingbrook Street
Petersburg, VA 23803
Tel: (804) 863-1620
Fax: (804) 863-1627

Portsmouth Office
612 Court St., 3rd FL
Portsmouth, VA 23704
Tel: (757) 396-6707
Fax: (757) 396-6719

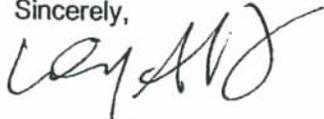
Roanoke Office
1030 Penmar Ave., SE
Roanoke, VA 24013
Tel: (540) 857-7585
Fax: (540) 857-7588

Winchester Office
107 N. Kent St., #203
Winchester, VA 22601
Tel: (540) 722-3427

Corps and ACS on site to discuss such plans when they become available.

Thank you again for consulting us with regard to this project. If you have any questions regarding these comments or if I can be of any further assistance, do not hesitate to contact me at (804) 367-2323 ext. 140 or lrichards@dhr.state.va.us.

Sincerely,

A handwritten signature in black ink, appearing to read 'Lily A. Richards', written in a cursive style.

Lily A. Richards
Archaeologist and Historian, Division of Resource Services and Review

C. Ron Stouffer, Army Corps of Engineers, Northern Field Office

ARTIFACT INVENTORY

LOUDOUN COUNTY SANITATION AUTHORITY

SITE: 44LD212

RECORDER: MARY CLEMONS

DATE: DECEMBER 2000

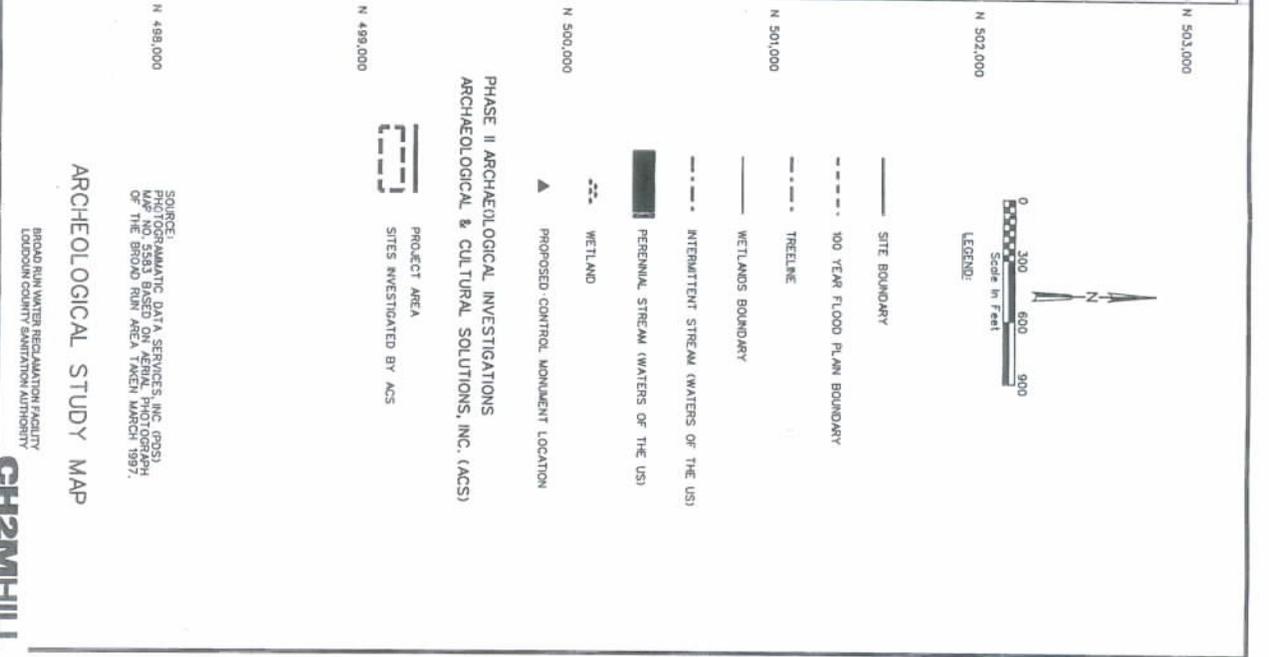
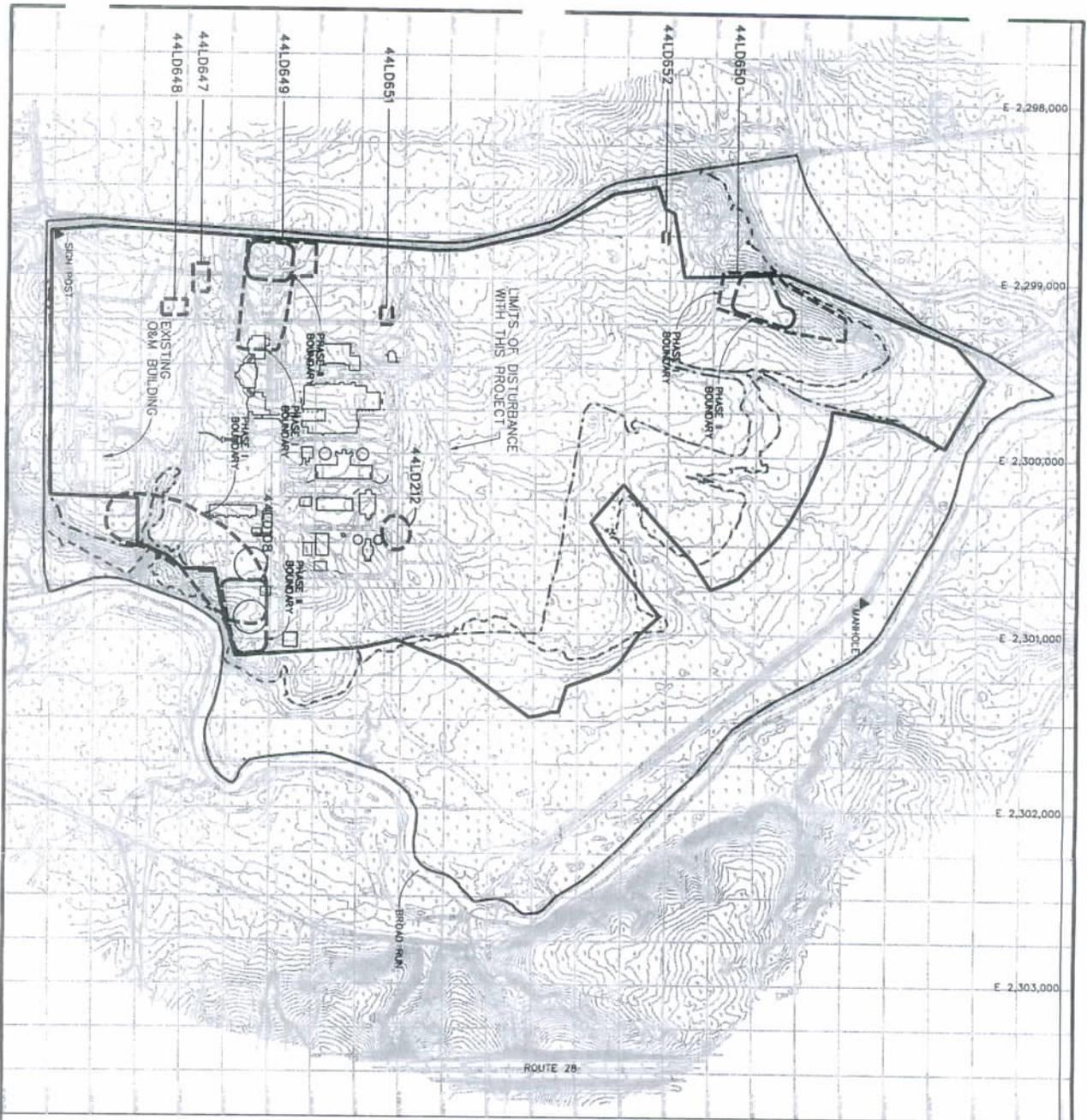
<u>Provenience</u>	<u>Quantity</u>	<u>Description</u>
Surface	1	Projectile point frag., Savannah River Stemmed, Late Archaic 3000-1000 BC, blade/tip, quartz
	1	Projectile point frag., Morrow Mountain II, Middle Archaic, 4500 BC, base/blade, quartz
	1	Scraper, reworked from a projectile point, quartz
	4	Flakes, small, 2 quartz, 2 feldspar
	1	Chunk, large, feldspar
	1	Chunk, medium, quartz
	4	Chunks, small, 3 quartz, 1 feldspar
	CSC 2	1
CSC 3	1	Flake, small, quartz
CSC 5	1	Chunk, small, quartz
CSC 6	1	Chunk, small, quartz
CSC 7	1	Flake, small, quartz
CSC 9	1	Flake, large, feldspar
CSC 10	1	Flake, medium, quartz
	2	Chunks, medium, 1 quartz, 1 feldspar
CSC 11	1	Flake, medium, quartzite
	1	Chunk, medium, quartz
CSC 12	5	Chunks, small, 4 feldspar, 1 quartz
CSC 15	1	Flake, small, quartz
	1	Chunk, large, quartz

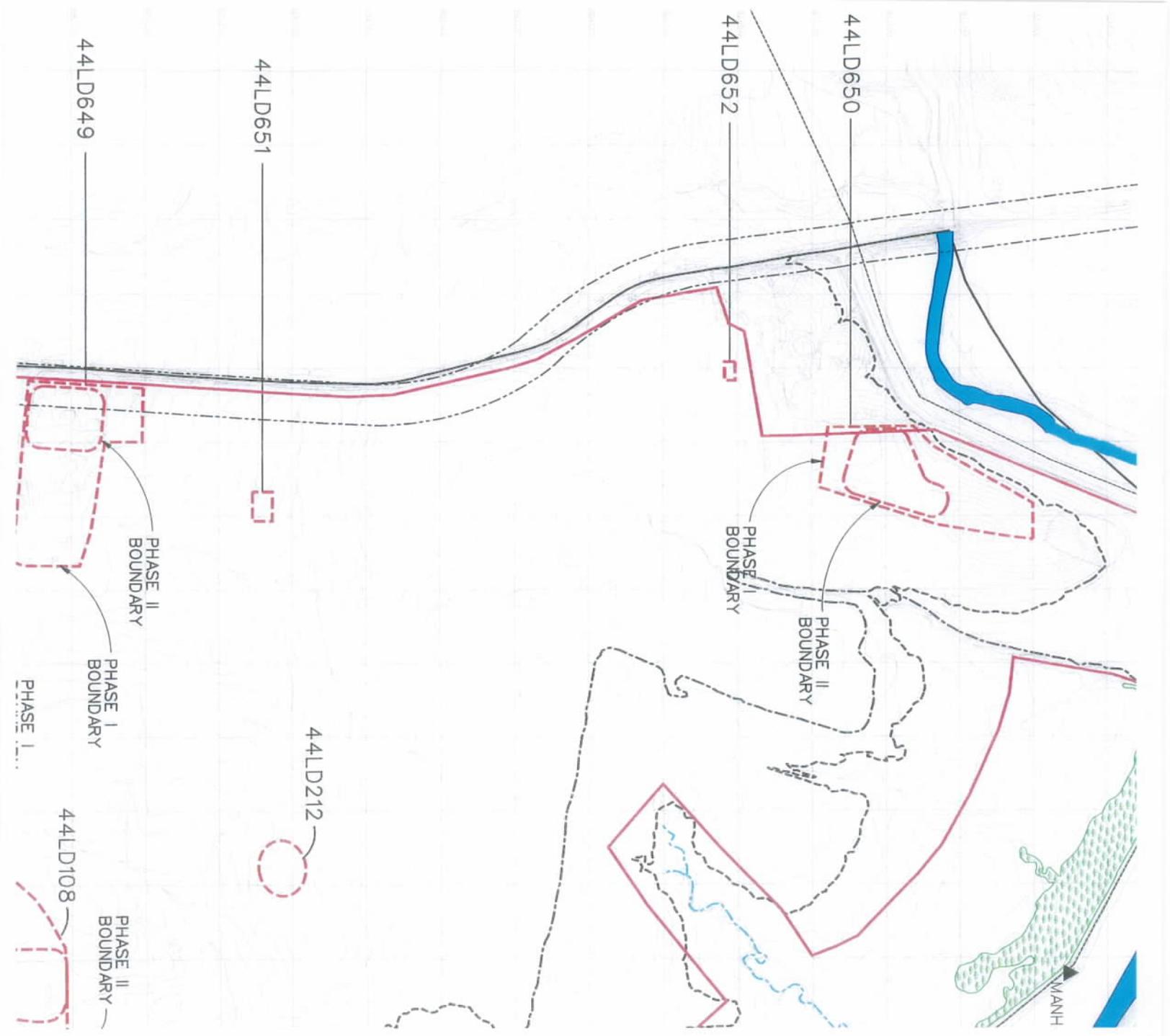
CSC 16	1	Flake, medium, tan quartzite
	1	Hammerstone, quartzite
CSC 19	1	Flake, medium, tan quartzite
	1	Flake, medium, quartz
CSC 21	1	Flake, small, feldspar
CSC 22	1	Flake, large, tan quartzite
CSC 23	2	Flakes, small, 1 feldspar, 1 quartz
CSC 24	1	Spherical core, primarily thinned, feldspar
	1	Flake, small, quartz
CSC 28	1	Flake, medium, quartz
CSC 29	1	Scraper, feldspar
	1	Flake, large, quartzite
CSC 31	1	Chunk, medium, quartz
CSC 32	1	Flake, medium, quartz
CSC 33	1	Flake, small, quartz
	1	Chunk, large, firecracked quartz
CSC 34	1	Flake, medium, feldspar
	1	Flake, small, feldspar
CSC 36	1	Flake, small, quartz
CSC 41	1	Flake, small, quartz
CSC 43	1	Chunk, medium, firecracked quartz
CSC 44	1	Flake, small, quartz
	1	Chunk, large, chert
CSC 45	1	Flake, medium, feldspar
CSC 46	1	Albany slip stoneware frag., hollowware, 19th c.
CSC 52	1	Flake, medium, feldspar

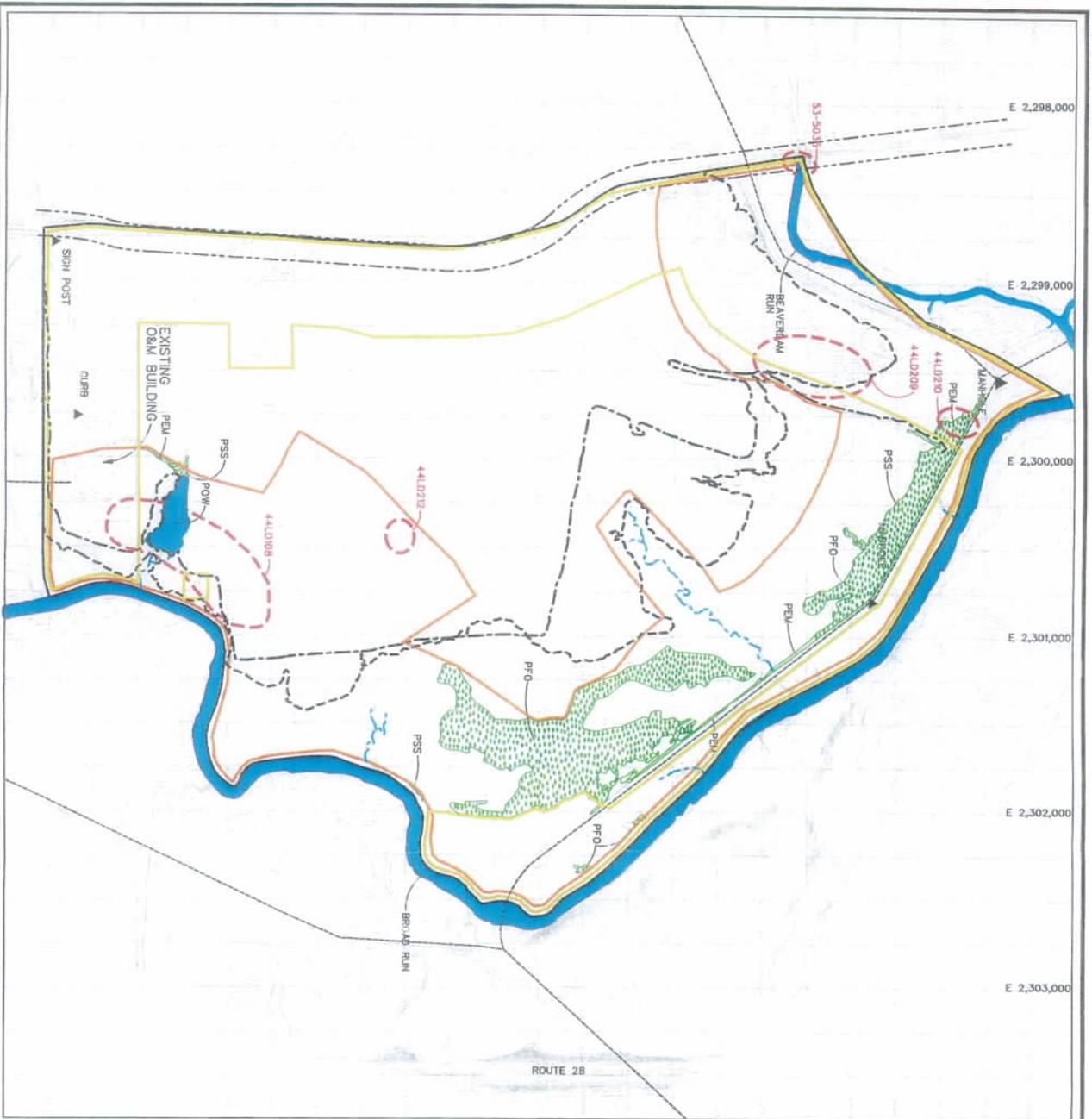
CSC 56	1	Flake, small, quartz
CSC 57	1	Spall, chert
	1	Flake, medium, quartz
CSC 59	1	Spherical core, primarily thinned, tan quartzite
CSC 60	1	Chunk, medium, quartz
CSC 63	1	Wooden stake frag., 20th c.
CSC 65	1	Flake, small, quartz
CSC 68	1	Chunk, medium, quartz
	1	Chunk, small, quartz
CSC 75	1	Flake, small, quartz
CSC 81	1	Scraper, jasper, reworked from projectile point
CSC 84	1	Flake, small, quartz
CSC 88	1	Flake, small, quartz
CSC 89	1	Flake, medium, quartz
CSC 93	2	Flakes, small, quartz
CSC 95	1	Chunk, medium, quartz
CSC 99	1	Flake, small, quartz
CSC 102	1	Chunk, medium, feldspar
CSC 104	1	Spall, quartzite
	1	Spall, quartz
CSC 111	1	Flake, small, quartz
CSC 113	1	Blank, primary thinning initiated, quartz
	1	Flake, medium, quartz
CSC 118	2	Flakes, medium, quartz

CSC 129	1	Flake, medium, quartz
	1	Chunk, medium, feldspar
CSC 132	1	Flake, small, quartz
	2	Chunks, medium, quartz
CSC 137	1	Chunk, large, firecracked quartz
CSC 143	1	Projectile point, Savannah River Stemmed, Late Archaic 3000-1000 BC, quartz
	2	Chunks, small, quartz
CSC 144	1	Spherical core, primary thinning initiated, feldspar
CSC 148	1	Flake, large, quartz
	1	Flake, small, quartzite
CSC 155	2	Flakes, small, quartzite
	1	Chunk, large, quartz
CSC 156	1	Flake, small, quartz
	2	Chunks, large, feldspar
CSC 158	1	Flake, small, quartz
CSC 159	1	Flake, medium, quartz
	3	Flakes, small, quartz
	1	Chunk, large, feldspar
CSC 160	1	Flake, small, quartz
CSC 164	2	Flakes, medium, feldspar
	1	Chunk, small, quartz
	1	Chunk, small, andesite
CSC 167	1	Flake, small, firecracked quartz
	1	Flake, small, quartz
CSC 168	1	Flake, small, quartz
CSC 170	1	Chunk, medium, feldspar
CSC 172	1	Flake, medium, quartz

CSC 174	1	Chunk, medium, quartz
	4	Chunks, small, quartz
CSC 175	1	Chunk, medium, quartz
CSC 176	3	Chunks, small, quartz
CSC 180	1	Chunk, small, quartz
ST 1 Surface	1	Flake, large, feldspar







N 503,000
E 2,303,000
N 502,000
E 2,302,000
N 501,000
E 2,301,000
N 500,000
E 2,300,000
N 499,000
E 2,299,000
N 498,000
E 2,298,000

PROPOSED ARCHAEOLOGICAL SURVEY AREAS
ARCHAEOLOGICAL & CULTURAL SOLUTIONS, INC. (ACS) INVESTIGATIONS

- HIGH POTENTIAL (PREHISTORIC)
- HIGH POTENTIAL (HISTORIC)
- PREVIOUSLY RECORDED SITES

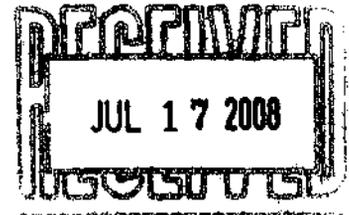
SOURCE:
PHOTOGRAPHIC DATA SERVICES, INC. (PDS)
FIELD SURVEY DATA FROM AERIAL PHOTOGRAPHS
OF THE BROAD RUN AREA TAKEN MARCH 1997.



- SITE BOUNDARY
- - - 100 YEAR FLOOD PLAIN BOUNDARY
- - - TREELINE
- WETLANDS BOUNDARY
- - - INTERMITTENT STREAM (WATERS OF THE US)
- PERENNIAL STREAM (WATERS OF THE US)
- WETLAND
- ▲ PROPOSED CONTROL MONUMENT LOCATION



SHAWNEE TRIBE
HISTORIC PRESERVATION DEPARTMENT
29 SOUTH HIGHWAY 69A
MIAMI, OKLAHOMA 74354
918 ^ 542 ^ 2441 PHONE 918 ^ 542 ^ 9915 FAX



FACSIMILE COVER PAGE

To: Sandra FROM: Bucknick, Pzyas
 FIRM/AGENCY: Bluebird DATE/TIME: 7/17/08
 FAX NUMBER: 804-323-3836 NO. OF PAGES, INCLUDING COVER: _____
 PHONE NUMBER: _____ MEMO: 37121

Message: The Shawnee Tribe's Tribal Historic Preservation Officer concurs that no known historic properties will be negatively impacted by construction of this tower site (see memo line above for TCNS number/s). The Shawnee Tribe's archives do not reveal any issues of concern at this tower location. In the event that archaeological materials are encountered later during construction, use, or maintenance of this tower location, please re-notify us at that time as we would like to resume consultation under such a circumstance.

The Shawnee Tribe's Environmental and Natural Resources Department takes this opportunity to express its concerns that telecommunication towers can have a potentially destructive impact on bats and migratory birds, particularly those that migrate at night, including species listed as threatened and endangered by both states and the federal government, as well as other species. The Shawnee Tribe suggests that this tower be constructed in accordance with the guidelines available from the US Fish and Wildlife Service to reduce the adverse effects of telecommunications towers on migratory birds; these guidelines may be found at: www.fws.gov/migratorybirds/issues/towers/comtow.html.

The Shawnee Tribe's Environmental and Natural Resources Department is further concerned that the proliferation of cell towers may play a role in honey bee Colony Collapse Disorder. We acknowledge that cell phone technology may not be to blame, especially by itself, as other potential causative factors for the decline have been noted, such as insecticides, tracheal and varroa mites [an immunosuppressant], other parasites, pesticides used on hives to eliminate parasites, genetically modified plants, *Nosema* fungus, Israeli Acute Paralysis Virus (IAPV) perhaps introduced from Australia in 2004, Kashmir Bee Virus [KBV], climate change, and drought.

Finally, the Shawnee Tribe's Environmental and Natural Resources Department requests that cell tower sites, whenever remotely feasible, be restored to native vegetation. In all cases, habitat restoration can protect a variety of species, even in small project areas. The large number of cell tower sites provides an as yet unrealized opportunity for region-wide habitat restoration. The Tribe urges the cell phone industry to provide a model for native habitat restoration for other industries.

Please do not hesitate to call us for additional comment.

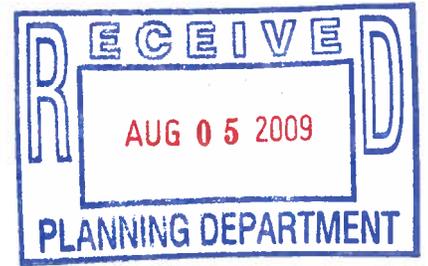


EXHIBIT C



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

Aeronautical Study No.
2007-AEA-270-OE
Prior Study No.
2006-AEA-2933-OE

Issued Date: 02/21/2007

James Perryman, C/O: CMD Consulting, Inc.
Potomac Radio, LLC
7839 Ashton Ave
Manassas, VA 20109

**** 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: Sterling, VA
Latitude: 39-2-27.41 N NAD 83
Longitude: 77-26-39.30 W
Heights: 195 feet above ground level (AGL)
406 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 2007-AEA-270-OE.

Signature Control No: 499434-530344

(DNE)

Donna O'Neill
Specialist

Attachment(s)
Frequency Data

Frequency Data for ASN 2007-AEA-270-0E

LOW FREQUENCY	HIGH FREQUENCY	FREQUENCY UNIT	ERP	ERP UNIT
1.19	1.19	MHz	50	KW

Form 7460-1 for ASN: 2007-AEA-270-OE

Overview		Received Date: 01/18/2007																	
Study (ASN): 2007-AEA-270-OE		Entered Date: 01/18/2007																	
Prior Study: 2006-AEA-2933-OE		Completion Date: 02/21/2007																	
Status: Determined		Expiration Date:																	
Letters: Determination 		Map: View Map																	
Sponsor Information		Sponsor's Representative Information																	
Sponsor: Potomac Radio, LLC		Representative: Cavell, Mertz & Davis, Inc.																	
Attention Of: James Perryman, C/O: CMD Consulting, Inc.		Attention Of: Robert Clinton																	
Address: 7839 Ashton Ave		Address: 7839 Ashton Avenue																	
Address2:		Address2:																	
City: Manassas		City: Manassas																	
State: VA		State: VA																	
Postal Code: 20109		Postal Code: 20109-2883																	
Country: USA		Country: US																	
Phone: 703-392-9090 18		Phone: 703-392-9090																	
Fax: 703-392-9559		Fax: 703-392-9559																	
Construction Info		Structure Summary																	
Notice Of: Construction		Structure Type: Antenna Tower																	
Duration: Permanent (Months: 0 Days: 0)		Other Description: WAGE TWR 1 of 3 TWR Array																	
Work Schedule:		NACG Number:																	
Date Built:		FCC Number: 1255859																	
Structure Details		Height and Elevation																	
Latitude (NAD 83): 39° 02' 27.41" N																			
Longitude (NAD 83): 77° 26' 39.30" W																			
Horizontal Datum: NAD 83																			
Survey Accuracy:																			
Marking/Lighting: None																			
Other Description:																			
Name: WAGE TWR 1 of 3 TWR Array																			
City: Sterling																			
State: VA																			
Nearest Airport: IAD																			
Distance to Structure: 35271 feet																			
On Airport: No																			
Direction to Structure: 5.34°																			
Description of Location: Proposed site is located 1.35km from intersection of Virginia State Road 38 and Highway , on a bearing of 249°																			
Description of Proposal: Tower 1 of a 3 tower AM-Directional Array. A minor shift in array placement is required to accommodate property owners' request.																			
		<table border="1"> <thead> <tr> <th></th> <th>Proposed</th> <th>ONE</th> <th>DET</th> </tr> </thead> <tbody> <tr> <td>Site Elevation:</td> <td>211</td> <td></td> <td></td> </tr> <tr> <td>Structure Height:</td> <td>195</td> <td>0</td> <td>195</td> </tr> <tr> <td>Total Height (AMSL):</td> <td>406</td> <td>0</td> <td>406</td> </tr> </tbody> </table>			Proposed	ONE	DET	Site Elevation:	211			Structure Height:	195	0	195	Total Height (AMSL):	406	0	406
	Proposed	ONE	DET																
Site Elevation:	211																		
Structure Height:	195	0	195																
Total Height (AMSL):	406	0	406																
		<table border="1"> <thead> <tr> <th colspan="5">Frequencies</th> </tr> <tr> <th>Low Freq</th> <th>High Freq</th> <th>Unit</th> <th>ERP</th> <th>Unit</th> </tr> </thead> <tbody> <tr> <td>1.19</td> <td>1.19</td> <td>MHz</td> <td>50</td> <td>KW</td> </tr> </tbody> </table>		Frequencies					Low Freq	High Freq	Unit	ERP	Unit	1.19	1.19	MHz	50	KW	
Frequencies																			
Low Freq	High Freq	Unit	ERP	Unit															
1.19	1.19	MHz	50	KW															



NII
 LLC

Number (FRN): 0013816491

James Weitzman Potomac Radio, LLC 2131 Crimmins Lane Falls Church, VA 22043		Antenna Structure Registration Number: 1255858
		Issue Date: 10-27-2006
Location of Antenna Structure: 1.3km from Inter of VA state Rd 38 and Hwy 7, on a bearing of 249 degrees T. Sterling, VA		Ground Elevation (AMSL): 66.1 meters
		Overall Height Above Ground (AGL): 59.4 meters
Latitude 39-2-25.6N	Longitude 77-26-39.6W NAD83	Overall Height Above Mean Sea Level (AMSL): 125.5 meters
Painting and Lighting Requirements: NONE		
Special Conditions:		

This registration is effective upon completion of the described antenna structure and notification to the Commission. YOU MUST NOTIFY THE COMMISSION WITHIN 24 HOURS OF COMPLETION OF

structure registration system by pointing your web browser to <http://wireless.fcc.gov/antenna>. Electronic filing is recommended. You may also file manually by submitting a paper copy of FCC Form 854. Use purpose code "NT" for notification of completion of construction; use purpose code "CA" to cancel your registration.

necessary that all radio equipment on this structure be covered by a valid FCC license or construction permit.

You must immediately provide a copy of this Registration to all tenant licensees and permittees sited on the structure described on this Registration (although not required, you may want to use Certified Mail to obtain proof of receipt), and display your Registration Number at the site. See reverse for important information about the Commission's Antenna Structure Registration rules.



UNITED STATES OF AMERICA
 FEDERAL COMMUNICATIONS COMMISSION
 ANTENNA STRUCTURE REGISTRATION



Owner: Potomac Radio, LLC

FCC Registration
 Number (FRN): 0013816491

James Weitzman Potomac Radio, LLC 2131 Crimmins Lane Falls Church, VA 22043	Antenna Structure Registration Number: 1255860
	Issue Date: 10-27-2006
Location of Antenna Structure: 1.3km from inter of VA state Rd 38 and Hwy 7, on a bearing of 249 degrees T. Sterling, VA	Ground Elevation (AMSL): 68.0 meters
	Overall Height Above Ground (AGL): 59.4 meters
Latitude: 39-2-27.0N Longitude: 77-26-41.8W NAD83	Overall Height Above Mean Sea Level (AMSL): 127.4 meters
Painting and Lighting Requirement s: NONE	
Special Conditions:	

This registration is effective upon completion of the described antenna structure and notification to the Commission. YOU MUST NOTIFY THE COMMISSION WITHIN 24 HOURS OF COMPLETION OF CONSTRUCTION OR CANCELLATION OF YOUR PROJECT, please file FCC Form 854. To file electronically, connect to the antenna structure registration system by pointing your web browser to <http://wireless.fcc.gov/antenna>. Electronic filing is recommended. You may also file manually by submitting a paper copy of FCC Form 854. Use purpose code "NP" for notification of completion of construction; use purpose code "CA" to cancel your registration.

The Antenna Structure Registration is not an authorization to construct radio facilities or transmit radio signals. It is necessary that all radio equipment on this structure be covered by a valid FCC license or construction permit.

You must immediately provide a copy of this Registration to all tenant licensees and permittees sited on the structure described on this Registration (although not required, you may want to use Certified Mail to obtain proof of receipt); and display your Registration Number at the site. See reverse for important information about the Commission's Antenna Structure Registration rules.



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

Aeronautical Study No.
2007-AEA-271-OE
Prior Study No.
2006-AEA-2934-OE

Issued Date: 02/21/2007

James Perryman, C/O: CMD Consulting, Inc.
Potomac Radio, LLC
7839 Ashton Ave
Manassas, VA 20109

**** 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:	Sterling, VA
Latitude:	39-2-28.82 N NAD 83
Longitude:	77-26-41.45 W
Heights:	195 feet above ground level (AGL) 407 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 2007-AEA-271-OE.

Signature Control No: 499435-530346

(DNR)

Donna O'Neill
Specialist

Attachment(s)
Frequency Data

Frequency Data for ASN 2007-AEA-271-OE

LOW FREQUENCY	HIGH FREQUENCY	FREQUENCY UNIT	ERP	ERP UNIT
1190	1190	KHz	50	KW

Form 7460-1 for ASN: 2007-AEA-271-OE

Overview				
Study (ASN): 2007-AEA-271-OE	Received Date: 01/18/2007			
Prior Study: 2006-AEA-2934-OE	Entered Date: 01/18/2007			
Status: Determined	Completion Date: 02/21/2007			
Letters: Determination <input checked="" type="checkbox"/>	Expiration Date:			
	Map: View Map			
Sponsor Information				
Sponsor: Potomac Radio, LLC	Sponsor's Representative Information			
Attention Of: James Perryman, C/O: CMD Consulting, Inc.	Representative: Cavell, Mertz & Davis, Inc.			
Address: 7839 Ashton Ave	Attention Of: Robert Clinton			
Address2:	Address: 7839 Ashton Avenue			
City: Manassas	Address2:			
State: VA	City: Manassas			
Postal Code: 20109	State: VA			
Country: USA	Postal Code: 20109-2883			
Phone: 703-392-9090 18	Country: US			
Fax: 703-392-9559	Phone: 703-392-9090			
	Fax: 703-392-9559			
Construction Info				
Notice Of: Construction	Structure Summary			
Duration: Permanent (Months: 0 Days: 0)	Structure Type: Antenna Tower			
Work Schedule:	Other Description: WAGE TWR 2 of 3 TWR Array			
Date Built:	NACG Number:			
	FCC Number: 1255860			
Structure Details				
Latitude (NAD 83): 39° 02' 28.82" N	Height and Elevation			
Longitude (NAD 83): 77° 26' 41.45" W				
Horizontal Datum: NAD 83	Site Elevation:			
Survey Accuracy:	Structure Height:			
Marking/Lighting: None	Total Height (AMSL):			
Other Description:				
Name: WAGE TWR 2 of 3 TWR Array				
City: Sterling				
State: VA				
Nearest Airport: IAD				
Distance to Structure: 35397 feet				
On Airport: No				
Direction to Structure: 5.05°				
Description of Location: Proposed site is located 1.35km from Intersection of Virginia State Road 38 and Highway , on a bearing of 249ÅT.				
Description of Proposal: Tower 2 of a 3 tower AM-Directional Array. A minor shift in array placement is required to accommodate property owners' request.				
Frequencies				
Low Freq	High Freq	Unit	ERP	Unit
1190	1190	KHz	50	KW



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

Aeronautical Study No.
2007-AEA-272-OE
Prior Study No.
2006-AEA-2935-OE

Issued Date: 02/21/2007

James Perryman, C/O: CMD Consulting, Inc.
Potomac Radio, LLC
7839 Ashton Ave
Manassas, VA 20109

**** 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:	Sterling, VA
Latitude:	39-2-30.67 N NAD 83
Longitude:	77-26-42.55 W
Heights:	195 feet above ground level (AGL) 406 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 2007-AEA-272-OE.

Signature Control No: 499436-530348

(DNE)

Donna O'Neill
Specialist

Attachment(s)
Frequency Data

Frequency Data for ASN 2007-AEA-272-OE

LOW FREQUENCY	HIGH FREQUENCY	FREQUENCY UNIT	ERP	ERP UNIT
1190	1190	KHz	50	KW



UNIT
 FEDERAL CO

CA
 MMISSION



ANTENNA STRUCTURE REGISTRATION

Owner: Potoma Radio, LLC

FCC Registration
 Number (FRN): 0013816491

Potoma Radio, LLC 2131 Crimmins Lane Falls Church, VA 22043	Antenna Structure Registration Number: 1255861
	Issue Date: 10-27-2006
Location of Antenna Structure: 1.3km from inter of VA State Rd 38 and Hwy 7, on a bearing of 249 degrees T. Sterling, VA	Ground Elevation (AMSL): 56.4 meters
	Overall Height Above Ground (AGL): 59.4 meters
Latitude: 39-2-28.9N Longitude: 77-26-42.9W NAD83	Overall Height Above Mean Sea Level (AMSL): 125.8 meters
Painting and Lighting Requirement s: NONE	
Special Conditions:	

This registration is effective upon completion of the described antenna structure and notification to the Commission. **YOU MUST NOTIFY THE COMMISSION WITHIN 24 HOURS OF COMPLETION OF CONSTRUCTION OR CANCELEATION OF YOUR PROJECT**, please file FCC Form 854. To file electronically, connect to the antenna structure registration system by pointing your web browser to <http://wireless.fcc.gov/antenna>. Electronic filing is recommended. You may also file manually by submitting a paper copy of FCC Form 854. Use purpose code "NT" for notification of completion of construction; use purpose code "CA" to cancel your registration.

The Antenna Structure Registration is not an authorization to construct radio facilities or transmit radio signals. It is necessary that all radio equipment on this structure be covered by a valid FCC license or construction permit.

You must immediately provide a copy of this Registration to all tenant licensees and permittees sited on the structure described on this Registration (although not required, you may want to use Certified Mail to obtain proof of receipt), and display your Registration Commission's Antenna Structure Registration rules.



EXHIBIT D

Cummings, Kimberlee Welsh

From: J Weitzman [weitzman3@aol.com]
Sent: Thursday, February 26, 2009 3:14 PM
To: Cummings, Kimberlee Welsh
Cc: gcavell@cavellmertz.com
Subject: WAGE - MWAA Consent for exhibit re Stmt of Justif. at C. SAFETY AND HEALTH POLICIES

Subj: Loudoun WAGE 1200 AM Radio improvements
Date: Friday, August 25, 2006 10:50:15 AM
From: William.Lebegem@MWAA.com
To: jim@newworldradio.com
cc: Gregg.Wollard@MWAA.com

Dear Mr. Weitzman:

It was a pleasure to speak with you this morning, following up on your letter and your earlier visit with Jim Bennett.

As we discussed, I see no impediments to Washington Dulles International Airport from the three proposed radio towers, each of which would be less than 200-feet (AGL) tall, near the new Broad Run treatment plant. We will follow with something in writing to the FAA in response to your 7460 filing or FAA's Obstruction Evaluation process.

As to a dynamic between your new operation and its possibilities to augment the Dulles low power radio traveler advisory system, let me link up with folks in the one or two other parts of the Airports Authority with responsibilities for operating the information system and for concession advertising rights. Once I get them oriented to your proposal, we'd enjoy sitting with you to explore the possibilities.

To keep things moving in my Planning Department, I am going to ask Gregg Wollard to follow-up. He has the fax package you sent to me on 8/17. Gregg, an airport planner/civil engineer, is both our utility planner and is experienced in evaluating height impacts to airport and aircraft operations. His number is 703-417-8166; his email (above) is Gregg.Wollard@mwaa.com.

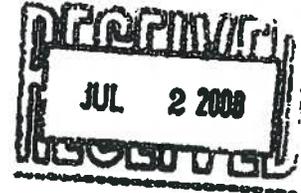
Thanks for considering us in your tower applications. I look forward to seeing you soon.

Bill Lebegem

Manager, Planning Department

Metropolitan Washington Airports Authority

=



COMMONWEALTH of VIRGINIA

L. Preston Bryant, Jr.
Secretary of Natural Resources

Department of Historic Resources
2801 Kensington Avenue, Richmond, Virginia 23221-0311

Kathleen S. Kilpatrick
Director

Tel: (804) 367-2323
Fax: (804) 367-2391
TDD: (804) 367-2386
www.dhr.virginia.gov

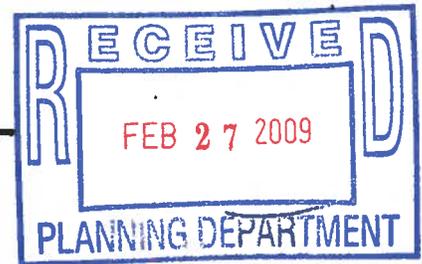
MEMORANDUM

DATE: June 30, 2008 **DHR File #** 2008-0618

TO: Sandra Williams
Blueskies Environmental Associates, Inc.

FROM: Elizabeth B. Tune, Manager (804) 367-2323, Ext. 110 *et*
Office of Preservation Incentives

PROJECT: Proposed Potomac Radio WAGE-FM 3-tower Array
Loudoun County, Virginia



- This project will have an effect on historic resources. Based on the information provided, the effect will not be adverse.
- This project will have an adverse effect on historic properties. Further consultation with DHR is needed under Section 106 of the NHPA.
- Additional information is needed before we will be able to determine the effect of the project on historic resources. Please see attached sheet.
- No further identification efforts are warranted. No historic properties will be affected by the project. Should unidentified historic properties be discovered during implementation of the project, please notify DHR.
- We have previously reviewed this project. Attached is a copy of our correspondence.
- Other (Please see comments below)

COMMENTS:

Please contact Marc Holma, (804) 367-2323, ext. 114 with questions about this review.

Administrative Services
10 Courthouse Avenue
Petersburg, VA 23203
Tel: (804) 863-1624
Fax: (804) 862-6196

Capital Region Office
2801 Kensington Ave.
Richmond, VA 23221
Tel: (804) 367-2323
Fax: (804) 367-2391

Tierwater Region Office
14413 Old Courthouse Way, 3rd Floor
Newport News, VA 23608
Tel: (757) 886-2807
Fax: (757) 886-3808

Roanoke Region Office
1030 Penning Ave., SE
Roanoke, VA 24013
Tel: (540) 857-7585
Fax: (540) 857-7588

Northern Region Office
3337 Main Street
PO Box 519
Stephens City, VA 22655
Tel: (540) 868-7031
Fax: (540) 868-7033

**BROAD RUN WWTP
POTOMAC RADIO ANTENNAS
SUPERIMPOSED PHOTOGRAPHY**

JUNE 2006

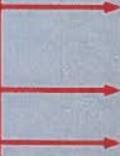


WHITMAN, REQUARDT & ASSOCIATES, LLP



**LOCATION 1
OPEN FIELD – FUTURE LOCATION OF LCSA ADMINISTRATION BUILDING**

SUPERIMPOSED ANTENNAS



**LOCATION 2
INTERSECTION OF LOUDOUN COUNTY PARKWAY AND SMITH SWITCH ROAD**





**LOCATION 3
POINT ALONG LOUDOUN COUNTY PARKWAY – JUST NORTH OF BEAVERDAM RUN**



**LOCATION 4
INTERSECTION OF LOUDOUN COUNTY PARKWAY AND FUTURE RUSSELL BRANCH PARKWAY**



**LOCATION 5
INTERSECTION OF LOUDOUN COUNTY PARKWAY AND ROUTE 7**



LOCATION 6
INTERSECTION OF ROUTE 28 AND NOKES BLVD
PLANNED ANTENNAS NOT VISIBLE



LOCATION 7
OFFICE BUILDING AT THE INTERSECTION OF ROUTE 28 AND DULLES CENTER BLVD
PLANNED ANTENNAS NOT VISIBLE



LOCATION 8

INTERSECTION OF MARBLEHEAD DRIVE AND LIVONIA TERRACE-ASHBURN RESEARCH PARK



WHITMAN, REQUARDT & ASSOCIATES, LLP
10505 JUDICIAL DRIVE ♦ SUITE 200
FAIRFAX, VA 22030
703.293.9717

F.S.M. Traffic Study Guidelines (12/07)
Checklist for Application Acceptance
Page 1 of 4

Loudoun County Virginia
Office of Transportation Services

PHR&A Traffic Statement dated Feb. 26, 2009

Application Name: Potomac Road, Special Exception Date: 3/10/09
Application Type: Special Exception Reviewer: Dana R. Phelan
of Guidelines Satisfied: 13 of 13
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 10 percent of the road's current/existing traffic volumes (at the time of application).

Does Study Meet Guidelines? yes Comments: _____

(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. Twenty-four (24) hour weekday traffic counts are also required for roadway segments.

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 2 / page 3

- (4) **Traffic Volume Projections:** The traffic study shall include an agreed upon build out year and 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 accessways/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 LOS 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 or to an agreed upon forecast year.

Does Study Meet Guidelines? yes Comments: See page 8

- (6) **Minimum Roadway/Intersection LOS Standards:** Recommendations for phased improvements to the road network links in order to maintain an acceptable LOS (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: See page 2

(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. The sources for determining future traffic projections will include one or more of the following:

- The Loudoun County Growth Summary or similar documents from Loudoun County.
- The Loudoun County transportation model which incorporates COG's Cooperative Forecasts for Loudoun County.
- Approved developments in the vicinity of the proposed development.

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 and categories (e.g., residential, office, retail, industrial and institutional) of development.

Does Study Meet Guidelines? yes Comments: N.A. / See page 8

(9) **LOS Calculations Assumptions:** Traffic counts and LOS worksheets and projected traffic volume LOS analyses, using agreed upon analysis techniques, 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: See page 8

- (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: N.A.

- (13) **Bicycle & Pedestrian Accommodations:** When bicycle and pedestrian accommodations are used to reduce anticipated traffic volumes, a description of the physical and functional characteristics of the proposed bicycle and pedestrian accommodations shall be provided. If such separate bicycle accommodations (e.g., striped lanes or multi-purpose trails) are anticipated, they shall also be identified. A description of the functional characteristics shall be provided to identify the transportation options that these accommodations provide (e.g., pedestrian access to retail center, safe bicycle route to elementary school, inter-parcel connections to adjacent neighborhoods, access to W&OD trail, etc.)

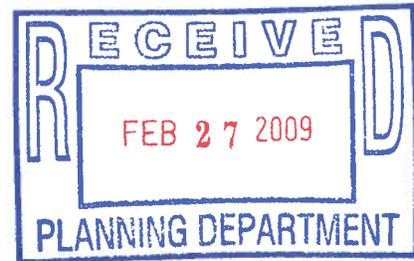
Does Study Meet Guidelines? yes Comments: N.A.

Date: February 26, 2009

Mr. George Phillips
County of Loudoun
Office of Transportation Services
1 Harrison Street, SE, 4th Floor
Leesburg, VA 20177



**Re: POTOMAC RADIO SPECIAL EXCEPTION
TRAFFIC STATEMENT
PHR+A F- 10347-4-0**



CORPORATE:
Chantilly

VIRGINIA OFFICES:
Chantilly
Charlottesville
Fredericksburg
Harrisonburg
Leesburg
Newport News
Norfolk

Winchester
Woodbridge

LABORATORIES:
Chantilly
Fredericksburg

MARYLAND OFFICES:
Baltimore
Columbia
Frederick

Germanstown
Hollywood
Hunt Valley
Wiltonsport

PENNSYLVANIA OFFICE:
Allentown

T 800.550.PHRA
T 703.449.6700
F 703.449.6713
14532 Lee Road
Chantilly, VA
20151-1679

Dear Mr. Phillips:

Per our phone conversation, the following addresses the County's request for a Traffic Statement to cover the above project; please find attached material to assist in your deliberations.

PHR+A has used the standard Loudoun County Traffic Study Guidelines to produce a summary of the aspects examined in this traffic statement. The attached Figures summarize the existing traffic and access situation in the field, based on:

Figure A: Illustrates the general location of the Radio Tower, which is east of the existing Loudoun County Parkway.

Figure B: Illustrates the current traffic conditions in 2009.

Figure C: Illustrates the existing access points off Loudoun County Parkway (unfortunately the aerial photo base is outdated, and the Loudoun Water site is now completed).

PHR+A undertook PM Peak counts at Aquiry Way (the main access road into Loudoun Water) on Wednesday February 18, 2009 and found that the existing PM Peak turning volumes onto Loudoun County Parkway, were 51 vph to the north and 53 vph to the south at Aquiry Way. Very little traffic was observed at the Truck Access point further to the north. The volume along Loudoun Parkway was 407 vph southbound and 731 vph northbound. With turn lane provisions at the Truck Access point (i.e. Left and Right Turn lanes), no delays were observed.

Figure D: Illustrates the existing access point for trucks, via Loudoun County Parkway.

Traffic Statement Summary

1. Access is readily available to the Potomac Radio Tower site through the existing Truck Access point north of Aquia Way (see attached Figure B) off Loudoun County Parkway.
2. The current traffic volume on this section of Loudoun County Parkway is relatively low at the present time, but the access points have been planned to accommodate future traffic generated by the parcels. In this case, the trips generated are very low during the construction phase (because of the use of prefabricated sections), thus reducing the time to erect. Based on information provided by the Owner, once erected the Tower and facility will be inspected on a regular basis by one vehicle, typically at monthly intervals. Additional trips may be required if emergency service is required.
3. The erection of the Radio Tower will thus not cause any undesirable impact on the existing road network with the construction of Loudoun County Parkway to four (4) lanes of the CTP six (6) lane section, and adequate turns provided for existing truck access to Loudoun Water, additional mitigation is not required.

We trust this information assists the County deliberations on this matter.

Respectfully Submitted,
PATTON HARRIS RUST & ASSOCIATES

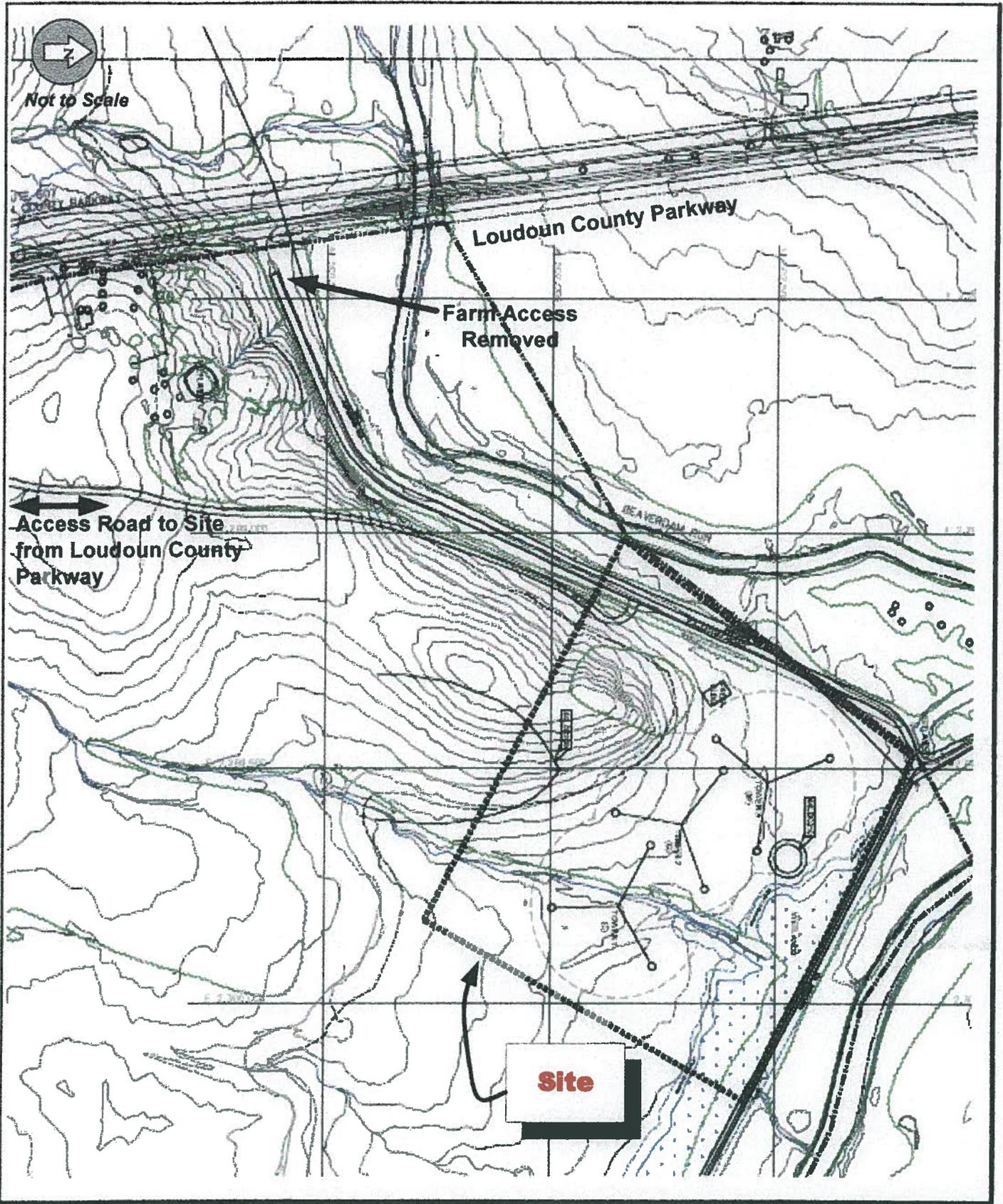


Peter J. Steele
Senior Transportation Planner

Attachment Figures A, B, C, & D and summary based on standard Loudoun County Traffic Study Guidelines.

Cc: Mark A. Thomas





PHR+A

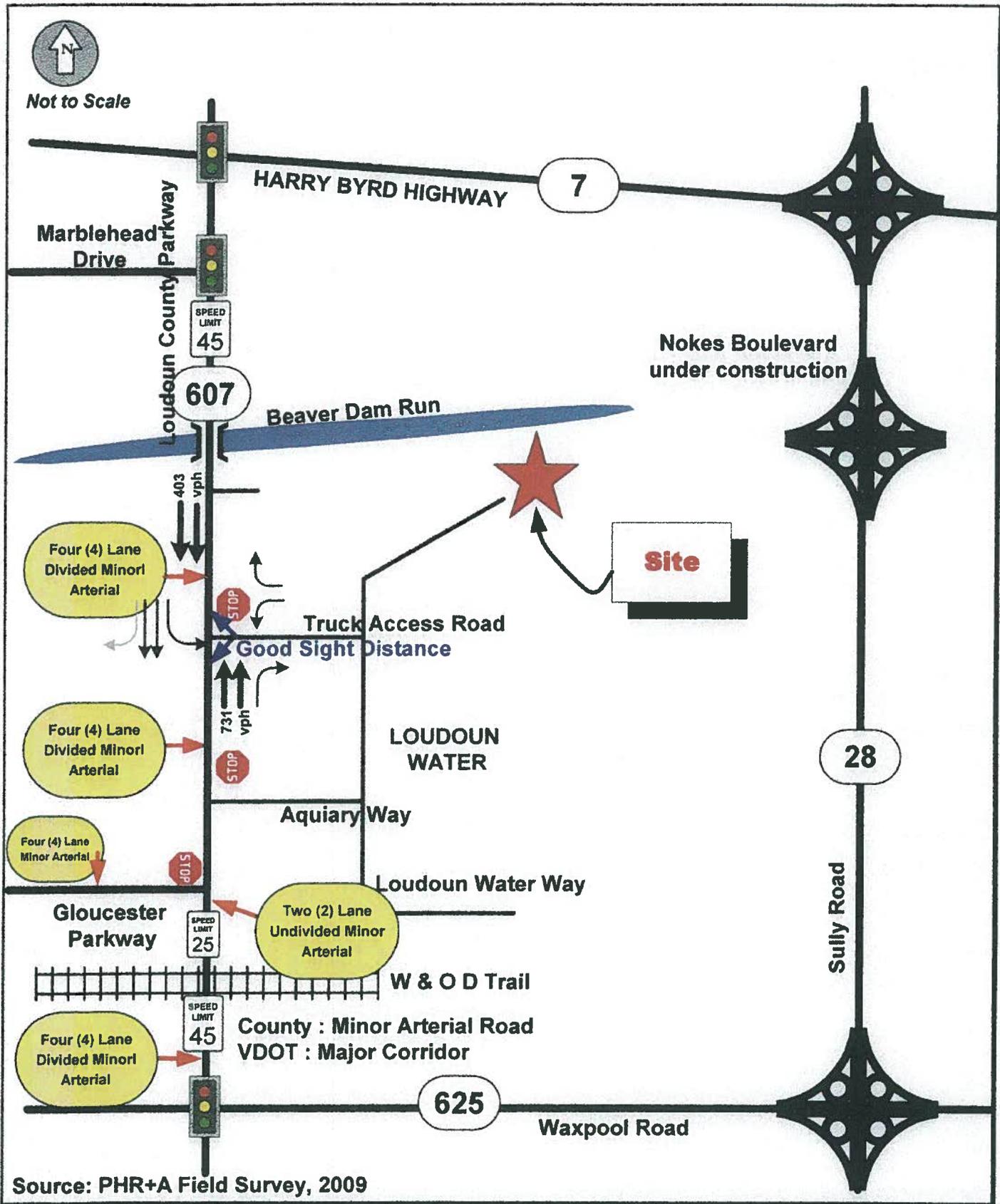
Potomac Radio

February, 2009

Site Location

10347-4-0

**Figure
A**





Source: Microsoft Live Earth-Does not show existing road access to Loudoun Water



Access off Loudoun County Parkway through the existing Truck Access Road (looking East). Loudoun County Parkway is four (4) lanes divided at this point, with separate Left and Right Turn lanes into the site.

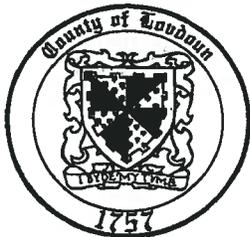
Application Name: Potomac Radio

Date: 2/13/09

Application Type: Site Plan

Attendees: (by verbal agreement) George Phillips (Loudoun County) via phone agreed to Traffic Statement on access, trips and safety issues.

- (1) **Study Area:** Comments: Loudoun County Parkway adjacent to access to Loudoun Water (Aquairy Way), Ashburn
- (2) **Traffic Count Locations:** Comments: Will provide all site entrance in the PM only. Examination of impact during construction Phase and also regular monthly maintenance visits.
- (3) **Trip Generation:** Comments: ITE Trip Generation Manual rates for Radio Tower not available. Applicant notifies that construction period of approximately one month will involve relatively few construction vehicles during normal working hours. Once completed the Tower needs regular maintenance visits (say once every six months). Access is provided through the truck access off Loudoun County Parkway into the Loudoun Water site.
- (4) **Traffic Volume Projections:** Comments: Not applicable due to the short period of construction and then only on-going maintenance visits to the site.
- (5) **LOS Analysis:** Comments: Given the low volume of vehicles involved, and the nature of the current roadway network (i.e. still being developed) there will be no change in Level of Service caused by this project; although given the high speed of some vehicles in the 45 MPH posted area, the risk of accidents remains a slight probability.
- (6) **Minimum Roadway/Intersection LOS Standards:** Comments: The attached volumes indicate that the addition of a few vehicles will have negligible impact on the operation at this intersection.
- (7) **Background Traffic Assumptions:** Comments: This section of the Parkway is constructed at four (4) lane Minor Arterial with appropriate turn provisions. Parkway is posted at 45 MPH.
- (8) **Traffic/Trip Distribution:** Comments: n/a
- (9) **LOS Calculations Assumptions:** Comments: n/a
- (10) **Mode Choice:** Comments: n/a
- (11) **Safety Locations:** Comments: Site inspection indicates that there is adequate sight distance at the throat of this intersection in both directions; although the high speed of some vehicles along Loudoun County Parkway is of concern. This will change over time as more vehicles use this route, and thus the link will come under greater scrutiny by Loudoun Police.
- (12) **Traffic Mitigation Measures:** Comments: n/a
- (13) **Bicycle & Pedestrian Accommodations:** Comments: n/a



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

August 19, 2009

Mr. J. Randall Minchew, Esq.
Walsh, Colucci, Lubeley, Emrich & Walsh, PC
One East Market Street
Leesburg, VA 20176

RE: SPEX 2009-0011-Potomac Radio
SPEX 2009-0029-Potomac Radio
CMPT2009-0002-Potomac Radio

Dear Mr. Minchew:

This letter serves to inform you that the above referenced land development application has been officially accepted for processing as of August 19, 2009. I have been asked to serve as the Project Manager and look forward to working with your team. Should you wish to review the public file, a hard copy is available in the file room located in the Department of Building or to access documents electronically, please go to www.loudoun.gov/lola. This link also provides an additional opportunity for public input on active applications.

If you have any further questions regarding the review and processing of this application, please feel free to contact me.

Sincerely,

Nicole Steele, LEED AP
Project Manager

cc: Kimberlee Welsh Cummings, Planner, Walsh, Colucci, Lubeley, Emrich & Walsh
 Van Armstrong, Land Use Review Program Manager, Department of Planning



**WALSH COLUCCI
LUBELEY EMRICH
& WALSH PC**

LETTER OF TRANSMITTAL

TO: Wini Polis, Planner, Land Use Review
Loudoun County Department of Planning
PO Box 7000
1 Harrison St. SE, 3rd Floor, Mailstop 62, Leesburg, Virginia 20177

FROM: Kimberlee Welsh Cummings, AICP, Land Use Planner

DATE: August 18, 2009

REGARDING: Potomac Radio - SPEX 2009-0011 & CMPT 2009-0002

OUR FILE NO. 5370.2

We transmit the attached:

- Originals
- Copies
- Plans
- Documents
- Other (described below)



Description: CD with the Environmental Assessment Report and Addendum

Transmitted via:

- mail hand delivery scheduled express federal express

Action requested:

- your approval
- your review/comments
- your submission
- your file/use
- your distribution
- other

Remarks: Please let me know if you need anything else. Thank you for your assistance.

PHONE 703 737 3633 ■ FAX 703 737 3632 ■ WWW.THELANDLAWYERS.COM
1 E. MARKET STREET, THIRD FLOOR ■ LEESBURG, VA 20176-3014

ARLINGTON OFFICE 703 528 4700 ■ PRINCE WILLIAM OFFICE 703 680 4664

ATTORNEYS AT LAW

{L0184106.DOC / 1 Environ Assess Reports on CD to W Polis 005370 000002}



Kimberlee Welsh Cummings, AICP
Land Use Planner
(571) 209-5773
kcummings@ldn.thelandlawyers.com

WALSH COLUCCI
LUBELEY EMRICH
& WALSH PC

August 5, 2009



Via Hand Delivery

Wini Polis, Planner, Land Use Review
Loudoun County Department of Planning
1 Harrison St. SE, 3rd Floor
Leesburg, Virginia 20177

Re: Potomac Radio - SPEX 2009-0011 & CMPT 2009-0002

Dear Wini:

Enclosed please find the following application materials regarding the above referenced applications:

1. 17 copies of the Statement of Justification and Attachment, revised July 13, 2009, with Exhibits A through D.
2. 17 copies of the "Broad Run WWTP Potomac Radio Antennas Superimposed Photography" dated June 2006 and prepared by Whitman, Requardt & Associates, LLP.
3. 17 plan sets titled "Potomac Radio Special Exception Plat/Commission Permit SPEX 2009-0011 & CMPT 2009-0002", consisting of three sheets.

Thank you for your assistance with these applications.

Sincerely,

WALSH, COLUCCI, LUBELEY, EMRICH &
WALSH, P.C.

Kimberlee Welsh Cummings, AICP
Land Use Planner

Enclosures

cc: James M. Weitzman, President, New World Radio, with enclosures
Garrison C. Cavell, President, Cavell, Mertz & Associates, Inc., with enclosures
Mark W. Thomas, Director of Planning & Landscape Architecture, Patton Harris
Rust & Associates, PC, with enclosures (except plans)
Sandra H. Williams, President, Blueskies Environmental Associates, Inc., with
enclosures
Mark Viani, Attorney, McGuire Woods, with enclosures
Ralph M. Welliver, Project Engineer, Loudoun Water, with enclosures
J. Randall Minchew, Managing Shareholder, Leesburg Office, Walsh, Colucci,
Lubeley, Emrich & Walsh, P.C., without enclosures

Wini Polis - Potomac Radio applications

From: "Cummings, Kimberlee Welsh" <kcummings@ldn.thelandlawyers.com>
To: <wpolis@loudoun.gov>
Date: 7/7/2009 6:15 PM
Subject: Potomac Radio applications

Wini:

Please hold onto the application materials for Potomac Radio. We are revising the SOJ, SOJ Attachment and Plans and coordinating with Loudoun Water before submitting the materials to you.

Thank you for your patience.

Kim

Kimberlee Welsh Cummings, AICP
Land Use Planner
Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.
1 E. Market Street
3rd Floor
Leesburg, Virginia 20176
(703) 737-3633 (main phone number)
(571) 209-5773 (direct phone number)
(703) 737-3632 (fax number)
(703) 307-5827 (cell phone number)

This message contains information which may be confidential and privileged. Unless you are the addressee (or authorized to receive for the addressee), you may not use, copy or disclose to anyone the message or any information contained in the message. If you have received the message in error, please advise the sender by reply e-mail and delete all copies of the message. Thank you very much.

Wini Polis - Potomac Radio SPEX and CMPT

From: Wini Polis
To: Cummings, Kimberlee
Date: 3/31/2009 12:24 PM
Subject: Potomac Radio SPEX and CMPT

Hi Kim,

This application is just about ready to go out on referral. Please have PHR&A add to the "Adjacent Property Owners" table on Sheet 1 of 3 of the plat, two additional parcels and associated information. MCPI Number 060-30-7119 and 057-10-2844 should be added. They can also title the plat SPEX 2009-0011 and CMPT 2009-0002.

I will need 17 copies of the revised plat and that should do it.
Please contact me directly if you have any questions. Thank you.

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

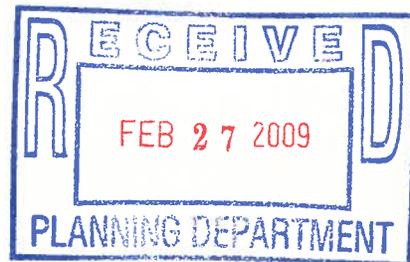
 Please... Consider the environment before printing this email.



Kimberlee Welsh Cummings, AICP
Land Use Planner
(571) 209-5773
kcummings@ldn.thelandlawyers.com

WALSH COLUCCI
LUBELEY EMRICH
& WALSH PC

February 27, 2009



Via Hand Delivery

Loudoun County Department of Building and Development
Land Development Application Counter
1 Harrison Street, S.E.
Second Floor
Leesburg, Virginia 20177

Re: Potomac Radio LLC – SPEX & CMPT applications

Enclosed please find the following for the Special Exception and Commission Permit applications for Potomac Radio LLC:

1. SPEX and CMPT checklists;
2. Executed Land Development Application Form;
3. Tax Records with evidence of payment of taxes;
4. Land Use Certificates;
5. Executed Disclosure of Real Parties In Interest form;
6. Application fee check for \$4,830.00;
7. Record of Pre-Application Conference;
8. 15 copies of the Statement of Justification and Attachment;
9. 3 sets of special exception/commission permit plans;
10. 3 copies of Traffic Statement dated February 26, 2009, prepared by Patton, Harris, Rust & Associates;
11. 3 copies of memorandum from Department of Historic Resources dated June 30, 2008; and
12. 2 sets of mailing labels.

If you have any questions, please do not hesitate to call me. Thank you for your assistance.

Sincerely,

WALSH, COLUCCI, LUBELEY, EMRICH &
WALSH, P.C.



Kimberlee Welsh Cummings, AICP
Land Use Planner

Enclosures

cc: James M. Weitzman, Managing Member, Potomac Radio, LLC, with enclosures
Garrison C. Cavell, President, Cavell, Mertz & Associates, with enclosures
Mark W. Thomas, Director of Planning & Landscape Architecture, PHR&A, with enclosures (except plans)
Douglas R. Kennedy, Vice President, Director of Transportation Planning, PHR&A, with enclosures
J. Randall Minchew, Managing Shareholder, Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.



LOUDOUN COUNTY DEPARTMENT OF PLANNING
1 Harrison Street, S.E., 3rd Floor, P.O. Box 7000, Leesburg, VA 20177

Metro 478-8416
Local (703) 777-0246

Page 1 of 7

MINIMUM SUBMISSION REQUIREMENTS FOR A SPECIAL EXCEPTION APPLICATION

Application No. _____

TO BE COMPLETED BY THE APPLICANT

Project Name: Potomac Radio

Proposed Use: AM radio station towers - special exception for public utility, communications & transmission with the floodplain under the 1972 PD-IP Zoning district.

Location: 44771 Loudoun Water Way, Ashburn, VA 20147

Tax Map(s); Parcel #(s): 80((4)) - A2

Owner(s): LCSA / Dale Hammes

Telephone No.: (571) 223-3855

Applicant/Authorized Agent: Potomac Radio, LLC / James M. Weitzmann

Telephone No.: (301) 530-6000

Engineer/Surveyor: PHR&A / Mark W. Thomas+H71

Telephone No.: (703) 779-3616

Attorney: Walsh, Colucci, Lubeley, Emrich & Walsh, PC
J. Randall Minchew, Esq. and Kimberlee Welsh Cummings, Land Use Planner

Telephone No.: (703) 737-3633

Signature of Person Completing Checklist: Kimberlee Welsh Cummings
Kimberlee Welsh Cummings, as Agent for the Applicant

Date: 2/27/2009

TO BE COMPLETED BY THE PLANNING OFFICE PERSONNEL

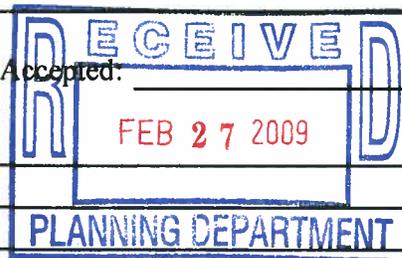
Date Received: _____

Date Reviewed: _____

Reviewed by: _____

Date Accepted/Not Accepted: _____

Reason(s) For Not Accepting: _____



Pin Number(s): 041-37-4022

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. After the applicant packet and signed checklist is submitted, the applicant must meet with County Planning personnel and demonstrate how the application meets submittal requirements.

If the application is judged incomplete, the staff will identify in writing the deficiencies which 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, Zoning and Community Development.

Approved Deviations:

B. <u>LAND DEVELOPMENT APPLICATION FORM.</u>	SUBMITTED		
	YES	NO	N/A
1. Name of the applicant(s).	✓		
2. Applicant(s) address: city/state/zip.	✓		
3. Applicant(s) telephone number(s).	✓		
4. Authorized representative.	✓		
5. Representative's address: city/state/zip code.	✓		
6. Representative's telephone number(s).	✓		

B. <u>LAND DEVELOPMENT APPLICATION FORM (Con't)</u> .	SUBMITTED				
	YES	NO	N/A		
7. Property owner(s).	✓				
8. Property owner(s) address: city/state/zip code.	✓				
9. Property owner(s) telephone number(s).	✓				
10. Present zoning classification(s) ² .	✓				
11. Project location.	✓				
12. Tax map & parcel number(s); MCPI number(s).	✓				
13. Proposed name of the subdivision, development or business.	✓				
14. Election district(s) in which the proposed special exception is located.	✓				
15. Signature of the applicant.	✓				
16. Signature of the owner.	✓				
<table border="0" style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> APPLICANT COMMENTS: <hr/> <hr/> <hr/> <hr/> </td> <td style="width: 50%; vertical-align: top;"> STAFF COMMENTS: <hr/> <hr/> <hr/> <hr/> </td> </tr> </table>				APPLICANT COMMENTS: <hr/> <hr/> <hr/> <hr/>	STAFF COMMENTS: <hr/> <hr/> <hr/> <hr/>
APPLICANT COMMENTS: <hr/> <hr/> <hr/> <hr/>	STAFF COMMENTS: <hr/> <hr/> <hr/> <hr/>				
	SUBMITTED				
	YES	NO	N/A		
C. <u>USE VALUE ASSESSMENT PROGRAM.</u> 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.	✓				
D. <u>DISCLOSURE OF REAL PARTIES IN INTEREST.</u> Provide completed disclosure form(s).	✓				
E. <u>TAX CERTIFICATE.</u> Provide one copy of a certificate issued by the County Treasurer confirming payment of all applicable taxes.	✓				
F. <u>FEES.</u> Provide a check made payable to the County of Loudoun.	✓				

	SUBMITTED				
	YES	NO	N/A		
G. BUILDING DESIGN. If applicable, provide 15 copies of floor plans and elevation for the front, sides, and rear of any on-site structures proposed.	✓				
<table border="0" style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> APPLICANT COMMENTS: <hr/> <hr/> <hr/> <hr/> </td> <td style="width: 50%; vertical-align: top;"> STAFF COMMENTS: <hr/> <hr/> <hr/> <hr/> </td> </tr> </table>				APPLICANT COMMENTS: <hr/> <hr/> <hr/> <hr/>	STAFF COMMENTS: <hr/> <hr/> <hr/> <hr/>
APPLICANT COMMENTS: <hr/> <hr/> <hr/> <hr/>	STAFF COMMENTS: <hr/> <hr/> <hr/> <hr/>				
	SUBMITTED				
	YES	NO	N/A		
H. STATEMENT OF JUSTIFICATION. Provide 15 copies of a written Statement of Justification detailing the reason(s) why the granting of a special exception is appropriate. The statement must address the standards contained in Section 1211 of the Zoning Ordinance for applications requiring Board of Supervisors action or Section 1105 for applications requiring Board of Zoning Appeals action.	✓				
I. FLOODPLAIN STUDY. Submit with all applications located in the PD Zoning districts a floodplain study for any portion of a tract of land containing floodplain located within a watershed greater than 100 acres. If no floodplain meeting these specifications exists on the property, submit a certificate stating that no such floodplain exists. The floodplain study shall conform to the technical requirements contained in Section 740 of the Zoning Ordinance.	✓		previously completed by LCSA		
<table border="0" style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> APPLICANT COMMENTS: <hr/> <hr/> <hr/> <hr/> </td> <td style="width: 50%; vertical-align: top;"> STAFF COMMENTS: <hr/> <hr/> <hr/> <hr/> </td> </tr> </table>				APPLICANT COMMENTS: <hr/> <hr/> <hr/> <hr/>	STAFF COMMENTS: <hr/> <hr/> <hr/> <hr/>
APPLICANT COMMENTS: <hr/> <hr/> <hr/> <hr/>	STAFF COMMENTS: <hr/> <hr/> <hr/> <hr/>				

J. <u>SPECIAL EXCEPTION PLAT.</u>	SUBMITTED		
	YES	NO	N/A
<p>15 copies of a special exception plat is required for submission, with the title block visible and drawn at a scale of 1 inch = 200'. Due to parcel size of a project, the applicant may request to a more meaningful map scale. However, at least one site plan must be provided at 1" = 200'. An 8 1/2" x 11" transparency reduction of the site plan will also be provided prior to the public hearings.</p>	✓		
<p>The special exception plat shall include the following information:</p>			
1. The scale, north point and date;	✓		
2. The boundary of the property showing bearings and distances;	✓		
3. Owner's names and zoning of adjacent property;	✓		
4. Location and dimensions of all structures, parking/loading areas and signs, existing and proposed;	✓		
5. Location of any structures within 200' of the proposed structure/use;	✓		
6. Signature of the property owner or applicant;	✓		
7. An insert vicinity map drawn at a scale of 1" = 1,000' to show location of the proposal in respect to the County;			
8. 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;	✓		
9. Location and dimensions of existing/proposed State road entrance;			✓
10. Dimensions of all yards, building and parking front, side, and rear;	✓		
11. Indicate how adjacent and neighboring properties will be protected from any adverse impacts caused by the proposed use through the location and dimensions of proposed screening, fencing and/or buffer areas.	✓		

APPLICANT COMMENTS:

STAFF COMMENTS:

K. TRANSPORTATION ANALYSIS.

A transportation analysis is a major consideration of a special exception. Each application must include 15 copies of a transportation analysis appropriate to the scale and complexity of the application. Every analysis will include the following elements:

1. **Base Conditions:** Identify existing conditions and traffic volumes for the external road network serving the site;
2. **Projected Conditions:** Based on the land uses within and outside the project, project internal and external traffic volumes; show trip generation rates for morning and evening peak hours; provide the internal/external trip distribution and intersection analysis;
3. **Impacts:** Demonstrate the adequacy of the project's internal road network; identify offsite access of traffic control measure improvements generated exclusively by the traffic demands of the proposed project;

SUBMITTED		
YES	NO	N/A
		Traffic Statement PHR&A 2/26/98
		✓
		✓

K. <u>TRANSPORTATION ANALYSIS (Con't)</u>	SUBMITTED		
	YES	NO	N/A
<p>4. <u>Recommended Internal and Offsite Road Improvements</u>: Examples of items which should be included in this section are: (1) typical sections for each project street category; (2) a phasing plan which delineates the public transportation improvements that will be provided simultaneously with the construction of each development phase.</p> <p>Justification must be presented to and granted by the Director of Technical Services for deviation from this requirement.</p>			✓
<p>APPLICANT COMMENTS:</p> <hr/> <hr/> <hr/> <hr/>		<p>STAFF COMMENTS:</p> <hr/> <hr/> <hr/> <hr/>	

L. 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.

Kimberly Webb Gammage
 APPLICANT NAME *on behalf of the Applicant*
1 East Market Street Leesburg, VA
 ADDRESS *20175*
2/27/2009
 DATE

Application: Accepted Rejected

 Planning Specialist

 Date

MINIMUM SUBMISSION REQUIREMENTS FOR A COMMISSION PERMIT APPLICATION

Application No _____

TO BE COMPLETED BY THE APPLICANT

Project Name: Potomac Radio

Proposed Use: AM radio station towers - commission permit for Public Utility, Communications & Transmission uses within the PD-IP Zoning district

Location: 44771 Loudoun Water Way, Ashburn, VA 20147 Tax Map(s) / Parcel #(s): 80((4)) - A2

Owner(s): LCSA Dale Hammes Telephone No.: (571) 223-3855

Applicant/Authorized Agent: Potomac Radio, LLC / James M. Weitzmann Telephone No.: (301) 530-6000

Engineer/Surveyor PHR&A / Mark W. Thomas Telephone No.: (703) 777-3616

Attorney: Walsh, Colucci, Lubeley, Emrich & Walsh, P.C. / Telephone No.: (703) 737-3633
J. Randall Minchew, Esq. & Kimberlee Welsh Cummings, Land Use Planner

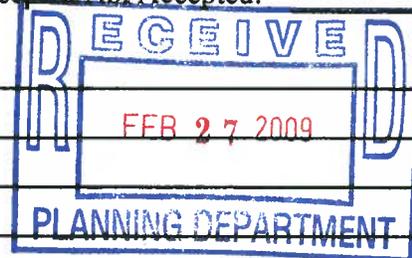
Signature of Person Completing Checklist: *Kimberlee Welsh Cummings* Date: 2/17/2009
Kimberlee Welsh Cummings, as Agent for the Applicant

TO BE COMPLETED BY THE PLANNING OFFICE PERSONNEL

Date Received: _____ Date Reviewed: _____

Reviewed by: _____ Date Accepted/Not Accepted: _____

Reason(s) For Not Accepting: _____



PIN Number: 041-37-4022

APPLICANT RESPONSIBILITIES. The applicant must complete all of the 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 8 1/2" 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 until the deficiencies are resolved.

All required forms are available in the Department of Planning

A. <u>LAND DEVELOPMENT APPLICATION FORM.</u> Submit a completed land development application form, including the following:	SUBMITTED		
	YES	NO	N/A
1. Applicant(s) name and address and ownership interest in the subject property.	✓		
2. The name and address, and signed written consent of all those having an ownership interest, if different than the applicant filing the	✓		
3. The names and addresses of all consultants representing the applicant with respect to the proposed development plan.	✓		
4. The tax map identification number; MCPI number.	✓		
5. Signature of Property Owner.	✓		
B. <u>STATEMENT OF JUSTIFICATION.</u> One copy of a Statement of Justification detailing the proposed use.	✓		
C. <u>SITE PLAN.</u> Provide 15 copies of a site plan at a scale of 1"=200', or request a deviation for a more meaningful scale. At least three (3) plans must be provided at 1"=2'. Four copies are required when floodplain exists on the site. Include the following information on the plan:	✓		
1. Where applicable, the limits of floodplain boundaries are to be delineated. The plat shall utilize and identify the source as the Floodplain Map of Loudoun County.			
2. The scale, north point, and date.	✓		
3. The boundary of the property showing bearings and distances.	✓		
4. The owners' names and zoning of adjacent property.	✓		
5. The location and dimensions of all structures, parking/loading areas, and signs, existing and proposed.			
6. The location of any structures within 500' of the proposed structure/use.			
7. The property owner's signature.	✓		
8. An insert vicinity map showing the location within the general area.			



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 checklist 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 TYPEWRITER

TYPE OF APPLICATION <input checked="" type="checkbox"/> 1972 Zoning Ordinance <input type="checkbox"/> 1983 Zoning Ordinance <input type="checkbox"/> Revised 1993 Zoning Ordinance Calculations of Bond (CPAP, CPAP REVISION, REST, STPL, STPL & STMP)	SPEX & CMPT Application number Assigned _____ Fee Amount Paid _____ Receipt Number _____ Date of Official Acceptance _____
Total Number of Cross-Sections (FPAL Type II & FPST) _____	
Project Name: Potomac Radio	
Subdivision Name (if different from project name): Subdivision Section: Lot Numbers:	

Description of Proposed Project:
 Proposing AM radio station towers as a Public Utility, Communications and Transmission use and the location of this use within the FOD by special exception, and a commission permit under the 1972 PD-IP Zoning district.

Number and Types of Proposed Lots:

	PROPOSED RESIDENTIAL UNITS (This section is to be completed for all residential applications):	
	Total Units	Quantity Affordable/Elderly
Residential		
Non-Residential		
Conservancy		
Open Space		
Other (specify type)		
Total Lots	N/A	N/A

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 appropriate category and the total applications square footage for the category):

Category	Description of Use	Square Footage
Ag-Residential		
Sales & Service		
Office		
Industrial		
Gov't., Utilities & Public Service		
Recreation & Special Interests		
Transportation & Communications	Radio Towers/Public Utility Communications Equipment	650
Education & Training		
Other (specify)		
Total Square Footage		650

PROJECT/FLOCCATION

Property Address:
 44771 Loudoun Water Way,
 Ashburn, VA 20147

Property Location:
 East side of Route 607 and north of future Gloucester Parkway

ELECTION DISTRICT(S):
 Broad Run

Adjacent Roads:
 Route 607 (Loudoun County Parkway)

PROPERTY TAX MAP, ACREAGE AND ZONING INFORMATION		
Tax Map Number(s) or Pin Number Reference(s)	Zoning District(s)	Zoning Status Existing / Proposed
041-37-4022	PD-IP (1972)	Existing ✓ / Proposed ✓
	Acres	340.66
	7.5 (lease area)	7.5

SURROUNDING LAND USES AND ZONING

List all surrounding land uses and zoning districts adjacent to the property, including those access roads.

LAND USE		ZONING
NORTH	Vacant	PD-IP
SOUTH	Loudoun Water Offices & Plant	PD-IP
EAST	Vacant	PD-IP
WEST	Vacant	PD-IP

APPLICANT(S)

Company Name	Potomac Radio, LLC	Company Name	
Name of Person & Title	James M. Weitzmann	Name of Person & Title	
Mailing Address	11417 Hounds Way	Mailing Address	
City, State, Zip Code	Rockville, MD 20852	City, State, Zip Code	
Daytime Telephone	(301) 530-6000	Daytime Telephone	
E-mail Address	jim@newwordradio.com	E-mail Address	
Correspondent?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Correspondent?	Yes <input type="checkbox"/> No <input type="checkbox"/>

PROPERTY OWNER(S)

Company Name	Loudoun County Sanitation Authority	Company Name	
Name of Person & Title	Dale Hammes, General Manager	Name of Person & Title	
Mailing Address	44771 Loudoun Water Way	Mailing Address	
City, State, Zip Code	Ashburn, VA 20147	City, State, Zip Code	
Daytime Telephone	(571) 223-3855	Daytime Telephone	
E-mail Address	dale.hammes@lcsa.org	E-mail Address	
Correspondent?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Correspondent?	Yes <input type="checkbox"/> No <input type="checkbox"/>

REPRESENTATIVE(S)

Company Name	Walsh, Colucci, Lubeley, Enrich & Walsh, PC	Company Name	
Name of Person & Title	J. Randall Minchew, Esq. and Kimberlee Welsh Cummings, Planner	Name of Person & Title	
Mailing Address	One East Market Street	Mailing Address	
City, State, Zip Code	Leesburg, VA 20176	City, State, Zip Code	
Daytime Telephone	(703) 737-3633	Daytime Telephone	
E-mail Address	kcummings@lth.thelandlawyers.com	E-mail Address	
Correspondent?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Correspondent?	Yes <input type="checkbox"/> No <input type="checkbox"/>

CERTIFICATIONS

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 and understood that the County may deny, approve, or conditionally approve that for which I am applying. I certify that all property corners have been clearly staked and flagged.

Potomac Radio, LLC by James M. Weitzmann	Printed Name of Applicant	
<i>see attached page 3</i>	Signature of Applicant	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 or other authorized government agents to enter the property and make such investigations and tests as they deem necessary.

Loudoun County Sanitation Authority by Dale Hammes	Printed Name of Owner	
<i>Dale Hammes</i>	Signature of Property Owner	Date

Page 2

REPRESENTATIVE(S)

Company Name	Walsh, Colucci, Lubeley, Emrich & Walsh, PC	Company Name	
Name of Person & Title	J. Randall Minchew, Esq. and Kimberlee Welsh Cummings, Planner	Name of Person & Title	
Mailing Address	One East Market Street	Mailing Address	
City, State, Zip Code	Leesburg, VA 20176	City, State, Zip Code	
Daytime Telephone	(703) 737-3633	Daytime Telephone	
E-mail Address	kcummings@ldn.thelandlawyers.com	E-mail Address	
Correspondent?	Yes <input checked="" type="checkbox"/> No	Correspondent?	Yes <input type="checkbox"/> No

CERTIFICATIONS

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. I understand that the County may deny, approve, or conditionally approve that for which I am applying. I certify that all property corners have been clearly staked and flagged.

Potomac Radio, LLC by James M. Weitzman
 Printed Name of Applicant

 Signature of Applicant
 Date 2-24-09

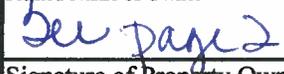
 Printed Name of Applicant

 Signature of Applicant

 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 or other authorized government agents to enter the property and make such investigations and tests as they deem necessary.

Loudoun County Sanitation Authority by Dale Hammes
 Printed Name of Owner

 Signature of Property Owner
 Date

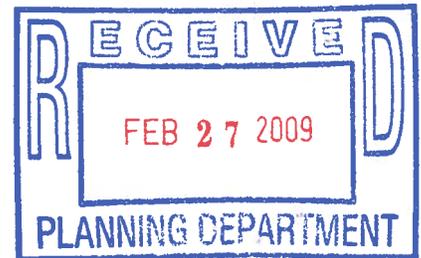
 Printed Name of Owner

 Signature of Property Owner

 Date

Updated 3/9/2007

Macintosh HD:Users:jweitzman:Desktop:[2007 Land Development Application with instructions (L0179650).X



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

[Assessment](#)

Tax History - Commercial

Jan 1 1989 Owner: BLES SOUTH ASSOCIATES
Current Owner: LOUDOUN COUNTY SANITATION AUTHORITY
Tax Map Number: /80///4/////A2/
PIN: 041-37-4022-000

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
1989	Regular		\$3,719,600	\$0.88	\$32,732.48	N/A	Fully Paid
	Route 28		\$3,719,600	\$0.2	\$7,439.20	N/A	Fully Paid
1988	Regular		\$18,053,800	\$0.95	\$171,511.10	N/A	Fully Paid
	Route 28		\$18,053,800	\$0.2	\$36,107.60	N/A	Fully Paid
1987	Regular		\$377,900	\$0.88	\$63,720.10	N/A	Fully Paid





Loudoun County, Virginia

www.loudoun.gov

The Office of the County Assessor

1 Harrison Street, SE, 5th Floor, P.O. Box 7000, Leesburg, VA 20177-7000

703.777.0267 • Fax 703.771.5234

LAND USE CERTIFICATE

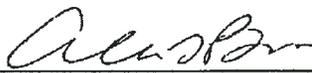
Date: 01/28/2009



The following property, _____, is IN the Land Use Program.
Tax Map/PIN Number

Signature
Alison L. Burns, Land Use Coordinator

The following property, 041-37-4022-000, is NOT IN the Land Use Program.
Tax Map/PIN Number

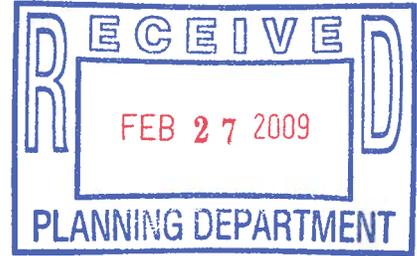


Signature

I, James M. Weitzman, agent do hereby state that I am an

Applicant

Applicant's Authorized Agent listed in Section C.1. below



in Application Number(s): _____

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

C. DISCLOSURES: REAL PARTIES IN INTEREST AND LAND USE PROCEEDINGS

1. REAL PARTIES IN INTEREST

The following constitutes a listing of the names and addresses of all **APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS** and **LESSEES** of the land described in the application* and if any of the forgoing is a **TRUSTEE**** each **BENEFICIARY** of such trust, and all **ATTORNEYS**, and **REAL ESTATE BROKERS**, and all AGENTS of any of the foregoing.

All relationships to the persons or entities listed above in **BOLD** print must be disclosed. Multiple relationships may be listed together (ex. Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner, etc.) For a multiple parcel application, list the Parcel Identification Number (PIN) of the parcel(s) for each owner(s).

<i>PIN</i>	<i>NAME (First, M.I., Last)</i>	<i>ADDRESS (Street, City, State, Zip Code)</i>	<i>RELATIONSHIP (Listed in bold above)</i>
041-37-4022	Potomac Radio, LLC	2131 Crimmins Lane Falls Church, VA 22043	Applicant/Lessee
041-37-4022	Loudoun Water f/k/a Loudoun County Sanitation Authority	880 Harrison Street, SE P.O. Box 4000 Leesburg, VA 20177-1403	Title Owner/Lessor
	Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.	1 E. Market Street, 3 rd Floor Leesburg, VA 20176	Attorneys/Planners/ Agent
	Patton Harris Rust & Associates, Inc.	208 Church Street, SE Leesburg, VA 20175	Engineer/Agent
	Blueskies Environmental Associates, Inc.	6767 Forest Hill Avenue, Suite 204 Richmond, VA 23225-1851	Environmental Consultant/Agent
	Cavell Mertz & Associates, Inc.	7839 Ashton Avenue Manassas, VA 20109	Telecommunications Engineer/Agent

* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.

** In the case of a TRUSTEE, list Name of Trustee, name of Trust, if applicable, and name of each beneficiary.

Check if applicable:

There are additional Real Parties in Interest. See Attachment to Paragraph C-1.

LISTING OF INDIVIDUAL AGENTS

1. **Potomac Radio, LLC**
James M. Weitzman

2. **Loudoun Water f/k/a Loudoun County Sanitation Authority**
Dale C. Hammes

3. **Walsh, Colucci, Lubeley, Emrich & Walsh, PC**
J. Randall Minchew, Esq.
William J. Keefe
Michael G. Romeo
Christine E. Gleckner
Kimberlee Welsh Cummings
Andrew A. Painter

4. **Patton Harris Rust & Associates, Inc.**
Mark A. Thomas
Fred D. Ameen, Jr.
Douglas R. Kennedy

5. **Blueskies Environmental Associates, Inc.**
Sandra H. Williams

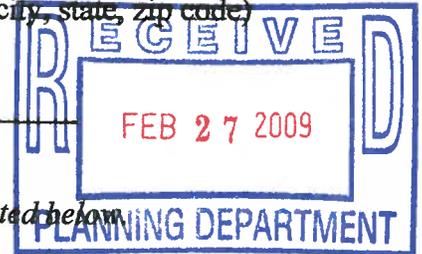
6. **Cavell Mertz & Associates, Inc.**
Garrison C. Cavell

2. CORPORATION INFORMATION (see also Instructions, Paragraph B.3 above)

The following constitutes a listing of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% 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 code)

Potomac Radio, LLC, 2131 Crimmins Lane, Falls Church, VA 22043



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 10% or more of any class of stock issued by said corporation are listed below.

There are more than 100 shareholders but no shareholder owns 10% 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:

<i>SHAREHOLDER NAME (First, M.I., Last)</i>	<i>SHAREHOLDER NAME (First, M.I., Last)</i>
Members: James M. Weitzman,	
Edwin Tornberg Living Trust Beneficiaries: Trust f/b/o Alisa Hahn; Ilene Hahn Miller; Trust f/b/o two minor age beneficiaries; Trust f/b/o a minor age beneficiary; Donald Tornberg and Sandy Tornberg JTWROS; Alan Hahn; Alexandra Hahn Chesterton; Lawrence Smith; Martin Smith; Ronald Smith; Ina Marital Trust f/b/o Ina Smith-Tornberg	

Names of Officers and Directors:

<i>NAME (First, M.I., Last)</i>	<i>Title (e.g. President, Treasurer)</i>
James M. Weitzman	Managing Member

Check if applicable:

There is additional Corporation Information. See Attachment to Paragraph C-2.

2. CORPORATION INFORMATION (see also Instructions, Paragraph B.3 above)

The following constitutes a listing of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% 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 code)

Loudoun Water f/k/a Loudoun County Sanitation Authority, 44865 Loudoun Water Way, P.O. Box 4000, Ashburn, VA 20146

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 10% or more of any class of stock issued by said corporation are listed below.

There are more than 100 shareholders but no shareholder owns 10% 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:

SHAREHOLDER NAME <i>(First, M.I., Last)</i>	SHAREHOLDER NAME <i>(First, M.I., Last)</i>
Loudoun Water is a political subdivision of the state. In May of 1959, the Loudoun County Board of Supervisors created Loudoun Water by a resolution, through the Water and Waste Authorities Act, for the sole purpose of providing water and wastewater service to residents of the unincorporated areas of Loudoun County.	

Names of Officers and Directors:

NAME <i>(First, M.I., Last)</i>	Title <i>(e.g. President, Treasurer)</i>
Dale C. Hammes, General Manager	

Check if applicable:

There is additional Corporation Information. See Attachment to Paragraph C-2.

2. CORPORATION INFORMATION (see also Instructions, Paragraph B.3 above)

The following constitutes a listing of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% 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 code)

Patton Harris Rust & Associates, Inc., 208 Church Street, SE, Leesburg, VA 20175

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 10% or more of any class of stock issued by said corporation are listed below.

There are more than 100 shareholders but no shareholder owns 10% 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:

<i>SHAREHOLDER NAME (First, M.I., Last)</i>	<i>SHAREHOLDER NAME (First, M.I., Last)</i>
Fred D. Ameen, Jr., Michael A. Hammer	John D. Reno, Michael C. Glickman,
Michael G. Baker, Christopher Holt	Michael G. Reimer, John C. Loyd,
Thirumalainivas Bhakthavatsaiam	Thomas D. Rust, Ronald A. Mislowsky
John F. Callow, Paul Dec Holt, Jr.	David J. Saunders, Robert A. Munse
Helman A. Castro, Mark Jerussi,	Karl V. Schaeffer, Patricia D. Monday
Frank H. Donaldson, Ralph T. Jones	Paul D. Noursi, James C. Slora
Timothy F. Fletcher, John O. Jorgensen	Thomas R. Smith, Thomas L. Osborne,
Bruce J. Frederick, Douglas R. Kennedy	David H. Steigler, Peter J. Stone,
Graeme C. Lake, L. Nathaniel Ballard	Kevin D. Wood, Earl R. Sutherland,
Mark A. Thomas, Kevin D. Vaughn	Edward G. Venditti, John D. Vergeres
Scott R. Wolford, Susan S. Wolford	John D. Wright, William L. Wright

Names of Officers and Directors:

<i>NAME (First, M.I., Last)</i>	<i>Title (e.g. President, Treasurer)</i>

Check if applicable:

There is additional Corporation Information. See Attachment to Paragraph C-2.

2. CORPORATION INFORMATION (see also Instructions, Paragraph B.3 above)

The following constitutes a listing of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% 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 code)

**Blueskies Environmental Associates, Inc., 6767 Forest Hill Avenue, Suite 204
Richmond, VA 23225-1851**

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 10% or more of any class of stock issued by said corporation are listed below.

There are more than 100 shareholders but no shareholder owns 10% 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:

<i>SHAREHOLDER NAME (First, M.I., Last)</i>	<i>SHAREHOLDER NAME (First, M.I., Last)</i>
Sandra H. Williams	

Names of Officers and Directors:

<i>NAME (First, M.I., Last)</i>	<i>Title (e.g. President, Treasurer)</i>

Check if applicable:

There is additional Corporation Information. See Attachment to Paragraph C-2.

2. CORPORATION INFORMATION (see also Instructions, Paragraph B.3 above)

The following constitutes a listing of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% 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 code)

Cavell Mertz & Associates, Inc., 7839 Ashton Avenue, Manassas, VA 20109

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 10% or more of any class of stock issued by said corporation are listed below.

There are more than 100 shareholders but no shareholder owns 10% 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:

<i>SHAREHOLDER NAME (First, M.I., Last)</i>	<i>SHAREHOLDER NAME (First, M.I., Last)</i>
Garrison C. Cavell	
Richard H. Mertz	

Names of Officers and Directors:

<i>NAME (First, M.I., Last)</i>	<i>Title (e.g. President, Treasurer)</i>

Check if applicable:

There is additional Corporation Information. See Attachment to Paragraph C-2.

2. CORPORATION INFORMATION (see also Instructions, Paragraph B.3 above)

The following constitutes a listing of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% 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 code)

Walsh, Colucci, Lubeley, Emrich & Walsh, P.C., 1 E. Market Street, 3rd Floor, Leesburg, Virginia 20176

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 10% or more of any class of stock issued by said corporation are listed below.

There are more than 100 shareholders but no shareholder owns 10% 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:

<i>SHAREHOLDER NAME (First, M.I., Last)</i>	<i>SHAREHOLDER NAME (First, M.I., Last)</i>
David J. Bomgardner	E. Andrew Burcher
Thomas J. Colucci	Peter M. Dolan, Jr.
Jay du Von	Jerry K. Emrich
William A. Fogarty	John H. Foote
H. Mark Goetzman	Bryan H. Guidash
Michael D. Lubeley	J. Randall Minchew
M. Catharine Puskar	John E. Rinaldi
Lynne J. Strobel	Garth M. Wainman
Nan E. Walsh	Martin D. Walsh

Names of Officers and Directors:

<i>NAME (First, M.I., Last)</i>	<i>Title (e.g. President, Treasurer)</i>

Check if applicable:

There is additional Corporation Information. See Attachment to Paragraph C-2.

4. ADDITIONAL INFORMATION

a. One of the following options **must** be checked:

In addition to the names listed in paragraphs C. 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, or beneficiary of a trust) 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE of the land:

Other than the names listed in C. 1, 2 and 3 above, no individual owns in the aggregate (directly as a shareholder, partner, or beneficiary of a trust) 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE of the land:

Check if applicable:

Additional information attached. *See Attachment to Paragraph C-4(a).*

b. That no member of the Loudoun County Board of Supervisors, Planning Commission, Board of Zoning Appeals 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, or as beneficiary of a trust owning such land.

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

None

Check if applicable:

Additional information attached. *See Attachment to Paragraph C-4(b).*

c. 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, 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 (as defined in the Instructions at Paragraph B.3) in which any of them is an officer, director, employee, agent or attorney or holds 10% 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 customer or depositor relationship with a retail establishment, public utility, or bank), including receipt of any gift or donation having a value of \$100 or more, singularly or in the aggregate, with or from any of those persons or entities listed above.

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

None

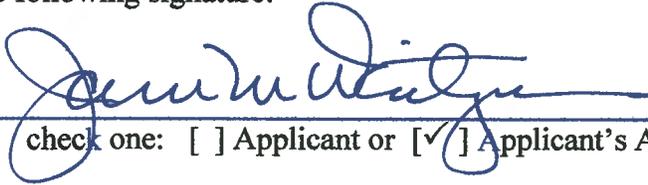
Check if applicable:

Additional information attached. *See Attachment to Paragraph C-4(c).*

D. COMPLETENESS

That the information contained in this affidavit is complete, that all partnerships, corporations (as defined in Instructions, Paragraph B.3), and trusts owning 10% 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 hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including any gifts or business or financial relationships of the type described in Section C above, that arise or occur on or after the date of this Application.

WITNESS the following signature:



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

James M. Weitzman, agent

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

Subscribed and sworn before me this 24th day of February 2009, in the State/Commonwealth of VA, in the County/City of Fairfax.



Notary Public

My Commission Expires: 12/31/09

Receipt of Payment

Receipt Number : 090002223
Transaction Number : A000000005755
Payment Method: CHECK
Check Number: 2396



Date: 2009-02-27
Amount: \$4,830.00
Check Escrow Flag: N
Check Writer: POTOMAC RADIO

Detail Information

4,830.00 SPEX-2009-0011 TOTAL FEE



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 2007-0006 Nations Radio, LLC dba WAGE Radio	SPEX CMPT
DATE OF CONFERENCE	Ashburn (AM Trans Tower) 1/23/07 10:00am	

ATTENDANCE LISTING

NAME	AFFILIATION
VAN ARMSTRONG	LOUDOUN COUNTY PLANNING DEPT.
RANDY MINCHEN	WALSH, COLUCCI
JAMES WEITZMAN	WAGE
KIMBERLEE WELSH COMMINGS	WALSH, COLUCCI
Sandy Williams	bluski's environmental
Michael Rhodes	Cavell Mertz + Davis
Nita Beauer	B&D zoning
Todd Taylor	B & D FRT
Pat Giglio	Loudoun Co. Planning Dept.

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:

Date:

Van Armstrong

1/23/07

COMBINED CMPT + SPEX: RADIO TOWER

Application Fee: \$ 4,830

G:\LCG\Planning Services\jenny\Record of PRAP Conference Form.doc





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 2007-0006	SPEX CMPT
DATE OF CONFERENCE	Nations Radio, LLC dba WAGE Radio	Ashburn (AM Trans Tower) 1/23/07 10:00am

1. ISSUES RAISED BY THE APPLICANT

WAGE RADIO PROPOSAL FOR SITE FOR NEW EAST LOUDOUN ANTENNA. LOCATION PROPOSED ON LCSEA BROAD RUN TREATMENT PLANT SITE. THREE PROPOSED ANTENNAE ARRAY FOR 199' HEIGHT. HAVE FAA APPROVAL. WILL USE GUYED WIRE OR SELF-SUPPORTING STRUCTURES. WIRES IMBEDDED BELOW GROUND ~ 200' RADIUS. EQUIPMENT SHED REQ'D ADJACENT. IN F.O.D., UNDER 1972 Z.O. LICENSED TO LOUDOUN CO., VA - COMMUNITY LICENSED RADIO STATION. - FENCE PLACED AROUND EACH ANTENNA BASE. SITE IS MOSTLY OPEN FIELD, CLEARING OF SOME TREE VEGETATION.

2. COMPREHENSIVE PLANNING ISSUES DISCUSSED

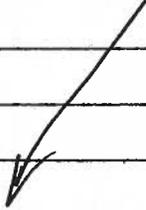
REVISED GENERAL PLAN - TELECOMM. POLICY. MINIMIZE VISUAL IMPACT. PROTECT FLOODPLAIN - POLICY ISSUE W/USE LIMITED TO UTILITIES + ROAD CROSSINGS.

3. ZONING ISSUES DISCUSSED 1972 1993 Revised 1993 Zoning Ordinance

PD-IP LISTED AS A "PUBLIC UTILITY" BY ORIGINAL WAGE RADIO SPEX (1988) - CANBY ROAD SITE, ALSO APPLIES TO F.O.D. USE. 1:1 SETBACK W/ 199' HEIGHT.

4. TRANSPORTATION ISSUES DISCUSSED

MAINTENANCE TRIPS ONLY. NEED SCOPING MTG. TO DETERMINE TRAFFIC INFO. NEEDED.



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

5. OTHER ISSUES DISCUSSED

REVIEW WETLANDS LOCATIONS, POTENTIAL IMPACTS. TYPICALLY A 50' SEPARATION FROM USES TO WETLANDS.

6. REVIEW AND PROCESSING PROCEDURES DISCUSSED

CMPT + 2 SPEX ~ 4-6 MONTHS PROCESSING W/ PLANNING COMM. + B.O.S. PUBLIC HEARINGS.

Conference Coordinator:

Date:

1/23/07