

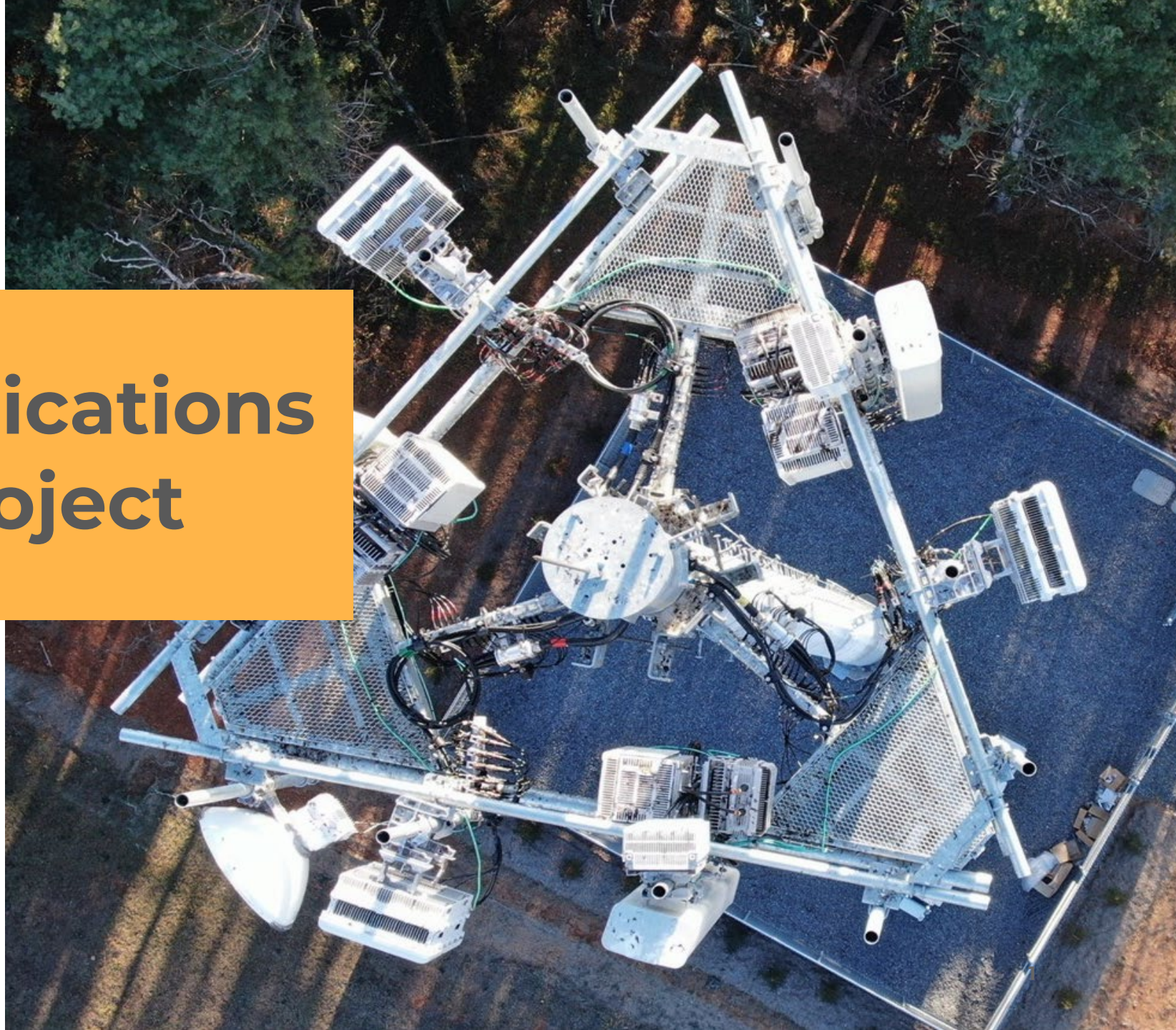


# Telecommunications Monopole Project

## The Madeira School

8134 Georgetown Pike  
McLean, VA 22102

Informational Meeting  
June 30, 2025



# Milestone Towers

BRIDGING WIRELESS GAPS

**22+**

Years in  
Business

**50+**

Landowner  
Partners

**170+**

Towers  
Constructed

**1,500**

Sites  
Available for  
Development



Milestone Towers is a Virginia-based cell tower developer with over 20 years of experience developing wireless infrastructure with municipal and private landowner partners



# Wireless Growth Trends

> 72%

## Wireless Only

Solely wireless telephone household (no landline)

21

## Wireless Devices

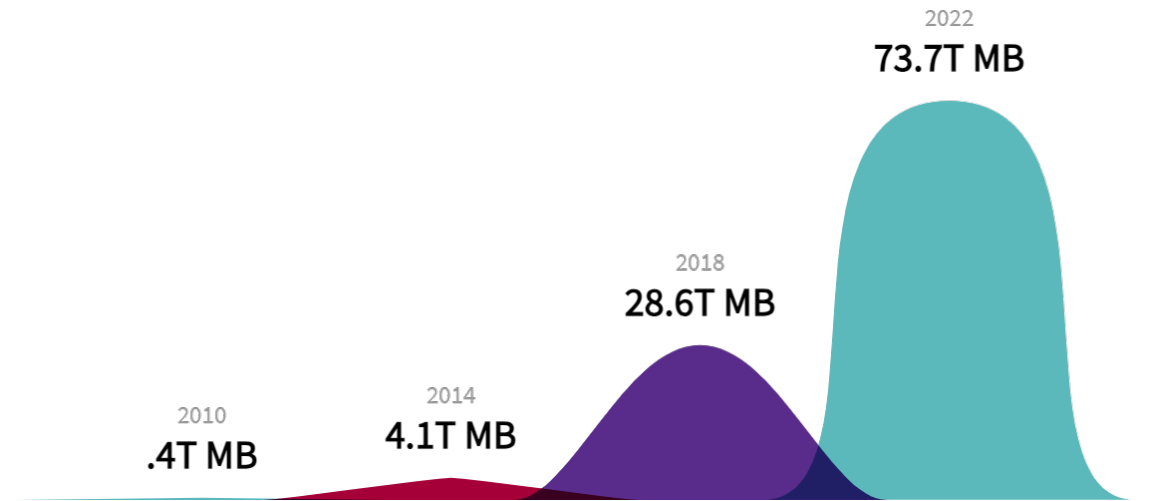
Wireless devices per household

77%

## 911 Calls

Of all 9-1-1 calls in Virginia are dialed using a wireless device

## Mobile Wireless Data Traffic Over Time



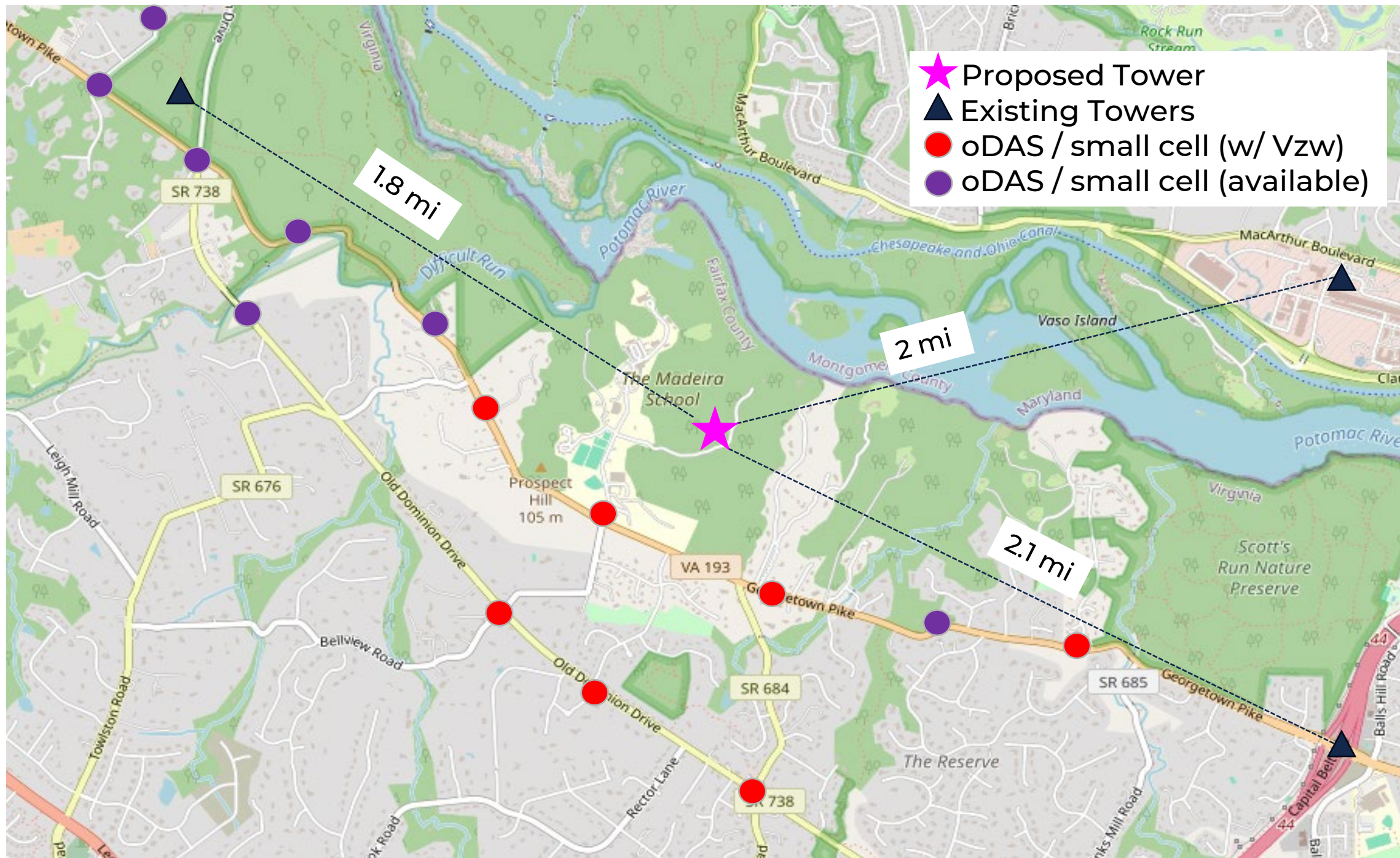
Source: CTIA Annual Survey (2023): <https://www.ctia.org/news/2023-annual-survey-highlights>

# Why a New Tower?

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- The coverage provided by existing cell towers & oDAS nodes in the area is insufficient to meet current demand and service expectations
- Verizon is already co-located on all existing towers and several oDAS nodes in the surrounding vicinity. Upgrading, reorienting, or extending equipment on nearby infrastructure has been evaluated and will not eliminate or substantially improve the existing coverage gap
- oDAS (outdoor Distributed Antenna Systems) locations are limited by low elevation, small antenna arrays, and significantly reduced output power compared to traditional macro towers
  - Adding more small cells or oDAS nodes will not adequately address the in-building or in-vehicle service deficiencies within the affected area

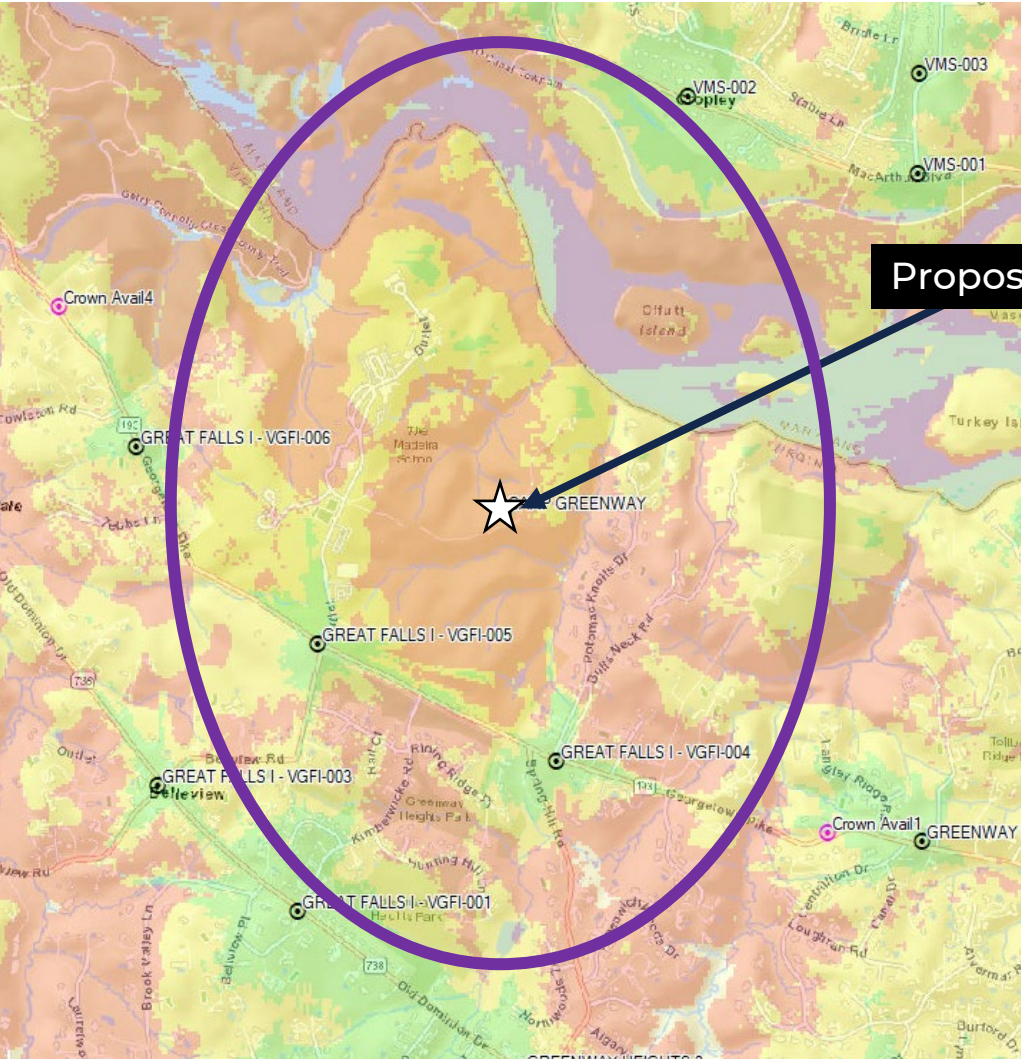






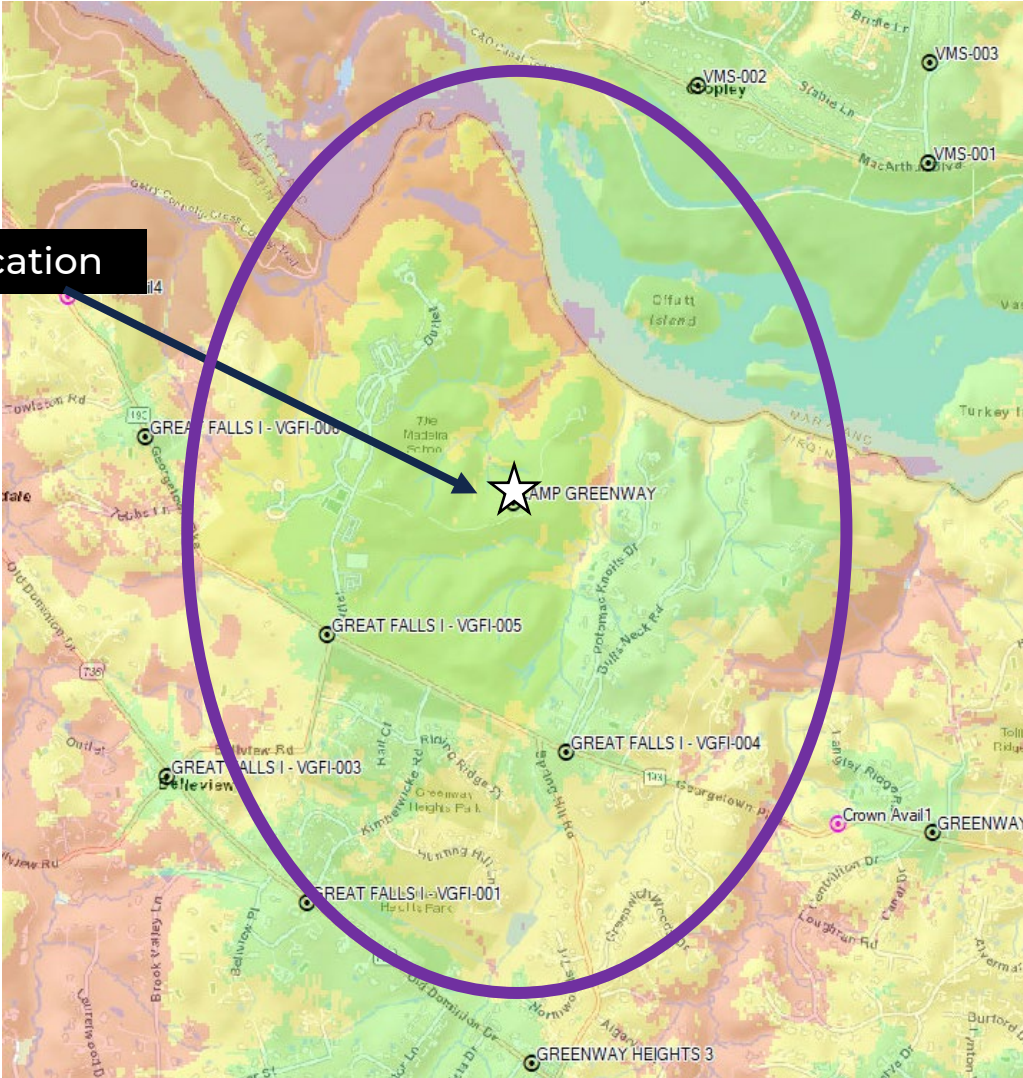
# Verizon Coverage

Existing



Proposed Tower Location

Proposed



- In-Building
- In-Car
- On-Street



# RF Safety & Compliance

The environmental effects of radio frequency emissions are regulated by FCC and is not part of the local land use review. As such, the FCC has established guidelines and limits over emission and exposure to protect the general public.

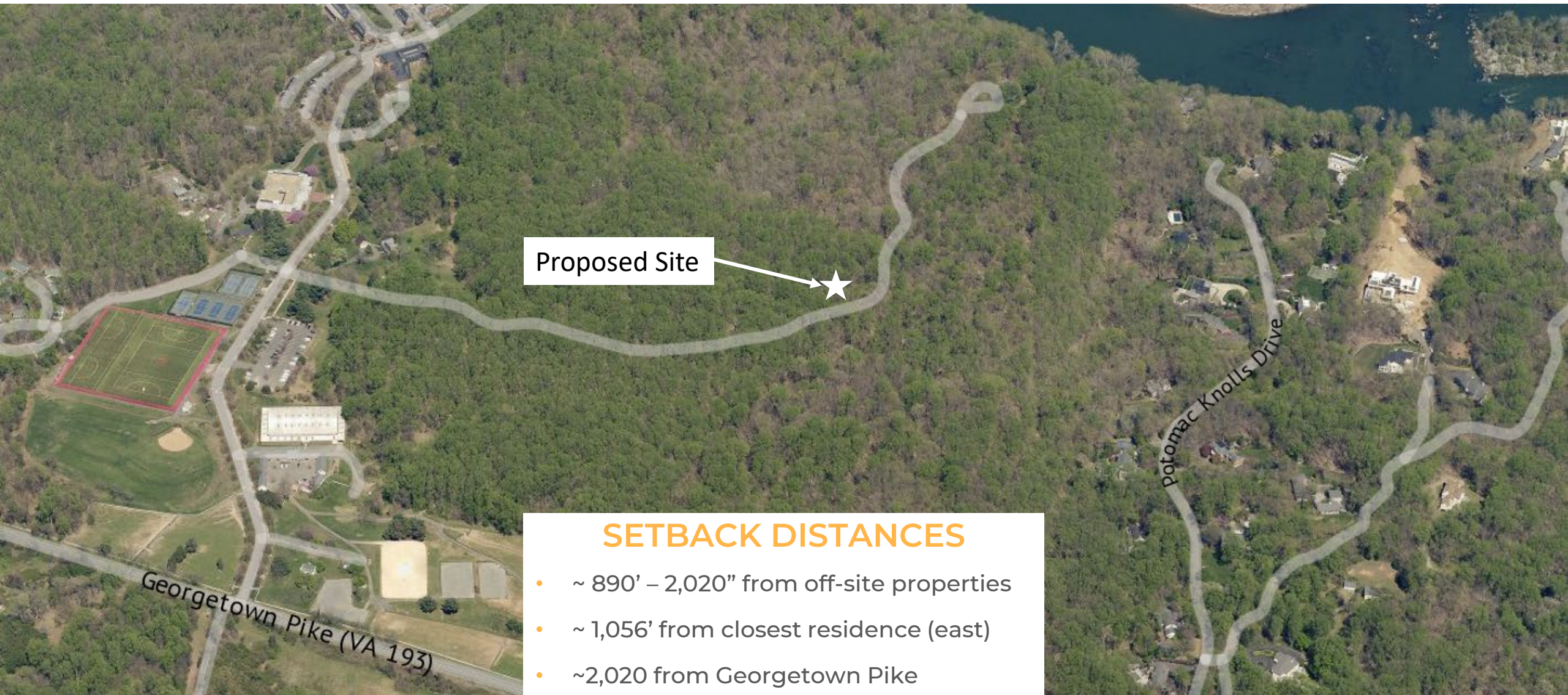
Third party RF study for the proposed site indicates it will be compliant by a wide margin at full capacity.

Routine testing of Milestone sites show exposure at ground level significantly below the FCC limits, which were set by with a safety factor margin of 50X.



Example distribution of measurements at a local high school





Proposed Site

### SETBACK DISTANCES

- ~ 890' – 2,020" from off-site properties
- ~ 1,056' from closest residence (east)
- ~2,020 from Georgetown Pike



# Site Location

## SITE FACILITIES

- 175' monopole tower
- Tower is built with space & capacity for 4 total carriers.
- ~ 2,500 sq. ft. fenced compound
- 8' secured chain link fence
- Perimeter landscape buffer
- Trees are ~100' tall in vicinity
- Utilize existing gravel access road





# MONOPOLE EXAMPLES





# Land Development & Compliance Overview

- Fairfax County:
  - Special Exception and 2232
    - Staff review followed by public hearings before the Planning Commission and Board of Supervisors
  - Site Development Plan, Land Disturbance Permit, and Building Permit
- Federal Communications Commission (FCC):
  - National Environmental Policy Act (NEPA)
    - Section 106 of National Historic Preservation Act (NHPA)
    - Endangered Species Act (ESA)
  - Antenna Structure Registration (ASR)
- Federal Aviation Administration (FAA)
  - No Hazard Determination



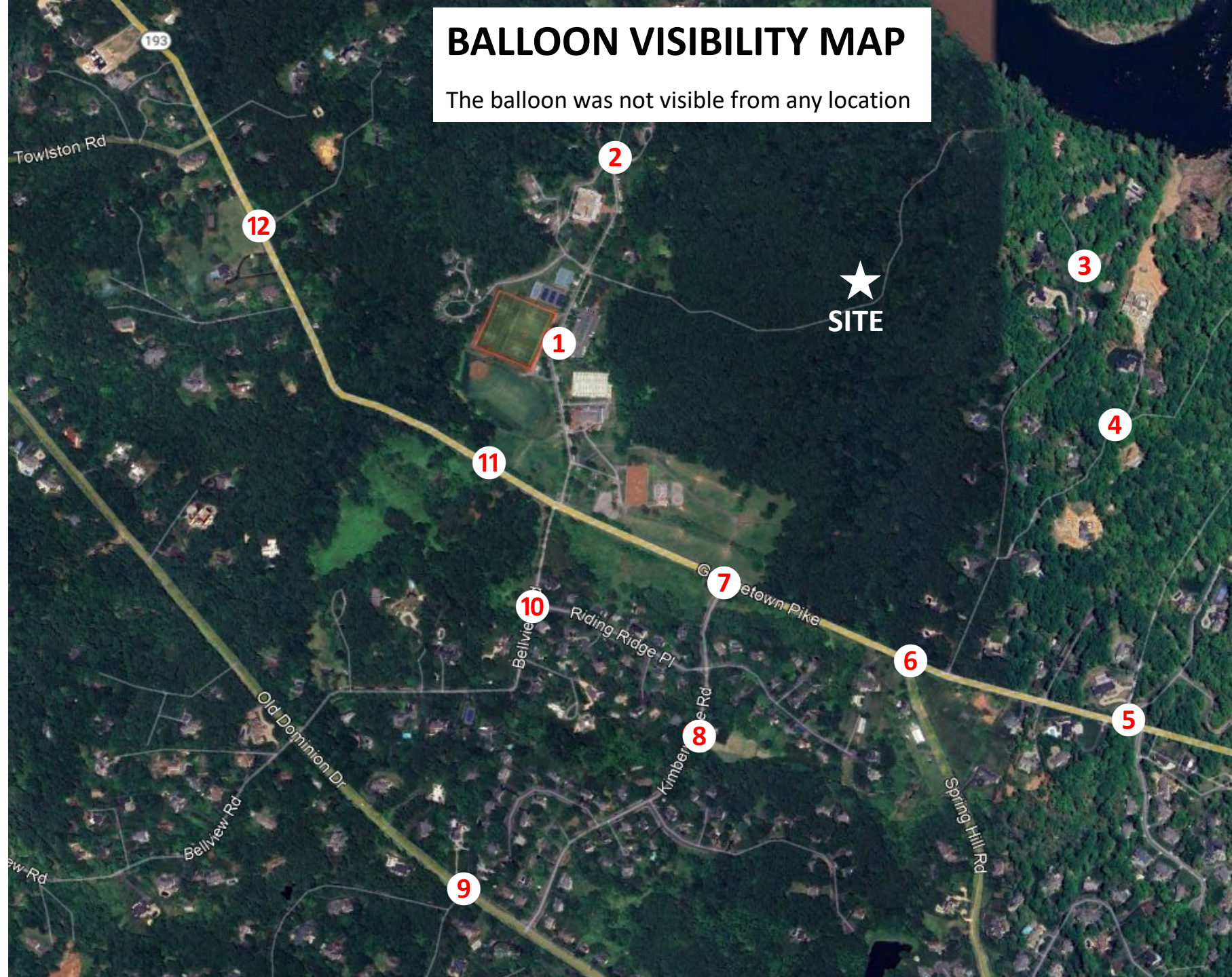
# Balloon Fly – Saturday June 14, 8AM-12PM





# BALLOON VISIBILITY MAP

The balloon was not visible from any location





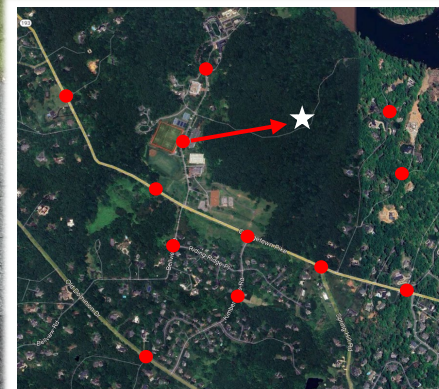
WGS84  
±13ft

38°58'4.33"N, 77°14'4.48"W  $\Delta$  ft  
±11ft

385

°T  
±10

NE62



 **Milestone  
Towers**

The Madeira School  
8328 Georgetown Pike  
McLean, VA 22102

**175 ft. MONOPOLE**

**NOT VISIBLE**

**VIEW #1**

14Jun25 09:13 Madeira Sim locations  
Greenway VA 22067, United States © 14-Jun-25 09:13:03



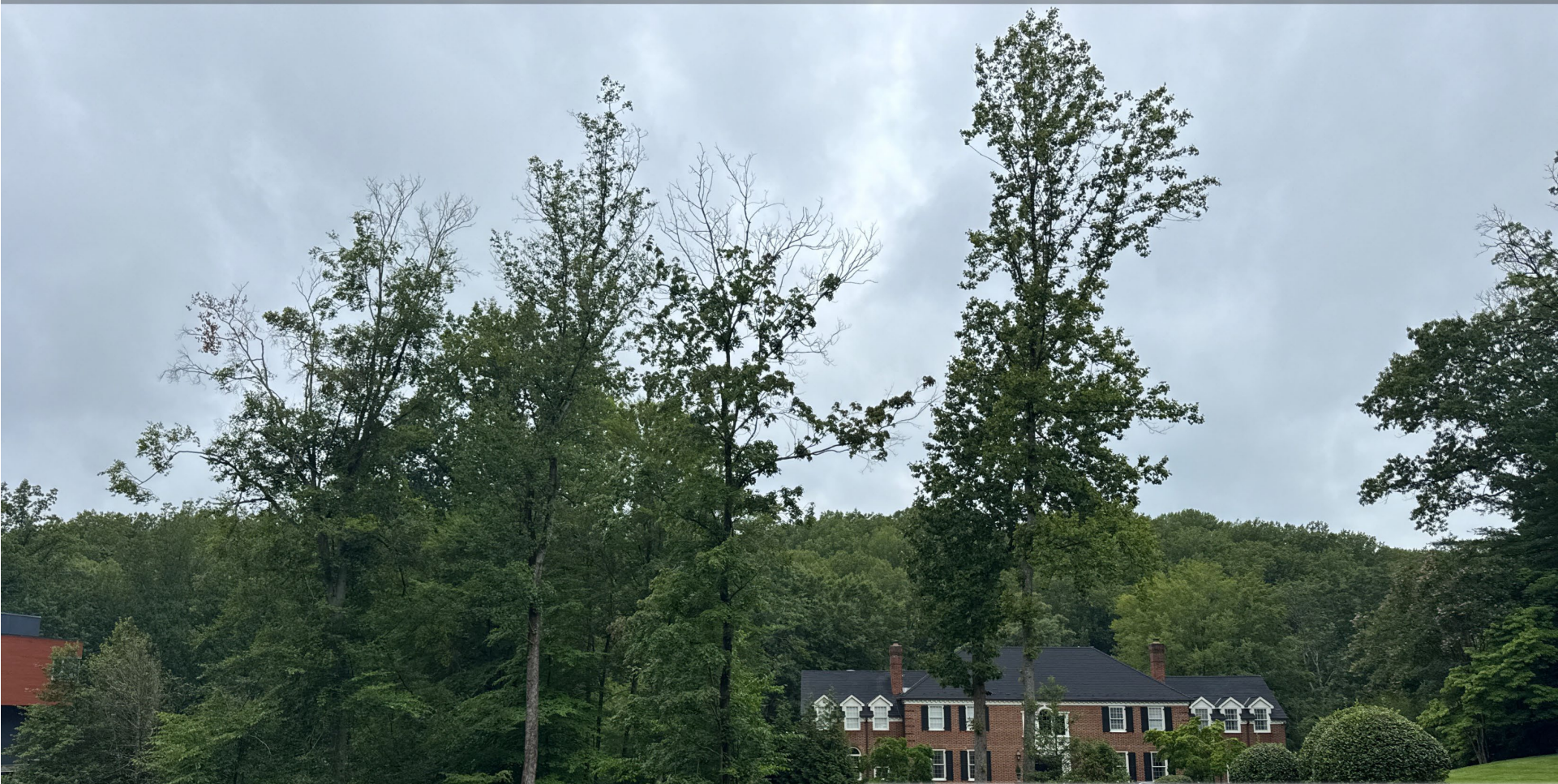
WGS84  
±7ft

38°58'8.36"N, 77°13'24.20"W  $\Delta$  ft  
±10ft

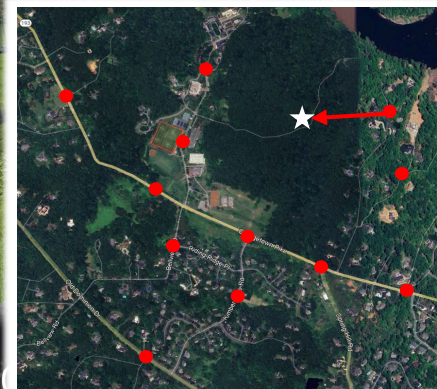
257

°T  
±10

W268



14Jun25 09:03 Madeira Sim locations  
709 Potomac Knolls Dr, McLean VA 22102, US © 14-Jun-25 09:



 **Milestone  
Towers**

The Madeira School  
8328 Georgetown Pike  
McLean, VA 22102

**175 ft. MONOPOLE**

**NOT VISIBLE**

**VIEW #3**



WGS84  
±76ft

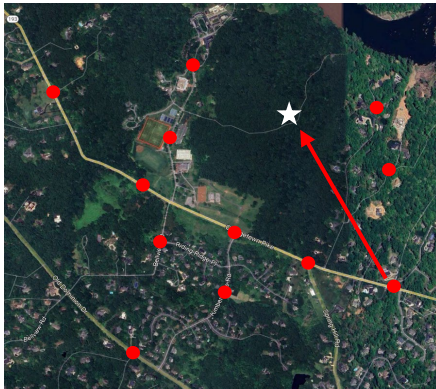
38°57'40.49"N, 77°13'19.47"W

ft  
±10ft

233

°T  
±10

NW324



 **Milestone  
Towers**

The Madeira School  
8328 Georgetown Pike  
McLean, VA 22102

**175 ft. MONOPOLE**

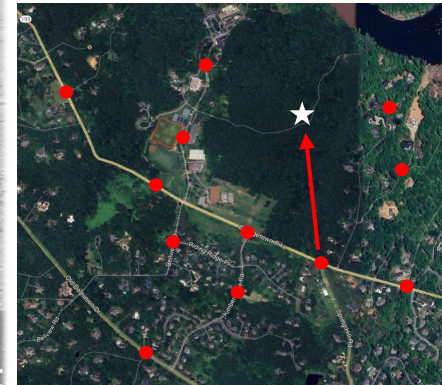
**NOT VISIBLE**

**VIEW #5**

14Jun25 08:54 Madeira Sim locations  
7972 Georgetown Pike, McLean VA 22102, US © 14-Jun-25 08:



WGS84  $\pm 34\text{ft}$   $38^{\circ}57'43.95''\text{N}$ ,  $77^{\circ}13'37.12''\text{W}$   $\pm 10\text{ft}$  283  $\pm 10$  NW335



 **Milestone  
Towers**

The Madeira School  
8328 Georgetown Pike  
McLean, VA 22102

**175 ft. MONOPOLE**

**NOT VISIBLE**

**VIEW #6**

14Jun25 08:52 Madeira Sim locations  
801-855 Spring Hill Rd, McLean VA 22102, US © 14-Jun-25 08:



WGS84  
±62ft

38°57'49.59"N, 77°13'51.53"W

ft  
±10ft

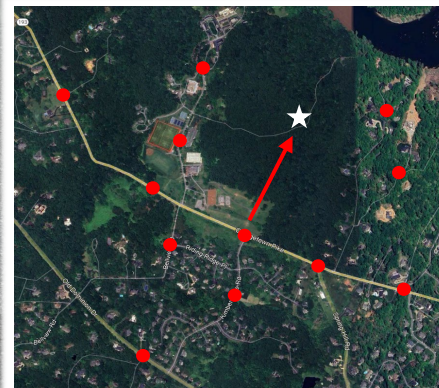
324

°T  
±10

N10



14Jun25 08:49 Madeira Sim locations  
Greenway VA 22067, United States © 14-Jun-25 08:49:10



 **Milestone  
Towers**

The Madeira School  
8328 Georgetown Pike  
McLean, VA 22102

**175 ft. MONOPOLE**

**NOT VISIBLE**

**VIEW #7**



WGS84  
±8ft

38°57'57.06"N, 77°14'9.98"W  $\Delta$  ft  
±10ft

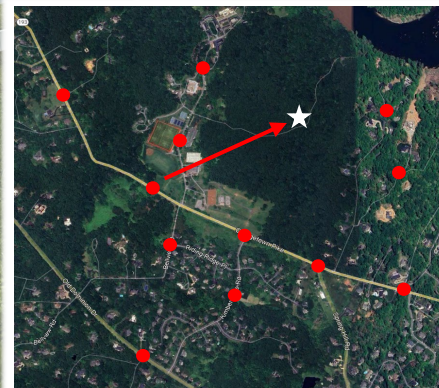
346

°T  
±10

NE44



14Jun25 08:27 Madeira Sim locations  
Greenway VA 22067, United States © 14-Jun-25 08:27:12



 **Milestone  
Towers**

The Madeira School  
8328 Georgetown Pike  
McLean, VA 22102

**175 ft. MONOPOLE**

**NOT VISIBLE**

**VIEW #11**



**Thank You**

## **Milestone Towers**

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themadeiraschoolwireless.com

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