

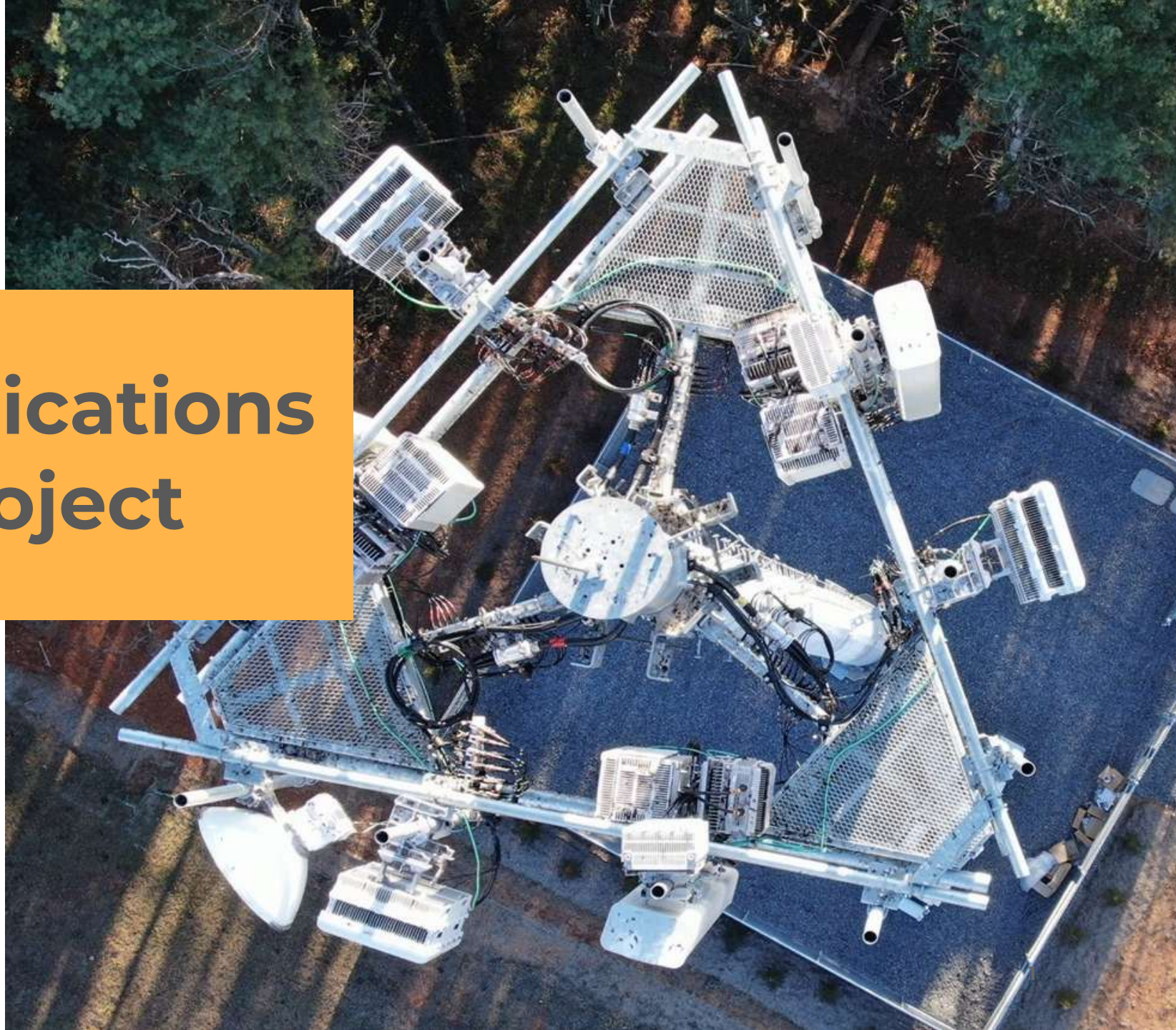


Telecommunications Monopole Project

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

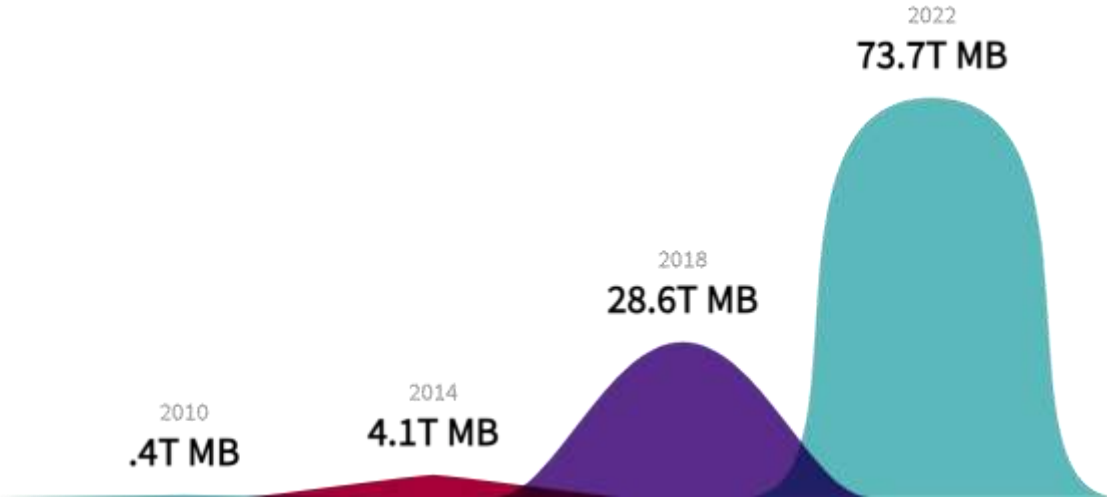
Wireless devices per household

77%

911 Calls

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

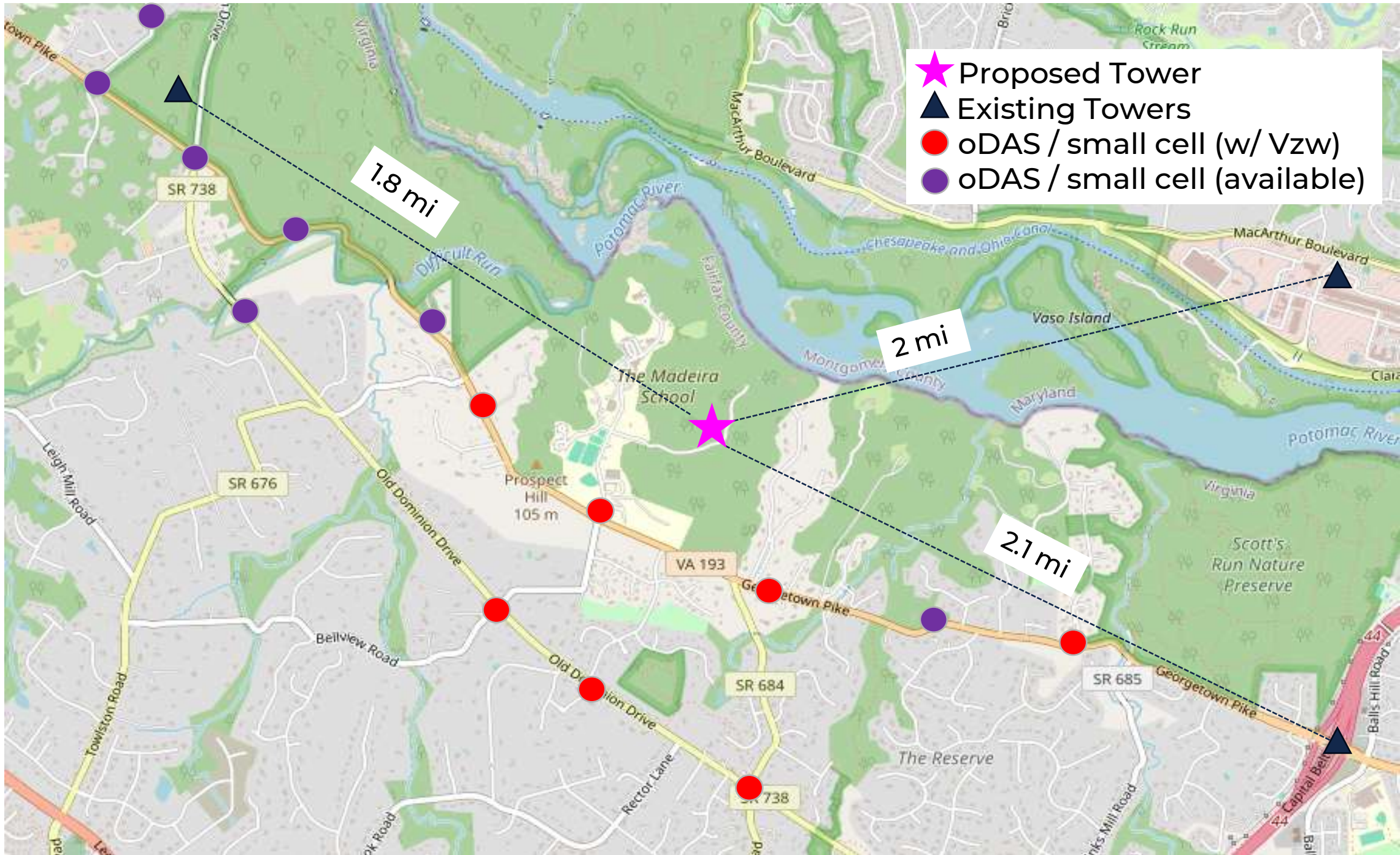
Mobile Wireless Data Traffic Over Time



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

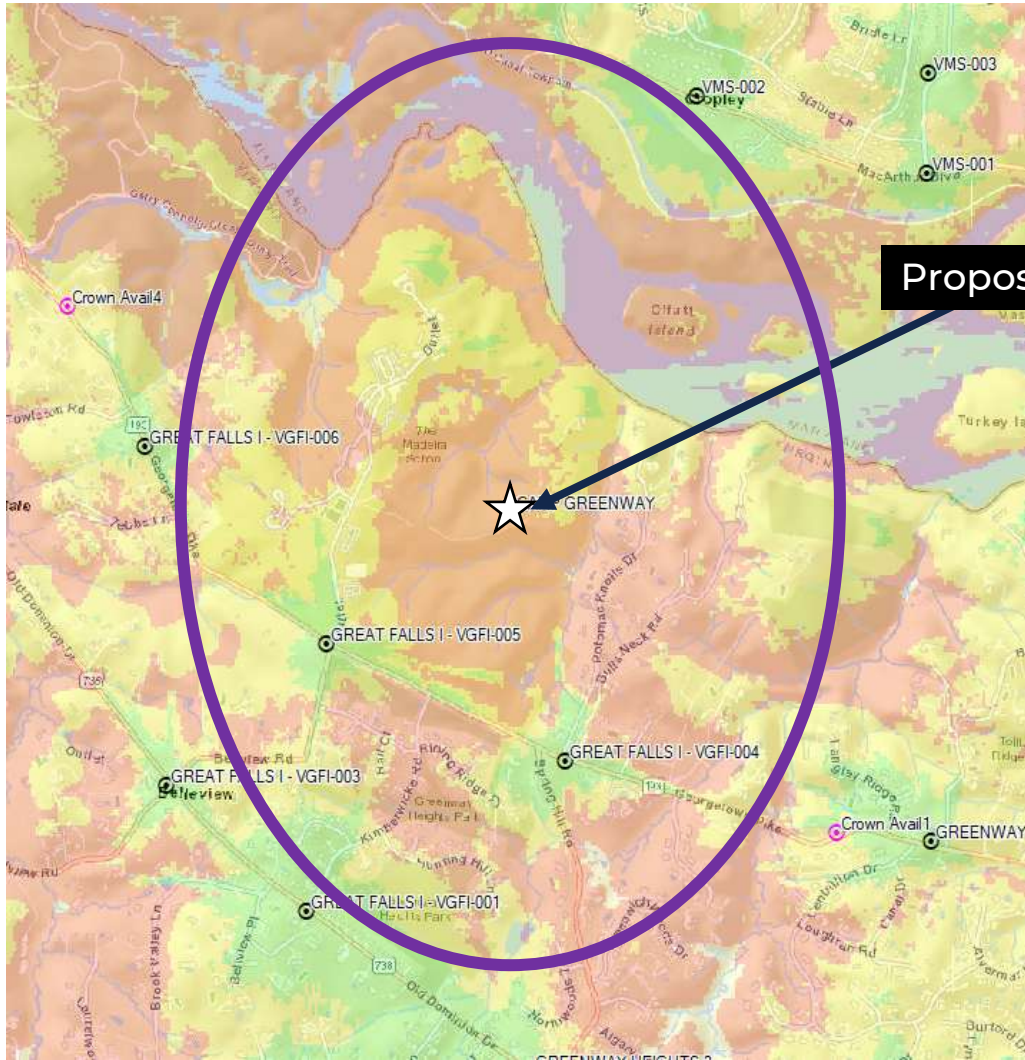
Why a New Tower?

- 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



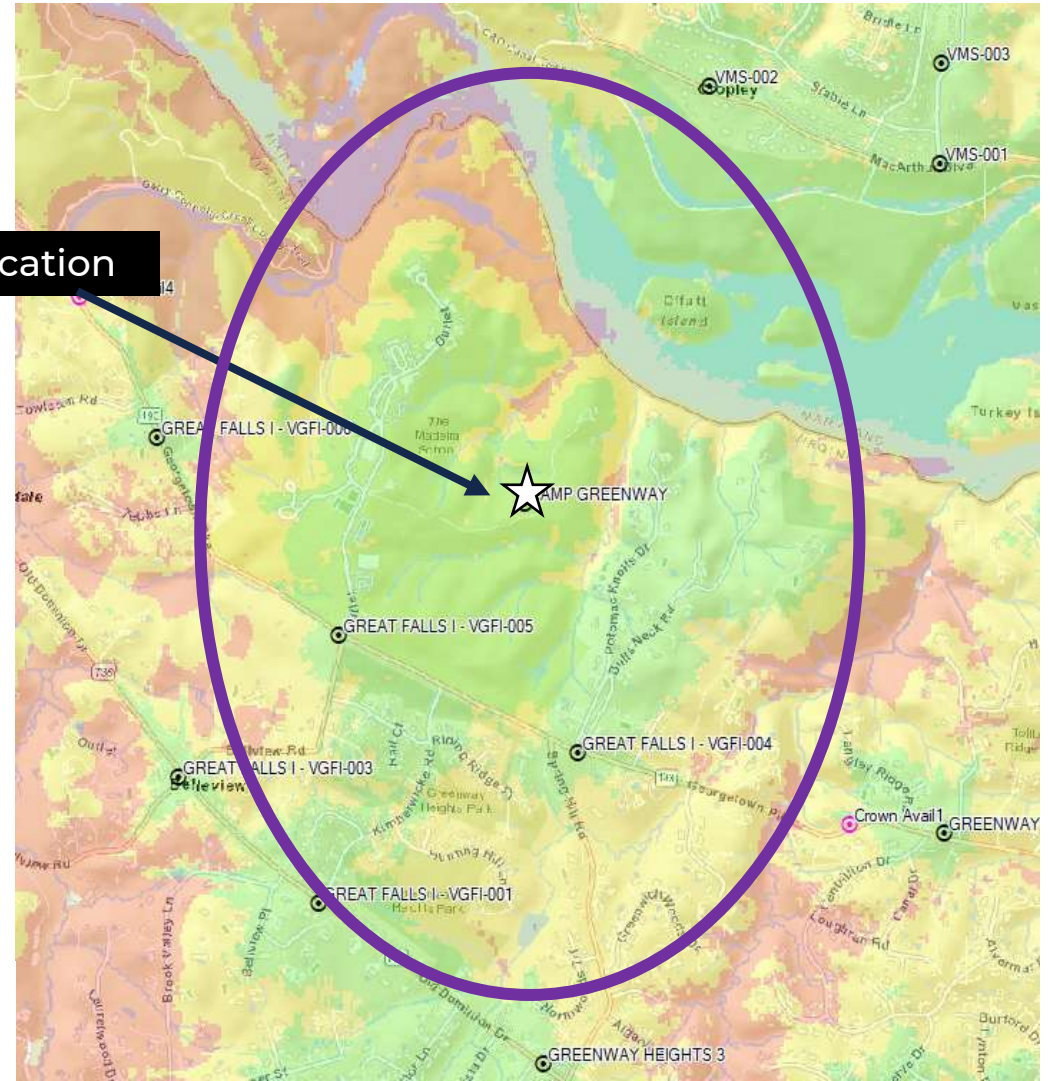
Verizon Coverage

Existing



Proposed Tower Location

Proposed



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

RF Safety & Compliance

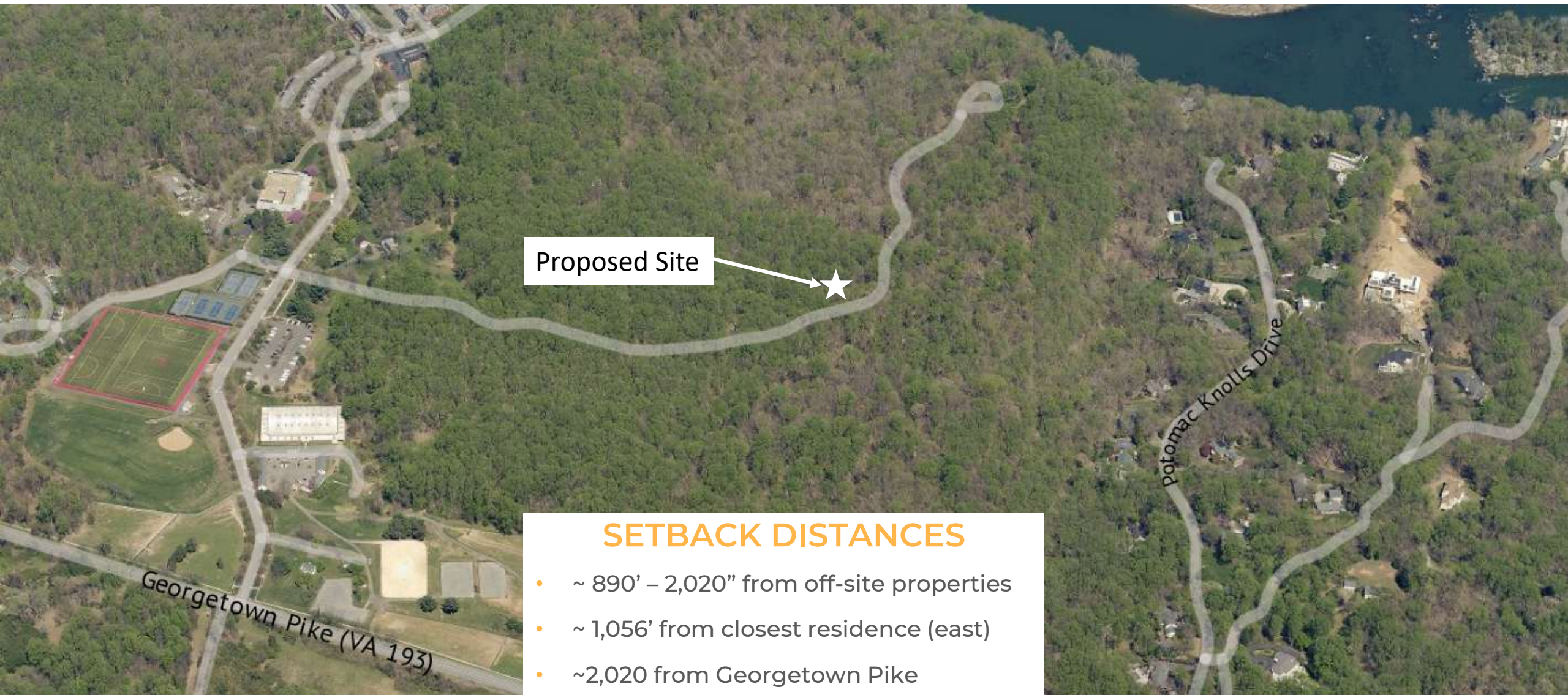
The environmental effects of radio frequency emissions are regulated by FCC and is not part of the local land use review. As such, the FCC has established guidelines and limits over emission and exposure to protect the general public.

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

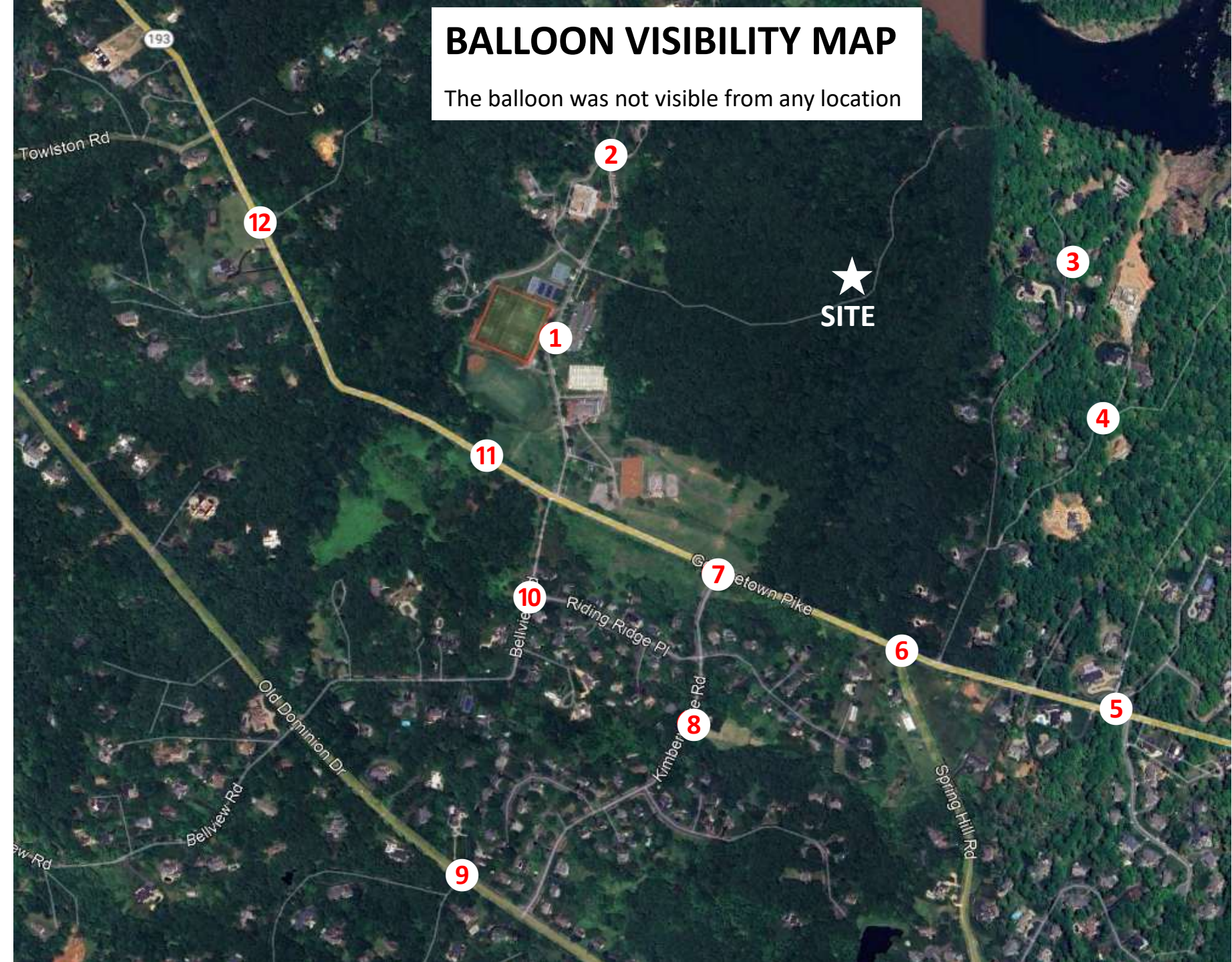
- Fairfax County:
 - Special Exception and 2232
 - Staff review followed by public hearings before the Planning Commission and Board of Supervisors
 - Site Development Plan, Land Disturbance Permit, and Building Permit
- Federal Communications Commission (FCC):
 - National Environmental Policy Act (NEPA)
 - 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 Δ ±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

257

°T
±10

W268



 **Milestone
Towers**

The Madeira School
8328 Georgetown Pike
McLean, VA 22102

175 ft. MONOPOLE

NOT VISIBLE

VIEW #3

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

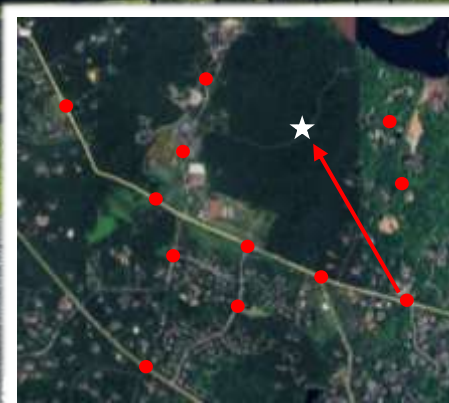
WGS84
±76ft

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

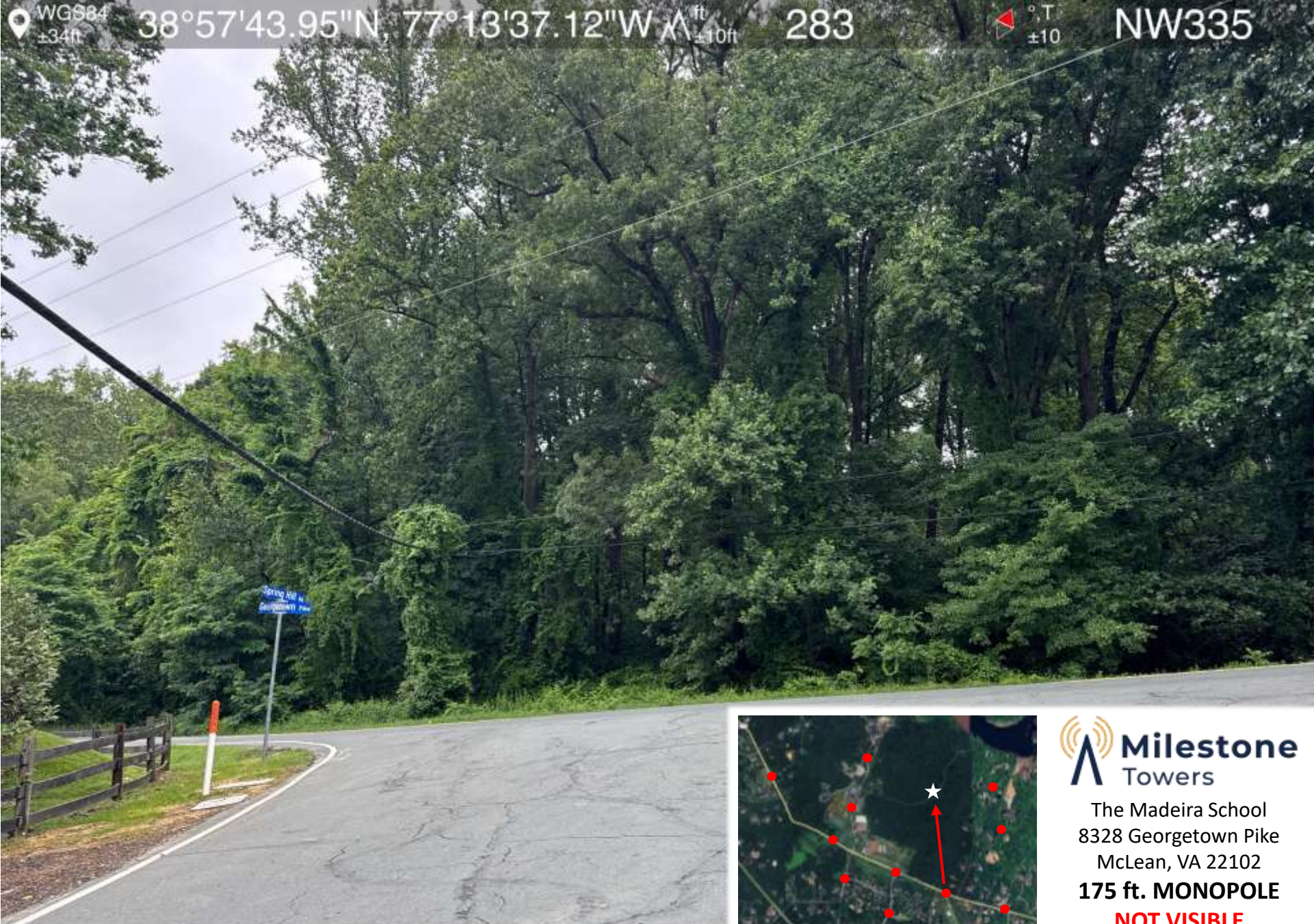
175 ft. MONOPOLE

NOT VISIBLE

VIEW #5

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

WGS84 ±34ft 38°57'43.95"N, 77°13'37.12"W 283 ft ±10ft °T ±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 Δ 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 Δ ± 10 ft 346



NE44



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



The Madeira School
8328 Georgetown Pike
McLean, VA 22102
175 ft. MONOPOLE
NOT VISIBLE
VIEW #11

Thank You

Milestone Towers

703.620.2555

12110 Sunset Hills Rd. Suite 600 Reston, VA 20190

Milestonetowers.com

themadeiraschoolwireless.com

Matt Penning | matt@milestonetowers.com |
703.865.4697