



# County of Fairfax, Virginia

## MEMORANDUM

DATE: May 20, 2010

**TO:** David Marshall, Chief  
Facilities Planning Branch, Planning Division, DPZ

**FROM:** Kevin Guinaw, Chief *K. Guinaw*  
Special Projects/Applications Management Branch, Zoning Evaluation Division, DPZ

**SUBJECT:** Proposed T-Mobile Telecommunications Facility at 8081 Wolf Trap Road;  
Tax Map 39-4 ((1)) 4C; 2232 Application FS-P10-22

This is in response to a request for a determination as to whether the telecommunications facility proposed by T-Mobile at 8081 Wolf Trap Road is in substantial conformance with the development conditions approved by the Board of Supervisors in conjunction with the approval of Special Exception SE 84-P-030 (for parking and access to a commercial use through a residential district). As described in the 2232 application dated April 30, 2010, from Matt Chaney, nine (9) panel antennas (59 inches high x 11.9 inches wide x 6.3 inches deep) are proposed to be flush-mounted on a 6-foot tall extension of the existing rooftop penthouse wall. In addition, three (3) equipment cabinets (63.5 inches high x 51.2 inches wide x 37 inches deep) are proposed to be installed in the existing equipment area behind the screen wall. The antennas will be finished to match the penthouse exterior. A copy of the 2232 application with illustrations of the proposed locations of the telecommunications equipment is attached.

The Zoning Administration Division has determined that a telecommunications facility as described above is a permitted use pursuant to the provisions of Sect. 2-514 of the Zoning Ordinance provided that it is determined to be in substantial conformance with any applicable special exception. It is my determination that the proposed telecommunications facility is in substantial conformance with the above-referenced application. Please note that this proposal is subject to 2232 review requirements and that the applicant's ability to proceed is dependent upon approval of the pending 2232 application by the Fairfax County Planning Commission. This determination has been made in my capacity as the duly authorized agent of the Zoning Administrator. If you have any questions regarding this memorandum, please call Carrie Lee at (703) 324-1290.

KG/CDL/O:\clee01\ActionAssignments\Antennas\8081 Wolf Trap Rd\_rooftop\8081 Wolf Trap Rd\_T-Mobile.doc

Attachments: A/S

cc: Lynda Q. Smyth, Supervisor, Providence District  
Kenneth A. Lawrence, Planning Commissioner, Providence District  
Regina C. Coyle, Director, Zoning Evaluation Division, DPZ  
Diane Johnson-Quinn, Deputy Zoning Administrator, Zoning Permit Review, ZAD, DPZ  
Matt Chaney, T-Mobile Northeast LLC, 12050 Baltimore Avenue, Beltsville, MD 20705  
File: SE 84-P-030, ANT 1005 038, Imaging, Reading File

Department of Planning and Zoning  
12055 Government Center Parkway, Suite 801  
Fairfax, Virginia 22035-5509  
Phone 703 324-1290  
FAX 703 324-3924  
www.fairfaxcounty.gov/dpz/





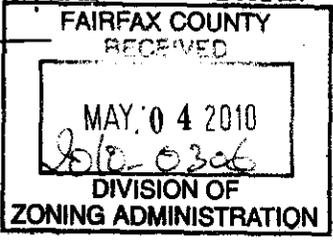
**MEMORANDUM**

TO: Lorrie Kirst, Deputy Zoning Administrator, ZAD      DATE: 5-4-10  
 Other: \_\_\_\_\_

FROM: David B. Marshall, Chief  
 Facilities Planning Branch, DPZ

SUBJECT: Request for Review: 2232 Application

RE: Application Number: FS-P10-22      Tax Map: 39-4(11)4C



Attached for your review and comment is a 2232 Review application:

RECEIVED FROM: T-Mobile Northeast LLC  
 PROPOSED USE: Telecom: Rooftop Collocation  
 LOCATION OF USE: 8081 Wolf Trap Road  
 ADDITIONAL COMMENTS: \_\_\_\_\_

Please send your comments to David Marshall by: 5/21/10  
 Staff Coordinator: Connie Mater Phone: 324-1263 Email: CONNIE.MATER@FAIRFAXCOUNTY.GOV

**\*\*ZAD COMMENTS:**

Property is zoned C-6  
 \_\_\_\_\_ Proposed use is permitted by Zoning Ordinance and meets all zoning requirements.  
 \_\_\_\_\_ Proposed use does not meet all Zoning requirements as follows:  
 \_\_\_\_\_  
See Attached  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

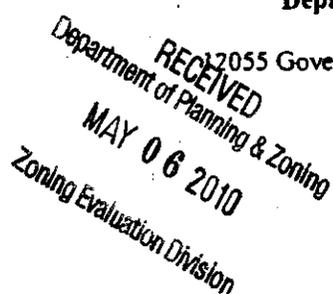
Referred to ZED for the following: Must be in substantial conformance with  
 ZAD comments prepared by: Bryan Parsons      Date: 5/5/10      SE 04-P-030

**\*\*ZED COMMENTS:**

\_\_\_\_\_ Proposed use is in substantial conformance with all development conditions and/or proffers.  
 \_\_\_\_\_ Proposed use is not in substantial accord with all development conditions and proffers.

\*\*ZED comments prepared by: \_\_\_\_\_ Date: \_\_\_\_\_

Excellence \* Innovation \* Stewardship  
 Integrity \* Teamwork \* Public Service



Department of Planning and Zoning  
 Planning Division  
 2055 Government Center Parkway, Suite 730  
 Fairfax, Virginia 22035-5509  
 Phone 703-324-1380  
 Fax 703-324-3056  
 www.fairfaxcounty.gov/dpz



**Kirst, Lorrie**

---

**From:** Kirst, Lorrie  
**Sent:** Thursday, May 06, 2010 3:18 PM  
**To:** Maier, Constance A.  
**Cc:** Parsons, Brian S.  
**Subject:** FW: FS-P10-22, T-Mobile, 8081 Wolftrap Road

T- Mobile Northeast, LLC

Colocation of antennas on roof, behind screenwall

8081 Wolftrap Road

Tax Map Ref.: 39-4 ((1)) 4C

Zoning District: C-6

The proposed use meets Par. 1 of Sect. 2-514 of the Zoning Ordinance.

Refer to ZED: Must be in substantial conformance with Special Exception SE 84-P-030

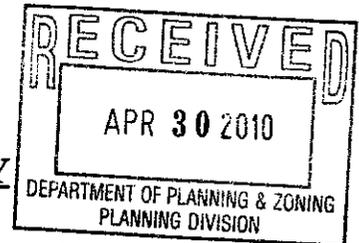
Prepared by: Brian Parsons 5/5/10

**COUNTY OF FAIRFAX, VIRGINIA**  
**APPLICATION FOR DETERMINATION**  
**PURSUANT TO**  
**SECTION 15.2-2232 OF THE CODE OF VIRGINIA**

**Application Number:** FS-P10-22  
(assigned by staff)

*The application contains three parts: I. Application Summary; II. Statement of Justification; and III. Telecommunication Proposal Details.*

*(Please Type or Print All Requested Information)*



**PART I: APPLICATION SUMMARY**

**ADDRESS OF PROPOSED USE**

Street Address 8081 Wolftrap Road

City/Town Vienna Zip Code 22182

**APPLICANT(S)**

Name of Applicant T-Mobile Northeast LLC

Street Address 12050 Baltimore Ave.

City/Town Beltsville State MD Zip Code 20705

Telephone Number: Work (240) 264-8600 Fax ( ) \_\_\_\_\_

E-mail Address matt.chaney2@t-mobile.com

Name of Applicant's Agent/Contact (if applicable) Matt Chaney

Agent's Street Address 12050 Baltimore Ave.

City/Town Beltsville State MD Zip Code 20705

Telephone: Work (740) 475-9967 Fax (240) 264-8

**PROPOSED USE**

Street Address 8081 Wolfrap Road, Vienna, VA 22182

Fairfax Co. Tax Map and Parcel Number(s) 0394 01 0004C

Brief Description of Proposed Use \_\_\_\_\_

Installation of nine antennas to a six foot extension of the existing screen wall located on this building rooftop. The associated equipment and platform will be located behind the screen wall and will not be visible from the public way.

Total Area of Subject Parcel(s) 46,085 square feet (acres or square feet)

Portion of Site Occupied by Proposed Use 200 square feet (acres or square feet)

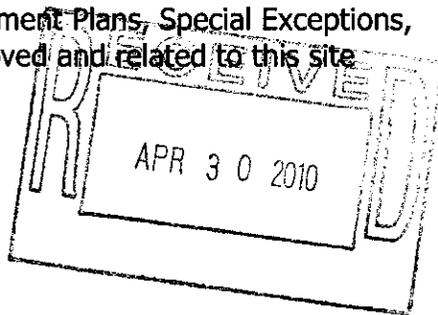
Fairfax County Supervisor District Providence

Planned Use of Subject Property (according to Fairfax County Comprehensive Plan)  
Low Rise Office

Zoning of Subject Property C-6

List all applicable Proffer Conditions, Development Plans, Special Exceptions, Special Permits or Variances previously approved and related to this site

N/A



**PROPERTY OWNER(S) OF RECORD**

Owner 8081 Wolfrap Road Inc

Street Address 888 17th Street NW

City/Town Washington State DC ZIP 20006

**PART II**, entitled "Statement of Justification," pages 4 through 6, shall be completed by all applicants and included as part of the application. **PART III**, entitled "Telecommunication Proposal Details," pages 7 through 9, also shall be completed and included for all proposed telecommunication uses.

Name of Applicant or Agent Matt Chaney, Agent for T-Mobile Northeast LLC

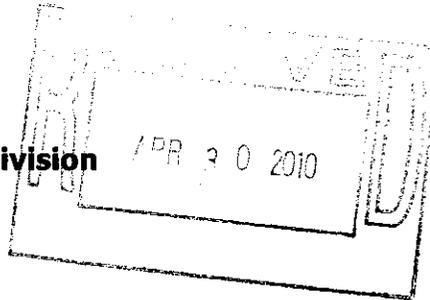
Signature of Applicant or Agent 

Date 4/30/2010

\*\*\*\*\*

**Submit completed application to:**

**Fairfax County  
Department of Planning and Zoning, Planning Division  
Herrity Building  
12055 Government Center Parkway, Suite 730  
Fairfax, Virginia 22035**



*Please do not staple, bind or hole-punch this application. Please provide at least one copy of all pages, including maps and drawings, on 8.5 x 11 inch paper.*

\*\*\*\*\*

**FOR STAFF USE ONLY**

Date application received: 4/30/10

By: 

Additional information requested to complete application:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

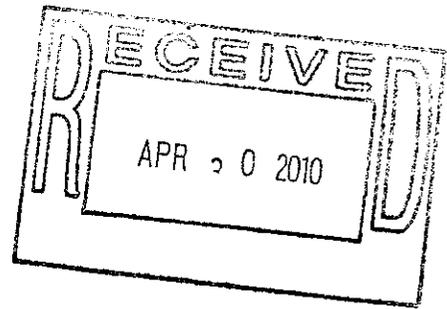
Date application accepted:   /  /  

By: \_\_\_\_\_

# .. T .. Mobile ..

April 30, 2010

Mr. James P. Zook, Director  
Fairfax County Office of Comprehensive Planning  
12055 Government Center Parkway, Suite 730  
Fairfax, Virginia 22035-5505



RE: Request for determination under Virginia Code sec. 15.2-2232  
T-Mobile Northeast, LLC  
Site WAC330D  
Tax Map No. 0394 01 0004C

Dear Mr. Zook:

T-Mobile Northeast, LLC ("T-Mobile"), an FCC licensed E-Block digital PCS service provider, respectfully requests that the Office of Planning and Zoning/Planning Commission of Fairfax County, Virginia make a determination pursuant to sec. 15.2-2232 of the Code of Virginia that T-Mobile's proposed telecommunication facility is substantially in accord with the Fairfax County Comprehensive Land Use Plan, and find that, in accordance with Objective 44, the proposed facility qualifies under the Feature Shown Guidelines of the Plan. T-Mobile's FCC license covers the Greater Washington and Baltimore Metropolitan areas, including Fairfax County and other areas of Northern Virginia.

## APPLICANT:

T-Mobile Northeast, LLC ("T-Mobile")  
12050 Baltimore Avenue  
Beltsville, MD 20705  
Tel: 240-264-8675  
Fax: 240-264-8604

## SITE LOCATION:

Address: 8081 Wolftrap Road  
Tax Map #: 0394 01 0004C  
Zoning District: C-6  
Use: Low Rise Office  
Supervisor District: Providence



## **DESCRIPTION OF PROPOSED USE:**

T-Mobile proposes to install an unmanned wireless broadband communications facility which will consist of nine antennas mounted to a 6' extension of the existing screen wall located on the rooftop of the building on the subject property. The antennas mounted to the screen wall extension will provide for an antenna centerline of 50' AGL. In addition to the antennas, T-Mobile will install three proposed ancillary equipment cabinets on the roof of the building. These 63.5-inch by 51.2-inch by 37-inch (height by width by depth) ancillary equipment cabinets will be screened by the existing (and extended) screen wall and will not be visible from adjacent properties. This facility is sought to fill a much-needed gap in wireless coverage in the residential and commercial areas along Gallows Road, Oak Street, and Cedar Lane.

The facility will operate automatically and will not require personnel or hours of attendance. It will operate twenty-four (24) hours a day, three hundred and sixty-five days a year. Maintenance personnel will visit the site periodically and occasionally for repairs or modifications to the facility.

## **REQUIREMENT FOR PROPOSED USE:**

The proposed facility is a vital component of T-Mobile's area-wide wireless telecommunications network. T-Mobile proposes to make use of an existing structure to eliminate the need for a new telecommunications tower in this search area and to minimize the visual impact of the project on surrounding property owners. This site is not only strategically superior to other sites in the area, but also makes use of an existing structure which is a stated goal of the recent amendments to the Fairfax County Comprehensive Land Use Plan and the Fairfax County Zoning Ordinance.

Telecommunications carriers must locate antenna sites according to a network design within relatively limited geographic parameters in order to provide uninterrupted coverage. When carriers cannot locate a site within these geographic parameters, network users will pass through an area where the lost signal results in interrupted or "dropped" calls. This poses a significant safety problem, both from the standpoint of lack of coverage in emergencies and because an interrupted call may mean a dangerous distraction to drivers. In addition, an incomplete system is inconsistent with T-Mobile's legal requirements to provide continuous coverage and to provide coverage to a percentage of the population within specific time parameters as required by its FCC license.

This site offers both an excellent land-use and visual solution to T-Mobile's coverage objective within the narrow placement parameters of this particular search area. T-Mobile's analysis of its network indicates that there are significant coverage problems in the residential and commercial areas along this section of Gallows Road, as well as Cedar Lane and Oak Street. As is referenced under the Alternatives section, T-Mobile is making use of this existing structure

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to avoid constructing a new monopole or tower. Consequently, this facility will be the least disruptive means to provide the needed coverage in the area.

## **ANTICIPATED IMPACTS ON ADJOINING PROPERTIES**

The proposed facility will have no impact as to traffic, noise, light pollution, air quality, water quality, or radiation on adjoining properties. As stated previously, this proposal will make use of an existing structure so that there will be little to no adverse visual impact on surrounding properties. In addition to being the best alternative to provide the needed coverage in this search area, the proposed rooftop collocation is an unobtrusive site to the surrounding residential and commercial neighborhoods.

## **RELATIONSHIP OF THE PROPOSAL TO THE COMPREHENSIVE PLAN**

The proposed facility is consistent with and furthers the transcendent goals of the Fairfax County Comprehensive Land Use Plan ("Plan") as well as the applicable objectives.

The location, character and extent of the application should be found to be in substantial accord with the Comprehensive Plan. In terms of location, property that contains existing structures is encouraged by the plan for new site development. In addition, making use of this type of collocation is a common siting solution for wireless carriers in Fairfax County.

Regarding the character of the proposal, this property is zoned C-6, thus the fact that this will be a standard collocation makes this facility consistent with the Comprehensive Plan. Moreover, the extent of the proposed facility should be found to be in substantial accord with the plan as well. The proposed facility poses no encroachment on any existing easements or services, and the height is the minimum needed to serve the facility's goals for the applicant.

The instant application is also consistent with the objectives found under the Policy Plan of the Comprehensive Plan concerning "Mobile and Land-Based Telecommunication Services."

Under the "General Guidelines" section, it states:

***Objective 42: In order to provide for the multiple and land-based telecommunication network for wireless telecommunication systems licensed by the Federal Communications Commission, and in order to achieve opportunities for the collocation of related facilities and the reduction of their visual impact, locate the network's necessary support facilities which include antennas, monopoles, lattice towers and equipment building in accordance with the following policies:***

***Policy a. Avoid construction of new structures by locating mobile and land-based telecommunication facilities on available existing structures such as building rooftops, telecommunication and broadcast poles and towers, electrical utility poles and towers, and water storage facilities when the telecommunications facilities can be placed inconspicuously to blend with such existing structure.***

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By making use of an existing building, T-Mobile has avoided the construction of a new structure, and thus furthered this objective of the Comprehensive Plan.

**Policy h.** *Design, site and/or landscape mobile and land-based telecommunication facilities to minimize impacts on the character of the property and surrounding areas. Demonstrate the appropriateness of the design through facility schematics and plans which detail the type, location, height, and material of the proposed structures and their relationship to other structures on the property and surrounding areas.*

By mounting antennas to an extension of an existing screen wall, T-Mobile has significantly minimized the impact of a new telecommunications facility in this area.

**Policy k.** *Locate telecommunication facilities to ensure the protection of historically significant landscapes. The views of and vistas from architecturally and/or historically significant structures should not be impaired or diminished by the placement of telecommunication facilities.*

T-Mobile will submit that before any construction occurs on the proposal in question, a full engineering study will be completed demonstrating compliance with all NEPA regulations, including sec. 106 which deals directly with impact on historic structures.

**Policy l.** *Site proposed facilities to avoid areas of environmental sensitivity.*

(See description of compliance with Policy k.)

Furthermore, T-Mobile requests that the proposed facility be found to be a feature shown of the Comprehensive Plan by demonstrating compliance with Objective 44 of the Comprehensive Plan, which states:

**Objective 44:** *With Planning Commission approval, consider mobile and land-based telecommunication facilities to be located on existing or replacement structures a "feature shown" of the Comprehensive Plan to be processed without a public hearing when placed in conformance with the following policies:*

**Policy a.** *Locate telecommunication facilities on existing buildings and structures at the following properties:*

- *Commercial and industrial zoned property...;*

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By making use this existing commercial building, T-Mobile has avoided the construction of a new structure, and thus furthered this objective of the Comprehensive Plan.

**Policy c. *In determining that proposed telecommunication facilities are a feature shown of the Comprehensive Plan, ensure that the following general factors are met:***

- ***The proposed installation has no material adverse impact on the visual quality or character of the general area in which it is to be placed including any surrounding residential properties;***

As the antennas will be located on, and painted to match, a 6' extension of an existing screen wall, the visual impact to the surrounding area will not be materially changed.

- ***The proposed installation is located and designed to blend with the structure on which it is placed such as flush-mounting antennas or screening the antennas and equipment as appropriate to the site;***

The proposed screen wall extension will be designed to match the existing screen wall and the antennas will be painted to match. In addition, the equipment cabinets will be entirely screened by the existing (and extended) screen wall. These factors will allow this installation to blend with the structure.

- ***The proposed installation, when in a grouping of other similar structures, is consistent with the pattern of those surrounding structures;***

This telecommunications facility is of a standard size and shape, and is thus consistent with similar structures. In addition, the proposed screen wall extension will be designed to match the existing building as closely as possible.

- ***Related equipment cabinets or shelters located on the ground or on a rooftop should be appropriately screened or placed to obscure their visibility from surrounding properties;***

The related equipment cabinets will be located on the roof and will be entirely screened by the existing (and extended) screen wall, thus reducing their visibility from surrounding properties.

- ***Access to the proposed installation for purposes of maintenance has no material adverse impact on adjoining properties;***

.. T .. Mobile ..

Access to the facility will be through an existing parking lot which will not be impacted by this proposed telecommunications facility.

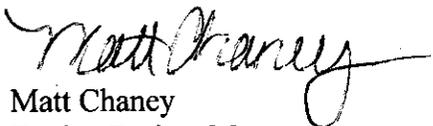
**ALTERNATIVE SITES CONSIDERED FOR THIS PROPOSAL**

Because T-Mobile has chosen to make use of an existing structure to provide for their radio-frequency needs in this search area, it did not seem necessary to eliminate other existing structures or other parcels owned by Fairfax County.

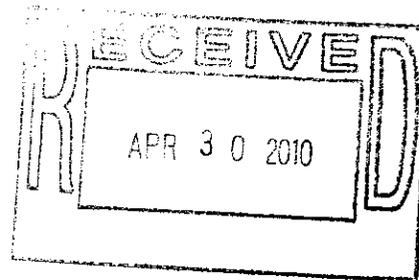
The applicant, T-Mobile Northeast, LLC, respectfully submits to the Planning Commission that the proposed facility is consistent with the Comprehensive Plan as to character, location, and extent, and requests that the Planning Commission determine that the facility is a feature shown of the Comprehensive Plan under the Feature Shown guidelines.

Please contact me if you have any questions with reference to this submission.

Sincerely,



Matt Chaney  
Zoning Project Manager  
Network Building & Consulting  
Consultant for T-Mobile Northeast LLC



### **PART III: TELECOMMUNICATION PROPOSAL DETAILS**

*Please complete and provide all requested information. If question is not applicable to the proposed use, please indicate with N/A.*

#### **PROPOSED TELECOMMUNICATION USE**

Use is (check one):

- New structure (monopole, tower or camouflaged facility)
- Replacement of existing pole or tower at same location with another pole or tower
- Antenna placement on building or penthouse facade
- Antenna placement on building or penthouse rooftop
- Collocation on other existing telecommunications structure (monopole or tower)
- Collocation on other non-telecommunications structure (such as an electric transmission tower/pole, utility pole, water tower, etc.)
- Modification to telecommunications facility previously approved for same applicant:  
Prior 2232 Review application number: \_\_\_\_\_  
Date of Planning Commission approval: \_\_\_\_\_

#### **PROJECT DETAILS**

##### **1. ANTENNA**

Number and Type: 9 Andrews TMBXX-6516-R2M antennas  
Dimensions: height 59" width 11.9" depth 6.3" diameter \_\_\_\_\_  
Location / Placement: Mounted to extension of existing screen wall  
Wattage: 300W  
Material and Color: Grey Fiberglass  
Material and Color of the Antenna Mounting: Prefabricated Metal  
Height Above Ground: 50' to centerline

##### **2. EQUIPMENT**

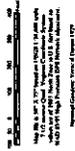
Number and Type of Cabinets or Structures: 3 Ericsson RBS 2106 cabinets  
Cabinet / Structure Dimensions: height 63.5" width 51.2" depth 37"  
Height of equipment platforms, if any: N/A  
Material and Color: Prefabricated Metal  
Location: Building rooftop  
Method of Screening: Existing screen wall (with extension)

##### **3. STRUCTURE ON WHICH ANTENNAS WILL BE MOUNTED**

Maximum Height: 46' to top of existing screen wall, 52' with extension  
Material: Brick  
Color: Brown  
If structure is within a utility right-of-way, state right-of-way width:  
N/A

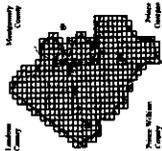


A Fairfax County, Virginia Publication



**GENERAL NOTES**

1. This map is a reproduction of the original zoning map. It is not to be used as a legal document. For legal purposes, refer to the original zoning map on file in the Office of the Planning Director, City of Fairfax, Virginia.



**ADMINISTRATIVE INDEX**

39-1	39-2	40-1
39-3	40-3	
49-1	49-2	50-1

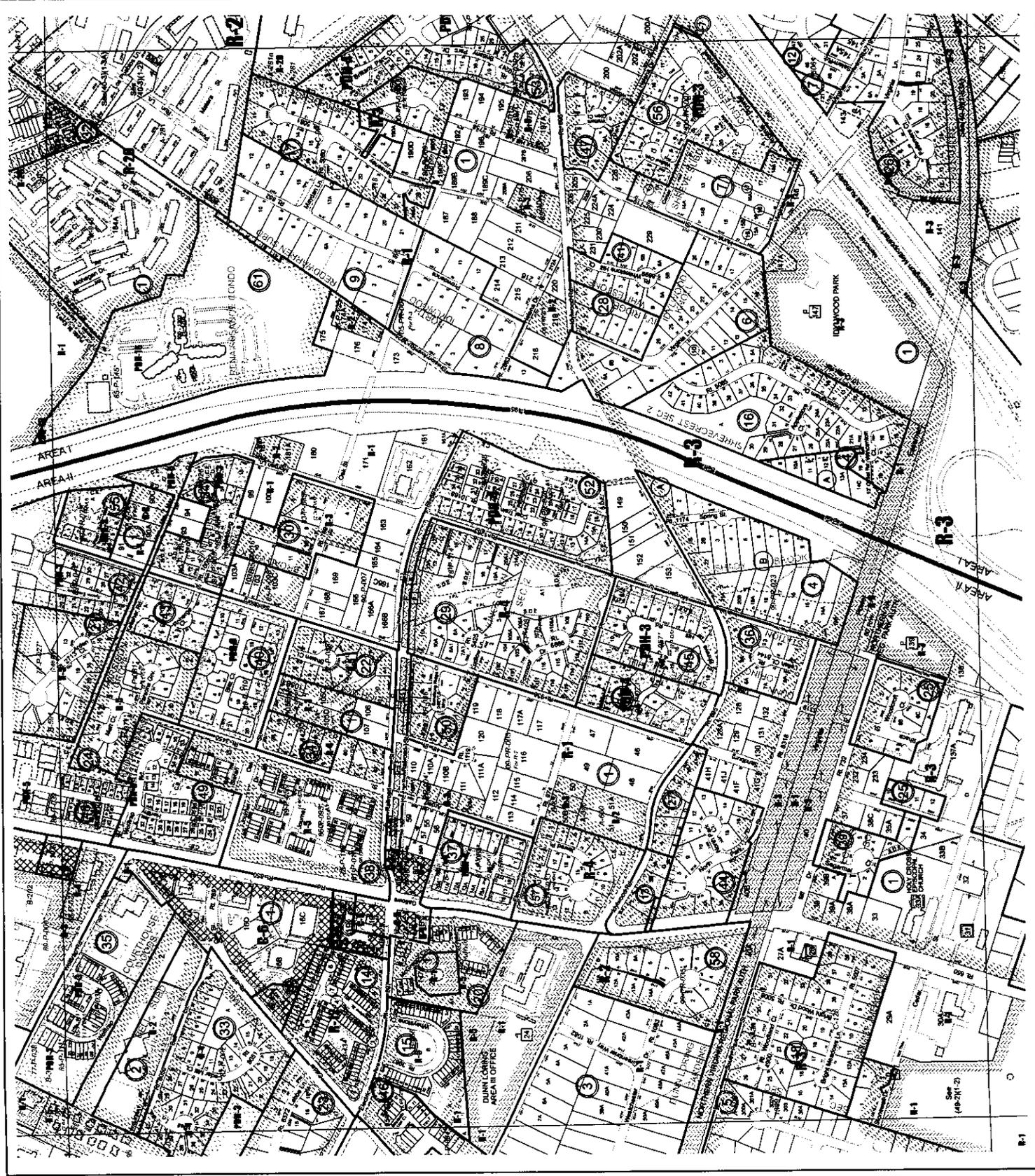
**SHEET INDEX**

**PROPERTY MAP ZONING 39-4**

Revised to: 03-26-2010

Prepared by:  
OFFICE OF THE PLANNING DIRECTOR  
CITY OF FAIRFAX, VIRGINIA  
10000 COMMONWEALTH BLVD., SUITE 117  
FAIRFAX, VA 22031-1171  
(703) 271-1500

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USGS Madison Farms, Virginia, United States 07 Apr 2007

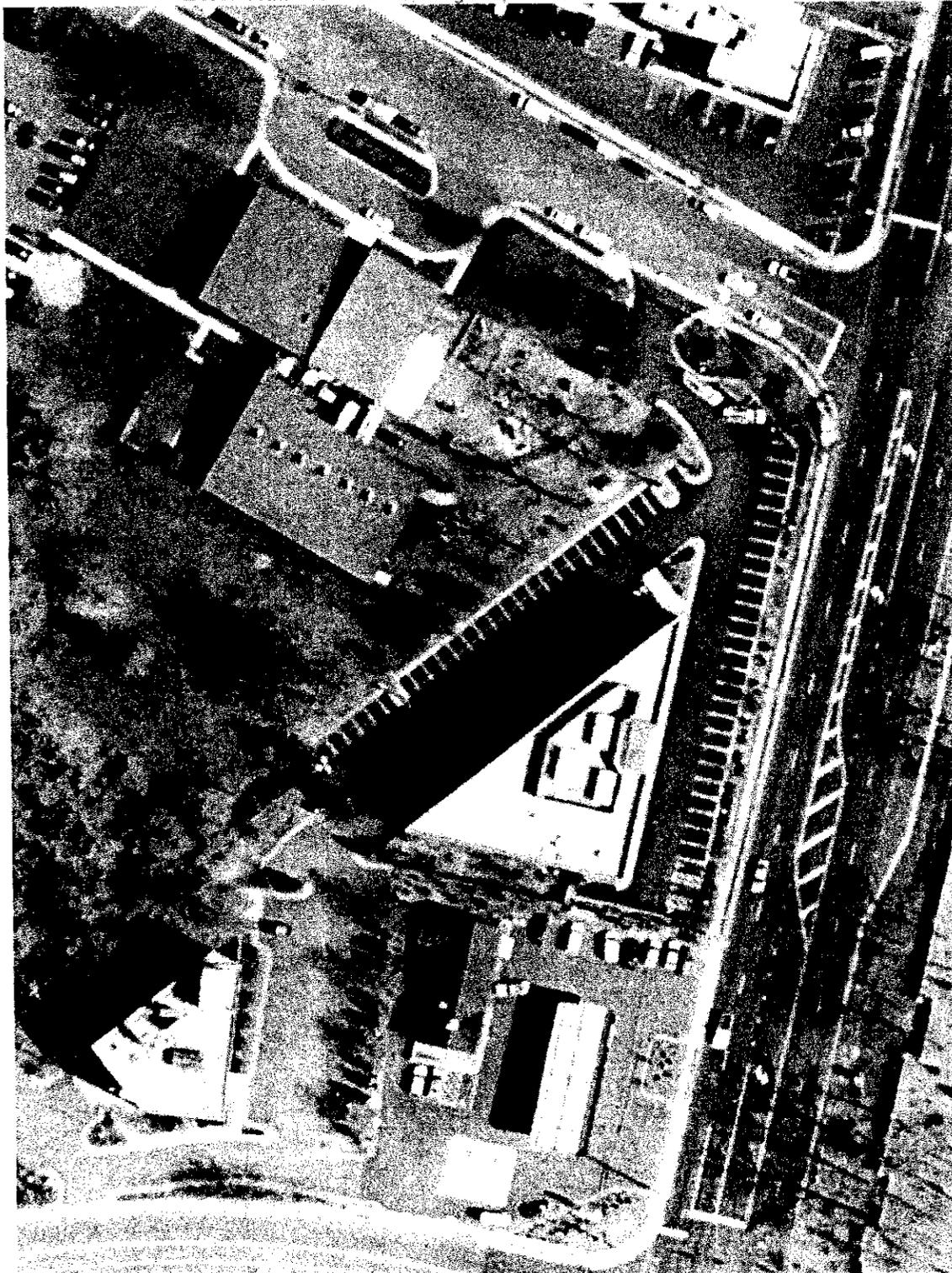
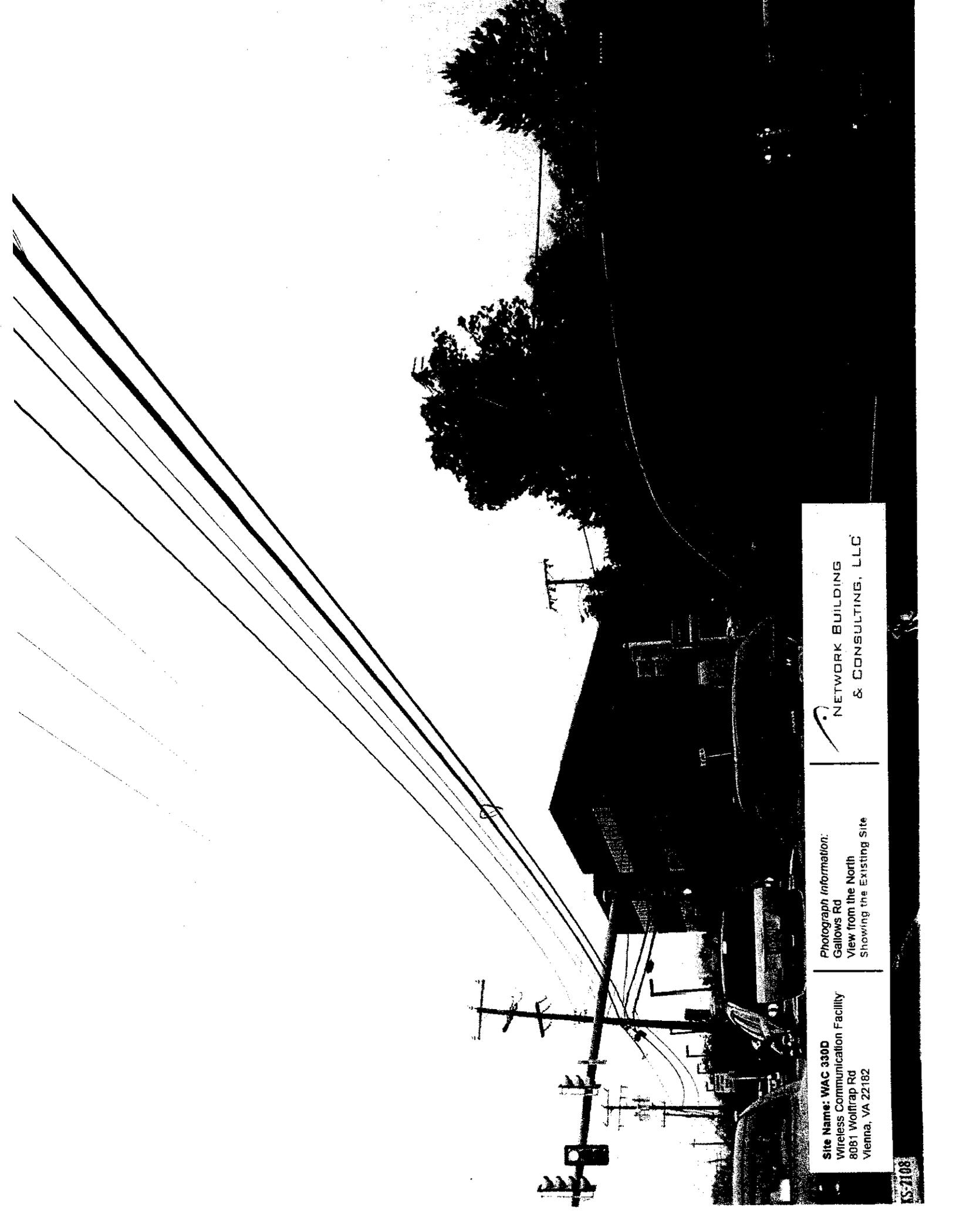


Image courtesy of the U.S. Geological Survey

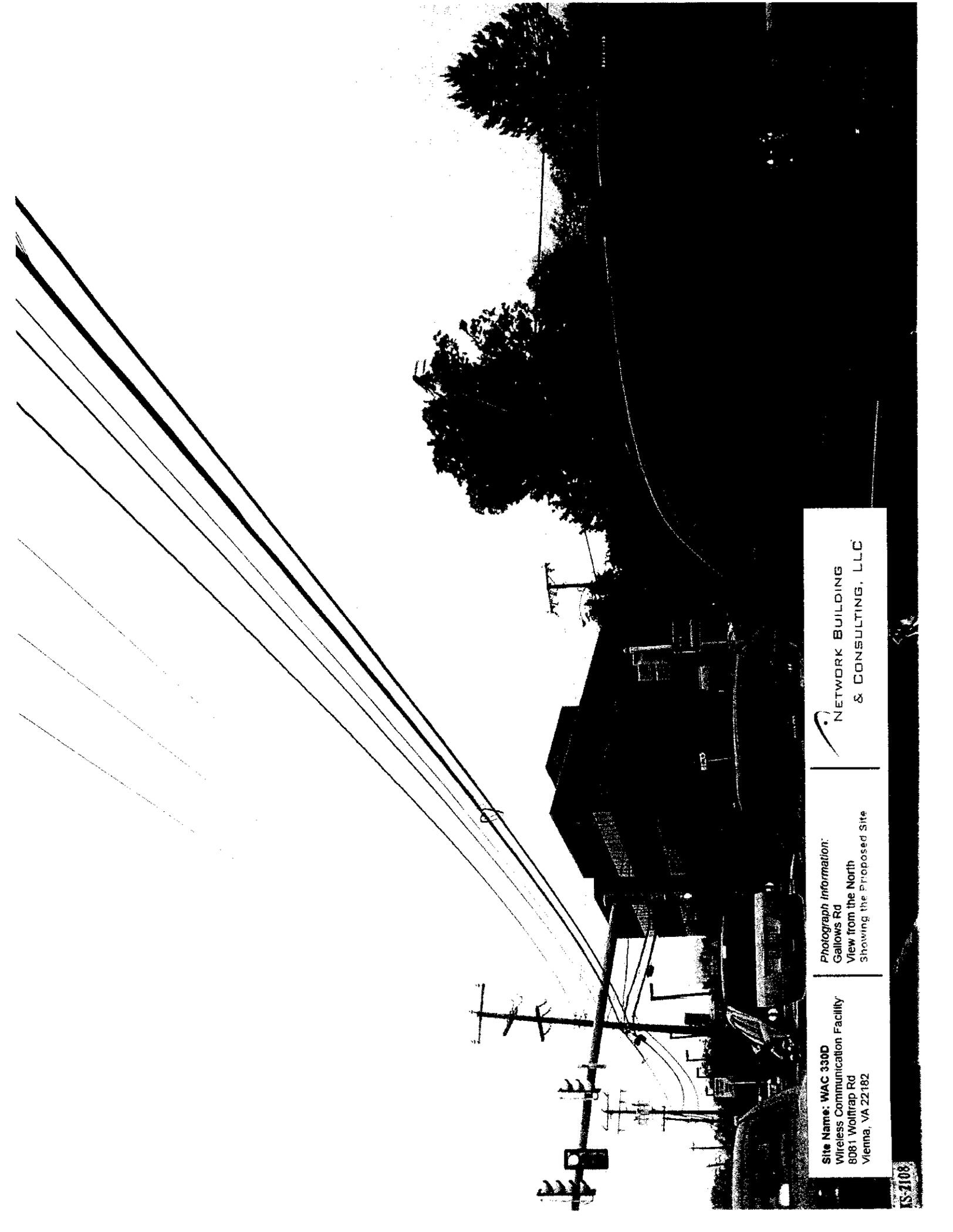
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Site Name: WAC 330D  
Wireless Communication Facility  
8081 Wolftrap Rd  
Vienna, VA 22182

Photograph Information:  
Gallows Rd  
View from the North  
Showing the Existing Site

NETWORK BUILDING  
& CONSULTING, LLC

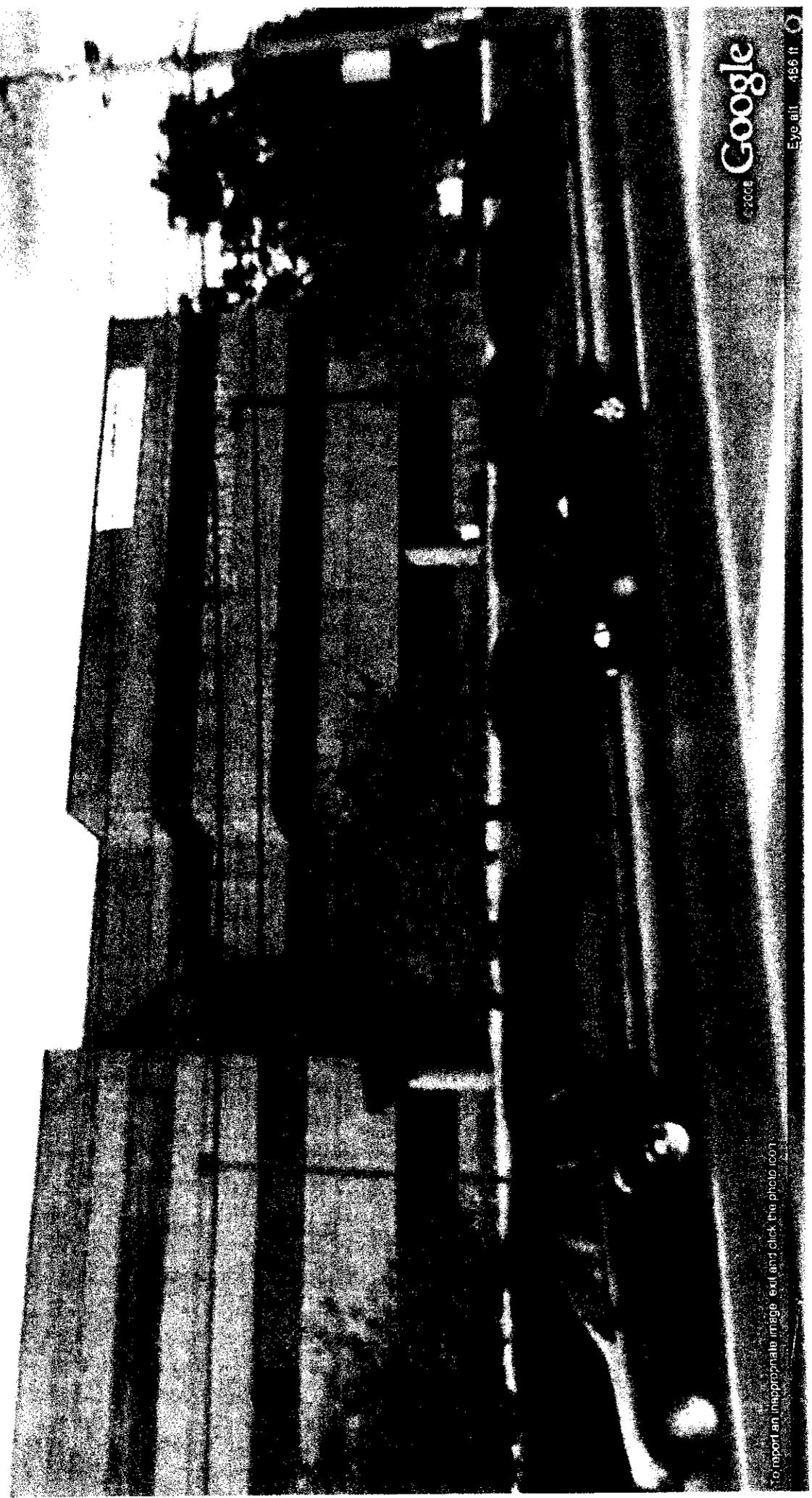


**Site Name: WAC 330D**  
Wireless Communication Facility  
8081 Wolftrap Rd  
Vienna, VA 22182

**Photograph Information:**  
Gallows Rd  
View from the North  
Showing the Proposed Site

  
**NETWORK BUILDING  
& CONSULTING, LLC**

IS-7108





**F Mobile**  
 NORTH EAST LLC  
 1200 BALTIMORE AVENUE  
 BELTSVILLE, MD 20705

NO.	DATE	DESCRIPTION	BY
1	10/27/09	PRELIMINARY	AM
2	11/17/09	FINAL	AM
3	01/26/10	REVISION	AM

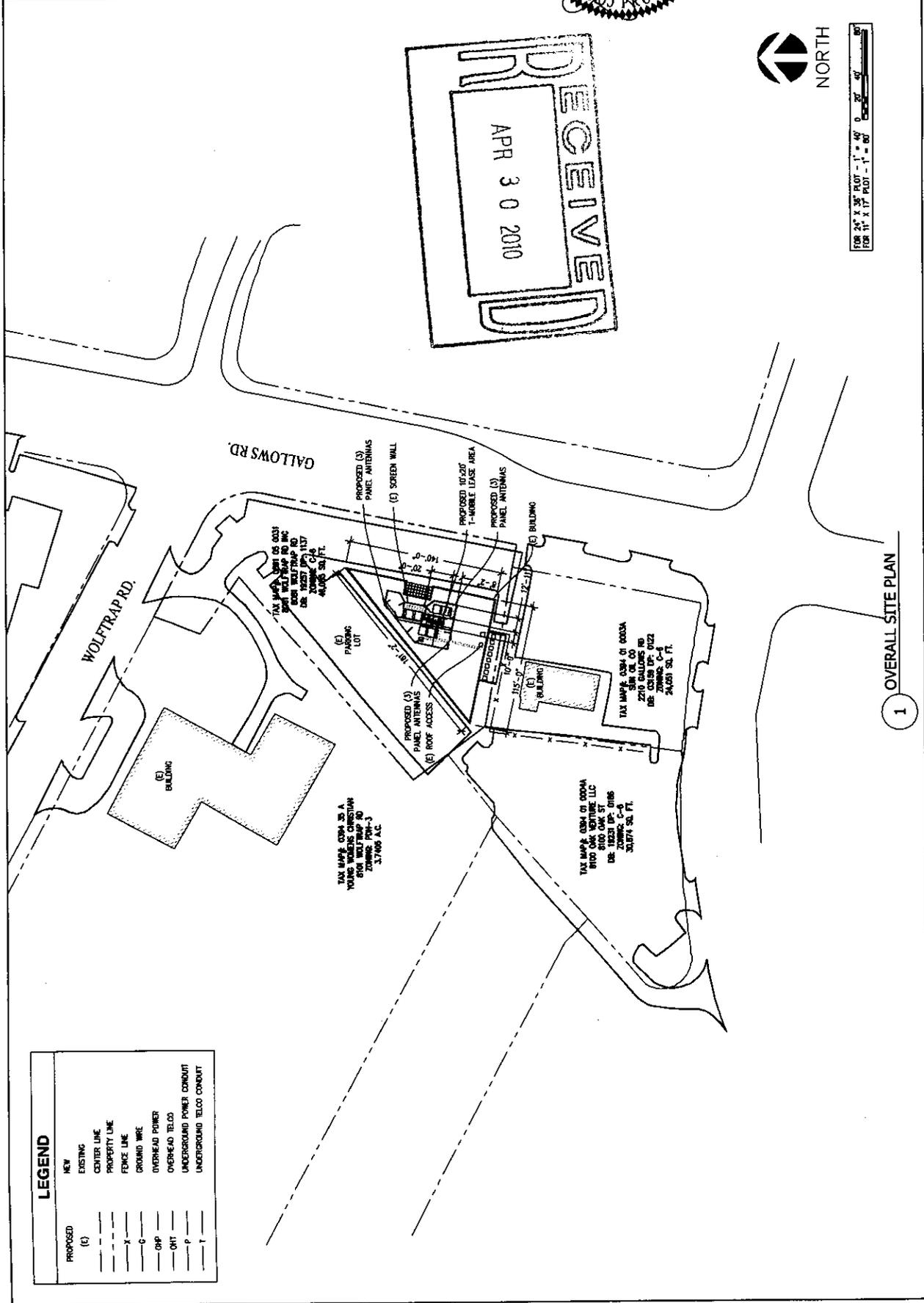
**ALPRO**  
 CONSULTING GROUP, INC.  
 1100 N. MARKET STREET  
 SUITE 100  
 WASHINGTON, DC 20004  
 WWW.ALPROCONS.COM

COMMONWEALTH OF VIRGINIA  
 JORDAN GEORGE  
 Lic. No. 39380  
 01/26/10

8081 WOLFTRAP RD  
 7WAC330D

**OVERALL SITE PLAN**

**C-1**



**LEGEND**

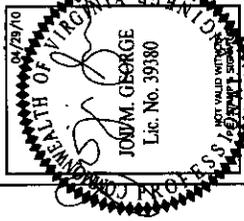
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1 OVERALL SITE PLAN

**F Mobile**  
 NORTH EAST LLC  
 1200 BALTIMORE AVENUE  
 BELTSVILLE MD 20705

NO.	DATE	DESCRIPTION	BY
1	04/29/09	PRELIMINARY 2D	ALP
2	05/15/09	FINAL 2D	ALP

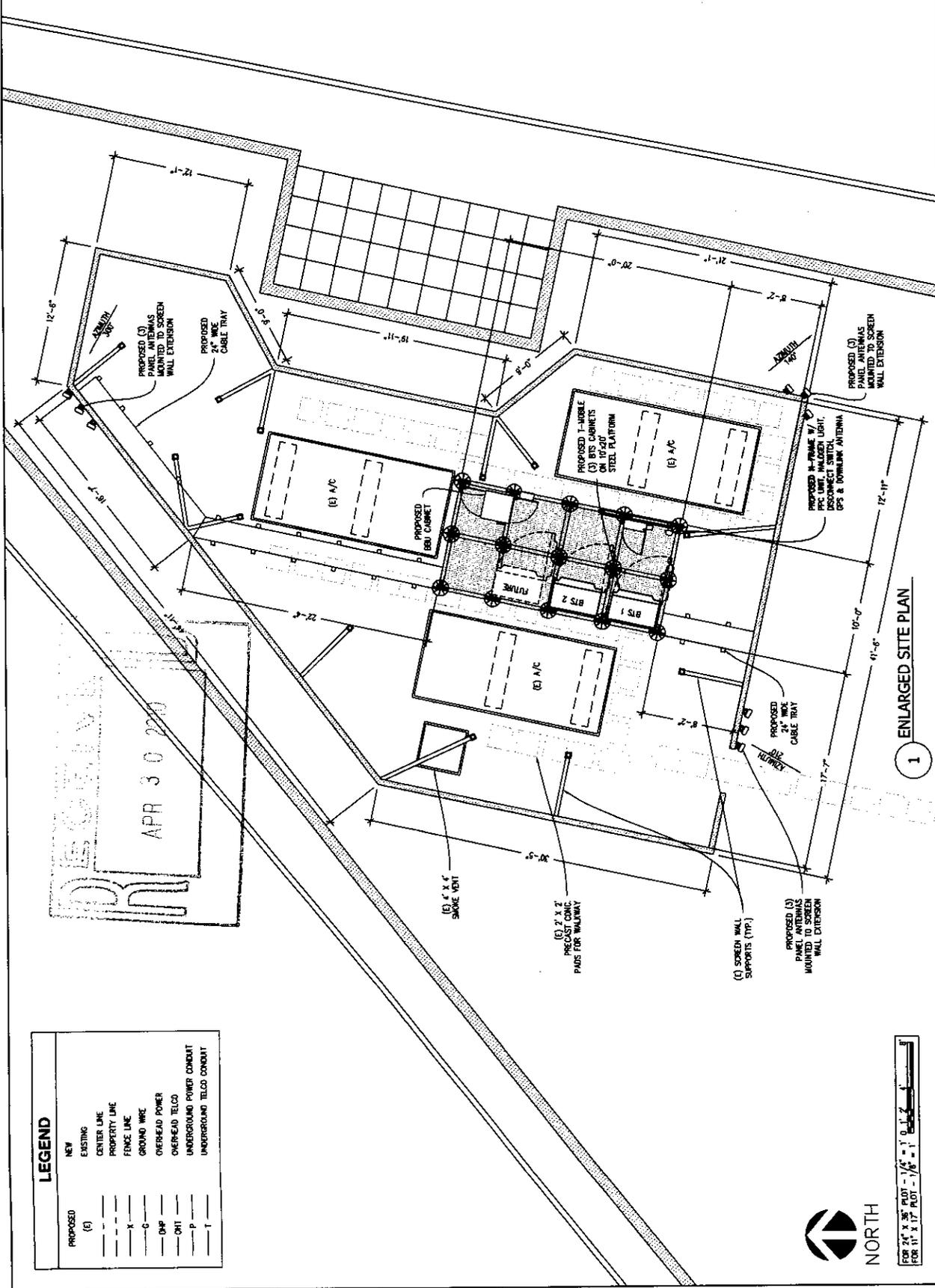
**ALP PRO**  
 CONSULTING GROUP, INC.  
 1211 KINGS HIGHWAY EAST, SUITE 200  
 FARMERS BRANCH, GA 30204  
 404.880.8833  
 WWW.ALPPRO.COM



8081 WOLFTRAP RD  
 7WAC330D  
 8081 WOLFTRAP RD  
 VIENNA, VA 22182

**ENLARGED SITE PLAN**

**C-2**



**LEGEND**

PROPOSED	NEW
(E)	EXISTING
---	CENTER LINE
---	PROPERTY LINE
-X-	FENCE LINE
---	GROUND WIRE
-DHP-	OVERHEAD POWER
-OHT-	OVERHEAD TELCO
-P-	UNDERGROUND POWER CONDUIT
-T-	UNDERGROUND TELCO CONDUIT



FOR 24" X 36" PLOT - 1/4" = 1' 0.11.2  
 FOR 18" X 18" PLOT - 1/8" = 1' 0.11.2

1 ENLARGED SITE PLAN

