

**FAIRFAX COUNTY, VIRGINIA
MEMORANDUM**

DATE: June 18, 2004

TO: David Marshall, Chief
Facilities Planning Branch, DPZ
Barbara A. Byron

FROM: Barbara A. Byron, Director
Zoning Evaluation Division, DPZ

SUBJECT: Proposed T-Mobile Telecommunications Facility at 11130 Sunrise Valley Drive
Tax Map 27-1 ((16)) (4) 2

This is in response to a request for a determination as to whether the telecommunications facility proposed by T-Mobile at 11130 Sunrise Valley Drive is in substantial conformance with the proffers accepted by the Board of Supervisors in conjunction with the approval of RZ 79-C-023. As described in the letter dated May 25, 2004, from Jacqueline M. Karp, nine (9) panel antennae (each 54 inches long, 12 inches wide and 4 inches deep) are proposed to be flush mounted to the screen walls of an existing office building. Three (3) equipment cabinets, each measuring 63.5x51.5x37 inches, are proposed on a platform on the roof of the building. A copy of the above-referenced letter is attached. A sketch attached to the letter depicts the proposed location of the telecommunication facility.

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 rezoning. It is my determination that the telecommunication facility described above would be in substantial conformance with the above-referenced approval. Please note that this proposal is also subject to 2232 review requirements and that T-Mobile's ability to proceed with its proposal is dependent upon the pending 2232 being approved 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, call Kul Sandhu at (703) 324-1290.

BAB/KS/memosT Mobile 11130 Sunrise Valley Dr.

Attachments: A/S

cc: Catherine Hudgins, Supervisor, Hunter Mill District
Frank A. de la Fe, Planning Commissioner, Hunter Mill District
Leslie B. Johnson, Deputy Zoning Administrator, Zoning Permit Review Branch, DPZ
Michelle Brickner, Director, Office of Site Development Services, DPWES
Jacqueline M. Karp, T-Mobile, 12050 Baltimore Avenue, Beltsville, MD 20705
File: RZ 79-C-023, ANT 0406 028, Imaging, Reading File

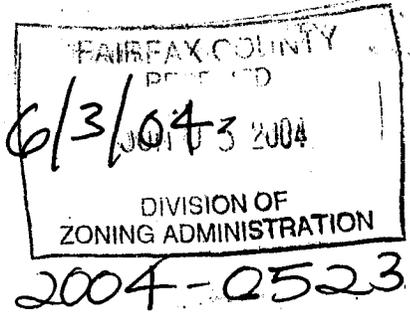
JUN 04 2004

MEMORANDUM
DEPARTMENT OF PLANNING AND ZONING
PLANNING DIVISION

Zoning Evaluation Division

TO: Zoning Administration Division, DP&Z
Technology Infrastructure Division, DIT
Other: _____

DATE:



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

SUBJECT: Request for Review: 2232 Review Application

RE: Application Number: ES-Hot-41 Tax Map: 27-1 ((16)) (4) 2

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

RECEIVED FROM: T-Mobile

PROPOSED USE: 9 panel antennas on office building.
Antennas are 54" x 12" x 4". 3 cabinets each 63.5" x 57"
x 37". Antennas and cabinets behind new screen walls.

LOCATION OF USE: 11130 Sunrise Valley Dr.

Please send your comments to David Marshall by: ___/___/___ . Additional comments:

ZAD Comments:

Property is zoned I-3

Proposed use is permitted by Zoning Ordinance and meets all zoning requirements. Pursuant to Part of Sect 251
 Proposed use does not meet all Zoning Ordinance requirements as follows:

Referred to ZED for the following: Must be insubstantial conformance
with proffered conditions associated with R-279-C-023

ZAD comments prepared by: LKIRST Date 6-3-04

ZED Comments:

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

ZED comments prepared by: _____ Date: _____

.....

Distributed: ZAD _____ DIT _____ PC Member _____ Other _____

JUN 04 2004

MEMORANDUM
DEPARTMENT OF PLANNING AND ZONING
PLANNING DIVISION

Zoning Evaluation Division

TO: Zoning Administration Division, DP&Z
Technology Infrastructure Division, DIT
Other: _____

DATE:

FAIRFAX COUNTY
DEPT. OF PLANNING AND ZONING
JUN 03 2004
DIVISION OF
ZONING ADMINISTRATION
2004-0523

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

SUBJECT: Request for Review: 2232 Review Application

RE: Application Number: FS-Hot-41 Tax Map: 27-1 (16)(4)2

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

RECEIVED FROM: T-Mobile

PROPOSED USE: 9 panel antennas on office building.

Antennas are 54" x 12" x 4". 3 cabinets each 63.5" x 51" x 37". Antennas and cabinets behind new screen walls.

LOCATION OF USE: 11130 Sunrise Valley Dr.

Please send your comments to David Marshall by: / / . Additional comments:

ZAD Comments:

Property is zoned I-3

Proposed use is permitted by Zoning Ordinance and meets all zoning requirements. Pursuant to Part of Section
 Proposed use does not meet all Zoning Ordinance requirements as follows:

Referred to ZED for the following: Must be insubstantial conformance with proffered conditions associated with RZ 79-C-023

ZAD comments prepared by: LKIRST Date: 6-3-04

ZED Comments:

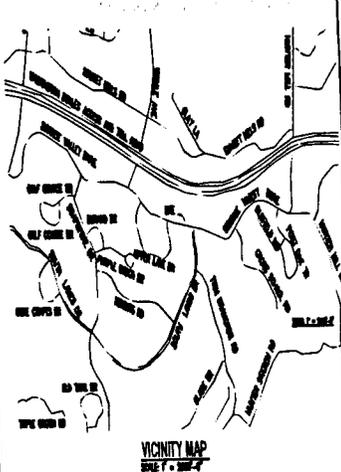
Proposed use is in substantial accord with all development conditions and/or proffers.
 Proposed use is not in substantial accord with development conditions and proffers.

ZED comments prepared by: _____ Date: _____

.....

Distributed: ZAD _____ DIT _____ PC Member _____ Other _____





VICINITY MAP
SHEET 1 OF 2

TOTAL TELECOMMUNICATIONS EQUIPMENT AREA = 428 SF

GENERAL NOTES

- 1) SITE NAME: SUNRISE VALLEY
SITE NUMBER: WAC277C
- 2) THIS SITE PLAN HAS BEEN PRODUCED USING AVAILABLE PUBLIC INFORMATION ON SUBJECT PARCEL AND ADJACENT PARCELS.
- 3) THE PARENT PARCEL INFORMATION:
OWNER: CARR REALTY LP
ATTN: ANDREW BRUNER
PREMISES ADDRESS: 11130 SUNRISE VALLEY DRIVE
RESTON, VA 20190
MAILING ADDRESS: 1750 TYSON BY
WELLS, VA 22092
COUNTY: FAYETTE COUNTY
TAX MAP REFERENCE: 6-803-1-1-10-000
WATERLINA DISTRICT: N/A
LAND USE: OFFICE BUILDINGS
ZONE: I-1, NUMBER 100
- 4) THE REFERENCED REFERENCES FOR THE PARENT PARCEL ARE AS FOLLOWS:
LEGAL DESCRIPTION: BLK 200 SEC 008
8805-1500
- 5) THE DATA COLLECTED AND SHOWN ON THIS DRAWING ARE FOR THE PURPOSES OF CONSTRUCTION OF CELLULAR ANTENNAS, ANY NECESSARY AUXILIARY EQUIPMENT AND ALL APPROPRIATE EXHAUSTS.
- 6) THIS PROPERTY IS SUBJECT TO ALL ORDINANCES OF PUBLIC RECORD.

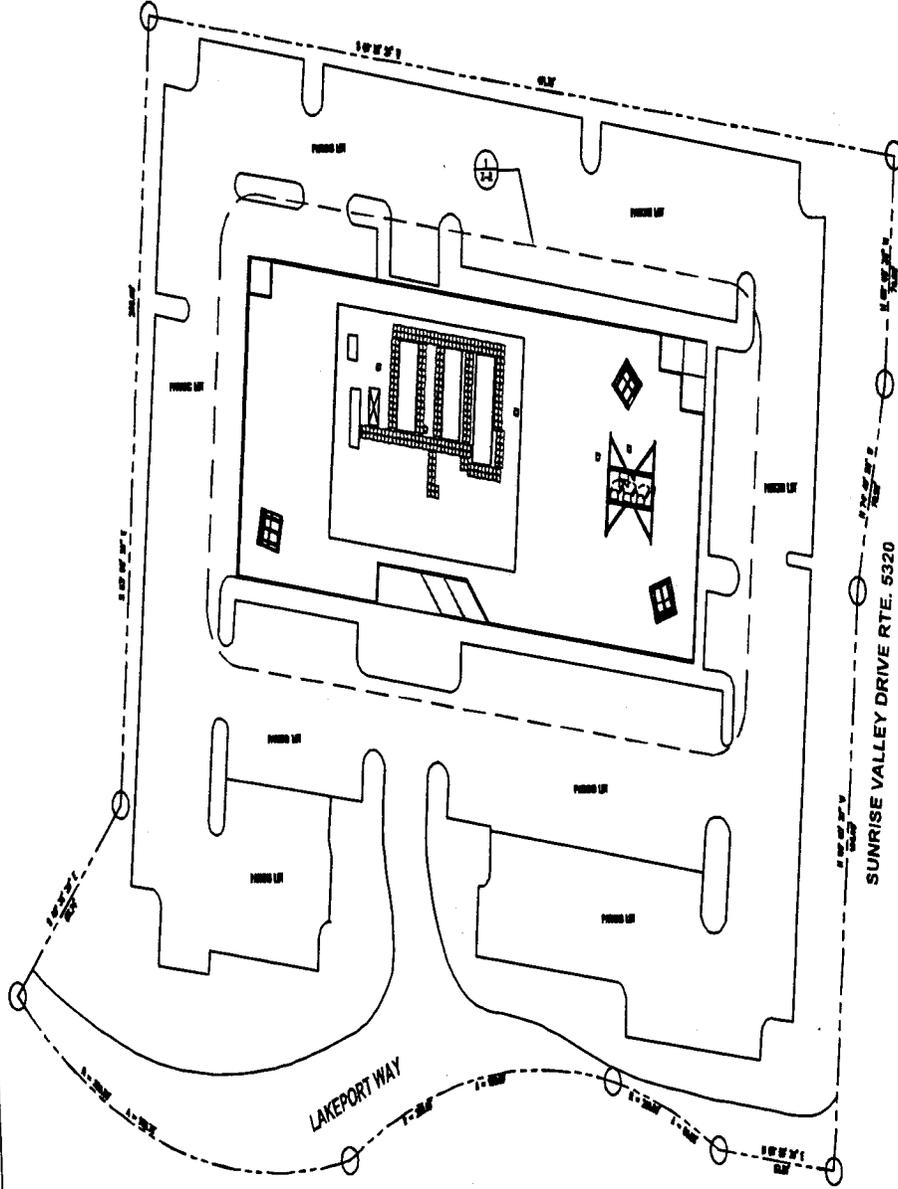
ZONING NOTES

- 1) THERE IS NO PROPOSED LANDSCAPING.
- 2) THERE WILL BE NO DISTURBED GROUND BY THE PROPOSED ACTIVITY.
- 3) LOT COVERAGE, FTM AND BUILDING HEIGHT WILL NOT CHANGE BY THE PROPOSED ACTIVITY.
- 4) ALL ANTENNAS AND EXHAUSTS WILL BE MOUNTED SIMILAR TO THE EXISTING EQUIPMENT ON THIS ROOF.
- 5) NUMBER OF PARKING SPACES WILL NOT CHANGE BY THE PROPOSED ACTIVITY.
- 6) STORM WATER MANAGEMENT WILL NOT CHANGE BY THE PROPOSED ACTIVITY.

AREA TABULATION

TOTAL FLOOR AREA = N/A
TOTAL MECHANICAL EQUIPMENT AREA = 1,772 SQFT
TOTAL TELECOMMUNICATIONS EQUIPMENT AREA = 428 SQFT
TOTAL = 1,344 SQFT

TOTAL ROOF AREA = 26,000 SQFT
PERCENTAGE OF USED ROOF AREA = 0%



SITE PLAN
SHEET 1 OF 2

TAX MAP REF: 6-803-1-1-10-000
WATERLINA DISTRICT: N/A
C AND R PARTNERSHIP
PREMISES ADDRESS: 11130 SUNRISE VALLEY DRIVE
MAILING ADDRESS: 1750 TYSON BY
WELLS, VA 22092
DEED LIBED N/A, FOLD N/A
ZONE: I-1 USE: N/A

entrex
communication services, inc.

1678 Eye Street, N.W. Suite 202
WASHINGTON, D.C. 20004
PHONE: (202)462-8000
FAX: (202)462-8001

SUBMITTALS		
DATE	DESCRIPTION	BY
01-10-01	ISSUE NO. 01	
01-10-01	ISSUE NO. 02	

REVISIONS:

OMNIPONT

Original Communications
C/P Operations, LLC

12040 BALTIMORE AVENUE
BELTSVILLE, MD 20705
PHONE: (301) 284-3000

PROJECT NO:	1002228
DESIGNER:	L.J.C.
ENGINEER:	P.L.M.
SCALE:	1" = 12'
	GRAPHIC SCALE IN INCHES

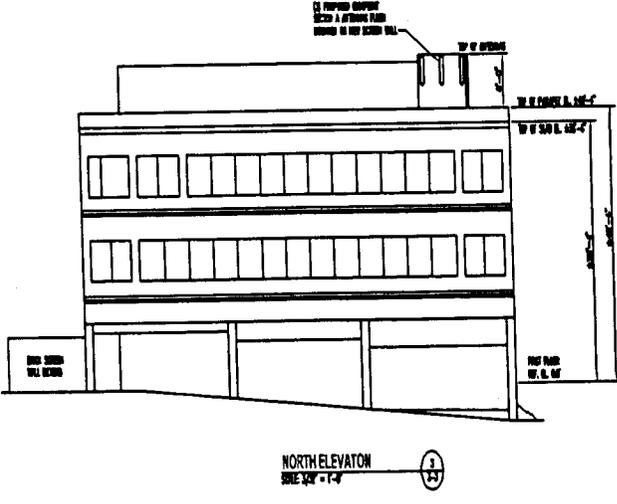
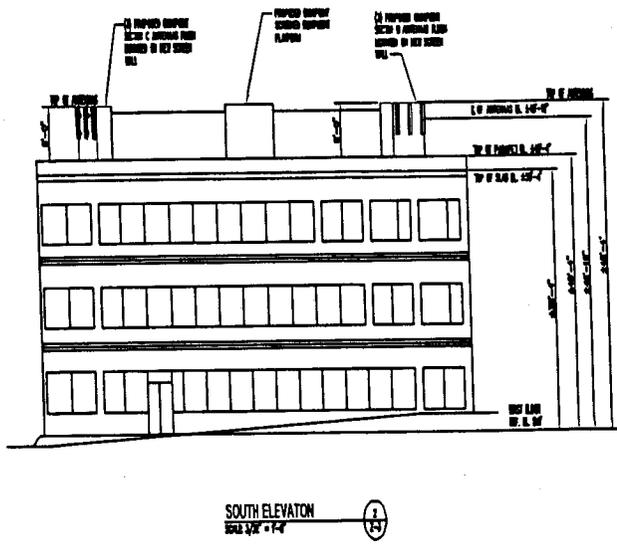
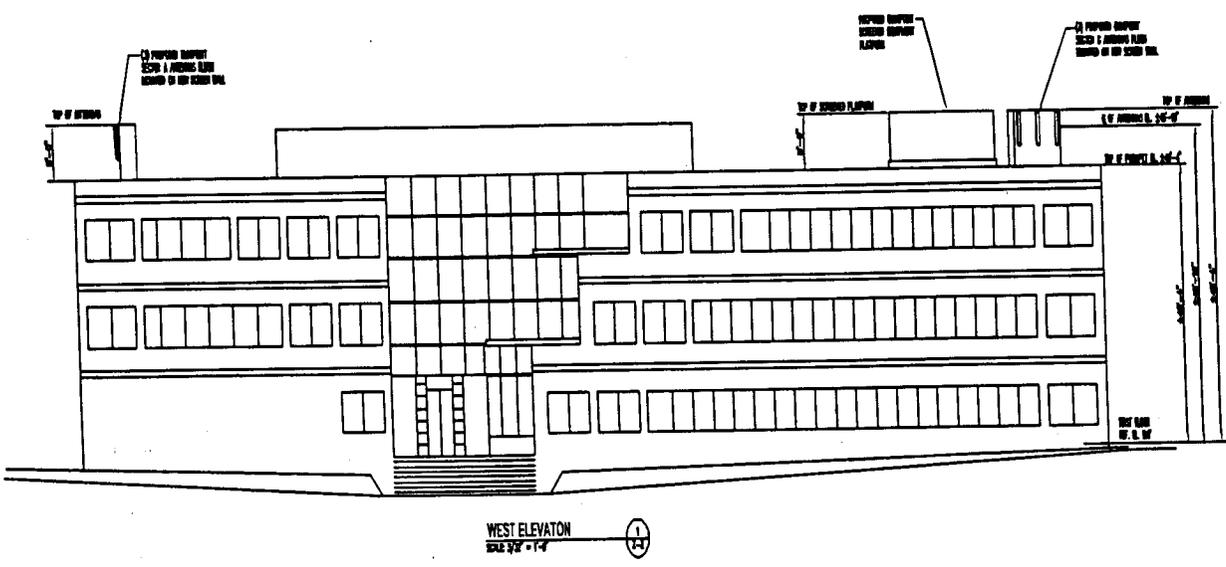
WAC277C
SUNRISE VALLEY
11130 SUNRISE VALLEY DR.
RESTON, VA 20190

TITLE:

SITE PLAN

SHEET NUMBER:

Z-1



entrex
 communication services, inc.
 1573 Eye Street, N.W. Suite 200
 WASHINGTON, D.C. 20005
 PHONE: (202)488-8800
 FAX: (202)488-4861

SUBMITTALS		
DATE	DESCRIPTION	BY
01-21-01	2000 SIGN	
01-28-01	FINAL SIGN	

REVISIONS:

OMNIPPOINT
 Omnipoint Communications
 CAP Operations, LLC
 12954 BALTIMORE AVENUE
 BELTSVILLE, MD 20715
 PHONE: (301) 284-8800

PROJECT NO:	1902228
DESIGNER:	L.J.C.
ENGINEER:	P.L.M.
SCALE:	1/2" = 1'-0"
	GRAPHIC SCALE IN INCHES

WAC277C
 SUNRISE VALLEY
 11130 SUNRISE VALLEY DR.
 RESTON, VA 20190

TITLE:
BUILDING ELEVATIONS

SHEET NUMBER:
Z-3

TAB 9

RADIO FREQUENCY DATA SHEET

5/24/2004

Site ID:	7WAC277C	Site Name:	Carr.Realty LP -FFX CNT	
Address:	11130 Sunrise Valley Dr.	Configuration:		
City:	Reston	Site Lat:	38.9422	38-56-32.00
State/Zip:	VA 20190	Site Lon:	-77.3314	77-19-53.00
Site AMSL:	356			

Sector:	Site Level	Max Cabinets:			
Seq	Inventory Type	Description	Qty	UM Qty	UM Desc

Sector:	Alpha	Orientation:	15	Ant Agl:	50	Mech Downtilt:	0	Max Ant Qty:	3
Seq	Inventory Type	Description	Qty	UM Qty	UM Desc	Horiz Beam Width	Vert Beam Width	Gain	Elec Downti

Sector:	Beta	Orientation:	135	Ant Agl:	50	Mech Downtilt:	0	Max Ant Qty:	3
Seq	Inventory Type	Description	Qty	UM Qty	UM Desc	Horiz Beam Width	Vert Beam Width	Gain	Elec Downti

Sector:	Gamma	Orientation:	255	Ant Agl:	50	Mech Downtilt:	0	Max Ant Qty:	3
Seq	Inventory Type	Description	Qty	UM Qty	UM Desc	Horiz Beam Width	Vert Beam Width	Gain	Elec Downti

Future Inventory

Sector:	0	WO Orientation:		WO Agl:		WO Downtilt:		WO #:	WO00515556
Inventory Type		Description		Qty		UM Qty			
BTS		RBS2106 - Hi-Cap Outdoor				2			

Sector:	A	WO Orientation:		WO Agl:		WO Downtilt:		WO #:	WO00515556
Inventory Type		Description		Qty		UM Qty			
Antenna		APX15PV-15PVL				2			
Cable		7/8 Foam Flexwell		4		99			
Combiner		DD TMA filter full band				4			
DT_Controller		Antenna Control Unit				4			
DT_Controller		Antenna Control Cable - 1m				2			
DT_Controller		Antenna Cable Assembly - 6m				1			
Jumper		Antenna Jumper				12			
Radio		dTRUe (Ericsson EDGE)				2			

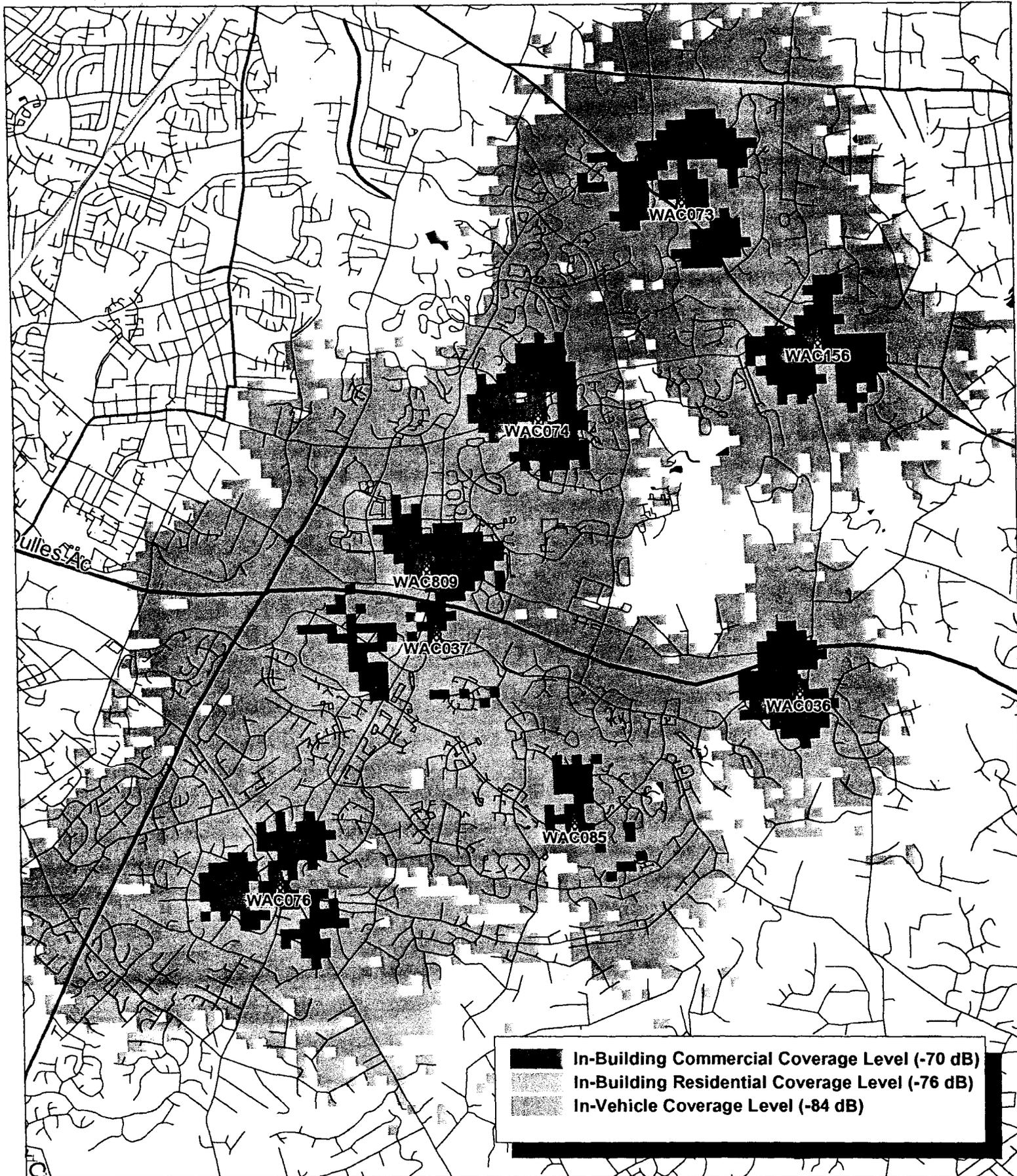
Sector:	B	WO Orientation:		WO Agl:		WO Downtilt:		WO #:	WO00515556
Inventory Type		Description		Qty		UM Qty			
Antenna		APX15PV-15PVL				2			
Cable		7/8 Foam Flexwell		4		99			
Combiner		DD TMA filter full band				4			
DT_Controller		Antenna Control Unit				4			
DT_Controller		Antenna Cable Assembly - 6m				1			
DT_Controller		Antenna Control Cable - 1m				2			
Jumper		Antenna Jumper				12			
Radio		dTRUe (Ericsson EDGE)				2			

Sector:	C	WO Orientation:		WO Agl:		WO Downtilt:		WO #:	WO00515556
Inventory Type		Description		Qty		UM Qty			
Antenna		APX15PV-15PVL				2			
Cable		7/8 Foam Flexwell		4		99			
Combiner		DD TMA filter full band				4			
DT_Controller		Antenna Control Unit				4			
DT_Controller		Antenna Control Cable - 1m				2			
DT_Controller		Antenna Cable Assembly - 6m				1			
Jumper		Antenna Jumper				12			
Radio		dTRUe (Ericsson EDGE)				2			

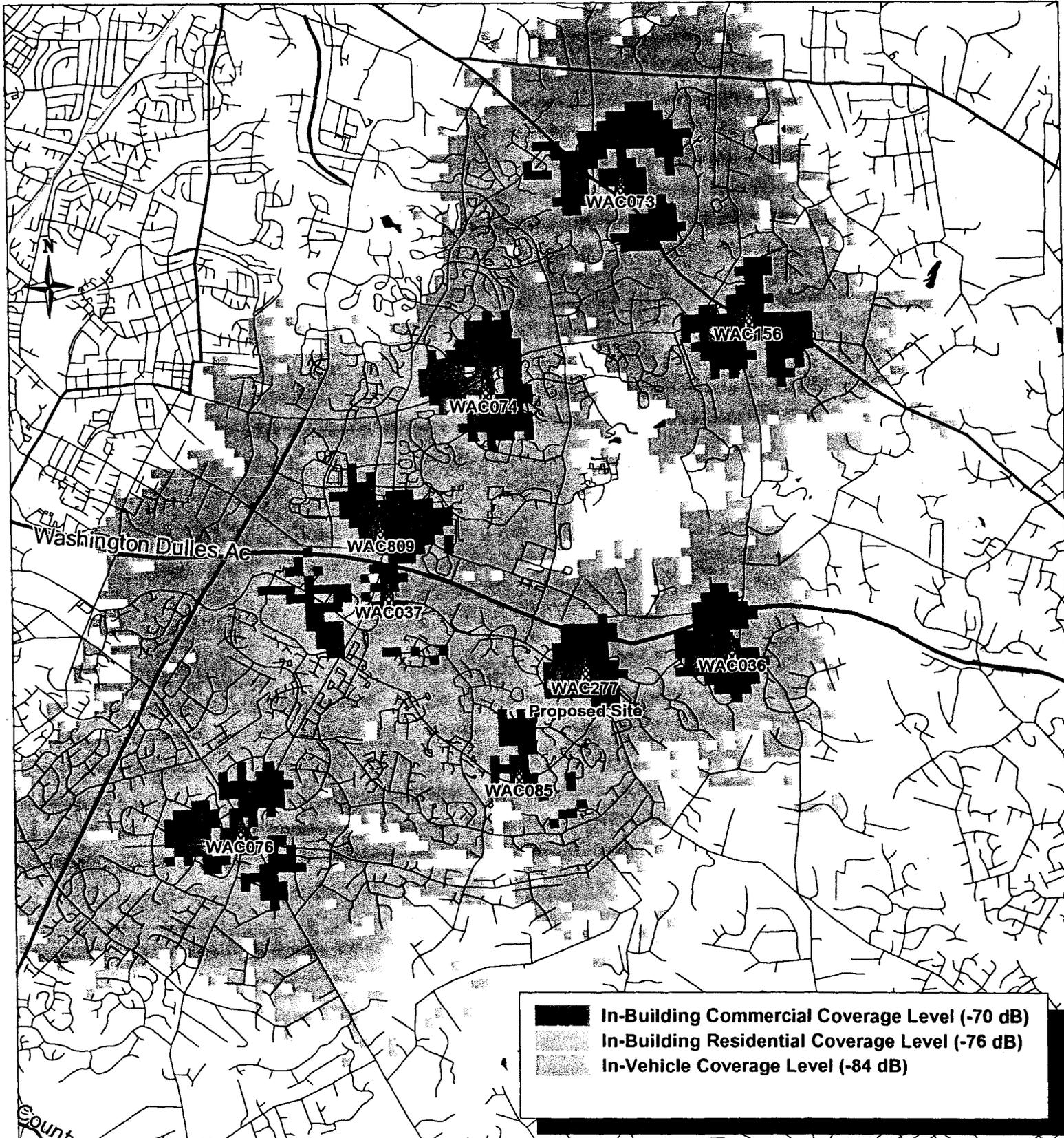
TAB 10

RADIO FREQUENCY PROPAGATION STUDIES

Without WAC27 Coverage with Surrounding On Air Sites



WAC277 Coverage with Surrounding On Air Sites



TAB 11

PHOTO SIMULATIONS

 **OMNIPPOINT**
11130 SUNRISE VALLEY DRIVE
RESTON, VA 20190
72° VIEW LOOKING SOUTH

PROPOSED OMNIPPOINT
SECTOR 'A' ANTENNAS
FLUSH MOUNTED ON
SCREEN WALL



 **OMNIPPOINT**
VMC277C
SUNRISE VALLEY
11130 SUNRISE VALLEY DRIVE
RESTON, VA 20190
P1 - VIEW LOOKING NORTHEAST

PROPOSED OMNIPPOINT SECTOR C
ANTENNAS FLUSH MOUNTED ON
SCREEN WALL

PROPOSED OMNIPPOINT SCREENED
EQUIPMENT CABINETS (BEYOND)

