



County of Fairfax, Virginia

MEMORANDUM

DATE: June 30, 2011

TO: Chris B. Caperton, Chief
Facilities Planning Branch, Planning Division, DPZ

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

SUBJECT: Proposed Sprint PCS Telecommunications Facility at 2709 Popkins Lane;
Tax Map 93-3 ((1)) 3; 2232 Application FS-V11-23

This is in response to a request for a determination as to whether a telecommunications facility proposed by Sprint PCS at 2709 Popkins Lane (Bryant Alternative High School) is in substantial conformance with the development conditions approved by the Board of Supervisors in conjunction with Special Exception Amendment SEA 86-V-072-4 (for alternate use of a public facility for child care center and nursery school). As described in the 2232 application dated April 12, 2011, revised May 18, 2011, from Paul Whitley, agent for the applicant, six (6) panel antennas (48" high x 6.2" diameter) are proposed at a height of 80 feet on the existing 113-foot tall monopole/light pole. In addition, four (4) equipment cabinets (72" high x 35.4" wide x 40" deep) are proposed in a new 15 x 20-foot equipment compound (300 square feet) at the base of the monopole/light pole, enclosed by an 8-foot board-on-board fence. A copy of the 2232 telecommunications application with illustrations depicting 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/N:\Antennas\2709 Popkins Ln_monopole lightpole\SprintPCS.doc

Attachments: A/S

cc: Gerald W. Hyland, Supervisor, Mount Vernon District
Earl Flanagan, Planning Commissioner, Mount Vernon District
Barbara C. Berlin, Director, Zoning Evaluation Division, DPZ
Diane Johnson-Quinn, Deputy Zoning Administrator, Zoning Permit Review, ZAD, DPZ
Paul Whitley, Network Building & Consulting LLC, 7380 Coca Cola Dr., Suite 106, Hanover, MD 21076
File: SEA 86-V-072-4, ANT 11 05 021, Imaging, Reading File



County of Fairfax, Virginia

MEMORANDUM

TO: Lorrie Kirst, Deputy Zoning Administrator, ZAD
Other: _____

DATE RECEIVED: 5-11
Dept. of Planning & Zoning

FROM: Chris Caperton, Chief
Facilities Planning Branch, DPZ

MAY 27 2011
2011-0595
Zoning Administration Div.

SUBJECT: Request for Review: 2232 Application

RE: Application Number: FS-VII-23 Tax Map: 93-3(11) 3

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

RECEIVED FROM: Sprint

PROPOSED USE: 2709 Parkins Lane - Bryant A/H

LOCATION OF USE: Lightpole collocation

ADDITIONAL COMMENTS: _____

Please send your comments to Chris Caperton by: 6/6/11

Staff Coordinator: Sandi Beaulieu Phone: 703-324-1239 Email: sandi.smith@fairfaxcounty.gov

**ZAD COMMENTS:

Property is zoned R-2

Proposed use is permitted by Zoning Ordinance and meets all zoning requirements.

Proposed use does not meet all Zoning requirements as follows:

— see attached comments —

Referred to ZED for the following: Must be in substantial conformance with special exception amendment SE A86-V-072-4
ZAD comments prepared by: Brian Parsons Date: 5/31/11

**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: _____

RECEIVED
Department of Planning & Zoning
MAY 31 2011
Zoning Evaluation Division

Department of Planning and Zoning
Planning Division
12055 Government Center Parkway, Suite 730
Fairfax, Virginia 22035-5509
Phone 703-324-1380
Fax 703-324-3056
www.fairfaxcounty.gov/dpz/



Lee, Carrie D.

From: Kirst, Lorrie
Sent: Wednesday, June 15, 2011 1:31 PM
To: Beaulieu, Sandi
Cc: Lee, Carrie D.
Subject: RE: FS-V11-23, Sprint PCS, 2709 Popkins Lane

Follow Up Flag: Follow up
Flag Status: Flagged

See below

From: Beaulieu, Sandi
Sent: Wednesday, June 15, 2011 10:27 AM
To: Kirst, Lorrie
Subject: RE: FS-V11-23, Sprint PCS, 2709 Popkins Lane

Hi Lorrie,
Are you planning to revise your comments based on the historical information I provided?
Thanks,
Sandi

FS-V111-23

2709 Popkins Lane (Bryant Middle School)

Sprint PCS – light pole collocation

Tax Map Ref.: 93-3 ((1)) 3

Zoning District: R-2

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

Refer to ZED: Must be in substantial conformance with SEA 86-V-072-4 for a child care center and nursery school.

Prepared by Brian Parsons on 05/31/11

WA31XC 1/2

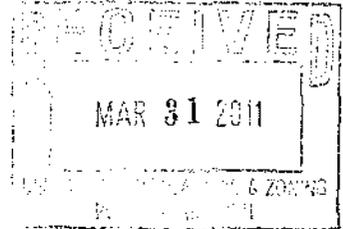
COUNTY OF FAIRFAX, VIRGINIA

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

Application Number: FS-VII-23
(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 2709 Popkins Lane

City/Town Alexandria Zip Code 22306

APPLICANT(S)

Name of Applicant Sprint PCS

Street Address 7055 Samuel Morse Drive

City/Town Columbia State MD Zip Code 21046

Telephone Number: Work () _____ Fax () _____

E-mail Address _____

Name of Applicant's Agent/Contact (if applicable) Paul Whitley

Agent's Street Address 7380 Coca Cola Drive, Suite 106

City/Town Hanover State MD Zip Code 21076

Telephone: Work (410) 712.7092 Fax () 712.4056

PROPOSED USE

Street Address 2709 Popkins Lane, Alexandria, VA 22306

Fairfax Co. Tax Map and Parcel Number(s) 0933-01-0003

Brief Description of Proposed Use _____

Sprint PCS proposes to install six (6) panel antennas with a RAC Center of 80 ft; associated equipment is to be placed within a 15x20 ft lease area surrounded by an 8 ft solid wood fence.

Total Area of Subject Parcel(s) 23.78 acres (acres or square feet)

Portion of Site Occupied by Proposed Use 300 sq ft (acres or square feet)

Fairfax County Supervisor District Mt Vernon District #1

Planned Use of Subject Property (according to Fairfax County Comprehensive Plan)
Telecommunications Facility (U)

Zoning of Subject Property R-2

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

PROPERTY OWNER(S) OF RECORD

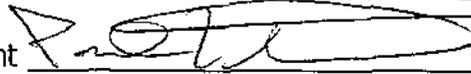
Owner School Board of Fairfax County

Street Address 8115 Gatehouse Road

City/Town Falls Church State VA Zip Code 22042

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.

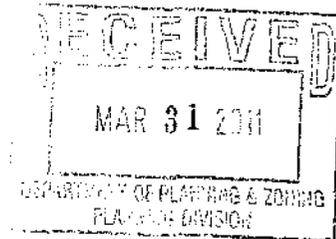
Name of Applicant or Agent Paul Whitley/ Agent for Sprint PCS

Signature of Applicant or Agent 

Date 3/31/2011

Submit completed application to:

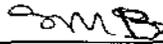
**Fairfax County
Department of Planning and Zoning, Planning Division
Herrity Building
12055 Government Center Parkway, Suite 730
Fairfax, Virginia 22035**



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: 4/12/11

By: 

Additional information requested to complete application:

Revised 5-18-11

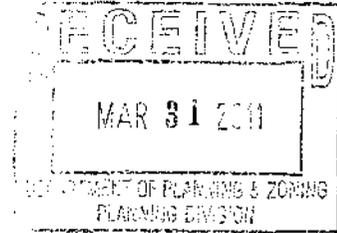
Date application accepted: / /

By: _____



**NETWORK BUILDING
& CONSULTING, LLC**

March 31, 2011



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

**RE: Feature Shown Application
2709 Popkins Lane
Alexandria, VA 22306
Applicant: Sprint PCS
Sprint Site Number: WA81XC112-B**

Dear Mr. Zook:

Sprint PCS, an FCC licensed provider of wireless personal telecommunications services, proposes to upgrade antennas and related equipment at an existing telecommunications facility.

APPLICANT:

Sprint PCS
7055 Samuel Morse Drive
Columbia, MD 21046

APPLICANT'S AGENT:

Paul Whitley
7380 Coca Cola Drive, Suite 106
Hanover, MD 21076
443.752.0338
pwhitley@nbcllc.com

SITE LOCATION:

Tax Map: 0933 01 0003
Address: 2709 Popkins Lane, Alexandria, VA 22306
Zoning District: R-2
Use: Telecommunications Facility
Use Group: U
Supervisor District: Mt Vernon District # 1



DISCRIPTION OF PROPOSAL:

At 2709 Popkins Lane, Sprint PCS proposes to collocate on an existing telecommunication facility by the installation of six (6) panel antennas at a RAD Center of 80 feet. The installation will also consist of adding four (4) cabinets inside a proposed 15x20 feet compound.

The facility will continue to operate automatically and will not require personnel or hours of attendance. It will operate twenty-four (24) hours a day, 365 days a year. It is anticipated that a technician will need to perform routine maintenance on the facility at a rate of once or twice per month or on an "as needed" basis for cases of emergency repair.

REQUIREMENT FOR PROPOSED USE:

The proposed installation is part of Sprint PCS' communications network. Sprint PCS' technology requires multiple sites in the area to coordinate together so they can provide reliable wireless service.

ANTICIPATED IMPACTS ON ADJOINING PROPERTIES:

Sprint PCS has eliminated the need for a new telecommunications monopole or tower in the search area and employs an antenna and equipment cabinet configuration that minimizes the visual impact of the project on the surrounding property owners. Due to the fact that the facility will be unmanned, there will be no other impact of the underlying Amendment to Feature Shown.

RELATIONSHIP OF THE PROPOSAL TO THE COMPREHENSIVE PLAN:

The location, character and extent of the application should be found to be in substantial accord with the Comprehensive Plan.

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:



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& CONSULTING, LLC**

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

Proposal is consistent.

Policy g. *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.*

Proposal is consistent.

Policy i. *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.*

Proposal is consistent.

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

Proposal is consistent.

Objective 43: *Design telecommunication facilities to mitigate their visual presence and prominence, particularly when located in residential areas, by concealing their intended purpose in a way that is consistent with the character of the surrounding area.*

Policy a. *Disguise and camouflage the appearance of telecommunication facilities so as to resemble other man-made structures and natural features (such as flagpoles, bell towers, and trees) that are typically found in a similar context and belong to the setting where placed.*

Collocating on an existing site minimizes impact by avoiding a need for a new site.



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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 and in the commercial areas of PDH, PDC, PRM and PRC zoning districts*

The proposed facility is located within R-2 zoning district. However, by utilizing an existing site, Sprint PCS has avoided the need to construct a new tower or monopole.

Policy c.: *In determining that the 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;*

Proposal is consistent.

- *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;*

By utilizing an existing site and flush-mounting antennas, Sprint PCS will have zero impact on the surrounding area.

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

Proposal is consistent.

- *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;*



**NETWORK BUILDING
& CONSULTING, LLC**

Proposal is consistent.

ALTERNATIVE SITES CONSIDERED FOR THIS PROPOSAL

Sprint PCS is expanding its own antenna installation to meet its customers' needs in this area and for this reason chose to upgrade the technology used at this site. Since this is an existing site and meets the objectives of the plan, Sprint PCS does not see any need to evaluate alternative locations.

The applicant submits to the Planning Commission that the proposal 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. If you have any questions, or need further information, please feel free to contact me at 443-752-0338 or pwhitley@nbcllc.com.

Sincerely,

Paul Whitley
Zoning Project Manager
Network Building & Consulting
Consultant to Sprint PCS

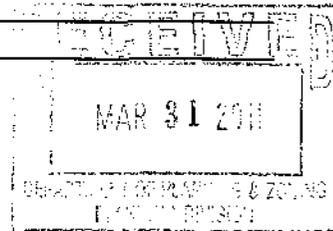
PART III: TELECOMMUNICATION PROPOSAL DETAILS

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: (6) panel
Dimensions: height 48in width _____ depth _____ diameter 6.2in
Location / Placement: 80ft RAD Center on existing lightpole
Wattage: 250 W
Material and Color: Plastic, Off-White
Material and Color of the Antenna Mounting: Steel, Steel Grey
Height Above Ground: 80ft

2. EQUIPMENT

Number and Type of Cabinets or Structures: (4) Cabinet
Cabinet / Structure Dimensions: height 72in width 35.4in depth 40in
Height of equipment platforms, if any: 1ft 8in
Material and Color: Aluminum; Off-White
Location: On steel frame within proposed 15x20ft compound
Method of Screening: 8ft solid wood fence

3. STRUCTURE ON WHICH ANTENNAS WILL BE MOUNTED

Maximum Height: 106ft
Material: Steel
Color: Steel Grey
If structure is within a utility right-of-way, state right-of-way width:



[Main](#) [Property Search](#)

Address Map Number

- ▶ Profile
- Sales
- Values
- Residential
- Commercial
- Map
- Structure Size

MAP #: 0933 01 0003
SCHOOL BOARD OF FAIRFAX COUNTY

2709 POPKINS LA

CURRENT RECORD

◀ 1 of 1 ▶

[Return to Search Results](#)

Owner

Name SCHOOL BOARD OF FAIRFAX COUNTY,
 Mailing Address 8115 GATEHOUSE RD FALLS CHURCH VA 22042
 Book
 Page

Neighborhood Sales

Parcel

Property Location 2709 POPKINS LA
 Map # 0933 01 0003
 Tax District 60100
 District Name MT VERNON DIST. #1
 Land Use Code Public Schools
 Land Area (acreage) 23.7753
 Land Area (SQFT)
 Zoning Description R-2(Residential 2 DU/AC)
 Utilities WATER CONNECTED
 SEWER CONNECTED
 GAS CONNECTED
 County Historic Overlay District NO
 For further information about Historic Overlay Districts,
 Click here
 Street/Road PAVED
 Site Description BUILDABLE-AVERAGE LOT

Printable Summary

Legal Description

Legal Description BRYANT EDUCATION
 CENTER
 2608 616

Last Refresh Date

Data last refreshed: 09-MAR-11

General Information

Need Help?

For questions and requests for information about the Real Estate site, call 703-222-8234 or [CLICK HERE](#)

Disclaimer

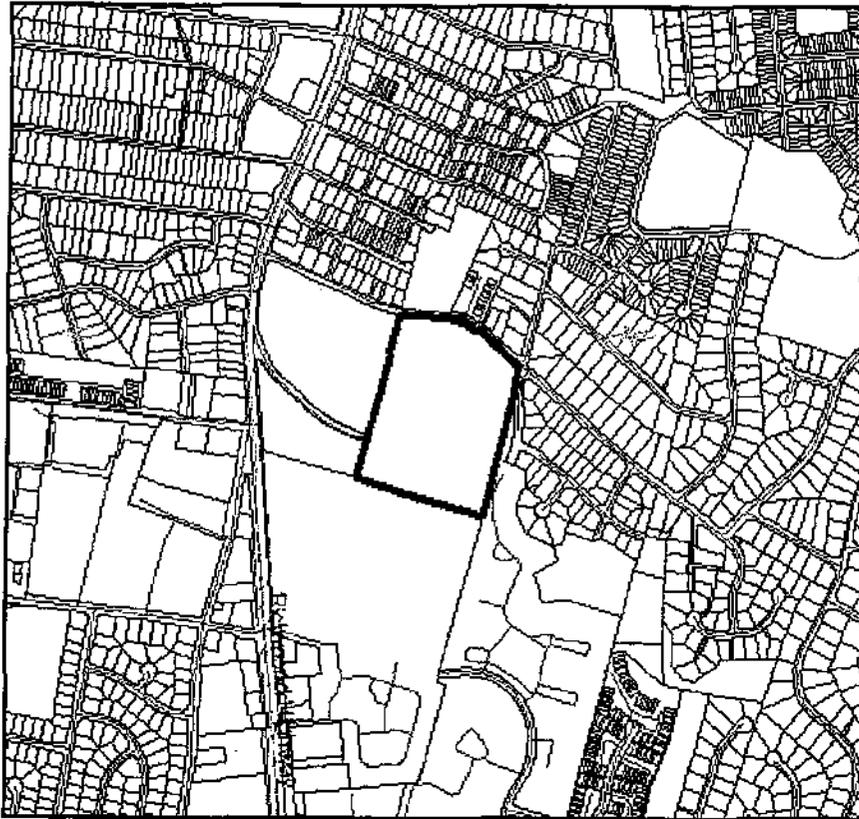
Under Virginia State law these records are public information. Display of this information on the Internet is specifically authorized by Va. Code 58.1-3122.2 (1998). See the Virginia State Code to read the pertinent enabling statute.

If you believe any data provided is inaccurate or if you have any comments about this site, we would like to hear from you. Owner names will be withheld from the Internet record upon request. Comments or requests may be made via e-mail to the Real Estate Division at Real Estate Division or by phone at (703) 222-8234.

While Fairfax County has attempted to ensure that the data contained in this file is accurate and reflects the property's characteristics, Fairfax County makes no warranties, expressed or implied, concerning the accuracy, completeness, reliability, or suitability of this data. Fairfax County does not assume any liability associated with the use or misuse of this data.

MAP #: 0933 01 0003
SCHOOL BOARD OF FAIRFAX COUNTY

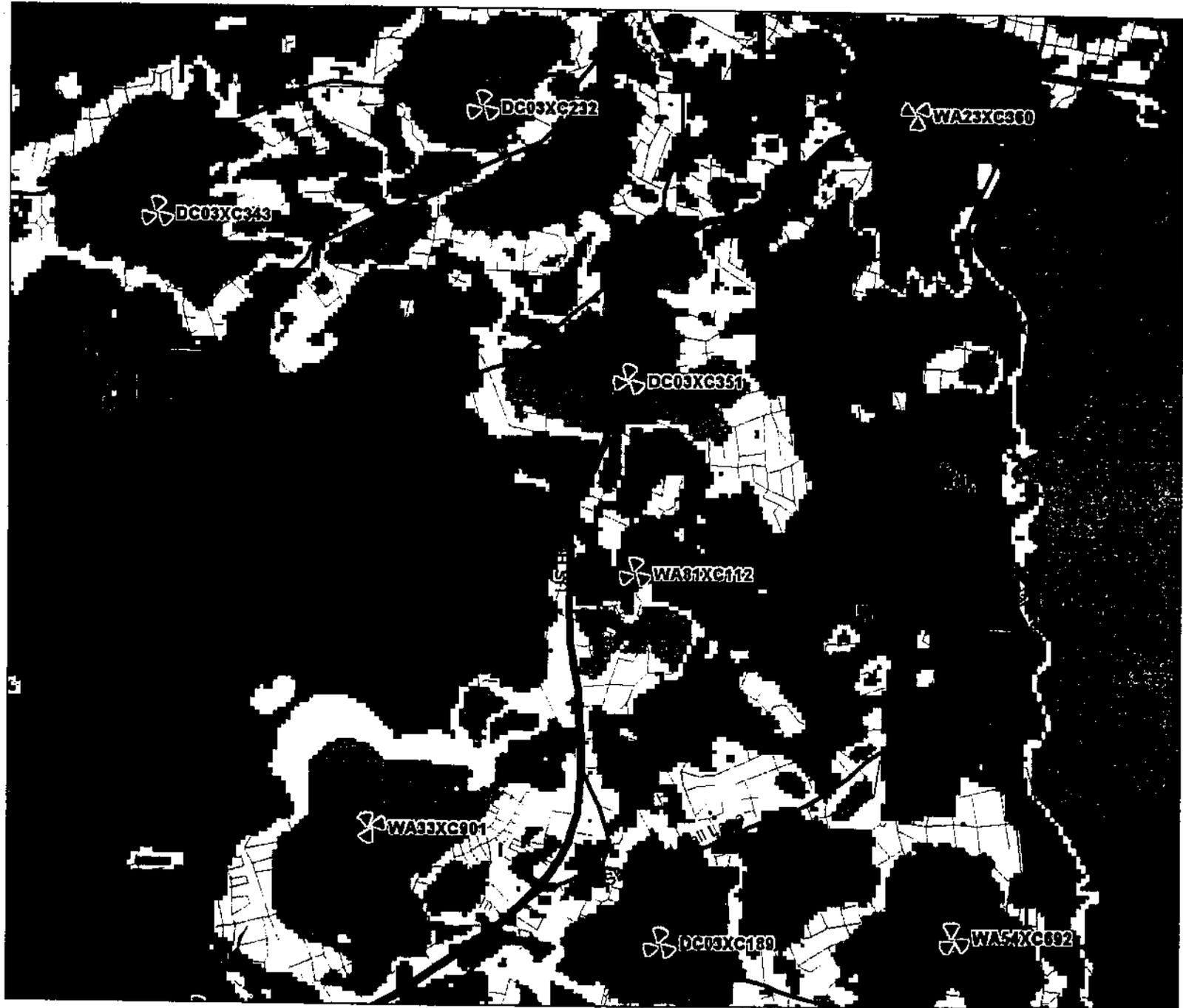
2709 POPKINS LA



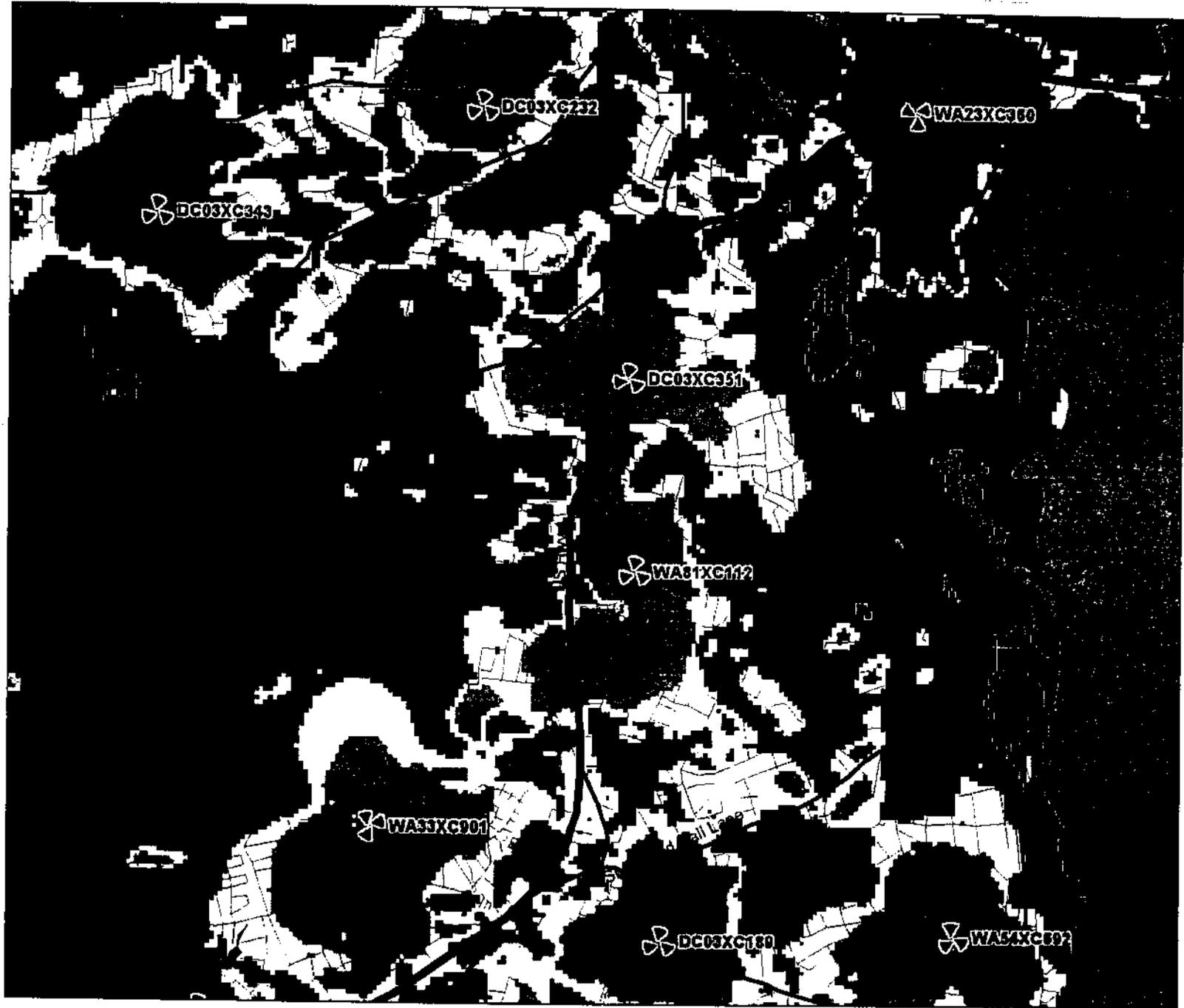
Aerial Imagery © 2007 Commonwealth of Virginia

Source: Fairfax County Department
of Tax Administration, Real Estate Division.

Coverage without new site WA81XC112



Coverage with new site WA81XC112



HB-X-AW-17-65-00T

Hybrid 2-way Antenna-Electrical DownTilt & Steering

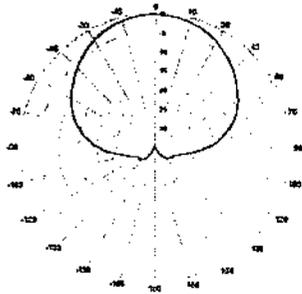
1710 ~ 2170MHz, X-pol., H65° / V7.5°

KMW Inc.
Base Station Antennas
For Mobile Communications

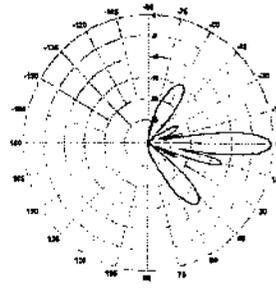
Electrical Specification

Frequency Range	1710~1880MHz	1850~1990MHz	1920~2170MHz
Gain	17.0 dBi	17.2 dBi	17.5 dBi
Beamwidth	Horizontal	67°	63°
	Vertical	7.8°	7.5°
Impedance	50Ω		
VSWR	≤1.4:1		
Polarization	Dual, Slant ±45°		
Upper 1 st Sidelobe Suppression	≥18 dB (@downtilt 0°)		
Front-to-Back Ratio	≥25 dB		
Cross Polarization Ratio	≥18 dB		
Adjustable Downtilt Range	0° ~ 15°		
Horizontal Beam Steering	-30° ~ +30°		
Port-to-port Isolation	≥30 dB		
PIMD	≤-150 dBc		
Input Maximum CW Power	250 W		
Control Interface	Feeder Line through Bias-T		

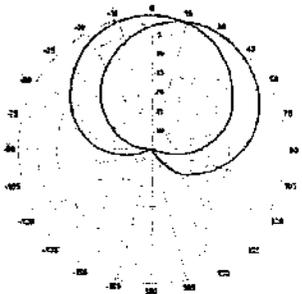
Specifications are subject to change.



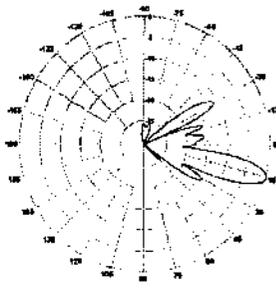
Horizontal Pattern



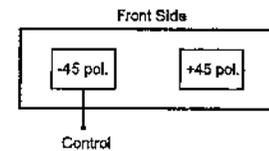
Vertical Pattern (Downtilt 0°)



Horizontal Beam Steering



Vertical Pattern (Downtilt 15°)

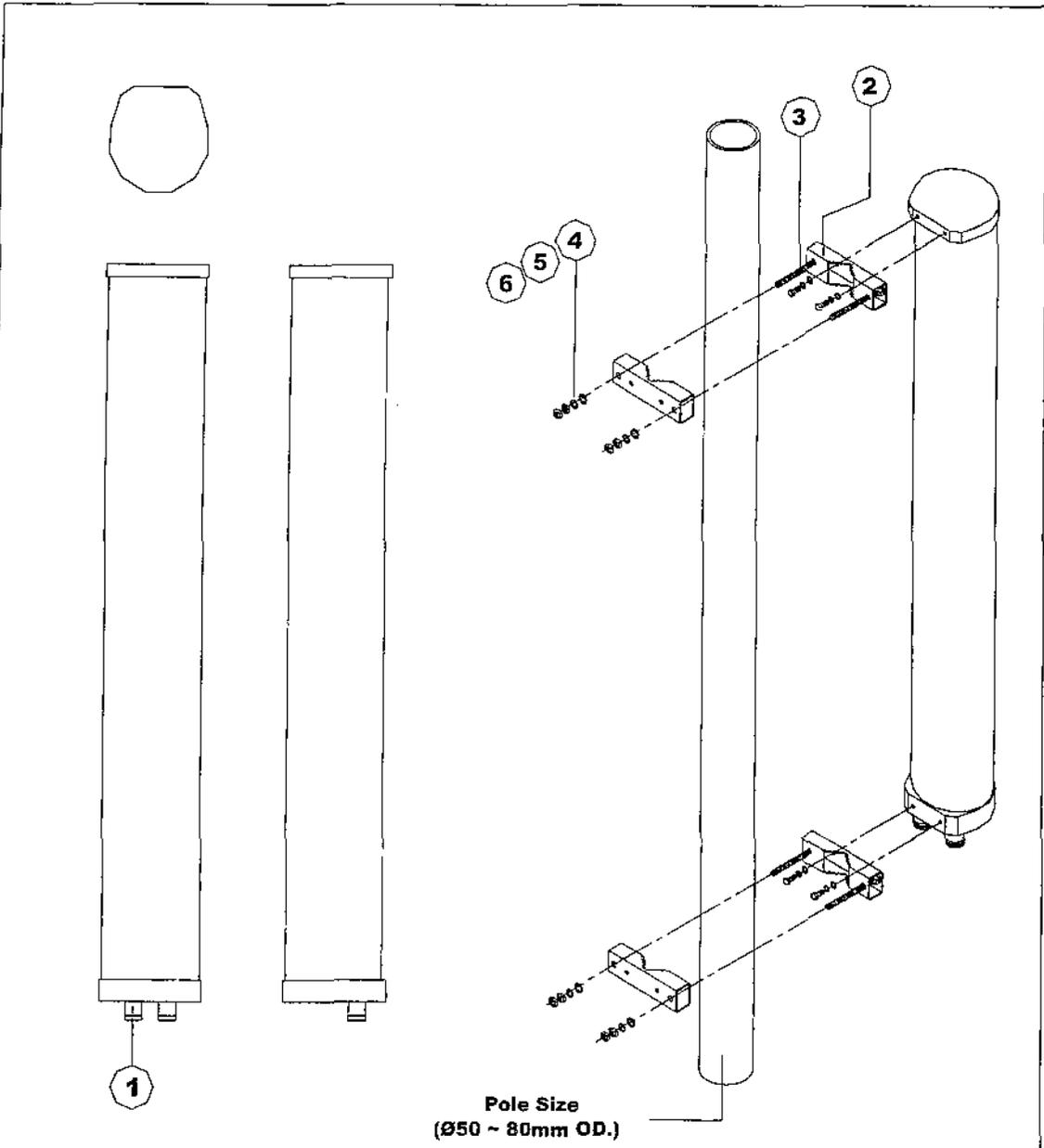


Mechanical Specification

Dimension (Diameter×H)	Φ156×1219mm(Φ6.2×48inch)
Weight (Without clamp)	9.0 kg(19.84 lb)
Connector	2 x 7/16" Din(F) / Bottom
Max Wind Speed	60m/s(135mph)
Wind Load (@100 mph)	43.82 lbf (194.85 N)

HB-X-AW-17-65-00T

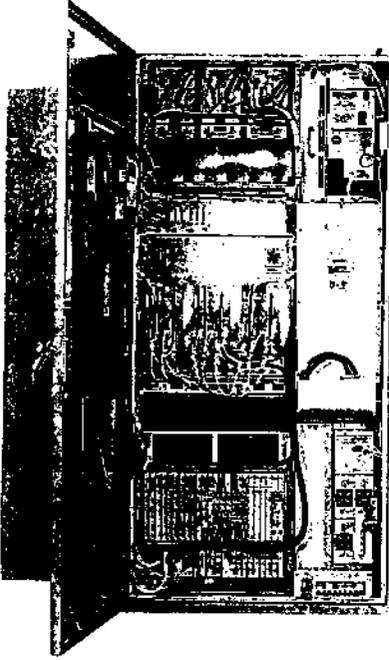
Hybrid 2-way Antenna-Electrical DownTilt & Steering



No.	PART NAME	Q'TY	Recommending Tool & Torque
1	RF CONNECTOR	2	
2	Mounting Kit	1	
3	Hex. Cap Bolt, M10	4	240kgf (min.) 16mm Spanner
4	Plain Washer, M10	4	
5	Spring Washer, M10	4	
6	Hex. Nut, M10	8	

Lucent CDMA Modular Cell 4.0B Outdoor

For CDMA Networks



Lucent CDMA Modular Cell 4.0B is a high capacity base station equipped with the state-of-the-art technologies developed by Bell Labs. The product brings you outstanding carrier density and immediate OPEX savings. This outdoor product can support up to 11 carriers / 3 sectors per frame. It is twice the density of outdoor Modular Cell 4.0. Modular Cell 4.0B offers full spectrum coverage in a single frame, dramatically simplifying growth patterns. As the leader in spread spectrum technology, Lucent Technologies continues to introduce innovations to the market: Multi-Carrier Radio (15MHz), Block Filters/Wideband Filters, and 40W Power Amplifier Modules are the latest assets integrated in the base station.

Features

The outdoor version is available with integrated power.

- Outdoor Single Frame Configuration
- 1-11 carriers per frame at 3 sectors
- Dual Band: one cell to the ECP & mobile
- Close Loop Gain Control
- Timing and Controller Redundancy
- Integrated Power
- Support CDMA2000™1X, and EV-DO Rev.0, with future support to Rev. A
- IP Backhaul and Ethernet Backhaul capable
- 6-Sector option
- Intelligent Antenna option ready

Benefits

- Offers full spectrum coverage in a single frame, no need for multi-frame
- Optimized for highest carrier density, smooth growth in one frame
- Minimizes configuration complexity
- Software-Only Carrier Add at certain carrier counts
- Flexible channel growth planning
- Integrated power option streamlines footprint
- Grow CDMA carriers on only 2 antennas/sector
- Multi-Carrier Radio (15MHz), Block Filters/ Wideband Filters, and 40W Power Amplifier Modules



Technical Specifications

Description	Specification
1. Configurations	
a. Sectors	3,4 and 6
b. Carriers	1–11 Carriers at 3 sectors
2. CDMA Channel Card Capacity	12 slots; CMU IVB capable
3. T1, E1 Facilities	Maximum of 20 per cabinet when equipped with URC-II's
4. User Alarms	7 Power Alarms, 25 User Alarms
5. GPS Antenna	Yes
6. Air Interface Standards	T1A/E1A 95-A plus TSB-74; T1A/E1A 95-B for 850 MHz; CDMA 2000
7. Frequency Bands	850MHz/1900 MHz; 300 to 2100 MHz capable
8. Vocoder	8 Kbps; 8 Kbps EVRC; 13 Kbps; SMV-ready
9. Environmental Cabinet Housing	Weatherized GR-487-Core, NEBS, UL50 compliant
10. Cabinet Access	Front Access
11. Operating Temperature Range	Range: -40 to +46°C (continuous)
12. Dimensions	900 mm W x 1016 mm D x 1829 mm H (35.4 x 40 x 72) inches
13. Estimated Installed Weight	495 kg (1090 lbs.) AC, (10 carriers)
14. Power Source	Integrated Power, AC 120/240 Volt Input; Non-integrated power requires +24 VDC Input
15. Power Consumption	
a. 3 Carrier/3 Sectors	3494 W
b. 6 Carrier/3 Sectors	6821 W
c. 11 Carrier/3 Sector	10026 W
16. RF Power (at J4)	25 W per carrier (850) FCC Rated short-term average 20 W per carrier (850) FCC Rated long-term average 20 W per carrier (1900) FCC Rated short-term average 16 W per carrier (1900) FCC Rated long-term average
17. Minimal Antenna Configuration	2 antennas/sector
18. Filter	Block and Wide Band Dual Duplex
19. Growth Frame	Dual Band Growth
20. Operational Accessories	Convenience Light, AC outlet
21. Channel Elements	Channel pooling across sectors or carriers

To learn more about our comprehensive portfolio, please contact your Lucent Technologies Sales Representative or visit our web site at <http://www.lucent.com>.

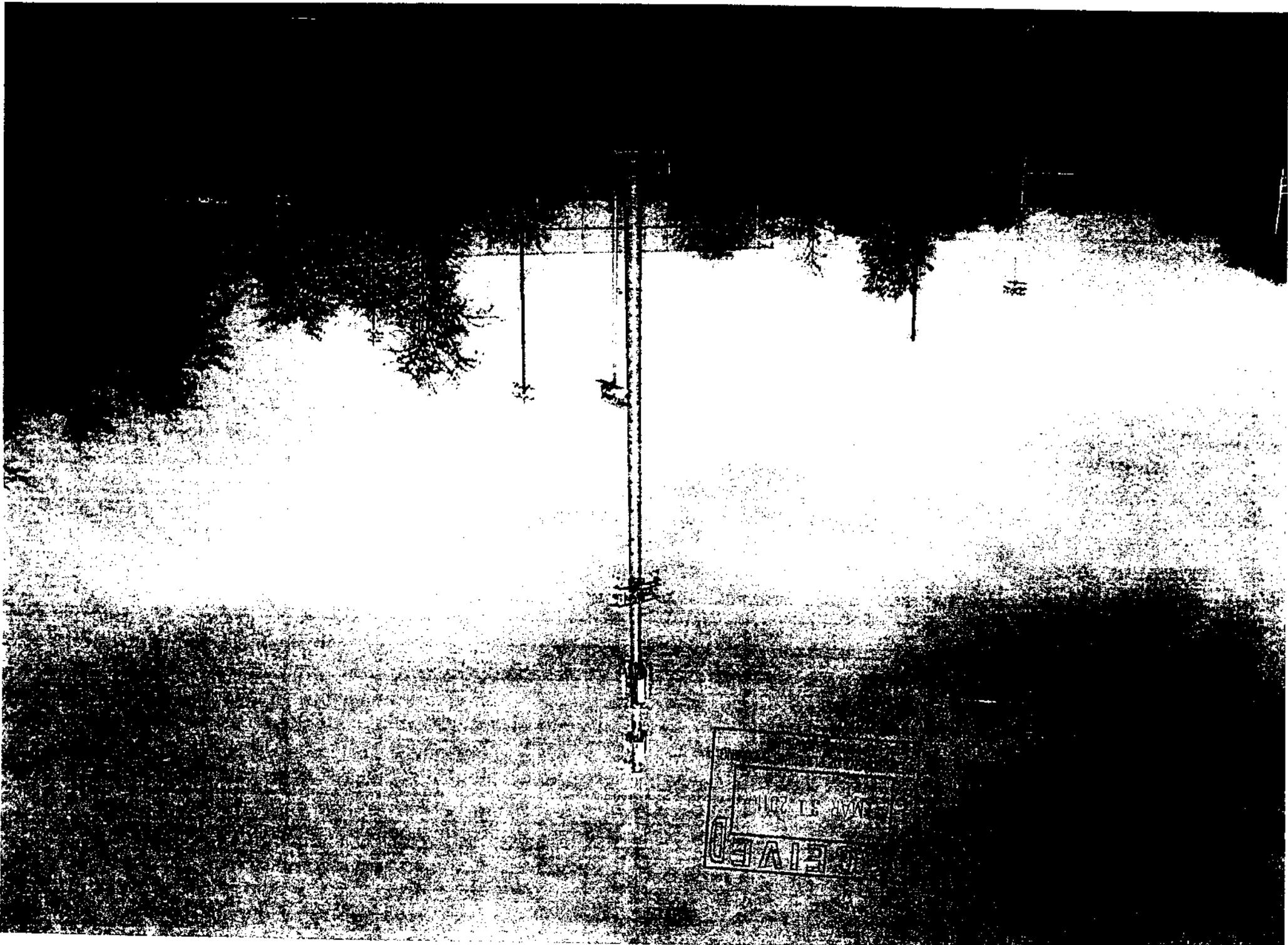
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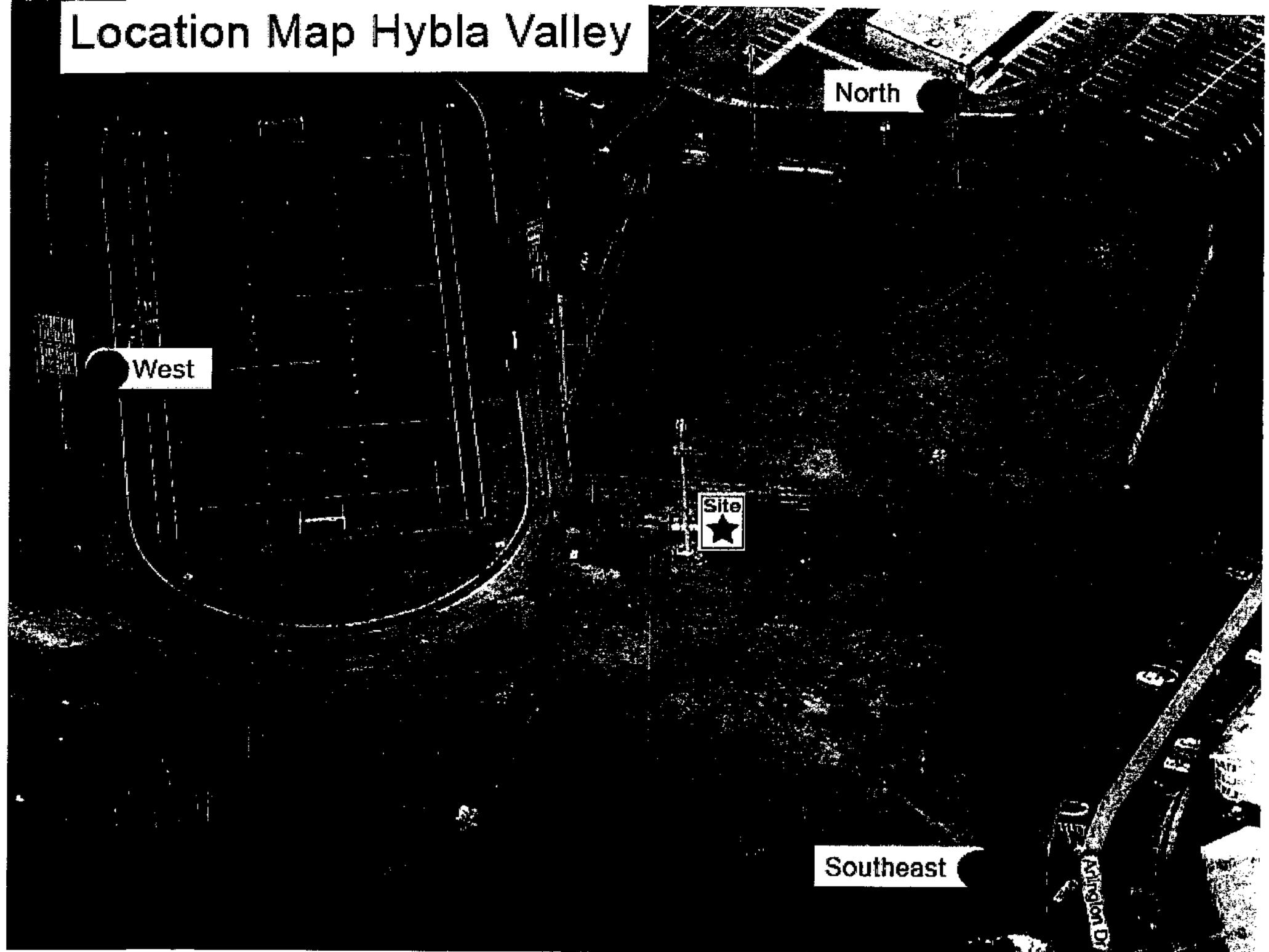
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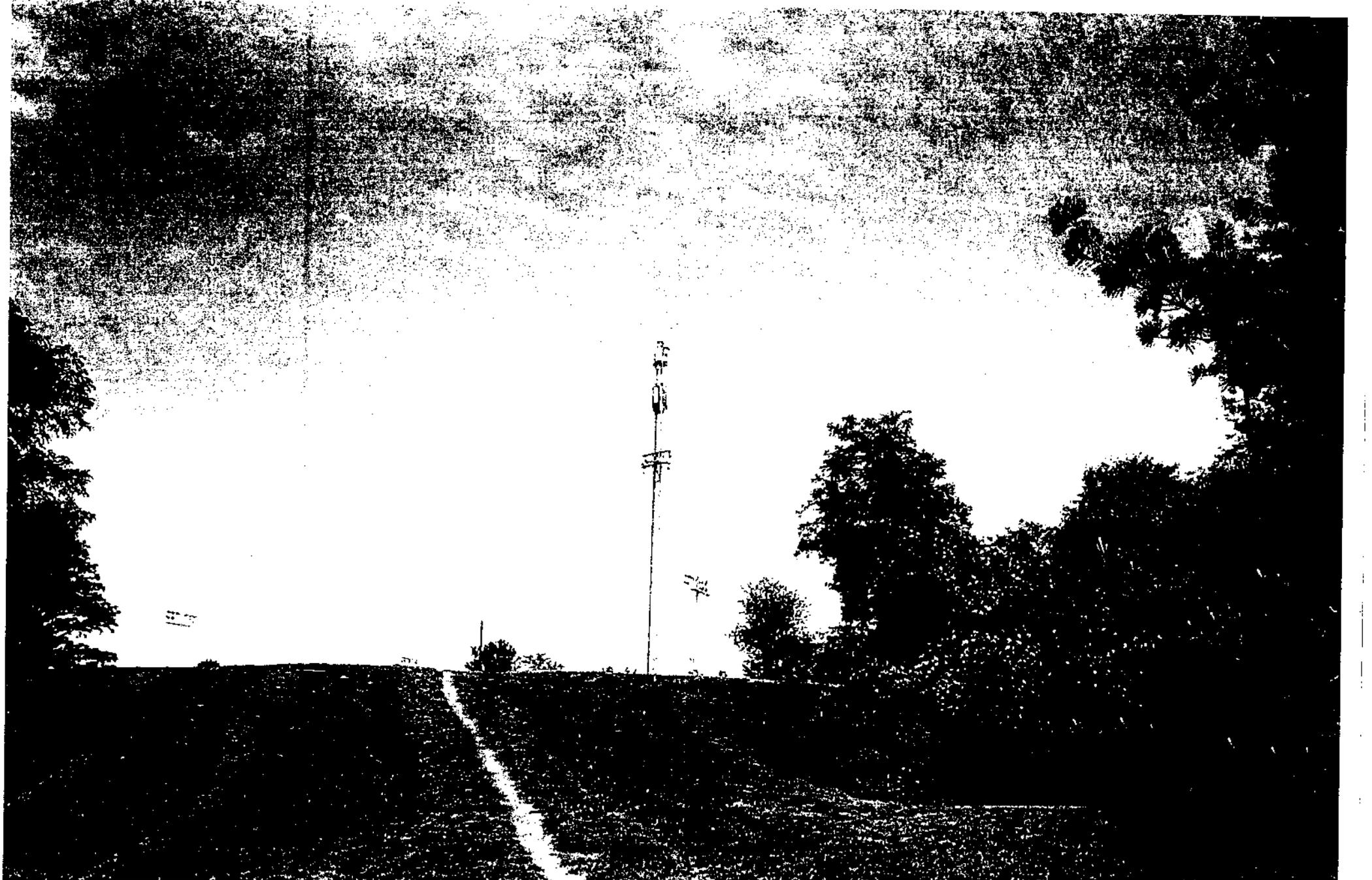




DETAILED
MAY 2011
10:15 AM

Location Map Hybla Valley





File: WA81XC112-8
Location: Alley
Facility: Communication Facility
Address: Hopkins Lane
City: Virginia, VA 22306

Photograph Information:
View from the Southeast
Showing the Existing Site

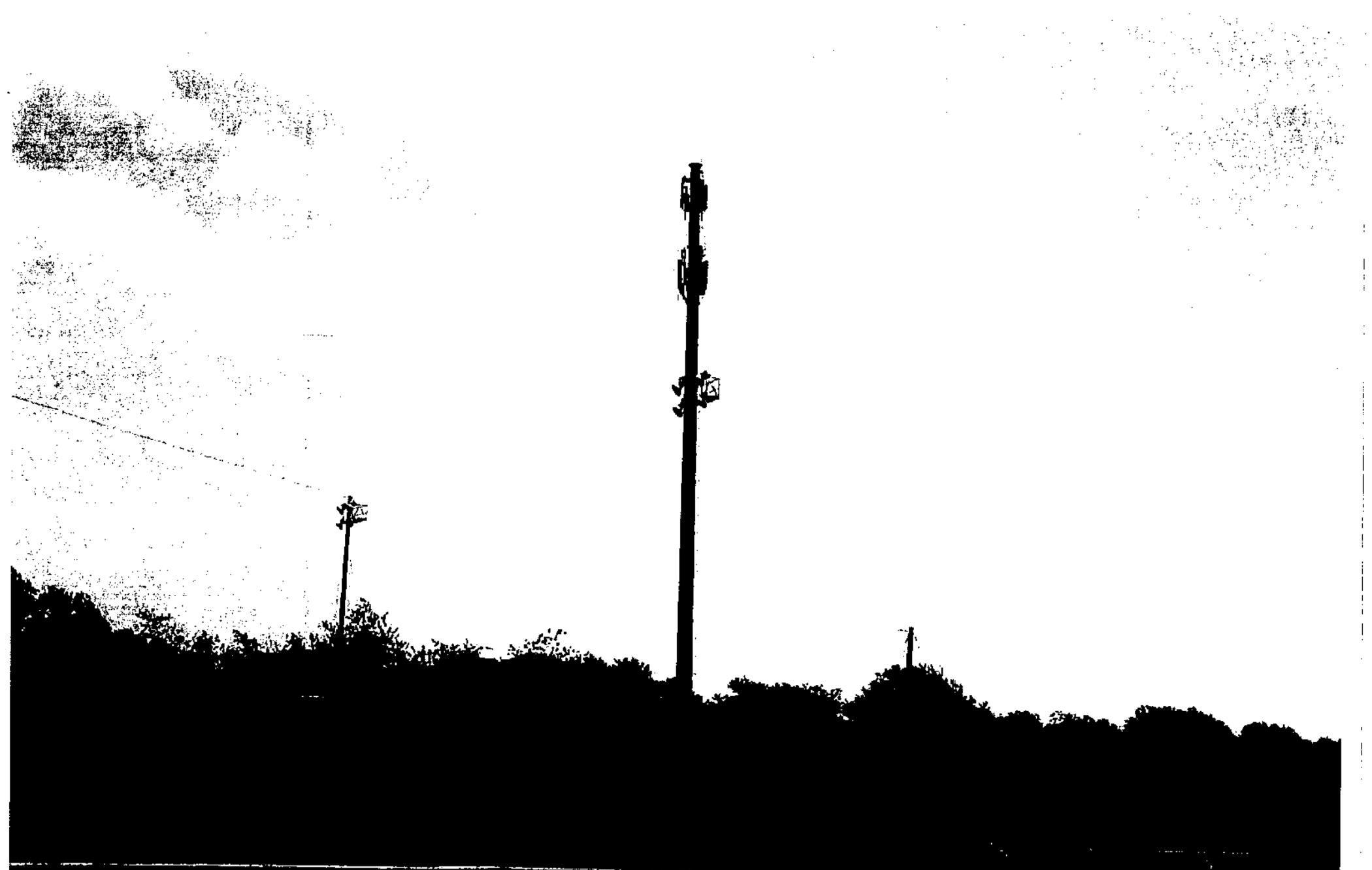

NETWORK BUILDING
& CONSULTING, LLC



Project Name: WA81XC112-B
Location: Alley
Facility: Communication Facility
Address: 10000 Parkins Lane
City: Fairfax, VA 22306

Photograph Information:
View from the Southeast
Showing the Proposed Site

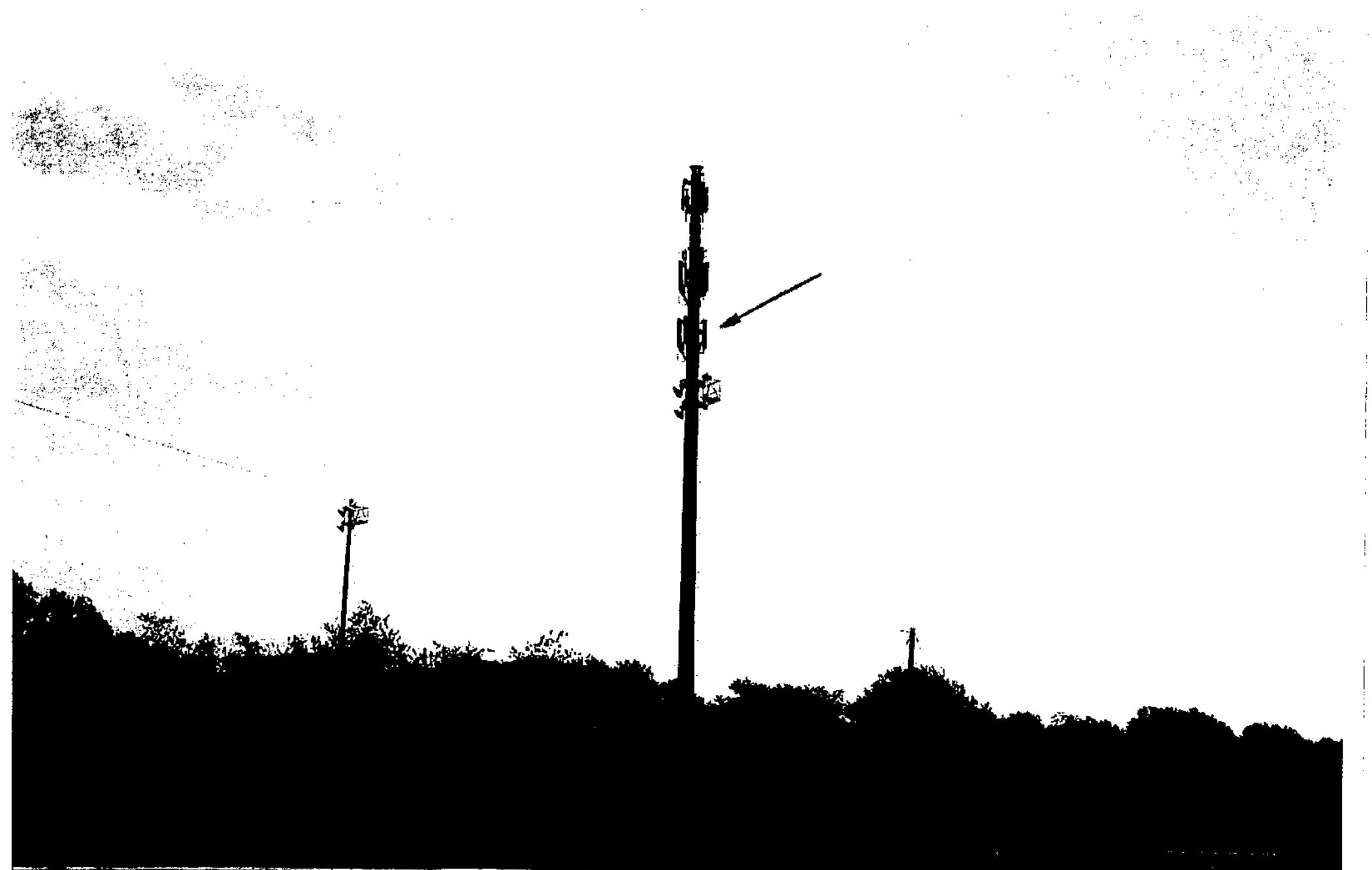

NETWORK BUILDING
& CONSULTING, LLC



ne: WA81XC112-B
alley
Communication Facility
pkIns Lane
ria, VA 22306

Photograph information:
View from the West
Showing the Existing Site

 NETWORK BUILDING
& CONSULTING, LLC



ne: WA81XC112-B
alley
: Communication Facility
pkins Lane
ria, VA 22306

Photograph Information:
View from the West
Showing the Proposed Site

 NETWORK BUILDING
& CONSULTING, LLC



ne: WA81XC112-B
alley
Communication Facility
pkins Lane
ria, VA 22306

Photograph Information:
View of the Compound
Showing the Existing Site



NETWORK BUILDING
& CONSULTING, LLC



ne: WA81XC112-B
alley
Communication Facility
pkins Lane
ria, VA 22306

Photograph Information:
View of the Compound
Showing the Proposed Site


NETWORK BUILDING
& CONSULTING, LLC



me: WA81XC112-B
alley
s Communication Facility
pkins Lane
iria, VA 22306

Photograph Information:
View from the North
Showing the Existing Site

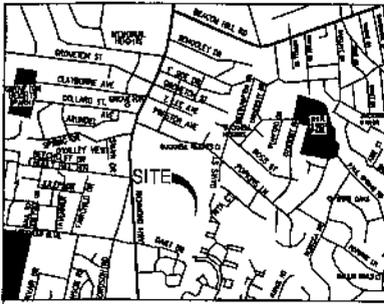

NETWORK BUILDING
& CONSULTING, LLC



me: WA81XC112-B
alley
s Communication Facility
pkins Lane
ria, VA 22306

Photograph Information:
View from the North
Showing the Proposed Site

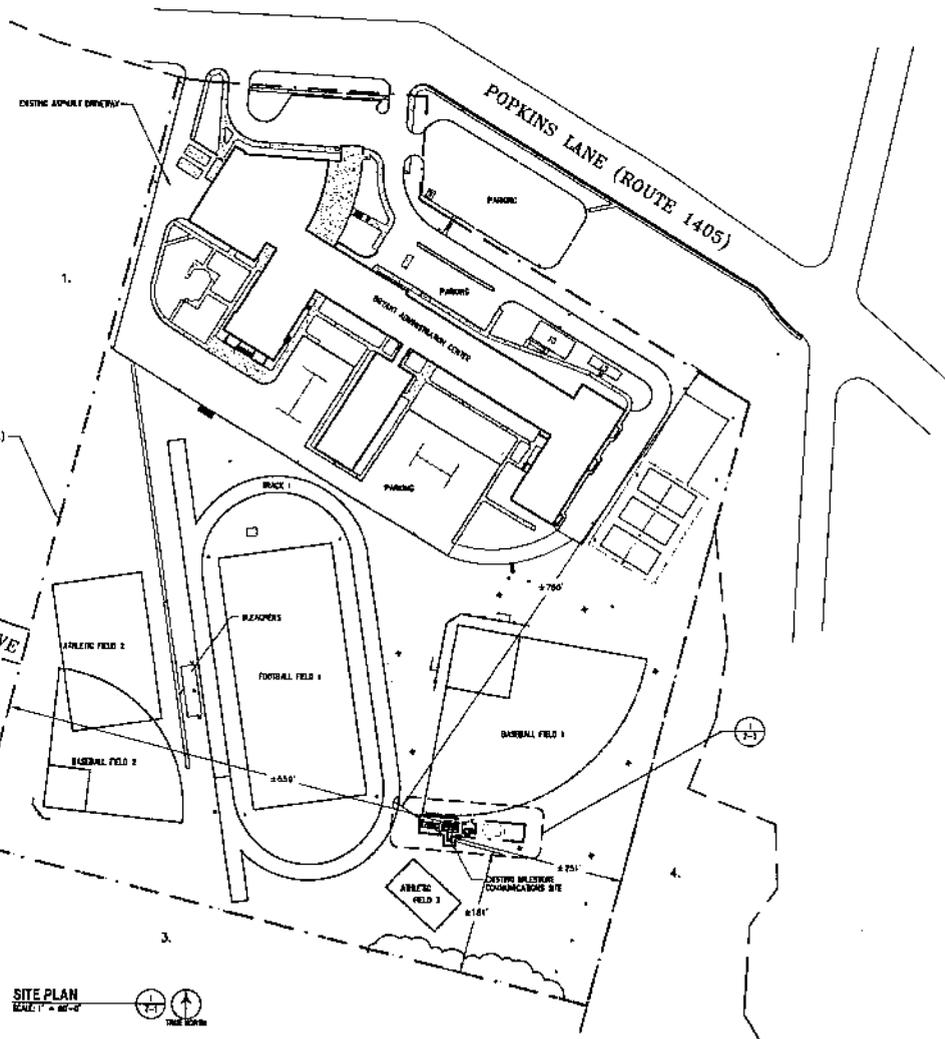
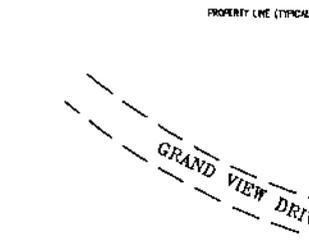

NETWORK BUILDING
& CONSULTING, LLC



VICINITY MAP
SCALE: 1" = 1000' 0"

SITE PLAN NOTES

1. SITE NAME: HYBLA VALLEY
SITE NUMBER: WA81XC112-B
2. THIS IS NOT A BOUNDARY SURVEY AND IS NOT TO BE USED FOR THE TRANSFER OF PROPERTY.
3. THE SUBJECT PARCEL INFORMATION:
OWNER: SCHOOL BOARD OF FAIRFAX COUNTY
PROJECT ADDRESS: 2709 POPKINS LANE
ALEXANDRIA, VA 22304
MAILING ADDRESS: 8115 BATHOUSE RD
FALLS CHURCH, VA 22042
COUNTY: FAIRFAX COUNTY
MAP # 0933-01-0003
TAX DISTRICT: 69100
ZONING: R-2 USE: PUBLIC SCHOOL
AREA: 23.7723 AC



SITE PLAN
SCALE: 1" = 60'-0"

1.
MAP# 0931-01-0006
SUF
CHURCH CATHOLIC, MONT REV THOMAS J WELSH
PARCEL ADDRESS: 2604 POPKINS LA
ALEXANDRIA, VA 22304
MAILING ADDRESS: 8140 OP OF ARLINGTON VA
2004 GLEBE RD
ARLINGTON, VA 22203
BOOK 10A
TAX DISTRICT: 69100
LAND USE CODE: CHURCHES, SYNAGOGUES
ZONING: R-2
AREA: 15.9476 AC
2.
MAP# 0933-01-0001
SUF
CHERRY ARMS PARTNERSHIP
PARCEL ADDRESS: N/A
MAILING ADDRESS: 1950 GLEBE RD, SUITE 800
CARE SOUTHERN MGMT CORP
VIENNA, VA 22182
BOOK 2261 PAGE 0530
TAX DISTRICT: 69100
LAND USE CODE: GARDEN APARTMENTS RENTAL
ZONING: G-8
AREA: 5.8049 AC
3.
MAP # 0974-01-002A
SUF
REDEVELOPMENT AND HOUSING AUTHORITY,
FAIRFAX COUNTY
PARCEL ADDRESS: 1201 PICHONHAY HY
ALEXANDRIA, VA 22304
MAILING ADDRESS: 2100 PENDER DR, SUITE 300
FAIRFAX, VA 22030
BOOK 2528 PAGE 0922
TAX DISTRICT: 60100
LAND USE CODE: MOBILE HOMES IN PARK OR COURT
ZONING: COMM W/ RES (APT ZONING)
AREA: 2.114,215 SQFT.
4.
MAP # 0903-01-0030
SUF
HOME PROPERTIES MOUNT VERNON LLC,
PARCEL ADDRESS: 2720 ARLINGTON DR
ALEXANDRIA, VA 22308
MAILING ADDRESS: 800 G. RIFTON SQ.
ROCHESTER, NY 14604
BOOK 18220 PAGE 0497
TAX DISTRICT: 69100
LAND USE CODE: GARDEN APARTMENTS RENTAL
ZONING: R-20
AREA: 3247,284 SQFT.

ADJOINERS LIST
SCALE: N/A

entrex
communication services, inc.

8888 Roshedge Drive, Suite 500
Bethesda, MD 20817
PHONE: (301)462-2966
FAX: (301)462-0961

SUBMITTALS

DATE	DESCRIPTION	REV
01-24-11	ZONING REVIEW	A
01-25-11	ZONING	B



Sprint

7053 SAMUEL MORSE DRIVE
COLUMBIA, MD 21046

PROJECT NO: 1015.544
DESIGNER: R.S.
ENGINEER: C.S.

SCALE:
1" = 1/2' - 1"
GRAPHIC SCALE IN INCHES

WA81XC112-B
HYBLA VALLEY
2709 POPKINS LANE
ALEXANDRIA, VA 22306

TITLE:
SITE PLAN

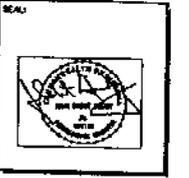
SHEET NUMBER:
Z-1

entrex
 COMMERCIAL DESIGN SERVICES, INC.

6000 Rockledge Drive, Suite 200
 BETHESDA, MD 20817
 PHONE: (301)460-0000
 FAX: (301)460-0001

SUBMITTALS

DATE	DESCRIPTION	BY
09-28-11	ISSUE PERIOD	A
03-29-11	ISSUE	B



PROJECT NO: 1013,514

DESIGNER: R. S.

ENGINEER: C. E.

SCALE:
 1/2" = 1'

GRAPHIC SCALE IN INCHES

WAB00112-B
 HYBLA VALLEY
 2704 POPKINS LANE
 ALEXANDRIA, VA 22304

TITLE:
COMPOUND PLAN

SHEET NUMBER:
Z-2

