

DOCKET ITEM #3
Special Use Permit # 2018-0091
3401 Eisenhower Avenue
Monopole Replacement

CONSENT AGENDA ITEM

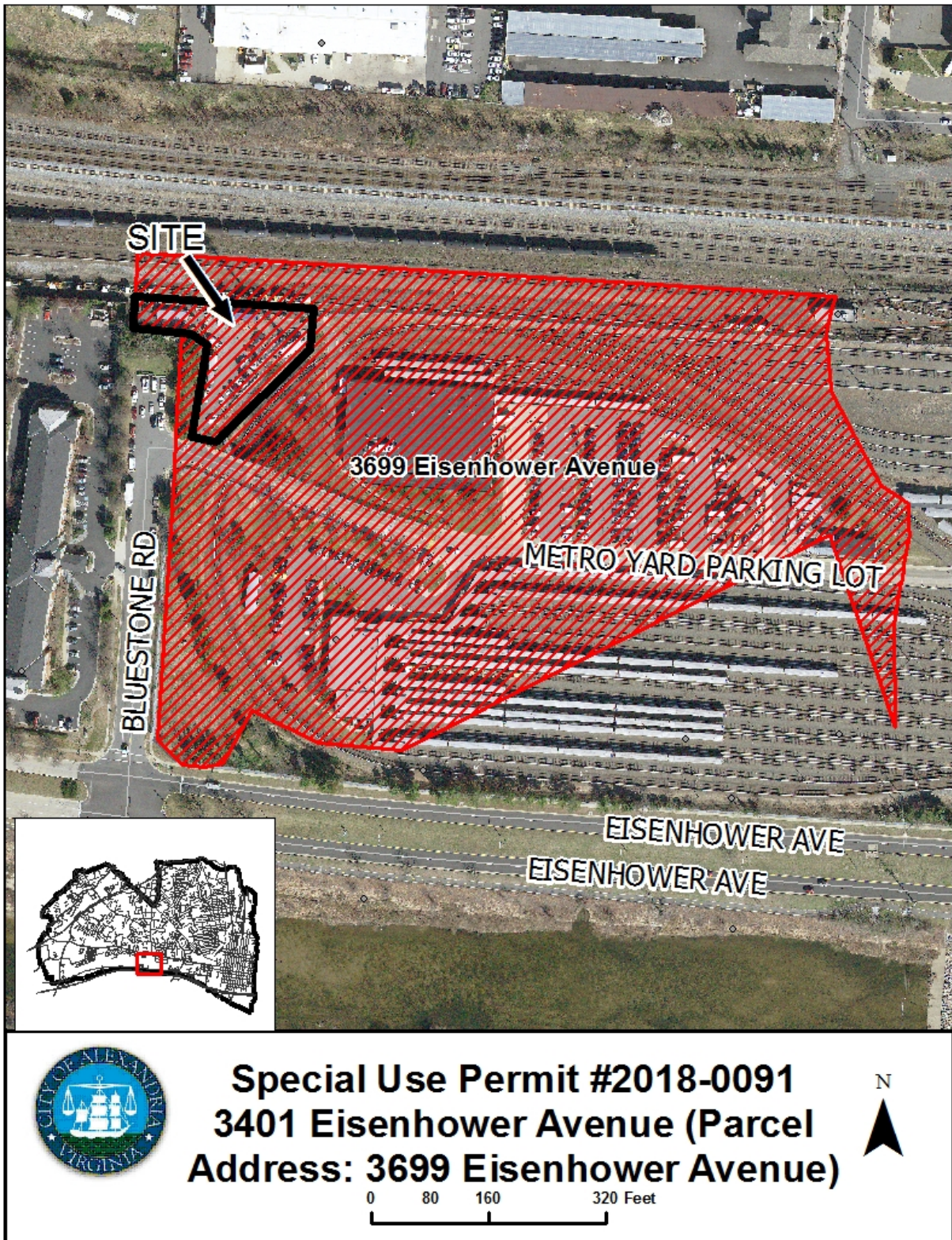
If no one asks to speak about this case prior to the hearing, it will be approved without discussion as part of the Consent Agenda.

Application	General Data	
Request: Public hearing and consideration of a request to amend SUP #95-0169 to replace an existing 150 foot telecommunications monopole with a 190 foot monopole and for a change of ownership	Planning Commission Hearing:	December 4, 2018
	City Council Hearing:	December 15, 2018
Address: 3401 Eisenhower Avenue	Zone:	UT / Utilities and Transportation
Applicant: Crown Atlantic, LLC	Small Area Plan:	King Street Metro / Eisenhower Avenue

Staff Recommendation: APPROVAL subject to compliance with all applicable codes and ordinances and the recommended permit conditions found in Section III of this report.

Staff Reviewers:

Max Ewart, max.ewart@alexandriava.gov
Ann Horowitz, annhorowitz@alexandriava.gov



PROJECT LOCATION MAP

I. DISCUSSION

The applicant, Crown Atlantic, LLC, represented by Edward L. Donahue, requests an amendment to Special Use Permit #95-0169 to replace an existing 150-foot monopole with a 190-foot monopole and for a change of ownership.

SITE DESCRIPTION

The location of the existing monopole is north of Eisenhower Avenue, within the bounds of the Washington Metropolitan Area Transit Authority (WMATA) Alexandria Railyard, in a small parking lot at the northwest corner of the parcel. The proposed 190' monopole would be moved slightly west of the existing 150' monopole within the existing equipment compound. There is an existing storage container and an existing portable building on the small site as well. There are six existing structures inside the parcel of the proposed location, all of which are owned and operated by WMATA. The existing monopole is accessible from the west via Bluestone Road. There is no public access or parking in the parcel located at 3401 Eisenhower Avenue.



Figure 1 – Existing Monopole

The nearest commercial building, about 300' west of the proposed location of the monopole, is the Extended Stay America hotel which is also accessible by Bluestone Road. The Eisenhower Square townhomes and Cameron Court apartment complex are approximately 2,500' to the east of the parcel. Approximately 2,000' to the southeast there is a commercial office complex with Aldo's Italian Kitchen, two Marriott hotels, Stratford University, and Strayer University. To the south is the Capital Beltway and to the north are the rail lines that are serviced on the parcel.

BACKGROUND

On April 13, 1996, City Council approved Special Use Permit #95-0169 to operate a telecommunications facility with monopole and antennas, and to include a temporary building that could be used by employees maintaining the site.

No resident complaints have been received regarding the monopole use at this location. A SUP inspection revealed the applicant complies with all SUP conditions.

PROPOSAL

The applicant, Crown Atlantic, LLC, owner and operator of the monopole, proposes to amend SUP #95-0169 to replace the existing 150' monopole with a 190' monopole on property owned by the Washington Metro Area Transit Authority (WMATA). The monopole would accommodate the three wireless service providers, WMATA, AT&T, and Verizon. The monopole is 70" at the base

and tapers as it reaches the top where it has a width of 30". The monopole is part of a telecommunications facility that operates 24 hours a day, seven days a week, and 365 days per year. The site would remain unmanned and require up to two maintenance visits per wireless carrier per month (six total). The monopole would create minimal noise and it would emit no odor.

The Middle-Class Tax Relief and Job Creation Act of 2012 mandates that entities such as WMATA must vacate the T-Band Frequency radio system. To comply with this mandate WMATA is constructing a new 700MHz system which the new, 190' monopole would support. WMATA needs the additional height to properly maintain radio communications in that area for our rail and bus lines as well as handle radio communications for transit police.

The applicant surveyed seven City locations where a potential for visual impacts could result from a heightened monopole. These views were:

1. From Bluestone Road, approximately 250' southwest of the site
2. From Eisenhower Avenue, approximately 660' south of the site
3. From Cameron Parke Place, approximately 750' southwest of the site
4. From Dominion Mill Drive and Cameron Parke Court, approximately 1300' southwest of the site
5. From Dominion Mill Drive and Lake Cook Drive, approximately 0.331 miles southwest of the site
6. From 2811 Eisenhower Avenue, approximately 0.489 miles east of the site
7. From Port Street and Deck Street, approximately 1.2 miles east of the site

As indicated in application materials, it found that the 150' monopole and the proposed 190' monopole are visible at views 1,2,3, and 6. The remaining views would not be affected by the increased height.

A change of ownership Special Use Permit from Bell Atlantic NYNEX Mobile Inc. to Crown Atlantic, LLC is also requested.

ZONING/MASTER PLAN DESIGNATION

The site is zoned UT / Utilities and Transportation. Per section 7-1202 (B) of the Zoning Ordinance, a Special Use Permit is required for facilities used for the transmission of telecommunication carried by poles which exceed 65 feet in height and have a diameter in excess of three feet if it is a pole-like structure. At a height of 190', the proposed monopole exceeds 65 feet in height and with a diameter of 70" it would be in excess of three feet wide, requiring SUP approval.

The proposed use is consistent with the King Street / Eisenhower Avenue Metro Station SAP chapter of the Master Plan which designated the property as Utilities and Transportation.

II. STAFF ANALYSIS

Staff supports the applicant's request to replace an existing 150' monopole with a 190' monopole and for a change of ownership. The installation of the 190' monopole permits WMATA to comply with new federal regulations while also having a limited impact on the viewshed of the area. Because views 1,2,3, and 6 are already visible at 150', the additional 40' height would not significantly impact these views or increase the number of areas visually affected.

Staff has carried forward conditions from the previous SUP and recommends amendments to several conditions. Condition #3, which sets a condition on the height and location of the monopole, as well as the location of the accessory structures, has been amended to reflect the request for a 190' foot monopole. Conditions #4, 5, and 7, stating ways in which the pole can be painted, landscaped and cannot be outfitted with additional signage, have been amended to comply with Section 15.2-2316.4:2(A)(6) of the Virginia State Code. The Virginia State Code prohibits "unreasonable requirements" regarding the appearance of the project, such as the kinds of materials used or the "arranging, screening or landscaping" of the facility. Staff has deleted Condition #9 as WMATA, the property owner, noted that it was no longer applicable. Conditions #10 has been deleted by Transportation and Environmental Services and replaced with Condition #13 to reflect standard condition language related to grading plans.

Subject to the conditions stated in Section III of this report, staff recommends approval of the Special Use Permit Request

III. RECOMMENDED CONDITIONS

1. The special use permit shall be granted to the applicant only or to any business or entity in which the applicant has a controlling interest. (P&Z) (SUP #95-0169)
2. It is anticipated that other wireless communication providers or public agencies will in the future attach one or more antennas to the structure approved by this permit and the applicant shall not unreasonably withhold the right to allow other communication providers or public agencies to attach such fixtures to the pole. (P&Z) (PC) (SUP #95-0169)
3. **CONDITION AMENDED BY STAFF:** The monopole shall not exceed ~~150~~ 190 feet in height. The accessory storage building shall not exceed 360 square feet. ~~Both structures~~ The monopole shall be erected consistent with the plan submitted on October 2, 2018. If additional users attach antennas to the monopole, each may erect an accessory storage building if required but the building may not exceed the size or height and shall be built in the general location as the one described in the SUP #95-0169 permit application. (P&Z) (~~SUP #95-0169~~)
4. **CONDITION AMENDED BY STAFF:** ~~The monopole shall be painted pale gray and t~~ The storage building shall be maintained as a light brown or other neutral color to the satisfaction of the Director of P&Z. (P&Z) (~~SUP #95-0169~~)

5. **CONDITION DELETED BY STAFF:** ~~The applicant shall install and maintain evergreen landscaping around the base of the structures to the satisfaction of the Director of P&Z. (P&Z) (SUP #95-0169)~~
6. The antenna panels affixed to the pole shall be open and shall contain no sheathing or covering. (P&Z) (SUP #95-0169)
7. **CONDITION DELETED BY STAFF:** ~~There shall be no signs affixed to the monopole. (P&Z) (SUP #95-0169)~~
8. No lights or illumination shall be permitted on the tower unless required by the Federal Communications Commission (FCC), the Federal Aviation Administration (FAA), or the City. (P&Z) (SUP #95-0169)
9. **CONDITION DELETED BY STAFF:** ~~A design for the control of erosion and sedimentation must be approved by the Director of Transportation and Environmental Services and installed and maintained during construction activity. (T&ES) (SUP #95-0169)~~
10. **CONDITION DELETED BY STAFF AND REPLACED WITH CONDITION #14:** ~~A plot plan showing all improvements / alterations to the site must be approved by Transportation and Environmental Services before a building permit can be issued. (T&ES) (SUP #95-0169)~~
11. **CONDITION AMENDED BY STAFF:** The applicant shall maintain a paved access road to the site to the satisfaction of the Director of Transportation and Environmental Services. (T&ES) (SUP #95-0169)
12. **CONDITION SATISFIED BY APPLICANT AND DELETED BY STAFF:** ~~The applicant shall contact the Crime Prevention Unit of the Alexandria Police Department for a security survey of the modular building. (Police) (SUP #95-0169)~~
13. **CONDITION ADDED BY STAFF:** If the land disturbance is less than 2,500 square the applicant shall submit Land Disturbance and Drainage Certificates along with the required grading plan showing topography, drainage, and grading. (T&ES)
14. **CONDITION ADDED BY STAFF:** The Director of Planning and Zoning shall review the Special Use Permit one year from approval and shall docket the matter for consideration by the Planning Commission and City Council if (a) there have been documented violations of the permit conditions which were not corrected immediately, constitute repeat violations or which create a direct and immediate adverse zoning impact on the surrounding community, (b) the Director has received a request from any person to docket the permit for review as the result of a complaint that rises to the level of a violation of the permit conditions, or (c) the Director has determined that there are problems with the operation of the use and that new or revised conditions are needed. (P&Z)

Staff Note: In accordance with section 11-506(c) of the zoning ordinance, construction or operation shall be commenced and diligently and substantially pursued within 18 months of the date of granting of a special use permit by City Council or the special use permit shall become void.

STAFF: Tony LaColla, AICP, Division Chief, Land Use Services, Department of Planning and Zoning;
Ann Horowitz, Principal Planner
Max Ewart, Urban Planner

IV. CITY DEPARTMENT COMMENTS

Legend: C - code requirement R - recommendation S - suggestion F - finding

Transportation & Environmental Services:

R-1. If the land disturbance is less than 2,500 square the applicant shall submit Land Disturbance and Drainage Certificates along with the required grading plan showing topography, drainage, and grading. (T&ES)

R-2. The applicant shall maintain a paved access road to the site to the satisfaction of the director of Transportation and Environmental Services. (T&ES)

Code Enforcement:

No comments received

Fire:

No comments received

Health:

No comments received

Parks and Recreation:

No comments received

Police Department:

No comments received



APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # _____

PROPERTY LOCATION: 3401 Eisenhower Avenue, Alexandria, VA 22314

TAX MAP REFERENCE: 071.01-01-02

ZONE: UT

APPLICANT:

Name: Edward L. Donohue on behalf of Crown Atlantic Company LLC

Address: 3401 Eisenhower Avenue, Alexandria, VA 22314

PROPOSED USE: Telecommunications facility

☒ **THE UNDERSIGNED**, hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 4-11-500 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

☒ **THE UNDERSIGNED**, having obtained permission from the property owner, hereby grants permission to the City of Alexandria staff and Commission Members to visit, inspect, and photograph the building premises, land etc., connected with the application.

☒ **THE UNDERSIGNED**, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article IV, Section 4-1404(D)(7) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

☒ **THE UNDERSIGNED**, hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Director of Planning and Zoning on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

Edward L. Donohue

Print Name of Applicant or Agent

117 Oronoco Street

Mailing/Street Address

Alexandria, VA

City and State

22314

Zip Code

E.L. Donohue

Signature

9-10-18

Date

703-549-1123

Telephone #

Fax #

edonohue@donohuestearns.com

Email address

ACTION-PLANNING COMMISSION: _____ **DATE:** _____

ACTION-CITY COUNCIL: _____ **DATE:** _____

SUP # _____

PROPERTY OWNER'S AUTHORIZATION

As the property owner of 3401 Eisenhower Avenue, Alexandria, VA 22314, I hereby
(Property Address)
grant the applicant authorization to apply for the telecommunications use as
(use)
described in this application.

Name: Allen I. Wonder Phone: 202-962-1743
Please Print
Address: 600 5th St NW Washington DC 20001 Email: ajwonder@wneta.com
Signature: [Signature] Date: September 6, 2018

1. Floor Plan and Plot Plan. As a part of this application, the applicant is required to submit a floor plan and plot or site plan with the parking layout of the proposed use. The SUP application checklist lists the requirements of the floor and site plans. The Planning Director may waive requirements for plan submission upon receipt of a written request which adequately justifies a waiver.

☒ Required floor plan and plot/site plan attached.

☐ Requesting a waiver. See attached written request.

2. The applicant is the (check one):

☐ Owner

☐ Contract Purchaser

☒ Lessee or

☐ Other: _____ of the subject property.

State the name, address and percent of ownership of any person or entity owning an interest in the applicant or owner, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent.

Crown Atlantic Company LLC

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Crown Atlantic Company LLC		
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 3401 Eisenhower Avenue, Alexandria, VA 22314 (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Washington Metropolitan Area Transit Authority (WMATA)		
2.		
3.		

3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are require to disclose **any** business or financial relationship, as defined by [Section 11-350 of the Zoning Ordinance](#), existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review. **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicated each person or entity and "None" in the corresponding fields).**

For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here](#).

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1.		
2.		
3.		

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

Date	<div style="text-align: left; margin-left: 10px;">Edward L. Donohue</div> <div style="border-top: 1px solid black; width: 100%;"></div> Printed Name	<div style="border-top: 1px solid black; width: 100%;"></div> Signature
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SUP # _____

If property owner or applicant is being represented by an authorized agent such as an attorney, realtor, or other person for which there is some form of compensation, does this agent or the business in which the agent is employed have a business license to operate in the City of Alexandria, Virginia?

☒ **Yes.** Provide proof of current City business license

☐ **No.** The agent shall obtain a business license prior to filing application, if required by the City Code.

NARRATIVE DESCRIPTION

3. The applicant shall describe below the nature of the request **in detail** so that the Planning Commission and City Council can understand the nature of the operation and the use. The description should fully discuss the nature of the activity. (Attach additional sheets if necessary.)

Crown Atlantic Company LLC is proposing to replace the existing 150' monopole with a 190' monopole that will accommodate 3 wireless service providers at centerlines of 139', 148' and 188'.

USE CHARACTERISTICS

- 4.** The proposed special use permit request is for (*check one*):

☐ a new use requiring a special use permit,
☐ an expansion or change to an existing use without a special use permit,
☒ an expansion or change to an existing use with a special use permit,
☐ other. Please describe: _____

- 5.** Please describe the capacity of the proposed use:

- A. How many patrons, clients, pupils and other such users do you expect?

Specify time period (i.e., day, hour, or shift).

This is a telecommunications facility that will operate 24 hours/ day, 7 days/ week and 365 days per year. The site will be unmanned and require only 1-2 maintenance visits per wireless carrier per month (6).

- B. How many employees, staff and other personnel do you expect?

Specify time period (i.e., day, hour, or shift).

The site will be unmanned and require only 1-2 maintenance visits per wireless carrier per month (6).

- 6.** Please describe the proposed hours and days of operation of the proposed use:

Day:

Monday through Sunday

Hours:

24 hours

- 7.** Please describe any potential noise emanating from the proposed use.

- A. Describe the noise levels anticipated from all mechanical equipment and patrons.

Minimal noise will result from the facility.

- B. How will the noise be controlled?

Minimal noise will result and the site is located at the rail yard.

8. Describe any potential odors emanating from the proposed use and plans to control them:

No odors will be emitted.

9. Please provide information regarding trash and litter generated by the use.

- A. What type of trash and garbage will be generated by the use? (i.e. office paper, food wrappers)

None.

- B. How much trash and garbage will be generated by the use? (i.e. # of bags or pounds per day or per week)

n/a

- C. How often will trash be collected?

n/a

- D. How will you prevent littering on the property, streets and nearby properties?

Unmanned facility - no trash generated.

10. Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property?

[] Yes.

[✓] No.

If yes, provide the name, monthly quantity, and specific disposal method below:

- 11.** Will any organic compounds, for example paint, ink, lacquer thinner, or cleaning or degreasing solvent, be handled, stored, or generated on the property?

[] Yes. [✓] No.

If yes, provide the name, monthly quantity, and specific disposal method below:

- 12.** What methods are proposed to ensure the safety of nearby residents, employees and patrons?
The site is partially fenced/ gated and is located at the Alexandria rail yard.

ALCOHOL SALES

13.

- A. Will the proposed use include the sale of beer, wine, or mixed drinks?

[] Yes [✓] No

If yes, describe existing (if applicable) and proposed alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales.

PARKING AND ACCESS REQUIREMENTS

14. A. How many parking spaces of each type are provided for the proposed use:

_____ Standard spaces
 _____ Compact spaces
 _____ Handicapped accessible spaces.
 _____ Other.

Maintenance personnel (maximum of 6 trips per month) will use SUV-type vehicles and will park on the existing access drive. No additional parking will be required.

<p>Planning and Zoning Staff Only</p> <p>Required number of spaces for use per Zoning Ordinance Section 8-200A _____</p> <p>Does the application meet the requirement?</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No</p>
--

- B. Where is required parking located? (check one)

☐ on-site n/a
☐ off-site

If the required parking will be located off-site, where will it be located?

PLEASE NOTE: Pursuant to Section 8-200 (C) of the Zoning Ordinance, commercial and industrial uses may provide off-site parking within 500 feet of the proposed use, provided that the off-site parking is located on land zoned for commercial or industrial uses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 feet of the use with a special use permit.

- C. If a reduction in the required parking is requested, pursuant to Section 8-100 (A) (4) or (5) of the Zoning Ordinance, complete the PARKING REDUCTION SUPPLEMENTAL APPLICATION.

☐ **Parking reduction requested; see attached supplemental form**

15. Please provide information regarding loading and unloading facilities for the use:

- A. How many loading spaces are available for the use? none needed

<p>Planning and Zoning Staff Only</p> <p>Required number of loading spaces for use per Zoning Ordinance Section 8-200 _____</p> <p>Does the application meet the requirement?</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No</p>

- B. Where are off-street loading facilities located? n/a
- C. During what hours of the day do you expect loading/unloading operations to occur?
n/a
- D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?
n/a

- 16.** Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?

No access changes are proposed. There is an existing asphalt road. There will
be no impacts to traffic.

SITE CHARACTERISTICS

- 17.** Will the proposed uses be located in an existing building? ☐ Yes ☒ No
- Do you propose to construct an addition to the building? ☐ Yes ☒ No
- How large will the addition be? n/a square feet.

- 18.** What will the total area occupied by the proposed use be?

3,570 sq. ft. (existing) + 0 sq. ft. (addition if any) = 3,570 sq. ft. (total)

- 19.** The proposed use is located in: (*check one*)

- ☐ a stand alone building
- ☐ a house located in a residential zone
- ☐ a warehouse
- ☐ a shopping center. Please provide name of the center: _____
- ☐ an office building. Please provide name of the building: _____
- ☒ other. Please describe: Rai lyard

End of Application

City of Alexandria
Department of Planning and Zoning
301 King Street
Alexandria, VA 22314

LETTER OF AUTHORIZATION

Re: Authorization to file an application for as special use permit

Dear Sir or Madam:

Crown Atlantic Company LLC hereby authorizes Edward L. Donohue and Donohue & Stearns, PLC to file the Special Use Permit for a 190' monopole at 3401 Eisenhower Avenue, Alexandria, Virginia 22314.

Sincerely,



Bryce Pickens 9/7/18

Real Estate Project Manager

State of North Carolina,
County of Mecklenburg, to wit:

I hereby certify that on this 7th day of September, 2018 before the subscriber, a Notary Public of the State of North Carolina, and for the County of Mecklenburg, personally appeared Bryce Pickens, known to me (or satisfactorily proven) to be the person(s) described in the foregoing instrument, who did acknowledge that (he)(she)(they), having been properly authorized, executed the same in the capacity therein stated and for the purposes therein contained.

IN TESTIMONY WHEREOF, I have affixed my hand and official seal.



Notary Public
My Commission Expires: 10-05-2022

[SEAL]



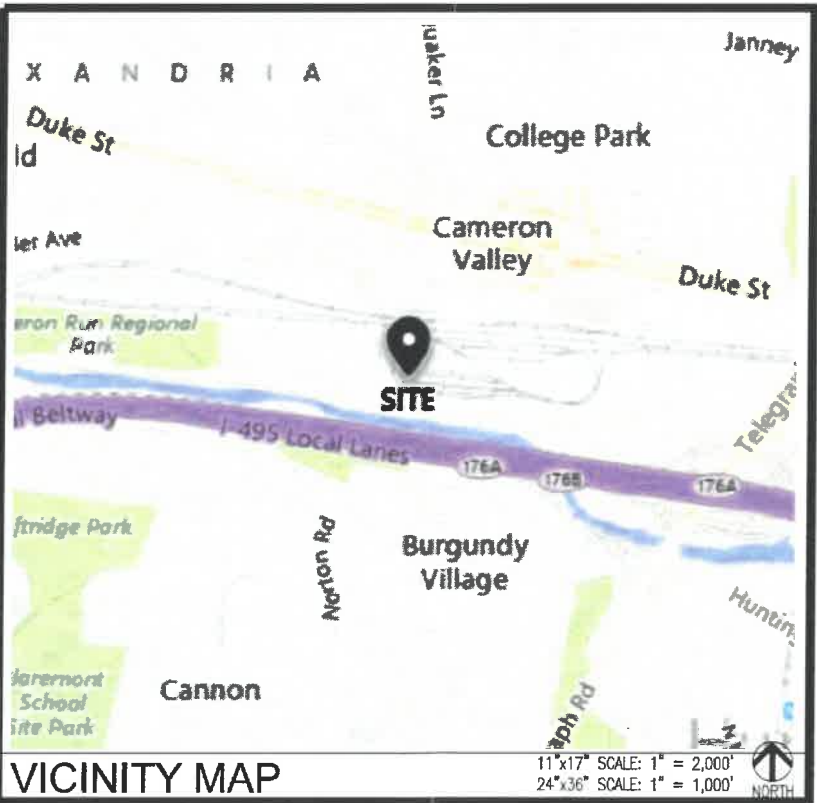


SITE NAME: ALEXANDRIA METRO
SITE ID: 806505

ADDRESS: 3401 EISENHOWER AVE.
ALEXANDRIA, VA 22314

1. DEPART ARBORETUM PKWY TOWARD N ARCH RD 0.3 MI
2. TURN RIGHT ONTO N ARCH RD 0.2 MI
3. TURN RIGHT ONTO US-60 E / MIDLOTHIAN TPKE 0.5 MI
4. TAKE RAMP RIGHT AND FOLLOW SIGNS FOR VA-76-TOLL NORTH •TOLL ROAD 5.6 MI
5. KEEP LEFT TO STAY ON VA-76 N / BELTLINE EXPY 0.9 MI
6. KEEP STRAIGHT ONTO I-195 N 2.2 MI
7. TAKE RAMP RIGHT FOR I-95 NORTH TOWARD WASHINGTON
8. TAKE RAMP LEFT FOR I-95 NORTH / I-495 EAST TOWARD BALTIMORE 5.4 MI
9. KEEP RIGHT TO STAY ON I-95 N / I-495 E / I-95 LOCAL LANES / I-495 LOCAL LANES / CAPITAL BELTWAY 0.8 MI
10. AT EXIT 176B, TAKE RAMP RIGHT FOR EISENHOWER AVENUE TOWARD ALEXANDRIA 0.7 MI
11. TURN LEFT ONTO EISENHOWER AVE THEN TURN RIGHT TO STAY ON EISENHOWER AVE 0.9 MI
12. FOLLOW FOR 1.2 MILES THEN TURN LEFT ONTO BLUESTONE RD
13. TAKE A RIGHT TOWARDS RAIL YARD
14. TAKE A LEFT THROUGH GATE-TOWER WILL BE DOWN HILL ON THE RIGHT

SITE DIRECTIONS



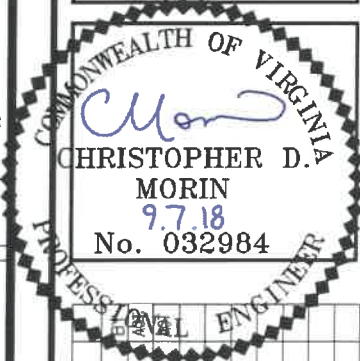
VICINITY MAP

SITE INFORMATION

PARCEL IDENTIFICATION: 071.01-01-02
PARCEL ADDRESS: 3401 EISENHOWER AVE.
ALEXANDRIA, VA 22314
PROPERTY OWNER: WASHINGTON METROPOLITAN AREA
TRANSIT AUTHORITY
DEED REFERENCE: DB 804 PG 283
JURISDICTION: FAIRFAX COUNTY
ZONING CLASSIFICATION: UT
PARCEL SIZE: 12.06 AC
TOWER HEIGHT & TYPE: 190' MONOPOLE
GEOGRAPHIC COORDINATES: LATITUDE: 38° 48' 16.40" (NAD 83)
LONGITUDE: -77° 05' 25.51" (NAD 83)
1A GROUND ELEVATION: 35.6' AMSL (NAVD 88)
CODES: VIRGINIA UNIFORM STATEWIDE BUILDING CODE
(VUSBC 2012), NEC 2011
EMERGENCY INFO:
JURISDICTION: FAIRFAX COUNTY
LOCAL FIRE & RESCUE: (703) 246-2126
LOCAL POLICE: (703) 691-2131
BUILDING OFFICIAL CONTACT:
NAME: BRIAN FOLEY
ADDRESS: 12055 GOVERNMENT CENTER PKWY, 2ND FLR
FAIRFAX, VA 22035
PHONE NO.: (703) 222-0801

DRAWING INDEX

SHEET NUMBER	DESCRIPTION
T-1	TITLE SHEET
4 SHEETS	SITE SURVEY
A-0	EXISTING SITE PLAN
A-1A	COMPOUND PLAN - EXISTING
A-1B	COMPOUND PLAN - PROPOSED
A-2A	TOWER ELEVATION (EXISTING)
A-2B	TOWER ELEVATION (PROPOSED)
SP-1	GENERAL NOTES



REVISIONS	NO.	DATE	DESCRIPTION
	A	09-05-18	PRELIMINARY ZONING DRAWINGS
	0	09-07-18	FINAL ZONING DRAWINGS

DRAWN BY: AGT
CHECKED BY: BMQ
DRAWING DATE: 09-07-18

CARRIER'S NAME

SITE NUMBER:

SITE NAME:

SITE NAME
ALEXANDRIA METRO

BUSINESS UNIT NUMBER

806505

SITE ADDRESS

3401 EISENHOWER AVE.
ALEXANDRIA, VA 22314

SHEET TITLE

TITLE SHEET

SHEET NUMBER

T-1

PROJECT INFORMATION

ZONING DRAWINGS FOR A 190' MONOPOLE DROP & SWAP

SITE MANAGER

NAME: _____

DATE _____

CONSTRUCTION MANAGER

NAME: _____

DATE _____

ZONING MANAGER

NAME: _____

DATE _____

RF ENGINEER

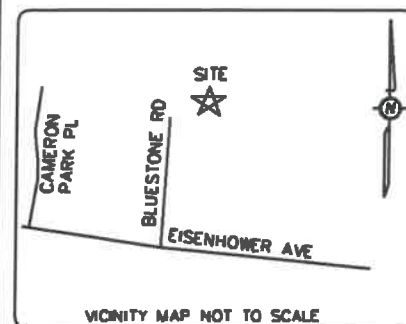
NAME: _____

DATE _____

PROJECT MANAGER

NAME: _____

DATE _____



PARENT PARCEL INFORMATION:
OWNER: WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY, A BODY CORPORATE AND POLITIC (AN AGENCY AND INSTRUMENTALITY OF THE DISTRICT OF COLUMBIA, THE STATE OF MARYLAND AND THE COMMONWEALTH OF VIRGINIA, CREATED PURSUANT TO SECTION 4 OF PUBLIC LAW 89-774, APPROVED NOVEMBER 6TH, 1966)

3401 EISENHOWER AVENUE,
ALEXANDRIA, VA 22314
PIN: 071.01-01-02
DEED BOOK/PAGE: 804/283

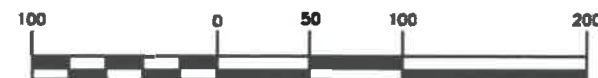
ZONING: UT

THIS PARCEL OF LAND LIES WITHIN FLOOD ZONE X WHICH IS NOT A SPECIAL FLOOD HAZARD AREA AS PER F.I.R.M. PANEL NUMBER: 5155190037E
EFFECTIVE DATE: 06/16/2011

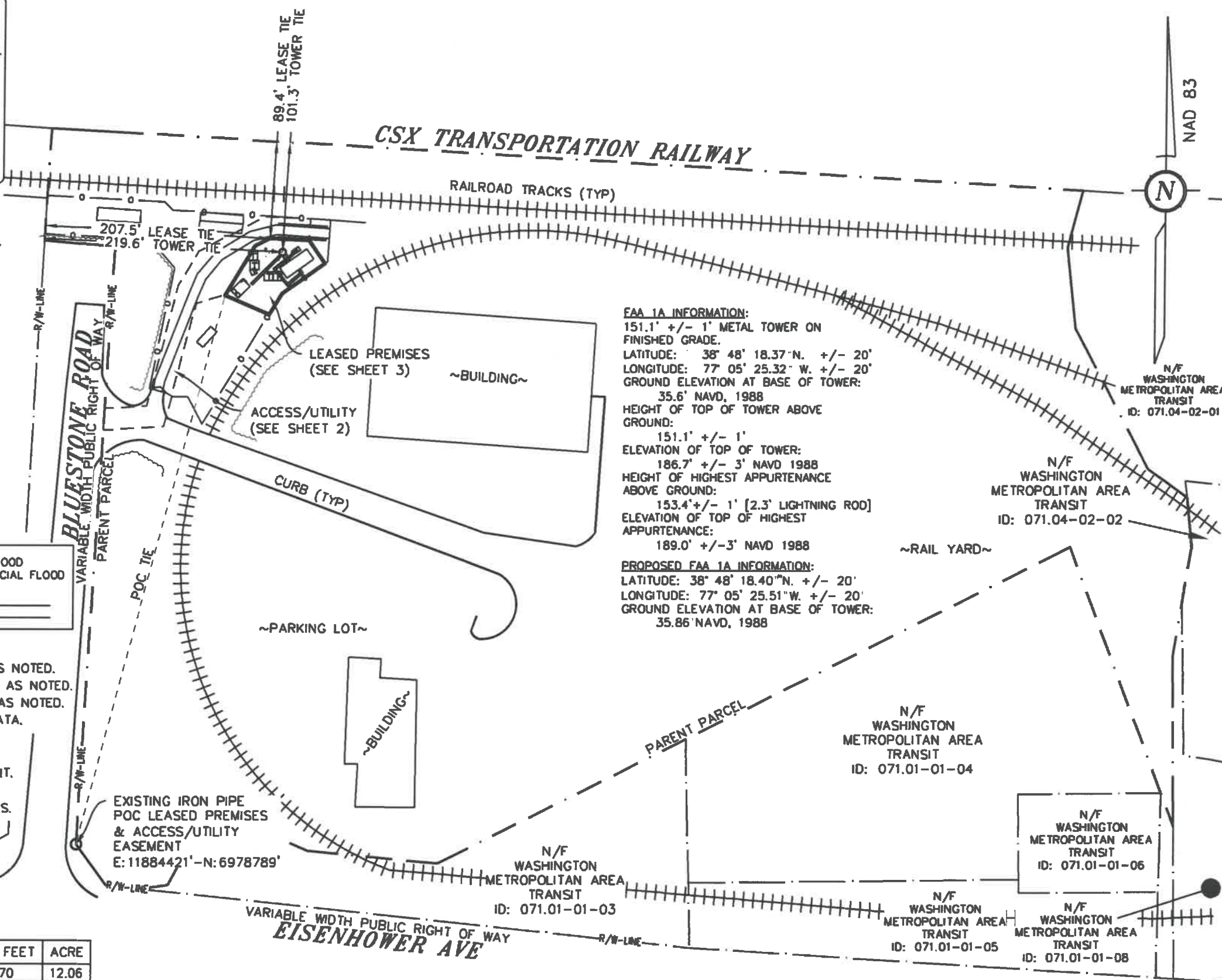
LEGEND

- : SET 5/8" REBAR, OR AS NOTED.
- : FOUND 1/2" REBAR, OR AS NOTED.
- : FOUND MONUMENT, OR AS NOTED.
- (---) : RECORD DESCRIPTION DATA.
- P.O.T. : POINT OF TERMINUS.
- P.O.B. : POINT OF BEGINNING.
- P.O.C. : POINT OF COMMENCEMENT.
- : FENCE AS NOTED.
- : OVER HEAD UTILITY LINES.
- : WOOD UTILITY POLE.
- E— : ELECTRIC TRANSFORMER.
- T— : TELCO PEDESTAL.
- H— : HAND HOLE.
- N/A : NOT AVAILABLE
- F— : FLOOD LIGHT

AREA	SQUARE FEET	ACRE
PARENT PARCEL	525,170	12.06
LEASED PREMISES	3,570	0.08
TOWER COMPOUND	22,388	0.51
ACCESS/UTILITY EASEMENT	6,984	0.16



BAR GRAPH 1 inch = 100 ft.
806505 ALEXANDRIA METRO.DWG



FAA 1A INFORMATION:
151.1' +/- 1' METAL TOWER ON FINISHED GRADE.
LATITUDE: 38° 48' 18.37" N. +/- 20'
LONGITUDE: 77° 05' 25.32" W. +/- 20'
GROUND ELEVATION AT BASE OF TOWER: 35.6' NAVD, 1988
HEIGHT OF TOP OF TOWER ABOVE GROUND: 151.1' +/- 1'
ELEVATION OF TOP OF TOWER: 186.7' +/- 3' NAVD 1988
HEIGHT OF HIGHEST APPURTENANCE ABOVE GROUND: 153.4' +/- 1' [2.3' LIGHTNING ROD]
ELEVATION OF TOP OF HIGHEST APPURTENANCE: 189.0' +/- 3' NAVD 1988
PROPOSED FAA 1A INFORMATION:
LATITUDE: 38° 48' 18.40" N. +/- 20'
LONGITUDE: 77° 05' 25.51" W. +/- 20'
GROUND ELEVATION AT BASE OF TOWER: 35.86' NAVD, 1988

AS-BUILT SURVEY

PREPARED FOR



2000 CORPORATE DR, CANONSBURG, PA 15317

SITE: ALEXANDRIA METRO

BUN: 806505

**ADDRESS: 3401 EISENHOWER AVE.
ALEXANDRIA, VA 22314
FAIRFAX COUNTY**

NATIONAL SURVEY SERVICES COORDINATION BY:

**GEOLINE
SURVEYING, INC.**

13430 NW 104th Terrace, Suite A Alachua, FL 32615
Office: (386) 418-0500 Fax: (386) 462-9986
WWW.GEOLINEINC.COM

SURVEY WORK PERFORMED BY:

**JONATHAN
MURPHY**

Professional Land Surveying

10505 Leafwood Place (919) 280-8188
Raleigh NC 27613 FAX 919-9616
E-Mail: jonathan@murphygeomatics.com FIRM C-2757

SURVEYOR'S NOTES

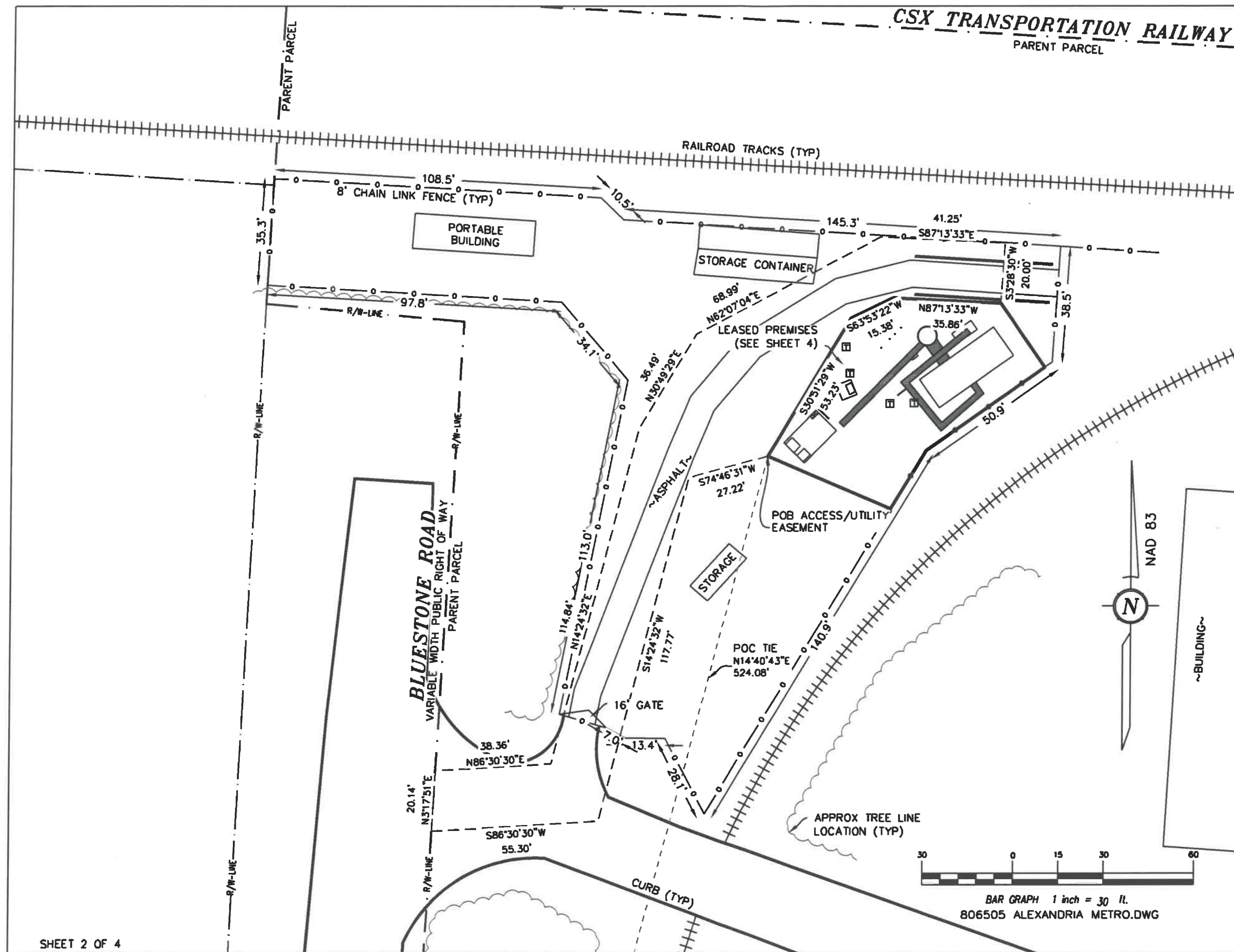
1. BASIS OF BEARING:
VA GRID NORTH ZONE NAD83
2. NO SUBSURFACE INVESTIGATION WAS PERFORMED TO LOCATE UNDERGROUND UTILITIES. UTILITIES SHOWN HEREON ARE LIMITED TO AND ARE PER OBSERVED EVIDENCE ONLY.
3. THIS SURVEY DOES NOT REPRESENT A BOUNDARY SURVEY OF THE PARENT PARCEL.
4. ALL VISIBLE TELECOM EQUIPMENT AND IMPROVEMENTS ARE CONTAINED WITHIN THE DESCRIBED AREA.
5. ALL SYMBOLS SHOWN HEREON NOT DEPICTED TO SCALE.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY TO:
CROWN CASTLE AND OLD REPUBLIC
NATIONAL TITLE INSURANCE COMPANY

MURPHY GEOMATICS

LAND SURVEYOR -
DATE:



AS-BUILT SURVEY

PREPARED FOR



2000 CORPORATE DR, CANONSBURG, PA 15317

SITE: ALEXANDRIA METRO

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SURVEYOR'S NOTES

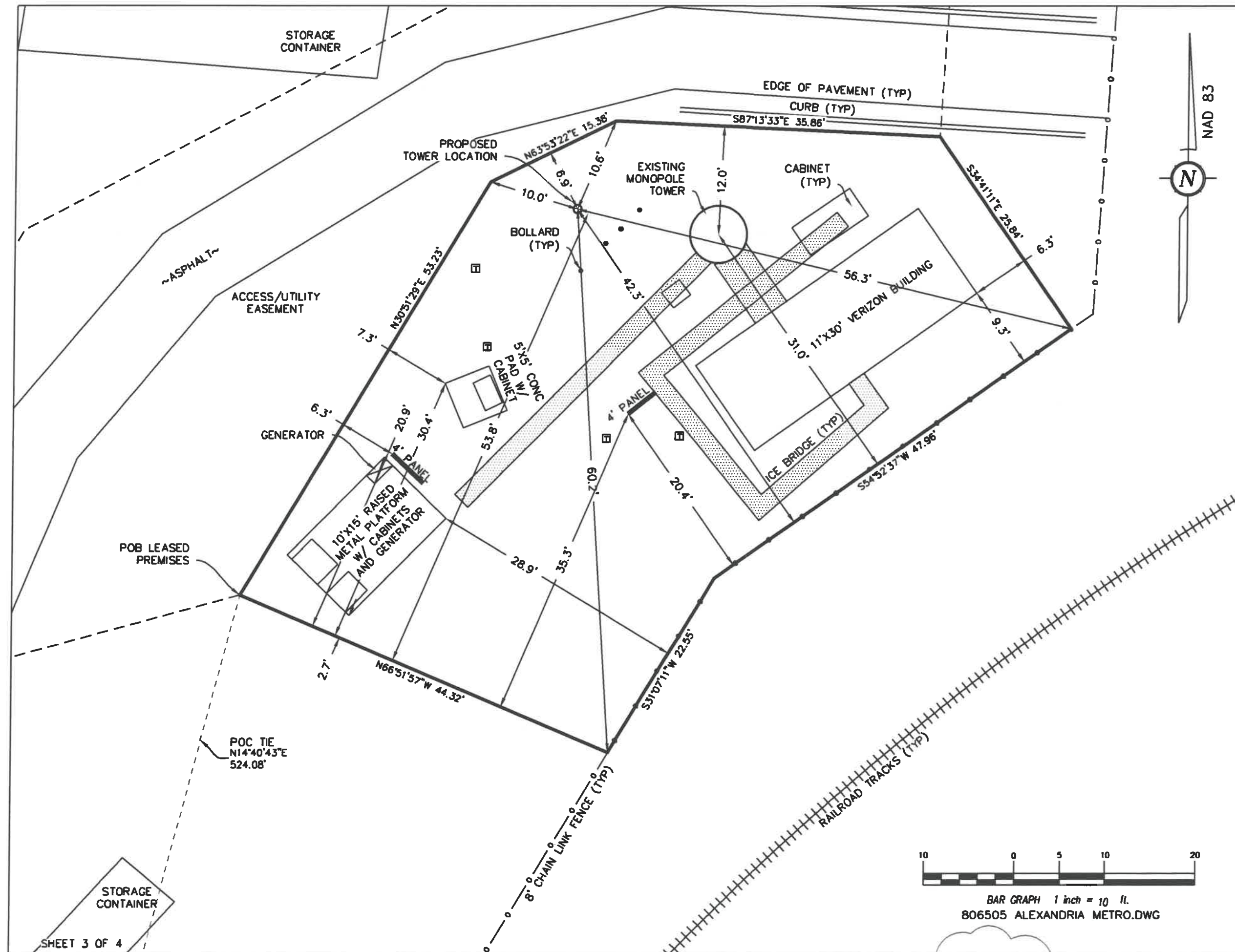
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2. NO SUBSURFACE INVESTIGATION WAS PERFORMED TO LOCATE UNDERGROUND UTILITIES. UTILITIES SHOWN HEREON ARE LIMITED TO AND ARE PER OBSERVED EVIDENCE ONLY.
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4. ALL VISIBLE TELECOM EQUIPMENT AND IMPROVEMENTS ARE CONTAINED WITHIN THE DESCRIBED AREA.
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LAND SURVEYOR -
DATE:



AS-BUILT SURVEY

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3. THIS SURVEY DOES NOT REPRESENT A BOUNDARY SURVEY OF THE PARENT PARCEL.
4. ALL VISIBLE TELECOM EQUIPMENT AND IMPROVEMENTS ARE CONTAINED WITHIN THE DESCRIBED AREA.
5. ALL SYMBOLS SHOWN HEREON NOT DEPICTED TO SCALE.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY TO:
CROWN CASTLE AND OLD REPUBLIC
NATIONAL TITLE INSURANCE COMPANY

MURPHY GEOMATICS

LAND SURVEYOR -
DATE:



BAR GRAPH 1 inch = 10 ft.
806505 ALEXANDRIA METRO.DWG

LEGAL DESCRIPTION: LEASED PREMISES (CREATED BY THIS OFFICE)
A PORTION OF ALL THAT CERTAIN PARCEL OF LAND LYING IN THE CITY OF ALEXANDRIA, COUNTY OF FAIRFAX, STATE OF VIRGINIA, DESCRIBED IN DEED BOOK 804 PAGE 283, FURTHER DESCRIBED AS:
COMMENCING FROM AN EXISTING IRON PIPE, FOUND ON A SOUTHERN PROPERTY LINE OF SAID PROPERTY, ALSO LYING ON THE EASTERN RIGHT OF WAY OF BLUESTONE ROAD, AND HAVING VIRGINIA (NORTH ZONE) STATE PLANE COORDINATES E:11884421' -AND- N:6978789';
THENCE, N 14° 40' 43" E FOR A DISTANCE OF 524.08 FEET TO THE POINT OF BEGINNING;
THENCE, N 30° 51' 29" E FOR A DISTANCE OF 53.23 FEET TO A POINT;
THENCE, N 63° 53' 22" E FOR A DISTANCE OF 15.38 FEET TO A POINT;
THENCE, S 87° 13' 33" E FOR A DISTANCE OF 35.86 FEET TO A POINT;
THENCE, S 34° 41' 11" E FOR A DISTANCE OF 25.84 FEET TO A POINT;
THENCE, S 54° 52' 37" W FOR A DISTANCE OF 47.96 FEET TO A POINT;
THENCE, S 31° 07' 11" W FOR A DISTANCE OF 22.55 FEET TO A POINT;
THENCE, N 66° 51' 57" W FOR A DISTANCE OF 44.32 FEET TO THE POINT OF BEGINNING, CONTAINING 3,570 SOFT -AND- 0.08 ACRES.

LEGAL DESCRIPTION: ACCESS/UTILITY EASEMENT (CREATED BY THIS OFFICE)
A PORTION OF ALL THAT CERTAIN PARCEL OF LAND LYING IN THE CITY OF ALEXANDRIA, COUNTY OF FAIRFAX, STATE OF VIRGINIA, DESCRIBED IN DEED BOOK 804 PAGE 283, FURTHER DESCRIBED AS:
COMMENCING FROM AN EXISTING IRON PIPE, FOUND ON A SOUTHERN PROPERTY LINE OF SAID PROPERTY, ALSO LYING ON THE EASTERN RIGHT OF WAY OF BLUESTONE ROAD, AND HAVING VIRGINIA (NORTH ZONE) STATE PLANE COORDINATES E:11884421' -AND- N:6978789';
THENCE, N 14° 40' 43" E FOR A DISTANCE OF 524.08 FEET TO A POINT ON A PREVIOUSLY MENTIONED 3,570 SOFT LEASED PREMISES, ALSO BEING THE POINT OF BEGINNING;
THENCE, S 74° 46' 31" W FOR A DISTANCE OF 27.22 FEET TO A POINT;
THENCE, S 14° 24' 32" W FOR A DISTANCE OF 117.77 FEET TO A POINT;
THENCE, S 86° 30' 30" W FOR A DISTANCE OF 55.30 FEET TO A POINT ON THE PUBLIC RIGHT OF WAY OF BLUESTONE ROAD, A DEDICATED PUBLIC RIGHT OF WAY;
THENCE, ALONG SAID RIGHT OF WAY, N 03° 17' 51" E FOR A DISTANCE OF 20.14 FEET TO A POINT;
THENCE, DEPARTING SAID RIGHT OF WAY, N 86° 30' 30" E FOR A DISTANCE OF 38.36 FEET TO A POINT;
THENCE, N 14° 24' 32" E FOR A DISTANCE OF 114.84 FEET TO A POINT;
THENCE, N 30° 49' 29" E FOR A DISTANCE OF 36.49 FEET TO A POINT;
THENCE, N 62° 07' 04" E FOR A DISTANCE OF 68.99 FEET TO A POINT;
THENCE, S 87° 13' 33" E FOR A DISTANCE OF 41.25 FEET TO A POINT;
THENCE, S 03° 28' 30" W FOR A DISTANCE OF 20.00 FEET TO A POINT ON A PREVIOUSLY MENTIONED LEASED PREMISES;
THENCE, ALONG SAID LEASED PREMISES, N 87° 13' 33" W FOR A DISTANCE OF 35.86 FEET TO A POINT;
THENCE, ALONG SAID LEASED PREMISES, S 63° 53' 22" W FOR A DISTANCE OF 15.38 FEET TO A POINT;
THENCE, ALONG SAID LEASED PREMISES, S 30° 51' 29" W FOR A DISTANCE OF 53.23 FEET TO THE POINT OF BEGINNING, CONTAINING 6,984 SOFT -OR- 0.16 ACRES.

LEGAL DESCRIPTIONS: PARENT PARCEL (AS PROVIDED)
SITUATED IN THE CITY OF ALEXANDRIA, STATE OF VIRGINIA, DESCRIBED AS FOLLOWS:
PARENT PARCEL:

ALL THAT CERTAIN PARCEL OR PARCELS OF LAND, SITUATE, LYING AND BEING IN THE CITY OF ALEXANDRIA, VIRGINIA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A CORNER, THE NORTHWEST CORNER OF LEHIGH PORTLAND CEMENT COMPANY AND THE NORTHEAST CORNER OF AEC DEVELOPMENT CORPORATION, SAID POINT BEING IN THE SOUTHERN BOUNDARY OF SOUTHERN RAILROAD; THENCE RUNNING S 14° 52' 00" W, 54.35 FEET ALONG THE EASTERN BOUNDARY OF AEC DEVELOPMENT CORPORATION ALSO BEING A PART OF THE WESTERN BOUNDARY OF LEHIGH PORTLAND CEMENT COMPANY TO A POINT WHERE AN IRON PIPE WAS FOUND; THENCE MOVING IN A DIRECTION S 08° 19' 00" E, 74.56 FEET TO A POINT WHERE AN IRON PIPE WAS FOUND; THENCE MOVING S 27° 29' 26" E, 146.40 FEET TO A POINT WHERE AN IRON PIPE WAS FOUND; THENCE RUNNING S 56° 11' 22" E, 45.20 FEET TO A POINT; THENCE MOVING S 05.13' 22" E, 46.00 FEET TO A POINT; THENCE MOVING S 09° 04' 09" W, 105.69 FEET TO A POINT; THENCE MOVING S 01° 30' 39" E, 154.05 FEET TO AN IRON PIPE FOUND (ALL OF THE ABOVE MAKING UP THE EASTERN BOUNDARY OF AEC DEVELOPMENT). THENCE TURNING AND MOVING S 63° 16' 25" W, 651.45 FEET TO A CONCRETE MONUMENT FOUND; THENCE MOVING N 84° 32' 35" W, 115.20 FEET TO A POINT; THENCE TURNING N 65° 17' 35" W, 101.20 FEET TO A POINT; THENCE MOVING 28° 13' 40" W, 81.86 FEET TO A POINT; THENCE MOVING S 81° 39' 00" W, 26.056 FEET TO A POINT (THE PRECEDING BEING A PART OF THE SOUTHERN BOUNDARY OF AEC DEVELOPMENT CORPORATION). THENCE TURNING WITH AN ARC OF A CURVE TO THE LEFT WITH A DISTANCE OF 28.736 FEET (RADIUS = 6987.62 FEET DELTA = 0° 13' 08", CHORD BEARING = N 82° 21' 50" W, CHORD = 28.74 FEET, TANGENT = 14.37 FEET) TO A POINT. THENCE MOVING N 45° 59' 36" W, 50.68 FEET TO A POINT; THENCE MOVING N 03° 17' 51" E, 658.281 FEET TO A POINT ON THE NORTHERN BOUNDARY OF AEC DEVELOPMENT CORPORATION ALSO BEING A PART OF THE SOUTHERN BOUNDARY OF SOUTHERN RAILROAD; THENCE MOVING ALONG THIS BOUNDARY S 86° 35' 55" E, 887.208 FEET TO THE POINT OF BEGINNING.
ALSO, BEGINNING AT A POINT 887.208 FEET FROM THE NORTHEAST CORNER OF AEC DEVELOPMENT CORPORATION, MOVING N 86° 35' 55" W, 66 FEET TO A POINT; THENCE MOVING S 03° 17' 51" W, 103.72 FEET ALONG THE EASTERN BOUNDARY OF AREA TWO; THENCE MOVING S 85° 05' 28" E, 66.13 FEET TO A POINT; THENCE MOVING N 03° 17' 51" E, 107.77 FEET ALONG THE WESTERN BOUNDARY OF RIGHT-OF-WAY AREA ONE TO THE POINT OF BEGINNING.
TAX ID: 50040800
BEING THE SAME PROPERTY CONVEYED TO WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY, A BODY CORPORATE AND POLITIC (AN AGENCY AND INSTRUMENTALITY OF THE DISTRICT OF COLUMBIA, THE STATE OF MARYLAND AND THE COMMONWEALTH OF VIRGINIA, CREATED PURSUANT TO SECTION 4 OF PUBLIC LAW 89-774, APPROVED NOVEMBER 6TH, 1966), GRANTEE, FROM A.E.C. DEVELOPMENT CORPORATION, A VIRGINIA CORPORATION, GRANTOR, BY DEED RECORDED 08/05/1975, IN BOOK 804, PAGE 283 OF THE CITY OF ALEXANDRIA RECORDS.

SURVEYORS REVIEW OF OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. 01-18022551-01T EFFECTIVE DATE: 04/24/2018

SCHEDULE B SECTION B:

- ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I--REQUIREMENTS ARE MET.
-STANDARD EXCEPTION
- FACTS WHICH WOULD BE DISCLOSED BY A COMPREHENSIVE SURVEY OF THE PREMISES HEREIN DESCRIBED.
-STANDARD EXCEPTION
- RIGHTS OR CLAIMS OF PARTIES IN POSSESSION.
-STANDARD EXCEPTION
- MECHANICS', CONTRACTORS' OR MATERIAL MEN'S LIENS AND LIEN CLAIMS, IF ANY, WHERE NO NOTICE THEREOF APPEARS OF RECORD.
-STANDARD EXCEPTION
- ANY CHANGES IN TITLE OCCURRING SUBSEQUENT TO THE EFFECTIVE DATE OF THIS COMMITMENT AND PRIOR TO THE DATE OF ISSUANCE OF THE TITLE POLICY.
-STANDARD EXCEPTION
- DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH MATTERS VIOLATE 42 USC 3604(C).
NOTE: THE POLICY ISSUED HEREUNDER WILL INSURE AGAINST LOSS OR DAMAGE ARISING FROM THE PROVISIONS OF THE REFERENCED COVENANTS, CONDITIONS OR RESTRICTIONS UNDER WHICH THE LIEN OF THE INSURED MORTGAGE CAN BE EXTINGUISHED, SUBORDINATED, OR IMPAIRED.
-STANDARD EXCEPTION
- QUANTITY OF ACREAGE/SQUARE FOOTAGE AS SET FORTH IN SCHEDULE A, IF ANY.
-STANDARD EXCEPTION
- TAXES AND SPECIAL ASSESSMENTS FOR CURRENT TAX YEAR AND ALL SUBSEQUENT YEARS.
-STANDARD EXCEPTION
- RIGHT-OF-ENTRY LICENSE, BY AND BETWEEN WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY, AND CITY OF ALEXANDRIA, RECORDED 03/30/1976, IN BOOK 821, PAGE 741 OF THE ALEXANDRIA CITY RECORDS.
-DOES NOT APPEAR TO AFFECT PARENT PARCEL, APPEARS TO AFFECT AREA APPROXIMATELY 7,300 FEET EAST.
- DECLARATION OF TAKING, RECORDED 03/31/1976, IN BOOK 822, PAGE 7 OF THE ALEXANDRIA CITY RECORDS.
-AFFECTS PARENT PARCEL, NOTHING TO PLOT
- SUPPLEMENTAL, COOPERATIVE AGREEMENT, TO MASTER AGREEMENTS MA-026 AND MA-029, BY AND BETWEEN WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY, "AUTHORITY", ACTING BY, AND FAIRFAX COUNTY, VIRGINIA, "COUNTY", ACTING BY AND THROUGH ITS COUNTY EXECUTIVE AND THE CITY OF ALEXANDRIA, VIRGINIA, "CITY", ACTING BOTH FOR ITSELF AND AS AGENT FOR THE ALEXANDRIA SANITATION AUTHORITY, "ASA" BY AND THROUGH ITS CITY MANAGER, RECORDED 06/11/1976, IN BOOK 828, PAGE 581 OF THE ALEXANDRIA CITY RECORDS.
-AFFECTS PARENT PARCEL, NOTHING TO PLOT
- SUPPLEMENTAL COOPERATIVE AGREEMENT, TO MASTER AGREEMENT MA-029, BY AND BETWEEN WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY, "AUTHORITY", ACTING BY AND THROUGH ITS GENERAL MANAGER, AND CITY OF ALEXANDRIA, VIRGINIA, "CITY", ACTING BY AND THROUGH ITS CITY MANAGER, RECORDED 06/11/1976, IN BOOK 828, PAGE 588 OF THE ALEXANDRIA CITY RECORDS.
-AFFECTS PARENT PARCEL, NOTHING TO PLOT
- RIGHT-OF-ENTRY LICENSE, BY AND BETWEEN WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY, AND CITY OF ALEXANDRIA, RECORDED 08/31/1976, IN BOOK 832, PAGE 448 OF THE ALEXANDRIA CITY RECORDS.
-APPEARS TO AFFECT PARENT PARCEL, UNABLE TO PLOT DUE TO LACK OF TIE DOWN INFORMATION
- PERMIT, RECORDED 03/17/1977, IN BOOK 851, PAGE 511 OF THE ALEXANDRIA CITY RECORDS.
-AFFECTS PARENT PARCEL, NOTHING TO PLOT
- DECLARATION OF TAKING, RECORDED 10/10/1979, IN BOOK 917, PAGE 736 OF THE ALEXANDRIA CITY RECORDS.
-AFFECTS PARENT PARCEL, NOTHING TO PLOT.
- DEED OF EASEMENT IN FAVOR OF WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY, RECORDED 01/13/1981, AS BOOK 1010, PAGE 657 OF THE ALEXANDRIA CITY RECORDS.
-UNABLE TO DETERMINE AFFECTS TO PARENT PARCEL DUE TO BUSTED STATE PLANE COORDINATES IN PROVIDED DESCRIPTION.
- DEED OF EASEMENT IN FAVOR OF WASHINGTON GAS COMPANY, RECORDED 08/12/1983, AS BOOK 1106, PAGE 851 OF THE ALEXANDRIA CITY RECORDS.
-UNABLE TO DETERMINE AFFECTS TO PARENT PARCEL DUE TO BUSTED STATE PLANE COORDINATES IN PROVIDED DESCRIPTION.
- UNRECORDED AGREEMENT REGARDING UNDERGROUND CELLULAR TELEPHONE SYSTEM BY AND BETWEEN BELL ATLANTIC MOBILE SYSTEMS, INC., AND WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY, DATED 06/23/1993.
NOTE: UNRECORDED LEASE AGREEMENT BY AND BETWEEN WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY, LESSOR, AND CELCO PARTNERSHIP, LESSEE, DATED 06/23/1993
-AFFECTS PARENT PARCEL, UNABLE TO PLOT NO DESCRIPTION PROVIDED.
- UNRECORDED SITE LEASE BY AND BETWEEN WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY, LESSOR, AND WASHINGTON DC SMSA L.P., LESSEE, DATED 12/13/1995.
NOTE: UNRECORDED AMENDMENT NO. 1 DATED 12/13/1995.
NOTE: UNRECORDED FIRST AMENDMENT TO SITE LEASE DATED 07/15/1998.
NOTE: UNRECORDED MEMORANDUM OF ASSIGNMENT BY AND BETWEEN WASHINGTON D.C., SMSA LIMITED PARTNERSHIP, ASSIGNOR AND CROWN ATLANTIC COMPANY LLC, ASSIGNEE, DATED 03/25/1999.
NOTE: UNRECORDED CONTRIBUTION, ASSIGNMENT AND ASSUMPTION BY AND BETWEEN WASHINGTON D.C. SMSA LIMITED PARTNERSHIP, AND CROWN ATLANTIC COMPANY LLC, DATED 03/31/1999.
NOTE: UNRECORDED PARTIAL ASSIGNMENT AND ASSUMPTION OF SITE LEASE AGREEMENT BY AND BETWEEN WASHINGTON, D.C. SMSA L.P., ASSIGNOR, AND CROWN ATLANTIC COMPANY LLC, ASSIGNEE, DATED 06/04/1999. NOTE: UNRECORDED AMENDMENT NO. 2 TO SITE LEASE DATED 07/14/2015
-AFFECTS PARENT PARCEL, TELECOMMUNICATION EQUIPMENT SHOWN ON SURVEY, UNABLE TO PLOT NO DESCRIPTION PROVIDED.
- DEED OF VACATION AND DECLARATION OF COVENANTS, RECORDED 05/03/2017, IN DOCUMENT NO. 170006597 OF THE ALEXANDRIA CITY RECORDS.
-AFFECTS PARENT PARCEL, NOTHING TO PLOT.

AS-BUILT SURVEY

PREPARED FOR



2000 CORPORATE DR, CANONSBURG, PA 15317

SITE: ALEXANDRIA METRO
BUN: 808505
ADDRESS: 3401 EISENHOWER AVE,
ALEXANDRIA, VA 22314
FAIRFAX COUNTY

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SURVEYOR'S NOTES

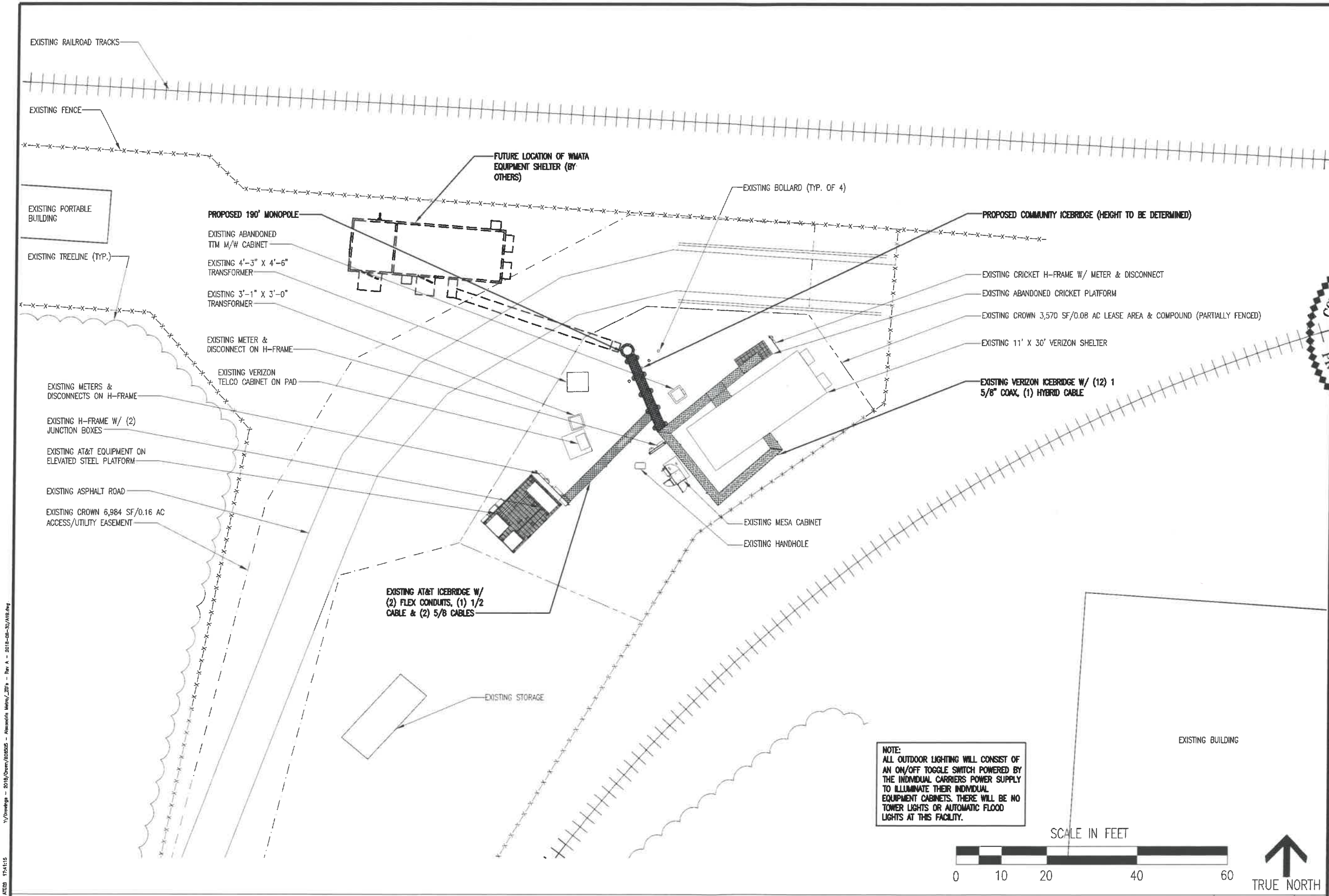
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- ALL SYMBOLS SHOWN HEREON NOT DEPICTED TO SCALE.

SURVEYOR'S CERTIFICATION

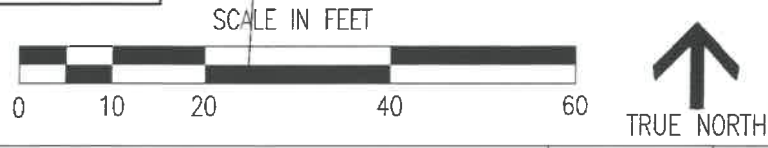
I HEREBY CERTIFY TO:
CROWN CASTLE AND OLD REPUBLIC
NATIONAL TITLE INSURANCE COMPANY

MURPHY GEOMATICS

LAND SURVEYOR -
DATE:



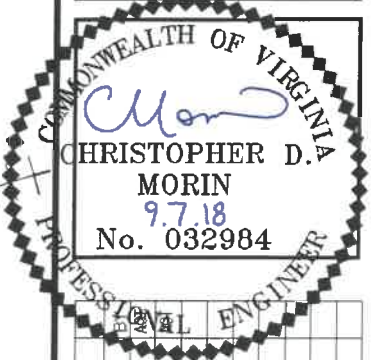
NOTE:
ALL OUTDOOR LIGHTING WILL CONSIST OF AN ON/OFF TOGGLE SWITCH POWERED BY THE INDIVIDUAL CARRIERS POWER SUPPLY TO ILLUMINATE THEIR INDIVIDUAL EQUIPMENT CABINETS. THERE WILL BE NO TOWER LIGHTS OR AUTOMATIC FLOOD LIGHTS AT THIS FACILITY.



COMPOUND PLAN - PROPOSED

CROWN CASTLE
9011 ARBORVIEW PARKWAY SUITE 100
REHOBOTH, VA 22326 TEL: (804) 330-3134

BC architects engineers
1881 COLUMBIA PIKE, SUITE 200
FALLS CHURCH, VA 22041-1689
TEL: (703) 671-6000 FAX: (703) 671-6300



REVISIONS	NO.	DATE	DESCRIPTION
	A	09-05-18	PRELIMINARY ZONING DRAWINGS
	0	09-07-18	FINAL ZONING DRAWINGS

DRAWN BY: AGT
CHECKED BY: BMQ
DRAWING DATE: 09-07-18

CARRIER'S NAME

SITE NUMBER:
SITE NAME:

SITE NAME

ALEXANDRIA METRO

BUSINESS UNIT NUMBER

806505

SITE ADDRESS

3401 EISENHOWER AVE.
ALEXANDRIA, VA 22314

SHEET TITLE

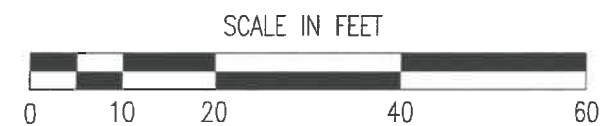
COMPOUND

PLAN-PROPOSED

SHEET NUMBER

1

A-1B

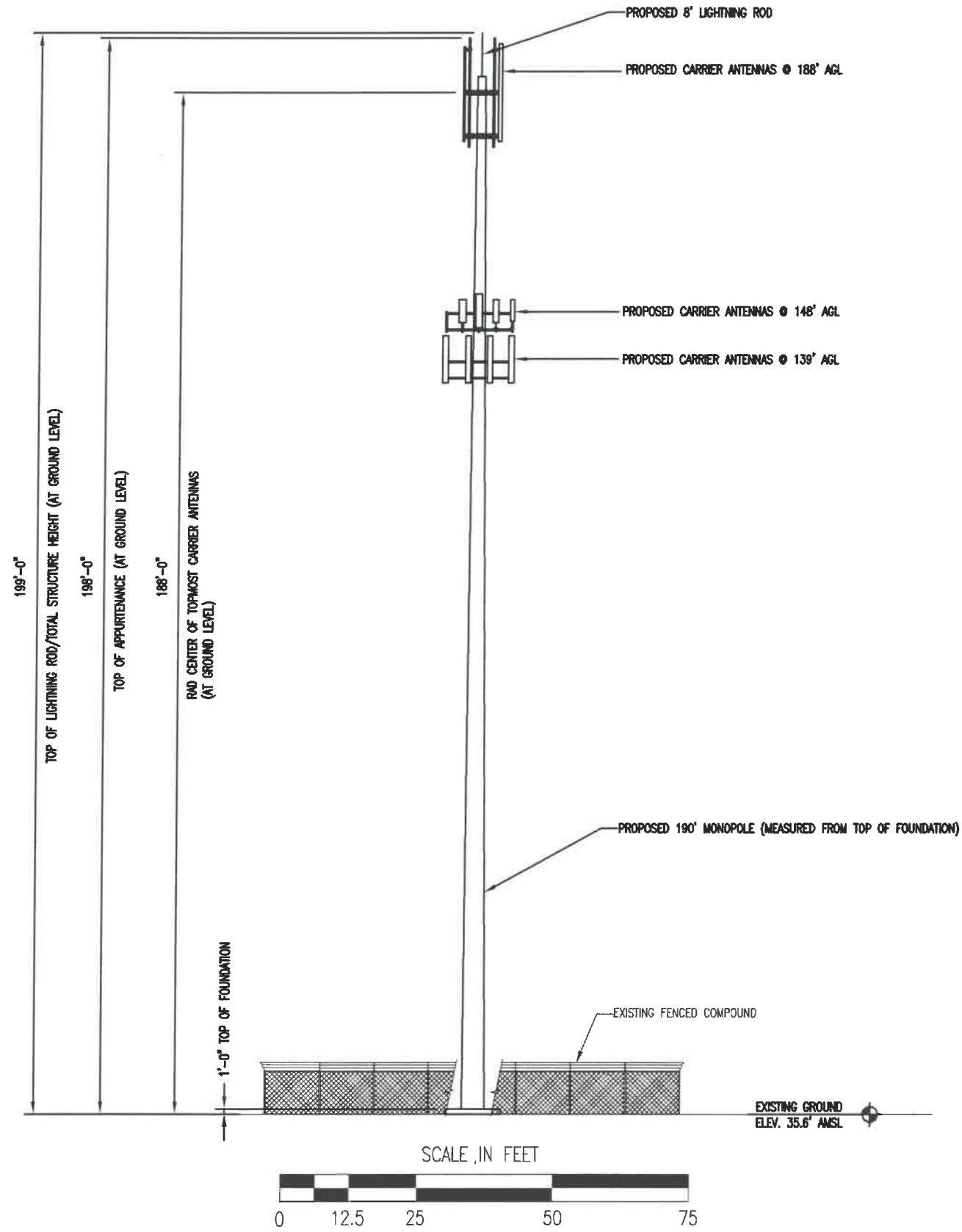


SCALE: 1"=20' (11"X17")
1"=10' (24"X36")

A-2A

SHEET NUMBER

09-05-18 AT538 15dsk33 1/4 Drawing - 2018/Comm/806505 - Alexandria Metro/2018 - Rev A - 2018-08-30/AGB.dwg



PROPOSED TOWER ELEVATION

SCALE: 1"=25' (11"x17")
1"=12.5' (24"x36")

1

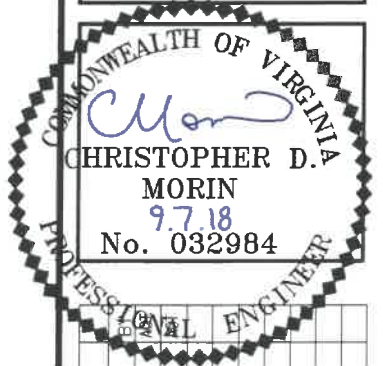
TO BE SUPPLIED

PROPOSED TOWER LOADING

2

CROWN CASTLE
9011 AMERSTOWN PARKWAY, SUITE 100
RICHMOND, VA 22334 TEL: (804) 330-3134

BC
5081 COLUMBIA PIKE, SUITE 200
FALLS CHURCH, VA 22041-2888
TEL: (703) 671-6300 FAX: (703) 671-6300
architects
engineers



REVISIONS	NO.	DATE	DESCRIPTION
	A	09-05-18	PRELIMINARY ZONING DRAWINGS
	0	09-07-18	FINAL ZONING DRAWINGS

DRAWN BY: AGT
CHECKED BY: BMQ
DRAWING DATE: 09-07-18

CARRIER'S NAME

SITE NUMBER:
SITE NAME:

SITE NAME
ALEXANDRIA METRO

BUSINESS UNIT NUMBER

806505

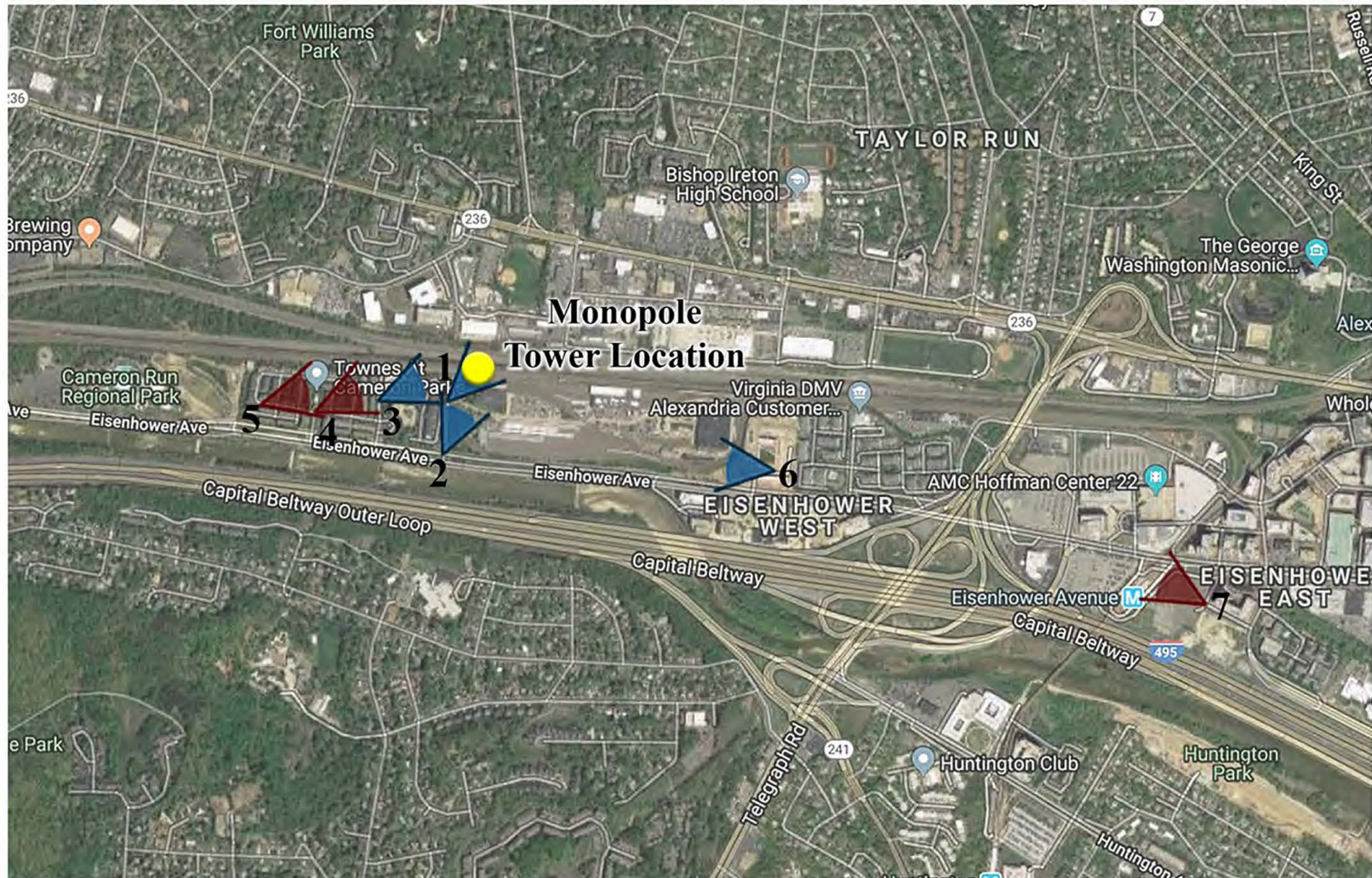
SITE ADDRESS

3401 EISENHOWER AVE.
ALEXANDRIA, VA 22314

SHEET TITLE
**PROPOSED TOWER
ELEVATION**
SHEET NUMBER

A-2B

- - Visible
- - Not Visible



Revised 10/19/18

190'-0" Monopole Tower
Aerial View



30



806505 - Alexandria Metro
3401 Eisenhower Ave., Alexandria, VA 22314









09/28/2018



09/28/2018



09/28/2018



09/28/2018

From: Tracy Themak <tracythemak@donohuestearns.com>
Sent: Tuesday, November 06, 2018 2:23 PM
To: Max Ewart
Cc: Ann Horowitz; Ed Donohue
Subject: Question Regarding 3401 Eisenhower Avenue Monopole SUP
Attachments: Tower Design WMTA Tower..pdf

Max,

You had asked us to give you some additional information on the proposed monopole and I wanted to answer your questions.

- Does the structure have one or more arms, cross arms or similar apparatus which would extend out more than six feet from the side? **No – 12' Face platforms will be used. From tower face to corner is less than 6'.**
- Does the structure have a diameter in excess of three feet? **Yes – 70" at base.**
- Does the structure exceed four square feet in area at any cross section? **Yes.**

I have also attached the tower design drawings. I hope this answers your questions, but please let me know if there is more we can provide.

Thank you,

Tracy



Tracy Themak, Esq.
Donohue & Stearns, PLC
117 Oronoco Street
Alexandria, VA 22314
(703) 778-1988
tracythemak@donohuestearns.com

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From: Tracy Themak <tracythemak@donohuestearns.com>
Sent: Monday, November 12, 2018 2:02 PM
To: Max Ewart; Ed Donohue
Cc: Ann Horowitz
Subject: RE: Follow up questions for 3401 Eisenhower Ave
Attachments: 806505 - Alexandria Metro - Final ZD's - Rev 3 - 2018-11-09.pdf

Max,

Any future collocating wireless carriers will have space on the monopole, but will be limited to the existing lease area on the ground as have collocators for the existing structure.

I have attached revised plans that have a bit more detail on the dimensions.

The following are currently installed on the existing pole:
Verizon – 148'
AT&T – 139'
Cricket – 95'

The following will be installed on the replacement pole.
WMATA – 185'
Verizon – 150'
AT&T – 140'

Please let me know if you have any additional questions.

Thank you,
Tracy



Tracy Themak, Esq.
Donohue & Stearns, PLC
117 Oronoco Street
Alexandria, VA 22314
(703) 778-1988
tracythemak@donohuestearns.com

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From: Max Ewart <Max.Ewart@alexandriava.gov>
Sent: Friday, November 09, 2018 4:00 PM
To: Ed Donohue <edonohue@donohuestearns.com>; Tracy Themak <tracythemak@donohuestearns.com>
Cc: Ann Horowitz <ann.horowitz@alexandriava.gov>
Subject: Follow up questions for 3401 Eisenhower Ave

Hi Ed and Tracy,

Another follow up question regarding the conditions of the previous SUP. There are two condition that we would like to know whether they are still applicable to the most recent application:

2. It is anticipated that other wireless communication providers or public agencies will in the future attach one or more antennas to the structure approved by this permit and the applicant shall not unreasonably withhold the right to allow other communication providers or public agencies to attach such fixtures to the pole. (P&Z) (PC)
3. The monopole shall not exceed 150 feet in height. The accessory storage building shall not exceed 360 square feet. Both structures shall be erected only at the location described in the plan submitted. If additional users attach antennas to the monopole, each may erect an accessory storage building if required but the building may not exceed the size or height and shall be built in the general location as the one described in this permit application. (P&Z)

For condition three, we are particularly interested in the relevance of the highlighted portion, but any insight would be helpful. Has that situation occurred, and is it anticipated to occur in the future?

Thanks so much for your help and have a good weekend.

Max

Max Ewart
Urban Planner I
Land Use Services Division
Department of Planning and Zoning
City of Alexandria
Room 2100
City Hall
301 King Street
Alexandria, VA 22314
Phone: 703-746-3863