CONSENT AGENDA ITEM

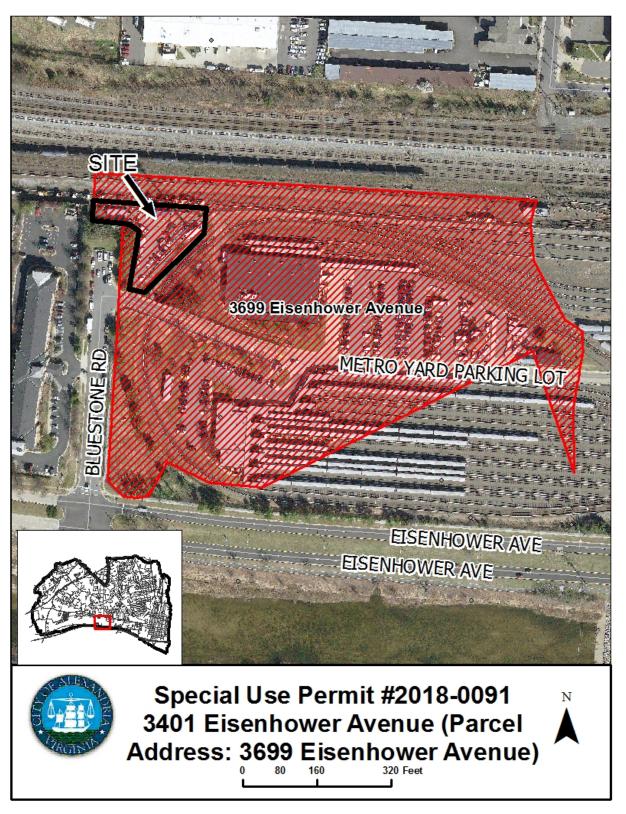
If no one asks to speak about this case prior to the hearing, it will be approved without discussion as part of the Consent Agenda.

| Application | General Data | |
|---------------------------------------|----------------------------|-----------------------------------|
| Request: Public hearing and | Planning Commission | December 4, 2018 |
| consideration of a request to amend | Hearing: | |
| SUP #95-0169 to replace an existing | City Council | December 15, 2018 |
| 150 foot telecommunications | Hearing: | |
| monopole with a 190 foot monopole | | |
| and for a change of ownership | | |
| 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 1901foot 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.

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



Figure 1 – Existing Monopole

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. <u>CONDITION AMENDED BY STAFF:</u> 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. <u>CONDITION AMENDED BY STAFF:</u> 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. <u>CONDITION DELETED BY STAFF:</u> 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. <u>CONDITION DELETED BY STAFF:</u> 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. <u>CONDITION DELETED BY STAFF:</u> 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. <u>CONDITION AMENDED BY STAFF:</u> The applicant shall <u>maintain</u> a paved access road to the site to the satisfaction of the <u>D</u>director of Transportation and Environmental Services. (T&ES) (SUP #95-0169)
- 12. <u>CONDITION SATISFIED BY APPLICANT AND DELETED BY STAFF:</u> 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. <u>CONDITION ADDED BY STAFF:</u> 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)

<u>Staff Note:</u> 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



| SPECIAL USE PERMIT # | | | | | | |
|---|---|--|--|--|--|--|
| PROPERTY LOCATION | PROPERTY LOCATION: 3401 Eisenhower Avenue, Alexandria, VA 22314 | | | | | |
| TAX MAP REFERENCE | 071.01-01-02 | Z | ONE: UT | | | |
| APPLICANT: | | | | | | |
| | ue on behalf of Crowi | n Atlantic Company LLC | | | | |
| | | r Avenue, Alexandria, VA | A 22314 | | | |
| PROPOSED USE: Te | lecommunication | ns facility | | | | |
| | | ecial Use Permit in accordance with e City of Alexandria, Virginia. | the provisions of Article XI, | | | |
| | Commission Members to | ssion from the property owner, here o visit, inspect, and photograph the | | | | |
| City of Alexandria to post pla | acard notice on the prope | ssion from the property owner, here erty for which this application is requ of the City of Alexandria, Virginia. | | | | |
| surveys, drawings, etc., req knowledge and belief. The in support of this application this application will be binding | uired to be furnished by applicant is hereby notifinand any specific oral rengent unlesseral plans and intentions | of the information herein provided at the applicant are true, correct and ed that any written materials, drawing appresentations made to the Director to those materials or representations so, subject to substantial revision, putity of Alexandria, Virginia. | accurate to the best of their ngs or illustrations submitted of Planning and Zoning on are clearly stated to be non- | | | |
| Edward L. Donohu | е | 2000 | 9-10-18 | | | |
| Print Name of Applicant or A | | Signature | Date | | | |
| 117 Oronoco Stree | | 703-549-1123 | | | | |
| Mailing/Street Address | | Telephone # | Fax # | | | |
| Alexandria, VA | 22314 | edonohue@donoh | uestearns.com | | | |
| City and State | Zip Code | Email ad | | | | |
| ACTION-PLANNING C | OMMISSION: | DATE: | | | | |
| ACTION-CITY COUNC | IL: | DATE: | | | | |

| SUP# | |
|------|--|
| | |

| PROPERTY OWNER'S AUTHORIZATION |
|---|
| As the property owner of 3401 Eisenhower Avenue, Alexandria, VA 22314, I hereby |
| grant the applicant authorization to apply for the telecommunications use as (use) |
| described in this application. |
| Name: Allen J. Wonder Phone 202-962-1743 |
| Address: 600 5th St NW Washington Email: 2 jwonder & whater com DC 20001 Signature: Date: September C, 2018 |
| |
| 1. Floor Plan and Plot Plan. As a part of this application, the applicant is required to submit a floor plan and plot of 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. |
| [ℯ] Required floor plan and plot/site plan attached. |
| [] Requesting a waiver. See attached written request. |
| 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

| | ose additional sheets if hecessary | |
|---|--|--|
| interest in the applicant, unless owner of more than three percent | address and percent of ownership the entity is a corporation or partn. The term ownership interest shall in the real property which is the subject | ership, in which case identify each nclude any legal or equitable interest |
| Name | Address | Percent of Ownership |
| 1. Crown Atlantic Company I | | |
| 3. | | |
| 3. | | |
| interest in the property located at unless the entity is a corporation or | | xandria, VA 22314 (address), ach owner of more than three |
| Name | Address | Percent of Ownership |
| Washington Metropolitan | rea Transit Authority (WMAT | h) |
| 2. | | |
| 3. | | |
| an ownership interest in the applicational relationship, as defined by application, or within the 12-month the Alexandria City Council, Planni Architectural Review. All fields murelationships please indicated earlies of current council, command financial relationship, click he | | uire to disclose any business or ance, existing at the time of this application with any member of speals or either Boards of tleave blank. (If there are non the corresponding fields). |
| Name of person or entity | Relationship as defined by | Member of the Approving |
| | Section 11-350 of the Zoning Ordinance | Body (i.e. City Council, Planning Commission, etc.) |
| 1, | Olumance | rianning commission, etc.) |
| 2. | | |
| 3. | | |
| <u>.</u> | | |
| this application and before each pub | ships of the type described in Sec. 1 lic hearing must be disclosed prior to 's authorized agent, I hereby atte is true and correct. | the public hearings. |
| Edward L. Donohue | | |
| Date Printed | Name | Signature |

| 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 Comm Council can understand the nature of the operation and the use. The description should fully discuss 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'. | |
| | |
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| | |

USE CHARACTERISTICS

| 4. | The proposed special use permit request is for <i>(check one)</i> : [] a new use requiring a special use permit, [] an expansion or change to an existing use without a special use permit, | | | | | |
|----|---|--|--|--|--|--|
| | [/] an | an expansion or change to an existing use with a special use permit, other. Please describe: | | | | |
| 5. | Pleas | 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 | e describe the proposed hours and days of operation of the proposed use: | | | | |
| | Day: Monday | Hours: 24 hours | | | | |
| | - | | | | | |
| | | | | | | |
| 7. | Please | e 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. | | | | |
| | В. | How will the noise be controlled? | | | | |
| | | Minimal noise will result and the site is located at the rail yard. | | | | |
| | 90 | | | | | |

| - | |
|-------|---|
| Pleas | se 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. |
| В. | How much trash and garbage will be generated by the use? (i.e. # of bags or pounds per day or 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. |
| | ny hazardous materials, as defined by the state or federal government, be handled, stored, or gene operty? |
| [] Y | es. [/] No. |

SUP#

| 11. | Will a handl | nt, be | |
|-----|-----------------|---|---------------|
| | [] Ye | res. [✓] No. | |
| | If yes | s, provide the name, monthly quantity, and specific disposal method below: | |
| | | | |
| 12. | | t methods are proposed to ensure the safety of nearby residents, employees and patrons? e site is partially fenced/ gated and is located at the Alexandria rail yard. | |
| | _ | | |
| | | | |
| | | | |
| ALC | OHOL | L SALES | |
| 13. | Α. | 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 include on-premises and/or off-premises sales. | Clicense will |
| | | , | |
| | | | |
| | | | |
| | | | |

SUP#

| SUP# | | |
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| | | |

PARKING AND ACCESS REQUIREMENTS

| 14. | Α. | How many pa | rking spaces of each type are provid | for the proposed use. | | | | | |
|-----|---|--|--------------------------------------|--|--|--|--|--|--|
| | | - | Standard spaces Compact spaces | Maintenance personnel (maximum of 6 trips | | | | | |
| | | | | per month) will use SUV-tye vehicles and will | | | | | |
| | | | Handicapped accessible spaces. | park on the existing access drive. No additional parking will be required. | | | | | |
| | | | Other. | anamenta parting the section | | | | | |
| | | | | | | | | | |
| | Planning and Zoning Staff Only | | | | | | | | |
| | Required number of spaces for use per Zoning Ordinance Section 8-200A | | | | | | | | |
| | Does the application meet the requirement? | | | | | | | | |
| | Doc | | Ll Yes T No | | | | | | |
| | | | | 18 15 Chillion | | | | | |
| | 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? | | | | | | | | |
| | If the required parking will be reduced on one, where will it be reduced. | | | | | | | | |
| | | | | | | | | | |
| | CE NOT | 'E. Durauant to S | castian 9 200 (C) of the Zanina Ordi | some commercial and industrial upon many provide off | | | | | |
| | | | | nance, commercial and industrial uses may provide off- off-site parking is located on land zoned for commercial | | | | | |
| | _ | | | cept that off-street parking may be provided within 300 | | | | | |
| | | with a special us | | 3 , 2.2 p | | | | | |
| | | | | | | | | | |
| | C. | pursuant to Section 8-100 (A) (4) or (5) of the Zoning SUPPLEMENTAL APPLICATION. | | | | | | | |
| | [] Parking reduction requested; see attached supplemental form | | | | | | | | |
| 15. | Please | e provide informa | tion regarding loading and unloading | g facilities for the use: | | | | | |

Planning and Zoning Staff Only

Required number of loading spaces for use per Zoning Ordinance Section 8-200

Does the application meet the requirement?

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

A.

| | В. | Where are off-street loading facilities located? _n/ a | | | | | | | | |
|-----|--|--|----------------------|-------------|------------------|--|--|--|--|--|
| | C. During what hours of the day do you expect loading/unloading operations to occur? | | | | | | | | | |
| | D. | How frequently are loading/unloading operations exp | | | | | | | | |
| 16. | neces | eet access to the subject property adequate or are any sary to minimize impacts on traffic flow? | · | | ew turning lane, | | | | | |
| | No access changes are proposed. There is an existing asphalt road. There will | | | | | | | | | |
| | be no | o impacts to traffic. | | | _ | | | | | |
| SIT | Е СНА | RACTERISTICS | | | | | | | | |
| 17. | Will th | e proposed uses be located in an existing building? | [] Yes | [/] No | | | | | | |
| | Do you | u propose to construct an addition to the building? | [] Yes | [·] No | | | | | | |
| | How la | arge 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 |) = <u>3,570</u> sq. | ft. (total) | | | | | | |
| 19. | []ast []ahd []aw []ast []and | roposed use is located in: <i>(check one)</i> tand alone building ouse located in a residential zone varehouse hopping center. Please provide name of the center: office building. Please provide name of the building: er. Please describe: Rai lyard | | | | | | | | |

SUP#

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 <u>7th</u> day of <u>September</u>, 2018 before the subscriber, a Notary Public of the State of <u>North Carolina</u>, and for the County of <u>Mecklenburg</u>, personally appeared <u>Bryce Pickens</u>, 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

[SEAL]

My Commission Expires: 10-05-2022



SITE NAME: ALEXANDRIA METRO

SITE ID: 806505

ADDRESS: 3401 EISENHOWER AVE. ALEXANDRIA, VA 22314

DEPART ARBORETUM PKWY TOWARD N ARCH RD 0.3 MJ TURN RIGHT ONTO N ARCH RD 0.2 MI TURN RIGHT ONTO US-60 E / MIDLOTHIAN TPKE 0.5 MI

TAKE RAMP RIGHT AND FOLLOW SIGNS FOR VA-76-TOLL NORTH . TOLL ROAD 5.6 MI

KEEP LEFT TO STAY ON VA-76 N / BELTLINE EXPY 0.9 MI

KEEP STRAIGHT ONTO I-195 N 2.2 MI

TAKE RAMP RIGHT FOR I-95 NORTH TOWARD WASHINGTON

TAKE RAMP LEFT FOR I-95 NORTH / 1-495 EAST TOWARD BALTIMORE 5.4 MI

KEEP RIGHT TO STAY ON 1-95 N / 1-495 E / 1-95 LOCAL LANES / 1-495 LOCAL

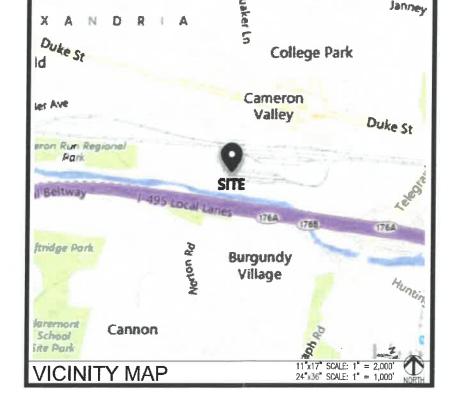
LANES / CAPITAL BELTWAY 0.8 MI

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

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 INFORMATION

PARCEL IDENTIFICATION: 071.01-01-02

3401 EISENHOWER AVE. ALEXANDRIA, VA 22314 PARCEL ADDRESS:

PROPERTY OWNER: WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY

12.06 AC

190' MONOPOLE

DEED REFERENCE: DR 804 PG 283 FAIRFAX COUNTY JURISDICTION: ZONING CLASSIFICATION:

PARCEL SIZE: TOWER HEIGHT & TYPE: GEOGRAPHIC COORDINATES:

LATITUDE: 38° 48′ 18.40″ (NAD 83) -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:

BUILDING OFFICIAL CONTACT:

NAME: ADDRESS: BRIAN FOLEY 12055 GOVERNMENT CENTER PKWY, 2ND FLR

FAIRFAX, VA 22035 (703) 222-0801 PHONE NO .:

DRAWING INDEX

SHEET NUMBER DESCRIPTION TITLE SHEET

> 4 SHEETS SITE SURVEY

EXISTING SITE PLAN COMPOUND PLAN - EXISTING Δ-1Δ COMPOUND PLAN - PROPOSED A-1B TOWER ELEVATION (EXISTING) A-2A A-2B TOWER ELEVATION (PROPOSED)

SP-1 GENERAL NOTES SAME ELE <u>∞</u> <u>∞</u>

rchitects

HRISTOPHER D.

MORIN

No. 032984

engineers

DRAWN BY: AGT CHECKED BY: BMO 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**

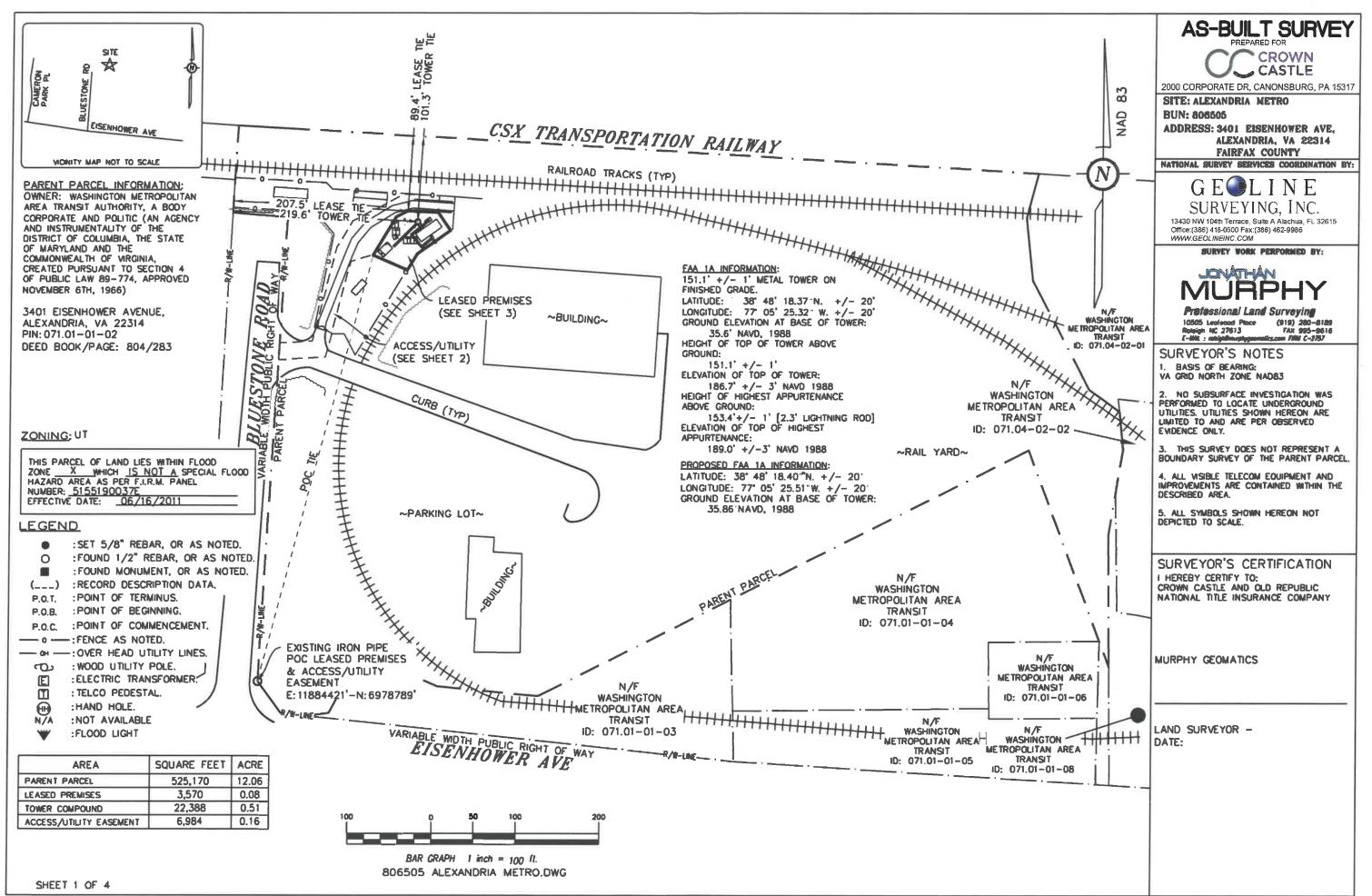
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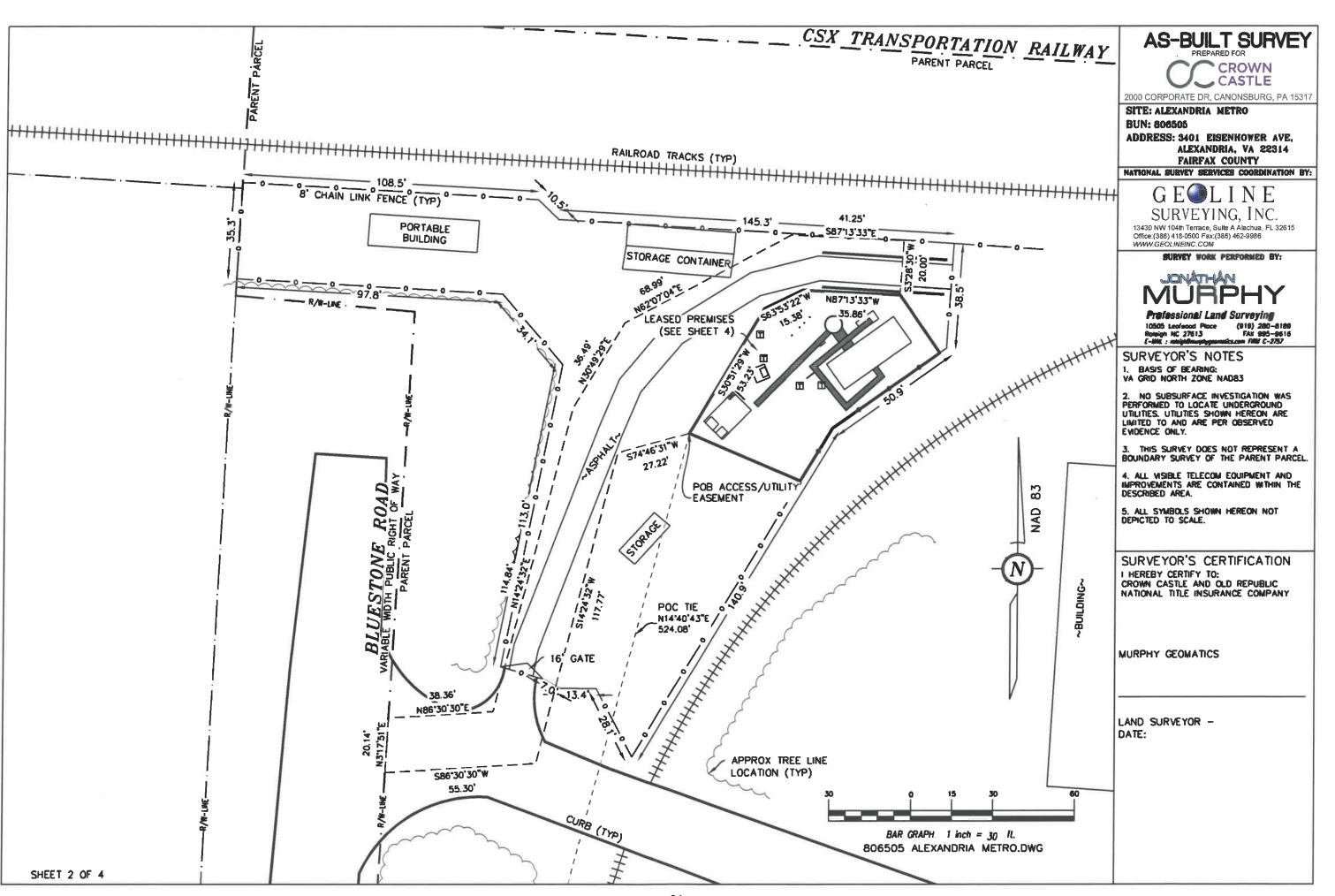
TITLE SHEET

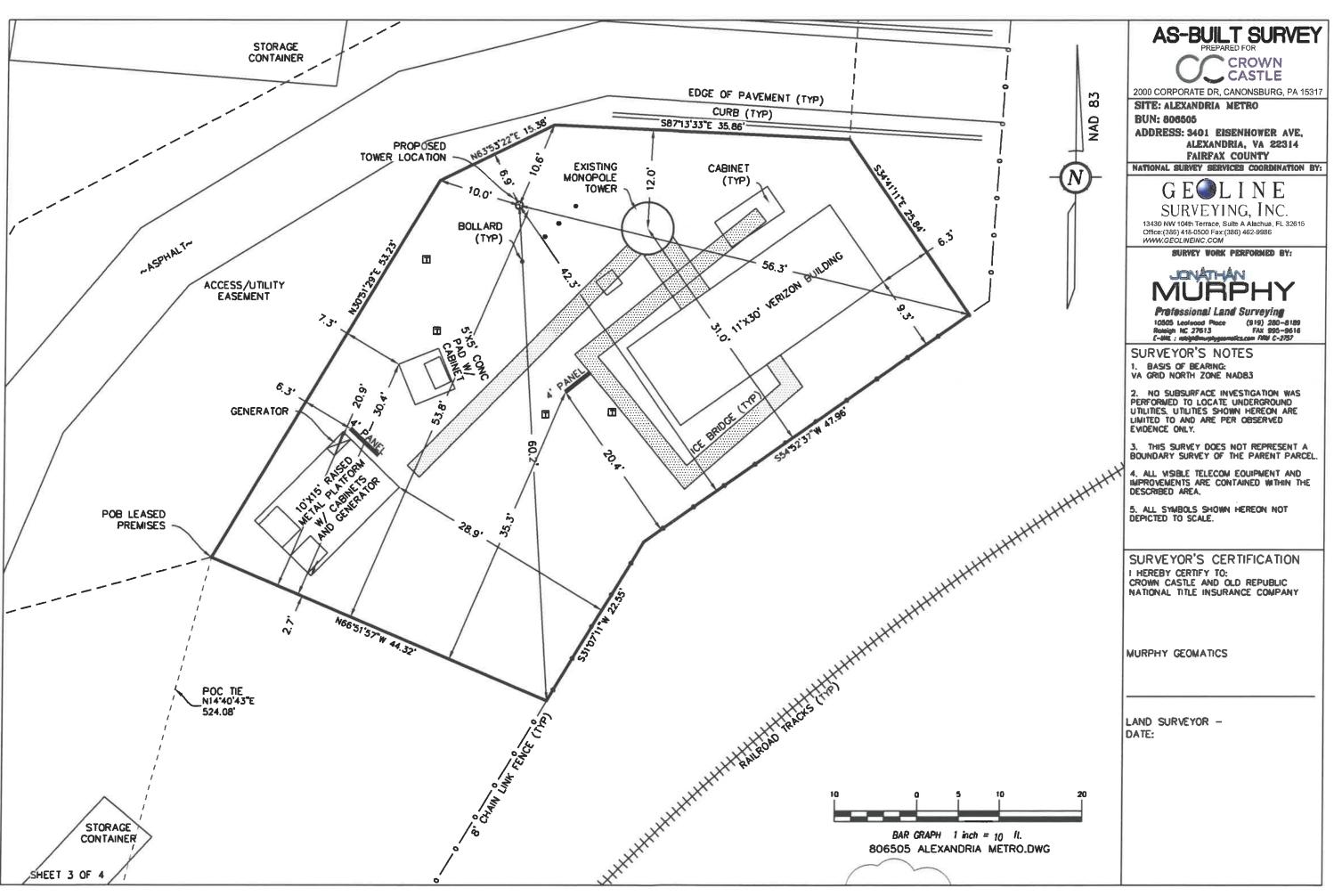
SHEET NUMBER

SITE DIRECTIONS

| PROJECT INFORMATION | SITE MANAGER | CONSTRUCTION MANAGER | ZONING MANAGER | RF ENGINEER | PROJECT MANAGER |
|---|--------------|----------------------|----------------|-------------|-----------------|
| ZONING DRAWINGS FOR A 190' MONOPOLE DROP & SWAP | | | | | |
| | | | | | 1 |
| | | | | | |
| | NAME: | NAME: | NAME: | NAME: | NAME: |
| | DATE | DATE: | DATE: | DATE | DATE: |







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

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 FARFAX, 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 SQFT 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" 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 0.3" 28" 30" W FOR A DISTANCE OF 20.00 FEET TO A POINT ON A PREVIOUSLY MENTIONED LEASED

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 SQFT -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 06" 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 \$ 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. 01-18022551-017 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
- 2 FACTS WHICH WOULD BE DISCLOSED BY A COMPREHENSIVE SURVEY OF THE PREMISES HEREIN DESCRIBED. -STANDARD EXCEPTION
- 3 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
- 5 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
- 6 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, SUBDRDINATED, OR IMPAIRED.

- 7 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.
- (10) DECLARATION OF TAKING, RECORDED 03/31/1976, IN BOOK 822, PAGE 7 OF THE ALEXANDRIA CITY RECORDS. -AFFECTS PARENT PARCEL, NOTHING TO PLOT
- (11) 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
- (12) 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
- (13) 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 (14) PERMIT, RECORDED 03/17/1977, IN BOOK 851, PAGE 511 OF THE ALEXANDRIA CITY RECORDS. -AFFECTS PARENT PARCEL, NOTHING TO PLOT
- (15) DECLARATION OF TAKING, RECORDED 10/10/1979, IN BOOK 917, PAGE 736 OF THE ALEXANDRIA CITY RECORDS. -AFFECTS PARENT PARCEL, NOTHING TO PLOT.
- (16) 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.
- (17) DEED OF EASEMENT IN FAVOR OF WASHINGTON GAS COMPANY, RECORDED 08/12/1983, AS BOOK 1106, PAGE 851 OF THE ALEXANDRIA CITY -UNABLE TO DETERMINE AFFECTS TO PARENT PARCEL DUE TO BUSTED STATE PLANE COORDINATES IN PROVIDED DESCRIPTION.
- (18) 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 cellco partnership, LESSEE, DATED 06/23/1993
- (19) 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.

-AFFECTS PARENT PARCEL, UNABLE TO PLOT NO DESCRIPTION PROVIDED.

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.

(20) 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



2000 CORPORATE DR. CANONSBURG, PA 15317

SITE: ALEXANDRIA METRO BUN: 808505

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

NATIONAL SURVEY SERVICES COORDINATION BY:



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

SURVEY WORK PERFORMED BY:



Prefessional Land Surveying 10505 Leefwood Place (919) 280-8189 Roleigh NC 27613

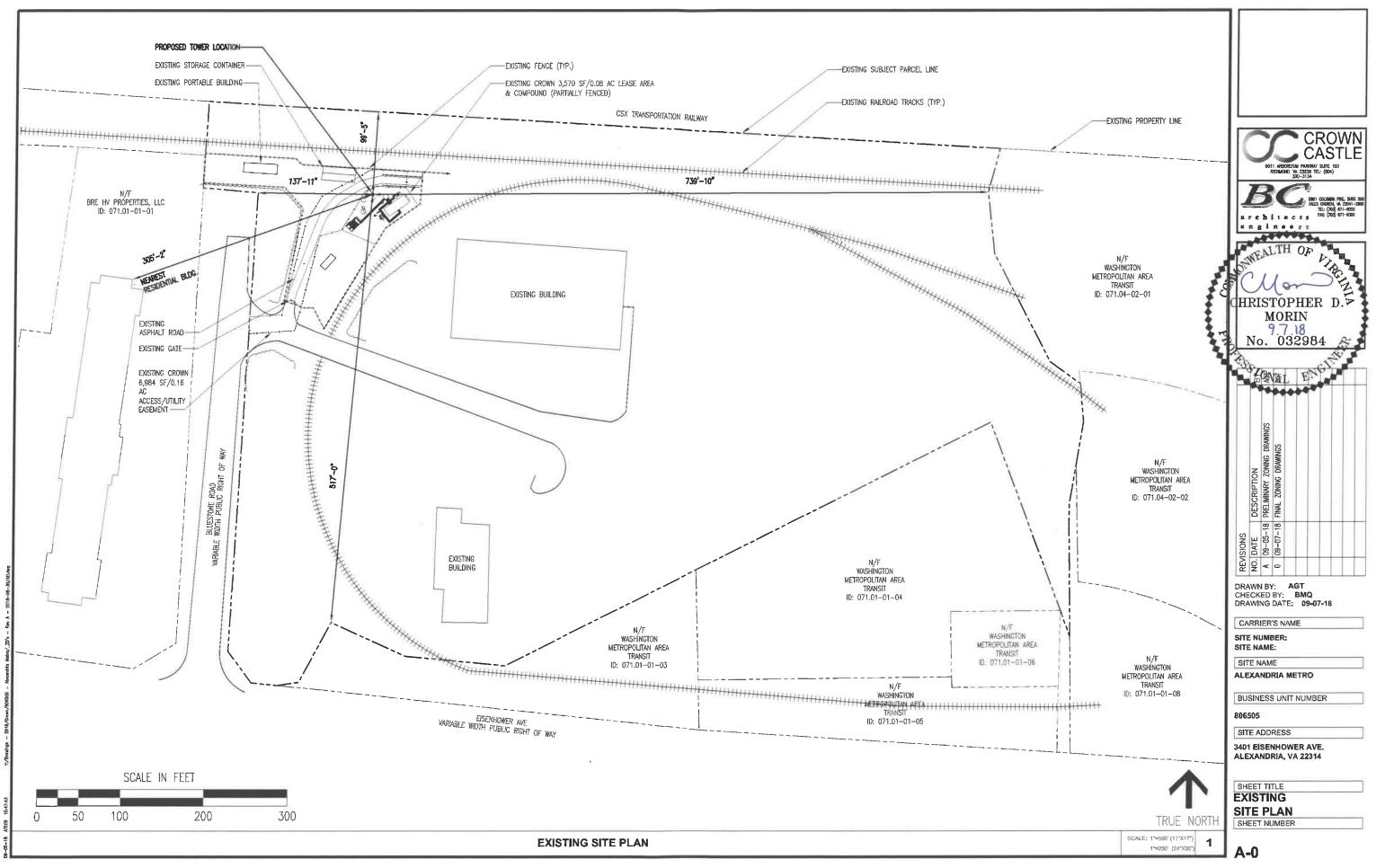
SURVEYOR'S NOTES 1. BASIS OF BEARING: VA GRID NORTH ZONE NAD83

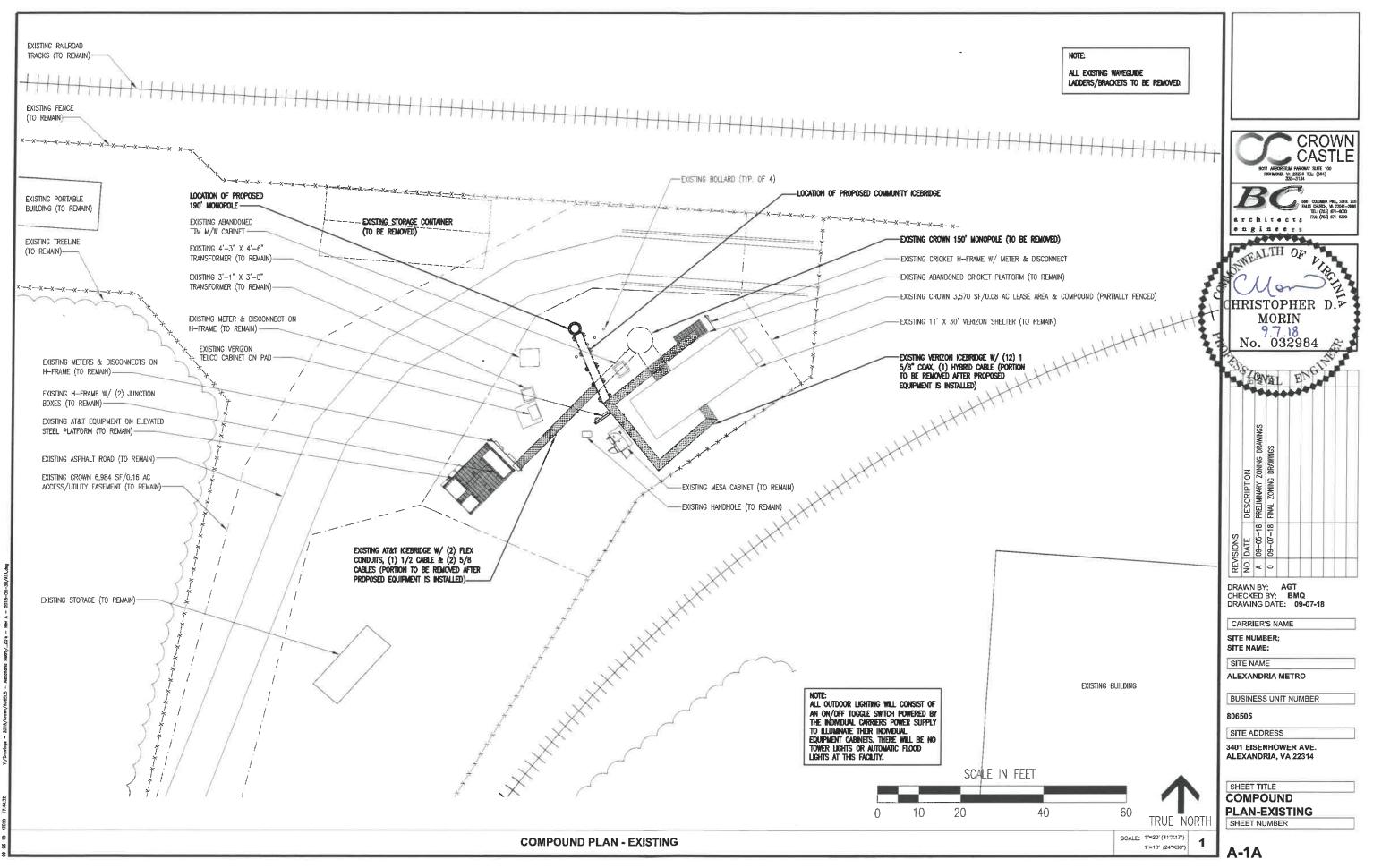
- NO SUBSURFACE INVESTIGATION WAS PERFORMED TO LOCATE UNDERGROUND
 UTILITIES, UTILITIES SHOWN HEREON ARE LIMITED TO AND ARE PER OBSERVED EVIDENCE ONLY.
- 3. THIS SURVEY DOES NOT REPRESENT A BOUNDARY SURVEY OF THE PARENT PARCEL
- 4. ALL VISIBLE TELECOM EQUIPMENT AND IMPROVEMENTS ARE CONTAINED WITHIN THE DESCRIBED AREA.
- 5. ALL SYMBOLS SHOWN HEREON NOT DEPICTED TO SCALE.

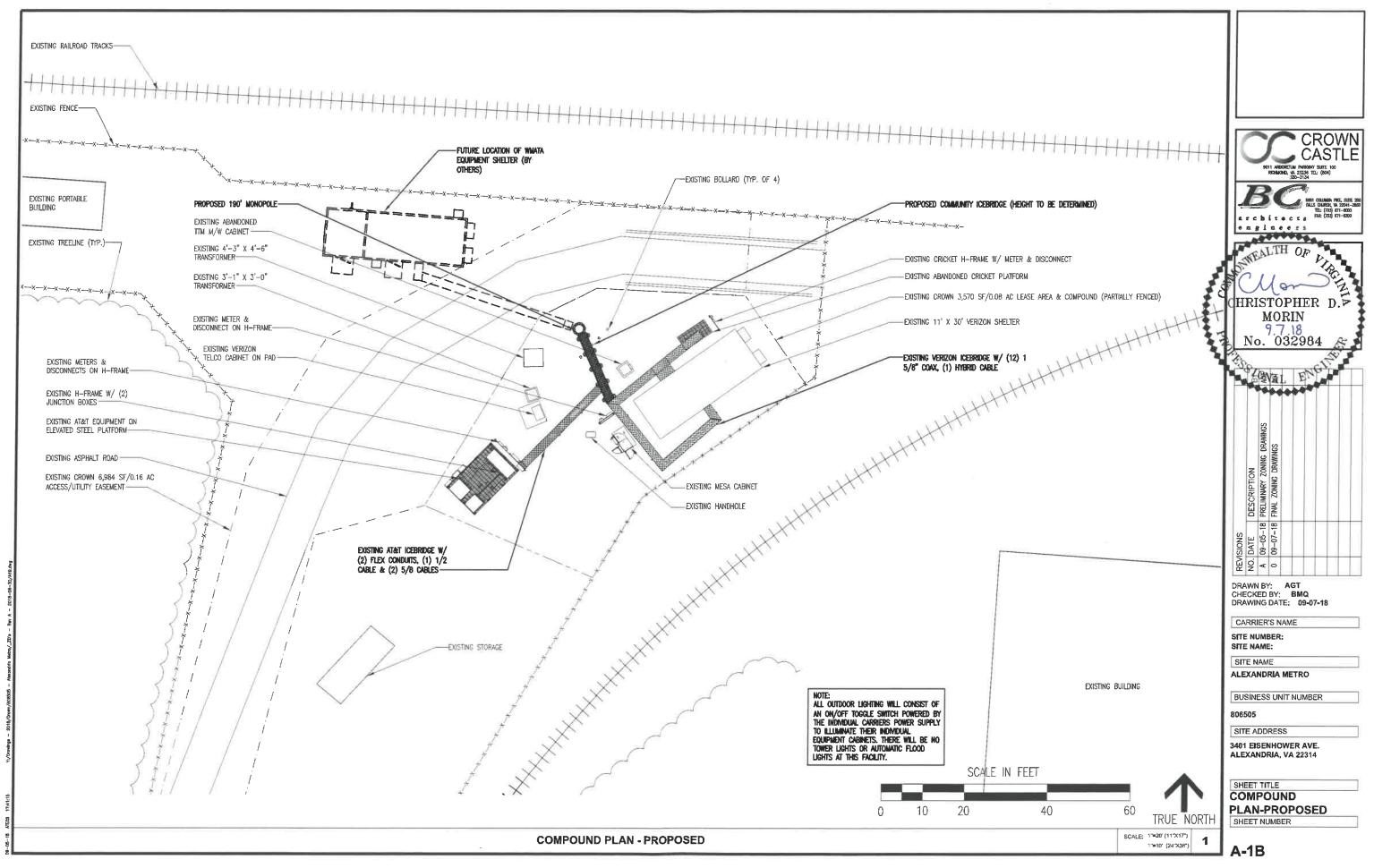
SURVEYOR'S CERTIFICATION HEREBY CERTIFY TO: CROWN CASTLE AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

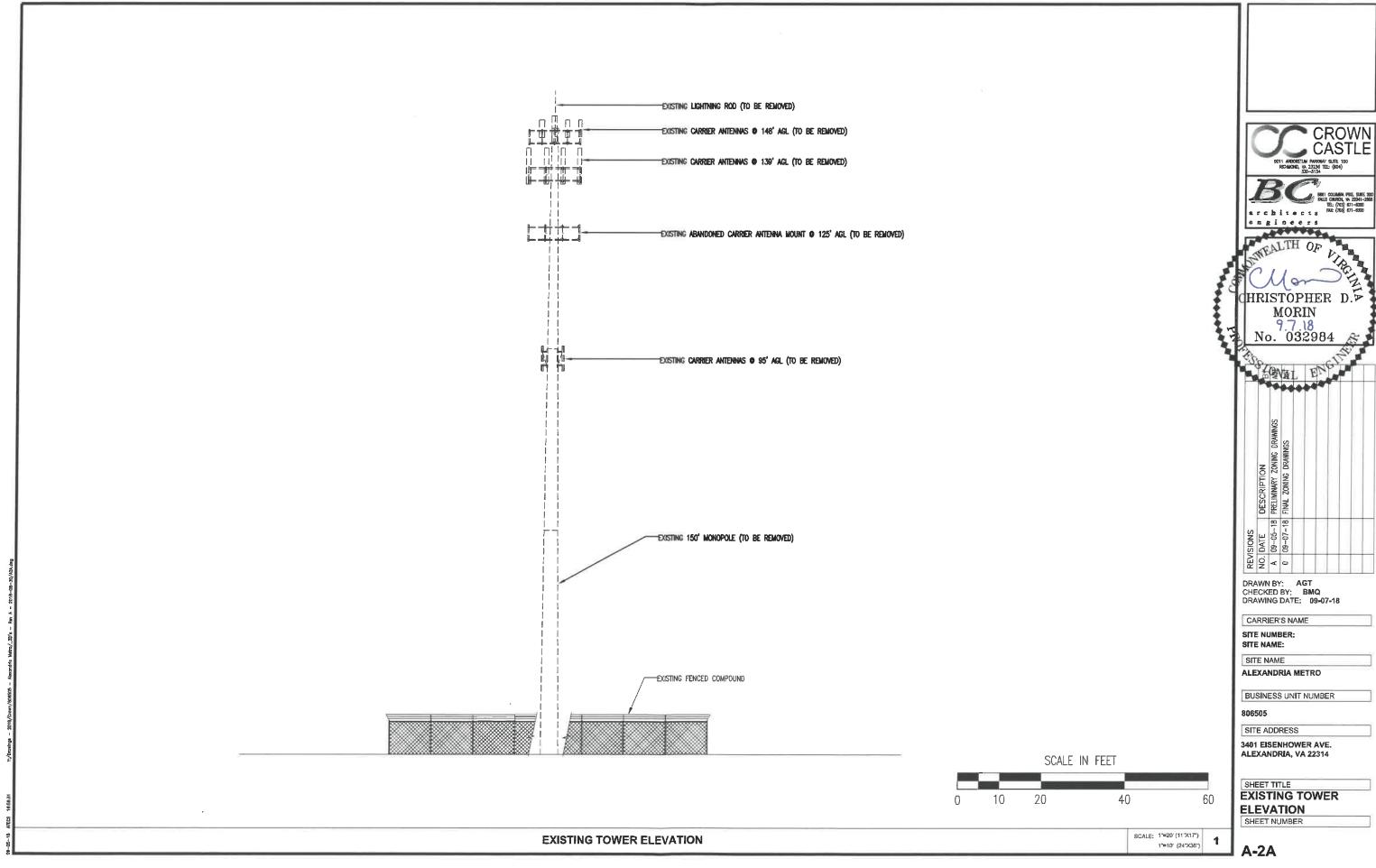
MURPHY GEOMATICS

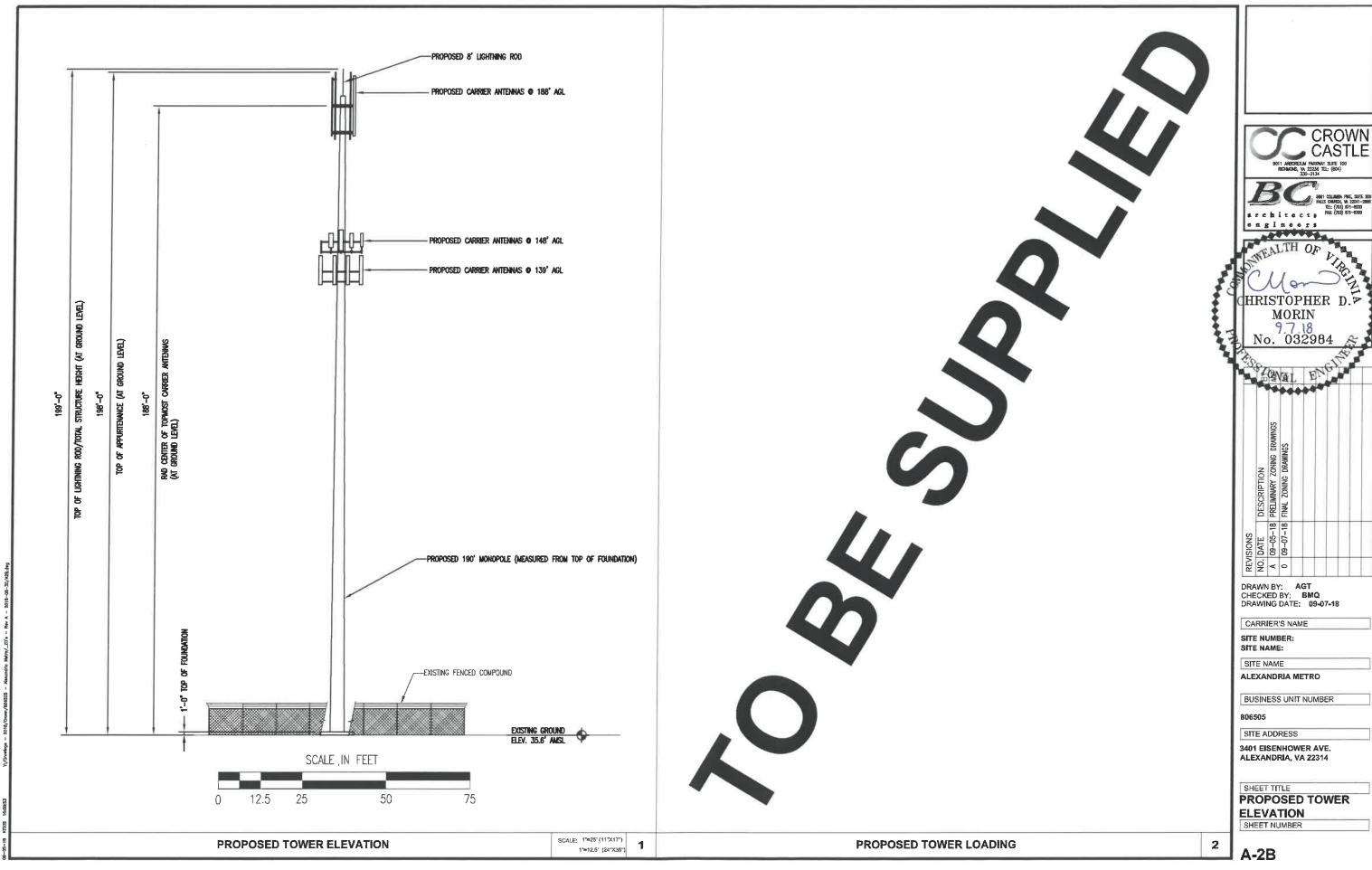
LAND SURVEYOR -DATE:











DIVISION 1: STANDARD PROVISIONS

GENERAL NOTES

- DRAWINGS ARE NOT TO BE SCALED, THESE PLANS ARE INTENDED TO BE DIAGRAMMATIC ONLY. THE WORK INDICATED ON THE DRAWINGS SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT AND APPURTENANCES, AND LABOR NECESSARY TO COMPLETE THE WORK, VERIFY ALL EQUIPMENT LOCATIONS WITH PROJECT MANAGER
- 2. CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND DIMENSIONS ON THE JOB SITE AND CONFIRM THAT WORK AS INDICATED ON THE CONSTRUCTION DOCUMENTS (ALSO KNOWN AS CONSTRUCTION PLANS) CAN BE ACCOMPLISHED AS SHOWN BEFORE PROCEEDING
- 3.NOTIFY PROJECT MANAGER OF ANY MAJOR DISCREPANCY REGARDING THE CONTRACT DOCUMENTS, EXISTING CONDITIONS, AND OR DESIGN INTENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THIS CLARIFICATION
- 4. INSTALL ALL EQUIPMENT AND MATERIALS PER MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY OTHERWISE INDICATED, OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.
- 5.CONTRACTOR SHALL VISIT JOB SITE PRIOR TO SUBMITTING A BID TO REVIEW SCOPE OF WORK AND EXISTING SITE CONDITIONS AFFECTING THE PROPOSED PROJECT, INCLUDING BUT NOT LIMITED TO, DEMOLITION, MECHANICAL SERVICE, ELECTRICAL SERVICE, ACCESS ISSUES, DRAINAGE, AND OVERALL COORDINATION
- 6. ALL TELEPHONE/RADIO EQUIPMENT LAYOUT, SPECIFICATIONS, PERFORMANCE, INSTALLATION AND THEIR FINAL LOCATION ARE TO BE APPROVED BY CCUSA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING HIS WORK WITH THE WORK AND CLEARANCE REQUIRED BY OTHERS RELATED TO SAID
- ALL WORK PERFORMED AND MATERIALS SHALL MEET THE HIGHEST TRADE STANDARDS. AS A MINIMUM STANDARD, CONFORM WITH ALL APPLICABLE CODES, REGULATIONS AND ORDINANCES HAVING JURISDICTION. CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY BEARING ON THE
- 8. ELECTRICAL SYSTEMS SHALL BE INSTALLED PER N.E.C. AND IN ACCORDANCE WITH ALL APPLICABLE UTILITY COMPANY SPECIFICATIONS, AND LOCAL AND STATE JURISDICTIONAL CODES, ORDINANCES AND APPLICABLE REGULATIONS.
- 9. CONTRACTOR SHALL PROVIDE CONTINUOUS SUPERVISION WHILE ANY SUBCONTRACTORS OR WORKMEN ARE ON THE JOB SITE AND SHALL SUPERVISE AND DIRECT ALL WORK. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT. POST PROPER TEMPORARY CONSTRUCTION SIGNAGE WITH EMERGENCY PHONE NUMBERS AND TEMP ASR/FAA NUMBER
- ICPROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 2-A OR 2-A10BC WITHIN 75 FEET TRAVEL DISTANCE TO ALL PORTIONS OF THE PROJECT AREA DURING CONSTRUCTION.
- 11.ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL CODE REQUIREMENTS.
- 12.CONTRACTOR SHALL PROTECT ALL EXISTING FINISHES THAT ARE TO REMAIN. CONTRACTOR SHALL REPAIR ANY DAMAGE THAT MAY OCCUR DURING CONSTRUCTION.
- 13-SEAL ALL PENETRATIONS THROUGH FIRE RATED AREAS WITH U.L. LISTED OR F M APPROVED MATERIALS
- 14.DETAILS AND SCHEMATICS ARE TO PROPOSE OR SHOW END RESULT OF THE DESIGN. MINOR MODIFICATIONS MAY BE NECESSARY TO SUIT JOB CONDITIONS AND DIMENSIONS. SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF THE WORK, PRIOR WRITTEN APPROVAL BY CROWN IS REQUIRED.
- 15. VERIFY ALL FINAL EQUIPMENT LOCATIONS WITH OWNER'S REPRESENTATIVE.
- 16. DIMENSIONS ARE TO FINISH SURFACES UNLESS OTHERWISE NOTED.
- 7 CLEANUP AND SAFETY: KEEP PROJECT AREA CLEAN, HAZARD FREE, AND DISPOSE OF ALL DIRT, DEBRIS, RUBBISH AND EQUIPMENT REMOVED AND NOT SPECIFIED AS REMAINING THE PROPERTY OF THE OWNER, ETC. LEAVE PREMISES IN A VACUUM AND BROOM CLEAN CONDITION: FREE FROM PAINT SPOTS, DUST, OR SMUDGES OF ANY NATURE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL SYSTEMS EQUIPMENT IN A CLEAN WORKING ORDER UNTIL ACCEPTANCE OF THE PROJECT BY PROJECT MANAGER.
- 8.THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REDLINING THE CONSTRUCTION PLANS TO ILLUSTRATE THE AS-BUILT CONDITION OF THE SITE, ALL UNDERGROUND UTILITIES AND GROUNDING SHALL BE SHOWN ON REDLINE DRAWINGS AND DIMENSIONED FROM FENCE LINES OR PADS. PHOTOGRAPHS ARE REQUIRED. TWO (2) COPIES OF REDLINED DRAWINGS WILL BE PROVIDED TO CROWN AND ONE (1) TO THE A & E FIRM FOR DEVELOPMENT OF THE AS-BUILD/SURVEY RECORD DOCUMENTS.

DIVISION 2: SITE WORK-02100

EARTHWORK AND DRAINAGE

ACCESS ROAD, ENTRANCES, TURNAROUND AREAS, SITE/LEASE AREA AND COMPOUND AREAS ARE TO BE CONSTRUCTED TO PROVIDE PROPER DRAINAGE SO TO ENSURE EASILY MAINTENANCE AND COMPACTED, EVEN AND LEVEL SURFACES FOR CUSTOMER ENJOYMENT AND FUTURE CONSTRUCTION ACTIVITY, MATERIAL AND EQUIPMENT DELIVERIES AND MAINTENANCE PERSONNEL ACCESS

VEGETATION CONTROL
A.APPLY SOIL STERILIZER IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATION (USE AS NEEDED).

BURRASS SEEDS SHALL BE APPLIED AND MAINTAINED AS RECOMMENDED BY THE PRODUCER (IF REQUIRED).

C.VEGETATION LANDSCAPING, IF INCLUDED WITHIN THE CONTRACT, WILL BE PLACED AND MAINTAINED AS RECOMMENDED BY NURSERY INDUSTRY STANDARDS (IF REQUIRED).

SEQUENCING

- A. CONFIRM SURVEY STAKES AND SET FLEVATIONS PRIOR TO ANY CONSTRUCTION INCLUDING BUT NOT LIMITED TO THE FOLLOWING ITEMS:
- 1) TOWER PLACEMENTS AND FOUNDATION ELEVATIONS 2) EASEMENTS AND ACCESS CENTER LINES (GC IS RESPONSIBLE FOR ALL
- OFFSETS)
- 3) ENTRANCE, RADIUS POINTS AND SETBACK/RIGHT OF WAYS (IF REQUIRED)
- 4) LEASE AND FENCE CORNERS 5) METER BOARD PLACEMENTS (EACH POST)
- 6) DRAINAGE ELEVATION AND GRADING STATION ALONG THE ACCESS AND
- AROUND THE SITE. 7) CONSTRUCTION BENCH MARK AND ELEVATION (NEAR THE SITE)
- PRIOR TO ANY CONSTRUCTION 8) ACCESS GATE PLACEMENT (IF REQUIRED)
- B. THE COMPLETE ROAD AND SITE AREA WILL BE GRUBBED PRIOR TO FOUNDATION CONSTRUCTION OR PLACEMENT OF BACK FILL OR SUB-BASE MATERIAL. CONSTRUCT TEMPORARY CONSTRUCTION ZONE ACCESS DRIVE.
- D THE SITE AREA WILL BE BROUGHT TO SUB-BASE COURSE ELEVATION AND THE ACCESS ROAD TO BASE COURSE ELEVATION PRIOR TO FORMING FOUNDATION.
- APPLY SOIL STERILIZER PRIOR TO PLACING BASE MATERIALS. . SEED, FERTILIZE AND MULCH DISTURBED AREAS IMMEDIATELY AFTER BRINGING SITE AND ACCESS ROAD TO BASE COURSE ELEVATION, WATER TO ENSURE GROWTH
- G. REMOVE GRAVEL FROM TEMPORARY CONSTRUCTION ZONE TO AN AUTHORIZED AREA OR AS DIRECTED BY PROJECT MANAGER.
- H. AFTER COMPLETION OF CONSTRUCTION BUT PRIOR TO THE FINAL PUNCH LIST INSPECTION, APPLY FOUR (4) INCHES OF STONE (1" OR SMALLER WITH FINES AND DUST) TO ALL GRAVELED AREAS (REFER TO GRAVEL PAVEMENT DETAIL).
- AFTER APPLICATIONS OF FINAL SURFACES, APPLY SOIL STERILIZER TO THE STONE SURFACES

- I. <u>GRADING</u> A. UNIFORMLY GRADE AREA TO BE SMOOTH SURFACE FREE FROM IRREGULAR SURFACE CHANGES, COMPLY WITH COMPACTION REQUIREMENTS AND GRADE TO CROSS SECTION, TOPO LINES AND ELEVATIONS INDICATED. 1) COMPOUND SURFACE GRADES ARE TO BE SLOPED TO DIRECT WATER AWAY FROM EQUIPMENT AND SHELTERS TO PREVENT STANDING AND PONDING WATER.
- 2) COMPOUND SURFACE SHALL BE COMPACTED TO A 90% MAXIMUM DRY DENSITY TO ALLOW PROPER STERILIZATION FOR ACCESS TO ALL CUSTOMERS
- 3) DENSITY TESTING MAY BE REQUIRED AT CROWN'S DISCREPANCY DUE TO QUESTIONABLE COMPACTION OF FINISH SURFACE GRADE OR SUB-GRADE.
 4) DITCHES/SWALES AROUND THE COMPOUND AREA AND ALONG ACCESS ROAD. SHALL BE CONSTRUCTED SO TO PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING GRADES/SLOPE AND NEW PROPOSED GRADES. 5) SITE GRADING AND DRAINAGE SHOULD BE CONSTRUCTED TO PREVENT WATER FROM ENTERING THE COMPOUND SURFACE OR THE ACCESS
- MOISTURE CONTROL-UNIFORMLY MOISTEN OR AERATE SUB-GRADE AND EACH SUBSEQUENT FILL OR BACK FILL LAYER BEFORE COMPACTION TO
- WITHIN 2% OF OPTIMUM MOISTURE CONTENT. DO NOT PLACE BACKFIELD OR FILL MATERIAL ON SURFACES THAT ARE MUDDY, FROZEN OR CONTAIN FROST, SNOW OR ICE.
- STOCKPLING MATERIAL (TOP SOIL OF FILL DIFT) ON SITE, SHOULD BE PLACED IN AND AREA THAT CAN BE CONTROLLED TO PREVENT WATER, SNOW. OR ICE FROM EFFECTING MOISTURE CONTENT. STOCKPILES MAY HAVE TO BE COVERED TO PREVENT ADD MOISTURE SO ACCEPTABLE FILL CAN BE
- -WATERING-PREVENT SURFACE WATER AND SUBSURFACE OR GROUND WATER FROM ENTERING EXCAVATIONS, FROM PONDING ON PREPARED SUB-GRADE, AND FROM FLOODING PROJECT OR BUILD AREA.

 EROSION CONTROL-MEASURES SHALL BE MAINTAINED THROUGHOUT THE

 DURATION OF THE PROJECT.
- 1. ALL INLETS, DRAINS, PIPES, SWELLS, AND ROADS SHALL BE KEPT CLEAN AND FREE OF DIRT AND SILT.

. SUBMITTALS

A. BEFORE CONSTRUCTION

- . IF LANDSCAPING IS APPLICABLE TO THE CONTRACT, TWO COPIES OF THE LANDSCAPE PLAN UNDER NURSERY LETTERHEAD. IF A LANDSCAPE ALLOWANCE WAS INCLUDED IN THE CONTRACT, AN ITEMIZED LISTING OF PROPOSED COSTS UNDER NURSERY LETTERHEAD (REFER TO SITE PLAN FOR LANDSCAPING REQUIREMENTS).
- $2.\mbox{SUBMIT}$ FOR APPROVAL, 1/2 CUBIC FOOT OF THE PROPOSED SURFACE COURSE MATERIAL
- B. AFTER CONSTRUCTION
- 1. MANUFACTURER'S DESCRIPTION OF PRODUCT AND WARRANTY STATEMENT ON SOIL STERILIZED
- 2. MANUFACTURER'S DESCRIPTION OF PRODUCT ON GRASS AND FERTILIZER.
- 3. LANDSCAPING WARRANTY STATEMENT (SEE 15-1)

6. PRODUCTS

A. MATERIALS

- 1) FILL MATERIAL ACCEPTABLE SELECT FILL SHALL BE IN ACCORDANCE WITH (THE STATE DEPARTMENT OF HIGHWAY AND PUBLIC TRANSPORTATION DEPARTMENT STANDARD SPECIFICATION) FOR THE STATE IN WHICH THE TOWER IS
- 2) SOIL STERILIZER SHALL BE EPA REGISTERED, OF LIQUID COMPOSITION AND
- 3) SOIL STABILIZER FABRIC SHALL BE MIRAFI 500X
- 4) AGGREGATE SIZE IS BASED ON OR EQUAL TO AASHTO STANDARD.

B FOLIPMENT

- 1) COMPACTION SHALL BE ACCOMPLISHED BY MECHANICAL MEANS. SUB-GRADE SHALL BE COMPACTED WITH EQUIPMENT APPROPRIATE FOR TYPE OF SUB-GRADE MATERIAL AND ACHIEVING A RUBBER TIRE PRESSURE OF 60 PSI, SHEEP'S FOOT PRESSURE OF 100 PSI, OR A VIBRATORY ROLLER WEIGHING APPROXIMATELY SIX (6) TONS.
- 2) SMALLER AREAS SHALL BE COMPACTED BY POWER-DRIVEN, HAND HELD TAMPERS.
- 3) FINISH GRADE SHALL BE COMPACTED BY SMOOTH DRUM VIBRATOR ROLLERS WEIGHING AT LEAST SIX (6) TONS.
- NOTE: DENSITY TESTING IS REQUIRED ON ACCESS ROADS BOTH SUB-GRADE AND FINISH GRADE COMPOUND SURFACES ARE ONLY REQUIRED AT CCI DISCREPANCY. TESTING REPORTS SHOULD BE INCLUDED IN THE CLOSE-OUT DOCUMENTS

A. INSPECTIONS

LOCAL BUILDING INSPECTORS SHALL BE NOTIFIED NO LESS THAN 48 HOURS IN ADVANCE OF CONCRETE POURS, UNLESS OTHERWISE SPECIFIED BY OWNER OR LOCAL JURISDICTION.

B. PREPARATION

- 1)CLEAR TREES (GROUND TO SKY), BRUSH AND DEBRIS FROM SITE AREAS AND ACCESS ROAD RIGHT-OF-WAY AS DIRECTED BY PROJECT MANAGER. 2) PRIOR TO OTHER EXCAVATION AND CONSTRUCTION EFFORTS GRUB ORGANIC
- MATERIAL TO A MINIMUM OF SIX (6) INCHES BELOW ORIGINAL GROUND LEVEL 3) JINLESS OTHERWISE INSTRUCTED BY CCUSA, TRANSPORT ALL REMOVED TREE, BRUSH AND DEBRIS FROM THE PROPERTY TO AN AUTHORIZED LANDELL
- 4) PRIOR TO PLACEMENT OF FILL OR BASE MATERIALS, ROLL AND
- COMPACT THE SOIL.

 5) WHERE UNSTABLE SOIL CONDITIONS ARE ENCOUNTERED, REMOVE AND REPLACE. WITH SUITABLE SOIL.

C. INSTALLATION

- 1)THE SITE AND TURNAROUND AREAS SHALL BE AT THE SUB-BASE COURSE ELEVATION PRIOR TO FORMING FOUNDATIONS, GRADE OR FILL THE SITE AND ACCESS ROAD AS REQUIRED IN ORDER THAT UPON EVEN DISTRIBUTION OF SPOILS RESULTING FROM FOUNDATION EXCAVATIONS THE RESULTING GRADE WILL CORRESPOND WITH SAID SUB-BASE COURSE. ELEVATIONS ARE TO BE CALCULATED FROM FINISHED GRADES OR SLOPES INDICATED.
- F ANY, EXCESS SPOILS WILL BE CLEARED FROM JOB SITE AND NOT SPREAD BEYOND THE LIMITS OF LEASE PROPERTY UNLESS AUTHORIZED BY CCUSA / AS AGREEMENT BY LANDOWNER.
- 3) THE ACCESS ROAD SHALL BE BROUGHT TO BASE COURSE ELEVATION, PRIOR TO FOUNDATION CONSTRUCTION, TO PERMIT USE FOR EQUIPMENT PASSAGE AND OBSERVATION DURING CONSTRUCTION OF THE SITE.
- 4) AVOID CREATING DEPRESSIONS WHERE WATER MAY POND.
- 5) WHEN IMPROVING AN EXISTING ACCESS ROAD, GRADE THE EXISTING ROAD TO REMOVE ANY ORGANIC MATTER AND SMOOTH THE SURFACE BEFORE PLACING SIX (6) INCHES OF STONE, ROLL AND COMPACT.
- 6) PLACE FILL OR STONE IN SIX INCH MAXIMUM LIFTS AND COMPACT BEFORE PLACING NEXT LIFT.
- 7) THE FINISH GRADE, INCLUDING TOP SURFACE COURSE, SHALL EXTEND A MINIMUM OF TWO FOOT BEYOND THE SITE FENCE AND SHALL COVER THE
- 8) RIPRAP SHALL BE APPLIED TO THE SIDE SLOPES OF ALL FENCED SITE AREAS, PARKING AREAS, AND TO ALL OTHER SLOPES GREATER THAN 2:1.
- 9) RIPRAP SHALL BE APPLIED TO THE SIDES OF DITCHES OR DRAINAGE SWALES. 10) RIPRAP ENTIRE DITCH FOR SIX FEET IN ALL DIRECTIONS AT CULVERT OPENINGS.
- 11) SEED, FERTILIZER AND STRAW COVER SHALL BE APPLIED TO ALL OTHER DISTURBED AREAS, AND DITCHES AND DRAINAGE SWALES, NOT OTHERWISE
- 12) UNDER NO CIRCUMSTANCES WILL DITCHES, SWALES, OR CUIVERTS BE PLACED SO THEY DIRECT WATER TOWARDS, OR PERMIT STANDING WATER IMMEDIATEL' ADJACENT TO RAILROAD BALLAST. IF DESIGNS OR ELEVATIONS CONFLICT WITH THIS GUIDANCE THE A & E FIRM SHOULD BE ADVISED IMMEDIATELY.
- 13) IN DITCH LINE WITH SLOPES GREATER THAN TEN PERCENT, MOUND DIVERSIONARY HEADWALLS IN THE DITCH AT CULVERT ENTRANCES. THE HEADWALL SHALL BE POSITIONED AT AN ANGLE NO GREATER THAN 60 DEGREES OFF THE DITCH LINE. RIPRAP THE UPSTREAM SIDE OF THE HEADWALL AS WELL AS THE DITCH FOR SIX FEET ABOVE THE CULVERT ENTRANCE. AND EXITS.

WARRANTY

- 1) IN ADDITION TO THE WARRANTY ON ALL CONSTRUCTION COVERED IN THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL REPAIR ALL DAMAGE AND REPAIR AREA BACK AS CLOSE TO ORIGINAL CONDITION AS POSSIBLE TO LEASE AREA PROPERTY OR SURROUNDING CAUSED BY CONSTRUCTION.
- 2) SOIL STERILIZATION APPLICATION WILL GUARANTEE VEGETATION FREE ROAD AND SITE AREAS FOR ONE YEAR FROM DATE OF FINAL INSPECTION. 3) DISTURBED AREAS WILL REFLECT GROWTH OF NEW GRASS COVER PRIOR TO
- FINAL INSPECTION. 4) LANDSCAPING, IF INCLUDED WITHIN THE SCOPE OF THE CONTRACT. WILL BE GUARANTEED FOR ONE YEAR FROM DATE OF FINAL INSPECTION.

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E. DEMOLITION

- 1) DEMOLITION SHALL BE CONTROLLED TO PREVENT THE SPREAD OF DUST TO OCCUPIED PORTIONS OF THE BUILDING.
- 2) EXISTING WORK TO REMAIN SHALL BE PROTECTED FROM DAMAGE WORK DAMAGED BY CONTRACTOR SHALL BE REPAIRED TO MATCH EXISTING WORK.
- 3) AT THE END OF EACH WORK DAY AND DURING INCLEMENT WEATHER, CLOSE ALL EXTERIOR OPENINGS WITH WEATHERPROOF COVER.
- 4) REMOVE DEBRIS AND RUBBISH FROM THE <u>SITE DAILY</u>. DO NOT ALLOW DEBRIS AND RUBBISH TO ACCUMULATE IN BUILDING OR ON SITE.

DIVISION 3: CONCRETE WORKS-03310

- 1.QUALITY ASSURANCE: COMPLY WITH PROVISIONS OF THE FOLLOWING CODES, SPECIFICATIONS AND STANDARDS, EXCEPT WHERE MORE STRINGENT REQUIREMENTS ARE SHOWN OR SPECIFIED.
- A. ACL 301 "SPECIFICATION FOR STRUCTURAL CONCRETE FOR BUILDINGS",
- B ACL 318 "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" AND ACI 318 "COMMENTARY", LATEST EDITION. CONCRETE REINFORCING STEEL INSTITUTE (CRSI), "MANUAL OF STANDARD PRACTICE".

REINFORCING MATERIALS:

- A: REINFORCING: ASTM A 615, GRADE 60 DEFORMED.
- B. WELDING WIRE FABRIC: ASTM A185 WELDED STEEL WIRE FABRIC.
- C.SUPPORTS FOR REINFORCEMENT: BOLSTERS, CHAIRS, SPACERS AND OTHER DEVICES FOR SPACING, AND SUPPORTING REINFORCING BARS IN PLACE. USE WIRE BAR TYPE SUPPORTS COMPLYING WITH CRSI SPECIFICATIONS.

.CONCRETE MATERIALS:

- A PORTLAND CEMENT: ASTM C 150, TYPE 1.
- B. AGGREGATES: ASTM C 330 AND APPROVED BY LOCAL D.O.T. AS ALKALI-SILIO REACTION REISISTANT
- C AIR-ENTRAINING ADMIXTURE: ASTM C 260 CERTIFIED BY THE MANUFACTURER TO BE COMPATIBLE WITH OTHER REQUIRED ADMIXTURES.

PROPORTIONING AND DESIGN OF MIXES:

DESIGN MIX TO PROVIDE CONCRETE WITH THE FOLLOWING PROPERTIES:

A.AS PER MANUFACTURER DESIGN — TO BREAK ACCORDING TO MANUFACTURERS TESTING REQUIREMENTS.

B. WEIGHT: 145 PCF.

- W/C RATIO: 0.44 MAXIMUM (NON AIR-ENTRAINED), 0.35 MAXIMUM C. (AIR-ENTRAINED).
- NOTE: NO TOWER STEEL IS TO BE PLACED ON THE TOWER FOUNDATION/S UNTIL THE CONCRETE CURE STATUS IS A MINIMUM OF (50%) PERCENT OF THE TOWER MANUFACTURE'S SPECIFICATION. TESTING REPORTS ARE TO BE FORWARD TO CROWN OR APPOINTED CONSTRUCTION MANAGER, COPIES OF THE EACH REPORT SHOULD BE INCLUDED IN THE CLOSE-OUT PACKAGE

CONCRETE TESTING REQUIREMENTS: SAMPLING FRESH CONCRETE PER ASTM C172, EXCEPT MODIFIED FOR TEST CYLINDER REQUIREMENT:

- ONE (1) SET OF SIX (6) CYLINDERS FOR EVERY 50 YARDS BATCH OR 1 SET OF 6 CYLINDERS FOR EACH POUR. CYLINDERS (1) SHOULD BE TAKEN FROM EACH TRUCK FOR AN EQUAL SAMPLING OF THE 50 YARD BATCH OR
- NOTE: ALL CYLINDERS SHOULD NOT BE MOVED FROM THE SAMPLING AREA FOR A PERIOD OF 24 HOUR. ALL CYLINDER SHOULD BE COVER AND PROTECTED FROM DAMAGE AND FREEZING.
- COMPRESSIVE STRNGTH TEST REQUIREMENTS:
 BREAK 1 CYLINDER AT 3, 7, 14, 28 DAYS.
 NOTE: BREAKS CAN BE COMPLETED AFTER 3 DAYS AND BEFORE 14 DAYS
 WITH THE 2 SPACE CYLINDERS TO CONFIRM REQUIRED STRENGTH FOR

DIVISION 4: STRUCTURAL STEEL-05120

- 1.QUALITY ASSURANCE: COMPLY WITH PROVISIONS OF THE FOLLOWING CODES, SPECIFICATIONS AND STANDARDS, EXCEPT WHERE MORE STRINGENT REQUIREMENTS ARE SHOWN OR SPECIFIED.
- A. AISC "CODE OF STANDARD PRACTICE".

2.MASTERFLOW 713 BY MASTER BUILDERS

STACKING TOWER STEEL.

- B, AISC *SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS 13TH EDITION
- C. AMERICAN WELDING SOCIETY (AWS) D1.1-06, "STRUCTURAL WELDING CODE STEEL.*

2. MATERIALS:

WITH ASTM A 123.

- A STRUCTURAL STEEL PLATES, SHAPES AND BARS: ASTM A 36.
- B HIGH STRENGTH THREADED FASTENERS: ASTM A 325. C.ELECTRODES FOR WELDING: E70XX OR MATCHING FILLER AS SPECIFIED IN
- AWS D1.1. D. ALL STRUCTURAL STEEL SHALL BE HOT DIP GALVANIZED IN ACCORDANCE
- E.CEMENT GROUT: IF REQUIRED BY TOWER MANUFACTURER: FOLLOW MFG.
- F.NON-METALLIC, SHRINKAGE-RESISTANT, 4000 PSI COMPRESSIVE STRENGTH GROUT, PROVIDE ONE OF THE FOLLOWING OR AN APPROVED EQUAL: 1.EUCO N.S. BY EUCLID CHEMICAL CO.
- G.ALL TOWER STEEL THAT HAD GALVANIZING DAMAGE SHALL BE REPAIRED IN ACCORDANCE WITH ASTM A780, SECTION A2 "REPAIR USING ZINC-RICH

CROWN CASTLE 9011 ARBORETUM PARKWAY SUITE 100 RICHMOND, VA 23236 TEL: (804)

grchitects engineers THE COURT

WIEALTH OF HRISTOPHER D.> MORIN

No. 032984



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

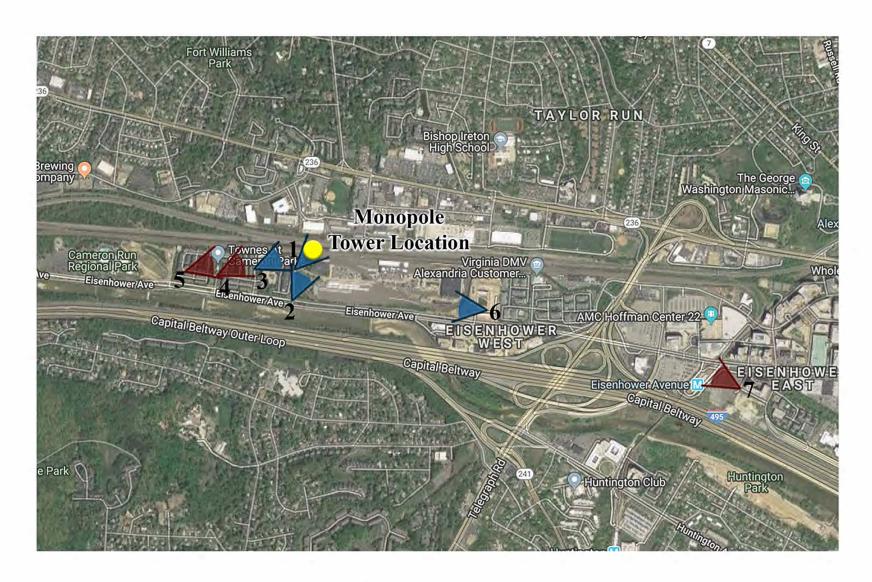
3401 EISENHOWER AVE. ALEXANDRIA, VA 22314

SHEET TITLE **GENERAL NOTES**

SHEET NUMBER

SP-1





Revised 10/19/18

190'-0" Monopole Tower Aerial View















































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



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From: Max Ewart < Max. Ewart@alexandriava.gov >

Sent: Friday, November 09, 2018 4:00 PM

To: Ed Donohue <<u>edonohue@donohuestearns.com</u>>; 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

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