

BAR #2020-00553

City Council  
May 15, 2021

**ISSUE:** Appeal of a decision of the Board of Architectural Review denying a Certificate of Appropriateness to install a small cell facility in the Parker-Gray District

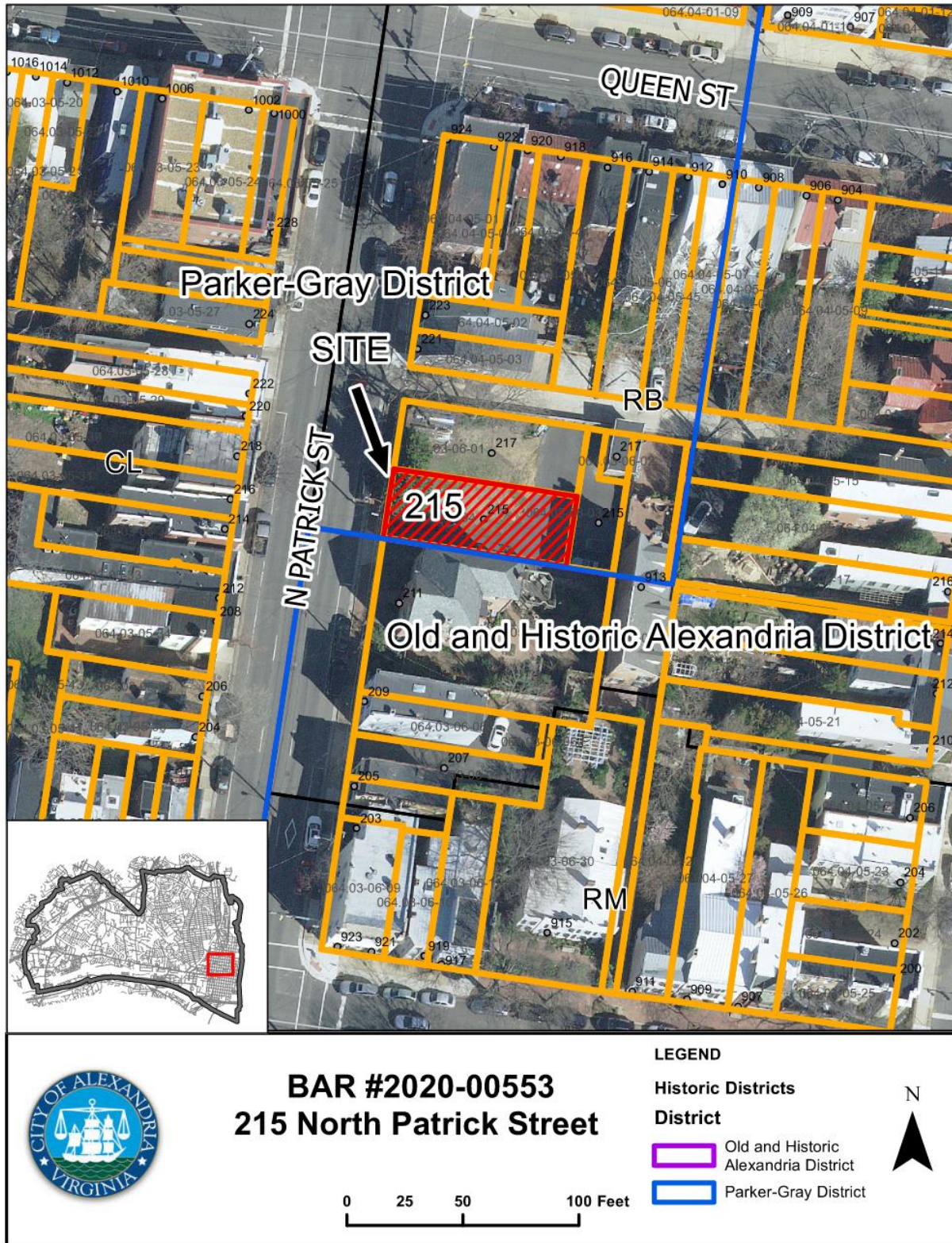
**APPLICANT:** Cello Partnership dba Verizon Wireless

**APPELLANT:** Cello Partnership dba Verizon Wireless

**LOCATION:** Dominion Energy utility pole near 215 North Patrick Street parcel

**ZONE:** RB/Residential Townhouse Zone

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## **I. ISSUE**

Cellco Partnership dba Verizon Wireless is appealing the denial of a Certificate of Appropriateness by the Board of Architectural Review on a Dominion Energy replacement wood pole near the parcel at 215 North Patrick Street. Staff had recommended approval of the Certificate of Appropriateness (BAR2020-00553) as submitted as staff does not believe that the proposed small cell facility and equipment will obstruct the viewshed of any landmark property or detract from the vacant parcel at 215 North Patrick Street or any other adjacent property. Further, the replacement pole and small cell facility are replacing an existing pole. All legal noticing requirements were followed.

The Certificate of Appropriateness (BAR2020-00553) was first deferred from the January 6, 2021 docket at the request of the applicant. On January 21, 2021, the Board of Architectural Review (BAR) deferred the item for restudy as members of the public had submitted letters of concern about the pole location. The BAR felt that a new standalone pole would be a better solution for this location and asked Cellco Partnership dba Verizon Wireless to study the feasibility of the standalone alternative. After the study, Cellco Partnership dba Verizon Wireless determined that a standalone pole would not be feasible at this location and asked the BAR to reconsider the application as presented on January 21, 2021 at the February 17, 2021 hearing. On February 17, the item was DENIED by the BAR.

The appeal, filed by Joshua Schakola on the behalf of the applicant, Cellco Partnership dba Verizon Wireless, states that “The denial was based on the replacement or relocation of a utility structure in the public right of way which is not a contributing element of the historic district and is not in the scope of the application for a small cell facility on a utility structure in the right of way. The replacement or relocation of the utility structure is not under the authority of the BAR. The denial also makes reference to the historical significance of a property and vacant lot which are not on a registry or an eligible list. The denial also references concern over noticing requirements as set forth by the Ordinance which were followed as written for this application of a Certificate of Appropriateness.” The staff report and minutes are attached for reference.

## **II. HISTORY**

The proposed facility would be added to an existing pole located a few feet north of a curb cut between 211 and 215 North Patrick streets. Although currently a vacant lot, the 1891 Sanborn Fire Insurance map depicts a two-story brick house at 215 North Patrick Street attached to a matching house at 217 North Patrick Street. Both houses were demolished by circa 1980. The adjacent property at 211 North Patrick Street was built in the 1870s.

## **III. DISCUSSION**

As discussed in the attached staff report, Federal and State legislation has been enacted to streamline the local approval process for and limit local authority over cellular facilities. The City has adopted *Interim Wireless Facility Aesthetic Guidelines* for wireless infrastructure throughout the City which outline specific guidelines related to the replacement of existing utility poles. Many of the wireless carriers are working with Dominion Energy to deploy their facilities on replacement utility poles in the City right-of-way. Dominion’s safety guidelines require that the existing poles

be replaced with taller poles so that there is adequate separation between the utilities and the new cellular equipment.

In June of 2019, the Board implemented a policy for administrative approval of wireless facilities, but rescinded that policy at the April 22, 2020 hearing to allow more time to consider small cell facility applications. The Board now reviews each small cell case at a full hearing. Board and staff have approved approximately 38 cases since January 1, 2019. Staff returned to the Board with an updated administrative approval policy for small cell cases at the April 21, 2021 hearing, but the Board moved to table the policy until the September 1, 2021 hearing.

### Certificate of Appropriateness

A Certificate of Appropriateness is required in the historic district under Section 10-203(A) of the Zoning Ordinance, which states that “No building or structure shall be erected, reconstructed, altered or restored within the Parker-Gray District unless and until an application for a certificate of appropriateness shall have been approved.”

Utility poles, overhead wires, street signs, and street lights are an existing and prevalent part of the urban streetscape, including within the City’s historic districts. The BAR does not have purview over the Dominion Energy pole itself as it is an in-kind “like for like” replacement; nonetheless, the new small cell facility equipment to be added onto the replacement pole is considered a new element and therefore subject to BAR review and subject to the standards in Zoning Ordinance Section 10-203(A).

In considering a Certificate of Appropriateness, the Board, and City Council on appeal, shall consider the following criteria set forth in Zoning Ordinance Section 10-205(A) and set out in **bold** below. It should be noted that the City Council’s consideration of the Zoning Ordinance criteria on appeal is independent of the Board’s decision. While City Council may review and consider the Board’s previous action, City Council will separately make its own decision based on an evaluation of the previously submitted material and any new material presented at the hearing.

To make a decision related to a Certificate of Appropriateness, Zoning Ordinance Section 10-205(A)(1) requires that the City Council “shall limit its review to exterior features subject to public view and shall determine the compatibility of proposed construction, reconstruction, alteration, restoration of buildings or structures within the Parker-Gray District based upon compatibility with other buildings or structures on the same block face, the block face across the public street, or the immediate surrounding area within the district.” Staff analysis of each the Zoning Ordinance criteria follows below.

The Board of Architectural Review, or the City Council on appeal, shall consider the following in passing upon the appropriateness of proposals within the Parker-Gray District:

### **Height of the roofline along the street or public way**

The proposed replacement pole and small cell facility will be 46’9” in height, the replacement pole comprising 39’2” of that. This will replace an existing pole that is 34’5” in height. Most buildings

on the 200 block of North Patrick Street are two-stories with an average height of 25 feet (Figure 2). Since an average person's height is 6'-0" and the average building height in the block is 25', the small cell will not obstruct the viewshed of the 211 North Patrick Street property or any building in that block (Figure 3).

### **Scale and mass of the building on the site**

The replacement pole and small cell facility will not significantly increase the height of what already exists at that location.

### **Placement of the building on the site**

The placement of the small cell facility is atop an already existing utility pole in the public right-of-way and is not out of character with already existing utility poles that are predominant throughout the district.

### **Material, texture and color**

The small cell equipment will be painted to match the color of the utility pole to comply with the *Interim Wireless Facility Aesthetic Guidelines*.

### **Architectural style where there is a predominant style on the block face**

Utility poles, overhead wires, street signs, and light poles are an existing and prevalent part of the urban streetscape including within the Parker-Gray Historic District.

### **Architectural details, including signs, subject to public view from the public street or public way**

The Board has approved identical small cell facilities throughout the historic districts through the franchise agreement between the City of Alexandria and Cellco Partnership dba Verizon Wireless dated December 8, 2020. The design details are therefore consistent with precedent and appropriate for the district.

### **Architectural classification based on age of building or structure**

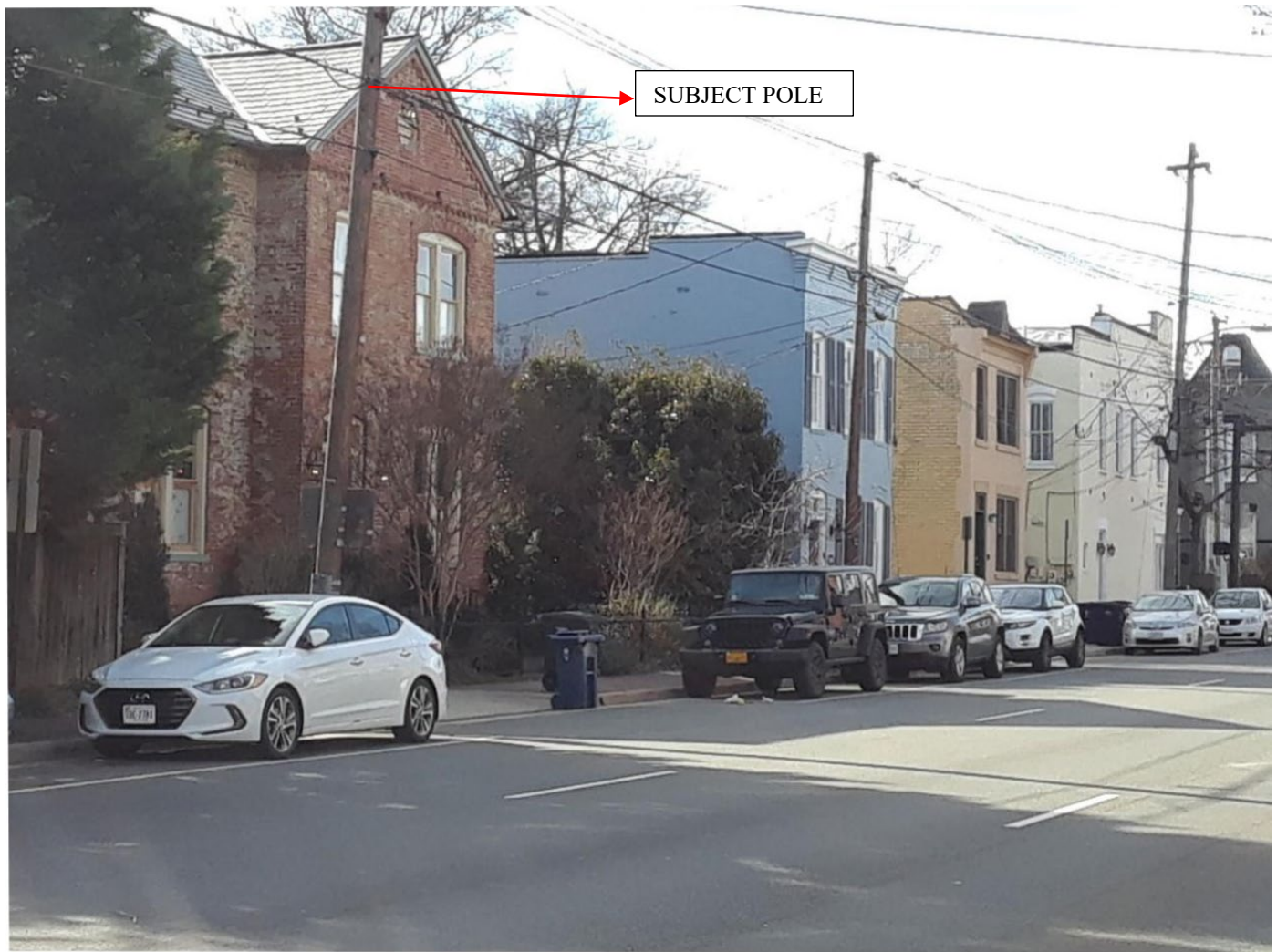
Not applicable

### **Hierarchy of building elevation based on the location of the new construction on the front (street facing), side (non-street facing) or rear elevation**

Not applicable



*Figure 1- closeup of subject pole location*



*Figure 2 – street view looking south*



Figure 3- small cell view simulation

Staff recommended approval of the Certificate of Appropriateness (BAR2020-00553) as submitted. Staff does not believe that the proposed small cell facility and equipment will obstruct the viewshed of any landmark property or detract from the vacant parcel at 215 North Patrick Street or any other adjacent property. Further, the replacement pole and small cell facility are replacing an existing pole. For these reasons and those set out above, staff finds that the application complies with the certificate of appropriateness criteria.

#### IV. BOARD ACTION

**BOARD ACTION:** Denied

On a motion by Mr. Adams, and seconded by Ms. Neihardt, the Board of Architectural Review voted to deny BAR #2020-00553. The motion carried on a vote of 4-3. Ms. Roberts, Ms. Irwin, and Mr. Spencer opposed the motion.

## **REASON**

The Board felt that due to the existing pole's proximity to the 215 North Patrick Street property line and the uncertainty of the exact location of the replacement pole, which has a two foot leeway to the north or south of the existing pole, the proposed pole could possibly end up in front of a historically significant property (211 North Patrick Street) or detract from a possible future structure at 215 North Patrick Street. The Board noted that the application is not clear and raised concerns about the potential negative visual effect of the replacement pole and the small cell facility on the significant historic property. They also expressed concern about the noticing requirements; if the replacement pole is placed to the south of the existing, it will be directly across the property at 214 North Patrick Street which was not notified about the project but would be affected by it in that location.

## **SPEAKERS**

Mr. Joshua Schakola, representing Cellco Partnership dba Verizon Wireless, was available to answer questions.

Mr. Robert Meyers, resident at 311 Alabama Avenue and owner of the property at 222 North Patrick Street, brought up the issue of noticing requirements since he had not received any notification for the proposed project and if the pole replacement were to be placed in a different location, he would never know. He also stated that the 12'-3" height increase plus the height of the antenna, 5'-6" will have a significant visual impact, not only on the property at 215 North Patrick, but on the entire block.

Mr. Jamahl Bracey, property owner and resident at 214 North Patrick, also had concerns about the noticing, claiming the subject pole is directly aligned with his doorstep from which he believes the application's pictures were taken. He feels that he and other neighbors who were not notified will be directly affected by this project. Mr. Bracey said that he is not comfortable with only verbal discussions about the final location of the replacement pole; he thinks that the uncertainty of the final location concerns the residents who will have to live with the small cell in front of their property for a long time.

Mr. Craig Miller, resident and co-owner of the properties 211, 215, and 217 North Patrick Street, stated that there is no 213 North Patrick Street, and that he feels that the proposed project will negatively impact his historic property at 211 North Patrick Street where he resides. He added that the proposed small cell facility will be the tallest approved in the historic district being 13 feet taller than the historic property which violates Article X, Sections (a),(g) and (h) of the City's Zoning Ordinance and therefore must be denied by the BAR. Mr. Miller also clarified that the original site for this facility was at the corner of Cameron and Patrick streets. This location was denied by Dominion and therefore 215 North Patrick is not the preferred location for the location of the small cell facility. Mr. Craig also stated that BAR2009-00295 established precedent in referencing the grandness of the property at 211 North Patrick Street and its unique roofline and architecture. He gave a brief summary of the cultural significance of the property saying that the property at 211 North Patrick was the

residence of the first African American doctor in Alexandria who lived at the location from 1943 until he passed away in 1985.

Ms. Lisa Brock, co-owner of the properties at 211, 215, 215A, and 217 North Patrick Street, stated that she was very concerned with the discrepancies and incomplete information in the application. It omits existing trees that will be affected by the pole replacement, the actual height of the replacement pole seems to be much taller than the 10-foot increase stated in the application, and the actual location of the pole is different on the architectural drawings. She also had concerns about the incomplete information on the utility standards which are not clear. She opposed the project and asked the Board to deny or defer the project.

Mr. Chris Kuhman, resident at 205 North Patrick Street, had concerns about the structural soundness of the new replacement pole, as the street is prone to accidents and he is concerned that an unsound structure can potentially cause damage to nearby residences in case of an accident.

Mr. Steven Burke, resident at 1007 Cameron Street, stated that his property's rear will be affected by this project and he has concerns about the height of the new pole which will establish a new standard that can be increased through the time. He finds that the height of the replacement pole is not appropriate for the historic districts.

## **DISCUSSION**

Ms. Roberts clarified that the project was properly noticed as per the City's Zoning Ordinance requirements. Ms. Roberts also stated that the same application was heard at the January 21 hearing and was deferred for restudy to check the possibility of another pole for the small cell facility or a freestanding pole instead. After listening to the public speakers, Ms. Roberts clarified that the 13 feet height increase for this project includes the small cell facility and does not exceed the height limitation of 50 feet, which was confirmed by Mr. Conkey.

Mr. Schakola explained the results of the restudy, clarifying that a standalone pole at the location is not possible due to overhead wires that zig-zag across the street not allowing the necessary safety and signal transmission requirement for horizontal and vertical clearance (10' and 4'-5' respectively). He also stated that the only possible location that would comply with this requirement is the northwestern corner of North Patrick Street, but the location has underground obstructions which makes the standalone pole installation not feasible.

Ms. Sennott had questions about the importance of this block to the network overall plan, and also about the discrepancy on the maps showing the location of the pole since seemed to her that in the application's picture, the replacement pole is clearly to the south of the property line and in front of 211 North Patrick driveway. Mr. Schakola clarified that if the location is not approved, it might signify a gap in the intended service for the area. This particular location is also a capacity site which alleviates

overburdened small cell facilities nearby, where the demand for service is intensified especially now that more people are working from home due to COVID-19.

Mr. Adams stated that even though the proposed small cell facility will be on a pole in front of a vacant lot, the lot could be developed in the future and his recollection was that the Board had already discussed that such facilities should not be located in front of any property but in between properties, so that no house will have an antenna in front of its window or front door. He would like staff to consider all the possible locations including the corner of Cameron or Princess which was previously selected as a possible site for this small cell facility. Mr. Adams also brought up that the replacement pole can be placed to the north of the existing and therefore will be in front of a future building or to the south that will be right in front of the historic property (211 North Patrick Street) driveway and not an alley as stated in the application.

Ms. Irwin questioned if the guidelines address trees that are in private properties as well, since the pole replacement could be one or two feet to the north of the location of the existing pole and could affect the existing mature trees in the vacant lot. She also inquired about the possibility to require that the replacement pole be relocated in the south direction instead. Mr. Schakola answered that the location of the replacement pole is up to Dominion and T&ES standards since there are other factors to be considered. Ms. Irwin also clarified to the public speakers who had concerns about the notice requirements, that the Board is restricted to comply with the Zoning Ordinance and that a recommendation to the City Council can be written requesting modifications to these requirements for larger projects.

Mr. Sprinkle added that the noticing issue is relevant since Dominion has a leeway to replace this pole south of the projecting property line which will directly affect the property right across the street that was not noticed, in this case 214 North Patrick Street. He also stated that the staff report should consider all properties that will have its viewshed affected by the project and not only the property directly across from it. Ms. Roberts concurred and suggested that staff should include in the staff report the location of significant historic properties at least in a 50' radius of the proposed small cell location.

## **V. STANDARD OF REVIEW ON APPEAL TO CITY COUNCIL**

Upon appeal, City Council must determine whether to affirm, reverse or modify, in whole or in part, the decision of the BAR. The City Council's review is not a determination regarding whether the BAR's decision was correct or incorrect but whether the Certificate of Appropriateness should be granted based upon City Council's review of the standards in Zoning Ordinance Section 10-203(A). While City Council may review and consider the BAR's previous actions, City Council must make its own decision based on its evaluation of the material presented. Section 10-207(A)(3) of the Zoning Ordinance requires that the City Council apply the same criteria and standards as are established for the Board of Architectural Review.

## **VI. RECOMMENDATION**

Staff recommends that City Council **reverse** the decision of the Board for denial of the Certificate of Appropriateness.

### **STAFF**

Karl Moritz, Director, Department of Planning & Zoning  
Tony LaColla, AICP, Land Use Services Division Chief, Planning & Zoning  
Bill Conkey, AIA, Historic Preservation Planner, Planning & Zoning  
Marina Novaes, Historic Preservation Planner, Planning & Zoning  
Susan Hellman, Historic Preservation Planner, Planning & Zoning  
Stephanie Sample, Historic Preservation Planner, Planning & Zoning  
Christina Zechman Brown, Deputy City Attorney

## **VII. ATTACHMENTS**

Attachment 1: Appeal letter filed with City Clerk (March 3, 2021)  
Attachment 2: February 17, 2021 BAR #2020-00553 staff report and minutes  
Attachment 3: [\*Interim Wireless Facility Aesthetic Guidelines\*](#)



**RECORD OF APPEAL**

**FROM A DECISION OF THE BOARD OF ARCHITECTURAL REVIEW**

Date Appeal Filed With City Clerk: 03/03/2021

B.A.R. Case #: BAR2020-00553

Address of Project: Right-of-way adjacent to 215 N Patrick St

Appellant is: (Check One)

☒ B.A.R. Applicant

☐ Other party. State Relationship \_\_\_\_\_

Address of Appellant: Joshua Schakola on behalf of

Cellco Partnership dba Verizon Wireless

Telephone Number: (443) 741-4810

State Basis of Appeal: The denial is based on the replacement or relocation of a utility structure in the public right of way which is not a contributing element of the historic district and is not in the scope of this application for a small cell facility on a utility structure in the right of way. The replacment or relocation of the utility structure is not under the authority of the BAR. The denial also makes reference to the historical signifigance of a property and vacant lot which are not on a registry or an eligible list. The denial also references concern over noticing requirements as set forth by the Ordinance which were followed as written for this Application of a Certificate of Appropriateness.

Attach additional sheets, if necessary

A Board of Architectural Review decision may be appealed to City Council either by the B.A.R. applicant or by 25 or more owners of real estate within the affected district who oppose the decision of the Board of Architectural Review. Sample petition on rear.

All appeals must be filed with the City Clerk on or before 14 days after the decision of the B.A.R.

All appeals require a \$200.00 filing fee.

If an appeal is filed, the decision of the Board of Architectural Review is stayed pending the City Council decision on the matter. The decision of City Council is final subject to the provisions of Sections 10-107, 10-207 or 10-309 of the Zoning Ordinance.

Joshua Schakola  
Signature of the Appellant

**ISSUE:** Certificate of Appropriateness for alterations (small cell facility)

**APPLICANT:** Cello Partnership dba Verizon Wireless

**LOCATION:** Parker-Gray District  
Dominion Energy utility pole near 215 North Patrick Street

**ZONE:** RB/Residential Townhouse Zone

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**BOARD ACTION: Denied**

On a motion by Mr. Adams, and seconded by Ms. Neihardt, the Board of Architectural Review voted to deny BAR #2020-00553. The motion carried on a vote of 4-3. Ms. Roberts, Ms. Irwin, and Mr. Spencer opposed the motion.

**CONDITIONS OF APPROVAL**

N/A

**REASON**

The Board felt that due to the existing pole's proximity to the 215 North Patrick Street property line and the uncertainty of the exact location of the replacement pole, which has a two feet leeway to the north or south of the existing pole, the proposed pole could possibly end up in front of a historically significant property (211 North Patrick Street) or detract from a possible future structure at 215 North Patrick Street. The Board noted that the application is not clear and raised concerns about the potential negative visual effect of the replacement pole and the small cell facility on the significant historic property. They also expressed concern about the noticing requirements; if the replacement pole is placed to the south of the existing, it will be directly across the property at 214 North Patrick Street which was not notified about the project but would be affected by it in that location.

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Mr. Jamahl Bracey, property owner and resident at 214 North Patrick, also had concerns about the noticing, claiming the subject pole is directly aligned with his doorstep from which he believes the application's pictures were taken. He feels that he and other neighbors who were not notified will be directly affected by this project. Mr. Bracey said that he is not comfortable with only verbal discussions about the final location of the replacement pole; he thinks that the uncertainty of the

final location concerns the residents who will have to live with the small cell in front of their property for a long time.

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Ms. Lisa Brock, co-owner of the properties at 211, 215 and 217A North Patrick Street, stated that she was very concerned with the discrepancies and incomplete information in the application. It omits existing trees that will be affected by the pole replacement, the actual height of the replacement pole seems to be much taller than the 10 foot increase stated in the application, and the actual location of the pole is different on the architectural drawings. She also had concerns about the incomplete information on the utility standards which are not clear. She opposed the project and asked the Board to deny or defer the project.

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## DISCUSSION

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Mr. Schakola explained the results of the restudy, clarifying that a standalone pole at the location is not possible due to overhead wires that zig-zag across the street not allowing the necessary safety and signal transmission requirement for horizontal and vertical clearance (10' and 4'-5' respectively). He also stated that the only possible location that would comply with this

requirement is the northwestern corner of North Patrick Street, but the location has underground obstructions which makes the standalone pole installation not feasible.

Ms. Sennett had questions about the importance of this block to the network overall plan, and also about the discrepancy on the maps showing the location of the pole since seemed to her that in the application's picture, the replacement pole is clearly to the south of the property line and in front of 211 North Patrick driveway. Mr Schakola clarified that if the location is not approved, it might signify a gap in the intended service for the area. This particular location is also a capacity site which alleviates overburdened small cell facilities nearby, where the demand for service is intensified especially now that more people are working from home due to COVID-19.

Mr. Adams stated that even though the proposed small cell facility will be on a pole in front of a vacant lot, the lot could be developed in the future and his recollection was that the Board had already discussed that such facilities should not be located in front of any property but in between properties, so that no house will have an antenna in front of its window or front door. He would like staff to consider all the possible locations including the corner of Cameron and Princess which was previously selected as a possible site for this small cell facility. Mr. Adams also brought up that the replacement pole can be placed to the north of the existing and therefore will be in front of a future building or to the south that will be right in front of the historic property (211 North Patrick Street) driveway and not an alley as stated in the application.

Ms. Irwin questioned if the guidelines address trees that are in private properties as well, since the pole replacement could be one or two feet to the north of the location of the existing pole and could affect the existing mature trees in the vacant lot. She also inquired about the possibility to require that the replacement pole be relocated in the south direction instead. Mr. Schakola answered that the location of the replacement pole is up to Dominion and T&ES standards since there are other factors to be considered. Ms. Irwin also clarified to the public speakers who had concerns about the notice requirements, that the Board is restricted to comply with the Zoning Ordinance and that a recommendation to the City Council can be written requesting modifications to these requirements for larger projects.

Mr. Sprinkle added that the noticing issue is relevant since Dominion has a leeway to replace this pole south of the projecting property line which will directly affect the property right across the street that was not noticed, in this case 214 North Patrick Street. He also stated that the staff report should consider all properties that will have its viewshed affected by the project and not only the property directly across from it. Ms. Roberts concurred and suggested that staff should include in the staff report the location of significant historic properties at least in a 50' radius of the proposed small cell location.

#### **STAFF RECOMMENDATION**

Staff recommends approval of the Certificate of Appropriateness, as submitted.

**GENERAL NOTES TO THE APPLICANT**

1. **APPEAL OF DECISION:** In accordance with the Zoning Ordinance, if the Board of Architectural Review denies or approves an application in whole or in part, the applicant or opponent may appeal the Board's decision to City Council on or before 14 days after the decision of the Board.
2. **COMPLIANCE WITH BAR POLICIES:** All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
3. **BUILDING PERMITS:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Department of Code Administration (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Administration, Room 4200, City Hall, 703-746-4200 for further information.
4. **ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH:** Applicants must obtain a copy of the Certificate of Appropriateness or Permit to Demolish PRIOR to applying for a building permit. Contact BAR Staff, Room 2100, City Hall, 703-746-3833, or [preservation@alexandriava.gov](mailto:preservation@alexandriava.gov) for further information.
5. **EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B), 10-206(B) and 10-307 of the Zoning Ordinance, any Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 12-month period.
6. **HISTORIC PROPERTY TAX CREDITS:** Applicants performing extensive, certified rehabilitations of historic properties may separately be eligible for state and/or federal tax credits. Consult with the Virginia Department of Historic Resources (VDHR) prior to initiating any work to determine whether the proposed project may qualify for such credits.



## **Update**

The application was deferred from the January 6, 2021 hearing by the applicant's request and then, again, deferred from January 21, 2021 for further study. The BAR requested the applicant to study the availability of a standalone pole at this location.

## **I. APPLICANT'S PROPOSAL**

The applicant is requesting a Certificate of Appropriateness to replace the existing wood utility pole in the right-of-way near the property at 215 North Patrick Street with a taller wood pole on top of which a triple band 5G small cell facility and a 4G antenna will be installed along with the associated equipment which will be mounted to the pole. The new pole will be installed adjacent to the existing pole that will be removed once the existing utilities been moved to the new one.

### **Certificate of Appropriateness**

- Replace the existing 34'-5" tall wood utility pole with a new 39'-2" wood utility pole
- Install a triple band Nokia AirScale AEUB 5G small cell antenna facility on top of the new utility pole, the overall height of the equipment is 3'-8". The antennas will be shrouded in color to match the pole
- Install a JMA CXI60MI236 -1C 4G antenna on top of the 5G facility, the 1'-2" diameter antenna is 3'-5" tall
- Install a prop Verizon wireless Charles SHRD60 cabinet 10'-0" above grade and required cabling to be bracket mounted to the pole
- Install a prop Verizon wireless lockable load center panel on the pole at 6'-0" from grade and required cabling
- Install a prop Verizon wireless meter box on the pole at 4'-5" from grade and required cabling
- Relocate the existing overhead lines and existing light fixture from the old pole to the new pole
- Remove the existing pole

### **Site context**

The parcel at 215 North Patrick Street is a vacant lot in the middle of the east side of the 200 block of North Patrick Street.

## **II. HISTORY**

Not applicable.

## **III. ANALYSIS**

To address the growing demand for wireless services across the United States, telecommunication providers are increasing the capacity of their networks by deploying small cell antennas within the public right-of-way to reduce the data traffic load on roof-mounted equipment and larger cell

towers. Small cell facilities are low-powered antennas that provide wireless service coverage to a limited geographic area (often with ranges of a few hundred feet) and are used to supplement and expand the coverage provided by the traditional, larger-scale network.

In the past three years, Federal and State legislation has been enacted to further streamline the local approval process for cellular facilities, shortening the approval time and limiting jurisdictions' authority. The laws can be contradictory between federal and state in some instances but do recognize that additional guidelines may be necessary in historic districts.

The City has adopted Interim Wireless Facility Aesthetic Guidelines for wireless infrastructure throughout the City which outline specific guidelines related to the replacement of existing utility poles, including:

- pole height may not increase more than 10 feet and may not exceed 50 feet without a special use permit
- replacement poles must be in the same general location as the existing pole
- replacement poles may not cause the removal of an existing tree or cause damaging impacts to trees located in the right-of-way
- wireless facilities must be shrouded, enclosing wires and equipment, and no separate ground mounted equipment is permitted
- wireless facilities must be painted to match the infrastructure

Many of the wireless carriers are working with Dominion Energy to deploy their facilities on replacement utility poles in the City right-of-way. Dominion's safety guidelines require that the existing poles be replaced with taller poles so that there is adequate separation between the utilities and the new cellular equipment. The wood poles come in 10-foot increments but must be buried deeper in the ground, so the net increase in height will be less.

A Certificate of Appropriateness is required in the historic districts under Section 10-203(A) of the Zoning Ordinance, which state that "No building or structure shall be erected, reconstructed, altered or restored within the Parker-Gray District unless and until an application for a certificate of appropriateness shall have been approved..."

The overall height of the new pole including the small cell facility is 46'-9". The antennas and equipment volumes are 5.48 CU FT and 12.28 CU FT respectively. BAR staff has no objection to the taller wood pole or the installation of the small cell facility in this location and finds that painting the equipment the same color as the pole will make them less obvious. The existence of utility poles and overhead wires, street signs, and light poles are part of the urban streetscape, and staff does not believe that the installation of the taller pole with the small cell equipment will adversely impact existing viewsheds.

According to the study submitted by the applicant's representative, a standalone pole at this location is not feasible. The study shows that the east side of North Patrick Street has poles with overhead wires the entire length of the block which would be obstructed by the standalone pole therefore, not recommended by the engineers. The west side of North Patrick Street has too many trees, most mature, which would obstruct the wireless signal and the City requires that *replacement poles be not located in a manner that requires the removal of an existing tree or impacts of root*

zone. Furthermore, there are gas lines and drainage systems underground which also prevents the installation of a new standalone pole.

Therefore, staff recommends approval of the Certificate of Appropriateness as submitted.

### **STAFF**

Marina Novaes, Historic Preservation Planner, Planning & Zoning

Tony LaColla, AICP, Land Use Services Division Chief, Planning & Zoning

## **IV. CITY DEPARTMENT COMMENTS**

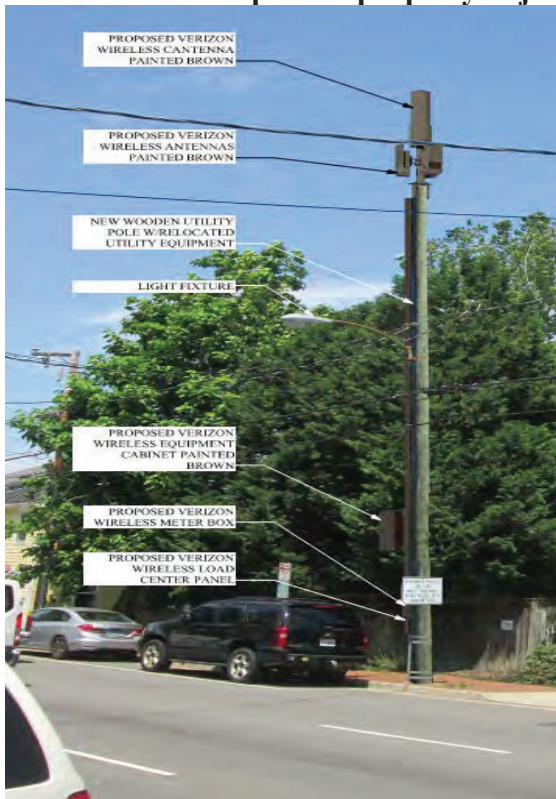
Legend: C- code requirement R- recommendation S- suggestion F- finding

### **Zoning**

F-1 Height of the pole shall not exceed 50.00 feet without a Special Use Permit.  
**Pole height is 39' 2''' feet and overall height is 46' 9"**

F-2 Pole must be in the same general location as existing pole.  
**In Compliance**

F-3 The replacement pole is not located in a manner that requires the removal of an existing tree or impacts of root zone.  
**There is a tree on private property adjacent to proposed poles.**



- F-4 Replacement people shall be located that meets ADA requirements that do not impede or hinder pedestrian or vehicular travel.

**In Compliance**

- F-5 Wireless facility shall be painted to match similar infrastructure on the block or earth tone color.

**Plans indicate facility to be wood pole with equipment shrouded to match wooden pole**

**Code Administration**

Code Administration has no comments

**Transportation and Environmental Services**

- R-1 The building permit must be approved and issued prior to the issuance of any permit for demolition, if a separate demolition permit is required. (T&ES)

- R-2 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)

- R-3 No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)

- F-1 The City is in the process of establishing a written policy regarding pole height for small cells. The poles will not be permitted to increase in height by more than 10-ft from the existing pole height, and not to exceed 50-ft in height. More details will be available in June 2019.

- F-2 After review of the information provided, an approved grading plan is not required at this time. Please note that if any changes are made to the plan it is suggested that T&ES be included in the review. (T&ES)

- F-3 If the alley located at the rear of the parcel is to be used at any point of the construction process the following will be required:

For a Public Alley - The applicant shall contact T&ES, Construction Permitting & Inspections at (703) 746-4035 to discuss any permits and accommodation requirements that will be required.

For a Private Alley - The applicant must provide proof, in the form of an affidavit at a minimum, from owner of the alley granting permission of use. (T&ES)

- C-1 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). (T&ES)

- C-2 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11,

Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)

- C-3 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C-4 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C-5 All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (Sec. 5-2-1) (T&ES)
- C-6 An encroachment request will be required for projections into the public right of way. (T&ES)
- C-7 The owner shall obtain and maintain a policy of general liability insurance in the amount of \$1,000,000 which will indemnify the owner (and all successors in interest); and the City as an Additional Insured, against claims, demands, suits and related costs, including attorneys' fees, arising from any bodily injury or property damage which may occur as a result of the encroachment. (Sec. 5-29 (h)(1)) (T&ES)

**Please submit Insurance Certificate:**

**City of Alexandria**

**T&ES**

**Attn: Development Services**

**301 King Street, Room 4130**

**Alexandria, VA 22314**

**Alexandria Archaeology**

- F-1 No archaeological oversight necessary.

**V. ATTACHMENTS**

*1 – Application Materials*

*2 – Supplemental Materials*

ADDRESS OF PROJECT: 215 N Patrick StDISTRICT: ☐ Old & Historic Alexandria ☒ Parker – Gray ☐ 100 Year Old BuildingTAX MAP AND PARCEL: 064.03-06-04ZONING: RBAPPLICATION FOR: *(Please check all that apply)*☒ CERTIFICATE OF APPROPRIATENESS☐ PERMIT TO MOVE, REMOVE, ENCAPSULATE OR DEMOLISH  
(Required if more than 25 square feet of a structure is to be demolished/impacted)☐ WAIVER OF VISION CLEARANCE REQUIREMENT and/or YARD REQUIREMENTS IN A VISION  
CLEARANCE AREA (Section 7-802, Alexandria 1992 Zoning Ordinance)☐ WAIVER OF ROOFTOP HVAC SCREENING REQUIREMENT  
(Section 6-403(B)(3), Alexandria 1992 Zoning Ordinance)Applicant: ☐ Property Owner ☒ Business *(Please provide business name & contact person)*Name: Cellco Partnership dba Verizon WirelessAddress: 9115 Guilford Road, Suite 400City: Columbia State: MD Zip: 21046Phone: 703-969-9309 E-mail: joshua.schakola@mastec.comAuthorized Agent *(if applicable)*: ☐ Attorney ☐ Architect ☒ AgentName: Joshua SchakolaPhone: 443-741-4810E-mail: joshua.schakola@mastec.com

Legal Property Owner:

Name: Dominion Virginia EnergyAddress: 3072 Centreville RdCity: Herndon State: VA Zip: 20171Phone: 571-203-5332 E-mail: jarred.t.lampe@dominionenergy.com

- ☐ Yes ☒ No Is there an historic preservation easement on this property?
- ☐ Yes ☐ No If yes, has the easement holder agreed to the proposed alterations?
- ☐ Yes ☐ No Is there a homeowner's association for this property?
- ☐ Yes ☐ No If yes, has the homeowner's association approved the proposed alterations?

If you answered yes to any of the above, please attach a copy of the letter approving the project.

**NATURE OF PROPOSED WORK:** *Please check all that apply*

- ☐ NEW CONSTRUCTION  
☒ EXTERIOR ALTERATION: *Please check all that apply.*
- |  |   |   |                                   |
|--|---|---|-----------------------------------|
| <input type="checkbox"/> awning                          | <input type="checkbox"/> fence, gate or garden wall | <input type="checkbox"/> HVAC equipment             | <input type="checkbox"/> shutters |
| <input type="checkbox"/> doors                           | <input type="checkbox"/> windows                    | <input type="checkbox"/> siding                     | <input type="checkbox"/> shed     |
| <input type="checkbox"/> lighting                        | <input type="checkbox"/> pergola/trellis            | <input type="checkbox"/> painting unpainted masonry |                                   |
| <input checked="" type="checkbox"/> other <u>Antenna</u> |   |   |                                   |
- ☐ ADDITION  
☐ DEMOLITION/ENCAPSULATION  
☐ SIGNAGE

**DESCRIPTION OF PROPOSED WORK:** *Please describe the proposed work in detail (Additional pages may be attached).*

Request to install small cell antennas and associated equipment on a wood utility pole  
in the public right of way.

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**SUBMITTAL REQUIREMENTS:**

Items listed below comprise the **minimum supporting materials** for BAR applications. Staff may request additional information during application review. Please refer to the relevant section of the *Design Guidelines* for further information on appropriate treatments.

Applicants must use the checklist below to ensure the application is complete. Include all information and material that are necessary to thoroughly describe the project. Incomplete applications will delay the docketing of the application for review. Pre-application meetings are required for all proposed additions. All applicants are encouraged to meet with staff prior to submission of a completed application.

**Demolition/Encapsulation :** *All applicants requesting 25 square feet or more of demolition/encapsulation must complete this section. Check N/A if an item in this section does not apply to your project.*

- N/A
- ☐ ☒ Survey plat showing the extent of the proposed demolition/encapsulation.  
☐ ☒ Existing elevation drawings clearly showing all elements proposed for demolition/encapsulation.  
☐ ☒ Clear and labeled photographs of all elevations of the building if the entire structure is proposed to be demolished.  
☐ ☒ Description of the reason for demolition/encapsulation.  
☐ ☒ Description of the alternatives to demolition/encapsulation and why such alternatives are not considered feasible.

**Additions & New Construction:** *Drawings must be to scale and should not exceed 11" x 17" unless approved by staff. Check N/A if an item in this section does not apply to your project.*

- ☐ ☒ <sup>N/A</sup> Scaled survey plat showing dimensions of lot and location of existing building and other structures on the lot, location of proposed structure or addition, dimensions of existing structure(s), proposed addition or new construction, and all exterior, ground and roof mounted equipment.
- ☐ ☒ FAR & Open Space calculation form.
- ☐ ☒ Clear and labeled photographs of the site, surrounding properties and existing structures, if applicable.
- ☐ ☒ Existing elevations must be scaled and include dimensions.
- ☐ ☒ Proposed elevations must be scaled and include dimensions. Include the relationship to adjacent structures in plan and elevations.
- ☐ ☒ Materials and colors to be used must be specified and delineated on the drawings. Actual samples may be provided or required.
- ☐ ☒ Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
- ☐ ☒ For development site plan projects, a model showing mass relationships to adjacent properties and structures.

**Signs & Awnings:** *One sign per building under one square foot does not require BAR approval unless illuminated. All other signs including window signs require BAR approval. Check N/A if an item in this section does not apply to your project.*

- ☐ ☒ <sup>N/A</sup> Linear feet of building: Front: \_\_\_\_\_ Secondary front (if corner lot): \_\_\_\_\_.
- ☐ ☒ Square feet of existing signs to remain: \_\_\_\_\_.
- ☐ ☒ Photograph of building showing existing conditions.
- ☐ ☒ Dimensioned drawings of proposed sign identifying materials, color, lettering style and text.
- ☐ ☒ Location of sign (show exact location on building including the height above sidewalk).
- ☐ ☒ Means of attachment (drawing or manufacturer's cut sheet or bracket if applicable).
- ☐ ☒ Description of lighting (if applicable). Include manufacturer's cut sheet for any new lighting fixtures and information detailing how it will be attached to the building's facade.

**Alterations:** *Check N/A if an item in this section does not apply to your project.*

- ☒ ☒ <sup>N/A</sup> Clear and labeled photographs of the site, especially the area being impacted by the alterations, all sides of the building and any pertinent details.
- ☒ ☐ Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
- ☒ ☐ Drawings accurately representing the changes to the proposed structure, including materials and overall dimensions. Drawings must be to scale.
- ☐ ☒ An official survey plat showing the proposed locations of HVAC units, fences, and sheds.
- ☐ ☒ Historic elevations or photographs should accompany any request to return a structure to an earlier appearance.

**ALL APPLICATIONS:** *Please read and check that you have read and understand the following items:*

- ☒ I have submitted a filing fee with this application. (Checks should be made payable to the City of Alexandria. Please contact staff for assistance in determining the appropriate fee.)
- ☒ I understand the notice requirements and will return a copy of the three respective notice forms to BAR staff at least five days prior to the hearing. If I am unsure to whom I should send notice I will contact Planning and Zoning staff for assistance in identifying adjacent parcels.
- ☒ I, the applicant, or an authorized representative will be present at the public hearing.
- ☒ I understand that any revisions to this initial application submission (including applications deferred for restudy) must be accompanied by the BAR Supplemental form and revised materials.

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The undersigned hereby attests that all of the information herein provided including the site plan, building elevations, prospective drawings of the project, and written descriptive information are true, correct and accurate. The undersigned further understands that, should such information be found incorrect, any action taken by the Board based on such information may be invalidated. The undersigned also hereby grants the City of Alexandria permission to post placard notice as required by Article XI, Division A, Section 11-301(B) of the 1992 Alexandria City Zoning Ordinance, on the property which is the subject of this application. The undersigned also hereby authorizes the City staff and members of the BAR to inspect this site as necessary in the course of research and evaluating the application. The applicant, if other than the property owner, also attests that he/she has obtained permission from the property owner to make this application.

**APPLICANT OR AUTHORIZED AGENT:**

Signature: Joshua Schakola

Printed Name: Joshua Schakola

Date: 11/2/2020

# 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. Cellco Partnership dba Veri	10170 Junction Drive, Annapolis Junction MD 20701	n/a
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 \_\_\_\_\_ (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. Cellco Partnership dba Veri	10170 Junction Drive, Annapolis Junction MD 20701	n/a
2.		
3.		

3. Business or Financial Relationships. Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required 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.

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. n/a	n/a	n/a
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.

11/2/2020

Date

Joshua Schakola

Printed Name

*Joshua Schakola*

Signature



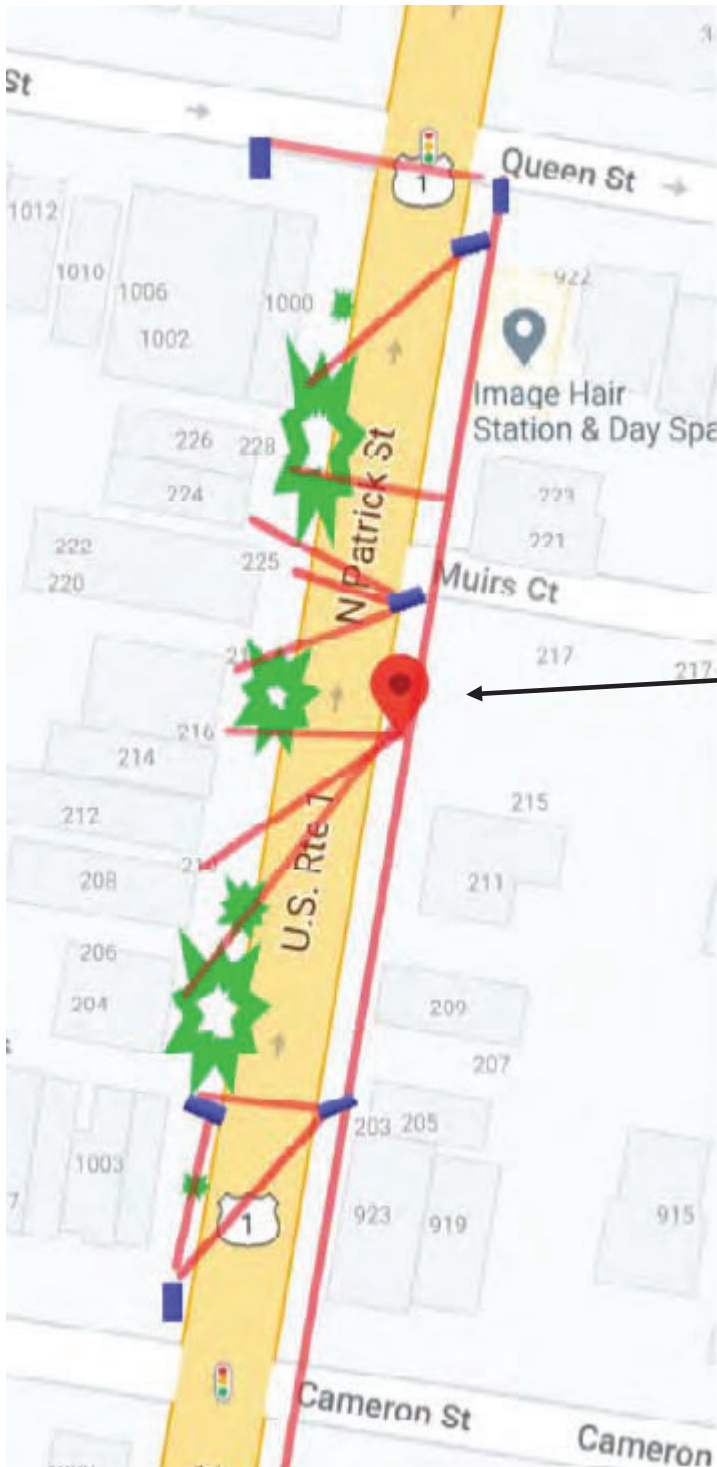
Represents Trees



Represents overhead cables







Represents utility poles



Proposed Utility Pole collocation of small cell antennas and equipment

The above sketch shows the above ground obstacles.

1. From the  utility poles the  red lines represent overhead wires.
  - a. The east side of N Patrick St will not work, because the overhead wires run the entire length of the Road.
    - i. Wires have drag and sway that has to be accounted for as they could smack into other structures
2. On the west side of N Patrick St, there is a mixture of young and mature  trees as well as  red lines representing the wires coming from across the street.
  - a. Trees are obstacles for the projection of the wireless signal in some cases, but also present challenges when we consider new structures. We don't want to disturb the roots and the branches overhead.
  - b. Overhead wires require a horizontal separation by Utility standards and Radio Signal standards from the antennas. (10 foot minimum)
    - i. There is a small footprint on the northwest end of N Patrick between the tree sapling and the crosswalk between the west-east sides of N Patrick; this could possibly have enough horizontal separation. However, there are underground obstacles that make this unacceptable (Gas Line, Water, Drain)

To summarize; the first preference for small cell projects is to locate on existing and available structures. If there no available structures, a new stand-alone structure can be considered.

At this location none of the other structures are suitable for collocation, and a new stand-alone structure has too many above ground and below ground obstacles to make this a viable option.

# GENERAL NOTES

1. THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY, MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS, AND LOCAL AND STATE JURISDICTIONAL CODES BEARING ON THE PERFORMANCE OF THE WORK. THE WORK PERFORMED ON THE PROJECT AND THE MATERIALS INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES.
2. THE ARCHITECT/ENGINEER HAVE MADE EVERY EFFORT TO SET FORTH IN THE CONSTRUCTION AND CONTRACT DOCUMENTS THE COMPLETE SCOPE OF WORK. THE CONTRACTOR BIDDING THE JOB IS NEVERTHELESS CAUTIONED THAT MINOR OMISSIONS OR ERRORS IN THE DRAWINGS AND OR TO THE CONTRACT SHALL EXCLUDE SAID CONTRACTOR FROM COMPLETING THE PROJECT AND IMPROVEMENTS IN ACCORDANCE WITH THE INTENT OF THESE DOCUMENTS.
3. THE CONTRACTOR OR BIDDER SHALL BEAR THE RESPONSIBILITY OF NOTIFYING (IN WRITING) THE VERIZON REPRESENTATIVE OF ANY CONFLICTS, ERRORS OR OMISSIONS PRIOR TO THE SUBMISSION OF CONTRACTOR'S PROPOSAL OR PERFORMANCE OF WORK. IN THE EVENT OF DISCREPANCIES, THE CONTRACTOR SHALL PRIOR TO THE MORE COSTLY OR EXTENSIVE WORK, UNLESS DIRECTED IN WRITING OTHERWISE.
4. THE SCOPE OF WORK SHALL INCLUDE FURNISHING ALL MATERIALS, EQUIPMENT, LABOR AND ALL OTHER MATERIALS AND LABOR DEEMED NECESSARY TO COMPLETE THE WORK/PROJECT AS DESCRIBED HEREIN.
5. THE CONTRACTOR SHALL VISIT THE JOB SITE PRIOR TO THE SUBMISSION OF BIDS OR PERFORMING WORK TO FAMILIARIZE HIMSELF WITH THE FIELD CONDITIONS AND TO VERIFY THAT THE PROJECT CAN BE CONSTRUCTED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
6. THE CONTRACTOR SHALL OBTAIN AUTHORIZATION TO PROCEED WITH CONSTRUCTION PRIOR TO STARTING WORK ON ANY ITEM NOT CLEARLY DEFINED BY THE CONSTRUCTION DRAWINGS/CONTRACT DOCUMENTS.
7. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS ACCORDING TO THE MANUFACTURER'S VENDOR'S SPECIFICATIONS UNLESS OTHERWISE NOTED OR WHERE LOCAL CODES OR ORDINANCES TAKE PRECEDENCE.
8. THE CONTRACTOR SHALL PROVIDE A FULL SET OF CONSTRUCTION DOCUMENTS AT THE SITE UPON REQUEST WITH THE NEAREST REVISIONS AND THE FIELD CONDITIONS AND CLARIFICATIONS AVAILABLE FOR THE USE BY ALL PERSONNEL INVOLVED WITH THE PROJECT.
9. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE PROJECT DESCRIBED HEREIN. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTIONS WHICH MAY BE REQUIRED FOR THE WORK BY THE ARCHITECT/ENGINEER, THE STATE, COUNTY, OR LOCAL GOVERNMENT AUTHORITY.
11. THE CONTRACTOR SHALL MAKE NECESSARY PROVISIONS TO PROTECT EXISTING IMPROVEMENTS, EASEMENTS, PAVEMENTS, CURBING, ETC. DURING CONSTRUCTION. UPON COMPLETION OF WORK, THE CONTRACTOR SHALL REPAIR ANY DAMAGE THAT MAY HAVE OCCURRED DUE TO CONSTRUCTION ON OR ABOUT THE PROPERTY.
12. THE CONTRACTOR SHALL MAINTAIN THE GENERAL WORK AREA AS CLEAN AND HAZARD FREE DURING CONSTRUCTION AND DISPOSE OF ALL DEBRIS, TRASH, AND REMOVE EQUIPMENT NOT SPECIFIED AS REMAINING ON THE PROPERTY. DETAILS OF EQUIPMENT TO BE INCLUDED IN RFQ PACKAGE, PREMISES SHALL BE LEFT IN CLEAN CONDITION AND FREE FROM PAINT SPOTS, DUST, OR SLUDGES OF ANY NATURE.
13. THE CONTRACTOR SHALL COMPLY WITH ALL OSHA REQUIREMENTS AS THEY APPLY TO THIS PROJECT.
14. THE CONTRACTOR SHALL NOTIFY THE VERIZON REPRESENTATIVE WHERE A CONFLICT OCCURS ON ANY OF THE CONTRACT DOCUMENTS. THE CONTRACTOR IS NOT TO ORDER MATERIAL OR CONSTRUCT ANY PORTION OF THE WORK THAT IS IN CONFLICT UNTIL CONFLICT IS RESOLVED BY THE VERIZON REPRESENTATIVE.
15. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, PROPERTY LINES, ETC. ON THE JOB.
16. ALL UNISTRUT, HARDWARE, AND OUTDOOR JUNCTION BOXES SHALL BE GALVANIZED STEEL. FOR FIELD CUTS OF GALVANIZED ITEMS, FIRST COAT SHALL BE COLD GALVANIZED AND SECOND COAT SHALL BE MARINE GRADE GALVANIZED.
17. RETURN ANY UNUSED MATERIALS WITH REQUIRED DOCUMENTATION TO THE VERIZON WAREHOUSE WITHIN 14 DAYS OF PROJECT COMPLETION. RETURNED MATERIAL NEEDS TO BE ACCOMPANIED WITH AN RMA FORM AND PROPOSED REPAIR REQUIREMENTS STIPULATED BY THE VZW CONSTRUCTION ENGINEER.
18. CONTRACTOR IS RESPONSIBLE FOR STORAGE OF ALL MATERIALS PROVIDED BY VERIZON, AND IS LIABLE FOR THOSE MATERIALS ONCE PICKED UP FROM THE WAREHOUSE.
19. CONTRACTOR SHALL PERFORM A PUNCH WALK WITH VZW CONSTRUCTION & OPERATION REPRESENTATIVE PRIOR TO DECLARING CONSTRUCTION COMPLETE.
20. GENERAL CONTRACTOR SHALL PROVIDE A 10LB. DRY-CHEMICAL FIRE EXTINGUISHER ON SITE DURING CONSTRUCTION. UPON COMPLETION OF WORK, THE CONTRACTOR SHALL REMOVE FIRE EXTINGUISHER FROM SITE.

1. THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND COMPLETE ORDILES OF WORK, PUBLIC AUTHORITY, MUNICIPAL, AND LOCAL COMPANY SPECIFICATIONS, AND LOCAL AND STATE JURISDICTIONAL CODES BEARING ON THE PERFORMANCE OF THE WORK. THE WORK SHALL BE PERFORMED ON THE PROJECT AND THE MATERIALS INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES.
2. THE ARCHITECT/ENGINEER HAVE MADE EVERY EFFORT TO SET FORTH IN THE CONSTRUCTION AND CONTRACT DOCUMENTS THE INTENT OF THE WORK. THE CONTRACTOR BIDDING THE JOB IS NEVERTHELESS CAUTIONED THAT MINOR OMISSIONS OR ERRORS IN THE DOCUMENTS AND/OR INCOMPLETE INFORMATION MAY CAUSE SAID CONTRACTOR FROM COMPLETING THE PROJECT AND IMPROVEMENTS IN ACCORDANCE WITH THE INTENT OF THESE DOCUMENTS.
3. THE CONTRACTOR OR BIDDER SHALL BEAR THE RESPONSIBILITY OF NOTIFYING (IN WRITING) THE ARCHITECT/ENGINEER OF ANY OMISSIONS, ERRORS OR OMISSIONS PRIOR TO THE SUBMISSION OF CONTRACTOR'S PROPOSAL OR PERFORMANCE OF WORK. IN THE EVENT OF DISCREPANCIES, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY OR EXTENSIVE WORK, UNLESS DIRECTED IN WRITING OTHERWISE.
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5. THE CONTRACTOR SHALL VISIT THE JOB SITE PRIOR TO THE START OF WORK OR BEFORE BEGINNING WORK TO FAMILIARIZE HIMSELF WITH THE FIELD CONDITIONS AND TO VERIFY THAT THE PROJECT CAN BE CONSTRUCTED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
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9. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE PROJECT DESCRIBED HEREIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SELECTION OF THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.
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14. THE CONTRACTOR SHALL NOTIFY THE VERIZON REPRESENTATIVE WHERE A CONFLICT OCCURS ON ANY OF THE CONTRACT DOCUMENTS. THE CONTRACTOR IS NOT TO ORDER MATERIAL OR CONSTRUCT ANY PORTION OF THE WORK UNTIL THE CONFLICT IS RESOLVED BY THE VERIZON REPRESENTATIVE.
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17. RETURN ANY UNUSED MATERIALS WITH REQUIRED DOCUMENTATION TO THE VERIZON WAREHOUSE WITHIN 14 DAYS OF PROJECT COMPLETION. IF THE RETURN MATERIAL NEEDS TO BE ACCOMPANIED WITH AN RMA FORM AND PACKAGING REQUIREMENTS STIPULATED BY THE VZIN CONSTRUCTION ENGINEER.
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20. GENERAL CONTRACTOR SHALL PROVIDE A 10LB. DRY-CHEMICAL FIRE EXTINGUISHER ON SITE DURING CONSTRUCTION. UPON COMPLETION OF ALL WORK, CONTRACTOR SHALL REMOVE FIRE EXTINGUISHER FROM SITE.

# INDEX OF DRAWINGS

- C5-1 SITE LOCATION AND VICINITY PLAN, INDEX OF DRAWINGS, AND CODE ANALYSIS
- C-1 SITE PLAN
- C-2 SITE DETAILS
- TMP-1 TRANSPORTATION MANAGEMENT PLAN NOTES
- TMP-2 TRANSPORTATION MANAGEMENT PLAN
- S-1 STRUCTURAL SECTIONS AND DETAILS
- S-2 GENERAL NOTES
- E-1 ROUTING SITE PLAN
- E-2 SPECIFICATIONS, SYMBOLS LIST, PANEL SCHEDULE AND DETAILS
- E-3 POWER PLAN, POWER RISER, DETAILS, AND NOTES
- E-4 GROUNDING DIAGRAM, DETAILS, AND NOTES
- E-5 DIAGRAMS

C5-1	SITE LOCATION AND VICINITY PLAN, INDEX OF DRAWINGS, AND CODE ANALYSIS
C-1	SITE PLAN
C-2	SITE DETAILS
TMP-1	TRANSPORTATION MANAGEMENT PLAN NOTES
TMP-2	TRANSPORTATION MANAGEMENT PLAN
S-1	STRUCTURAL SECTIONS AND DETAILS
S-2	GENERAL NOTES
E-1	ROUTING SITE PLAN
E-2	SPECIFICATIONS, SYMBOLS LIST, PANEL SCHEDULE AND DETAILS
E-3	POWER PLAN, POWER RISER, DETAILS, AND NOTES
E-4	GROUNDING DIAGRAM, DETAILS, AND NOTES
E-5	DIAGRAMS

CODE ANALYSIS	
APPLICABLE BUILDING CODE:	IBC 2015
USE GROUP:	UTILITY (U)
CONSTRUCTION TYPE:	IIB
UTILITY COMPANY:	DOMINION

APPLICABLE BUILDING CODE:	IBC 2015
USE GROUP:	UTILITY (U)
CONSTRUCTION TYPE:	IIB
UTILITY COMPANY:	DOMINION

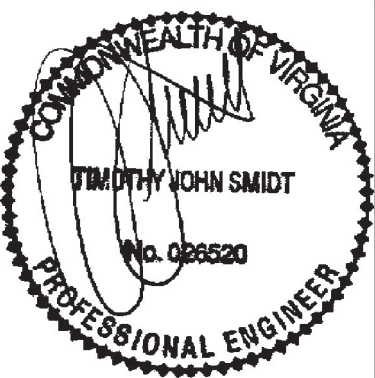


<h2 style="margin: 0;">PROJECT DESCRIPTION</h2>	
<p>THIS PROJECT CONSISTS OF THE INSTALLATION OF VERIZON WIRELESS TELECOMMUNICATIONS EQUIPMENT ON A PROPOSED UTILITY POLE TO REPLACE EXISTING. THE ASSOCIATED ANTENNA WILL BE MOUNTED ON THE PROPOSED UTILITY POLE AT A RAD CENTER OF 45'-2" AND NOKIA ANTENNAS WILL BE MOUNTED AT A RAD CENTER OF 41'-4".</p>	
<h2 style="margin: 0;">DIRECTIONS TO SITE</h2>	
<p>FROM JUNCTION DRIVE:</p> <ul style="list-style-type: none"> <li>- TURN RIGHT ONTO DORSEY RUN ROAD</li> <li>- TAKE RAMP ON LEFT FOR MD-32 EAST</li> <li>- TAKE EXIT #10C RAMP ON RIGHT FOR BALTIMORE WASHINGTON PARKWAY SOUTH</li> <li>- KEEP STRAIGHT ONTO MD-201 SOUTH</li> <li>- TAKE EXIT #1C RAMP ON RIGHT FOR I-495 SOUTH</li> <li>- TAKE EXIT #17B RAMP ON RIGHT FOR US-1 NORTH/ N PATRICK STREET</li> <li>- DESTINATION WILL BE ON THE RIGHT</li> </ul>	
<h2 style="margin: 0;">VERIZON WIRELESS REVIEW</h2>	
BUILDING OWNER	DATE
ENGINEERING	DATE
OPERATIONS	DATE
CONSTRUCTION	DATE

THIS PROJECT CONSISTS OF THE INSTALLATION OF VERIZON WIRELESS TELECOMMUNICATIONS EQUIPMENT ON A PROPOSED UTILITY POLE TO REPLACE EXISTING. THE ASSOCIATED ANTENNA WILL BE MOUNTED ON THE PROPOSED UTILITY POLE AT A RAD CENTER OF 45'-2" AND NOKIA ANTENNAS WILL BE MOUNTED AT A RAD CENTER OF 41'-4".

- FROM JUNCTION DRIVE:
- TURN RIGHT ONTO DORSEY RUN ROAD
- TAKE RAMP ON LEFT FOR MD-32 EAST
- TAKE EXIT #10C RAMP ON RIGHT FOR BALTIMORE WASHINGTON PARKWAY SOUTH
- KEEP STRAIGHT ONTO MD-201 SOUTH
- TAKE EXIT #1C RAMP ON RIGHT FOR I-495 SOUTH
- TAKE EXIT #17B RAMP ON RIGHT FOR US-1 NORTH PATRICK STREET
- DESTINATION WILL BE ON THE RIGHT

BUILDING OWNER	DATE
ENGINEERING	DATE
OPERATIONS	DATE
CONSTRUCTION	DATE



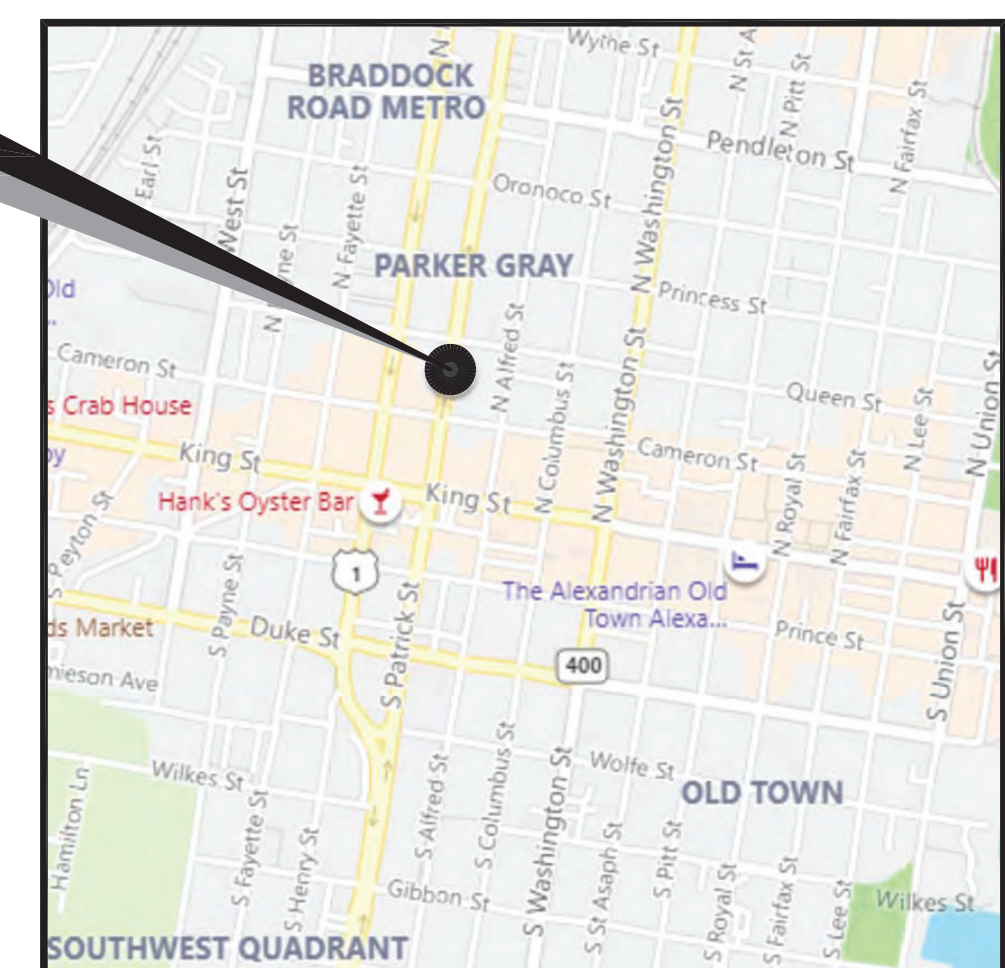
**verizon**  
ALEXOLDT 009 SC - D - SMALL CELL  
RIGHT OF WAY ADJACENT TO 215 N PATRICK STREET, ALEXANDRIA,  
CITY OF ALEXANDRIA, VIRGINIA 22314

REVISIONS:		
NO.	DESCRIPTION	DATE
	PERMIT DWGS.	7/14/20

LAST REV.:  
PROJECT NO: 20084P  
DATE: JULY 14, 2020  
SCALE: AS NOTED  
TITLE:  
SITE LOCATION  
AND VICINITY  
PLAN, INDEX OF  
DRAWINGS, AND  
CODE ANALYSIS

SHEET:

CS-1



VICINITY MAP  
SCALE: 1" = 1000'

SITE NOTES:

1. APPLICANT: VERIZON WIRELESS  
1070 JUNCTION DRIVE, STE 300  
ANNAPOLIS, MARYLAND, MD 20701  
TEL: (301) 512-2000  
FAX: (301) 512-2186
- APPLICANT'S REPRESENTATIVE: JOSHUA SCHAROLA  
MASTEC NETWORK SOLUTIONS  
818 GULLFORD RD STE 400  
COLUMBIA, MD 21046
2. STRUCTURE OWNER: DOMINION ENERGY VIRGINIA  
8012 CENTREVILLE RD  
HERNDON, VA 20111  
(571) 203-5932
3. ADJACENT PROPERTY OWNER: PATRICK STREET ASSOCIATES LLC  
415 CAMERON ST  
ALEXANDRIA, VA 22314
4. ADJACENT SITE DATA: MAP-BLOCK-LOT: 0643-06-04  
ACCOUNT NUMBER: 14685000  
TRACT AREA: 2.400 SF  
ADDRESS: 215 N PATRICK ST  
ALEXANDRIA, VA 22314  
EXISTING USE: PARKING LOT
5. ZONING: RB
6. HORIZONTAL AND VERTICAL CONTROL SHOWN HEREON IS BASED ON SATELLITE IMAGERY PROGRAMS AND INFORMATION PROVIDED BY VERIZON WIRELESS.  
LATITUDE: N89° 48' 25.91" (38.8071219°)      GROUND ELEVATION: 39.00' AMSL (AVG)  
LONGITUDE: WTT 02° 59'39" (-77.0448271°)
7. TOTAL DISTURBED AREA = 4 ± SF
8. THE PROPOSED FACILITIES WILL CONSIST OF FOUR (4) ANTENNAS WITH ASSOCIATED EQUIPMENT MOUNTED ON A REPLACEMENT UTILITY POLE, TO REMAIN EXISTING. THE ROAD CENTERS AT ELEVATIONS OF 45'-2" ABOVE GRADE LEVEL & 41'-4" ABOVE GRADE LEVEL FOR THE RECEPTION OF VERIZON WIRELESS TELECOMMUNICATIONS.
9. THE APPLICANT WILL PROVIDE A CERTIFICATION FROM A REGISTERED ENGINEER THAT THE STRUCTURE WILL MEET THE APPLICABLE DESIGN STANDARDS FOR WIND LOADS PER THE REQUIREMENTS OF THE TELECOMMUNICATIONS INDUSTRY ASSOCIATION.
10. IF THE ANTENNAS ARE NO LONGER USED FOR TELECOMMUNICATIONS PURPOSES FOR A CONTINUOUS PERIOD OF ONE (1) YEAR, THEY SHALL BE REMOVED BY THE ANTENNA OWNER AT OWNER'S EXPENSE.
11. NO WATER OR SANITARY UTILITIES ARE REQUIRED FOR THE OPERATION OF THIS FACILITY.
12. STORMWATER MANAGEMENT NOTE: NO STORMWATER MANAGEMENT IS REQUIRED FOR THIS SITE.
13. BOUNDARY SHOWN PER COUNTY RECORDS.
14. THIS PLAN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. PLAN IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
15. ALL DETAILS SHOWN ARE "STANDARD" OR "TYPICAL" FOR REFERENCE ONLY. FOR ACTUAL DETAILS, SEE ARCHITECTURAL, STRUCTURAL, OR CONSTRUCTION PLANS BY OTHERS.
16. STRUCTURAL ANALYSIS/DESIGN TO BE PERFORMED BY OTHERS AT CLIENT AND/OR OWNER'S DISCRETION PRIOR TO COMMENCEMENT OF ANY WORK.
17. THE COMMUNICATION EQUIPMENT SHALL BE UNMANNED, WITH INFREQUENT VISITS (FOUR OR FEWER PER YEAR) BY MAINTENANCE PERSONNEL, AND NO ACCESS AND PARKING FOR NO MORE THAN ONE VEHICLE. THE PROPOSED FACILITY IS NOT FOR HUMAN HABITATION AND THEREFORE HANDICAP ACCESS IS NOT REQUIRED.

GENERAL NOTE

1. CONTRACTOR SHALL NOTIFY "MISS UTILITY" (911) 48 HOURS PRIOR TO DOING ANY EXCAVATION IN THIS AREA. CONTRACTOR SHALL CONTACT A SUBSURFACE UTILITY LOCATOR FOR LOCATION OF EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL VERIFY EXISTING UTILITY LOCATIONS BY TEST PITTING AT LOCATIONS SHOWN ON THE PLAN ARE APPROXIMATE AND FOR PLANNING PURPOSES ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY BE INCURRED BY ANY AND ALL UTILITIES OR PROPERTY OF ANY AND ALL UNDERGROUND UTILITIES. DAMAGE TO UTILITIES OR PROPERTY OF OTHER BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE REPAIRED TO PRECONSTRUCTION CONDITIONS BY THE CONTRACTOR.
2. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH ALL STATE AND LOCAL CODES AND ORDINANCES, THE LATEST EDITION THEREOF.
3. ANY PERMITS WHICH MUST BE OBTAINED SHALL BE THE CONTRACTOR'S RESPONSIBILITY. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING PERMITS FOR THE PROTECTION OF THE ENVIRONMENT BY AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ABIDING BY ALL CONDITIONS AND REQUIREMENTS OF THE PERMITS.
4. CONTRACTOR SHALL COORDINATE ALL UTILITY CONNECTIONS WITH APPROPRIATE UTILITY OWNERS.
5. THESE PLANS ARE NOT FOR RECORDATION OR CONVEYANCE.
6. EXISTING PAVEMENT AND OTHER SURFACES DISTURBED BY CONTRACTOR (WHICH ARE NOT TO BE REMOVED) SHALL BE REPAIRED TO PRECONSTRUCTION CONDITIONS BY THE CONTRACTOR.



Know what's **below**.  
**Call** before you dig.

PROTECT YOURSELF, GIVE THREE  
WORKING DAYS NOTICE

THIS DRAWING DOES NOT INCLUDE NECESSARY  
COMPONENTS FOR CONSTRUCTION SAFETY. ALL  
CONSTRUCTION MUST BE DONE IN COMPLIANCE  
WITH THE OCCUPATIONAL SAFETY AND HEALTH  
ACT OF 1970 AND ALL RULES AND REGULATIONS  
THERE TO APPURTINANT

**SITE PLAN**  
SCALE: 1" = 20'-0"



**MORRIS & RITCHIE  
ASSOCIATES, INC.**  
*Civil / Structural Engineers*  
1220-C East Joppa Road, Suite 501  
Towson, Maryland 21286  
410-821-1690  
410-821-1748 Fax



**verizon**  
ALEXOLDT 009 SC - D - SMALL CELL  
RIGHT OF WAY ADJACENT TO 215 N PATRICK STREET  
ALEXANDRIA, VIRGINIA 22314 (CITY OF ALEXANDRIA)

REVISIONS:		
NO.	DESCRIPTION	DATE
	PERMIT DWGS	07/14/20

DESIGNED BY:	RJD
DRAWN BY:	DNT
PROJECT NO:	10421.2424
DATE:	07/01/2020
SCALE:	AS NOTED
TITLE:	

## Site Plan

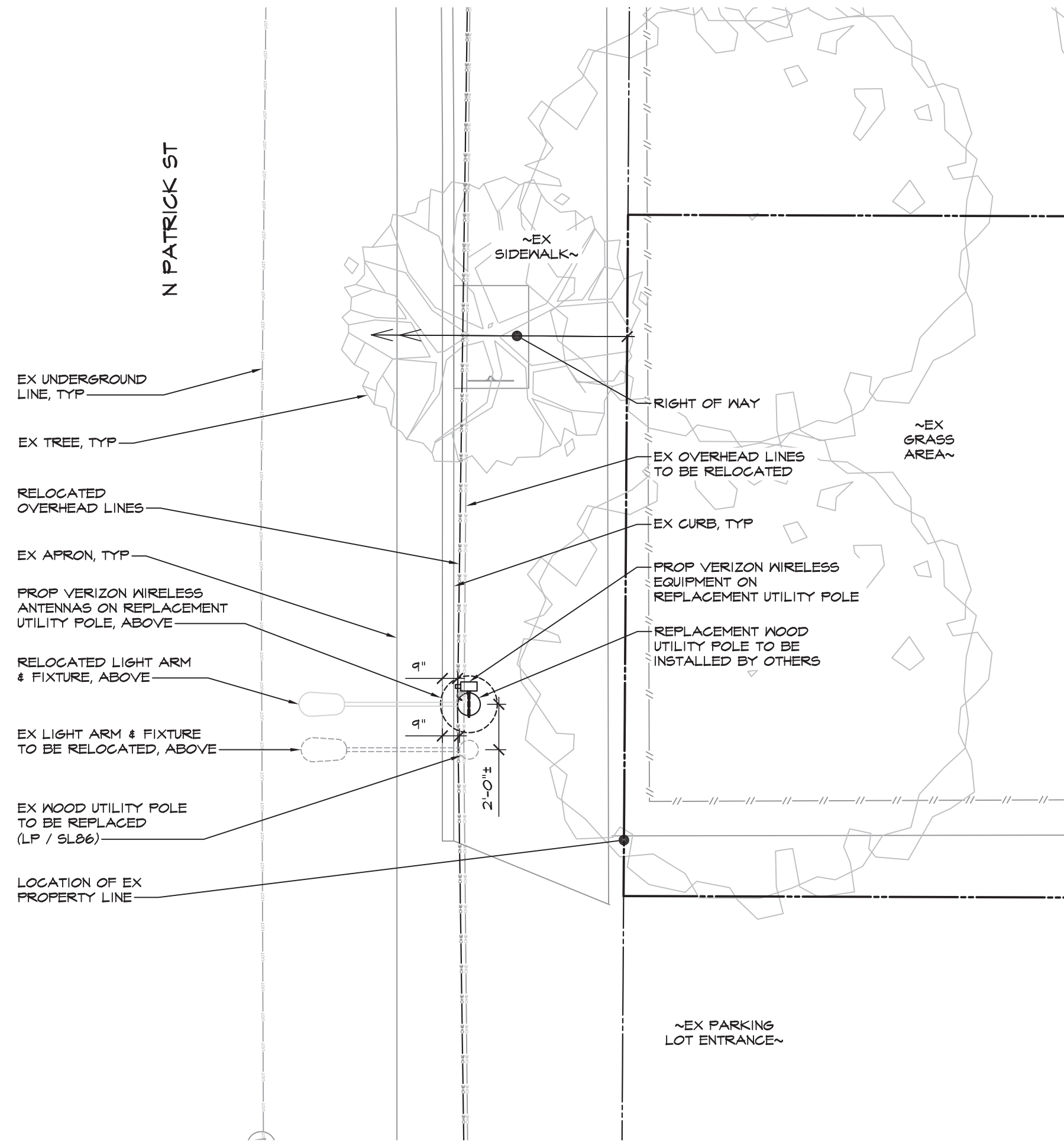
SHEET:

**C-1**

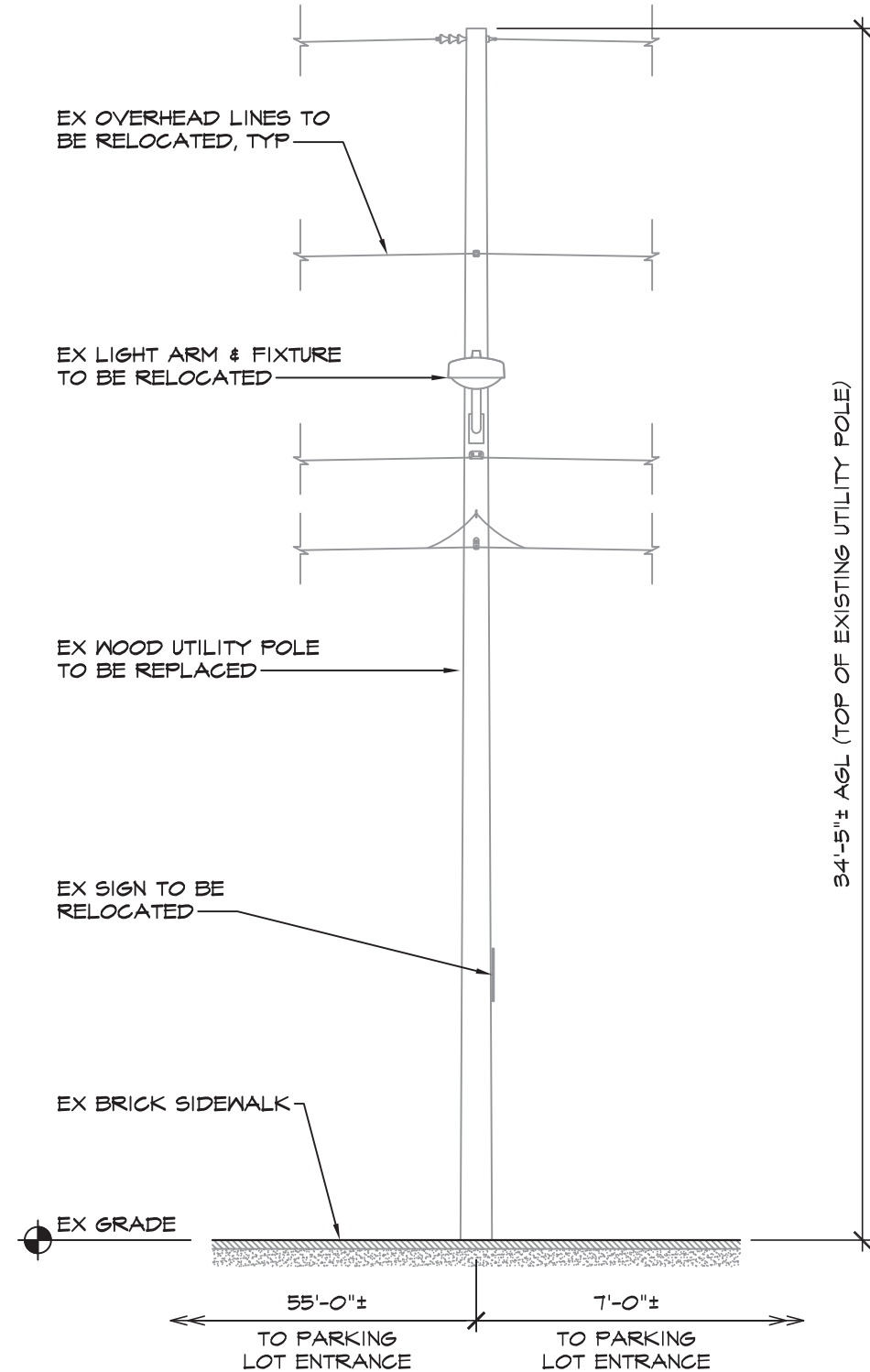


Know what's below.  
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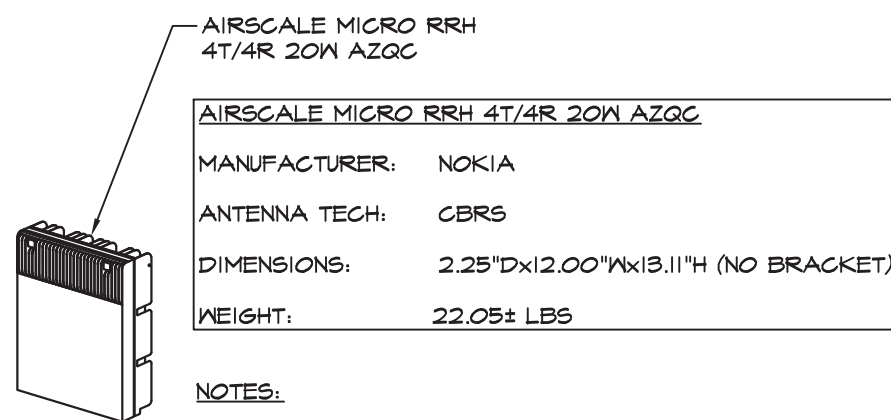
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ACT OF 1970 AND ALL RULES AND REGULATIONS  
THERE TO APPURTENANT.



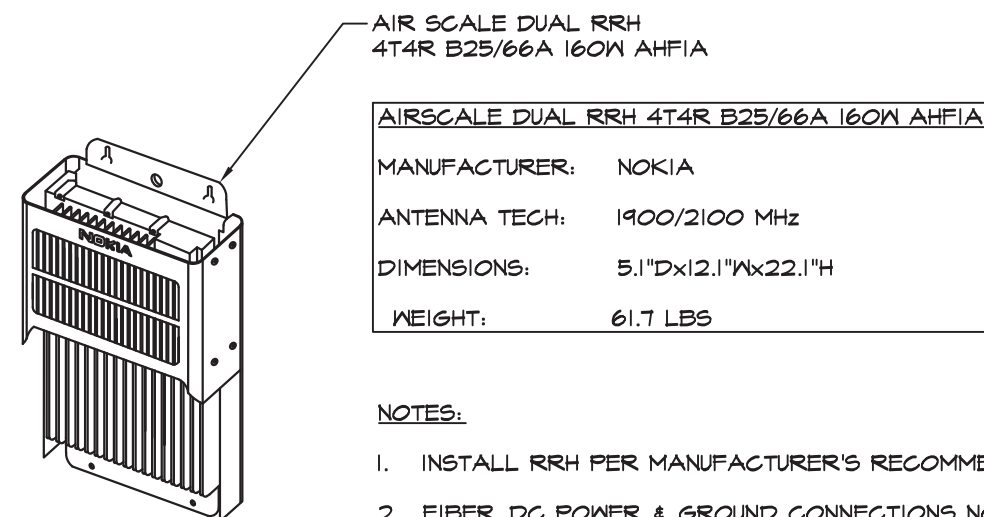
ENLARGED EQUIPMENT LAYOUT  
SCALE: 1" = 5'-0"



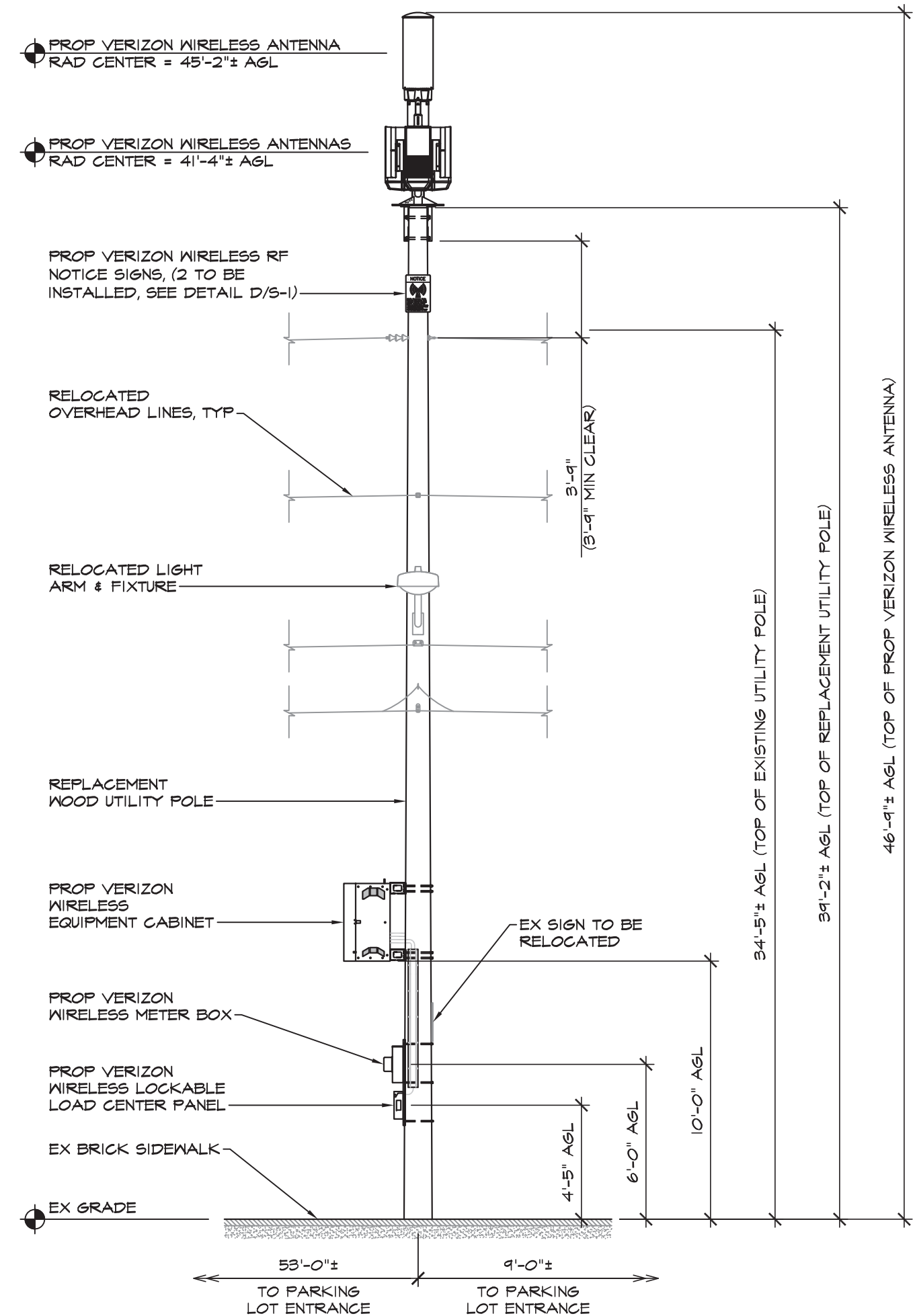
EXISTING UTILITY POLE ELEVATION  
SCALE: 1" = 5'-0"



NOKIA AIRSCALE MICRO RRH 4T/4R 20W AZQC DETAIL  
NOT TO SCALE

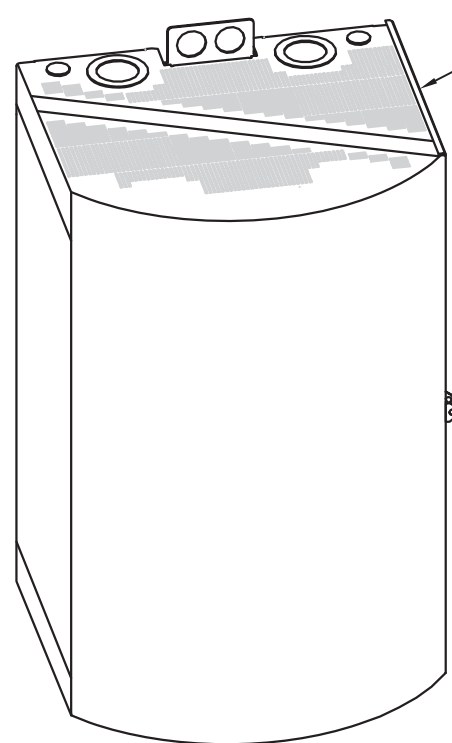


NOKIA AIRSCALE DUAL RRH 4T4R B25/66A 160W AHFIA - DETAIL  
NOT TO SCALE

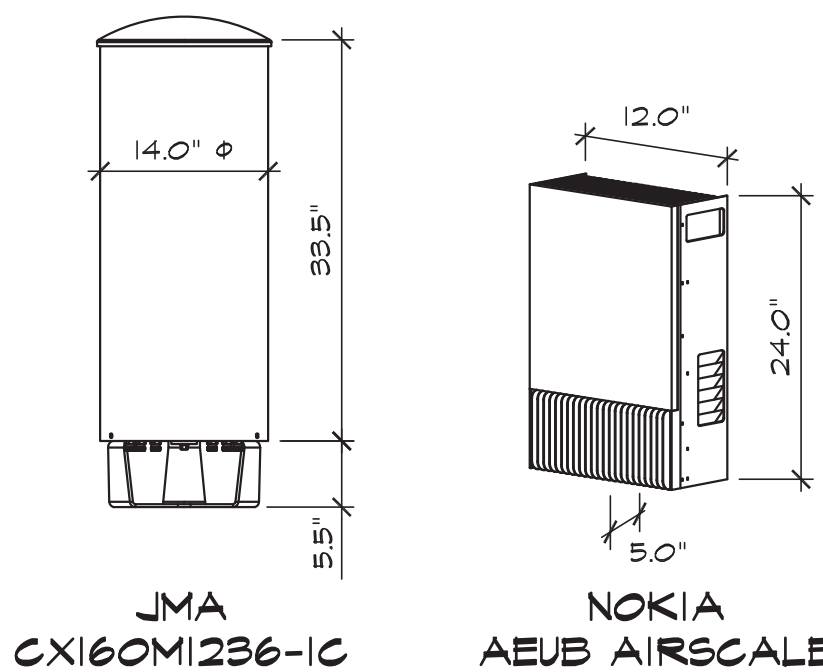


REPLACEMENT UTILITY POLE ELEVATION  
SCALE: 1" = 5'-0"

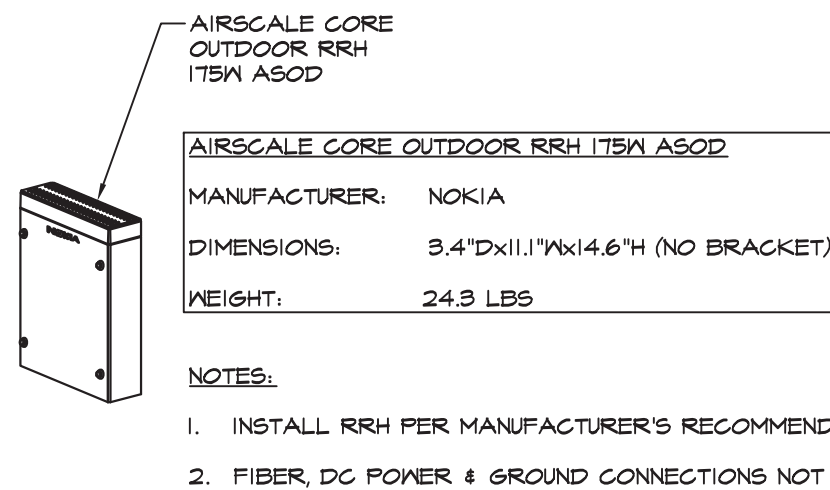
VOLUMETRIC CALCULATIONS			
ANTENNA VOLUMETRIC CALCULATION		EQUIPMENT VOLUMETRIC CALCULATION	
JMA CX160M1236-1C (1 ANTENNA, 2.98 CU FT EACH)	2.98 CU FT	CHARLES SHRD60	10.5 CU FT
NOKIA AEUB (3 ANTENNAS, 0.83 CU FT EACH)	2.50 CU FT	SQUARE D BOX No. 2R LOAD CENTER PANEL	0.20 CU FT
TOTAL	5.48 CU FT	200 AMP WIRELESS HORN OVERHEAD METER SOCKET	0.54 CU FT
		NOKIA ASODA RRH (3 UNITS, 0.32 CU FT EACH)	0.96 CU FT
		TOTAL	12.20 CU FT



EQUIPMENT CABINET DETAIL  
NOT TO SCALE



VERIZON WIRELESS ANTENNA DETAILS  
NOT TO SCALE



NOKIA AIRSCALE CORE OUTDOOR RRH 175 W ASOD DETAIL  
NOT TO SCALE



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ASSOCIATES, INC.  
Civil / Structural Engineers  
1320-C East Joppa Road, Suite 605  
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ALEXOLDT 009 SC - D - SMALL CELL  
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REVISIONS:		
NO.	DESCRIPTION	DATE
1	PERMIT DWGS	07/14/20

DESIGNED BY: RJD  
DRAWN BY: DNT  
PROJECT NO: 10427.2424  
DATE: 07/01/2020  
SCALE: AS NOTED

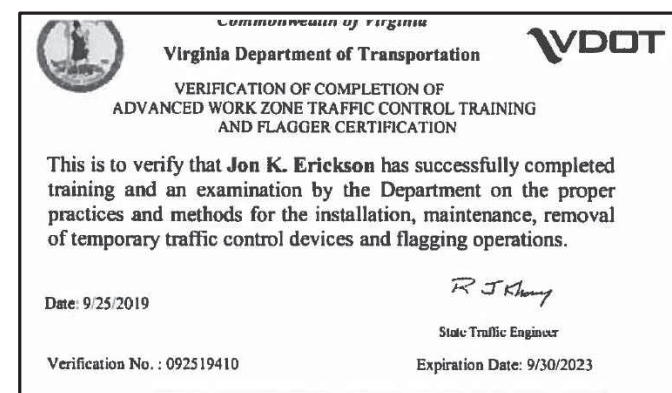
TITLE:  
Site  
Details

SHEET:

C-2

# TRANSPORTATION MANAGEMENT PLAN

## TEMPORARY TRAFFIC CONTROL PLAN NOTES & WORK AREA PROTECTION MANUAL TTC'S



### PROJECT INFORMATION

1. THE PROJECT'S TMP PLAN HAS BEEN DESIGNED IN CONFORMANCE WITH TMP TYPE A.
2. WORK ZONE AREAS SHALL BE SETUP AS SHOWN ON TTC'S ON THIS PLAN SHEET. THE WORK ZONE LENGTHS AND WIDTHS MAY VARY BY LOCATION IN ACCORDANCE WITH APPLICABLE TTC.
3. CONSTRUCTION HOURS: 9AM-3:30PM MONDAY-THURSDAY. 9AM-2PM FRIDAY.  
NO WORK ON NIGHTS, WEEKENDS OR HOLIDAYS. NO LANE CLOSURES WILL BE ALLOWED FROM NOON ON THE DAY BEFORE A HOLIDAY UNTIL NOON ON THE WORKDAY FOLLOWING THE HOLIDAY.  
HOLIDAYS INCLUDE ALL STATE AND FEDERAL HOLIDAYS.
4. EXISTING INTERSECTIONS: THE NEAREST INTERSECTION IS N PATRICK ST AND MUIRS CT.
5. EXISTING PEDESTRIAN ACCESS POINTS: THERE IS EXISTING SIDEWALK LOCATED WITHIN THE PROJECT LIMITS.  
EXISTING BUS STOPS: THERE ARE NO BUS STOPS NEAR THE PROJECT LIMITS.  
EXISTING ENTRANCES: THERE ARE RESIDENTIAL ENTRANCES LOCATED WITHIN THE CONSTRUCTION LIMITS.
6. THE TRAFFIC ON THE ROADWAY CONSIST PRIMARILY OF PASSENGER VEHICLES AND PEDESTRIANS. THE SURROUNDING AREA IS RESIDENTIAL.
7. THE CONTRACTOR SHALL:

DESIGNATE A PERSON ASSIGNED TO THE PROJECT WHO WILL HAVE THE PRIMARY RESPONSIBILITY, WITH SUFFICIENT AUTHORITY, FOR IMPLEMENTING THE TMP/SOC AND OTHER SAFETY AND MOBILITY ASPECTS OF THE PERMITTED WORK. THIS PERSON SHALL COORDINATE WITH THE INSPECTOR FOR THE DURATION OF CONSTRUCTION.

ENSURE THAT PERSONNEL IMPLEMENTING THE MOT ARE TRAINED IN TRAFFIC CONTROL TO A LEVEL COMMENSURATE WITH THEIR RESPONSIBILITY IN ACCORDANCE WITH VIRGINIA WORK ZONE TRAFFIC CONTROL TRAINING GUIDELINES.

INFORM COUNTY OF ANY WORK REQUIRING LANE SHIFTS, LANE CLOSURES, AND/OR PHASE CHANGES A MINIMUM OF TWO WORKING DAYS PRIOR TO IMPLEMENTING THIS ACTIVITY

PERFORM REVIEWS OF THE CONSTRUCTION AREA TO ENSURE COMPLIANCE WITH CONTRACT DOCUMENTS AT REGULARLY SCHEDULED INTERVALS AT THE DIRECTION OF COUNTY ENGINEERS. CONTRACTOR SHALL MAINTAIN A COPY OF THE TEMPORARY TRAFFIC CONTROL PLAN AT THE WORK SITE AT ALL TIMES.

COORDINATE WITH CITY OF ALEXANDRIA POLICE DEPARTMENT AND CITY OF ALEXANDRIA FIRE/RESCUE DEPARTMENT FOR ANY LANE CLOSURES AND ANY DETOURS OF ANY NATURE, AT NO ADDITIONAL COST TO THE PROJECT.

SCHEDULE ALL PHASES OF CONSTRUCTION IN SUCH A MANNER THAT WATER, SANITARY SEWER, CABLE, FIBER CABLE/OPTIC CABLE, ANY OVERHANGING UTILITIES, AND ANY UNDERGROUND UTILITIES SERVICES WILL NOT BE INTERRUPTED.

8. THIS TMP PLAN IS INTENDED AS A GUIDE. IF THE CONTRACTOR IS TO DEViate FROM THE APPROVED TMP, A NEW OR REVISED TMP MUST BE SUBMITTED TO COUNTY FOR REVIEW AND APPROVAL.
9. CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE FOR THE DURATION OF THE PROJECT. CONTRACTOR SHALL ADD ANY ADDITIONAL TEMPORARY MEASURES NECESSARY TO FACILITATE PROPER, POSITIVE DRAINAGE FOR THE DURATION OF CONSTRUCTION.
10. WHERE GROUP 2 CHANNELIZING DEVICES ARE USED TO SEPARATE THE CONSTRUCTION AREA AND TRAFFIC, A MINIMUM CLEAR ZONE AREA SUCH AS DEFINED IN THE VWAPM IS TO BE MAINTAINED.
11. CONTRACTOR IS TO COORDINATE WITH CITY FOR LOCATION(S) OF THE CONSTRUCTION STAGING AREA. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS AND/OR EASEMENTS AS NECESSARY.
12. IMPLEMENTING THE TRANSPORTATION MANAGEMENT PLAN  
DURING THE FIRST DAY OF THE NEW WORK ZONE TRAFFIC PATTERN, THE PROJECT'S MANAGER AND CITY'S INSPECTOR SHALL INSPECT THE WORK ZONE TO ENSURE COMPLIANCE WITH THE TMP. ON THE THIRD TO FIFTH DAY OF IMPLEMENTATION OF THE TMP'S NEW WORK ZONE TRAFFIC PATTERN THE CONSTRUCTION INSPECTOR SHALL CONDUCT AN ON-SITE REVIEW OF THE WORK ZONE'S PERFORMANCE IN COORDINATION WITH COUNTY AND RECOMMEND TO THE CONTRACTOR ANY REQUIRED CHANGES TO THE TMP TO ENHANCE THE WORK ZONE'S SAFETY AND MOBILITY. ALL SUCH CHANGES SHALL BE DOCUMENTED. AN ON-SITE REVIEW OF THE PROJECT'S WORK ZONE TRAFFIC CONTROL BY THE PROJECT MANAGER AND CONTRACTOR SHALL BE CONDUCTED (WITH COORDINATION FROM COUNTY) WITHIN 48 HOURS OF ANY FATAL INCIDENT/CRASH WITHIN THE WORK ZONE.
13. PUBLIC COMMUNICATIONS PLAN  
THE CONTRACTOR SHALL BE RESPONSIBLE FOR:
  - A. NOTIFYING THE PROJECT MANAGER AND CITY INSPECTOR TWO WEEKS IN ADVANCE OF ANY SCHEDULED WORK PLANS AND TRAFFIC DELAYS.
  - B. NOTIFYING THE PROJECT MANAGER, CITY INSPECTOR, AND CORRESPONDING COUNTY ENGINEER OF ANY UNSCHEDULED TRAFFIC DELAYS.
16. TRANSPORTATION OPERATIONS  
THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING AND PROVIDING THE FOLLOWING:
  - A. NOTIFY THE REGIONAL TRANSPORTATION OPERATIONS CENTER (TOC) 1 WEEK IN ADVANCE IN ORDER TO PLAN LANE CLOSURE INFORMATION ON THE 511 SYSTEM AND VA-TRAFFIC.
  - B. IMMEDIATELY REPORT ANY TRAFFIC INCIDENTS THAT MAY OCCUR IN THE WORK ZONE.
  - C. NOTIFY THE PROJECT'S CONSTRUCTION INSPECTOR AND COUNTY ENGINEER OF ANY INCIDENTS AND EXPECTED TRAFFIC DELAYS.
  - D. WITHIN 24 HOURS OF ANY INCIDENTS WITHIN THE CONSTRUCTION WORK ZONE, A REVIEW OF THE TRAFFIC CONTROLS SHALL BE COMPLETED AND NECESSARY ADJUSTMENT MADE TO REDUCE THE FREQUENCY AND SEVERITY OF ANY FUTURE INCIDENTS.

### 17. CONTACT NUMBERS

PROJECT MANAGER: TBD  
CITY INSPECTOR: TBD  
EMERGENCY CALL: 911

NON-EMERGENCY NUMBERS:  
CITY OF ALEXANDRIA POLICE: 703-746-4444  
CITY OF ALEXANDRIA FIRE & RESCUE: 703-746-4357

### GENERAL CONSTRUCTION NOTES

NOTE: VWAPM VIRGINIA WORK AREA PROTECTION MANUAL (2011) INCLUDING REVISION 2 DATED SEPTEMBER 1, 2019.

1. THE CONTRACTOR SHALL MAKE ANY NECESSARY ADJUSTMENTS DURING BOTH WORK AND NON-WORK HOURS TO ENSURE THE PROTECTION AND SAFETY OF PEDESTRIANS, VEHICULAR TRAFFIC, AND THE GENERAL PUBLIC FROM ANY CONSTRUCTION RELATED ACTIVITY, CONSTRUCTION EQUIPMENT, AND THE CONSTRUCTION SITE ITSELF.

Page 6H-14

September 2019

### Typical Traffic Control Stationary Operation on a Shoulder (Figure TTC-4.2) NOTES

- Standard**
1. For long-term stationary work (more than 3 days) on divided highways having a median wider than 8', sign assemblies on both sides of the roadway shall be required as shown (ROAD WORK AHEAD (W20-1), RIGHT SHOULDER CLOSED AHEAD (W21-5bR), RIGHT SHOULDER CLOSED (W21-5aR)), even though only one shoulder is being closed. For operations less than 3 days in duration, sign assemblies will only be required on the side where the shoulder is being closed.
- Guidance**
2. Sign spacing should be 1300'-1500' for Limited Access highways. For all other roadways, the sign spacing should be 500'-800' where the posted speed limit is greater than 45 mph, and 350'-500' where the posted speed limit is 45 mph or less.
- Option:**
3. The SHOULDER WORK (W21-5) sign on an intersecting roadway may be omitted where drivers emerging from that roadway will encounter another advance warning sign prior to this activity area.
  4. For short duration operations of 60 minutes or less, all signs and channelizing devices may be eliminated if a vehicle with activated high-intensity amber rotating, flashing, or oscillating lights is used.
- Standard:**
5. Vehicle hazard warning signals shall not be used instead of the vehicle's high-intensity amber rotating, flashing, or oscillating lights. Vehicle hazard warning signals can be used to supplement high-intensity amber rotating, flashing, or oscillating lights.
  6. Taper length (L) shall be at the following:

Taper Length L					
Speed Limit (mph)	9	10	11	12	Remarks
25	95	105	115	125	L=SW/60
30	135	150	165	180	L=SW/60
35	185	205	225	245	L=SW/60
40	240	270	295	320	L=SW/60
45	405	450	495	540	L=SW
50	450	500	550	600	L=SW
55	495	550	605	660	L=SW
60	540	600	660	720	L=SW
65	585	650	715	780	L=SW
70	630	700	770	840	L=SW

Limited Access highways shall use a 1000' merging taper regardless of the posted speed, for shifting taper see Table 6H.2<sup>1</sup>

Shoulder Taper = 1/4 L Minimum

Channelizing Device Spacing					
Location Spacing	Speed Limit (mph)	Location Spacing	Speed Limit (mph)	Location Spacing	Speed Limit (mph)
Transition	0-35   36+	Traveway	0-35   36+	*Construction Access	0-35   36+
	20'   40'		40'   80'		80'   120'

\*Construction access spacing may be increased to this distance, but shall not exceed one access per 1/4 mile.

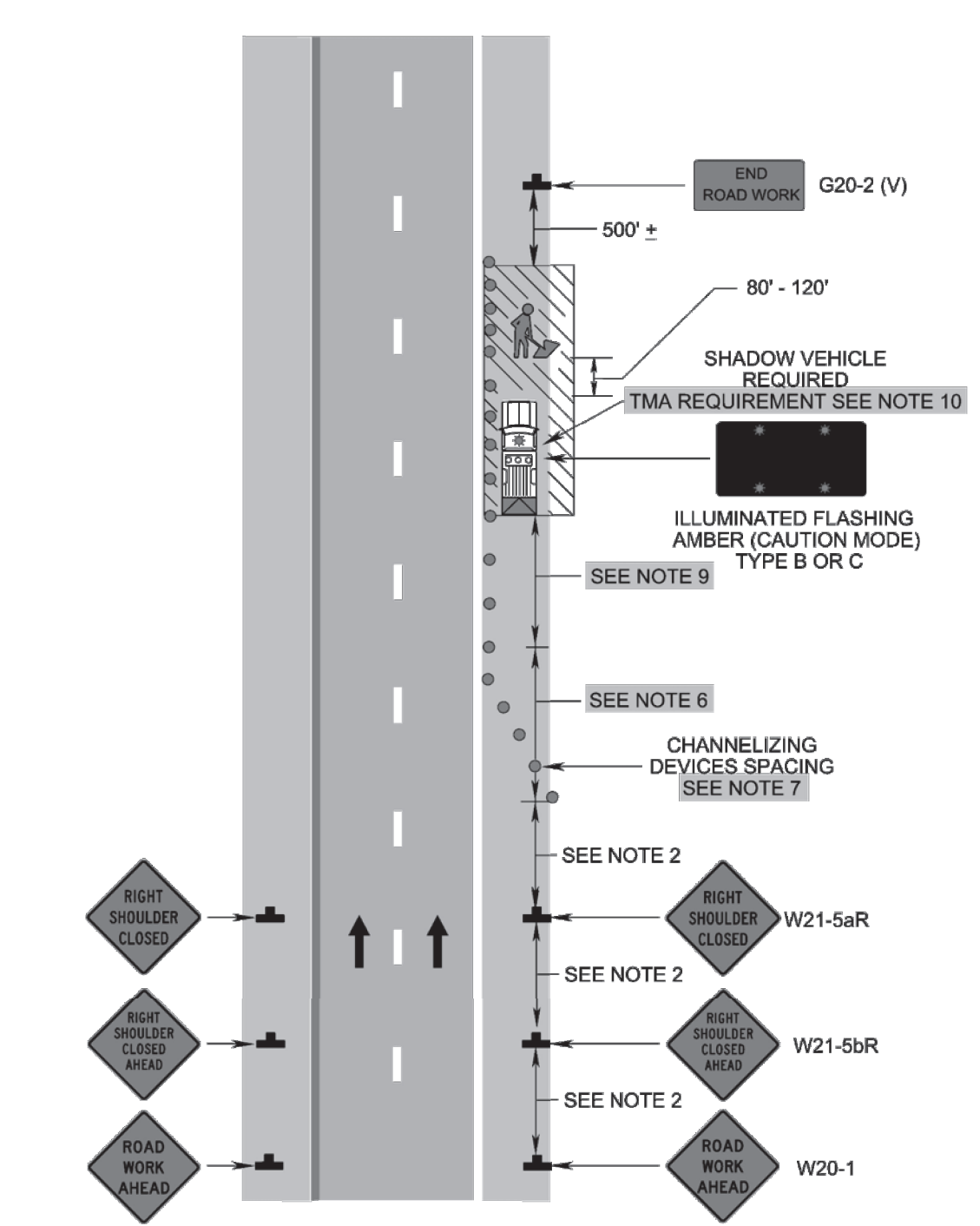
7. Channelizing device spacing shall be at the following:
  8. On roadways with paved shoulders having a width of 8 feet or more, channelizing devices shall be used to close the shoulder in advance of the merging taper to direct vehicular traffic to remain within the traveled way.
  9. The buffer space length shall be as shown in Table 6H-3 on Page 6H-5 for the posted speed limit.
  10. A truck-mounted attenuator (TMA) shall be used on the shadow vehicle on Limited Access highways and multi-lane roadways with posted speed limit equal to or greater than 45 mph for operations with a duration greater than 60 minutes.
  11. When a side road intersects the highway within the temporary traffic control zone, additional traffic control devices shall be placed as needed.

1: Revision 1 - 4/1/2015  
2: Revision 2 - 9/1/2019

September 2019

Page 6H-15

### Stationary Operation on a Shoulder (Figure TTC-4.2)



1: Revision 1 - 4/1/2015  
2: Revision 2 - 9/1/2019

Page 6H-78

September 2019

### Typical Traffic Control Sidewalk Closure and Bypass Sidewalk Operation (Figure TTC-35.1) NOTES

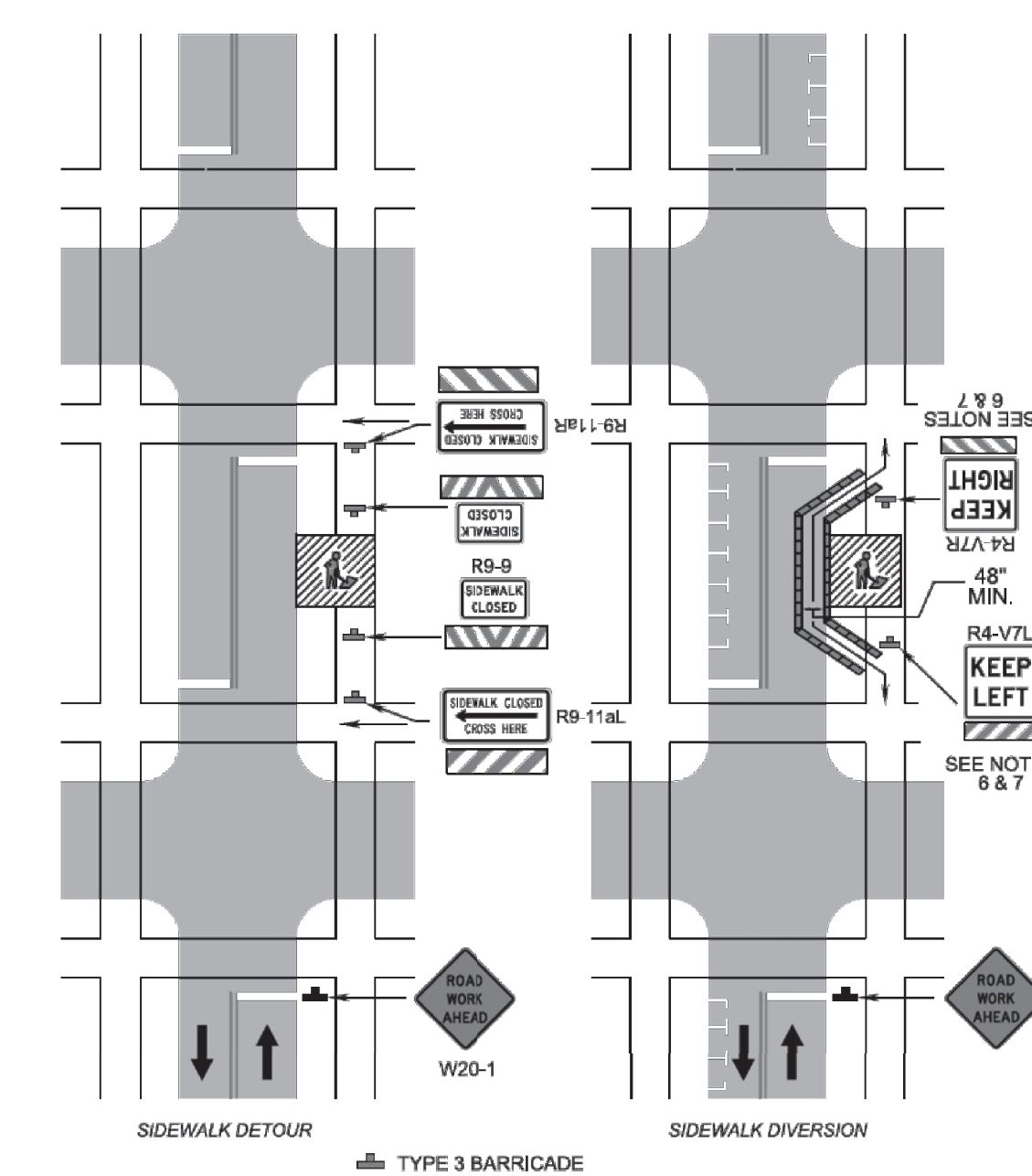
- Standard:**
1. When crosswalks or other pedestrian facilities are closed or relocated, temporary facilities shall be detectable and shall include accessibility features consistent with the features present in the existing pedestrian facility.
- Guidance:**
2. Where high speeds are anticipated, a temporary traffic barrier and, if necessary, a crash cushion should be used to separate the temporary sidewalks from vehicular traffic.
  3. Audible information devices should be considered where midblock closings and changed crosswalk areas cause inadequate communication to be provided to pedestrians who have visual disabilities.
  4. Temporary markings should be considered for operations exceeding three days in duration.
- Option:**
5. Only the TTC devices related to pedestrians are shown. Other devices, such as lane closure signing or ROAD NARROWS (W5-1) signs, may be used to control vehicular traffic.
  6. For nighttime closings, Type A Flashing warning lights may be used on barricades that support signs and close sidewalks.
  7. Signs, such as KEEP RIGHT (R4-VTR) and KEEP LEFT (R4-VTL), may be placed along a temporary sidewalk to guide or direct pedestrians.
- Standard:**
8. All sidewalk closures shall be closed with Type 3 Barricades. The SIDEWALK CLOSED (R9-9) sign and the SIDEWALK CROSS HERE (R9-11) sign shall be installed above the Type 3 barricade. The KEEP RIGHT sign can cover the top rail of the Type 3 Barricade.

2: Revision 2 - 9/1/2019

September 2019

Page 6H-79

### Sidewalk Closure and Bypass Sidewalk Operation (Figure TTC-35.1)



2: Revision 2 - 9/1/2019

verizon  
ALEXOLDT 009 SC - D - SMALL CELL  
RIGHT OF WAY ADJACENT TO 215N PATRICK STREET  
ALEXANDRIA, VIRGINIA 22314 (CITY OF ALEXANDRIA)

REVISIONS:	
NO.	DESCRIPTION
1	DATE
1	PERMIT DWGS 07/01/20

DESIGNED BY: JKE  
DRAWN BY: ML  
PROJECT NO: 10421.2924  
DATE: 07/01/2020  
SCALE: AS NOTED  
TITLE:  
TRANSPORTATION  
MANAGEMENT  
PLAN

SHEET:  
TMP-1



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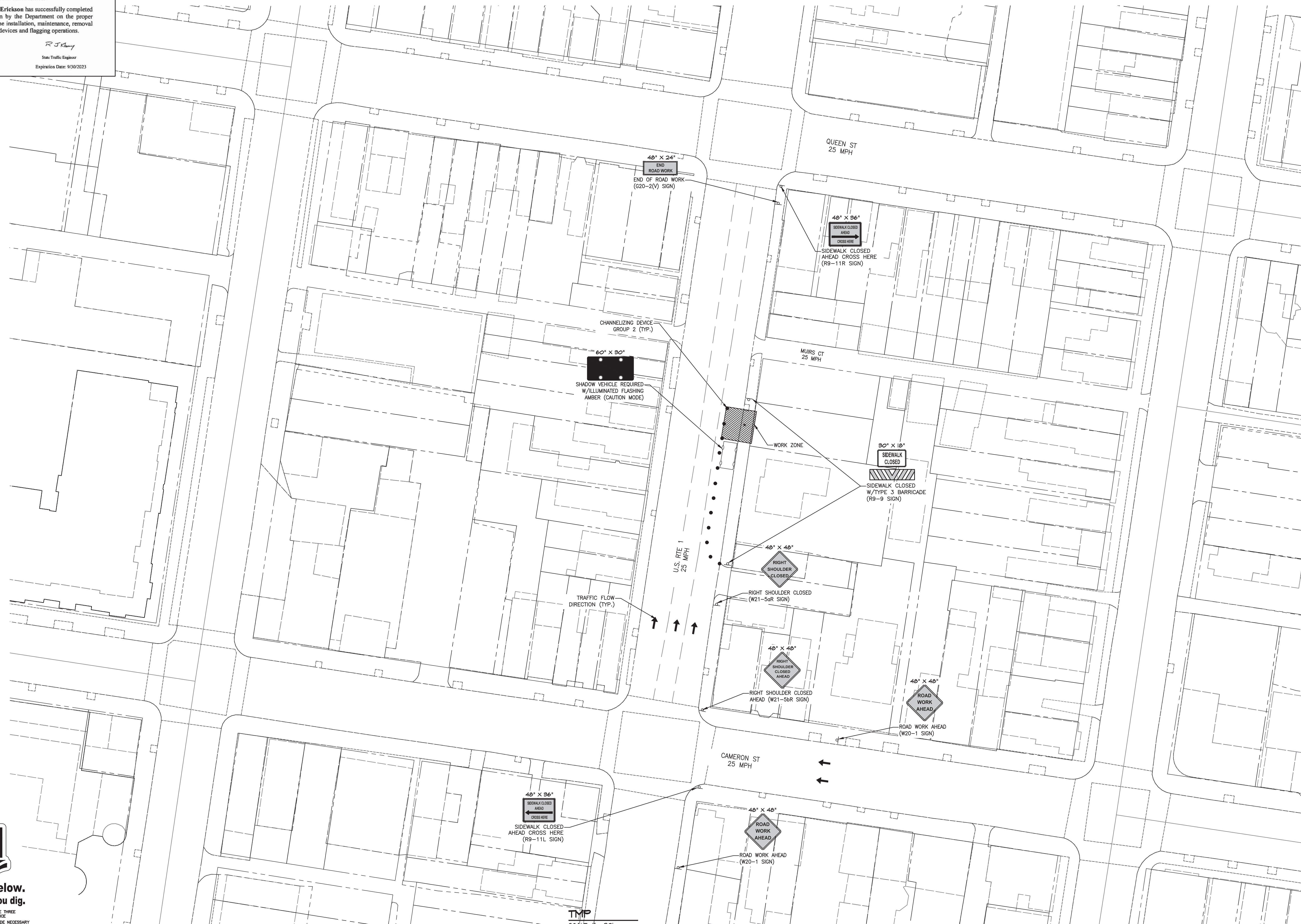
**verizon**  
ALEXOLDT 009 SC - D - SMALL CELL  
RIGHT OF WAY ADJACENT TO 215 N PATRICK STREET  
ALEXANDRIA, VIRGINIA 22314 (CITY OF ALEXANDRIA)

[illegible]

DESIGNED BY:	JKE
DRAWN BY:	ML
PROJECT NO:	10427.292
DATE:	07/01/2020
SCALE:	AS NOTED

# TRANSPORTATION MANAGEMENT PLAN

SHEET:  
**TMP-2**







Know what's below.  
Call before you dig.

PROTECT YOURSELF. GIVE THREE  
WORKING DAYS NOTICE.  
THIS DRAWING DOES NOT INCLUDE NECESSARY  
COMPONENTS FOR CONSTRUCTION SAFETY. ALL  
CONSTRUCTION MUST BE DONE IN COMPLIANCE  
WITH THE OCCUPATIONAL SAFETY AND HEALTH  
ACT OF 1970 AND ALL RULES AND REGULATIONS  
THERE TO APPURTENANT.

GENERAL STRUCTURAL NOTES

BUILDING CODES

- A. ALL CONSTRUCTION SHALL CONFORM WITH THE VIRGINIA UNIFORM STATEWIDE BUILDING CODE 2015 CONSTRUCTION CODE, THE TIA STANDARD (TIA-222-S) AND ALL SUBSEQUENT SUPPLEMENTS, THE INTERNATIONAL BUILDING CODE (IBC 2015) AND ALL SUBSEQUENT SUPPLEMENTS & DOCUMENTS.
- B. IN ADDITION, ALL CONSTRUCTION SHALL CONFORM WITH ANY LOCAL CODES AND REQUIREMENTS.

DESIGN LOADS

- A. THE DESIGN DEAD LOADINGS FOR ALL FRAMING IS BASED ON THE CONSTRUCTION MATERIALS SHOWN ON THE DRAWINGS. ALL FRAMING IS DESIGNED FOR THE WEIGHT OF THE EQUIPMENT INDICATED ON THE DRAWINGS.
- B. WIND LOAD DESIGN DATA
- |  |         |
|--|---------|
| BASIC WIND SPEED (ULTIMATE 3-SECOND GUST): | 116 MPH |
| BASIC WIND SPEED (NOMINAL 3-SECOND GUST):  | 90 MPH  |
| RISK CATEGORY:                             | II      |
| WIND EXPOSURE CATEGORY:                    | C       |
- C. SEISMIC LOAD DESIGN DATA
- |                 |          |
|-----------------|----------|
| NOT APPLICABLE: | Se < 1.0 |
|-----------------|----------|

MISCELLANEOUS

- A. SHOP DRAWINGS FOR ALL STRUCTURAL ELEMENTS SHOWN ON THE CONTRACT DOCUMENTS MUST BE SUBMITTED BY THE CONTRACTOR OR OWNER FOR REVIEW BY THE ENGINEER. IF THE CONTRACTOR OR OWNER FAILS TO SUBMIT THE SHOP DRAWINGS, THE ENGINEER WILL NOT BE RESPONSIBLE FOR STRUCTURAL CERTIFICATION AND DESIGN OF THE PROJECT. THE SHOP DRAWINGS SHALL INDICATE ANY DEVIATIONS OR OMISSIONS FROM THE CONTRACT DOCUMENTS. THE GENERAL CONTRACTOR SHALL REVIEW ALL SHOP DRAWINGS PRIOR TO SUBMISSION AND MAKE ALL CORRECTIONS DEEMED NECESSARY.
- B. SEE CIVIL AND MEP CONTRACT DOCUMENTS FOR ADDITIONAL INFORMATION RELATING TO THE COORDINATION OF STRUCTURAL COMPONENTS.
- C. THE CONTRACTOR SHALL NOT SUBMIT REPRODUCTIONS OF THE STRUCTURAL CONTRACT DOCUMENTS AS SHOP DRAWINGS.
- D. SCALES SHOWN ON THE STRUCTURAL CONTRACT DRAWINGS ARE FOR GENERAL INFORMATION ONLY. DIMENSIONAL INFORMATION SHALL NOT BE OBTAINED BY SCALING THE DRAWINGS.
- E. APPLY DETAILS, SECTIONS AND NOTES ON THE DRAWINGS WHERE CONDITIONS ARE SIMILAR TO THOSE INDICATED BY DETAIL, DETAIL TITLE OR NOTE.

STRUCTURAL AND MISCELLANEOUS STEEL

- A. ALL STEEL CONSTRUCTION SHALL CONFORM TO THE LATEST EDITION OF THE AISC STEEL CONSTRUCTION MANUAL "SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS" (ANSI/AISC 360) AND THE AISC "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES".
- B. ALL MISCELLANEOUS STEEL (CHANNELS AND PLATES) SHALL CONFORM TO ASTM A36 (Fy = 36 KSI).
- C. ALL HSS SQUARE OR RECTANGULAR SHAPES SHALL CONFORM TO ASTM A500, GRADE B (Fy = 46 KSI).
- D. ALL PIPES SHALL CONFORM TO ASTM A53, GRADE B (Fy = 35KSI)
- E. ALL THRU BOLTS SHALL CONFORM TO ASTM A307 (Fu = 60 KSI).
- F. ALL NUTS SHALL CONFORM TO ASTM A563. ALL WASHERS SHALL CONFORM TO ASTM F436.
- G. ALL SHOP WELDS SHALL BE PERFORMED BY CERTIFIED WELDERS AND CONFORM TO THE AMERICAN WELDING SOCIETY CODE FOR BUILDINGS AWS D1.1. WELDS SHALL DEVELOP THE FULL STRENGTH OF MATERIALS BEING WELDED UNLESS OTHERWISE INDICATED.
- H. AN INDEPENDENT INSPECTION AGENCY SHALL INSPECT ALL STRUCTURAL STEEL AND VERIFY THAT IT CONFORMS TO THE REQUIREMENTS OF THE CONTRACT DOCUMENTS. FIELD INSPECTION REPORTS SHALL BE SUBMITTED TO THE ENGINEER WITHIN 5 DAYS OF THE INSPECTION. THE CONTRACTOR SHALL NOTIFY THE INSPECTION AGENCY OF ALL PHASES OF STEEL CONSTRUCTION AND WELDING.
- I. STEEL MEMBERS, FABRICATIONS AND ASSEMBLIES EXPOSED TO WEATHER OR INDICATED TO BE GALVANIZED SHALL BE HOT DIPPED GALVANIZED IN ACCORDANCE WITH ASTM A123 AFTER FABRICATION. ALL BOLTS, SCREWS, WASHERS & NUTS SHALL BE HOT-DIPPED GALVANIZED IN ACCORDANCE WITH ASTM F2324.
- J. PROVIDE HOLES IN STEEL AS REQUIRED TO PREVENT ANY ACCUMULATION OF WATER. ALL PENETRATIONS THROUGH MAIN MEMBERS SHALL NOT EXCEED 1-1/8" DIA. AND SHALL BE GROUND SMOOTH. THESE DRAINS MUST BE KEPT CLEAN AND OPEN.
- K. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS INDICATING THE SIZES, EXTENT, AND LOCATION OF ALL STRUCTURAL AND MISCELLANEOUS STEEL FRAMING INCLUDING ALL CONNECTIONS, FASTENERS, AND BEARINGS.
- L. SHOW ALL COPIES, HOLES, OPENINGS AND MODIFICATIONS REQUIRED IN STRUCTURAL STEEL MEMBERS FOR ERECTION OR THE WORK OF OTHER TRADES ON THE SHOP DRAWINGS FOR APPROVAL BY THE STRUCTURAL ENGINEER.

DOMINION NOTES:

- A. A 9"x11" RF NOTICE SIGN MUST BE INSTALLED ON BOTH SIDES OF THE POLE A MINIMUM OF ONE FOOT ABOVE THE UPPERMOST ELECTRIC SUPPLY FACILITIES. THIS SIGN MARKS THE POINT WHERE RF EXPOSURE LEVELS MAY EXCEED FCC OET-68 APPENDIX A' LIMITS FOR UNCONTROLLED GENERAL POPULATION EXPOSURE. WORKING ABOVE THIS POINT REQUIRES DE-ENERGIZING THE ANTENNA. THIS SIGN MUST INCLUDE THE STANDARD RF SYMBOL AND STATE "NON RF WORKERS MUST POWER DOWN DEVICE WHEN WORKING ABOVE THIS POINT." THE SIGN SHALL BE 60 MIL LEXAN WITH U.V. INHIBITORS AND SIGNS SHALL ADHERE TO IEEE C45.2 STANDARDS.
- B. A POWER DISCONNECT MUST BE INSTALLED. THIS DEVICE MUST PROVIDE DISCONNECTING MEANS FOR DE-ENERGIZING AC AND DC (BATTERY BACK UP) POWER TO THE ANTENNA. THE DISCONNECT SHOULD BE A STANDARD NEMA TYPE HINGED ENCLOSURE AND IS SUBJECT TO COMPANY APPROVAL. THE DISCONNECT SHALL BE CLEARLY LABELED AS THE ANTENNA POWER DISCONNECT.
- C. AN ADDITIONAL RF LABEL ON THE EQUIPMENT MUST INCLUDE COMMUNICATION COMPANY NAME, AND A 24-HR CONTACT PHONE NUMBER. THE LABEL SHALL ADHERE TO IEEE C45.2 STANDARDS.
- D. THE ANTENNA SHALL BE MOUNTED THE GREATER VALUE OF NESC MINIMUM CLEARANCE OR THE MINIMUM CLEARANCE REQUIRED TO MEET OET UNCONTROLLED EXPOSURE GUIDELINES AT A POINT 1' ABOVE THE ELECTRIC FACILITIES. THE ANTENNA INCLUDING ATTACHING HARDWARE SHALL BE MOUNTED A MINIMUM OF 45' ABOVE PRIMARY INSTALLATIONS AND 40' ABOVE SECONDARY INSTALLATIONS. (NESC TABLE 238-I)
- E. ANTENNA EQUIPMENT IS PERMISSIBLE ON HOOD POLES ONLY.
- F. ONLY NON METALLIC ELECTRIC GRADE CONDUIT OR RIBERS CAN BE USED FOR ROUTING THE COMMUNICATION CABLES THROUGH THE SUPPLY SPACE. THE CONDUIT INSTALLATION SHALL NOT OBSTRUCT THE CLIMBING SPACE OR WORKING SPACE ON THE POLE AND SHALL NOT OBSTRUCT SUPPLY EQUIPMENT. (NESC 234B, AND NESC 234H4).
- G. THE INSTALLATION MUST MEET ALL NESC REQUIREMENTS.
- H. A DOMINION DISTRIBUTION REPRESENTATIVE MUST APPROVE ALL ANTENNA ATTACHMENT POLES. ANTENNAS ARE NOT ALLOWED ON POLES FREQUENTLY VISITED BY OPERATIONS PERSONNEL. THESE INCLUDE EQUIPMENT POLES SUCH AS RECLOSERS, THREE PHASE TRANSFORMER BANKS, THREE PHASE TERMINALS, CAPACITORS, SWITCHES, ETC.
- I. INSTALLERS WORKING IN THE AREA OF THE POLE ABOVE THE NORMAL COMMUNICATIONS SPACE MUST MEET OSHA 1910.269 REQUIREMENTS.
- J. AN ANTENNA GROUND WIRE AND GROUNDING ELECTRODE IS REQUIRED. THIS GROUND SHALL BE BONDED TO THE COMPANY GROUND WIRE.
- K. VERIZON TO LEAVE MINIMUM 3' LEADS COILED AND SECURED TO PREVENT ACCIDENTAL CONTACT WITH SECONDARY CONDUCTORS.

- L. SERVICE WILL BE CONNECTED BY VERIZON IN COMPLIANCE WITH FILED RATE PLAN.
- M. LINE ARRESTER INSTALLATIONS ARE REQUIRED ON POLES WITH PRIMARY CONDUCTORS.
- N. VERIZON'S GROUND MAY NOT BE USED TO SATISFY NEC REQUIREMENTS FOR THE EQUIPMENT BRACKET AC SERVICE GROUND. THE EQUIPMENT AND ITS AC SERVICE GROUND ARE REQUIRED TO BE BONDED TO THE COMPANY GROUND CONDUCTOR ON THE POLE AT LEAST 6" ABOVE GROUND LEVEL USING A NO. 6 CU CONDUCTOR. CONNECTION TO THE COMPANY'S GROUND ROD OR CONNECTOR IS NOT APPROVED.
- O. BONDS SHALL BE MADE BETWEEN THE GROUND WIRE AND THE EQUIPMENT CABINET (NOT NEUTRAL BUS) OF THE POWER SUPPLY/SWITCH. THESE CONNECTIONS ARE TO AVOID POTENTIAL DIFFERENCES BETWEEN DEVICES ON THE POLES. BOND TO THE POWER SUPPLY/SWITCH SHALL BE EXTERNAL AND VISIBLE FROM THE GROUND. WHEN A COMPANY DRIVEN GROUND EXISTS ON THE POLE, THE EQUIPMENT CASE BONDING WIRE NEED EXTEND ONLY FROM THE SWITCH TO THE COMPANY GROUND WIRE.
- P. THE METER BASE, EQUIPMENT CABINET AND DISCONNECT SHALL BE MOUNTED AT AN OPERATIONAL HEIGHT AS DETAILED ON THE CONSTRUCTION DOCUMENTS:
1. THE METER BASE, EQUIPMENT CABINET OR DISCONNECT SHALL NOT OBSTRUCT A WALKWAY OR BE SUBJECT TO VEHICULAR TRAFFIC.
  2. THE EQUIPMENT BRACKET SHALL NOT BE USED ALONE OR IN CONJUNCTION WITH A FENCE, PEDESTAL, ETC. AS A CLIMBING AID.
- Q. FOR SAFETY PURPOSES DEVICES WITH LEAD ACID BATTERIES SHALL NOT BE USED.
- R. DUE TO OPERATIONAL CONCERNS, SECONDARY POLES OR GUY STUB POLES ARE PREFERRED FOR ANTENNA ATTACHMENTS. PRIMARY POLES SHOULD ONLY BE CONSIDERED WHEN THERE IS NO OTHER SUITABLE POLE IN THE AREA.
- S. THE WEATHERHEAD WILL BE INSTALLED 4' ABOVE THE NEUTRAL.

POST-INSTALLATION INSPECTION

- A. A POST-INSTALLATION INSPECTION REPORT IS REQUIRED AND SHALL BE INCLUDED IN THE CONTRACTOR'S BID. A POST-INSTALLATION INSPECTION IS A VISUAL INSPECTION OF TOWER INSTALLATIONS AND A REVIEW OF CONSTRUCTION INSPECTIONS AND OTHER REPORTS TO ENSURE THE INSTALLATION WAS CONSTRUCTED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, NAMELY THE INSTALLATION DRAWINGS.
- B. THE POST-INSTALLATION INSPECTION REPORT SHALL BE COMPLETED BY A PROFESSIONAL ENGINEER LICENSED IN THE JURISDICTION IN WHICH THE PROJECT IS LOCATED.
- C. THE INTENT OF THE POST-INSTALLATION INSPECTION REPORT IS TO CONFIRM INSTALLATION AND CONFIGURATION AND WORKMANSHIP ONLY AND IS NOT A REVIEW OF THE INSTALLATION DESIGN ITSELF.
- D. TO ENSURE THAT THE REQUIREMENTS OF THE POST-INSTALLATION INSPECTION REPORT ARE MET, IT IS VITAL THAT THE CONTRACTOR AND POST-INSTALLATION INSPECTOR BEGIN COMMUNICATING AND COORDINATING AS SOON AS A PO IS RECEIVED.



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**verizon**  
ALEXOLDT 009 SC - D - SMALL CELL  
RIGHT OF WAY ADJACENT TO 215 N PATRICK STREET  
ALEXANDRIA, VIRGINIA 22314 (CITY OF ALEXANDRIA)

REVISIONS:

NO.	DESCRIPTION	DATE
	PERMIT DWGS	07/14/20

DESIGNED BY: RJD  
DRAWN BY: DNT  
PROJECT NO: 10427.2424  
DATE: 07/01/2020  
SCALE: AS NOTED

TITLE:

**General Notes**

SHEET:

**S-2**

A	B	C	D	E	F	G	H	J	K	L	M	N	P	Q	R
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- A. THE WORK INCLUDES FURNISHING AND INSTALLING THE MATERIAL, EQUIPMENT AND SYSTEMS COMPLETE AS SPECIFIED AND/OR INDICATED ON THE DRAWINGS. THE ELECTRICAL INSTALLATIONS, WHEN FINISHED, SHALL BE COMPLETE AND COORDINATED AND READY FOR SATISFACTORY SERVICE.
- B. ALL WORK UNDER THIS CONTRACT SHALL BE DONE IN STRICT ACCORDANCE WITH ALL APPLICABLE MUNICIPAL, STATE, BOCA, AND LOCAL ELECTRICAL CODES THAT GOVERN EACH PARTICULAR TRADE AND THE 2014 NATIONAL ELECTRICAL CODE.
- C. THE CONTRACTOR SHALL COORDINATE THE ELECTRICAL EQUIPMENT INSTALLATION WITH ALL TRADES.
- D. THE CONTRACTOR SHALL MAKE APPLICATION AND PAY ALL CHARGES FOR ALL NECESSARY PERMITS, LICENSES, AND INSPECTIONS AS REQUIRED UNDER THE ABOVE CODES, UPON COMPLETION OF THE WORK, THE CUSTOMARY CERTIFICATIONS OF APPROVAL SHALL BE FURNISHED.
- E. NO MATERIALS OR EQUIPMENT SHALL BE USED IN THE WORK UNTIL APPROVED. ALL MATERIALS SHALL BE UL LISTED.
- F. THE CONTRACTOR SHALL EXAMINE ALL DRAWINGS AND SHALL INSPECT THE EXISTING CONDITIONS OF THE SITE. FAILURE TO COMPLY WITH THIS REQUIREMENT WILL NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR COMPLYING WITH THE CONTRACT DOCUMENTS.
- G. THE DRAWINGS INDICATE THE GENERAL ARRANGEMENT OF THE ELECTRICAL INSTALLATIONS, DETAILS OF PROPOSED DEPARTURES DUE TO ACTUAL FIELD CONDITIONS OR DISCREPANCIES SHALL BE SUBJECT TO SITE VISIT, APPROVAL AND INSTALLATION. REWORK OF COMPLETED ITEMS DUE TO IMPROPER FIELD COORDINATION SHALL BE AT THE CONTRACTOR'S EXPENSE.
- H. PROVIDE SUFFICIENT ACCESS AND CLEARANCE FOR ALL ITEMS OF EQUIPMENT REQUIRING SERVICING AND MAINTENANCE.
- I. UPON COMPLETION OF THE ELECTRICAL INSTALLATION, THE CONTRACTOR SHALL PROVIDE A COMPLETE SET OF PRINTS OF THE ELECTRICAL CONTRACT DRAWINGS WHICH SHALL BE LEGIBLY NOTED IN RED TO SHOW ALL CHANGES AND DEPARTURES OF THE INSTALLATIONS COMPARED WITH THE ORIGINAL DESIGN. THEY SHALL BE SUITABLE FOR USE IN PREPARATION OF RECORD DRAWINGS.
- J. GUARANTEE. ALL NEW ELECTRICAL INSTALLATIONS SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR BEGINNING THE DAY OF THE FINAL ACCEPTANCE OF THE WORK OR BENEFICIAL OCCUPANCY OF THE OWNER, WHICHEVER OCCURS FIRST. THE ABOVE SHALL NOT IN ANY WAY VOID OR ABROGATE EQUIPMENT MANUFACTURER'S GUARANTEE OR WARRANTY. CERTIFICATES OF GUARANTEE SHALL BE DELIVERED TO THE OWNER. THERE SHALL BE NO NOTICE TO THE OWNER OF FAILURE OF ANY PART OF THE ELECTRICAL INSTALLATION DURING THE GUARANTEE PERIOD. NEW REPLACEMENT PARTS SHALL BE FURNISHED AND INSTALLED PROMPTLY AND AT NO COST TO VERIZON.
- K. ANY ELECTRICAL WORK WHICH WILL INTERFERE WITH THE NORMAL OPERATION OF THE STREET LIGHT SHALL BE DONE AT SUCH TIME OR TIMES AS SHALL BE MUTUALLY AGREED UPON BETWEEN THE CONTRACTOR AND THE DOMINION REPRESENTATIVE (IF APPLICABLE).
- L. SUPPORTS, HANGERS, AND FOUNDATIONS: PROVIDE ALL SUPPORTS, HANGERS, BRACES, ATTACHMENTS, AND FOUNDATIONS REQUIRED FOR THE WORK. SUPPORT AND SET THE WORK IN A THOROUGHLY SUBSTANTIAL AND WORKMANLIKE MANNER WITHOUT PLACING STRAINS ON THE MATERIALS, OR EQUIPMENT. SUPPORTS, HANGERS, BRACES AND FOUNDATIONS SHALL BE STANDARD MANUFACTURED ITEMS OR FABRICATED STRUCTURAL STEEL SHAPES.
- M. THERE SHALL BE NO INTERRUPTION OF POWER TO EXISTING ELECTRICAL SYSTEMS WITHOUT PRIOR CONSENT FROM VERIZON. SUCH INTERRUPTIONS SHALL BE KEPT TO A MINIMUM. ANY COST FOR WORK THAT MUST BE DONE ON AN OVERTIME BASIS SHALL BE INCLUDED IN THE BID.
- N. MOUNTING AND SUPPORTING OF ALL EQUIPMENT PROVIDED BY THIS CONTRACTOR SHALL BE COORDINATED WITH VERIZON IN THE FIELD PRIOR TO CONSTRUCTION.

2. SECTION 16050 - BASIC ELECTRICAL MATERIALS & METHODS

A. CONDUIT & BOXES:

- I. ALL CONDUIT BELOW GRADE SHALL BE SCHEDULE 40 PVC. ALL CONDUIT ABOVE GRADE SHALL BE NON METALLIC ELECTRIC GRADE.

3. ALL BOXES, WHETHER OUTLET, JUNCTION, PULL, OR EQUIPMENT SHALL BE FURNISHED WITH APPROPRIATE COVERS.
4. NO SECTIONALIZED BOXES SHALL BE USED.
5. ALL FIELD CUTS OF GALVANIZED ITEMS SHALL BE BRUSHED WITH MARINE GRADE GALVANIZING.
6. ALL METALLIC OBJECTS EXPOSED TO WEATHER SHALL BE GALVANIZED.

1. BUILDING WIRE, UNLESS OTHERWISE INDICATED, SHALL BE 600 VOLT, TYPE THIN INSULATION FOR INTERIOR AND EXTERIOR USE; CONDUCTORS SHALL BE SOFT (BX) TYPE. CONDUCTORS SHALL BE RATED FOR 90°C TEMPERATURE. NO RMXH OR AC (BX) CABLE WILL BE ALLOWED ON THE PROJECT.
2. NO WIRE SMALLER THAN NO. TWELVE (12) ANG SHALL BE USED UNLESS OTHERWISE INDICATED. CONDUCTORS SHALL BE CONTINUOUS FROM OUTLET TO OUTLET AND FROM TERMINAL BOARD TO POINT OF FINAL CONNECTION, AND NO SPLICE SHALL BE MADE EXCEPT WITHIN OUTLET OR JUNCTION BOXES. ALL CONDUCTORS SHALL BE STRANDED. CONDUCTORS SHALL BE RATED FOR 90°C (2) ANG AND LARGER SHALL BE STRANDED. THE CONTRACTOR SHALL MAKE WIRING CONNECTIONS OF ALL ELECTRICAL EQUIPMENT REQUIRING ELECTRICAL SERVICE. WIRING SHALL BE AS MANUFACTURED BY PIRELLI, ROYAL AND TRIANGLE OR EQUIVALENT.

I. FURNISH AND INSTALL SAFETY SWITCHES WHERE INDICATED AND AS REQUIRED FOR MOTOR OUTLETS OR OTHER EQUIPMENT. SWITCHES SHALL BE OF SIZE, NUMBER OF POLES AND FUSED OR NON-FUSED, AS REQUIRED FOR JOB CONDITIONS AND THE NATIONAL ELECTRICAL CODE.

1. PROVIDE GROUND FOR ALL RACENWAYS, DEVICES, AND UTILIZATION EQUIPMENT PERMANENTLY AND EFFECTIVELY IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE, AS HEREINAFTER SPECIFIED. ALL GROUNDING AND BONDING CONNECTIONS SHALL BE SOLDERLESS.
2. PROVIDE INSULATED GROUNDING CONDUCTORS FOR FEEDER AND BRANCH CIRCUIT WIRING AS CALLED FOR ON THE PLANS. PROVIDE GROUNDING BLOCKS, TERMINALS, ETC., FOR CONNECTION OF GROUND WIRE IN ALL DISTRIBUTION EQUIPMENT.

ELECTRICAL POWER TO THE NEW EQUIPMENT SHALL BE EXTENDED FROM THE PROPOSED UTILITY METER AND SERVICE ENTRANCE RATED LOAD CENTER PANEL MOUNTED ON NEW POLE. LABEL METER WITH PHENOLIC NAMEPLATE READING "VERIZON WIRELESS". LABEL PANEL WITH PHENOLIC NAMEPLATE READING "VERIZON WIRELESS SERVICE DISCONNECT".

1. TELEPHONE SERVICE SHALL BE EXTENDED BY THE TELEPHONE COMPANY. PROVIDE SERVICE CONDUITS, SLEEVES, AND OTHER EQUIPMENT SHOWN ON THE DRAWINGS FOR USE BY THE TELEPHONE COMPANY. ALL CHARGES BY THE UTILITY COMPANY SHALL BE PAID BY THE OWNER.

2. ALL ELBOWS IN CONDUIT RUNS SHALL BE WIDE SWEEP FIELD BENDS. INSTALL PULL BOXES AS REQUIRED AND WHERE DIRECTED BY THE TELEPHONE COMPANY AND/OR AS REQUIRED BY THE NATIONAL ELECTRICAL CODE.

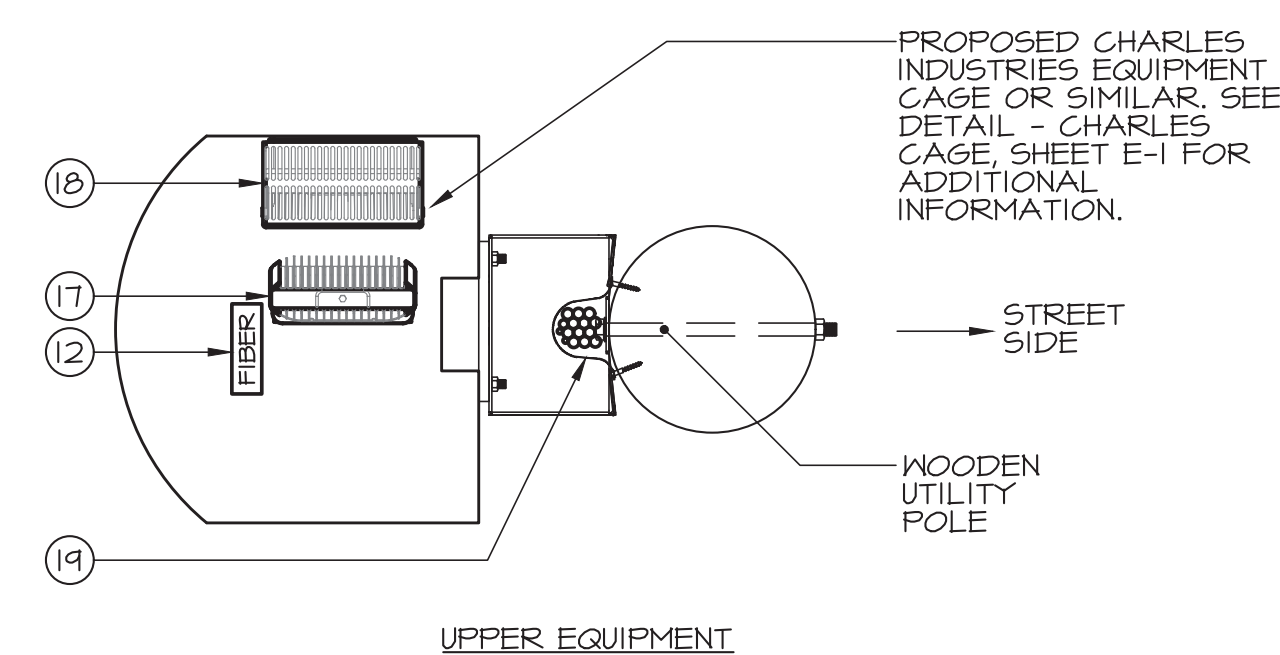
3. A "X" OR RF NOTICE SIGN MUST BE INSTALLED ON BOTH SIDES OF THE POLE A MINIMUM OF ONE FOOT ABOVE THE UPPERMOST ELECTRICAL FACILITY FACILITIES. THIS SIGN MARKS THE POINT WHERE RF EXPOSURE LEVELS MAY EXCEED "FCC OET-65 APPENDIX A" LIMITS FOR UNCONTROLLED GENERAL POPULATION EXPOSURE. WORKING ABOVE THIS POINT REQUIRES DE-ENERGIZING THE ANTENNA. THIS SIGN MUST INCLUDE THE STANDARD RF SYMBOL AND STATE "NON RF WORKERS MUST POWER DOWN DEVICE WHEN WORKING ABOVE THIS POINT." THE SIGN SHALL BE 60 MIL LEXAN WITH U.V. INHIBITORS AND SIGNS SHALL ADHERE TO IEEE C45.2 STANDARDS.
4. A POWER DISCONNECT MUST BE INSTALLED. THIS DEVICE MUST PROVIDE DISCONNECTING MEANS FOR DE-ENERGIZING AC AND DC (BATTERY BACK UP) POWER TO THE ANTENNA. THE DISCONNECT SHOULD BE A STANDARD NEMA TYPE HINGED ENCLOSURE AND BE SUBJECT TO COMPANY APPROVAL. THE DISCONNECT SHALL BE CLEARLY LABELED AS THE ANTENNA POWER DISCONNECT.
5. AN ADDITIONAL RF LABEL ON THE EQUIPMENT MUST INCLUDE COMMUNICATION COMPANY NAME, AND A 24-HR CONTACT PHONE NUMBER. THE LABEL SHALL ADHERE TO IEEE C45.2 STANDARDS.
6. THE ANTENNA SHALL BE MOUNTED THE GREATER VALUE OF NESC MINIMUM CLEARANCE OR THE MINIMUM CLEARANCE REQUIRED TO MEET OET UNCONTROLLED EXPOSURE GUIDELINES AND 2' ABOVE THE ELEVATION OF THE ANTENNA. ALL FLUIDS ATTACHING HARDWARE SHALL BE MOUNTED A MINIMUM OF 45" ABOVE PRIMARY INSTALLATIONS AND 40" ABOVE SECONDARY INSTALLATIONS. (NESC TABLE 238-I)
7. ANTENNA EQUIPMENT IS PERMISSIBLE ON WOOD POLES ONLY.
8. ONLY NON METALLIC ELECTRIC GRADE CONDUIT OR RISERS CAN BE USED FOR ROUTING THE COMMUNICATION CABLES THROUGH THE SUPPLY SPACE. THE CONDUIT INSTALLATION SHALL NOT OBSTRUCT THE CLIMBING SPACE OR WORKING SPACE ON THE POLE AND SHALL NOT OBSTRUCT SUPPLY EQUIPMENT. (NESC 234B, AND NESC 234H4).
9. THE INSTALLATION MUST MEET ALL NESC REQUIREMENTS.
10. A DOMINION DISTRIBUTION REPRESENTATIVE MUST APPROVE ALL ANTENNA ATTACHMENT POLES. ANTENNAS ARE NOT ALLOWED ON POLES FREQUENTLY VISITED BY OPERATIONS PERSONNEL. THESE INCLUDE EQUIPMENT POLES SUCH AS RECLOSERS, THREE PHASE TRANSFORMER BANKS, THREE PHASE TERMINALS, CAPACITORS, SWITCHES, ETC.
11. INSTALLERS WORKING IN THE AREA OF THE POLE ABOVE THE NORMAL COMMUNICATIONS SPACE MUST MEET OSHA 1910.269 REQUIREMENTS.

19. ONE RADIO CABINET, A SERVICE DISCONNECT AND THE METER BASE MAY BE POLE MOUNTED. ADDITIONAL EQUIPMENT, OR LARGE CABINETS SHALL BE PAD MOUNTED. PAD MOUNTED EQUIPMENT MUST BE LOCATED A MINIMUM OF 10' FROM THE BASE OF THE POLE.

▼ DESIGNATES FRONT

III -

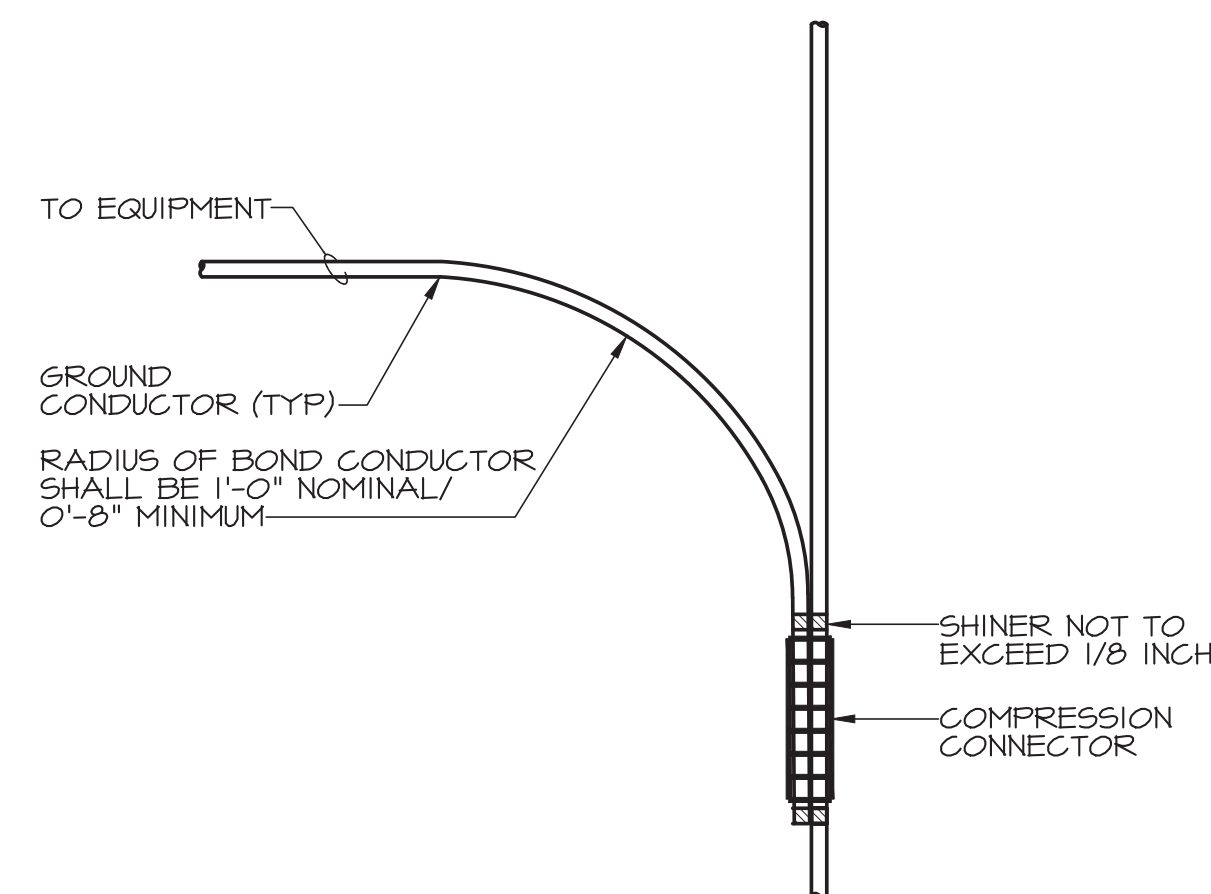
- (1) EXTEND 3#/10 AWG + #6 GRD IN ONE (1) - 2" GRAY SCHEDULE 40 PVC CONDUIT VERTICALLY UP UTILITY POLE FROM LINE SIDE OF METER CAN FOR EXTENSION OF OVERHEAD ELECTRIC SERVICE CABLES, COORDINATE FINAL CONDUIT TERMINATION POINT WITH UTILITY REPRESENTATIVE IN THE FIELD. PROVIDE WEATHER HEAD AT TOP END OF CONDUIT. ELECTRICIAN SHALL ALLOW 3'-0" OF SLACK AT WEATHERHEAD AND METER FOR FINAL TERMINATIONS BY UTILITY COMPANY.
- (2) PROVIDE WEATHERPROOF UTILITY COMPANY 120/240V, 1Ø, 200 AMP RATED METER CAN MOUNTED ON UTILITY POLE. METER GLOBE PROVIDED AND INSTALLED BY UTILITY COMPANY. PROVIDE PHENOLIC NAMEPLATE READING "VERIZON WIRELESS".
- (3) EXTEND 3#6 AWG + #8 GRD - 1" CONDUIT FROM METER TO PANEL.
- (4) PROVIDE AND INSTALL WEATHERPROOF SERVICE ENTRANCE RATED, 120/240 VOLT, 1Ø, 3W, 100 AMP M.L.O. EIGHT (8) POSITION QO LOAD CENTER PANEL (MODEL #QO8161J10ORB) WITH FIELD INSTALLED 2P40A MAIN CIRCUIT BREAKER MOUNTED ON UTILITY POLE. PROVIDE PHENOLIC NAMEPLATE READING, "VERIZON WIRELESS SERVICE DISCONNECT". REFER TO PANEL SCHEDULE, SHEET E-1 FOR ADDITIONAL INFORMATION.
- (5) PROPOSED ROUTE OF INCOMING OVERHEAD FIBER CABLE BY UTILITY COMPANY. EXCESS FIBER SHALL BE COILED AND SECURED TO UTILITY POLE ABOVE ALL EQUIPMENT. COORDINATE FINAL INCOMING FIBER ROUTE WITH UTILITY COMPANY.
- (6) UTILITY COMPANY PROVIDED AND INSTALLED OPTISHEATH MULTIPORT TERMINAL MOUNTED ON UTILITY POLE. EXACT MOUNTING LOCATION SHALL BE COORDINATED WITH VERIZON TELEPHONE IN FIELD.
- (7) EXTEND NECESSARY FIBER STRANDS FROM OPTISHEATH MULTIPORT TERMINAL TO TII FIBER BOX MOUNTED WITHIN CHARLES CAGE.
- (8) VERIZON CONTRACTOR SHALL COORDINATE FINAL AVAILABLE SERVICE CHARACTERISTICS (VOLTAGE, PHASE, ETC.) WITH UTILITY COMPANY PRIOR TO START OF WORK. PREFERRED VOLTAGE IS: 120/240V, 1Ø, ACCEPTABLE VOLTAGE IS: 120/208V, 1Ø.
- (9) EXTEND PAD LOCATION RATED MC CABLE (4#12 AWG + 2#12 GRD) FROM EACH 15 AMP CIRCUIT BREAKER (TYP OF 3) IN 1" CONDUIT VERTICALLY UP UTILITY POLE TO EACH NOKIA ANTENNA/ ASODA RADIO UNIT MOUNTED ON UTILITY POLE. REFER TO PANEL SCHEDULE, SHEET E-1, FOR ADDITIONAL INFORMATION.
- (10) VERIZON WIRELESS PROVIDED, CONTRACTOR INSTALLED NOKIA ANTENNA MOUNTED ON UTILITY POLE.
- (11) VERIZON WIRELESS PROVIDED, CONTRACTOR INSTALLED NOKIA ASODA MOUNTED BEHIND NOKIA ANTENNA ON UTILITY POLE.
- (12) PROVIDE AND INSTALL TII OUTDOOR FIBER BOX PART #FET26-12-RLCN 12 FIBER SPLICE BOX WITHIN CHARLES CAGE FOR FIBER DISTRIBUTION.
- (13) EXTEND ONE (1) WEATHERPROOF RATED CAT 5E CABLE FROM EACH ASODA AND COIL UP AT BASE OF LOAD CENTER PANEL. PROVIDE AND INSTALL RJ45 PLUG KIT WITH CAP TO KEEP CONNECTION WEATHERPROOF.
- (14) CONTRACTOR SHALL REFER TO LATEST EDITION OF VZM FIBER DESIGN STANDARDS FOR FIBER QUANTITIES, ETC.
- (15) CONTRACTOR SHALL PROVIDE AND INSTALL 3" SCHEDULE 40 PV MOLD (POLE RISER) FOR EXTENSION OF POWER AND FIBER CONDUITS TO NOKIA ANTENNAS, REFER TO STRUCTURAL SHEETS FOR ADDITIONAL INFORMATION.
- (16) CONTRACTOR SHALL PROVIDE AND INSTALL ONE (1) MASTER LOCK BRASS 4 DIGIT PAD LOCK SET TO STANDARD VERIZON COMBINATION PAD LOCK SHALL BE PLACED THROUGH CLASP ON LOAD CENTER PANEL TO PROHIBIT COVER FROM BEING OPENED. COMBINATION FOR MASTER LOCK IS THE STANDARD VERIZON WIRELESS FOUR DIGIT CODE. CONTRACTOR CAN'T INSTALL THE COMBINATION LOCK ON THE LOAD CENTER PANEL UNTIL ALL INSPECTIONS ARE DONE AND FINAL.
- (17) VERIZON WIRELESS PROVIDED AND CONTRACTOR INSTALLED NOKIA AIRSCALE POWER SUPPLY UNIT FOR EXTENSION OF DC WIRING TO RRH. CONTRACTOR SHALL EXTEND 2#12 AWG + #12 GRD - 3/4" CONDUIT FROM POWER SUPPLY UNIT TO IPISA CIRCUIT BREAKER IN VERIZON WIRELESS LOAD CENTER PANEL. VERIFY FINAL LENGTH WITH EXISTING CONDITIONS IN THE FIELD. REFER TO PANEL SCHEDULE, SHEET E-1, FOR ADDITIONAL INFORMATION.
- (18) PROPOSED LOCATION OF REMOTE RADIO HEAD MOUNTED IN CHARLES CAGE ON UTILITY POLE.
- (19) EXTEND FOUR (4) COAX AND ONE (1) RET CABLE INSIDE 3" SCHEDULE 40 PV MOLD FROM REMOTE RADIO HEAD MOUNTED IN CHARLES CAGE AND TURN VERTICALLY UP TO ANTENNA MOUNTED ON TOP OF UTILITY POLE. UTILIZE PV MOLD FOR EXTENSION OF INCOMING FIBER BY VERIZON LAND LINE TO OPTISHEATH MULTIPORT TERMINAL.
- (20) VERIZON WIRELESS PROVIDED AND CONTRACTOR INSTALLED ANTENNA MOUNTED ON TOP OF UTILITY POLE.
- (21) EXTEND NECESSARY FIBER JUMPERS FROM FIBER DISTRIBUTION BOX VERTICALLY UP EXTERIOR OF POLE TO EACH NOKIA ASODA MOUNTED BEHIND NOKIA ANTENNA/RADIO UNIT ON LIGHT POLE.
- (22) CONTRACTOR SHALL PROVIDE AND INSTALL 15 AMP, DUPLEX, GFCI OUTLET IN SINGLE GANG, WEATHERPROOF, THREADED BOX WITH SINGLE ANCHOR METAL WEATHERPROOF COVER WHICH ACCESSES A STANDARD VERIZON WIRELESS PAD LOCK. PROVIDE AND INSTALL PAD LOCK WITH STANDARD VERIZON WIRELESS FOUR DIGIT CODE. CONTRACTOR CAN'T INSTALL THE COMBINATION LOCK ON THE GFCI OUTLET UNTIL INSPECTIONS ARE DONE AND FINAL.



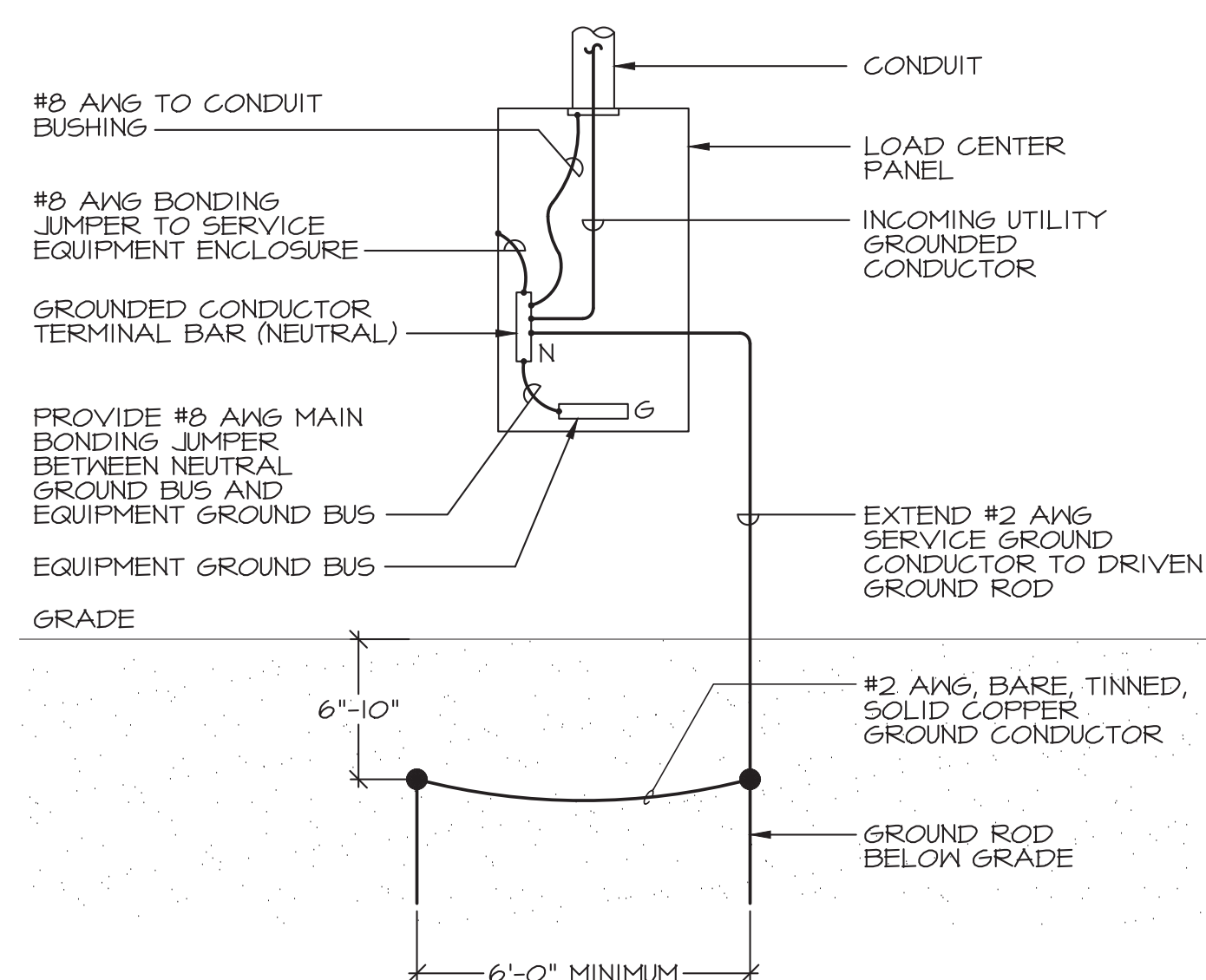
- \* COORDINATE FINAL MOUNTING LOCATION OF METER WITH UTILITY COMPANY REPRESENTATIVE PRIOR TO START OF WORK.
- \*\* ALL VERTICAL UTILITY RUNS TO BE LOCATED IN THE SAME QUADRANT ON POLE, CONTRACTOR TO COORDINATE THE FINAL PLACEMENT OF THE CABLE SHROUD AS INDICATED ON SHEET 5-1.

SCALE: 1" = 1'-0"

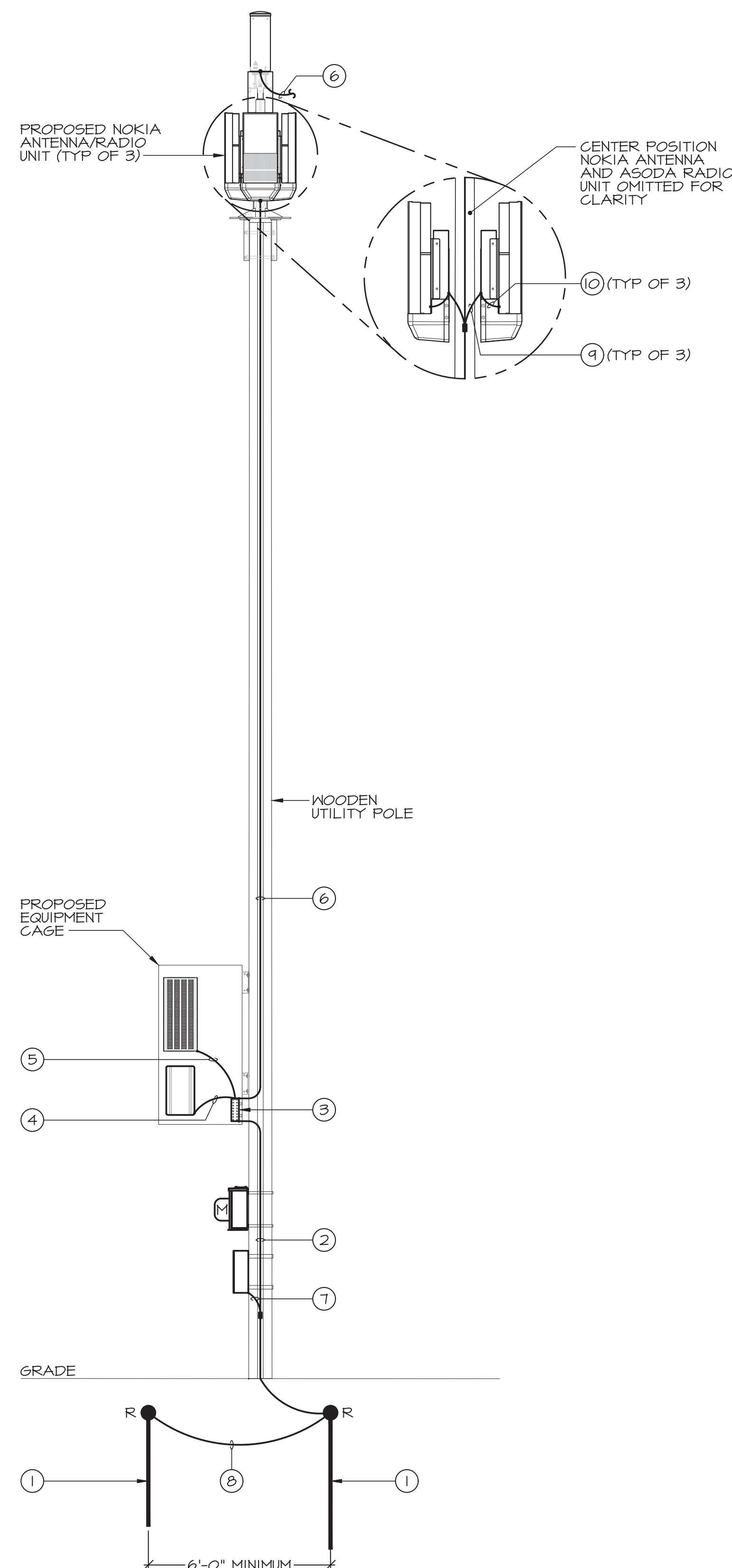




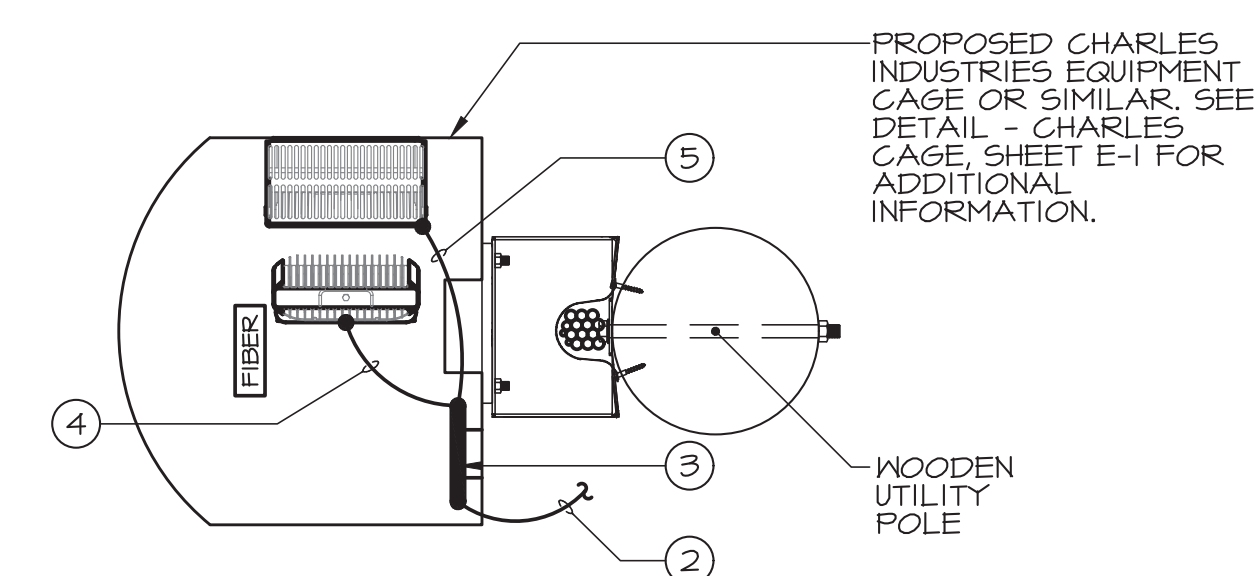
**DETAIL - DIRECTIONAL SPLICE**  
NO SCALE



DETAIL - ELECTRIC SERVICE  
GROUNDING ELECTRODE  
NO SCALE



## ② UTILITY POLE GROUNDING DIAGRAM



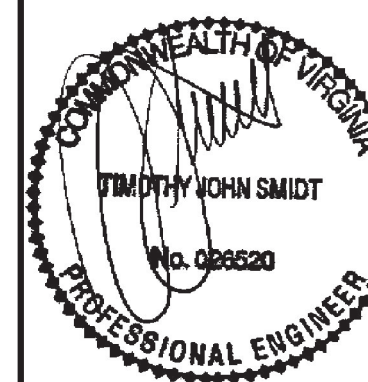
## GROUNDING PLAN

SCALE: 1" = 1'-0"

- # GROUNDING GENERAL NOTES
1. ALL GROUND CONNECTIONS BELOW GRADE SHALL BE EXOTHERMIC (CADWELD) TO NEAREST REINFORCING BAR USING ERICO CADWELD "ONE-SHOT" CONNECTIONS.
  2. ALL EXTERIOR GROUND CONDUCTORS SHALL BE #2 AWG BARE, TINNED SOLID COPPER, UNLESS NOTED OTHERWISE.
  3. ALL GROUND CONNECTIONS ABOVE GRADE SHALL BE TWO-HOLE COPPER COMPRESSION TYPE WITH STANDARD LENGTH BARREL (BURNDY # YA2CL- 27C14E1). SINGLE HOLE LUGS ARE NOT ACCEPTABLE.
  4. ALL MOUNTING HARDWARE FOR EXTERIOR LOCATIONS SHALL BE GALVANIZED INCLUDING NUTS, BOLTS, FLAT AND LOCK WASHERS.
  5. ALL EXTERIOR MECHANICAL CONNECTIONS SHALL BE MADE USING OXIDE-INHIBITING JOINT COMPOUND. THE COMPOUND SHALL BE APPLIED TO ALL SURFACES OF BOLTS, WASHERS, NUTS AND CONNECTING SURFACES OF GROUND BAR PLATES. ALL BARE COPPER SURFACES OF CONDUCTORS SHALL BE COATED PRIOR TO LUGGING. **JOINT COMPOUND SHALL BE NO-OX. KOPR-SHIELD SHALL NOT BE PERMITTED.**
  6. TYPICAL BI-DIRECTIONAL BONDING CONNECTIONS TO THE INTERIOR GROUND RISER SHALL BE MADE USING DOUBLE CRIMP TYPE "C" TAP CONNECTORS.
  7. ALL EXOTHERMIC WELD CONNECTIONS AND FIELD CUTS OF METALLIC OBJECTS EXPOSED TO WEATHER SHALL BE FIRST SPRAYED WITH COLD GALVANIZING (AFTER COOL DOWN) THEN BE TOPPED WITH BRUSH ON MARINE GRADE GALVANIZING.
  8. ALL CONDUIT USED AS SLEEVES FOR GROUNDING OR BONDING CONDUCTORS SHALL BE PVC.
  9. ALL GROUND RODS SHALL BE DRIVEN VERTICALLY USING A GROUND ROD SHIELD TO PREVENT THE ENDS FROM "MUSHROOMING".
  10. **JOINT COMPOUND FOR GROUNDING SHALL BE NO-OX. KOPR-SHIELD SHALL NOT BE PERMITTED.**

## DRAWING NOTES

- (1) PROVIDE 8'-0" (MINIMUM) X 5/8" COPPER CLAD STEEL GROUND ROD.
- (2) EXTEND #2 AWG, GREEN INSULATED, STRANDED COPPER GROUND CONDUCTOR FROM BURIED GROUND ROD AND BOND TO EXISTING GROUND BAR PROVIDED WITH EQUIPMENT CAGE. GROUND CONDUCTOR SHALL BE HOUSED WITHIN 1/2" GROUND WIRE MOLDING. SECURE GROUND WIRE MOLDING TO UTILITY POLE VIA GALVANIZED 2"X5/8" STAPLES.
- (3) EXISTING 14X2 POSITION GROUND BAR PROVIDED WITH ENCLOSURE FOR GROUNDING OF TELECOMMUNICATIONS EQUIPMENT.
- (4) EXTEND #16 AWG, INSULATED, STRANDED, COPPER GROUND CONDUCTOR FROM POWER SUPPLY UNIT (PSU) AND BOND TO EQUIPMENT GROUND BAR.
- (5) EXTEND #16 AWG, INSULATED, STRANDED COPPER GROUND CONDUCTOR FROM REMOTE RADIO HEAD AND BOND TO EQUIPMENT GROUND BAR.
- (6) EXTEND #2 AWG, GREEN INSULATED, STRANDED COPPER GROUND CONDUCTOR FROM GROUND BAR TO VERTICAL GROUNDING POLE TO PROPOSED ANTENNA/ NOKIA ANTENNA/ ASDO. RADIO UNITS, GROUND CONDUCTOR SHALL BE HOUSED WITHIN SCHEDULE 40 PV MOLD. SECURE POLE RISER TO UTILITY POLE VIA GALVANIZED LAG BOLTS.
- (7) EXTEND #2 AWG, GREEN INSULATED, STRANDED COPPER GROUND CONDUCTOR FROM ENCLOSURE OF PROPOSED LOAD CENTER PANEL AND BOND TO GROUND CONDUCTOR EXTENDING TO BURIED GROUND ROD. REFER TO SERVICE GROUNDING DETAIL, THIS SHEET.
- (8) BURIED GROUND RING SHALL BE #2 AWG, BARE, TINNED, SOLID COPPER.
- (9) EXTEND #16 AWG, GREEN INSULATED, STRANDED COPPER GROUND CONDUCTOR FROM EACH NOKIA ASDO AND BOND TO GROUND PIGTAIL CONDUCTOR. EXTEND GROUND PIGTAIL AND BOND TO GROUND CONDUCTOR EXTENDING DOWN EXTERIOR OF POLE TO BURIED GROUND ROD. REFER TO GROUNDING SPlice DETAIL, THIS SHEET.
- (10) EXTEND #16 AWG, GREEN INSULATED, STRANDED COPPER GROUND CONDUCTOR FROM EACH NOKIA ANTENNA GROUND LUG AND BOND TO NOKIA ASDO GROUND LUG.
- (11) REFER TO DOMINION SPECIFICATIONS FOR ADDITIONAL GROUNDING REQUIREMENTS.



**verizon**  
ALEXOLDT 009 SC - D - SMALL CELL  
RIGHT OF WAY ADJACENT TO 215 N PATRICK STREET, ALEXANDRIA,  
VA CE ALEXANDRIA, VIRGINIA 22314

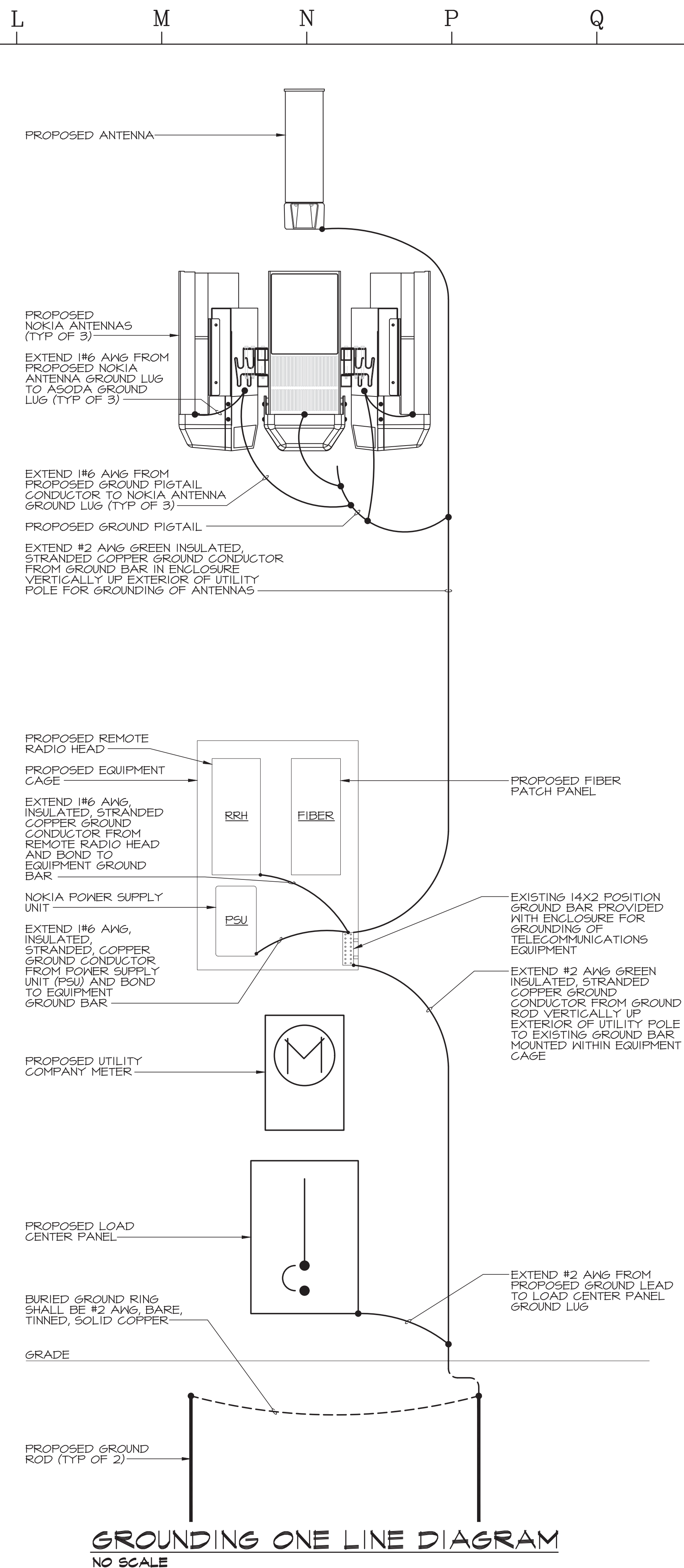
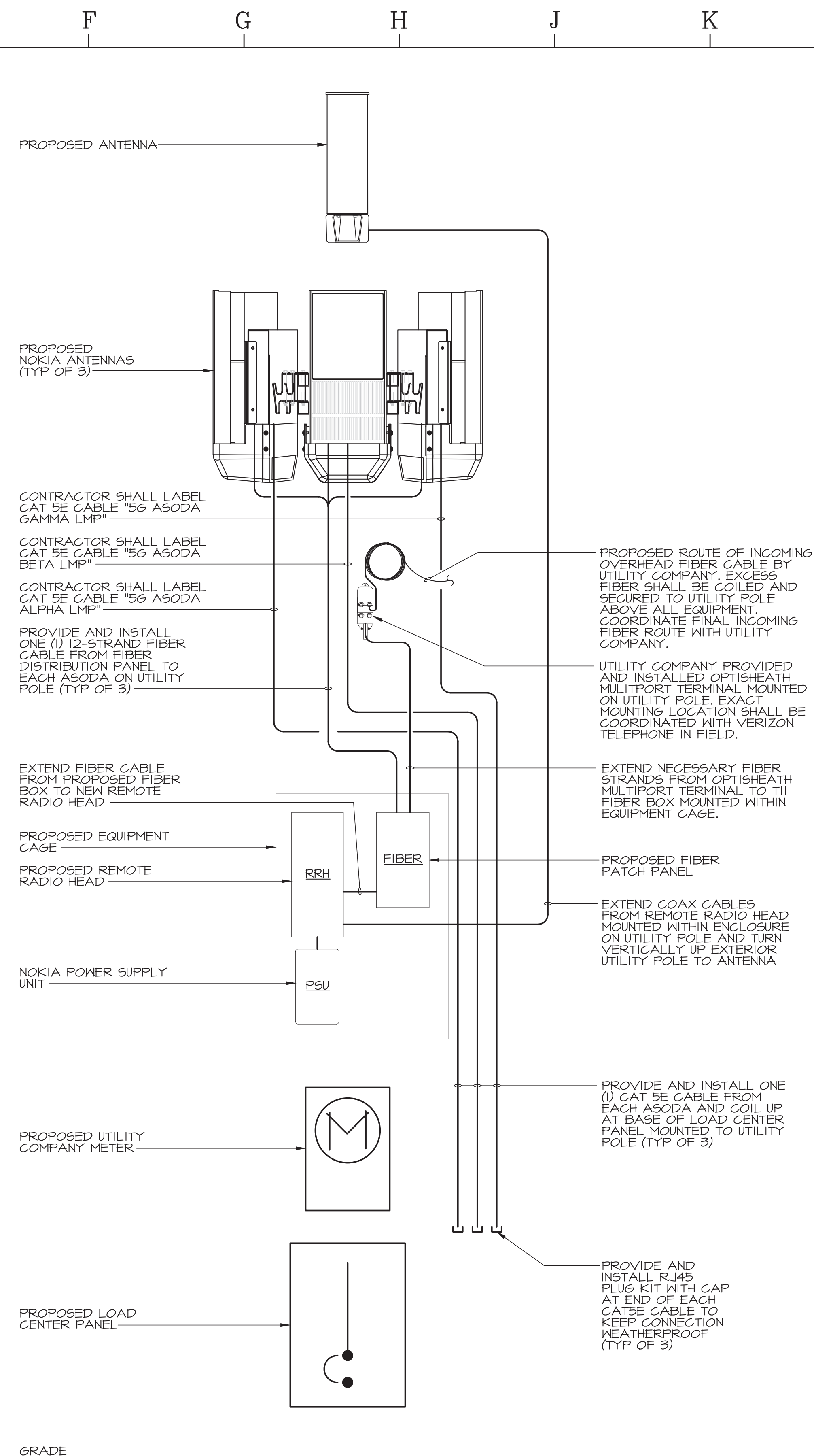
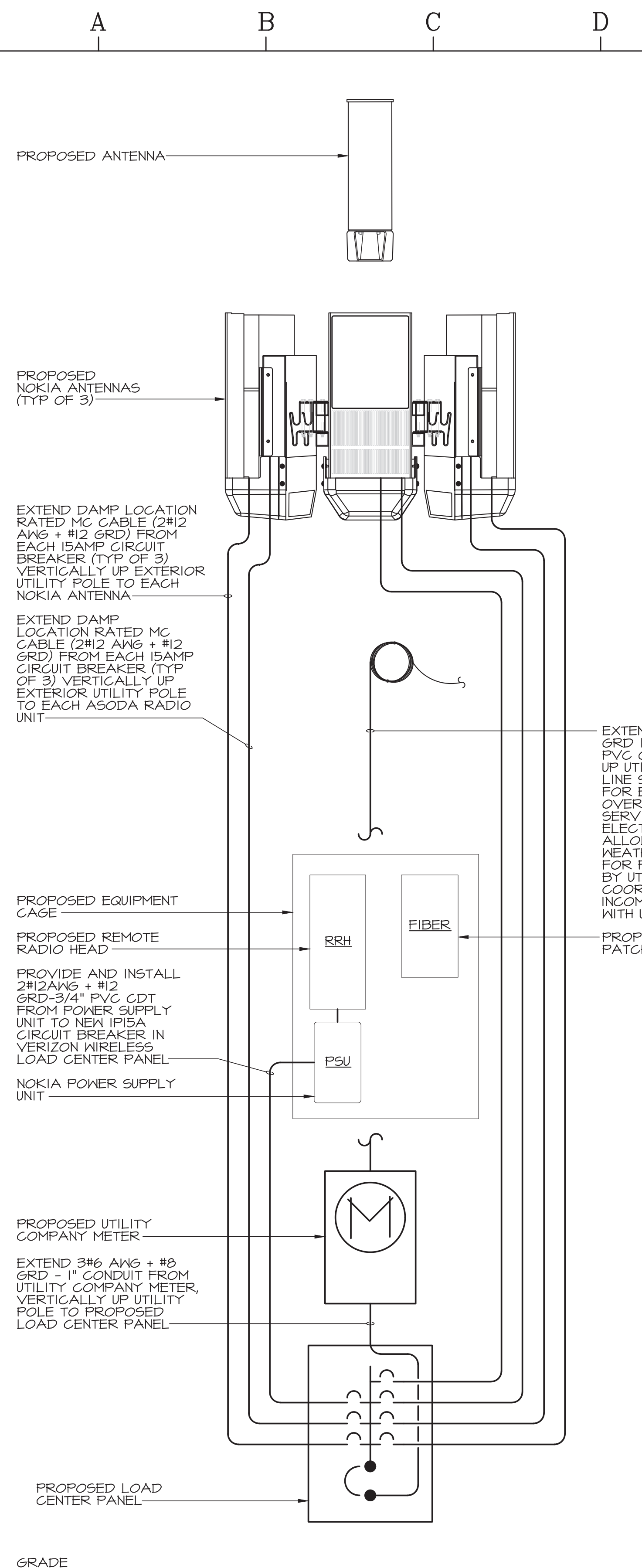
REVISIONS:		
NO.	DESCRIPTION	DATE
	PERMIT DWGS.	7/14/20

LAST REV.:
PROJECT NO: 20084P
DATE: JULY 14, 2020
SCALE: AS NOTED
TITLE:
GROUNDING DIAGRAM, DETAILS AND NOTES

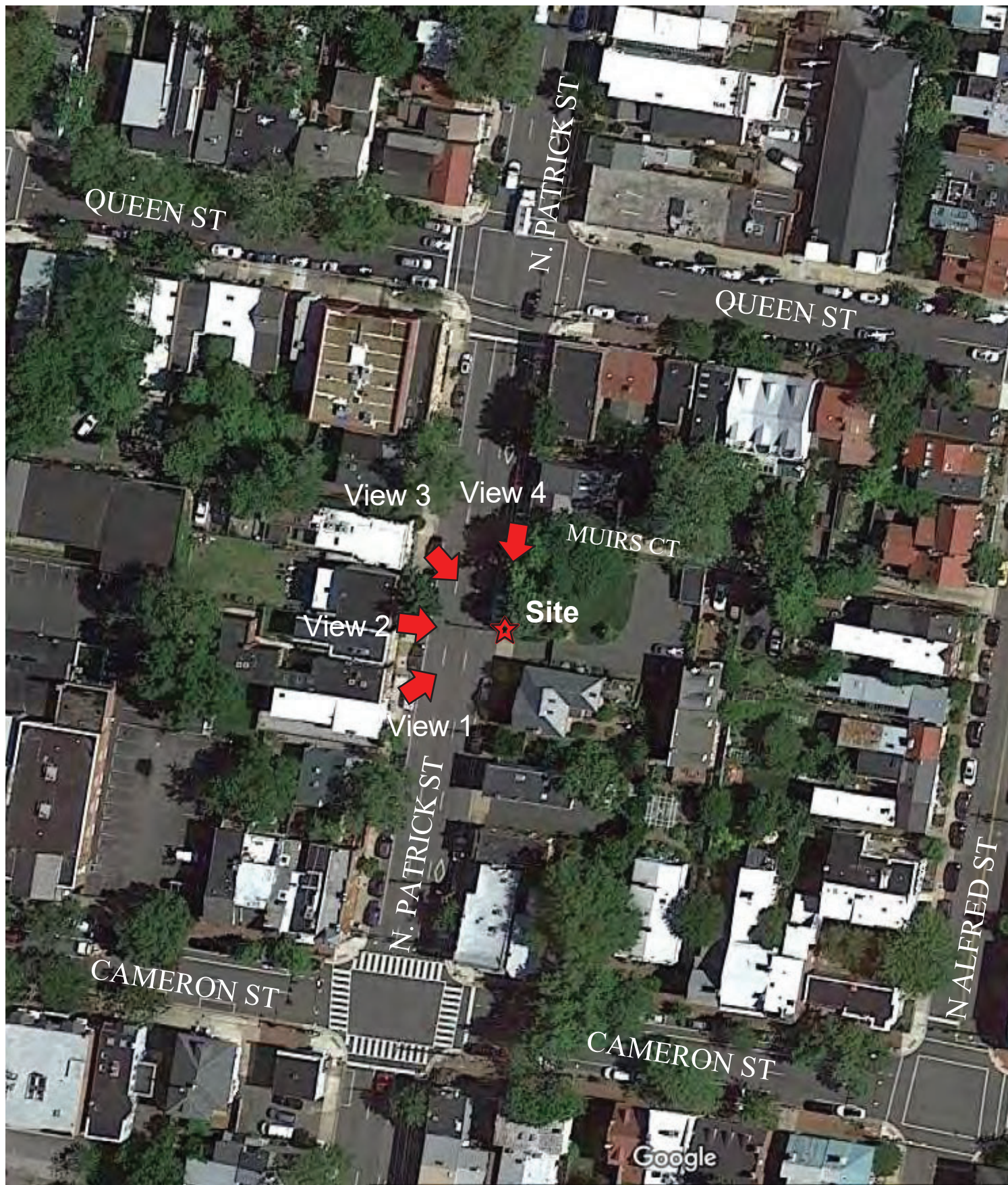
SHEET:

III-3

TEI#20084P

[illegible]

LAST REV.:
PROJECT NO: 20084P
DATE: JULY 14, 2020
SCALE: AS NOTED
TITLE:
DIAGRAMS



**MORRIS & RITCHIE  
ASSOCIATES, INC.**  
1220-C East Joppa Road, Suite 505  
Towson, Maryland 21286  
410-821-1690  
410-821-1748

## Alexoldt 009 - D Overall Site Layout

14 July 2020





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410-821-1690  
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## Alexoldt 009 - D Existing View 1

14 July 2020





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## Alexoldt 009 - D

### Proposed View 1

14 July 2020





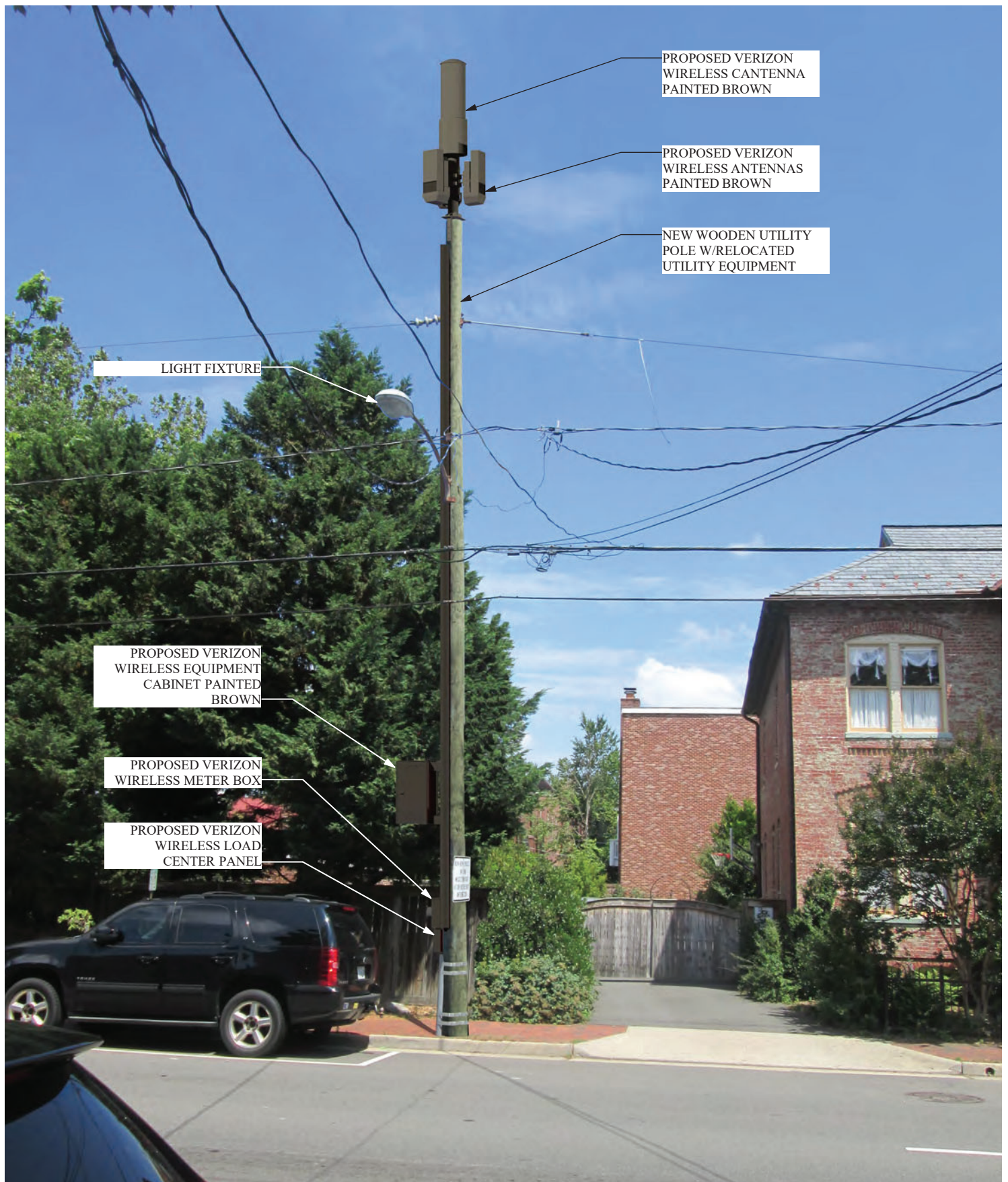
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410-821-1748

## Alexoldt 009 - D

### Existing View 2

14 July 2020





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## Alexoldt 009 - D Proposed View 2

14 July 2020





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## Alexoldt 009 - D

### Existing View 3

14 July 2020





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## Alexoldt 009 - D Proposed View 3

14 July 2020





EXISTING  
WOODEN POLE  
TO BE REMOVED



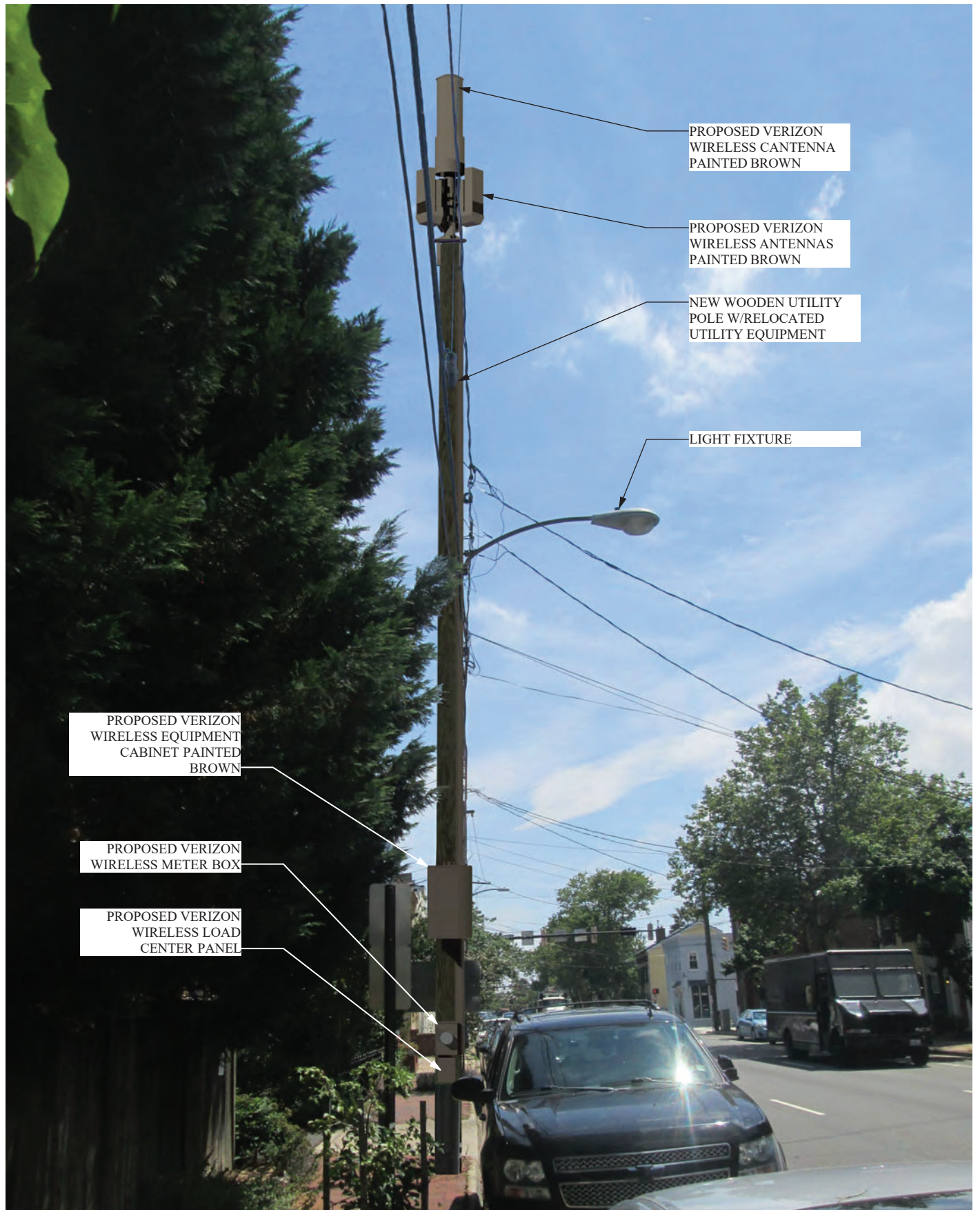
**MORRIS & RITCHIE  
ASSOCIATES, INC.**  
1220-C East Joppa Road, Suite 505  
Towson, Maryland 21286  
410-821-1690  
410-821-1748

## Alexoldt 009 - D

### Existing View 4

14 July 2020





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ASSOCIATES, INC.**  
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Towson, Maryland 21286  
410-821-1690  
410-821-1748

## Alexoldt 009 - D Proposed View 4

14 July 2020



The opposition of 5G pole in front of 215 N Patrick St, Alexandria, VA 22314

To whom it may concern,

I am the owner and resident of 207 & 209 N Patrick Street, Alexandria, VA. Recently I was made aware of the petition from Verizon to put in a 5G pole in front of 215 N Patrick Street. This property abuts mine, and the proposed pole will be close to my home as well.

There are several concerns after reviewing the **BAR #2020-00553 report**.

- The photos of the current pole and the proposed pole appear disproportionate to the specifications. It looks like the only adjustment they made was to include an image of the Cantenna on top of the existing pole. After researching online and seeing what 5G poles look like after the installation, it is bigger and taller than in the photos provided on page 6. I don't think this is an accurate representation of the actual pole that they intend to install.
  - Page 14 shows that there are only trees on the opposite side of 215; they did not mark the trees near the pole on private property. My neighbors have large Leyland Cypresses that grow along their fence; these types of trees can grow up to 70'. Will the poles be affected by the tree's crown, and will this require pruning or cutting them back? This will be an added expense to the homeowner and will affect the aesthetics of the tree.
  - The trees' root systems are near the sidewalk, which will be disturbed by any new construction or digging for the new pole. Trees may not show signs of decline immediately, but statistically, trees that suffer root damage will decline over the years and may lead to death.
  - Page 15 states: Overhead wires require a horizontal separation by Utility standards and Radio Signal standards from the antennas. (10 foot minimum)
    - i. There is a small footprint on the northwest end of N Patrick between the tree sapling and the crosswalk between the west-east sides of N Patrick; this could possibly have enough horizontal separation. However, there are underground obstacles that make this unacceptable (Gas Line, Water, Drain)
- Has Verizon measured to ensure that the crown of the mature trees won't encroach within 10'? Wouldn't this affect the signal?
- The sidewalks are narrow, and we have a lot of foot traffic and bikers on that road; a larger pole will decrease the space for pedestrians.
  - Most of our homes are historic; mine is over 150 years old, and so are my neighbors; this will affect the front of our properties losing it's historical appeal.

These are my observations.

As a resident on this block, I oppose this new structure and placement for several reasons. The main reason is the size and distraction this pole will create; it will be the tallest structure on N Patrick St. Its placement in front of a beautiful, historic home is also distracting and unattractive. This new pole will make the front of our property look industrial.

After researching what 5G poles look like after installation, my only word is hideous. It doesn't belong on this residential street. It will most definitely affect the aesthetic and property value. My neighbors and I do not want a structure that will detract from our properties' uniqueness and beauty.

Many of us purchased our residential feel properties, even if it is located on a busy road. The houses are all individually unique, and we have witnessed many tourists who will stop by and take photos in front of our property because they love the way it looks.

I want to maintain the residential and historical feel of the block. As tax-paying residents, I believe we should not be forced to accept this new structure just because they did not research putting it somewhere else more commercial or industrial.

Sincerely,

A handwritten signature in cursive script, appearing to read "Vatsana Ross".

Vatsana Ross

703.906.4830

209 N Patrick St

Alexandria, VA 22314

February 17, 2021

Presented by Craig Miller

BAR Questions for the 215 North Patrick Street proposed cell site:

- BAR: 211 North Patrick has been defined as both a Queen Anne Style home and Victorian Style home and each description the roof line is unique and some have described as “transitional.” Have the architects on the BAR ever seen a roofline like this in Alexandria? Would the architects agree this is a unique and defining feature for this house and agree with Staff as mentioned in BAR Case #2009 – 0295?
- JOSH: What is the circumference of the “dig” spot since there is a mature cedar tree within ~10’ of the proposed site? What kind of safety measures are in place to protect the tree from being killed? What happens if the tree is killed due to the construction crew disturbing its roots. What happens if the tree roots are found to be in the work zone?... Will construction stop?
- JOSH: Can you please confirm that 215 North Patrick is the ALTERNATE site chosen by you and Mastec after the primary selection by you at Cameron/Patrick was approved by Verizon but Dominion denied the use of their pole?
- JOSH: Will the proposed 46’ 9” structure be the largest approved in the both the Old & Historic as Well as Parker-Gray Historic Districts?
- JOSH: Will the Case Box at 22”x’22” x 36” with a minimum height of 10” going to 13’ be the largest installed in either the Parker Gray or Old and Historic District?
- STAFF: Has anyone on BAR staff verified the volume numbers presented by Mastec to confirm the total volume is less than 6 cubic feet per BAR guidelines.

Dear Board of Architectural Review,

The Alexandria Old & Historic District was the third such district in the United States. Created to protect our historical neighborhoods, the Old & Historic District as well as Parker-Gray District are critical to this mission. An historic district's purview is defined by the Zoning Laws of the City of Alexandria and more specifically Article 10-100. (Article X)

It is important to understand the lot at 215 North Patrick is part of the Paff estate including 211, 215, 217 and 217a North Patrick Street. (213 North Patrick does not exist and 211 and 215 North Patrick Street share lot lines.) The proposed cell site will sit dead center of the Paff estate. The application for the small cell site at 215 North Patrick Street BAR CASE #2020-0559 should be denied by the BAR for the following reasons:

#### ARTICLE X. - HISTORIC DISTRICTS AND BUILDINGS

##### Section A:

*To enrich the quality of life for city residents by protecting the unique resource that is the historic district, including familiar landmarks and other treasured elements of the area;*

##### Section G:

*To assure that new structures, additions, landscaping, and related elements be in harmony with their historical and architectural setting and environs; and*

##### Section H:

*To safeguard the city's portion of the George Washington Memorial Parkway and other significant routes of tourist access to the city's historic resources by assuring that development in and along those transportation arteries be in keeping with their historical, cultural and traditional setting.*

The application of a small cell site at 215 North Patrick Street, BAR #2020-0559, does not meet the criteria set forth by Article 10 for the following reasons:

- 1) Allowing the installation of a cell tower at 215 North Patrick at 46' 9" will diminish the grandness of the house which has stood as a beacon of hope and health for the Parker Gray district for over 40 years during Dr. Carpenter's lifetime and violates Subsection, (A). Staff in BAR CASE #2009-0295 argues in reference to 211 North Patrick street, "the architectural importance of this remarkably intact, freestanding structure is high. The presence of a two-story freestanding masonry structure is unusual in a neighborhood of smaller attached frame rowhouses and conveys the wealth and status of the original owner."
- 2) A 46'9" cell tower will not "blend in harmony with their historical and architectural setting and environs." Installation of this tower will create a NEW urban landscape towering at least 10' above 211 North Patrick's roof violating Subsection, (G)
- 3) Patrick Street is Route 1 and runs from Maine to Miami bringing tourists from North and South into the historic districts of Alexandria. The 46'9" cell tower is not in keeping with

the “historic, cultural, or traditional setting and violates Subsection, (H.) The height of this tower will overwhelm the appearance of both the historic building at 211 North Patrick and its unique and unusual roof line. This reasoning falls in line with previous Staff recommendation in BAR CASE# 2009-0295 where Staff argues 211 North Patrick and the significance of its unique roofline in the neighborhood, “the structure is located on North Patrick Street which carries a high volume of automobile traffic as northbound US Route 1. As the most architecturally prominent building on the blockface, this structure is visible to many visitors and residents, and the roof surface is highly visible from Patrick Street.”

The BAR should deny the installation of this cell tower based on any one of these criteria per the Zoning Code for the City of Alexandria.

Best regards,

Craig Miller

## Lia Niebauer

---

**From:** Craig Miller  
**Sent:** Wednesday, February 17, 2021 10:54 AM  
**To:** Preservation  
**Cc:** Lia Niebauer  
**Subject:** RE: [EXTERNAL]small cell site at 215 N Patrick  
**Attachments:** 211 North Patrick - BAR Staff Analysis #2009-0295.pdf

Please see attached BAR Staff analysis of the uniqueness and importance of maintaining the site lines of 211 Slate Roof. BAR CASE#2009-0295 page 4

Craig

Sent from [Mail](#) for Windows 10

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# 211 North Patrick - BAR STAFF Analysis

BAR CASE #2009-0295

January 6, 2010

## III. ANALYSIS:

The proposed replacement roof complies with the Zoning Ordinance.

The *Design Guidelines* state that: "A central tenet of the philosophy of historic preservation is that original historic materials should be retained and repaired rather than replaced. An informed and careful analysis of the existing condition should be made before any decision to replace historic materials is made. In the case of replacement roof, consideration should be given to retaining historic roof materials and encapsulating them below the new roof. In the case of a slate roof, it is almost always better to repair rather than replace the roof." The *Design Guidelines* include the following guideline in relation to slate: "Historically, slate roofs were only used on masonry buildings in the districts; however, there is occasional use of slate as a decorative roof accent material on some wood frame buildings. The Boards strongly encourage the retention of existing slate roofs."

Given that roofs are one of the dominant visual elements of buildings in the historic districts, the Board has established the following policy in the Old & Historic Alexandria District for determination of appropriate and compatible roofing materials:

1. The age of the structure and its architectural style;
2. The historic, cultural and architectural importance of the structure to the City of Alexandria;
3. The location of the structure within the Old & Historic Alexandria District or along the George Washington Memorial Parkway; and,
4. The visibility of the roof surface from a public street, way, pathway, easement or waterway.



In this case:

1. The Queen Anne style structure is well over 100 years old;
2. The architectural importance of this remarkably intact, freestanding structure is high. The presence of a two story freestanding masonry structure is unusual in a neighborhood of smaller attached frame rowhouses and conveys the wealth and status of the original owner;
3. The structure is located on North Patrick Street, which carries a high volume of automobile traffic as northbound US Route 1. As the most architecturally prominent building on the blockface, this structure is visible to many visitors and residents; and
4. The roof surface is highly visible from Patrick Street, as demonstrated in the attached photographs.

Staff believes that the applicant has demonstrated that the existing slate shingles are beyond repair, and that a new roof is necessary. The average live span of a slate roof is generally 60 to 125 years. Staff believes that the slate roof at 211 North Patrick Street is likely original to the construction of the house, making it approximately 120 years old. The applicant has provided a number of photographs which show significant damage due to cracking and spalling. The National Park Service's Preservation Brief 29, *The Repair, Replacement & Maintenance of*

## Lia Niebauer

---

**From:** robert meyers <bobmeyers7@yahoo.com>  
**Sent:** Tuesday, February 16, 2021 12:02 PM  
**To:** Lia Niebauer  
**Subject:** Fw: Docket Item 7 -- Feb 17 BAR Meeting

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Resending this email with correct address. Could you also please confirm that Item #7 is not on the consent calendar and that additional public comments will be received?

----- Forwarded Message -----

**From:** robert meyers <bobmeyers7@yahoo.com>  
**To:** lia.niebauer@alexandria.gov <lia.niebauer@alexandria.gov>  
**Sent:** Tuesday, February 16, 2021, 12:29:47 AM EST  
**Subject:** Docket Item 7 -- Feb 17 BAR Meeting

Dear Ms. Niebauer --

This email is in reference to Docket Item 7 scheduled for consideration at the February 17, 2021 Board of Architectural Review Meeting. I have several issues related to this item.

### (1) Lack of Proper Notice

I am the owner of 222 North Patrick Street, Alexandria, VA 22314 which is almost directly across from the proposed location of the small cell facility according to the maps contained in the BAR #2020-00553 Staff Report. However, I have not received what I believe to be the required notice of this application. According to your current application, an "abutting property is one that touches the property in question as well as any property that directly faces (and, in the case of a corner lot, diagonally faces) the property in question."

The attached diagram is provided with your regulations. For the site in question, if "First Street" were to be considered Patrick Street/Route 1 and "West Street" considered to be the alley between Cameron and Queen, my property would be the third "X" on the East Side of Patrick Street down from the top of the diagram. Across the alley from me would be 224 North Patrick Street. Yet, I have not received any notice of this docket item from Cellco Partnership dba Verizon Wireless. This is so even though the subject property in question is undeveloped (termed a "vacant lot" in the application) and appears to abut both 215 North Patrick Street and the alley.

**X = Property owners to be notified**

	X	X			X				
	X	SUBJECT PROPERTY			X				
WEST STREET									
	X	X	X		X				
				FIRST STREET					

I realize that your application instructions indicate that this schematic is not "final authority." However, it is also advised that if an applicant is in doubt, then they should provide notice to additional properties. This did not occur even while the new cell phone pole and equipment will be clearly visible from 222 North Patrick Street. Thus, if the letter of your notice requirements is not sufficiently precise, it would appear that the object and spirit of these requirements is surely to provide specific notice to those properties that are reasonably impacted. A more limited view of the notice requirements would conflict with the overall purpose of the BAR as well as the city's professed desire for civic engagement.

## (2) Proposed Location May Violate Alexandria's Interim Wireless Facility Aesthetic Guidelines

City guidelines clearly indicate that "pole height may not increase more than 10 feet." Yet the proposed small cell facility does exactly that. The existing pole is 34 feet, 5 inches tall at its apex, while the proposed top of the antenna is at a height of 46 feet, 9 inches. See Replacement Pole Elevation. Of course, it may be asserted that the actual wooden pole being replaced will top out at 39 feet, 2 inches. *Id.* But the city guidelines are based on aesthetics and may reasonably be viewed as attempting to limit visual impact. Simply as a practical matter, an observer would not be any less affected by the fact that the wood pole reaches only five feet higher than the current pole when the overall visual impact is a full 7 feet, 7 inches higher than the top of the pole (or approximately the height of former Washington basketball player, Manute Bol). The city guidelines, to be meaningful, should be read as a reasonable limit on overall visual impact, something that does not occur when an object is placed on a residential street that is fully 12 feet, 5 inches higher than the previous object as well as any other object or building on the street.

### (3) Lack of sufficient Information on Location Choice

I realize that this application involves a public right of way. But at the same time, there is no explanation at all in the application as to why this cell facility must be placed in the 200 block North of Patrick Street versus some other location within Alexandria. The only examination of alternatives in the application involves alternative locations solely within this block, not on an alternative street, e.g., Alfred or Henry Street, or an alternative location on Patrick Street, e.g., the 100 or 300 block, or perhaps other locations. There is no explanation as to the technical reasons why the cell is needed in this area -- and if multiple other locations are needed given the limited range of this type of equipment

-- what other locations are dependent on this particular installation. This lack of further analysis appears to be determinative of the issue of a new stand-alone pole versus removal and replacement of the existing telephone pole with a substantially taller pole.

The only explanation of the location choice, at least the only explanation available within the docket, is that "the east side of N Patrick St will not work" and a discussion of trees and overhead wires on the west side of Patrick Street. (See page 15 of BAR #2020-00553). This explanation is at best cursory and seemingly in error, e.g., when claiming that the east side of Patrick Street "will not work" but at the same time proposing to locate the tower on the east side of the street. The BAR should insist on a much more fulsome discussion of the need to place the facility at this location -- or it has one -- to place same in the public docket.

#### (4) The BAR Should be Concerned Regarding Precedent Being Established

Available documentation indicates that BAR staff has no objection to the installation, nor does staff believe that there is an adverse impact on existing viewsheds. BAR #2020-00553 at 3. But there is no real explanation for this expressed view, nor any indication concerning in what locations within the historic district an adverse impact *would be* considered to exist, and in what locations, such an adverse impact *would not be* considered to exist. This would lead to the conclusion that installing a small cell facility is appropriate on any street, in any location in the Old Town Historic District or the Parker-Gray District, subject only to a limit of 10 feet in wooden pole height and certain aesthetic touches such as paint color. From the BAR's review of this application, only the location of trees or underground utilities would be considered, and then only when a stand-alone pole would be required versus replacing an existing wooden pole. If this is not the conclusion the BAR wishes to make, or at least strongly imply in this application, then at least some discussion and review of the appropriateness of this location versus other locations in the city is imperative to avoid either a complete carte blanche approval of *all locations* or a completely ad hoc public review process.

I would therefore ask for: (1) deferral of this application until proper notice can be given; and (2) additional BAR staff review and explanation of the intended location as it relates to other potential small cell locations within the city's historic districts.

Sincerely,

Robert J. Meyers

**From:** Craig Miller <[cmillerjr@comcast.net](mailto:cmillerjr@comcast.net)>

**Sent:** Monday, December 14, 2020 10:19 AM

**To:** Preservation <[Preservation@alexandriava.gov](mailto:Preservation@alexandriava.gov)>; Lisa Brock <[IH2OCOLOR@comcast.net](mailto:IH2OCOLOR@comcast.net)>

**Subject:** re: Historic Preservation - William Conkey - 211 North Patrick Street

Mr. Conkey,

Good morning! My name is Craig Miller and I co-own 211, 215 & 217 North Patrick Street. I see Staff has a "small cell Site" adjacent to 215 North Patrick Street on the consent calendar for this Wed, 12/16/20. I am formally requesting you pull this off the consent calendar so we can discuss with the BAR at the 12/16/20 meeting.

The history of 211 North Patrick has been difficult to research over the years so I can understand if staff had a difficult time discovering the historical significance of this property. A brief history:

- 211 North Patrick was built in ~1886 by Frederick Paff an immigrant from Germany that started a shoe and boot factory in Alexandria.
- After Paff's death in 1903, His son Frederick Paff Jr. lived at 211 North Patrick and was the Mayor of Alexandria from 1905 – 1912.
- ~1943-1945, Dr James Carpenter bought 211 North Patrick and started his medical career in Alexandria as the first African-American medical doctor in Alexandria with rights to practice at Alexandria Hospital.
- Dr. Carpenter's private medical practice was on the first floor of 211 with nurses quarters on the 2<sup>nd</sup> floor.
- 211 North Patrick is deep in Alexandria History and African American history.

We recently replaced the roof of 211 North Patrick Street according to BAR rules with an "in-kind" slate roof to preserve the property and its "site-lines." The proposed "small cell site" by Verizon is 25 feet from the physical structure at 211 North Patrick and has a vertical height in direct site-line of the slate roof. This "small cell structure" will ruin the "grandness" of this old and important home.

I am not against technology, however, there is another telephone pole approximately 50' north on the corner of North Patrick and the common alley way that is more appropriate, in my opinion, that protects 211 North Patrick which is an important piece of Alexandria's architectural history. Please do not approve the installation of a "small cell site" at 215 North Patrick Street.

Mr. Conkey, please advise me if I need to provide you and staff with more or supporting information.

Best Regards,

Craig Miller  
915 Cameron St  
703-628-9574

Sent from [Mail](#) for Windows 10

## Lia Niebauer

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**From:** Craig Miller <cmillerjr@comcast.net>  
**Sent:** Thursday, January 21, 2021 6:24 PM  
**To:** Preservation  
**Cc:** Lia Niebauer  
**Subject:** RE: Historic Preservation 215 North Patrick Sreet  
**Attachments:** 215 Patrick 1877 Atlas Map.pdf; 215 Patrick Leter from Lisa Brock - owner.pdf; Signatures opposing small cell site at 215 N Patrick.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Lia,

I would like to speak about Docket #9, 215 N Patrick proposed cell site. I have attached a list of names and signatures opposing the site as well as a letter from Lisa Brock, my wife and co-owner of the properties. I also included the 1877 Atlas map that shows the original estate of Mr. Paff.

Craig

Sent from [Mail](#) for Windows 10

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2

**Signatures of those in opposition to the placement of a small cell site at 215**  
**North Patrick Street, Alexandria Virginia**

- 1) NAME: Craig Miller - CM  
ADDRESS: 915 Cameron St
- 2) NAME: Lisa S Brock (Lisa S. Brock)  
ADDRESS: 915 Cameron St,
- 3) NAME: Kim & David Puck Kim Puck  
ADDRESS: 917 Cameron St, Alexandria VA
- 4) NAME: Jennifer Dorrance  
ADDRESS: 919 King St, Alexandria
- 5) NAME: VATSANA ROSS / Vatsana  
ADDRESS: 209 N. PATRICK ST, ALEXANDRIA, VA 22314
- 6) NAME: Maya Kuhnman  
ADDRESS: 705 N. Patrick St. Alexandria VA 22314
- 7) NAME: Jamahl Bracey  
ADDRESS: 214 N Patrick St Alexandria VA 22314
- 8) NAME: Katherine Martin  
ADDRESS: 212 N Patrick St, Alex VA 22314
- 9) NAME: Richard Hayas / R Hayas  
ADDRESS: 206 N Patrick St, Alexandria, VA 22314
- 10) NAME: Aminda Cernik Amanda  
ADDRESS: 221 N. Patrick St. Alexandria VA 22314
- 11) NAME: Suzanne Broct Suzanne S. Brock  
ADDRESS: 211 North Patrick St. Alex.
- 12) NAME: GINA JARMIN Gina Jarmine  
ADDRESS: 208 N. PATRICK STREET 22314  
ALEXANDRIA, VA.

Board of Architectural Review  
City of Alexandria

RE: Proposal for small cell site at 215 North Patrick Street

Dear Members of the Board,

My name is Lisa Brock and I co-own the properties located at 211, 215, 217 & 217A North Patrick Street, collectively known as the PAFF ESTATE.

I am asking the BAR to please OPPOSE the installation of a new telephone pole with small cell site at 215 N Patrick Street that will be approximately 46' in height and in the immediate sight-line of this historically important property. The proposed facility will be adjacent to both 211, 215 and 217 North Patrick Street and approximately 12' higher than the current utility pole. It will also include several additional protrusions closer to the sidewalk.

The history of the PAFF Estate is little known in the City of Alexandria, but none-the-less important. The history of 211 North Patrick Street, and its corresponding lots has been difficult to track down, but with the help of Rita Holtz at the Alexandria Library I offer a brief history of the property:

- Frederick Paff was born in 1837 and immigrated from Elm Hesse Castle, Germany, at the age of 14. Frederick Paff started the Paff Shoe and Boot Factory and had a shoe and boot store in Alexandria.
- Paff lived in the house at 215 North Patrick Street while the construction of 211 North Patrick Street was underway.
- The Washington Post, June 30, 1886: "the brick work on the house erected on Patrick Street, near Cameron, for Mrs. Frederick Paff, was completed yesterday evening. The house, when finished, will be one of the handsomest residences in the city."
- The "new" house at 211 North Patrick Street was completed in 1886.
- Frederick Paff lived in the residence until his death in 1903. Frederick Paff Jr, the Mayor of Alexandria from 1905 - 1912, took up residence at 211 North Patrick Street. Frederick Paff Jr, former Mayor, died in 1933.
- In 1943, the PAFF Estate was purchased by Dr. James Carpenter, MD, the FIRST African American doctor in Alexandria with rights to practice medicine at the Alexandria Hospital.
- Dr. Carpenter played a very big part in African American history in the City of Alexandria between 1943 – 1985. He was:
  - Member of the Shilo Baptist Church as well as a Board of Trustee.
  - Member of the Alexandria Medical Society & National Medical Association.
  - Clinical Instructor of Pediatrics at Howard University.
- Initially, Dr. Carpenter used the First floor of 211 N. Patrick as the doctor's office with exam rooms while he and his family lived on the 2<sup>nd</sup> floor. Eventually, the 2<sup>nd</sup> floor was used as a residence for nurses.

- Unfortunately, during the “urban renewal” of the 1960’s, Dr Carpenter had the homes at 215 & 217 razed. Dr. Carpenter’s intent was to build a bigger, newer clinic on the same site as the homes, however, the clinic was never built.
- These properties stayed in the Carpenter family until 2009 when they were purchased by my family. And began lengthy renovations.
- 211 North Patrick is still considered a valuable home and was most recently featured in the 72<sup>nd</sup> Alexandria Hospital TWIG tour of Historic Alexandria Homes.

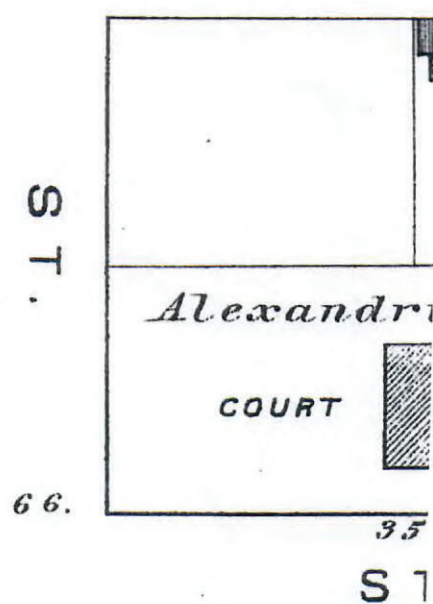
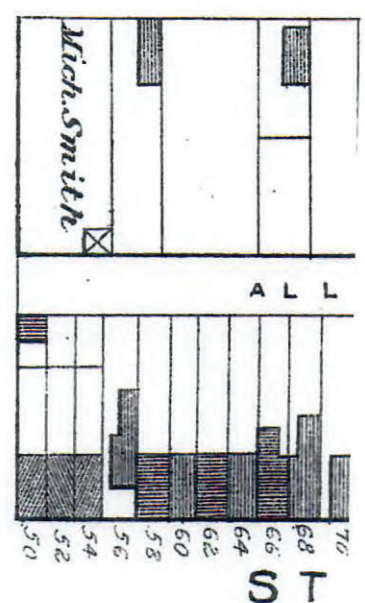
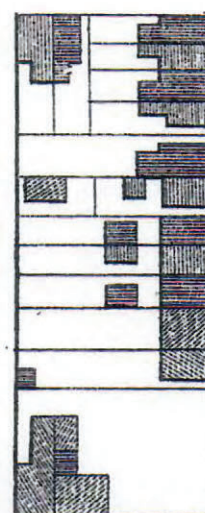
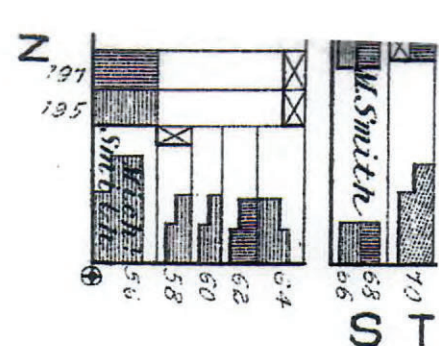
The neighbors and I oppose the small cell site facility at 215 North Patrick Street. This new 5g site would overwhelm the grandness of this house and remain in its immediate sightlines. The house has significant historical value to the City of Alexandria both as a former Mayor’s home as well as a tangible example of African American history under Dr. Carpenter’s forty years of ownership. The home at 211 North Patrick also offers a unique roof line. While the house is Victorian “style,” the roof is unique. The roof is a mixture of styles and “transitional,” To erect a 5g structure in the immediate sightlines of this house and its newly restored slate roof, would diminish the home’s great history and would be truly tragic. This historic property is well worth protecting! I ask you to please oppose the proposed 5g site at 215 North Patrick Street.

Sincerely,



Lisa Brock

211 North Patrick Street



1877 Hopkins ATLAS

- \* 45 was eventually converted to 215
- \* PAFF was misspelled as PATH