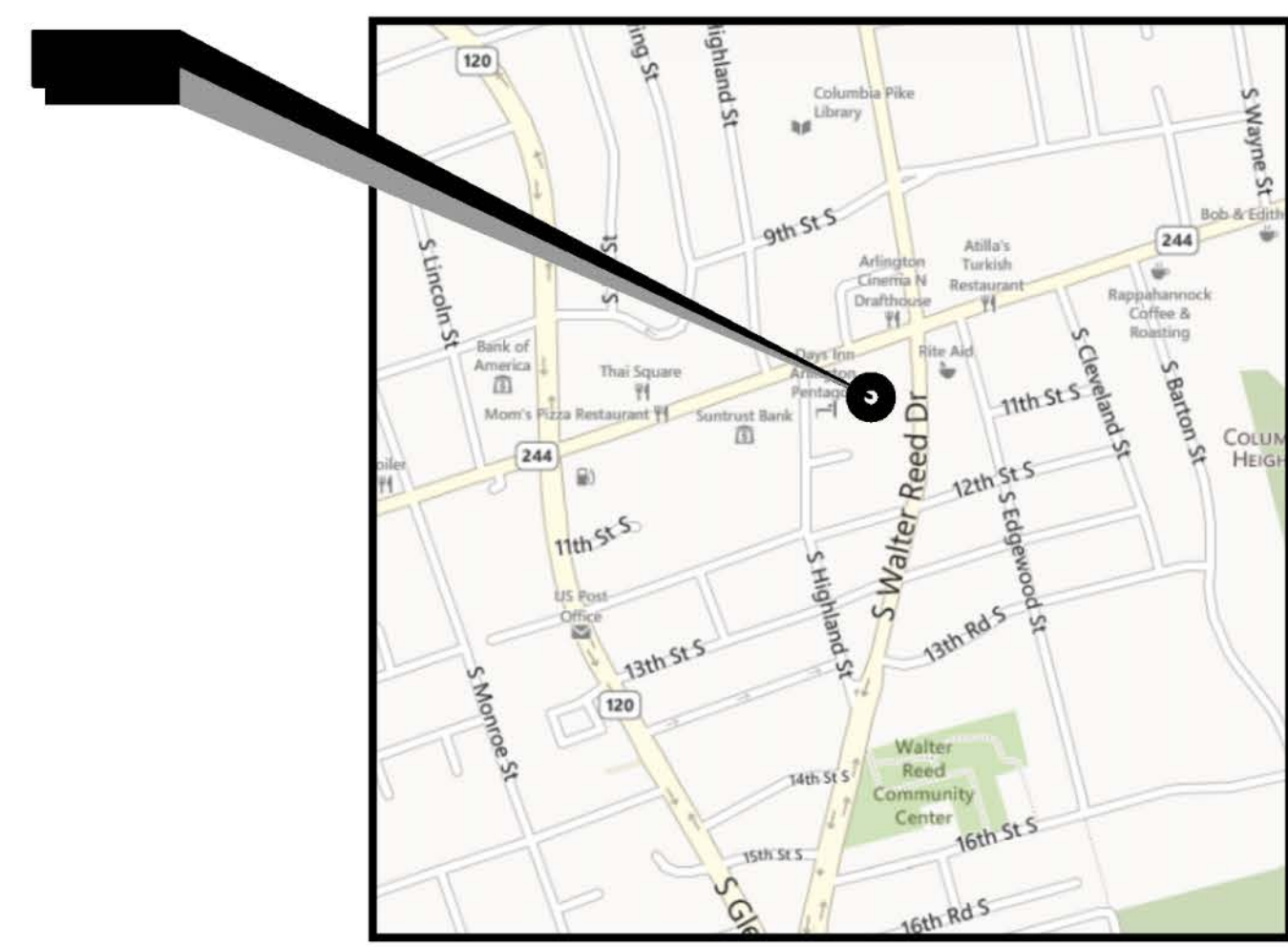


A B C D E F G H J K L M N P Q R



VICINITY MAP
SCALE: 1" = 700'

- SITE NOTES:**
1. APPLICANT: VERIZON WIRELESS
4500 JUNCTION DRIVE
ANNAPOLIS JUNCTION, MD 20701
TEL: (801) 812-2000
FAX: (801) 812-2186
 2. APPLICANT'S ATTORNEY: FRANK AL STEARNS, ESQ.
DONOHUE & STEARNS, PLLC
2010 ASHBROOK PLACE, SUITE 160
ASHBURN, VIRGINIA 20147
(703) 726-2541
 3. PROPERTY OWNER: DSF COLUMBIA CENTER LLC
450 WINTER STREET, SUITE 4300
MALDEN, MA 02451
 4. SITE DATA: DEED BOOK 4227, PAGE 1753
RPC# 3200608
NEIGHBORHOOD: 4800000
ADDRESS: 1028 S. WALTER REED DRIVE
ARLINGTON, VIRGINIA 22204
EXISTING USE: COMMERCIAL
 5. ZONING: C-2
 6. HORIZONTAL AND VERTICAL CONTROL SHOWN HEREON IS BASED ON A GPS LATITUDE BY MORRIS & RITCHE ASSOCIATES, INC. DATED NOVEMBER 2012.
LATITUDE: N88° 51' 49.84" 6600000 ELEVATION: 41' AMSL (AVG.)
LONGITUDE: 117° 05' 14.48" TOP OF MAIN ROOF: 242' AMSL (18' ASL)
TOP OF PROPOSED SCREENING: 303' AMSL (108' ASL)
TOP OF HIGHEST POINT (EXISTING POLE): 331' AMSL (134' ASL)
 7. TOTAL DISTURBED AREA = 0 SF
 8. THE PROPOSED FACILITIES WILL CONSIST OF ONE (1) 36' LONG x 12' WIDE UNOCCUPIED SCREENED COMMUNICATION EQUIPMENT PLATFORM ON ROOFTOP. FIFTEEN (15) ANTENNAS SHALL BE MOUNTED ON AN EXISTING 48'-0" ROOFTOP WITH A RAD CENTER AT AN ELEVATION OF 108'-0" ABOVE GRADE LEVEL FOR THE REGIONAL TELECOMMUNICATIONS.
 9. THE STRUCTURE WILL NOT SUPPORT LIGHTS OR SIGNS UNLESS REQUIRED FOR AIRCRAFT WARNING OR OTHER SAFETY RECORDS.
 10. 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.
 11. 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.
 12. NO WATER OR SANITARY UTILITIES ARE REQUIRED FOR THE OPERATION OF THIS FACILITY.
 13. STORMWATER MANAGEMENT NOTE: NO STORMWATER MANAGEMENT IS REQUIRED FOR THIS SITE.
 14. BOUNDARY SHOWN PER COUNTY RECORDS. EXISTING SITE FEATURES SHOWN PER SURVEY BY MORRIS & RITCHE ASSOCIATES, INC. DATED MAY 2007.
 15. THIS PLAN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. PLAN IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
 16. ALL DETAILS SHOWN ARE 'STANDARD' OR 'TYPICAL' FOR REFERENCE ONLY. FOR ACTUAL DETAILS, SEE ARCHITECTURAL, STRUCTURAL, OR CONSTRUCTION PLANS BY OTHERS.
 17. STRUCTURAL ANALYSIS/DESIGN TO BE PERFORMED BY OTHERS AT CLIENT AND/OR OWNER'S DISCRETION PRIOR TO COMMENCEMENT OF ANY WORK.
 18. THE COMMUNICATION PLATFORM SHALL BE UNMANNED, WITH INFREQUENT VISITS (FOUR OR FEWER PER YEAR) BY MAINTENANCE PERSONNEL, AND WITH ACCESS AND PARKING FOR NO MORE THAN ONE VEHICLE. THE PROPOSED FACILITY IS NOT FOR HUMAN HABITATION AND THEREFORE HANDICAP ACCESS IS NOT REQUIRED.
 19. THE PROPOSED COMMUNICATIONS PLATFORM, ANTENNAS AND RELATED MOUNTING DEVICES DO NOT EXCEED TWELVE (12) FEET IN TOTAL HEIGHT.
- GENERAL NOTES:**
1. CONTRACTOR SHALL NOTIFY "MISS UTILITY" (BU) 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 PIT AS NECESSARY. LOCATION OF UTILITIES SHOWN ON THIS 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 MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE 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 SECURE ALL NECESSARY PERMITS FOR THIS PROJECT FROM ALL APPLICABLE GOVERNMENTAL 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.

ROOF COVERAGE		
	AREA (SF)	COVERAGE (%)
EXISTING ROOF AREA	29,000	
EXISTING ROOF COVERAGE	5,150	17.8%
PROPOSED VERIZON WIRELESS ROOF COVERAGE	1,070	3.7%
TOTAL ROOF COVERAGE	6,220	21%

SITE PLAN
SCALE: 1" = 40'



811
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.

MRA
MORRIS & RITCHE ASSOCIATES, INC.
Civil / Structural Engineers
1320-C East Joppa Road, Suite 505
Towson, Maryland 21286
410-821-1600
410-821-1748 Fax

verizon wireless
FORT BARNARD
1028 S. WALTER REED DRIVE
ARLINGTON, VIRGINIA 22204 (ARLINGTON COUNTY)

REVISIONS:

NO.	DESCRIPTION	DATE
1	ZONING DWGS	02/07/13

DESIGNED BY: CJ5
PROJECT NO: 10427.1021
DATE: 10/16/2012
SCALE: AS NOTED

TITLE:
Site Plan

SHEET:
C-1