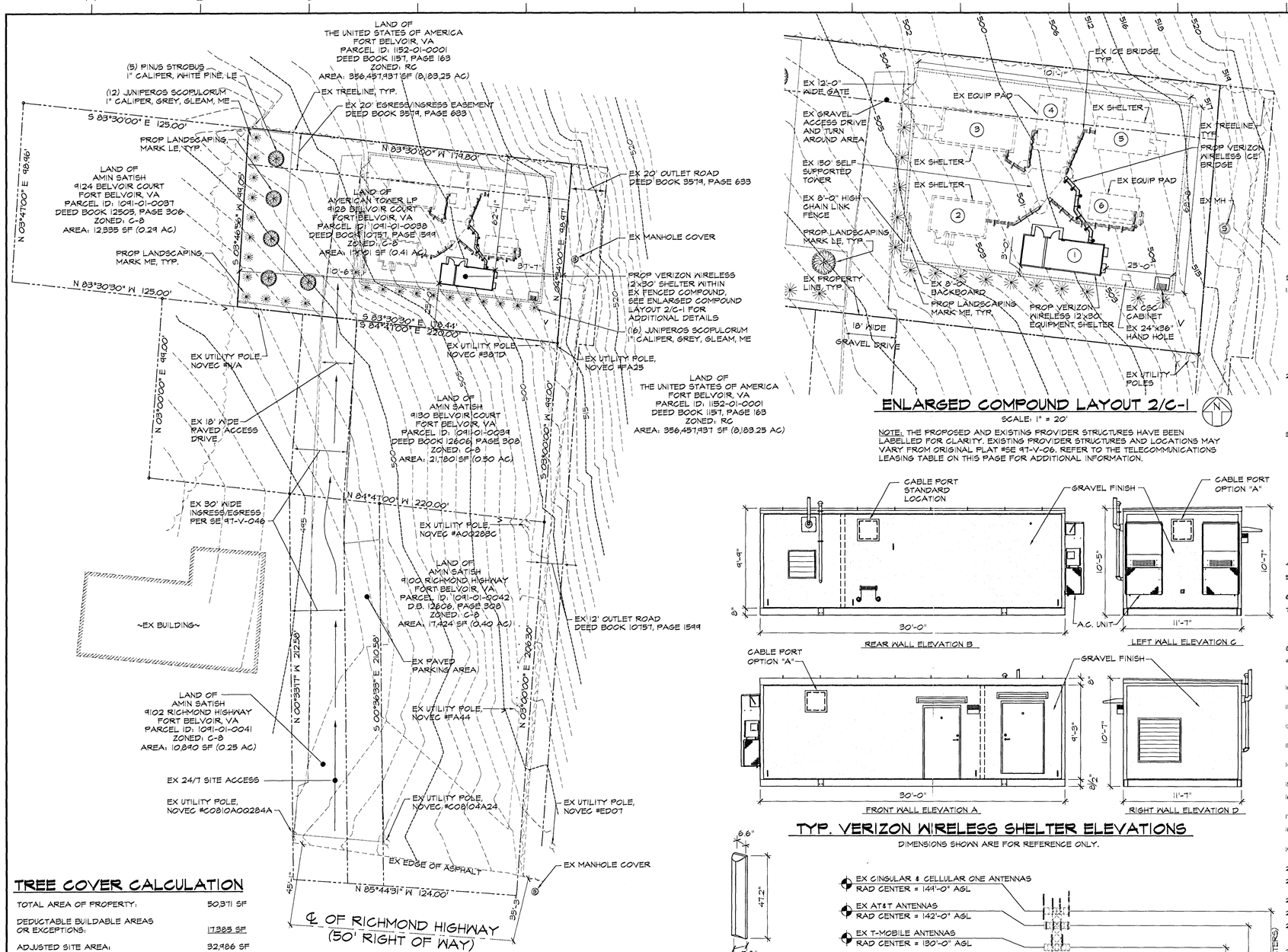


SITE PLAN 1/C-1

SCALE: 1" = 30'

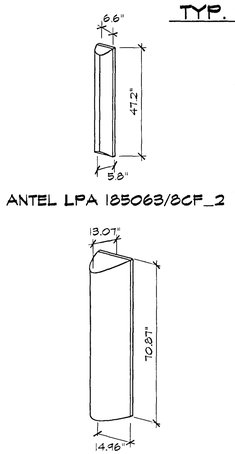
ENLARGED COMPOUND LAYOUT 2/C-1

SCALE: 1" = 20'

NOTE: THE PROPOSED AND EXISTING PROVIDER STRUCTURES AND LOCATIONS MAY VARY FROM ORIGINAL PLAT #SE 97-V-06. REFER TO THE TELECOMMUNICATIONS LEASING TABLE ON THIS PAGE FOR ADDITIONAL INFORMATION.

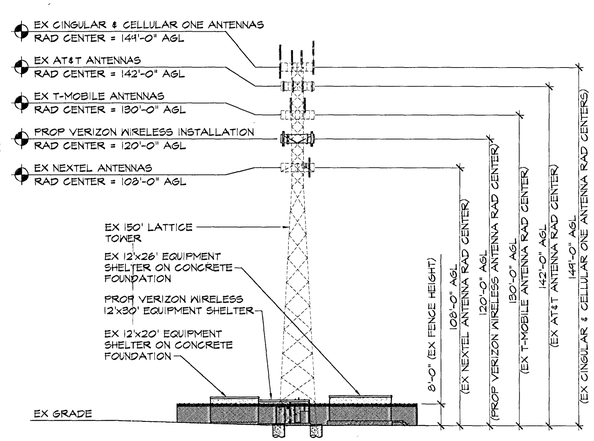
TYP. VERIZON WIRELESS SHELTER ELEVATIONS

DIMENSIONS SHOWN ARE FOR REFERENCE ONLY.



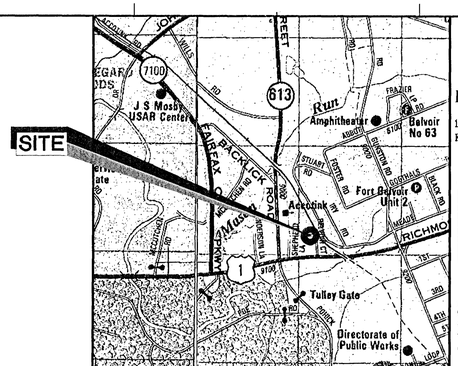
VERIZON WIRELESS ANTENNA DETAILS

NOT TO SCALE



TOWER ELEVATION

NOT TO SCALE



VICINITY MAP

NOT TO SCALE

SITE NOTES:

1. APPLICANT: VERIZON WIRELESS
9000 JUNCTION DRIVE
ANNAPOLIS JUNCTION, MD 20701
TEL (301) 512-2000
FAX (301) 512-2186

APPLICANT'S ATTORNEY: FRANK STEARNS
VENABLE, BAETJER, AND HOWARD, LLP
8010 TOWERS CRESCENT DRIVE, SUITE 300
VIENNA, VIRGINIA 22182
TEL (703) 760-1661
FAX (703) 821-0944

2. PROPERTY OWNER: (A) AMERICAN TOWER, LP
PO BOX 723597
ATTN: AMERICAN TOWER CORPORATION
ATLANTA, GA 31139

(B) AMIN SATISH (LOTS 39, 41, & 42)
PO BOX 2441
SPRINGFIELD, VA 22152

3. SITE DATA: (A) PARCEL ID: 1041-1-38
DEED BOOK 10757, PAGE 1549
TRACT AREA: 17,701 SF (0.41 AC. +/-)
DISTRICT: 60000
ADDRESS: 4128 BELVOIR COURT
FORT BELVOIR, VA 22060
EXISTING USE: TELECOMMUNICATIONS

(B) PARCEL ID: 1041-01-0039
TRACT AREA: 21,780 SF (0.50 AC +/-)
ADDRESS: 4130 BELVOIR COURT
FORT BELVOIR, VA 22060
EXISTING USE: COMMERCIAL

PARCEL ID: 1041-01-0041
TRACT AREA: 10,890 SF (0.25 AC +/-)
ADDRESS: 9102 RICHMOND HIGHWAY
FORT BELVOIR, VA 22060
EXISTING USE: COMMERCIAL

4. TOTAL AREA FOR EXISTING LOTS FOR SEA 97-V-046 IS 50,371 SQ. FT OR 1.16 ACRES.
5. PLAT BOUNDARY REMAINS THE SAME ON OLD AND NEW PLATS. ORIENTATION OF EQUIPMENTS SHELTER #4 ON NEW PLAT DIFFERS FROM OLD PLAT AS MEASURED FROM FIELD SURVEYS.
6. ZONING: HIGHWAY COMMERICAL (C-8)
7. HORIZONTAL AND VERTICAL CONTROL SHOWN HEREON IS BASED ON A GPS LATITUDE BY AMERICAN TOWER DATED MARCH 4, 1997.

SOURCE: NAD83 GROUND ELEVATION: 500.0' AMSL (AVG.)
LATITUDE: N38° 42' 55.20" EXISTING STRUCTURE HEIGHT: 150.00' AGL
LONGITUDE: W77° 09' 29.40" TOTAL ELEVATION ABOVE MEAN SEA LEVEL: 650.00' AMSL

8. TOTAL SHELTER FLOOR AREA = 360 SF MAX
9. THE PROPOSED FACILITIES WILL CONSIST OF ONE (1) 30' LONG x 11'-7" WIDE x 10'-7" HIGH UNOCCUPIED COMMUNICATION EQUIPMENT SHELTER WITHIN AN EXISTING 100'X70' FENCED COMPOUND. TWELVE (12) ANTENNAS SHALL BE MOUNTED ON AN EXISTING 150'-0" LATTICE TOWER WITH A RAD CENTER AT AN ELEVATION OF 120'-0" ABOVE GRADE LEVEL FOR THE RECEPTION OF VERIZON WIRELESS TELECOMMUNICATIONS.
10. THE EXISTING TELECOMMUNICATIONS COMPOUND HAS PREVIOUSLY BEEN APPROVED AS A SPECIAL EXCEPTION SITE ON JANUARY 12, 1998, SUBMISSION #SE 97-V-046.
11. PER SPECIAL EXCEPTION PLAT #SE97-V-046, THERE ARE NO REQUIRED OR PROPOSED PARKING SPACES ASSOCIATED WITH THIS FACILITY. SERVICE PERSONNEL WILL PARK ON AN AS NEEDED BASIS ON THE SUBJECT PARCEL.
12. PER SPECIAL EXCEPTION PLAT #SE97-V-046, THERE ARE NO TRAILS REQUIRED BY THE FAIRFAX COUNTY TRAIL PLAN FOR THE PROPERTY DEFINED HEREIN.
13. PER SPECIAL EXCEPTION PLAT #SE97-V-046, THERE ARE NO KNOWN GRAVES, OBJECTS, OR STRUCTURES MARKING A PLACE OF BURIAL ONSET.
14. REFER TO LANDSCAPE SCHEDULE FOR A LISTING OF PROPOSED VEGETATION AS DESCRIBED PER SPECIAL EXCEPTION PLAT #SE97-V-046.
15. THE STRUCTURE WILL NOT SUPPORT LIGHTS OR SIGNS UNLESS REQUIRED FOR AIRCRAFT WARNING OR OTHER SAFETY RECORDS.
16. PER FEMA FLOOD MAP PANEL #51053S-0111-D, THE SUBJECT PARCEL IS LOCATED ON ZONE X WHICH INDICATES THAT THE PROPERTY IS LOCATED OUTSIDE THE 500 YEAR FLOODPLAIN.
17. EXISTING UTILITIES ARE LOCATED WITHIN THE 30' INGRESS/EGRESS AS NOTED ON PLAN.
18. THE APPLICANT WILL PROVIDE A CERTIFICATION FROM A REGISTERED ENGINEER THAT THE STRUCTURE WILL MEET THE APLLICABLE DESIGN STANDARDS FOR AND LOADS, OF THE ELECTRONIC INDUSTRIES ASSOCIATES (EIA).
19. 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.
20. NO WATER OR SANITARY UTILITIES ARE REQUIRED FOR THE OPERATION OF THIS FACILITY.
21. STORMWATER MANAGEMENT NOTE: APPLICANT WILL APPLY FOR WAIVER FOR SWM REQUIREMENT BECAUSE THE EQUIPMENT SHELTER WILL NOT HAVE ANY ADVERSE IMPACT ON EXISTING SOIL CONDITIONS.
22. A DUSTLESS SURFACE WAIVER WILL BE REQUESTED FOR THIS PLAN.
23. THE PROPOSED VEGETATION SATISFIES THE REQUIRED TREE COVER FOR THIS SITE.
24. A SITE OUTFALL WAIVER HAS BEEN REQUESTED FOR THIS PLAN DUE TO THE FOLLOWING:
   A. NO INCREASE IN EXISTING IMPERVIOUS AREA
   B. RUN-OFF IS A SMALL FRACTION OF ONE CUBIC FT/SECOND FOR 10 YEAR STORM.
25. THE EXTERIOR OF THE SHELTER SHALL BE A WASHED STONE FINISH.
26. BOUNDARY SHOWN PER COUNTY RECORDS. EXISTING SITE FEATURES SHOWN PER SURVEY BY DRH DESIGN GROUP, INC., NOVEMBER 2006.
27. THIS PLAN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. PLAN IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
28. ALL DETAILS SHOWN ARE "STANDARD" OR "TYPICAL" FOR REFERENCE ONLY. FOR ACTUAL DETAILS, SEE ARCHITECTURAL, STRUCTURAL, OR CONSTRUCTION PLANS BY OTHERS.
29. STRUCTURAL ANALYSIS/DESIGN TO BE PERFORMED BY OTHERS AT CLIENT AND/OR OWNER'S DISCRETION PRIOR TO COMMENCEMENT OF ANY WORK.
30. THE COMMUNICATION SHELTER 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.
31. THE PROPOSED COMMUNICATIONS SHELTER, ANTENNAS AND RELATED MOUNTING DEVICES DO NOT EXCEED TWELVE (12) FEET IN TOTAL HEIGHT.
32. APPLICANT REQUESTS FOR A WAIVER OF TRANSITIONAL SCREENING REQUIREMENTS ON THE NORTHERN AND EASTERN BOUNDARIES OF THE SITE.
33. APPLICANT WILL APPLY FOR A WAIVER FOR THE RIGHT-OF-WAY (R-O-W) REQUIREMENT.

GENERAL NOTES:

1. CONTRACTOR SHALL NOTIFY "MISS UTILITY" (1-800-257-7777) 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 ACTIVITES. 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 UTILITES 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 UTILITES. DAMAGE TO UTILITES 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 THEROF.
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.

TREE COVER CALCULATION

TOTAL AREA OF PROPERTY:	50,371 SF
DEDUCTABLE BUILDABLE AREAS OR EXCEPTIONS:	17,885 SF
ADJUSTED SITE AREA:	32,486 SF
CREDIT FOR EXISTING AND PROPOSED LANDSCAPING:	3,500 SF > 10%,

THEREFORE THE SITE MEETS THE 10% TREE COVER REQUIRED UNDER C-8 ZONING.

SYM.	QUAN.	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
ME	28	JUNIPERUS SCOPULORUM	ROCKY MT JUNIPER	6' TALL	B&B 10' OC MAX SPACING
LE	5	PINUS STROBUS	WHITE PINE	6' TALL	B&B 20' OC MAX SPACING

PLANTING SCHEDULE

PROVIDER	ANTENNA HEIGHT	ANTENNA RAD CENTER	STRUCTURE TYPE	LEASE AREA	STRUCTURE HEIGHT
1. VERIZON WIRELESS	(6)@71" & (6)@48"	120'-0" AGL	SHELTER	360 SF	11'-0"
2. CINGULAR*	(4)@68"	144'-0" AGL	SHELTER	240 SF	11'-0"
3. CELLULAR ONE	(12)@48"	144'-0" AGL	SHELTER	365 SF	11'-0"
4. AT&T*	(12)@60"	142'-0" AGL	PAD	200 SF	7'-0"
5. NEXTEL	(12)@48"	108'-0" AGL	SHELTER	240 SF	11'-0"
6. T-MOBILE	(4)@68"	130'-0" AGL	PAD	200 SF	7'-0"

NOTE: THE INFORMATION INCLUDED IN THIS TABLE IS BASED FROM SPECIAL EXCEPTION PLAT #SE 97-V-046 AS WELL AS SITE SURVEYS AND INFORMATION PROVIDED BY AMERICAN TOWER CORPORATION. PROVIDER STRUCTURES LABELLED WITH AN ASTERISK (*) INDICATES STRUCTURE SIZE OR LOCATION VARIES WITH ORIGINAL PLAT.

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.

RECEIVED
Department of Planning & Zoning
AUG 25 2008
Zoning Evaluation Division

Application No(s) SE97-V-046 Staff KLS
APPROVED SE SP PLAN
SEE DEV CONDS DATED 11/18/08
Date of BOS (BZA) approval 11/18/08
Sheet 1 of 1

GSE
GLOCK SMIDT ENGINEERING, INC.
1374 W. JARRETTSVILLE ROAD
FOREST HILL, MARYLAND 21050
PHONE: 410-893-9293
FAX: 410-893-9295

MRA
MORRIS & RITCHIE ASSOCIATES, INC.
1220-C East Joppa Road, Suite 506
Towson, Maryland 21286
410-821-1690
410-821-1748 Fax

COMMONWEALTH OF VIRGINIA
BRIAN E. SIVERLING
Lic. No. 023938
PROFESSIONAL ENGINEER

verizon wireless
MASON NECK - AMERICAN TOWER #VA-01051
(FAIRFAX COUNTY, VA)

REVISIONS:

NO.	DESCRIPTION	DATE
	REVIEW SET	11/27/06
	SE SUBMISSION	9/19/07
	SE REVISIONS	01/11/08
	SE REVISIONS	04/16/08
	SE REVISIONS	08/20/08

LAST REV.:
PROJECT NO: 10421.345
DATE: Nov 20, 2006
SCALE: AS NOTED

TITLE:
Special Exception Plat Amendment SEA 97-V-046

SHEET:
C-1