

PREVIOUS SITE APPLICATIONS

SE 81-L-108
SE 2006-LE-032
RZ 74L-014
RZ 81-L-043
RZ 82-L-083
RZ 83-L-074

PROJECT INFORMATION

SITE ADDRESS: 5716 VAN DORN STREET
ALEXANDRIA, VIRGINIA 22310

APPLICANT 1: VERIZON WIRELESS
9000 JUNCTION DRIVE
ANNAPOLIS JUNCTION, MD 20701
TEL. (301) 512-2000
FAX (301) 512-2106

APPLICANT 2: NEW CINGULAR WIRELESS PCS, LLC
(D/B/A AT&T MOBILITY)
7150 STANDARD DRIVE
HANOVER, MD 21106

APPLICANT'S ATTORNEY: FRANK W. STEARNS, ESQ.
DONOHUE & STEARNS, P.L.C.
201 ROYAL STREET, 5E
LEESBURG, VIRGINIA 20175
(703) 726-2547

LATITUDE: N38° 41' 42.01"
LONGITUDE: W77° 08' 13.41"

COUNTY: FAIRFAX
CURRENT USE: TELECOMMUNICATIONS FACILITY
PROPOSED USE: TELECOMMUNICATIONS FACILITY

ZONING: C-8

PROPERTY OWNER: FOURTH HOTEL ASSOCIATES LP
5716 SOUTH VAN DORN STREET,
CARE COMFORT INN ALEXANDRIA
ALEXANDRIA, VIRGINIA 22310

SITE DATA: DEED BOOK 04979, PAGE 1502
PARCEL ID: 0812 03 0002
TRACT AREA: 81,801 SQ FT/ 1.88 ACRES

SITE DATA: PARCEL ID: 0812 01 0012B
TRACT AREA: 27,958 SQ. FT/ 0.64 ACRES
DISTRICT: LEE TRANSPORTATION

SITE DATA: PARCEL ID: 0812-03-0001
TRACT AREA: 26,969 SQ. FT/ 0.62 ACRES
DISTRICT: LEE TRANSPORTATION

TRACT AREA: 136,728 SQ FT/ 3.14 ACRES

NOTES

- CONTRACTOR SHALL NOTIFY "MISS UTILITY" (811) 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.
- ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH ALL STATE AND LOCAL CODES AND ORDINANCES, THE LATEST EDITION THEROF.
- 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.
- CONTRACTOR SHALL COORDINATE ALL UTILITY CONNECTIONS WITH APPROPRIATE UTILITY OWNERS.
- THESE PLANS ARE NOT FOR RECORDATION OR CONVEYANCE.
- EXISTING PAVEMENT AND OTHER SURFACES DISTURBED BY CONTRACTOR (WHICH ARE NOT TO BE REMOVED) SHALL BE REPAIRED TO PRECONSTRUCTION CONDITIONS BY THE CONTRACTOR.

INDEX OF DRAWINGS

- C5-1 COVER SHEET
- C-1 SITE PLAN
- C-1A SITE PLAN W/ AT&T INFORMATION
- C-2 SITE LAYOUTS
- C-3 ELEVATIONS & SITE DETAILS
- C-4 SOIL MAP
- C-5 ROOFTOP COVERAGE

CODE ANALYSIS

APPLICABLE BUILDING CODE: VIRGINIA UNIFORM STATEWIDE BUILDING CODE (VUSBC), IBC 2006

DESCRIPTION OF VERIZON WIRELESS WORK: INSTALL UNMANNED EQUIPMENT PLATFORM ON ROOFTOP.

DESCRIPTION OF AT&T WORK: INSTALL UNMANNED EQUIPMENT PLATFORM ON ROOFTOP.

USE GROUP: RESIDENTIAL (R-1)

CONSTRUCTION TYPE: 1B

NUMBER OF STORIES: 4

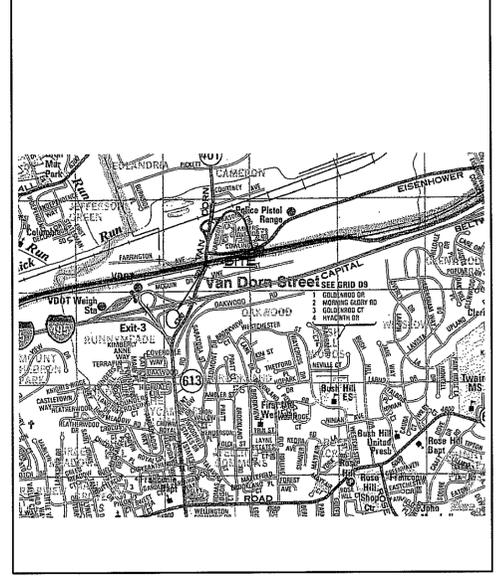
FIRE PROTECTION: FULL SPRINKLER

TRACT AREA: 81,801 SQ. FT.

ROOF AREA: 8450 SQ. FT.

PROPOSED PLATFORM AREA: 400 SQ. FT.

VICINITY PLAN



PROJECT DESCRIPTIONS

VERIZON WIRELESS: INSTALLING AN UNMANNED TELECOMMUNICATIONS FACILITY CONSISTING OF A NEW 14'-6"X24'-2" PLATFORM ON AN EXISTING ROOFTOP, AND (13) THIRTEEN ANTENNAS MOUNTED ON AN EXISTING ROOFTOP.

AT&T: INSTALLING AN UNMANNED TELECOMMUNICATIONS FACILITY CONSISTING OF A NEW 12'-0"X28'-0" SCREENED PLATFORM ON AN EXISTING ROOFTOP, AND (12) TWELVE ANTENNAS MOUNTED ON AN EXISTING ROOFTOP.

DIRECTIONS TO SITE

- FROM ANNAPOLIS JUNCTION:
- TAKE MD-32 EAST
 - TAKE THE EXIT ONTO BALTIMORE WASHINGTON PKWY/ 245 S
 - TAKE EXIT 1C TO MERGE ONTO I-495 S/ I-495 S TOWARD RICHMOND
 - TAKE EXIT 174 TOWARDS EISENHOWER AVE/ CONNECTOR/ ALEXANDRIA
 - MERGE ONTO CLERMONT AVE
 - TURN LEFT ONTO EISENHOWER AVE
 - TURN LEFT AT VA-401/ VA-613/ S VAN DORN ST
 - CONTINUE TO FOLLOW VA-613/ S VAN DORN ST

VERIZON REVIEW

BUILDING OWNER	DATE
ENGINEERING	DATE
OPERATIONS	DATE
CONSTRUCTION	DATE

Application No. **RA 82-L-074** Staff **Maylan**

APPROVED DEVELOPMENT PLAN



ALONG WITH



VAN DORN
5716 VAN DORN STREET
ALEXANDRIA, VIRGINIA 22310

RECEIVED
Department of Planning & Zoning
DEC 09 2011
Zoning Evaluation Division

MRA
MORRIS & RITCHIE ASSOCIATES, INC.
Civil / Structural Engineers
1280-C East Joppa Road, Suite
Towson, Maryland 21286
410-581-1800
410-581-1748 Fax

PROFESSIONAL ENGINEER
BRIAN E. SINGLING
Lic. No. 023938

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VAN DORN - COMFORT INN
5716 SOUTH VAN DORN STREET

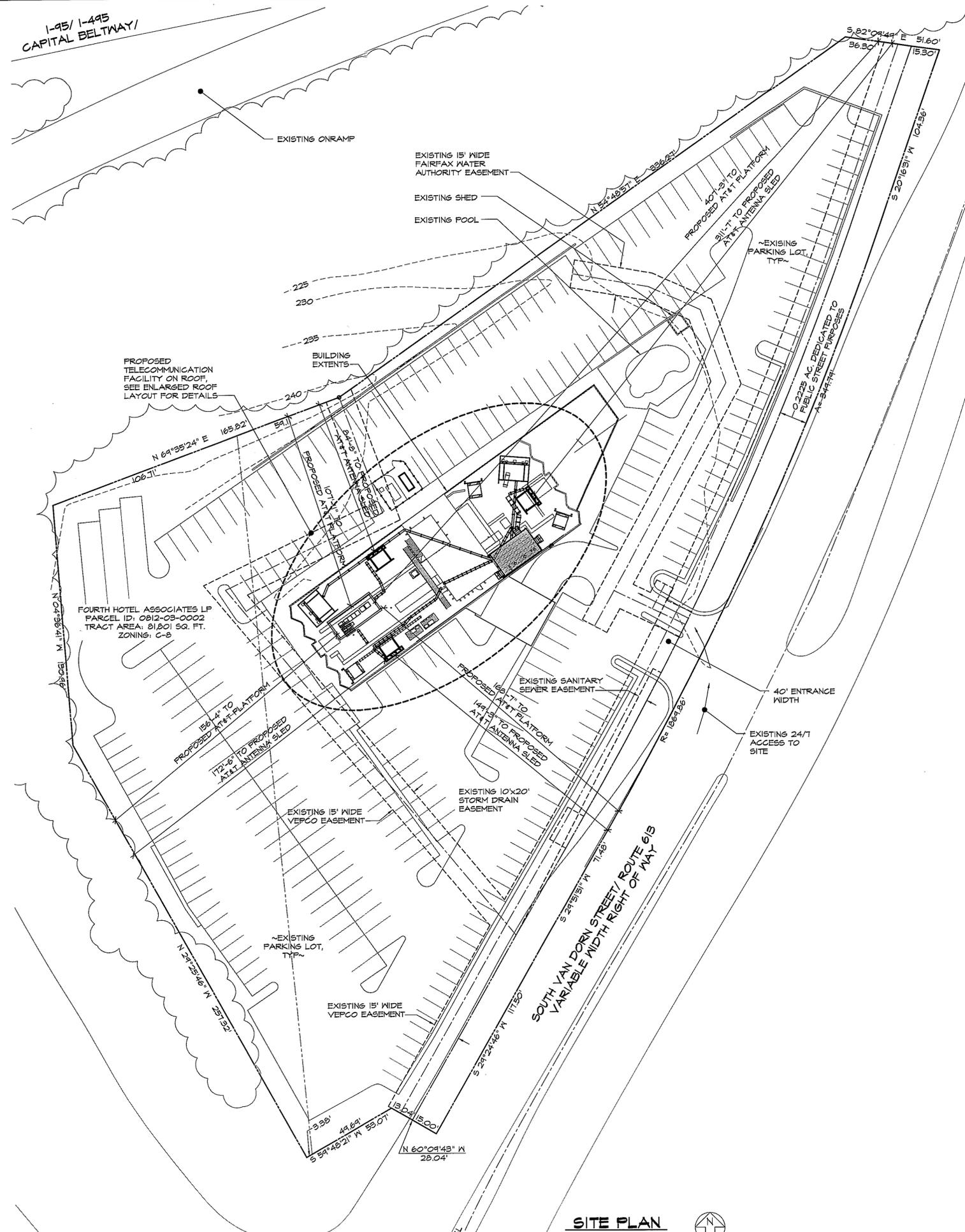
REVISIONS:

NO.	DESCRIPTION	DATE
02/1	SPECIAL DESCRIPTION	02/1
02/2	COUNTY COMMENTS	02/2
07/1	ZONING DWGS	07/1
04/1	ZONING DWGS	04/1

LAST REV.:
PROJECT NO: 10427
DATE: JAN. 12, 2
SCALE: AS SH

TITLE:
Cover Sheet
SHEET:
CS-1

(DP) (RDP) (CDP) (FDP)
SEE PROFFERS DATED **2-28-11**
Date of (RDP) (PC) approval **12-6-11**
Sheet **1** of **2**



EXISTING SITE ELEMENTS

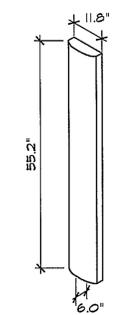
PROPERTY LINE	---
1' CONTOUR LINE	---
5' CONTOUR LINE	---
BOLLARD	●
TREE	☼

PROPOSED AT&T PLATFORM SETBACKS

	REQUIRED	PROPOSED
FRONT	40'	107'-11"
SIDE (LEFT)	NONE	156'-4"
SIDE (RIGHT)	NONE	407'-3"
REAR	20'	168'-7"

PROPOSED AT&T ANTENNA SETBACKS

	PROPOSED
FRONT (SECTOR 3)	84'-8"
SIDE (LEFT) (SECTOR 2)	172'-6"
SIDE (RIGHT) (SECTOR 1)	311'-7"
REAR (SECTOR 2)	141'-3"



KATHREIN-SCALA 800 10764
AT&T ANTENNA DETAIL
 NOT TO SCALE

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 MORRIS & RITCHIE ASSOCIATES, INC.
 Civil / Structural Engineers
 1290-C East Joppa Road, Suite 61
 Towson, Maryland 21286
 410-581-1800
 410-581-1748 Fax

COMMONWEALTH OF VIRGINIA
 ABRIANLE SIVERLING
 Lic. No. 023938
 PROFESSIONAL ENGINEER

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 VAN DORN - COMFORT INN
 5716 SOUTH VAN DORN STREET
 ALEXANDRIA, VA 22310 (FAIRFAX COUNTY)

REVISIONS:

NO.	DESCRIPTION	DATE
1	SUBMITTAL REVISION PLAN	08/14/11
2	COUNTY COMMENTS	12/28/11
3	COUNTY COMMENTS	06/21/12
4	ZONING DWSS	07/12/12
5	ZONING DWSS	01/06/13

LAST REV.:
 PROJECT NO: 10427.78
 DATE: JAN. 12, 2011
 SCALE: AS NOTED

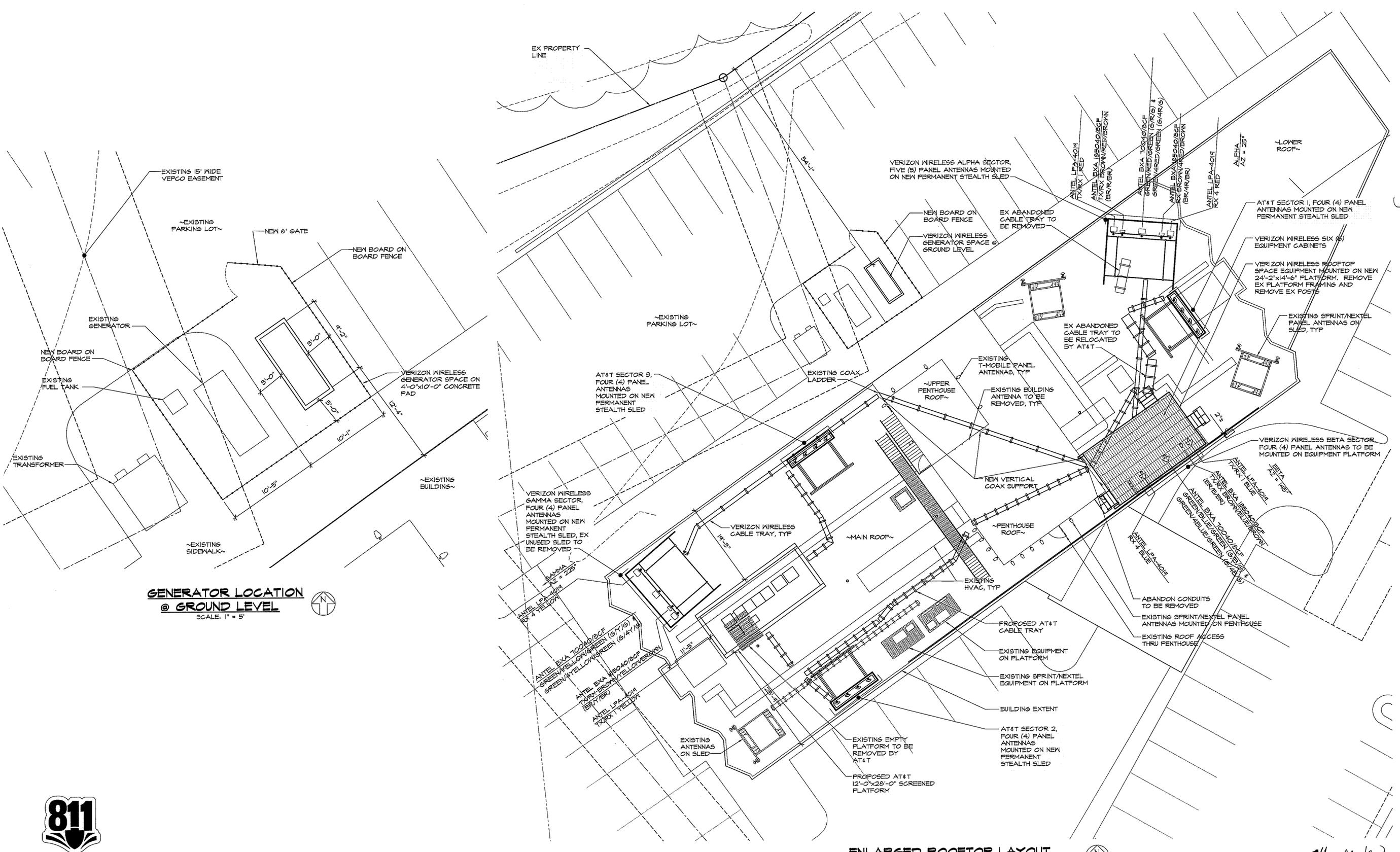
TITLE:
**Site Plan
 W/ AT&T
 Information**

SHEET:
C-1A

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 APPURTINANT.

SITE PLAN
 SCALE: 1" = 30'

Application No. 80A 83-1-74 Staff: Maylan
 APPROVED DEVELOPMENT PLAN
 (DP) (CDP) (FDP)
 SEE PROFFERS DATED 9-28-11
 Date of (POS) (PC) approval 12-6-11
 Sheet 3 of 7



GENERATOR LOCATION @ GROUND LEVEL
 SCALE: 1" = 5'

ENLARGED ROOFTOP LAYOUT
 SCALE: 1" = 10'

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 5716 SOUTH VAN DORN STREET
 ALEXANDRIA, VA 22310 (FAIRFAX COUNTY)

REVISIONS:

NO.	DESCRIPTION	DATE
1	START EXCEPT WORK PER PLAN	08/19/10
2	COUNTY COMMENTS	12/28/10
3	COUNTY COMMENTS	06/21/11
4	ZONING DWGS	01/12/11
5	ZONING DWGS	04/06/11

LAST REV.:
 PROJECT NO: 10427.754
 DATE: JAN. 12, 2010
 SCALE: AS NOTED
 TITLE:

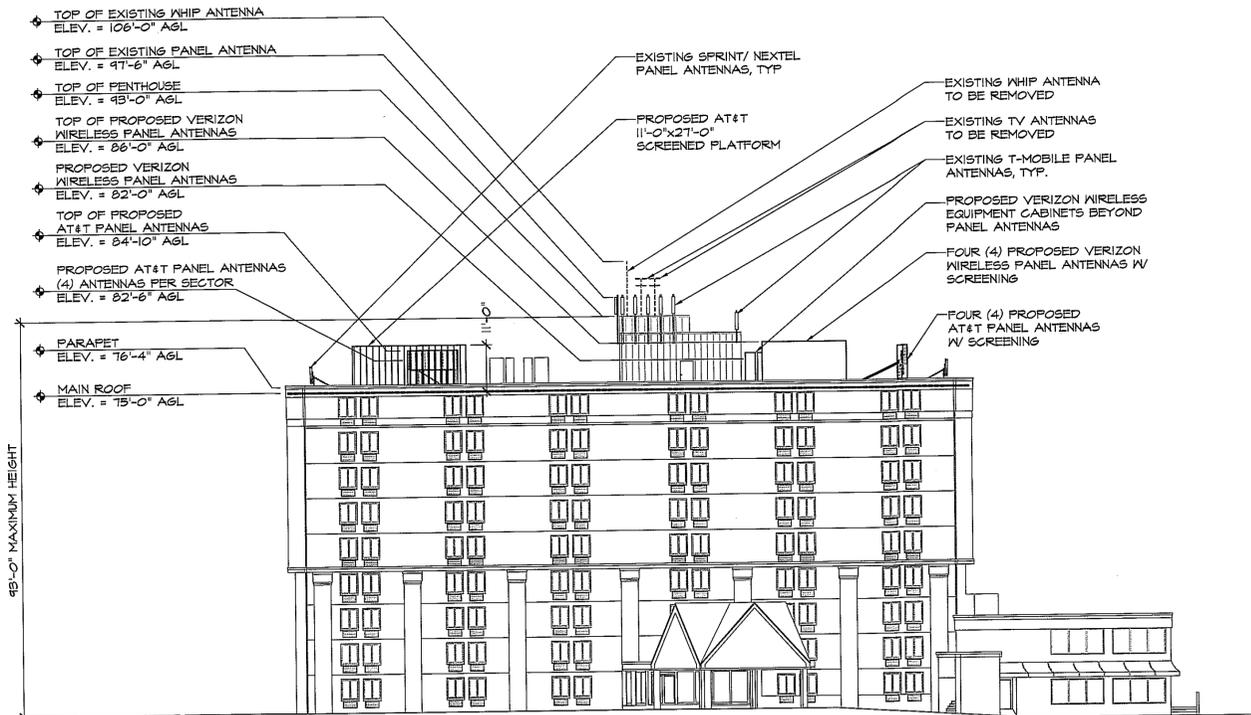
Site Layouts
 SHEET:
C-2



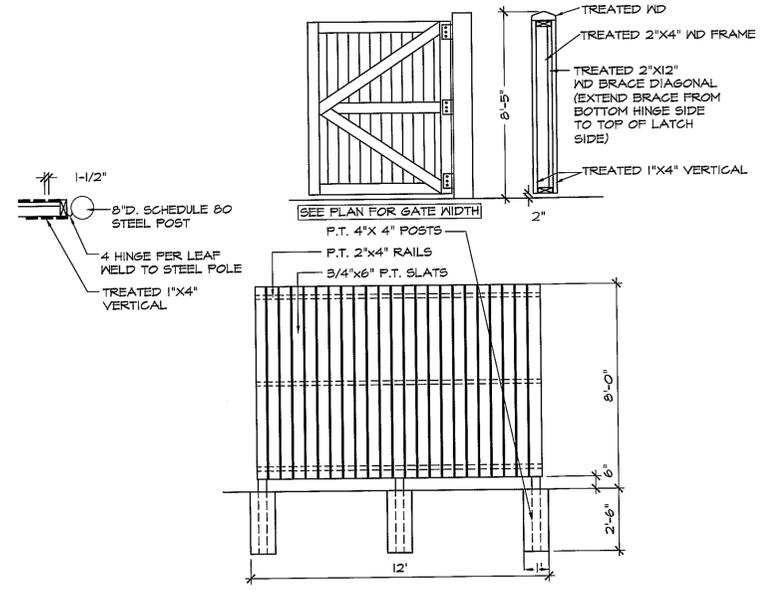
Know what's below.
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PROTECT YOURSELF, GIVE THREE WORKING DAYS NOTICE
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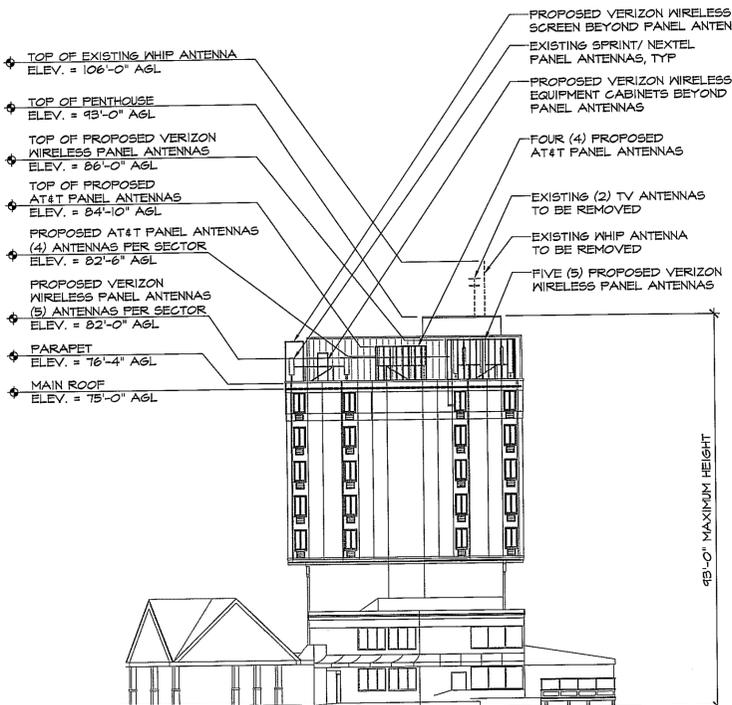
Application No. PA-83-1-094 Staff Moylan
 APPROVED DEVELOPMENT PLAN
 (DP) (CDP) (CDP) 9-28-11
 SEE PROFFERS DATED
 Date of (BOS) (PC) approval 12-6-11
 Sheet 4 of 7



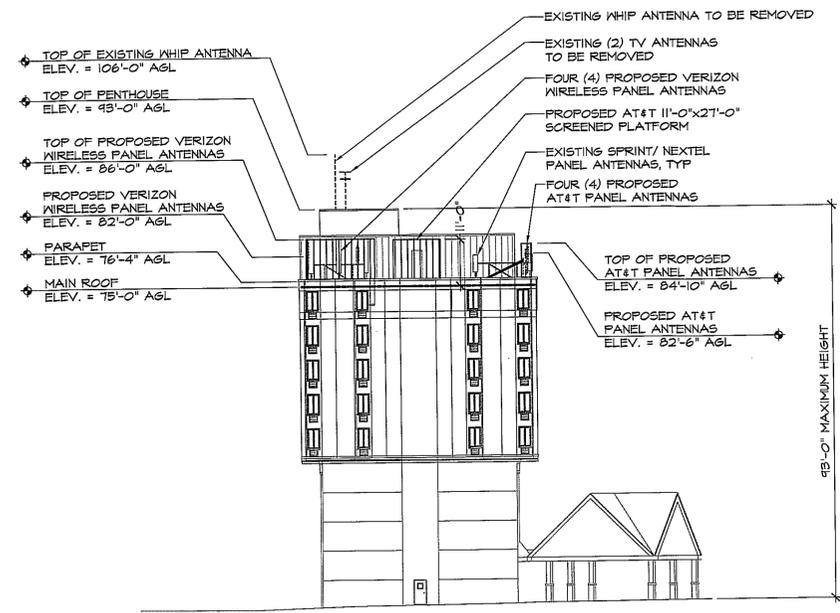
SOUTH BUILDING ELEVATION
 SCALE: 1" = 20'



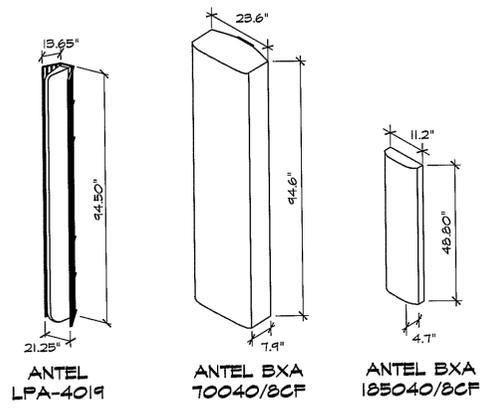
BOARD ON BOARD FENCE DETAIL
 N.T.S.



EAST BUILDING ELEVATION
 SCALE: 1" = 20'



WEST BUILDING ELEVATION
 SCALE: 1" = 20'

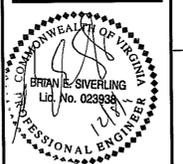


VERIZON WIRELESS ANTENNA DETAILS
 NOT TO SCALE



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 VAN DORN - COMFORT INN
 5716 SOUTH VAN DORN STREET
 ALEXANDRIA, VA 22310 (FAIRFAX COUNTY)

REVISIONS:

NO.	DESCRIPTION	DATE
1	SPECIAL DESIGN REVISION	08/19/10
2	COUNTY COMMENTS	12/28/10
3	COUNTY COMMENTS	06/21/11
4	ZONING DWGS	01/12/11
5	ZONING DWGS	04/06/11

LAST REV.:
 PROJECT NO: 10421.754
 DATE: JAN. 12, 2010
 SCALE: AS NOTED

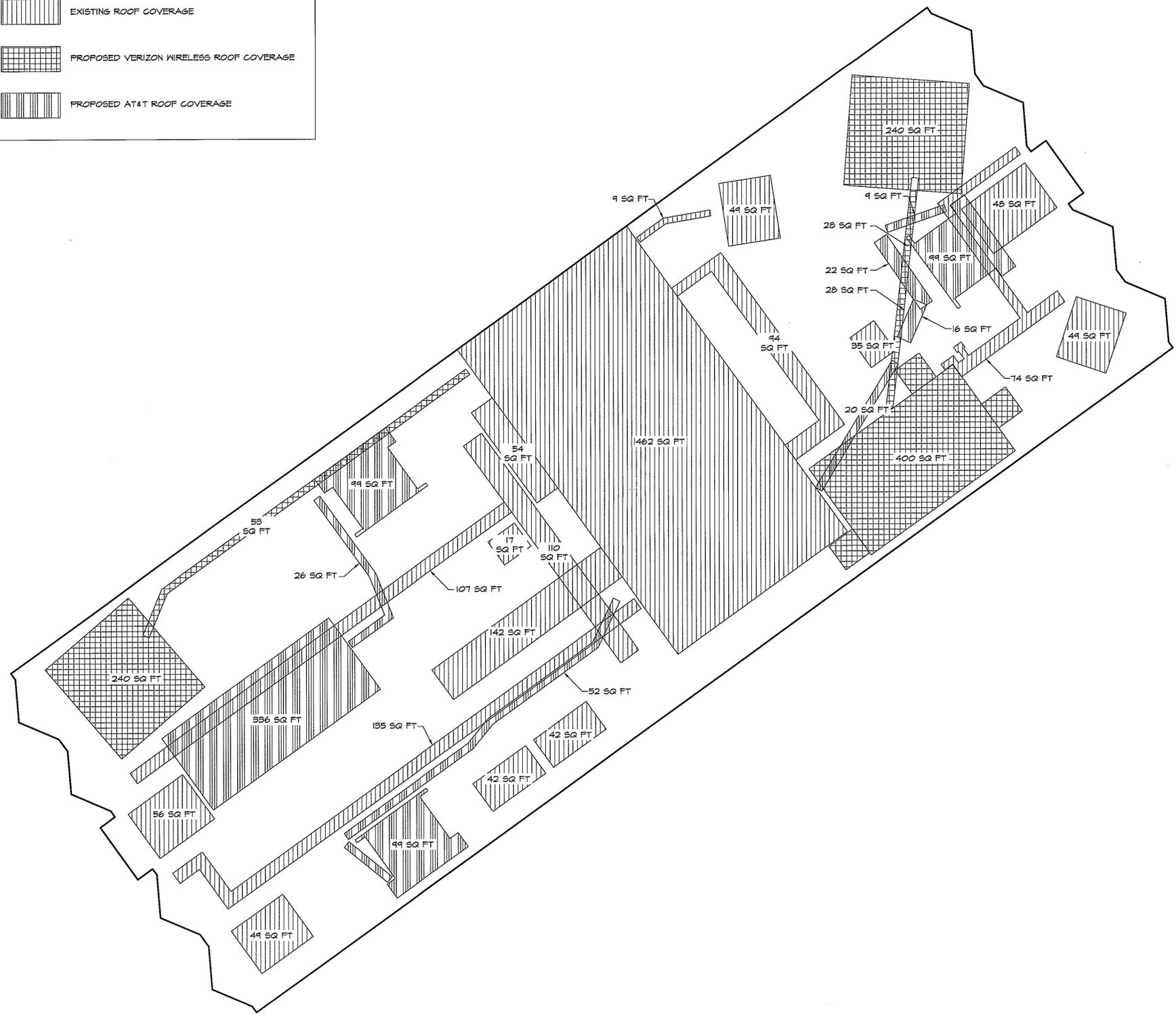
Elevations & Site Details

Application No. PCA 83-L-74 Staff: Magler
 APPROVED DEVELOPMENT PLAN
 (DP) 809 (CDP) (FDP)
 SEE PROFFERS DATED 9-28-11
 Date of 809 (PC) approval 12-6-11
 Sheet 5 of 7

SHEET:
C-3

ROOF COVERAGE SHADING KEY

-  EXISTING ROOF COVERAGE
-  PROPOSED VERIZON WIRELESS ROOF COVERAGE
-  PROPOSED AT&T ROOF COVERAGE



ROOFTOP COVERAGE LAYOUT
SCALE: 1/8" = 1'



MRA
MORRIS & RITCHIE ASSOCIATES, INC.
Civil / Structural Engineers
1280-C East Joppa Road, Suite 506
Towson, Maryland 21286
410-821-1800
410-821-1748 Fax



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5716 SOUTH VAN DORN STREET
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REVISIONS:

NO.	DESCRIPTION	DATE
1	SUBMITTAL	08/19/10
2	COUNTY COMMENTS	12/28/10
3	COUNTY COMMENTS	06/21/11
4	ZONING DINGS	07/12/11
5	ZONING DINGS	09/06/11

LAST REV.:
PROJECT NO: 10421.754
DATE: JAN. 12, 2010
SCALE: AS NOTED

TITLE:
Rooftop Coverage

SHEET:

C-5



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Application No. PCA-83-L-074 Staff Muylan
APPROVED DEVELOPMENT PLAN
(DP) (CDP) (CDP) (FDP)
SEE PROFFERS DATED 9-28-10
Date of 10/20/10 (PC) approval 12-6-11
Sheet 7 of 7