

PREVIOUS SITE APPLICATIONS

SE 81-L-108
SE 2006-LE-032
RZ 79L-018
RZ 81-L-083
RZ 82-L-083
RZ 83-L-074

PROJECT INFORMATION

SITE ADDRESS: 5116 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 2106

APPLICANT'S ATTORNEY: FRANK W. STEARNS, ESQ.
DONOHUE & STEARNS, PLC
201 ROYAL STREET, SE
LEESBURG, VIRGINIA 20175
(703) 726-2547

LATITUDE: N38° 47' 42.01"
LONGITUDE: W77° 08' 13.47"

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 09974, 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 THEREOF.
- 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

- CS-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 (VUBC), 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

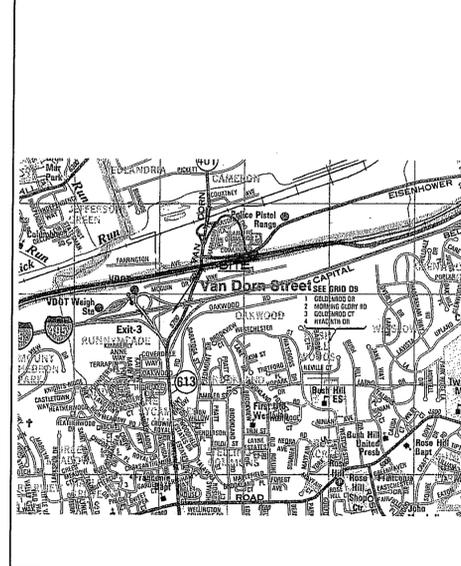
FIRE PROTECTION: FULL SPRINKLER

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/ 295 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 AT VA-401/ VA-613/ 5 VAN DORN ST
- CONTINUE TO FOLLOW VA-613/ 5 VAN DORN ST

VERIZON REVIEW

BUILDING OWNER _____ DATE _____
ENGINEERING _____ DATE _____
OPERATIONS _____ DATE _____
CONSTRUCTION _____ DATE _____

Application No. PAF1-0183 Staff Maylan
APPROVED DEVELOPMENT PLAN
(DP) (CDP) (FDP)
SEE PROFFERS DATED 9-28-11
Date of (PC) approval 12-6-11
Sheet 1 of 3



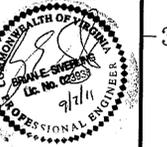
ALONG WITH



VAN DORN
5716 VAN DORN STREET
ALEXANDRIA, VIRGINIA 22310

MRA

MORRIS & RITCHIE ASSOCIATES, INC.
Civil/Structural Engineers
1290-C West Joyce Road, Suite 505
Towson, Maryland 21286
410-681-1800
410-681-1748 Fax



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

REVISIONS:

| NO. | DESCRIPTION | DATE |
|-----|----------------------------|----------|
| 1 | FINAL DESIGN REVISION PLAN | 08/14/10 |
| 2 | COUNTY COMMENTS | 12/28/10 |
| 3 | COUNTY COMMENTS | 06/21/11 |
| 4 | ZONING DWSS | 07/12/11 |
| 5 | ZONING DWSS | 04/06/11 |

LAST REV.:

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

TITLE:

Cover Sheet

SHEET:

CS-1

| ROOF COVERAGE | |
|-----------------------------------------|-----|
| EXISTING ROOF COVERAGE | 24% |
| PROPOSED VERIZON WIRELESS ROOF COVERAGE | 11% |
| PROPOSED AT&T ROOF COVERAGE | 8% |
| TOTAL ROOF COVERAGE | 43% |
| *SEE C-5 SHEET FOR SHADED DETAILS | |

| PARKING TABULATION FOR LODGING USES | | | | | |
|-------------------------------------|---------------------|-----------------------------------------------|-----------------|-----------------|-----------------|
| USER | FUNCTION | FAIRFAX CODE: OFF STREET II-103.6 | REQUIRED NUMBER | NUMBER EXISTING | NUMBER PROPOSED |
| HOTEL/RESTAURANT/ANCILLARY SERVICE | EMPLOYEES/CUSTOMERS | 1 PER UNIT + 4 PER EVERY 50 UNITS (194 UNITS) | 206 | 267 | 266 |
| VEHICLE RENTAL SERVICE | | | | NOT IN USE | |
| TOTAL NUMBER | | | 206 | 267 | 266 |

| EXISTING BUILDING SETBACKS | | |
|----------------------------|----------|----------|
| | REQUIRED | EXISTING |
| FRONT | 40' | 75'-9" |
| SIDE (LEFT) | NONE | 130'-4" |
| SIDE (RIGHT) | NONE | 240'-11" |
| REAR | 20' | 81'-5" |

| PROPOSED VERIZON WIRELESS PLATFORM SETBACKS | | |
|---------------------------------------------|----------|----------|
| | REQUIRED | PROPOSED |
| FRONT | 40' | 116'-9" |
| SIDE (LEFT) | NONE | 249'-8" |
| SIDE (RIGHT) | NONE | 332'-0" |
| REAR | 20' | 102'-4" |

| PROPOSED VERIZON WIRELESS GENERATOR SETBACKS | | |
|----------------------------------------------|----------|----------|
| | REQUIRED | PROPOSED |
| FRONT | 40' | 54'-11" |
| SIDE (LEFT) | NONE | 194'-9" |
| SIDE (RIGHT) | NONE | 341'-9" |
| REAR | 20' | 190'-9" |

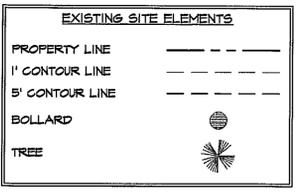
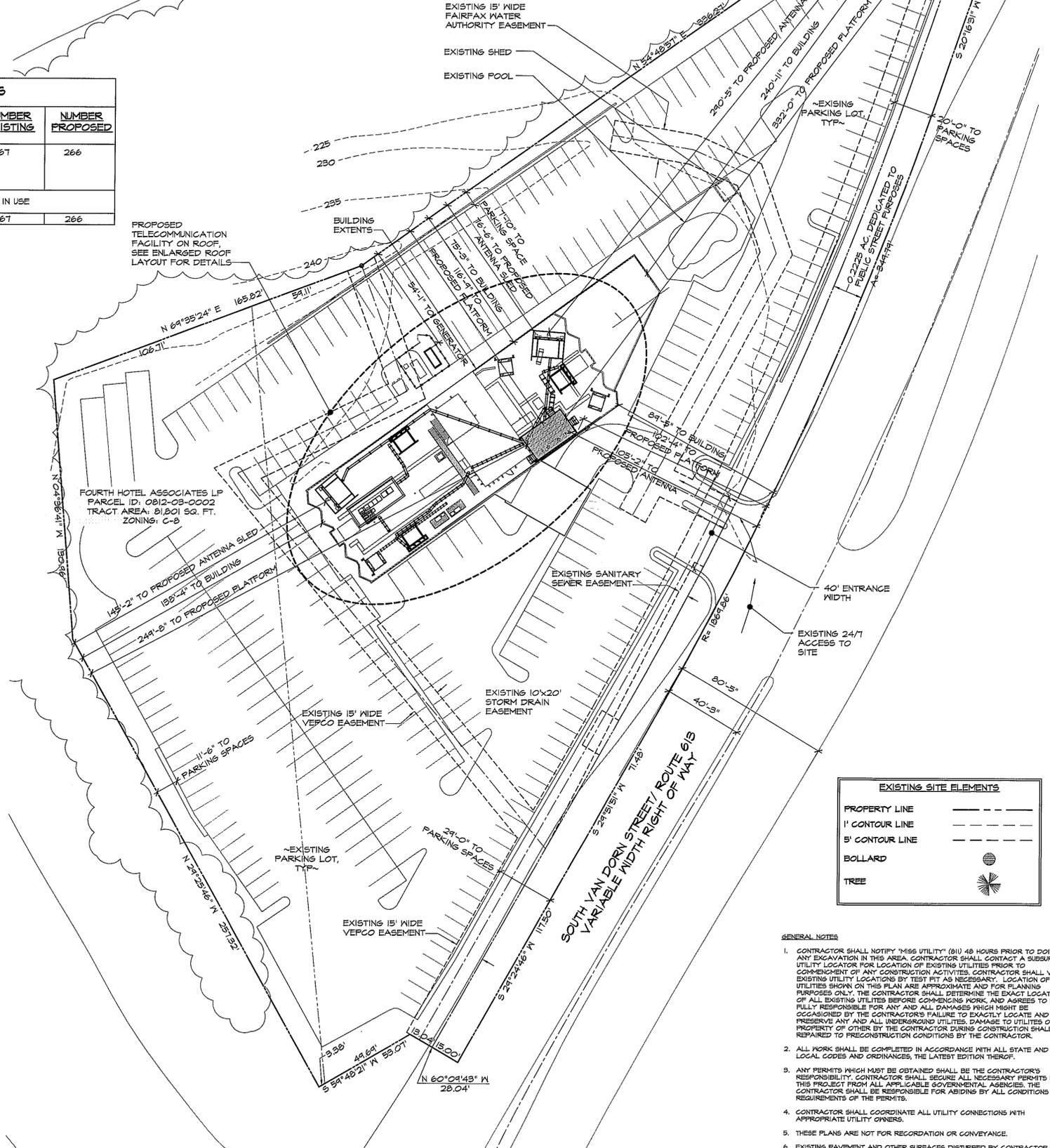
| PROPOSED VERIZON WIRELESS ANTENNA SETBACKS | | |
|--------------------------------------------|----------|----------|
| | REQUIRED | PROPOSED |
| FRONT (ALPHA SECTOR) | 40' | 76'-6" |
| SIDE (LEFT) (GAMMA SECTOR) | NONE | 145'-2" |
| SIDE (RIGHT) (ALPHA SECTOR) | NONE | 290'-5" |
| REAR (BETA SECTOR) | 20' | 105'-2" |

| EXISTING USES | | |
|------------------------|-----------|---------------|
| | NO. ROOMS | NO. EMPLOYEES |
| HOTEL | 169 | |
| RESTAURANT | N/A | 31 |
| ANCILLARY SERVICE | N/A | |
| VEHICLE RENTAL SERVICE | N/A | NOT IN USE |
| TOTAL NUMBER | 169 | 31 |

| PROPOSED USES | | |
|----------------------------------------------|-----------|---------------|
| | NO. ROOMS | NO. EMPLOYEES |
| VERIZON WIRELESS TELECOMMUNICATIONS FACILITY | N/A | 0 |
| AT&T TELECOMMUNICATIONS FACILITY | N/A | 0 |

1-95/1-495 CAPITAL BELTWAY

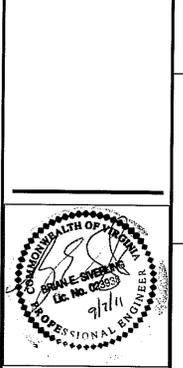
EXISTING ONRAMP



- GENERAL 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 THEREOF.
 - 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.

- SITE NOTES:**
- APPLICANT 1: VERIZON WIRELESS
4000 JUNCTION DRIVE
ANNAPOLIS JUNCTION, MD 20701
TEL: (800) 832-2000
FAX: (800) 512-2186
 - APPLICANT 2: NEW CINGULAR WIRELESS PCS, LLC
(D/B/A AT&T MOBILITY)
1150 STANFORD DRIVE
HANOVER, MD 21066
 - APPLICANT'S ATTORNEY: FRANK W. STEARNS, ESQ.
DONOHUE & STEARNS, P.C.
201 ROTAL STREET, SE
LEESBURG, VIRGINIA 20175
(703) 726-2547
 - PROPERTY OWNER: FOURTH HOTEL ASSOCIATES L.P.
5716 SOUTH VAN DORN STREET, CARE COMFORT INN ALEXANDRIA
ALEXANDRIA, VIRGINIA 22304
 - SITE DATA: SEED BOOK 09774, PAGE 1502
PARCEL ID: 0812-003-0002
TRACT AREA: 81,801 SQ. FT / 1.88 ACRES
TAX DISTRICT: 41000
DISTRICT: LEE TRANSPORTATION
ADDRESS: 5716 SOUTH VAN DORN STREET
ALEXANDRIA, VIRGINIA 22304
EXISTING USE: HOTEL, TELECOMMUNICATIONS
 - SITE DATA: PARCEL ID: 0812 0012B
TRACT AREA: 27,850 SQ. FT / 0.64 ACRES
EXISTING USE: HOTEL, TELECOMMUNICATIONS
 - SITE DATA: PARCEL ID: 0812-003-0001
FAX MAP 81-2 (812)
TRACT AREA: 26,464 SQ. FT / 0.62 ACRES
DISTRICT: LEE TRANSPORTATION
EXISTING USE: HOTEL, TELECOMMUNICATIONS
 - TOTAL TRACT AREA: 136,128 SQ. FT / 3.134 ACRES
 - ZONING: C-8
 - HORIZONTAL AND VERTICAL CONTROL SHOWN HEREON IS BASED ON A GPS LATITUDE BY MORRIS & RITCHIE ASSOCIATES, INC. DATED FEBRUARY 2004.
LATITUDE: N 81° 47' 42.01" GROUND ELEVATION: 230.0' AMSL (AVG.)
LONGITUDE: W 71° 08' 13.47" EXISTING UPPER FENCE HEIGHT: 43.00' ASL (82' AMSL)
TOP OF EXISTING ANTENNA: 106' ASL (836' AMSL)
 - TOTAL DISTURBED AREA = 250 SF
 - VERIZON WIRELESS: THE PROPOSED FACILITIES WILL CONSIST OF ONE (1) 24'-2" LONG x 14'-6" WIDE COMMUNICATION EQUIPMENT PLATFORM ON A ROOFTOP & GENERATOR ON A 4'-0"x10'-0" CONCRETE PAD @ GROUND LEVEL. THIRTEEN (13) ANTENNAS SHALL BE MOUNTED ON ROOFTOP WITH NEW MOUNTS AT RAD CENTERS OF 82'-0" ABOVE GRADE LEVEL FOR THE RECEPTION OF VERIZON WIRELESS TELECOMMUNICATIONS.
 - AT&T: THE PROPOSED FACILITIES WILL CONSIST OF ONE (1) 28' LONG x 12'-0" WIDE SCREENED COMMUNICATION EQUIPMENT PLATFORM ON A ROOFTOP. TWELVE (12) ANTENNAS SHALL BE MOUNTED ON ROOFTOP WITH NEW MOUNTS AT RAD CENTERS OF 82'-6" ABOVE GRADE LEVEL FOR THE RECEPTION OF AT&T TELECOMMUNICATIONS.
 - THE STRUCTURE WILL NOT SUPPORT LIGHTS OR SIGNS UNLESS REQUIRED FOR AIRCRAFT WARNING OR OTHER SAFETY PURPOSES.
 - THE APPLICANT WILL PROVIDE A CERTIFICATION FROM A REGISTERED ENGINEER THAT THE STRUCTURE WILL MEET THE APPLICABLE DESIGN STANDARDS FOR WIND LOADS, OF THE ELECTRONIC INDUSTRIES ASSOCIATES (EIA).
 - 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.
 - NO WATER OR SANITARY UTILITIES ARE REQUIRED FOR THE OPERATION OF THIS FACILITY.
 - THE STORMWATER DETENTION REQUIREMENT IS IN ACCORDANCE WITH A LETTER TO THE INDUSTRY 88-21 FOR SITES WITH NO INCREASE IN STORMWATER RUNOFF (NO INCREASE IN IMPERVIOUS AREA).
 - BOUNDARY SHOWN PER COUNTY RECORDS. EXISTING SITE FEATURES SHOWN PER FIELD SURVEY BY MORRIS & RITCHIE ASSOCIATES, INC. DATED FEBRUARY 2004.
 - THIS PLAN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. PLAN IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
 - ALL DETAILS SHOWN ARE "STANDARD" OR "TYPICAL" FOR REFERENCE ONLY. FOR ACTUAL DETAILS, SEE ARCHITECTURAL, STRUCTURAL, OR CONSTRUCTION PLANS BY OTHERS.
 - STRUCTURAL ANALYSIS/DESIGN TO BE PERFORMED BY OTHERS AT CLIENT AND/OR OWNER'S DISCRETION PRIOR TO COMMENCEMENT OF ANY WORK.
 - 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.
 - THERE ARE NO GRAVE SITES OR BURIAL GROUNDS VISIBLE ON THIS PROPERTY.
 - PROPOSED SITE AREA LIES WITHIN THE AREA DESIGNATED "RESOURCE MANAGEMENT AREA." THIS SITE DOES NOT LIE WITHIN THE RESOURCE PROTECTION AREA OR HISTORIC OVERLAY DISTRICT.
 - OPEN SPACE: 14,716
 - FAR INFO:
A. HOTEL (194 UNITS), 15' HEIGHT, 15' WIDE AND 5' DEPTH
B. PENTHOUSE, 10' HEIGHT, 10' WIDE AND 16' DEPTH
C. POOL SHED, 10' HEIGHT, 10' WIDE AND 8' DEPTH
 - PARKING IS ADEQUATE. (SEE OFF-STREET PARKING TABULATION CHART)
 - ANGLE BULK PLANE FOR FRONT YARD = 51'
 - THERE ARE NO WELLS OR SEPTIC FIELDS ON THIS PARCEL.
 - THERE ARE NO LIGHTED SIGNS WITHIN THE PARENT PARCELS, ANY FUTURE SIGN WITHIN VERIZON WIRELESS & AT&T LEASE AREAS WILL MEET FAIRFAX COUNTY STANDARDS.
 - NO DRAIN-FIELDS EXIST ON THE SITE. THE PROPERTY IS CONNECTED TO THE FAIRFAX COUNTY WATER AND SEWER LINES.
 - THIS PROPERTY IS BEING SERVICED BY PUBLIC WATER AND SEWER. THE PROPOSED IMPROVEMENTS DO NOT REQUIRE EITHER WATER OR SEWER SERVICES.
 - SPECIAL EXCEPTION SE 81-L-108 AND SE 2006-LE-082 ALLOWS THE BUILDING TO EXCEED THE HEIGHT LIMITATIONS IN THE C-8 ZONE AND THE TOTAL HEIGHT OF THE ROOFTOP STRUCTURES ARE 43'.
 - THE EXISTING BUILDING WAS BUILT IN 1984. NO DEMOLITION WILL TAKE PLACE AT THIS SITE.
 - THERE ARE NO TRAILS LOCATED WITHIN THE BOUNDARIES OF THIS PLANS PROPERTY.
 - PER FAIRFAX COUNTY ZONING ORDINANCE SECTION 2-314:
A. PER SECTION 2-314(A) STRUCTURES OR ROOFTOP MOUNTED ANTENNAS, WITH RELATED UNMANNED EQUIPMENT CABINETS AND OR STRUCTURES SHALL BE PERMITTED IN ALL C DISTRICTS.
B. EXCEPT FOR DIRECTIONAL OR PANEL ANTENNAS COMPLETELY WITHIN A STRUCTURE, DIRECTIONAL OR PANEL ANTENNAS SHALL NOT EXCEED EIGHT AND ONE HALF (8 1/2) FEET IN HEIGHT OR TWO (2) FEET IN WIDTH AND THE ANTENNAS AND THEIR SUPPORTING MOUNTS SHALL BE OF A MATERIAL OR COLOR WHICH CLOSELY MATCHES AND BLENDS WITH THE EXTERIOR OF THE BUILDING OR STRUCTURE.
C. EXCEPT FOR A FLAG MOUNTED ON A FLAGPOLE AS PERMITTED UNDER THE PROVISIONS OF PAR. 2 OF SECTION 12-109, NO COMMERCIAL ADVERTISING SHALL BE ALLOWED ON ANY ANTENNA SUPPORT STRUCTURE OR RELATED EQUIPMENT CABINET OR STRUCTURE.
D. NO SIGNALS, LIGHTS OR ILLUMINATION SHALL BE PERMITTED ON AN ANTENNA UNLESS REQUIRED BY THE FEDERAL COMMUNICATIONS COMMISSION, THE FEDERAL AVIATION ADMINISTRATION OR THE COUNTY. PROVIDED, HOWEVER THAT ON ALL ANTENNA STRUCTURES WHICH EXCEED 100 FEET IN HEIGHT, A STEADY RED MARKER LIGHT SHALL BE OPERATED AT ALL TIMES UNLESS THE ZONING ADMINISTRATION WAIVERS THE RED MARKER LIGHT REQUIRED UPON A DETERMINATION BY THE POLICE DEPARTMENT THAT SUCH A MARKER LIGHT IS NOT NECESSARY FOR FLIGHT SAFETY REQUIREMENTS FOR POLICE & EMERGENCY HELICOPTER OPERATIONS. ALL SUCH LIGHTS SHALL BE SHIELDED TO PREVENT DOWNWARD TRANSMISSION OF LIGHT.
E. THE RELATED UNMANNED EQUIPMENT CABINETS OR STRUCTURES SHALL NOT EXCEED FOURTEEN (14) FEET IN HEIGHT OR A TOTAL OF 500 SQUARE FEET OF GROSS FLOOR AREA WHEN LOCATED ON THE ROOF OF A BUILDING.
F. ALL ANTENNAS AND RELATED EQUIPMENT CABINETS OR STRUCTURES SHALL BE REMOVED WITHIN 120 DAYS AFTER SUCH ANTENNAS OR RELATED EQUIPMENT CABINETS OR STRUCTURES ARE NO LONGER IN USE.

SITE PLAN
SCALE: 1" = 30'



verizon wireless
VAN DORN - COMFORT INN
5716 SOUTH VAN DORN STREET
ALEXANDRIA, VA 22304 (FAIRFAX COUNTY)

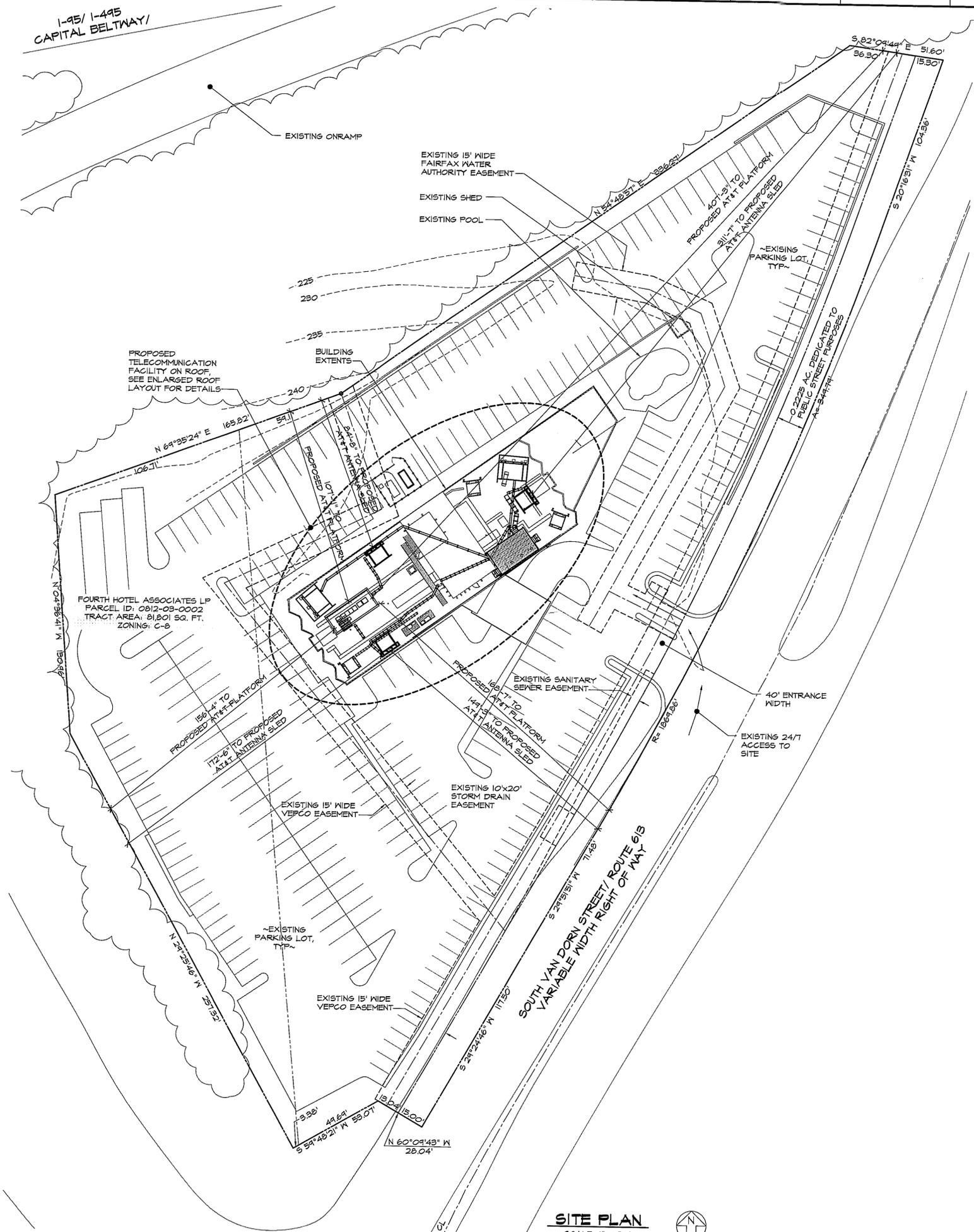
| REVISIONS: | | |
|------------|------------------------|----------|
| NO. | DESCRIPTION | DATE |
| 1 | FEEL DISTRICT ADOPTION | 08/19/10 |
| 2 | COUNTY COMMENTS | 12/28/10 |
| 3 | COUNTY COMMENTS | 06/21/11 |
| 4 | ZONING DWGS | 07/12/11 |
| 5 | ZONING DWGS | 09/06/11 |

LAST REV.:
PROJECT NO: 10421.754
DATE: JAN. 12, 2010
SCALE: AS NOTED
TITLE: **Site Plan**
SHEET: **C-1**



Application No. CPA-21-1083 Staff: Maryland
APPROVED DEVELOPMENT PLAN
(DP) (SPP) (CDP) (FDP)
SEE PROFFERS DATED 9-28-11
Date of (805) (PC) approval 12-6-11
Sheet 2 of 7

I-95/ I-495
CAPITAL BELTWAY



EXISTING SITE ELEMENTS

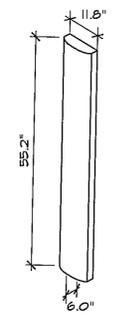
| | |
|-----------------|---------|
| PROPERTY LINE | --- |
| 1' CONTOUR LINE | - - - - |
| 5' CONTOUR LINE | - - - - |
| BOLLARD | ● |
| TREE | ☼ |

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'-8" |
| SIDE (RIGHT) (SECTOR 1) | 311'-7" |
| REAR (SECTOR 2) | 144'-3" |



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

FOURTH HOTEL ASSOCIATES LP
PARCEL ID: 0812-03-0002
TRACT AREA: 81,801 SQ. FT.
ZONING: C-8

SITE PLAN
SCALE: 1" = 30'



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

REVISIONS:

| NO. | DESCRIPTION | DATE |
|-----|------------------------|----------|
| 1 | FINAL DEVELOPMENT PLAN | 08/11/10 |
| 2 | COUNTY COMMENTS | 12/28/10 |
| 3 | COUNTY COMMENTS | 06/21/11 |
| 4 | ZONING DMS | 07/12/11 |
| 5 | ZONING DMS | 09/06/11 |

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

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

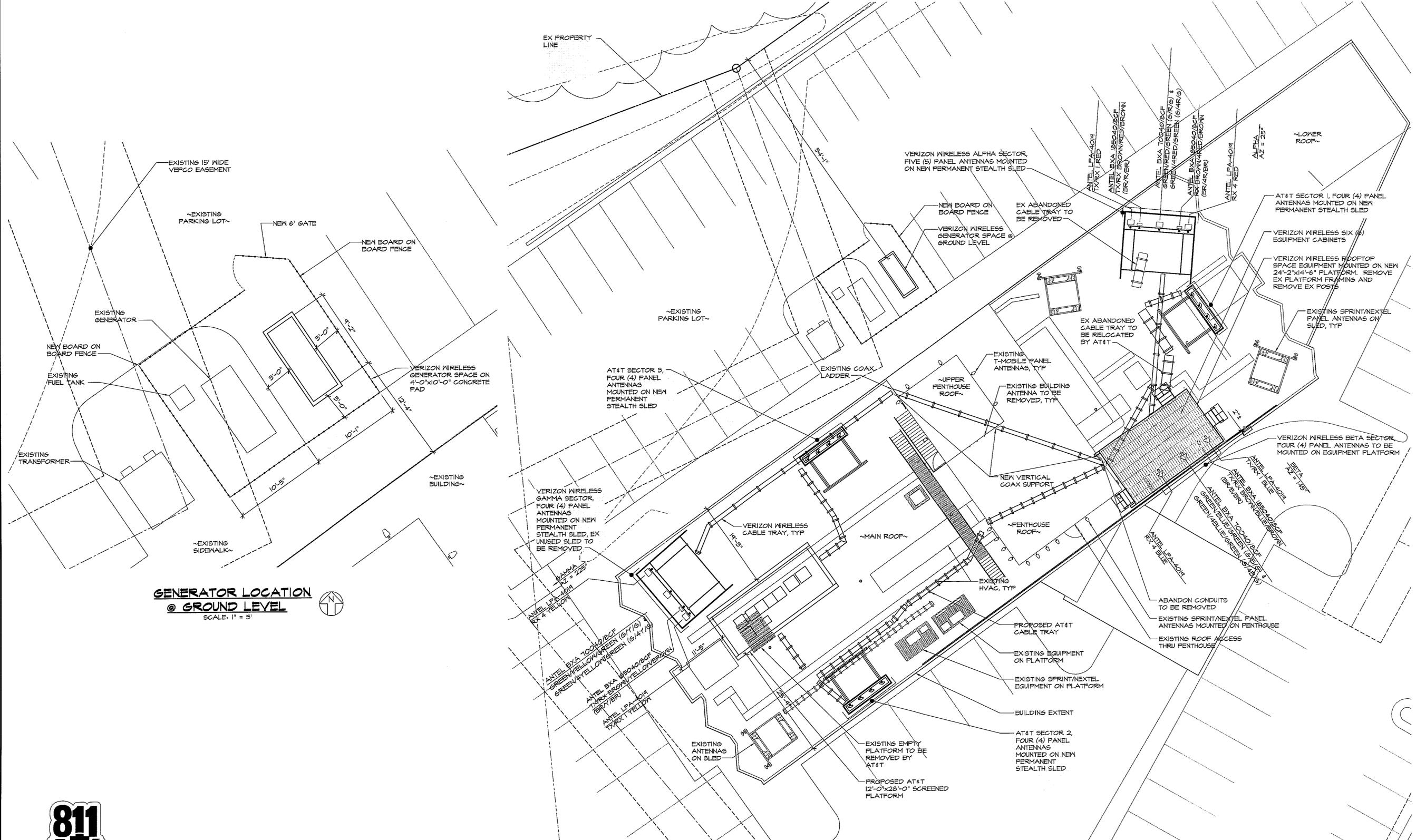
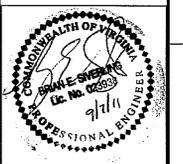
SHEET:
C-1A



Application No. LA 81-6-093-3 Staff Marylan
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 9-28-11
Date of (BOS) (PC) approval 12-6-11
Sheet 5 of 7

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

MRA
MORRIS & RITCHE
ASSOCIATES, INC.
 Civil/Structural Engineers
 1200-G East Joppa Road, Suite 606
 Towson, Maryland 21286
 410-821-1890
 410-821-1748 Fax



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

ENLARGED ROOFTOP LAYOUT
 SCALE: 1" = 10'

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

REVISIONS:

| NO. | DESCRIPTION | DATE |
|-----|---------------------------|----------|
| 1 | SEAL EXISTING MEMBER PLAN | 08/14/10 |
| 2 | COUNTY COMMENTS | 12/28/10 |
| 3 | COUNTY COMMENTS | 06/21/11 |
| 4 | ZONING DWGS | 01/12/11 |
| 5 | ZONING DWGS | 04/06/11 |

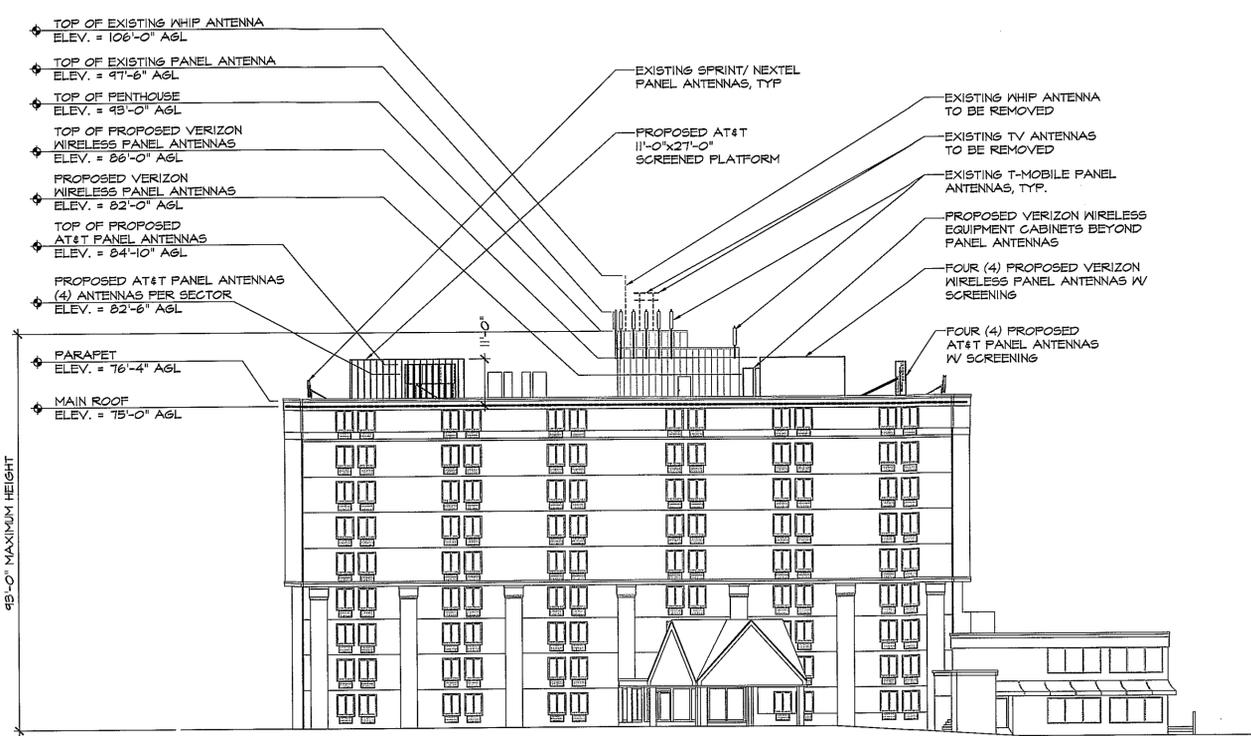
LAST REV.:
 PROJECT NO: 10421.754
 DATE: JAN. 12, 2010
 SCALE: AS NOTED

TITLE:
Site Layouts
 SHEET:
C-2

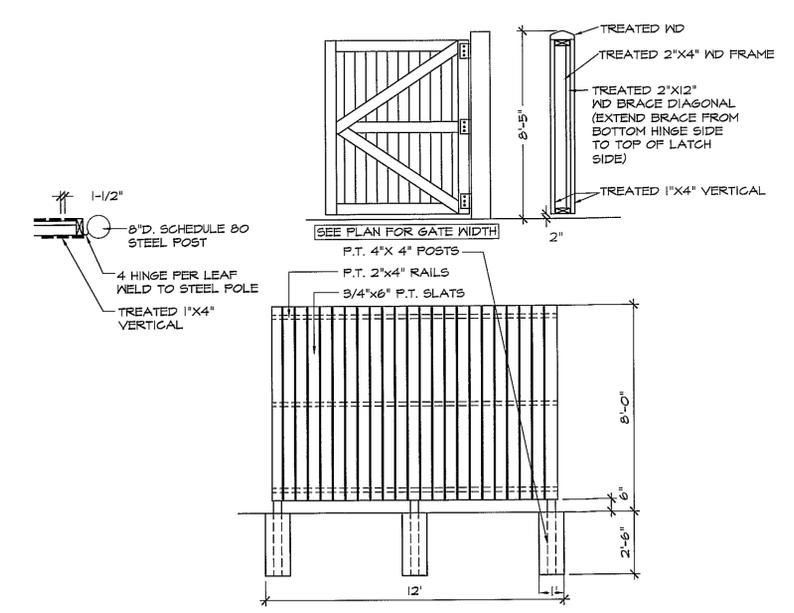


PROTECT YOURSELF, GIVE THREE WORKING DAYS NOTICE
 THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ALL RULES AND REGULATIONS THERE TO APPURTENANT.

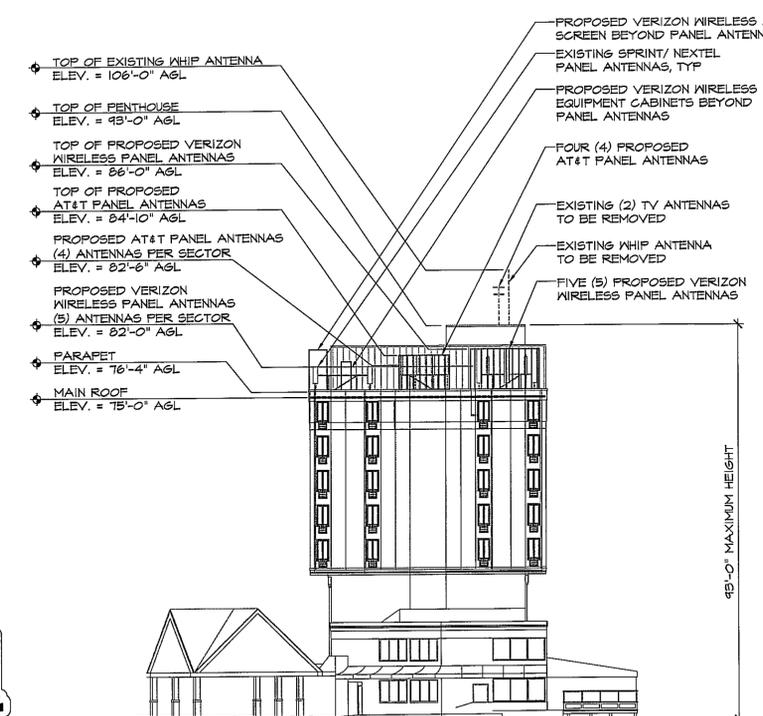
Application No. RA 81-1-0933 Staff: *Morgan*
 APPROVED DEVELOPMENT PLAN
 (DP) (CDP) (FDP)
 SEE PROFFERS DATED: 9-28-11
 Date of (BOS) (PC) approval: 12-6-11
 Sheet 1 of 7



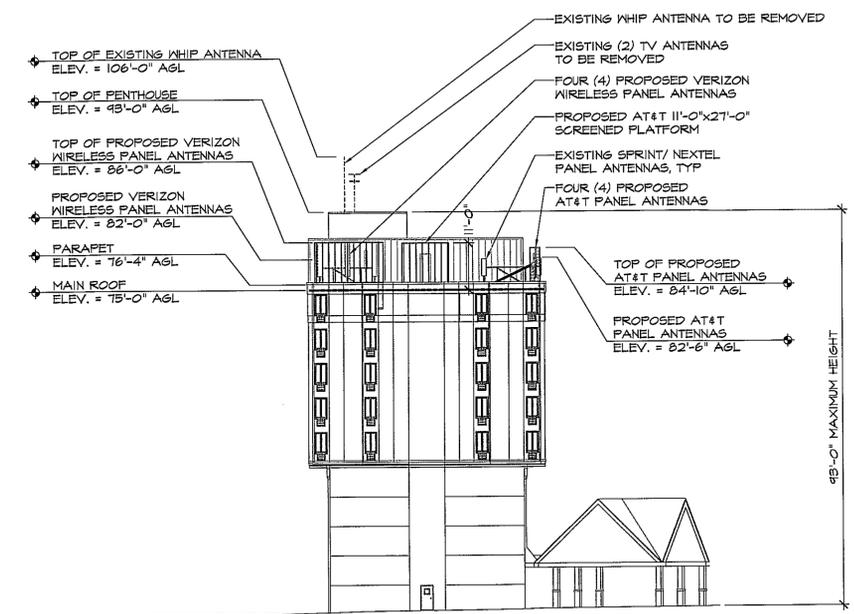
SOUTH BUILDING ELEVATION
SCALE: 1" = 20'



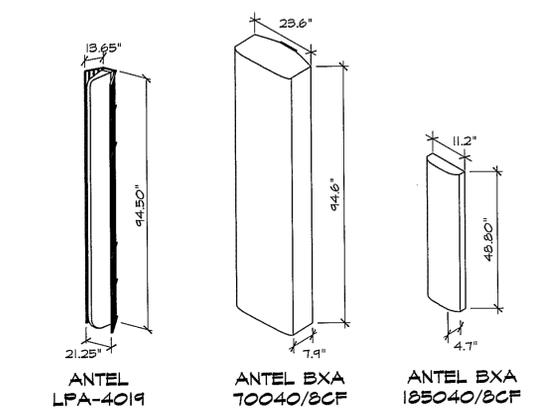
BOARD ON BOARD FENCE DETAIL
N.T.S.



EAST BUILDING ELEVATION
SCALE: 1" = 20'

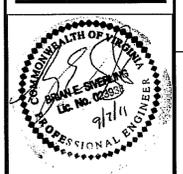


WEST BUILDING ELEVATION
SCALE: 1" = 20'



VERIZON WIRELESS ANTENNA DETAILS
NOT TO SCALE

MRA
MORRIS & RITCHIE ASSOCIATES, INC.
Civil/Structural Engineers
1320-G East Joppa Road, Suite 506
Towson, Maryland 21286
410-821-1690
410-821-1748 Fax



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

REVISIONS:

| NO. | DESCRIPTION | DATE |
|-----|----------------------------|----------|
| 1 | FINAL EXISTING INFORMATION | 02/14/10 |
| 2 | COUNTY COMMENTS | 12/28/10 |
| 3 | COUNTY COMMENTS | 06/21/11 |
| 4 | ZONING DWGS | 07/12/11 |
| 5 | ZONING DWGS | 04/06/11 |

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

TITLE:
Elevations & Site Details

SHEET:
C-3



Know what's below. Call before you dig.

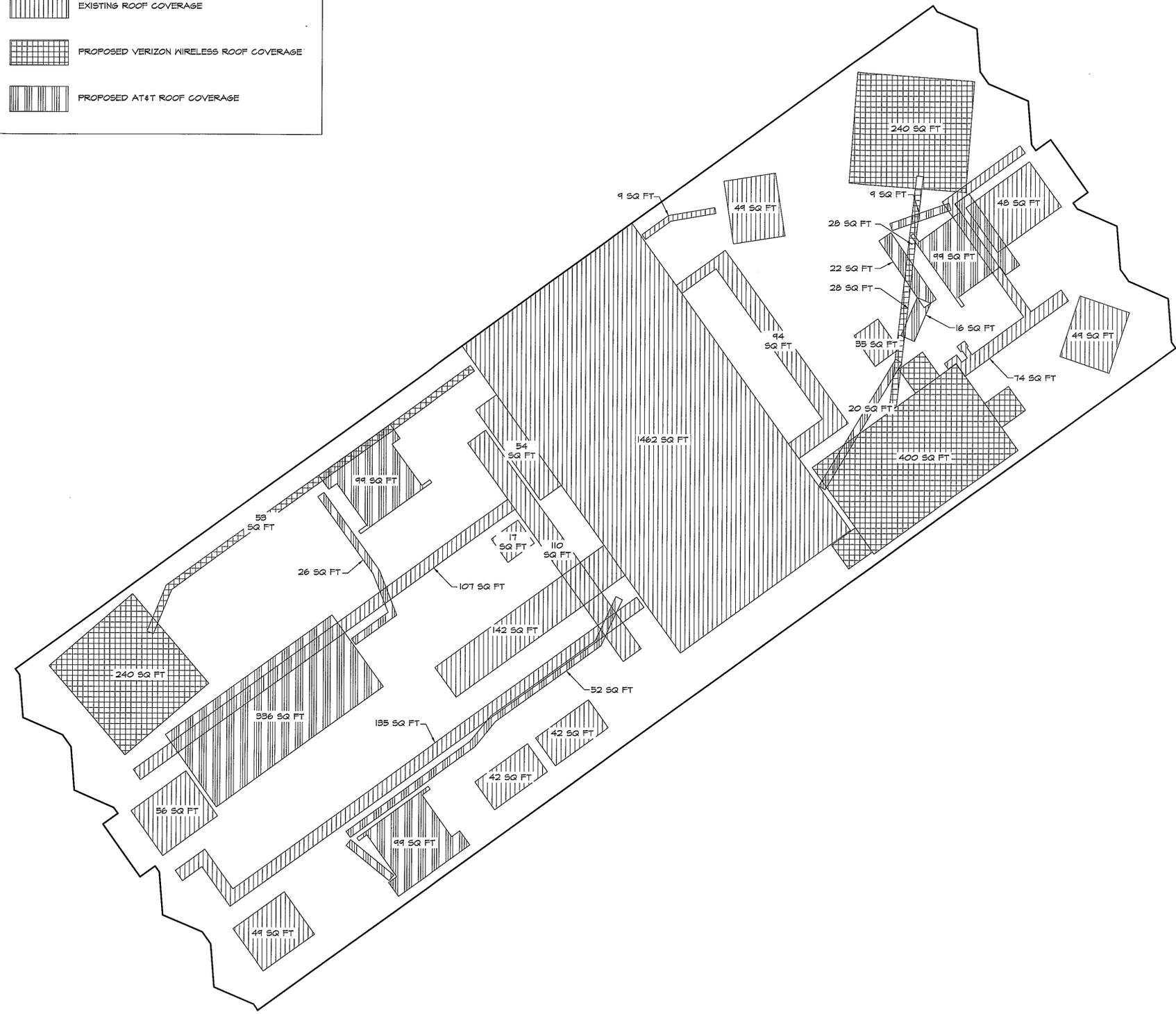
PROTECT YOURSELF. GIVE THREE WORKING DAYS NOTICE.
THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ALL RULES AND REGULATIONS THERE TO APPROPRIATE.

Application No. 81-1-093-3 Staff: maplan
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (DDP) (FDP)
SEE PROFFERS DATED 9-28-11
Date of (BOS) (PC) approval 12-6-11
Sheet 5 of 7

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

ROOF COVERAGE SHADING KEY

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

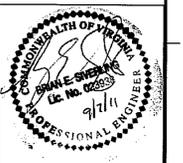


ROOFTOP COVERAGE LAYOUT
SCALE: 1/8" = 1'



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
1290-C East Joppa Road, Suite 505
Towson, Maryland 21286
410-581-1800
410-581-1748 Fax



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

REVISIONS:

| NO. | DESCRIPTION | DATE |
|-----|-------------------------------|----------|
| 1 | SEAL EXCEPTION AMENDMENT PLAN | 08/14/10 |
| 2 | COUNTY COMMENTS | 12/28/10 |
| 3 | COUNTY COMMENTS | 06/22/11 |
| 4 | ZONING DIVISION | 07/12/11 |
| 5 | ZONING DIVISION | 04/06/11 |

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

TITLE:
Rooftop Coverage

SHEET:
C-5

Application No. PA 81-1-093-3 Staff Maughan
APPROVED DEVELOPMENT PLAN
(DP) (DDP) (CDP) (FDP)
SEE PROFFERS DATED 7-28-11
Date of (BOS) (PC) approval 12-6-11
Sheet 2 of 7