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September 6, 2001

CHRISTINE MOSELEY SHIKER
202-457-7167

Internet Address:
cmshiker@hklaw.com

VIA HAND DELIVERY
Members of the Board of Zoning Adjustment
District of Columbia Office of Zoning
441 4th Street, N.W., Suite 210S
Washington, D.C. 20001
ATTN: Rick Nero

Re: BZA Case No. 16753
Penn Branch LLC and SBA, Inc.
Request for Special Exception

Dear Board Members:

On behalf of the applicant in the above-referenced case, enclosed please find an original and eleven copies of the Prehearing Statement and exhibits in connection with the above-referenced application for special exception relief.

Should you have any questions regarding this matter, please do not hesitate to contact me at (202) 457-7167.

Sincerely,

Christine Shiker

Christine Moseley Shiker

Enclosure

cc: Jennifer Steingasser, Office of Planning (Via Hand Delivery, w/enclosure)

RECEIVED
D.C. OFFICE OF ZONING
2001 SEP -6 PM 3:04

BZA
Case No. 16753
Exhibit No. 72

Board of Zoning Adjustment
District of Columbia
CASE NO.16753
EXHIBIT NO.72A1

BEFORE THE BOARD
OF ZONING ADJUSTMENT
FOR THE DISTRICT OF COLUMBIA

APPLICATION OF
PENN BRANCH LLC AND SBA, INC.
PENNSYLVANIA & BRANCH AVENUES, S.E.

BZA APPLICATION NO. 16753
HEARING DATE: SEPTEMBER 20, 2001
ANC 7B

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STATEMENT OF THE APPLICANT

I.
NATURE OF RELIEF SOUGHT

This statement is submitted on behalf of Penn-Branch, LLC, and SBA, Inc. (collectively, the "Applicant") in support of the application to the Board of Zoning Adjustment for a special exception to permit an antenna, other than a commercial broadcast antenna, in the R-1-B District pursuant to Section 212.1 of the District of Columbia Zoning Regulations ("Zoning Regulations"). 11 DCMR §212. The special exception is requested to permit the construction of a 130 foot monopole antenna ("the proposed Monopole") in the northern portion of Lot 804 in Square 5539 located at the northeast corner of the intersection of Pennsylvania Avenue, S.E., and Branch Avenue, S.E. (the "Property"). The proposed Monopole is necessary to provide dependable cellular coverage to an area that currently has significant gaps in coverage. In a quadrant of the City where services are not always equal to those provided in other quadrants, this proposal will help attain the level of wireless communication that is on a par with the rest of the City.

II.
JURISDICTION OF THE BOARD

The Board of Zoning Adjustment (the "Board") has jurisdiction to grant the special exception relief requested herein pursuant to Section 3104 of the Zoning Regulations. 11 DCMR §3104.1.

III.
BACKGROUND

A. Description of the Property

The Property is located at the northeast corner of the intersection of Pennsylvania Avenue, S.E., and Branch Avenue, S.E., behind the Penn-Branch Plaza Shopping Center ("Penn-Branch Plaza"). The proposed site is located in the northern portion of Lot 840 in Square 5539. Square 5539 is improved with the Penn-Branch Plaza and parking lot. Square 5539 is split-zoned C-1 and R-1-B. The portion of the site in which the proposed Monopole will be constructed is zoned R-1-B.

B. Project Description

The Applicant proposes to construct a 130 foot monopole that can accommodate a minimum of three wireless telecommunications carriers in order to reduce the demand for additional monopoles or towers. The original application requested approval of a 150 foot monopole antenna; however, in response to comments from the community and the Office of Planning, the Applicant has reduced the height of the monopole to the lowest possible height which will significantly reduce gaps in coverage while at the same time provide for co-location of antennas. The 130 foot monopole provides space for up to three wireless carriers,

with a required ten foot separation between each antenna platform and approximately three to five additional feet at the top of the monopole. With this configuration, the antennas are placed at approximately 105 feet, 115 feet and 125 feet. The additional three to five feet raises the total height of the proposed Monopole to 130 feet. As is discussed in detail below, approximately 100 feet is the lowest height that an antenna platform may be placed in order to provide the proper coverage required for this area.

The telecommunications facility will incorporate the proposed Monopole and equipment shelters and will be screened at and above grade and from the adjacent residential areas by landscaping, which primarily includes twenty-one Leyland Cypress trees that are each at least five feet in height. Additionally, the facility will be enclosed with an eight foot high wooden fence for aesthetic and safety purposes. The natural grading of the proposed site will not be disturbed, and the existing shrubbery and light brush will remain. To further increase the aesthetics of this portion of the site, SBA will enclose the dumpsters within a compound which will be enclosed with a wooden fence and out of public view. The Applicant notes that the monopole antenna, which is not a tower with spread footings, is not substantially different from other monopoles that could be built as a matter of right such as flagpoles, lighting fixtures and utility poles.

IV.
THE APPLICANT MEETS THE BURDEN OF PROOF FOR A SPECIAL EXCEPTION TO PERMIT AN ANTENNA, OTHER THAN A COMMERCIAL BROADCAST ANTENNA, IN THE R-1-B DISTRICT

A. Standards for Granting Area Variances

Pursuant to the D.C. Official Code §6-641.07(g)(2) and 11 DCMR § 3104.1, the Board is authorized to grant special exceptions where, in the judgment of the Board, those special exceptions will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps and will not tend to affect adversely the use of neighboring property in accordance with the Zoning Regulations and Zoning Maps. Specifically, Section 212 of the Zoning Regulations permits an antenna, other than a commercial broadcast antenna, as a special exception granted by the Board. 11 DCMR § 212.1. Specifically, the location and other characteristics of the antenna shall be reasonably necessary for the intended use of the antenna. 11 DCMR § 212.6. Similarly, the present character and future development of the neighborhood shall not be adversely affected. 11 DCMR § 212.7.

B. Special Exception Relief Under Section 212

The proposed Monopole is necessary in order to provide dependable cellular coverage to the Penn-Branch area in which there are significant gaps in coverage. Engineering studies show that communities within ANC 7B have nearly seven times the number of dropped calls as compared to the rest of the District of Columbia. In addition, DC Rural Metro, an ambulance company providing emergency medical services to residents, indicates that the wireless communication with Greater Southeast Community Hospital is not dependable in this area, which

jeopardizes public safety. With a highly educated residential population, a major commuter corridor (Pennsylvania Avenue) and extensive outdoor recreation facilities, ANC 7B residents deserve dependable cellular telephone coverage. The DC Hospital Association also supports the proposal.

1. The Proposed Height and Location is Reasonably Necessary In Order to Eliminate or Significantly Reduce Gaps in Coverage

According to RF engineering studies conducted by Sprint PCS, the Penn-Branch area has significant gaps in cellular coverage. As a result of these gaps in coverage, cellular users have an extremely high drop call percentage in the area surrounding the Penn-Branch Plaza. The gaps in coverage result from the lack of antennas in the area and is further impeded by the difficult terrain, dense morphology and thick foliage in the area. The only way for these gaps in coverage to be eliminated or significantly reduced is to provide additional antennas.

Mahmoud Ellini, an RF engineer for Sprint PCS, has produced a report which explains the gaps in coverage in the Penn-Branch area and evaluates the possible solutions to eliminate or significantly reduce these gaps in coverage (the "Report"). A copy of the Report is attached hereto as Exhibit G. The Report concludes that the proposed Monopole will significantly reduce gaps in coverage while at the same time provide for co-location of antennas. On page 6 of the Report, existing coverage without the proposed Monopole is shown. This graphic clearly evidences that the Penn-Branch area has significant gaps in coverage. Coverage with the proposed Monopole constructed to a height of 130 feet significantly reduces the area with gaps in coverage, as shown on page 8 of the Report. As Mr. Ellini will

testify, in order to eliminate gaps in coverage, the proposed Monopole must be at least 130 feet, with the lowest antenna platform being at the 100 foot level; otherwise, the reduction of gaps in coverage is not sufficient, as is evidenced by page 12 of the Report. This graphic illustrates the coverage provided by a monopole that is reduced in total height to 100 feet, with the lowest antenna platform being at the seventy foot level. As depicted on that graphic, that monopole does not significantly improve coverage.

Furthermore, the Applicant along with Sprint has investigated additional sites in the area for the proposed Monopole. Only sites within one-half mile of the Property would be viable options. Within that area, there is no alternative site that would eliminate or significantly reduce the gaps in coverage as the proposed Monopole would. According to the research, one alternative is to locate the antennas on the existing church located at 3160 Pennsylvania Avenue, on the west side of the intersection of Pennsylvania and Branch Avenues. However, placing antennas on the church will not significantly improve coverage on the east side of the Penn-Branch intersection where the gaps in coverage exist, as evidenced on page 10 of the Report. An additional alternative is placing an antenna on the roof of Penn-Branch Plaza. However, this option is not feasible. Due to the insufficient height of Penn-Branch Plaza (only approximately fifty-three feet), very little improvement in coverage will result. This result is evidenced by page 11 of the Report.

Furthermore, any antennas placed west of the intersection will be ineffective in providing coverage due to the hilly terrain. As previously indicated, coverage in

the Penn-Branch area is impeded by difficult terrain, dense morphology and thick foliage. Due to these factors, structures shorter than one hundred feet will not eliminate or significantly reduce the gaps in coverage. The lack of tall structures, such as tall office buildings, water tanks or existing towers, prevents the location of the antennas on existing structures. Finally, moving the proposed Monopole to the north or the south of the proposed site will not alleviate the coverage problems on the east side of the intersection, where the significant gaps in coverage exist. Accordingly, there is no other potential site or existing location that will eliminate or significantly reduce the gaps in coverage in the area to the extent that the proposed Monopole will.

2. The Present Character and Future Development of the Neighborhood Shall Not Be Adversely Affected

The proposed Monopole will not adversely affect the present character and future development of the surrounding neighborhood. First, the proposed Monopole will provide for co-location of at least three wireless carriers, which will reduce the future number of monopoles that must be constructed within the area in order to eliminate or significantly reduce gaps in coverage. Furthermore, the area surrounding the proposed Monopole will be well-landscaped and enclosed with a wooden fence. Finally, the Applicant proposes improvements to the Penn-Branch Plaza parking lot, including relocating the garbage dumpsters and enclosing them behind a wooden fence out of public view. Photo simulations showing the proposed Monopole are attached hereto as Exhibit F.

3. Radiation from the Proposed Monopole Will Be Significantly Below the FCC Exposure Limit

According to the Federal Communications Commission ("FCC") website, radiofrequency emissions ("RF Emissions") from antennas used for wireless transmissions such as cellular and PCS signals result in exposure levels on the ground that are typically thousands of times less than safety limits. These safety limits were adopted by the FCC based on the recommendations of expert organizations and endorsed by agencies of the Federal Government responsible for health and safety. Therefore, according to the FCC, there is no reason to believe that such towers could constitute a potential health hazard to nearby residents. *See* www.fcc.gov/oet/rfsafety.

Furthermore, as indicated on page 13 of the Report, a typical 125 foot tower with three transmitter antennas at the top (similar to the proposed Monopole) would produce RF Emissions for an individual standing twenty feet from the proposed Monopole below 10% (ten percent) of that which is permitted by the FCC. Moreover, the RF Emissions for the proposed Monopole will be carefully calculated for each antenna and the proposed Monopole will be carefully monitored to make sure that the RF Emissions are within the FCC limits.

C. Need for Dependable Cellular Coverage in the Area

The Penn-Branch area is greatly in need of dependable cellular coverage. The District of Columbia Metropolitan Police report that calls to 911 via cell phone have helped them to respond more quickly to emergencies, which in turn increases public safety. Last year, there were nearly 1,500 police emergencies within a one-

mile radius of the proposed site for the Monopole. Furthermore, Fort Dupont Park's proximity to the site increases the need for dependable cellular service. Currently, there are no working pay phones within Fort Dupont Park; however, each year, over 260,000 people drive through and 49,000 people recreate in the park. Moreover, approximately 90,000 people travel across the intersection of Pennsylvania and Branch Avenues each day.

In addition, as indicated above, ambulance companies providing emergency medical services indicate that wireless communication within the D.C. General and Greater Southeast Community Hospital is not dependable in this area. In an effort to support ambulance service communications with D.C. General and Greater Southeast Hospital, the Applicant will provide space on the proposed Monopole for public emergency use at no charge.

D. Community Support

With a subject that almost always meets with substantial opposition, the proposed Monopole is finding considerable support within the community and with related organizations. First, Advisory Neighborhood Commission 7B ("ANC 7B") voted at its regularly scheduled monthly meeting on August 18, 2001, to support the Applicant's proposal. The minutes from that meeting indicate that the support was primarily based on the need for "good cell phone reception for safety reasons." According to the minutes, the discussion cited instances where residents were unable to call police from their cars or while walking in the neighborhood. See Exhibit J. Attached as Exhibit K is the letter in response to ANC 7B's requested issues.

Furthermore, major health care and law enforcement organizations support the need to quickly communicate medical and safety emergencies in the area. Specifically, the Proposed Monopole has support from the following organizations: the District of Columbia Hospital Association, D.C. Rural Metro Ambulance, African Americans with Physical Challenges, Fraternal Order of Police, and the Road Runners Club of America. Copies of these support letters are attached hereto as Exhibit I.

V.
EXHIBITS SUBMITTED IN SUPPORT OF THE APPLICATION

Exhibit A:	Portions of the Sanborn Atlas showing the Subject Property highlighted in yellow;
Exhibit B:	A portion of the Zoning Map showing the Subject Property highlighted in yellow;
Exhibit C:	Surveyor's Plat of the Subject Property;
Exhibit D:	Architectural Drawings and Elevations;
Exhibit E:	Photographs of the Property;
Exhibit F:	Photo Simulations of the Property with the Proposed Monopole;
Exhibit G:	Report from Mahmoud Ellini, RF Engineer for Sprint PCS; Expert in communications engineering.
Exhibit H:	Color Topography Map
Exhibit I:	Letter of Commitment from Sprint PCS;
Exhibit J:	Letter from Roscoe Grant, Chair of ANC 7B, to Board of Zoning Adjustment and a copy of the Minutes from ANC 7B's regular monthly meeting on August 18, 2001;
Exhibit K:	Response to Letter from Roscoe Grant dated August 30, 2001;
Exhibit L:	Letters of Support

Exhibit M: Outline of Testimony of Representative of SBA, Inc.;

Exhibit N: Outline of Testimony of Representative of Sprint PCS;

Exhibit O: Outline of Testimony of Civil Engineer;

Exhibit P: Outline of Testimony of Mahmoud Ellini, RF Engineer for Sprint PCS, and Resume of Mahmoud Ellini, RF Engineer for Sprint PCS; and

Exhibit Q: Outline of Testimony of Sharon Robinson, Community Consultant.

VI
ADVISORY NEIGHBORHOOD COMMISSION 7B

ANC 7B voted at its regularly scheduled monthly meeting on August 18, 2001, to support the Applicant's request for a special exception. A copy of the letter from Roscoe Grant, chair of ANC 7B, to the Board of Zoning Adjustment as well as a copy of the minutes are attached hereto as Exhibit J.

VII
WITNESSES

A. Representative of SBA, Inc.

B. Representative of Sprint PCS.

C. Civil Engineer.

D. Mahmoud Ellini, RF Engineer for Sprint PCS.

E. Sharon Robinson, Community Consultant.

VIII
CONCLUSION

For the reasons stated above, the requested relief meets the applicable standards for a special exception under the Zoning Regulations. Accordingly, the

Applicant respectfully requests the Board to grant the application.

Respectfully submitted,

HOLLAND & KNIGHT, LLP

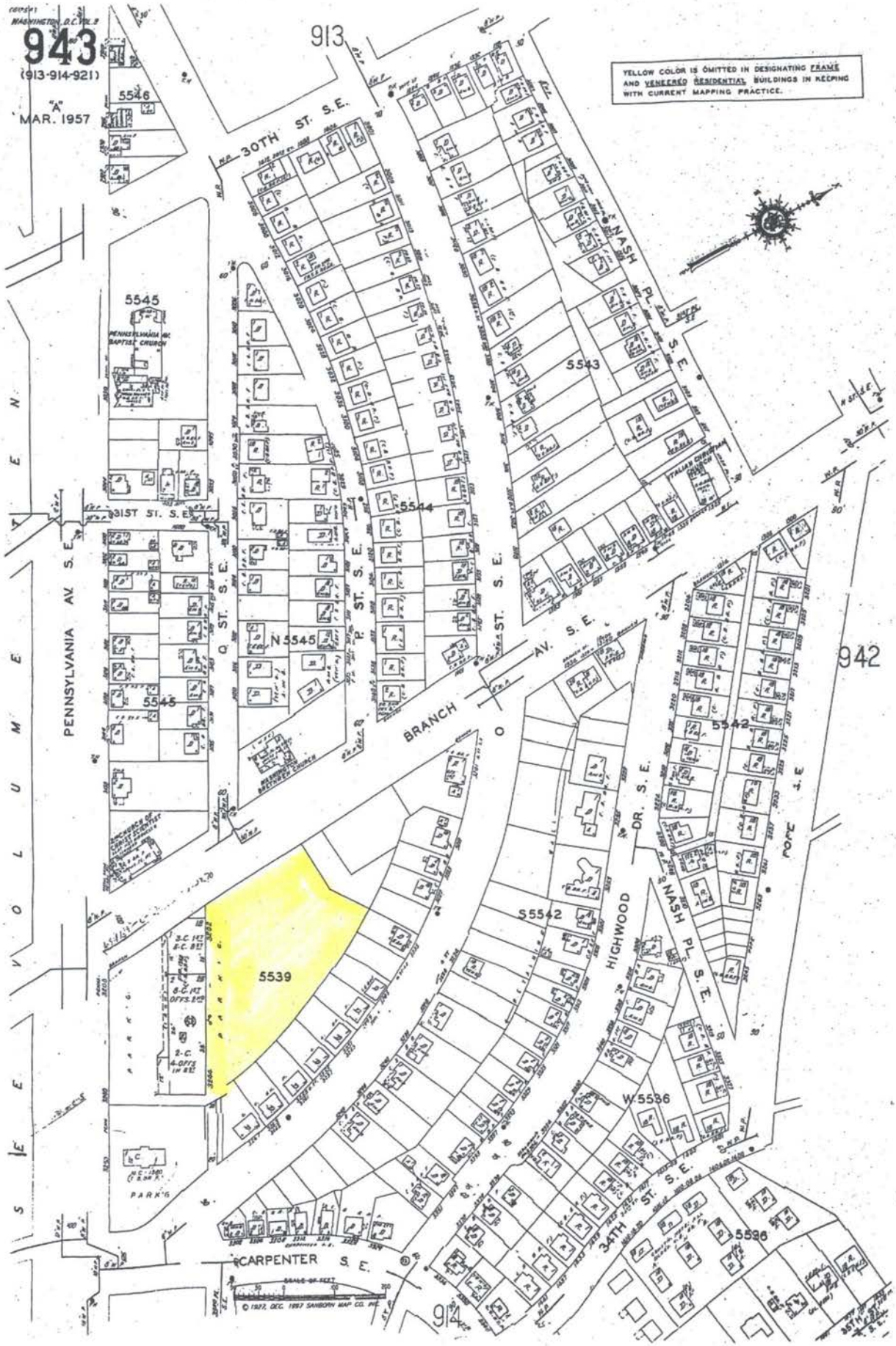
By: _____
Whayne S. Quin

By: _____
Christine Moseley Shiker

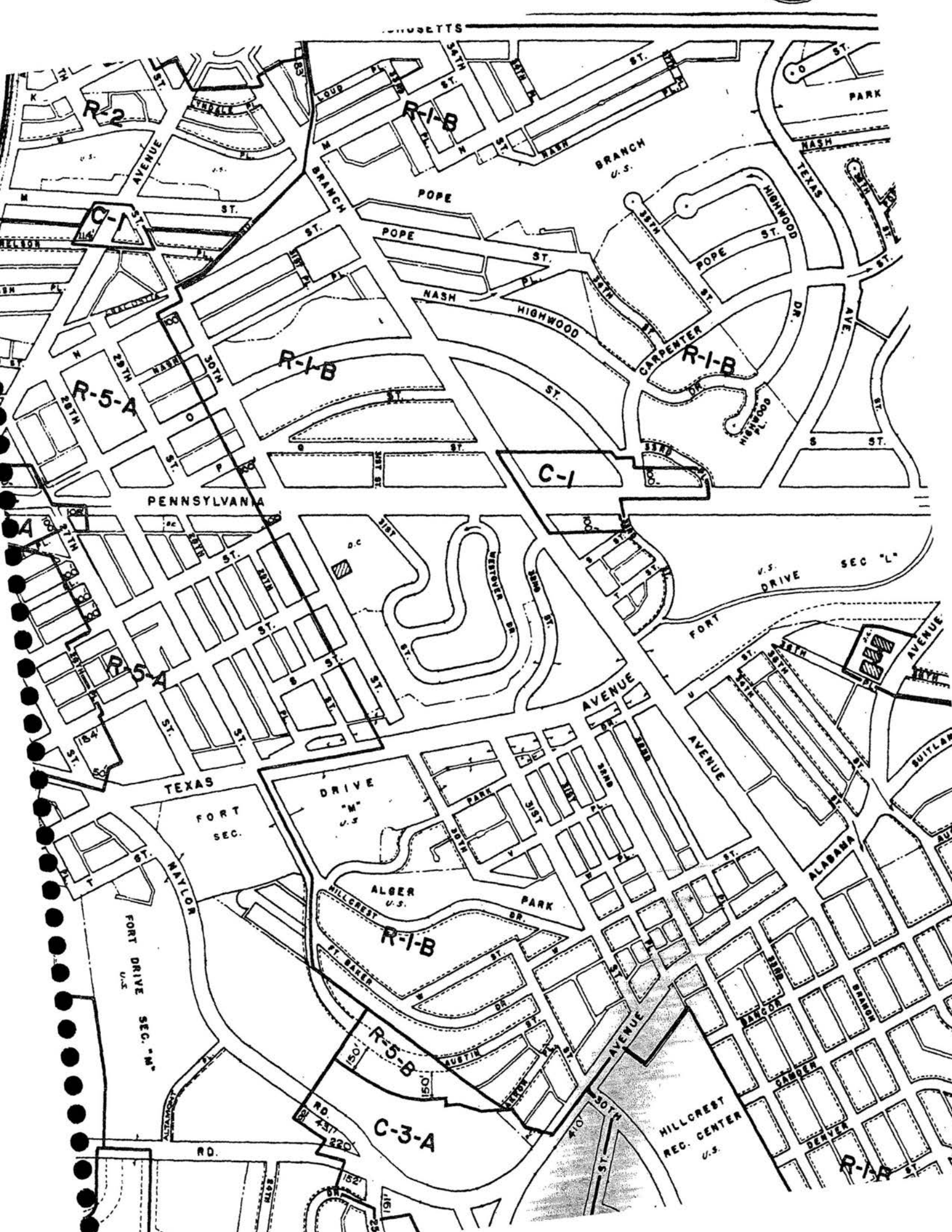
2099 Pennsylvania Avenue, N.W.
Suite 100
Washington, D.C. 20006
(202) 955-3000

WAS1 #1010838 v1




943
(913-914-921)
"A"
MAR. 1957
913
942
914
YELLOW COLOR IS OMITTED IN DESIGNATING FRAME AND VENEERED RESIDENTIAL BUILDINGS IN KEEPING WITH CURRENT MAPPING PRACTICE.
30TH ST. S.E.
31ST ST. S.E.
PENNSYLVANIA AV. S.E.
Q ST. S.E.
P ST. S.E.
BRANCH
O ST. S.E.
N ST. S.E.
AV. S.E.
NASH PL. S.E.
HIGHWOOD DR. S.E.
34TH ST. S.E.
CARPENTER S.E.
POPE L.E.
5545
5546
5544
5543
5542
5539
5536
N 5545
W 5536
PARK
© 1957, DEC. 1957 SANBORN MAP CO. INC.




R-2
R-1-B
C-1
R-5-A
C-3-A
R-5-B
POPE
NASH
HIGHWOOD
CARPENTER
PENNSYLVANIA
TEXAS
FORT
DRIVE "M"
ALGER
PARK
HILLCREST REG. CENTER
AVENUE
ALABAMA
DRIVE "L"
BRANCH
ST.
DR.
RD.



Form 177—D.D.

Surveyor's Office
DISTRICT OF COLUMBIA

Washington, D. C. AUGUST 8, 2000

Plat, for Building Permit of SQUARE 5530, LOT 840

Recorded in Book A & T page 2209

Scale: 1 inch = 50 feet S. O. 098220

Furnished to CD MEEKINS ASSOC

Surveyor, District of Columbia

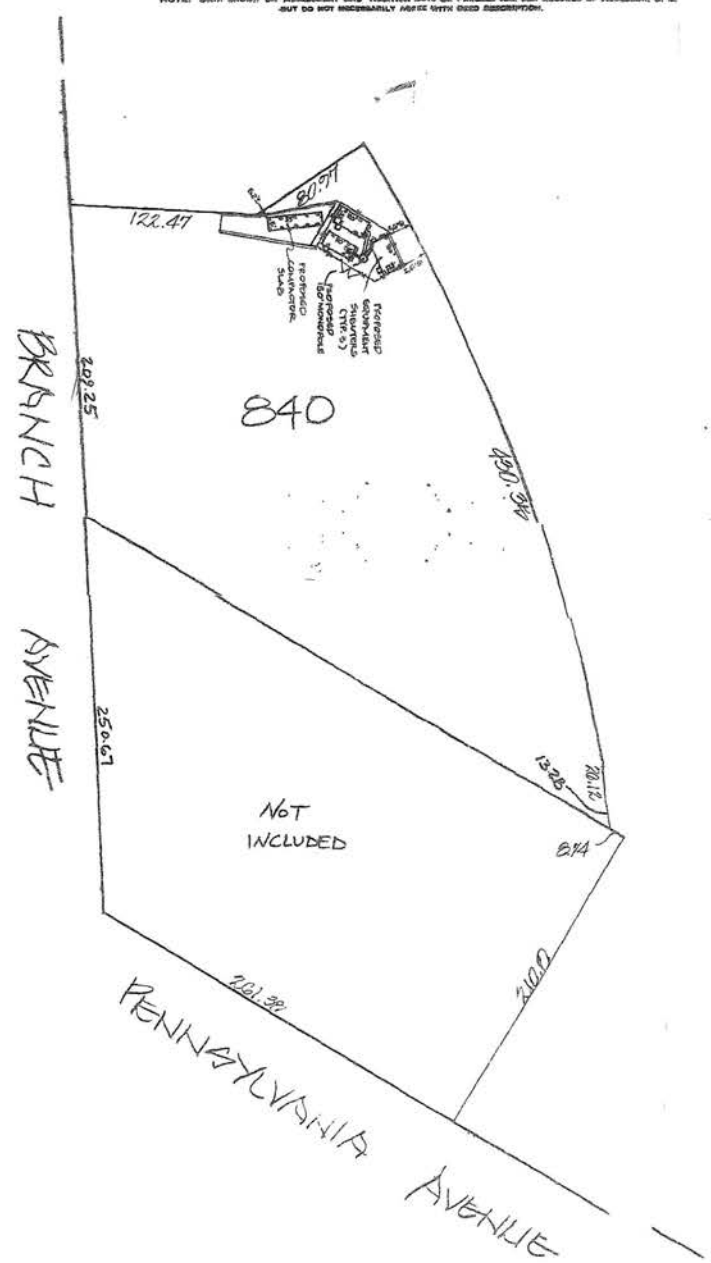
By W. H. GRAHAM #994

I hereby certify that all existing improvements shown hereon, are completely dimensioned, and are correctly platted; that all proposed buildings or construction, or parts thereof, including covered porches, are correctly dimensioned and platted and agree with plans accompanying the application; that the boundaries, when as shown hereon is dimensioned, are correctly in the same scale as the property lines shown on this plat; and that by reason of the proposed improvements to be erected as shown hereon the size of any adjoining lot or premises to be occupied on area less than is required by the Zoning Regulations for light and ventilation; and it is further certified and agreed that assessable parking areas where required by the Zoning Regulations will be reserved in accordance with the Zoning Regulations, and that this area has been correctly drawn and dimensioned hereon. It is further agreed that the elevation of the assessable parking area with respect to the Highway Department approved curb or alley grade will not result in a rate of grade along centerline of driveway at any point on private property in excess of 20%, for single-family dwellings or flats, or in excess of 12% at any point for other buildings. (The policy of the Highway Department permits a maximum driveway grade of 12% across the public parking and the private restricted property).

Date 5-18-01

(Signature of owner or his authorized agent)

NOTE: DATA SHOWN ON ASSESSMENT AND TAXATION LOTS OR PARCELS ARE FOR RECORDS OF ASSESSOR, D. C. BUT DO NOT NECESSARILY AGREE WITH DEED DESCRIPTION.





DESCRIPTION OF WORK:

CONSTRUCT A 130' LIGHT/MONOPOLE TOWER IN A 1,403 SQ. FT.± FENCED ENCLOSURE. CONSTRUCT CONCRETE SLABS TO SUPPORT UP TO THREE FUTURE SHELTERS. CONSTRUCT AREA TO PLACE 34'x8' TRASH COMPACTOR.

SBA PROPERTIES, INC.

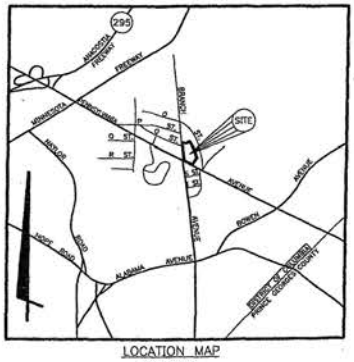
SBA JOB#DC 04116-S/0130-019

PENN-BRANCH PLAZA

3200-3244 PENNSYLVANIA AVE. S.E.

GENERAL NOTES

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO EXAMINE ALL PLAN SHEETS AND SPECIFICATIONS AND COORDINATE HIS WORK WITH THE WORK OF ALL OTHER CONTRACTORS TO ENSURE THAT WORK PROGRESSION IS NOT INTERRUPTED.
2. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING A NEAT AND ORDERLY SITE, YARD AND GROUNDS. REMOVE AND DISPOSE OFF SITE ALL RUBBISH, WASTE MATERIALS, LITTER, AND ALL FOREIGN SUBSTANCES. REMOVE PETRO-CHEMICAL SPILLS, STAINS AND OTHER FOREIGN DEPOSITS. RAKE GROUNDS TO A SMOOTH EVEN-TEXTURED SURFACE.
3. THE PLANS SHOW SOME KNOWN SUBSURFACE STRUCTURES, ABOVE- GROUND STRUCTURES AND/OR UTILITIES BELIEVED TO EXIST IN THE WORKING AREA. EXACT LOCATION OF WHICH MAY VARY FROM THE LOCATIONS INDICATED. IN PARTICULAR, THE CONTRACTOR IS WARNED THAT THE EXACT OR EVEN APPROXIMATE LOCATION OF SUCH PIPELINES, SUBSURFACE STRUCTURES AND/OR UTILITIES IN THE AREA MAY BE SHOWN OR MAY NOT BE SHOWN; AND IT SHALL BE HIS RESPONSIBILITY TO PROCEED WITH GREAT CARE IN EXECUTING ANY WORK. OWNER/CONTRACTOR TO CONTACT "MISS UTILITY" AT 1-800-257-7777 MINIMUM 72 HOURS PRIOR TO THE START OF CONSTRUCTION FOR LOCATION OF EXISTING UNDERGROUND UTILITIES.
4. THE OWNER OR OWNER'S REPRESENTATIVE SHALL BE NOTIFIED IN WRITING OF ANY CONDITIONS THAT VARY FROM THOSE SHOWN ON THE PLANS. THE CONTRACTOR'S WORK SHALL NOT VARY FROM THE PLANS WITHOUT THE EXPRESSED APPROVAL OF THE OWNER OR OWNER'S REPRESENTATIVE.
5. THE CONTRACTOR IS INSTRUCTED TO COOPERATE WITH ANY AND ALL OTHER CONTRACTORS PERFORMING WORK ON THIS JOB SITE DURING THE PERFORMANCE OF THIS CONTRACT.
6. THE CONTRACTOR SHALL RESTORE ALL PUBLIC OR PRIVATE PROPERTY DAMAGED OR REMOVED TO AT LEAST AS GOOD OF CONDITION AS BEFORE DISTURBED AS DETERMINED BY THE OWNER OR OWNER'S REPRESENTATIVE.



LOCATION MAP
(NO SCALE)

DIRECTIONS

FROM THE WHITE HOUSE: TRAVEL EAST ON PENNSYLVANIA AVE UNTIL YOU CROSS BRANCH AVENUE. SITE IS LOCATED BEHIND THE BUILDING ON THE NORTH SIDE OF PENNSYLVANIA AVENUE.

GENERAL NOTES

7. THE CONTRACTOR SHALL COMPLY WITH ALL REQUIRED PERMITS.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING, AND INCURRING THE COST OF ALL REQUIRED PERMITS, INCLUDING, BUT NOT LIMITED TO, THE BUILDING PERMIT, INSPECTIONS, CERTIFICATES, ETC.
9. THE CONTRACTOR SHALL PROTECT EXISTING PROPERTY LINE MONUMENTATION. ANY MONUMENTATION DISTURBED OR DESTROYED, AS JUDGED BY THE OWNER OR OWNER'S REPRESENTATIVE SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE UNDER THE SUPERVISION OF A LICENSED LAND SURVEYOR.
10. ALL TRENCH EXCAVATION AND ANY REQUIRED SHEETING AND SHORING SHALL BE DONE IN ACCORDANCE WITH OSHA REGULATIONS FOR CONSTRUCTION.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR DEWATERING AND THE MAINTENANCE OF SURFACE DRAINAGE DURING THE COURSE OF WORK.
12. ALL UTILITY WORK INVOLVING CONNECTIONS TO EXISTING SYSTEMS SHALL BE COORDINATED WITH THE OWNER OR OWNER'S REPRESENTATIVE AND THE UTILITY OWNER. NOTIFY THE OWNER OR OWNER'S REPRESENTATIVE AND THE UTILITY OWNER BEFORE EACH AND EVERY CONNECTION TO EXISTING SYSTEMS IS MADE.
13. MAINTAIN FLOW FOR ALL EXISTING UTILITIES.
14. ALL SITE FILL SHALL MEET SELECTED FILL STANDARDS AS DEFINED BY THE OWNER OR OWNER'S REPRESENTATIVE ON THE DRAWINGS.
15. CONTRACTOR SHALL GRADE ALL AREAS ON THE SITE TO PROVIDE POSITIVE DRAINAGE AWAY FROM THE EQUIPMENT PAD AND THE TOWER.
16. ALL IMPROVEMENTS TO CONFORM WITH DISTRICT OF COLUMBIA CONSTRUCTION STANDARDS AND SPECIFICATIONS, LATEST EDITION.



NOTE: "ALL PLANS ARE TO BE USED FOR PERMITTING PURPOSES ONLY. NOT TO BE USED FOR CONSTRUCTION"

OWNER INITIALS_____

C.D. MEEKINS & ASSOCIATES, INC.
P.O. BOX 2151
ANNAPOLIS, MD. 21404-2151

REV. 08-22-01 | CDM: 00-3742

PROJECT INFORMATION

LOTS 835, 838. 839 AND 840 SQUARE 5539

SITE NAME: PENN BRANCH PLAZA

SITE ADDRESS: 3200-3244 PENNSYLVANIA AVE. S.E.
WASHINGTON D.C.

LATITUDE: N 38° 46' 04.15"
LONGITUDE: W 76° 39' 47.96"

ZONING CLASSIFICATION: R1-B

ZONING JURISDICTION: DISTRICT OF COLUMBIA

OCCUPANCY CLASSIFICATION: N/A

AREA OF DISTURBANCE FOR TELECOMMUNICATIONS: 1,613 S.F.± (0.04 Ac.±)
ACREAGE OF PARCEL: 20.013 Ac.±
LEASE AREA: 1,403 S.F.
ZONING APPLICATION #:

PROJECT DIRECTORY

OWNER:	PENN-BRANCH L.L.C. C/O WILLIAM JONES, V.P., OPERATIONS 5933 PLANK RD. SUITE 1 FREDERICKSBURG, VA. 22407-6231
APPLICANT:	SBA PROPERTIES INC. C/O KEVIN EVERHART 8401 CORPORATE DRIVE SUITE 560 LANDOVER, MARYLAND 20785
TELEPHONE CO.:	
POWER CO.:	POTOMAC ELECTRIC POWER CO.

DRAWING INDEX

DRWG. #	TITLE	REV.#	DATE
T1	COVER SHEET	0	
C1	GENERAL NOTES & LEGEND	0	
C2	SITE PLAN	0	
C2A	SITE LAYOUT AND STAKING PLANS	0	
C3	GRADING, EROSION & SEDIMENT CONTROL PLANS	0	
C3A	GRADING, EROSION & SEDIMENT CONTROL PLANS	0	
C4	DETAILS	0	
C5	DETAILS	0	
E1	ELECTRICAL SITE PLAN	0	
E2	GROUNDING SITE PLAN	0	
E3	ELECTRICAL DETAILS AND NOTES	0	
E4	ELECTRICAL DETAILS	0	

LEGEND

EXISTING		PROPOSED
	FENCE	
(TYP.) STORM SEWER	STORM SEWER	
(TYP.) SANITARY SEWER	SANITARY SEWER	
(TYP.) WATER LINE	WATER LINE	
(TYP.) GAS LINE	GAS LINE	
UNDERGROUND ELECTRIC	UNDERGROUND ELECTRIC	
UNDERGROUND TELEPHONE	UNDERGROUND TELEPHONE	
OVERHEAD WIRES	OVERHEAD TELEPHONE OVERHEAD ELECTRIC	
250	5' OR 10' CONTOUR LINE	250
200	1' OR 2' CONTOUR LINE	202
120.5	SPOT ELEVATION	120X5
	DITCH OR SWALE	
	STREAM OR RIVER	
	LAKE OR POND	
	PRIMARY PROPERTY OR R.O.W.	
	PROPERTY LINE	
	EASEMENT	
	CATCH BASIN	
	MANHOLE	
	HYDRANT	
	WATER VALVE	
	UTILITY POLE	
	LIGHT POLE, LAMP POST	
	SIGN	
	TELEPHONE PEDESTAL	
	IRON ROD, PIN, OR PIPE	
	CONCRETE MONUMENT	
	CURB	
	ASPHALT PAVEMENT	
	TEST PIT	
	SOIL BORING	
	BUILDING	
	TREES, SHRUBS, BUSHES	
	MATCH LINE	
	SILT FENCE	S

1 / C1 — DETAIL IDENTIFICATION
SHEET NO. WHERE DETAIL IS LOCATED OR THE DWG. IT APPEARS ON/OUT

STATE OF MARYLAND
C. DOUGLAS MEEKINS
NO. 6708
REGISTERED
PROFESSIONAL ENGINEER
8.22.01

NOTE: "ALL PLANS ARE TO BE USED FOR PERMITTING PURPOSES ONLY. NOT TO BE USED FOR CONSTRUCTION"

OWNER INITIALS_____

GENERAL NOTES

1. ALL DIMENSIONS TO, OF, AND ON EXISTING BUILDINGS, DRAINAGE STRUCTURES, AND SITE IMPROVEMENTS SHALL BE VERIFIED IN FIELD BY CONTRACTOR WITH ALL DISCREPANCIES REPORTED TO THE ENGINEER.
2. DO NOT CHANGE SIZE NOR SPACING OF STRUCTURAL ELEMENTS.
3. DETAILS SHOWN ARE TYPICAL; SIMILAR DETAILS APPLY TO SIMILAR CONDITIONS UNLESS OTHERWISE NOTED.
4. THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY.
5. BRACE STRUCTURES UNTIL ALL STRUCTURAL ELEMENTS NEEDED FOR STABILITY ARE INSTALLED. THESE ELEMENTS ARE AS FOLLOWS: LATERAL BRACING, ANCHOR BOLTS, ETC.
6. DETERMINE EXACT LOCATION OF EXISTING UTILITIES, GROUNDS DRAINS, DRAIN PIPES, VENTS, ETC. BEFORE COMMENCING WORK.
7. INCORRECTLY FABRICATED, DAMAGED, OR OTHERWISE MISFITTING OR NONCONFORMING MATERIALS OR CONDITIONS SHALL BE REPORTED TO THE OWNER PRIOR TO REMEDIAL OR CORRECTIVE ACTION THE OWNER IS NOT RESPONSIBLE FOR ANY SUCH CONDITIONS OR MATERIAL AND THEREFORE IS NOT LIABLE FOR ANY CHANGES ASSOCIATED (SUCH AS REMOBILIZATION, DOWN TIME, ETC.). ANY SUCH ACTION SHALL REQUIRE APPROVAL.
8. EACH CONTRACTOR SHALL COOPERATE WITH THE OWNER'S REPRESENTATIVE, AND COORDINATE HIS WORK WITH THE WORK OF OTHERS.

STRUCTURAL STEEL NOTES

1. STRUCTURAL STEEL SHALL CONFORM TO THE LATEST EDITION OF THE AISC "SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL.
2. ALL EXTERIOR STEEL WORK SHALL BE GALVANIZED IN ACCORDANCE WITH SPECIFICATION ASTM A36 UNLESS OTHERWISE NOTED. GALVANIZING SHALL BE PERFORMED AFTER SHOP FABRICATION TO THE GREATEST EXTENT POSSIBLE. ALL DINGS, SCRAPES, MARS, AND WELDS IN THE GALVANIZED AREAS SHALL BE REPAIRED BY FIELD TOUCH-UP PRIOR TO COMPLETION OF THE WORK.
3. DO NOT PLACE HOLES THROUGH STRUCTURAL STEEL MEMBERS EXCEPT AS SHOWN AND DETAILED ON STRUCTURAL DRAWINGS.
4. CONNECTIONS:
   A. ALL WELDING SHALL BE DONE USING E70XX ELECTRODES AND WELDING SHALL CONFORM TO AISC AND AWS D1.1. WHERE FILLET WELD SIZES ARE NOT SHOWN, PROVIDE THE MINIMUM SIZE PER TABLE J2.4 IN THE AISC "MANUAL OF STEEL CONSTRUCTION ", 9TH EDITION. AT THE COMPLETION OF WELDING, ALL DAMAGE TO GALVANIZED COATING SHALL BE REPAIRED.
   B. BOLTED CONNECTIONS SHALL USE BEARING TYPE GALVANIZED ASTM A325 BOLTS (3/4" DIA) AND SHALL HAVE MINIMUM OF TWO BOLTS UNLESS NOTED OTHERWISE.
   C. CONNECTION DESIGN BY FABRICATOR WILL BE SUBJECT TO REVIEW AND APPROVAL BY ENGINEER.

CONCRETE NOTES

1. DESIGN AND CONSTRUCTION OF ALL CONCRETE ELEMENTS SHALL CONFORM TO THE LATEST EDITIONS OF THE FOLLOWING APPLICABLE CODES: ACI 301 "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS"; ACI 318, "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE";
2. MIX DESIGN SHALL BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO PLACING CONCRETE.
3. CONCRETE SHALL BE NORMAL WEIGHT, 6% AIR ENTRAINED (±1.5%) WITH A MAXIMUM 4" SLUMP, AND HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 3000 PSI UNLESS OTHERWISE NOTED.
4. MAXIMUM AGGREGATE SIZE SHALL BE 1".
5. THE FOLLOWING MATERIALS SHALL BE USED:

PORTLAND CEMENT:	ASTM C 150, TYPE I
REINFORCEMENT:	ASTM A 185
NORMAL WEIGHT AGGREGATE:	ASTM C 33
WATER:	DRINKABLE
ADMIXTURES:	NON-CHLORIDE CONTAINING

6. REINFORCING DETAILS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF ACI 315.
7. REINFORCING STEEL SHALL CONFORM TO ASTM A 615, GRADE 60, DEFORMED UNLESS NOTED OTHERWISE. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A 185 WELDED STEEL WIRE FABRIC UNLESS NOTED OTHERWISE. SPLICES SHALL BE CLASS "B" AND ALL HOOKS SHALL BE STANDARD, UNO.
8. THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCING STEEL UNLESS SHOWN OTHERWISE ON DRAWINGS:

   CONCRETE CAST AGAINST EARTH.....3 IN.

   CONCRETE EXPOSED TO EARTH OR WEATHER:
   #6 AND LARGER .....2 IN.
   #5 AND SMALLER & WWF .....1 1/2 IN.
9. A 3/4" CHAMFER SHALL BE PROVIDED AT ALL EXPOSED EDGES OF CONCRETE, UNO, IN ACCORDANCE WITH ACI 301 SECTION 4.2.4.
10. INSTALLATION OF CONCRETE EXPANSION/WEDGE ANCHOR, SHALL BE PER MANUFACTURERS WRITTEN RECOMMENDED PROCEDURE. THE ANCHOR BOLT, DOWEL OR ROD SHALL CONFORM TO MANUFACTURER'S RECOMMENDATION FOR EMBEDMENT DEPTH OR AS SHOWN ON THE DRAWINGS. NO REBAR SHALL BE CUT WITHOUT PRIOR ENGINEERING APPROVAL. WHEN DRILLING HOLES IN EXISTING CONCRETE.
11. ADMIXTURES SHALL CONFORM TO THE APPROPRIATE ASTM STANDARD AS REFERENCED IN ACI-301.
12. DO NOT WELD OR TACKWELD REINFORCING STEEL.
13. ALL DOWELS, ANCHOR BOLTS, EMBEDDED STEEL, ELECTRICAL CONDUITS, PIPE SLEEVES, GROUNDS AND ALL OTHER EMBEDDED ITEMS AND FORMED DETAILS SHALL BE IN PLACE BEFORE START OF CONCRETE PLACEMENT.
14. LOCATE ADDITIONAL CONSTRUCTION JOINTS REQUIRED TO FACILITATE CONSTRUCTION AS ACCEPTABLE TO ENGINEER. PLACE REINFORCEMENT CONTINUOUSLY THROUGH JOINT.
15. REINFORCEMENT SHALL BE COLD BENT WHENEVER BENDING IS REQUIRED.
16. PLACE CONCRETE IN A UNIFORM MANNER TO PREVENT THE FORMATION OF COLD JOINTS AND OTHER PLANES OF WEAKNESS. VIBRATE THE CONCRETE TO FULLY EMBED REINFORCING. DO NOT USE VIBRATORS TO TRANSPORT CONCRETE THROUGH CHUTES OR FORMWORK.
17. DO NOT PLACE CONCRETE IN WATER, ICE, OR ON FROZEN GROUND.
18. DO NOT ALLOW CONCRETE SUBBASE TO FREEZE DURING CONCRETE CURING AND SETTING PERIOD, OR FOR A MINIMUM OF 14 DAYS AFTER PLACEMENT.
19. FOR COLD-WEATHER AND HOT-WEATHER CONCRETE PLACEMENT, CONFORM TO APPLICABLE ACI CODES AND RECOMMENDATIONS. IN EITHER CASE, MATERIALS CONTAINING CHLORIDE, CALCIUM, SALTS, ETC. SHALL NOT BE USED. PROTECT FRESH CONCRETE FROM WEATHER FOR 7 DAYS MINIMUM.
20. CONCRETE SHALL BE RUBBED TO A ROUGH GROUT FINISH. PADS SHALL BE SEALED BY STEEL TROWL.

C. D. MEEKINS & ASSOCIATES, INC.
CONSULTING ENGINEERS & SURVEYORS
159 MAIN STREET SECOND FLOOR, P.O. BOX 2151
ANNAPOLIS, MARYLAND 21404-2151
PHONE: 410-267-0744

NO.	REVISIONS	BY	DATE
1.	AS REQUESTED	A.V.B	6/18

SBA PROPERTIES, INC.
PROJECT #

PREPARED UNDER THE SUPERVISION OF:
C. DOUGLAS MEEKINS

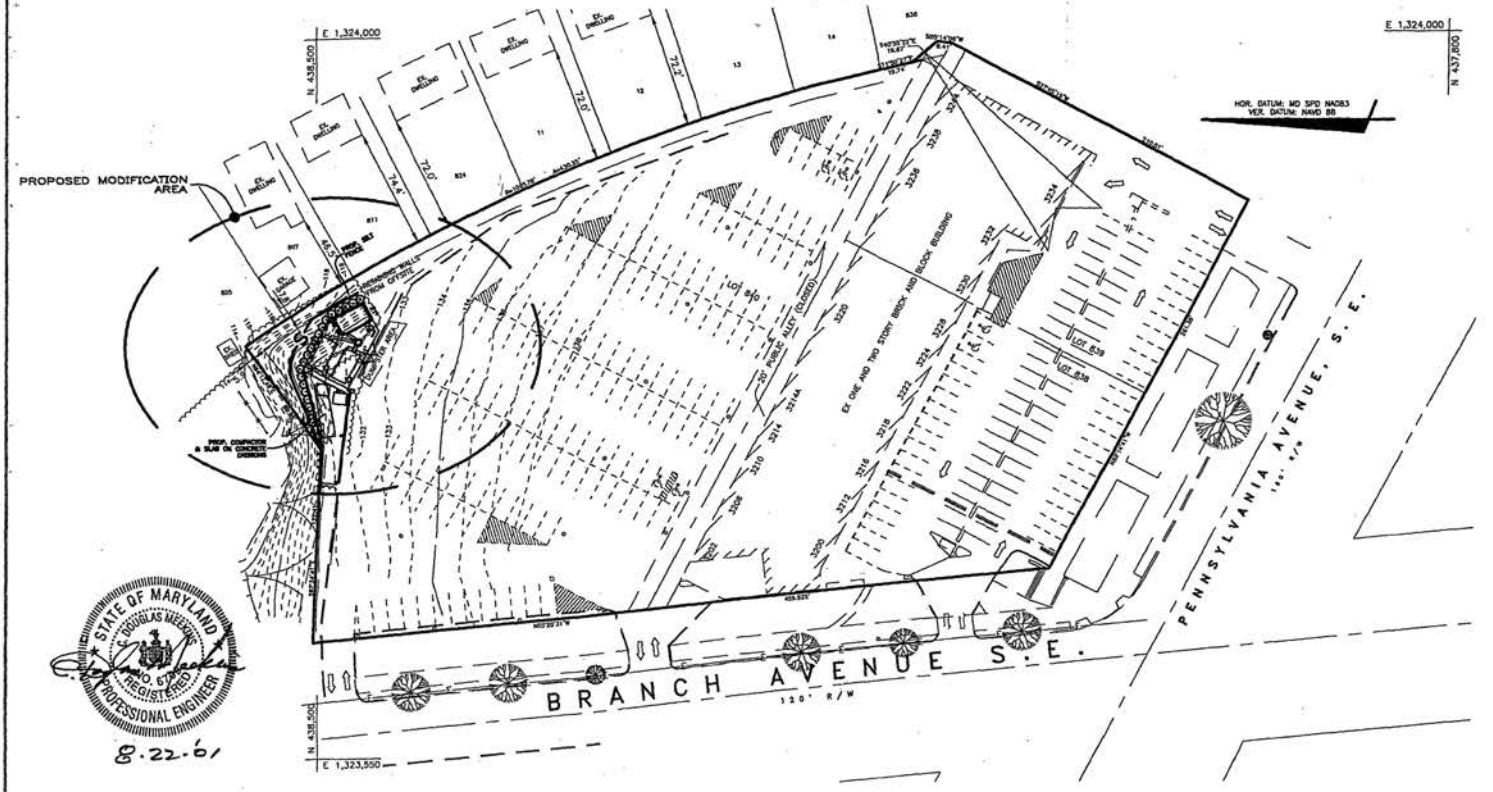
6708	9153	8-22-01
P.E. NO.	L.S. NO.	DATE

DESIGNED: M.D.M. | CHECKED: A.V.B. | SCALE: AS SHOWN
DRAWN: J.L.S. | DATE: | REF.:

PREPARED FOR
SBA PROPERTIES INC.
C/O KEVIN EVERHART
8401 CORPORATE DRIVE
SUITE 560
LANDOVER, MARYLAND 20785

GENERAL NOTES & LEGEND
PENN BRANCH PLAZA - SBA
3200 - 3244 PENNSYLVANIA AVE., S.E.
LOTS 835, 838, 839 AND 840, SQUARE 5539
WARD 7, ANC-7B, DISTRICT OF COLUMBIA

DATE: 8-22-01
COM: 00-3742
SBA JOB NUMBER
SHEET NO. C1



STATE OF MARYLAND
C. DOUGLAS MEEKINS
NO. 6708
REGISTERED
PROFESSIONAL ENGINEER

8.22.01

SITE PLAN

60' 0 60'

SCALE: 1"=60'

NOTE: "ALL PLANS ARE TO BE USED FOR PERMITTING PURPOSES ONLY. NOT TO BE USED FOR CONSTRUCTION"

OWNER INITIALS_____

DATE: 8-22-01
CDM: 00-3742

C. D. MEEKINS & ASSOCIATES, INC.
CONSULTING ENGINEERS & SURVEYORS
159 MAIN STREET SECOND FLOOR, P.O. BOX 2151
ANNAPOLIS, MARYLAND 21404-2151
PHONE: 410-267-0744

NO.	REVISIONS	BY	DATE
1.	AS REQUESTED	A.V.B.	6/18
2.	AS REQUESTED	A.V.B.	8/22

SBA
PROJECT #9415

PREPARED UNDER THE SUPERVISION OF:
C. DOUGLAS MEEKINS

P.E. NO.	L.S. NO.	DATE
6708	9153	8-22-01

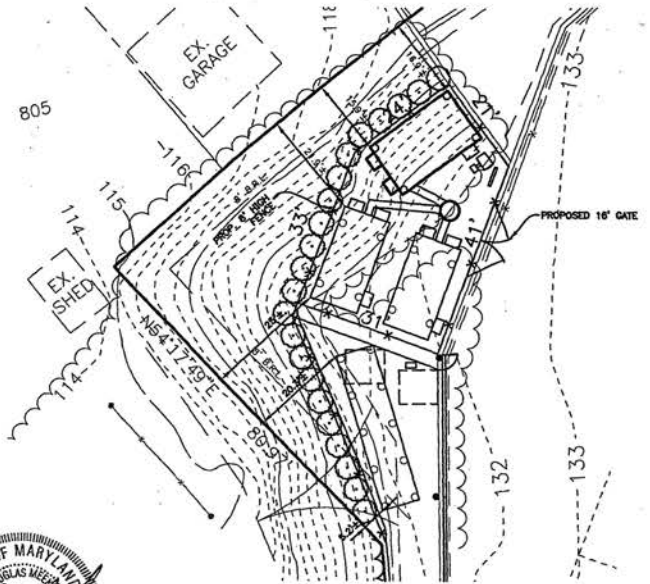
DESIGNED: M.D.M. CHECKED: A.V.B. SCALE: AS SHOWN
DRAWN: M.J.R., J.L.S. DATE: REF.:

PREPARED FOR
SBA PROPERTIES INC.
C/O KEVIN EVERHART
8401 CORPORATE DRIVE
SUITE 560
LANDOVER, MARYLAND 20785

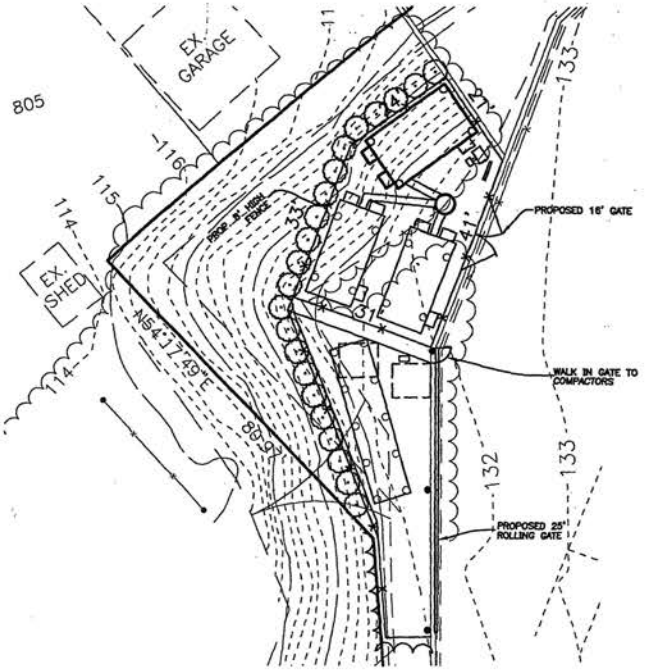
OVERALL SITE PLAN
PENN BRANCH PLAZA – SBA
3200 – 3244 PENNSYLVANIA AVE., S.E.
LOTS 835, 838, 839 AND 840, SQUARE 5539
WARD 7, ANC-7B, DISTRICT OF COLUMBIA

SBA JOB NUMBER

SHEET NO.
C2



1 / C2 SITE LAYOUT
SCALE: 1"=20'



1 / C2 STAKING LAYOUT
SCALE: 1"=20'

STATE OF MARYLAND
DOUGLAS MEEKINS
NO. 6708
REGISTERED
PROFESSIONAL ENGINEER
8.22.01

SITE WORK GENERAL NOTES:

1. RUBBISH, STUMPS, DEBRIS, STICKS, STONES AND OTHER REFUSE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF LEGALLY.
2. THE SITE SHALL BE GRADED TO CAUSE SURFACE WATER TO FLOW AWAY FROM THE PCS EQUIPMENT AND TOWER AREAS.
3. THE SUBGRADE SHALL BE COMPACTED AND BROUGHT TO A SMOOTH UNIFORM GRADE PRIOR TO FINISHED SURFACE APPLICATION.
4. ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES WHERE ENCOUNTERED IN THE WORK, SHALL BE PROTECTED AT ALL TIMES, AND WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, SHALL BE RELOCATED AS DIRECTED BY ENGINEERS. EXTREME CAUTION SHOULD BE USED BY THE CONTRACTOR WHEN EXCAVATING OR PIER DRILLING AROUND OR NEAR UTILITIES. CONTRACTOR SHALL PROVIDE SAFETY TRAINING FOR THE WORKING ENGINEER.
5. ALL EXISTING INACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES, WHICH INTERFERE WITH THE EXECUTION OF THE WORK, SHALL BE REMOVED AND/OR CAPPED, PLUGGED OR OTHERWISE DISCONTINUED AT POINTS WHICH WILL NOT INTERFERE WITH THE EXECUTION OF THE WORK, SUBJECT TO THE APPROVAL OF THE ENGINEER.
6. THE AREAS OF THE OWNERS PROPERTY DISTURBED BY THE WORK AND NOT COVERED BY THE BUILDING OR DRIVEWAY, SHALL BE GRADED TO A UNIFORM SLOPE, FERTILIZED, SEEDED, AND STRAWED.
7. CONTRACTOR SHALL MINIMIZE DISTURBANCE TO EXISTING SITE DURING CONSTRUCTION. EROSION CONTROL MEASURES, IF REQUIRED DURING CONSTRUCTION, SHALL BE IN CONFORMANCE WITH APPLICABLE JURISDICTIONAL GUIDELINES FOR EROSION AND SEDIMENT CONTROL, AND COORDINATED WITH THE LOCAL CODE ENFORCEMENT OFFICE.

NOTE: "ALL PLANS ARE TO BE USED FOR PERMITTING PURPOSES ONLY. NOT TO BE USED FOR CONSTRUCTION

OWNER INITIALS_____

C. D. MEEKINS & ASSOCIATES, INC.
CONSULTING ENGINEERS & SURVEYORS
159 MAIN STREET SECOND FLOOR, P.O. BOX 2151
ANNAPOLIS, MARYLAND 21404-2151
PHONE: 410-267-0744

NO.	REVISIONS	BY	DATE
1.	AS REQUESTED	A.V.B.	9/18

SBA
PROPERTY #: 9415
PROJECT #9415

PREPARED UNDER THE SUPERVISION OF:
C. DOUGLAS MEEKINS

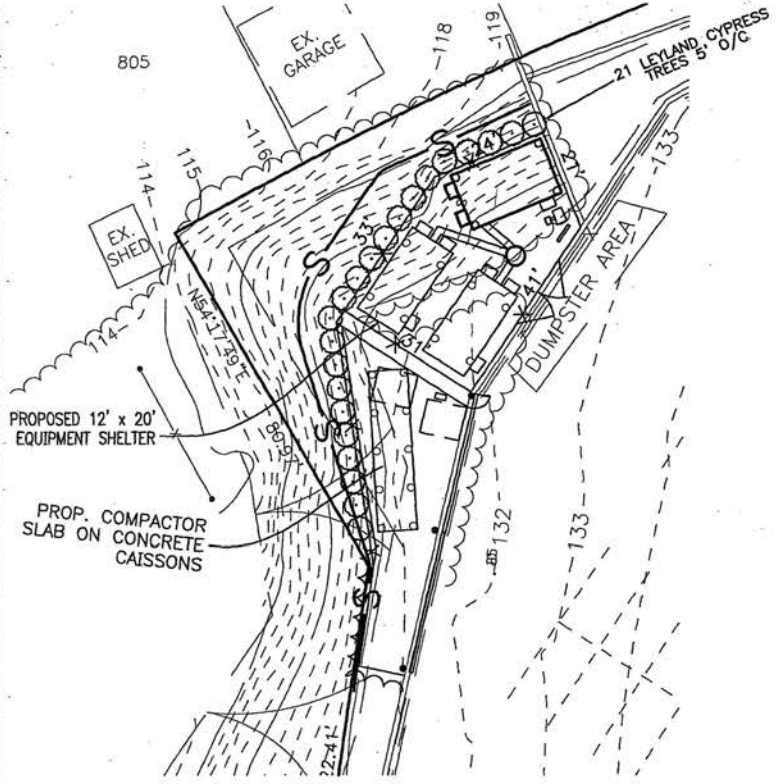
P.E. NO.	L.S. NO.	DATE
6708	9153	8-22-01

DESIGNED: M.D.M. | CHECKED: A.V.B. | SCALE: AS SHOWN
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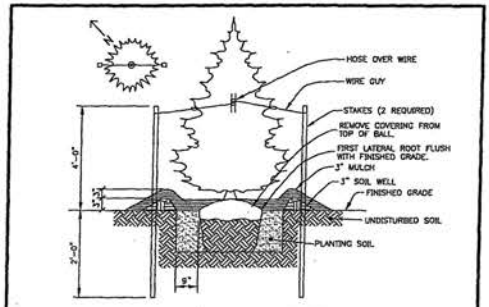
PREPARED FOR
SBA PROPERTIES INC.
C/O KEVIN EVERHART
8401 CORPORATE DRIVE
SUITE 560
LANDOVER, MARYLAND 20785

SITE LAYOUT & STAKING PLAN
PENN BRANCH PLAZA – SBA
3200 – 3244 PENNSYLVANIA AVE., S.E.
LOTS 835, 838, 839 AND 840, SQUARE 5539
WARD 7, ANC-7B, DISTRICT OF COLUMBIA

DATE: 8-22-01
CDM: 00-3742
SBA JOB NUMBER
SHEET NO.
C2A



1 / C2 GRADING, EROSION & SEDIMENT CONTROL AND LANDSCAPE PLANS
SCALE: 1"=50'



PLANTING DETAIL – EVERGREEN TREE

STATE OF MARYLAND
C. DOUGLAS MEEKINS
NO. 6708
REGISTERED
PROFESSIONAL ENGINEER
8.22.01

OWNER INITIALS_____

C. D. MEEKINS & ASSOCIATES, INC.
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159 MAIN STREET SECOND FLOOR, P.O. BOX 2151
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PHONE: 410-267-0744

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SBA PROPERTIES, INC.
PROJECT #

PREPARED UNDER THE SUPERVISION OF:
C. DOUGLAS MEEKINS

P.E. NO.	L.S. NO.	DATE
6708	9153	8-22-01

DESIGNED: M.D.M. | CHECKED: A.V.B. | SCALE: AS SHOWN
DRAWN: J.L.S. | DATE: | REF.:

PREPARED FOR
SBA PROPERTIES INC.
C/O KEVIN EVERHART
8401 CORPORATE DRIVE
SUITE 560
LANDOVER, MARYLAND 20785

GRADING, EROSION & SEDIMENT CONTROL PLANS
PENN BRANCH PLAZA – SBA
3200 – 3244 PENNSYLVANIA AVE., S.E.
LOTS 835, 838, 839 AND 840, SQUARE 5539
WARD 7, ANC-7B, DISTRICT OF COLUMBIA

DATE: 8-22-01
CDM: 00-3742
SBA JOB NUMBER
SHEET NO.
C3

EXCAVATION & GRADING NOTES:

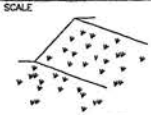
1. ALL EXCAVATIONS ON WHICH CONCRETE IS TO BE PLACED SHALL BE SUBSTANTIALLY HORIZONTAL ON UNDISTURBED AND UNFROZEN SOIL AND BE FREE FROM LOOSE MATERIAL AND EXCESS GROUNDWATER. DEWATERING FOR EXCESS GROUNDWATER SHALL BE PROVIDED IF REQUIRED.
2. CONCRETE FOUNDATIONS SHALL NOT BE PLACED ON ORGANIC MATERIAL. IF SOUND SOIL IS NOT REACHED AT THE DESIGNATED EXCAVATION DEPTH, THE UNSATISFACTORY SOIL SHALL BE EXCAVATED TO ITS FULL DEPTH AND EITHER BE REPLACED WITH MECHANICALLY COMPACTED GRANULAR MATERIAL OR THE EXCAVATION BE FILLED WITH CONCRETE OF THE SAME QUALITY SPECIFIED FOR THE FOUNDATION.
3. ANY EXCAVATION OVER THE REQUIRED DEPTH SHALL BE FILLED WITH EITHER MECHANICALLY COMPACTED GRANULAR MATERIAL OR CONCRETE OF THE SAME QUALITY SPECIFIED FOR THE FOUNDATION. CRUSHED STONE MAY BE USED TO STABILIZE THE BOTTOM OF THE EXCAVATION. STONE, IF USED, SHALL NOT BE USED AS COMPILING CONCRETE THICKNESS.
4. AFTER COMPLETION OF THE FOUNDATION AND OTHER CONSTRUCTION BELOW GRADE, AND BEFORE BACKFILLING, ALL EXCAVATIONS SHALL BE CLEAN OF UNSUITABLE MATERIAL SUCH AS VEGETATION, TRASH, DEBRIS, AND SO FORTH.
5. BACKFILLING SHALL:
   - USE APPROVED MATERIALS CONSISTING OF EARTH, LOAM, SANDY CLAY, SAND AND GRAVEL, OR SOFT SHALE;
   - BE FREE FROM CLODS OR STONES OVER 2-1/2" MAXIMUM DIMENSIONS
   - BE PLACED IN 6" LAYERS AND COMPACTED TO 95% STANDARD PROCTOR EXCEPT IN GRASSED/LANDSCAPED AREAS, WHERE 90% STANDARD PROCTOR IS REQUIRED.
6. FILL PREPARATION:
   REMOVE ALL VEGETATION, TOPSOIL, DEBRIS, WET AND UNSATISFACTORY SOIL MATERIALS, OBSTRUCTIONS, AND DELETERIOUS MATERIALS FROM GROUND SURFACE PRIOR TO PLACING FILLS. PLOW, STRIP, OR BREAK UP SLOPED SURFACES STEEPER THAN THAN 1" VERTICAL TO 4" HORIZONTAL SO FILL MATERIAL WILL BOND WITH EXISTING SURFACE. WHEN SUBGRADE OR EXISTING GROUND SURFACE TO RECEIVE FILL HAS A DENSITY LESS THAN THAT REQUIRED FOR FILL, BREAK UP GROUND SURFACE TO DEPTH REQUIRED, PULVERIZE, MOISTURE-CONDITION OR AERATE SOIL AND RECOMPACT TO REQUIRED DENSITY.
7. PROTECT EXISTING GRAVEL SURFACING AND SUBGRADE IN AREAS WHERE EQUIPMENT LOADS WILL OPERATE. USE PLANKING OR OTHER SUITABLE MATERIALS DESIGNED TO SPREAD EQUIPMENT LOADS. REPAIR DAMAGE TO EXISTING GRAVEL SURFACING OR SUBGRADE WHERE SUCH DAMAGE IS DUE TO THE CONTRACTOR'S OPERATIONS. DAMAGED GRAVEL SURFACING SHALL BE RESTORED TO MATCH THE ADJACENT UNDAMAGED GRAVEL SURFACING AND SHALL BE OF THE SAME THICKNESS.
8. REPLACE EXISTING GRAVEL SURFACING ON AREAS FROM WHICH GRAVEL SURFACING IS REMOVED DURING CONSTRUCTION OPERATIONS. GRAVEL SURFACING SHALL BE REPLACED TO MATCH EXISTING ADJACENT GRAVEL SURFACING AND SHALL BE OF THE SAME THICKNESS. SURFACES OF GRAVEL SURFACING SHALL BE FREE FROM CORRUGATIONS AND WAVES. EXISTING GRAVEL SURFACING MAY BE EXCAVATED SEPARATELY AND REUSED IF INJURIOUS AMOUNTS OF EARTH, ORGANIC MATTER, OR OTHER DELETERIOUS MATERIALS ARE REMOVED PRIOR TO REUSE. FURNISH ALL ADDITIONAL GRAVEL RESURFACING MATERIAL AS REQUIRED. BEFORE GRAVEL SURFACING IS REPLACED, SUBGRADE SHALL BE GRADED TO CONFORM TO REQUIRED SUBGRADE ELEVATIONS, AND LOOSE OR DISTURBED MATERIALS SHALL BE THOROUGHLY COMPACTED. DEPRESSIONS IN THE SUBGRADE SHALL BE FILLED AND COMPACTED WITH APPROVED SELECTED MATERIAL. GRAVEL SURFACING MATERIAL MAY BE USED FOR FILLING DEPRESSIONS IN THE SUBGRADE, SUBJECT TO ENGINEER'S APPROVAL.
9. DAMAGE TO EXISTING STRUCTURES AND UTILITIES RESULTING FROM CONTRACTOR'S NEGLIGENCE SHALL BE REPAIRED / REPLACED TO OWNER'S SATISFACTION AT CONTRACTOR'S EXPENSE.
10. CONTRACTOR SHALL COORDINATE THE CONSTRUCTION SCHEDULE WITH PROPERTY OWNER SO AS TO AVOID INTERRUPTIONS TO PROPERTY OWNER'S OPERATIONS.
11. ENSURE POSITIVE DRAINAGE DURING AND AFTER COMPLETION OF CONSTRUCTION.
12. ALL CUT AND FILL SLOPES SHALL BE 2" HORIZONTAL TO 1" VERTICAL MAXIMUM.
13. REMOVE ALL ORGANICS, ROCKS GREATER THAN 3", UNUSED FILL AND OTHER DEBRIS TO AN AREA OFF SITE IN A LEGAL MANNER.

STATE OF MARYLAND — DOUGLAS MEEKINS — NO. 6708 REGISTERED — PROFESSIONAL ENGINEER

* NOTE: "ALL PLANS ARE TO BE USED FOR PERMITTING PURPOSES ONLY; NOT TO BE USED FOR CONSTRUCTION"



Ds2 / 1 / C3,C3A — DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)
NO SCALE



Ds2 / 1 / C3,C3A — DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)
NO SCALE

ACTIVITY SCHEDULE	MAY 01	JUN 01	JUL 01	AUG 01
PROJECT CONSTRUCTION				
CLEARING, GRUBBING, AND GRADING				
MAINTAINING EROSION CONTROL MEASURES				
GRASSING				
REMOVING EROSION CONTROL MEASURES				
FINAL LANDSCAPING, GRASSING				

THE INSTALLATION OF EROSION CONTROL MEASURES AND PRACTICES SHALL TAKE PLACE PRIOR TO OR CONCURRENT WITH LAND DISTURBING ACTIVITIES.

GENERAL EROSION & SEDIMENT CONTROL NOTES:

1. ADDITIONAL EROSION CONTROL MEASURES WILL BE EMPLOYED WHERE DETERMINED NECESSARY BY ACTUAL SITE CONDITIONS AT CONTRACTORS EXPENSE.
2. PRIOR TO COMMENCING LAND DISTURBANCE ACTIVITY, THE LIMITS OF LAND DISTURBANCE SHALL BE CLEARLY AND ACCURATELY DEMARCATED WITH STAKES, RIBBONS, OR OTHER APPROPRIATE MEANS AND REMAIN UNTIL CONSTRUCTION IS COMPLETED.
3. THE CONSTRUCTION OF THE SITE WILL INITIATE WITH THE INSTALLATION OF EROSION CONTROL MEASURES SUFFICIENT TO CONTROL SEDIMENT DEPOSITS AND EROSION.
   CONTRACTOR SHALL CALL ANNE ARUNDEL COUNTY FOR AN INSPECTION OF SOIL EROSION CONTROL MEASURES PRIOR TO BEGINNING GRADING ACTIVITY.
   ALL SEDIMENT CONTROL WILL BE MAINTAINED UNTIL ALL UPSTREAM GROUND WITHIN THE CONSTRUCTION AREA HAS BEEN COMPLETELY STABILIZED.
4. THE LOCATION OF SOME OF THE EROSION CONTROL DEVICES MAY HAVE TO BE ALTERED FROM THAT SHOWN ON THE PLANS IF DRAINAGE PATTERNS DURING CONSTRUCTION ARE DIFFERENT FROM THE FINAL PROPOSED DRAINAGE PATTERNS. ANY DIFFICULTY IN CONTROLLING EROSION DURING ANY PHASE OF CONSTRUCTION SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
5. EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR SELECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
6. THE CONTRACTOR SHALL REMOVE ACCUMULATED SILT WHEN THE SILT IS WITHIN 12" OF THE TOP OF THE SILT FENCE.
7. FAILURE TO INSTALL, OPERATE OR MAINTAIN ALL EROSION CONTROL MEASURES WILL RESULT IN ALL CONSTRUCTION BEING STOPPED ON THE JOB SITE UNTIL SUCH MEASURES ARE CORRECTED.
8. SILT BARRIERS TO BE PLACED AT DOWNSTREAM TOE OF ALL CUT AND FILL SLOPES.
9. ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 7 DAYS SHALL BE STABILIZED WITH SEEDING.
10. SEEDING:

A. SEEDING WITH MULCH (CONVENTIONAL SEEDING ON SLOPES LESS THAN 3:1) (HYDRAULIC SEEDING EQUIPMENT ON SLOPES 3:1 AND STEEPER)

AGRICULTURAL LIMESTONE	4000 LBS./acre
FERTILIZER 5-10-15	1500 lbs./acre
MULCH STRAW OR HAY	5000 lbs./acre

SEED SPECIES	APPLICATION RATE/ACRE	PLANNING DATES
HULLED COMMON BERMUDAGRASS	10lbs.	3/1 - 6/15
FESCUE	50lbs.	9/1 -10/31
FESCUE / RYE GRASS	50lbs. / 50lbs.	- 11/1 -2/28
HAY MULCH FOR TEMPORARY COVER	5000lbs.	6/15 -8/31

B. TOPDRESSING: APPLY WHEN PLANTS ARE 2 TO 4 INCHES TALL
FERTILIZER (AMMONIUM NITRATE 33.5%) 300 lbs./acre

C. SECOUND-YEAR-FERTILIZER: (5-10-15 OR EQUIVALENT) 800 lbs./acre

HYDRAULIC SEEDING EQUIPMENT

WHEN HYDRAULIC SEEDING AND FERTILIZING EQUIPMENT IS USED, NO GRADING AND SHAPING OR SEEDBED PREPARATION WILL BE REQUIRED. THE FERTILIZER, SEED AND WOOD CELLULOSE FIBER MULCH WILL BE MIXED WITH WATER AND APPLIED IN A SLURRY. ALL SLURRY INGREDIENTS MUST BE COMBINED TO FORM A HOMOGENEOUS MIXTURE, AND SPREAD UNIFORMLY OVER THE AREA WITHIN ONE HOUR AFTER MIXTURE IS MADE. STRAW OR HAY MULCH AND ASPHALT EMULSION WILL BE APPLIED WITH BLOWER-TYPE MULCH SPREADING EQUIPMENT WITHIN 24 HOURS AFTER SEEDING. THE MULCH WILL BE SPREAD UNIFORMLY OVER THE AREA, LEAVING ABOUT 25 PERCENT OF THE GROUND SURFACE EXPOSED.

CONVENTIONAL SEEDING EQUIPMENT

GRADE, SHAPE AND SMOOTH WHERE NEEDED TO PROVIDE FOR SAFE EQUIPMENT OPERATION AT SEEDING TIME AND FOR MAINTENANCE PURPOSES. THE LIME AND FERTILIZER IN DRY FORM WILL BE SPREAD UNIFORMLY OVER THE AREA IMMEDIATELY BEFORE SEEDBED PREPARATION. A SEEDBED WILL BE PREPARED BY SCARIFYING TO A DEPTH OF 1 TO 4 INCHES AS DETERMINED ON SITE. THE SEEDBED MUST BE WELL PULVERIZED, SMOOTHED AND FIRMED. SEEDING WILL BE DONE WITH CULTIPACKER-SEEDER, DRILL, ROTARY SEEDER OR OTHER MECHANICAL OR HAND SEEDER. SEED WILL BE DISTRIBUTED UNIFORMLY OVER A FRESHLY PREPARED SEEDBED AND COVERED LIGHTLY. WITHIN 24 HOURS AFTER SEEDING, STRAW OR HAY MULCH WILL BE SPREAD UNIFORMLY OVER THE AREA, LEADING ABOUT 25 PERCENT OF THE GROUND SURFACE EXPOSED. MULCH WILL BE SPREAD WITH BLOWER-TYPE MULCH EQUIPMENT OR BY HAND AND ANCHORED IMMEDIATELY AFTER IT IS SPREAD. A DISK HARROW WITH THE DISK SET STRAIGHT OR A SPECIAL PACKER DISK MAY BE USED TO PRESS THE MULCH INTO THE SOIL.

11. CONTRACTOR SHALL REMOVE ALL EROSION & SEDIMENT CONTROL MEASURES AFTER COMPLETION OF CONSTRUCTION AND ESTABLISHMENT OF PERMANENT GROUND COVER.
12. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTURBING ACTIVITIES.
13. ALL CUT AND FILL SLOPES MUST BE SURFACED ROUGHENED AND VEGETATED WITHIN SEVEN (7) DAYS OF THEIR CONSTRUCTION.
14. ALL FILL SLOPES WILL HAVE SILT FENCE AT TOE OF SLOPES.
15. ALL SEDIMENT AND EROSION CONTROL MEASURES WILL BE CHECKED DAILY AND ANY DEFICIENCIES NOTED WILL BE CORRECTED BY THE END OF EACH DAY. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY AFTER ON-SITE INSPECTION BY THE ISSUING AUTHORITY.
16. THE ONLY MATERIAL TO BE BURIED ON-SITE IS VEGETATIVE MATERIAL. CONSTRUCTION WASTE MAY NEITHER BE BURNED NOR BURIED AND MUST BE TAKEN TO A STATE APPROVED LANDFILL.
17. A 25 TO 35 FOOT UNDISTURBED VEGITATIVE BUFFER ADJACENT TO ALL RUNNING STREAMS AND CREEKS WILL BE LEFT AND MAINTAINED.
18. FOR QUESTIONS CONCERNING EROSION & SEDIMENT CONTROL CONTACT JIM MORRIS 24 HRS/DAY AT (800) 503-0398/PAGER.

OWNER INITIALS

C. D. MEEKINS & ASSOCIATES, INC.
CONSULTING ENGINEERS & SURVEYORS
159 MAIN STREET SECOND FLOOR, P.O. BOX 2151
ANNAPOLIS, MARYLAND 21404-2151
PHONE: 410-267-0744

NO.	REVISIONS	BY	DATE
1.	AS REQUESTED	A.V.B.	6/18

SBA — PROJECT #9415

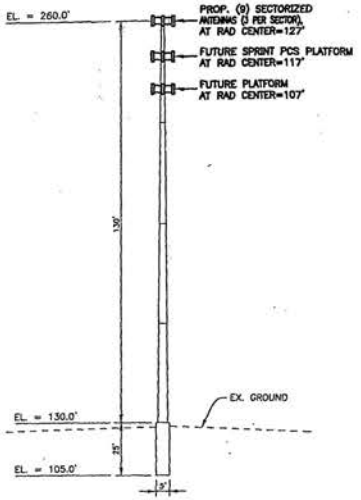
PREPARED UNDER THE SUPERVISION OF: C. DOUGLAS MEEKINS

5708	9153	8-22-01
P.E. NO.	L.S. NO.	DATE
DESIGNED: M.D.M.	CHECKED: A.V.B.	SCALE: AS SHOWN
DRAWN: J.L.S.	DATE:	REF.:

PREPARED FOR
SBA PROPERTIES INC.
C/O KEVIN EVERHART
8401 CORPORATE DRIVE
SUITE 550
LANDOVER, MARYLAND 20785

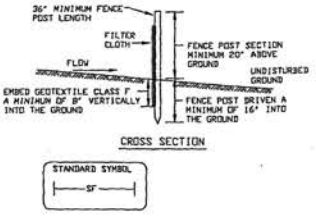
GRADING EROSION & SEDIMENT CONTROL NOTES
PENN BRANCH PLAZA - SBA
3200 - 3244 PENNSYLVANIA AVE., S.E.
LOTS 835, 838, 839 AND 840, SQUARE 5539
WARD 7, ANC-7B, DISTRICT OF COLUMBIA

DATE: 8-22-0
COM: 00-374
SBA JOB NUMBE
SHEET NO
C3A

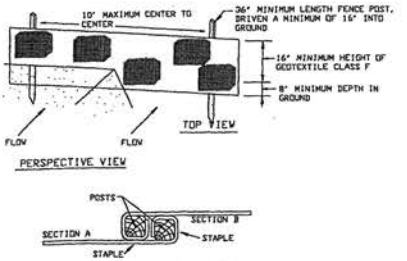


1 / C4 LIGHT POLE/MONOPOLE TOWER SCHEMATIC
NOT TO SCALE

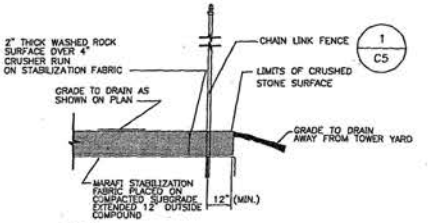




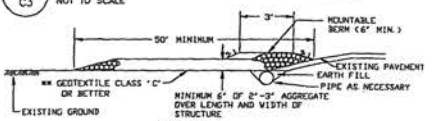
5 / C4 SILT FENCE SECTION
NOT TO SCALE

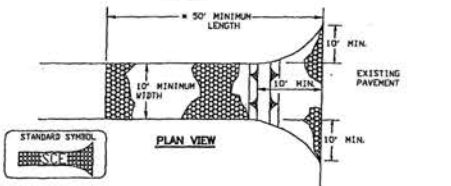


CO / C3,C3A 6 SILT FENCE ELEVATION
NOT TO SCALE



3 / C3 SECTION THROUGH TOWER YARD
NOT TO SCALE





CO / C3A 7 CONSTRUCTION EXIT DETAIL
NOT TO SCALE

NOTE: "ALL PLANS ARE TO BE USED FOR PERMITTING PURPOSES ONLY. NOT TO BE USED FOR CONSTRUCTION."

OWNER INITIALS

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CONSULTING ENGINEERS & SURVEYORS
159 MAIN STREET SECOND FLOOR, P.O. BOX 2151
ANNAPOLIS, MARYLAND 21404-2151
PHONE: 410-267-0744

NO.	REVISIONS	BY	DATE
1.	AS REQUESTED	A.V.B.	8/18
2.	AS REQUESTED	A.V.B.	8/22

SBA COMMUNICATIONS, INC.
PROJECT #

PREPARED UNDER THE SUPERVISION OF: C. DOUGLAS MEEKINS

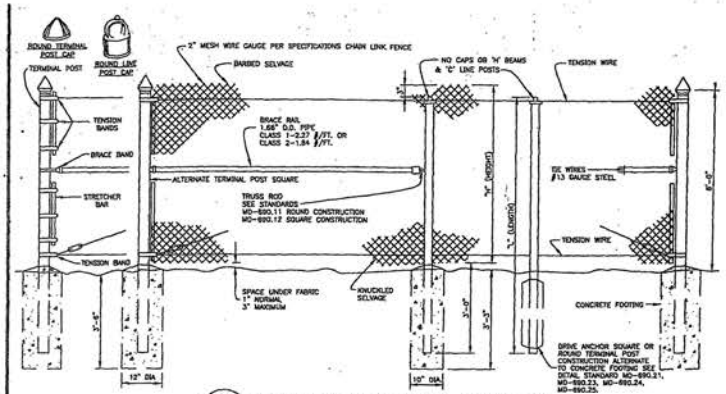
P.E. NO.	L.S. NO.	DATE
6708	9153	8-18-01

DESIGNED: M.D.W. | CHECKED: A.V.B. | SCALE: AS SHOWN
DRAWN: J.L.S. | DATE: | REF.:

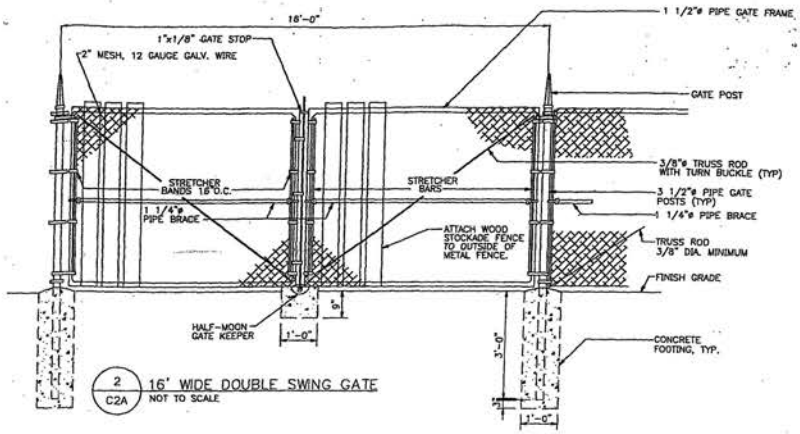
PREPARED FOR
SBA PROPERTIES INC.
C/O KEVIN EVERHART
8401 CORPORATE DRIVE
SUITE 560
LANDOVER, MARYLAND 20785

DETAILS
PENN BRANCH PLAZA – SBA
3200 – 3244 PENNSYLVANIA AVE., S.E.
LOTS 835, 838, 839 AND 840, SQUARE 5539
WARD 7, ANC-7B, DISTRICT OF COLUMBIA

DATE: 8-22-0
COM: 00-374
SBA JOB NUMBE
-
SHEET NO
C4



1 / C2A,C4 CHAIN LINK FENCE DETAIL (ELEVATION)
NOT TO SCALE

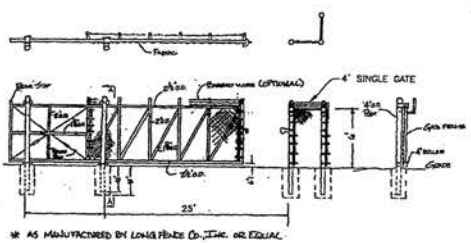


2 / C2A 16' WIDE DOUBLE SWING GATE
NOT TO SCALE

FENCE NOTES:

1. FENCING MATERIALS SHALL BE OF GALVANIZED STEEL.
2. POST, BRACES AND GATE FRAMES SHALL BE SCHEDULE 40 (STANDARD WEIGHT) PIPE. SIZES SPECIFIED ARE NOMINAL DIAMETER.
3. DOUBLE SWING GATE SHALL BE PROVIDED WITH TUBULAR PLUNGER BAR, 1 LOCK KEEPER, 1 LOCK KEEPER GUIDE, 2 LATCH FORKS, 2 FORK CATCHES, 1 HALF MOON/ROUND TOP CATCH FOR PLUNGER BAR, AND 2 GATES STOPS LOCATED AS DIRECTED BY THE ENGINEER.
4. POSTS, CAPS AND OTHER NECESSARY FENCE FITTINGS SHALL BE AS MANUFACTURED BY THE FENCE MANUFACTURE OR EQUAL HINGES SHALL BE OF GALVANIZED STEEL.
5. POSTS SHALL BE SPACED EQUIDISTANT BUT NOT MORE THAN 10' O.C.
6. BOTTOM OF FENCE SHALL BE NO MORE THAN 3" ABOVE GRADE AT ANY SECTION.





* AS MANUFACTURED BY LONG FENCE CO., INC. OR EQUAL

SINGLE LEAF CANTELEVER SLIDE GATE (25')
NTS

NOTE: "ALL PLANS ARE TO BE USED FOR PERMITTING PURPOSES ONLY. NOT TO BE USED FOR CONSTRUCTION"

OWNER INITIALS_____

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CONSULTING ENGINEERS & SURVEYORS
159 MAIN STREET SECOND FLOOR, P.O. BOX 2151
ANNAPOLIS, MARYLAND 21404-2151
PHONE: 410-267-0744

NO.	REVISIONS	BY	DATE
1.	AS REQUESTED	A.V.B.	8/18
2.	AS REQUESTED	A.V.B.	8/22

SBA
PROJECT #9415

PREPARED UNDER THE SUPERVISION OF: C. DOUGLAS MEEKINS

P.E. NO.	L.S. NO.	DATE
6708	9153	8-22-01

DESIGNED: M.D.M. | DRAWN: A.L.S. | CHECKED: A.V.B. | DATE: | SCALE: AS SHOWN | REF.:

PREPARED FOR
SBA PROPERTIES INC.
C/O KEVIN EVERHART
8401 CORPORATE DRIVE
SUITE 560
LANDOVER, MARYLAND 20785

GENERAL NOTES & LEGEND
PENN BRANCH PLAZA – SBA
3200 – 3244 PENNSYLVANIA AVE., S.E.
LOTS 835, 838, 839 AND 840, SQUARE 5539
WARD 7, ANC-7B, DISTRICT OF COLUMBIA

DATE: 8-22-0
CDM: 00-3742
SBA JOB NUMBER
SHEET NO.
C5

ABBREVIATIONS

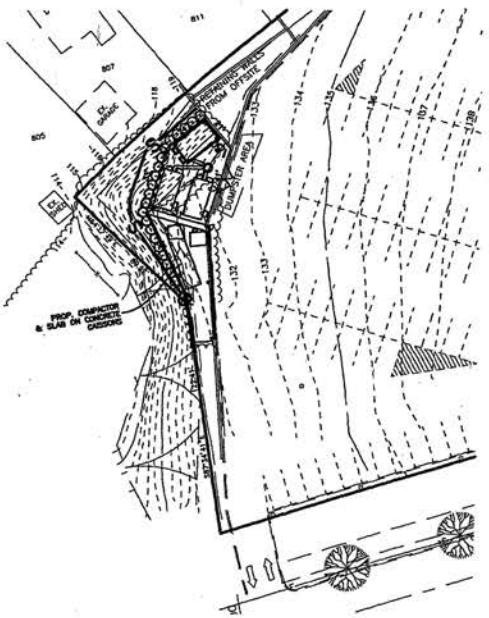
AWG	AMERICAN WIRE GAUGE
BFG	BELOW FINISH GRADE
C	CONDUIT
CAB	CABINET
DWG	DRAWING
G	GROUND
PVC	POLYVINYL CHLORIDE
RGS	RIGID GALVANIZED STEEL
SS	STAINLESS STEEL
SST	SELF SUPPORTING TOWER
TYP.	TYPICAL

CODED DRAWING NOTES:

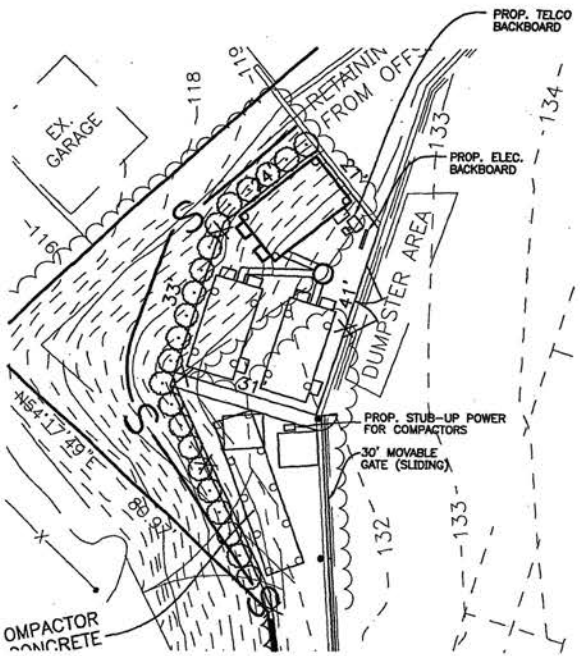
1. COORDINATE EXACT LOCATION WITH UTILITY COMPANY. STUB UP POWER AND TELEPHONE CONDUITS AND CAP IN RIGHT-OF-WAY OR AS DIRECTED BY UTILITY COMPANY.
2. RECEPTACLE MOUNTED TO TELEPHONE BACKBOARD.
3. AREA LIGHT, HUBBELL #GL-505-LO5 OR APPROVED EQUAL. MOUNT 8'-0" AFG. PROVIDE WEATHERPROOF SWITCH AT 4'-0" AFG. MOUNT LIGHT AND SWITCH TO ELECTRIC BACKBOARD.
4. EXTEND AND CONNECT TO PANELBOARD. REFER TO 1/E3.
5. ALL CONDUITS SHALL UTILIZE LONG SWEEPS AT BENDS AND BE CAPPED WITH PLASTIC COVERS. NO DUCT TAPE.
6. FLASH TECHNOLOGY MODEL FTB 312 SERIES – DUAL FLASHING SYSTEM. MECHANICALLY FASTEN TO TOWER LEG AS DIRECTED BY MANUFACTURER. PROVIDE BEACON AT TOP OF TOWER, AND TWO SIDE MARKER LIGHTS AT TOWER MIDPOINT.
7. 5 PAIR BURIED SERVICE WIRE IN 3/4"C FROM FLASHING SYSTEM TO TELCO BOX.

ELECTRICAL SYMBOLS

- CIRCUIT BREAKER
- BURIED RACEWAY
- FUSED DISCONNECT SWITCH
- (X) INDICATES CODED NUMBER
- X / XX — REPRESENTS DETAIL NUMBER / REF. DRAWING NUMBER



1 / E1 OVERALL ELECTRICAL SITE PLAN
SCALE: 1"=50'



2 / E1 PARTIAL ELECTRICAL SITE PLAN
SCALE: 1"=20'

NOTE: "ALL PLANS ARE TO BE USED FOR PERMITTING PURPOSES ONLY. NOT TO BE USED FOR CONSTRUCTION"

NOTE: CALL TO CONFORM PORTHOLE DIRECTIONS FOR ICE BRIDGE LOCATION.

OWNER INITIALS_____

C. D. MEEKINS & ASSOCIATES, INC.
CONSULTING ENGINEERS & SURVEYORS
159 MAIN STREET SECOND FLOOR, P.O. BOX 2151
ANNAPOLIS, MARYLAND 21404-2151
PHONE: 410-267-0744

NO.	REVISIONS	BY	DATE
1.	AS REQUESTED	A.V.B.	6/18

SBA PROPERTIES, INC.
PROJECT #9415

PREPARED UNDER THE SUPERVISION OF: C. DOUGLAS MEEKINS

P.E. NO.	L.S. NO.	DATE
6708	9153	8-22-01

DESIGNED: M.D.M. | CHECKED: A.V.B. | SCALE: AS SHOWN
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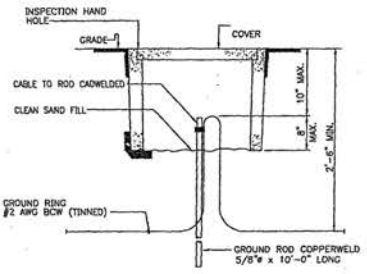
PREPARED FOR
SBA PROPERTIES INC.
C/O KEVIN EVERHART
8401 CORPORATE DRIVE
SUITE 560
LANDOVER, MARYLAND 20785

ELECTRICAL SITE PLAN
PENN BRANCH PLAZA – SBA
3200 – 3244 PENNSYLVANIA AVE., S.E.
LOTS 835, 838, 839 AND 840, SQUARE 5539
WARD 7, ANC-7B, DISTRICT OF COLUMBIA

DATE: 8-22-01
CDM: 00-3742
SBA JOB NUMBER
SHEET NO. E1

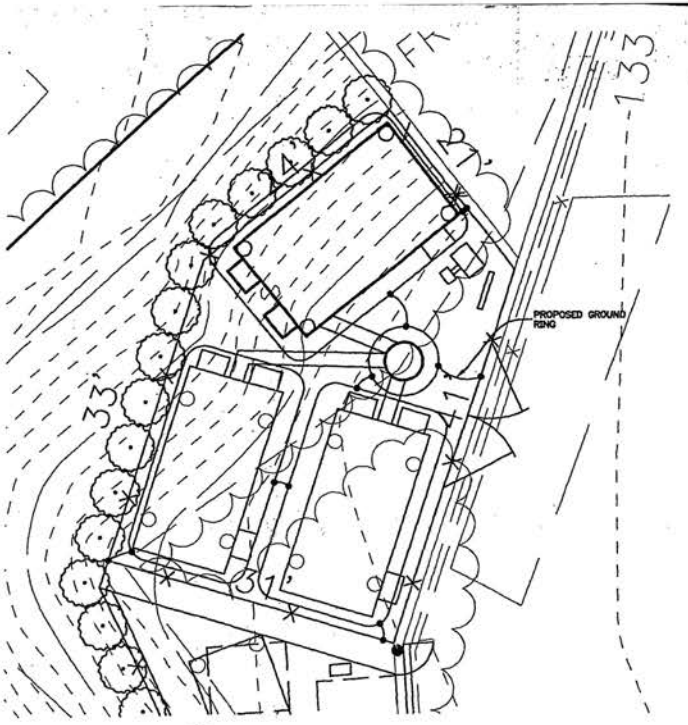
CODED DRAWING NOTES

1. GROUND RING (MIN. 1'-6" FROM OUTSIDE EDGE OF TOWER FOUNDATION)
2. CONNECT SERVICE DISCONNECTING MEANS TO GROUND ROD.
3. CONNECT FENCE TO GROUND RING. TYPICAL 4 PLACES.
4. CONNECT TOWER BASE TO GROUND ROD IN TOWER RING (TYP. FOR 3). CADWELD TO TOWER BASE PLATE OR GROUNDING LUG PROVIDED BY TOWER MANUFACTURER. DO NOT CADWELD TO HOLLOW TUBULAR TOWER.
5. CONNECT MAIN REBAR IN TOWER FOUNDATION TO GROUND RING. PROVIDE JUMPER FROM REBAR TO TOWER STEEL.
6. CONNECT GATE TO GATE POST (TYP. FOR 2) WITH 4/0 WELDING CABLE THAT HAS BEEN CRIMPED ON EACH END WITH A CAP FOR THE CADWELD PROCESS. LENGTH SHALL ALLOW FULL SWING OF GATE. CONNECT GATE POSTS TO GROUND ROD.
7. CONNECT EQUIPMENT FRAME TO GROUND RING.
8. PROVIDE GROUNDING ROD AT MAXIMUM 10' ON CENTER. OWNER TO INSPECT BEFORE BACKFILLING.
9. INSTALL TEST WELL ON OPPOSITE SIDE FROM ANCHOR TENNANT LOCATION.

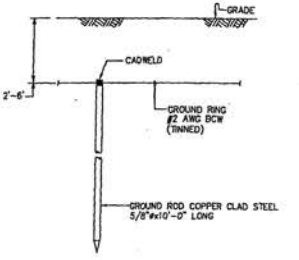


NOTE: INSPECTION HAND HOLE WILL BE CONCRETE AND SHALL BE A MINIMUM OF 12" DIA. x 18" DEEP.
USE CHRISTY BRAND WELL
BOX # F14
LID # FBD (CONCRETE REINFORCED LID)

2/E2 GROUND ROD WITH ACCESS
NOT TO SCALE



1/E2 SITE GROUNDING PLAN
SCALE: 1"=20'



3/E2 COPPER-CLAD STEEL GROUND ROD
NOT TO SCALE

GROUNDING SYMBOLS

- ⊠ GROUND ROD WITH ACCESS
- ⊗ GROUND ROD
- • CADWELD TYPE CONNECTION
- —UG— BURIED GROUND CABLE 30" BFG
- (X) INDICATES CODED NUMBER
- X / XX — REPRESENTS DETAIL NUMBER / REF. DRAWING NUMBER

NOTE: "ALL PLANS ARE TO BE USED FOR PERMITTING PURPOSES ONLY. NOT TO BE USED FOR CONSTRUCTION"

OWNER INITIALS_____

C. D. MEEKINS & ASSOCIATES, INC.
CONSULTING ENGINEERS & SURVEYORS
159 MAIN STREET SECOND FLOOR, P.O. BOX 2151
ANNAPOLIS, MARYLAND 21404-2151
PHONE: 410-267-0744

NO.	REVISIONS	BY	DATE
1.	AS REQUESTED	A.V.B.	6/16
2.	AS REQUESTED	A.V.B.	6/22

SBA PROPERTIES, INC. PROJECT #

PREPARED UNDER THE SUPERVISION OF: C. DOUGLAS MEEKINS

P.E. NO.	L.S. NO.	DATE
6708	9153	8-22-01

DESIGNED: M.D.M. | CHECKED: A.V.B. | SCALE: AS SHOWN
DRAWN: J.L.S. | DATE: | REF.:

PREPARED FOR
SBA PROPERTIES INC.
C/O KEVIN EVERHART
8401 CORPORATE DRIVE
SUITE 560
LANDOVER, MARYLAND 20785

GROUNDING SITE PLAN
PENN BRANCH PLAZA - SBA
3200 - 3244 PENNSYLVANIA AVE., S.E.
LOTS 835, 838, 839 AND 840, SQUARE 5539
WARD 7, ANC-7B, DISTRICT OF COLUMBIA

DATE: 8-22-
CDM: 00-37
SBA JOB NUMB
SHEET N
E2

GENERAL NOTES

1. INSPECTIONS

A. GENERAL: DURING AND UPON COMPLETION OF THE WORK, ARRANGE AND PAY ALL ASSOCIATED INSPECTIONS OF ALL ELECTRICAL WORK INSTALLED UNDER THIS CONTRACT IN ACCORDANCE WITH THE CONDITIONS OF THE CONTRACT. INSTALLATION SHALL COMPLY WITH APPLICABLE LAWS AND ORDINANCES, UTILITY COMPANY REQUIREMENTS, AND THE LATEST EDITION OF NEC, NFC, NEMA, OSHA, SBC, AND UL.

B. INSPECTIONS REQUIRED: AS PER THE LAWS AND REGULATIONS OF THE LOCAL DISTRICT AGENCIES HAVING JURISDICTION AT THE PROJECT SITE.

C. INSPECTION AGENCY: APPROVED BY THE LOCAL AND/OR DISTRICT AGENCIES HAVING JURISDICTION AT THE PROJECT SITE.

D. CERTIFICATES: SUBMIT ALL REQUIRED INSPECTION CERTIFICATES.

E. CONTRACTOR SHALL COORDINATE AND SCHEDULE INSPECTIONS TO CONFORM WITH CONSTRUCTION SCHEDULE.

2. HANGERS AND SUPPORTS

A. MATERIALS: ALL HANGERS, SUPPORTS, FASTENERS AND HARDWARE SHALL BE ZINC COATED OR OF EQUIVALENT CORROSION RESISTANCE BY TREATMENT OR INHERENT PROPERTY, AND SHALL BE MANUFACTURERED PRODUCTS DESIGNED FOR THE APPLICATION. PRODUCTS FOR OUTDOOR USE SHALL BE HOT DIP GALVANIZED.

B. TYPES: HANGERS, STRAPS, RISER SUPPORTS, CLAMPS, U-CHANNEL, THREADED RODS, ETC. AS INDICATED OR REQUIRED.

C. INSTALLATION: RIGIDLY SUPPORT AND SECURE ALL MATERIALS, RACEWAY AND EQUIPMENT TO BUILDING STRUCTURE USING HANGERS, SUPPORTS AND FASTENERS SUITABLE FOR THE USE. MATERIALS AND LOADS ENCOUNTERED. PROVIDE ALL NECESSARY HARDWARE. PROVIDE CONDUIT SUPPORTS AT MAXIMUM 4 FT. O.C.

D: STRUCTURAL MEMBERS: DO NOT CUT, DRILL, OR WELD ANY STRUCTURAL MEMBER EXCEPT AS SPECIFICALLY APPROVED BY THE ENGINEER.

E. MISCELLANEOUS SUPPORTS: PROVIDE ANY ADDITIONAL STRUCTURAL SUPPORT STEEL BRACKETS, ANGLES, FASTENERS AND HARDWARE AS REQUIRED TO ADEQUATELY SUPPORT ALL ELECTRICAL MATERIALS AND EQUIPMENT.

F. ONE HOLE STRAPS SHALL NOT BE USED FOR CONDUITS LARGER THAN 3/4 INCH.

3. ENCLOSURES

A. NEMA 3R

4. HOLES, SLEEVES AND OPENINGS

A. GENERAL: PROVIDE ALL HOLES, SLEEVES, AND OPENINGS REQUIRED FOR THE COMPLETION OF WORK AND RESTORE ALL SURFACES DAMAGED TO MATCH SURROUNDING SURFACES.

B. CONDUIT PENETRATIONS: SIZE CORE DRILLED HOLES SO THAT AN ANNULAR SPACE OF NOT LESS THAN 1/4" AND NOT MORE THAN 1" IS LEFT AROUND THE CONDUIT, PIPE, ETC. WHEN OPENINGS ARE CUT IN LIEU OF CORE DRILLED. PROVIDE SLEEVE IN ROUGH OPENING. SIZE SLEEVES TO PROVIDE AN ANNULAR SPACE OF NOT LESS THAN 1/4" AND NOT MORE THAN 1" AROUND THE CONDUIT, PIPE, ETC. PATCH AROUND SLEEVE TO MATCH SURROUNDING SURFACE.

5. CUTTING AND PATCHING

A. GENERAL: PROVIDE ALL CUTTING, DRILLING, FITTING AND PATCHING NECESSARY FOR ACCOMPLISHING THE WORK. THIS INCLUDES ANY AND ALL WORK NECESSARY TO: UNCOVER WORK TO PROVIDE FOR THE INSTALLATION OF ILL TIMED WORK, REMOVE AND REPLACE DEFECTIVE WORK AND WORK NOT CONFORMING TO THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.

B. REPAIRS: REPAIR ANY AND ALL DAMAGE TO WORK OF OTHER TRADES CAUSED BY CUTTING AND PATCHING OPERATIONS, USING SKILLED MECHANICS OF THE TRADES INVOLVED.

6. RACEWAY SYSTEMS

A. ALL ABOVE GRADE CONDUIT AND ALL CONDUIT ELBOWS SHALL BE RIGID GALVANIZED STEEL UNLESS NOTED OTHERWISE. ALL BELOW GRADE CONDUIT (EXCEPT ELBOWS) SHALL BE SCHEDULE 40 PVC. TOWER LIGHT CIRCUIT FROM CONTROLLER TO LIGHTS SHALL BE SCHEDULE 40 PVC. RACEWAY BURIAL DEPTH SHALL BE AS PER NEC. USE CLEAN SAND BACKFILL FOR ALL BURIED RACEWAY SYSTEMS.

7. CONDUCTORS

USE 98% CONDUCTIVITY COPPER WITH TYPE XHHW-2 INSULATION, 600 VOLT, COLOR CODED. USE SOLID CONDUCTORS FOR WIRE UP TO AND INCLUDING NO. 8 AWG, STRANDED CONDUCTORS FOR WIRE LARGER THAN NO. 8. USE PRESSURE-TYPE INSULATED TWIST-ON CONNECTORS FOR NO. 10 AWG AND SMALLER, SOLDERLESS MECHANICAL TERMINAL LUGS FOR NO. 8 AWG AND LARGER.

8. ELECTRIC SERVICE

A. GENERAL: COMPLY WITH AND COORDINATE ALL REQUIREMENTS OF THE UTILITY COMPANY.

B. SHORT CIRCUIT RATINGS: PROVIDE EQUIPMENT WITH HIGHER FAULT CURRENT RATINGS AS NEEDED TO MATCH UTILITY COMPANY AVAILABLE FAULT CURRENT.

9. TELEPHONE SERVICE

A. GENERAL: INSTALLATION SHALL BE IN ACCORDANCE WITH TELEPHONE UTILITY COMPANY'S RULES AND REGULATIONS.

10. GROUNDING SYSTEM

A. INSTALLLATION: INSTALL AS INDICATED ON THE DRAWINGS AND AS REQUIRED. OWNER'S REPRESENTATIVE WILL INSPECT CADWELDS AND CONDUCT MEGGER TEST PRIOR TO BURIAL. MAXIMUM 5 OHMS RESISTANCE IS REQUIRED. USE CLEAN SAND AND CLAY BACKFILL FOR BURIED GROUND CONDUCTORS. CONTRACTOR IS RESPONSIBLE TO MEET OR EXCEED 5 OHMS RESISTANCE AND MAY UPGRADE SYSTEMS WITH OWNER APPROVAL.

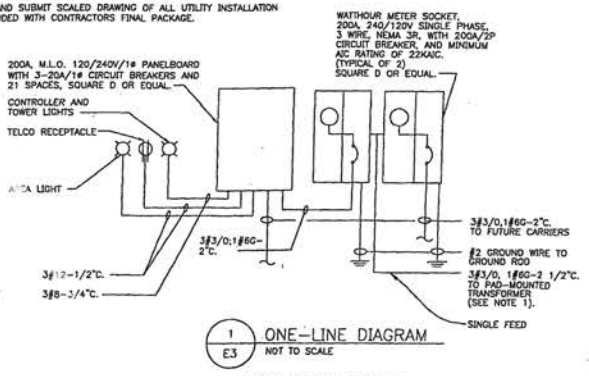
11. CHECKOUT, TESTING AND ADJUSTING

A. CORRECTION/REPLACEMENT: AFTER TESTING BY CONTRACTOR, OWNER OR ENGINEER, CORRECT ANY DEFICIENCIES AND REPLACE MATERIALS AND EQUIPMENT SHOWN TO BE DEFECTIVE OR UNABLE TO PERFORM AT DESIGN OR RATED CAPACITY.

B. POWER CONDUCTORS: CONTRACTOR SHALL CONDUCT A CONTINUITY & INSULATION TEST ON CONDUCTORS BETWEEN SERVICE DISCONNECT SWITCH & POWER CABINET.

C. WHEN SITE POWER IS DERIVED FROM 3 PHASE SOURCE LOAD READINGS WILL BE TAKEN AND RECORDED TO MAINTAIN A BALANCED LOAD AT THE PRIMARY SOURCE. RECORDS SHALL BE TURNED IN TO THE OWNER'S REPRESENTATIVE WITH FINAL SUBMITTAL PACKAGE.

12. ELECTRICAL CONTRACTOR TO PREPARE AND SUBMIT SCALED DRAWING OF ALL UTILITY INSTALLATION INCLUDING CONDUIT RUNS TO BE INCLUDED WITH CONTRACTORS FINAL PACKAGE.



1 / E3 ONE-LINE DIAGRAM
NOT TO SCALE

NOTE: SEE RISER DIAGRAM

1. PROVIDE SERVICE AS INDICATED IF SERVICE IS PROVIDED FROM PAD-MOUNTED TRANSFORMER. IF SERVICE IS FROM POLE-MOUNTED TRANSFORMER, PROVIDE CONDUCTORS AS INDICATED UNDERGROUND TO A FLUSH-IN-GRADE ELECTRIC PULLBOX (QUAZITE COMPOSILITE OR EQUAL) SIZED PER NEC. PROVIDE 4"C. WITH PULLWIRE FROM PULLBOX TO UTILITY POLE AND EXTEND UP POLE AS DIRECTED BY UTILITY COMPANY. POWER CO. SHALL PROVIDE CONDUCTORS FROM POLE-MOUNTED TRANSFORMER TO PULLBOX.

NOTE: "ALL PLANS ARE TO BE USED FOR PERMITTING PURPOSES ONLY. NOT TO BE USED FOR CONSTRUCTION"

OWNER INITIALS_____

C. D. MEEKINS & ASSOCIATES, INC.
CONSULTING ENGINEERS & SURVEYORS
159 MAIN STREET SECOND FLOOR, P.O. BOX 2151
ANNAPOLIS, MARYLAND 21404-2151
PHONE: 410-267-0744

NO.	REVISIONS	BY	DATE
1.	AS REQUESTED	A.V.B.	6/18

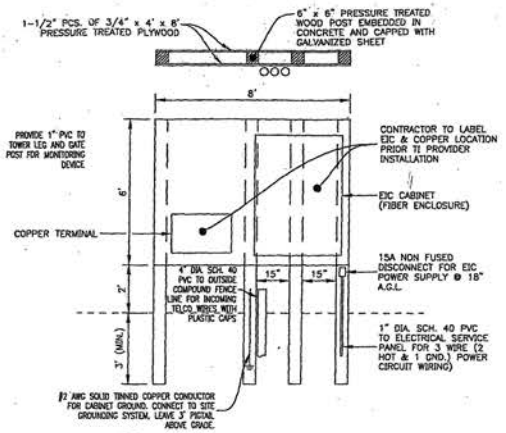
SBA PROPERTIES, INC.
PROJECT #9415

PREPARED UNDER THE SUPERVISION OF: C. DOUGLAS MEEKINS
6708 P.E. NO. | 9153 L.S. NO. | 8-22-01 DATE
DESIGNED M.D.M. | CHECKED A.V.B. | SCALE: AS SHOWN
DRAWN M.J.B. | DATE: | REF.:

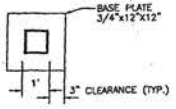
PREPARED FOR
SBA PROPERTIES INC.
C/O KEVIN EVERHART
8401 CORPORATE DRIVE
SUITE 360
LANDOVER, MARYLAND 20785

ELECTRICAL DETAILS & NOTES
PENN BRANCH PLAZA – SBA
3200 – 3244 PENNSYLVANIA AVE., S.E.
LOTS 835, 838, 839 AND 840, SQUARE 5539
WARD 7, ANC-7B, DISTRICT OF COLUMBIA

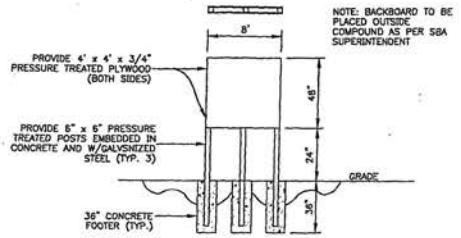
DATE: 8-22-01
COM: 00-3742
SBA JOB NUMBER
SHEET NO. E3



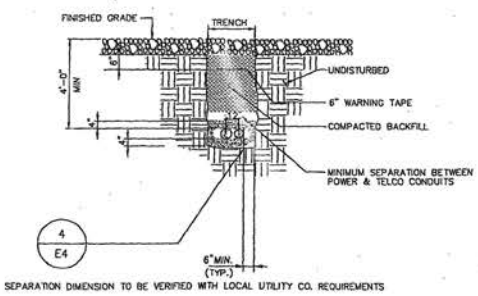
1 / E2 TELEPHONE SUPPORT FRAME DETAIL
NOT TO SCALE



DETAIL A-A



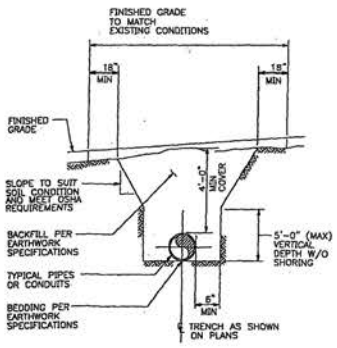
2 / E1 WOOD POWER SUPPORT FRAME DETAIL
NOT TO SCALE



4 / E4

SEPARATION DIMENSION TO BE VERIFIED WITH LOCAL UTILITY CO. REQUIREMENTS

4 / E1 UNDERGROUND CONDUIT(S) ELECTRIC/TELEPHONE
NO SCALE



4 / E4 TYPICAL TRENCH
NO SCALE

NOTES

1. WATT-HOUR METER SOCKETS/SERVICE DISCONNECTING MEANS. SMECO TO PROVIDE METERS (SEE 1/C3). PROVIDE IN ACCORDANCE WITH SMECO REQUIREMENTS.
2. IF REQUIRED WIREWAY SHALL BE NEMA 3R GALVANIZED SHEET STEEL WITH HASP FOR PADLOCK.
3. ALL NEW STRUCTURAL STEEL SHALL BE HOT DIP GALVANIZED IN ACCORDANCE WITH ASTM A123 G90 AFTER FABRICATION.
4. FIELD ABRASIONS SHALL BE TOUCH UP PAINTED WITH ZINC RICH GALVANIZING REPAIR PAINT IN ACCORDANCE WITH ASTM A780.
5. BOLT 4'x8'x3/4" PRESSURE TREATED PLYWOOD BACKBOARD TO TELEPHONE SUPPORT FRAME. PROVIDE PRIMER COAT AND TWO COATS GRAY EXTERIOR ENAMEL TO PLYWOOD.
6. PROVIDE 200LB. TEST PULL WIRES IN EACH TELEPHONE AND POWER CONDUIT. STUB CONDUITS INTO ENCLOSURE AND LABEL.
7. PROVIDE 4'x4'x8"D. NEMA 3R LOCKABLE STEEL ENCLOSURE (SUN WEST SB SERIES OR EQUAL) FOR TELEPHONE CABLE TERMINATION OR MOUNTS FOR BELL ATLANTIC EIC CABINET. COORDINATE WITH TELCO PROVIDER.
8. PROVIDE 4" SQ.x2"D. WP BOX ON BACKBOARD. EXTEND 1#6G. FROM GROUND RING INTO BOX, LEAVE 10' FT. COILED WIRE IN BOX FOR FUTURE USE.
9. PROVIDE WEATHERPROOF GFI 20A/125VOLT RECEPTACLE 48" ABOVE FINISHED GRADE; MOUNT TO BACKBOARD.
10. ALL EXPOSED ENDS OF CONDUITS SHALL HAVE WEATHER PROOF CAPS NOT DUCT TAPE.

NOTE: "ALL PLANS ARE TO BE USED FOR PERMITTING PURPOSES ONLY. NOT TO BE USED FOR CONSTRUCTION"

OWNER INITIALS_____

DATE: 8-22-
COM: 00-37

C. D. MEEKINS & ASSOCIATES, INC.
CONSULTING ENGINEERS & SURVEYORS
159 MAIN STREET SECOND FLOOR, P.O. BOX 2151
ANNAPOLIS, MARYLAND 21404-2151
PHONE: 410-267-0744

NO.	REVISIONS	BY	DATE
1.	AS REQUESTED	A.V.B.	6/18

SBA PROPERTIES, INC.
PROJECT #9415

PREPARED UNDER THE SUPERVISION OF:
C. DOUGLAS MEEKINS

P.E. NO.	L.S. NO.	DATE
6708	9153	8-22-01

DESIGNED: M.D.M. | CHECKED: A.V.B. | SCALE: AS SHOWN
DRAWN: M.J.B. | DATE: | REF.:

PREPARED FOR
SBA PROPERTIES INC.
C/O KEVIN EVERHART
8401 CORPORATE DRIVE
SUITE 560
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ELECTRICAL DETAILS
PENN BRANCH PLAZA - SBA
3200 - 3244 PENNSYLVANIA AVE., S.E.
LOTS 835, 838, 839 AND 840, SQUARE 5539
WARD 7, ANC-7B, DISTRICT OF COLUMBIA

SBA JOB NUM

SHEET N
E4





EXISTING CONDITIONS
VIEW FROM BACKYARD OF 3253 HIGHWOOD DRIVE



EXISTING CONDITIONS
VIEW FROM VACANT LOT ON O STREET





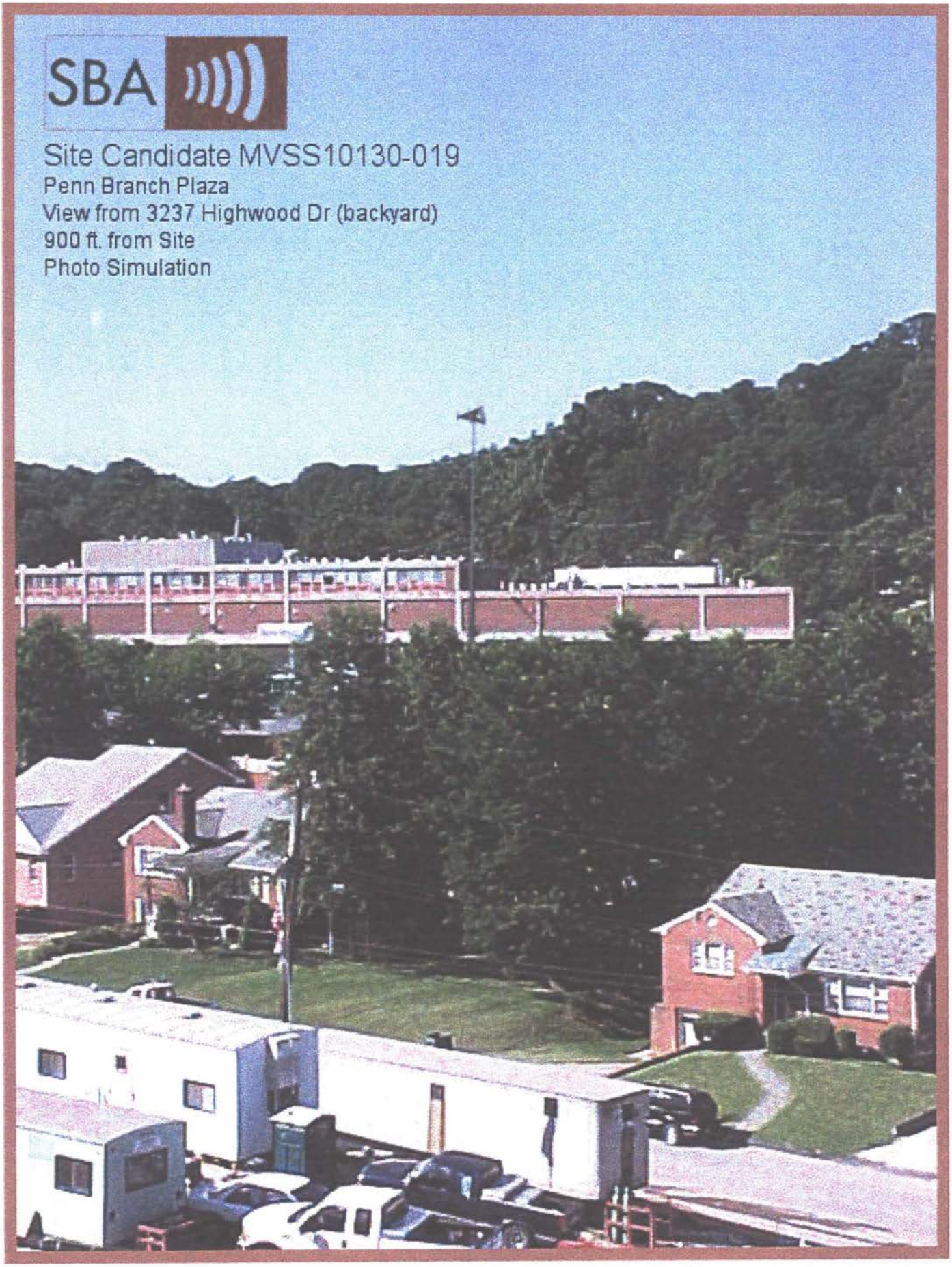
EXISTING CONDITIONS
VIEWS FROM PARKING LOT BEHIND
PENN-BRANCH SHOPPING CENTER

F

SBA

Site Candidate MVSS10130-019

Penn Branch Plaza
View from 3237 Highwood Dr (backyard)
900 ft. from Site
Photo Simulation




SBA
Site Candidate MVSS10130-019
Penn Branch Plaza
View from intersection of Pennsylvania Ave
& Branch Ave.
1000 ft. from Site
Photo Simulation

Sprint PCS

Washington/Baltimore Market

Presentation of RF Engineering requirements for building a new Monopole at Pennsylvania Avenue S.E. and Branch Avenue S.E.

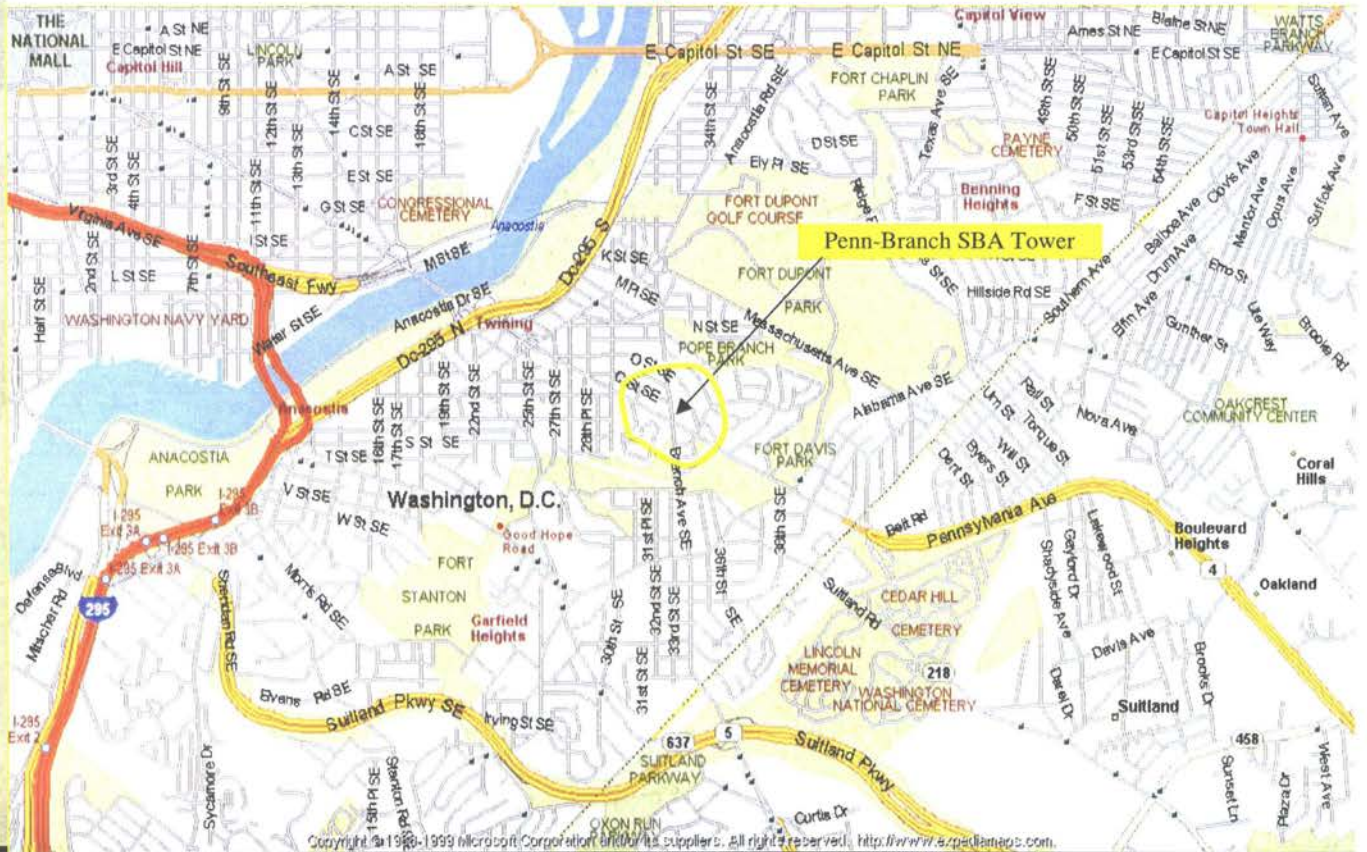
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Executive Summary

Sprint PCS coverage in the Penn-Branch area has gaps in coverage that need to be fulfilled. The difficult terrain, dense morphology and the thick foliage make the achievement of our coverage objectives even harder. Due to the above factors, antenna platforms lower than 100 ft will not work sufficiently to provide our required coverage. Lack of any high structures such as high buildings, water tanks or existing towers has made no choice but building a new tower.

Proposed Site Location



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Justification

- Our coverage east of the Penn-Branch intersection is not sufficient due to the difficult terrain and morphology at this area. Adding the proposed site will significantly improve our coverage.
- Our Drop call percentage statistics (as it is attached to this presentation)shows extremely high drop call percentage at the neighboring site which is up to 7 times higher than the average in the DC metropolitan. Adding this site will lower our drop call statistics.

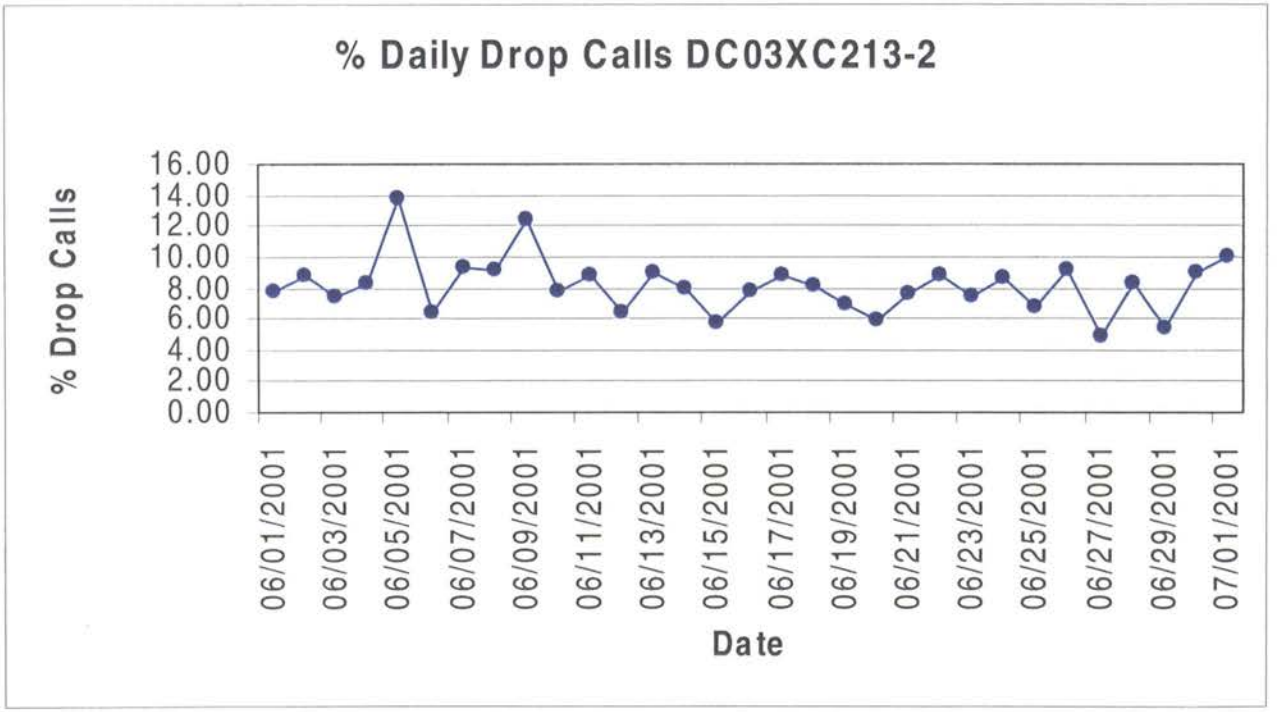
Justification

Existing Coverage without SBA tower



Justification:

High Drop Call Percentage at Neighboring Site



SBA Tower Coverage

Composite Coverage with Antenna Platform @ 100 ft located on SBA tower



Key

PLANET V2.8
Mobile Systems International Inc
Thu Aug 30 10:59:42 2001

Penn-Branch SBA Tower @ 100 ft plus
Existing and surrounding Coverage

Centre Long: 76 57'27.9"W Lat: 38 52'01.6"N
Scale: 1:14727

- Connecting_Road
- Primary_Road
- Secondary_Road
- Neighborhood_Road

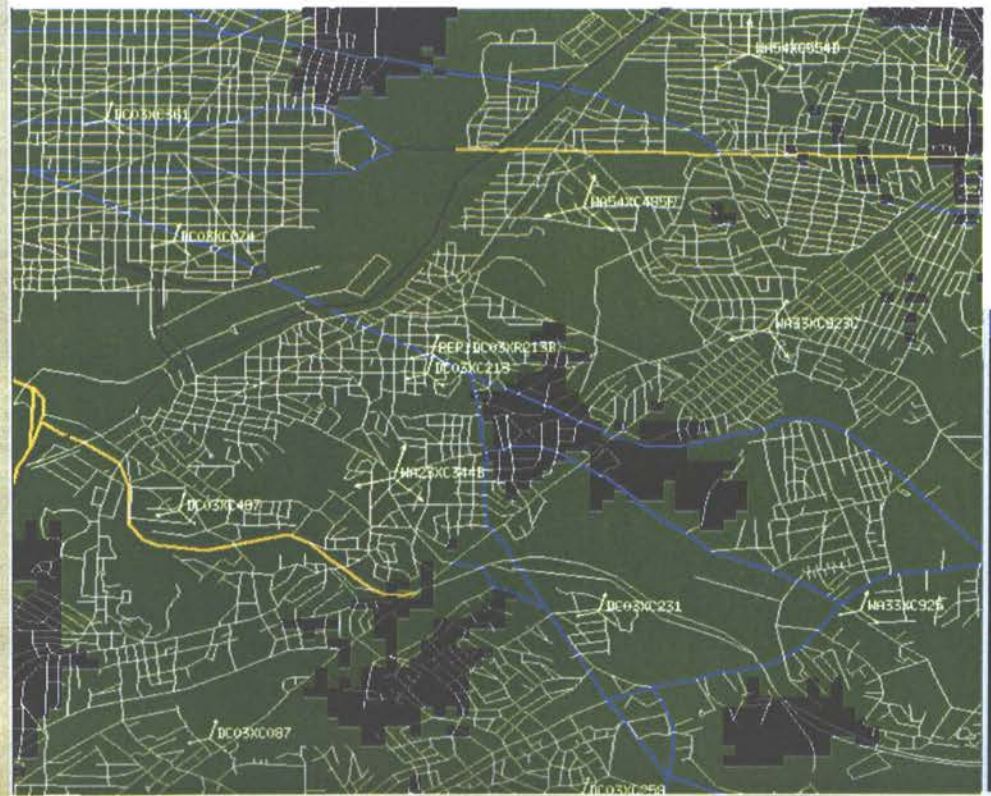
Coverage
Good Coverage Level: -90dBm

Alternatives

- There are no feasible alternatives for this site. The only existing structures that may be considered as alternatives to be used for a PCS site is the church on 3160 Pennsylvania Ave on the west side of the intersection. The enclosed coverage plot shows that adding the church will not improve our coverage on the east side of the Penn-Branch intersection.
- The rooftop of Penn Branch Plaza building is also analyzed as an alternative. Due to the insufficient height of the building, the required coverage will not be resulted.
- Moving the proposed monopole to the North and South will not alleviate the Sprint PCS coverage problems on the east of the intersection.
- There is no other potential in this area that can have sufficient height for our coverage objectives.

Alternative site

Composite Coverage with church on the west of intersection (3160 Penn Ave)



Key

PLANET V2.8
Mobile Systems International Inc
Thu Aug 30 10:59:42 2001

Penn-Branch SBA Tower @ 100 ft plus
Existing and surrounding Coverage

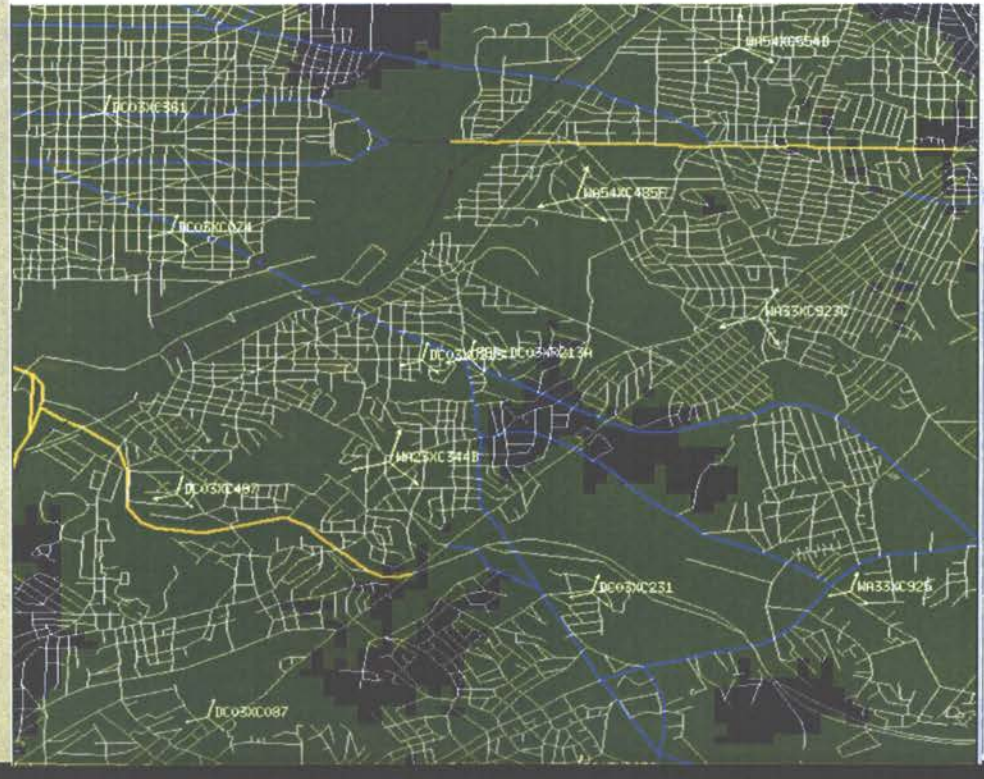
Centre Long: 76 57'27.9"W Lat: 38 52'01.6"N
Scale: 1:14727

- Connecting_Road
- Primary_Road
- Secondary_Road
- Neighborhood_Road

Coverage
Good Coverage Level: -90dBm

Alternative site

Composite Coverage with 53 ft building at Penn-Branch Plaza.



Key

PLANET V2.8
Mobile Systems International Inc
Thu Aug 30 10:59:42 2001

Penn-Branch SBA Tower @ 100 ft plus
Existing and surrounding Coverage

Centre Long: 76 57'27.9"W Lat: 38 52'01.6"N
Scale: 1:14727

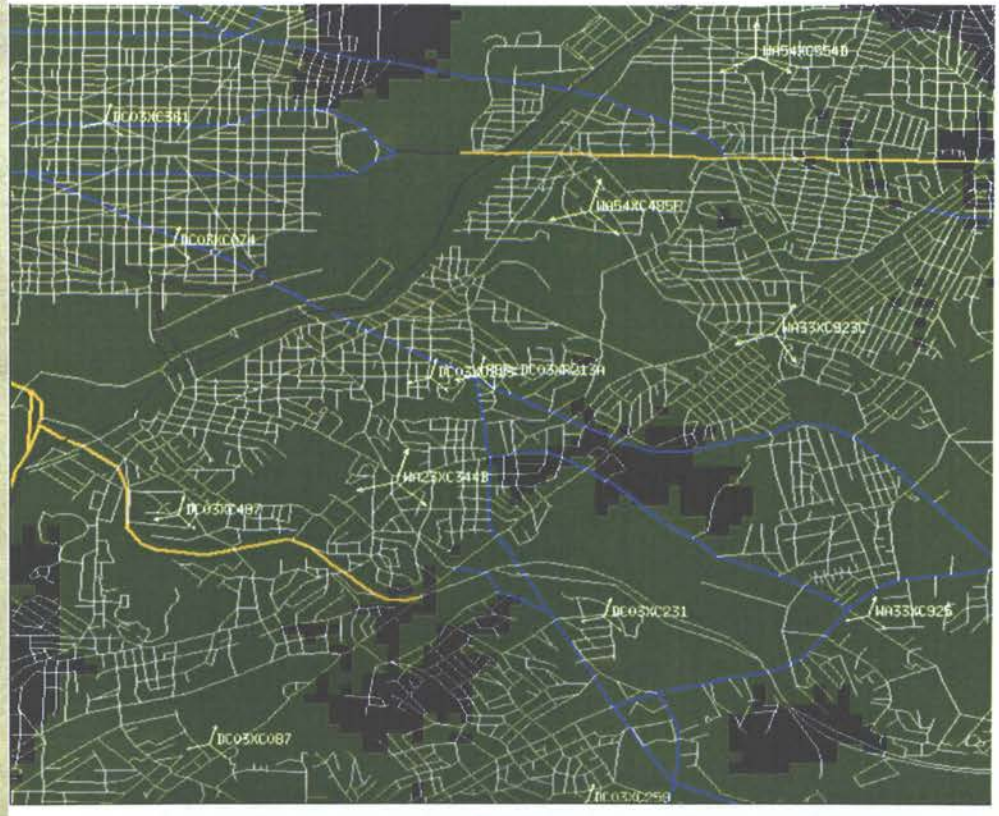
- Connecting_Road
- Primary_Road
- Secondary_Road
- Neighborhood_Road

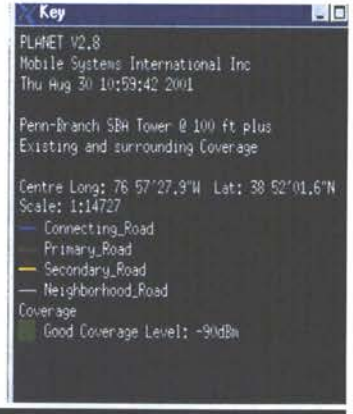
Coverage

Good Coverage Level: -90dBm

Effect of Lower Height

Composite Coverage with SBA tower @ 70 ft





RF Exposures

- RF Exposure will be carefully calculated for each antenna and compared V.S. FCC maximum RF exposure values
- The example on the next page shows the exposure calculation for a typical 125 ft tower with 3 transmitter antennas at the top. It shows that radiation from all 3 transmitter antennas at 20 ft from the antenna is way below 10% of the FCC Exposure limit.
- Sprint PCS will provide an extended calculation for each site and each antenna to make sure the RF exposure are within the FCC limit.

RF Exposures (Example)

Cylindrical Model

Transmit Power	8.94	watts
Frequency	1931.25	MHz
Antenna Height	0	feet
Vertical Length of Antenna	4.5	feet
Beam-Width	65	degrees

Exposure Limit		General 1.00	Occupational 5.00	mw/cm²
Percent	# Ant.	Distance		
100.00%	1	1.41	0.28	feet
50.00%	2	2.83	0.57	feet
33.33%	3	4.24	0.85	feet
5.00%	20.0	28.27	5.65	feet

Calculated using sampe.xls version 1.1

Site Information

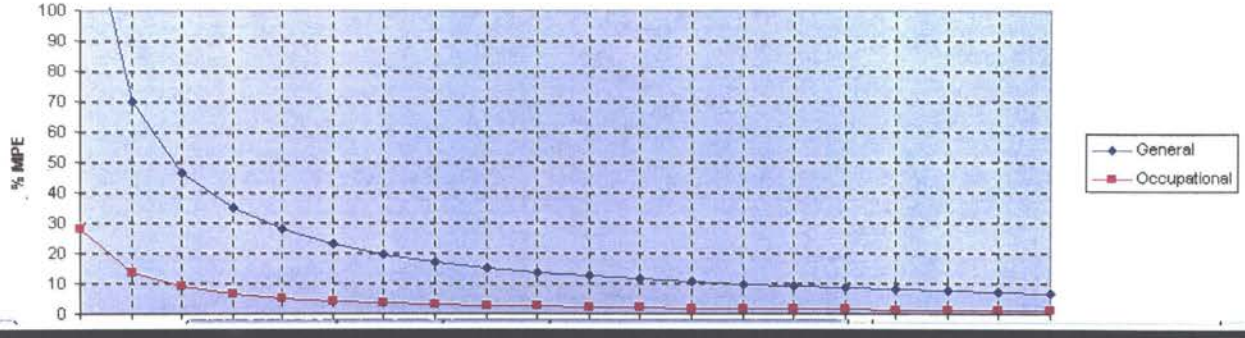
Cascade #	WA54XC700A
Site Address	Pepco @ Croom Road, Brandywine MD 20613
Site Description	LT PCS, Cellular
Antenna Type	Andrews PCS065162
Antenna Owner	PEPCO
Antenna Location	125
Notes	F1

Plot From 1 to 20 feet

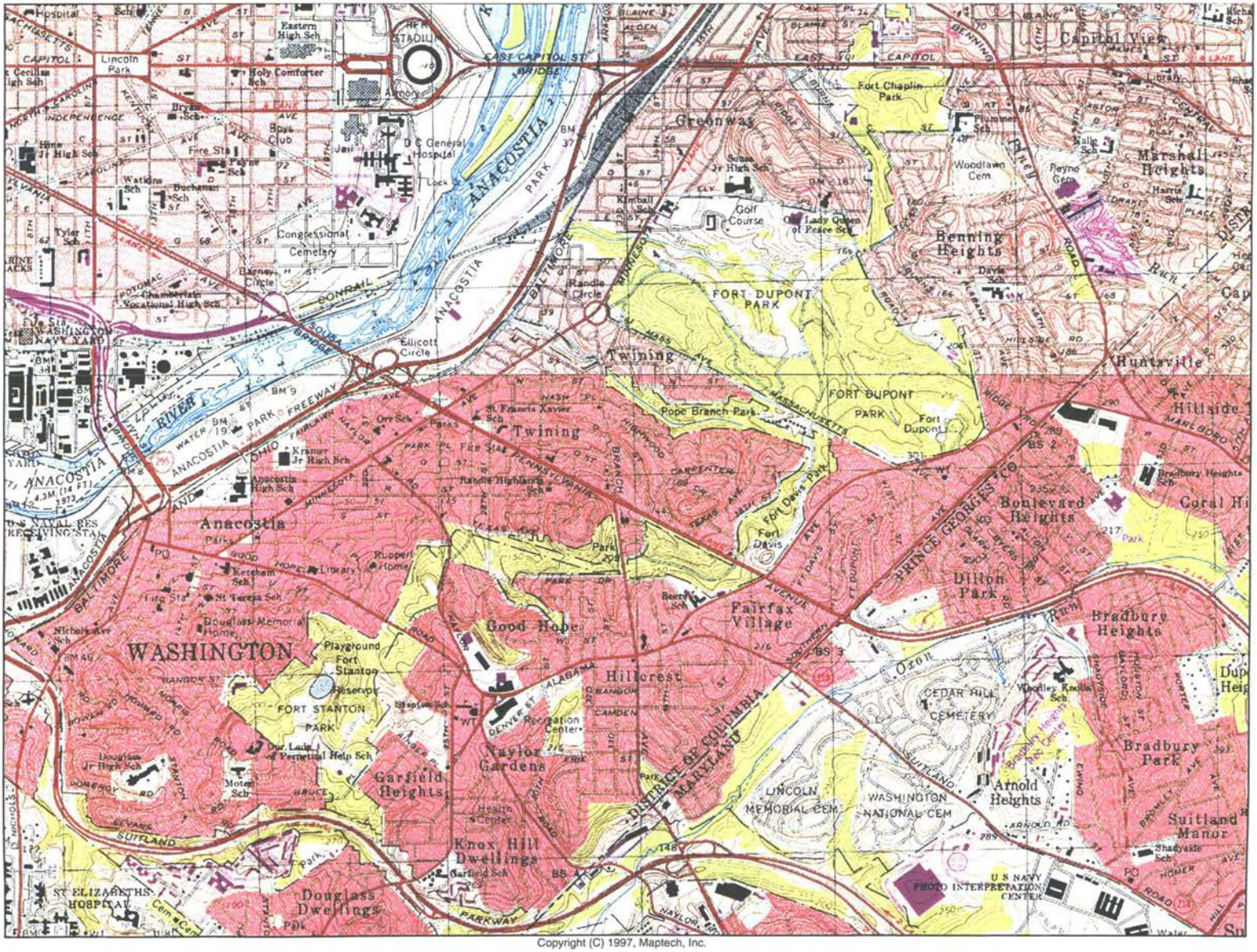
Sprint PCS Engineering and Operations

Updated October 10, 1997

Percent of MPE vs. Horizontal Distance (1 Antenna)
Cylindrical Model



H



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Sprint.

PCS®
Communication Services®

SPRINT

Sprint Personal

Crossroads Corporate Center
1 International Blvd. Suite 300
Mahwah, NJ 07495

Sprint PCS
Maria Hansen, Sr. Property Specialist
Direct Tel: (201) 684-4171
Main Tel: (201) 684-4000
Fax: (201) 684-4169
MHansel0@sprintspectrum.com

August 21, 2001

Mr. Charles Brooks/Territory Manager
SBA Properties, Inc.
8401 Corporate Drive – Suite 560
Landover, Maryland 20785

Re: Proposed Penn-Branch site

Dear Mr. Brooks

You have requested a brief statement from Sprint Spectrum L.P. ("Sprint") with respect to its desire to co-locate antennas on a proposed 148' Monopole. The proposed Monopole location will be 3200 Pennsylvania Avenue, S.E. Washington D.C.

Upon completion of SBA Properties Inc. construction, Sprint will acquire all necessary governmental, building and zoning permits to secure a license for this antenna site. In addition Sprint wishes to license (or Lease) a 12'x 20' area from SBA Properties, Inc., upon which it would support an as yet undetermined number of equipment cabinets. The purpose of this license would be to construct a wireless communications facility in order to fill a gap in Sprint's PCS network. Please do not hesitate to contact us if you need anything further.

Sincerely,

Maria Hansen
Senior Property Specialist
Capital District-DC

ل

NAYLOR DUPONT
Advisory Neighborhood Commission 7B

District of Columbia Government
3200 S Street, S.E.
Washington, D.C. 20020
email: *anc7b@pressroom.com*
web: *www.pressroom.com/~anc7b*
phone: (202) 584-3400 fax: (202) 584-3420

GOVERNMENT OF THE DISTRICT OF COLUMBIA
ZONING COMMISSION
2001 AUG 29 PM 3:04

August 23, 2001

Ms. Jerrily Kress, FAIA
Director, Board of Zoning Adjustment
441 4th Street, NW
Suite 210
Washington, D.C. 20001

Subject: Monopole at Penn-Branch, BZA Application No. 16753

Dear Ms. Kress:

Thank you for your letter of August 9, 2001 regarding subject application. This letter should satisfy the requirement that ANC 7B respond in writing.

On Saturday, August 18th, at a regularly scheduled public meeting of ANC 7B, the commission voted in favor of the application. ANC 7B meetings are always the 3rd Saturday of the month at Ryland Methodist Church. As with all ANC 7B meetings, proper notice was given about this meeting.

All seven commissioners were present at the meeting. Four Commissioners constitute a quorum. The vote was 4 in favor, 3 opposed. Discussion points can be seen in the meeting minutes on the ANC 7B website at www.pressroom.com/~anc7b.

With the majority of commissioners voting in favor, ANC 7B supports the subject application. However, the Commission has the following concerns, which will be expressed in writing to the applicant, Penn-Branch LLC:

- the number of parking spaces that will become unusable because of the monopole
- the number of cellphone carriers planned for the monopole
- the distance between the base of the monopole to the nearest properties
- the proposed date of installation

BZA
Case No. 16753
Exhibit No. 37

I sent you an earlier letter stating that ANC 7B had voted on May 19th to oppose the monopole. Understand that this vote was taken prior to any official application being filed. Only four commissioners were present for the May meeting, 3 of whom opposed the monopole. The August 18th vote took place after the application was filed and after we received your letter. The commission was able to obtain more community input on the issue prior to the August vote. Moreover, all commissioners were present for the vote.

I can be reached at 724-2123 or feel free to call the ANC 7B office at 584-3400.

Sincerely,

Roscoe Grant Jr.

Roscoe Grant, Jr.
Chairman, ANC 7B

DRAFT MINUTES
ANC 7B Townhall Meeting
August 18, 2001

Prepared by Kathy Chamberlain
Commissioner, 7B05

Please do not quote from these minutes until they have been officially approved by ANC 7B. Normally this is done during the next monthly meeting.

Commissioners Present –7

7B01 - Linda Green
7B02 - B. Three Feathers Kazemi
7B03 - Roscoe Grant, Jr.
7B04 - Moses Smith
7B05 - Kathy Chamberlain
7B06 - Debra Davis
7B07 - S. Thetus Boyd

Neighborhood Watch -present

Dennis Logan, Chairman

Chairman Grant called the meeting to order at 10:05 a.m. Pastor Senger gave the invocation.

Resolutions

1. Approval of minutes from the ANC 7B meeting of July 21. Passed unanimously.
2. Approval of the Treasurer's report dated August 18, 2001, covering the period July 21-August 18, 2001, with a balance of $9,357.57. Passed unanimously.
3. ANC 7B supports the application (BZA Application No. 16753) of Penn-Branch, LLC for a special exception to permit an antenna (monopole), other than a commercial broadcast antenna at premises Pennsylvania and Branch Ave., S.E.
   Motion by Chamberlain, second by Kazemi, passed by a vote of 4 to 3. (see discussion below) Voting in favor: Grant, Chamberlain, Kazemi, Smith. Voting against: Boyd, Davis, Green.
4. ANC 7B opposes billboards, also known as "special signs", in the District of Columbia. To the extent that the District is forced to live with a recently enacted regulation that allows for about 31 "special signs" in the District, ANC 7B is in favor of limiting future damage by:
   - supporting strict compliance with regulations for these 31 signs;
   - opposing advertisers' ability to transfer signs to other locations in the city than the one specified in the permit;
   - supporting a sunset provision which would force the 31 signs down after 5 years, or sooner if possible;
   - giving authority for any future billboard legislation to the Council and Mayor, through the usual legislative process.

   Motion by Chamberlain, passed unanimously.

Commissioners' Reports

Comm. Boyd

She presented arguments in opposition to monopole at Penn-Branch, citing the existence of other towers, potentially adverse effects on the environment and property values, visual impact, and expressing doubt that cellphone reception would improve after the installation of the monopole.

Comm. Green

She attended a course on leadership skills at UDC which stressed how to make sound decisions. She has been working with city agencies to resolve two complaints from neighbors regarding Section 8 households: in the 4000 block of Q St, SE. and in the 1600 block of 40th St, SE. In one case, children in the household have

no discipline, no parental guidance, throw trash in neighbors' yards, sidewalks, etc., hanging out their windows making noise until late at night. In the other case, residents are depositing bulk trash without calling for a pick-up. Problems were brought to the attention of the Housing Authority and Inspector Norma Stanley.

Comm. Smith
He stated that he is ready to take on problems and is attending PSA and community meetings on a regular basis. He expressed appreciation to those who have resolved problems in his SMD during his absence. He noted that children are going back to school with no health insurance and encouraged the community to let them know about enrolling in "DC Healthy Families".

Comm. Kazemi
She called 727-1000 to report discarded furniture at the corner of 38th and Suitland Rd. Response was very quick, and the furniture was removed the next day. 60 residents attended the National Night Out festivities at Fairfax Village. She suggested that next year, Fairfax Village and Ft. Davis consolidate programs. She announced a ceremony on September 14th to honor Officer Freeman of the MPD Special Operations Division who foiled the robbery of a check-cashing establishment at the Fairfax Village Shopping Center. She invited all to attend.

Comm. Davis
She presented the monthly treasurer's report. (See resolution above)

Comm. Chamberlain
She proposed that ANC 7B take a stand against billboards in the District of Columbia, in reaction to recent legislation and upcoming hearing by the City Council. See resolutions above. She announced an addition to the ANC web site, a "FIX IT" page that shows photos of problems reported to the city-wide call center. These photos will help agencies understand the problems being described, and will also give them insight into how quickly (or slowly!) problems are being resolved. The URL is www.pressroom.com/~anc7b/fixit.htm

Comm. Grant
He noted that enforcement is needed of the new one-way signs in the 3300 block of Erie St., and that speed enforcement is needed on Alabama Ave. He participated in a fund-raiser for Mark Warner, candidate for governor of Virginia. He looks forward to better communication between the governors of Virginia and Maryland and the Mayor of DC. He received a letter from the Board of Zoning Adjustment asking for ANC 7B's position on the monopole at Penn-Branch shopping center. At the May meeting, there was a preliminary vote but it was not in reference to an application because none had been submitted. Comm. Chamberlain made a motion that ANC 7B support the application of Penn Branch LLC for the monopole at the Penn-Branch Shopping Center. Comm. Kazemi seconded the motion. A long discussion ensued (see below). The final vote was 4 in favor, 3 opposed. See resolutions above.

Monopole at Penn-Branch Shopping Center
Most of the meeting was spend on debate over the question of a 150-ft monopole at the Penn-Branch Shopping Center. Some expressed concerns about potential health risks that may be introduced by the antennae, about the negative visual impact to the neighborhood, and about the number of parking spaces in the Penn-Branch shopping center that will become unavailable. They stated that there is no guarantee that cell phone reception would improve with the installation of the monopole and antennae.

Others emphasized the need for good cell phone reception for safety reasons, citing instances where residents were unable to call police from their cars or while walking in the neighborhood. They stressed the safety needs of thousands of households as being more important than the visual impact to a few households. They cited the National Institute of Health's position that there is no indication that exposure to electromagnetic fields around cellular sites has any potential to be hazardous to human health.

Dennis Logan, Neighborhood Watch
He reported that National Night Out was the best ever, with 6 locations, all well-attended. About 150 residents attended a special community/police meeting on August 1 to address increases in crime in the neighborhood. He was hopeful that the PSA 610 meeting would have as high a turnout. He encouraged residents to attend PSA meetings and participate in problem solving. He introduced Capt. Owens of the 6th District who specializes in resolving cases of missing and exploited children, MPD Training and Neighborhood Watch Programs. She distributed a generalized version of a neighborhood watch booklet. Logan distributed a page listing several problems reported to PSA 610 and resolved.

Police Reports
Lt. Sullivan stressed that the PSA 608 meeting is held every month and encouraged community participation. She reviewed the most significant crimes in the neighborhood and stated that officers have been spending considerable time on missing person cases, primarily from group homes. She distributed crime statistics, which were actually a summary of 6th District crime.

Lt. Goodwin, PSA 610, stated that his 2 sergeants are being promoted, so he is losing them (Thomas and Robinson). Sgt. Young is being trained to take over. He stated that the police can remove abandoned vehicles and encouraged residents to give him a list of them. Commercial vehicles parked in public space on Erie St. are being ticketed. Attendance at the August 15th PSA 610 meeting was good. At the Sept. 19th meeting, her will ask for a vote on whether the meeting should be moved. He reminded citizens about the bounty for reporting illegal dumpers. He thanked Councilmember Chavous for his attention to staffing shortages in the 6th District. Regarding the request for a public space permit for 3 payphones at the Amoco Station at 2801 Alabama Ave., he consulted with Comm. Chamberlain who had no objection to these 3 phones since they were replacements of existing phones and well utilized by bus commuters. His officers are paying special attention to the 1800 block of Ft. Davis St., making it clear to the thugs that they will not take over the block. He said he will request speed radar cameras in areas recommended by the community, and asked for input.

Rose Money, Ward 7 Neighborhood Services Coordinator
She discussed the recent flooding, mostly in NW DC, and told residents how to request help and how to volunteer. With reference to speed bumps as a speed control, it's easier to get rumble strips. In an effort to reduce the number of abandoned cars, DC will no longer auction cars. Starting Nov. 1, towing will be done by an outside contractor. Abandoned car inspectors will be moved closer to the city from Blue Plains, making the inspection process more efficient so that abandoned cars can be towed more quickly. 1000 ex-offenders will be returning to Wards 7 and 8 in October. A community meeting to discuss this problem will soon be announced. The Environmental Crime Unit tracked a recent illegal dumping incident to a hauler who is based in Southeast. He has been arrested and is subject to a fine of up to $25,000.

Community Concerns & Announcements
Gladys Thomas, DCRA, introduced herself. She is a DCRA housing inspector at the Penn-Branch Municipal Center. DCRA is attempting to establish a list of abandoned houses and asked for the community's assistance. She distributed a form to complete for vacant houses.

A resident expressed concern that there are no written reports available from BP-Amoco or the DC Government regarding the oil spill at 42nd and Alabama Ave, S.E.

Residents stressed the need for the red-light camera at Branch and Alabama Ave, SE The camera was removed over 6 months ago, and accidents due to red-light runners are on the increase.
A resident expressed disappointment at another resident for a racial slur combined with an accusation that he would benefit financially from the monopole. Other residents apologized and reiterated that this kind of statement was not representative of the neighborhood.

Adjournment
The meeting adjourned at 12:20 pm. 36 people attended.