University of Virginia Community Credit Union -
Tier III Personal Wireless Service Facility
Special Use Permit Application Narrative

Date: July 15, 2024

Project Description / Request:

The University of Virginia Community Credit Union (the "Applicant") is building a new headquarters at 1201 5th Street, identified as Tax Map Parcel 07600-00-00-05500 (the "Property"). The Property contains an existing building and parking lot previously occupied by the Christian Aid Mission, as well as an existing personal wireless service facility in the form of a 155.5 - foot monopole (the "Existing Monopole"). To build the new headquarters, the Applicant must demolish the existing building and a portion of the parking area and relocate the Existing Monopole to a better sited area of the Property within the existing parking lot.

The Board of Supervisors approved a Special Use Permit for the Existing Monopole on June 18, 1986 (SP 1986-009) when Virginia Power owned the property (the "1986 SUP"). The Existing Monopole was part of the company's statewide communications system as a microwave communications facility. The 1986 SUP included the following conditions:

1. Pole and antenna not to exceed 160 feet in height AGL[1]; and
2. Staff approval of pole location.

Currently, the Existing Monopole is155.5 feet in height AGL with two arrays each for AT&T and T-Mobile, and the base station equipment is located within the existing building and provides important mobile service for the nearby residents, visitors, as well as for E911 services. The monopole is gray in color, 164.5 feet from the property line adjacent to I-64, which is an entrance corridor and 276 feet from the property line adjacent to 5th Street.

The Applicant is proposing to replace the Existing Monopole with a new monopole that is a purpose-built as a wireless telecommunications monopole, and located further away from I-64 along the edge of an existing parking area, as shown in the proposed plan set prepared by Timmons Group (the "Replacement Monopole"). The Replacement Monopole would have an overall height of 165 feet to account for the grade change between the existing site and the relocated site and to ensure that the antennas on the Replacement Monopole remain at the same top elevation as the antennas on the Existing Monopole. This will enable AT&T and T-Mobile to maintain the integrity of their existing wireless network in the area and not create gaps in coverage along the important corridors of I-64 and 5th Street, nor create gaps in coverage to residential customers who receive service from the Existing Monopole. The Existing Monopole is approximately 11-12 feet higher in elevation, resulting in an increase in height of the monopole of 9.5 feet to account for the grade difference. As such, the monopole will only be 5 feet taller than the existing approved monopole, which will not appear to be any taller than the existing monopole.

The Replacement Monopole will include a single array for each of T-Mobile and AT&T, but will have space for collocation by other carriers in the future. T-Mobile and AT&T will each have ground lease areas for their equipment, and two potential future lease areas are also reserved.

[1] AGL stands for "Above Ground Level," which is a measurement of height relative to the ground surface.

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The total lease area for the Replacement Monopole will be approximately 18feet by 82 feet, enclosed within an 8-foot-high wooden fence, and located in the corner of the existing parking lot, in the place of approximately 10 current parking spaces. Because the property already has more than enough parking spaces for the future headquarters, allocating the 10 spaces to the Replacement Monopole will not adversely impact the parking availability for the new headquarters.

The Existing Monopole is approximately 164.5 feet from I-64 and 276 feet from 5th Street, and the Replacement Monopole is approximately 462 feet from I-64 and 409 feet from 5th Street. This results in the Replacement Monopole being an additional 111.5 feet further from I-64, and 133 feet further from 5th Street, sited to be located more interior to the Property. It is anticipated that the Replacement Monopole location will be slightly less visible from I-64, and equally or less visible from 5th Street and adjacent neighborhoods than the Existing Monopole, resulting in a better sited monopole with equal or less visibility overall.

Character of the Area:
The Property will include the new headquarters for UVA Community Credit Union, existing associated parking, existing play fields, and the existing Rivanna Trail. The Property is zoned Highway Commercial (HC) and is located on the border of the County line adjacent to the City of Charlottesville, adjacent to I-64, 5th Street, and Moore's Creek. The Property contains steep slopes, none of which will be impacted by the new headquarters or the Replacement Monopole. Across 5th Street to the east is an existing retail shopping center and Holiday Inn hotel. To the north and west across Moore's Creek are single family and single-family neighborhoods within the City of Charlottesville, as well as a commercial area containing a veterinary hospital, Sleep Inn & Suites, and Burger King restaurant.

Compliance with Section 5.1.40[2] of the Albemarle County Zoning Ordinance Section 5.1.40(b) – Development Requirements for Tier III Personal Wireless Service Facilities (Items 1-12):

1. General Design: The Facility shall be designed, installed, and maintained as follows:
   - **(a)** Guy Wires: *The proposed monopole will not require any installation of guy wires.*
   - ***(b)*** Outdoor Lighting: *Lights will be determined during the building permit stage and will only be used as needed during unexpected events that require nighttime visits by the carrier's technical operations staff.*
   - **(c)** Ground Equipment: *The ground equipment will be surrounded by an eight-foot-high wooden fence which will include landscaping to the north and east and will not be visible from adjacent roads or neighborhoods.*
   - **(d)** Whip Antenna: *No whip antennas are currently proposed with this application.*
   - **(e)** Grounding Rod: *The proposed grounding rod to be mounted at the top of this monopole will comply with the County's sizing requirements for a maximum of 4 feet in length and 1 inch in diameter.*

2. Antennas and associated equipment:

[2] This application addresses the draft Zoning Ordinance dated June 5, 2024, to be heard at the County Board of Supervisors on July 17, 2024.

(a) Projection: *The antennas are proposed to be no more than 6 feet from the Replacement Monopole facility.*
(b) Color: *All antennas will be the same color as the proposed monopole.*

3. Tree Conservation Plan; Content:
Prior to the approval of a building permit, a tree conservation plan will be provided that has been prepared by a Certified Arborist.

4. Creation of slopes steeper than 2:1.
No slopes will be created that are steeper than 2:1.

5. Ground equipment shelter; fencing.
An 8-foot tall wooden fence will screen the ground equipment from view and prevent trespassing.

6. Screening and siting to minimize visibility.
The Relocated Monopole will be located 462 feet from the right-of-way line for I-64 Interstate, 409 feet from the right of way line for 5th Street, 212 feet from the western property boundary, and 314 feet from the northern property boundary. There are numerous mature trees that will help screen views of the Replacement Monopole from adjacent properties, the I-64 corridor, and the 5th Street corridor. No tree removal is planned with this project. Additionally, landscaping of trees is proposed adjacent to the screening fence to further shield the monopole. As described above, it is anticipated that the proposed Relocated Monopole will not be any more visible than the current location.

7. Open space plan resources.
The Existing Monopole is located along the I-64 Interstate and quite visible from this entrance corridor. It is also visible from the 5th Street entrance corridor. The new location will allow the Replacement Monopole to be set back further from the I-64 corridor and 5th Street sited further interior to the Property. The numerous mature trees located along the 5th Street right-of-way, and proposed trees will help screen the view of the Replacement Monopole.

8. Height of Monopole
This section is not applicable to Tier III facilities.

9. Color of monopole, antennas, and equipment.
The monopole and antennas on the Replacement Monopole will be the same color as the Existing Monopole - a matte grey color. All of the base station equipment that is installed to support the Replacement Monopole will be enclosed behind an eight-foot wooden security fence.

10. Placement of cables, wires, and similar attachments.
This section is not applicable to Tier III facilities.

Section 5.1.40(c) – Applicability of other regulations in this chapter (Items 1-6):

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1. Building site exemption.
   The Applicant acknowledges this exemption from the standard building site requirements for Monopole.

2. Vehicular access.
   The wireless telecommunications providers will use the existing entrance off of 5th Street into the parking area where the lease area will be located.

3. Setbacks.
   The location for the Replacement Monopole complies with all applicable setback regulations.

4. Area, bulk, and minimum yards.
   The Applicant acknowledges this exemption that allows relief for the Replacement Monopole from the standard area, bulk, and minimum yard requirements.

5. Required yards.
   The Applicant acknowledges this exemption that allows relief to the Replacement Monopole from the required yard standards.

6. Site plan.
   All applicable requirements of section 32.2 will be provided at the building permit stage.

Compliance with Section 33.40 of the Albemarle County Zoning Ordinance
Section 33.40(B) – Factors to be Considered for Special Use Permits:

In acting on a special use permit, the Board shall consider the following factors, provided that the Board is not required to make specific findings in support of its actions.

1. No substantial detriment to adjacent parcels:
   This proposal will not be or create a detrimental impact to adjacent parcels, for it meets all the design criteria for a Tier III Monopole required by Section 5.1.40 of the Albemarle County Zoning Ordinance. The property is screened by a buffer of mature trees that will help to screen the Replacement Monopole from adjacent properties, 5th Street, and the I-64 interstate. The Replacement Monopole is unmanned (no water and sewer) and only requires monthly trips by a technician to maintain the facility, therefore impacts to public facilities and infrastructure will be minimal. The facility will not impact steep slopes or floodplains, nor will the proposed development create any steep slopes greater than 2:1. Lastly, the Replacement Monopole will not require any lighting on the structure or emit noise or odors which would affect any adjacent property owner's quiet enjoyment of their property.

2. Character of the nearby area is unchanged:
   The proposal will not change the character of the adjacent parcels or the nearby area. The area surrounding the property is comprised of large segments of the I-64 corridor, a commercial corridor along 5th Street, which is a major collector road, and a mix of commercial, residential, and

open space uses. The Replacement Monopole will not disturb any of the open space areas or environmentally sensitive areas, nor will it require the removal of any trees from the property. And given that the character of the nearby area has included the Existing Monopole on the Property since 1986, the Replacement Monopole at the same top elevation as the Existing Monopole will actually maintain the character of the nearby area.

3. Harmony with the purpose and intent of the zoning ordinance:
The Replacement Monopole will be in harmony with the purpose and intent of the Highway Commercial ("HC") district. The zoning ordinance provides that the HC district is

> *"created to permit development of commercial establishments, other than shopping centers, primarily oriented to highway locations rather than to central business concentrations. It is intended that HC districts be established on major highways within the urban area and communities in the comprehensive plan. It is further intended that this district shall be for the purpose of limiting sprawling strip commercial development by providing sites with adequate frontage and depth to permit controlled access to public streets."*

The Existing Monopole and the Replacement Monopole are both in an ideal location to allow the provision of wireless telecommunications and E911 services along this highly traveled corridor in harmony with the stated purpose and intent of the HC district.

4. Consistency with the Comprehensive Plan:
The Property is designated as Community Mixed Use within the Southern and Western Neighborhoods Master Plan. Objective 1, Strategy 1d of the Community Facilities Chapter of the Comprehensive Plan states:

> *"Continue to locate related or complementary services and facilities together when possible and when other goals of the Comprehensive Plan can be met. There are distinct advantages for both the service providers and the public when related and supporting facilities are in a central location. Operational economies can be achieved, capital facility and development costs can be reduced (buildings, parking, and sharing of accessory facilities), and, in some cases, cooperation and support between personnel can be provided. For example, a training academy for fire and rescue may also be appropriate for police in order to allow both of these public safety agencies to conduct emergency operations training together. However, if important County goals, such as walkability in the Development Areas, would be lost by locating complementary uses together, then, this strategy may not take priority."*

The Relocated Monopole is consistent with this strategy.

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Objective 10 of the Community Facilities Chapter 12 of the Comprehensive Plan is to support the provision of private utilities, including wireless service when its provision is in keeping with other aspects of the Comprehensive Plan. Strategy 10d states:

> *"Locate utilities to minimize impacts on the visual and natural environment. In the Development Areas, where compact urban development is expected, the location of utilities is very important. Underground electric, telephone, and fiber optic lines can improve the visual environment and the requirement to locate these utilities underground should continue. Above ground apparatuses such electrical boxes, metering stations, and blow-off valves are sometimes installed in conjunction with a new service. These apparatuses should be located in a manner that minimizes the impact on the surrounding area and should be adequately screened when installed."*

The location for the Relocated Monopole is sited such that it minimizes the impact of visibility while also being located in the Development Area where this critical service is needed for the residents of the County, particularly for emergency services.

This proposal also supports Strategy 10e, for the Replacement Monopole has been sited to minimize its visibility from adjacent parcels and streets, including entrance corridors, without impacting sensitive environmental areas such as steep slopes and floodplain, will be equally or less visible than the Existing Monopole, in accord with the County's Personal Wireless Service Facilities Policy.

Commented [LV1]: See if there are a few more places where we can emphasize the importance of emergency services; that without the new pole, they would be disrupted. Like what you did in the conclusions – just see if you can add a reference or two similar earlier in the document so readers are thinking about that all along, and not just reminded of it at the end.

Conclusion:

Approval of the Relocated Monopole will enable the continuation of critically important wireless telecommunications services (including emergency services) in this strategic location. The entire community will continue to benefit from these services, including nearby residents, businesses, tourists and other travelers along the I-64 interstate, and emergency services, including the County Police Department offices at the 5th St. County Office Building. This Replacement Monopole is proposed to be equally, if not less visible along the corridor compared to the Existing Monopole, and will allow vital coverage for wireless carriers and emergency service, for the benefit of the public as a whole.

UVA COMMUNITY CREDIT UNION TOWER RELOCATION

TIER III PWSF SPECIAL USE PERMIT CONCEPT PLAN

SPECIAL USE PERMIT NUMBER: SP 2024-019

ALBEMARLE COUNTY, VIRGINIA

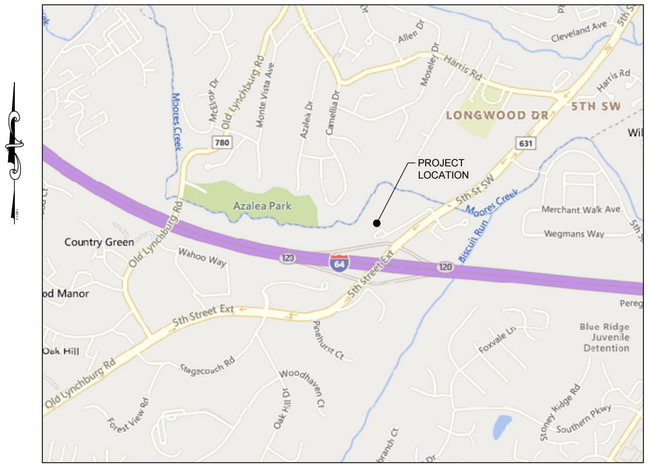
07/15/2024, REVISED 9/6/2024

PROJECT DESCRIPTION:

INSTALLATION OF NEW MONOPOLE CELL TOWER AND ASSOCIATED UTILITY TRENCHING AND EQUIPMENT PADS TO FACILITATE THE REMOVAL OF THE EXISTING MONOPOLE CELL TOWER ON THE SITE.

SITE DATA:

TAX MAP PARCEL AND OWNER INFO:	UNIVERSITY OF VIRGINIA CREDIT UNION 3300 BERKMAR DRIVE CHARLOTTESVILLE VA, 22901
PARCEL ID:	07600-00-00-05500
TOTAL SITE AREA:	6.00 ACRES
LIMITS OF DISTURBANCE:	0.11 ACRES
EXISTING IMPERVIOUS AREA:	0.11 ACRES
PROPOSED IMPERVIOUS AREA:	0.11 ACRES
SOURCE OF SURVEY, BOUNDARY, AND TOPOGRAPHY:	TIMMONS GROUP 28 IMPERIAL DRIVE STAUNTON, VA 24401 JOSEPH C. MEDLEY, L.S. (540) 885-0920 CONDUCTED: DECEMBER 13-14, 2022
ADJACENT SITE PLAN UNDER REVIEW:	SDP202400035
PRIOR APPROVED PLANS:	SDP-1985-00054 SP198600009
HORIZONTAL DATUM REFERENCE:	NAD83
VERTICAL DATUM REFERENCE:	NAVD88
MISS UTILITY TICKET NUMBER:	A121700921
CURRENT USE:	VACANT
ZONING:	HIGHWAY COMMERCIAL ENTRANCE CORRIDOR STEEP SLOPES OVERLAY FLOOD PLAIN AIRPORT IMPACT AREA
MAGISTERIAL DISTRICT:	SCOTTSVILLE DISTRICT
SETBACKS:	FRONT: 10' MIN SIDE: NONE REAR: 50' MIN
EXISTING PARKING SPACES:	196 SPACES (5 ADA SPACES)
EXISTING MAIN BUILDING HEIGHT:	56' - 7"
EXISTING CELL TOWER HEIGHT:	APPROXIMATELY 156'
PROPOSED CELL TOWER HEIGHT:	169'
PROPOSED CELL TOWER COORDINATES:	38° 00' 37.31" N 78° 30' 31.83" W



VICINITY MAP

SCALE: 1" = 1,000'

Sheet List Table

Sheet Number	Sheet Title
C0	COVER
C1	2000' TOPO BOUNDARY PLAN
C2	EXISTING CONDITIONS & DEMOLITION PLAN
C3	OVERALL CONCEPT PLAN
C4	CONCEPT PLAN
C5	TOWER ELEVATION DETAIL
C6	GROUND EQUIPMENT, ANTENNA ARRAY, & COLOR EXAMPLES

TOTAL SHEETS = 7

NOTE: FOR THE PURPOSES OF STORMWATER MANAGEMENT, THIS CELL TOWER RELOCATION PLAN IS PART OF A COMMON PLAN OF DEVELOPMENT FOR A NEW BUILDING FOR THE UVA COMMUNITY CREDIT UNION. A SEPARATE MAJOR SITE PLAN AMENDMENT HAS BEEN SUBMITTED FOR THE PROPOSED BUILDING AND ASSOCIATED SITE INFRASTRUCTURE.

OWNER:

UVA COMMUNITY CREDIT UNION
3300 BERKMAR DRIVE
CHARLOTTESVILLE, VA 22901
CONTACT: SUSAN GRUBER
PHONE: 434-964-2002
SUSAN.GRUBER@UVACREDITUNION.COM

DEVELOPER:

UVA COMMUNITY CREDIT UNION
300 2ND ST NE
CHARLOTTESVILLE, VA 22902
CONTACT: LJ LOPEZ
PHONE: 434-245-5803
LLOPEZ@MILESTONEPARTNERS.CO

ENGINEER OF RECORD:

TIMMONS GROUP
608 PRESTON AVENUE SUITE 200
CHARLOTTESVILLE, VA 22903
CONTACT: KEVIN FLYNN, P.E.
434-327-1699
KEVIN.FLYNN@TIMMONS.COM

COMMONWEALTH OF VIRGINIA
KEVIN B. FLYNN
Lic. No. 53836
PROFESSIONAL ENGINEER
9/6/24
NOT FOR CONSTRUCTION
63216 - CELL

THIS DRAWING PREPARED AT THE
CHARLOTTESVILLE OFFICE
608 Preston Avenue, Suite 200 | Charlottesville, VA 22903
TEL 434.295.5624 FAX 434.295.8317 www.timmons.com

DATE	REVISION DESCRIPTION
09/06/2024	REVISED PER COUNTY COMMENTS

DATE: 07/15/2024
DRAWN BY: B. PERDUE
DESIGNED BY: K. FLYNN
CHECKED BY: K. FLYNN
SCALE: N/A

TIMMONS GROUP

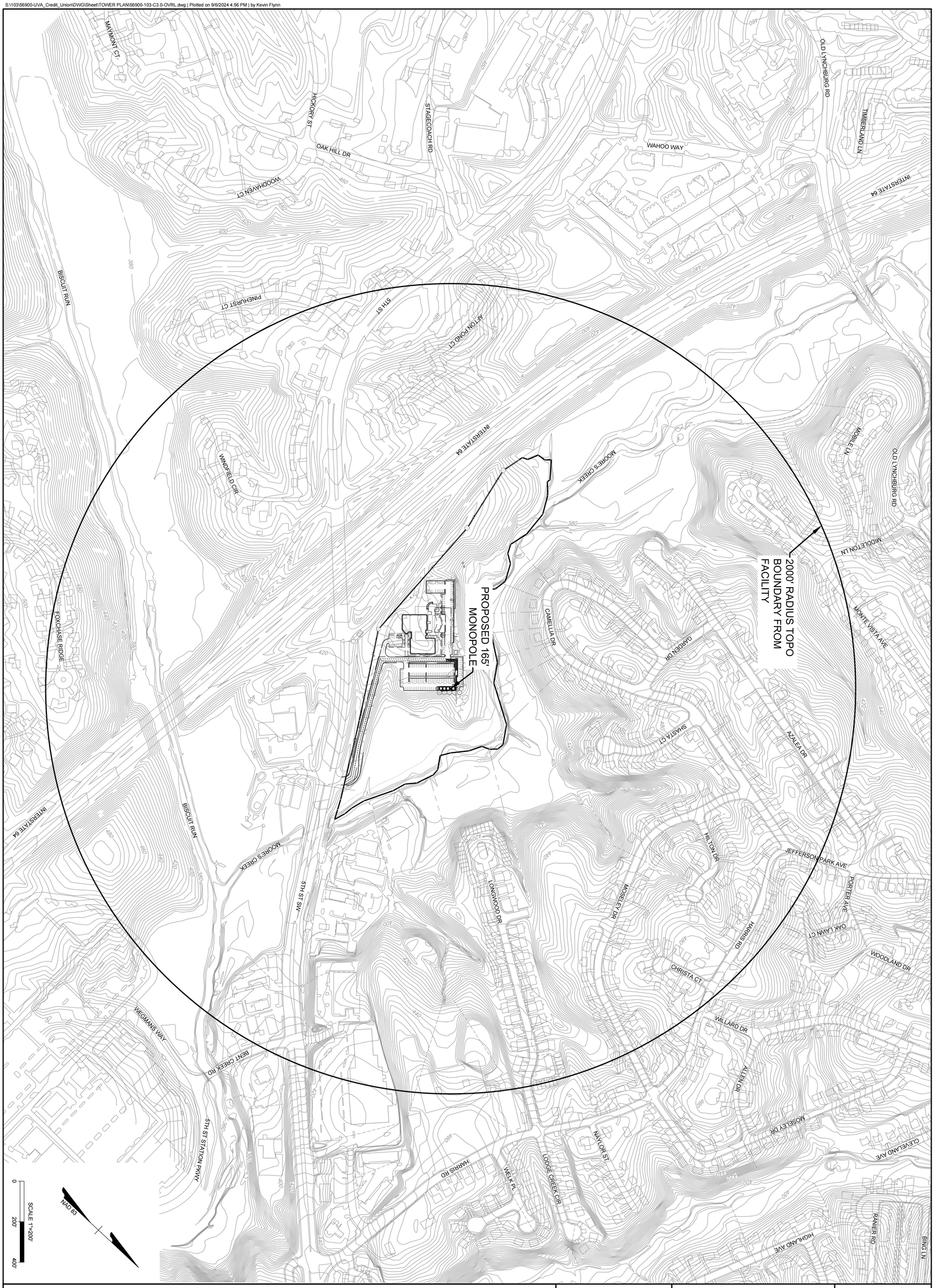
UVA COMMUNITY CREDIT UNION - CELL TOWER PLAN
ALBEMARLE COUNTY, VA
COVER

JOB NO. 63216
SHEET NO. C0

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S:\103\56900-UVA_Credit_Union\CIVIL\GIS\sheet\TOWER PLAN\56900-103-C0.0-COVR.dwg | Plotted on 9/6/2024 4:56 PM | by Kevin Flynn

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608 Preston Avenue, Suite 200 | Charlottesville, VA 22903
TEL 434.295.5624 FAX 434.295.8317 www.timmons.com

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COMMONWEALTH OF VIRGINIA
KEVIN M. FLYNN
LICENSE NO. 039308
9/6/24
CELL

SHEET NO.	JOB NO.	UVA COMMUNITY CREDIT UNION - CELL TOWER PLAN	SCALE	CHECKED BY	DESIGNED BY	DRAWN BY	DATE
C1	63216	ALBEMARLE COUNTY, VA 2000' TOPO BOUNDARY PLAN	1" = 20'	K. FLYNN	K. FLYNN	B. PERDUE	07/15/2024

DATE	REVISION DESCRIPTION
09/06/2024	REVISED PER COUNTY COMMENTS

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#

LEGEND

MONUMENT FOUND	EDGE OF PAVEMENT
IRON ROD FOUND	FENCE LINE
IRON ROD SET	GUARDRAIL
CALCULATED POINT	DITCH
SIGN	STORM LINE
FLAGPOLE	OVERHEAD POWER LINE
AIR CONDITIONER	UNDERGROUND POWER LINE
HANDICAP PARKING	UNDERGROUND TELECOMM LINE
DECIDUOUS TREE	UNDERGROUND WATER LINE
CONIFEROUS TREE	FEMA FLOOD ZONE LINE
STORM MANHOLE	
STORM GRATE	
FLARED END SECTION	
SANITARY MANHOLE	
CLEANOUT	
GROUND LIGHT	
LIGHT POLE	
ELECTRIC BOX	
TELECOMM MANHOLE	
FIRE HYDRANT	
WATER METER	
WATER VALVE	
WELL	
TRAFFIC SIGNAL POLE	
TRAFFIC SIGNAL BOX	
SURVEY BENCHMARK	

CONC.	CONCRETE
DEC.	DECIDUOUS TREE
C&G	CURB & GUTTER
ESMT.	EASEMENT
D.B.	DEED BOOK
PG.	PAGE
IRF	IRON ROD FOUND
MONF	MONUMENT FOUND
IRS	IRON ROD SET
SW	SIDEWALK

THIS TOPOGRAPHIC SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF JOSEPH C. MEDLEY FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THAT THE ORIGINAL DATA WAS OBTAINED ON THE FOLLOWING DATES: AUGUST 11-23, 2021 AND DECEMBER 13-14, 2022. THIS BASE-MAP AND DIGITAL GEOSPATIAL DATA INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

LEGEND

PRESERVED STEEP SLOPES

MANAGED STEEP SLOPES

REMOVE ASPHALT PAVING

SAWCUT

LIMITS OF DISTURBANCE = 0.11 AC.

EXISTING CELL TOWER, TO BE REMOVED ONCE PROPOSED TOWER IS OPERATIONAL

EXISTING COMMUNICATIONS EASEMENT TO BE VACATED

172.09' TO WESTERN PROPERTY BOUNDARY

708.42' TO NORTHERN PROPERTY BOUNDARY

164.54' TO SOUTHERN PROPERTY BOUNDARY

276.95' TO EASTERN PROPERTY BONDARY

EXISTING BUILDING TO BE DEMOLISHED UNDER SEPARATE PROJECT, WPO202400029

PROPOSED BUILDING TO BE CONSTRUCTED UNDER SEPARATE MAJOR SITE PLAN AMENDMENT

TMP 76-55
UNIVERSITY OF VIRGINIA COMMUNITY CREDIT UNION INC C/O PETER M HOLMAN
D.B. 1642, PG. 230
D.B. 437, PG. 601 (PLAT)
±17.58 AC.
#1201 5TH ST. EXT.

5TH ST. EXT.
STATE ROUTE 631
(VARIABLE WIDTH R-O-W)

U.S. HWY. 64
RAMP
(VARIABLE WIDTH R-O-W)

SCALE 1"=30'
0 30' 60'

NAD 83

COMMONWEALTH OF VIRGINIA
KEVIN B. FLYNN
Lic. No. 53836
PROFESSIONAL ENGINEER
NOT FOR CONSTRUCTION
63216-CEL

THIS DRAWING PREPARED AT THE
CHARLOTTESVILLE OFFICE
608 Preston Avenue, Suite 200 | Charlottesville, VA 22903
TEL 434.295.5624 FAX 434.295.8317 www.timmons.com

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09/06/2024	REVISED PER COUNTY COMMENTS

DATE 07/15/2024
DRAWN BY B. PERDUE
DESIGNED BY K. FLYNN
CHECKED BY K. FLYNN
SCALE 1" = 20'

TIMMONS GROUP

UVA COMMUNITY CREDIT UNION - CELL TOWER PLAN

ALBEMARLE COUNTY, VA

EXISTING CONDITIONS & DEMOLITION PLAN

JOB NO. 63216
SHEET NO. C2

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S:\103\63600-UVA_Credit_Union\DWG\Sheet\TOWER PLAN\63600-103-C2-LO-EXST.dwg | Plotted on 9/6/2024 4:57 PM | by Kevin Flynn

PROPOSED MONOPOLE

LIMITS OF DISTURBANCE = 0.11 AC.

212.08'
TO WESTERN
PROPERTY BOUNDARY

314.94'
TO NORTHERN
PROPERTY BOUNDARY

±416 AMSL

1,488 SF, TOTAL
LEASE AREA

462.04'
TO SOUTHERN
PROPERTY BOUNDARY

409.33'
TO EASTERN
PROPERTY BOUNDARY

PARCEL NO. 200202000
MOEWIBBR, LLC
D.B. 2017, PG. 506

PARCEL NO. 200201000
BETTY O. ABBOTT, TRUSTEE
D.B. 674, PG. 64

N3°45'27"E
414.62'

N38°02'27"E 123.20'

N81°29'00"E
26.05'

ZONE AE (FLOODWAY)
ZONE X

TMP 76-55
UNIVERSITY OF VIRGINIA COMMUNITY
CREDIT UNION INC C/O PETER M HOLMAN
D.B. 1642, PG. 230
D.B. 437, PG. 601 (PLAT)
±17.58 AC.
#1201 5TH ST. EXT.

U.S. HWY. 64
RAMP
(VARIABLE WIDTH R-O-W)

IRON (F)

S57°48'10"W 460.92'

ROD
SET

5TH ST. EXT.
STATE ROUTE 631
(VARIABLE WIDTH R-O-W)

LEGEND

PRESERVED STEEP SLOPES

MANAGED STEEP SLOPES

NAD 83

SCALE 1"=20'
0 20' 40'

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KEVIN B. FLYNN
Lic. No. 53836
PROFESSIONAL ENGINEER
NOT FOR CONSTRUCTION
63216 - CEL

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TEL 434.295.5624 FAX 434.295.8317 www.timmons.com

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DATE 07/15/2024
DRAWN BY B. PERDUE
DESIGNED BY K. FLYNN
CHECKED BY K. FLYNN
SCALE 1" = 20'

TIMMONS GROUP

UVA COMMUNITY CREDIT UNION - CELL TOWER PLAN

ALBEMARLE COUNTY, VA

OVERALL CONCEPT PLAN

JOB NO. 63216
SHEET NO. C3

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S:\105956000-UVA_Credit_Union\07-WS\Sheet\TOWER PLAN\56900-103-C4.0-OVRL-LAYO.dwg | Plotted on 9/6/2024 4:58 PM | by Kevin Flynn

NOTE:
NO EXISTING TREES ARE LOCATED WITHIN 50' OF PROPOSED TOWER. NO TREES ARE PROPOSED TO BE REMOVED BY THIS PLAN.

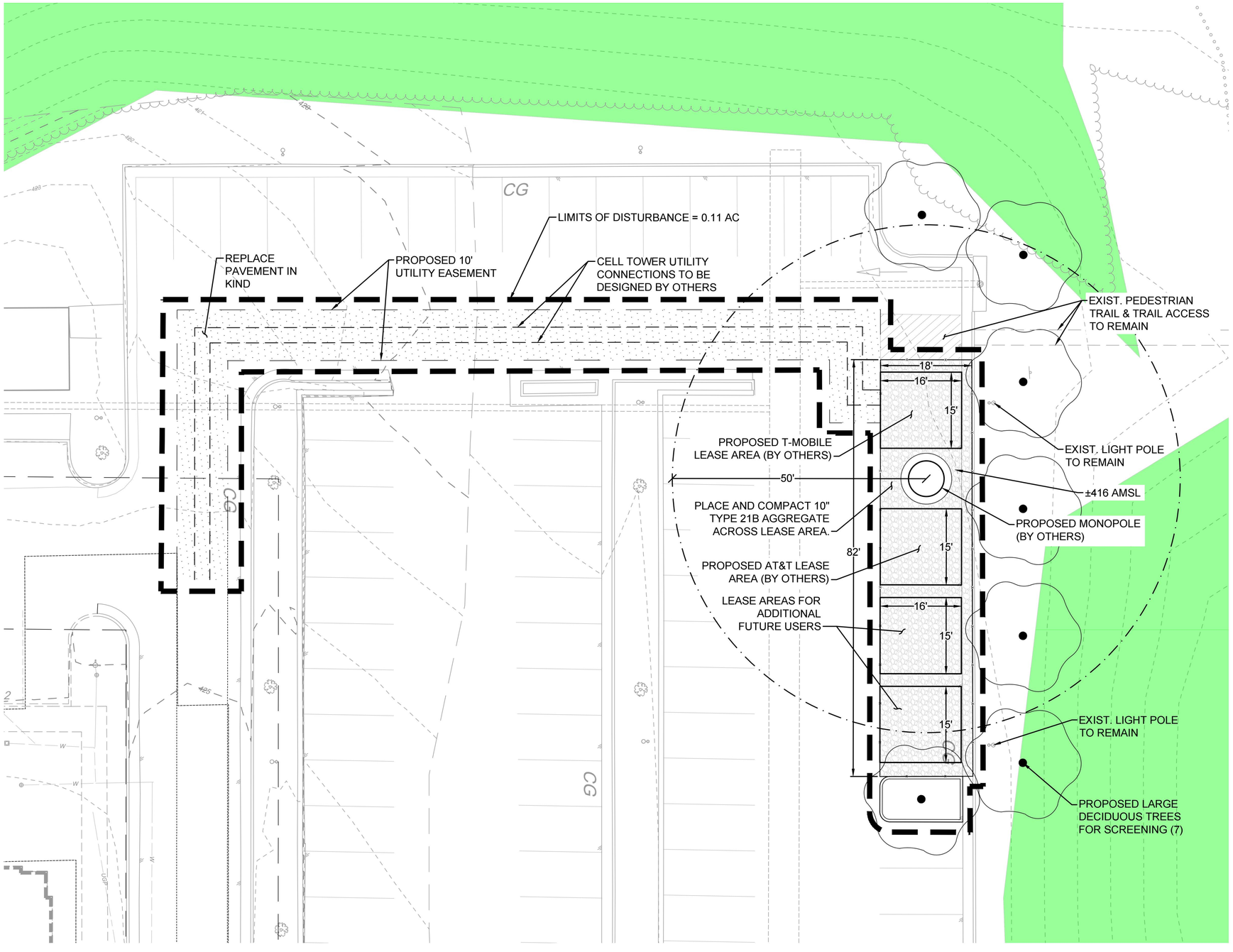
LEGEND

PRESERVED STEEP SLOPES

MANAGED STEEP SLOPES

NAD 83

SCALE 1"=10'
0 10' 20'



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Lic. No. 53836
PROFESSIONAL ENGINEER
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TEL 434.295.5624 FAX 434.295.8317 www.timmons.com

DATE	REVISION DESCRIPTION
09/06/2024	REVISED PER COUNTY COMMENTS

DATE 07/15/2024
DRAWN BY B. PERDUE
DESIGNED BY K. FLYNN
CHECKED BY K. FLYNN
SCALE 1" = 10'

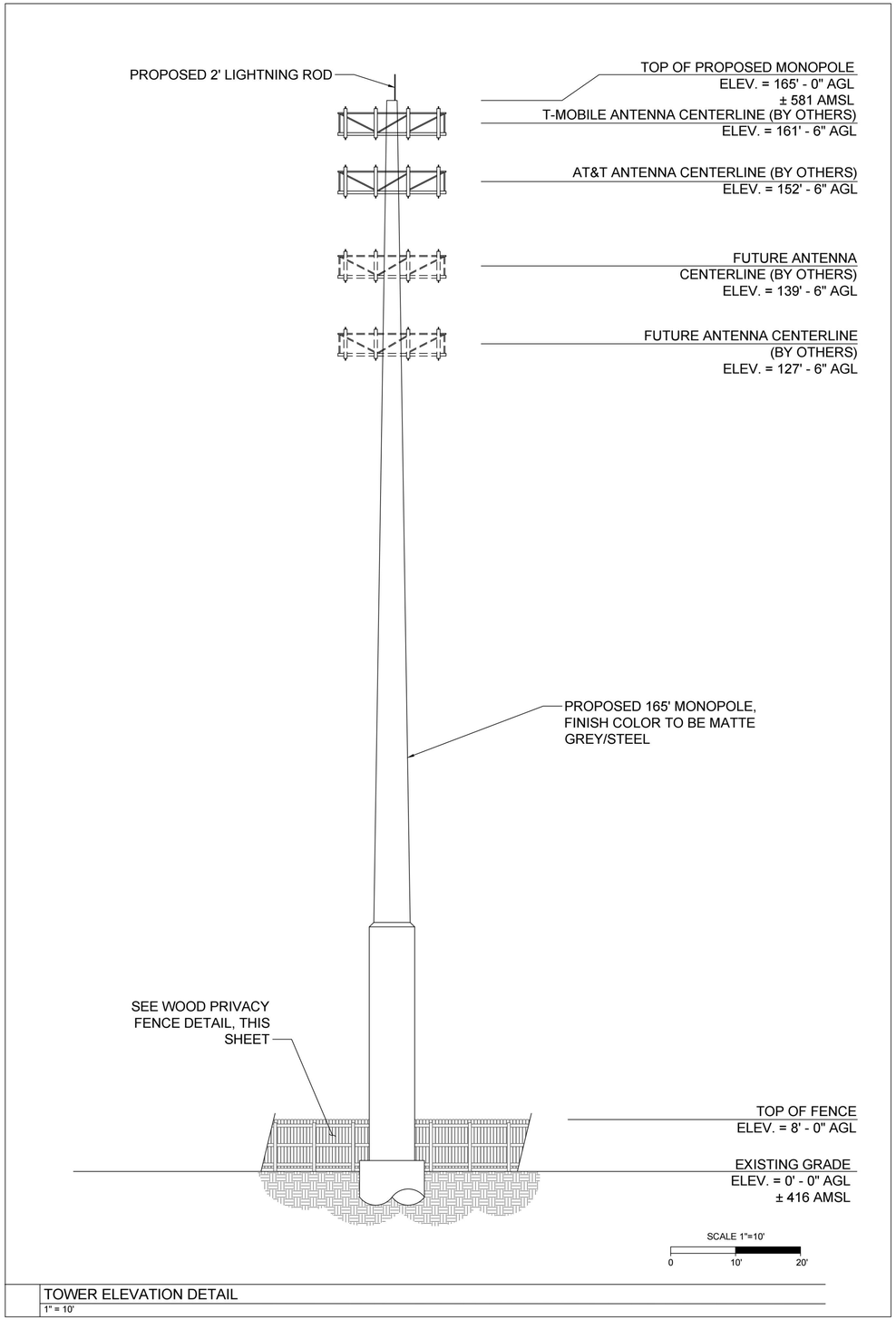
TIMMONS GROUP

UVA COMMUNITY CREDIT UNION - CELL TOWER PLAN
ALBEMARLE COUNTY, VA
CONCEPT PLAN

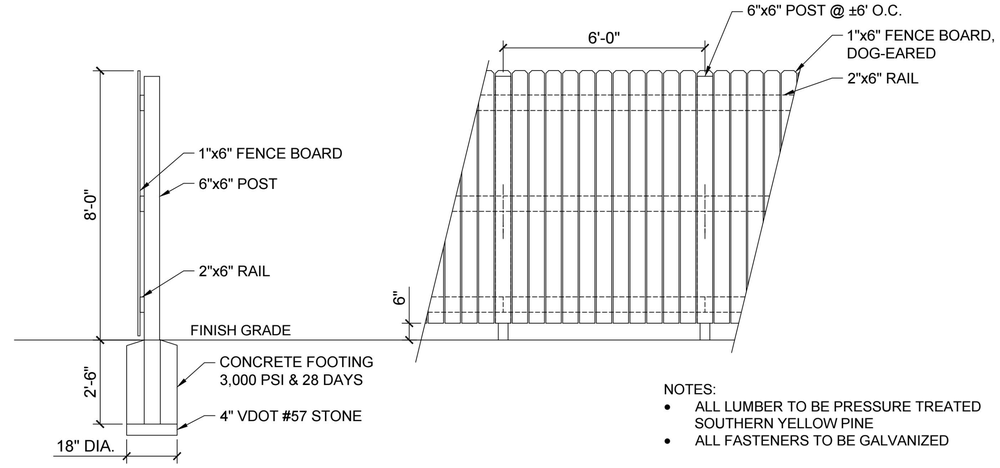
JOB NO. 63216
SHEET NO. C4

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TOWER ELEVATION DETAIL
1" = 10'



NOTES:
- ALL LUMBER TO BE PRESSURE TREATED SOUTHERN YELLOW PINE
- ALL FASTENERS TO BE GALVANIZED

PRIVACY FENCE DETAIL
No Scale

NOTES:
1. NUMBER OF ARRAYS, ANTENNA SIZE, DIAMETER OF MONOPOLE, AND PROJECTION FROM STRUCTURE SHALL COMPLY WITH THE APPLICABLE PROVISIONS OF SECTION 5.1.40 IN EFFECT AT THE TIME.
2. EACH ANTENNA AND ASSOCIATED EQUIPMENT SHALL BE A COLOR THAT MATCHES THE STRUCTURE.
3. ELEVATIONS AND MOUNTING HEIGHTS OF ANTENNA ARE ILLUSTRATIVE AND FINAL PRECISE ELEVATIONS AND MOUNTING HEIGHTS WILL BE IDENTIFIED AT BUILDING PERMIT.
4. ADDITIONAL ANTENNAS MAY BE CO-LOCATED ON MONOPOLE. PLAN IS NOT INTENDED TO LIMIT THE NUMBER OF ARRAYS.
5. OUTDOOR LIGHTING TO BE DETERMINED AT BUILDING PERMIT, HOWEVER, ANY OUTDOOR LIGHTING FOR THE FACILITY WILL BE PERMITTED ONLY DURING MAINTENANCE PERIODS; REGARDLESS OF THE LUMENS EMITTED, EACH OUTDOOR LUMINAIRE WILL BE FULLY SHIELDED AS REQUIRED BY SECTION 4.17; PROVIDED THAT THESE RESTRICTIONS WILL NOT APPLY TO ANY OUTDOOR LIGHTING REQUIRED BY FEDERAL LAW.
6. ALL GROUND EQUIPMENT WILL BE LESS THAN 8' IN HEIGHT.

COMMONWEALTH OF VIRGINIA
KEVIN B. FLYNN
Lic. No. 53836
PROFESSIONAL ENGINEER
9/6/24
NOT FOR CONSTRUCTION
63216 - CELL

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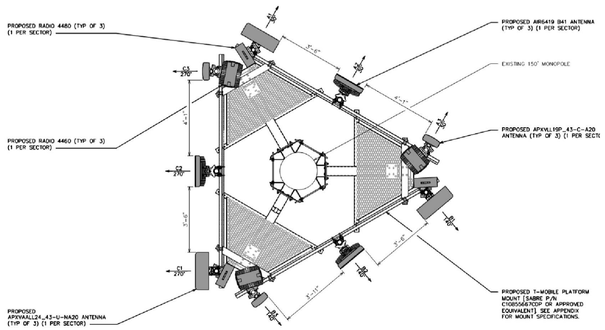
UVA COMMUNITY CREDIT UNION - CELL TOWER PLAN
ALBEMARLE COUNTY, VA
TOWER ELEVATION DETAIL

JOB NO. 63216
SHEET NO. C5

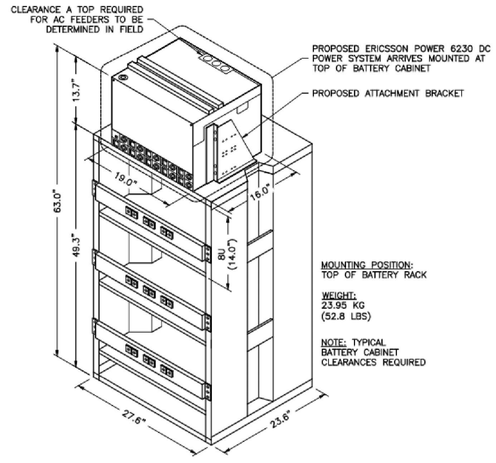
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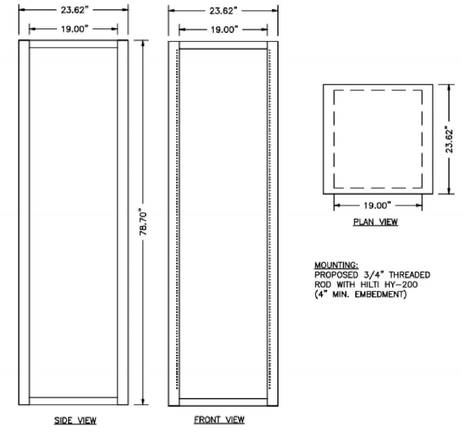
EXAMPLE T-MOBILE EQUIPMENT:



TYPICAL ANTENNA ARRAY DETAIL

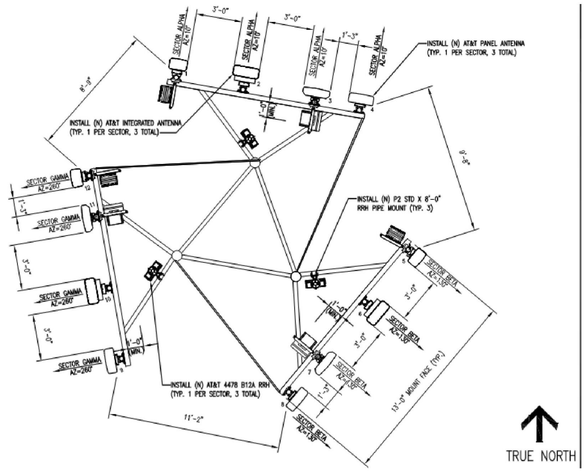


TYPICAL CABINET DETAIL

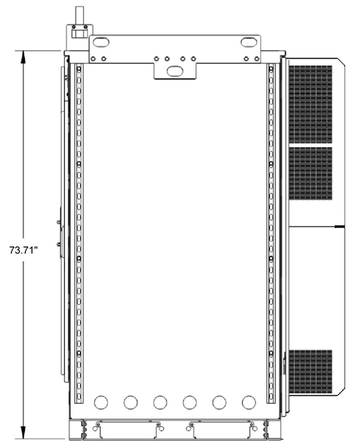


TYPICAL RACKING DETAIL

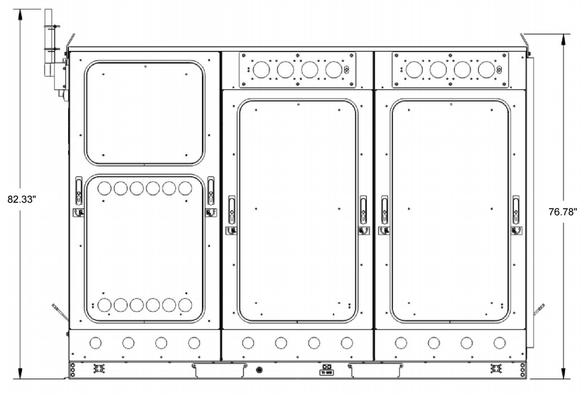
EXAMPLE AT&T EQUIPMENT:



TYPICAL ANTENNA ARRAY DETAIL



TYPICAL CABINET DETAIL - SIDE VIEW



TYPICAL CABINET DETAIL - FRONT VIEW

MONOPOLE EXAMPLE COLOR - MATTE STEEL GRAY



NOTE: EXACT ANTENNA ARRAYS, MONOPOLE COLOR, AND GROUND EQUIPMENT TO BE DETERMINED AT BUILDING PERMIT STAGE AND SHALL COMPLY WITH THE APPLICABLE PROVISIONS OF SECTION 5.1.40 IN EFFECT AT THE TIME.

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CHECKED BY: K. FLYNN
SCALE: N/A

TIMMONS GROUP

UVA COMMUNITY CREDIT UNION - CELL TOWER PLAN
ALBEMARLE COUNTY, VA
GROUND EQUIPMENT, ANTENNA ARRAY, & COLOR EXAMPLES

JOB NO. 63216
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