Verizon Wireless – Scruby Property - Tier III
Personal Wireless Service Facility

Project Description / Request:

Cellco Partnership, operating as Verizon Wireless ("Verizon"), respectfully requests approval of a Special Use Permit and Special Exemption for a Personal Wireless Service Facility (PWSF), including a 94-foot tall monopole to be located immediately south of the nearest addressed parcel at 7418 Greenwood Station Road, and identified as Tax Map & Parcel Number 05400-00-00-072A0 (the "Property"). The leased area is 40'x40'. Verizon's proposed radio transmitter cabinet will be placed on a concrete pad, besides an approximately 10' wide utility H-Frame stand for other power communication components on a steel grated platform, and an emergency back-up power generator on another concrete pad. This facility will be installed within a 600 square-foot fenced compound and the ground equipment will be covered with an ice guard to prevent possible damage to the ground equipment due to falling tree branches and ice. The monopole, antennas, and base station equipment that might be visible above the screening fence will all be painted with Sherwin Williams Java Brown - #6090, which is a matte enamel color that has been previously approved as an appropriate color for many other "Treetop" Personal Wireless Service Facility sites throughout Albemarle County.

Network Objectives:

Verizon is licensed by the Federal Communications Commission (FCC) to provide state-of-the-art wireless telecommunications services within Albemarle County using a combination of four (4) separate bands on the frequency spectrum. These consists of the 850 MHz band for Cellular (CDMA), the 1900 MHz frequency band for Personal Communications Services (PCS), the 4G Long Term Evolution (LTE) on 700 MHz band, and Advance Wireless Services (AWS) on the 2100 MHz band. The network offers data upload and download transmission speeds that much faster than the previous generations of wireless technologies. Verizon has also recently added high-definition calling capabilities to the data networks in the form of Voice Over LTE (VOLTE) service.

Whenever possible, it is Verizon's goal to provide seamless in-building, in-car, and on-street coverage and the full range of voice and data services to existing and future customers. Verizon has determined that the area surrounding this proposed site needs expanded coverage to better service the nearby residences, businesses, and traffic along the I-64 Interstate. Therefore, this site is intended to provide infill coverage while also adding additional network capacity by offloading traffic from the company's nearest existing sites in all directions. Although the proposed 94' monopole tower would be too short to maximize coverage, it should allow the antennas to clear the highest treetops within the immediate area on this parcel allowing service from this facility to connect the with customers who are currently drawing on the marginal coverage levels that are currently being provided by the four (4) nearest neighboring sites: "I64 West" to the west (VZW PWSF off Newton Heights Road), "Yancey Mills" to the East (VZW PWSF off Patterson Mill Lane), "Parsons Green" to the southwest (VZW PWSF off of Route 151 – Critzers Shop Road), and "Railroad Avenue" to the Northeast (VZW Rooftop Mounted Antenna in Downtown Crozet).

Character of the Area:

The proposed PWSF will be contained within a 1600 square-foot lease area located on a 1.098 acre property used for agricultural purposes. The site of the proposed facility has a ground level elevation of 773.5 feet Above Mean Sea Level (AMSL). The subject parcel, which is in the

Verizon Wireless – Scruby Property - Tier III
Personal Wireless Service Facility

White Hall Magisterial District, is located off of Greenwood Station Road, is zoned Rural Areas (RA), and is located within the Entrance Corridor (EC) Overlay District and the Greenwood-Afton Rural Historic District (DHR ID #0088-5075). All adjoining properties are zoned Rural Areas (RA) and have a mix of residential and agricultural uses. Access to the proposed PWSF will be provided from the east side of Greenwood Station Road, utilizing an existing gravel entrance to the property. The proposed monopole will be located approximately 37.5 feet east of the nearest boundary line with the right-of-way for Greenwood Station Road. The nearest off-site dwelling is located approximately 700' northwest of the monopole site across I-64 on property identified as Tax Map / Parcel Number 05400-00-00-07100.

Compliance with Section 5.1.40 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: *One LED Floodlight will be placed on the utility H-Frame and test lights will only be used as needed during unexpected events that require nighttime visits by Verizon's technical operations staff. The proposed light must be adjustable to illuminate various parts of the compound for safety reasons. However, it will not be turned on nightly and will be located well below the treetops which will provide natural shielding from the light shining skyward during any relatively short periods of emergency maintenance.*
   - **(c)** Ground Equipment: *Proposed equipment consisting of the base station cabinets, H-Frame stand and generator will be placed in a location that is screened from offsite views by the surrounding trees, and a wooden fence will also be installed to help fortify the existing screening elements that are offered to this site. Any portions of equipment that are visible above the screening fence will be painted to match the tower and blend into the wooded area.*
   - **(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 Two (2) feet in length and one (1) inch in diameter.*

2. Antennas and associated equipment:
   - **(a)** Number of arrays: *Verizon will use a mounting collar and mounting frames that will allow all six (6) of the necessary antennas to be installed in a single array within three (3) horizontally separated sectors at the same height. This antenna array will be centerline mounted at the 90 foot AGL level (864' AMSL), with the (2) antennas grouped in each sector to support the combination of the licensed Cellular, PCS, LTE, and AWS frequencies all at one mounting level on the monopole. Other supporting devices that consist of six (6) remote radio heads and two (2) fiber optic surge protection boxes will be placed below the antenna array at heights that are not expected to be visible from the adjacent properties or any distant off-site views.*
   - ***(b)*** Size: *The antennas initially to be installed in Verizon's array are identified as Commscope Model Number: NHH-65C-R2B [96.0"(H) x 11.9"(W) x 7.1" (D),*

equaling 1,142.40 square inches]. Specific equipment will likely change over the life of the PWSF as technology advances.

(c) Projection: *The antennas are proposed to be mounted with 18" between the face of the monopole and the backs of the antennas, and no need for physical down-tilting. Therefore, Verizon is also requesting approval of a Special Exception to modify Section 5.1.40.b(2)(c) of the Zoning Ordinance which allows maximum distances of 12" to 18" between the face of the monopole and the back of the antennas when down-tilting is employed.*

(d) Color: *All antennas will be painted the same Java Brown color as the proposed monopole.*

3. Tree Conservation Plan;Content:

The locations of proposed tree protection fencing are shown on the Erosion & Sediment Control & Grading Plan Sheet ES-1. Prior to the approval of a building permit, Verizon will also provide a tree conservation plan that has been prepared by a Certified Arborist. As standard practice, the designated arborist will not issue a written conservation plan letter until after they have had the chance to review Verizon's Final Construction Drawings / Site Plan and visit the site. The final issued letters often provide recommendations for any post-construction tree care techniques in addition to granting approval for app proposed land disturbance techniques, vegetation protection fencing locations, and other design elements that might affect the health of trees that surround this site.

4. Creation of slopes steeper than 2:1.

Upon the completion of this project, none of the remaining slopes will be greater than 2:1 as a result of construction and land disturbing activities for the proposed facility.

5. Ground equipment shelter;fencing.

Verizon is proposing the installation of a 10-foot (10') tall wood fence in order to prevent trespassing. The location and design details of the proposed screening fence are provided in the construction drawings/site plan being submitted with this application.

6. Screening and siting to minimize visibility.

The monopole will be located 36.10' from the right-of-way line for Greenwood Station Road (Route 690) and 38.10' from the I-64 Interstate right-of-way. There are numerous mature trees along the north and west property line that will screen views of the monopole from the road and adjacent properties. A total of nine (9) trees will need to be removed to allow for the installation of the PWSF and related access.

7. Open space plan resources.

The PWSF is located along the I-64 interstate right-of-way but the numerous mature trees located along the right-of-way will screen the view of the monopole's location. In addition, the PWSF is also located within the Greenwood-Afton Rural Historic District (DHR ID #0088-5075) which covers an area of approximately 16,300 acres. The PWSF

location was chosen due to its location close to the I-64 interstate and the ability by VZW to locate the structure on a vacant wooded lot to minimize any impact to historical structures or uses.

8. Horizontal separation of multiple facilities.
This facility will be the first facility on the property and therefore this provision is inapplicable.

9. Diameter of monopole
As indicated in the attached construction drawings, Verizon's proposed monopole will be designed and constructed so that it is 30 inches at its base and tapers to 18 inches at its top.

10. Height of Monopole
At 94' foot tall (868 feet Above Mean Sea Level - AMSL), the proposed monopole will be 10 feet above the top elevation of the reference tree, which is identified as a 12" diameter oak tree that is 83' (858 feet AMSL).

11. Color of monopole, antennas, and equipment.
The monopole and all antennas will be painted Sherwin Williams Java Brown #6090, a color that has been applied to a number of treetop PWSF monopoles in Albemarle County. All of the base station equipment that is installed to support this facility will also be painted the same color and enclosed behind a ten foot (10') wooden security fence.

12. Placement of cables, wires, and similar attachments.
The proposed monopole will be designed and constructed to contain all of Verizon Wireless's coaxial and fiber optic cables that will run from the ground equipment to all antennas and their supporting devices.

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

1. Building site exemption.
Verizon acknowledges this exemption from the standard building site requirements for PWSF.

2. Vehicular access.
Verizon will utilize Greenwood Station Road and the existing gravel access off of the public right-of-way to access the property.

3. Setbacks.
Verizon has selected a location for this proposed monopole facility will be located 36.10' feet from the right-of-way line for Greenwood Station Road (Route 690) and 38.10' from the I-64 Interstate right-of-way. The PWSF is located 108' from the adjacent property line shared with Parcel ID #05500-00-00-01500.

4. Area, bulk, and minimum yards.

Verizon acknowledges this exemption that allows relief to PWSF from the standard area, bulk, and minimum yard requirements.

5. Required yards.
Verizon acknowledges this exemption that allows relief to PWSF from the required yard standards.

6. Site plan.
Please refer to the attached construction drawings with site plan details and the specification sheets for proposed antennas and equipment that all demonstrate compliance with the Tier III PWSF criteria, set forth in Section 5.1.40(a)(4) – Plans and Supporting Documents. Any other supporting information that is deemed relevant to the requirements set forth in Section 32 of the zoning ordinance for site plans can be submitted upon request.

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:
This proposal meets all the design criteria for a Tier II PWSF currently required by Section 5.1.40 of the Albemarle County Zoning Ordinance. The property is screened by a buffer of mature trees that will screen the facility from adjacent properties and the I-64 interstate. The PWSF 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 property does not contain steep slopes or floodplains nor will the proposed development create any steep slopes greater than 2:1. Lastly, the PWSF 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 area surrounding this facility is a mix of rural residential with large parcels being used for agricultural purposes. Only nine (9) trees on the property are scheduled to be removed by the installation of this PWSF and their removal will not affect any views from adjacent properties as an already existing mature buffer currently exists.

3. Harmony:
The RA (Rural Area) district was established to preserve agricultural and forestall land activities, water supply protection and conservation of natural, scenic, and historic resources. Per Section 10.2.1 – By Right Uses allowed include residential, commercial, and outdoor uses including Tier 1 and Tier II PWSF (10.2.1(22)). The proposed facility meets the design criteria of a Tier II facility, except the property is located within the Greenwood-Afton Rural Historic District (DHR ID #0088-5075) and therefore within a defined "Avoidance Area" causing it not to meet the definition of a Tier II PWSF. In

addition, there are adjacent conservation easements located on Tax Map ("TMP") 55-15 & 71-2B (Seven Oaks Farm – ALB-00860), TMP 54-74E (Mirador Farm – ALB-00933), TMP 70-15E (PRF20140002), TMP 70-15D (PRF20140001), TMP 55-13A & TMP55-12E & TMP 55-12 (ALB-02266), TMP 55-21 & TMP 55-81 & TMP 55-80 (ALB-0822), TMP 55-12B & TMP 55-20A & TMP 55-20 & TMP 55-16B (ALB-01370), and TMP 54-74F & TMP 54-20 & TMP 70-4 (ALB-00741). These easements seek to protect the open and scenic views, as well as visibility from neighboring properties also currently under conservation easements. A mature tree buffer on the associated property along with those on neighboring properties will adequately screen the facility from adjacent properties and those traveling within the Historic District. The Applicant advised Justin Altice of the Virginia Outdoors Foundation (VOF) about the details of the project, and Mr. Altice provided the Applicant and the County staff with the six (6) VOF deeds for the easements in the area. Though the Applicant invited VOF to the balloon test, VOF responded that review is conducted by County staff, and VOF would not be reviewing the proposed facility. Two easements are held by the County in the ACE program.

4. Consistency with the Comprehensive Plan:

Per the adopted Albemarle County 2015 Comprehensive Plan calls for the preservation of the county's historic, archeological, and cultural resources within the Rural Areas. The PWSF meets the criteria for a Tier II facility required by the Albemarle County Zoning Ordinance and the mature tree buffer located along the property line will screen the PWSF from adjacent properties and passing vehicles. In addition, the proposed PWSF and ground based equipment will be painted brown which further will allow the facility to blend within the natural environment.

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. This proposed site supports this objective and is consistent with Strategy 10e as the proposed facility has been sited and designed in accordance with the County's Personal Wireless Service Facilities Policy.

Conclusion

Approval of this PWSF application will contribute to the expansion of Verizon's coverage to the Rural Areas, existing and future residents and businesses as well as travelers on the I-64 interstate. This facility will also help to reinforce network capacity and relieve some of the high levels of traffic that has been experienced at the neighboring network locations. The monopole tower serving this PWSF will meet the County's design preferences for monopoles that extend just above the treetops with dark brown finishes and well-screened base station compounds. Therefore, Verizon is confident that the proposed PWSF will meet the design criteria necessary for approval of a Tier III Facility, and that is does not conflict with any of the goals and objectives set forth in the Albemarle County Comprehensive Plan.

Sincerely,

Verizon Wireless – Scruby Property - Tier III
Personal Wireless Service Facility

Nathan Holland
GDN Sites
Site Development Consultants to Verizon

April 23rd, 2020

TO: County of Albemarle - Department of Community Development 401 McIntire Road, North Wing Charlottesville, VA 22902

RE: Verizon / Mirador Farm (Scruby Property) – Tier III Personal Wireless Service Facility Special Exception Request for Modified Flush-Mount Antenna Mounting

To Whom It May Concern:

This letter is being submitted pursuant to Section 5.1.40.a(12) as a request for approval of a Special Exception to modify Section 5.1.40.b(2)(c) - Projection in order to allow Verizon's proposed antennas to be installed in a modified flush-mount array.

Please find information supporting Verizon's request in the sections provided below:

Section 5.1.40.a(12): "Special Exception. If the proposed facility does not comply with any provision of section 5.1.40, the applicant shall request a special exception in writing as part of the application. The request shall identify which regulation in section 5.1.40 for the special exception is requested and a justification for the special exception."

Verizon will address the requests and justifications for required Special Exceptions below:

Request to modify Section 5.1.40.b(2)(c) of the Zoning Ordinance: "Projection. No antenna shall project from the facility, structure or building beyond the minimum required by the mounting equipment, and in no case shall the closest point of the back of the antenna be more than twelve (12) inches from the facility, structure, or building, and in no case shall the farthest point of the back of the antenna be more than eighteen (18) inches from the facility, structure, or building." The proposed alternative mounts will allow all six of Verizon's antennas to be installed at the same mounting level on the proposed monopole, but they won't allow the antennas to meet the smaller maximum stand-off restriction of 12 inches. Therefore, Verizon is requesting approval of this Special Exception to allow a modification of the standard restrictions on antenna mounting distances. In this case, the closest point from the monopole bottom to top at the backs of the proposed antennas will be approximately 18". Therefore, the proposed mounts will allow antennas to comply with the larger of the standoff limitations by being 18" from the monopole's face at their tops and bottoms.

Instead of requiring mechanical (physical) tilting, the proposed Commscope NHH-65C-R2B antennas are equipped with Remote Electrical Tilt (RET) capabilities that allow antenna elements and their beams to be tilted electronically from inside the panels and without changing the distance from the monopole. Therefore, the greatest distance between the antennas and pole will actually be equal to or less than 18" which maximum that is allowed.

Approval of the proposed Special Exception will allow Verizon to better serve the surrounding areas in a more efficient way by allowing all six (6) of the antennas to clear the treetops and deploy the company's four licensed frequencies at the same mounting height. This is especially important, because in previous cases Verizon had been required to vertically stack two (2) separate antennas arrays, with parts of the lower antennas being situated below the tops of some surrounding trees. At the same time, the distance between the monopole and antennas within the proposed array will not greatly increase any perceived visual impacts because the antennas will still comply with the maximum distance that is normally allowed. Verizon also notes that the proposed configuration has been approved for other facilities within Albemarle County, so there should be no concerns about setting a design precedence with the approval of this request. Therefore, the requested Special Exception for the proposed mounting distance should be consistent with the criteria that are necessary for modification or waiving the requirements of Section 5.1.40.b(2)(c).

Please not hesitate to contact me at your earliest convenience if you should have any questions, comments or concerns, or will require any additional information for the review and approval of this request.

Sincerely,

Nathan Holland
Senior Site Development Manager
GDN Sites – Consultant to Verizon Wireless
Phone: 757-305-8420
nathan.holland@gdnsites.com

November 10th, 2020

TO: Christopher Perez, County of Albemarle - Department of Community Development 401 McIntire Road, North Wing Charlottesville, VA 22902

RE: Verizon Wireless - Scruby Property – Tier III - Personal Wireless Service Facility - Special Exception Request for Critical Slope Waiver on Rural Areas (RA) Parcel

Dear Christopher,

This letter is being submitted pursuant to section 4.2 as a request for approval of a Special Exception to allow disturbance of critical slopes for the installation of a Personal Wireless Service Facility ("PWSF"). The project compound, which consists of 1,600 square feet in area, when combined with the access road, equals 3,900 square feet of total disturbed area. Approximately 340 square feet (21.25%) of the total disturbed area is in critical slopes, and those slopes are located entirely within the proposed access road to the PWSF. This slope was man made, created when the parent parcel was split during the interstate 64 construction project. In addition, 940 square feet of critical slopes will be created during the construction of the proposed access road.

Areas of critical slopes have been identified, and Verizon Wireless will address the following health, safety, and welfare concerns set forth in Section 4.2.5(a)(1) of the ordinance:

Rapid and/or large scale movement of soil and rock

During construction, the site will be stabilized using erosion control measures outlined in the plans, including a silt fence that will keep soil on the parent property.

Excessive stormwater run-off

The finished surface of the site will be semi-pervious, consisting of gravel over a meshed layer of synthetic fabric. This combination of gravel and fabric placed over compacted subgrade soil will allow stormwater to drain back into the ground instead of flowing off-site.

Siltation of natural and man-made bodies of water

No existing bodies of water have been identified on the subject parcel and the proposed PWSF site accounts for a small portion or 4.4% of the property's overall area, which contains a total of 1.10 acres. The proposed compaction combined with the layer of synthetic fabric below the gravel will stabilize soil within the lease area and the access road. These factors, combined with the vegetation to remain around the facility and road will help to ensure silt does not travel to water features on nearby properties.

Loss of aesthetic resources

The limits placed on tree clearing for the PWSF are intended to ensure that trees important for screening and camouflaging the facility will remain intact. The location of the access road was chosen to ensure only six (6) trees needed to be removed to install the access road. Other options were explored that would limit the need for this waiver, but numerous large trees would need to be removed to install such access options.

Van Yahres tree company will prepare a certified arborist report in order to determine the methods of protecting trees that have been identified to remain at this site, and, once the final report is completed, it will be submitted to the County prior to building permit submittal.

Greater travel distance of septic effluent

This will be an unmanned facility that will not have a septic system or any other form of plumbing. Therefore, the concern for possible impact on the travel of septic effluent is not relevant to this request.

Section 4.2.5(a)(3) allows the commission to waive the restrictions on disturbing critical slopes upon finding the following (in part):

a. **Strict application of the requirements of section 4.2 would not forward the purpose or otherwise serve the public health, safety, or welfare.**

   Critical slopes regulations in the Rural Areas are largely focused on ensuring that adequate building sites can be attained for dwellings or other uses dependent on sewage systems without large-scaled, adverse impacts to critical slopes.. Section 5.1.40(C)(1) states, "Notwithstanding section 4.2.3(a), a facility is not required to be located within a building site." Therefore, the building site requirements related to critical slopes are not relevant to PWSF's. The proposed facility complies with the design and siting requirements for Tier II PWSF's in order to minimize visual impacts. Therefore, a strict application of the critical slopes provision would not further the purpose of the zoning ordinance as it applies to this PWSF.

b. **Alternatives proposed by the developer or subdivider would satisfy the intent and purposes of section 4.2 to at least an equivalent degree.**

   Any alternatives that would satisfy the conditions of this ordinance would require the need to remove more than the six (6) trees proposed to be removed to construct the access road for the proposed PWSF or would require a new entrance to be installed along Greenwood Station Road. Therefore, the entrance road as designed would have the least amount of impact on natural resources without causing soil/rock movement, excessive storm water run-off, or other disturbances.

c. **Due to the property's unusual size, topography, shape, location or other unusual conditions, excluding the proprietary interest of the developer or subdivider, prohibiting the disturbance of critical slopes would effectively prohibit or unreasonably restrict the use of the property or would result in significant degradation of the property or adjacent properties.**

   Any alternative to bypass the critical slopes would require the need to remove more than the six (6) trees proposed to be removed to construct the access road for the proposed PWSF or would require a new entrance to be installed along Greenwood Station Road.

d. **Granting the modification or waiver would serve a public purpose of greater import than would be served by strict application of the regulations sought to be modified or waived.**

   Since the adoption of the wireless policy there have been several other Tier II and Tier III treetop PWSF's approved in areas where critical slope disturbance is necessary. These approvals are normally granted when it can be demonstrated that the overall goals for

minimizing visual impacts are addressed and disturbance of critical slopes is limited to the minimum amount as necessary. The location of the proposed road will give the most direct route into the site, without creating additional tree removal or a new entrance installation.

Conclusion

When considering critical slopes disturbance in relationship to Personal Wireless Service Facilities, the requirements and policies for minimizing the visual impacts of the PWSF's have been instrumental in guiding the decisions to grant waivers. In this case, critical slopes disturbance is very minimal and Verizon Wireless will utilize the proposed site design, tree conservation, and construction techniques to address the requirements of Chapter 4.2 in a more site-specific manner. Therefore, we appreciate your thoughtful consideration in analyzing this modification request for consistency with the critical slopes regulations.

Please not hesitate to contact me at your earliest convenience if you should have any questions, comments or concerns, or will require any additional information for the review and approval of this request.

Sincerely,



Nathan Holland
Senior Site Development Manager
GDN Sites – Consultant to Verizon Wireless
Phone: 757-305-8420
nathan.holland@gdnsites.com

LITHONIA LIGHTING®

Catalog Number	
Notes	
Type	

Outdoor General Purpose

OLW14

LED WALL PACK



FEATURES & SPECIFICATIONS

INTENDED USE

Provides years of maintenance-free general illumination for outdoor use in commercial applications such as retail, education, multi-unit housing and storage. Ideal for lighting building facades, parking areas, walkways, garages, loading areas and any other outdoor space requiring reliable safety and security.

CONSTRUCTION

Sturdy weather-resistant aluminum housing with a bronze finish, standard unless otherwise noted. A clear polycarbonate lens protects the optics from moisture, dirt and other contaminants.

OPTICS

8 high performance LEDs are powered by a multi-volt (120V-277V) LED driver that uses 18 input watts and delivers 1,800 lumens. 100,000 hour LED lifespan based on IESNA LM-80-08 results and calculated per IESNA TM-21-11 methodology.

ELECTRICAL

Rated for outdoor installations, -40°C minimum ambient.

Adjustable Dusk-to-dawn, multi-volt photocell standard automatically turns light on at dusk and off at dawn for convenience and energy savings.

Photocell can be disabled by rotating the photocell cover.

6KV

Surface or recessed mount. A universal junction box is included standard.

All mounting hardware included.

LISTINGS

UL Certified to US and Canadian safety standards. Wet location listed for mounting higher than 4 feet off the ground.

Tested in accordance with IESNA LM-79 and LM-80 standards.

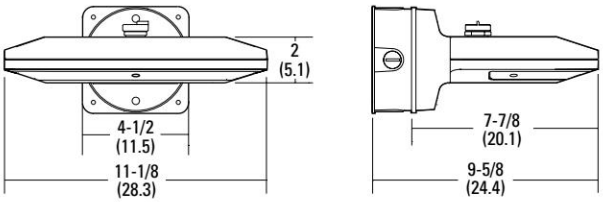
DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

WARRANTY

5-year limited warranty. Complete warranty terms located at:
www.acuitybrands.com/support/customer-support/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application.

Specifications subject to change without notice.



All dimensions are inches (centimeters) unless otherwise indicated.

ORDERING INFORMATION For shortest lead times, configure product using **bolded options.**

Example: OLW14 WH

OLW14							
Series		**Color temperature (CCT)**[1]		**Voltage**		**Control**		**Finish**	
OLW14	1,800 lumen LED wall pack	**(blank)**	5000K[1]	**(blank)**	MVOLT (120V-277V)	**(blank)**	MVOLT photocell included	WH	White

Notes

1 Correlated Color Temperature (CCT) shown is nominal per ANSI C78,377-2008.

OUTDOOR: One Lithonia Way, Conyers, GA 30012 Phone: 1-800-705-SERV (7378) www.lithonia.com

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Know what's **below.**
Call before you dig.

verizon

SITE NAME: SCRUBY PROPERTY

GREENWOOD STATION ROAD
(JUST SOUTH OF I-64)
GREENWOOD, VA 22943
ALBEMARLE COUNTY

SITE INFORMATION

PROJECT DESCRIPTION:	INSTALLATION OF TELECOMMUNICATIONS TOWER WITH ANTENNAS AND ASSOCIATED EQUIPMENT.
SITE ADDRESS:	GREENWOOD STATION ROAD (JUST SOUTH OF I-64) GREENWOOD, VA 22943
LATITUDE (NAD 83):	38° 02' 38.9608"
LONGITUDE (NAD 83):	-78° 45' 04.8078"
EXISTING GROUND ELEVATION:	773.5' (A.M.S.L.)
PROPOSED GROUND ELEVATION:	774' AT TOWER BASE
JURISDICTION:	ALBEMARLE COUNTY
ZONING:	ENTRANCE CORRIDOR (EC) & GREENWOOD AFTON RURAL HISTORIC DISTRICT
PARCEL ID:	05400-00-00-072A0
PARCEL AREA:	1.0980 ACRES
PARCEL OWNER:	SCRUBY, BRIAN G. P.O. BOX 83 GREENWOOD, VA 22943
TOWER OWNER:	VERIZON WIRELESS 1831 RADY COURT RICHMOND, VA 23335
STRUCTURE TYPE:	MONOPOLE
HEIGHT OF TOWER:	94' ±AGL
OVERALL HEIGHT:	96' ±AGL
RAD CENTER:	90' ±AGL
TOTAL LEASE AREA:	1600 SQ. FT.
DISTURBED AREA:	3,900 SQ. FT.
POWER PROVIDER:	DOMINION VIRGINIA POWER (888) 837-4966
TELCO PROVIDER:	VERIZON (800) 483-3000

EMERGENCY INFORMATION:

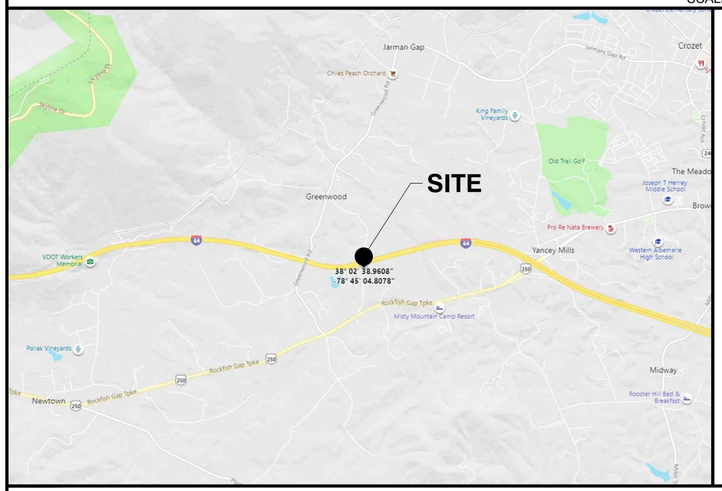
ALBERMARLE COUNTY FIRE & RESCUE:	(434) 977-9041
ALBERMARLE COUNTY SHERIFF'S OFFICE:	(434) 977-9041

PROJECT TEAM

CONSTRUCTION MANAGER:	TCM DENNIS TUCK 804-347-6592
PROJECT MANAGEMENT FIRM:	GDN NATE HOLLAND 757-305-8420
ENGINEERING FIRM:	NB+C ENGINEERING SERVICES, LLC. 4435 WATERFRONT DRIVE SUITE 100 GLEN ALLEN, VA 23060 (804) 548-4079

VICINITY MAP

SCALE: 1" = 3000'



DIRECTIONS

FROM: 2501 GOODES BRIDGE ROAD. EXIT THE GOODES BRIDGE MSC PARKING LOT AND TURN RIGHT ONTO GOODES BRIDGE ROAD. TURN RIGHT ONTO US-360 E / HULL ST RD. TAKE RAMP RIGHT FOR VA-150 NORTH TOWARD POWHITE PKWY. TAKE RAMP RIGHT AND FOLLOW SIGNS FOR VA-76-TOLL NORTH. KEEP LEFT TO STAY ON VA-76 N / BELTLINE EXPY. KEEP STRAIGHT ONTO I-195 N. TAKE RAMP FOR I-64 W. AT EXIT 107, TAKE RAMP RIGHT FOR US-250 TOWARD CROZET / YANCEY MILLS. TURN LEFT ONTO US-250 W / ROCKFISH GAP TPKE. TURN RIGHT ONTO GREENWOOD STATION RD. ARRIVE AT SITE ON THE RIGHT.

CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE LATEST EDITIONS OF THE FOLLOWING CODES.

- 2015 INTERNATIONAL BUILDING CODE
- 2014 NATIONAL ELECTRICAL CODE
- 2015 NFPA 101, LIFE SAFETY CODE
- 2015 IFC
- AMERICAN CONCRETE INSTITUTE
- AMERICAN INSTITUTE OF STEEL CONSTRUCTION
- MANUAL OF STEEL CONSTRUCTION 14TH EDITION
- 2015 VIRGINIA CONSTRUCTION CODE
- ANSI/TIA-222-G
- TIA 607
- INSTITUTE FOR ELECTRICAL & ELECTRONICS ENGINEER 81
- IEEE C2 NATIONAL ELECTRIC SAFETY CODE LATEST EDITION
- TELECORDIA GR-1275
- ANSI/T 311

DRAWING INDEX

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EE-2	EASEMENT EXHIBIT
Z-1	OVERALL SITE PLAN
Z-2	ENLARGED SITE PLAN
Z-3	TREE INVENTORY
Z-4	2,000' TOPO BOUNDARY
C-1	COMPOUND PLAN
C-2	TOWER ELEVATION DETAILS & NOTES
C-3	MOUNT DETAILS
S-1	CONSTRUCTION DETAILS
S-2	EQUIPMENT MOUNTING DETAILS
ES-1	EROSION & SEDIMENT CONTROL PLAN
ES-2	EROSION & SEDIMENT CONTROL NOTES
ES-3	EROSION & SEDIMENT CONTROL DETAILS I
ES-4	EROSION & SEDIMENT CONTROL DETAILS II

DO NOT SCALE DRAWINGS

THESE DRAWINGS ARE FORMATTED TO BE FULL-SIZE AT 24"X36". CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE DESIGNER / ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR MATERIAL ORDERS OR BE RESPONSIBLE FOR THE SAME. CONTRACTOR SHALL USE BEST MANAGEMENT PRACTICE TO PREVENT STORM WATER POLLUTION DURING CONSTRUCTION.

APPROVAL BLOCK

ENGINEER

NB+C TOTALLY COMMITTED.
NB+C ENGINEERING SERVICES, LLC.
4435 WATERFRONT DRIVE, SUITE 100
GLEN ALLEN, VA 23060

APPLICANT

verizon
1831 RADY COURT
RICHMOND, VA 23222

SITE INFORMATION

SCRUBY PROPERTY
VERIZON RAWLAND
GREENWOOD STATION ROAD
(JUST SOUTH OF I-64)
GREENWOOD, VA 22943
ALBEMARLE COUNTY

DESIGN RECORD

REVISIONS

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1	04/14/20	REVISED	CCC
0	04/08/20	PRELIMINARY ZDs	CCC

PROFESSIONAL STAMP

COMMONWEALTH OF VIRGINIA
JOHN A. DAUGHTREY III
Lic. No. 0402052122
11/02/2020
PROFESSIONAL ENGINEER

ENGINEER

JOHN A. DAUGHTREY III, P.E.
VA PROFESSIONAL ENGINEER LIC. #052122

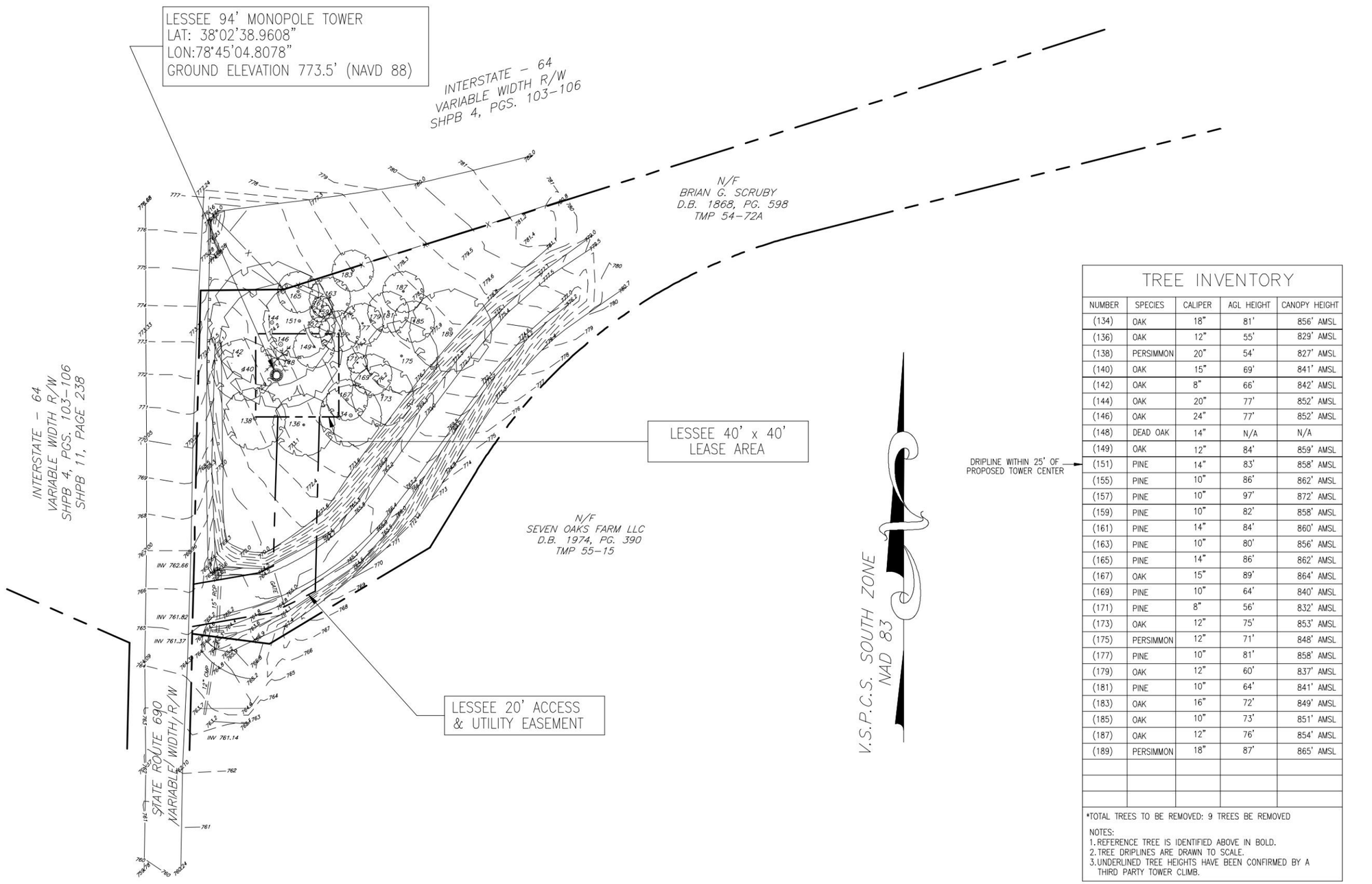
SHEET TITLE

TITLE SHEET

SHEET NUMBER

T-1

*SEE EE 2 FOR LEGAL DESCRIPTIONS



SCALE 1" = 50'

0' 50' 100' 150'

TREE INVENTORY

NUMBER	SPECIES	CALIPER	AGL HEIGHT	CANOPY HEIGHT
(134)	OAK	18"	81'	856' AMSL
(136)	OAK	12"	55'	829' AMSL
(138)	PERSIMMON	20"	54'	827' AMSL
(140)	OAK	15"	69'	841' AMSL
(142)	OAK	8"	66'	842' AMSL
(144)	OAK	20"	77'	852' AMSL
(146)	OAK	24"	77'	852' AMSL
(148)	DEAD OAK	14"	N/A	N/A
(149)	OAK	12"	84'	859' AMSL
(151)	PINE	14"	83'	858' AMSL
(155)	PINE	10"	86'	862' AMSL
(157)	PINE	10"	97'	872' AMSL
(159)	PINE	10"	82'	858' AMSL
(161)	PINE	14"	84'	860' AMSL
(163)	PINE	10"	80'	856' AMSL
(165)	PINE	14"	86'	862' AMSL
(167)	OAK	15"	89'	864' AMSL
(169)	PINE	10"	64'	840' AMSL
(171)	PINE	8"	56'	832' AMSL
(173)	OAK	12"	75'	853' AMSL
(175)	PERSIMMON	12"	71'	848' AMSL
(177)	PINE	10"	81'	858' AMSL
(179)	OAK	12"	60'	837' AMSL
(181)	PINE	10"	64'	841' AMSL
(183)	OAK	16"	72'	849' AMSL
(185)	OAK	10"	73'	851' AMSL
(187)	OAK	12"	76'	854' AMSL
(189)	PERSIMMON	18"	87'	865' AMSL

*TOTAL TREES TO BE REMOVED: 9 TREES BE REMOVED

NOTES:
1. REFERENCE TREE IS IDENTIFIED ABOVE IN BOLD.
2. TREE DRIPLINES ARE DRAWN TO SCALE.
3. UNDERLINED TREE HEIGHTS HAVE BEEN CONFIRMED BY A THIRD PARTY TOWER CLIMB.

THIS EXHIBIT DOES NOT CONSTITUTE A BOUNDARY SURVEY
AND IS FOR THE EXPRESS PURPOSE OF SHOWING PROPOSED LEASE AREAS.

ENGINEER

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TOTALLY COMMITTED.
NB+C ENGINEERING SERVICES, LLC.
4435 WATERFRONT DRIVE, SUITE 100
GLEN ALLEN, VA 23060
804.346.6175

APPLICANT

verizon
1831 RADY COURT
RICHMOND, VA 23222

SITE INFORMATION

NB&C #02671
EASEMENT EXHIBIT
SITE NAME: MIRADOR
7416 GREENWOOD STATION RD
GREENWOOD, VA 22943
ALBEMARLE COUNTY, VA

DESIGN RECORD

REVISIONS

REV	DATE	DESCRIPTION	BY
3	10/21/20	REV TOWER HEIGHT	RW
2	9/11/20	REVISE TARGET TREE	RW
1	6/9/20	ADD ADJOINING R/W	RW
0	11/1/17	EASEMENT EXHIBIT	RW

COMMONWEALTH OF VIRGINIA
ROBERT T. WILLIAMS, JR.
LIC. No. 002551
10-21-2020
LAND SURVEYOR

SURVEYOR

Causeway Consultants, P.C.
Land Surveyors VA&NC
P.O BOX 15039
CHESAPEAKE, VA. 23328
PHONE: 757-482-0474
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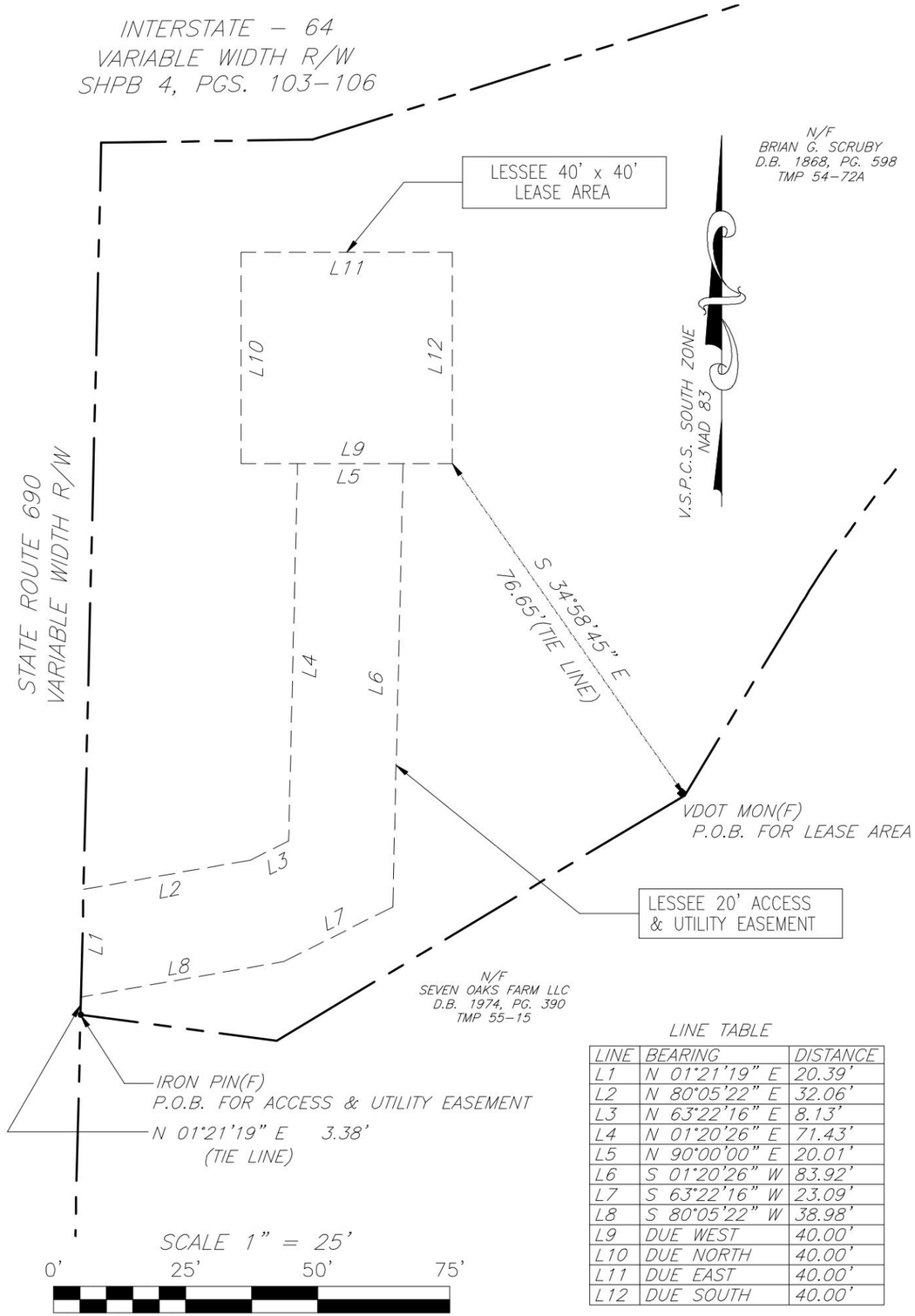
SHEET TITLE

EASEMENT EXHIBIT

SHEET NUMBER

EE-1

THIS EXHIBIT DOES NOT CONSTITUTE A BOUNDARY SURVEY
AND IS FOR THE EXPRESS PURPOSE OF SHOWING PROPOSED LEASE AREAS.



LINE TABLE

LINE	BEARING	DISTANCE
L1	N 01°21'19" E	20.39'
L2	N 80°05'22" E	32.06'
L3	N 63°22'16" E	8.13'
L4	N 01°20'26" E	71.43'
L5	N 90°00'00" E	20.01'
L6	S 01°20'26" W	83.92'
L7	S 63°22'16" W	23.09'
L8	S 80°05'22" W	38.98'
L9	DUE WEST	40.00'
L10	DUE NORTH	40.00'
L11	DUE EAST	40.00'
L12	DUE SOUTH	40.00'

LEGAL DESCRIPTION PROPOSED 20' UTILITY AND ACCESS EASEMENT

A PROPOSED 20' UTILITY AND ACCESS EASEMENT OVER AND ACROSS TAX MAP PARCEL 54–72A AS SHOWN IN DEED BOOK 3390, AT PAGE 652 OF RECORD IN THE CLERK OF THE CIRCUIT COURTS OFFICE, ALBEMARLE COUNTY, VIRGINIA; LYING ALONG THE EASTERLY RIGHT OF WAY OF STATE ROUTE 690, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT AN IRON PIN AT THE SOUTHWESTERLY MOST CORNER OF SAID TAX MAP PARCEL 54–72A; THENCE ALONG A TIE LINE N 01°21'19" E A DISTANCE OF 3.38' TO A POINT BEING THE TRUE POINT AND PLACE OF BEGINNING OF A PROPOSED 20' ACCESS AND UTILITY EASEMENT;

THENCE OVER AND ACROSS SAID TAX MAP PARCEL 54–72A FOLLOWING COURSES:
THENCE N 01°21'19" E A DISTANCE OF 20.39' TO A POINT;
THENCE N 80°05'22" E A DISTANCE OF 32.06' TO A POINT;
THENCE N 63°22'16" E A DISTANCE OF 8.13' TO A POINT;
THENCE N 01°20'26" E A DISTANCE OF 71.43' TO A POINT;
THENCE N 90°00'00" E A DISTANCE OF 20.01' TO A POINT;
THENCE S 01°20'26" W A DISTANCE OF 83.92' TO A POINT;
THENCE S 63°22'16" W A DISTANCE OF 23.09' TO A POINT;
THENCE S 80°05'22" W A DISTANCE OF 38.98' TO A POINT WHICH IS THE TRUE POINT AND PLACE OF BEGINNING, HAVING AN AREA OF 2,576 SQUARE FEET, 0.059 ACRES.

LEGAL DESCRIPTION PROPOSED 40' x 40' LEASE AREA

A PROPOSED 40' x 40' LEASE AREA ON TAX MAP PARCEL 54–72A AS SHOWN IN DEED BOOK 3390, AT PAGE 652 OF RECORD IN THE CLERK OF THE CIRCUIT COURTS OFFICE, ALBEMARLE COUNTY, VIRGINIA; LYING ALONG THE EASTERLY RIGHT OF WAY OF STATE ROUTE 690, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A VDOT MONUMENT ALONG THE SOUTHERLY BOUNDARY OF SAID TAX MAP PARCEL 54–72A; THENCE ALONG A TIE LINE N 34°58'45" W A DISTANCE OF 76.65' TO A POINT BEING THE TRUE POINT AND PLACE OF BEGINNING;

THENCE DUE WEST A DISTANCE OF 40.00' TO A POINT;
THENCE DUE NORTH A DISTANCE OF 40.00' TO A POINT;
THENCE DUE EAST A DISTANCE OF 40.00' TO A POINT;
THENCE DUE SOUTH A DISTANCE OF 40.00' TO A POINT;
WHICH IS THE POINT OF BEGINNING, HAVING AN AREA OF 1,600 SQUARE FEET OR 0.037 ACRES.

EXHIBIT NOTES

1. TOPOGRAPHIC SURVEY PERFORMED BY CAUSEWAY CONSULTANTS, P.C. P. O. BOX 15039. CHESAPEAKE, VIRGINIA, 23328–50394. PHONE: 757–482–0474. SURVEY DATE: MAY 24, 2017.
2. COORDINATES AND ELEVATIONS SHOWN WERE ESTABLISHED USING STATIC GPS OBSERVATIONS, POST PROCESSED THROUGH NOAA'S OPUS WEBSITE AND CONVERTED TO NAVD 88 AND NAD 83, U.S SURVEY FOOT, FOR THE VERTICAL DATUM AND HORIZONTAL COORDIANTES, RESPECTIVELY, USING U.S. ARMY CORPS OF ENGINEERS CORPSCON SOFTWARE, VERSION 6.01 AND PUBLISHED BENCHMARKS.
3. NO SUB–SURFACE INVESTIGATION WAS PERFORMED BY CAUSEWAY CONSULTANTS, P.C. THIS EXHIBIT DOES NOT GUARANTEE THE "EXISTENCE OR NONEXISTENCE" OF UNDERGROUND UTILITIES. PRIOR TO ANY CONSTRUCTION OR EXCAVATION, CONTACT MISS UTILITY AT 1–800–552–7001 TO CONFIRM THE LOCATION OR EXISTENCE OF UNDERGROUND UTILITIES.
4. THIS EXHIBIT WAS DONE WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT DEPICT ANY OR ALL EASEMENTS THAT MAY AFFECT THE PROPERTY.
5. PROPERTY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
6. THIS EXHIBIT DOES NOT REPRESENT A BOUNDARY SURVEY. THE RIGHT–OF–WAY, PROPERTY LINE AND/OR EASEMENTS SHOWN HEREON REPRESENT A COMPILATION OF RECORDED DEEDS, PLATS, G.I.S. RECORDS AND TAX MAPS.
7. THE AREA OF THE PROPOSED CELL TOWER APPEARS TO LIE WITHIN FLOOD ZONE "X", ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY – NATIONAL FLOOD INSURANCE COMMUNITY NUMBER 51003C–0225 D, DATED FEBRUARY 4, 2005.
8. THE EXISTENCE OF HAZARDOUS WASTE, VEGETATED WETLANDS, OR TIDAL WETLANDS, WAS NEITHER INVESTIGATED, NOR CONFIRMED DURING THE PERFORMANCE OF THIS EXHIBIT.

ENGINEER

NB+C
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NB+C ENGINEERING SERVICES, LLC.
4435 WATERFRONT DRIVE, SUITE 100
GLEN ALLEN, VA 23060
804.346.4078

APPLICANT

verizon
1831 RADY COURT
RICHMOND, VA 23222

SITE INFORMATION

NB&C #02671
EASEMENT EXHIBIT
SITE NAME: MIRADOR
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ALBEMARLE COUNTY, VA

DESIGN RECORD

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0	11/1/17	EASEMENT EXHIBIT	RW

COMMONWEALTH OF VIRGINIA
ROBERT T. WILLIAMS, JR.
LIC. No. 002551
11–9–2017
LAND SURVEYOR

SURVEYOR

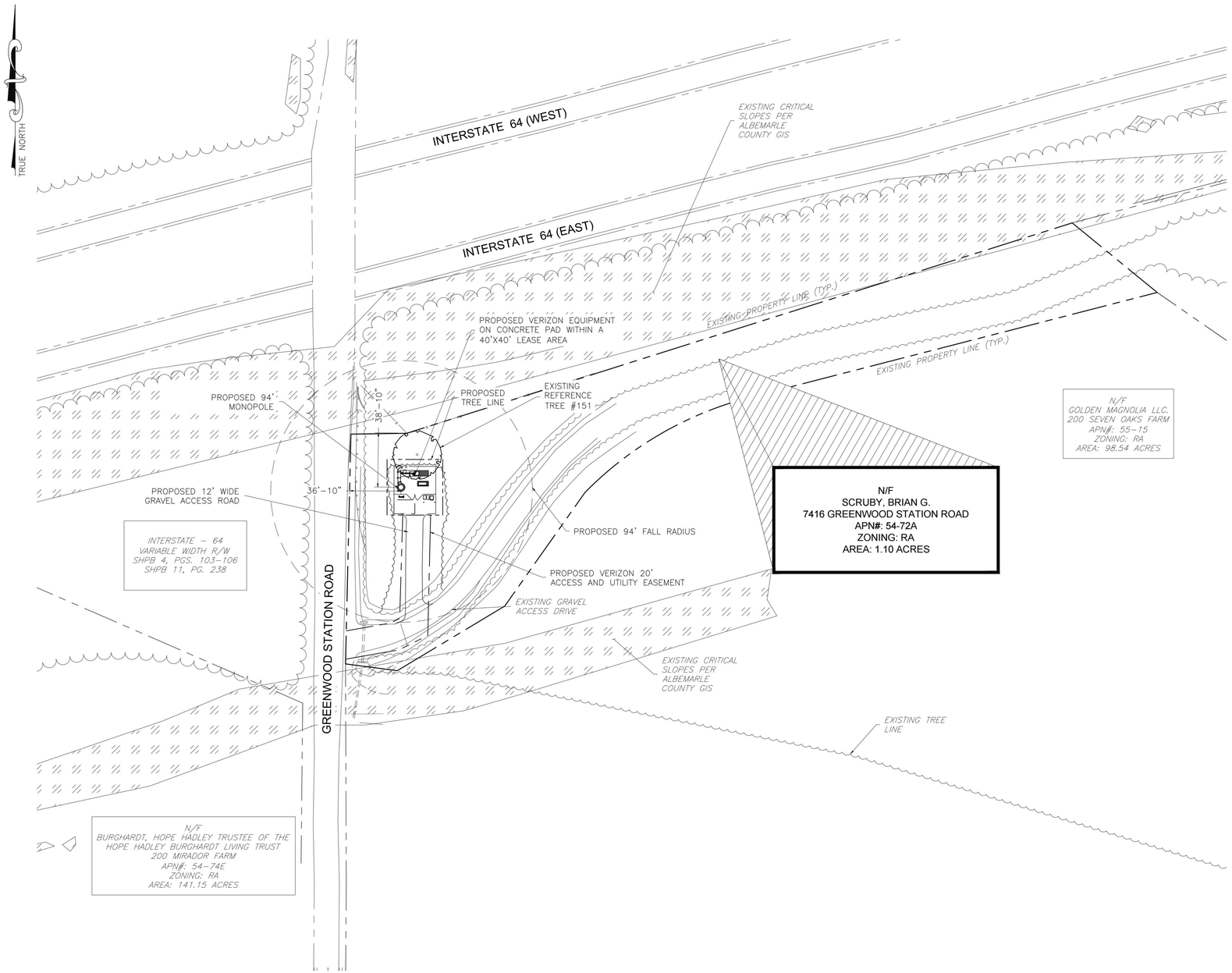
Causeway Consultants, P.C.
Land Surveyors VA&NC
P.O BOX 15039
CHESAPEAKE, VA. 23328
PHONE: 757–482–0474
©CAUSEWAY CONSULTANTS, P.C. 2020

SHEET TITLE

EASEMENT EXHIBIT

SHEET NUMBER

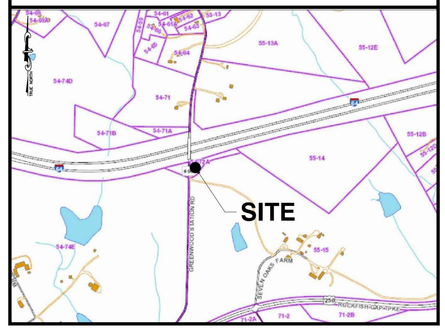
EE-2



1 / Z-1 SITE PLAN
SCALE: 1" = 40'

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 INCH = 40 FEET

ZONING MAP



GENERAL NOTES

1. THIS PLAN IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
2. NO SIGNIFICANT NOISE, SMOKE, DUST, OR ODOR WILL RESULT FROM THIS FACILITY.
3. THE FACILITY IS UNMANNED AND NOT INTENDED FOR HUMAN HABITATION. THERE IS NO HANDICAP ACCESS REQUIRED.
4. THE FACILITY IS UNMANNED AND DOES NOT REQUIRE POTABLE WATER OR SANITARY SERVICE.

LEGEND

- PROPERTY LINE – SUBJECT PARCEL
- PROPERTY LINE – ABUTTERS
- EXISTING ROAD
- EXISTING FENCE
- PROPOSED EASEMENT
- PROPOSED LEASE AREA
- EXISTING EASEMENT
- PROPOSED FENCE
- EXISTING BUILDING
- CRITICAL SLOPES
- 100 YEAR FLOOD PLAIN
- WATER PROTECTION ORDINANCE BUFFER

NOTE:
BUILDING AND ELECTRICAL PERMITS ARE REQUIRED FOR THE TOWER AND STRUCTURE GREATER THAN 150 SQUARE FEET HOUSING EQUIPMENT AND ELECTRICAL SERVICE.

Know what's **below.**
Call before you dig.

ENGINEER

NB+C™
TOTALLY COMMITTED.
NB+C ENGINEERING SERVICES, LLC.
4435 WATERFRONT DRIVE, SUITE 100
GLEN ALLEN, VA 23060

APPLICANT

verizon
1831 RADY COURT
RICHMOND, VA 23222

SITE INFORMATION

SCRUBY PROPERTY
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GREENWOOD STATION ROAD
(JUST SOUTH OF I-64)
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PROFESSIONAL STAMP

COMMONWEALTH OF VIRGINIA
JOHN A. DAUGHTREY III
Lic. No. 0402052122
11/02/2020
PROFESSIONAL ENGINEER

ENGINEER

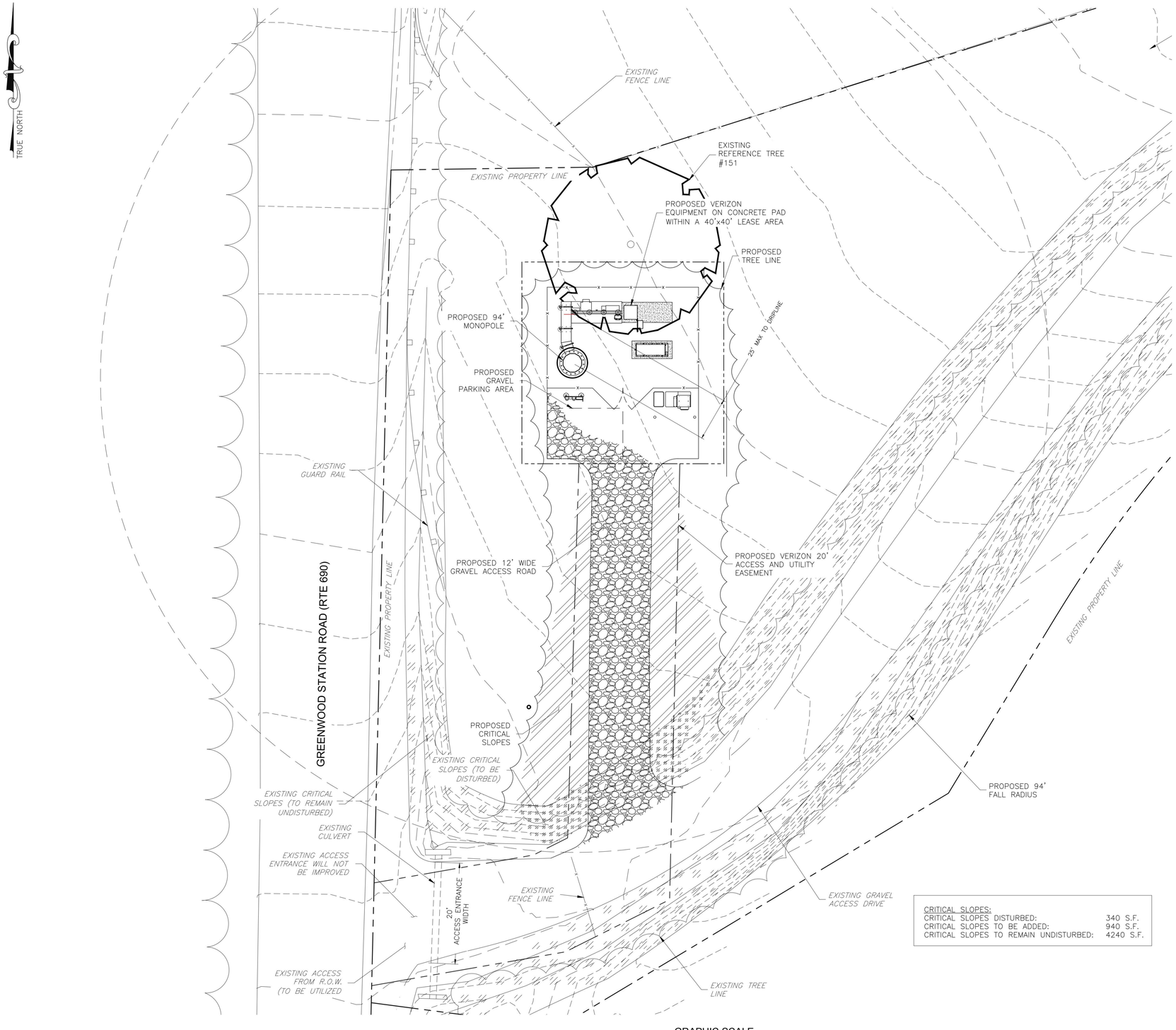
JOHN A. DAUGHTREY III, P.E.
VA PROFESSIONAL ENGINEER LIC. #052122

SHEET TITLE

OVERALL SITE PLAN

SHEET NUMBER

Z-1



1 / Z-2 ENLARGED SITE PLAN
SCALE: 1" = 10'

GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 INCH = 10 FEET

LEGEND

- PROPERTY LINE – SUBJECT PARCEL
- PROPERTY LINE – ABUTTERS
- EXISTING ROAD
- EXISTING FENCE
- PROPOSED EASEMENT
- PROPOSED LEASE AREA
- EXISTING EASEMENT
- PROPOSED FENCE
- EXISTING BUILDING

SETBACK NOTES:
1. RURAL AREAS – 75 FEET FRONT. 25 FEET SIDE. 35 FEET REAR.

2. 94' FOOT FALL ZONE – A ZONE ON THE SURFACE OF THE GROUND THAT IS A CIRCLE WHOSE CENTER IS THE PROPOSED PERSONAL WIRELESS SERVICE FACILITY (THE "FACILITY"), WHERE THE RADIUS US MEASURED FROM THE OUTER SURFACE OF THE FACILITY'S POLE OR OTHER VERTICAL STRUCTURE IMMEDIATELY ABOVE ITS FOUNDATION, AND WHERE THE RADIUS IS: (I) FOR FACILITIES, EQUAL TO THE HEIGHT OF THE FACILITY.

CRITICAL SLOPES:

CRITICAL SLOPES DISTURBED:	340 S.F.
CRITICAL SLOPES TO BE ADDED:	940 S.F.
CRITICAL SLOPES TO REMAIN UNDISTURBED:	4240 S.F.

Know what's **below.** **Call** before you dig.

ENGINEER

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APPLICANT

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PROFESSIONAL STAMP

COMMONWEALTH OF VIRGINIA
JOHN A. DAUGHTREY III
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PROFESSIONAL ENGINEER
11/02/2020

ENGINEER

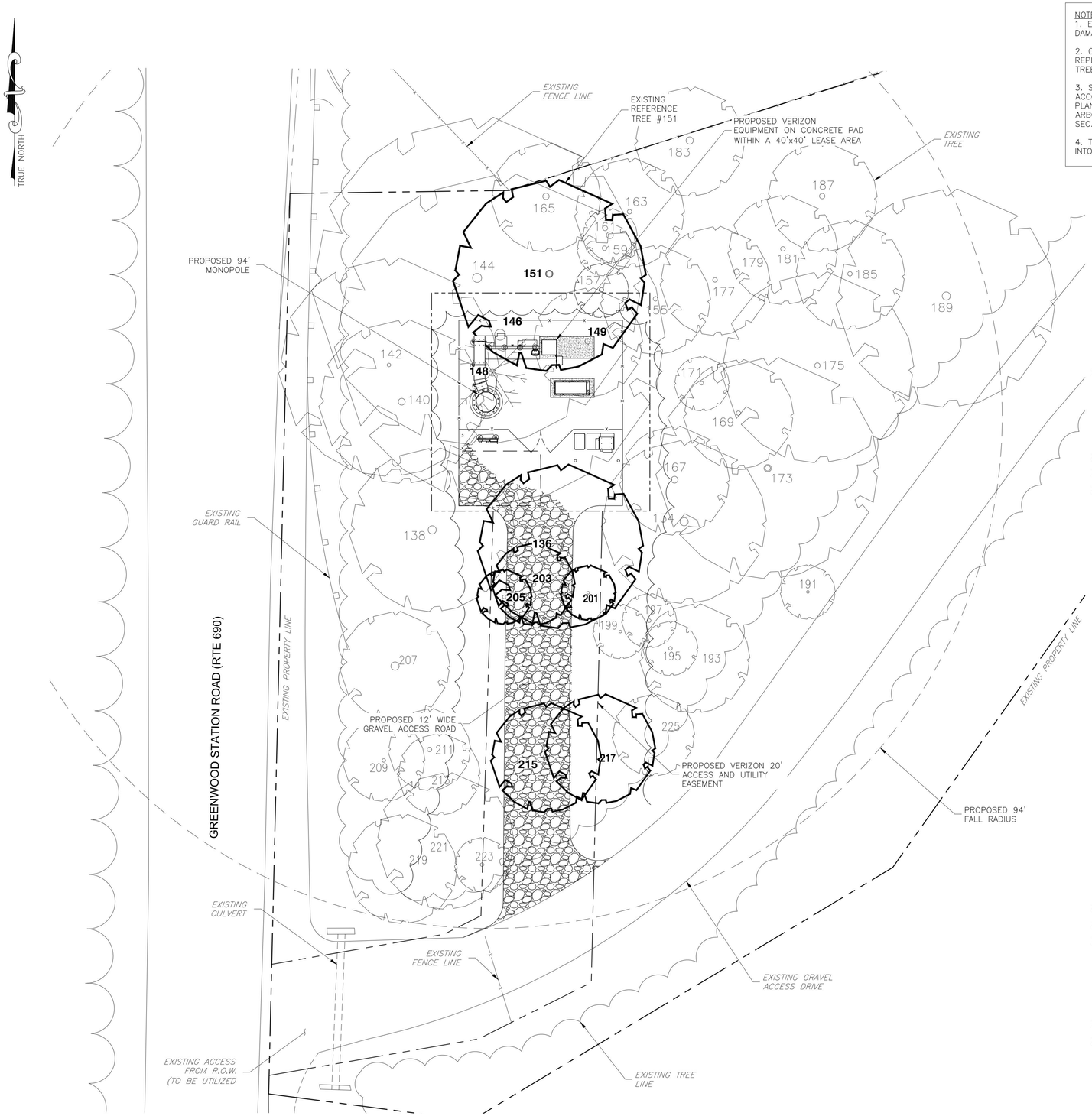
JOHN A. DAUGHTREY III, P.E.
VA PROFESSIONAL ENGINEER LIC. #052122

SHEET TITLE

ENLARGED SITE PLAN

SHEET NUMBER

Z-2



1 / Z-3 TREE INVENTORY
SCALE: 1" = 10'

GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 INCH = 10 FEET

NOTE:
1. EXTREME CARE SHALL BE TAKEN NOT TO DAMAGE EXISTING TREES THAT ARE TO REMAIN.

2. CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACEMENT OR COMPENSATION OF DAMAGED TREES.

3. SITE SHALL BE MAINTAINED IN ACCORDANCE WITH A TREE CONSERVATION PLAN TO BE PREPARED BY A CERTIFIED ARBORIST. AS REQUIRED BY SEC.5.1.40(C)(4).

4. TRIM EXISTING BRANCHES THAT ENCROACH INTO THE FENCED IN COMPOUND AREA.

LEGEND

- PROPERTY LINE – SUBJECT PARCEL
- PROPERTY LINE – ABUTTERS
- EXISTING ROAD
- EXISTING FENCE
- PROPOSED EASEMENT
- PROPOSED LEASE AREA
- EXISTING EASEMENT
- PROPOSED FENCE
- EXISTING BUILDING

TREE INVENTORY

	NUMBER	SPECIES	CALIPER	AGL HEIGHT	CANOPY HEIGHT
	(134)	OAK	18"	94'	869' AMSL
TO BE REMOVED	*(136)*	*OAK*	*12"*	*65'*	*839' AMSL*
	(138)	OAK	20"	76'	849' AMSL
	(140)	POPLAR	15"	66'	839' AMSL
	(142)	POPLAR	8"	60'	833' AMSL
	(144)	OAK	20"	71'	845' AMSL
TO BE REMOVED	*(146)*	*OAK*	*24"*	*81'*	*854' AMSL*
TO BE REMOVED	*(148)*	*DEAD OAK*	*14"*	*N/A*	*N/A*
TO BE REMOVED	*(149)*	*OAK*	*12"*	*61'*	*835' AMSL*
	(151)	**PINE**	**14"**	**83'**	**858' AMSL**
	(155)	PINE	10"	78'	852' AMSL
	(157)	PINE	10"	79'	854' AMSL
	(159)	PINE	10"	54'	828' AMSL
	(161)	PINE	14"	86'	862' AMSL
	(163)	PINE	10"	80'	856' AMSL
	(165)	PINE	14"	79'	855' AMSL
	(167)	OAK	15"	74'	850' AMSL
TOP BROKEN	(169)	PINE	10"	40'	816' AMSL
	(171)	PINE	8"	61'	836' AMSL
	(173)	OAK	12"	95'	853' AMSL
	(175)	OAK	12"	64'	842' AMSL
	(177)	PINE	10"	77'	854' AMSL
	(179)	OAK	12"	71'	848' AMSL
	(181)	PINE	10"	80'	857' AMSL
	(183)	POPLAR	16"	93'	870' AMSL
	(185)	OAK	10"	77'	855' AMSL
	(187)	OAK	12"	80'	859' AMSL
	(189)	POPLAR	18"	87'	866' AMSL
	(191)	POPLAR	6"	55'	823' AMSL
	(193)	POPLAR	12"	64'	837' AMSL
	(195)	OAK	12"	62'	835' AMSL
	(197)	HICKORY	8"	60'	833' AMSL
	(199)	*PINE*	*6"*	*59'*	*832' AMSL*
TO BE REMOVED	*(201)*	*PINE*	*6"*	*61'*	*834' AMSL*
TO BE REMOVED	*(203)*	*OAK*	*10"*	*73'*	*846' AMSL*
TO BE REMOVED	*(205)*	*MAPLE*	*8"*	*58'*	*831' AMSL*
	(207)	OAK	16"	75'	845' AMSL
	(209)	OAK	8"	62'	831' AMSL
	(211)	OAK	10"	72'	842' AMSL
	(213)	OAK	8"	64'	834' AMSL
TO BE REMOVED	*(215)*	*OAK*	*14"*	*68'*	*839' AMSL*
TO BE REMOVED	*(217)*	*OAK*	*14"*	*70'*	*841' AMSL*
	(219)	OAK	8"	64'	833' AMSL
	(221)	OAK	12"	65'	834' AMSL
	(223	HICKORY	8"	62'	831' AMSL
	(225)	OAK	10"	70'	841' AMSL

*TOTAL TREES TO BE REMOVED: (9)

NOTES:
1. REFERENCE TREE IS IDENTIFIED ABOVE IN BOLD.
2. TREE DRIPLINES ARE DRAWN TO SCALE.
3. UNDERLINED TREE HEIGHTS HAVE BEEN CONFIRMED BY A THIRD PARTY TOWER CLIMB.

Know what's below. Call before you dig.

ENGINEER

NB+C TOTALLY COMMITTED.
NB+C ENGINEERING SERVICES, LLC.
4435 WATERFRONT DRIVE, SUITE 100
GLEN ALLEN, VA 23060

APPLICANT

verizon
1831 RADY COURT
RICHMOND, VA 23222

SITE INFORMATION

SCRUBY PROPERTY
VERIZON RAWLAND
GREENWOOD STATION ROAD
(JUST SOUTH OF I-64)
GREENWOOD, VA 22943
ALBEMARLE COUNTY

DESIGN RECORD

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0	04/08/20	PRELIMINARY ZDs	CCC

PROFESSIONAL STAMP

COMMONWEALTH OF VIRGINIA
JOHN A. DAUGHTREY III
Lic. No. 0402052122
11/02/2020
PROFESSIONAL ENGINEER

ENGINEER

JOHN A. DAUGHTREY III, P.E.
VA PROFESSIONAL ENGINEER LIC. #052122

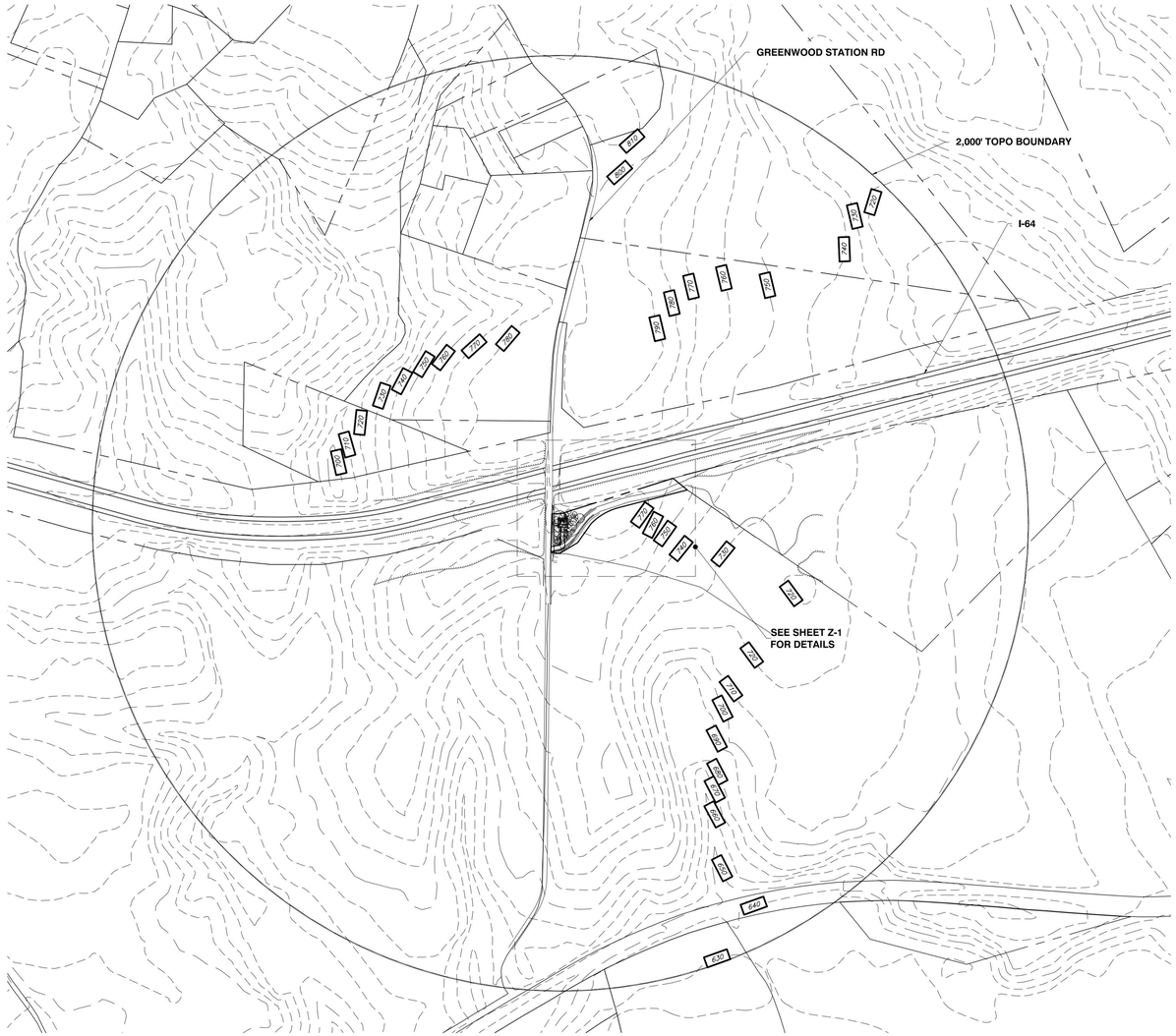
SHEET TITLE

TREE INVENTORY

SHEET NUMBER

Z-3

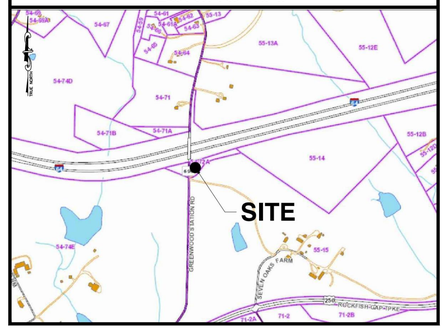
TRUE NORTH



1 / Z-4 2,000' TOPO BOUNDARY
SCALE: 1" = 300'

GRAPHIC SCALE
300 0 150 300 600 1200
(IN FEET)
1 INCH = 300 FEET

ZONING MAP



GENERAL NOTES

1. THIS PLAN IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
2. NO SIGNIFICANT NOISE, SMOKE, DUST, OR ODOR WILL RESULT FROM THIS FACILITY.
3. THE FACILITY IS UNMANNED AND NOT INTENDED FOR HUMAN HABITATION. THERE IS NO HANDICAP ACCESS REQUIRED.
4. THE FACILITY IS UNMANNED AND DOES NOT REQUIRE POTABLE WATER OR SANITARY SERVICE.
5. ALBEMARLE COUNTY GIS IS THE SOURCE FOR TOPO LINES SHOWN.

LEGEND

- PROPERTY LINE – SUBJECT PARCEL
- PROPERTY LINE – ABUTTERS
- EXISTING ROAD
- EXISTING FENCE
- PROPOSED EASEMENT
- PROPOSED LEASE AREA
- EXISTING EASEMENT
- PROPOSED FENCE
- EXISTING BUILDING

Know what's **below.**
Call before you dig.

ENGINEER

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NB+C ENGINEERING SERVICES, LLC.
4435 WATERFRONT DRIVE, SUITE 100
GLEN ALLEN, VA 23060

APPLICANT

verizon
1831 RADY COURT
RICHMOND, VA 23222

SITE INFORMATION

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JOHN A. DAUGHTREY III
Lic. No. 0402052122
11/02/2020
PROFESSIONAL ENGINEER

ENGINEER

JOHN A. DAUGHTREY III, P.E.
VA PROFESSIONAL ENGINEER LIC. #052122

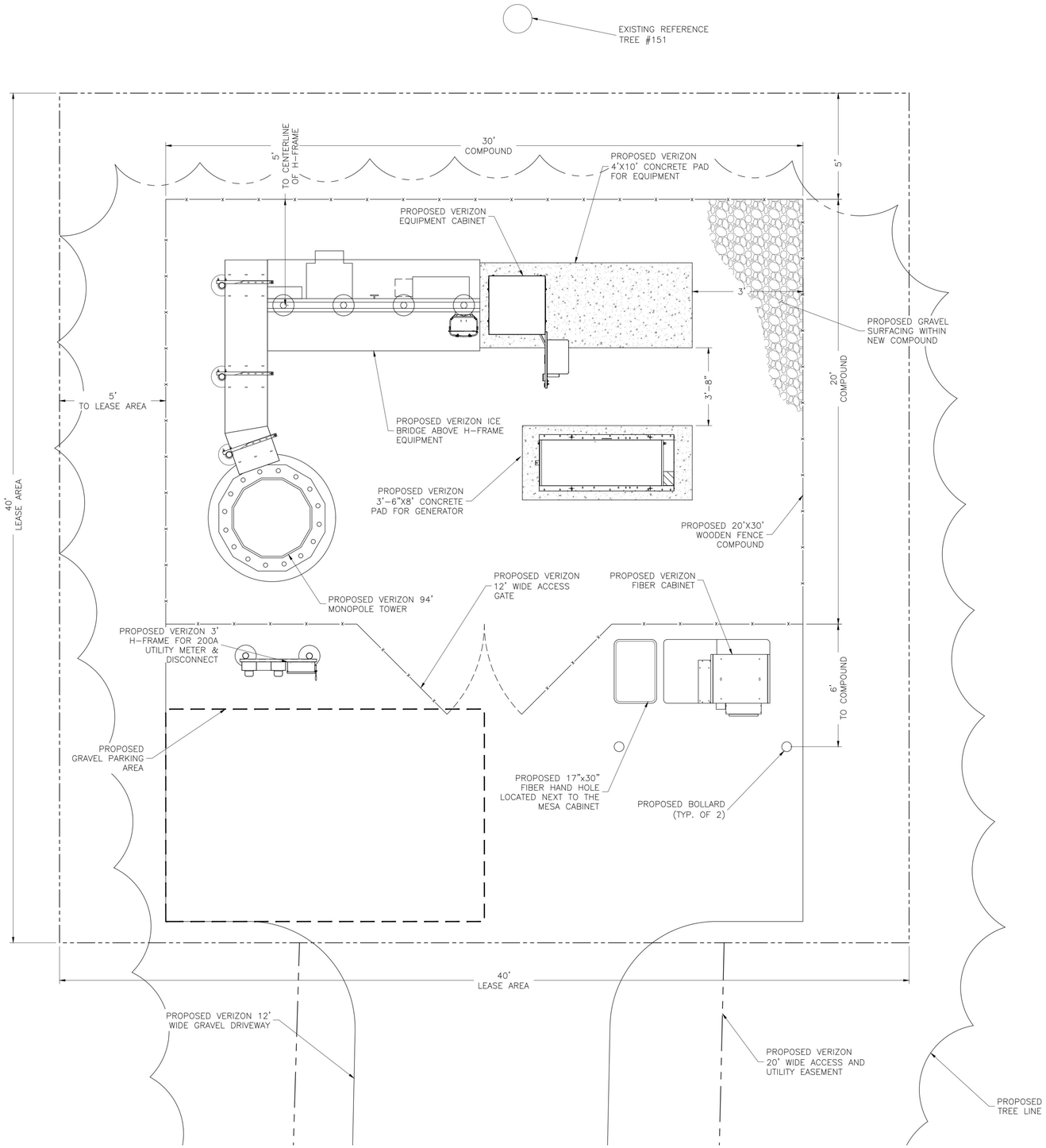
SHEET TITLE

2,000' TOPO BOUNDARY

SHEET NUMBER

Z-4

TRUE NORTH



1 / C-1 COMPOUND PLAN
SCALE: 3/8" = 1'-0"

GRAPHIC SCALE
2 0 1 2 4 8
(IN FEET)
3/8 INCH = 1 FOOT

THE EXISTING UTILITY INFORMATION SHOWN REPRESENTS THE BEST DATA AVAILABLE FROM EXISTING DOCUMENTATION AND FIELD EVIDENCE. ALL LOCATIONS SHOULD BE CONSIDERED APPROXIMATE, AND A FIELD INVESTIGATION MUST BE PERFORMED IN THE VICINITY OF ANY CONSTRUCTION ACTIVITIES. NOTE THAT THESE PLANS MAY NOT SHOW ALL UTILITIES THAT ARE PRESE3NT AT THE SITE.

811 Know what's below. Call before you dig.

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ENGINEER

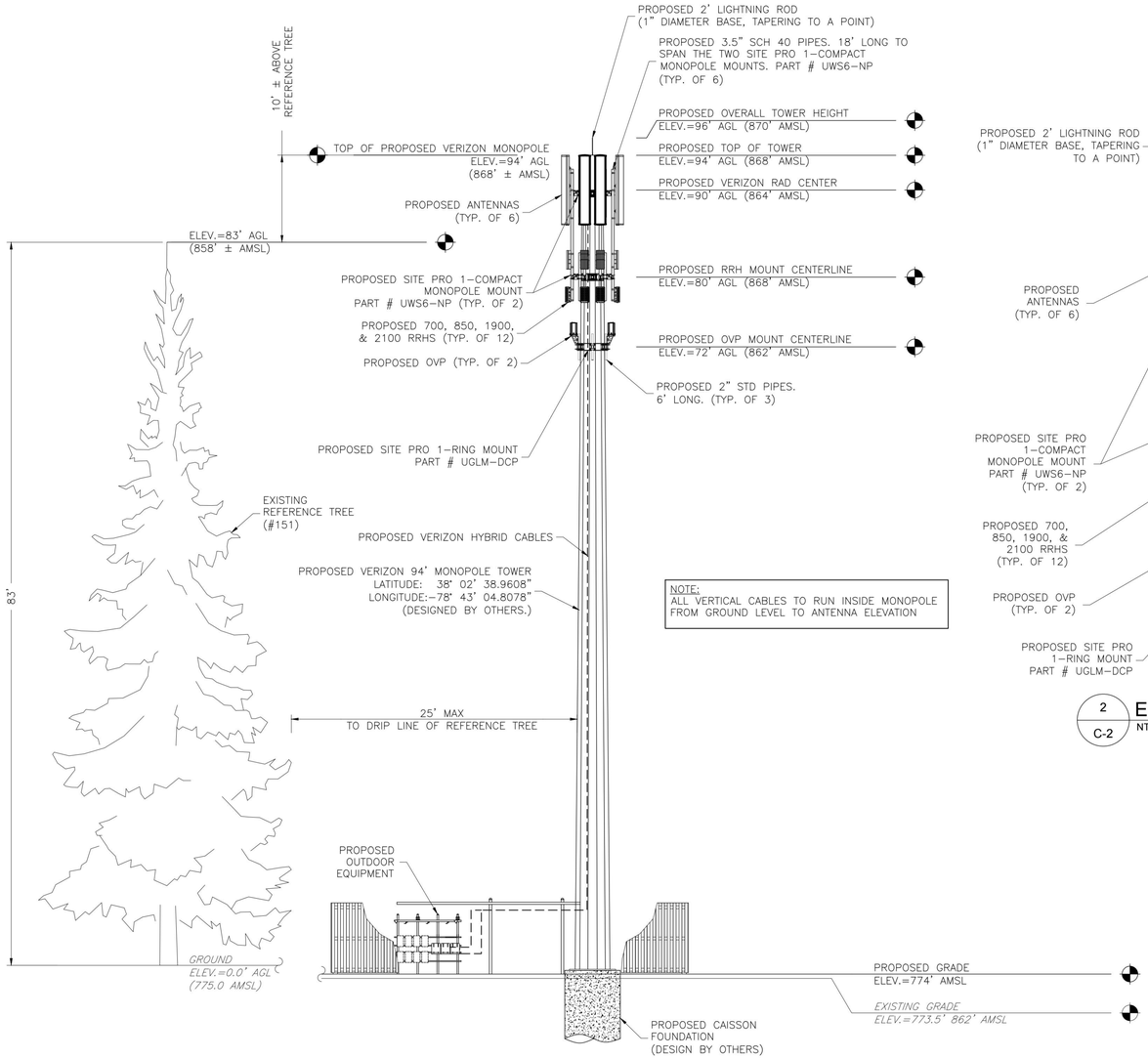
JOHN A. DAUGHTREY III, P.E.
VA PROFESSIONAL ENGINEER LIC. #052122

SHEET TITLE

COMPOUND PLAN

SHEET NUMBER

C-1

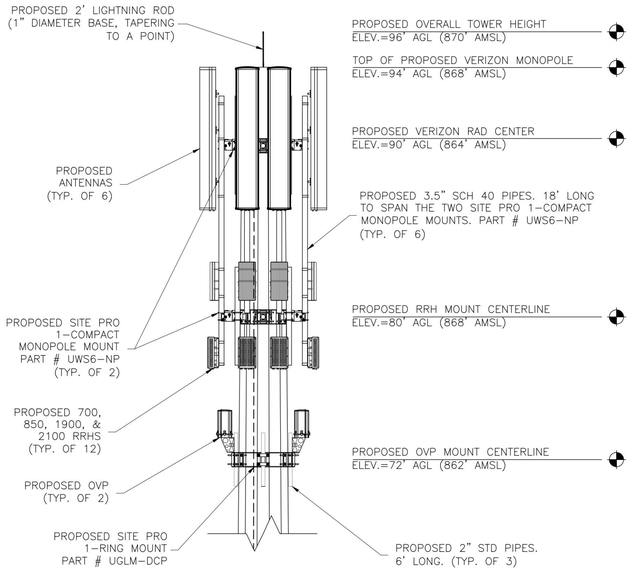


NOTE:
ALL VERTICAL CABLES TO RUN INSIDE MONOPOLE FROM GROUND LEVEL TO ANTENNA ELEVATION

1 / C-2 ELEVATION
SCALE: 1/8" = 1'

GRAPHIC SCALE
8 0 4 8 16 32
(IN FEET)
1 INCH = 8 FEET

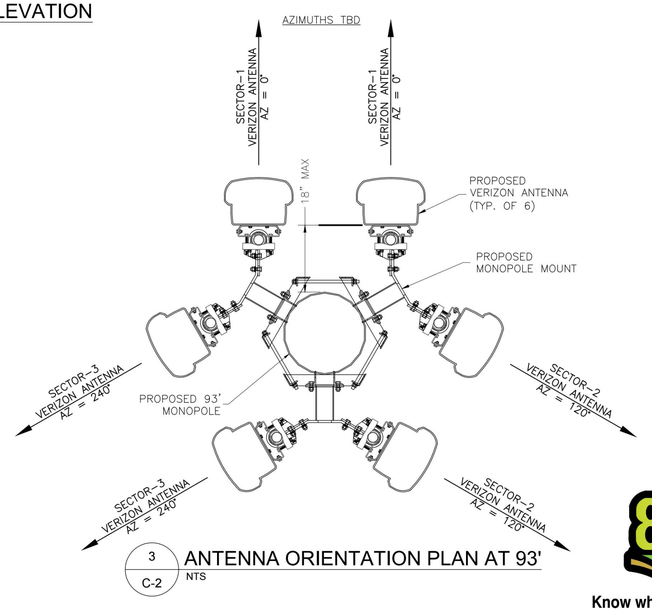
NOTE:
1. THE PROPOSED TOWER, TOWER MOUNTS, ANTENNAS & RRHs WILL BE PAINTED THE COUNTY APPROVED COLOR SHERWIN WILLIAMS JAVA BROWN #6090.
2. ANTENNAS WILL BE INSTALLED USING A MODIFIED FLUSH DESIGN WITH LOW PROFILE MOUNTING BRACKETS. NO POINT ON THE BACK OF ANTENNAS SHALL BE MORE THAN 18" FROM FACE OF MONOPOLE.
3. PROPOSED ANTENNA MODEL: COMMSCOPE NHH-65C-R2B: 96.0"X11.9"X7.1" - 51.6 LBS -1142.4 SQ.IN.
4. THE MAXIMUM BASE DIAMETER OF THE MONOPOLE SHALL NOT EXCEED 30" AND THE MAXIMUM DIAMETER AT THE TOP SHALL NOT EXCEED 18".



2 / C-2 ENLARGED ELEVATION
NTS

GENERAL NOTES

1. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES ORDINANCES, LAWS AND REGULATIONS OF ALL MUNICIPALITIES, UTILITIES COMPANY OR OTHER PUBLIC AUTHORITIES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTIONS THAT MAY BE REQUIRED BY ANY FEDERAL, STATE, COUNTY OR MUNICIPAL AUTHORITIES.
3. THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER, IN WRITING, OF ANY CONFLICTS, ERRORS OR OMISSIONS PRIOR TO THE SUBMISSION OF BIDS OR PERFORMANCE OF WORK. MINOR OMISSIONS OR ERRORS IN THE BID DOCUMENTS SHALL NOT RELIEVE THE CONTRACTOR FROM RESPONSIBILITY FOR THE OVERALL INTENT OF THESE DRAWINGS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING SITE IMPROVEMENTS PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL REPAIR ANY DAMAGE CAUSED AS A RESULT OF CONSTRUCTION OF THIS FACILITY.
5. THE SCOPE OF WORK FOR THIS PROJECT SHALL INCLUDE PROVIDING ALL MATERIALS, EQUIPMENT AND LABOR REQUIRED TO COMPLETE THIS PROJECT. ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
6. THE CONTRACTOR SHALL VISIT THE PROJECT SITE PRIOR TO SUBMITTING A BID TO VERIFY THAT THE PROJECT CAN BE CONSTRUCTED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
7. CONTRACTOR SHALL VERIFY ANTENNA ELEVATION AND AZIMUTH WITH RF ENGINEERING PRIOR TO INSTALLATION.
8. TRANSMITTER EQUIPMENT AND ANTENNAS ARE DESIGNED TO MEET ANSI/TIA 222-G REQUIREMENTS.
9. ALL STRUCTURAL ELEMENTS SHALL BE HOT DIPPED GALVANIZED STEEL.
10. CONTRACTOR SHALL MAKE A UTILITY "ONE CALL" TO LOCATE ALL UTILITIES PRIOR TO EXCAVATING.
11. IF ANY UNDERGROUND UTILITIES OR STRUCTURES EXIST BENEATH THE PROJECT AREA, CONTRACTOR MUST LOCATE IT AND CONTACT THE APPLICANT & THE OWNER'S REPRESENTATIVE.
12. OCCUPANCY IS LIMITED TO PERIODIC MAINTENANCE AND INSPECTION BY TECHNICIANS APPROXIMATELY 2 TIMES PER MONTH.
13. PRIOR TO THE INSTALLATION OF THE PROPOSED EQUIPMENT OR MODIFICATION OF THE EXISTING STRUCTURE, A STRUCTURAL ANALYSIS SHALL BE PERFORMED BY THE OWNER'S AGENT TO CERTIFY THAT THE EXISTING/PROPOSED COMMUNICATION STRUCTURE AND COMPONENTS ARE STRUCTURALLY ADEQUATE TO SUPPORT ALL EXISTING AND PROPOSED ANTENNAS, COAXIAL CABLES AND OTHER APPURTENANCES.
14. PROPERTY LINE INFORMATION WAS PREPARED USING DEEDS, TAX MAPS, AND PLANS OF RECORD AND SHOULD NOT BE CONSTRUED AS AN ACCURATE BOUNDARY SURVEY.
15. THIS PLAN IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
16. THE PROPOSED FACILITY WILL CAUSE ONLY A "DE MINIMIS" INCREASE IN STORMWATER RUNOFF. THEREFORE, NO DRAINAGE STRUCTURES ARE PROPOSED.
17. NO SIGNIFICANT NOISE, SMOKE, DUST, OR ODOR WILL RESULT FROM THIS FACILITY.
18. THE FACILITY IS UNMANNED AND NOT INTENDED FOR HUMAN HABITATION (NO HANDICAP ACCESS REQUIRED).
19. THE FACILITY IS UNMANNED AND DOES NOT REQUIRE POTABLE WATER OR SANITARY SERVICE.
20. POWER TO THE FACILITY WILL BE MONITORED BY A SEPARATE METER.



3 / C-2 ANTENNA ORIENTATION PLAN AT 93'
NTS

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ENGINEER

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NB+C ENGINEERING SERVICES, LLC.
4435 WATERFRONT DRIVE, SUITE 100
GLEN ALLEN, VA 23060

APPLICANT

verizon
1831 RADY COURT
RICHMOND, VA 23222

SITE INFORMATION

SCRUBY PROPERTY
VERIZON RAWLAND
GREENWOOD STATION ROAD
(JUST SOUTH OF I-64)
GREENWOOD, VA 22943
ALBEMARLE COUNTY

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1	04/14/20	REVISED	CCC
0	04/08/20	PRELIMINARY ZDs	CCC

PROFESSIONAL STAMP

COMMONWEALTH OF VIRGINIA
JOHN A. DAUGHTREY III
Lic. No. 0402052122
PROFESSIONAL ENGINEER
11/02/2020

ENGINEER

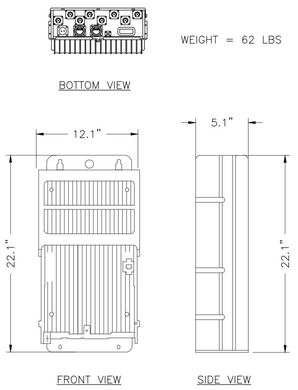
JOHN A. DAUGHTREY III, P.E.
VA PROFESSIONAL ENGINEER LIC. #052122

SHEET TITLE

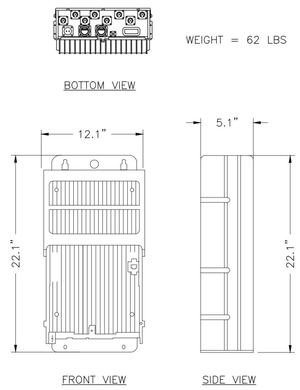
TOWER ELEVATION & NOTES

SHEET NUMBER

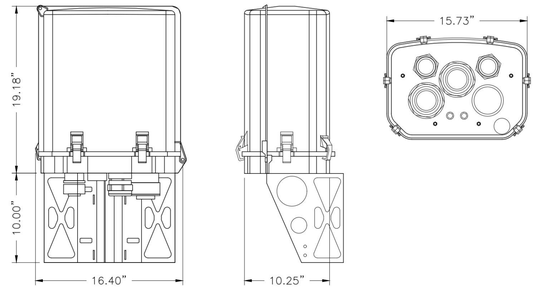
C-2



1 C-3 DUAL RRH 4T4R B25/66a (REMOTE RADIO HEAD)
NTS

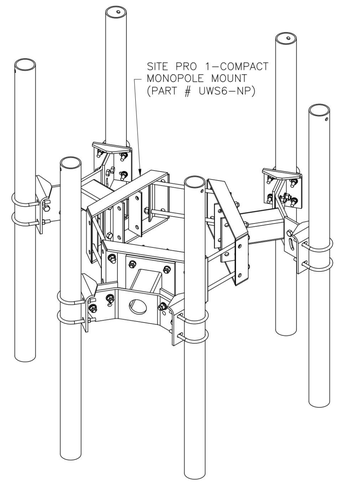


2 C-3 DUAL RRH 4T4R B5/B13 (REMOTE RADIO HEAD)
NTS



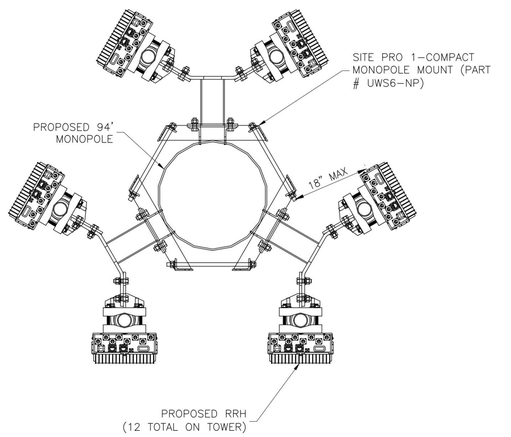
3 C-3 RAYCAP OVP BOX #RHSDC-3315-PF-48
NTS

NOTE:
TWO OF THESE MOUNTS ARE REQUIRED FOR THIS SITE. THE (6) 3.5" SCH. 40 X 18' LONG PIPE MOUNTS ARE SOLD SEPARATELY. THE PIPE MOUNTS WILL SPAN BETWEEN THE TWO COMPACT MONOPOLE MOUNTS AS SHOWN ON SHEET C-2



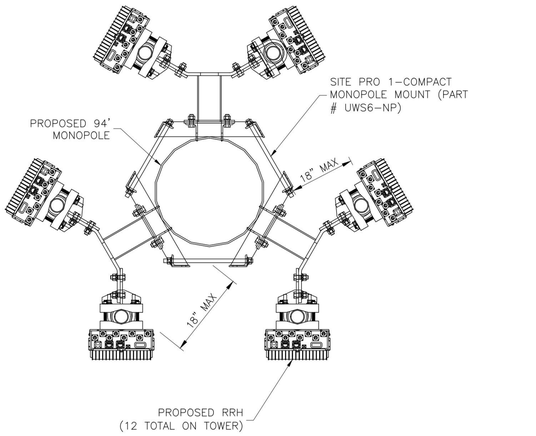
NOTE: CONTRACTOR TO PROVIDE SITE PRO 1-COMPACT MONOPOLE MOUNT (PART # UWS6-NP) OR APPROVED EQUIVALENT

4 C-3 ANTENNA & RRH MOUNT DETAIL
SCALE: NTS



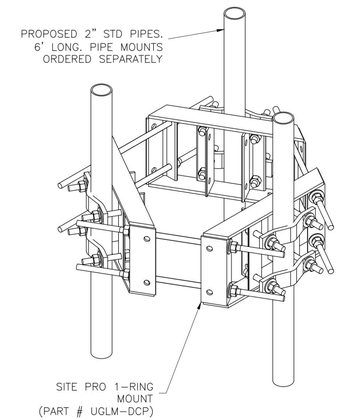
5 C-3 PROPOSED RRH ORIENTATION PLAN - 80' RAD CENTER
NTS

APPROX TRUE NORTH



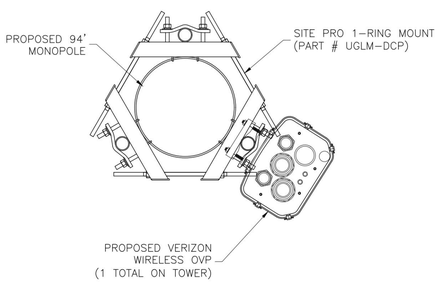
6 C-3 PROPOSED RRH ORIENTATION PLAN - 80' RAD CENTER
NTS

APPROX TRUE NORTH



NOTE: CONTRACTOR TO PROVIDE SITE PRO 1-RING MOUNT (PART # UGLM-DCP) OR APPROVED EQUIVALENT

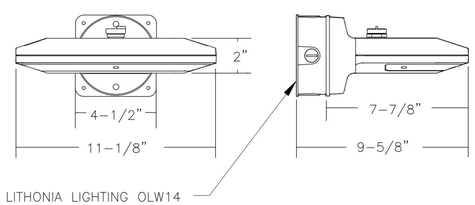
7 C-3 OVP MOUNT DETAIL
SCALE: NTS



NOTE: TOWER, MOUNTS AND APPURTENANCES TO BE PAINTED JAVA BROWN

8 C-3 PROPOSED OVP ORIENTATION PLAN - 72' MOUNT CENTER
NTS

APPROX TRUE NORTH



9 C-3 PROPOSED LIGHT DETAIL
NTS

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APPLICANT

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1831 RADY COURT
RICHMOND, VA 23222

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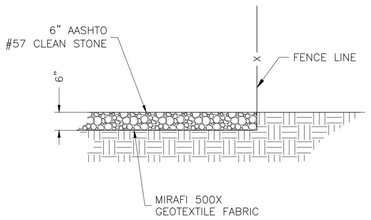
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SHEET TITLE

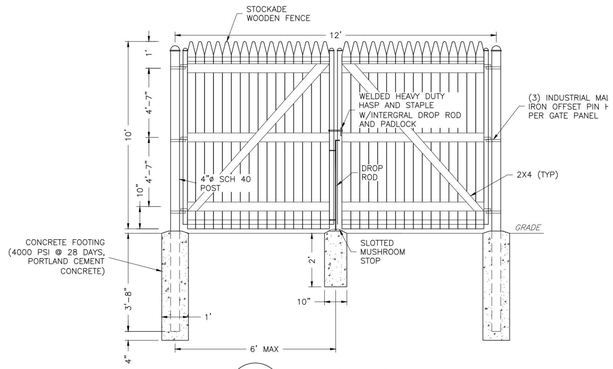
MOUNT DETAILS

SHEET NUMBER

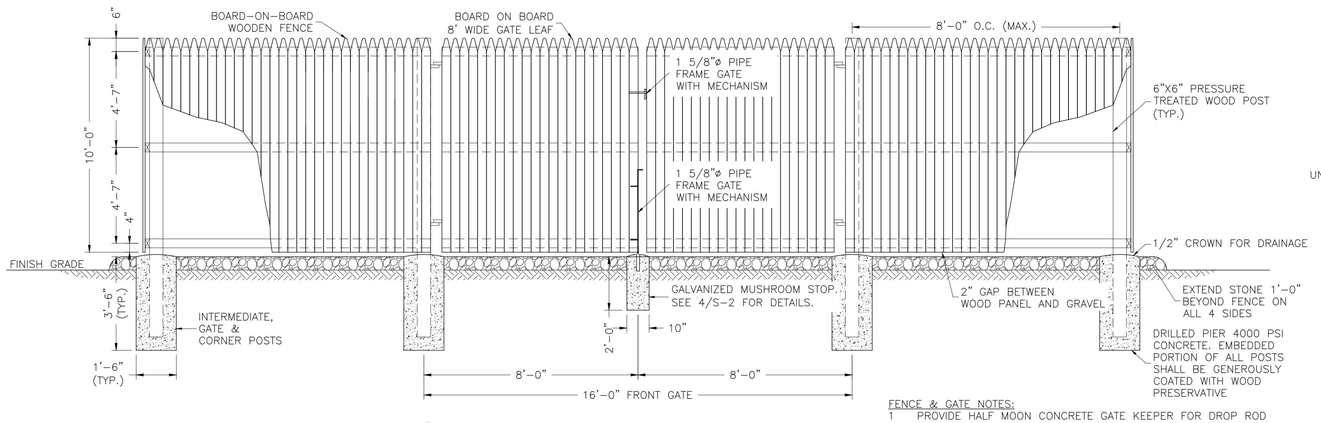
C-3



1 / S-1 GRAVEL COMPOUND DETAIL
NTS

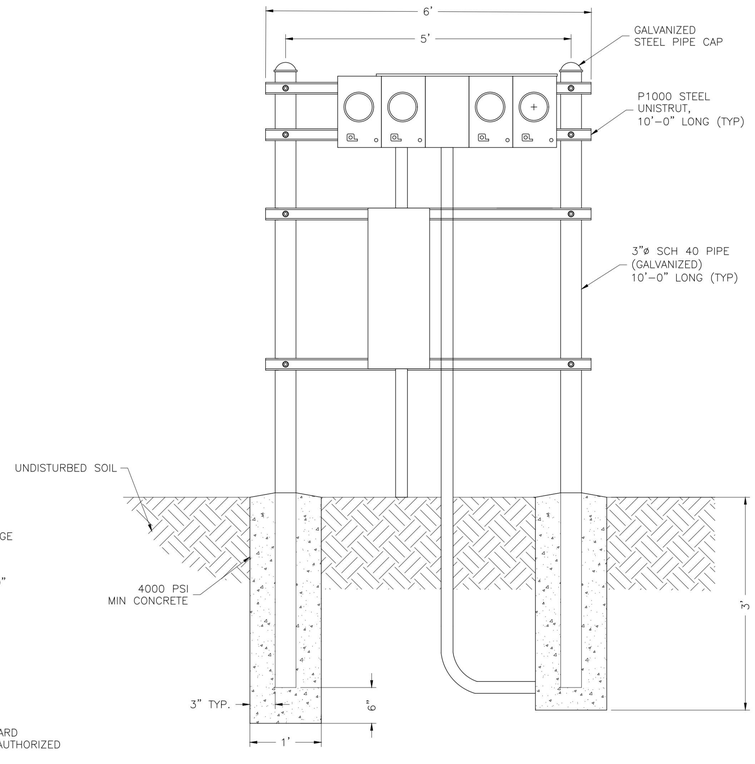


2 / S-1 TYPICAL GATE DETAIL
NTS



3 / S-1 TYPICAL FENCE AND GATE DETAIL
NTS

FENCE & GATE NOTES:
1. PROVIDE HALF MOON CONCRETE GATE KEEPER FOR DROP ROD
2. PROVIDE GATE CATCHES AT REQUIRED LOCATIONS
3. FENCE SHALL BE INSTALLED WITH THE FINISHED SIDE FACING OUTWARD
4. GATE TO BE SECURE WITH A MULTI-LOCK SYSTEM TO PREVENT UNAUTHORIZED ACCESS TO TELECOM FACILITY.



4 / S-1 4-GANG METER BANK H-FRAME
NTS

ENGINEER

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11/02/2020
PROFESSIONAL ENGINEER

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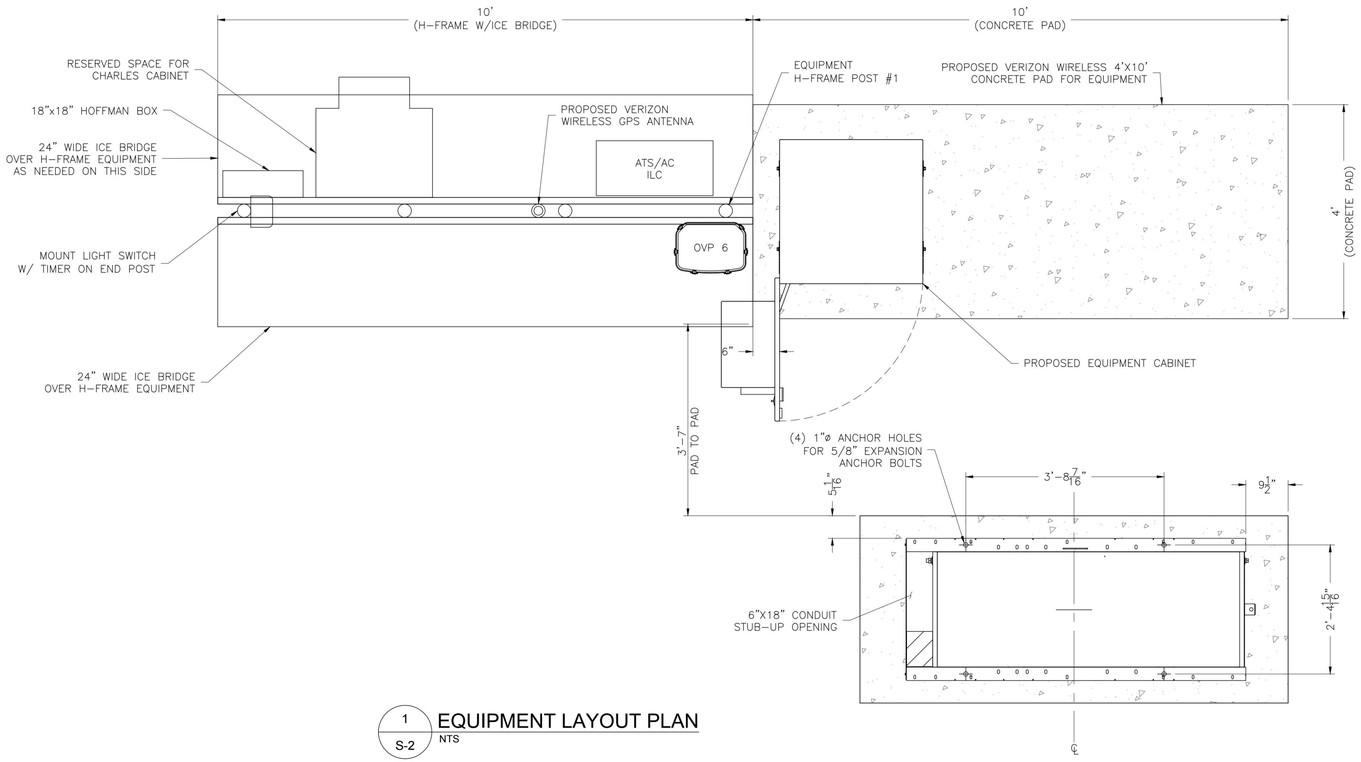
SHEET TITLE

CONSTRUCTION DETAILS

SHEET NUMBER

S-1





1 / S-2 EQUIPMENT LAYOUT PLAN
NTS

VERIZON WIRELESS EQUIPMENT:

– CHARLES INDUSTRIES CUBE–SS4B231PX2 EQUIPMENT CABINET WITH BATTERY CABINET INCLUDED

CONTRACTOR PROVIDED EQUIPMENT:

* THIS IS NOT A COMPREHENSIVE LIST. IT SHOULD BE ASSUMED BY THE CONTRACTOR THAT ALL OTHER ITEMS DETAILED IN THIS SET OF DRAWINGS SHALL BE PROVIDED BY THE CONTRACTOR.

– 26.2" WIDE X 78" TALL X 12.3" DEEP, ASCO D300L SERIES POWER TRANSFER LOAD CENTER MODEL AA300G–1PH–N–3R – INTEGRATED LOAD CENTER "ILC" WITH COMBINATION PADLOCK.

– 22" WIDE X 26" TALL X 20" DEEP, CHARLES INDUSTRIES CUBE–RL1003C–A W/ HEAT EXCHANGER (120V) W/ TRIPP–LITE UPS PART #SM1500RMXL2UTAA INSIDE (ONLY REQUIRED WHEN VzT PROVIDES LIT FIBER. UTILITY COORDINATOR MUST VERIFY IF THIS IS NEEDED)

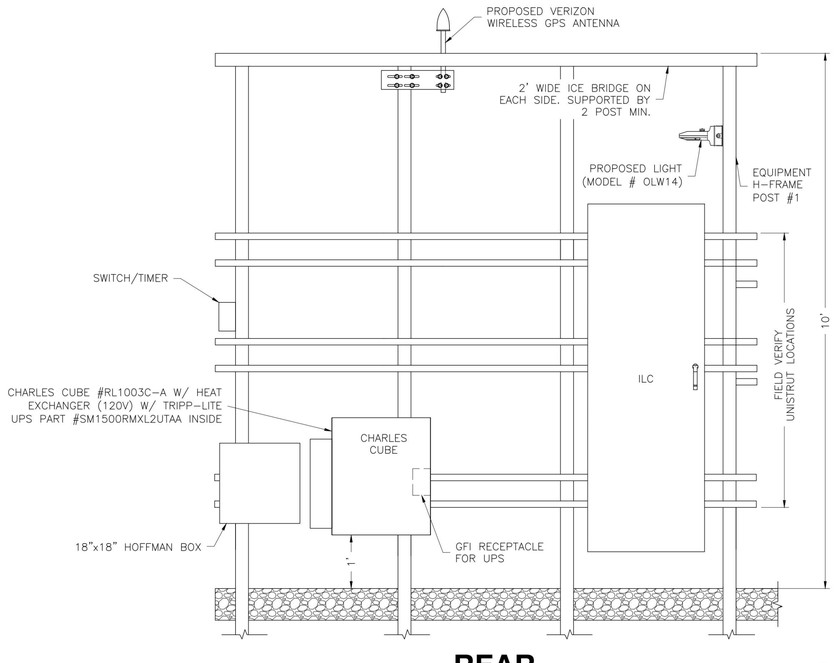
– RAYCAP OVP–6 (RCMDC–3315–PF–48)

– COORDINATE ADDITIONAL ENTRY GATE LOCK(S) WITH CONSTRUCTION MANAGER.

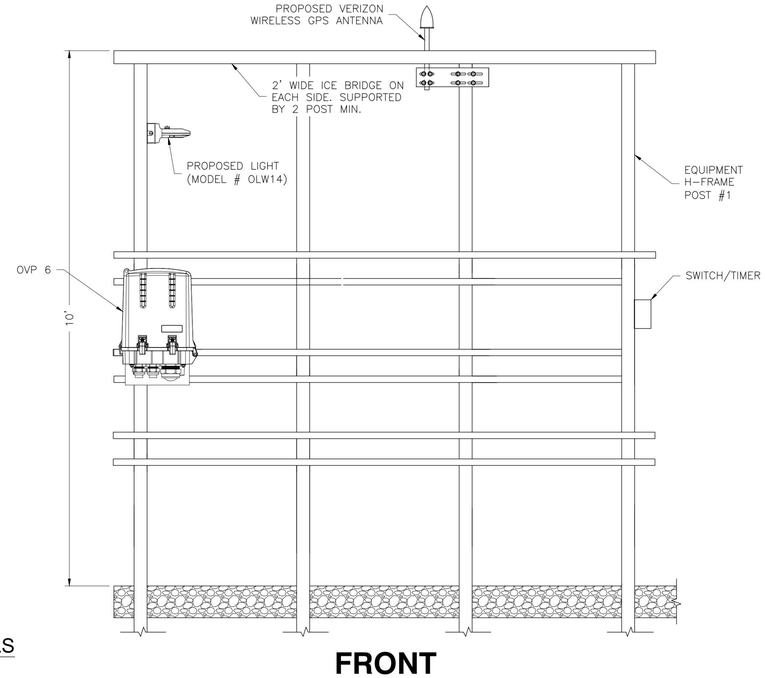
NOTES:

1. SEE SHEET E–1,E–2 & E–3 FOR FOR CABLE/CONDUIT ROUTINGS.

2. BOTTOM OF OVPs SHALL NOT EXCEED 36" ABOVE FINISHED GRADE.



REAR



FRONT

2 / S-2 H-FRAME RISER DETAILS
NTS

ENGINEER

NB+C
TOTALLY COMMITTED.
NB+C ENGINEERING SERVICES, LLC.
4435 WATERFRONT DRIVE, SUITE 100
GLEN ALLEN, VA 23060

APPLICANT

verizon
1831 RADY COURT
RICHMOND, VA 23222

SITE INFORMATION

SCRUBY PROPERTY
VERIZON RAWLAND
GREENWOOD STATION ROAD
(JUST SOUTH OF I-64)
GREENWOOD, VA 22943
ALBEMARLE COUNTY

DESIGN RECORD

REVISIONS

REV	DATE	DESCRIPTION	BY
8	11/02/20	REVISED	PJP
6	10/08/20	REVISED	PJP
5	06/11/20	REVISED	PJP
4	06/09/20	FINAL	CCC
3	05/22/20	REVISED	CCC
2	04/24/20	REVISED	CCC
1	04/14/20	REVISED	CCC
0	04/08/20	PRELIMINARY ZDs	CCC

PROFESSIONAL STAMP

COMMONWEALTH OF VIRGINIA
JOHN A. DAUGHTREY III
Lic. No. 0402052122
11/02/2020
PROFESSIONAL ENGINEER

ENGINEER

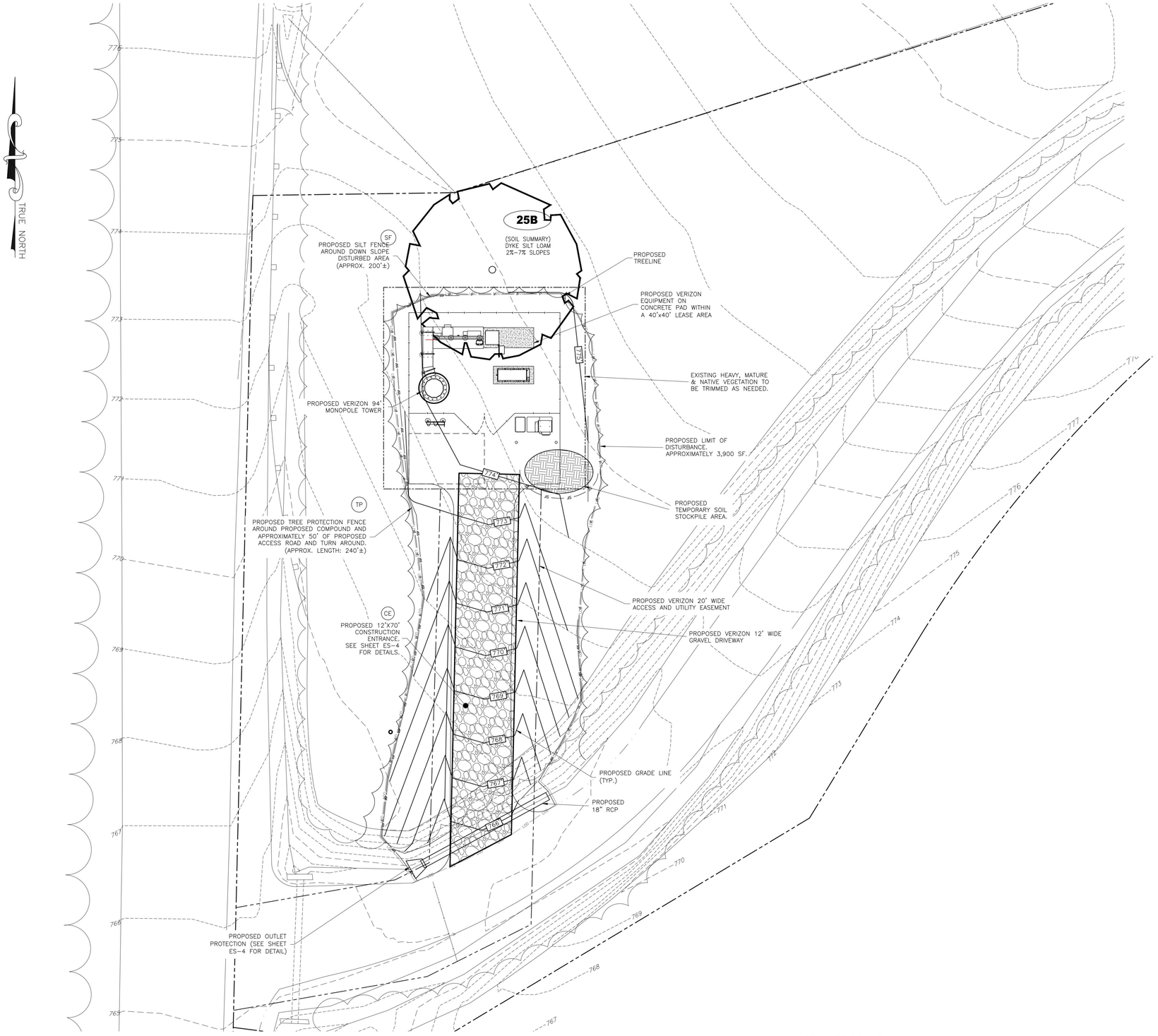
JOHN A. DAUGHTREY III, P.E.
VA PROFESSIONAL ENGINEER LIC. #052122

SHEET TITLE

EQUIPMENT MOUNTING DETAILS

SHEET NUMBER

S-2



1 / ES-1 EROSION & SEDIMENT CONTROL PLAN
SCALE: 1" = 10'-0"

GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 INCH = 10 FEET

LEGEND

- PROPERTY LINE – SUBJECT PARCEL
- XXX — EXISTING CONTOUR LINE
- PROPOSED CONTOUR LINE
- PROPOSED FENCE
- PROPOSED LEASE AREA
- PROPOSED LIMITS OF DISTURBANCE
- SF — PROPOSED SILT FENCE
- TP — PROPOSED TREE PROTECTION
- CE — PROPOSED CONSTRUCTION ENTRANCE

NOTE:

- A PROPOSED HAY BALE W/ PLASTIC LINING CONCRETE WASHOUT IS REQUIRED TO BE ON SITE. SEE "HAY BALE AND PLASTIC WASHOUT PIT" NOTES ON SHEET ES-2 FOR MORE INFORMATION. CONSTRUCTION MANAGER TO FIELD VERIFY PROPOSED LOCATION.
- A SOIL STOCKPILE AREA IS REQUIRED TO BE ON SITE. SEE 4/ES-3 FOR MORE DETAILS. CONSTRUCTION MANAGER TO FIELD VERIFY PROPOSED LOCATION.
- CRITICAL SLOPES DISTURBED = 340 S.F.

Know what's below. Call before you dig.

ENGINEER

NB+C TOTALLY COMMITTED.
NB+C ENGINEERING SERVICES, LLC.
4435 WATERFRONT DRIVE, SUITE 100
GLEN ALLEN, VA 23060

APPLICANT

verizon
1831 RADY COURT
RICHMOND, VA 23222

SITE INFORMATION

SCRUBY PROPERTY
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GREENWOOD STATION ROAD
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PROFESSIONAL STAMP

COMMONWEALTH OF VIRGINIA
JOHN A. DAUGHTREY III
Lic. No. 0402052122
PROFESSIONAL ENGINEER
11/02/2020

ENGINEER

JOHN A. DAUGHTREY III, P.E.
VA PROFESSIONAL ENGINEER LIC. #052122

SHEET TITLE

EROSION & SEDIMENT CONTROL PLAN

SHEET NUMBER

ES-1

EROSION AND SEDIMENT CONTROL NARRATIVE

PROJECT DESCRIPTION
THE PURPOSE OF THIS PROJECT IS THE CONSTRUCTION OF MONOPOLE TOWER, 90' GRAVEL ACCESS DRIVE, AND FENCED COMPOUND, ALONG WITH ASSOCIATED UTILITIES. THE LEASE AREA OF THE TOWER IS 1,600 SQ.FT.; THE COMPOUND AREA IS 600 SQ.FT.; THE TOTAL DISTURBED AREA IS 3,900 SF.

EXISTING SITE CONDITIONS
THE EXISTING SITE CONDITIONS CONSIST OF DENSE WOODS, SPARSE WOODLANDS AND OPEN SPACE IN GOOD AND POOR CONDITION. THE GRADE SLOPES TO THE SOUTH WEST TOWARDS GREENWOOD STATION ROAD TO THE WEST AND AN EXISTING GRAVEL ACCESS ROAD TO THE SOUTH. THE PROPOSED ACCESS DRIVE ENTRANCE WILL BE ON THE EXISTING GRAVEL ACCESS DRIVE. THE IS AN APROXIMATELY 6' RIDGE ALONG THE GRAVEL ACCESS DRIVE AND GREENWOOD STATION ROAD.

ADJACENT AREAS
THE ADJACENT AREAS ARE UNDEVELOPED WOODLANDS AND SINGLE FAMILY RESIDENTIAL HOMES. WITH OPEN PASTURE TO THE NORTH EAST AND SOUTH WEST. THE SITE IS BOARDED BY INTERSTATE 64 TO THE NORTH WEST AND GREENWOOD STATION ROAD TO THE WEST.

OFF-SITE AREAS
THERE ARE NO PROPOSED OFF-SITE AREAS ASSOCIATED WITH THIS PROJECT.

SOILS
(25B) DYKE SILT LOAM – 2 TO 7 PERCENT SLOPES

CRITICAL AREAS
THERE ARE NO CRITICAL AREAS ASSOCIATED WITH THIS PROJECT.

ESC MEASURES – STRUCTURAL PRACTICES
STRUCTURAL MEASURES TO BE USED ON THE SITE INCLUDE SILT FENCE (VE&SCH SPEC. 3.05), CONSTRUCTION ENTRANCE (VE&SCH SPEC. 3.02), TREE PROTECTION FENCE (VE&SCH SPEC. 3.38), TEMPORARY STOCK PILE (VE&SCH SPEC. 3.30), AND CONCRETE WASHOUT. ALL MEASURES SELECTED ARE STANDARD ESC ITEMS FOR THIS APPLICATION. ANY DISTURBED AREA DENUDED FOR SEVEN DAYS THAT IS NOT IN ACTIVE WORK AREA TO BE TEMPORARILY SEEDED.

ESC MEASURES – VEGETATIVE PRACTICES
VEGETATION PRACTICES INCLUDE TEMPORARY AND PERMANENT SEEDING (VE&SCH SPEC. 3.31 & 3.32).

PERMANENT STABILIZATION
1. UNTIL AN ADEQUATE ROOT SYSTEM IS ESTABLISHED AND IN THE ABSENCE OF ADEQUATE RAINFALL, SODDING (OR WHATEVER VEGETATION IS USED) SHALL BE IRRIGATED AS OFTEN AS NECESSARY TO MAINTAIN MOIST SOIL TO A DEPTH OF 4 INCHES. IN GENERAL, WATERING SHALL BE PERFORMED IN ACCORDANCE WITH THE VESCH.
2. ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE STABILIZED WITH PERMANENT SEEDING IMMEDIATELY FOLLOWING FINISHED GRADING. SEEDING SHALL BE DONE WITH KENTUCKY 31 TALL FESCUE ACCORDING TO STD. AND SPEC. 3.32, PERMANENT SEEDING, OF THE HANDBOOK. EROSION CONTROL BLANKETS WILL BE INSTALLED OVER FILL SLOPES WHICH HAVE BEEN BROUGHT TO FINAL GRADE AND HAVE BEEN SEEDED TO PROTECT THE SLOPES PROPERLY. MULCH (STRAW OR FIBER) WILL BE USED ON RELATIVELY FLAT AREAS. IN ALL SEEDING OPERATIONS, SEED FERTILIZER AND LIME WILL BE APPLIED PRIOR TO MULCHING. IN ACCORDANCE WITH MINIMUM STANDARD #3, PERMANENT VEGETATION SHALL NOT BE CONSIDERED ESTABLISHED UNTIL A GROUND COVER IS ACHIEVED THAT IS UNIFORM, MATURE ENOUGH TO SURVIVE AND WILL INHIBIT EROSION.
3. THE LOCAL VESCP AUTHORITY REPRESENTATIVE SHALL MAKE THE DETERMINATION AS TO WEATHER OR NOT PERMANENT VEGETATION HAS BEEN ESTABLISHED IN ACCORDANCE WITH MINIMUM STANDARD #3.

UNDERGROUND UTILITY LINE INSTALLATION:
UNDERGROUND UTILITY LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING STANDARDS IN ADDITION TO OTHER APPLICABLE CRITERIA:

1. NO MORE THAN 500 LINEAR FEET OF TRENCH MAY BE OPENED AT ONE TIME.
2. EXCAVATED MATERIAL SHALL BE PLACED ON THE UPHILL SIDE OF TRENCHES.
3. EFFLUENT FROM DEWATERING OPERATIONS SHALL BE FILTERED OR PASSED THROUGH AN APPROVED SEDIMENT TRAPPING DEVICE, OR BOTH, AND DISCHARGED IN A MANNER THAT DOES NOT ADVERSELY AFFECT FLOWING STREAMS OR OFF-SITE PROPERTY.
4. MATERIAL USED FOR BACKFILLING TRENCHES SHALL BE PROPERLY COMPACTED IN ORDER TO MINIMIZE EROSION AND PROMOTE STABILIZATION.
5. DESTABILIZATION SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THESE REGULATIONS.
6. COMPLY WITH APPLICABLE SAFETY REGULATIONS.

CONSTRUCTION SEQUENCE

AT LEAST 7 DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES, THE OWNER/OPERATOR SHALL INVITE ALL CONTRACTORS INVOLVED IN THOSE ACTIVITIES, THE LANDOWNER, ALL APPROPRIATE MUNICIPAL OFFICIALS, THE EROSION AND SEDIMENT CONTROL PLAN PREPARER, AND THE CONSERVATION DISTRICT TO AN ON-SITE MEETING. ALSO, AT LEAST 3 WORKING DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES, ALL VIRGINIA CONTRACTORS INVOLVED IN THOSE ACTIVITIES SHALL NOTIFY THE VIRGINIA ONE CALL SYSTEM "MISS UTILITY" INCORPORATED AT 811 FOR BURIED UTILITIES LOCATIONS.

EROSION AND SEDIMENT BMPS MUST BE CONSTRUCTED, STABILIZED, AND FUNCTIONAL BEFORE SITE DISTURBANCE BEGINS WITHIN THE TRIBUTARY AREAS OF THOSE BMPS.

ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE FOLLOWING SEQUENCE. EACH STAGE SHALL BE COMPLETED BEFORE ANY FOLLOWING STAGE IS INITIATED. CLEARING AND GRUBBING SHALL BE LIMITED ONLY TO THOSE AREAS DESCRIBED IN EACH STAGE.

1. INSTALL ROCK CONSTRUCTION ENTRANCE AND ALL PERIMETER BMP'S AS SHOWN ON THE PLANS.

2. CLEAR TREES AND LIMBS FOR FULL WIDTH OF EASEMENT AND LEASE AREA, GROUND TO SKY.

3. STRIP TOPSOIL FOR THE ACCESS DRIVE AND STORE AT DESIGNATED LOCATIONS AS SHOWN ON THE PLANS OR LOCATION AS AGREED UPON WITH THE CONSTRUCTION MANAGER.

4. ALL DIVERSIONS, SEDIMENT TRAPS, AND STOCKPILES MUST BE SEEDED AND MULCHED IMMEDIATELY UPON CONSTRUCTION.

5. BEGIN GRADING AND INSTALL GRAVEL, ROADSIDE DITCHES, AND CULVERTS WITH OUTLET PROTECTION.

6. STRIP TOPSOIL ACROSS COMPOUND AND STORE AT DESIGNATED LOCATIONS AS SHOWN ON THE PLANS OR LOCATION AS AGREED UPON WITH THE CONSTRUCTION MANAGER.

7. GRADE COMPOUND SITE AND INSTALL GRAVEL. IMMEDIATELY STABILIZE FILL AND CUT SLOPES WITH EROSION CONTROL MATTING OR ROCK.

8. ONCE CONSTRUCTION OF COMPOUND AND ACCESS DRIVE IS COMPLETE, BEGIN CONSTRUCTION OF TOWER AND ASSOCIATED FACILITIES AND UTILITIES AS SHOWN ON THE DRAWINGS.

9. IF CONSTRUCTION IS TERMINATED OR SUSPENDED PRIOR TO CONSTRUCTION COMPLETION, ALL EXPOSED SOIL AREAS SHALL BE SEEDED WITH TEMPORARY SEEDING AND MULCHED IMMEDIATELY.

10. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN ALL SEDIMENT AND EROSION CONTROL FACILITIES IN EFFECTIVE WORKING ORDER DURING CONSTRUCTION AND UNTIL ALL EXPOSED SOIL AREAS HAVE BEEN STABILIZED.

11. NO EROSION AND SEDIMENT CONTROL MEASURES CAN BE REMOVED WITHOUT APPROVAL OF THE ENVIRONMENTAL INSPECTOR FOR THE PROJECT.

IMMEDIATELY AFTER EARTH DISTURBANCE ACTIVITIES CEASE, THE O/RP SHALL STABILIZE ANY AREAS DISTURBED BY THE ACTIVITIES. DURING NON-GERMINATING PERIODS, MULCH MUST BE APPLIED AT THE SPECIFIED RATES. DISTURBED AREAS WHICH ARE NOT AT FINISHED GRADE AND WHICH WILL BE REDISTURBED WITHIN 1 YEAR MUST BE STABILIZED IN ACCORDANCE WITH THE TEMPORARY VEGETATIVE STABILIZATION SPECIFICATIONS. DISTURBED AREAS WHICH ARE AT FINISHED GRADE OR WHICH WILL NOT BE REDISTURBED WITHIN 1 YEAR MUST BE STABILIZED IN ACCORDANCE WITH THE PERMANENT VEGETATIVE STABILIZATION SPECIFICATIONS.

AN AREA SHALL BE CONSIDERED TO HAVE ACHIEVED FINAL STABILIZATION WHEN IT HAS A MINIMUM UNIFORM 70% PERENNIAL VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED SURFACE EROSION AND SUBSURFACE CHARACTERISTICS SUFFICIENT TO RESIST SLIDING AND OTHER MOVEMENTS.

AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY EROSION AND SEDIMENT BMPS MUST BE REMOVED. AREAS DISTURBED DURING REMOVAL OF THE BMPS MUST BE STABILIZED IMMEDIATELY.

GENERAL EROSION AND SEDIMENT CONTROL NOTES:

1. THE OWNER/DEVELOPER MUST NOTIFY THE ALBEMARLE COUNTY AT LEAST 24 HOURS PRIOR TO THE START OF THE CONSTRUCTION IN ACCORDANCE WITH APPLICABLE ALBEMARLE COUNTY ORDINANCES AND POLICIES.
2. THE OWNER/DEVELOPER GRANTS THE RIGHT-OF-ENTRY ON TO THIS PROPERTY TO THE DESIGNATED ALBEMARLE COUNTY PERSONNEL FOR THE PURPOSE OF INSPECTING AND MONITORING FOR COMPLIANCE WITH TITLE 10.01, CHAPTER 5, ARTICLE 4 OF THE CODE OF VIRGINIA, EROSION AND SEDIMENT CONTROL LAW AND THE DESIGN AND CONSTRUCTION STANDARDS MANUAL SECTION 750.04.
3. ALL EROSION CONTROL MEASURES SHOWN ON THE APPROVED PLAN MUST BE IN PLACE AND INSPECTED AND APPROVED BY THE DEPARTMENT PF PUBLIC WORKS PRIOR TO CLEARING, STRIPPING OF TOPSOIL OR GRADING.
4. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN AND PERMIT SHALL BE KEPT ON THE SITE AT ALL TIMES.
5. THE OWNER/DEVELOPER/DEVELOPERS'S REPRESENTATIVE IS RESPONSIBLE FOR THE INSTALLATION OF ANY ADDITIONAL EROSION CONTROL MEASURES NECESSARY TO PREVENT EROSION AND SEDIMENTATION AS DETERMINED BY THE ALBEMARLE COUNTY.
6. ALL DISTRIBUTED AREAS ARE TO DRAIN TO APPROVED SEDIMENT CONTROL MEASURES AT ALL TIMES DURING LAND DISTURBING ACTIVITIES AND DURING SITE DEVELOPMENT UNTIL COMPLETE AND ADEQUATE STABILIZATION IS ACHIEVED.
7. WATER MUST BE PUMPED INTO AN APPROVED FILTERING DEVICE DURING DEWATERING OPERATIONS.
8. ALL EROSION AND SEDIMENT CONTROL PRACTICES MUST BE CONSTRUCTED AND MAINTAINED ACCORDING TO THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK AND THE VIRGINIA REGULATIONS VR 625-02-00 EROSION AND SEDIMENT CONTROL REGULATIONS AND TO AMHERST COUNTY DESIGN AND CONSTRUCTION STANDARDS MANUAL. THE DEVELOPER/DEVELOPER'S REPRESENTATIVE WILL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL PRACTICES AT ALL TIMES.
9. THE DEVELOPERS/ DEVELOPER'S REPRESENTATIVE SHALL INSPECT ALL EROSION AND SEDIMENT CONTROL MEASURES DAILY AND AFTER EACH SIGNIFICANT RAINFALL THE FOLLOWING ITEMS WILL BE CHECKED IN PARTICULAR:
   a. SILT FENCE BARRIERS WILL BE CHECKED REGULARLY FOR UNDERMINING OR DETERIORATION OF THE FABRIC. SEDIMENT SHALL BE REMOVED WHEN THE LEVEL OF SEDIMENT DEPOSITION REACHES HALF WAY TO THE TOP OF THE BARRIER.
   b. SEEDED AREAS WILL BE CHECKED REGULARLY TO ENSURE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED AND RE-SEEDED AS NEEDED.
10. SEDIMENT TRAPPING MEASURES WILL BE INSTALLED AS A FIRST STEP IN GRADING AND WILL BE SEEDED AND MULCHED IMMEDIATELY FOLLOWING INSTALLATION.
11. PERMANENT SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN (7) DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZED SHALL BE APPLIED WITH IN SEVEN (7) DAYS TO DENUDED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN UNDISTURBED FOR LONGER THAN FOURTEEN (14) DAYS. SEEDING AND SELECTION OF THE SEED MIXTURE SHALL BE IN ACCORDANCE WITH VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK STANDARD AND SPECIFICATION 3.32. ROADS AND PARKING AREAS SHALL BE STABILIZED WITH SEVEN (7) DAYS AFTER FINAL GRADE IS REACHED.
12. ELECTRIC POWER, TELEPHONE, CABLE T.V. AND GAS SUPPLY TRENCHES SHALL BE COMPACTED, SEEDED AND MULCHED WITHIN FIVE DAYS AFTER BACKFILL
13. ALL TEMPORARY EARTH BERMS, DIVERSIONS AND SILT DAMS SHALL BE MULCHED WITHIN FIVE DAYS AFTER GRADING. STRAW OR HAY MULCH IS REQUIRED.
14. DURING CONSTRUCTION, ALL STORM SEWER INLETS SHALL BE PROTECTED BY INLET PROTECTION MAINTAINED AN MODIFIED DURING CONSTRUCTION AS REQUIRED.
15. AT THE COMPLETION OF ANY PROJECT CONSTRUCTION AND PRIOR TO BOND RELEASE, ALL TEMPORARY SEDIMENT CONTROL MEASURES SHALL BE REMOVED.
16. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES WILL BE REMOVED WITHIN 30 DAYS AFTER ADEQUATE SITE STABILIZATION AND AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED, AS AUTHORIZED BY THE ALBEMARLE COUNTY INSPECTORS. TRAPPED SEDIMENT AND THE DISTURBED SOIL AREAS RESULTING FROM THE DISPOSITION OF TEMPORARY MEASURES WILL BE PERMANENTLY STABILIZED TO PREVENT FURTHER EROSION AND SEDIMENTATION.
17. WHEN SEDIMENT IS TRANSPORTED ONTO A PAVED ROAD SURFACE, THE ROAD WILL BE CLEANED THOROUGHLY AT THE END OF EACH DAY. SEDIMENT WILL BE REMOVED FROM THE ROADS BY SHOVELING OR SWEEPING AND TRANSPORTED TO A SEDIMENT CONTROL DISPOSAL AREA. STREET WASHING WILL BE ALLOWED ONLY AFTER SEDIMENT IS REMOVED IN THIS MANNER.
18. AREAS WHICH ARE NOT TO BE DISTURBED WILL BE CLEARLY MARKED BY FLAGS, SIGNS, ETC.
19. RPA AND FLOOD PLAIN LIMITS SHALL BE CLEARLY MARKED IN THE FIELD BY FLAGS, SIGNS, ETC.
20. TREE SAVE AREAS SHALL BE CLEARLY MARKED IN THE FIELD BY ORANGE SAFETY FENCE. APPROPRIATE TREE PRESERVATIONS SIGNS (WATERPROOF) TO IDENTIFY TREE PRESERVATION AREA SHALL BE LOCATED ON TREE PROTECTIONS FENCING (INCLUDES SUPER SILT FENCING) AND SHOULD BE LOCATED ALTERNATE BETWEEN ENGLISH AND SPANISH EVERY 30 FEET.
21. ORANGE SAFETY FENCE MUST BE INSTALLED AROUND ALL SILT TRAPS AND SEDIMENT BASINS.

MAINTENANCE

1. THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES PERIODICALLY AND AFTER EACH RUNOFF PRODUCING RAINFALL EVENT. ANY NECESSARY REPAIRS OR CLEANUP TO MAINTAIN THE EFFECTIVENESS OF THE EROSION CONTROL DEVICES SHALL BE MADE IMMEDIATELY. THE FOLLOWING ITEMS WILL BE CHECKED, IN PARTICULAR:

2. THE SILT FENCE BARRIER WILL BE CHECKED REGULARLY FOR UNDERMINING OR DETERIORATION OF THE FABRIC. SEDIMENT SHALL BE REMOVED WHEN THE LEVEL OF SEDIMENT DEPOSITION REACHES HALF WAY TO THE TOP OF THE BARRIER.

3. THE SEEDED AREAS WILL BE CHECKED REGULARLY TO ENSURE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED AND RE-SEEDED AS NEEDED.

4. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ECS CONTROLS DURING CONSTRUCTION.

5. INSPECTION TO BE CONDUCTED SHALL BE PER ALBEMARLE COUNTY STANDARDS AND REQUIREMENTS. CONTRACTOR IS RESPONSIBLE FOR SCHEDULING ALL INSPECTIONS.

6. SILT FENCE SHALL BE CHECKED AFTER EACH MAJOR STORM EVENT OR ONCE EVERY FIVE DAYS. SEDIMENT SHALL BE REMOVED AFTER IT BECOMES 1/3 HEIGHT OF SILT FENCE.

7. ALL VEGETATIVE AND STRUCTURAL EROSION AND SEDIMENT CONTROL WILL BE CONSTRUCTED ACCORDING TO THE STANDARDS AND SPECIFICATIONS OF THE VIRGINIA SEDIMENT AND EROSION CONTROL HANDBOOK, 3RD ED, 1992.

SEEDING/ STABILIZATION SPECIFICATIONS

1. TOPSOIL STOCKPILE PROTECTION
A. APPLY GROUND LIMESTONE AT A RATE OF 90LBS. PER 1000 SQ.FT.
B. APPLY FERTILIZER (10-20-10) AT A RATE 11LBS. PER 1000 SQ.FT.
C. APPLY PERENNIAL RYEGRASS SEED AT 170 LB. PER 1 ACRE. AND ANNUAL RYEGRASS AT 170 LB. PER 1 ACRE.
D. MULCH STOCKPILE WITH STRAW OR HAY AT A RATE OF 138 LBS. PER 1000 SQ.FT.
E. PROPERLY ENTRENCH A SILT FENCE AT THE BOTTOM OF THE STOCKPILE.

18. TEMPORARY STABILIZATION SPECIFICATIONS
A. APPLY GROUND LIMESTONE AT A RATE OF 184 LBS. PER 1000 SQ.FT.
B. APPLY FERTILIZER (10-20-10) AT A RATE 11 LBS. PER 1000 SQ.FT.
C. APPLY PERENNIAL RYEGRASS SEED AT 170 LB. PER 1 ACRE. AND ANNUAL RYEGRASS AT 170 LB. PER 1 ACRE.
D. MULCH STOCKPILE WITH STRAW OR HAY AT A RATE OF 138 LBS. PER 1000 SQ.FT.
E. APPLY A LIQUID MULCH BINDER OR TACK TO STRAW OR HAY MULCH.

19. PERMANENT STABILIZATION SPECIFICATIONS
A. APPLY TOPSOIL TO A DEPTH OF 5 INCHES (UNSETTLED)
B. APPLY GROUND LIMESTONE AT A RATE OF 184 LBS. PER 1000 SQ.FT. AND WORK FOUR INCHES INTO SOIL.
C. APPLY FERTILIZER (10-20-10) AT A RATE 11 LBS. PER 1000 SQ.FT.
D. APPLY HARD FESCUE SEED AT 20 LBS. PER 1 ACRE. AND CREEPING RED FESCUE SEED AT 20 LBS. PER 1 ACRE. AND PERENNIAL RYEGRASS SEED AT 20 LBS. PER 1 ACRE. AND TALL FESCUE SEED AT 20 LBS. PER 1 ACRE.
E. MULCH STOCKPILE WITH STRAW OR HAY AT A RATE OF 138 LBS. PER 1000 SQ.FT.
F. APPLY A LIQUID MULCH BINDER OR TACK TO STRAW OR HAY MULCH.

HAY BALE AND PLASTIC WASHOUT PIT

HAY BALE AND PLASTIC WASHOUT PIT TO BE BUILT ABOVE GRADE. THE PLASTIC LINING SHOULD BE MINIMUM 10 MIL THICKNESS, FREE OF TEARS OR HOLES THAT WOULD ALLOW THE WASHWATER TO ESCAPE. AFTER THE PIT IS USED TO WASH DOWN THE CHUTES OF MULTIPLE READY MIXED TRUCKS AND THE WASHWATER HAS EVAPORATED OR HAS BEEN VACUUMED OFF, THE REMAINING HARDENED SOLIDS CAN BE BROKEN UP AND REMOVED FROM THE PIT. THIS PROCESS MAY DAMAGE THE HAY BALES AND PLASTIC LINING. IF DAMAGE OCCURS, THE PIT WILL NEED TO BE REPAIRED AND RELINED WITH NEW PLASTIC. WHEN THE HARDENED SOLIDS ARE REMOVED FROM THE PIT. THE WASTE MATERIAL MUST BE RECYCLED OR DISPOSED OF AT AN APPROVE WASTE FACILITY.

GRADING NOTES

1. SOILS USED FOR ROADWAY SUBGRADE MUST BE COMPACTED SO THAT THE MINIMUM DRY DENSITY ACHIEVED EXCEEDS 95% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY. THE CONTRACTOR MAY ONLY USE CUT MATERIAL AS FILL IF IT CAN BE COMPACTED TO 95% OF ITS STANDARD PROCTOR MAXIMUM DRY DENSITY. PROCTOR READING MUST BE INSPECTED AND APPROVED BY A THIRD PARTY DURING ROADWAY CONSTRUCTION.

2. NATIVE TOPSOIL SHALL BE SAVED, STOCKPILED, MULCHED, AND REUSED AS MUCH AS POSSIBLE ON THE SITE. SILTATION FENCE SHALL BE INSTALLED AT THE BASE OF STOCKPILES AT THE DOWNHILL LIMIT TO PROTECT AGAINST EROSION. STOCKPILES WILL BE STABILIZED BY SEEDING AND MULCHING UPON FORMATION OF THE PILES. UPHILL OF THE STOCKPILES, STABILIZED DITCHES AND/OR BERMS WILL BE CONSTRUCTED TO DIVERT STORMWATER RUNOFF AWAY FROM THE PILES. EXCESS CUT SOIL NOT REUSED AS FILL SHALL BE HAULED OFF SITE TO AN APPROVED AND PERMITTED SOIL DISPOSAL SITE AS SOON AS FINAL GRADE HAS BEEN ESTABLISHED.

3. FOR AN EARTH DISTURBANCE ACTIVITY OR ANY STAGE OR PHASE OF AN ACTIVITY TO BE CONSIDERED PERMANENTLY STABILIZED, THE DISTURBED AREAS SHALL BE COVERED BY A MINIMUM UNIFORM 70% PERENNIAL VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED EROSION AND SUBSURFACE CHARACTERISTICS SUFFICIENT TO RESIST SLIDING AND OTHER MOVEMENTS.

4. ALL EARTHEN FILLS SHALL BE PLACED IN COMPACTED LAYERS NOT TO EXCEED 8 INCHES IN THICKNESS.

5. FILL MATERIALS SHALL BE FREE OF FROZEN PARTICLES, BRUSH, ROOTS, SOD, OR ORGANIC MATERIAL THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS. ANY ROCK GREATER THAN 12" IN ANY DIRECTION SHOULD BE DISPOSED OF AND NOT USED AS FILL. FILL SHALL NOT BE PLACED ON SATURATED OR FROZEN SURFACES.

6. PLOW, SCARIFY, BENCH, OR BREAK UP SLOPED SURFACES STEEPER THAN 1 VERTICAL TO 4 HORIZONTAL SO FILL MATERIAL WILL BOND WITH EXISTING MATERIAL. IF FILL EXCEEDS 4' IN HEIGHT FROM TOE TO CREST, FILL MUST BE BENCHED AND KEYED IN. SEE DETAIL 4/ES-7 FOR DETAILS.

7. PLACE SOIL FILL ON SUB-GRADES FREE OF ORGANIC MATERIAL, MUD, FROST, SNOW, OR ICE

8. PLACE BACKFILL AND FILL MATERIALS IN LAYERS NOT MORE THAN 8 INCHES THICK IN LOOSE DEPTH COMPACTED BY HEAVY COMPACTION EQUIPMENT, AND NOT MORE THAN 4 INCHES IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HAND OPERATED TAMPERS.

9. UNDER ACCESS ROADS WITH MARGINAL TO EXCESSIVE SLOPES AND MARGINAL SUBGRADE, CLEAR, GRUB AND SCARIFY ROAD AREA. INSTALL ONE LAYER OF GEO-TEXTILE FABRIC (US 160 NW OR EQUIVALENT) AND PIN TO SUBGRADE. INSTALL BASE LAYER, AND TRACK IN WITH A BULLDOZER OR SHEEPSFOOT ROLLER, INSTALL SURFACE LAYER, DRESS ROAD AS REQUIRED AFTER CONSTRUCTION WITH MOTOR GRADER AND COMPACT WITH A VIBRATORY ROAD ROLLER.

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SCRUBY PROPERTY
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GREENWOOD STATION ROAD
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GREENWOOD, VA 22943
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PROFESSIONAL STAMP

COMMONWEALTH OF VIRGINIA
JOHN A. DAUGHTREY III
Lic. No. 0402052122
11/02/2020
PROFESSIONAL ENGINEER

ENGINEER

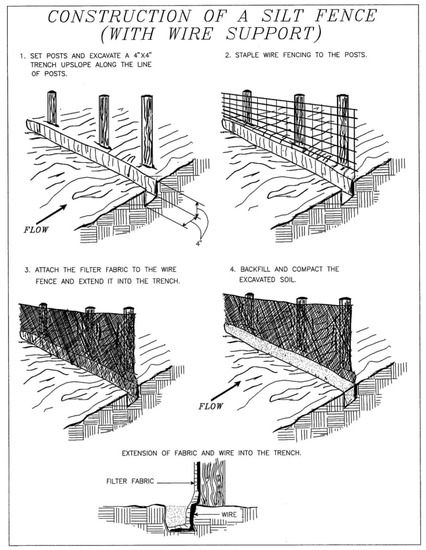
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SHEET TITLE

EROSION & SEDIMENT CONTROL NOTES

SHEET NUMBER

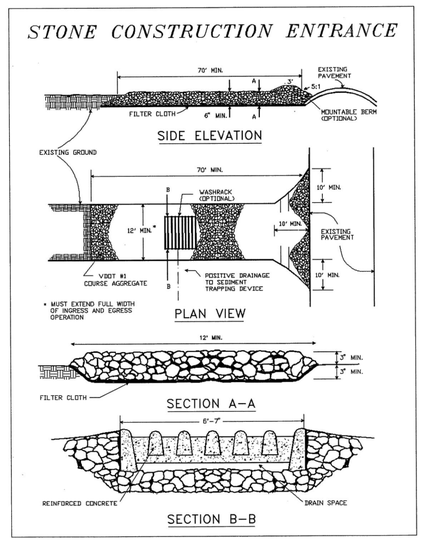
ES-2



NOTE: ALL SILT FENCES ARE TO USE 36 INCH FABRIC AND STAKED WITH 2"X2" HARDWOOD STAKES ON 6' CENTERS

VESCH 3.05 SILT FENCE

1 / ES-3 STANDARD FILTER FABRIC FENCE NTS — SF



VESCH 3.02 TEMPORARY CONSTRUCTION ENTRANCE

2 / ES-3 ROCK CONSTRUCTION ENTRANCE NTS — CE

TABLE 3.32-C
SITE SPECIFIC SEEDING MIXTURES
FOR APPALACHIAN/MOUNTAIN AREA

	Total Lbs. Per Acre
Minimum Care Lawn	
- Commercial or Residential	200-250 lbs.
- Kentucky 31 or Turf-Type Tall Fescue	90-100%
- Improved Perennial Ryegrass *	0-10%
- Kentucky Bluegrass	0-10%
High-Maintenance Lawn	
Minimum of three (3) up to five (5) varieties of bluegrass from approved list for use in Virginia.	125 lbs.
General Slope (3:1 or less)	
- Kentucky 31 Fescue	128 lbs.
- Red Top Grass	2 lbs.
- Seasonal Nurse Crop **	20 lbs.
	150 lbs.
Low-Maintenance Slope (Steeper than 3:1)	
- Kentucky 31 Fescue	108 lbs.
- Red Top Grass	2 lbs.
- Seasonal Nurse Crop **	20 lbs.
- Crownvetch ***	20 lbs.
	150 lbs.

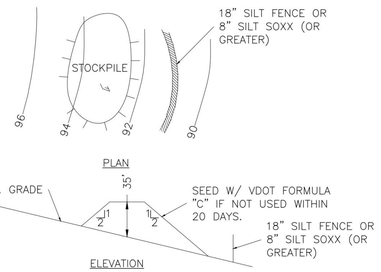
* Perennial Ryegrass will germinate faster and at lower soil temperatures than fescue, thereby providing cover and erosion resistance for seedbed.

** Use seasonal nurse crop in accordance with seeding dates as stated below:
March, April through May 15th ..... Annual Rye
May 16th through August 15th ..... Foxtail Millet
August 16th through September, October ..... Annual Rye
November through February ..... Winter Rye

*** If Flatpea is used, increase to 30 lbs./acre. All legume seed must be properly inoculated. Weeping Lovegrass may also be included in any slope or low-maintenance mixture during warmer seeding periods; add 10-20 lbs/acre in mixes.

VESCH 3.32 PERMANENT SEEDING

3 / ES-3 PERMANENT SEEDING NTS — PS



NOTES:

1. INSTALL SILT FENCE DOWNSLOPE OF AREA OF STOCKPILE.
2. PLACE STOCKPILE IN AREAS SHOWN ON EROSION CONTROL PLAN WITHOUT BLOCKING NATURAL DRAINAGE PATTERNS.
3. FOLLOW DIMENSIONS SHOWN ABOVE. HEIGHT SHOULD NOT EXCEED 35 FT. SIDE SLOPES SHOULD NOT BE STEEPER THAN 2(H):1(V).
4. SEED IMMEDIATELY IF MATERIAL IS NOT TO BE USED WITHIN 20 DAYS. FOLLOW "SEEDING, FERTILIZATION SCHEDULE & SPECIFICATIONS."
5. LOCATION(S) AND SIZE(S) OF SOIL STOCKPILES ARE APPROXIMATE AND SHALL BE ADJUSTED PER FIELD AND CONSTRUCTION SEQUENCE CONDITIONS. CONTRACTOR SHALL VERIFY REQUIRED SIZE(S). REQUIREMENTS FROM THE STANDARDS DETAIL MUST BE FOLLOWED FOR STOCKPILES.

4 / ES-3 TOPSOIL STOCKPILE AND MAINTENANCE NTS

TOPSOIL SPECIFICATIONS

1. TOPSOIL SPECIFICATIONS

A. THE CONTRACTOR SHALL FURNISH ALL LABOR, SUPERVISION, MATERIAL (EXCEPT AS HEREIN PROVIDED), TOOLS EQUIPMENT, SUPPLIES, AND SERVICES; AND, SHALL PERFORM ALL WORK NECESSARY FOR PROVIDING (TYPE B AS NECESSARY) AND APPLYING TOPSOIL IN ACCORDANCE WITH THE REQUIREMENTS OF THESE SPECIFICATIONS AND IN CONFORMITY TO THE DEPTHS AND LIMITS SHOWN ON THE DRAWINGS OR AS ESTABLISHED BY THE OWNER.

B. PRIOR TO USE OR PLACEMENT, THE CONTRACTOR SHALL SUBMIT CERTIFICATIONS OF SOIL TESTS FOR APPROVAL. SOIL TESTS SHALL BE PROVIDED AT THE RATE OF ONE TEST PER 10,000 SQUARE FEET OF DISTURBED AREA.

C. UNLESS OTHERWISE DIRECTED BY THE OWNER, AREAS DESIGNATED TO RECEIVE TOPSOIL SHALL BE GRADED, SHAPED, AND THEN SCARIFIED OR TILLED BY DISKING, HARROWING, OR OTHER APPROVED METHODS TO A DEPTH OF APPROXIMATELY 2". TOPSOIL SHALL BE APPLIED ONLY WHEN THE SUBSOIL IS IN A LOOSE, FRIABLE CONDITION.

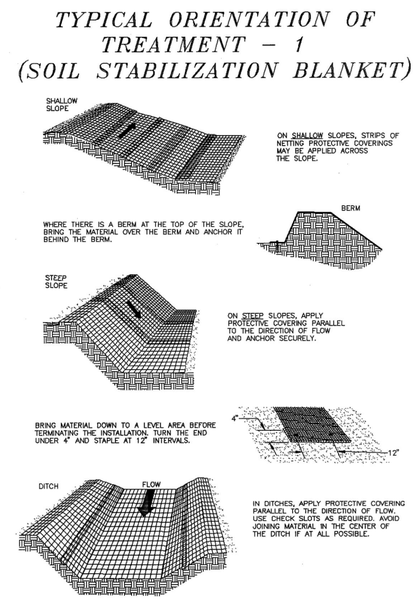
D. THE CONTRACTOR SHALL PROTECT BENCHMARKS, UTILITIES, AND EXISTING TREES, SHRUBS, AND OTHER LANDSCAPE FEATURES DESIGNATED FOR PRESERVATION WITH TEMPORARY FENCING OR BARRICADES SATISFACTORY TO THE OWNER.

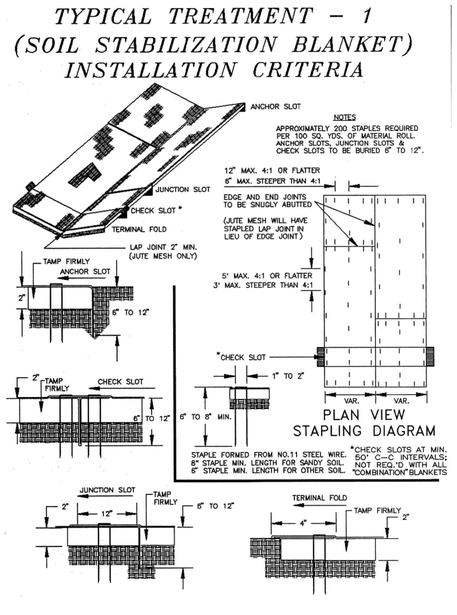
E. SUBSOIL ON SLOPES THAT HAVE BEEN HORIZONTALLY GROOVED IN ACCORDANCE WITH THE DRAWINGS SHALL NOT BE LOOSENED.

F. THE LOOSE DEPTH OF THE CLASS OF TOPSOIL SHALL BE NO LESS THAN 4" (NOT LESS THAN 6" IN MEDIANS: AND SHALL BE SUFFICIENT TO ALLOW THE AREA TO CONFORM TO THE ELEVATIONS SHOWN ON THE DRAWINGS AFTER TOPSOIL SETTLES. IN NO CASE SHALL THE CONSOLIDATED FINISH ELEVATION OF TOPSOIL EXCEED THE ELEVATION OF ADJACENT STRUCTURES. CONSOLIDATED ELEVATION SHALL BE FLUSH WITH THE ADJACENT STRUCTURES.

G. AFTER TOPSOIL HAS BEEN APPLIED, LARGE CLODS, HARD LUMPS, AND STONES MORE THAN 1" IN THE GREATEST DIMENSION, BRUSH, ROOTS, STUMPS, LITTER, AND FOREIGN MATERIAL SHALL BE REMOVED FROM THE AREA. WHEN THE OPERATION IS COMPLETE, THE AREA SHALL BE IN A CONDITION TO RECEIVE SEED, SOD, OR PLANTS WITHOUT FURTHER SOIL PREPARATION. AREAS SHALL BE STABILIZED WITHIN 15 DAYS AFTER TOPSOIL IS APPLIED.

H. THE CONTRACTOR SHALL BE REQUIRED TO BACKFILL ALONG EDGES OF CURBS, SIDEWALKS AND ENTRANCES WHERE SETTLEMENT HAS OCCURRED AND RESHAPE AND RESLOPE, WHERE DIRECTED, PRIOR TO PLACEMENT OF TOPSOIL AS WELL AS TO ADD ADDITIONAL TOPSOIL AS REQUIRED DUE TO SETTLEMENT OR EROSION AT NO ADDITIONAL COST TO THE OWNER.





VESCH 3.36–1 SOIL STABILITY & BLANKET MATTING

5 / ES-3 SOIL STABILITY & BLANKET MATTING NTS — BM

TABLE 3.31-B

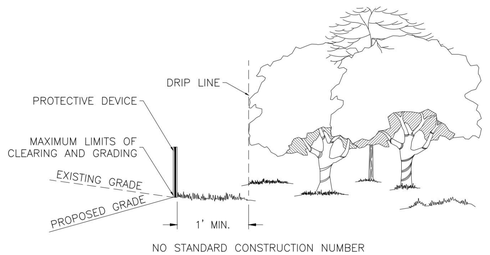
ACCEPTABLE TEMPORARY SEEDING PLANT MATERIALS

"QUICK REFERENCE FOR ALL REGIONS"

Planting Dates	Species	Rate (lbs./acre)
Sept. 1 - Feb. 15	50/50 Mix of Annual Ryegrass (Lolium multi-florum) & Cereal (Winter) Rye (Secale cereale)	50 - 100
Feb. 16 - Apr. 30	Annual Ryegrass (Lolium multi-florum)	60 - 100
May 1 - Aug 31	German Millet (Setaria italica)	50

VESCH 3.31 TEMPORARY SEEDING

6 / ES-3 TEMPORARY SEEDING NTS — TS



NO STANDARD CONSTRUCTION NUMBER

NOTES:

1. THE TREE PROTECTIVE BARRIER MUST CONSIST OF ORANGE SAFETY FENCING, NOT LESS THAN THREE FEET HIGH AND SUPPORTED BY WOOD/METAL POLES.
2. THE TREE PROTECTIVE BARRIER WILL NEED TO REMAIN IN PLACE THROUGHOUT CONSTRUCTION.
3. APPROVAL OF TREE PROTECTIVE BARRIER WOULD NEED TO OCCUR PRIOR TO THE ISSUANCE OF A BUILDING PERMIT AND FINAL SITE PLAN APPROVAL.

VESCH 3.38 TREE PRESERVATION AND PROTECTION

7 / ES-3 TREE PROTECTION FENCE NTS — TP

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SITE INFORMATION

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COMMONWEALTH OF VIRGINIA
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PROFESSIONAL ENGINEER
11/02/2020

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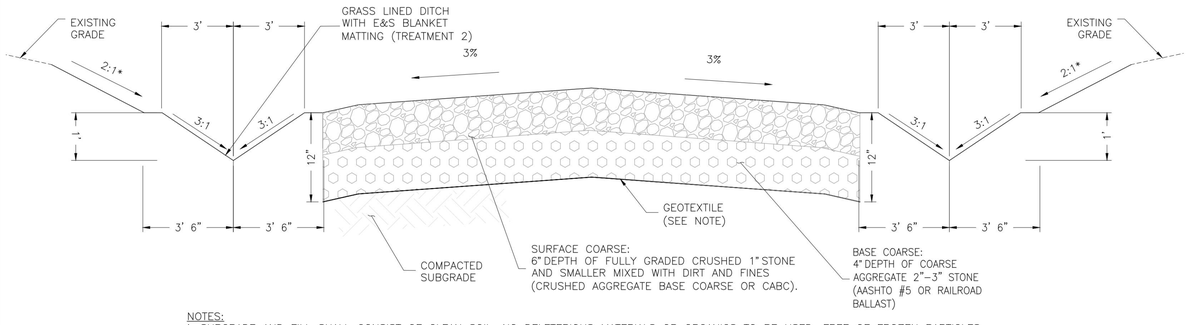
JOHN A. DAUGHTREY III, P.E.
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SHEET TITLE

EROSION & SEDIMENT CONTROL DETAILS I

SHEET NUMBER

ES-3



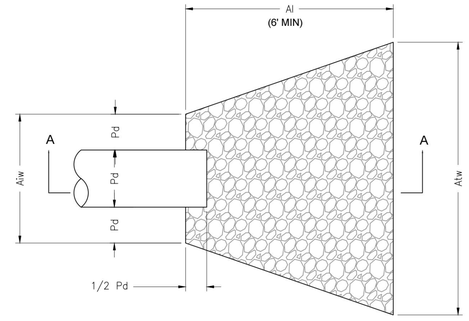
NOTES:
1. SUBGRADE AND FILL SHALL CONSIST OF CLEAN SOIL. NO DELETERIOUS MATERIALS OR ORGANICS TO BE USED. FREE OF FROZEN PARTICLES, ORGANIC MATTER, CLAYED MATERIAL AND ROCK PARTICLES GREATER THAN 12" IN ANY DIRECTION.

2. REMOVE ALL TOPSOIL AND ORGANICS BEFORE COMMENCING ACCESS ROAD FOR A MIN. DEPTH OF 12".

3. DITCH
   3.1. DITCH SHALL BE CONSTRUCTED FREE OF SEDIMENT, TREE ROOTS, STUMPS OR OTHER PROJECTIONS THAT WILL IMPEDE NORMAL CHANNEL FLOW AND/OR PREVENT GOOD LINING TO SOIL CONTACT.

4. WOVEN GEOTEXTILE: APPROVED PRODUCTS ARE US FABRICS: US 200 AND TENCATE: 160N. CONTRACTOR MAY SUBMIT DESIGN ALTERNATIVE.

1 / ES-4 PROPOSED GRAVEL DRIVE TYPICAL SECTION
NTS



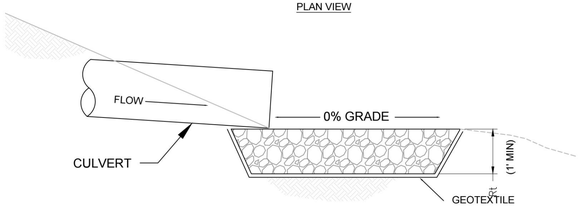
PLAN VIEW

NOTES:
1. REMOVE TOPSOIL AND PLACE GEOTEXTILE FABRIC PRIOR TO PLACING STONE.

   1.1. WOVEN GEOTEXTILE: APPROVED PRODUCTS ARE US FABRICS: US 250 AND TENCATE: MIRAFI 550X. CONTRACTOR MAY SUBMIT DESIGN ALTERNATIVE AS OUTLINED IN THE AMERICAN TOWER MASTER SPECIFICATIONS.

2. ALL APRONS SHALL BE CONSTRUCTED TO THE DIMENSIONS SHOWN. TERMINAL WIDTHS SHALL BE ADJUSTED AS NECESSARY TO MATCH RECEIVING CHANNELS.

3. EXTEND RIPRAP ON BACK SIDE OF APRON TO AT LEAST 1/2 DEPTH OF PIPE ON BOTH SIDES TO PREVENT SCOUR AROUND THE PIPE.

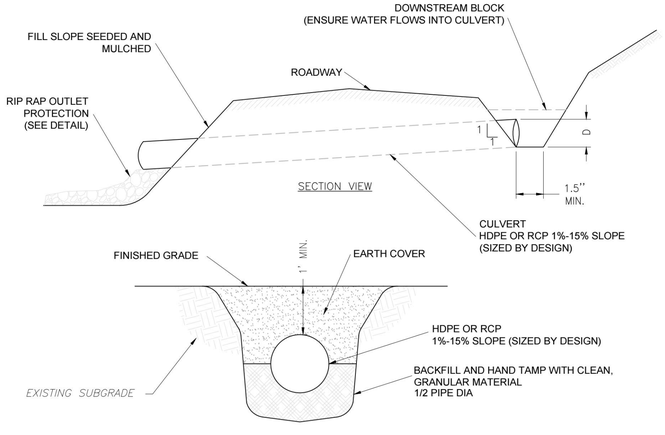


SECTION A-A

OUTLET NO.	RIPRAP		APRON		
	SIZE (D50)	THICK. Rt (IN)	LENGTH La (FT)	INITIAL WIDTH 3Do (FT)	END WIDTH (FT)
OP-1	6"	12	10	5	15

VESCH 3.18-1 OUTLET PROTECTION

2 / ES-4 OUTLET PROTECTION DETAIL OP
NTS



3 / ES-4 PIPE BEDDING DETAIL
NTS

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SHEET TITLE

EROSION & SEDIMENT CONTROL DETAILS II

SHEET NUMBER

ES-4