



PI TOWER ID: PIVA399
NEW FA SITE #: 15599103
SITE NAME: SOUTHSIDE
SITE ADDRESS: 2415 SOUTHSIDE DRIVE
NORTH GARDEN, VA 22959
JURISDICTION: ALBERMARLE COUNTY
SITE TYPE: 87' MONOPOLE
E-911 ADDRESS: TBD



CALL VIRGINIA ONE CALL
(800) 552-7001
CALL 3 WORKING DAYS
BEFORE YOU DIG!



PLANS PREPARED FOR:

Parallel
INFRASTRUCTURE

15105 JOHN J. DELANEY DRIVE
SUITE D-3
CHARLOTTE, NC 28277

PLANS PREPARED BY:

T²
T-SQUARED
SITE SERVICES

2500 HIGHLAND ROAD, SUITE 201
HERMITAGE, PA 16148
724.308.7855
www.t-sqrd.com

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ENGINEERING LICENSE & SEAL:

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REVISIONS:				
DESCRIPTION	DATE	BY	REV	
ISSUED FOR REVIEW	08.09.21	TM	0	

PROJECT INFO:

SITE NAME:
SOUTHSIDE

PI #: PIVA399

FA #: 15599103

2415 SOUTHSIDE DRIVE
NORTH GARDEN, VA 22959

PROPOSED
87' MONOPOLE TOWER

TITLE SHEET
37.968606° -78.633586°

SHEET NUMBER:	REV.:
T-1	0
	46304

SITE INFORMATION

PI TOWER ID: PIVA399
AT&T SITE NAME: SOUTHSIDE
SITE ADDRESS: 2415 SOUTHSIDE DRIVE
NORTH GARDEN, VA 22959
COUNTY: ALBERMARLE
JURISDICTION: ALBERMARLE COUNTY
ZONING: RURAL
LAND TYPE: HS-1 - HOMESITE 1
DEED BOOK/PAGE: 1268/102
PARCEL ID: 08700-00-00-022E0
E-911 ADDRESS: TBD
AREA OF CONSTRUCTION: RAWLAND
LATITUDE: 37.968606°
LONGITUDE: -78.633586°
LAT/LONG TYPE: NAD83
OCCUPANCY CLASSIFICATION: U
TYPE OF CONSTRUCTION: 11B
A.D.A. COMPLIANCE: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION
LAND OWNER: ROY FITZGERALD
2415 SOUTHSIDE DRIVE
NORTH GARDEN, VA 22959
TOWER OWNER: PARALLEL INFRASTRUCTURE
15105 JOHN J. DELANEY DRIVE
SUITE D-3
CHARLOTTE, NC 28277
ELECTRICAL SERVICE PROVIDER: APPALACHIAN ELECTRIC POWER
800-956-4237
TELCO PROVIDER: TBD

DRAWING INDEX

SHEET	SHEET DESCRIPTION
T-1	TITLE SHEET
SURVEY	SHEET 1 OF 4
SURVEY	SHEET 2 OF 4
SURVEY	SHEET 3 OF 4
SURVEY	SHEET 4 OF 4
Z-1	SITE PLAN
Z-2	ENLARGED SITE PLAN
Z-3	ELEVATION
Z-4	ANTENNA DETAILS (TYPICAL)
Z-5	EQUIPMENT DETAILS (TYPICAL)
Z-6	TREE HEIGHTS, CALIPER AND SPECIES

PARALLEL INFRASTRUCTURE
ZONING DRAWINGS

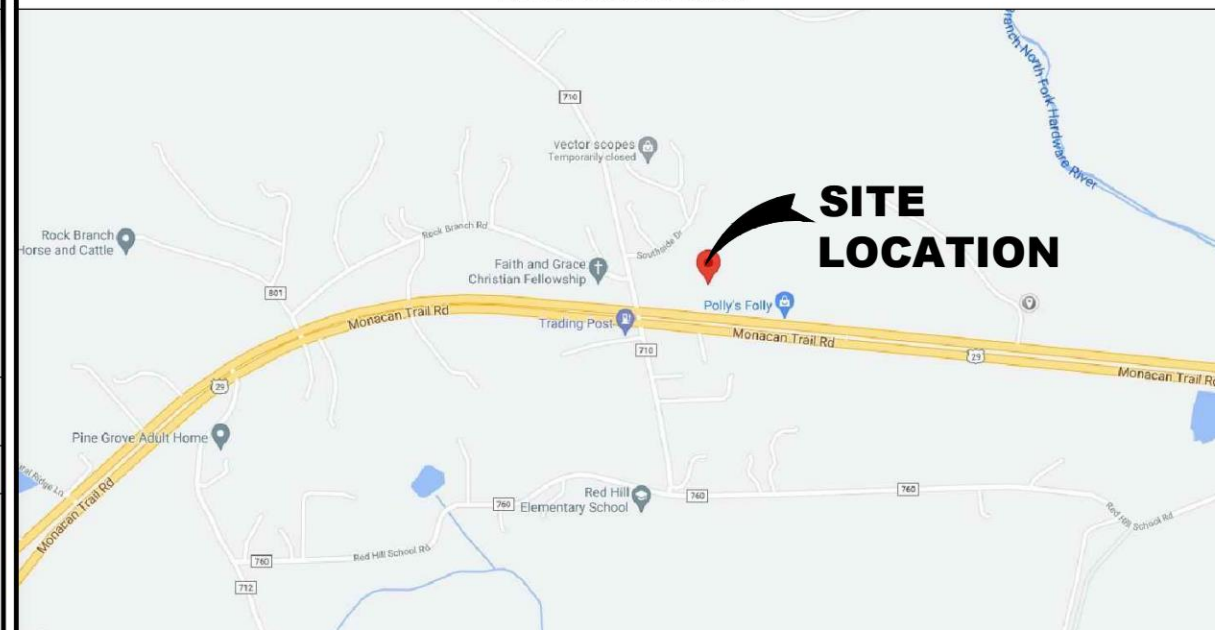
ALL DRAWINGS CONTAINED HEREIN ARE FORMATTED FOR 11X17. CONTRACTOR SHALL VERIFY ALL PLANS, EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

APPLICABLE CODES

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 CONSTRUCTED TO PERMIT WORK NOT CONFORMING TO THE LATEST EDITIONS OF THE FOLLOWING CODES.

- 2015 INTERNATIONAL BUILDING CODE
- 2014 NATIONAL ELECTRIC CODE
- 2015 INTERNATIONAL ENERGY CONSERVATION CODE
- 2015 INTERNATIONAL EXISTING BUILDING CODE
- 2015 INTERNATIONAL FIRE CODE
- 2015 INTERNATIONAL MECHANICAL CODE
- 2015 INTERNATIONAL RESIDENTIAL CODE

LOCATION MAP



DIRECTIONS:



PROJECT TEAM

PROJECT MANAGERS: T-SQUARED SITE SERVICES, LLC
2500 HIGHLAND ROAD, SUITE 201
HERMITAGE, PA. 16148
(724) 308-7855
CONTACT: MARK THOMPSON
724-308-7855
A&E FIRM: T-SQUARED SITE SERVICES, LLC
2500 HIGHLAND ROAD, SUITE 201
HERMITAGE, PA. 16148
(724) 308-7855

PROJECT DESCRIPTION

THE PURPOSE OF THIS PROJECT IS TO ENHANCE BROADBAND CONNECTIVITY AND CAPACITY TO THE EXISTING ELIGIBLE WIRELESS FACILITY.

- INSTALL 87' MONOPOLE TOWER
- INSTALL CHAIN LINK FENCING
- INSTALL (1) UTILITY H-FRAME
- INSTALL (2) FIBER VAULTS
- INSTALL ACCESS ROAD

THE PARTIES ABOVE HEREBY APPROVE AND ACCEPT THESE DOCUMENTS AND AUTHORIZE THE CONTRACTOR TO PROCEED WITH THE CONSTRUCTION DESCRIBED HEREIN. ALL CONSTRUCTION DOCUMENTS ARE SUBJECT TO REVIEW BY THE LOCAL BUILDING DEPARTMENT AND ANY CHANGES AND MODIFICATIONS THE MAY IMPOSE.

APPROVAL AUTHORITIES:

SIGNATURE

SIGNATURE

SIGNATURE

PARENT PARCEL

OWNER: ROY THOMAS FITZGERALD, III AND LISA M. FITZGERALD
SITE ADDRESS: 2415 SOUTHSIDE DRIVE, NORTH GARDEN, VA 22959
PARCEL ID: 08700-00-00-022E0
AREA: 5.06 ACRES (PER TAX ASSESSOR)
ZONED: RA - RURAL / ENTRANCE CORRIDORS OVERLAY
ALL ZONING INFORMATION SHOULD BE VERIFIED WITH THE PROPER ZONING OFFICIALS
REFERENCE: DEED BOOK 1268 PAGE 103

GPS NOTES

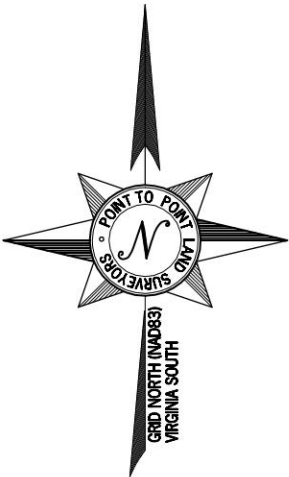
THE FOLLOWING GPS STATISTICS UPON WHICH THIS SURVEY IS BASED HAVE BEEN PRODUCED AT THE 95% CONFIDENCE LEVEL:
POSITIONAL ACCURACY: 0.01 FEET (HORZ) 0.21 FEET (VERT)
TYPE OF EQUIPMENT: GEOMAX ZENITH35 PRO BASE AND ROVER, DUAL FREQUENCY
TYPE OF GPS FIELD PROCEDURE: ONLINE POSITION USER INTERFACE
DATES OF SURVEY: 5/18/2021
DATUM / EPOCH: NAD_83(2011)(EPOCH:2010.0000)
PUBLISHED / FIXED CONTROL USE: N/A
GEOID MODEL: 18
COMBINED GRID FACTOR(S): 0.99997076 CENTERED ON THE GPS BASE POINT AS SHOWN HEREON.
CONVERGENCE ANGLE: -0.08131667°
BENCHMARKS USED: DL2312, DL2308, AJ4870

SURVEYOR'S CERTIFICATE

TO: PARALLEL TOWERS III LLC, A DELAWARE LIMITED LIABILITY COMPANY; ITS SUCCESSORS, ASSIGNS AND/OR DESIGNEES AND FIDELITY NATIONAL TITLE INSURANCE COMPANY.
I, G. DARRELL TAYLOR, A VIRGINIA PROFESSIONAL LAND SURVEYOR, CERTIFY THAT THE INFORMATION SHOWN HEREON WAS COMPILED USING DATA FROM AN ACTUAL FIELD SURVEY MADE UNDER MY DIRECT SUPERVISION AND THAT THE FIELD SURVEY AND THE COMPILED INFORMATION SHOWN HEREIN WERE CONDUCTED IN ACCORDANCE WITH THE STATE OF VIRGINIA. THE FIELD WORK WAS COMPLETED ON 5-18-2021.

G. DARRELL TAYLOR, PLS
DATE 6/14/2021

THIS MAP IS NOT A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS. THIS MAP IS ONLY INTENDED FOR THE PARTIES AND PURPOSES SHOWN. THIS MAP IS NOT FOR RECORDATION.



VICINITY MAP
NOT TO SCALE



NO.	DATE	REVISION

GENERAL NOTES

* THIS SPECIFIC PURPOSE SURVEY IS FOR THE LEASED PREMISES AND EASEMENTS ONLY. THIS SPECIFIC PURPOSE SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF PARALLEL TOWERS III LLC AND EXCLUSIVELY FOR THE TRANSFERRAL OF THE LEASED PREMISES AND THE RIGHTS OF EASEMENT SHOWN HEREON AND SHALL NOT BE USED AS AN EXHIBIT OR EVIDENCE IN THE FEE SIMPLE TRANSFERRAL OF THE PARENT PARCEL NOR ANY PORTION OR PORTIONS THEREOF. BOUNDARY INFORMATION SHOWN HEREON HAS BEEN COMPILED FROM TAX MAPS AND DEED DESCRIPTIONS ONLY. NO BOUNDARY SURVEY OF THE PARENT PARCEL WAS PERFORMED.

THIS DRAWING DOES NOT REPRESENT A BOUNDARY SURVEY.

EQUIPMENT USED FOR ANGULAR & LINEAR MEASUREMENTS: LEICA TPS 1200 ROBOTIC & GEOMAX ZENITH 35. (DATE OF LAST FIELD VISIT: 5/18/2021)

THE 1' CONTOURS AND SPOT ELEVATIONS SHOWN ON THIS SPECIFIC PURPOSE SURVEY ARE ADJUSTED TO NAVD 88 DATUM (COMPUTED USING GEOID18) AND HAVE A VERTICAL ACCURACY OF ± 0.5'. CONTOURS OUTSIDE THE IMMEDIATE SITE AREA ARE APPROXIMATE.

BEARINGS SHOWN ON THIS SPECIFIC PURPOSE SURVEY ARE BASED ON GRID NORTH (NAD 83) VIRGINIA SOUTH ZONE.

PER THE FEMA FLOODPLAIN MAPS, THE SITE IS LOCATED IN AN AREA DESIGNATED AS ZONE X (AREA OF MINIMAL FLOOD HAZARD). COMMUNITY PANEL NO. : 51003C0400D DATED: 2/4/2005

NO WETLAND AREAS HAVE BEEN INVESTIGATED BY THIS SPECIFIC PURPOSE SURVEY.

ALL ZONING INFORMATION SHOULD BE VERIFIED WITH THE PROPER ZONING OFFICIALS.

ANY UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM ABOVE GROUND FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEES THAT ANY UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT ANY UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED ANY UNDERGROUND UTILITIES.

* SPECIFIC PURPOSE SURVEY PREPARED BY:

POINT TO POINT
LAND SURVEYORS
100 Governors Trace, Ste. 103
Peachtree City, GA 30269
(p) 678.565.4440
(f) 678.565.4497
(w) pointtopointsurvey.com



SPECIFIC PURPOSE SURVEY PREPARED FOR:

Parallel
INFRASTRUCTURE

PIVA399

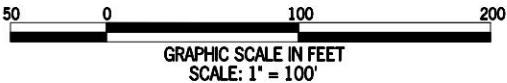
LOT 1, PHASE 2, SOUTH FORK FARMS,
SAMUEL MILLER MAGISTERIAL DISTRICT
ALBERMARLE COUNTY, VIRGINIA

DRAWN BY: GJH
CHECKED BY: JKL
APPROVED: DMM
DATE: JUNE 14, 2021
P2P JOB #: 210769VA

SHEET:
1
OF 3

- LEGEND
- POB POINT OF BEGINNING
 - POC POINT OF COMMENCEMENT
 - IPS IRON PIN SET
 - IPF IRON PIN FOUND
 - RB REBAR
 - CMF CONCRETE MONUMENT FOUND
 - UP UTILITY POLE
 - RCP REINFORCED CONCRETE PIPE
 - INV INVERT
 - EP EDGE OF PAVEMENT
 - OU OVERHEAD UTILITY
 - CLF CHAIN LINK FENCE
 - N/F NOW OR FORMERLY
 - MB MAILBOX
 - TBM TEMPORARY BENCHMARK

MONACAN TRAIL RD - U.S. ROUTE 29
VARIABLE WIDTH PUBLIC RIGHT-OF-WAY

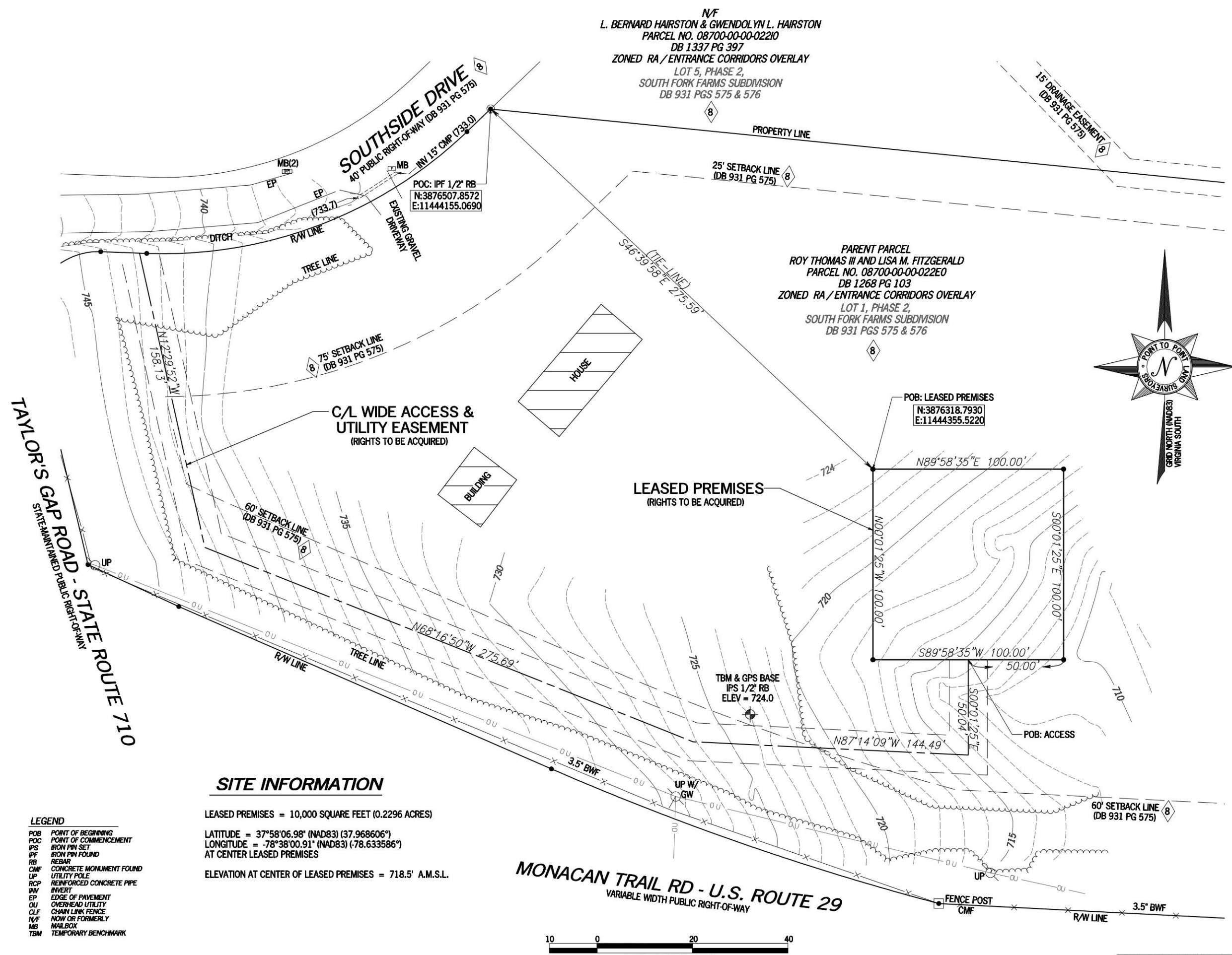


CONTIGUITY STATEMENT

THE LEASED PREMISES IS CONTIGUOUS ALONG ITS COMMON BOUNDARIES TO THE ACCESS & UTILITY EASEMENT, WHICH IN TURN IS CONTIGUOUS ALONG ITS COMMON BOUNDARIES TO THE SOUTHSIDE DRIVE RIGHT OF WAY, AND THERE ARE NO GAPS, GORES, SPACES OR OVERLAPS BETWEEN OR AMONG ANY OF SAID PARCELS OF ALND.



SURVEY NOT VALID WITHOUT SHEET 2 & 3 OF 3



- LEGEND**
- POB POINT OF BEGINNING
 - POC POINT OF COMMENCEMENT
 - IPS IRON PIN SET
 - IPF IRON PIN FOUND
 - RB REBAR
 - CMF CONCRETE MONUMENT FOUND
 - UP UTILITY POLE
 - RCP REINFORCED CONCRETE PIPE
 - INV INVERT
 - EP EDGE OF PAVEMENT
 - OU OVERHEAD UTILITY
 - CLF CHAIN LINK FENCE
 - N/F NOW OR FORMERLY
 - MB MAILBOX
 - TBM TEMPORARY BENCHMARK

SITE INFORMATION

LEASED PREMISES = 10,000 SQUARE FEET (0.2296 ACRES)

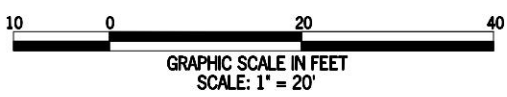
LATITUDE = 37°58'06.98" (NAD83) (37.968606°)

LONGITUDE = -78°38'00.91" (NAD83) (-78.633586°)

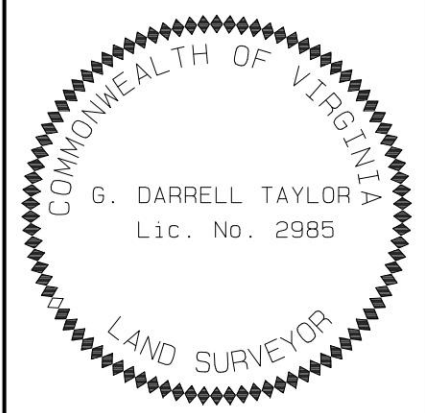
AT CENTER LEASED PREMISES

ELEVATION AT CENTER OF LEASED PREMISES = 718.5' A.M.S.L.

MONACAN TRAIL RD - U.S. ROUTE 29
VARIABLE WIDTH PUBLIC RIGHT-OF-WAY



SURVEY NOT VALID WITHOUT SHEET 1 & 3 OF 3



NO.	DATE	REVISION

* SPECIFIC PURPOSE SURVEY PREPARED BY:

POINT TO POINT LAND SURVEYORS
100 Governors Trace, Ste. 103
Peachtree City, GA 30269
(p) 678.565.4440
(f) 678.565.4497
(w) pointtopointsurvey.com



SPECIFIC PURPOSE SURVEY PREPARED FOR:

Parallel INFRASTRUCTURE

PIVA399

LOT 1, PHASE 2, SOUTH FORK FARMS,
SAMUEL MILLER MAGISTERIAL DISTRICT
ALBERMARLE COUNTY, VIRGINIA

DRAWN BY: GJH
CHECKED BY: JKL
APPROVED: DMM
DATE: JUNE 14, 2021
P2P JOB #: 210769VA

SHEET:
2
OF 3

E:\Dropbox (Point To Point)\P2P Current Jobs\2021\210769VA-PIVA399\210769VA.dwg

LEGAL DESCRIPTION SHEET

PARENT PARCEL

(PER COMMITMENT NO. 34564734)

AN INTEREST IN LAND, SAID INTEREST BEING OVER A PORTION OF THE FOLLOWING DESCRIBED PARENT PARCEL:

ALL THAT CERTAIN LOT OR PARCEL OF LAND, WITH THE APPURTENANCES THERETO BELONGING, SITUATED IN THE SAMUEL MILLER MAGISTERIAL DISTRICT OF ALBEMARLE COUNTY, VIRGINIA, SHOWN AND DESCRIBED AS LOT 1, PHASE TWO, SOUTH FORK FARMS ON A PLAT MADE BY GLOECKNER, LINCOLN AND OSBORNE, INC., DATED JANUARY 9, 1987, OF RECORD IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF SAID COUNTY IN D. B. 931, PAGES 575 AND 576

AND BEING THE SAME PROPERTY CONVEYED TO ROY THOMAS FITZGERALD, III AND LISA M. FITZGERALD FROM LIZA TODD EDGERTON, SOLE-ACTING TRUSTEE OF THE ACORN HILL LAND TRUST U/A DATED APRIL 2, 1987 BY DEED DATED NOVEMBER 2, 1992 AND RECORDED

NOVEMBER 6, 1992 IN DEED BOOK 12688, PAGE 103.

TAX PARCEL NO. 08700-00-00-022E0

SURVEYOR'S NOTE:
THE ABOVE TITLE COMMITMENT LEGAL DESCRIPTION INCORRECTLY STATES THE VESTING DEED REFERENCE AS DEED BOOK 12688, PAGE 103. THE CORRECT VESTING DEED REFERENCE IS RECORDED AS DEED BOOK 1268, PAGE 103, ALBERMARLE COUNTY RECORDS.

LEASED PREMISES

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LOT 1, PHASE 2 OF THE SOUTH FORK FARMS SUBDIVISION, SAMUEL MILLER MAGISTERIAL DISTRICT, ALBERMARLE COUNTY, VIRGINIA, AS SHOWN ON THE PLAT IN DEED BOOK 931 PAGE 575, ALBERMARLE COUNTY RECORDS, AND BEING PART OF THE LANDS OF ROY THOMAS FITZGERALD, III AND LISA M. FITZGERALD, AS RECORDED IN DEED BOOK 1268 PAGE 103, ALBERMARLE COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, COMMENCE AT A ½-INCH REBAR FOUND ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SOUTHSIDE DRIVE (HAVING A 40-FOOT PUBLIC RIGHT-OF-WAY) AT THE NORTHERNMOST CORNER OF SAID FITZGERALD LANDS, SAID POINT HAVING A VIRGINIA GRID NORTH, NAD83, SOUTH ZONE VALUE OF N:3876507.8572, E:11444155.0690; THENCE RUNNING ALONG A TIE-LINE, SOUTH 46°39'58" EAST, 275.59 FEET TO A POINT HAVING A VIRGINIA GRID NORTH, NAD83, SOUTH ZONE VALUE OF N:3876318.7930, E:11444355.5220 AND TRUE POINT OF BEGINNING; THENCE RUNNING, NORTH 89°58'35" EAST, 100.00 FEET TO A POINT; THENCE, SOUTH 00°01'25" EAST, 100.00 FEET TO A POINT; THENCE, SOUTH 89°58'35" WEST, 100.00 FEET TO A POINT; THENCE, NORTH 00°01'25" WEST, 100.00 FEET TO A POINT AND THE POINT OF BEGINNING.

BEARINGS ARE BASED ON VIRGINIA GRID NORTH, NAD83, SOUTH ZONE.

SAID TRACT CONTAINS 0.2296 ACRES (10,000 SQUARE FEET), MORE OR LESS.

20' WIDE ACCESS & UTILITY EASEMENT

TOGETHER WITH A 20-FOOT WIDE ACCESS AND UTILITY EASEMENT (LYING 10 FEET EACH SIDE OF CENTERLINE) LYING AND BEING IN LOT 1, PHASE 2 OF THE SOUTH FORK FARMS SUBDIVISION, SAMUEL MILLER MAGISTERIAL DISTRICT, ALBERMARLE COUNTY, VIRGINIA, AS SHOWN ON THE PLAT IN DEED BOOK 931 PAGE 575, ALBERMARLE COUNTY RECORDS, AND BEING PART OF THE LANDS OF ROY THOMAS FITZGERALD, III AND LISA M. FITZGERALD, AS RECORDED IN DEED BOOK 1268 PAGE 103, ALBERMARLE COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED BY THE FOLLOWING CENTERLINE DATA:

TO FIND THE POINT OF BEGINNING, COMMENCE AT A ½-INCH REBAR FOUND ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SOUTHSIDE DRIVE (HAVING A 40-FOOT PUBLIC RIGHT-OF-WAY) AT THE NORTHERNMOST CORNER OF SAID FITZGERALD LANDS, SAID POINT HAVING A VIRGINIA GRID NORTH, NAD83, SOUTH ZONE VALUE OF N:3876507.8572, E:11444155.0690; THENCE RUNNING ALONG A TIE-LINE, SOUTH 46°39'58" EAST, 275.59 FEET TO A POINT ON THE LEASED PREMISES HAVING A VIRGINIA GRID NORTH, NAD83, SOUTH ZONE VALUE OF N:3876318.7930, E:11444355.5220; THENCE RUNNING ALONG THE LEASED PREMISES, NORTH 89°58'35" EAST, 100.00 FEET TO A POINT; THENCE, SOUTH 00°01'25" EAST, 100.00 FEET TO A POINT; THENCE, SOUTH 89°58'35" WEST, 50.00 FEET TO A POINT AND THE TRUE POINT OF BEGINNING; THENCE LEAVING THE LEASED PREMISES AND RUNNING, SOUTH 00°01'25" EAST, 50.04 FEET TO A POINT; THENCE, NORTH 87°14'09" WEST, 144.49 FEET TO A POINT; THENCE, NORTH 68°16'50" WEST, 275.69 FEET TO A POINT; THENCE, NORTH 12°29'52" WEST, 158.13 FEET TO THE ENDING AT A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SOUTHSIDE DRIVE (HAVING A 40-FOOT PUBLIC RIGHT-OF-WAY).

BEARINGS ARE BASED ON VIRGINIA GRID NORTH, NAD83, SOUTH ZONE.

TITLE EXCEPTIONS

THIS SURVEY WAS COMPLETED WITH THE AID OF TITLE WORK PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT DATE OF APRIL 23, 2021, BEING COMMITMENT NO. 34564734, FOR THE PARENT PARCEL, TO DETERMINE THE IMPACTS OF EXISTING TITLE EXCEPTIONS.

GENERAL EXCEPTIONS:

8. MATTERS AS SHOWN AND NOTED ON PLAT RECORDED IN PLAT BOOK 931, PAGE 575.

[THIS ITEM IS APPLICABLE TO THE PARENT PARCEL, LEASED PREMISES, ACCESS & UTILITY EASEMENT, AND IS PLOTTED HEREON.]

9. EASEMENT IN FAVOR OF VIRGINIA ELECTRIC AND POWER COMPANY, A VIRGINIA CORPORATION SET FORTH IN INSTRUMENT RECORDED ON AUGUST 1, 1960 IN DEED BOOK 331, PAGE 290.

[THIS ITEM IS NOT APPLICABLE TO THE PARENT PARCEL.]

10. EASEMENT IN FAVOR OF VIRGINIA TELEPHONE & TELEGRAPH COMPANY SET FORTH IN INSTRUMENT RECORDED ON AUGUST 1, 1960 IN DEED BOOK 360, PAGE 446.

[THIS ITEM CANNOT BE DETERMINED IF IT IS APPLICABLE TO THE PARENT PARCEL BECAUSE THE DESCRIPTION OF THIS EASEMENT IS VAGUE AND THEREFORE, WE ARE NOT ABLE TO ASCERTAIN THE EXACT LOCATION THEREOF.]

11. EASEMENT IN FAVOR OF VIRGINIA ELECTRIC AND POWER COMPANY, A VIRGINIA CORPORATION SET FORTH IN INSTRUMENT RECORDED ON APRIL 3, 1964 IN DEED BOOK 396, PAGE 367.

[THIS ITEM IS NOT APPLICABLE TO THE PARENT PARCEL.]

12. EASEMENT IN FAVOR OF VIRGINIA TELEPHONE & TELEGRAPH COMPANY SET FORTH IN INSTRUMENT RECORDED ON NOVEMBER 19, 1971 IN DEED BOOK 497, PAGE 350.

[THIS ITEM CANNOT BE DETERMINED IF IT IS APPLICABLE TO THE PARENT PARCEL BECAUSE THE DESCRIPTION OF THIS EASEMENT IS VAGUE AND THEREFORE, WE ARE NOT ABLE TO ASCERTAIN THE EXACT LOCATION THEREOF.]

13. EASEMENT IN FAVOR OF APPALACHIAN POWER COMPANY, A VIRGINIA CORPORATION SET FORTH IN INSTRUMENT RECORDED ON OCTOBER 22, 1987 IN DEED BOOK 965, PAGE 0239.

[THIS ITEM CANNOT BE DETERMINED IF IT IS APPLICABLE TO THE PARENT PARCEL BECAUSE THE DESCRIPTION OF THIS EASEMENT IS VAGUE AND THEREFORE, WE ARE NOT ABLE TO ASCERTAIN THE EXACT LOCATION THEREOF.]

14. DECLARATION DATED DECEMBER 19, 1988, BY LIZA TODD EDGERTON, SOLE-ACTING TRUSTEE OF THE ACORN HILL LAND TRUST U/A DATED APRIL 2, 1987, RECORDED ON DECEMBER 27, 1988 IN DEED BOOK 1028, PAGE 572.

[THIS ITEM MAY BE APPLICABLE TO THE PARENT PARCEL,LEASED PREMISES, ACCESS & UTILITY EASEMENT. THE DOCUMENT WAS SET TO EXPIRE AFTER 25 YEARS BUT IT IS UNKNOWN WHETHER OR NOT THE AGREEMENT HAS BEEN RENEWED. SEE ARTICLE III ARCHITECTURAL CONTROL, SECTION 3.03. CONDITIONS; ARTICLE IV USE RESTRICTIONS, SECTION 4.01.,a, e, f, h; ARTICLE IV EASEMENTS, SECTION 5.02.]

15. EASEMENT IN FAVOR OF APPALACHIAN POWER COMPANY, A VIRGINIA CORPORATION SET FORTH IN INSTRUMENT RECORDED ON SEPTEMBER 30, 1992 IN DEED BOOK 1256, PAGE 0552.

[THIS ITEM CANNOT BE DETERMINED IF IT IS APPLICABLE TO THE PARENT PARCEL BECAUSE THE DESCRIPTION OF THIS EASEMENT IS VAGUE AND THEREFORE, WE ARE NOT ABLE TO ASCERTAIN THE EXACT LOCATION THEREOF.]

16. ABSTRACT OF JUDGMENT, FILED AGAINST ROY, FITZGERALD, IN FAVOR OF COMMONWEALTH OF VIRGINIA, IN THE ORIGINAL AMOUNT OF \$1,120.75, PLUS PENALTIES, COSTS, AND INTEREST, BEING DOCKETED ON DECEMBER 16, 2003, IN INSTRUMENT NO. 2003-00001272.

NOTE: DUE TO SIMILAR OR LIKE NAMES THIS JUDGMENT MAY BE DOCKETED AGAINST SUBJECT PROPERTY OWNER OR IT MAY BE DOCKETED AGAINST A SIMILAR OR LIKE NAME.

[THIS IS NOT A SURVEY-RELATED MATTER.]

17. ABSTRACT OF JUDGMENT, FILED AGAINST ROY, FITZGERALD, IN FAVOR OF COMMONWEALTH OF VIRGINIA, IN THE ORIGINAL AMOUNT OF \$613.00, PLUS PENALTIES, COSTS, AND INTEREST, BEING DOCKETED ON JUNE 26, 2008, IN INSTRUMENT NO. 2008-00001217.

NOTE: DUE TO SIMILAR OR LIKE NAMES THIS JUDGMENT MAY BE DOCKETED AGAINST SUBJECT PROPERTY OWNER OR IT MAY BE DOCKETED AGAINST A SIMILAR OR LIKE NAME.

[THIS IS NOT A SURVEY-RELATED MATTER.]



NO.	DATE	REVISION

* SPECIFIC PURPOSE SURVEY PREPARED BY:

POINT TO POINT
LAND SURVEYORS

100 Governors Trace, Ste. 103
Peachtree City, GA 30269
(p) 678.565.4440
(f) 678.565.4497
(w) pointtopointsurvey.com



SPECIFIC PURPOSE SURVEY PREPARED FOR:

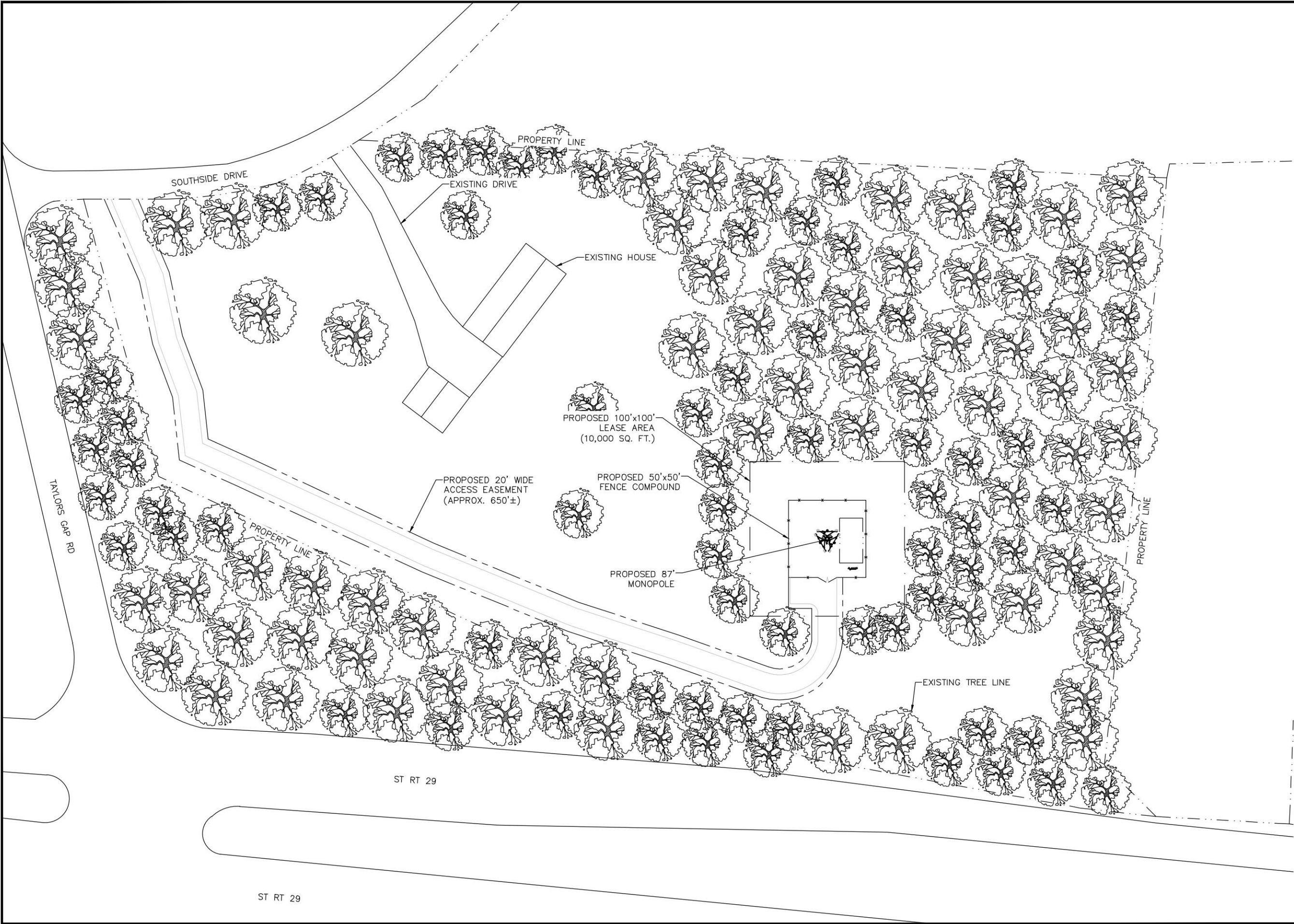
Parallel
INFRASTRUCTURE

PIVA399

LOT 1, PHASE 2, SOUTH FORK FARMS,
SAMUEL MILLER MAGISTERIAL DISTRICT
ALBERMARLE COUNTY, VIRGINIA

DRAWN BY: GJH	SHEET:
CHECKED BY: JKL	3
APPROVED: DMM	
DATE: JUNE 14, 2021	
P2P JOB #: 210769VA	OF 3

SURVEY NOT VALID WITHOUT SHEET 1 & 2 OF 3



PLANS PREPARED FOR:

Parallel

INFRASTRUCTURE

15105 JOHN J. DELANEY DRIVE
SUITE D-3
CHARLOTTE, NC 28277

PLANS PREPARED BY:

T²

T-SQUARED
SITE SERVICES

2500 HIGHLAND ROAD, SUITE 201
HERMITAGE, PA 16148
724.308.7855
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REVISIONS:

DESCRIPTION	DATE	BY	REV

ISSUED FOR REVIEW08.09.21TM0

PROJECT INFO:

SITE NAME:
SOUTHSIDE

PI # : PIVA399

FA #: 15599103

2415 SOUTHSIDE DRIVE
NORTH GARDEN, VA 22959

PROPOSED
87' MONOPOLE TOWER

37.968606° -78.633586°

SHEET NUMBER:

Z-1

REV.:

0

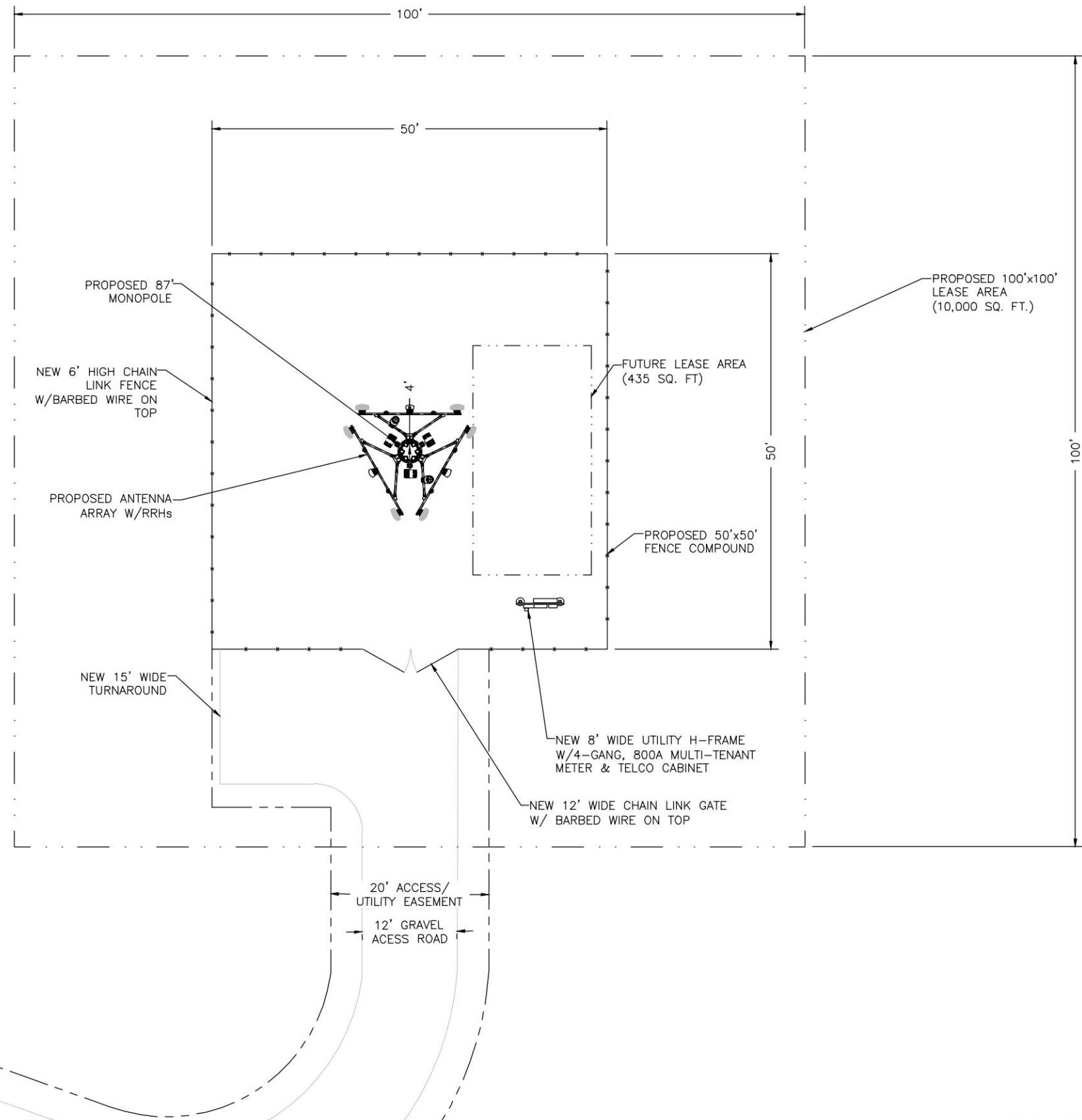
46304

PLAN VIEW

1"=60'

A

NOTE:
MONOPOLE, ANTENNAS, RRHs AND ALL
ASSOCIATED MOUNTING EQUIPMENT WILL
BE PAINTED SHERWIN WILLIAMS WOODSY
BROWN #SW 2924



PLANS PREPARED FOR:

Parallel
INFRASTRUCTURE

15105 JOHN J. DELANEY DRIVE
SUITE D-3
CHARLOTTE, NC 28277

PLANS PREPARED BY:

T²
T-SQUARED
SITE SERVICES

2500 HIGHLAND ROAD, SUITE 201
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NORTH GARDEN, VA 22959

PROPOSED
87' MONOPOLE TOWER

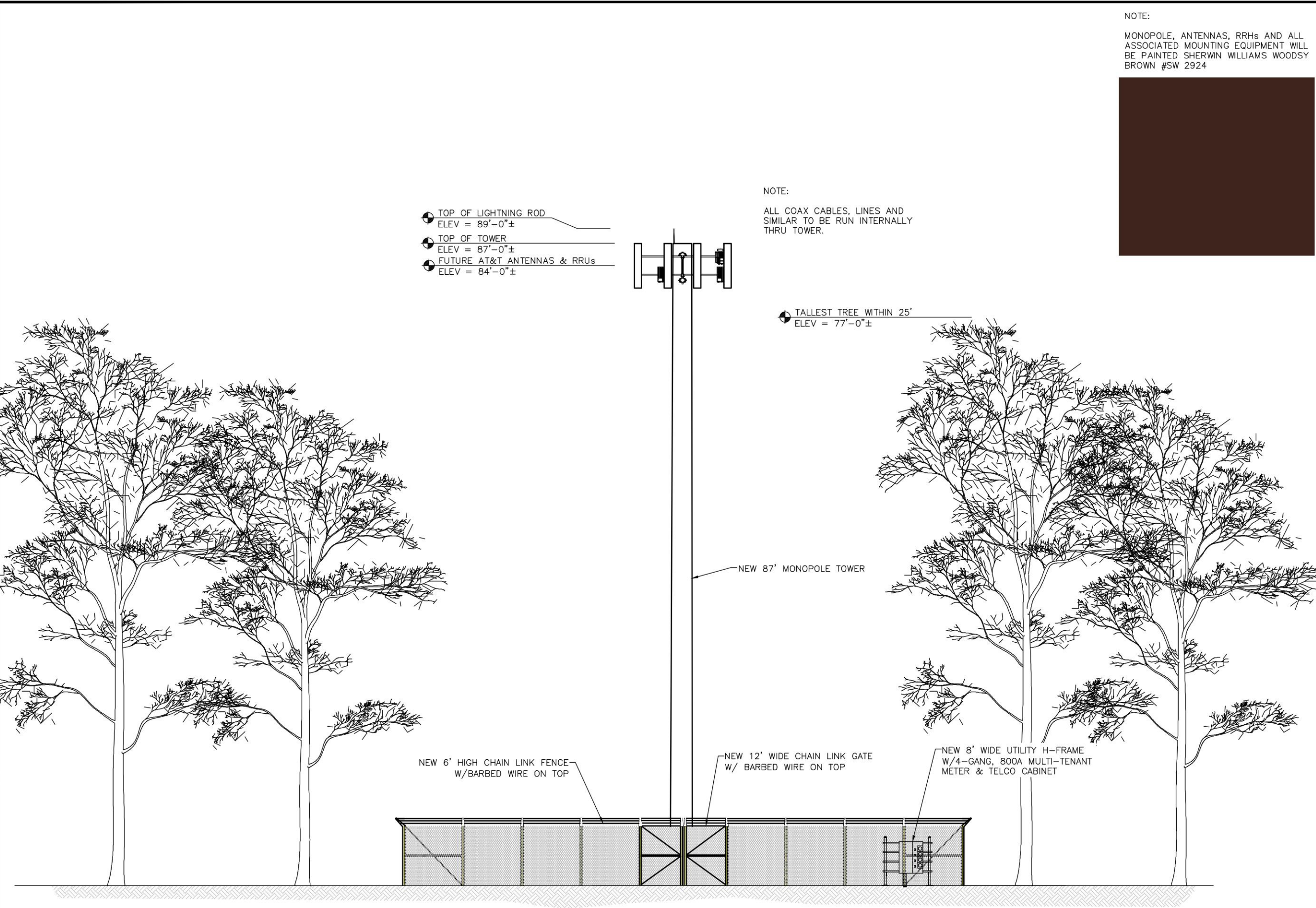
37.968606° -78.633586°

SHEET NUMBER:	REV.:
Z-2	0
	46304

ENLARGED SITE PLAN

1/16"=1'-0"

A



NOTE:
MONOPOLE, ANTENNAS, RRHs AND ALL ASSOCIATED MOUNTING EQUIPMENT WILL BE PAINTED SHERWIN WILLIAMS WOODSY BROWN #SW 2924



PLANS PREPARED FOR:
Parallel
INFRASTRUCTURE
15105 JOHN J. DELANEY DRIVE
SUITE D-3
CHARLOTTE, NC 28277

PLANS PREPARED BY:
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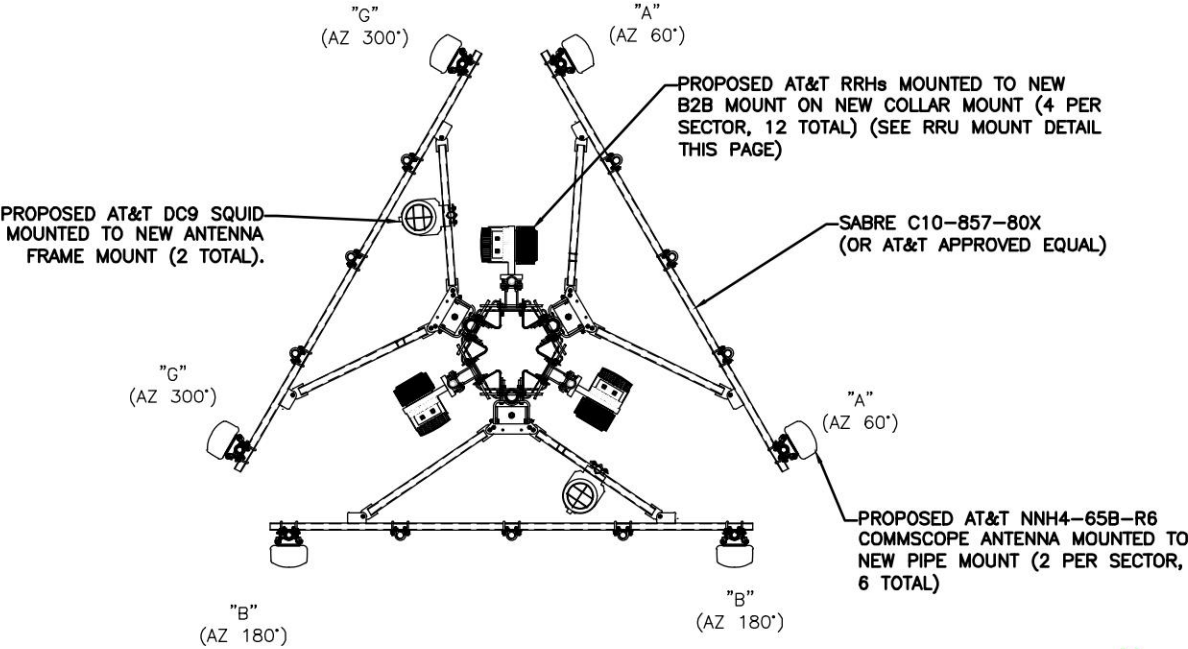
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REVISIONS:				
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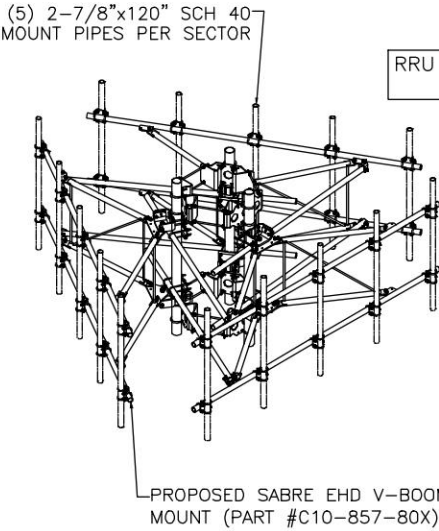
PROJECT INFO:
SITE NAME:
SOUTHSIDE
PI # : PIVA399
FA #: 15599103
2415 SOUTHSIDE DRIVE
NORTH GARDEN, VA 22959
PROPOSED
87' MONOPOLE TOWER
37.968606° -78.633586°

SHEET NUMBER:	REV.:
Z-3	0
	46304

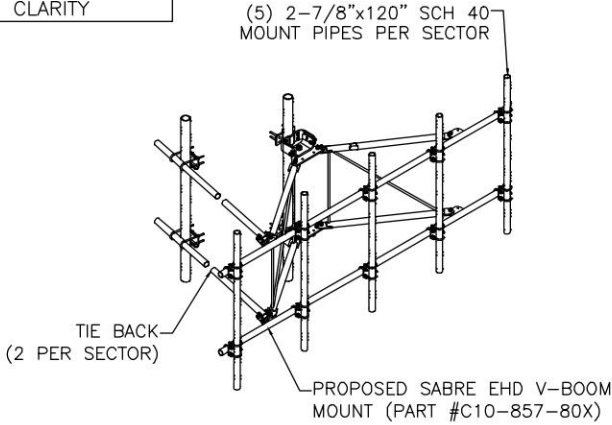
NOTE: (2) TIE BACKS PER SECTOR
NOT SHOWN FOR CLARITY.



ANTENNA LAYOUT DETAIL
SCALE: N.T.S.



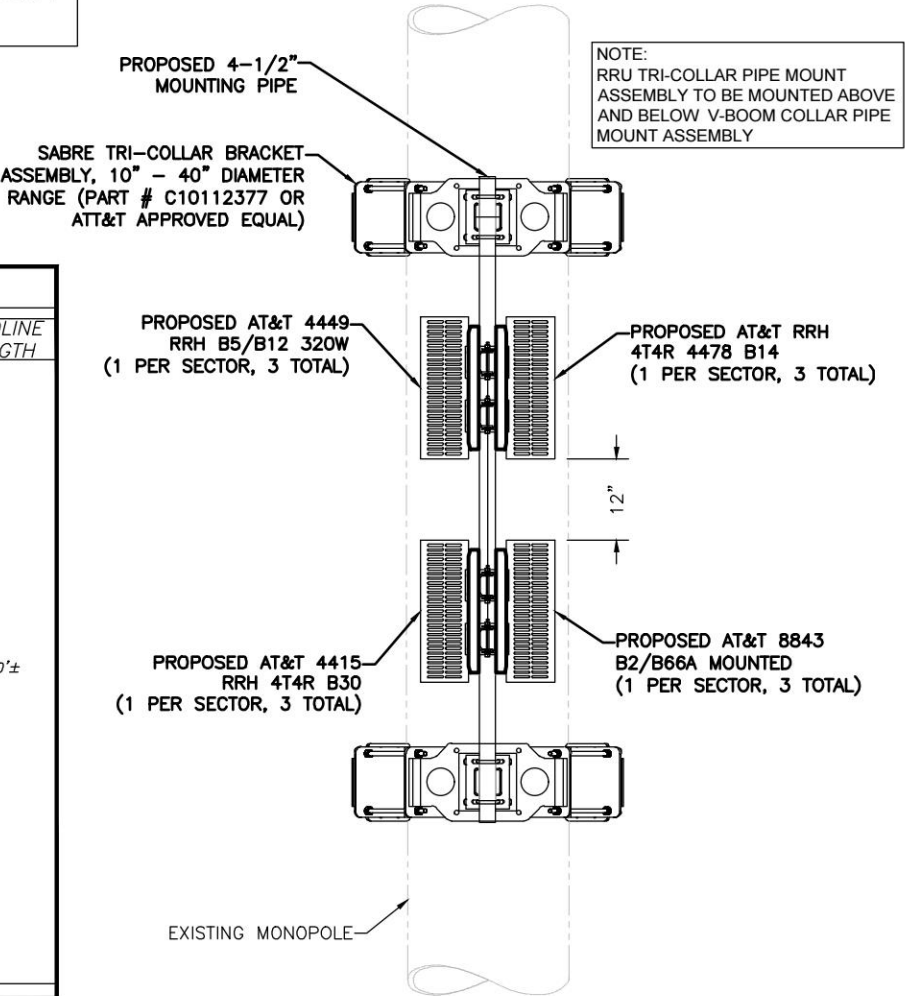
FRONT ISOMETRIC VIEW



BACK ISOMETRIC VIEW

NOTE:
MONOPOLE, ANTENNAS, RRHs AND ALL ASSOCIATED MOUNTING EQUIPMENT WILL BE PAINTED SHERWIN WILLIAMS WOODSY BROWN #SW 2924

ANTENNA MOUNT FRAME DETAIL
SCALE: N.T.S.



RRU MOUNT DETAIL
SCALE: N.T.S.

FINAL EQUIPMENT SCHEDULE											
SECTOR	POS.	ANTENNA MANUFACTURER	ANTENNA MODEL	RAD. CENTER	AZIMUTH	DOWNTILT		TMA/RRU	SURGE PROTECTOR	FEEDLINE	FEEDLINE LENGTH
						M	E				
ALPHA	1	COMMSCOPE	NNH4-65B-R6	90'	60°	0°	4°,4°,4°,4°	(1) RRUS 4478 B14 (1) RRUS 8843 B2/B66A	(2) DC9-48-60-24-8C-EV	(6) 1-1/4" DC TRUNKS (2) 0.4" FIBER TRUNK	100'±
	2	-	-	-	-	-	-				
	3	-	-	-	-	-	-				
	4	-	-	-	-	-	-				
	5	COMMSCOPE	NNH4-65B-R6	90'	60°	0°	4°,4°,4°,4°	(1) RRUS 4449 B5/B12 (1) 4415 B30			
BETA	1	COMMSCOPE	NNH4-65B-R6	90'	180°	0°	4°,4°,4°,4°	(1) RRUS 4478 B14 (1) RRUS 8843 B2/B66A			
	2	-	-	-	-	-	-				
	3	-	-	-	-	-	-				
	4	-	-	-	-	-	-				
	5	COMMSCOPE	NNH4-65B-R6	90'	180°	0°	4°,4°,4°,4°	(1) RRUS 4449 B5/B12 (1) 4415 B30			
GAMMA	1	COMMSCOPE	NNH4-65B-R6	90'	300°	0°	4°,4°,4°,4°	(1) RRUS 4478 B14 (1) RRUS 8843 B2/B66A			
	2	-	-	-	-	-	-				
	3	-	-	-	-	-	-				
	4	-	-	-	-	-	-				
	5	COMMSCOPE	NNH4-65B-R6	90'	300°	0°	4°,4°,4°,4°	(1) RRUS 4449 B5/B12 (1) 4415 B30			

NOTE:
1. EQUIPMENT SCHEDULE BASED ON INFORMATION SUPPLIED BY AT&T RFDS (NAME: DDL00064, VERSION 1.00 BY BOYD ZACHARY, DATED 04/16/2021).
2. CONTRACTOR TO VERIFY FINAL EQUIPMENT SCHEDULE WITH AT&T CONSTRUCTION MANAGER AND/OR RF ENGINEER PRIOR TO INSTALLATION.

RF SCHEDULE
SCALE: N.T.S.

LEGEND:
M - MECHANICAL
E - ELECTRICAL

PLANS PREPARED FOR:
Parallel
INFRASTRUCTURE
15105 JOHN J. DELANEY DRIVE
SUITE D-3
CHARLOTTE, NC 28277

PLANS PREPARED BY:
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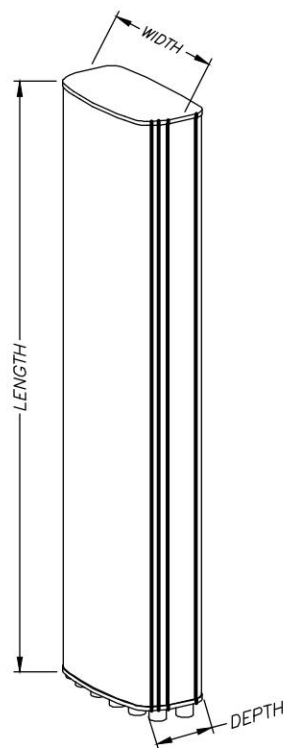
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REVISIONS:	DESCRIPTION	DATE	BY	REV
ISSUED FOR REVIEW		08.09.21	TM	0

PROJECT INFO:
SITE NAME:
SOUTHSIDE
PI # : PIVA399
FA #: 15599103
2415 SOUTHSIDE DRIVE
NORTH GARDEN, VA 22959
PROPOSED
87' MONOPOLE TOWER
37.968606° -78.633586°

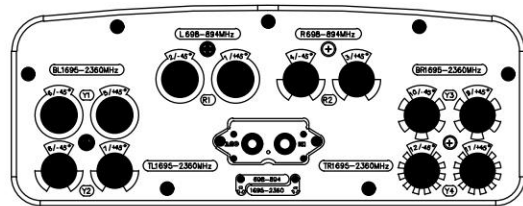
SHEET NUMBER:
Z-4
REV.:
0
46304



ISOMETRIC VIEW

MANUFACTURER: COMMScope
MODEL NO.: NNH4-65B-R6
WEIGHT: 82.0 LBS
DIMENSIONS: (HxWxD) 72"x19"x8"
BAND: MULTI-BAND
POLARIZATION: ±45°
FREQUENCIES: 698-896MHz
1695-2360MHz
CONNECTOR: 12 X 4.3-10 FEMALE

NOTE:
ANTENNA DOWNTILT BRACKETS ARE NOT TO BE
INSTALLED IF MECHANICAL TILT IS 0 DEGREES



NOTE:
INSTALL ANTENNA END CAPS ON ALL UNUSED
ANTENNA PORTS.

BOTTOM VIEW

ANTENNA DETAIL
SCALE: N.T.S.

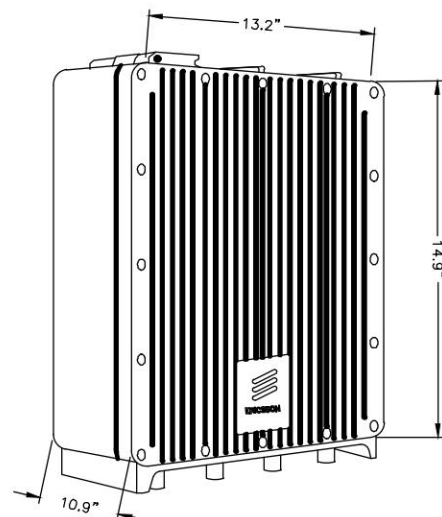
NOTE:

MONOPOLE, ANTENNAS, RRHS AND ALL
ASSOCIATED MOUNTING EQUIPMENT WILL
BE PAINTED SHERWIN WILLIAMS WOODSY
BROWN #SW 2924

GENERAL LABELING REQUIREMENTS

1. USE ENGRAVED PHENOLIC LABELS, P-TOUCH (OR EQUIVALENT) LABELS (MUST USE HEAVY ADHESIVE LABELS), OR OTHER MARKET APPROVED LABEL SYSTEM
2. OUTDOOR LABELS MUST BE RATED FOR UV EXPOSURE, BE FADE RESISTANT AND SUITED FOR OUTDOOR SERVICE (WATERPROOF)
3. LABEL TEXT
- ARIAL FONT
- MIN. WITH 1/2"
- TEXT IS TO BE SINGLE LINE AND AS LARGE AS WILL FIT ON LABEL
4. P-TOUCH TYPE LABELS SHOULD BE "STRONG ADHESIVE" TYPE AND BE WHITE WITH BLACK TEXT
5. PHENOLIC LABELS NEED TO BE BLACK WITH ENGRAVED WHITE LETTERING
6. LABELS MUST BE PRINTED OR ENGRAVED NOT HANDWRITTEN

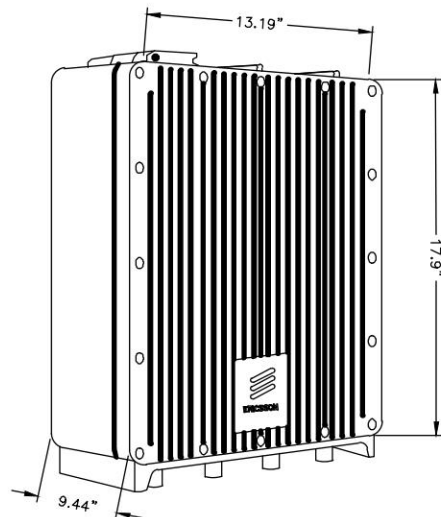
MANUFACTURER: ERICSSON
MODEL NO.: RRUS 8843
WEIGHT: 72.0 LBS
CONNECTOR TYPE: 4.3-10 FEMALE



ISOMETRIC VIEW

RRUS 8843 B2/B66a DETAIL
SCALE: N.T.S.

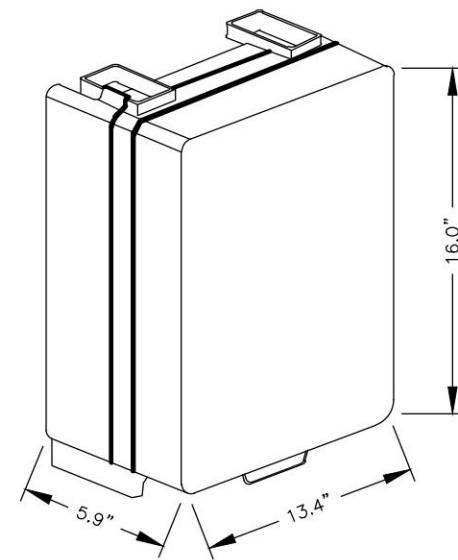
MANUFACTURER: ERICSSON
MODEL NO.: RRUS 4449 B5/B12
WEIGHT: 71.0 LBS
CONNECTOR TYPE: 4.3-10 FEMALE



ISOMETRIC VIEW

RRUS 4449 B5/B12 DETAIL
SCALE: N.T.S.

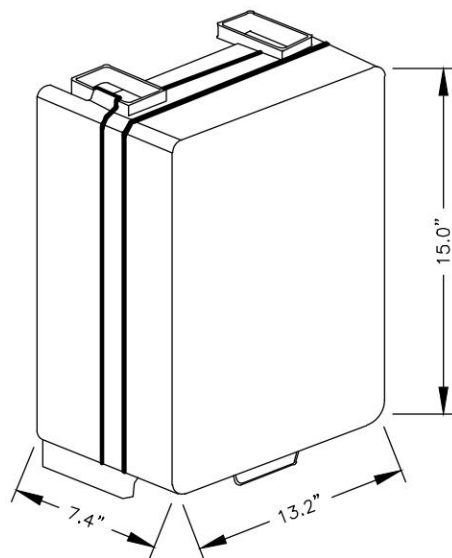
MANUFACTURER: ERICSSON
MODEL NO.: RRUS 4415 B30
WEIGHT: 46.0 LBS
CONNECTOR TYPE: 4.3-10 FEMALE



ISOMETRIC VIEW

RRUS 4415 B30 DETAIL
SCALE: N.T.S.

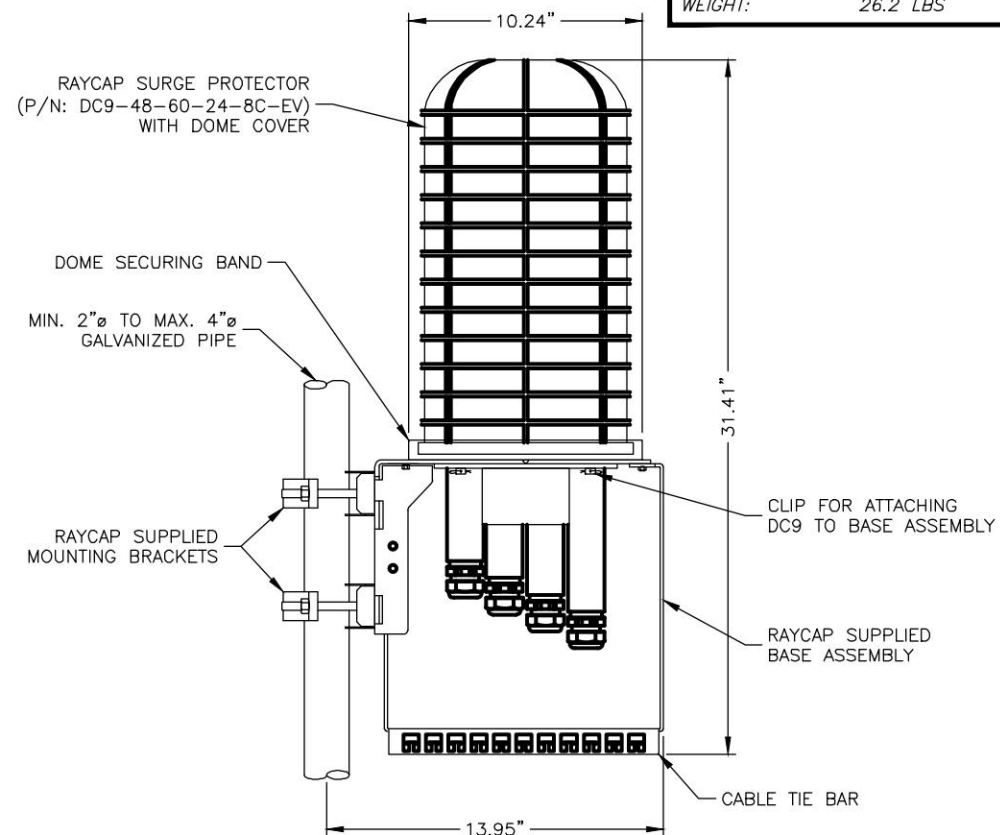
MANUFACTURER: ERICSSON
MODEL NO.: RRUS 4478 B14
WEIGHT: 60.0 LBS
CONNECTOR TYPE: 4.3-10 FEMALE



ISOMETRIC VIEW

RRUS 4478 B14 DETAIL
SCALE: N.T.S.

MANUFACTURER: RAYCAP
MODEL: DC9-48-60-24-8C-EV
WEIGHT: 26.2 LBS



RAYCAP SQUID DETAIL
SCALE: N.T.S.

PLANS PREPARED FOR:

Parallel
INFRASTRUCTURE

15105 JOHN J. DELANEY DRIVE
SUITE D-3
CHARLOTTE, NC 28277

PLANS PREPARED BY:

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PROJECT INFO:

SITE NAME:
SOUTHSIDE

PI # : PIVA399

FA #: 15599103

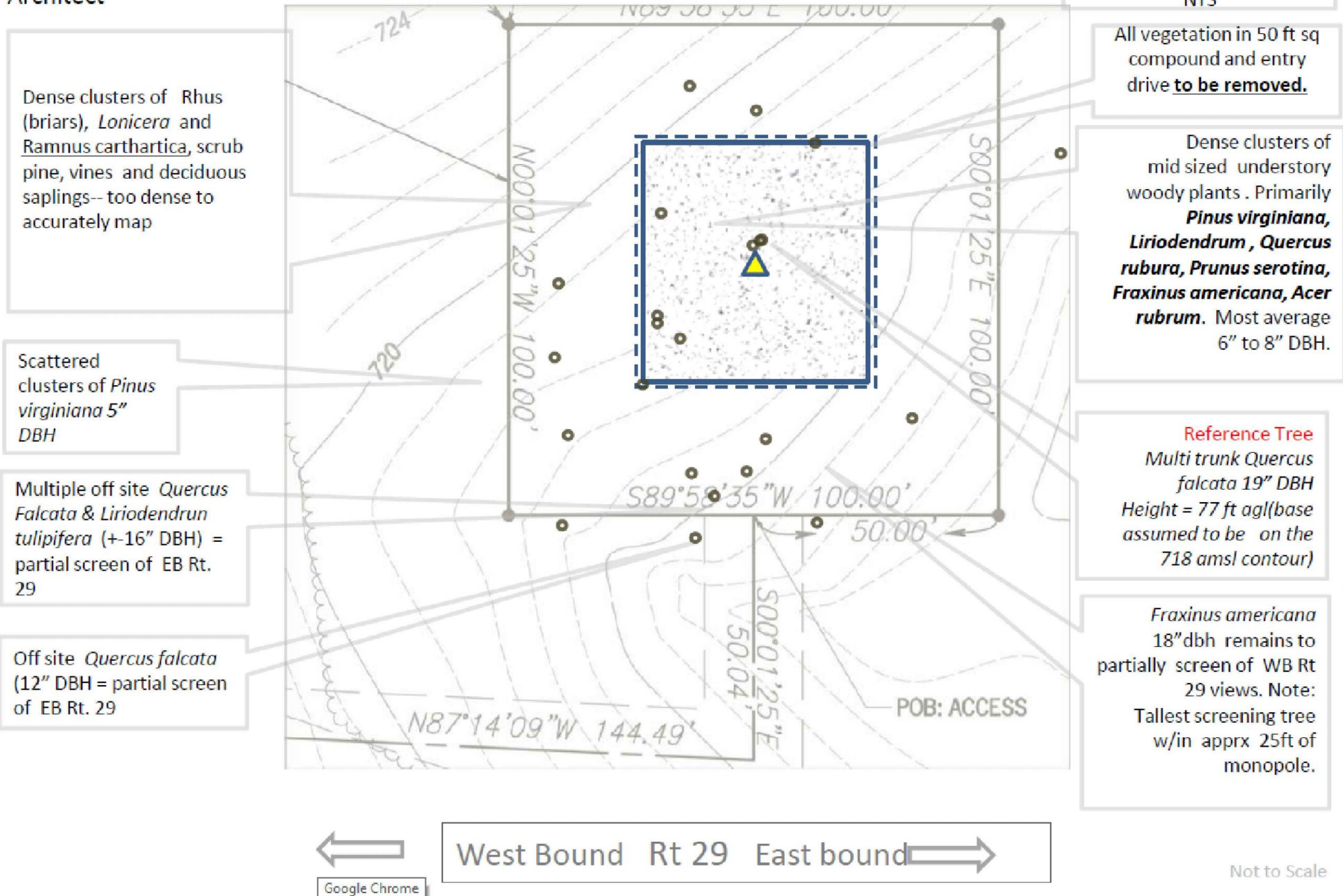
2415 SOUTHSIDE DRIVE
NORTH GARDEN, VA 22959

PROPOSED
87' MONOPOLE TOWER
RRH, ANTENNA &
EQUIPMENT SPECIFICATIONS
37.968606° -78.633586°

SHEET NUMBER:	REV.:
Z-5	0
	46304

Tree Height Study

For the T-Squared proposed 87 ft tall monopole.
Preliminary study by Curt Westergard, Landscape Architect



PLANS PREPARED FOR:

Parallel
INFRASTRUCTURE

15105 JOHN J. DELANEY DRIVE
SUITE D-3
CHARLOTTE, NC 28277

PLANS PREPARED BY:

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NORTH GARDEN, VA 22959

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87' MONOPOLE TOWER
RRH, ANTENNA &
EQUIPMENT SPECIFICATIONS
37.968606° -78.633586°

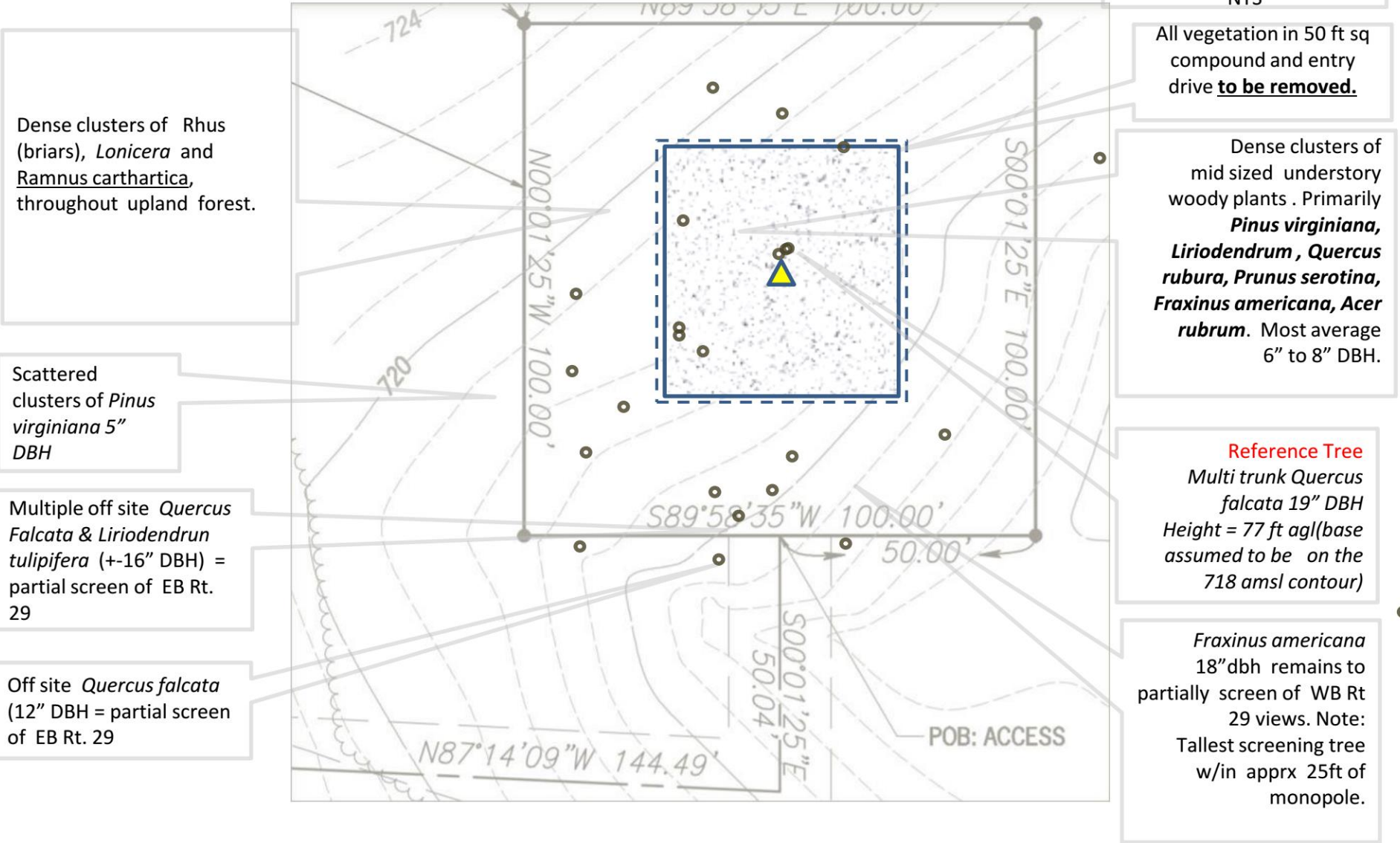
SHEET NUMBER: Z-6

REV.: 0

46304

Tree Height Study

For the T-Squared proposed **87ft** tall monopole
Preliminary estimate by C. Westergard, Landscape Architect.



West Bound Rt 29 East bound

Tree Height Study d r a f t

For the T-Squared proposed 87 ft tall monopole.
Preliminary study by Curt Westergard, Landscape Architect.
Digital Design & Imaging Service Inc.

Treeline above proposed wireless facility

Date & Time: Tue Jul 27 15:31:21 EDT 2021
Position: +037.96860° / -078.63492°
Altitude: 235m
Datum: WGS-84
Azimuth/Bearing: 122° S58E 2169mils (Magnetic)
Zoom: 1X
Past powerlines.



Notes: Camera elevation approx 36 ft above monopole base.

Tree Height Study d r a f t

For the T-Squared proposed 87 ft tall monopole.
Preliminary study by Curt Westergard, Landscape Architect.
Digital Design & Imaging Service Inc.

Tree line above proposed wireless facility



Notes: Camera's GPS elevation 780 ft amsl, or 62 ft above monopole base.



August 20, 2021

County of Albemarle Department of Community Development
401 McIntire Road
Charlottesville, VA 22902
Tower ID: 15599103_PIVA399

To whom it may concern,

I respectfully submit this written request for a special exception from Section 5.1.40 of the Personal wireless service facilities, collocation, replacement, and removal of transmission equipment ordinance. Specifically, AT&T is requesting a special exception from provision 2(c) of the Development Requirements of Section 5.1.40 which requires that "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 on 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 installation will mount the antennas 63 inches from the tower and will require that the antennas be located at 84'.

There are multiple frequency bands licensed to AT&T. The frequency band licensed to AT&T for the First Responder Network and frequency bands licensed to AT&T for consumers cannot operate from the same antenna. These frequencies require multi beam panel antennas to operate. To achieve the network objective and optimal coverage area, it is recommended to install these antennas at the same height with different azimuth. Since the antennas should be mounted at the same height, optimally they must be more than 12 inches from the tower facility to meet the required separation distance from the tower and the other antennas.

In summary, it is my professional opinion as the radio frequency design engineer that the proposed RAD height is the required height necessary in order to provide optimum coverage to meet our requirement of providing excellent wireless services to your citizens in this area.

A handwritten signature in black ink, appearing to read "Ali Zarei".

Ali Zarei
Professional - RAN Engineer
Virginia / West Virginia Markets