



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

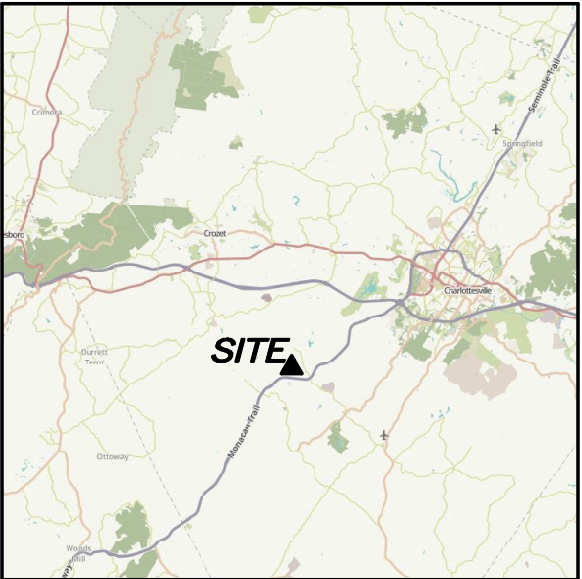
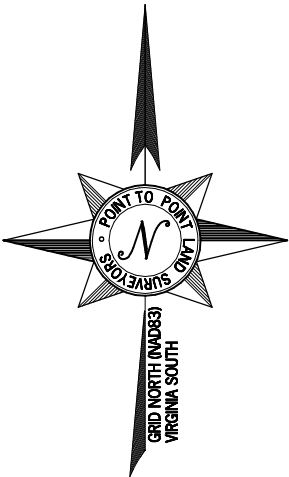
THE FOLLOWING GPS STATISTICS UPON WHICH THIS SURVEY IS BASED HAVE BEEN PRODUCED AT THE 95% CONFIDENCE LEVEL:
POSITIONAL ACCURACY: 0.01 FEET (HORZ) 0.21 FEET (VERT)
TYPE OF EQUIPMENT: GEOMAX ZENITH35 PRO BASE AND ROVER, DUAL FREQUENCY
TYPE OF GPS FIELD PROCEDURE: ONLINE POSITION USER INTERFACE
DATES OF SURVEY: 5/18/2021
DATUM / EPOCH: NAD_83(2011)EPOCH:2010.00000
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 II 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 7/23/2026

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
1.	3/10/26	TOWER LOCATION
2.	7/23/26	TREE SURVEY

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 II 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: 7/14/2026)

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

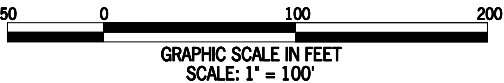
VA0005685

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

DRAWN BY: GJH	SHEET:
CHECKED BY: JKL	1
APPROVED: DMM	OF 4
DATE: JUNE 14, 2021	
P2P JOB #: 210769VA	

- 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



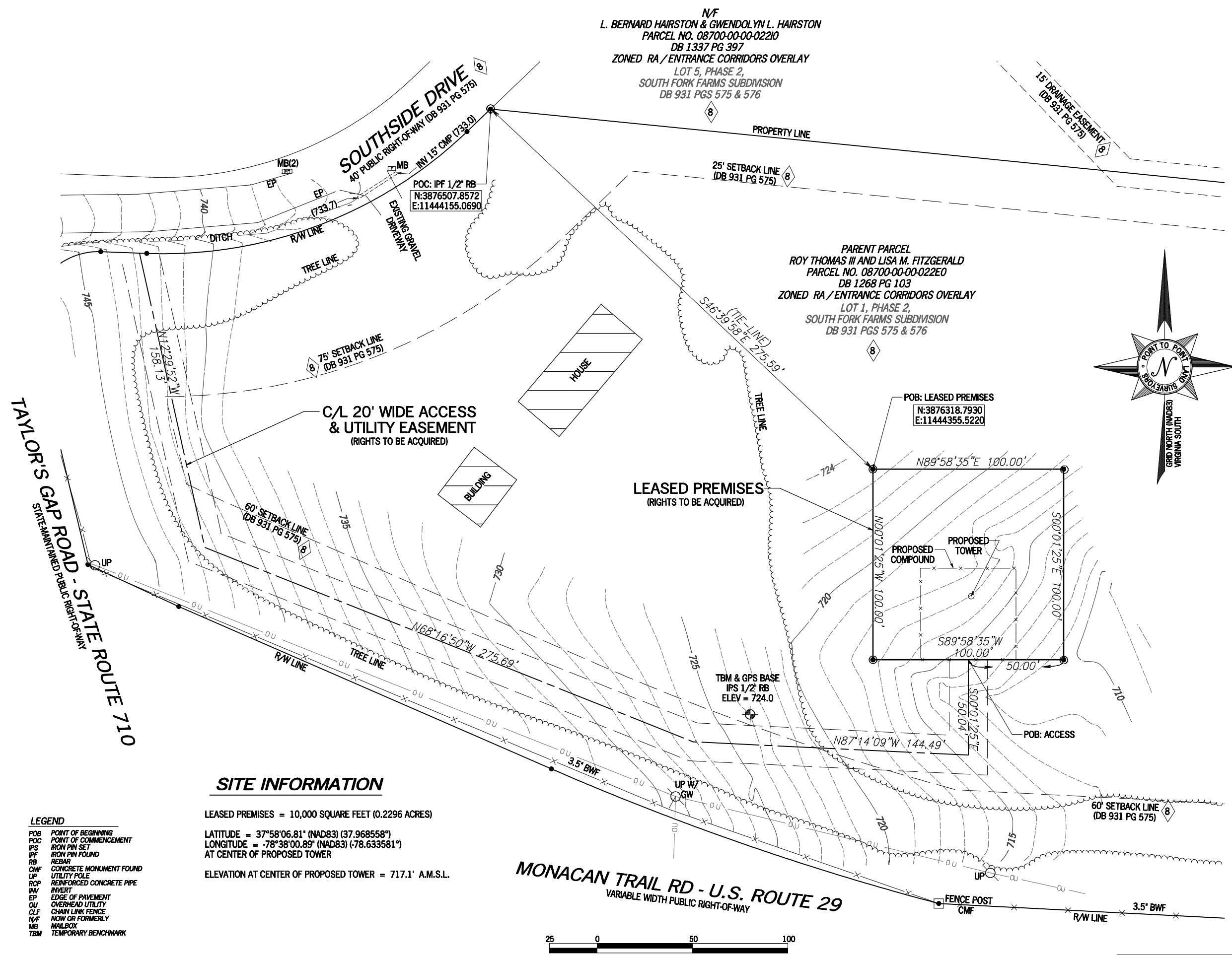
CONTIGUITY STATEMENT

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.



Know what's below.
Call before you dig.

E:\Point To Point Dropbox\22P Current Jobs\2026\20260504VA Southside\Reference\210769VA-PW\399\210769VA.dwg



- LEGEND**
- POB POINT OF BEGINNING
 - POC POINT OF COMMENCEMENT
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 - IPF IRON PIN FOUND
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 - CMF CONCRETE MONUMENT FOUND
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 - RCP REINFORCED CONCRETE PIPE
 - R/W RIGHT-OF-WAY
 - 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°58'06.81" (NAD83) (37.968558°)

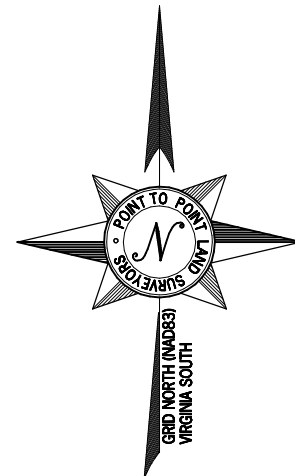
LONGITUDE = -78°38'00.89" (NAD83) (-78.633581°)

AT CENTER OF PROPOSED TOWER

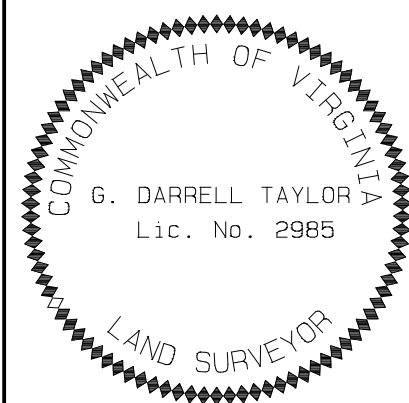
ELEVATION AT CENTER OF PROPOSED TOWER = 717.1' A.M.S.L.

MONACAN TRAIL RD - U.S. ROUTE 29

VARIABLE WIDTH PUBLIC RIGHT-OF-WAY



SURVEY NOT VALID WITHOUT ALL SHEETS



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LOT 1, PHASE 2, SOUTH FORK FARMS,
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DATE: JUNE 14, 2021
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SHEET:
2
OF 4

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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.

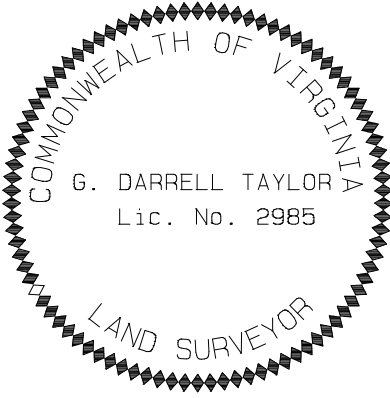
NOTE: DUE TO SIMILAR OR LIKE NAMES THIS JUDGMENT MAY BE DOCKETED AGAINST SUBJECT PROPERTY OWNER OR IT MAY BE DOCKETED AGAINST A SIMILAR OR LIKE NAME.

[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
1.	3/10/26	TOWER LOCATION
2.	7/23/26	TREE SURVEY

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Parallel
INFRASTRUCTURE

VA0005685

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

DRAWN BY: GJH	SHEET:
CHECKED BY: JKL	3
APPROVED: DMM	OF 4
DATE: JUNE 14, 2021	
P2P JOB #: 210769VA	

SURVEY NOT VALID WITHOUT ALL SHEETS

TREE DETAIL SHEET

TREELINE

LEASED PREMISES

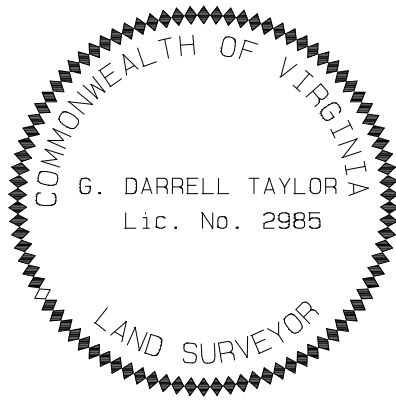
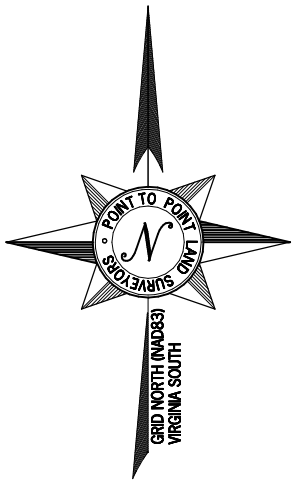
PROPOSED COMPOUND

PROPOSED TOWER

C/L 20' WIDE ACCESS
& UTILITY EASEMENT

LEGEND

POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT
IPS IRON PIN SET
IPF IRON PIN FOUND
RB REBAR
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N/F NOW OR FORMERLY
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TBM TEMPORARY BENCHMARK
DIA DIAMETER AT BREAST HEIGHT
TREE



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

SHEET:
4
OF 4

SURVEY NOT VALID WITHOUT ALL SHEETS

GENERAL NOTES:

1. CONTRACTOR WILL PROVIDE ALL LABOR, MATERIALS, TOOLS, EQUIPMENT, SAFETY EQUIPMENT, TRANSPORTATION, AND SERVICES NECESSARY TO COMPLETE ALL THE WORK OUTLINED IN ALL THE DRAWINGS, SPECIFICATIONS, SCOPES OF WORK, BILL OF MATERIALS, AND ANY OTHER DOCUMENT ISSUED BY HARMONI TOWERS.
2. THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL AND NATIONAL CODES, LAWS, ORDINANCES, REGULATIONS, SAFETY REGULATIONS, ALL OSHA REGULATIONS, ALL PUBLIC AND MUNICIPAL AUTHORITIES, AND ANY UTILITY COMPANIES REGULATIONS AND DIRECTIVES.
3. ALL MATERIALS SUPPLIED BY THE OWNER, OWNER’S REPRESENTATIVE, AND THE CONTRACTOR, SHALL BE INSTALLED IN ACCORDANCE WITH ALL LOCAL AND NATIONAL CODES, LAWS, ORDINANCES, REGULATIONS AND PER MANUFACTURER’S RECOMMENDATIONS.
4. ANY CONTRACTOR SUBMITTING BIDS ON ANY OF THE WORK IS REQUIRED TO VISIT EACH SITE PRIOR TO THE BID SUBMITTAL AND FAMILIARIZE HIMSELF/HERSELF WITH THE EXISTING CONDITIONS AND UNDERSTAND THE SCOPE OF WORK INTENDED FOR THE PROJECT. THIS WILL BE PERFORMED AT THE CONTRACTOR’S EXPENSE.
5. THE DRAWINGS AND SPECIFICATIONS ARE A GENERAL DIRECTIVE FOR THE SCOPE OF WORK. EXACT DIMENSIONS AND LOCATIONS MAY CHANGE IN THE FIELD. THE CONTRACTOR IS TO VERIFY THE DIMENSIONS AND LOCATIONS AND REPORT ANY AND ALL DISCREPANCIES TO THE OWNER’S REPRESENTATIVE PRIOR TO COMMENCING THE RELATED WORK. ANY MINOR ERRORS OR OMISSIONS IN THE DRAWINGS AND SPECIFICATIONS, DOES NOT EXCUSE THE CONTRACTOR FROM COMPLETING THE PROJECT AND IMPROVEMENTS IN ACCORDANCE WITH THE INTENT OF THESE DOCUMENTS.
6. ALL SITES SHALL BE KEPT CLEAN AND FREE OF DEBRIS ON A DAILY BASIS. ALL TRASH AND MATERIALS NO LONGER BEING USED AT THE SITE MUST BE REMOVED AND PROPERLY DISPOSED OF ON A DAILY BASIS. ANY EXCESS MATERIALS WILL BE RETURNED TO THE OWNER’S REPRESENTATIVE AND DELIVERED TO THE WAREHOUSING FACILITY PER THE DIRECTION OF THE OWNER’S REPRESENTATIVE.
7. THE CONTRACTOR SHALL NOT PROCEED WITH ANY WORK AT THE SITE PRIOR TO A NOTICE TO PROCEED (NTP) HAS BEEN ISSUED AND A PRE–CONSTRUCTION MEETING AT THE SITE HAS TAKEN PLACE.
8. ALL WORK AND MATERIALS FURNISHED BY THE CONTRACTOR SHALL HAVE A WRITTEN ONE–YEAR WARRANTY STARTING AT THE ACCEPTANCE OF THE SITE FROM THE OWNER.
9. THE CONTRACTOR SHALL HAVE A DESIGNATED MANAGER ON SITE AT ALL TIMES THAT ANY WORK IS BEING PERFORMED. A SUB–CONTRACTOR IS NOT DEFINED AS A DESIGNATED MANAGER.
10. THE SUCCESSFUL CONTRACTOR SHALL PROVIDE A SCHEDULE LIST OF ALL SUB–CONTRACTORS WITH ADDRESSES, CELL PHONE NUMBERS AND HOME PHONE NUMBERS, VERIFICATION OF INSURANCE, ANY AND ALL PERTINENT LICENSES, AND AN ACCURATE SCHEDULE FOR THE PROJECT PRIOR TO THE ISSUANCE OF AN NTP.
11. THE CONTRACTOR IS TO KEEP A COMPLETE AND UP TO DATE SET OF THE DRAWINGS, SPECIFICATIONS, SCOPE OF WORK, AND BILL OF MATERIAL ON THE SITE AT ALL TIMES. THIS IS WILL BE REFERENCED AS THE AS–BUILT DRAWINGS AND MUST BE KEPT CURRENT ON A DAILY BASIS. THIS IS IN ADDITION TO THE PERMIT SET.
12. A NEW AND CLEAN SET OF CONTRACT DOCUMENTS WILL BE ISSUED TO THE CONTRACTOR NEAR THE COMPLETION OF THE PROJECT TO BE USED TO TRANSFER THE INFORMATION FROM THE FIELD COPY OF AS–BUILD DRAWINGS TO THE NEW COPY. THIS NEEDS TO BE SUBMITTED TO THE OWNER’S REPRESENTATIVE WITH THE CLOSE OUT DOCUMENTS.
13. ON ANY CO–LOCATION SITE, THE CONTRACTOR AND ANY AND ALL ASSIGNS ARE NOT TO USE EXISTING POWER OR TAMPER WITH ANY EQUIPMENT BELONGING TO ANY OTHER CARRIER. FAILURE TO ADHERE TO THIS WILL CAUSE IMMEDIATE DISMISSAL OF THE CONTRACTOR FROM THE PROJECT.
14. THE CONTRACTOR IS RESPONSIBLE FOR SCHEDULING ALL INSPECTIONS AND TESTING REQUIRED FOR EACH PROJECT. A 24–HOUR NOTIFICATION TO THE OWNER’S REPRESENTATIVE IS REQUIRED FOR ALL INSPECTIONS AND TESTING. A FIELD COPY OF ALL INSPECTION AND TESTING REPORTS AS WELL AS TRUCK TICKETS MUST BE SUBMITTED TO THE OWNER’S REPRESENTATIVE WITHIN 24 HOURS OF THE INSPECTION OR TEST.
15. THE CONTRACTOR IS RESPONSIBLE TO VERIFY ALL MATERIAL ISSUED TO THEM AND REPORT ANY SHORTAGES AND DISCREPANCIES TO THE OWNER’S REPRESENTATIVE OF THE TIME OF ISSUANCE. THE CONTRACTOR SHALL STORE THESE MATERIALS PROPERLY, ACCORDING TO THE MANUFACTURER’S RECOMMENDATIONS AND IN A MANNER THAT WILL NOT VOID THE WARRANTY ON ANY ITEM. IF ANY ITEM IS DAMAGED OR UNUSABLE DUE TO IMPROPER HANDLING AND STORAGE, THE CONTRACTOR WILL REPLACE IT AT THEIR EXPENSE.
16. THE CONTRACTOR IS RESPONSIBLE TO FURNISH PROPER FACILITIES FOR THE WORKERS ON EACH PROJECT FOR THE DURATION OF THAT PROJECT.
17. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN THE PRESENT CONDITION OF ANY EXISTING BUILDINGS, LANDSCAPING, FENCING, EQUIPMENT, WALKS, DRIVES, AND ATTACHMENTS. IF ANY DAMAGE SHOULD OCCUR, THE CONTRACTOR IS RESPONSIBLE TO RESTORE THE DAMAGE TO A BETTER OR NEW CONDITION.
18. THE CONTRACTOR IS TO PROVIDE PORTABLE TOILET FACILITIES FOR DURATION OF THE CONSTRUCTION PROCESS. TOILET IS TO BE REMOVED FROM SITE WITHIN FIVE BUSINESS DAYS OF COMPLETION OF CONSTRUCTION.

SITE WORK:

- 1.THE CONTRACTOR SHALL GRUB THE SITE AREA AND ANY ACCESS ROAD CLEARING AND REMOVING A MINIMUM OF 6” TO ACHIEVE A STABLE SUB–BASE TO ACCEPT FILL OR OTHER MATERIAL SPECIFIED FOR THE SITE AND ACCESS ROAD. THE GRUBBING SHALL BE REMOVED FROM THE SITE AND NOT REUSED IN ANY PART OF THIS PROJECT.
- 2.IT IS THE CONTRACTOR’S SOLE RESPONSIBILITY TO CALL THE LOCAL LOCATING AUTHORITIES TO VERIFY THE LOCATION OF ANY UNDERGROUND UTILITIES OR LINES THAT EXIST WITHIN THE ENTIRE PROJECT AREA. THE CONTRACTOR SHALL PLACE THESE ITEMS ON THE AS–BUILD DRAWINGS.
- 3.IF LANDSCAPING IS REQUIRED, SUBMIT TWO COPIES OF THE LANDSCAPE PLAN UNDER NURSERY LETTERHEAD TO THE OWNER’S REPRESENTATIVE. IF A LANDSCAPE ALLOWANCE IS INCLUDED, PROVIDE A LIST OF NEW ITEMS AS WELL AS A LANDSCAPE PLAN ON NURSERY LETTERHEAD.
- 4.ALL ROADWORK AND MATERIALS SHALL CONFORM TO ALL STATE AND LOCAL CODES AND IN ACCORDANCE WITH THE DEPARTMENT OF HIGHWAY AND PUBLIC TRANSPORTATION STANDARD SPECIFICATIONS.
- 5.THE ACCESS ROAD, IF REQUIRED, WILL BE CONSTRUCTED FIRST BEFORE ANY OTHER WORK ON THE SITE IS PERMITTED. BRING THE ROAD TO SUB BASE COURSE TO ALLOW CONSTRUCTION TRAFFIC TO USE THE ROAD FOR THE PROJECT AND COMPLETE THE ROAD AFTER THE CONSTRUCTION OF THE SITE IS SUBSTANTIALLY COMPLETE.
- 6.ALL SITE AREAS AND ACCESS ROADS ARE TO BE CONSTRUCTED TO HAVE A POSITIVE DRAINAGE FLOW AWAY FORM THE SITE AND EQUIPMENT. ANY DISCREPANCIES IN THE DRAWINGS OR SPECIFICATION MUST BE BROUGHT TO THE ATTENTION OF THE OWNER’S REPRESENTATIVE IMMEDIATELY.
- 7.ALL ACCESS ROAD AND SITE AREAS WILL HAVE AN UNDERLAYMENT OF MIRAFI–500X, OR EQUAL.
- 8.A SOIL STERILIZER SHALL BE APPLIED TO ALL GRAVEL SURFACES AND BE AN EPA REGISTERED LIQUID COMPOSITION AND OF PRE–EMERGENCE DESIGN. THE PRODUCT LABEL AND INFORMATION WILL BE GIVEN TO THE OWNER’S REPRESENTATIVE.
- 9.GRAVEL FILL SHALL BE WELL GRADED HARD DURABLE, NATURAL, SAND AND GRAVEL, FREE FROM ICE AND SNOW, ROOTS, SOD, RUBBISH, AND OTHER DELETERIOUS OR ORGANIC MATTER. MATERIAL SHALL CONFORM TO THE FOLLOWING GRADATION REQUIREMENTS:
- | | | |
|------|-----------|---------------------|
| | SIEVE NO. | % PASSING BY WEIGHT |
| 4” | 100 | |
| 1/2” | | 50–85 |
| #4 | | 40–75 |
| #10 | | 30–60 |
| #40 | | 10–30 |
| #100 | | 5–20 |
| #200 | | 0–8 |
10. ALL FILL DIRT SHALL BE CLEAN AND NATURAL, FREE FROM ANY DELETERIOUS MATERIALS, ROOTS, ICE, SNOW, SOD, AND RUBBISH. A COPY OF ALL DELIVERY TICKETS WILL BE SUBMITTED TO THE OWNER’S REPRESENTATIVE WITHIN 24 HOURS FROM THE DELIVERY.
11. ALL TRENCHES SHALL HAVE A SIX–INCH BASE OF CLEAN SAND FILL TO ACCEPT THE CONDUITS AND THEN ANOTHER 12” OF CLEAN SAND FILL ON TOP OF THE CONDUITS. THE REMAINDER OF THE TRENCH SHALL HAVE A CLEAN COMPACTABLE FILL PLACED IN MAXIMUM LIFTS OF 8” AND MECHANICALLY COMPACTED TO A DENSITY OF 95%. METALLIC WARNING TAPE SHALL BE PLACED AT 12” BELOW FINISHED GRADE ALONG THE ENTIRE TRENCH.
12. ALL COMPACTION OF SITE AREAS SHALL BE ACCOMPLISHED BY MECHANICAL MEANS. LARGER AREAS SHALL BE COMPACTED BY A SHEEP’S FOOT VIBRATORY ROLLER WEIGHTING AT LEAST 5 TONS. SMALLER AREAS SHALL BE COMPACTED BY A POWER DRIVEN HAND HELD TAMPER. ALL COMPACTED AREAS SHALL BE COMPACTED TO WITHIN 95%.
13. ANY FILL OR STONE WILL BE PLACED IN MAXIMUM 8” LIFTS PRIOR TO COMPACTING.
14. FINISH GRADE, INCLUDING TOP SURFACE COURSE, SHALL EXTEND A MINIMUM OF 12” BEYOND THE SITE FENCE AND SHALL COVER THE AREA AS INDICATED.
15. USE RIPRAP IN ANY AREAS WITH A SLOPE GREATER THAN 2:1, ENTIRE DITCH FOR 6 FEET IN ALL DIRECTIONS AT CULVERT OPENINGS, AND WHEREVER INDICATED ON PLANS.
16. SEED FERTILIZER, AND STRAW COVER SHALL BE APPLIED TO ALL OTHER DISTURBED AREAS, DITCHES, DRAINAGE, AND SWALES NOT OTHERWISE RIPRAPPED. SEED AND FERTILIZER SHALL BE APPLIED TO SURFACE CONDITIONS, WHICH WILL ENCOURAGE ROOTING. PREPARE SURFACE PROPERLY TO ACCEPT THE SEEDS. SOW SEEDS IN TWO OPPOSITE DIRECTIONS IN TWICE THE QUANTITY RECOMMENDED BY THE SEED PRODUCER.
17. THE CONTRACTOR IS RESPONSIBLE TO ENSURE GROWTH OF THE SEEDED AND LANDSCAPED AREAS BY WATERING, STRAW, MULCH NET AND ANY OTHER PROPER LANDSCAPING METHOD NECESSARY. ALL AREAS MUST HAVE SUSTAINED GROWTH BY THE TIME OF THE COMPLETION OF THE PROJECT.
18. THE CONTRACTOR SHALL PROTECT ALL AREAS FROM WASHOUTS AND SOIL EROSION. STRAW BALES SHALL BE PLACED AT THE INLET APPROACH TO ALL NEW OR EXISTING CULVERTS.
19. IT IS THE CONTRACTOR’S RESPONSIBILITY TO SUPPLY ON–SITE RESTROOM FACILITIES FOR THE DURATION OF CONSTRUCTION PROGRESS.

CONCRETE:

- 1.ALL MATERIALS, LABOR, AND METHODS SHALL CONFORM TO ALL APPLICABLE ASTM AND ACI STANDARDS AND REQUIREMENTS. IT IS THE CONTRACTOR’S RESPONSIBILITY TO INSURE THAT ALL STANDARDS ARE MET AND BE ABLE TO PRODUCE THE VERIFICATION OF THESE ITEMS UPON REQUEST.
- 2.THE CONTRACTOR SHALL SCHEDULE ALL INSPECTIONS AND THE TESTING LABORATORY AND INFORM THE OWNER’S REPRESENTATIVE WITHIN 24 HOURS OF THE INSPECTION OR TEST. THE TEST WILL INCLUDE SLUMP, AIR ENTRAINMENT, TEMPERATURE, AND TEST CYLINDERS. A TOTAL OF FIVE CYLINDERS SHALL BE TAKEN DURING EACH POUR OR FOR EACH 50 YARDS IF THE POUR IS OVER 50 YARDS. THE FIRST CYLINDER WILL BE BROKEN AT 3–1/2 DAYS, A SECOND AT 7 DAYS, A THIRD AT 14 DAYS AND A FOURTH AT 28–DAYS. THE LAST CYLINDER WILL BE KEPT SEPARATELY FOR FUTURE USE IF NECESSARY.
- 3.ALL CONCRETE FOR THE PROJECT SHALL HAVE A 28–DAY STRENGTH OF 4,000 PSI AND A SLUMP OF 5” MAXIMUM WITH THE MIXTURE PROPORTIONS MEETING THE ASTM AND ACI REQUIREMENTS. ALL ADMIXTURES AND MEETING THE ASTM AND ACI REQUIREMENTS. ALL ADMIXTURES AND MATERIALS USED FOR THE CONCRETE MIXTURE SHALL ALSO CONFORM TO THE PROPER ASTM REQUIREMENTS.
- 4.THE CONTRACTOR WILL INSTRUCT THE CONCRETE SUPPLIER TO HAVE AN APPROVED PLASTICIZER ON THE TRUCK TO AID IN THE POURING AND PLACING OF PIERS AND FOUNDATIONS.
- 5.AIR ENTRAINING AGENT SHALL BE USED IN ANY CONCRETE EXPOSED TO FREEZING TEMPERATURES.
- 6.THE CONTRACTOR IS RESPONSIBLE FOR ALL EMBEDMENT LOCATIONS, SIZES, AND PROPER ANCHORING TO HOLD THE ITEMS IN PLACE ACCURATELY.
- 7.THE CONTRACTOR WILL SUPPLY AND USE A RELEASING AGENT ON ALL FORMS. ANY ATTACHMENT TO EXISTING CONCRETE AREAS WILL BE DONE WITH SMOOTH DOWELS AT 18” O/C WITH A MINIMUM 6” EMBEDMENT IN EACH DIRECTION AND AN APPROVED BONDING AGENT TO BE APPLIED TO THE EXISTING SURFACE.
- 8.ALL EXPOSED CONCRETE WILL HAVE A UNIFORM FINISH AND BE SLOPED FOR DRAINAGE OFF THE SURFACE UNLESS OTHERWISE NOTED IN THE PLANS OR SPECIFICATIONS.
- 9.THE CONTRACTOR SHALL PROTECT THE CONCRETE FROM ANY ADVERSE WEATHER CONDITIONS; PREMATURE DRYING AND MECHANICAL INJURY IN INSURE PROPER CURING.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE USE AND CONTROL OF ANY MECHANICAL EQUIPMENT TO INSURE THE PROPER PLACEMENT OF THE CONCRETE TO PREVENT ANY VOIDS OR GAPS.

METALS:

- 1.ALL LABOR, MATERIALS, FABRICATION AND WORKMANSHIP SHALL CONFORM TO CODES AND STANDARDS OF ASTM AN AWS.
- 2.ALL WORK SHALL BE DONE BY A CERTIFIED WELDER. THE CONTRACTOR SHALL SUBMIT A COPY OF THE CERTIFICATION TO THE OWNER’S REPRESENTATIVE.
- 3.ALL STEEL USED SHALL BE HOT DIPPED GALVANIZED.

SAFETY BARRIERS AND SIGNAGE:

1. FCC RULES AND REGULATIONS MAY REQUIRE ROUTINE ENVIRONMENT EVALUATIONS OF WIRELESS FACILITIES TO VERIFY RADIO FREQUENCY EMISSIONS COMPLIANCE. IF HARMONI TOWERS’S FACILITY IS DETERMINED TO REQUIRE ADDITIONAL ACTIONS SUCH AS THE INSTALLATION OF SIGNAGE AND/OR THE ERECTION OF BARRIERS TO INFORM WORKERS AND THE PUBLIC ABOUT THE ANTENNAS AND EMISSIONS, AS OUTLINED BY FCC REGULATIONS ON RF EMISSIONS (47 CFR 1.1307(B)), THEN HARMONI TOWERS SHALL PROVIDE ADEQUATE NOTIFICATION TO THE LANDLORD/MANAGER.

PLANS PREPARED FOR:



6210 Ardrey Kell Road, Suite 375
Charlotte, NC 28277

PLANS PREPARED FOR:



PLANS PREPARED BY:



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FINAL CDS	05.08.26	TM	1
ISSUED FOR REVIEW	08.09.21	TM	0

PROJECT INFO:

HARMONI TOWER ID # :
VA005685

HARMONI SITE NAME:
SOUTHSIDE

VERIZON FUZE ID:
17565444

2415 SOUTHSIDE DRIVE
NORTH GARDEN, VA 22959
NEW
105' MONOPOLE TOWER

GENERAL NOTES

SHEET NUMBER:	REV.:
GN-1	3
	46304

ELECTRICAL:

- 1.THE CONTRACTOR IS RESPONSIBLE FOR ALL PERMITTING, FILING, AND FEES IN CONJUNCTION WITH THE PROJECT.
- 2.THE CONTRACTOR SHALL SCHEDULE ALL NECESSARY INSPECTIONS WITH THE PROPER AUTHORITIES AND INFORM THE OWNER’S REPRESENTATIVE 24–HOURS IN ADVANCE. ALL TICKETS AND INSPECTION VERIFICATIONS WILL BE SUBMITTED TO THE OWNER’S REPRESENTATIVE WITHIN 24–HOURS AFTER THE INSPECTION HAS TAKEN PLACE.
- 3.ALL LABOR AND MATERIAL SHALL CONFORM TO ALL LOCAL, STATE AND NATIONAL CODES, RULES, REGULATIONS, AND STANDARDS.
- 4.ALL EQUIPMENT, WIRING, AND MATERIALS MUST HAVE A UL LABEL.
- 5.ALL WORK SHALL BE DONE BY QUALIFIED AND EXPERIENCED JOURNEYMEN AND PERFORMED IN A WORKMANLIKE MANNER AND SHALL PROCEED IN AN ORDERLY MANNER SO AS NOT TO HOLD UP THE PROGRESS OF THE PROJECT.
- 6.THOROUGHLY TEST ALL LINES, FEEDERS, EQUIPMENT, AND DEVICES WITH MAXIMUM LOADS TO ASSURE PROPER OPERATION.
- 7.CONDUITS AND FITTINGS FOR OUTSIDE APPLICATIONS SHALL BE RIGID OR NON–METALLIC UNLESS OTHERWISE NOTED. CONDUITS AND FITTINGS FOR INSIDE BUILDING RUNS ABOVE CEILINGS SHALL BE EMT. SUPPORT ALL CONDUITS WITHIN 3 FEET OF ALL JUNCTION BOXES AND AT 8–FOOT INTERVALS OR LESS AS NEEDED WITH APPROVED ANCHORING DEVICES.
- 8.ALL WIRES SHALL BE COPPER; USE OF ALUMINUM CONDUCTORS WILL NOT BE PERMITTED. SEE ELECTRICAL PLANS FOR SIZING AND LOCATIONS. USE PROPER SIZE CONNECTORS PER THE LOCAL, STATE, AND NATIONAL CODES.
- 9.CONDUCTOR LENGTHS SHALL BE CONTINUOUS FROM TERMINATION TO TERMINATION WITHOUT SPLICES.
10. PROVIDE PULL BOXES WHERE SHOWN AND WHERE REQUIRED BY CODES AND UTILITY COMPANIES.
11. ALL CONDUIT ROUGH IN SHALL BE COORDINATED WITH THE MECHANICAL EQUIPMENT TO AVOID LOCATION CONFLICTS. CONTRACTOR SHALL VERIFY ALL LOCATIONS.
12. ALL WIRES SHALL BE TAGGED AT ALL PULL BOXES, J–BOXES, EQUIPMENT BOXES, AND CABINETS WITH APPROVED PLASTIC TAGS.
13. ALL BREAKERS IN PANEL BOXES SHALL BE IDENTIFIED WITH TYPE WRITTEN LABELS NEATLY PLACED ALONG SIDE OF THE BREAKER.
14. ALL GROUND BUS PLATES SHALL BE ¼”x4”x20” AND SHALL BE TINNED COPPER AND LARGE ENOUGH TO ACCOMMODATE THE REQUIRED NUMBER OF GROUNDING CONNECTIONS. THE HARDWARE SECURING THE MGB, AND ALL LOWER BUS BARS, SHALL INSULATE THEM FROM ANY STRUCTURE TO WHICH THEY ARE FASTENED (IF APPLICABLE).
15. ANY PENETRATIONS THROUGH WALLS, CEILINGS, FLOORS, ROOFS OR ANY OTHER SURFACE SHALL BE CORE DRILLED AND CLOSED WITH A UL RATED FIRE SAFING ASSEMBLY. IF A FIRE RATING IS NOT REFERRED TO ON THE DRAWINGS, THEN THE CONTRACTOR SHALL ASSUME A 2–HOUR RATING.
16. THE MATERIALS AND EQUIPMENT INFORMATION ON THESE DRAWINGS IS BASED ON THE BEST AVAILABLE INFORMATION AT THE TIME THAT THE DRAWINGS WERE ISSUED. CHANGES MAY OCCUR AND THE CONTRACTOR SHALL VERIFY ALL ITEMS PRIOR TO PLACEMENT AND MAKE ANY CORRECTIONS WITHOUT FURTHER COST TO THE OWNER.
17. ALL UNDERGROUND CONDUITS SHALL BE AS CALLED OUT WITHIN THESE DRAWINGS AND SWEEPS OR BENDS AND ABOVE GROUND CONDUITS SHALL BE RIGID GALVANIZED STEEL. ALL CONDUITS NOT TERMINATING INTO A CLOSED AREA MUST BE SEALED TO PREVENT ENTRY OF ANY MOISTURE OR FOREIGN OBJECTS.

UTILITIES:

1. ALL UTILITIES SHALL BE ROUTED UNDERGROUND ACCORDINGLY AND COMPLY WITH ALL PROPER CODING.

GROUNDING:

- 1.THE CONTRACTOR SHALL VERIFY WITH THE OWNER’S REPRESENTATIVE THAT ALL CONDUIT SYSTEMS, EQUIPMENT, DEVICES, PANELS, LINES, TRAYS, BRIDGES, PLATFORMS, AND ANY AND ALL ITEMS ARE GROUNDED PROPERLY.
- 2.THE GROUNDING SYSTEM CONNECTIONS SHALL BE MADE WITH HYGROUND COMPRESSION CONNECTORS BELOW GRADE AND MECHANICAL TWO LUG COMPRESSION CONNECTORS ABOVE GRADE. USE ONLY STAINLESS STEEL SCREWS, BOLTS, WASHERS, AND NUTS FOR FASTENING.
- 3.CLEAN SURFACES THOROUGHLY BEFORE APPLYING GROUND LUGS OR CLAMPS. IF SURFACE IS COATED, THE COATING MUST BE REMOVED DOWN TO THE BARE METAL. AFTER THE COATING HAS BEEN REMOVED, APPLY A NON–CORROSIVE APPROVED COMPOUND TO THE CLEANED SURFACE AND INSTALL LUGS OR CLAMPS. WHERE GALVANIZING IS REMOVED FROM METAL, IT SHALL BE PAINTED OR TOUCHED UP WITH COLD GALVANIZING PAINT SUCH AS GLAVMOX OR EQUAL.
- 4.ALL CLAMPS, SLEEVES, AND SUPPORTS USED TO SUPPORT OR CHANNEL THE GROUNDING SYSTEM CONDUCTORS AND PVC CONDUITS SHALL BE PVC TYPE NON–CONDUCTIVE. DO NOT USE METAL BRACKETS OR SUPPORTS, WHICH WOULD FORM A COMPLETE RING AROUND ANY GROUNDING CONDUCTOR.
- 5.ALL GROUNDING CONNECTIONS SHALL BE COATED WITH AN ANTI–CORROSIVE AGENT SUCH AS T&B KOPR SHIELD, NO–OXY, NOALOX, PENETROX OR EQUAL. VERIFY THE PRODUCT WITH THE OWNER’S REPRESENTATIVE PRIOR TO USAGE.
- 6.GROUND THE H–FRAME AND ANY OTHER METALLIC COMPONENTS WITH #2 GROUNDING CONDUCTORS AND CONNECT TO THE INSULATED SURFACE MOUNTED GROUND BARS UNLESS OTHERWISE NOTED IN CONSTRUCTION DRAWINGS. CONNECTION DETAILS TO BE PERFORMED PER THE MANUFACTURER’S SPECIFICATIONS AND RECOMMENDATIONS.
- 7.IF NEEDED, THE ANTENNA CABLES SHALL BE GROUNDED AT THE TOP AND BOTTOM OF THE VERTICAL RUN FOR LIGHTNING PROTECTION. THE ANTENNA CABLE SHIELD SHALL BE BONDED TO A COPPER GROUND BUS AT THE LOWERMOST POINT OF A VERTICAL RUN JUST BEFORE IT BEGINS TO BEND TOWARD THE HORIZONTAL PLANE. WIRE RUNS TO GROUND SHALL BE KEPT AS STRAIGHT AND SHORT AS POSSIBLE. THE ANTENNA CABLE SHIELD SHALL BE GROUNDED JUST BEFORE ENTERING THE CELL CABINET. ANY ANTENNA CABLES OVER 200 FEET IN LENGTH SHALL ALSO BE EQUIPPED WITH ADDITIONAL GROUNDING AT MIDPOINT.
- 8.THE CONTRACTOR, UPON COMPLETION OF THE GROUNDING SYSTEM, SHALL SCHEDULE A TEST OF THE SYSTEM WITH AN INDEPENDENT LABORATORY AS SELECTED BY THE OWNER. THE OWNER’S REPRESENTATIVE WILL BE INFORMED 24–HOURS IN ADVANCE OF THE TEST.
- 9.STORE REDLINED DRAWINGS ON SITE AT ALL TIMES IN CAPPED PVC CONDUIT
10. CONTRACTOR TO PROVIDE PHOTO’S OF ANTENNA INSTALL (PUNCHLIST ITEMS) AT TIME OF PUNCHWALK.
11. CONTRACTOR TO PERFORM PRE AND POST GROUNDING TEST FROM HARMONI TOWERS TEST WELL. HARMONI TOWERS TO PROVIDE MOST RECENT OHM TEST.
12. GROUND TEST TO BE PERFORMED AFTER INSTALLATION OF EQUIPMENT. CONNECTION TO GROUND RING MUST BE LESS THAN OR EQUAL TO 5 OHMS.

STRUCTURAL:

1. ALL MATERIALS, LABOR, AND METHODS SHALL CONFORM TO ALL APPLICABLE ASTM AND ACI STANDARDS AND REQUIREMENTS. IT IS THE CONTRACTOR’S RESPONSIBILITY TO INSURE THAT ALL STANDARDS ARE MET AND BE ABLE TO PRODUCE THE VERIFICATION OF THESE ITEMS UPON REQUEST.
2. ALL EQUIPMENT SHALL BE INSTALLED PLUMB AND LEVEL.
3. ALL STRUCTURAL STEEL SHALL BE FABRICATED AND ERECTED IN ACCORDANCE WITH THE LATEST AISC CODE AND ASTM SPECIFICATION. STEEL SHALL CONFORM TO ASTM A992 FOR W–MEMBERS, ASTM A36 FOR M, S, C, MC, AND L MEMBERS, ASTM A500 GR. B FOR HSS MEMBERS, AND ASTM A53 GR.B FOR PIPES.
4. ALL CONNECTION OF STRUCTURAL STEEL MEMBERS SHALL BE MADE USING SPECIFIED WELDS WITH WELDING ELECTRODES E–70XX OR SPECIFIED HIGH STRENGTH BOLTS TO BE ASTM A325, THREAD EXCLUDED FROM SHEAR PLANE.
5. ALL STEEL EXPOSED TO MOISTURE, SHALL BE HOT DIPPED GALVANIZED AFTER FABRICATION PER ASTM A–123.
6. ALL DAMAGED SURFACES, WELDED AREAS AND AREAS AUTHORIZED NON–GALVANIZED MEMBERS OR PARTS (EXISTING OR NEW) SHALL BE PAINTED WITH 2 COATS OF ZRC COLD GALVANIZING COMPOUND MANUFACTURED BY ZRC CHEMICAL PRODUCTS CO. OR USE THERMAL SPRAYING WITH PLATTZINC 85/15 AS MANUFACTURED BY PLATT.
7. ALL SHOP AND FIELD WELDING SHALL BE DONE BY WELDERS QUALIFIED AS DESCRIBED IN THE ”AMERICAN WELDING SOCIETY’S STANDARD QUALIFICATION PROCEDURE” TO PERFORM THE TYPE OF WORK REQUIRED.
8. CONTRACTOR SHALL MEASURE AND VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS IN FIELD. ANY UNUSUAL CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND ENGINEER PRIOR TO THE PURCHASE, FABRICATION AND ERECTION OF ANY MATERIAL.
9. INCORRECTLY FABRICATED, DAMAGED, OTHERWISE MIS–FITTING, OR NON–CONFORMING MATERIALS AND CONDITIONS SHALL BE REPORTED TO THE OWNER, ENGINEER, AND CONSTRUCTION MANAGER PRIOR TO ANY REMEDIAL OR CORRECTIVE ACTION. ALL ACTIONS SHALL REQUIRE THE APPROVAL OF THE OWNER.
10. CONTRACTOR SHALL EXECUTE ALL WORK PREVENTING ANY DAMAGE TO EXISTING STRUCTURES, ESPECIALLY TO THE ROOF. ANY ROOF WORK INVOLVING ATTACHMENT, REMOVAL OF FINISH SURFACE OR PENETRATION SHALL BE PERFORMED TO PRESERVE EXISTING ROOFING GUARANTEES AND WARRANTIES. ROOF SHALL BE RESTORED TO COMPLETE WATER TIGHTNESS WITH THE APPROVED MATERIAL AND BY A SUB CONTRACTOR PRE–APPROVED BY THE OWNER IN WRITING.
11. MASONRY PENETRATIONS SHOULD USE ROTARY ACTION ONLY. (NO HAMMERING ACTION)
12. ALL PENETRATIONS TO BE PROPERLY FIRE–STOPPED WITH 3M F.S.195 WRAP STRIP FIRE STOP AND C925 NON–SHRINKING PUTTY FIRE BARRIER SEALANT. MAINTAIN FIRE RATING OF ALL PENETRATED SURFACES.
13. ALL MOUNTS TO WALLS TO BE SEALED AT TOP AND SIDES WITH DOW CORNING CLEAR SILICONE SEALANT OR APPROVED EQUAL. SILICONE APPLICATIONS ARE TO BE TOOLED TO MAINTAIN A FINISHED APPEARANCE.
14. CONTRACTOR SHALL PROMPTLY REMOVE ANY AND ALL DEBRIS FROM SITE.

FAA REGULATIONS FOR ANTENNA TOWER:

1. FAA FORM 7460–1 IS REQUIRED TO BE FILED NO MORE THAN 5 DAYS AFTER CONSTRUCTION REACHES MAX HEIGHT.
2. MARKING AND LIGHTING ARE NOT NECESSARY FOR AVIATION SAFETY.
3. ANY EQUIPMENT USED DURING CONSTRUCTION SHALL NOT EXCEED THE OVERALL HEIGHTS AS INDICATED ON THE AERONAUTICAL STUDY. EQUIPMENT WHICH HAS A HEIGHT GREATER THAN THE STUDIED STRUCTURE REQUIRES SEPARATE NOTICE TO THE FAA.

PLANS PREPARED FOR:



6210 Ardrey Kell Road, Suite 375
Charlotte, NC 28277

PLANS PREPARED FOR:



PLANS PREPARED BY:



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FINAL CDS	05.08.26	TM	1	
ISSUED FOR REVIEW	08.09.21	TM	0	

PROJECT INFO:

HARMONI TOWER ID # :
VA005685

HARMONI SITE NAME:
SOUTHSIDE

VERIZON FUZE ID:
17565444

2415 SOUTHSIDE DRIVE
NORTH GARDEN, VA 22959
NEW
105' MONOPOLE TOWER

GENERAL NOTES

SHEET NUMBER:

GN-2

REV.:

3

46304

NOTE: IT IS THE POLICY OF HARMONI TOWERS/PI TOWER DEVELOPMENT TO INSTALL SAFETY CLIMB EQUIPMENT ON ALL OWNED TOWER STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROPERLY UTILIZE THE INSTALLED SAFETY CLIMB EQUIPMENT WHENEVER PERFORMING WORK ON HARMONI TOWERS PI TOWER DEVELOPMENT PROPERTY. IF THE CONTRACTOR CAUSES ANY DAMAGE TO THE HARMONI TOWERS PI TOWER DEVELOPMENT SAFETY CLIMB EQUIPMENT OR IF THE SAFETY CLIMB SYSTEM IS IN ANY WAY COMPROMISED THROUGH THE ACTIONS OF THE CONTRACTOR, THE CONTRACTOR SHALL FULLY RESTORE THE SAFETY CLIMB SYSTEM/EQUIPMENT TO THE ORIGINAL DESIGN SPECIFICATIONS.



PLANS PREPARED FOR:

HARMONI TOWERS

6210 Ardrey Kell Road, Suite 375
Charlotte, NC 28277

PLANS PREPARED FOR:

verizon

PLANS PREPARED BY:

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PROFESSIONAL ENGINEER

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2415 SOUTHSIDE DRIVE
NORTH GARDEN, VA 22959

NEW
105' MONOPOLE TOWER

OVERALL SITE PLAN
W/ AERIAL OVERLAY

SHEET NUMBER:	REV.:
C-1	3
	46304

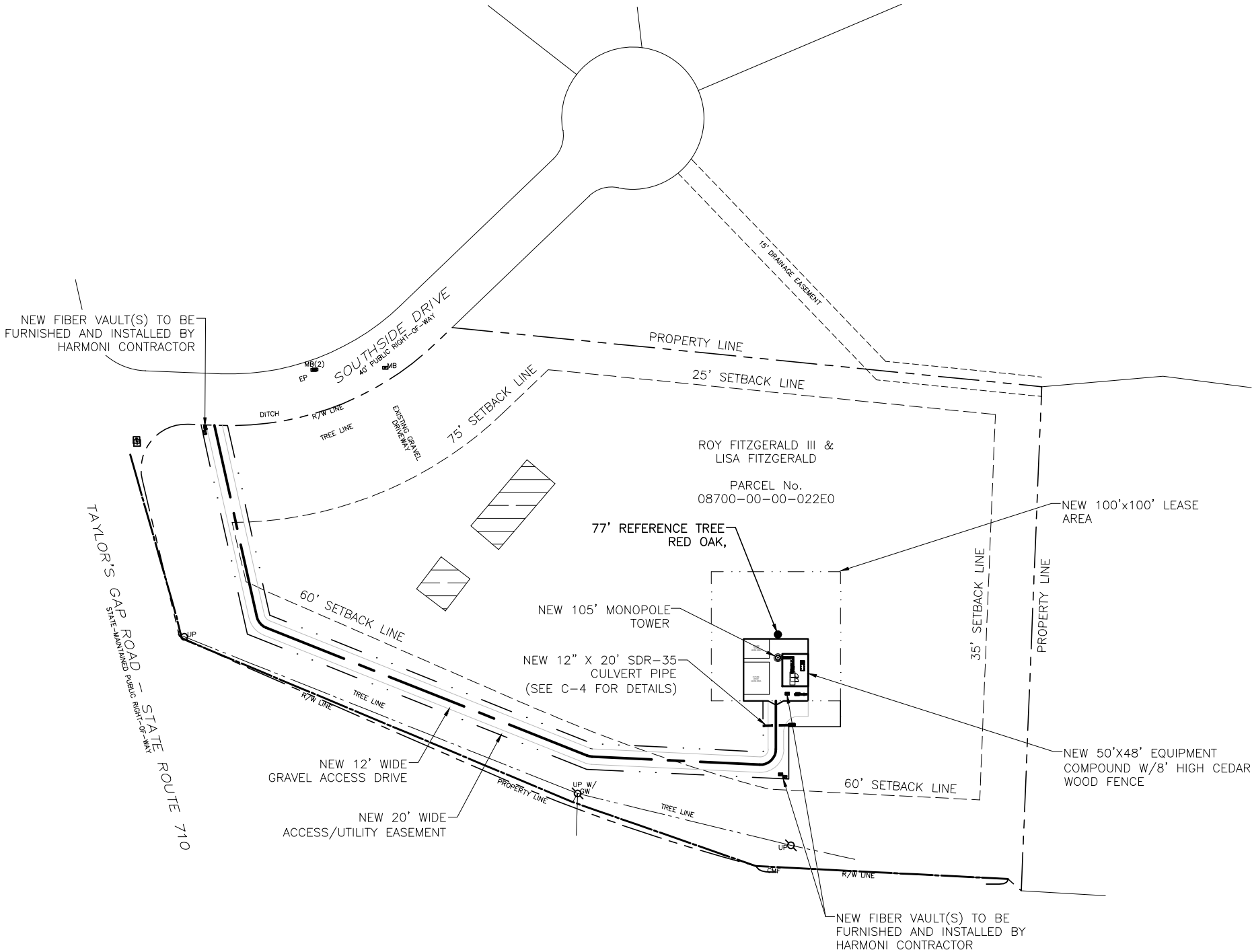
OVERALL SITE PLAN W/ AERIAL OVERLAY

1" = 100'-0"

A

GENERAL NOTES

- ALL SITE WORK SHALL BE AS INDICATED ON THE DRAWINGS.
- THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES ORDINANCES, LAWS AND REGULATIONS OF ALL MUNICIPALITIES, UTILITIES COMPANY OR OTHER PUBLIC AUTHORITIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTIONS THAT MAY BE REQUIRED BY ANY FEDERAL, STATE, COUNTY OR MUNICIPAL AUTHORITIES.
- THE CONTRACTOR SHALL NOTIFY THE HARMONI 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.
- 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.
- 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.
- 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.
- CONTRACTOR SHALL MAKE A UTILITY "ONE CALL" TO LOCATE ALL UTILITIES AND NOTIFY UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION AT (800) 344-8377 PRIOR TO EXCAVATION AT SITE.
- ANY UNDERGROUND UTILITIES OR STRUCTURES THAT EXIST BENEATH THE PROJECT AREA, CONTRACTOR MUST LOCATE IT AND CONTACT THE APPLICANT & THE OWNER'S REPRESENTATIVE.
- NO SIGNIFICANT NOISE, SMOKE, DUST, OR ODOR WILL RESULT FROM THIS FACILITY.
- THE FACILITY IS UNMANNED AND NOT INTENDED FOR HUMAN HABITATION (NO HANDICAP ACCESS REQUIRED).
- THE FACILITY IS UNMANNED AND DOES NOT REQUIRE POTABLE WATER OR SANITARY SERVICE.
- POWER TO THE FACILITY WILL BE MONITORED BY A SEPARATE METER.
- THERE ARE NO COMMERCIAL SIGNS NEW FOR THIS INSTALLATION.
- NO FILL OR EMBANKMENT MATERIAL SHALL BE PLACED ON FROZEN GROUND. FROZEN MATERIALS, SNOW OR ICE SHALL NOT BE PLACED IN ANY FILL OR EMBANKMENT.
- THE SUBGRADE SHALL BE COMPACTED AND BROUGHT TO A SMOOTH UNIFORM GRADE PRIOR TO FINISHED SURFACE APPLICATION.
MAXIMUM SOIL LIFTS:
JUMPING JACK - 3"
CROWS FOOT TRENCH ROLLER - 6"
HOE OPERATED VIBRATORY PLATE - 8"
WHEELED VIBRATORY SOIL COMPACTOR - 12"
*LIFT HEIGHTS MAY NEED TO BE ADJUSTED DEPENDING ON SOIL TYPES AND MOISTURE CONTENT.
- ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES WHERE ENCOUNTERED IN THE WORK, SHALL BE PROTECTED AT ALL TIMES, AND WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, SHALL BE RELOCATED AS DIRECTED BY UTILITY OWNER. EXTREME CAUTION SHOULD BE USED BY THE CONTRACTOR WHEN EXCAVATING OR PIER DRILLING AROUND OR NEAR UTILITIES.
- THE AREAS DISTURBED DUE TO CONSTRUCTION ACTIVITY SHALL BE GRADED AND RESTORED PER CODE/LANDLORD REQUIREMENTS (REFER TO GRADING PLAN).
- CONTRACTOR SHALL MINIMIZE DISTURBANCE TO EXISTING SITE DURING CONSTRUCTION. EROSION CONTROL MEASURES SHALL BE IN CONFORMANCE WITH THE LOCAL GUIDELINES FOR EROSION AND SEDIMENT CONTROL, AND COORDINATED WITH THE MUNICIPALITY.
- UTILITY WARNING TAPE SHALL BE PLACED ABOVE ALL NEW CONDUITS AT MAX 18" DEPTH BELOW GRADE.



PLANS PREPARED FOR:

HARMONI TOWERS

6210 Ardrey Kell Road, Suite 375
Charlotte, NC 28277

PLANS PREPARED FOR:

verizon

PLANS PREPARED BY:

T² T-SQUARED SITE SERVICES
2501 SHENANGO VALLEY FREEWAY, SUITE 3
HERMITAGE, PA 16148
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www.t-squared.com

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REVISIONS:				
DESCRIPTION	DATE	BY	REV	
FINAL CDS	07.21.26	TM	3	
FINALS-REV 1	06.21.26	TM	2	
FINAL CDS	05.08.26	TM	1	
ISSUED FOR REVIEW	08.09.21	TM	0	

PROJECT INFO:

HARMONI TOWER ID # :
VA005685

HARMONI SITE NAME:
SOUTHSIDE

VERIZON FUZE ID:
17565444

2415 SOUTHSIDE DRIVE
NORTH GARDEN, VA 22959
NEW
105' MONOPOLE TOWER

OVERALL SITE PLAN

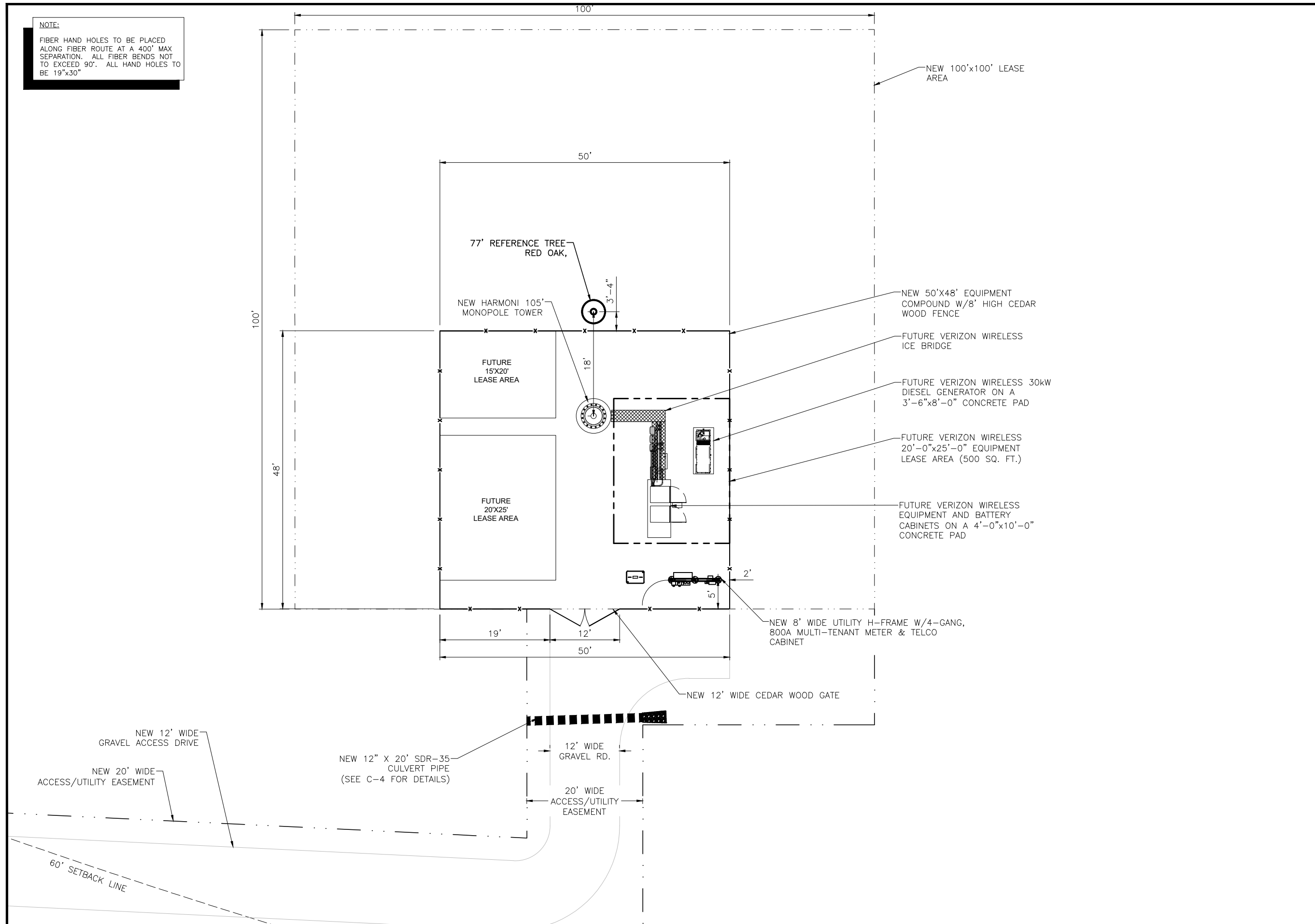
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	46304

OVERALL SITE PLAN

1" = 100'-0"

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NOTE:
FIBER HAND HOLES TO BE PLACED
ALONG FIBER ROUTE AT A 400' MAX
SEPARATION. ALL FIBER BENDS NOT
TO EXCEED 90°. ALL HAND HOLES TO
BE 19"x30"



ENLARGED SITE PLAN

1/16" = 1'-0"

A

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COMMONWEALTH OF VIRGINIA

CRAIG RUSSO

Lic. No. 0402062301

PROFESSIONAL ENGINEER

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2415 SOUTHSIDE DRIVE
NORTH GARDEN, VA 22959

NEW
105' MONOPOLE TOWER

ENLARGED SITE PLAN

SHEET NUMBER:	REV.:
C-2	3
	46304

STRUCTURE INFORMATION IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. STRUCTURAL INTEGRITY OF SUPPORTING STRUCTURES, ANTENNA MOUNTS, AND FOUNDATION SHALL BE VERIFIED AS ACCEPTABLE BY AN ENGINEER CERTIFIED STRUCTURAL ANALYSIS, UTILIZING THE NEW LOADING REPRESENTED WITHIN THESE DRAWINGS PRIOR TO THE EXECUTION OF EQUIPMENT CHANGES CONTAINED IN THESE DRAWINGS. CONTRACTOR SHALL OBTAIN ALL STRUCTURAL REPORTS AND FOLLOW ALL RECOMMENDATIONS.

EXISTING TREES WITHIN THE 50'x48' COMPOUND WILL NEED TO BE REMOVED/TRIMMED FOR CONSTRUCTION AND ERECTION OF THE TOWER. TRIMMING OF SURROUNDING TREES WILL BE KEPT TO A MINIMUM AND ONLY DONE TO ENSURE THE SAFETY OF THE GENERAL CONTRACTOR DURING INSTALLATION.

TOP OF LIGHTNING ROD
ELEV = 107'-0"

TOP OF TOWER
ELEV = 105'-0"

FUTURE VERIZON ANTENNAS & RRUs
ELEV =102'-0"±

FUTURE ANTENNAS & RRUs
ELEV =90'-0"±

FUTURE ANTENNAS & RRUs
ELEV =80'-0"±

TOP OF ANTENNA
ELEV = 106'-0"

FUTURE VERIZON
EQUIPMENT TO BE
INSTALLED BY OTHERS

NEW 105' MONOPOLE TOWER

NOTE:

ALL COAX CABLES, LINES AND
SIMILAR TO BE RUN INTERNALLY THRU
TOWER.

TALLEST TREE WITHIN 25'
ELEV = 77'-0"±

77' REFERENCE TREE
RED OAK

NOTE:
NOT ALL TREES SHOWN FOR CLARITY

NEW 12' WIDE CEDAR WOOD GATE

NEW 8' HIGH CEDAR WOOD FENCE

NEW 8' WIDE UTILITY H-FRAME
W/4-GANG, 800A MULTI-TENANT
METER & TELCO CABINET

NOTE:

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

PLANS PREPARED FOR:

HARMONI TOWERS

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verizon

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2415 SOUTHSIDE DRIVE
NORTH GARDEN, VA 22959
NEW
105' MONOPOLE TOWER

ELEVATION

SHEET NUMBER:

C-3

REV.:

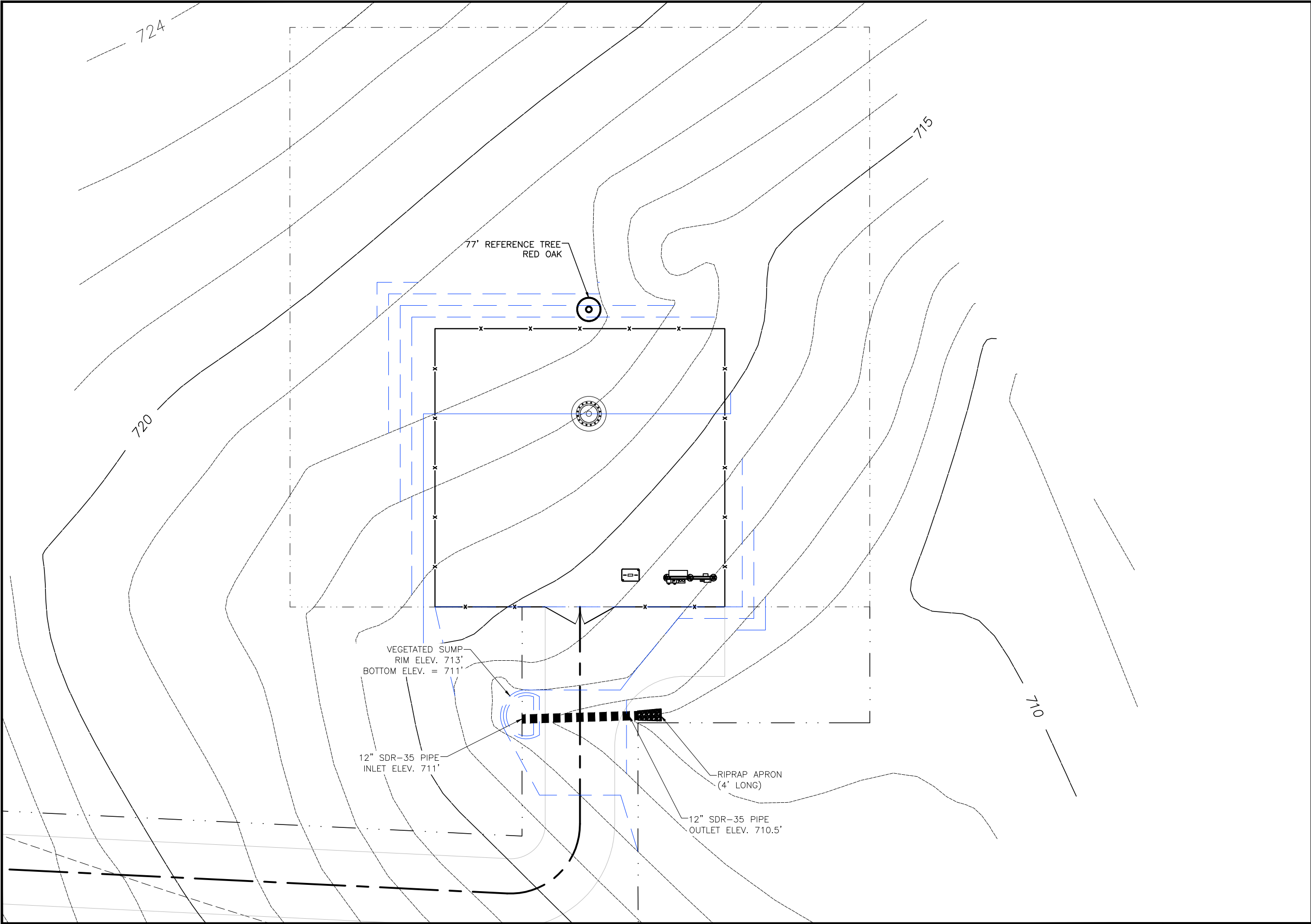
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46304

ELEVATION ELEVATION

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PLANS PREPARED FOR:

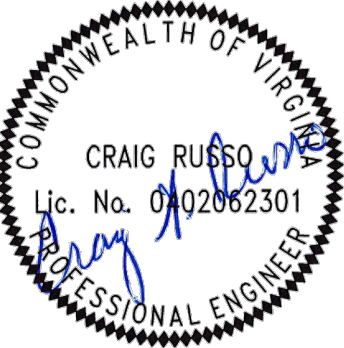


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2415 SOUTHSIDE DRIVE
NORTH GARDEN, VA 22959
NEW
105' MONOPOLE TOWER

GRADING PLAN

SHEET NUMBER:

C-4

REV.:

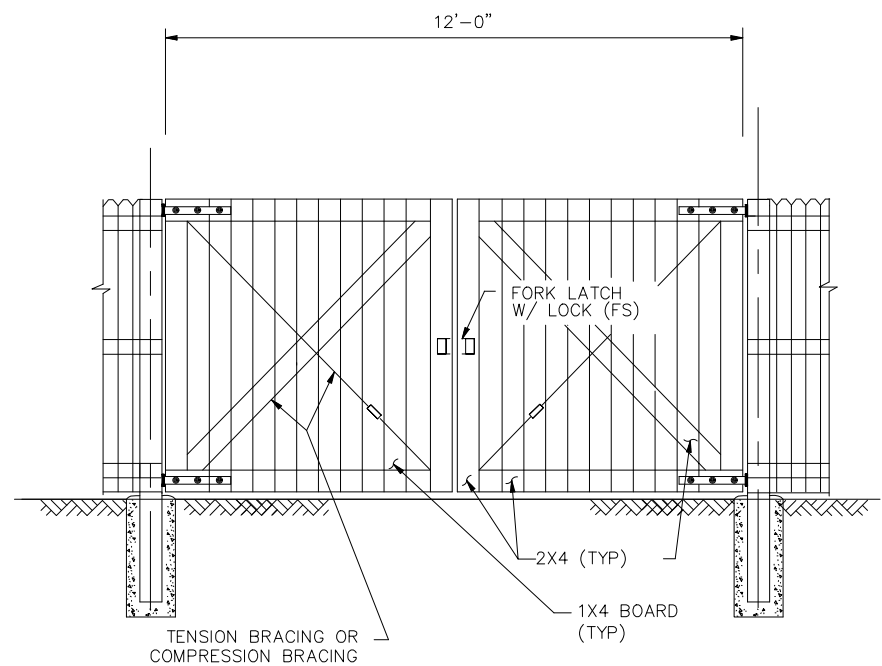
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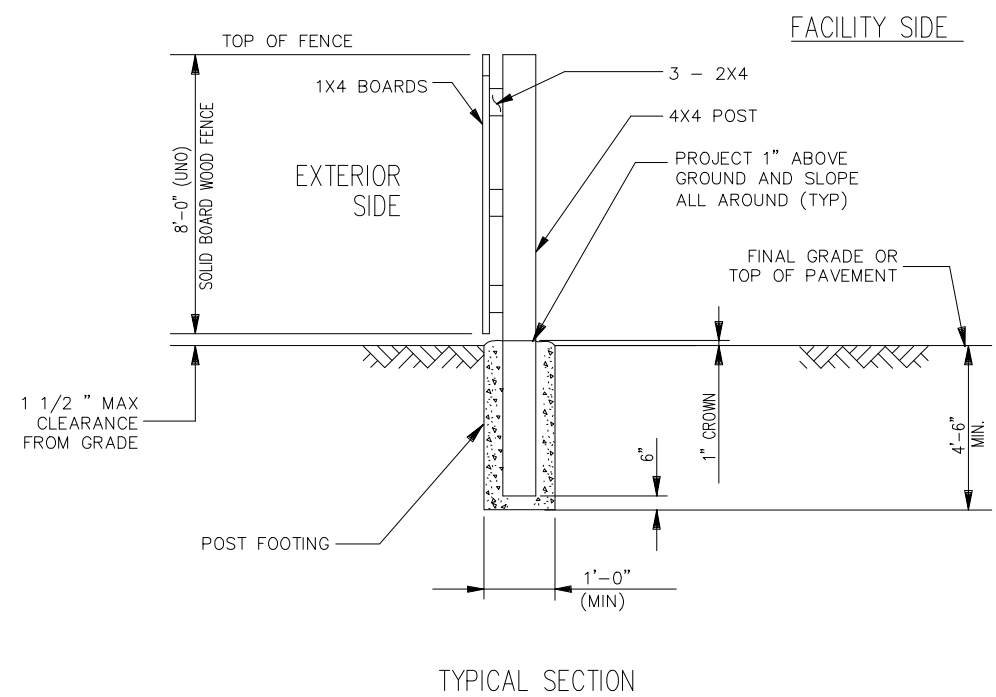
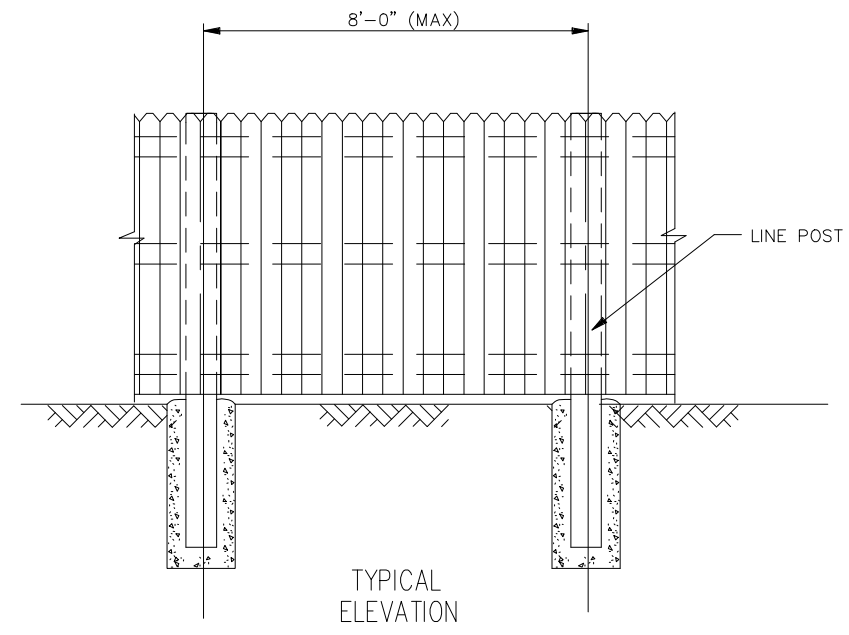
GRADING PLAN

1/16" = 1'-0"

A



WOOD DOUBE SWING GATE



FENCE DETAILS

PLANS PREPARED FOR:
HARMONI TOWERS
6210 Ardrey Kell Road, Suite 375
Charlotte, NC 28277

PLANS PREPARED FOR:
verizon

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VA005685
HARMONI SITE NAME:
SOUTHSIDE
VERIZON FUZE ID:
17565444
2415 SOUTHSIDE DRIVE
NORTH GARDEN, VA 22959
NEW
105' MONOPOLE TOWER
FENCE DETAILS

SHEET NUMBER:	REV.:
C-5	3
	46304

CONSTRUCTION SEQUENCE

CONSTRUCTION SITE: THE FOLLOWING CONSTRUCTION SEQUENCE HAS BEEN ESTABLISHED. THE CONTRACTOR SHALL MINIMIZE THE AREA OF DISTURBANCE DURING CONSTRUCTION BY FOLLOWING THE CONSTRUCTION SEQUENCE. ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE FOLLOWING STAGING OF EARTH MOVING ACTIVITIES. EACH STAGE SHALL BE COMPLETED BEFORE SUBSEQUENT STAGES ARE INITIATED. THE CONTRACTOR SHALL UTILIZE THE BEST MANAGEMENT PRACTICES (BMP'S) IN MINIMIZING AND CONTROLLING EROSION GENERATED FROM ALL CONSTRUCTION ACTIVITIES.

1.0 INSTALL EROSION AND SEDIMENTATION MEASURES

1.1 INSTALL FILTER FENCE DOWNSLOPE OF ALL NEW CONSTRUCTION ACTIVITY.

1.2 CLEAR AND GRUB EXISTING VEGETATION, STRIP TOPSOIL FROM CONSTRUCTION ENTRANCE.

1.3 ESTABLISH A SOIL STOCKPILE IF REQUIRED AT A SUITABLE LOCATION WITH THE PROJECT.

1.4 IMMEDIATELY PLACE FILTER FABRIC AND STONE ENTRANCE MATERIAL AS DETAILED ON PLAN. NOTE: NO CONSTRUCTION EQUIPMENT SHALL BE PERMITTED TO LEAVE THE SITE UNTIL THE CONSTRUCTION ENTRANCE HAS BEEN INSTALLED.

1.5 STABILIZE ANY REMAINING DISTURBED AREAS BY SEEDING AND MULCHING ANY AREAS THAT WOULD BE EXPOSED FOR MORE THAN 20 DAYS IN ACCORDANCE WITH THE TEMPORARY SEEDING CHART.

2.0 CONSTRUCT ACCESS ROAD.

2.1 INSTALL E&S CONTROL MEASURES ALONG ACCESS ROAD AT THE TOE OF FILL SLOPE OR AREAS ALONG THE ACCESS ROAD SUBJECT TO EROSION AND CONSTRUCT ACCESS ROAD FROM THE ENTRANCE TO THE LIMITS OF FENCED AREA OF THE TOWER SITE.

2.2 CLEAR AND GRUB ANY EXISTING VEGETATION AND STRIP TOPSOIL FROM THE ACCESS ROAD AND UTILITY EASEMENT AREA.

2.3 THE CONTRACTOR SHALL BE RESPONSIBLE FOR STOCKPILING ANY AND ALL MATERIAL ON OR OFF THE SITE THAT MAY ME UTILIZED ON THE PROJECT . ANY AND ALL UNSUITABLE SOIL AND WASTE MATERIALS SHALL BE REMOVED FROM THE SITE AND SHALL BE PROPERLY DISPOSED OF. ALL AREAS OF STOCKPILED MATERIAL AND WASTE SITES SHALL BE PROPERLY STABILIZED IN ACCORDANCE WITH ALL STATE AND LOCAL REGULATIONS AND ORDINANCES.

2.4 IMMEDIATELY COMPACT SUBGRADE AND PLACE ROAD BASE MATERIAL TO DEPTH AS SHOWN ON TYPICAL SECTION.

2.5 TEMPORARILY STABILIZE ANY REMAINING DISTURBED SOIL WITH TEMPORARY SEEDING AND MULCH, AS PER SEEDING CHART. AFTER MARCH 15, AS WEATHER PERMITS, SOIL MAY BE STABILIZED ACCORDING TO EITHER THE TEMPORARY OR FINAL SEEDING CHARTS. ANY DISTURBED AREA ON WHICH ACTIVITY HAS CEASED AND WILL REMAIN EXPOSED FOR MORE THAN 20 DAYS, MUST BE STABILIZED IMMEDIATELY.

3.0 GRADE TOWER SITE AND STABILIZE.

3.1 INSTALL DOWNSLOPE E&S CONTROL DEVICES (SILT FENCE, ETC.)

3.2 CLEAR AND GRUB VEGETATION, STRIP TOPSOIL AND UNACCEPTABLE MATERIAL FROM AREA TO BE GRADED.

3.3 THE CONTRACTOR SHALL BE RESPONSIBLE FOR STOCKPILING ANY AND ALL MATERIAL ON OR OFF THE SITE THAT MAY ME UTILIZED ON THE PROJECT. ANY AND ALL UNSUITABLE SOIL AND WASTE MATERIALS SHALL BE REMOVED FROM THE SITE AND SHALL BE PROPERLY DISPOSED OF. ALL AREA OF STOCKPILED MATERIAL AND WASTE SITES SHALL BE PROPERLY STABILIZED IN ACCORDANCE WITH ALL STATE AND LOCAL REGULATIONS AND ORDINANCES.

3.4 ROUGH GRADE SITE AS SHOWN ON PLANS. CUT AND FILL SLOPES SHALL BE NO GREATER THAN 2:1 UNLESS OTHERWISE NOTED.

3.5 IMMEDIATELY STABILIZE SIDE SLOPES BY TRACKING AND COMPACTING SOIL USING A DOZER OR SUITABLE EQUIPMENT THEN IMMEDIATELY SEED AND MULCH ALL EXPOSED DISTURBED AREAS.

4.0 CONSTRUCT TOWER.

4.1 EXCAVATE AREAS FOR TOWER FOUNDATION FOOTINGS. THE CONTRACTOR SHALL DISPOSE OF OR REUSE ANY SUITABLE MATERIAL EXTRACTED DURING THE EXCAVATION OPERATIONS. ALL MATERIAL SHALL BE HANDLED IN THE SAME MANNER AS ALL OTHER WASTE OR STOCKPILED MATERIAL, PROPERLY DISPOSED OF OR STOCKPILED AND STABILIZED.

4.2 INSTALL TOWER FOOTINGS TO THE SPECIFICATIONS AND DIMENSION AS PRESCRIBED AND DESIGNED BY OTHERS. IF FOUNDATION TRENCHES REQUIRE DEWATERING, PUMP WATER SHALL BE FILTERED THROUGH A SEDIMENT DEWATERING TRAP BEFORE DISCHARGING.

4.3 BACKFILL AROUND FOUNDATIONS AND COMPLETE FINAL GRADING AROUND BUILDING AND TOWER. STABILIZE WITH STONE BASE (GRAVEL APRON) AS DETAILED ON PLAN.

4.4 ERECT TOWER IN ACCORDANCE WITH THE SPECIFICATIONS AND ERECTION PLANS AND PROCEDURES PREPARED AND SUPPLIED BY OTHERS.

4.5 INSTALL THE FENCE. STABILIZE ANY REMAINING AREAS THAT MAY BE EXPOSED FOR MORE THAN 20 DAYS IN ACCORDANCE WITH THE TEMPORARY SEEDING CHART.

4.6 OVERLAY CONSTRUCTION ENTRANCE AND OR ACCESS ROAD WITH #3 AASHTO CRUSHED AGGREGATE MATERIAL AS SHOWN ON THE PLAN DETAILS.

5.0 DEMOBILIZATION

5.1 COMPLETE PERMANENT STABILIZATION MEASURES (FINAL SEEDING) FOR ENTIRE SITE AND/OR REPAIR DAMAGED CRUSHED STONE AREAS.

5.2 AFTER ALL AREAS ARE AT LEAST 75% PERMANENTLY STABILIZED BY VISUAL INSPECTION, TEMPORARY CONTROL MEASURES PLACE DOWN SLOPE (FILTER FENCE, ROCK FILTERS, ETC.) MAY BE REMOVED.

6.0 EARTH MOVING DURING WINTER CONDITIONS

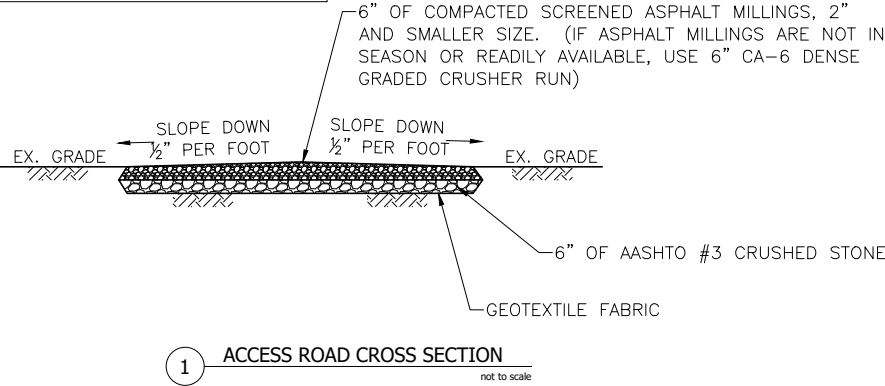
6.1 IN ORDER TO MINIMIZE THE POTENTIAL FOR SOIL EROSION AND RESULTING POLLUTION DURING THE WINTER MONTHS, THE FOLLOWING E & S POLLUTION CONTROL MEASURES SHALL BE UTILIZED FOR ALL SOILS LOCATED ON THE SITE.

6.2 WHEN FROZEN SOILS ARE ENCOUNTERED, THEY MUST BE STABILIZED WITHIN 3 DAYS OF DISTURBANCE WITH THE MEASURES CALLED OUT IN THE CONSTRUCTION SEQUENCE AND AS SHOWN ON THE PLAN. AREAS THAT ARE NOT TO BE PERMANENTLY STABILIZED WITH STONE SHALL BE STABILIZED WITH MULCH AND JUTE NETTING UNTIL TEMPORARY OR FINAL SEEDING CAN BE ACCOMPLISHED.

6.3 ADDITIONAL STONE SHALL BE PLACED ON THE CONSTRUCTION ENTRANCE AND OR ACCESS ROAD IF REQUIRED TO MAINTAIN ITS EFFECTIVENESS.

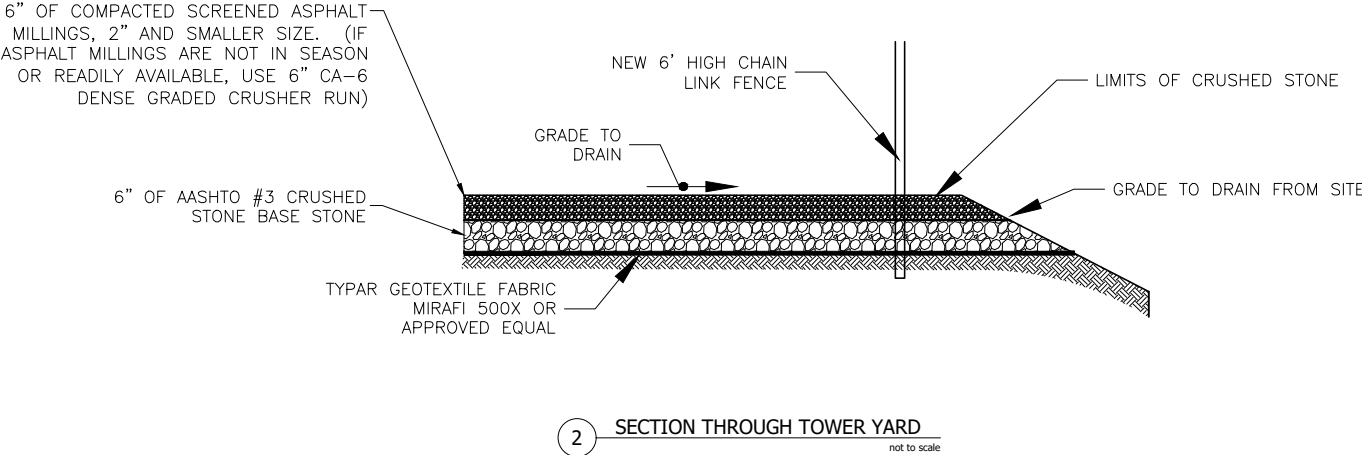
SITE PREPARATION: A SOIL TEST ANALYSIS IS RECOMMENDED TO DETERMINE THE NECESSARY SOIL AMENDMENTS; HOWEVER, IF THIS IS NOT POSSIBLE, APPLY 6 TONS OF AGRICULTURAL GRADE LIMESTONE PER ACRE PLUS (10–20–20) FERTILIZER AT THE RATE OF 1000 LBS. PER ACRE AND WORK IN WHERE POSSIBLE. AFTER SEEDING, MULCH WITH STRAW AT A RATE OF 3 TONS PER ACRE. IF FINAL SEEDING IS NOT ACCOMPLISHED WITHIN THE SAME GROWING SEASON, LIME, FERTILIZER, AND MULCH SHALL BE REAPPLIED AT THE TIME OF FINAL SEEDING AT THE SAME RATES AS INDICATED ABOVE.

NOTE:
FINAL ACCESS ROAD SHALL BE PLACED AFTER
MAJOR CONSTRUCTION AND TOWER ERECTION ARE
COMPLETED



ACCESS ROAD NOTES:

1. NEW ROADWAY SECTIONS SHALL HAVE ALL TOPSOIL REMOVED AND SHALL BE CONSTRUCTED TO SLOPE INTO THE HILL SIDE (IF APPLICABLE) AT A RATE OF 1/2" PER FOOT. ON FLAT SECTIONS, CENTER OF ROADWAY SHALL BE CROWNED TO DRAIN TO BOTH SIDES.
2. EXISTING AND NEW ROADWAY SECTIONS SHALL BE GRADED AND COMPACTED WITH A MINIMUM TEN (10) TON VIBRATORY ROLLER, PRIOR TO PLACEMENT OF GEOTEXTILE FABRIC.
3. ALL FLAT AREAS OF THE ROADWAY AND ALL WET AREAS SHALL HAVE GEOTEXTILE FABRIC INSTALLED THE FULL 12'–0" WIDTH OF THE ROADWAY AFTER THE BASE HAS BEEN COMPACTED.
4. AFTER GEOTEXTILE FABRIC HAS BEEN PLACED, INSTALL FOUR INCHES (4") OF #3 CRUSHED STONE. AFTER #3 CRUSHED STONE HAS BEEN PLACED, INSTALL 2" OF CRUSHER RUN STONE THE ENTIRE LENGTH OF THE ROADWAY. AFTER CRUSHER RUN STONE HAS BEEN PLACED, ENTIRE ROADWAY SHALL BE COMPACTED WITH A MINIMUM TEN (10) TON VIBRATORY ROLLER.



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verizon

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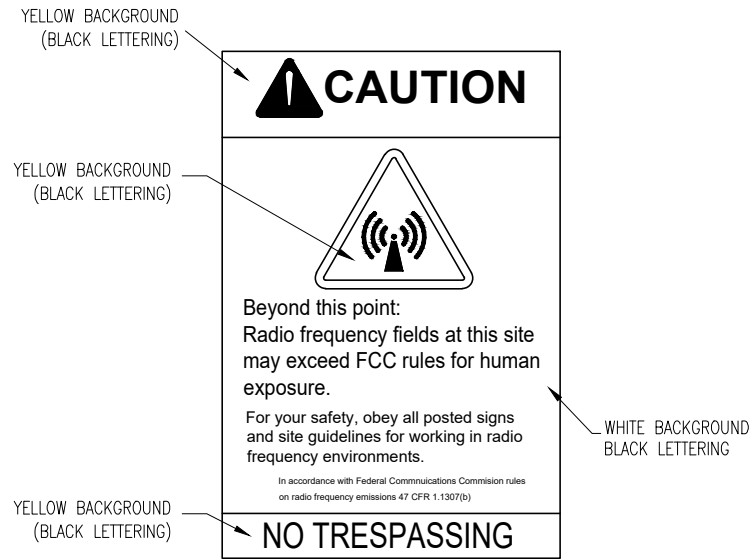
VERIZON FUZE ID:
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NORTH GARDEN, VA 22959

NEW
105' MONOPOLE TOWER

SITE DETAILS

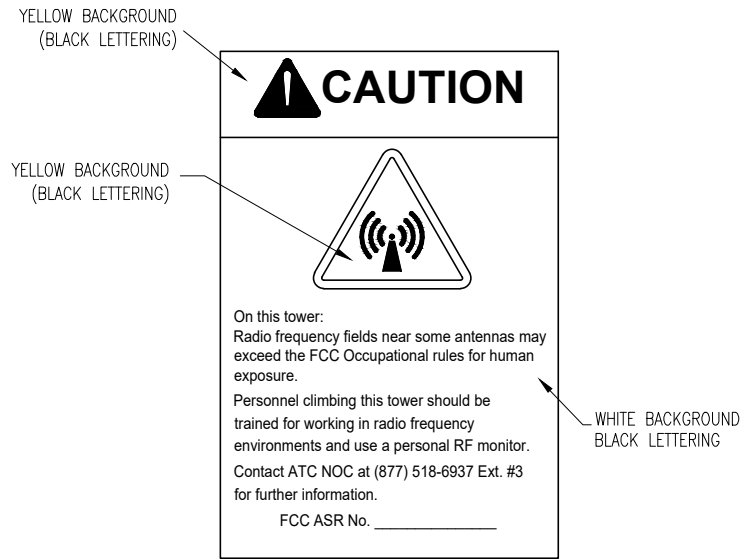
SHEET NUMBER:	REV.:
C-6	3
	46304



CAUTION-NO TRESPASSING SIGN
12" WIDE x 18" HIGH

MOUNTING LOCATION: COMPOUND GATE & SHELTER DOOR
QUANTITY: 2

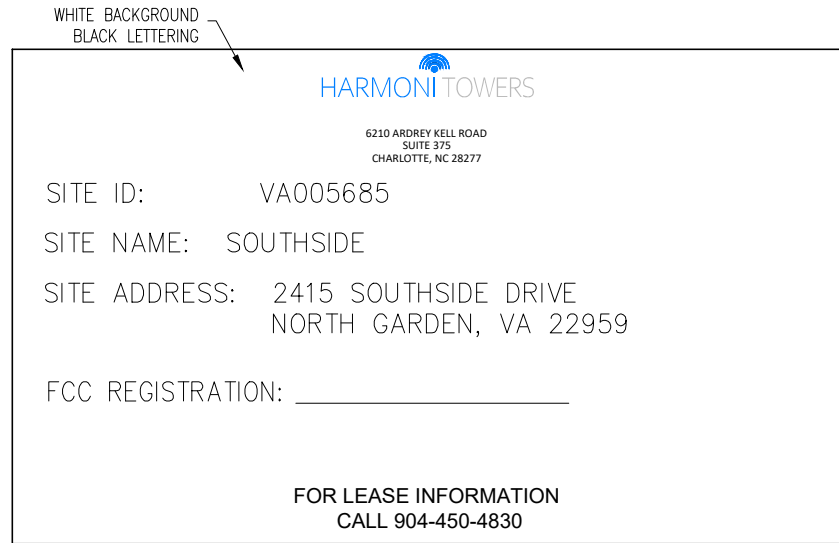
1 CAUTION SIGN
N.T.S.



CAUTION RADIO FREQUENCY SIGN W/ FCC SIGN
12" WIDE x 18" HIGH

MOUNTING LOCATION: AT OR NEAR BASE OF TOWER FACING
COMPOUND ACCESS GATE
QUANTITY: 1

2 CAUTION SIGN
N.T.S.



OWNER CONTACT SIGN
24" WIDE x 18" HIGH

MOUNTING LOCATION: COMPOUND GATE
QUANTITY: 1

3 OWNERS SIGN
N.T.S.

PLANS PREPARED FOR:

HARMONI TOWERS

6210 Ardrey Kell Road, Suite 375
Charlotte, NC 28277

PLANS PREPARED FOR:

verizon

PLANS PREPARED BY:

T-SQUARED SITE SERVICES

2501 SHENANGO VALLEY FREEWAY, SUITE 3
HERMITAGE, PA 16148
724.308.7855
www.t-sqrd.com

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ENGINEERING LICENSE & SEAL:

COMMONWEALTH OF VIRGINIA

CRAIG RUSSO

Lic. No. 0402062301

PROFESSIONAL ENGINEER

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REVISIONS:				
DESCRIPTION	DATE	BY	REV	
FINAL CDS	07.21.26	TM	3	
FINALS-REV 1	06.21.26	TM	2	
FINAL CDS	05.08.26	TM	1	
ISSUED FOR REVIEW	08.09.21	TM	0	

PROJECT INFO:

HARMONI TOWER ID # :
VA005685

HARMONI SITE NAME:
SOUTHSIDE

VERIZON FUZE ID:
17565444

2415 SOUTHSIDE DRIVE
NORTH GARDEN, VA 22959

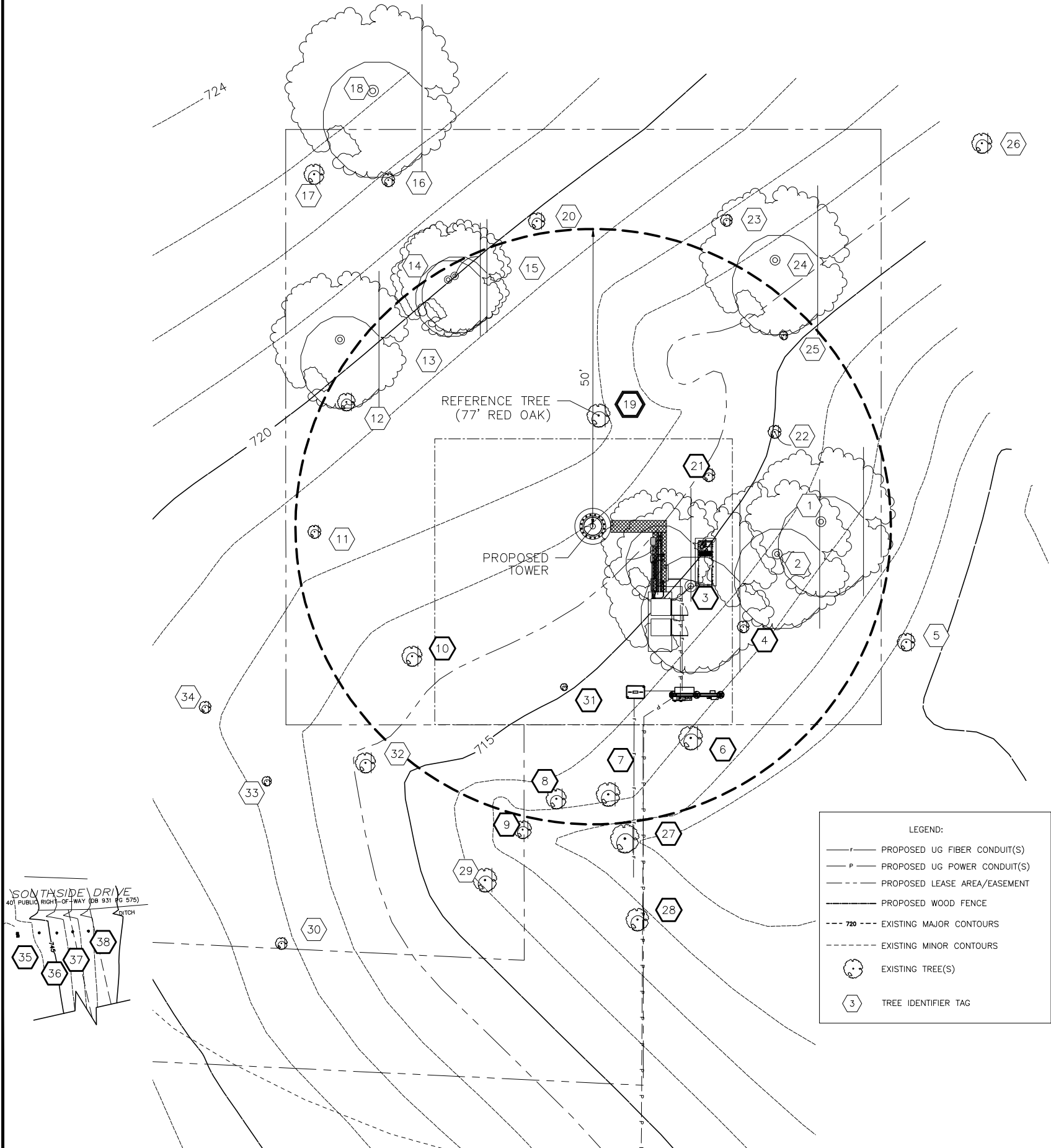
NEW
105' MONOPOLE TOWER

SITE SIGNAGE

SHEET NUMBER: C-7

REV.: 3

46304



TREE ID #	COMMON NAME	SCIENTIFIC NAME	CALIPER (in)	GROUND ELEV.	CANOPY AMSL HEIGHT (ft)	STATUS / NOTES:
1	RED OAK	Quercus rubra	12.5	713.5	75	
2	RED OAK	Quercus rubra	7	713.8	47	
3	RED OAK	Quercus rubra	14.5	714.7	72	REQUIRES REMOVAL FOR CONSTRUCTION.
4	RED OAK	Quercus rubra	10	713.5	69	REQUIRES REMOVAL FOR CONSTRUCTION.
5	RED OAK	Quercus rubra	17	710.8	67	DEAD
6	RED OAK	Quercus rubra	20	712.9	72	REQUIRES REMOVAL FOR CONSTRUCTION.
7	RED OAK	Quercus rubra	20	713.2	81	REQUIRES REMOVAL FOR CONSTRUCTION.
8	RED OAK	Quercus rubra	13	713.3	69	REQUIRES REMOVAL FOR CONSTRUCTION.
9	RED OAK	Quercus rubra	15	712.5	54	REQUIRES REMOVAL FOR CONSTRUCTION.
10	RED OAK	Quercus rubra	17	716.7	59	REQUIRES REMOVAL FOR CONSTRUCTION.
11	VIRGINIA PINE	Pinus virginiana	11	718.5	57	
12	HICKORY	Carya spp.	15	719.7	66	
13	VIRGINIA PINE	Pinus virginiana	11.5	720.6	65	
14	CHESTNUT OAK	Quercus montana	9.5	720.1	52	
15	VIRGINIA PINE	Pinus virginiana	9.5	720.1	54	
16	ROYAL PAULOWNIA	Paulownia tomentosa	11	721.9	54	
17	HICKORY	Carya spp.	17	722.9	75	
18	ROYAL PAULOWNIA	Paulownia tomentosa	14.5	723.0	63	
19	RED OAK	Quercus rubra	19.5	718.1	77	REFERENCE / ANCHOR TREE
20	BLACK CHERRY	Prunus serotina	14	719.8	66	
21	HICKORY	Carya spp.	11	715.8	78	
22	HICKORY	Carya spp.	11	715.0	76	
23	VIRGINIA PINE	Pinus virginiana	10	717.9	66	
24	ROYAL PAULOWNIA	Paulownia tomentosa	10.5	716.7	36	
25	MAPLE	Acer spp.	7	715.3	45	
26	RED OAK	Quercus rubra	17	716.2	81	
27	RED OAK	Quercus rubra	24	711.2	79	REQUIRES REMOVAL FOR CONSTRUCTION.
28	RED OAK	Quercus rubra	19	712.3	60	REQUIRES REMOVAL FOR CONSTRUCTION.
29	RED OAK	Quercus rubra	20	713.9	66	
30	VIRGINIA PINE	Pinus virginiana	10	718.1	42	
31	HICKORY	Carya spp.	6	715.1	36	REQUIRES REMOVAL FOR CONSTRUCTION.
32	RED OAK	Quercus rubra	17	715.8	36	
33	RED OAK	Quercus rubra	8	717.8	63	
34	BLACK CHERRY	Prunus serotina	6	718.1	36	
35	BRADFORD PEAR	Pyrus calleryana 'Bradford'	12.5	745.6		ENTRANCE TREE (DEAD) - REQUIRES REMOVAL FOR ACCESS
36	BRADFORD PEAR	Pyrus calleryana 'Bradford'	14.5	744.5		ENTRANCE TREE (DEAD) - REQUIRES REMOVAL FOR ACCESS
37	BRADFORD PEAR	Pyrus calleryana 'Bradford'	16	743.5		ENTRANCE TREE (DEAD) - REQUIRES REMOVAL FOR ACCESS
38	BRADFORD PEAR	Pyrus calleryana 'Bradford'	20.5	742.4		ENTRANCE TREE (LIVING MULTI STEM) - REQUIRES REMOVAL FOR ACCESS

NOTES:

1. SURVEY SCOPE—TREES WITH DRIP LINES WITHIN 50 FT OF THE TOWER CENTER, PLUS BRADFORD PEARS AT THE SITE ENTRANCE (ACCESS ROAD).

2. REMOVAL DRIVER—LEASE AREA—ALL TREES INSIDE THE FENCE AND A FEW IN THE LEASE AND ACCESS/UTILITY EASEMENT LINE ARE BEING REMOVED REGARDLESS OF DIAMETER, DUE TO GRADING AND PAD CONSTRUCTION IMPACTS.

3. REMOVAL DRIVER—ENTRANCE—MINIMUM 2 BRADFORD PEARS (TREE 35, DEAD, AND TREE 38, LIVING MULTI—STEM) MUST COME OUT FOR VEHICLE ACCESS. TREES 36 AND 37 RECORDED FOR DOCUMENTATION COMPLETENESS; REMOVAL FOR ACCEESS REQUIRED.

4. ROOT PROTECTION RECOMMENDATIONS—VISIBLE VIRGINIA PINE SURFACE ROOTS EXTEND INTO THE OPEN FIELD ALONG THE TREE LINE. RECOMMEND DEEP MULCH BED OR MATTING ALONG THAT EDGE WHERE THE ACCESS PATH CROSSES THE ROOT ZONE.

5. DIAMETER THRESHOLD—6-INCH THRESHOLD WAS DISCUSSED; SHIFTED TO AN 8-INCH PRACTICAL CUTOFF. SEVERAL TREES AT/UNDER THRESHOLD WERE STILL RECORDED WHEN RELEVANT TO THE DRIP—LINE RADIUS.

6. DATA SOURCE—DIAMETERS AND SPECIES ARE SPOKEN FIELD MEASUREMENTS, CROSS—REFERENCED AGAINST THE MEETING SUMMARY. COORDINATES, STEM COUNTS, AND FINAL TREE NUMBERING LIVE IN JORDAN’S (T—SQUARED) SURVEY HUB SYSTEM —RECONCILE BEFORE FINALIZING A REPORT.

7. OPEN ITEMS TO RECONCILE WITH HUB DATA—TREE 4 DIAMETER (10” VS. 14.5”), TREE 5 DIAMETER (17” DEAD VS. 15” DEAD), TREE 31 DIAMETER (NOT STATED), TREES 32–33 POSSIBLE DUPLICATE.

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2415 SOUTHSIDE DRIVE
NORTH GARDEN, VA 22959

NEW
105' MONOPOLE TOWER

SHEET NUMBER:

REV.:

L-1

3

46304



REFERENCE PHOTO "A" LOOKING NORTH FROM EASTBOUND LANE RT. 29
(FENCE & GROUND EQUIPMENT NOT VISIBLE-SEPTEMBER)



LANDSCAPE / VEGETATION (SEPTEMBER)
(FENCE & GROUND EQUIPMENT AREA)



77' REFERENCE TREE
MULTI TRUNK QUERCUS FALCATA 19" DBH HEIGHT = 77 FT AGL
(LATE MARCH)



LANDSCAPE / VEGETATION (LATE MARCH)
(FENCE & GROUND EQUIPMENT AREA)



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PLANS PREPARED FOR:



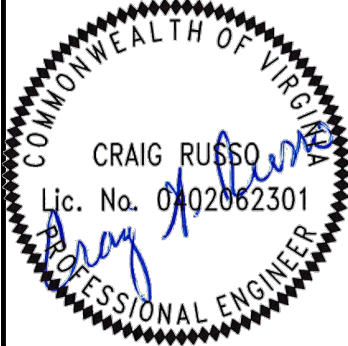
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HARMONI SITE NAME:
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VERIZON FUZE ID:
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2415 SOUTHSIDE DRIVE
NORTH GARDEN, VA 22959

NEW
105' MONOPOLE TOWER

SHEET NUMBER:

L-2

REV.:

3

46304

PHOTO REFERENCES

1

GENERAL NOTES

1. ALL EARTH DISTURBANCES, INCLUDING CLEARING AND GRUBBING AS WELL AS CUTS AND FILLS, SHALL BE DONE IN ACCORDANCE WITH THE E&S PLAN. A COPY OF THE DRAWINGS MUST BE AVAILABLE AT THE PROJECT SITE AT ALL TIMES. THE ENGINEER MAY REQUIRE A WRITTEN SUBMITTAL OF THOSE CHANGES FOR REVIEW AND APPROVAL AT ITS DISCRETION.
2. AT LEAST 7 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES, INCLUDING CLEARING AND GRUBBING, THE OWNER AND/OR OPERATOR SHALL INVITE ALL CONTRACTORS, THE LANDOWNER, APPROPRIATE MUNICIPAL OFFICIAL, THE E&S PLAN PREPAROR, THE PCSM PLAN PREPAROR, THE LICENSED PROFESSIONAL RESPONSIBLE FOR OVERSIGHT OF CRITICAL STAGES IMPLEMENTATION OF THE PCSM PLAN, AND A REPRESENTATIVE FROM THE LOCAL CONSERVATION DISTRICT TO AN ON-SITE PRE-CONSTRUCTION MEETING.
3. THE LOCATION OF EXISTING UTILITIES AND UNDERGROUND STRUCTURES SHOWN ARE APPROXIMATE AND THOSE SHOWN ARE NOT NECESSARILY ALL THE EXISTING UTILITIES AND STRUCTURES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXACT LOCATION OF ALL ABOVE AND BELOW GROUND UTILITIES AND STRUCTURES PRIOR TO INITIATING CONSTRUCTION ACTIVITIES.
4. ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE SEQUENCE PROVIDED ON THE PLAN DRAWINGS. DEVIATION FROM THAT SEQUENCE MUST BE APPROVED IN WRITING FROM THE LOCAL CONSERVATION DISTRICT OR BY THE DEPARTMENT PRIOR TO IMPLEMENTATION.
5. AREAS TO BE FILLED ARE TO BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS AND OTHER OBJECTIONABLE MATERIAL.
6. CLEARING, GRUBBING, AND TOPSOIL STRIPPING SHALL BE LIMITED TO THOSE AREAS DESCRIBED IN EACH STAGE OF THE CONSTRUCTION SEQUENCE. GENERAL SITE CLEARING, GRUBBING AND TOPSOIL STRIPPING MAY NOT COMMENCE IN ANY STAGE OR PHASE OF THE PROJECT UNTIL THE E&S BMPS SPECIFIED BY THE BMP SEQUENCE FOR THAT STAGE OR PHASE HAVE BEEN INSTALLED AND ARE FUNCTIONING AS DESCRIBED IN THIS E&S PLAN.
7. AT NO TIME SHALL CONSTRUCTION VEHICLES BE ALLOWED TO ENTER AREAS OUTSIDE THE LIMIT OF DISTURBANCE BOUNDARIES SHOWN ON THE PLAN MAPS. THESE AREAS MUST BE CLEARLY MARKED AND FENCED OFF BEFORE CLEARING AND GRUBBING OPERATIONS BEGIN.
8. TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED ON SITE IN THE AMOUNT NECESSARY TO COMPLETE THE FINISH GRADING OF ALL EXPOSED AREAS THAT ARE TO BE STABILIZED BY VEGETATION. EACH STOCKPILE SHALL BE PROTECTED WITH SILT FENCE. STOCKPILE HEIGHTS SHALL NOT EXCEED 35 FEET. STOCKPILE SLOPES SHALL BE 2H:1V OR FLATTER.
9. IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO MINIMIZE THE POTENTIAL FOR EROSION AND SEDIMENT POLLUTION AND NOTIFY THE LOCAL CONSERVATION DISTRICT AND/OR THE REGIONAL OFFICE OF THE DEP.
10. ALL BUILDING MATERIALS AND WASTES SHALL BE REMOVED FROM THE SITE AND RECYCLED OR DISPOSED OF IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS. NO BUILDING MATERIALS OR WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURNED, BURIED, DUMPED OR DISCHARGED AT THE SITE.
11. ALL OFF-SITE WASTE AND BORROW AREAS MUST HAVE AN E&S PLAN APPROVED BY THE LOCAL CONSERVATION DISTRICT OR THE DEPARTMENT FULLY IMPLEMENTED PRIOR TO BEING ACTIVATED.
12. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ANY MATERIAL BROUGHT ON SITE IS CLEAN FILL. FORM FP-001 MUST BE RETAINED BY THE PROPERTY OWNER FOR ANY FILL MATERIAL AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE BUT QUALIFYING AS CLEAN FILL DUE TO ANALYTICAL TESTING.
13. ALL CHANNELS SHALL BE KEPT FROM OBSTRUCTIONS INCLUDING BUT NOT LIMITED TO FILL, ROCKS, LEAVES, WOODY DEBRIS, ACCUMULATED SEDIMENT, EXCESS VEGETATION, AND CONSTRUCTION MATERIAL/WASTES.
14. UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENT BMPS SHALL BE MAINTAINED PROPERLY. MAINTENANCE SHALL INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENT BMPS AFTER EACH RUNOFF

- EVENT AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, RE-GRADING, RE-SEEDING, RE-MULCHING AND RE-NETTING MUST BE PERFORMED IMMEDIATELY. IF THE E&S BMPS FAIL TO PERFORM AS EXPECTED. REPLACEMENT BMPS, OR MODIFICATIONS OF THOSE INSTALLED WILL BE REQUIRED.
15. A LOG SHOWING DATES THAT E&S BMPS WERE INSPECTED AS WELL AS ANY DEFICIENCIES FOUND AND THE DATE THEY WERE CORRECTED SHALL BE MAINTAINED ON THE SITE AND BE MADE AVAILABLE TO REGULATORY AGENCY OFFICIALS AT THE TIME OF INSPECTION.
16. SEDIMENT TRACKED ONTO ANY PUBLIC ROADWAY OR SIDEWALK SHALL BE RETURNED TO THE CONSTRUCTION SITE BY THE END OF EACH WORK DAY AND DISPOSED IN THE MANNER DESCRIBED IN THIS PLAN. IN NO CASE SHALL THE SEDIMENT BE WASHED, SHOVELED, OR SWEEP INTO ANY ROADSIDE DITCH, STORM SEWER, OR SURFACE WATER.
17. ALL SEDIMENT REMOVED FROM BMPS SHALL BE DISPOSED OF IN THE MANNER DESCRIBED IN THE DEP E&S MANUAL.
18. AREAS WHICH ARE TO HAVE TOPSOIL SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 3 TO 5 INCHES – 6 TO 12 INCHES ON COMPACTED SOILS – PRIOR TO PLACEMENT OF TOPSOIL. AREAS TO BE VEGETATED SHALL HAVE A MINIMUM 4 INCHES OF TOPSOIL IN PLACE PRIOR TO SEEDING AND MULCHING. FILL OUT-SLOPES SHALL HAVE A MINIMUM OF 2 INCHES OF TOPSOIL.
19. ALL FILLS SHALL BE COMPACTED AS REQUIRED TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS. FILL INTENDED TO SUPPORT BUILDINGS, STRUCTURES, AND CONDUITS, ETC SHALL BE COMPACTED IN ACCORDANCE WITH LOCAL REQUIREMENTS OR CODES.
20. ALL EARTHEN FILLS SHALL BE PLACED IN COMPACTED LAYERS NOT TO EXCEED 9 INCHES IN THICKNESS.
21. FILL MATERIALS SHALL BE FREE OF FROZEN PARTICLES, BRUSH, ROOTS, SOD, OR OTHER FOREIGN OR OBJECTIONABLE MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS.
22. FROZEN MATERIALS OR SOFT, MUCKY, OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED INTO FILLS.
23. FILL SHALL NOT BE PLACED ON SATURATED OR FROZEN SURFACES.
24. SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH THE STANDARD AND SPECIFICATION FOR SUBSURFACE DRAIN OR OTHER APPROVED METHOD.
25. ALL GRADED AREAS SHALL BE PERMANENTLY STABILIZED IMMEDIATELY UPON REACHING FINISHED GRADE. CUT SLOPES IN COMPETENT BEDROCK AND ROCK FILLS NEED NOT BE VEGETATED. SEEDED AREAS WITHIN 50 FEET OF A SURFACE WATER, OR AS OTHERWISE SHOWN ON THE PLAN DRAWINGS, SHALL BE BLANKETED ACCORDING TO THE STANDARDS OF THIS PLAN.
26. IMMEDIATELY AFTER EARTH DISTURBANCE ACTIVITIES CEASE IN ANY AREA OR SUB-AREA OF THE PROJECT, THE OPERATOR SHALL STABILIZE ALL DISTURBED AREAS. DURING NON-GERMINATING MONTHS, MULCH OR PROTECTIVE BLANKETING SHALL BE APPLIED AS DESCRIBED IN THE PLAN. AREAS NOT AT FINISHED GRADE, WHICH WILL BE REACTIVATED WITHIN 1 YEAR, MAY BE STABILIZED IN ACCORDANCE WITH THE TEMPORARY STABILIZATION SPECIFICATIONS. THOSE AREAS WHICH WILL NOT BE REACTIVATED WITHIN 1 YEAR SHALL BE STABILIZED IN ACCORDANCE WITH THE PERMANENT STABILIZATION SPECIFICATIONS IN THE DEP E&S MANUAL.
27. PERMANENT STABILIZATION IS DEFINED AS A MINIMUM UNIFORM, PERENNIAL 70% VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED EROSION. CUT AND FILL SLOPES SHALL BE CAPABLE OF RESISTING FAILURE DUE TO SLUMPING, SLIDING OR OTHER MOVEMENTS.
28. E&S BMPS SHALL REMAIN FUNCTIONAL AS SUCH UNTIL ALL AREAS TRIBUTARY TO THEM ARE PERMANENTLY STABILIZED OR UNTIL THEY ARE REPLACED BY ANOTHER BMP APPROVED BY THE LOCAL CONSERVATION DISTRICT OR THE DEPARTMENT.
29. UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS, THE OWNER AND/OR OPERATOR SHALL CONTACT THE LOCAL CONSERVATION DISTRICT FOR AN INSPECTION PRIOR TO REMOVAL/CONVERSION OF THE E&S BMPS.

30. AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY EROSION AND SEDIMENT BMPS MUST BE REMOVED OR CONVERTED TO PERMANENT POST CONSTRUCTION STORMWATER MANAGEMENT BMPS. AREAS DISTURBED DURING REMOVAL OR CONVERSION OF THE BMPS SHALL BE STABILIZED IMMEDIATELY. IN ORDER TO ENSURE RAPID RE-VEGETATION OF DISTURBED AREAS, SUCH REMOVAL/CONVERSIONS ARE TO BE DONE ONLY DURING THE GERMINATING SEASON.
31. FAILURE TO CORRECTLY INSTALL E&S BMPS, FAILURE TO PREVENT SEDIMENT-LADEN RUNOFF FROM LEAVING THE CONSTRUCTION SITE, OR FAILURE TO TAKE IMMEDIATE CORRECTIVE ACTION TO RESOLVE FAILURE OF E&S BMPS MAY RESULT IN ADMINISTRATIVE, CIVIL, AND/OR CRIMINAL PENALTIES BEING INSTITUTED BY THE LOCAL CONSERVATION DISTRICT. THE CLEAN STREAMS LAW PROVIDES CRIMINAL PENALTIES AND MISDEMEANOR CRIMINAL PENALTIES FOR EACH VIOLATION.
32. THE CONTRACTOR SHALL LANDSCAPE OR VEGETATE DISTURBED AREAS THAT WILL BE LEFT EXPOSED MORE THAN 4 DAYS, AND NOT SUBJECT TO CONSTRUCTION TRAFFIC. IF THE SEASON PREVENTS THE ESTABLISHMENT OF A TEMPORARY COVER, STRAW MULCH SHALL BE APPLIED AT A RATE OF THREE (3) TONS PER ACRE OVERTOP EXPOSED AREAS.
33. THE CONTRACTOR SHALL SUBMIT A PREPAREDNESS, PREVENTION AND CONTINGENCY (PPC) PLAN TO THE OWNER PRIOR TO CONSTRUCTION IF CHEMICALS, SOLVENTS OR OTHER HAZARDOUS WASTES OR MATERIALS WITH THE POTENTIAL TO CAUSE ACCIDENTAL POLLUTION DURING EARTHMOVING OR OTHER CONSTRUCTION ACTIVITIES ARE STORES OR USED ON SITE. THE PPC PLAN SHALL BE PREPARED IN ACCORDANCE WITH "GUIDELINES FOR THE DEVELOPMENT AND IMPLEMENTATION OF PREPAREDNESS, PREVENTION AND CONTINGENCY (PPC) PLANS". PREPARED BY DEP BUREAU OF SOLID WASTE MANAGEMENT AND DEP BUREAU OR WATER QUALITY MANAGEMENT.
34. THE CONTRACTOR SHALL CONSTRUCT A BERM AROUND AREAS WHERE HYDRAULIC FLUID AND DIESEL FUEL WILL BE STORED DURING CONSTRUCTION TO SERVE AS A CONTAINMENT AREA FOR THE CONTROL OF POSSIBLE SPILLS. ANY SPILL WITHIN THE CONTAINMENT AREA SHALL BE IMMEDIATELY CLEANED. TELEPHONE NUMBERS OF EMERGENCY RESPONSE TEAMS ARE TO BE KEPT ON SITE, AND THEY ARE TO BE NOTIFIED IN THE CASE OF A SPILL.
35. THE CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION.
36. THE CONTRACTOR SHALL PROVIDE THE LOCATION AND ANY APPLICABLE PERMIT NUMBERS OF ALL THE OFF SITE DISPOSAL AND BORROW SITES THAT WILL BE UTILIZED DURING CONSTRUCTION TO THE DEP PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL ALSO IDENTIFY THE EROSION AND SEDIMENTATION CONTROL MEASURES, WHICH WILL BE IMPLEMENTED AT THE DISPOSAL AND/OR BORROW SITES. IF THE DISPOSAL AND/OR BORROW SITES ARE NOT PERMITTED, AN EROSION AND SEDIMENTATION PLAN MUST BE APPROVED BY THE DEP PRIOR TO THEIR USE.
37. SEE EROSION, SEDIMENT AND STORMWATER CONTROL PLAN FOR DESCRIPTION OF NEW CONTROLS NOT SHOWN HEREON.
38. CHANNELS HAVING RIPRAP, RENO MATTRESS OR GABION LININGS MUST BE SUFFICIENTLY OVER-EXCAVATED SO THAT THE DESIGN DIMENSIONS WILL BE PROVIDED AFTER PLACEMENT OF THE PROTECTIVE LINING.
39. EROSION BLANKETING SHALL BE INSTALLED ON ALL SLOPES 3H:1V OR STEEPER WITHIN 50 FEET OF A SURFACE WATER AND ON ALL OTHER DISTURBED AREAS SPECIFIED ON THE PLAN MAPS AND/OR DETAIL SHEETS.
40. DURING LAND DISTURBANCE ACTIVITIES AND DURING CONSTRUCTION, ANY ADDITIONAL CONTROL MEASURES AS DEEMED NECESSARY TO PREVENT EROSION AND CONTROL OF SEDIMENT BEYOND THOSE SHOWN ON THE APPROVED PLANS SHALL BE INSTALLED AS DIRECTED BY THE OWNER, TOWNSHIP ENGINEER OR AN EMPLOYEE OR THE REGIONAL CONSERVATION DISTRICT.

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PLANS PREPARED FOR:



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HARMONI SITE NAME:
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VERIZON FUZE ID:
17565444

2415 SOUTHSIDE DRIVE
NORTH GARDEN, VA 22959
NEW
105' MONOPOLE TOWER

E&S NOTES

SHEET NUMBER:

ES-1

REV.:

3

46304

CONSTRUCTION SEQUENCE

THE E&S & PCSM PLANS DEVELOPED FOR THIS CELL SITE SHOULD FOLLOW THE SPECIFIED CONSTRUCTION SEQUENCE IN ORDER FOR THE E&S & PCSM CONTROLS TO BE INSTALLED, REMAIN EFFECTIVE THROUGHOUT THE PROJECT, AND BE REMOVED AT AN APPROPRIATE TIME.

1. PRIOR TO COMMENCEMENT OF ANY EARTH DISTURBING ACTIVITIES CONTRACTOR SHALL CLEARLY DELINEATE THE LIMITS OF DISTURBANCE AND ENVIRONMENTALLY SENSITIVE AREAS (INCLUDING STEEP SLOPES, RIPARIAN BUFFERS, WETLANDS, SPRINGS, AND FLOODWAYS).
2. CONTRACTOR TO INSTALL ROCK CONSTRUCTION ENTRANCE (RCE) AT THE LOCATION SHOWN ON THE E&S PLANS. AT THIS TIME E&S BMPS TO MINIMIZE EROSION AND SEDIMENTATION RESULTING FROM THE INSTALLATION OF THE ROCK CONSTRUCTION ENTRANCE AND ACCESS DRIVE SHALL BE INSTALLED. DIVERSION CHANNELS AND BERMS, IF ANY, SHALL BE INSTALLED AND STABILIZED AS NOTED IN THE DRAWINGS.
3. ONCE THE RCE AND E&S BMPS ASSOCIATED WITH SITE ACCESS ARE INSTALLED, THE CONTRACTOR WILL INSTALL THE GRAVEL ACCESS DRIVE. TOPSOIL FROM ACCESS DRIVE AREA SHALL BE STOCKPILED ON-SITE FOR USE DURING SITE RESTORATION AND TEMPORARILY STABILIZED USING MULCH AND SEEDING AND SILT FENCE. ROADSIDE DITCHES (IF ANY) WILL BE CONSTRUCTED AND STABILIZED, STARTING FROM THE TOP OF THE ACCESS ROAD DOWN TO ANY NEW CULVERT LOCATION. IF NEW, EACH CULVERT AND CORRESPONDING OUTLET PROTECTION WILL THEN BE INSTALLED AND STABILIZED BEFORE CONTINUING TO THE NEXT DITCH SECTION.
4. UPON COMPLETION OF THE ACCESS DRIVE THE CONTRACTOR WILL INSTALL THE PERIMETER E&S BMPS FOR THE GRAVEL PAD AND TURN OUT CONSTRUCTION AT THE LOCATIONS SHOWN ON THE E&S PLANS.
5. CLEARING AND GRADING OF THE PAD AND EQUIPMENT AREAS SHALL BEGIN FOLLOWING THE INSTALLATION OF THE PERIMETER E&S BMPS. TOPSOIL SHALL BE STOCKPILED ON-SITE FOR USE DURING SITE RESTORATION AND TEMPORARILY STABILIZED USING MULCH AND SEED AND FILTER SOCKS. AREAS NOT BEING STABILIZED WITH GRAVEL SHALL BE SCARRED AND VEGETATED WITH SEED AND MULCH.
6. UPON CLEARING AND GRADING COMPLETION, CONSTRUCTION AND INSTALLATION OF THE CELL SITE EQUIPMENT, BUILDING AND GRAVEL CELL PAD AREAS SHALL BE COMPLETED AND GRASS PLANTED ON ALL DISTURBED AREAS NOT STABILIZED WITH GRAVEL.
7. NO MORE THAN 15,000 SQUARE FEET OF DISTURBED AREA MAY REACH FINAL GRADE BEFORE INITIATING SEEDING AND MULCHING OPERATIONS. ADDITIONALLY, CESSATION OF ACTIVITY FOR 4 DAYS OR LONGER REQUIRES TEMPORARY STABILIZATION MEASURES COMPLETED.
8. SEDIMENT REMOVED FROM BASINS OR TRAPS OR ROCK ENTRANCE WILL BE PLACED AT TOPSOIL PILE AREA. SITE RUNOFF FROM ANY COLLECTOR CHANNELS, WATER BARS, BROAD-BASED DIPS, ETC., IF NEW, WILL BE COLLECTED INTO THE WASH WATER PIT AT THE ROCK CONSTRUCTION ENTRANCE TO INFILTRATE THE GROUND. COLLECTED WATER WILL NOT BE ALLOWED TO DISCHARGE TO SURFACE WATERS.
9. INSPECTIONS OF BMPS WILL OCCUR ON A WEEKLY BASIS AND FOLLOWING A STORM EVENT WITH INSPECTIONS DOCUMENTED. FORMS ARE TO BE MAINTAINED ON SITE.
10. MAINTENANCE OF BMPS SHOULD OCCUR IMMEDIATELY, BUT NO MORE THAN 24 HOURS, IF POSSIBLE, AFTER THE DISCOVERY.
11. LASTLY, SCARIFY AND APPLY PERMANENT SEEDING, MULCHING AND FINAL STABILIZATION TO ALL DISTURBED AREAS PREVIOUSLY NOT STABILIZED WITH GRAVEL. REMOVE THE TEMPORARY BMPS ONCE A UNIFORM 70% VEGETATION IS OBTAINED AND STABILIZE ANY DISTURBANCES ASSOCIATED WITH THEIR REMOVAL.

RESOLUTIONS FOR SOIL USE LIMITATIONS

1. ALL CONSTRUCTION WILL TAKE PLACE IN THE SOIL TYPES DELINEATED ON THE PLANS.
2. REGARDLESS OF SEASON IN WHICH SITE CONSTRUCTION IS PERFORMED; THE CONTRACTOR SHALL UNDERTAKE PROPER TESTING AND/OR COMPACTION PROCEDURES TO PREVENT AGAINST UNWANTED SETTLEMENT.
3. SOILS SUBJECT TO SEASONAL HIGH WATER TABLE: SITE CONSTRUCTION/EARTHMOVING IS RECOMMENDED TO OCCUR IN SUMMER OR FALL. SPRING CONSTRUCTION SHOULD BE AVOIDED WHEN POSSIBLE. CONTRACTOR MAY ALSO INSTALL PERFORATED UNDER DRAIN TO PROTECT BELOW-GRADE INSTALLATIONS AS MAY BE RECOMMENDED BY DESIGN ENGINEER, DEP, OR COUNTY CONSERVATION DISTRICT.
4. SOILS SUBJECT TO SHALLOW BEDROCK: BLASTING MAY BE REQUIRED FOR STORM/SEDIMENTATION BASINS, ROADWAY, OR EXCAVATION, AS BEDROCK MAY BE ENCOUNTERED. THE CONTRACTOR SHALL FOLLOW MUNICIPAL GUIDELINES FOR PROPER BLASTING PROCEDURES.
5. SOILS SUBJECT TO POOR TOPSOIL: CONTRACTOR SHALL PERFORM SOIL TESTING ON ALL DISTURBED AREAS TO ENSURE SOIL IS PROPERLY AMENDED TO ESTABLISH A QUALITY AND REQUIRED GROWTH OF GROUND COVER. SOIL TEST KITS CAN BE OBTAINED FROM THE COUNTY COOPERATIVE EXTENSION SERVICE. TEST KITS SHOULD BE SUBMITTED TO THE PENN STATE UNIVERSITY TESTING LABORATORY FOR DETERMINING SOIL DEFICIENCIES. THE CONTRACTOR SHALL CONDITION THE SOIL AS RECOMMENDED BY THE TESTING LABORATORY PRIOR TO FINAL SEEDING.
6. HIGHLY ERODIBLE SOILS: THESE SOIL TYPES SHALL BE STABILIZED WITH SEED OR STONE IMMEDIATELY AFTER EARTHMOVING ACTIVITIES CEASE. TURF REINFORCEMENT MATTING OR EROSION CONTROL BLANKETS MAY NEED TO BE APPLIED IMMEDIATELY IF DIRECTED BY THE DESIGN ENGINEER, DEP, OR COUNTY CONSERVATION DISTRICT.
7. SOILS SUBJECT TO CUT BANKS & CAVE: THE CONTRACTOR SHALL UTILIZE TRENCH BOXES FOR ALL UTILITY PIPING INSTALLATIONS.
8. SOILS CAUSING CORROSION TO CONCRETE & STEEL: THE CONTRACTOR SHALL USE EPOXY COATED STEEL AND REBAR FOR ALL SUBSURFACE INSTALLATIONS. FOR BELOW GRADE CONCRETE INSTALLATIONS, THE CONTRACTOR SHALL, AT MINIMUM, APPLY BITUMINOUS COATING TO ALL SUBSURFACE CONCRETE OR APPLY ADHESIVE BARRIER (I.E. RUBBER MEMBRANE, ETC.) AS WARRANTED BY ACTUAL SOIL CONDITIONS.

GENERAL EROSION AND SEDIMENTATION CONTROL NOTES:

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

MAINTENANCE PROGRAM

THE MAINTENANCE PROGRAM WILL CONSIST OF DAILY INSPECTIONS BY THE CONTRACTOR’S SUPERINTENDENT DURING WORKDAYS AND AFTER PEAK STORM EVENTS. THE INSPECTIONS SHALL INVOLVE ALL ASPECTS OF THE EROSION AND SEDIMENTATION CONTROL FACILITIES: VEGETATIVE COVER, SILT FENCES, ETC. ALL EROSION AND SEDIMENTATION CONTROL MEASURES AND FACILITIES WILL BE MAINTAINED AS NEEDED. AT THE END OF EACH WORKDAY, ALL SEDIMENT DEPOSITED ON THE PUBLIC ROADWAY WILL BE REMOVED AND RETURNED TO THE CONSTRUCTION SITE. SILT FENCES WILL BE INSTALLED AND REINSTALLED AS NEEDED. AREAS WHERE THE TEMPORARY AND PERMANENT SEEDING GERMINATION ARE DETERMINED TO BE INADEQUATE WILL BE RE-SEEDED AND MAINTAINED UNTIL ADEQUATE VEGETATIVE COVER IS ESTABLISHED.

IMPORTANT NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE TO INSPECT DAILY ALL ASPECTS OF THE EROSION AND SEDIMENTATION CONTROL FACILITIES. ALL EROSION AND SEDIMENTATION CONTROL MEASURES AND FACILITIES SHALL BE MAINTAINED AS NEEDED TO ENSURE THE PROPER FUNCTIONING OF SAID FACILITIES. AT THE END OF EACH WORKDAY, ALL SEDIMENT DEPOSITED ON THE PUBLIC ROADWAY WILL BE REMOVED AND RETURNED TO THE CONSTRUCTION SITE. SILT FENCES WILL BE INSTALLED AND REINSTALLED AS NEEDED. AREAS WHERE THE TEMPORARY AND PERMANENT SEEDING GERMINATION ARE DETERMINED TO BE INADEQUATE WILL BE RE-SEEDED AND MAINTAINED UNTIL ADEQUATE VEGETATIVE COVER IS ESTABLISHED.
2. ALL EXCESS MATERIAL WILL BE REMOVED FROM THE SITE AND SHALL BE DISPOSED OF AT A SITE APPROVED BY ALL APPLICABLE REGULATORY AGENCIES. SAID SITE MUST HAVE AN EROSION AND SEDIMENTATION CONTROL PLAN THAT HAS BEEN APPROVED BY THE COUNTY CONSERVATION DISTRICT.
3. SOME OF THE TEMPORARY CONTROL MEASURES WILL NEED TO BE PLACED OUTSIDE OF THE LIMITS OF THE PROJECT. PERMISSION WILL NEED TO BE GRANTED BY THE PROPERTY OWNERS AND SHOULD BE VERIFIED BY THE CONTRACTOR BEFORE CONSTRUCTION BEGINS.

CONSTRUCTION SEQUENCE

- NOTIFICATION TO THE CONSERVATION DISTRICT 10 DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION
- INSTALLATION OF SILT FENCING
- INSTALLATION OF UNDERGROUND UTILITIES AND CONSTRUCTION OF GRAVEL ROADWAY
- GRADING FOR 50-FOOT X 50-FOOT LEASE AREA
- TEMPORARY SEEDING AND MULCHING OF EXPOSED AREAS
- CONSTRUCTION OF TOWER FOUNDATIONS AND EQUIPMENT PADS
- INSTALLATION OF TOWER AND EQUIPMENT INSTALLATION OF AGGREGATE SURFACING THROUGHOUT LEASE AREA
- PERMANENT SEEDING AND MULCHING OF ALL EXPOSED SOIL AREAS
- REMOVAL OF SILT FENCING, AND OTHER TEMPORARY CONTROL MEASURES (UPON ESTABLISHMENT OF PERMANENT VEGETATIVE COVERS)

PLANS PREPARED FOR:



6210 Ardrey Kell Road, Suite 375
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PROJECT INFO:

HARMONI TOWER ID # :
VA005685

HARMONI SITE NAME:
SOUTHSIDE

VERIZON FUZE ID:
17565444

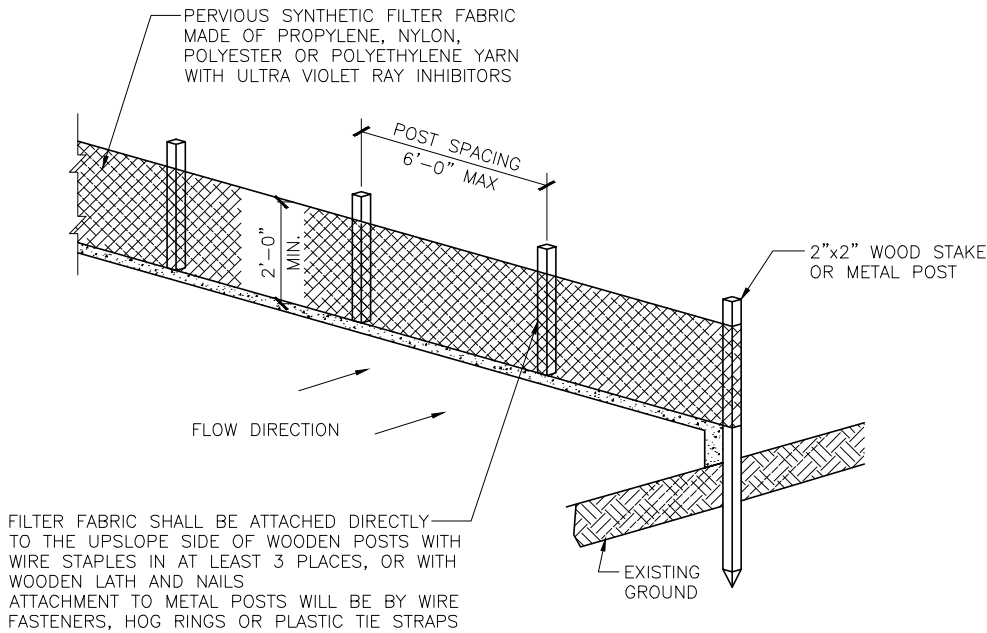
2415 SOUTHSIDE DRIVE
NORTH GARDEN, VA 22959

NEW
105' MONOPOLE TOWER

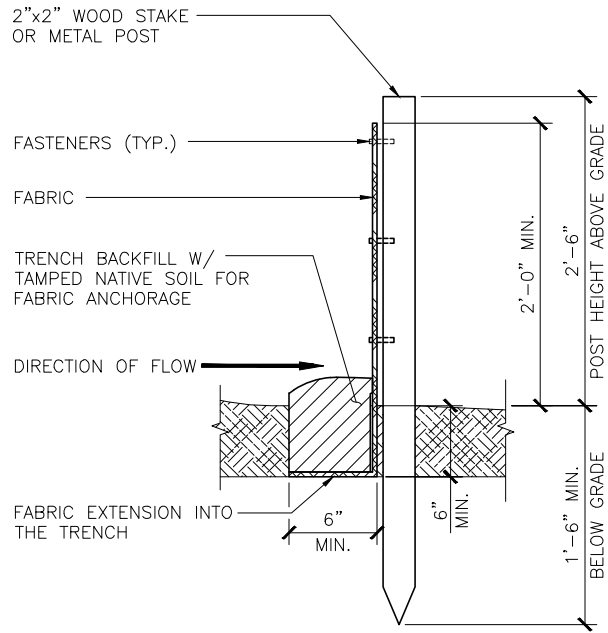
E&S NOTES

SHEET NUMBER:	REV.:
ES-2	3
	46304

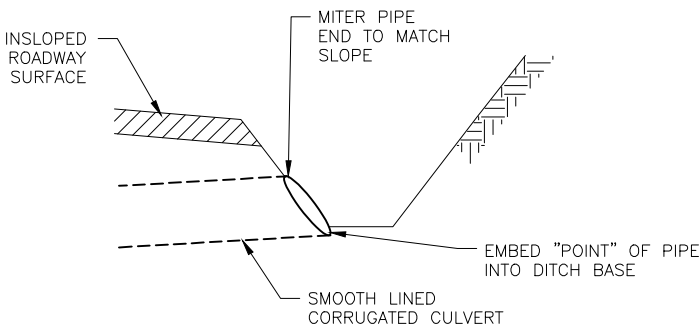
1. ALL VEGETATIVE AND STRUCTURAL EROSION CONTROL PRACTICES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE APPLICABLE STATE ADOPTED "PROCEDURES AND STANDARDS FOR URBAN SOIL EROSION AND SEDIMENTATION CONTROL" AND THE "STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL" OF THE STATE ENVIRONMENTAL PROTECTION AGENCY.
2. A SOIL EROSION CONTROL FENCE SHALL BE INSTALLED BEFORE DISTURBING THE GROUND AND SHALL BE PROVIDED AS SHOWN ON THE PLAN. THE CONDITION OF THE FENCE SHALL BE INSPECTED REGULARLY AND AFTER EVERY RAINSTORM THAT MIGHT PRODUCE RUNOFF. DAMAGED OR DETERIORATED ITEMS SHALL BE REPLACED AND MAINTAINED IN AN EFFECTIVE CONDITION
3. SOIL EROSION CONTROL MEASURES SHALL BE INCLUDED IN CONTRACTOR BID AND PRICING
4. THE ENTIRE SITE SHALL BE GRADED SO THAT NO STORM WATER RUNOFF AND LIKEWISE SOIL SEDIMENT CAN FLOW UNRESTRICTED FROM THE SITE
5. ALL INLETS, STRUCTURES, PIPES, SWALES, AND ROADS SHALL BE KEPT CLEAN AND FREE OF DIRT AND SILT
6. MAINTAIN SOIL EROSION CONTROL MEASURES THROUGH THE DURATION OF THIS PROJECT
7. SEDIMENT DEPOSITS SHALL BE REMOVED WHEN REACHING ONE HALF THE HEIGHT OF THE BARRIER
8. ALL SOIL EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL ALL DISTURBED EARTH HAS BEEN PAVED OR VEGETATED
9. ANY EXCESS TOPSOIL THAT IS TO BE STOCKPILED FOR A PERIOD LONGER THAN 2 WEEKS SHALL BE PROTECTED BY EXCAVATING A TRENCH COMPLETELY AROUND THE STOCKPILE TO PREVENT THE ESCAPE OF SOIL MATERIAL THROUGH STORM WATER RUNOFF. STOCKPILES THAT ARE TO REMAIN LONGER THAN 14 DAYS SHALL BE SEEDED WITH AN APPROPRIATE GROUND COVER
10. TO PREVENT SOIL FROM LEAVING THE SITE ON CONSTRUCTION VEHICLE WHEELS, TEMPORARY GRAVEL ROADS AT WORK ENTRANCES SHALL BE CONSTRUCTED AND SHALL EXTEND INTO JOB SITE. THE EXISTING PAVEMENT SURFACES SHALL BE INSPECTED DAILY FOR SOIL DEBRIS AND SHALL BE CLEANED WHEN NECESSARY
11. REPLACE SOIL EROSION CONTROL MEASURES WITH SEED, SOD AND TOPSOIL AT THE COMPLETION OF THE PROJECT
12. SOIL EROSION CONTROL MEASURES SHALL BE REMOVED AND PROPERLY DISPOSED OF WHEN PROJECT IS COMPLETED



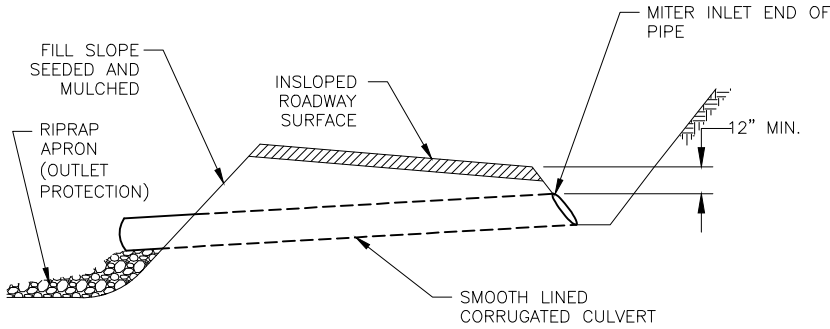
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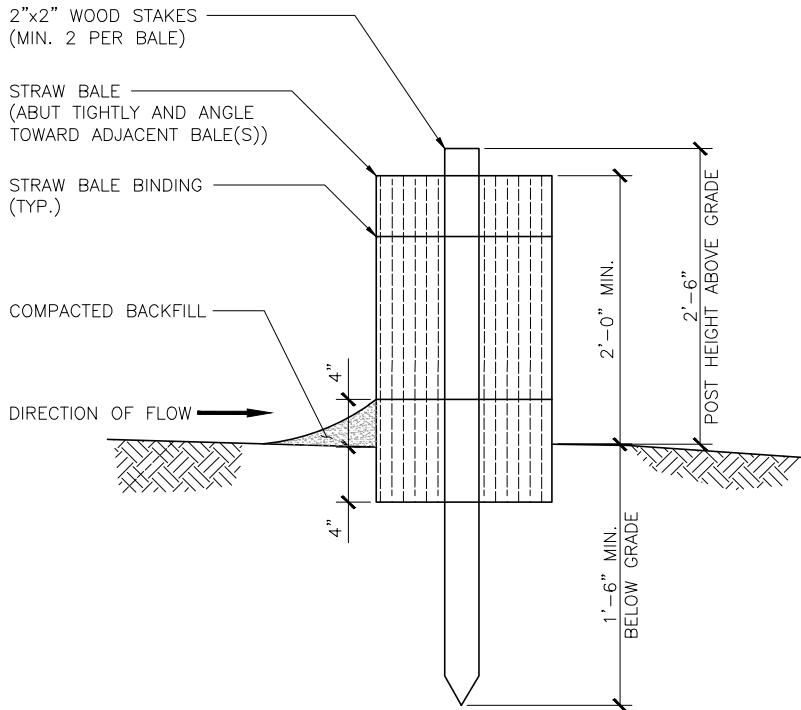
2 SECTION VIEW
N.T.S.



3 CULVERT INLET DETAIL
N.T.S.



4 CULVERT DETAIL (TYP)
N.T.S.



5 SECTION VIEW
N.T.S.

PLANS PREPARED FOR:

HARMONI TOWERS

6210 Ardrey Kell Road, Suite 375
Charlotte, NC 28277

PLANS PREPARED FOR:

verizon

PLANS PREPARED BY:

T-SQUARED SITE SERVICES

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ISSUED FOR REVIEW	08.09.21	TM	0	

PROJECT INFO:

HARMONI TOWER ID # :
VA005685

HARMONI SITE NAME:
SOUTHSIDE

VERIZON FUZE ID:
17565444

2415 SOUTHSIDE DRIVE
NORTH GARDEN, VA 22959

NEW
105' MONOPOLE TOWER

EROSION CONTROL
SILT FENCE DETAILS

SHEET NUMBER:

ES-3

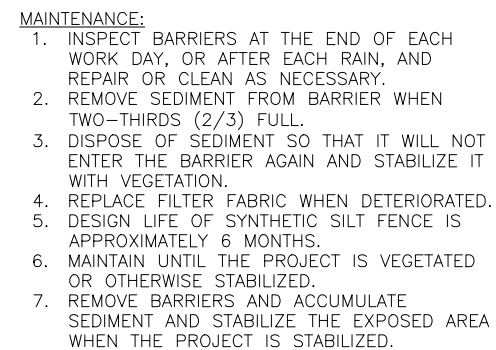
REV.:

3

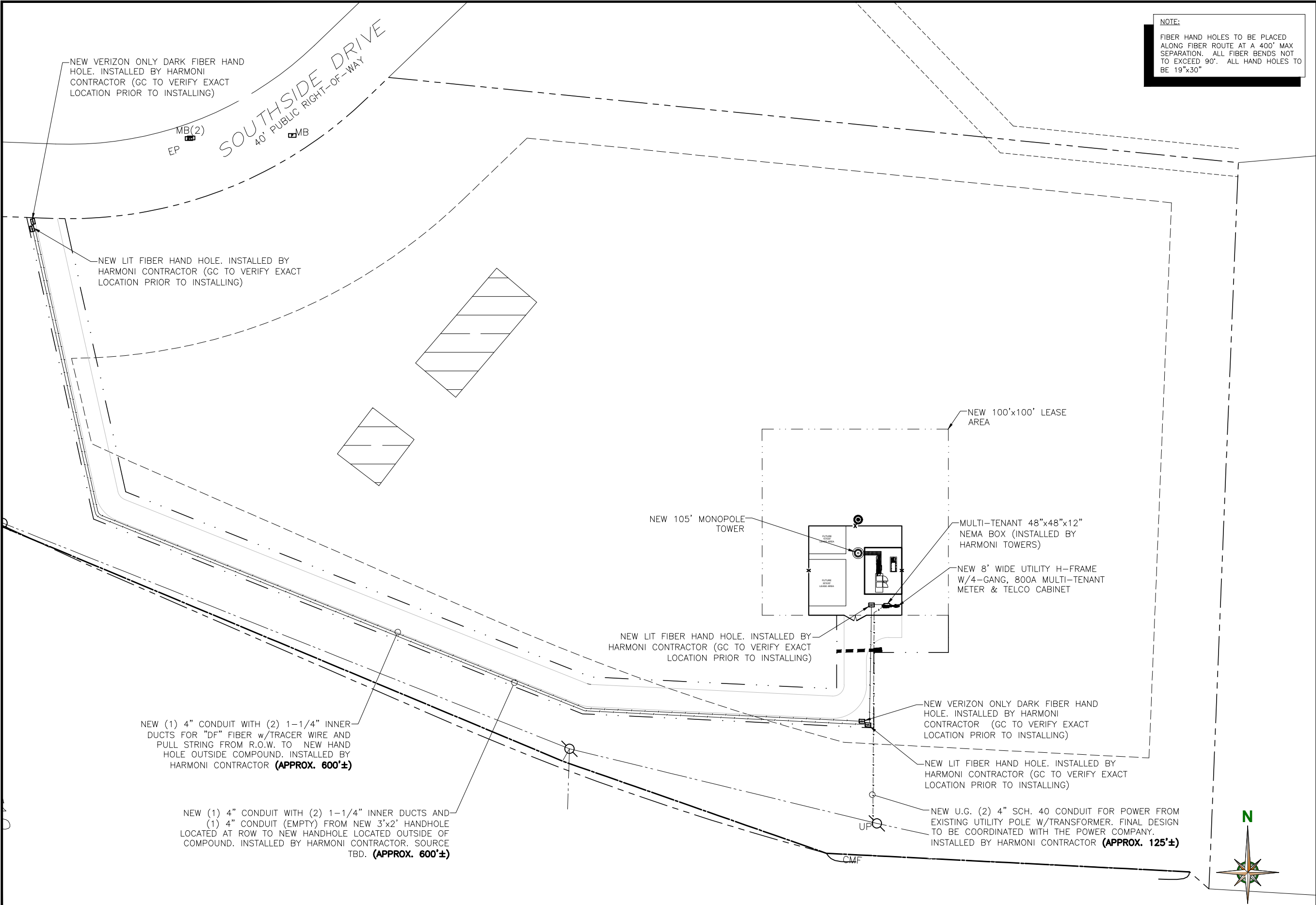
46304

1. PERIODICALLY DRESS W/1.5"—3.5" STONE.
2. MAINTAIN IN A CONDITION THAT WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHT-OF-WAY.
3. IMMEDIATELY REMOVE MUD AND DEBRIS TRACKED OR SPILLED ONTO ROADWAYS.

1. MIN. 4" CRUSHER RUN FINISHED DRIVING SURFACE
2. MIRAFI 500A (OR EQUIVALENT) GEOFABRIC
3. 2"—3" MIN. CRUSHER RUN OVER THE SUB-BASE AND ROLLED.
4. 3" #3 GRAVEL ROLLED SUB-BASE COURSE
5. SUB-GRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY



46304



NOTE:
FIBER HAND HOLES TO BE PLACED
ALONG FIBER ROUTE AT A 400' MAX
SEPARATION. ALL FIBER BENDS NOT
TO EXCEED 90°. ALL HAND HOLES TO
BE 19"x30"

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verizon

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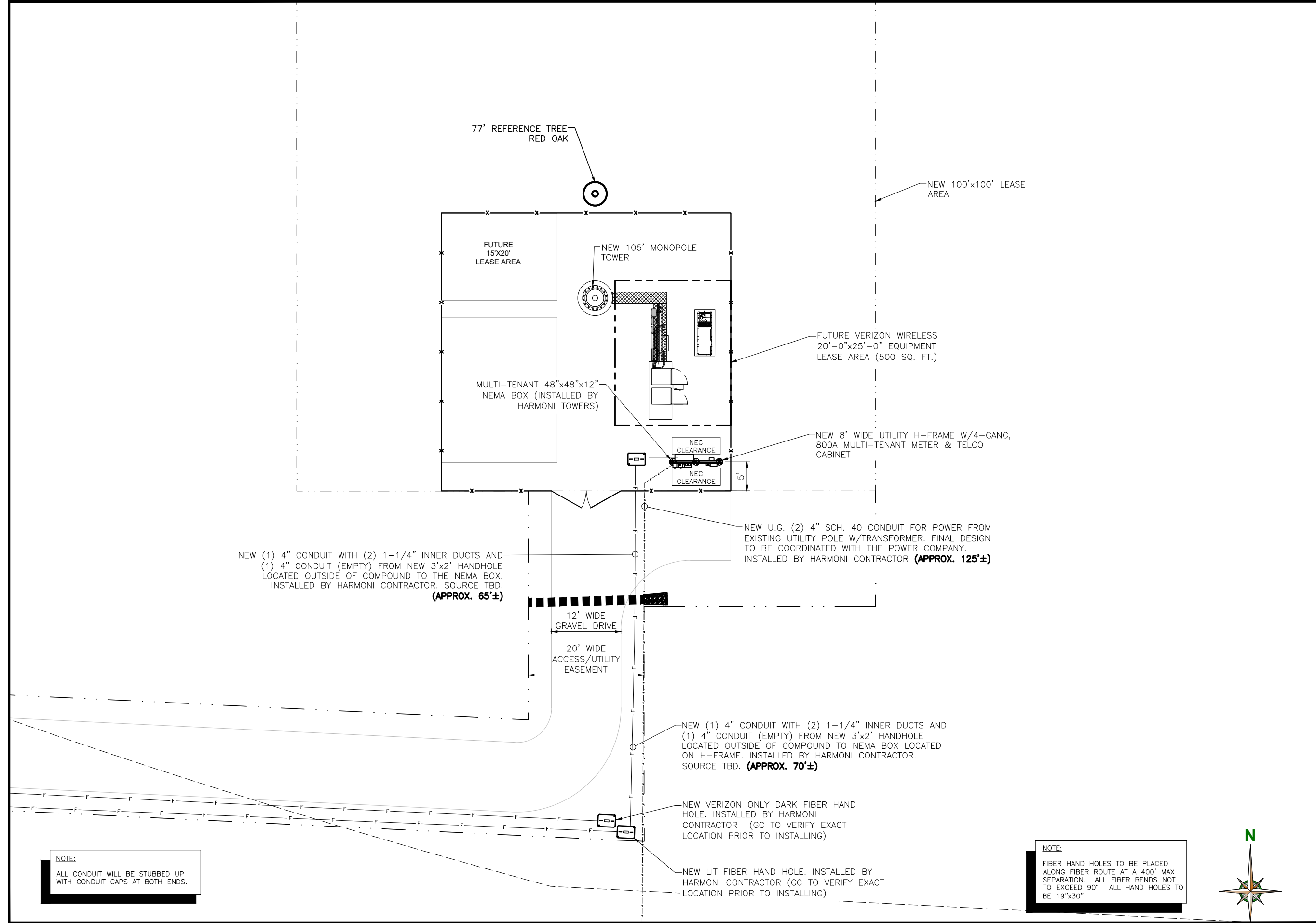
VERIZON FUZE ID:
17565444

2415 SOUTHSIDE DRIVE
NORTH GARDEN, VA 22959

NEW
105' MONOPOLE TOWER

UTILITY PLAN

SHEET NUMBER:	REV.:
E-1	3
	46304



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Charlotte, NC 28277

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VERIZON FUZE ID:
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2415 SOUTHSIDE DRIVE
NORTH GARDEN, VA 22959

NEW
105' MONOPOLE TOWER

COMPOUND UTILITY PLAN

SHEET NUMBER:

E-2

REV:

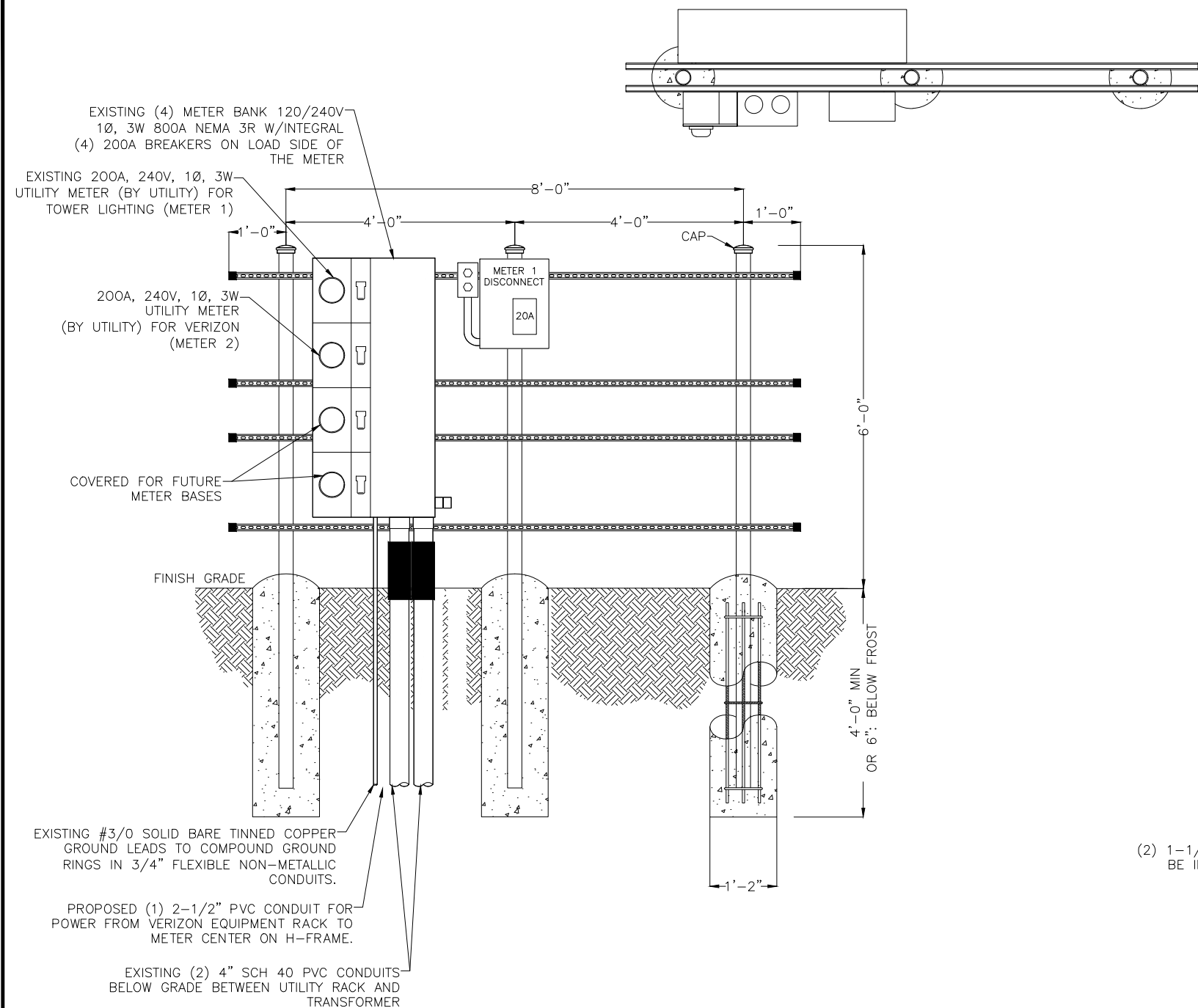
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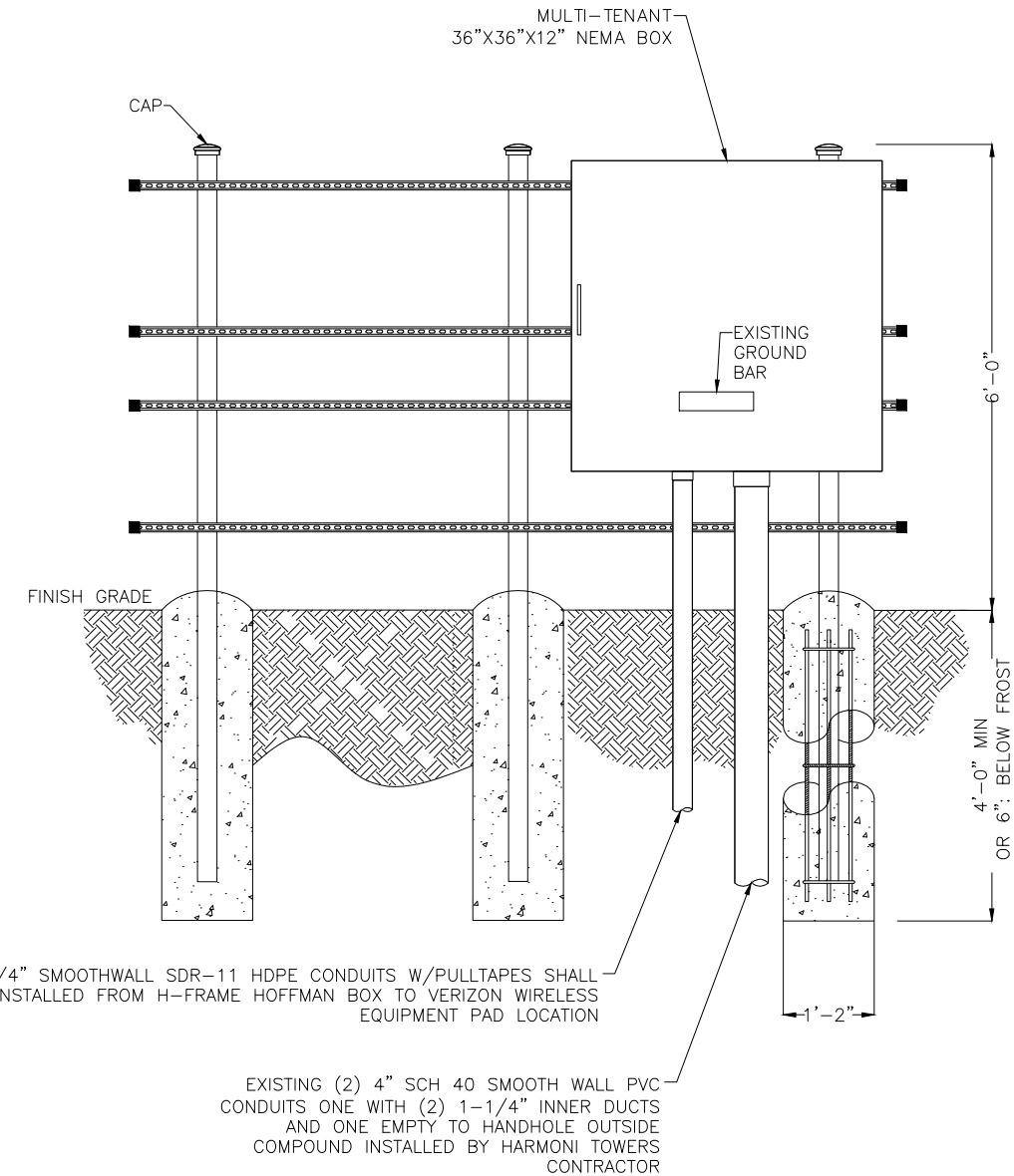
COMPOUND UTILITY PLAN

SCALE: 1/16" = 1'-0"

A



- NOTES:
1. OUTLET DISCONNECTS TO BE ROUTED TO APPROPRIATE METER SOCKET USING 1" RIGID CONDUIT.
 2. MARK CARRIER METER SLOT @ BREAKER OR SOCKET EXTERIOR WITH PLAQUE BOLTED TO THE METER COVER.
 3. FINAL LAYOUT AND DESIGN DETERMINED BY CONTRACTOR/UTILITY, VERIFY FINAL DESIGN WITH THE CARRIER.
 4. AT MULTI GANGED METER INSTALLATIONS ROUTE A 3/0 GREEN THWN STRANDED COPPER CONDUCTOR FROM THE N-G CONNECTION POINT TO JUST ABOVE THE EARTH SURFACE. THIS CONDUCTOR SHALL BE ROUTED THROUGH PVC ABOVE FINISHED GRADE TO AVOID THEFT AND BARE UPON ENTRY INTO EARTH & BONDED TO AN APPROVED DRIVEN GROUND ROD.
 5. ALL EQUIPMENT TO BE GROUNDED PER NEC NFPA 70 GROUNDING AND BONDING REQUIREMENTS



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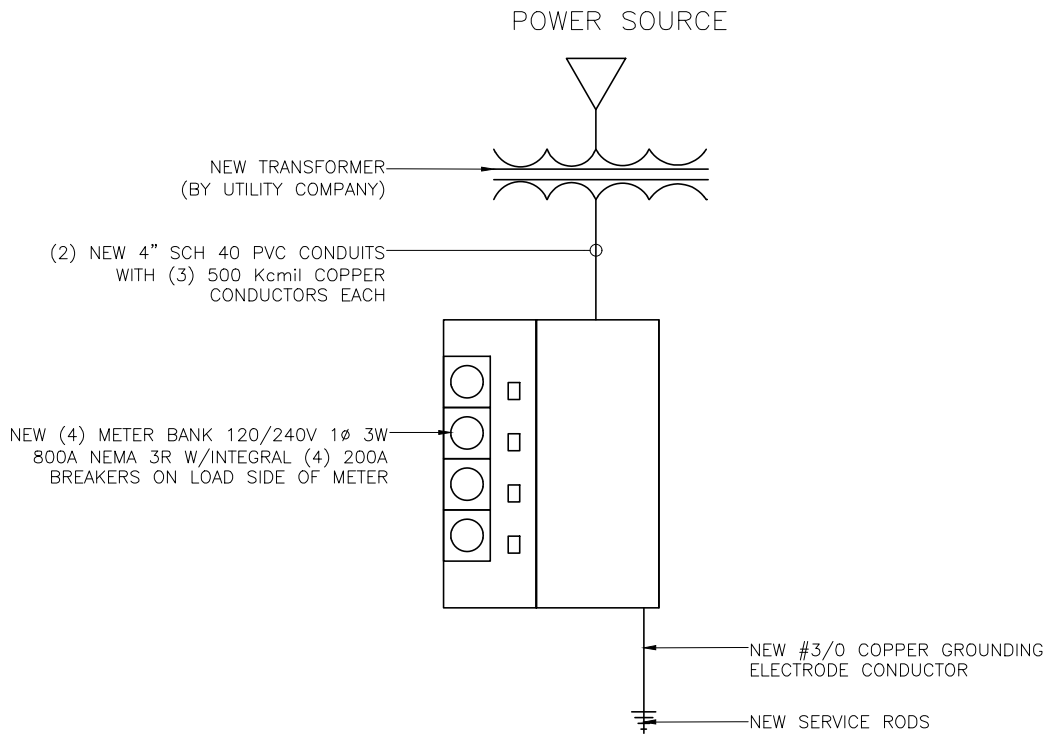
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2415 SOUTHSIDE DRIVE
NORTH GARDEN, VA 22959

NEW
105' MONOPOLE TOWER

H-FRAME DETAIL

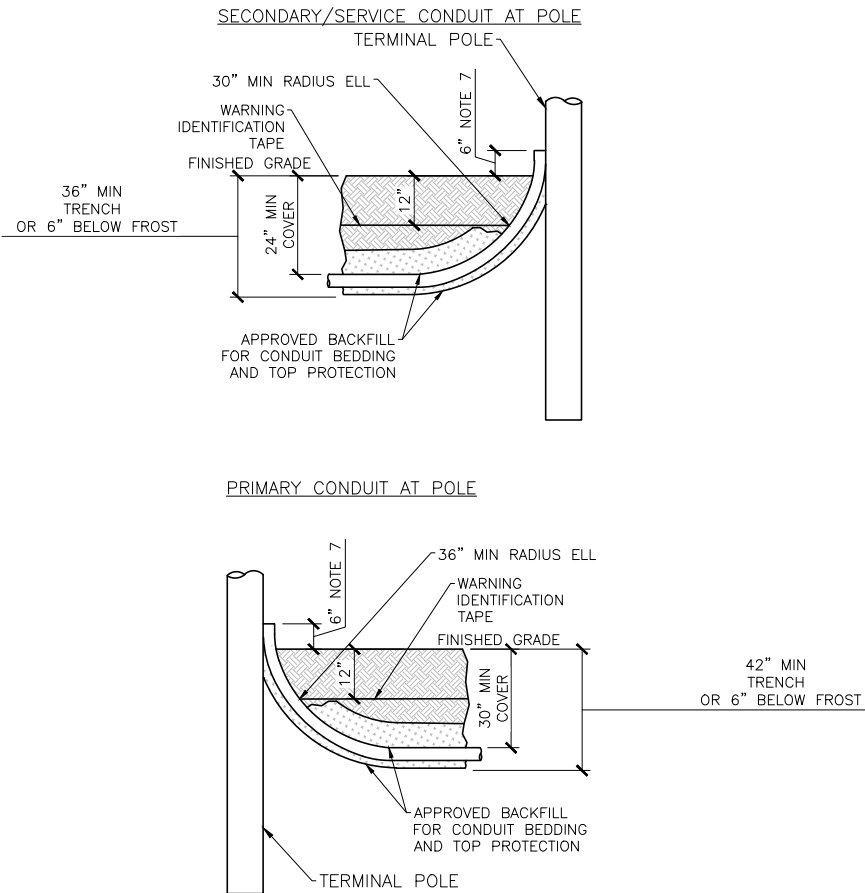
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E-3	3
	46304



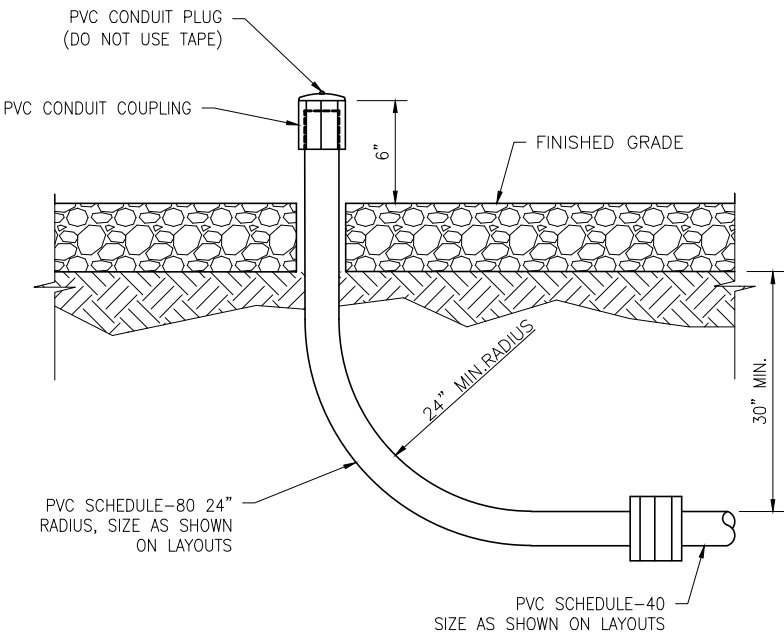
1 ONE-LINE DIAGRAM
N.T.S.

- NOTES:
- ELECTRICAL SERVICE SHALL BE RATER 200A, 240/120V, 1Ø, 3W. COORDINATE METER CENTER ACCEPTABILITY W/ LOCAL UTILITY COMPANY PRIOR TO ORDERING INSTALLATION.
 - CONNECT NEUTRAL TERMINAL IN DISCONNECT DEVICE TO GROUNDING ELECTRODE (#2 AWG GROUNDING ELECTRODE IN 3/4" PVC CONDUIT)
 - PROVIDE GROUNDING ELECTRODE AND CONNECT TO METER AND SERVICE DISCONNECT PER NEC AND PER UTILITY COMPANY SPECIFICATIONS.
 - REFER TO ELECTRICAL SITE PLAN FOR CONDUIT AND WIRE REQUIREMENTS.
 - ALL EQUIPMENT SHALL BE GROUNDED PER LATEST EDITION OF NEC.
 - ELECTRICAL EQUIPMENT SHALL BE MIN 3'-0" AWAY FROM ANY STRUCTURE AND AS REQUIRED BY LOCAL UTILITY COMPANIES.
 - ALL METALLIC CABINETS AND ENCLOSURES MUST BE GROUNDED WITH #2 AWG TO GROUND RING OR BY MECHANICAL CONNECTION TO METAL BACKBOARD.
 - ALL ABOVE GRADE GROUND CONNECTIONS SHALL BE IN 3/4" NONMETALLIC FLEX CONDUIT.
 - LABEL ALL EQUIPMENT/BOXES ON H-FRAME WITH UV RATED LABELS.

2 UTILITY H-FRAME NOTES
N.T.S.



3 STUB-UP DETAILS
N.T.S.



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COMMONWEALTH OF VIRGINIA

CRAIG RUSSO

Lic. No. 0402062301

PROFESSIONAL ENGINEER

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FINAL CDS	05.08.26	TM	1	
ISSUED FOR REVIEW	08.09.21	TM	0	

PROJECT INFO:

HARMONI TOWER ID # :
VA005685

HARMONI SITE NAME:
SOUTHSIDE

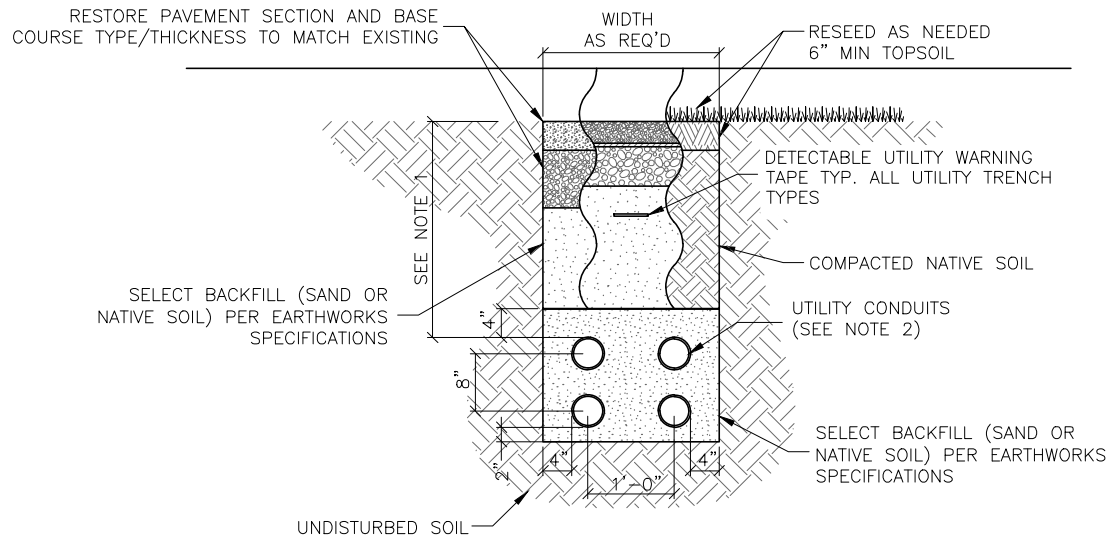
VERIZON FUZE ID:
17565444

2415 SOUTHSIDE DRIVE
NORTH GARDEN, VA 22959

NEW
105' MONOPOLE TOWER

ELECTRICAL DETAILS

SHEET NUMBER:	REV.:
E-4	3
	46304



NOTES:

- UTILITY CONDUITS ARE TO BE BURIED A MINIMUM DEPTH OF 42" BELOW GRADE OR 6" BELOW FROST LINE
- CONDUIT TYPE, SIZE ARE SHOWN ON E-1

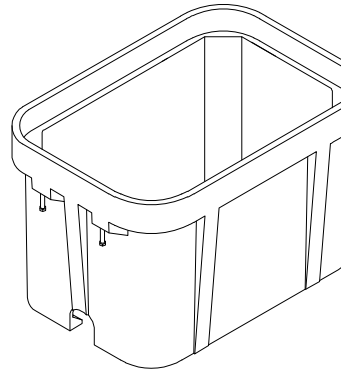
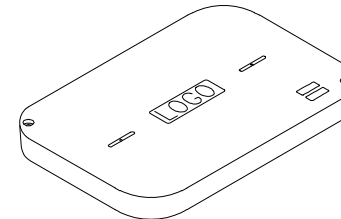
1 UTILITY TRENCH DETAIL
N.T.S.

MANUFACTURER: QUAZITE
MODEL: PG2436BA36 (SPLICE BOX)
DIMENSIONS: 37-5/8"x26"x36" (LxWxH)

MODEL: PG2436BA24 (PULL BOX)
DIMENSIONS: 37-5/8"x26"x24" (LxWxH)

MODEL: PG2436KK00 (COVER)
DIMENSIONS: 35-5/8"x26"x3" (LxWxH)

PG STYLE POLYMOER CONCRETE (STACKABLE)
ASSEMBLY



2 UTILITY VAULT
N.T.S.

NOTE:

- CONDUITS ARE TO BE STUBBED UP TO NEAREST UTILITY POLE WITHIN 2" OF THE POLE.
- PROVIDE ALL TRENCHING AND BACKFILLING THAT IS REQUIRED FOR THE INSTALLATION OF THE UNDERGROUND DISTRIBUTION FACILITIES.
- EXCAVATE TRENCH IN THE LOCATION INDICATED BY THE APPROVED ELECTRICAL LAYOUT DRAWING(S) OR FILED STAKE OUT.
- UTILITY TRENCHES TO BE EXCAVATED TO THE DIMENSIONS AS SHOWN ABOVE. PRIMARY, SECONDARY AND SERVICES LATERAL CONDUITS ARE MAY INSTALLED IN THE SAME TRENCH PROVIDED THE PRIMARY TRENCH DIMENSIONS ARE USED.
- THE BOTTOM OF THE TRENCH MUST BE BE FREE FROM ROCK, CINDERS, OR SHARP OBJECTS. A 2 INCH BED BELOW AND A 6 INCH APPROVED BACKFILL OVER THE TOP OF ALL CONDUITS ARE REQUIRED TO PREVENT DAMAGE TO THE CONDUITS. APPROVED BACKFILL MUST MEET ALL SPECIFICATIONS. ALL BACKFILL SHALL BE COMPACTED TO AVOID AND MINIMIZE SETTLING.
- SEPARATION BETWEEN ELECTRICAL CABLES , GAS, WATER, OR SEWER LINES SHALL 12 INCHES MINIMUM. GREATER SEPARATION SHALL MAINTAINED WHERE PRACTICAL OR HAS MAY BE DETERMINED BY LOCAL PUBLIC SERVICES COMPANIES.
- ALL DISTURBED AREAS NOT COVERED BY STONE ARE TO BE SEEDED AND MULCHED.
- CONTRACTOR WILL BE RESPONSIBLE FOR REMOVAL OF UNSUITABLE MATERIAL WHICH WILL NOT COMPACT PROPERLY.
- A 1/4" HIGH STRENGTH PULL ROPE (NYLON, OR POLYPROPYLENE) SHALL BE INSTALLED BY THE CONTRACTOR FOR THE TELEPHONE COMPANIES USE.
- TAPE SHALL BE LAID DIRECTLY ABOVE THE CABLE OR CONDUIT UNDER RIGID TYPE AND OIL MAT PAVEMENTS, AND DIRECTLY ON TOP OF THE COMPACTED EARTH SUBGRADE IMMEDIATELY BEFORE RESTORING THE PAVEMENT. IN OPEN AREA, THE TAPE SHALL BE LAID DURING THE BACKFILL OPERATION ON SMOOTH, COMPACTED BACKFILL. THE TAPE ENDS SHALL BE LAPPED APPROXIMATELY SIX (6") INCHES.

3 TRENCHING NOTES
N.T.S.

PLANS PREPARED FOR:

HARMONI TOWERS

6210 Ardrey Kell Road, Suite 375
Charlotte, NC 28277

PLANS PREPARED FOR:

verizon

PLANS PREPARED BY:

T-SQUARED SITE SERVICES

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HERMITAGE, PA 16148
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www.t-sqrd.com

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VA005685

HARMONI SITE NAME:
SOUTHSIDE

VERIZON FUZE ID:
17565444

2415 SOUTHSIDE DRIVE
NORTH GARDEN, VA 22959

NEW
105' MONOPOLE TOWER

ELECTRICAL DETAILS

SHEET NUMBER:	REV.:
E-5	3
	46304

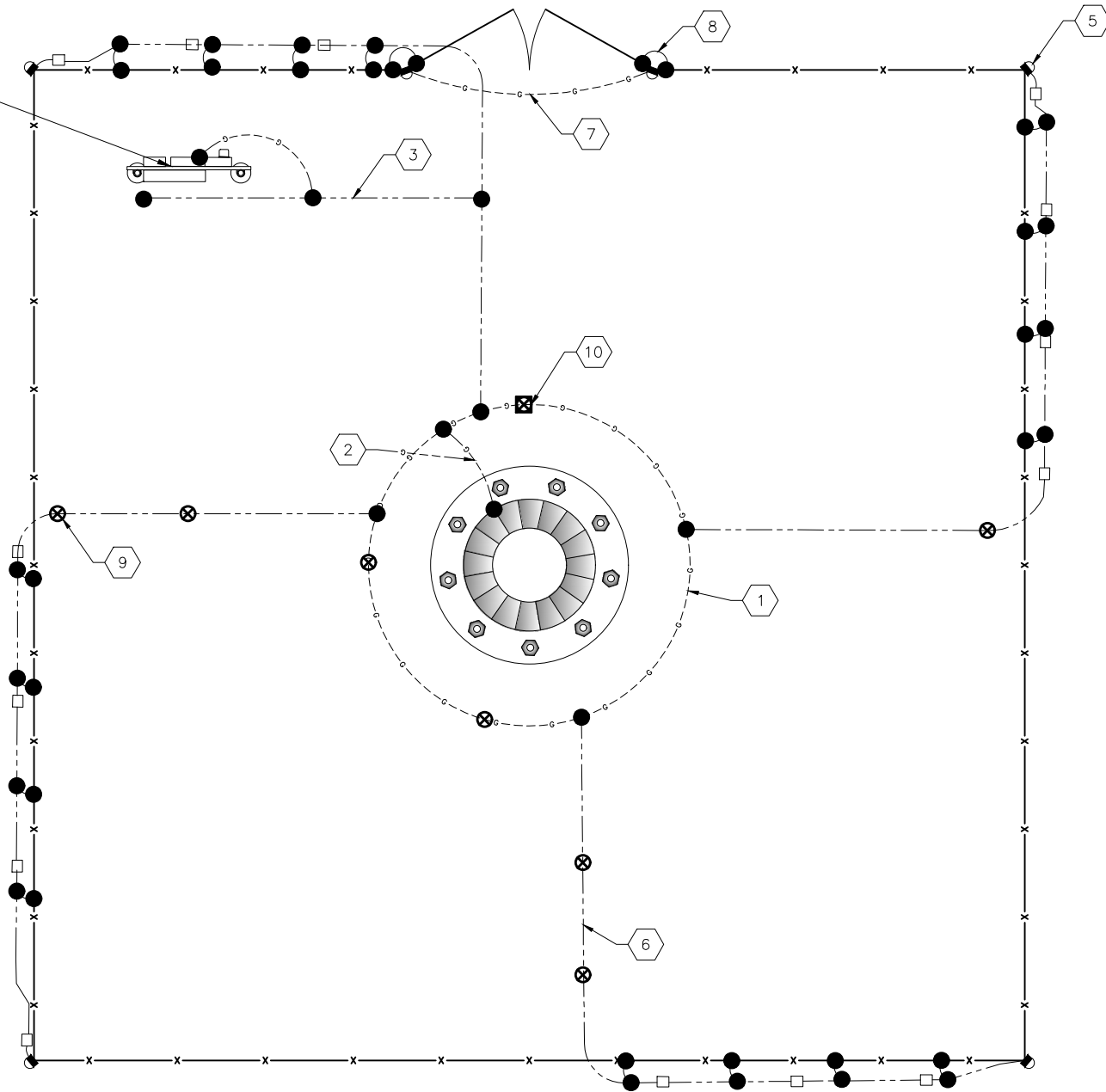
- LEGEND:
- GROUND RING
 - GROUND ROD EXOTHERMICALLY WELDED TO GROUND RING
 - ⊗ GROUND ROD
 - ▲ MECHANICAL CONNECTION
 - EXOTHERMIC WELD
 - ⊠ GROUND ROD TEST WELL
 - THOMPSON #233M 18"x18"x20 OUNCE COPPER PLATE (OR APPROVED EQUAL)
 - ELECTRIC MOTION MECHANICAL CLAMP TO BE USED ON GATE POST & CORNER POST

GROUNDING NOTES:

1. THE GROUND RING SHALL CONSIST OF 2 AWG TINNED SOLID BARE COPPER CONDUCTOR, UNLESS NOTED OTHERWISE, BURIED AT 30" BELOW FINISHED GRADE (OR BELOW FROSTLINE). ALL CONNECTIONS SHALL BE MADE USING AN EXOTHERMIC WELD, UNLESS NOTED OTHERWISE.
2. GROUND CONDUCTOR BEND RADIUS SHALL NOT BE LESS THAN 8".
3. MINIMUM SPACING BETWEEN GROUND RODS SHALL NOT BE LESS THAN 10', UNLESS NOTED OTHERWISE.
4. CONTRACTOR SHALL BOND THE TOWER GROUND BAR (TOGB) TO THE GROUND RING USING A 2 AWG TINNED SOLID BARE COPPER CONDUCTOR AND AN EXOTHERMIC WELD.
5. CONTRACTOR SHALL BOND THE MAIN GROUND BAR (MGB) & EXTERNAL GROUND BAR (GB2) TO THE GROUND RING USING 2 AWG TINNED SOLID BARE COPPER CONDUCTORS AND EXOTHERMIC WELDS.
6. ALL GROUNDING/BONDING CONDUCTORS LOCATED ABOVE FINISHED GRADE SHALL BE RUN IN 1" PVC CONDUIT.
7. CONTRACTOR SHALL NOTIFY THE OWNER/TENANT CONSTRUCTION MANAGER TO ALLOW THE OWNER/TENANT CONSTRUCTION MANAGER TO INSPECT THE GROUNDING SYSTEM PRIOR TO BACKFILLING.

1. GROUND RING IS TO BE CONSTRUCTED OF #2 SOLID TINNED BARE COPPER WIRE IN ONE CONTINUOUS PIECE.
2. #2 SOLID TINNED BARE COPPER GROUND WIRE FROM MONOPOLE.
3. #2 SOLID TINNED BARE COPPER GROUND WIRE FROM MULTI-METER BUS BAR TO GROUND RING.
4. #2 SOLID TINNED BARE COPPER GROUND WIRE FROM H-FRAME POST TO GROUND RING (TYP. OF 2)
5. MECHANICALLY CONNECTED W/ HARGER UPC CLAMP (SEE DETAIL ON SHEET G-4)
6. #2 SOLID TINNED BARE COPPER GROUND WIRE FROM FENCE CORNER POST TO GROUND RING.
7. GATE JUMPER #2 AWG JUMPER W/ HARGER COMPRESSION LUGS AT EACH GATE POST (TYP.)
8. 2/0 AWG GATE JUMPER WELDING CABLE
9. GROUND ROD (TYP)
10. GROUND TEST WELL

PROPOSED BACKBOARD PROVIDE & INSTALL 1/4x4x12 ELECTRIC MOTION GALVANIZED BUS BAR ON RED SEAL INSULATORS & STAINLESS STEEL BRACKET FOR LANDING OF ALL GROUNDS AT UTILITY BOARD. COAT WITH ELECTRIC MOTION ANTI-THEFT COMPOUND (SEE METER BOARD UTILITY GROUNDING DETAIL, DWG G-2, DETAIL 1)



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VERIZON FUZE ID:
17565444

2415 SOUTHSIDE DRIVE
NORTH GARDEN, VA 22959

NEW
105' MONOPOLE TOWER

GROUNDING DETAILS

SHEET NUMBER: REV.:

G-1

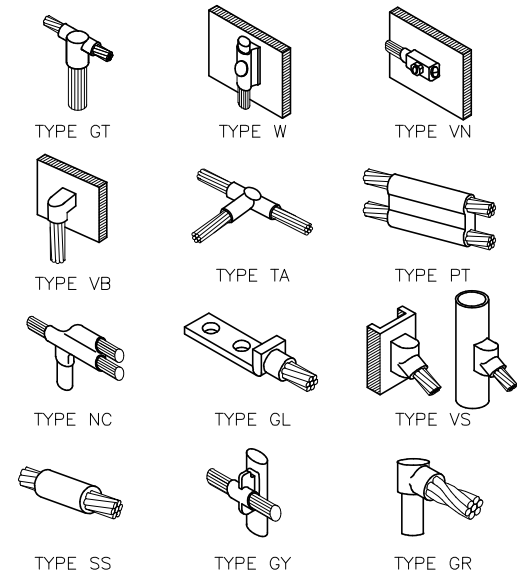
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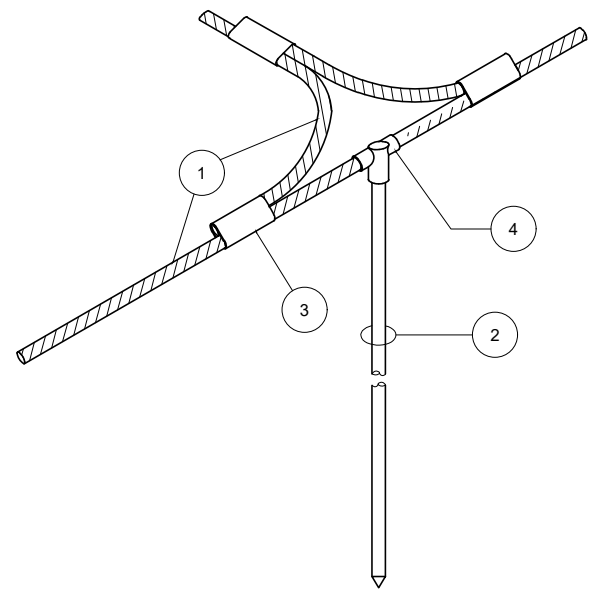


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PLANS PREPARED BY: _____			
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GROUNDING DETAILS			
SHEET NUMBER: _____		REV.: _____	
G-2		3	
		46304	

TYPICAL CADWELD GROUNDING CONNECTIONS

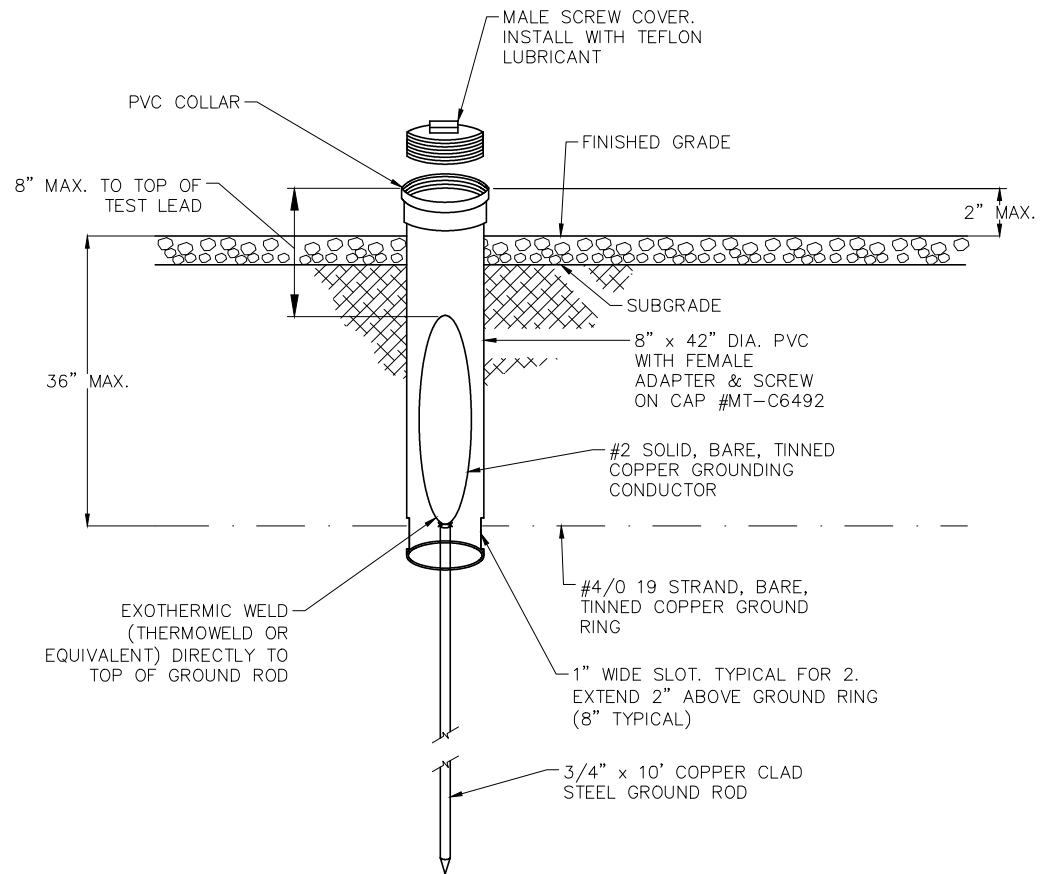


1 CADWELD DETAILS
N.T.S.

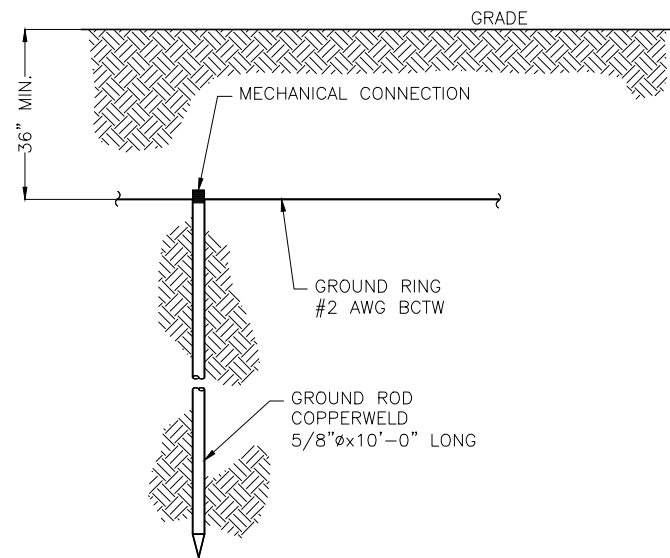


- 1 MAIN CONDUCTOR, COPPER CABLE
2 5/8" X 10' COPPER CLAD STEEL GROUND ROD
3 CADWELD TYPE "NC"
4 CADWELD TYPE "GT"

3 GROUND RING BONDING
N.T.S.



2 TEST WELL DETAIL (TYPICAL)
N.T.S.



5 GROUND ROD DETAIL
N.T.S.

4 NOT USED
N.T.S.

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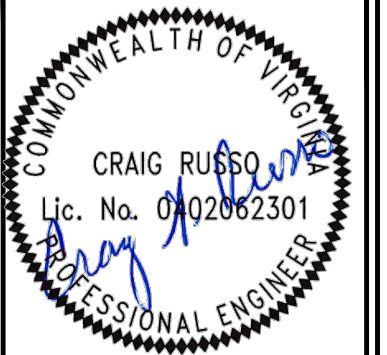
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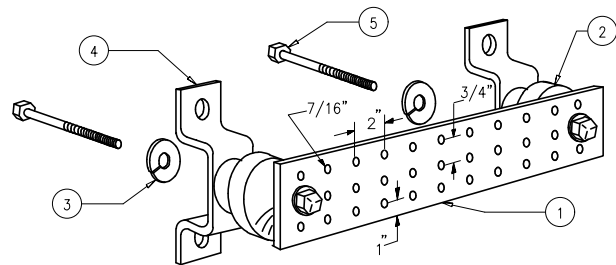
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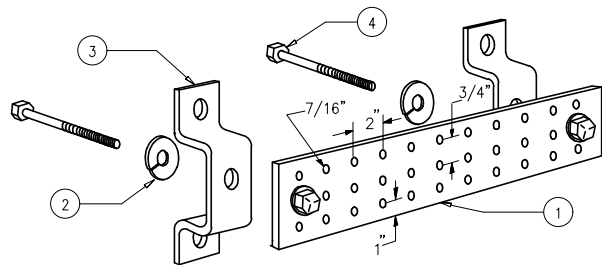
G-3 3
46304



LEGEND

- 1- COPPER GROUND BAR, 1/4"x 4"x 20". HOLE CENTERS TO MATCH NEMA DOUBLE LUG CONFIGURATION.
2- INSULATORS.
3- 5/8" LOCKWASHERS.
4- WALL MOUNTING BRACKET.
5- 5/8-11 X 1" H.H.C.S.BOLTS.

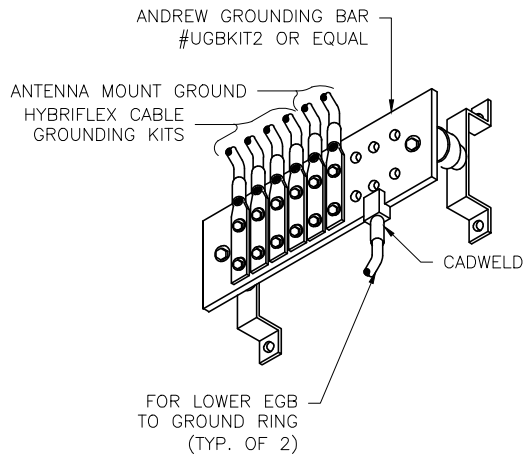
1 INSULATOR GROUND BAR DETAIL (AS REQUIRED) N.T.S.



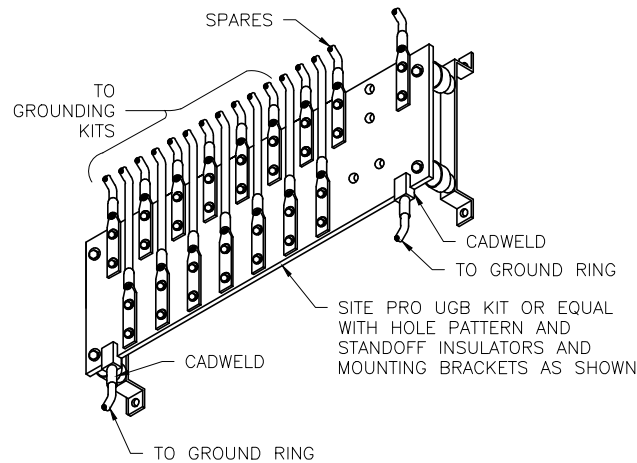
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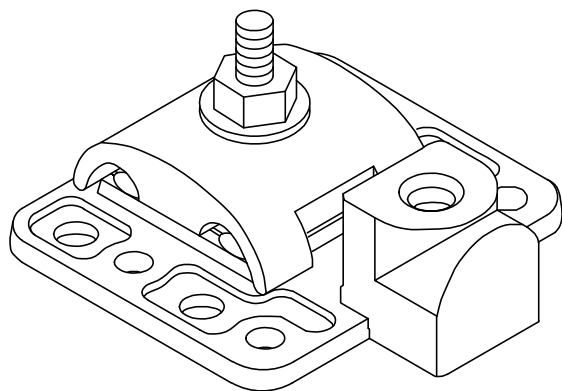
2 UNINSULATED GROUND BAR DETAIL (AS REQUIRED) N.T.S.



3 EQUIPMENT GROUND BAR N.T.S.



4 MASTER GROUND BAR (MGB) N.T.S.



5 HARGER LIGHTNING ROD BASE (OR APPROVED EQUAL) N.T.S.



6 HARGER LIGHTNING ROD (OR APPROVED EQUAL) N.T.S.

7 NOT USED N.T.S.

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