ALBEMARLE COUNTY PLANNING
STAFF REPORT SUMMARY

Project Name: SP202000004 Wild Turkey (Cross Property) - Tier III Personal Wireless Service Facility	**Staff:** Andrew Knuppel, Planner
Planning Commission (PC) Hearing: June 16, 2020	**Board of Supervisors (BOS) Hearing:** to be determined
Owner: Robert L. Cross and Jeanne K. Cross, Trustees of the Cross Living Trust	**Applicant:** Nathan Holland – GDN Sites on behalf of Verizon Wireless
Acreage: 6.0 acres	**Special Use Permit for:** Tier III personal wireless facility under Section 10.2.2 (48) of the zoning ordinance.
Tax Map Parcel (TMP): 05700-00-00-041L0	**Zoning/by-right use:** RA Rural Area, EC Entrance Corridor
Magisterial District: White Hall	**Location:** Near southeast corner of intersection of Rockfish Gap Turnpike (Route 250) and Wild Turkey Lane, immediately west of existing personal wireless service facilities on property.
School Districts: Brownsville – Elementary**,** Henley – Middle, and Western Albemarle – High	**Conditions:** Yes
Development Area: Rural Area 3	**Requested # of Dwelling Units/Lots:** N/A
Proposal(s): Request for approval of a Tier III personal wireless service facility located within an avoidance area with a steel monopole that would be approximately 116.7 feet tall. The facility would be located within a 30' x 30' lease area and accessed via a 20' access & utility right-of-way with 12' access road. Request for a Special Exception to modify Section 5.1.40 (b)(2)(c) of the zoning ordinance to allow the closest point of the back of antenna to be more than 12 inches from the monopole. No dwelling units proposed.	**Comp. Plan Designation:** Rural Area – preserve and protect agricultural, forestal, open space, and natural, historic and scenic resources; residential (0.5 unit/ acre in development lots)
Character of Property: There are two existing treetop facilities near the property boundary with Route 250, as well as two rental dwellings accessed from Wild Turkey Lane. Property is cleared near dwellings and the immediate vicinity of the monopoles, with mature trees near the Route 250 right-of-way. The eastern half of the property is heavily wooded and slopes upwards from the Mechums River.	**Use of Surrounding Properties:** Rural/residential with single-family dwellings on wooded lots oriented to Route 250 or residential cul-de-sacs, generally less than 21 acres.
Factors Favorable: 1. The proposed facility would be screened and sited to minimize visibility from the Rockfish Gap Turnpike (Rt. 250) Virginia Scenic Byway and avoidance area. 2. The proposed facility would be screened and sited to minimize visibility from the	**Factors Unfavorable:** 1. The proposed facility would be skylit from the southeast. However, the adjacent parcel is under the same ownership and impacts to parcels across Mechums River are mitigated by distance and/or backdropping.

Rockfish Gap Turnpike (Rt. 250) Entrance Corridor. 3. The proposed facility would be located in an Opportunity Site. 4. Improving wireless coverage would support improved public safety and welfare by expanding access to emergency services and online resources.	
Recommendation: Staff recommends approval of SP202000004 with conditions, and recommends approval of the special exception request (to modify the antenna projection distance) with conditions.	

STAFF CONTACT: Andrew Knuppel, Planner
PLANNING COMMISSION: June 16, 2020
BOARD OF SUPERVISORS: August 5, 2020

PETITION(s):

PROJECT: SP202000004 – Wild Turkey (Cross Property) - Tier III Personal Wireless Service Facility
MAGISTERIAL DISTRICT: White Hall
TAX MAP/PARCEL: 05700-00-00-041L0
LOCATION: Near southeast corner of intersection of Rockfish Gap Turnpike (Route 250) and Wild Turkey Lane, immediately west of existing personal wireless service facilities on property.
PROPOSAL: Request for approval of a Tier III personal wireless service facility located within an avoidance area with a steel monopole that would be approximately 116.7 feet tall. The facility would be located within a 30’ x 30’ lease area and accessed via a 20' access & utility right-of-way with 12’ access road.
PETITION: Tier III personal wireless facility under Section 10.2.2 (48) of the zoning ordinance on a 6 acre parcel. Request for a Special Exception to modify Section 5.1.40 (b)(2)(c) of the zoning ordinance to allow the closest point of the back of antenna to be more than 12 inches from the monopole. No dwelling units proposed.
ZONING: RA, Rural Areas- agricultural, forestal, and fishery uses; residential density (0.5 unit/acre in development lots).
ENTRANCE CORRIDOR: Yes
PROFFERS: No
COMPREHENSIVE PLAN LAND USE/DENSITY: Rural Areas in Rural Area 3 - Preserve and protect agricultural, forestal, open space, and natural, historic and scenic resources/ density (0.5 unit/acre in development lots).

CHARACTER OF THE AREA:

The subject property is a 6 acre parcel within located on the southeast side of Rockfish Gap Turnpike (Rt. 250), approximately halfway (1 mile) from its intersection with Three Notch’d Road (Rt. 240) at Mechum’s River and the Clover Lawn shopping center (Attachment 1).

The property is bounded on the north by Rockfish Gap Turnpike and on the west by Wild Turkey Lane. There are two existing treetop facilities near the property boundary with Route 250, as well as two rental dwellings accessed from Wild Turkey Lane. The area in the vicinity of the dwellings and monopoles is cleared, with mature trees near the Route 250 right-of-way. The eastern half of the property is heavily wooded and slopes downwards as it approaches the Mechums River.

Nearby are single-family homes on lots zoned Rural Areas, with variable lot sizes generally below 21 acres. Most parcels are wooded and oriented to Rockfish Gap Turnpike (Rt. 250) or adjacent cul-de-sacs

serving small rural residential subdivisions. The Foxchase subdivision is located across Rockfish Gap Turnpike (Rt. 250) approximately ¼ mile northwest of the proposed facility site.

Rockfish Gap Turnpike (Rt. 250) is designated as an Entrance Corridor as well as a Virginia Scenic Byway. The corridor has two travel lanes with a center left-turn lane, and is wooded on both sides.

PLANNING AND ZONING HISTORY:

Two personal wireless service facilities currently exist on the property.

SP199900009 / VA199900009: This approval was conditioned on the height of the tower not exceeding 7 feet above the height of the tallest tree within 25 feet of the tower. The original wooden monopole was replaced with a 90.9' steel monopole.

SP200700015 / SDP200700024 / ARB200700033: Approval of a 98' Tier II treetop facility. The monopole was initially constructed to the incorrect height, though height was later corrected to 82' tall per the most recent building permit file available for this site (B201601269ATWR).

SDP201900077: This application was originally submitted as a Tier II personal wireless service facility. A balloon test was held for this application on January 16, 2020. However, it was recognized that though the proposed facility met the design standards for a Tier II treetop facility, the proposed location was within an avoidance area (located within 200' of a state scenic byway) and would need to be reviewed as a Tier III personal wireless service facility and thus a Special Use Permit. This application was withdrawn on January 17, 2020 and resubmitted as SP202000004 on January 21, 2020.

DETAILS OF THE PROPOSAL:

The applicant is requesting a Special Use Permit to construct a Tier III personal wireless service facility with a steel monopole that would be approximately 116.7 feet tall. The facility would be located within a 30' x 30' lease area adjacent and to the west of the two existing monopoles, and located within a 25'x30' wooden fenced compound. The monopole would be 28 feet and 5 inches from the Rockfish Gap Turnpike right-of-way. Access would be provided by a 20' access & utility right-of-way with new 12' gravel access road. One 86' oak tree would be removed for the access road. 3,335 square feet of land would be disturbed for the equipment compound and access road, and this land disturbance would not be subject to the Virginia Erosion and Sediment Control Program or Virginia Stormwater Management Program (Attachments 2 & 3).

The facility would include a single array of six flush-mounted antennas. The applicant has requested a Special Exception to modify Section 5.1.40 (b)(2)(c) of the zoning ordinance to allow the closest point of the back of antenna to be more than 12 inches from the monopole (Attachment 4).

The proposed facility satisfies design standards for a Tier II ("treetop") facility, with the exception of the projection requirement mentioned above. However, it is subject to review as a Tier III facility due to its location within an avoidance area (within 200 feet of the Rockfish Gap Turnpike/Rt. 250 Virginia Scenic Byway) as defined in the Zoning Ordinance:

> *Avoidance area. "Avoidance area" means an area having significant resources where the initial siting of personal wireless service facilities could result in adverse impacts as follows… …(v) any location within 200 feet of any state scenic highway or by-way."*

COMMUNITY MEETING

The applicant conducted the required community meeting with the Crozet Community Advisory Committee on Wednesday, March 11, 2020.

During the meeting, community members asked about the public benefit to be received from improved cell service (propagation of signal and whether 5G service would be offered) and the status of the two existing towers on the site. Community members referenced prior code compliance issues with the second tower constructed on the site and expressed concerns about the height of the proposed facility relative to the existing towers.

Concerns were expressed regarding the January 2020 balloon test, including an assessment of how the trees that are to be removed will impact visibility of the proposed tower and impacts from wind. The January 2020 balloon test was held for the earlier submission (SDP201900077). The applicant agreed to hold a second balloon test on Thursday, April 2, 2020. The applicant and staff photographed the balloon from various vantage points on nearby streets as well as properties upon request of nearby property owners.

ANALYSIS OF THE SPECIAL USE PERMIT REQUEST

Section 33.39(B) states that the Commission, in making its recommendation, shall consider the same factors found in Section 33.40(B):

1. ***No substantial detriment. Whether the proposed special use will be a substantial detriment to adjacent parcels.***

   No substantial detriment to adjacent parcels is expected from this proposal. There are currently two similar facilities on the parcel which have not resulted in substantial detriment. Visibility from adjacent parcels is mitigated by screening, backdropping, and distance, as discussed below.

2. ***Character of the nearby area is unchanged. Whether the character of the adjacent parcels and the nearby area will be changed by the proposed special use.***

   The character of the adjacent parcels and the nearby area would not be changed by the proposed special use. Two existing personal wireless service facilities are located on the subject property. The addition of a third facility meeting similar design standards would not cause a change to the character, and the presence of existing facilities makes this site an opportunity site that could prevent the introduction of facilities to other areas. The proposed development appears to be generally similar to and consistent with the existing character of the adjacent parcels in the RA district.

3. ***Harmony.***

   Whether the proposed special use will be in harmony with the purpose and intent of this chapter,

   The intent of the RA Rural Areas district includes preservation of agricultural and forestal lands and activities, water supply protection, limited service delivery to the rural areas, and conservation of natural, scenic, and historic resources. The requested use is permissible by special use permit in all zoning districts. The proposed facility would not interfere with agricultural or forestal activities, would have a negligible impact on water supplies due to minimal on-site grading, and would not incur additional needs for public service delivery. There are no impacts to natural and historic resources and impacts to visual resources are mitigated. No conflict has been found between this request and the intent of the Zoning Ordinance.

with the uses permitted by right in the district,

The requested use does not restrict by-right uses within the district. The facility's design is substantially consistent with design standards for a by-right Tier II personal wireless service facility.

with the regulations provided in Section 5 as applicable,

Personal wireless service facilities are subject to supplementary regulations in Section 5.1.40 of the Zoning Ordinance.

The proposal satisfies the development requirements and design standards in Section 5.1.40(b), with the exception of the "projection" (or "standoff") requirements for antennas and associated equipment specified in Section 5.1.40(b)(2)(c). The applicant has requested a Special Exception to modify this requirement to allow the closest point of the back of the antenna to be greater than 12 inches from the face of the monopole. This request is analyzed below in "Special Exception Request to Modify Antenna Projection Requirements".

Section 5.1.40(b)(6), "Screening and siting to minimize visibility", requires that:

> The site shall provide adequate opportunities for screening and the facility shall be sited to minimize its visibility from adjacent parcels and streets, regardless of their distance from the facility. The facility also shall be sited to minimize its visibility from any entrance corridor overlay district, state scenic river, national park or national forest, regardless of whether the site is adjacent to the district, river, park or forest. If the facility would be located on lands subject to a conservation easement or an open space easement, or adjacent to a conservation easement or open space easement, the facility shall be sited so that it is not visible from any resources specifically identified for protection in the deed of easement.

A detailed discussion of visibility is below, however, staff's opinion is that the site provides adequate opportunities for screening and the facility is sited to minimize its visibility from adjacent parcels and streets as well as from entrance corridor overlay districts. There are no adjacent conservation easements with specifically identified resources.

and with the public health, safety, and general welfare.

The proposal is in harmony with public health, safety, or general welfare. Improved wireless coverage could improve public safety for motorists and residents by improving access to emergency services from cellular devices, as well as the general welfare of nearby residents by improving access to wireless and broadband service. Wireless facilities can provide broadband Internet service, which has become more recognized as necessary for public education, convenience, and the economic well-being of the community.

4. ***<u>Consistency with the Comprehensive Plan.</u> Whether the proposed special use will be consistent with the Comprehensive Plan.***

<u>Historic, Cultural, and Scenic Resources Goal:</u> "Albemarle's historic, cultural, and scenic resources will be preserved. Attractive entrance corridors will welcome visitors and residents to and within the County."
<u>Historic, Cultural, and Scenic Resources Objective 7:</u> "Maintain or improve the visual quality of all of Albemarle's roadways."
<u>Historic, Cultural, and Scenic Resources Objective 8:</u> "Maintain the visual integrity of Albemarle's Entrance Corridors."

> **<u>Strategy 8b:</u>** Continue to use the Entrance Corridor design guidelines to help maintain the integrity of Entrance Corridors in Albemarle County.

Rockfish Gap Turnpike (Rt. 250) is both a Virginia Scenic Byway and an Entrance Corridor. Trees near the front of the site and within the right-of-way provide screening and mitigate the proposed facility's visibility from Rockfish Gap Turnpike. At its meeting on February 4, 2020, the Architectural Review Board found that the proposed location will sufficiently minimize the visibility of the monopole from the Entrance Corridor, based on continued existence of trees in the right-of-way (Attachment 5).

<u>Community Facilities Objective 10:</u> "Support provision of private electric, telephone, natural gas, wireless,and fiber optic service when its provision is in keeping with other aspects of the Comprehensive Plan."

> **<u>Strategy 10e:</u>** Continue to ensure that personal wireless facilities are provided in accordance with the County's personal wireless service policy.

A detailed analysis of the proposed facility's consistency with the Policy's recommendations follows.

<u>PERSONAL WIRELESS SERVICE FACILITIES POLICY & VISIBILITY ANALYSIS</u>

The County's Personal Wireless Service Facilities Policy provides guidance for the siting and design of wireless facilities. Analysis of visibility is based on the results of balloon tests and photosimulations of the proposed facility (Attachment 6).

<u>Facilities with limited visibility are encouraged.</u>

Per the Policy, the primary concern for the location of wireless facilities is visual impact. The Policy was put in place to ensure that the construction of new and modified facilities have limited visual impact on the community. The Policy does not require facilities to be invisible, mitigation strategies can reduce potential impacts from visibility. County staff conducted an analysis of potential visibility using geographic information systems (GIS) software (Attachment 7), which uses elevation and land cover data to estimate where a facility may be visible. This does not indicate a degree of visibility, only if the facility could potentially be seen. This analysis was used to identify areas where the balloon may be visible and was used in conjunction with photographs from the balloon test.

Facilities should not be located on ridgetops or along the ridgeline.

Rockfish Gap Turnpike (Rt. 250) follows a ridgeline dividing the Mechums River and Lickinghole Creek watersheds. Though not as topographically prominent as a mountaintop, the facility's site is somewhat elevated relative to Mechums River and properties to the southeast. The facility's siting would not be substantially elevated from the scenic byway.

Facilities should be provided with an adequate backdrop so that they are not skylined.

The "treetop" design of the proposed facility requires some clearance above nearby trees, with a low degree of skylining that is acceptable under the by-right Tier II standard, provided that it is not substantially taller than nearby trees. While the proposed facility would be screened from Rockfish Gap Turnpike by trees, the proposed facility would be visible from some areas to the northwest within the Foxchase subdivision, as well as some parcels to the southeast on Broad Axe Road, due to their lower elevation and the cleared areas that prevent screening. Portions of Wild Turkey Lane immediately to the southeast of the proposed site that are cleared would exhibit some skylining.

Staff believes that the degree of skylining is acceptable. There is not substantial variation from nearby tree cover when viewed from the northwest, and that distance from the facility (over ½ mile) mitigates negative visual impacts to parcels to the southeast on Broad Axe Road. The areas of Wild Turkey Lane where the balloon test was skylit are under the same ownership as the proposed facility site.

Facilities should not adversely impact resources identified in the Open Space Plan or designated as Avoidance Areas.

The proposed facility would not adversely impact the Rockfish Gap Turnpike (Virginia Scenic Byway) Avoidance Area. The presence of screening trees sufficiently minimizes its visibility from the byway.

Facilities should utilize existing structures where possible.

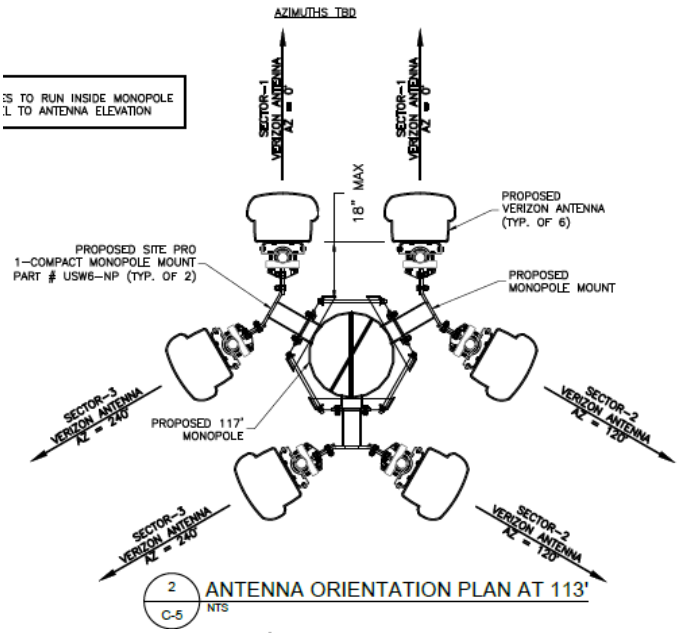
Two other eligible support structures exist on the site. Per the applicant, these monopoles were not designed to extend and install a second carrier's equipment and could not be utilized.

Ground-based equipment should be limited in size and be designed in keeping with the character of the area.

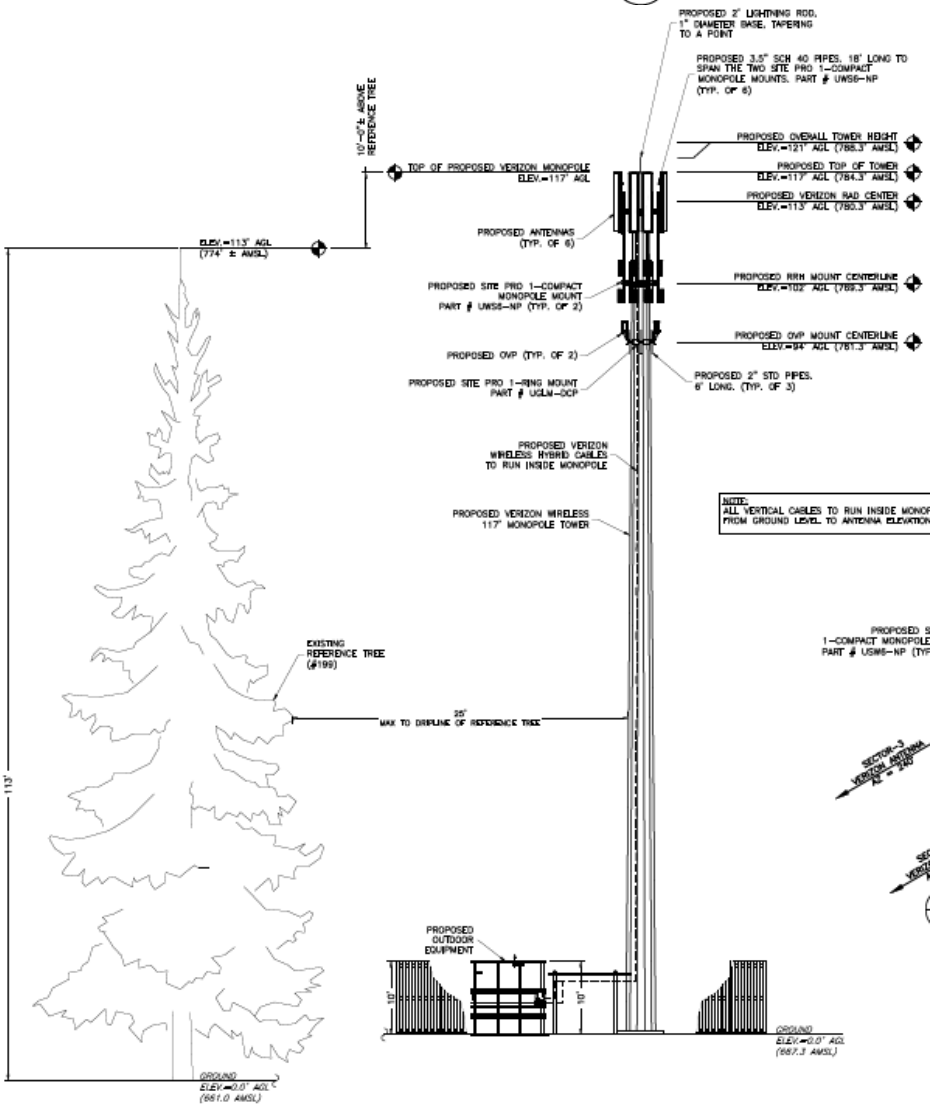
At its meeting on February 4, 2020, the Architectural Review Board reviewed the design of the ground equipment and base station and recommended approval of the Certificate of Appropriateness with conditions. These conditions have been addressed and a Certificate of Appropriateness was issued on April 28, 2020.

Antennas should be mounted close to the supporting structure and be designed to minimize visibility.

The proposed facility will utilize flush mounts to minimize the distance between the monopole and antennas. A special exception was requested to modify the “projection” (or “standoff”) requirements for antennas and associated equipment specified in Section 5.1.40(b)(2)(c) and allow the closest point of the back of the antenna to be greater than 12 inches from the face of the monopole, allowing all antennas to be mounted on a single array. However, the farthest point of the back of antenna will not be greater than 18 inches from the monopole. Staff believes that this design would minimize visibility.



2 C-5 ANTENNA ORIENTATION PLAN AT 113'
NTS



SUMMARY:

After review of this request, staff have identified the following factors of this proposal which are favorable and unfavorable:

Factors favorable to this request include:

1. The proposed facility would be screened and sited to minimize visibility from the Rockfish Gap Turnpike (Rt. 250) Virginia Scenic Byway and avoidance area.
2. The proposed facility would be screened and sited to minimize visibility from the Rockfish Gap Turnpike (Rt. 250) Entrance Corridor.
3. The proposed facility would be located in an opportunity site.
4. Improving wireless coverage would support improved public safety and welfare by expanding access to emergency services and online resources.

Factors unfavorable to this request include:

1. The proposed facility would be skylit from the southeast. However, the adjacent parcel is under the same ownership and impacts to parcels across Mechums River are mitigated by distance and/or backdropping.

RECOMMENDED ACTIONS:

Based on the findings described in this report and factors identified as favorable, **staff recommends approval of special use permit application SP202000004 with the following conditions** (below).

1) The development of the site, and any modifications to the arrays, shall be in general accord with the plan titled "Wild Turkey, Wild Turkey Lane, Charlottesville, VA, 22903, Albemarle County" dated 4/20/2020 (hereafter "Conceptual Plan"), as determined by the Director of Planning and the Zoning Administrator. To be in general accord with the Conceptual Plan, development and use shall reflect the following major elements within the development essential to the design of the development, including but not limited to all concealment elements, concealment technique, and concealment elements of the eligible support structure, as shown and described on the Conceptual Plan and mentioned below and in Condition 2:
   a) Color (equipment and monopole – Sherwin Williams – Java Brown #6090)
   b) Flush mounting of antenna (18 inch maximum standoff distance)
   c) Location of ground equipment
   d) Diameter of monopole

   Minor modifications to the plan which do not conflict with the elements above may be made to ensure compliance with the Albemarle County Zoning Ordinance.

2) As a concealment element to minimize skylining, the height of the tower shall not exceed 117 feet above ground level (AGL) or ten feet taller than the tallest tree within 25 feet of the monopole as measured in elevation above mean sea level, whichever is less. Measurement of height shall include any base, foundation or grading that raises the monopole above the pre-existing natural ground elevation.

3) The following shall be submitted with the building permit application:
   a) certification by a registered surveyor stating the height of the reference tree that is used to determine the permissible height of the monopole; and
   b) a final revised set of plans for the construction of the facility.

   The agent shall review the surveyor's certificate and the plans to ensure that all applicable requirements have been satisfied.

SPECIAL EXCEPTION REQUEST TO MODIFY ANTENNA PROJECTION REQUIREMENTS

The applicant has requested a Special Exception pursuant to Zoning Ordinance Section 33.49, to modify the "projection" requirements for antennas and associated equipment specified in Section 5.1.40(b)(2)(c).

Summary of Request

Specifically, the applicant has requested modification of the maximum standoff distance to the closest point of the back of the antenna in Section 5.1.40(b)(2)(c), as shown in the Special Exception Request application materials. (Attachment 4)

Applicable Zoning Ordinance Sections

Section 5.1.40(b)(2)(c) of the Zoning Ordinance states that "No antenna shall project from the facility, structure or building beyond the minimum required by the mounting equipment, and in no case shall the closest point of the back of the antenna be more than 12 inches from the facility, structure, or building, and in no case shall the farthest point of the back of the antenna be more than 18 inches from the facility, structure, or building" (emphasis added).

Staff Analysis

This proposal includes a special exception request to modify the requirements of County Code § 18-5.1.40(b)(2)(c), which limits the standoff distance to 12" from the tower structure to the closest point on the back of the antenna. This request is necessary to utilize a mount type that will allow Remote Electrical Tilt antennas to be used and all six antennas to be mounted in a single array. Although the distance to the closest point of the back of the antenna would be increased, the distance to the farthest point of the back of the antenna would still comply with this section. The proposed site provides adequate screening and minimizes visibility from adjacent parcels and streets, including the Route 250 Entrance Corridor and Scenic Byway, as determined from a balloon test. No additional visual impact is anticipated.

RECOMMENDED ACTION – SPECIAL EXCEPTION:

In consideration of the information provided by the applicant, as well as the staff identified in this report, the special exception request seems acceptable. **Staff recommends approval of the requested Special Exception** to modify the antenna projection requirements specified in Section 5.1.40(b)(2)(c) of the Zoning Ordinance **with the following conditions**:

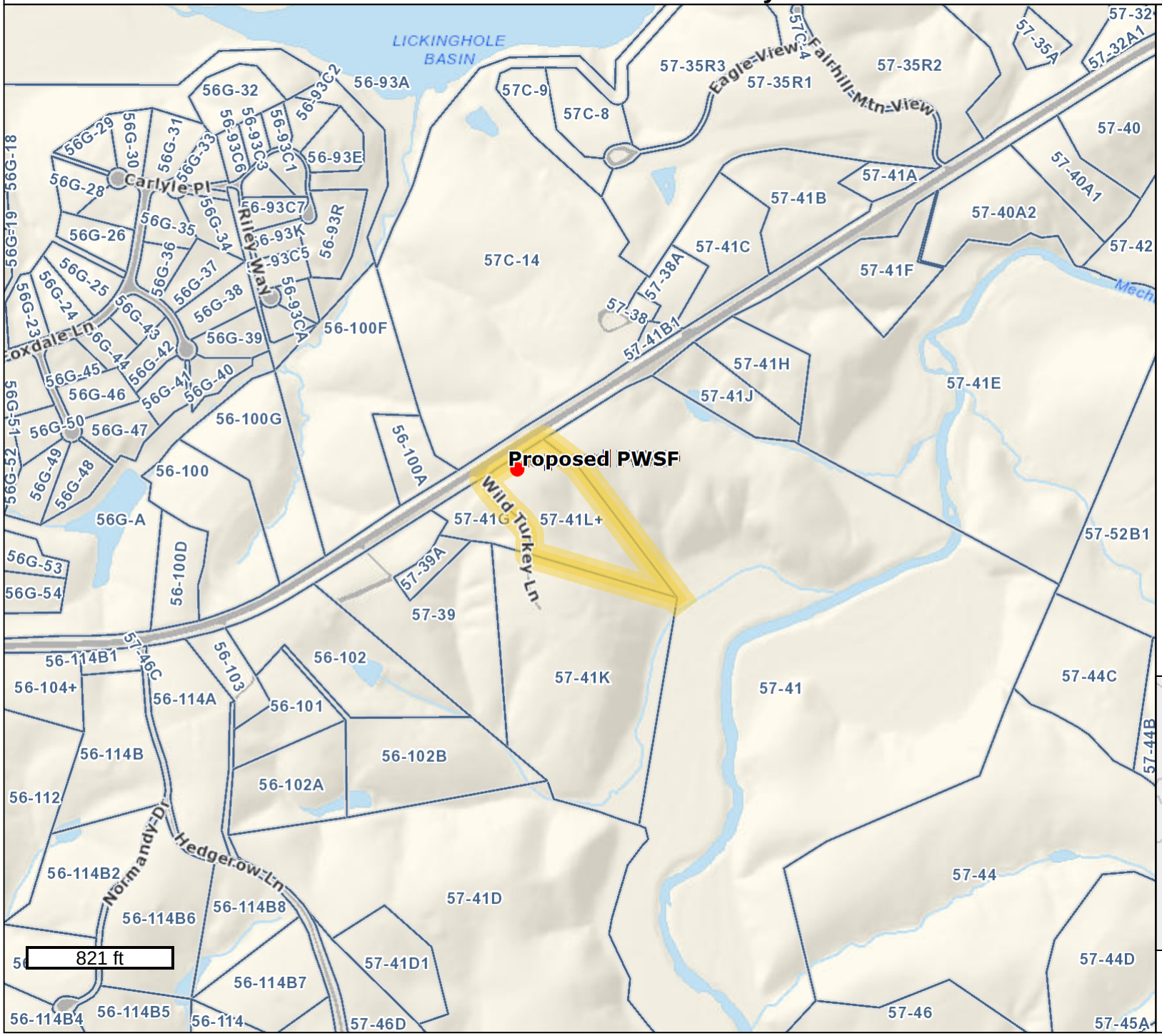
1. The antenna shall be installed as depicted on Sheet C-5 of the site plan referred to as "Wild Turkey, Wild Turkey Lane, Charlottesville, VA, 22903, Albemarle County" prepared by John A. Daughtrey III, last revised on April 20, 2020.

2. No antenna authorized by this special exception shall project more than eighteen inches (18") from the monopole to the back of the antenna.

ATTACHMENTS:

1 – Location Map
2 – Application Materials: Project Narrative
3 – Application Materials: Conceptual Plan *(dated April 20, 2020)*
4 - Special Exception Request *(dated February 6, 2020)*
5 – Architectural Review Board Action Letter (*dated February 4, 2020*)
6 – Balloon Test Photographs & Photosimulations
7 – Viewshed Analysis Map
8 – Memo Discussing FCC Rules Related to Eligible Support Structures

SP2020-04 Wild Turkey Tier III PWSF

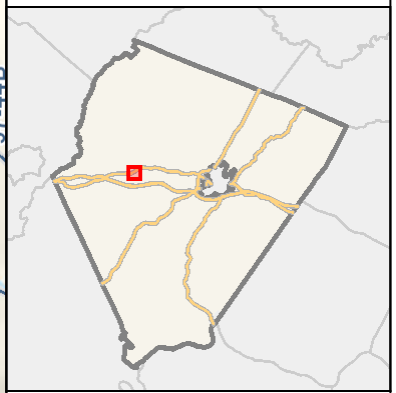


Legend

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Parcel Info

- ☐ Parcels



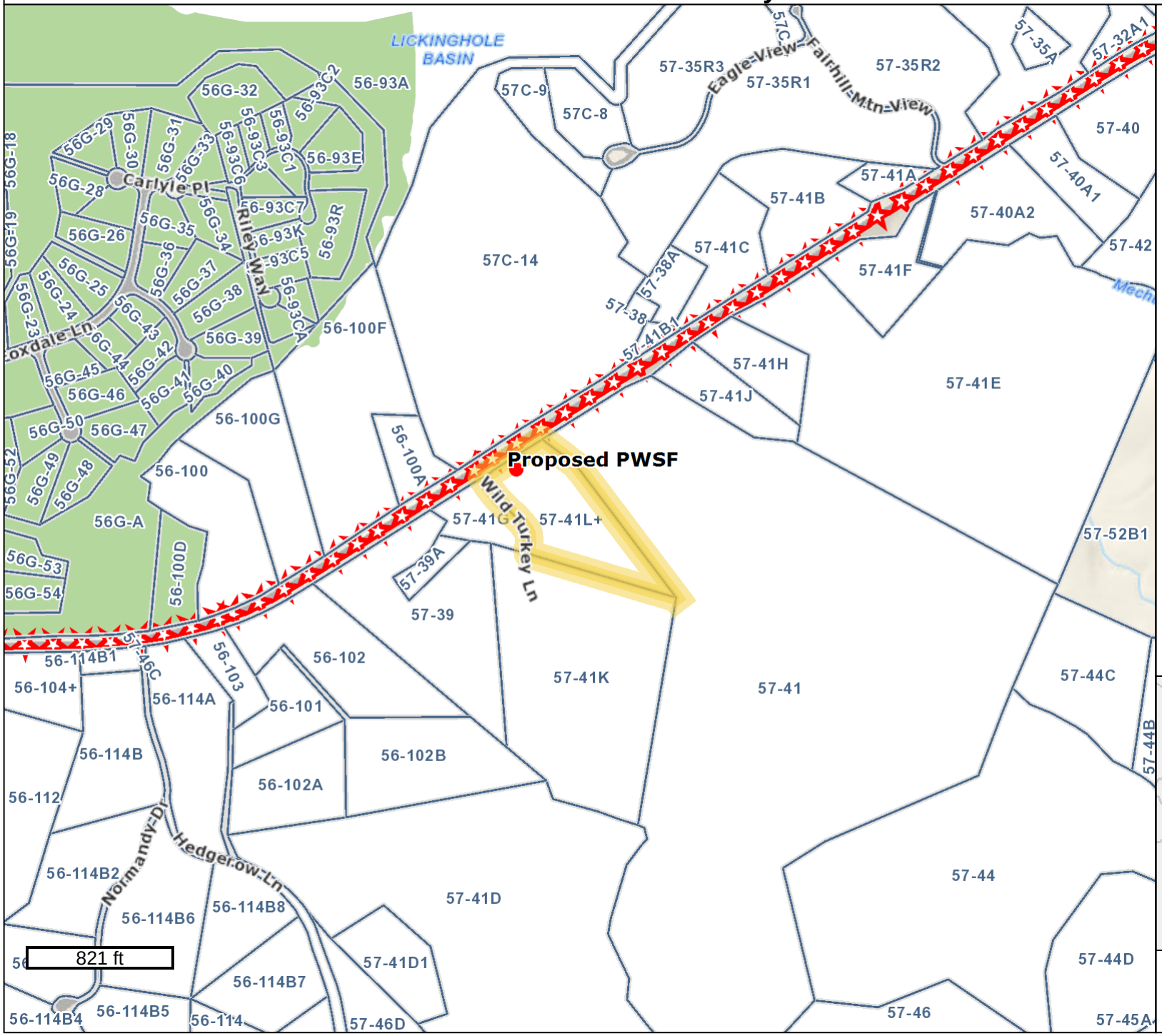
GIS-Web
Geographic Data Services
www.albemarle.org/gis
(434) 296-5832

Any determination of topography or contours, or any depiction of physical improvements, property lines or boundaries is for general information only and shall not be used for the design, modification, or construction of improvements to real property or for flood plain determination.

June 3, 2020

Map elements may scale larger than GIS data measured in the map or as provided on the data download page due to the projection used. Map Projection: WGS84 Web Mercator (Auxiliary Sphere) (EPSG 3857)

SP2020-04 Wild Turkey Tier III PWSF



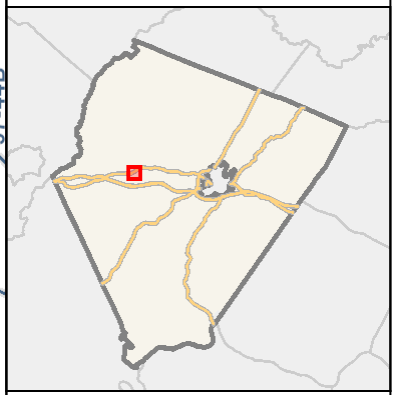
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Parcel Info
- Parcels

Zoning Info
- Zoning Entrance Corridors
- Proffers
- Natural Resource Extraction Overlay

Zoning Classifications
- Rural Areas
- Village Residential
- R1 Residential
- R2 Residential
- R4 Residential
- R6 Residential
- R10 Residential
- R15 Residential
- Planned Unit Development
- Planned Residential Development
- Neighborhood Model District
- Monticello Historic District
- C1 Commercial
- Commercial Office
- Highway Commercial
- Planned Development Shopping Ctr.
- Planned Development Mixed Comm.
- Downtown Crozet District
- Light Industry
- Heavy Industry
- Planned Development Industrial Par
- Town of Scottsville



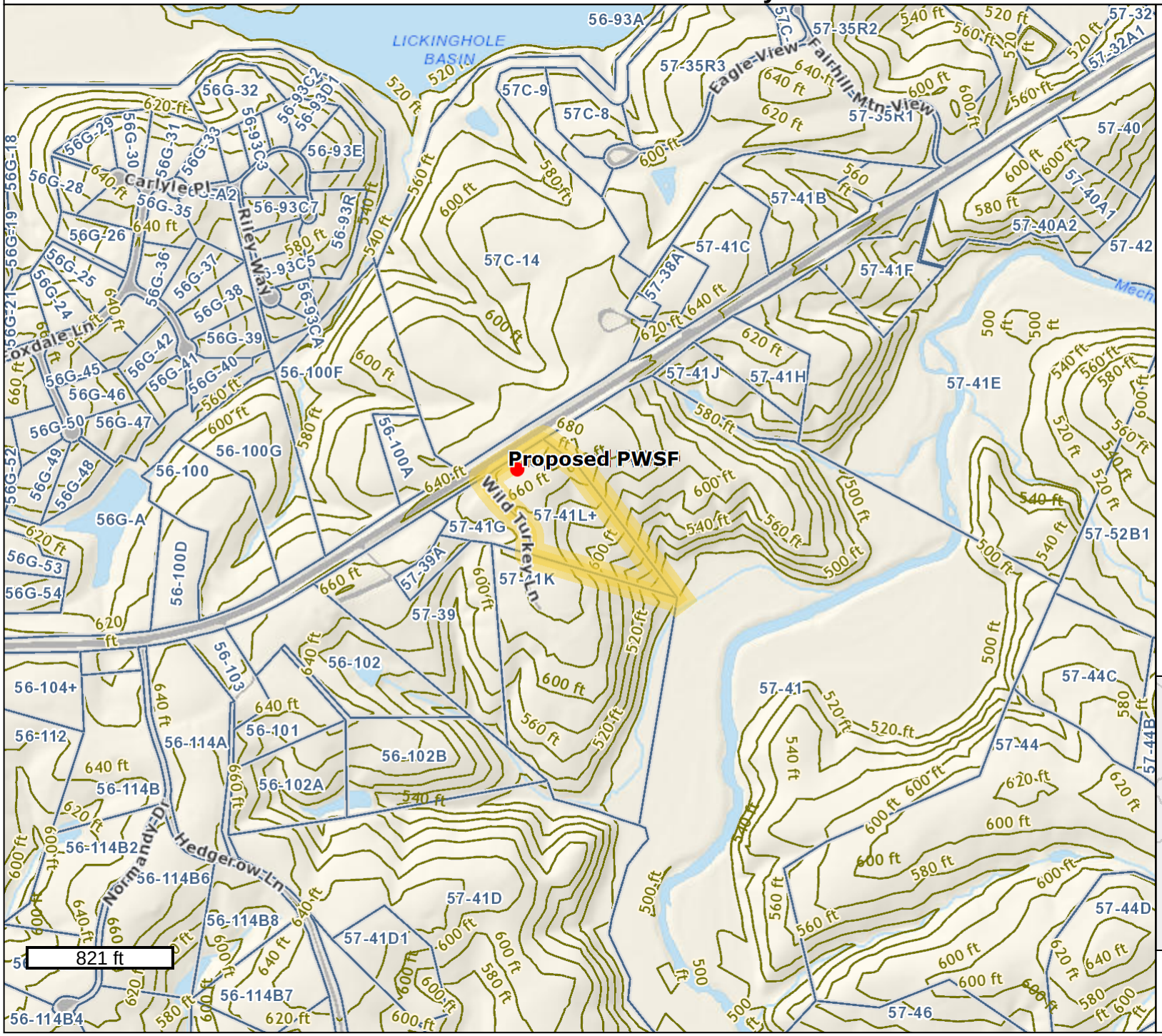
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SP2020-04 Wild Turkey Tier III PWSF



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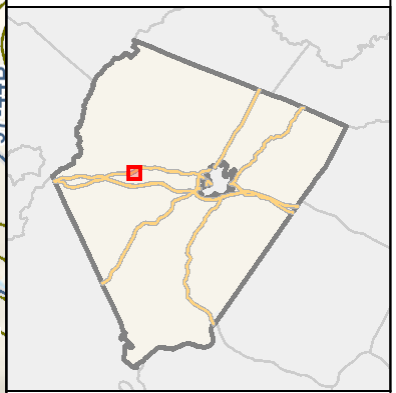
Parcel Info

- Parcels

Elevation

Y2018 Elevation Contours

- Y2018 Elevation Contours (100 ft)
- Y2018 Elevation Contours (60 ft)
- Y2018 Elevation Contours (40 ft)
- Y2018 Elevation Contours (20 ft)



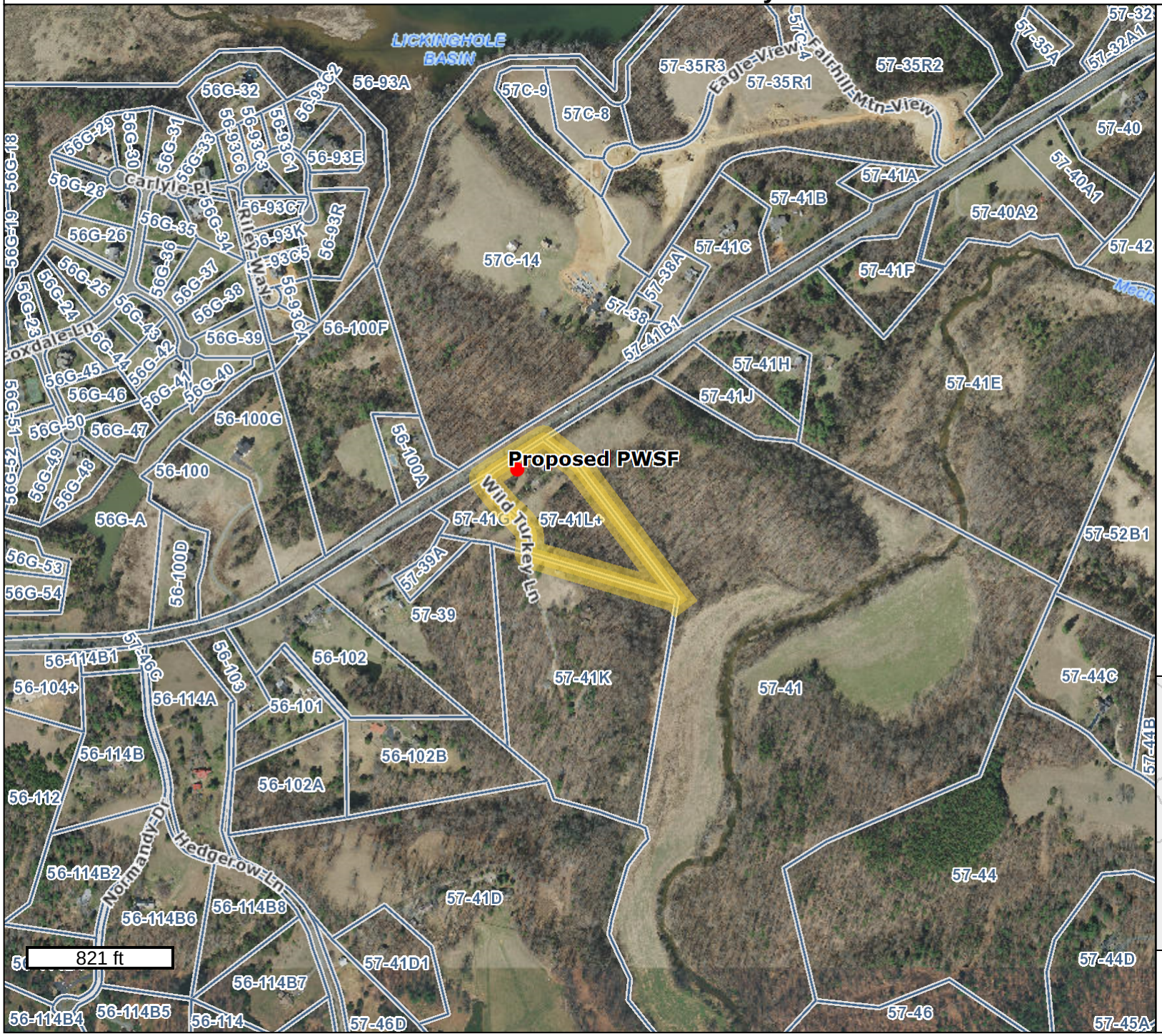
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SP2020-04 Wild Turkey Tier III PWSF

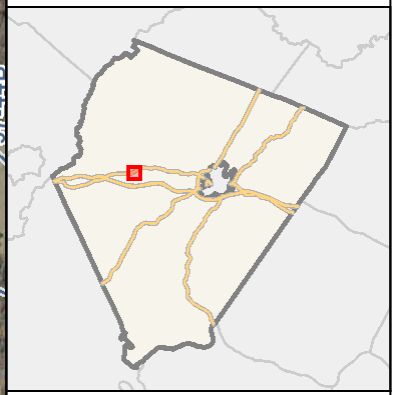


Legend

(Note: Some items on map may not appear in legend)

Parcel Info

- Parcels



GIS-Web
Geographic Data Services
www.albemarle.org/gis
(434) 296-5832

Any determination of topography or contours, or any depiction of physical improvements, property lines or boundaries is for general information only and shall not be used for the design, modification, or construction of improvements to real property or for flood plain determination.

June 3, 2020

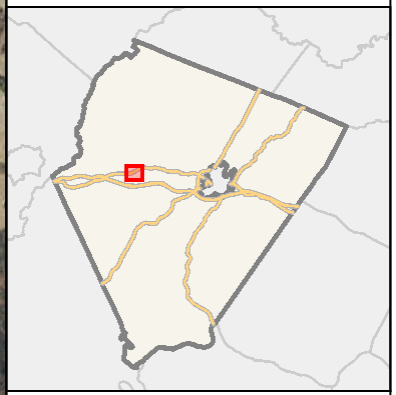
Map elements may scale larger than GIS data measured in the map or as provided on the data download page due to the projection used. Map Projection: WGS84 Web Mercator (Auxiliary Sphere) (EPSG 3857)

SP2020-04 Wild Turkey Tier III PWSF



Legend

(Note: Some items on map may not appear in legend)



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June 3, 2020

Map elements may scale larger than GIS data measured in the map or as provided on the data download page due to the projection used. Map Projection: WGS84 Web Mercator (Auxiliary Sphere) (EPSG 3857)

VERIZON WIRELESS - "Wild Turkey" (CROSS PROPERTY) TIER III
PERSONAL WIRELESS SERVICE FACILITY

Project Description /Request:
Cellco Partnership, operating as Verizon Wireless ("Verizon"), respectfully requests approval of a Special Use Permit and Special Exemption for a Personal Wireless Service Facility (PWSF), with a 116.7-foot tall monopole to be located at the nearest current address of 426 Wild Turkey Lane, and identified as Tax Map & Parcel Number 05700-00-00-041L0 (the "Property"). Verizon's proposed radio transmitter cabinet will be placed on a concrete pad, beside an approximately 10' wide utility H-frame stand for other power and communications components on a steel grated platform, and an emergency back-up power generator on another concrete pad. This facility will be installed within a 900 square-foot fenced compound platform covered with an ice guard to prevent possible damage to the ground equipment due to falling tree branches and ice. The monopole, antennas, and base station equipment that might be visible above the screening fence will all be painted with Sherwin Williams Java Brown - #6090, which is a matte enamel color that has been previously approved as an appropriate color for many other "Treetop" Personal Wireless Service Facility sites throughout Albemarle County.

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

Whenever possible, it is Verizon's goal to provide seamless in-building, in-car and on-street coverage and the full range of voice and data services to existing and future customers. Verizon has determined that the area surrounding this proposed site needs expanded coverage to better serve the nearby residences and businesses. Therefore, this site is intended to provide infill coverage while also adding additional network capacity by offloading traffic from the company's nearest existing sites in all directions. Although the proposed 116.7' monopole tower would not be the ideal height for maximizing coverage, it should allow the antennas to clear the highest treetops within the immediate area on this parcel allowing service from this facility to connect with the customers who are currently drawing on the marginal coverage levels that are currently being provided by the four (4) nearest, neighboring sites: "I64 East" to the Southeast (VZW PWSF off Dry Bridge Road), "Railroad Ave" to the Northwest (Colocation on Existing Rooftop in Crozet), "Turner Mtn Road" to the Northeast (VZW PWSF off of Tillman Road), and Yancey Mills to the Southwest (VZW PWSF off Patterson Mill Road adjacent to I-64).

Character of the Area:
The proposed PWSF will be contained within a 900 square-foot lease area located on this currently vacant parcel, to the north of an existing dwelling and a business that are both located on adjacent parcels that share common ownership with the Property. The site of this facility has a ground level elevation of 667.3 feet Above Mean Sea Level (AMSL). This parcel, which is currently vacant other than two existing PWSF's—one operated by AT&T and one operated by Shentel—contains 6.00 acres located off Rockfish Gap Turnpike (Route 250) that is zoned Rural Areas (RA) and located within Entrance Corridor (EC) Overlay District and in the White Hall Magisterial District. All adjoining properties are zoned RA, while other nearby properties to the north and northwest are zoned R1 Residential (R1) and along with planned future densities in the Crozet area are

contributing factors to the need for additional network capacity. Access to the proposed PWSF will be provided from the southern side of Rockfish Gap Turnpike (US Route 250) by way of Wild Turkey Lane. The proposed monopole will be located approximately 28.5 feet north of the nearest boundary line with the right-of-way for Rockfish Gap Turnpike. The nearest off-site dwelling is located approximately 300 feet southwest of the monopole site on property identified as Tax Map / Parcel Number 05400-00-00-04150

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

1. General design: The facility shall be designed, installed and maintained as follows.
   - **(a)** Guy wires: The proposed monopole will not require any installation of guy wires.
   - **(b)** Outdoor lighting: One LED Floodlight will be placed on the utility H-frame and these lights will only be used as needed during unexpected events that require nighttime visits by Verizon's technical operations staff. The proposed light must be adjustable to illuminate various parts of the compound for safety reasons. However, it will not be turned on nightly and will be located well below the treetops which will provide natural shielding from the light shining skyward during any relatively short periods of emergency maintenance.
   - **(c)** Ground equipment: Proposed equipment consisting of the base station cabinets, H-frame stand and generator will be placed in a location that is screened from offsite views by the surrounding trees, and a wooden fence will also be installed to help fortify the existing screening elements that is offered to this site. Any portions of equipment that are visible above the screening fence will be painted to match the tower and blend into the wooded area.
   - **(d)** Whip antenna: No whip antennas are currently proposed with this application.
   - **(e)** Grounding rod: The proposed grounding rod to be mounted at the top of this monopole will comply with the County's sizing requirements for a maximum of 2 feet in length and 1-inch in diameter.

2. Antennas and associated equipment.
   - **(a)** Number of arrays: Verizon will use a mounting collar and mounting frames that will allow all six (6) of the necessary antennas to be installed in a single array within three (3) horizontally separated sectors at the same height. This antenna array will be centerline mounted at the 113- foot AGL level (780' AMSL), with two (2) antennas grouped in each sector to support the combination of the licensed Cellular, PCS, LTE and AWS frequencies all at one mounting level on the monopole. Other supporting devices that consist of six (6) remote radio heads and two (2) fiber optics surge protection box will be placed below the antenna array at heights that are not expected to be visible from the adjacent properties or any distant off-site views.
   - **(b)** Size: The antennas initially to be installed in Verizon's array are identified as Commscope Model Number: NHH-65C-R2B [96.0"(H) x 11.9"(W) x 7.1"(D), equaling 1,142.40 square inches]. Specific equipment will likely change over the life of the PWSF as technology advances.
   - **(c)** Projection: The antennas are proposed to be mounted with 18" between the face of the monopole and the backs of the antennas, and no need for physical down-tilting. Therefore, Verizon is also requesting approval of a Special Exception to modify Section 5.1.40.b(2)(c) of the Zoning Ordinance which allows maximum distances of 12" to 18" between the face of the monopole and the back of the antennas when down-tilting is employed.
   - **(d)** Color: All antennas will be painted the same Java Brown color as the proposed monopole.

3. Tree conservation plan; content.
   The locations of proposed tree protection fencing are shown on the Erosion & Sediment Control & Grading Plan Sheet ES-1. Prior to the approval of a building permit, Verizon will also provide a tree conservation plan that has been

prepared by a Certified Arborist. As standard practice, the designated arborist has not issued written conservation plan letters until after they have had the chance to review Verizon's Final Construction Drawings / Site Plan and visit the site. The final issued letters often provide recommendations for any post-construction tree care techniques in addition to granting approval for all proposed land disturbance techniques, vegetation protection fencing locations, and other design elements that might affect the health of trees that surround this site.

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

5. Ground equipment shelter; fencing.
Verizon is proposing the installation of a 8-foot high wooden stockade fence in order to prevent trespassing, while also providing additional screening the from nearby properties during the fall and winter. The location and design details of the proposed screening fence are provided in the construction drawings / site plan being submitted with this application.

6. Screening and siting to minimize visibility.
Although the facility will be located twenty-eight (28) feet five (5) inches from the right-of-way line for Rockfish Gap Turnpike (Route 250), there are mature trees along the north property line that will screen views of the monopole from Route 250 and the adjacent properties to the north. Mature trees on the property will screen the tower from the neighboring property to the west, and VZW will be adding screening trees along the west property lines. Two trees southeast of the proposed site will be removed in order to install the PWSF and related access. Based on the results of the balloon test conducted on January 16, 2020, the site shall be adequately screened and sited to minimize visibility along Route 250, which is both an Entrance Corridor and state-designated Scenic Byway. Views of the top of the facility are expected to visible from only a few locations at a distance.

7. Open space plan resources.
Aside from the fact that this site in the Entrance Corridor Overlay District, which requires the need for Architectural Review Board approval, Verizon has identified no other open space, natural, man-made or other specifically identified resources that would be adversely impacted by approval of this application.

8. Horizontal separation of multiple facilities.
The proposed PWSF will be only the 3rd facility located on the property and will meet the two hundred (200) foot radius required for horizontal separation of multiple facilities.

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

10. Height of monopole.
At 116.7 feet tall (784 feet Above Mean Sea Level - AMSL), the proposed monopole will be approximately 10 feet above the top elevation of the reference tree, which is identified as a 24" diameter oak that is 113 feet tall (774 feet AMSL), and has a drip line that is 25 feet south of where the monopole will be installed.

11. Color of monopole, antennas, and equipment.
The monopole and all antennas will be painted Sherwin Williams Java Brown #6090, a color that has been applied

to previously approved Tier II and treetop PWSF monopoles in Albemarle County. All of the base station equipment that is installed to support this facility will also be painted the same color and enclosed within a wooden screening and security fence as well.

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

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

1. Building site exemption.
Verizon acknowledges this exemption from the standard building site requirements for Personal Wireless Service Facilities.

2. Vehicular access.
Verizon will utilize the current paved existing access (Wild Turkey Lane) off of Rockfish Gap Turnpike (Route 250) and no improvements will be required at this time.

3. Setbacks.
Verizon has selected a location for this proposed monopole that is approximately 136 feet (116% of its height) away from the nearest boundary line to the west, 186 feet 1 inch to the western property line and 1178 feet 9 inches to the southern property line. These setbacks exceed the minimum required setback distance for towers and similar structures, which is equal to 100% of the monopole's height from the parcel lines shared with adjoining parcels. The distance to the right-of-way for Rockfish Gap Turnpike (Route 250) is approximately 28 feet 5 inches.

4. Area, bulk, and minimum yards.
Verizon acknowledges this exemption that allows relief to Personal Wireless Service Facilities from the standard area, bulk and minimum yard requirements.

5. Required yards.
Verizon acknowledges this exemption that allows relief to Personal Wireless Service Facilities from the required yard standards.

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

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

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

1. No substantial detriment: This proposal meets all the design criteria for a Tier II PWSF currently required by section 5.1.40 of the Albemarle County Zoning Ordinance. The property is screened by

a large buffer of mature trees that will screen the facility from views from adjacent properties and Route 250. The PWSF is unmanned (no water and sewer) and only requires monthly trips by a technician to maintain the facility. Lastly, the PWSF will not requiring any lighting on the structure or emit noise or odors which would affect any adjacent property owners' quiet enjoyment of their property.

2. Character of the nearby area is unchanged: The area surrounding this facility is a mix of rural residential with large unimproved parcels being used for agricultural purposes, and single family residential units. Only one mature tree on the property is scheduled to be removed by the installation of this PWSF and its removal will not affect any views from adjacent properties as an already existing mature buffer currently exists. A mature tree buffer along Rockfish Gap Turnpike (Route 250) will remain unchanged and therefore the PWSF will be adequately screened from view for those traveling along the road.

3. Harmony: The RA (Rural Area) district was established to preserve agricultural and forestal land activities, water supply protection and conservation of natural, scenic, and historic resources. Per Section 10.2.1 – By right uses allowed include residential, commercial and outdoor uses including Tier I and Tier II PWSF (10.2.1(22)). The proposed Facility meets the design criteria of a Tier II facility, except the property is located within 200' of a state-designated Scenic Byway and therefore is within a defined "Avoidance Area," causing it not to meet the definition of a Tier II PWSF. A mature tree buffer along Rockfish Gap Turnpike (Route 250) will adequately screen the facility from the view of travelers along the Scenic Byway. In addition, the facility will increase access to public safety as demand and usage of the network has grown due to additional residential developments in the area.

4. Consistency with the Comprehensive Plan: Per the adopted Albemarle County 2015 Comprehensive Plan a Virginia Byway is an existing road with high aesthetic or cultural value leading to or lying within an area of historic, natural, or recreational significance. Rockfish Gap Turnpike (Route 250) is one such designated byway located in Albemarle County. The designation does not place restrictions upon properties located along the Byway, but the Zoning Ordinance provides by definition that a facility that would otherwise be classified as a Tier II PWSF will be classified as a Tier III PWSF requiring a special use permit. The PWSF meets the design criteria for a Tier II facility required by the Albemarle County Zoning Ordinance and the mature tree buffer located along the property line will further screen the PWSF view from passing vehicles. Therefore, the proposed PWSF is consistent with the current comprehensive plan.

Conclusion:

Approval of this PWSF application will contribute to the expansion of Verizon's coverage to the rural areas, existing and future residents and businesses in the nearby planned developments, as well as travelers on two major roadways (I-64 and US 250). This facility will also help to reinforce network capacity and relieve some of the high levels of traffic that has been experienced at Verizon's existing neighbor facilities due to the increased demands for service in the nearby rapidly-growing development area.

Installation of this PWSF will improve wireless coverage within an area of the county that experiences high levels of network traffic but is currently underserved, especially during times when network traffic peaks. The monopole tower serving this PWSF will meet the County's design preference for monopoles that extend just above the treetops with dark brown finishes and well-screened base station compounds. Therefore, Verizon is confident

that the proposed Personal Wireless Service Facility will meet the design criteria necessary for approval of a Tier III facility, and that it does not conflict with any of the goals and objectives set forth in the Albemarle County Comprehensive Plan.

Sincerely,

Nathan Holland
GDNsites
Site Development Consultants to Verizon

Verizon – Wild Turkey (Cross Property) – Balloon Test Photos



Verizon – Wild Turkey (Cross Property) – Balloon Test Photos



Verizon – Wild Turkey (Cross Property) – Balloon Test Photos



verizon

SITE NAME: WILD TURKEY

WILD TURKEY LANE
CHARLOTTESVILLE, VA 22903
ALBEMARLE COUNTY

SITE INFORMATION

PROJECT DESCRIPTION:	RAWLAND: PROPOSED INSTALLATION OF TELECOMMUNICATIONS TOWER AND RELATED EQUIPMENT WITHIN SECURED COMPOUND.
SITE ADDRESS:	WILD TURKEY LANE CHARLOTTESVILLE, VA 22903
LATITUDE (NAD 83): LONGITUDE (NAD 83):	38° 3' 14.0503" -78° 39' 53.7307"
GROUND ELEVATION:	667.3' ± (ASML)
JURISDICTION:	ALBEMARLE COUNTY
ZONING:	RA - RURAL AREA
PARCEL ID #:	05700-00-00-041L0
PARCEL AREA:	6.0 ± ACRES
PARCEL OWNER:	ROBERT L & JEANNE K CROSS TRUSTEES OF THE CROSS LIVING TRUST 635 BOONE TRAIL CHARLOTTESVILLE, VA 22903
TOWER OWNER:	VERIZON 1831 RADY COURT RICHMOND, VA 23222
STRUCTURE TYPE:	MONOPOLE
HEIGHT OF STRUCTURE:	117.0'± AGL
RAD CENTER:	113.0'± AGL
OVERALL HEIGHT OF STRUCTURE:	121.0'± AGL
TOTAL LEASE AREA:	900 SQ. FT.
AREA OF DISTURBANCE:	3,335 ± SQ. FT.
POWER PROVIDER:	DOMINION VA POWER (866)366-4357
TELCO PROVIDER:	VERIZON (800)871-9244
Z-1 TOPOGRAPHY:	ALBEMARLE COUNTY GIS 2018, 4' CONTOURS
ES-1 TOPOGRAPHY:	CAUSEWAY CONSULTANT'S SURVEY DATED 09/30/19

EMERGENCY INFORMATION:

ALBEMARLE COUNTY FIRE & RESCUE:	(434) 296-5833
ALBEMARLE COUNTY SHERIFF'S OFFICE:	(434) 972-4001

PROJECT TEAM

CONSTRUCTION MANAGER:	NETWORK BUILDING & CONSULTING JOHN KIRBY (540) 280-9630
PROJECT MANAGEMENT FIRM:	GDN SITES NATE HOLLAND (757) 305-8420
ENGINEERING FIRM:	NB+C ENGINEERING SERVICES, LLC. 4435 WATERFRONT DRIVE SUITE 100 GLEN ALLEN, VA 23060 (804) 548-4079

VICINITY MAP

SCALE: 1" = 2000'



DIRECTIONS

DEPART GOODES BRIDGE RD TOWARD WALMSLEY BLVD. TURN RIGHT ONTO WALMSLEY BLVD. TURN RIGHT ONTO TURNER RD. TURN RIGHT ONTO US-360 E / HULL ST RD. TAKE RAMP RIGHT FOR VA-150 NORTH TOWARD POWHITE PKWY. TAKE RAMP RIGHT AND FOLLOW SIGNS FOR VA-76-TOLL NORTH. ROAD RESTRICTED AT YOUR PLANNED TRAVEL TIME. KEEP LEFT TO STAY ON VA-76 N / BELTLINE EXPY. KEEP STRAIGHT ONTO I-195 N. TAKE RAMP LEFT FOR I-64 WEST TOWARD CHARLOTTESVILLE. AT EXIT 114, TAKE RAMP RIGHT TOWARD IVY. TURN RIGHT ONTO VA-637 / DICK WOODS RD. MAKE A U-TURN AT IVY DEPOT RD. TURN LEFT ONTO US-250 / IVY RD. KEEP LEFT TO STAY ON US-250. TURN LEFT ONTO WILD TURKEY LN. ARRIVE AT SITE ON THE LEFT.

CODE COMPLIANCE

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

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

DRAWING INDEX

T-1	TITLE SHEET
EE-1	EASEMENT EXHIBIT
EE-2	EASEMENT EXHIBIT
Z-1	2,000 TOPO BOUNDARY
C-1	SITE PLAN
C-2	ENLARGED SITE PLAN
C-3	COMPOUND PLAN
C-4	TREE INVENTORY
C-5	TOWER ELEVATION DETAILS & NOTES
C-6	MOUNT DETAILS
S-1	EQUIPMENT MOUNTING DETAILS
S-2	CONCRETE PAD DETAILS
S-3	CONSTRUCTION DETAILS & NOTES
S-4	CONSTRUCTION DETAILS
S-5	GENERATOR DETAILS
E-1	ELECTRICAL PLAN
E-2	CONDUIT ROUTING PLAN
E-3	PANEL SCHEDULE & ONE-LINE DIAGRAM
E-4	ELECTRICAL RISER DIAGRAM & SERVICE ENTRANCE SCHEMATIC
G-1	GROUNDING PLAN AND DETAILS
G-2	GROUNDING RISER DIAGRAM & DETAILS
ES-1	EROSION AND SEDIMENT CONTROL & GRADING PLAN
ES-2	EROSION AND SEDIMENT CONTROL NOTES
ES-3	EROSION AND SEDIMENT DETAILS
ES-4	EROSION AND SEDIMENT CONTROL DETAILS I
ES-5	EROSION AND SEDIMENT CONTROL DETAILS II

DO NOT SCALE DRAWINGS

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

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

ENGINEER

NB+C TOTALLY COMMITTED.
NB+C ENGINEERING SERVICES, LLC.
4435 WATERFRONT DRIVE, SUITE 100
GLEN ALLEN, VA 23060
804-548-4079

APPLICANT

verizon
1831 RADY COURT
RICHMOND, VA 23222

SITE INFORMATION

WILD TURKEY
WILD TURKEY LANE
CHARLOTTESVILLE, VA 22903
ALBEMARLE COUNTY

DESIGN RECORD

REVISIONS

REV	DATE	DESCRIPTION	BY
5	04/20/20	REVISED	CCC
4	03/09/20	REVISED	PJP
3	02/24/20	REVISED	PJP
2	12/04/19	REVISED	CCC
1	11/18/19	FINALS	CCC
0	10/30/19	PRELIMINARY CD	LJS

PROFESSIONAL STAMP

COMMONWEALTH OF VIRGINIA
JOHN A. DAUGHTREY III
Lic No. 0402052122
04/20/2020
PROFESSIONAL ENGINEER

ENGINEER

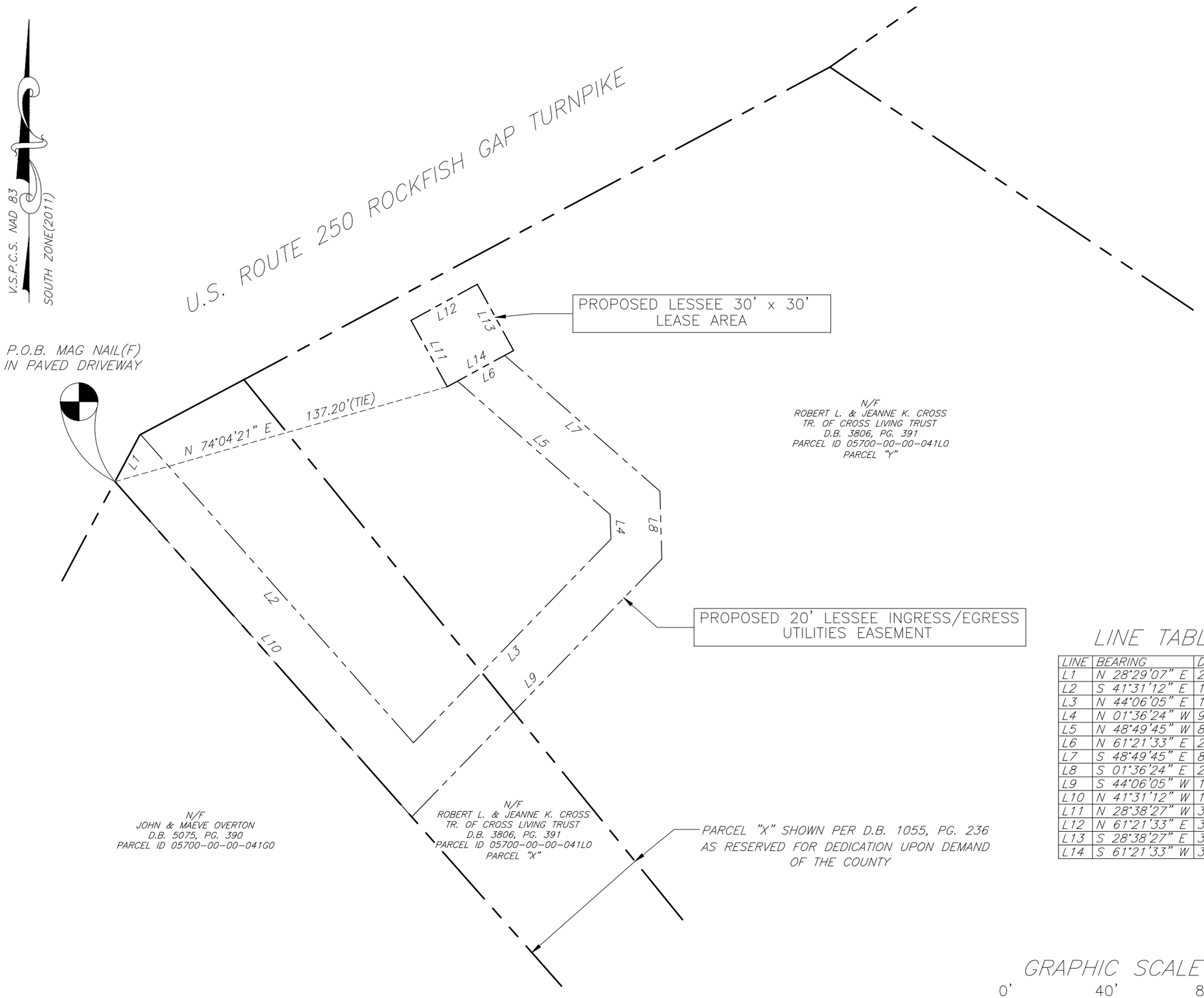
JOHN A. DAUGHTREY III, P.E.
VA PROFESSIONAL ENGINEER LIC. #052122

SHEET TITLE

TITLE SHEET

SHEET NUMBER

T-1



LINE TABLE

LINE	BEARING	DISTANCE
L1	N 28°29'07" E	21.28'
L2	S 41°31'12" E	163.48'
L3	N 44°06'05" E	112.63'
L4	N 01°36'24" W	9.71'
L5	N 48°49'45" W	80.51'
L6	N 61°21'33" E	21.31'
L7	S 48°49'45" E	81.90'
L8	S 01°36'24" E	26.88'
L9	S 44°06'05" W	142.65'
L10	N 41°31'12" W	177.79'
L11	N 28°38'27" W	30.00'
L12	N 61°21'33" E	30.00'
L13	S 28°38'27" E	30.00'
L14	S 61°21'33" W	30.00'

GRAPHIC SCALE 1"=40'

0' 40' 80' 120'

ENGINEER

NB+C ENGINEERING SERVICES, LLC.
4435 WATERFRONT DRIVE, SUITE 100
GLEN ALLEN, VA 23060
804.548.4079

APPLICANT

verizon

1831 RADY COURT
RICHMOND, VA 23222

SITE INFORMATION

WILD TURKEY
NB+C PROJECT #100374
#426 ROCKFISH GAP
TURNPIKE
CHARLOTTESVILLE, VA 22903
ALBEMARLE COUNTY

DESIGN RECORD

REVISIONS

REV	DATE	DESCRIPTION	BY
1	9/30/19	REV. EASE	RW
0	8/6/19	EASEMENT EXHIBIT	RW

COMMONWEALTH OF VIRGINIA
ROBERT T. WILLIAMS, JR.
LIC. No. 002551
9-30-2019
LAND SURVEYOR

SURVEYOR

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

©CAUSEWAY CONSULTANTS, P.C. 2019

SHEET TITLE

EASEMENT EXHIBIT

SHEET NUMBER

EE-1

EXHIBIT NOTES

1. TOPOGRAPHIC SURVEY PERFORMED BY CAUSEWAY CONSULTANTS, P.C. P. O. BOX 15039. CHESAPEAKE, VIRGINIA, 23328-50394. PHONE: 757-482-0474. SURVEY DATE: JULY 15, 2019.
2. COORDINATES AND ELEVATIONS SHOWN WERE ESTABLISHED USING STATIC GPS OBSERVATIONS, POST PROCESSED THROUGH NOAA'S OPUS WEBSITE AND CONVERTED TO NAVD 88 AND NAD 83, U.S SURVEY FOOT, FOR THE VERTICAL DATUM AND HORIZONTAL COORDIANTES, RESPECTIVELY, USING U.S. ARMY CORPS OF ENGINEERS CORPSCON SOFTWARE, VERSION 6.01 AND PUBLISHED BENCHMARKS.
3. NO SUB-SURFACE INVESTIGATION WAS PERFORMED BY CAUSEWAY CONSULTANTS, P.C. THIS EXHIBIT DOES NOT GUARANTEE THE "EXISTENCE OR NONEXISTENCE" OF UNDERGROUND UTILITIES. PRIOR TO ANY CONSTRUCTION OR EXCAVATION, CONTACT MISS UTILITY AT 1-800-552-7001 TO CONFIRM THE LOCATION OR EXISTENCE OF UNDERGROUND UTILITIES.
4. THIS EXHIBIT WAS DONE WITH THE BENEFIT OF A TITLE REPORT BY US TITLE SOLUTIONS, FILE No. 63455-VA1906-5010, REF. No. 18082-2nd PARCEL, DATED JUNE 19, 2019.
5. PROPERTY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
6. THIS EXHIBIT DOES NOT REPRESENT A BOUNDARY SURVEY. THE RIGHT-OF-WAY, PROPERTY LINE AND/OR EASEMENTS SHOWN HEREON REPRESENT A COMPILATION OF RECORDED DEEDS, PLATS, G.I.S. RECORDS AND TAX MAPS.
7. THE AREA OF THE PROPOSED CELL TOWER APPEARS TO LIE WITHIN FLOOD ZONE "X", ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY – NATIONAL FLOOD INSURANCE COMMUNITY NUMBER 51003C-0245 D, DATED FEBRUARY 4, 2005.
8. THE EXISTENCE OF HAZARDOUS WASTE, VEGETATED WETLANDS, OR TIDAL WETLANDS, WAS NEITHER INVESTIGATED, NOR CONFIRMED DURING THE PERFORMANCE OF THIS EXHIBIT.

LEGAL DESCRIPTION PROPOSED LESSEE 30' x 30' LEASE AREA

A PROPOSED LESSEE 30' x 30' LEASE AREA ON PARCEL "Y" AS SHOWN ON THAT CERTAIN MAP RECORDED IN DEED BOOK 1055 AT PAGE 234, OF RECORD IN THE CLERK OF THE CIRCUIT COURTS OFFICE, ALBEMARLE COUNTY, VIRGINIA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A MAG NAIL IN THE NORTHWESTERLY MOST CORNER OF PARCEL "X" AS SHOWN ON SAID MAP, THENCE ALONG A TIE LINE N 74°04'21" E A DISTANCE OF 137.20' TO A POINT BEING THE TRUE POINT AND PLACE OF BEGINNING;

THENCE N 28°38'27" W A DISTANCE OF 30.00' TO A POINT;
THENCE N 61°21'33" E A DISTANCE OF 30.00' TO A POINT;
THENCE S 28°38'27" E A DISTANCE OF 30.00' TO A POINT;
THENCE S 61°21'33" W A DISTANCE OF 30.00' TO A POINT
WHICH IS THE TRUE POINT AND PLACE OF BEGINNING, HAVING AN AREA OF 900 SQUARE FEET.

LEGAL DESCRIPTION PROPOSED LESSEE 20' INGRESS/EGRESS AND UTILITIES EASEMENT

A PROPOSED LESSEE 20' INGRESS/EGRESS AND UTILITIES EASEMENT OVER AND ACROSS PARCEL "X" AND PARCEL "Y" AS SHOWN ON THAT CERTAIN MAP RECORDED IN DEED BOOK 1055 AT PAGE 234, OF RECORD IN THE CLERK OF THE CIRCUIT COURTS OFFICE, ALBEMARLE COUNTY, VIRGINIA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A MAG NAIL IN THE NORTHWESTERLY MOST CORNER OF PARCEL "X" AS SHOWN ON SAID MAP, THENCE ALONG U.S. ROUTE 250, LOCALLY KNOWN AS ROCKFISH GAP TURNPIKE N 28°29'07" E A DISTANCE OF 21.28' TO A NAIL;
THENCE LEAVING SAID U.S. ROUTE 250, S 41°31'12" E A DISTANCE OF 163.48' TO A POINT;
THENCE N 44°06'05" E A DISTANCE OF 112.63' TO A POINT;
THENCE N 01°36'24" W A DISTANCE OF 9.71' TO A POINT;
THENCE N 48°49'45" W A DISTANCE OF 80.51' TO A POINT;
THENCE N 61°21'33" E A DISTANCE OF 21.31' TO A POINT;
THENCE S 48°49'45" E A DISTANCE OF 81.90' TO A POINT;
THENCE S 01°36'24" E A DISTANCE OF 26.88' TO A POINT;
THENCE S 44°06'05" W A DISTANCE OF 142.65' TO A POINT;
THENCE N 41°31'12" W A DISTANCE OF 177.79' TO A POINT WHICH IS THE POINT OF BEGINNING, HAVING AN AREA OF 7,955 SQUARE FEET OR 0.183 ACRES.

ENGINEER

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4435 WATERFRONT DRIVE, SUITE 100
GLEN ALLEN, VA 23060
804.548.4079

APPLICANT

verizon✓
1831 RADY COURT
RICHMOND, VA 23222

SITE INFORMATION

WILD TURKEY
NB+C PROJECT #100374
#426 ROCKFISH GAP TURNPIKE
CHARLOTTESVILLE, VA 22903
ALBEMARLE COUNTY

DESIGN RECORD

REVISIONS

REV	DATE	DESCRIPTION	BY
1	9/30/19	REV. EASE	RW
0	8/6/19	EASEMENT EXHIBIT	RW

COMMONWEALTH OF VIRGINIA
ROBERT T. WILLIAMS, JR.
LIC. No. 002551
9-30-2019
LAND SURVEYOR

SURVEYOR

Causeway Consultants, P.C.
Land Surveyors VA&NC
P.O BOX 15039
CHESAPEAKE, VA. 23328
PHONE: 757-482-0474
©CAUSEWAY CONSULTANTS, P.C. 2019

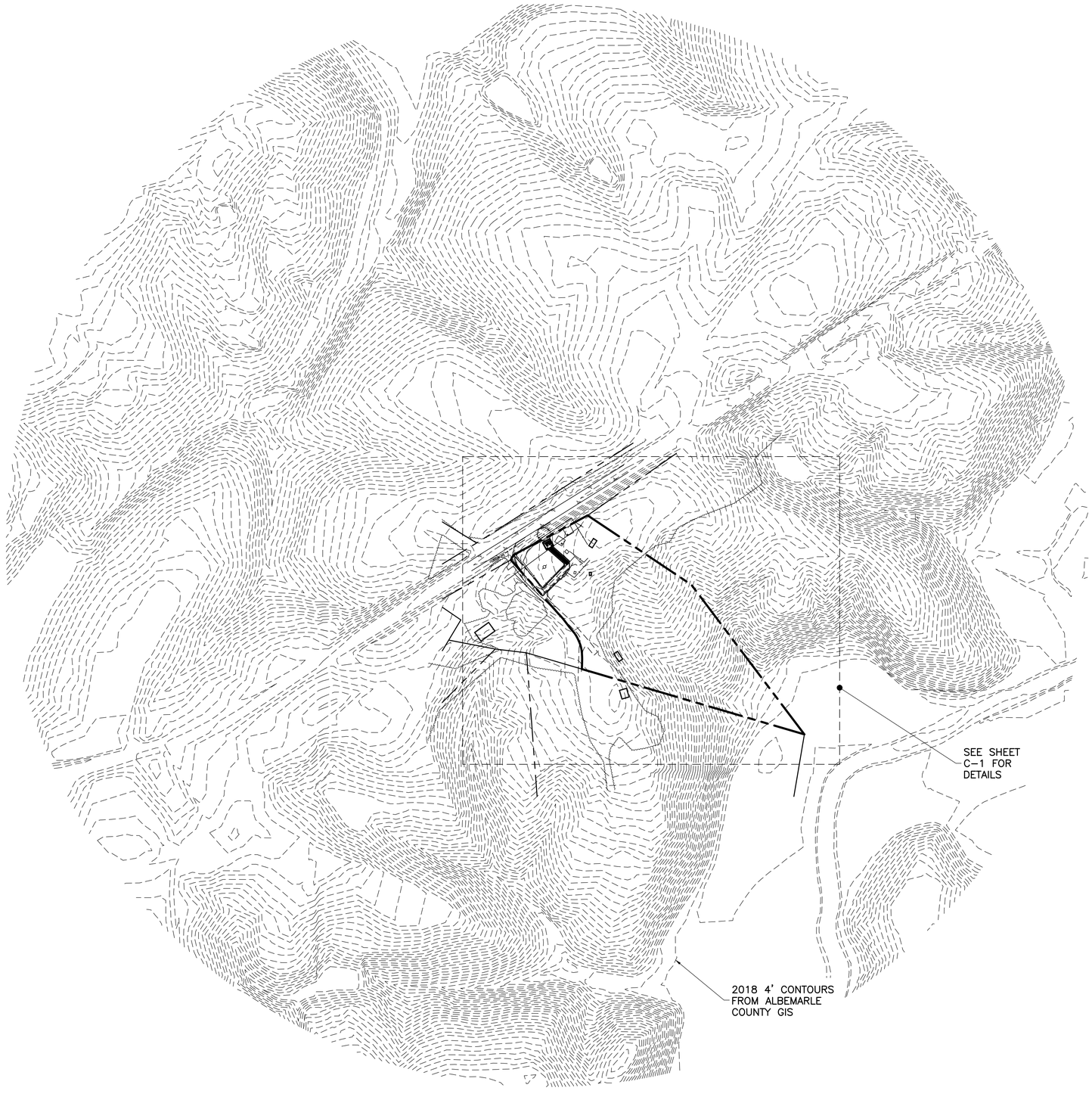
SHEET TITLE

EASEMENT EXHIBIT

SHEET NUMBER

EE-2

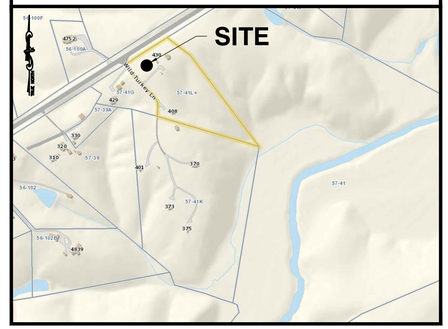
TRUE NORTH



1 / Z-1 2,000' TOPO BOUNDARY
SCALE: 1"=200'

GRAPHIC SCALE
200 0 100 200 400 800
(IN FEET)
1 INCH = 200 FEET

VICINITY MAP



GENERAL NOTES

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

LEGEND

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

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1831 RADY COURT
RICHMOND, VA 23222

SITE INFORMATION

WILD TURKEY
WILD TURKEY LANE
CHARLOTTESVILLE, VA 22903
ALBEMARLE COUNTY

DESIGN RECORD

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1	11/18/19	FINALS	CCC
0	10/30/19	PRELIMINARY CD	LJS

PROFESSIONAL STAMP

COMMONWEALTH OF VIRGINIA
JOHN A. DAUGHTREY III
Lic. No. 0402052122
04/20/2020
PROFESSIONAL ENGINEER

ENGINEER

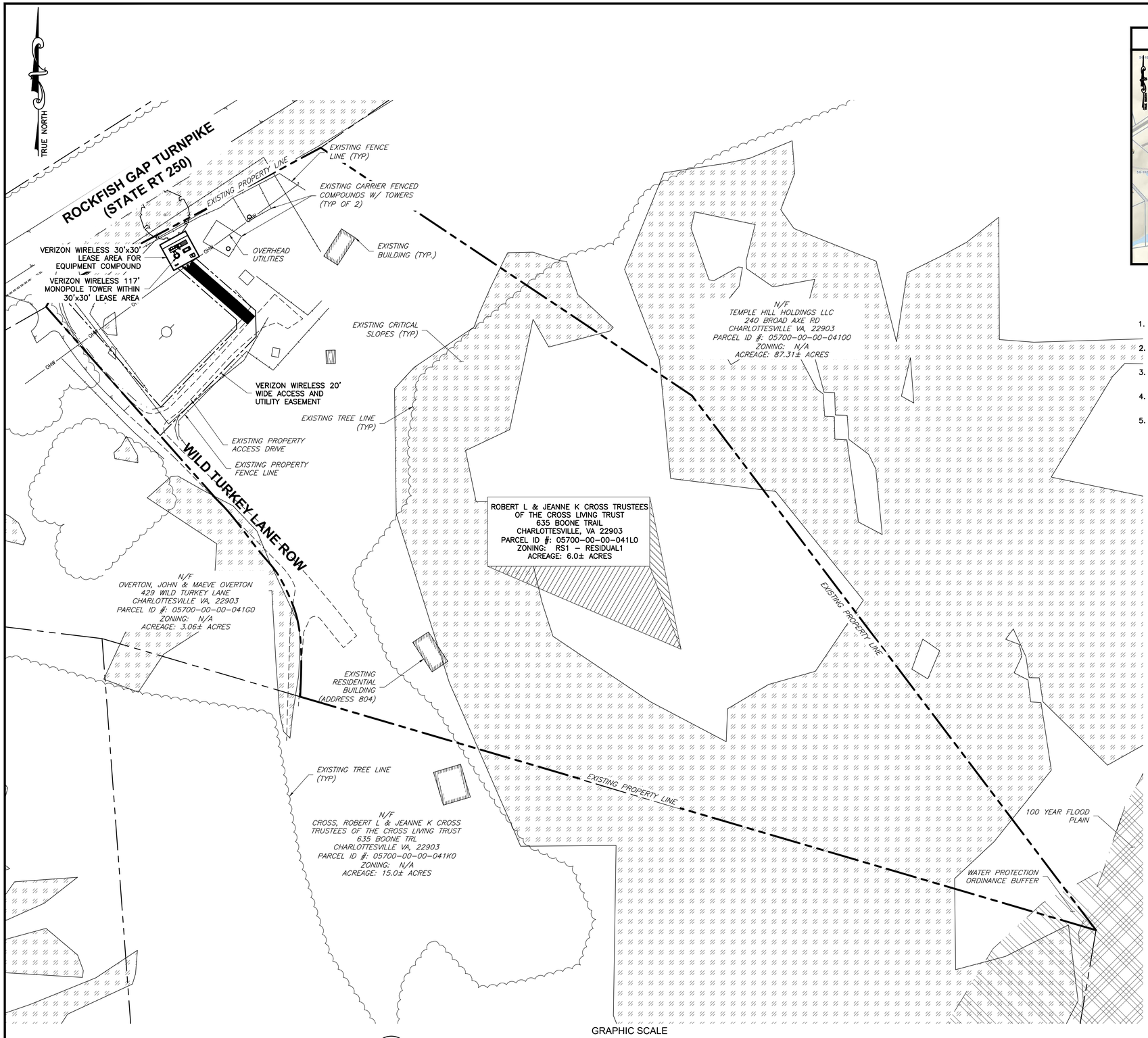
JOHN A. DAUGHTREY III, P.E.
VA PROFESSIONAL ENGINEER LIC. #052122

SHEET TITLE

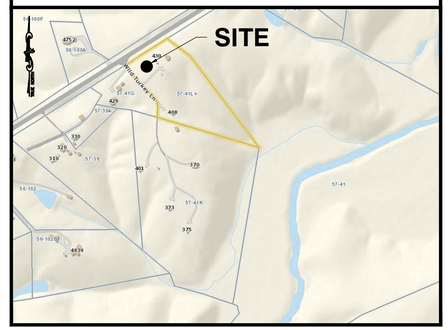
2,000 TOPO BOUNDARY

SHEET NUMBER

Z-1



VICINITY MAP



GENERAL NOTES

1. THIS PLAN IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
2. NO SIGNIFICANT NOISE, SMOKE, DUST, OR ODOR WILL RESULT FROM THIS FACILITY.
3. THE FACILITY IS UNMANNED AND NOT INTENDED FOR HUMAN HABITATION. THERE IS NO HANDICAP ACCESS REQUIRED.
4. THE FACILITY IS UNMANNED AND DOES NOT REQUIRE POTABLE WATER OR SANITARY SERVICE.
5. BUILDING AND ELECTRICAL PERMITS ARE REQUIRED FOR THE TOWER, ANY STRUCTURE GREATER THAN 150 SQ. FT. HOUSING EQUIPMENT AND ELECTRICAL SERVICE.

LEGEND

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

ZONING INFORMATION

JURISDICTION: ALBEMARLE COUNTY

ZONING: RA (RURAL AREA)

DIMENSION	REQUIREMENT	PROPOSED ±
FRONT YARD SETBACK:	75'	136'-0"
SIDE YARD SETBACK:	25'	28'-5"
REAR YARD SETBACK:	35'	186'-1"

LOT AREA: 6.0 ± ACRES

(ALL MEASUREMENTS ARE IN FEET ± UNLESS OTHERWISE NOTED)

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804-548-4079

APPLICANT

verizon

1831 RADY COURT
RICHMOND, VA 23222

SITE INFORMATION

WILD TURKEY
WILD TURKEY LANE
CHARLOTTESVILLE, VA 22903
ALBEMARLE COUNTY

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COMMONWEALTH OF VIRGINIA
JOHN A. DAUGHTREY III
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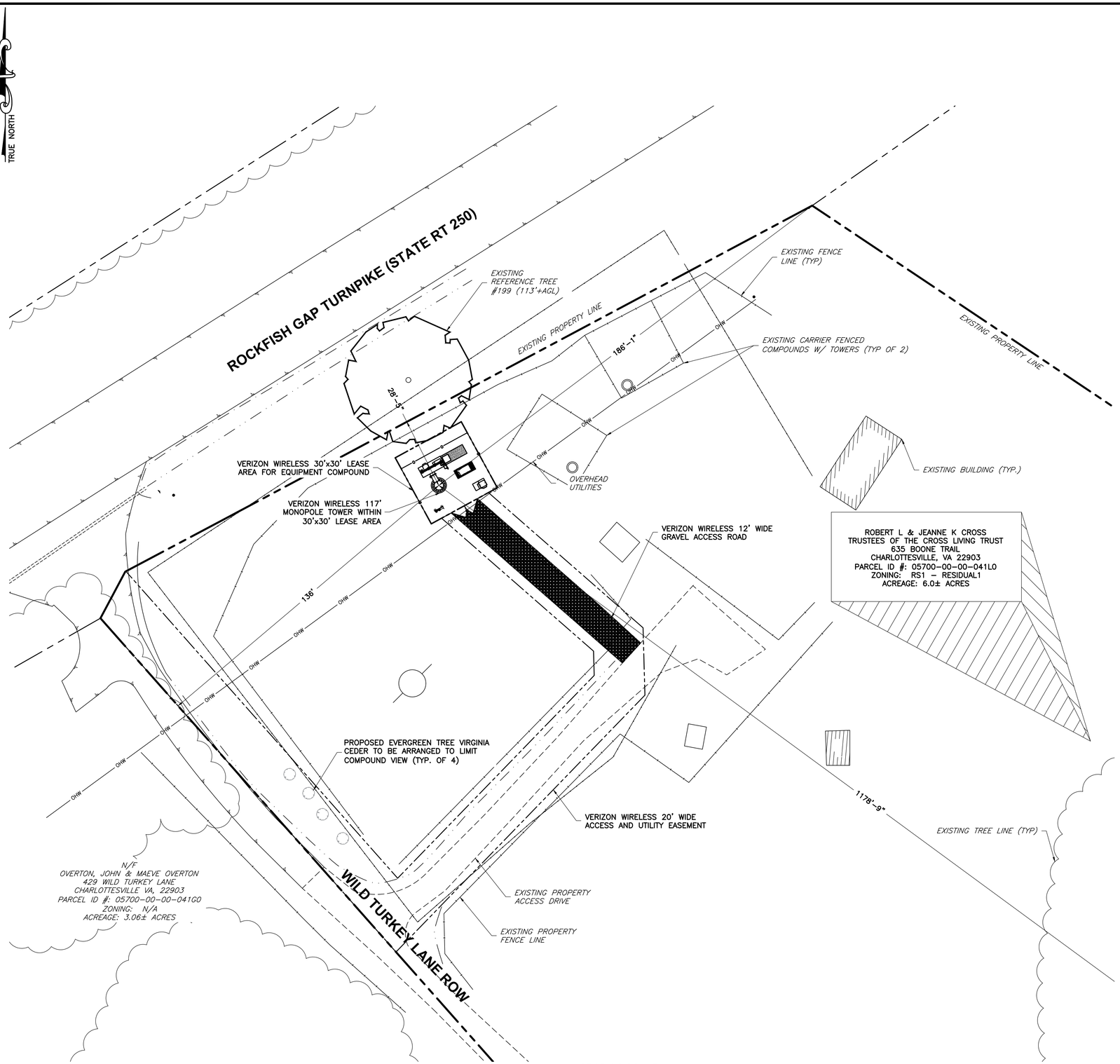
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VA PROFESSIONAL ENGINEER LIC. #052122

SHEET TITLE

SITE PLAN

SHEET NUMBER

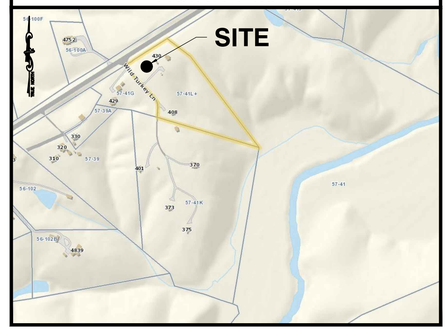
C-1



1 / C-2 ENLARGED SITE PLAN
SCALE: 1"=20'

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 INCH = 20 FEET

VICINITY MAP



GENERAL NOTES

1. THIS PLAN IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
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LEGEND

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

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RICHMOND, VA 23222

SITE INFORMATION

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WILD TURKEY LANE
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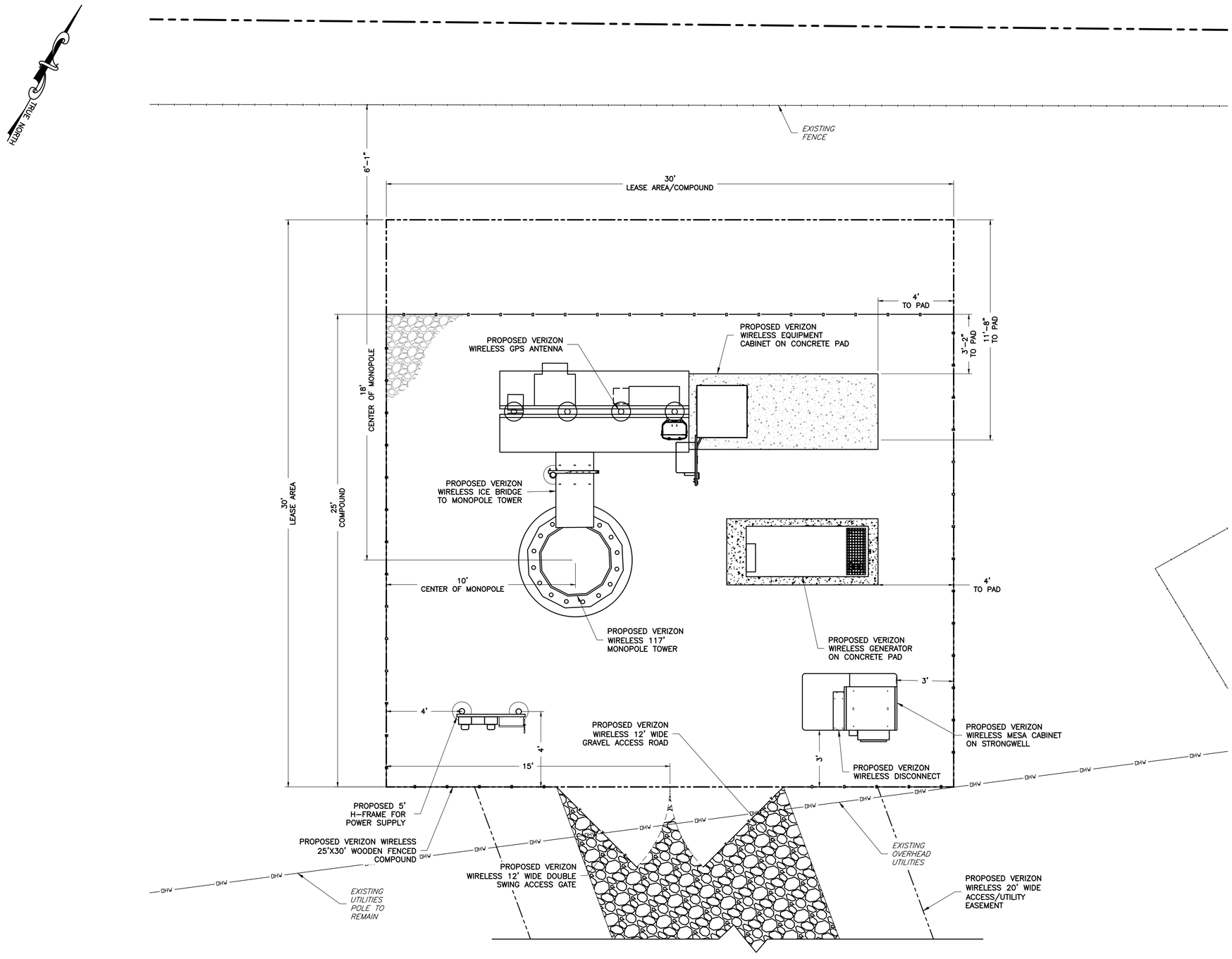
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SHEET TITLE

ENLARGED SITE PLAN

SHEET NUMBER

C-2



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

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

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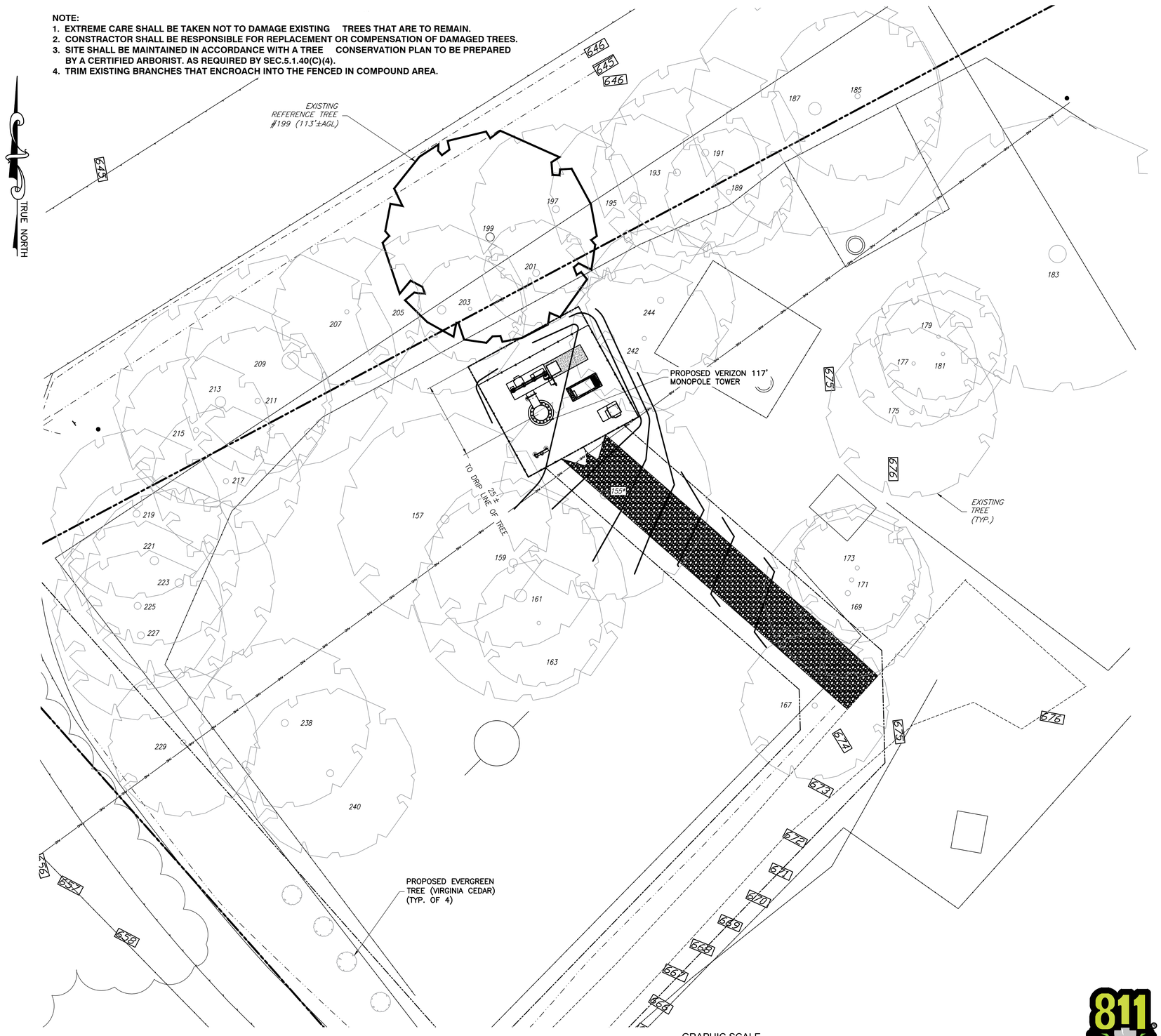
SHEET TITLE

COMPOUND PLAN

SHEET NUMBER

C-3

NOTE:
1. EXTREME CARE SHALL BE TAKEN NOT TO DAMAGE EXISTING TREES THAT ARE TO REMAIN.
2. CONSTRACTOR SHALL BE RESPONSIBLE FOR REPLACEMENT OR COMPENSATION OF DAMAGED TREES.
3. SITE SHALL BE MAINTAINED IN ACCORDANCE WITH A TREE CONSERVATION PLAN TO BE PREPARED BY A CERTIFIED ARBORIST. AS REQUIRED BY SEC.5.1.40(C)(4).
4. TRIM EXISTING BRANCHES THAT ENCROACH INTO THE FENCED IN COMPOUND AREA.



1 / C-4 TREE REMOVAL PLAN
SCALE: 1" = 12'

GRAPHIC SCALE
12 0 6 12 24 48
(IN FEET)
1 INCH = 12 FEET

TREE INVENTORY

NUMBER	SPECIES	CALIPER	AGL HEIGHT	CANOPY HEIGHT
(155*)	OAK	24"	86'	756' AMSL
(157)	OAK	24"	97'	762' AMSL
(159)	LOCUST	24"	81'	749' AMSL
(161)	LOCUST	36"	76'	744' AMSL
(163)	CEDAR	10"	43'	711' AMSL
(167)	PINE	15"	47'	721' AMSL
(169)	OAK	15"	64'	740' AMSL
(171)	OAK	12"	62'	742' AMSL
(173)	OAK	12"	65'	741' AMSL
(175)	LOCUST	12"	73'	750' AMSL
(177)	LOCUST	10"	57'	735' AMSL
(179)	LOCUST	10"	63'	740' AMSL
(181)	LOCUST	10"	60'	738' AMSL
(183)	OAK	50"	82'	762' AMSL
(185)	OAK	15"	99'	773' AMSL
(187)	OAK	36"	100'	773' AMSL
(189)	PERSIMMON	15"	90'	762' AMSL
(191)	OAK	20"	94'	764' AMSL
(193)	OAK	20"	80'	751' AMSL
(195)	OAK	20"	89'	759' AMSL
(197)	OAK	20"	113'	774' AMSL
(199)	**OAK**	**24"**	**113'**	**774' AMSL**
(201)	CEDAR	20"	41'	709' AMSL
(203)	OAK	10"	73'	738' AMSL
(205)	OAK	24"	85'	750' AMSL
(207)	OAK	12"	94'	753' AMSL
(209)	OAK	48"	106'	768' AMSL
(211)	OAK	15"	81'	742' AMSL
(213)	OAK	30"	120'	776' AMSL
(215)	OAK	15"	100'	753' AMSL
(217)	OAK	15"	85'	743' AMSL
(219)	OAK	20"	70'	721' AMSL
(221)	OAK	24"	94'	748' AMSL
(223)	OAK	24"	96'	754' AMSL
(225)	OAK	20"	74'	728' AMSL
(227)	OAK	24"	95'	751' AMSL
(229)	OAK	15"	89'	747' AMSL
(238)	OAK	20"	81'	741' AMSL
(240)	OAK	20"	86'	749' AMSL
(242)	LOCUST	12"	75'	746' AMSL
(244)	LOCUST	18"	70'	741' AMSL

*TOTAL TREES TO BE REMOVED: 1
155

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

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804-548-4079

APPLICANT

verizon
1831 RADY COURT
RICHMOND, VA 23222

SITE INFORMATION

WILD TURKEY
WILD TURKEY LANE
CHARLOTTESVILLE, VA 22903
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COMMONWEALTH OF VIRGINIA
JOHN A. DAUGHTREY III
Lic. No. 0402052122
04/20/2020
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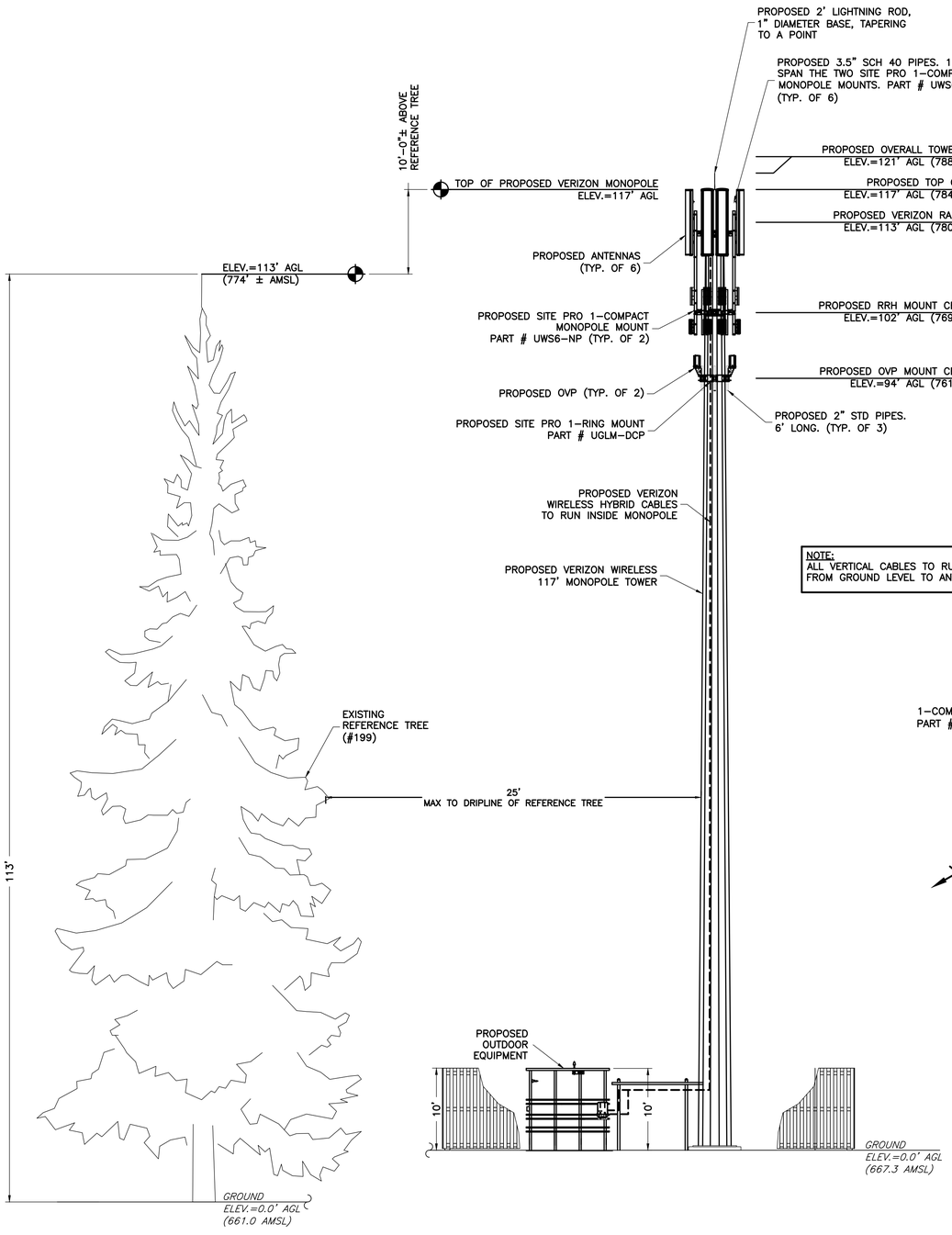
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VA PROFESSIONAL ENGINEER LIC. #052122

SHEET TITLE

TREE INVENTORY

SHEET NUMBER

C-4

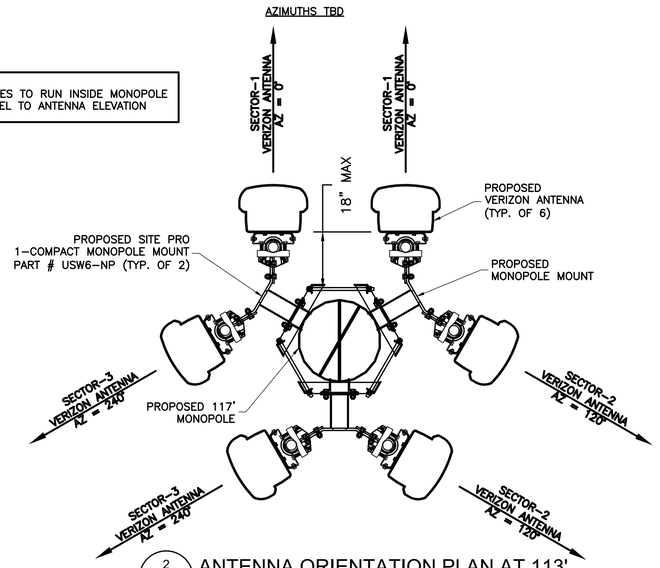


1 C-5 ELEVATION
SCALE: 1/8" = 1'

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

NOTE:
1. THE PROPOSED ANTENNAS & RRHs WILL BE PAINTED THE COUNTY APPROVED COLOR SHERWIN WILLIAMS JAVA BROWN #6090.
2. ANTENNAS WILL BE INSTALLED USING A MODIFIED FLUSH DESIGN WITH LOW PROFILE MOUNTING BRACKETS. NO POINT ON THE BACK OF ANTENNAS SHALL BE MORE THAN 18" FROM FACE OF MONOPOLE.

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



2 C-5 ANTENNA ORIENTATION PLAN AT 113'
NTS

GENERAL NOTES

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

NOTE:
THE TOWER STRUCTURE HAS NOT BEEN EVALUATED BY NETWORK BUILDING AND CONSULTING ES AND WILL NEED TO BE ANALYZED WITH ALL PROPOSED LOADING BY A PROFESSIONAL ENGINEER PRIOR TO INSTALLATION.

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

ENGINEER

NB+C TOTALLY COMMITTED.
NB+C ENGINEERING SERVICES, LLC.
4435 WATERFRONT DRIVE, SUITE 100
GLEN ALLEN, VA 23060
804-548-4079

APPLICANT

verizon
1831 RADY COURT
RICHMOND, VA 23222

SITE INFORMATION

WILD TURKEY
WILD TURKEY LANE
CHARLOTTESVILLE, VA 22903
ALBEMARLE COUNTY

DESIGN RECORD

REVISIONS

REV	DATE	DESCRIPTION	BY
5	04/20/20	REVISED	CCC
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PROFESSIONAL STAMP

COMMONWEALTH OF VIRGINIA
JOHN A. DAUGHTREY III
Lic. No. 0402052122
04/20/2020
PROFESSIONAL ENGINEER

ENGINEER

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

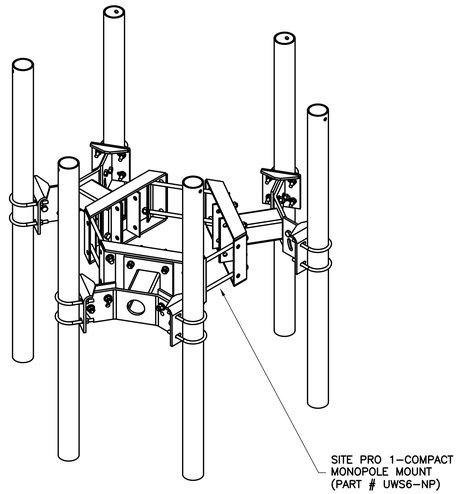
SHEET TITLE

TOWER ELEVATION, DETAILS & NOTES

SHEET NUMBER

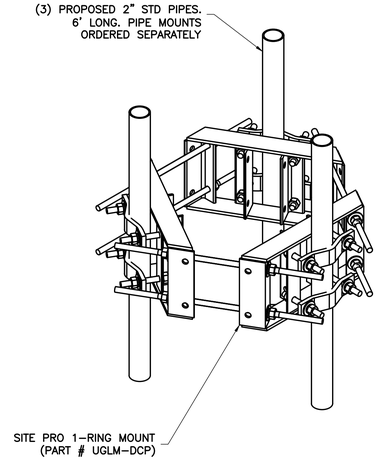
C-5

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



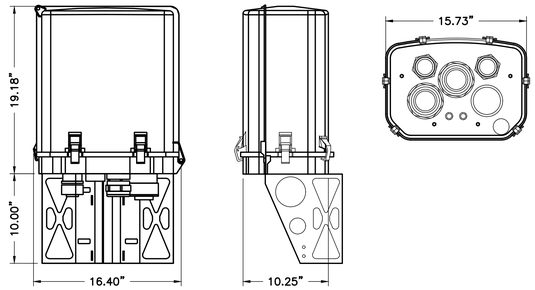
NOTE: CONTRACTOR TO PROVIDE SITE PRO 1-COMPACT MONOPOLE MOUNT (PART # UWS6-NP) OR APPROVED EQUIVALENT

1 / C-6 ANTENNA & RRH MOUNT DETAIL
SCALE: NTS

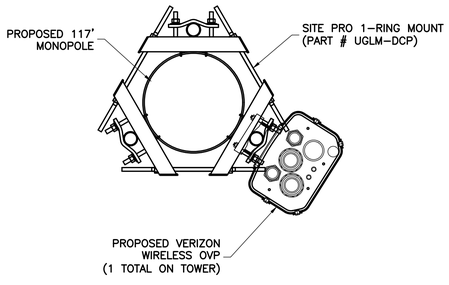


NOTE: CONTRACTOR TO PROVIDE SITE PRO 1-RING MOUNT (PART # UGLM-DCP) OR APPROVED EQUIVALENT

2 / C-6 OVP MOUNT DETAIL
SCALE: NTS

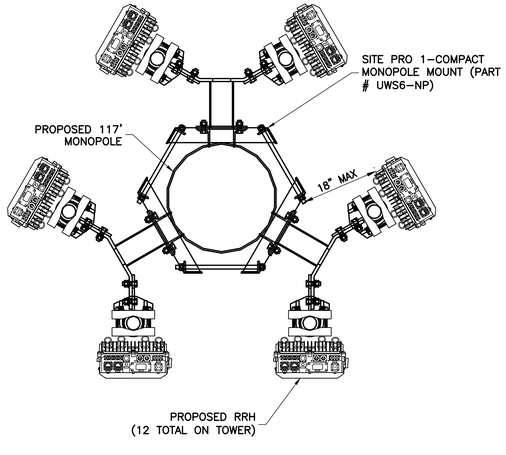


3 / C-6 RAYCAP OVP BOX #RHSDC-3315-PF-48
NTS



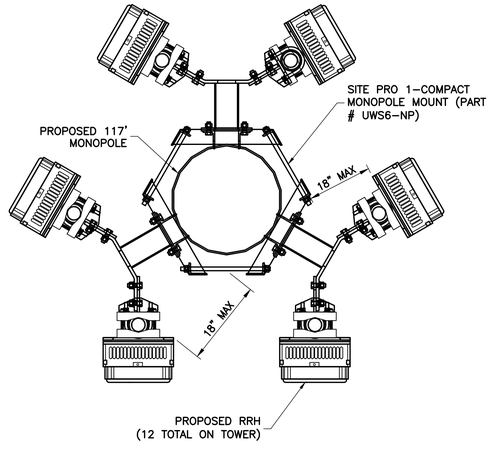
4 / C-6 PROPOSED OVP ORIENTATION PLAN - 95' MOUNT CENTER
NTS

APPROX TRUE NORTH



5 / C-6 PROPOSED RRH ORIENTATION PLAN - 102' RAD CENTER
NTS

APPROX TRUE NORTH



6 / C-6 PROPOSED RRH ORIENTATION PLAN - 102' RAD CENTER
NTS

APPROX TRUE NORTH

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APPLICANT

verizon

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ENGINEER

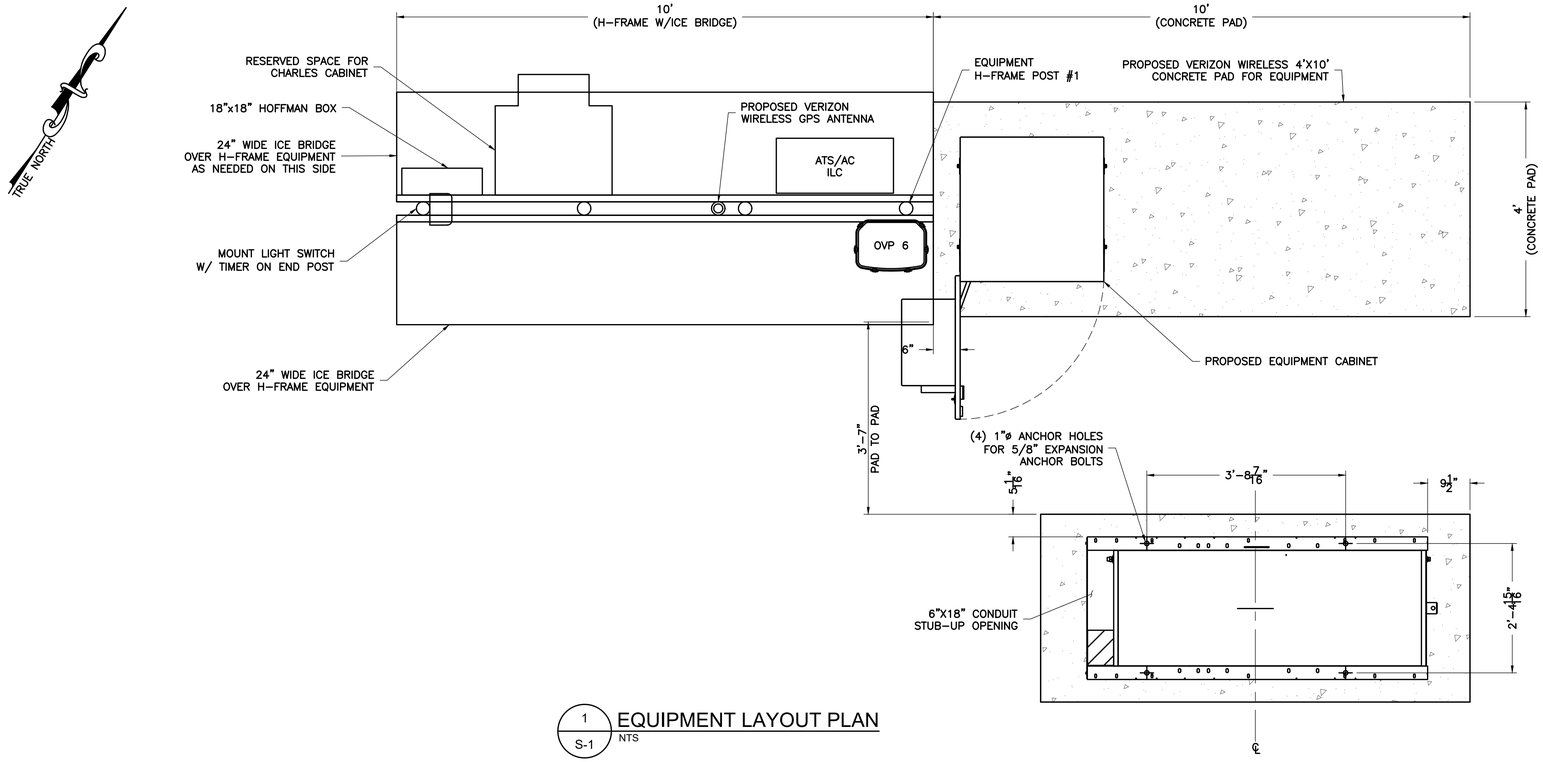
JOHN A. DAUGHTREY III, P.E.
VA PROFESSIONAL ENGINEER LIC. #052122

SHEET TITLE

MOUNT DETAILS

SHEET NUMBER

C-6



1 / S-1 EQUIPMENT LAYOUT PLAN
NTS

VERIZON WIRELESS EQUIPMENT:

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

CONTRACTOR PROVIDED EQUIPMENT:

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

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

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

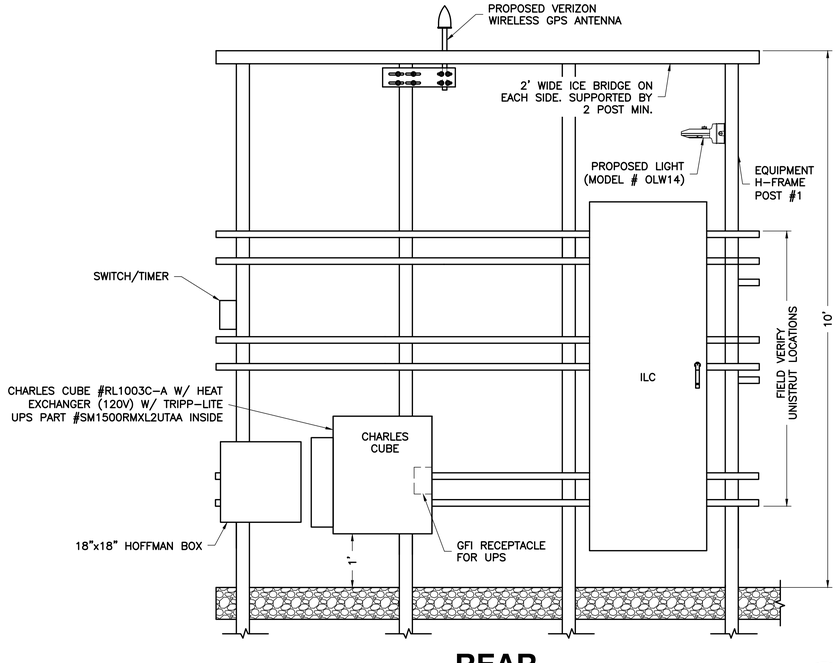
– RAYCAP OVP–6 (RCMDC–3315–PF–48)

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

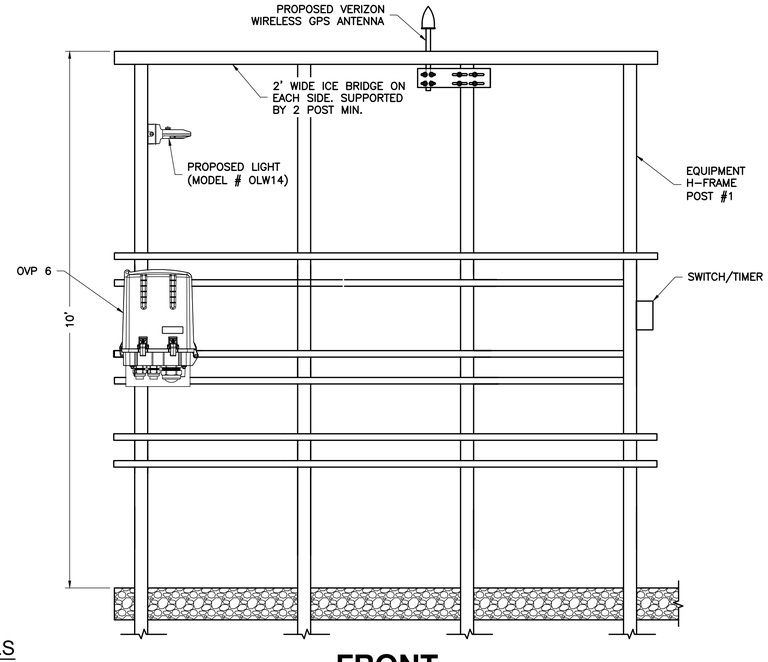
NOTES:

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

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



REAR



FRONT

2 / S-1 H-FRAME RISER DETAILS
NTS

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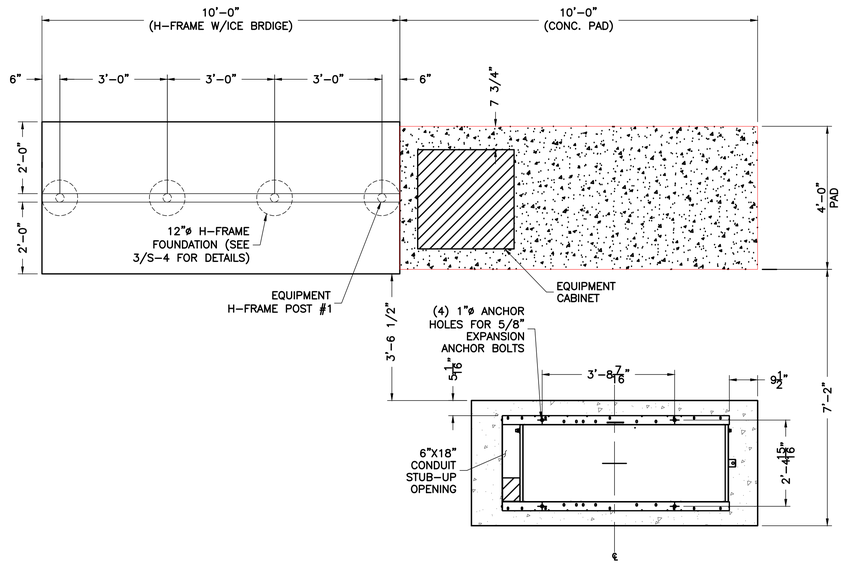
JOHN A. DAUGHTREY III, P.E.
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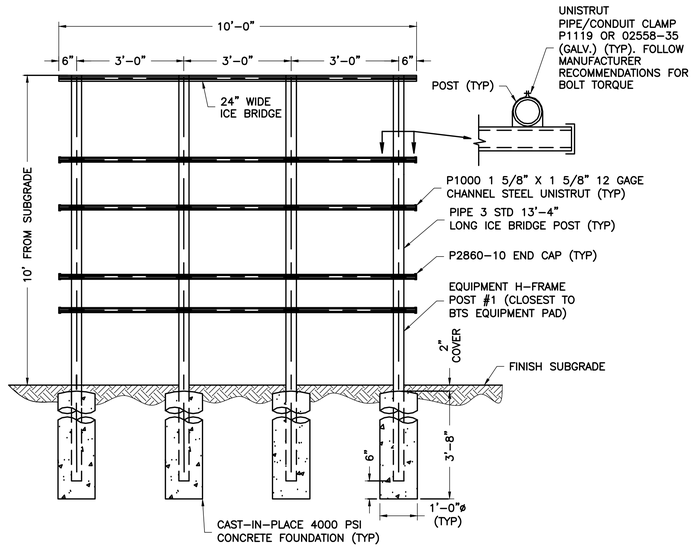
EQUIPMENT MOUNTING DETAILS

SHEET NUMBER

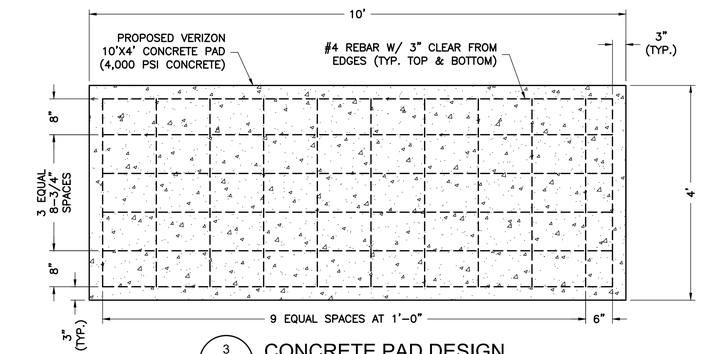
S-1



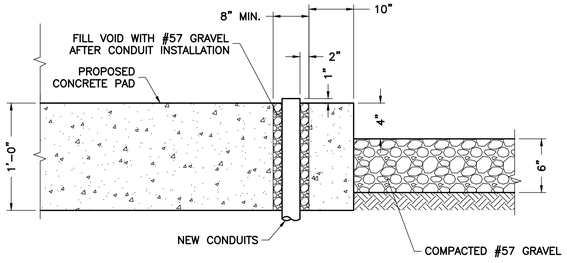
1 S-2 EQUIPMENT PLAN
SCALE: NTS



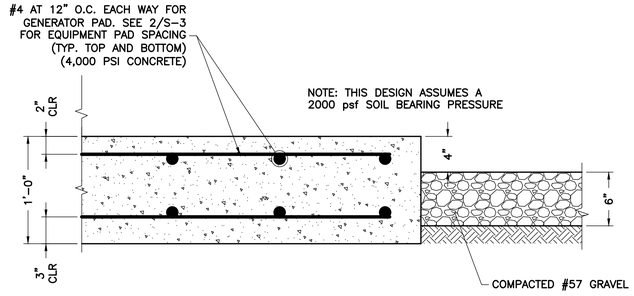
2 S-2 H-FRAME DETAIL
NTS



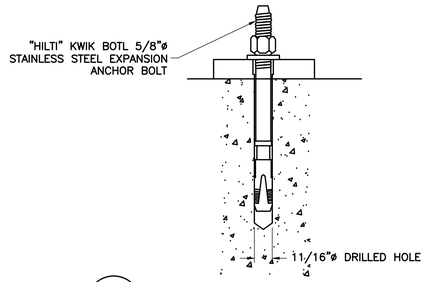
3 S-2 CONCRETE PAD DESIGN
SCALE: NTS



5 S-2 GENERATOR CONDUIT ROUTING DETAIL
SCALE: NTS



4 S-2 CONCRETE PAD FOUNDATION
SCALE: NTS



6 S-2 EXPANSION ANCHOR DETAIL
SCALE: NTS

CONCRETE GENERAL NOTES

1. ALL CONCRETE WORK SHALL CONFORM TO ACI 318, "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" AND TO THE PROJECT SPECIFICATIONS.
2. ALL CONCRETE IS TO BE NORMAL DENSITY CONCRETE WITH A MAXIMUM SLUMP OF 4 INCHES. MAXIMUM AGGREGATE SIZE 3/4 INCH. NO ADDITIONAL WATER SHALL BE ADDED TO THE CONCRETE AT THE JOB SITE.
3. PROVIDE AIR ENTRAINMENT OF 4 TO 6 PERCENT IN ALL EXPOSED CONCRETE WORK WITH AIR-ENTRAINING ADMIXTURE COMPLYING WITH ASTM C 260. AT TROWEL-FINISHED FLOORS, DO NOT EXCEED AIR-ENTRAINMENT CONTENT OF 3 PERCENT.
4. NO HOLES OR SLEEVES SHALL BE MADE THROUGH CONCRETE WORK OTHER THAN THOSE INDICATED ON THE STRUCTURAL DRAWINGS WITHOUT THE APPROVAL OF THE STRUCTURAL ENGINEER.
5. ALL FORMWORK OFFSET TOLERANCES (PER ACI 117) TO BE CLASS A.
6. FLOOR SLAB TOLERANCES TO ASTM E1155; SPECIFIED OVERALL MINIMUM VALUE OF FLATNESS F F=25 WITH LOCAL MINIMUM F F=17, AND MINIMUM VALUE OF LEVELNESS F F=20 WITH LOCAL MINIMUM F L AND F F WITHIN 72 HOURS OF SLAB CONSTRUCTION.
7. CABINETS ON SLAB (IF APPLICABLE). ALLOWABLE CAPACITY OF CONCRETE USED IN DESIGN MIN. 3500 PSI.

FOUNDATION NOTES:

1. DESIGN INFORMATION AND GENERAL REQUIREMENTS

1.1 CODES

A. DESIGN CONFORMS TO INTERNATIONAL BUILDING CODE 2015.

B. AMERICAN CONCRETE INSTITUTE "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE," ACI 318-24.

2. EARTHWORK

2.1 FOUNDATIONS

A. FOUNDATIONS HAVE BEEN DESIGNED TO BEAR ON (UNDISTURBED RESIDUAL SOILS/COMPACTED STRUCTURAL FILL), CAPABLE OF SAFELY SUPPORTING A NET ALLOWABLE BEARING PRESSURE OF 2000 PSF. IF FOUNDATION CONDITIONS PROVE UNACCEPTABLE AT ELEVATIONS SHOWN, EXCAVATION SHALL BE CARRIED DEEPER AND SHALL BE BACKFILLED WITH LEAN CONCRETE TO PLAN FOOTING BOTTOM, OR REDESIGN OF FOUNDATIONS WILL BE REQUIRED AT THE DIRECTION OF THE ENGINEER.

B. DESIGN, FURNISH AND INSTALL ALL TEMPORARY SHEETING, SHORING AND DRAINAGE NECESSARY TO MAINTAIN THE EXCAVATION AND PROTECT SURROUNDING STRUCTURES AND UTILITIES.

C. THOROUGHLY COMPACT ALL BOTTOM OF FOOTINGS PRIOR TO PLACING ANY CONCRETE.

3. CONCRETE

3.1 FORMWORK

A. CONCRETE CONSTRUCTION SHALL CONFORM TO "SPECIFICATIONS FOR STRUCTURAL, CONCRETE FOR BUILDINGS," (ACI 301-89).

B. FORMWORK SHALL CONFORM TO ACI 301 "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS."

3.2 REINFORCEMENT

A. REINFORCING STEEL ASTM A615, GRADE 60. WELDED WIRE ASTM A185 (FLAT SHEET). LAPS 40 BAR DIAMETERS UNLESS NOTED. BARS SHALL BE SECURELY HELD IN ACCURATE POSITION BY SUITABLE ACCESSORIES, TIE BARS, SUPPORT BARS, ETC. HOOK LENGTHS SHALL BE 12 BAR DIAMETERS.

B. CONCRETE COVER FOR REINFORCING BARS SHALL BE AS FOLLOWS, UNLESS OTHERWISE NOTED.

FOOTINGS & SLABS CAST AGAINST GROUND	3"
CONCRETE TO BE IN CONTACT WITH GROUND OR WEATHER AT BARS GREATER THAN #5	2"
AT BARS #5 OR LESS	1-1/2"
CONCRETE NOT TO BE EXPOSED TO GROUND OR WEATHER BEAMS, GIRDERS & COLUMNS	1-1/2"
SLABS & WALLS	.3/4"

3.3 CAST-IN-PLACE-CONCRETE

A. MINIMUM 28 DAY CYLINDER STRENGTH AND MAXIMUM SLUMP, PRIOR TO ADDITION OF SUPER PLASTICIZERS, AS FOLLOWS:

	F'C (PSI)	SLUMP
CLASS I FOOTINGS	4000	3"
CLASS II FOOTINGS	4000	3"
CLASS III INTERIOR ELEVATED SLABS & WALLS	4000	4"
CLASS V OTHER WORK	4000	4"
CLASS VI LEAN CONCRETE FOR OVER EXCAVATION OF FOUNDATIONS N/A	2000	

B. MIX DESIGN TO BE IN ACCORDANCE WITH ACI 318, CHAPTER 5. NO CALCIUM CHLORIDE OR ADMIXTURE CONTAINING CHLORIDES SHALL BE USED IN ANY CONCRETE.

C. COARSE AGGREGATE FOR NORMAL WEIGHT CONCRETE SHALL CONFORM TO ASTM C33 SIZE #57. COARSE AGGREGATE FOR LIGHT WEIGHT CONCRETE SHALL CONFORM TO ASTM C330 GRADED 3/4" TO 1/4".

D. COLD WEATHER PLACEMENT SHALL COMPLY WITH ACI 306.1

E. HOT WEATHER PLACEMENT SHALL COMPLY WITH ACI 305 R.

F. CHAMFER ALL EXPOSED EDGES 3/4".

G. THE MAXIMUM TEMPERATURE OF ALL CONCRETE AT DELIVERY TO THE SITE SHALL BE 85°F, TOTAL DELIVERY TIME SHALL BE LESS THEN 75 MINUTES.

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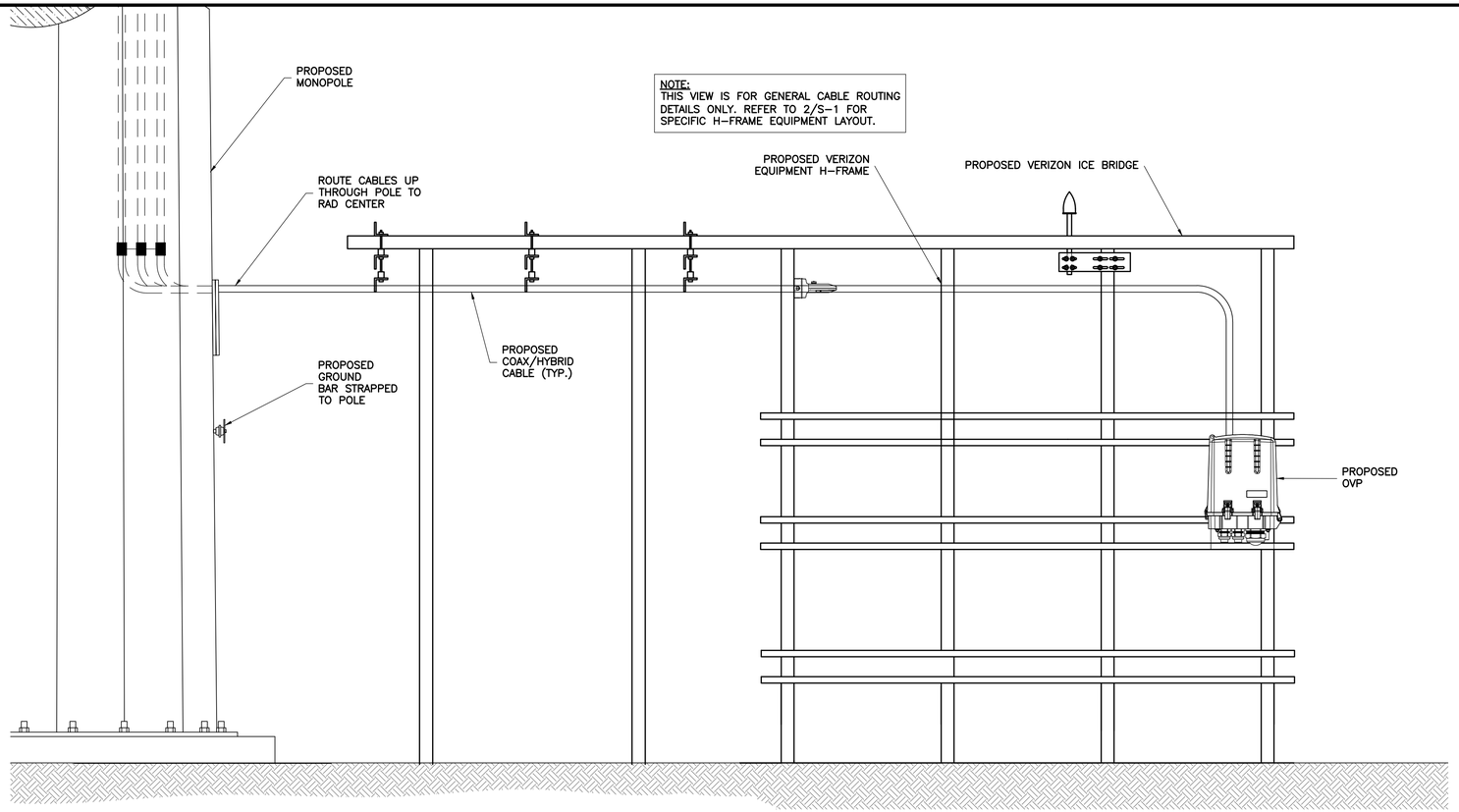
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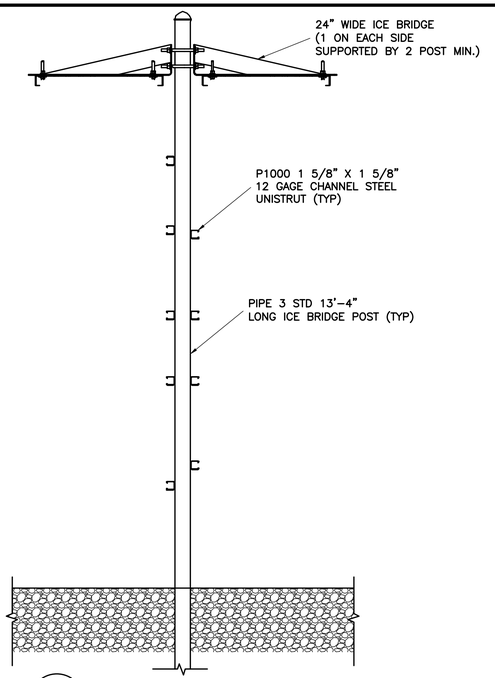
CONCRETE PAD DETAILS

SHEET NUMBER

S-2



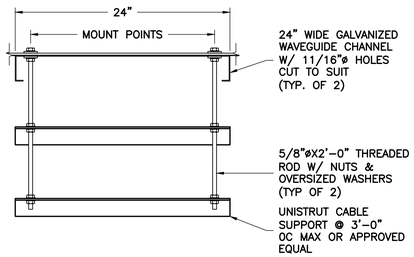
1 / S-3 EQUIPMENT ELEVATION
NTS



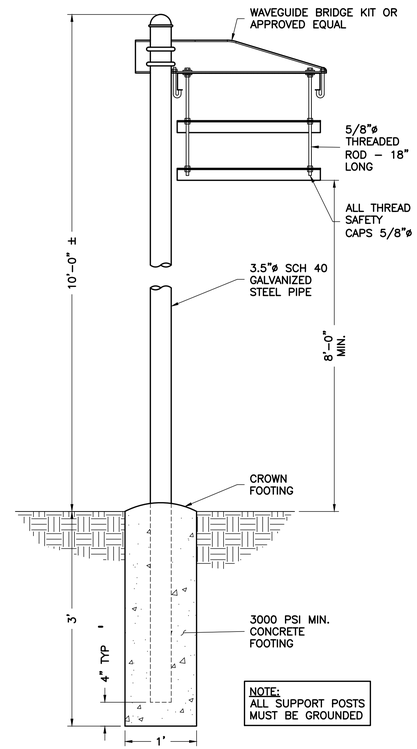
2 / S-3 H-FRAME SIDE ELEVATION
NTS

STRUCTURAL NOTES

1. DESIGN REQUIREMENTS PER INTERNATIONAL BUILDING CODE 2015 AND THE ANSI/TIA-222-G STRUCTURAL STANDARDS FOR STEEL ANTENNA TOWERS AND ANTENNA SUPPORTING STRUCTURES.
2. INFORMATION SHOWN ON THESE DRAWINGS WAS OBTAINED BY FIELD MEASUREMENT AND FROM THE EXISTING STRUCTURAL DRAWINGS. THE GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND NOTIFY THE ARCHITECT/ENGINEER OF ANY DISCREPANCIES PRIOR TO ORDERING MATERIALS OR PROCEEDING WITH CONSTRUCTION.
3. STRUCTURAL STEEL SHALL CONFORM TO THE LATEST EDITION OF THE AISC SPECIFICATIONS FOR STRUCTURAL STEEL BUILDINGS – ALLOWABLE STRESS DESIGN AND PLASTIC DESIGN INCLUDING THE COMMENTARY AND THE AISC CODE FOR STANDARD PRACTICE.
4. STRUCTURAL STEEL PLATES AND SHAPES SHALL CONFORM TO ASTM A36. ALL STRUCTURAL STEEL PIPES SHALL CONFORM TO ASTM A53 GRADE B. ALL STRUCTURAL STEEL COMPONENTS AND FABRICATED ASSEMBLIES SHALL BE HOT DIP GALVANIZED AFTER FABRICATION.
5. WELDING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF AMERICAN WELDING SOCIETY (AWS) STRUCTURAL WELDING CODE – STEEL WELD ELECTRODES SHALL BE E70XX.
6. ALL COAXIAL CABLE CONNECTORS AND TRANSMITTER EQUIPMENT SHALL BE AS SPECIFIED BY THE OWNER AND IS NOT INCLUDED IN THESE CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL FURNISH ALL CONNECTION HARDWARE REQUIRED TO SECURE THE CABLES. CONNECTION HARDWARE SHALL BE STAINLESS STEEL.
7. ALL THREADED STRUCTURAL FASTENERS AND THREADED ROD FOR ANTENNA SUPPORT ASSEMBLIES SHALL CONFORM TO ASTM A307 OR ASTM A36. ALL STRUCTURAL FASTENERS FOR STRUCTURAL STEEL FRAMING SHALL CONFORM TO ASTM A325. FASTENERS SHALL BE 5/8" MIN. DIAMETER BEARING TYPE CONNECTIONS WITH THREADS INCLUDED IN THE SHEAR PLANE. ALL EXPOSED FASTENERS, NUTS AND WASHERS SHALL BE GALVANIZED UNLESS OTHERWISE NOTED. CONCRETE EXPANSION ANCHORS SHALL BE HILTI KWIK BOLTS UNLESS OTHERWISE NOTED.
8. NORTH ARROW SHOWN ON PLANS REFERS TO TRUE NORTH. CONTRACTOR SHALL VERIFY TRUE NORTH AND INFORM CONSTRUCTION MANAGER OF ANY DISCREPANCY BEFORE STARTING CONSTRUCTION.



3 / S-3 CABLE SUPPORT SECTION
NTS



4 / S-3 CABLE BRIDGE DETAIL
NTS

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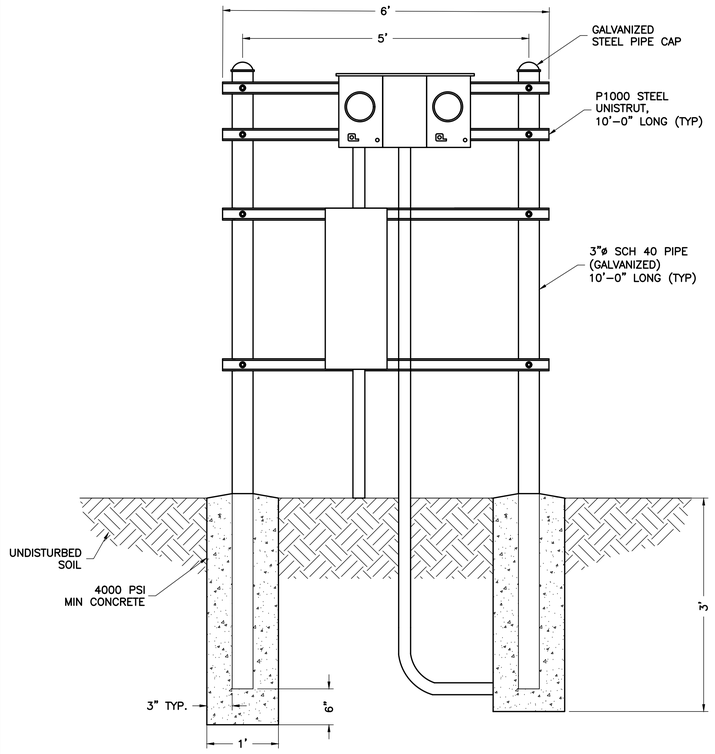
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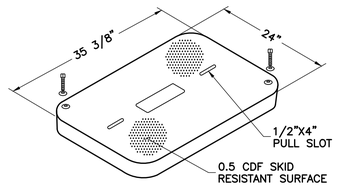
CONSTRUCTION DETAILS & NOTES

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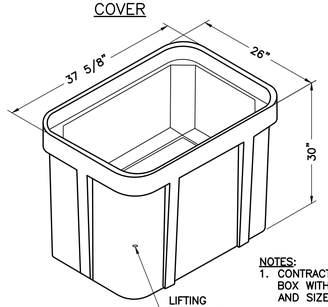
S-3



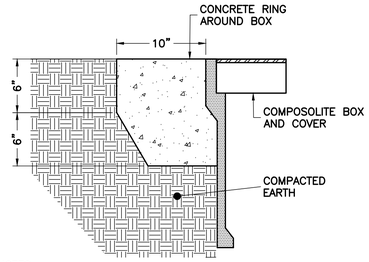
1 S-4 2-GANG METER BANK H-FRAME
NTS



COVER



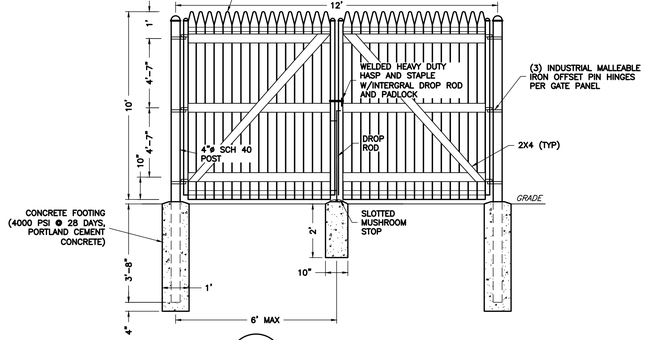
BOX



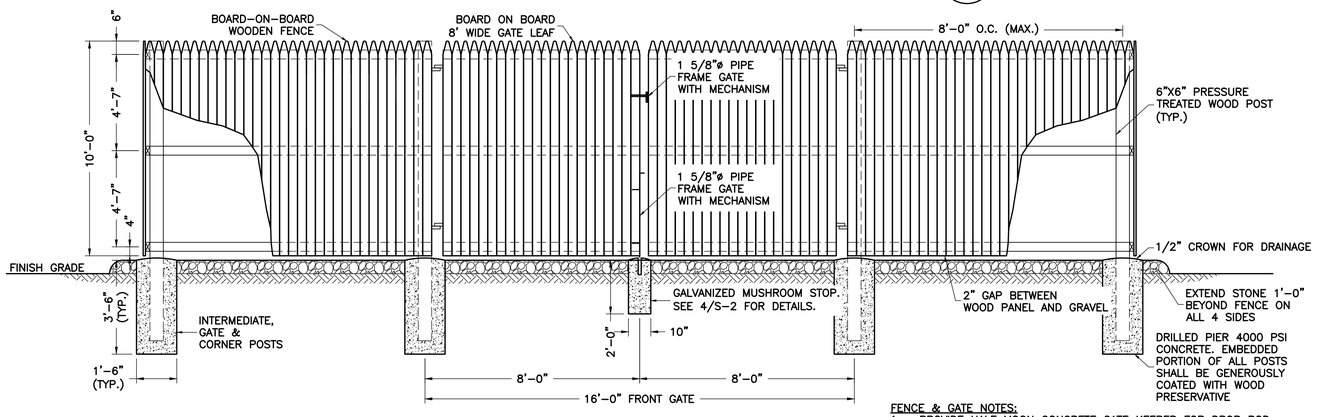
NOTES:
1. CONCRETE ENCASEMENT TO BE 3,000 P.S.I. MINIMUM.
2. CONCRETE ENCASEMENT RING DIMENSION, D, TO BE EQUAL TO DESIGN PAVEMENT DEPTH.
3. PAVEMENT AND SUBGRADE TO BE AS SHOWN ON THE ENGINEERING PLANS.
4. QUAZITE DOES NOT RECOMMEND THE USE OF CONCRETE OR POLYMER CONCRETE BOXES IN HIGH VOLUME TRAFFIC APPLICATIONS.

NOTES:
1. CONTRACTOR TO ORDER HANDHOLE BOX WITH THE CORRECT NUMBER AND SIZE OF KNOCKOUTS NEEDED.
2. VERIFY DIMENSIONS OF UNIT.

2 S-4 HANDHOLE DETAIL
NTS

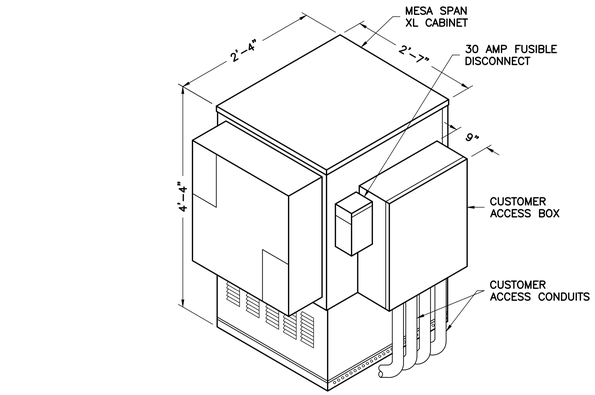


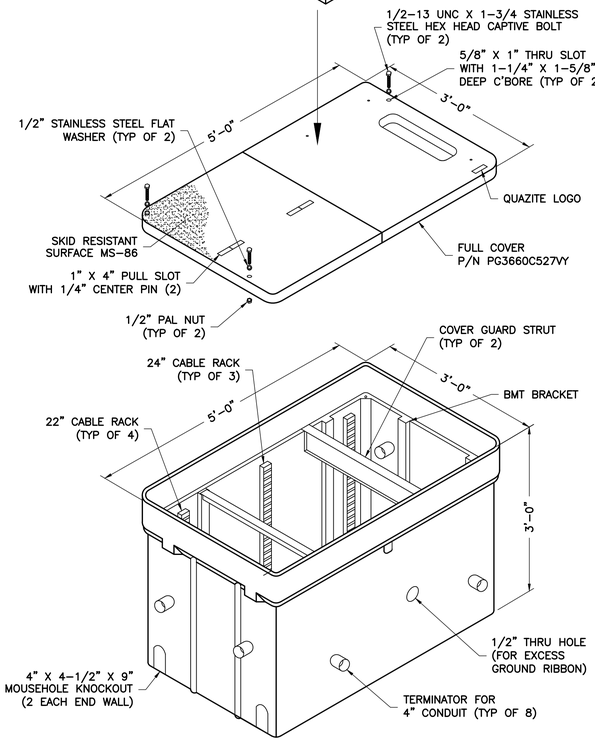
3 S-4 TYPICAL GATE DETAIL
NTS



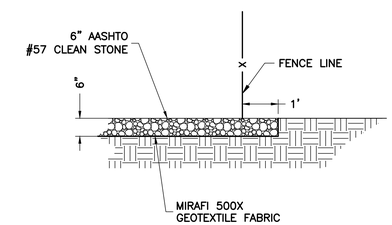
5 S-4 TYPICAL FENCE AND GATE DETAIL
NTS

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





4 S-4 MESA CABINET DETAIL
NTS



6 S-4 GRAVEL COMPOUND DETAIL
NTS

ENGINEER

NB+C ENGINEERING SERVICES, LLC.
4435 WATERFRONT DRIVE, SUITE 100
GLEN ALLEN, VA 23060
804-548-4079

APPLICANT

verizon
1831 RADY COURT
RICHMOND, VA 23222

SITE INFORMATION

WILD TURKEY
WILD TURKEY LANE
CHARLOTTESVILLE, VA 22903
ALBEMARLE COUNTY

DESIGN RECORD

REVISIONS

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0	10/30/19	PRELIMINARY CD	LJS

PROFESSIONAL STAMP

COMMONWEALTH OF VIRGINIA
JOHN A. DAUGHTREY III
Lic. No. 0402052122
04/20/2020
PROFESSIONAL ENGINEER

ENGINEER

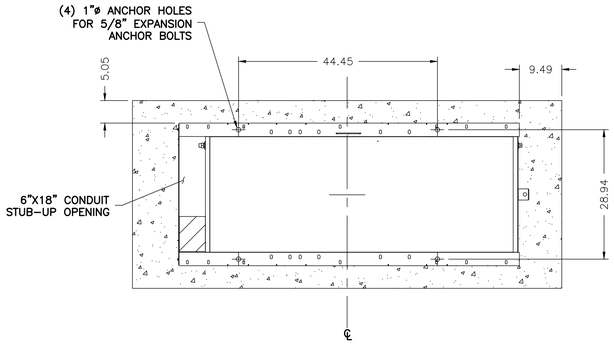
JOHN A. DAUGHTREY III, P.E.
VA PROFESSIONAL ENGINEER LIC. #052122

SHEET TITLE

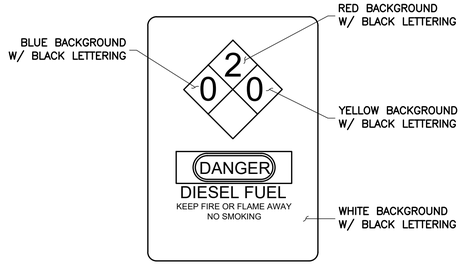
CONSTRUCTION DETAILS

SHEET NUMBER

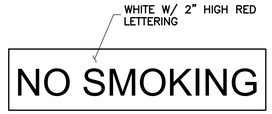
S-4



1 S-5 GENERATOR PLACEMENT ON CONCRETE PAD
NTS



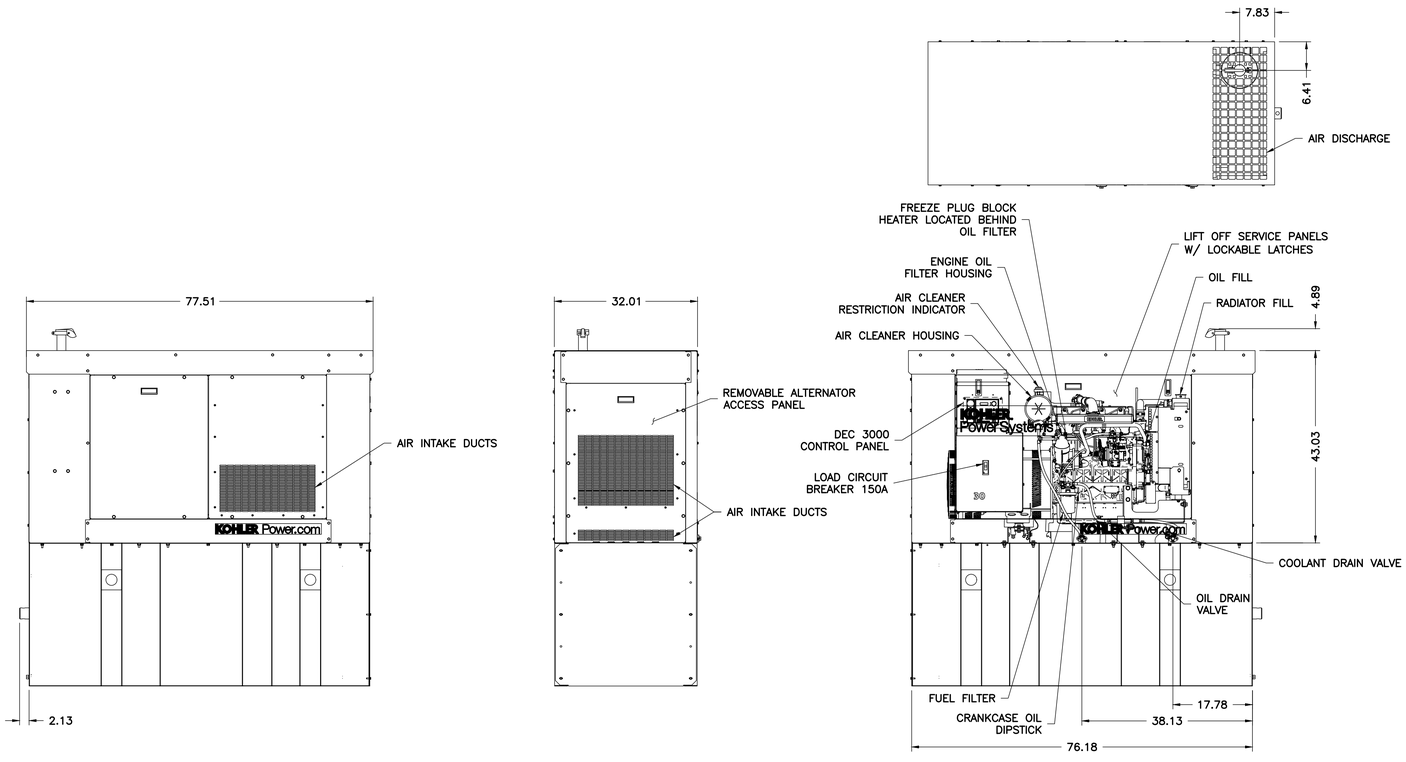
2 S-5 SIGNAGE DETAIL
NTS



3 S-5 SIGNAGE DETAIL
NTS



4 S-5 SIGNAGE DETAIL
NTS



5 S-5 KOHLER 30KW VERIZON DIESEL GENERATOR DETAIL
NTS

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804-548-4079

APPLICANT

verizon

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PROFESSIONAL STAMP

COMMONWEALTH OF VIRGINIA
JOHN A. DAUGHTREY III
Lic. No. 0402052122
04/20/2020
PROFESSIONAL ENGINEER

ENGINEER

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

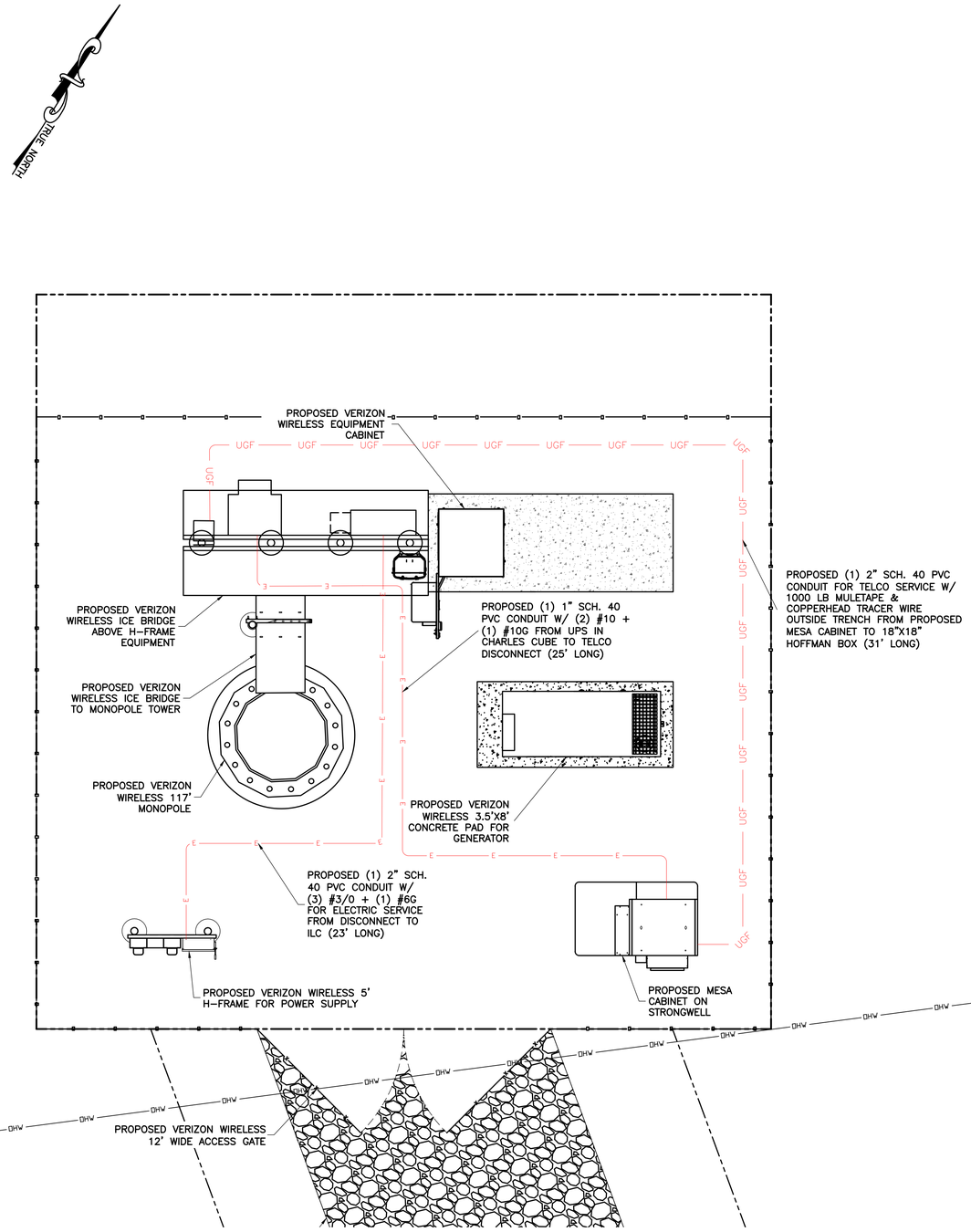
GENERATOR DETAILS

SHEET NUMBER

S-5

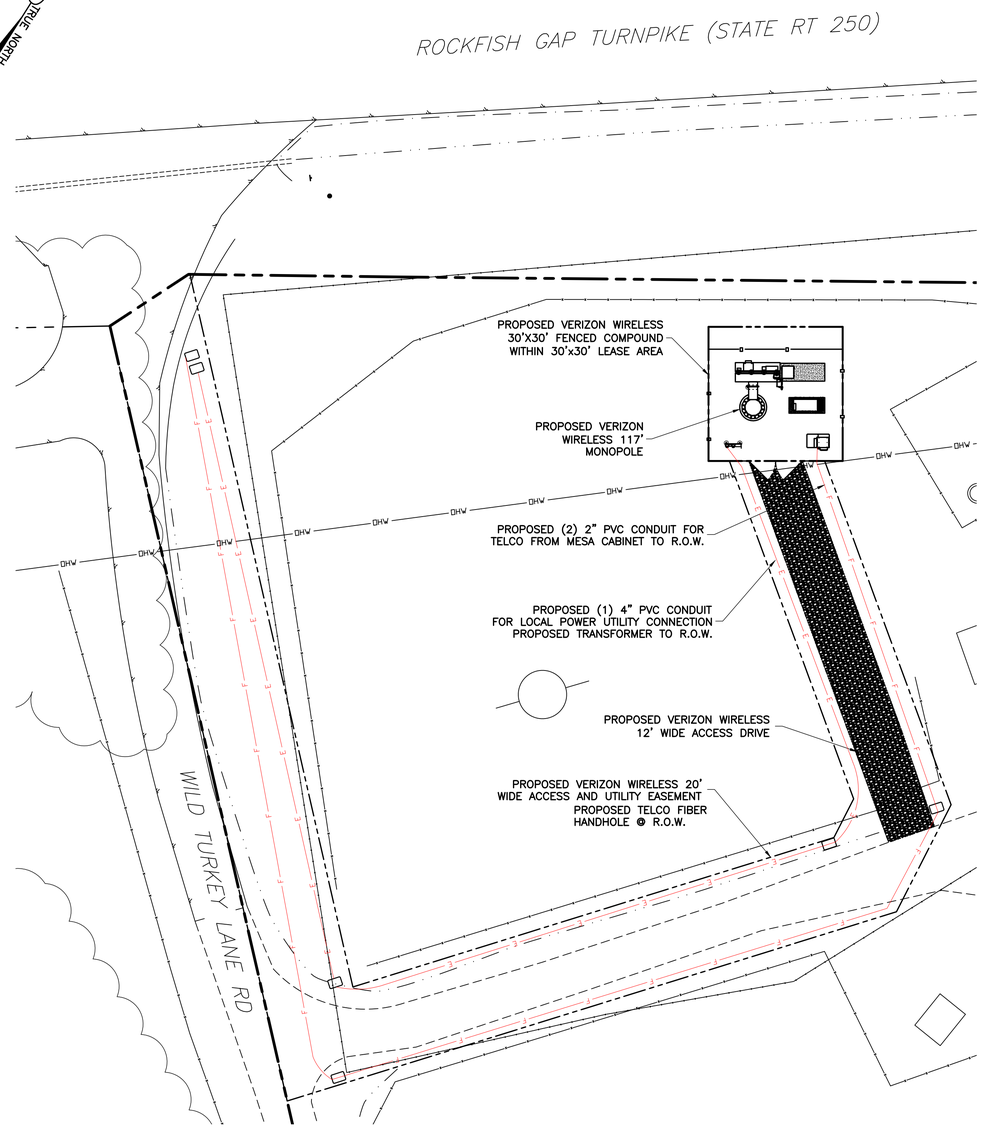
NOTE:

CONSTRUCTION MANAGER & UTILITY COORDINATOR TO ORDER POWER & TELCO SERVICES AT ONSET OF CONSTRUCTION.



1 E-1 ELECTRICAL PLAN
SCALE: 1" = 8'

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



2 E-1 OVERALL ELECTRICAL PLAN
SCALE: 1" = 50'

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 INCH = 50 FEET

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

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

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804-548-4079

APPLICANT

verizon✓

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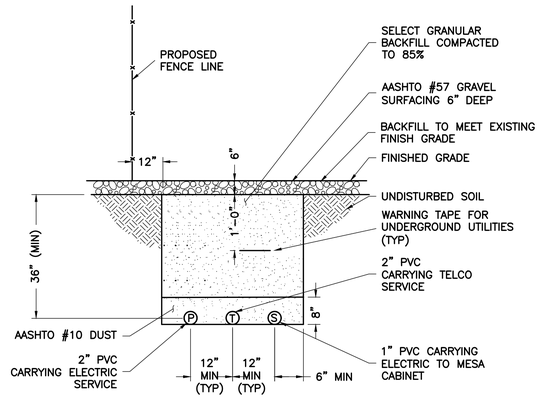
JOHN A. DAUGHTREY III, P.E.
VA PROFESSIONAL ENGINEER LIC. #052122

SHEET TITLE

ELECTRICAL PLAN & DETAILS

SHEET NUMBER

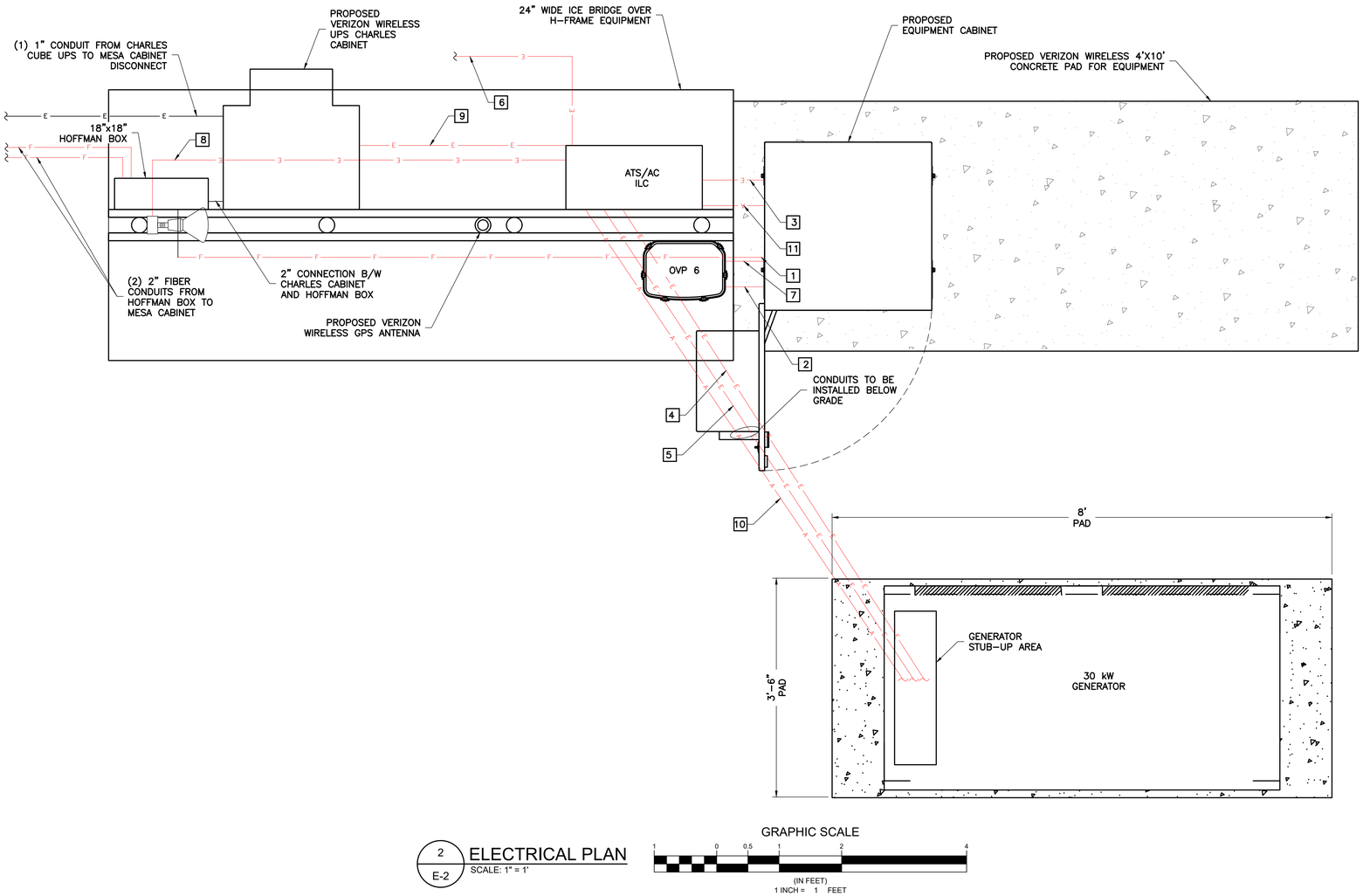
E-1



NOTE:
1. EXCAVATE EXISTING SUBGRADE AS REQUIRED TO INSTALL CONDUITS IN ACCORDANCE WITH OSHA AND ALL APPLICABLE CODES.

1 / E-2 TYPICAL TRENCH DETAIL
NTS

NOTES:
1. WHEN EQUIPMENT FRAME IS INSTALLED ADJACENT TO CABINET PAD, INTERCONNECTING CONDUITS SHALL BE INSTALLED AT OR ABOVE GRACE.
2. BELOW GRADE CONDUIT SHALL BE SCHEDULE 80 PVC. ABOVE GRADE CONDUIT SHALL BE GALVANIZED RIGID CONDUIT. BELOW GRADE PVC CONDUIT SHALL TRANSITION TO GRC PRIOR TO RISING ABOVE GRADE. ALL BENDS SHALL HAVE A MINIMUM 24" RADIUS. ALL FITTINGS SHALL BE SUITABLE FOR USE WITH THREADED RIGID CONDUIT. VERIFY CONDUIT TYPE WITH LOCAL CONSTRUCTION MANAGER AND ADJUST IS NECESSARY. ALL CONDUIT SHALL MEET NEC, STATE, AND LOCAL CODE REQUIREMENTS AS REQUIRED.



2 / E-2 ELECTRICAL PLAN
SCALE: 1" = 1'

GRAPHIC SCALE
1 0 0.5 1 2 4
(IN FEET)
1 INCH = 1 FEET

EQUIPMENT CONDUIT SCHEDULE

FIBER CONDUITS

1. (1) 2" SCH. 40 PVC CONDUIT W/ MULETAPE FROM HOFFMAN BOX TO THE EQUIPMENT CABINET
2. (1) 1-1/2" LMFC FOR FIBER & ALARM FROM EQUIPMENT CABINET TO OVP-1

AC POWER CONDUITS

3. (4) 1" CONDUIT W/ (8) #10 + (1) #10G FROM THE ILC TO THE EQUIPMENT CABINET FOR (4) 30 AMP 2-POLE CIRCUITS. 1 OF THE 4 CONDUITS TO HOUSE (2) #12 + (1) #10G FOR (1) 20A CABINET RECEPTACLE BREAKER.
4. (1) 1-1/2" CONDUIT W/ (3) #1/0 + (1) #6G FROM ILC TO GENERATOR
5. (1) 1" CONDUIT W/ (4) #12 + (1) #12G FROM ILC TO GENERATOR (GEN HEATER & BATTERY CHARGER)
6. (1) 2" CONDUIT W/ (3) #3/0 + (1) #6G FROM ILC TO METER/DISCONNECT
7. (1) 1-1/2" LMFC W/ (12) #6 (6 PAIRS) + (1) #6G FROM EQUIPMENT CABINET TO OVP
8. (1) 1" CONDUIT W/ (3) #12 + (1) #12G FROM ILC TO GFI RECEPTACLE/LIGHT
9. (1) 1" CONDUIT W/ (2) #10 + (1) #10G FROM ILC TO CHARLES CABINET

ALARM/MISCELLANEOUS CONDUITS

10. (1) 1" CONDUIT FROM ILC TO GENERATOR FOR GEN CONTROLS & ALARMS
11. (1) 1" CONDUIT FROM ILC TO EQUIPMENT CABINET FOR GEN & ILC ALARMS

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NB+C ENGINEERING SERVICES, LLC.
4435 WATERFRONT DRIVE, SUITE 100
GLEN ALLEN, VA 23060
804-548-4079

APPLICANT

verizon
1831 RADY COURT
RICHMOND, VA 23222

SITE INFORMATION

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CHARLOTTESVILLE, VA 22903
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PROFESSIONAL STAMP

COMMONWEALTH OF VIRGINIA
JOHN A. DAUGHTREY III
Lic. No. 0402052122
04/20/2020
PROFESSIONAL ENGINEER

ENGINEER

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

SHEET TITLE

CONDUIT ROUTING PLAN

SHEET NUMBER

E-2

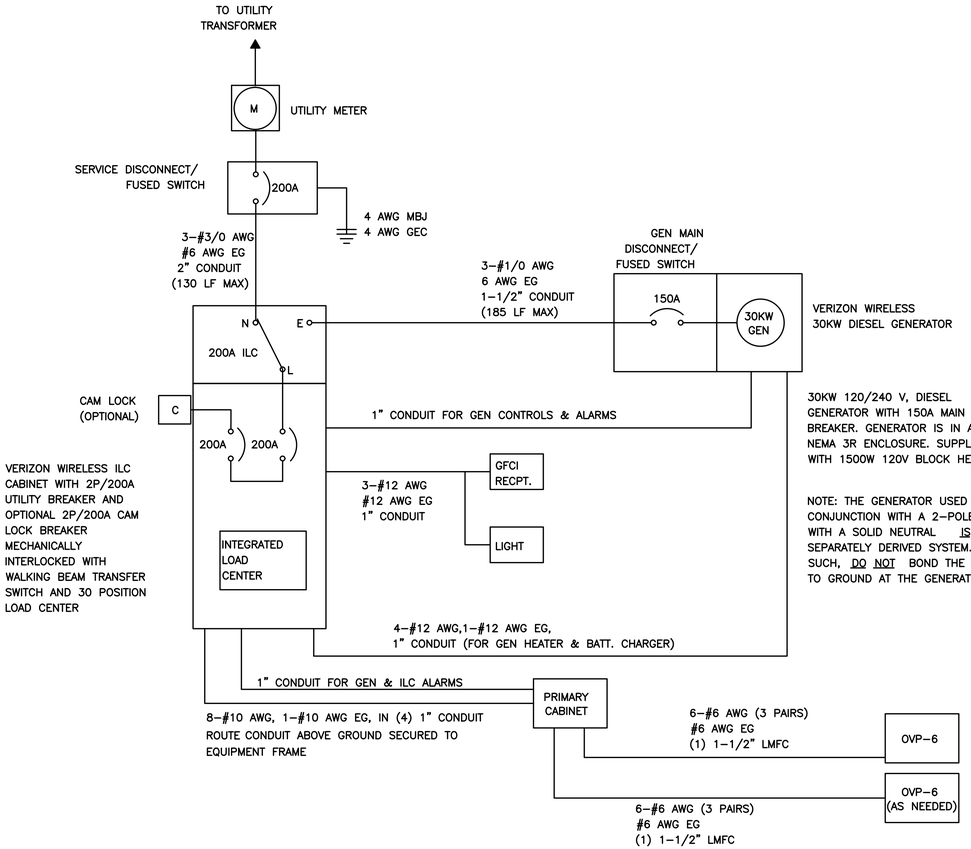
NOTE:
PANEL SCHEDULE AND SINGLE LINE DIAGRAM REPRESENT A SITE WITH A NEW GE POWER PLANT, 30 KW DIESEL GENERATOR, AND TWO SOURCE ILC (THREE SOURCE ILC OPTIONAL AS NEEDED). ADJUST AS NECESSARY PER LOCAL SITE CONDITIONS .

LOAD CALCULATION	
LOAD	AMPS
PROPOSED LOAD:	148.0
TOTAL DEMAND:	148.0
VOLTAGE: 120/240V SINGLE PHASE 3W 200A	

PANEL NAME:	VZW ILC			MODEL NUMBER:	ASCO D300L SERIES										
RATED VOLTAGE:	240	120	VOLTS	PHASE/WIRE:	1	3									
MAIN BREAKER:	200	AMPS		BUS RATING:	200				KEY DOOR LATCH:	YES					
MOUNT:	SURFACE			NEUTRAL BAR:	YES				HENGED DOOR:	YES					
ENCLOSURE TYPE:	NEMA 3R			AIC:	65K										

POS	USAGE FACTOR	BUS AMPS L1	BUS AMPS L2	LOAD	POLES	AMPS	L1	L2	AMPS	POLES	LOAD	BUS AMPS L1	BUS AMPS L2	USAGE FACTOR	POS
1	1	18		RECTIFIER	2	30A			30A	2	FUTURE RECTIFIER	18		1	2
3	1		18										18	1	4
5	1	18		RECTIFIER	2	30A			30A	2	FUTURE RECTIFIER	18		1	6
7	1		18										18	1	8
9	1	18		RECTIFIER	2	30A									10
11	1		18												12
13	1	18		RECTIFIER	2	30A									14
15	1		18												16
17	1.25	16		GFI RECEPT. /LIGHT	1	20A									18
19	1		16	BLOCK HEATER	1	20A									20
21	1	16		BATT. CHARGER	1	20A									22
23	1		24	UPS RECEPT	1	30A									24
25															26
27															28
29															30
		104	112	:SUB TOTAL AMPS							SUB TOTAL AMPS:	36	36		
											FACTORED TOTAL AMPS:	140	148		

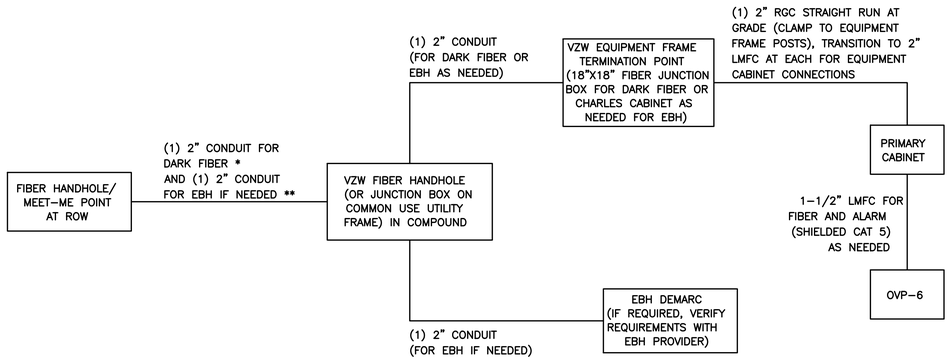
NOTES:
1. ALL CONDUCTORS ARE TYPE THWN (75°C) COPPER.
2. MAXIMUM LENGTH OF RUN FOR RECTIFIER CIRCUITS IS 50FT.
3. ASCO INTEGRATED LOAD CENTER INCLUDES 200 AMP MAIN DISCONNECT AND TRANSFER SWITCH FOR PORTABLE OR PERMANENT GENERATOR.
4. RECTIFIER LOADS ARE CONSIDERED TO BE NON-CONTINUOUS.
5. IF ADDITIONAL FUTURE LOADS ARE ADDED WHICH CAUSE TOTAL DEMAND TO EXCEED GENERATOR BREAKER SIZE, BACKUP POWER SYSTEM SHALL BE EVALUATED AND UPGRADED AS NECESSARY.



ELECTRICAL SINGLE LINE DIAGRAM

NOTES:
1. ALL EQUIPMENT SHALL BE NEMA 3R RATED.
2. ALL EQUIPMENT SHALL BE LIGHTNING PROTECTED IN ACCORDANCE WITH TIA-222-G AND VERIZON WIRELESS STANDARDS.
3. CONDUCTOR SIZES AND DISTANCES HAVE BEEN SIZED FOR 3% MAX VOLTAGE DROP (TOTAL SYSTEM VOLTAGE DROP ON BOTH FEEDERS AND BRANCH CIRCUITS TO THE FARTHEST DEMAND SHALL NOT EXCEED 5%).
4. WIRE SIZING AND MAXIMUM DISTANCE FROM GENERATOR TO ILC ASSUMES POWER FACTOR OF 0.9.
5. BELOW GRADE CONDUIT SHALL BE SCHEDULE 80 PVC. ABOVE GRADE CONDUIT SHALL BE GALVANIZED RIGID CONDUIT. BELOW GRADE PVC CONDUIT SHALL TRANSITION TO GRC PRIOR TO RISING ABOVE GRADE. ALL BENDS SHALL HAVE A MINIMUM 24" RADIUS. ALL FITTINGS SHALL BE SUITABLE FOR USE WITH THREADED RIGID CONDUIT. VERIFY CONDUIT TYPE WITH LOCAL CONSTRUCTION MANAGER AND ADJUST IF NECESSARY. ALL CONDUIT SHALL MEET NEC, STATE, AND LOCAL CODE REQUIREMENTS AS REQUIRED.

PANEL SCHEDULE



FIBER SINGLE LINE DIAGRAM

NOTES:
* ADD (1) ADDITIONAL 2" CONDUIT FOR DARK FIBER (2 TOTAL) IF REQUIRED BY LOCAL MARKET FACILITIES, VERIFY PRIOR TO CONSTRUCTION. (ADD 2 PULL STRINGS TO EACH CONDUIT)
** VERIFY EBH REQUIREMENTS WITH TELCO PROVIDER PRIOR TO CONSTRUCTION. (ADD 2 PULL STRINGS TO EACH CONDUIT)

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04/20/2020
PROFESSIONAL ENGINEER

ENGINEER

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

SHEET TITLE

PANEL SCHEDULE & ONE-LINE (DIESEL OPTION)

SHEET NUMBER

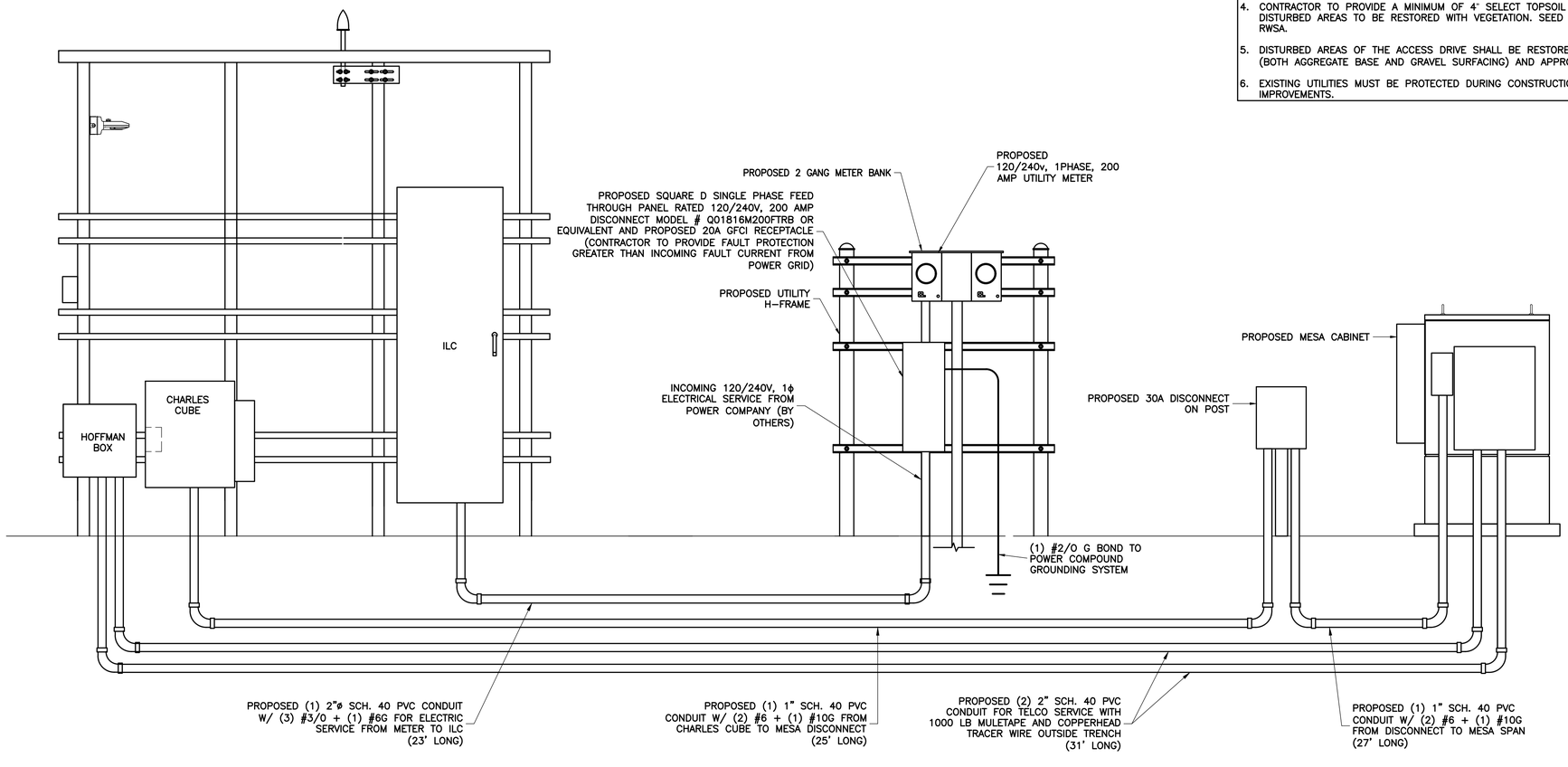
E-3

ELECTRICAL NOTES

1. SUBMITTAL OF BID INDICATES THAT THE CONTRACTOR IS COGNIZANT OF ALL JOB SITE CONDITIONS AND WORK TO BE PERFORMED UNDER THIS CONTRACT.
2. CONTRACTOR SHALL PERFORM ALL VERIFICATIONS, OBSERVATION TESTS, AND EXAMINATION WORK PRIOR TO ORDERING OF ANY EQUIPMENT AND THE ACTUAL CONSTRUCTION. CONTRACTOR SHALL ISSUE A WRITTEN NOTICE OF ALL FINDINGS TO THE PROJECT MANAGER LISTING ALL MALFUNCTIONS, FAULTY EQUIPMENT AND DISCREPANCIES.
3. VERIFY HEIGHTS WITH PROJECT MANAGER PRIOR TO INSTALLATION.
4. THESE PLANS ARE DIAGRAMMATIC ONLY, FOLLOW AS CLOSELY AS POSSIBLE.
5. CONTRACTOR SHALL COORDINATE ALL WORK BETWEEN TRADES AND ALL OTHER SCHEDULING AND PROVISIONARY CIRCUMSTANCES SURROUNDING THE PROJECT.
6. CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, INSURANCE, EQUIPMENT, INSTALLATION CONSTRUCTION TOOLS, TRANSPORTATION, ETC., FOR COMPLETE AND FUNCTIONALLY OPERATING SYSTEMS ENERGIZED AND READY FOR USE THROUGHOUT AS INDICATED ON DRAWINGS, AS SPECIFIED HEREIN AND/OR AS OTHERWISE REQUIRED.
7. ALL MATERIALS AND EQUIPMENT SHALL BE NEW AND IN PERFECT CONDITION WHEN INSTALLED AND SHALL BE OF THE BEST GRADE AND OF THE SAME MANUFACTURER THROUGHOUT FOR EACH CLASS OR GROUP OF EQUIPMENT. ELECTRICAL MATERIALS SHALL BE LISTED AND APPROVED BY UNDERWRITER'S LABORATORIES AND SHALL BEAR THE INSPECTION LABEL "J" WHERE SUBJECT TO SUCH APPROVAL. MATERIALS SHALL MEET WITH APPROVAL OF ALL GOVERNING BODIES HAVING JURISDICTION OVER THE CONSTRUCTION. MATERIALS SHALL BE MANUFACTURED IN ACCORDANCE WITH ALL CURRENT APPLICABLE STANDARDS ESTABLISHED BY ANSI, NEMA AND NBFU. ALL MATERIALS AND EQUIPMENT SHALL BE APPROVED FOR THEIR INTENDED USE AND LOCATION.
8. ALL WORK SHALL COMPLY WITH ALL APPLICABLE GOVERNING STATE, COUNTY AND CITY CODES AND OSHA, NFPA, NEC & ASHRAE REQUIREMENTS.
9. ENTIRE JOB SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR AFTER THE DATE OF JOB ACCEPTANCE. ALL WORK, MATERIAL AND EQUIPMENT FOUND TO BE FAULTY DURING THAT PERIOD SHALL BE CORRECTED AT ONCE, UPON WRITTEN NOTIFICATION, AT THE EXPENSE OF THE CONTRACTOR.
10. PROPERLY SEAL ALL PENETRATIONS. PROVIDE UL LISTED FIRE–STOPS WHERE PENETRATIONS ARE MADE THROUGH FIRE–RATED ASSEMBLIES. WATER–TIGHT USING SILICONE SEALANT.
11. DELIVER ALL BROCHURES, OPERATING MANUALS, CATALOGS AND SHOP DRAWINGS TO THE PROJECT MANAGER AT JOB COMPLETION. PROVIDE MAINTENANCE MANUALS FOR MECHANICAL EQUIPMENT. AFFIX MAINTENANCE LABELS TO MECHANICAL EQUIPMENT.
12. ALL CONDUCTORS SHALL BE COPPER. MINIMUM CONDUCTOR SIZE SHALL BE #12 AWG., UNLESS OTHERWISE NOTED. CONDUCTORS SHALL BE TYPE THWN, RATED IN ACCORDANCE WITH NEC 110–14(C).
13. ALL CIRCUIT BREAKERS, FUSES AND ELECTRICAL EQUIPMENT SHALL HAVE AN INTERRUPTING RATING NOT LESS THE MAXIMUM INTERRUPTING CURRENT TO WHICH THEY MAY BE SUBJECTED.
14. THE ENTIRE ELECTRICAL INSTALLATION SHALL BE GROUNDED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE; ARTICLES 250 & 810 AND THE UTILITY COMPANY STANDARDS.
15. CONDUIT:
    - A. RIGID CONDUIT SHALL BE U.L. LABEL GALVANIZED ZINC COATED WITH ZINC INTERIOR AND SHALL BE USED WHEN INSTALLED IN OR UNDER CONCRETE SLABS, IN CONTACT WITH THE EARTH, UNDER PUBLIC ROADWAYS, IN MASONRY WALLS OR EXPOSED ON BUILDING EXTERIOR. RIGID CONDUIT IN CONTACT WITH EARTH SHALL BE 1/2 LAPPED WRAPPED WITH HUNTS WRAP PROCESS NO. 3.
    - B. ELECTRICAL METALLIC TUBING SHALL HAVE U.L. LABEL, FITTINGS SHALL BE GLAND RING COMPRESSION TYPE. EMT SHALL BE USED ONLY FOR INTERIOR RUNS.
    - C. LIQUID–TIGHT FLEXIBLE METAL CONDUIT SHALL BE U.L. LISTED AND SHALL BE USED AT FINAL CONNECTIONS TO MECHANICAL EQUIPMENT & RECTIFIERS AND WHERE PERMITTED BY CODE. ALL CONDUIT IN EXCESS OF SIX FEET IN LENGTH SHALL CONTAIN A FULL–SIZE GROUND CONDUCTOR.
    - D. CONDUIT RUNS SHALL BE SURFACE MOUNTED ON CEILINGS OR WALLS UNLESS NOTED OTHERWISE. ALL CONDUIT SHALL RUN PARALLEL OR PERPENDICULAR TO WALLS, FLOOR, CEILING, OR BEAMS. VERIFY EXACT ROUTING OF ALL EXPOSED CONDUIT WITH THE PROJECT MANAGER PRIOR TO INSTALLING.
    - E. PVC CONDUIT MAY BE PROVIDED ONLY WHERE SHOWN, OR IN UNDERGROUND INSTALLATIONS. PROVIDE UV–RESISTANT CONDUIT WHERE EXPOSED TO THE ATMOSPHERE. PROVIDE GROUND CONDUCTOR IN ALL PVC RUNS; EXCEPT WHERE PERMITTED BY CODE TO OMIT.
17. ALL ELECTRICAL EQUIPMENT SHALL BE LABELED WITH PERMANENT ENGRAVED PLASTIC LABELS. BACKGROUND SHALL BE BLACK WITH WHITE LETTERS; EXCEPT AS REQUIRED BY CODE TO FOLLOW A DIFFERENT SCHEME.
18. UPON COMPLETION OF WORK, CONDUCT CONTINUITY, SHORT CIRCUIT, AND FALL OF POTENTIAL GROUNDING TESTS FOR APPROVAL. SUBMIT TEST REPORTS TO PROJECT MANAGER. GROUNDING SYSTEM RESISTANCE SHALL NOT EXCEED 5 OHMS. IF THE RESISTANCE VALUE IS EXCEEDED, NOTIFY THE PROJECT MANAGER FOR FURTHER INSTRUCTION ON METHODS FOR REDUCING THE RESISTANCE VALUE.
19. CLEAN PREMISES OF ALL DEBRIS RESULTING FROM WORK AND LEAVE WORK IN A COMPLETE AND UNDAMAGED CONDITION. LEGALLY DISPOSE OF ALL REMOVED, UNUSED AND EXCESS MATERIAL GENERATED BY THE WORK OF THIS CONTRACT. DELIVER ITEMS INDICATED ON THE DRAWINGS TO THE OWNER IN GOOD CONDITION. OBTAIN SIGNED RECEIPT UPON DELIVERY.
20. COORDINATE WITH UTILITY COMPANY FOR CONNECTION OF TEMPORARY AND PERMANENT POWER TO THE SITE. THE TEMPORARY POWER AND ALL HOOKUP COSTS SHALL BE PAID BY THE CONTRACTOR.
21. VERIFY ALL EXISTING CIRCUITRY PRIOR TO REMOVAL AND NEW WORK. MAINTAIN POWER TO ALL OTHER AREAS & CIRCUITS NOT SCHEDULED FOR REMOVAL.
22. RED LINED AS–BUILT PLANS SHALL BE PROVIDED TO THE CONSTRUCTION MANAGER.
23. INDOOR CONDUCTORS SHALL BE INSTALLED IN EMT UNLESS NOTED OTHERWISE. OUTDOOR CONDUCTORS SHALL BE INSTALLED IN RIGID GALVANIZED STEEL CONDUIT UNLESS NOTED OTHERWISE.
24. NY SMSA TO PROVIDE SURGE SUPPRESSOR FOR TELCO BOARD SERVING NEW EQUIPMENT, THE SURGE SUPPRESSOR TO BE INSTALLED BY CONTRACTOR AND GROUNDED TO MGB.
25. SEAL AROUND PENETRATIONS RESULTING FROM CONDUIT ROUTING WITH FIRE– STOPPING FOAM SEALANT HAVING A UL–LISTED RATING OF 2 HOURS. HAMMER–DRILLING IS NOT PERMITTED. CORE–DRILLING TO BE COORDINATED WITH BUILDING OWNER'S REPRESENTATIVE.
26. PROVIDE (2) FUSES OF SIZE RECOMMENDED BY CONDENSING UNIT MANUFACTURER.
27. PROVIDE SMOKE DETECTOR COMPATIBLE WITH EXISTING BUILDING FIRE ALARM SYSTEM. TIE TO LOCAL ZONE. COORDINATE WITH BUILDING OWNER'S FIRE ALARM SYSTEM CONTRACTOR. PROVIDE SENTROL 449CRT PHOTOELECTRIC SMOKE DETECTOR WITH AUXILIARY RELAY FOE ACU–1 SHUTDOWN.
28. PROVIDE GENERATOR CONNECTOR RECEPTACLE AND ENCLOSED CIRCUIT BREAKER IN LOCATION SUITABLE FOR PORTABLE GENERATOR ACCESS. COORDINATE WITH BUILDING OWNER FOR EXACT LOCATION. PAINT TO MATCH EXISTING WALL COLOR.
29. PROVIDE ALARM TERMINAL CABINET HIGH/LOW ALARMS MOUNTED ON TELCO BOARD.
30. PROVIDE DOOR ALARM CONTACT.

NOTES:

1. DUE TO EXISTING UTILITIES IN THE AREA, ALL TRENCHING IS TO BE DUG BY HAND.
2. SITE SHALL BE SCRAPED TO A DEPTH OF 3" MINIMUM TO REMOVE VEGETATIVE MATTER. EXCESS MATERIAL GENERATED FROM SCRAPING ACTIVITIES SHALL BE BECOME THE PROPERTY OF THE CONTRACTOR AND BE DISPOSED OF OFF–SITE.
3. EXCAVATION MATERIAL SHALL BE USED FOR SURFACE GRADING AS NECESSARY; EXCESS MATERIAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND BE DISPOSED OF OFF–SITE.
4. CONTRACTOR TO PROVIDE A MINIMUM OF 4" SELECT TOPSOIL BORROW AND SEED TO ALL DISTURBED AREAS TO BE RESTORED WITH VEGETATION. SEED MIX SHALL BE APPROVED BY THE RWSA.
5. DISTURBED AREAS OF THE ACCESS DRIVE SHALL BE RESTORED TO ITS ORIGINAL CROSS–SECTION (BOTH AGGREGATE BASE AND GRAVEL SURFACING) AND APPROVED BY THE RWSA.
6. EXISTING UTILITIES MUST BE PROTECTED DURING CONSTRUCTION OF THE PROPOSED IMPROVEMENTS.



1 / E-4 ELECTRICAL RISER DIAGRAM AND SERVICE ENTRANCE (SCHEMATIC)
NTS

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

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APPLICANT

verizon
1831 RADY COURT
RICHMOND, VA 23222

SITE INFORMATION

WILD TURKEY
WILD TURKEY LANE
CHARLOTTESVILLE, VA 22903
ALBEMARLE COUNTY

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JOHN A. DAUGHTREY III
Lic. No. 0402052122
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ENGINEER

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

ELECTRICAL RISER DIAGRAM & SERVICE ENTRANCE SCHEMATIC

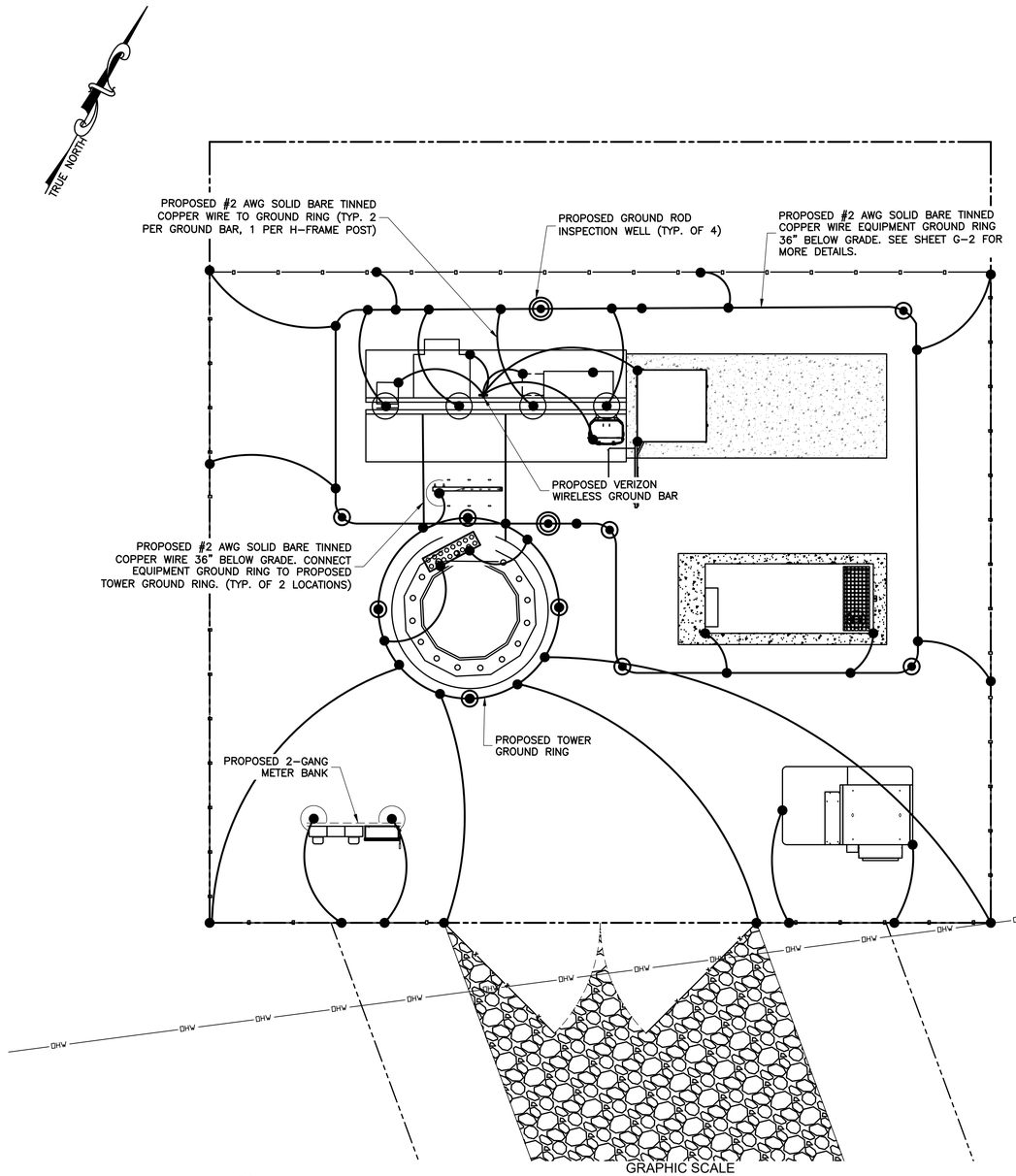
SHEET NUMBER

E-4

GROUNDING NOTES:

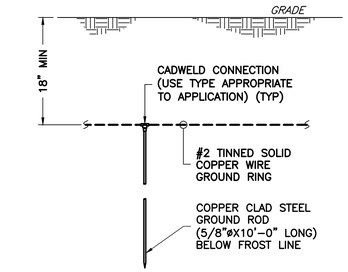
1. GROUNDING SHALL COMPLY WITH ARTICLE 250 OF THE NATIONAL ELECTRICAL CODE.
2. ALL GROUNDING DEVICES SHALL BE U.L. APPROVED OR LISTED FOR THEIR INTENDED USE.
3. ALL WIRES SHALL BE AWG THHN/THWN COPPER UNLESS NOTED OTHERWISE.
4. GROUNDING CONNECTIONS TO GROUND RODS, GROUND RING WIRE, TOWER BASE AND FENCE POSTS SHALL BE EXOTHERMIC ("CADWELDS") UNLESS NOTED OTHERWISE. CLEAN SURFACES TO SHINY METAL. WHERE GROUND WIRES ARE CADWELDED TO GALVANIZED SURFACES, SPRAY CADWELD WITH GALVANIZING PAINT.
5. GROUNDING CONNECTIONS TO GROUND BARS ARE TO BE TWO-HOLE BRASS MECHANICAL CONNECTORS WITH STAINLESS STEEL HARDWARE (INCLUDING SCREW SET) CLEAN GROUND BAR TO SHINY METAL. AFTER MECHANICAL CONNECTION, TREAT WITH PROTECTIVE ANTIOXIDANT COATING.
6. GROUND COAXIAL CABLE SHIELDS AT BOTH ENDS WITH MANUFACTURER'S GROUNDING KITS.
7. ROUTE GROUNDING CONDUCTORS THE SHORTEST AND STRAIGHTEST PATH POSSIBLE. BEND GROUNDING LEADS WITH A MINIMUM 12" RADIUS.
8. INSTALL #2 AWG GREEN-INSULATED STRANDED WIRE FOR ABOVE GRADE GROUNDING AND #2 TINNED SOLID COPPER WIRE FOR BELOW GRADE GROUNDING UNLESS OTHERWISE NOTED.
9. REFER TO GROUNDING PLAN FOR GROUND BAR LOCATIONS. GROUNDING CONNECTIONS SHALL BE EXOTHERMIC TYPE ("CADWELDS") TO ANTENNA MOUNTS AND GROUND RING. REMAINING GROUNDING CONNECTIONS SHALL BE COMPRESSION FITTINGS. CONNECTIONS TO GROUND BARS SHALL BE MADE WITH TWO-HOLE LUGS.
10. THE GROUND ELECTRODE SYSTEM SHALL CONSIST OF DRIVEN GROUND RODS POSITION ACCORDING TO GROUNDING PLAN. THE GROUND RODS SHALL BE 5/8"X10'-0" COPPER CLAD STEEL INTERCONNECTED WITH #2 TINNED SOLID COPPER WIRE BURIED 36" BELOW GRADE. BURY GROUND RODS A MAXIMUM OF 15' APART, AND A MINIMUM OF 8' APART.
11. IF ROCK IS ENCOUNTERED GROUND RODS SHALL BE PLACED AT AN OBLIQUE ANGLE NOT TO EXCEED 45°.
12. EXOTHERMIC WELDS SHALL BE MADE IN ACCORDANCE WITH ERICO PRODUCTS BULLETIN A-AT.
13. CONSTRUCTION OF GROUND RING AND CONNECTIONS TO EXISTING GROUND RING SYSTEM SHALL BE DOCUMENTED WITH PHOTOGRAPHS PRIOR TO BACKFILLING SITE. PROVIDE PHOTOS TO THE VERIZON CONSTRUCTION MANAGER.
14. ALL GROUND LEADS EXCEPT THOSE TO THE EQUIPMENT ARE TO BE #2 TINNED SOLID COPPER WIRE. ALL EXTERIOR GROUND BARS TINNED COPPER.
15. PRIOR TO INSTALLING LUGS ON GROUND WIRES, APPLY THOMAS & BETTS KOPR-SHIELD (TM OF JET LUBE INC.). PRIOR TO BOLTING GROUND WIRE LUGS TO GROUND BARS, APPLY KOPR-SHIELD OR EQUAL.
16. ENGAGE AN INDEPENDENT ELECTRICAL TESTING FIRM TO TEST AND VERIFY THAT IMPEDANCE DOES NOT EXCEED FIVE OHMS TO GROUND BY MEANS OF "FALL OF POTENTIAL TEST". TEST SHALL BE WITNESSED BY A VERIZON REPRESENTATIVE, AND RECORDED ON THE "GROUND RESISTANCE TEST" FORM.
17. WHERE BARE COPPER GROUND WIRES ARE ROUTED FROM ANY CONNECTION ABOVE GRADE TO GROUND RING, INSTALL WIRE IN 3/4" PVC SLEEVE, FROM 1' BELOW GRADE AND SEAL TOP WITH SILICONE MATERIAL.
18. PREPARE ALL BONDING SURFACES FOR GROUNDING CONNECTIONS BY REMOVING ALL PAINT AND CORROSION DOWN TO SHINY METAL. FOLLOWING CONNECTION, APPLY APPROPRIATE ANTI-OXIDIZATION PAINT.
19. ANY SITE WHERE THE EQUIPMENT (BTS, CABLE BRIDGE, PPC, GENERATOR, ETC.) IS LOCATED WITHIN 6 FEET OF METAL FENCING, THE GROUND RING SHALL BE BONDED TO THE NEAREST FENCE POST USING (3) RUNS OF #2 BARE TINNED COPPER WIRE.

NOTE:
CONNECT ALL H-FRAME MOUNTED EQUIPMENT TO GROUND BAR

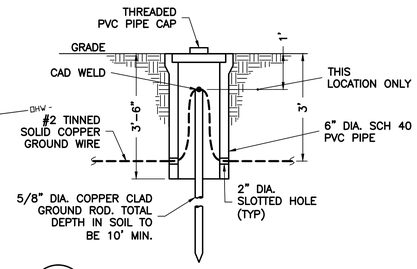


1 / G-1 GROUNDING PLAN PLAN
SCALE: 3/16" = 1'

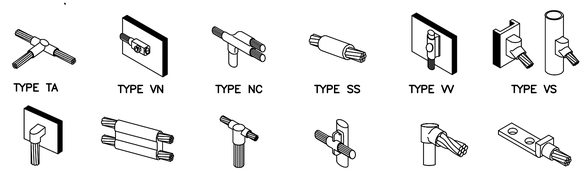
GRAPHIC SCALE
4 0 2 4 8 16
(IN FEET)
3/16 INCH = 1 FOOT



2 / G-1 TYPICAL GROUND ROD DETAIL
NTS



3 / G-1 INSPECTION WELL DETAIL
NTS



4 / G-1 CADWELD GROUNDING CONNECTION DETAILS
NTS

GROUNDING LEGEND

▪	COAXIAL CABLE SHIELD GROUND KIT CONNECTION
■	COMPRESSION FITTING CONNECTION
●	EXOTHERMIC WELD CONNECTION
◉	5/8"X10' COPPER-CLAD STEEL GROUND ROD
◎	5/8"X10' COPPER-CLAD STEEL GROUND ROD WITH INSPECTION WELL
———	PROPOSED GROUND WIRING
- - - - - -	EXISTING GROUND WIRING
▭	TINNED COPPER GROUND BAR 1/4"X4"X12" OR 1/4"X4"X20"
CGB	COLLECTOR GROUND BAR
MGB	MAIN GROUND BAR

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RICHMOND, VA 23222

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ALBEMARLE COUNTY

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Lic No. 0402052122
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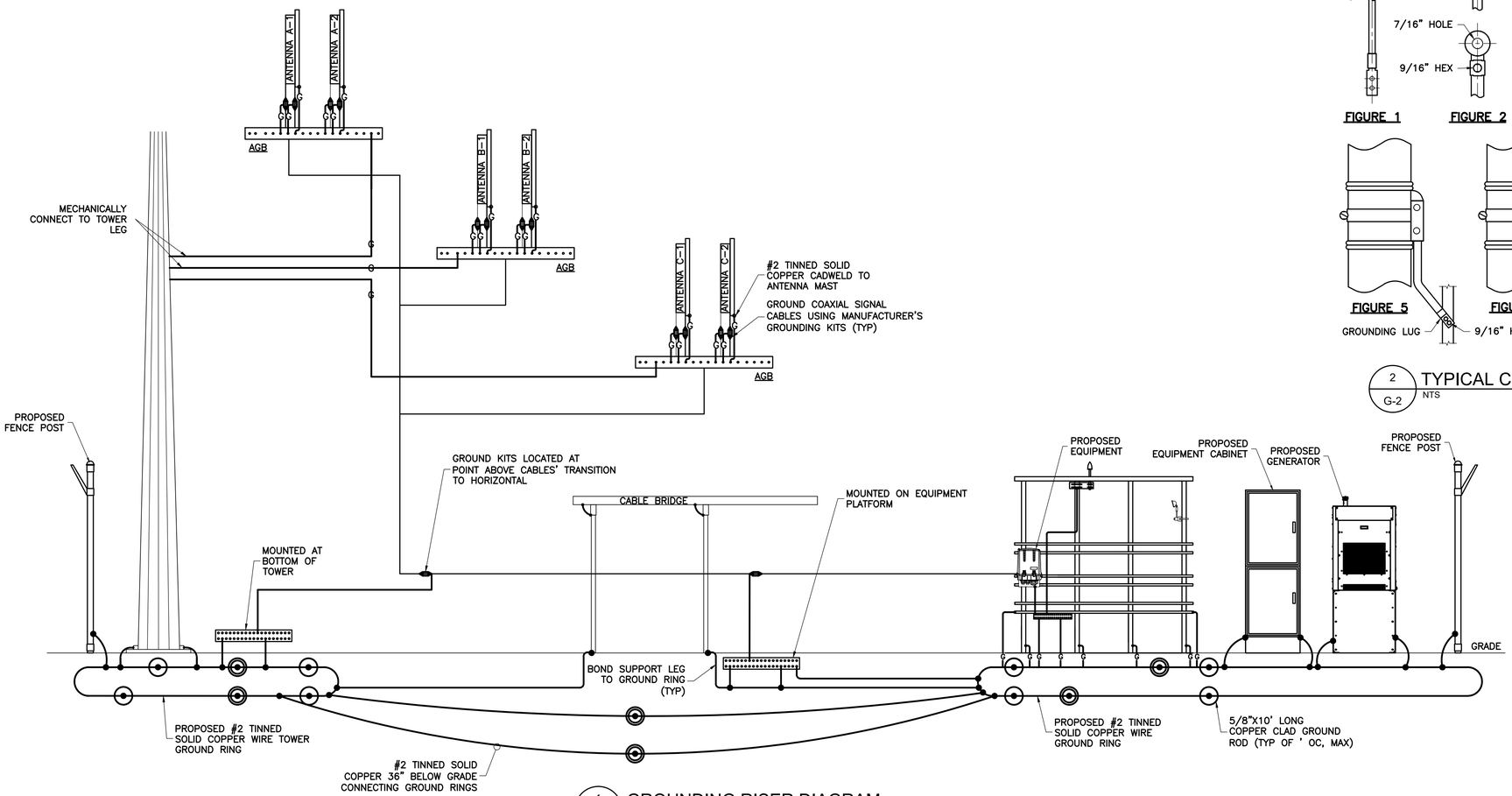
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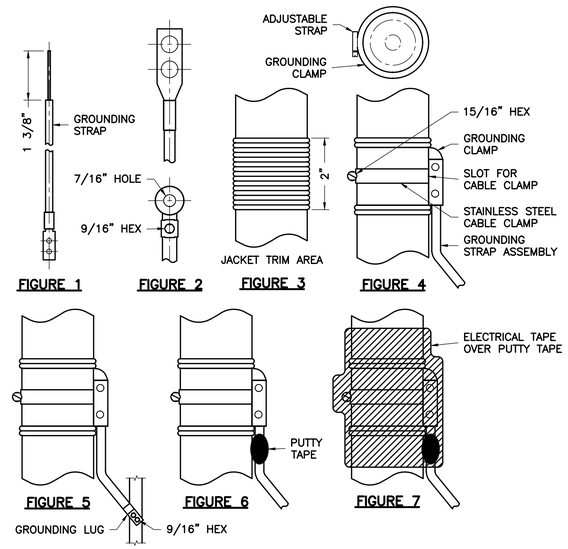
GROUNDING PLAN & DETAILS

SHEET NUMBER

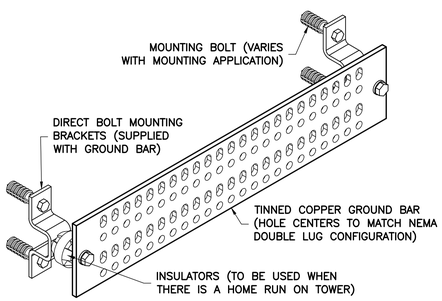
G-1



1 G-2 GROUNDING RISER DIAGRAM
NTS

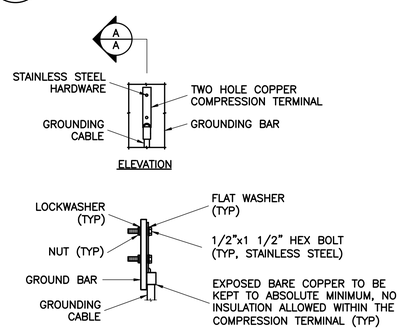


2 G-2 TYPICAL COAX WEATHERPROOFING DETAIL
NTS



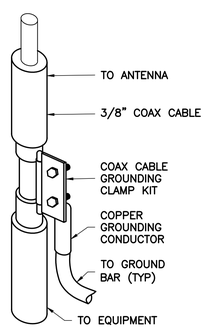
GROUND BAR SCHEDULE				
TYPE	QTY	MANUFACTURER	PART NO.	REMARKS
MGB	2	ANDREW	UGBKIT–0420–T	OR EQUAL
CBG	3	ANDREW	UGBKIT–0412	OR EQUAL

3 G-2 GROUND BAR DETAIL
NTS

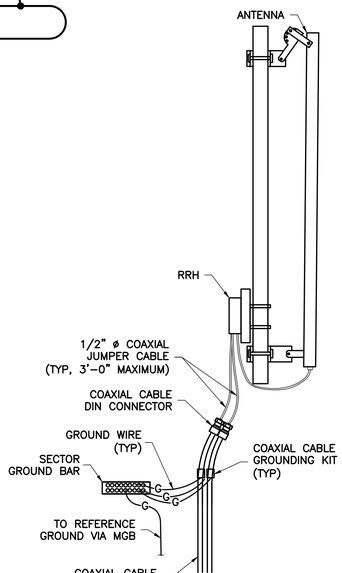


NOTE:
1. "DOUBLING UP" OR "STACKING" OF CONNECTIONS IS NOT PERMITTED.
2. OXIDE INHIBITING COMPOUND TO BE USED AT ALL LOCATIONS.

4 G-2 TYPICAL GROUND BAR CONN DETAIL
NTS



5 G-2 COAX CABLE GROUNDING DETAIL
NTS



6 G-2 ANTENNA GROUNDING DETAIL
NTS

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1831 RADY COURT
RICHMOND, VA 23222

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CHARLOTTESVILLE, VA 22903
ALBEMARLE COUNTY

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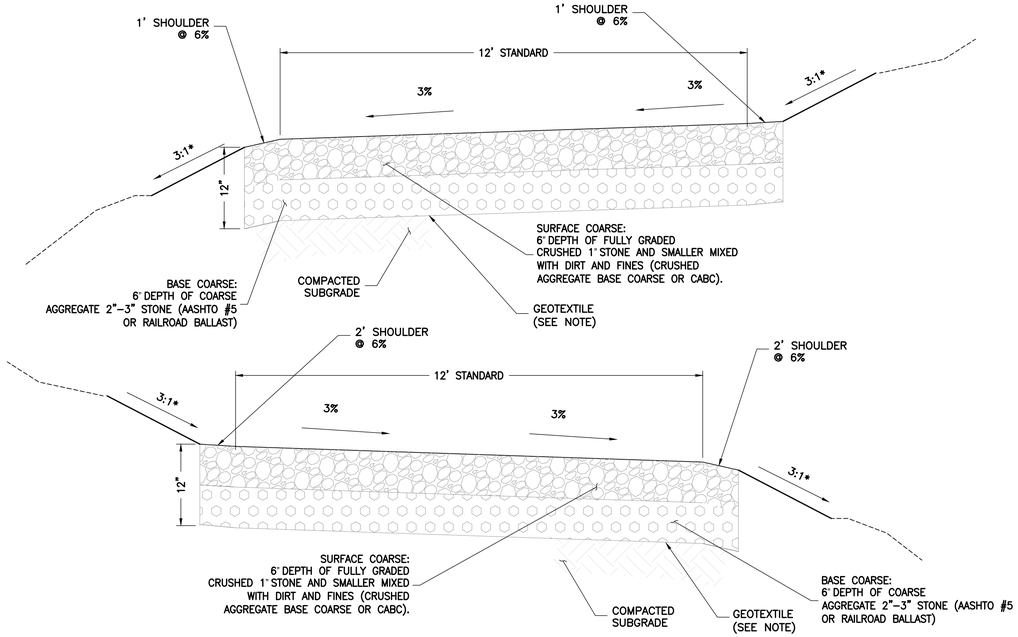
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VA PROFESSIONAL ENGINEER LIC. #052122

SHEET TITLE

GROUNDING RISER DIAGRAM & DETAILS

SHEET NUMBER

G-2



NOTES:

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

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

3. CONTRACTOR TO USE 6" DEEP GRAVEL BASE (2A MODIFIED) AS MEANS OF ACCESS FOR ALL HEAVY CONSTRUCTION TRAFFIC. PROPOSED GRAVEL SURFACE (6" DEEP CRUSHER RUN) TO BE INSTALLED AFTER ALL MAJOR CONSTRUCTION HAS BEEN COMPLETED.

4. THE PROPOSED ROAD MUST BE KEYED INTO THE EXISTING GRADE. THE FINAL FINISHED GRADE SHALL BE FLUSH WITH THE EXISTING GRADE TO ALLOW FOR PROPER DRAINAGE ACROSS THE ROAD.

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

1 / ES-5 PROPOSED GRAVEL DRIVE TYPICAL SECTION

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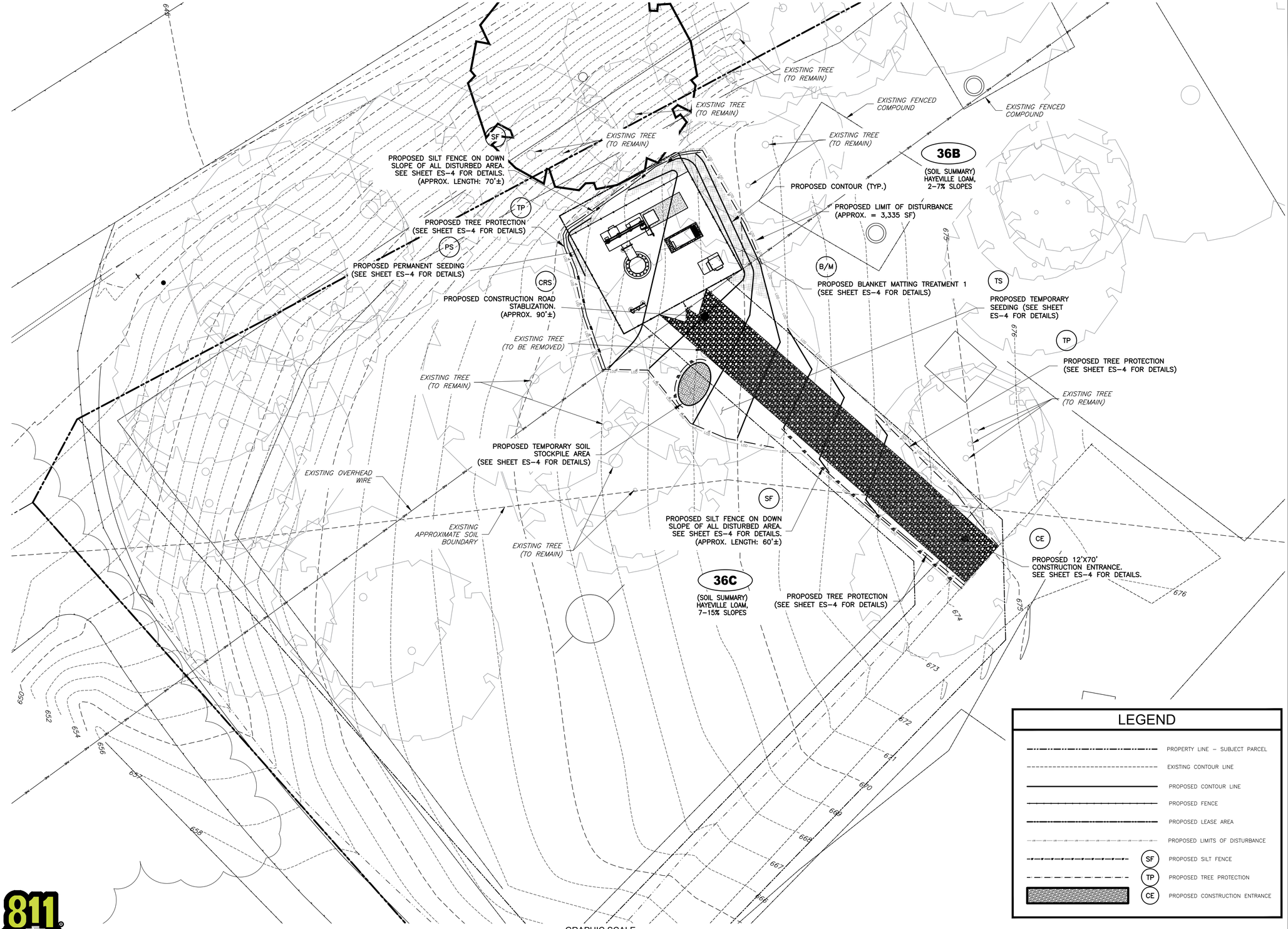
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SHEET TITLE

EROSION & SEDIMENT CONTROL DETAILS II

SHEET NUMBER

ES-5



LEGEND

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

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

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

STORM WATER RUNOFF CONSIDERATIONS
THE NATURAL DRAINAGE CONDITION FROM THE THE PROPOSED SITE WILL BE MAINTAINED TO THE GREATEST EXTENT POSSIBLE. ALL DRAINAGE FROM THE DISTURBED AREA WILL BE IN SHEET FLOW. THUS SATISFYING MINIMUM STANDARD 19.

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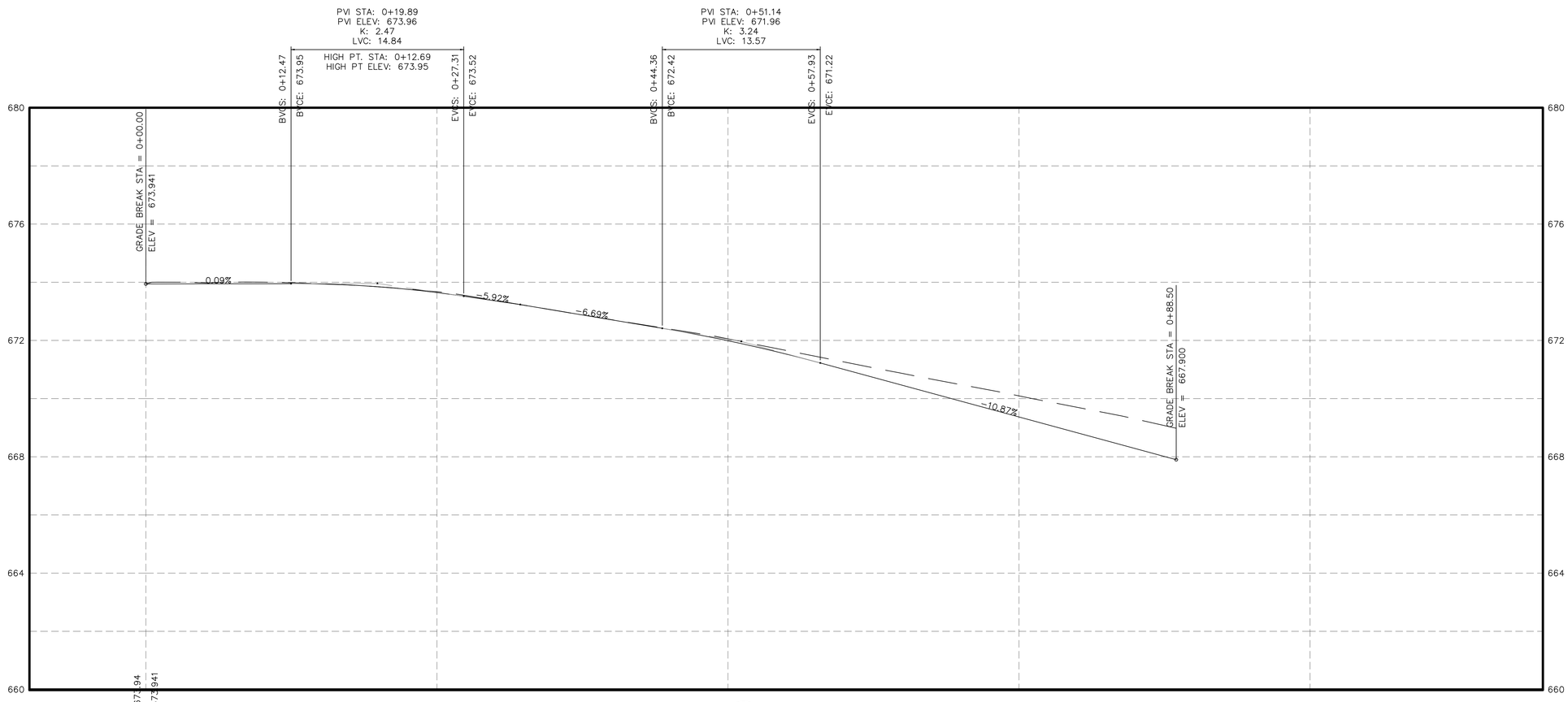
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SHEET TITLE

EROSION & SEDIMENT CONTROL & GRADING PLAN

SHEET NUMBER

ES-1



1 / ES-2 ACCESS ROAD PROFILE

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SHEET TITLE

ACCESS ROAD PROFILE

SHEET NUMBER

ES-2

EROSION AND SEDIMENT CONTROL NARRATIVE

PROJECT DESCRIPTION
THE PURPOSE OF THIS PROJECT IS THE CONSTRUCTION OF A MONOPOLE TOWER, 90' LONG ACCESS ROAD AND FENCED COMPOUND, ALONG WITH ASSOCIATED UTILITIES. THE LEASE AREA OF THE TOWER IS 900 SF.; THE COMPOUND AREA IS 750 SF.; THE TOTAL DISTURBED AREA IS 3,335 S.F. OF WHICH 1,840 S.F. WILL BE COVERED WITH A GRAVEL SURFACE AND THE REMAINING 1,495 S.F. WILL BE MANAGED TURF.

EXISTING SITE CONDITIONS
THE SITE HAS (2) EXISTING MONOPOLES AND ASSOCIATED FACILITIES. THE PROPOSED POLE AND COMPOUND WILL JUST TO THE SOUTH WEST. THE LAND SLOPES AT DOWN 10% FROM AN EXISTING ACCESS ROAD TO THE PROPOSED LOCATION BEFORE DROPPING OF AT A RATE OF 62% DOWN TO ROCKFISH GAP TURNPIKE. OUR PROPOSED COMPOUND SITS ON TOP OF A SMALL 25' RIDGE ABOVE ROCKFISH GAP TURNPIKE. THE ACCESS ROAD AND COMPOUND IS PRIMARILY OPEN SPACE WITH FEW TREES.

ADJACENT AREAS
THE ADJACENT AREAS ARE MAINLY UNDEVELOPED WOODLANDS, AGRICULTURAL FIELDS AND SINGLE FAMILY RESIDENCES.

OFF-SITE AREAS
ALL ORGANIC MATERIAL, TREE VEGETATION, ROCKS GREATER THAN 12" IN ANY DIRECTION AND EXCESS CUT MATERIAL TO BE HAULED OFF SITE. CONTRACTOR TO ENSURE MATERIAL IS DISPOSED OF AT AN APPROVED AND PERMITTED SOIL DISPOSAL LOCATION.

SOILS
(36B) HAYEVILLE LOAM – 2% TO 7% SLOPES – HYDROLOGIC SOIL GROUP B
(36C) HAYEVILLE LOAM – 7% TO 15% SLOPES – HYDROLOGIC SOIL GROUP B

CRITICAL AREAS
THE PROPOSED PROJECT WILL NOT CREATE ANY CRITICAL AREAS

ESC MEASURES – STRUCTURAL PRACTICES
STRUCTURAL MEASURES TO BE USED ON THE SITE INCLUDE SILT FENCE (VE&SCH SPEC. 3.05), CONSTRUCTION ENTRANCE (VE&SCH SPEC. 3.02), CONSTRUCTION ROAD STABILIZATION (VE&SCH SPEC. 3.03), TEMPORARY STOCK PILE (VE&SCH SPEC. 3.30) AND CONCRETE WASHOUT. ALL MEASURES SELECTED ARE STANDARD ESC ITEMS FOR THIS APPLICATION. ANY DISTURBED AREA DENUDED FOR SEVEN DAYS THAT IS NOT IN ACTIVE WORK AREA TO BE TEMPORARILY SEEDED.

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

PERMANENT STABILIZATION
1. UNTIL AN ADEQUATE ROOT SYSTEM IS ESTABLISHED AND IN THE ABSENCE OF ADEQUATE RAINFALL, SODDING (OR WHATEVER VEGETATION IS USED) SHALL BE IRRIGATED AS OFTEN AS NECESSARY TO MAINTAIN MOIST SOIL TO A DEPTH OF 4 INCHES. IN GENERAL, WATERING SHALL BE PERFORMED IN ACCORDANCE WITH THE VESCH.

ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE STABILIZED WITH PERMANENT SEEDING IMMEDIATELY FOLLOWING FINISHED GRADING. SEEDING SHALL BE DONE WITH KENTUCKY 31 TALL FESCUE ACCORDING TO STD. AND SPEC. 3.32, PERMANENT SEEDING, OF THE HANDBOOK. EROSION CONTROL BLANKETS WILL BE INSTALLED OVER FILL SLOPES WHICH HAVE BEEN BROUGHT TO FINAL GRADE AND HAVE BEEN SEEDED TO PROTECT THE SLOPES PROPERLY. MULCH (STRAW OR FIBER) WILL BE USED ON RELATIVELY FLAT AREAS. IN ALL SEEDING OPERATIONS, SEED FERTILIZER AND LIME WILL BE APPLIED PRIOR TO MULCHING. FINAL STABILIZATION IS CONSIDERED COMPLETED WHEN 100% OF THE DISTURBED SOIL SURFACE IS UNIFORMLY COVERED IN PERMANENT VEGETATION WITH A DENSITY OF 70% OR GREATER.

STORM WATER RUNOFF CONSIDERATIONS
THE NATURAL DRAINAGE CONDITION FROM THE THE PROPOSED SITE WILL BE MAINTAINED TO THE GREATEST EXTENT POSSIBLE. ALL DRAINAGE FROM THE DISTURBED AREA WILL BE IN SHEET FLOW. THUS SATISFYING MINIMUM STANDARD 19.

MANAGEMENT STRATEGIES
1. CONSTRUCTION WILL BE SEQUENCED SO THAT GRADING OPERATIONS CAN BEGIN AND END AS QUICKLY AS POSSIBLE.
1. TEMPORARY SEEDING OR OTHER STABILIZATION WILL FOLLOW IMMEDIATELY AFTER GRADING. SEE VA E&SC HANDBOOK 3.31-B FOR SEEDING SPECIFICATION.
2. SEASONAL NURSE CROP MAY BE REQUIRED.
3. AREAS WHICH ARE NOT TO BE DISTURBED WILL BE CLEARLY MARKED BY FLAGS, SIGNS, ETC.
4. THE JOB SUPERINTENDENT SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL ESC PRACTICES.
5. AFTER ACHIEVING ADEQUATE STABILIZATION THE TEMPORARY ESC MEASURES WILL BE CLEANED UP FROM ACCUMULATED SEDIMENT AND REMOVED, ONLY AFTER APPROVAL OF THE JURISDICTION ESC INSPECTOR.

GENERAL NOTES
1. GENERAL CONTRACTOR MAY RELOCATE OR REVISE EROSION AND SEDIMENT CONTROLS AS DEEMED NECESSARY DURING CONSTRUCTION TO MAINTAIN PROPER SEDIMENT CONTROL.

2. ALL EXISTING UNDERGROUND AND ABOVE GROUND UTILITIES TO BE RELOCATED AS NECESSARY TO ACCOMMODATE THE PROPOSED IMPROVEMENTS. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING LOCAL UTILITY COMPANIES PRIOR TO CONSTRUCTION.

3. ALL ONSITE DRAINAGE EASEMENTS INCLUDING STORMWATER/B.M.P. DRAINAGE EASEMENTS MUST BE RECORDED PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR THIS PROJECT.

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

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

CONSTRUCTION SEQUENCE

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

MAINTENANCE

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

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

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

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

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

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

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

GENERAL EROSION AND SEDIMENT CONTROL NOTES:

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

GRADING NOTES

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

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

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

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

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

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

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

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

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

HAY BALE AND PLASTIC WASHOUT PIT

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

ENGINEER

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

verizon
1831 RADY COURT
RICHMOND, VA 23222

SITE INFORMATION

WILD TURKEY
WILD TURKEY LANE
CHARLOTTESVILLE, VA 22903
ALBEMARLE COUNTY

DESIGN RECORD

REVISIONS

REV	DATE	DESCRIPTION	BY
5	04/20/20	REVISED	CCC
4	03/09/20	REVISED	PJP
3	02/24/20	REVISED	PJP
2	12/04/19	REVISED	CCC
1	11/18/19	FINALS	CCC
0	10/30/19	PRELIMINARY CD	LJS

PROFESSIONAL STAMP

COMMONWEALTH OF VIRGINIA
JOHN A. DAUGHTREY III
Lic. No. 0402052122
04/20/2020
PROFESSIONAL ENGINEER

ENGINEER

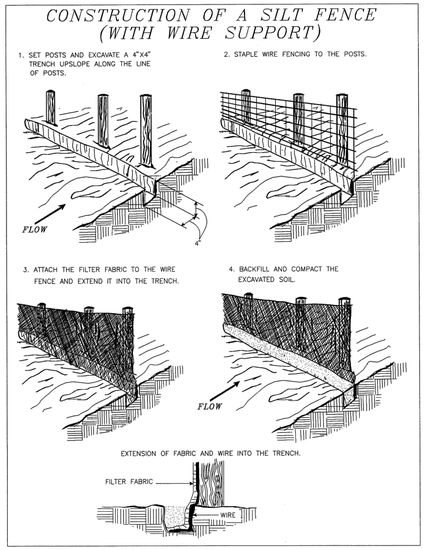
JOHN A. DAUGHTREY III, P.E.
VA PROFESSIONAL ENGINEER LIC. #052122

SHEET TITLE

EROSION & SEDIMENT CONTROL NOTES

SHEET NUMBER

ES-3

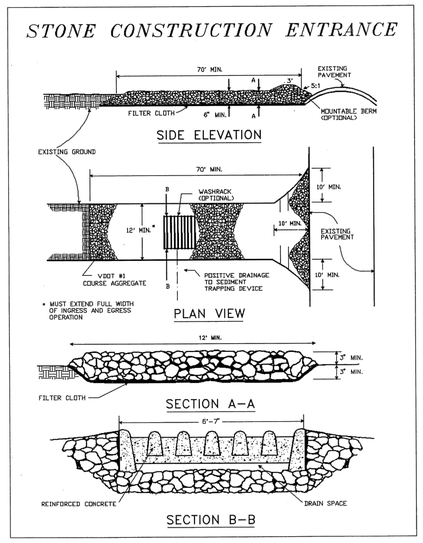


NOTE: ALL SILT FENCES ARE TO USE 36 INCH FABRIC AND STAKED WITH 2"X2" HARDWOOD STAKES ON 6' CENTERS

VESCH 3.05 SILT FENCE

1 / ES-4 STANDARD FILTER FABRIC FENCE NTS

SF



VESCH 3.02 TEMPORARY CONSTRUCTION ENTRANCE

2 / ES-4 ROCK CONSTRUCTION ENTRANCE NTS

CE

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

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

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

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

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

VESCH 3.32 PERMANENT SEEDING

3 / ES-4 PERMANENT SEEDING NTS

PS

TABLE 3.31-B

ACCEPTABLE TEMPORARY SEEDING PLANT MATERIALS

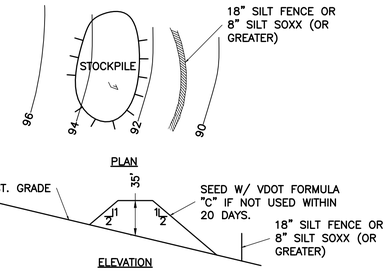
"QUICK REFERENCE FOR ALL REGIONS"

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

VESCH 3.31 TEMPORARY SEEDING

5 / ES-4 TEMPORARY SEEDING NTS

TS



NOTES:

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

4 / ES-4 TOPSOIL STOCKPILE AND MAINTENANCE NTS

TOPSOIL SPECIFICATIONS

1. TOPSOIL SPECIFICATIONS

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

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

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

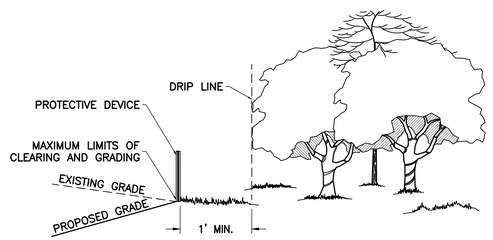
D. THE CONTRACTOR SHALL PROTECT BENCHMARKS, UTILITIES, AND EXISTING TREES, SHRUBS, AND OTHER LANDSCAPE FEATURES DESIGNATED FOR PRESERVATION WITH TEMPORARY FENCING OR BARRICADES SATISFACTORY TO THE OWNER.

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

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

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

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



NO STANDARD CONSTRUCTION NUMBER

NOTES:

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

VESCH 3.38 TREE PRESERVATION AND PROTECTION

6 / ES-4 TREE PROTECTION FENCE NTS

TP

ENGINEER

NB+C™
TOTALLY COMMITTED.
NB+C ENGINEERING SERVICES, LLC.
4435 WATERFRONT DRIVE, SUITE 100
GLEN ALLEN, VA 23060
804-548-4079

APPLICANT

verizon
1831 RADY COURT
RICHMOND, VA 23222

SITE INFORMATION

WILD TURKEY
WILD TURKEY LANE
CHARLOTTESVILLE, VA 22903
ALBEMARLE COUNTY

DESIGN RECORD

REVISIONS

REV	DATE	DESCRIPTION	BY
5	04/20/20	REVISED	CCC
4	03/09/20	REVISED	PJP
3	02/24/20	REVISED	PJP
2	12/04/19	REVISED	CCC
1	11/18/19	FINALS	CCC
0	10/30/19	PRELIMINARY CD	LJS

PROFESSIONAL STAMP

COMMONWEALTH OF VIRGINIA
JOHN A. DAUGHTREY III
Lic. No. 0402052122
04/20/2020
PROFESSIONAL ENGINEER

ENGINEER

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

SHEET TITLE

EROSION & SEDIMENT CONTROL DETAILS I

SHEET NUMBER

ES-4

February 6th, 2020

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

RE: Verizon / Wild Turkey (Cross Property) – Application Number SP202000004 - Tier III Personal Wireless Service Facility Special Exception Request for Modified Flush-Mount Antenna Mounting

To Whom It May Concern:

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

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

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

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

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

being 18” from the monopole’s face at their tops and bottoms.

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

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

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

Sincerely,

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

513 Stewart Street
Suite E
Charlottesville, VA 22902

COUNTY OF ALBEMARLE
Department of Community Development
401 McIntire Road, North Wing
Charlottesville, Virginia 22902-4596

Phone (434) 296-5832 **Fax (434) 972-4126**

February 4, 2020

Nathan Holland
GDN Sites
513 Sewart Street, Suite E
Charlottesville, VA 22902

RE: ARB-2019-156: Wild Turkey (Cross Property) Tier II PWSF (TMP: 05700-00-00-041L0)

Dear Mr. Holland,

The Albemarle County Architectural Review Board, at its meeting on Monday, February 3, 2020, completed a preliminary review of the above-noted request and took the following actions.

Regarding the Special Use Permit, the Board by a vote of 5:0, forwarded the following recommendation to the Planning Commission:

> The ARB finds that the proposed location will sufficiently minimize the visibility of the monopole from the Entrance Corridor, based on continued existence of trees in the right-of-way.

Regarding the Certificate of Appropriateness for the ground equipment and base station:

> The ARB recommends approval of the Certificate of Appropriateness with the following condition:
>
> > Eliminate visibility of ground equipment. Fence height must be the shortest height that will provide screening. Demonstrate lack of visibility.

Regarding recommendations on the plan:

1. Correct and coordinate information on tree removal.
2. Correct discrepancies with the Drawing Index.

Please provide:

1. Two full sets of revised drawings addressing each of the comments listed above. Include updated revision dates on each drawing.
2. A memo including detailed responses indicating how each condition has been satisfied. If changes other than those requested have been made, identify those changes in the memo also. Highlighting the changes in the drawing with "clouding" or by other means will facilitate review and approval.
3. The attached "Revised Application Submittal" form. This form must be returned with your revisions to ensure proper tracking and distribution.

When staff's review of this information indicates that all conditions of approval have been met, a Certificate of Appropriateness may be issued.

If you have any questions concerning any of the above, please feel free to contact me.

Sincerely,

Khris Taggart
Planner

cc: Robert L. Cross & Jeanne K Cross
Trustees of the Living Trust
C/O American Tower, Property Tax Dept
P.O. Box 723597
Atlanta, GA 31139

File

COUNTY OF ALBEMARLE
Department of Community Development

REVISED APPLICATION SUBMITTAL

This form must be returned with your revisions to ensure proper tracking and distribution. County staff has indicated below what they think will be required as a resubmission of revisions. If you need to submit additional information please explain on this form for the benefit of the intake staff. **All plans must be collated and folded to fit into legal size files, in order to be accepted for submittal.**

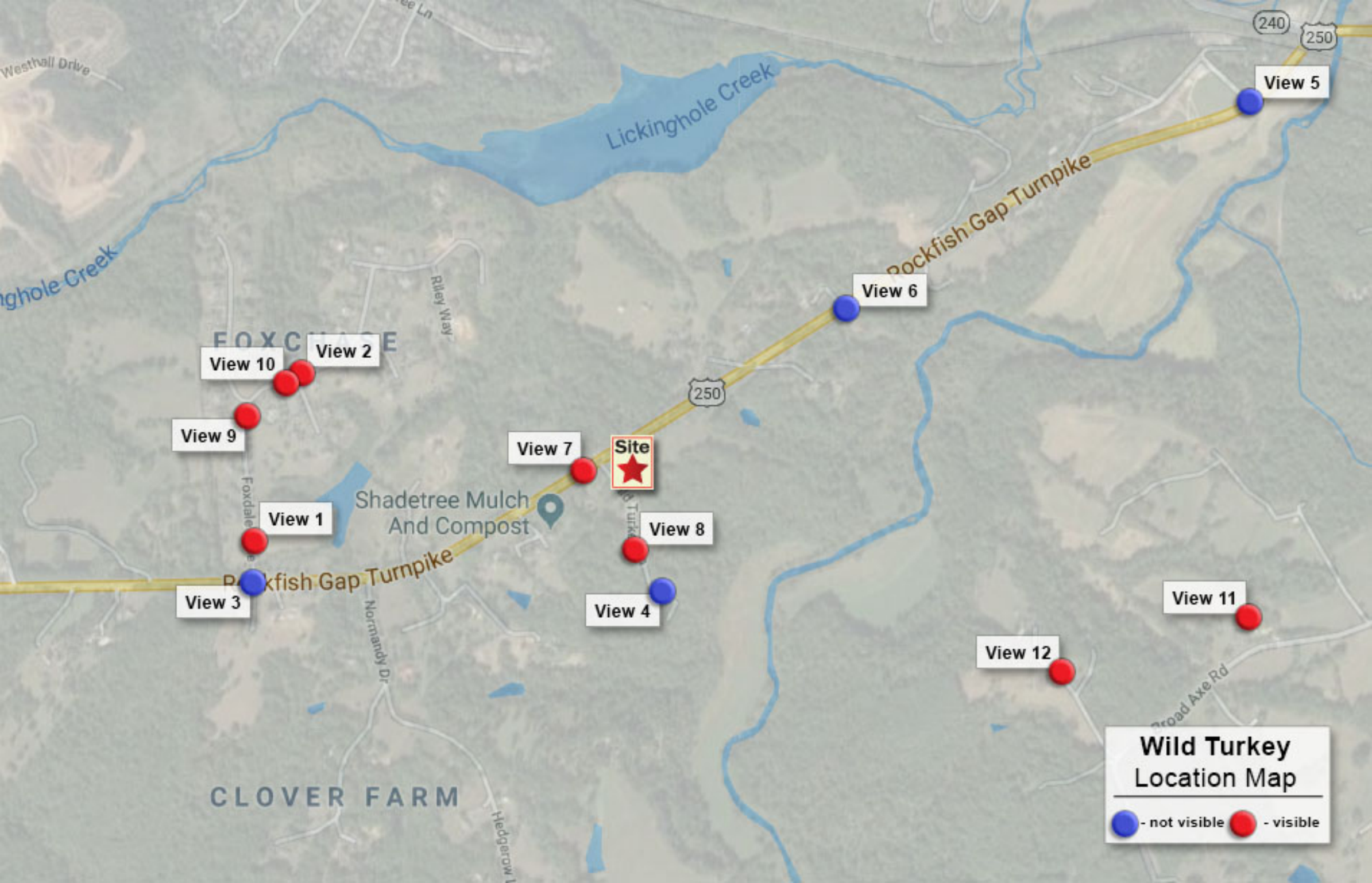
TO: _____ **DATE:** _____

PROJECT NAME: _____

Submittal Type Requiring Revisions ( ) indicates Submittal Code	**County Project Number**	**# Copies**
Erosion & Sediment Control Plan (E&S)		
Mitigation Plan (MP)		
Waiver Request (WR)		
Stormwater Management Plan (SWMP)		
Road Plan (RP)		
Private Road Request, with private/public comparison (PRR)		
Private Road Request – Development Area (PRR-DA)		
Preliminary Site Plan (PSP)		
Final Site Plan (or amendment) (FSP)		
Final Plat (FP)		
Preliminary Plat (PP)		
Easement Plat (EP)		
Boundary Adjustment Plat (BAP)		
Rezoning Plan (REZ)		
Special Use Permit Concept Plan (SP-CP)		
Reduced Concept Plan (R-CP)		
Proffers (P)		
Bond Estimate Request (BER)		
Draft Groundwater Management Plan (D-GWMP)		
Final Groundwater Management Plan (F-GWMP)		
Aquifer Testing Work Plan (ATWP)		
Groundwater Assessment Report (GWAR)		
Architectural Review Board (ARB)		1
Other: Please explain		

(For staff use only)

Submittal Code	**# Copies**	**Distribute To:**	**Submittal Code**	**# Copies**	**Distribute To:**
ARB	1	K. Taggart			


Lickinghole Creek
Rockfish Gap Turnpike
240
250
View 5
View 6
View 2
View 10
View 9
View 7
Site
View 1
View 8
View 3
View 4
View 11
View 12
Shadetree Mulch
And Compost
Riley Way
Foxdale
Normandy Dr
Broad Axe Rd
CLOVER FARM
Wild Turkey
Location Map
- not visible
- visible


Site Name: Wild Turkey
Wireless Communication Facility
Wild Turkey Lane
White Hall, VA 22903
Photograph Information:
View 1 - Foxdale Lane
View from the West
Showing the Existing Site
NB+C
TOTALLY COMMITTED.


Site Name: Wild Turkey
Wireless Communication Facility
Wild Turkey Lane
White Hall, VA 22903
Photograph Information:
View 1 - Foxdale Lane
View from the West
Showing the Proposed Site
NB+C
TOTALLY COMMITTED.



Site Name: Wild Turkey
Wireless Communication Facility
Wild Turkey Lane
White Hall, VA 22903

Photograph Information:
View 2 - Foxdale Lane & Bedford Park Road
View from the Northwest
Showing the Existing Site

NB+C™
TOTALLY COMMITTED.



Site Name: Wild Turkey
Wireless Communication Facility
Wild Turkey Lane
White Hall, VA 22903

Photograph Information:
View 2 - Foxdale Lane & Bedford Park Road
View from the Northwest
Showing the Proposed Site

NB+C
TOTALLY COMMITTED.


FOXCHASE
Site Name: Wild Turkey
Wireless Communication Facility
Wild Turkey Lane
White Hall, VA 22903
Photograph Information:
View 3 - Foxdale Lane & Rockfish Gap Turnpike
View from the Southwest
SITE NOT VISIBLE
NB+C
TOTALLY COMMITTED.


Site Name: Wild Turkey
Wireless Communication Facility
Wild Turkey Lane
White Hall, VA 22903
Photograph Information:
View 4 - Wild Turkey Lane
View from the South
SITE NOT VISIBLE
NB+C
TOTALLY COMMITTED.



Site Name: Wild Turkey
Wireless Communication Facility
Wild Turkey Lane
White Hall, VA 22903

Photograph Information:
View 5 - Rockfish Gap Turnpike
View from the Northeast
SITE NOT VISIBLE

NB+C
TOTALLY COMMITTED.



Site Name: Wild Turkey
Wireless Communication Facility
Wild Turkey Lane
White Hall, VA 22903

Photograph Information:
View 6 - Rockfish Gap Turnpike
View from the Northeast
SITE NOT VISIBLE

NB+C
TOTALLY COMMITTED



View 7 - Rockfish Gap Turnpike
View from the West



View 8 - Wild Turkey Lane
View from the South



Site Name: Wild Turkey
Wireless Communication Facility
Wild Turkey Lane
White Hall, VA 22903

Photograph Information:
View 11 - Broad Axe Rd
View from the Southeast
Showing the Existing Site

NB+C™
TOTALLY COMMITTED.



Site Name: Wild Turkey
Wireless Communication Facility
Wild Turkey Lane
White Hall, VA 22903

Photograph Information:
View 11 - Broad Axe Rd
View from the Southeast
Showing the Proposed Site

NB+C™
TOTALLY COMMITTED.



Site Name: Wild Turkey
Wireless Communication Facility
Wild Turkey Lane
White Hall, VA 22903

Photograph Information:
View 11 - Broad Axe Rd
View from the Southeast
Showing the Existing Site

NB+C™
TOTALLY COMMITTED.



Site Name: Wild Turkey
Wireless Communication Facility
Wild Turkey Lane
White Hall, VA 22903

Photograph Information:
View 11 - Broad Axe Rd
View from the Southeast
Showing the Proposed Site

NB+C™
TOTALLY COMMITTED.



Site Name: Wild Turkey
Wireless Communication Facility
Wild Turkey Lane
White Hall, VA 22903

Photograph Information:
View 12 - Broad Axe Rd
View from the Southeast
Showing the Existing Site

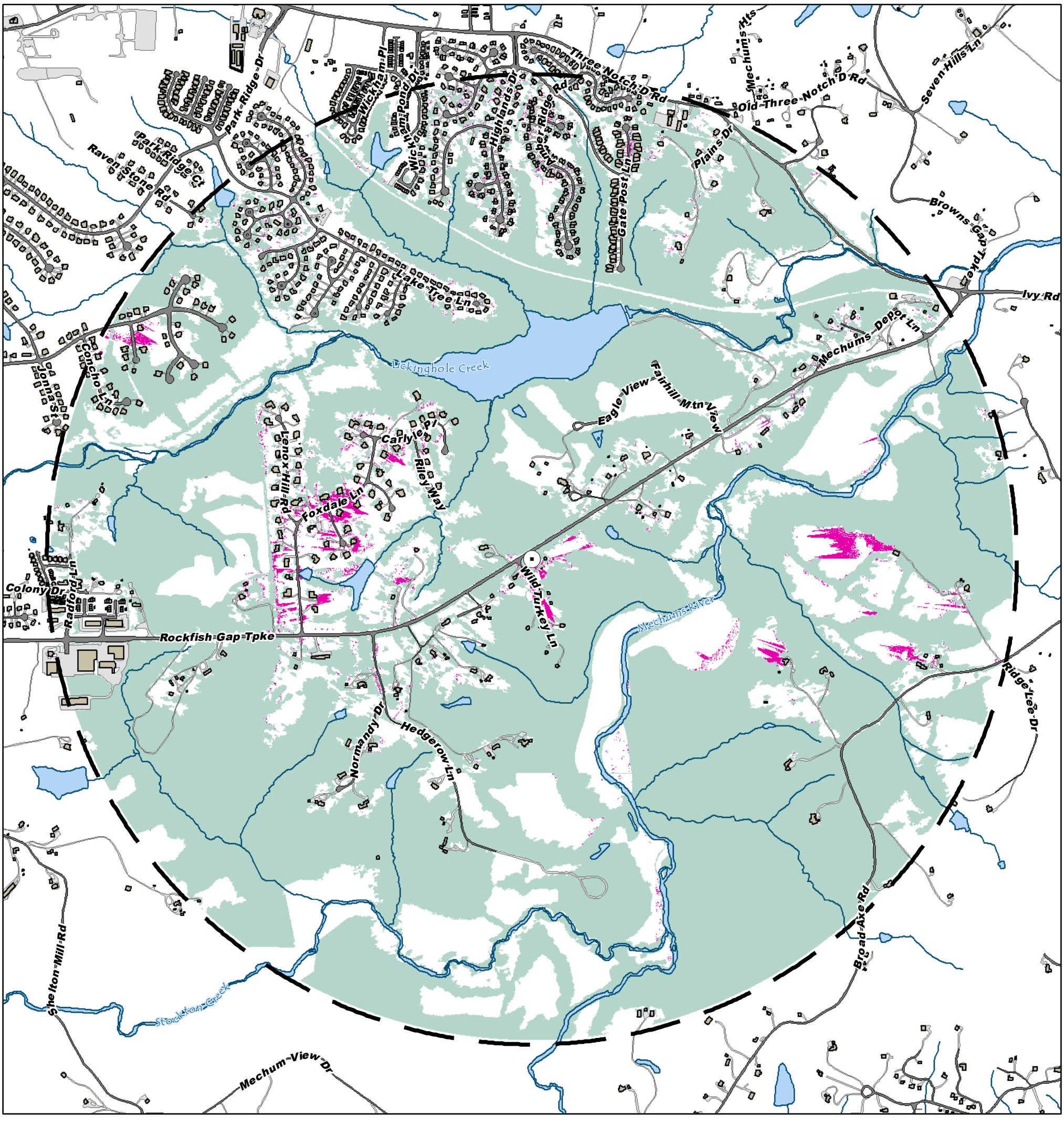
NB+C™
TOTALLY COMMITTED.



Site Name: Wild Turkey
Wireless Communication Facility
Wild Turkey Lane
White Hall, VA 22903

Photograph Information:
View 12 - Broad Axe Rd
View from the Southeast
Showing the Proposed Site

NB+C™
TOTALLY COMMITTED.



Prepared by Albemarle County
Map created by Andrew Knuppel, June 2020.
Note: The map elements depicted are graphic representations and are not to be construed or used as a legal description.
Aerial Imagery 2013 Commonwealth of Virginia

0 500 1,000 1,500 2,000 Feet
0 100 200 300 400 Meters

N

SP202000004 Wild Turkey Tier III PWSF

Viewshed Analysis

- Not Visible
- Visible
- Tree Cover
- Proposed Facility Location
- Analysis Area (1 mile radius)

- Buildings
- Driveways
- Roads
- Streams
- Water Bodies

This map utilizes the height of the tower provided by the applicant, the County's data on topography and tree heights and canopy to conservatively estimate where the tower will be visible.
The elevation surface used to create the viewshed was derived from LiDAR data flown in late 2015.
This accounts for the height of buildings/vegetation/etc. at the date of acquisition.
The land cover data used to identify tree canopy is from the statewide land cover dataset created by Worldview and organized by VGIN.
In Albemarle, they used aerial photos from 2013.

It shows that the tower would be visible in areas depicted on the map in pink.
The map does not identify the level of visibility from these locations,
but merely references that the tower is visible from these location.

This map was used as a reference tool during the balloon test
and staff does not have photographs from all of these locations,
as many of these locations are in the middle of private properties.
This map is merely another tool to consider visual impacts of the facility on surrounding properties.

County of Albemarle
Department of Community Development

Memorandum

To: **Christopher Perez**

From: **Bill Fritz, AICP**

Date: **March 21, 2016**

Subject: **SP 2016-04 Albemarle High School Communication Facility**

If this application is approved it will be impacted by the FCC's action published January 8, 2015 which includes provisions addressing State and Local Review of Applications for Wireless Service Facility Modification. The FCC rule, in part, limits the ability of the County to review additional uses and modifications to wireless facilities. The County's ability to deny additional antenna, modification of antenna and increases in the tower height is limited. The County may only deny changes to the facility if:

- The tower is increased in height by more than 20 feet; or
- Antenna or other equipment would protrude more than twenty feet from the tower; or
- More than four ground based cabinets are added; or
- Excavation occurs outside the lease area; or
- The change would defeat concealment elements.

The Zoning Ordinance defines "concealment elements of the eligible support structure" (this tower if approved would be an eligible support structure):

> "Concealment elements of the eligible support structure: Any condition of approval, including any applicable requirement of section 5.1.40 in effect at the time of approval, established and imposed on the personal wireless service facility as a concealment technique and which includes conditions or regulations pertaining to antenna size, color of the structure and all equipment, antenna mounting techniques, including the requirement that antennas be flush mounted, maximum tower diameters at the base and top, limitations on tower height relative to a reference tree, screening by trees including the restrictions on removing trees that are screening the tower, siting towers so that they are not skylighted, requirements as to how cables should be located on a tower, and the size, location, design, and screening for ground based equipment."

It is recommended that staff identify for the Board what if any features of the facility may be considered "concealment elements of the eligible support structure". If the Board of Supervisors approves this request it is recommended that they identify what, if any, conditions of approval should be considered "concealment elements of the eligible support structure". Without citing any "concealment elements of the eligible support structure" the County will be required to approve any requested changes that do not violate limitations cited above.

If you would like something to be prepared as an attachment for the staff report please let me know and I will prepare something.