

The Department of Community Development
City Hall, Lynchburg, VA 24504 **434-455-3900**

To: Planning Commission
From: Planning Division
Date: December 11, 2013
Re: Conditional Use Permit (CUP) – AT&T Mobility – 1721 Langhorne Road

I. PETITIONER

AT&T Mobility, 4164 Innslake Dr. Ste. B, Glen Allen, VA 23060

Representative: Mr. Paul Robnett, Velocitel, Inc., Glen Allen, VA 23060

II. LOCATION

The subject property is a tract of approximately twenty four and thirty-five hundredths (24.35) acres located at 1721 Langhorne Road.

Property Owner: Mr. Julian Adams, 1721 Langhorne Road, Lynchburg, Virginia 24503

III. PURPOSE

The purpose of the petition is to allow the construction of a one hundred forty-five (145)-foot “monopine” (cell tower designed to look like a pine tree) and associated equipment cabinets.

IV. SUMMARY

- The *Comprehensive Plan 2002-2020’s Future Land Use Map (FLUM)* recommends Low Density Residential and Resource Conservation uses for the property.
- Telecommunication facilities are permitted within R-1, Low Density, Single-Family Residential Districts upon approval of a CUP by Council.
- The proposed telecommunication facility will be of a stealth design and should blend into the natural landscape.

The Planning Division recommends approval of the CUP petition.

V. FINDINGS OF FACT

1. **Comprehensive Plan.** The *Comprehensive Plan 2002-2020* recommends a Low Density Residential and Resource Conservation uses for the property. Low Density Residential uses include single-family dwellings, public and institutional uses compatible in scale with single-family residential homes, private recreation uses, and private open space (*pg. 5.5*). Resource Conservation Areas should have development limited to: trails and recreation facilities, and public facilities (sewer, wastewater treatment, road crossings...etc.). The goal is to keep Resource Conservation Areas as natural as possible so as to stabilize slopes, prevent soil erosion, provide natural absorption areas for urban runoff, moderate climate, and provide wooded areas for wildlife and for the respite of City dwellers (*pg. 5.3*).
2. **Zoning.** The subject property was annexed into the City in 1926. The existing R-1, Low Density, Single-Family Residential and Resource Conservation Districts were established in 1978 upon adoption of the *Zoning Ordinance*.
3. **Board of Zoning Appeals (BZA).** The Zoning Official has determined that no variances are needed for the development of the property as proposed.

4. **Surrounding Area.** There have been several items requiring City Council approval in the immediate area:
 - On October 14, 1980, Council approved the rezoning petition of Lloyd G. Flint to rezone property at 2023 Langhorne Road from B-2, Local Neighborhood Business District to B-3C, Community Business District (Conditional) to permit the use of a convenience store with accessory gasoline sales.
 - On September 10, 1985, Council approved the CUP petition of Garbar Associates to allow a Planned Unit Development (PUD) of thirty (30) townhouse units at the end of Elk Street.
 - On May 14, 1991, Council approved the CUP petition of Lynchburg City Schools to allow the use of modular building classrooms at 2525 Linkhorne Drive.
 - On December 12, 1995, Council denied the CUP petition of Virginia O’Klock to operate an owner occupied Bed & Breakfast operation at 1511 Langhorne Road.
 - On February 13, 1996, Council approved the CUP petition of James & Lillian Rice to allow a Planned Unit Development (PUD) of thirty-four (34) attached single-family units at 2620 Circle Road.
 - On July 13, 1999, Council approved the CUP petition of St. George Greek Orthodox Church to construct a one story multi-purpose addition at 1724 Langhorne Road.
 - On March 13, 2001, Council approved the CUP petition of Lynchburg City Schools to construct a new gymnasium at 2525 Linkhorne Drive.
5. **Site Description.** The subject property is a tract of approximately twenty-four and thirty-five hundredths (24.35) acres located at 1721 Langhorne Road. The property contains a single family dwelling, which was constructed in 1956 and is located in the front portion of the property. Over three-quarters of the property are wooded. The “monopine” tower is proposed to be situated in the middle of the property. The property is bounded by heavily wooded residential use properties.
6. **Proposed Use of Property.** The purpose of the petition is to allow the construction of a one hundred forty-five (145)-foot “monopine” (cell tower designed to look like a pine tree) and associated equipment cabinets.
7. **Traffic, Parking and Public Transit.** The City’s Transportation Engineer had no comments of concern regarding the proposed telecommunications facility.
8. **Stormwater Management.** A stormwater management plan will be required at the time the site plan is submitted. As indicated on the submitted site plan and narrative, the petitioner will address erosion issues associated with the installation of the grass paver roadway.
9. **Emergency Services:** The City Fire Marshal and Police Department had no comments of concern regarding the proposal.
10. **Impact.** The telecommunications facility would be located behind the existing house sited approximately in the middle of the property. The compound will be screened with a wooden fence and will be located three hundred five (305) feet from the northern and southern property lines, eight hundred three (803) feet from the western (rear) property line and seven hundred five (705) feet from the rear wall of the existing house. Appearance of

telecommunication facilities would normally be the primary concern when proposed in residential areas. The petitioner has proposed constructing the tower as a “monopine” as shown in the submitted photo simulations, which should blend into the existing tree line. As indicated by the petitioner, the proposed telecommunications facility is needed to support wireless communications in the area. The facility would support up to four (4) carriers.

11. **Technical Review Committee.** The Technical Review Committee (TRC) reviewed the conditional use permit on November 19, 2013. Comments related to the proposed use have or will be addressed prior to final site plan approval.

VI. PLANNING DIVISION RECOMMENDATION

Based on the preceding Findings of Fact, the Planning Commission recommends to City Council approval of the petition of AT&T Mobility to allow the installation of a one hundred forty-five (145)-foot telecommunications tower and associated equipment at 1721 Langhorne Road subject to the following conditions:

1. **The property shall be developed in substantial compliance with the site plan.**
2. **All lighting shall be glared shielded and non-directional to prevent illumination beyond the property line.**
3. **The tower shall be constructed as a “monopine” as indicated in the submitted photo simulations.**
4. **Future collocations on the tower shall be permitted provided the “monopine” construction is maintained and equipment cabinets are contained within the compound indicated on the submitted site plan.**

This matter is respectfully offered for your consideration.



William T. Martin, AICP
City Planner

pc: Mr. L. Kimball Payne, III, City Manager
Ms. Bonnie M. Svrcek, Deputy City Manager
Mr. Walter C. Erwin, City Attorney
Mr. Kent L. White, Director of Community Development
Mr. J. Lee Newland, City Engineer
Ms. Cynthia Kozerow, Lynchburg Police Department
Captain Thomas Mack, Acting Fire Marshal
Mr. Doug Saunders, Building Commissioner
Mr. Robert Fowler, Zoning Administrator
Mr. Jacob Dorman, Environmental Reviewer
Mr. Paul Robnett, Velocitel Inc.

VII. ATTACHMENTS

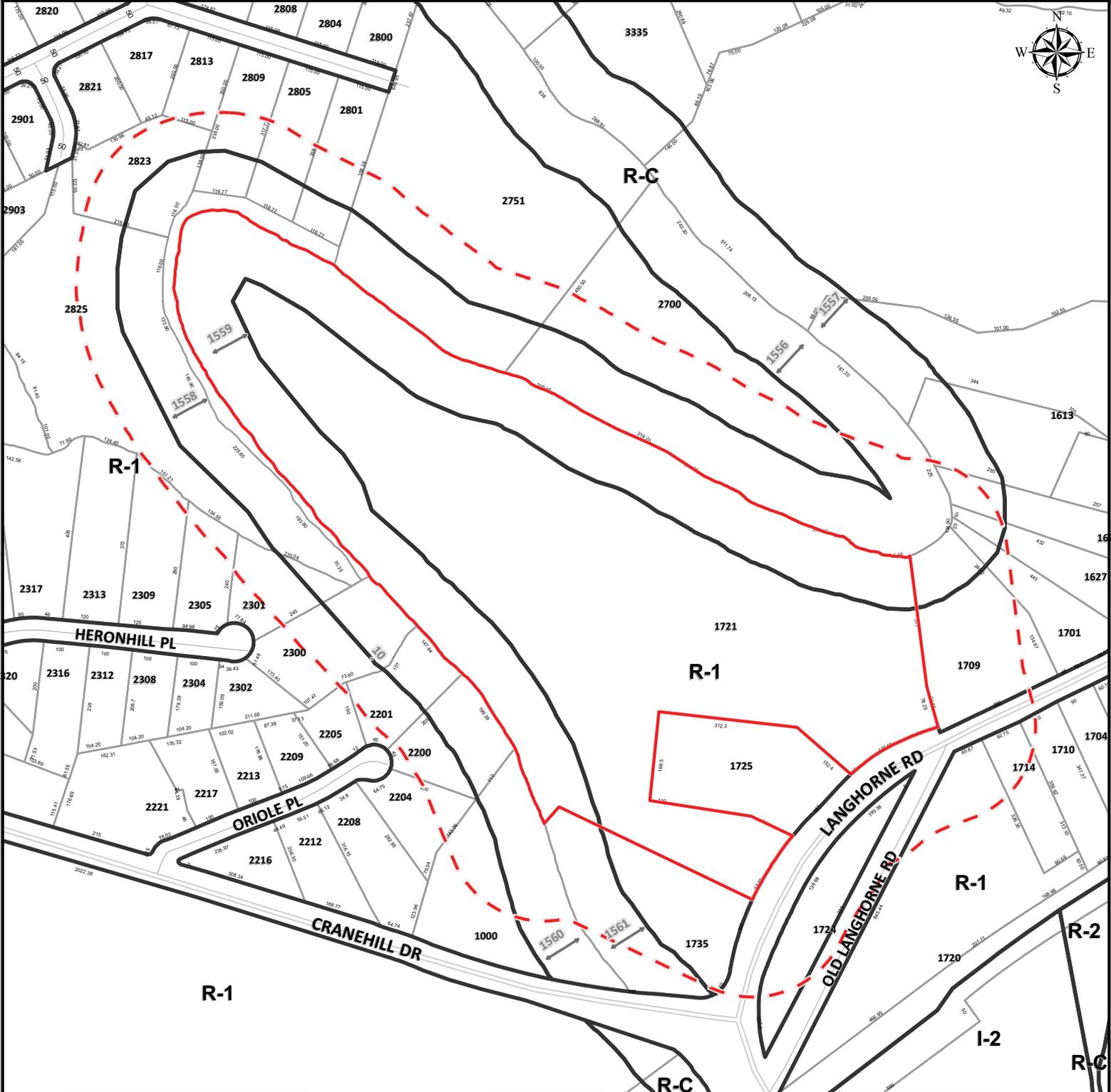
- 1. Zoning Map**
- 2. Future Land Use Map**
- 3. Watershed Map**
- 4. Planimetric and Topographic Map**
- 6. Concept Plan**
- 7. Photo Simulations**

Zoning Map

CELL TOWER

Conditional Use Permit Request

AT&T Mobility



PROPERTY INFORMATION

PARCEL ID	ADDRESS
01701013	1721 LANGHORNE RD

LEGEND

- Subject Property
- 215' Buffer
- Zoning Boundary

OVERVIEW MAP



MAP SCALE: 1" to 300' DATE PRINTED: 11/23/2013

DISCLAIMER: THIS MAP IS NEITHER A LEGALLY RECORDED MAP NOR A SURVEY AND IS NOT INTENDED TO BE USED AS SUCH. THE INFORMATION DISPLAYED IS A COMPILATION OF RECORDS, INFORMATION, AND DATA OBTAINED FROM VARIOUS SOURCES. THE CITY OF LYNCHBURG IS NOT RESPONSIBLE FOR ITS ACCURACY OR HOW CURRENT IT MAY BE.

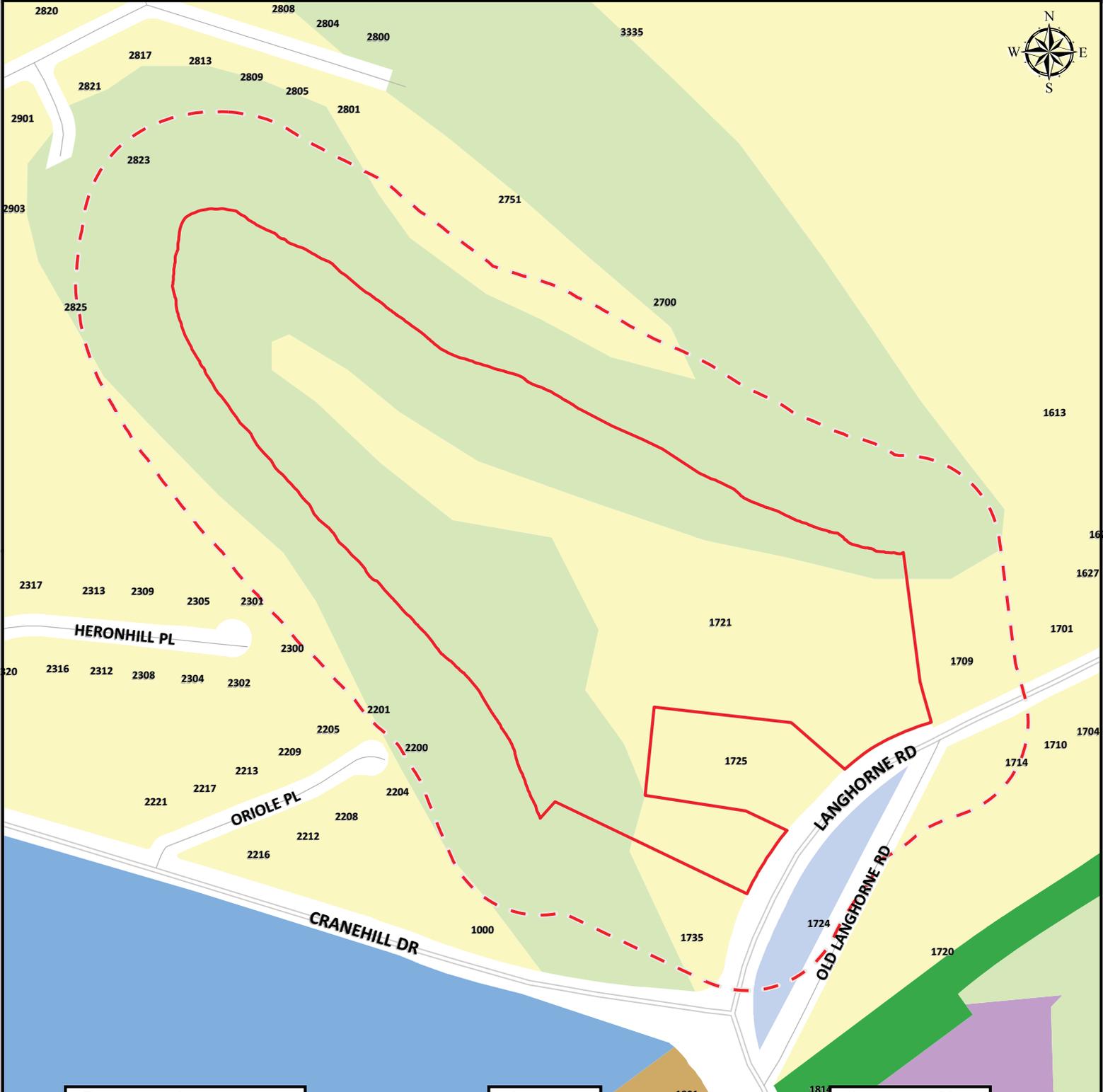
Parcel ID	Address	Owner
01701066	1735 LANGHORNE RD	ADAMS, JULIAN R
16707007	2200 ORIOLE PL	BARTON, JAY G & MARY A M
01701068	1701 LANGHORNE RD	BELL, ANDREW J
16707005	2205 ORIOLE PL	BLUE, C DAVID & BETTY T
01701070	1613 LANGHORNE RD	BOSWELL, CHRISTOPHER M
01705007	2751 SEDGEWICK DR	BOWMAN, HALLIE S TRS &
01705011	2813 SEDGEWICK DR	DISTELHURST, EVELYN F
16810018	2825 SEDGEWICK DR	DUPUIS, SUSAN S
01705010	2809 SEDGEWICK DR	FALLS, CHARLES W & ANITA S
01602031	1714 LANGHORNE RD	GAY, PHYLLIS O ET AL
16812009	2301 HERONHILL PL	HATCHER, RAYMOND L & KATHERINE
01701015	1709 LANGHORNE RD	JOHNSON, DAVID K & CHRISTINA M
01705012	2700 SEDGEWICK DR	MAYER, BARBARA B
01602030	1710 LANGHORNE RD	MILLER, MARTIN Q JR & BETTY
16707006	2201 ORIOLE PL	MILSTEAD, ASHBY L & JUANITA H
01701065	1725 LANGHORNE RD	MORRISON, PAUL M & HELEN E
16812007	2309 HERONHILL PL	OGLESBY, RALPH S
01705009	2805 SEDGEWICK DR	PEST, JURGEN & GISELA N
01701018	1623 LANGHORNE RD	ROSENBERGER, DEBORAH J
16707012	1000 CRANEHILL DR	ROYER, STEPHEN A & BLAKE T
16812008	2305 HERONHILL PL	SALMON, JOHN M III & ILONA H
01705008	2801 SEDGEWICK DR	SONG, HAN KYU & SOON BOCK KIM
16812010	2300 HERONHILL PL	SOWERS, HARRY C & SHARON E
01701067	1724 LANGHORNE RD	ST GEORGE ORTHODOX CHURCH TRS
16810021	2823 SEDGEWICK DR	SUTULA, GUY F & TERRESA J
01701017	1627 LANGHORNE RD	WACA LLC

FLUM Map

CELL TOWER

Conditional Use Permit Request

AT&T Mobility



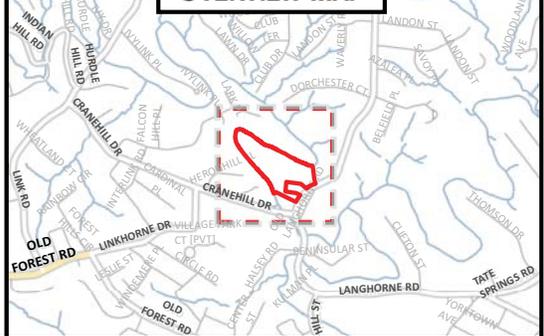
PROPERTY INFORMATION

PARCEL ID	ADDRESS
01701013	1721 LANGHORNE RD

LEGEND

- Local Historic District
- Traditional Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Neighborhood Commercial
- Community Commercial
- Regional Commercial
- Employment Mixed Use
- Residential Mixed Use
- Employment 1
- Employment 2
- Office
- Institution
- Downtown
- Public Use
- Public Parks
- Resource Conservation
- General Mixed Use

OVERVIEW MAP



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Watershed Map

CELL TOWER

Conditional Use Permit Request

AT&T Mobility



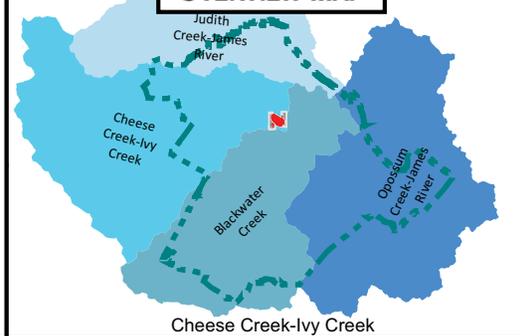
PROPERTY INFORMATION

PARCEL ID	ADDRESS
01701013	1721 LANGHORNE RD

LEGEND

- Subject Property
- Base Flood Elevation
- Floodway
- Floodzone
- River / Lake / Stream

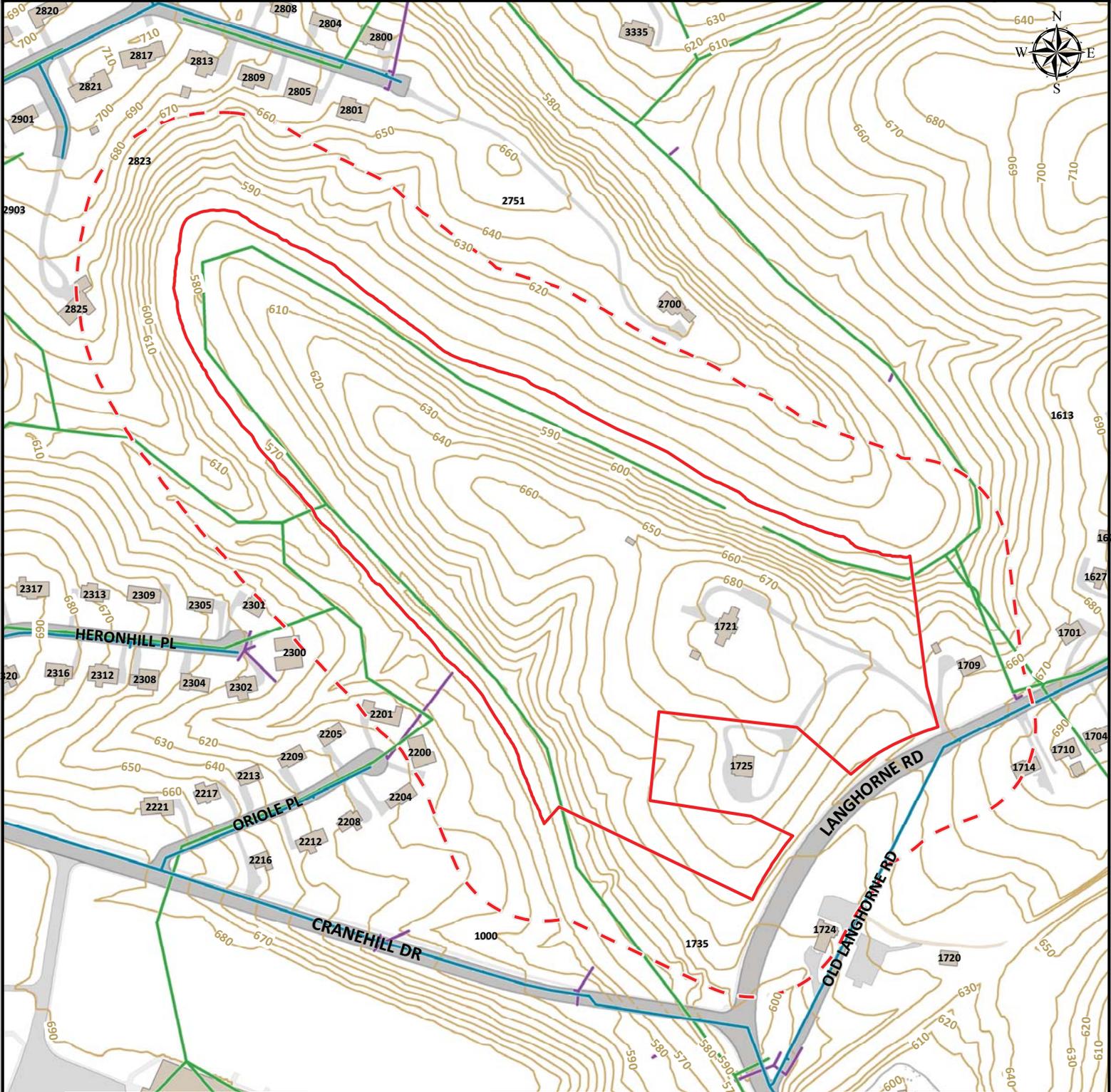
OVERVIEW MAP



MAP SCALE: 1" to 300' DATE PRINTED: 11/23/2013

Cheese Creek-Ivy Creek

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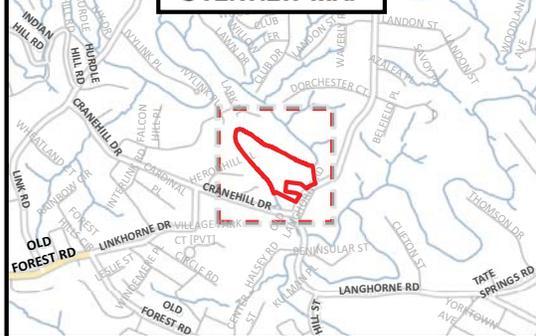
PROPERTY INFORMATION

PARCEL ID	ADDRESS
01701013	1721 LANGHORNE RD

LEGEND

	Active	Proposed	Abandoned
Utilities	Water (solid blue)	Sanitary (dashed green)	Storm (dashed purple)
Structure	Paved (solid grey)	Unpaved (dashed tan)	Other (dashed brown)
Planimetrics	Roadway (solid grey)	Parking (dotted grey)	Sidewalk (dashed grey)
Topography	Contour (solid tan)	10' Obs (dashed tan)	

OVERVIEW MAP



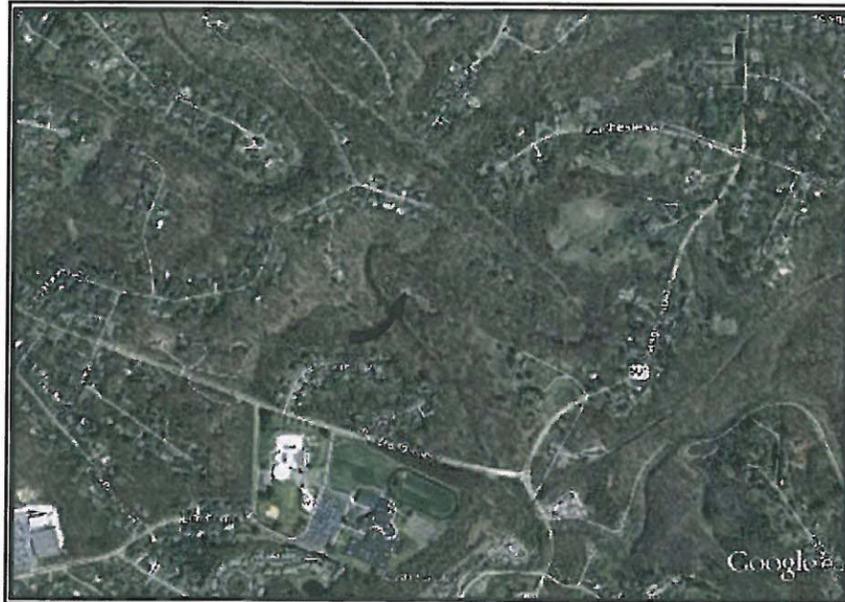
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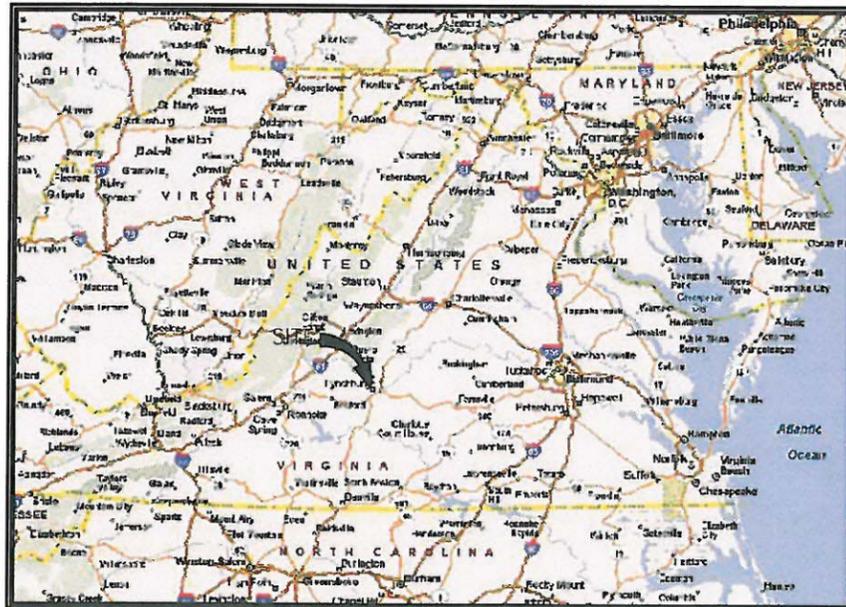
DIRECTIONS TO SITE:

FROM RICHMOND:
TAKE I-64 W TO EXIT 118A AND GET ON US-29. IN APPROXIMATELY 60 MILES, TAKE RAMP LEFT ONTO LYNCHBURG EXPRESSWAY AND FOLLOW TO US-221. TURN RIGHT ONTO US-501 (LANGHORNE RD) AND FOLLOW TO ADDRESS. SITE IS IN BACK YARD. ACCESS TO SITE TO BE DETERMINED.



LOCAL MAP

NOT TO SCALE



VICINITY MAP

NOT TO SCALE

RECEIVED

NOV 05 2013

COMMUNITY DEVELOPMENT

LY732
1721 LANGHORNE ROAD
LYNCHBURG, VA 24503

PROJECT DESCRIPTION:

INSTALLATION AND OPERATION OF ANTENNAS AND ASSOCIATED EQUIPMENT INSIDE A NEW FENCED COMPOUND



2 WORKING DAYS BEFORE YOU DIG
1-800-552-7001
TOLL FREE
MISS UTILITY

APPROVAL

VELOCITEL SITE ACQUISITION:	SIGNATURE	DATE	AT&T REGULATORY	SIGNATURE	DATE
VELOCITEL ZONING:	SIGNATURE	DATE	AT&T RF:	SIGNATURE	DATE
VELOCITEL CONSTRUCTION:	SIGNATURE	DATE	AT&T CONSTRUCTION:	SIGNATURE	DATE

REV. NO.	DESCRIPTION	BY	DATE	REV. NO.	DESCRIPTION	BY	DATE
2	FINAL ZONING DRAWINGS	OWW	7/2/13	5	REVISED FINAL ZONING DRAWINGS	OWW	9/30/13
3	REVISED FINAL ZONING DRAWINGS	OWW	8/13/13	6	REVISED FINAL ZONING DRAWINGS	OWW	10/10/13
4	REVISED FINAL ZONING DRAWINGS	OWW	9/4/13	7	REVISED FINAL ZONING DRAWINGS	OWW	10/22/13

CONSULTING TEAM

ARCHITECTURE AND ENGINEERING:
WARREN WILLIAMS & ASSOCIATES
736 CARNEROS CIRCLE
HIGH POINT, NC 27265
PROJECT MANAGER:
TELEPHONE: WARREN WILLIAMS, P.E. (757) 450-2288

SURVEY:
CAUSEWAY CONSULTANTS, PC
1005 S. BATTLEFIELD BLVD, SUITE B
CHESAPEAKE, VA 23322
CONTACT: EDDIE T. WHITE, LS (757) 482-0474 (757) 482-9870
FAX:

SOIL ENGINEER:
GEOENVIRONMENTAL RESOURCES, INC. (GER)
CONTACT: CHARLES CRAWLEY, PE (757) 463-3200
TELEPHONE:

STRUCTURAL ENGINEERING:
WARREN WILLIAMS & ASSOCIATES
736 CARNEROS CIRCLE
HIGH POINT, NC 27265
CONTACT: JASON CANFIELD, P.E. (757) 450-2288
TELEPHONE:

UTILITIES:
POWER COMPANY:
AMERICAN ELECTRIC POWER COMPANY
CONTACT: CUSTOMER SERVICE 614-716-1000
TELEPHONE:

TELEPHONE COMPANY:
VERIZON CONTACT: CUSTOMER SERVICE 1-800-826-2355
TELEPHONE:

PROJECT SUMMARY

SITE INFORMATION:
LY732
1721 LANGHORNE ROAD
LYNCHBURG, VA 24503

LANDLORD INFORMATION:
JULIAN ADAMS
1721 LANGHORNE ROAD
LYNCHBURG, VA 24503

APPLICANT INFORMATION:
AT&T MOBILITY
LIBERTY PLAZA 1
4801 COX ROAD, SUITE 300
GLEN ALLEN, VA 23060

PROJECT DATA:
ZONING: R-C & R-1
JURISDICTION: CITY OF LYNCHBURG
TAX MAP NO.: 01701013
SITE TYPE: RAWLAND MONOPINE
TOWER TYPE: 145'
TOWER HEIGHT: 50'x80'
LEASE AREA: 4000 SF
AREA OF LAND DISTURBANCE:

(2C) GEOGRAPHIC COORDINATES:
LATITUDE: 37° 25' 17.1067" N
LONGITUDE: 79° 11' 28.9145" W
GROUND ELEV. (AMSL): 651.9'

DECLINATION:
9° 5' W CHANGING BY 0.04° W PER YEAR

ADA COMPLIANCE:
FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION.
SITE WILL NOT BE SERVED BY CITY SEWER OR WATER.

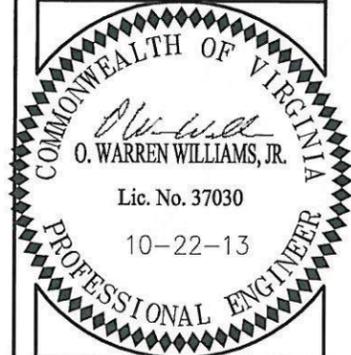
SHEET INDEX

SHEET:	DESCRIPTION:
T-1	TITLE SHEET
T-2	LEGEND AND ABBREVIATIONS
N-1	GENERAL NOTES
C-1	SURVEY AND SITE PLAN
C-1A	SURVEY NOTES & LEGAL DESCRIPTIONS
C-2	ENLARGED SITE PLAN
C-3	ELEVATION VIEW
C-4	FENCE NOTES AND DETAILS
C-5	CIVIL DETAILS
A-1	SHELTER ELEVATIONS
S-1	FOUNDATION PLAN
L-1	LANDSCAPE PLAN

SHEET TOTAL:
11



NO.	DATE	DESCRIPTION
2	7/2/13	FINAL ZONING DRAWINGS
3	8/13/13	REV FINAL ZONING DWGS
4	9/4/13	REV FINAL ZONING DWGS
5	9/30/13	REV FINAL ZONING DWGS
6	10/10/13	REV FINAL ZONING DWGS
7	10/22/13	REV FINAL ZONING DWGS



LY732
RAWLAND
MONOPOLE

1721 LANGHORNE RD
LYNCHBURG, VA
24503
CITY OF LYNCHBURG

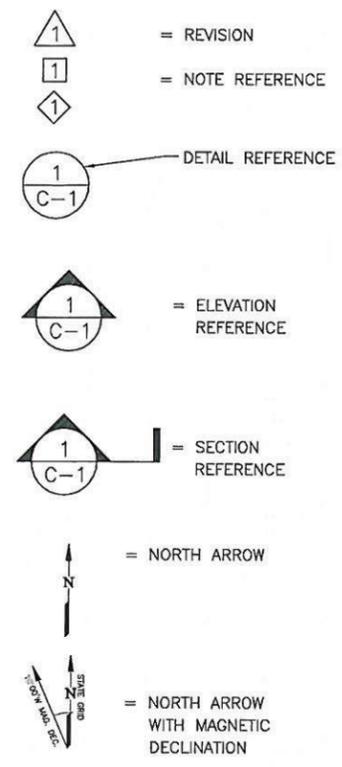
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TTV DATE: 6/27/13
COMM NO: LY732

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TITLE SHEET

SHEET NUMBER:
T-1

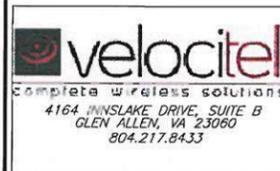
ABBREVIATIONS & SYMBOLS LIST

1P, 2P, & 3P	SINGLE POLE, TWO POLE, & THREE POLES	NEUT	NEUTRAL
A/C	AIR CONDITIONING	N	NORTH
ADJ	ADJUSTABLE	NA	NOT APPLICABLE
AFF	ABOVE FINISH FLOOR	NIC	NOT IN CONTRACT
AGL	ABOVE GROUND LEVEL	NTS	NOT TO SCALE
APPROX	APPROXIMATELY	OFCI	OWNER FURNISHED, CONTRACTOR INSTALLED
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS	OC	ON CENTER
AWG	AMERICAN WIRE GAUGE	OD	OUTSIDE DIAMETER
A OR AMP	AMPERE	OPNG	OPENING
BLDG	BUILDING	OPP	OPPOSITE
BLK	BLOCK	OHT/OHP	OVERHEAD TELEPHONE/OVERHEAD POWER
BMR	BASE MOBILE RADIO	OHP	OVERHEAD POWER
B/S	BUILDING STANDARD	OHT	OVERHEAD TELEPHONE
CU	COPPER	OZ	OUNCE
CO	CLEAN OUT	PG	PAGE
C	CONDUIT SIZE AS NOTED	PIN(F)	PIN FOUND
CB	CIRCUIT BREAKER	PIN(S)	PIN SET
CKT	CIRCUIT	PJF	POLYVINYL JOINT FILLER
CLG	CEILING	PLYWD	PLYWOOD
CLR	CLEAR	PR	PAIR
CONC	CONCRETE	PROJ	PROJECT
CONST	CONSTRUCTION	PROP	PROPERTY
CONT	CONTINUOUS	PSI	PER SQUARE INCH
CFCI	CONTRACTOR FURNISHED CONTRACTOR INSTALLED	PSF	PER SQUARE FOOT
DB	DEED BOOK	PT	PRESSURE TREATED
DBL	DOUBLE	PVC	SCHEDULE 40 PLASTIC CONDUIT.
DIA, Ø	DIAMETER	RAD	RADIATION
DIAG	DIAGONAL	RECEPT	RECEPTACLE
DIM	DIMENSION	REQ'D	REQUIRED
DN	DOWN	RM	ROOM
DET, DETL	DETAIL	RO	ROUGH OPENING
DWG	DRAWING	S	SOUTH
DEF	DUAL ELEMENT FUSES	SW	SWITCH
E	EAST	SCH	SCHEDULE
EA	EACH	SHT	SHEET
EL, ELEV	ELEVATION	SIM	SIMILAR
ELECT	ELECTRICAL	SPEC	SPECIFICATION
EQ	EQUAL	SQ	SQUARE
EQUIP	EQUIPMENT	SS	STAINLESS STEEL
EW	EACH WAY	STL	STEEL
EXIST/EX	EXISTING	STRUCT	STRUCTURAL
EXT	EXTERIOR	SUSP	SUSPENDED
EMT	ELECTRICAL METALLIC TUBING	THRD	THREADED
EC	EMPTY CONDUIT	THRU	THROUGH
FIN	FINISH	TM	TAX MAP
FLUOR	FLUORESCENT	TNND	TINNED
FLR	FLOOR	TOC	TOP OF CONCRETE
FT	FOOT	TYP	TYPICAL
GRS	GALVANIZED STEEL CONDUIT	UG	UNDERGROUND
G OR GRD	GROUND	UG	UNDERGROUND
GA	GAUGE	VERT	VERTICAL
GALV	GALVANIZE(D)	VIF	VERIFY IN FIELD
GC	GENERAL CONTRACTOR	VT	VINYL TILE
GPS	GLOBAL POSITIONING SYSTEM	W/	WITH
GWB	GYPSTUM WALL BOARD	WDW	WINDOW
HARD'WD	HARDWOOD	W	WEST
HEC	HIGH STRENGTH	W/O	WITHOUT
HORIZ	HORIZONTAL	W	WATTS
HR	HOUR	WP	WEATHERPROOF
HT	HEIGHT	XFRM	TRANSFORMER
HVAC	HEATING, VENTILATION AND AIR CONDITIONING		
ID	INSIDE DIA.	∠	ANGLE
IN	INCH	&	AND
INFO	INFORMATION	CL	CENTER LINE
INS	INSULATION	PL	PROPERTY LINE, PLATE
KW	KILOWATTS	@	AT
LB(S)	POUND(S)	#	NUMBER
LG	LONG		
MAX	MAXIMUM		
MECH	MECHANICAL		
MTL	METAL		
MFR	MANUFACTURER		
MGR	MANAGER		
MIN	MINIMUM		
MISC	MISCELLANEOUS		
MPH	MILES PER HOUR		
MTD	MOUNTED		

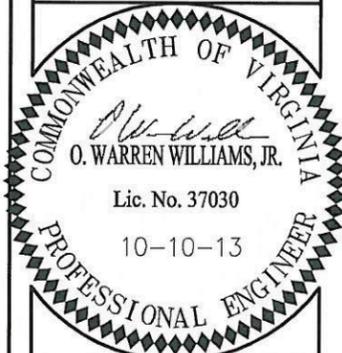


LEGEND

EXISTING	NEW	
		CONCRETE
		PROPERTY LINE
		LEASE AREA
		EASEMENT
		BUILDING (FOOTPRINT)
		POWER POLE
		TELEPHONE/FIBEROPTIC PEDESTAL
		ASPHALT
		FENCE
		TEMPORARY BENCHMARK
		TREELINE
		CONTOURS
	14.5	SPOT ELEVATION
		SILT FENCE
		ITEMS TO BE REMOVED



NO.	DATE	DESCRIPTION
1	6/29/13	PRELIM ZONING DRAWINGS BY: KMB CHK: OWW APP'D: OWW
2	7/2/13	FINAL ZONING DRAWINGS BY: KMB CHK: OWW APP'D: OWW
3	8/13/13	REV FINAL ZONING DWGS BY: KMB CHK: OWW APP'D: OWW
4	9/4/13	REV FINAL ZONING DWGS BY: ALB CHK: OWW APP'D: OWW
5	9/30/13	REV FINAL ZONING DWGS BY: ALB CHK: OWW APP'D: OWW
6	10/10/13	REV FINAL ZONING DWGS BY: ALB CHK: OWW APP'D: OWW



LY732
 RAWLAND
 MONOPOLE
 1721 LANGHORNE RD
 LYNCHBURG, VA
 24503
 CITY OF LYNCHBURG

DRAWN BY:	KMB
CHECKED BY:	OWW
TTV DATE:	8/27/13
COMM NO:	LY732

SHEET TITLE:
LEGEND AND ABBREVIATIONS

SHEET NUMBER:
T-2

SITE WORK GENERAL NOTES:

NOTES:

1. THE SUBCONTRACTOR SHALL CONTACT UTILITY LOCATING SERVICES PRIOR TO THE START OF CONSTRUCTION.
2. ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES WHERE ENCOUNTERED IN THE WORK, SHALL BE PROTECTED AT ALL TIMES, AND WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, SHALL BE RELOCATED AS DIRECTED BY CONTRACTOR. EXTREME CAUTION SHOULD BE USED BY THE SUBCONTRACTOR WHEN EXCAVATING OR DRILLING PIERS AROUND OR NEAR UTILITIES. SUBCONTRACTOR SHALL PROVIDE SAFETY TRAINING FOR THE WORKING CREW. THIS WILL INCLUDE BUT NOT BE LIMITED TO A) FALL PROTECTION B) CONFINED SPACE C) ELECTRICAL SAFETY D) TRENCHING & EXCAVATION.
3. ALL SITE WORK SHALL BE AS INDICATED ON THE DRAWINGS AND PROJECT SPECIFICATIONS.
4. IF NECESSARY, RUBBISH, STUMPS, DEBRIS, STICKS, STONES AND OTHER REFUSE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF LEGALLY.
5. ALL EXISTING INACTIVE SEWER, WATER, GAS, ELECTRIC AND OTHER UTILITIES, WHICH INTERFERE WITH THE EXECUTION OF THE WORK, SHALL BE REMOVED AND/OR CAPPED, PLUGGED OR OTHERWISE DISCONTINUED AT POINTS WHICH WILL NOT INTERFERE WITH THE EXECUTION OF THE WORK, SUBJECT TO THE APPROVAL OF CONTRACTOR, OWNER AND/OR LOCAL UTILITIES.
6. SUBCONTRACTOR SHALL MINIMIZE DISTURBANCE TO EXISTING SITE DURING CONSTRUCTION.
7. THE SUBCONTRACTOR SHALL PROVIDE SITE SIGNAGE IN ACCORDANCE WITH THE CIRCULAR SPECIFICATION FOR SITE SIGNAGE.
8. THE SITE SHALL BE GRADED TO CAUSE SURFACE WATER TO FLOW AWAY FROM THE BTS EQUIPMENT AND TOWER AREAS.
9. NO FILL OR EMBANKMENT MATERIAL SHALL BE PLACED ON FROZEN GROUND. FROZEN MATERIALS, SNOW OR ICE SHALL NOT BE PLACED IN ANY FILL OR EMBANKMENT.
10. THE SUB GRADE SHALL BE COMPACTED AND BROUGHT TO A SMOOTH UNIFORM GRADE PRIOR TO FINISHED SURFACE APPLICATION.
11. THE AREAS OF THE OWNERS PROPERTY DISTURBED BY THE WORK AND NOT COVERED BY THE TOWER, EQUIPMENT OR DRIVEWAY, SHALL BE GRADED TO A UNIFORM SLOPE, AND STABILIZED TO PREVENT EROSION.
12. SUBCONTRACTOR SHALL MINIMIZE DISTURBANCE TO EXISTING SITE DURING CONSTRUCTION. EROSION CONTROL MEASURES, IF REQUIRED DURING CONSTRUCTION, SHALL BE IN CONFORMANCE WITH THE LOCAL JURISDICTION'S GUIDELINES FOR EROSION AND SEDIMENT CONTROL.

STRUCTURAL STEEL NOTES:

NOTES:

1. ALL STEEL WORK SHALL BE PAINTED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND IN ACCORDANCE WITH ASTM A36 UNLESS OTHERWISE NOTED.
2. ALL WELDING SHALL BE PERFORMED USING E70XX ELECTRODES AND WELDING SHALL CONFORM TO AISC. WHERE FILLET WELD SIZES ARE NOT SHOWN, PROVIDE THE MINIMUM SIZE PER TABLE J2.4 IN THE AISC "MANUAL OF STEEL CONSTRUCTION". PAINTED SURFACES SHALL BE TOUCHED UP.
3. BOLTED CONNECTIONS SHALL BE ASTM A325 BEARING TYPE (3/4"Ø) CONNECTIONS AND SHALL HAVE MINIMUM OF TWO BOLTS UNLESS NOTED OTHERWISE.
4. NON-STRUCTURAL CONNECTIONS FOR STEEL GRATING MAY USE 5/8" DIA. ASTM A 307 BOLTS UNLESS NOTED OTHERWISE.
5. INSTALLATION OF CONCRETE EXPANSION/WEDGE ANCHOR, SHALL BE PER MANUFACTURER'S WRITTEN RECOMMENDED PROCEDURE. THE ANCHOR BOLT, DOWEL OR ROD SHALL CONFORM TO MANUFACTURER'S RECOMMENDATION FOR EMBEDMENT DEPTH OR AS SHOWN ON THE DRAWINGS. NO REBAR SHALL BE CUT WITHOUT PRIOR CONTRACTOR APPROVAL WHEN DRILLING HOLES IN CONCRETE. SPECIAL INSPECTIONS, REQUIRED BY GOVERNING CODES, SHALL BE PERFORMED IN ORDER TO MAINTAIN MANUFACTURER'S MAXIMUM ALLOWABLE LOADS.
6. ALL EXPANSION/WEDGE ANCHORS SHALL BE STAINLESS STEEL OR HOT DIPPED GALVANIZED. THE ANCHOR BOLT DOWEL AND ROD SHALL BE STAINLESS STEEL WITH STAINLESS STEEL WASHERS.

CONCRETE AND REINFORCING STEEL NOTES:

1. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE ACI 301, ACI 318, ACI 336, ASTM A184, ASTM A185, ASTM C31, ASTM C172 AND THE DESIGN AND CONSTRUCTION SPECIFICATION FOR CAST-IN-PLACE CONCRETE.
2. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS, UNLESS NOTED OTHERWISE.
3. REINFORCING STEEL SHALL CONFORM TO ASTM A 615, GRADE 60, DEFORMED UNLESS NOTED OTHERWISE. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A 185 WELDED STEEL WIRE FABRIC UNLESS NOTED OTHERWISE. SPLICES SHALL BE CLASS "B" AND ALL HOOKS SHALL BE STANDARD, UNO.
4. THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCING STEEL UNLESS SHOWN OTHERWISE ON DRAWINGS:
 CONCRETE CAST AGAINST EARTH.....3 IN.
 CONCRETE EXPOSED TO EARTH OR WEATHER:
 #6 AND LARGER2 IN.
 #5 AND SMALLER & WWF.....1 1/2 IN.
 CONCRETE NOT EXPOSED TO EARTH OR WEATHER OR NOT CAST AGAINST THE GROUND:
 SLAB AND WALL3/4 IN.
 BEAMS AND COLUMNS.....1 1/2 IN.
5. A CHAMFER 3/4" SHALL BE PROVIDED AT ALL EXPOSED EDGES OF CONCRETE, UNO, IN ACCORDANCE WITH ACI 301 SECTION 4.2.4.
6. CONCRETE/EXPANSION ANCHORS SHALL BE STAINLESS STEEL. INSTALLATION, SHALL BE PER MANUFACTURER'S WRITTEN RECOMMENDED PROCEDURE. THE ANCHOR BOLT, DOWEL OR ROD SHALL CONFORM TO MANUFACTURER'S RECOMMENDATION FOR EMBEDMENT DEPTH OR AS SHOWN ON THE DRAWINGS. NO REBAR SHALL BE CUT WITHOUT PRIOR ENGINEERING APPROVAL WHEN DRILLING HOLES IN CONCRETE. EXPANSION BOLTS SHALL BE PROVIDED BY RAMSET/REDHEAD OR APPROVED EQUAL.

GENERAL NOTES

1. FOR THE PURPOSE OF CONSTRUCTION DRAWING, THE FOLLOWING DEFINITIONS SHALL APPLY:
 CONTRACTOR - VELOCITEL
 SUBCONTRACTOR - GENERAL CONTRACTOR (CONSTRUCTION)
 OWNER - AT&T
 OEM - ORIGINAL EQUIPMENT MANUFACTURE
2. PRIOR TO THE SUBMISSION OF BIDS, THE BIDDING SUBCONTRACTOR SHALL VISIT THE CELL SITE TO FAMILIARIZE WITH THE EXISTING CONDITIONS AND TO CONFIRM THAT THE WORK CAN BE ACCOMPLISHED AS SHOWN ON THE CONSTRUCTION DRAWINGS. ANY DISCREPANCY FOUND SHALL BE BROUGHT TO THE ATTENTION OF CONTRACTOR.
3. ALL MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES. SUBCONTRACTOR SHALL ISSUE ALL APPROPRIATE NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS, AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF THE WORK.

 ALL WORK CARRIED OUT SHALL COMPLY WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS AND LOCAL JURISDICTIONAL CODES, ORDINANCES AND APPLICABLE REGULATIONS.
4. DRAWINGS PROVIDED HERE ARE NOT TO SCALE AND ARE INTENDED TO SHOW OUTLINE ONLY.
5. UNLESS NOTED OTHERWISE, THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES, AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
6. THE SUBCONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY STATED OTHERWISE.
7. IF THE SPECIFIED EQUIPMENT CANNOT BE INSTALLED AS SHOWN ON THESE DRAWINGS, THE SUBCONTRACTOR SHALL PROPOSE AN ALTERNATIVE INSTALLATION FOR APPROVAL BY THE CONTRACTOR.
8. SUBCONTRACTOR SHALL DETERMINE ACTUAL ROUTING OF CONDUIT, POWER AND T1 CABLES, GROUNDING CABLES AS SHOWN ON THE POWER, GROUNDING AND TELCO PLAN DRAWING.
9. THE SUBCONTRACTOR SHALL PROTECT EXISTING IMPROVEMENTS, PAVEMENTS, CURBS, LANDSCAPING AND STRUCTURES. ANY DAMAGED PART SHALL BE REPAIRED AT SUBCONTRACTOR'S EXPENSE TO THE SATISFACTION OF OWNER.
10. SUBCONTRACTOR SHALL LEGALLY AND PROPERLY DISPOSE OF ALL SCRAP MATERIALS SUCH AS COAXIAL CABLES AND OTHER ITEMS REMOVED FROM THE EXISTING FACILITY. ANTENNAS REMOVED SHALL BE RETURNED TO THE OWNER'S DESIGNATED LOCATION.
11. SUBCONTRACTOR SHALL LEAVE PREMISES IN CLEAN CONDITION.
12. CONSTRUCTION SHALL COMPLY WITH SPECIFICATION 24782-000-3APS-AOOZ-00002, "GENERAL CONSTRUCTION SERVICES FOR CONSTRUCTION OF AT&T GSM SITES."

SOIL COMPACTION NOTES
FOR SLAB ON GRADE

NOTES:

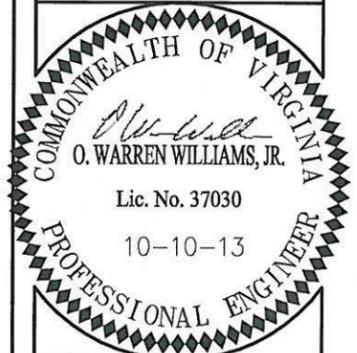
1. EXCAVATE AS REQUIRED TO REMOVE VEGETATION & TOPSOIL EXPOSE UNDISTURBED NATURAL SUBGRADE AND PLACE CRUSHED STONE AS REQUIRED.
2. COMPACTION CERTIFICATION: AN INSPECTION AND WRITTEN CERTIFICATION BY A QUALIFIED GEOTECHNICAL TECHNICIAN OR ENGINEER IS ACCEPTABLE.
3. AS AN ALTERNATIVE TO INSPECTION AND WRITTEN CERTIFICATION, THE "UNDISTURBED SOIL" BASE SHALL BE COMPACTED WITH "COMPACTION EQUIPMENT", LISTED BELOW, TO AT LEAST 90% MODIFIED PROCTOR MAXIMUM DENSITY PER ASTM D 1557 METHOD C.
4. COMPACTED SUBBASE SHALL BE UNIFORM & LEVELED. PROVIDE 6" MINIMUM CRUSHED STONE OR GRAVEL COMPACTED IN 3" LIFTS ABOVE COMPACTED SOIL. GRAVEL SHALL BE NATURAL OR CRUSHED WITH 100 % PASSING 1" SLEEVE.

COMPACTION EQUIPMENT:

HAND OPERATED DOUBLE DRUM, VIBRATORY ROLLER, VIBRATORY PLATE COMPACTOR OR JUMPING COMPACTOR.



NO.	DATE	DESCRIPTION
1	6/29/13	PRELIM ZONING DRAWINGS BY: KMB CHK: OWW APP'D: OWW
2	7/2/13	FINAL ZONING DRAWINGS BY: KMB CHK: OWW APP'D: OWW
3	8/13/13	REV FINAL ZONING DWGS BY: KMB CHK: OWW APP'D: OWW
4	9/4/13	REV FINAL ZONING DWGS BY: ALB CHK: OWW APP'D: OWW
5	9/30/13	REV FINAL ZONING DWGS BY: ALB CHK: OWW APP'D: OWW
6	10/10/13	REV FINAL ZONING DWGS BY: ALB CHK: OWW APP'D: OWW



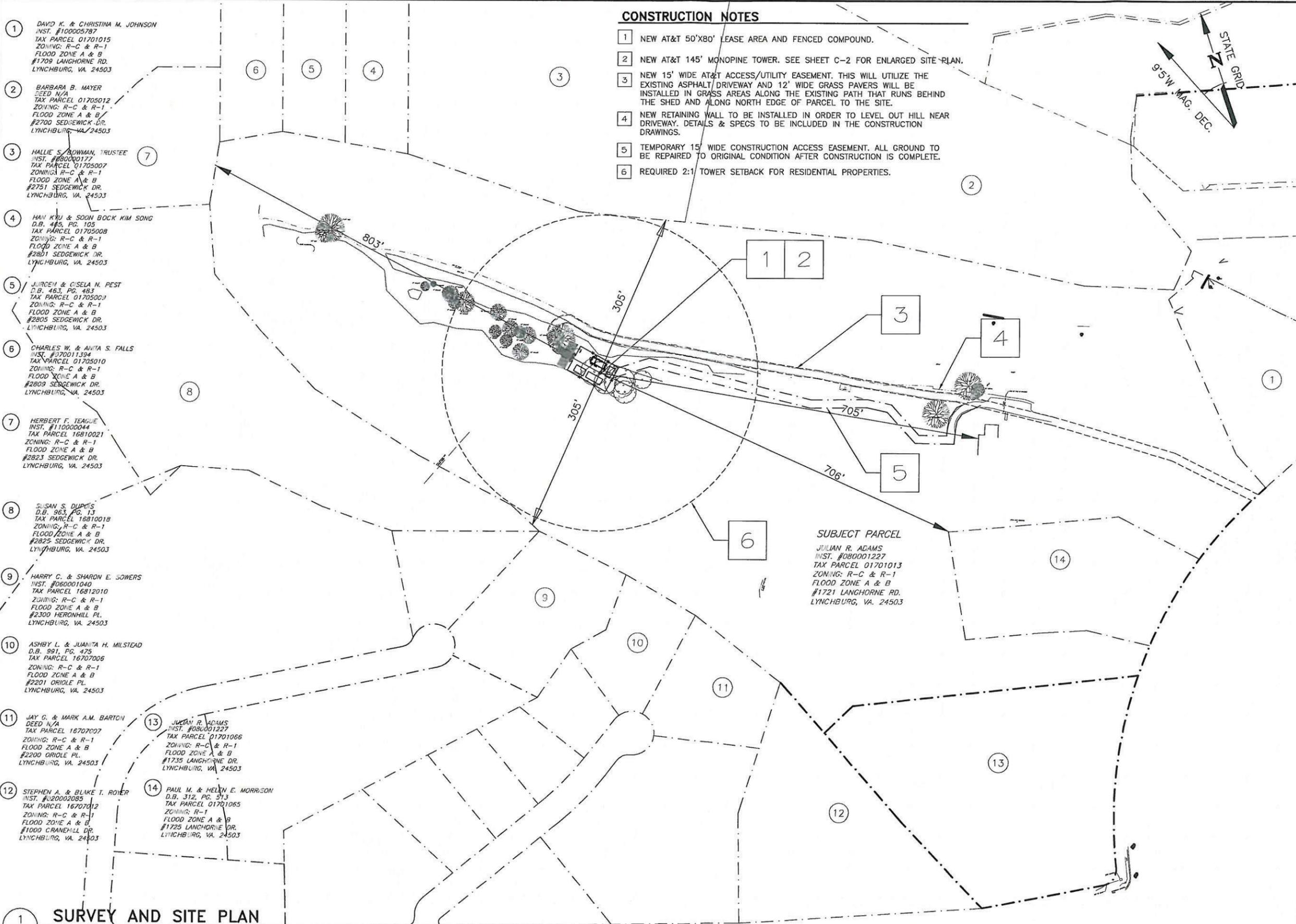
LY732
RAWLAND
MONOPOLE

1721 LANGHORNE RD
LYNCHBURG, VA
24503
CITY OF LYNCHBURG

DRAWN BY:	KMB
CHECKED BY:	OWW
TTV DATE:	6/27/13
COMM NO:	LY732

SHEET TITLE:
GENERAL NOTES

SHEET NUMBER:
N-1



CONSTRUCTION NOTES

- 1 NEW AT&T 50'X80' LEASE AREA AND FENCED COMPOUND.
- 2 NEW AT&T 145' MONOPINE TOWER. SEE SHEET C-2 FOR ENLARGED SITE PLAN.
- 3 NEW 15' WIDE AT&T ACCESS/UTILITY EASEMENT. THIS WILL UTILIZE THE EXISTING ASPHALT DRIVEWAY AND 12' WIDE GRASS PAVERS WILL BE INSTALLED IN GRASS AREAS ALONG THE EXISTING PATH THAT RUNS BEHIND THE SHED AND ALONG NORTH EDGE OF PARCEL TO THE SITE.
- 4 NEW RETAINING WALL TO BE INSTALLED IN ORDER TO LEVEL OUT HILL NEAR DRIVEWAY. DETAILS & SPECS TO BE INCLUDED IN THE CONSTRUCTION DRAWINGS.
- 5 TEMPORARY 15' WIDE CONSTRUCTION ACCESS EASEMENT. ALL GROUND TO BE REPAIRED TO ORIGINAL CONDITION AFTER CONSTRUCTION IS COMPLETE.
- 6 REQUIRED 2:1 TOWER SETBACK FOR RESIDENTIAL PROPERTIES.

- 1 DAVID K. & CHRISTINA M. JOHNSON
INST. #100005787
TAX PARCEL 01701015
ZONING: R-C & R-1
FLOOD ZONE A & B
#1709 LANGHORNE RD.
LYNCHBURG, VA. 24503
- 2 BARBARA B. MAYER
DEED N/A
TAX PARCEL 01705012
ZONING: R-C & R-1
FLOOD ZONE A & B
#2700 SEDGEWICK DR.
LYNCHBURG, VA. 24503
- 3 HALLIE S. ROWMAN, TRUSTEE
INST. #08000177
TAX PARCEL 01705007
ZONING: R-C & R-1
FLOOD ZONE A & B
#2751 SEDGEWICK DR.
LYNCHBURG, VA. 24503
- 4 HAN KYU & SOON BOCK KIM SONG
D.B. 485, PG. 105
TAX PARCEL 01705008
ZONING: R-C & R-1
FLOOD ZONE A & B
#2801 SEDGEWICK DR.
LYNCHBURG, VA. 24503
- 5 JURCEM & CISELA M. PEST
D.B. 463, PG. 483
TAX PARCEL 01705009
ZONING: R-C & R-1
FLOOD ZONE A & B
#2905 SEDGEWICK DR.
LYNCHBURG, VA. 24503
- 6 CHARLES W. & ANITA S. FALLS
INST. #070011394
TAX PARCEL 01705010
ZONING: R-C & R-1
FLOOD ZONE A & B
#2809 SEDGEWICK DR.
LYNCHBURG, VA. 24503
- 7 HERBERT F. TEAGUE
INST. #11000044
TAX PARCEL 16810021
ZONING: R-C & R-1
FLOOD ZONE A & B
#2823 SEDGEWICK DR.
LYNCHBURG, VA. 24503
- 8 SUSAN S. DUPUIS
D.B. 963, PG. 13
TAX PARCEL 16810018
ZONING: R-C & R-1
FLOOD ZONE A & B
#2825 SEDGEWICK DR.
LYNCHBURG, VA. 24503
- 9 HARRY C. & SHARON E. SOWERS
INST. #080001040
TAX PARCEL 16812010
ZONING: R-C & R-1
FLOOD ZONE A & B
#2300 HERONHILL PL.
LYNCHBURG, VA. 24503
- 10 ASHBY L. & JUANITA H. MILSTEAD
D.B. 991, PG. 475
TAX PARCEL 16707006
ZONING: R-C & R-1
FLOOD ZONE A & B
#2201 ORIOLE PL.
LYNCHBURG, VA. 24503
- 11 JAY G. & MARK A.M. BARTON
DEED N/A
TAX PARCEL 16707007
ZONING: R-C & R-1
FLOOD ZONE A & B
#2200 ORIOLE PL.
LYNCHBURG, VA. 24503
- 12 STEPHEN A. & BLAKE T. ROYER
INST. #020002085
TAX PARCEL 16707012
ZONING: R-C & R-1
FLOOD ZONE A & B
#1000 CRANEHILL DR.
LYNCHBURG, VA. 24503
- 13 JULIAN R. ADAMS
INST. #080001227
TAX PARCEL 01701066
ZONING: R-C & R-1
FLOOD ZONE A & B
#1735 LANGHORNE DR.
LYNCHBURG, VA. 24503
- 14 PAUL M. & HELEN E. MORRISON
D.B. 312, PG. 513
TAX PARCEL 01701065
ZONING: R-1
FLOOD ZONE A & B
#1725 LANGHORNE DR.
LYNCHBURG, VA. 24503

SUBJECT PARCEL
JULIAN R. ADAMS
INST. #080001227
TAX PARCEL 01701013
ZONING: R-C & R-1
FLOOD ZONE A & B
#1721 LANGHORNE RD.
LYNCHBURG, VA. 24503

LIBERTY PLAZA I
4801 COX ROAD, SUITE 300
GLEN ALLEN, VA 23060
TEL (804)270-2967

complete wireless solutions
4164 INSLAKE DRIVE, SUITE B
GLEN ALLEN, VA 23060
804.217.8433

736 CARNEROS CIRCLE
HIGH POINT
NORTH CAROLINA
27265
(757) 450-2288

NO.	DATE	DESCRIPTION	BY:	CHK:	APP'D:
2	7/2/13	FINAL ZONING DRAWINGS	KMB	OWW	OWW
3	8/13/13	REV FINAL ZONING DWGS	KMB	OWW	OWW
4	9/4/13	REV FINAL ZONING DWGS	ALB	OWW	OWW
5	9/30/13	REV FINAL ZONING DWGS	ALB	OWW	OWW
6	10/10/13	REV FINAL ZONING DWGS	ALB	OWW	OWW
7	10/22/13	REV FINAL ZONING DWGS	ALB	OWW	OWW

COMMONWEALTH OF VIRGINIA
O. WARREN WILLIAMS, JR.
Lic. No. 37030
10-22-13
PROFESSIONAL ENGINEER

**LY732
RAWLAND
MONOPOLE**
1721 LANGHORNE RD
LYNCHBURG, VA
24503
CITY OF LYNCHBURG

DRAWN BY:	KMB
CHECKED BY:	OWW
TTV DATE:	6/27/13
COMM NO:	LY732

SHEET TITLE:
SURVEY AND SITE PLAN

SHEET NUMBER:
C-1

FOR 24" X 36" PLOT - 1" = 85' 0" 85' 170'
FOR 11" X 17" PLOT - 1" = 170'

1 SURVEY AND SITE PLAN
C-1

SURVEY NOTES

1. TOPOGRAPHIC INFORMATION WAS TAKEN FROM A TOPOGRAPHIC SURVEY PERFORMED BY CAUSEWAY CONSULTANTS, CHESAPEAKE, VA ON MARCH 15, 2013. NO BOUNDARY SURVEY WAS PERFORMED BY CAUSEWAY CONSULTANTS..
2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH/REPORT AND MAY NOT SHOW ANY/ALL EASEMENTS AND RESTRICTIONS OF RECORD THAT MAY EFFECT THE SUBJECT PROPERTY.
3. PROPERTY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
4. FLOOD ZONE DETERMINATION IS BASED ON THE FLOOD INSURANCE RATE MAPS AND DOES NOT IMPLY THAT THE PROPERTY WILL OR WILL NOT BE FREE FROM FLOODING OR DAMAGE.
5. THIS PROPERTY APPEARS TO BE LOCATED IN THE F.I.R.M. ZONE "A" AND "B".
6. NO SUBSURFACE INVESTIGATION WAS PERFORMED BY CAUSEWAY CONSULTANTS.
7. MERIDIAN SOURCE FOR THIS SURVEY IS BASED UPON GRID NORTH. MAGNETIC DECLINATION IS COMPUTED AND NOT OBSERVED.
8. NO WETLAND AREAS HAVE BEEN DELINEATED.
9. ALL PHYSICAL EVIDENCE OF UTILITIES SHOWN ON THIS SURVEY IS FROM SURFACE EVIDENCE.
10. THE TEMPORARY BENCHMARK IS AN IRON PIN SET.
11. BASED ON THIS SURVEY, PERFORMED BY CAUSEWAY CONSULTANTS ON MARCH 15, 2013 AND JUNE 27, 2013, THE NEW MONOPOLE TOWER HAS BEEN CERTIFIED BY CAUSEWAY CONSULTANTS THAT THE COORDINATE LOCATION OF THE REFERENCED TOWER AT THE REFERENCED SITE IS ACCURATE WITHIN 15'± HORIZONTALLY AND THE ELEVATION IS ACCURATE WITHIN 3'± VERTICALLY. THE HORIZONTAL DATUM (COORDINATES) ARE IN TERMS OF THE NORTH AMERICAN DATUM OF 1983 (NAD 83) AND ARE EXPRESSED AS DEGREES, MINUTES, AND SECONDS. THE VERTICAL DATUM (ELEVATIONS) ARE IN TERMS AS DEFINED BELOW AND ARE DETERMINED TO THE NEAREST TENTH OF A FOOT.

PROPOSED 145' MONOPINE TOWER
 NAD 1983
 LATITUDE: 37° 25' 17.1067" N
 LONGITUDE: 79° 11' 28.9145" W
 NAVD 88 ELEVATION: 651.9' AMSL

AT&T 50'X80' LEASE AREA

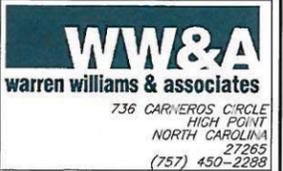
A PROPOSED 50' BY 80' LEASE AREA ON THAT PARCEL AS DESCRIBED IN INSTRUMENT # 080001227, RECORDED IN THE CITY OF LYNCHBURG CLERK OF CIRCUIT COURTS OFFICE, BEING TAX PARCEL 01701013 AND LYING ON THE NORTHERLY RIGHT OF WAY OF LANGHORNE ROAD, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A POINT HAVING A COORDINATE VALUE OF N: 3,677,787.07 BY E: 11,282,128.50 AS RELATED TO THE VIRGINIA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE;
 THENCE S 43°15'41" E A DISTANCE OF 80.00' TO A POINT;
 THENCE S 46°44'19" W A DISTANCE OF 50.00' TO A POINT;
 THENCE N 43°15'41" W A DISTANCE OF 80.00' TO A POINT;
 THENCE N 46°44'19" E A DISTANCE OF 50.00' TO A POINT;
 WHICH IS THE POINT OF BEGINNING, HAVING AN AREA OF 4,000 SQUARE FEET OR 0.092 ACRES

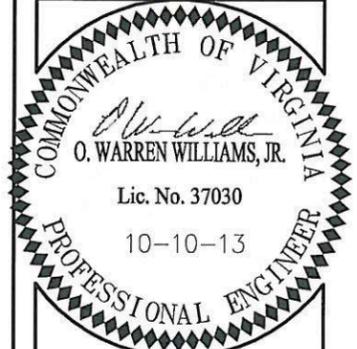
AT&T 15' ACCESS/UTILITY EASEMENT

A PROPOSED 15' INGRESS, EGRESS AND UTILITIES EASEMENT OVER AND ACROSS THAT PARCEL AS DESCRIBED IN INSTRUMENT # 080001227, RECORDED IN THE CITY OF LYNCHBURG CLERK OF CIRCUIT COURTS OFFICE, BEING TAX PARCEL 01701013 AND LYING ON THE NORTHERLY RIGHT OF WAY OF LANGHORNE ROAD, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT AN IRON PIN FOUND ALONG SAID LANGHORNE ROAD NORTHERLY RIGHT OF WAY, THENCE WITH AN ARC LENGTH OF 35.11', A RADIUS OF 803.73', A CHORD BEARING OF S 65°35'15" W AND A CHORD LENGTH OF 35.10' TO A POINT BEING THE TRUE POINT AND PLACE OF BEGINNING OF 15' WIDE INGRESS, EGRESS AND UTILITIES EASEMENT;
 THENCE N 46°00'04" W A DISTANCE OF 163.55' TO A POINT;
 THENCE N 55°47'37" W A DISTANCE OF 231.74' TO A POINT;
 THENCE N 58°48'02" W A DISTANCE OF 179.26' TO A POINT;
 THENCE N 67°06'31" W A DISTANCE OF 47.73' TO A POINT;
 THENCE N 62°38'09" W A DISTANCE OF 140.34' TO A POINT;
 THENCE N 60°40'14" W A DISTANCE OF 71.87' TO A POINT;
 THENCE N 65°07'22" W A DISTANCE OF 34.99' TO A POINT;
 THENCE N 62°23'07" W A DISTANCE OF 336.60' TO A POINT;
 THENCE N 55°51'27" W A DISTANCE OF 47.75' TO A POINT;
 THENCE N 43°04'39" W A DISTANCE OF 51.41' TO A POINT;
 THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 62.09', A RADIUS OF 23.50', A CHORD BEARING OF S 32°26'04" W AND A CHORD LENGTH OF 45.54' TO A POINT;
 THENCE S 43°15'41" E A DISTANCE OF 29.74' TO A POINT;
 THENCE S 46°44'19" W A DISTANCE OF 15.00' TO A POINT;
 THENCE N 43°15'41" W A DISTANCE OF 29.74' TO A POINT;
 THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 106.02', A RADIUS OF 38.50', A CHORD BEARING OF N 35°37'48" E AND A CHORD LENGTH OF 75.56' TO A POINT;
 THENCE S 43°04'39" E A DISTANCE OF 53.09' TO A POINT;
 THENCE S 55°51'27" E A DISTANCE OF 45.22' TO A POINT;
 THENCE S 62°23'07" E A DISTANCE OF 335.39' TO A POINT;
 THENCE S 65°07'22" E A DISTANCE OF 35.22' TO A POINT;
 THENCE S 60°40'14" E A DISTANCE OF 72.19' TO A POINT;
 THENCE S 62°38'09" E A DISTANCE OF 139.49' TO A POINT;
 THENCE S 67°06'31" E A DISTANCE OF 48.22' TO A POINT;
 THENCE S 58°48'03" E A DISTANCE OF 180.76' TO A POINT;
 THENCE S 55°47'37" E A DISTANCE OF 233.42' TO A POINT;
 THENCE S 46°00'04" E A DISTANCE OF 170.57' TO A POINT ALONG SAID LANGHORNE ROAD RIGHT OF WAY;
 THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 16.06', A RADIUS OF 803.73', A CHORD BEARING OF S 64°54'31" W AND A CHORD LENGTH OF 16.06' TO A POINT BEING THE TRUE POINT AND PLACE OF BEGINNING HAVING AN AREA OF 21,348 SQUARE FEET OR 0.490 ACRES.



NO.	DATE	DESCRIPTION
1	6/29/13	PRELIM ZONING DRAWINGS BY: KMB CHK: OWW APP'D: OWW
2	7/2/13	FINAL ZONING DRAWINGS BY: KMB CHK: OWW APP'D: OWW
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5	9/30/13	REV FINAL ZONING DWGS BY: ALB CHK: OWW APP'D: OWW
6	10/10/13	REV FINAL ZONING DWGS BY: ALB CHK: OWW APP'D: OWW



LY732
 RAWLAND
 MONOPOLE

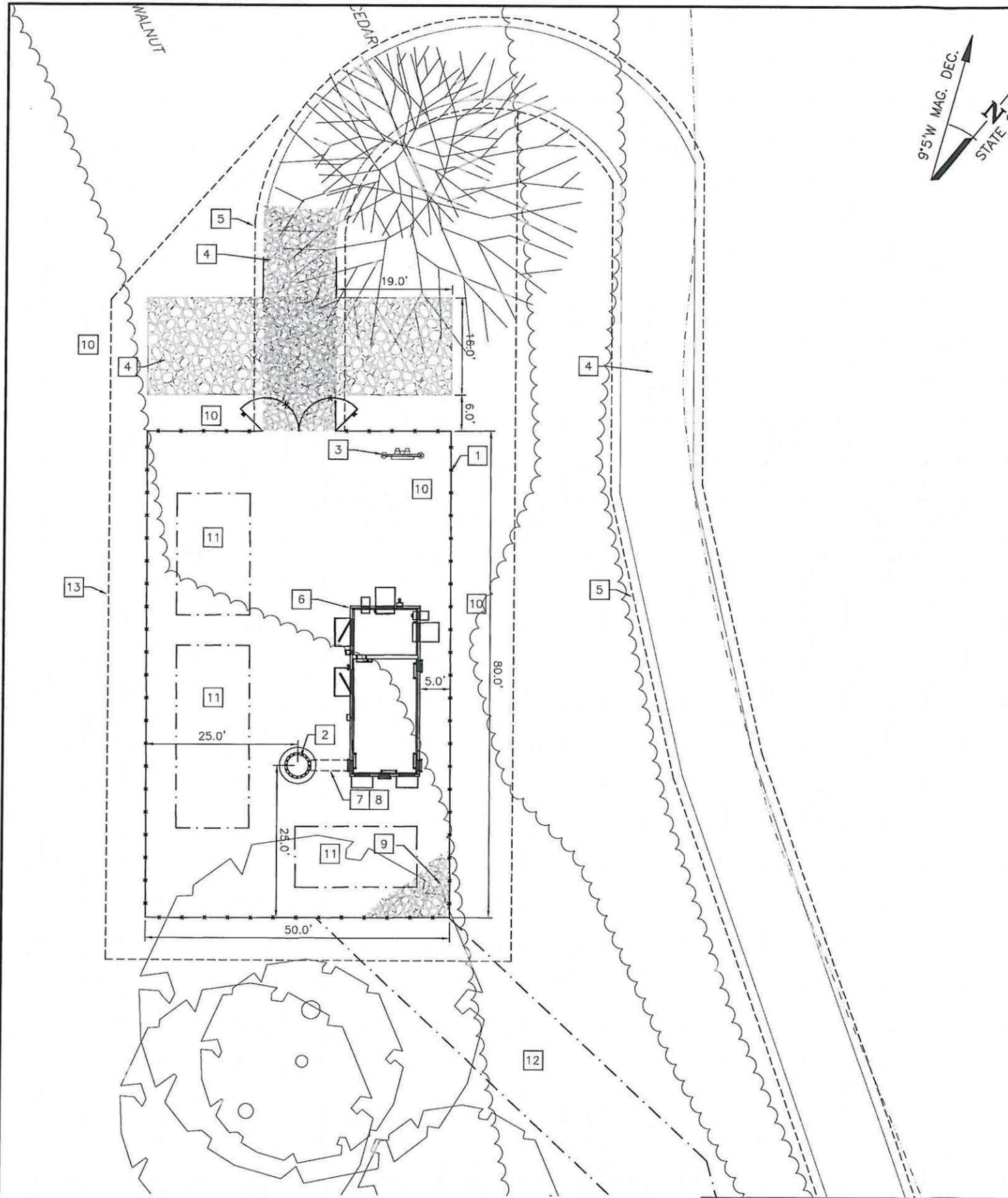
1721 LANGHORNE RD
 LYNCHBURG, VA
 24503
 CITY OF LYNCHBURG

DRAWN BY:	KMB
CHECKED BY:	OWW
TTV DATE:	6/27/13
COMM NO:	LY732

SHEET TITLE:
 SURVEY NOTES &
 LEGAL DESCRIPTIONS

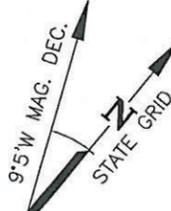
SHEET NUMBER:

C-1A



SITE NOTES

1. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL ASSUME THE RESPONSIBILITY OF LOCATING ANY UNDERGROUND UTILITIES (PUBLIC OR PRIVATE) THAT MAY EXIST AND CROSS THROUGH THE AREA OF CONSTRUCTION THAT ARE NOT SHOWN ON THESE PLANS. BEFORE YOU DIG, CALL "MISS UTILITY" AT 1-800-552-7001. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING, AT HIS EXPENSE, ANY EXISTING UTILITIES DAMAGED DURING CONSTRUCTION.
2. ALL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK AT THE FIRST PHASE OF CONSTRUCTION AND CHECKED PERIODICALLY TO ENSURE THEY ARE FUNCTIONING AS INDICATED.
3. THE STOCKPILING OF EXCESS MATERIAL ON SITE WILL NOT BE ALLOWED WITHOUT LANDLORD CONSENT.
4. ANY VEGETATED AREA DISTURBED BY CONSTRUCTION SHALL BE TOPSOILED AND SEEDED TO RESTORE A PERMANENT VEGETATIVE COVER.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING WITH MATCHING MATERIALS ANY PAVEMENT, DRIVEWAYS, WALKS, CURBS, ETC. THAT MAY BE CUT, OR THAT ARE DAMAGED DURING CONSTRUCTION.
6. THE INDICATED DIRECTION OF NORTH WILL HAVE TO BE VERIFIED IN THE FIELD. THE MAGNETIC DECLINATION INDICATED IS CALCULATED BASED ON THE LATITUDINAL AND LONGITUDINAL COORDINATE GIVEN BY THE SURVEYOR.



CONSTRUCTION NOTES

- 1 NEW 50'X80' WOODEN FENCED COMPOUND. SEE SHEET C-4 FOR DETAILS.
- 2 NEW AT&T ANTENNAS MOUNTED ON NEW 145' MONOPOLE TOWER. SEE ELEVATION VIEW, SHEET C-3.
- 3 NEW UTILITY SERVICE STAND.
- 4 NEW 12' WIDE ACCESS ROAD & PARKING AREA SHALL BE GRASS PAVERS. TYPE AND MANUFACTURER TO BE AGREED UPON BY AT&T AND LAND OWNER PRIOR TO INSTALLATION.
- 5 AT&T 15' WIDE NON-EXCLUSIVE ACCESS/UTILITY EASEMENT.
- 6 NEW AT&T 11'-5"X28' EQUIPMENT SHELTER ON A CONCRETE PAD. SEE SHEETS A-1 & S-1 FOR DETAILS.
- 7 NEW AT&T ICE BRIDGE (APPROXIMATELY 3' IN LENGTH) WITH 2 RUNS OF 6 ON 6 COAX INTO SHELTER AND UP INSIDE TOWER.
- 8 GPS SHALL BE MOUNTED ON ICE BRIDGE SUPPORT POST CLOSEST TO SHELTER.
- 9 ADD GRAVEL IN COMPOUND AS NECESSARY.
- 10 REMOVE ONLY TREES THAT ARE NECESSARY. TREES THAT SERVE AS BUFFER WILL BE PROTECTED.
- 11 SPACE FOR FUTURE CARRIERS.
- 12 TEMPORARY 15' WIDE CONSTRUCTION ACCESS EASEMENT.
- 13 LIMITS OF CLEARING AND GRADING.

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27265
(757) 450-2288

NO.	DATE	DESCRIPTION
2	7/2/13	FINAL ZONING DRAWINGS BY: KMB CHK: OWW APP'D: OWW
3	8/13/13	REV FINAL ZONING DWGS BY: KMB CHK: OWW APP'D: OWW
4	9/4/13	REV FINAL ZONING DWGS BY: ALB CHK: OWW APP'D: OWW
5	9/30/13	REV FINAL ZONING DWGS BY: ALB CHK: OWW APP'D: OWW
6	10/10/13	REV FINAL ZONING DWGS BY: ALB CHK: OWW APP'D: OWW
7	10/22/13	REV FINAL ZONING DWGS BY: ALB CHK: OWW APP'D: OWW

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Lic. No. 37030
10-22-13
PROFESSIONAL ENGINEER

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CITY OF LYNCHBURG

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SHEET TITLE:
ENLARGED SITE PLAN

SHEET NUMBER:
C-2

1
C-2
ENLARGED SITE PLAN

FOR 24" X 36" PLOT - 1" = 10'
FOR 11" X 17" PLOT - 1" = 20'

TOP OF LIGHTNING ROD



PROPOSED AT&T RRUs
(TYP. OF 1 PER SECTOR)

PROPOSED AT&T RRUs
(TYP. OF 1 PER SECTOR)

PROPOSED AT&T POWER &
FIBER DISTRIBUTION DOMES
W/ SURGE ARRESTOR
CHAIN MOUNTED TO
NEAR AT&T ANTENNAS
AT EACH HEIGHT

(6) PROPOSED AT&T PANEL
ANTENNAS & (3) TMAs
HEIGHT = 145' AGL

(6) PROPOSED AT&T PANEL
ANTENNAS & (3) TMAs
HEIGHT = 135' AGL

FUTURE CARRIERS
HEIGHT = 125' AGL

FUTURE CARRIERS
HEIGHT = 115' AGL

FUTURE CARRIERS
HEIGHT = 105' AGL

ADD (12) POWER &
(3) FIBER CABLES
FOR LTE ANTENNAS

PROPOSED 145' MONOPINE
BY OTHERS

NOTE:
NEW MONOPINE TOWER SHOWN IS A
SCHEMATIC. FINAL TYPE & MANUFACTURER
SHALL BE CHOSEN BY AT&T & APPROVED BY
CITY

NEW AT&T LTE GPS ANTENNA MOUNTED TO
AT&T ICE BRIDGE W/ MIN. 10' SEPARATION
FROM GPS ANTENNA

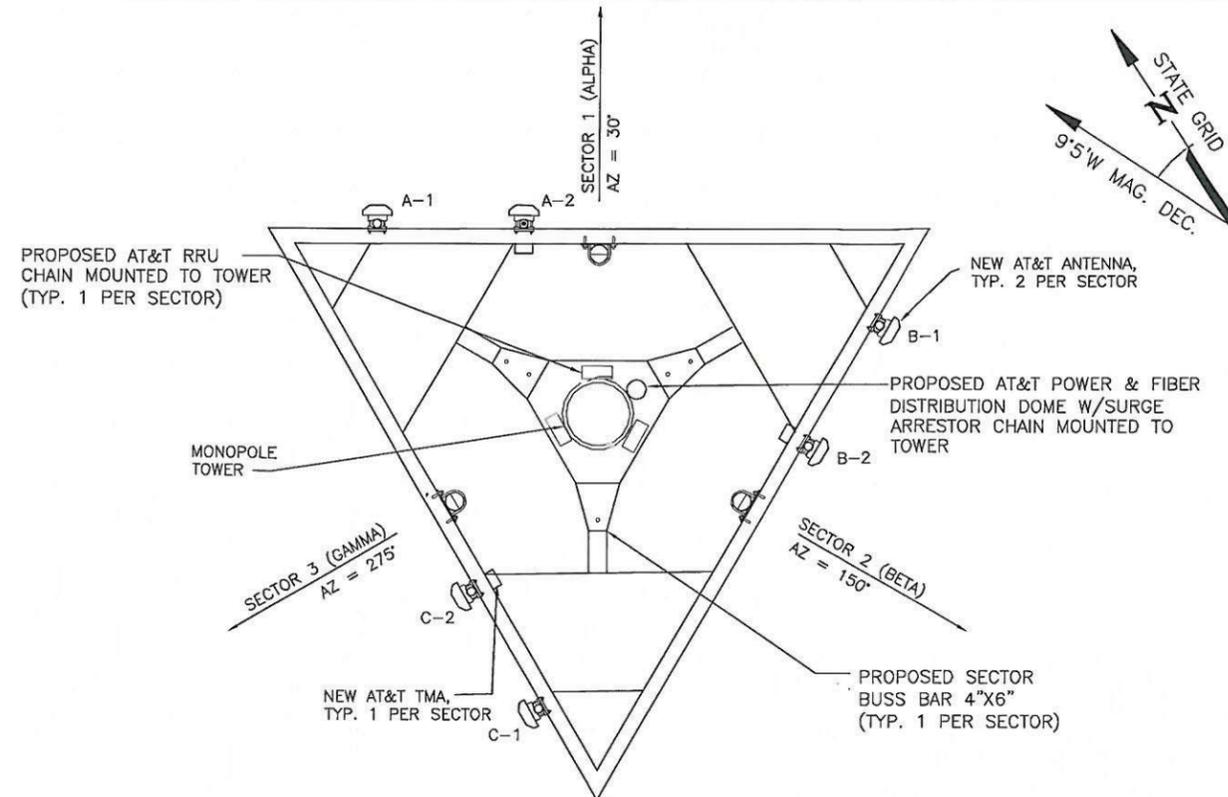
NEW LTE EQUIPMENT INSTALLED
WITHIN AT&T SHELTER

NEW AT&T 50'X80' FENCED
COMPOUND

FINISHED GRADE

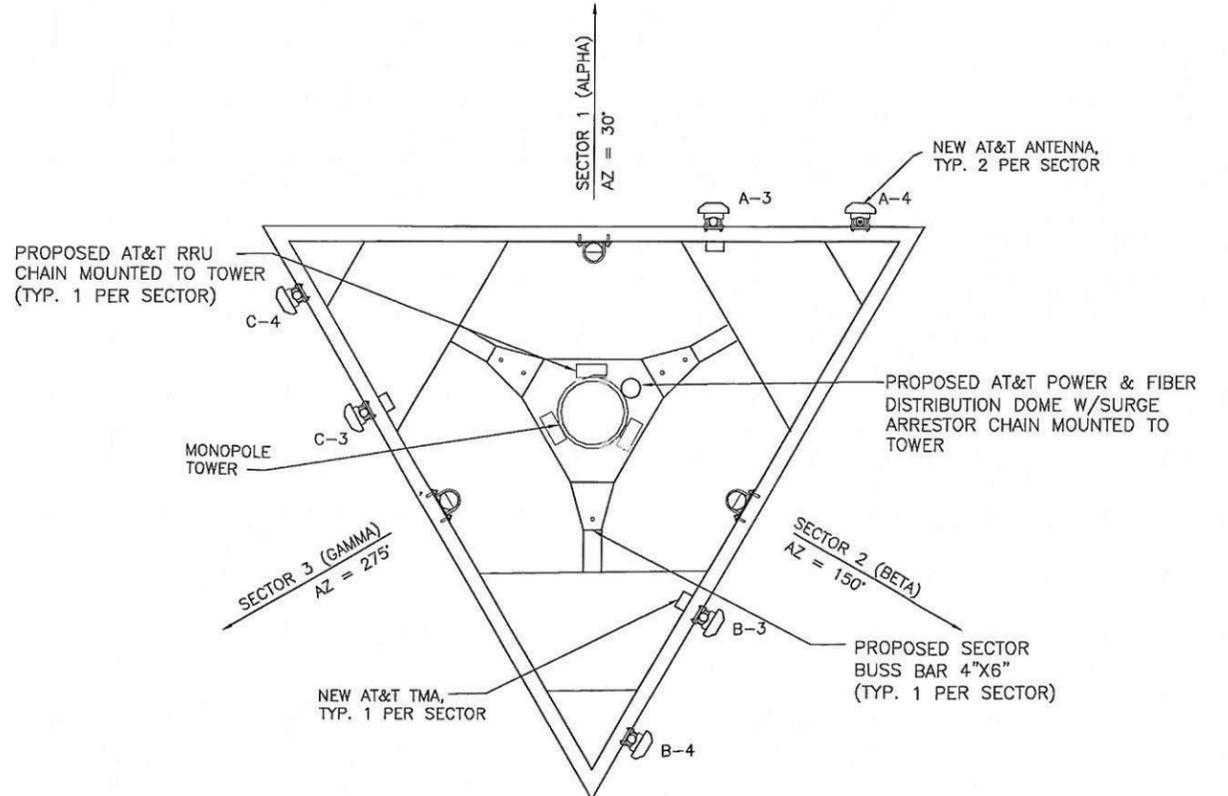
TOWER ELEVATION

NOT TO SCALE



**ANTENNA MOUNTING LAYOUT ON LOW
PROFILE PLATFORM WITH RAILS (UPPER ANTENNAS)**

NOT TO SCALE



**ANTENNA MOUNTING LAYOUT ON LOW
PROFILE PLATFORM WITH RAILS (LOWER ANTENNAS)**

NOT TO SCALE

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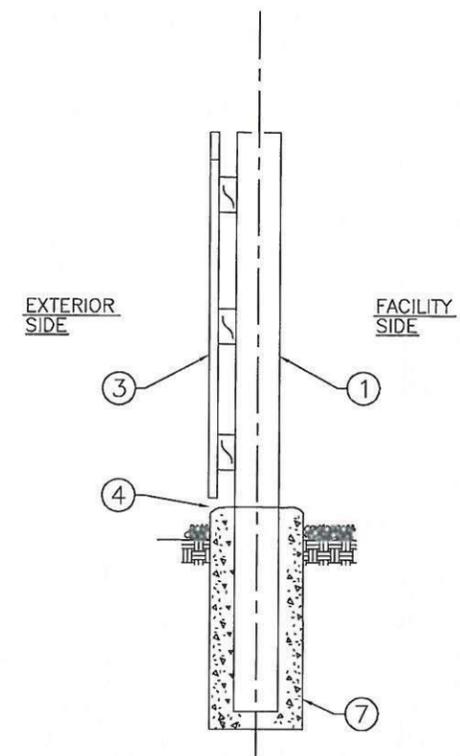
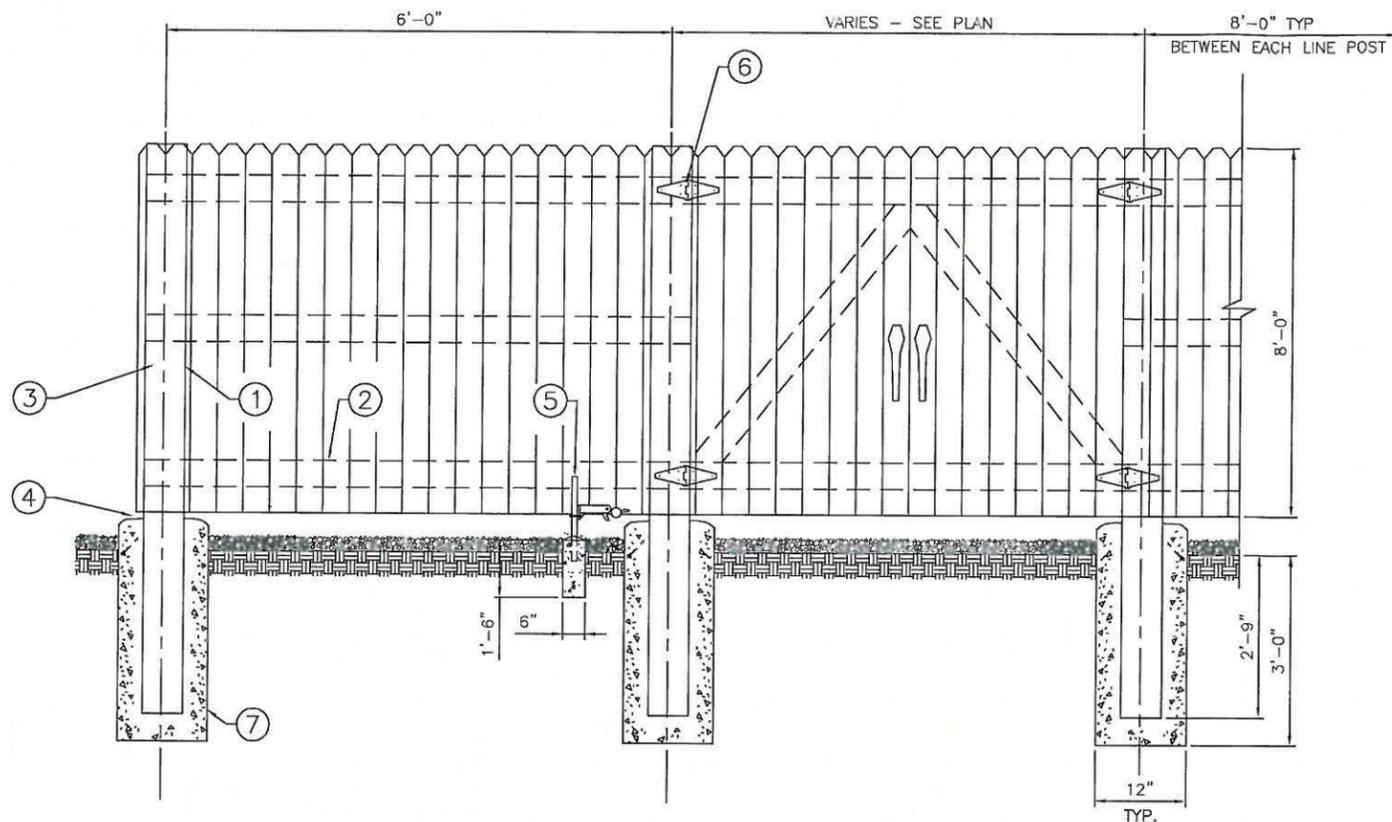
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SHEET TITLE:
ELEVATION VIEW

SHEET NUMBER:
C-3



1 COMPOUND FENCE DETAIL
C-4 NO SCALE

REFERENCE NOTES:

- 1 CORNER, END OR LINE POST: 4" X 4" TREATED LUMBER
SPACING FOR LINE POSTS IS 8'-0" ϕ TO ϕ MAX.
- 2 TOP RAIL & BRACE RAIL: 2" X 4" TREATED LUMBER
- 3 1" (NOMINAL) X 6" - 8' DOG EARED FENCE BOARDS.
CEDAR PREFERRED. #1 TREATED ACCEPTABLE.
- 4 3" MAXIMUM CLEARANCE FROM GRADE.
- 5 DUCK BILL OPEN GATE HOLDER. VERIFY LOCATION
IN FIELD PRIOR TO INSTALLATION. TYPICAL BOTH
SIDES OF GATE.
- 6 GATE HARDWARE. MANUFACTURER NOT SPECIFIED AT THIS TIME.
- 7 POST: CONCRETE FOUNDATION (2000 PSI)

GENERAL NOTES:

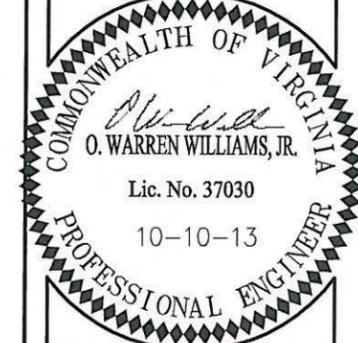
- 1. INSTALL FENCING PER ASTM F-567
- 2. INSTALL SWING GATES PER ASTM F- 900
- 3. LOCAL ORDINANCE OF BARBED WIRE PERMIT REQUIREMENT
SHALL BE COMPLIED IF REQUIRED.
- 4. USE GALVANIZED (OR BETTER) NUTS, BOLTS AND WASHERS TO
MOUNT ALL SIGNS (SECURED THROUGH FENCE BOARDS).
- 5. FENCE AND ALL HARDWARE SHALL BE
PAINTED JAVA BROWN SW #6090

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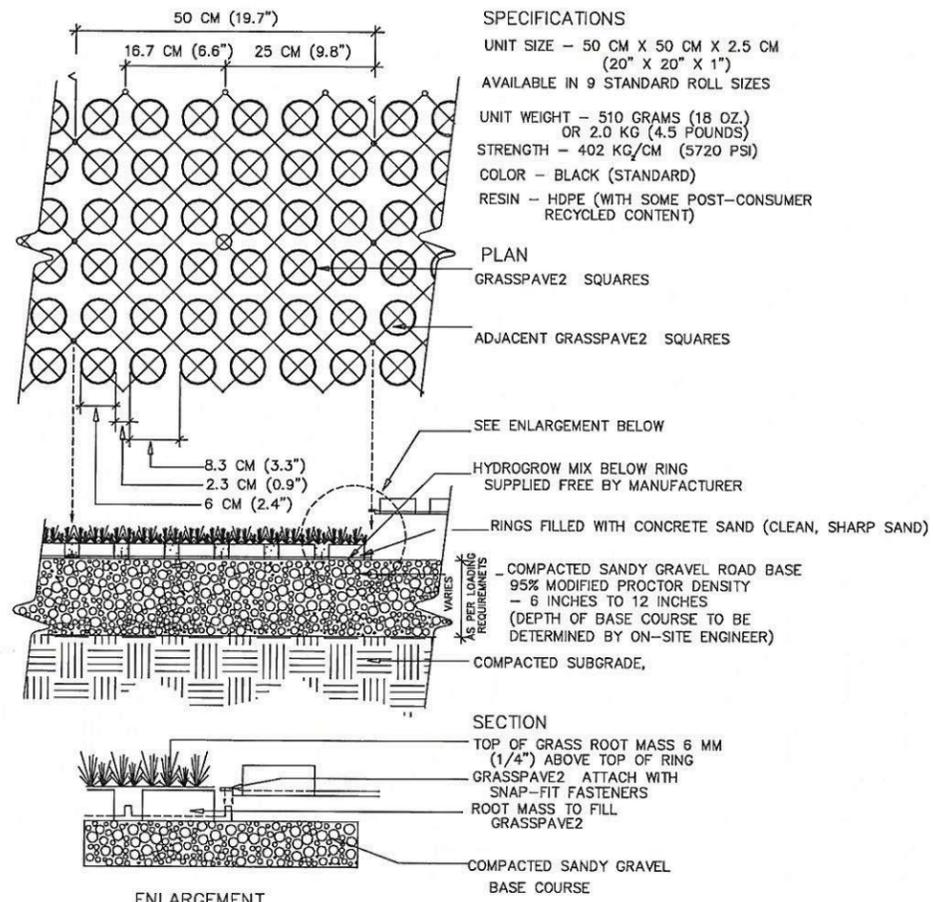


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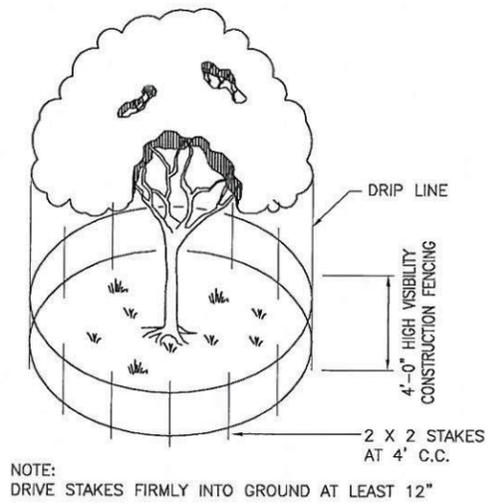
SHEET TITLE:
FENCE NOTES AND
DETAILS

SHEET NUMBER:
C-4

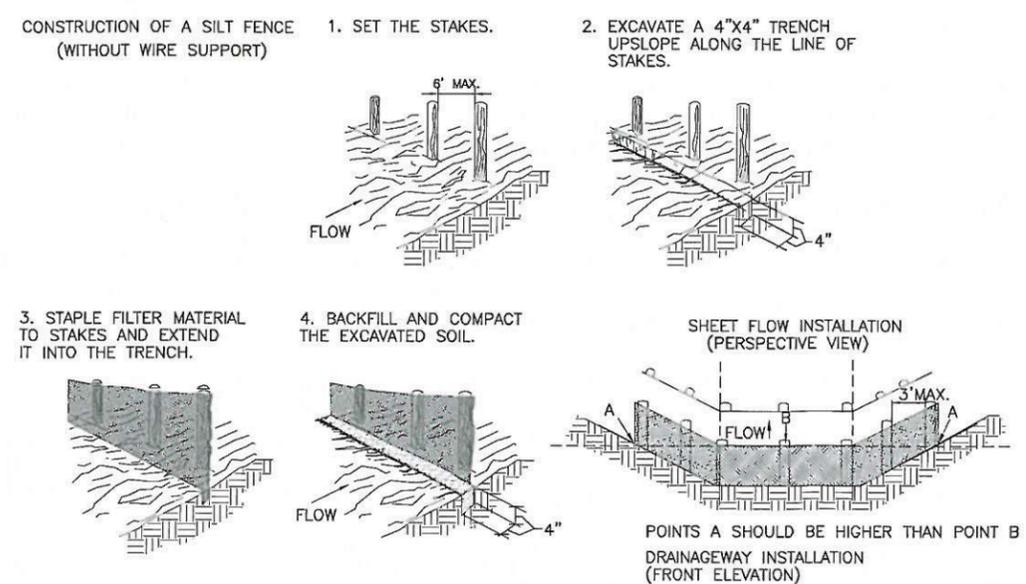


NOTE: GRASS/PLANT TYPES SHALL BE SPECIFIED BY A LANDSCAPE ARCHITECT OR LANDSCAPE DESIGNER.

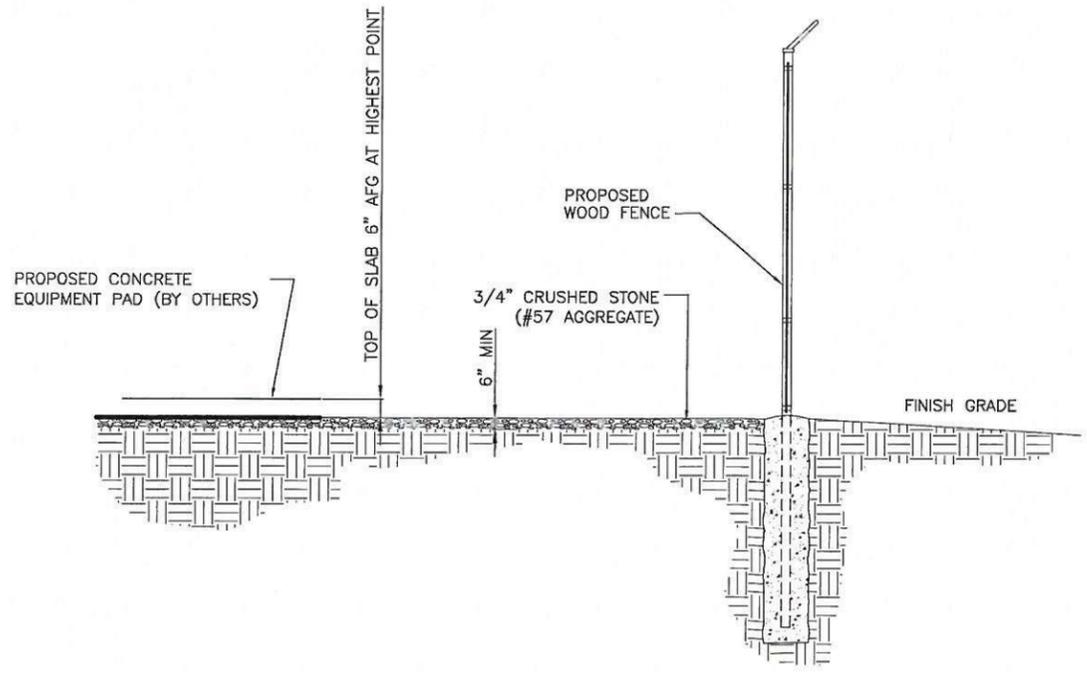
1 TYPICAL ACCESS ROAD CROSS SECTION (GRASS PAVERS)
 C-5 NOT TO SCALE



3 TREE PROTECTION
 C-5 NOT TO SCALE



2 SILT FENCE
 C-5 NOT TO SCALE



4 TYPICAL SITE COMPOUND CROSS SECTION
 C-5 NOT TO SCALE

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SHEET TITLE:
 CIVIL DETAILS

SHEET NUMBER:
C-5

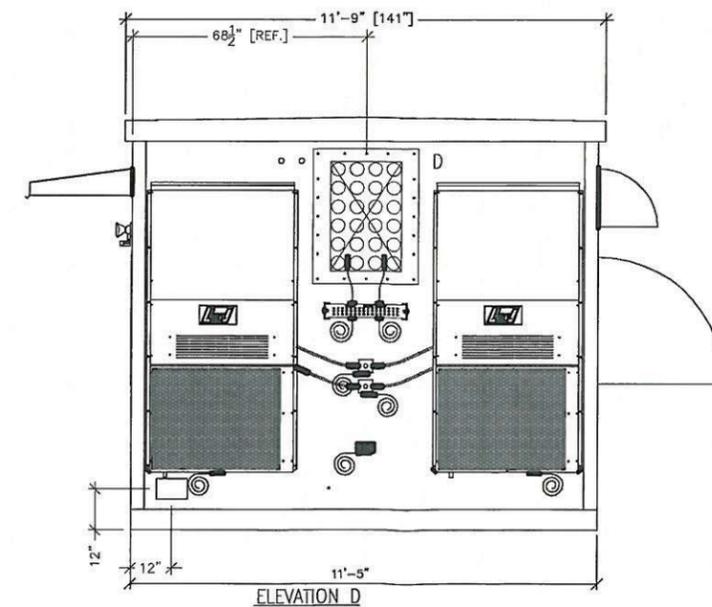
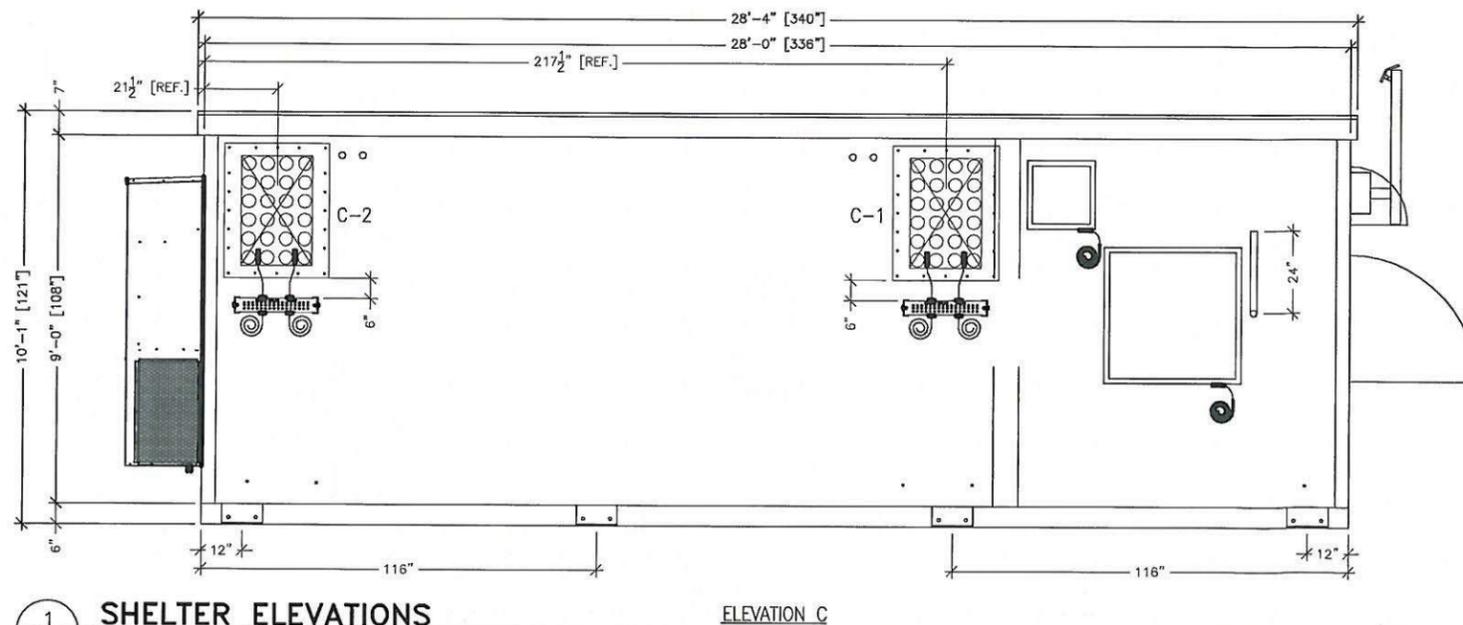
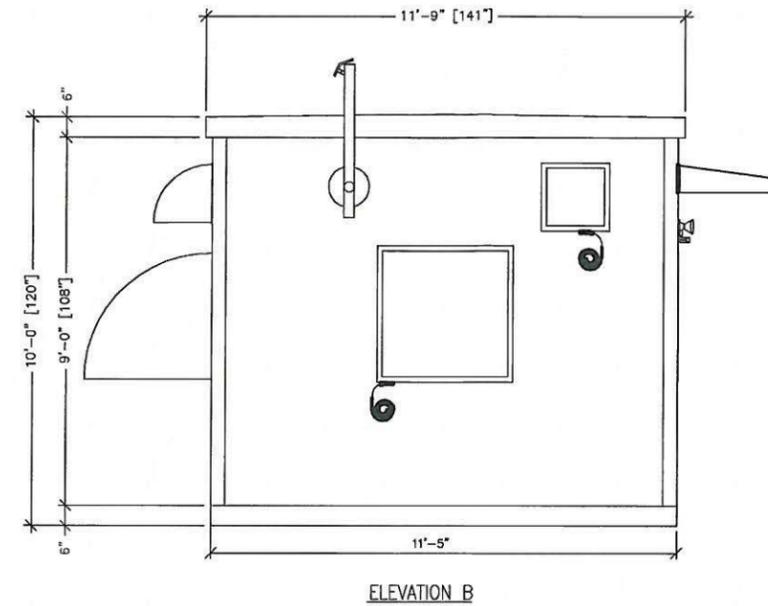
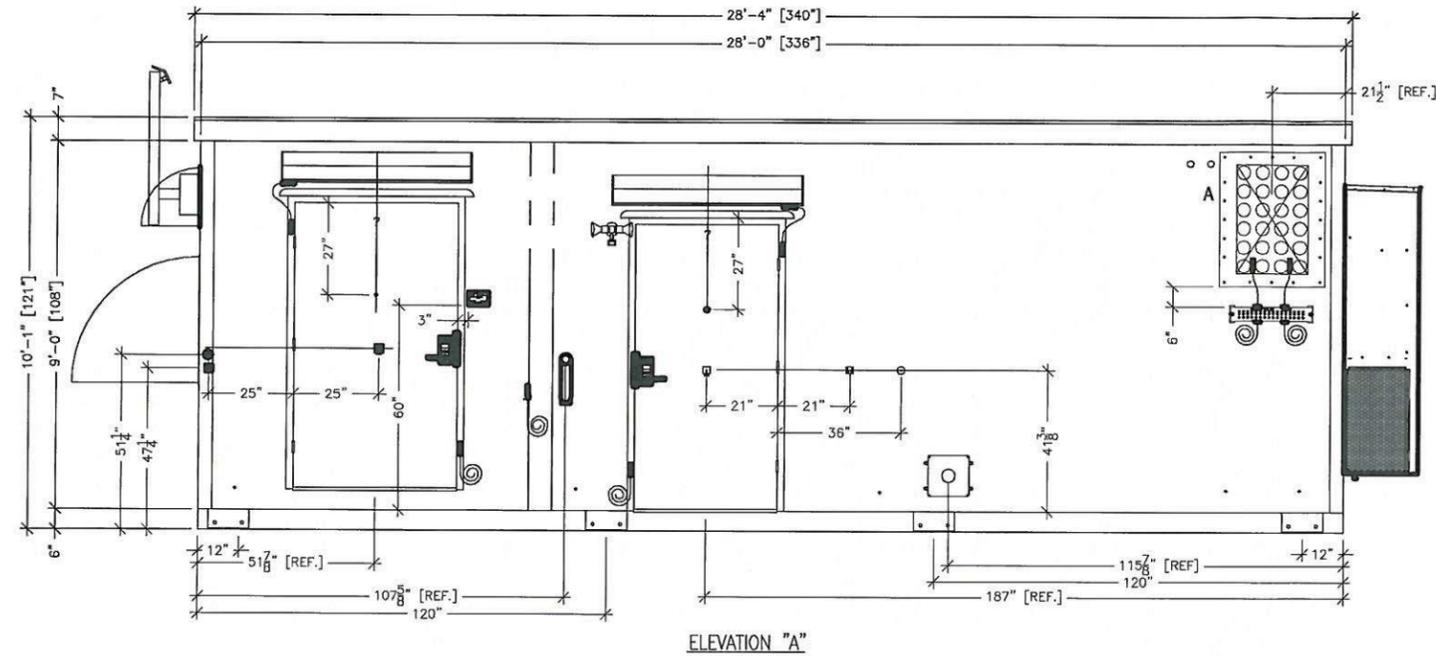
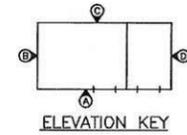
SHELTER NOTES

1. MANUFACTURER
1A. SHELTER TYPE
1B. ADDRESS
2. DESIGN CRITERIA:
FLOOR LIVE LOAD
ROOF LIVE LOAD
SNOW LOAD
GROUND SNOW LOAD, P_g
FLAT ROOF SNOW LOAD, P_f
SNOW EXPOSURE FACTOR, C_e
SNOW LOAD IMPORTANCE FACTOR, I_s
THERMAL FACTOR, C_t
- WIND LOAD
BASIC WIND SPEED
WIND IMPORTANCE FACTOR

FIBREBOND
D8701, 11'-5"X28'
1300 DAVENPORT DRIVE
MINDEN, LA 71055

3. SQUARE FOOTAGE OF SHELTER = 320 SF.
4. THE SHELTER IS TO BE CLASSIFIED AS AN UNMANNED STORAGE AND EQUIPMENT SHELTER ONLY.
5. THIS SHELTER IS TO BE DESIGNED AND CONSTRUCTED IN COMPLIANCE WITH ALL CODES AND DESIGN CRITERIA AS SET FORTH BY THE MANUFACTURER AS WELL AS MEETING THOSE OF THE JURISDICTION.
6. REFER TO THE FIBREBOND SHELTER DRAWINGS AND SPECIFICATIONS FOR MORE INFORMATION.

SEE SPECIFIC SHOP DRAWINGS
FROM MANUFACTURER



1
A-1 SHELTER ELEVATIONS
NOT TO SCALE

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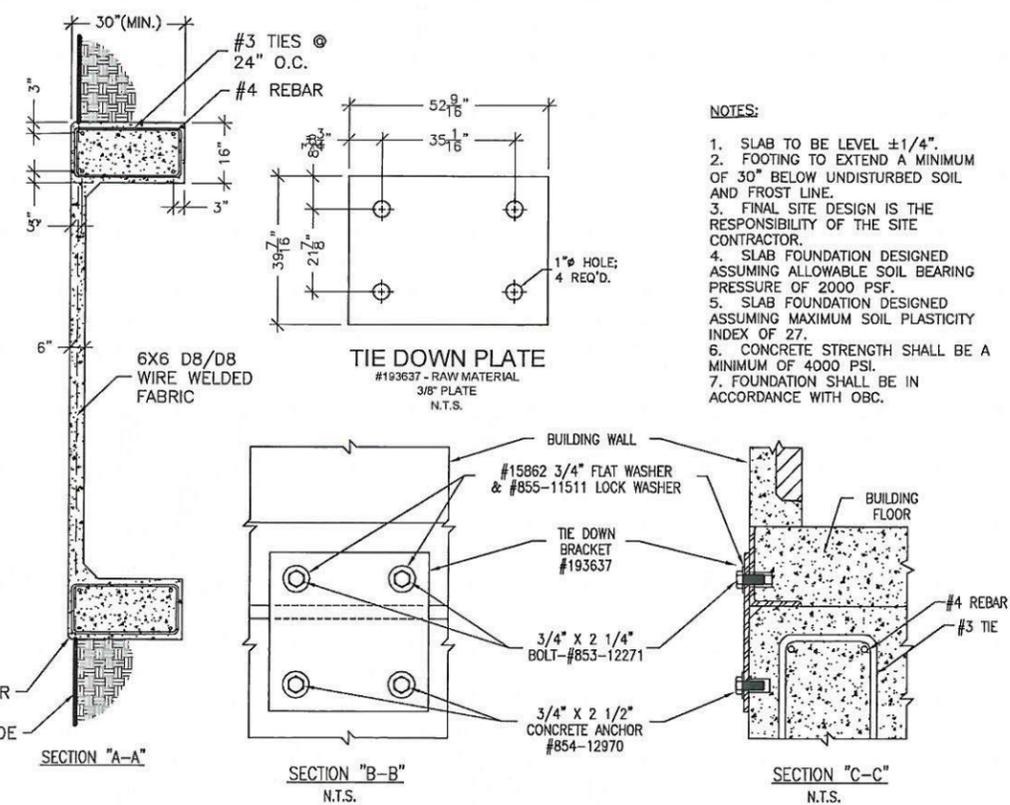
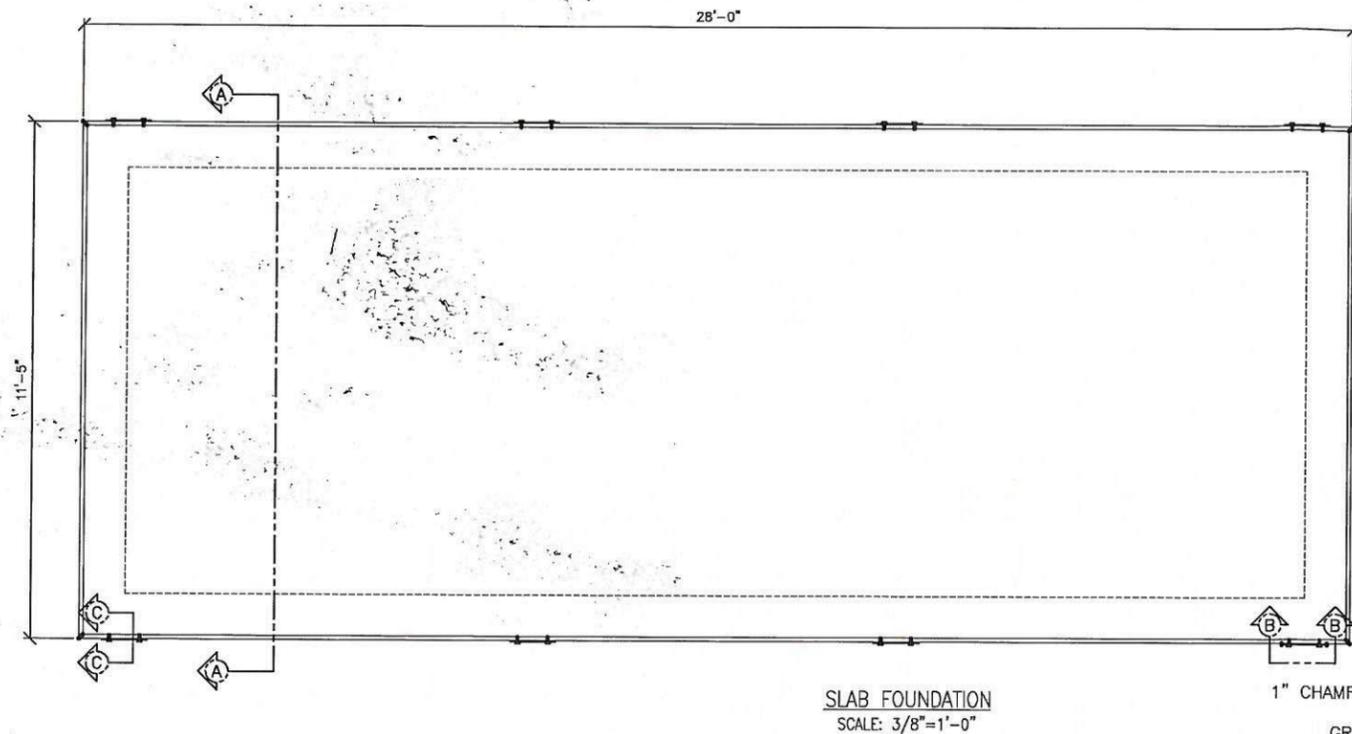
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SHEET TITLE:
SHELTER ELEVATIONS

SHEET NUMBER:
A-1



- NOTES:
1. SLAB TO BE LEVEL $\pm 1/4"$.
 2. FOOTING TO EXTEND A MINIMUM OF 30" BELOW UNDISTURBED SOIL AND FROST LINE.
 3. FINAL SITE DESIGN IS THE RESPONSIBILITY OF THE SITE CONTRACTOR.
 4. SLAB FOUNDATION DESIGNED ASSUMING ALLOWABLE SOIL BEARING PRESSURE OF 2000 PSF.
 5. SLAB FOUNDATION DESIGNED ASSUMING MAXIMUM SOIL PLASTICITY INDEX OF 27.
 6. CONCRETE STRENGTH SHALL BE A MINIMUM OF 4000 PSI.
 7. FOUNDATION SHALL BE IN ACCORDANCE WITH OBC.

1 FOUNDATION PLAN
S-1

STRUCTURAL SPECIFICATIONS:

DESIGN NOTES

1. STRUCTURAL DESIGN IN ACCORDANCE WITH THE MANUFACTURER'S DESIGN CRITERIA AND SPECIFICATIONS AND MUST MEET ALL APPLICABLE CODES OF THE GIVEN JURISDICTION.

EXCAVATION

1. SELECT FILL MATERIAL: ASTM D 2487 SOIL CLASSIFICATION GROUPS GW, GP, GM, SW, SP, AND SM, OR A COMBINATION OF THESE GROUP SYMBOLS; FREE OF WASTE, FROZEN MATERIALS, AND VEGETATION, WITH LESS THAN 5 PERCENT BY WEIGHT RUBBLE. RUBBLE SHALL BE NO LARGER THAN 4 INCHES IN ANY DIRECTION.
2. PIER SHALL NOT BE PLACED IN FROZEN GROUND.
3. DESIGN ALLOWABLE SOIL BEARING PRESSURE IS 2000 PSF ON SUITABLE RESIDUAL SOIL OR PROPERLY COMPACTED STRUCTURAL FILL. STRUCTURAL FILL SHALL BE COMPACTED TO A MINIMUM OF 95% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D-698).
4. AFTER EXCAVATIONS ARE MADE, THE BOTTOMS SHALL BE INSPECTED TO VERIFY THAT THE SUPPORTING SOILS ARE SUITABLE FOR BEARING AND ARE CAPABLE OF SUPPORTING THE DESIGN ALLOWABLE BEARING PRESSURE OF 2000 PSF.

CONCRETE

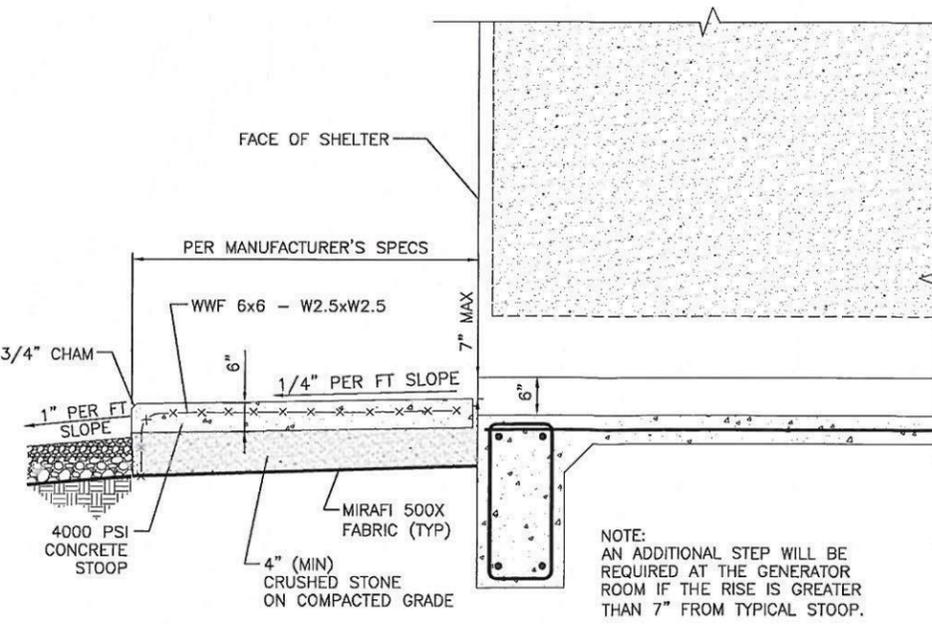
1. CONCRETE CONSTRUCTION SHALL COMPLY WITH PROVISIONS OF THE FOLLOWING CODES, SPECIFICATIONS, AND STANDARDS: AMERICAN CONCRETE INSTITUTE (ACI) 301, SPECIFICATIONS FOR STRUCTURAL CONCRETE; ACI 318, "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE".
2. CONCRETE SHALL BE NORMAL WEIGHT, 6% AIR ENTRAINED AND HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4000 PSI. SUBMIT MIX DESIGN FOR APPROVAL.
3. CONCRETE MATERIALS SHALL BE IN ACCORDANCE WITH THE FOLLOWING:

PORTLAND CEMENT	ASTM C 150, TYPE 1
FLY ASH	ASTM C 618, TYPE F (NOT TO EXCEED 15% OF CEMENT BY WEIGHT)
NORMAL WEIGHT AGGREGATES	ASTM C 33
WATER	POTABLE
AIR-ENTRAINING ADMIXTURE	ASTM C 260
WATER REDUCING ADMIXTURES	ASTM C 494, TYPE A & ASTM C 494 TYPE F OR G
ACCELERATING ADMIXTURE	ASTM C 494, TYPE E
RETARDING ADMIXTURE	ASTM C 494, TYPE D

4. REINFORCING STEEL SHALL BE DEFORMED BARS IN ACCORDANCE WITH ASTM A-615, GRADE 60. REINFORCING MARKED CONTINUOUS SHALL BE LAPPED 36 BAR DIAMETERS AT SPLICES.
5. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A82 AND A185. LAP ONE FULL MESH SPACING AND TIE.
6. SUPPORT REINFORCING AND WELDED WIRE FABRIC ON METAL CHAIRS OR BOLSTERS.
7. MINIMUM CONCRETE COVER FOR REINFORCING SHALL BE IN ACCORDANCE WITH ACI 318-99 UNLESS OTHERWISE INDICATED.
8. ALL COLD WEATHER CONCRETE CONSTRUCTION SHALL CONFORM TO ACI 306R, "COLD WEATHER CONCRETING."
9. ALL HOT WEATHER CONCRETE CONSTRUCTION SHALL CONFORM TO ACI 305R, "HOT WEATHER CONCRETING."
10. CURING COMPOUND SHALL COMPLY WITH ASTM C 309, TYPE I, CLASS B.

STEEL

1. ALL STEEL ANGLES AND PLATES SHALL BE ASTM A36, ALL BOLTS SHALL BE ASTM A325, ALL THREADED ROD MATERIAL SHALL BE ASTM A307, AND STEEL PIPE SHALL BE ASTM A53, GRADE B, UNLESS OTHERWISE NOTED. ALL STRUCTURAL STEEL SHALL BE GALVANIZED AFTER FABRICATION.
2. ALL STRUCTURAL STEEL WORK SHALL BE IN ACCORDANCE WITH THE NINTH EDITION OF THE "MANUAL OF STEEL CONSTRUCTION ALLOWABLE STRESS DESIGN", OF THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION, INCLUDING CURRENT REVISIONS.



2 STOOP DETAIL
S-1

NOTE:
AN ADDITIONAL STEP WILL BE REQUIRED AT THE GENERATOR ROOM IF THE RISE IS GREATER THAN 7" FROM TYPICAL STOOP.

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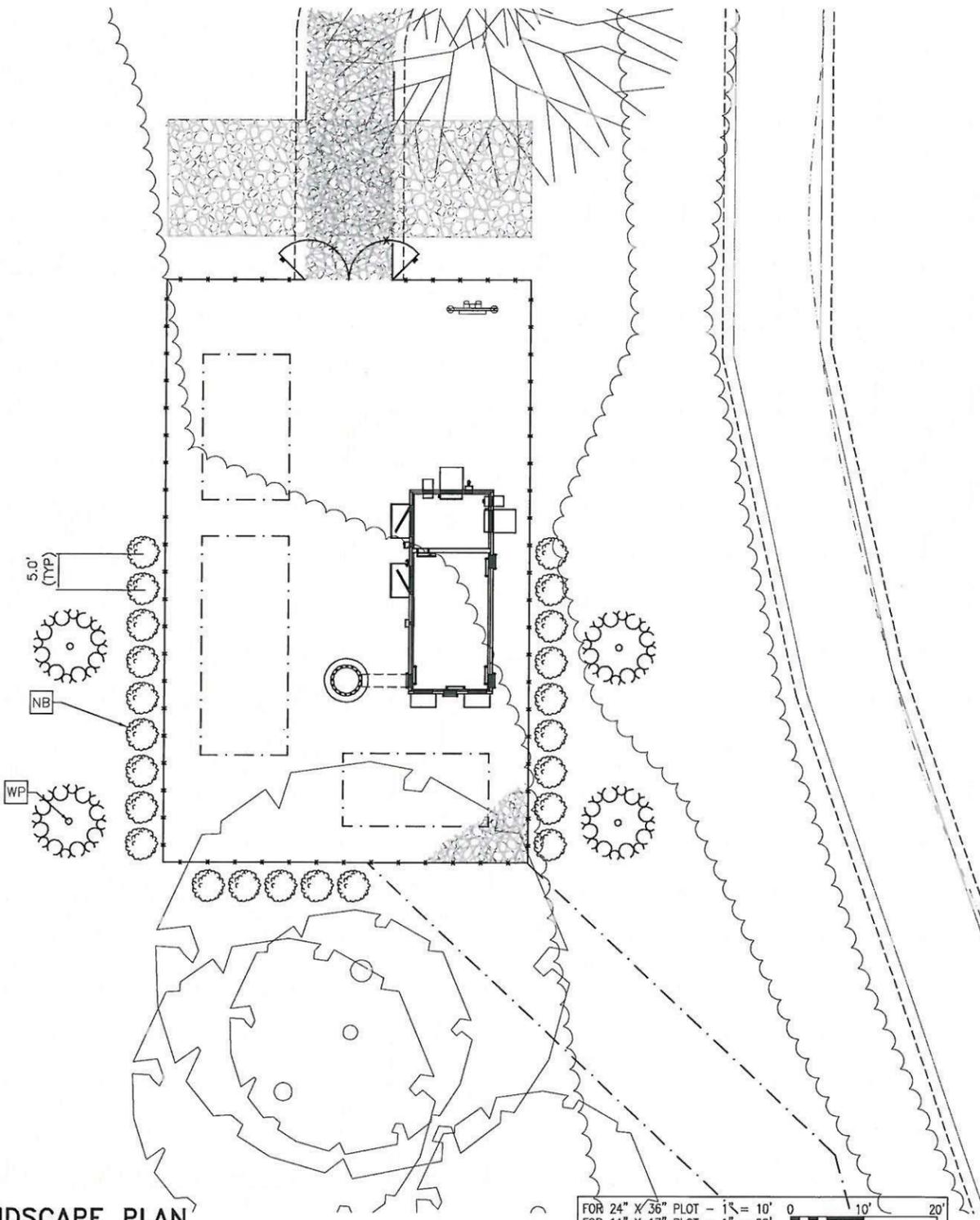
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SHEET TITLE:
FOUNDATION PLAN

SHEET NUMBER:
S-1

DESCRIPTION	EXISTING	TO BE PLANTED	SPACING	HEIGHT
 WP—EASTERN WHITE PINE (PINUS STROBUS)	0	(4) TO BE PLANTED	N/A	* MINIMUM AT PLANTING
 NB—NORTHERN BAYBERRY (MYRICA PENNSYLVANICA)	0	(23) TO BE PLANTED	MAX 5' CENTER TO CENTER	3'-4' MINIMUM AT PLANTING

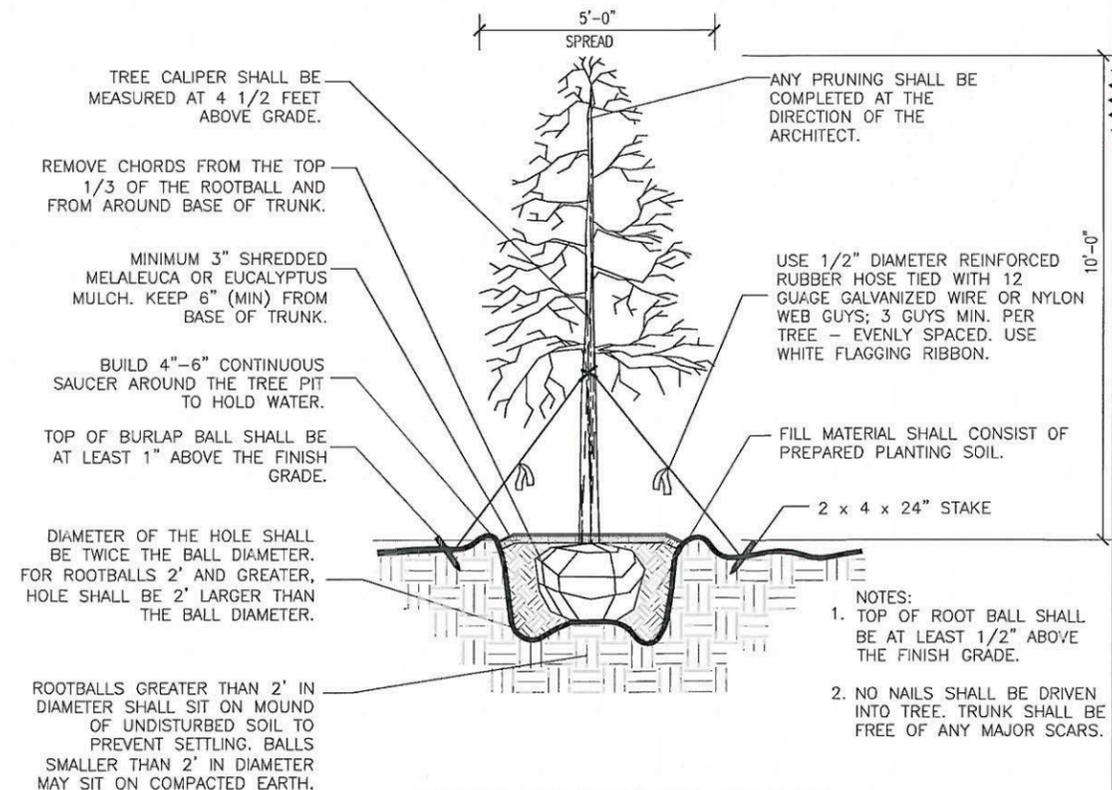
PERIMETER OF PROPOSED BUILDING = 79'.
4 ORNAMENTAL TREES & 23 SHRUBS REQUIRED.



1 LANDSCAPE PLAN
L-1

GENERAL NOTES:

1. THE CONTRACTOR SHALL VERIFY THAT TOTAL QUANTITIES INDICATED IN THE PLANT LIST OR SCHEDULE AGREES WITH QUANTITIES SHOWN ON PLANTING LAYOUT. IF DISCREPANCIES, USE TOTAL OF QUANTITIES SHOWN ON PLANTING LAYOUT.
2. THE CONTRACTOR SHALL PROVIDE THE QUANTITIES REQUIRED TO COMPLETE PROPOSED PLANTING AS SHOWN ON THE LANDSCAPE PLAN.
3. CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE.
4. ALL BEDS SHALL BE CLEAN AND WEEDED.
5. ALL AREAS NOT PAVED OR PLANTED SHALL BE SEEDED.
6. PROVIDE ALL NECESSARY PLANT MATERIALS, LABOR, TOOLS, AND MATERIALS TO COMPLETE THIS PROJECT IN A WORKMANLIKE, PROFESSIONAL MANNER.
7. ALL TREES, SHRUBS, AND GROUND COVERS SHALL BE SPECIMEN QUALITY (AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS), SHALL BE NURSERY-GROWN, AND IN A HEALTHY, INSECT AND DISEASE-FREE, CONDITION.
8. NO SUBSTITUTIONS OF SIZE OR VARIETY OF PLANT MATERIAL WITHOUT PRIOR APPROVAL OF LANDSCAPE DESIGNER.
9. STAKE TREES ACCORDING TO A.A.N. (AMERICAN ASSOCIATION OF NURSERYMEN) STANDARDS.
10. "B&B" INDICATES BALLED AND BURLAPPED.
11. "CON" INDICATES CONTAINERIZED PLANTS.
12. ALL TREES AND SHRUBS HAVE BEEN LOCATED WITH RESPECT TO PROPOSED OR EXISTING UTILITIES AS ACCURATELY AS POSSIBLE. FIELD VERIFY LOCATIONS FOR ALL UTILITIES PRIOR TO INSTALLING PLANT MATERIAL.
13. VERIFY ALL DIMENSIONS IN THE FIELD, NOTIFY OWNER AND LANDSCAPE DESIGNER OF ANY VARIANCE FROM PLANS.
14. PROVIDE OWNER FULL 12 MONTHS MATERIAL AND LABOR GUARANTEE ON ALL PLANT MATERIAL.
15. THOROUGHLY WATER ALL PLANT MATERIAL AFTER PLANTING AND MULCHING. FERTILIZE ALL PLANT MATERIAL AFTER WATERING. APPLY SLOW RELEASE FERTILIZER TO ALL PLANTS PER MANUFACTURER'S DIRECTIONS ON LABEL AT PLANTING.
16. SOAK BARE ROOT PLANTS IN LIQUID SEAWEED SOLUTION FOR ONE-HALF HOUR @ DOUBLE STRENGTH, AND GENTLY PRUNE ROOTS BEFORE PLANTING.
17. PRUNE ALL PLANT MATERIAL - REMOVE RANK AND DEAD GROWTH ONLY. PRUNE FOR NATURAL SHAPE PER SPECIES.
18. MULCH TO BE 2" MIN DEPTH SHREDDED HARDWOOD BARK MULCH IN ALL BED AREAS.
19. IN PLANTING BEDS, OMIT THE COMPACTED EARTH SAUCER AND COVER THE BEDS WITH MULCH (2" MIN DEPTH). AT HEDGE ROWS PROVIDE MULCH IN A CONTINUOUS BED. ALL GROUPINGS OF SHRUBS SHALL BE INSTALLED IN CONTINUOUS MULCH BEDS.
20. TREE AND SHRUB PITS SHALL BE 3 TIMES SIZE OF ROOT BALL AND BACK FILLED WITH FOLLOWING SOIL MIXTURE THOROUGHLY MIXED: 2 PARTS JAMES RIVER SAND, 2 PARTS COMPOSTED HORSE MANURE OR CATTLE MANURE, OR ORGANIC COMPOST, AND 6 PARTS GOOD QUALITY TOPSOIL.
21. PREPARE SOIL WITH HI CALCIUM LIME @ RATE AS SHOWN ON SEEDING TABLES, SHEET L-2.
22. TEST SOIL BEFORE PLANTING AND ADD PROPER SOIL AMENDMENTS TO SOIL TO ESTABLISH pH OF 6.5.



B TREE PLANTING DETAIL
L-1 NOT TO SCALE

LIBERTY PLAZA 1
4801 COX ROAD, SUITE 300
GLEN ALLEN, VA 23060
TEL (804) 270-2967

Complete wireless solutions
4164 INNSLAKE DRIVE, SUITE B
GLEN ALLEN, VA 23060
804.217.8433

warren williams & associates
736 CARNEROS CIRCLE
HIGH POINT
NORTH CAROLINA
27265
(757) 450-2288

NO.	DATE	DESCRIPTION	BY:	CHK:	APP'D:
2	7/2/13	FINAL ZONING DRAWINGS	KMB	OWW	OWW
3	8/13/13	REV FINAL ZONING DWGS	KMB	OWW	OWW
4	9/4/13	REV FINAL ZONING DWGS	ALB	OWW	OWW
5	9/30/13	REV FINAL ZONING DWGS	ALB	OWW	OWW
6	10/10/13	REV FINAL ZONING DWGS	ALB	OWW	OWW
7	10/22/13	REV FINAL ZONING DWGS	ALB	OWW	OWW

COMMONWEALTH OF VIRGINIA
O. WARREN WILLIAMS, JR.
Lic. No. 37030
10-22-13
PROFESSIONAL ENGINEER

LY732
RAWLAND
MONOPOLE
1721 LANGHORNE RD
LYNCHBURG, VA
24503
CITY OF LYNCHBURG

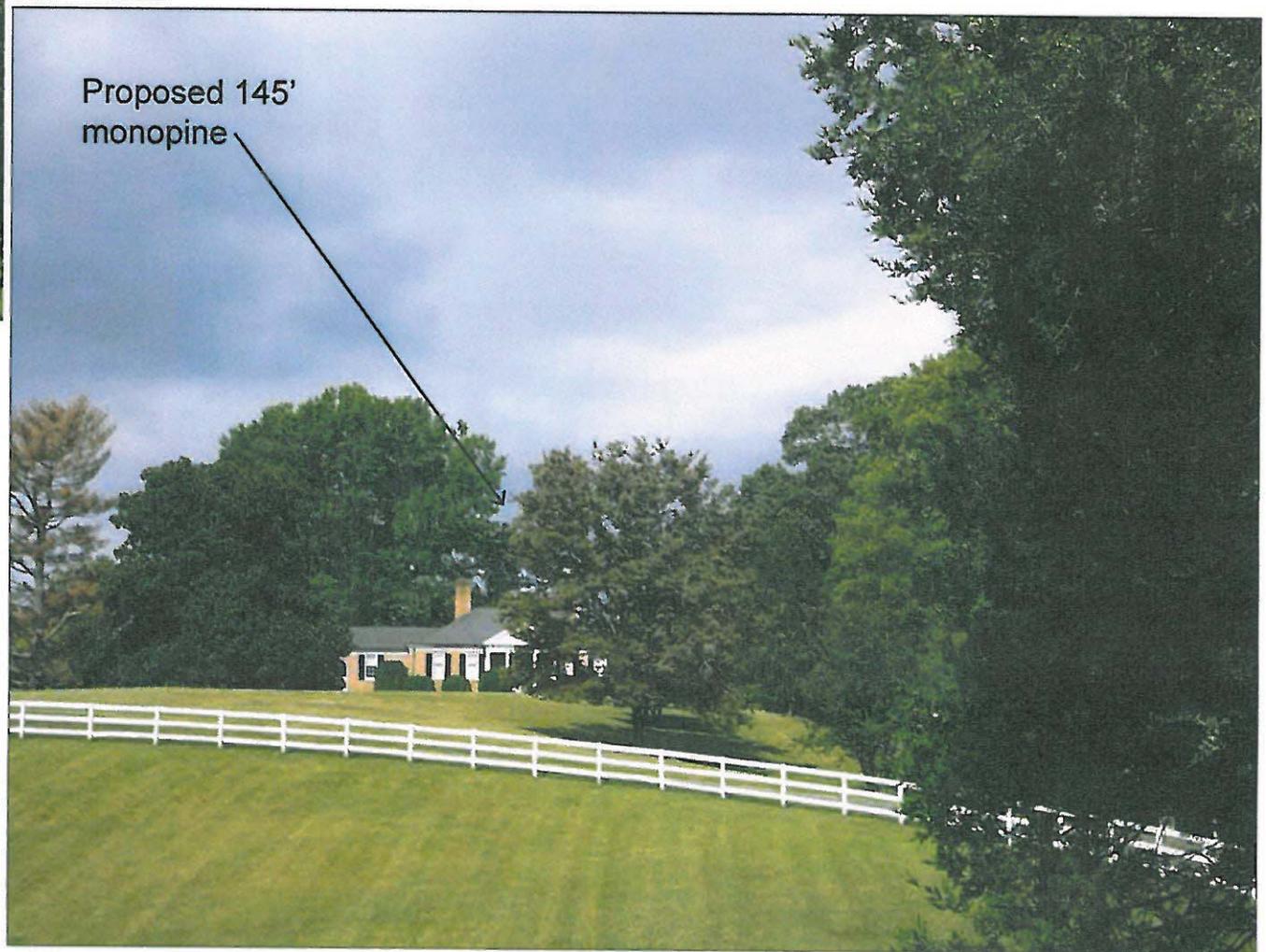
DRAWN BY:	KMB
CHECKED BY:	OWW
TTV DATE:	6/27/13
COMM NO:	LY732

SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER:
L-1



before installation



after installation

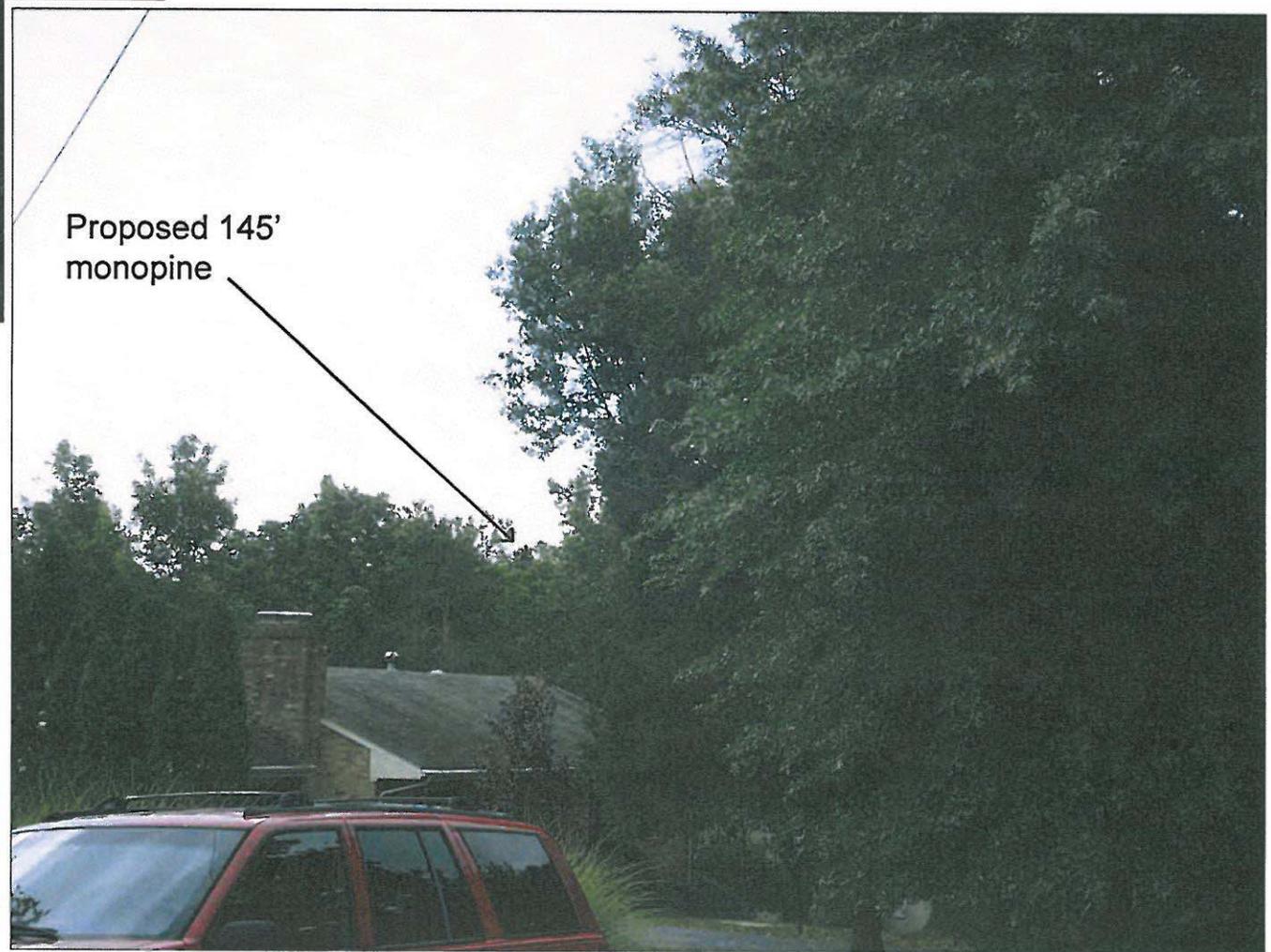


View from #1 Int. of Langhorne & Old Langhorne
LY732 - 1721 Langhorne Road, Lynchburg, VA





before installation



Proposed 145'
monopine

after installation



View from #2 1523 Club Drive
LY732 - 1721 Langhorne Road, Lynchburg, VA





before installation



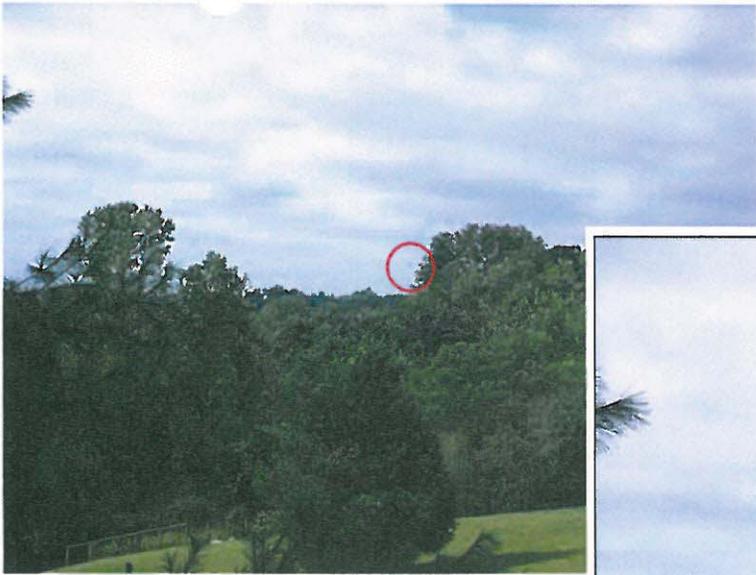
Proposed 145' monopine
(not visible)

after installation

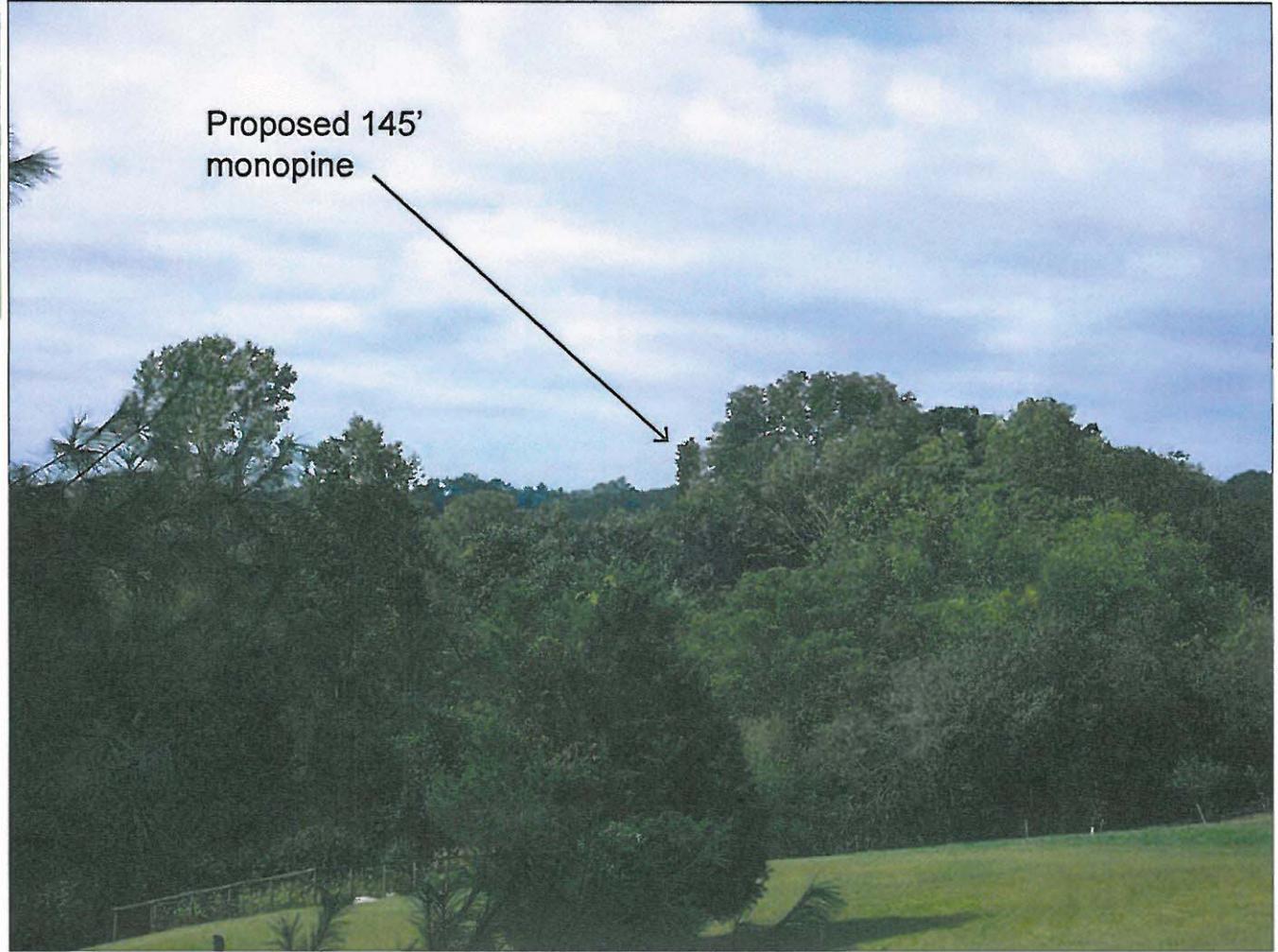


View from #3 3423 Landon Street (not visible)
LY732 - 1721 Langhorne Road, Lynchburg, VA





before installation



after installation



View from #4 Btwn. 1533 Langhorne & 3317 Dorchester
LY732 - 1721 Langhorne Road, Lynchburg, VA





before installation



after installation

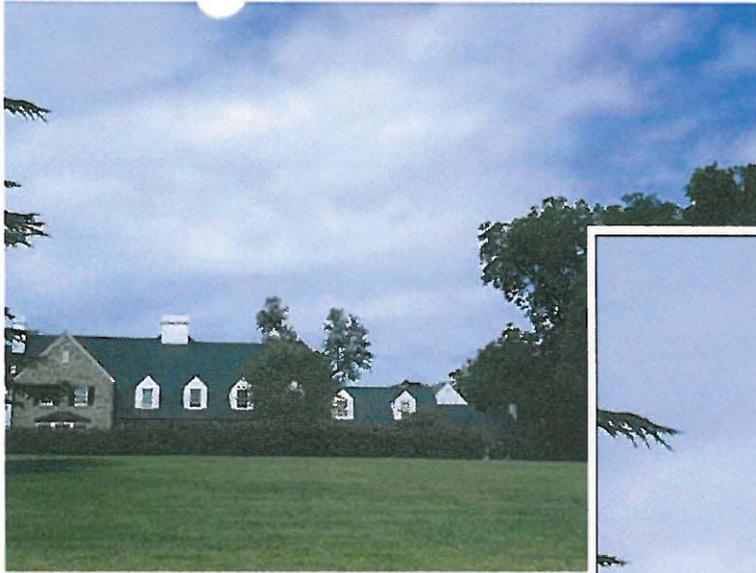


at&t

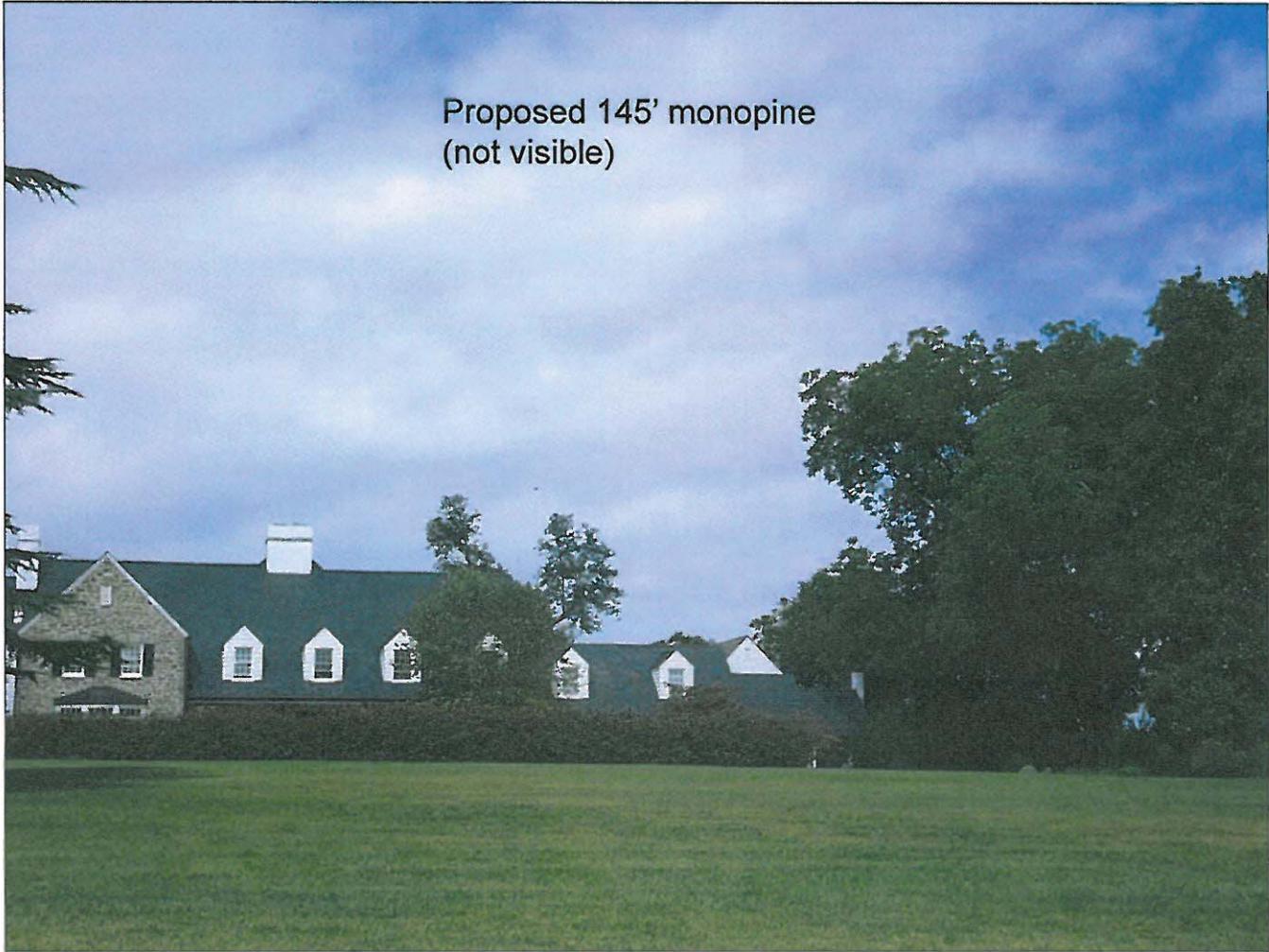


View from #5 3320 Dorchester (not visible)
LY732 - 1721 Langhorne Road, Lynchburg, VA





before installation

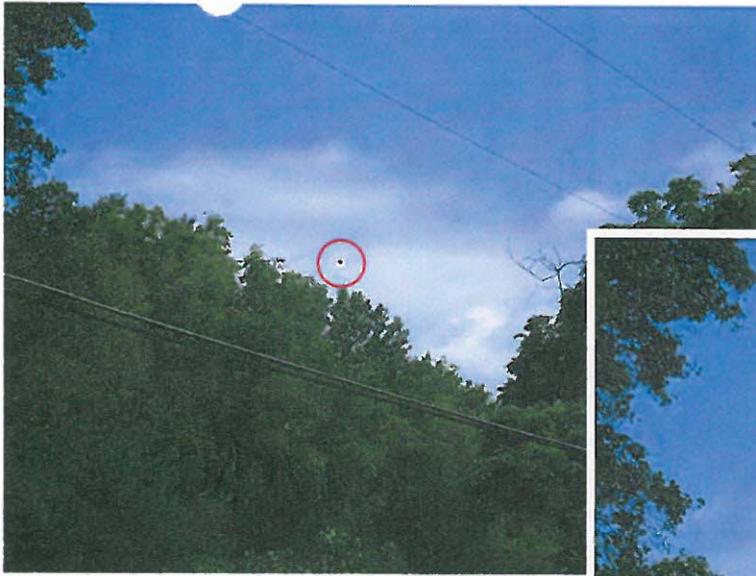


after installation

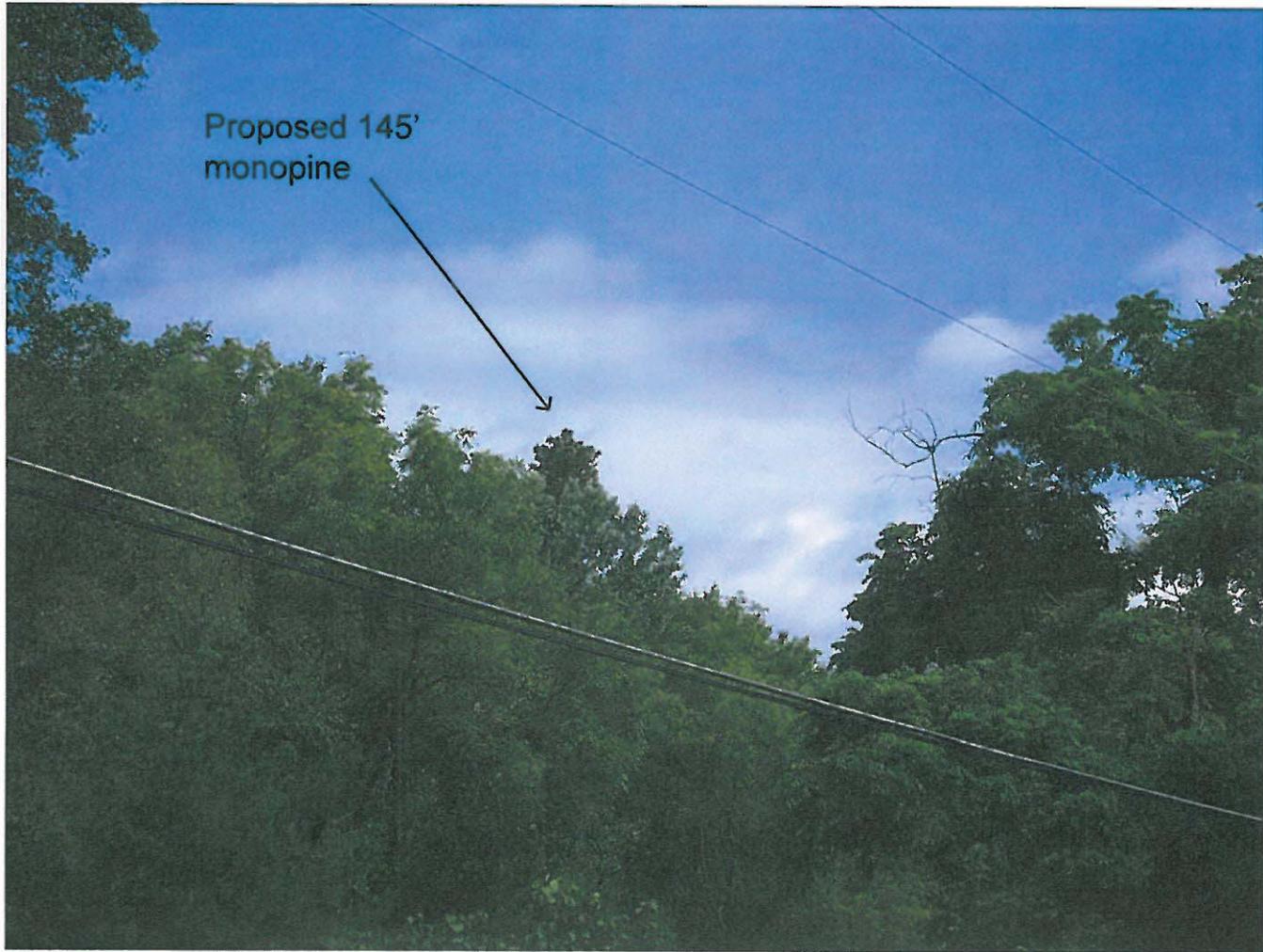


View from #6 1603 Langhorne (not visible)
LY732 - 1721 Langhorne Road, Lynchburg, VA





before installation

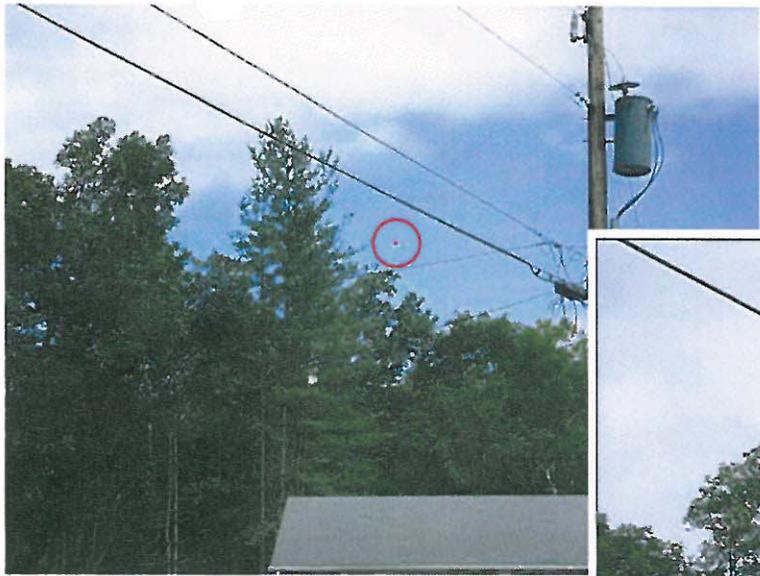


after installation



View from #7 2216 Oriole Place
LY732 - 1721 Langhorne Road, Lynchburg, VA





before installation

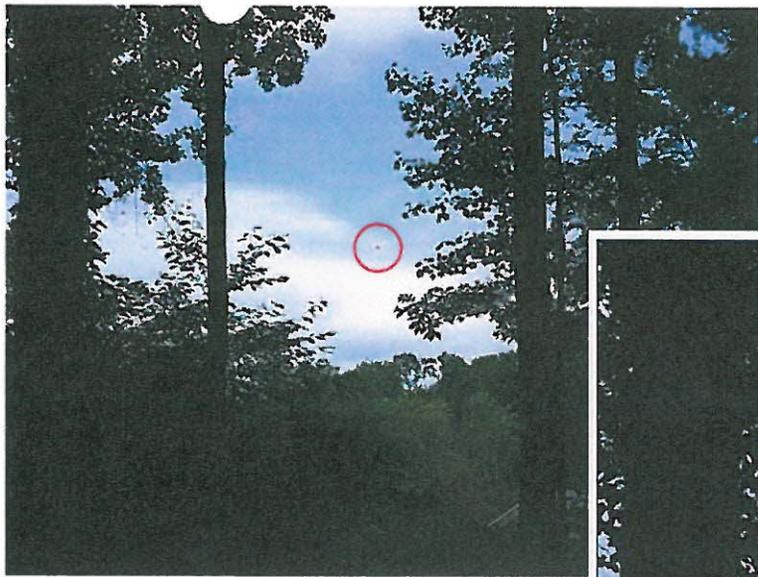


after installation

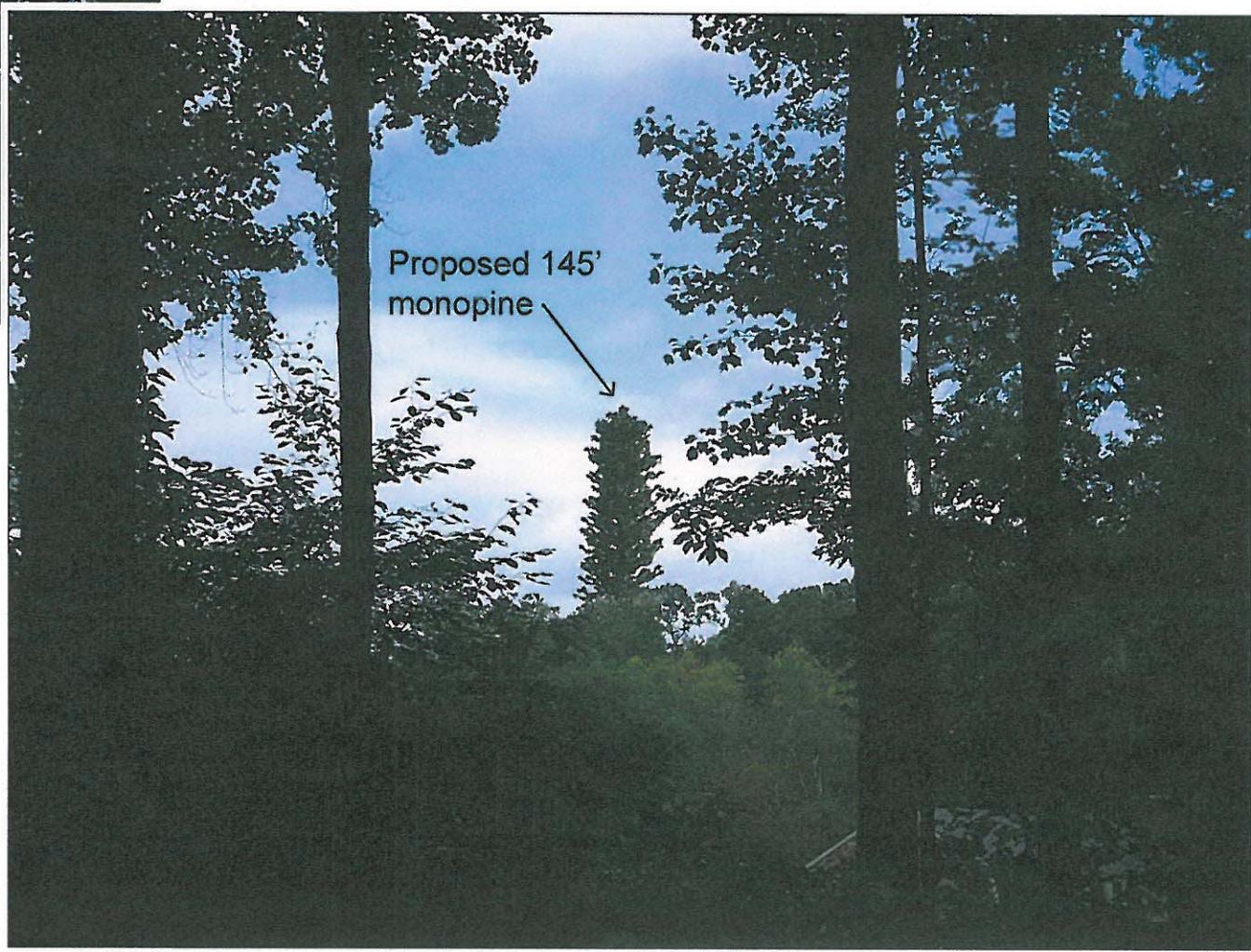


View from #8 2204 Oriole Place
LY732 - 1721 Langhorne Road, Lynchburg, VA





before installation

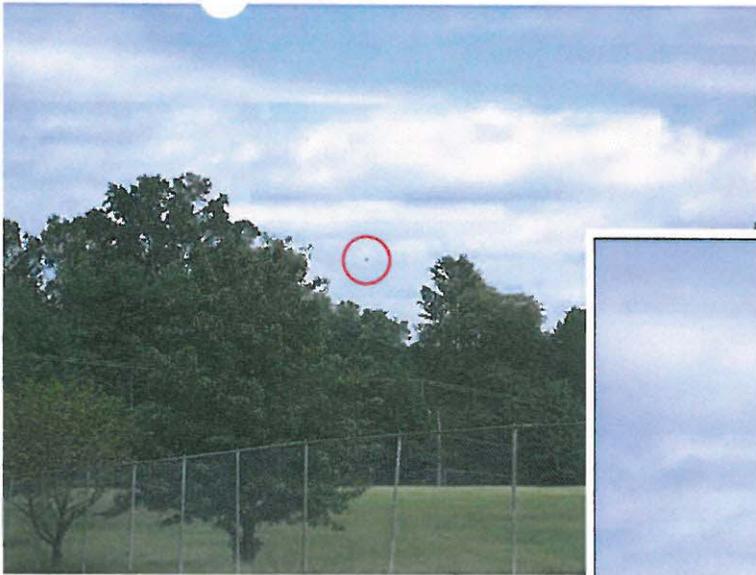


after installation

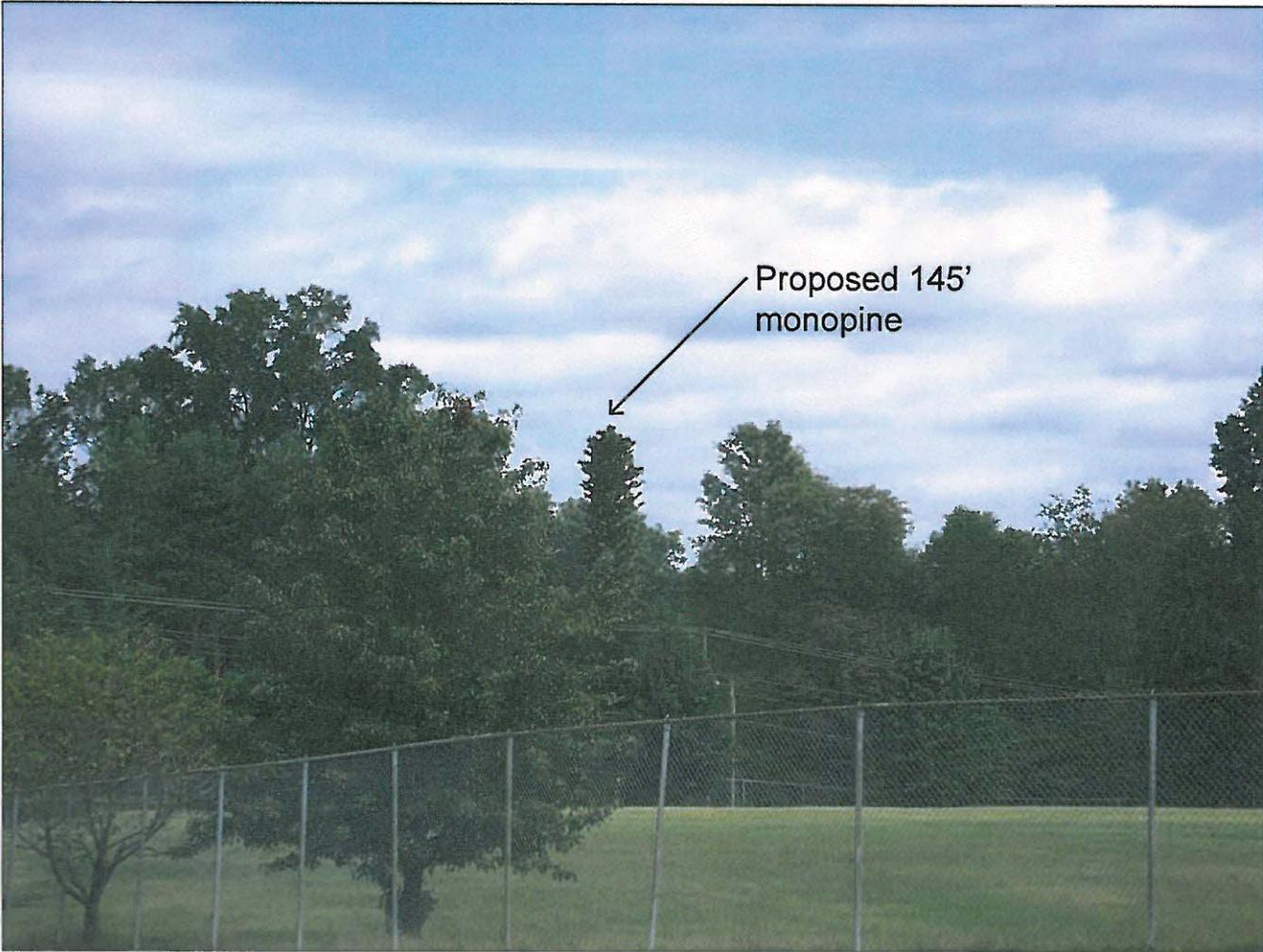


View from #9 Cranehill Drive
LY732 - 1721 Langhorne Road, Lynchburg, VA





before installation



after installation



View from #10 Linkhorne Middle School
LY732 - 1721 Langhorne Road, Lynchburg, VA





before installation



Proposed 145'
monopine

after installation



at&t

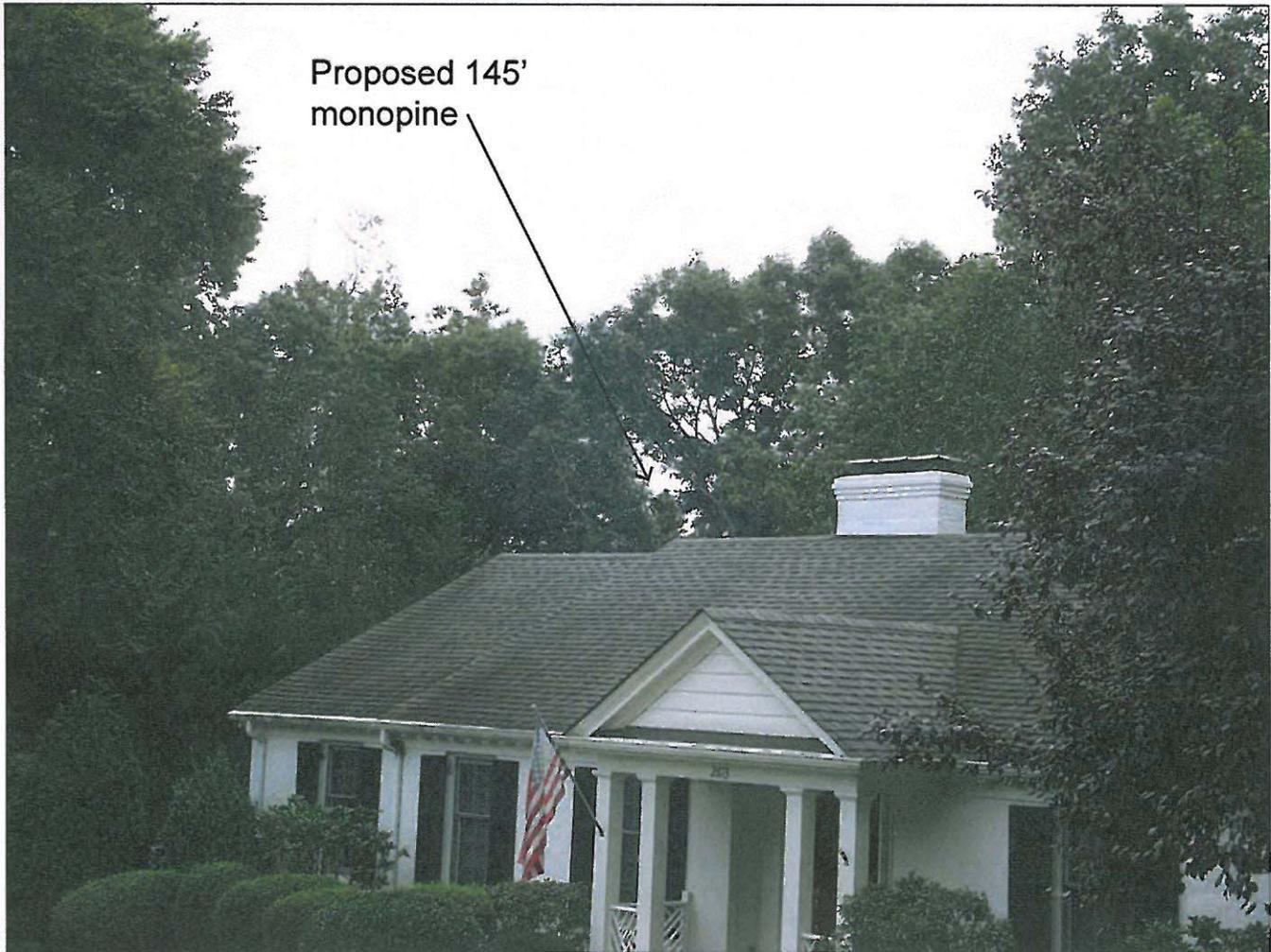


View from #11 2863 Sedgewick Drive
LY732 - 1721 Langhorne Road, Lynchburg, VA





before installation



Proposed 145'
monopine

after installation



View from #12 2813 Sedgewick Drive
LY732 - 1721 Langhorne Road, Lynchburg, VA





before installation

Proposed 145' monopine
(not visible)



after installation

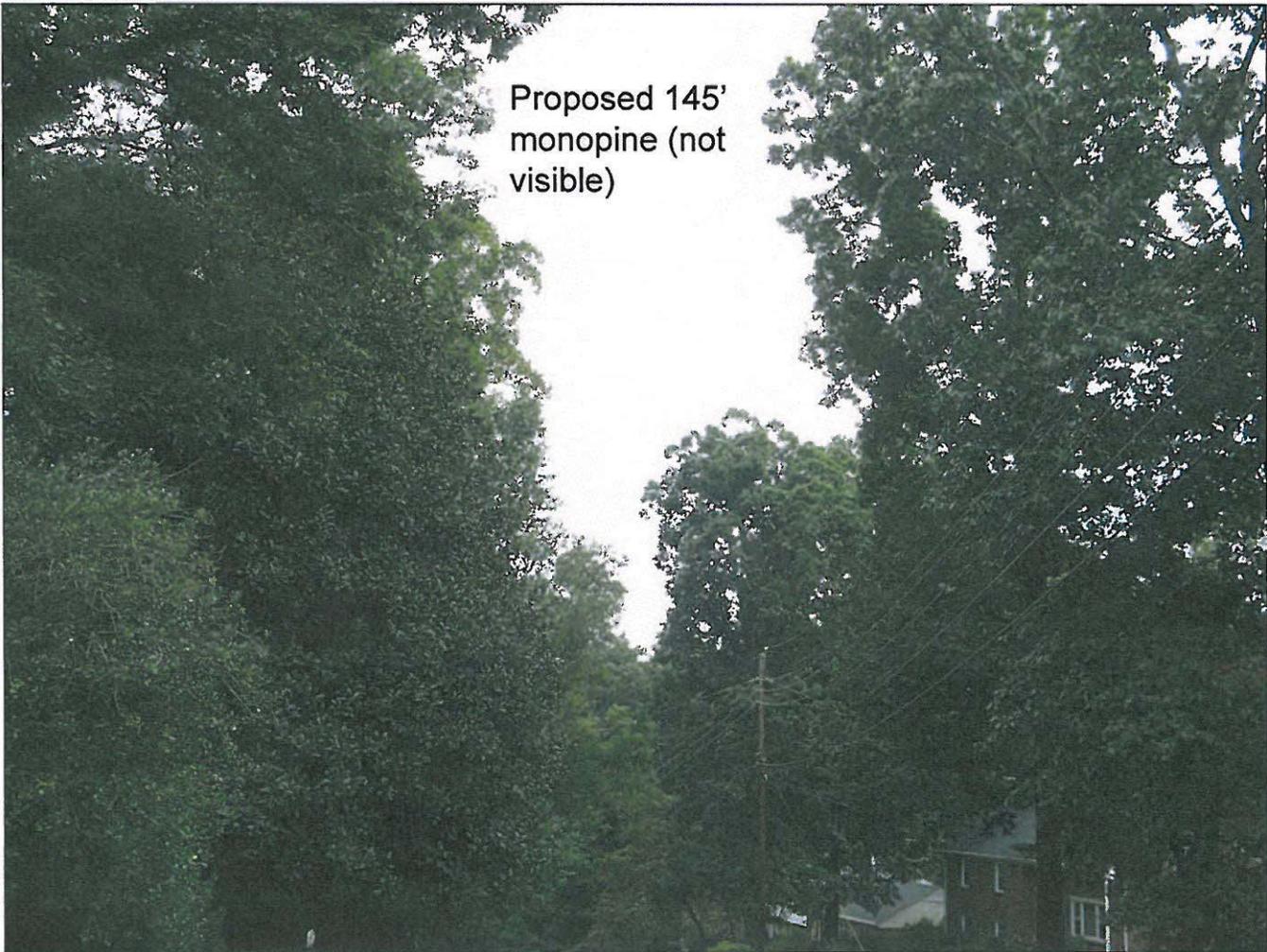


View from #13 2700 Sedgewick Drive
LY732 - 1721 Langhorne Road, Lynchburg, VA





before installation



after installation



View from #14 Intersection of Sedgewick & Falcon Hill
LY732 - 1721 Langhorne Road, Lynchburg, VA



