

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

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**To:** Planning Commission  
**From:** Planning Division  
**Date:** May 8, 2013  
**Re:** **Conditional Use Permit (CUP) – Verizon Wireless, Concord Turnpike Cellular Site – 5700 Pleasant Valley Rd**

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**I. PETITIONER**

Cellco Partnership (Verizon Wireless), 1831 Rady Ct, Richmond, VA 23222  
**Representative:** Mr. Stephen Waller, AICP, GDN Sites, 536 Pantops Center – PMB#405, Charlottesville, VA 22911

**II. LOCATION**

The subject property is a tract of approximately seven hundred and ninety eight thousandths (0.798) of an acre in a R-2, Low-Medium Density Single-Family Residential District, at 5700 Pleasant Valley Road.

**Property Owner:** W.E. Clark, III & Geraldine W. Clark, 5432 Pleasant Valley Road, Lynchburg VA

**III. PURPOSE**

The purpose of the petition is to allow the construction of a two hundred forty (240)-square foot, twelve (12)-foot height, base station shelter housing, the transmitting equipment and a separate generator for emergency back-up power.

**IV. SUMMARY**

- The *Comprehensive Plan 2002-2020's Future Land Use Map (FLUM)* recommends low density residential uses for the subject property.
- Telecommunications towers and associated facilities are allowed in an R-2, Low-Medium Density Single-Family Residential District, upon approval of a CUP by Council.
- The subject property currently has a one hundred fifty-nine (159)-foot lattice tower owned by AEP. Verizon Wireless has entered into a long-term lease agreement with American Electric Power (AEP) for installing antennas to the existing tower and a ground lease with the underlying property owner, Geraldine W. Clark, for the placement of the supporting equipment at the base of the tower.

**The Planning Division recommends approval of the CUP petition.**

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**V. FINDINGS OF FACT**

1. **Comprehensive Plan.** The *Comprehensive Plan 2002-2020* recommends low density residential uses for the subject property.

Low Density Residential (5.5) areas are dominated by single-family detached housing at densities of up to four (4) dwelling units per acre. These areas are colored light yellow on the *Future Land Use Map*. In addition to residential uses, they may include public and institutional uses compatible in scale with single-family residential homes. Private recreation uses, including

country clubs and swim and racquet clubs and private open space are also appropriate for Low Density Residential areas.

Given the proximity of the parcel to the U.S. 29 by-pass and existing AEP tower and telecommunication facility, it is unlikely to properly develop for single family uses.

2. **Zoning.** The subject property was annexed into the City in 1976. The existing R-2, Low-Medium Density, Single-Family Residential District was established in 1978 with the adoption of the Official *Zoning Map*.  
  
A conditional use permit is required to allow the shelter and generator at this site because both of these items exceed the maximum standard for equipment sizes of seventy-two (72) cubic feet and six (6) feet in height (**Sec. 35.1-83. Development and Approval of Towers**).
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.** N/A
5. **Site Description.** The subject property is a tract of approximately seven hundred and ninety eight thousandths (0.798) of an acre at 5700 Pleasant Valley Road. The one hundred fifty-nine (159)-foot lattice tower exists near the center of the site and mature vegetation surrounds it. The property slopes to the southeast and is bound to the west by U.S. 29/460, to the north by Pleasant Valley Road and to the east by the Campbell County/City of Lynchburg line.
6. **Proposed Use of Property.** The purpose of the petition is to allow the construction of a two hundred forty (240)-square foot, twelve (12)-foot height base station shelter housing, the transmitting equipment and a separate generator for emergency back-up power.
7. **Traffic, Parking and Public Transit.** N/A
8. **Stormwater Management.** N/A
9. **Emergency Services:** The City's Fire Marshal and Police Department had no comments of concern with the proposal.
10. **Impact.** The City's Telecommunications Towers and Facilities Ordinance was adopted on December 9, 1997 and revised January 11, 2000.

The proposed shelter should have little to no impact on the surrounding area and will support the Verizon's network objectives of providing seamless and high quality in-building, in-car and on-street coverage and the full range of voice and data services to existing and future customers. The proposed facility will provide expanded capacity and upgraded coverage to residents, businesses and travelers in the northeastern part of the city.

11. **Technical Review Committee.** The Technical Review Committee (TRC) reviewed the conditional use permit on April 16, 2013. Comments related to the proposed use have or will be addressed prior to final site plan approval.

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## VI. PLANNING DIVISION RECOMMENDATION

**Based on the preceding Findings of Fact, the Planning Commission recommends to City Council approval of the petition of Cellco Partnership (Verizon Wireless) to allow a shelter and generator at 5700 Pleasant Valley 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. Existing vegetation shall be supplemented with evergreen material to screen the equipment cabinet, if needed, after the area is cleared.**

This matter is respectfully offered for your consideration.



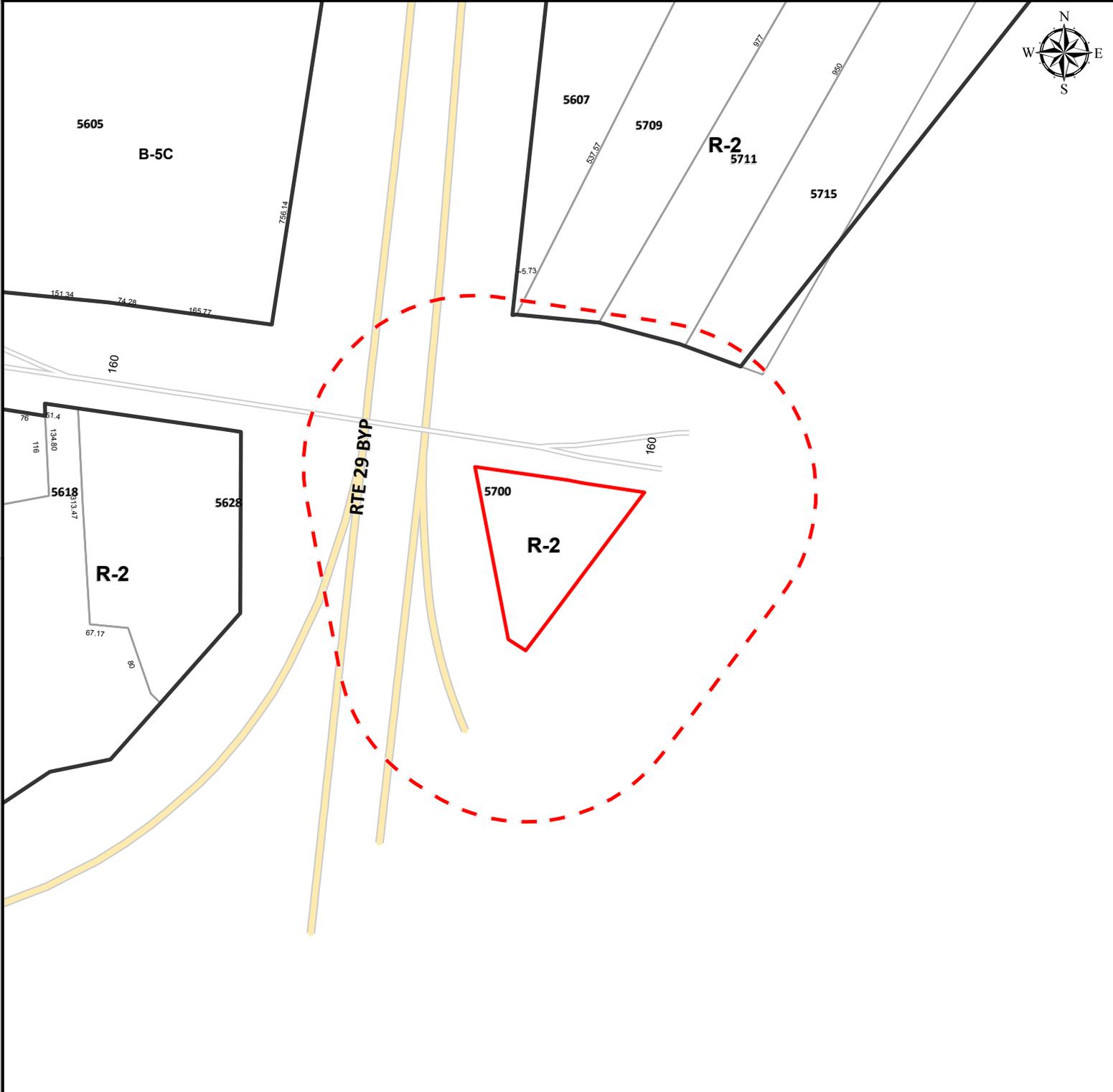
William T. Martin, AICP

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. Stephen Waller, AICP  
Mrs. Geraldine W. Clark

## **VII. ATTACHMENTS**

- 1. Zoning Map**
- 2. Future Land Use Map**
- 3. Watershed Map**
- 4. Planimetric and Topographic Map**
- 5. Narrative**
- 6. Site Plan**
- 7. Property Photographs**



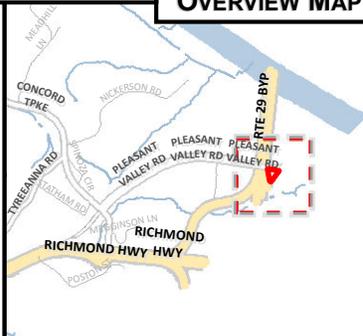
PROPERTY INFORMATION

PARCEL ID	ADDRESS
27601004	5700 PLEASANT VALLEY RD

LEGEND

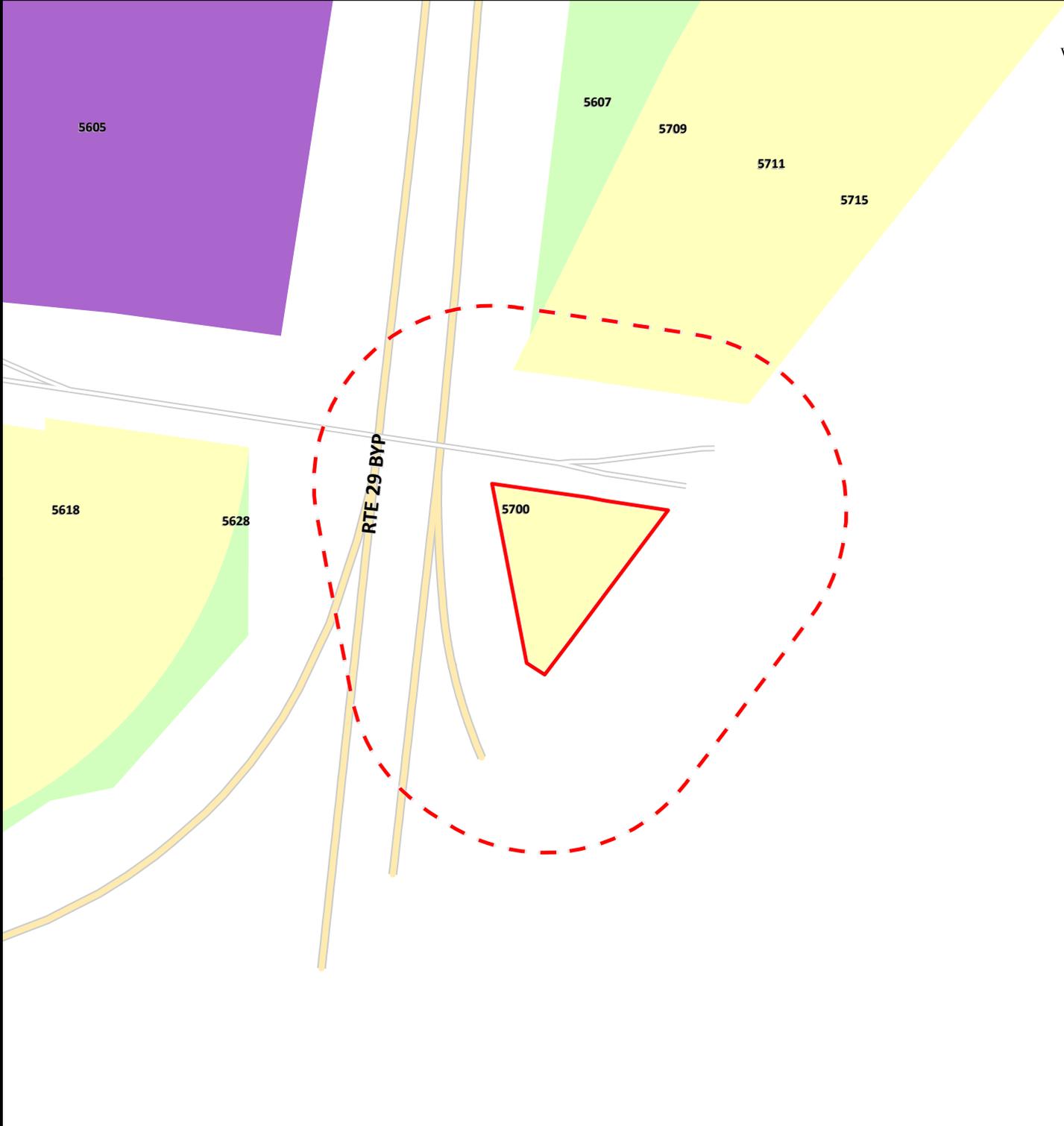
-  Subject Property
-  200' Buffer
-  Zoning Boundary

OVERVIEW MAP



MAP SCALE: 1" to 200' DATE PRINTED: 05/02/2013

Parcel_ID	Local Address	Owner
27601004	5700 PLEASANT VALLEY RD	CLARK, W E III & GERALDINE W
28201002	5715 PLEASANT VALLEY RD	SMITH, RACHEL W
28201003	5711 PLEASANT VALLEY RD	TURNER, THERESSA M
28201004	5709 PLEASANT VALLEY RD	SMITH, RACHEL W TRS
28201006	5607 PLEASANT VALLEY RD	COMMONWEALTH OF VA VDOT



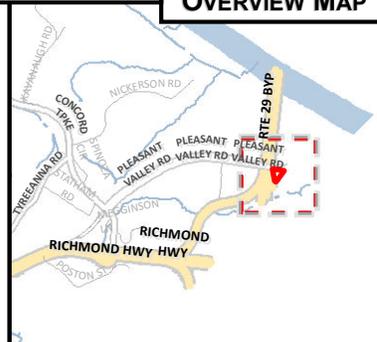
PROPERTY INFORMATION

PARCEL ID	ADDRESS
27601004	5700 PLEASANT VALLEY RD

LEGEND

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

OVERVIEW MAP



MAP SCALE: 1" to 200' DATE PRINTED: 05/02/2013

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.



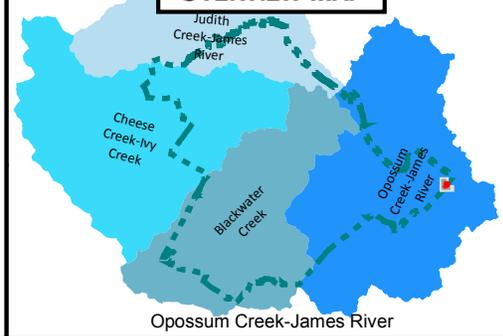
PROPERTY INFORMATION

PARCEL ID	ADDRESS
27601004	5700 PLEASANT VALLEY RD

LEGEND

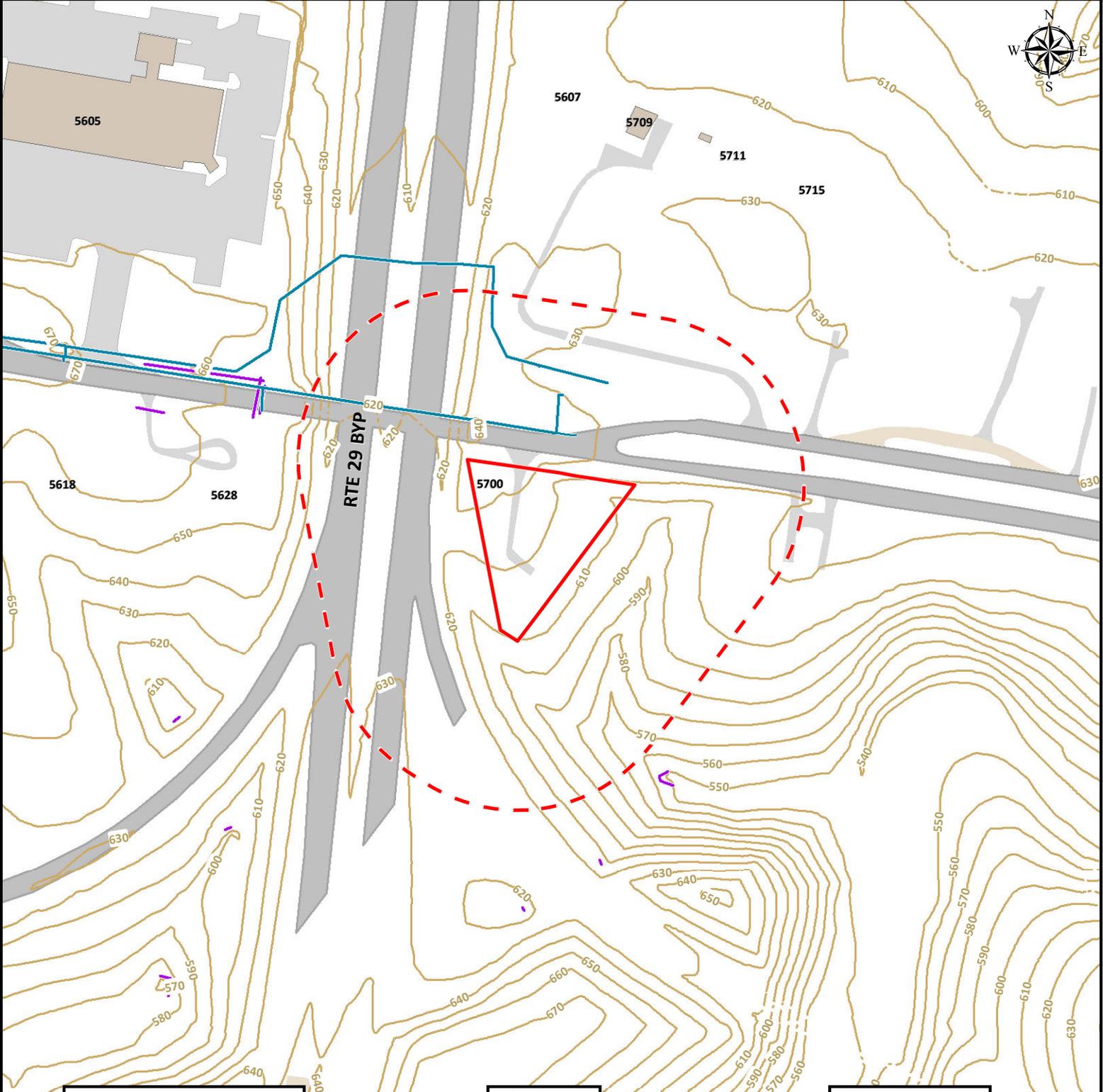
- Subject Property
- Base Flood Elevation
- Floodway
- Floodzone
- River / Lake / Stream

OVERVIEW MAP



MAP SCALE: 1" to 200' DATE PRINTED: 05/02/2013

Opossum Creek-James River



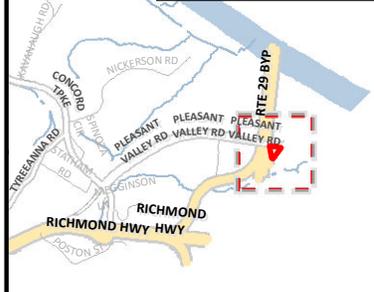
**PROPERTY INFORMATION**

PARCEL ID	ADDRESS
27601004	5700 PLEASANT VALLEY RD

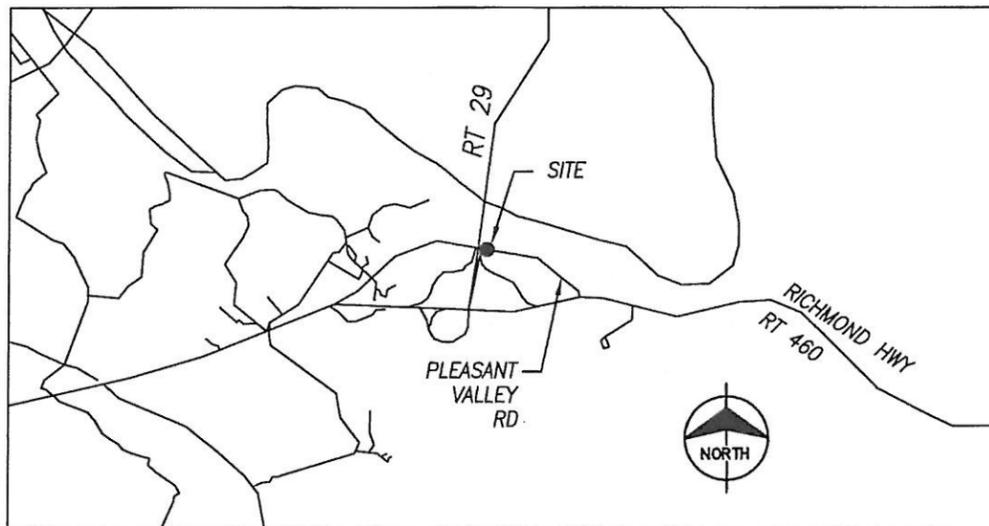
**LEGEND**

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

**OVERVIEW MAP**



MAP SCALE: 1" to 200' DATE PRINTED: 05/02/2013



Vicinity Map Scale: 1" = 2000' ±

**RECEIVED**

APR 02 2013

COMMUNITY DEVELOPMENT

**PROJECT SUMMARY**

**SITE NAME:** CONCORD TURNPIKE  
**SITE ADDRESS:** 5700 PLEASANT VALLEY ROAD  
 LYNCHBURG, VA 24504  
**SITE OWNER:** W.E. III & GERALDINE W CLARK  
 5432 PLEASANT VALLEY RD  
 LYNCHBURG, VA 24504  
 PH - (434) 846-8698  
**APPLICANT:** VERIZON WIRELESS  
 1831 RADY COURT  
 RICHMOND, VA 23222  
 PH - (617) 375-7500  
**GENERAL INFO:** LATITUDE: N 37° 23' 25.94"  
 LONGITUDE: W -79° 05' 18.55"  
 ELEVATION: 618.5' ABOVE MEAN SEA LEVEL  
 STRUCT TYPE: SELF SUPPORT  
 STRUCT HEIGHT: 144.5'  
**JURISDICTION:**  
**TAX MAP:**  
**PARCEL NUMBER:** 27601004  
**DEED BOOK & PG:** DEED BOOK 561, PAGE 457  
**PARCEL SIZE:** 0.798 ACRES  
**ZONING:** R2  
**POWER CO:** AMERICAN ELECTRIC POWER  
 PH - (800) 982-4237  
**TELEPHONE CO:** VERIZON  
 PH - (800) 837-4966

**DRAWING INDEX**

T-1	Title Sheet
T-2	Legend and Abbreviations
SV-1	Site Survey
SV-2	Site Survey
SV-3	Site Survey
C-1	Site Plan
C-2	Tower Elevation & General Notes
C-3	Antenna Details & General Details
C-4	Foundation Details
E-1	Electrical Site & Grounding Details
E-2	Electrical Service Details
E-3	Ice Bridge Details
E-4	Electrical Details & Specifications
E-5	Utility Duct Bank Details

**APPROVED BY:**

Site Acquisition: \_\_\_\_\_ Date: \_\_\_\_\_  
 Verizon Const: \_\_\_\_\_ Date: \_\_\_\_\_  
 OPS Mgr: \_\_\_\_\_ Date: \_\_\_\_\_  
 RF Engr: \_\_\_\_\_ Date: \_\_\_\_\_  
 LESSOR: \_\_\_\_\_ Date: \_\_\_\_\_

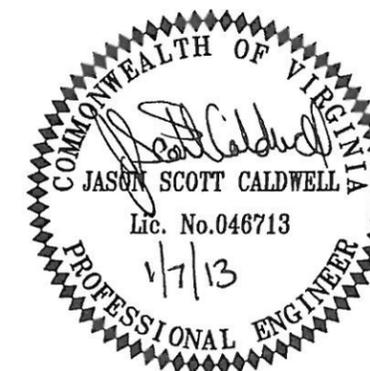
PRELIMINARY CONSTRUCTION DRAWINGS FOR COLLOCATION

Verizon Site Name:

Concord Turnpike

Structure Ht/Type: 144.5' AEP LATTICE TOWER  
 159.0' FORT WORTH

5700 PLEASANT VALLEY RD (PARCEL# 27601004)  
 LYNCHBURG, VA 24504



**ENGINEERING CONCEPTS, INC.**

20 S. ROANOKE ST., PO BOX 619  
 FINCASTLE, VIRGINIA 24090  
 540.473.1253 FAX: 540.473.1254

ECI PROJECT #

12044

DATE

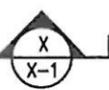
MAY 12, 2012

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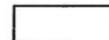
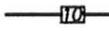
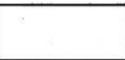
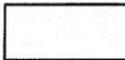
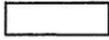
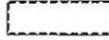
T-1

1P, 2P, & 3P SINGLE POLE, TWO POLE, & THREE POLES  
 A/C AIR CONDITIONING  
 ADJ. ADJUSTABLE  
 AFF ABOVE FINISH FLOOR  
 A.M.S.L. ABOVE MEAN SEA LEVEL  
 APPROX. APPROXIMATELY  
 ASTM AMERICAN SOCIETY FOR TESTING AND MATERIALS  
 AWG AMERICAN WIRE GAUGE  
 A OR AMP. AMPERE  
 BLDG. BUILDING  
 BLK. BLOCK  
 CU. COPPER  
 C.B. CIRCUIT BREAKER  
 CKT. CIRCUIT  
 CLG. CEILING  
 CLR. CLEAR  
 CONC. CONCRETE  
 CONST. CONSTRUCTION  
 CONT. CONTINUOUS  
 C.F.C.I. CONTRACTOR FURNISHED CONTRACTOR INSTALLED  
 DBL. DOUBLE  
 DIA. DIAMETER  
 DIAG. DIAGONAL  
 DIM. DIMENSION  
 DN. DOWN  
 DTL, DETL. DETAIL  
 DWG. DRAWING  
 E. EAST  
 EA. EACH  
 EL, ELEV. ELEVATION  
 ELECT. ELECTRICAL  
 EQ. EQUAL  
 EQUIP. EQUIPMENT  
 E.W. EACH WAY  
 E&S. EROSION AND SEDIMENT CONTROL  
 EXIST./EX. EXISTING  
 EXT. EXTERIOR  
 FIN. FINISH  
 FLOUR. FLUORESCENT  
 FLR. FLOOR  
 FT. FOOT  
 GRC. GALVANIZED RIGID CONDUIT  
 G. OR GRD. GROUND  
 GA. GAUGE  
 GALV. GALVANIZE(D)  
 GC. GENERAL CONTRACTOR  
 GWB. GYPSUM WALL BOARD  
 GYP. BD. GYPSUM BOARD  
 HORIZ. HORIZONTAL  
 HR. HOUR  
 HT. HEIGHT  
 HVAC. HEATING, VENTING AND AIR CONDITIONING  
 I.D. INSIDE DIA.  
 IN. INCH  
 INFO. INFORMATION  
 INSUL. INSULATION  
 INT. INTERIOR  
 KW. KILOWATTS  
 LB(S). POUND(S)  
 MAX. MAXIMUM  
 MECH. MECHANICAL  
 MET, MTL. METAL  
 MFR. MANUFACTURER  
 MGR. MANAGER  
 MIN. MINIMUM  
 MISC. MISCELLANEOUS  
 MTD. MOUNTED

NEUT. NEUTRAL  
 N. NORTH  
 NA. NOT APPUCABLE  
 NIC. NOT IN CONTRACT  
 NTS. NOT TO SCALE  
 O.F.C.I. OWNER FURNISHED, CONTRACTOR INSTALLED  
 OC, o/c ON CENTER  
 OD. OUTSIDE DIAMETER  
 OPP. OPPOSITE  
 OHP. OVERHEAD POWER  
 OHT. OVERHEAD TELEPHONE  
 PROP. PROPOSED  
 PIN (F). PIN FOUND  
 PIN (S). PIN SET  
 PVC. SCHEDULE 40 PLASTIC CONDUIT  
 PLYWD. PLYWOOD  
 PR. PAIR  
 PROJ. PROJECT  
 PROP. PROPERTY  
 PT. PRESSURE TREATED  
 RECPT. RECEPTACLE  
 REQ'D. REQUIRED  
 S. SOUTH  
 SW. SWITCH  
 SHT. SHEET  
 SIM. SIMILAR  
 SPEC. SPECIFICATION  
 SQ. SQUARE  
 SS. STAINLESS STEEL  
 STL. STEEL  
 STRUCT. STRUCTURAL  
 SUSP. SUSPENDED  
 THRU. THROUGH  
 TNND. TINNED  
 T.O.C. TOP OF CONCRETE  
 T.O.M. TOP OF MASONRY  
 TYP. TYPICAL  
 U.O.N. UNLESS OTHERWISE NOTED  
 UBC. UNIFORM BUILDING CODE  
 UGP. UNDERGROUND POWER  
 UGT. UNDERGROUND TELEPHONE  
 VERT. VERTICAL  
 VIF. VERIFY IN FIELD  
 W. WEST  
 W/. WITH  
 WIN. WINDOW  
 W/O. WITHOUT  
 W. WATTS  
 W.P. WEATHERPROOF  
 XFMR. TRANSFORMER

 = REVISION  
 = KEY NOTES  
 = DETAIL REFERENCE  
 = DETAIL/SHEET REFERENCE  
 = ELEVATION REFERENCE  
 = SECTION REFERENCE  
 = NORTH ARROW

ABBREVIATIONS & SYMBOLS LIST

EXISTING	NEW	
		CONCRETE
---	---	DEED LINES
---	---	SURVEYED LINE
---	---	LEASE AREA
---	---	EASEMENT
---		BUILDING (FOOTPRINT)
∅ P/P	---	POWER POLE
□	---	TELEPHONE/FIBEROPTIC PEDESTAL
—OHE—	---	OVERHEAD ELECTRIC
---	---	INTERMEDIATE CONTOURS
—10—		INDEX CONTOURS
-X-X-X-	-X-X-X-	FENCE
	---	TEMPORARY BENCHMARK
		GRAVEL
~~~~~	~~~~~	TREELINE
		TREE
---	⊙	GROUND ROD
---	■	CADWELD TYPE CONNECTION
---	●	COMPRESSION TYPE CONNECTION
---	---	GROUNDING WIRE
---	—UE—	UNDERGROUND ELECTRICAL
		ICE BRIDGE

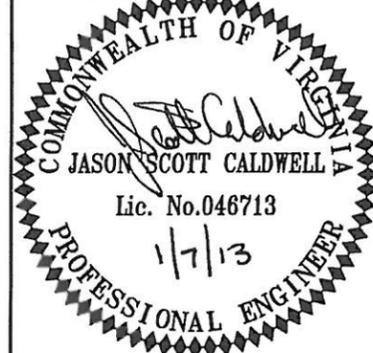
LEGEND

verizon wireless



ENGINEERING CONCEPTS, INC.

20 S. ROANOKE ST., PO BOX 619  
 FINCASTLE, VIRGINIA 24090  
 540.473.1253 FAX: 540.473.1254



RELEASE ISSUE		
NO.	DATE	REVISIONS
△		
△		
△		
△		

DESIGNED BY:  
 DRAWN BY: DJV  
 CHECKED BY: JSC

SITE NAME  
 CONCORD TURNPIKE

SITE ADDRESS  
 5700 PLEASANT VALLEY ROAD  
 LYNCHBURG, VA 24504

TITLE

Legend and Abbreviations

DRAWING SCALE

N/A

ECI PROJECT #

12044

DATE

MAY 14, 2012

DRAWING NUMBER

T-2

PARCEL ID NUMBER 27601004 (CITY OF LYNCHBURG)

W.E. CLARK, III & GERALDINE W. CLARK

LEGAL REFERENCE: DEED BOOK 561, PAGE 457

TITLE REPORT FURNISHED, ISSUED BY CHICAGO TITLE INSURANCE COMPANY, CASE NUMBER 271120146, EXAMINATION PERIOD TO: MARCH 28, 2012 AT 8:00 A.M..

THE PLANS SHOW SOME KNOWN SUBSURFACE STRUCTURES, ABOVEGROUND STRUCTURES, AND/OR UTILITIES BELIEVED TO EXIST IN THE WORKING AREA, EXACT LOCATIONS OF WHICH MAY VARY FROM LOCATIONS INDICATED. THE CONTRACTOR IS WARNED THAT THE EXACT OR EVEN APPROXIMATE LOCATION OF SUCH PIPELINES, SUBSURFACE STRUCTURES AND/OR UTILITIES IN THE AREA MAY OR MAY NOT BE SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT MISS UTILITY PRIOR TO CONSTRUCTION.

PROPERTY LINES AS SHOWN HEREON ARE BASED ON MONUMENTS NOTED AS FOUND AND DEEDS/PLATS OF RECORD. THIS PLAT IS BASED ON A PARTIAL FIELD SURVEY AND RECORD INFORMATION.

FLOOD INFORMATION: BY GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE X (UNSHADED) OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY NATIONAL FLOOD INSURANCE PROGRAM, FIRM FLOOD INSURANCE RATE MAP, CITY OF LYNCHBURG, VIRGINIA, PANEL 64 OF 131, MAP NUMBER 510093C0064D, EFFECTIVE DATE: JUNE 3, 2008.

EXCEPT AS STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT PROPERTY: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF THE MAKING OF THIS SURVEY OR AS PROVIDED BY THE CLIENT; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; OR OTHER LAND-USE REGULATIONS.

THE SURVEYOR, BY HIS LICENSURE AS A LAND SURVEYOR, IS NOT QUALIFIED TO REPRESENT THE LAND USE OF A PARCEL AS MAY BE DEFINED BY COUNTY ZONING. THUS, THE LAND USE AS SHOWN IS BASED ON THE OPINION OF THE SURVEYOR ON THE DATE OF THE SURVEY BASED ON OBSERVATIONS IN THE IMMEDIATE AREA OF THE PROPOSED LEASE.

LEGEND	
N/F	NOW OR FORMERLY
D.B.	DEED BOOK
PG.	PAGE
INST.	INSTRUMENT
(F)	FOUND
R/W	RIGHT OF WAY
—○—	UTILITY POLE
—OHU—	OVERHEAD UTILITIES

DESCRIPTION OF NEW LESSEE 20' WIDE INGRESS/EGRESS & UTILITY EASEMENT

BEGINNING AT A POINT (P.O.B. 1) IN THE SOUTHERLY RIGHT OF WAY LINE OF PLEASANT VALLEY ROAD, FROM WHICH A V.D.O.T. RIGHT OF WAY MONUMENT FOUND BEARS N 81°15'35" W 53.30 FEET;

THENCE LEAVING SAID RIGHT OF WAY AND WITHIN PARCEL ID NUMBER 27601004, AS CONVEYED BY DEED BOOK 561, PAGE 457 AS RECORDED IN THE CITY OF LYNCHBURG COURTHOUSE, THE FOLLOWING COURSES AND DISTANCES ALONG THE CENTER LINE OF THE NEW LESSEE 20' WIDE INGRESS/EGRESS AND UTILITY EASEMENT;

S 07°55'30" W 84.55 FEET TO A POINT;  
S 03°48'55" E 29.15 FEET TO A POINT;  
S 13°35'28" E 36.11 FEET TO A POINT IN THE NORTHERLY LINE OF THE NEW LESSEE 20' X 40' LAND SPACE, BEING THE TERMINUS OF SAID 20' WIDE INGRESS/EGRESS AND UTILITY EASEMENT.

DESCRIPTION OF NEW LESSEE 10' WIDE INGRESS/EGRESS & UTILITY EASEMENT

BEGINNING AT A POINT (P.O.B. 2) IN THE CENTERLINE OF THE NEW LESSEE 20' WIDE INGRESS/EGRESS AND UTILITY EASEMENT, FROM WHICH THE TERMINUS OF SAID 20' EASEMENT BEARS S 13°35'28" E 23.23 FEET;

THENCE LEAVING SAID 20' EASEMENT AND WITHIN PARCEL ID NUMBER 27601004, AS CONVEYED BY DEED BOOK 561, PAGE 457 AS RECORDED IN THE CITY OF LYNCHBURG COURTHOUSE, ALONG THE CENTER LINE OF THE NEW LESSEE 10' WIDE INGRESS/EGRESS AND UTILITY EASEMENT N 38°43'15" E 36.64 FEET TO A POINT, BEING THE TERMINUS OF SAID 10' WIDE INGRESS/EGRESS AND UTILITY EASEMENT.

DESCRIPTION OF NEW LESSEE 3' WIDE UTILITY EASEMENT

BEGINNING AT A POINT (P.O.B. 3) IN THE NORTHERLY LINE OF THE NEW LESSEE 20' X 40' LAND SPACE, FROM WHICH THE TERMINUS OF THE NEW LESSEE 20' WIDE INGRESS/EGRESS AND UTILITY EASEMENT BEARS N 51°05'57" W 3.79 FEET;

THENCE LEAVING SAID LAND SPACE AND WITHIN PARCEL ID NUMBER 27601004, AS CONVEYED BY DEED BOOK 561, PAGE 457 AS RECORDED IN THE CITY OF LYNCHBURG COURTHOUSE, THE FOLLOWING COURSES AND DISTANCES ALONG THE CENTER LINE OF THE NEW LESSEE 3' WIDE UTILITY EASEMENT;

N 38°54'03" E 7.42 FEET TO A POINT;  
S 80°35'56" E 8.65 FEET TO A POINT; BEING THE TERMINUS OF SAID 3' WIDE UTILITY EASEMENT.

DESCRIPTION OF NEW LESSEE 20' X 40' LAND SPACE

BEGINNING AT THE NORTHWESTERLY CORNER (P.O.B. 4) OF THE NEW LESSEE 20' X 40' LAND SPACE, FROM WHICH THE TERMINUS OF THE NEW LESSEE 20' WIDE INGRESS/EGRESS AND UTILITY EASEMENT BEARS S 51°05'57" E 21.00 FEET;

THENCE WITHIN PARCEL ID NUMBER 27601004, AS CONVEYED BY DEED BOOK 561, PAGE 457 AS RECORDED IN THE CITY OF LYNCHBURG COURTHOUSE, THE FOLLOWING COURSES AND DISTANCES;

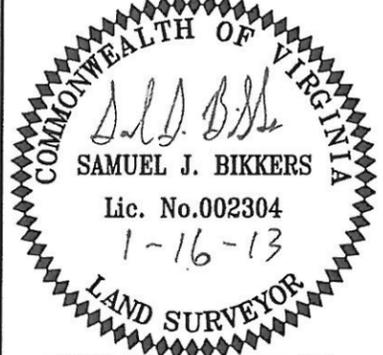
S 51°05'57" E 40.00 FEET TO A POINT;  
S 38°54'03" W 20.00 FEET TO A POINT;  
N 51°05'57" W 40.00 FEET TO A POINT;  
N 38°54'03" E 20.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.018 ACRE.

PLAT FOR  
VERIZON WIRELESS  
FROM PARTIAL FIELD SURVEY  
AND FROM RECORDS  
CONCORD TURNPIKE CELLULAR SITE  
PARCEL ID # 27601004  
PROPERTY OF W.E. CLARK, III  
& GERALDINE W. CLARK  
SITUATED OFF OF U.S. ROUTE 460  
(PLEASANT VALLEY ROAD)  
CITY OF LYNCHBURG  
SURVEYED MARCH 29, 2012  
E.C.I. PROJECT NUMBER 12044

PLAT REVISED JANUARY 16, 2013



ENGINEERING CONCEPTS, INC.  
20 S. ROANOKE ST., PO BOX 619  
FINCASTLE, VIRGINIA 24090  
540.473.1253 FAX: 540.473.1254



RELEASE ISSUE		
NO.	DATE	REVISIONS
△	12/10/12	LEASE & EASEMENTS
△	01/16/13	LEASE & EASEMENTS
△		
△		

DESIGNED BY:  
DRAWN BY: SJB  
CHECKED BY: SJB

SITE NAME

CONCORD  
TURNPIKE

SITE ADDRESS

5700 PLEASANT VALLEY RD.  
LYNCHBURG, VA 24504

TITLE

SITE SURVEY

DRAWING SCALE

E.C.I. PROJECT #

12044

DATE

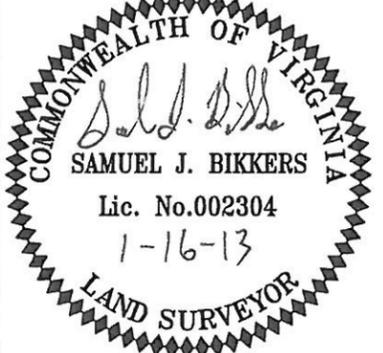
May 31, 2012

DRAWING NUMBER

SV-1



**ENGINEERING CONCEPTS, INC.**  
 20 S. ROANOKE ST., PO BOX 619  
 FINCASTLE, VIRGINIA 24090  
 540.473.1253 FAX: 540.473.1254



RELEASE ISSUE		
NO.	DATE	REVISIONS
▲	12/10/12	LEASE & EASEMENTS
▲	01/16/13	LEASE & EASEMENTS
▲		
▲		

DESIGNED BY: JSC  
 DRAWN BY: SJB  
 CHECKED BY: SJB

SITE NAME  
**CONCORD TURNPIKE**

SITE ADDRESS  
 5700 PLEASANT VALLEY RD.  
 LYNCHBURG, VA 24504

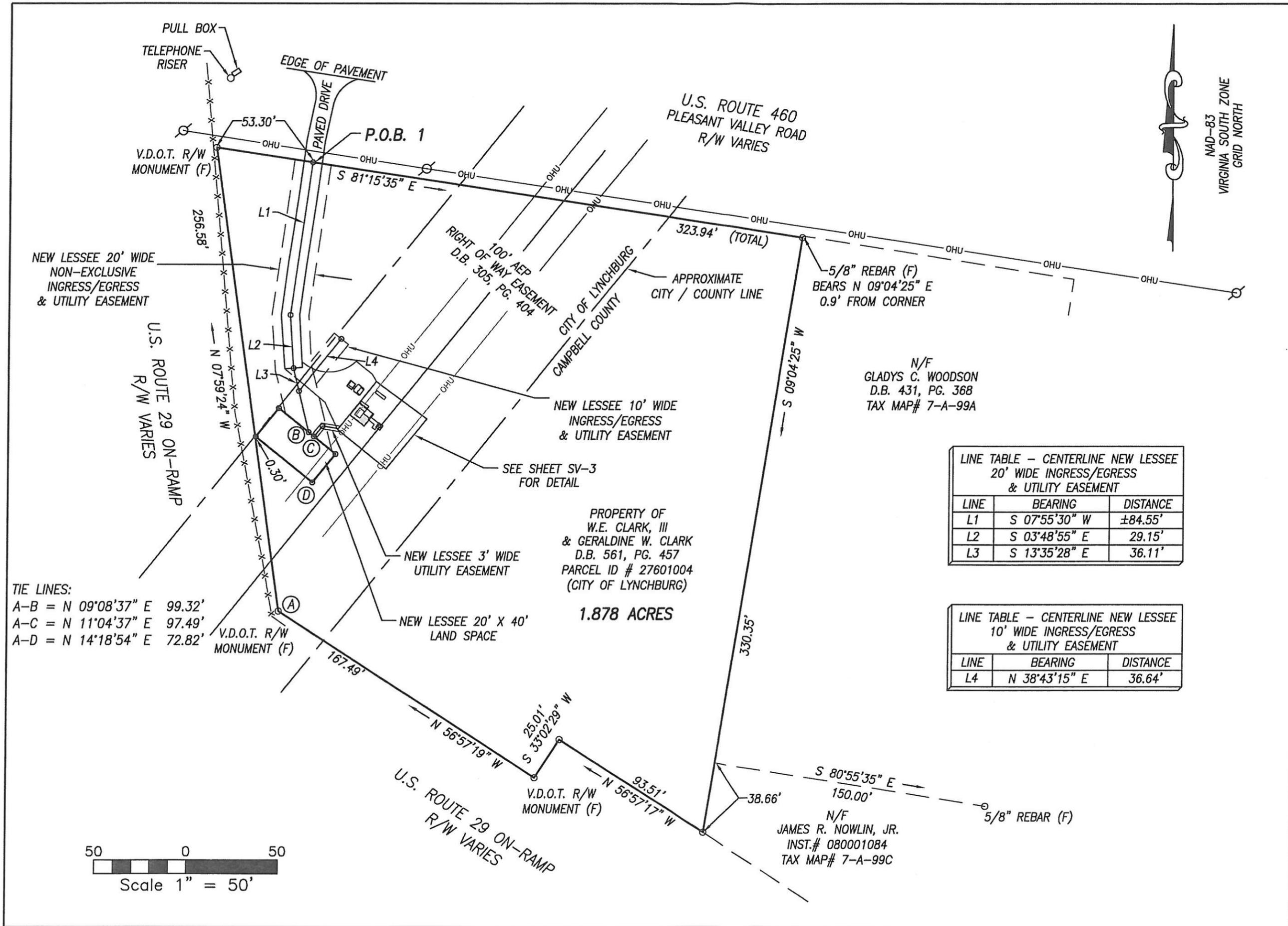
TITLE  
**SITE SURVEY**

DRAWING SCALE  
**AS SHOWN**

ECI PROJECT #  
 12044

DATE  
 May 31, 2012

DRAWING NUMBER  
 SV-2



**LINE TABLE - CENTERLINE NEW LESSEE 20' WIDE INGRESS/EGRESS & UTILITY EASEMENT**

LINE	BEARING	DISTANCE
L1	S 07°55'30" W	±84.55'
L2	S 03°48'55" E	29.15'
L3	S 13°35'28" E	36.11'

**LINE TABLE - CENTERLINE NEW LESSEE 10' WIDE INGRESS/EGRESS & UTILITY EASEMENT**

LINE	BEARING	DISTANCE
L4	N 38°43'15" E	36.64'

NEW LESSEE 20' WIDE  
NON-EXCLUSIVE  
INGRESS/EGRESS  
& UTILITY EASEMENT

L2  
PAVED DRIVE

NEW LESSEE 10' WIDE  
INGRESS/EGRESS  
& UTILITY EASEMENT

GRAVEL AREA  
EQUIPMENT CABINET  
ON CONCRETE PAD

EQUIPMENT CABINET  
ON VAULT

H-FRAME  
H-FRAME

EQUIPMENT CABINET  
ON CONCRETE PAD  
ICE-BRIDGE  
FORT WORTH  
TOWER POWERMOUNT

SELF-SUPPORT  
LATTICE TOWER

NEW LESSEE  
3' WIDE  
UTILITY EASEMENT

100' AEP  
RIGHT OF WAY EASEMENT  
D.B. 305, PG. 404

NAD-83  
VIRGINIA SOUTH ZONE  
GRID NORTH

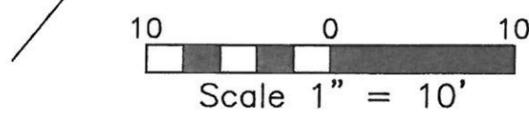
P.O.B. 2

P.O.B. 4

P.O.B. 3

NEW LESSEE 20' X 40'  
LAND SPACE  
(0.018 ACRE)

L3 (TOTAL)  
L4  
L5  
L6  
L7  
L8  
L9 (TOTAL)  
L10



LINE TABLE - CENTERLINE NEW LESSEE & UTILITY EASEMENT

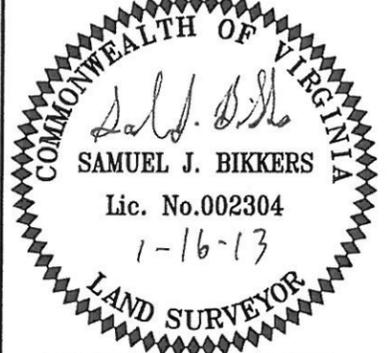
LINE	BEARING	DISTANCE
L5	N 38°54'03" E	7.42'
L6	S 80°35'36" E	8.65'

LINE TABLE - NEW LESSEE 20'X40' LAND SPACE

LINE	BEARING	DISTANCE
L7	N 51°05'57" W	40.00'
L8	N 38°54'03" E	20.00'
L9	S 51°05'57" E	40.00'
L10	S 38°54'03" W	20.00'



**ENGINEERING CONCEPTS, INC.**  
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FINCASTLE, VIRGINIA 24090  
540.473.1253 FAX: 540.473.1254



RELEASE ISSUE

NO.	DATE	REVISIONS
▲	12/10/12	LEASE & EASEMENTS
▲	01/16/13	LEASE & EASEMENTS
▲		
▲		

DESIGNED BY:  
DRAWN BY: SJB  
CHECKED BY: SJB

SITE NAME

CONCORD  
TURNPIKE

SITE ADDRESS

5700 PLEASANT VALLEY RD.  
LYNCHBURG, VA 24504

TITLE

SITE SURVEY

DRAWING SCALE

AS SHOWN

ECI PROJECT #

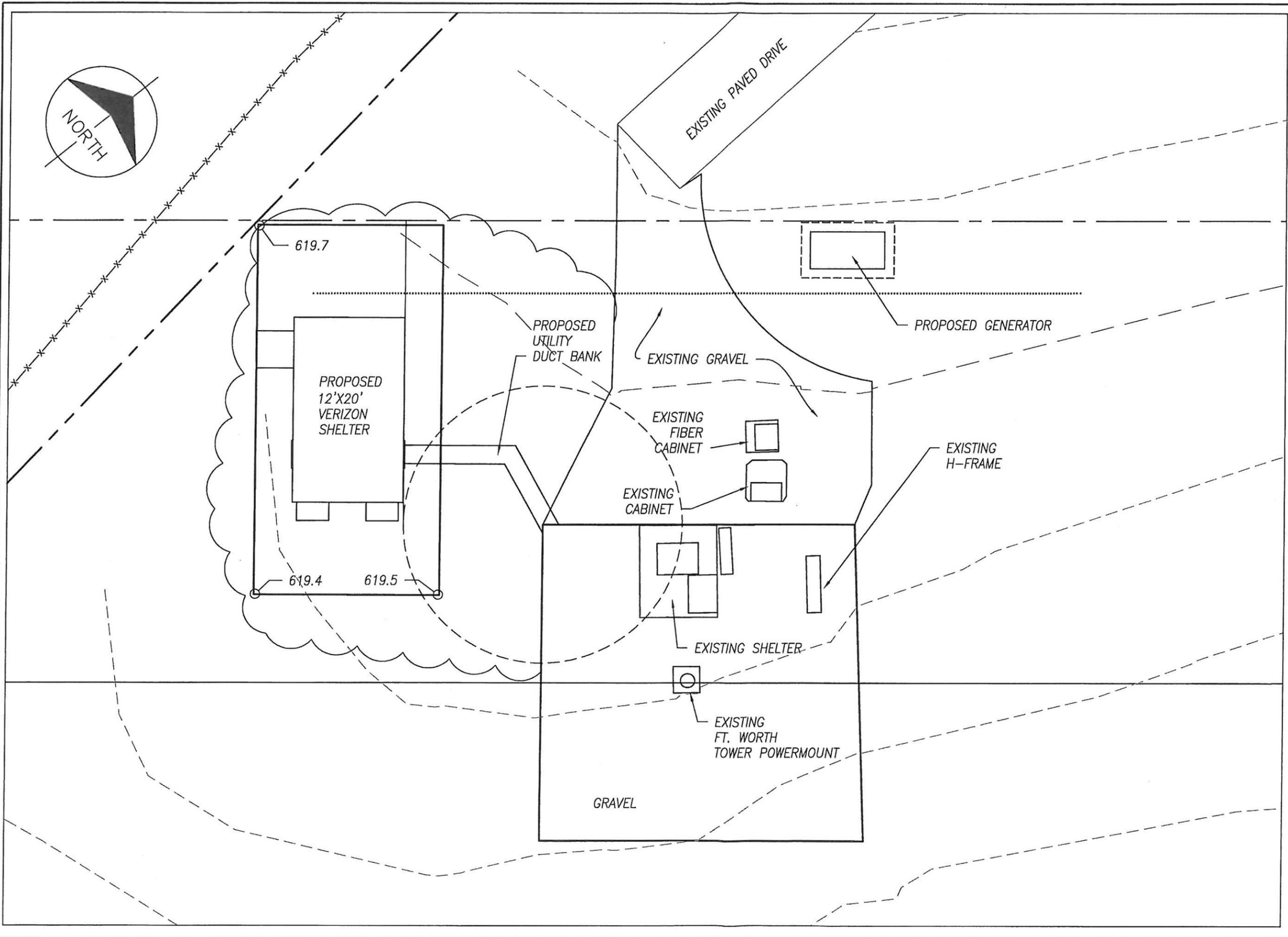
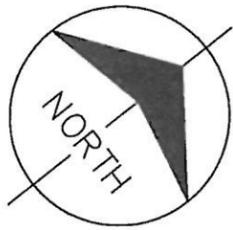
12044

DATE

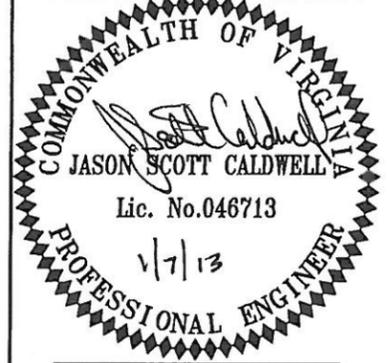
May 31, 2012

DRAWING NUMBER

SV-3



**ENGINEERING CONCEPTS, INC.**  
 20 S. ROANOKE ST., PO BOX 619  
 FINCASTLE, VIRGINIA 24090  
 540.473.1253 FAX: 540.473.1254



RELEASE ISSUE		
NO.	DATE	REVISIONS
△		
△		
△		
△		

DESIGNED BY:  
 DRAWN BY: SJB  
 CHECKED BY: SJB

SITE NAME  
**CONCORD TURNPIKE**

SITE ADDRESS  
 5700 PLEASANT VALLEY ROAD  
 LYNCHBURG, VA 24504

TITLE  
**SITE PLAN**

DRAWING SCALE  
 1"=10'

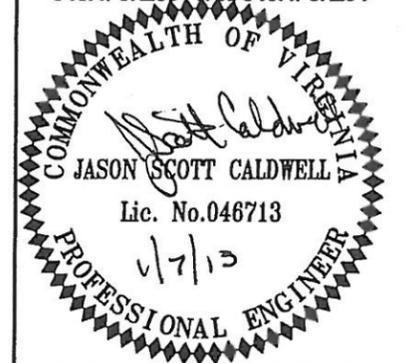
ECI PROJECT #  
 12044

DATE  
 MAY 14, 2012

DRAWING NUMBER  
 C-1



**ENGINEERING CONCEPTS, INC.**  
 20 S. ROANOKE ST., PO BOX 619  
 FINCASTLE, VIRGINIA 24090  
 540.473.1253 FAX: 540.473.1254



RELEASE ISSUE		
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△		
△		
△		
△		

DESIGNED BY:  
 DRAWN BY: DJV  
 CHECKED BY: JSC

SITE NAME  
 CONCORD TURNPIKE

SITE ADDRESS  
 5700 PLEASANT VALLEY ROAD  
 LYNCHBURG, VA 24504

TITLE  
 Tower Elevation  
 General Notes

DRAWING SCALE  
 N/A

ECI PROJECT #  
 12044

DATE  
 MAY 14, 2012

DRAWING NUMBER  
 C-2

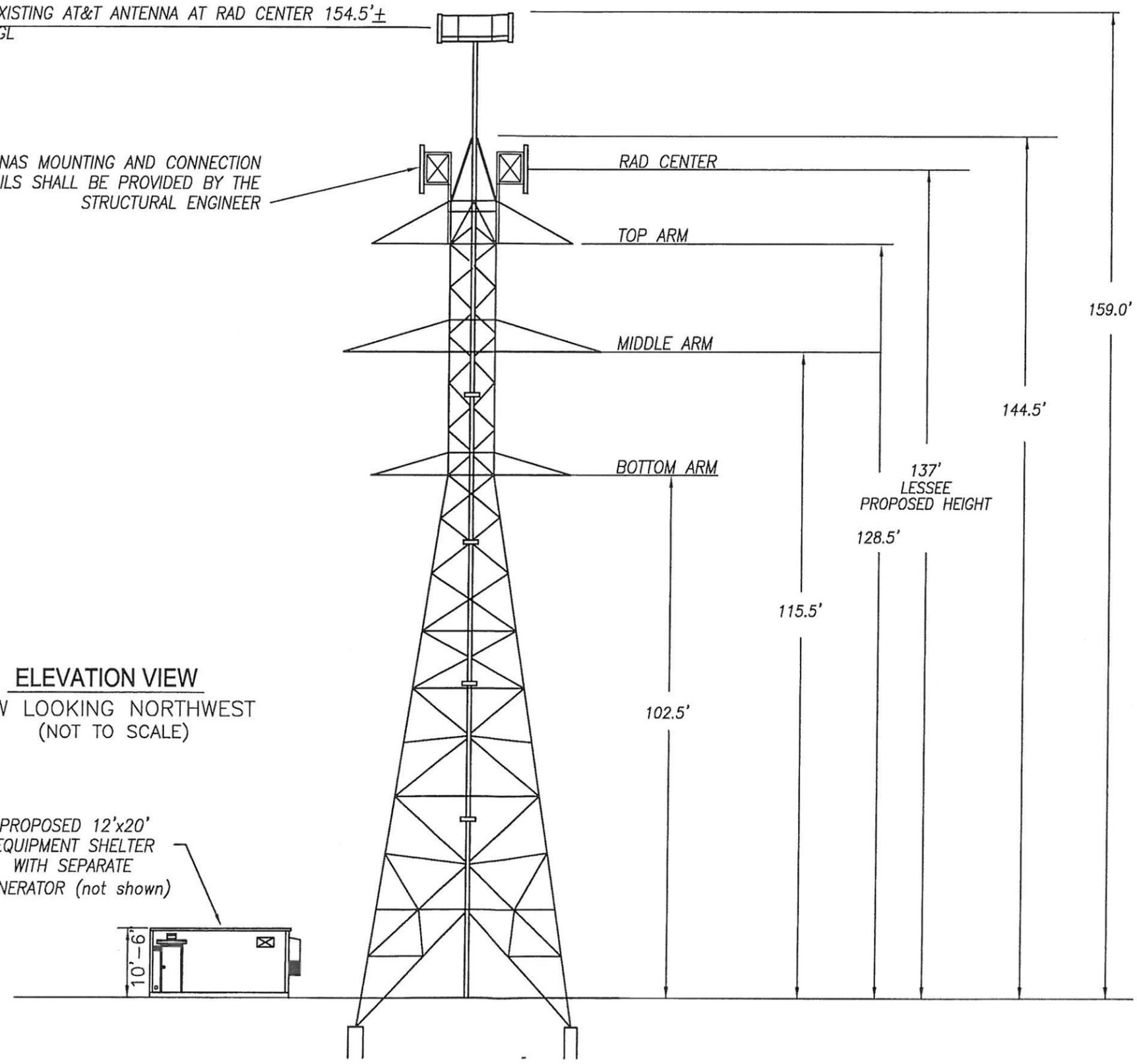
EXISTING AT&T ANTENNA AT RAD CENTER 154.5'±  
 AGL

ANTENNAS MOUNTING AND CONNECTION  
 DETAILS SHALL BE PROVIDED BY THE  
 STRUCTURAL ENGINEER

**ELEVATION VIEW**  
 VIEW LOOKING NORTHWEST  
 (NOT TO SCALE)

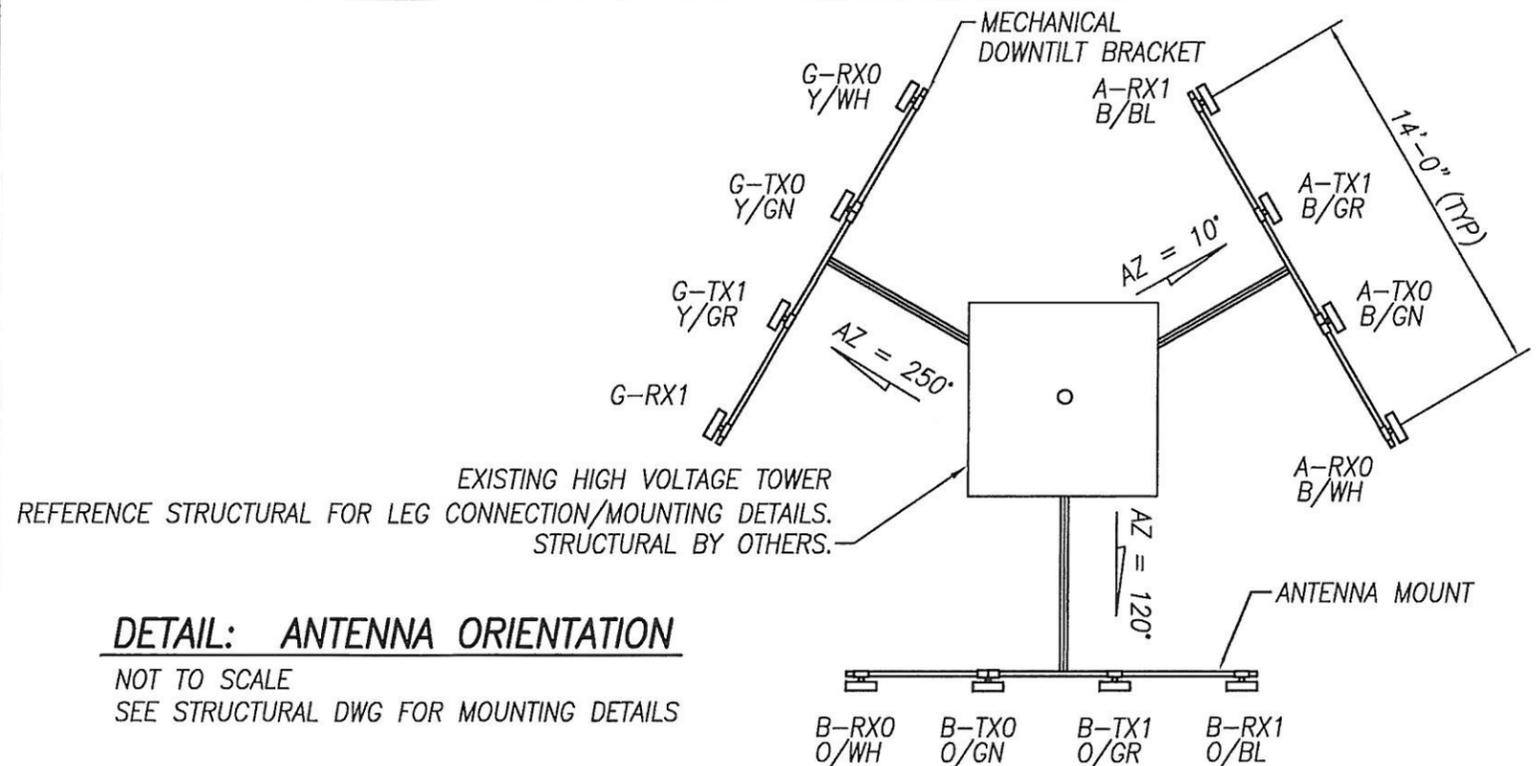
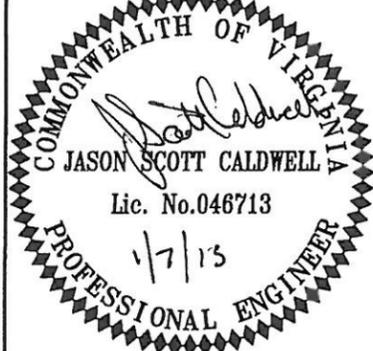
PROPOSED 12'x20'  
 EQUIPMENT SHELTER  
 WITH SEPARATE  
 GENERATOR (not shown)

GROUND ELEVATION  
 618.5' (AMSL)





**ENGINEERING CONCEPTS, INC.**  
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 FINCASTLE, VIRGINIA 24090  
 540.473.1253 FAX: 540.473.1254



**DETAIL: ANTENNA ORIENTATION**  
 NOT TO SCALE  
 SEE STRUCTURAL DWG FOR MOUNTING DETAILS

**ANTENNA AND COAXIAL CABLE SCHEDULE**

ANTENNA MARK	SECTOR	ANTENNA	COAX CABLE FEED LOC	AZIMUTH	RAD CENTER	COAXIAL CABLE LENGTH	COAXIAL CABLE	MIN BEND RADIUS	TMA TYPE	MECHANICAL DOWNTILT
A-RX1	1 (ALPHA)	LPA-80063-8CF	BOTTOM	10°	137'	225'	ANDREW 1 5/8" FOAM	20"	N/A	0°
A-TX1	1 (ALPHA)	BXA-185063-16CF	BOTTOM	10°	137'	225'	ANDREW 1 5/8" FOAM	20"	N/A	0°
A-TX0	1 (ALPHA)	BXA-70063-8CF	BOTTOM	10°	154.5'	250'	ANDREW 1 5/8" FOAM	20"	N/A	0°
A-RX0	1 (ALPHA)	LPA-80063-8CF	BOTTOM	10°	137'	225'	ANDREW 1 5/8" FOAM	20"	N/A	0°
B-RX1	2 (BETA)	LPA-80063-8CF	BOTTOM	120°	137'	225'	ANDREW 1 5/8" FOAM	20"	N/A	0°
B-TX1	2 (BETA)	BXA-185063-16CF	BOTTOM	120°	137'	225'	ANDREW 1 5/8" FOAM	20"	N/A	0°
B-TX0	2 (BETA)	BXA-70063-8CF	BOTTOM	120°	155'	250'	ANDREW 1 5/8" FOAM	20"	N/A	0°
B-RX0	2 (BETA)	LPA-80063-8CF	BOTTOM	120°	137'	225'	ANDREW 1 5/8" FOAM	20"	N/A	0°
G-RX1	3 (GAMMA)	LPA-80080-8CF	BOTTOM	250°	137'	225'	ANDREW 1 5/8" FOAM	20"	N/A	0°
G-TX1	3 (GAMMA)	BXA-185085-16CF	BOTTOM	250°	137'	225'	ANDREW 1 5/8" FOAM	20"	N/A	0°
G-TX0	3 (GAMMA)	BXA-70080-8CF	BOTTOM	250°	154.5'	250'	ANDREW 1 5/8" FOAM	20"	N/A	0°
G-RX0	3 (GAMMA)	LPA-80080-8CF	BOTTOM	250°	137'	225'	ANDREW 1 5/8" FOAM	20"	N/A	0°

- GENERAL CONTRACTOR AND/OR TOWER CREW TO VERIFY ALL MOUNTING HEIGHTS, AZIMUTHS AND ANTENNA AND LINE INFORMATION WITH VZW CONSTRUCTION MANAGER PRIOR TO STARTING.
- ALL ANTENNAS TO BE FURNISHED WITH DOWNTILT BRACKETS. CONTRACTOR TO SET REQUIRED MECHANICAL DOWNTILT FOR EACH ANTENNA AS PER RF WORKSHEET.
- ANTENNA CENTERLINE: HEIGHT IS ABOVE GROUND LEVEL (AGL).
- CONTRACTOR SHALL VERIFY ANTENNA TYPE AND AZIMUTH WITH CONSTRUCTION MANAGER PRIOR TO CONSTRUCTION.
- ALL PERSONNEL WORKING ON THE TOWER MUST COMPLY WITH VERIZON'S RF EMISSIONS GUIDELINE POLICY.
- COLOR CODE: ALPHA=BROWN (B), BETA=ORANGE (O), GAMMA=YELLOW (Y); TX0=GREEN (GN), TX1=GREY (GR), RX0=WHITE (WH), RX1=BLUE (BL). TAPE TO BE PLACED FROM THE CONNECTOR OUT.
- FOLLOW VERIZON PLATFORM LAYOUT FOR PROPER COLOR CODING. 8. COAXIAL CABLE LENGTH TO BE FIELD VERIFIED.

RELEASE ISSUE		
NO.	DATE	REVISIONS
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DESIGNED BY:  
 DRAWN BY: DJV  
 CHECKED BY: JSC

SITE NAME  
**CONCORD TURNPIKE**

SITE ADDRESS  
 5700 PLEASANT VALLEY ROAD  
 LYNCHBURG, VA 24504

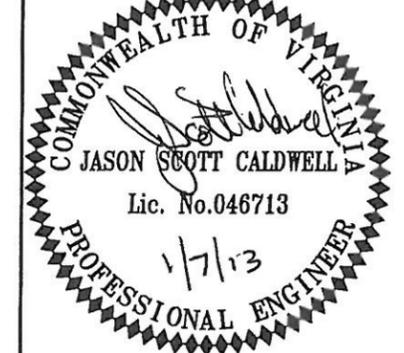
TITLE  
 Antenna Details  
 General Notes

DRAWING SCALE  
 N/A

ECI PROJECT #  
 12044

DATE  
 MAY 14, 2012

DRAWING NUMBER  
 C-3



RELEASE ISSUE		
NO.	DATE	REVISIONS
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DESIGNED BY:  
 DRAWN BY: SJB  
 CHECKED BY: RHW

SITE NAME  
**CONCORD TURNPIKE**

SITE ADDRESS  
 5700 PLEASANT VALLEY ROAD  
 LYNCHBURG, VA 24504

TITLE  
**Foundation Details**

DRAWING SCALE  
 Not to Scale

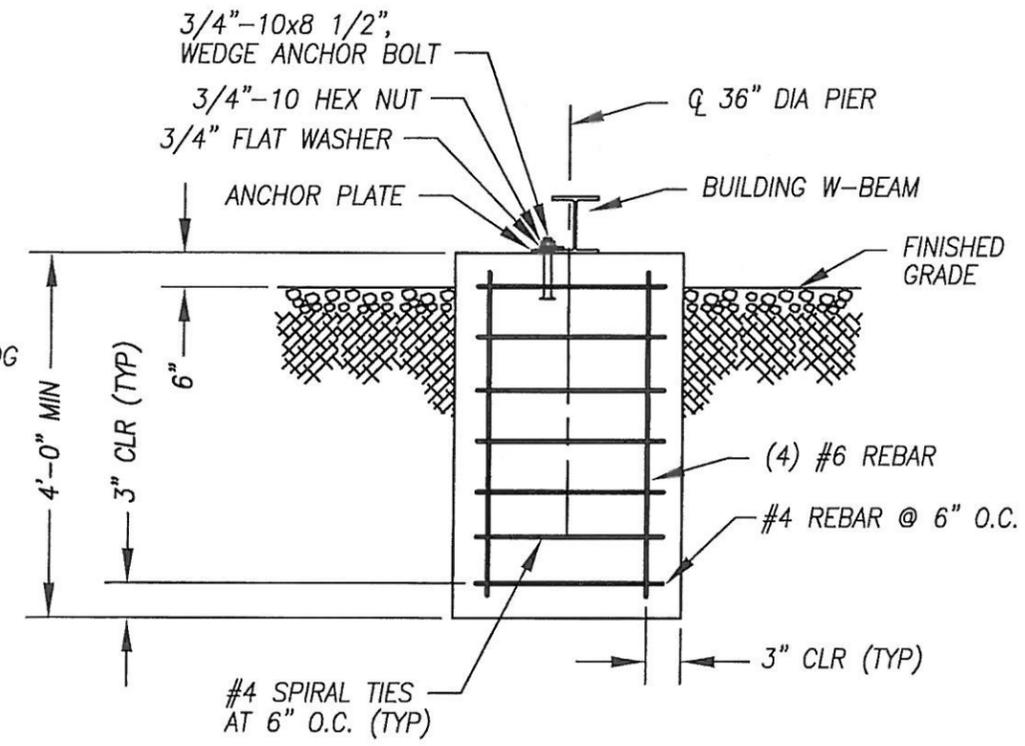
ECI PROJECT #  
 12044

DATE  
 MAY 14, 2012

DRAWING NUMBER  
 C-4

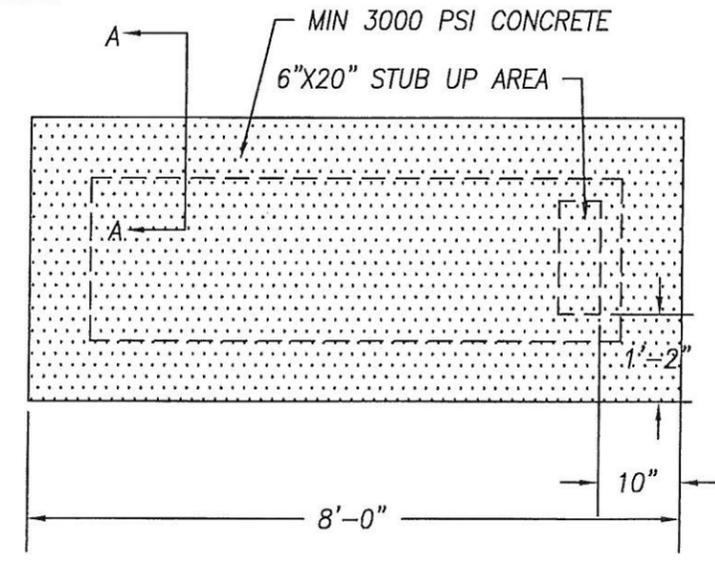
**NOTES:**

- SEE PROJECT GENERAL NOTES & SPECIFICATIONS.
- LOCATE WEDGE ANCHORS AFTER SHELTER IS LOCATED TO ALIGN CORRECTLY. DO NOT INSTALL WEDGE ANCHOR BEFORE SETTING SHELTER ON FOUNDATION.
- FOUNDATION DESIGN BY SHELTER MANUFACTURER IS BASED ON A MINIMUM SOIL BEARING OF 2000 PSF.
- AFTER PIER EXCAVATIONS ARE COMPLETE, BOTTOMS SHALL BE INSPECTED TO VERIFY SOIL SUITABILITY FOR THE DESIGN BEARING PRESSURE OF 2000 PSF.
- CONCRETE FOR PIERS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS IN CONFORMANCE WITH ACI-318.
- TOLERANCE OF PIER TOP ELEVATIONS SHALL BE  $\pm 0.02"$ .
- TEST CYLINDERS SHALL BE MOLDED AND CURED IN ACCORDANCE WITH ASTM C-31 AND TESTED IN ACCORDANCE WITH ASTM C-39.
- DO NOT SET PIERS IN FROZEN GROUND.
- REINFORCING BARS SHALL CONFORM TO ASTM A-65 GRADE 60.
- STOOPS TO BE MINIMUM 4" THICK CONCRETE WITH 1:48 SLOPE AWAY FROM BUILDING. SET STOOP ON PREPARED PAD CONSISTING OF 4" OF COMPACTED STONE.



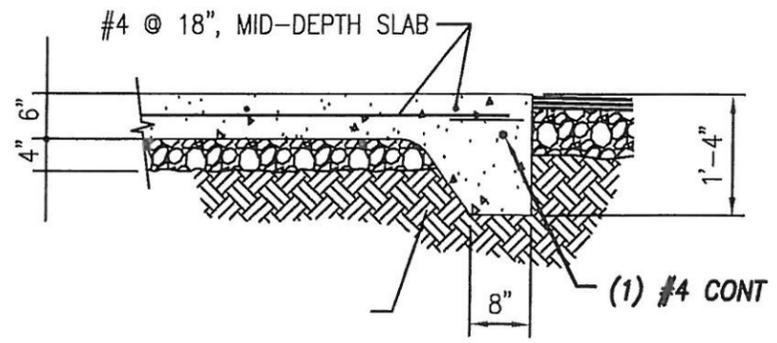
**BLDG ATTACHMENT  
 DETAIL & PIER REINFORCEMENT**  
 NOT TO SCALE

NOTE:  
 CONTRACTOR TO COORDINATE CONDUIT STUB-UPS THROUGH THE STUB UP AREA TO ENSURE NO REINFORCING REBARS ARE CUT. CONCRETE TO BE POURED AROUND THE CONDUITS, AFTER CONDUIT STUB-UPS ARE INSTALLED WITHIN THE STUB UP AREA.

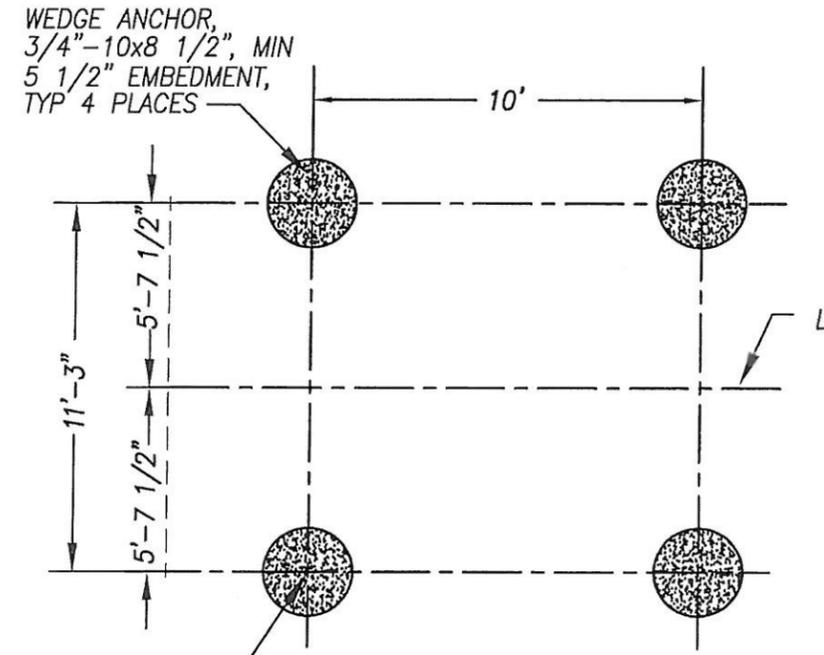


**GENERATOR PAD DETAIL**  
 NOT TO SCALE

SLAB SUBGRADE: ORIGINAL UNDISTURBED FOUNDATION MATERIAL OR MATERIAL COMPACTED TO 95% DENSITY (MODIFIED PROCTOR, ASTM D1557)



**GENERATOR PAD SECTION A-A**  
 1/2" = 1'-0"



**DETAIL: FOUNDATION PLAN**  
 NOT TO SCALE

Q 36" DIA PIER (TYP)



200A, 240V, 2P ENCLOSED  
CIRCUIT BREAKER IN NEMA 3R  
ENCLOSURE (BOTTOM TO BE 1 FT  
MIN. ABOVE BASE FLOOD ELEV.)

6 POSITION METER/MAIN SECTION  
SPACE FOR FUTURE METERS  
& CKT. BRKRS. (TYPICAL OF 5)

600 AMP TERMINAL BOX PER  
UTILITY CO. REQUIREMENTS

3/4" PVC CONDUIT W/  
1 #2/0 CU. GND.  
4" RIGID GALV STL  
CONDUIT (ABOVE GRADE)

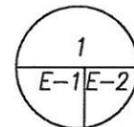
FINISHED GRADE

4' MIN.

(2) PARALLEL RUNS OF  
3-350 KCMIL IN 4" SCHD  
40 PVC CONDUIT (SCHD 80  
PVC CONDUIT IN VEHICLE  
DRIVE AREA) TO POWER CO.  
PAD MOUNT TRANSFORMER

SERVICE ENTRANCE GROUND  
PER NEC AND REQUIREMENTS  
OF AUTHORITIES HAVING  
JURISDICTION. CONNECT TO  
SHELTER GROUND.

DETAIL H-FRAME & PANEL - FRONT  
NOT TO SCALE



36" x 36" x 12" DEEP VENTED  
NEMA 3R TELEPHONE ENCLOSURE  
WITH LOCKABLE HINGED FRONT  
COVER

PLYWOOD BACKBOARD  
(O.F.O.I.)

TELEPHONE ENCLOSURE  
HINGED FRONT COVER  
(SHOWN OPEN)

GROUND BUS (O.F.O.I.)

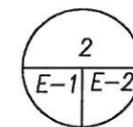
FINISHED GRADE

4" RIGID GALV STL  
CONDUIT (ABOVE GRADE)

2" RIGID GALV STL  
CONDUIT (ABOVE GRADE)

(2) 6 PR #24 SHIELDED CABLES  
IN 2" PVC UNDERGROUND  
TELCO CONDUIT TO BUILDING

DETAIL H-FRAME & PANEL - BACK  
NOT TO SCALE



UNISTRUT, KINDORF OR  
EQUAL CHANNELS

3"Ø GALVANIZED STEEL  
POST W/ CAP (TYPICAL)

EXOTHERMIC WELD (TYPICAL)

4' MIN.

4" SCHD 40 PVC CONDUIT  
(SCHD 80 PVC CONDUIT IN  
VEHICLE DRIVE AREA) WITH  
PULL ROPE TO TELEPHONE  
COMPANY POINT OF  
CONNECTION.

3/4" PVC CONDUIT  
W/1 #2 CU. GND.

#2/0 BARE, SOLID,  
TINNED COPPER  
GROUND

#2 COPPER (TYPICAL)



ENGINEERING CONCEPTS, INC.

20 S. ROANOKE ST., PO BOX 619  
FINCASTLE, VIRGINIA 24090  
540.473.1253 FAX: 540.473.1254



RELEASE ISSUE		
NO.	DATE	REVISIONS
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△		

DESIGNED BY:  
DRAWN BY: DJV  
CHECKED BY: JSC

SITE NAME  
CONCORD TURNPIKE

SITE ADDRESS  
5700 PLEASANT VALLEY ROAD  
LYNCHBURG, VA 24504

TITLE

Electrical  
Service Details

DRAWING SCALE

As Shown

ECI PROJECT #

12044

DATE

JANUARY 4, 2013

DRAWING NUMBER

E-2



**ELECTRICAL GENERAL NOTES**

A. GENERAL: ARRANGE WITH THE LOCAL ELECTRIC UTILITY COMPANY, AND PAY ALL ASSOCIATED COSTS FOR PROVIDING TEMPORARY (IF REQUIRED) AND PERMANENT ELECTRIC SERVICE FOR THE PROJECT AS INDICATED AND REQUIRED. CONTRACTOR SHALL FURNISH AND INSTALL ALL CONDUITS AND WIRING FROM THE BUILDINGS ELECTRICAL DISCONNECT TO THE EXISTING SERVICE ENTRANCE BOARD. CONTRACTOR SHALL PROVIDE A 200A CIRCUIT BREAKER AND METERING ENCLOSURES FOR SERVICE ENTRANCE BOARD AS SHOWN ON SHEET E-2. SERVICE SHALL BE A 200A, 120/240V, SINGLE PHASE, 3 WIRE SYSTEM. INSTALLATION OF METER SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CODES, THE POWER COMPANY AND THE OWNERS SPECIFICATIONS.

B. GROUNDING: PROVIDE GROUNDING ELECTRODE SYSTEM FOR THE SERVICE, PER THE NEC, UTILITY COMPANY REQUIREMENTS AND AUTHORITIES HAVING JURISDICTION.

C. INSTALL MATERIALS AND EQUIPMENT AS INDICATED AND IN ACCORDANCE WITH EQUIPMENT MANUFACTURER'S INSTRUCTIONS.

D. SYSTEM DESCRIPTION: GROUNDING NETWORK SYSTEM SHALL ESTABLISH AN EARTH-RESISTANCE TO THE REFERENCE GROUND POINT NOT TO EXCEED 5 OHMS, CONSISTING OF BONDING OF STRUCTURE AND OTHER METAL OBJECTS, GROUNDING ELECTRODES AND INTERCONNECTING CONDUCTORS. MINIMUM REQUIREMENTS ARE THOSE AS SPECIFIED BY THE NEC.

E. MATERIAL: INDICATED AS FOLLOWS:

1. GROUND RODS: 5/8" DIA x 8'-0" LONG COPPERCLAD.
2. CONDUCTORS: COPPER, TINNED BARE AS SHOWN ON THE DWGS.
3. GROUND WIRE CLAMPS: HEAVY DUTY CLAMPS AS MANUFACTURED BY BURNDY, OR APPROVED EQUAL
4. WELDS: HEAVY DUTY EXOTHERMIC WELDS AS MANUFACTURED BY CADWELD. WELDS SHALL BE PROTECTED FROM CORROSION BY COATING WITH ZINC RICH AS MANUFACTURED BY ZRC CHEMICAL PRODUCTS CO.
5. CHEMICAL GROUND RODS: LYNCOLE - XIT, IF NECESSARY.
6. CONNECTIONS: ALL CONNECTIONS SHALL USE EXOTHERMIC PROCESS, UNLESS NOTED OTHERWISE.

F. CONTRACTOR SHALL FURNISH AND INSTALL THE SHELTER AND COMPOUND EXTERIOR GROUND SYSTEM (RING), INCLUDING #2 TINNED BARE SOLID COPPER LEADS OF SUFFICIENT LENGTH AS FOLLOWS:

- ONE (1) LEAD FOR EACH MECHANICAL UNIT (INCLUDING HVAC UNITS).
- ONE (1) LEAD FOR THE TELCO GROUND BAR.
- ONE (1) LEAD AT EACH CORNER OF THE SHELTER.
- ONE (1) LEAD AT THE CENTER OF ANY SHELTER WALL OVER 15' LONG.
- ONE (1) LEAD FOR THE ELECTRICAL DISCONNECT AT THE SHELTER.
- ONE (1) #2/0 LEAD FOR THE METER PANEL & MAIN BREAKER.

G. CONTRACTOR SHALL ATTACH THE POLYPHASE GROUND STRAPS TO THE BUILDING AND CONNECT THEM TO THE EXTERIOR GROUND RING PER SPECIFICATIONS. THE OWNER SHALL FURNISH THE POLYPHASE GROUND STRAP.

H. CONTRACTOR SHALL FURNISH AND INSTALL THE GROUND RING PER THE OWNERS SPECIFICATIONS. THE GROUND RING SHALL BE INSTALLED AT A MINIMUM DEPTH OF 30" BELOW FINISHED GRADE, WITH 5/8"x 8' COPPER CLAD GROUND RODS SPACED AS INDICATED (MINIMUM SPACING TO BE 6', NOT TO EXCEED 16') AND AT THE CORNERS OF THE COMPOUND AS REQUIRED AND INDICATED, WITH LEADS AND RODS ATTACHED USING EXOTHERMIC WELDS TO #2 TINNED BARE COPPER WIRE. EXOTHERMIC WELDS ONLY SHALL BE USED BELOW GRADE OR AS INDICATED AT

I. ALL ELECTRICAL ITEMS SHOWN ON DRAWING SHALL BE NEW AND PROVIDED BY THE CONTRACTOR UNLESS NOTED OTHERWISE:

O.F.O.I. = OWNER FURNISHED OWNER INSTALLED.  
O.F.C.I. = OWNER FURNISHED CONTRACTOR INSTALLED.

J. TESTING:

1. 24 HOUR NOTICE SHALL BE PROVIDED TO THE OWNER BEFORE THE COMPLETION OF THE EXTERIOR GROUND RING TO ALLOW FOR A VISUAL, OPEN TRENCH INSPECTION OF THE SYSTEM. A REPRESENTATIVE FROM OWNER MUST BE PRESENT DURING TESTING. A CERTIFIED RESISTIVITY TEST REPORT, ALONG WITH A COPY OF THE TEST UNIT'S MOST RECENT CALIBRATION CERTIFICATION IS REQUIRED.

2. SUBJECT THE COMPLETE GROUNDING SYSTEM TO A MEGGER TEST AT THE SERVICE DISCONNECT ENCLOSURE, MASTER GROUND AND EXTERIOR GROUND BAR TERMINALS. MEASURE GROUNDING RESISTANCE) WITHOUT THE SOIL BEING MOISTENED OR OTHER ARTIFICIAL MEANS OF REDUCING NATURAL GROUND RESISTANCE. PERFORM TESTS BY THE 3-POINT METHOD IN ACCORDANCE WITH SECTION 9.3 OF IEEE 81, "GUIDE FOR MEASURING EARTH RESISTIVITY, GROUND IMPEDANCE, AND EARTH SURFACE POTENTIALS OF A GROUNDING SYSTEM".

3. GROUND RESISTANCE MAXIMUM VALUES SHALL BE 5 OHMS.

4. WHERE GROUNDING RESISTANCES EXCEED SPECIFIED VALUES, OR IF DIRECTED, MODIFY THE GROUNDING SYSTEM TO REDUCE RESISTANCE VALUES TO THOSE SPECIFIED. WHERE DIRECTED MEASURES EXCEED THOSE INDICATED, PROVISIONS OF THE CONTRACT COVERING CHANGES WILL APPLY.

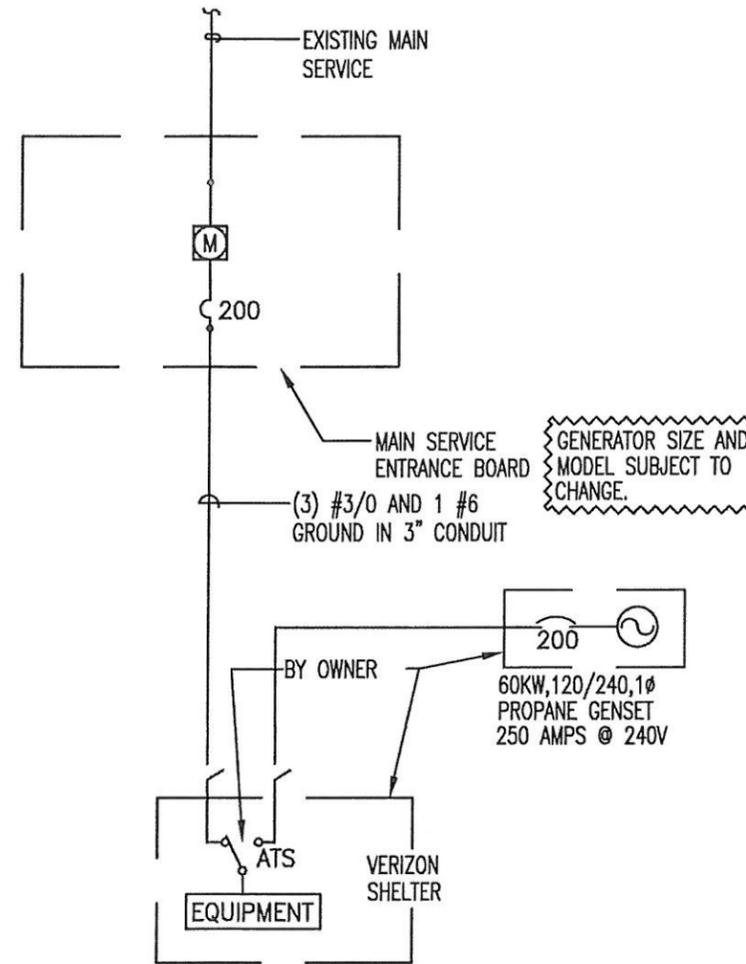
K. CONNECTION OF COPPER TO STEEL IN EXTERIOR AREAS SHALL BE MADE USING EXOTHERMIC WELDING PROCESS. ELECTRICAL GROUNDING CONNECTIONS IN INTERIOR LOCATIONS SHALL BE MADE USING SUITABLE COMPRESSION TYPE CONNECTORS ONLY. DO NOT USE EXOTHERMIC WELDS IN INTERIOR LOCATIONS.

L. MAKE ELECTRICAL GROUNDING CONNECTIONS AT CLEAN BARE METAL AT POINT OF CONTACT, CLEAN THE SURFACE, REMOVE THE PAINT OR RUST, ETC. TO EXPOSE CLEAN BARE METAL SURFACE PRIOR TO MAKING CONNECTIONS.

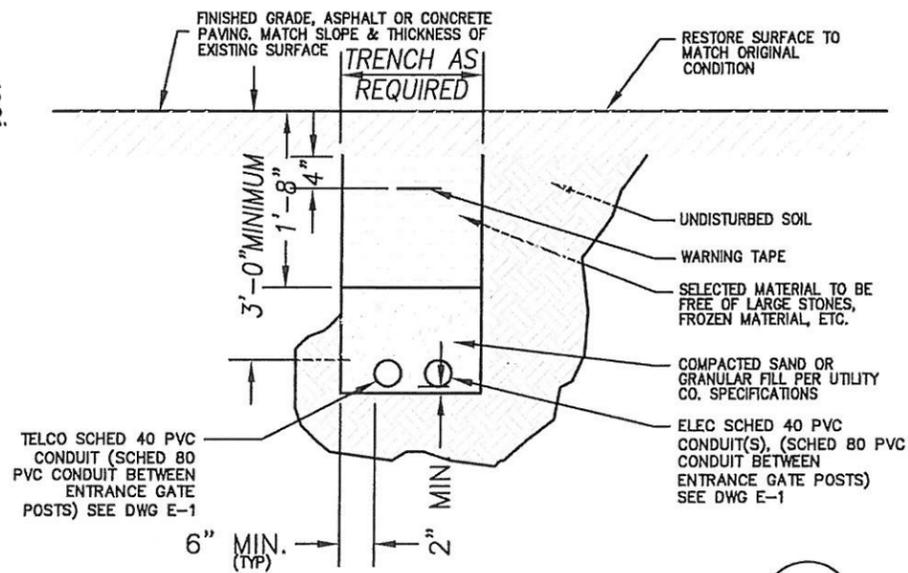
M. APPLY CORROSION INHIBITING CONDUCTIVE COMPOUND AT ALL CONNECTIONS PER MANUFACTURER'S RECOMMENDATIONS.

N. INSTALL O.F.C.I. OBSTRUCTION LIGHTING SYSTEM IN ACCORDANCE WITH CODES OF AUTHORITIES HAVING JURISDICTION INCLUDING FCC REQUIREMENTS.

O. WHERE SOIL pH IS 5.0 OR LESS, ADDITIONAL CORROSION PROTECTION MEASURES MAY BE REQUIRED. APPROPRIATE MEASURES SHALL BE AS DIRECTED BY THE OWNER.



**ONE LINE DIAGRAM**  
SCHEMATIC



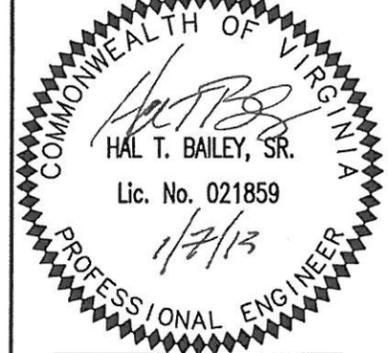
**DETAIL: TYPICAL ELECTRIC/TELEPHONE TRENCH**  
NOT TO SCALE

verizon wireless



**ENGINEERING CONCEPTS, INC.**

20 S. ROANOKE ST., PO BOX 619  
FINCASTLE, VIRGINIA 24090  
540.473.1253 FAX: 540.473.1254



RELEASE ISSUE		
NO.	DATE	REVISIONS
△		
△		
△		
△		

DESIGNED BY:  
DRAWN BY: DJV  
CHECKED BY: JSC

SITE NAME  
**CONCORD TURNPIKE**

SITE ADDRESS  
5700 PLEASANT VALLEY ROAD  
LYNCHBURG, VA 24504

TITLE  
**Electrical Details & Specifications**

DRAWING SCALE  
As Shown

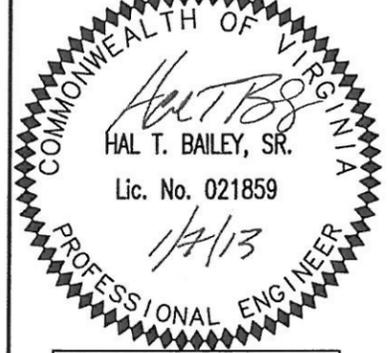
ECI PROJECT #  
12044

DATE  
JANUARY 4, 2013

DRAWING NUMBER  
E-4



**ENGINEERING CONCEPTS, INC.**  
 20 S. ROANOKE ST., PO BOX 619  
 FINCASTLE, VIRGINIA 24090  
 540.473.1253 FAX: 540.473.1254



RELEASE ISSUE		
NO.	DATE	REVISIONS
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DESIGNED BY:  
 DRAWN BY: DJV  
 CHECKED BY: JSC

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**CONCORD TURNPIKE**

SITE ADDRESS  
 5700 PLEASANT VALLEY ROAD  
 LYNCHBURG, VA 24504

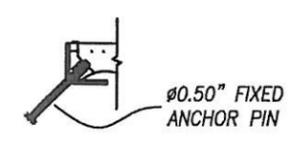
TITLE  
**Duct Bank  
 Details**

DRAWING SCALE  
 As Shown

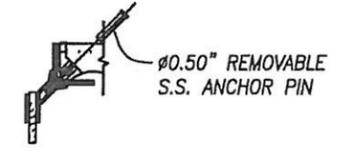
ECI PROJECT #  
 12044

DATE  
 JANUARY 4, 2013

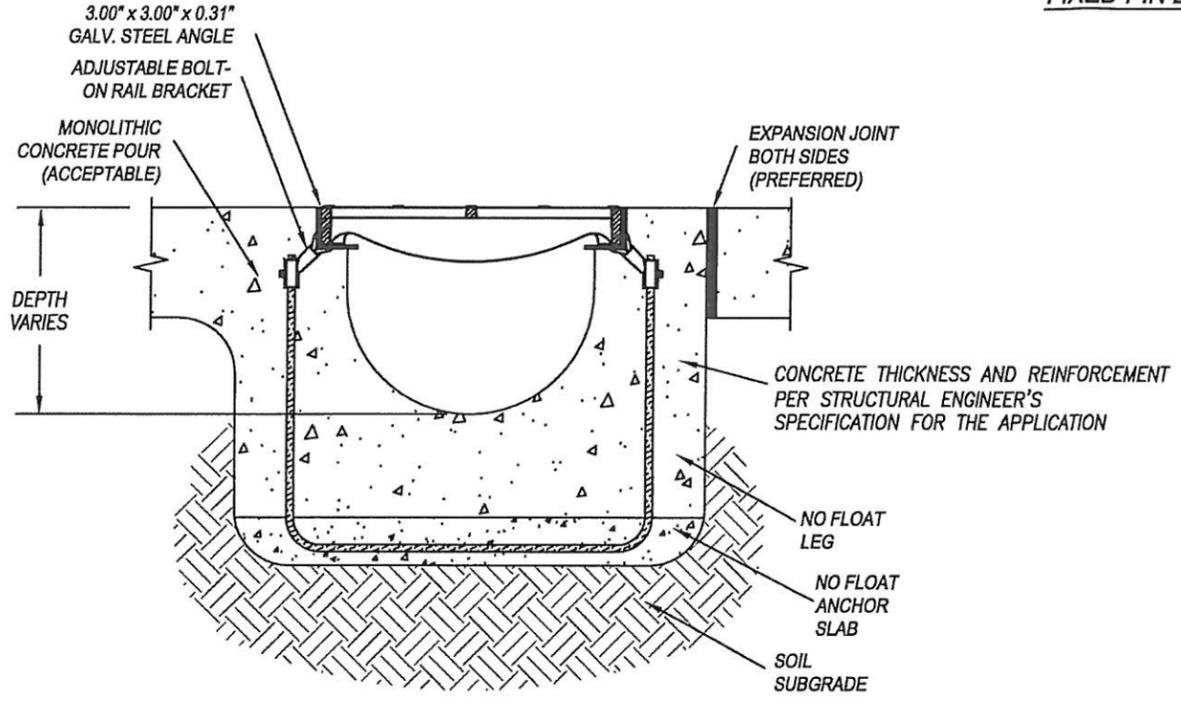
DRAWING NUMBER  
 E-5



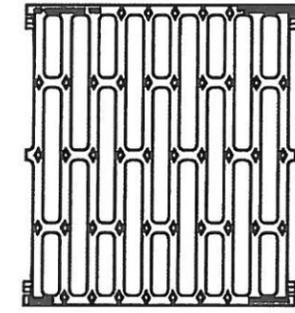
**SECTION - AA  
 FIXED PIN DETAIL**



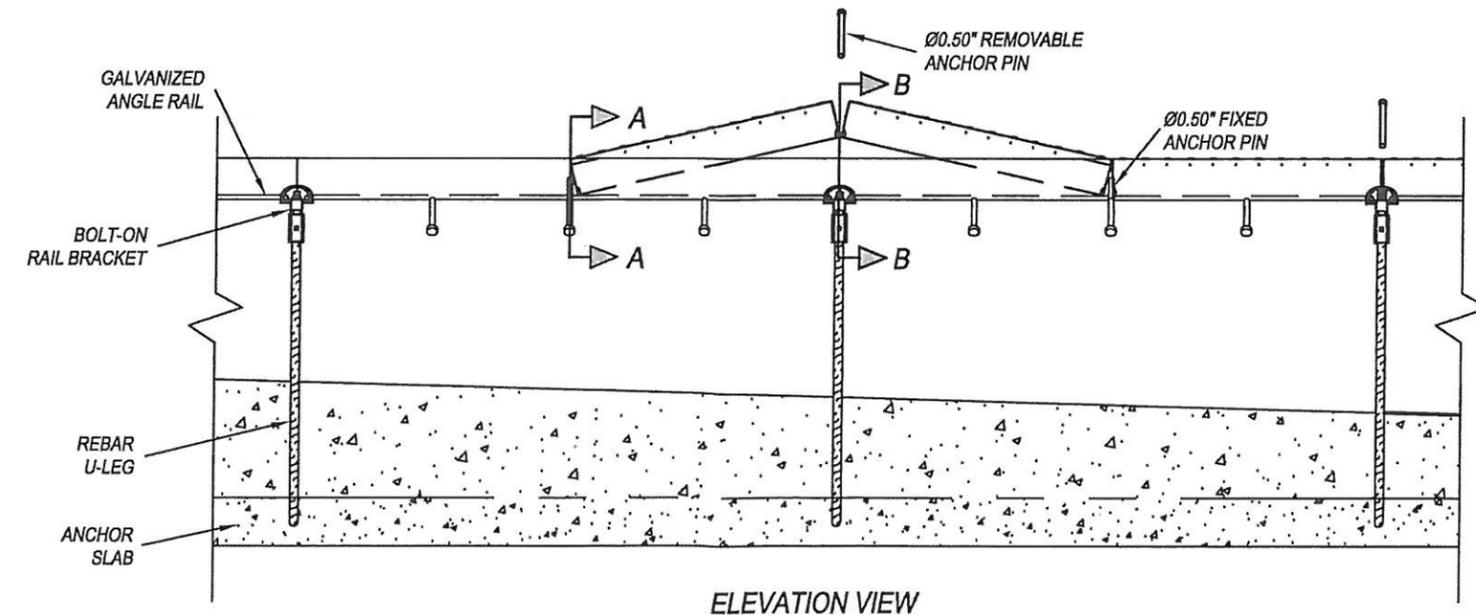
**SECTION - BB  
 REMOVABLE PIN DETAIL**



**END CROSS SECTION VIEW**



**GRATE**



**ELEVATION VIEW**

**Project Narrative, Photos and Maps**

**“Concord Turnpike”**

**Telecommunications Tower  
Supporting Facilities and Equipment**

**Located at**

**5700 Pleasant Valley Road  
Lynchburg, VA 24504**

**RECEIVED**

APR 02 2013

COMMUNITY  
DEVELOPMENT

**Submitted for**



**1831 Rady Court  
Richmond, VA 23222**

**VERIZON WIRELESS - ("CONCORD TURPIKE" SITE)  
CO-LOCATION OF TELECOMMUNICATIONS ANTENNAS AND SUPPORTING EQUIPMENT**

**Introduction / Project Description:**

Cellco Partnership, d/b/a Verizon Wireless, has requested approval to allow the installation of a Telecommunication Antennas and Supporting Facilities, consisting of twelve (12) panel antennas installed at the 144.5-foot level on an existing lattice tower that has an extension mount holding AT&T's antennas at the 159-foot level. The proposed facility is be part of a larger project that is geared toward improving coverage and increasing network capacity Verizon Wireless' services in the City of Lynchburg and surrounding counties. Verizon Wireless' antennas will be connected to a 240 square foot and 12-foot high base station shelter housing the transmitting equipment, and a generator for emergency back-up power.

A special use permit is required to allow the equipment shelter and generator at this site, which is zoned R-2, Single-Family Residential, because both of these items exceed the maximum standard for equipment sizes of 72 cubic feet and 6 feet in height.

**Network Objectives:**

It is Verizon Wireless' goal to provide seamless and high quality in-building, in-car and on-street coverage and the full range of voice and data services to existing and future customers. The proposed facility will provide expanded capacity and upgraded coverage to residents, businesses and travelers in the northeastern part of the city. Verizon Wireless is licensed, by the Federal Communications Commission (FCC), to provide state-of-the-art wireless telecommunications services within the City of Lynchburg, using four (4) separate bands that are on the frequency spectrum. They consist of the 850 MHz band for Cellular, the 1900 MHz frequency band for PCS and the 4G Long Term Evolution wireless services utilizing the 700 MHz band recently activated in the summer of 2012. LTE service offers data upload, download and transmission speeds up to ten times faster than the previous generations of wireless technologies. Lastly, the technology for a fourth licensed frequency, known as Advance Wireless Services (AWS), using the 2100 MHz band, is now also being developed and Verizon Wireless hopes to be deploying it through another series of service upgrades in various markets as early as the second quarter of 2013. AWS will largely be used to support the increasing demands for the 4G data service to be initially provided by LTE. In the future is will also be used as a hybrid of the other two voice services to back up any needs for added call capacity with Voice Over Internet Protocol (VOIP) capabilities.

**Character of the Area:**

Verizon Wireless has entered into a long-term tower lease agreement with American Electric Power (AEP) for installation of the proposed antennas, and a ground lease with the underlying property owner, Geraldine W. Clark, for placement of the supporting equipment at the base of the tower located at 5700 Pleasant Valley Road. City real estate records identify this property as Tax Map and Parcel Number 27601004 (the "Property"), containing 0.798 acres in the R-2, Single-Family Residential zoning district. The proposed equipment shelter will be installed just south of the power tower's southwest corner and the generator will be placed in a location that is parallel with the northwest corner of the tower. The base of the tower and site of Verizon Wireless' proposed facilities is wooded and surrounded on all sides by existing, mature vegetation as show in the attached photos and aerial maps.

**VERIZON WIRELESS - ("CONCORD TURPIKE" SITE)  
CO-LOCATION OF TELECOMMUNICATIONS ANTENNAS AND SUPPORTING EQUIPMENT**

**Verizon Wireless will address the specific requirement that pertain to the request as provided in Section 35.1-83 "Development and approval of towers" below:**

*(a) A tower and associated telecommunications facilities shall be a permitted use of land in business and industrial districts (B-1 through B3, B-5, and I-1 through I-3). A conditional use permit from the city council shall be required for applicants seeking to locate towers, regardless of height, and related telecommunications facilities, in business districts zoned as B-4 and B-6 and in conservation and residential districts designated R-C through R-5. No structure, regardless of design or material, shall be permitted in any residential district as a telecommunications facility, except small equipment cabinets located on the tower or on the ground immediately adjacent to a telecommunications facility, provided they do not exceed seventy-two cubic feet above ground, and six feet in height.*

Although this proposed co-location will not increase the height or visibility of the existing power tower, Verizon Wireless is proposing the installation of a shelter and emergency generator that both will exceed the maximum allowable sizes for communications equipment in the R-2 district. City staff has recognized that a conditional use permit must be granted by City Council to allow the proposed equipment. However, it should also be recognized that the proposed shelter and generator will be well-screened from adjacent roads and adjoining property lines due to the existing vegetation on the subject parcel that surrounds the site and will remain in place after the proposed equipment has been installed. Approval of the proposed conditional use will not impose any negative impacts upon the neighboring, residentially-zoned properties, or result in changing the character of the overall area. Therefore, installation of the proposed facilities in this particular location should be viewed as being in harmony with other uses allowed by-right in the R-2 district and also with the intents as set forth by Section 35.1-83 of the City of Lynchburg's zoning ordinance.

**Conclusion:**

The proposed co-location will not require any increase in the existing structure's height, nor will it increase the visibility of this facility, and Verizon Wireless has submitted all relevant information to demonstrate that approval of this application would be largely in accordance with the standards that are in place for the approval for by-right co-location of telecommunications antennas, except that the existing tower is located in the R-2 zoning district.

Sincerely,



Stephen Waller, AICP

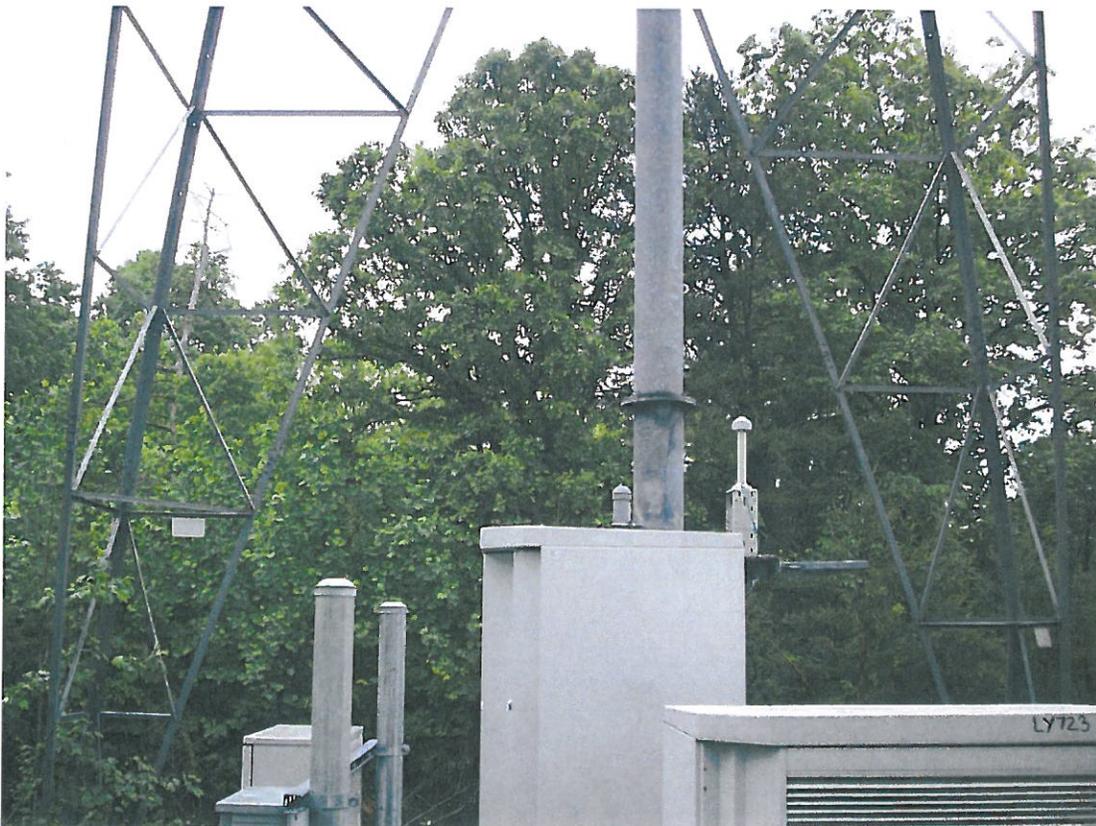
GDNsites

Site Development Consultants to Verizon Wireless

**NORTH**



**EAST**



**SOUTH**



**WEST**



## ACCESS ROAD



## ACCESS ROAD ENTRANCE



# TELCO



# POWER

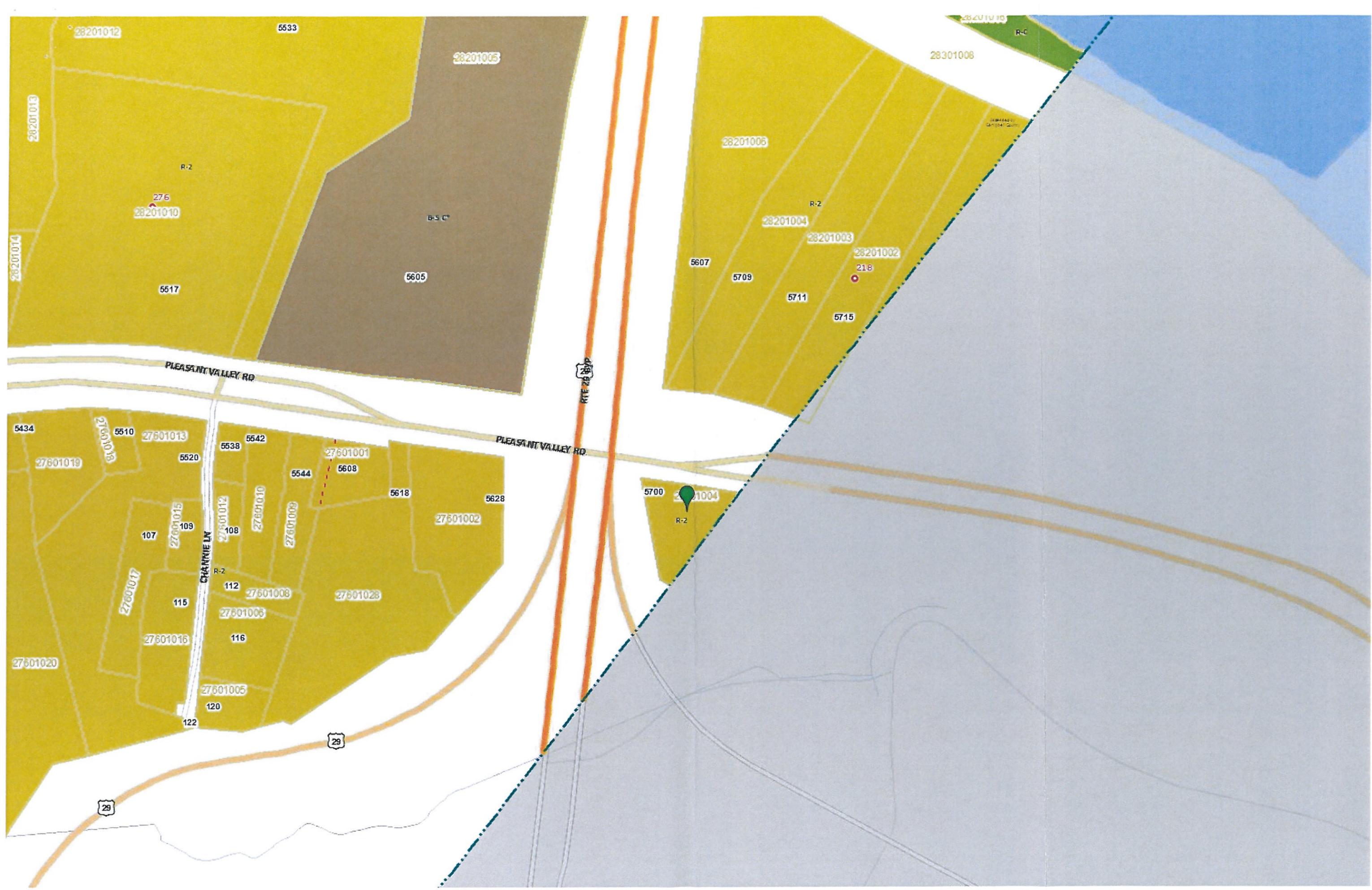


**AT&T EQUIPMENT**



**TARGET AREA**





28201012

5533

28201005

28201013

R-2

276  
28201010

B-S C

5517

5605

28301008

R-C

28201006

R-2

28201004

28201003

28201002

218

5607

5709

5711

5715

PLEASANT VALLEY RD

RTE 29 BYP

PLEASANT VALLEY RD

5434

5510

27601013

5520

5538

5542

27601001

5544

5608

5618

5628

27601019

27601012

107

27601015

27601012

108

27601010

27601009

27601002

27601017

109

112

27601008

27601028

27601016

116

27601020

27601005

120

122

CHARRIE LN

R-2

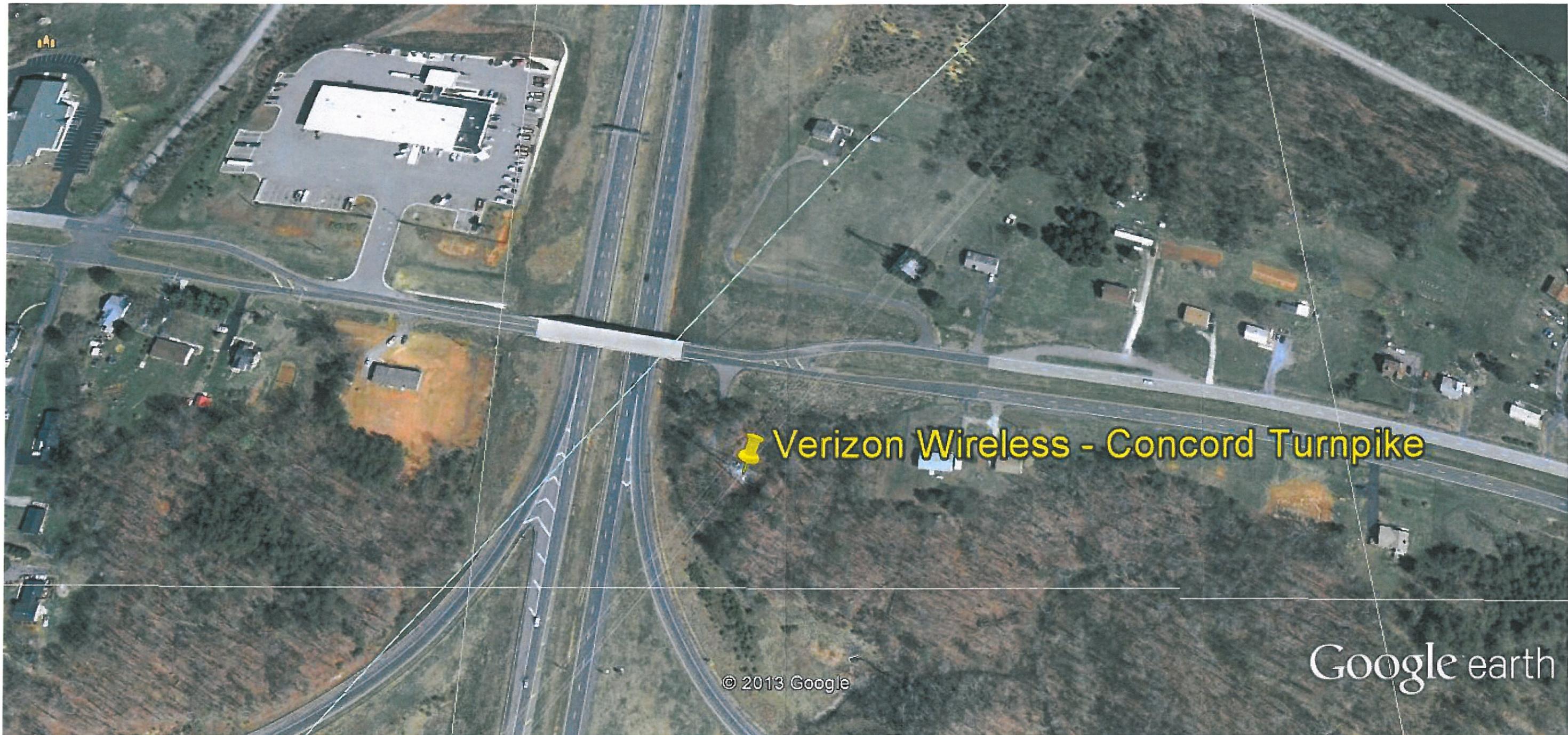
5700

27601004

R-2

29

29



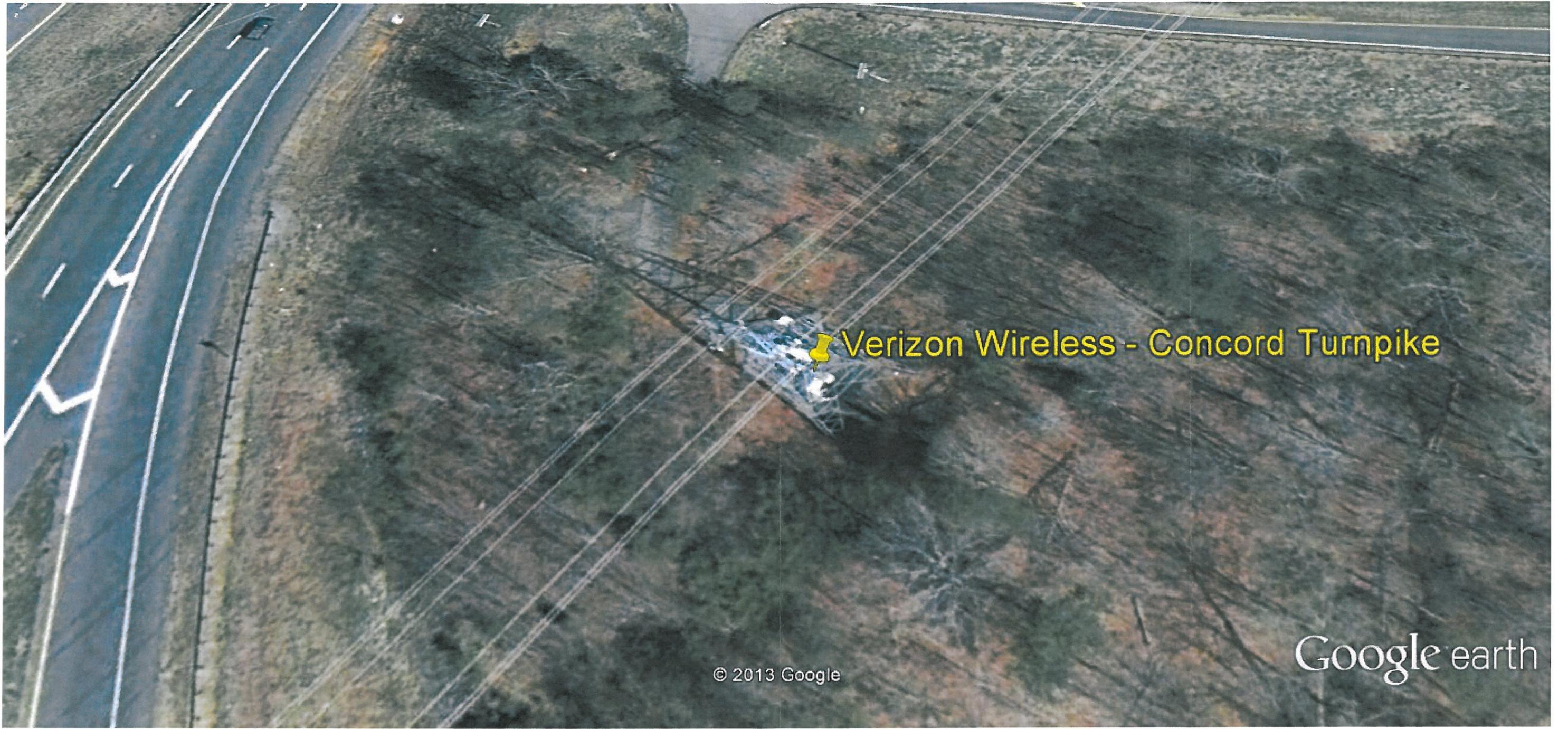
© 2013 Google

Google earth

feet  
meters

2000  
600





Verizon Wireless - Concord Turnpike

© 2013 Google

Google earth

Google earth

feet  
meters

100

600





## CUP - Verizon

**Print Date:** 05/02/2013  
**Image Date:** 03/11/2012  
**Level:** Neighborhood