

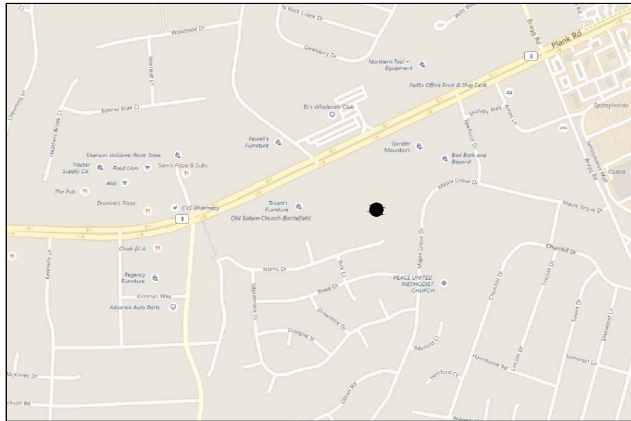
GDP FOR SPECIAL USE PERMIT
ECO SITE T-MOBILE 150' MONOPOLE
TAX MAP: 23-22-2
0 PLANK ROAD
FREDERICKSBURG, VA 22407
COURTLAND VOTING & MAGISTERIAL DISTRICTS



240 LEIGH FARM ROAD, SUITE 415
DURHAM, NC 27707

VA-0003
T-MOBILE SITE NUMBER: 7FBU103J

PLANK ROAD
SPOTSYLVANIA COUNTY
LATITUDE: 38° 17' 22.26" (38.289517) N
LONGITUDE: 77° 31' 33.67" (-77.526019) W
ZONING: C-2 / APOD/HCOD
CONFIGURATION: 797DB LARGE



VICINITY MAP SCALE 1" = 2000'

FROM BALTIMORE-WASHINGTON INTERNATIONAL AIRPORT:
TURN LEFT TOWARD I-195 W. KEEP LEFT ONTO I-195 W. AT EXIT 2B,
TAKE RAMP ON RIGHT FOR MD-295 SOUTH TOWARD WASHINGTON.
TAKE RAMP ON RIGHT FOR I-695 TOWARD CAPITOL HILL. KEEP
STRAIGHT ONTO I-395 S. T EXIT 130B, TAKE RAMP ON RIGHT FOR VA-3
WEST TOWARD CULPEPER. TURN BACK ON VA-3 E. ARRIVE AT
DESTINATION.

DRIVING DIRECTIONS

MUNICIPALITY:
SPOTSYLVANIA COUNTY

STATE:
VIRGINIA

TOWER TYPE:
MONOPOLE

TOWER HEIGHT:
150' MONOPOLE W/ 10' TALL LIGHTING ROD

NUMBER OF CARRIERS:
0 EXISTING, 1 PROPOSED

USE:
PROPOSED TELECOMMUNICATIONS TOWER
AND UNMANNED EQUIPMENT

CONSULTANT
NB+C
6095 MARSHALEE DRIVE, SUITE 300
ELKRIDGE, MD 21075
PHONE: (410) 712-7092
ATTN.: DAVID HOOASIAN

PROJECT SUMMARY

APPLICANT/ DEVELOPER
ECO-SITE
240 LEIGH FARM ROAD, SUITE 415
DURHAM, NC 27707
PHONE: (919) 636-6810
ATTN: TBD

POWER COMPANY
DOMINION POWER
PHONE: 1 (866) 366-4357
ATTN.: CUSTOMER SERVICE

TELEPHONE COMPANY
VERIZON
PHONE: 1 (800) 837-4966
ATTN.: CUSTOMER SERVICE

PROPERTY OR TOWER OWNER
CENTRAL CRESCENT INVESTMENTS, LLC

CONTACTS

SHEET	DESCRIPTION	REV.
T-1	COVER SHEET	A
Z-1	SITE PLAN	A
C-1	COMPOUND PLAN & ELEVATION	A
A-1	ANTENNA PLANS & ANTENNA SCHEDULE	A
D-1	EQUIPMENT SPECIFICATIONS & DETAILS	A

SHEET INDEX

SPOTSYLVANIA COUNTY CODE COMPLIANCE

9109 OLD BATTLEFIELD BLVD. #300
SPOTSLYVANIA COURTHOUSE, VA 22553

PERMIT INFORMATION

Eco-Site

PROJECT INFORMATION:

VA-0003
7FBU103J

PLANK ROAD
FREDERICKSBURG, VA 22407
SPOTSYLVANIA COUNTY
LATITUDE: 38.28953
LONGITUDE: -77.52604

CURRENT ISSUE DATE:

12/22/16

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CONSULTANT:

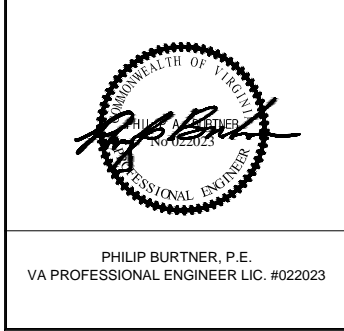


CONSULTANT:



DRAWN BY: CHK.: APV.:
APM JIK JRR

LICENSER:

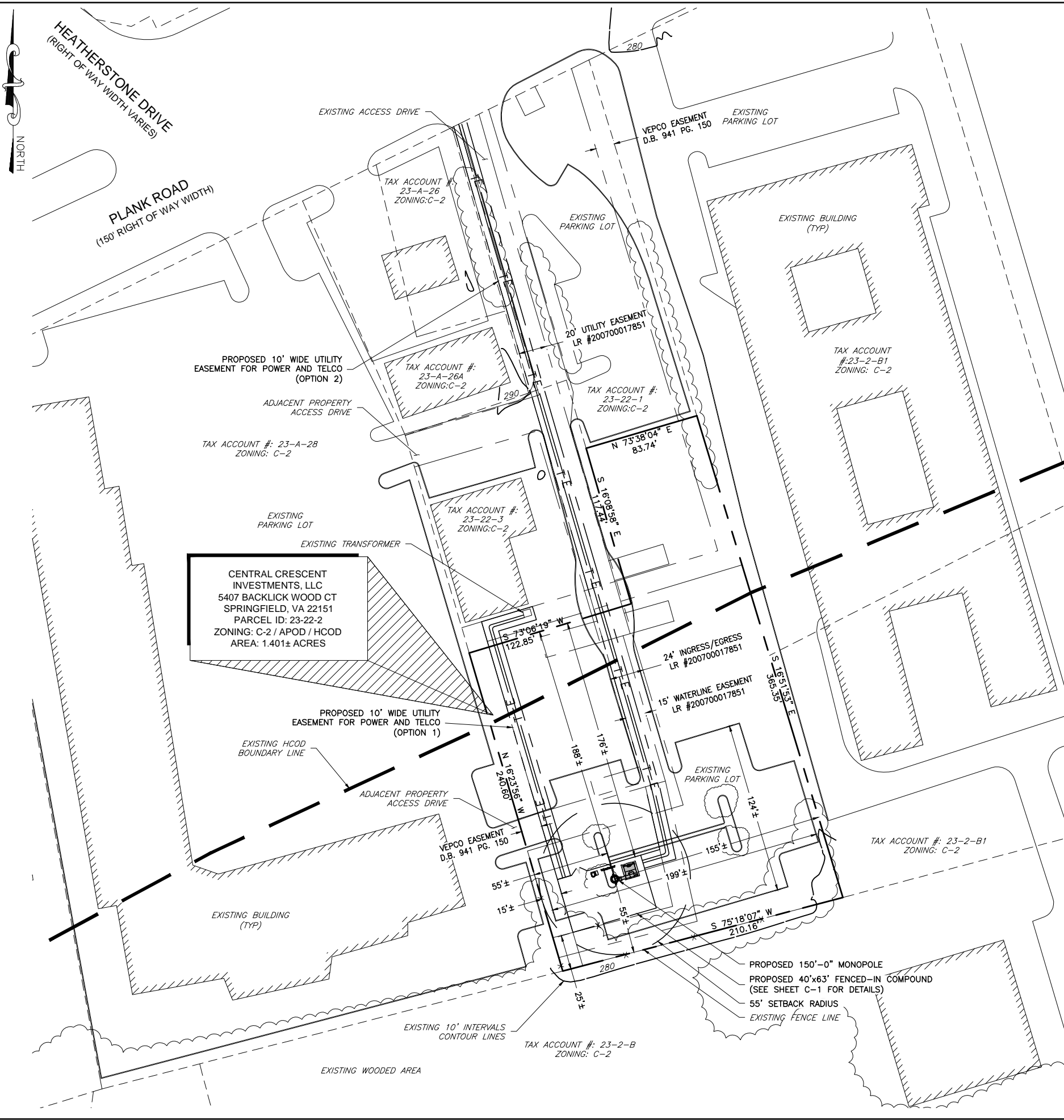


SHEET TITLE:

COVER SHEET

SHEET NUMBER: REVISION:

T-1	1
	018893000



ZONING INFORMATION			
JURISDICTION: SPOTSYLVANIA COUNTY			
ZONING: C-2 W/ AIRPORT POD & PARTIAL HCOD			
COMPOUND	PROPOSED ±	TOWER	PROPOSED ±
FRONT YARD SETBACK:	176±	FRONT YARD SETBACK:	188±
SIDE YARD SETBACK:	15±	SIDE YARD SETBACK:	55±
REAR YARD SETBACK:	25±	REAR YARD SETBACK:	55±
LOT AREA: 1.401 ± ACRES			
(ALL MEASUREMENTS ARE IN FEET ± UNLESS OTHERWISE NOTED)			
NOTES:			
1) SITE PLAN IS THE RESULT OF A SURVEY AND LOCAL GIS INFORMATION COMBINED. SURVEY CONDUCTED BY POINT TO POINT LAND SURVEYORS DATED 09-13-16.			
2) ALL SETBACKS SHOWN ARE FROM PROPOSED TOWER TO EXISTING PROPERTY LINES.			
3) PARCEL IS COMPLETELY WITHIN THE AIRPORT PROTECTION OVERLAY DISTRICT AND PARTIALLY WITHIN THE HIGHWAY CORRIDOR OVERLAY DISTRICT.			

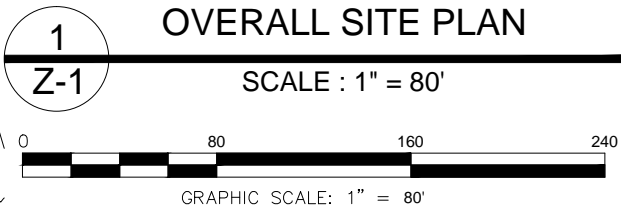
LEGEND	
	PROPERTY LINE - SUBJECT PARCEL
	PROPERTY LINE - ABUTTERS
	EXISTING FENCE LINE
	EXISTING ROAD
	EXISTING BUILDING
	EXISTING HCDO BOUNDARY LINE (HIGHWAY CORRIDOR OVERLAY DISTRICT)
	EXISTING 10 FT. INTERVALS CONTOUR LINE

TOTAL PROPERTY AREA = 1.4 ACRES
COMPOUND AREA = 0.058 ACRES
PROPOSED LOT COVERAGE RATIO = 0.04

EXISTING IMPERVIOUS AREA = 0.529 ACRES
PROPOSED IMPERVIOUS AREA = 0.008 ACRES
TOTAL IMPERVIOUS AREA = 0.537 ACRES
PROPOSED IMPERVIOUS LOT RATIO = 0.38

NOTE:
10 TRIPS PER MONTH X 12 MONTHS = 120 TRIPS PER YEAR
120 TRIPS PER YEAR / 365 DAYS PER YEAR = 0.33 VPD
ADDT = 0.33 VPD

- SURVEY NOTE:**
- ECO-SITE STAFF SHALL COORDINATE WITH THE PROPERTY OWNER TO OBTAIN THE PROPER EASEMENT AGREEMENTS TO CONSTRUCT AND MAINTAIN EQUIPMENT IN AND AROUND THE TOWER COMPOUND.
 - PROPOSED COMPOUND LAYOUT TOWER LOCATION AND SETBACKS BASED ON SURVEY PROVIDED BY THE POINT TO POINT LAND SURVEYORS, DATED 09/13/16.
 - 55' SETBACK RADIUS EQUAL TO 110% OF 50' ANSI CERTIFIED FALL ZONE.
 - NO NEW LANDSCAPING IS PROPOSED. COMPOUND IS SCREENED BY EXISTING TREE LINE TO THE SOUTH, EXISTING EVERGREEN ROW TO THE EAST, AND SETBACKS AND COMMERCIAL DEVELOPMENT TO THE WEST AND NORTH. EXISTING TREES WITHIN 150' WILL BE PRESERVED IN ACCORDANCE WITH SECTION 23-7A.4.1.6.B EXCEPT FOR TWO DECORATIVE TREES WITHIN & AROUND THE COMPOUND LOCATION.
 - NO KNOWN HISTORIC BUILDINGS, FEATURES, OR PLACES OF BURIAL ARE LOCATED AT THE SITE.



Eco-Site

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**VA-0003
7FBU103J**

PLANK ROAD
FREDERICKSBURG, VA 22407
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CONSULTANT:

NB+C
TOTALLY COMMITTED.

NB+C ENGINEERING SERVICES, LLC.
6095 MARSHALEE DRIVE, SUITE 300
ELKBRIDGE, MD 21075
(410) 712-7092

CONSULTANT:

DRAWN BY: CHK.: APV.:

APM JIK JRR

LICENSER:

PHILIP BURTNER, P.E.
VA PROFESSIONAL ENGINEER LIC. #022023

SHEET TITLE:

SITE PLAN

SHEET NUMBER: REVISION:

Z-1 **1**

018893000

PROJECT INFORMATION:

VA-0003
7FBU103JPLANK ROAD
FREDERICKSBURG, VA 22407
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CONSULTANT:



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DRAWN BY: CHK.: APV.:
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LICENSER:

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VA PROFESSIONAL ENGINEER LIC. #022023

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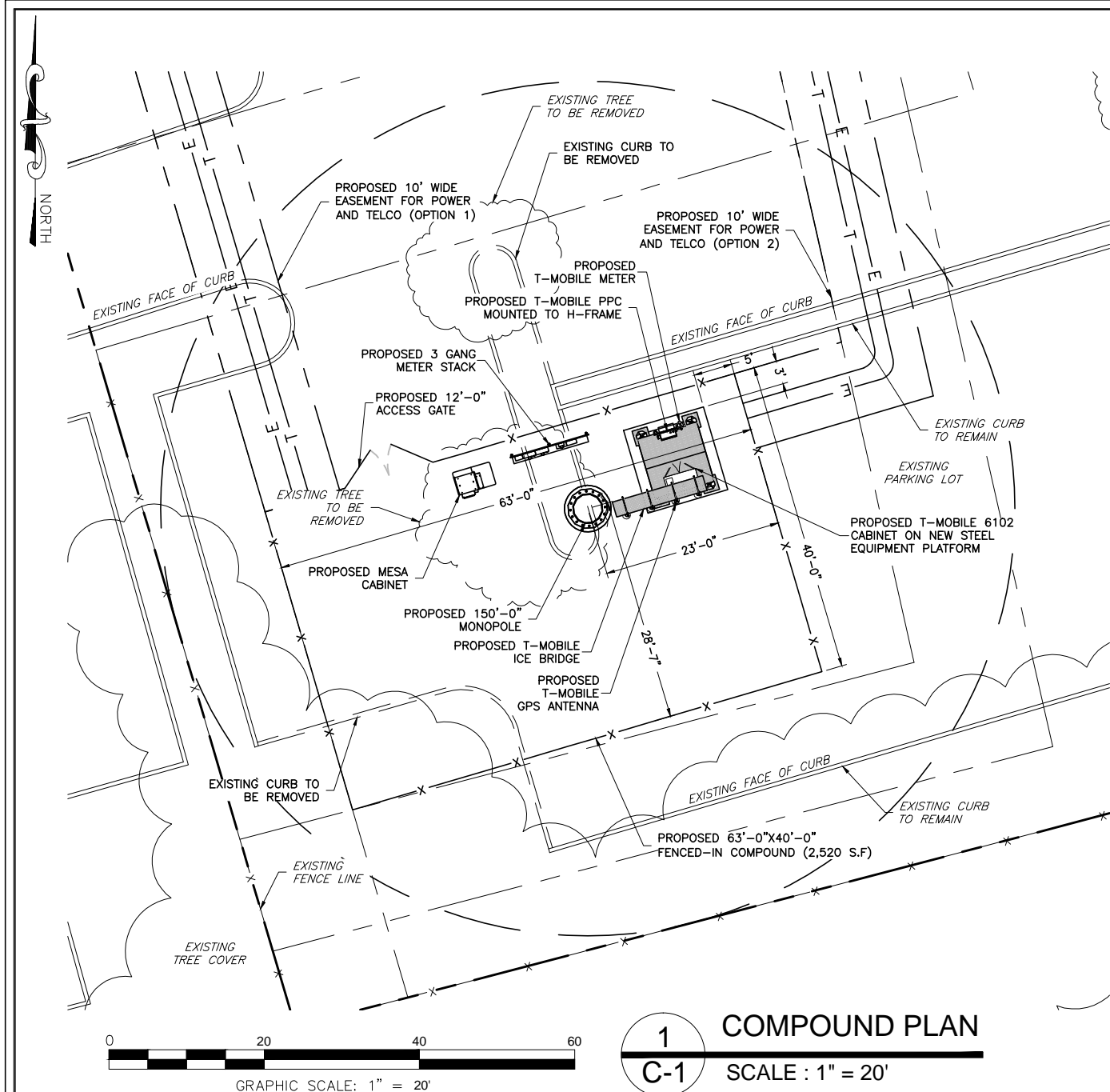
COMPOUND PLAN
& ELEVATION

SHEET NUMBER: REVISION:

C-1

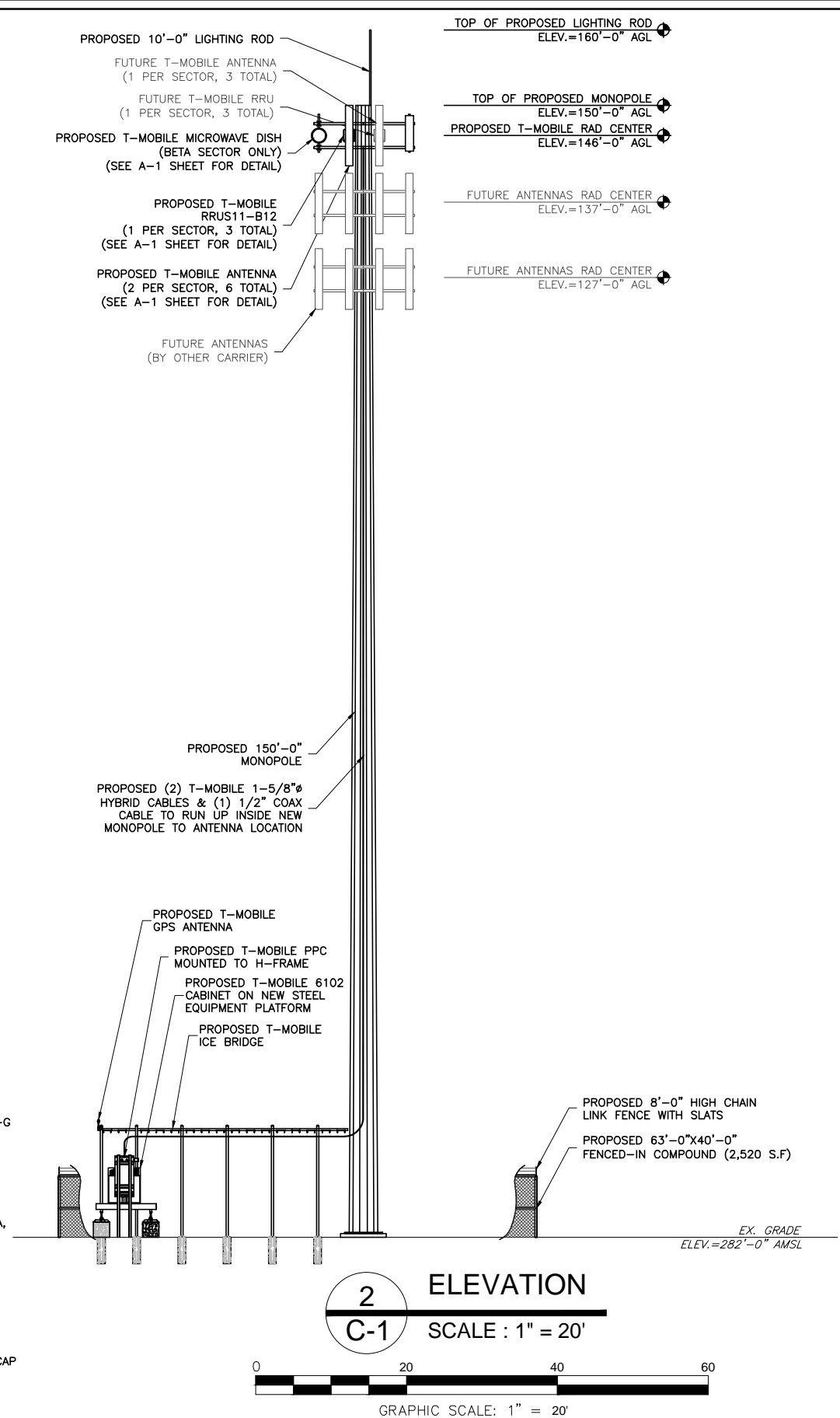
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GENERAL NOTES

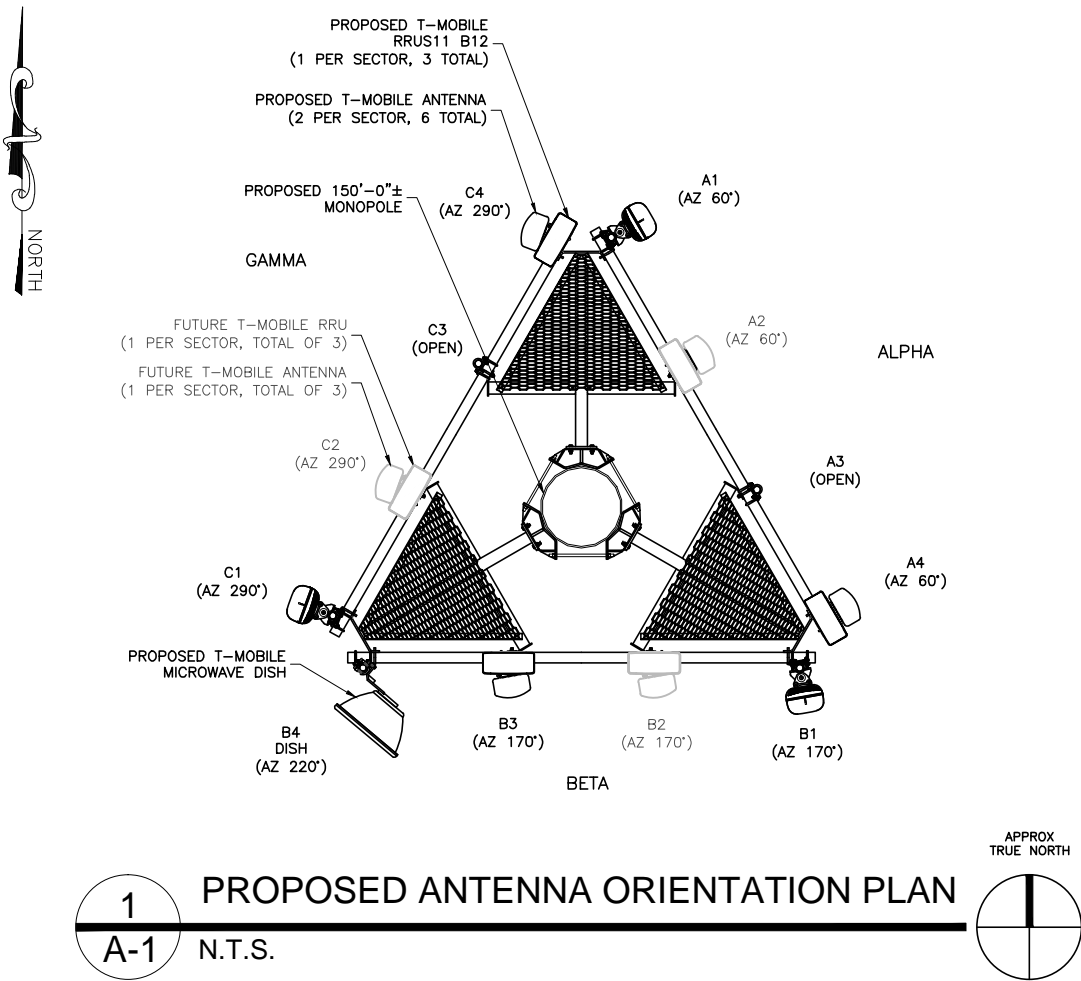
- THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES ORDINANCES, LAWS AND REGULATIONS OF ALL MUNICIPALITIES, UTILITIES COMPANY OR OTHER PUBLIC AUTHORITIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTIONS THAT MAY BE REQUIRED BY ANY FEDERAL, STATE, COUNTY OR MUNICIPAL AUTHORITIES.
- THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER, IN WRITING, OF ANY CONFLICTS, ERRORS OR OMISSIONS PRIOR TO THE SUBMISSION OF BIDS OR PERFORMANCE OF WORK. MINOR OMISSIONS OR ERRORS IN THE BID DOCUMENTS SHALL NOT RELIEVE THE CONTRACTOR FROM RESPONSIBILITY FOR THE OVERALL INTENT OF THESE DRAWINGS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING SITE IMPROVEMENTS PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL REPAIR ANY DAMAGE CAUSED AS A RESULT OF CONSTRUCTION OF THIS FACILITY.
- THE SCOPE OF WORK FOR THIS PROJECT SHALL INCLUDE PROVIDING ALL MATERIALS, EQUIPMENT AND LABOR REQUIRED TO COMPLETE THIS PROJECT. ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
- THE CONTRACTOR SHALL VISIT THE PROJECT SITE PRIOR TO SUBMITTING A BID TO VERIFY THAT THE PROJECT CAN BE CONSTRUCTED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
- CONTRACTOR SHALL VERIFY ANTENNA ELEVATION AND AZIMUTH WITH RF ENGINEERING PRIOR TO INSTALLATION.
- TRANSMITTER EQUIPMENT AND ANTENNAS ARE DESIGNED TO MEET ANSI/EIA/TIA 222-G REQUIREMENTS.
- ALL STRUCTURAL ELEMENTS SHALL BE HOT DIPPED GALVANIZED STEEL.
- CONTRACTOR SHALL MAKE A UTILITY "ONE CALL" TO LOCATE ALL UTILITIES PRIOR TO EXCAVATING.
- IF ANY UNDERGROUND UTILITIES OR STRUCTURES EXIST BENEATH THE PROJECT AREA, CONTRACTOR MUST LOCATE IT AND CONTACT THE APPLICANT & THE OWNER'S REPRESENTATIVE.
- OCCUPANCY IS LIMITED TO PERIODIC MAINTENANCE AND INSPECTION BY TECHNICIANS APPROXIMATELY 10 TIMES PER MONTH.
- THIS PLAN IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
- NO SIGNIFICANT NOISE, SMOKE, DUST, OR ODOR WILL RESULT FROM THIS FACILITY.
- THE FACILITY IS UNMANNED AND NOT INTENDED FOR HUMAN HABITATION (NO HANDICAP ACCESS REQUIRED).
- THE FACILITY IS UNMANNED AND DOES NOT REQUIRE POTABLE WATER OR SANITARY SERVICE.
- POWER TO THE FACILITY WILL BE MONITORED BY A SEPARATE METER.
- NO NEW LANDSCAPING IS PROPOSED. COMPOUND IS SCREENED BY EXISTING TREE LINE TO THE SOUTH, EXISTING EVERGREEN ROW TO THE EAST, AND SETBACKS AND COMMERCIAL DEVELOPMENT TO THE WEST AND NORTH. EXISTING TREES WITHIN 150' WILL BE PRESERVED IN ACCORDANCE WITH SECTION 23-7A.4.1.6.B FOR THE ONE DECORATIVE TREE WITHIN COMPOUND LOCATION.



STRUCTURAL NOTE:
CONTRACTOR TO VERIFY ALL PROPOSED ANTENNAS & CABLES WERE CONSIDERED AND PASSED A STRUCTURAL ANALYSIS PERFORMED BY A LICENSED ENGINEER PRIOR TO INSTALLATION.

ANTENNA INFORMATION											
SECTOR	STATUS	ANTENNA MANUFACTURER	ANTENNA MODEL	ANTENNA DIMENSIONS (HxWxD)	MECHANICAL DOWN TILT	ELECTRICAL DOWN TILT	RAD CENTER	AZIMUTH	TMA/RRU QUANTITY & MODEL	CABLE QUANTITY & TYPE	CABLE LENGTH
A1	PROPOSED	ERICSSON	AIR 32 DB	56.6"x12.9"x8.7"	0° / 0°	4° / 4°	146'	60°	—	(1) 6X12 HYBRID CABLE	172'±
A2	FUTURE	TBD	TBD	—	—	—	146'	60°	TBD	(1) FUTURE 6X12 HYBRID CABLE	172'±
A3	OPEN	—	—	—	—	—	—	—	—	—	—
A4	PROPOSED	COMMSCOPE	LNx-6515DS-A1M	96.4"x11.9"x7.1"	0°	6°	146'	60°	(1) ERICSSON RRUS11 B12	(1) 6X12 HYBRID CABLE	172'±
B1	PROPOSED	ERICSSON	AIR 32 DB	56.6"x12.9"x8.7"	0° / 0°	4° / 4°	146'	170°	—	SHARED WITH A-1	—
B2	FUTURE	TBD	TBD	—	—	—	146'	170°	TBD	(1) FUTURE 6X12 HYBRID CABLE	172'±
B3	PROPOSED	COMMSCOPE	LNx-6515DS-A1M	96.4"x11.9"x7.1"	0°	6°	146'	170°	(1) ERICSSON RRUS11 B12	SHARED WITH A-1	—
B4	PROPOSED	RFS	SC2-W100BD	—	—	—	146'	220°	—	(1) 1/2" COAX CABLE	172'±
C1	PROPOSED	ERICSSON	AIR 32 DB	56.6"x12.9"x8.7"	0° / 0°	3° / 3°	146'	290°	—	SHARED WITH A-4	—
C2	FUTURE	TBD	TBD	—	—	—	146'	290°	TBD	(1) FUTURE 6X12 HYBRID CABLE	172'±
C3	OPEN	—	—	—	—	—	—	—	—	—	—
C4	PROPOSED	COMMSCOPE	LNx-6515DS-A1M	96.4"x11.9"x7.1"	0°	5°	146'	290°	(1) ERICSSON RRUS11 B12	SHARED WITH A-4	—

NOTES:
1. CONTRACTOR TO VERIFY PROPOSED ANTENNA INFORMATION IS THE MOST CURRENT DATA AT TIME OF CONSTRUCTION.
2. CONTRACTOR TO CONFIRM CABLE LENGTHS PRIOR TO CONSTRUCTION.



1
A-1 PROPOSED ANTENNA ORIENTATION PLAN
N.T.S.

Eco-Site

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VA-0003
7FBU103J
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FREDERICKSBURG, VA 22407
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CONSULTANT:
NB+C
TOTALLY COMMITTED.
NB+C ENGINEERING SERVICES, LLC.
6095 MARSHALLEE DRIVE, SUITE 300
ELKBRIDGE, MD 21075
(410) 712-7092

CONSULTANT:
DRAWN BY: APM
CHK.: JIK
APV.: JRR

LICENSER:

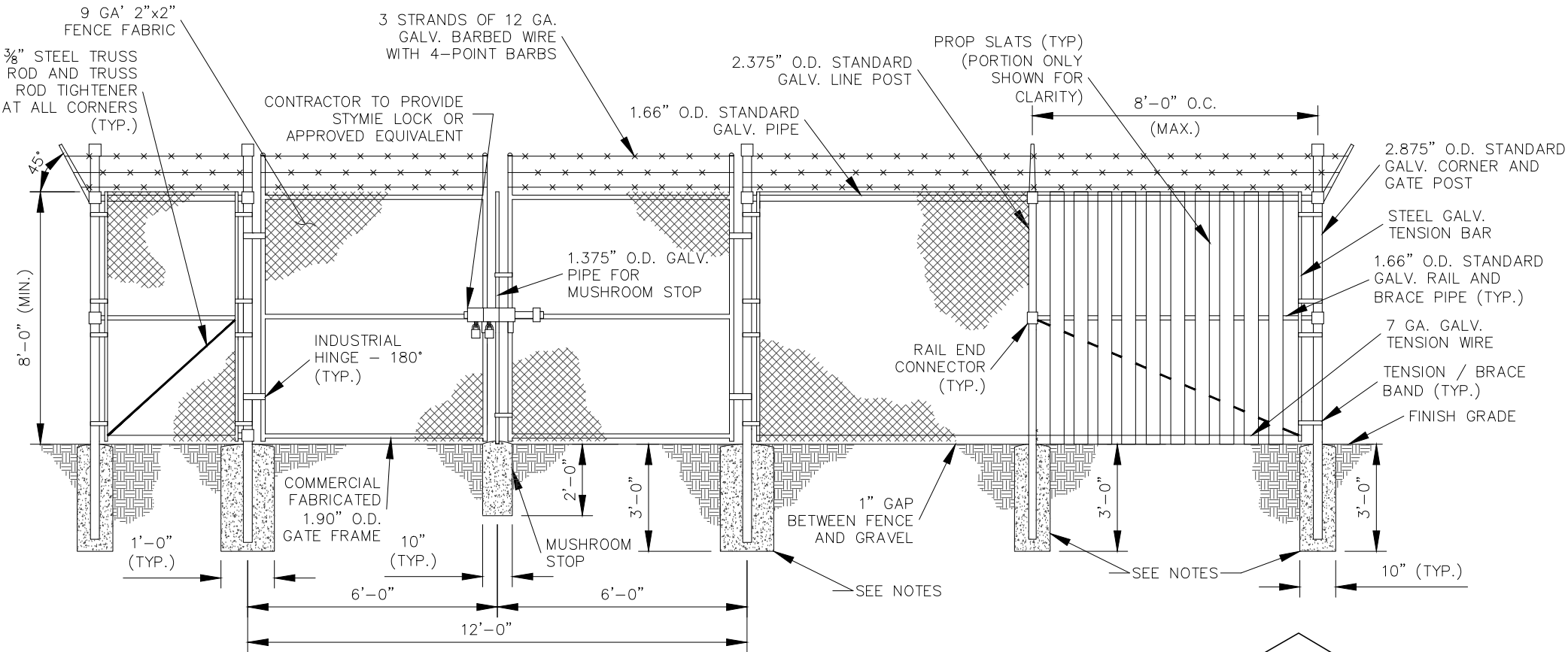
PHILIP BURTNER, P.E.
VA PROFESSIONAL ENGINEER LIC. #022023

SHEET TITLE:
**ANTENNA PLANS
& ANTENNA
SCHEDULE**

SHEET NUMBER: **A-1**
REVISION: **1**
018893000

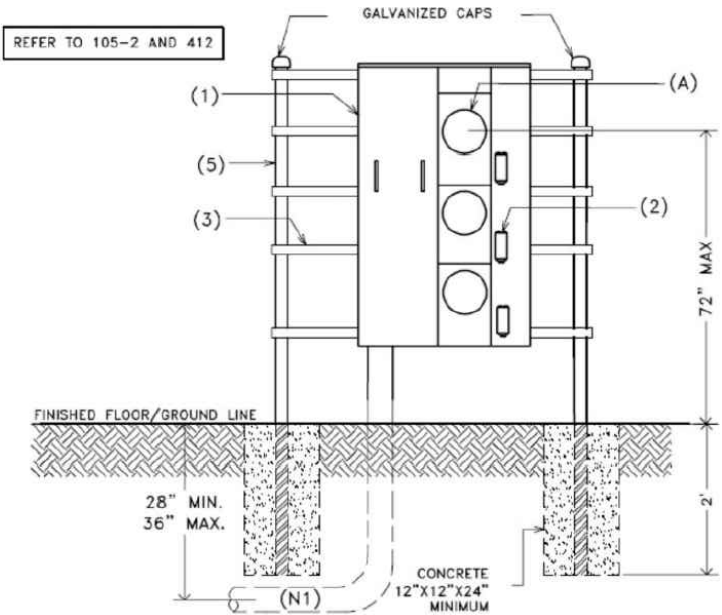
FENCE NOTES

1. USE 3,000-PSI CONCRETE, FULLY CONSOLIDATED AROUND THE POST.
2. WHERE THE POST IS SET IN ROCK OR CONCRETE, CORE A HOLE 12" DEEP AND 1" LARGER IN DIAMETER THAN THE POST. SET THE POST AND GROUT IN PLACE USING NON-SHRINK GROUT.
3. ALL POSTS MUST BE PLUMB AND ALIGNED WITH ONE ANOTHER IN BOTH HORIZONTAL AND VERTICAL PLANES.
4. CORNERS AND GATEPOSTS FOR CHAIN LINK FENCES SHALL EXTEND ABOVE THE TOP STRAND OF BARBED WIRE TO PROVIDE TENSIONING FOR THE BARBED WIRE.
5. PROVIDE MIDRAILS AND BRACING AT ALL CORNER POSTS WHERE THE FENCE CHANGES DIRECTION BY MORE THAN 30 DEGREES.
6. THE GRADE OF THE SITE AND INSTALLATION OF THE FENCE SHALL PROVIDE FOR NO MORE THAN A 1" GAP BETWEEN THE BOTTOM OF THE FENCE MATERIAL AND FINISH GRADE.
7. CONTRACTOR SHALL PROVIDE HOLD OPEN DEVICES FOR ALL GATES AT THE SPECIFIED OPEN POSITIONS, DRIVEN PIPE TYPE RECEIVERS ARE NOT AUTHORIZED.
8. CONTRACTOR SHALL ALSO PROVIDE A MUSHROOM TYPE RECEIVER AT THE CLOSE POSITION.

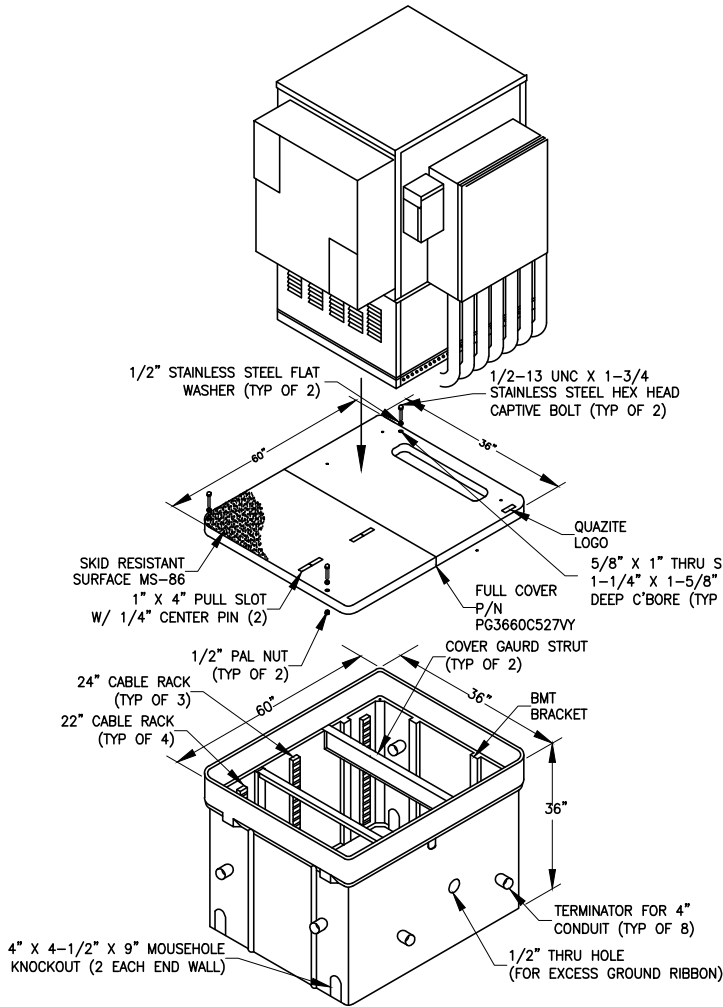


1 CHAIN LINK FENCE AND GATE ELEVATION
D-1 NOT TO SCALE

CONSULT DOMINION ELECTRIC SUPPLY COMPANY FOR THIS TYPE OF INSTALLATION



2 DOMINION 3-GANG METER STACK DETAIL
D-1 NOT TO SCALE



3 MESA MUX VAULT DETAIL
D-1 NOT TO SCALE

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LICENSER:

COMMONWEALTH OF VIRGINIA
PHILIP BURTNER, P.E.
VA PROFESSIONAL ENGINEER LIC. #022023

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SPECIFICATIONS
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