

ARCHITECTURAL AND ENGINEERING FIRM

BC ARCHITECTS ENGINEERS, PLC  
5661 COLUMBIA PIKE, SUITE 200  
FALLS CHURCH, VA 22041-2868  
TEL: (703) 671-6000 CONTACT: BRIAN QUINN, AIA  
FAX: (703) 671-6300 PRINCIPAL  
EMAIL: bquinn@bcplc.com  
COMPANY REGISTRATION NO.: 452739

APPLICANT INFORMATION

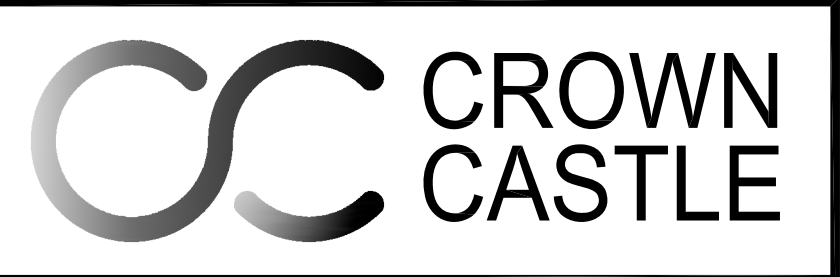
CROWN CASTLE  
6325 ARDREY KELL ROAD, SUITE 600  
CHARLOTTE, NC 28277  
TEL: (877) 486-9377 CONTACT: SARAH BROWN  
PROJECT MANAGER  
NEW TOWER CONSTRUCTION  
TEL: (850) 251-4236  
EMAIL: Sarah.Brown@crowncastle.com

PROJECT TITLE

FINAL ZONING DRAWINGS FOR A 70' MONOPOLE DROP & SWAP

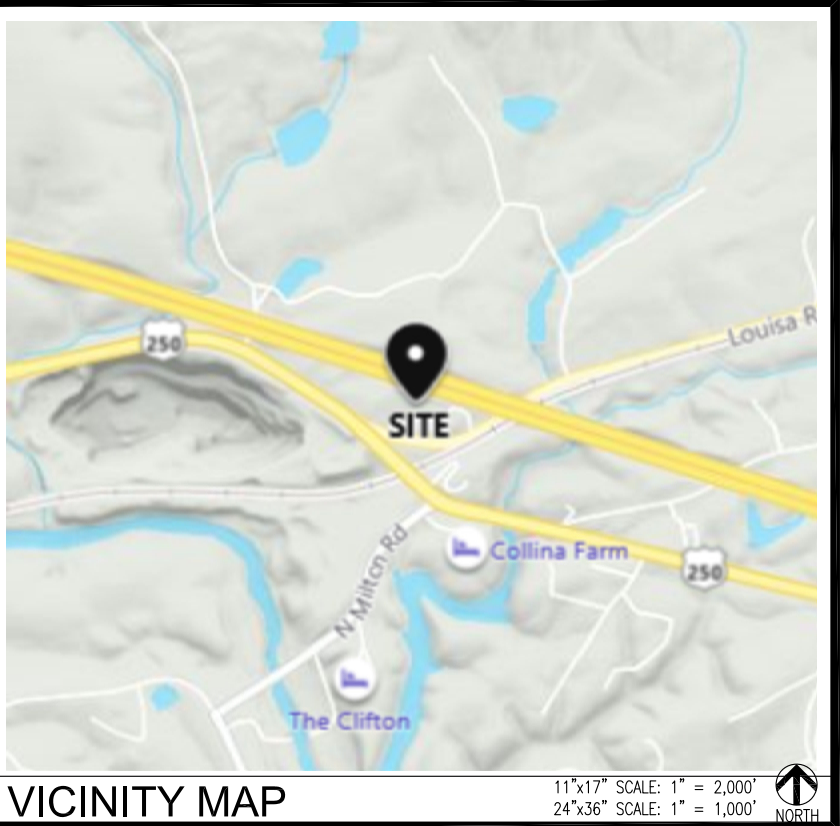
- STARTING FROM CROWN OFFICE AT 6325 ARDREY KELL RD, CHARLOTTE, NC 28277:
- DEPART AND HEAD WEST ON ARDREY KELL RD 0.1 MI
  - TURN RIGHT ONTO NC-16/PROVIDENCE RD 0.5 MI
  - TAKE THE RAMP ON THE RIGHT FOR I-485 NORTH AND HEAD TOWARD MATTHEWS 25.9 MI, 22 MIN
  - AT EXIT 30, HEAD RIGHT ON THE RAMP FOR I-85 TOWARD GREENSBORO/SPARTANBURG 72.6 MI, 55 MIN
  - KEEP STRAIGHT TO GET ONTO I-85 N BUS/US-70 E/US-29 N 4.1 MI
  - KEEP STRAIGHT TO GET ONTO I-40 E/I-85 N BUS/US-220 N/US-70 E/US-29 N 1.7 MI
  - AT EXIT 223, HEAD RIGHT ON THE RAMP FOR US-220 NORTH/US-29 NORTH/US-70 EAST TOWARD REIDSVILLE 3.2 MI
  - KEEP STRAIGHT TO GET ONTO US-29 N/N OHENRY BLVD N 36.9 MI, 29 MIN
  - AT EXIT 168, HEAD RIGHT ON THE RAMP FOR US-29 NORTH/US-58 EAST TOWARD LYNCHBURG/SOUTH BOSTON ▲ MINOR CONGESTION ● ENTERING VIRGINIA 23.7 MI, 23 MIN
  - TAKE THE RAMP ON THE LEFT FOR US-29 NORTH AND HEAD TOWARD LYNCHBURG 9.6 MI
  - TAKE THE RAMP ON THE LEFT FOR US-29 AND HEAD TOWARD LYNCHBURG ▲ MINOR CONGESTION 34.7 MI, 36 MIN
  - TAKE THE RAMP ON THE RIGHT FOR US-29 NORTH/US-460 EAST AND HEAD TOWARD APPOMATTOX/CHARLOTTESVILLE/LIBERTY UNIVERSITY MARATHON GAS ON THE CORNER 2.5 MI
  - KEEP STRAIGHT TO GET ONTO US-460 E/US-501 S/US-29 N/JERRY FALWELL PKWY 1.9 MI
  - KEEP STRAIGHT TO GET ONTO US-29 N/US-460 E/RICHMOND HWY ▲ MINOR CONGESTION 2.1 MI
  - TAKE THE RAMP ON THE RIGHT FOR US-29 N AND HEAD TOWARD AMHERST/CHARLOTTESVILLE 60.3 MI, 54 MIN
  - TAKE THE RAMP ON THE RIGHT FOR I-64 EAST AND HEAD TOWARD CHARLOTTESVILLE 6.0 MI
  - AT EXIT 124, HEAD RIGHT ON THE RAMP FOR US-250 TOWARD SHADWELL 0.3 MI
  - TURN RIGHT ONTO US-250 E/RICHMOND RD TOWARD SHADWELL 1.9 MI
  - TURN LEFT ONTO VA-22/LOUISA RD 0.3 MI
  - TURN LEFT 466 FT
  - ARRIVE AT YOUR DESTINATION ON THE RIGHT

## SITE DIRECTIONS



SITE NAME: UNION RUN  
SITE ID: 842590

ADDRESS: 2987 EDGEHILL DR  
CHARLOTTESVILLE, VA 22911

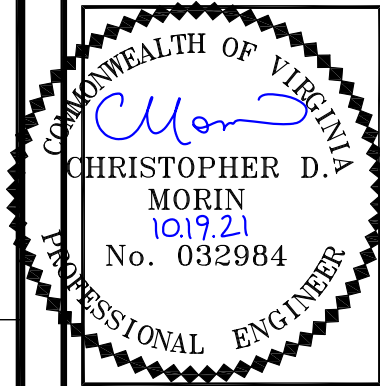
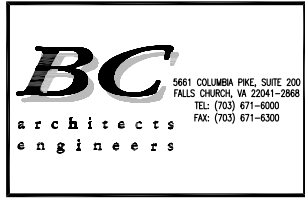


## VICINITY MAP

SITE INFORMATION

PARCEL IDENTIFICATION: 07900-00-00-01000  
PARCEL ADDRESS: 2987 EDGEHILL DR  
CHARLOTTESVILLE, VA 22911  
PROPERTY OWNER: ALBEMARLE EDGEHILL FARM, LLC  
LOUISA ROAD, KESWICK, VA 22947  
DEED REFERENCE: DB 3364 PG 522  
JURISDICTION: ALBEMARLE COUNTY  
ZONING CLASSIFICATION: RA (RURAL AREAS)  
LAND USE: -  
PARCEL SIZE: 684.60 AC  
TOWER HEIGHT & TYPE: 70' MONOPOLE  
GEOGRAPHIC COORDINATES: LATITUDE: 38° 00' 54.10" (NAD 83) (38.015028°)  
LONGITUDE: -78° 23' 41.28" (NAD 83) (-78.394783°)  
1A GROUND ELEVATION: 431.6' AMSL (NAVD 88)  
CODES: 2018 IBC, NEC 2017  
EMERGENCY INFO: JURISDICTION: ALBEMARLE COUNTY  
LOCAL FIRE & RESCUE: (434) 296-5833  
LOCAL POLICE: (434) 972-4001  
BUILDING OFFICIAL CONTACT: NAME: MICHAEL DELLINGER  
ADDRESS: 401 MCINTIRE RD  
CHARLOTTESVILLE, VA 22902  
PHONE NO.: (434) 296-5832 EXT. 3228

DRAWING INDEX	
SHEET NUMBER	DESCRIPTION
T-1	TITLE SHEET
3 SHEETS	SURVEY
A-0	SITE PLAN - EXISTING
A-1	COMPOUND PLAN - EXISTING
A-2	COMPOUND PLAN - PROPOSED
A-3	EXISTING & PROPOSED TOWER ELEVATIONS
A-4	PROPOSED TOWER LOADING
A-5	ICEBRIDGE DETAILS
A-6	SIGHT DISTANCE PLAN & PROFILE
A-7	CIVIL DETAILS
A-8	SITE ENTRANCE PLAN & VDOT PE-1 ENTRANCE DETAIL
A-9	FENCE & GATE DETAILS
A-10	ANTENNA MOUNT DETAILS



REVISIONS	NO.	DATE	DESCRIPTION	BY	AGT
	A	07-07-21	PRELIMINARY ZONING DRAWINGS		AGT
	0	07-12-21	FINAL ZONING DRAWINGS		AGT
	1	07-20-21	TOWER LOCATION CHANGE		AGT
	2	07-22-21	VDOT ROW DIMENSIONING		AGT
	3	07-22-21	SITE ADDRESS; TOWER DIMENSIONS		AGT
	4	09-27-21	COUNTY COMMENTS		AGT
	5	10-06-21	COUNTY COMMENTS		AGT
	6	10-19-21	COUNTY COMMENTS		AGT

DRAWN BY: AGT  
CHECKED BY: BMQ  
DRAWING DATE: 10-19-21

CARRIER'S NAME

SITE NUMBER:  
SITE NAME:

SITE NAME

UNION RUN

BUSINESS UNIT NUMBER

842590

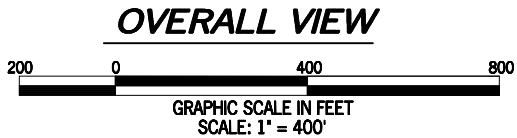
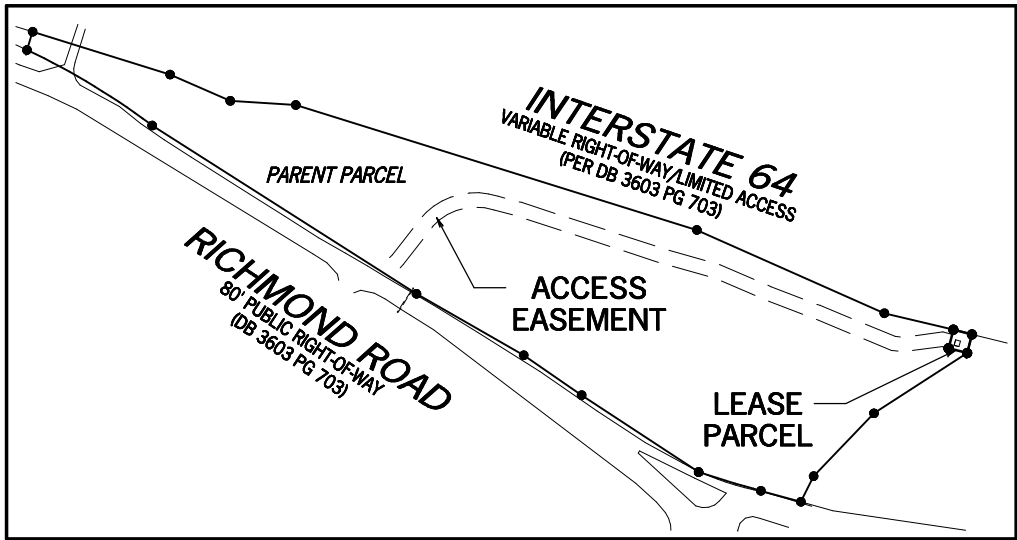
SITE ADDRESS

2987 EDGEHILL DR  
CHARLOTTESVILLE, VA 22911

SHEET TITLE

TITLE SHEET

SHEET NUMBER



### GPS NOTES

THE FOLLOWING GPS STATISTICS UPON WHICH THIS SURVEY IS BASED HAVE BEEN PRODUCED AT THE 95% CONFIDENCE LEVEL:

POSITIONAL ACCURACY: 0.04 FEET (HORZ) 0.06 FEET (VERT)  
TYPE OF EQUIPMENT: GEOMAX ZENITH35 PRO BASE AND ROVER, DUAL FREQUENCY  
TYPE OF GPS FIELD PROCEDURE: REAL-TIME KINEMATIC NETWORKS  
DATES OF SURVEY: 6/22/2021  
DATUM / EPOCH: NAD\_83(2011) EPOCH: 2010.0000  
PUBLISHED / FIXED CONTROL USE: N/A  
GEOID MODEL: 18  
COMBINED GRID FACTOR(S): 0.99999364  
CONVERGENCE ANGLE: 00°03'49.9"  
BENCHMARKS USED: ADJUSTED NETWORK SOLUTION USING LEICA SMARTNET REFERENCE STATION NETWORK

### PARENT PARCEL

OWNER: ALBEMARLE EDGEHILL FARM, LLC  
SITE ADDRESS: LOUISA ROAD, KESWICK, VIRGINIA 22947  
PARCEL ID: 07900-00-00-01000  
AREA: 684.60 ACRES (PER TAX ASSESSOR)  
ZONED: RA  
ALL ZONING INFORMATION SHOULD BE VERIFIED WITH THE PROPER ZONING OFFICIALS  
REFERENCE: DEED BOOK 3364 PAGE 522  
DEED BOOK 3603 PAGE 703

### SURVEYOR CERTIFICATION

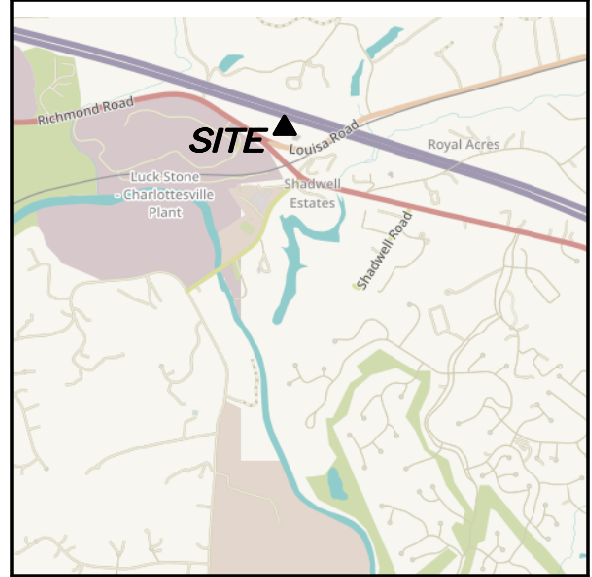
I HEREBY CERTIFY THAT THIS MAP IS CORRECT AND THAT ANY VISIBLE ENCROACHMENTS ARE SHOWN HEREON.

*G. Darrell Taylor*  
G. DARRELL TAYLOR, PLS  
7/6/2021  
DATE

THIS MAP IS NOT A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS. THIS MAP IS ONLY INTENDED FOR THE PARTIES AND PURPOSES SHOWN. THIS MAP IS NOT FOR RECORDATION.

### SURVEYOR'S NOTES

ALL PRIVATE UTILITY INFORMATION WAS PROVIDED BY GPRS INCORPORATED, SUBMITTAL NUMBER 274863  
DATE 06-22-2021



VICINITY MAP  
NOT TO SCALE

### GENERAL NOTES

\* THIS SPECIFIC PURPOSE SURVEY IS FOR THE LEASED PREMISES AND EASEMENTS ONLY. THIS SPECIFIC PURPOSE SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF CROWN CASTLE AND EXCLUSIVELY FOR THE TRANSFERRAL OF THE LEASED PREMISES AND THE RIGHTS OF EASEMENT SHOWN HEREON AND SHALL NOT BE USED AS AN EXHIBIT OR EVIDENCE IN THE FEE SIMPLE TRANSFERRAL OF THE PARENT PARCEL NOR ANY PORTION OR PORTIONS THEREOF. BOUNDARY INFORMATION SHOWN HEREON HAS BEEN COMPILED FROM TAX MAPS AND DEED DESCRIPTIONS ONLY. NO BOUNDARY SURVEY OF THE PARENT PARCEL WAS PERFORMED.

THIS DRAWING DOES NOT REPRESENT A BOUNDARY SURVEY.

THIS SPECIFIC PURPOSE SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT WHICH MAY REVEAL ADDITIONAL CONVEYANCES, EASEMENTS, OR RIGHTS-OF-WAY NOT SHOWN HEREON.

EQUIPMENT USED FOR ANGULAR & LINEAR MEASUREMENTS: LEICA TPS 1200 ROBOTIC & GEOMAX ZENITH 35. (DATE OF LAST FIELD VISIT: 6/22/2021)

BEARINGS SHOWN ON THIS SPECIFIC PURPOSE SURVEY ARE BASED ON GRID NORTH (NAD 83) VIRGINIA SOUTH ZONE.

PER THE FEMA FLOODPLAIN MAPS, THE SITE IS LOCATED IN AN AREA DESIGNATED AS ZONE X (AREA OF MINIMAL FLOOD HAZARD). COMMUNITY PANEL NO. : 51003C0295D DATED: 02/04/2005

NO WETLAND AREAS HAVE BEEN INVESTIGATED BY THIS SPECIFIC PURPOSE SURVEY.

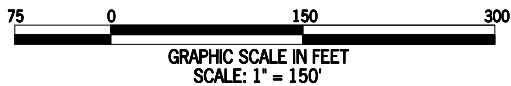
ALL ZONING INFORMATION SHOULD BE VERIFIED WITH THE PROPER ZONING OFFICIALS.

ANY UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM ABOVE GROUND FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEES THAT ANY UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT ANY UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED ANY UNDERGROUND UTILITIES.

SURVEY NOT VALID WITHOUT SHEETS 2 & 3



Know what's below.  
Call before you dig.



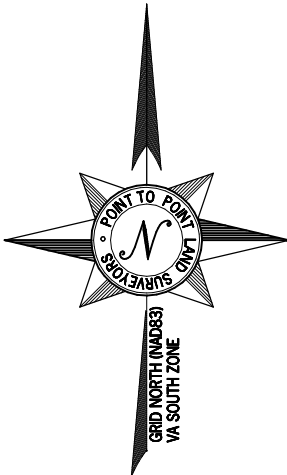
### LEGEND

POC POINT OF COMMENCEMENT  
POB POINT OF BEGINNING  
IPF IRON PIN FOUND  
N/F NOW OR FORMERLY  
CAB CABINET  
EM ELECTRIC METER  
HH HANDHOLE  
IB ICE BRIDGE  
C/O SEWER CLEANOUT  
INV INVERT  
RCP REINFORCED CONCRETE PIPE  
RB REBAR  
BFO BURIED FIBER OPTIC

—OU— OVERHEAD UTILITY  
—G— UNDERGROUND GAS LINE  
—E— UNDERGROUND ELECTRICAL LINE  
—T— UNDERGROUND TELECOMMUNICATION LINE

### CURVE TABLE

LINE	ARC	RADIUS	CHD. BRG.	CHD.
C1	155.82'	134.98'	S75°00'06"W	147.31'



\* SPECIFIC PURPOSE SURVEY PREPARED BY:

**POINT TO POINT LAND SURVEYORS**  
100 Governors Trace, Ste. 103  
Peachtree City, GA 30269  
(p) 678.565.4440  
(f) 678.565.4497  
(w) pointtopointsurvey.com



SPECIFIC PURPOSE SURVEY PREPARED FOR:



UNION RUN

SITE NUMBER:  
BU 842590

RIVANNA MAGISTERIAL DISTRICT  
ALBEMARLE COUNTY, VIRGINIA

DRAWN BY: GJH  
CHECKED BY: JKL  
APPROVED: D. MILLER  
DATE: JULY 6, 2021  
P2P JOB #: 210924VA

SHEET:  
**1**  
OF 3



LEASE PARCEL - AS PROVIDED & AS SURVEYED

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN RIVANNA MAGISTERIAL DISTRICT, ALBEMARLE COUNTY, VIRGINIA, AND BEING A PART OF THE LANDS OF ALBEMARLE EDGEHILL FARM, LLC, AS RECORDED IN DEED BOOK 3364 PAGE 522, ALBEMARLE COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8-INCH REBAR FOUND ON THE SOUTHERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 64, SAID REBAR HAVING A VIRGINIA GRID NORTH, NAD83, SOUTH ZONE VALUE OF N:3893176.3917 E:11513231.3675; THENCE RUNNING ALONG SAID RIGHT-OF-WAY LINE, SOUTH 75°34'52" EAST, 40.00 FEET TO A POINT AT THE NORTHEAST CORNER OF SAID LANDS; THENCE LEAVING THE RIGHT-OF-WAY LINE AND RUNNING ALONG THE EAST PROPERTY LINE, SOUTH 14°25'08" WEST, 40.00 FEET TO A 1/2-INCH REBAR FOUND HAVING A VIRGINIA GRID NORTH, NAD83, SOUTH ZONE VALUE OF N:3893160.8188 E:11513210.5559; THENCE LEAVING THE PROPERTY LINE AND RUNNING, NORTH 75°34'52" WEST, 40.00 FEET TO A POINT; THENCE, NORTH 14°25'08" EAST, 40.00 FEET TO A POINT AND THE POINT OF BEGINNING.

BEARINGS BASED ON VIRGINIA GRID NORTH, NAD83, SOUTH ZONE.

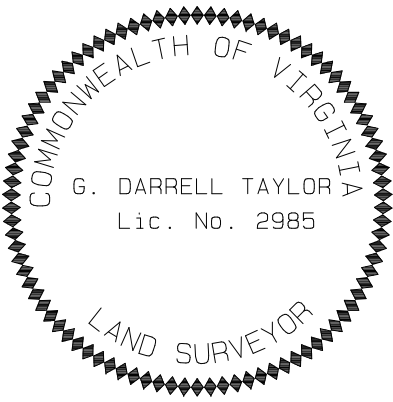
SAID TRACT CONTAINS 0.0367 ACRES (1,600 SQUARE FEET), MORE OR LESS.

30' INGRESS-EGRESS & UTILITY EASEMENT- AS SURVEYED

TOGETHER WITH AN A 30-FOOT WIDE INGRESS-EGRESS AND UTILITY EASEMENT (LYING 15 FEET EACH SIDE OF CENTERLINE) LYING AND BEING IN RIVANNA MAGISTERIAL DISTRICT, ALBEMARLE COUNTY, VIRGINIA, AND BEING A PART OF THE LANDS OF ALBEMARLE EDGEHILL FARM, LLC, AS RECORDED IN DEED BOOK 3364 PAGE 522, ALBEMARLE COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, COMMENCE AT A 5/8-INCH REBAR FOUND ON THE SOUTHERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 64, SAID REBAR HAVING A VIRGINIA GRID NORTH, NAD83, SOUTH ZONE VALUE OF N:3893176.3917 E:11513231.3675; THENCE RUNNING ALONG SAID RIGHT-OF-WAY LINE, SOUTH 75°34'52" EAST, 40.00 FEET TO A POINT AT THE NORTHEAST CORNER OF SAID LANDS; THENCE LEAVING THE RIGHT-OF-WAY LINE AND RUNNING ALONG THE EAST PROPERTY LINE, SOUTH 14°25'08" WEST, 40.00 FEET TO A 1/2-INCH REBAR FOUND HAVING A VIRGINIA GRID NORTH, NAD83, SOUTH ZONE VALUE OF N:3893160.8188 E:11513210.5559; THENCE LEAVING THE PROPERTY LINE AND RUNNING, NORTH 75°34'52" WEST, 40.00 FEET TO A POINT; THENCE, NORTH 14°25'08" EAST, 15.00 FEET TO A POINT AND THE TRUE POINT OF BEGINNING; THENCE RUNNING, NORTH 75°34'52" WEST, 16.81 FEET TO A POINT; THENCE, SOUTH 82°35'35" WEST, 83.73 FEET TO A POINT; THENCE, NORTH 82°38'01" WEST, 20.04 FEET TO A POINT; THENCE, NORTH 67°42'53" WEST, 171.10 FEET TO A POINT; THENCE, NORTH 68°55'14" WEST, 108.95 FEET TO A POINT; THENCE, NORTH 66°47'55" WEST, 115.59 FEET TO A POINT; THENCE, NORTH 74°14'03" WEST, 122.54 FEET TO A POINT; THENCE, NORTH 71°54'25" WEST, 309.61 FEET TO A POINT; THENCE, NORTH 75°20'03" WEST, 50.87 FEET TO A POINT; THENCE, 155.82 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 134.98 FEET AND BEING SCRIBED BY A CHORD BEARING, SOUTH 75°00'06" WEST, 147.31 FEET TO A POINT; THENCE, SOUTH 37°59'27" WEST, 100.78 FEET TO A POINT; THENCE, SOUTH 42°42'42" WEST, 39.90 FEET TO THE ENDING AT A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF RICHMOND ROAD (HAVING AN 80-FOOT PUBLIC RIGHT-OF-WAY).

BEARINGS BASED ON VIRGINIA GRID NORTH, NAD83, SOUTH ZONE.



NO.	DATE	REVISION
1	7/27/21	REV. TOWER LOCATION
2	9/24/21	SIGHT DISTANCES
3	9/27/21	REV. ING/EGR ESMT.

\* SPECIFIC PURPOSE SURVEY PREPARED BY:

**POINT TO POINT LAND SURVEYORS**  
100 Governors Trace, Ste. 103  
Peachtree City, GA 30269  
(p) 678.565.4440  
(f) 678.565.4497  
(w) pointtopointsurvey.com



SPECIFIC PURPOSE SURVEY PREPARED FOR:



UNION RUN

SITE NUMBER:  
BU 842590

RIVANNA MAGISTERIAL DISTRICT  
ALBEMARLE COUNTY, VIRGINIA

DRAWN BY: GJH

CHECKED BY: JKL

APPROVED: D. MILLER

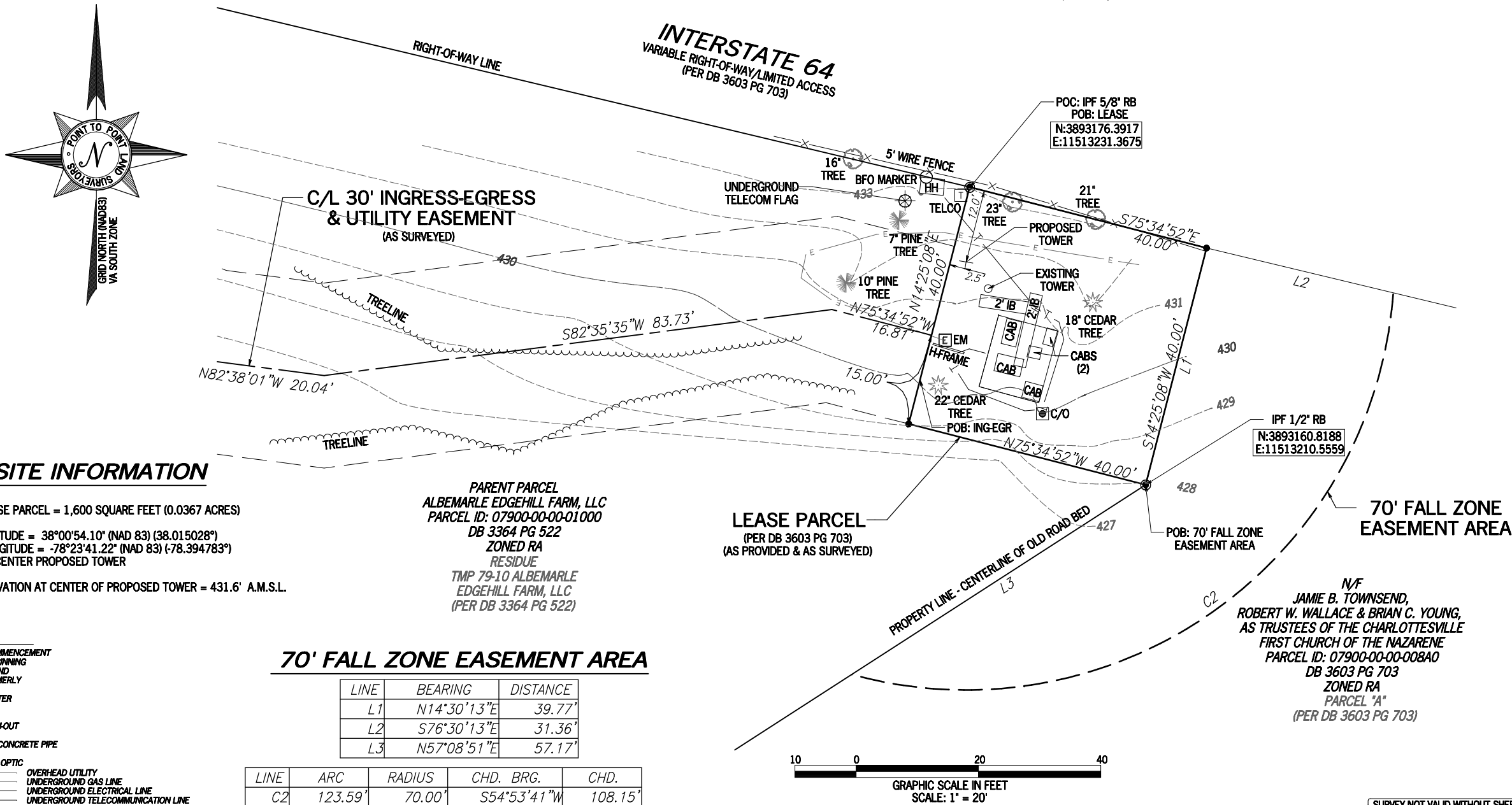
DATE: JULY 6, 2021

P2P JOB #: 210924VA

SHEET:

2

OF 3



SITE INFORMATION

LEASE PARCEL = 1,600 SQUARE FEET (0.0367 ACRES)  
LATITUDE = 38°00'54.10" (NAD 83) (38.015028°)  
LONGITUDE = -78°23'41.22" (NAD 83) (-78.394783°)  
AT CENTER PROPOSED TOWER  
ELEVATION AT CENTER OF PROPOSED TOWER = 431.6' A.M.S.L.

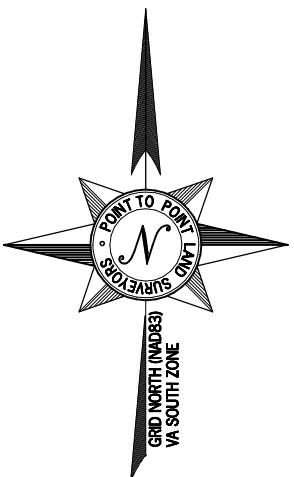
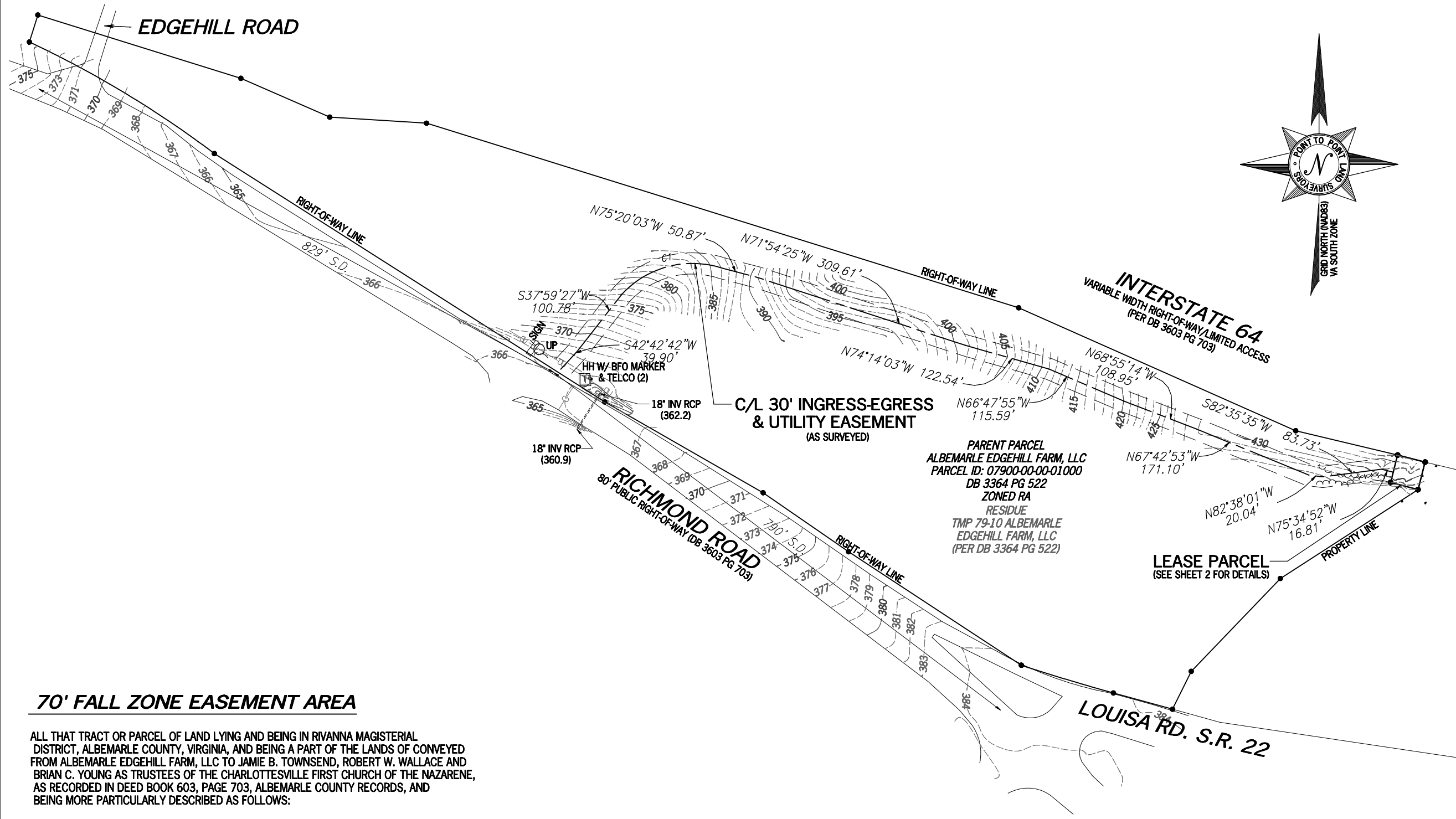
LEGEND

POC POINT OF COMMENCEMENT  
POB POINT OF BEGINNING  
IPF IRON PIN FOUND  
N/F NOW OR FORMERLY  
CAB CABINET  
EM ELECTRIC METER  
HH HANDHOLE  
IB ICE BRIDGE  
C/O SEWER CLEAN-OUT  
INV INVERT  
RCP REINFORCED CONCRETE PIPE  
RB REBAR  
BFO BURIED FIBER OPTIC  
—OU— OVERHEAD UTILITY  
—G—G— UNDERGROUND GAS LINE  
—E— UNDERGROUND ELECTRICAL LINE  
—T— UNDERGROUND TELECOMMUNICATION LINE

70' FALL ZONE EASEMENT AREA

LINE	BEARING	DISTANCE
L1	N14°30'13"E	39.77'
L2	S76°30'13"E	31.36'
L3	N57°08'51"E	57.17'

LINE	ARC	RADIUS	CHD. BRG.	CHD.
C2	123.59'	70.00'	S54°53'41"W	108.15'



NO.	DATE	REVISION
1	7/27/21	REV. TOWER LOCATION
2	9/24/21	SIGHT DISTANCES
3	9/27/21	REV. ING/EGR ESMT.

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SPECIFIC PURPOSE SURVEY PREPARED FOR:



UNION RUN

SITE NUMBER:

BU 842590

RIVANNA MAGISTERIAL DISTRICT  
ALBEMARLE COUNTY, VIRGINIA

DRAWN BY: GJH	SHEET:
CHECKED BY: JKL	3
APPROVED: D. MILLER	OF 3
DATE: JULY 6, 2021	
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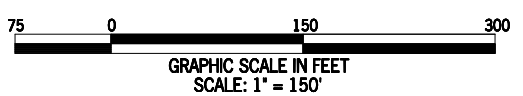
### 70' FALL ZONE EASEMENT AREA

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN RIVANNA MAGISTERIAL DISTRICT, ALBEMARLE COUNTY, VIRGINIA, AND BEING A PART OF THE LANDS OF CONVEYED FROM ALBEMARLE EDGEHILL FARM, LLC TO JAMIE B. TOWNSEND, ROBERT W. WALLACE AND BRIAN C. YOUNG AS TRUSTEES OF THE CHARLOTTESVILLE FIRST CHURCH OF THE NAZARENE, AS RECORDED IN DEED BOOK 603, PAGE 703, ALBEMARLE COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2-INCH REBAR FOUND ON THE WESTERN BOUNDARY LINE OF PARCEL "A" AS DESCRIBED ON A PLAT RECORDED IN THE ABOVE DESCRIBED CONVEYANCE; SAID POINT BEING FURTHER LOCATED AT THE END OF THE NORTH 57°08'51" EAST 231.22 FOOT BOUNDARY LINE AS SHOWN ON SAID PLAT; SAID POINT HAVING A VIRGINIA GRID NORTH, NAD83, SOUTH ZONE VALUE OF N:3893160.8188 E:11513210.5559; THENCE RUNNING WITH SAID WESTERN BOUNDARY LINE, NORTH 14°30'13" EAST, 39.77 FEET TO A POINT LOCATED ON THE NORTHWEST CORNER OF SAID PARCEL A AND THE SOUTHERN RIGHT-OF-WAY LINE OF THE EASTBOUND LANES OF INTERSTATE 64; THENCE RUNNING WITH SAID RIGHT-OF-WAY LINE, SOUTH 76°30'13" EAST, 31.36 FEET TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY LINE AND RUNNING THROUGH SAID PARCEL A, 123.59 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 70.00 FEET AND BEING SCRIBED BY A CHORD BEARING SOUTH 54°53'41" WEST, 108.15 FEET TO A POINT LOCATED ON THE AFORESAID WESTERN BOUNDARY OF PARCEL A; THENCE RUNNING WITH SAID BOUNDARY, NORTH 57°08'51" EAST, 57.17 FEET TO THE PLACE OF BEGINNING.

BEARINGS BASED ON VIRGINIA GRID NORTH, NAD83, SOUTH ZONE.

SAID TRACT CONTAINS 0.0556 ACRES (2,424 SQUARE FEET), MORE OR LESS.



SURVEY NOT VALID WITHOUT SHEET 1 AND 2

E:\Dropbox (Point To Point)\P2P Current Jobs\2021\0924VA-Union Run\210924VA.pro



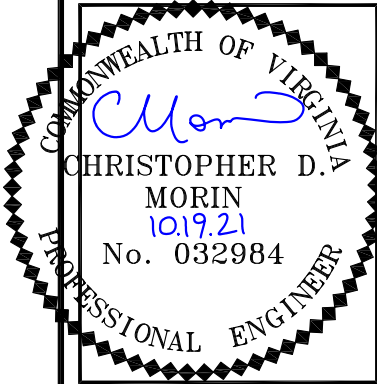


DRAWN BY: AGT  
CHECKED BY: BMQ  
DRAWING DATE: 10-19-21

SHEET NUMBER







REVISIONS	NO.	DATE	DESCRIPTION	BY
	A	07-07-21	PRELIMINARY ZONING DRAWINGS	AGT
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	2	07-22-21	VDOT ROW DIMENSIONING	AGT
	3	07-22-21	SITE ADDRESS; TOWER DIMENSIONS	AGT
	4	09-27-21	COUNTY COMMENTS	AGT
	5	10-06-21	COUNTY COMMENTS	AGT
	6	10-19-21	COUNTY COMMENTS	AGT

DRAWN BY: AGT  
CHECKED BY: BMQ  
DRAWING DATE: 10-19-21

CARRIER'S NAME

SITE NUMBER:  
SITE NAME:

SITE NAME

UNION RUN

BUSINESS UNIT NUMBER

842590

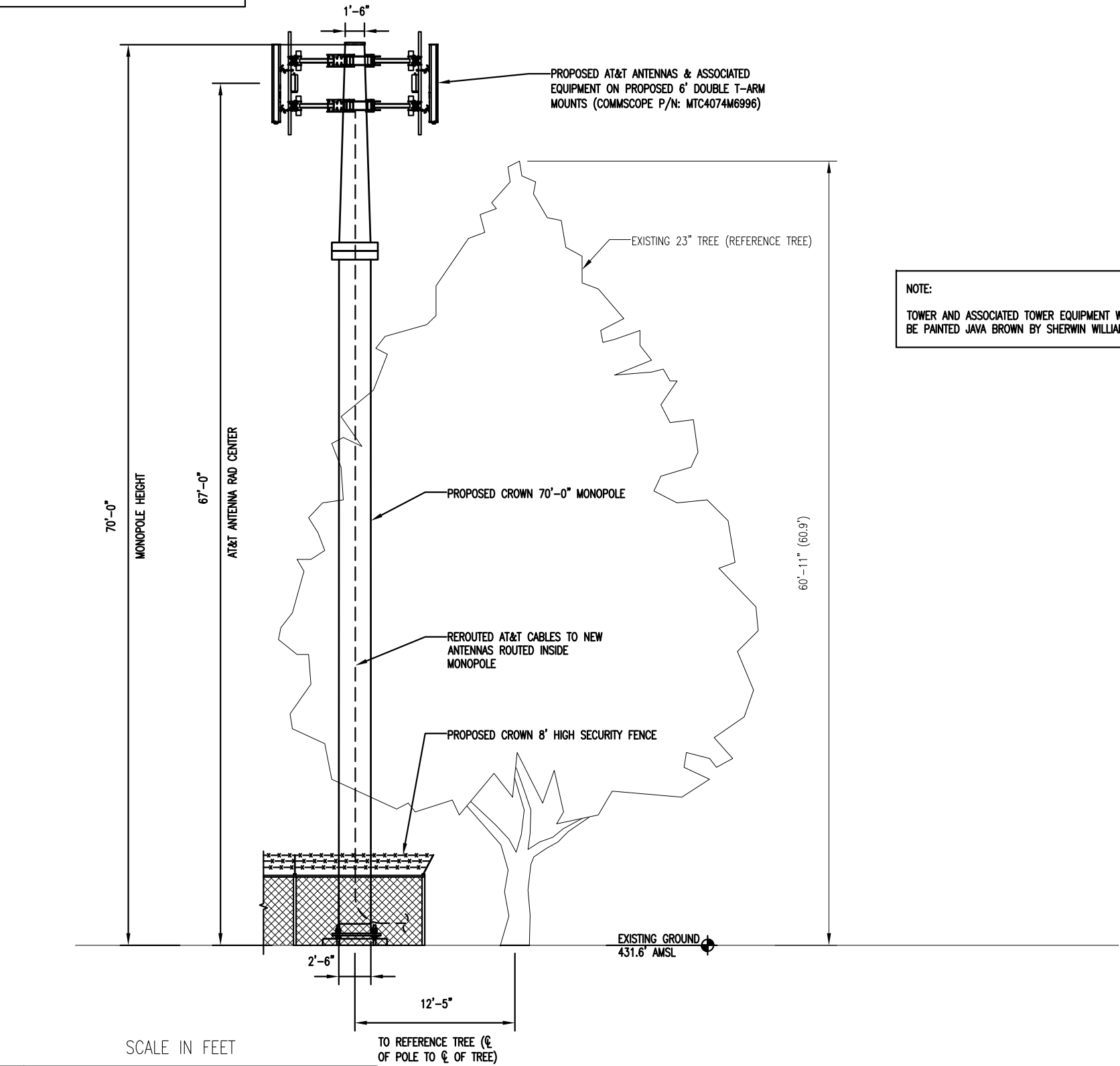
SITE ADDRESS

2987 EDGEHILL DR  
CHARLOTTESVILLE, VA 22911

SHEET TITLE  
EXISTING & PROPOSED  
TOWER ELEVATIONS  
SHEET NUMBER

NOTE:

THE MAXIMUM DIAMETER OF THE MONOPOLE AT ITS BASE IS 30". THE MAXIMUM WIDTH AT THE TOP IS 18"



NOTE:

TOWER AND ASSOCIATED TOWER EQUIPMENT WILL BE PAINTED JAVA BROWN BY SHERWIN WILLIAMS

EXISTING AT&T ANTENNAS @ 48'-0" RAD CENTER & ASSOCIATED TOWER EQUIPMENT TO BE REMOVED

EXISTING AT&T CABLES TO BE REROUTED TO NEW MONOPOLE

EXISTING 50'-0" WOODEN POLE TO BE REMOVED



EXISTING TOWER ELEVATION

SCALE: 1"=10' (11"X17")  
1"=5' (24"X36")

1



PROPOSED TOWER ELEVATION

SCALE: 1"=10' (11"X17")  
1"=5' (24"X36")

2



CARRIER	MOUNTING LEVEL (FT)	CENTER LINE ELEVATION (FT)	NUMBER OF ANTENNAS	ANTENNA/EQUIPMENT MANUFACTURER	ANTENNA/EQUIPMENT MODEL	ANTENNA/EQUIPMENT SIZE/WEIGHT					NUMBER OF FEED LINES	FEED LINE SIZE (IN)
						LENGTH/ HEIGHT	WIDTH	DEPTH	NET WT.	PROJECTION FROM TWR FACE (PER SA)		
AT&T	67.0	67.0	6	COMMSCOPE	NNH4-65B-R6N17	72.756"	16.929"	7.756"	70.548 LBS.	4 FT.	2 1 1	13/16 3/4 3/8
			3	ERICSSON	RADIO 4478 B14	18"	13.4"	7.9"	59.52 LBS.	4 FT.		
			3	ERICSSON	RRUS 4478 B12	18"	13.4"	7.9"	59.52 LBS.	4 FT.		
			3	ERICSSON	RRUS 8843 B2/B66A	14.96"	13.19"	11.1"	59.9 LBS.	4 FT.		
			1	RAYCAP	DC9-48-60-24-8C-EV	18.28"	10.24"	31.40"	16.0 LBS.	4 FT.		
			1	COMMSCOPE	MTC4074M6996	SEE SHEET A-9						
	22.0	22.0	1	GPS	GPS A	-	-	-	-	1 FT.	2	1/4
			1	-	PIPE MOUNT (PM 601-1)	-	-	-	-	0.5 FT.		

CROWN  
CASTLE

9011 ARBORETUM PARKWAY SUITE 100  
RICHMOND, VA 23236 TEL: (804)  
330-3134

BC

architects  
engineers

5601 COLUMBIA PIKE, SUITE 200  
FALLS CHURCH, VA 22041-2988  
TEL: (703) 671-6000  
FAX: (703) 671-6300

COMMONWEALTH OF VIRGINIA

Christopher D. Morin

CHRISTOPHER D. MORIN

10.19.21

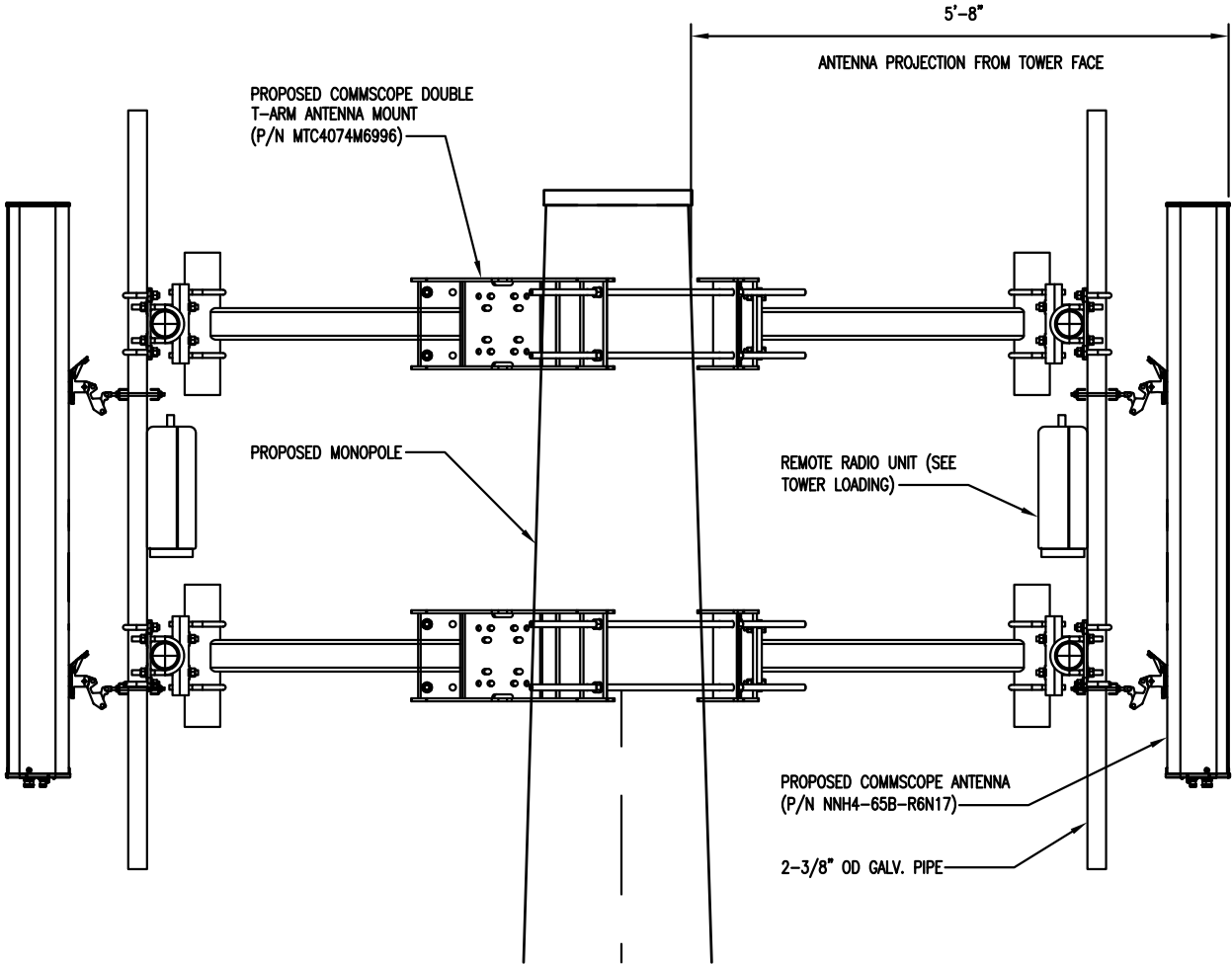
No. 032984

PROFESSIONAL ENGINEER

PROPOSED TOWER LOADING

SCALE: N/A

1



PORTION OF TOWER ELEVATION SHOWING PROPOSED ANTENNA PROJECTION FROM TOWER

SCALE: 1/2"=1'-0" (11"X17")  
1/4"=1'-0" (11"X17")

2

REVISIONS	NO.	DATE	DESCRIPTION	BY	AGT
	A	07-07-21	PRELIMINARY ZONING DRAWINGS	AGT	AGT
	0	07-12-21	FINAL ZONING DRAWINGS	AGT	AGT
	1	07-20-21	TOWER LOCATION CHANGE	AGT	AGT
	2	07-22-21	VDOT ROW DIMENSIONING	AGT	AGT
	3	07-22-21	SITE ADDRESS; TOWER DIMENSIONS	AGT	AGT
	4	09-27-21	COUNTY COMMENTS	AGT	AGT
	5	10-06-21	COUNTY COMMENTS	AGT	AGT
	6	10-19-21	COUNTY COMMENTS	AGT	AGT

DRAWN BY: AGT  
CHECKED BY: BMQ  
DRAWING DATE: 10-19-21

CARRIER'S NAME

SITE NUMBER:  
SITE NAME:

SITE NAME

UNION RUN

BUSINESS UNIT NUMBER

842590

SITE ADDRESS

2987 EDGEHILL DR  
CHARLOTTESVILLE, VA 22911

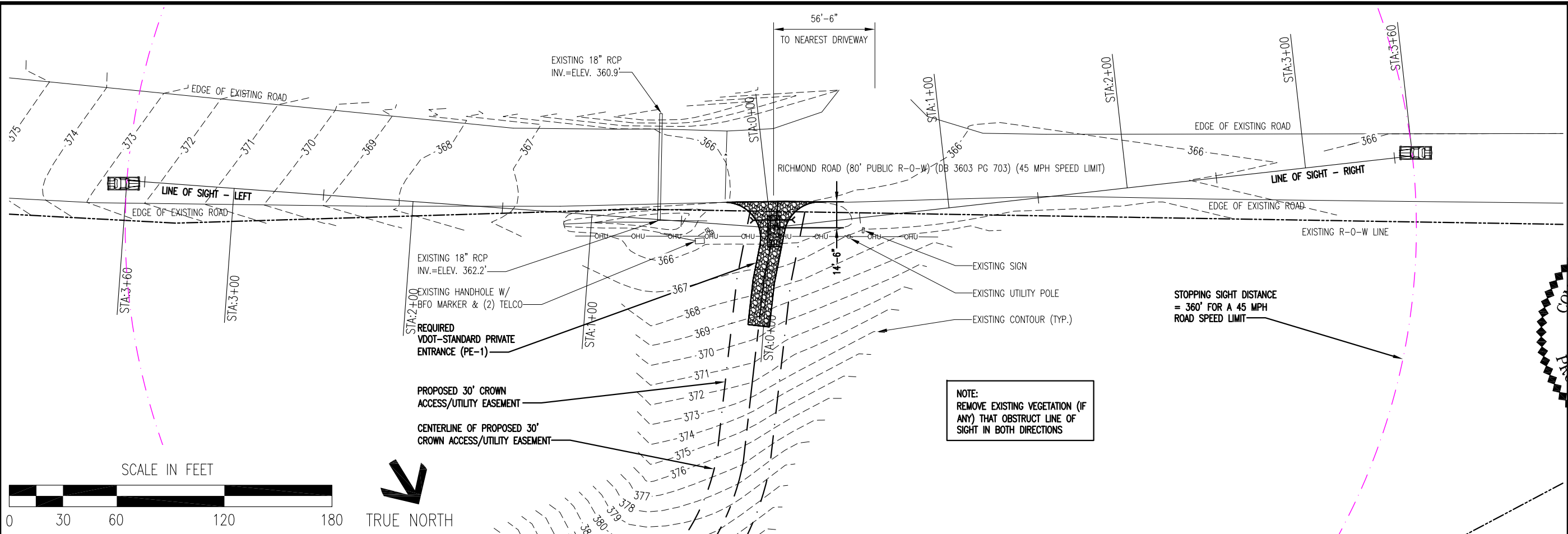
SHEET TITLE  
PROPOSED TOWER  
LOADING

SHEET NUMBER

6



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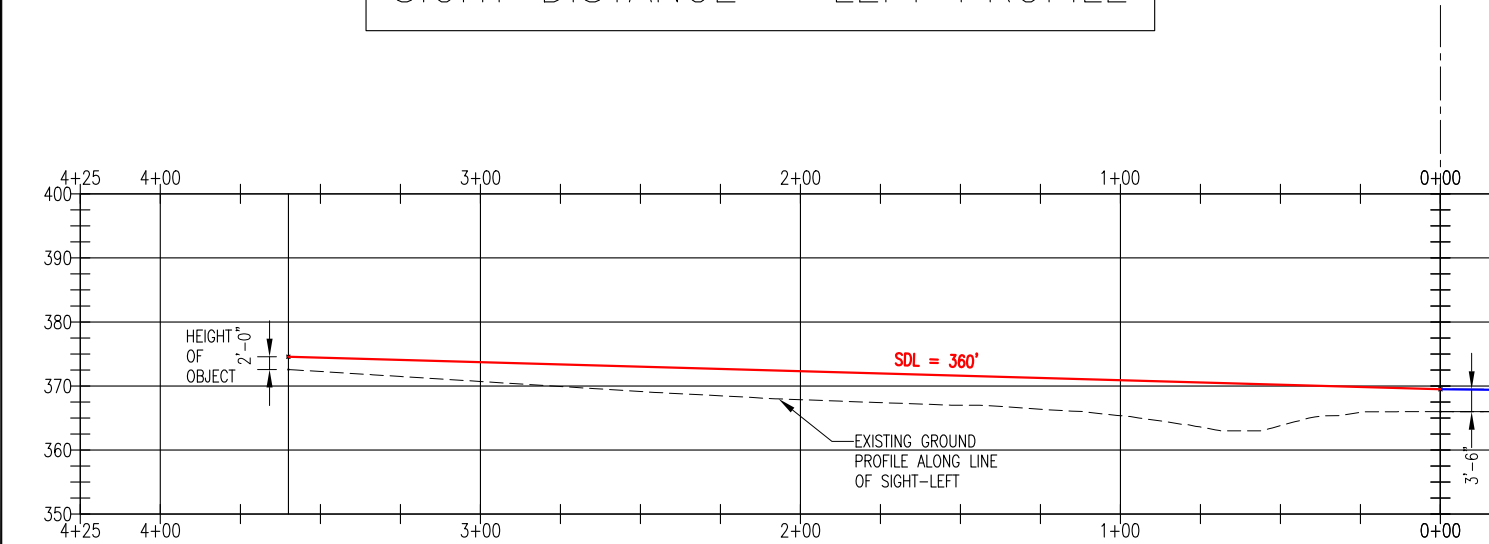


SIGHT DISTANCE PLAN

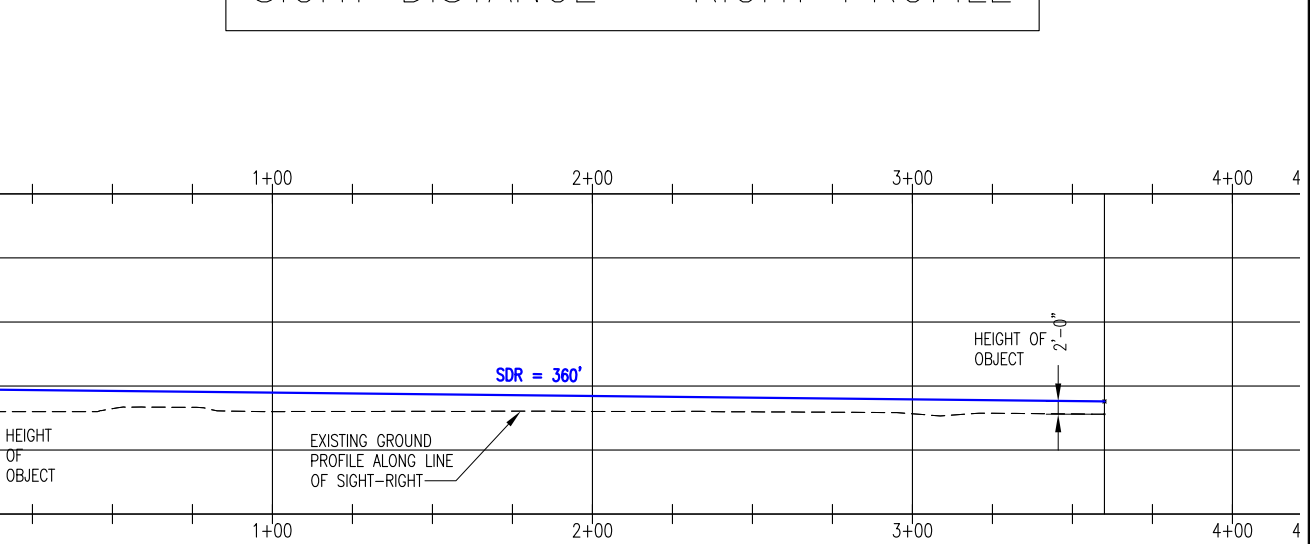
SCALE: 1"=60' (11"X17")  
1"=30' (24"X36")

1

SIGHT DISTANCE - LEFT PROFILE



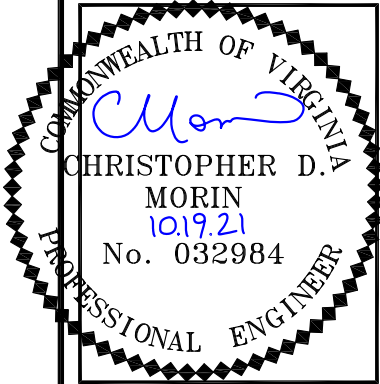
SIGHT DISTANCE - RIGHT PROFILE



SIGHT DISTANCE PROFILE

SCALE: 1"=60' (11"X17")  
1"=30' (24"X36")

2



REVISIONS	NO.	DATE	DESCRIPTION	BY	AGT
	1	07-07-21	PRELIMINARY ZONING DRAWINGS	AGT	AGT
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	4	07-22-21	VDOT ROW DIMENSIONING	AGT	AGT
	5	07-22-21	SITE ADDRESS; TOWER DIMENSIONS	AGT	AGT
	6	09-27-21	COUNTY COMMENTS	AGT	AGT
	7	10-06-21	COUNTY COMMENTS	AGT	AGT
	8	10-19-21	COUNTY COMMENTS	AGT	AGT

DRAWN BY: AGT  
CHECKED BY: BMQ  
DRAWING DATE: 10-19-21

CARRIER'S NAME

SITE NUMBER:  
SITE NAME:

SITE NAME

UNION RUN

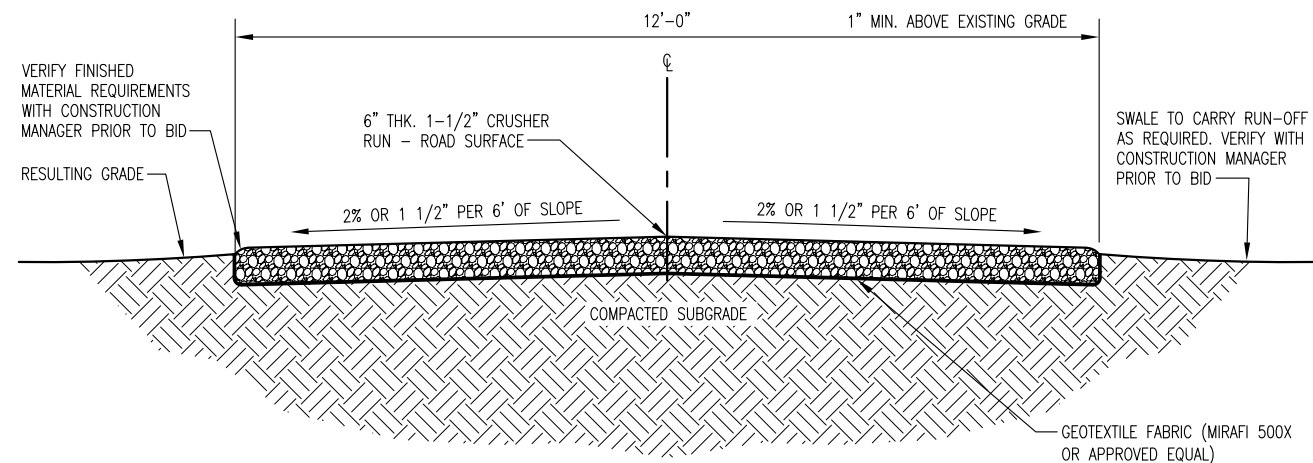
BUSINESS UNIT NUMBER

842590

SITE ADDRESS

2987 EDGEHILL DR  
CHARLOTTESVILLE, VA 22911

SHEET TITLE  
**SIGHT DISTANCE PLAN  
& PROFILE**  
SHEET NUMBER



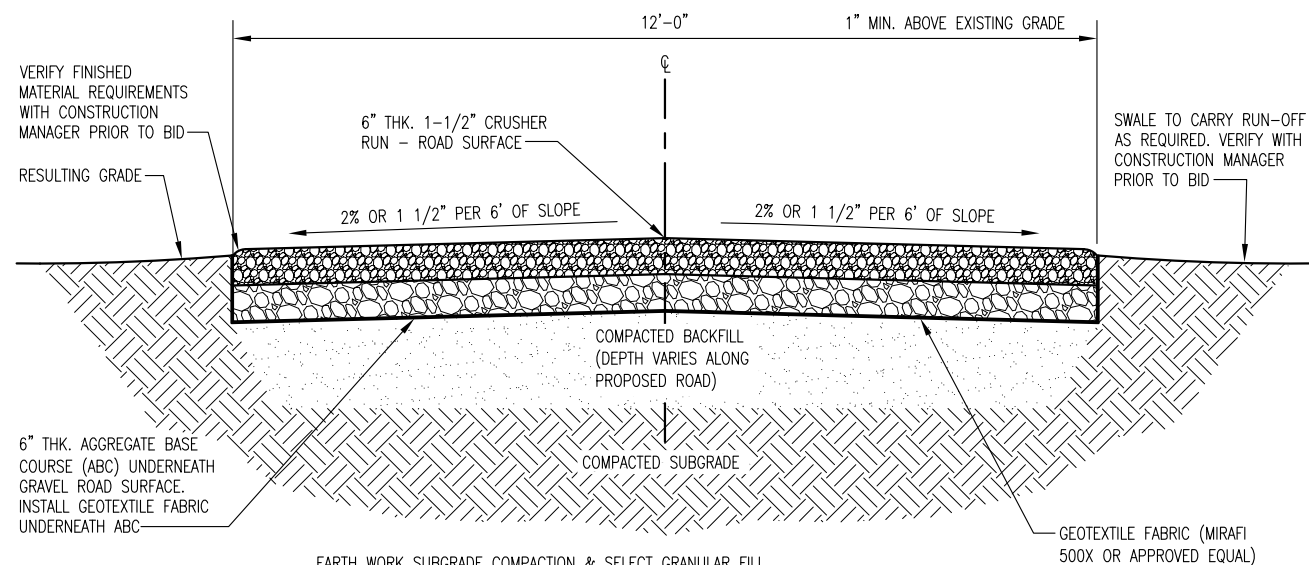
### EARTH WORK SUBGRADE COMPACTION & SELECT GRANULAR FILL

- ① CONTRACTOR SHALL BE RESPONSIBLE FOR CLEARING & GRUBBING THE CONSTRUCTION SITE AND ROADWAY AREAS. THE CONTRACTOR SHALL COMPLY WITH THE RECOMMENDATIONS CONTAINED WITHIN THE GEOTECHNICAL REPORT WHEN NECESSARY PREPARED FOR THIS SITE FOR SITE WORK PREPARATION & FOUNDATION WORK. AS A MINIMUM THE TOP 6" OF GRADE SHALL BE REMOVED. THE REPLACED SUBGRADE SHALL BE CLEARED OF ORGANIC MATERIAL & COMPACTED.
- ② ALL SELECT GRANULAR FILL SHALL BE PLACED ON GEOTEXTILE FABRIC & COMPACTED TO A 95% COMPACTION AT A MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-1557 OR WITHIN PLUS OR MINUS 3% OF OPTIMUM MOISTURE CONTENT. FABRIC SEAMS SHALL BE OVERLAPPED 18" MINIMUM.

**TYPICAL ROAD DETAIL (FOR CUT AREAS)**

SCALE: N.T.S.

1



### EARTH WORK SUBGRADE COMPACTION & SELECT GRANULAR FILL

- (A) CONTRACTOR SHALL BE RESPONSIBLE FOR CLEARING & GRUBBING THE CONSTRUCTION SITE AND ROADWAY AREAS. THE CONTRACTOR SHALL COMPLY WITH THE RECOMMENDATIONS CONTAINED WITHIN THE GEOTECHNICAL REPORT WHEN NECESSARY PREPARED FOR THIS SITE FOR SITE WORK PREPARATION & FOUNDATION WORK. AS A MINIMUM THE TOP 6" OF GRADE SHALL BE REMOVED. THE REPLACED SUBGRADE SHALL BE CLEARED OF ORGANIC MATERIAL & COMPACTED.
- (B) ALL SELECT GRANULAR FILL SHALL BE PLACED ON GEOTEXTILE FABRIC & COMPACTED TO A 95% COMPACTION AT A MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-1557 OR WITHIN PLUS OR MINUS 3% OF OPTIMUM MOISTURE CONTENT. FABRIC SEAMS SHALL BE OVERLAPPED 18" MINIMUM.

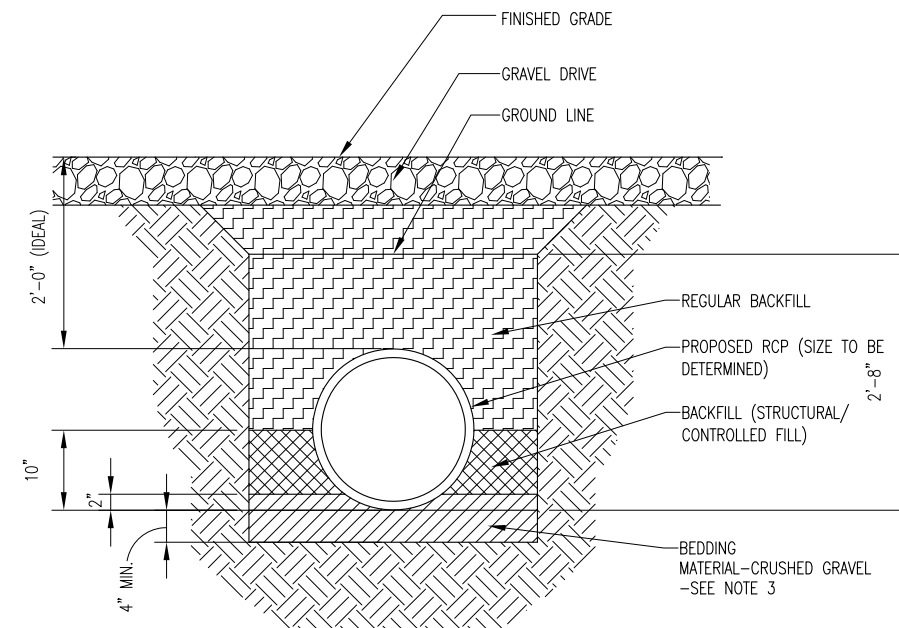
**TYPICAL ROAD DETAIL (FOR FILL AREAS)**





SCALE: N.T.S.

2

NOTES:

1. DETAIL SHOWN IS BASED ON VDOT "NORMAL EARTH FOUNDATION" PIPE BEDDING DETAIL.
2. CRUSHED GRAVEL SHALL CONSIST OF PARTICLES OF WHICH AT LEAST 90 PERCENT BY WEIGHT OF MATERIAL RETAINED ON THE NO. 10 SIEVE SHALL HAVE AT LEAST ONE FACE FRACTURED BY ARTIFICIAL CRUSHING. TESTS WILL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF VTM-15.
3. BRING BEDDING MATERIAL TO THE FLOW LINE AS PER VDOT ROAD & BRIDGE SPECIFICATIONS SECTION 302.

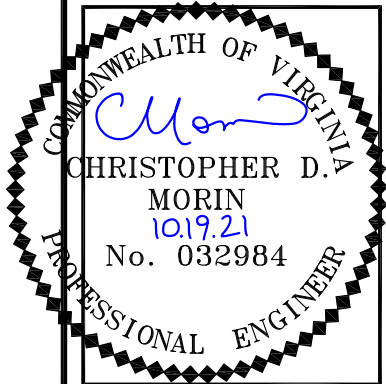


- |   |  |
|---|--|
|  | BEDDING MATERIAL IN ACCORDANCE WITH SECTION 302 OF THE ROAD OF THE VDOT ROAD & BRIDGE SPECIFICATIONS |
|  | CLASS I BACKFILL MATERIAL IN ACCORDANCE WITH SECTION 302 OF THE ROAD & BRIDGE SPECIFICATIONS         |
|  | REGULAR BACKFILL IN ACCORDANCE WITH SECTION 302 OF THE ROAD OF THE VDOT ROAD & BRIDGE SPECIFICATIONS |
|  | EMBANKMENT (FOR THIS SITE, GRAVEL ACCESS ROAD)   |

### CULVERT INSTALLATION DETAIL

SCALE: N.T.S.

3



REVISIONS		
NO.	DATE	DESCRIPTION
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0	07-12-21	FINAL ZONING DRAWINGS
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5	10-06-21	COUNTY COMMENTS
6	10-19-21	COUNTY COMMENTS

DRAWN BY: AGT  
CHECKED BY: BMQ  
DRAWING DATE: 10-19-21

CARRIER'S NAME

**SITE NUMBER:**  
**SITE NAME:**

SITE NAME

## UNION RUN

BUSINESS UNIT NUMBER

842590

SITE ADDRESS

2987 EDGEHILL DR  
CHARLOTTESVILLE, VA 22911

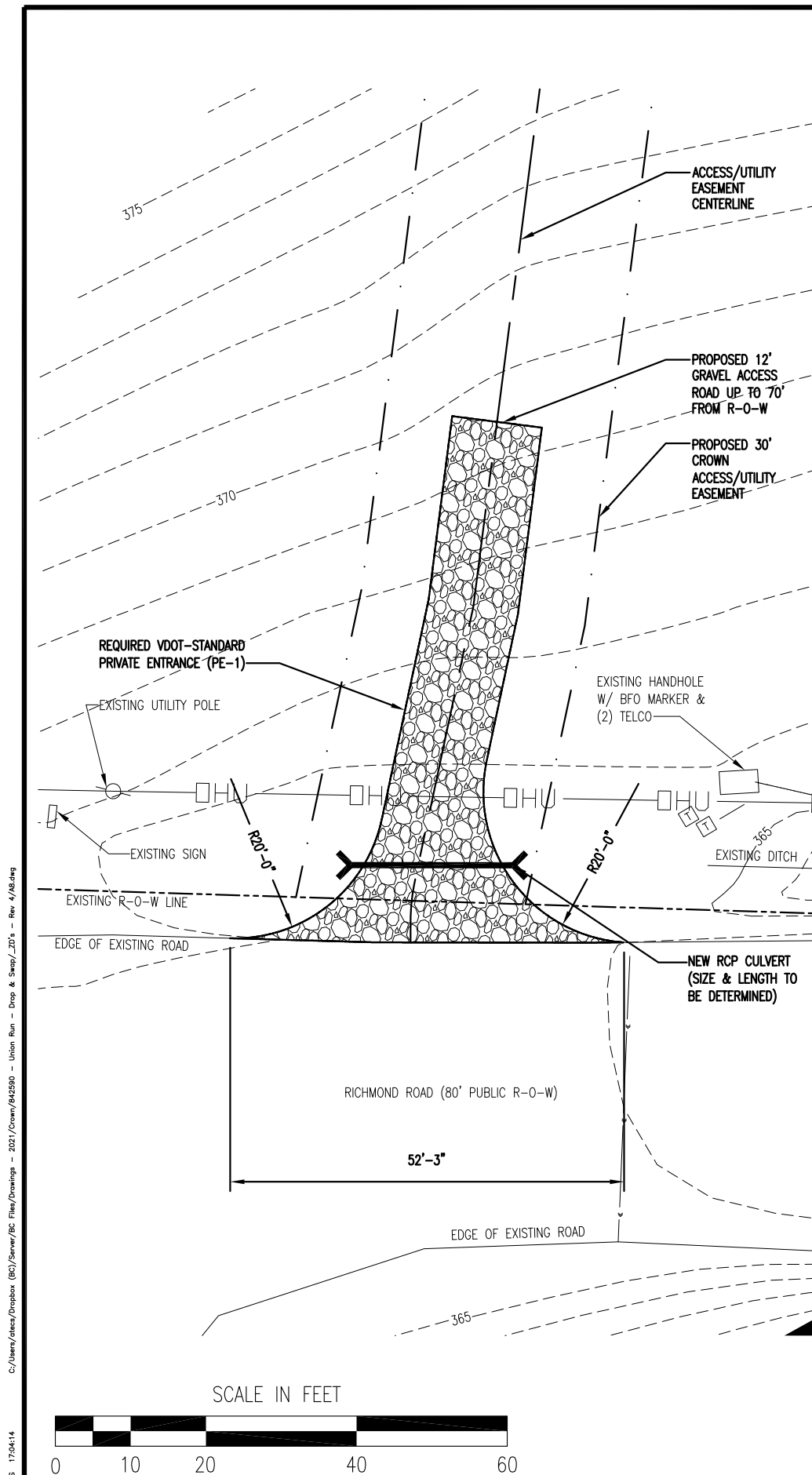
SHEET TITLE

## CIVIL DETAILS

SHEET NUMBER

**A-7**





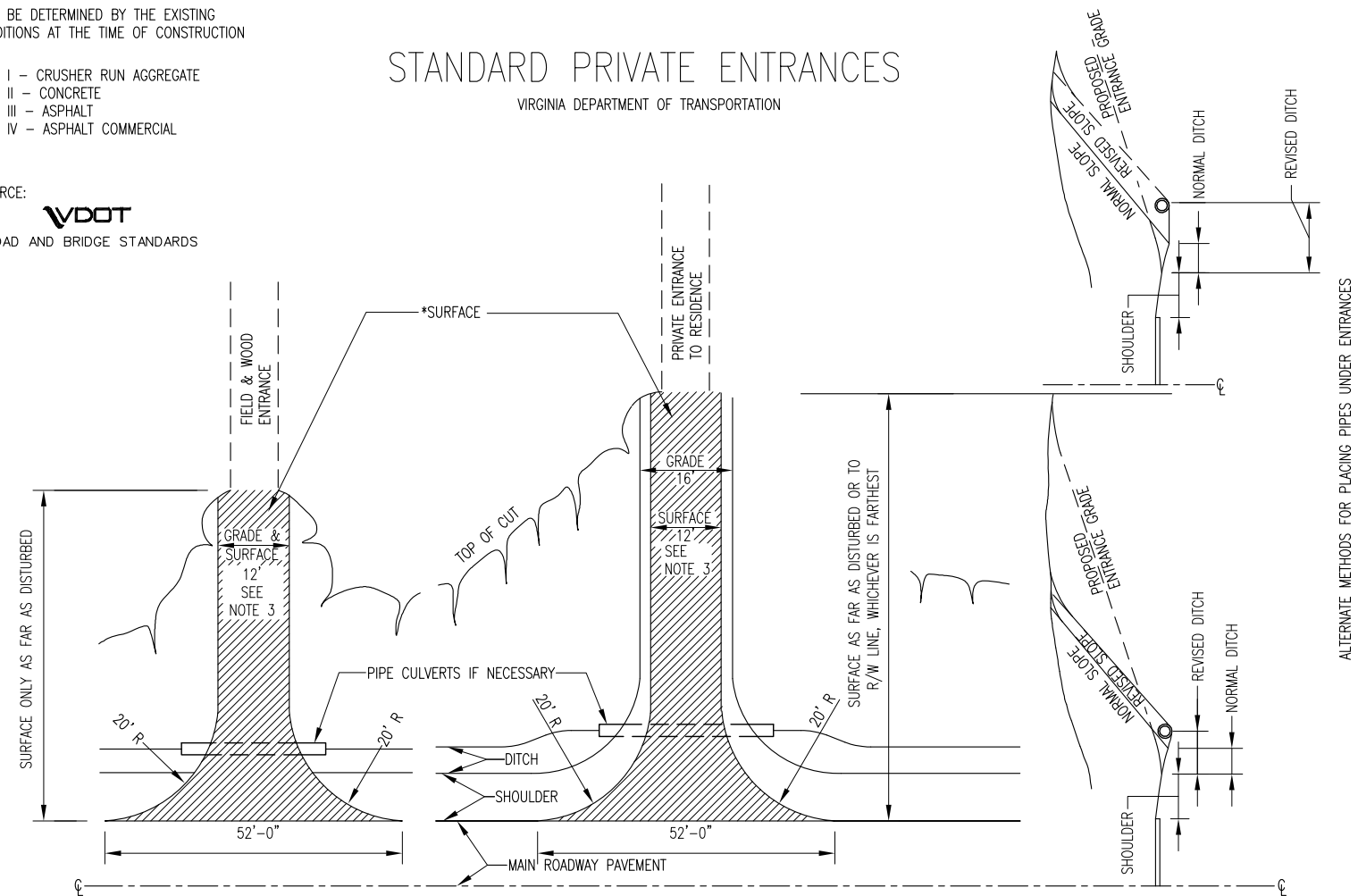
\* TO BE DETERMINED BY THE EXISTING  
CONDITIONS AT THE TIME OF CONSTRUCTION

TYPE I - CRUSHER RUN AGGREGATE  
TYPE II - CONCRETE  
TYPE III - ASPHALT  
TYPE IV - ASPHALT COMMERCIAL

SOURCE:  
VDOT  
ROAD AND BRIDGE STANDARDS

## STANDARD PRIVATE ENTRANCES

VIRGINIA DEPARTMENT OF TRANSPORTATION



NOTES:

1. ALL ENTRANCE GRADES SHALL START BACK OF THE SHOULDER LINE. IF DRAINAGE IS NECESSARY, THE DITCH MAY BE MOVED BACK TO PROVIDE AT LEAST 9" OF COVER OVER PIPE, AS SHOWN IN THE ALTERNATE METHODS FOR PLACING PIPE UNDER ENTRANCES DIAGRAM.
2. ENTRANCE GRADES ARE TO BE SMOOTHLY TIED INTO ROADWAY BY ROUNDING AS NECESSARY.
3. 12' OR EXISTING WIDTH WHICHEVER IS GREATER.
4. LENGTHS OF CULVERTS SHOWN ON ROAD PLANS FOR ENTRANCES ARE APPROXIMATE AND SHALL BE ADJUSTED TO OBTAIN ABOVE ROADWAY WIDTHS.
5. ENTRANCES IN FILL TO BE SAME AS ABOVE EXCEPT LOCATION OF CULVERT (WHEN NECESSARY).

 **CROWN  
CASTLE**  
9011 ARBORETUM PARKWAY SUITE 100  
RICHMOND, VA 23236 TEL: (804)  
330-3134

**BC**  
architects  
engineers

5661 COLUMBIA PIKE, SUITE 200  
FALLS CHURCH, VA 22041-2868  
TEL: (703) 671-6000  
FAX: (703) 671-6300

COMMONWEALTH OF VIRGINIA  
*Morin*  
 CHRISTOPHER D.  
 MORIN  
 10.19.21  
 No. 032984  
 PROFESSIONAL ENGINEER

REVIEWS		
NO.	DATE	DESCRIPTION
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DRAWN BY: AGT  
CHECKED BY: BMQ  
DRAWING DATE: 10-19-21

CARRIER'S NAME

**SITE NUMBER:**  
**SITE NAME:**

SITE NAME

UNION RUN

BUSINESS UNIT NUMBER

842590

SITE ADDRESS

2987 EDGEHILL DR  
CHARLOTTESVILLE, VA 22911

SHEET TITLE

## SITE ENTRANCE PLAN & VDOT PE-1 DETAIL

SHEET NUMBER



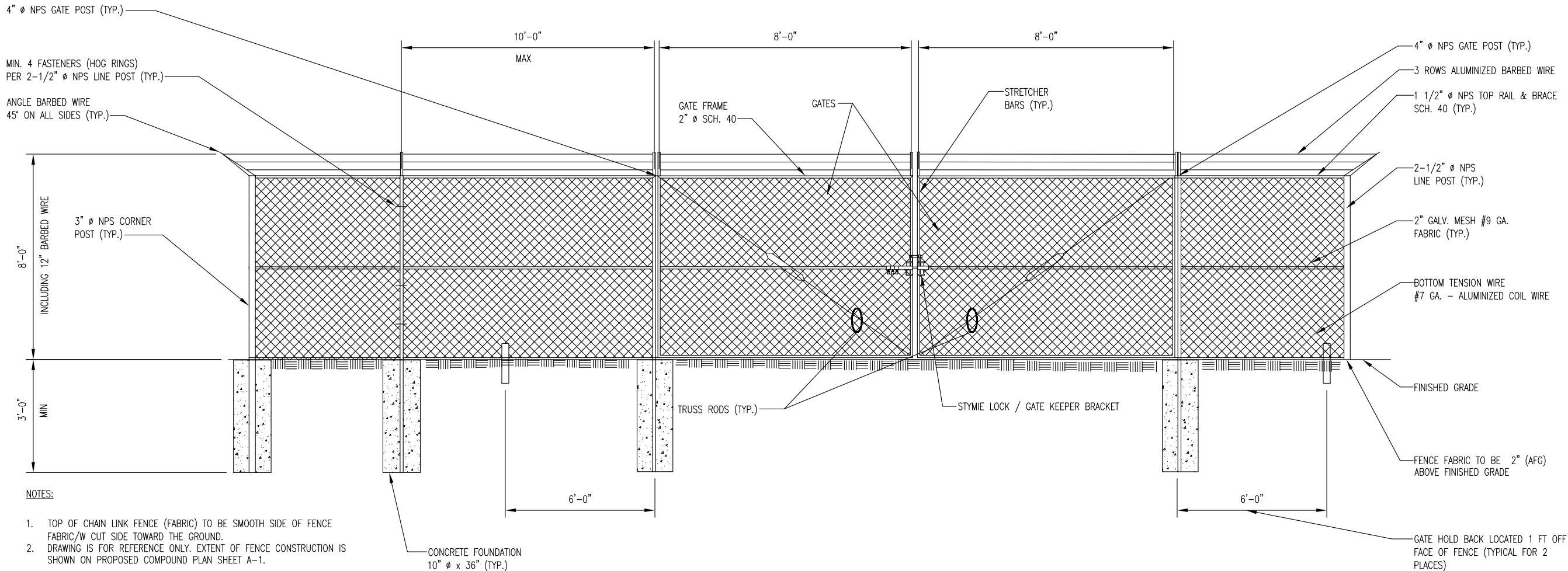
TRUE NORTH

SCALE: N.T.S.

2

A-8

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FENCE AND GATE DETAIL

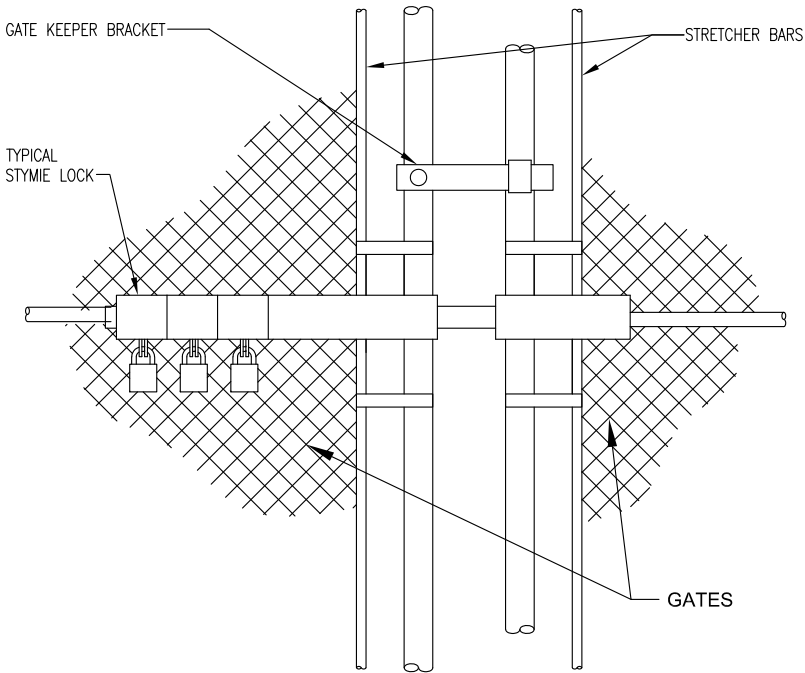
SCALE: N.T.S.

1

**STANDARD COMBINATION LOCK SPEC**  
ALL LOCK SHOULD BE MARINE GRADE BRASS LOCK WITH STAINLESS STEEL SHACKLE, SOLID BRASS BODY PROVIDES STRENGTH AND CORROSION RESISTANCE.  
STAINLESS STEEL SHACKLES RESIST HACKSAWS, BOLT CUTTERS, AND CORROSIVE WEATHER CONDITIONS  
ALL LOCKS SHOULD BE A PROGRAMMABLE COMBINATION LOCK THAT IS STRONG, DURABLE AND HIGHLY WEATHER RESISTANT

THE FOLLOW LOCK IS APPROVED BY CROWN TO BE USED ON SITES (BUT IS NOT LIMITED TO THE ONLY MANF. OF THIS TYPES OF LOCK)

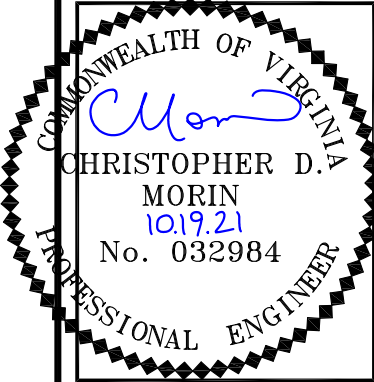
**PART NUMBERS:**  
ABUS 180/HB 50-63 WITH 2-1/4" MARNE GRADE WITH 4 DIALS.  
ABUS 180 COMBINATION 1" MARINE GRADE WITH 4 DIALS.



STYMIE LOCK DETAIL

SCALE: N.T.S.

2



REVISIONS	NO.	DATE	DESCRIPTION	BY	AGT
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SITE NUMBER:  
SITE NAME:

SITE NAME

UNION RUN

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842590

SITE ADDRESS

2987 EDGEHILL DR  
CHARLOTTESVILLE, VA 22911

SHEET TITLE

FENCE & GATE  
DETAILS

SHEET NUMBER

A-9

DRAWN BY: AGT  
CHECKED BY: BMQ  
DRAWING DATE: 10-19-21

SHEET NUMBER

SCALE :  
N.T.S.

1



## ANTENNA MOUNT DETAILS