

**Verizon Wireless – Scruby Property - Tier III  
Personal Wireless Service Facility**

**Project Description / Request:**

Cellco Partnership, operating as Verizon Wireless (“Verizon”), respectfully requests approval of a Special Use Permit and Special Exemption for a Personal Wireless Service Facility (PWSF), including a 140-foot tall monopole to be located immediately south of the nearest addressed parcel at 7418 Greenwood Station Road, and identified as Tax Map & Parcel Number 05500-00-00-01400 (the “Property”). The leased area is 40’x40’. Verizon’s proposed radio transmitter cabinet will be placed on a concrete pad, besides an approximately 10’ wide utility H-Frame stand and power communication components on a steel grated platform, and an emergency back-up power generator on another concrete pad. This facility will be installed within a 400 square-foot fenced compound and the ground equipment will be covered with an ice guard to prevent possible damage to the ground equipment due to falling tree branches and ice. The monopole, antennas, and base station equipment that might be visible above the screening fence will all be painted with Sherwin Williams Java Brown - #6090, which is a matte enamel color that has been previously approved as an appropriate color for many other “Treetop” Personal Wireless Service Facility sites throughout Albemarle County.

**Network Objectives:**

Verizon is licensed by the Federal Communications Commission (FCC) to provide state-of-the-art wireless telecommunications services within Albemarle County using a combination of four (4) separate bands on the frequency spectrum. These consists of the 850 MHz band for Cellular (CDMA), the 1900 MHz frequency band for Personal Communications Services (PCS), the 4G Long Term Evolution (LTE) on 700 MHz band, and Advance Wireless Services (AWS) on the 2100 MHz band. In addition, the site will be upgradable to 5G CBAND service with just a small equipment change at the time of the tower installation. The network offers data upload and download transmission speeds that much faster than the previous generations of wireless technologies. Verizon has also recently added high-definition calling capabilities to the data networks in the form of Voice Over LTE (VOLTE) service.

Whenever possible, it is Verizon’s goal to provide seamless in-building, in-car, and on-street coverage and the full range of voice and data services to existing and future customers. Verizon has determined that the area surrounding this proposed site needs expanded coverage to better service the nearby residences, businesses, and traffic along the I-64 Interstate. Therefore, this site is intended to provide infill coverage while also adding additional network capacity by offloading traffic from the company’s nearest existing sites in all directions. Although the proposed 140’ monopole tower would be too short to maximize coverage, it should allow the antennas to clear the highest treetops within the immediate area on this parcel allowing service from this facility to connect the with customers who are currently drawing on the marginal coverage levels that are currently being provided by the four (4) nearest neighboring sites: “I64 West” to the west (VZW PWSF off Newton Heights Road), “Yancey Mills” to the East (VZW PWSF off Patterson Mill Lane), “Parsons Green” to the southwest (VZW PWSF off of Route 151 – Critzers Shop Road), and “Railroad Avenue” to the Northeast (VZW Rooftop Mounted Antenna in Downtown Crozet).

**Character of the Area:**

The proposed PWSF will be contained within a 1600 square-foot lease area located on a 44.73 acre property used for agricultural & residential purposes. The site of the proposed facility has a

**Verizon Wireless – Scruby Property - Tier III  
Personal Wireless Service Facility**

ground level elevation of 740.8 feet Above Mean Sea Level (AMSL). The subject parcel, which is in the White Hall Magisterial District, is located off of Greenwood Station Road, is zoned Rural Areas (RA), and is located within the Entrance Corridor (EC) Overlay District and the Greenwood-Afton Rural Historic District (DHR ID #0088-5075). All adjoining properties are zoned Rural Areas (RA) and have a mix of residential and agricultural uses. Access to the proposed PWSF will be provided from the east side of Greenwood Station Road, utilizing an existing gravel entrance to the property. The proposed monopole will be located approximately 754'2" feet east of the nearest boundary line with the right-of-way for Greenwood Station Road and 32'10" from the boundary line with the right-of-way for I-64. The nearest off-site dwelling is located approximately 1300' northwest of the monopole site across I-64 on property identified as Tax Map / Parcel Number 05400-00-00-07100.

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

1. General Design: The Facility shall be designed, installed, and maintained as follows:
  - (a) Guy Wires: *The proposed monopole will not require any installation of guy wires.*
  - (b) Outdoor Lighting: *One LED Floodlight will be placed on the utility H-Frame and test lights will only be used as needed during unexpected events that require nighttime visits by Verizon's technical operations staff. The proposed light must be adjustable to illuminate various parts of the compound for safety reasons. However, it will not be turned on nightly and will be located well below the treetops which will provide natural shielding from the light shining skyward during any relatively short periods of emergency maintenance.*
  - (c) Ground Equipment: *Proposed equipment consisting of the base station cabinets, H-Frame stand and generator will be placed in a location that is screened from offsite views by the surrounding trees, and a wooden fence will also be installed to help fortify the existing screening elements that are offered to this site. Any portions of equipment that are visible above the screening fence will be painted to match the tower and blend into the wooded area.*
  - (d) Whip Antenna: *No whip antennas are currently proposed with this application.*
  - (e) Grounding Rod: *The proposed grounding rod to be mounted at the top of this monopole will comply with the County's sizing requirements for a maximum of Two (2) feet in length and one (1) inch in diameter.*
  
2. Antennas and associated equipment:
  - (a) Number of arrays: *Verizon will use a mounting collar and mounting frames that will allow all six (6) of the necessary antennas to be installed in a single array within three (3) horizontally separated sectors at the same height. This antenna array will be centerline mounted at the 136 foot AGL level (876.8' AMSL), with the (2) antennas grouped in each sector to support the combination of the licensed Cellular, PCS, LTE, and AWS frequencies all at one mounting level on the monopole. Other supporting devices that consist of six (6) remote radio heads and two (2) fiber optic surge protection boxes will be placed below the antenna array on an additional array.*

**Verizon Wireless – Scruby Property - Tier III  
Personal Wireless Service Facility**

- (b) Size:** *The antennas initially to be installed in Verizon's array are identified as Commscope Model Number: NHH-65C-R2B [96.0"(H) x 11.9"(W) x 7.1" (D), equaling 1,142.40 square inches]. Specific equipment will likely change over the life of the PWSF as technology advances.*
- (c) Projection:** *The antennas are proposed to be mounted with 18" between the face of the monopole and the backs of the antennas, and no need for physical down-tilting. Therefore, Verizon is also requesting approval of a Special Exception to modify Section 5.1.40.b(2)(c) of the Zoning Ordinance which allows maximum distances of 12" to 18" between the face of the monopole and the back of the antennas when down-tilting is employed.*
- (d) Color:** *All antennas will be painted the same Java Brown color as the proposed monopole.*

**3. Tree Conservation Plan;Content:**

*Prior to the approval of a building permit, Verizon will also provide a tree conservation plan that has been prepared by a Certified Arborist. As standard practice, the designated arborist will not issue a written conservation plan letter until after they have had the chance to review Verizon's Final Construction Drawings / Site Plan and visit the site. The final issued letters often provide recommendations for any post-construction tree care techniques in addition to granting approval for app proposed land disturbance techniques, vegetation protection fencing locations, and other design elements that might affect the health of trees that surround this site. No tree removal is planned with this project.*

**4. Creation of slopes steeper than 2:1.**

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

**5. Ground equipment shelter;fencing.**

*Verizon is proposing the installation of a 10-foot (10') tall wood fence in order to prevent trespassing. The location and design details of the proposed screening fence are provided in the construction drawings/site plan being submitted with this application.*

**6. Screening and siting to minimize visibility.**

*The monopole will be located 754' 2" from the right-of-way line for Greenwood Station Road (Route 690) and 32' 10" from the I-64 Interstate right-of-way. There are numerous mature trees along the north property line that will screen views of the monopole from adjacent properties and the I-64 corridor. No tree removal is planned with this project.*

**7. Open space plan resources.**

*The PWSF is located along the I-64 interstate right-of-way but the numerous mature trees located along the right-of-way will screen the view of the monopole's location. In addition, the PWSF is also located within the Greenwood-Afton Rural Historic District (DHR ID #0088-5075) which covers an area of approximately 16,300 acres. The PWSF*

**Verizon Wireless – Scruby Property - Tier III  
Personal Wireless Service Facility**

*location was chosen due to its location close to the I-64 interstate and the ability by VZW to locate the structure on an agricultural lot to minimize any impact to historical structures or uses.*

8. Horizontal separation of multiple facilities.  
*This facility will be the first facility on the property and therefore this provision is inapplicable.*
9. Diameter of monopole  
*As indicated in the attached construction drawings, Verizon's proposed monopole will be designed and constructed so that it is 30 inches at its base and tapers to 18 inches at its top.*
10. Height of Monopole  
*140' foot tall (880.8 feet Above Mean Sea Level – AMSL).*
11. Color of monopole, antennas, and equipment.  
*The monopole and all antennas will be painted Sherwin Williams Java Brown #6090, a color that has been applied to a number of treetop PWSF monopoles in Albemarle County. All of the base station equipment that is installed to support this facility will also be painted the same color and enclosed behind a ten foot (10') wooden security fence.*
12. Placement of cables, wires, and similar attachments.  
*The proposed monopole will be designed and constructed to contain all of Verizon Wireless's coaxial and fiber optic cables that will run from the ground equipment to all antennas and their supporting devices.*

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

1. Building site exemption.  
*Verizon acknowledges this exemption from the standard building site requirements for PWSF.*
2. Vehicular access.  
*Verizon will utilize Greenwood Station Road and the existing gravel access off of the public right-of-way to access the property.*
3. Setbacks.  
*Verizon has selected a location for this proposed monopole facility will be located 754'2" feet from the right-of-way line for Greenwood Station Road (Route 690) and 32.10' from the I-64 Interstate right-of-way. The PWSF is located 185' from the adjacent property line shared with Parcel ID #05500-00-00-01500.*
4. Area, bulk, and minimum yards.  
*Verizon acknowledges this exemption that allows relief to PWSF from the standard area, bulk, and minimum yard requirements.*

**Verizon Wireless – Scruby Property - Tier III  
Personal Wireless Service Facility**

**5. Required yards.**

*Verizon acknowledges this exemption that allows relief to PWSF from the required yard standards.*

**6. Site plan.**

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

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

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

**1. No substantial detriment:**

*This proposal meets all the design criteria for a Tier III PWSF currently required by Section 5.1.40 of the Albemarle County Zoning Ordinance. The property is screened by a buffer of mature trees that will help to screen the facility from adjacent properties and the I-64 interstate. The PWSF is unmanned (no water and sewer) and only requires monthly trips by a technician to maintain the facility, therefore impacts to public facilities and infrastructure will be minimal. The property does not contain steep slopes or floodplains nor will the proposed development create any steep slopes greater than 2:1. Lastly, the PWSF will not require any lighting on the structure or emit noise or odors which would affect any adjacent property owner's quiet enjoyment of their property.*

**2. Character of the nearby area is unchanged:**

*The area surrounding this facility is a mix of rural residential with large parcels being used for agricultural purposes. No trees are scheduled to be removed for the installation of the facility.*

**3. Harmony:**

*The RA (Rural Area) district was established to preserve agricultural and forestall land activities, water supply protection and conservation of natural, scenic, and historic resources. There are adjacent conservation easements located on Tax Map ("TMP") 55-15 & 71-2B (Seven Oaks Farm – ALB-00860), TMP 54-74E (Mirador Farm – ALB-00933), TMP 70-15E (PRF20140002), TMP 70-15D (PRF20140001), TMP 55-13A & TMP55-12E & TMP 55-12 (ALB-02266), TMP 55-21 & TMP 55-81 & TMP 55-80 (ALB-0822), TMP 55-12B & TMP 55-20A & TMP 55-20 & TMP 55-16B (ALB-01370), and TMP 54-74F & TMP 54-20 & TMP 70-4 (ALB-00741). These easements seek to protect the open and scenic views, as well as visibility from neighboring properties also currently under conservation easements. A mature tree buffer on the associated property along*

**Verizon Wireless – Scruby Property - Tier III  
Personal Wireless Service Facility**

*with those on neighboring properties will adequately screen the facility from adjacent properties and those traveling within the Historic District. The Applicant advised Justin Altice of the Virginia Outdoors Foundation (VOF) about the details of the project, and Mr. Altice provided the Applicant and the County staff with the six (6) VOF deeds for the easements in the area. Though the Applicant invited VOF to the balloon test, VOF responded that review is conducted by County staff, and VOF would not be reviewing the proposed facility. Two easements are held by the County in the ACE program.*

**4. Consistency with the Comprehensive Plan:**

*Per the adopted Albemarle County 2015 Comprehensive Plan calls for the preservation of the county's historic, archeological, and cultural resources within the Rural Areas. After multiple meetings with adjacent property owners, Verizon has moved the proposed location to limit the effect on the historic, archeological, and cultural resources in the area. There is a mature tree buffer along all the property lines which will screen the PWSF from adjacent properties. The proposed PWSF and ground based equipment will be painted brown which further will allow the facility to blend within the natural environment.*

*Objective 10 of the Community Facilities Chapter 12 of the Comprehensive Plan is to support the provision of private utilities, including wireless service when its provision is in keeping with other aspects of the Comprehensive Plan. This proposed site supports this objective and is consistent with Strategy 10e as the proposed facility has been sited and designed in accordance with the County's Personal Wireless Service Facilities Policy.*

**Conclusion**

Approval of this PWSF application will contribute to the expansion of Verizon's coverage to the Rural Areas, existing and future residents and businesses as well as travelers on the I-64 interstate. This facility will also help to reinforce network capacity and relieve some of the high levels of traffic that has been experienced at the neighboring network locations. The monopole tower serving this PWSF will meet the County's design preferences for monopoles that extend just above the treetops with dark brown finishes and well-screened base station compounds. Therefore, Verizon is confident that the proposed PWSF will meet the design criteria necessary for approval of a Tier III Facility, and that it does not conflict with any of the goals and objectives set forth in the Albemarle County Comprehensive Plan.

Sincerely,



Nathan Holland  
GDN Sites  
Site Development Consultants to Verizon

**Verizon Wireless – Scruby Property - Tier III  
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## SITE NAME: SCRUBY TIER III PERSONAL WIRELESS FACILITY

GREENWOOD STATION ROAD  
GREENWOOD, VA 22943  
ALBEMARLE COUNTY

### SITE INFORMATION

**PROJECT DESCRIPTION:** RAWLAND: PROPOSED INSTALLATION OF TELECOMMUNICATIONS TOWER AND RELATED EQUIPMENT WITHIN SECURED COMPOUND.

**SITE ADDRESS:** GREENWOOD STATION ROAD  
GREENWOOD, VA 22943

**LATITUDE (NAD 83):** 38° 02' 41.1742"  
**LONGITUDE (NAD 83):** -78° 44' 55.9528"

**GROUND ELEVATION:** 740.8' AMSL

**JURISDICTION:** ALBEMARLE COUNTY

**ZONING:** RURAL AREAS

**PARCEL ID:** 05500-00-00-01400

**PARCEL AREA:** 44.73± ACRES

**PARCEL OWNER:** SCRUBY, BRIAN GRAY  
PO BOX 83  
GREENWOOD VA, 22943

**TOWER OWNER:** VERIZON WIRELESS  
1831 RADY COURT  
RICHMOND, VA 23222

**STRUCTURE TYPE:** MONOPOLE

**HEIGHT OF STRUCTURE:** 140.0'± AGL (881.7' AMSL)

**RAD CENTER:** 137.0'± AGL (878.7' AMSL)

**OVERALL HEIGHT OF STRUCTURE:** 144.0'± AGL (885.7' AMSL)

**TOTAL LEASE AREA:** 1,600± SQ. FT.

**TOTAL DISTURBED AREA:** 5,400± SQ. FT.

**POWER PROVIDER:** DOMINION POWER (866) 366-4357

**TELCO PROVIDER:** N/A

### EMERGENCY INFORMATION:

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

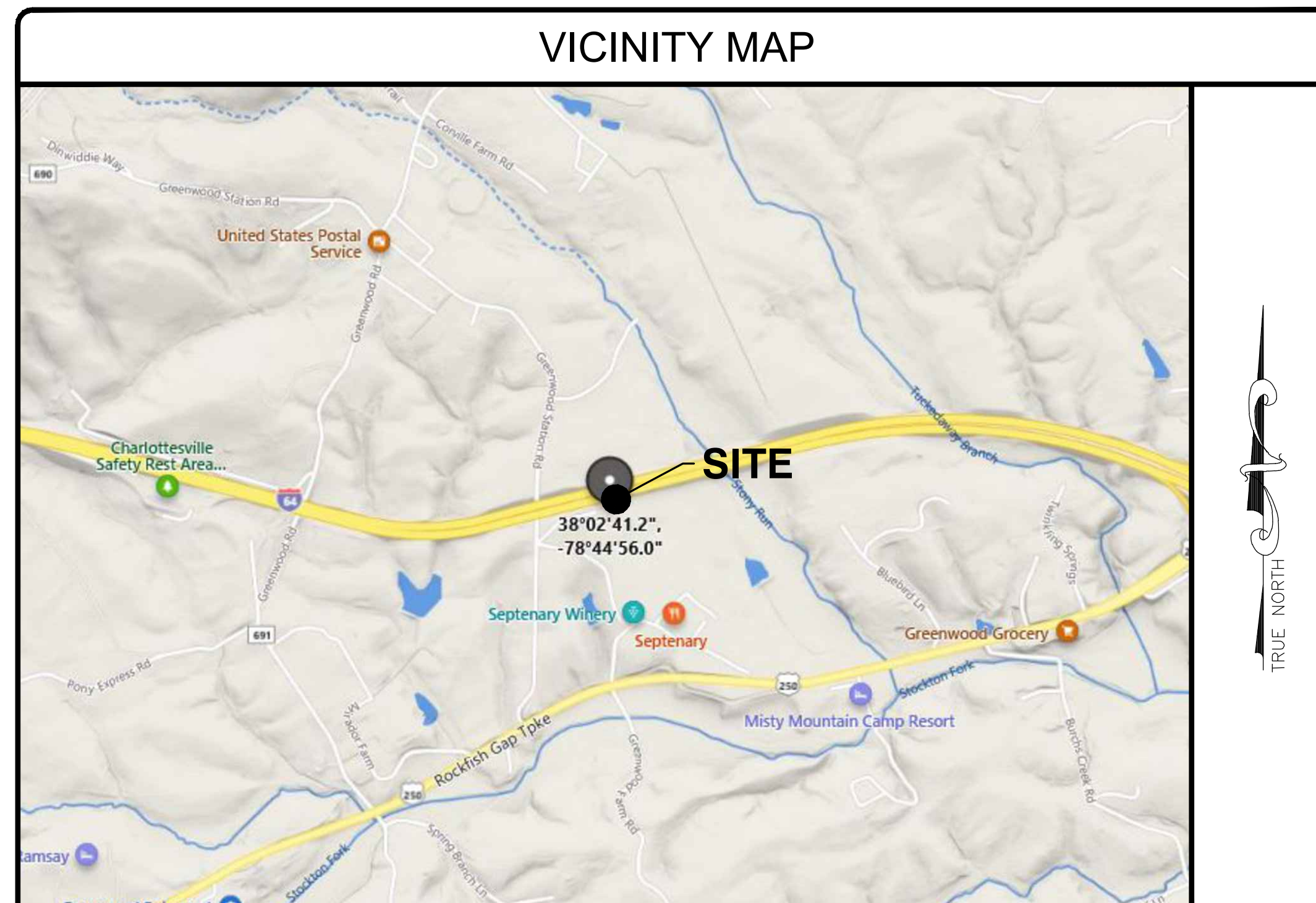
### PROJECT TEAM

**CONSTRUCTION MANAGER:** NETWORK BUILDING + CONSULTING  
JOHN KIRBY  
(540) 280-9630

**PROJECT MANAGEMENT FIRM:** GDN SITES  
NATHAN HOLLAND  
(757) 305-8420

**ENGINEERING FIRM:** NB+C ENGINEERING SERVICES, LLC.  
120 EASTSHORE DRIVE  
SUITE 300  
GLEN ALLEN, VA 23059  
(804) 548-4079

### VICINITY MAP



### DIRECTIONS

HEAD NORTHEAST ON RADY ST TOWARD 5TH AVE. BEAR RIGHT ONTO DILL AVE. AT THE ROUNDABOUT, TAKE THE 4TH EXIT FOR 2ND AVE/ KEEP RIGHT TO GET ONTO 1ST AVE. AT THE ROUNDABOUT, TAKE THE 4TH EXIT FOR ROWEN AVE. ROAD NAME CHANGES TO N 5TH ST. TAKE THE RAMP ON THE LEFT AND FOLLOW SIGNS FOR I-95 NORTH / I-64 WEST. AT EXIT 79, HEAD RIGHT ON THE RAMP FOR I-64 WEST TOWARD STAPLES MILL RD. AT EXIT 107, HEAD RIGHT ON THE RAMP FOR US-250 TOWARD CROZET / MILLER SCHOOL. TURN RIGHT ONTO US-250 E / ROCKFISH GAP TPKE TOWARD CROZET / MILLER SCHOOL. TURN LEFT ONTO US-250 W / ROCKFISH GAP TPKE, THEN IMMEDIATELY TURN LEFT ONTO US-250 W / ROCKFISH GAP TPKE. TURN RIGHT ONTO GREENWOOD STATION RD / VA-690. ARRIVE WITH SITE LOCATED ON THE RIGHT

### CODE COMPLIANCE

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

- 2015 INTERNATIONAL BUILDING CODE
- 2014 NATIONAL ELECTRICAL CODE
- 2015 NFPA 101, LIFE SAFETY CODE
- 2015 IFC
- AMERICAN CONCRETE INSTITUTE
- AMERICAN INSTITUTE OF STEEL CONSTRUCTION
- MANUAL OF STEEL CONSTRUCTION 13TH EDITION
- ANSI/TIA-222-G
- TIA 607
- INSTITUTE FOR ELECTRICAL & ELECTRONICS ENGINEER 81
- IEEE C2 NATIONAL ELECTRIC SAFETY CODE LATEST EDITION
- TELECORDIA GR-1275
- ANSI/T 311

### DRAWING INDEX

|      |   |
|------|---|
| T-1  | TITLE SHEET                               |
| EE-1 | EASEMENT EXHIBIT                          |
| EE-2 | EASEMENT EXHIBIT                          |
| Z-1  | SITE PLAN                                 |
| Z-2  | EXISTING TOPO & TREE SITE PLAN            |
| Z-3  | 2,000' TOPO BOUNDARY                      |
| C-1  | COMPOUND PLAN                             |
| C-2  | TOWER ELEVATION & NOTES                   |
| A-1  | EQUIPMENT DETAILS                         |
| A-2  | EQUIPMENT MOUNT DETAILS                   |
| S-1  | CONSTRUCTION DETAILS                      |
| S-2  | GROUND EQUIPMENT MOUNTING DETAILS         |
| ES-1 | EROSION & SEDIMENT CONTROL & GRADING PLAN |
| ES-2 | EROSION & SEDIMENT CONTROL NOTES          |
| ES-3 | EROSION & SEDIMENT CONTROL DETAILS        |

### DO NOT SCALE DRAWINGS

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

### APPROVAL BLOCK

ENGINEER

APPLICANT

SITE INFORMATION

DESIGN RECORD

PROFESSIONAL STAMP

ENGINEER

SHEET TITLE

SHEET NUMBER

**verizon**  
1831 RADY COURT  
RICHMOND, VA 23222

SCRUBY TIER III PERSONAL WIRELESS FACILITY  
VERIZON RAW LAND  
GREENWOOD STATION ROAD  
GREENWOOD, VA 22943  
ALBEMARLE COUNTY

### REVISIONS

| REV | DATE     | DESCRIPTION       | BY  |
|-----|----------|-------------------|-----|
| 2   | 07/28/22 | REVISED EQUIPMENT | KLB |
| 1   | 05/05/22 | FINAL ZDs         | KLB |
| 0   | 03/17/22 | PRELIMINARY ZDs   | KLB |



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

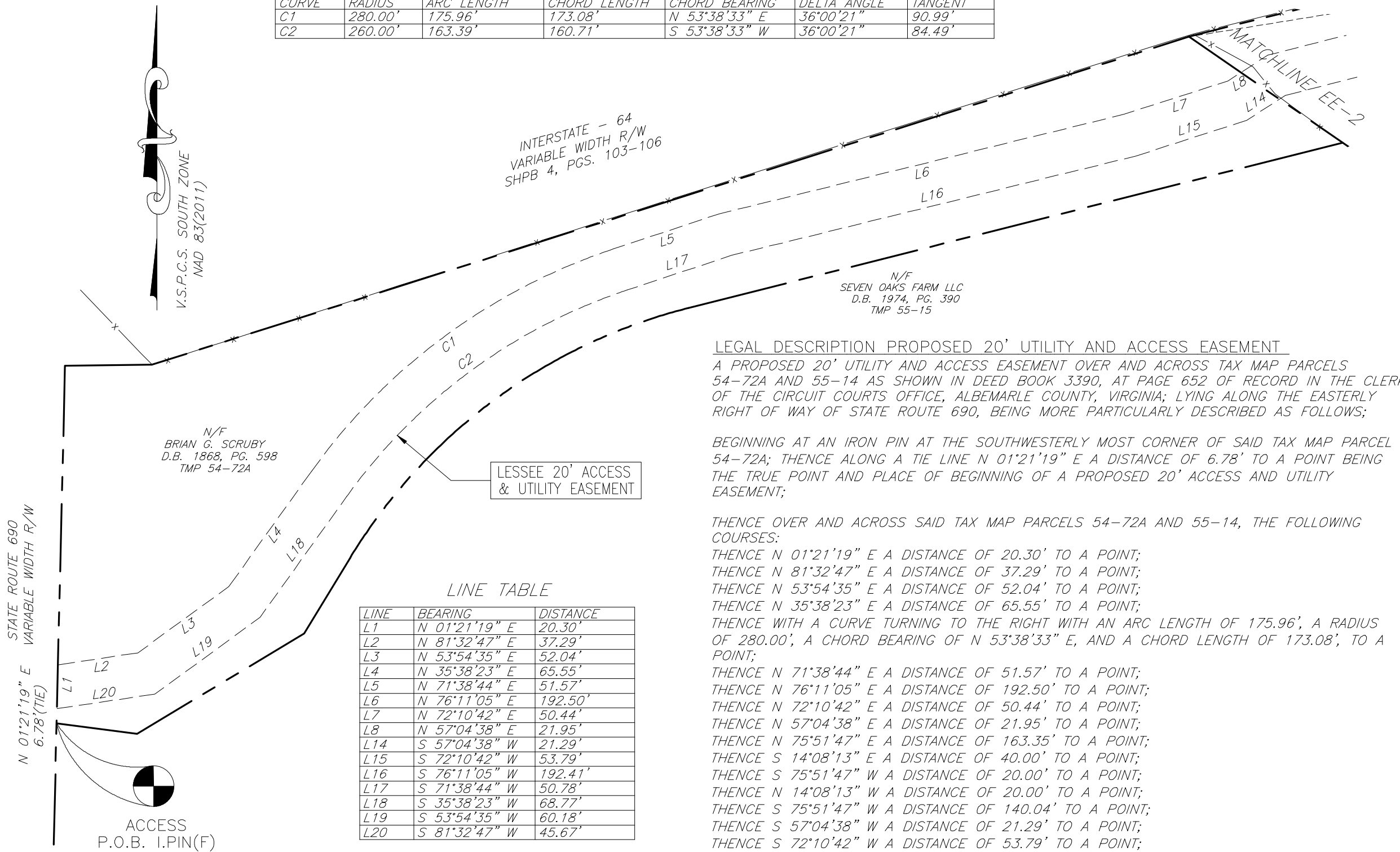
**TITLE SHEET**

**T-1**



CURVE TABLE

| CURVE | RADIUS  | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE | TANGENT |
|-------|---------|------------|--------------|---------------|-------------|---------|
| C1    | 280.00' | 175.96'    | 173.08'      | N 53°38'33" E | 36°00'21"   | 90.99'  |
| C2    | 260.00' | 163.39'    | 160.71'      | S 53°38'33" W | 36°00'21"   | 84.49'  |



LINE TABLE

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | N 01°21'19" E | 20.30'   |
| L2   | N 81°32'47" E | 37.29'   |
| L3   | N 53°54'35" E | 52.04'   |
| L4   | N 35°38'23" E | 65.55'   |
| L5   | N 71°38'44" E | 51.57'   |
| L6   | N 76°11'05" E | 192.50'  |
| L7   | N 72°10'42" E | 50.44'   |
| L8   | N 57°04'38" E | 21.95'   |
| L14  | S 57°04'38" W | 21.29'   |
| L15  | S 72°10'42" W | 53.79'   |
| L16  | S 76°11'05" W | 192.41'  |
| L17  | S 71°38'44" W | 50.78'   |
| L18  | S 35°38'23" W | 68.77'   |
| L19  | S 53°54'35" W | 60.18'   |
| L20  | S 81°32'47" W | 45.67'   |

LEGAL DESCRIPTION PROPOSED 20' UTILITY AND ACCESS EASEMENT

A PROPOSED 20' UTILITY AND ACCESS EASEMENT OVER AND ACROSS TAX MAP PARCELS 54-72A AND 55-14 AS SHOWN IN DEED BOOK 3390, AT PAGE 652 OF RECORD IN THE CLERK OF THE CIRCUIT COURTS OFFICE, ALBEMARLE COUNTY, VIRGINIA; LYING ALONG THE EASTERLY RIGHT OF WAY OF STATE ROUTE 690, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT AN IRON PIN AT THE SOUTHWESTERLY MOST CORNER OF SAID TAX MAP PARCEL 54-72A; THENCE ALONG A TIE LINE N 01°21'19" E A DISTANCE OF 6.78' TO A POINT BEING THE TRUE POINT AND PLACE OF BEGINNING OF A PROPOSED 20' ACCESS AND UTILITY EASEMENT;

THENCE OVER AND ACROSS SAID TAX MAP PARCELS 54-72A AND 55-14, THE FOLLOWING COURSES:

THENCE N 01°21'19" E A DISTANCE OF 20.30' TO A POINT;  
 THENCE N 81°32'47" E A DISTANCE OF 37.29' TO A POINT;  
 THENCE N 53°54'35" E A DISTANCE OF 52.04' TO A POINT;  
 THENCE N 35°38'23" E A DISTANCE OF 65.55' TO A POINT;  
 THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 175.96', A RADIUS OF 280.00', A CHORD BEARING OF N 53°38'33" E, AND A CHORD LENGTH OF 173.08', TO A POINT;  
 THENCE N 71°38'44" E A DISTANCE OF 51.57' TO A POINT;  
 THENCE N 76°11'05" E A DISTANCE OF 192.50' TO A POINT;  
 THENCE N 72°10'42" E A DISTANCE OF 50.44' TO A POINT;  
 THENCE N 57°04'38" E A DISTANCE OF 21.95' TO A POINT;  
 THENCE N 75°51'47" E A DISTANCE OF 163.35' TO A POINT;  
 THENCE S 14°08'13" E A DISTANCE OF 40.00' TO A POINT;  
 THENCE S 75°51'47" W A DISTANCE OF 20.00' TO A POINT;  
 THENCE N 14°08'13" W A DISTANCE OF 20.00' TO A POINT;  
 THENCE S 75°51'47" W A DISTANCE OF 140.04' TO A POINT;  
 THENCE S 57°04'38" W A DISTANCE OF 21.29' TO A POINT;  
 THENCE S 72°10'42" W A DISTANCE OF 53.79' TO A POINT;  
 THENCE S 76°11'05" W A DISTANCE OF 192.41' TO A POINT;  
 THENCE S 71°38'44" W A DISTANCE OF 50.78' TO A POINT;  
 THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 163.39', A RADIUS OF 260.00', A CHORD BEARING OF S 53°38'33" W, AND CHORD LENGTH OF 160.71', TO A POINT;  
 THENCE S 35°38'23" W A DISTANCE OF 68.77' TO A POINT;  
 THENCE S 53°54'35" W A DISTANCE OF 60.18' TO A POINT;  
 THENCE S 81°32'47" W A DISTANCE OF 45.67' TO A POINT;  
 WHICH IS THE POINT OF BEGINNING, HAVING AN AREA OF 16,627 SQUARE FEET, 0.383 ACRES.

SCALE 1" = 50'



**NB+C**  
TOTALLY COMMITTED.  
NB+C ENGINEERING SERVICES, LLC.  
4435 WATERFRONT DRIVE, SUITE 100  
GLENN ALLEN, VA 22060  
804.548.4078

**verizon**  
1831 RADY COURT  
RICHMOND, VA 23222

NB&C #02671  
EASEMENT EXHIBIT  
SITE NAME: SCRUBY TIER III  
PERSONAL WIRELESS FACILITY  
7416 GREENWOOD STATION RD  
GREENWOOD, VA 22943  
ALBEMARLE COUNTY VA

REVISIONS

| REV | DATE     | DESCRIPTION        | BY |
|-----|----------|--------------------|----|
| 2   | 11/16/21 | REDUCE LEASE AREA  | RW |
| 4   | 10/29/21 | NEW SITE LOCATION  | RW |
| 3   | 10/21/20 | REV TOWER HEIGHT   | RW |
| 2   | 9/11/20  | REVISE TARGET TREE | RW |
| 1   | 6/9/20   | ADD ADJOINING R/W  | RW |
| 0   | 11/11/17 | EASEMENT EXHIBIT   | RW |

COMMONWEALTH OF VIRGINIA  
ROBERT T. WILLIAMS, JR.  
LIC. No. 002551  
11-16-2021  
LAND SURVEYOR

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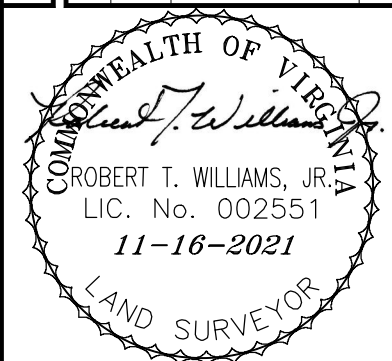
EASEMENT EXHIBIT

EE-1

THIS EXHIBIT DOES NOT CONSTITUTE A BOUNDARY SURVEY AND IS FOR THE EXPRESS PURPOSE OF SHOWING PROPOSED LEASE AREAS.

**REVISIONS**

| REV | DATE     | DESCRIPTION       | BY |
|-----|----------|-------------------|----|
| 2   | 11/16/21 | REDUCE LEASE AREA | RW |
| 1   | 10/29/21 | NEW SITE LOCATION | RW |
| 0   | 11/1/17  | EASEMENT EXHIBIT  | RW |



Causeway Consultants, P.C.  
Land Surveyors VA&NC  
P.O. Box 15039  
Chesapeake, VA, 23328  
PHONE: 757-482-0474  
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**EASEMENT EXHIBIT**

**EE-2**

INTERSTATE - 64  
VARIABLE WIDTH R/W  
SHPB 4, PGS. 103-106

LEASE  
P.O.B. VDH MON(F)

LESSEE 40' x 40'  
LEASE AREA

LESSEE 20' ACCESS  
& UTILITY EASEMENT

LEGAL DESCRIPTION PROPOSED 40' x 40' LEASE AREA

A PROPOSED 40' x 40' LEASE AREA ON TAX MAP PARCEL 54-72A AS SHOWN IN DEED BOOK 3390, AT PAGE 652 OF RECORD IN THE CLERK OF THE CIRCUIT COURTS OFFICE, ALBEMARLE COUNTY, VIRGINIA; LYING ALONG THE EASTERLY RIGHT OF WAY OF STATE ROUTE 690, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A VDOT MONUMENT FOUND ALONG THE NORTHERLY BOUNDARY OF SAID TAX MAP PARCEL 55-14(SOUTH TRACT); SAID MONUMENT BEING N 55°28'29" W A DISTANCE OF 86.31' FROM AN IRON PIN FOUND; THENCE ALONG A TIE LINE N 80°50'19" E A DISTANCE OF 197.46' TO A POINT BEING THE TRUE POINT AND PLACE OF BEGINNING;

THENCE N 75°51'47" E A DISTANCE OF 40.00' TO A POINT;  
THENCE S 14°08'13" E A DISTANCE OF 40.00' TO A POINT;  
THENCE S 75°51'47" W A DISTANCE OF 40.00' TO A POINT;  
THENCE N 14°08'13" W A DISTANCE OF 40.00' TO A POINT;  
WHICH IS THE POINT OF BEGINNING, HAVING AN AREA OF 1,600 SQUARE FEET OR 0.037 ACRES.

EXHIBIT NOTES

- TOPOGRAPHIC SURVEY PERFORMED BY CAUSEWAY CONSULTANTS, P.C. P. O. BOX 15039, CHESAPEAKE, VIRGINIA, 23328-50394. PHONE: 757-482-0474. SURVEY DATE: OCTOBER 26, 2021.
- COORDINATES AND ELEVATIONS SHOWN WERE ESTABLISHED USING STATIC GPS OBSERVATIONS, POST PROCESSED THROUGH NOAA'S OPUS WEBSITE AND CONVERTED TO NAVD 88 AND NAD 83, U.S SURVEY FOOT, FOR THE VERTICAL DATUM AND HORIZONTAL COORDINATES, RESPECTIVELY, USING U.S. ARMY CORPS OF ENGINEERS CORPSCON SOFTWARE, VERSION 6.01 AND PUBLISHED BENCHMARKS.
- NO SUB-SURFACE INVESTIGATION WAS PERFORMED BY CAUSEWAY CONSULTANTS, P.C. THIS EXHIBIT DOES NOT GUARANTEE THE "EXISTENCE OR NONEXISTENCE" OF UNDERGROUND UTILITIES. PRIOR TO ANY CONSTRUCTION OR EXCAVATION, CONTACT MISS UTILITY AT 1-800-552-7001 TO CONFIRM THE LOCATION OR EXISTENCE OF UNDERGROUND UTILITIES.
- THIS EXHIBIT WAS DONE WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT DEPICT ANY OR ALL EASEMENTS THAT MAY AFFECT THE PROPERTY.
- PROPERTY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
- THIS EXHIBIT DOES NOT REPRESENT A BOUNDARY SURVEY. THE RIGHT-OF-WAY, PROPERTY LINE AND/OR EASEMENTS SHOWN HEREON REPRESENT A COMPILATION OF RECORDED DEEDS, PLATS, G.I.S. RECORDS AND TAX MAPS.
- THE AREA OF THE PROPOSED CELL TOWER APPEARS TO LIE WITHIN FLOOD ZONE "X", ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY - NATIONAL FLOOD INSURANCE COMMUNITY NUMBER 51003C-0225 D, DATED FEBRUARY 4, 2005.
- THE EXISTENCE OF HAZARDOUS WASTE, VEGETATED WETLANDS, OR TIDAL WETLANDS, WAS NEITHER INVESTIGATED, NOR CONFIRMED DURING THE PERFORMANCE OF THIS EXHIBIT.

N/F  
BRIAN G. SCRUBY  
D.B. 1274, PG. 707  
TMP 55-14

N/F  
SEVEN OAKS FARM LLC  
D.B. 1974, PG. 390  
TMP 55-15

LINE TABLE

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | N 01°21'19" E | 20.30'   |
| L2   | N 81°32'47" E | 37.29'   |
| L3   | N 53°54'35" E | 52.04'   |
| L4   | N 35°38'23" E | 65.55'   |
| L5   | N 71°38'44" E | 51.57'   |
| L6   | N 76°11'05" E | 192.50'  |
| L7   | N 72°10'42" E | 50.44'   |
| L8   | N 57°04'38" E | 21.95'   |
| L9   | N 75°51'47" E | 163.35'  |
| L10  | S 14°08'13" E | 40.00'   |
| L11  | S 75°51'47" W | 20.00'   |
| L12  | N 14°08'13" W | 20.00'   |
| L13  | S 75°51'47" W | 140.04'  |
| L14  | S 57°04'38" W | 21.29'   |
| L15  | S 72°10'42" W | 53.79'   |
| L16  | S 76°11'05" W | 192.41'  |
| L17  | S 71°38'44" W | 50.78'   |
| L18  | S 35°38'23" W | 68.77'   |
| L19  | S 53°54'35" W | 60.18'   |
| L20  | S 81°32'47" W | 45.67'   |
| L21  | N 75°51'47" E | 60.00'   |
| L22  | S 14°14'31" E | 60.00'   |
| L23  | S 75°51'47" W | 60.00'   |
| L24  | N 14°14'31" W | 60.00'   |



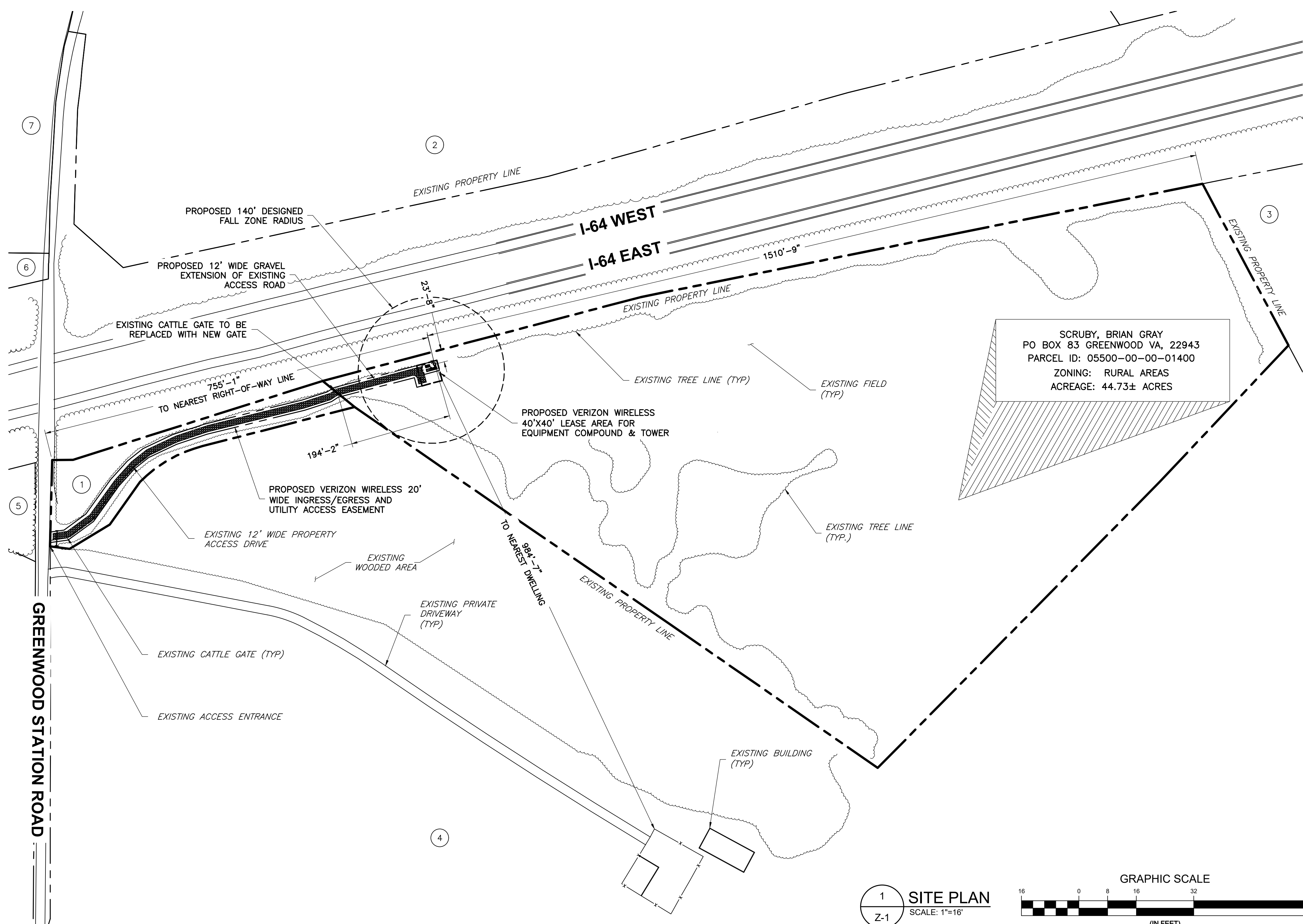
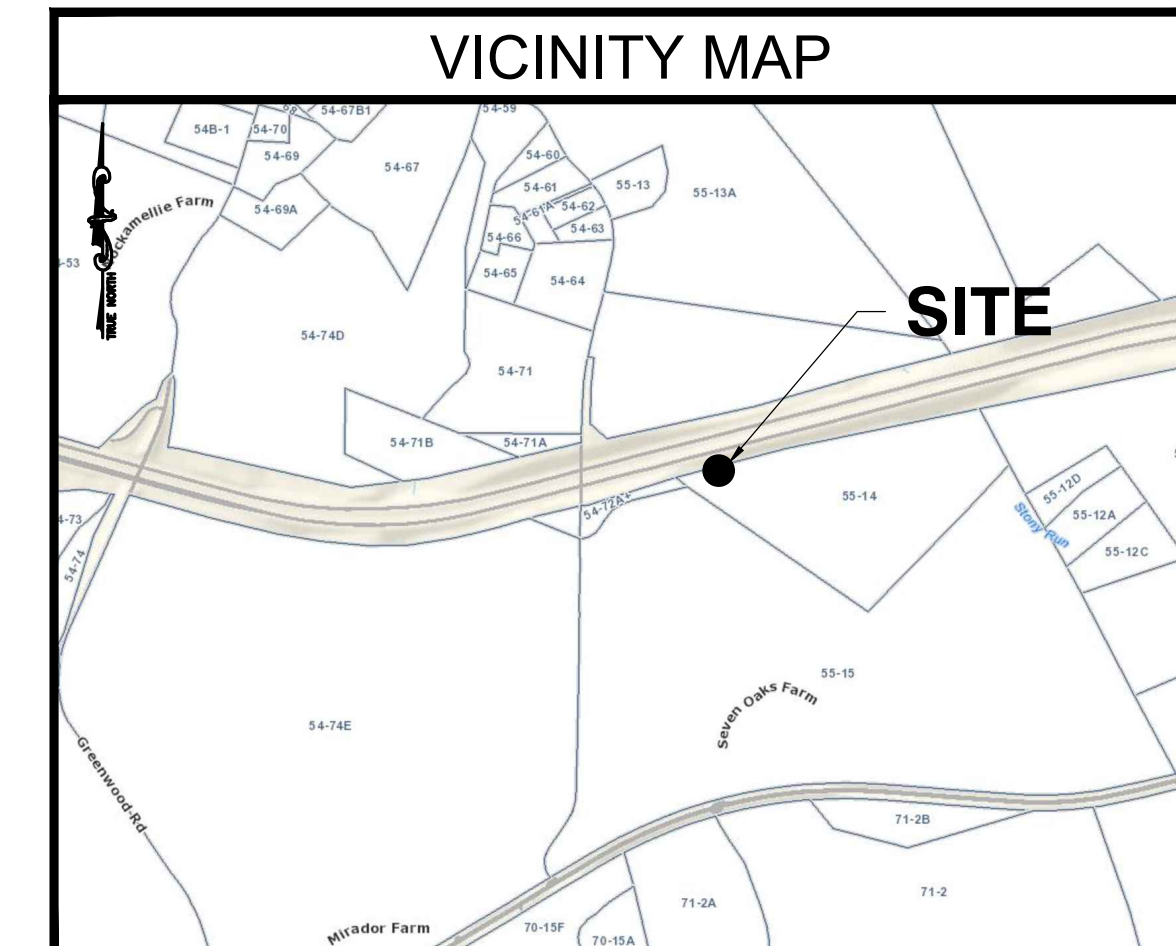
SCALE 1" = 50'



THIS EXHIBIT DOES NOT CONSTITUTE A BOUNDARY SURVEY AND IS FOR THE EXPRESS PURPOSE OF SHOWING PROPOSED LEASE AREAS.



- ① SCRUBY, BRIAN G  
PO BOX 83  
GREENWOOD VA, 22943  
PARCEL ID: 05400-00-00-072T0  
ZONING: RA  
AREA: N/A
- ② SCRUBY, BRIAN GRAY  
PO BOX 83  
GREENWOOD VA, 22943  
PARCEL ID: 05500-00-00-01400  
ZONING: RA  
AREA: 1.04± ACRES
- ③ TAF INVESTMENTS LLC  
PO BOX 7886  
CHARLOTTESVILLE VA, 22906  
PARCEL ID: 05500-00-00-012B0  
ZONING: RA  
AREA: 34.78± ACRES
- ④ GOLDEN MAGNOLIA LLC  
200 SEVEN OAKS FARM  
GREENWOOD VA, 22943  
PARCEL ID: 05500-00-00-01500  
ZONING: RA  
AREA: 98.54± ACRES
- ⑤ BURGHARDT, HOPE HADLEY TRUSTEE  
OF THE HOPE HADLEY  
BURGHARDT LIVING TRUST  
PO BOX 8  
GREENWOOD VA, 22943  
PARCEL ID: 05400-00-00-074E0  
ZONING: RA  
AREA: 141.15± ACRES
- ⑥ HOPE/HADLEY 1999 TRUST; GUARANTY  
TRUST ETAL ATTN: ENTERPRISE TRUST  
PO BOX 8  
GREENWOOD VA, 22943  
PARCEL ID: 05400-00-00-071A0  
ZONING: RA  
AREA: 0.57± ACRES
- ⑦ SCRUBY, TIMOTHY MARK & SCRUBY,  
ALICE ROWE  
8153 DICK WOODS RD  
AFTON VA, 22920  
PARCEL ID: 05400-00-00-07100  
ZONING: RA  
AREA: 11.55± ACRES



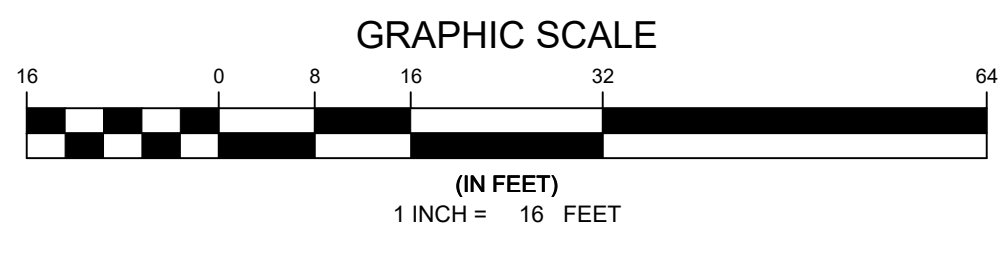
**GENERAL NOTES**

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

| LEGEND        |                                |
|---------------|--------------------------------|
| —             | PROPERTY LINE - SUBJECT PARCEL |
| - - -         | PROPERTY LINE - ABUTTERS       |
| —             | EXISTING ROAD                  |
| —             | EXISTING FENCE                 |
| —             | PROPOSED EASEMENT              |
| - - -         | PROPOSED LEASE AREA            |
| - - -         | EXISTING EASEMENT              |
| —             | PROPOSED FENCE                 |
| [Hatched Box] | EXISTING BUILDING              |

| ZONING INFORMATION                                      |            |
|---|------------|
| JURISDICTION: ALBEMARLE COUNTY                          |            |
| ZONING: RURAL AREAS                                     |            |
| DIMENSION   | PROPOSED ± |
| FRONT YARD SETBACK:                                     | 194'-2"±   |
| SIDE YARD SETBACK:                                      | 23'-8"±    |
| REAR YARD SETBACK:                                      | 1510'-9"±  |
| LOT AREA: 44.73± ACRES                                  |            |
| (ALL MEASUREMENTS ARE IN FEET ± UNLESS OTHERWISE NOTED) |            |

① **SITE PLAN**  
SCALE: 1"=16'



**ENGINEER**

**NB+C ENGINEERING SERVICES, LLC.**  
120 EASTSHORE DRIVE, SUITE 300  
GLEN ALLEN, VA 23059  
804-548-4079

**APPLICANT**

1831 RADY COURT  
RICHMOND, VA 23222

**SITE INFORMATION**

SCRUBY TIER III PERSONAL  
WIRELESS FACILITY  
VERIZON RAW LAND  
GREENWOOD STATION ROAD  
GREENWOOD, VA 22943  
ALBEMARLE COUNTY

**REVISIONS**

| REV | DATE     | DESCRIPTION       | BY  |
|-----|----------|-------------------|-----|
| 2   | 07/28/22 | REVISED EQUIPMENT | KLB |
| 1   | 05/05/22 | FINAL ZDs         | KLB |
| 0   | 03/17/22 | PRELIMINARY ZDs   | KLB |

**DESIGN RECORD**

**PROFESSIONAL STAMP**

**ENGINEER**

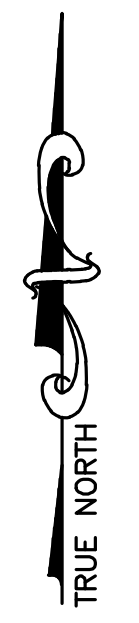
JOHN A. DAUGHTREY III, P.E.  
VA PROFESSIONAL ENGINEER LIC. #052122

**SHEET TITLE**

**SITE PLAN**

**SHEET NUMBER**

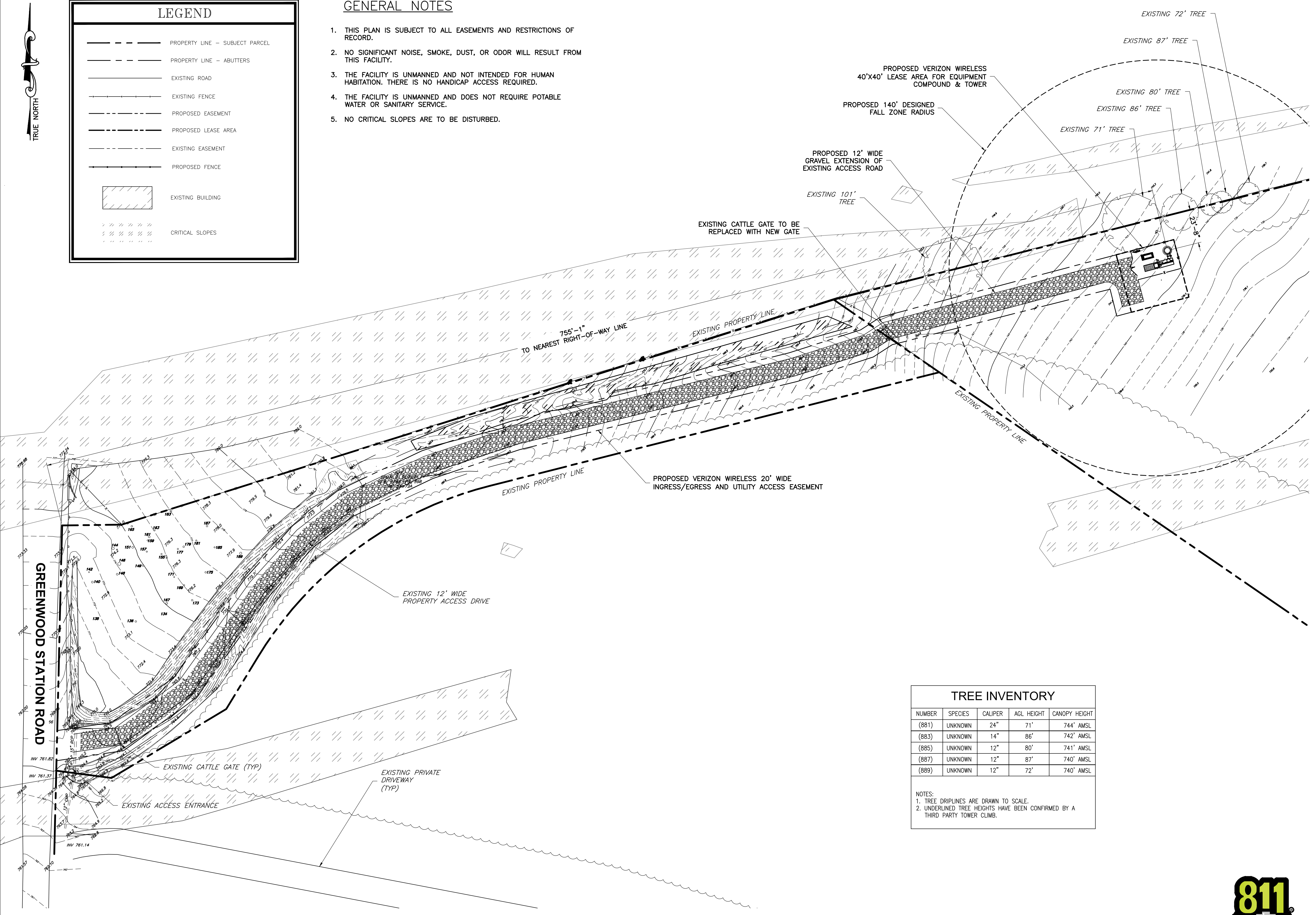
**Z-1**



| LEGEND |                                |
|--------|--------------------------------|
|        | PROPERTY LINE - SUBJECT PARCEL |
|        | PROPERTY LINE - ABUTTERS       |
|        | EXISTING ROAD                  |
|        | EXISTING FENCE                 |
|        | PROPOSED EASEMENT              |
|        | PROPOSED LEASE AREA            |
|        | EXISTING EASEMENT              |
|        | PROPOSED FENCE                 |
|        | EXISTING BUILDING              |
|        | CRITICAL SLOPES                |

**GENERAL NOTES**

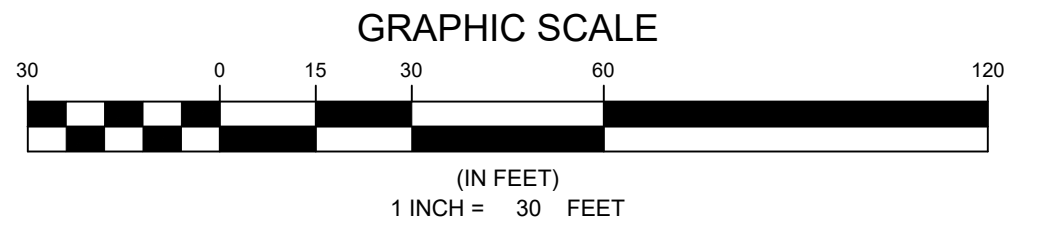
1. THIS PLAN IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
2. NO SIGNIFICANT NOISE, SMOKE, DUST, OR ODOR WILL RESULT FROM THIS FACILITY.
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4. THE FACILITY IS UNMANNED AND DOES NOT REQUIRE POTABLE WATER OR SANITARY SERVICE.
5. NO CRITICAL SLOPES ARE TO BE DISTURBED.



| TREE INVENTORY |         |         |            |               |
|----------------|---------|---------|------------|---------------|
| NUMBER         | SPECIES | CALIPER | ACL HEIGHT | CANOPY HEIGHT |
| (881)          | UNKNOWN | 24"     | 71'        | 744' AMSL     |
| (883)          | UNKNOWN | 14"     | 86'        | 742' AMSL     |
| (885)          | UNKNOWN | 12"     | 80'        | 741' AMSL     |
| (887)          | UNKNOWN | 12"     | 87'        | 740' AMSL     |
| (889)          | UNKNOWN | 12"     | 72'        | 740' AMSL     |

NOTES:  
 1. TREE DRIPLINES ARE DRAWN TO SCALE.  
 2. UNDERLINED TREE HEIGHTS HAVE BEEN CONFIRMED BY A THIRD PARTY TOWER CLIMB.

1 EXISTING TOPO SITE PLAN  
 Z-2 SCALE: 1"=30'



**ENGINEER**

**NB+C**  
 TOTALLY COMMITTED.

NB+C ENGINEERING SERVICES, LLC.  
 120 EASTSHORE DRIVE, SUITE 300  
 GLEN ALLEN, VA 23059  
 804-548-6072

**APPLICANT**

**verizon**

1831 RADY COURT  
 RICHMOND, VA 23222

**SITE INFORMATION**

SCRUBY TIER III PERSONAL WIRELESS FACILITY  
 VERIZON RAW LAND  
 GREENWOOD STATION ROAD  
 GREENWOOD, VA 22943  
 ALBEMARLE COUNTY

**DESIGN RECORD**

| REV | DATE     | DESCRIPTION       | BY  |
|-----|----------|-------------------|-----|
| 2   | 07/28/22 | REVISED EQUIPMENT | KLB |
| 1   | 05/05/22 | FINAL ZDs         | KLB |
| 0   | 03/17/22 | PRELIMINARY ZDs   | KLB |

**PROFESSIONAL STAMP**

**ENGINEER**

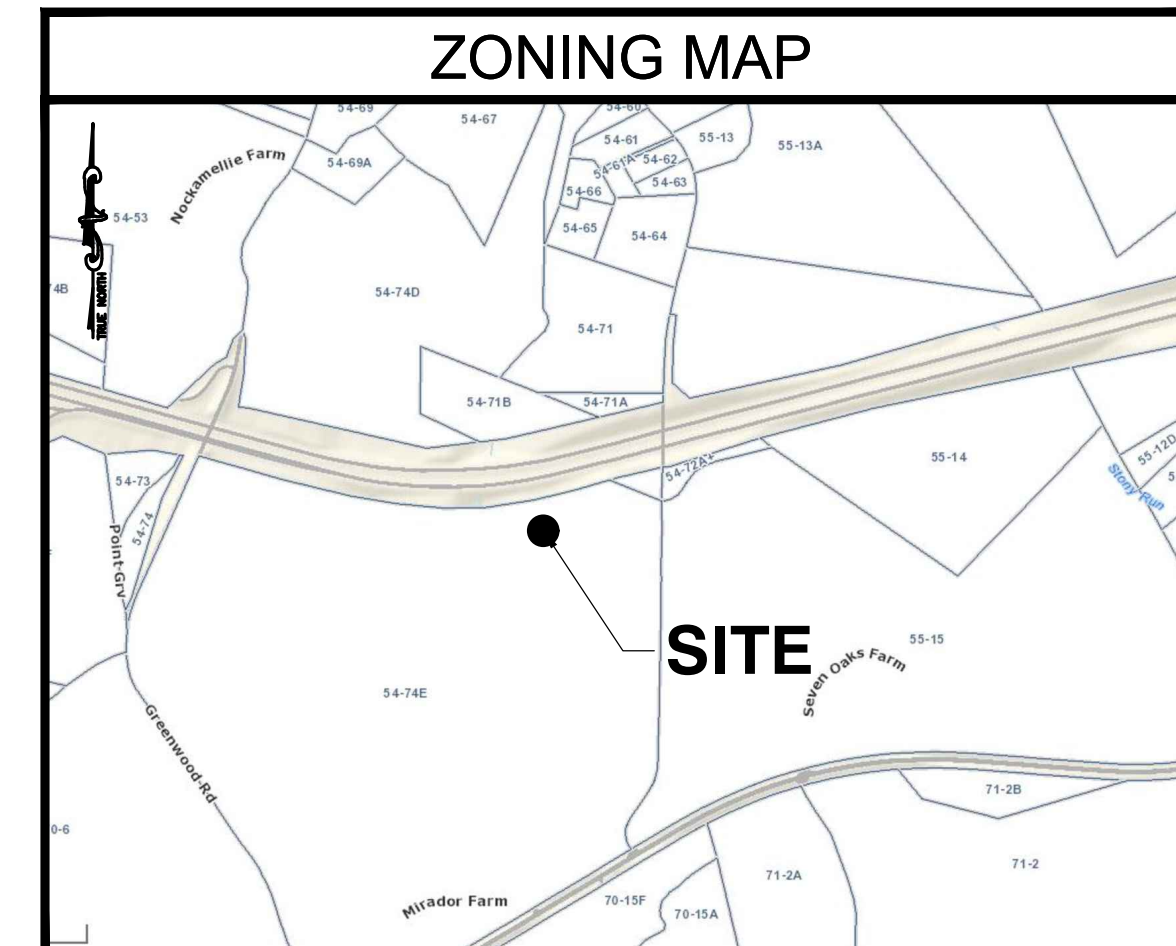
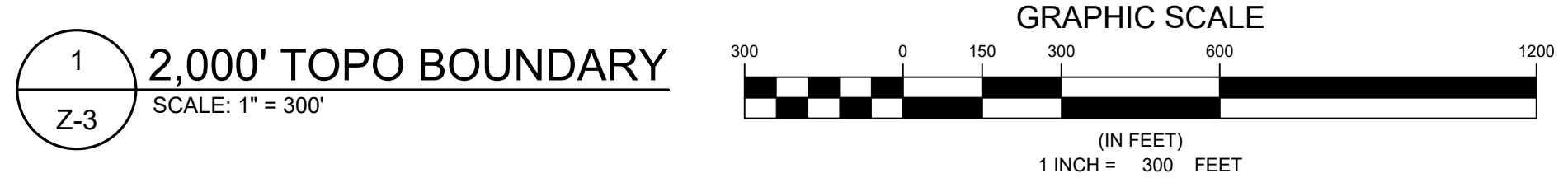
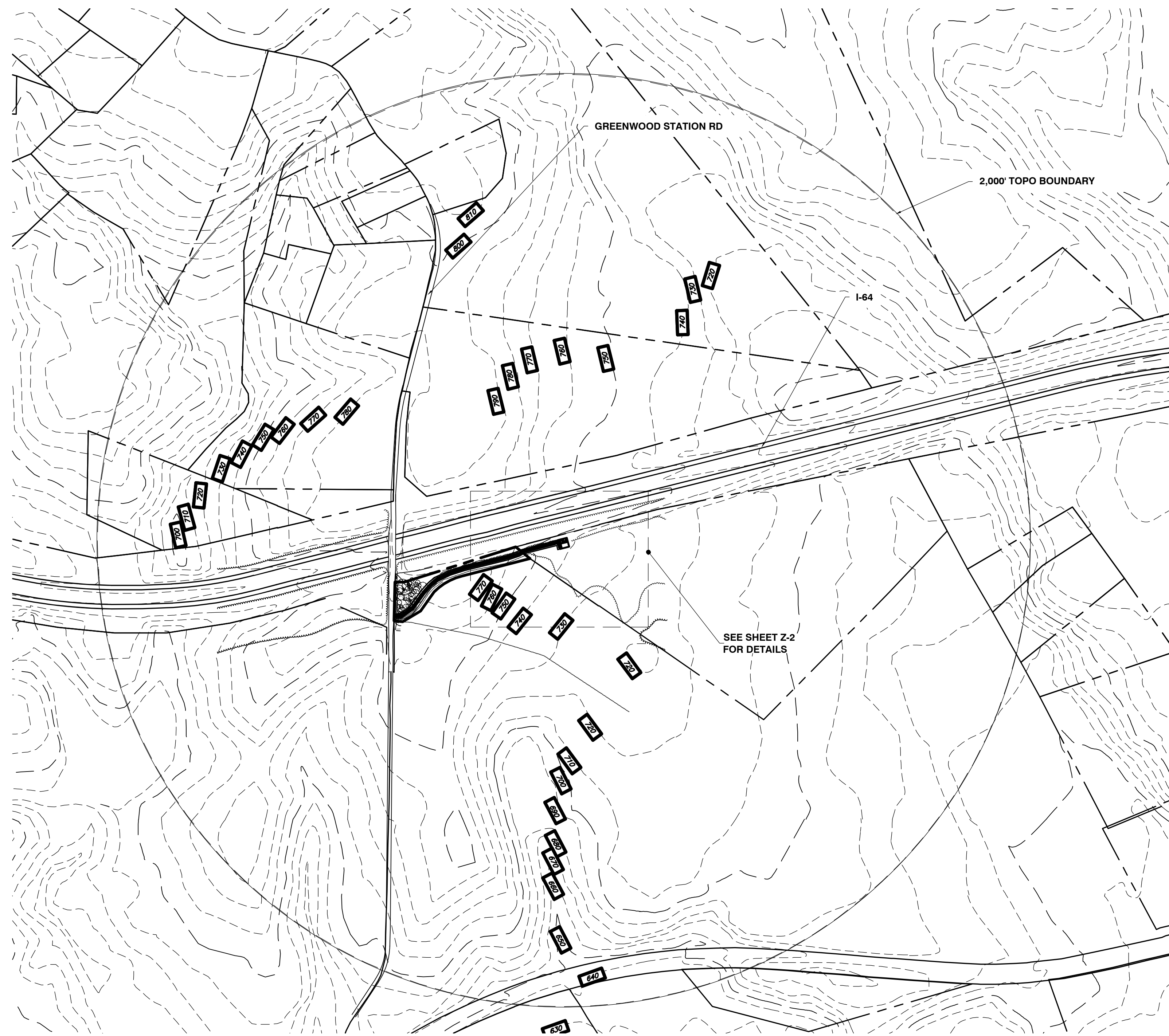
JOHN A. DAUGHTREY III, P.E.  
 VA PROFESSIONAL ENGINEER LIC. #052122

**SHEET TITLE**

EXISTING TOPO & TREE SITE PLAN

**SHEET NUMBER**

Z-2



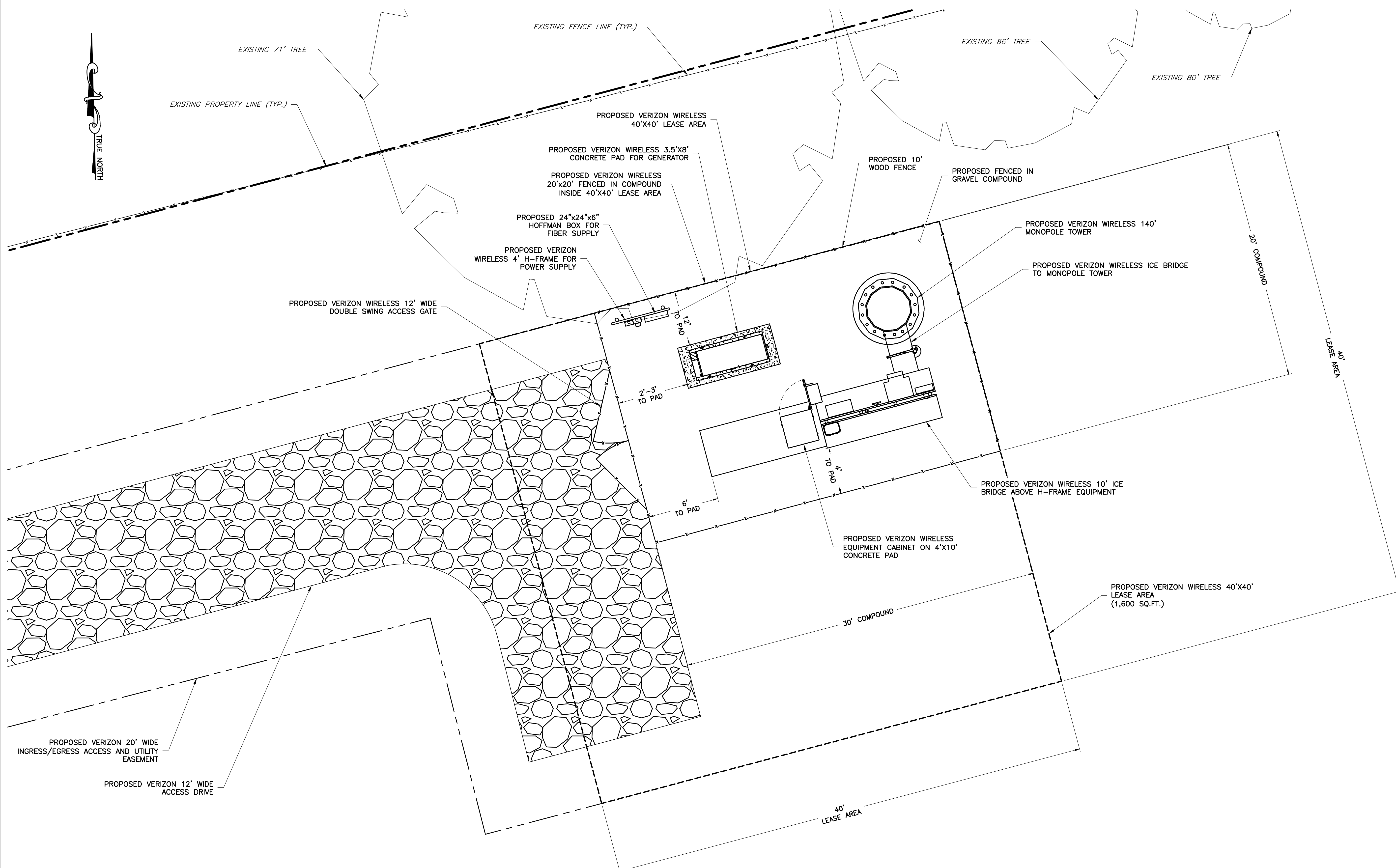
**GENERAL NOTES**

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

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



| ENGINEER           |  |                   |      |             |    |   |          |                   |     |   |          |           |     |   |          |                 |     |
|--------------------|--|-------------------|------|-------------|----|---|----------|-------------------|-----|---|----------|-----------|-----|---|----------|-----------------|-----|
| APPLICANT          | <br>1831 RADY COURT<br>RICHMOND, VA 23222  |                   |      |             |    |   |          |                   |     |   |          |           |     |   |          |                 |     |
| SITE INFORMATION   | SCRUBY TIER III PERSONAL WIRELESS FACILITY<br>VERIZON RAW LAND<br>GREENWOOD STATION ROAD<br>GREENWOOD, VA 22943<br>ALBEMARLE COUNTY  |                   |      |             |    |   |          |                   |     |   |          |           |     |   |          |                 |     |
| DESIGN RECORD      | <table border="1"> <thead> <tr> <th>REV</th> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td>2</td> <td>07/28/22</td> <td>REVISED EQUIPMENT</td> <td>KLB</td> </tr> <tr> <td>1</td> <td>05/05/22</td> <td>FINAL ZDs</td> <td>KLB</td> </tr> <tr> <td>0</td> <td>03/17/22</td> <td>PRELIMINARY ZDs</td> <td>KLB</td> </tr> </tbody> </table> | REV               | DATE | DESCRIPTION | BY | 2 | 07/28/22 | REVISED EQUIPMENT | KLB | 1 | 05/05/22 | FINAL ZDs | KLB | 0 | 03/17/22 | PRELIMINARY ZDs | KLB |
| REV                | DATE   | DESCRIPTION       | BY   |             |    |   |          |                   |     |   |          |           |     |   |          |                 |     |
| 2                  | 07/28/22   | REVISED EQUIPMENT | KLB  |             |    |   |          |                   |     |   |          |           |     |   |          |                 |     |
| 1                  | 05/05/22   | FINAL ZDs         | KLB  |             |    |   |          |                   |     |   |          |           |     |   |          |                 |     |
| 0                  | 03/17/22   | PRELIMINARY ZDs   | KLB  |             |    |   |          |                   |     |   |          |           |     |   |          |                 |     |
| PROFESSIONAL STAMP |  |                   |      |             |    |   |          |                   |     |   |          |           |     |   |          |                 |     |
| ENGINEER           | JOHN A. DAUGHTREY III, P.E.<br>VA PROFESSIONAL ENGINEER LIC. #052122   |                   |      |             |    |   |          |                   |     |   |          |           |     |   |          |                 |     |
| SHEET TITLE        | <b>2,000' TOPO BOUNDARY</b>  |                   |      |             |    |   |          |                   |     |   |          |           |     |   |          |                 |     |
| SHEET NUMBER       | <b>Z-3</b>   |                   |      |             |    |   |          |                   |     |   |          |           |     |   |          |                 |     |



ENGINEER

**NB+C ENGINEERING SERVICES, LLC.**  
 120 EASTSHORE DRIVE, SUITE 300  
 GLEN ALLEN, VA 23059  
 804-548-4079

APPLICANT

1831 RADY COURT  
 RICHMOND, VA 23222

SITE INFORMATION

SCRUBY TIER III PERSONAL WIRELESS FACILITY  
 VERIZON RAW LAND  
 GREENWOOD STATION ROAD  
 GREENWOOD, VA 22943  
 ALBEMARLE COUNTY

DESIGN RECORD

| REV | DATE     | DESCRIPTION       | BY  |
|-----|----------|-------------------|-----|
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PROFESSIONAL STAMP

ENGINEER

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

SHEET TITLE

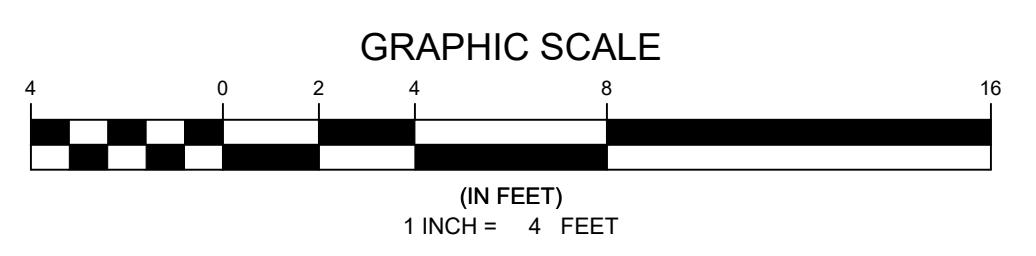
**COMPOUND PLAN**

SHEET NUMBER

**C-1**



1 COMPOUND PLAN  
 C-1 SCALE: 1/4" = 1'



PROPOSED COMMSCOPE ANTENNA MOUNT MODEL #: BSAMNT-SBS-2-5 (TYP. OF 3)  
 PROPOSED ANTENNAS (TYP. OF 6)

TOP OF PROPOSED VERIZON MONOPOLE  
 ELEV.=140' AGL (880.8' ± AMSL)

PROPOSED B2/B66A RRHs (TYP. OF 3)  
 PROPOSED INTEGRATED ANTENNA & RRH (TYP. OF 3)

PROPOSED B5/B13 RRHs (TYP. OF 3)

PROPOSED SITE PRO 1 #UGLM-DCP RING MOUNT. (TYP. OF 4)  
 PROPOSED OVP (TYP. OF 1)

PROPOSED 2' LIGHTNING ROD (1" DIAMETER BASE, TAPERING TO A POINT)  
 PROPOSED 2.375" SCH 40 PIPES, 10'-6" LONG TO SPAN THE TWO SITE PRO 1-COMPACT MONOPOLE MOUNTS, PART #P2126 (TYP. OF 3)

PROPOSED OVERALL TOWER HEIGHT  
 ELEV.=142' AGL (882.8' AMSL)  
 PROPOSED TOP OF TOWER  
 ELEV.=140' AGL (880.8' AMSL)  
 PROPOSED VERIZON RAD CENTER  
 ELEV.=136' AGL (876.8' AMSL)

PROPOSED RRH CENTERLINE  
 ELEV.=129.5' AGL (870.3' AMSL)  
 PROPOSED INTEGRATED ANTENNA & RRH CENTERLINE  
 ELEV.=126' AGL (866.8' AMSL)

PROPOSED RRH CENTERLINE  
 ELEV.=121.5' AGL (862.3' AMSL)  
 PROPOSED OVP CENTERLINE  
 ELEV.=118' AGL (858.8' AMSL)

PROPOSED 3.5" SCH 40 PIPES, 14'-6" LONG TO SPAN THE TWO SITE PRO 1-COMPACT MONOPOLE MOUNTS, PART #P3174 (TYP. OF 3)

51.8' ± ABOVE TREE

ELEV.=86' AGL (829' ± AMSL)

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

PROPOSED VERIZON HYBRID CABLES  
 PROPOSED VERIZON 140' MONOPOLE TOWER  
 LATITUDE: 38° 02' 41.1742"  
 LONGITUDE: -78° 44' 55.9528"  
 (DESIGNED BY OTHERS.)

PROPOSED OUTDOOR EQUIPMENT

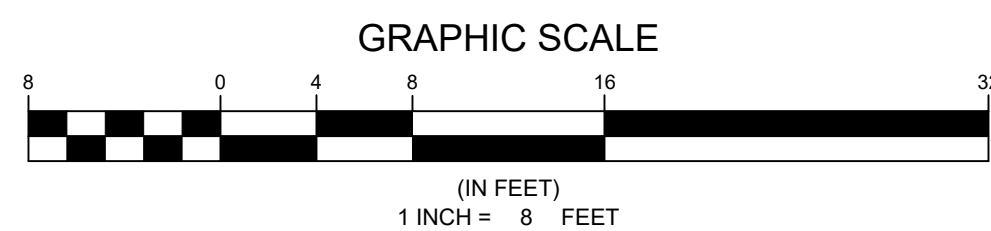
PROPOSED 10' WOOD FENCE

GROUND  
 ELEV.=0.0' AGL (743.0 AMSL)

EXISTING GRADE  
 ELEV.= 0.0' AGL (740.8' AMSL)

PROPOSED CAISSON FOUNDATION (DESIGN BY OTHERS)

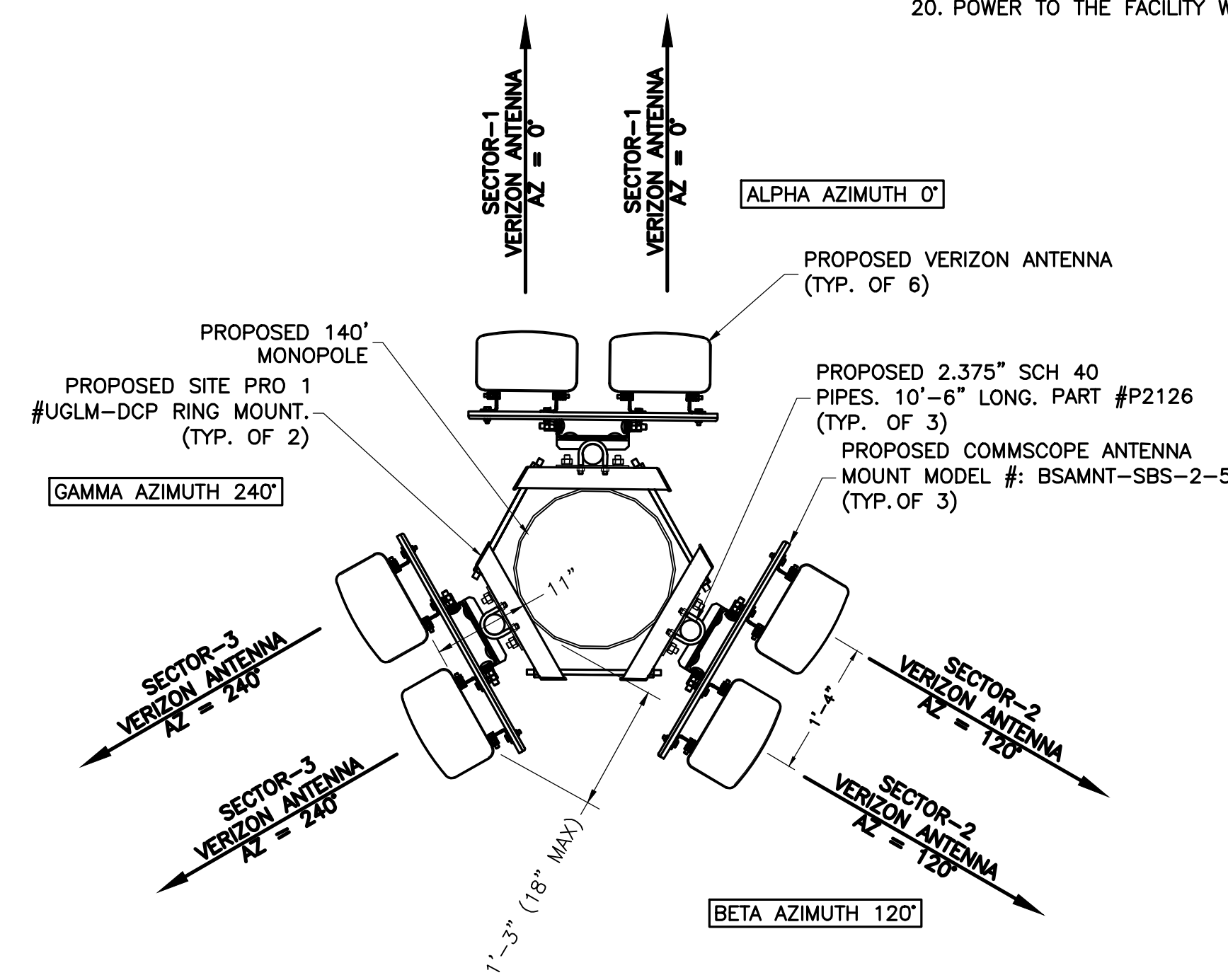
1 ELEVATION  
 SCALE: 1/8" = 1'  
 C-2



NOTE:  
 1. THE PROPOSED TOWER, TOWER MOUNTS, ANTENNAS & RRHs WILL BE PAINTED THE COUNTY APPROVED COLOR SHERWIN WILLIAMS JAVA BROWN #6090.  
 2. ANTENNAS WILL BE INSTALLED USING A MODIFIED FLUSH DESIGN WITH LOW PROFILE MOUNTING BRACKETS. NO POINT ON THE BACK OF ANTENNAS SHALL BE MORE THAN 18" FROM FACE OF MONOPOLE.  
 3. PROPOSED ANTENNA MODEL: COMMSCOPE NHH-65C-R2B: 96.0"x11.9"x7.1" - 51.6 LBS -1142.4 SQ.IN.  
 4. THE MAXIMUM BASE DIAMETER OF THE MONOPOLE SHALL NOT EXCEED 30" AND THE MAXIMUM DIAMETER AT THE TOP SHALL NOT EXCEED 18".

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/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 2 TIMES PER MONTH.
- PRIOR TO THE INSTALLATION OF THE PROPOSED EQUIPMENT OR MODIFICATION OF THE EXISTING STRUCTURE, A STRUCTURAL ANALYSIS SHALL BE PERFORMED BY THE OWNER'S AGENT TO CERTIFY THAT THE EXISTING/PROPOSED COMMUNICATION STRUCTURE AND COMPONENTS ARE STRUCTURALLY ADEQUATE TO SUPPORT ALL EXISTING AND PROPOSED ANTENNAS, COAXIAL CABLES AND OTHER APPURTENANCES.
- PROPERTY LINE INFORMATION WAS PREPARED USING DEEDS, TAX MAPS, AND PLANS OF RECORD AND SHOULD NOT BE CONSTRUED AS AN ACCURATE BOUNDARY SURVEY.
- THIS PLAN IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
- THE PROPOSED FACILITY WILL CAUSE ONLY A "DE MINIMIS" INCREASE IN STORMWATER RUNOFF. THEREFORE, NO DRAINAGE STRUCTURES ARE PROPOSED.
- 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.



2 ANTENNA ORIENTATION PLAN AT 136'  
 C-2 NTS



Know what's below.  
 Call before you dig.

ENGINEER

APPLICANT

SITE INFORMATION

DESIGN RECORD

PROFESSIONAL STAMP

ENGINEER

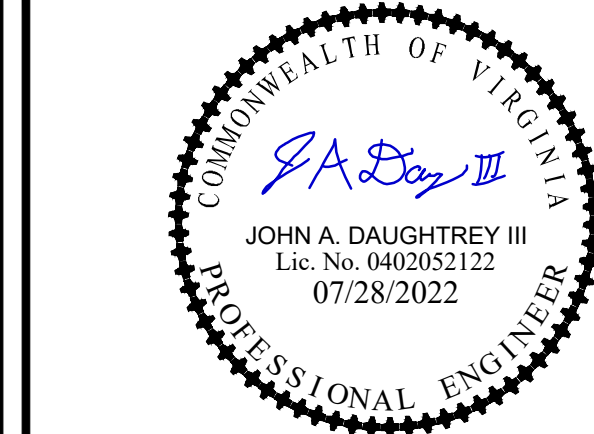
SHEET TITLE

SHEET NUMBER



SCRUBY TIER III PERSONAL WIRELESS FACILITY  
 VERIZON RAW LAND  
 GREENWOOD STATION ROAD  
 GREENWOOD, VA 22943  
 ALBEMARLE COUNTY

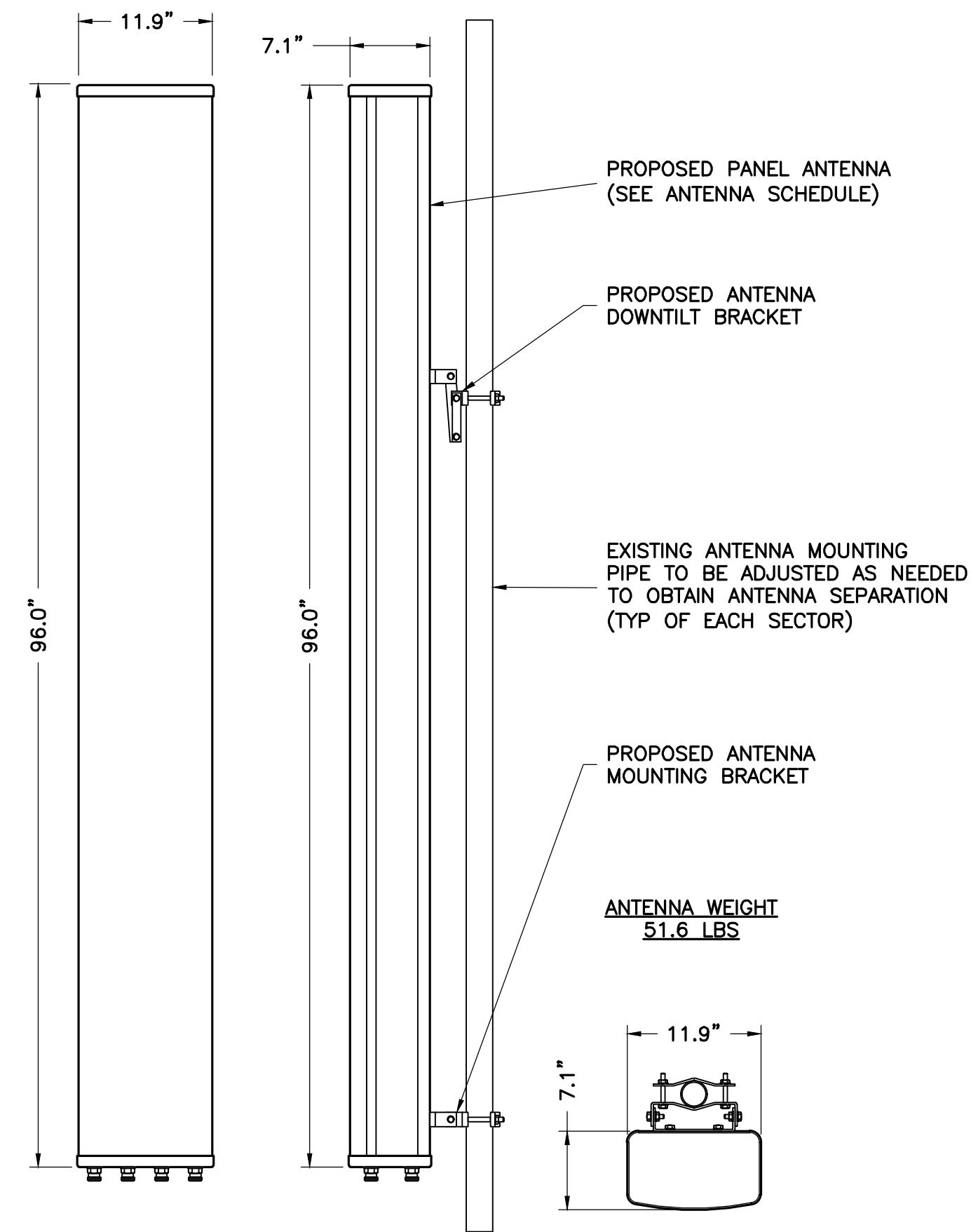
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| 1   | 05/05/22 | FINAL ZDs         | KLB |
| 0   | 03/17/22 | PRELIMINARY ZDs   | KLB |



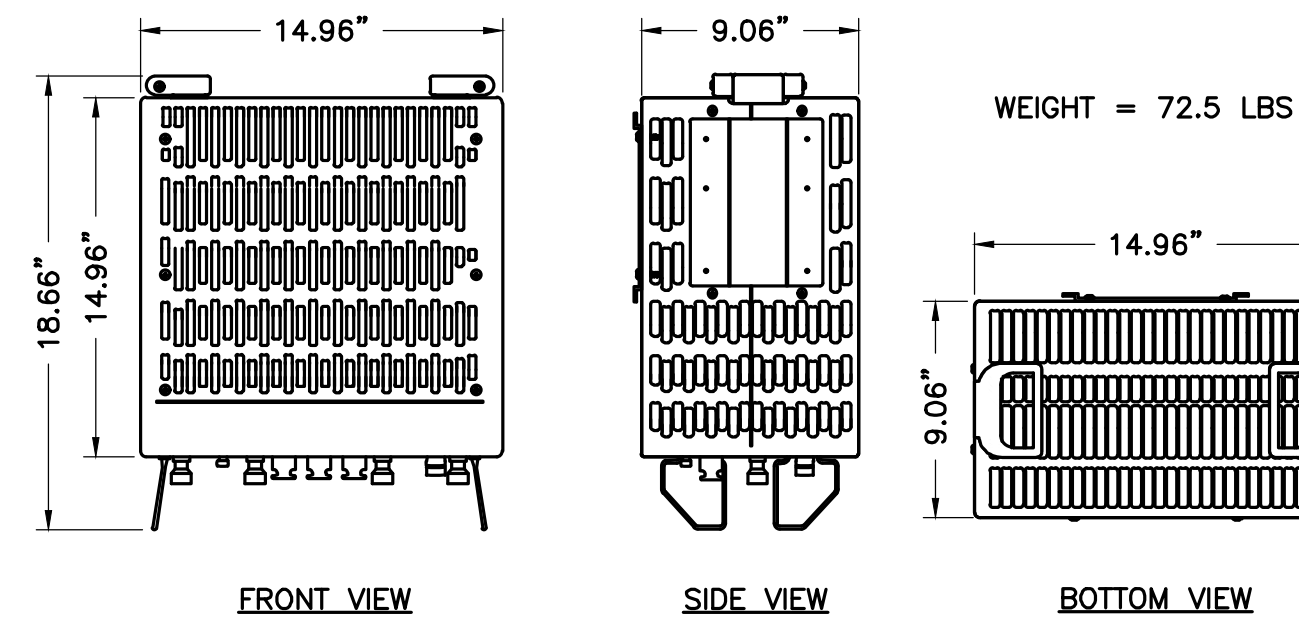
JOHN A. DAUGHTREY III, P.E.  
 VA PROFESSIONAL ENGINEER LIC. #052122

TOWER ELEVATION & NOTES

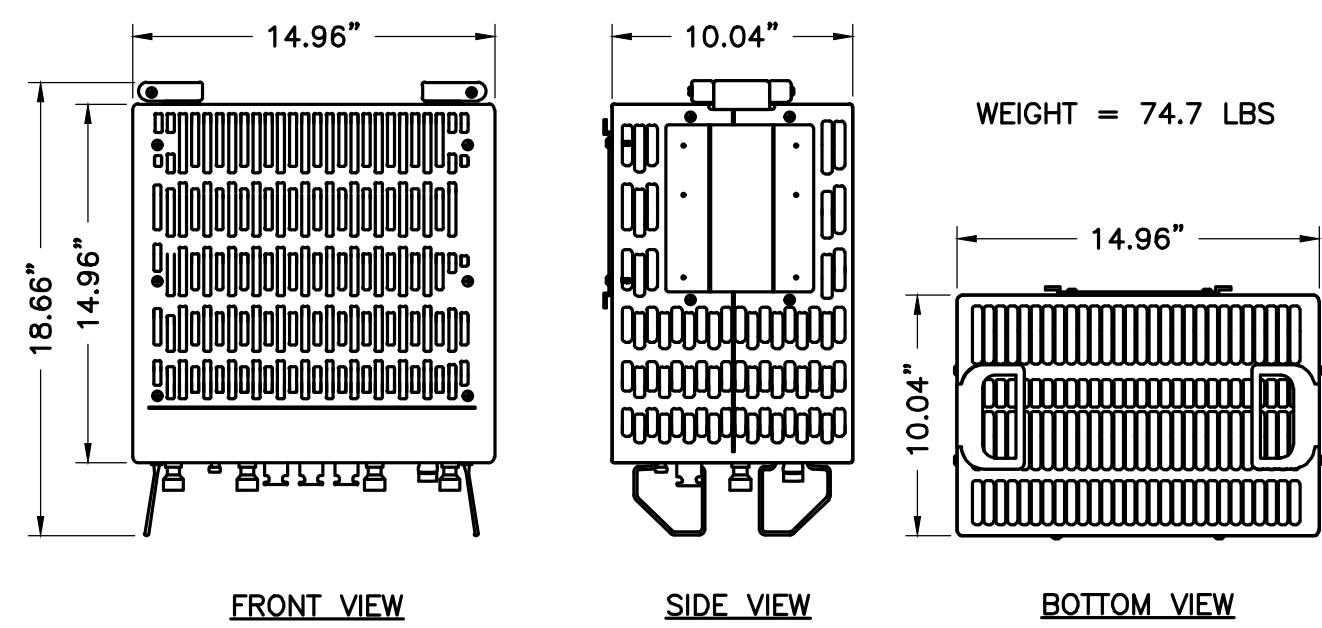
C-2



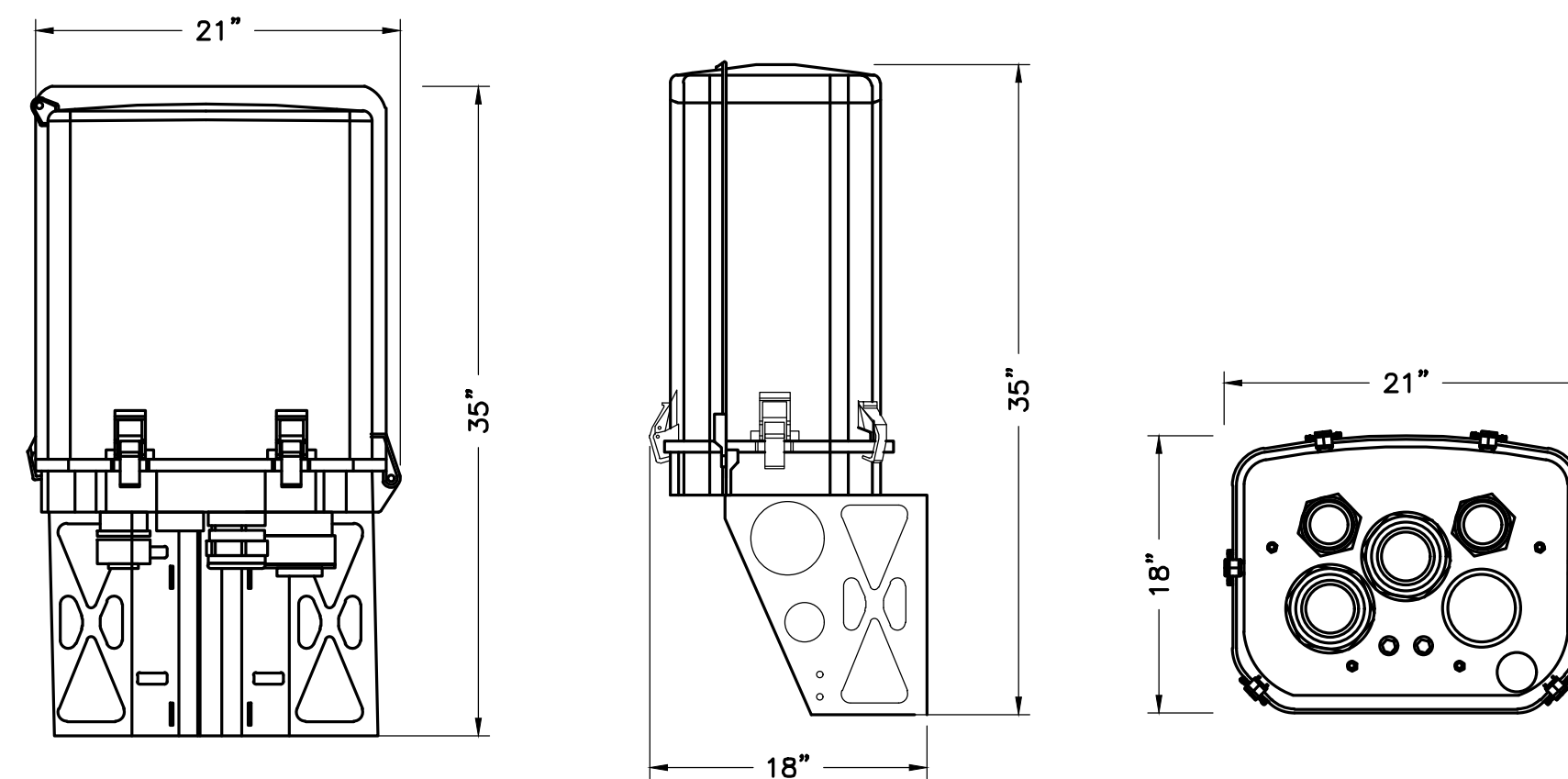
1 COMMSCOPE NHH-65C-R2B  
A-1 NTS



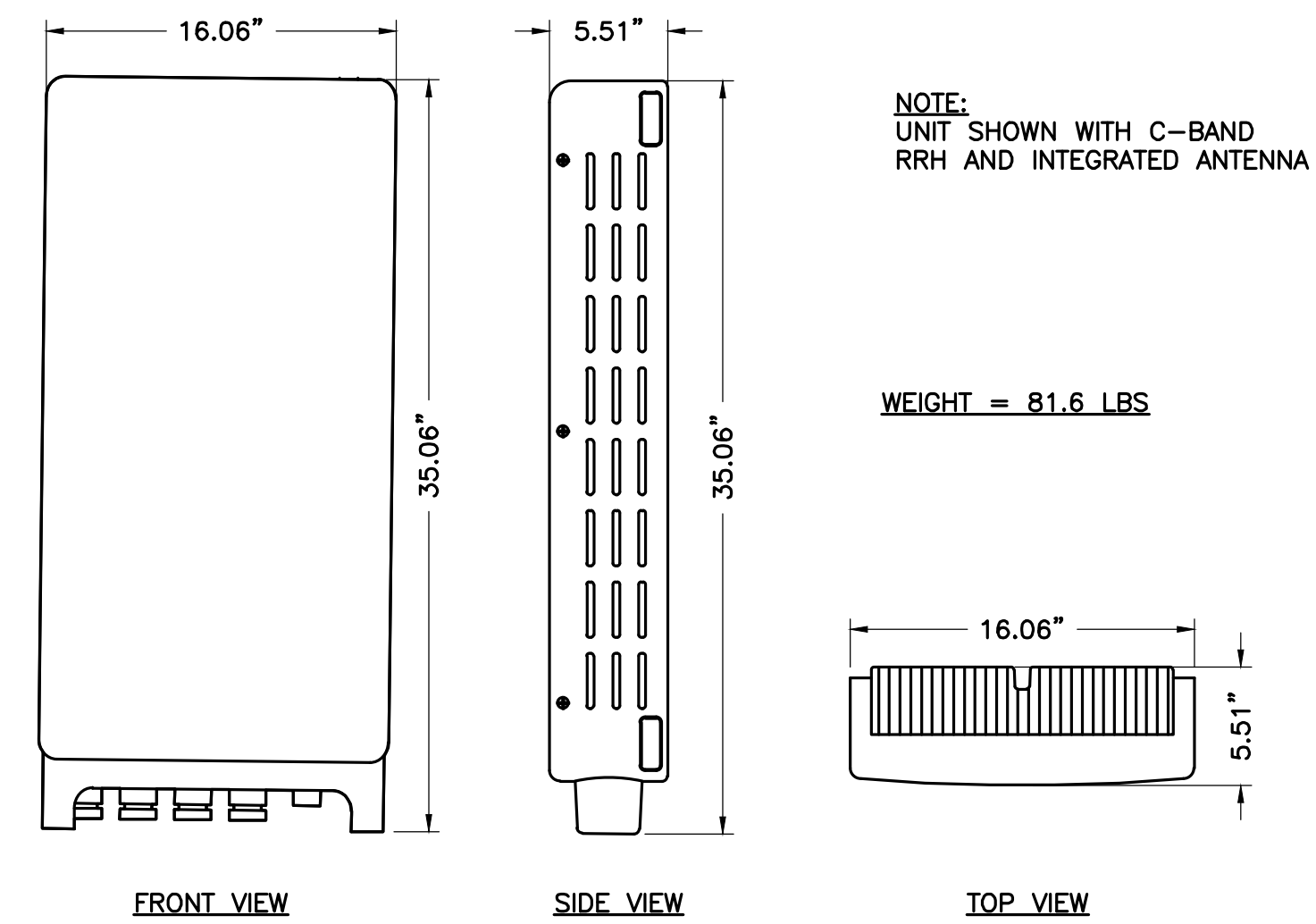
2 SAMSUNG B5/B13 RRH ORAN RF4440d-13A  
A-1 NTS



3 SAMSUNG B2/B66A RRH ORAN RF4439d-25A  
A-1 NTS



4 COMMSCOPE RCMDC-6627-PF-48  
A-1 NTS



5 SAMSUNG MT6407-77A RRH & ANTENNA  
A-1 NTS

ENGINEER



NB+C ENGINEERING SERVICES, LLC.  
120 EASTSHORE DRIVE, SUITE 300  
GLEN ALLEN, VA 23059  
804-548-4079

APPLICANT



1831 RADY COURT  
RICHMOND, VA 23222

SITE INFORMATION

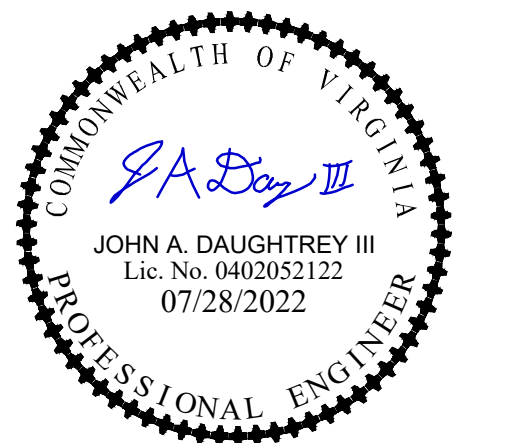
SCRUBY TIER III PERSONAL WIRELESS FACILITY  
VERIZON RAW LAND  
GREENWOOD STATION ROAD  
GREENWOOD, VA 22943  
ALBEMARLE COUNTY

DESIGN RECORD

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VA PROFESSIONAL ENGINEER LIC. #052122

SHEET TITLE

EQUIPMENT  
DETAILS

SHEET NUMBER

A-1

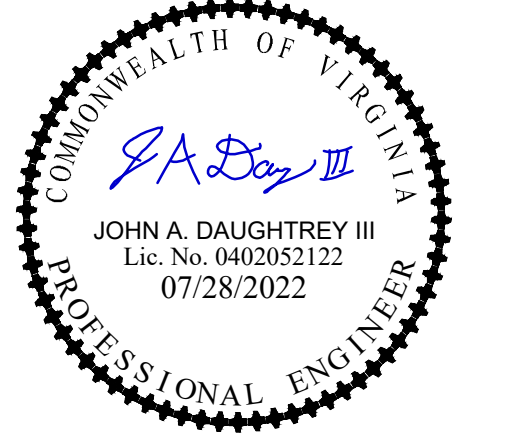


REVISIONS

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| 2   | 07/28/22 | REVISED EQUIPMENT | KLB |
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DESIGN RECORD

PROFESSIONAL STAMP



ENGINEER

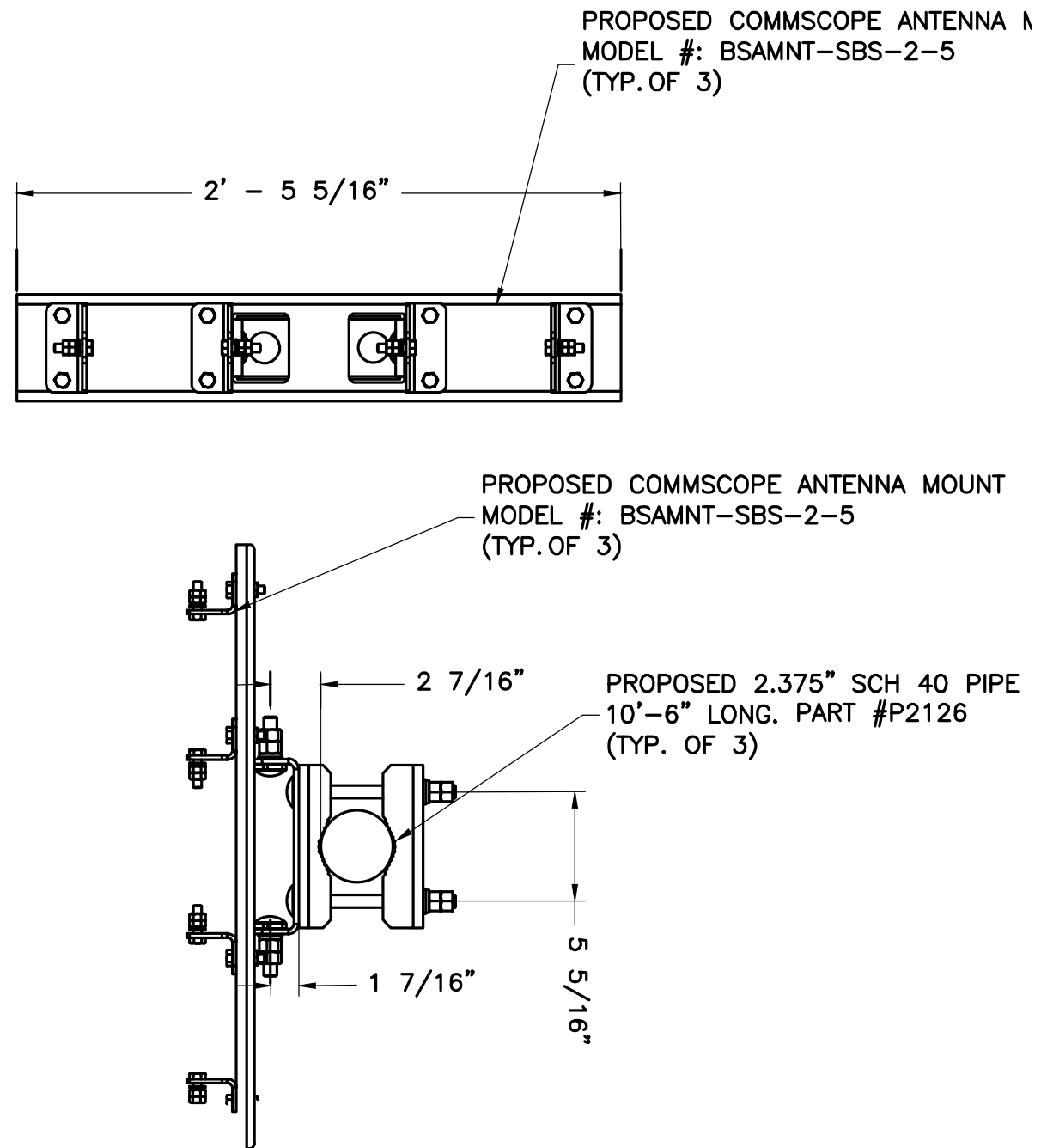
JOHN A. DAUGHTREY III, P.E.  
VA PROFESSIONAL ENGINEER LIC. #052122

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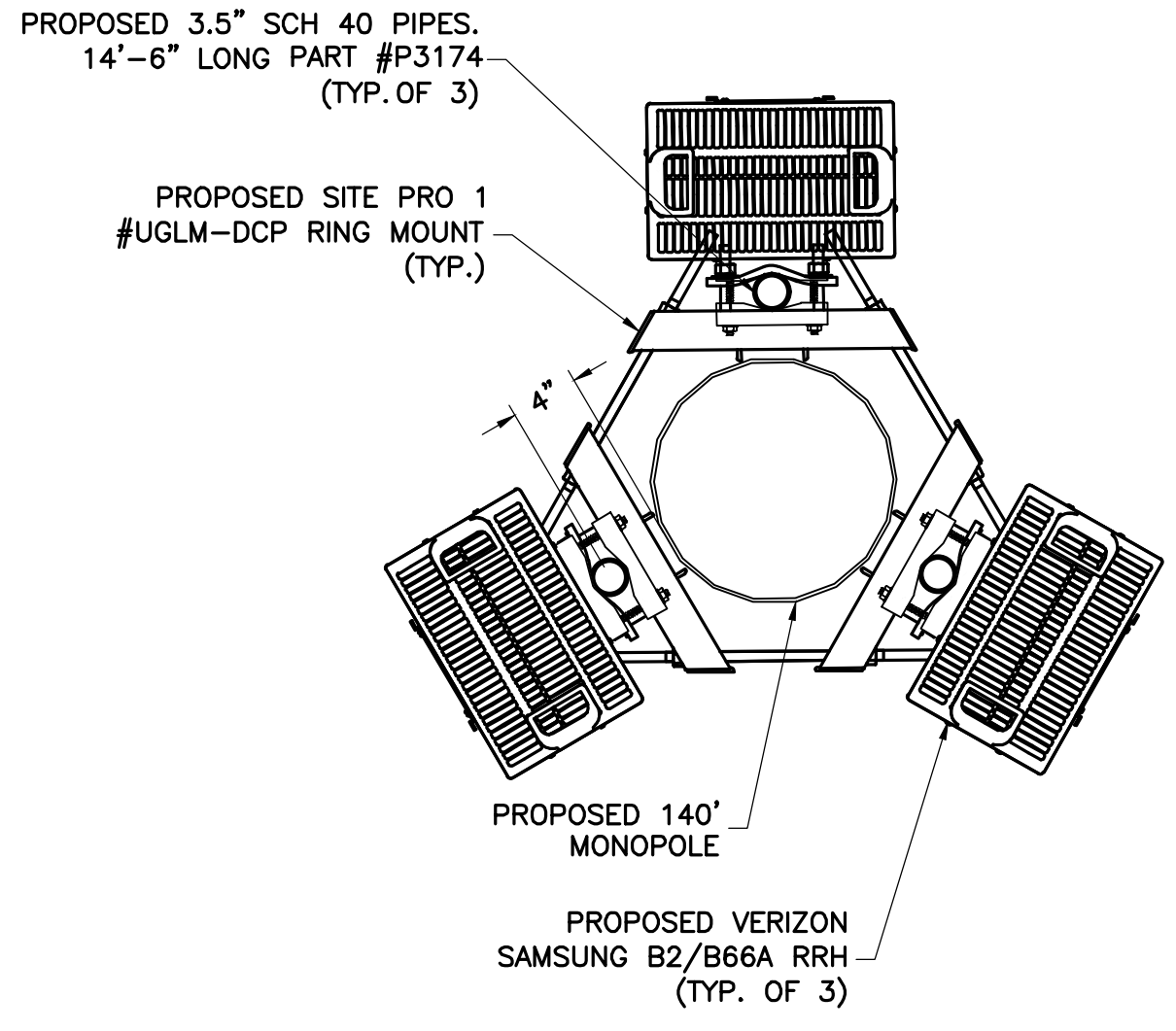
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SHEET NUMBER

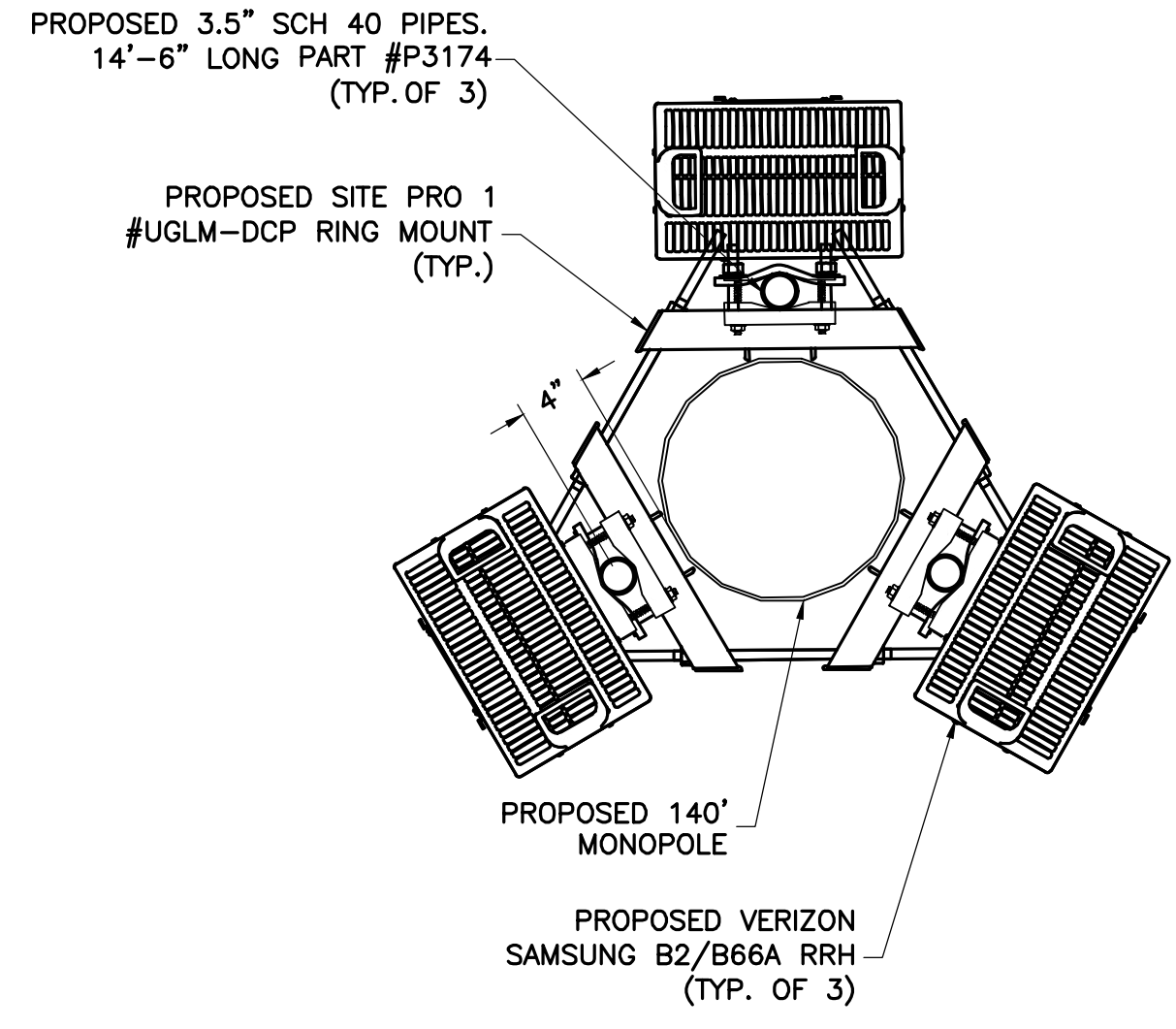
A-2



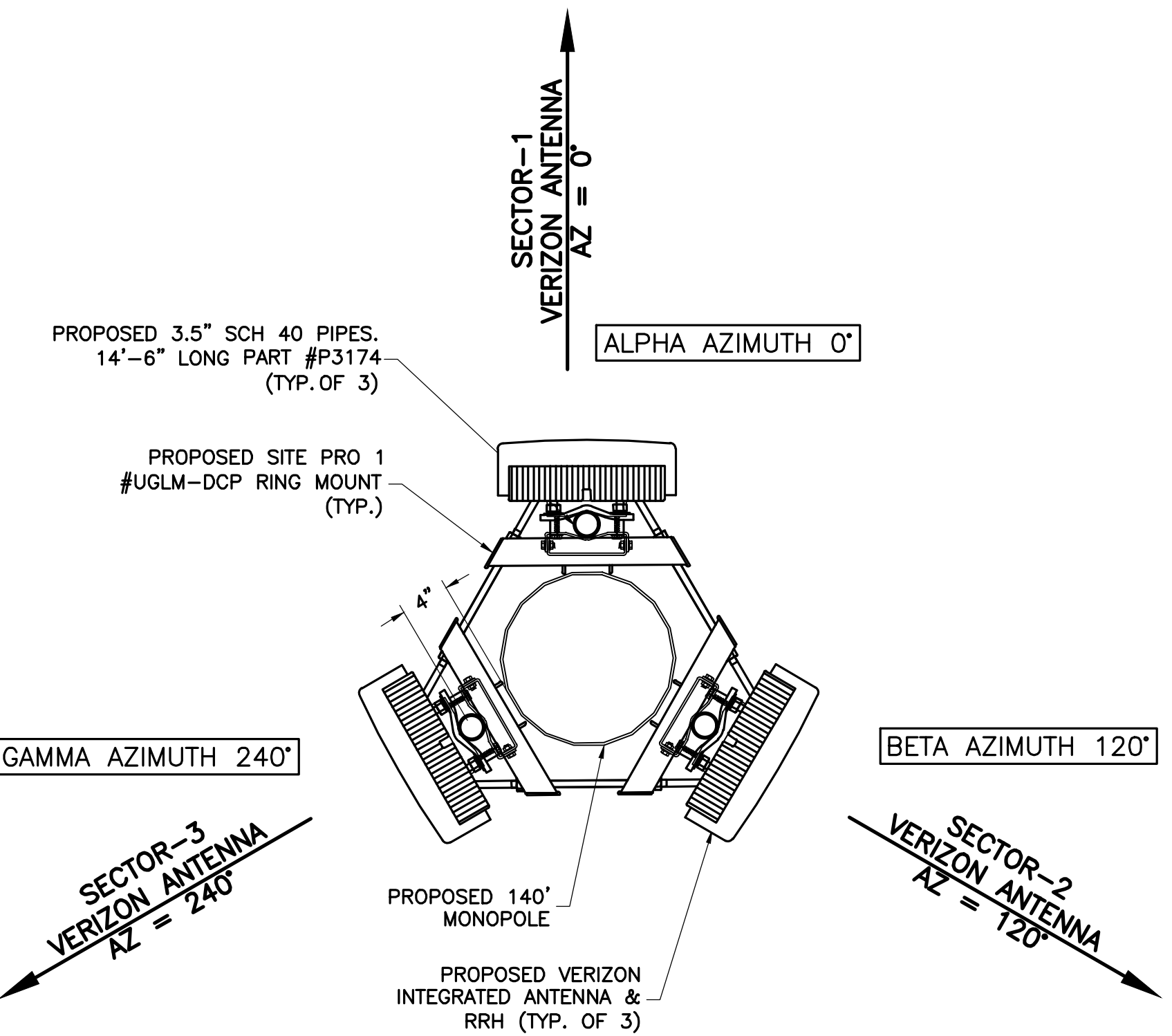
1 ANTENNA MOUNT DETAIL  
SCALE: NTS



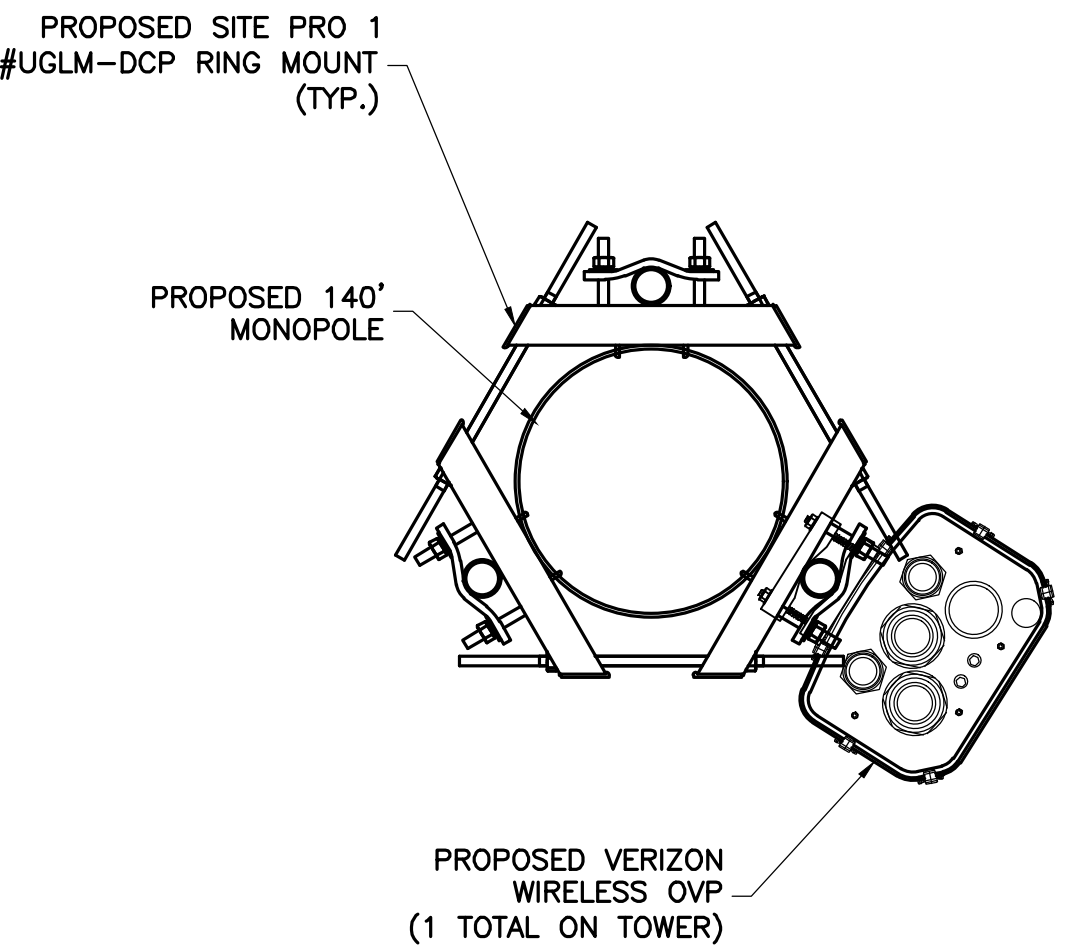
2 PROPOSED RRH ORIENTATION PLAN - 129.5' RAD CENTER  
A-2 NTS



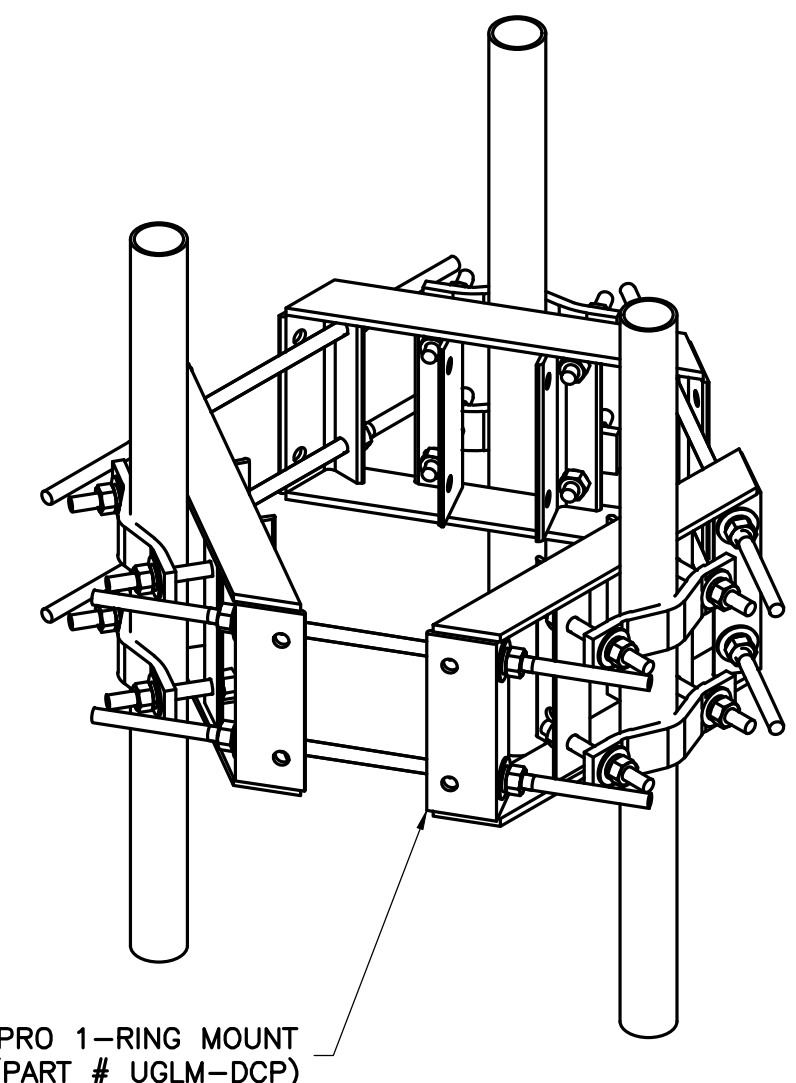
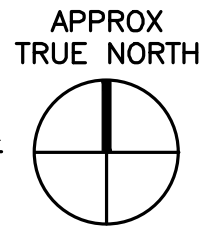
3 PROPOSED RRH ORIENTATION PLAN - 121.5' RAD CENTER  
A-2 NTS



4 PROPOSED INTEGRATED RRH & ANTENNA ORIENTATION PLAN - 126' RAD CENTER  
A-2 NTS

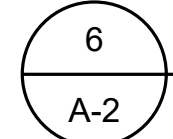


5 PROPOSED OVP ORIENTATION PLAN - 118' MOUNT CENTER  
A-2 NTS

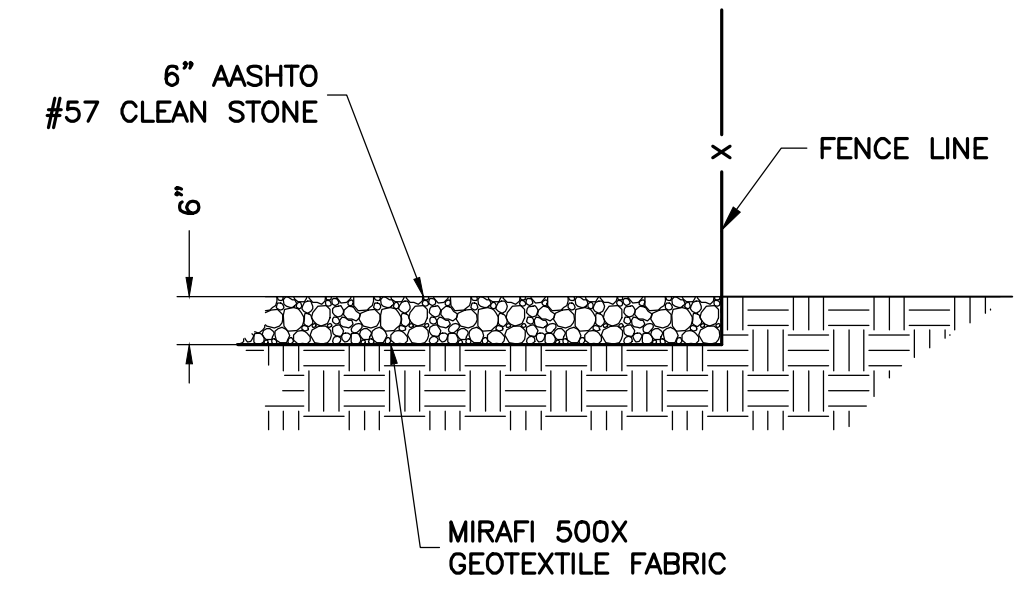


NOTE: CONTRACTOR TO PROVIDE SITE PRO 1-RING MOUNT (PART # UGLM-DCP) OR APPROVED EQUIVALENT

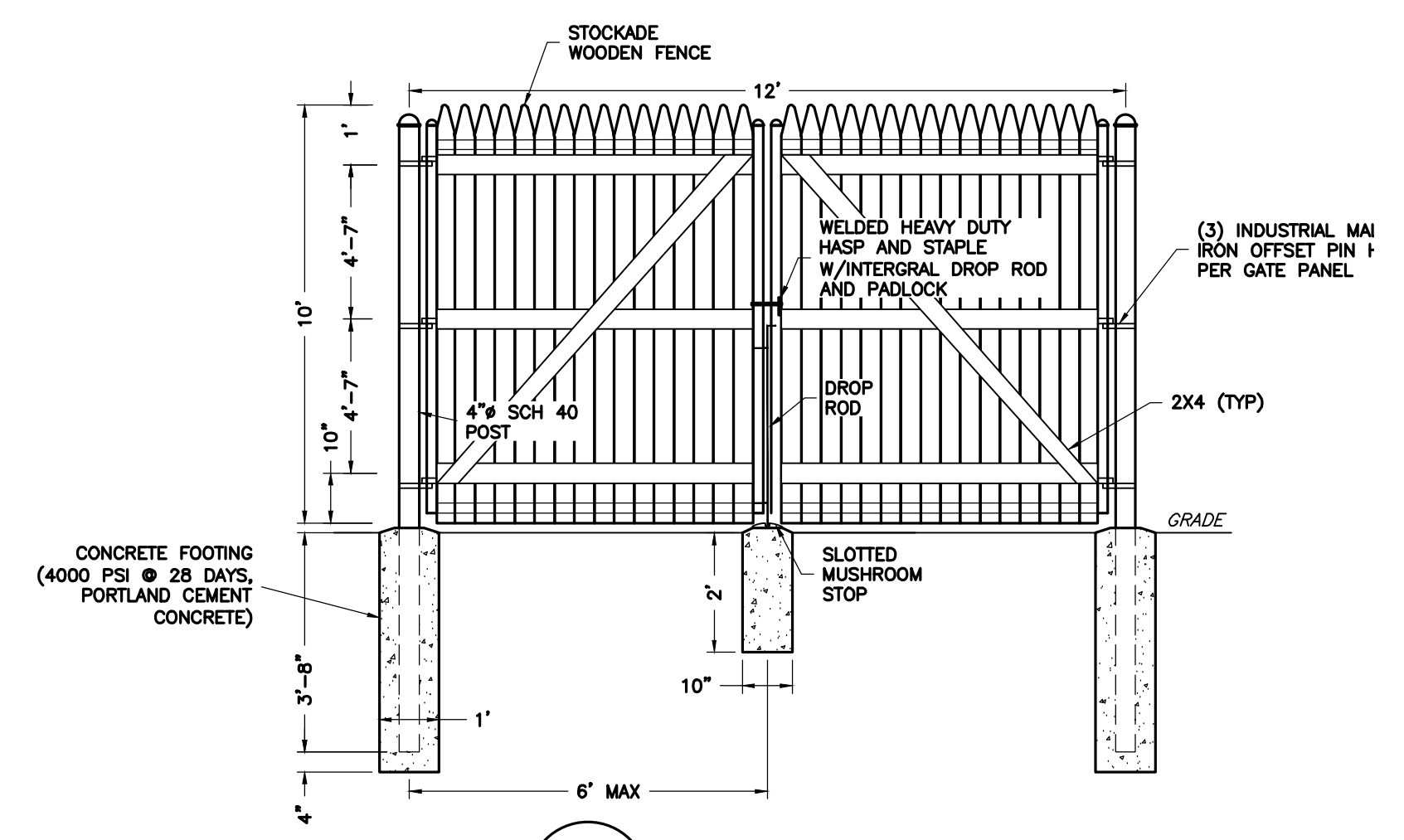
6 MOUNT DETAIL  
SCALE: NTS



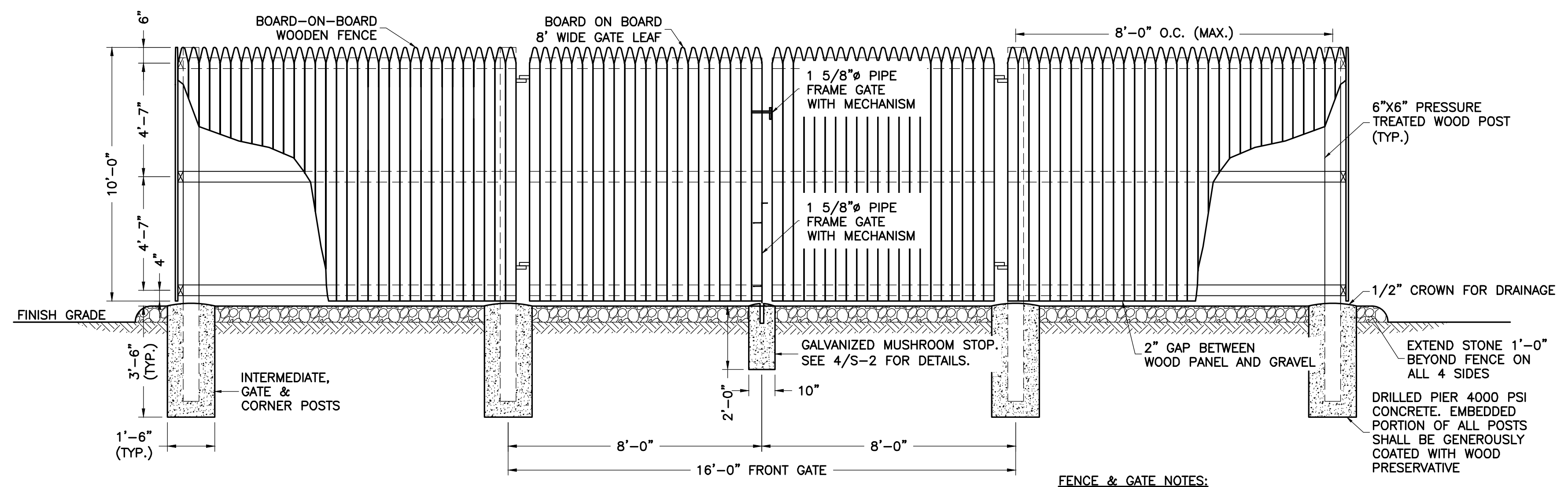
NOTE: TOWER, MOUNTS AND APPURTENANCES TO BE PAINTED JAVA BROWN



1 GRAVEL COMPOUND DETAIL  
S-1 NTS

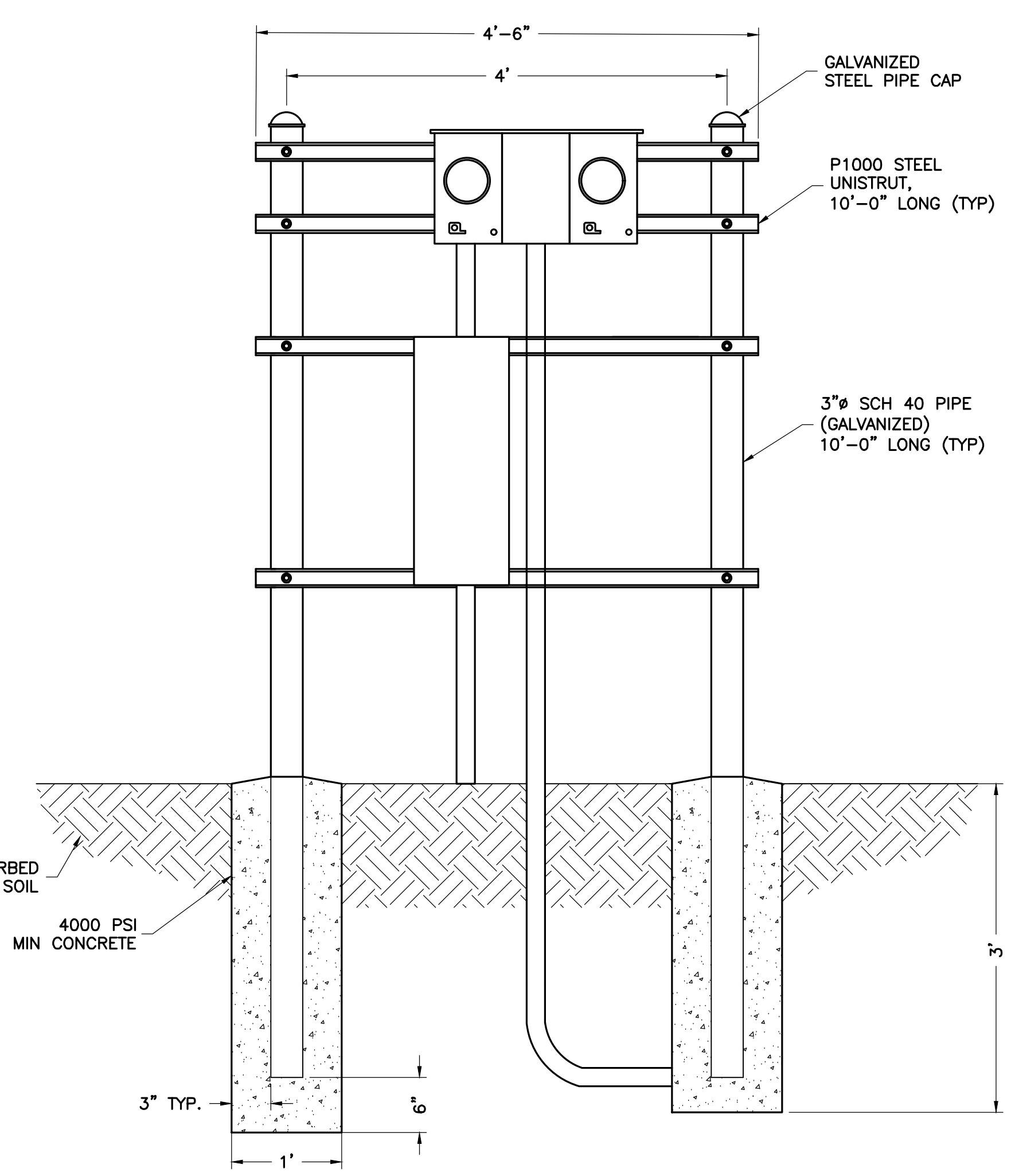


2 TYPICAL GATE DETAIL  
S-1 NTS



3 TYPICAL FENCE AND GATE DETAIL  
S-1 NTS

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



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

ENGINEER



NB+C ENGINEERING SERVICES, LLC.  
120 EASTSHORE DRIVE, SUITE 300  
GLEN ALLEN, VA 23059  
804-548-4079

APPLICANT



1831 RADY COURT  
RICHMOND, VA 23222

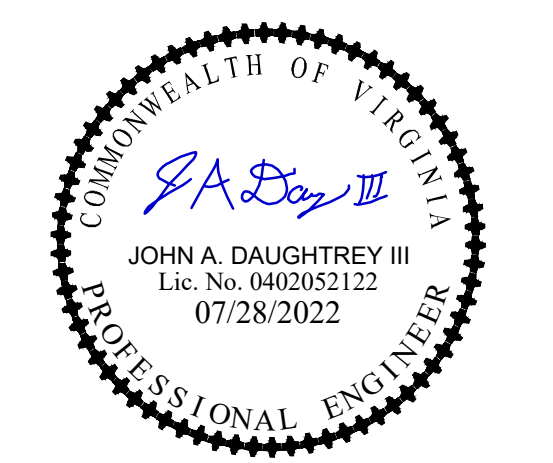
SITE INFORMATION

SCRUBY TIER III PERSONAL  
WIRELESS FACILITY  
VERIZON RAW LAND  
GREENWOOD STATION ROAD  
GREENWOOD, VA 22943  
ALBEMARLE COUNTY

DESIGN RECORD

| REVISIONS |          |                   |     |
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| 0         | 03/17/22 | PRELIMINARY ZDs   | KLB |

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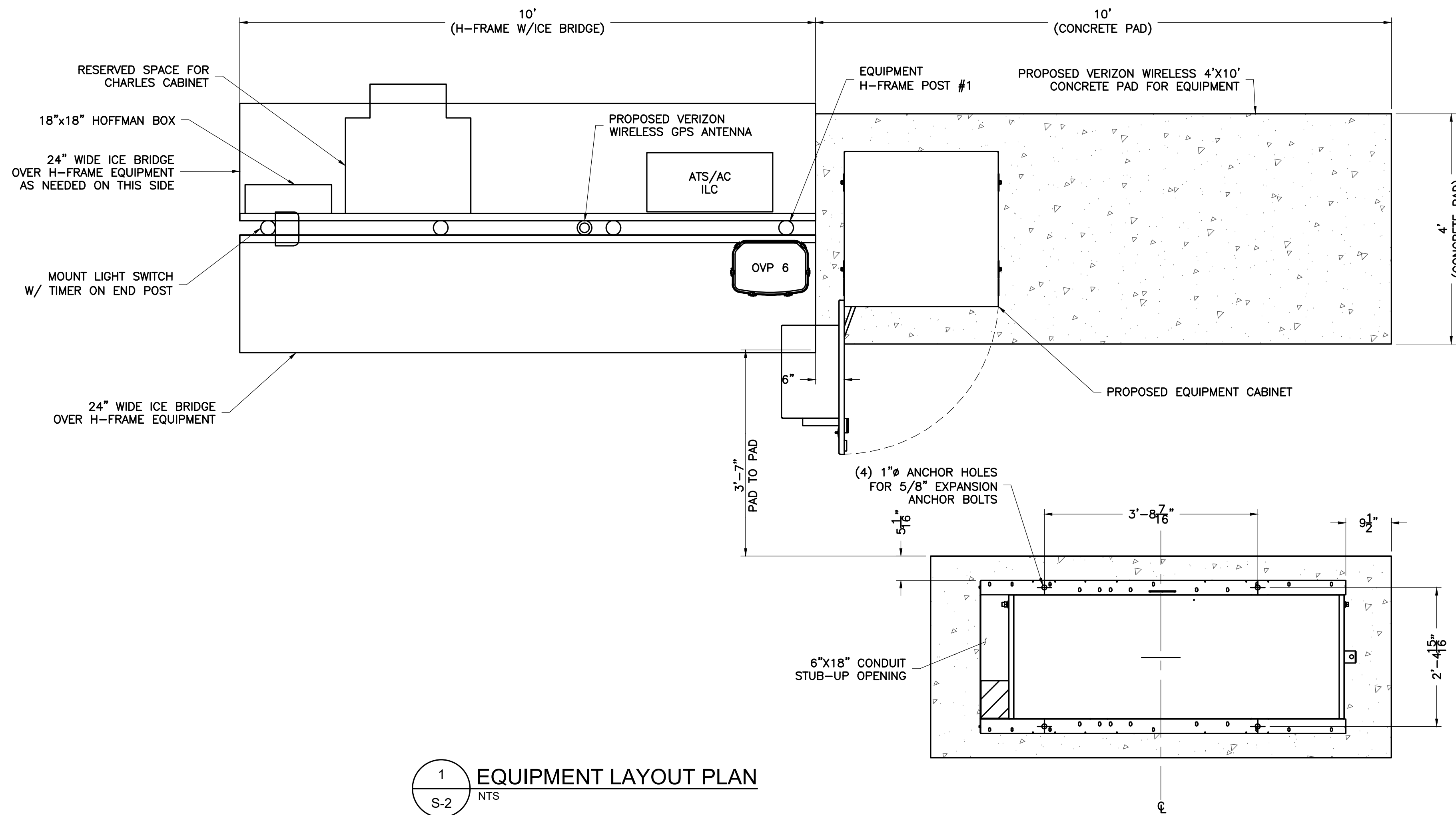
JOHN A. DAUGHTREY III, P.E.  
VA PROFESSIONAL ENGINEER LIC. #052122

SHEET TITLE

CONSTRUCTION  
DETAILS

SHEET NUMBER

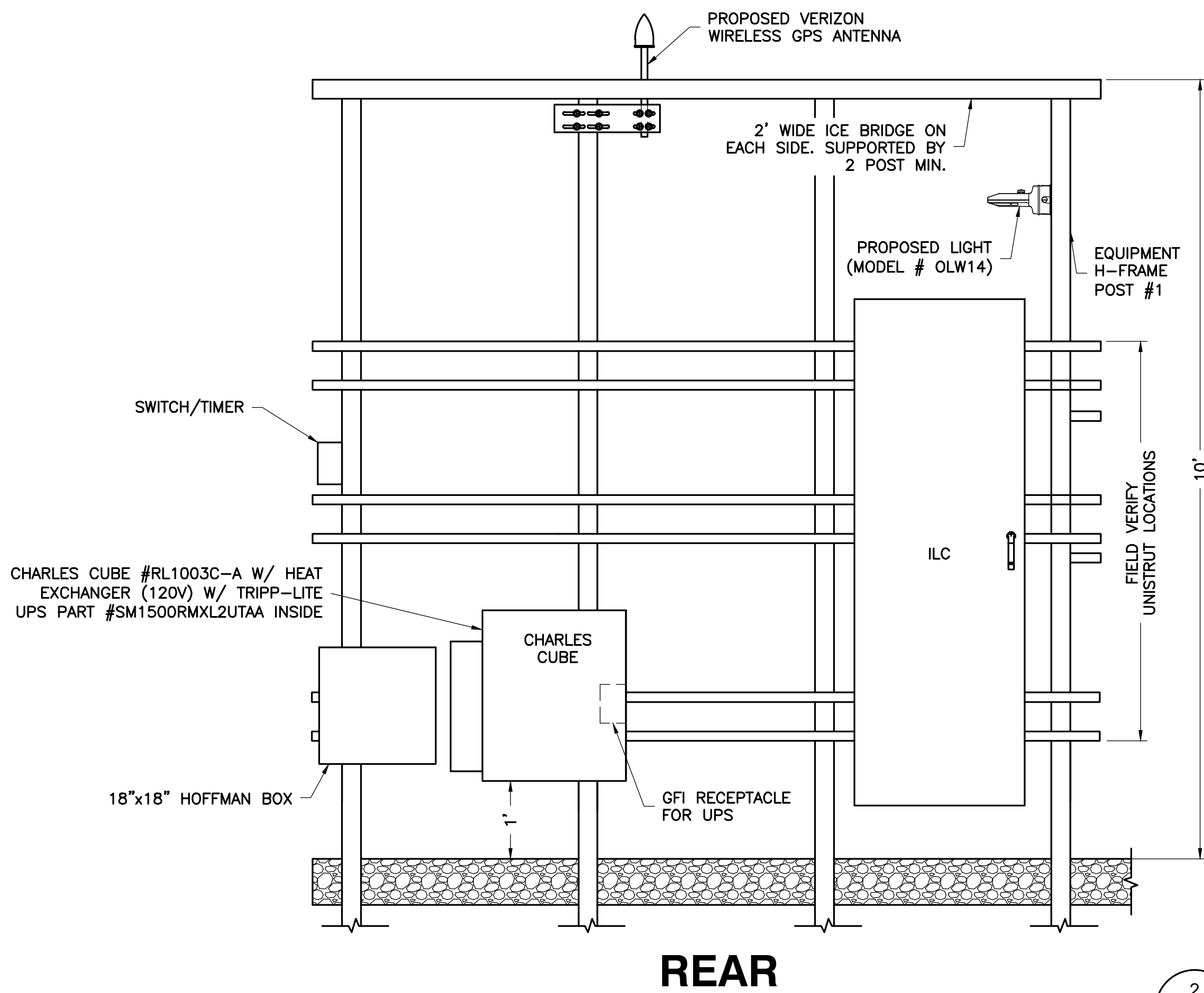
S-1



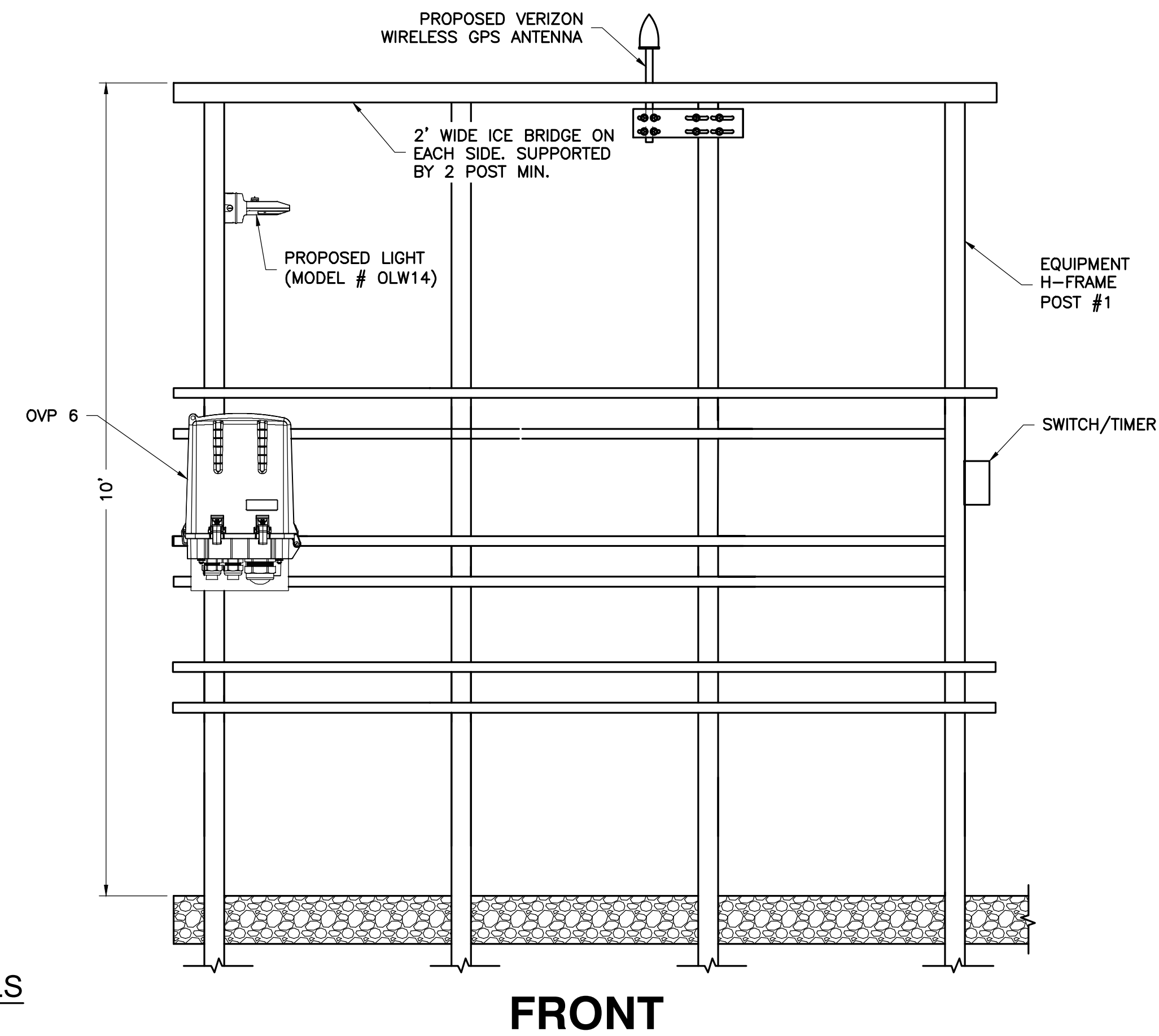
1 EQUIPMENT LAYOUT PLAN  
S-2 NTS

NOTES:  
1. SEE SHEET E-1, E-2 & E-3 FOR CABLE/CONDUIT ROUTINGS.  
2. BOTTOM OF OVPs SHALL NOT EXCEED 36" ABOVE FINISHED GRADE.

- VERIZON WIRELESS EQUIPMENT:**
- CHARLES INDUSTRIES CUBE-SS4B231PX2 EQUIPMENT CABINET WITH BATTERY CABINET INCLUDED
- CONTRACTOR PROVIDED EQUIPMENT:**
- \* THIS IS NOT A COMPREHENSIVE LIST. IT SHOULD BE ASSUMED BY THE CONTRACTOR THAT ALL OTHER ITEMS DETAILED IN THIS SET OF DRAWINGS SHALL BE PROVIDED BY THE CONTRACTOR.
  - 26.2" WIDE X 78" TALL X 12.3" DEEP, ASCO D300L SERIES POWER TRANSFER LOAD CENTER MODEL AA300G-1PH-N-3R - INTEGRATED LOAD CENTER "ILC" WITH COMBINATION PADLOCK.
  - 22" WIDE X 26" TALL X 20" DEEP, CHARLES INDUSTRIES CUBE-RL1003C-A W/ HEAT EXCHANGER (120V) W/ TRIPP-LITE UPS PART #SM1500RMXL2UTAA INSIDE. (ONLY REQUIRED WHEN VZT PROVIDES LIT FIBER. UTILITY COORDINATOR MUST VERIFY IF THIS IS NEEDED)
  - RAYCAP OVP-6 (RCMDC-3315-PF-48)
  - COORDINATE ADDITIONAL ENTRY GATE LOCK(S) WITH CONSTRUCTION MANAGER.



2 H-FRAME RISER DETAILS  
S-2 NTS



ENGINEER



APPLICANT



SITE INFORMATION

SCRUBY TIER III PERSONAL WIRELESS FACILITY  
VERIZON RAW LAND  
GREENWOOD STATION ROAD  
GREENWOOD, VA 22943  
ALBEMARLE COUNTY

DESIGN RECORD

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| 0   | 03/17/22 | PRELIMINARY ZDs   | KLB |

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VA PROFESSIONAL ENGINEER LIC. #052122

SHEET TITLE

GROUND EQUIPMENT MOUNTING DETAILS

SHEET NUMBER

S-2



**25B**

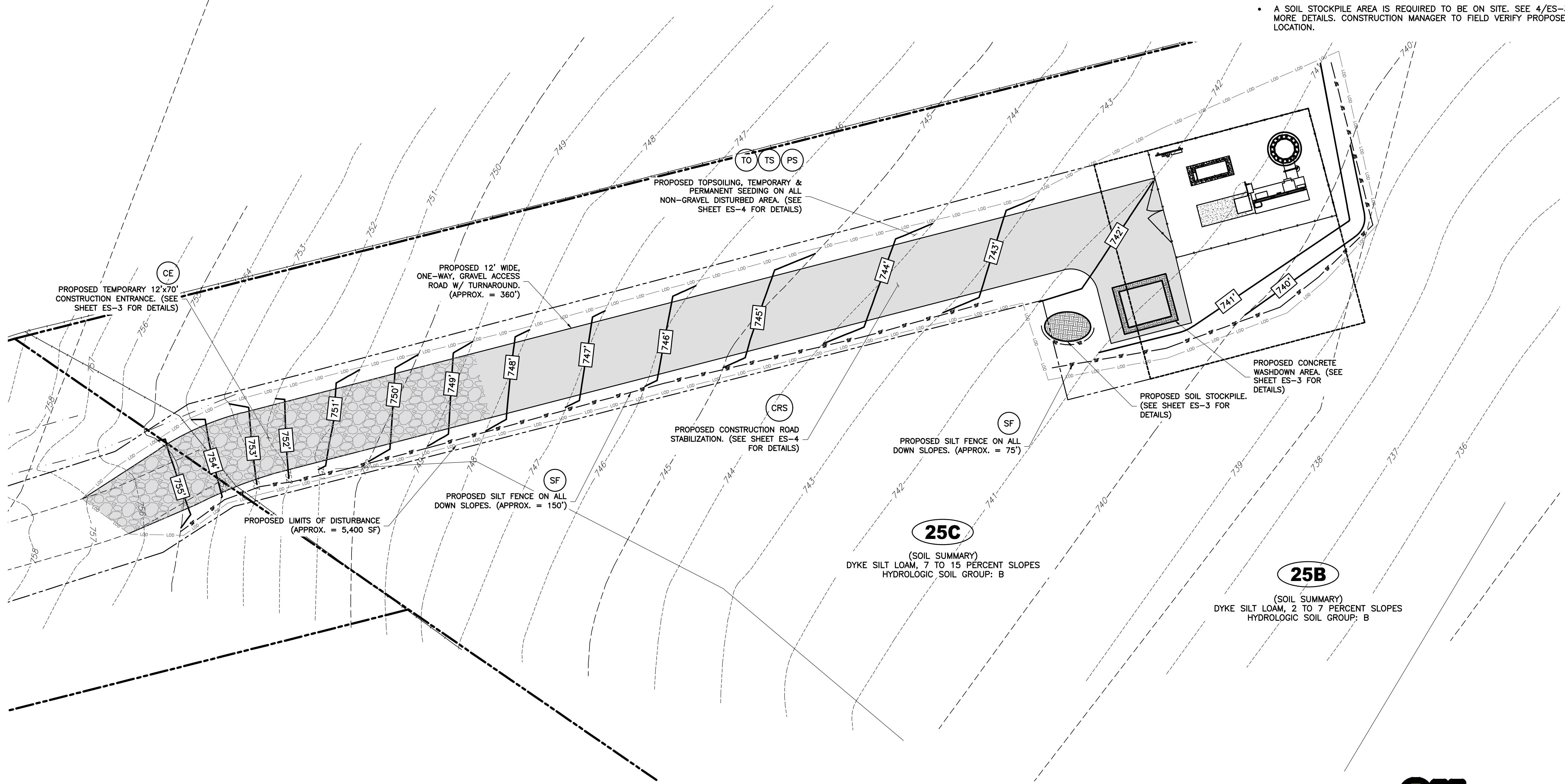
(SOIL SUMMARY)  
DYKE SILT LOAM, 2 TO 7 PERCENT SLOPES  
HYDROLOGIC SOIL GROUP: B

### LEGEND

|  |                                |  |     |  |
|--|--------------------------------|--|-----|--|
|  | EXISTING SOIL BOUNDARY         |  | TP  | PROPOSED TREE PROTECTION                 |
|  | PROPERTY LINE - SUBJECT PARCEL |  | CE  | PROPOSED CONSTRUCTION ENTRANCE           |
|  | EXISTING CONTOUR LINE          |  | CRS | PROPOSED CONSTRUCTION ROAD STABILIZATION |
|  | PROPOSED CONTOUR LINE          |  | PS  | PROPOSED PERMANENT SEEDING               |
|  | PROPOSED FENCE                 |  | TS  | PROPOSED TEMPORARY SEEDING               |
|  | PROPOSED LEASE AREA            |  |     |  |
|  | PROPOSED LIMITS OF DISTURBANCE |  |     |  |
|  | PROPOSED SILT FENCE            |  |     |  |

NOTE:

- A PROPOSED HAY BALE W/ PLASTIC LINING CONCRETE WASHOUT IS REQUIRED TO BE ON SITE. SEE "HAY BALE AND PLASTIC WASHOUT PIT" NOTES ON SHEET ES-2 FOR MORE INFORMATION. CONSTRUCTION MANAGER TO FIELD VERIFY PROPOSED LOCATION.
- A SOIL STOCKPILE AREA IS REQUIRED TO BE ON SITE. SEE 4/ES-3 FOR MORE DETAILS. CONSTRUCTION MANAGER TO FIELD VERIFY PROPOSED LOCATION.



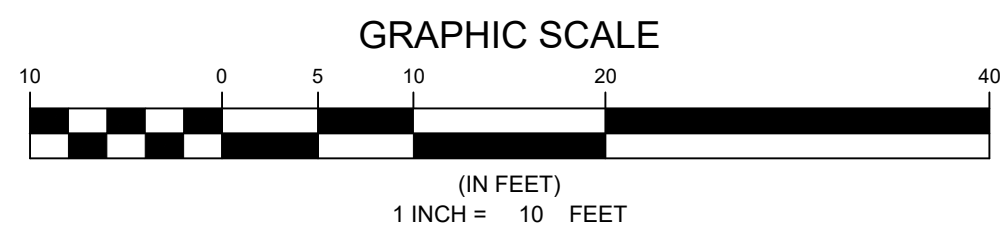
**25C**

(SOIL SUMMARY)  
DYKE SILT LOAM, 7 TO 15 PERCENT SLOPES  
HYDROLOGIC SOIL GROUP: B

**25B**

(SOIL SUMMARY)  
DYKE SILT LOAM, 2 TO 7 PERCENT SLOPES  
HYDROLOGIC SOIL GROUP: B

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



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NB+C ENGINEERING SERVICES, LLC.  
120 EASTSHORE DRIVE, SUITE 300  
GLEN ALLEN, VA 23069  
804-548-4079

APPLICANT



1831 RADY COURT  
RICHMOND, VA 23222

SITE INFORMATION

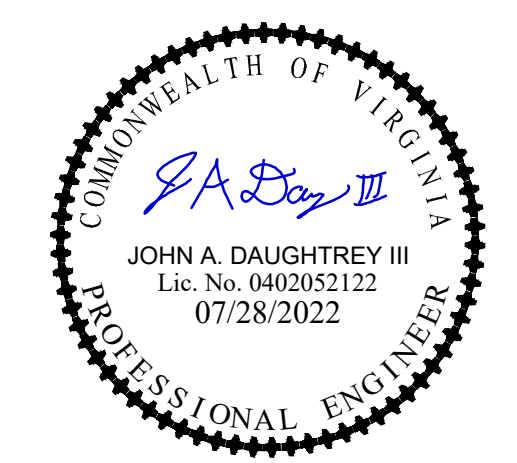
SCRUBY TIER III PERSONAL  
WIRELESS FACILITY  
VERIZON RAW LAND  
GREENWOOD STATION ROAD  
GREENWOOD, VA 22943  
ALBEMARLE COUNTY

DESIGN RECORD

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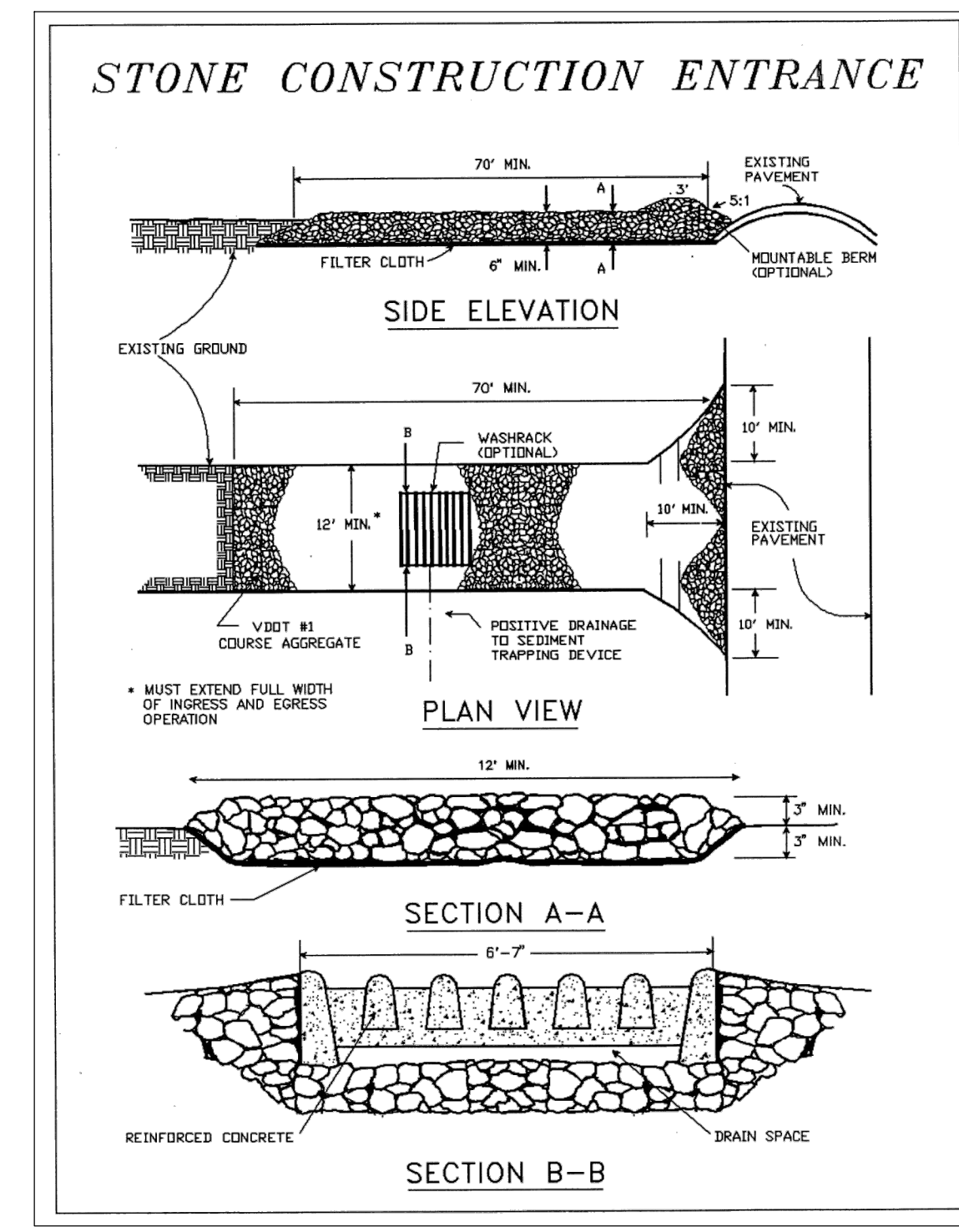
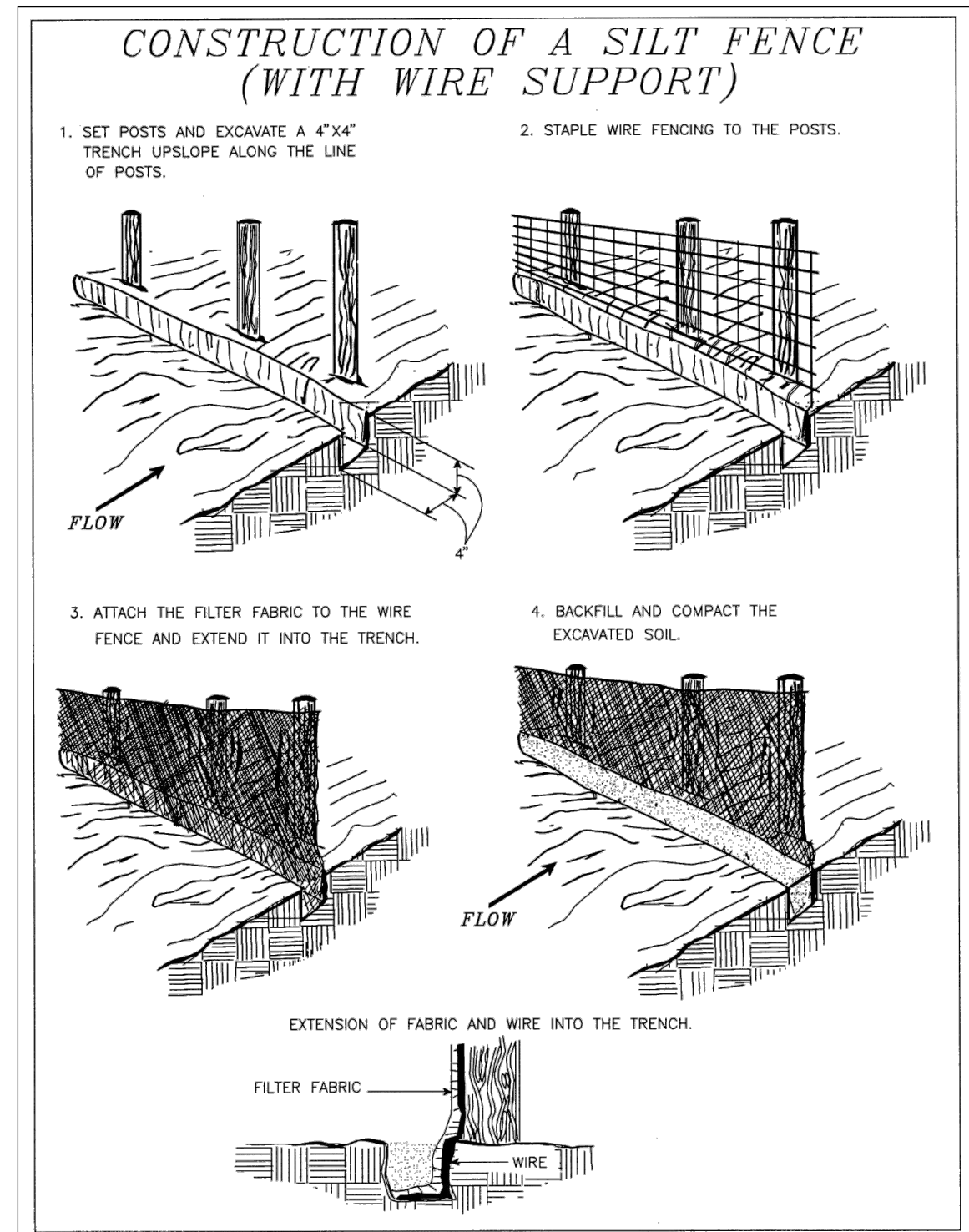
SHEET TITLE

**EROSION &  
SEDIMENT  
CONTROL &  
GRADING PLAN**

SHEET NUMBER

**ES-1**

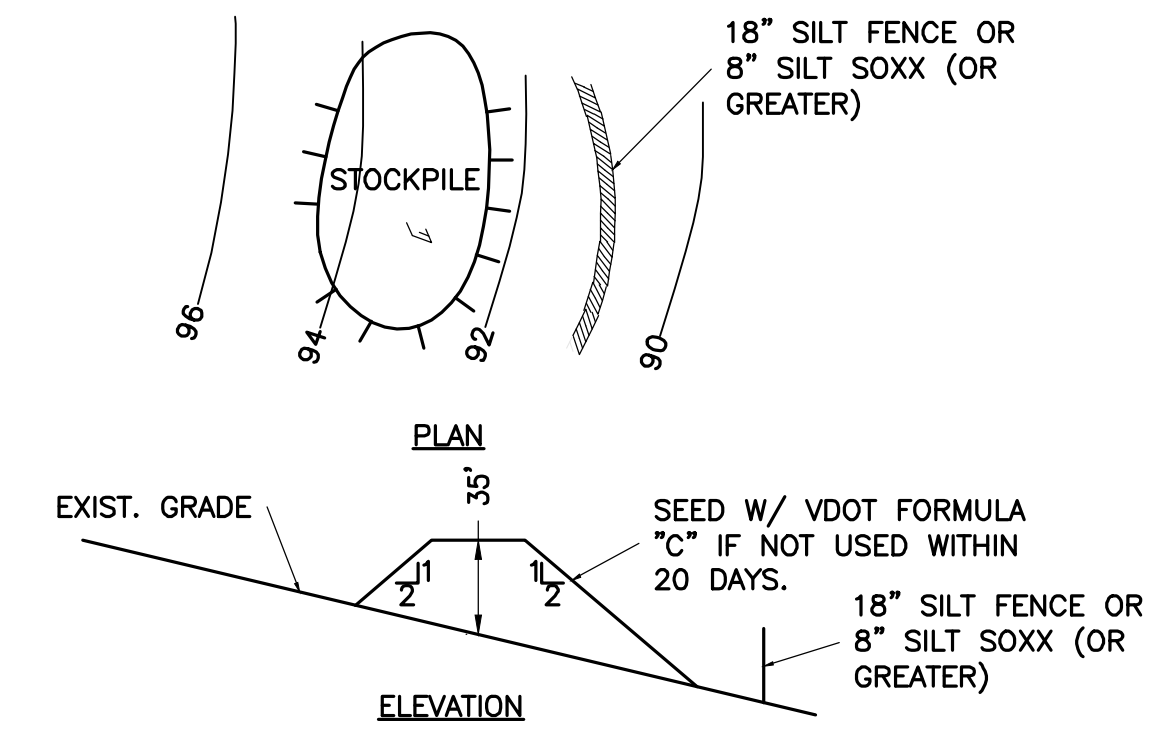




**TABLE 3.32-C  
SITE SPECIFIC SEEDING MIXTURES  
FOR APPALACHIAN/MOUNTAIN AREA**

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

\* Perennial Ryegrass will germinate faster and at lower soil temperatures than fescue, thereby providing cover and erosion resistance for seedbed.  
\*\* Use seasonal nurse crop in accordance with seeding dates as stated below:  
March, April through May 15th ..... Annual Rye  
May 16th through August 15th ..... Foxtail Millet  
August 16th through September, October ..... Annual Rye  
November through February ..... Winter Rye  
\*\*\* If Flatpen is used, increase to 30 lbs./acre. All legume seed must be properly inoculated. Weeping Lovegrass may also be included in any slope or low-maintenance mixture during warmer seeding periods; add 10-20 lbs/acre in mixes.



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

4 TOPSOIL STOCKPILE AND MAINTENANCE  
ES-3 NTS

NOTE: ALL SILT FENCES ARE TO USE 36 INCH FABRIC AND STAKED WITH 2"x2" HARDWOOD STAKES ON 6" CENTERS

2 ROCK CONSTRUCTION ENTRANCE  
ES-3 NTS

3 PERMANENT SEEDING  
ES-3 NTS

1 STANDARD FILTER FABRIC FENCE  
ES-3 NTS

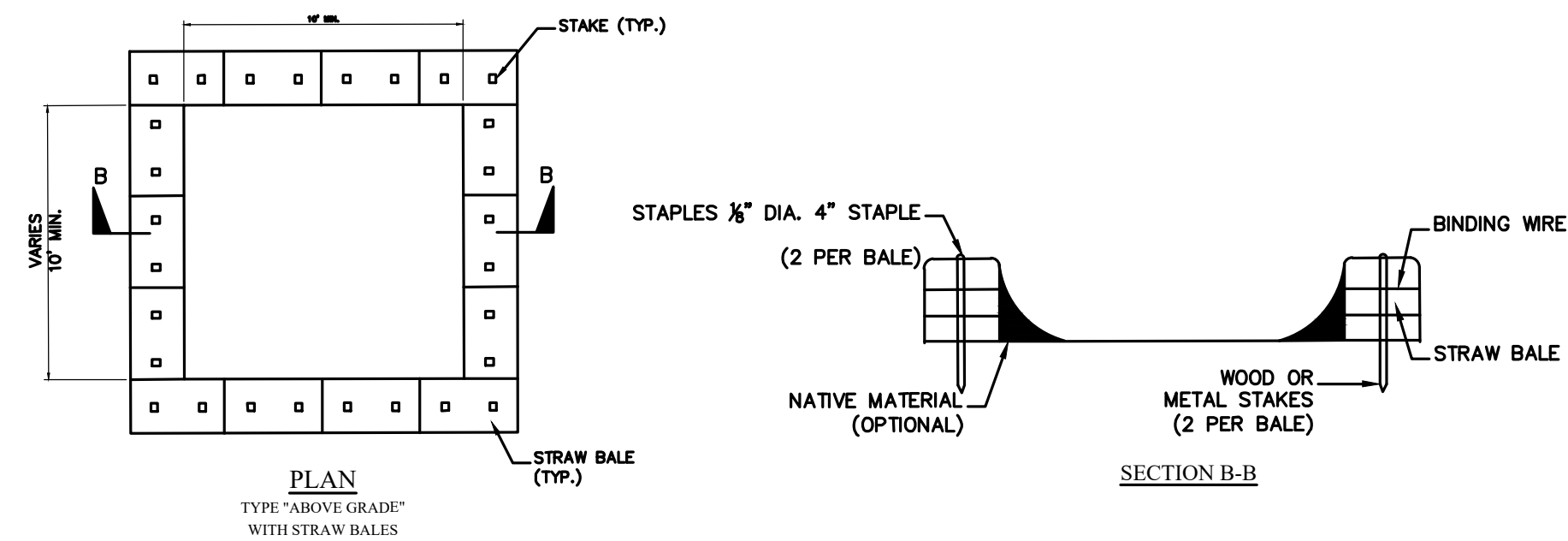
SF

2 ROCK CONSTRUCTION ENTRANCE  
ES-3 NTS

CE

3 PERMANENT SEEDING  
ES-3 NTS

PS



**NOTES:**

- ACTUAL LAYOUT DETERMINED IN FIELD.
- INSTALL CONCRETE WASHOUT SIGN (24"x24", MINIMUM) WITHIN 30' OF THE TEMPORARY CONCRETE WASHOUT FACILITY.
- TEMPORARY WASHOUT AREA MUST BE AT LEAST 50' FROM A STORM DRAIN, CREEK BANK OR PERIMETER CONTROL.
- CLEAN OUT CONCRETE WASHOUT AREA WHEN 50% FULL.
- THE KEY TO FUNCTIONAL CONCRETE WASHOUTS IS WEEKLY INSPECTIONS, ROUTINE MAINTENANCE, AND REGULAR CLEAN OUT.
- SILT FENCE SHALL BE INSTALLED AROUND PERIMETER OF CONCRETE WASHOUT AREA EXCEPT FOR THE SIDE UTILIZED FOR ACCESSING THE WASHOUT.
- A ROCK CONSTRUCTION ENTRANCE MAY BE NECESSARY ALONG ONE SIDE OF THE WASHOUT TO PROVIDE VEHICLE ACCESS.

5 CONCRETE WASHOUT  
ES-3 NTS

**TABLE 3.31-B  
ACCEPTABLE TEMPORARY SEEDING PLANT MATERIALS**

**"QUICK REFERENCE FOR ALL REGIONS"**

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

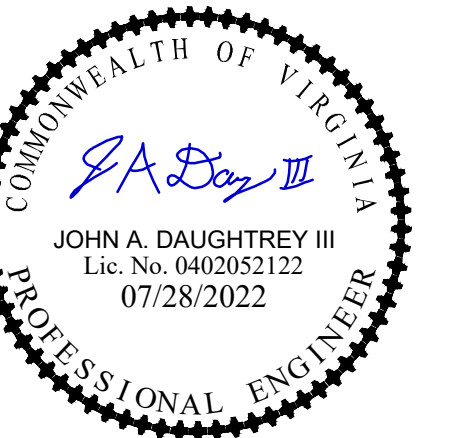
6 TEMPORARY SEEDING  
ES-3 NTS

6 TEMPORARY SEEDING  
ES-3 NTS

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**REVISIONS**

| REV | DATE     | DESCRIPTION       | BY  |
|-----|----------|-------------------|-----|
| 2   | 07/28/22 | REVISED EQUIPMENT | KLB |
| 1   | 05/05/22 | FINAL ZDS         | KLB |
| 0   | 03/17/22 | PRELIMINARY ZDS   | KLB |



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**EROSION & SEDIMENT CONTROL DETAILS I**

**ES-3**