

FRANKLIN COUNTY
PETITION/APPLICATION FOR SPECIAL USE PERMIT
(Type or Print)

I/We, Larry Bickings, Agent for Verizon, as Owner(s), Contract Purchasers, or Owner's Authorized Agent of the property described below, hereby apply to the Franklin County Board of Supervisors for a special use permit on the property as described below:

1. Petitioners Name: Colco Partnership d/b/a Verizon Wireless 12/14/18

2. Property Owner's Name: Karl L. & Linda Taylor and Donald D. & Joyce Taylor *Donald D. Taylor, Joyce Taylor, Karl L. Taylor, Linda Taylor*

Phone Number: 540-483-8563

Address: 3366 Colonial Tpke
Rocky Mount, Virginia

Zip: 24151

3. Exact Directions to Property from Rocky Mount: Start - Rocky Mount - Take VA-40 E/Old Franklin Turnpike and State Rte 871 to State Rte 914 in Glade Hill
Follow State Rte 914/Brooks Mill Rd to Scruggs Rd to Westlake Corner - Turn right onto Scruggs Rd - Turn left onto Windless Rd - Access to parcel and proposed Tower site is approximately 1200' west on left.
Access to parcel and proposed Tower site is approximately 1200' west on left. - See orange flagging tape at entrance and follow old logging road to tower site area.

4. Tax Map and Parcel Number: 0310002101

5. Magisterial District: Gills Creek

6. Property Information:

A. Size of Property: 39.849 ac

B. Existing Zoning: A-1

C. Existing Land Use: Vacant Timber land

D. Is property located within any of the following overlay zoning districts:

Corridor District Westlake Overlay District Smith Mountain Lake Surface District

E. Is any land submerged under water or part of a lake? Yes If yes, explain.

7. Proposed Special Use Permit Information:

A. Proposed Land Use: Construct a 185' monopole communications tower (100' overall height to top of lighting rod)

B. Size of Proposed Use: 100' x 100' lease parcel; with access

C. Other Details of Proposed Use: Proposed 185' (185' overall height) monopole communication tower with equipment cabinets and emergency generator located within a 100' x 100' lease area (surrounded by 100' tree buffer) with access/utility over existing access from Wireless Blvd

Checklist for completed items:

- _____ Application Form
- _____ Letter of Application
- _____ Concept Plan
- _____ Application Fee

****I certify that this application for a special use permit and the information submitted herein is correct and accurate.**

Petitioner's Name (Print): Larry Bickings, Agent for Verizon

Signature of Petitioner: Larry Bickings

Date: 11-30-2018

Mailing Address: 2004 Snead Ave

Colonial Heights, Virginia 23634

Telephone: 804-620-8726 (O) 804-720-0326 (M)

Email Address: L.Bickings@verizon.com

Owner's consent, if petitioner is not property owner:

Owner's Name (Print): Karl & Linda Taylor and Donald & Joyce Taylor

Signature of Owner: Karl & Linda Taylor & Donald & Joyce Taylor

Date: 11-15-2018

Date Received by Planning Staff: _____

Time: _____

Clerk's Initials: _____

CHECK #: _____

RECPT. #: _____

AMOUNT: _____

November 20, 2018

Terrance L. Harrington, AICP
Senior Planner/Current Planning Manager
Franklin County Department of Planning and Community Development
1255 Franklin Street
Rocky Mount Virginia 24151

RE: Verizon Wireless Site Name: Anchor Communications Site
Application for Special Use Permit
Statement of Compliance with Applicable Federal Regulations
Parcel ID 0310002101
Address: Windlass Road, Moneta, Virginia 24121

Dear Mr. Harrington,

Please allow this letter to serve as a confirmation of the following statements with respect to the proposed "Anchor" wireless communications facility to be located off Windlass Road in Franklin County, Virginia:

- Verizon Wireless shall comply with the safety requirements of all applicable building codes.
- Verizon Wireless shall comply with all applicable Federal Aviation Administration (FAA) requirements.
- Verizon Wireless shall comply with all applicable Federal Communications Commission (FCC) requirements, including (a) meeting or exceeding applicable health standards and complying with applicable rules regarding human exposure to radiofrequency energy and (b) complying with all applicable rules regarding radiofrequency interference with other facilities and uses. If it is determined in the future that any of the company's antennas or supporting equipment at the proposed facility are functioning in a way that does not comply with applicable federal rules and regulations, Verizon Wireless will take all necessary measure to ensure that the specific equipment is repaired or replaced in a manner that resolves the issue.

Sincerely,



Isaac J. Gonzalez
Engineer III Spec – Real Estate / Regulatory
Verizon Wireless Network – Virginia
Isaac.Gonzalez@VerizonWireless.com

Cc: Larry Bickings
Lori H. Schweller, Esq.

**VERIZON WIRELESS "ANCHOR" SITE
WIRELESS SUPPORT STRUCTURE FOR COMMUNICATIONS FACILITY**

Introduction / Project Description:

Cellco Partnership d/b/a Verizon Wireless ("Verizon"), respectfully requests approval of a Special Use Permit to allow the installation of a wireless communications facility on a parcel of property within the A-1 Agricultural District. The subject property is a wooded parcel containing 39.949 acres, owned by Karl and Linda Taylor and Donald and Joyce Taylor. The proposed wireless support structure would be a 195' galvanized steel monopole (total height of 199' including lightning rod), equipped with a sectored antenna array (with room for future antenna arrays) and associated remote radio heads and other components, ground equipment and cabling. This proposed facility will expand Verizon's network of services into areas of Franklin County that currently have low to marginal levels of wireless coverage.

This proposed facility will include a three sectored antenna mount allowing space for multiple antennas to be attached in each sector with remote radio heads connected behind them. Verizon's ground equipment will consist of base station cabinets housing the transmit and receive radios and power equipment, boxes for utilities such as power meters, fiber optic and telephone circuits to be attached on an H-frame stand, and an emergency diesel generator for back-up power. The support structure and all base station equipment will be installed inside a 50' x 50' fenced compound within a 100' x 100' leased area. In addition to allowing the deployment of the different technologies for which Verizon is licensed to provide in Franklin County, the support structure will have capacity to support the co-location of antennas and components of at least three (3) additional providers of wireless services, including the applicant.

Verizon is licensed by the Federal Communications Commission (FCC) to provide state-of-the-art wireless telecommunications services within Franklin County using multiple bands on the frequency spectrum. The proposed facility will provide expanded in-building coverage and additional capacity for residents, businesses, and travelers in the area.

Verizon will address compliance with the relevant requirements for Wireless Support Structures from the County of Franklin's Zoning Ordinance (in **bold**) in the discussion being provided below:

Sec. 25-128. Towers, antennas, satellite dishes.

Communication facilities subject to the following conditions:

- 1. Each applicant for a tower shall provide the department of planning and community development with an inventory of its existing facilities that are either within the jurisdiction of the governing authority or within five miles of the border thereof, including specific information about the location, height, and design of each tower. The planning department may share such information with other applicants applying for approvals or special use permits under this section or other organizations seeking to locate antennas within the jurisdiction of the governing authority, provided, however, that the planning department is not, by sharing such information, in any way representing or warranting that such sites are available or suitable for use by others.**

With the adoption of Va. Code § 15.2-2316.4:2, certain components of a wireless facility zoning application that have been routinely required by Virginia localities are no longer required. Va. Code § 15.2-2316.4:2.A(2) prohibits a locality from requiring proprietary, confidential, or business information to justify the need for the proposed project. Verizon Wireless deems inventories of existing sites as proprietary business information.

**VERIZON WIRELESS "ANCHOR" SITE
WIRELESS SUPPORT STRUCTURE FOR COMMUNICATIONS FACILITY**

2. Verifiable evidence of the lack of antenna space on existing towers, buildings, or other structures, including but not limited to churches, power lines, water towers, etc., suitable for antenna location or evidence of the unsuitability of existing tower locations for co-location must be provided by the applicant. Such evidence shall also include an affidavit executed by a radio frequency engineer that such existing tower or structure is unsuitable for the applicant's needs. Such evidence may also include any of the following items:
- a. No existing towers or structures are located within the geographic area required to meet applicant's engineering requirements.
 - b. Existing towers or structures are not of sufficient height to meet applicant's engineering requirements.
 - c. Existing towers or structures do not have sufficient structural strength to support applicant's proposed antenna and related equipment.
 - d. The applicant's proposed antenna would cause electromagnetic interference with the antenna on the existing towers or structures, or the antenna on the existing towers or structures would cause interference with the applicant's proposed antenna.
 - e. The fees, costs or contractual provisions required by the owner in order to share an existing tower or structure or to adapt an existing tower or structure for sharing are unreasonable.
 - f. The applicant demonstrates that there are other limiting factors that render existing towers and structures unsuitable.

Verizon Wireless' first choice to satisfy any network necessity for a new wireless facility is to collocate on an existing structure where there is an existing tower, water tank, building, or other tall structure that meets network requirements for height and location, satisfies zoning requirements, has sufficient structural strength, and for which a lease with acceptable terms may be negotiated. Not only does collocation satisfy the preference of most local governments of avoiding the proliferation of wireless support structures, but it is also a far more economical solution than zoning, leasing, and constructing a new support structure.

In the case of the area to be served by the proposed facility, there is no existing tall structure within the area other than a water tank that is too short to be a viable candidate for the needed service. Verizon Wireless representatives did look into lease terms for the water tank and determined that the amount requested was several times greater than its standard rents and not economically feasible. Therefore, there is no collocation opportunity in the area that the proposed project is intended to serve.

3. An engineering report certifying that the proposed tower is compatible for a minimum of four (4) users, must be submitted by the applicant. The applicant shall also permit collocation by additional users without requiring any form of reciprocal location agreement from subsequent users. The provision may be modified by the board of supervisors in conjunction with subsection (14) below, when a lower height is approved by the board of supervisors and collocation of four (4) users is not possible.

The proposed monopole would be constructed with the structural strength and capacity to accommodate a minimum of four users. Since the support structure is not fully designed until zoning approval has been obtained, the applicant will provide the required engineering report during the building permit application process. Verizon Wireless routinely subleases tower and ground space to other wireless providers. As discussed in subsection (14) below, Verizon Wireless has engaged a third party company to handle collocation requests.

**VERIZON WIRELESS "ANCHOR" SITE
WIRELESS SUPPORT STRUCTURE FOR COMMUNICATIONS FACILITY**

- 4. A preliminary site plan of the proposed facility shall be submitted to the department of planning and community development as a part of the submittal. The applicant must provide the county with detailed information regarding the proposed facility's location, latitude and longitude, and service area.**

Please see enclosed with the application a set of zoning drawings, dated November 15, 2018, prepared by John A. Daughtrey III, P.E. with NB&C Engineering Services, LLC. The zoning drawings depict the proposed facility's location, latitude and longitude, access details, compound plan, monopole elevation, antenna array design, and compound fence information. Service area is proprietary information that will not be submitted with this application package pursuant to Va. Code § 15.2-2316.4:2.A(2).

- 5. The facility shall not interfere with the radio, television or communications reception of nearby residents at the time of construction. The applicant shall take steps to successfully eliminate any such interference.**

Verizon Wireless affirms the facility will not interfere with any other broadcast or communications system and will make all efforts to correct any interference that may occur. Isaac Gonzalez, Verizon's Engineer and Regulatory specialist for the development of new macro sites, has provided a letter, enclosed, confirming that this site will comply with applicable federal regulations.

- 6. All towers and other structures shall meet all safety requirements of all applicable building codes.**

Verizon's proposed monopole will be engineered to meet exceed all standards that are required by the ANSI/TIA/EIA - "Structural Standards for Steel Antenna Towers and Antenna Supporting Structures." These standards establish the region-specific engineering and design requirements for ice and snow loading, resistance to seismic activity and maximum wind speeds. The final engineered structural design drawings and calculations for the monopole will be stamped by a state-licensed Professional Engineer. All supporting base station equipment will be designed and constructed in accordance with the current Uniform Statewide Building Code and all relevant, local codes, requirements, and conditions.

- 7. All towers shall set back from any property line a distance equal to one hundred twenty (120) percent of the tower height, and in no event shall any such tower be constructed or erected nearer than one hundred twenty (120) percent of the tower height to a residential dwelling unit on the subject parcel, and five hundred (500) feet to a residential dwelling unit located on an adjacent parcel except for the following:**
- a. Setbacks from residential dwelling units shall not apply to the property owners' construction of a residential dwelling subsequent to erection of the tower.**
 - b. No setback shall be required adjacent to VDOT right-of-way for an interstate highway. Setback requirements from residential dwelling units, however, shall supersede this provision. This provision may be modified by the board of supervisors during the special exception process.**

As shown on Sheet Z-1 of the zoning drawings, the proposed monopole will meet the 120% setback from all property lines. The closest off-site residential dwelling is in excess of 800' away. Though the proposed project meets the County's required setbacks, please note that, pursuant to Va. Code § 15.2-2316.4:2A(9), effective as of July 1, 2018, in its receiving, consideration, and processing of a complete application, a locality shall not impose a setback or fall zone requirement for a communications facility project that is larger than a setback or fall zone area that is imposed on other types of similar structures of a similar size, including utility poles.

**VERIZON WIRELESS "ANCHOR" SITE
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- 8. Documentary evidence of compliance with all Federal Aviation Administration and Federal Communication Commission requirements shall be submitted by the applicant at the time of application for the special exception.**

Please see the enclosed regulatory confirmation letter from Isaac Gonzalez for confirmation that the applicant will comply with all applicable FAA and FCC requirements.

- 9. Unless otherwise allowed under the conditions of a special use permit, or as a requirement of the Federal Aviation Administration, all towers shall have a galvanized steel finish. If painting is required by the FAA, documentary evidence from the FAA requiring such painting must be provided to the County by the applicant.**

Based on the enclosed TOWAIR Determination Results, supported by the FAA 2C Survey Certificate from Causeway Consultants, P.C., Land Surveyors, both enclosed, the proposed monopole is far enough away from the nearest airstrip that no FAA lighting or painting requirements are currently applicable. If FAA requirements were to change with respect to the facility, Verizon Wireless would comply with such requirements.

- 10. Should the applicant request to construct the tower from materials other than galvanized steel, the applicant shall state the reasons for the request in the application, and the applicant shall also furnish the county with photographs, videos, or some other visual sample of the proposed finish.**

Not applicable; the applicant proposes to construct the monopole from galvanized steel.

- 11. All applicants must provide documentary evidence that the facility will meet or exceed applicable health standards established by the federal government and/or American National Standards Institute.**

Please see the enclosed regulatory compliance letter provided by Isaac Gonzalez.

- 12. No advertising of any type may be placed on the tower or accompanying facility.**

Verizon will neither place nor allow advertising of any kind on the monopole or ground equipment.

- 13. All towers and accompanying facilities must be dismantled by the owner of the tower or accompanying facility if not utilized by a service provider or properly maintained for a period exceeding twenty-four (24) consecutive months. The applicant shall post surety bond in an amount sufficient to cover the costs of dismantling. Surety shall be submitted to and approved by the county prior to site plan approval.**

Verizon Wireless would construct the facility as the owner and the anchor tenant. Verizon Wireless would dismantle the facility should it not be used for twenty-four (24) consecutive months. (The lease provides for a shorter period of time of disuse prior to dismantling.) Please note that pursuant to Va. Code § 15.2-2316.4:2A(4), effective as of July 1, 2018, in its receiving, consideration, and processing of a complete application, a locality shall not impose surety requirements to ensure that abandoned or unused wireless facilities can be removed unless the locality imposes similar requirements on other permits for other types of similar commercial development; any such instrument shall not exceed a reasonable estimate of the direct cost of the removal of the wireless facilities. Verizon Wireless affirms the bond requirement shall be met and surety posted in the amount specified by the county during the building permit phase.

**VERIZON WIRELESS "ANCHOR" SITE
WIRELESS SUPPORT STRUCTURE FOR COMMUNICATIONS FACILITY**

- 14. Owners of towers shall provide the county, or its agents or designees, co-location opportunities on each or any tower without compensation as a community benefit to improve radio communication for county departments and emergency services provided it does not conflict with the collocation requirements of subsection (3).**

In conformance with the new State legislation, specifically, Va. Code § 15.2-2316.4:2.A(8), Verizon Wireless not agree to any conditions for zoning approval that require Verizon Wireless to reserve space for future use by localities or to grant space to localities free of charge. Verizon Wireless has retained the services of KGI Wireless to manage all inbound collocation requests. The County may apply for collocation through KGI, and all negotiations of lease terms and fees will be handled between the County and KGI.

Contact information for KGI Wireless is as follows:

KGI Wireless, located in Austin, Texas (<https://kgiwireless.com/>) has been retained by VZW nationally to handle subleasing of space that is available on VZW owned structures to all third parties.

Main KGI contact:
Geoff Kay
Senior Director, Business Development
KGI Wireless, Inc.
512.345.9595 Ext 259
512.334.3259 Direct
512.345.9898 Fax

KGI
Building Three, Suite 370
805 Las Cimas Parkway
Austin, Texas 78746

- 15. Maximum tower height shall be one hundred ninety-nine (199) feet.**

The proposed monopole would be 195' with a 4' lightning rod for maximum height of 199'.

- 16. A one hundred-foot wooded buffer easement shall be retained around the site, except for ingress/egress unless otherwise approved by the board of supervisors. An easement for the wooded buffer shall be recorded in the land records of the circuit court prior to site plan approval. Such easement shall retain the wooded buffer for the life of the tower or accompanying facilities. A section of fence at least six (6) feet in height shall be provided completely around the base of the tower and any associated equipment.**

As shown on Sheet Z-1 of the zoning drawings, the applicant is proposing a 100' wooded buffer around the 100' x 100' lease area. The memorandum of lease with attached lease exhibit will be recorded in the land records of the Clerk's Office of the Circuit Court for Franklin County to memorialize this easement.

As shown on Sheet S-1 of the zoning drawings, a 7'-tall fence with one foot of barbed wire will surround the compound to prevent unauthorized access.

**VERIZON WIRELESS "ANCHOR" SITE
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- 17. The owner of the tower shall annually provide the planning department and the commissioner of revenue a report with the names, addresses, contacts, structures and equipment for all providers utilizing the tower.**

Duly noted.

- 18. The tower shall be constructed and at least one user located on the tower within twelve (12) months of the date of issuance of the special exception or approval shall be null and void. The applicant shall post surety bond in an amount sufficient to cover the costs of dismantling. Surety bond shall be submitted to and approved by the County prior to site plan approval.**

Though, as the primary and initial user of the proposed facility, Verizon Wireless would install its equipment on the monopole as soon as constructed, we note that Va. Code § 15.2-2316.4:2.A(10) prohibits a locality from limiting the duration of the approval of an application except that a locality may require that construction shall commence *within two years of final approval* and be diligently pursued to completion.

Verizon Wireless affirms the bond requirement shall be met and surety posted in the amount sufficient to cover the cost of dismantling. Please note that pursuant to Va. Code § 15.2-2316.4:2A(4), effective as of July 1, 2018, in its receiving, consideration, and processing of a complete application, a locality shall not impose surety requirements to ensure that abandoned or unused wireless facilities can be removed unless the locality imposes similar requirements on other permits for other types of similar commercial development; any such instrument shall not exceed a reasonable estimate of the direct cost of the removal of the wireless facilities.

- 19. The applicant shall be responsible for any costs incurred by the county for review of the application.**

Verizon Wireless will pay application review costs that comply with applicable federal, state, and local law.

- 20. Accurate, to scale, photographic simulations showing the relationship of the proposed broadcasting tower and associated antenna to the surroundings. Photographic simulations shall also be prepared showing the relationship of any new or modified road, access or utility corridors constructed or modified to serve the proposed broadcasting tower site. The number of simulations and the perspectives, from which they are prepared, shall be established with the staff.**

Please see the enclosed photographic simulations, prepared by NB&C.

- 21. A computerized terrain analysis showing the visibility of the proposed broadcasting tower and antenna at the requested height and location. If new or modified road, access or utility corridors are proposed, the terrain analysis shall also show the visibility of these new or modified features.**

Please see the enclosed computerized terrain analysis.

- 22. All broadcasting tower applicants shall be required, at their expense to conduct an on-site "balloon" or comparable test prior to the planning commission and board of supervisors hearings on the special use permit. The purpose of this test shall be to demonstrate the potential visual impact of the proposed tower. The dates and periods of these tests shall be established with the applicant in consultation with staff.**

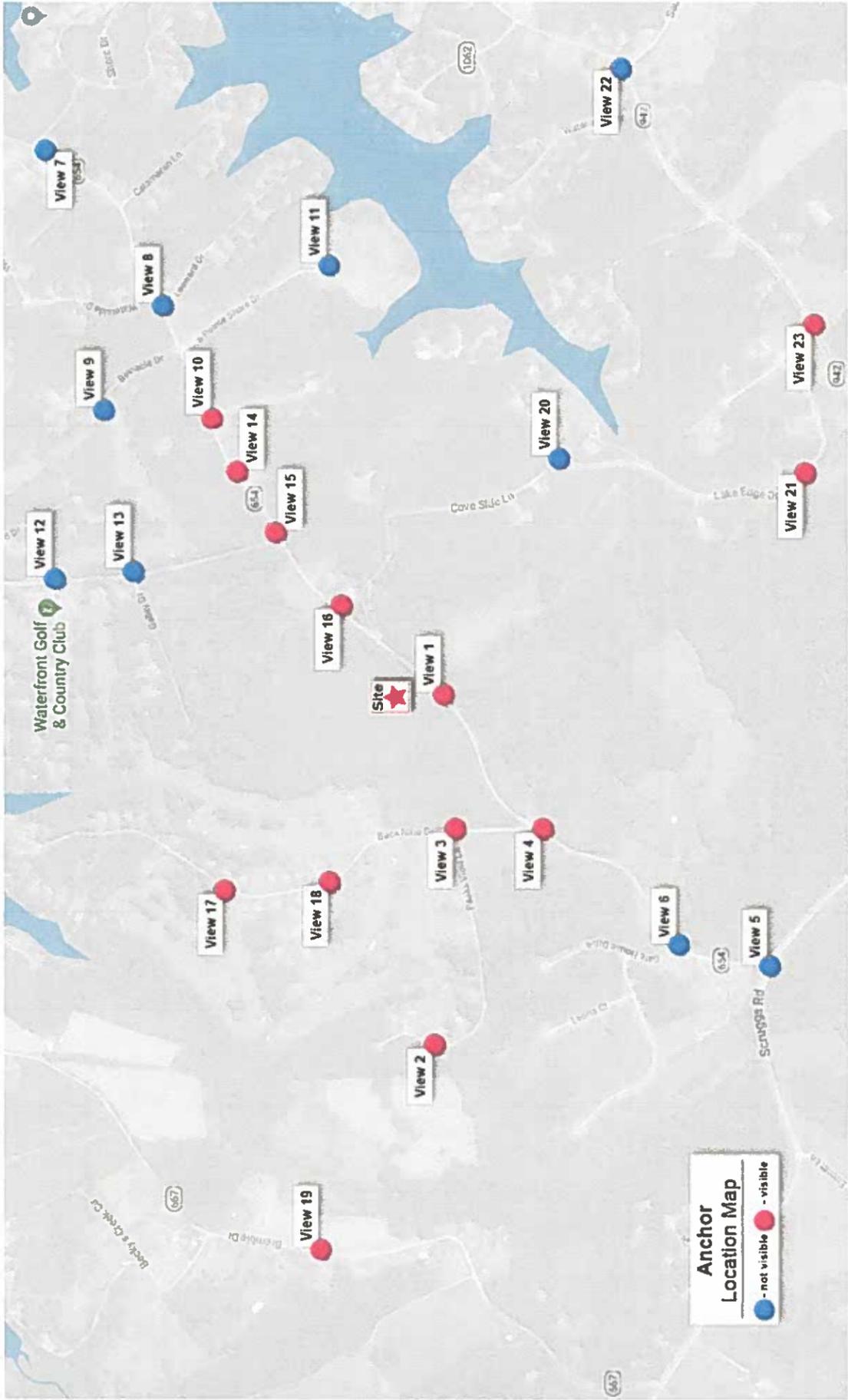
**VERIZON WIRELESS "ANCHOR" SITE
WIRELESS SUPPORT STRUCTURE FOR COMMUNICATIONS FACILITY**

Duly noted. Verizon Wireless will work with the County to conduct a balloon test prior to the planning commission hearing.

Conclusion:

Verizon is confident that the proposed wireless communications facility will comply with the County's zoning ordinance requirements. Approval of this application will support the provision of Verizon's full range of wireless communications and data services within the targeted network coverage area, which currently needs improved access to the acceptable levels of good and/or higher quality services for Verizon Wireless customers.

Communications facilities such as the one proposed in this request will help to provide a larger number of citizens with greater access to more efficient and effective levels of wireless services. Wireless services are increasingly relied upon for voice, internet, and data communications. Currently, 52% of Americans forego wireline telephone service and rely solely on wireless for voice service. Over 70% of 911 calls are made via cell phone. Without reliable internet, opportunities are limited to work from home, conduct business with customers outside of a traditional office setting, share government information, and enable our students to use websites for educational videos, research, and homework. Reliable widespread wireless communications services are essential to the promotion of a convenient, attractive, and harmonious community.

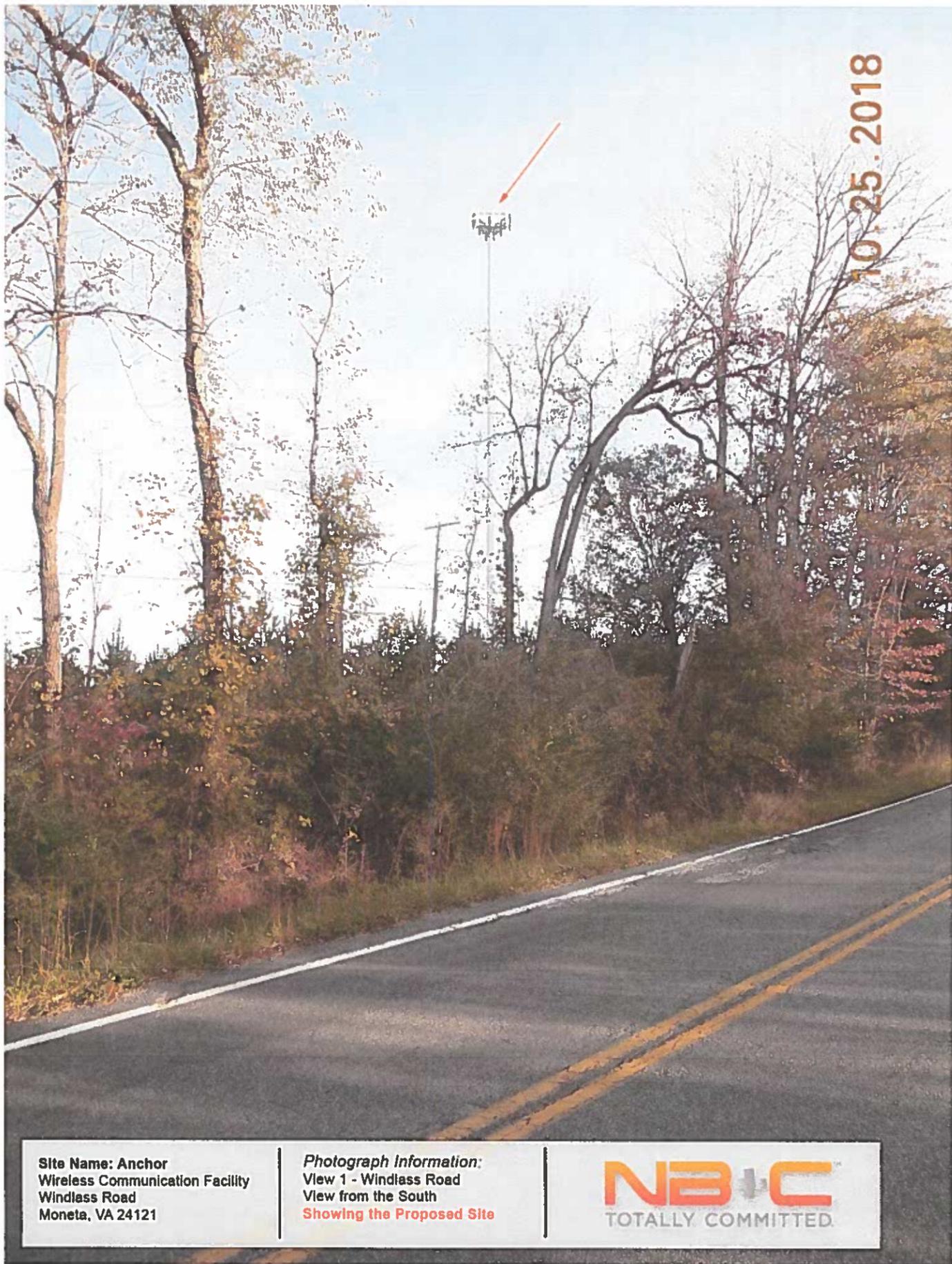




Site Name: Anchor
Wireless Communication Facility
Windlass Road
Moneta, VA 24121

Photograph Information:
View 1 - Windlass Road
View from the South
Showing the Existing Site

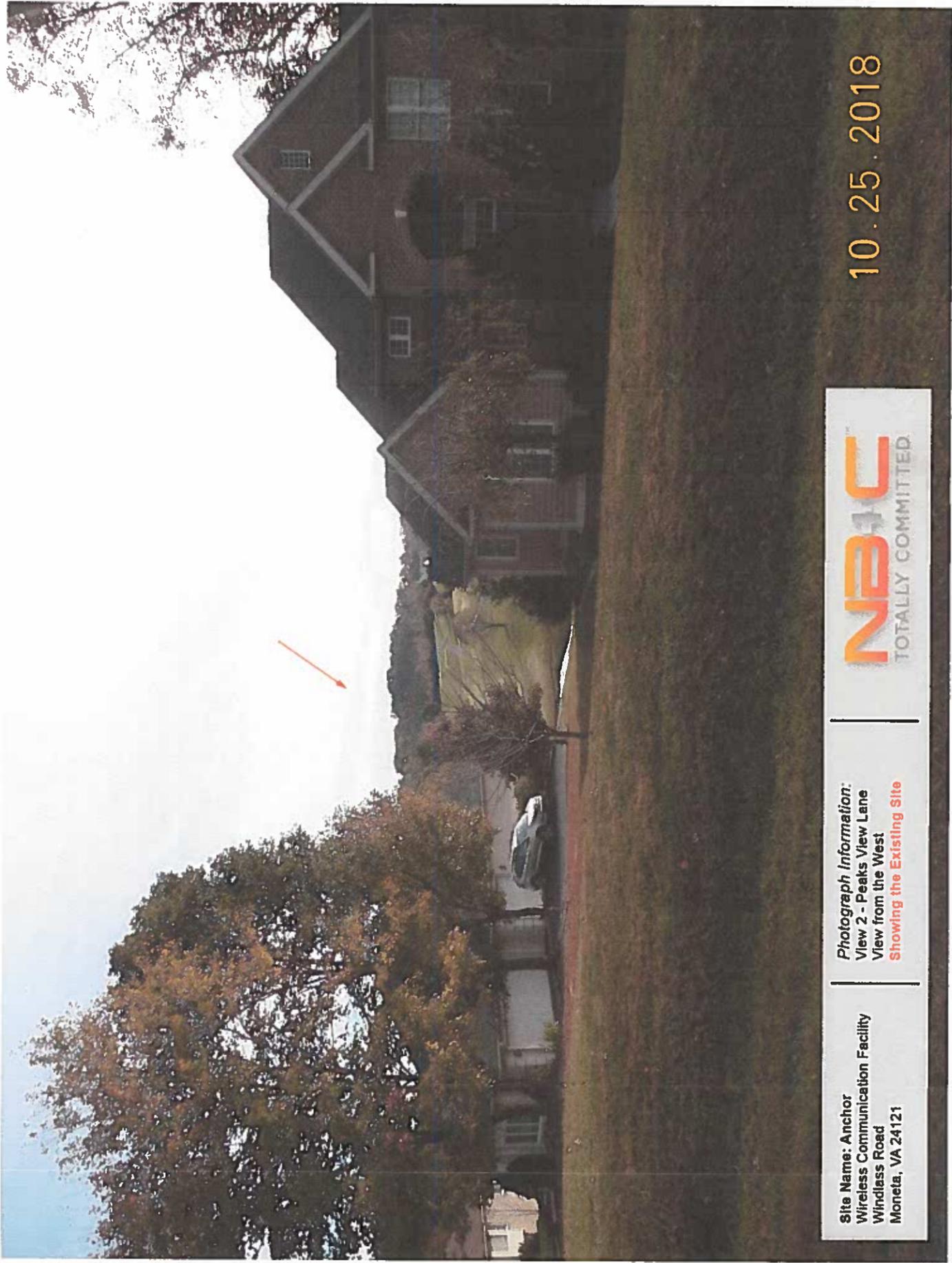
NBC
TOTALLY COMMITTED.



Site Name: Anchor
Wireless Communication Facility
Windlass Road
Moneta, VA 24121

Photograph Information:
View 1 - Windlass Road
View from the South
Showing the Proposed Site

NBC
TOTALLY COMMITTED

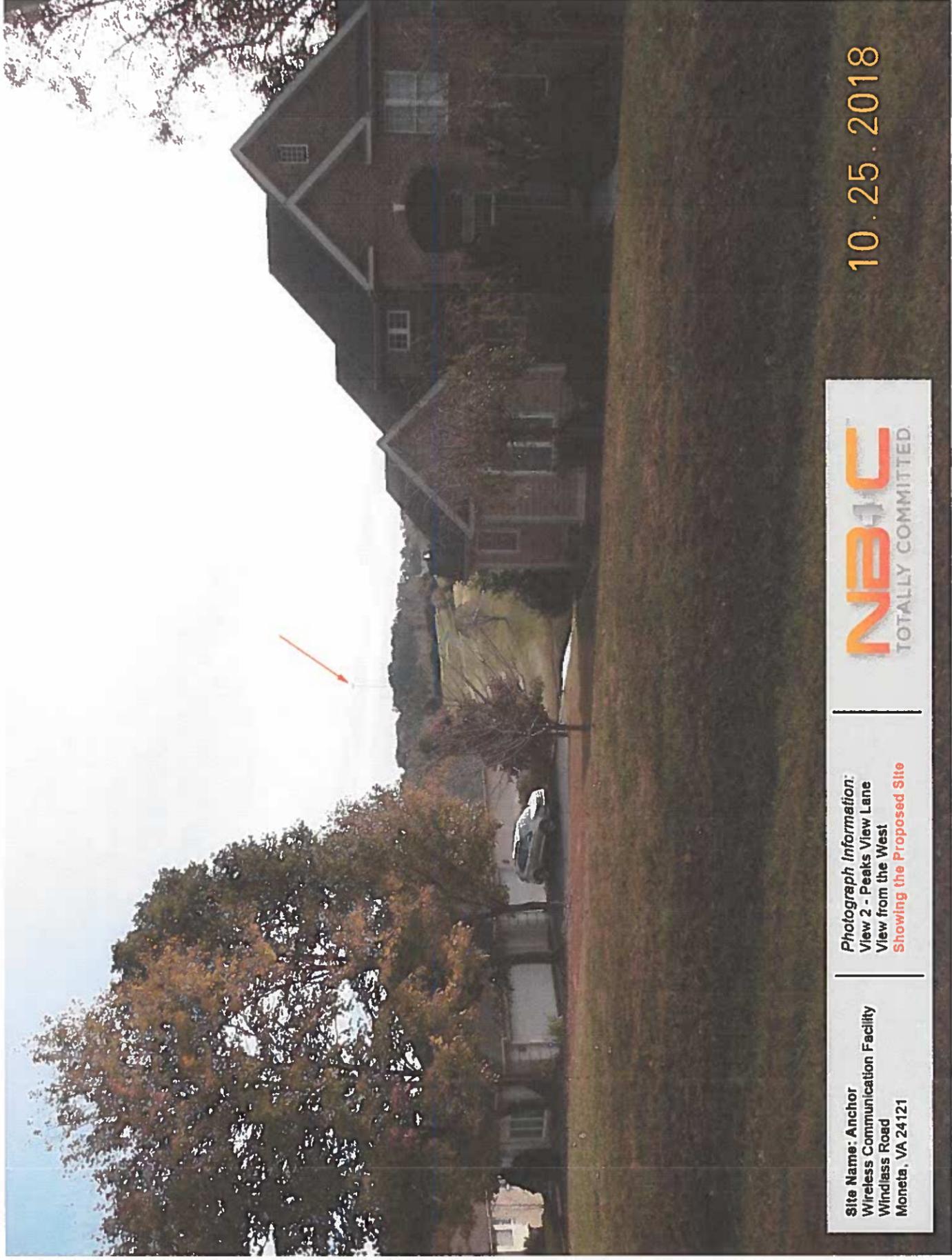


Site Name: Anchor
Wireless Communication Facility
Windlass Road
Moneta, VA 24121

Photograph Information:
View 2 - Peaks View Lane
View from the West
Showing the Existing Site



10.25.2018

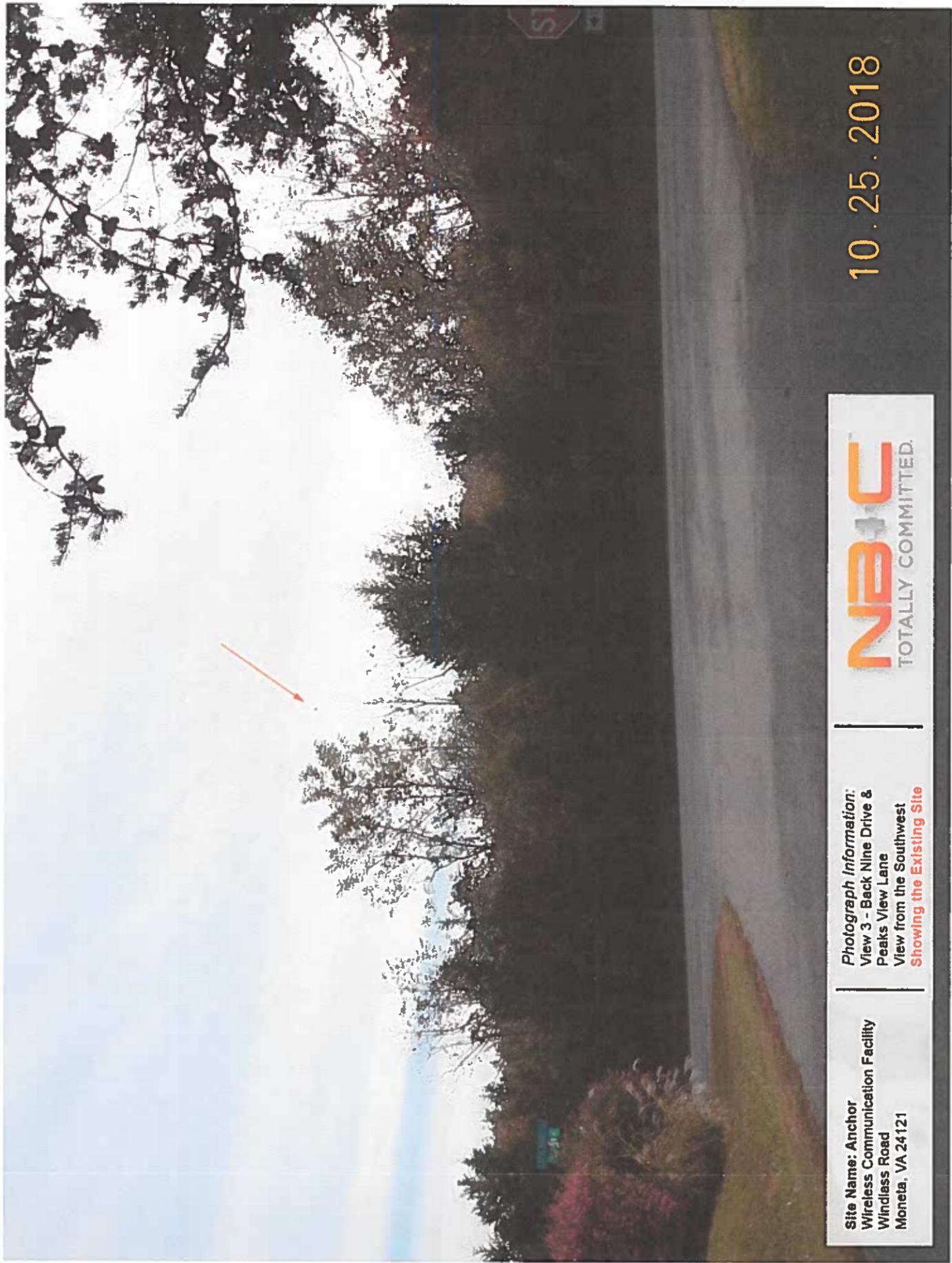


Site Name: Anchor
Wireless Communication Facility
Windlass Road
Moneta, VA 24121

Photograph Information:
View 2 - Peaks View Lane
View from the West
Showing the Proposed Site

NBAFC
TOTALLY COMMITTED.

10.25.2018

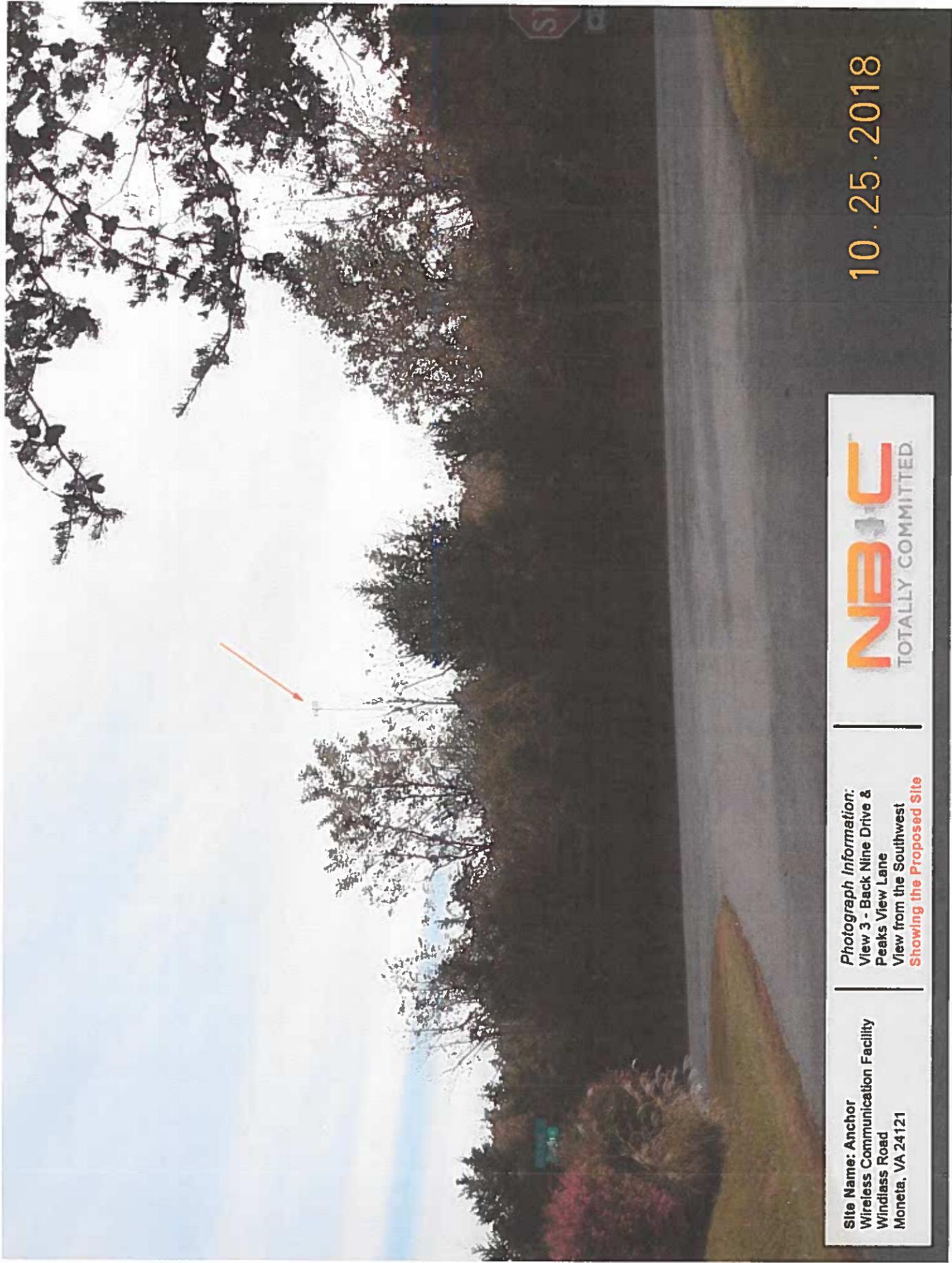


Site Name: Anchor
Wireless Communication Facility
Windlass Road
Moneta, VA 24121

Photograph Information:
View 3 - Back Nine Drive &
Peaks View Lane
View from the Southwest
Showing the Existing Site

NBC
TOTALLY COMMITTED.

10.25.2018

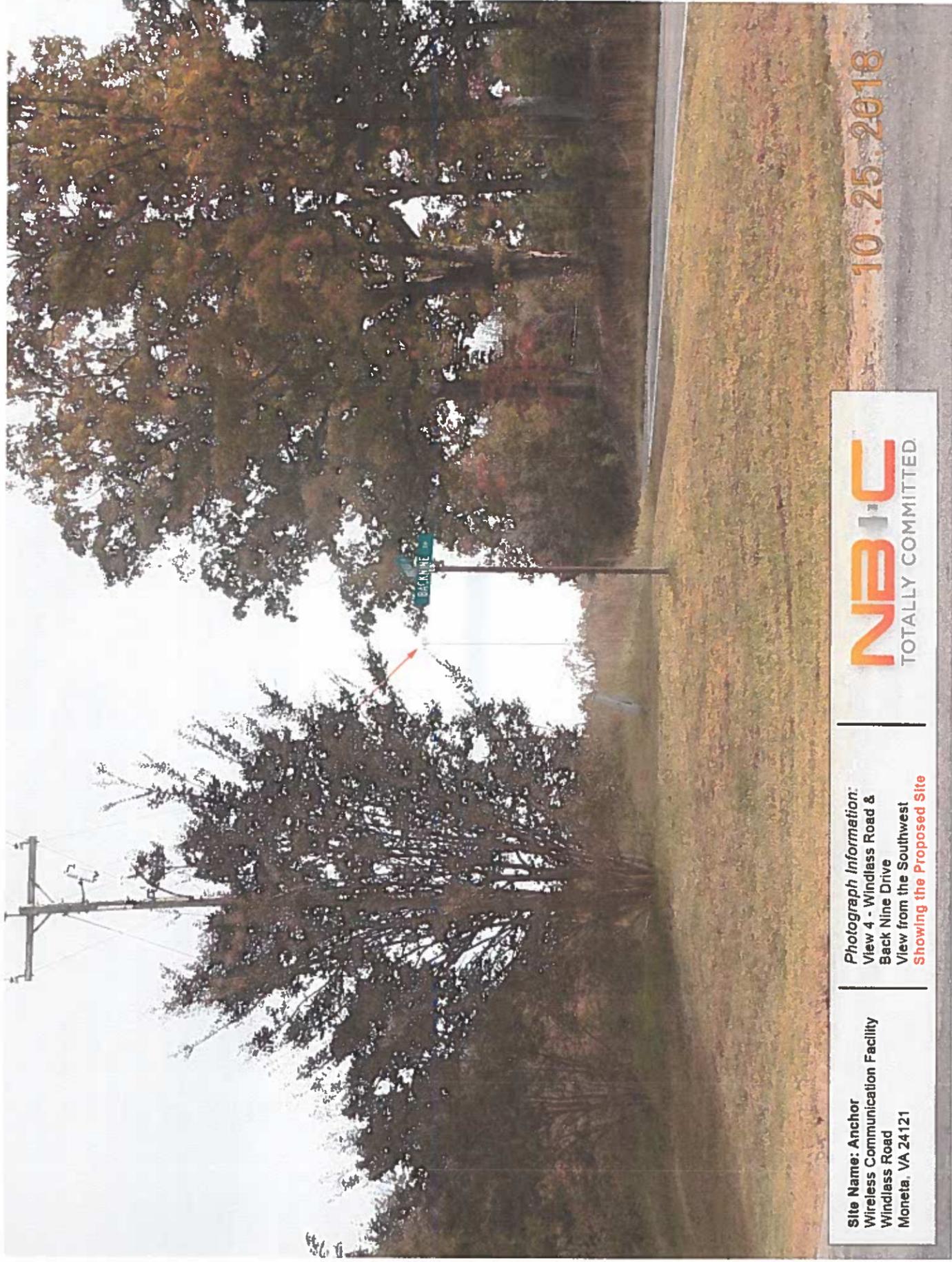


Site Name: Anchor
Wireless Communication Facility
Windlass Road
Moneta, VA 24121

Photograph Information:
View 3 - Back Nine Drive &
Peaks View Lane
View from the Southwest
Showing the Proposed Site

NBIC
TOTALLY COMMITTED.

10.25.2018



Site Name: Anchor
Wireless Communication Facility
Windlass Road
Moneta, VA 24121

Photograph Information:
View 4 - Windlass Road &
Back Nine Drive
View from the Southwest
Showing the Proposed Site

NBIC
TOTALLY COMMITTED.

10.25.2018

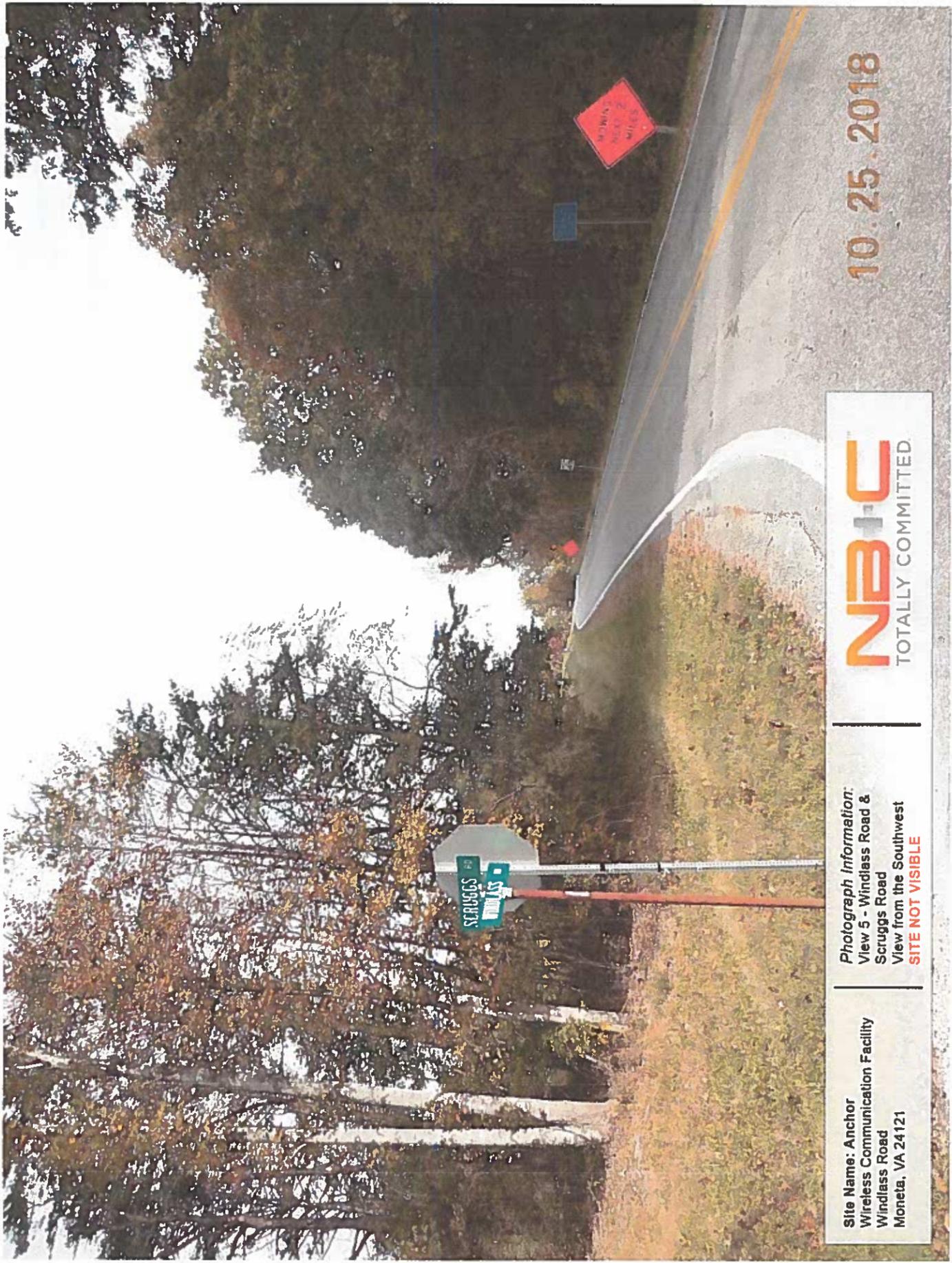


Site Name: Anchor
Wireless Communication Facility
Windlass Road
Moneta, VA 24121

Photograph Information:
View 4 - Windlass Road &
Back Nine Drive
View from the Southwest
Showing the Existing Site

NBIC
TOTALLY COMMITTED.

10.25.2018



Site Name: Anchor
 Wireless Communication Facility
 Windlass Road
 Moneta, VA 24121

Photograph Information:
 View 5 - Windlass Road &
 Scruggs Road
 View from the Southwest
SITE NOT VISIBLE

NBIC
 TOTALLY COMMITTED

10.25.2018

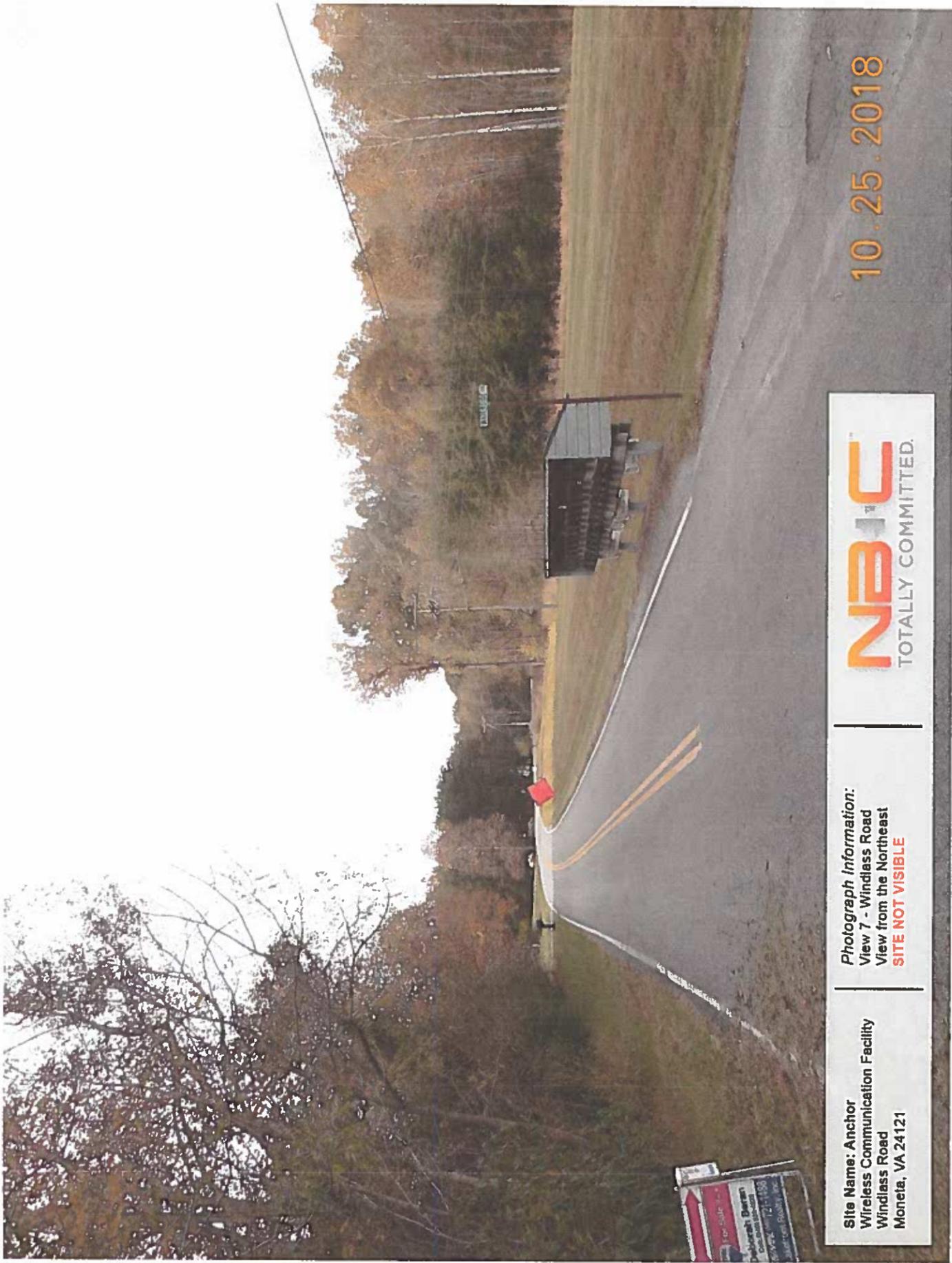


Site Name: Anchor
Wireless Communication Facility
Windlass Road
Moneta, VA 24121

Photograph Information:
View 6 - Gatehouse Drive &
Windlass Road
View from the Southwest
SITE NOT VISIBLE

NBIC
TOTALLY COMMITTED.

10.25.2018



Site Name: Anchor
Wireless Communication Facility
Windlass Road
Moneta, VA 24121

Photograph Information:
View 7 - Windlass Road
View from the Northeast
SITE NOT VISIBLE

NBIC
TOTALLY COMMITTED.

10.25.2018

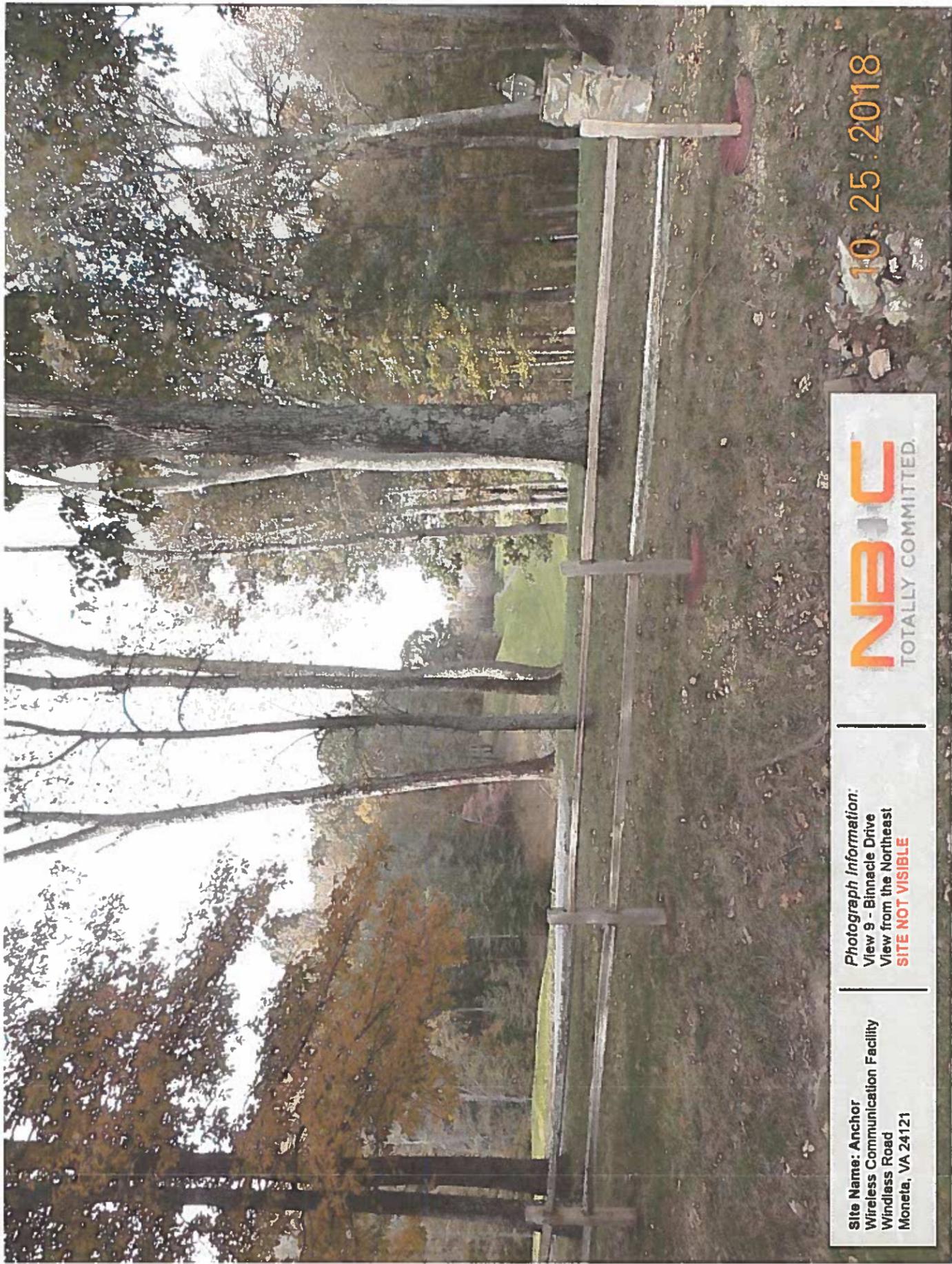


Site Name: Anchor
Wireless Communication Facility
Windlass Road
Moneta, VA 24121

Photograph Information:
View 8 - Windlass Road &
Leedard Drive
View from the Northeast
SITE NOT VISIBLE

NBC
TOTALLY COMMITTED.

10.25.2018



Site Name: Anchor
Wireless Communication Facility
Windlass Road
Moneta, VA 24121

Photograph Information:
View 9 - Binnacle Drive
View from the Northeast
SITE NOT VISIBLE



10.25.2018



Site Name: Anchor
Wireless Communication Facility
Windlass Road
Moneta, VA 24121

Photograph Information:
View 10 - Windlass Road &
Southwind Drive
View from the Northeast
Showing the Existing Site



10.25.2018



Site Name: Anchor
Wireless Communication Facility
Windlass Road
Moneta, VA 24121

Photograph Information:
View 10 - Windlass Road &
Southwind Drive
View from the Northeast
Showing the Proposed Site

NBC
TOTALLY COMMITTED.

10.25.2018

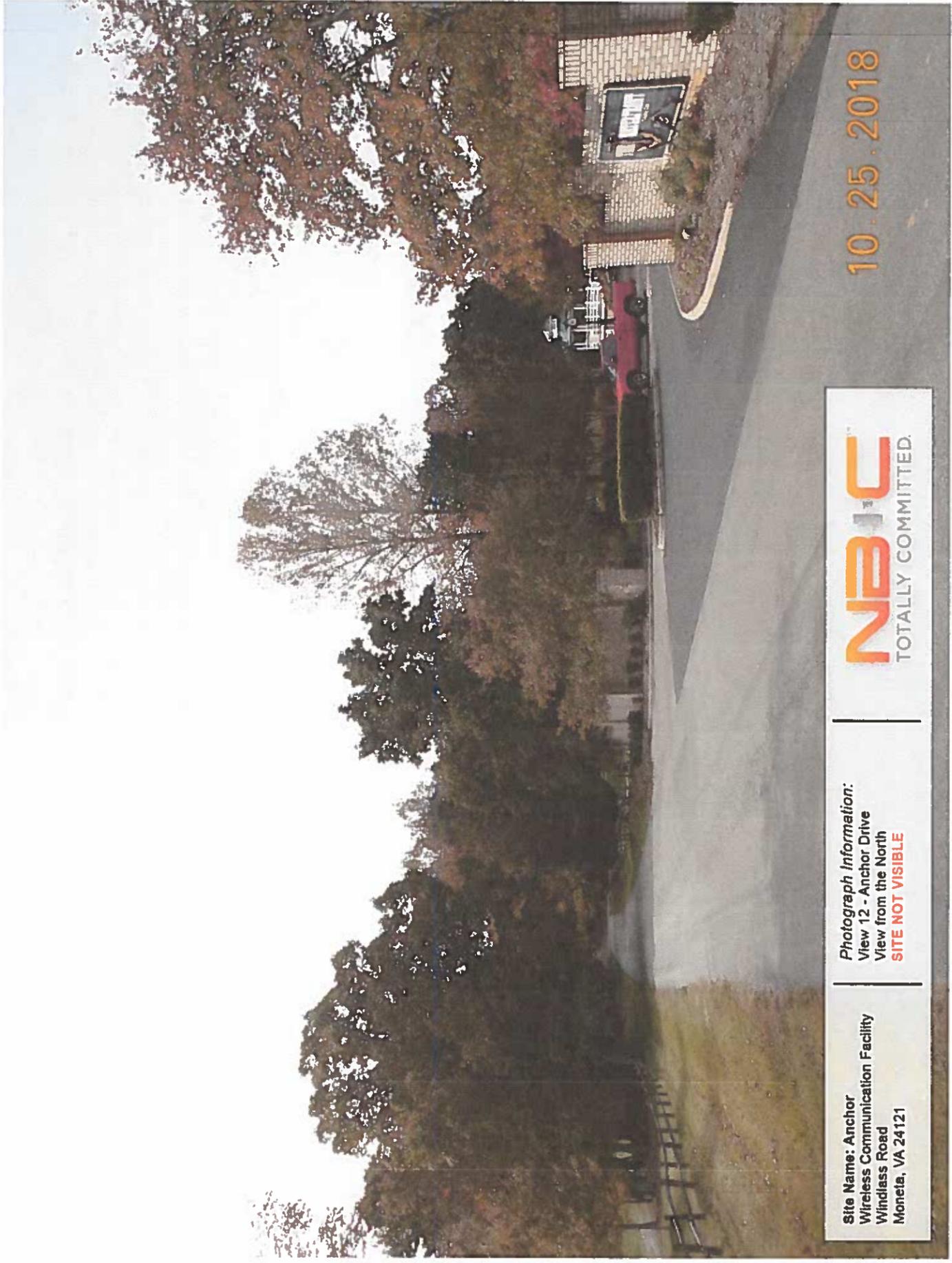


Site Name: Anchor
Wireless Communication Facility
Windlass Road
Moneta, VA 24121

Photograph Information:
View 11 - South Point Shore Drive
View from the East
SITE NOT VISIBLE

NBIC
TOTALLY COMMITTED.

10.25.2018



Site Name: Anchor
Wireless Communication Facility
Windlass Road
Moneta, VA 24121

Photograph Information:
View 12 - Anchor Drive
View from the North
SITE NOT VISIBLE



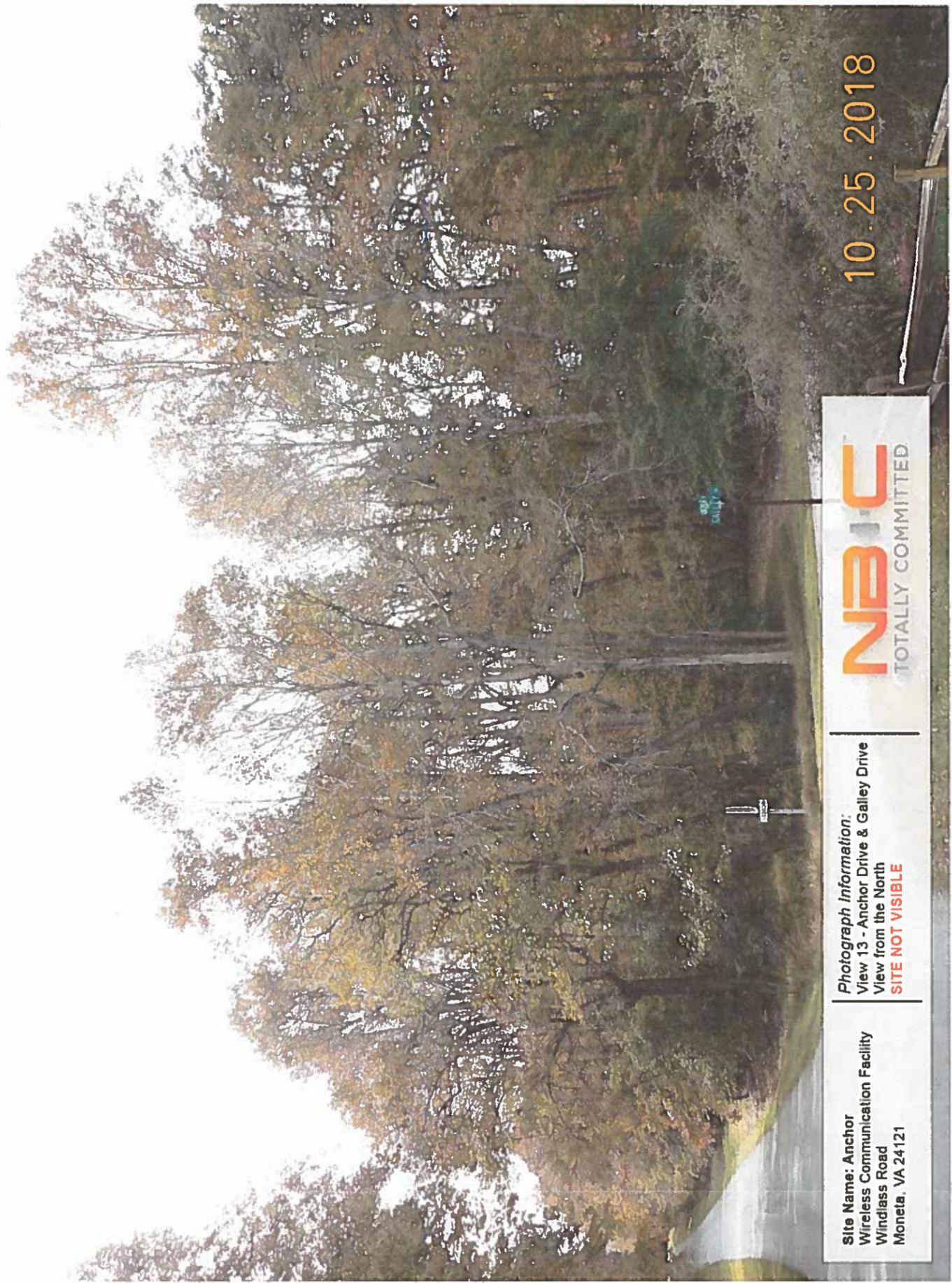
10.25.2018

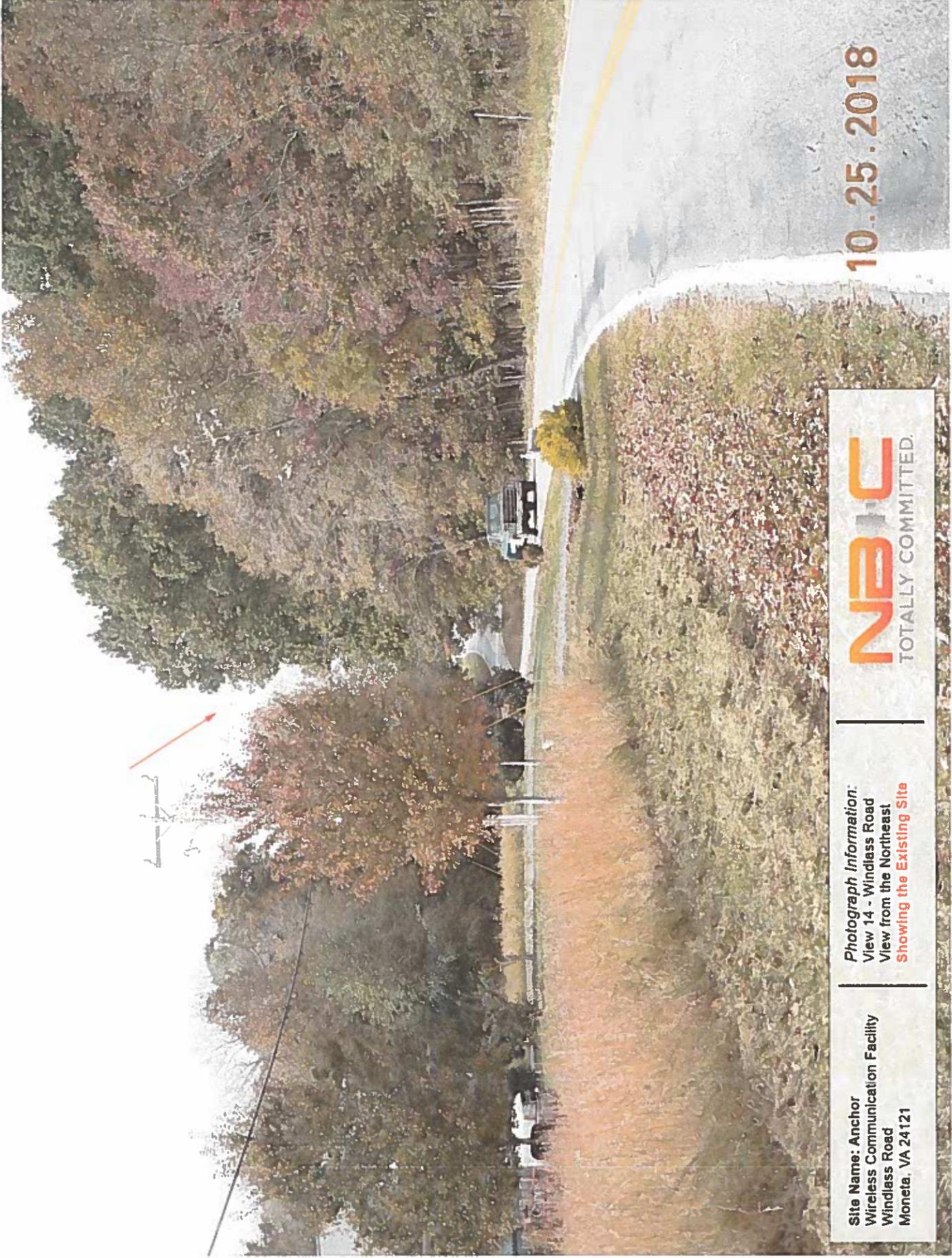
Site Name: Anchor
Wireless Communication Facility
Windlass Road
Moneta, VA 24121

Photograph Information:
View 13 - Anchor Drive & Galley Drive
View from the North
SITE NOT VISIBLE



10.25.2018



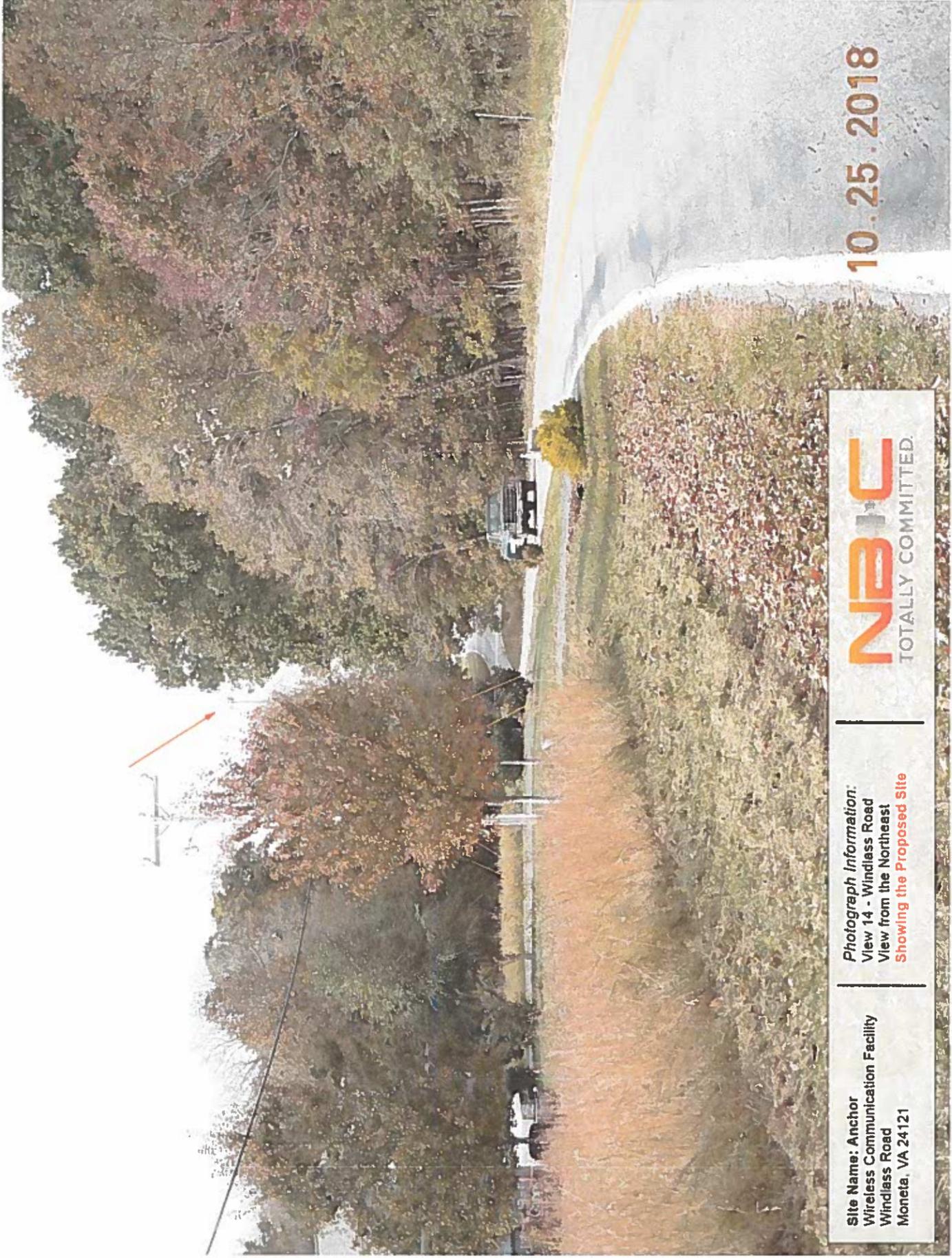


Site Name: Anchor
Wireless Communication Facility
Windlass Road
Moneta, VA 24121

Photograph Information:
View 14 - Windlass Road
View from the Northeast
Showing the Existing Site

NBC
TOTALLY COMMITTED.

10.25.2018



Site Name: Anchor
Wireless Communication Facility
Windlass Road
Moneta, VA 24121

Photograph Information:
View 14 - Windlass Road
View from the Northeast
Showing the Proposed Site

NBC
TOTALLY COMMITTED.

10.25.2018



ANCHOR DR
WINDLASS RD

10.25.2018



Photograph Information:
View 15 - Windlass Road &
Anchor Drive
View from the Northeast
Showing the Existing Site

Site Name: Anchor
Wireless Communication Facility
Windlass Road
Moneta, VA 24121



ANCHOR DR
WINDLASS DR

 <p>TOTALLY COMMITTED.</p>	<p>Photograph Information: View 15 - Windlass Road & Anchor Drive View from the Northeast Showing the Proposed Site</p>	<p>Site Name: Anchor Wireless Communication Facility Windlass Road Moneta, VA 24121</p>
--	---	--

10.25.2018



Site Name: Anchor
Wireless Communication Facility
Windlass Road
Moneta, VA 24121

Photograph Information:
View 16 - Windlass Road
View from the Northeast
Showing the Existing Site



10.25.2018



Site Name: Anchor
Wireless Communication Facility
Windlass Road
Moneta, VA 24121

Photograph Information:
View 16 - Windlass Road
View from the Northeast
Showing the Proposed Site



10.25.2018



Site Name: Anchor
Wireless Communication Facility
Windlass Road
Moneta, VA 24121

Photograph Information:
View 17 - Back Nine Drive
View from the Northwest
Showing the Existing Site



10.25.2018



**Site Name: Anchor
Wireless Communication Facility
Windlass Road
Moneta, VA 24121**

**Photograph Information:
View 17 - Back Nine Drive
View from the Northwest
Showing the Existing Site**



10.25.2018



Site Name: Anchor
Wireless Communication Facility
Windlass Road
Moneta, VA 24121

Photograph Information:
View 18 - Back Nine Drive
View from the West
Showing the Existing Site

NBIC
TOTALLY COMMITTED.

10.25.2018



Site Name: Anchor
Wireless Communication Facility
Windlass Road
Moneta, VA 24121

Photograph Information:
View 18 - Back Nine Drive
View from the West
Showing the Proposed Site

NBC
TOTALLY COMMITTED.

10.25.2018



Site Name: Anchor
Wireless Communication Facility
Windlass Road
Moneta, VA 24121

Photograph Information:
View 19 - Bremble Drive
View from the West
Showing the Existing Site

NBC
TOTALLY COMMITTED.

10.25.2018



Site Name: Anchor
Wireless Communication Facility
Windlass Road
Moneta, VA 24121

Photograph Information:
View 19 - Bremble Drive
View from the West
Showing the Proposed Site

NBC
TOTALLY COMMITTED.

10.25.2018



Site Name: Anchor
Wireless Communication Facility
Windlass Road
Moneta, VA 24121

Photograph Information:
View 20 - Lake Edge Drive &
Cove Side Lane
View from the Southeast
SITE NOT VISIBLE

NBIC
TOTALLY COMMITTED.

10.25.2018



Site Name: Anchor
Wireless Communication Facility
Windlass Road
Moneta, VA 24121

Photograph Information:
View 21 - Lake Edge Drive
View from the Southeast
Showing the Existing Site



10.25.2018

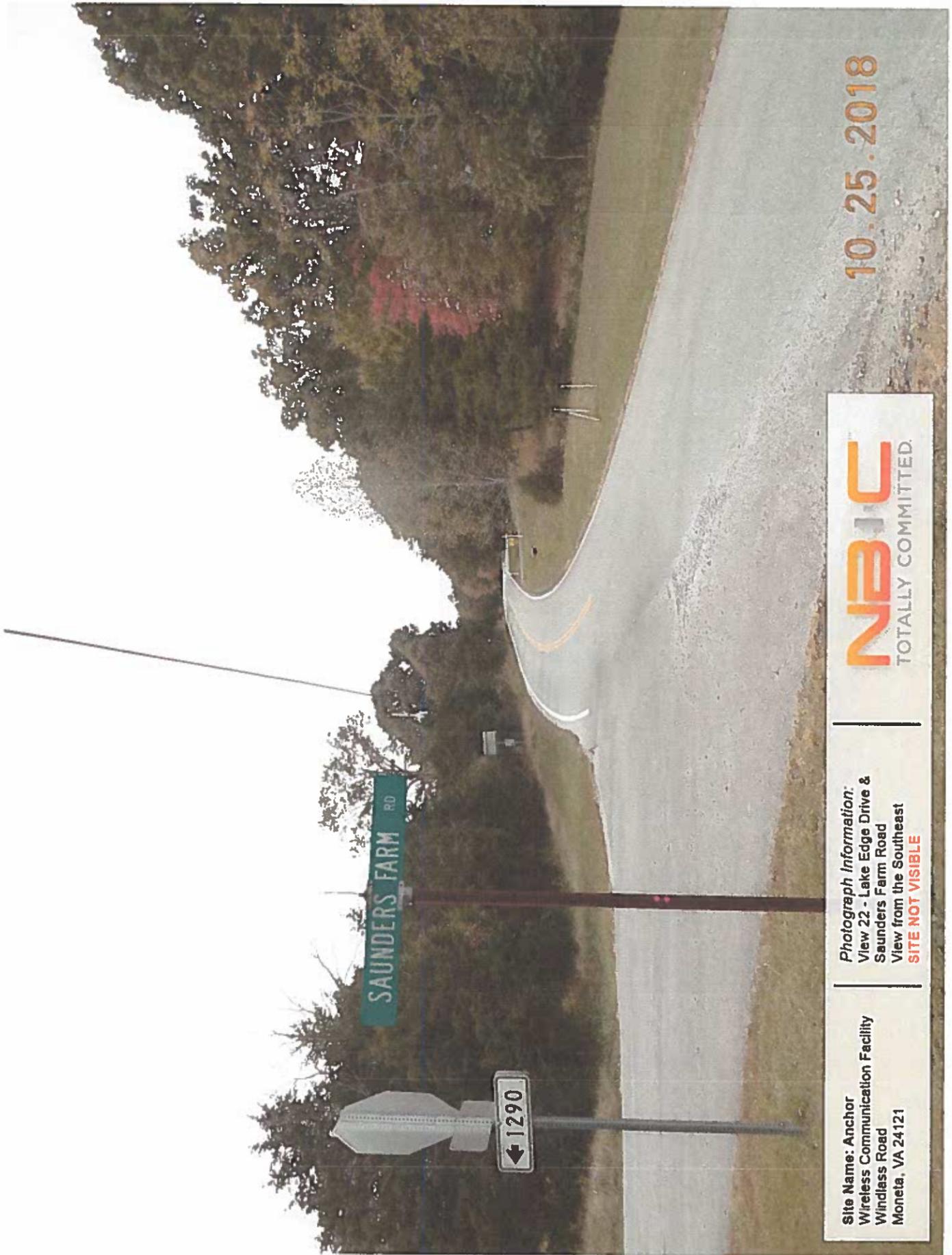


Site Name: Anchor
Wireless Communication Facility
Windlass Road
Moneta, VA 24121

Photograph Information:
View 21 - Lake Edge Drive
View from the Southeast
Showing the Proposed Site



10.25.2018

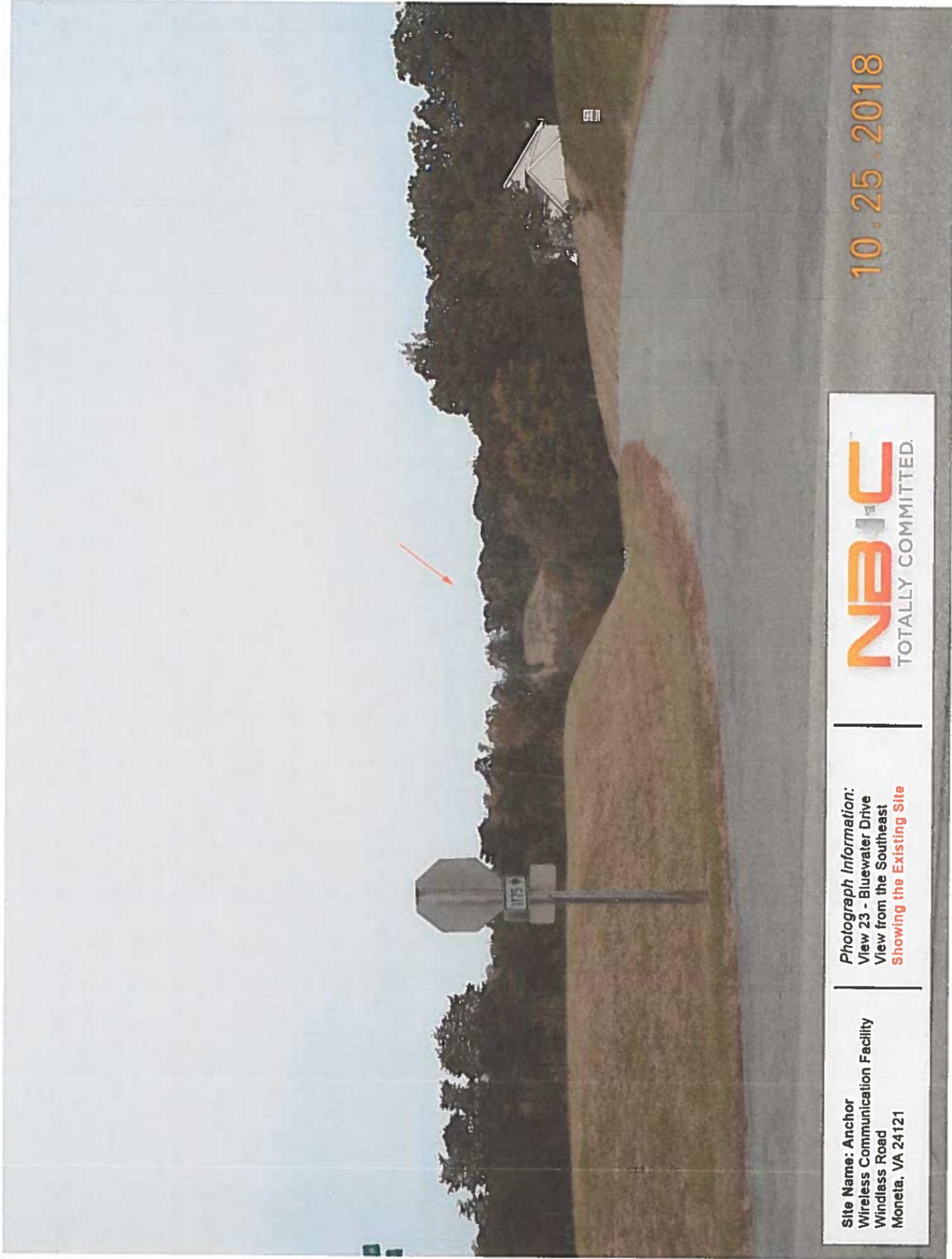


Site Name: Anchor
Wireless Communication Facility
Windlass Road
Moneta, VA 24121

Photograph Information:
View 22 - Lake Edge Drive &
Saunders Farm Road
View from the Southeast
SITE NOT VISIBLE

NBIC
TOTALLY COMMITTED.

10.25.2018

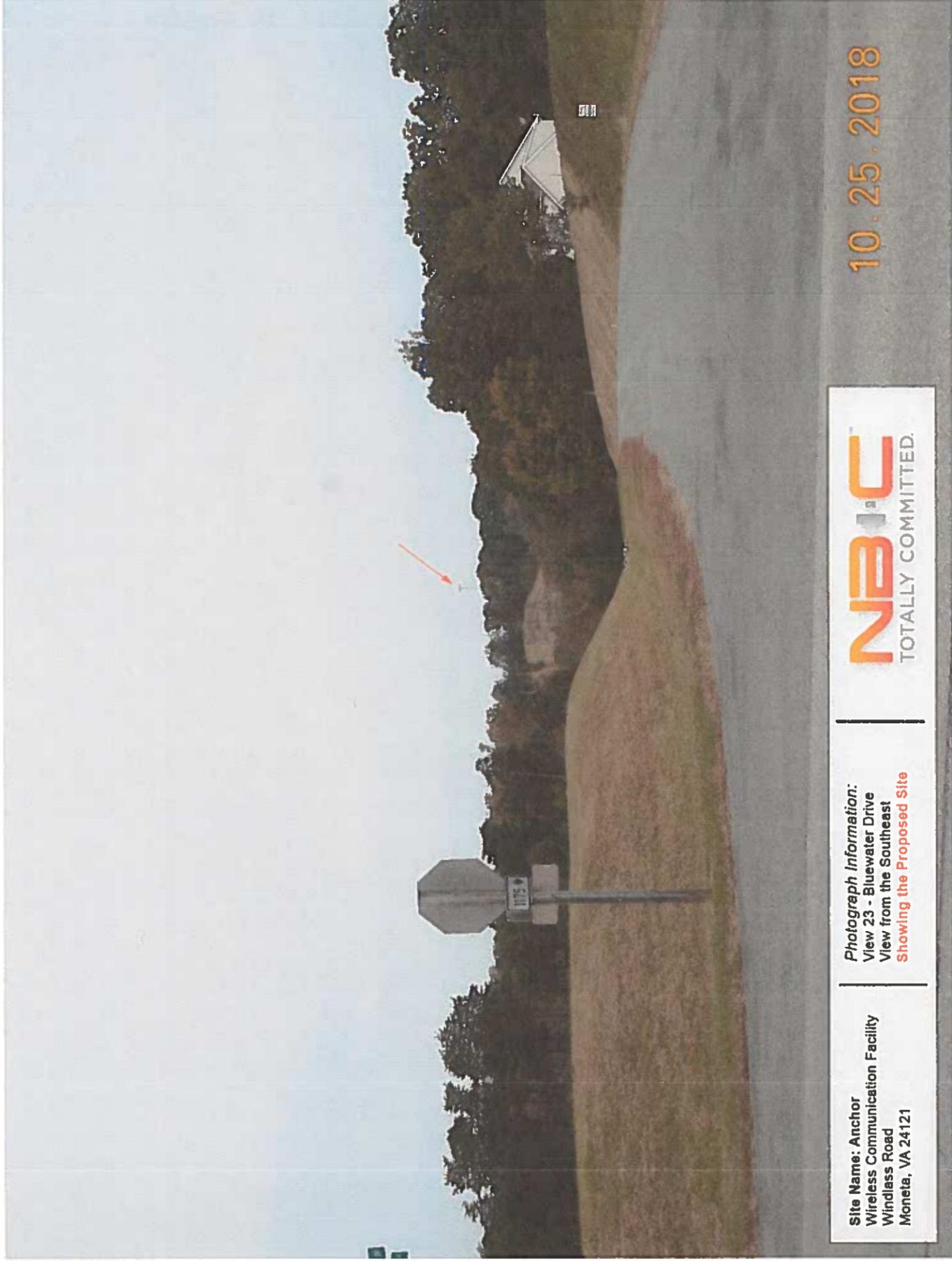


Site Name: Anchor
Wireless Communication Facility
Windless Road
Moneta, VA 24121

Photograph Information:
View 23 - Bluewater Drive
View from the Southeast
Showing the Existing Site



10.25.2018



Site Name: Anchor
Wireless Communication Facility
Windlass Road
Moneta, VA 24121

Photograph Information:
View 23 - Bluewater Drive
View from the Southeast
Showing the Proposed Site

NBIC
TOTALLY COMMITTED.

10.25.2018

Verizon

SITE NAME: ANCHOR

WINDLASS RD
 MONETA, VA 24121
 FRANKLIN COUNTY



SITE INFORMATION

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

SITE ADDRESS: WINDLASS RD
 MONETA, VA 24121

LATITUDE (NAD 83): 37° 09' 44.1135"
LONGITUDE (NAD 83): -79° 38' 48.0946"

GROUND ELEVATION: 978.5' AMSL

JURISDICTION: FRANKLIN COUNTY

ZONING: A-1 (AGRICULTURAL)

PARCEL ID: 0310002101

PARCEL AREA: 38.848± ACRES

PARCEL OWNER: KARL & UNDA TAYLOR, DONALD & JOYCE TAYLOR
 3366 COLONIAL TURNPIKE
 ROCKY MOUNT, VA 24151

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

STRUCTURE TYPE: MONOPOLE

HEIGHT OF STRUCTURE: 185.0' AGL

RAD CENTER: 182.0' AGL

OVERALL HEIGHT OF STRUCTURE: 189.0' AGL

TOTAL LEASE AREA: 10,000± SQ. FT.

POWER PROVIDER: APPALACHIAN POWER (800) 956-4237

TELCO PROVIDER: VERIZON (800) 937-4888

EMERGENCY INFORMATION:

FRANKLIN COUNTY FIRE & RESCUE: (540) 721-8245
FRANKLIN COUNTY SHERIFF'S OFFICE: (540) 483-3000

PROJECT TEAM

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

PROJECT MANAGEMENT FIRM: SITES UNLIMITED
 LARRY BICKINGS
 (804) 530-6128

ENGINEERING FIRM: NB+C ENGINEERING SERVICES, LLC.
 4435 WATERFRONT DRIVE
 SUITE 100
 GLEN ALLEN, VA 23060
 (804) 546-4078

VICINITY MAP



DIRECTIONS

DEPART THIRLANE RD NW TOWARD BRANCHHAC LN. TURN RIGHT ONTO VA-117 S. TURN BACK ON VA-117 N. TAKE RAMP RIGHT FOR L891 S / US-220 S. TAKE EXIT 6 FOR WINTON. TURN RIGHT ONTO VA-24 W. TURN LEFT ONTO VA-118. TURN LEFT ONTO TRUMAN HILL RD. TURN RIGHT ONTO EDWARDSVILLE RD. TURN RIGHT ONTO HARMONY SCHOOL RD. TURN LEFT ONTO VA-122. TURN RIGHT ONTO SCRUGGS RD. TURN LEFT ONTO WINDLASS RD. ARRIVE AT SITE ON LEFT.

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
 - ANSITIA-222-G
 - TIA 807
 - INSTITUTE FOR ELECTRICAL & ELECTRONICS ENGINEER 81
 - IEEE C2 NATIONAL ELECTRIC SAFETY CODE LATEST EDITION
 - TELECORDIA GR-1275
 - ANSIF 311

DRAWING INDEX

T-1	TITLE SHEET
Z-1	SITE PLAN
C-1	COMPOUND PLAN
C-2	TOWER ELEVATION DETAILS & NOTES
S-1	CONSTRUCTION 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

ANCHOR
 NB+C PROJECT #: 100374
 WINDLASS RD
 MONETA, VA 24121
 FRANKLIN COUNTY

DESIGN RECORD

REV	DATE	DESCRIPTION	BY
0	10/29/18	PRELIMINARY ZONING	JAC
1	11/08/18	REVERSED	JAE
2	11/16/18	FINAL	JCC
3	11/16/18	REVISIONS	JAO

PROFESSIONAL STAMP



ENGINEER

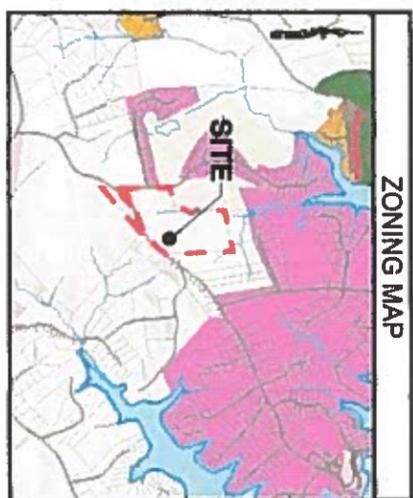
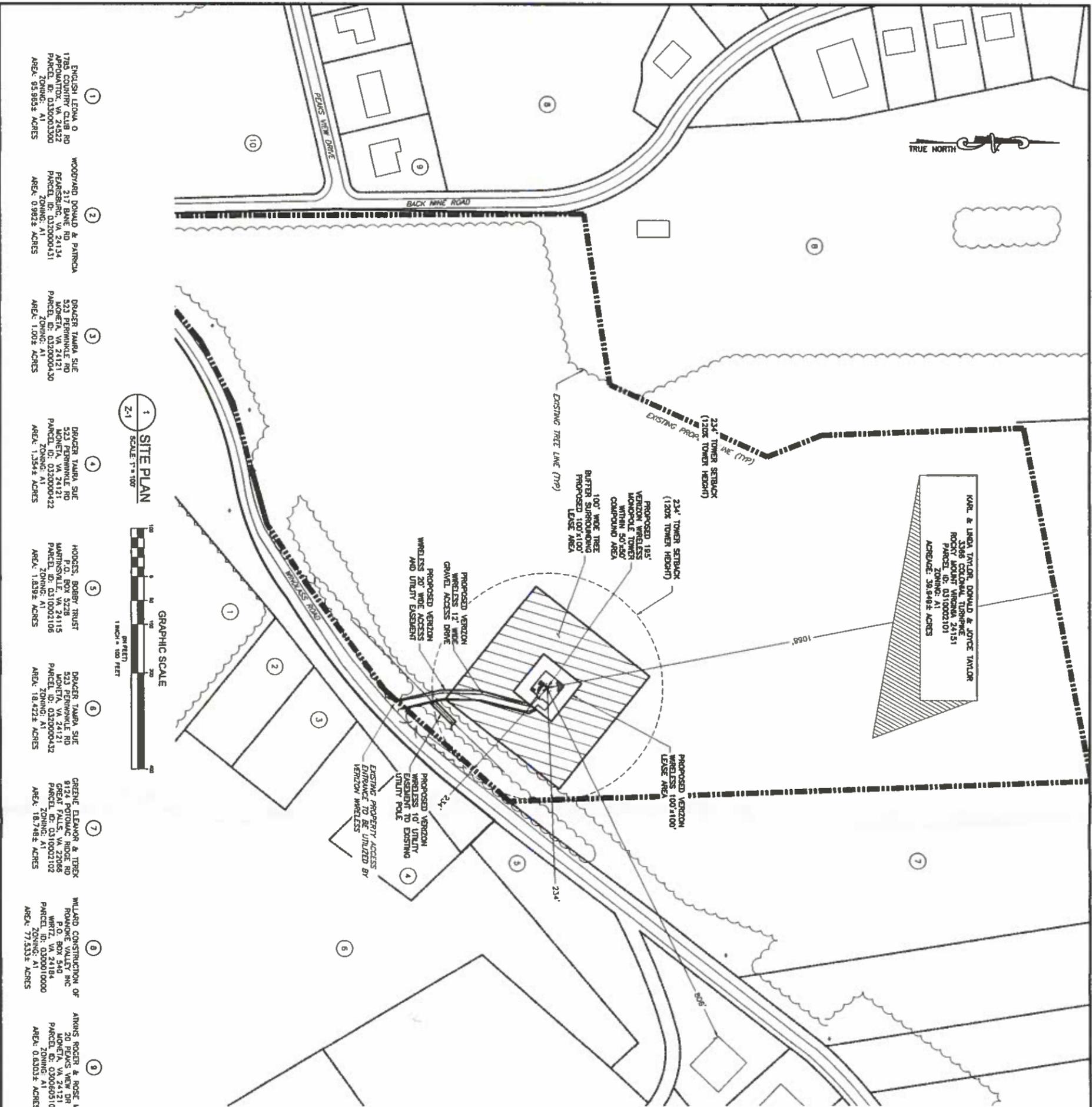
JOHN A. DAUGHTERY III, P.E.
 VA PROFESSIONAL ENGINEER LIC. #029122

SHEET TITLE

TITLE SHEET

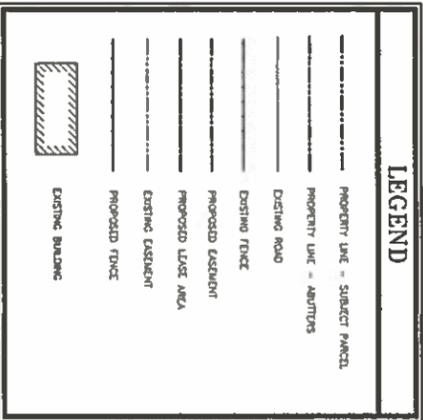
SHEET NUMBER

T-1



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 PORTABLE WATER OR SWIFTWAY SERVICE.



ZONING INFORMATION			
JURISDICTION	FRANKLIN COUNTY		
ZONING	A-1	REGULATORY	PROPOSED
FRONT YARD SETBACK	25' (120' TOWER HEIGHT)		25'
REAR YARD SETBACK	25' (120' TOWER HEIGHT)		25'
SIDE YARD SETBACK	25' (120' TOWER HEIGHT)		25'
LOT AREA	34.84 ACRES		1.779

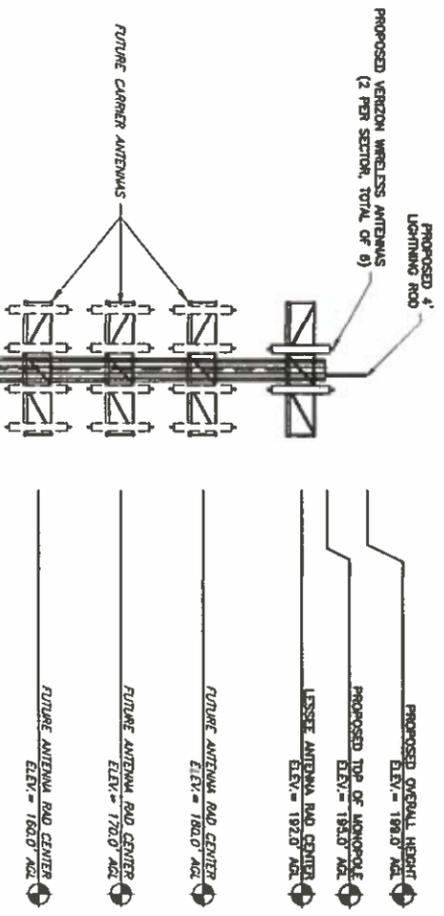
ALL REGULATIONS ARE BY THE 1. UNLESS OTHERWISE NOTED

NOTES
 1. THIS PLAN IS NOT THE RESULT OF A SURVEY. IT IS BASED ON FIELD MEASUREMENTS AND LOCAL AGENCIES DATA AVAILABLE. ALL INFORMATION SHOWN APPROXIMATE ONLY AND SUBJECT TO ANY CORRECTIONS THAT A SURVEY MAY REVEAL.
 2. ALL SETBACKS SHOWN ARE FROM EXISTING TOWERS TO EXISTING PROPERTY LINES.

- 1 ENGLISH LEDNA, O
1780 COUNTRY CLUB RD
APPROXIMATE, VA 24152
PARCEL ID: 03200003300
ZONING: A1
AREA: 53.9532 ACRES
- 2 WOODWARD DONALD & PATRICKA
217 BANE RD
FEARSBURG, VA 24134
PARCEL ID: 0320000431
ZONING: A1
AREA: 0.9822 ACRES
- 3 DRACER TAMARA SUE
523 PENNINGALE RD
MONETA, VA 24121
PARCEL ID: 0320000430
ZONING: A1
AREA: 1.002 ACRES
- 4 DRACER TAMARA SUE
523 PENNINGALE RD
MONETA, VA 24121
PARCEL ID: 0320000422
ZONING: A1
AREA: 1.2542 ACRES
- 5 HODGES, BOBBY TRUST
P.O. BOX 5228
MARTINSVILLE, VA 24115
PARCEL ID: 0310002106
ZONING: A1
AREA: 11.8392 ACRES
- 6 DRACER TAMARA SUE
523 PENNINGALE RD
MONETA, VA 24121
PARCEL ID: 0320000432
ZONING: A1
AREA: 18.4222 ACRES
- 7 GREENIE ELEANOR & TEREK
9124 POTOMAC RIDGE RD
GREAT FALLS, VA 22066
PARCEL ID: 0310002102
ZONING: A1
AREA: 18.7482 ACRES
- 8 WILLARD CONSTRUCTION OF
ROANOKE VALLEY INC
P.O. BOX 540
WINTZ, VA 24184
PARCEL ID: 032000010000
ZONING: A1
AREA: 77.2332 ACRES
- 9 ATKINS ROGER & ROSE LARRY
20 FEARS VIEW DR
MONETA, VA 24121
PARCEL ID: 0300050100
ZONING: A1
AREA: 0.8302 ACRES
- 10 ALYDONNA ENTERPRISES LLC
76 LOOKOUT POINTE DR
MONETA, VA 24121
PARCEL ID: 0320000302
ZONING: A1
AREA: 21.9762 ACRES



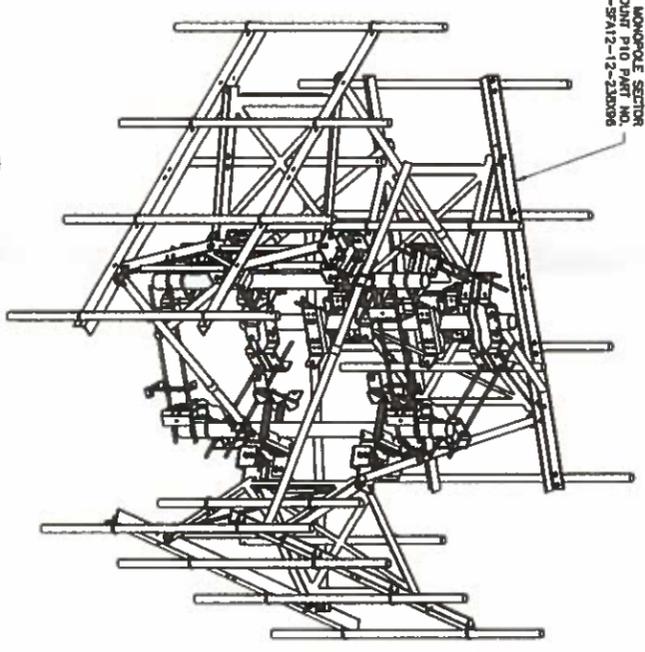
SHEET NUMBER	SHEET TITLE	ENGINEER	PROFESSIONAL STAMP	DESIGN RECORD	SITE INFORMATION	APPLICANT	ENGINEER																				
Z-1	SITE PLAN	JOHN A. DAUGHTREY III, P.E. VA PROFESSIONAL ENGINEER LIC. 0662122		<table border="1"> <thead> <tr> <th>REV</th> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td>0</td> <td>10/29/16</td> <td>PRELIMINARY ZONING</td> <td>JAG</td> </tr> <tr> <td>1</td> <td>11/09/16</td> <td>REVISED</td> <td>JAG</td> </tr> <tr> <td>2</td> <td>11/16/16</td> <td>FINAL</td> <td>JAG</td> </tr> <tr> <td>3</td> <td>11/16/16</td> <td>REVISED FINALS</td> <td>JAG</td> </tr> </tbody> </table>	REV	DATE	DESCRIPTION	BY	0	10/29/16	PRELIMINARY ZONING	JAG	1	11/09/16	REVISED	JAG	2	11/16/16	FINAL	JAG	3	11/16/16	REVISED FINALS	JAG	ANCHOR NB+C PROJECT #: 100374 WINDLASS RD MONETA, VA 24121 FRANKLIN COUNTY	verizon 1831 RADY COURT RICHMOND, VA 23222	NB+C TOTALLY COMMITTED. NB+C ENGINEERING SERVICES, LLC. 405 WINTERBURN DRIVE, SUITE 100 CLYDE, VA 22909 (540) 753-2000
REV	DATE	DESCRIPTION	BY																								
0	10/29/16	PRELIMINARY ZONING	JAG																								
1	11/09/16	REVISED	JAG																								
2	11/16/16	FINAL	JAG																								
3	11/16/16	REVISED FINALS	JAG																								



1 ELEVATION
SCALE: 1" = 10'

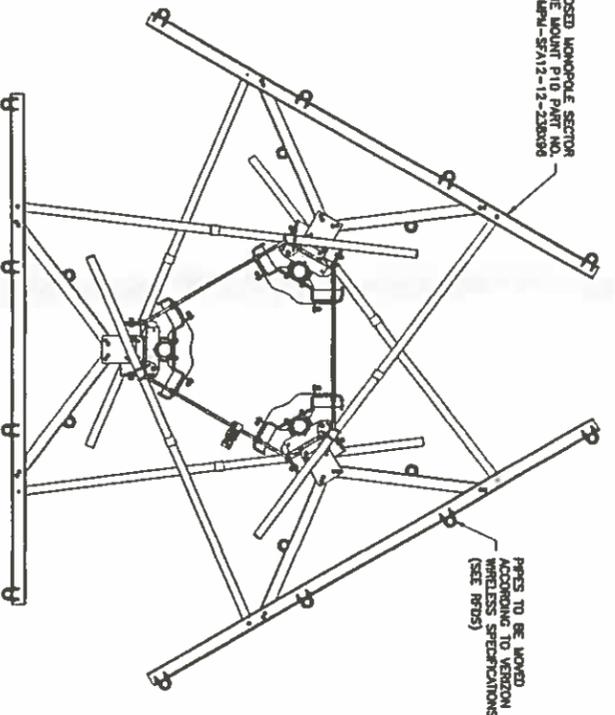


2 ISOMETRIC MOUNT DETAIL
SCALE: NTS



1. TOWER MUST BE CONNECTED TO A ROAD WEATHER TYPICAL APPROXIMATE TO THE WEATHER LIMITS NOTED IN THE TOWER WIND RANGE DETAIL.
2. PROPOSED COLLAR IS SUITABLE FOR MONOPOLE DIAMETERS 15'-9"-50'.

NOTE: THE P10 PV-4PM-57A12-12-230096 MOUNT MEETS BOTH VERIZON WIRELESS MOUNT CLASSIFICATION STANDARDS: WINDS-445 MINIMUM CRITERIA FOR THE SOUTH WINDS WHICH IS M1400R-4(0) AND M1000R(0)-4(0). THE DESIGNATION MUST BE INSTALLED ON THE MOUNT VIA A METAL TAG.



3 PLAN VIEW MOUNT DETAIL
SCALE: NTS

GENERAL NOTES

1. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES, ORDINANCES, LAWS AND REGULATIONS OF ALL MUNICIPALITIES, UTILITIES COMPANY OR OTHER PUBLIC AUTHORITIES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS COUNTY OR MUNICIPAL AUTHORITIES.
3. 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. WORK OMISSIONS OR ERRORS IN THE BID DOCUMENTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR FOR THE OVERALL INTENT OF THESE DRAWINGS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING SITE IMPROVEMENTS PRIOR TO COMMENCING CONSTRUCTION OF THE FACILITY.
5. 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.
6. THE CONTRACTOR SHALL VISIT THE PROJECT SITE PRIOR TO SUBMITTING A BID TO VERIFY THE EXISTING CONDITIONS.
7. CONTRACTOR SHALL VERIFY ANTENNA ELEVATION AND AZIMUTH WITH RF ENGINEERING PRIOR TO INSTALLATION.
8. TRANSMITTER EQUIPMENT AND ANTENNAS ARE DESIGNED TO MEET FCC/ITU 222-G REQUIREMENTS.
9. ALL STRUCTURAL ELEMENTS SHALL BE HOT DIPPED GALVANIZED STEEL.
10. CONTRACTOR SHALL HAVE A UTILITY "ONE CALL" TO LOCATE ALL UTILITIES PRIOR TO EXCAVATING.
11. IF ANY UNDEGROUND UTILITIES OR STRUCTURES EXIST BELOW THE PROJECT AREA, CONTRACTOR MUST LOCATE IT AND CONTACT THE APPLICANT & THE OWNER'S REPRESENTATIVE.
12. OCCUPANCY IS LIMITED TO PERIODIC MAINTENANCE AND INSPECTION BY TECHNICIANS APPROXIMATELY 2 TIMES PER MONTH.
13. 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.
14. PROPERTY LINE NEGOTIATION WAS PREPARED USING DEEDS, TAX MAPS, AND PLANS OF RECORD AND SHOULD NOT BE CONSIDERED AS AN ACCURATE BOUNDARY SURVEY.
15. THIS PLAN IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
16. THE PROPOSED FACILITY WILL CAUSE ONLY A "DE MINOR" INCREASE IN THE OPERATING RAINFALL; THEREFORE, NO DRAINAGE STRUCTURES ARE PROPOSED.
17. NO SIGNIFICANT NOISE, SHOCK, DUST, OR ODOR WILL RESULT FROM THIS FACILITY.
18. THE FACILITY IS UNLOCKED AND NOT INTENDED FOR HUMAN HABITATION (NO HAZARDOUS ACCESS REQUIRED).
19. THE FACILITY IS UNLOCKED AND DOES NOT REQUIRE POTABLE WATER OR SANITARY SERVICE.
20. POWER TO THE FACILITY WILL BE MONITORED BY A SEPARATE METER.

NOTE: STRUCTURAL ANALYSIS OF STRUCTURE PERFORMED INDEPENDENT FROM THESE DRAWINGS.

VERIZON
1631 RADY COURT
RICHMOND, VA 23222

NBC
TOTALLY COMMITTED
NBC ENGINEERING SERVICES, LLC.
440 WESTPORT DRIVE, SUITE 100
CLYDE, VA 24020
(540) 843-9829

ANCHOR
NB+C PROJECT #: 100374
WINDLASS RD
MONETA, VA 24121
FRANKLIN COUNTY

REV	DATE	DESCRIPTION	BY
0	10/20/16	PRELIMINARY DOWING	JAG
1	11/08/16	REVISED	JAE
2	11/16/16	FINAL	JCC
3	11/16/16	REVISED FINALS	JAD

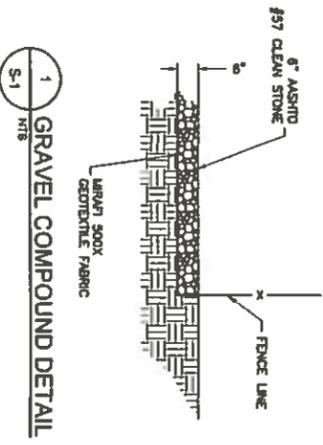
COMMONWEALTH OF VIRGINIA
PAUL B. JAGGERS
JOHN A. DAUGHTREY III
L.E. NO. 000002122
11/15/16
PROFESSIONAL ENGINEER

ENGINEER
JOHN A. DAUGHTREY III, P.E.
VA PROFESSIONAL ENGINEER LIC. #695212Z

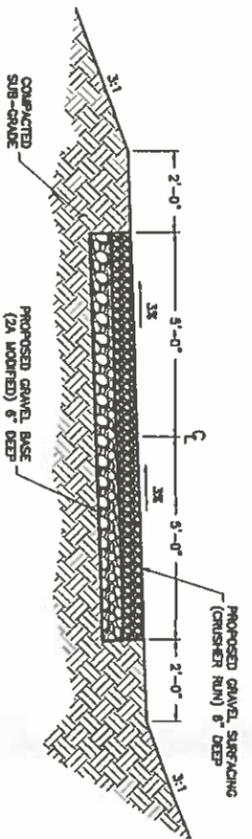
SHEET TITLE
TOWER ELEVATION & NOTES

SHEET NUMBER
C-2

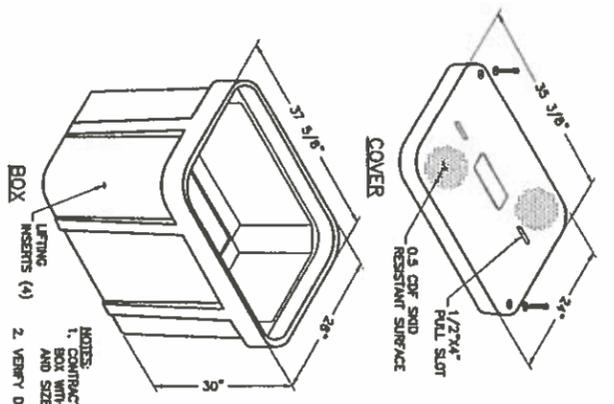




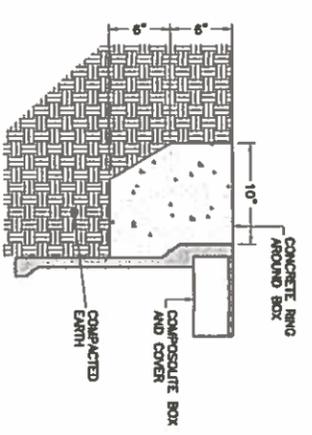
1 GRAVEL COMPOUND DETAIL
S-1 NTS



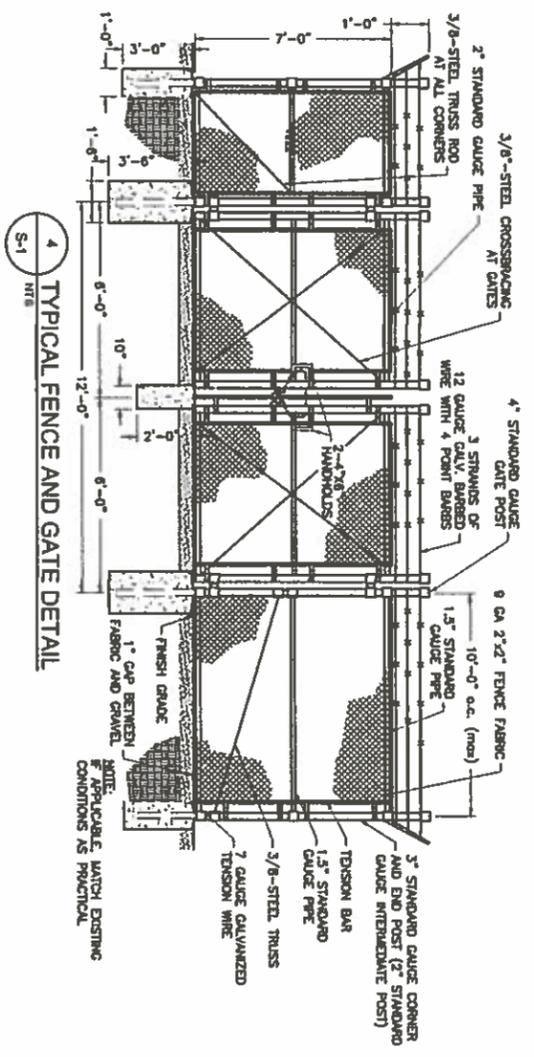
2 PROPOSED GRAVEL DRIVEWAY TYPICAL SECTION
S-1 NTS



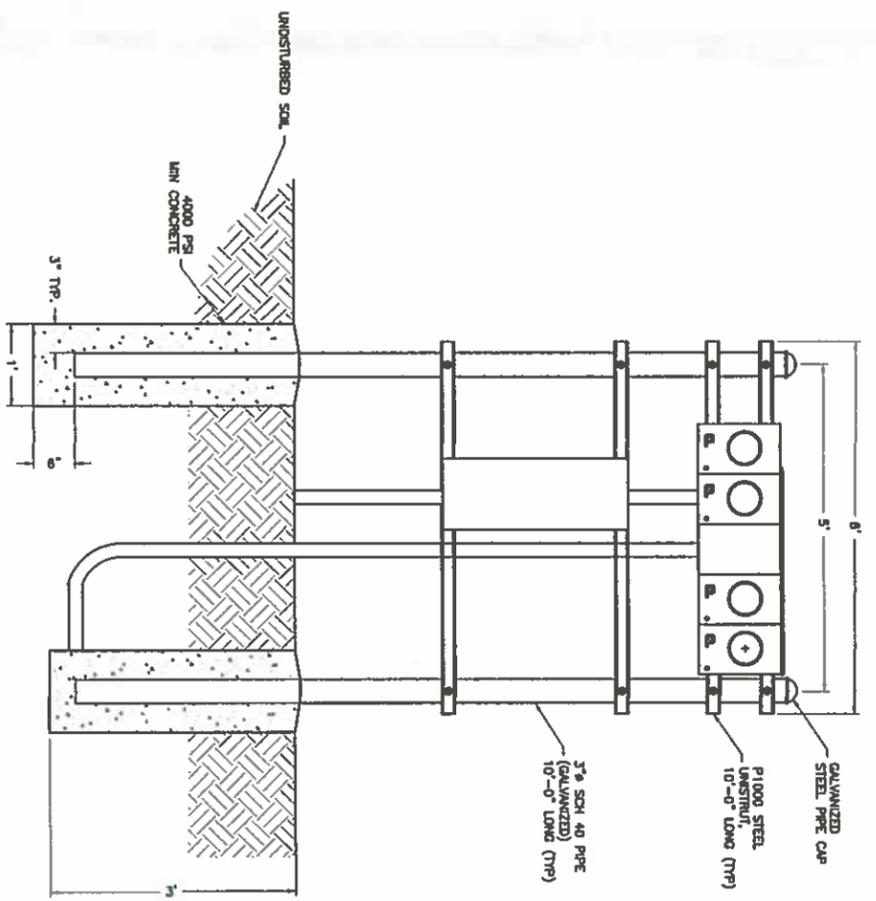
3 HANDHOLE DETAIL
S-1 NTS



NOTES:
1. CONCRETE ENCASMENT TO BE 3,000 P.S.I. MINIMUM.
2. CONCRETE ENCASMENT RING DIMENSION, D, TO BE EQUAL TO DESIGN PAVEMENT DEPTH.
3. PAVEMENT AND SUBGRADE TO BE AS SHOWN ON THE ENGINEERING PLANS.
4. QUARTZ DOES NOT RECOMMEND THE USE OF CONCRETE OR POLYMER CONCRETE BOXES IN HIGH VOLUME TRAFFIC APPLICATIONS.



4 TYPICAL FENCE AND GATE DETAIL
S-1 NTS



5 4-GANG METER BANK H-FRAME
S-1 NTS

NE+C
TOTALLY COMMITTED

NE+C ENGINEERING SERVICES, LLC
425 WASHINGTON DRIVE, SUITE 100
RICHMOND, VA 23220

Verizon

1831 RADY COURT
RICHMOND, VA 23222

SITE INFORMATION

ANCHOR
NB+C PROJECT #: 100374
WINDLASS RD
MONETA, VA 24121
FRANKLIN COUNTY

DESIGN RECORD

REV	DATE	DESCRIPTION	BY
3	11/18/18	REVISIONS	JAD
2	11/14/18	FINAL	JCC
1	11/09/18	REVISION	JAE
0	10/29/18	PRELIMINARY ZONING	JAC

PROFESSIONAL STAMP

COMMONWEALTH OF VIRGINIA

JOHN A. DAUGHTREY III, P.E.
No. 1115118
11/15/18
PROFESSIONAL ENGINEER

ENGINEER

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

SHEET TITLE

CONSTRUCTION
DETAILS

SHEET NUMBER

S-1