

CITY OF WINCHESTER, VIRGINIA

CITY COUNCIL AGENDA ITEM

CITY COUNCIL MEETING OF: November 24, 2015

ITEM TITLE: CU-15-558 Request of Diane M. De Laet on Behalf of Verizon Wireless for a Conditional Use Permit for a Telecommunication Facility at 385 Battaile Drive (Map Number 351-02- -5) Zoned Limited Industrial (M-1).

PUBLIC HEARING DATE: December 8, 2015 at 6:00 PM

The initiating Department Director will place below, in sequence of transmittal, the names of each department that must initial their review in order for this item to be placed on the City Council agenda. The completion of review only addresses the readiness of the issue for Council consideration. This does not address the recommendation for approval or denial of the issue.

Review:

Josh Crump	Completed	11/17/2015 5:19 PM
Anthony Williams	Completed	11/18/2015 8:12 AM
Eden Freeman	Completed	11/19/2015 5:04 PM

Josh Crump

Josh Crump, Planner

11/17/2015

Approved as to form:

By:

Winchester
office of the
city attorney

Virginia

Anthony C. Williams, City Attorney
Office of the City Attorney
15 N. Cameron Street, Suite 313
Winchester, VA 22601
Phone: 540-667-1815, x 1433
Fax: 540-667-2259

Eden Freeman

Eden Freeman, City Manager

11/19/2015

CITY COUNCIL ACTION MEMO

To: Honorable Mayor and Members of City Council
From: Josh Crump, Planner
Date: November 24, 2015
Re: CU-15-558 Request of Diane M. De Laet on Behalf of Verizon Wireless for a Conditional Use Permit for a Telecommunication Facility at 385 Battaile Drive (Map Number 351-02- -5) Zoned Limited Industrial (M-1).

THE ISSUE:

The applicant is requesting for a new telecommunications facility, which includes an 80-foot monopole tower to be located at 385 Battaile Drive.

RELATIONSHIP TO STRATEGIC PLAN:

Goal #1- Encourage Sustainable Economic Growth and Partnerships through Business and Workforce Development.

Goal #3- Advance quality of life for Winchester residents.

BACKGROUND:

See attached staff report.

BUDGET IMPACT:

N/A

OPTIONS:

1. Approve with conditions as recommended by Planning Commission
2. Approve with modified conditions
3. Deny

RECOMMENDATIONS:

Recommend Option 1

CU-15-558 Request of Diane M. De Laet on behalf of Verizon Wireless for a conditional use permit for a telecommunication facility at 385 Battaile Drive (Map Number 351-02- -5) zoned Limited Industrial (M-1).

REQUEST DESCRIPTION

The request is for a new telecommunications facility, which includes an 80-foot monopole tower to be located behind the Midwesco headquarters at 385 Battaile Drive.

AREA DESCRIPTION

The subject parcel is located along Battaile Drive and is zoned Limited Industrial (M-1) District. The adjacent properties surrounding the subject parcel are similarly zoned M-1 and likewise are composed of industrial uses such as manufacturing, warehouses, and so forth.



STAFF COMMENTS

The request is described in a letter submitted September 30, 2015 from the applicant (see attachment, Diane M. De Laet on behalf of Verizon Wireless). The letter also references the related site plan which was submitted concurrent with the CUP. As stated in the letter, the request involves the construction of a 2,500 sq. ft. telecommunication facility compound which will consist of an 80-foot telecommunications monopole tower to support the increased demand for wireless telecommunications. The applicant notes this proposed telecommunication facility will provide improved wireless coverage to residents, businesses, and visitors to the City and the US-522 corridor. The proposed monopole tower will be constructed to a height of 80 feet but can accommodate an extension up to 20 feet for two future antennas arrays for additional carrier(s) as co-locations, resulting in a possible maximum height of 100 feet. This 80-100 foot height range for the proposed monopole tower is well short of the 200 foot tower height restriction in M-1 zoned properties.

Section 18-2-1.2 allows for CUP consideration of communications facilities in the M-1 district. There are a number of requirements which must be met for proposed towers. Those requirements, along with staff comments on the applicant's compliance as demonstrated in the submitted materials, are as follows:

- 1) *All possible means for sharing space on existing towers or on existing building or other structures have been exhausted and no alternative other than constructing a new tower exists.*

As stated in the September 30, 2015 letter, the site selection the proposed tower was carefully researched by the applicant. Consideration to other locations were considered but ultimately the location at 385 Battaile Drive was selected examined for providing sufficient coverage and meeting capacity demands and a more desirable location within the M-1 Zoning with less visual impacts.

- 2) *The applicant has executed a Letter of Intent to share space on their tower and negotiate in good faith with other interested parties.*

As noted in the letter from the applicant, the tower will accommodate future carriers and has the means to expand for the placement of antennas as a means of sharing space.

3) *The tower height is no more than the minimum to accomplish required coverage.*

As stated in the letter, the height of the tower is designed to be 80 feet with a possible 20 foot extension for a max height of 100 feet. This 80-100 foot height range for the proposed monopole tower is well short of the 200 foot tower height restriction in M-1 zoned properties.

4) *The tower construction is of a design which minimizes the visual impact and the tower and other facilities have been camouflaged and/or screened from adjacent properties and rights-of-way to the maximum extent practicable.*

The tower and support equipment will be located towards the rear of the property and with a screened fence and canopy of the equipment. Photo simulations of the proposed tower have also been provided (see attachment) showing visual impacts in the surrounding area.

5) *The proposal must provide for the retention of existing stands of trees and the installation of screening where existing trees do not mitigate the visual impact of the facility. Such screening must, at a minimum, meet the requirements of Section 19-5-6.4d of the Ordinance. The Planning Commission may recommend and the City Council may require additional trees and screening when the minimum provisions do not mitigate adverse visual impacts of the facility.*

The applicant is not proposing to eliminate any trees in the area. The tower and support equipment will be located towards the rear of the property and with a screened fence and canopy of the equipment. Existing evergreen screening to the east of the property facing Shawnee Drive will remain.

6) *The electromagnetic fields do not exceed the radio frequency emission standards established by the American National Standards Institute (ANSI) or standard issued by the Federal Government subsequent to the adoption of this Ordinance.*

The applicant has indicated the proposed facility will be designed and operate in accordance with all applicable laws in regards to health, safety, zoning, and building codes.

Staff believes that the proposal meets the requirements outlined in Section 18-2-1.2 of the Zoning Ordinance.

RECOMMENDATION

For a conditional use permit to be approved, a finding must be made that the proposal as submitted or modified will not adversely affect the health, safety or welfare of persons residing or working in the neighborhood nor be detrimental to public welfare or injurious to property or improvements in the neighborhood.

At the November 17, 2015 meeting, the Planning Commission forward **CU-15-558** to Council recommending approval because the use, as proposed, will not adversely affect the health, safety, or welfare of residents and workers in the neighborhood nor be injurious to adjacent properties or improvements in the neighborhood. The approval is subject to the following conditions:

1. Submit an as-built emissions certification after the facility is in operation;
2. The applicant, tower owner, or property owner shall remove equipment within ninety (90) days once the equipment is no longer in active use; and,
3. Submit a bond guaranteeing removal of the facilities should the use cease.
4. Staff review and approval of the required site plan in addition granting a waiver from the paved access drive requirement (§18-6-3.5) to allow for a gravel access drive to serve only the telecommunications facility.
5. The waiver for the gravel access drive will expire should the telecommunication facility use cease.



Summit Ave & First St

Battaile Dr

Battaile Dr

Site
★

Shawnee Dr & Battaile Dr

Shawnee Dr & Judy Dr

Shawnee Dr

Shawnee Dr & Capitol Ln

Shawnee Dr

**Bufflick
Location Map**

● - not visible ● - visible

Google

Map labels include: Cello St, Sweet Tooth Bakery, Peru's Chicken, Battaile Dr, Total Structural Solutions, Motion Industries, South Side Church of Christ, Summit Ave, First St, Royal St, Battaile Dr, Shawnee Dr, Judy Dr, Capitol Ln, Special, Patriot Collision Center, Woodmark Corporation, All Points Self Storage & Warehousing, Old Rte 652, I-81, I-652, and Google.



Site Name: Bufflick
Wireless Communication Facility
385 Battaile Drive,
Winchester, VA 22601

Photograph Information:
Battaile Drive
View from the North
Showing the Existing Site

NB+CTM
TOTALLY COMMITTED.



Site Name: Bufflick
Wireless Communication Facility
385 Battaile Drive,
Winchester, VA 22601

Photograph Information:
Battaile Drive
View from the North
Showing the Proposed Site

NBICTM
TOTALLY COMMITTED.



Site Name: Bufflick

Wireless Communication Facility
385 Battaile Drive,
Winchester, VA 22601

Photograph Information:

Battaile Dr & Shawnee Dr
View from the East
SITE NOT VISIBLE

NBCTM
TOTALLY COMMITTED.



Site Name: Bufflick

Wireless Communication Facility
385 Battaile Drive,
Winchester, VA 22601

Photograph Information:

Shawnee Dr & Judy Dr
View from the East

Showing the Existing Site

NBCTM
TOTALLY COMMITTED.



Site Name: Bufflick

Wireless Communication Facility
385 Battaile Drive,
Winchester, VA 22601

Photograph Information:

Shawnee Dr & Judy Dr
View from the East

Showing the Proposed Site





Site Name: Bufflick

Wireless Communication Facility
385 Battaile Drive,
Winchester, VA 22601

Photo Information:

Shawnee Drive
View from the South
Showing the Existing Site





Site Name: Bufflick

Wireless Communication Facility
385 Battaile Drive,
Winchester, VA 22601

Photo Information:

Shawnee Drive
View from the South
Showing the Proposed Site

NB-CTM
TOTALLY COMMITTED.





Site Name: Bufflick

Wireless Communication Facility
385 Bataille Drive,
Winchester, VA 22601

Photograph Information:

Shawnee Drive
View from the Southwest
SITE NOT VISIBLE

NBCTM
TOTALLY COMMITTED.



Site Name: Bufflick

Wireless Communication Facility
385 Battaile Drive,
Winchester, VA 22601

Photograph Information:

Battaile Drive
View from the Northwest
Showing the Existing Site





Site Name: Bufflick

Wireless Communication Facility
385 Battaile Drive,
Winchester, VA 22601

Photograph Information:

Battaile Drive
View from the Northwest
Showing the Proposed Site





Site Name: Bufflick

Wireless Communication Facility
385 Bataille Drive,
Winchester, VA 22601

Photograph Information:

Shawnee Drive
View from the West
Showing the Existing Site

NB-CTM
TOTALLY COMMITTED.



Site Name: Bufflick

Wireless Communication Facility
385 Bataille Drive,
Winchester, VA 22601

Photograph Information:

Shawnee Drive
View from the West
Showing the Proposed Site

NB-CTM
TOTALLY COMMITTED.



Site Name: Bufflick

Wireless Communication Facility
385 Battaile Drive,
Winchester, VA 22601

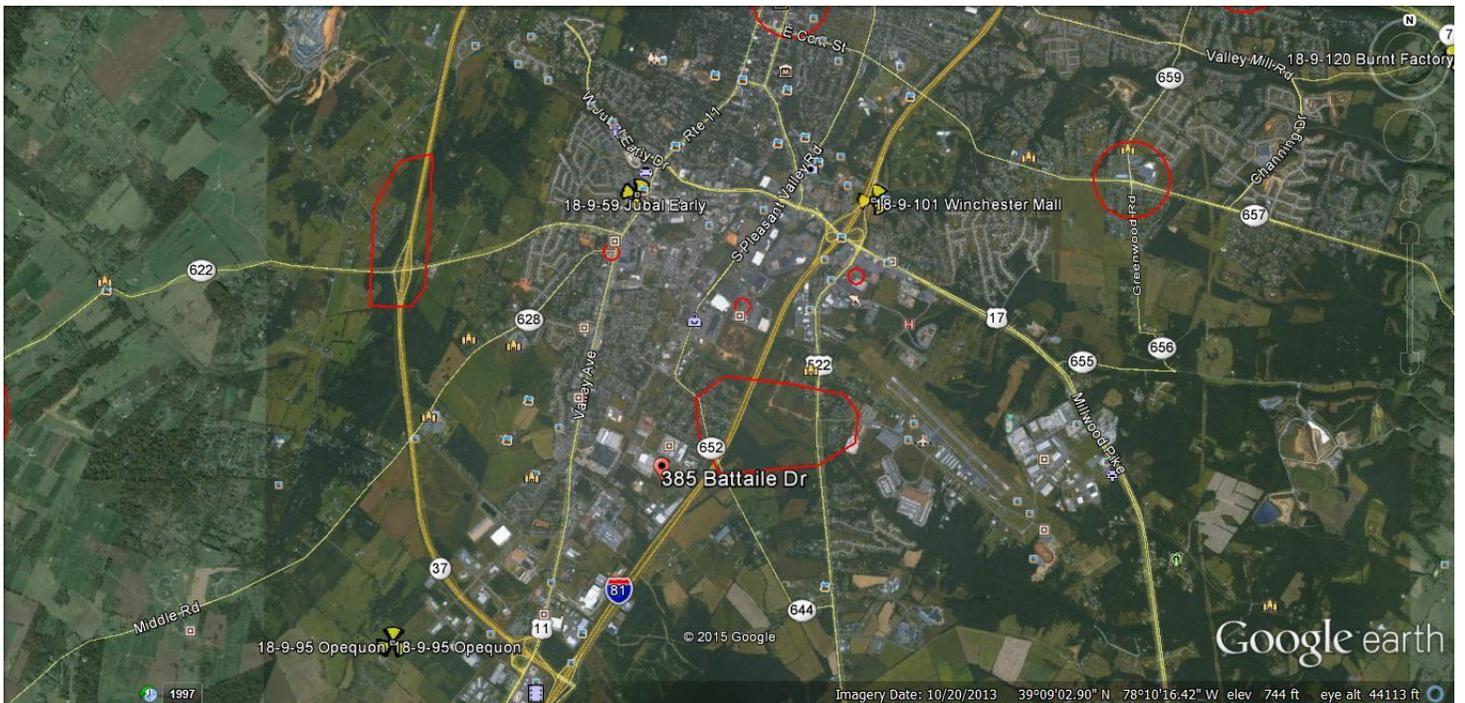
Photograph Information:

Summit Ave & First St
View from the Northeast
SITE NOT VISIBLE



Coverage Objective:

The proposed facility is needed to provide 4G LTE coverage to Hwy 522 (Front Royal Pike), and Winchester Regional airport. Additionally, the proposed facility will improve area capacity by offloading the beta and gamma sectors of the existing Verizon Wireless Winchester mall facility. As indicated below, the proposed facility is located approximately 2.25 miles southwest of the Winchester Mall site. The proposed location at 385 Bataille Dr. will provide needed coverage to the Winchester Regional Airport located approximately 1.5 miles east of the site. Additionally, the proposed facility will provide contiguous coverage along Front Royal Pike, while offloading the Winchester Mall site located to the north along Hwy 522.



Candidate Selection:

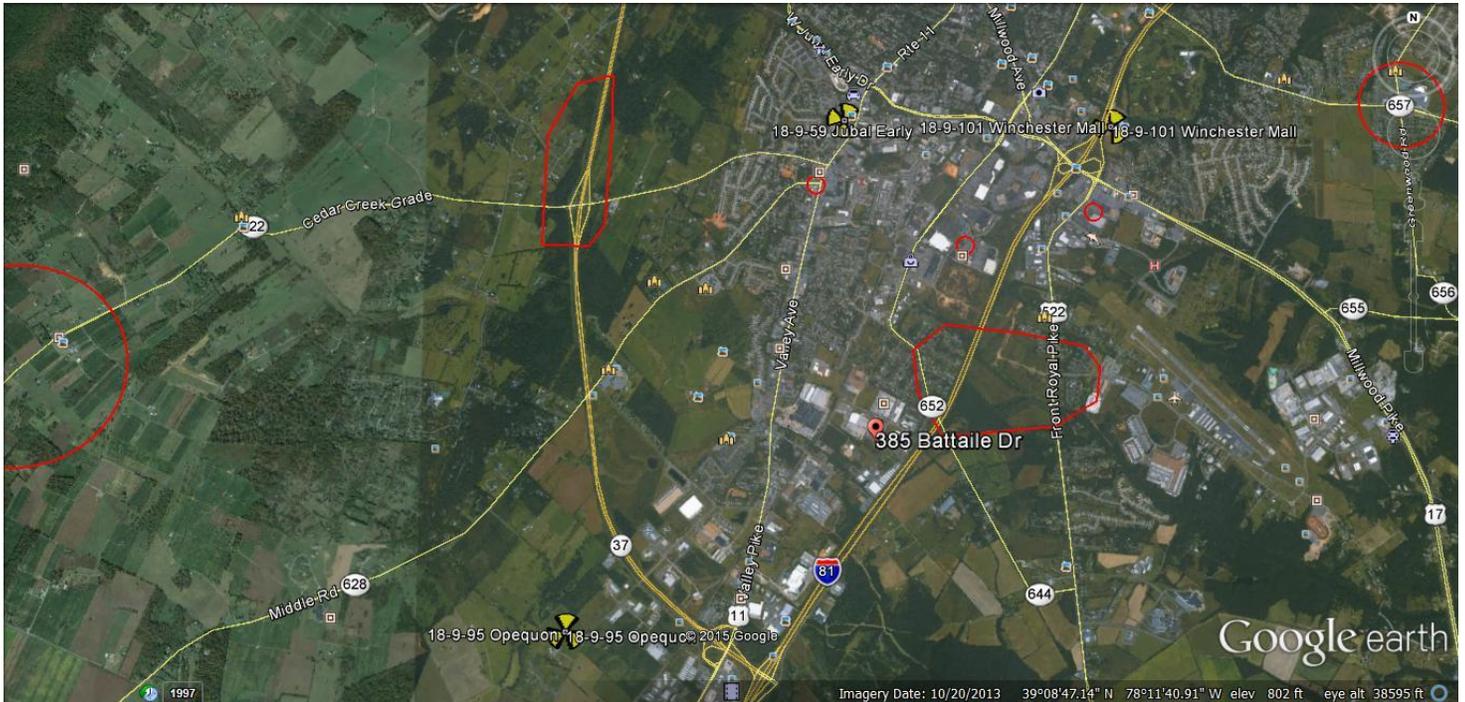
In selecting locations for its wireless telecommunications facilities, Verizon Wireless strives to utilize existing structures whenever possible to minimize proliferation of additional structures.

In selecting a candidate to meet the area network requirements, Verizon Wireless first considered use of an existing silo located at the Pine Hill Farm, 281 Laurel Drive:



This parcel which includes two existing silos is located on County land that is zoned RA, and currently accommodates other wireless carrier installations. Due to the location of existing carriers, this site offers limited space for equipment. The Verizon Wireless installation would have to be located below the existing antennas. The lower height required would cause the signal to be blocked by the other silo, and the site is located too far southeast to meet the coverage objective.

The nearest existing tower is Crown site #816359, located at 3074 Middle Road is 1.6 miles from the proposed location, and 2.2 miles west of the search area. Because this existing structure is located so far west of the search area, it would not meet the network objectives for this area; however, it was considered as a candidate for Verizon Wireless' neighboring Cedar Creek Grade site. The Cedar Creek Grade location is needed to provide 4G LTE coverage and contiguous coverage connectivity with planned and existing sites along State Route 37, West of Winchester and to improve capacity by offloading the surrounding, Opequan Alpha and Jubal Early Gamma sectors:



In pursuing this candidate, for the Cedar Creek Grade coverage area, we learned that this structure is currently at 100% loading, and the proposed Verizon Wireless installation will exceed acceptable tower loading.

Due to the proximity to the airport, there are no other existing structures to be considered within the search area.

Verizon Wireless then considered use of the Elks Club 867, located at 466 Front Royal Pike. This is a 7.31 acre parcel located within County limits and is zoned B2. Use of the Elks Club parcel would require construction of a new monopole. The Elks Club location is also located outside of the search area, and the industrial location of the proposed location at 385 Battaille Drive was preferred.

Conditional Use Permit and Minor Site Plan Application for new Verizon Wireless Telecommunications Facility to be located at 385 Battaile Drive, Winchester, VA 22601

Applicant: Diane De Laet for Verizon Wireless
Office Address: 9305 Gerwig Lane, Columbia, MD 21046
Phone: 240.527.1986
Email: ddelaet@sceeng.com

Description of Proposed Use.

Verizon Wireless respectfully requests review and approval of this application for a new telecommunications facility and monopole tower.

The proposed facility consists of a new 12' wide access drive, a fenced 50'x50' compound to be located within a 60'x60' leased area. The proposed compound will contain a new 80' monopole with 12 antennas and 2 fiber lines, a 10'x16' concrete equipment pad with a canopy, a propane generator and related tank, an electrical backboard and mesa cabinet as reflected in the attached drawings dated 09.14.2015.

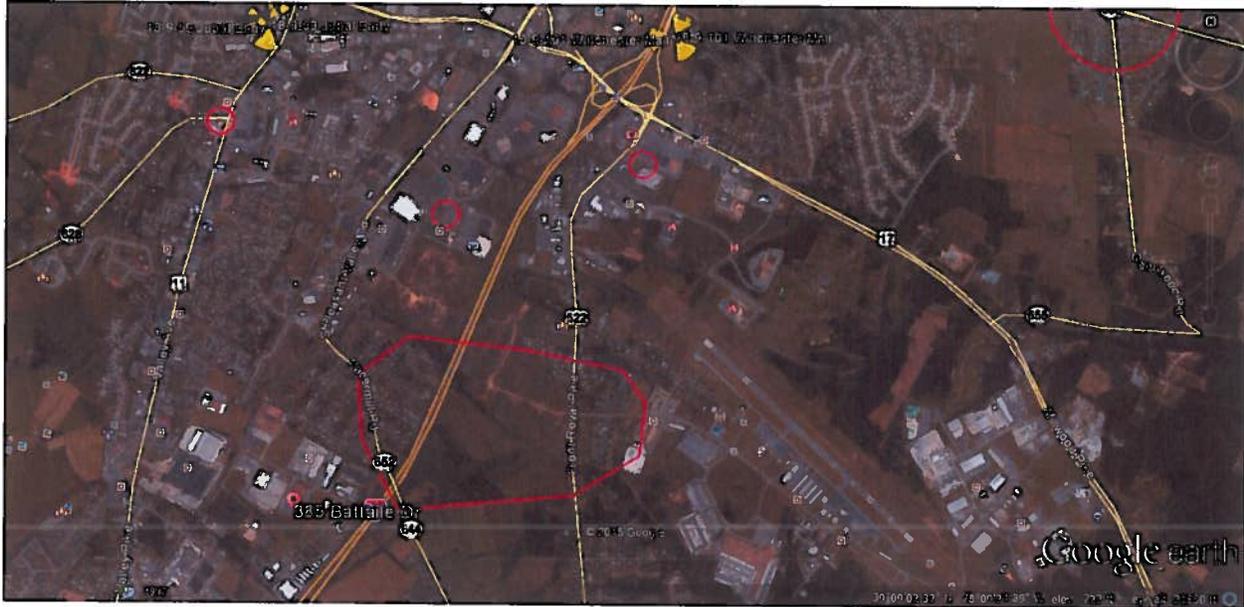
The proposed telecommunications facility is an integral part of Verizon Wireless' area wide wireless communications network. The proposed facility is needed in order to provide seamless area coverage in the City of Winchester, providing service to business, residents, and travelers through the area.

The proposed facility is an unmanned facility that is operational twenty four hours per day three hundred sixty five days per year. The proposed use is passive and will not generate noise, dust, light, glare, vibrations, traffic or odors. Typical traffic to and from the site is one visit per month for routine maintenance. The proposed facility will pose no threat to public health, safety or welfare and will not affect area telephone, radio or television reception, nor will it interfere with emergency communications.

Requirement for Proposed Use

Telecommunication carriers must locate antenna sites according to a network design within relatively limited geographic parameters in order to provide uninterrupted coverage. The demand for wireless Internet access and the use of "Smart Phones" has exponentially increased the demand.

The proposed facility is needed to provide contiguous coverage throughout the area and provide the necessary capacity to support the ever increasing use of data within the community. Specifically, the proposed facility will provide 4G LTE coverage on Hwy522 (Front Royal Pike), and Winchester Regional airport and offload Winchester mall beta and gamma sectors for improved capacity:



The proposed wireless telecommunications facility will provide improved coverage to residents, businesses, and visitors of Winchester.

The proposed heights of the antennas are at a sufficient height to allow radio signals to clear any obstructions and provide quality coverage to the intended service area. Additionally, the proposed monopole will be constructed with the capacity to accommodate two (2) future installations below the Verizon antenna array for additional carrier co-locations as well as the ability to have an extension up to twenty feet (20ft) above the Verizon array for another co-locator in the future, mitigating the need for additional new structures in the area.

Compliance with General Provisions of §18-2-1 Conditional Use Permit

Verizon Wireless strives to co-locate its facilities on existing structures when possible, and works with other carriers in an effort to minimize the proliferation of new towers in the area. The proposed facility has been sited and designed in accordance with the provisions of this Ordinance and in conformance with the Comprehensive Plan:

18-2-1.1

Conditional use permits may be granted by the City Council for any of the uses for which a permit is required by the provisions of this Ordinance. In granting any such use permit, the City Council may impose any such conditions in connection therewith as will assure that it will conform with the requirements contained herein and will continue to do so, and may require a guarantee or bond to ensure that the conditions imposed are being and will continue to be complied with. A conditional use permit shall not be issued unless the City Council shall find that:

- a. The proposal as submitted or as modified will not affect adversely the health, safety, or welfare of persons residing or working in the neighborhood of the proposed use; and will not be detrimental to public welfare or injurious to the property or improvements in the neighborhood. Among matters to be considered in this connection are traffic congestion, noise, lights, dust, odor, fumes, and vibration, with due regard for timing of operation, screening and other matters which might be regulated to mitigate adverse impact.
- b. The proposal as submitted or modified will conform to the Comprehensive Plan, or to specific elements of such plan, and the official policies adopted in relation thereto, including the purposes and the expressed intent of this Ordinance.

The proposed facility has been sited and designed in accordance with all local, state and federal regulations. The proposed use is passive and will not generate odors, dust, gas, smoke, fumes, vibrations, glare or noise. The proposed facility does include a generator for emergency power which is run occasionally as a matter of routine maintenance and in the event of a power outage. The proposed facility presents no negative impact on the surrounding property uses or values. The structure has been located in a Light Industrial Zone which is best suited for the proposed use. The proposed facility will accommodate future carriers, thus minimizing the need for additional towers in the area. Additionally, the terms of the lease agreement between includes a provision for compliance with all applicable laws to include ordinances, zoning and land use regulations, and building codes.

18-2-1.2

Proposals for transmitting and receiving facilities and towers for cellular communications systems and similar communications systems shall demonstrate the following: (2/14/96, Case TA-95-07, Ord. No. 002-96; 8/13/13, Case TA-13-198, Ord. No. 2013-21)

- All possible means for sharing space on existing towers or on existing buildings or other structures have been exhausted and no alternative other than constructing a new tower exists, and if a new tower is proposed, the applicant as executed a Letter of Intent to share space on their tower and negotiate in good faith with other interested parties;
- The height of any tower is not more than the minimum to accomplish required coverage and any new tower is separated from property lines in a residential district by not less than the height of the tower. In no case shall any tower exceed 75 feet in height in a LR, MR, HR, HR-1, RO-1, RB-1 or HS Districts, nor 100 feet in the B-1, B-2, CM-1, PC, MC or HE-1 Districts, nor 200 feet in the M-1 or M-2 Districts;
- The tower construction is of a design which minimizes the visual impact and the tower and other facilities have been camouflaged and/or screened from adjacent properties and rights of way to the maximum extent practicable. To this end, the proposal must provide for retention of existing stands of trees and the installation of screening where existing trees do not mitigate the visual impact of the facility. Such screening must, at a minimum, meet the requirements of Section 19-5-6.4d of this Ordinance. The Planning Commission may recommend and the City Council may require additional trees and screening when the minimum provisions do not mitigate adverse visual impacts of the facility;

- The electromagnetic fields do not exceed the radio frequency emission standards established by the American National Standards Institute or standard issued by the Federal Government subsequent to the adoption of this Ordinance.

The proposed facility has been sited and designed in accordance with regulations for health and safety and will meet all requirements for human exposure. The proposed facility will not negatively impact the health, safety or welfare of persons living, working, or travelling in the area. The proposed Verizon Wireless facility has been sited and designed in accordance with the City's intent to minimize the visual impact of towers and related equipment. The height of the proposed monopole is sufficient to provide needed area coverage, and has will be designed to accommodate future carriers, thus minimizing the need for additional towers in the area. The location in a M1 Zone provides the most suitable, least obtrusive location for such a facility.

18-2-3 Procedures

18-2-3.1

The procedures governing this application for and the granting of conditional use permit where required by this Ordinance shall be as follows: (10/11/83, Case 83-06, Ord. No. 034-83)

18-2-3.2

The applicant, who shall be a record owner, or contract owner with written approval of the owner, of the land involved (if a contract owner, copy of said contract shall be filled with and made a part of application), shall make application for the use permit to the Administrator on the form provided for that purpose, giving all information required by such form, including such other information which the Administrator may deem necessary for an intelligent consideration of the project for which a permit is desired. The application shall be accompanied by the fee as per Section 23-8, evidence of delinquent tax payment per Section 23-9, and disclosure of real party interest per Section 23-10 for this Ordinance and ten (10) copies of the following: (10/13/92, Case TA-92-02, Ord. No. 016-92; 8/16/02, Case TA-02-04, Ord. No. 014-2002)

A lease agreement has been established between Verizon Wireless and the property owner. A redacted copy is included in this application package.

18-2-3.3

A site plan in accordance with Article 19 of this Ordinance.

Site plans have been submitted with the Conditional Use Application in accordance with the provisions of Article 19 of this Ordinance.

18-2-3.4

The front, side, and rear elevations and floor plans of the proposed buildings.

Verizon Wireless proposes construction of a new monopole for use as a wireless telecommunications facility. There are no existing buildings or structures in the area that provide sufficient height to achieve the Verizon Wireless Network requirements. The proposed equipment will be located on a concrete pad with a canopy. No new buildings are proposed.

18-2-3.5

Public Notice and Hearing. The Administrator shall submit the conditional use permit application and copies of the site plan to the Commission, which shall make a recommendation to the City Council with shall approve, approve with conditions, or deny the application. No such use permits shall be considered by the Commission or the Council except after notice and hearing as per Section 23-7-1 of this Ordinance. Written notice shall be provided per Section 23-7-2 of this Ordinance for both the Commission and City Council hearings. (2/9/88, Case TA-87-14, Ord. No. 009-88; 10/13/92, Case TA-92-02, Ord. No. 016-92)

Verizon Wireless will comply with the applicable provisions for public notice and hearings as required by this Ordinance.

18-2-3.6

Notification Signs. For the hearing by both the Commission and City Council, the applicant shall place notification signage as per Section 23-7-3 of this Ordinance. (2/9/88, Case TA-87-14, Ord. No. 009-88; 10/13/92, Case TA-92-02, Ord. No. 016-92)

Verizon Wireless will comply with the applicable provisions for notification signage as required by this Ordinance.

verizon

"BUFFLICK"

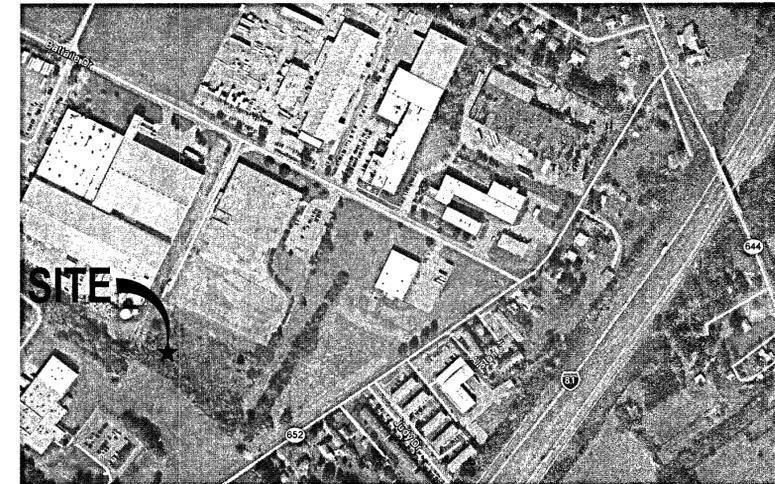
385 BATTAILE DRIVE, WINCHESTER, VA 22601

DRAWING INDEX

SHT.	DISCIPLINE	TITLE
ZD-1	TELECOMMUNICATIONS	PROJECT COVER SHEET
ZD-2	TELECOMMUNICATIONS	PROPOSED SITE PLAN
ZD-3	TELECOMMUNICATIONS	PROPOSED COMPOUND PLAN AND ELEVATION
ZD-4	TELECOMMUNICATIONS	PROPOSED ANTENNA SECTOR PLAN, DETAILS, RISER DIAGRAM
ZD-5	TELECOMMUNICATIONS	TYPICAL CIVIL DETAILS
ZD-6	TELECOMMUNICATIONS	TYPICAL CIVIL DETAILS

PROJECT DESCRIPTION

THE PROPOSED COMMUNICATIONS FACILITY IMPROVEMENTS WILL CONSIST OF CREATING A 12' WIDE ACCESS DRIVE, A FENCED 50'x50' COMPOUND INSIDE OF A 60'x60' LEASE AREA. THE COMPOUND WILL CONTAIN A 10'x16' CONCRETE EQUIPMENT PAD WITH CANOPY, PROPANE GENERATOR, PROPANE TANK, 80' MONOPOLE WITH 12 ANTENNAS AND 2 FIBER LINES, ELECTRICAL BACKBOARD AND MESA CABINET.



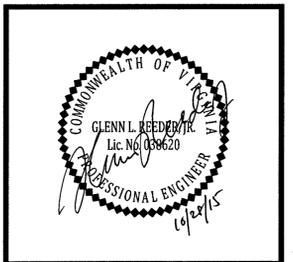
VICINITY MAP
SCALE: 1"=600'-0"



DIRECTIONS TO SITE

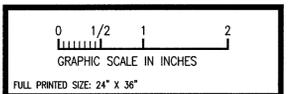
- FROM MONTPELIER ROAD:
- DEPART MONTPELIER ROAD TOWARD JOHNS HOPKINS ROAD.
 - TURN RIGHT ONTO JOHNS HOPKINS ROAD (0.4 MI).
 - TURN RIGHT ONTO SANNER ROAD (1.8 MI).
 - TAKE RAMP LEFT FOR MD-32 W (12.0 MI).
 - TAKE RAMP LEFT FOR I-70 W / US-40 W (27.5 MI).
 - TAKE RAMP RIGHT FOR US-15 SOUTH / US-340 WEST TOWARD CHARLES TOWN / LEESBURG (4.5 MI).
 - KEEP STRAIGHT ONTO US-340 W (12.8 MI).
 - ROAD NAME CHANGES TO WILLIAM L. WILSON FREEWAY (2.3 MI).
 - KEEP STRAIGHT ONTO US-340 S / WILLIAM L. WILSON FREEWAY (4.8 MI).
 - TAKE RAMP RIGHT FOR US-340 S / WV-9 E / VETERANS MEMORIAL HIGHWAY (13.4 MI).
 - TAKE RAMP FOR VA-7 W / HARRY BYRD HIGHWAY (9.0 MI).
 - TAKE RAMP RIGHT FOR I-81 S (2.0 MI).
 - TAKE RAMP RIGHT FOR US-17 NORTH / US-50 WEST / US-522 NORTH TOWARD WINCHESTER (0.3 MI).
 - TURN RIGHT ONTO US-17 N / US-50 W / US-522 N / MILLWOOD AVENUE (417 FT).
 - BEAR LEFT ONTO E JUBAL EARLY DRIVE (0.3 MI).
 - TURN LEFT ONTO S PLEASANT VALLEY ROAD (1.4 MI).
 - BEAR LEFT ONTO PAPERMILL ROAD (0.5 MI).
 - TURN RIGHT ONTO SHAWNEE DRIVE (0.2 MI).
 - BEAR RIGHT ONTO BATTAILE DRIVE (0.2 MI).
 - ARRIVE AT SITE ON LEFT.

REV.	DESCRIPTION	DATE
F	ADDITIONAL NOTES	10/28/15
E	COUNTY COMMENTS	09/14/15
D	REVISED GENERATOR	06/17/15
C	REVISED FOR OUTDOOR EQUIPMENT	10/30/14
B	REVISED FOR FUTURE CARRIERS	09/17/14
A	ISSUED FOR REVIEW	05/09/14



LAVELLE & ASSOCIATES INCORPORATED
PLANNERS • SURVEYORS

9732 Industry Lane
Frederick, Maryland 21704
TEL: (301) 695-9722
FAX: (301) 695-9766



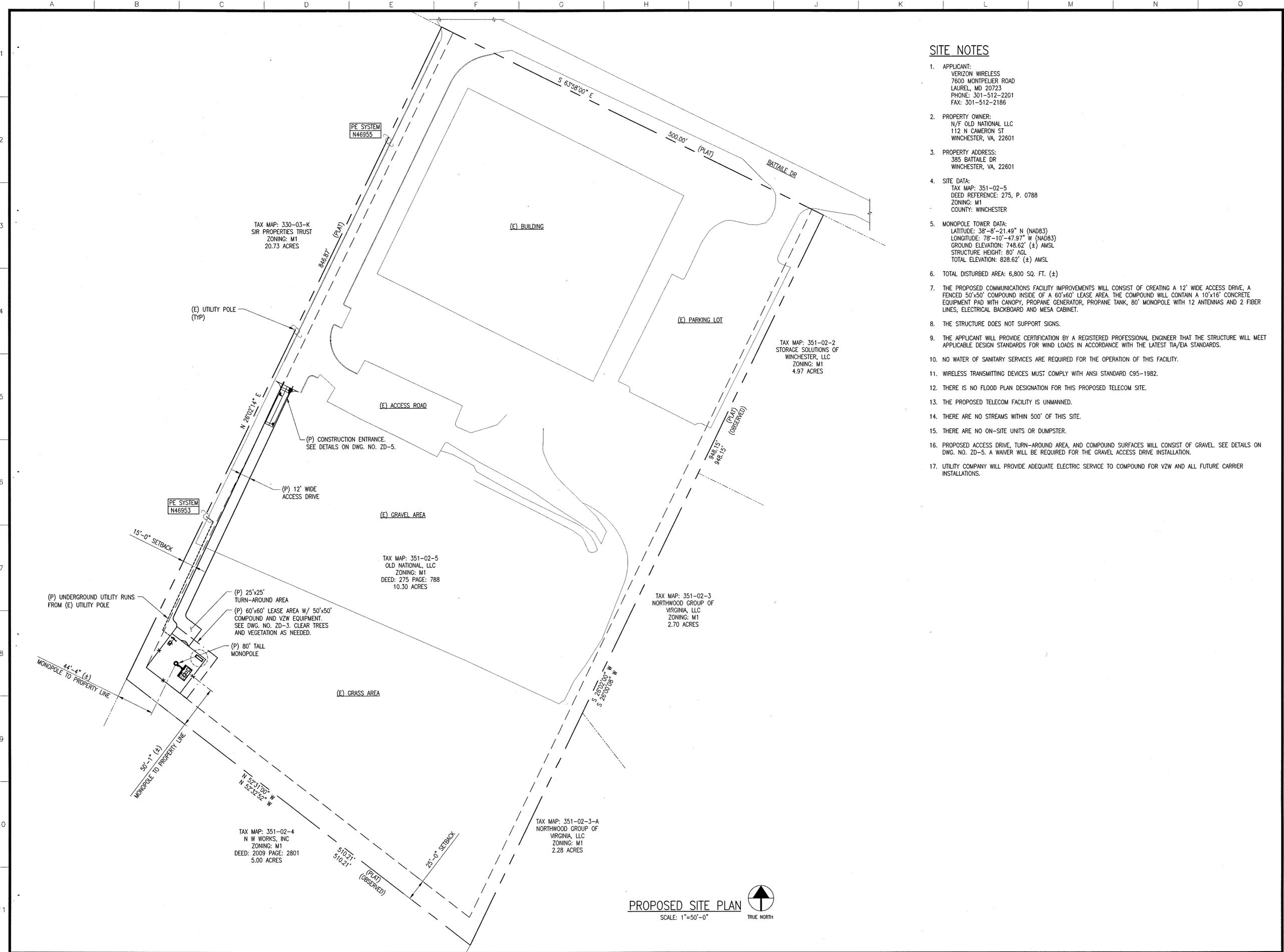
"BUFFLICK"
N/F OLD NATIONAL LLC
D.B. 275, P. 0788
TM. 351-02-5
WINCHESTER, VA

TELECOMMUNICATIONS

PROJECT COVER SHEET

SCALE:	AS SHOWN	XXXX
DRAWN BY:	DAG	PROJECT NO.: 13-1118
ENGINEER:	TLB	CLIENT NO.: XXXX

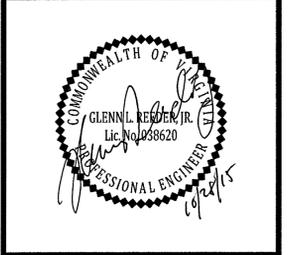
DRAWING NUMBER
ZD-1



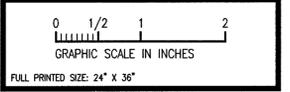
SITE NOTES

1. APPLICANT:
VERIZON WIRELESS
7600 MONTPELIER ROAD
LAUREL, MD 20723
PHONE: 301-512-2201
FAX: 301-512-2186
2. PROPERTY OWNER:
N/F OLD NATIONAL LLC
112 N CAMERON ST
WINCHESTER, VA, 22601
3. PROPERTY ADDRESS:
385 BATAILLE DR
WINCHESTER, VA, 22601
4. SITE DATA:
TAX MAP: 351-02-5
DEED REFERENCE: 275, P. 0788
ZONING: M1
COUNTY: WINCHESTER
5. MONOPOLE TOWER DATA:
LATITUDE: 38°-8'-21.49" N (NAD83)
LONGITUDE: 78°-10'-47.97" W (NAD83)
GROUND ELEVATION: 748.62' (±) AMSL
STRUCTURE HEIGHT: 80' AGL
TOTAL ELEVATION: 828.62' (±) AMSL
6. TOTAL DISTURBED AREA: 6,800 SQ. FT. (±)
7. THE PROPOSED COMMUNICATIONS FACILITY IMPROVEMENTS WILL CONSIST OF CREATING A 12' WIDE ACCESS DRIVE, A FENCED 50'x50' COMPOUND INSIDE OF A 60'x60' LEASE AREA. THE COMPOUND WILL CONTAIN A 10'x16' CONCRETE EQUIPMENT PAD WITH CANOPY, PROPANE GENERATOR, PROPANE TANK, 80' MONOPOLE WITH 12 ANTENNAS AND 2 FIBER LINES, ELECTRICAL BACKBOARD AND MESA CABINET.
8. THE STRUCTURE DOES NOT SUPPORT SIGNS.
9. THE APPLICANT WILL PROVIDE CERTIFICATION BY A REGISTERED PROFESSIONAL ENGINEER THAT THE STRUCTURE WILL MEET APPLICABLE DESIGN STANDARDS FOR WIND LOADS IN ACCORDANCE WITH THE LATEST TIA/EIA STANDARDS.
10. NO WATER OF SANITARY SERVICES ARE REQUIRED FOR THE OPERATION OF THIS FACILITY.
11. WIRELESS TRANSMITTING DEVICES MUST COMPLY WITH ANSI STANDARD C95-1982.
12. THERE IS NO FLOOD PLAN DESIGNATION FOR THIS PROPOSED TELECOM SITE.
13. THE PROPOSED TELECOM FACILITY IS UNMANNED.
14. THERE ARE NO STREAMS WITHIN 500' OF THIS SITE.
15. THERE ARE NO ON-SITE UNITS OR DUMPSTER.
16. PROPOSED ACCESS DRIVE, TURN-AROUND AREA, AND COMPOUND SURFACES WILL CONSIST OF GRAVEL. SEE DETAILS ON DWG. NO. ZD-5. A WAIVER WILL BE REQUIRED FOR THE GRAVEL ACCESS DRIVE INSTALLATION.
17. UTILITY COMPANY WILL PROVIDE ADEQUATE ELECTRIC SERVICE TO COMPOUND FOR VZW AND ALL FUTURE CARRIER INSTALLATIONS.

REV.	DESCRIPTION	DATE
F	ADDITIONAL NOTES	10/28/15
E	COUNTY COMMENTS	09/14/15
D	REVISED GENERATOR	06/17/15
C	REVISED FOR OUTDOOR EQUIPMENT	10/30/14
B	REVISED FOR FUTURE CARRIERS	09/17/14
A	ISSUED FOR REVIEW	05/09/14



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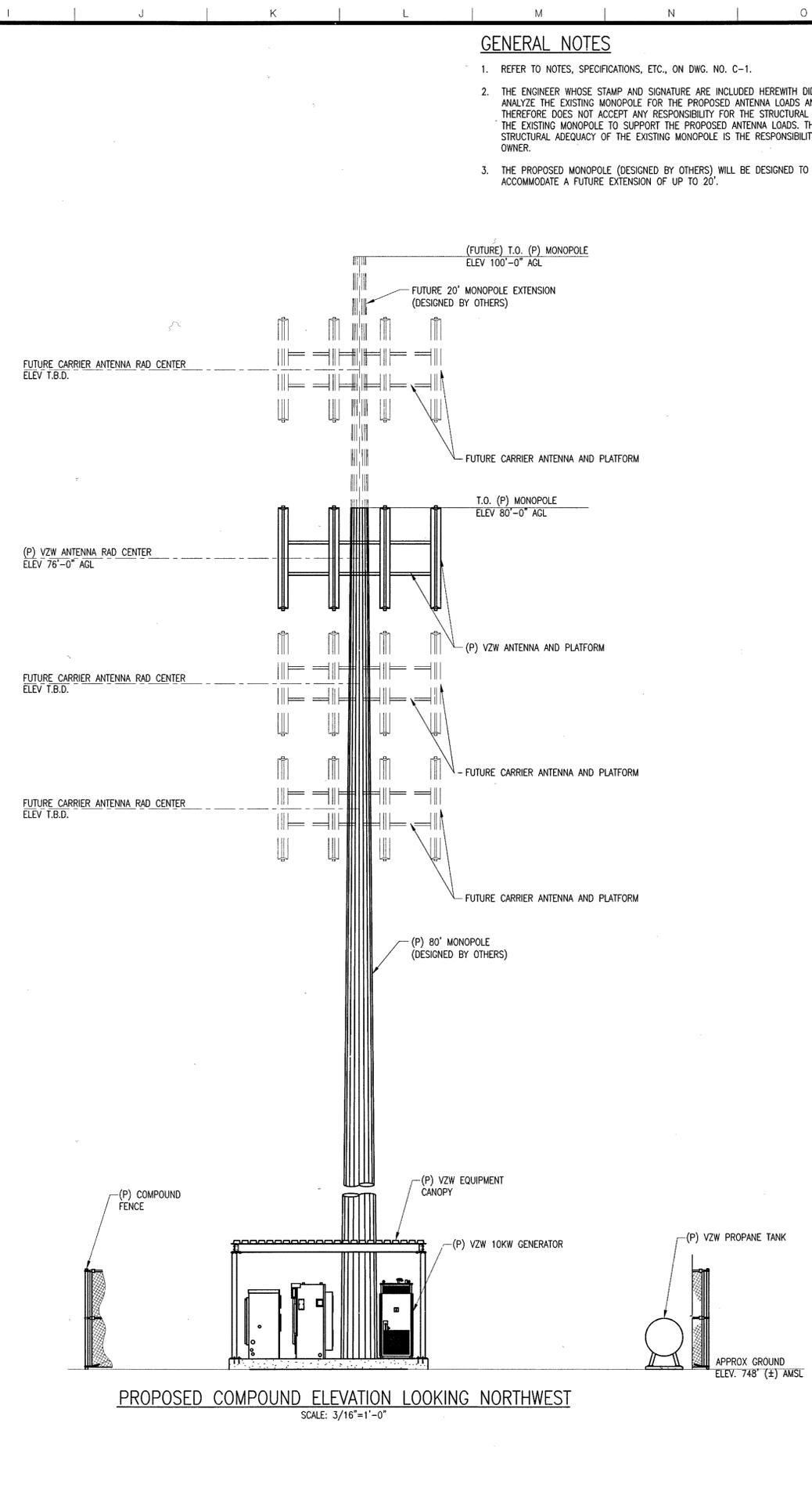
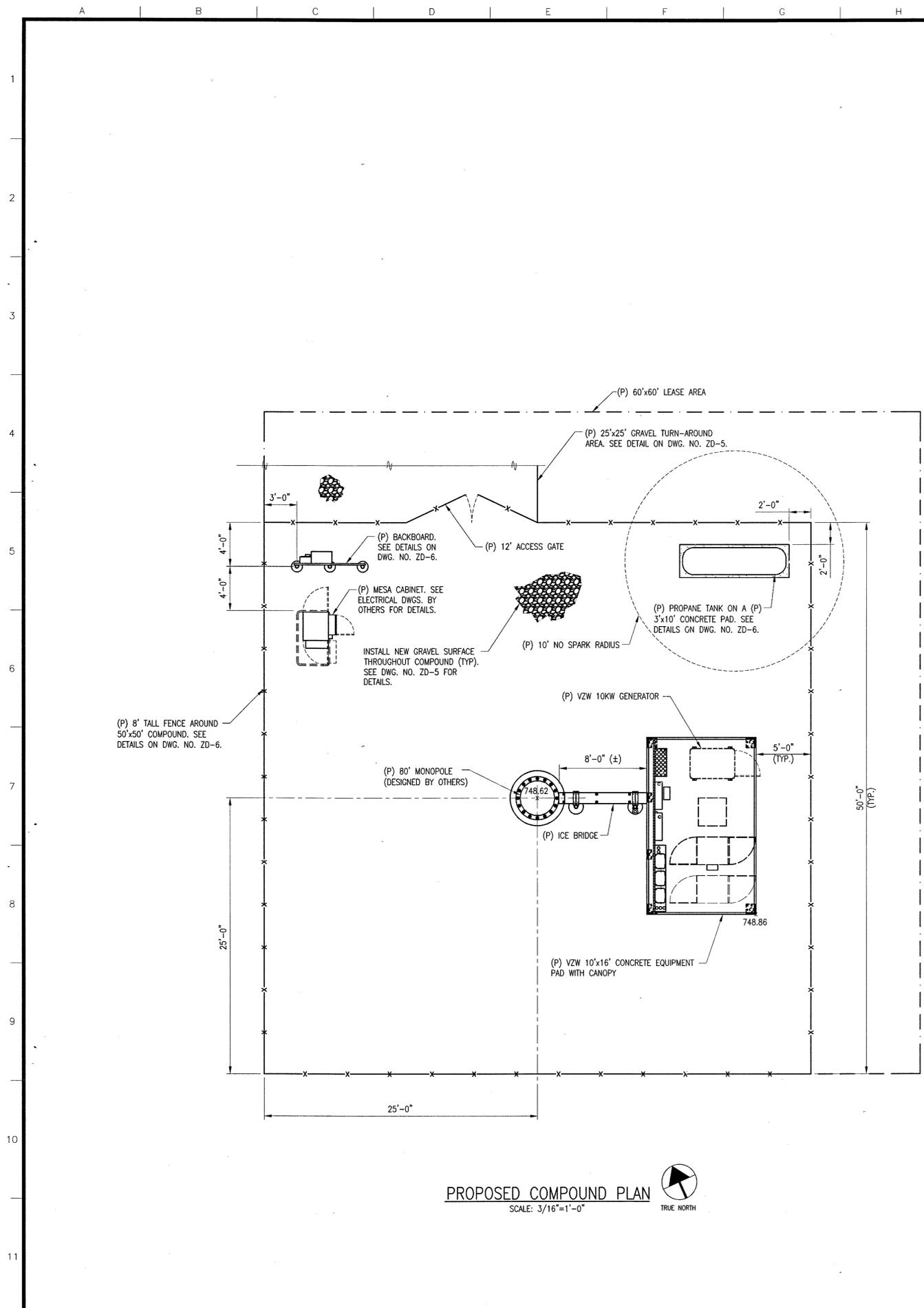
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N/F OLD NATIONAL LLC
D.B. 275, P. 0788
TM. 351-02-5
WINCHESTER, VA

TELECOMMUNICATIONS
PROPOSED SITE PLAN

SCALE:	AS SHOWN	XXXX
DRAWN BY:	DAG	PROJECT NO.: 13-1118
ENGINEER:	TLB	CLIENT NO.: XXXX

DRAWING NUMBER
ZD-2

PROPOSED SITE PLAN
SCALE: 1"=50'-0"
TRUE NORTH



GENERAL NOTES

- REFER TO NOTES, SPECIFICATIONS, ETC., ON DWG. NO. C-1.
- THE ENGINEER WHOSE STAMP AND SIGNATURE ARE INCLUDED HERewith DID NOT ANALYZE THE EXISTING MONOPOLE FOR THE PROPOSED ANTENNA LOADS AND, THEREFORE DOES NOT ACCEPT ANY RESPONSIBILITY FOR THE STRUCTURAL ABILITY OF THE EXISTING MONOPOLE TO SUPPORT THE PROPOSED ANTENNA LOADS. THE STRUCTURAL ADEQUACY OF THE EXISTING MONOPOLE IS THE RESPONSIBILITY OF THE OWNER.
- THE PROPOSED MONOPOLE (DESIGNED BY OTHERS) WILL BE DESIGNED TO ACCOMMODATE A FUTURE EXTENSION OF UP TO 20'.

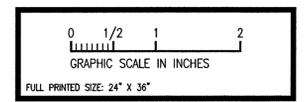
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REVISIONS



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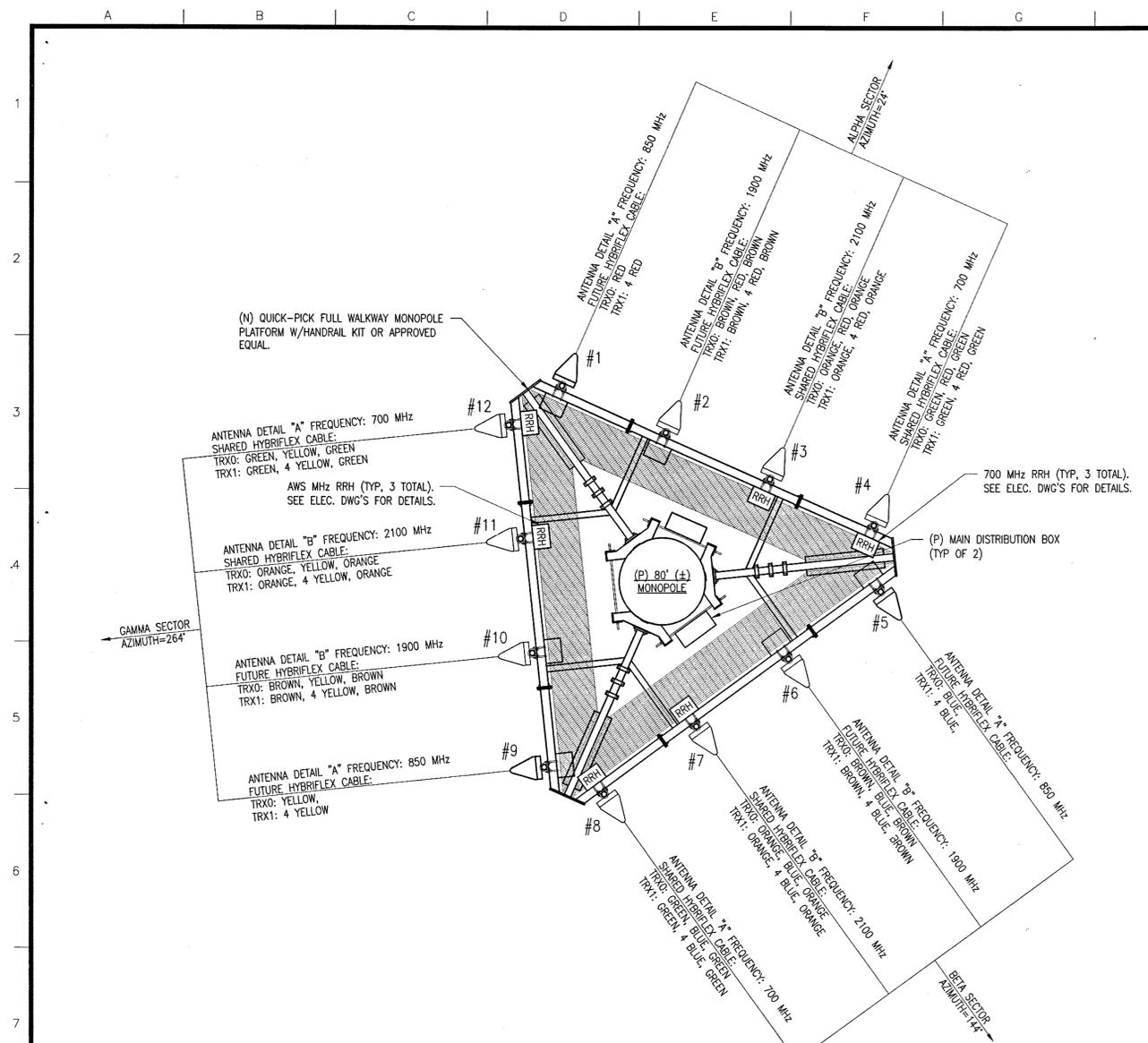
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TM. 351-02-5
WINCHESTER, VA

TELECOMMUNICATIONS

PROPOSED COMPOUND PLAN AND ELEVATION

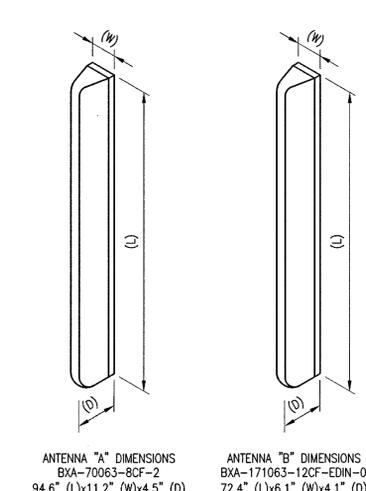
SCALE:	AS SHOWN	PROJECT NO.:	XXXX
DRAWN BY:	DAG	CLIENT NO.:	13-1118
ENGINEER:	TLB		XXX

DRAWING NUMBER
ZD-3



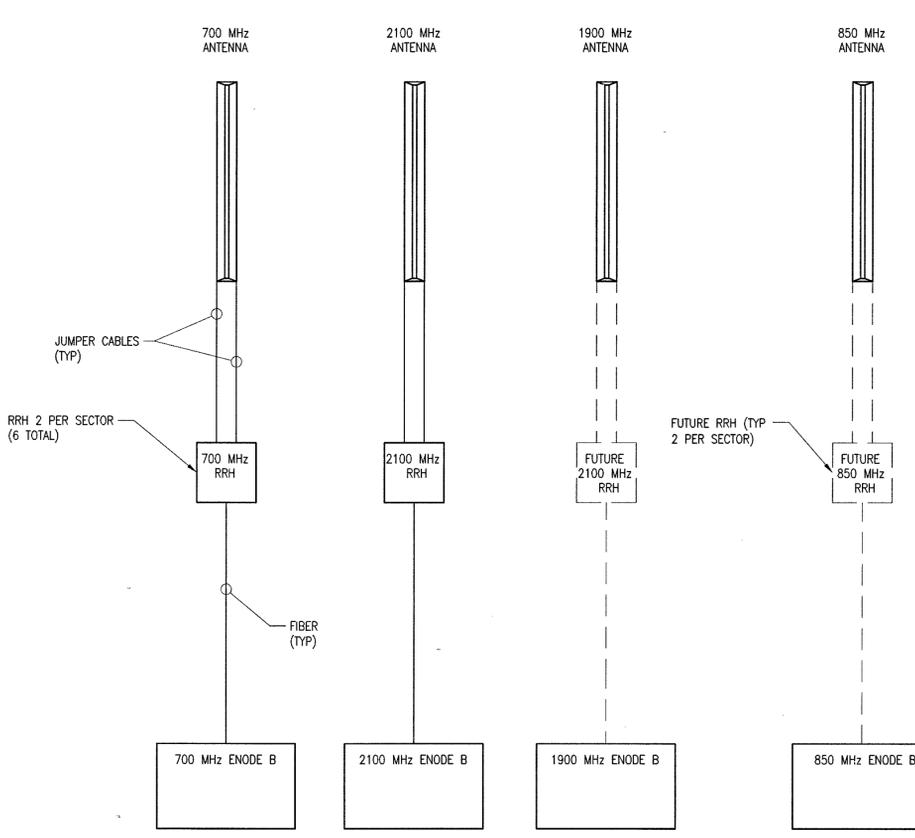
NOTE:
 1. RRH LOCATED UNDER EACH 700 AND 850 MHz ANTENNA. SEE ELECTRICAL DRAWINGS BY OTHERS FOR DETAILS.
 2. APPROX. CABLE LENGTHS SHOWN IN SCHEDULE.
 3. MONOPOLE MAY BE EXTENDED BY 20' IN THE FUTURE.

PROPOSED ANTENNA SECTOR PLAN AT RAD CENTER ELEV. 76'-0" AGL
 SCALE: 3/8"=1'-0"



ANTENNA DETAILS
 SCALE: N.T.S.

GENERAL NOTES
 1. REFER TO NOTES, SPECIFICATIONS, ETC., ON DWG. NO. C-1.



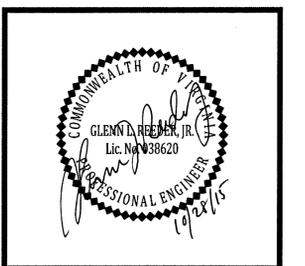
TYPICAL CABLE RISER DIAGRAM
 SCALE: NONE

ANTENNA AND CABLE SCHEDULE									
ANTENNA MARK	ANTENNA SECTOR	TYPE OF ANTENNA	ANTENNA FREQUENCY	ANTENNA AZIMUTH	ANTENNA RAD CENTER	ESTIMATED CABLE LENGTH	CABLE TYPE	CABLE SIZE	ADDITIONAL EQUIPMENT
#1	ALPHA	ANTENNA DETAIL "A"	850 MHz	24°	76'-0"	96'-0"	FUTURE FIBER	1 5/8" DIA.	700 MHz RRH AWS MHz RRH
#2	ALPHA	ANTENNA DETAIL "B"	1900 MHz	24°	76'-0"	96'-0"	FUTURE FIBER	1 5/8" DIA.	FUTURE 850 MHz RRH FUTURE PCS MHz RRH
#3	ALPHA	ANTENNA DETAIL "B"	2100 MHz	24°	76'-0"	96'-0"	SHARED FIBER	1 5/8" DIA.	
#4	ALPHA	ANTENNA DETAIL "A"	700 MHz	24°	76'-0"	96'-0"	SHARED FIBER	1 5/8" DIA.	
#5	BETA	ANTENNA DETAIL "A"	850 MHz	144°	76'-0"	96'-0"	FUTURE FIBER	1 5/8" DIA.	700 MHz RRH AWS MHz RRH
#6	BETA	ANTENNA DETAIL "B"	1900 MHz	144°	76'-0"	96'-0"	FUTURE FIBER	1 5/8" DIA.	FUTURE 850 MHz RRH FUTURE PCS MHz RRH
#7	BETA	ANTENNA DETAIL "B"	2100 MHz	144°	76'-0"	96'-0"	SHARED FIBER	1 5/8" DIA.	
#8	BETA	ANTENNA DETAIL "A"	700 MHz	144°	76'-0"	96'-0"	SHARED FIBER	1 5/8" DIA.	
#9	GAMMA	ANTENNA DETAIL "A"	850 MHz	264°	76'-0"	96'-0"	FUTURE FIBER	1 5/8" DIA.	700 MHz RRH AWS MHz RRH
#10	GAMMA	ANTENNA DETAIL "B"	1900 MHz	264°	76'-0"	96'-0"	FUTURE FIBER	1 5/8" DIA.	FUTURE 850 MHz RRH FUTURE PCS MHz RRH
#11	GAMMA	ANTENNA DETAIL "B"	2100 MHz	264°	76'-0"	96'-0"	SHARED FIBER	1 5/8" DIA.	
#12	GAMMA	ANTENNA DETAIL "A"	700 MHz	264°	76'-0"	96'-0"	SHARED FIBER	1 5/8" DIA.	

HYBRIFLEX CABLE MINIMUM BEND RADIUS	
	MINIMUM BEND RADIUS
SINGLE BENDING RADIUS	8"
MULTIPLE BENDING RADIUS	20"

(2) MAIN DISTRIBUTION BOX

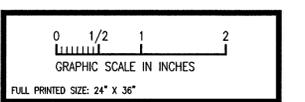
REV.	DESCRIPTION	DATE
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 TM. 351-02-5
 WINCHESTER, VA

TELECOMMUNICATIONS

PROPOSED ANTENNA SECTOR PLAN, DETAILS AND RISER DIAGRAM

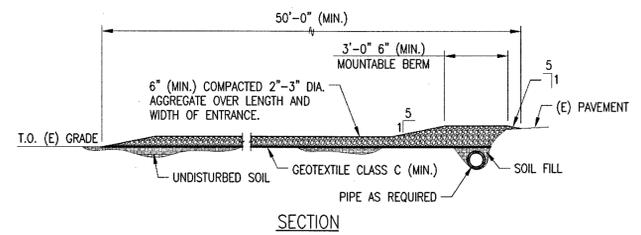
TAI ENGINEERS - MANAGERS - TECHNICAL SERVICES
 3001 WEST EPOCH ESPLANADE, SUITE 3000
 OWINGS MILLS, MARYLAND 21117
 TEL: 410-386-3100 • FAX: 410-386-3109

SCALE: AS SHOWN PROJECT NO.: XXXX
 DRAWN BY: DAG CLIENT NO.: 13-1118
 ENGINEER: TLB

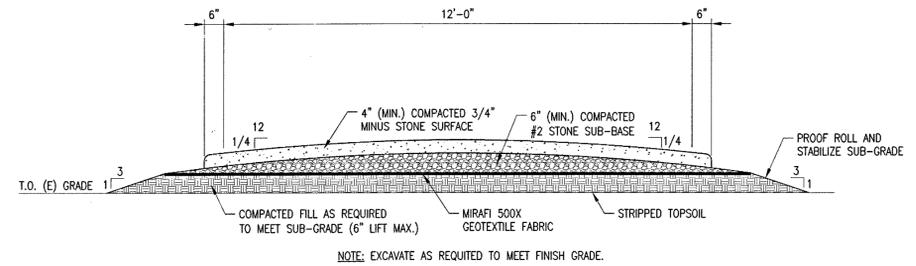
DRAWING NUMBER
ZD-4

GENERAL NOTES

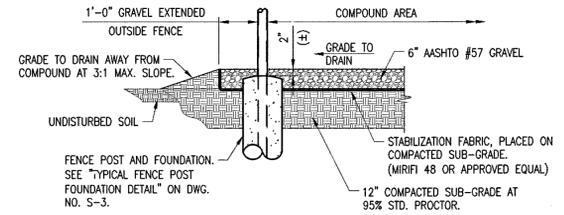
1. REFER TO NOTES, SPECIFICATIONS, ETC., ON DWG. NO. C-1.



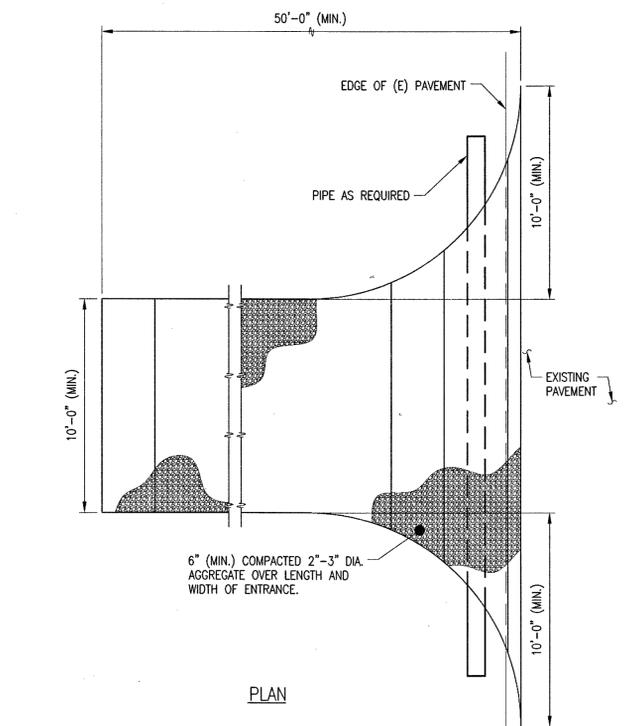
SECTION



TYPICAL GRAVEL DRIVE SURFACING DETAIL
SCALE: 1/2"=1'-0"



TYPICAL GRAVEL COMPOUND SURFACE DETAIL
SCALE: 1/2"=1'-0"

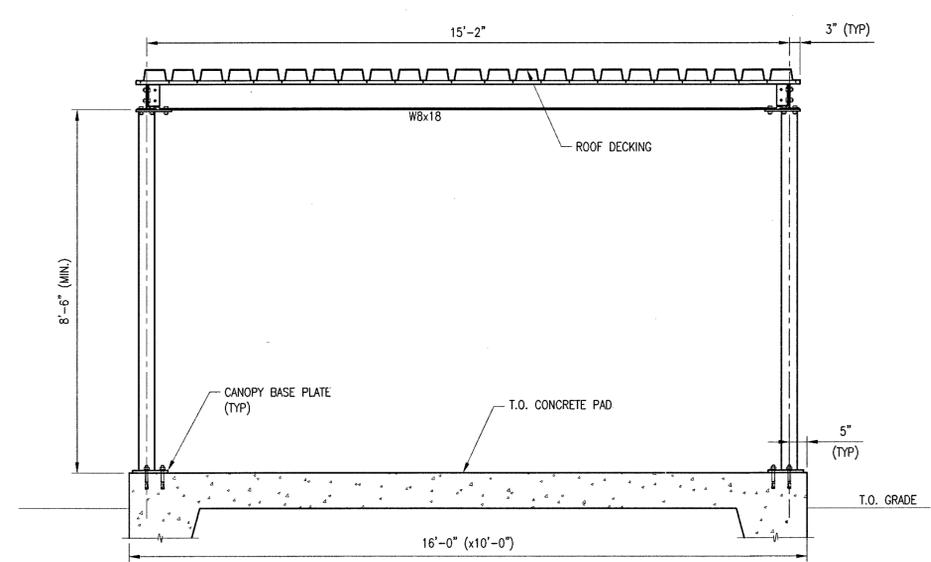
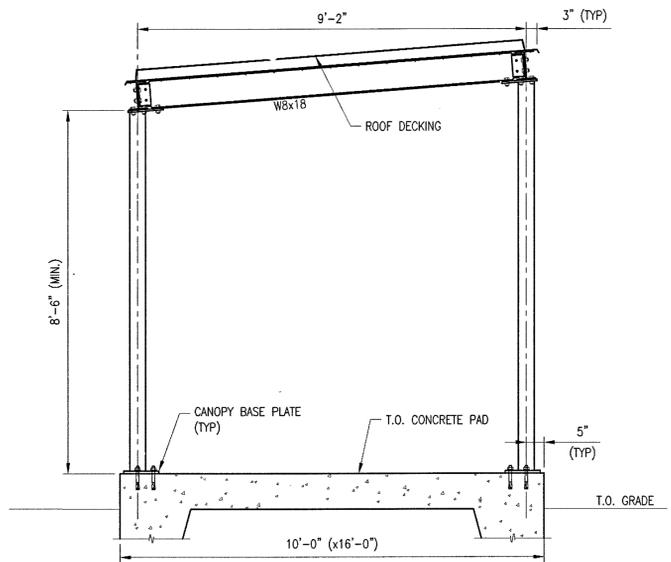


PLAN

NOTES:

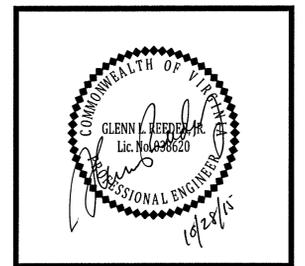
1. ALL SURFACE WATER FLOWING TO OR DIVERTED TOWARD CONSTRUCTION ENTRANCE SHALL BE PIPED THROUGH THE ENTRANCE, MAINTAINING POSITIVE DRAINAGE. PIPE INSTALLED THROUGH THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE PROTECTED WITH A MOUNTABLE BERM WITH 5:1 SLOPES AND A MINIMUM OF 6" OF STONE OVER PIPE. PIPE SHOULD BE SIZED ACCORDING TO THE AMOUNT OF RUNOFF TO BE CONVEYED. A 6" DIAMETER MINIMUM PIPE WILL BE REQUIRED.
2. A STABILIZED CONSTRUCTION ENTRANCE SHALL BE LOCATED AT EVERY POINT WHERE CONSTRUCTION TRAFFIC ENTERS OR LEAVES THE CONSTRUCTION SITE. VEHICLES LEAVING THE SITE MUST TRAVEL OVER THE ENTIRE LENGTH OF THE STABILIZED CONSTRUCTION ENTRANCE.

TYPICAL TEMPORARY CONSTRUCTION ENTRANCE DETAIL
SCALE: 1/4"=1'-0"

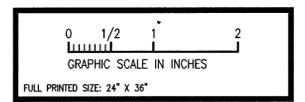


PROPOSED CANOPY & FOUNDATION ELEVATIONS
SCALE: 1/2"=1'-0"

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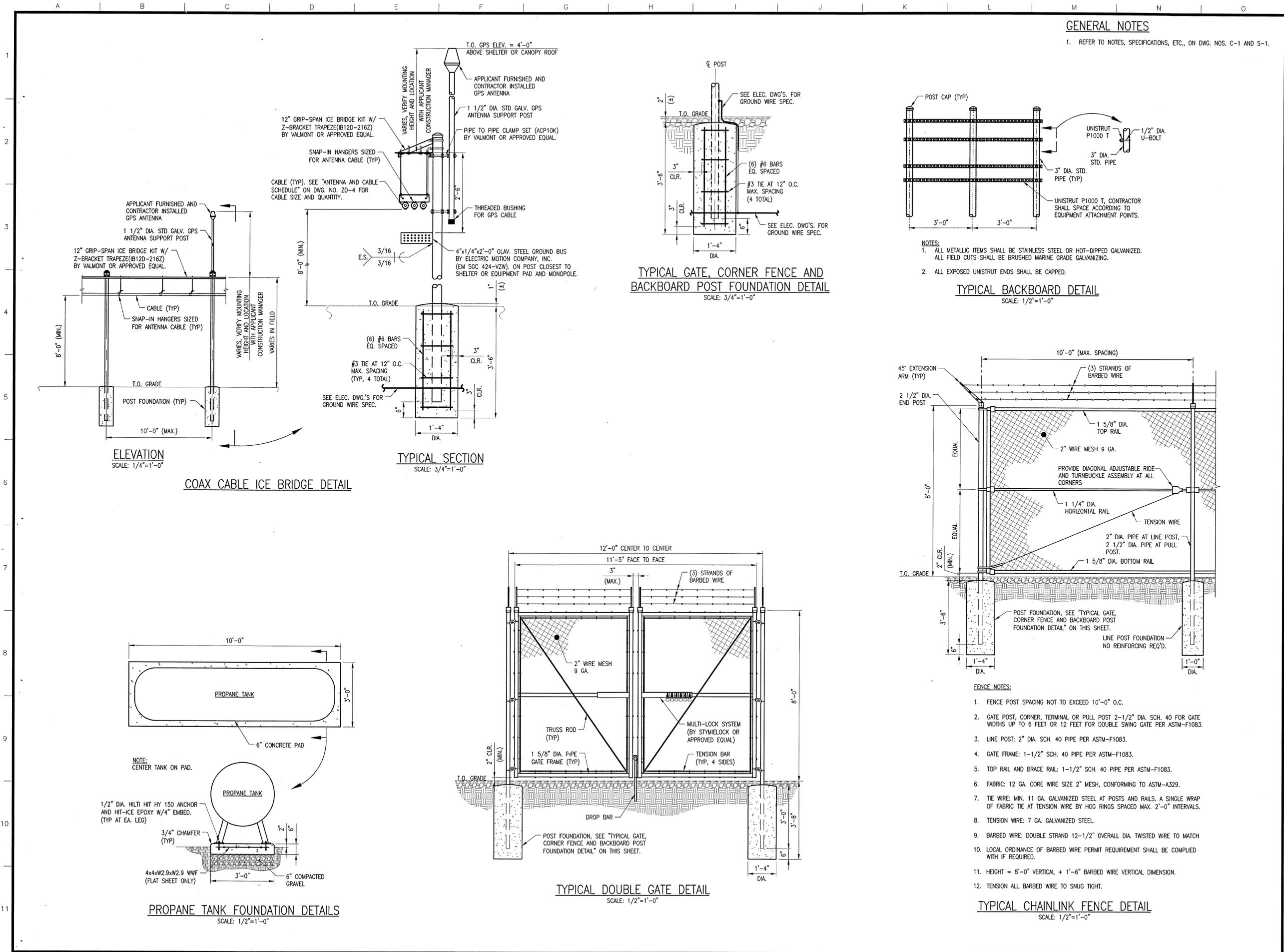


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TELECOMMUNICATIONS
TYPICAL CIVIL DETAILS

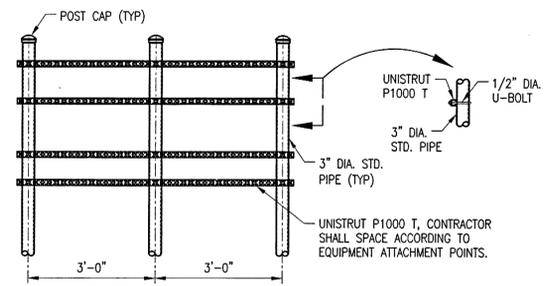
SCALE:	AS SHOWN	XXX
DRAWN BY:	DAG	PROJECT NO.: 13-1118
ENGINEER:	TLB	CLIENT NO.: XXX

DRAWING NUMBER
ZD-5



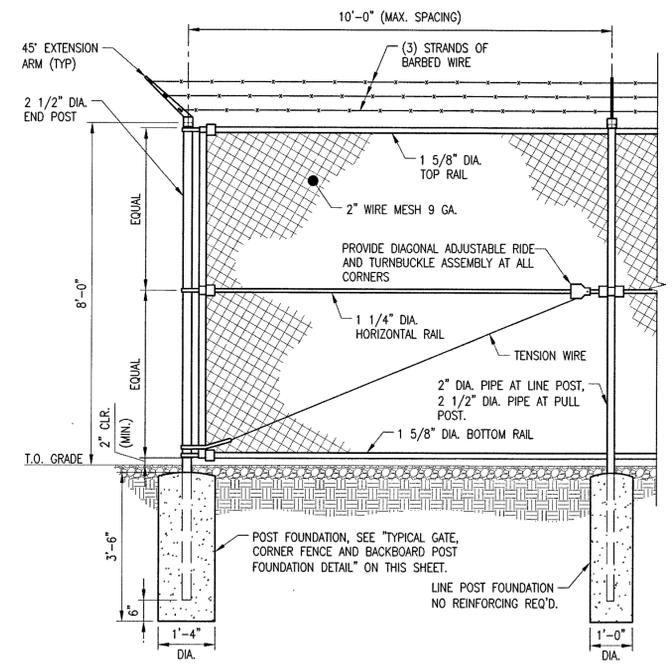
GENERAL NOTES

1. REFER TO NOTES, SPECIFICATIONS, ETC., ON DWG. NOS. C-1 AND S-1.



- NOTES:**
1. ALL METALLIC ITEMS SHALL BE STAINLESS STEEL OR HOT-DIPPED GALVANIZED. ALL FIELD CUTS SHALL BE BRUSHED MARINE GRADE GALVANIZING.
 2. ALL EXPOSED UNISTRUT ENDS SHALL BE CAPPED.

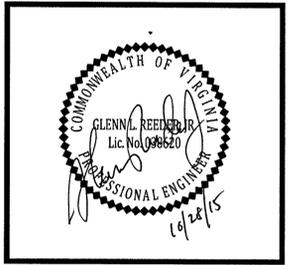
TYPICAL BACKBOARD DETAIL
SCALE: 1/2"=1'-0"



- FENCE NOTES:**
1. FENCE POST SPACING NOT TO EXCEED 10'-0" O.C.
 2. GATE POST, CORNER, TERMINAL OR PULL POST 2-1/2" DIA. SCH. 40 FOR GATE WIDTHS UP TO 6 FEET OR 12 FEET FOR DOUBLE SWING GATE PER ASTM-F1083.
 3. LINE POST: 2" DIA. SCH. 40 PIPE PER ASTM-F1083.
 4. GATE FRAME: 1-1/2" SCH. 40 PIPE PER ASTM-F1083.
 5. TOP RAIL AND BRACE RAIL: 1-1/2" SCH. 40 PIPE PER ASTM-F1083.
 6. FABRIC: 12 GA. CORE WIRE SIZE 2" MESH, CONFORMING TO ASTM-A329.
 7. TIE WIRE: MIN. 11 GA. GALVANIZED STEEL AT POSTS AND RAILS. A SINGLE WRAP OF FABRIC TIE AT TENSION WIRE BY HOG RINGS SPACED MAX. 2'-0" INTERVALS.
 8. TENSION WIRE: 7 GA. GALVANIZED STEEL.
 9. BARBED WIRE: DOUBLE STRAND 12-1/2" OVERALL DIA. TWISTED WIRE TO MATCH
 10. LOCAL ORDINANCE OF BARBED WIRE PERMIT REQUIREMENT SHALL BE COMPLIED WITH IF REQUIRED.
 11. HEIGHT = 8'-0" VERTICAL + 1'-6" BARBED WIRE VERTICAL DIMENSION.
 12. TENSION ALL BARBED WIRE TO SNUG TIGHT.

TYPICAL CHAINLINK FENCE DETAIL
SCALE: 1/2"=1'-0"

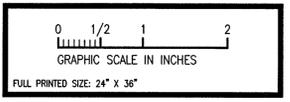
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STRUCTURAL

TYPICAL CIVIL DETAILS

SCALE:	AS SHOWN	PROJECT NO.:	XXXX
DRAWN BY:	DAG	CLIENT NO.:	13-1118
ENGINEER:	TLB		XXXX

DRAWING NUMBER
ZD-6