

SUMMARY OF APPLICATIONS

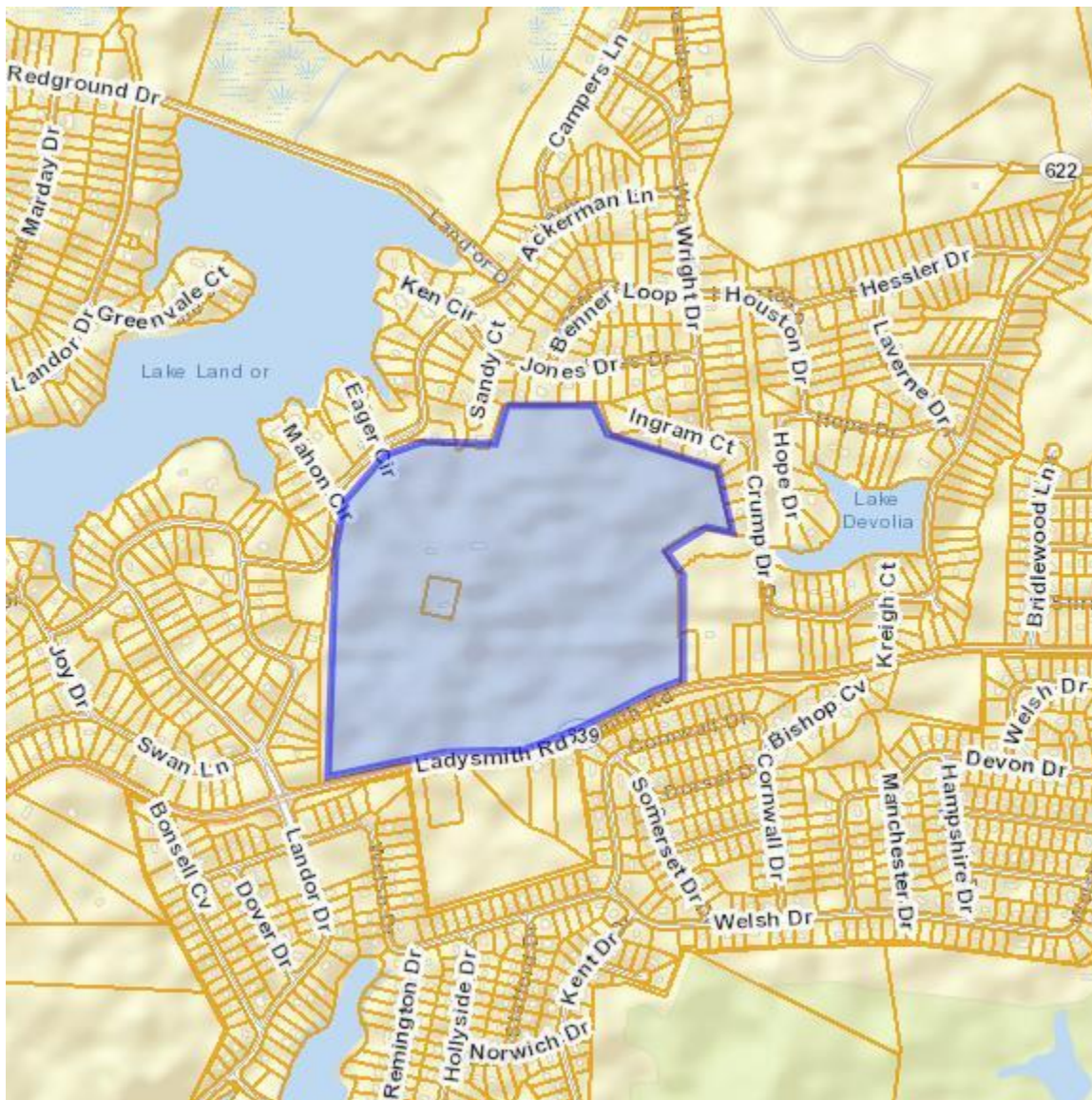
SITE PLAN

Public Hearing Not Required

Case SP-02-2019: Verizon Wireless – Lake Land’or Cell Tower

Tax Map #51-A60A (part); 5259 Ladysmith Road

The Applicant has submitted for approval, the site plan for a 190' monopole cell tower and associated ground mounted equipment. The Board of Supervisors granted a special exception permit to Verizon Wireless for the tower at the January 8, 2019 meeting.






LAKE LANDOR

5259 LADYSMITH RD

RUTHER GLEN, VA 22546

E911 ADDRESS YES NO

EMERGENCY INFO:
 JURISDICTION: CAROLINE COUNTY
 LOCAL FIRE AND RESCUE:
 804.633.9831
 LOCAL POLICE:
 804.633.5400

 2 WORKING DAYS BEFORE YOU DIG
 811 TOLL FREE MISS UTILITY



VERIZON WIRELESS
 1831 RADY COURT
 RICHMOND, VA 23222

LAKE LANDOR

DIRECTIONS FROM SHOCKOE SWITCH (1831 RADY CT., RICHMOND, VA 23222):

HEAD TOWARD RADY ST, 299 FT. LEFT ONTO RADY ST, 0.2 MILES. LEFT ONTO MAGNOLIA ST, 0.6 MILES. RIGHT ONTO US-360W/MECHANICSVILLE TPKE, 141 FT. TAKE RAMP FOR I-64W, 4.9 MILES. CONTINUE ONTO I-95N, 31.5 MILES. RIGHT EXIT 110 TOWARD LADYSMITH, 0.2 MILES. LEFT ONTO LADYSMITH ROAD, 3.0 MILES DESTINATION ON RIGHT.

DIRECTIONS

UTILITIES INFO:
 POWER: RAPPAHANOCK ELECTRIC
 540.898.8500
 TELEPHONE: VERIZON 877.299.9627

PROJECT DESCRIPTION:
 THE SITE WILL CONSIST OF OF A NEW 100'x100' LEASE AREA AND AN 50'x50' FENCED COMPOUND. LOCATED WITHIN THE FENCED COMPOUND WILL BE A NEW 195' MONOPOLE, EQUIPMENT, GENERATOR, AND H-FRAME.

PROJECT TEAM

REAL ESTATE: SAMMY BLACK	PHONE NUMBER: 828.964.8282
ZONING: STUART SQUIER	PHONE NUMBER: 804.901.7433
CONSTRUCTION: BOBBY THOMAS	PHONE NUMBER: 804.363.8647
UTILITIES: RICK GLISSON	PHONE NUMBER: 804.658.6871
ENVIRONMENTAL CONSULTANT: ANDREW HENDRICKS	PHONE NUMBER: 703.478.0055

SIGNATURE BLOCK

DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT:

SIGNATURE	DATE
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DEPARTMENT OF UTILITIES:

SIGNATURE	DATE
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VIRGINIA DEPARTMENT OF TRANSPORTATION:

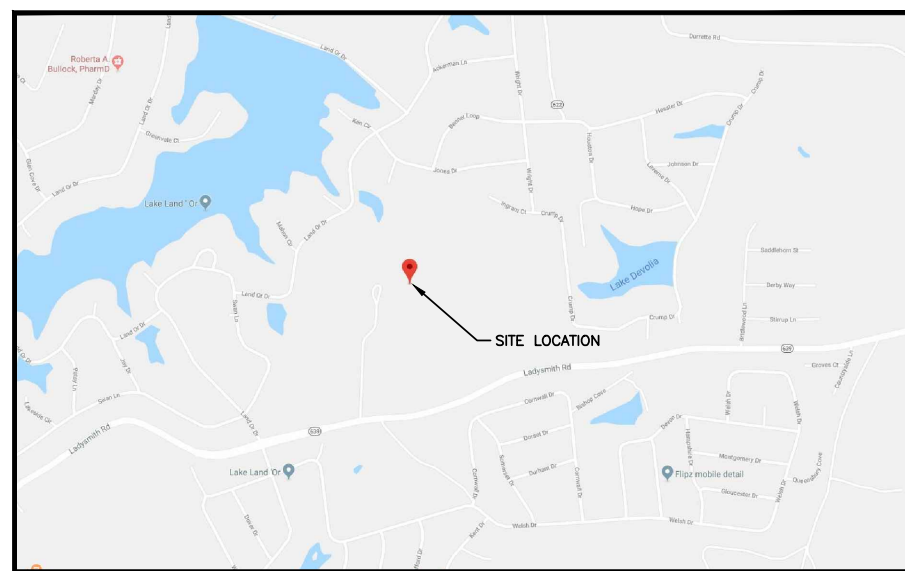
SIGNATURE	DATE
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CAROLINE COUNTY BUILDING OFFICIAL:

SIGNATURE	DATE
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CONSTRUCTION DRAWINGS

9	02/15/19	MAJOR SITE PLAN APP
8	01/16/19	REDUCED COMPOUND
7	10/02/18	EXISTING ENTRANCE
6	09/04/18	UPDATED RFDS
5	08/30/18	T-1 COORDINATES
4	08/29/18	VDOT REVIEW COMMENTS



LOCAL MAP

SCALE: 1"=1000'



VICINITY MAP

N.T.S.

REV. NO.	DESCRIPTION	BY	DATE	REV. NO.	DESCRIPTION	BY	DATE
4	VDOT REVIEW COMMENTS	HGS	08/29/18	7	EXISTING ENTRANCE CLARIFICATION	HGS	10/02/18
5	COORDINATE REVISION ON T-1	HGS	08/30/18	8	REDUCED COMPOUND SIZE	HGS	01/16/19
6	UPDATED PER NEW RFDS - BEAM FORMING	HGS	09/04/18	9	MAJOR SITE PLAN APPLICATION	HGS	02/15/19

A & E CONSULTING TEAM

ARCHITECTURE AND ENGINEERING:
 DEWBERRY ENGINEERS INC.
 4805 LAKE BROOK DRIVE, SUITE 200
 GLEN ALLEN, VA 23060
 PHONE # 804.205.3337
 CONTACT: DEREK MARSHALL, PE, LEED AP
 EMAIL: DMARSHALL@DEWBERRY.COM

SITE PLAN INFORMATION:
 EXISTING BUILDING SQUARE FOOTAGE: ±5,250
 PROPOSED BUILDING SQUARE FOOTAGE: 0
 PARKING REQUIRED: 0
 PARKING PROVIDED: 0
 LOADING SPACES REQUIRED: 1
 LOADING SPACES PROVIDED: 1
 OVERLAY DISTRICTS: COMMERCIAL SERVICE CORRIDOR & HIGHWAY CORRIDOR
 CBPA DESIGNATION & SOURCE: NONE - COUNTY GIS
 MAXIMUM BUILDING HEIGHT (<35'): N/A
 ARMY CORPS OF ENGINEERS PERMIT: N/A
 DEPARTMENT OF ENVIRONMENTAL QUALITY PERMIT: N/A

NOTE: ANY AND ALL ASPHALT, CONCRETE, OR OTHER DRIVING SURFACES, WHERE NEW OR REPLACED MUST BE ABLE TO SUPPORT A TOTAL IMPOSED LOAD OF FIRE APPARATUS WEIGHING AT LEAST 75,000 POUNDS. AN ENGINEER'S CERTIFICATION SHALL BE SUBMITTED TO CAROLINE COUNTY PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE GOVERNING AUTHORITIES.

- 2015 INTERNATIONAL BUILDING CODE (IBC)
- 2014 NATIONAL ELECTRIC CODE (NEC)
- 2018 NFPA 101, LIFE SAFETY CODE
- MANUAL OF STEEL CONSTRUCTION, 14th EDITION
- AMERICAN CONCRETE INSTITUTE
- ANSI/TIA-222-G
- ANTENNA SUPPORTING STRUCTURES AND ANTENNAS HAVE BEEN DESIGNED IN ACCORDANCE WITH THE IBC 2015 SECTION 1609 WIND LOADS, EXCEPTION #5 REFERENCING TIA-222

PROJECT SUMMARY

PROPERTY OWNER:
 RYAN & ARGENTINA LILLICOTCH
 5259 LADYSMITH RD
 RUTHER GLEN, VA 22546
 PHONE: 571.220.9677
 CONTACT: RYAN LILLICOTCH

PROJECT INFO:
 LOCATION NAME: LAKE LANDOR
 CANDIDATE NAME: LAKE LANDOR - A

APPLICANT INFO:
 VERIZON WIRELESS
 1831 RADY COURT
 RICHMOND, VA 23222
 PHONE: 804.901.7433
 CONTACT: STUART SQUIER
 EMAIL: STUART.SQUIER@GDN.SITES.COM

PROJECT DATA:
 ZONING: RP
 LAND USE: RESIDENTIAL/AGRICULTURAL
 PARCEL ID: 51-A-60A
 TAX MAP: 51
 ACREAGE: 107.03
 JURISDICTION: CAROLINE COUNTY, VA
 VOTING DISTRICT: LAKE PRECINCT
 SITE TYPE: RAWLAND
 TOWER TYPE: MONOPOLE
 TOWER HEIGHT: 195'
 OVERALL HEIGHT: 199'
 LEASE AREA: 10,000 SF
 AREA OF DISTURBANCE: 28,100± SF

CENTER OF PROPOSED TOWER*:
 LATITUDE: 38° 01' 04.34" N
 LONGITUDE: 77° 33' 12.22" W
 ELEVATION: 286' AMSL
 *PER 2C COMPLETED BY DEWBERRY DATED 08/07/17

THIS DOCUMENT WAS DEVELOPED TO REFLECT A SPECIFIC SITE AND ITS SITE CONDITIONS AND IS NOT TO BE USED FOR ANOTHER SITE OR WHEN OTHER CONDITIONS PERTAIN. REUSE OF THIS DOCUMENT IS AT THE SOLE RISK OF THE USER.

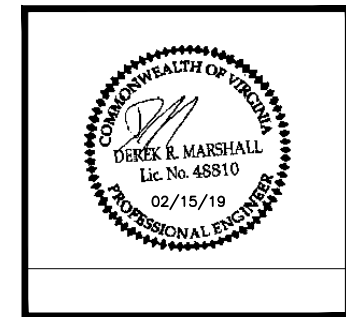
A.D.A. COMPLIANCE:
 FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION.

INDEX OF DRAWINGS

SHT. NO.	DESCRIPTION
T-1	TITLE SHEET
G-1	GENERAL NOTES
G-2	EROSION CONTROL NOTES
G-3	VDOT GENERAL NOTES
C-0	EXISTING CONDITIONS
C-1	OVERALL SITE PLAN
C-2	SITE LAYOUT PLAN
C-3	ENLARGED SITE PLAN
C-4	ELEVATION
C-5	GRADING & EROSION CONTROL PLAN
C-6	CONSTRUCTION DETAILS
C-7	CONSTRUCTION DETAILS
C-8	CONSTRUCTION DETAILS
C-9	EQUIPMENT MOUNTING DETAILS
C-10	CONCRETE PAD DETAILS
C-11	CONDUIT ROUTING PLAN
C-12	EROSION CONTROL DETAILS
C-13	SITE SIGNAGE
C-14	SIGHT DISTANCE PLAN & PROFILES
C-15	TEMPORARY TRAFFIC CONTROL PLAN
E-1	PANEL SCHEDULE & ONE-LINE
E-2	GROUNDING PLAN
E-3	GROUNDING DETAILS



Dewberry Engineers Inc.
 4805 Lake Brook Drive, Suite 200
 Glen Allen, VA 23060
 Phone: 804.290.7957
 Fax: 804.290.7928
 www.dewberry.com



DRAWN BY: JLB

REVIEWED BY: BAR

CHECKED BY: DRM

PROJECT NUMBER: 50091612

SITE ADDRESS:

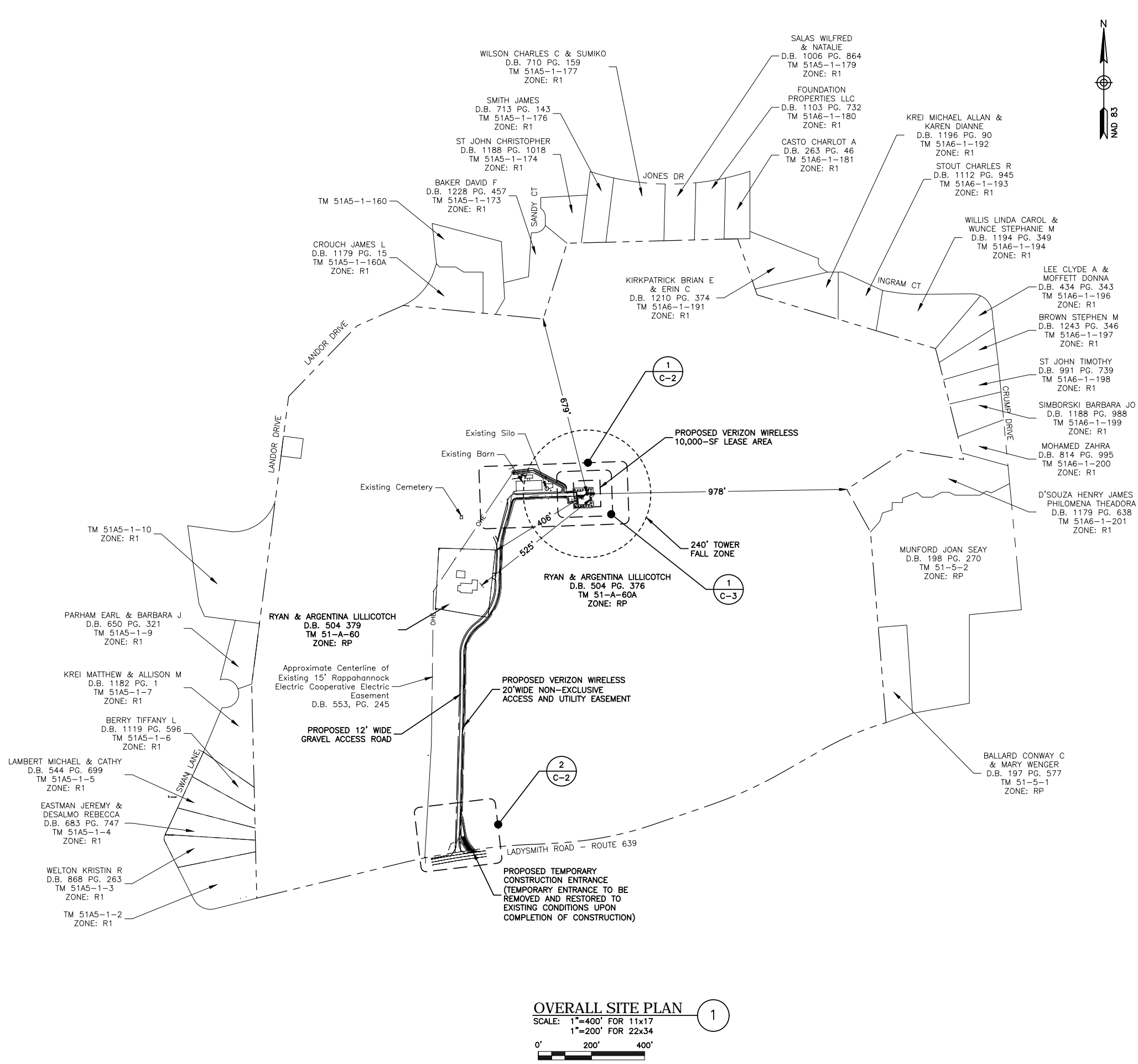
5259 LADYSMITH RD
 RUTHER GLEN, VA 22546

SHEET TITLE

TITLE SHEET

SHEET NUMBER

T-1



LEGEND

---	Existing Property Line (Approx.)
---	Existing Roadway
-x-x-	Existing Fence
---	Existing Access/Utility Easement
-x-x-	PROPOSED FENCE
---	PROPOSED ACCESS/UTILITY EASEMENT
---	PROPOSED LEASE AREA
---	PROPOSED UNDERGROUND CONDUIT
---	LOCUS PROPERTY LINE

- NOTES:**
- SOME EXISTING & PROPOSED INFORMATION NOT SHOWN FOR CLARITY.
 - PROPOSED TOWER LOCATION, ACCESS AND EXISTING FEATURES ARE APPROXIMATE. FINAL LOCATION WILL BE VERIFIED WITH FIELD SURVEY AND PER LAND OWNER.
 - MONOPOLE AND FOUNDATION DESIGN BY OTHERS.



VERIZON WIRELESS
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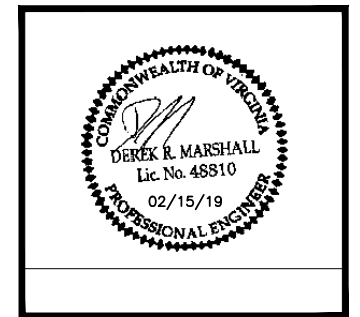
LAKE LANDOR

CONSTRUCTION DRAWINGS

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PROJECT NUMBER: 50091612

SITE ADDRESS:

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RUTHER GLEN, VA 22546

SHEET TITLE

OVERALL SITE PLAN

SHEET NUMBER

OVERALL SITE PLAN
SCALE: 1"=400' FOR 11x17
1"=200' FOR 22x34
0' 200' 400'

C-1