verizon wireless

CASANOVA ROAD
SPECIAL EXCEPTION PLAT
FAUQUIER COUNTY, VIRGINIA
CEDAR RUN MAGISTERIAL DISTRICT

SITE NOTES:

1. APPLICANT: CALVERT CROSSLAND, LLC
ATTN: BARB PIVEC
904 S. BROADWAY
BALTIMORE, MD 21231
TEL. (443) 994-7505

2. PROPERTY OWNER: POHZEHL, MARY JO
5348 CASANOVA ROAD
WARRENTON, VA 20187

3. SITE DATA: PIN: 7902-23-8746-0000
TRACT AREA: 40.00 AC (PER COUNTY & DEED DATA)
DISTRICT: CEDAR RUN MAGISTERIAL DISTRICT
ADDRESS: 5348 CASANOVA ROAD
WARRENTON, VA 20187
EXISTING USE: AGRICULTURE RESIDENTIAL
PROPOSED USE: TELECOMMUNICATION FACILITY (SUPPLEMENTAL TO EXISTING USE)

4. HORIZONTAL AND VERTICAL CONTROL SHOWN HEREON IS BASED ON A FIELD SURVEY BY MORRIS & RITCHIE ASSOCIATES, INC. DATED SEPTEMBER 2016.
LATITUDE: N38° 39' 34.09" GROUND ELEVATION: 409.5' AMSL
LONGITUDE: W77° 43' 50.21" TOP OF POLE ELEVATION: 549.5' AMSL; 140' AGL
PROPOSED ANTENNA RAD CENTER ELEVATION: 545.5' AMSL; 136' AGL

5. THE PROPOSED FACILITIES WILL CONSIST OF ONE (1) 12'-0" LONG x 17'-0" WIDE UNOCCUPIED COMMUNICATION EQUIPMENT PAD WITH A 12'-0" HIGH CANOPY WITHIN A 60'-0"x60'-0" FENCED COMPOUND. ANTENNAS SHALL BE MOUNTED ON A 140'-0" STEEL MONOPOLE FOR THE RECEPTION OF VERIZON WIRELESS TELECOMMUNICATIONS.

6. THE STRUCTURE WILL NOT SUPPORT LIGHTS OR SIGNS UNLESS REQUIRED FOR AIRCRAFT WARNING OR OTHER SAFETY RECORDS.

7. THE APPLICANT WILL PROVIDE A CERTIFICATION FROM A REGISTERED ENGINEER THAT THE STRUCTURE WILL MEET THE APPLICABLE DESIGN STANDARDS FOR WIND LOADS PER THE REQUIREMENTS OF THE TELECOMMUNICATIONS INDUSTRY ASSOCIATION.

8. IF THE ANTENNAS ARE NO LONGER USED FOR TELECOMMUNICATIONS PURPOSES FOR A CONTINUOUS PERIOD OF ONE (1) YEAR, THEY SHALL BE REMOVED BY THE ANTENNA OWNER AT OWNER'S EXPENSE.

9. NO WATER OR SANITARY UTILITIES ARE REQUIRED FOR THE OPERATION OF THIS FACILITY.

10. BOUNDARY SHOWN PER COUNTY RECORDS. EXISTING SITE FEATURES SHOWN PER SURVEY BY MRA, INC., AUGUST 2016.

11. THIS PLAN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. PLAN IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

12. ALL DETAILS SHOWN ARE "STANDARD" OR "TYPICAL" FOR REFERENCE ONLY. FOR ACTUAL DETAILS, SEE ARCHITECTURAL, STRUCTURAL, OR CONSTRUCTION PLANS BY OTHERS.

13. STRUCTURAL ANALYSIS/DESIGN TO BE PERFORMED BY OTHERS AT CLIENT AND/OR OWNER'S DISCRETION PRIOR TO COMMENCEMENT OF ANY WORK.

14. THE COMMUNICATION EQUIPMENT PAD SHALL BE UNMANNED, WITH INFREQUENT VISITS (FOUR OR FEWER PER YEAR) BY MAINTENANCE PERSONNEL, AND WITH ACCESS AND PARKING FOR NO MORE THAN ONE VEHICLE. THE PROPOSED FACILITY IS NOT FOR HUMAN HABITATION AND THEREFORE HANDICAP ACCESS IS NOT REQUIRED.

15. EXCLUSIVE OF THE STEEL MONOPOLE AND ANTENNA, THE PROPOSED COMMUNICATIONS EQUIPMENT PAD AND RELATED MOUNTING DEVICES DO NOT EXCEED TWELVE (12) FEET IN TOTAL HEIGHT.

16. THERE ARE NO KNOWN HISTORIC BUILDING OR FEATURES LOCATED ON THIS SITE.

17. THERE ARE NO KNOWN PLACES OF BURIAL ON THIS SITE.

18. NO WASTE STORAGE OR COLLECTION IS PROPOSED.

VICINITY MAP

1000 0 1000 2000 3000

Scale 1" = 1000'

NORTH

GENERAL NOTES

1. CONTRACTOR SHALL NOTIFY "MISS UTILITY" (811) 48 HOURS PRIOR TO DOING ANY EXCAVATION IN THIS AREA. CONTRACTOR SHALL CONTACT A SUBSURFACE UTILITY LOCATOR FOR LOCATION OF EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL VERIFY EXISTING UTILITY LOCATIONS BY TEST PIT AS NECESSARY. LOCATION OF UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE AND FOR PLANNING PURPOSES ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. DAMAGE TO UTILITIES OR PROPERTY OF OTHER BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE REPAIRED TO PRECONSTRUCTION CONDITIONS BY THE CONTRACTOR.
2. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH ALL STATE AND LOCAL CODES AND ORDINANCES, THE LATEST EDITION THEREOF.
3. ANY PERMITS WHICH MUST BE OBTAINED SHALL BE THE CONTRACTOR'S RESPONSIBILITY. CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS FOR THIS PROJECT FROM ALL APPLICABLE GOVERNMENTAL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ABIDING BY ALL CONDITIONS AND REQUIREMENTS OF THE PERMITS.
4. CONTRACTOR SHALL COORDINATE ALL UTILITY CONNECTIONS WITH APPROPRIATE UTILITY OWNERS.
5. THESE PLANS ARE NOT FOR RECORDATION OR CONVEYANCE.
6. EXISTING PAVEMENT AND OTHER SURFACES DISTURBED BY CONTRACTOR (WHICH ARE NOT TO BE REMOVED) SHALL BE REPAIRED TO PRECONSTRUCTION CONDITIONS BY THE CONTRACTOR.

STANDARD NOTES

1. ALL REFUSE MUST BE DISPOSED OF AT COUNTY-APPROVED DISPOSAL SITES.
2. NO PORTION OF THE LAND HEREON IS LOCATED IN COUNTY OR FEMA MAPPED FLOODPLAINS.
3. PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, ALL STOCKPILE MATERIALS, INCLUDING BUT NOT LIMITED TO STUMPS, BRUSH, AND CONSTRUCTION DEBRIS SHALL BE REMOVED FROM THE PROPERTY AND DISPOSED OF IN ACCORDANCE WITH CHAPTER 19 OF THE COUNTY CODE (SOLID WASTE) OR ANY OTHER STATE OR FEDERAL REGULATIONS.
4. PRIOR TO DEVELOPMENT, THE BOUNDARIES OF THE CONSTRUCTION FOOTPRINT SHALL BE CLEARLY MARKED ON THE PROPERTY AND SUITABLE PROTECTIVE BARRIERS SHALL BE ERECTED FIVE FEET OUTSIDE OF THE DRIP LINE OF ANY TREE OR STAND OF TREES TO BE PRESERVED WITHIN 100 FEET OF THE CONSTRUCTION FOOTPRINT. THE BARRIERS SHALL REMAIN ERECTED THROUGHOUT ALL PHASES OF CONSTRUCTION. THE STORAGE OF EQUIPMENT, MATERIALS, DEBRIS, OR FILL SHALL NOT BE ALLOWED WITHIN THE AREA PROTECTED BY THE BARRIER. ANY REQUIRED LANDSCAPE MATERIAL, PLANTING, AND MAINTENANCE OF BEST MANAGEMENT PRACTICES SHALL CONFORM TO ARTICLE 12 OF THE LEESBURG ZONING ORDINANCE.
5. APPROVAL OF THIS PLAN DOES NOT ALLOW OR GIVE PERMISSION FOR ANY CONSTRUCTION OF THE STRUCTURES OR OTHER FEATURES SHOWN HEREIN. A SEPARATE REVIEW AND APPROVAL WILL BE REQUIRED, FROM THE BUILDING SAFETY DEPARTMENT PRIOR TO CONSTRUCTION OF ANY OF THE FOLLOWING : RETAINING WALLS, SITE LIGHTING, FREE STANDING SIGNS, BUILDING SEWER LINES, UNDERGROUND TANK, ABOVE GROUND TANK, FIRE LINES, ALL PROPOSED STRUCTURES OR ANY OTHER FEATURE THAT IS DEFINED AS A STRUCTURE BY THE VIRGINIA CONSTRUCTION CODE.
6. ADDITIONAL EROSION CONTROL MEASURE MAY BE REQUIRED AS FIELD CONDITIONS WARRANT.
7. CONTRACTOR SHALL SEED OR MULCH ALL DENUDED OR DISTURBED AREAS IN ACCORDANCE WITH VIRGINIA EROSION & SEDIMENT CONTROL REGULATIONS STANDARDS MS-1, MS-2, AND MS-3.
8. NO BURNING OF CONSTRUCTION OR DEMOLITION MATERIALS ON SITE.
9. SIGNAGE NOTE: A SEPARATE SIGN PERMIT IS REQUIRED.
10. PRIVATE EASEMENTS ARE FOR INFORMATION ONLY.

SHEET INDEX

1 COVER SHEET
2 SPECIAL EXCEPTION PLAN

PARKING SCHEDULE
THE TELECOMMUNICATION FACILITY GENERATES APPROXIMATELY (4) FOUR TRIPS PER YEAR PER CARRIER; NO DEDICATED PARKING IS REQUIRED.

LEGEND

	EX. R/W LINE	I.P.F.	IRON PIPE FOUND
	EX. PROPERTY LINE	I.P.S.	IRON PIPE SET
	EX. ADJ. PROPERTY LINE	I.R.F.	IRON REBAR FOUND
	EX. 10' CONTOUR	I.R.S.	IRON REBAR SET
	EX. 2' CONTOUR		EX. SIGN
	EX. TREE LINE		EX. LIGHT POLE
	EX. BUILDING		EX. UTILITY POLE
	EX. EASEMENT	50	EX. SPOT ELEVATION
	EX. PAVEMENT		EX. STREAM BUFFER
	EX. CURB		EX. POND LINE
	EX. WALKWAY		EX. FLOODPLAIN
SD	EX. STORM DRAIN		EX. CRITICAL AREA
W	EX. WATER LINE	NW	EX. WETLAND LINE
SAN	EX. SANITARY LINE		SOILS LINE
OH	EX. OVERHEAD LINE		EX. SEPTIC RESERVE AREA
UG	EX. UNDERGROUND CONDUIT		EX. RETAINING WALL
G	EX. GAS LINE		EX. ZONING LINE
X	EX. FENCE LINE	14B	EX. SOIL MAPPING UNIT
	EX. STREAM	LOD	PROP. LIMITS OF DISTURBANCE

APPLICANT
CALVERT CROSSLAND, LLC
904 S. BROADWAY
BALTIMORE, MD 21231
CONTACT: BARB PIVEC
(443) 994-7505

ENGINEER
MORRIS & RITCHIE ASSOCIATES, INC.
43760 TRADE CENTER PLACE, STE 110
STERLING, VA 20166
CONTACT: JON ERICKSON
JERICKSON@MRAGTA.COM
(703)-674-0161

STORM WATER MANAGEMENT / EROSION & SEDIMENT CONTROL NARRATIVE
THE AREA PROPOSED TO BE DISTURBED WITH THIS APPLICATION CONSISTS OF EXISTING SCRUB BRUSH AND DECIDUOUS FOREST COVER ADJACENT TO AN EXISTING DIRT AND GRAVEL FARM ROAD. THIS AREA WILL BE REPLACED WITH A 60'x60' GRAVEL TELECOMMUNICATIONS COMPOUND AND GRAVEL TURNAROUND THAT CONNECTS TO THE EXISTING FARM ROAD. APPROXIMATELY 8,200 SQ. FT. OF DISTURBANCE IS PROPOSED. SINCE THIS IS LESS THAN 10,000 SQ. FT., AN EROSION & SEDIMENT CONTROL PLAN IS NOT REQUIRED. AN APPROXIMATE ADDITIONAL 980 LINEAR FT. OF EXISTING FARM ROAD WILL BE SUPPLEMENTED WITH A LAYER OF GRAVEL TO CONNECT THE PROPOSED TELECOMMUNICATIONS COMPOUND WITH THE EXISTING ASPHALT DRIVEWAY AT THE FRONT OF THE PROPERTY ADJACENT TO THE EXISTING HOUSE NEAR CASANOVA ROAD.
IT IS NOT ANTICIPATED THAT THE MITIGATION OF STORM WATER RUN-OFF QUANTITY WILL BE REQUIRED ACCORDING TO VRRM (VIRGINIA RUN-OFF REDUCTION METHOD) SPREADSHEET. HOWEVER, IT IS ANTICIPATED THAT THE MITIGATION OF STORM WATER RUN-OFF QUALITY WILL BE REQUIRED. PHOSPHORUS REDUCTION WILL BE PROVIDED THROUGH THE PURCHASING AND BANKING OF STORM WATER MANAGEMENT CREDITS.

SUMMARY OF SOIL CHARACTERISTICS & USE POTENTIAL

Map Unit	Soil Name	Slope (%)	Bedrock Depth (in.)	Watertable Depth (in.)	Shrink-Swell Potential	Bearing Capacity	Erosional Hazard Potential	Hydrologic Group	Land Use Potential*	Water & Sewer Potential	Septic & Drainfield Potential
14B	Sowego Loam	2-7	40-60	20-60	Low	Low	Moderate	B	A,PC,F	Poor	Not Suited
71B	Panorama Silt Loam	2-7	40-60	>40	Low	Low	Moderate	B	A,PC,F	Good	Marginal
73C	Penn Loam	7-15	20-40	>40	Low	Moderate	High	C	A,SC,F	Good	Poor
79A	Albano Silt Loam	0-2	40-60	0-10	High	Low	Slight	D	A,SP,F	Very Poor	Not Suited

* Land Use Potential Abbreviations: A=Agriculture; PC=Prime Cropland; SC=Secondary Cropland; SP=Secondary Pasture; F=Forestry (Hardwood)

Note: Soils 14B and 79A may have hydric soil inclusions per 2007 "Interpretive Guide to Fauquier County Soils"

SEE SHEET 2 FOR SOIL MAP DELINEATIONS.

DATE	REVISIONS

MORRIS & RITCHIE ASSOCIATES, INC.
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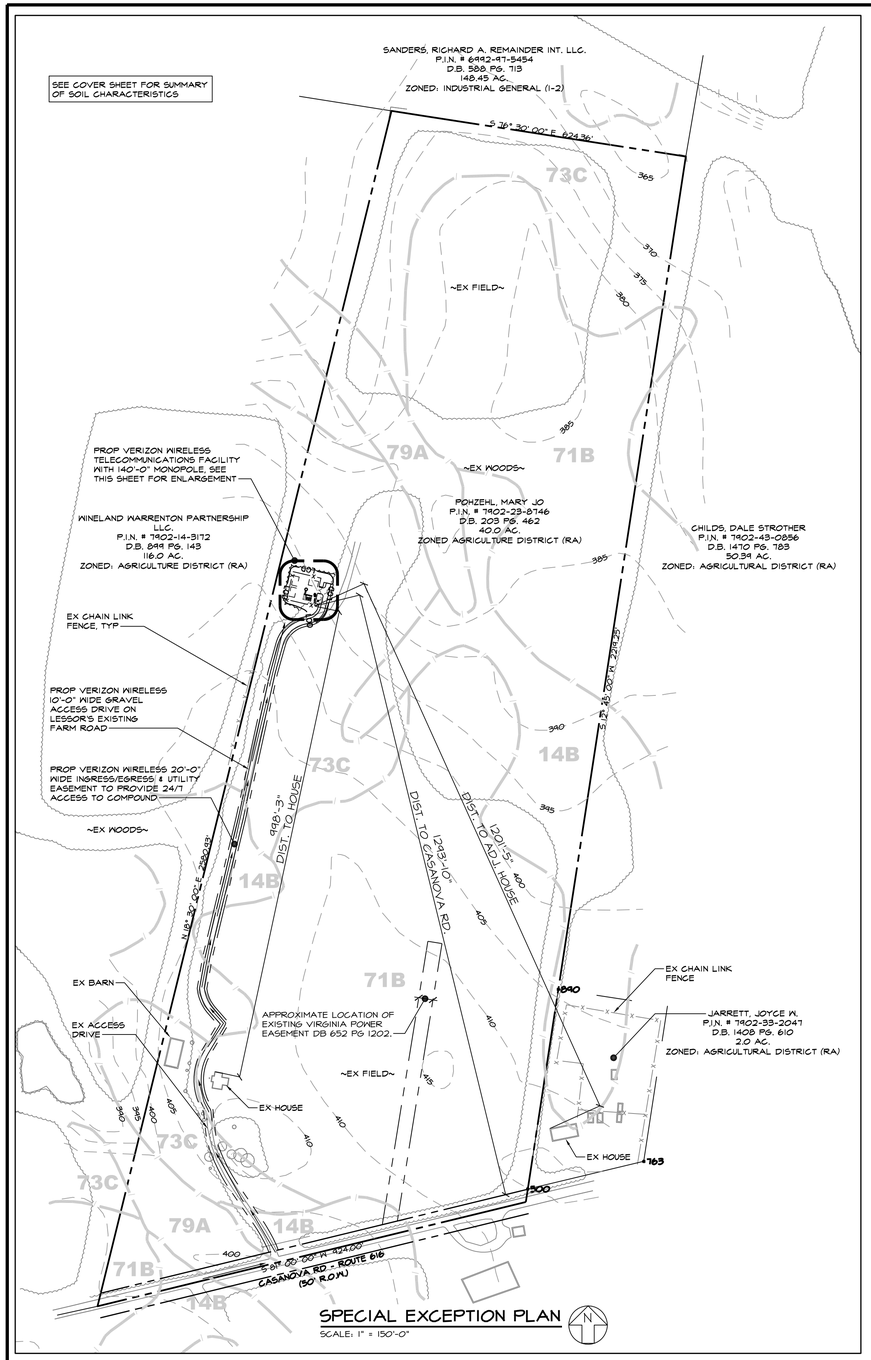
COMMONWEALTH OF VIRGINIA
JON K. ERICKSON
Lic. No. 32355
09/15/16
PROFESSIONAL ENGINEER

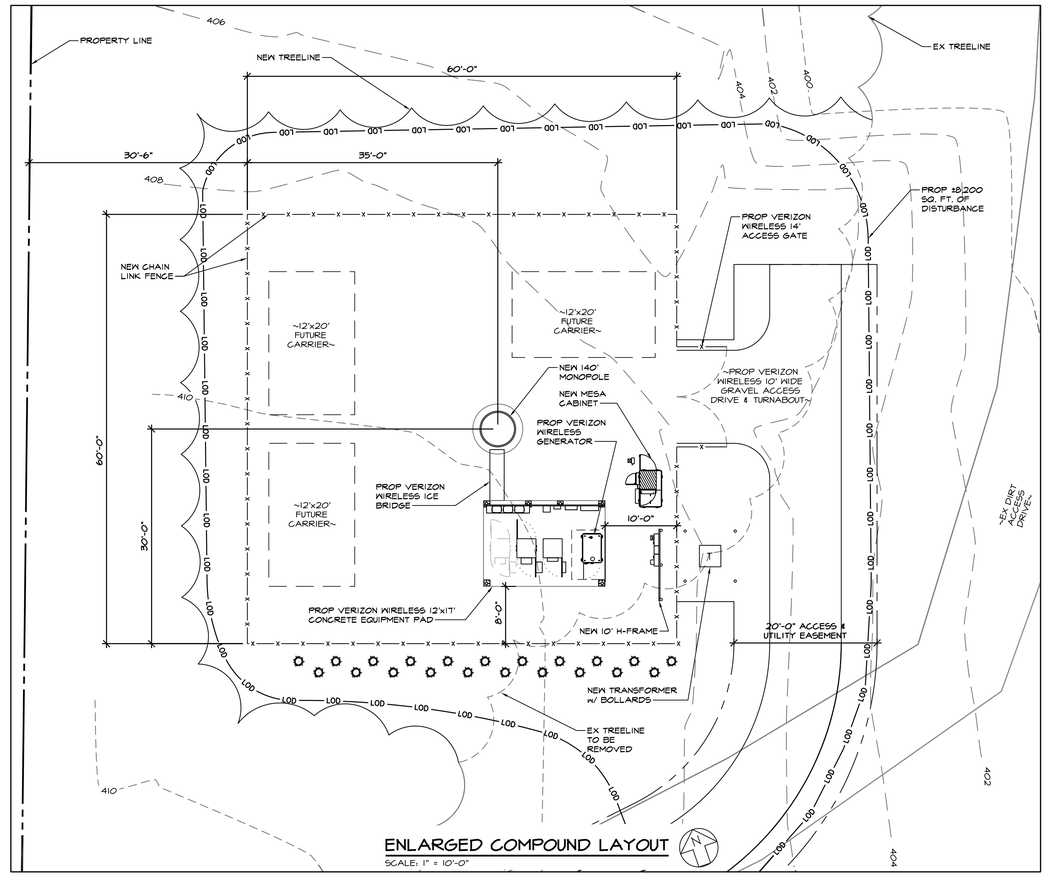
COVER SHEET

VERIZON WIRELESS - CASANOVA ROAD
SPECIAL EXCEPTION PLAT
CEDAR RUN MAGISTERIAL DISTRICT
FAUQUIER COUNTY, VIRGINIA

JOB NO.: 10427.2035
SCALE: AS SHOWN
DATE: 9/15/15
DRAWN BY: J L
DESIGN BY: JKE
REVIEW BY: JKE
SHEET: 1 OF 2



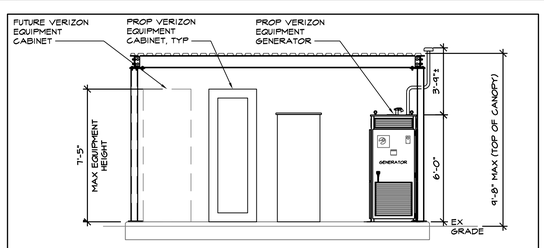
SPECIAL EXCEPTION PLAN
SCALE: 1" = 150'-0"



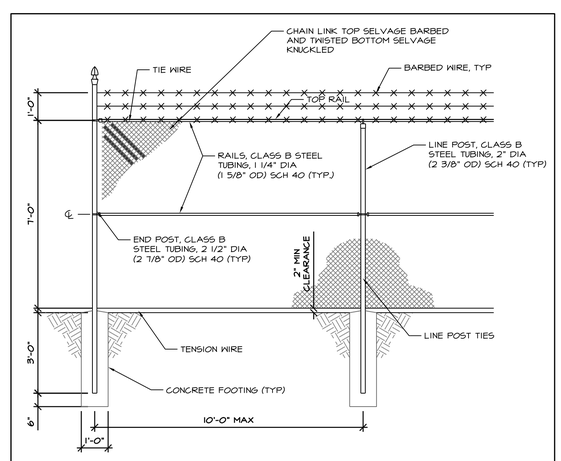
ENLARGED COMPOUND LAYOUT
SCALE: 1" = 10'-0"

PLANTING SCHEDULE

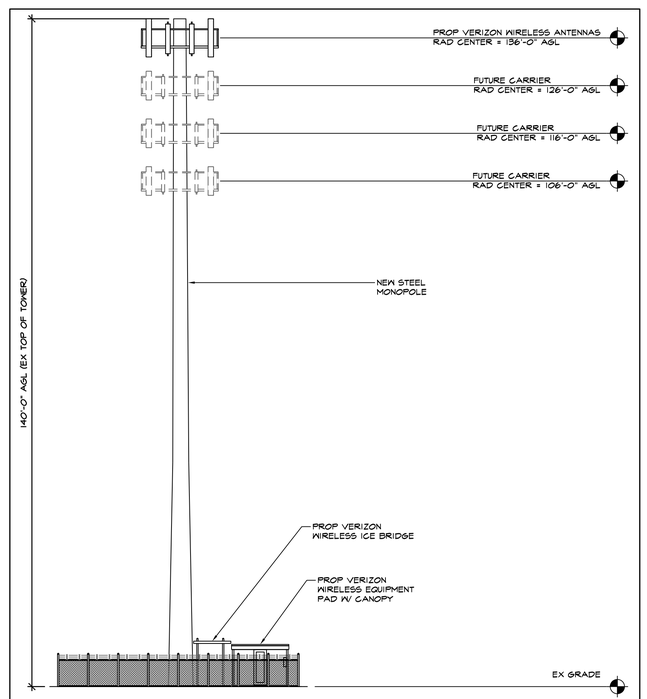
Symbol	Botanical Name	Common Name	Qty.	Size	Root	Spacing
	Thuja 'Green Giant'	Green Giant Arborvitae	21	Minimum 6 ft. height	B&B	As shown



CONCRETE PAD & CANOPY ELEVATION
SCALE: 1/4" = 1'-0"



CHAIN LINK FENCE DETAIL
SCALE: 3/8" = 1'-0"



TOWER ELEVATION
SCALE: 1" = 15'-0"

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SPECIAL EXCEPTION PLAN

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