

**Milestone**  
COMMUNICATIONS

**T-Mobile**  
T-MOBILE NORTHEAST LLC

# JEFFERSON PLAZA

## 13801 MOUNT PLEASANT DRIVE

### WOODBIDGE, VA 22191



6600 Rockledge Drive, Suite 550  
BETHESDA, MD 20817  
PHONE: (202)408-0960  
FAX: (202)408-0961

| SUBMITTALS |                  |      |
|------------|------------------|------|
| DATE       | DESCRIPTION      | REV. |
| 04-30-18   | SITE PLAN REVIEW |      |
| 06-14-18   | SITE PLAN REVIEW |      |
| 07-24-18   | SITE PLAN REVIEW |      |
|            |                  |      |
|            |                  |      |
|            |                  |      |
|            |                  |      |
|            |                  |      |
|            |                  |      |

SEAL:

NOTE: MONOPOLES AND COMMUNICATION TOWERS SHALL BE INSTALLED IN CONFORMANCE WITH ANSI/EIA/TA-222, STRUCTURAL STANDARDS FOR STEEL ANTENNA TOWERS AND ANTENNA SUPPORTING STRUCTURES.

- THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY, MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS, AND LOCAL AND STATE JURISDICTIONAL CODES BEARING ON THE PERFORMANCE OF THE WORK. THE WORK PERFORMED ON THE PROJECT AND THE MATERIALS INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS AND ORDINANCES.
- THE ARCHITECT/ENGINEER HAS MADE EVERY EFFORT TO SET FORTH IN THE CONSTRUCTION AND CONTRACT DOCUMENTS THE COMPLETE SCOPE OF WORK. THE CONTRACTOR BIDDING THE JOB IS NEVERTHELESS CAUTIONED THAT MINOR OMISSIONS OR ERRORS IN THE DRAWINGS AND OR SPECIFICATIONS SHALL NOT EXCUSE SAID CONTRACTOR FROM COMPLETING THE PROJECT AND IMPROVEMENTS IN ACCORDANCE WITH THE INTENT OF THESE DOCUMENTS.
- THE CONTRACTOR OR BIDDER SHALL BEAR THE RESPONSIBILITY OF NOTIFYING (IN WRITING) THE CONSTRUCTION MANAGER OF ANY CONFLICTS, ERRORS, OR OMISSIONS PRIOR TO THE SUBMISSION OF CONTRACTOR'S PROPOSAL OR PERFORMANCE OF WORK. IN THE EVENT OF DISCREPANCIES THE CONTRACTOR SHALL PRICE THE MORE COSTLY OR EXTENSIVE WORK, UNLESS DIRECTED IN WRITING OTHERWISE.
- THE SCOPE OF WORK SHALL INCLUDE FURNISHING ALL MATERIALS, EQUIPMENT, LABOR AND ALL OTHER MATERIALS AND LABOR DEEMED NECESSARY TO COMPLETE THE WORK/PROJECT AS DESCRIBED HEREIN.
- THE CONTRACTOR SHALL VISIT THE JOB SITE PRIOR TO THE SUBMISSION OF BIDS OR PERFORMING WORK TO FAMILIARIZE HIMSELF WITH THE FIELD CONDITIONS AND TO VERIFY THAT THE PROJECT CAN BE CONSTRUCTED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
- THE CONTRACTOR SHALL OBTAIN AUTHORIZATION TO PROCEED WITH CONSTRUCTION PRIOR TO STARTING WORK ON ANY ITEM NOT CLEARLY DEFINED BY THE CONSTRUCTION DRAWING/CONTRACT DOCUMENTS.
- THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS ACCORDING TO THE MANUFACTURER'S/VENDOR'S SPECIFICATION UNLESS NOTED OTHERWISE OR WHERE LOCAL CODES OR ORDINANCES TAKE PRECEDENCE.
- THE CONTRACTOR SHALL PROVIDE A FULL SET OF CONSTRUCTION DOCUMENTS AT THE SITE UPDATED WITH THE LATEST REVISIONS AND ADDENDA OR CLARIFICATIONS AVAILABLE FOR THE USE BY ALL PERSONNEL INVOLVED WITH THE PROJECT.
- THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE PROJECT DESCRIBED HEREIN. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTIONS WHICH MAY BE REQUIRED FOR THE PROJECT BY THE ARCHITECT/ENGINEER, THE STATE, COUNTY OR LOCAL GOVERNMENT AUTHORITY.
- THE CONTRACTOR SHALL MAKE NECESSARY PROVISIONS TO PROTECT EXISTING IMPROVEMENTS, EASEMENTS, PAVING, CURBING, ETC. DURING CONSTRUCTION. UPON COMPLETION OF WORK, THE CONTRACTOR SHALL REPAIR ANY DAMAGE THAT MAY HAVE OCCURRED DUE TO CONSTRUCTION ON OR ABOUT THE PROPERTY.
- THE CONTRACTOR SHALL KEEP THE GENERAL WORK AREA CLEAN AND HAZARD FREE DURING CONSTRUCTION AND DISPOSE OF ALL DIRT, DEBRIS, RUBBISH AND REMAINING ON THE PROPERTY. PREMISES SHALL BE LEFT IN CLEAN CONDITION AND FREE FROM PAINT SPOTS, DUST, OR SMUDGES OF ANY NATURE.
- THE CONTRACTOR SHALL COMPLY WITH ALL OSHA REQUIREMENTS AS THEY APPLY TO THIS PROJECT.
- THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER WHERE A CONFLICT OCCURS ON ANY OF THE CONTRACT DOCUMENTS. THE CONTRACTOR IS NOT TO ORDER MATERIAL OR CONSTRUCT ANY PORTION OF THE WORK THAT IS IN CONFLICT UNTIL THE CONFLICT IS RESOLVED BY THE CONSTRUCTION MANAGER.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, PROPERTY LINES, ETC. ON THE PROJECT.

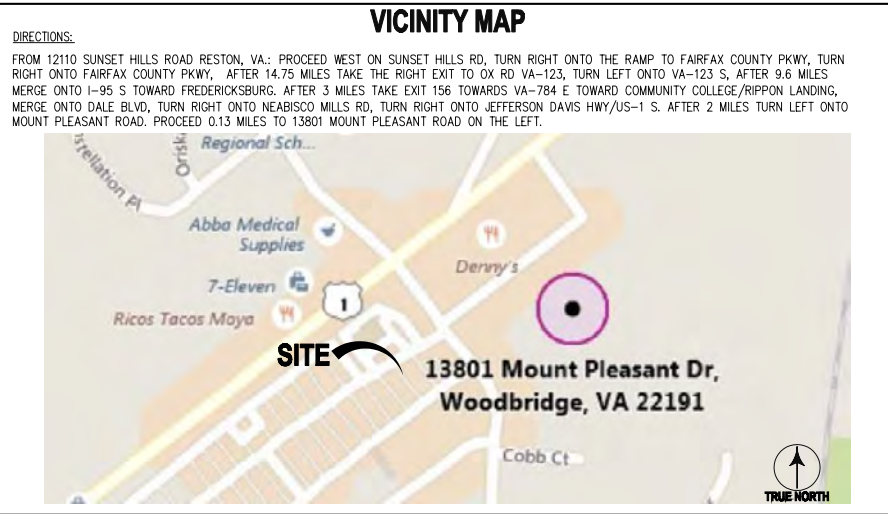
#### APPROVALS

MILESTONE COMMUNICATIONS:

NAME \_\_\_\_\_ DATE \_\_\_\_\_

PROPERTY OWNER:

NAME \_\_\_\_\_ DATE \_\_\_\_\_



**SYMBOLS AND ABBREVIATIONS**

|        |                      |      |                        |   |                |
|--------|----------------------|------|------------------------|---|----------------|
| ADJ    | ADJUSTABLE           | MECH | MECHANICAL             | ⊕ | SPOT ELEVATION |
| APPROX | APPROXIMATE          | MFR  | MANUFACTURER           | ⊕ | CENTERLINE     |
| CAB    | CABINET              | MG   | MAIN GROUND BAR        | ⊕ | PLATE          |
| CLG    | CEILING              | MIN  | MINIMUM                | ⊕ | DETAIL NUMBER  |
| CONC   | CONCRETE             | MTL  | METAL                  | ⊕ | SHEET NUMBER   |
| CONT   | CONTINUOUS           | NIC  | NOT IN CONTRACT        | ⊕ |                |
| CJ     | CONSTRUCTION JOINT   | NTS  | NOT TO SCALE           | ⊕ |                |
| DIA    | DIAMETER             | OC   | ON CENTER              | ⊕ |                |
| DWG    | DRAWING              | OPP  | OPPOSITE               | ⊕ |                |
| EGB    | EQUIPMENT GROUND BAR | SF   | SQUARE FOOT            | ⊕ |                |
| EA     | EACH                 | SHT  | SHEET                  | ⊕ |                |
| ELEC   | ELECTRICAL           | SIM  | SIMILAR                | ⊕ |                |
| EL     | ELEVATION            | SS   | STAINLESS STEEL        | ⊕ |                |
| EQ     | EQUAL                | STL  | STEEL                  | ⊕ |                |
| EQUIP  | EQUIPMENT            | TOC  | TOP OF CONCRETE        | ⊕ |                |
| EXT    | EXTERIOR             | TOM  | TOP OF MASONRY         | ⊕ |                |
| FF     | FINISHED FLOOR       | TOS  | TOP OF STEEL           | ⊕ |                |
| GA     | GAGE                 | TYP  | TYPICAL                | ⊕ |                |
| GALV   | GALVANIZED           | VF   | VERIFY IN FIELD        | ⊕ |                |
| GB     | GROUND BAR           | UON  | UNLESS OTHERWISE NOTED | ⊕ |                |
| GC     | GENERAL CONTRACTOR   | WFF  | WELDED WIRE FABRIC     | ⊕ |                |
| GRND   | GROUND               | W/   | WITH                   | ⊕ |                |
| LG     | LONG                 | &    | AND                    | ⊕ |                |
| LLH    | LONG LEG HORIZONTAL  | ⊙    | AT                     | ⊕ |                |
| MAX    | MAXIMUM              |      |                        | ⊕ |                |

**SHEET INDEX**

|             |                                                      |
|-------------|------------------------------------------------------|
| <b>T-1</b>  | <b>TITLE SHEET</b>                                   |
| <b>C-1</b>  | <b>EROSION AND SEDIMENT CONTROL PLAN AND DETAILS</b> |
| <b>C-2</b>  | <b>ESC NARRATIVE AND NOTES</b>                       |
| <b>C-3</b>  | <b>CIVIL NOTES</b>                                   |
| <b>C-4</b>  | <b>COMPOUND PLAN</b>                                 |
| <b>C-5</b>  | <b>MONOPOLE ELEVATION</b>                            |
| <b>C-6</b>  | <b>T-MOBILE ANTENNA LAYOUT AND SCHEDULE</b>          |
| <b>C-7</b>  | <b>T-MOBILE ANTENNA DETAILS</b>                      |
| <b>C-8</b>  | <b>T-MOBILE EQUIPMENT DETAILS</b>                    |
| <b>C-9</b>  | <b>SITE DETAILS</b>                                  |
| <b>C-10</b> | <b>COUNTY UNIT PRICE LIST</b>                        |
| <b>C-11</b> | <b>COUNTY UNIT PRICE LIST</b>                        |
| <b>C-12</b> | <b>COUNTY UNIT PRICE LIST</b>                        |
| <b>C-13</b> | <b>NOTES AND CORRESPONDENCE</b>                      |

**PROJECT DESCRIPTION**

SCOPE OF WORK: 1. INSTALL A NEW 150'-0" MONOPOLE AND FOUNDATION INSIDE A NEW FENCED EQUIPMENT COMPOUND.  
2. INSTALL EQUIPMENT PAD FOR CARRIER EQUIPMENT.  
3. INSTALL TELEPHONE AND ELECTRIC SERVICE FROM EXISTING DEMARCATION POINTS.  
4. INSTALL COMPOUND SITE IMPROVEMENTS.  
5. INSTALL CARRIER PANEL ANTENNAS ON THE MONOPOLE.  
6. INSTALL CARRIER RF CABLES INSIDE THE MONOPOLE.

**PROJECT INFORMATION**

|                                                                                                                                          |                                                                                                                                |
|------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------|
| PROPERTY OWNER: JEFFERSON MARUMSCO 2 LLC<br>85 MINE ROAD, SUITE 115<br>STAFFORD, VA 22554                                                | LATITUDE: N 38° 39' 08.481"<br>LONGITUDE: W 77° 15' 11.213"<br>GROUND ELEVATION: ±32.7'                                        |
| APPLICANT: MILESTONE COMMUNICATIONS<br>12110 SUNSET HILLS ROAD, SUITE 100<br>RESTON, VA 20190<br>MR. LEN FORKAS<br>703-620-2555 EXT. 104 | JURISDICTION: PRINCE WILLIAM COUNTY<br>PARCEL ID: 8392-82-7081<br>CURRENT ZONING: B1<br>USE: PUBLIC UTILITY/TELECOMMUNICATIONS |



PROJECT NO: 1050.241  
DESIGNER: M.A.  
ENGINEER: M.M.

SCALE:  
0 1/2 1  
GRAPHIC SCALE IN INCHES

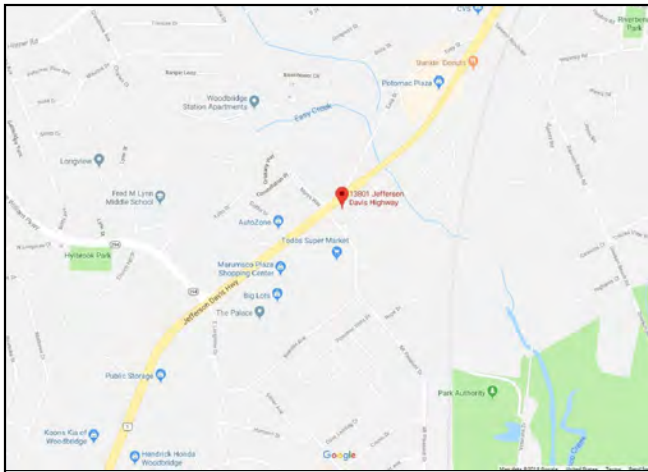
**JEFFERSON PLAZA**  
**13801 MOUNT PLEASANT DR**  
**WOODBIDGE, VA 22191**

TITLE:

**TITLE SHEET**

SHEET NUMBER:

**T-2**



**VICINITY MAP**  
SCALE: 1" = 1,000'



**SITE PLAN NOTES:**

1. SITE NAME: JEFFERSON PLAZA
2. THIS IS NOT A BOUNDARY SURVEY AND IS NOT TO BE USED FOR THE TRANSFER OF PROPERTY.
3. THE SUBJECT PARCEL INFORMATION:  
OWNER: JEFFERSON MARUMSCO 2 LLC  
PREMISES ADDRESS: 13801 MOUNT PLEASANT DR.  
WOODBRIDGE, VA 22191  
MAILING ADDRESS: 85 MINE ROAD  
STAFFORD, VA 22554  
JURISDICTION: PRINCE WILLIAM CO  
PARCEL ID: 8392-82-6986  
ZONING: B-1  
AREA: 7.6501 AC.
4. THE RECORDED REFERENCES FOR THE SUBJECT PARCEL ARE AS FOLLOWS: INSTR #201805020031007.
5. THE DATUM'S ARE NAD 83 AND NGVD 88, AND THE BEARING BASE IS STATE GRID.
6. NO UNDERGROUND UTILITIES HAVE BEEN LOCATED, THE PRESENCE OF ANY SUCH UTILITIES MUST BE CONFIRMED BY THE CONTRACTOR BEFORE CONSTRUCTION.
7. NO WETLANDS HAVE BEEN DEFINED AND ANY AREAS SHOWN AS MARSH, PONDS OR DITCHES ARE DONE SO FROM VISIBLE SURFACE FEATURES AND IN NO WAY CONSTITUTE A DEFINED WETLAND.
8. THE FLOOD ZONE OF THE PROPOSED MONOPOLE IS AS FOLLOWS: FLOOD ZONE X, AREA OF MINIMAL FLOODING. SOURCE, FEMA FLOOD MAP FOR PRINCE WILLIAM COUNTY, VA. COMMUNITY PANEL NUMBER 51153C0219E. EFFECTIVE: AUGUST 3, 2015.
9. A TITLE REPORT WAS REVIEWED FOR THIS PROPERTY.
10. THE DATA COLLECTED AND SHOWN ON THIS DRAWING ARE FOR THE PURPOSES OF CONSTRUCTION OF A CELLULAR MONOPOLE, ANY NECESSARY ANCILLARY EQUIPMENT AND ALL APPROPRIATE EASEMENTS.
11. NO UNRECORDED EASEMENTS ARE SHOWN ON THIS SURVEY AND IT IS POSSIBLE THAT SUCH EASEMENTS IMPACT THE SITE.
12. THIS PROPERTY IS SUBJECT TO ALL MATTERS OF PUBLIC RECORD.
13. THE LOCATION OF THE PROPOSED MONOPOLE IS AS FOLLOWS:  
THE VALUES LISTED BELOW ARE WITHIN ±50' HORIZONTAL AND ±20' VERTICAL.  
LATITUDE: N 38° 39' 08.481"  
LONGITUDE: W 77° 15' 11.213"  
ELEV AT BASE: 32.7'

**ADJOINERS**

1  
GPIN: 8392-82-5343  
OWNER NAME: CRUZ KENDRA G BARAHONA  
PREMISES ADDRESS: 1308 COBB CT  
WOODBRIDGE, VA 22191  
MAILING ADDRESS: SAME  
INST: 201604220029047  
PROPERTY AREA: 0.2695 AC  
USE: SINGLE FAMILY DETACHED  
ZONING: R-4

2

GPIN: 8392-82-6344  
OWNER NAME: SPALDING GREGORY  
PREMISES ADDRESS: 1306 COBB CT  
WOODBRIDGE, VA 22191  
MAILING ADDRESS: SAME  
INST: 201601210004445  
PROPERTY AREA: 0.2583 AC  
USE: SINGLE FAMILY DETACHED  
ZONING: R-4

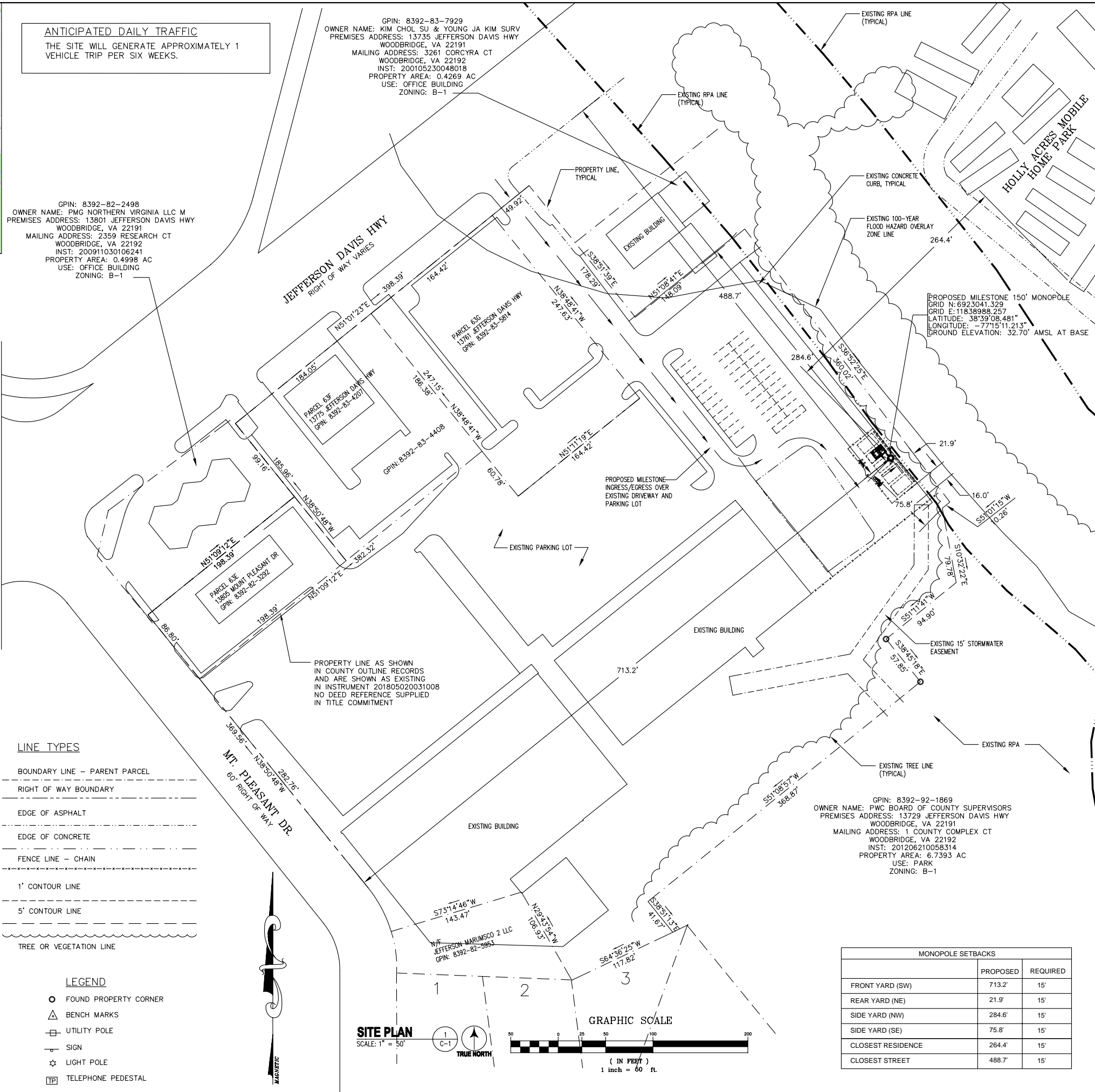
3

GPIN: 8392-82-7144  
OWNER NAME: BANKS OLANDER JR  
PREMISES ADDRESS: 1304 COBB CT  
WOODBRIDGE, VA 22191  
MAILING ADDRESS: 2924 WYTHE CT  
WOODBRIDGE, VA 22191  
INST: 200511010189858  
PROPERTY AREA: 0.2925 AC  
USE: SINGLE FAMILY DETACHED  
ZONING: R-4

**ANTICIPATED DAILY TRAFFIC**  
THE SITE WILL GENERATE APPROXIMATELY 1 VEHICLE TRIP PER SIX WEEKS.

GPIN: 8392-82-2498  
OWNER NAME: PMG NORTHERN VIRGINIA LLC M  
PREMISES ADDRESS: 13801 JEFFERSON DAVIS HWY  
WOODBRIDGE, VA 22191  
MAILING ADDRESS: 2359 RESEARCH CT  
WOODBRIDGE, VA 22192  
INST: 200911030106241  
PROPERTY AREA: 0.4998 AC  
USE: OFFICE BUILDING  
ZONING: B-1

GPIN: 8392-83-7929  
OWNER NAME: KIM CHOL SU & YOUNG JA KIM SURV  
PREMISES ADDRESS: 13735 JEFFERSON DAVIS HWY  
WOODBRIDGE, VA 22191  
MAILING ADDRESS: 3261 CORCYRA CT  
WOODBRIDGE, VA 22192  
INST: 200105230048018  
PROPERTY AREA: 0.4269 AC  
USE: OFFICE BUILDING  
ZONING: B-1



**LINE TYPES**

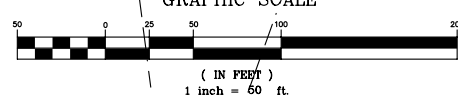
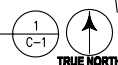
|                               |
|-------------------------------|
| BOUNDARY LINE - PARENT PARCEL |
| RIGHT OF WAY BOUNDARY         |
| EDGE OF ASPHALT               |
| EDGE OF CONCRETE              |
| FENCE LINE - CHAIN            |
| 1' CONTOUR LINE               |
| 5' CONTOUR LINE               |
| TREE OR VEGETATION LINE       |

**LEGEND**

- FOUND PROPERTY CORNER
- △ BENCH MARKS
- UTILITY POLE
- ⊕ SIGN
- ☆ LIGHT POLE
- ⊞ TELEPHONE PEDESTAL

**SITE PLAN**

SCALE: 1" = 50'



**MONOPOLE SETBACKS**

|                   | PROPOSED | REQUIRED |
|-------------------|----------|----------|
| FRONT YARD (SW)   | 713.2'   | 15'      |
| REAR YARD (NE)    | 21.9'    | 15'      |
| SIDE YARD (NW)    | 284.6'   | 15'      |
| SIDE YARD (SE)    | 75.8'    | 15'      |
| CLOSEST RESIDENCE | 264.4'   | 15'      |
| CLOSEST STREET    | 488.7'   | 15'      |

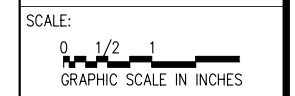
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**SUBMITTALS**

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| 06-14-18 | SITE PLAN REVIEW |      |
| 07-24-18 | SITE PLAN REVIEW |      |

SEAL:

|             |          |
|-------------|----------|
| PROJECT NO: | 1050.241 |
| DESIGNER:   | R.S.     |
| ENGINEER:   | M.M.     |

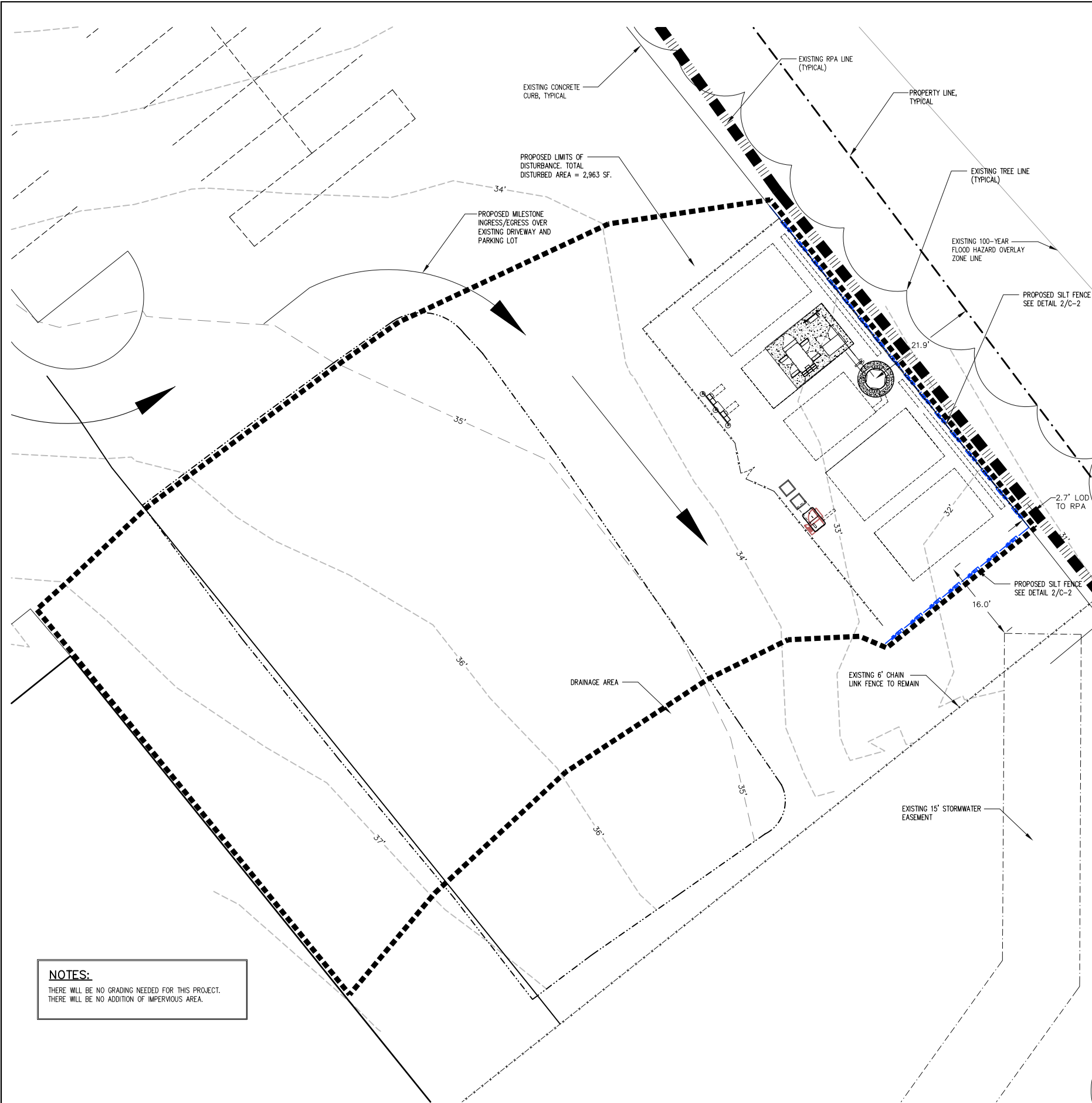


**JEFFERSON PLAZA**  
13801 MOUNT PLEASANT DR  
WOODBRIDGE, VA 22191

TITLE:

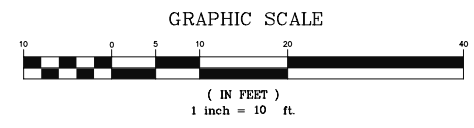
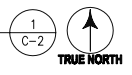
**SITE PLAN**

SHEET NUMBER:  
**C-1**

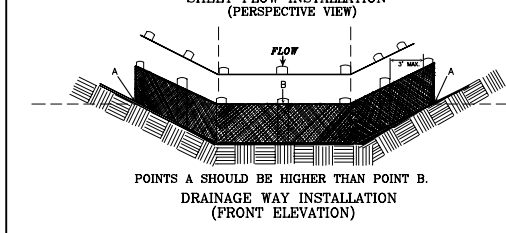
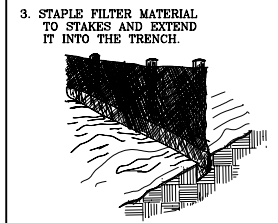
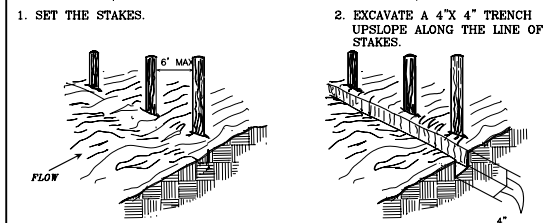


**NOTES:**  
 THERE WILL BE NO GRADING NEEDED FOR THIS PROJECT.  
 THERE WILL BE NO ADDITION OF IMPERVIOUS AREA.

**EROSION AND SEDIMENT CONTROL PLAN**  
 SCALE: 1" = 10'



**CONSTRUCTION OF A SILT FENCE (WITHOUT WIRE SUPPORT)**



**NOTES:**

- SILT FENCES SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
- CLOSE ATTENTION SHALL BE PAID TO THE REPAIR OF DAMAGED SILT FENCE RESULTING FROM END RUNS AND UNDERCUTTING.
- SHOULD THE FABRIC ON A SILT FENCE DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER STILL BE NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.
- SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.

ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE, PREPARED AND SEED.

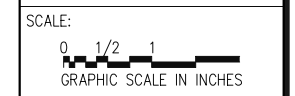
**SILT FENCE**  
 SCALE: N.T.S.

6600 Rockledge Drive, Suite 550  
 BETHESDA, MD 20817  
 PHONE: (202)408-0960  
 FAX: (202)408-0961

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SEAL:

PROJECT NO: 1050.241  
 DESIGNER: R.S.  
 ENGINEER: C.S.



**JEFFERSON PLAZA**  
**13801 MOUNT PLEASANT DR**  
**WOODBIDGE, VA 22191**

TITLE:  
**SEDIMENT AND EROSION CONTROL PLAN & DETAILS**

SHEET NUMBER:  
**C-2**

## DUST CONTROL

DUST CONTROL SHALL BE PROVIDED FOR REDUCING SURFACE AND AIR MOVEMENT DURING LAND DISTURBANCE. THE CONTRACTOR SHALL PROVIDE A WATER TRUCK IF PUBLIC WATER IS NOT AVAILABLE. CONSTRUCTION AREA SHALL BE MOISTENED AS NEEDED TO PREVENT DUST CREATION.

## RESPONSIBLE LAND DISTURBER

RESPONSIBLE LAND DISTURBER (RLD) MEANS AN INDIVIDUAL HOLDING A CERTIFICATE OF COMPETENCE ISSUED BY DCR WHO WILL BE IN CHARGE OF AND RESPONSIBLE FOR CARRYING OUT THE LAND-DISTURBING ACTIVITY IN ACCORDANCE WITH THE APPROVED PLAN. THE RLD MAY BE THE OWNER, APPLICANT, PERMITEE, DESIGNER, SUPERINTENDENT, PROJECT MANAGER, CONTRACTOR, OR ANY OTHER PROJECT OR DEVELOPMENT TEAM MEMBER. THE RLD MUST BE DESIGNATED AS A PREREQUISITE FOR OBTAINING PERMIT AND PRIOR TO ANY LAND DISTURBING ACTIVITIES. REF VESCH

## EROSION AND SEDIMENT CONTROL NARRATIVE

### PROJECT DESCRIPTION

MILESTONE PROPOSE TO INSTALL A TELECOMMUNICATIONS MONOPOLE AND A 2,516 SF EQUIPMENT COMPOUND. THE SITE WILL BE ACCESSED FROM JEFFERSON VAULT HIGHWAY ACROSS AN EXISTING ASPHALT ENTRANCE. THE SITE WILL BE BUILT IN AN EXISTING ASPHALT PARKING LOT. THE PROPOSED DISTURBED AREA IS 3,200 SF (0.07 AC.). THERE IS NO GRADING PROPOSED FOR THE PROJECT. THE EXISTING RUNOFF WILL LEAVE THE COMPOUND AS OVERLAND SHEETFLOW.

### EXISTING SITE CONDITIONS

THE SITE CONDITIONS INCLUDE EXISTING ASPHALT PARKING LOTS AND GRASSED MEDIANS. THE SITE IS RELATIVELY FLAT. ALL AREAS TO BE LEFT UNDISTURBED SHALL BE CLEARLY MARKED WITH FLAGGING OR TREE PROTECTION THAT DENOTES THE LIMITS OF CLEARING AND GRADING.

### ADJACENT AREAS

NO OFF-SITE AREAS WILL BE DISTURBED. THE SITE IS BOUNDED ON THE NORTHEAST AND SOUTHEAST BY PARK LAND, ON THE SOUTHWEST SIDE BY SINGLE FAMILY HOMES AND MOUNT PLEASANT DRIVE AND ON THE NORTHWEST SIDE BY COMMERCIAL AND RETAIL BUILDINGS. THERE WILL BE NO SIGNIFICANT INCREASE IN STORMWATER RUNOFF IMPACTING ADJACENT PROPERTIES. SILT FENCE WILL BE INSTALLED AT THE DOWNHILL SIDE OF THE DISTURBED AREAS TO CONTROL ANY SEDIMENT LADEN RUNOFF.

### OFF-SITE AREAS

NO OFF-SITE AREA WILL BE AFFECTED BY THIS CONSTRUCTION.

### SOIL DESCRIPTIONS

THE SOIL TYPE FOR THIS SITE WAS TAKEN FROM USDA WEB SITE:

54B URBAN LAND-UDORTHERTS COMPLEX  
SLOPE: 0 TO 7 PERCENT

### CRITICAL AREAS

THERE ARE NO CRITICAL AREAS ON THE PROPERTY, HOWEVER, THERE IS A RESOURCE PROTECTION AREA ON THE PARK LAND TO THE EAST AND SOUTH OF THE SUBJECT PARCEL.

### EROSION AND SEDIMENT CONTROL MEASURES

THE PROJECT WILL CUT APPROXIMATELY 69 CY OF TOPSOIL TO CONSTRUCT A GRAVEL COMPOUND. THE COMPOUND WILL USE APPROXIMATELY 69 CY OF CRUSHED AGGREGATE FILL. THE EXCESS ASPHALT AND TOPSOIL WILL BE REMOVED FROM THE SITE. THE EROSION CONTROL MEASURES TO BE USED INCLUDE SILT FENCE, ADDITIONAL SILT FENCE SHALL BE PROVIDED FOR STOCKPILES, IF NECESSARY. TEMPORARY SEEDING SHALL STABILIZE THE STOCKPILES.

### PERMANENT STABILIZATION

THE SITE IS TO BE BUILT ON AN EXISTING ASPHALT PARKING LOT. THERE IS NO SOIL TO BE DISTURBED. ALL DISTURBED AREAS AND NEARBY VEGETATIVE AREAS ARE TO BE CONSTRUCTED AND MAINTAINED ACCORDING TO THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE V.E.S.C.H. 3RD EDITION 1992.

### STRUCTURAL PRACTICES

#### 1. TEMPORARY CONSTRUCTION ENTRANCE – 3.02

THE SITE WILL BE ACCESSED THROUGH AN EXISTING ASPHALT DRIVEWAY THEN ALONG AN EXISTING ASPHALT PARKING LOT.

#### 2. SILT FENCE BARRIER – 3.05

SILT FENCE WILL BE INSTALLED AT THE DOWNHILL SIDE OF THE DISTURBED AREAS TO CONTROL ANY SEDIMENT LADEN RUNOFF AS SHOWN ON EROSION & SEDIMENT CONTROL SHEET. ALL AREAS TO BE LEFT UNDISTURBED SHALL BE CLEARLY MARKED WITH FLAGGING OR TREE PROTECTION THAT DENOTES THE LIMITS OF CLEARING AND GRADING. ADDITIONAL SILT FENCE SHALL BE PROVIDED FOR STOCKPILES, IF NECESSARY. THE SILT FENCE SHALL BE INSPECTED FOR STRUCTURAL STABILITY ESPECIALLY IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.

### STORMWATER RUNOFF CONSIDERATIONS

ALL STORMWATER RUNOFF FROM THE SITE WILL FLOW DOWN AS A SHEET FLOW. THE INCREASE IN FLOW IS NOT SIGNIFICANT. ALL DISTURBED AREAS AND NEARBY VEGETATIVE AREAS ARE TO BE CONSTRUCTED AND MAINTAINED ACCORDING TO THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE V.E.S.C.H. 3RD EDITION 1992. SEE STORMWATER MANAGEMENT NARRATIVE ON SHEET C-12.

### CALCULATION

THE DISTURBED AREA FOR THIS SITE IS 3,200 SQ FT (0.07 AC) AND THE IMPERVIOUS AREA FOR THIS SITE IS 2,516 SF (0.05 AC). THE POST DEVELOPMENT DISCHARGE QUANTITIES FOR THE 1, 2 AND 10 YEAR 2-HOUR STORMS INCREASES ARE ALL LESS THAN 0.2 CFS.

### SOIL STOCKPILES AND BORROW AREAS

ADDITIONAL SILT FENCE SHALL BE PROVIDED FOR STOCKPILES, IF NECESSARY. TEMPORARY SEEDING SHALL STABILIZE THE STOCKPILES. THERE WILL BE NO OFF SITE SOIL BROUGHT INTO THE SITE.

### CONSTRUCTION SCHEDULE

1. ARRANGE PRECONSTRUCTION MEETING WITH COUNTY.
2. NOTIFY SEDIMENT CONTROL INSPECTOR 24 HOURS PRIOR TO START OF CONSTRUCTION.
3. INSTALL CONSTRUCTION ENTRANCE WITH WASH RASK.
5. THE SILT FENCE AND TREE PROTECTION FENCE SHALL BE INSTALLED AS SHOWN ON THE PLAN PRIOR TO GRADING.
6. PERFORM CLEARING AND GRUBBING REQUIRED FOR INSTALLATION OF PERIMETER CONTROLS.
6. INSTALL PERIMETER CONTROLS; NOTIFY SEDIMENT CONTROL INSPECTOR AND OBTAIN APPROVAL BEFORE PROCEEDING FURTHER.
7. COMPLETE ALL REQUIRED CLEARING AND GRUBBING.
8. INSTALL ALL FACILITIES NOTED ON THE PLAN.
9. INSTALL ALL EQUIPMENT NOTED ON THE PLAN.
10. COMPLETE FINAL GRADING, PERMANENT VEGETATIVE STABILIZATION, AND LANDSCAPING.
11. NOTIFY SEDIMENT CONTROL INSPECTOR AND OBTAIN APPROVAL TO REMOVE SEDIMENT AND EROSION CONTROL DEVICES.

### MAINTENANCE SCHEDULE FOR EROSION AND SEDIMENT CONTROL PRACTICES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSPECTION OF ALL MECHANICAL CONTROLS ON A DAILY BASIS. IN GENERAL, ALL EROSION & SEDIMENT CONTROL MEASURES WILL BE CHECKED DAILY AND AFTER EACH SIGNIFICANT RAINFALL.

2. ANY CONTROL DEVICES THAT ARE FOUND TO BE NONFUNCTIONAL OR DAMAGED SHALL BE REPAIRED OR REPLACED BY THE END OF THE DAY.

3. SILT FENCE SHALL BE CHECKED FOR UNDERMINING OR DETERIORATION OF THE FABRIC. IF THE SILT FENCE WAS FOUND TO BE CLOGGED WITH SEDIMENT THAT REDUCES THE FUNCTIONING CAPABILITY OF THE CONTROL, IT SHALL BE WASHED AND CLEANED OR REPLACED.

4. ALL OTHER CONTROL DEVICES SHALL REFER TO THE ATTACHED EROSION & SEDIMENT CONTROL STANDARD NOTES FOR DETAILED MAINTENANCE AND REVEGETATION/STABILIZATION REQUIREMENTS.

## 4VAC50-30-40. MINIMUM STANDARDS

AN EROSION AND SEDIMENT CONTROL PROGRAM ADOPTED BY A DISTRICT OR LOCALITY MUST BE CONSISTENT WITH THE FOLLOWING CRITERIA, TECHNIQUES AND METHODS:

1. PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN DAYS TO DENUDED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN DORMANT FOR LONGER THAN 30 DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT DORMANT FOR MORE THAN ONE YEAR.

2. DURING CONSTRUCTION OF THE PROJECT, SOIL STOCKPILES AND BORROW AREAS SHALL BE STABILIZED OR PROTECTED WITH SEDIMENT TRAPPING MEASURES. THE APPLICANT IS RESPONSIBLE FOR THE TEMPORARY PROTECTION AND PERMANENT STABILIZATION OF ALL SOIL STOCKPILES ON SITE AS WELL AS BORROW AREAS AND SOIL INTENTIONALLY TRANSPORTED FROM THE PROJECT SITE.

3. A PERMANENT VEGETATIVE COVER SHALL BE ESTABLISHED ON DENUDED AREAS NOT OTHERWISE PERMANENTLY STABILIZED. PERMANENT VEGETATION SHALL NOT BE CONSIDERED ESTABLISHED UNTIL A GROUND COVER IS ACHIEVED THAT IS UNIFORM, MATURE ENOUGH TO SURVIVE AND WILL INHIBIT EROSION.

4. SEDIMENT BASINS AND TRAPS, PERIMETER DIKES, SEDIMENT BARRIERS AND OTHER MEASURES INTENDED TO TRAP SEDIMENT SHALL BE CONSTRUCTED AS A FIRST STEP IN ANY LAND-DISTURBING ACTIVITY AND SHALL BE MADE FUNCTIONAL BEFORE UPSLOPE LAND DISTURBANCE TAKES PLACE.

5. STABILIZATION MEASURES SHALL BE APPLIED TO EARTHEN STRUCTURES SUCH AS DAMS, DIKES AND DIVERSIONS IMMEDIATELY AFTER INSTALLATION.

6. SEDIMENT TRAPS AND SEDIMENT BASINS SHALL BE DESIGNED AND CONSTRUCTED BASED UPON THE TOTAL DRAINAGE AREA TO BE SERVED BY THE TRAP OR BASIN.

A. THE MINIMUM STORAGE CAPACITY OF A SEDIMENT TRAP SHALL BE 134 CUBIC YARDS PER ACRE OF DRAINAGE AREA AND THE TRAP SHALL ONLY CONTROL DRAINAGE AREAS LESS THAN THREE ACRES.

B. SURFACE RUNOFF FROM DISTURBED AREAS THAT IS COMPRISED OF FLOW FROM DRAINAGE AREAS GREATER THAN OR EQUAL TO THREE ACRES SHALL BE CONTROLLED BY A SEDIMENT BASIN. THE MINIMUM STORAGE CAPACITY OF A SEDIMENT BASIN SHALL BE 134 CUBIC YARDS PER ACRE OF DRAINAGE AREA. THE OUTFALL SYSTEM SHALL, AT A MINIMUM, MAINTAIN THE STRUCTURAL INTEGRITY OF THE BASIN DURING A 25-YEAR STORM OF 24-HOUR DURATION. RUNOFF COEFFICIENTS USED IN RUNOFF CALCULATIONS SHALL CORRESPOND TO A BARE EARTH CONDITION OR THOSE CONDITIONS EXPECTED TO EXIST WHILE THE SEDIMENT BASIN IS UTILIZED.

7. CUT AND FILL SLOPES SHALL BE DESIGNED AND CONSTRUCTED IN A MANNER THAT WILL MINIMIZE EROSION. SLOPES THAT ARE FOUND TO BE ERODING EXCESSIVELY WITHIN ONE YEAR OF PERMANENT STABILIZATION SHALL BE PROVIDED WITH ADDITIONAL SLOPE STABILIZING MEASURES UNTIL THE PROBLEM IS CORRECTED.

8. CONCENTRATED RUNOFF SHALL NOT FLOW DOWN CUT OR FILL SLOPES UNLESS CONTAINED WITHIN AN ADEQUATE TEMPORARY OR PERMANENT CHANNEL, FLUME OR SLOPE DRAIN STRUCTURE.

9. WHENEVER WATER SEEPS FROM A SLOPE FACE, ADEQUATE DRAINAGE OR OTHER PROTECTION SHALL BE PROVIDED.

10. ALL STORM SEWER INLETS THAT ARE MADE OPERABLE DURING CONSTRUCTION SHALL BE PROTECTED SO THAT SEDIMENT-LADEN WATER CANNOT ENTER THE CONVEYANCE SYSTEM WITHOUT FIRST BEING FILTERED OR OTHERWISE TREATED TO REMOVE SEDIMENT.

11. BEFORE NEWLY CONSTRUCTED STORMWATER CONVEYANCE CHANNELS OR PIPES ARE MADE OPERATIONAL, ADEQUATE OUTLET PROTECTION AND ANY REQUIRED TEMPORARY OR PERMANENT CHANNEL LINING SHALL BE INSTALLED IN BOTH THE CONVEYANCE CHANNEL AND RECEIVING CHANNEL.

12. WHEN WORK IN A LIVE WATERCOURSE IS PERFORMED, PRECAUTIONS SHALL BE TAKEN TO MINIMIZE ENCROACHMENT, CONTROL SEDIMENT TRANSPORT AND STABILIZE THE WORK AREA TO THE GREATEST EXTENT POSSIBLE DURING CONSTRUCTION. NONERODIBLE MATERIAL SHALL BE USED FOR THE CONSTRUCTION OF CAUSEWAYS AND COFFERDAMS. EARTHEN FILL MAY BE USED FOR THESE STRUCTURES IF ARMORED BY NONERODIBLE COVER MATERIALS.

13. WHEN A LIVE WATERCOURSE MUST BE CROSSED BY CONSTRUCTION VEHICLES MORE THAN TWICE IN ANY SIX-MONTH PERIOD, A TEMPORARY VEHICULAR STREAM CROSSING CONSTRUCTED OF NONERODIBLE MATERIAL SHALL BE PROVIDED.

14. ALL APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS PERTAINING TO WORKING IN OR CROSSING LIVE WATERCOURSES SHALL BE MET.

15. THE BED AND BANKS OF A WATERCOURSE SHALL BE STABILIZED IMMEDIATELY AFTER WORK IN THE WATERCOURSE IS COMPLETED.

16. UNDERGROUND UTILITY LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING STANDARDS IN ADDITION TO OTHER APPLICABLE CRITERIA:
- A. NO MORE THAN 500 LINEAR FEET OF TRENCH MAY BE OPENED AT ONE TIME.
  - B. EXCAVATED MATERIAL SHALL BE PLACED ON THE UPHILL SIDE OF TRENCHES.
  - C. EFFLUENT FROM DEWATERING OPERATIONS SHALL BE FILTERED OR PASSED THROUGH AN APPROVED SEDIMENT TRAPPING DEVICE, OR BOTH, AND DISCHARGED IN A MANNER THAT DOES NOT ADVERSELY AFFECT FLOWING STREAMS OR OFF-SITE PROPERTY.
  - D. MATERIAL USED FOR BACK FILLING TRENCHES SHALL BE PROPERLY COMPACTED IN ORDER TO MINIMIZE EROSION AND PROMOTE STABILIZATION.
  - E. RESTABILIZATION SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THESE REGULATIONS.
  - F. APPLICABLE SAFETY REGULATIONS SHALL BE COMPLIED WITH.

17. WHERE CONSTRUCTION VEHICLE ACCESS ROUTES INTERSECT PAVED OR PUBLIC ROADS, PROVISIONS SHALL BE MADE TO MINIMIZE THE TRANSPORT OF SEDIMENT BY VEHICULAR TRACKING ONTO THE PAVED SURFACE. WHERE SEDIMENT IS TRANSPORTED ONTO A PAVED OR PUBLIC ROAD SURFACE, THE ROAD SURFACE SHALL BE CLEANED THOROUGHLY AT THE END OF EACH DAY. SEDIMENT SHALL BE REMOVED FROM THE ROADS BY SHOVELING OR SWEEPING AND TRANSPORTED TO A SEDIMENT CONTROL DISPOSAL AREA. STREET WASHING SHALL BE ALLOWED ONLY AFTER SEDIMENT IS REMOVED IN THIS MANNER. THIS PROVISION SHALL APPLY TO INDIVIDUAL DEVELOPMENT LOTS AS WELL AS TO LARGER LAND-DISTURBING ACTIVITIES.

18. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED, UNLESS OTHERWISE AUTHORIZED BY THE LOCAL PROGRAM AUTHORITY. TRAPPED SEDIMENT AND THE DISTURBED SOIL AREAS RESULTING FROM THE DISPOSITION OF TEMPORARY MEASURES SHALL BE PERMANENTLY STABILIZED TO PREVENT FURTHER EROSION AND SEDIMENTATION.

19. PROPERTIES AND WATERWAYS DOWNSTREAM FROM DEVELOPMENT SITES SHALL BE PROTECTED FROM SEDIMENT DEPOSITION, EROSION AND DAMAGE DUE TO INCREASES IN VOLUME, VELOCITY AND PEAK FLOW RATE OF STORMWATER RUNOFF FOR THE STATED FREQUENCY STORM OF 24-HOUR DURATION IN ACCORDANCE WITH THE FOLLOWING STANDARDS AND CRITERIA:

A. CONCENTRATED STORMWATER RUNOFF LEAVING A DEVELOPMENT SITE SHALL BE DISCHARGED DIRECTLY INTO AN ADEQUATE NATURAL OR MAN-MADE RECEIVING CHANNEL, PIPE OR STORM SEWER SYSTEM. FOR THOSE SITES WHERE RUNOFF IS DISCHARGED INTO A PIPE OR PIPE SYSTEM, DOWNSTREAM STABILITY ANALYSES AT THE OUTFALL OF THE PIPE OR PIPE SYSTEM SHALL BE PERFORMED.

B. ADEQUACY OF ALL CHANNELS AND PIPES SHALL BE VERIFIED IN THE FOLLOWING MANNER:

(1) THE APPLICANT SHALL DEMONSTRATE THAT THE TOTAL DRAINAGE AREA TO THE POINT OF ANALYSIS WITHIN THE CHANNEL IS ONE HUNDRED TIMES GREATER THAN THE CONTRIBUTING DRAINAGE AREA OF THE PROJECT IN QUESTION; OR

(2) (A) NATURAL CHANNELS SHALL BE ANALYZED BY THE USE OF A TWO-YEAR STORM TO VERIFY THAT STORMWATER WILL NOT OVERTOP CHANNEL BANKS NOR CAUSE EROSION OF CHANNEL BED OR BANKS.

(B) ALL PREVIOUSLY CONSTRUCTED MAN-MADE CHANNELS SHALL BE ANALYZED BY THE USE OF A TEN-YEAR STORM TO VERIFY THAT STORMWATER WILL NOT OVERTOP ITS BANKS AND BY THE USE OF A TWO-YEAR STORM TO DEMONSTRATE THAT STORMWATER WILL NOT CAUSE EROSION OF CHANNEL BED OR BANKS; AND

(C) PIPES AND STORM SEWER SYSTEMS SHALL BE ANALYZED BY THE USE OF A TEN-YEAR STORM TO VERIFY THAT STORMWATER WILL BE CONTAINED WITHIN THE PIPE OR SYSTEM.

C. IF EXISTING NATURAL RECEIVING CHANNELS OR PREVIOUSLY CONSTRUCTED MAN-MADE CHANNELS OR PIPES ARE NOT ADEQUATE, THE APPLICANT SHALL:

(1) IMPROVE THE CHANNELS TO A CONDITION WHERE A TEN-YEAR STORM WILL NOT OVERTOP THE BANKS AND A TWO-YEAR STORM WILL NOT CAUSE EROSION TO THE CHANNEL BED OR BANKS; OR

(2) IMPROVE THE PIPE OR PIPE SYSTEM TO A CONDITION WHERE THE TEN-YEAR STORM IS CONTAINED WITHIN THE APPURTENANCES; OR

(3) DEVELOP A SITE DESIGN THAT WILL NOT CAUSE THE PRE-DEVELOPMENT PEAK RUNOFF RATE FROM A TWO-YEAR STORM TO INCREASE WHEN RUNOFF OUTFALLS INTO A NATURAL CHANNEL OR WILL NOT CAUSE THE PRE-DEVELOPMENT PEAK RUNOFF RATE FROM A TEN-YEAR STORM TO INCREASE WHEN RUNOFF OUTFALLS INTO A MAN-MADE CHANNEL; OR

(4) PROVIDE A COMBINATION OF CHANNEL IMPROVEMENT, STORMWATER DETENTION OR OTHER MEASURES WHICH IS SATISFACTORY TO THE PLAN-APPROVING AUTHORITY TO PREVENT DOWNSTREAM EROSION.

D. THE APPLICANT SHALL PROVIDE EVIDENCE OF PERMISSION TO MAKE THE IMPROVEMENTS.

E. ALL HYDROLOGIC ANALYSES SHALL BE BASED ON THE EXISTING WATERSHED CHARACTERISTICS AND THE ULTIMATE DEVELOPMENT OF THE SUBJECT PROJECT.

F. IF THE APPLICANT CHOOSES AN OPTION THAT INCLUDES STORMWATER DETENTION, HE SHALL OBTAIN APPROVAL FROM THE LOCALITY OF A PLAN FOR MAINTENANCE OF THE DETENTION FACILITIES. THE PLAN SHALL SET FORTH THE MAINTENANCE REQUIREMENTS OF THE FACILITY AND THE PERSON RESPONSIBLE FOR PERFORMING THE MAINTENANCE.

G. OUTFALL FROM A DETENTION FACILITY SHALL BE DISCHARGED TO A RECEIVING CHANNEL, AND ENERGY DISSIPATORS SHALL BE PLACED AT THE OUTFALL OF ALL DETENTION FACILITIES AS NECESSARY TO PROVIDE A STABILIZED TRANSITION FROM THE FACILITY TO THE RECEIVING CHANNEL.

H. ALL ON-SITE CHANNELS MUST BE VERIFIED TO BE ADEQUATE.

I. INCREASED VOLUMES OF SHEET FLOWS THAT MAY CAUSE EROSION OR SEDIMENTATION ON ADJACENT PROPERTY SHALL BE DIVERTED TO A STABLE OUTLET, ADEQUATE CHANNEL, PIPE OR PIPE SYSTEM, OR TO A DETENTION FACILITY.

J. IN APPLYING THESE STORMWATER MANAGEMENT CRITERIA, INDIVIDUAL LOTS OR PARCELS IN A RESIDENTIAL, COMMERCIAL OR INDUSTRIAL DEVELOPMENT SHALL NOT BE CONSIDERED TO BE SEPARATE DEVELOPMENT PROJECTS. INSTEAD, THE DEVELOPMENT, AS A WHOLE, SHALL BE CONSIDERED TO BE A SINGLE DEVELOPMENT PROJECT. HYDROLOGIC PARAMETERS THAT REFLECT THE ULTIMATE DEVELOPMENT CONDITION SHALL BE USED IN ALL ENGINEERING CALCULATIONS.

K. ALL MEASURES USED TO PROTECT PROPERTIES AND WATERWAYS SHALL BE EMPLOYED IN A MANNER WHICH MINIMIZES IMPACTS ON THE PHYSICAL, CHEMICAL AND BIOLOGICAL INTEGRITY OF RIVERS, STREAMS AND OTHER WATERS OF THE STATE.

## MANAGEMENT STRATEGIES (PHASE I)

1. CONSTRUCTION WILL BE SEQUENCED SO THAT GRADING OPERATIONS CAN BEGIN AND END AS QUICKLY AS POSSIBLE.

2. MUD AND DEBRIS SHALL BE WASHED FROM ALL CONSTRUCTION VEHICLES AND EQUIPMENT BEFORE LEAVING THE SITE. A WATER TANK TRUCK WILL BE USED IF PUBLIC WATER IS UNAVAILABLE.

3. INSTALL PERIMETER CONTROLS AS SHOWN TO INCLUDE SILT FENCE.

4. GRADING OPERATIONS MAY COMMENCE ONCE PERIMETER CONTROLS, DIVERSIONS AND TRAPPING MEASURES ARE INSTALLED TO THE SATISFACTION OF THE INSPECTOR.

5. FILL SLOPE SURFACES SHALL BE LEFT IN ROUGHENED CONDITION TO REDUCE SHEET AND RILL EROSION OF THE SLOPES.

6. TEMPORARY SEEDING OR OTHER STABILIZATION WILL FOLLOW IMMEDIATELY AFTER GRADING.

7. AREAS THAT ARE NOT TO BE DISTURBED WILL BE CLEARLY MARKED BY FLAGS, SIGNS, ETC.

## MANAGEMENT STRATEGIES (PHASE II)

1. FOR VEGETATIVE STABILIZATION OF ALL DENUDED AREAS SEE EROSION CONTROL MEASURES AND VEGETATIVE PRACTICES.

2. THE JOB SUPERINTENDENT SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL PRACTICES.

3. PERMANENT SEEDING OR OTHER STABILIZATION PRACTICES WILL FOLLOW IMMEDIATELY AFTER WORK HAS BEEN COMPLETED.

4. AFTER ACHIEVING ADEQUATE STABILIZATION, THE TEMPORARY EROSION & SILTATION CONTROLS WILL BE CLEANED UP AND REMOVED AT THE DIRECTION OF THE SITE INSPECTOR.

| CHECKLIST                                                                      |                                                                                                                                                                                                                                        | 1992 |
|--------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|
| <b>FOR EROSION AND SEDIMENT CONTROL PLANS</b>                                  |                                                                                                                                                                                                                                        |      |
| <i>Minimum Standards - All applicable Minimum Standards must be addressed.</i> |                                                                                                                                                                                                                                        |      |
| <b>NARRATIVE</b>                                                               |                                                                                                                                                                                                                                        |      |
| ✓                                                                              | Project description - Briefly describes the nature and purpose of the land-disturbing activity, and the area (acres) to be disturbed.                                                                                                  |      |
| ✓                                                                              | Existing site condition - A description of the existing topography, vegetation and drainage.                                                                                                                                           |      |
| ✓                                                                              | Adjacent areas - A description of neighboring areas such as streams, lakes, residential areas, roads, etc., which might be affected by the land disturbance.                                                                           |      |
| ✓                                                                              | Off-site areas - Describe any off-site land-disturbing activities that will occur (including borrow sites, waste or surplus areas, etc.). Will any other areas be disturbed?                                                           |      |
| ✓                                                                              | Soils - A brief description of the soils on the site giving such information as soil name, mapping unit, erodibility, permeability, depth, texture and soil structure.                                                                 |      |
| ✓                                                                              | Critical areas - A description of areas on the site which have potentially serious erosion problems (e.g., steep slopes, channels, wet weather/ underground springs, etc.).                                                            |      |
| ✓                                                                              | Erosion and sediment control measures - A description of the methods which will be used to control erosion and sedimentation on the site. (Controls should meet the specifications in Chapter 3.)                                      |      |
| ✓                                                                              | Permanent stabilization - A brief description, including specifications, of how the site will be stabilized after construction is completed.                                                                                           |      |
| ✓                                                                              | Stormwater runoff considerations - Will the development site cause an increase in peak runoff rates? Will the increase in runoff cause flooding or channel degradation downstream? Describe the strategy to control stormwater runoff. |      |
| ✓                                                                              | Calculations - Detailed calculations for the design of temporary sediment basins, permanent stormwater detention basins, diversions, channels, etc. Include calculations for pre- and post-development runoff.                         |      |

| Checklist (continued) |                                                                                                                                                                                                                                  |
|-----------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>SITE PLAN</b>      |                                                                                                                                                                                                                                  |
| ✓                     | Locality map - A small map locating the site in relation to the surrounding area. Include any landmarks which might assist in locating the site.                                                                                 |
| ✓                     | Indicate north - The direction of north in relation to the site.                                                                                                                                                                 |
| ✓                     | Limits of clearing and grading - Areas which are to be cleared and graded.                                                                                                                                                       |
| ✓                     | Existing contours - The existing contours of the site.                                                                                                                                                                           |
| ✓                     | Final contours - Changes to the existing contours, including final drainage patterns.                                                                                                                                            |
| ✓                     | Existing vegetation - The existing tree lines, grassed areas, or unique vegetation.                                                                                                                                              |
| ✓                     | Soils - The boundaries of different soil types.                                                                                                                                                                                  |
| ✓                     | Existing drainage patterns - The dividing lines and the direction of flow for the different drainage areas. Include the size (acreage) of each drainage area.                                                                    |
| ✓                     | Critical erosion areas - Areas with potentially serious erosion problems. (See Chapter 6 for criteria.)                                                                                                                          |
| ✓                     | Site Development - Show all improvements such as buildings, parking lots, access roads, utility construction, etc.                                                                                                               |
| ✓                     | Location of practices - The locations of erosion and sediment controls and stormwater management practices used on the site. Use the standard symbols and abbreviations in Chapter 3 of this handbook.                           |
| ✓                     | Off-site areas - Identify any off-site land-disturbing activities (e.g., borrow sites, waste areas, etc.). Show location of erosion controls. (Is there sufficient information to assure adequate protection and stabilization?) |
| ✓                     | Detail drawings - Any structural practices used that are not referenced to the F&S handbook or local handbooks should be explained and illustrated with detail drawings.                                                         |
| ✓                     | Maintenance - A schedule of regular inspections and repair of erosion and sediment control structures should be set forth.                                                                                                       |



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| SUBMITTALS |                  |      |
|------------|------------------|------|
| DATE       | DESCRIPTION      | REV. |
| 04-30-18   | SITE PLAN REVIEW |      |
| 06-14-18   | SITE PLAN REVIEW |      |
| 07-24-18   | SITE PLAN REVIEW |      |
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SEAL:



PROJECT NO: 1050.241

DESIGNER: R.S.

ENGINEER: M.M.

SCALE:

0 1/2 1  
GRAPHIC SCALE IN INCHES

**JEFFERSON PLAZA**  
**13801 MOUNT PLEASANT DR**  
**WOODBIDGE, VA 22191**

TITLE:

**EROSION AND  
SEDIMENT CONTROL  
NARRATIVE  
AND NOTES**

SHEET NUMBER:

**C-3**

**SITE WORK GENERAL NOTES:**

1. ALL SITE WORK SHALL BE AS INDICATED ON THE DRAWINGS.
2. ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES WHERE ENCOUNTERED IN THE WORK, SHALL BE PROTECTED AT ALL TIMES, AND WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, SHALL BE RELOCATED AS DIRECTED BY THE OWNER.
3. ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES WHICH INTERFERE WITH THE EXECUTION OF THE WORK, SHALL BE REMOVED AND/OR CAPPED, PLUGGED OR OTHERWISE DISCONNECTED AT POINTS WHICH WILL NOT INTERFERE WITH THE EXECUTION OF THE WORK, SUBJECT TO THE APPROVAL OF THE CONSTRUCTION MANAGER AND UTILITY COMPANY.
4. CONTRACTOR SHALL MINIMIZE DISTURBANCE TO EXISTING SITE DURING CONSTRUCTION.

**EXCAVATION & GRADING NOTES:**

1. CONCRETE FOUNDATIONS SHALL NOT BE PLACED ON ORGANIC MATERIAL. IF SOUND SOIL IS NOT REACHED AT THE DESIGNATED EXCAVATION DEPTH, THE UNSATISFACTORY SOIL SHALL BE EXCAVATED TO IT'S FULL DEPTH AND EITHER BE REPLACED WITH MECHANICALLY COMPACTED GRANULAR MATERIAL OR THE EXCAVATION BE FILLED WITH CONCRETE OF THE SAME QUALITY SPECIFIED FOR THE FOUNDATION.
2. ANY EXCAVATION OVER THE REQUIRED DEPTH SHALL BE FILLED WITH EITHER MECHANICALLY COMPACTED GRANULAR MATERIAL OR CONCRETE OF THE SAME QUALITY SPECIFIED FOR THE FOUNDATION. CRUSHED STONE MAY BE USED TO STABILIZE THE BOTTOM OF THE EXCAVATION. STONE, IF USED, SHALL NOT BE USED AS COMPILING CONCRETE THICKNESS.
3. AFTER COMPLETION OF THE FOUNDATION AND OTHER CONSTRUCTION BELOW GRADE, AND BEFORE BACK FILLING, ALL EXCAVATIONS SHALL BE CLEAN OF UNSUITABLE MATERIAL SUCH AS VEGETATION, TRASH, DEBRIS, AND SO FORTH.
4. BACK FILLING SHALL:
  - BE STATE DOT APPROVED MATERIALS CONSISTING OF EARTH, SANDY CLAY, SAND AND GRAVEL, OR SOFT SHALE;
  - BE FREE FROM CLOUDS OR STONES OVER 2-1/2" MAXIMUM DIMENSIONS
  - BE PLACED IN 6" LAYERS AND COMPACTED TO 95% STANDARD PROCTOR EXCEPT IN GRASSED/LANDSCAPING AREAS, WHERE 90% STANDARD PROCTOR IS REQUIRED.
5. PROTECT EXISTING GRAVEL SURFACING AND SUBGRADE IN AREAS WHERE EQUIPMENT LOADS WILL OPERATE. USE PLANKING OR OTHER SUITABLE MATERIALS DESIGNED TO SPREAD EQUIPMENT LOADS. REPAIR DAMAGE TO EXISTING GRAVEL SURFACING OR SUBGRADE WHERE SUCH DAMAGE IS DUE TO THE CONTRACTOR'S OPERATIONS. DAMAGED GRAVEL SURFACING SHALL BE RESTORED TO MATCH THE ADJACENT UNDAMAGED GRAVEL SURFACING AND SHALL BE OF THE SAME THICKNESS.
6. REPLACE EXISTING GRAVEL SURFACING ON AREAS FROM WHICH GRAVEL SURFACING IS REMOVED DURING CONSTRUCTION OPERATIONS. GRAVEL SURFACING SHALL BE REPLACED TO MATCH EXISTING ADJACENT GRAVEL SURFACING AND SHALL BE OF THE SAME THICKNESS. SURFACES OF GRAVEL SURFACING SHALL BE FREE FROM CORRUGATIONS AND WAVES. EXISTING GRAVEL SURFACING MAY BE EXCAVATED SEPARATELY AND REUSED IF INJURIOUS AMOUNTS OF EARTH, ORGANIC MATTER, OR OTHER DELETERIOUS MATERIALS ARE REMOVED PRIOR TO REUSE. FURNISH ALL ADDITIONAL GRAVEL RESURFACING MATERIAL AS REQUIRED. BEFORE GRAVEL SURFACING IS REPLACED, SUBGRADE SHALL BE FILLED AND COMPACTED WITH STATE DOT APPROVED SELECTED MATERIAL. GRAVEL SURFACING MATERIAL MAY E USED FOR FILLING DEPRESSIONS IN THE SUBGRADE, SUBJECT TO OWNER'S APPROVAL.
7. DAMAGE TO EXISTING STRUCTURES AND UTILITIES RESULTING FROM CONTRACTOR'S NEGLIGENCE SHALL BE REPAIRED/REPLACED TO OWNER'S SATISFACTION AT CONTRACTOR'S EXPENSE.
8. CONTRACTOR SHALL COORDINATE THE CONSTRUCTION SCHEDULE WITH PROPERTY OWNER SO AS TO AVOID INTERRUPTIONS TO PROPERTY OWNER'S OPERATIONS.
9. ALL CUT AND FILL SLOPES SHALL BE 3 : 1 MAXIMUM, UNLESS OTHERWISE NOTED.
10. ENSURE POSITIVE DRAINAGE FROM SITE AT ALL TIMES. AVOID TRAPPING WATER.

**STD & SPEC 3.31  
TEMPORARY SEEDING**



1. **LIMING:** AN EVALUATION SHOULD BE CONDUCTED TO DETERMINE IF LIME IS NECESSARY FOR TEMPORARY SEEDING. IN MOST SOILS, IT TAKES UP TO 6 MONTHS FOR A PH ADJUSTMENT TO OCCUR FOLLOWING THE APPLICATION OF LIME. THEREFORE, IT MAY BE DIFFICULT TO JUSTIFY THE COST OF LIMING A TEMPORARY SITE, ESPECIALLY WHEN THE SOIL WILL LATER BE MOVED AND REGARDED. THE FOLLOWING TABLE MAY BE USED TO DETERMINE THE ACTUAL NEED ALONG WITH THE SUGGESTED APPLICATION RATES.

| PH TEST    | RECOMMENDED APPLICATION<br>OF AGRICULTURAL LIMESTONE |
|------------|------------------------------------------------------|
| BELOW 4.2  | 3 TONS PER ACRE                                      |
| 4.2 TO 5.2 | 2 TONS PER ACRE                                      |
| 5.2 TO 6   | 1 TON PER ACRE                                       |

SOURCE: VA. DSWC

2. **FERTILIZER:** SHALL BE APPLIED AS 600 LBS./ ACRE OF 10-20-10 (14 LBS./1,000 SQ.) OR EQUIVALENT NUTRIENTS. LIME AND FERTILIZER SHALL BE INCORPORATED INTO THE TOP 2 TO 4 INCHES OF THE SOIL IF POSSIBLE.
3. **SURFACE ROUGHENING:** IF THE AREA HAS BEEN RECENTLY LOOSENED OR DISTURBED, NO FURTHER ROUGHENING IS REQUIRED. WHEN THE AREA IS COMPACTED, CRUSTED, OR HARDENED, THE SOIL SURFACE SHALL BE LOOSENED BY DISCING, RACKING, HARROWING, OR OTHER ACCEPTABLE MEANS (SEE SURFACE ROUGHENING, STD & SPEC 3.29).
4. **TRACKING:** TRACKING WITH BULLDOZER CLEATS IS MOST EFFECTIVE ON SANDY SOILS. THIS PRACTICE OFTEN CAUSES UNDEQ COMPACTON OF THE SOIL SURFACE, ESPECIALLY IN CLAYEY SOILS, AND DOES NOT AID PLANT GROWTH AS EFFECTIVELY AS OTHER METHODS OF SURFACING ROUGHENING.
5. **MULCHING:**
  - A. SEEDING MADE IN FALL FOR WINTER COVER AND DURING HOT AND DRY SUMMER MONTHS SHALL BE MULCHED ACCORDING TO MULCHING, STD & SPEC 3.35 EXCEPT THAT HYDROMULCHES (FIBER MULCH) WILL NOT BE CONSIDERED ADEQUATE. STRAW MULCH SHOULD BE USED DURING THESE PERIODS.
  - B. TEMPORARY SEEDING MADE UNDER FAVORABLE SOIL AND SITE CONDITIONS DURING OPTIMUM SPRING AND FALL SEEDING DATES MAY NOT REQUIRE MULCH.

| PLATING DATES     | SPECIES                                                                                    | RATE<br>(LBS./ACRE) |
|-------------------|--------------------------------------------------------------------------------------------|---------------------|
| SEPT. 1 - FEB. 15 | 50/50 MIX OF ANNUAL RYE GRASS (LOLIUM MULTI-FLORUM) & CEREAL (WINTER) RYE (SECALE CEREALE) | 50 - 100            |
| FEB. 16 - APR. 30 | ANNUAL RYE GRASS (LOLIUM MULTI-FLORUM)                                                     | 60 - 100            |
| MAY 1 - AUG. 31   | GERMAN MILLET (SETARIA ITALICA)                                                            | 50                  |

SOURCE: VA. DSWC

**STD & SPEC 3.32  
PERMANENT SEEDING**



1. **TOPSOIL:** WHERE TOPSOIL IS REQUIRED ON ADVERSE SOIL CONDITIONS A MINIMUM OF 4" OF TOPSOIL SHOULD THE TOPSOIL SHOULD CONTAIN A MINIMUM OF 35% FINE GRAINED MATERIAL (SILT AND CLAY AND 1.5% PLUS ORGANIC MATTER.)
2. **LIME & FERTILIZER:**
  - A. LIME - APPLY PULVERIZED AGRICULTURE GRADE LIMESTONE (90 LBS./1000 SF) OR EQUIVALENT AT THE RATE OF 2 TONS PER ACRE.
  - B. FERTILIZER - 1000 LBS. PER ACRE OF 10, 20, 10 FERTILIZER OR EQUIVALENT. IF SOILS ARE UNIFORM, IT IS DESIRABLE TO HAVE LIME FERTILIZER RECOMMENDATIONS BASED ON SOIL TESTS.
3. **MULCHING:** ALL PERMANENT SEEDING MUST BE MULCHED IMMEDIATELY UPON COMPLETION OF SEED APPLICATION. REFER TO MULCHING, STD & SPEC 3.35.
4. **MAINTENANCE OF NEW SEEDING:** IN GENERAL, A STAND OF VEGETATION CANNOT BE DETERMINED TO BE FULLY ESTABLISHED UNTIL IT HAS BEEN MAINTAINED FOR ONE FULL YEAR AFTER PLANTING.
5. **IRRIGATION:** NEW SEEDING SHOULD BE APPLIED WITH ADEQUATE MOISTURE. SUPPLY WATER AS NEEDED, ESPECIALLY LATE IN THE SEASON, IN ABNORMALLY HOT OR DRY WEATHER, OR ON ADVERSE SITES. WATER APPLICATION RATES SHOULD BE CONTROLLED TO PREVENT EXCESSIVE RUNOFF. INADEQUATE AMOUNT OF WATER MAY BE MORE HARMFUL THAN NO WATER.
6. **RE-SEEDING:** INSPECT SEEDED AREAS FOR FAILURE AND MAKE NECESSARY REPAIRS AND RESEEDING WITHIN THE SAME SEASON, IF POSSIBLE.

**TABLE 3.32 - D  
SITE SPECIFIC SEEDING MIXTURES FOR PIEDMONT AREA**

| MINIMUM CARE LAWN                    | TOTAL LBS.<br>PER ACRE |
|--------------------------------------|------------------------|
| COMMERCIAL OR RESIDENTIAL            | 175-200 LBS.           |
| KENTUCKY 31 OR TURF-TYPE TALL FESCUE | 95-100%                |
| IMPORTED PERENNIAL RYE GRASS         | 0-5%                   |
| KENTUCKY BLUEGRASS                   | 0-5%                   |
| HIGH MAINTENANCE LAWN                | 200-250 LBS.           |
| KENTUCKY 31 OR TURF-TYPE TALL FESCUE | 100%                   |
| GENERAL SLOPE (3:1 OR LESS)          |                        |
| KENTUCKY 31 FESCUE                   | 128 LBS.               |
| RED TOP GRASS                        | 2 LBS.                 |
| SEASONAL NURSE CROP *                | 20 LBS.                |
|                                      | 150 LBS.               |

| LOW MAINTENANCE SLOPE (STEEPER THAN 3:1) |          |
|------------------------------------------|----------|
| KENTUCKY 31 TALL FESCUE                  | 108 LBS. |
| RED TOP GRASS                            | 2 LBS.   |
| SEASONAL NURSE CROP *                    | 20 LBS.  |
| CROWNVELTCH                              | 20 LBS.  |
|                                          | 150 LBS. |

- \* USE SEASONAL NURSE CROP IN ACCORDANCE WITH SEEDING DATES AS STATED BELOW:
- |                                          |                |
|------------------------------------------|----------------|
| FEBRUARY, MARCH THROUGH APRIL            | ANNUAL RYE     |
| MAY 1ST THROUGH AUGUST                   | FOXTAIL MILLET |
| SEPTEMBER, OCTOBER THROUGH NOVEMBER 15TH | ANNUAL RYE     |
| NOVEMBER 16TH THROUGH JANUARY            | WINTER RYE     |

\*\* SUBSTITUTE SERICEA LESPEDEZA FOR CROWNVELTCH EAST OF FARMVILLE, VA (MAY THOUGH SEPTEMBER USE HULLED SERICEA, ALL OTHER PERIODS, USE UNHULLED SERICEA). IF FLAT PEA IS USED IN LIEU OF CROWNVELTCH, INCREASE RATE TO 30 LBS./ACRE. ALL LEGUME SEED MUST BE PROPERLY INOCULATED. WEEPING LOVE GRASS MAY BE ADDED TO ANY SLOPE OR LOW- MAINTENANCE MIX DURING WARMER SEEDING PERIODS; ADD 10-20 LBS./ACRE IN MIXES.

SOURCE: VA. DSWC

| LEGUMES                                      | MINIMUM SEED<br>PURITY (%) | MINIMUM<br>GERMINATION (%) |
|----------------------------------------------|----------------------------|----------------------------|
| CROWNVELTCH                                  | 98                         | 65**                       |
| LESPEDEZA, KOREAN                            | 97                         | 85**                       |
| LESPEDEZA, SERICEA                           | 98                         | 85**                       |
| GRASSES                                      |                            |                            |
| BLUEGRASS, KENTUCKY                          | 97                         | 85                         |
| FESCUE, TALL (IMPROVED, TURF-TYPE CULTIVARS) | 98                         | 85                         |
| FESCUE, TALL (KY-31)                         | 97                         | 85                         |
| FESCUE, RED                                  | 98                         | 85                         |
| REDDTOP                                      | 94                         | 80                         |
| REED CANARY GRASS                            | 98                         | 80                         |
| PERENNIAL RYE GRASS                          | 98                         | 90                         |
| WEEPING LOVE GRASS                           | 98                         | 87                         |
| ANNUALS                                      |                            |                            |
| ANNUAL RYE GRASS                             | 97                         | 90                         |
| GERMAN MILLET                                | 98                         | 85                         |
| OATS                                         | 98                         | 80                         |
| CEREAL RYE                                   | 98                         | 85                         |

\* SEED CONTAINING PROHIBITED OR RESTRICTED NOXIOUS WEEDS SHOULD NOT BE ACCEPTED. SEED SHOULD NOT CONTAIN IN EXCESS OF 0.5% WEED SEED. TO CALCULATE PERCENT PURE, LIVE SEED, MULTIPLY GERMINATION TIMES PURITY AND DIVIDE BY 100.  
**EXAMPLE:** KY-31 TALL FESCUE WITH A GERMINATION OF 85 PERCENT AND A PURITY OF 97 PERCENT.  
 $97 \times 85 = 8245 / 100 = 82.45$  PERCENT LIVE SEED.

\*\* INCLUDES "HARD SEED"

SOURCE: VA. DSWC

**STD & SPEC 3.35  
MULCHING**

1. **APPLICATION:** MULCH MATERIALS SHALL BE SPREAD UNIFORMLY, BY HAND OR MACHINE. WHEN SPREADING STRAW MULCH BY HAND, DIVIDE THE AREA TO BE MULCHED INTO APPROXIMATELY 1,000 SQ. FT. SECTIONS AND PLACE 70-90 LBS. (1/2 TO 2 BALES) OF STRAW IN EACH SECTION TO FACILITATE UNIFORM DISTRIBUTION.
2. SEEDING MADE IN FALL FOR WINTER COVER AND DURING HOT DRY SUMMER MONTHS SHALL BE MULCHED IN ACCORDANCE WITH MULCHING, STD. & SPEC. 3.35 OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK, THIRD EDITION 1992.
3. MULCHING IS REQUIRED ON ALL SLOPES EXCEEDING 25% SLOPE.
  - A. STRAW 1 TO 2 TONS DEPENDING ON SEASON AND METHOD OF APPLICATION.
  - B. WOOD FIBER MATERIALS 1000 LBS. PER ACRE.
4. **MAINTENANCE:** ALL MULCH AND SOIL COVERING SHOULD BE INSPECTED PERIODICALLY (PARTICULARLY AFTER RAINSTORMS) TO CHECK FOR EROSION. WHERE EROSION IS OBSERVED IN MULCHED AREAS, ADDITIONAL MULCH SHOULD BE APPLIED. NETS AND MATS SHOULD BE INSPECTED AFTER RAINSTORMS FOR DISLOCATION OR FAILURE. IF WASHOUT OR BREAKAGES OCCUR, RE-INSTALL NETTING OR MATTING AS NECESSARY AFTER REPAIRING DAMAGE TO THE SLOPE OR DITCH. INSPECTION SHOULD TAKE PLACE UP UNTIL GRASSES ARE FIRMLY ESTABLISHED. WHERE MULCH IS USED IN CONJUNCTION WITH ORNAMENTAL PLANTINGS, INSPECT PERIODICALLY THROUGHOUT THE YEAR TO DETERMINE IF MULCH IS MAINTAINING COVERAGE OF THE SOIL SURFACE; REPAIR AS NEEDED.

**TABLE 3.35 - A  
ORGANIC MULCH MATERIALS AND APPLICATION RATES**

| MULCHES:                    | RATES:                                           |                  | NOTES:                                                                                                                                                  |
|-----------------------------|--------------------------------------------------|------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
|                             | PER ACRE                                         | PER 1000 SQ. FT. |                                                                                                                                                         |
| STRAW OR HAY                | 1 1/2 - 2 TONS (MINIMUM 2 TONS FOR WINTER COVER) | 70 - 90 LBS.     | FREE FROM WEEDS AND COARSE MATTER. MUST BE ANCHORED. SPREAD WITH MULCH BLOWER OR BY HAND.                                                               |
| FIBER MULCH                 | MINIMUM 1500 LBS.                                | 35 LBS.          | DO NOT USE AS MULCH FOR WINTER COVER OR DURING HOT, DRY PERIODS.* APPLY AS SLURRY.                                                                      |
| CORN STALKS                 | 4 - 6 TONS                                       | 185 - 275 LBS.   | CUT OR SHREDDED IN 4-6" LENGTHS. AIR-DRIED. DO NOT USE IN FINE TURF AREAS. APPLY WITH MULCH BLOWER OR BY HAND.                                          |
| WOOD CHIPS                  | 4 - 6 TONS                                       | 185 - 275 LBS.   | FREE OF COARSE MATTER, AIR-DRIED. TREAT WITH 12 LBS NITROGEN PER TON. DO NOT USE IN FINE TURF AREAS. APPLY WITH MULCH BLOWER, CHIP HANDLER, OR BY HAND. |
| BARK CHIPS OR SHREDDED BARK | 50 - 70 CU. YDS.                                 | 1 - 2 CU. YDS.   | FREE OF COARSE MATTER. AIR-DRIED. DO NOT USE IN FINE TURF AREAS. APPLY WITH MULCH BLOWER, CHIP HANDLER, OR BY HAND.                                     |

\* WHEN FIBER MULCH IS THE ONLY AVAILABLE MULCH DURING PERIODS WHEN STRAW SHOULD BE USED, APPLY AT A MINIMUM RATE OF 2000 LBS./AC. OR 45 LBS./1000 SQ. FT.

SOURCE: VA. DSWC



6600 Rockledge Drive, Suite 550  
 BETHESDA, MD 20817  
 PHONE: (202)408-0960  
 FAX: (202)408-0961

| DATE     | DESCRIPTION      | REV. |
|----------|------------------|------|
| 04-30-18 | SITE PLAN REVIEW |      |
| 06-14-18 | SITE PLAN REVIEW |      |
| 07-24-18 | SITE PLAN REVIEW |      |
|          |                  |      |
|          |                  |      |
|          |                  |      |
|          |                  |      |
|          |                  |      |
|          |                  |      |

SEAL:



PROJECT NO: 1050.241  
 DESIGNER: M.A.  
 ENGINEER: M.M.

SCALE:  

 GRAPHIC SCALE IN INCHES

**JEFFERSON PLAZA**  
**13801 MOUNT PLEASANT DR**  
**WOODBIDGE, VA 22191**

TITLE:

**CIVIL NOTES**

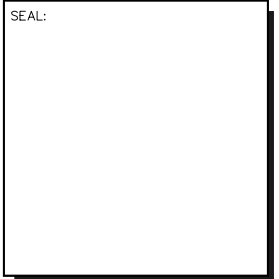
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**C-4**

**SUBMITTALS**

| DATE     | DESCRIPTION      | REV. |
|----------|------------------|------|
| 04-30-18 | SITE PLAN REVIEW |      |
| 06-14-18 | SITE PLAN REVIEW |      |
| 07-24-18 | SITE PLAN REVIEW |      |
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SEAL:



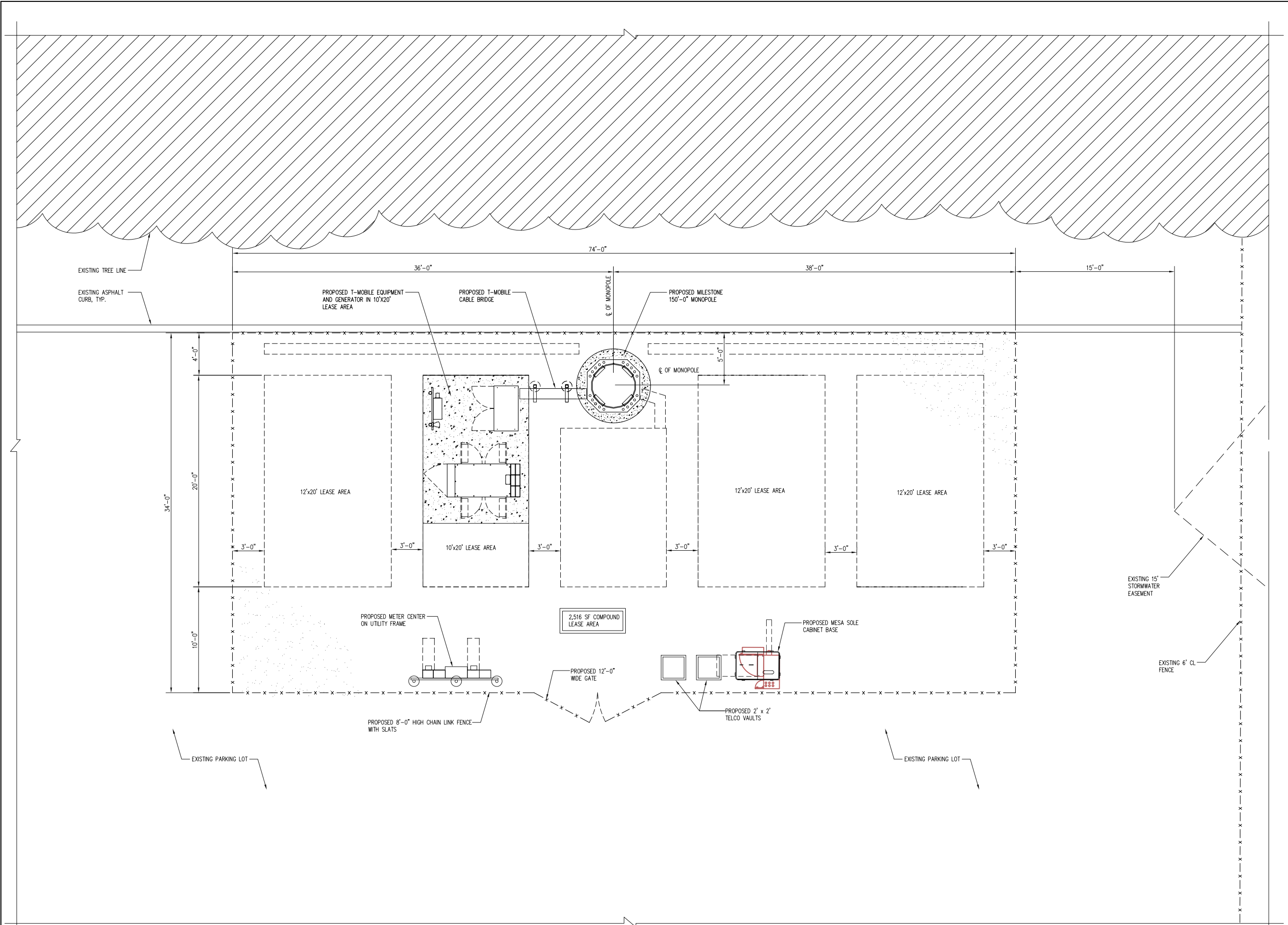
PROJECT NO: 1050.241  
 DESIGNER: R.S.  
 ENGINEER: M.M.

SCALE:  
  
 GRAPHIC SCALE IN INCHES

**JEFFERSON PLAZA**  
**13801 MOUNT PLEASANT DR**  
**WOODBIDGE, VA 22191**

TITLE:  
**COMPOUND PLAN**

SHEET NUMBER:  
**C-5**



**COMPOUND PLAN**  
 SCALE: 1/4" = 1'-0"  
 1  
 C-5  
 TRUE NORTH

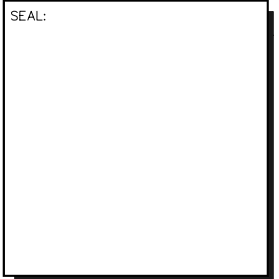


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 FAX: (202)408-0961

**SUBMITTALS**

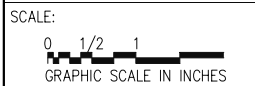
| DATE     | DESCRIPTION      | REV. |
|----------|------------------|------|
| 04-30-18 | SITE PLAN REVIEW |      |
| 06-14-18 | SITE PLAN REVIEW |      |
| 07-24-18 | SITE PLAN REVIEW |      |
|          |                  |      |
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|          |                  |      |

SEAL:



**Milestone**  
 COMMUNICATIONS

PROJECT NO: 1050.241  
 DESIGNER: M.A.  
 ENGINEER: M.M.



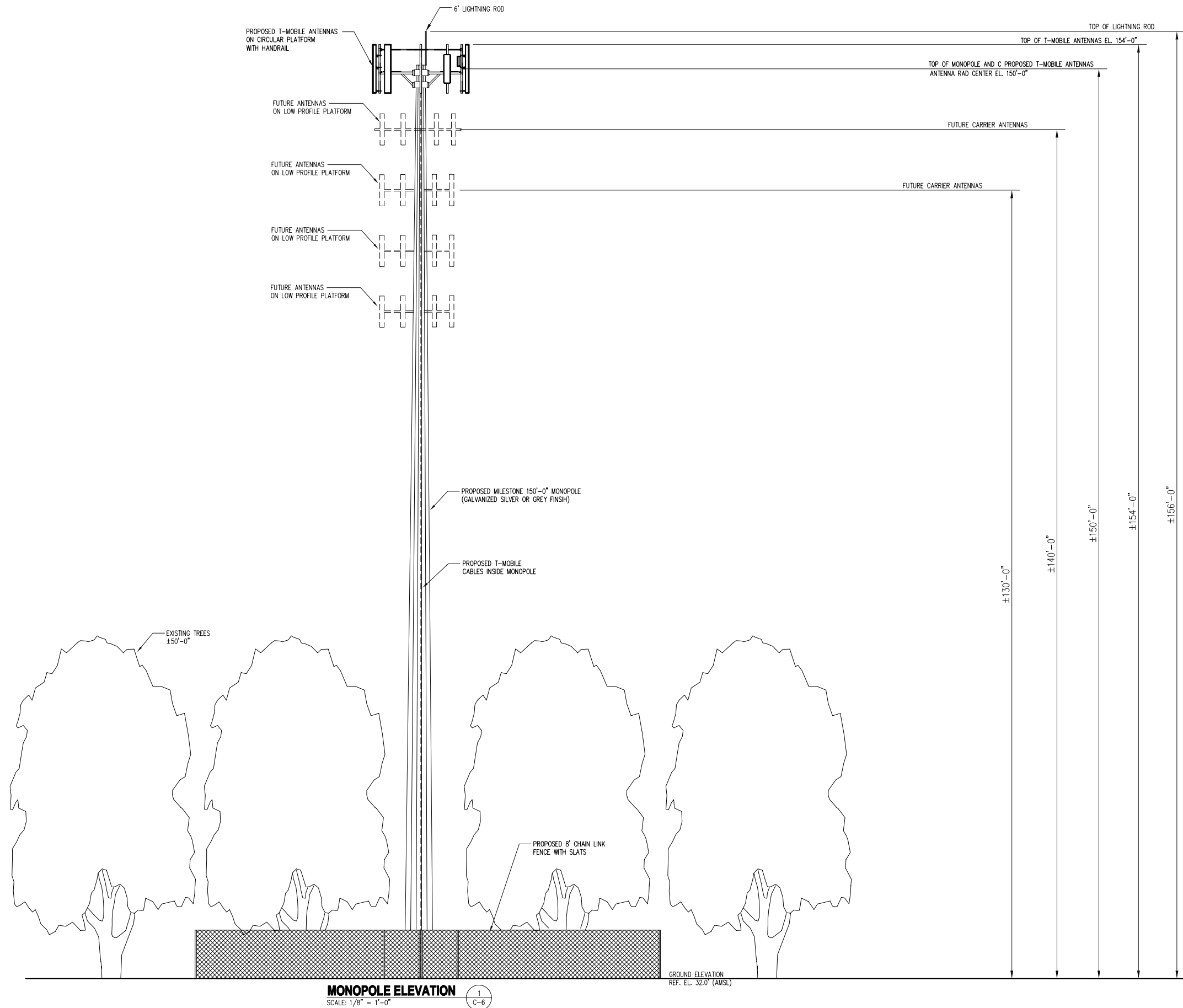
**JEFFERSON PLAZA**  
**13801 MOUNT PLEASANT DR**  
**WOODBIDGE, VA 22191**

TITLE:

**MONOPOLE  
 ELEVATION**

SHEET NUMBER:

**C-6**



**MONOPOLE ELEVATION**

SCALE: 1/8" = 1'-0"

1  
 C-6

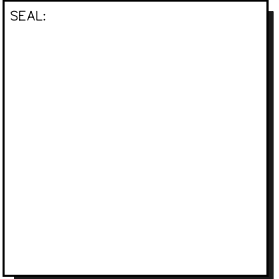


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 FAX: (202)408-0961

**SUBMITTALS**

| DATE     | DESCRIPTION      | REV. |
|----------|------------------|------|
| 04-30-18 | SITE PLAN REVIEW |      |
| 06-14-18 | SITE PLAN REVIEW |      |
| 07-24-18 | SITE PLAN REVIEW |      |
|          |                  |      |
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SEAL:



**Milestone**  
 COMMUNICATIONS

PROJECT NO: 1050.241  
 DESIGNER: M.A.  
 ENGINEER: M.M.

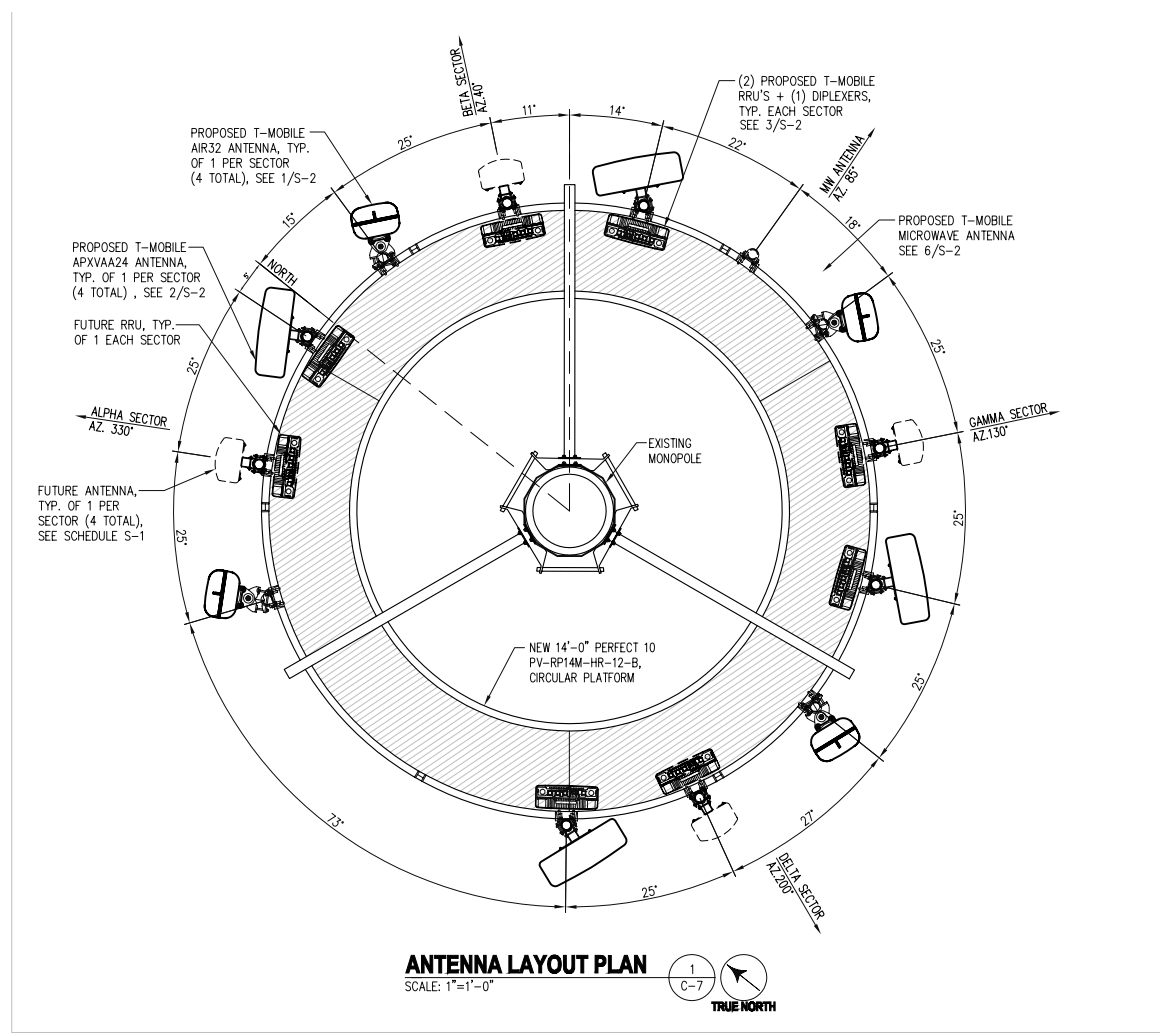
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 GRAPHIC SCALE IN INCHES

**JEFFERSON PLAZA**  
**13801 MOUNT PLEASANT DR**  
**WOODBRIDGE, VA 22191**

TITLE:  
**T-MOBILE LAYOUT AND SCHEDULE**

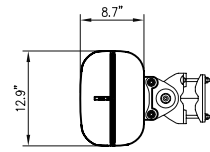
SHEET NUMBER:  
**C-7**



**RF SYSTEM SCHEDULE**

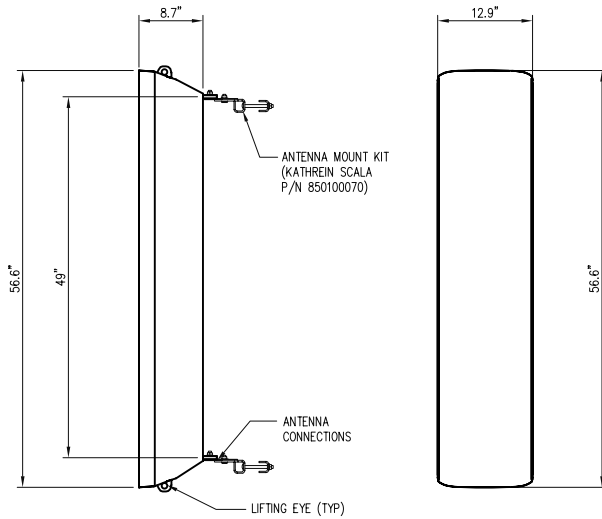
| SECTOR | ANTENNA         | TECHNOLOGY        | ANTENNA MODEL         | VENDOR   | AZIMUTH | E-TILT | ANTENNA CENTERLINE | TMA/RRU MODEL                                             | CABLE TYPE & LENGTH                                             | JUMPER TYPE |
|--------|-----------------|-------------------|-----------------------|----------|---------|--------|--------------------|-----------------------------------------------------------|-----------------------------------------------------------------|-------------|
| ALPHA  | A-1 (NEW)       | L2100             | AIR32 DB              | ERICSSON | 330°    | 3°     | 150'-0"            | -                                                         | NEW ±165'<br>6x12 HYBRID<br>CABLE (3 SHARED<br>FOR ENTIRE SITE) | 4 FIBER     |
|        |                 | U1900/L1900       | KRD901146-1_B66AA_B2A |          |         | 3°     |                    |                                                           |                                                                 |             |
|        | A-2 (FUTURE)    | -                 | -                     | -        | -       | -      | 150'-0"            | -                                                         |                                                                 | -           |
| ALPHA  | A-3 (NEW)       | L700              | RFS                   | RFS      | 330°    | 5°     | 150'-0"            | RRU S11 B12<br>RADIO 4478 B71<br>GENERIC 600/700 DIPLEXER | 4 COAX                                                          |             |
|        |                 | L600              | APXVAA24-43-U-A20     |          |         | 5°     |                    |                                                           | 4 FIBER                                                         |             |
| BETA   | B-1 (NEW)       | L2100             | AIR32 DB              | ERICSSON | 40°     | 3°     | 150'-0"            | -                                                         | NEW ±165'<br>6x12 HYBRID<br>CABLE (3 SHARED<br>FOR ENTIRE SITE) | 4 FIBER     |
|        |                 | U1900/L1900       | KRD901146-1_B66AA_B2A |          |         | 3°     |                    |                                                           |                                                                 |             |
|        | B-2 (FUTURE)    | -                 | -                     | -        | -       | -      | 150'-0"            | -                                                         |                                                                 | -           |
|        | B-3 (NEW)       | L700              | RFS                   | RFS      | 40°     | 5°     | 150'-0"            | RRU S11 B12<br>RADIO 4478 B71<br>GENERIC 600/700 DIPLEXER |                                                                 | 4 COAX      |
| L600   |                 | APXVAA24-43-U-A20 |                       |          | 5°      |        | 4 FIBER            |                                                           |                                                                 |             |
| BETA   | MICROWAVE (NEW) | -                 | SC2-W100BD            | -        | 85°     | -      | 150'-0"            | -                                                         | NEW ± 165'<br>LMR 400                                           | -           |
| GAMMA  | C-1 (NEW)       | L2100             | AIR32 DB              | ERICSSON | 130°    | 4°     | 150'-0"            | -                                                         | NEW ±165'<br>6x12 HYBRID<br>CABLE (3 SHARED<br>FOR ENTIRE SITE) | 4 FIBER     |
|        |                 | U1900/L1900       | KRD901146-1_B66AA_B2A |          |         | 4°     |                    |                                                           |                                                                 |             |
|        | C-2 (FUTURE)    | -                 | -                     | -        | -       | -      | 150'-0"            | -                                                         |                                                                 | -           |
| GAMMA  | C-3 (NEW)       | L700              | RFS                   | RFS      | 130°    | 6°     | 150'-0"            | RRU S11 B12<br>RADIO 4478 B71<br>GENERIC 600/700 DIPLEXER | 4 COAX                                                          |             |
|        |                 | L600              | APXVAA24-43-U-A20     |          |         | 6°     |                    |                                                           | 4 FIBER                                                         |             |
| DELTA  | D-1 (NEW)       | L2100             | AIR32 DB              | ERICSSON | 200°    | 4°     | 150'-0"            | -                                                         | NEW ±165'<br>6x12 HYBRID<br>CABLE (3 SHARED<br>FOR ENTIRE SITE) | 4 FIBER     |
|        |                 | U1900/L1900       | KRD901146-1_B66AA_B2A |          |         | 4°     |                    |                                                           |                                                                 |             |
|        | D-2 (FUTURE)    | -                 | -                     | -        | -       | -      | 150'-0"            | -                                                         |                                                                 | -           |
| DELTA  | D-3 (NEW)       | L700              | RFS                   | RFS      | 200°    | 6°     | 150'-0"            | RRU S11 B12<br>RADIO 4478 B71<br>GENERIC 600/700 DIPLEXER | 4 COAX                                                          |             |
|        |                 | L600              | APXVAA24-43-U-A20     |          |         | 6°     |                    |                                                           | 4 FIBER                                                         |             |





**PLAN VIEW**

ANTENNA MODEL:  
ERICSSON KRD901146-1\_B66AA\_B2A  
SIZE: (56.6"H x 12.9"W x 8.7"D)  
WEIGHT: 132.2 LBS.



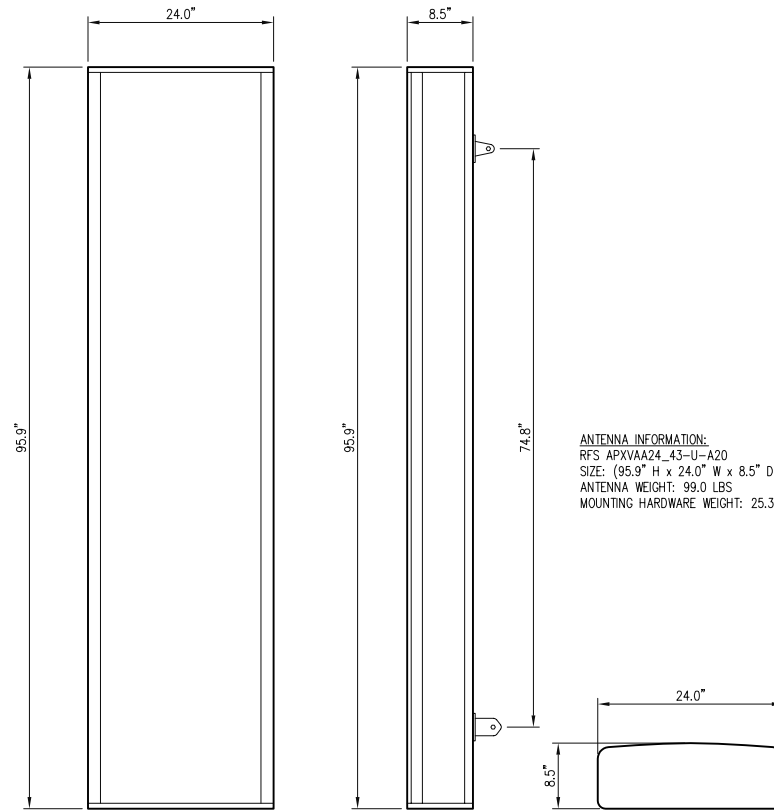
**SIDE VIEW**

**FRONT VIEW**

**AIR32 "ANTENNA INTEGRATED RADIO" DETAIL**

SCALE: 1"=1'-0"

1  
C-8



**FRONT VIEW**

**SIDE VIEW**

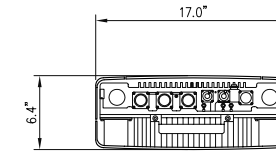
**TOP VIEW**

ANTENNA INFORMATION:  
RFS APXVAA24\_43-U-A20  
SIZE: (95.9" H x 24.0" W x 8.5" D)  
ANTENNA WEIGHT: 99.0 LBS  
MOUNTING HARDWARE WEIGHT: 25.3 LBS

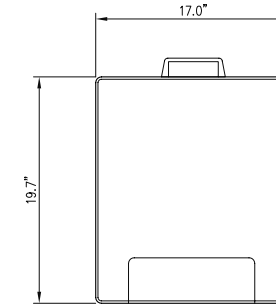
**RFS APXVAA24\_43-U-A20 ANTENNA DETAIL**

SCALE: 1"=1'-0"

2  
C-8



**PLAN VIEW**



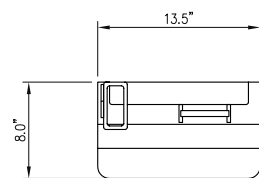
**FRONT VIEW**

**ERICSSON RRU S11 B12**

**REMOTE RADIO UNIT DETAIL**

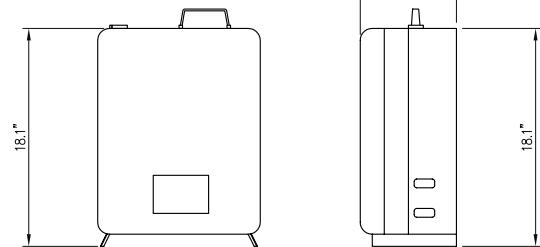
SCALE: 1-1/2"=1'-0"

3  
C-8



**PLAN VIEW**

RADIO INFORMATION:  
WEIGHT: 56.2 LBS  
(W/O MOUNTING HARDWARE)



**FRONT VIEW**

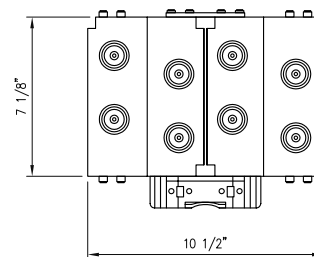
**SIDE VIEW**

**ERICSSON RADIO 4478 B71**

**REMOTE RADIO UNIT DETAIL**

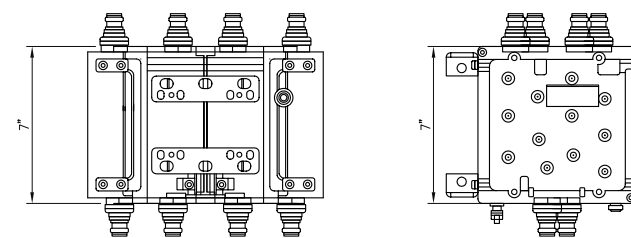
SCALE: 1-1/2"=1'-0"

4  
C-8



**TOP VIEW**

DIPLEXER INFORMATION:  
COMMSCOPE  
CBC6AE7LQ-DS-43/ E14F05P68  
WEIGHT: 23.6 LBS  
(W/O MOUNTING HARDWARE)



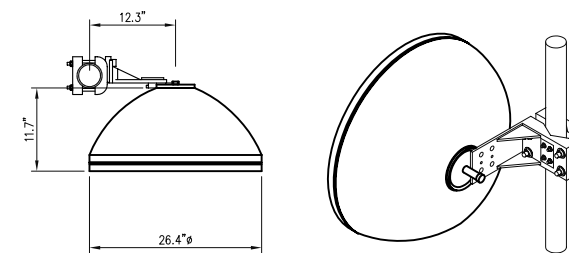
**BACK VIEW**

**SIDE VIEW**

**COMMSCOPE L600/700  
DIPLEXER DETAIL**

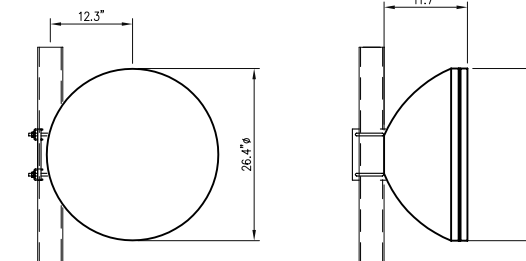
SCALE: 3"=1'-0"

5  
C-8



**TOP VIEW**

**ISOMETRIC VIEW**



**SIDE VIEW**

**FRONT VIEW**

**ANTENNA DETAIL**

SCALE: 1"=1'-0"

6  
C-8

RFS SC2-W10080  
WEIGHT = 20.0 LBS



6600 Rockledge Drive, Suite 550  
BETHESDA, MD 20817  
PHONE: (202)408-0960  
FAX: (202)408-0961

**SUBMITTALS**

| DATE     | DESCRIPTION      | REV. |
|----------|------------------|------|
| 04-30-18 | SITE PLAN REVIEW |      |
| 06-14-18 | SITE PLAN REVIEW |      |
| 07-24-18 | SITE PLAN REVIEW |      |
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|          |                  |      |

SEAL:



**Milestone**  
COMMUNICATIONS

PROJECT NO: 1050.241

DESIGNER: M.A.

ENGINEER: M.M.

SCALE:



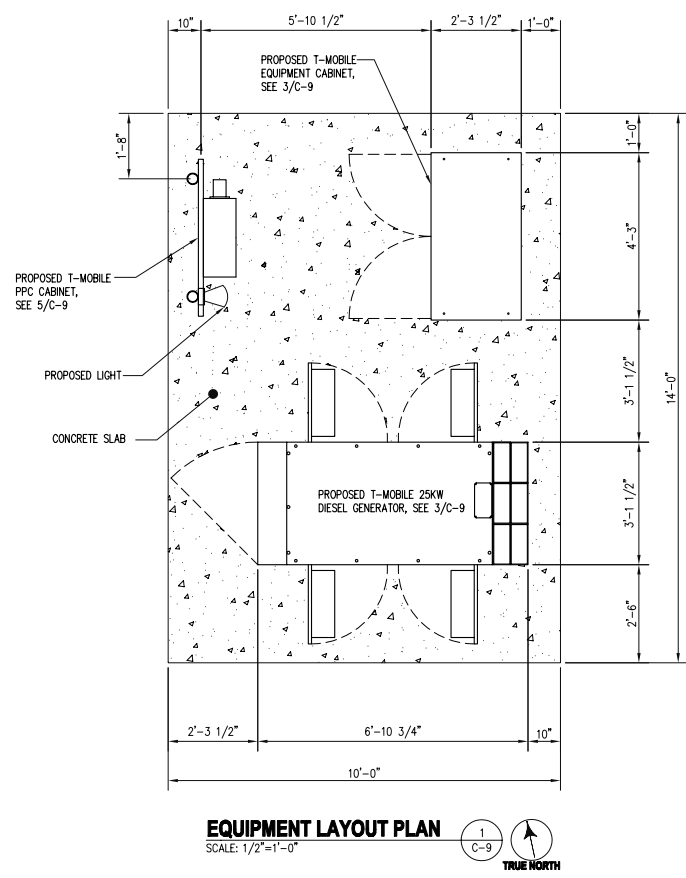
**JEFFERSON PLAZA**  
**13801 MOUNT PLEASANT DR**  
**WOODBRIDGE, VA 22191**

TITLE:

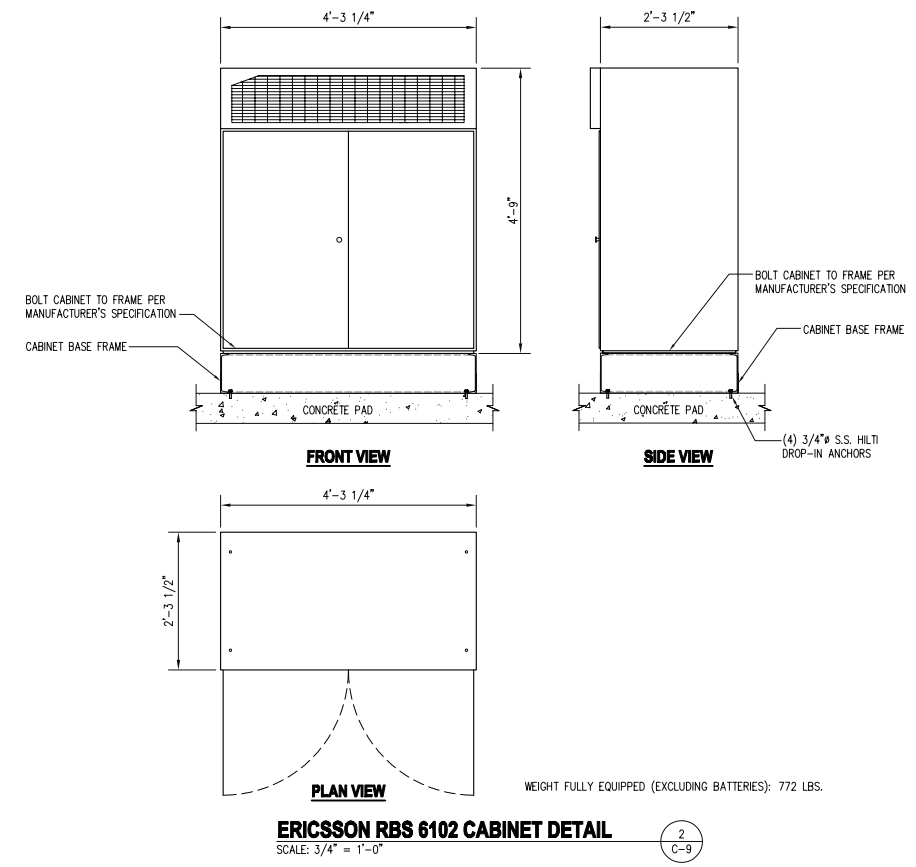
**T-MOBILE  
ANTENNA DETAILS**

SHEET NUMBER:

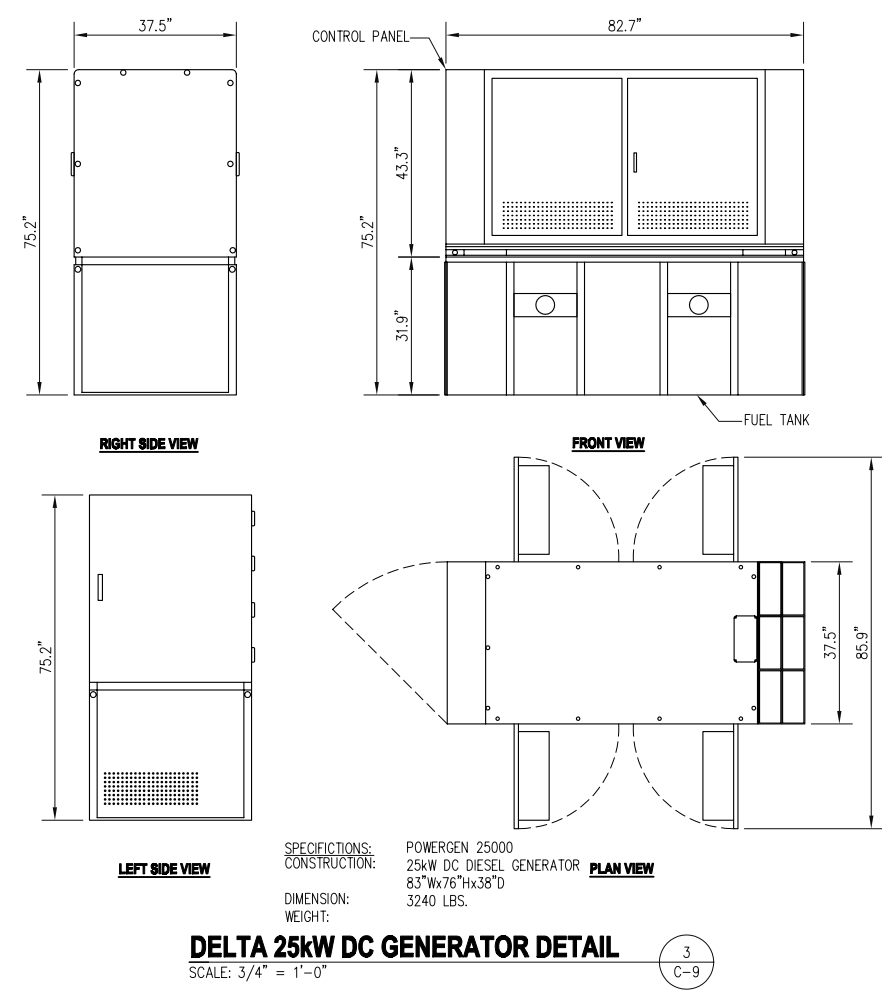
**C-8**



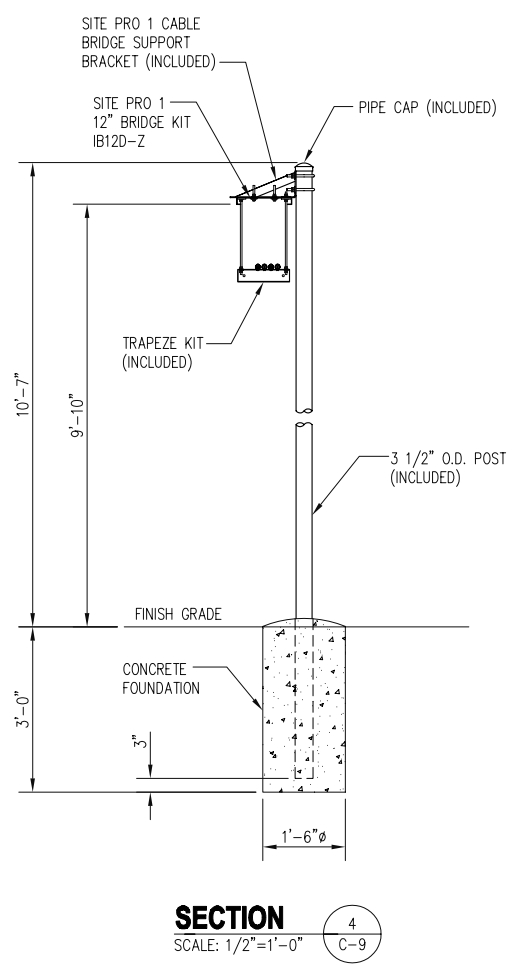
**EQUIPMENT LAYOUT PLAN**  
SCALE: 1/2" = 1'-0"  
1 C-9  
TRUE NORTH



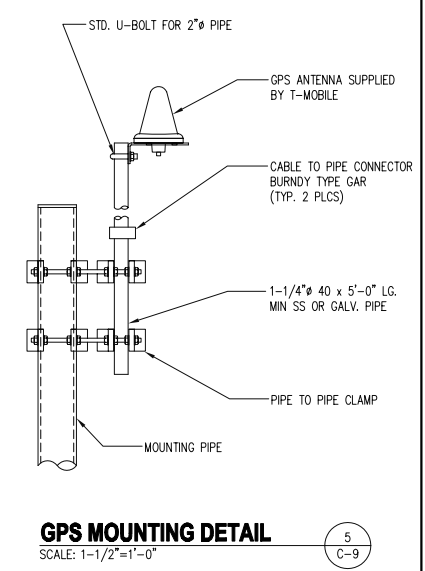
**ERICSSON RBS 6102 CABINET DETAIL**  
SCALE: 3/4" = 1'-0"  
2 C-9  
WEIGHT FULLY EQUIPPED (EXCLUDING BATTERIES): 772 LBS.



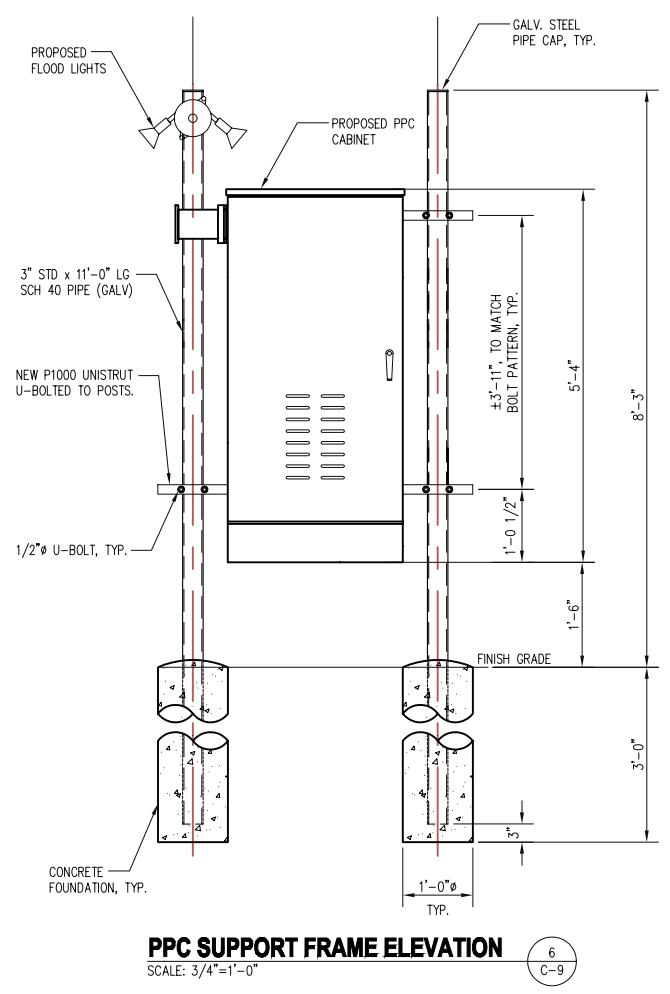
**DELTA 25KW DC GENERATOR DETAIL**  
SCALE: 3/4" = 1'-0"  
3 C-9  
SPECIFICATIONS:  
CONSTRUCTION: POWERGEN 25000  
25kW DC DIESEL GENERATOR  
83"Wx76"Hx38"D  
DIMENSION:  
WEIGHT: 3240 LBS.



**SECTION**  
SCALE: 1/2" = 1'-0"  
4 C-9



**GPS MOUNTING DETAIL**  
SCALE: 1-1/2" = 1'-0"  
5 C-9



**PPC SUPPORT FRAME ELEVATION**  
SCALE: 3/4" = 1'-0"  
6 C-9

6600 Rockledge Drive, Suite 550  
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| SUBMITTALS |                  |      |
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| 07-24-18   | SITE PLAN REVIEW |      |
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SEAL:

|             |          |
|-------------|----------|
| PROJECT NO: | 1050.241 |
| DESIGNER:   | R.S.     |
| ENGINEER:   | M.M.     |

SCALE:  
0 1/2 1  
GRAPHIC SCALE IN INCHES

**JEFFERSON PLAZA**  
**13801 MOUNT PLEASANT DR**  
**WOODBIDGE, VA 22191**

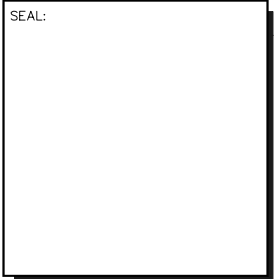
TITLE:  
**T-MOBILE EQUIPMENT DETAILS**

SHEET NUMBER:  
**C-9**

**SUBMITTALS**

| DATE     | DESCRIPTION      | REV. |
|----------|------------------|------|
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| 06-14-18 | SITE PLAN REVIEW |      |
| 07-24-18 | SITE PLAN REVIEW |      |
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SEAL:



**Milestone**  
 COMMUNICATIONS

PROJECT NO: 1050.241

DESIGNER: R.S.

ENGINEER: M.M.

SCALE:



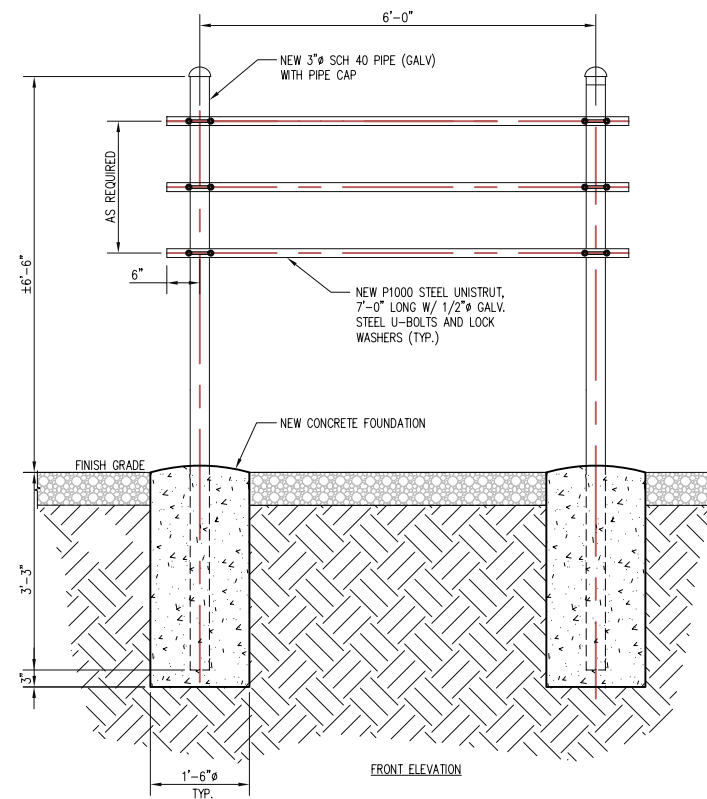
**JEFFERSON PLAZA**  
**13801 MOUNT PLEASANT DR**  
**WOODBIDGE, VA 22191**

TITLE:

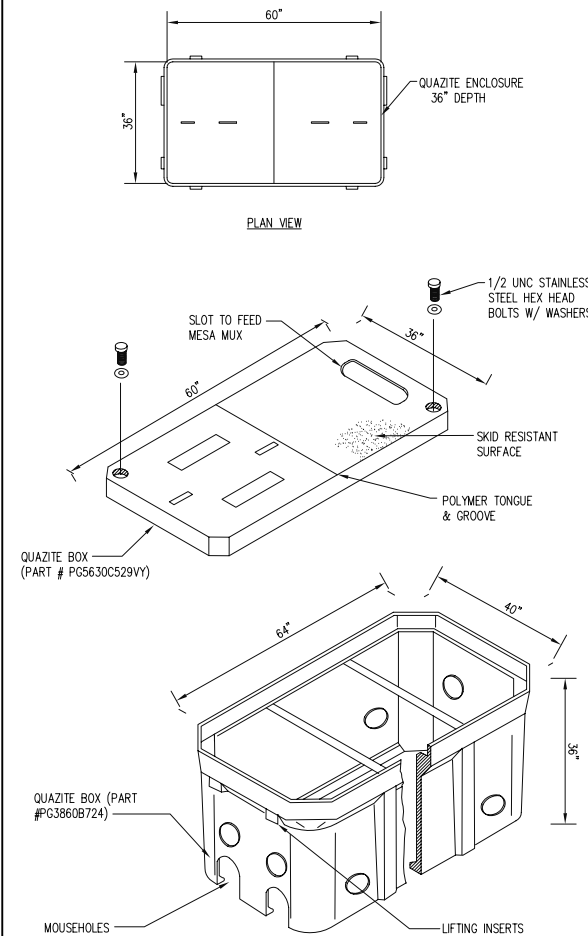
**SITE DETAILS**

SHEET NUMBER:

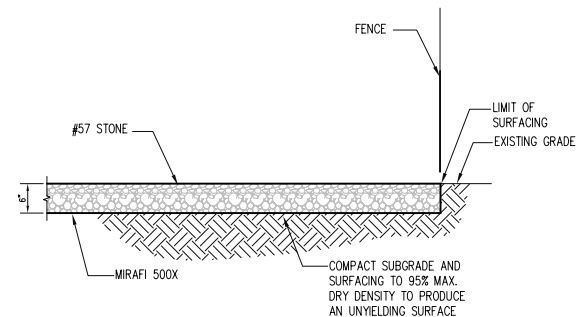
**C-10**



**UTILITY FRAME DETAIL**  
 SCALE: 3/4"=1'-0" (1) C-10

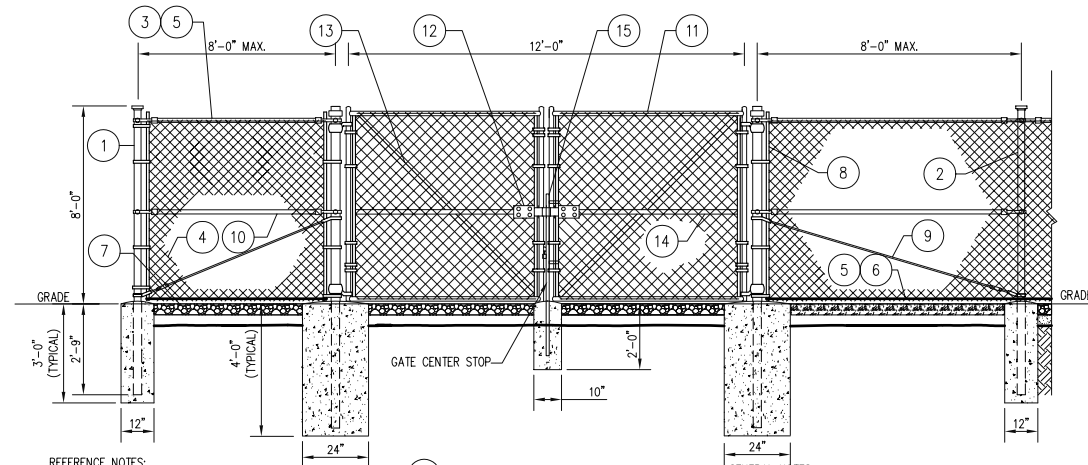


**MESA QUAZITE BASE DETAIL**  
 SCALE: 1/2"=1'-0" (2) C-10



NOTE:  
 COMPOUND AREA SHALL BE CLEARED AND GRUBBED. REMOVE UNSUITABLE LOOSE OR SOFT SOIL, ORGANIC MATERIAL OR RUBBLE TO FIRM GRADE. FILL UNDERCUT AND COMPACT UP TO 6" BELOW FINISH GRADE. PLACE A MIRAFI 500X SOIL STABILIZATION FABRIC ON SUBGRADE. FILL WITH 6" OF AASHTO 57 STONE TO FINISH GRADE.

**COMPOUND SURFACING DETAIL**  
 SCALE: 1"=1'-0" (3) C-10



- REFERENCE NOTES:**
- (1) CORNER, END OR PULL POSTS: 3" NOMINAL SCHEDULE 40 PIPE. GATE POST: 4" NOMINAL SCHEDULE 40 PIPE.
  - (2) LINE POST: 2" NOMINAL SCHEDULE 40 PIPE. LINE POSTS SHALL BE EQUALLY SPACED AT MAXIMUM 8'-0" O.C.
  - (3) TOP RAIL & BRACE RAIL: 1 1/2" PIPE
  - (4) FABRIC: 9 GA CORE WIRE SIZE 2" GALV. MESH
  - (5) TIE WIRE: MINIMUM 11 GA GALVANIZED STEEL AT POSTS AND RAILS A SINGLE WRAP OF FABRIC TIE AND AT TENSION WIRE BY HOC RINGS SPACED MAX. 24" INTERVALS.
  - (6) TENSION WIRE: 9 GA. GALVANIZED STEEL.
  - (7)
  - (8) STRETCHER BAR.
  - (9) 3/8" DIAGONAL ROD WITH GALVANIZED STEEL TURNBUCKLE OR DIAGONAL THREADED ROD.
  - (10) FENCE CORNER POST BRACE: 1 5/8" DIA. EACH CORNER EACH WAY.
  - (11) GATE FRAME: 1 1/2" PIPE, PER ASTM-F1083.
  - (12) MULTI-LOCKING DEVICE BY MILESTONE.
  - (13) GATE DIAGONAL GALVANIZED STEEL 1 1/2" PIPE.
  - (14) GATE FRAME BRACE: 1 5/8" DIAMETER.
  - (15) CENTER GATE STOP; FURNISH GATE STOPS TO HOLD GATES IN OPEN POSITION.
- GENERAL NOTES:**
- 1. INSTALL FENCING PER ASTM F567.
  - 2. INSTALL SWING GATES PER ASTM F900.
  - 3. CHAIN LINK FENCE STEEL PIPE (GALVANIZED) SHALL CONFORM TO ASTM F
  - 4. CHAIN LINK FENCE FABRIC (GALVANIZED) SHALL CONFORM TO ASTM-F392.
  - 5. CHAIN LINK TENSION WIRE (GALVANIZED) SHALL CONFORM TO ASTM-F817.
  - 6. GATE FRAMES SHALL BE WELDED. WELDS SHALL BE COATED WITH (3) COATS OF COLD GALV. (OR EQUAL).

**8' GALVANIZED STEEL FENCE AND GATE DETAIL**  
 SCALE: 3/8"=1'-0" (4) C-10







6600 Rockledge Drive, Suite 550  
 BETHESDA, MD 20817  
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SEAL:



PROJECT NO: 1050.241  
 DESIGNER: R.S.  
 ENGINEER: M.M.

SCALE:  

 GRAPHIC SCALE IN INCHES

**JEFFERSON PLAZA**  
**13801 MOUNT PLEASANT DR**  
**WOODBRIDGE, VA 22191**

TITLE:  
**NOTES AND CORRESPONDENCE**

SHEET NUMBER:  
**C-13**

**NOTES:**

COLLAPSIBILITY: MONOPOLES AND TELECOMMUNICATION TOWERS SHALL BE DESIGNED TO COLLAPSE WITHIN CONFINED EXTENT OF THE LOT UPON WHICH THEY ARE LOCATED.

PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR A MONOPOLE OR TELECOMMUNICATIONS TOWER, THE PROPERTY OWNER, WIRELESS INFRASTRUCTURE PROVIDER OR WIRELESS SERVICE PROVIDER RESPONSIBLE FOR THE CONSTRUCTION OF THE MONOPOLE OR TELECOMMUNICATIONS TOWER SHALL PROVIDE THE FOLLOWING TO THE ZONING ADMINISTRATOR OR DESIGNEE:

ACCOMMODATION FOR MULTIPLE PROVIDERS-MONOPOLES SHALL ACCOMMODATE TRANSMISSION EQUIPMENT FOR A MINIMUM OF 3 WIRELESS SERVICE PROVIDERS. TELECOMMUNICATION TOWERS SHALL ACCOMMODATE TRANSMISSION EQUIPMENT FOR A MINIMUM OF 4 WIRELESS SERVICE PROVIDERS.

**NON-INTERFERENCE LETTER**

Nadir Khan  
 T-Mobile  
 12056 Baltimore Ave.  
 Beltsville, MD 20705  
 Phone: 240-264-0662

June 12, 2018

Location: 7VAW074E  
 13801 Mount Pleasant Dr  
 Woodbridge, VA 22191

This is to certify that T-Mobile's proposed facility 7VAW074E will not interfere with or obstruct any county two-way radio or point to point communication systems, if the frequencies used by the County are not part of the spectrum allocated to T-Mobile by FCC. If T-Mobile is found to be the cause of any interference from the proposed antenna array they will act quickly to remedy the problem.

T-Mobile wireless telecommunication facilities operate in their own exclusive bands and are not a source of interference to broadcast receivers or other electronic devices. T-Mobile site 7VAW074E will be operating with receive and transmit frequencies at UL 1890-1895, 1740-1755, 673-683, 859-704 MHz & DL: 1870-1875, 2140-2155, 627-637, 728-734 MHz respectively.

Please be advised that the maximum RF radiation to be generated by the proposed antennas is 95.3 dBm ERP (per antenna).

T-Mobile wireless telecommunication systems consist of fixed, interconnected base stations, which both receive and transmit to mobile transmitting and receiving devices operated by subscribers. The systems not only communicate within themselves, but also interconnect with local wired telephone facilities. Each base station is designed to provide interference-free services within a portion of the entire designated area authorized by the FCC assigned to the particular carrier.

I hope this will answer your any question that you may have, however, if you need any additional information, please contact me at the number listed below.

Sincerely,  
 Nadir Khan  
 Nadir Khan  
 Senior RF Engineer

T-Mobile USA, Inc.  
 Office (340) 264-0902  
 Fax (340) 264-0810  
 12056 Baltimore Avenue  
 Beltsville, MD 20705

**FALL LETTER**

June 18, 2018

Mr. Chris Harold  
 Asset Manager  
 Milestone Communications

RE: Proposed 150' (extendible to 180') Sabre Monopole for Jefferson Plaza, VA

Dear Mr. Harold,

Upon receipt of order, we propose to design and supply the above referenced Sabre monopole for a Basic Wind Speed of 90 mph (115 mph Ultimate) with no ice and 30 mph with 1/2" radial ice, Structure Class II, Exposure Category C and Topographic Category 1 in accordance with the Telecommunications Industry Association Standard ANSI/TIA-222-G, "Structural Standards for Antenna Supporting Structures and Antennas".

When designed according to this standard, the wind pressures and steel strength capacities include several safety factors, resulting in an overall minimum safety factor of 25%. Therefore, it is highly unlikely that the monopole will fail structurally in a wind event where the design wind speed is exceeded within the range of the built-in safety factors.

Should the wind speed increase beyond the capacity of the built-in safety factors, to the point of failure of one or more structural elements, the most likely location of the failure would be within the monopole shaft, above the base plate. Assuming that the wind pressure profile is similar to that used to design the monopole, the monopole will buckle at the location of the highest combined stress ratio within the monopole shaft, resulting in the portion of the monopole above leaning over and remaining in a permanently deformed condition. **Please note that this letter only applies to the above referenced monopole designed and manufactured by Sabre Towers & Poles.** The fall zone of this structure will be less than or equal to 22 feet.

Sincerely,  
 Robert E. Beacom, P.E., S.E.  
 Engineering Supervisor

Sabre Towers and Poles • 7181 Southbridge Drive • P.O. Box 658 • Sioux City, IA 51102-0658  
 P: 712-258-6890 F: 712-279-8614 W: www.SabreTowersandPoles.com

**PFR LETTER**

Rebecca Homer, AICP, CMA  
 Director of Planning

June 22, 2018

Colleen Khan  
 Milestone Communications  
 6600 Rockledge Drive  
 Suite 550  
 Bethesda, MD 20817

RE: Public Facility Review Determination Request  
 #PFR2018-00030; Milestone Monopole  
 GPIN: 8392-82-6986  
 Address: 13801 Mount Pleasant Drive

Dear Ms. Khan,

This letter is in response to your request for a determination for a public facility review to build a new 126' monopole in an existing parking lot located at 13801 Mount Pleasant Drive.

According to the Code of Virginia 15.2-2232.g: A proposed telecommunication tower or a facility constructed by an entity organized pursuant to Chapter 9.1 (i) 56-231.15 et seq. of Title 56 shall be deemed to be substantially in accord with the comprehensive plan and commission approval shall not be required if the proposed telecommunication tower or facility is located in a zoning district that allows such telecommunication towers or facilities by right.

Therefore, this does not require a public facility review if the facility complies with the performance standards of Part 240 of the Zoning Ordinance.

Please note that the proposed improvements must also be consistent with the provisions of the Zoning Ordinance and the Design and Construction Standards Manual and a site plan may be required in accordance with Part 800 of the Zoning Ordinance. A finding of exception from public facility review does not provide relief, in any way, from applying for and obtaining building, land disturbance and other relevant permits from Development Services prior to construction. This letter should be retained for your files and presented to Development Services and the Service Authority when arranging for water and sewer connection.

Sincerely,  
  
 David J. McGettigan, Sr., AICP  
 Long-Range Planning Manager