

From: Scala, Mary Joy
Sent: Wednesday, September 28, 2011 2:22 PM
To: 'Wilmer, Jessica'
Subject: BAR ACtion - 819 W Main Street

Jessica Wilmer
Ntelos
1150 Shenandoah Village Drive
Waynesboro, VA 22980

RE: Certificate of Appropriateness Application
BAR 11-09-01
819 W Main Street
Tax Map 31 Parcel 184B
Virginia PCS Alliance, LC, Applicant/ Citico Realty Co (Southern RR Co), Owner
Add antennas and equipment

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural review (BAR) on September 20,2011.

The following action was taken:

The BAR approved (5-0) the application as submitted on the consent agenda.

In accordance with Charlottesville City Code 34-285(b), this decision may be appealed to the City Council in writing within ten working days of the date of the decision. Written appeals, including the grounds for an appeal, the procedure(s) or standard(s) alleged to have been violated or misapplied by the BAR, and/or any additional information, factors or opinions the applicant deems relevant to the application, should be directed to Paige Barfield, Clerk of the City Council, PO Box 911, Charlottesville, VA 22902.

This certificate of appropriateness shall expire in 18 months (March 20, 2013), unless within that time period you have either: been issued a building permit for construction of the improvements if one is required, or if no building permit is required, commenced construction. You may request an extension of the certificate of appropriateness *before this approval expires* for one additional year for reasonable cause.

Upon completion of construction, please contact me for an inspection of the improvements included in this application.

If you have any questions, please contact me at 434-970-3130 or scala@charlottesville.org.

Sincerely yours,

Mary Joy Scala, AICP
Preservation and Design Planner

Mary Joy Scala, AICP
Preservation and Design Planner
City of Charlottesville
Department of Neighborhood Development Services
City Hall - 610 East Market Street
P.O. Box 911
Charlottesville, VA 22902
Ph 434.970.3130 FAX 434.970.3359
scala@charlottesville.org

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
September 20, 2011**



Certificate of Appropriateness Application

BAR 11-09-01

819 W Main Street

Tax Map 31 Parcel 184B

Virginia PCS Alliance, LC, Applicant/ Citico Realty Co (Southern RR Co), Owner

Add antennas and equipment

Background

This property is located in the West Main Street ADC District. The radio tower is a non-conforming use. The zoning is Mixed Use – West Main North Corridor.

April 18, 2006 - The BAR approved (7-0) an Alltel emergency generator with diesel fuel tank next to the radio tower and within an existing chain link fence that marks the leased area. The application included approximately 55 feet of brown slat screening on a portion of the existing chain link fence.

November 28, 2006 - The BAR voted (9-0) to approve the request to install an 80” x 17” x 16” antenna on an existing Norfolk Southern tower and a 25 sq. ft. concrete pad to house a 31” x 30” x 84” cabinet with ice bridge above.

November 16, 2010 - The BAR voted (8-0) to add four new antennas at 185 feet, and adding cross bracing between 125-131 feet levels as submitted.

Application

The applicant is seeking to install nine new antennas to an existing tower, and to expand the existing fenced compound to the south. The area currently is vacant and there will be no tree/vegetation removal.

The applicant is seeking to install nine panel type antennas to an existing 225’ tower at the 173 ft. height centerline. Each panel antenna measures 51.4 in.(l) x 6.5 in.(w) x 3.3 in.(d).

Part of the existing chain link fence will be relocated to expand the equipment area by approximately 400 sq. ft. An Ntelos equipment frame with ice bridge will be located in this area, and a 5’ x 9’ pad for a future diesel generator.

Criteria, Standards, and Guidelines

Review Criteria Generally

Sec. 34-284(b) of the City Code states that,

In considering a particular application the BAR shall approve the application unless it finds:

- (1) That the proposal does not meet specific standards set forth within this division or applicable provisions of the Design Guidelines established by the board pursuant to Sec.34-288(6); and*
- (2) The proposal is incompatible with the historic, cultural or architectural character of the district in which the property is located or the protected property that is the subject of the application.*

Pertinent Standards for Review of Construction and Alterations include:

- (1) Whether the material, texture, color, height, scale, mass and placement of the proposed addition, modification or construction are visually and architecturally compatible with the site and the applicable design control district;*
- (2) The harmony of the proposed change in terms of overall proportion and the size and placement of entrances, windows, awnings, exterior stairs and signs;*
- (3) The Secretary of the Interior Standards for Rehabilitation set forth within the Code of Federal Regulations (36 C.F.R. §67.7(b)), as may be relevant;*
- (4) The effect of the proposed change on the historic district neighborhood;*
- (5) The impact of the proposed change on other protected features on the property, such as gardens, landscaping, fences, walls and walks;*
- (6) Whether the proposed method of construction, renovation or restoration could have an adverse impact on the structure or site, or adjacent buildings or structures;*
- (8) Any applicable provisions of the City's Design Guidelines.*

Pertinent Design Review Guidelines

Site Design and Elements

P. 2.7 Utilities and other Site Appurtenances

- 1. Place overhead wires, utility poles and meters, antennae, trash containers, and exterior heat exchangers in locations where they are least likely to detract from the character of the site.*
- 2. Encourage the installation of utility services underground.*
- 3. Screen utilities and other site elements with fences, walls or plantings.*
- 4. Antennae and communication dishes should be placed in inconspicuous rooftop locations.*
- 5. Screen all rooftop mechanical equipment with a wall of a material harmonious with the building or structure.*

Discussion and Recommendations

The pertinent zoning section on Telecommunication Facilities states:

Sec. 34-1073. Facilities by district.

(a) Within the city's historic and entrance corridor overlay districts:

(1) The following shall be permitted uses: *antennae or microcells mounted on existing communications towers established prior to February 20, 2001*; attached communications facilities utilizing utility poles or other electric transmission facilities as the attachment structure; and other attached communications facilities if such other attached communications facilities are not visible from any adjacent street or property.

(2) The following shall be prohibited uses: attached communications facilities where such facilities are visible from any adjacent street or property, and communications facilities utilizing alternative tower, monopole tower, guyed tower, lattice tower and self-supporting tower support structures.

This is a permitted use; there are existing antennas in this location; and there is no way to screen the tower. Existing vegetation currently screens the fenced equipment area. Staff recommends approval.

Suggested Motion

Having considered the standards set forth within the City Code, including City Design Guidelines for Site Design and Elements, I move to find that the proposal to add new antennas and expand the equipment area satisfy the BAR's criteria and are compatible with other properties in this district, and that the BAR approves the application as submitted.

P11-0142



Board of Architectural Review (BAR)
Certificate of Appropriateness

Please Return To: City of Charlottesville
 Department of Neighborhood Development Services
 P.O. Box 911, City Hall
 Charlottesville, Virginia 22902
 Telephone (434) 970-3130 Fax (434) 970-3359

Please submit ten (10) copies of application form and all attachments.
 For a new construction project, please include \$350 application fee. For all other projects requiring BAR approval, please include \$100 application fee. For both types of projects, the applicant must pay \$1.00 per required mail notice to property owners. The applicant will receive an invoice for these notices, and project approval is not final until the invoice has been paid. For projects that require only administrative approval, please include \$100 administrative fee. Make checks payable to the City of Charlottesville.
 The BAR meets the third Tuesday of the month.
 Deadline for submittals is Tuesday 3 weeks prior to next BAR meeting by 4 p.m.

Project Name/Description NTELOS CV736 Starr Hill Parcel Number 310184B00
 Address/Location 819 West Main Street, Charlottesville
 Owner Name Citico Realty Co (Southern Railway Company) Applicant Name Virginia PCS Alliance, L.C. d/b/a NTELOS

Applicant Information

Address: 1150 Shenandoah Village Drive
Waynesboro, Va 22980
 Email: wilmerj@ntelos.com
 Phone: (W) (540) 941-3610 (H) (540) 241-5060
 FAX: (540) 932-2210

Signature of Applicant

I hereby attest that the information I have provided is, to the best of my knowledge, correct. (Signature also denotes commitment to pay invoice for required mail notices.)

Jan R Wil 8/18/11
 Signature Date

Property Owner Information (if not applicant)

Address: 750 Park of Commerce Blvd., Suite 300
Boca Raton, FL 33487-3612
 Email: _____
 Phone: (W) (561) 370-8862 (H) _____
 FAX: (561) 995-0321

Property Owner Permission (if not applicant)

I have read this application and hereby give my consent to its submission.

See attached Owner Consent Letter
 Signature Date

*Property managed by Global Tower Partners, LLC
 Do you intend to apply for Federal or State Tax Credits for this project? N/A

Description of Proposed Work (attach separate narrative if necessary): see attached

Attachments (see reverse side for submittal requirements): see attached

For Office Use Only

Received by: D. Eubanks
 Fee paid: 100.00 Cash/Ck. # 577260
 Date Received: 8/25/11

Approved/Disapproved by: _____
 Date: _____
 Conditions of approval: _____

**NORFOLK SOUTHERN RAILWAY COMPANY
OWNER'S CONSENT LETTER**

Norfolk Southern Railway Company, hereby grants permission to Virginia PCS Alliance, L.C., d/b/a NTELOS and its authorized contractors/agents to act as "Applicant" in the processing of all applications and permits associated with the modification and placement of NTELOS' antennas on the Norfolk Southern 225-foot tall tower located at 819 West Main Street, Charlottesville, VA 22911 (Tax ID 3101844B00). This site is further described as the tower compound located in the Norfolk Southern right-of-way, located in the West Main Street Historic District of City of Charlottesville.

This consent includes the permission to file all applications for any required governmental approvals necessary to modify the existing facilities installed by NTELOS on the property to make all presentations necessary during any Board of Architectural Review, zoning, site plan, and building permitting processes with regards to such approvals.

The consent granted in this letter shall expire on 12/16/11.

By Owner, Norfolk Southern Railway Company:

Signature: 

Title: Asst VP C45

Date: 8/16/11

Existing View



CV736 Starr Hill
Charlottesville, Virginia
**Antenna Co-location
Simulation**





1150 Shenandoah Village Drive
Waynesboro, VA 22980
Fax (540) 932-2210

September 2, 2011

City of Charlottesville
Department of Neighborhood Development Services
Attn: Mary Joy Scala
City Hall – 610 East Market Street
P.O. Box 911
Charlottesville, VA 22902

RE: NTELOS Application – Wireless Telecommunications Facility at 819 West Main Street (NTELOS CV736 Starr Hill)

Dear Ms. Scala;

As we discussed, attached are ten (10) sets of revised site plans for the proposed collocation on the existing wireless telecommunication facility by Virginia PCS Alliance, L.C. ('NTELOS') located at 819 West Main Street. NTELOS has applied to the City of Charlottesville Board of Architectural Review ('BAR') scheduled on Tuesday, September 20, 2011. Per the request of Norfolk Southern Railway ('Railway'), the proposed location of the NTELOS ground equipment space has been revised as shown. At the proposed location, the propane tank owned by the Railway will not be relocated.

I look forward to receiving your comments regarding this proposal. Please feel free to contact me if you have any questions or need additional information.

Sincerely,

A handwritten signature in black ink that reads "Jessica L. Wilmer".

Jessica L. Wilmer
NTELOS
(540) 941-3610
wilmerj@ntelos.com



August 22, 2011

City of Charlottesville
Department of Neighborhood Development Services
P.O. Box 911, City Hall
Charlottesville, VA 22902

RE: NTELOS Application – Wireless Telecommunications Facility at 819 West Main Street (NTELOS CV736 Starr Hill)

Dear Ms. Scala;

Virginia PCS Alliance, L.C. ('NTELOS') requests the consideration of the City of Charlottesville Board of Architectural Review ('BAR') for the collocation of antennas and associated equipment at an existing wireless telecommunications facility located on property owned by Norfolk Southern Railway Company ('Railway') and managed by Global Tower Partners LLC, described as tax parcel 310184B00, containing approximately 1.263 acres, and zoned West Main North Corridor in the West Main Street ADC District. The telecommunications facility is located at 819 West Main Street, Charlottesville.

Pursuant to section 34-1072 "Applicability" of the City of Charlottesville zoning ordinance, towers built prior to February 20, 2001 are considered conforming uses, however, attaching antennas to an existing tower within an Architectural Design Control District requires BAR approval. The existing telecommunications facility was originally constructed by the Railway in 1961. There are currently three (3) other wireless carriers on the telecommunications facility in addition to the Railway.

NTELOS is in the process of improving its wireless services in the core of Charlottesville City. The proposed collocation of antennas on the existing telecommunications facility is for the purpose of expanding coverage based on increased usage, not to improve coverage around the site. There are essentially two general purposes for constructing a wireless facility. Either the area is not served by a carrier's coverage footprint or the traffic (voice and data calls) in the area is quickly saturating the existing wireless facilities, causing a negative impact on coverage. Because the population and amount of traffic are so great in the core area of Charlottesville, utilization of existing wireless facilities exceed or are beginning to exceed capacity. A new wireless facility is needed

to off-load voice and data calls from adjacent wireless sites or overloaded ones to prevent blocking calls, dropping calls, and extremely slow data speeds.

Attached is a site plan of the location and design of the proposed facility. The existing telecommunications facility is a 225 ft. self support tower structure adjacent to the Railway tracks. NTELOS is proposing nine (9) panel type antennas at the 173 ft. center line. Each panel antenna measures 51.4 in. (L) x 6.5 in. (W) x 3.3 in. (D). The proposed ground equipment cabinets will be located adjacent to the telecommunications facility within a 20' x 18' leased area. A propane tank owned by the Railway will be relocated as shown on the plans in order to best locate the NTELOS equipment area. The area will be fenced to match the existing fence on the property.

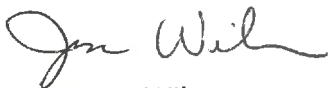
Attached is a photograph simulation depicting the proposed wireless telecommunication facility from the West Main Street vantage point. The proposed antennas by NTELOS are shown at the 173 ft. center line.

While it is the goal of the City of Charlottesville to protect its natural, scenic and historic resources and to retain the attractiveness of the City, the proposal by NTELOS has maintained those goals by complying with the Design Review Guidelines. NTELOS is proposing to collocate on an existing telecommunications facility rather than proposing to construct a new tower structure. By collocating antennas on the existing facility, the visibility will be minimized while still providing significant improvement to the NTELOS coverage objective.

The proposed collocation will not endanger the safety of adjoining property owners, will be engineered and constructed in accordance with all applicable standards and the design will effectively reduce or eliminate any visual impact on the view shed. The proposed will not restrict uses on adjacent parcels or change the character of the neighborhood.

I look forward to receiving your comments regarding this proposal. Please feel free to contact me if you have any questions or need additional information.

Sincerely,



Jessica L. Wilmer

NTELOS

(540) 941-3610

wilmerj@ntelos.com



**STARR HILL
CV736**

819 WEST MAIN STREET
CHARLOTTESVILLE, VA 22911

GTP SITE ID: VA-5156 CHARLOTTESVILLE, VA

CO-LOCATION ON EXISTING
226' SELF SUPPORT TOWER



1150 SHENANDOAH VILLAGE DR.
WAYNESBORO, VA 22980

SITE NAME: STARR HILL

SITE NUMBER: CV736

SITE ADDRESS:
819 WEST MAIN STREET
CHARLOTTESVILLE, VA 22911

AREA:
LEASE AREA = 399.5 SQ. FT.

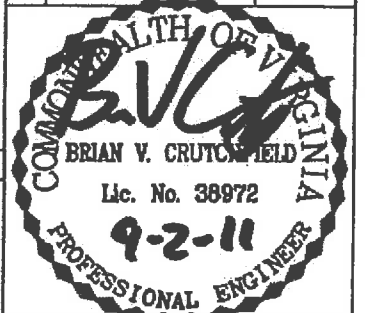
PROPERTY OWNER:
CITICO REALTY COMPANY
PARCEL: 310184800
CITY OF CHARLOTTESVILLE

CITY: CITY OF CHARLOTTESVILLE, VA

LATITUDE: N 38° 01' 56.6"

LONGITUDE: W 78° 29' 30.4"

NO.	REVISION/ISSUE	DATE
1	ISSUE FOR COMMENT	5/25/11
2	NS REVISIONS	6/27/11
3	CONST. DRAWINGS	7/1/11
4	NS REVISIONS	7/13/11
5	NTELOS REVISIONS	8/15/11
6	NS REVISIONS	8/1/11



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TEL 434.327.1683
FAX 434.295.8317
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31392

TG PROJECT # 31392

TITLE SHEET SHEET T-1

PROPERTY OWNER: _____

NTELOS RF ENGINEER: _____

NTELOS CONSTRUCTION MANAGER: _____

NTELOS OPERATIONS MANAGER: _____

SITE ACQUISITION MANAGER: _____

SIGNATURE (REQUIRED BY DEPARTMENTS) DATE

SIGNATURE BLOCK

SITE NAME
STARR HILL

SITE NUMBER
CV736

SITE ADDRESS
819 WEST MAIN STREET
CHARLOTTESVILLE, VA 22911

PROPERTY OWNER
CITICO REALTY COMPANY

SITE DATA
NAD 83 LATITUDE - N 38° 01' 56.6"
NAD 83 LONGITUDE - W 78° 29' 30.4"

LEASE AREA
399.5 SQUARE FEET

JURISDICTION
CITY OF CHARLOTTESVILLE

CONTACTS

nTELOS (CONSTRUCTION)
JEFF HOFFMAN
(540) 946-1895 - PHONE
(540) 943-0705 - FAX

nTELOS (LEASING)
DEBBIE BALSER
(540) 946-1851 - PHONE
(540) 932-2210 - FAX

SHEET	TITLE
T-1	TITLE SHEET
C-1	OVERALL SITE PLAN
C-2	EXISTING CONDITIONS
C-3	PROPOSED SITE PLAN
C-4	UTILITY SERVICE PLAN
C-5	GROUNDING PLAN
C-6	TOWER ELEVATION
D-1	MISCELLANEOUS DETAILS
D-2	POWER & TELEPHONE SINGLE LINE DIAGRAM
D-3	MISCELLANEOUS DETAILS
D-4	MISCELLANEOUS DETAILS
D-5	EQUIPMENT FRAME DETAILS
D-6	PPC CABINET DETAILS
D-7	GENERAL NOTES

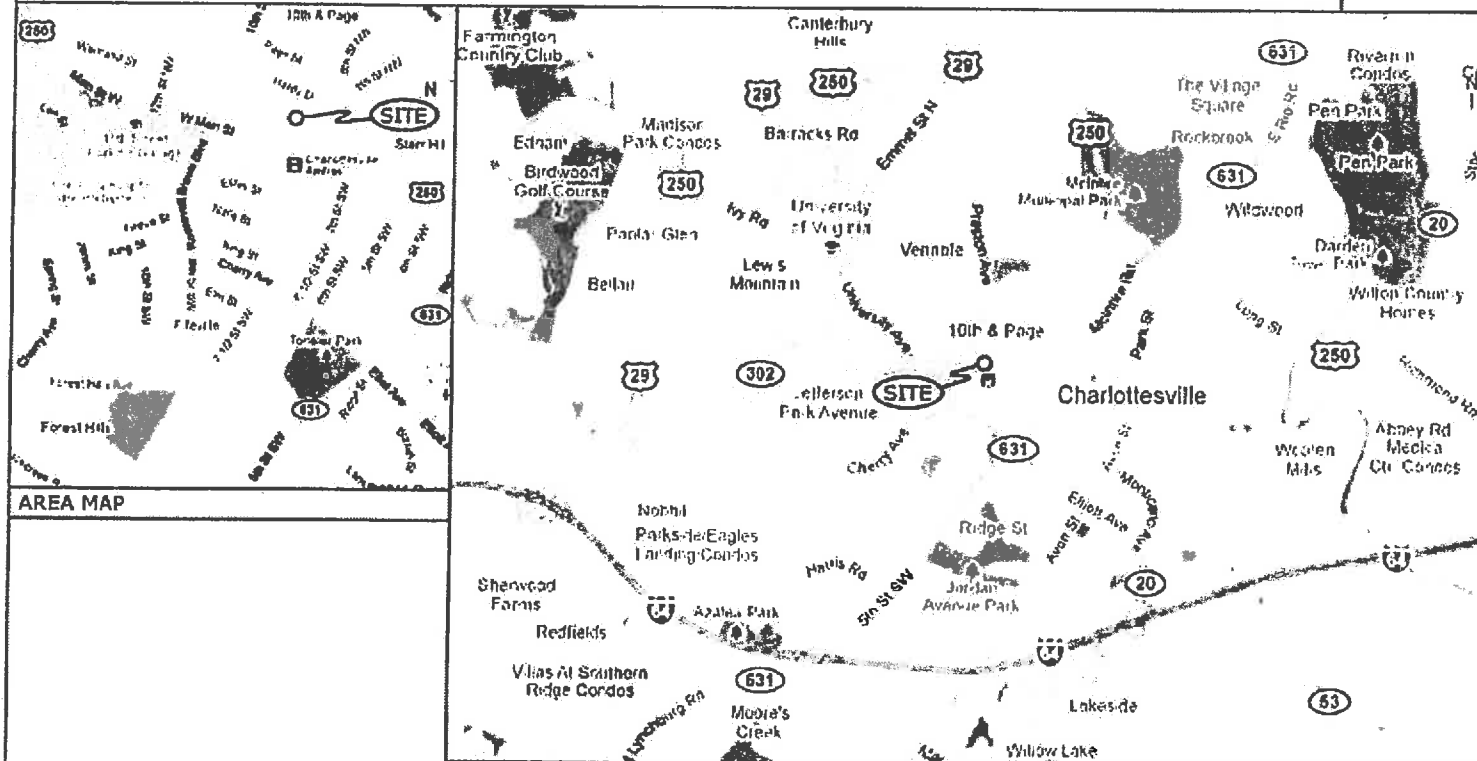
SHEET INDEX

POLICE/FIRE/RESCUE
911

ELECTRIC POWER
DOMINION VIRGINIA POWER
CONTACT: CUSTOMER SERVICE
PHONE#: 1-866-366-4357

TELEPHONE
SPRINT
CONTACT: CUSTOMER SERVICE
PHONE#: 1-800-877-4646

nTELOS NOC
(540) 941-4800 - PHONE



AREA MAP

VICINITY MAP

SITE DIRECTIONS

FROM WAYNESBORO, VA: HEAD EAST ON I-64 TO EXIT 120. HEAD NORTH OF RT. 631 (5TH STREET) TO RT. 250. TURN LEFT ONTO RT. 250 (250 WEST MAIN STREET). SITE WILL BE ON RIGHT AT 819 WEST MAIN STREET.

CO-LOCATION OF NEW OUTDOOR EQUIPMENT WITHIN AN EXISTING FENCED COMPOUND. NEW UTILITY RUNS TO SITE.

PROJECT DESCRIPTION

DIRECTIONS TO SITE

PROJECT INFORMATION

EMERGENCY AND UTILITY CONTACTS

LEGEND

---	PROPERTY LINE
- - -	TRACT LINE
- - - -	LEASE LINE
---	ROW LINE
-X-X-	EXISTING FENCE LINE
-XX-XX-	PROPOSED FENCE LINE
-G-G-	GAS LINE
-E-E-	OVERHEAD POWER
-T-T-	OVERHEAD TELEPHONE
-UE-UE-	UNDERGROUND POWER
-UT-UT-	UNDERGROUND TELCO.
-E&T-E&T-	OVERHEAD POWER/TELEPHONE
○	5/8" REBAR W/CAP SET
□	FOUND MONUMENTATION
○	CALCULATED POINT
○	EXISTING UTILITY POLE
○	PROPOSED UTILITY POLE



1150 SHENANDOAH VILLAGE DR.
WAYNESBORO, VA 22980

SITE NAME: STARR HILL

SITE NUMBER: CV736

SITE ADDRESS:
819 WEST MAIN STREET
CHARLOTTEVILLE, VA 22911

AREA:
LEASE AREA = 399.5 SQ. FT.

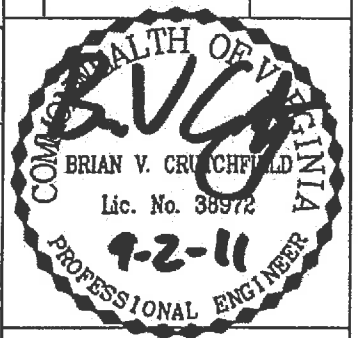
PROPERTY OWNER:
CITICO REALTY COMPANY
PARCEL: 310184B00
CITY OF CHARLOTTEVILLE

CITY: CITY OF CHARLOTTEVILLE, VA

LATITUDE: N 38° 01' 56.6"

LONGITUDE: W 78° 29' 30.4"

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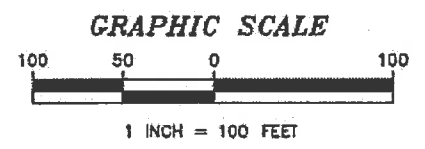
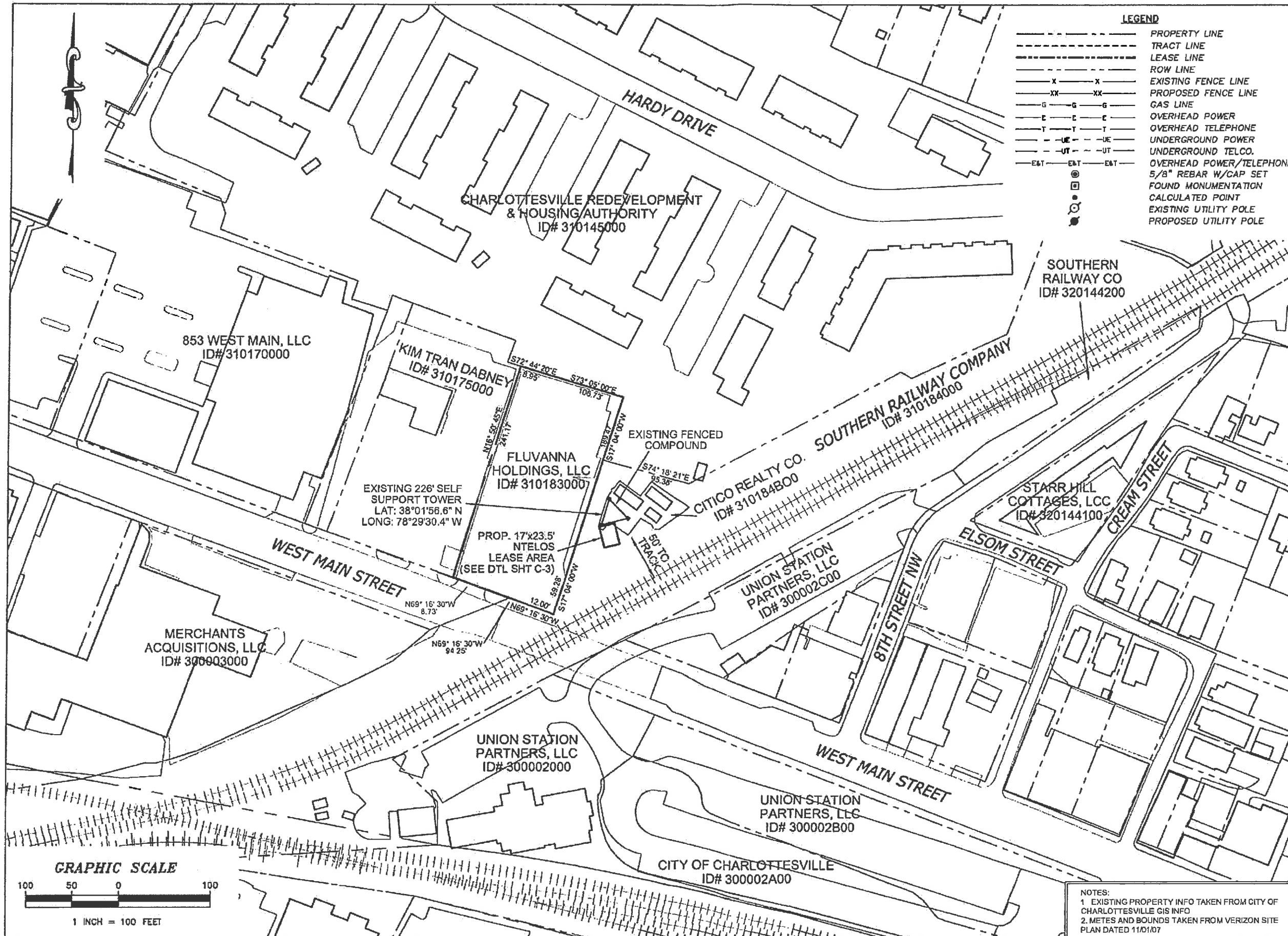


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TG PROJECT # 31392

OVERALL SITE PLAN SHEET C-1

NOTES:
1. EXISTING PROPERTY INFO TAKEN FROM CITY OF CHARLOTTEVILLE GIS INFO
2. METES AND BOUNDS TAKEN FROM VERIZON SITE PLAN DATED 11/01/07



CHARLOTTEVILLE REDEVELOPMENT & HOUSING AUTHORITY
ID# 310145000

853 WEST MAIN, LLC
ID# 310170000

KIM TRAN DABNEY
ID# 310175000

FLUVANNA HOLDINGS, LLC
ID# 310183000

EXISTING 226' SELF SUPPORT TOWER
LAT: 38°01'56.6" N
LONG: 78°29'30.4" W

PROP. 17'x23.5' NTELOS LEASE AREA (SEE DTL SHT C-3)

MERCHANTS ACQUISITIONS, LLC
ID# 306903000

UNION STATION PARTNERS, LLC
ID# 300002000

CITICO REALTY CO.
ID# 310184B00

UNION STATION PARTNERS, LLC
ID# 300002C00

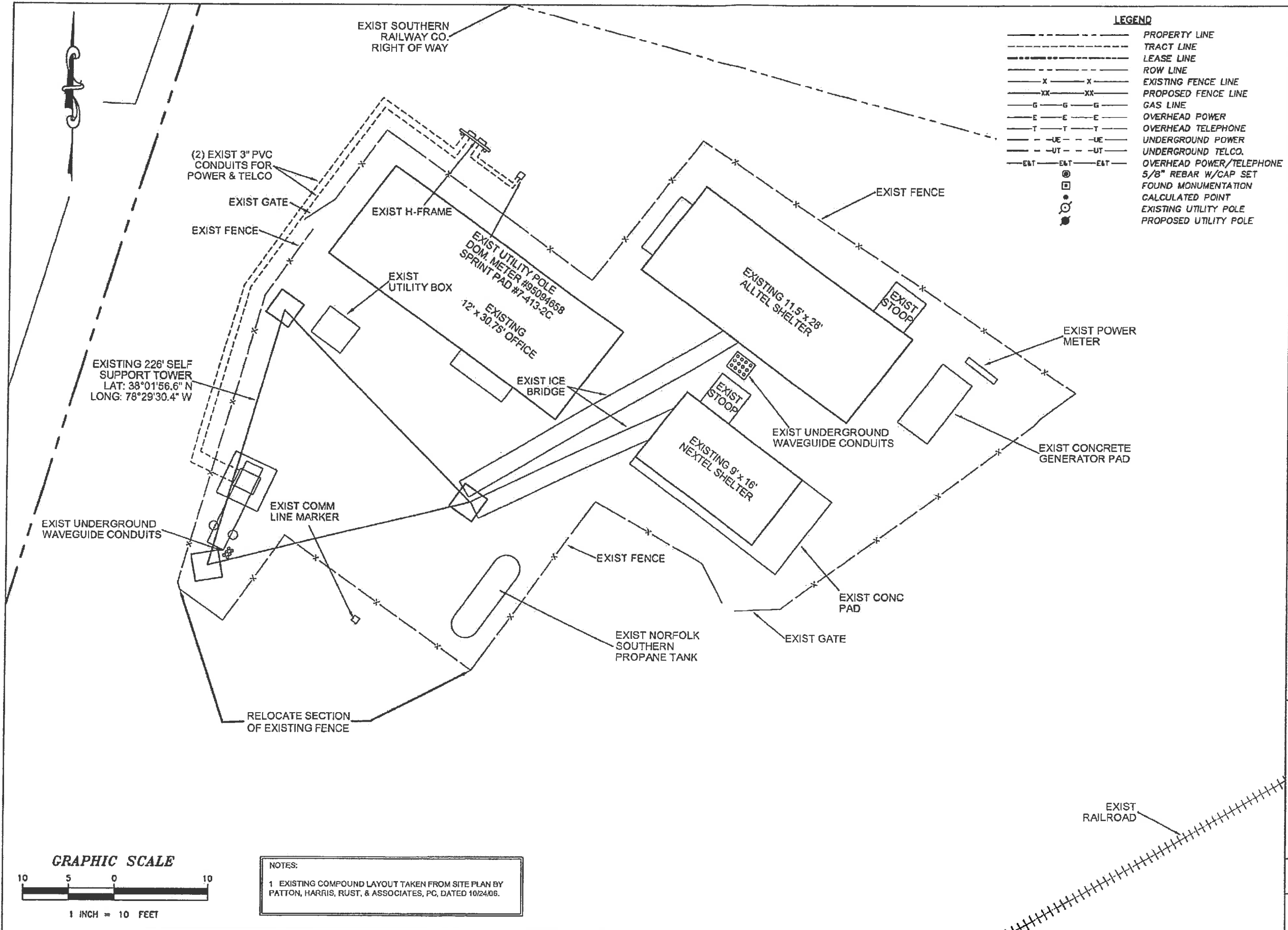
UNION STATION PARTNERS, LLC
ID# 300002B00

CITY OF CHARLOTTEVILLE
ID# 300002A00

SOUTHERN RAILWAY CO
ID# 320144200

SOUTHERN RAILWAY COMPANY
ID# 310184000

STARR HILL COTTAGES, LCC
ID# 320144100



LEGEND

---	PROPERTY LINE
---	TRACT LINE
---	LEASE LINE
---	ROW LINE
-X-X-	EXISTING FENCE LINE
-XX-XX-	PROPOSED FENCE LINE
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-T-T-T-	OVERHEAD TELEPHONE
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⊠	FOUND MONUMENTATION
○	CALCULATED POINT
⊙	EXISTING UTILITY POLE
⊙	PROPOSED UTILITY POLE

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 WAYNESBORO, VA 22980

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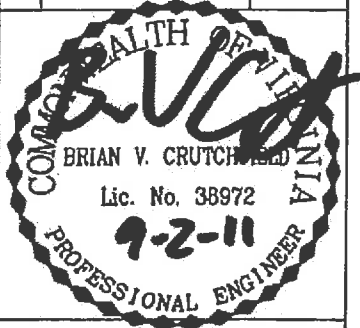
PROPERTY OWNER:
 CITICO REALTY COMPANY
 PARCEL: 310184B00
 CITY OF CHARLOTTEVILLE

CITY: CITY OF CHARLOTTEVILLE, VA

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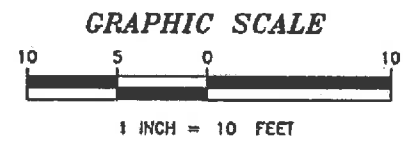
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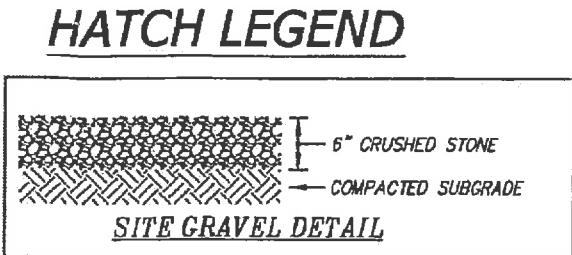
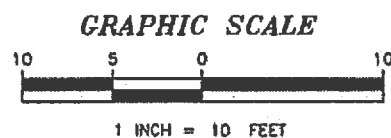
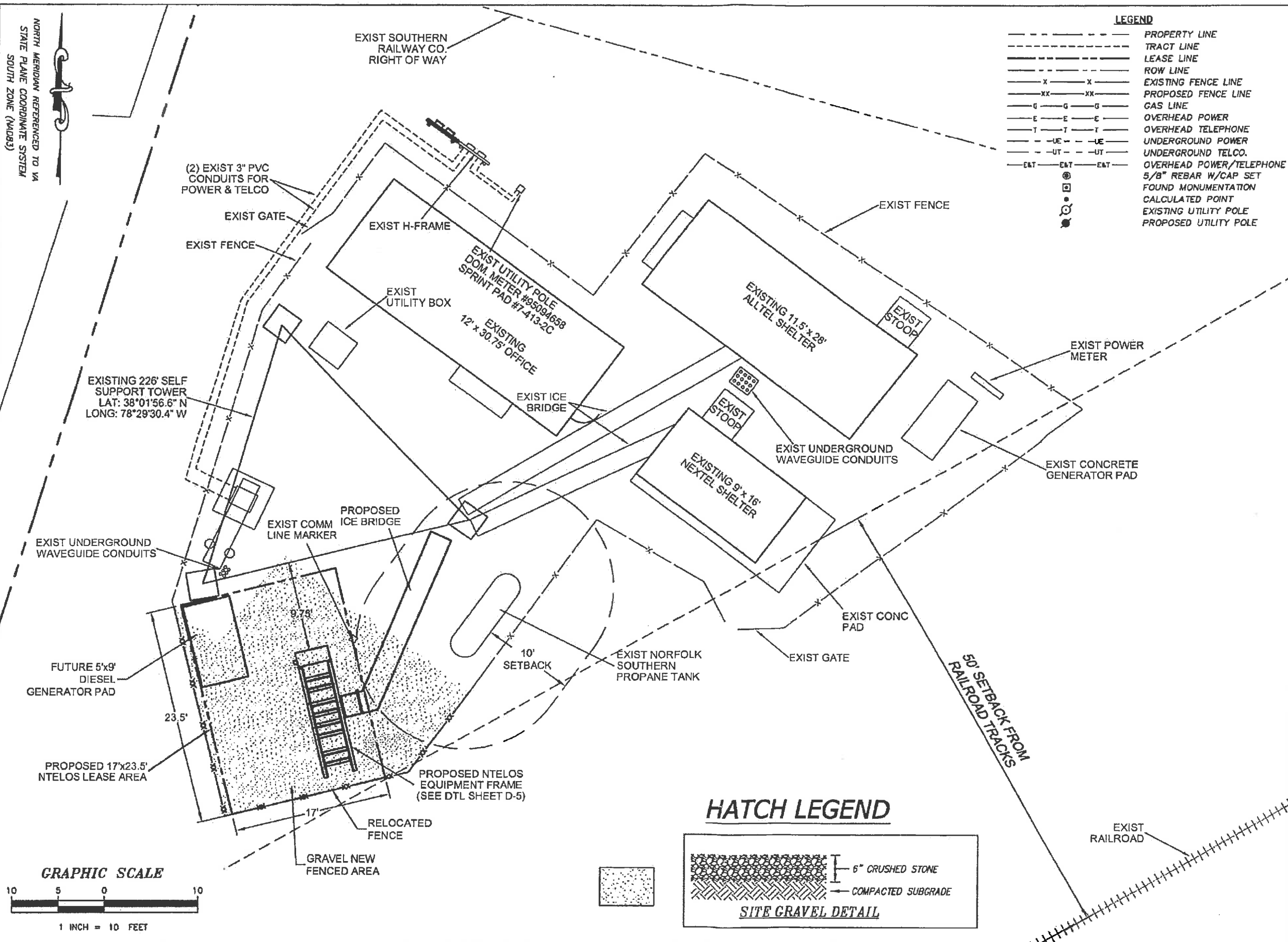
TG PROJECT # 31392

EXISTING CONDITIONS	SHEET
	C-2



NOTES:
 1 EXISTING COMPOUND LAYOUT TAKEN FROM SITE PLAN BY
 PATTON, HARRIS, RUST, & ASSOCIATES, PC, DATED 10/24/06.

NORTH MERIDIAN REFERENCED TO VA STATE PLANE COORDINATE SYSTEM SOUTH ZONE (NAD83)



LEGEND

---	PROPERTY LINE
----	TRACT LINE
- - - -	LEASE LINE
----	ROW LINE
---	EXISTING FENCE LINE
-x-x-	PROPOSED FENCE LINE
-g-g-	GAS LINE
-e-e-	OVERHEAD POWER
-t-t-	OVERHEAD TELEPHONE
-ue-ue-	UNDERGROUND POWER
-ut-ut-	UNDERGROUND TELCO.
-E&T-E&T-	OVERHEAD POWER/TELEPHONE
⊙	5/8" REBAR W/CAP SET
⊠	FOUND MONUMENTATION
⊙	CALCULATED POINT
⊙	EXISTING UTILITY POLE
⊙	PROPOSED UTILITY POLE



SITE NAME: STARR HILL
 SITE NUMBER: CV736

SITE ADDRESS: 819 WEST MAIN STREET CHARLOTTESVILLE, VA 22911

AREA: LEASE AREA = 399.5 SQ. FT.

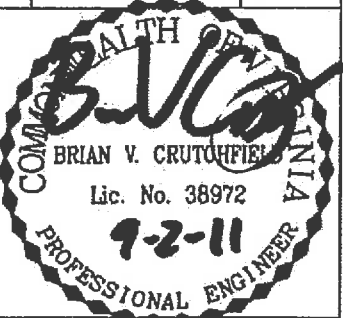
PROPERTY OWNER: CITICO REALTY COMPANY PARCEL: 310184B00 CITY OF CHARLOTTESVILLE

CITY: CITY OF CHARLOTTESVILLE, VA

LATITUDE: N 38° 01' 56.6"

LONGITUDE: W 78° 29' 30.4"

NO.	REVISION/ISSUE	DATE
1	ISSUE FOR COMMENT	5/25/11
2	NS REVISIONS	6/27/11
3	CONST. DRAWINGS	7/1/11
4	NS REVISIONS	7/13/11
6	NS REVISIONS	9/1/11

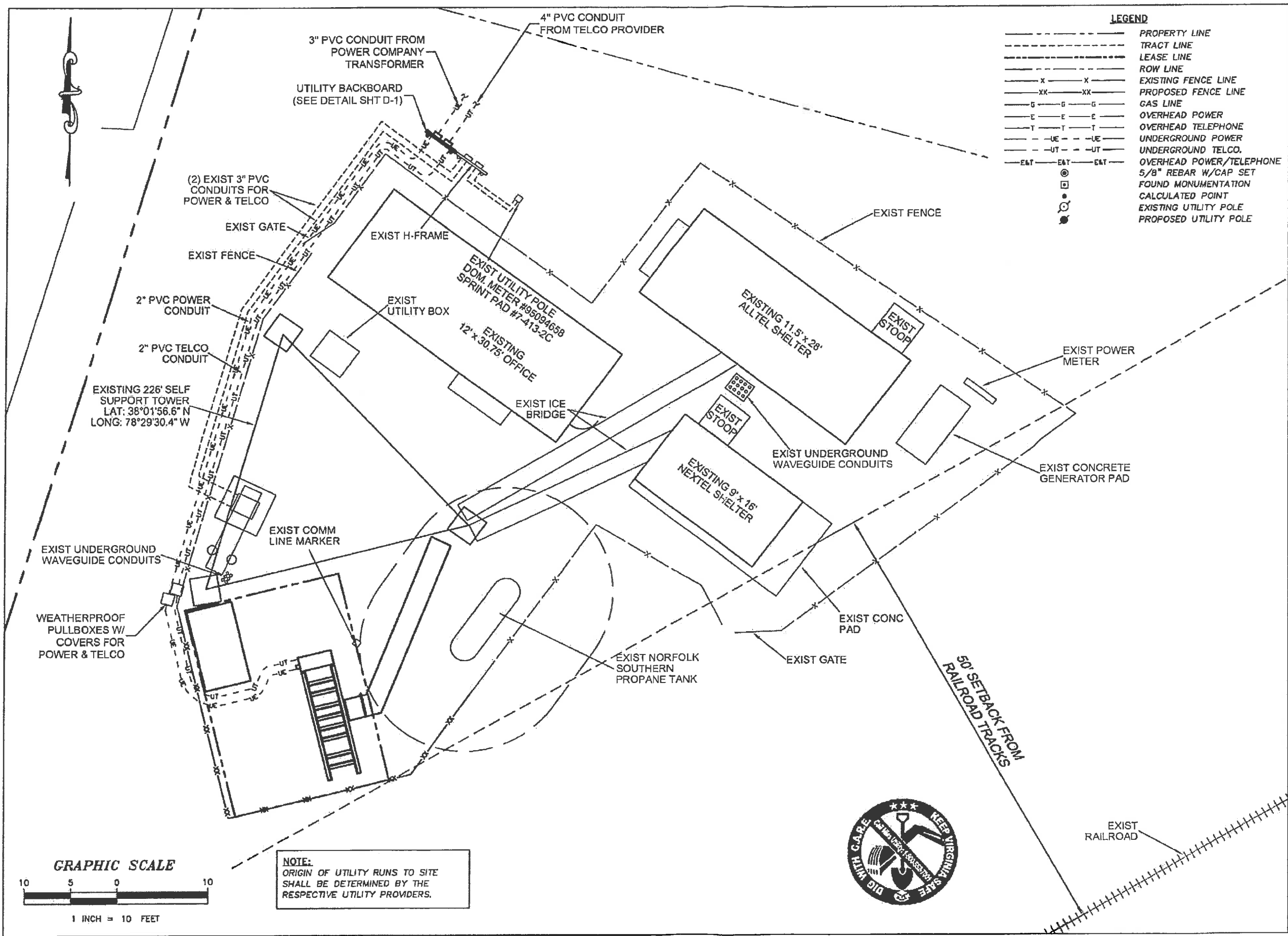


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TG PROJECT # 31392

PROPOSED SITE PLAN SHEET C-3



ntelos
1150 SHENANDOAH VILLAGE DR.
WAYNESBORO, VA 22980

SITE NAME: STARR HILL

SITE NUMBER: CV736

SITE ADDRESS:
819 WEST MAIN STREET
CHARLOTTESVILLE, VA 22911

AREA:
LEASE AREA = 399.5 SQ. FT.

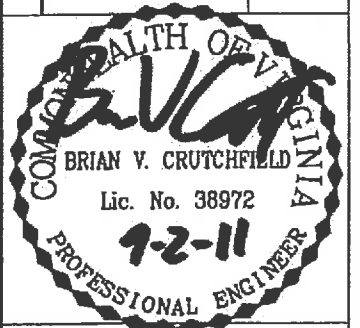
PROPERTY OWNER:
CITICO REALTY COMPANY
PARCEL: 310184800
CITY OF CHARLOTTESVILLE

CITY: CITY OF CHARLOTTESVILLE, VA

LATITUDE: N 38° 01' 56.6"

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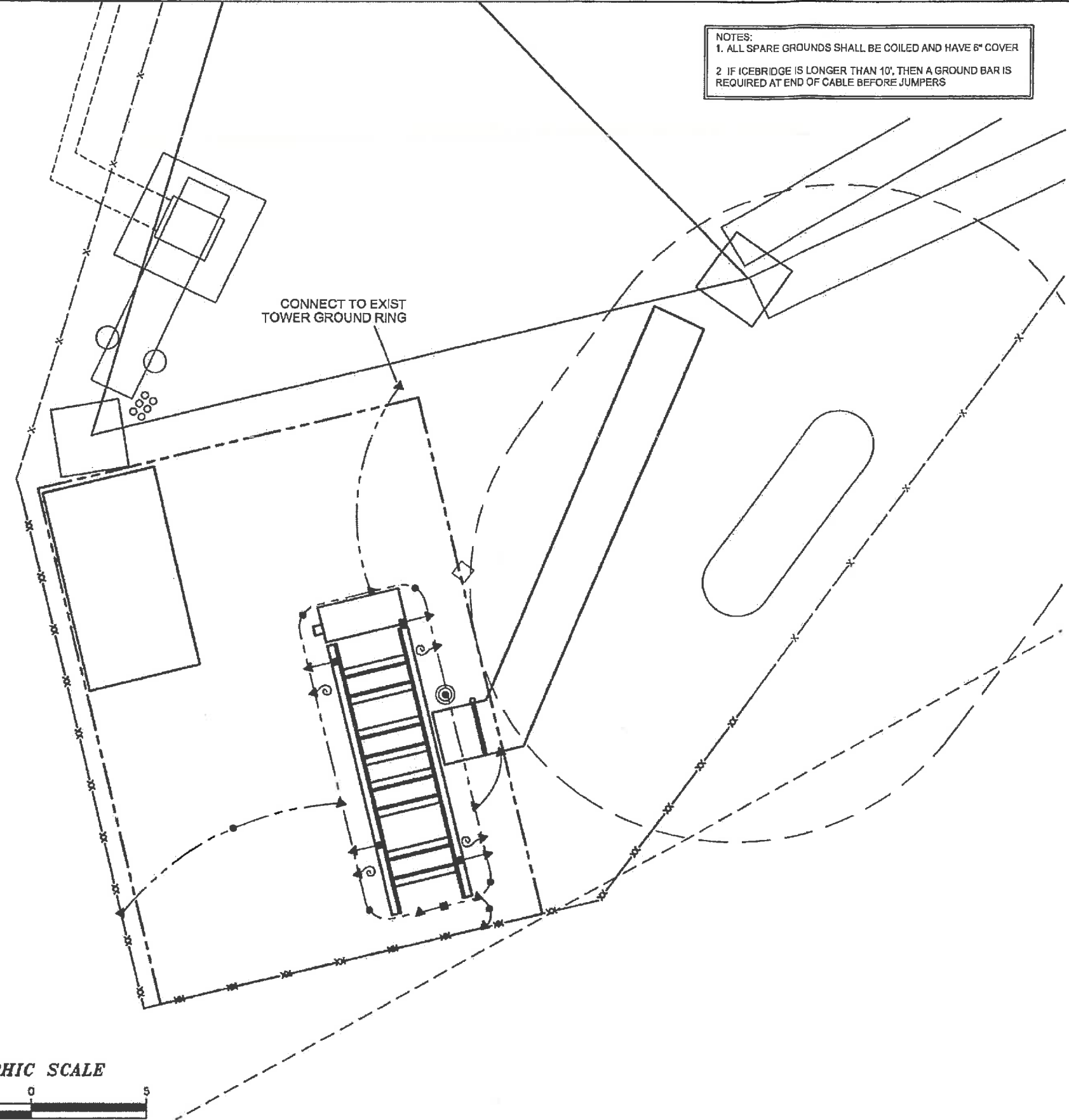


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TG PROJECT # 31392

UTILITY SERVICE PLAN SHEET
C-4





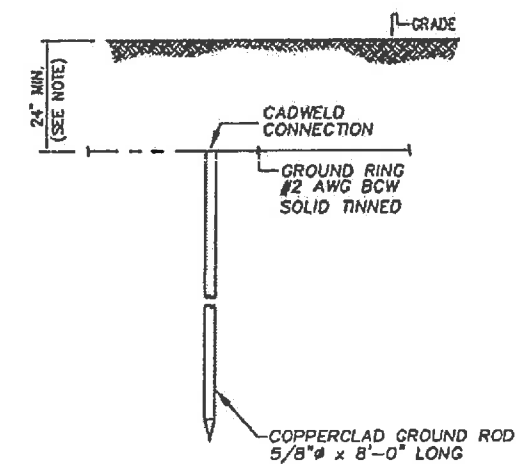
NOTES:
 1. ALL SPARE GROUNDS SHALL BE COILED AND HAVE 6" COVER
 2. IF ICEBRIDGE IS LONGER THAN 10', THEN A GROUND BAR IS REQUIRED AT END OF CABLE BEFORE JUMPERS

GROUNDING LEGEND

- 5/8" x 8' COPPER-CLAD STEEL GROUND ROD
- ⊙ GROUND ROD WITH PLASTIC INSPECTION SLEEVE
- COMPRESSION LUG CONNECTION
- ▶ EXOTHERMIC WELD GROUNDING CONNECTION
- P— POWER RATING
- T— TELCO WIRING
- GROUND WIRING

ABBREVIATIONS

A	AMPERE	PVC	POLYVINYL CHLORIDE
C	CONDUIT	V	VOLT
(E)	EXISTING	W	WIRE
G	GROUND	•	PHASE
P	POLE		



NOTE: GROUND ROD SHALL BE MIN. 24" BELOW GRADE OR 6" BELOW FROST LINE (WHICH EVER IS GREATER)

VERTICAL GROUND ROD INSTALLATION
 NOT TO SCALE



1150 SHENANDOAH VILLAGE DR.
 WAYNESBORO, VA 22980

SITE NAME: STARR HILL

SITE NUMBER: CV736

SITE ADDRESS:
 819 WEST MAIN STREET
 CHARLOTTESVILLE, VA 22911

AREA:
 LEASE AREA = 399.5 SQ. FT.

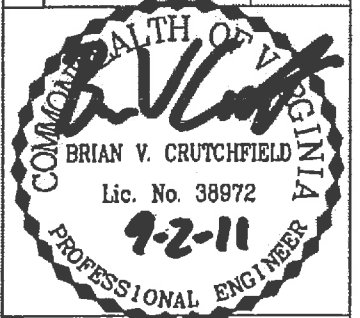
PROPERTY OWNER:
 CITICO REALTY COMPANY
 PARCEL: 310184B00
 CITY OF CHARLOTTESVILLE

CITY: CITY OF CHARLOTTESVILLE, VA

LATITUDE: N 38° 01' 56.6"

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6	NS REVISIONS	9/1/11

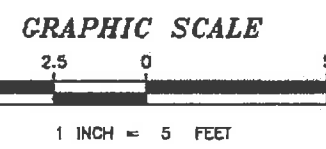


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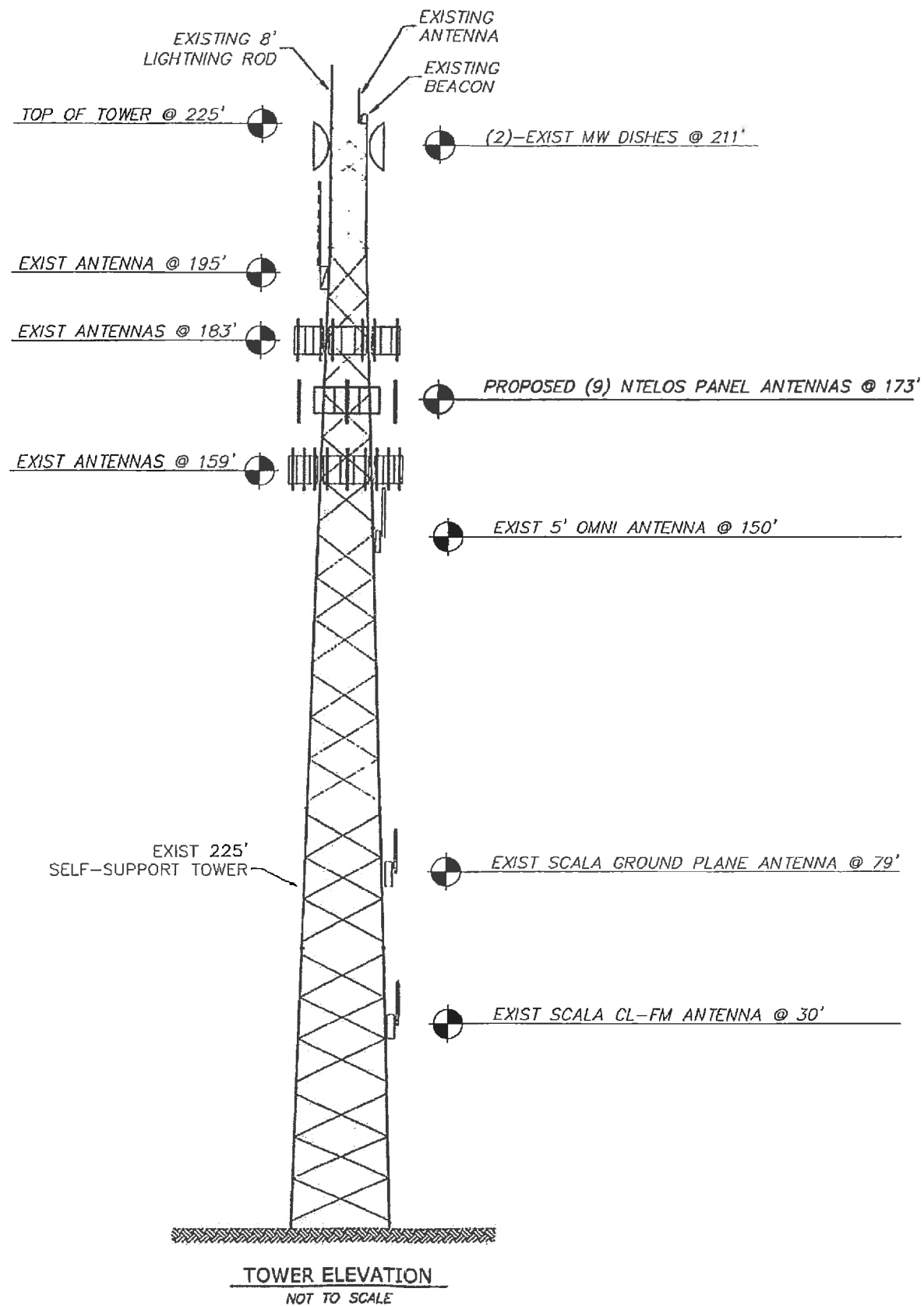
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GROUNDING PLAN SHEET
 C-5



NOTE:
CONTRACTOR TO VERIFY ANTENNA
INFORMATION 48 HOURS PRIOR
TO INSTALLATION.



NOTE:
COLOCATION SHALL BE IN
ACCORDANCE WITH ORIGINAL
TOWER DESIGN AND/OR
CURRENT STRUCTURAL
ANALYSIS BY OTHERS



1150 SHENANDOAH VILLAGE DR.
WAYNESBORO, VA 22980

SITE NAME: STARR HILL

SITE NUMBER: CV736

SITE ADDRESS:
819 WEST MAIN STREET
CHARLOTTESVILLE, VA 22911

AREA:
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PROPERTY OWNER:
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CITY OF CHARLOTTESVILLE

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5	NTELOS REVISIONS	8/15/11



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TG PROJECT # 31392

TOWER ELEVATION	SHEET C-6
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GENERAL NOTES - ELECTRIC WORK

A. WORK INCLUDED:

THIS SPECIFICATION AND ACCOMPANYING DRAWINGS CONTEMPLATE THE PROVISIONS AND INSTALLATION, BY THE ELECTRICAL CONTRACTOR OF ALL LABOR, MATERIALS AND EQUIPMENT REQUIRED TO INSTALL THE ELECTRICAL WORK COMPLETE IN CONNECTION WITH THIS NTELOS TOWER SITE AND SHALL INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING:

1. THE PROVISIONS, INSTALLATION AND CONNECTION OF A GROUNDING ELECTRODE SYSTEM COMPLETE WITH A EQUIPMENT CABINET AND SECONDARY GROUNDING, EX. TOWER GROUNDING AND CONNECTIONS TO THE INCOMING ELECTRICAL DISTRIBUTION EQUIPMENT.
2. THE PROVISIONS AND INSTALLATION OF AN ELECTRICAL SERVICE AND ALL ASSOCIATED WIRE AND CONDUIT AS REQUIRED AND/OR INDICATED ON PLANS
3. ALL UNDERGROUND CONDUITS SHALL BE SCHEDULE 40 PVC. (UNLESS OTHERWISE NOTED).
4. ALL SPARE CONDUITS SHALL BE LEFT WITH FULL WIRE FOR FUTURE USE. STUB BOTH ENDS OF SPARE CONDUIT UP AT 12" ABOVE FINISHED GRADE. INSTALL PLUGS AT BOTH ENDS OF SPARE CONDUITS.
5. THE CONTRACTOR SHALL FURNISH AND INSTALL THE ELECTRICAL SERVICE ENTRANCE CONDUCTORS AND CONDUIT AND MAKE THE CONNECTION TO THE SERVICE EQUIPMENT WITHIN THE EQUIPMENT CABINET.
6. THE CONTRACTOR SHALL FURNISH AND INSTALL 200 lbs. TEST PULL LINE IN ALL SPARE CONDUIT
7. CONTRACTOR SHALL NOTIFY ELECTRICAL AND TELEPHONE SERVICES CONTACT AT STARRT OF CONSTRUCTION.
8. ABOVE GRADE RISER CONDUIT SHALL BE GALVANIZED STEEL WITH MATCHING FITTINGS.
9. THE CONTRACTOR SHALL PERFORM ALL WORK SHOWN ON THE EQUIPMENT DRAWINGS NOTED FIELD WORK OR OTHERWISE NOTED AS WIRING TO BE COMPLETED IN THE FIELD.
10. ALL WIRE SHALL BE ALUMINUM WIRE UNLESS NOTED OTHERWISE.
11. CONTRACTOR SHALL MAINTAIN THE DISTANCE OF 12" BETWEEN EXISTING/NEW TELCO & ELECTRIC CONDUITS UNLESS NOTED OTHERWISE.
12. CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF GROUNDING PRIOR TO TRENCHING.

B. CODES, PERMITS AND FEES:

1. ALL REQUIRED PERMITS, LICENSES, INSPECTIONS AND APPROVALS SHALL BE SECURED AND ALL FEES FOR SAME PAID BY CONTRACTOR.
2. THE INSTALLATION SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES; STATE, LOCAL AND NATIONAL, AND THE DESIGN, PERFORMANCE CHARACTERISTICS AND METHODS OF CONSTRUCTION OF ALL ITEMS AND EQUIPMENT, SHALL BE IN ACCORDANCE WITH THE LATEST ISSUE OF THE VARIOUS APPLICABLE STANDARDS SPECIFICATIONS OF THE FOLLOWING RECOGNIZED AUTHORITIES:
 A.N.S.I. - AMERICAN NATIONAL STANDARDS INSTITUTE
 I.E.E.E. - INSTITUTE OF ELECTRICAL AND ELECTRONIC ENGINEERS
 N.E.C. - NATIONAL ELECTRIC CODE
 N.E.M.A. - NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION
 N.F.P.A. - NATIONAL FIRE PROTECTION ASSOCIATION
 U.L. - UNDERWRITERS LABORATORIES, INC.
3. THE CONTRACTOR SHALL BE LICENSED TO PERFORM WORK IN THE STATE, CITY OR COUNTY OF THE PROJECT SITE AS REQUIRED.

C. GROUNDING ELECTRODE SYSTEM

1. **CONNECTIONS**
 ALL GROUNDING CONNECTIONS SHALL BE MADE BY THE EXOTHERMIC WELDED PROCESS (CADWELD OR APPROVED EQUAL). UNLESS OTHERWISE SHOWN, CONNECTIONS SHALL INCLUDE ALL CABLE TO CABLE, SPLICES, TEE'S, X'S, ETC. ALL CABLE TO GROUND RODS, GROUND ROD SPLICES AND LIGHTING PROTECTION SYSTEM AS INDICATED. ALL MATERIALS USED (MOLDS, WELDING METAL, TOOLS, ETC.) SHALL BE CADWELD AND INSTALLED PER MANUFACTURERS RECOMMENDATIONS AND PROCEDURES.
2. **GROUND RODS**
 ALL GROUND RODS SHALL BE 5/8" DIAMETER x 8'-0" LONG (MIN.) STAINLESS STEEL OR COPPER CLAD STEEL COPPERWELD OR APPROVED EQUAL OF THE NUMBER AND AT LOCATIONS INDICATED; GROUND RODS SHALL BE DRIVEN FULL LENGTH VERTICAL IN UNDISTURBED EARTH SO THAT THE TOP IS 24" BELOW FINISHED GRADE. ALL GROUND RODS SHALL BE AT LEAST 10' APART UNLESS OTHERWISE NOTED.
3. **GROUNDING LEADS**
 ALL GROUND LEADS TO BURIED GROUND RINGS SHALL BE #2 AWG TINNED SOLID COPPER. COIL 6' OF #2 AWG TINNED SOLID COPPER AT EACH EQUIPMENT CABINET, COAX ENTRY GROUND BAR, PIPE BRIDGE SUPPORT FOUNDATIONS AND TOWER FOUNDATIONS FOR TERMINATION BY ELECTRICAL CONTRACTOR. AFTER CABINET INSTALLATION, ELECTRICAL CONTRACTOR SHALL SPLICE GROUND RING LEAD TO #2 AWG INSULATED STRANDED COPPER WIRE SUPPLIED WITH CABINET.

4. GROUND RING

THE GROUND RING ENCIRCLING THE EQUIPMENT FRAME SHALL BE #2 AWG TINNED SOLID COPPER CABLE IN DIRECT CONTACT WITH THE EARTH AT A DEPTH OF NOT LESS THAN 24". CONDUCTOR BENDS SHALL HAVE A MINIMUM RADIUS OF 12". MAINTAIN 2' CLEAR OF FOUNDATIONS.

5. BACKFILL

NON-CORROSIVE, LOW RESISTIVITY MATERIAL FREE OF STONE, DEBRIS, ETC. AND TAMPED DOWN THOROUGHLY IN LAYERS NOT EXCEEDING SIX (6) INCHES IN DEPTH, TO AT LEAST 95% OF ORIGINAL DENSITY BEFORE EXCAVATION. (PICTURES REQUIRED)

6. MISCELLANEOUS

ALL EXTERIOR METAL SHALL BE CONNECTED TO THE GROUNDING SYSTEM WITH HIGH PRESSURE 2-BOLD LUG BY BURNDY OR BY THE EXOTHERMIC WELDED PROCESS (CADWELD OR APPROVED EQUAL) AS APPLICABLE. ALL OTHER CONNECTIONS FOR THE GROUND GRID SYSTEM SHALL BE MADE BY THE EXOTHERMIC WELDED PROCESS (CADWELD OR APPROVED EQUAL), AND INSTALLED PER MANUFACTURERS RECOMMENDATIONS AND PROCEDURES. ALL MECHANICAL FASTENERS CONNECTIONS TO ALL GROUND BARS SHALL BE LUBRICATED WITH A CORROSION INHIBITOR THOMAS AND BETTS KOPR - SHIELD.

7. UTILITY COMPANY COORDINATION

ELECTRICAL CONTRACTOR SHALL COMPLETE ALL WORK IN ACCORDANCE WITH THE RULES OF THE LOCAL UTILITY COMPANY. BEFORE SUBMITTING HIS BID, THE CONTRACTOR SHALL CHECK WITH THE UTILITY COMPANIES SUPPLYING SERVICE TO THIS PROJECT AND SHALL DETERMINE FROM THEM ALL EQUIPMENT AND CHARGES WHICH THEY WILL REQUIRE AND SHALL INCLUDE THE COST IN HIS BID WHENEVER POSSIBLE.

8. GROUND TEST

GROUND TESTS SHALL BE PERFORMED UTILIZING A BIDDLE GROUND OHMER OR THE METHOD OF USING TWO AUXILIARY GROUND RODS (AS DESCRIBED IN I.E.E.E. STANDARD No. 550, PARAGRAPH 3.42) MAY BE USED. THE I.E.E.E. METHOD REQUIRES THE USE OF AN A.C. TEST CURRENT. THE AUXILIARY TEST RODS MUST BE SUFFICIENTLY FAR AWAY FROM THE ROD UNDER TEST SO THAT THE REGIONS IN WHICH THEIR RESISTANCE IS LOCATED. DO NOT OVERLAP. CONTRACTOR SHALL MAINTAIN CONTINUITY OF EXISTING GROUND RING BY SPLICING (VIA CADWELD) ANY CUT OR BROKEN SECTIONS WITH #2 SOLID TINNED COPPER TO EXISTING OR NEW GROUNDING.

D. TESTING

1. ALL TEST SHALL BE PERFORMED BY AUTHORIZED AND QUALIFIED PERSONNEL.
2. CONTRACTOR SHALL CONDUCT GROUND RESISTANCE TEST IN THE FORMAT AS FOLLOWS: PERFORM TEST WITH THE GROUND RODS CONNECTED, WITH DRY SOIL AND WHEN NO STANDING WATER HAS BEEN PRESENT FOR THE PAST TEN DAYS. IF THE RESISTANCE OF THE ENTIRE SYSTEM EXCEEDS 5 OHMS, THE ELECTRICAL CONTRACTOR AND OWNER'S REPRESENTATIVE SHOULD BE NOTIFIED SO THAT THEIR ADDITIONAL AND/OR DEEPER RODS CAN BE INSTALLED.
3. THE CONTRACTOR SHALL CALL AN NTELOS REPRESENTATIVE FOR INSPECTION OF THE GROUNDING SYSTEM 48 HOURS PRIOR TO ITS COMPLETION. THE SYSTEM SHALL BE LEFT UNCOVERED UNTIL APPROVED.
4. UPON COMPLETION OF THE GROUNDING SYSTEM, THE ELECTRICAL CONTRACTOR SHALL MEGGER TEST THE GROUND SYSTEM. THE TEST IS TO BE PERFORMED BEFORE CONNECTING TO TOWER RING AND THEN AFTER. MAXIMUM RESISTANCE LEVEL IS 5 OHMS. A LOCATION, DATE, TIME, AND WEATHER CONDITIONS AND SOIL MOISTURE CONTENT. THE NUMBERS. IF 5 OHMS IS EXCEEDED WITH CURRENT CONFIGURATION, ELECTRICAL CONTRACTOR SHALL SUBMIT A QUOTE TO LOWER RESISTANCE TO 5 OHMS OR LESS.

E. ELECTRICAL LOADS

1. THE EQUIPMENT IS SET UP FOR A 200 AMP, 120/240 VOLT, SINGLE PHASE, THREE WIRE ELECTRICAL SERVICE. THE TOTAL CONNECTED LOAD IS 10.1 KILOVOLT-AMPERES (KVA).

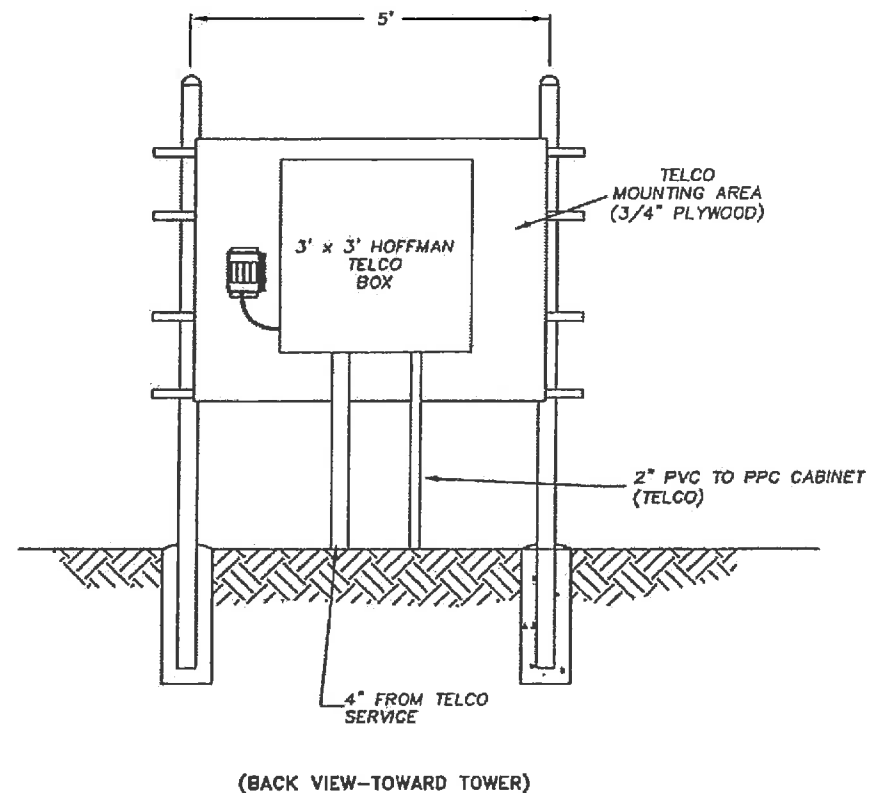
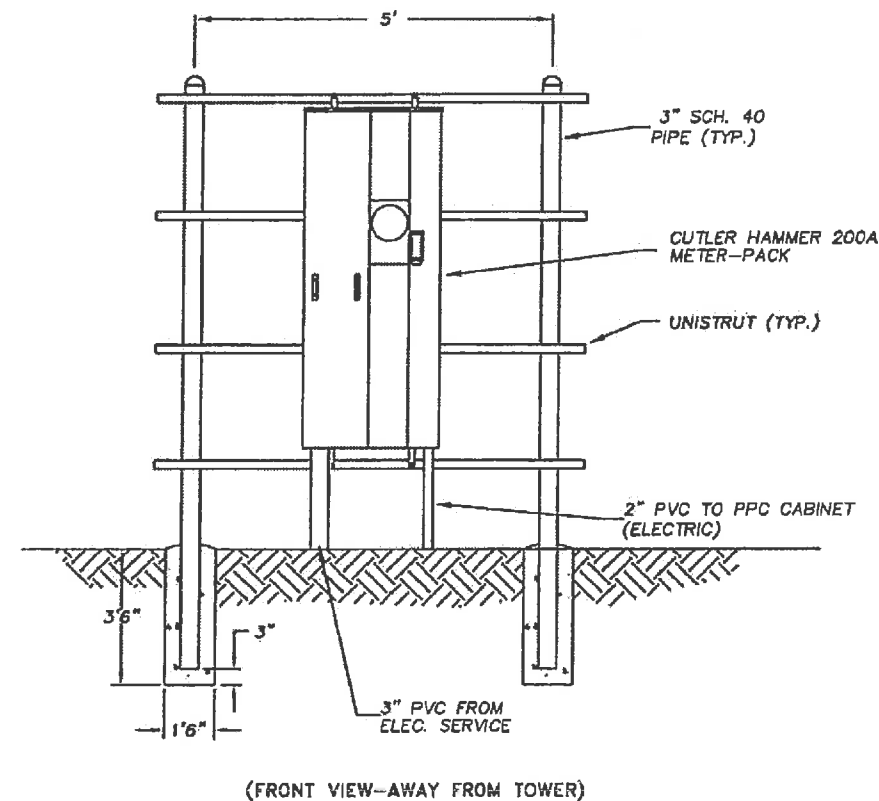
SPECIAL CONTRACTOR NOTES

NOTE 1:

1. CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF GROUNDING PRIOR TO TRENCHING.
2. CONTRACTOR SHALL MAINTAIN CONTINUITY OF EXISTING GROUND RING BY SPLICING (VIA CADWELD) ANY CUT OR BROKEN SECTIONS WITH #2 SOLID TINNED COPPER TO EXISTING OR NEW GROUNDING.

NOTE 2:

1. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UNDERGROUND UTILITY LINES PRIOR TO ANY EXCAVATION. CONTRACTOR SHALL HAND DIG IN THE VICINITY OF ALL EXISTING LINES.

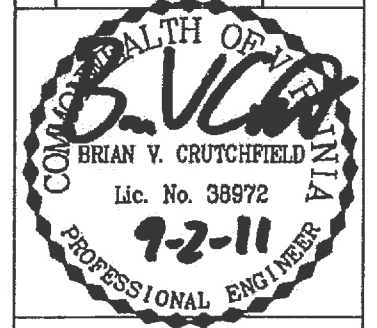


**METERBOARD DETAIL
NO SCALE**

NTELOS
 1150 SHENANDOAH VILLAGE DR.
 WAYNESBORO, VA 22980

SITE NAME: STARR HILL
 SITE NUMBER: CV736
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 MISCELLANEOUS SHEET
 DETAILS D-1