

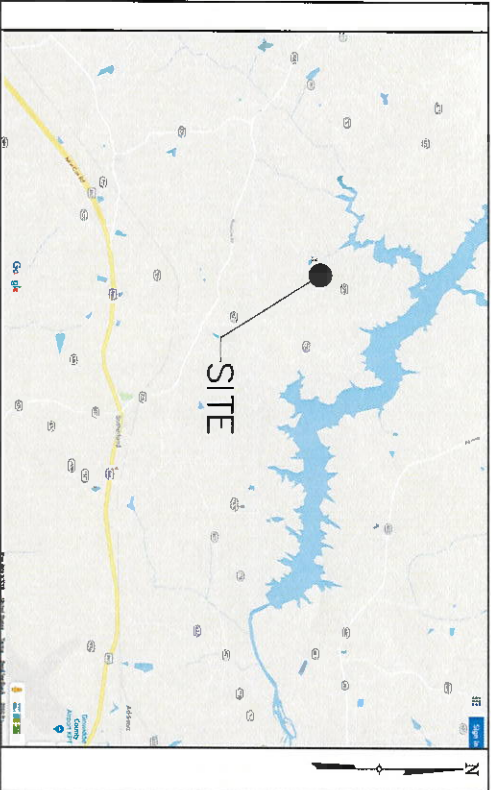
SITE NAME:

VZW - WATERFORD - RAWLLAND

ADDRESS:

3418 SUTHERLAND RD
SUTHERLAND, VA 23885

INSTALLATION OF WIRELESS COMMUNICATION FACILITY TOWER
ANTENNAS AND ASSOCIATED EQUIPMENT



DIRECTIONS FROM RADY COURT OFFICE:

HEAD NORTHWEST ON RADY CT TOWARD RADY ST.(292 FEET). TURN LEFT ONTO RADY ST (0.2 MILES). TURN LEFT ONTO MAGNOLIA ST. (0.6 MILES). TURN RIGHT ONTO MECHANICSVILLE TURNPIKE (171 FEET). USE THE RIGHT LANE TO TAKE THE INTERSTATE 64 W RAMP. TAKE EXIT 190 ON THE LEFT TO MERGE ONTO I-95 TOWARD PETERSBURG. TAKE EXIT 51 FOR I-85 S/US-460 W TOWARD RIHAM/ATLANTA. CONTINUE ONTO I-85 S/US-460 W. TAKE EXIT 61 FOR US-460 TOWARD BLACKSTONE/LYNCHBURG. TURN RIGHT ONTO US-460 W (SIGNS FOR BLACKSTONE). TURN RIGHT ONTO STATE RTE 708. TURN RIGHT ONTO STATE RTE 623. SITE WILL BE ON THE LEFT.

VICINITY MAP

SITE NAME:	WATERFORD RAWLLAND
PROJECT TYPE:	3418 SUTHERLAND RD SUTHERLAND, VA 23885
ADDRESS:	
E911 SITE INFORMATION:	FIRE: (804) 265-5858 POLICE: (804) 590-2105 RESQ: (804) 733-8219
ACREAGE:	162.56 ACRES
TAX MAP:	6-33
ZONING CLASSIFICATION:	RR
MUNICIPALITY:	DINWIDDIE COUNTY
PROPERTY OWNER:	KENNETH T COLLINS KENNETH T COLLINS TRUSTEE 3418 SUTHERLAND ROAD SUTHERLAND, VA 23885
APPLICANT:	VERIZON WIRELESS 1831 RADY COURT RICHMOND, VA 23222
CONTACT PERSON:	LINDA FRENCH (804) 543-7560
VERIZON LEASE AREA:	10,000 FT²
OVERALL HEIGHT:	199.0'
STRUCTURE HEIGHT:	195.0'
STRUCTURE TYPE:	MONOPOLE
SITE COORDINATES (NAD 83):	N 37° 13' 49.58" W 77° 35' 24.41"
GROUND ELEVATION (NAVD 88):	230.07 ± AMSL
AREA OF DISTURBANCE	22,080 FT² ±

SHIT. NO.	DESCRIPTION	REV NO	REVISION DATE
T-1	TITLE SHEET	1	10/15/19
SU-1	SURVEY	1	12/11/19
Z-1	OVERALL SITE PLAN	1	10/15/19
Z-2	COMPOUND PLAN	1	10/15/19
Z-3	ELEVATION PLAN	1	10/15/19

SHEET INDEX

THIS SET OF PLANS SHALL NOT BE UTILIZED AS CONSTRUCTION DOCUMENTS UNTIL ALL ITEMS OF CONCERN HAVE BEEN ADDRESSED AND EACH OF THE DRAWINGS HAS BEEN REVISED AND ISSUED "FOR CONSTRUCTION"

Before You Dig, Drill Or Blast!

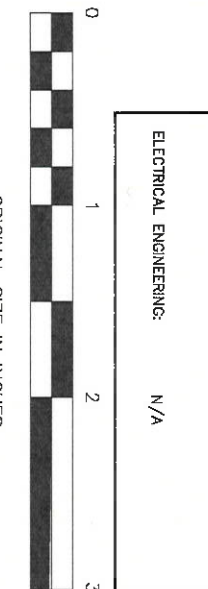
Dig Safely. Virginia

MISS UTILITY OF VIRGINIA
DIAL 811 IN VA. or 1-800-552-7001

DIG SAFELY - VIRGINIA

PROJECT TEAM	ZELIC JONES (804) 901-5580
REAL ESTATE:	ELAN FULLER (804) 510-8888
ZONING:	MIKE SMYTH (888) 736-1840
CONSTRUCTION	N/A
UTILITIES:	N/A
ENVIRONMENTAL CONSULTANT:	EVELYN HAY (571) 926-5811

A&E CONSULTING TEAM	TECHNICON ENGINEERING 804-217-8504
ARCHITECTURE AND ENGINEERING:	
LAND SURVEYING:	FINK ENGINEERING & LAND SURVEYING 540-381-2628
GEOTECHNICAL ENGINEERING:	N/A
STRUCTURAL ENGINEERING:	N/A
ELECTRICAL ENGINEERING:	N/A



verizon

1831 RADY COURT
RICHMOND, VA 23222

Tectonic

TECHNICAL SOLUTIONS, EXCEPTIONAL SERVICE
Tectonic Engineering, Consultants P.C.
3951 Westmore Parkway, Suite 160
Henrico, VA 23235
Phone: (804) 217-8804
Fax: (804) 828-6531
www.tectonicingeering.com

DESIGN APPROVAL	
PRELIMINARY/CONSTRUCTION	DATE:
RF ENG.	DATE:
EQPT. ENG.	DATE:
OPERATIONS	DATE:
CONST. MGR.	DATE:
NETWORK ENG.	DATE:
REAL ESTATE	DATE:
WORK ORDER NUMBER	DRAWN BY
9820 WATERFORD	CMD
NO. DATE	ISSUE
0 08/27/19	FOR COMMENT
1 10/16/19	PER COMMENTS

RELEASED BY: _____ DATE: _____

COMMONWEALTH OF VIRGINIA

PROFESSIONAL ENGINEER

GRAHAM L. EVANS
Lic. No. 0602057868

1/30/2020

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VZW-WATERFORD
3418 SUTHERLAND RD
SUTHERLAND, VA 23885
DINWIDDIE COUNTY

SHEET TITLE

TITLE SHEET

SHEET NUMBER

T-1

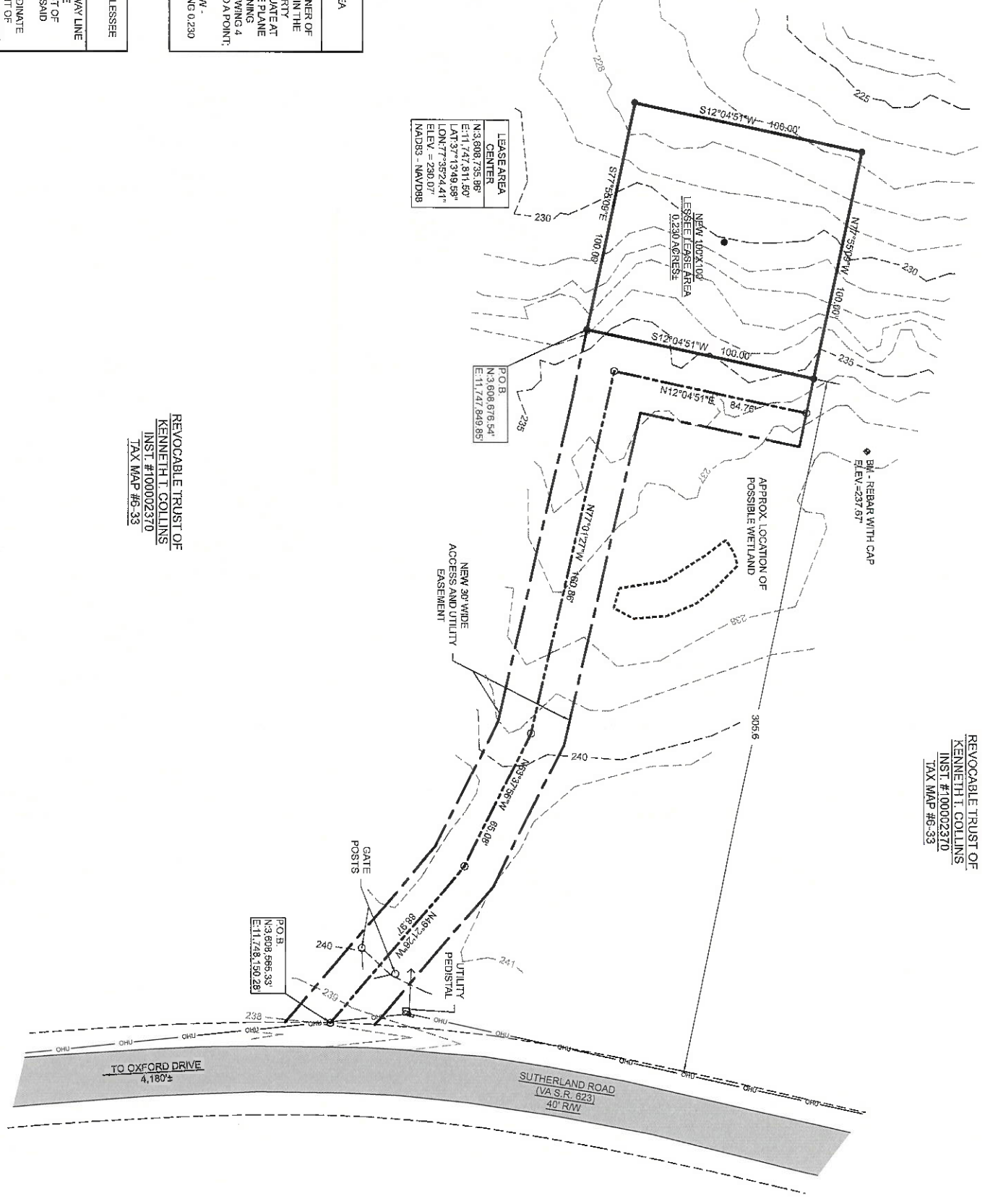
NOTE:
ALL UTILITIES SHOWN ARE THOSE CLEARLY VISIBLE AT THE TIME OF THIS SURVEY AND MAY NOT REFLECT ALL EXISTING UTILITIES OR UTILITY EASEMENTS. CONTRACTOR OR OTHERS MUST CONTACT LOCAL UTILITY COMPANIES FOR UTILITY MARKING OR EASEMENT INFORMATION.
BOUNDARY LINE INFORMATION SHOWN HAS BEEN TAKEN FROM EXISTING TAX RECORDS ONLY.

FAA ACCURACY STATEMENT
THE FOLLOWING DATA MEETS OR EXCEEDS THE FAA 1-A ACCURACY REQUIREMENTS OF 64 HORIZONTAL AND 35 VERTICAL CENTERS OF PROPOSED LEASE AREA AT EXISTING GROUND SURFACE.
ELEVATION = 230.07' (NAVD 88 DATUM)
NAD 83 LATITUDE = N37°13'46.89"
NAD 83 LONGITUDE = W77°35'24.41"

REVOCABLE TRUST OF
KENNETH T. COLLINS
INST. #100002370
TAX MAP #6-33

DESCRIPTION OF 100X100' LESSEE LEASE AREA
BEGINNING AT A POINT IN THE SOUTHEASTERN CORNER OF THE HEREIN DESCRIBED 100X100' LEASE AREA AND IN THE REVOCABLE TRUST OF KENNETH T. COLLINS PROPERTY (INST. #100002370), SAID POINT BEING FURTHER SITUATE AT N3.608,678.54', E11.747,849.85' IN THE VIRGINIA STATE PLANE COORDINATE SYSTEM - NORTH ZONE, THENCE, RUNNING THROUGH THE SAID COLLINS PROPERTY THE FOLLOWING 4 COURSES AND DISTANCES: N77°59'09"W - 100.00' TO A POINT, THENCE, N12°04'51"E - 100.00' TO A POINT, THENCE, S77°59'09"E - 100.00' TO A POINT, THENCE, S12°04'51"W - 100.00' TO THE POINT OF BEGINNING AND CONTAINING 0.230 ACRES MORE OR LESS.

DESCRIPTION OF THE CENTERLINE OF A 30' WIDE LESSEE ACCESS AND UTILITY EASEMENT
BEGINNING AT A POINT IN THE WESTERN RIGHT-OF-WAY LINE OF THE SUTHERLAND ROAD (VA S.R. 623) AND IN THE EASTERN PROPERTY LINE OF THE REVOCABLE TRUST OF KENNETH T. COLLINS PROPERTY (INST. #100002370), SAID POINT BEING FURTHER SITUATE AT N3.608,565.33', E11.748,150.28' IN THE VIRGINIA STATE PLANE COORDINATE SYSTEM - SOUTH ZONE, THENCE, LEAVING SAID RIGHT-OF-WAY LINE AND RUNNING THROUGH SAID COLLINS PROPERTY WITH THE CENTERLINE OF A 30' WIDE LESSEE ACCESS AND UTILITY EASEMENT THE FOLLOWING COURSES AND DISTANCES: N49°21'28"W - 88.97' TO A POINT, THENCE, N63°47'56"W - 65.05' TO A POINT, THENCE, N77°01'27"W - 190.86' TO A POINT, THENCE, N12°04'51"E - 84.79' TO A POINT AT THE TERMINUS OF SAID 30' WIDE ACCESS AND UTILITY EASEMENT AND S77°59'09"E - 15.00' FROM NORTHEASTERN CORNER OF A 100X100' LESSEE LEASE AREA.



LEASE AREA CENTER
N3.608,678.54'
E11.747,811.87'
LAT 37°13'46.89"
LON 77°35'24.41"
ELEV. = 230.07'
NAD83 - NAVD88

P.O.B.
N3.608,678.54'
E11.747,849.85'

P.O.B.
N3.608,565.33'
E11.748,150.28'

REVOCABLE TRUST OF
KENNETH T. COLLINS
INST. #100002370
TAX MAP #6-33

REVOCABLE TRUST OF
KENNETH T. COLLINS
INST. #100002370
TAX MAP #6-33

FINK ENGINEERING & LAND SURVEYING, LLC
414 THORN STREET
PRINCETON, WV 24740
(304) 425-1665
18 EAST MAIN STREET
CHRISTIANSBURG, VA 24073
(540) 381-2626



LEGEND

- = EXISTING FENCE
- = UTILITY POLE
- = EXISTING GROUND SURFACE CONTOUR
- = PROPERTY LINE
- = TEMPORARY BENCHMARK
- = OVERHEAD UTILITY LINE

BEARINGS ADJ. TO VIRGINIA STATE PLANE COORD. SYSTEM
NAD 83 - GRID NORTH - SOUTH ZONE

PLAT OF SURVEY

SHOWING THE PARTIAL TOPOGRAPHIC & BOUNDARY SURVEY OF THE REVOCABLE TRUST OF KENNETH T. COLLINS (REF. INST. #100002370), SITUATE AT 3418 SUTHERLAND ROAD, SUTHERLAND, DINWIDDIE CO., VA., SURVEYED 08/08/19 BY RONALD B. FINK L.S., 18 EAST MAIN STREET, CHRISTIANSBURG, VA 24073.

SCALE IN FEET - 22x34
0 30 60
SCALE IN FEET - 11x17
0 60 120

verizon
1831 RADY COURT
RICHMOND, VA 23222

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TECTONIC SOLUTIONS, LLC
Tectonic Engineering Consultants P.C.
3951 Westerra Parkway
Suite 160
Henrico, VA 23233
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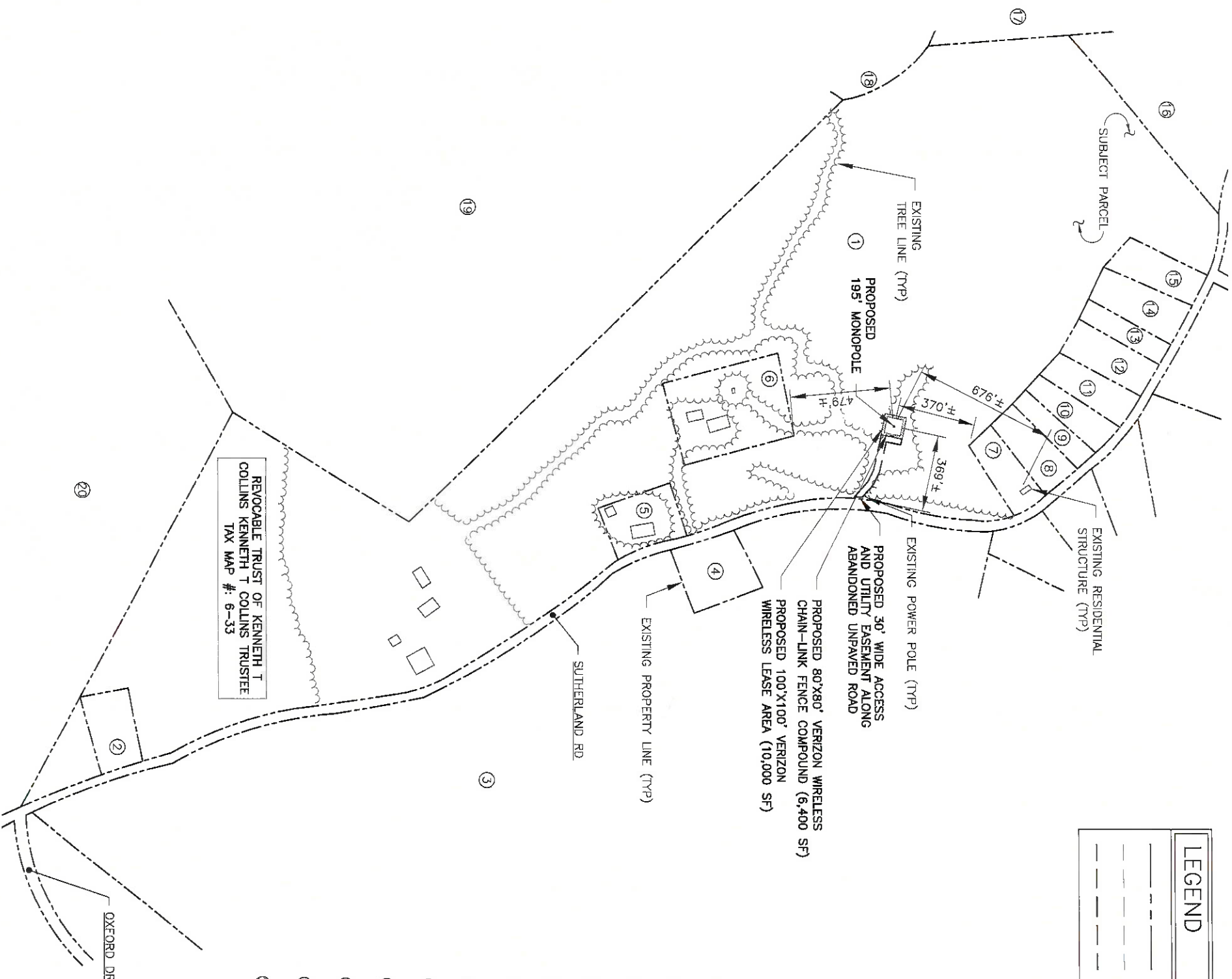
WORK ORDER NUMBER	9820.WATERFORD	DRAWN BY	RFB
NO. DATE	ISSUE	FOR REVIEW	FOR CONSTRUCTION
0	08/28/19		
1	12/11/19		

RELEASED BY _____ DATE _____

COMMONWEALTH OF VIRGINIA
RONALD B. FINK
Lic. No. 2817
12/11/19
LAND SURVEYOR

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ORIGINAL SIZE IN INCHES
SITE INFORMATION & ADDRESS
VZW - WATERFORD
RAW LAND
3418 SUTHERLAND ROAD
DINWIDDIE COUNTY
SUTHERLAND, VA 23885

SHEET TITLE
PARTIAL TOPOGRAPHIC SURVEY AND NEW LEASES
SHEET NUMBER
SU-1



LEGEND	
	EXISTING PROPERTY LINE
	EXISTING EASEMENT
	PROPOSED EASEMENT
	EXISTING TREE LINE
	PROPOSED FENCING
	EQUIPMENT & BUILDINGS

- ① REVOCABLE TRUST OF KENNETH T COLLINS KENNETH T COLLINS TRUSTEE TAX MAP #: 6-33
- ② SADLER CARL DOUGLAS TAX MAP #: 6-33C
- ③ WILLIAMS GEORGE E OR BARBARA C TAX MAP #: 6-32
- ④ WILLIAMS GEORGE E & BARBARA S TAX MAP #: 6-32B
- ⑤ POPE DAVID WAYNE ESTATE C/O LOUIS BARCZANOWICZ TAX MAP #: 6-33B
- ⑥ REVOCABLE TRUST OF KENNETH T COLLINS KENNETH T COLLINS TRUSTEE TAX MAP #: 6-33D
- ⑦ JENZER ANTHONY R TAX MAP #: 6-1-9
- ⑧ CUNNINGHAM EDWARD N SR OR PAMELA B TAX MAP #: 6-1-8
- ⑨ SHOCKLEY PATRICK T & SANDRA J TAX MAP #: 6-1-7
- ⑩ SOULES DAVID L SR & JACQUELINE F TAX MAP #: 6-1-6
- ⑪ ROE EDWARD M & NANCY K TAX MAP #: 6-1-5
- ⑫ SHARPE CHARLES E OR DONNA C TAX MAP #: 6-1-4
- ⑬ REMBERT MARYLAND JR TAX MAP #: 6-1-3
- ⑭ BISHOP JERRY D TAX MAP #: 6-1-2
- ⑮ WHITAGRE WILLIAM T OR DEBORAH TAX MAP #: 6-1-1
- ⑯ WHIPPERNOCK MARINA & CAMP GROUNDS INC TAX MAP #: 6-34
- ⑰ LGA ASSOCIATES TAX MAP #: 6-35
- ⑱ TITMUS EDWARD BUFORD REVOCABL TRUST EDWARD B TITMUS TRUSTEE TAX MAP #: 6-28B
- ⑲ TITMUS EDWARD BUFORD REVOCABL TRUST EDWARD B TITMUS TRUSTEE TAX MAP #: 6-28
- ⑳ SOUTHALL KIRBY D & DEBORAH W TAX MAP #: 6-31

1 OVERALL SITE PLAN
Z-1 SCALE: 1"=600'



1831 RADY COURT
RICHMOND, VA 23222



Tectonic Engineering Consultants P.C.
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Henrico, VA 23233
Phone: (804) 217-8504
(800) 829-6531
www.tectoniceng.com

DESIGN APPROVAL

PRELIMINARY/CONSTRUCTION	
RF ENG.	DATE:
EDPT. ENG.	DATE:
OPERATIONS	DATE:
CONSTR. MGR.	DATE:
NETWORK ENG.	DATE:
REAL ESTATE	DATE:

WORK ORDER NUMBER	
9820.WATERFORD	CMD

NO. DATE ISSUE	
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1	10/15/19 PER COMMENTS

RELEASED BY	
	DATE

GRAHAM L. EVANS
Lic. No. 0402057868

1/30/2020

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LICENSED IN THE STATE OF VIRGINIA

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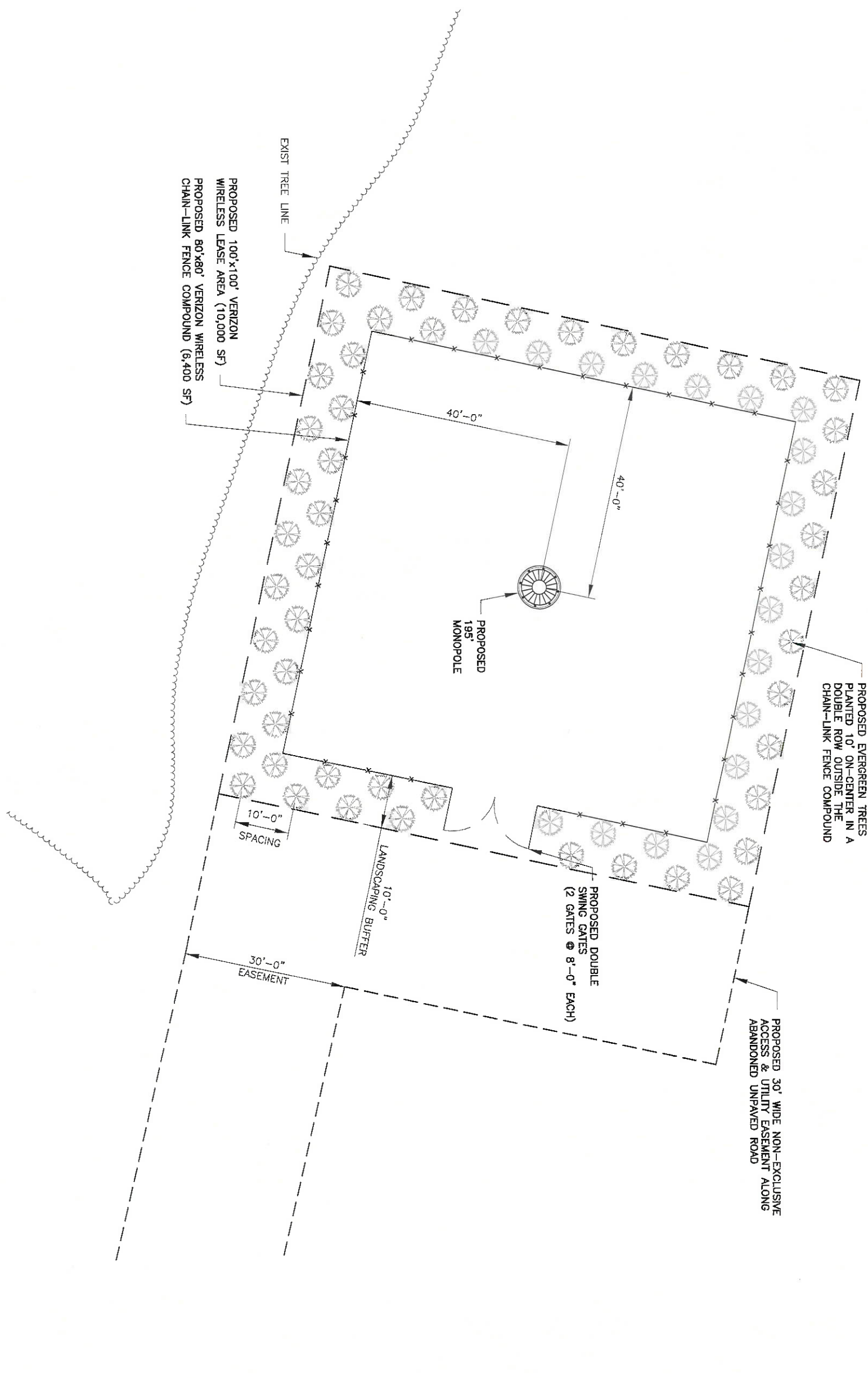


ORIGINAL SIZE IN INCHES

VZW-WATERFORD
3418 SUTHERLAND RD
SUTHERLAND, VA 23885
DINWIDDIE COUNTY

OVERALL SITE PLAN
SHEET NUMBER

Z-1



LEGEND	
	PROPOSED FENCING
	PROPOSED EQUIPMENT
	PROPOSED LEASE AREA/EASEMENT

1 SITE PLAN
Z-2 SCALE: 1" = 20'

1831 RAY COURT
RICHMOND, VA 23222

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COMMONWEALTH OF VIRGINIA
Professional Engineer
GRAHAM L. EVANS
Lic. No. 0402057868
1/30/2020

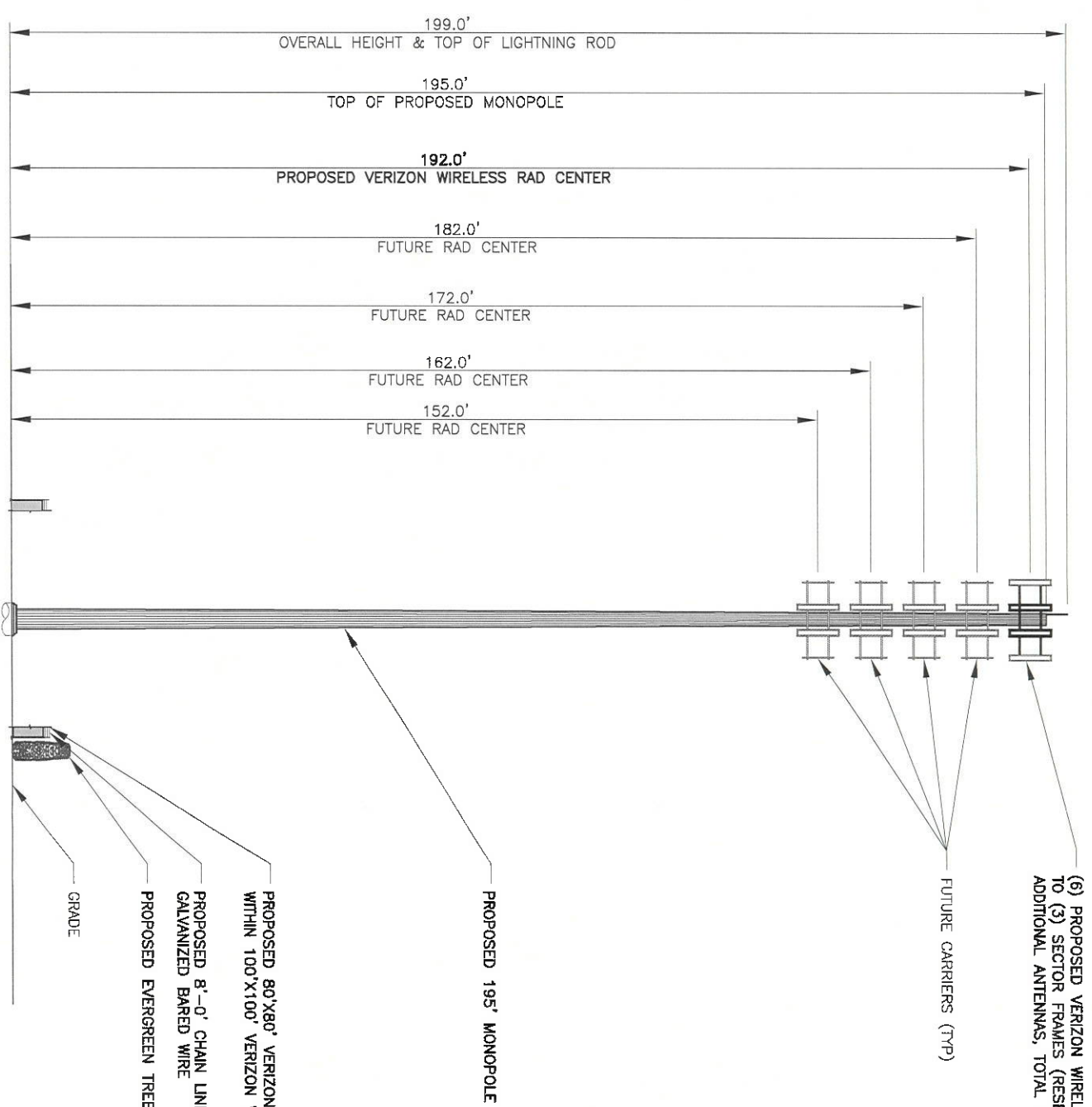
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ORIGINAL SIZE IN INCHES
0 0.5 1 1.5

VZW-WATERFORD
3418 SUTHERLAND RD
SUTHERLAND, VA 23885
DINWIDDIE COUNTY

SHEET TITLE
COMPOUND PLAN
SHEET NUMBER

Z-2



1 ELEVATION VIEW
Z-3 SCALE: 1" = 30'

(6) PROPOSED VERIZON WIRELESS ANTENNAS MOUNTED TO (3) SECTOR FRAMES (RESERVED CAPACITY FOR (6) ADDITIONAL ANTENNAS, TOTAL OF 12)

FUTURE CARRIERS (TYP)

PROPOSED 195' MONOPOLE

PROPOSED 80'X80' VERIZON WIRELESS LEASE COMPOUND WITHIN 100'X100' VERIZON WIRELESS LEASE AREA

PROPOSED 8'-0" CHAIN LINK FENCE W/ GALVANIZED BARED WIRE

PROPOSED EVERGREEN TREES FOR SCREENING

GRADE

NOTE

PER DINWIDDIE COUNTY ZONING CODE SECTION 22.274 (9) A, THE ANTENNAS AND ANTENNA SUPPORT STRUCTURE SHALL MAINTAIN A GALVANIZED STEEL FINISH, OR SUBJECT TO ANY APPLICABLE STANDARDS OF THE FAA, BE PAINTED A NEUTRAL COLOR, SO AS TO REDUCE VISUAL OBTRUSIVENESS.

STRUCTURAL NOTE

THIS VIEW DEPICTS THE PROPOSED VERIZON WIRELESS UPGRADES TO THE PROPOSED TOWER. IT DOES NOT INFER THAT TECTONIC HAS EVALUATED IT'S STRUCTURAL ADEQUACY FOR THE NEW LOADS IMPOSED. THE PROPOSED MONOPOLE WILL BE DESIGNED BY THE MANUFACTURER WITH ADEQUATE STRUCTURAL CAPACITY TO SUPPORT THE COLLOCATION OF EQUIPMENT BY AT LEAST FOUR (4) ADDITIONAL WIRELESS SERVICE PROVIDERS.

1831 RUBY COURT
RICHMOND, VA 23222

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COMMONWEALTH OF VIRGINIA
Graham L. Evans
Lic. No. 0402057866
1/30/2020
PROFESSIONAL ENGINEER

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ORIGINAL SIZE IN INCHES
0 5 1 1.5

VZW-WATERFORD
3418 SUTHERLAND RD
SUTHERLAND, VA 23885
DINWIDDIE COUNTY

SHEET TITLE
ELEVATION PLAN
SHEET NUMBER
Z-3