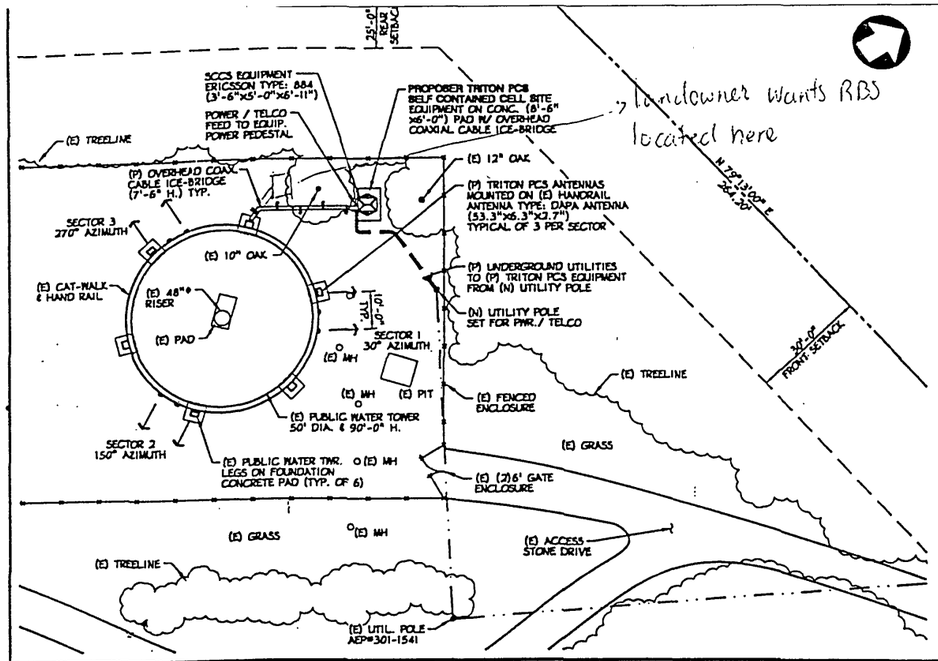


2 / Z-1 EQUIPMENT LOCATION PLAN

SCALE: 1/4" = 1'- 0"

SITE LEGEND

- SITE PROPERTY LINE
- BUILDING SETBACKS
- DRAINAGE OR ACCESS EASEMENT
- STREET OR ROAD
- RIGHT OF WAY
- OVERHEAD UTILITY LINES
- UNDERGROUND ELEC. & TELCO
- CHAINLINK FENCE
- EXISTING TREES & SHRUBS
- UTILITY POLE
- EXISTING CONTOURS

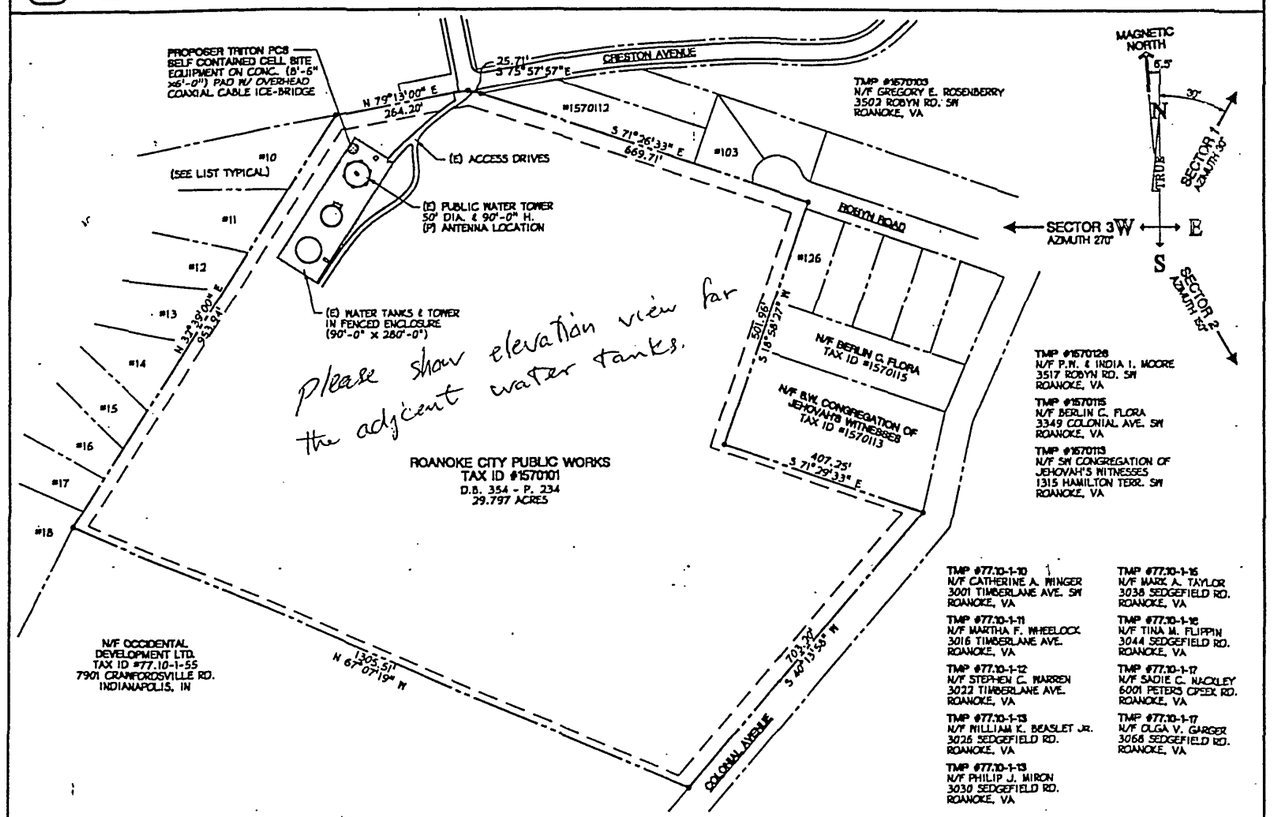
SITE DATA

LATITUDE ····· N 37°-14'-28.2" (USGS)
LONGITUDE ····· W 79°-59'-22.5" (USGS)
USGS MAP ····· GARDEN CITY, VA

ZONING INFO: PARCEL #1570101			
ZONING DISTRICT : (RS-2) RESIDENTIAL S.F. DISTRICT			
PROPERTY OWNER	ROANOKE CITY PUBLIC WORKS 215 CHURCH STREET, RM. 354 ROANOKE, VIRGINIA 24011		
ITEM	EXISTING	PROPOSED	REQUIRED
MIN. LOT WIDTH	700.00± FT.	N/A	80.00 FT.
MIN. LOT AREA	29.797 ACRES	N/A	7,000 SQ FT
MIN. FRONT YARD	50.0± FT.	67.0± FT.	30.00 FT.
MIN. SIDE YARD	830.0± FT.	800.0± FT.	14.00 FT.
MIN. REAR YARD	50.0± FT.	55.0± FT.	25.00 FT.
MAX. BLDG. AREA	30±%	NO CHANGE	30.00 %
MAX. BLDG. HEIGHT	90.0± FT.	77.50± FT.	35.00 FT.

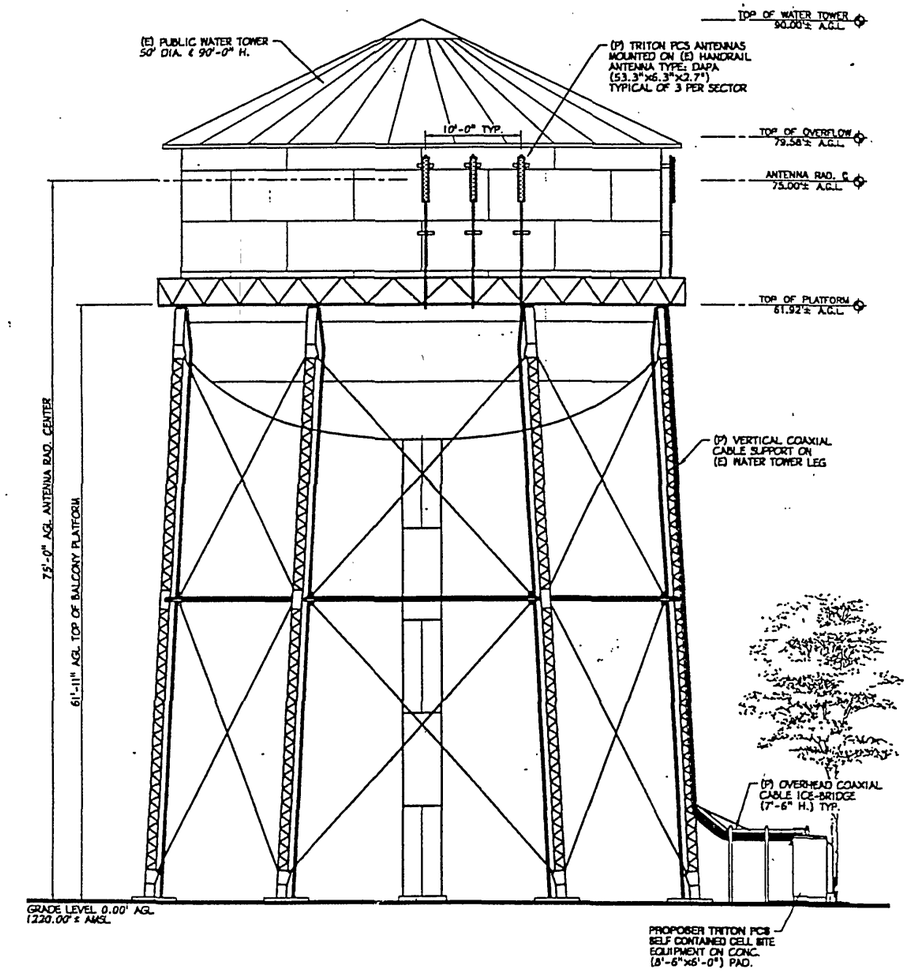
GENERAL & SITE NOTES

1. BASE TRANSMITTER EQUIPMENT, MOUNTING SUPPORT HARDWARE AND ANTENNAS ARE DESIGNED TO MEET BOCA NATIONAL BUILDING CODE / 1996, N.E.S.C. (LATEST EDITION) AND ANSI/EIA/TIA-222-F STRUCTURAL STANDARDS FOR STEEL ANTENNA SUPPORTING STRUCTURES. THE DESIGN REQUIREMENTS ARE CALCULATED FOR A MINIMUM OF 80 MPH WINDLOAD PLUS 1/2 INCH ICE. ALL STRUCTURAL STEEL SHALL BE DESIGNED, FABRICATED AND ERECTED IN ACCORDANCE WITH AISC SPEC'S (LATEST EDITION). ALL CAST IN PLACE CONCRETE SHALL BE MIXED AND PLACED IN ACCORDANCE WITH ACI 301 & 318 (LATEST EDITION).
2. ALL STRUCTURAL STEEL SHALL BE HOT-DIPPED GALVANIZED AFTER FABRICATION.
3. FACILITY WILL BE INDEPENDENTLY POWERED WITH SEPARATE SERVICE AND METER.
4. THE PROPOSED FACILITY IS UN-MANNED AND VISITED ONCE TO TWICE A MONTH FOR ROUTINE MAINTENANCE. THEREFORE, POTABLE WATER, GAS AND SANITARY SEWER SERVICES ARE NOT REQUIRED OR PROPOSED.
5. OUTDOOR STORAGE AND SOLID WASTE CONTAINERS ARE NOT PROPOSED.
6. APPLICANT PROPOSES AN UN-MANNED, MODULAR, RADIO EQUIPMENT CABINETS AND ASSOCIATED ANTENNAS MOUNTED TO AN EXISTING WATER TOWER.
7. ANTENNA INSTALLATION SHALL BE CONDUCTED BY FIELD CREWS EXPERIENCED IN THE ASSEMBLY AND ERECTION OF RADIO ANTENNAS, TRANSMISSION LINES, AND SUPPORT STRUCTURES.
8. THE SUBJECT PROPERTY DOES NOT LIE IN A FEDERAL FLOOD HAZARD ZONE.
9. THERE IS NO GRADE WHICH SLOPES GREATER THAN 5% IN THE PROPOSED AREA OF DISTURBANCE.
10. THE INCREASE IN STORM WATER RUNOFF DUE TO THE INCREASE IN IMPERVIOUS AREA IS INSIGNIFICANT. EXISTING DRAINAGE PATTERNS WILL NOT BE ALTERED. THEREFORE, DRAINAGE STRUCTURES ARE NOT PROPOSED.
11. EXISTING VEGETATION WILL ONLY BE REMOVED INSIDE LEASED AREA AND ACCESS DRIVE. IF APPLICABLE.
12. *THE PROPOSED FACILITY SHALL BE SCREENED IF AT ALL POSSIBLE BY THE EXISTING TREES ON THE RIGHT OF WAY. THE* PROPOSAL OF ADDITIONAL SCREENING WILL BE ADDED IF APPLICABLE.
13. THERE IS NO OFF-STREET PARKING PROPOSED WITH THIS APPLICATION.
14. EXTERIOR SIGNS OF ANY TYPE ARE NOT PROPOSED.
15. ALL CONSTRUCTION FOR SITE IMPROVEMENTS SHALL CONFORM TO APPLICABLE SPECIFICATIONS, STANDARDS AND REQUIREMENTS OF THE GOVERNMENTAL OR UTILITY AUTHORITY HAVING JURISDICTION.



1 / Z-1 ZONING SITE PLAN

SCALE: 1" = 20'- 0"



3 / Z-1 NORTH ELEVATION

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

Betzwood Associates • PC
— Architects & Engineers —
Robin J. Kohn AIA — Ralph W. Kohn PE
301 Gay Street
Phoenixville PA 19460
Tel (610) 917-8831 Fax 917-8838

SEAL BLOCK

I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF VIRGINIA.

ROBIN J. KOHN AIA — VA. #010568 12.31.98

TRITON PCS
Incorporated

9211 Arboretum Parkway, Suite 200
Richmond, Virginia 23236-3460
Tel. (804) 323-8588 FAX (804) 323-1688

APPROVALS

Triton PCS _____
LANDLORD _____
LEASING _____
R.F. _____
ZONING _____
CONSTRUCTION _____

PROJECT NO.	DRAWN BY	CHECK BY
TR-004	EMI	RJK

SUBMITTALS

NO.	DATE	ISSUE
0	06-05-97	ITV DATE
1	06-25-97	ISSUED FOR REVIEW (ZONING)
2		
3		
4		
5		
6		
7		
8		
9		

GRAPHIC SCALE

0 1 2

PROJECT

BRAMBLETON AVENUE
RO-1-432-A
ROANOKE CITY PUBLIC WORKS
CRESTON AVENUE
ROANOKE, VA 24011

SHEET TITLE

ZONING SITE PLAN, EQUIPMENT LOCATION PLAN & ELEVATION

SHEET NUMBER

Z-1