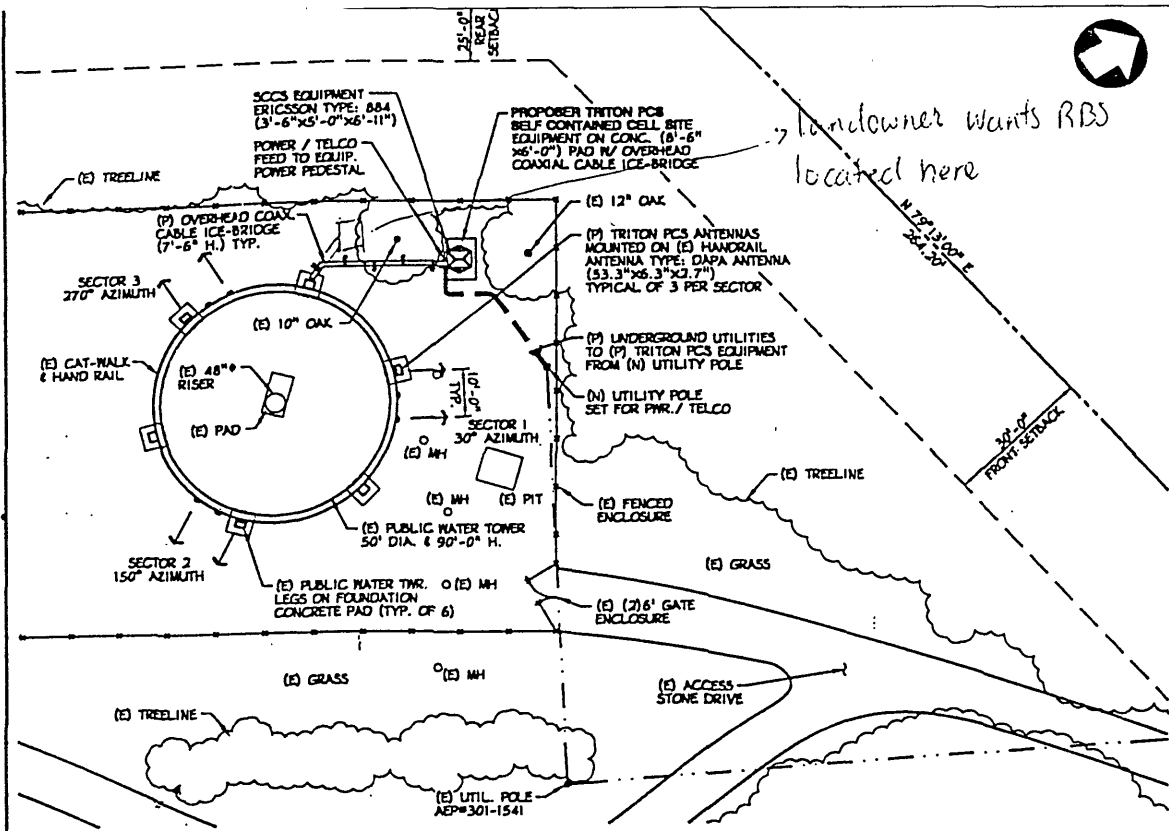




SITE LEGEND

- 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" (USCS)
 LONGITUDE W 79°-59'-22.5" (USCS)
 USGS MAP GARDEN CITY, VA

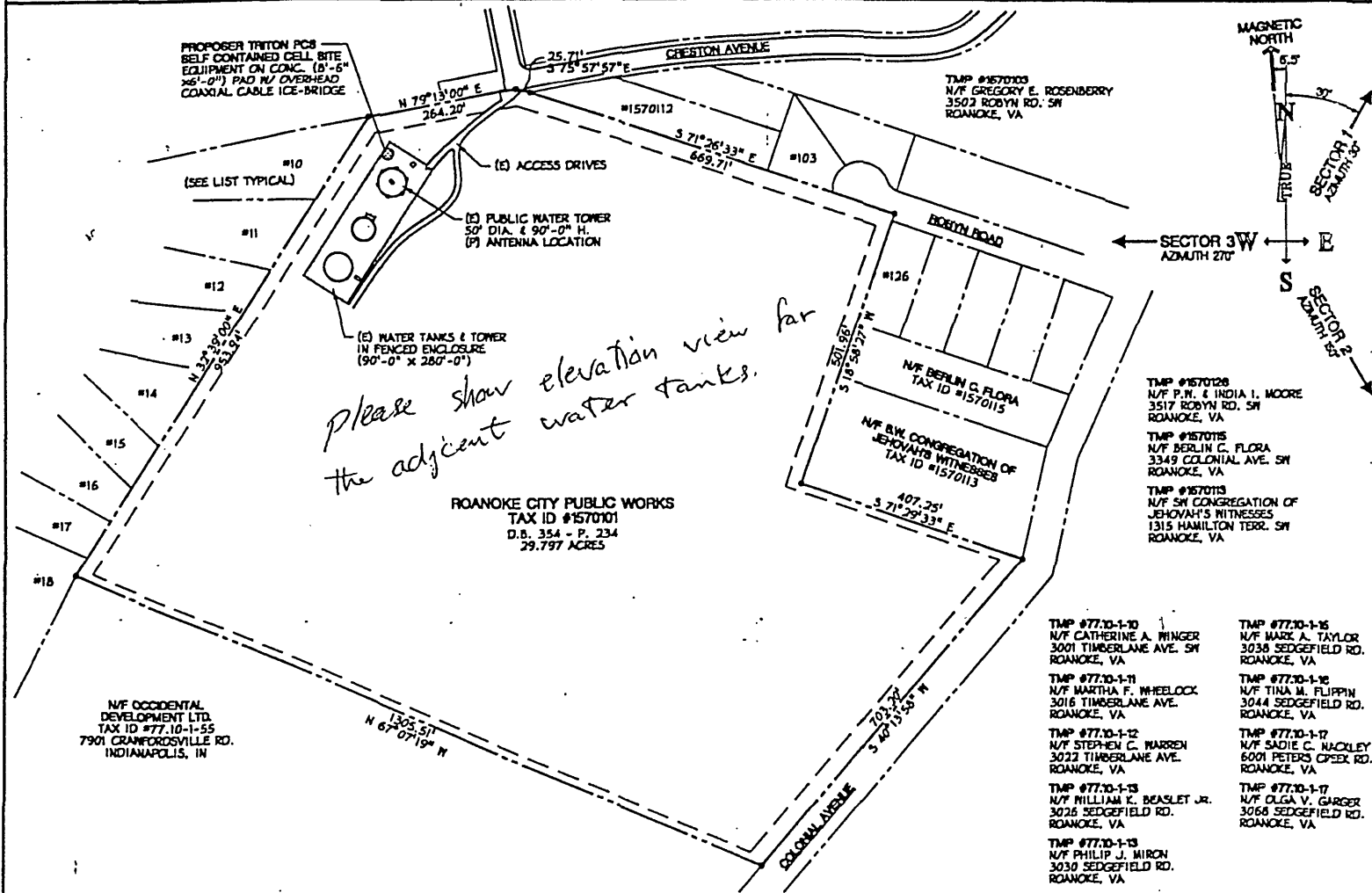
ZONING INFO: PARCEL #157001

ZONING DISTRICT: RS-22 RESIDENTIAL SF DISTRICT

PROPERTY OWNER: ROANOKE CITY PUBLIC WORKS
 25 CHURCH STREET, RM. 354
 ROANOKE, VIRGINIA 24001

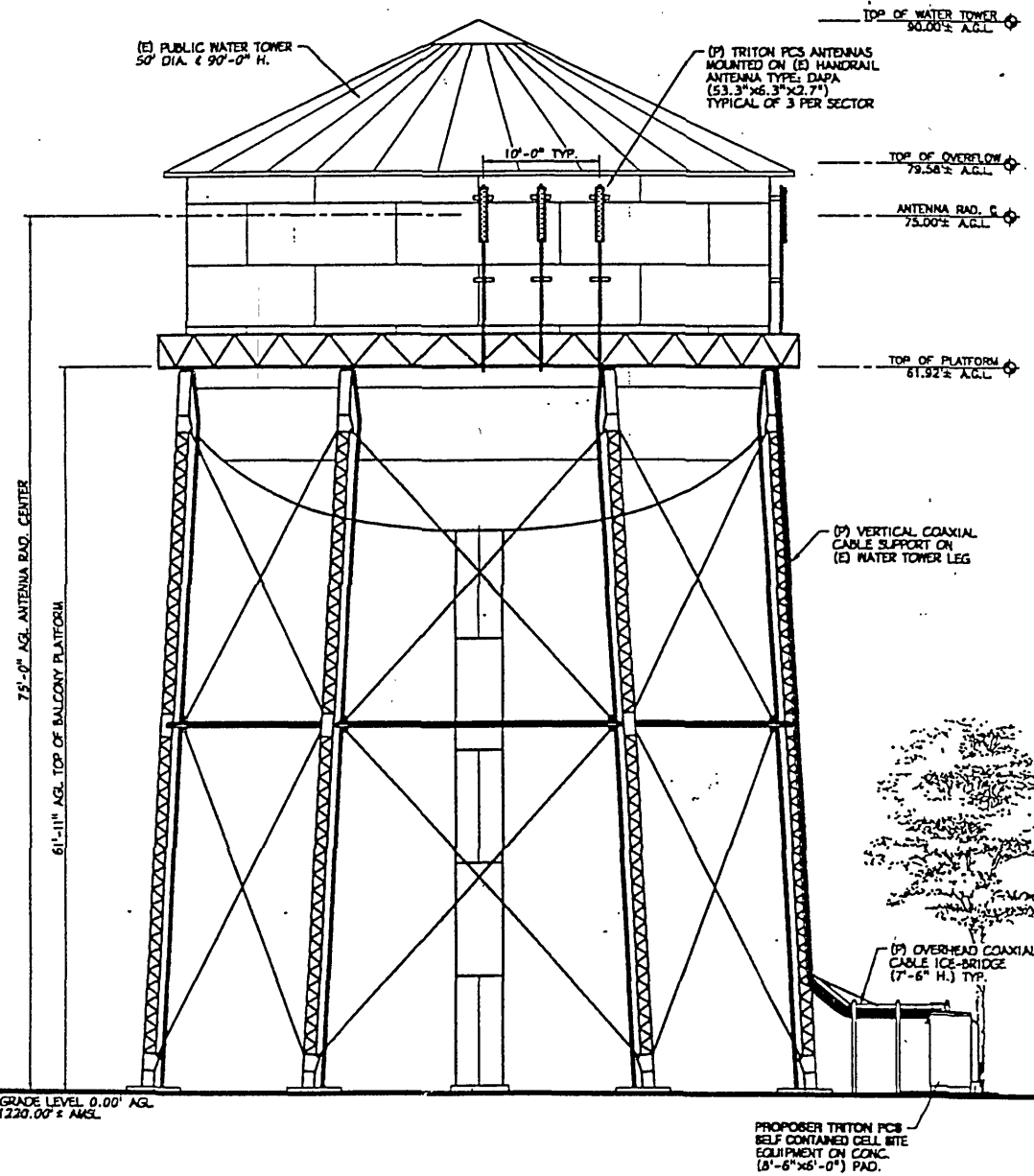
ITEM	EXISTING	PROPOSED	REQUIRED
MIN. LOT WIDTH	7000± FT.	N/A	6000 FT.
MIN. LOT AREA	29,797 ACRES	N/A	7000 SQ. FT.
MIN. FRONT YARD	500± FT.	570± FT.	3000 FT.
MIN. SIDE YARD	8300± FT.	8000± FT.	1400 FT.
MIN. REAR YARD	500± FT.	550± FT.	2500 FT.
MAX. BLDG. AREA	30%	NO CHANGE	3000 %
MAX. BLDG. HEIGHT	900± FT.	7750± FT.	3500 FT.

2 EQUIPMENT LOCATION PLAN
 Z-1 SCALE 1/4" = 1'-0"



1 ZONING SITE PLAN
 Z-1 SCALE 1" = 20'-0"

- 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 AWS 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.



3 NORTH ELEVATION
 Z-1 SCALE 1/8" = 1'-0"

Betzwood Associates PC
 Architects & Engineers
 301 Gay Street
 Phoenixville, PA 19400
 Tel (610) 917-8831 Fax 917-8836

TRITON PCS Incorporated

3211 Abernethy Parkway, Suite 200
 Richmond, Virginia 23236-3469
 Tel. (804) 323-8581 FAX (804) 323-1681

APPROVALS

When PCS: _____
 LANDLORD: _____
 LEASING: _____
 R.F.: _____
 ZONING: _____
 CONSTRUCTION: _____

PROJECT NO. TR-004 **DRAWN BY** EM **CHECK BY** RK

SUBMITTALS

NO.	DATE	ISSUE
0	06-05-97	ITY 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 24001

SHEET TITLE

ZONING SITE PLAN, EQUIPMENT LOCATION PLAN & ELEVATION

SHEET NUMBER

Z-1