



**SECTORSITE SITE NUMBER:
VA-112**

**SITE ADDRESS:
332 RIP RAP ROAD, HAMPTON, VIRGINIA 23669**

STRUCTURAL NOTE:
ADVANTAGE ENGINEERS IS NOT RESPONSIBLE FOR DESIGN OR STRUCTURAL CERTIFICATION OF NEW ANTENNA MOUNTS REQUIRED FOR THE INSTALLATION OF THE PROPOSED EQUIPMENT ASSOCIATED WITH THIS PROJECT. PLEASE REFER TO THE STRUCTURAL ANALYSIS COMPLETED BY OTHERS FOR ALL STRUCTURAL INFORMATION RELATED TO THE ANTENNA MOUNTS.

SECTORSITE
Communications Site Development
53 SOUTH JEFFERSON ROAD,
SUITE M
WHIPPANY, NEW JERSEY 07981



**Know what's below.
Call before you dig.**

PROTECT YOURSELF. GIVE THREE WORKING DAYS NOTICE.
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advantage engineers
435 INDEPENDENCE AVENUE, SUITE C
MECHANICSBURG, PENNSYLVANIA 17055
PHONE: (717) 458-0800
www.advantageengineers.com

SITE INFORMATION:

SECTORSITE SITE NUMBER: VA-112
SITE ADDRESS: 332 RIP RAP ROAD, HAMPTON, VIRGINIA 23669
JURISDICTION: HAMPTON CITY, VIRGINIA
ZONING: M-3 (HEAVY MANUFACTURING)
PARCEL ID: 8000160 & 8000157
PARCEL SIZE: 0.22 ACRES
SITE COORDINATES: N 37°02'03.17" (37.034214) (NAD83)
W 76°21'15.50" (-76.354306) (NAD83)
GROUND ELEVATION: 9.2'± (NAVD 88)
STRUCTURE TYPE: MONOPOLE
STRUCTURE HEIGHT: 120'-0"± AGL (TOP OF MONOPOLE)
125'-0"± AGL (TOP OF LIGHTNING ROD)
GROUND OWNER NAME: SALLY GROOME POWELL
GROUND OWNER ADDRESS: 4408 CHESAPEAKE AVENUE, HAMPTON, VIRGINIA 23669
TOWER OWNER NAME: SECTOR SITE, LLC
TOWER OWNER ADDRESS: 53 SOUTH JEFFERSON ROAD, SUITE M, WHIPPANY, NEW JERSEY 07981
APPLICANT: SECTOR SITE, LLC, 53 SOUTH JEFFERSON ROAD, WHIPPANY, NEW JERSEY 07981

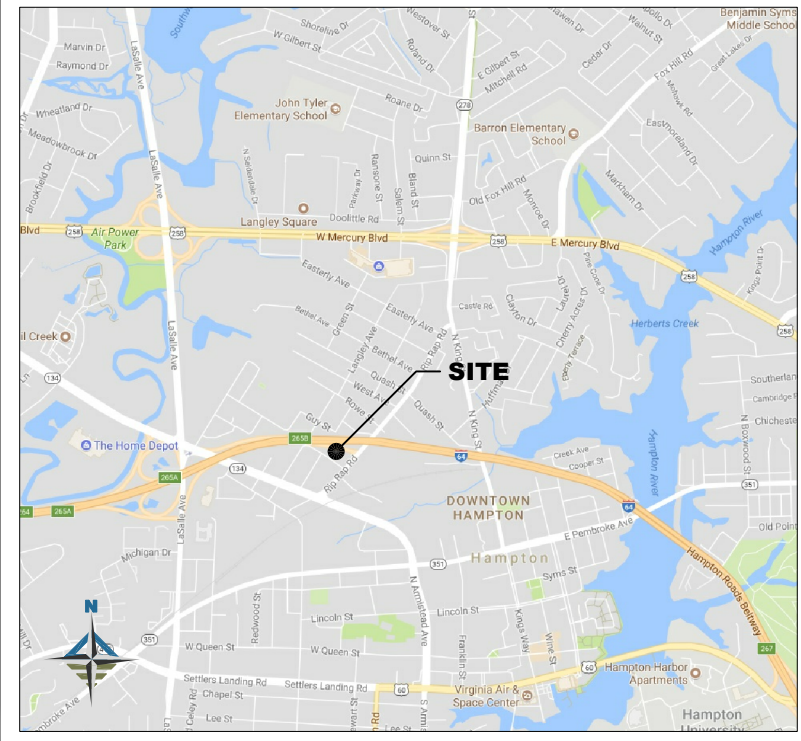
ABBREVIATIONS:

ATS	AUTOMATIC TRANSFER SWITCH	MAX	MAXIMUM
AWG	AMERICAN WIRE GAUGE	MGB	MASTER GROUND BAR
ATTN	ATTENTION	MIN	MINIMUM
BTS	BASE TRANSMISSION SYSTEM	MTS	MANUAL TRANSFER SWITCH
CONT	CONTINUED	NEC	NATIONAL ELECTRICAL CODE
CU	COPPER	POB	POINT OF BEGINNING
DWG	DRAWING	POC	POINT OF CONNECTION
EMT	ELECTRICAL METALLIC TUBING	POT	POINT OF TERMINATION
GEN	GENERATOR	PPC	POWER PROTECTION CABINET
GRD	GROUND	PVC	POLYMERIZING VINYL CHLORIDE
IBC	INTERNATIONAL BUILDING CODE	RGS	RIGID GALVANIZED STEEL
IFC	INTERNATIONAL FIRE CODE	RF	RADIO FREQUENCY
LOD	LIMIT OF DISTURBANCE	TYP	TYPICAL

VIRGINIA CODE COMPLIANCE:

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE LATEST EDITIONS OF THE FOLLOWING CODES:
BUILDING CODE: 2012 VIRGINIA CONSTRUCTION CODE
ELECTRICAL CODE: NATIONAL ELECTRICAL CODE 2011
FIRE SAFETY CODE: 2012 VIRGINIA STATEWIDE FIRE PREVENTION CODE
USE GROUP: U (UTILITY)
CONSTRUCTION TYPE: IIB

VICINITY MAP:



LOCATION MAP:



DRIVING DIRECTIONS:

HEADING FROM NORFOLK INTERNATIONAL AIRPORT: HEAD EAST ON NORVIEW AVENUE. THEN MAKE A U-TURN AT AIRPORT PARKING DEP ROAD. NEXT USE THE RIGHT LANE TO TAKE THE I-64 WEST RAMP. THEN MERGE ONTO I-64 WEST. KEEP RIGHT AT THE FORK TO CONTINUE ONTO I-64 WEST. TAKE EXIT 265A FOR VA-134 EAST. THEN KEEP RIGHT AT THE FORK. FOLLOW SIGNS FOR LASALLE AVENUE. USE THE RIGHT LANE TO MERGE BACK ONTO I-64 EAST. THEN TAKE EXIT 265C TOWARD ARMISTEAD. TURN RIGHT ONTO RIP RAP ROAD. FINALLY TURN RIGHT ONTO THOMAS STREET. THE SITE WILL BE AHEAD ON THE RIGHT.

PROJECT DESCRIPTION:

1. PROPOSED 1,849.2 S.F. FENCED COMMUNICATIONS COMPOUND TO BE INSTALLED WITHIN 3,156.1 S.F. LEASE AREA.
2. PROPOSED 120'-0" MONOPOLE WITH 5'-0" LIGHTNING ROD TO BE INSTALLED WITHIN FENCED COMPOUND.
3. NEW ELECTRICAL SERVICE TO BE INSTALLED TO COMMUNICATIONS COMPOUND.
4. NEW TELCO SERVICE TO BE INSTALLED TO COMMUNICATIONS COMPOUND.

NOTE TO GENERAL CONTRACTOR:

NO WORK IS TO BE PERFORMED ON THIS SITE WITHOUT REVIEW OF THE APPROVED STRUCTURAL ANALYSIS. IF ANY DISCREPANCIES ARE FOUND THE GENERAL CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING. AT NO TIME WILL ANY ADDITIONAL ANTENNAS BE INSTALLED WITHOUT WRITTEN CONSENT FROM THE TOWER ENGINEER.

SHEET INDEX:

DRAWING SHEET:	DRAWING TITLE:
T-1	TITLE SHEET
Z-1	SITE PLAN
Z-2	COMPOUND PLAN
Z-3	ELEVATION
Z-4	CONSTRUCTION DETAILS
L-1	LANDSCAPING PLAN, DETAILS & NOTES

PLAN APPROVALS:

THE FOLLOWING PARTIES HEREBY APPROVE AND ACCEPT THESE DOCUMENTS AND AUTHORIZE THE CONTRACTOR TO PROCEED WITH THE CONSTRUCTION DESCRIBED HEREIN. ALL DOCUMENTS ARE SUBJECT TO REVIEW BY THE LOCAL BUILDING DEPARTMENT AND MAY IMPOSE CHANGES OR MODIFICATIONS.
R.F. ENGINEER: _____ DATE: _____
ZONING MGR: _____ DATE: _____
S.A. MGR: _____ DATE: _____
CONSTRUCTION MGR: _____ DATE: _____
A&E MGR: _____ DATE: _____
PROPERTY OWNER: _____ DATE: _____

DRAWING SCALE NOTES:

THESE DRAWINGS ARE FORMATTED TO BE FULL SIZE AT 22"x34". CONTRACTOR SHALL VERIFY ALL PLANS & EXISTING DIMENSIONS & CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

PLAN REVISIONS:

REV No	DATE	DESIGNER	DESCRIPTION
3			
2			
1			
0	11/17/2017	KJF	ISSUED FOR ZONING
C	10/20/2017	KJF	ZONING COMMENTS
B	7/12/2017	KJF	ISSUED FOR 100% REVIEW (ZDs)
A	7/06/2017	MTG	ISSUED FOR 90% REVIEW (ZDs)

AE DESIGN INFO:

DESIGNER: MTG AE JOB No: 1700453.001

DRAWING TITLE:

TITLE SHEET

DRAWING SHEET:

T-1

SITE INFORMATION:

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SITE ADDRESS: 332 RIP RAP ROAD, HAMPTON, VIRGINIA 23669
JURISDICTION: HAMPTON CITY (INDEPENDENT CITY)

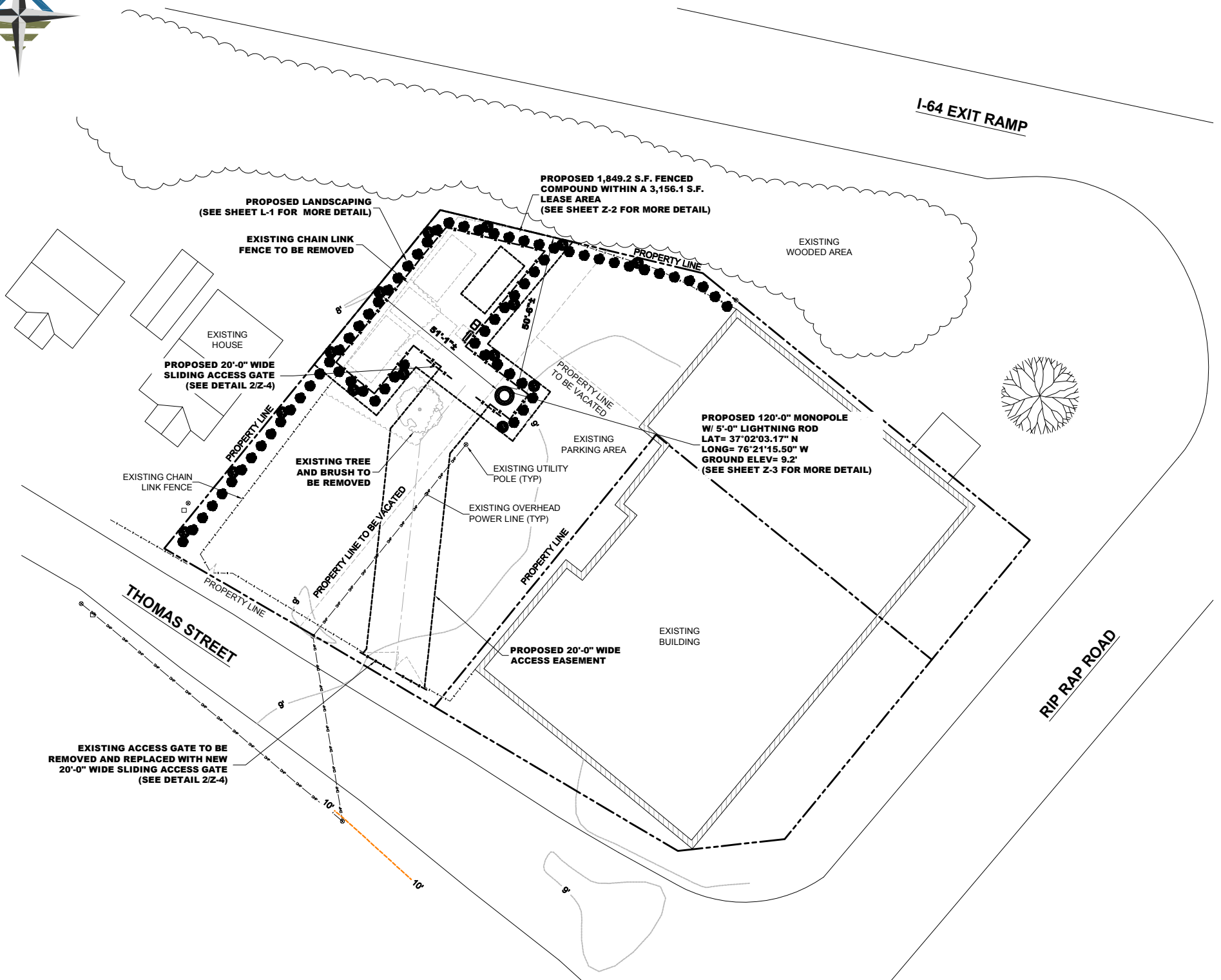
SHEET NUMBER:

1 OF 6

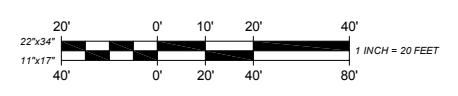


ANDREW M. MILLER, PE
VIRGINIA PROFESSIONAL ENGINEER
LICENSE # 050495

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



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GENERAL NOTES:

1. THIS PLAN WAS PREPARED USING AN APPROVED PLAN ENTITLED "VA-112" BY POINT TO POINT LAND SURVEYORS, DATED 05/30/2017.
2. THE PROPOSED FACILITY WILL CAUSE "DE MINIMUS" INCREASE IN STORMWATER RUNOFF. THEREFORE, NO DRAINAGE STRUCTURES ARE PROPOSED.
3. NO NOISE, SMOKE, DUST, OT ODOR WILL RESULT FROM THIS FACILITY.
4. THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. (THERE IS NO HANDICAP ACCESS REQUIRED.)
5. THE FACILITY IS UNMANNED AND DOES NOT REQUIRE POTABLE WATER OR SANITARY SERVICE.
6. ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988).
7. THE PROPOSED DEVELOPMENT DOES NOT INCLUDE STREET SIGNS OF ANY TYPE.
8. THE PROPOSED DEVELOPMENT DOES NOT INCLUDE OUTDOOR STORAGE OR ANY SOLID WASTE RECEPTACLES.
9. ACCORDING TO THE F.I.R.M. COMMUNITY PANEL # 5155270018H, DATED 05-16-2016, THE PROPOSED SITE IS NOT IN A FLOODPLAIN.

BULK REQUIREMENTS:

ZONING DISTRICT: M-3: HEAVY MANUFACTURING

DESCRIPTION:	REQUIRED:	EXISTING:	PROPOSED:
MIN. LOT AREA:	N/A	0.22 AC	(NO CHANGE)
MIN. LOT WIDTH:	N/A	192.7 FT	(NO CHANGE)
MAX. BUILDING COVERAGE:	N/A	N/A	N/A
MIN. FRONT YARD:	N/A	N/A	N/A
MIN. SIDE YARD:	N/A	N/A	N/A
MIN. REAR YARD:	N/A	N/A	N/A
MAX. BUILDING HEIGHT:	35 FT OR 1 FT FOR EACH 3 FT OF ADDITIONAL HEIGHT	N/A	125 FT
MIN. ROAD R.O.W.	50 FT	N/A	53.5 FT

USE PERMIT REQUIRED FOR COMMUNICATIONS TOWER IN M-3 DISTRICT



PLAN REVISIONS:

REV No	DATE	DESIGNER	DESCRIPTION
3			
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A	7/06/2017	MTG	ISSUED FOR 90% REVIEW (ZDs)

AE DESIGN INFO:

DESIGNER: MTG AE JOB No: 1700453.001

DRAWING TITLE:

SITE PLAN

DRAWING SHEET:

Z-1

SITE INFORMATION:

SECTORSITE SITE NAME:
VA-112

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HAMPTON, VIRGINIA 23669

JURISDICTION:
HAMPTON CITY
(INDEPENDENT CITY)

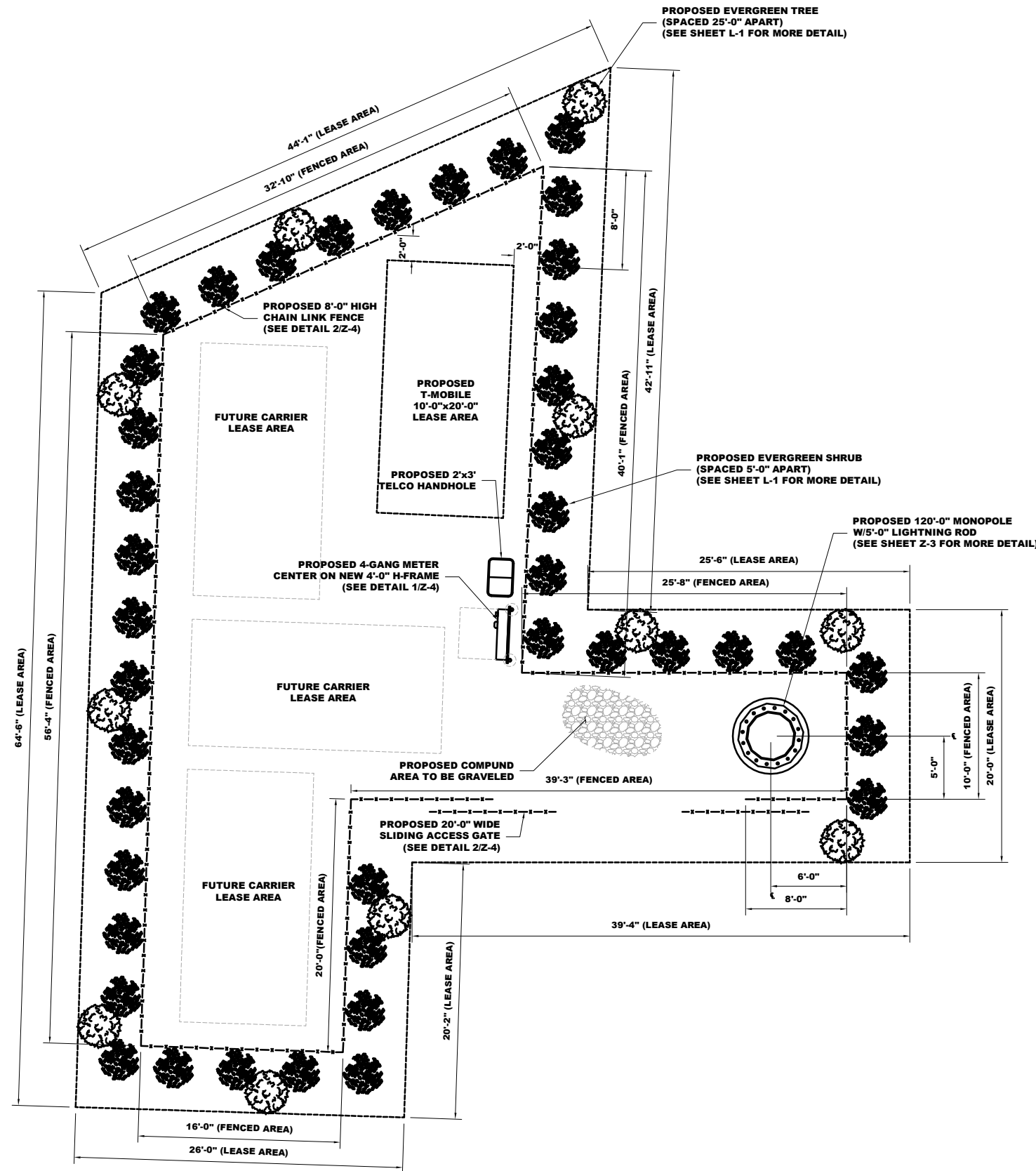
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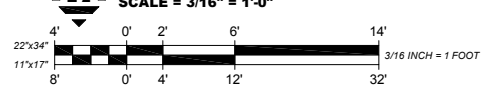


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1
Z-2
COMPOUND PLAN



GENERAL NOTES:

1. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES, ORDINANCES, LAWS AND REGULATIONS OF ALL MUNICIPALITIES, UTILITY COMPANIES OR OTHER PUBLIC AUTHORITIES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTIONS THAT MAY BE REQUIRED BY ANY FEDERAL, STATE, COUNTY OR MUNICIPAL AUTHORITIES.
3. THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER, IN WRITING, OF ANY CONFLICTS, ERRORS OR OMISSIONS PRIOR TO THE SUBMISSION OF BIDS OR PERFORMANCE OF WORK. MINOR OMISSIONS OR ERRORS IN THE BID DOCUMENTS SHALL NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR THE OVERALL INTENT OF THESE DRAWINGS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING SITE IMPROVEMENTS PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL REPAIR ANY DAMAGE CAUSED AS A RESULT OF CONSTRUCTION OF THIS FACILITY.
5. THE SCOPE OF WORK FOR THIS PROJECT SHALL INCLUDE PROVIDING ALL MATERIALS, EQUIPMENT AND LABOR REQUIRED TO COMPLETE THIS PROJECT. ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
6. THE CONTRACTOR SHALL VISIT THE PROJECT SITE PRIOR TO SUBMITTING A BID TO VERIFY THAT THE PROJECT CAN BE CONSTRUCTED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
7. THIS PLAN WAS PREPARED USING AN APPROVED PLAN ENTITLED "VA-112" BY POINT TO POINT LAND SURVEYORS, DATED 05/30/2017.
8. THE PROPOSED FACILITY WILL CAUSE ONLY A "DE MINIMIS" INCREASE IN STORWATER RUNOFF. THEREFORE, NO DRAINAGE STRUCTURES ARE PROPOSED.
9. NO NOISE, SMOKE, DUST OR ODOR WILL RESULT FROM THIS FACILITY.
10. THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION (THERE IS NO HANDICAP ACCESS REQUIRED).
11. THE FACILITY IS UNMANNED AND DOES NOT REQUIRE POTABLE WATER OR SANITARY SERVICE.
12. POWER TO THE FACILITY WILL BE MONITORED BY A SEPARATE METER.
13. CONTRACTOR SHALL VERIFY ANTENNA ELEVATION AND AZIMUTH WITH RF ENGINEER PRIOR TO INSTALLATION.
14. MOUNTS AND ANTENNAS ARE DESIGNED TO MEET ANS/TIA-222-G-1 AS PER IBC 2012 REQUIREMENTS.
15. ALL STRUCTURAL ELEMENTS SHALL BE HOT DIPPED GALVANIZED STEEL.
16. CONTRACTOR SHALL MAKE A UTILITY "ONE CALL" TO LOCATE ALL UTILITIES PRIOR TO EXCAVATING.
17. IF ANY PIPING EXISTS BENEATH THE SITE AREA, CONTRACTOR MUST LOCATE IT AND CONTACT OWNERS REPRESENTATIVE.
18. CONSTRUCTION TO COMMENCE UPON COMPLETION OF A PASSING STRUCTURAL ANALYSIS. STRUCTURAL ANALYSIS TO BE PERFORMED BY OTHERS.
19. CONSTRUCTION TO COMMENCE UPON COMPLETION OF A PASSING MOUNT ANALYSIS. MOUNT ANALYSIS TO BE PERFORMED BY OTHERS.



PLAN REVISIONS:

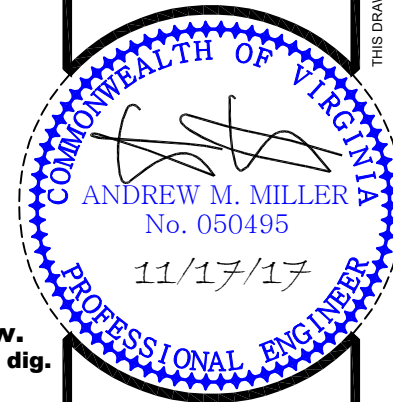
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B	7/12/2017	KJF	ISSUED FOR 100% REVIEW (ZDs)
A	7/06/2017	MTG	ISSUED FOR 90% REVIEW (ZDs)

AE DESIGN INFO:
 DESIGNER: MTG
 AE JOB No: 1700453.001

DRAWING TITLE:
 COMPOUND PLAN

DRAWING SHEET:
 Z-2

SITE INFORMATION:
 SECTORSITE SITE NAME: VA-112
 SITE ADDRESS: 332 RIP RAP ROAD, HAMPTON, VIRGINIA 23669
 JURISDICTION: HAMPTON CITY (INDEPENDENT CITY)
SHEET NUMBER: 3 OF 6

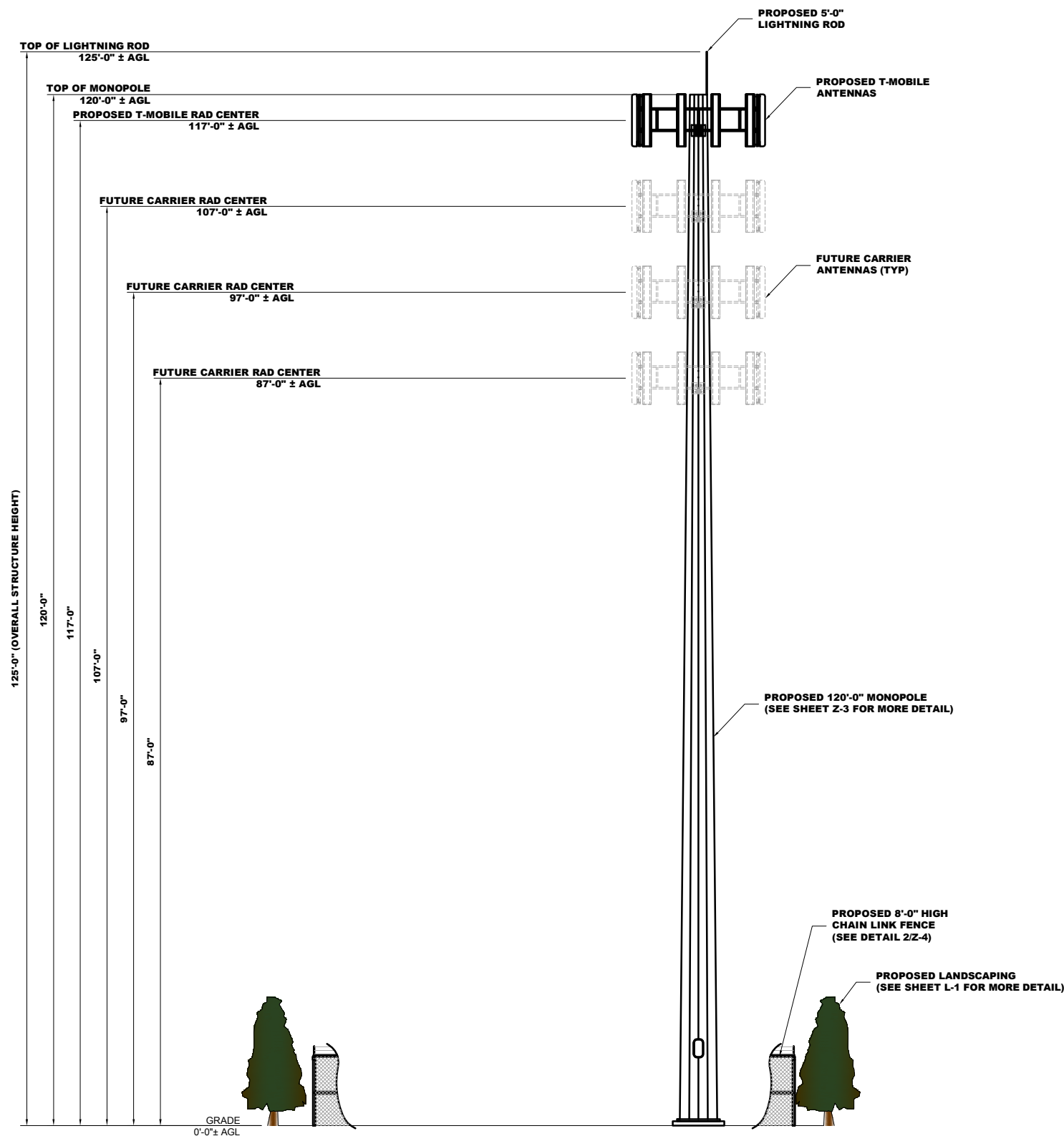


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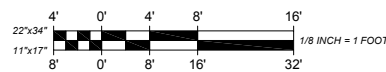
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 VIRGINIA PROFESSIONAL ENGINEER
 LICENSE # 050495

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



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AE JOB No: 1700453.001

DRAWING TITLE:

ELEVATION

DRAWING SHEET:

Z-3

SITE INFORMATION:

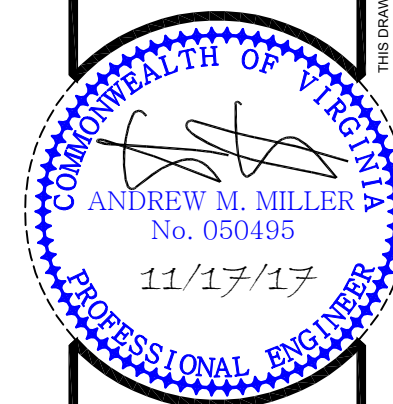
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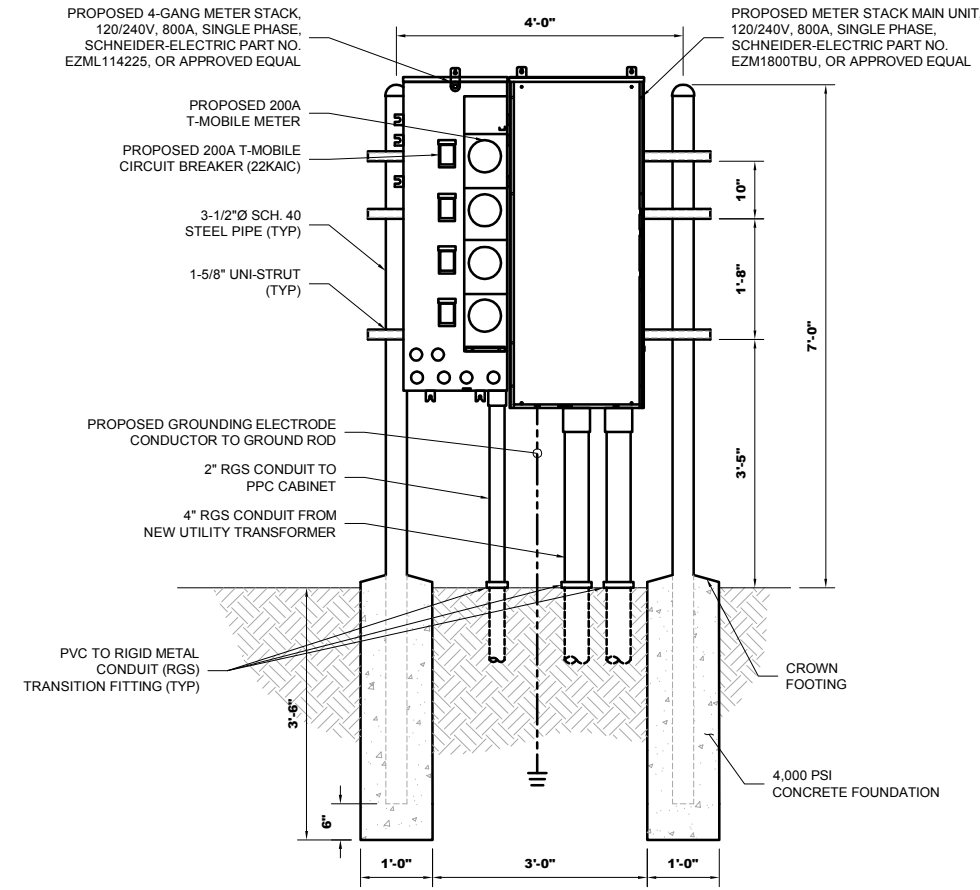
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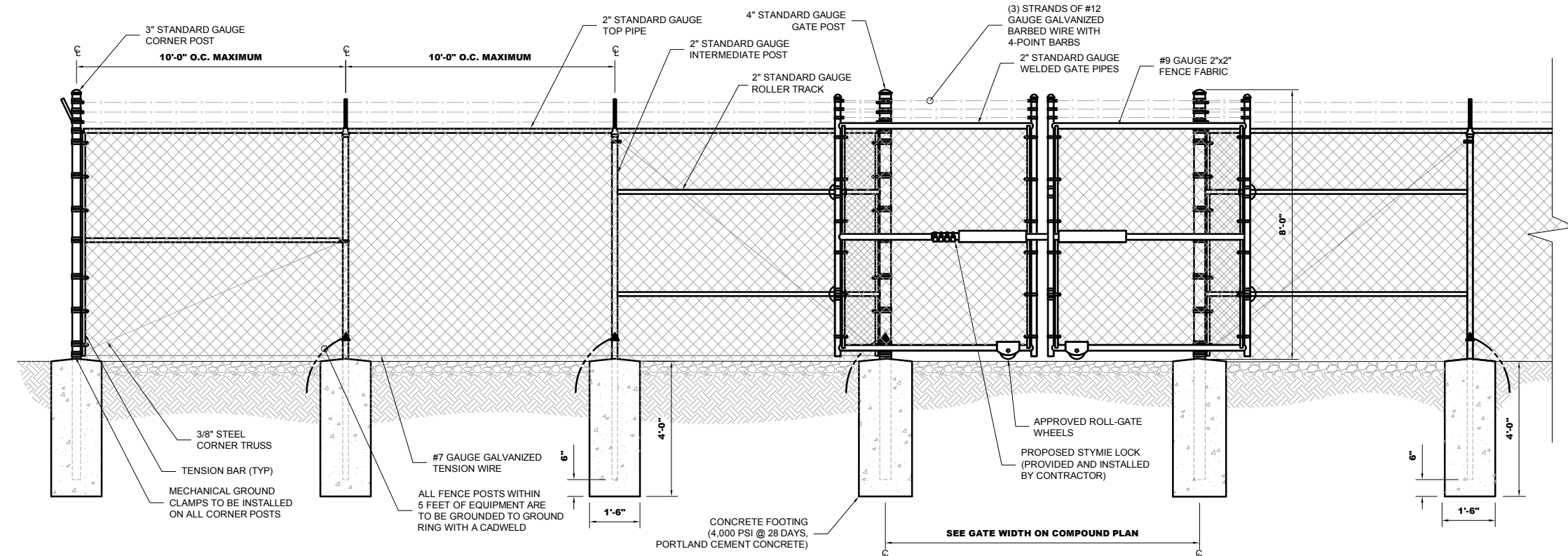


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1 4'-0" ELECTRICAL BACKBOARD DETAIL
Z-4 N.T.S.



2 CHAIN LINK FENCE & GATE DETAIL
Z-4 N.T.S.

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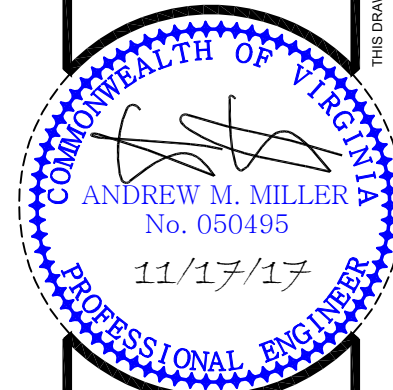
AE DESIGN INFO:
DESIGNER: MTG AE JOB No: 1700453.001

DRAWING TITLE:
CONSTRUCTION DETAILS

DRAWING SHEET:
Z-4

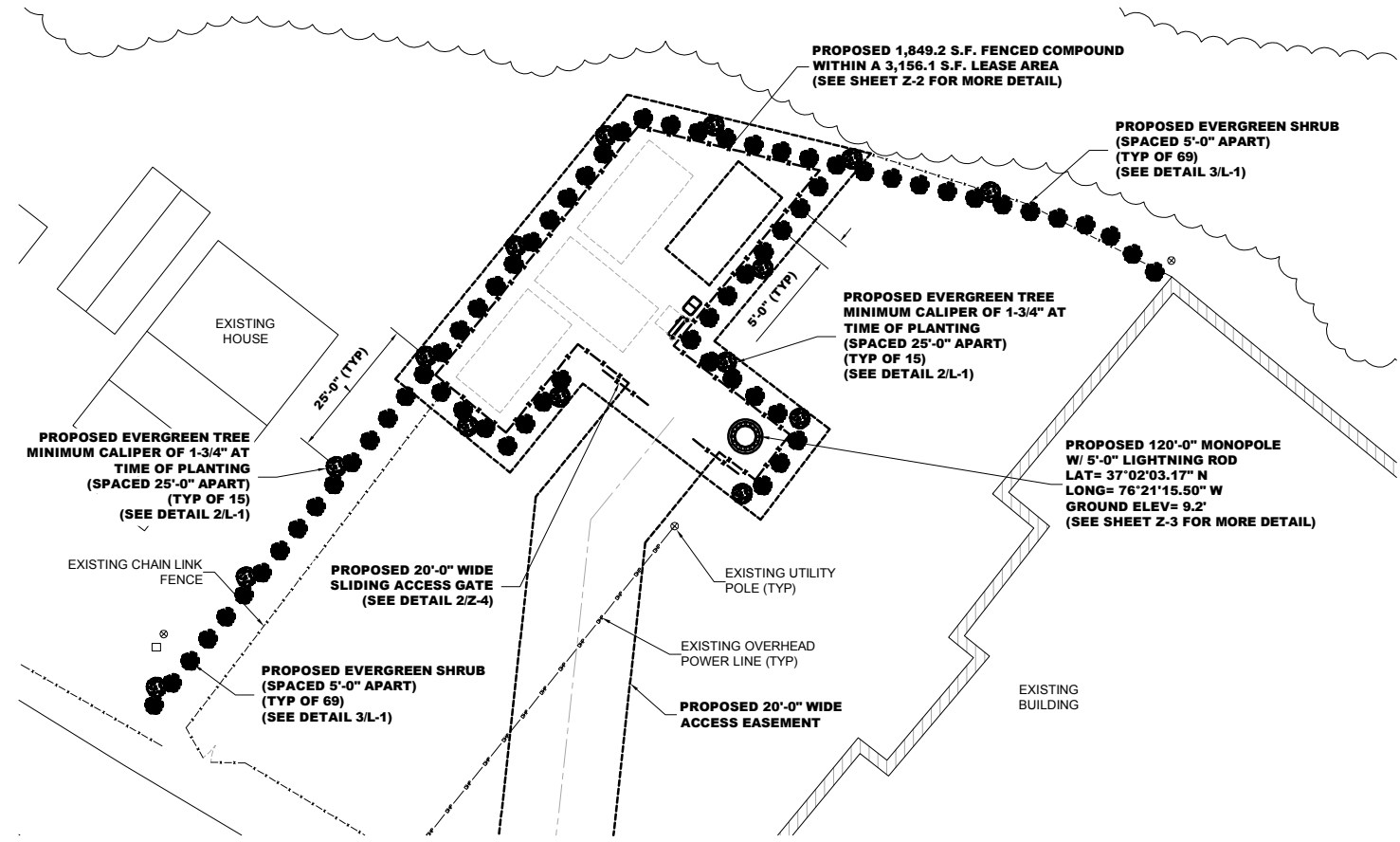
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SHEET NUMBER:
5 OF 6





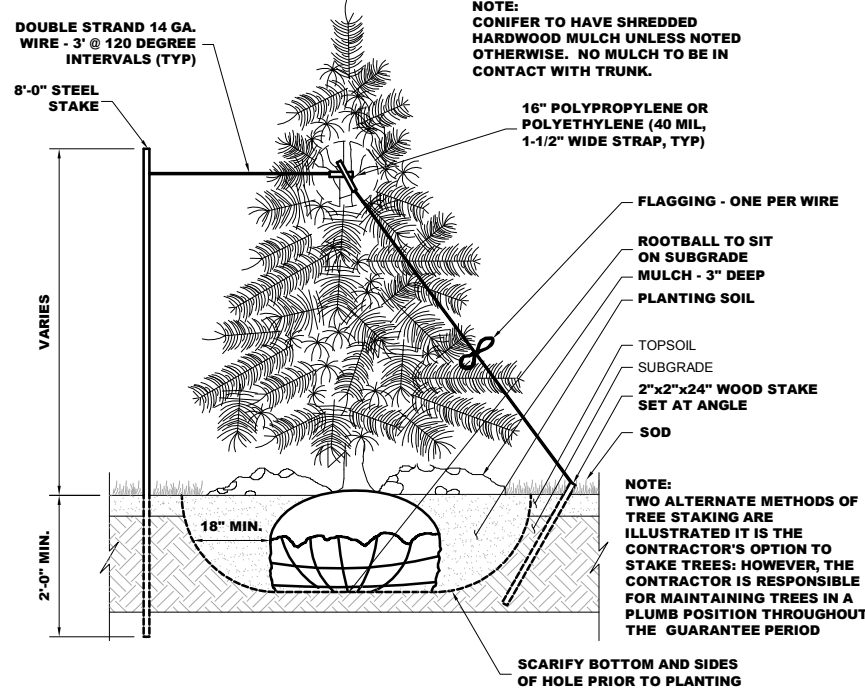
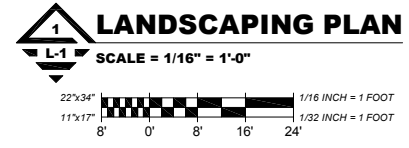
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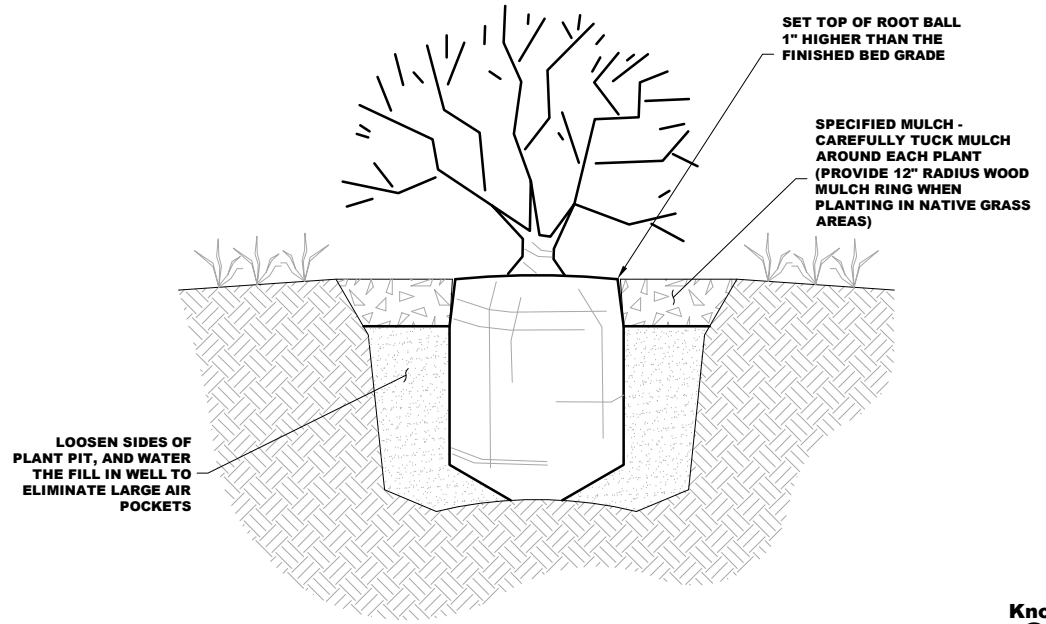


CORRECTED SPELLING:
CUPRESSO
CYPARIS

LANDSCAPE PLANT LIST								
SYMBOL	COMMON NAME	BOTANICAL NAME	QUANTITY	MATURE HEIGHT	MATURE SPREAD	HEIGHT AT PLANTING	SPACING	WATER USE
	LEYLAND CYPRESS	CUPRESSUS LEYLANDII	15	40'-0" TO 60'-0"	20'-0" TO 25'-0"	8'-0"	25'-0"	LOW
	WAX MYRTLE	MYRICA CERIFERA	69	15'-0" TO 20'-0"	15'-0" TO 20'-0"	5'-0"	5'-0"	LOW



2
L-1
N.T.S.
TREE PLANTING DETAIL



3
L-1
N.T.S.
SHRUB PLANTING DETAIL



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- LANDSCAPING NOTES:**
- ALL PLANT MATERIAL AND INSTALLATION OF PLANT MATERIAL SHALL BE IN STRICT CONFORMANCE WITH USDA STANDARDS FOR NURSERY STOCK AND THE "AMERICAN STANDARD FOR NURSERY STOCK" PUBLISHED BY AMERICAN HORTICULTURE INDUSTRY ASSOCIATION, LATEST EDITION.
 - CONTRACTOR SHALL VERIFY ALL UTILITIES WITHIN WORK AREA AND SHALL BE RESPONSIBLE FOR THEIR PROTECTION.
 - THE CONTRACTOR SHALL FURNISH AND PLANT ALL PLANTS SHOWN ON THE DRAWINGS, AS SPECIFIED, AND IN QUANTITIES INDICATED ON THE PLANT LIST.
 - ALL PLANTS SHALL BE NURSERY GROWN.
 - ALL PLANTS SHALL BE HARDY UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT.
 - ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY AND SHALL HAVE A NORMAL HABITAT OR GROWTH. THEY SHALL BE SOUND, HEALTHY AND VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF. THEY SHALL BE FREE OF DISEASE, INSECTS, PESTS, EGGS, OR LARVAE. THEY SHALL HAVE HEALTHY WELL-DEVELOPED ROOT SYSTEMS.
 - SUBSTITUTIONS: WHEN PLANTS OF A SPECIFIED KIND OR VARIETY ARE NOT AVAILABLE WITHIN A REASONABLE DISTANCE, SUBSTITUTING MAY BE MADE UPON REQUEST BY THE CONTRACTOR, IF APPROVED BY THE LANDSCAPE ARCHITECT OR HIS/HER REPRESENTATIVE.
 - ALL AREAS TO BE SHOWN AS LAWN SHALL BE GRASSED, AS SPECIFIED, AND WATERED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.
 - TREE LOCATIONS MAY NEED TO BE ADJUSTED BASED ON LOCATIONS OF PROPOSED UTILITIES.
 - ALL PLANTING BEDS TO RECEIVE 3 INCHES OF SHREDDED HARDWOOD MULCH AS SHOWN ON DETAILS.
 - ROOT BALLS OF ALL PLANTS SHALL BE ADEQUATELY PROTECTED AT ALL TIMES FROM SUN AND DRYING WINDS OR FROST.
 - PLANTS WITH BROKEN ROOT BALLS OR EXCESSIVE DAMAGE TO THE CROWN SHALL BE REPLACED PRIOR TO PLANTING.
 - ROPES AT TOP OF BALL SHALL BE CUT. REMOVE TOP 1/3 OF BURLAP. NON-BIODEGRADABLE MATERIAL SHALL BE TOTALLY REMOVED.
 - PREPARATION OF PLANTING: CLEAN TOPSOIL OF ROOTS, PLANTS, STONES, CLAY LUMPS, AND OTHER EXTRANEIOUS MATERIALS HARMFUL OR TOXIC TO PLANT GROWTH.
 - DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING.
 - NO PLANT SHALL BE PLACED IN THE GROUND BEFORE ROUGH GRADING HAS BEEN COMPLETED AND APPROVED BY THE PROJECT LANDSCAPE ARCHITECT OR HIS/HER EQUAL.
 - ALL PLANTS SHALL HAVE THE SAME RELATIONSHIP TO FINISHED GRADE AS THE PLANT'S ORIGINAL GRADE BEFORE DIGGING.
 - ALL EXISTING TREES THAT ARE TO BE SAVED AS DETERMINED BY LANDSCAPE ARCHITECT SHALL BE PROTECTED UNTIL CONSTRUCTION HAS BEEN COMPLETED. AREA WITHIN DRIPLINE SHALL NOT BE TRAVELED ACROSS BY CONSTRUCTION TRAFFIC.
 - TREES PLANTED ALONG STREETS SHALL HAVE A SINGLE STRAIGHT TRUNK THAT DOES NOT FORK BELOW 6 FEET.
 - ALL PLANTS SHALL BE BALLED AND WRAPPED OR CONTAINER GROWN AS SPECIFIED. NO CONTAINER GROWN STOCK WILL BE ACCEPTED IF IT IS ROOT BOUND. ALL ROOT WRAPPING MATERIAL MADE OF SYNTHETICS OR PLASTICS SHALL BE REMOVED AT TIME OF PLANTING.
 - WITH CONTAINER GROWN STOCK, THE CONTAINER SHALL BE REMOVED AND THE CONTAINER BALL CUT THROUGH THE SURFACE IN TWO VERTICAL LOCATIONS.
 - THE CONTRACTOR SHALL LAYOUT WITH IDENTIFIABLE STAKES, INDIVIDUAL TREE AND SHRUB LOCATIONS AND AREAS FOR MULTIPLE PLANTING ALONG WITH THE ARRANGEMENTS AND OUTLINE OF PLANTING BEDS AS INDICATED ON DRAWING. THE LAYOUT OF PLANTINGS WILL THEN BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO ANY EXCAVATION OF PLANT PITS OR PLANT BEDS.
 - AT PLANTING TIME, ALL PLANT MATERIAL SHALL BE THINNED BY REMOVING BROKEN AND/OR DEAD VEGETATIVE MATERIAL.
 - ALL PLANTS SHALL BE INSTALLED AS PER DETAIL AND THE CONTRACT SPECIFICATIONS.
 - ALL PLANTS SHALL BE STAKED AND PLUMB UNLESS OTHERWISE SPECIFIED.
 - ALL PLANTS SHALL BE THOROUGHLY WATERED TWICE DURING THE FIRST 24 HOUR PERIOD AFTER PLANTING. ALL PLANTS SHALL THEN BE WATERED WEEKLY OR MORE OFTEN, IF NECESSARY, DURING THE FIRST GROWING SEASON.
 - WARRANT TREES AND SHRUBS FOR A PERIOD OF ONE YEAR AFTER WRITTEN DATE OF ACCEPTANCE BY THE LANDSCAPE ARCHITECT AND/OR CONSTRUCTION MANAGER AGAINST DEFECTS INCLUDING DEATH AND UNSATISFACTORY GROWTH. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MONITOR THE PROJECT DURING THE ONE YEAR WARRANTY PERIOD AND NOTIFY THE OWNER IF PROBLEMS DEVELOP. PLANTS THAT DIE DURING THE WARRANTY PERIOD SHALL BE REMOVED IMMEDIATELY. REPLACEMENTS SHALL BE PLACED UNDER WARRANTY FOR AN ADDITIONAL ONE YEAR PERIOD.
 - CONDITIONS DETRIMENTAL TO PLANTS: THE CONTRACTOR SHALL NOTIFY THE PROJECT REPRESENTATIVE IN WRITING OF ALL SOIL OR DRAINAGE CONDITIONS WHICH THE CONTRACTOR CONSIDERS DETRIMENTAL TO THE GROWTH OF PLANTS. HE SHALL STATE THE CONDITIONS AND SUBMIT A PROPOSAL FOR CORRECTING THE CONDITIONS INCLUDING ANY CHANGE IN COST FOR REVIEW AND ACCEPTANCE BY THE PROJECT REPRESENTATIVE.
 - MINOR ADJUSTMENTS TO TREE LOCATION MAY BE NECESSARY DUE TO FIELD CONDITIONS AND FINAL GRADING. THE CONTRACTOR SHALL NOTIFY THE OWNER IF MAJOR ADJUSTMENTS ARE REQUIRED.

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PLAN REVISIONS:

REV No	DATE	DESIGNER	DESCRIPTION
3			
2			
1			
0	11/17/2017	KJF	ISSUED FOR ZONING
C	10/20/2017	KJF	ZONING COMMENTS
B	7/12/2017	KJF	ISSUED FOR 100% REVIEW (ZDs)
A	7/06/2017	MTG	ISSUED FOR 90% REVIEW (ZDs)

AE DESIGN INFO:
DESIGNER: MTG
AE JOB No: 1700453.001

DRAWING TITLE:
LANDSCAPING PLAN,
DETAILS & NOTES

DRAWING SHEET:
L-1

SITE INFORMATION:
SECTORSITE SITE NAME:
VA-112
SITE ADDRESS:
332 RIP RAP ROAD
HAMPTON, VIRGINIA 23669
JURISDICTION:
HAMPTON CITY
(INDEPENDENT CITY)
SHEET NUMBER:
6 OF 6



ANDREW M. MILLER, PE
VIRGINIA PROFESSIONAL ENGINEER
LICENSE # 050495

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