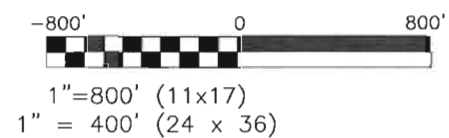
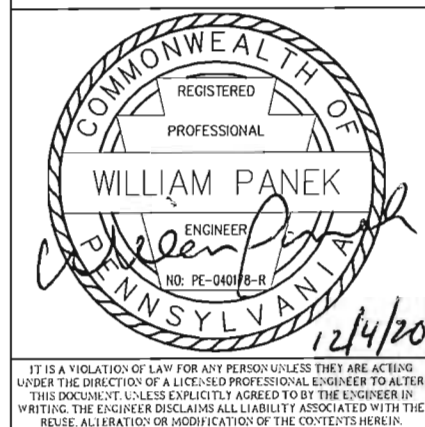
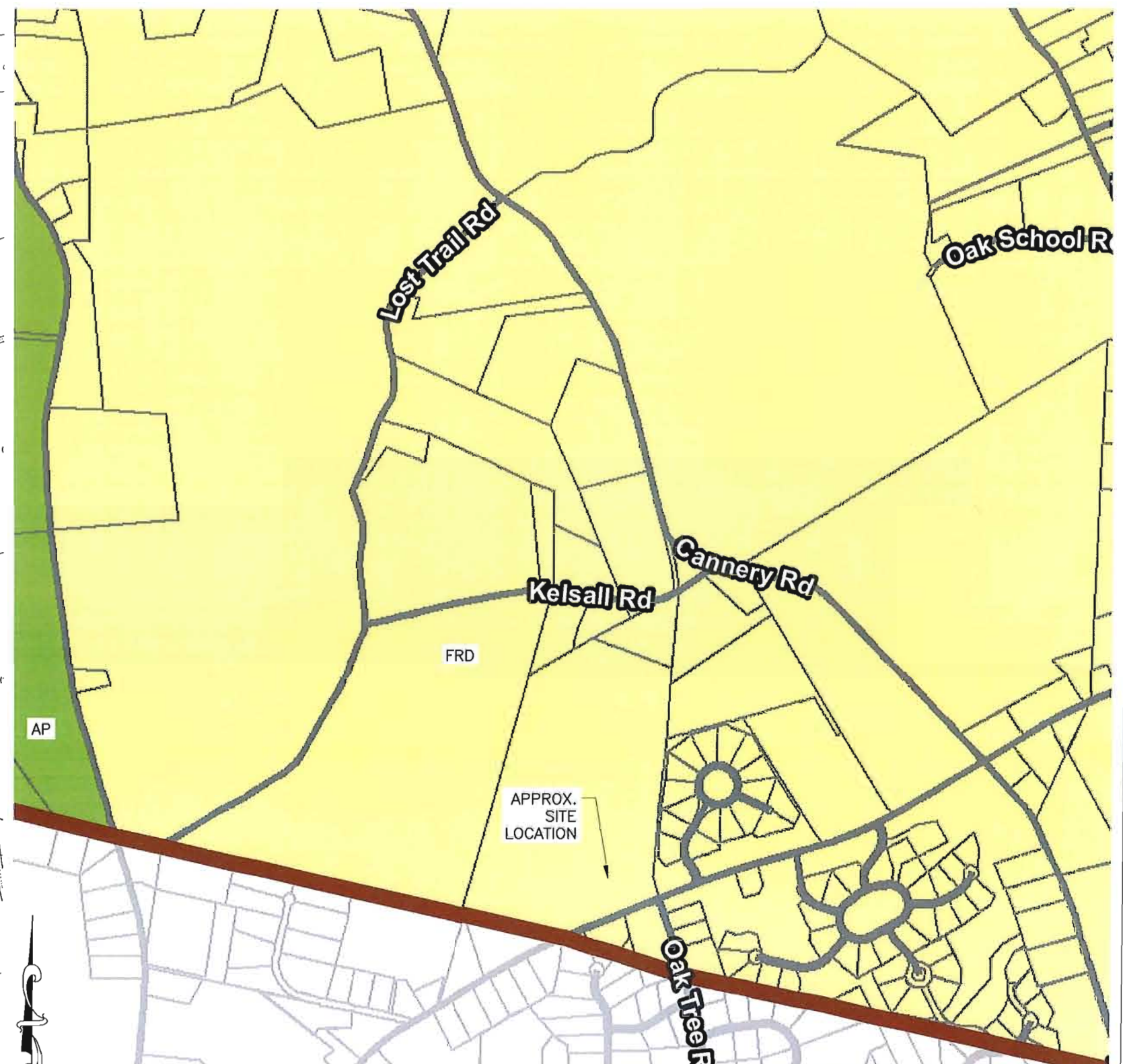
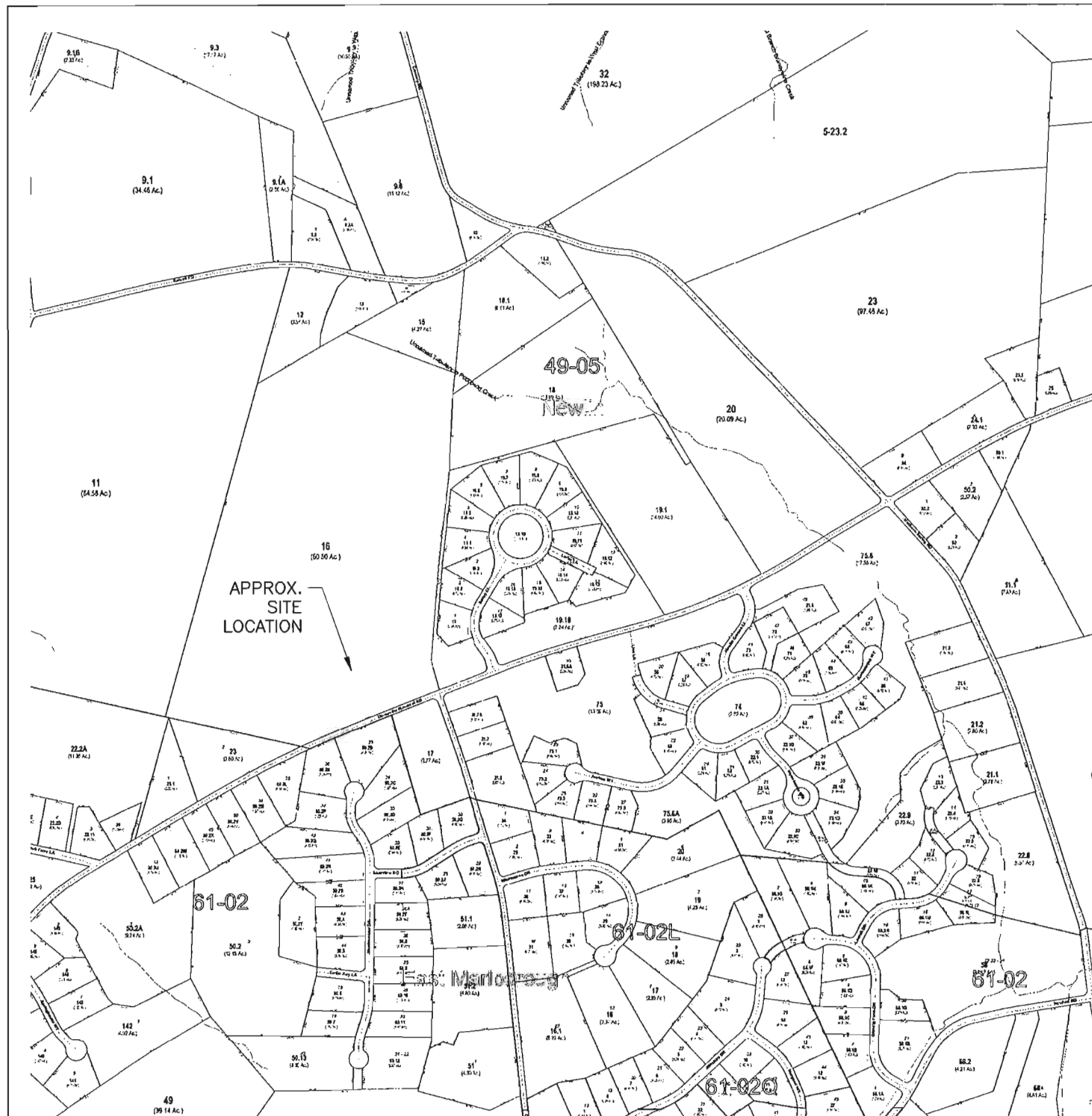




- AT&T MOBILITY
SITE NUMBER: PAL01345 / PTN #: 2201A0DB24
SITE NAME: UNIONVILLE PA - FA# 10141548

SHEET		DRAWING INDEX		REV	DATE	DIRECTIONS:		SCOPE OF WORK:			
T1	TITLE SHEET	3	12/03/20			FROM KING OF PRUSSIA AT&T OFFICE: START OUT HEADING SOUTH (LEFT OUT OF PARKING LOT) ON N WARNER RD. ROAD NAME CHANGES TO SWEDSFORD ROAD/ W DEKALB PIKE. ROAD NAME CHANGES TO E SWEDSFORD ROAD. TAKE RAMP LEFT FOR US-202 SOUTH. TAKE RAMP RIGHT & FOLLOW SIGNS FOR PAOLI PIKE. TURN RIGHT ONTO PAOLI PIKE. BEAR RIGHT ONTO PA-3 W/ E GAY STREET. TURN LEFT ONTO US-322 W BR/ N HIGH STREET. ROAD NAME CHANGES TO US-322 BR/ S HIGH STREET. TURN RIGHT ONTO PA-842 W/ W MINER STREET. KEEP LEFT TO STAY ON PA-842/ S CREEK ROAD. TURN RIGHT TO STAY ON PA-842 / S S BRIDGE ROAD. FOLLOW FOR APPROX. 5.0 MILES. SITE ACCESS DRIVE WILL BE ON YOUR RIGHT. FOLLOW BACK TO SITE.		INSTALLATION OF A NEW 120' MONOPOLE AND NEW AT&T WALK IN CABINET & GENERATOR MOUNTED ON CONCRETE PAD. INSTALLATION OF (6) ANTENNAS & (9) RRH'S ON A PROPOSED MONOPOLE. ALL LOCATED WITHIN A PROPOSED 60' x 60' FENCED COMPOUND			
N1	TAX & ZONING MAP	3	12/03/20					SITE ADDRESS:			
N2	EXISTING FEATURES PLAN	3	12/03/20					940 UNIONVILLE WAWASET ROAD KENNETT SQUARE, PA. 19348			
1 OF 1	EXISTING CONDITION PLAN (BY OTHERS)	B	12/04/18					OWNER:			
Z1	OVERALL SITE PLAN	3	12/03/20					SAMUEL & GEORGE P JR WICKERSHAM 940 MARLBORO SPRING ROAD KENNETT SQUARE, PA. 19348-1013			
Z2	ENLARGED SITE PLAN	3	12/03/20					APPLICANT:			
Z3	SITE ELEVATION & COMPOUND PLAN	3	12/03/20			AT&T MOBILITY 200 NORTH WARNER ROAD KING OF PRUSSIA, PA 19406					
Z4	EQUIPMENT & GENERATOR ELEVATIONS & PLAN	3	12/03/20			LATITUDE (NAD 83): N39° 54' 11.94" (39.903317°) LONGITUDE (NAD 83): W75° 43' 17.07" (-75.721408°)					
Z5	ANTENNA, ICE BRIDGE & FENCE DETAILS	3	12/03/20			CURRENT USE: AGRICULTURAL PROPOSED USE: TELECOMMUNICATIONS FACILITY ZONING CLASSIFICATION: FRD-FLEXIBLE RURAL DEVELOPMENT DISTRICT TAX ID. NO.: #4905 00160000 JURISDICTION: NEWLIN TOWNSHIP COUNTY: CHESTER COUNTY					
VICINITY MAP											
NOT TO SCALE											
REVIEWED BY:											
at&t OPERATIONS						DATE					
VELOCITEL LLC						DATE					
APPROVED BY:											
OWNER						DATE					
JURISDICTION						DATE					
SITE NO. PAL01345 UNIONVILLE PA FA# 10141548 940 UNIONVILLE WAWASET ROAD KENNETT SQUARE, PA. 19348											
3 12/03/20 ISSUED FOR ZONING DMT DK BP						TITLE SHEET					
2 11/23/20 ISSUED FOR ZONING DMT DK BP											
1 07/16/20 ISSUED FOR ZONING DMT DK BP											
0 02/27/20 ISSUED FOR ZONING DMT DK BP											
B 02/25/20 ISSUED FOR REVIEW DMT DK BP											
NO DATE REVISIONS BY CHK APP'D											
SCALE: DESIGNED: CHECKED: -						FA # 10141548 DRAWING NUMBER T1 REV 3					



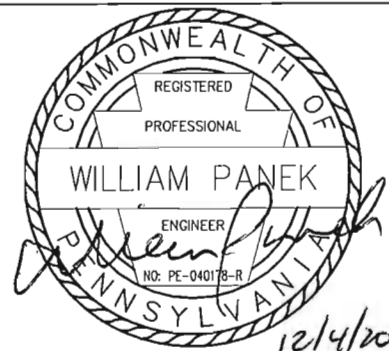
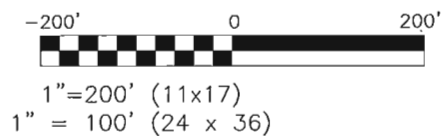
AP - Agricultural Preservation District
FRD - Flexible Rural Development District
Overlay Zoning Districts not mapped

3	12/03/20	ISSUED FOR ZONING	DMT	DK	BP	TAX & ZONING MAP		
2	11/23/20	ISSUED FOR ZONING	DMT	DK	BP			
1	07/16/20	ISSUED FOR ZONING	DMT	DK	BP			
0	02/27/20	ISSUED FOR ZONING	DMT	DK	BP			
B	02/25/20	ISSUED FOR REVIEW	DMT	DK	BP			
NO.	DATE	REVISIONS	BY	CHK	APP'D	FA #	DRAWING NUMBER	REV
SCALE:		DESIGNED:	CHECKED: —			10141548	N1	3



CALLED NORTH

EXISTING FEATURES PLAN



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velocitel, llc
complete wireless solutions

200 NORTH WARNER ROAD
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610-992-4109 (FAX)



200 NORTH WARNER ROAD
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SITE NO. PAL01345
UNIONVILLE PA
FA# 10141548

940 UNIONVILLE WAWASET ROAD
KENNETT SQUARE, PA. 19348

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8	02/25/20	ISSUED FOR REVIEW	DMT	DK	BP
NO	DATE	REVISIONS	BY	CHK	APP'D
SCALE:		DESIGNED:	CHECKED: -		

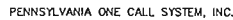
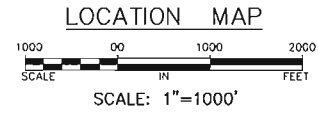
EXISTING FEATURES PLAN

FA #	DRAWING NUMBER	REV
10141548	N2	3



SCALE: 1"=150'

1. THE SITE FEATURES AND TOPOGRAPHY AS SHOWN ARE BASED ON A FIELD SURVEY PERFORMED BY GILMORE & ASSOCIATES INC. IN DECEMBER OF 2019 AND OCTOBER OF 2020.
2. THE PROPERTY LINES SHOWN ARE BASED ON THE AETES AND BOUNDINGS DESCRIPTION CONTAINED IN THE VESTING DEED OF THE SUBJECT PROPERTY ONLY. NO TITLE RESEARCH WAS PERFORMED IN PREPARATION OF THIS PLAN, EASEMENTS, RESTRICTIONS AND/OR COVENANTS MAY APPLY.
3. THIS PLAN OF SURVEY WAS PREPARED WITH THE BENEFIT OF ONE (1) TITLE REPORT PREPARED BY U.S. TITLE SOLUTIONS, FILE # E041P-1406-003, REFERENCE # 101415498 (DATED JUNE 12, 2019). UPON OUR REVIEW THERE WERE NO SURVEY RELATED SCHEDULE B EXCEPTIONS.
4. ALL CONTRACTORS WORKING ON THIS PROJECT SHALL VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES/FACILITIES PRIOR TO THE START OF WORK. YOU SHALL COMPLY WITH THE REQUIREMENTS OF P.S. 852, INC. 287 DECEMBER 10, 1974 AS LAST AMENDED ON APRIL 28, 2018, PENNSYLVANIA ACT 50.
5. THE WETLANDS WERE DELINEATED BY CAVAR ASSOCIATES, LLC, AND FIELD LOCATED BY GILMORE & ASSOCIATES, INC. ON NOVEMBER 16, 2020.



BEFORE YOU DIG ANYWHERE IN
PENNSYLVANIA! CALL 1-800-242-1776
NON-MEMBERS MUST BE CONTACTED DIRECTLY

VELOCITEI. PROPOSED LOCATION AREA PLAN DETAIL-A

ONLY THOSE PLANS INCORPORATING THE PROFESSIONAL SEAL SHALL BE CONSIDERED OFFICIAL AND RELIED UPON BY USER. THIS PLAN WAS PREPARED SPECIFICALLY FOR THE CLIENT AND PROJECT DESIGN. THEREON, MODIFICATION, REVISION, DUPLICATION OR USE WITHOUT CONSENT OF GLIMORE & ASSOCIATES, INC. IS PROHIBITED. ©COPYRIGHT 2019 GLIMORE & ASSOCIATES, INC. ALL RIGHTS RESERVED.



EXISTING

SHEET NO.:

ZONING NOTES:

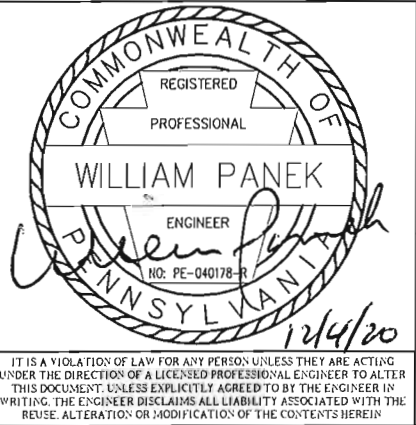
1. PROPERTY LINE WAS PREPARED USING A SURVEY ENTITLED EXISTING CONDITION PLAN, PREPARED BY GILMORE & ASSOCIATES INC. DATED 12-04-19, TAX MAPS, AERIAL PHOTOGRAPHS AND SITE MEASUREMENTS BY VELOCITEL LLC, AND SHOULD NOT BE CONSIDERED AN ACCURATE BOUNDARY SURVEY.
2. THIS PLANS IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
3. THE PROPOSED FACILITY IS NOT FOR HUMAN HABITATION, THEREFORE THERE IS NO NEED FOR POTABLE WATER, SANITARY SEWER SERVICE OR HANDICAP ACCESS.
4. OCCUPANCY IS LIMITED TO PERIODIC MAINTENANCE BY TECHNICANS APPROXIMATELY ONCE A MONTH.
5. THE FACILITY IS NOT INTENDED FOR PERMENANT EMPLOYEE OCCUPANCY, THEREFORE ADDITIONAL PARKING IS NOT REQUIRED.
6. NO NOISE, SMOKE, DUST OR ODOR WILL RESULT FROM THIS FACILITY.
7. THE PROPOSED FACILITY WILL CAUSE ONLY A DE MINIMUS INCREASE IN STORMWATER RUN OFF, THEREFORE; NO DRAINAGE STRUCTURES ARE PROPOSED.
8. POWER TO THE PROPOSED FACILITY WILL BE MONITORED BY A SEPARATE METER.
9. NO DEBRIS SHALL BE BURIED ON SITE.
10. THE PROPOSED FACILITY IS LOCATED IN ZONE X "AREA OF MINIMAL FLOOD HAZARD" PER F.I.R.M. MAP #42029C0250G, DATED 09/29/2017.
11. ALL STRUCTURES AND APPURTENANCES SHALL BE DESIGNED, CONSTRUCTED, OPERATED, MAINTAINED, REPAIRED, MODIFIED AND REMOVED IN STRICT COMPLIANCE WITH ALL CURRENT APPLICABLE TECHNICAL, SAFETY AND SAFETY-RELATED CODES, INCLUDING, BUT NOT LIMITED TO, EIA/TIA 222-G OF THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) CODE, NATIONAL ELECTRICAL SAFETY CODE, NATIONAL ELECTRICAL CODE, AS WELL AS THE ACCEPTED AND RESPONSIBLE WORKMANLIKE INDUSTRY PRACTICES OF THE NATIONAL ASSOCIATION OF TOWER ERECTORS

ZONING BULK TABLE

SECTION 508 - WIRELESS COMMUNICATIONS FACILITIES	REQUIRED	PROPOSED
MAX. TOWER HEIGHT	120 FT	120 FT
MIN. TOWER SETBACK (110% OF TOWER HEIGHT)	163.9 FT.	256 FT.

SITE LEGEND

- PROPERTY LINE
- SETBACK LINE
- FENCE LINE



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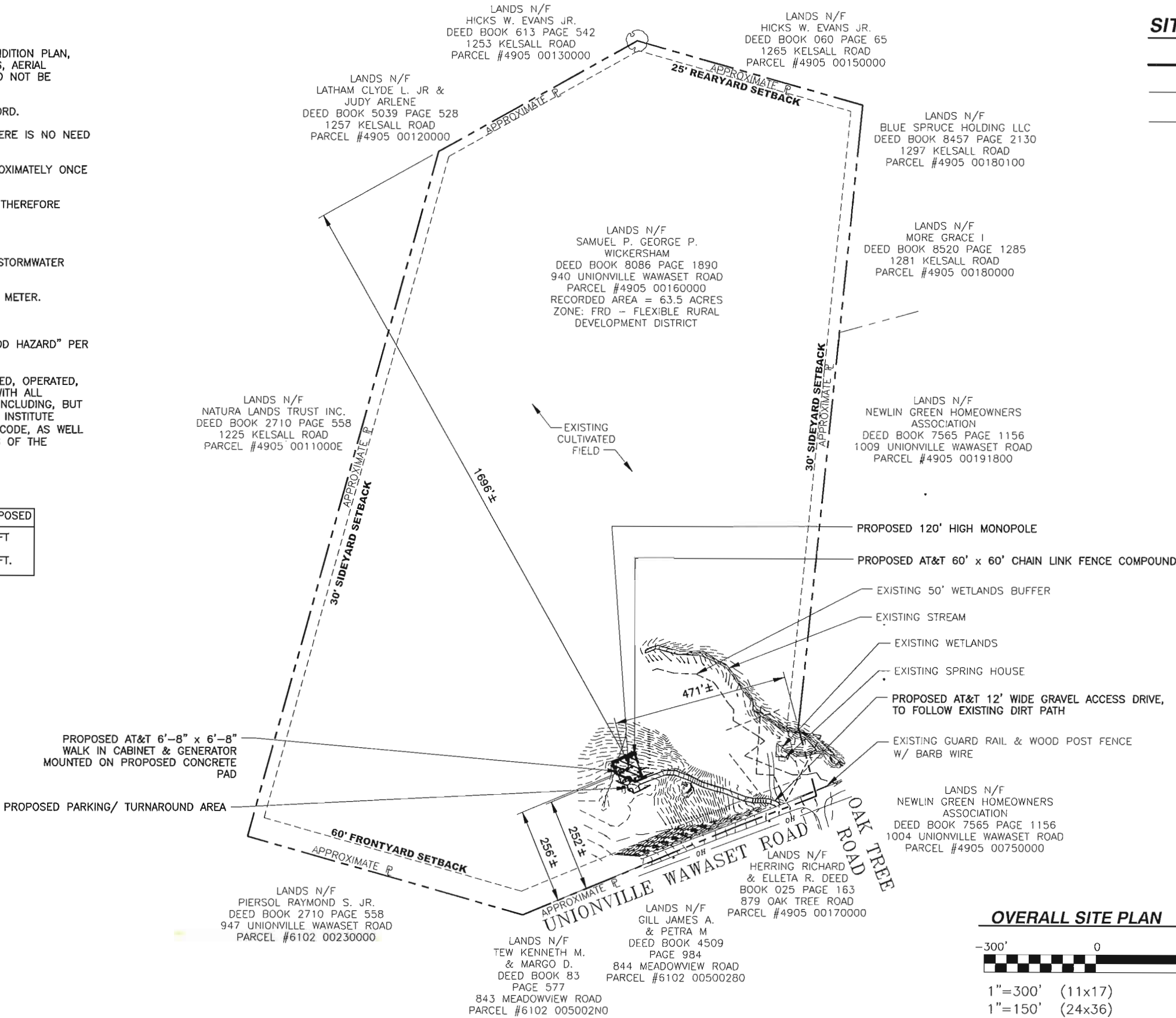
SITE NO. PAL01345
UNIONVILLE PA
FA# 10141548

940 UNIONVILLE WAWASET ROAD
KENNETT SQUARE, PA. 19348

3	12/03/20	ISSUED FOR ZONING	DMT	DK	BP
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NO.	DATE	REVISIONS	BY	CHK	APP'D
SCALE:		DESIGNED:	CHECKED: -		FA #
					10141548

OVERALL SITE PLAN

DRAWING NUMBER	REV
Z1	3



OVERALL SITE PLAN



1"=300' (11x17)
1"=150' (24x36)

CALLLED NORTH

SITE LEGEND

- PROPERTY LINE
--- SETBACK LINE
x x x FENCE LINE

LANDS N/F
SAMUEL P. GEORGE P.
WICKERSHAM
DEED BOOK 8086 PAGE 1890
940 UNIONVILLE WAWASET ROAD
PARCEL #4905 00160000
RECORDED AREA = 63.5 ACRES
ZONE: FRD - FLEXIBLE RURAL
DEVELOPMENT DISTRICT

EXISTING
CULTIVATED
FIELD

370'± POLE TO STREAM
340'± COMPOUND TO STREAM

363'± TO WETLANDS
369'± FROM COMPOUND TO SPRING HOUSE
407'± FROM POLE TO SPRING HOUSE

EXISTING 50' STREAM BUFFER
EXISTING STREAM
EXISTING WETLANDS

EXISTING SPRING HOUSE

EXISTING 50' WETLANDS BUFFER

PROPOSED AT&T 12' WIDE GRAVEL ACCESS DRIVE,
TO FOLLOW EXISTING DIRT PATH

EXISTING GUARD RAIL & WOOD POST FENCE
W/ BARB WIRE

PROPOSED AT&T 60' x 60' CHAIN
LINK FENCE COMPOUND

PROPOSED 120' HIGH MONOPOLE

PROPOSED AT&T 6'-8" x 6'-8"
WALK IN CABINET & GENERATOR
MOUNTED ON PROPOSED CONCRETE
PAD

PROPOSED PARKING/ TURNAROUND AREA

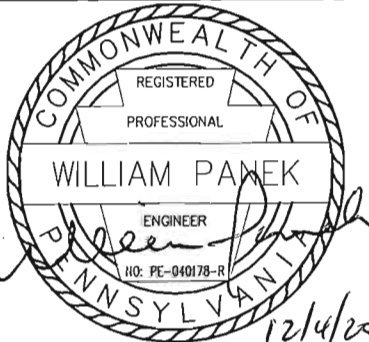
PARTIAL SITE PLAN



1"=50' (11x17)
1"=25' (24x36)

UNIONVILLE WAWASET ROAD
OAK TREE ROAD

CALLLED NORTH



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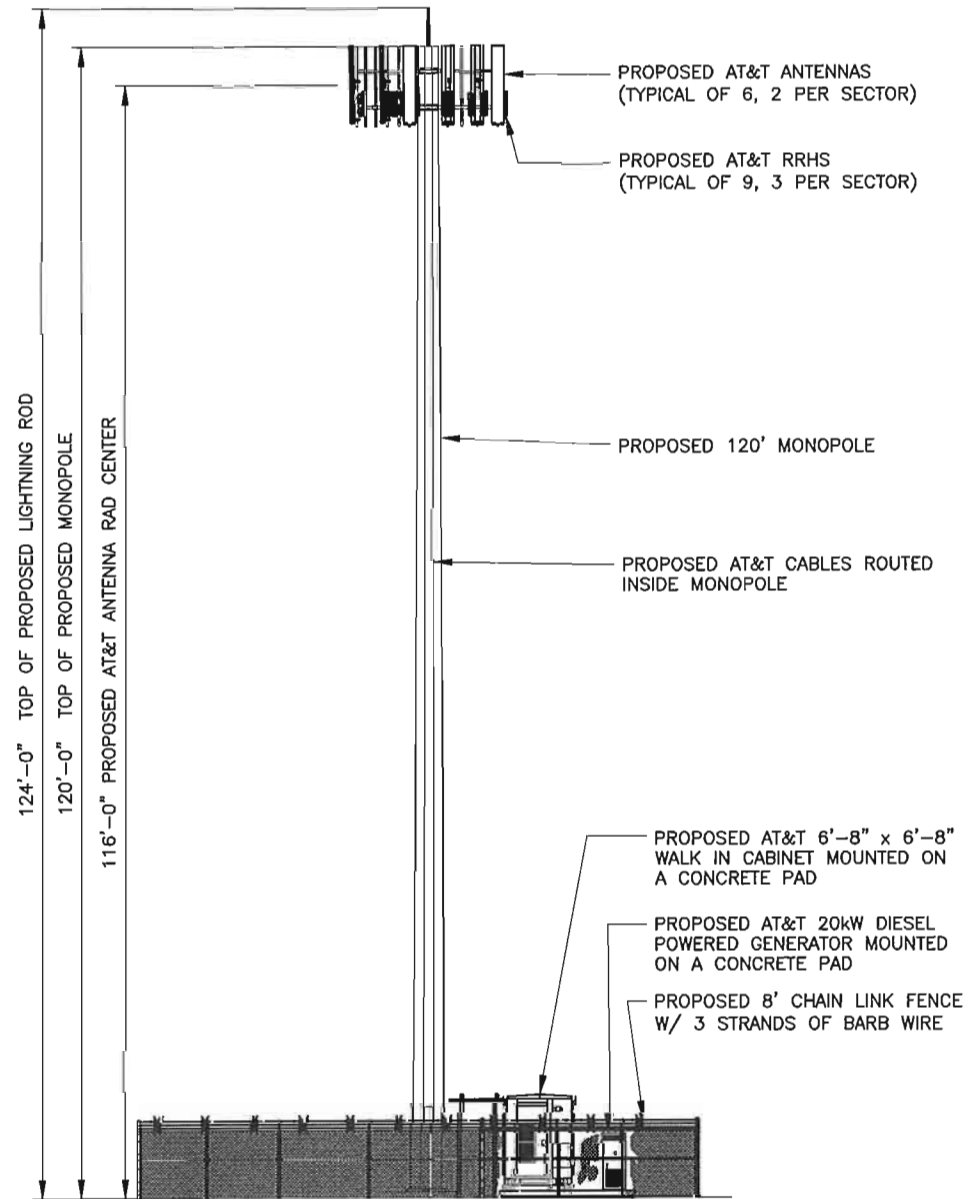
940 UNIONVILLE WAWASET ROAD
KENNETT SQUARE, PA. 19348

3	12/03/20	ISSUED FOR ZONING	DMT	DK	BP
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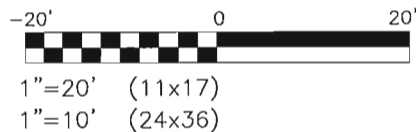
NO	DATE	REVISIONS	BY	CHK	APP'D
SCALE:	DESIGNED:	CHECKED: --			

**ENLARGED
SITE PLAN**

FA #	DRAWING NUMBER	REV
10141548	Z2	3

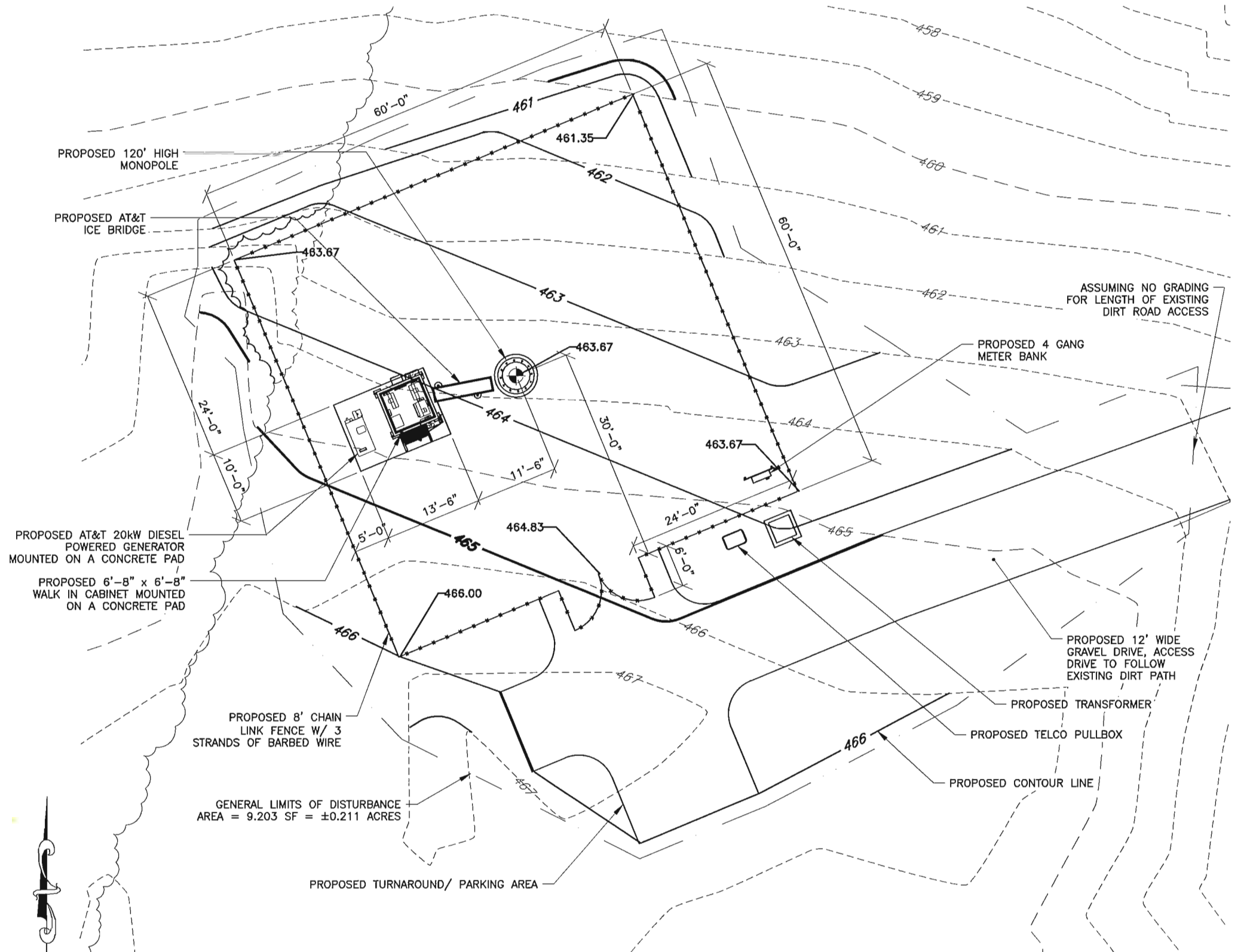


SITE ELEVATION

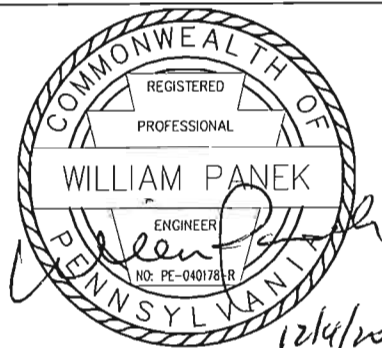
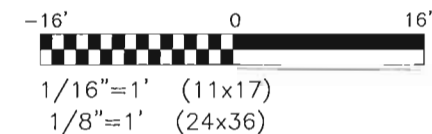


STRUCTURAL NOTE:
A STRUCTURAL ANALYSIS SHALL BE COMPLETED PRIOR TO SUBMITTAL FOR BUILDING PERMIT. CONTRACTOR SHALL BE GIVEN THIS DOCUMENT FOR REFERENCE PRIOR TO THE START OF CONSTRUCTION.

CALLLED NORTH



COMPOUND PLAN



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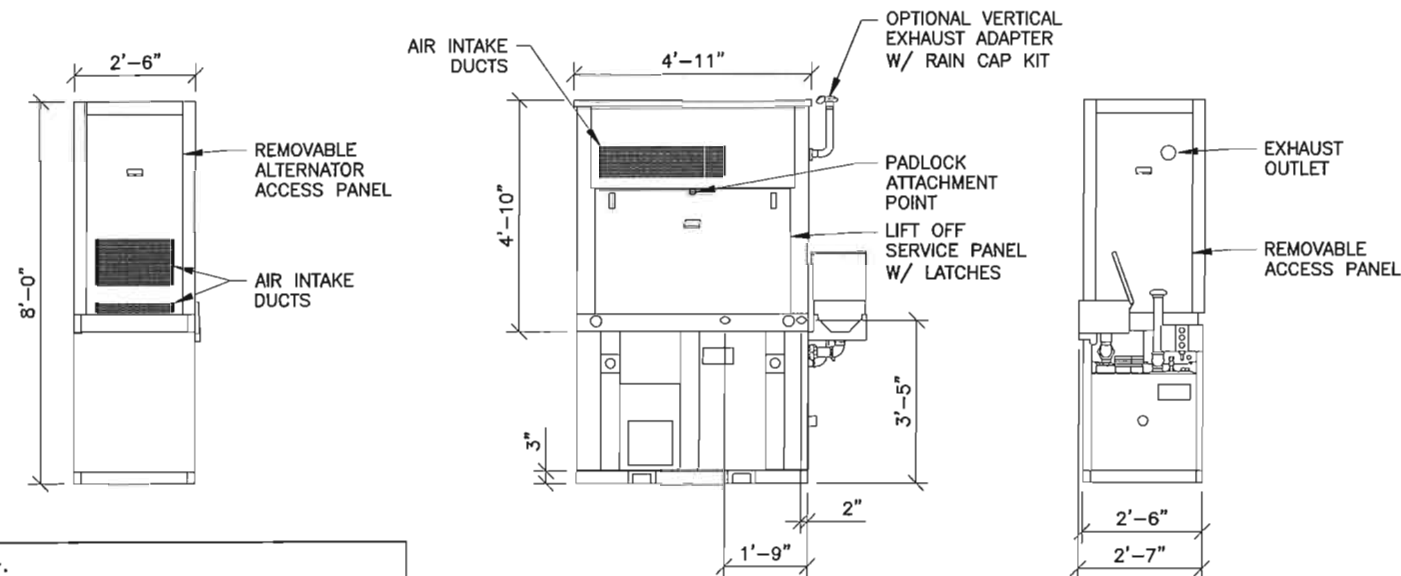
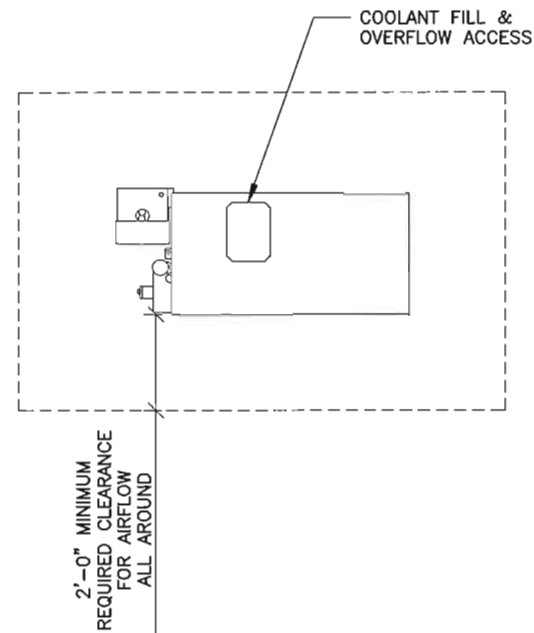
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3	12/03/20	ISSUED FOR ZONING	DMT	DK	BP
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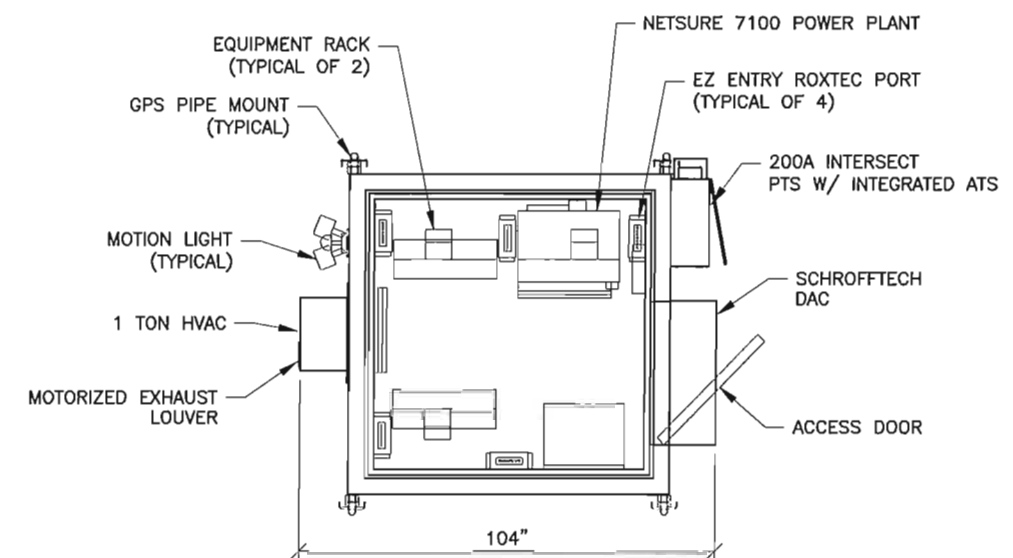
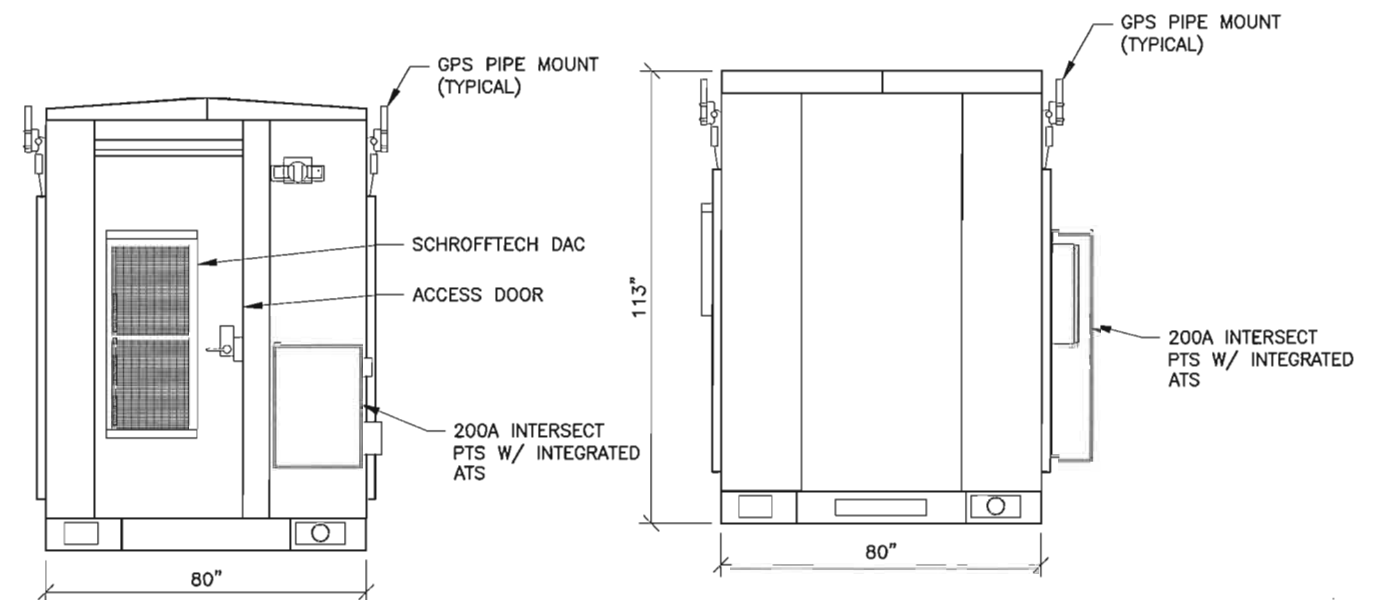
SITE ELEVATION & COMPOUND PLAN

FA #	DRAWING NUMBER	REV
10141548	Z3	3

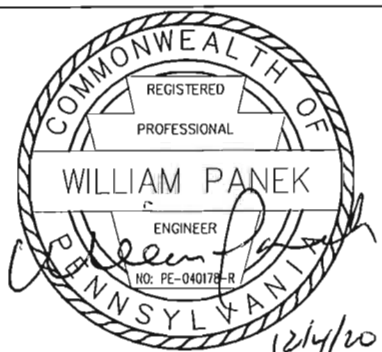


NOTE:
20KW KOHLER DIESEL GENERATOR
MODEL #20REOZK-C W/ COMPACT
SOUND ENCLOSURE W/ 105 GAL
STATE TANK

GENERATOR
NOT TO SCALE



WALK IN CABINET
NOT TO SCALE



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EQUIPMENT & GENEATOR ELEVATIONS & PLANS

FA #	DRAWING NUMBER	REV
10141548	Z4	3

