



**PLANNING COMMISSION
REGULAR MEETING
Tuesday, August 6, 2024 - 7:00 PM**

**Board Meeting Room
39 Bank Street, SE,
Chatham, Virginia 24531**

AGENDA

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. MOMENT OF SILENCE**
- 4. PLEDGE OF ALLEGIANCE**
- 5. HEARING OF THE CITIZENS**

Each person addressing the Board under Hearing of the Citizens shall be a resident or land owner of the County, or the registered agent of such resident or land owner. Each person shall step up, give his/her name and district in an audible tone of voice for the record, and unless further time is granted by the Chairman, shall limit his/her address to three (3) minutes. No person shall be permitted to address the Board more than once during Hearing of the Citizens. All remarks shall be addressed to the Board as a body and not to any individual member thereof. Hearing of the Citizens shall last for a maximum of forty-five (45) minutes. Any individual that is signed up to speak during said section who does not get the opportunity to do so because of the aforementioned time limit, shall be given speaking priority at the next Board meeting. Absent Chairman's approval, no person shall be able to speak who has not signed up.

- 6. APPROVAL OF AGENDA**
- 7. APPROVAL OF MINUTES**

a. July Board Meeting Minutes Approval (Staff Contact:)

- 8. CHAIRMAN'S REPORT**
- 9. PUBLIC HEARING**

Pursuant to Article V, Division 7 of the Pittsylvania County Zoning Ordinance, we the Planning Commission have been empowered to hear and decide specific applications in support of said ordinance and to make recommendations to the Board of Supervisors or the Board of

Zoning Appeals. In accomplishing this important task, we are charged with promoting the health, safety, and general welfare of the citizens of Pittsylvania County. We must insure that all our decisions and recommendations be directed to these goals and that each be consistent with the environment, the comprehensive plan and in the best interest of Pittsylvania County, its citizens and its posterity. Anyone here to speak to the board regarding zoning cases will be limited to (3) three minutes.

- a. Case R-24-015 Gary Durham; Rezoning from R-1, Residential Suburban Subdivision District, to A-1, Agricultural District (Mease) (Staff Contact: Emily Ragsdale)
- b. Case S-24-012 Arcola Towers; Special Use Permit for placement of a cell tower in accordance with Pittsylvania County Code § 35-223. (Mease) (Staff Contact:)

- 10. OLD BUSINESS**
- 11. NEW BUSINESS**
- 12. ADJOURNMENT**

PITTSYLVANIA

COUNTY, VIRGINIA

PLANNING COMMISSION EXECUTIVE SUMMARY

Action Item

Agenda Title:	July Board Meeting Minutes Approval		
Staff Contact(s):			
Agenda Date:	August 6, 2024	Item Number:	7.a.
Attachment(s):	1.	PC 07022024 Minutes	
Reviewed By:			

SUMMARY:

FINANCIAL IMPACT AND FUNDING SOURCE:

RECOMMENDATION:

MOTION:

**PLANNING COMMISSION
REGULAR MEETING
Tuesday, July 2, 2024 - 7:00 PM**

**Board Meeting Room
39 Bank Street, SE,
Chatham, Virginia 24531**

MINUTES

1. CALL TO ORDER

Mr. Harker called the meeting to order at 7:00 p.m.

2. ROLL CALL

The following Board Members were present:

Dan River District Justin Brown
Banister District Colette Henderson
Staunton River District Nathan Harker
Callands-Gretna District Janet Mease
Westover District Fred Webb
Tunstall District Gary Oakes

The following Board Members were absent:

Mr. Waters

3. MOMENT OF SILENCE

The Board Observed a moment of silence.

4. PLEDGE OF ALLEGIANCE

The Board recited the Pledge of Allegiance.

5. HEARING OF THE CITIZENS

Each person addressing the Board under Hearing of the Citizens shall be a resident or land owner of the County, or the registered agent of such resident or land owner. Each person shall step up, give his/her name and district in an audible tone of voice for the record, and unless further time is granted by the Chairman, shall limit his/her address to three (3) minutes. No person shall be permitted to address the Board more than once during Hearing of the Citizens. All remarks shall be addressed to the Board as a body and not to any individual member thereof. Hearing of the Citizens shall last for a maximum of forty-five (45) minutes. Any individual that is signed up to speak during said section who does not get the opportunity to do so because of the aforementioned time limit, shall be given speaking priority at the next Board meeting. Absent Chairman's approval, no person shall be able to speak who has not signed up.

6. APPROVAL OF AGENDA

Upon motion of Mr. Webb, seconded by Mr. Oakes, and by a unanimous vote,

the agenda was approved as presented.

RESULT: Approved
MOVER: Fred Webb
SECONDER: Gary Oakes
AYES: Gary Oakes, Janet Mease, Nathan Harker, Colette Henderson, Justin Brown, Fred Webb
NOES: None
ABSTAIN: None

7. APPROVAL OF MINUTES

Upon motion of Mrs. Mease, seconded by Mrs. Henderson, and by a unanimous vote, the agenda was approved as presented.

RESULT: Approve
MOVER: Janet Mease
SECONDER: Colette Henderson
AYES: Gary Oaks, Janet Mease, Nathan Harker, Colette Henderson, Justin Brown, Fred Webb
NOES: None
ABSTAIN: None

- a. June Board Meeting Minutes Approval (Emily Ragsdale)

8. CHAIRMAN'S REPORT

9. PUBLIC HEARING

Pursuant to Article V, Division 7 of the Pittsylvania County Zoning Ordinance, we the Planning Commission have been empowered to hear and decide specific applications in support of said ordinance and to make recommendations to the Board of Supervisors or the Board of Zoning Appeals. In accomplishing this important task, we are charged with promoting the health, safety, and general welfare of the citizens of Pittsylvania County. We must insure that all our decisions and recommendations be directed to these goals and that each be consistent with the environment, the comprehensive plan and in the best interest of Pittsylvania County, its citizens and its posterity. Anyone here to speak to the board regarding zoning cases will be limited to (3) three minutes.

- a. Case R-24-013 Brett and Erin Tooley; Rezoning from R-1, Residential Suburban Subdivision District, to A-1, Agricultural District (Brown) (Staff Contact: Emily Ragsdale)

- a. Case R-24-013 Brett and Erin Tooley; Rezoning from R-1, Residential Suburban Subdivision District, to A-1, Agricultural District (Brown)
Mr. Harker opened the public hearing at 7:05 p.m. Mr. Arnold, Assistant County Administrator, reported that Erin Tooley had petitioned to rezone a total of 3.85 acres, from R-1, Residential Suburban Subdivision District, to A-1, Agricultural District, to allow a private recreational facility (event space) to be operated on the property. Erin Tooley represented the petition and read the proffers that have been added to the request.

The following citizens signed up to speak:

Debra Dockery was opposed and concerned about the traffic.

Daniel Gusler was opposed, and expressed his concerns about the number of people and noise.

Erin Tooley returned to speak and address the neighbors' concerns. Mr. Harker closed the public hearing at 7:15 p.m. A motion was made by Mr. Brown, seconded by Mr. Oakes, to recommend the Board of Supervisors grant the rezoning request with the proffers submitted by the applicant.

RESULT:	APPROVE
MOVER:	Justin Brown
SECONDER:	Gary Oakes
AYES:	Nathan Harker, Colette Henderson, Justin Brown, Janet Mease, Gary Oakes, Fred Webb
NOES:	None
ABSTAIN:	None

- b. Case S-24-010 Christopher Mims; Special Use Permit for the placement of a single-wide manufactured home in accordance with Pittsylvania County Code § 35-223 (Brown) (Staff Contact: Emily Ragsdale)
- b. Case S-24-010 Christopher Mims; Special Use Permit for the placement of a single-wide manufactured home in accordance with Pittsylvania County Code § 35-223 (Brown)
Mr. Harker opened the public hearing at 7:19 p.m. Mr. Arnold, Assistant County Administrator, reported that Christopher Mims had petitioned for a Special Use permit, to allow a single wide manufactured home in accordance with Pittsylvania County Code § 35-223. The property is 1.46 acres, located on State Road 1016/Neal Davis Road in the Dan River

Election District. There was no opposition. Mr. Harker closed the public hearing at 7:20.m. A motion was made by Mr. Brown, seconded by Mr. Webb, to recommend the Board of Supervisors grant the rezoning request.

RESULT:	APPROVE
MOVER:	Justin Brown
SECONDER:	Fred Webb
AYES:	Nathan Harker, Colette Henderson, Justin Brown, Janet Mease, Gary Oakes, Fred Webb
NOES:	None
ABSTAIN:	None

10. OLD BUSINESS

There was no Old Business.

11. NEW BUSINESS

There was no New Business.

12. ADJOURNMENT

Mr. Harker adjourned the meeting at 7:21 p.m.

PITTSYLVANIA

COUNTY, VIRGINIA

PLANNING COMMISSION

EXECUTIVE SUMMARY

Rezoning Case

Agenda Title:	Case R-24-015 Gary Durham; Rezoning from R-1, Residential Suburban Subdivision District, to A-1, Agricultural District (Mease)						
Staff Contact(s):	Emily Ragsdale						
Agenda Date:	August 6, 2024	Item Number:	9.a.				
Attachment(s):	<table border="1"> <tr> <td>1.</td> <td>R-24-015 Gray Durham App</td> </tr> <tr> <td>2.</td> <td>R-24-015 Gary Durham Map</td> </tr> </table>			1.	R-24-015 Gray Durham App	2.	R-24-015 Gary Durham Map
1.	R-24-015 Gray Durham App						
2.	R-24-015 Gary Durham Map						
Reviewed By:							

SUMMARY:

SUBJECT

Requested by Gary Durham, to rezone property located on State Road 834/Bearskin Road, in the Callands-Gretna Election District and shown on the Tax Maps as GPIN #s 1494-93-9114 and 1494-93-9925. The applicant is requesting to rezone two (2) parcels, totaling 13.69 acres, from R-1, Residential Suburban Subdivision District, to A-1, Agricultural District, to allow for agricultural uses on the property.

BACKGROUND/DISCUSSION

Gary Durham is requesting to rezone two (2) parcels, totaling 13.69 acres. The properties are currently zoned R-1, Residential Suburban Subdivision District. Under the current zoning classification, an agricultural use would only be allowed as an incidental use. Section 35-51 of the Pittsylvania County Zoning Ordinance states that "incidental agricultural is permitted in any district that allows residential uses provided that such agricultural use shall not occupy over five (5) acres." In order for the property to be used for agricultural uses with the current R-1 zoning classification, the property must be occupied by a dwelling. The applicant is requesting to rezone the property to bring the use of the properties into compliance with the current Ordinance requirements. The applicant is proposing to place cows on the property and for other agricultural uses.

Once the property is rezoned to A-1, all uses listed under Section 35-178 are a permitted use.

FUTURE LAND USE DESIGNATION

The Comprehensive Plan designates the future land use as Agricultural and Rural Residential.

ZONING AND CURRENT USE OF SURROUNDING PROPERTIES

Adjacent to A-1, Agricultural District, and R-1, Residential Suburban Subdivision District, zoned properties.

SITE DEVELOPMENT PLAN

N/A

FINANCIAL IMPACT AND FUNDING SOURCE:

None.

RECOMMENDATION:

Staff recommends APPROVAL of Case R-24-015 submitted by Gary Durham, requesting to rezone two (2) parcels, totaling 13.69 acres, located on State Road 834/Bearskin Road, in the Callands-Gretna Election District and shown on the Tax Maps as GPIN # 1494-93-9114 and GPIN # 1494-92-9925. The subject property is adjacent to property currently zoned A-1, Agricultural District and the rezoning would be consistent with the County's Comprehensive Plan.

MOTION:

1. Recommend approval of Case R-24-015 as submitted.
2. Recommend denial of Case R-24-015 as submitted.

STAFF SUMMARY

<u>CASE</u> R-24-015	<u>ZONING REQUEST</u> R-1 to A-1	<u>CYCLE</u> August 2024/September 2024
<u>SUBJECT/PROPOSAL/REQUEST</u> Gary Durham is requesting to rezone property from R-1, Residential Suburban Subdivision District, to A-1, Agricultural District		PLANNING COMMISSION: August 6, 2024 BOARD OF SUPERVISORS: September 17, 2024
DISTRICT: Callands-Gretna		ADVERTISED: July 24 & 31, 2024 and August 21 & 28, 2024

SUBJECT

Requested by Gary Durham, to rezone property located on State Road 834/Bearskin Road, in the Callands-Gretna Election District and shown on the Tax Maps as GPIN #s 1494-93-9114 and 1494-93-9925. The applicant is requesting to rezone two (2) parcels, totaling 13.69 acres, from R-1, Residential Suburban Subdivision District, to A-1, Agricultural District, to allow for agricultural uses on the property.

BACKGROUND/DISCUSSION

Gary Durham is requesting to rezone two (2) parcels, totaling 13.69 acres. The properties are currently zoned R-1, Residential Suburban Subdivision District. Under the current zoning classification, an agricultural use would only be allowed as an incidental use. Section 35-51 of the Pittsylvania County Zoning Ordinance states that “incidental agricultural is permitted in any district that allows residential uses provided that such agricultural use shall not occupy over five (5) acres.” In order for the property to be used for agricultural uses with the current R-1 zoning classification, the property must be occupied by a dwelling. The applicant is requesting to rezone the property to bring the use of the properties into compliance with the current Ordinance requirements. The applicant is proposing to place cows on the property and for other agricultural uses.

Once the property is rezoned to A-1, all uses listed under Section 35-178 are a permitted use.

FUTURE LAND USE DESIGNATION

The Comprehensive Plan designates the future land use as Agricultural and Rural Residential.

ZONING AND CURRENT USE OF SURROUNDING PROPERTIES

Adjacent to A-1, Agricultural District, and R-1, Residential Suburban Subdivision District, zoned properties.

SITE DEVELOPMENT PLAN

N/A

RECOMMENDATION

Staff recommends APPROVAL of Case R-24-015 submitted by Gary Durham, requesting to rezone two (2) parcels, totaling 13.69 acres, located on State Road 834/Bearskin Road, in the Callands-Gretna Election District and shown on the Tax Maps as GPIN # 1494-93-9114 and GPIN # 1494-92-9925. The subject property is adjacent to property currently zoned A-1, Agricultural District and the rezoning would be consistent with the County’s Comprehensive Plan.

PLANNING COMMISSION OPTIONS:

1. Recommend approval of Case R-24-015 as submitted.
2. Recommend denial of Case R-24-015 as submitted.

ATTACHMENTS:

- A. Application
- B. Maps
- C. Letter of Intent
- D. Executive Summary
- E. Petition
- F. Sign Affidavit
- G. Adjacent Parcel Owners

**PITTSYLVANIA COUNTY
APPLICATION FOR REZONING**

Gary Durham, as owner of the below described property, hereby apply to the Pittsylvania County Board of Supervisors to amend the Pittsylvania County Zoning Maps as hereinafter described:

- 1. Property Owner's Name: Gary Durham
Address: 397 Bearskin Road Chatham, VA
- 2. Location of Property: Bearskin Road Lot 5A & 6
- 3. Tax Map Number: 1494-93-9114 & 1494-92-9925

Telephone: 434-251-1841

- 4. Election District: Callands-Gretna District
- 5. Size of Property: 13.69 acres
- 6. Existing Land Use: Single Family

Total Amount: \$352.14
Taken By: JG

*Pd Ceesh
6/6/24*

Existing Zoning: R-1, Residential Suburban Subdivision District

- 7. Proposed Land Use: Agricultural uses

Proposed Zoning: A-1, Agricultural District

- 8. Are conditions being proffered: Yes X No

- 9. Check completed items:

<u> X </u> Letter of Application	<u> </u> Site Development Plan or Waiver	<u> X </u> Legal Forms
<u> </u> 11"x 17" Concept Plan	<u> X </u> Application Fee	<u> X </u> List of Adjoining Properties
<u> X </u> Plat Map	<u> </u> Copy of Deed	<u> </u> Copy of Deed Restrictions Or Covenants

Through application for this permit, the owner authorizes a right-of-entry to the designated personnel of Pittsylvania County for the purpose of site evaluation and monitoring for compliance with the Pittsylvania County Zoning Ordinance.


Gary Durham

OFFICE USE ONLY
Application Deadline: 07/25/24
Received By: ESR
B.O.S. Meeting Date: 09/17/24

Application No. R-24-015
P.C. Meeting Date: 08/06/24
Date Received: 06/06/24
Action: _____

June 25, 2024

Mrs. Emily Ragsdale
Director of Community Development
P. O. Drawer D
Chatham, VA 24531

Dear Mrs. Ragsdale:

Gary Durham, as owner, would like to apply to the Planning Commission/Board of Supervisors to rezone a total of 13.69 acres, GPIN # 1494-93-9114, 7.74 acres and GPIN # 1494-92-9925, 5.95 acres located at Bearskin Road, in the Callands-Gretna Election District.

I am requesting to rezone two (2) parcels from R-1, Residential Suburban Subdivision District, to A-1, Agricultural District to allow for Agricultural uses on the property.

Sincerely,

Gary Durham

**VIRGINIA:
BEFORE THE BOARD OF SUPERVISORS OF PITTSYLVANIA COUNTY**

Two (2) Parcels totaling 13.69 acres of land,)
generally located at Bearskin Road within)
the Callands-Gretna Election District and recorded)
as parcels ID # 1494-93-9114 and 1494-92-9925)
in the Pittsylvania County tax records.)

PETITION

TO THE HONORABLE SUPERVISORS OF PITTSYLVANIA COUNTY:

WHEREAS, your Petitioner, Gary Durham, respectfully files this petition pursuant to Sections 35-806 and 35-807 of the Pittsylvania County Zoning Ordinance and in accordance with the Code of Virginia, 1950, as amended, and would respectfully show the following:

- (1) The Petitioner is the Owner of the above-referenced parcel.
- (2) The properties are presently zoned under the provisions of the Pittsylvania County Zoning Ordinance as R-1, Residential Suburban Subdivision District
- (3) Your petitioner now desires to have the properties rezoned to A-1, Agricultural District.

WHEREFORE, your Petitioner respectfully requests that the Zoning Ordinance of Pittsylvania County be amended and that the above-referenced parcel of land be rezoned as set out in Number 3.

FURTHER, your Petitioner respectfully requests that this petition be referred by the Director of Community Development to the Pittsylvania County Planning Commission for its consideration and recommendation.

Respectfully submitted,



Gary Durham

PITTSYLVANIA

COUNTY, VIRGINIA

OFFICE OF COMMUNITY DEVELOPMENT
P.O. DRAWER D
Chatham, Virginia 24531
(434) 432-1771

SIGN AFFIDAVIT

Sec. 35-817. POSTING OF PROPERTY - PLANNING COMMISSION HEARING-

At least fourteen (14) days preceding the Commission's public hearing on a zoning map amendment, there shall be erected on the property proposed to be rezoned, a sign or signs provided by the Zoning Administrator indicating the date, time, and place of the public hearing. The sign shall be erected within ten (10) feet of whatever boundary line of such land abuts a public road and shall be so placed as to be clearly visible from the road with the bottom of the sign not less than two and one-half (2 1/2) feet above the ground. If more than one (1) such road abuts the property, then a sign shall be erected in the same manner as above for each such abutting road. If no public road abuts thereon, then signs shall be erected in the same manner as above on at least two (2) boundaries of the property abutting land not owned by the applicant.

Sec. 35-818. POSTING OF PROPERTY - BOARD OF SUPERVISORS HEARING-

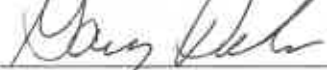
When a public hearing has been scheduled before the Board of Supervisors for a Zoning Map amendment, there shall be erected, at least fourteen (14) days preceding such hearing, a sign or signs provided by the Zoning Administrator indicating the date, time and place of the public hearing. Such sign or signs shall be erected in the same manner as prescribed in Section 35-817 above.

Sec. 35-819. MAINTENANCE AND REMOVAL OF SIGNS.

Any sign erected in compliance with this section shall be maintained at all times by the applicant up to the time of the hearing. It shall be unlawful for any person, except the applicant or the Zoning Administrator or an authorized agent of either, to remove or tamper with any sign furnished during the period it is required to be maintained under this Section. All signs erected under this Section shall be removed by the applicant within fourteen (14) days following the public hearing for which it was erected.

I have read and understand Sections 35-817, 35-818, and 35-819 of the Pittsylvania County Zoning Ordinance. I understand it is my responsibility to post, maintain and remove this/these sign or signs, according to Section 35-817, Section 35-818, and 35-819. If this sign is removed or destroyed, I understand it is my responsibility to obtain another sign from the Zoning office, post the property and maintain the sign(s), according to the above Sections of the Pittsylvania County Zoning Ordinance.

Should the property not be posted and the sign(s) maintained as required above, I understand the board may defer the case.

Case R24-015 Applicant  Date 7-16-24

GPIN	ACCOUNT HOLDER	ACCOUNT ADDRESS	ACCOUNT_CSZ
1494-83-8674	Howard Shelton	4469 Halifax Road	Chatham, VA 24531
1494-91-4575	Henry Scates	2892 Irish Road	Chatham, VA 24531
2404-01-0821	James Carter	2820 Irish Road	Chatham, VA 24531
2404-02-2994	Claude Carter	349 Bearskin Road	Chatham, VA 24531
2404-03-2481	Laura Woodson	349 Bearskin Road	Chatham, VA 24531
2404-04-5242	Bradley Harris	360 Bearskin Road	Chatham, VA 24531

R-24-015 Gary Durham

This document was prepared by Mark Alan Hails, Attorney at Law, PC, 530 Patton Street, Danville, Virginia, 24541. VSB NO. 51005 TITLE NOT EXAMINED BY DRAFTSMAN.

TITLE INSURANCE PROVIDED BY: Core

PIN: 1494-93-9114; 1494-92-9925

ASSESSED VALUE: \$ 18,200.00

CONSIDERATION: \$25,000.00

MAIL TAX BILL TO: 3990 Strawberry Rd. Chatham VA 24531

THIS DEED OF BARGAIN AND SALE, made this 3rd day of

May, 2024, by and between HOWARD J. SHELTON and LANA E.

SHELTON, husband and wife, Grantors, parties of the first part, and GARY T. DURHAM, Grantee, party of the second part:

W I T N E S S E T H

THAT for and in consideration of the sum of TEN (\$10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantors do hereby grant, bargain, sell and convey, with General Warranty and English Covenants of Title, unto Grantee, all of those certain lots or parcels of land, together with improvements thereon and appurtenances thereunto belonging, situate in the County of Pittsylvania, Virginia, and more particularly described as follows:

PARCEL NO. 1: LOT NO. 6, containing 7.741 acres, as shown on a plat entitled "Boundary Survey For Howard J.

5: RETURN TO
ALL-VIRGINIA TITLE
& ESCROW, INC.
530 PATTON ST
DANVILLE, VA 24541

PITTSYLVANIA

COUNTY, VIRGINIA

PLANNING COMMISSION

EXECUTIVE SUMMARY

Rezoning Case

Agenda Title:	Case S-24-012 Arcola Towers; Special Use Permit for placement of a cell tower in accordance with Pittsylvania County Code § 35-223. (Mease)								
Staff Contact(s):									
Agenda Date:	August 6, 2024	Item Number:	9.b.						
Attachment(s):	<table border="1"> <tr> <td>1.</td> <td>S-24-012 Arcola Towers App</td> </tr> <tr> <td>2.</td> <td>S-24-012 Arcola Tower Map1</td> </tr> <tr> <td>3.</td> <td>S-24-012 Arcola Tower Map</td> </tr> </table>			1.	S-24-012 Arcola Towers App	2.	S-24-012 Arcola Tower Map1	3.	S-24-012 Arcola Tower Map
1.	S-24-012 Arcola Towers App								
2.	S-24-012 Arcola Tower Map1								
3.	S-24-012 Arcola Tower Map								
Reviewed By:									

SUMMARY:

SUBJECT

Requested by Arcola Towers/Andrew Oliver Hughes, for a Special Use Permit for the placement of a cell tower in accordance with Pittsylvania County Code § 35-223. The property is 45.06 acres, located on State Road 41/Franklin Turnpike in the Callands-Gretna Election District and shown on the Tax Map as GPIN # 1462-59-7921.

BACKGROUND/DISCUSSION

The applicant is requesting a Special Use Permit to allow a cell tower to be constructed on the subject property. The subject property is zoned A-1, Agricultural District. According to Pittsylvania County Code § 35-223, towers are allowed by Special Use Permit. The leased area will be 60' x 120' with the fenced compound being 43'x 80'. The proposed tower will be approximately 199 feet tall, consisting of a 197-foot monopole with a 2-foot lightning rod. Verizon Wireless will be the anchor tenant on the tower.

FUTURE LAND USE DESIGNATION

The Comprehensive Plan designates the future land use as Agricultural and Rural Residential.

ZONING OF SURROUNDING PROPERTIES

Mostly surrounded by A-1, Agricultural District zoned properties.

SITE DEVELOPMENT PLAN

Included.

FINANCIAL IMPACT AND FUNDING SOURCE:

None.

RECOMMENDATION:

Staff recommends APPROVAL of Case S-24-012.

MOTION:

1. Recommend approval of Case S-24-012 as submitted.
2. Recommend approval of Case S-24-012 subject to conditions by the Planning Commission.
3. Recommend denial of Case S-24-012 as submitted.

STAFF SUMMARY

<u>CASE</u> S-24-012	<u>ZONING REQUEST</u> SUP	<u>CYCLE</u> April 2024/May 2024
<u>SUBJECT/PROPOSAL/REQUEST</u> Arcola Towers/Andrew Oliver Hughes is requesting a Special Use Permit for the placement of a cell tower.		PLANNING COMMISSION: Aug. 6, 2024
DISTRICT: Callands-Gretna Election District		BOARD OF ZONING APPEALS: Sept. 09, 2024
		ADVERTISED: Aug. 21 & Aug. 28, 2024

SUBJECT

Requested by Arcola Towers/Andrew Oliver Hughes, for a Special Use Permit for the placement of a cell tower in accordance with Pittsylvania County Code § 35-223. The property is 45.06 acres, located on State Road 41/Franklin Turnpike in the Callands-Gretna Election District and shown on the Tax Map as GPIN # 1462-59-7921.

BACKGROUND/DISCUSSION

The applicant is requesting a Special Use Permit to allow a cell tower to be constructed on the subject property. The subject property is zoned A-1, Agricultural District. According to Pittsylvania County Code § 35-223, towers are allowed by Special Use Permit. The leased area will be 60' x 120' with the fenced compound being 43' x 80'. The proposed tower will be approximately 199 feet tall, consisting of a 197-foot monopole with a 2-foot lightning rod. Verizon Wireless will be the anchor tenant on the tower.

FUTURE LAND USE DESIGNATION

The Comprehensive Plan designates the future land use as Agricultural and Rural Residential.

ZONING OF SURROUNDING PROPERTIES

Mostly surrounded by A-1, Agricultural District zoned properties.

SITE DEVELOPMENT PLAN

Included.

RECOMMENDATION

Staff recommends APPROVAL of Case S-24-012.

PLANNING COMMISSION MOTIONS:

1. Recommend approval of Case S-24-012 as submitted.
2. Recommend approval of Case S-24-012 subject to conditions by the Planning Commission.
3. Recommend denial of Case S-24-012 as submitted.

ATTACHMENTS:

- A. Application
- B. Maps
- C. Letter of Intent
- D. Executive Summary
- E. Petition
- F. Sign Affidavit
- G. Adjacent Parcel Owners

H. Site Plan

PITTSYLVANIA COUNTY
APPLICATION FOR SPECIAL USE PERMIT

I/We, Andrew Oliver Hughes and Lora Lee Haymore Hughes by Jonathan L. Yates as Authorized Agent and Jonathan L. Yates on behalf of Arcola Towers, as Owner of the below described property, hereby apply to the Pittsylvania County Board of Zoning Appeals to amend the Pittsylvania County Zoning Maps as hereinafter described:

1. Property Owner's Name: Andrew Oliver Hughes and Lora Lee Haymore Hughes Phone: _____
Address: 15601 Franklin Turnpike, Dry Fork, VA
_____ ZIP 24549
2. Location of Property: 15601 Franklin Turnpike, Dry Fork, VA 24549
3. Tax Map Parcel Number: 1462-59-7921
4. Election District: District 2 Callands-Gretna
5. Size of Property: 45.06 acres _____ acres/square feet
Size of Proposed Special Use: 7200 square feet _____ acres/square feet
6. Existing Land Use: Agricultural
Existing Zoning: A-1 (Agricultural)
7. Proposed Land Use: Telecommunications Facility
8. Check completed items:
 Letter of Application Site Development Plan Legal Forms
 11" x 17" Concept Plan Application Fee Plat Map
 List of Adjoining Properties
9. Any materials relating to a particular case, including a staff recommendation or report furnished to a member of the board, shall be made available without cost to such applicant, appellants or other person aggrieved. Such materials will be sent to the following email address, unless otherwise requested.
jly@hellmanyates.com (Email)

Through application for this permit, the owner authorizes a right-of-entry to the designated personnel of Pittsylvania County for the purpose of site evaluation and monitoring for compliance with the Pittsylvania County Zoning Ordinance.

Applicant

Sworn to and subscribed before me in my presence this 19th day of June, 2024, in my City and State aforesaid, by [Signature] Notary Public. My commission expires: 5/2/34

OFFICE USE ONLY: Application No.: _____

Application Deadline: _____ P. C. Hearing Date: _____
Received By: _____ Date Received: _____
B.Z.A. Hearing Date: _____ Action: _____

HELLMAN YATES

JONATHAN L. YATES
DIRECT VOICE 843 414-9754
JLY@HELLMANYATES.COM

HELLMAN & YATES, PA
105 BROAD STREET, THIRD FLOOR
CHARLESTON, SOUTH CAROLINA 29401
V 843 266-9099
F 843 266-9188

VIA FEDERAL EXPRESS

Emily Ragsdale
Community Development
53 North Main Street
Chatham, VA 24531
(434) 432-7750

Re: Application for construction of a 197 ft monopole-style wireless telecommunications facility to be located at 15601 Franklin Turnpike, Dry Fork, VA 24549 (Parcel ID: #1462-59-7921) on behalf of Arcola Towers for Verizon Wireless.

Dear Ms. Ragsdale,

Arcola Towers proposes to construct and operate a 197ft. monopole-style telecommunications facility to be located on the property of Andrew Oliver Hughes and Lora Lee Haymore Hughes. The property consists of 45.06 acres and is zoned A-1. The proposed facility has been designed for Verizon Wireless and at least four additional broadband carriers.

The proposed monopole-style facility will have an overall structure height of 199 feet (197 foot monopole with a 2 foot lightning rod). Arcola will have a lease area of 60 feet by 120 feet and will secure a 43 ft by 80 ft area with a seven foot chain link fence topped with three strands of barbed wire as an anti-climbing device for a total height of eight feet. In addition, Arcola will plant 17 Leland Cypress and 6 Red Maples along the fence line.

The proposed monopole-style facility will be set back 294 ft. away from Franklin TPKE (State Route 41), 267 ft from the nearest residential dwelling and meets all the required setbacks of the A-1 district. The proposed monopole style tower will have a galvanized steel finish. The facility will be unmanned and will only be visited by a Verizon technician approximately once a month. The proposed facility will not emit any noise, odor, vibrations, fumes, or glare.

In support of our application, we have provided the following: Site Plans and Drawings by Virginia Professional Engineer John A. Daugherty III attached hereto as Exhibit "1" and incorporated herein by reference; Site Survey by Virginia Land Surveyor Robert T. Williams, Jr. attached hereto as Exhibit "2" and incorporated herein by reference; FAA Determination of No Hazard to Air Navigation attached hereto as Exhibit "3" and incorporated herein by reference; Recorded Deed attached hereto as Exhibit "4" and incorporated herein by reference; Recorded Plat attached hereto as Exhibit "5" and incorporated herein by reference; and Special Power of Attorney attached hereto as Exhibit "6" and incorporated herein by reference.

The proposed monopole style facility will allow Verizon Wireless and at least four other users to provide necessary and essential wireless infrastructure to this part of Pittsylvania County. This will provide not only wireless voice and broadband, but also effective access to 911 first responders: Fire; Police; and EMS to the residents in this area. The closest towers are over three miles away which do not allow for effective coverage of Verizon Wireless's intended area.

The proposed monopole-style facility meets the criteria for a Special Use Permit and is consistent with the goals and objectives of the Pittsylvania County Zoning Ordinance and Pittsylvania County Comprehensive Plan. The proposed tower is in an area designated by the comprehensive plan as agricultural and rural residential. This category is characterized by agriculture, farming, forestry, open space and low density residential, commercial, or recreational uses. The proposed monopole style facility is necessary to support the citizens of Pittsylvania County increased use of wireless devices for personal and business communications as well as convenience and safety communications. The proposed facility would benefit the general welfare of the citizens of Pittsylvania County by improving wireless communications and broadband infrastructure in compliance with all Pittsylvania County rules and regulations.

Upon review, please let us know if we can provide any additional information or materials in support of our application, I can be reached at (843) 414-9754 or (843) 813-0103.

Thank you so much for all your help with this.

With warmest regards, I am

Very truly yours,



Jonathan L. Yates

JLY: jlc
Enclosures

VIRGINIA

:

BEFORE THE BOARD OF ZONING APPEALS OF PITTSYLVANIA COUNTY

A 45.06 acre parcel of land,)
generally located, 15601 Franklin Turnpike)
within the Callands-Gretna)
Election District, and recorded as)
parcel # 1462-59-7921 in the)
Pittsylvania County tax records.)

PETITION

TO THE BOARD OF ZONING APPEALS OF PITTSYLVANIA COUNTY:

WHEREAS, your Petitioner Jonathan L. Yates for Arcola Towers respectfully files this petition pursuant to Section 35-713 of the Pittsylvania County Zoning Ordinance and in accordance with the Code of Virginia 1950, as amended, and would respectfully show the following:

- 1) The Petitioner is the owner of the above-referenced parcel of land, or is filing with the owner's consent.
- 2) The property is presently zoned under the provisions of the Pittsylvania County Zoning Ordinance as A-1 (Agricultural) District.
- 3) Your petitioner now desires to have a Special Use Permit issued for the purpose of Proposed Wireless Telecommunications Facility.

WHEREFORE, your petitioner respectfully requests that the above-referenced parcel of land be issued a Special Use Permit as set out in Number 3.

Further, your Petitioner respectfully requests that this petition be referred by the Secretary to the Pittsylvania County Planning Commission for its consideration and recommendation.

Respectfully submitted,


Petitioner

Sworn to and subscribed before me in my presence this 19th day of June 2024 in my City and State aforesaid, by [Signature] Notary Public. My commission Expires: 5/2/34

PITTSYLVANIA

COUNTY, VIRGINIA

OFFICE OF COMMUNITY DEVELOPMENT
P.O. Drawer D
Chatham, Virginia 24531
(434) 432-1771

SIGN AFFIDAVIT

Sec. 35-817. POSTING OF PROPERTY - PLANNING COMMISSION HEARING-

At least fourteen (14) days preceding the Commission's public hearing on a zoning map amendment, there shall be erected on the property proposed to be rezoned, a sign or signs provided by the Zoning Administrator indicating the date, time, and place of the public hearing. The sign shall be erected within ten (10) feet of whatever boundary line of such land abuts a public road and shall be so placed as to be clearly visible from the road with the bottom of the sign not less than two and one-half (2 1/2) feet above the ground. If more than one (1) such road abuts the property, then a sign shall be erected in the same manner as above for each such abutting road. If no public road abuts thereon, then signs shall be erected in the same manner as above on at least two (2) boundaries of the property abutting land not owned by the applicant.

Sec. 35-818. POSTING OF PROPERTY - BOARD OF SUPERVISORS HEARING-

When a public hearing has been scheduled before the Board of Supervisors for a Zoning Map amendment, there shall be erected, at least fourteen (14) days preceding such hearing, a sign or signs provided by the Zoning Administrator indicating the date, time and place of the public hearing. Such sign or signs shall be erected in the same manner as prescribed in Section 35-817 above.

Sec. 25-819. MAINTENANCE AND REMOVAL OF SIGNS.

Any sign erected in compliance with this section shall be maintained at all times by the applicant up to the time of the hearing. It shall be unlawful for any person, except the applicant or the Zoning Administrator or an authorized agent of either, to remove or tamper with any sign furnished during the period it is required to be maintained under this Section. All signs erected under this Section shall be removed by the applicant with fourteen (14) days following the public hearing for which it was erected.

I have read and understand Sections 35-817, 35-818, and 35-819 of the Pittsylvania County Zoning Ordinance. I understand it is my responsibility to post, maintain and remove this/these sign or signs, according to Section 35-817, Section 35-818, and 35-819. If this sign is removed or destroyed, I understand it is my responsibility to obtain another sign from the Zoning office, post the property and maintain the sign(s), according to the above Sections of the Pittsylvania County Zoning Ordinance.

Should the property not be posted and the sign(s) maintained as required above, I understand the board may defer the case.

Case ARCOLA KATIE HILL Applicant [Signature] Date 06-19-24

Subscribed to and subscribed before me in my presence this 19th day of JUNE, 2024, in my City and State aforesaid, by [Signature] Notary Public. My commission Expires: 5/2/34

GPIN	ACCOUNT HOLDER	ACCOUNT ADDRESS	ACCOUNT_CSZ
1463-60-0289	Bobby Wells	15633 Franklin Turnpike	Dry Fork, VA 24549
1463-70-2678	Wesley Durham	15500 Franklin Turnpike	Dry Fork, VA 24549
1463-60-0329	Tina Waller	15745 Franklin Turnpike	Dry Fork, VA 24549
1463-50-7476	Benjamin Wright	15809 Franklin Turnpike	Dry Fork, VA 24549
1463-51-5360	J A Cousins	3090 Wendton Place	Marietta, GA30062
1463-40-8388	Connie Hardy	15817 Franklin Turnpike	Dry Fork, VA 24549
1462-49-2611	Cody Herndon	17060 Franklin Turnpike	Dry Fork, VA 24549
1462-59-4253	Maurice Moody	16157 Mount Cross Road.	Dry Fork, VA 24549
1462-59-6318	Juan Hernandez	16237 Mount Cross Road	Dry Fork, VA 24549
1462-59-7040	Annie Holley	16193 Mount Cross Road	Dry Fork, VA 24549
1462-68-1881	Joshua Calloway	16240 Mount Cross Road	Dry Fork, VA 24549
1462-68-2914	Joshua Calloway	16240 Mount Cross Road	Dry Fork, VA 24549
1462-69-3191	Swansonville Church	16300 Mount Cross Road	Dry Fork, VA 24549
1462-69-5350	Edward Hawker	16348 Mount Cross Road	Dry Fork, VA 24549
1462-69-7310	Kevin Lynch	945 Primitive Baptist Road	Dry Fork, VA 24549

PG0010 JUN 16 2021
21-03788

Prepared by: Jeffrey S. Smith, Esq. VSB # 28096

R. E. Tax Parcel No. 1462-59-7921

The existence of title ins. as to this property unknown to draftsman Mail tax bills to: 15601 Franklin Turnpike, Dry Fork, VA 24549

\$150,000.00 consideration; \$254,100.00 assessed (FMV)

THIS DEED, made this 15th day of June, 2021, between Michael L. Hughes, unmarried, (Grantor) and Andrew O. Hughes and Lora H. Hughes, husband and wife (Grantees),

-WITNESSETH-

That for and in consideration of TEN DOLLARS (\$10.00) cash paid by Grantees to Grantor, and other good and valuable consideration, the receipt of which is hereby acknowledged, Grantor does hereby bargain, sell, grant and convey, with GENERAL WARRANTY and ENGLISH COVENANTS of Title, except as hereinafter set forth, unto Grantees, AS TENANTS BY THE ENTIRETY WITH RIGHT OF SURVIVORSHIP AS AT COMMON LAW, all that certain tract, lot or parcel of land, with improvements thereon, lying and being in Pittsylvania County, Virginia, and more particularly described as follows (the Property):

51.08 ACRES, more or less, located at the intersection of the southwestern margin of Franklin Turnpike (State Highway No. 41) with the northwestern margin of Mount Cross Road (State Road No. 844), as shown on Plat of Survey of 51.08 Acres For Virginia Ann Holley, dated 21 March, 1991, made by Julian Engineering and Surveying, recorded in the

(Given) Mailed to Jeffrey S. Smith Atty At Law

Clerk's Office of the Circuit Court of Pittsylvania County, Virginia (the "Clerk's Office"), in Map Book 43, at page 32H, as instrument no. 91-01495, LESS AND EXCEPT, HOWEVER, so much of the above described property as has been conveyed from Virginia O. Holley (one and the same person as Virginia Ann Holley and Virginia Ann Oakes Holley) by the following deeds of gift: (i) to Annie L. Holley, dated June 23, 1997, recorded in the Clerk's Office in Deed Book 1080, at page 141, as instrument no. 97-04567; (ii) to James W. Fulk and Angela L. Fulk, dated July 1, 1997, recorded in Deed Book 1080, at page 715, as instrument no. 97-04766; (iii) to Mary O. Wells, dated July 1, 1997, recorded in Deed Book 1080, at page 718, as instrument no. 97-04767; (iv) to Kevin M. Hill and Jennifer R. Hill, husband and wife, dated December 15, 1998, recorded in Deed Book 1139, at page 172, as instrument no. 98-11949; and (v) to Connie W. Hardy, dated July 18, 2007, recorded on July 30, 2007, at page 0086, as instrument no. 07-05923, to all of which reference is hereby made for a more specific description.

BEING the same property conveyed to Michael L. Hughes from Bryson J. Hunter, Substitute Trustee, by trustee's deed dated May 30, 2017, recorded in the Clerk's Office on June 1, 2017, at page 0066, as instrument no. 17-03120.

This conveyance is made subject to all easements, conditions, restrictions and reservations appearing of record, or apparent on the ground, which affect the Property.

WITNESS the following signature and seal:

(The balance of this page is intentionally being left blank)

PG0012 JUN 16 2021

Michael L. Hughes (SEAL)
MICHAEL L. HUGHES

COMMONWEALTH OF VIRGINIA:

CITY OF DANVILLE:

The foregoing instrument was acknowledged before me this 15th day of June, 2021, by Michael L. Hughes, unmarried, Grantor.

Notary Registration No. 158408 My commission expires: 09/30/2023.

JEFFREY S. SMITH
NOTARY PUBLIC
Commonwealth of Virginia
Reg. #158408
My Commission Expires 09/30/2023

Notary Public *JSS*

INSTRUMENT 210003788
RECORDED IN THE CLERK'S OFFICE OF
PITTSYLVANIA COUNTY CIRCUIT ON
JUNE 16, 2021 AT 10:53 AM
\$254.50 GRANTOR TAX WAS PAID AS
REQUIRED BY SEC 58.1-802 OF THE VA. CODE
STATE: \$127.25 LOCAL: \$127.25
MARK W. SCARCE, CLERK
RECORDED BY: FFB



Layers

- Public Utilities (group layer) ...
- School Zone Speed Limits ...
- Schools (group layer) ...
- Tax Map Grids (group layer) ...
- Township boundaries ...
- Transportation ...
- VDOT Posted Speed Limits on State-Maintained Roads ...
- Virginia Cities and Counties ...
- Voter Services (group layer) ...
- Waste Collection (group layer) ...
- Zoning (group layer) ...
- Zoning Districts ...
- VGIN Trm Land Cover Classification (2011-2015) ...
- VBMP 2002 Aerial Imagery ...
- VBMP 2011 Aerial Imagery ...
- VBMP 2015 Aerial Imagery ...
- VBMP 2019 Aerial Imagery ...
- VBMP 2023 Aerial Imagery ...



200 ft

-79.5778 36.7394 Degrees

Print

Print template

ArcGIS Web Map

ArcGIS Web Map (1)

Selected features: 0



SITE NAME: KATIE HILL ARCOLA TOWERS 197' MONOPOLE

15601 FRANKLIN TURNPIKE
DRYFORK, VA 24549
PITTSYLVANIA COUNTY



Know what's below.
Call before you dig.

NB+C
TOTALLY COMMITTED.

NB+C ENGINEERING SERVICES, LLC.
120 EASTSHORE DRIVE, SUITE 300
GLEN ALLEN, VA 23059
(804) 548-4079

arcola
TOWERS

PO BOX 2150
MIDDLEBURG, VA 20118

verizon

SITE INFORMATION

PROJECT DESCRIPTION:	RAWLAND: PROPOSED INSTALLATION OF TELECOMMUNICATIONS TOWER AND RELATED EQUIPMENT WITHIN SECURED COMPOUND.
SITE ADDRESS:	15601 FRANKLIN TURNPIKE DRYFORK, VA 24549
LATITUDE (NAD 83):	36° 44' 20.6419"
LONGITUDE (NAD 83):	-79° 34' 54.2852"
GROUND ELEVATION:	883± AMSL
JURISDICTION:	PITTSYLVANIA COUNTY
ZONING:	A-1 (AGRICULTURAL)
PARCEL ID:	1462-59-7921
PARCEL AREA:	45.06± ACRES
PARCEL OWNER:	HUGHES, ANDREW OLIVER & HUGHES, LORA LEE HAYMORE 15601 FRANKLIN TPKE DRY FORK, VA 24549
TOWER OWNER:	ARCOLA TOWERS PO BOX 2150 MIDDLEBURG, VA 20118
STRUCTURE TYPE:	MONOPOLE
HEIGHT OF STRUCTURE:	197.0± AGL
OVERALL HEIGHT OF STRUCTURE:	199.0± AGL
TOTAL LEASE AREA:	7,200± SQ. FT.
TOTAL AREA OF DISTURBANCE:	14,361± SQ. FT.
POWER PROVIDER:	DANVILLE UTILITIES (434) 799-5155
TELCO PROVIDER:	VERIZON (800) 837-4966

EMERGENCY INFORMATION:

FIRE & RESCUE DEPARTMENT:	(434) 724-6459
POLICE OFFICE:	(434) 799-6510

PROJECT TEAM

CONSTRUCTION MANAGER:	NETWORK BUILDING + CONSULTING, LLC. JON KIRBY (540) 280-9630
PROJECT MANAGEMENT FIRM:	NETWORK BUILDING + CONSULTING, LLC. 120 EASTSHORE DRIVE, SUITE 300 GLEN ALLEN, VA 23059 (804) 548-4079
ENGINEERING FIRM:	NB+C ENGINEERING SERVICES, LLC. 120 EASTSHORE DRIVE, SUITE 300 GLEN ALLEN, VA 23059 (804) 548-4079

VICINITY MAP



DIRECTIONS

FROM 112 W. WASHINGTON ST, MIDDLEBURG, VA 20117:
HEAD SOUTHWEST ON US-50 W/W WASHINGTON ST TOWARD THE PLAINS RD. TURN LEFT ONTO STATE RTE 709. TURN LEFT ONTO HWY 17 S. USE THE RIGHT LANE TO TAKE THE US-17 S RAMP TO FREDERICKSBURG. CONTINUE ONTO US-17 S/HWY 17 S. KEEP LEFT TO CONTINUE ON US-15 S/US-29 S. KEEP RIGHT TO STAY ON US-29 S. KEEP LEFT TO STAY ON US-29 S. MERGE ONTO US-250 W/US-29 S VIA THE RAMP TO I-64/LYNCHBURG. TAKE THE US-29 S/US-460 W EXIT TOWARD LYNCHBURG/DANVILLE. SLIGHT RIGHT ONTO US-29 S TOWARD DANVILLE. EXIT ONTO US-29 S TOWARD DANVILLE. TURN RIGHT ONTO DRY BRIDGE RD. TURN RIGHT ONTO HODNETTS MILL RD. TURN LEFT ONTO HODNETTS MILL RD. TURN LEFT ONTO CHERRYSTONE LAKE RD. TURN RIGHT ONTO VA-57 W. TURN LEFT ONTO VA-41 S. DESTINATION WILL BE ON THE RIGHT. IN APPROX. 5.9 MILES.

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.

- 2021 VIRGINIA CONSTRUCTION CODE
- 2020 NATIONAL ELECTRICAL CODE
- 2021 NFPA 101, LIFE SAFETY CODE
- 2021 VIRGINIA STATEWIDE FIRE PREVENTION CODE
- AMERICAN CONCRETE INSTITUTE
- AISC MANUAL OF STEEL CONSTRUCTION 15TH EDITION
- ANSI/TIA-222-H
- TIA 607
- INSTITUTE FOR ELECTRICAL & ELECTRONICS ENGINEER 81
- IEEE C2 NATIONAL ELECTRIC SAFETY CODE LATEST EDITION
- TELECordia GR-1275
- ANSI/T 311

DRAWING INDEX

T-1	TITLE SHEET
T-2	GENERAL NOTES
EE-1	EASEMENT EXHIBIT
Z-1	SITE PLAN
Z-2	ADJACENT PROPERTY INFO
C-1	COMPOUND PLAN
C-2	TOWER ELEVATION DETAILS & NOTES
C-3	CONSTRUCTION DETAILS
C-4	SIGNAGE DETAILS
L-1	LANDSCAPING PLAN
L-2	LANDSCAPING DETAILS & NOTES

DO NOT SCALE DRAWINGS

THESE DRAWINGS ARE FORMATTED TO BE SCALED AT FULL SIZE (22"X34") AND MAY NOT SCALE WHEN PRINTED AT OTHER SIZES. CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE DESIGNER / ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR MATERIAL ORDERS OR BE RESPONSIBLE FOR THE SAME. CONTRACTOR SHALL USE BEST MANAGEMENT PRACTICE TO PREVENT STORM WATER POLLUTION DURING CONSTRUCTION.

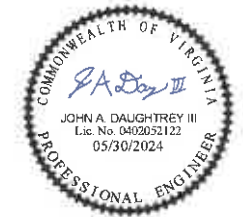
APPROVAL BLOCK

REVISIONS

REV	DATE	DESCRIPTION	BY
5	05/01/24	REVISED	CCS
4	05/29/24	REVISED	CCS
3	05/29/24	REVISED	CCS
2	08/04/23	UPDATED COORDINATES	AT
1	07/28/23	FINAL ZDs	AT
0	07/08/23	PRELIMINARY ZDs	AT

DESIGN RECORD

PROFESSIONAL STAMP



ENGINEER

JOHN A. DAUGHTREY III, P.E.
VA PROFESSIONAL ENGINEER LIC. #052122

SHEET TITLE

TITLE SHEET

SHEET NUMBER

T-1

SITE ACTIVITY REQUIREMENTS:

1. PRIOR TO THE START OF CONSTRUCTION, ALL REQUIRED JURISDICTIONAL PERMITS SHALL BE OBTAINED. THIS INCLUDES, BUT IS NOT LIMITED TO, BUILDING, ELECTRICAL, MECHANICAL, FIRE, FLOOD ZONE, ENVIRONMENTAL AND ZONING. AFTER OBTAINING ALL PERMITS AND CONSTRUCTION IS COMPLETED, ALL REQUIRED PERMITS SHALL BE SATISFIED AS CLOSED OUT ACCORDING TO LOCAL JURISDICTIONAL REQUIREMENTS.
2. ALL CONSTRUCTION MEANS AND METHODS, INCLUDING BUT NOT LIMITED TO, ERECTION PLANS, RIGGING PLANS, CLIMBING PLANS AND RESCUE PLANS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE EXECUTION OF THE WORK CONTAINED HEREON, AND SHALL MEET ALL APPLICABLE INDUSTRY CONSENSUS STANDARDS RELATED TO THE CONSTRUCTION ACTIVITIES BEING PERFORMED. ALL RIGGING PLANS SHALL ADHERE TO ANSI/ASSE A10.48 (LATEST EDITION) AND THE REQUIRED INVOLVEMENT OF A QUALIFIED ENGINEER FOR CLASS IV CONSTRUCTION, TO CERTIFY THE SUPPORTING STRUCTURE(S) IN ACCORDANCE WITH ANSI/TA-322 (LATEST EDITION).
3. ALL SITE WORK TO COMPLY WITH OAS-510-1068 INSTALLATION STANDARDS FOR CONSTRUCTION ACTIVITIES STANDARD FOR INSTALLATION OF MOUNTS AND APPURTENANCES, AND LATEST VERSION OF ANSI/TA-1018-A-2012 STANDARD FOR INSTALLATION, ALTERATION, AND MAINTENANCE OF ANTENNA SUPPORTING STRUCTURES AND ANTENNAS.
4. IF THE SPECIFIED EQUIPMENT CAN NOT BE INSTALLED AS SHOWN ON THESE DRAWINGS, THE CONTRACTOR SHALL PROPOSE AN ALTERNATIVE INSTALLATION FOR APPROVAL BY TOWER OWNER PRIOR TO PROCEEDING WITH ANY SUCH CHANGE OF INSTALLATION.
5. ALL MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS AND ORDINANCES. CONTRACTOR SHALL ISSUE ALL APPROPRIATE NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF THE WORK. ALL WORK CARRIED OUT SHALL COMPLY WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS AND LOCAL JURISDICTIONAL CODES, ORDINANCES AND APPLICABLE REGULATIONS.
6. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY STATED OTHERWISE.
7. THE CONTRACTOR SHALL CONTACT UTILITY LOCATING SERVICES PRIOR TO THE START OF CONSTRUCTION.
8. ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC AND OTHER UTILITIES WHERE ENCOUNTERED IN THE WORK, SHALL BE PROTECTED AT ALL TIMES AND WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, SHALL BE REMOVED FROM THE SITE AND DISPOSED OF LEGALLY.
9. ALL EXISTING INACTIVE SEWER, WATER, GAS, ELECTRIC AND OTHER UTILITIES, WHICH INTERFERE WITH THE EXECUTION OF THE WORK, SHALL BE REMOVED AND/OR CAPPED, PLUGGED OR OTHERWISE DISCONTINUED AT POINTS WHICH WILL NOT INTERFERE WITH THE EXECUTION OF THE WORK, SUBJECT TO THE APPROVAL OF CONTRACTOR, TOWER OWNER AND/OR LOCAL UTILITIES.
10. CONTRACTOR SHALL KEEP THE SITE FREE FROM ACCUMULATING WASTE MATERIAL, DEBRIS, STICKS, AND TRASH AT THE COMPLETION OF THE WORK. IF NECESSARY, RUBBISH, STUMPS, DEBRIS, STICKS, STONES AND OTHER REFUSE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF LEGALLY.
11. ALL EXISTING INACTIVE SEWER, WATER, GAS, ELECTRIC AND OTHER UTILITIES, WHICH INTERFERE WITH THE EXECUTION OF THE WORK, SHALL BE REMOVED AND/OR CAPPED, PLUGGED OR OTHERWISE DISCONTINUED AT POINTS WHICH WILL NOT INTERFERE WITH THE EXECUTION OF THE WORK, SUBJECT TO THE APPROVAL OF CONTRACTOR, TOWER OWNER AND/OR LOCAL UTILITIES.
12. THE CONTRACTOR SHALL PROTECT SITE SIGNAGE IN ACCORDANCE WITH THE TECHNICAL SPECIFICATIONS FOR EQUIPMENT, ROOMS, AND SHELTERS.
13. THE SITE SHALL BE GRADED TO CAUSE SURFACE WATER TO FLOW AWAY FROM THE CARRIER'S EQUIPMENT AND TOWER AREAS.
14. THE SUB GRADE SHALL BE COMPACTED AND BROUGHT TO A SMOOTH UNIFORM GRADE PRIOR TO FINISHED SURFACE APPLICATION.
15. THE AREAS OF THE OWNERS PROPERTY DISTURBED BY THE WORK AND NOT COVERED BY THE TOWER, EQUIPMENT OR DRIVEWAY, SHALL BE GRADED TO A UNIFORM SLOPE AND STABILIZED TO PREVENT EROSION AS SPECIFIED ON THE CONSTRUCTION DRAWINGS AND/OR PROJECT SPECIFICATIONS.
16. CONTRACTOR SHALL MINIMIZE DISTURBANCE TO EXISTING SITE DURING CONSTRUCTION. EROSION CONTROL MEASURES, IF REQUIRED DURING CONSTRUCTION, SHALL BE IN CONFORMANCE WITH THE LOCAL GUIDELINES FOR EROSION AND SEDIMENT CONTROL.
17. THE CONTRACTOR SHALL PROTECT EXISTING IMPROVEMENTS, PAVEMENTS, CURBS, LANDSCAPING AND STRUCTURES. ANY DAMAGED PART SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE TO THE SATISFACTION OF OWNER.
18. CONTRACTOR SHALL LEGALLY AND PROPERLY DISPOSE OF ALL SCRAP MATERIALS SUCH AS COAXIAL CABLES AND OTHER ITEMS REMOVED FROM THE EXISTING FACILITY. ANTENNAS REMOVED SHALL BE RETURNED TO THE OWNER'S DESIGNATED LOCATION.
19. CONTRACTOR SHALL LEAVE PREMISES IN CLEAN CONDITION, TRASH AND DEBRIS SHOULD BE REMOVED FROM SITE ON A DAILY BASIS.
20. NO FILL OR EMBANKMENT MATERIAL SHALL BE PLACED ON FROZEN GROUND, FROZEN MATERIALS, SNOW OR ICE SHALL NOT BE PLACED IN ANY FILL OR EMBANKMENT.

GROUNDING NOTES:

1. ALL GROUND ELECTRODE SYSTEMS (INCLUDING TELECOMMUNICATIONS, RADIO, LIGHTNING PROTECTION AND AC POWER GDS'S) SHALL BE BONDED TOGETHER AT OR BELOW GRADE, BY TWO OR MORE COPPER BONDING CONDUCTORS IN ACCORDANCE WITH THE NEC.
2. THE CONTRACTOR SHALL PERFORM IEEE FALL-TO-POTENTIAL RESISTANCE TO EARTH TESTING (PER IEEE 1100 AND 81) FOR GROUND ELECTRODE SYSTEMS. THE CONTRACTOR SHALL FURNISH AND INSTALL SUPPLEMENTAL GROUND ELECTRODES AS NEEDED TO ACHIEVE A TEST RESULT OF 5 OHMS OR LESS.
3. THE CONTRACTOR IS RESPONSIBLE FOR PROPERLY SEQUENCING GROUNDING AND UNDERGROUND CONDUIT INSTALLATION AS TO PREVENT ANY LOSS OF CONTINUITY IN THE GROUNDING SYSTEM OR DAMAGE TO THE CONDUIT AND PROVIDE TESTING RESULTS.
4. METAL CONDUIT AND TRAY SHALL BE GROUNDING AND MADE ELECTRICAL CONTINUOUS WITH LISTED GROUNDING FITTINGS OR BY BONDING ACROSS THE DISCONTINUITY WITH #6 COPPER WIRE UL APPROVED GROUNDING TYPE CONDUIT CLAMPS.
5. METAL RACKWAY SHALL NOT BE USED AS THE NEC REQUIRED EQUIPMENT GROUND CONDUCTOR.
6. EACH CABINET FRAME SHALL BE DIRECTLY CONNECTED TO THE MASTER GROUND BAR WITH GREEN INSULATED SUPPLEMENTAL EQUIPMENT GROUND WIRES, #6 STRANDED COPPER OR LARGER FOR INDOOR BTI; #2 BARE SOLID TINNED COPPER FOR OUTDOOR BTI.
7. CONNECTIONS TO THE GROUND BUS SHALL NOT BE DOUBLED UP OR STACKED BACK TO BACK.
8. ALL EXTERIOR GROUND CONDUCTORS BETWEEN EQUIPMENT/ROUND BARS AND THE GROUND RING SHALL BE #2 SOLID TINNED COPPER UNLESS OTHERWISE INDICATED.
9. ALUMINUM CONDUCTOR OR COPPER CLAD STEEL CONDUCTOR SHALL NOT BE USED FOR GROUNDING CONNECTIONS.
10. USE OF 90° BENDS IN THE PROTECTION GROUNDING CONDUCTORS SHALL BE AVOIDED WHEN 45° BENDS CAN BE ADEQUATELY SUPPORTED.
11. EXOTHERMIC WELDS SHALL BE USED FOR ALL GROUNDING CONNECTIONS BELOW GRADE.
12. ALL GROUND CONNECTIONS ABOVE GRADE (INTERIOR AND EXTERIOR) SHALL BE FORMED USING HIGH PRESS CRIMPS.
13. COMPRESSION GROUND CONNECTIONS MAY BE REPLACED BY EXOTHERMIC WELD CONNECTIONS.
14. ICE BRIDGE BONDING CONDUCTORS SHALL BE EXOTHERMICALLY BONDED OR BOLTED TO THE BRIDGE AND THE TOWER GROUND BAR.
15. APPROVED ANTI-OXIDANT COATINGS (I.E. CONDUCTIVE GEL OR PASTE) SHALL BE USED ON ALL COMPRESSION AND BOLTED GROUND CONNECTIONS.
16. ALL EXTERIOR GROUND CONNECTIONS SHALL BE COATED WITH A CORROSION RESISTANT MATERIAL.
17. MISCELLANEOUS ELECTRICAL AND NON-ELECTRICAL METAL BOXES, FRAMES AND SUPPORTS SHALL BE BONDED TO THE GROUND RING, IN ACCORDANCE WITH THE NEC.
18. BOND ALL METALLIC OBJECTS WITHIN 8 FT OF MAIN GROUND RING WITH (1) #2 BARE SOLID TINNED COPPER GROUND CONDUCTOR.
19. GROUND CONDUCTORS USED FOR THE FACILITY GROUNDING AND LIGHTNING PROTECTION SYSTEMS SHALL NOT BE ROUTED THROUGH METALLIC OBJECTS THAT FORM A RING AROUND THE CONDUCTOR, SUCH AS METALLIC CONDUITS, METAL SUPPORT CLIPS OR STEVES THROUGH WALLS OR FLOORS, WHEN IT IS REQUIRED TO BE HOUSED IN CONDUIT TO MEET CODE REQUIREMENTS OR LOCAL CONDITIONS.
20. ALL GROUNTS THAT TRANSITION FROM BELOW GRADE TO ABOVE GRADE MUST BE #2 BARE SOLID TINNED COPPER N 3/4" NON-METALLIC, FLEXIBLE CONDUIT FROM 24" BELOW GRADE TO WITHIN 3" TO 6" OF GROUND-WELD TERMINATION POINT. THE EXPOSED END OF THE CONDUIT MUST BE SEALED WITH SILICONE GULK (ADD TRANSITIONING GROUND STANDARD DETAIL AS WELL).
21. BUILDINGS WHERE THE MAIN GROUNDING CONDUCTORS ARE REQUIRED TO BE ROUTED TO GRADE, THE CONTRACTOR SHALL ROUTE TWO GROUNDING CONDUCTORS FROM THE ROOFTOP, TOWERS, AND WATER TOWERS GREATER THAN 2/0 COPPER, ROOFTOP GROUNDING RING SHALL BE BONDED TO THE EXISTING GROUNDING SYSTEM, THE BUILDING STEEL COLUMNS, LIGHTNING PROTECTION SYSTEM, AND BUILDING MAIN WATER LINE (FERROUS OR NON-FERROUS METAL PIPING ONLY).
2. UNLESS NOTED OTHERWISE, SOIL BEARING PRESSURE USED FOR DESIGN OF SLABS AND FOUNDATIONS IS ASSUMED TO BE 1000 PSF.
3. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS, UNLESS NOTED OTHERWISE. NO MORE THAN 90 MINUTES SHALL PASS FROM BATCH TIME TO TIME OF PLACEMENT UNLESS APPROVED BY THE ENGINEER OF RECORD. TEMPERATURE OF CONCRETE SHALL NOT EXCEED 90 DEGREE FAHREHENT AT TIME OF PLACEMENT.
4. CONCRETE EXPOSED TO FREEZE-THAW CYCLES SHALL CONTAIN AIR ENTRAINING ADJUSTED AMOUNT OF AIR ENTRAINMENT TO BE BASED ON SIZE OF AGGREGATE AND F3 CLASS EXPOSURE (VERY SEVERE). PORTLAND CEMENT USED TO BE TYPE II PORTLAND CEMENT WITH A MAXIMUM WATER-TO-CEMENT RATIO (W/C) OF 0.45.
5. ALL STEEL REINFORCING SHALL CONFORM TO ASTM A615, ALL WELDED WIRE FABRIC (WFF) SHALL CONFORM TO ASTM A185. ALL SPICES SHALL BE CLASS "B" TENSION SPICES, UNLESS NOTED OTHERWISE. ALL HOOKS SHALL BE STANDARD 90° HOOKS, UNLESS NOTED OTHERWISE. YIELD STRENGTH OF BARS AND SMALLER (#5 BARS AND SMALLER) SHALL BE STANDARD 60 KSI. #9 BARS AND LARGER SHALL BE STANDARD 80 KSI.
6. THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCING STEEL UNLESS SHOWN OTHERWISE ON DRAWINGS.
 - 3" CONCRETE EXPOSED TO EARTH OR WEATHER;
 - 2" CONCRETE EXPOSED TO EARTH OR WEATHER;
 - 1-1/2" CONCRETE NOT EXPOSED TO EARTH OR WEATHER;
 - 3/4" SLAB AND WALLS.
7. CONCRETE NOT EXPOSED TO EARTH OR WEATHER.
8. A TOOLED EDGE OR A 3/4 CHAMFER SHALL BE PROVIDED AT ALL EXPOSED EDGES OF CONCRETE, UNLESS NOTED OTHERWISE, IN ACCORDANCE WITH ACI 301 SECTION 4.2.4.

CONCRETE, FOUNDATIONS, AND REINFORCING STEEL:

1. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE AC 301, AC 318, AC 338, ASTM A184, ASTM A185 AND THE DESIGN AND CONSTRUCTION SPECIFICATION FOR CAST-IN-PLACE CONCRETE.
2. UNLESS NOTED OTHERWISE, SOIL BEARING PRESSURE USED FOR DESIGN OF SLABS AND FOUNDATIONS IS ASSUMED TO BE 1000 PSF.
3. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS, UNLESS NOTED OTHERWISE. NO MORE THAN 90 MINUTES SHALL PASS FROM BATCH TIME TO TIME OF PLACEMENT UNLESS APPROVED BY THE ENGINEER OF RECORD. TEMPERATURE OF CONCRETE SHALL NOT EXCEED 90 DEGREE FAHREHENT AT TIME OF PLACEMENT.
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7. CONCRETE NOT EXPOSED TO EARTH OR WEATHER.
8. A TOOLED EDGE OR A 3/4 CHAMFER SHALL BE PROVIDED AT ALL EXPOSED EDGES OF CONCRETE, UNLESS NOTED OTHERWISE, IN ACCORDANCE WITH ACI 301 SECTION 4.2.4.

9. IF ITS DETERMINED THAT THERE ARE DISCREPANCIES AND/OR CONFLICTS WITH THE CONSTRUCTION DRAWINGS THE ENGINEER OF RECORD IS TO BE NOTIFIED AS SOON AS POSSIBLE.
10. CONTRACTOR IS TO PERFORM A SITE INVESTIGATION AND IS TO DETERMINE THE BEST ROUTING OF ALL CONDUITS FOR POWER, TELCO AND FOR GROUNDING CABLES AS SHOWN IN THE POWER, TELCO, AND GROUNDING PLAN.
11. THE CONTRACTOR SHALL PROTECT EXISTING IMPROVEMENTS, PAVEMENTS, CURBS, LANDSCAPING AND STRUCTURES. ANY DAMAGED PART SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE TOWER OWNER.
12. CONTRACTOR SHALL LEGALLY AND PROPERLY DISPOSE OF ALL SCRAP MATERIALS SUCH AS COAXIAL CABLES AND OTHER ITEMS REMOVED FROM THE EXISTING FACILITY. ANTENNAS REMOVED SHALL BE RETURNED TO THE OWNER'S DESIGNATED LOCATION.
13. CONTRACTOR SHALL LEAVE PREMISES IN CLEAN CONDITION, TRASH AND DEBRIS SHOULD BE REMOVED FROM SITE ON A DAILY BASIS.

CONCRETE, FOUNDATIONS, AND REINFORCING STEEL:

SHEET NUMBER SHEET TITLE ENGINEER PROFESSIONAL STAMP DESIGN RECORD SITE INFORMATION CARRIER APPLICANT ENGINEERING FIRM

TOTALLY COMMITTED

NB+C ENGINEERING SERVICES, LLC
120 FAS1700R DRIVE, SUITE 300
GLENN ALLEN, VA 22089
(904) 546-4079

arcola TOWERS

PO BOX 2150
MIDDLEBURG, VA 20118

Verizon

KATIE HILL
ARCOLA TOWERS RAWLAND
NB+C PROJECT # 101019
15601 FRANKLIN TURNPIKE
DRYFORK, VA 24549
PITTSYLVANIA COUNTY

REVISIONS

REV	DATE	DESCRIPTION	BY
0	07/08/23	PRELIMINARY 2DS	AT
1	07/28/23	FINAL 2DS	AT
2	08/04/23	UPDATED COORDINATES	AT
3	05/29/24	REVISED	CCS
4	05/29/24	REVISED	CCS
5	05/29/24	REVISED	CCS

PROFESSIONAL ENGINEER

JOHN A. DAUGHTRY III
VA PROFESSIONAL ENGINEER LIC. #052122

ENGINEER
JOHN A. DAUGHTRY III, P.E.
VA PROFESSIONAL ENGINEER LIC. #052122

GENERAL NOTES

T-2

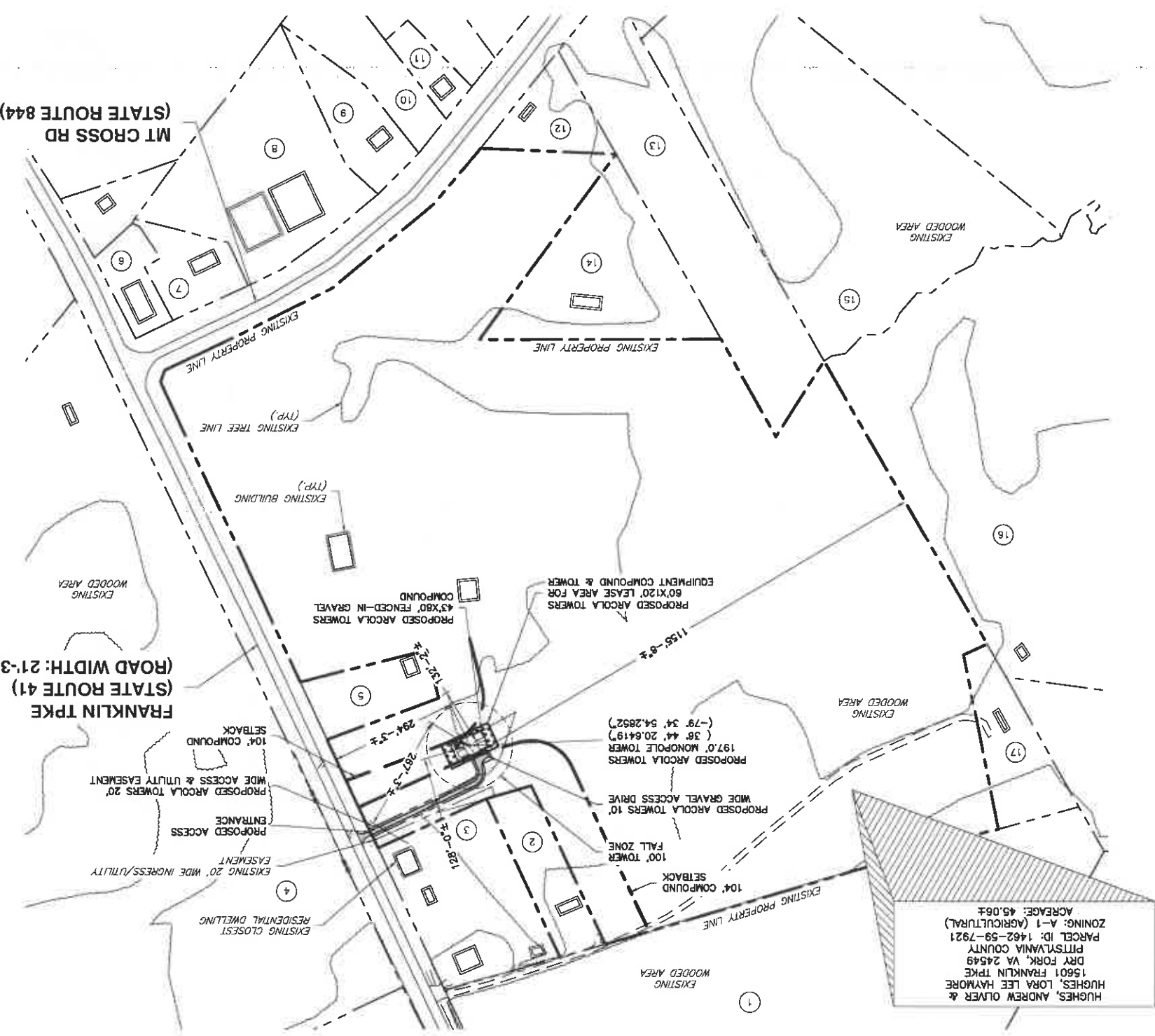
Call before you dig.



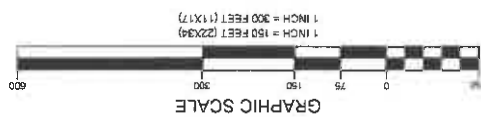
NOTE:
THERE ARE NO OTHER TOWERS WITHIN 3 MILES OF THE PROPOSED TOWER.

TRUE NORTH

HUGHES, ANDREW OLIVER &
HUGHES, LORA LEE HAYMORE
15601 FRANKLIN TPKE
DRY FORK, VA 24549
PIITTSYLVANIA COUNTY
PARCEL ID: 1462-59-7921
ZONING: A-1 (AGRICULTURAL)
ACREAGE: 45.06±



1
Z-1
SITE PLAN
SCALE: 1" = 150' (22X34)
SCALE: 1" = 300' (11X17)



ZONING INFORMATION

JURISDICTION:	PITTSYLVANIA COUNTY
ZONING:	A-1 (AGRICULTURAL)
REQUIRED	PROPOSED TOWER & PROPOSED COMPOUND
DIMENSION	
FRONT YARD SETBACK	28'-3"
NORTH SIDE YARD SETBACK	125'-0"
10% ROAD FRONTAGE (10%±)	132'-2"
SOUTH SIDE YARD SETBACK	115'-8"
10% ROAD FRONTAGE (10%±)	115'-8"
REAR YARD SETBACK	40'-0"
DWELLING SETBACK	267'-3"
TOWER FALL ZONE:	100'-0"
LOT AREA:	45.06 ± ACRES

ALL MEASUREMENTS ARE IN FEET ± UNLESS OTHERWISE NOTED.





LEGEND

PROPERTY LINE - SUBJECT PARCEL	---
PROPERTY LINE - ADJUTERS	---
EXISTING ROAD	---
EXISTING FENCE	---
PROPOSED FENCE	---
PROPOSED EASEMENT	---
PROPOSED LEASE AREA	---
EXISTING EASEMENT	---
PROPOSED FENCE	---
EXISTING OVERHEAD UTILITY LINES	---
EXISTING TREE LINE	---
EXISTING BUILDING	---

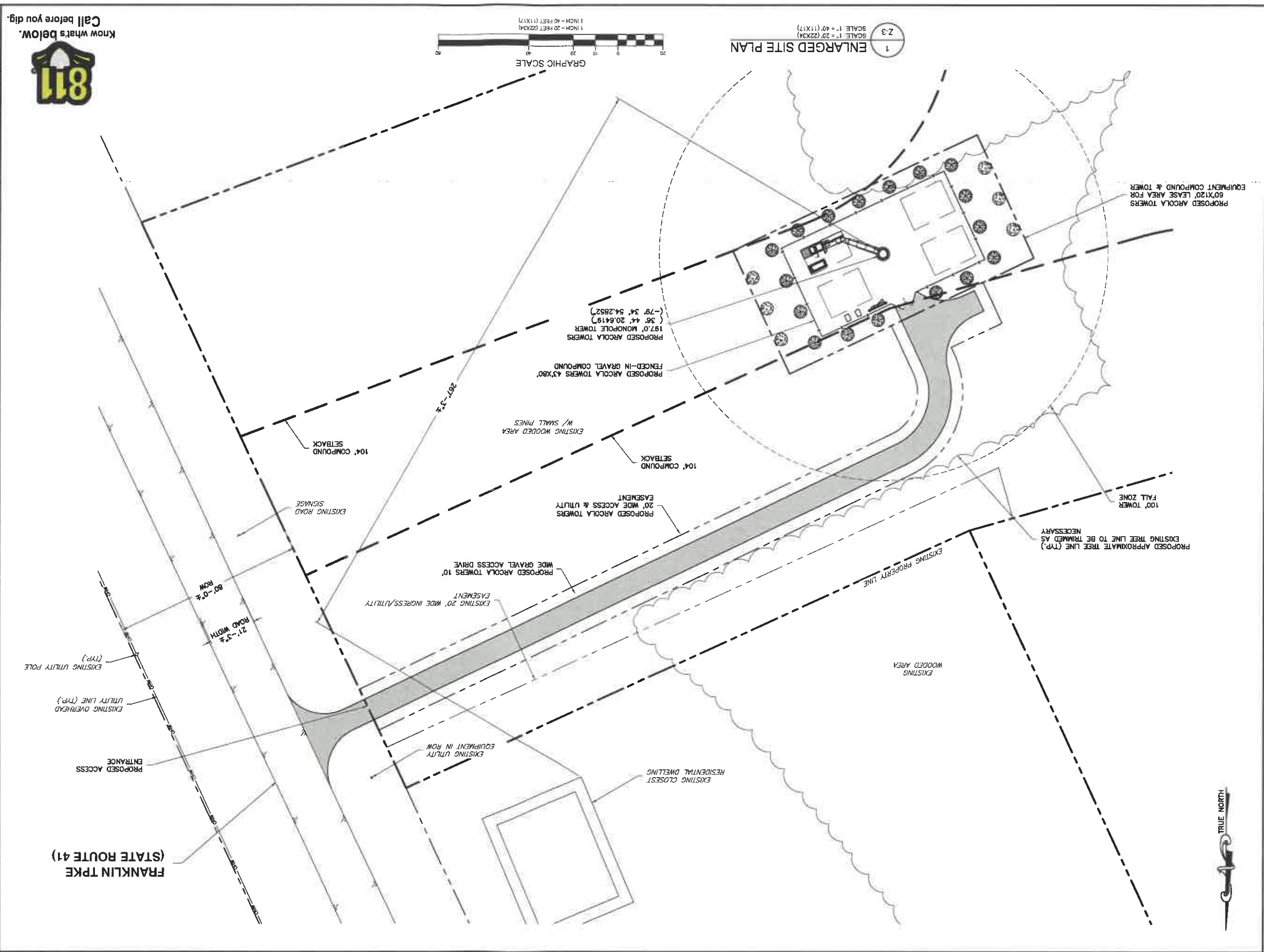
- GENERAL NOTES**
1. THIS PLAN IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
 2. NO SIGNIFICANT NOISE, SMOKE, DUST, OR ODOR WILL RESULT FROM THIS FACILITY.
 3. THE FACILITY IS UNMANNED AND NOT INTENDED FOR HUMAN HABITATION. THERE IS NO HANDICAP ACCESS REQUIRED.
 4. THE FACILITY IS UNMANNED AND DOES NOT REQUIRE PORTABLE WATER OR SANITARY SERVICE.



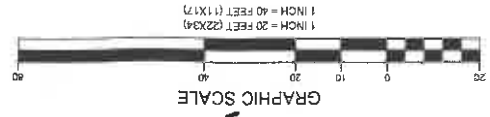
ENGINEERING FIRM NB+C ENGINEERING SERVICES, LLC. 120 EASTSHORE DRIVE, SUITE 300 GLEAT ALLEN, VA 23058 (804) 548-075	APPLICANT ARCOLA TOWERS PO BOX 2150 MIDDLEBURG, VA 20118	CARRIER Verizon	SITE INFORMATION KATIE HILL ARCOLA TOWERS RAWLAND 15601 FRANKLIN TURNPIKE DRY FORK, VA 24549 PITTSYLVANIA COUNTY	REVISIONS	DESIGN RECORD	PROFESSIONAL STAMP COMMONWEALTH OF VIRGINIA JOHN A. DAUGHTREY III Lic. No. 0402052122 05/30/2024	ENGINEER JOHN A. DAUGHTREY III, P.E. VA PROFESSIONAL ENGINEER LIC. #052122	SHEET TITLE SITE PLAN	SHEET NUMBER Z-1
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ENGINEERING FIRM	APPLICANT	CARRIER	SITE INFORMATION	REVISIONS	DESIGN RECORD	PROFESSIONAL STAMP	ENGINEER	SHEET TITLE	SHEET NUMBER																											
 TOTALLY COMMITTED. NB+C ENGINEERING SERVICES, LLC. 120 EASTSHORE DRIVE, SUITE 300 GLEN ALLEN, VA 22039 (804) 546-1079	 TOWERS PO BOX 2150 MIDDLEBURG, VA 20118		KATIE HILL ARCOLA TOWERS RAWLAND NB+C PROJECT #: 101019 15601 FRANKLIN TURNPIKE DRYFORK, VA 24549 PITTSYLVANIA COUNTY	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>REV</th> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td>5</td> <td>05/02/24</td> <td>REVISED</td> <td>CCS</td> </tr> <tr> <td>4</td> <td>05/29/24</td> <td>REVISED</td> <td>CCS</td> </tr> <tr> <td>3</td> <td>05/28/24</td> <td>REVISED</td> <td>CCS</td> </tr> <tr> <td>2</td> <td>06/04/23</td> <td>UPDATED COORDINATES</td> <td>AT</td> </tr> <tr> <td>1</td> <td>07/28/23</td> <td>FINAL ZDS</td> <td>AT</td> </tr> <tr> <td>0</td> <td>07/06/23</td> <td>PRELIMINARY ZDS</td> <td>AT</td> </tr> </tbody> </table>	REV	DATE	DESCRIPTION	BY	5	05/02/24	REVISED	CCS	4	05/29/24	REVISED	CCS	3	05/28/24	REVISED	CCS	2	06/04/23	UPDATED COORDINATES	AT	1	07/28/23	FINAL ZDS	AT	0	07/06/23	PRELIMINARY ZDS	AT		JOHN A. DAUGHTREY III, P.E. VA PROFESSIONAL ENGINEER LIC. #052122	ADJACENT PROPERTY INFO	Z-2
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|--|---|---|---|---|---|--|--|--|---|---|--|--|--|--|---|---|
| 1
COUSINS, J & COUSINS,
KATE PATRICIA
3090 WENDTON PLACE
MARIETTA GA 30067
PARCEL ID: 1463-51-5380
ZONING: A-1
AREA: 35.99± ACRES | 2
WRIGHT, BENJAMIN KEITH
15809 FRANKLIN TPKE
DRY FORK, VA 24549
PARCEL ID: 1463-50-7478
ZONING: R-1
AREA: 1.00± ACRES | 3
HRE HOLDINGS LLC
129 LARCHMONT WAY
DANVILLE, VA 24541
PARCEL ID: 1463-60-0329
ZONING: R-1
AREA: 0.67± ACRES | 4
DURHAM, GARRETT WESLEY
15500 FRANKLIN TURNPIKE
DRY FORK, VA 24549
PARCEL ID: 1463-70-2678
ZONING: DZ
AREA: 92.06± ACRES | 5
WELLS, BOBBY DARRELL LIFE
TENANT ET ALS
15633 FRANKLIN TURNPIKE
DRY FORK, VA 24549
PARCEL ID: 1463-60-0289
ZONING: R-1
AREA: 0.86± ACRES | 6
LYNCH, KEVIN P ET ALS &
LYNCH, HOWARD N ET ALS
945 PRIMITIVE BAPTIST RD
DRY FORK, VA 24549
PARCEL ID: 1462-69-7310
ZONING: B-2
AREA: 0.55± ACRES | 7
HAWKER, RYLAND EDWARD JR
16300 MOUNT CROSS RD
DRY FORK, VA 24549
PARCEL ID: 1462-69-3191
ZONING: R-1
AREA: 3.39± ACRES | 8
HERNDON, CODY EDWARD
17060 FRANKLIN TPKE
CALLANDS, VA 24530
PARCEL ID: 1462-49-2811
ZONING: A-1
AREA: 36.70± ACRES | 9
CALLOWAY, JOSHUA WEBSTER
16240 MOUNT CROSS ROAD
DRY FORK, VA 24549
PARCEL ID: 1462-68-2914
ZONING: R-1
AREA: 1.00± ACRES | 10
CALLOWAY, JOSHUA WEBSTER
16156 MOUNT CROSS ROAD
DRY FORK, VA 24549
PARCEL ID: 1462-68-1981
ZONING: R-1
AREA: 1.33± ACRES | 11
TARPLEYS CHAPEL BAPTIST
CHURCH TRUSTEES
16193 MOUNT CROSS RD
DRY FORK, VA 24549
PARCEL ID: 1462-59-7040
ZONING: R-1
AREA: 0.92± ACRES | 12
HOLLEY, ANNIE L
16193 MOUNT CROSS RD
DRY FORK, VA 24549
PARCEL ID: 1462-59-7040
ZONING: R-1
AREA: 0.91± ACRES | 13
HOLLEY, ANNIE L
16193 MOUNT CROSS RD
DRY FORK, VA 24549
PARCEL ID: 1462-59-7040
ZONING: R-1
AREA: 0.91± ACRES | 14
HERNANDEZ, MARGARITA A
16237 MT CROSS RD
DRY FORK, VA 24549
PARCEL ID: 1462-59-6318
ZONING: R-1
AREA: 2.32± ACRES | 15
PORZIO, KENNETH S &
PORZIO, KRISTIN H
16121 MOUNT CROSS RD
DRY FORK, VA 24549
PARCEL ID: 1462-59-1115
ZONING: R-1
AREA: 10.43± ACRES | 16
HERNDON, CODY EDWARD
17060 FRANKLIN TPKE
CALLANDS, VA 24530
PARCEL ID: 1462-49-2811
ZONING: A-1
AREA: 36.70± ACRES | 17
HARDY, CONNIE WELLS
15817 FRANKLIN TPKE
DRY FORK, VA 24549
PARCEL ID: 1463-40-8388
ZONING: R-1
AREA: 0.93± ACRES |
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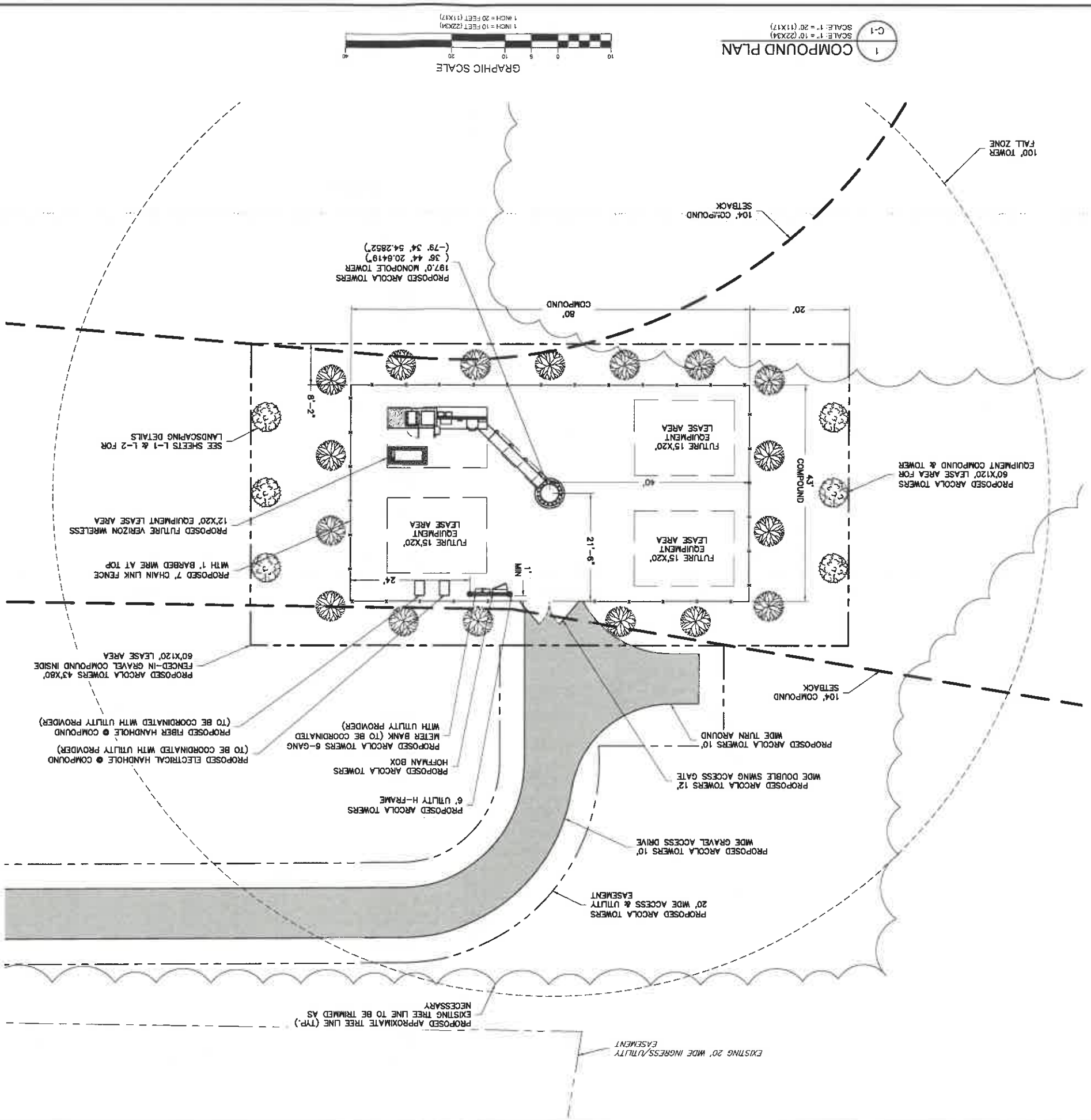


Z-3
1
ENLARGED SITE PLAN
SCALE: 1" = 20' (22X34)
SCALE: 1" = 40' (11X17)

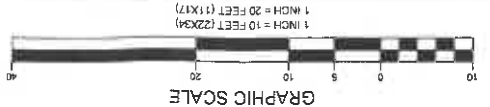


811
Know what's below.
Call before you dig.

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Z-3		ENLARGED SITE PLAN		JOHN A. DAUGHTREY III, P.E. VA PROFESSIONAL ENGINEER LIC. #052122				<table border="1"> <thead> <tr> <th>REV</th> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td>0</td> <td>07/09/23</td> <td>PRELIMINARY ZDA</td> <td>AT</td> </tr> <tr> <td>1</td> <td>07/28/23</td> <td>FINAL ZDA</td> <td>AT</td> </tr> <tr> <td>2</td> <td>09/14/23</td> <td>UPDATED COORDINATES</td> <td>AT</td> </tr> <tr> <td>3</td> <td>09/28/24</td> <td>REVISED</td> <td>CCS</td> </tr> <tr> <td>4</td> <td>09/29/24</td> <td>REVISED</td> <td>CCS</td> </tr> <tr> <td>5</td> <td>09/30/24</td> <td>REVISED</td> <td>CCS</td> </tr> </tbody> </table>		REV	DATE	DESCRIPTION	BY	0	07/09/23	PRELIMINARY ZDA	AT	1	07/28/23	FINAL ZDA	AT	2	09/14/23	UPDATED COORDINATES	AT	3	09/28/24	REVISED	CCS	4	09/29/24	REVISED	CCS	5	09/30/24	REVISED	CCS	PITTSYLVANIA COUNTY DRYFORK, VA 24549 15601 FRANKLIN TURNPIKE NB+C PROJECT # 101019 ARCOLA TOWERS RAWLAND KATIE HILL				 PO BOX 2150 MIDDLEBURG, VA 20118		 NB+C ENGINEERING SERVICES, LLC. 120 EASTSHORE DRIVE, SUITE 300 GLEN ALLEN, VA 23058 (804) 546-0778	
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1
C-1
SCALE: 1" = 10' (22X34)
SCALE: 1" = 20' (11X17)
COMPOUND PLAN



811
Know what's below.
Call before you dig.

SHEET NUMBER		SHEET TITLE		ENGINEER		PROFESSIONAL STAMP		DESIGN RECORD		SITE INFORMATION		CARRIER		APPLICANT		ENGINEERING FIRM																													
C-1		COMPOUND PLAN		JOHN A. DAUGHTREY III, P.E. VA PROFESSIONAL ENGINEER LIC. #052122				<table border="1"> <thead> <tr> <th>REV</th> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td>0</td> <td>07/06/23</td> <td>PRELIMINARY ZONE</td> <td>AT</td> </tr> <tr> <td>1</td> <td>07/28/23</td> <td>FINAL ZONE</td> <td>AT</td> </tr> <tr> <td>2</td> <td>08/04/23</td> <td>UPDATED COORDINATES</td> <td>AT</td> </tr> <tr> <td>3</td> <td>05/29/24</td> <td>REVISED</td> <td>CCS</td> </tr> <tr> <td>4</td> <td>06/29/24</td> <td>REVISED</td> <td>CCS</td> </tr> <tr> <td>5</td> <td>06/30/24</td> <td>REVISED</td> <td>CCS</td> </tr> </tbody> </table>		REV	DATE	DESCRIPTION	BY	0	07/06/23	PRELIMINARY ZONE	AT	1	07/28/23	FINAL ZONE	AT	2	08/04/23	UPDATED COORDINATES	AT	3	05/29/24	REVISED	CCS	4	06/29/24	REVISED	CCS	5	06/30/24	REVISED	CCS	KATIE HILL ARCOLA TOWERS RAWLAND NB+C PROJECT #: 101019 15601 FRANKLIN TURNPIKE DRYFORK, VA 24549 PITTSYLVANIA COUNTY				PO BOX 2150 MIDDLEBURG, VA 20118		NB+C ENGINEERING SERVICES, LLC. 120 EASTSHORE DRIVE, SUITE 300 GLEN ALLEN, VA 22068 (804) 546-4073	
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REVISIONS

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5	06/30/24	REVISED	CCS

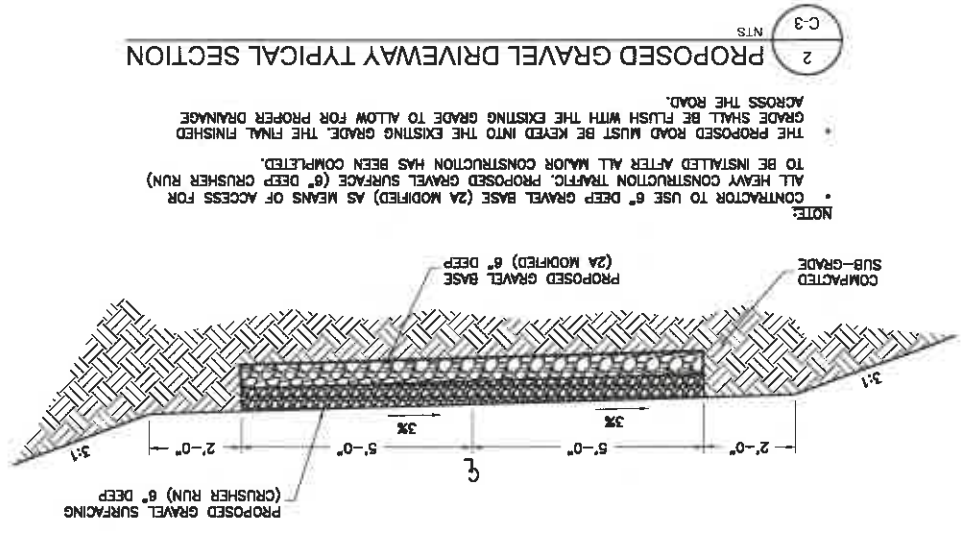
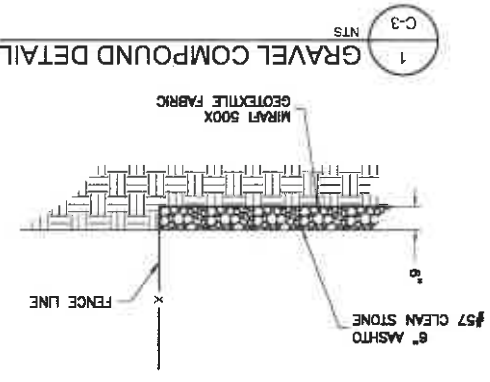
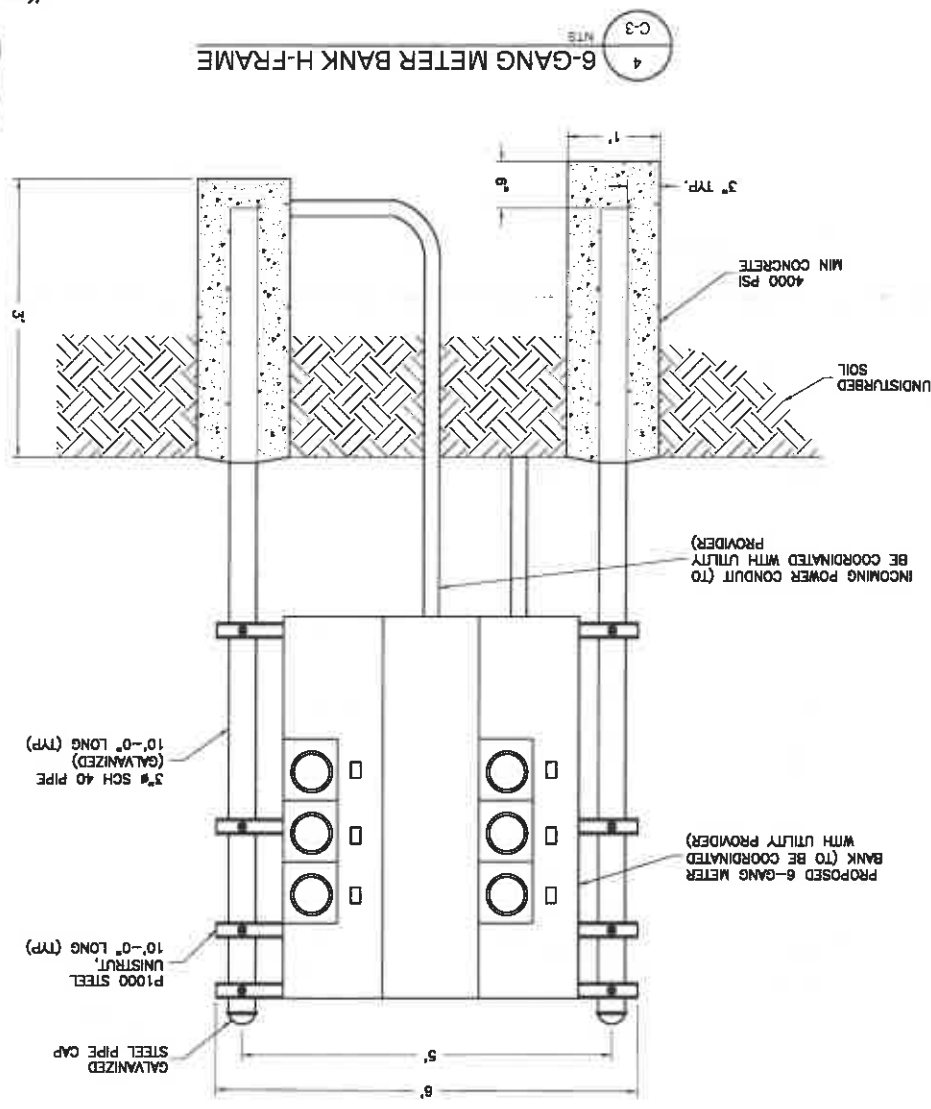
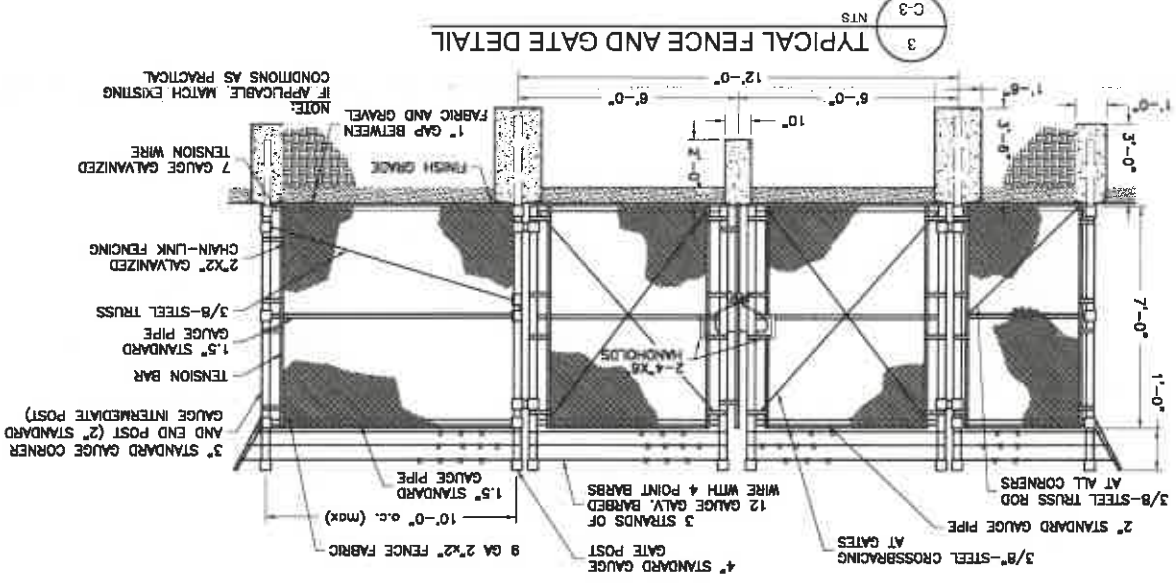
PROFESSIONAL STAMP
 COMMONWEALTH OF VIRGINIA
 JOHN A. DAUGHTREY III
 LIC. NO. 04205123
 05/30/2024

ENGINEER
 JOHN A. DAUGHTREY III, P.E.
 VA PROFESSIONAL ENGINEER LIC. #052122

SHEET NUMBER
 C-1

SHEET TITLE
 COMPOUND PLAN

ENGINEERING FIRM
 NB+C
 TOTALLY COMMITTED.



2 PROPOSED GRAVEL DRIVEWAY TYPICAL SECTION

NOTE:
 * CONTRACTOR TO USE 6" DEEP GRAVEL BASE (2A MODIFIED) AS MEANS OF ACCESS FOR ALL HEAVY CONSTRUCTION TRAFFIC. PROPOSED GRAVEL SURFACE (6" DEEP CRUSHER RUN) TO BE INSTALLED AFTER ALL MAJOR CONSTRUCTION HAS BEEN COMPLETED.
 * THE PROPOSED ROAD MUST BE KEYPED INTO THE EXISTING GRADE. THE FINAL FINISHED GRADE SHALL BE FLUSH WITH THE EXISTING GRADE TO ALLOW FOR PROPER DRAINAGE ACROSS THE ROAD.



4 6-GANG METER BANK H-FRAME

3 TYPICAL FENCE AND GATE DETAIL

C-3	SHEET NUMBER																												
CONSTRUCTION DETAILS	SHEET TITLE																												
JOHN A. DAUGHTREY III, P.E. VA PROFESSIONAL ENGINEER LIC. #052122	ENGINEER																												
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KATIE HILL ARGOLA TOWERS RAWLAND NB+C PROJECT #: 101019 15601 FRANKLIN TURNPIKE DRYFORK, VA 24549 PITTSYLVANIA COUNTY	SITE INFORMATION																												
	CARRIER																												
	APPLICANT																												
NB+C ENGINEERING SERVICES, LLC. 120 EAST SHORE DRIVE, SUITE 300 GLEN ALLEN, VA 22059 (904) 548-4078	ENGINEERING FIRM																												
TOTALLY COMMITTED. NB+C																													

2 NO TRESPASSING - SIGN
C-4 NTS 10" WIDE X 7" HIGH



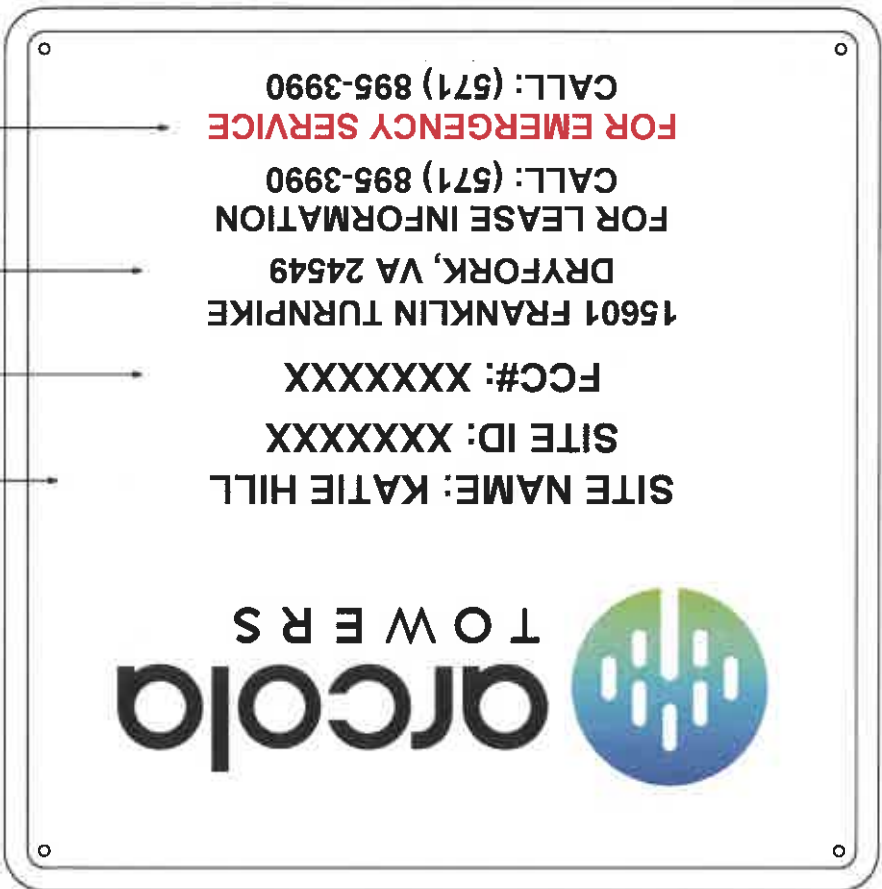
QTY: (4) EACH SIDE OF COMPOUND

3 COMPETENT CLIMBER - SIGN
C-4 NTS 10" WIDE X 7" HIGH



QTY: (1) MOUNT SIGN ON CLIMBING FACE AT EYE LEVEL.

1 ARCOLA TOWERS - SITE SIGN
C-4 NTS 24" WIDE X 24" HIGH



QTY: (1) ON RIGHT SIDE OF MAIN COMPOUND GATE, (1) AT ACCESS ROAD GATE, IF EXIST
CONTRACTOR SHALL VERIFY FCC NUMBER, AND ARCOLA SITE ID PRIOR TO ORDERING SIGNAGE

- WHITE BACKGROUND W/ BLACK BORDER
- CONTRACTOR SHALL VERIFY FCC NO. PRIOR TO ORDERING SIGNAGE
- CONTRACTOR SHALL VERIFY ADDRESS PRIOR TO ORDERING SIGNAGE
- RED LETTERING (ALL OTHER BLACK)

4 CAUTION RF - SIGN
C-4 NTS 12" WIDE X 18" HIGH



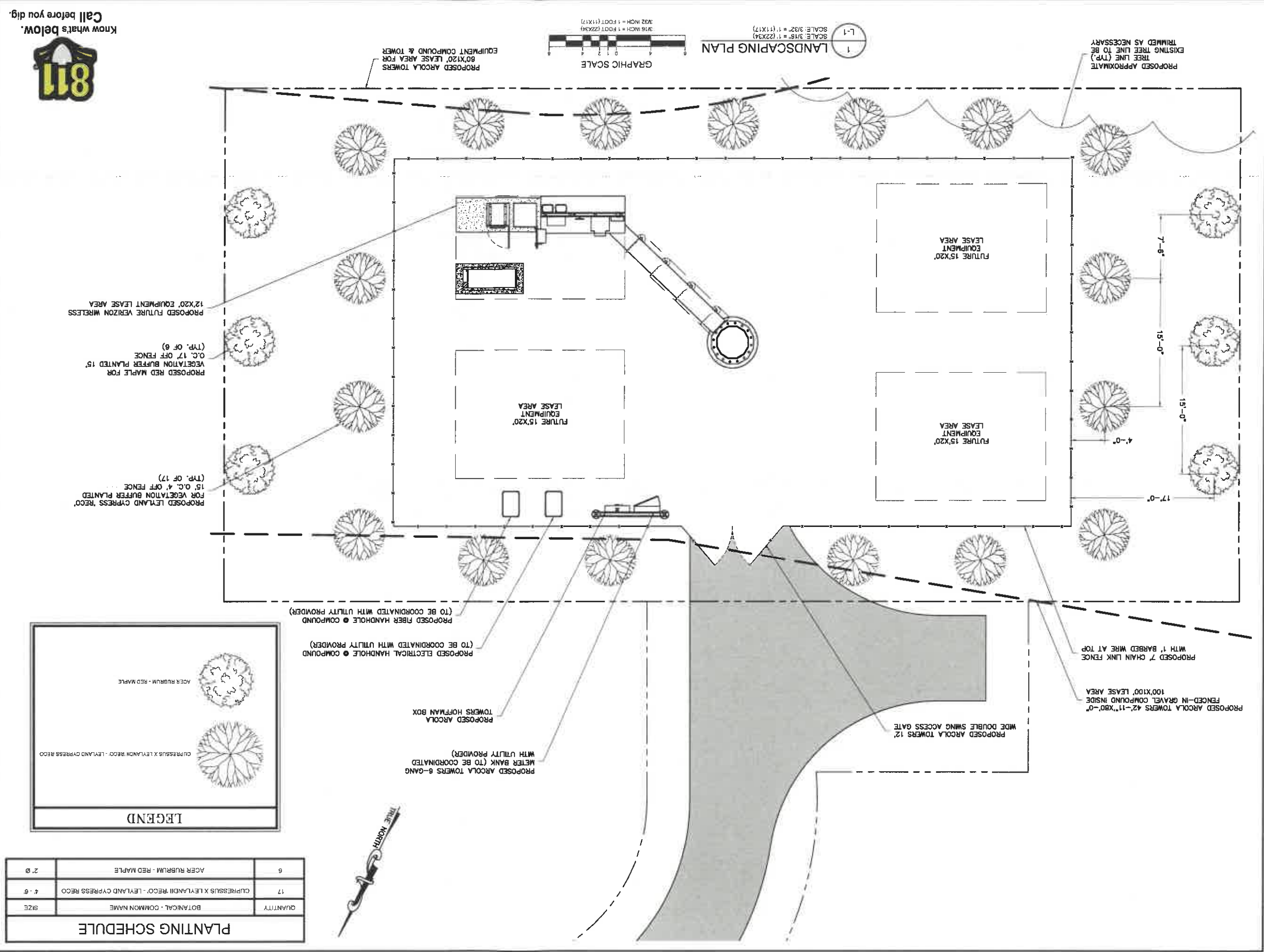
QTY: (1) TO BE MOUNTED AT EYE LEVEL ON TOWER NEAR SAFETY CLIMB

5 NOTICE RF - SIGN
C-4 NTS 12" WIDE X 18" HIGH



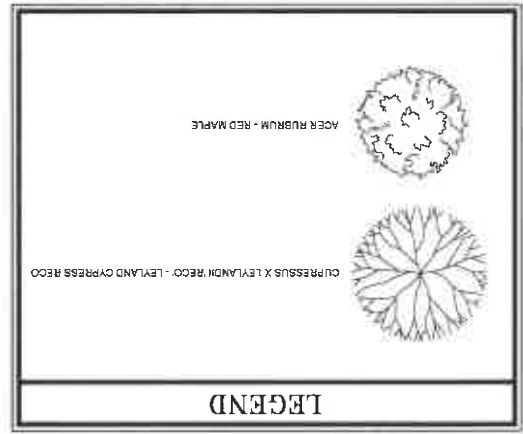
QTY: (1) TO BE MOUNTED AT COMPOUND ACCESS GATE
WHITE / BLUE BACKGROUND W/ BLACK LETTERING

C-4	SHEET NUMBER																												
SIGNAGE DETAILS	SHEET TITLE																												
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<p>JOHN A. DAUGHTREY III, P.E. VA PROFESSIONAL ENGINEER LIC. #052122</p>	ENGINEERING FIRM																												
<p>TOTALLY COMMITTED. NB+C 120 EASTSHORE DRIVE, SUITE 300 GLEN ALLEN, VA 23059 (804) 548-0775</p>	APPLICANT																												
<p>ARCOLA TOWERS PO BOX 2150 MIDDLEBURG, VA 20118</p>	CARRIER																												
	SITE INFORMATION																												
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PLANTING SCHEDULE

QUANTITY	BOTANICAL - COMMON NAME	SIZE
17	CUPRESSUS X LEYLANDII RECO - LEYLAND CYPRESS RECO	4' - 6"
6	ACER RUBRUM - RED MAPLE	2" Ø



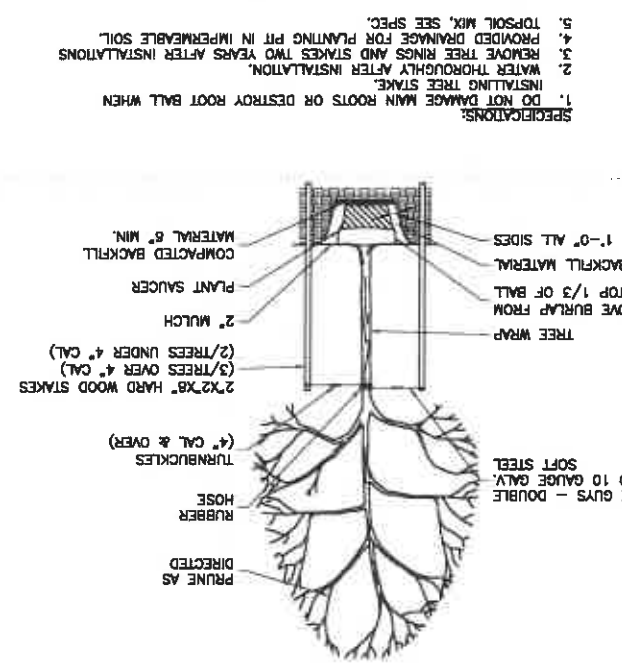
ENGINEERING FIRM NB+C TOTALLY COMMITTED 120 EAST SHORE DRIVE, SUITE 300 GLEN ALLEN, VA 23059 (804) 548-4079	APPLICANT arcola TOWERS PO BOX 2150 MIDDLEBURG, VA 20118	CARRIER verizon	SITE INFORMATION KATIE HILL ARCOLA TOWERS RAWLAND NB+C PROJECT #: 101019 15601 FRANKLIN TURNPIKE DRYFORK, VA 24549 PITTSYLVANIA COUNTY	REVISIONS	PROFESSIONAL STAMP COMMONWEALTH OF VIRGINIA JOHN A. DAUGHTREY III C. COMMONWEALTH OF VIRGINIA 05/30/2024 PROFESSIONAL ENGINEER	ENGINEER JOHN A. DAUGHTREY III, P.E. VA PROFESSIONAL ENGINEER LIC. #052122	SHEET TITLE LANDSCAPING PLAN	SHEET NUMBER L-1
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811
Know what's below.
Call before you dig.

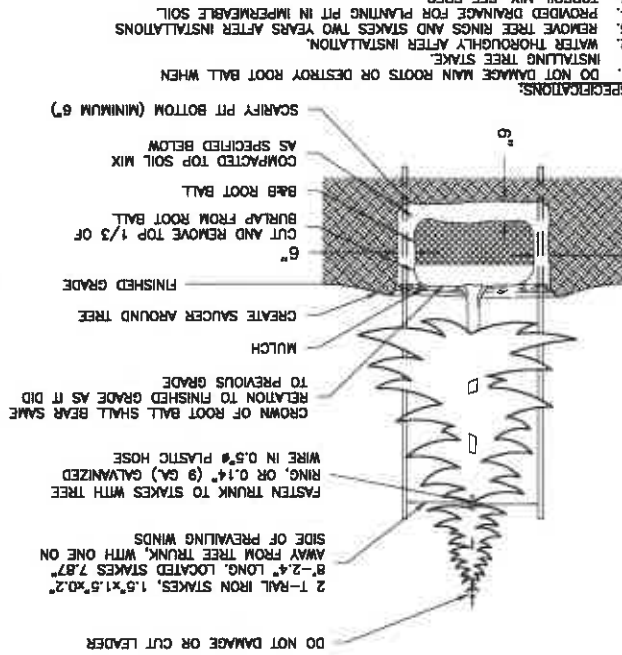
LANDSCAPING NOTES:

1. ALL PLANT MATERIALS AND PLANTING PROCEDURES SHALL BE IN ACCORDANCE WITH THE STANDARDS AS SET FORTH BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
2. MULCH SHALL BE FINELY SHREDED HARDWOOD BARK MULCH, DO NOT COVER THE ROOT CROWN OF TREES OR SHRUBS WITH MULCH ANYWHERE FROM BALL TOP.
3. PLANTING BACKFILL MIX SHALL BE ON PART LOOSE HUMUS, TO ONE PART SAND, TO ONE PART PARENT SOIL BY VOLUME.
4. SOIL SHALL BE AMENDED WITH THE FOLLOWING: 0.25LBS ORGANIC GRANULAR FERTILIZER (5-10-5), 0.75LBS OF BONEMEAL, 1.0LBS OF ROTTED COW MANURE PER CUBIC FOOT OF MIX.
5. THE CONTRACTOR SHALL WARRANT ALL PLANTS AND MATERIALS FOR TWO YEARS FROM OWNERS ACCEPTANCE. ALL REPLACEMENTS SHALL BE AS ORIGINALLY SPECIFIED.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION PROTECTION AND REPLACEMENT OF ANY UTILITIES DAMAGED ON SITE. FIELD ADJUST PLANT LOCATIONS TO AVOID UTILITIES, SWALES, OVERHEAD WIRES, EXISTING VEGETATION AND LANDSCAPING.
7. LEASEE IS RESPONSIBLE FOR THE COST AND MAINTENANCE OF ALL REPLACEMENTS.
8. ALL PLANT MATERIALS MUST BE INSTALLED EQUAL TO OR GREATER THAN THE MINIMUM SIZES SPECIFIED, NO GENS OR SPECIES SUBSTITUTIONS ALLOWED. CULTURAL VARIATION ALLOWED WITH THE LANDSCAPE ARCHITECT'S APPROVAL. ALL COMPANIES PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY PERMIT.
9. EVERY POSSIBLE SAFEGUARD SHALL BE TAKEN TO PROTECT BUILDING SURFACES, RESULT OF HIS NEGLIGENCE IN THE EXECUTION OF THE WORK.
10. IN THE EVENT OF VARIATIONS BETWEEN WRITTEN QUANTITIES SHOWN ON THE PLAN AND THE PLANT LIST, THE PLANS SHALL CONTROL. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PLANT QUANTITIES PRIOR TO THE COMMENCEMENT OF WORK.
11. ALL PLANTS SHALL BE INSTALLED IN SIZES AS SPECIFIED IN PLANT LIST.
12. PLANTS SHALL BE LOCATED AS SHOWN ON THE DRAWINGS OR AS DESIGNATED IN THE FIELD. THE CONTRACTOR SHALL STAKE ALL MATERIAL LOCATED ON THE SITE FOR REVIEW. ALL LOCATIONS ARE TO BE REVIEWED BY LANDSCAPE ARCHITECT BEFORE EXCAVATION.
13. FIELD ADJUST PROPOSED PLANTING LOCATIONS WHERE NEEDED TO AVOID ANY DAMAGE TO EXISTING FACILITIES, AS WELL AS VEGETATION.
14. PLANTS SHALL CONFORM TO THE CURRENT "AMERICAN STANDARD FOR NURSERY STOCK" ANSI Z60.1-1996, APPROVED NOVEMBER 6, 1996, OR LATEST REVISION, PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION, (FORMERLY: AMERICAN ASSOCIATION OF NURSERYMEN-ANN), PARTICULARLY WITH REGARD TO SIZE, GROWTH, SIZE OF BALL, AND DENSITY OF BRANCH STRUCTURE. PLANT MATERIALS TAGGED AT THE SOURCE BY THE LANDSCAPE ARCHITECT SHALL BE REJECTED. THIS REJECTION IS SPECIFICALLY WARED, LOOSE, BROKEN, OR MANUFACTURED BALLS WILL BE REJECTED.
15. ALL PLANT MATERIALS USED SHALL BE TRUE TO NAME AND SIZE IN COMPLIANCE WITH THE AMERICAN STANDARD OF NURSERY STOCK (LATEST VERSION) AND SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY. ALL PLANTS SHALL HAVE NORMAL WELL-DEVELOPED BRANCHES & ROOT SYSTEMS. THEY SHALL BE SOUND, HEALTHY, FREE FROM DISEASES, PLANT DISEASES, INSECT KNITS, BAYONETS OF THE BARK, SUNSCOLD INJURIES, PLANT DISEASES, ETC. BORNERS AND ALL OTHER FORMS OF INFECTION. ALL PLANTS SHALL BE NURSERY GROWN AND ALL PLANTS SHALL BE GRADE "A" NURSERY STOCK, WHICH HAVE BEEN NURSERY GROWN UNDER THE SAME CLIMATIC CONDITIONS AS THE PROJECT SITE.
16. PLANT NAMES SHALL AGREE WITH THE NOMENCLATURE STANDARD PLANT NAMES "AS ADOPTED BY THE AMERICAN JOINT COMMITTEE ON HORTICULTURE NOMENCLATURE."
17. ALL PLANTING PROCEDURES SHALL CONFORM TO MUNICIPAL STANDARDS AND SPECIFICATIONS.
18. ALL PLANTS (GENS OR CONTAINERS) SHALL BE PROPERLY IDENTIFIED BY WEATHER-PROOF LABELS SECURELY ATTACHED THERE TO BEFORE DELIVERY TO PROJECT SITE. IDENTIFY PLANTS BY NAME, SPECIES, AND SIZE. HIS OPTION, DOES NOT MEET THE REQUIREMENTS OF PLANS AND SIZE. LABELS SHALL NOT BE REMOVED UNTIL THE FINAL INSPECTION BY THE LANDSCAPE ARCHITECT OR AGENT IN CHARGE.
19. BUILT AND BURIED, AND BATED PLANT MATERIALS SHALL HAVE MINIMUM BALL SIZES SPECIFIED IN THE "AMERICAN STANDARD FOR NURSERY STOCK" AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
20. THE LANDSCAPE ARCHITECT OR OWNER SHALL HAVE THE RIGHT, AT ANY STAGE OF THE OPERATIONS, TO REJECT ANY AND ALL WORK AND MATERIAL WHICH, IN HIS OPINION, DOES NOT MEET THE REQUIREMENTS OF PLANS AND SIZE. ALL SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT AND THE COUNTY.
21. THE CONTRACTOR SHALL BE WHOLLY RESPONSIBLE FOR STABILITY AND CONDITIONS OF ALL TREES AND SHRUBS AND SHALL BE LEGALLY LIABLE FOR ANY DAMAGE CAUSED BY INSTABILITY OF ANY PLANT MATERIAL, STAKING OR METHOD APPROVED BY THE LANDSCAPE ARCHITECT.
22. ALL DISTURBED AREAS OF THE SITE NOT PLANTED WITH SHRUBS OR GRASS COVER SHALL BE FINE GRADED AND SEEDED OR SODED.
23. ALL DISTURBED AREAS TO BE TOPSOILED SHALL HAVE A MINIMUM TOPSOIL DEPTH OF 4" SHALL BE FERTILIZED, SEEDED AND MULCHED WITH SMALL GRAIN STRAW. TOPSOIL SHALL BE FERTILE, FERTILE SOIL CHARACTERISTIC OF LOCAL SOIL. IT SHALL BE FREE OF FOREIGN MATTER, STONES, ROOTS AND OTHER FOREIGN MATTER.
24. MULCH, 4" IN DEPTH, SHALL BE EITHER WOOD CHIPS, PINE BARK OR SHREDED HARDWOOD BARK NOT EXCEEDING 2" IN GREATEST DIMENSION. A WREDED RETAINMENT BARRIER SHALL BE USED IN ALL NON-GRASSED AREAS.
25. ALL PLANT MATERIAL SHALL BEAR THE SAME RELATION TO FINISH GRADE AS IT BORE TO EXISTING GRADE AT THE NUMBERS. ADJUST AS NEEDED TO MEET GRADE AT ROOT COLLAR. THE ROOT COLLAR SHALL NOT BE COVERED BY SOIL OR MULCH.
51. THE CONTRACTOR SHALL INSURE ADEQUATE VERTICAL DRAINAGE IN ALL PLANT BEDS AND PLANTERS.
52. PLANTING SHALL BE CONDUCTED UNDER SEASONS WHICH ARE NORMAL FOR SUCH WORK. AT THE OPTION AND ON THE FULL RESPONSIBILITY OF THE CONTRACTOR, PLANTING OPERATIONS MAY BE CONDUCTED UNDER UNUSUAL CONDITIONS. PLANTS SHALL ONLY BE INSTALLED WHEN THE SOIL IS FROST FREE. IN GENERAL, PLANT DURING THE FOLLOWING SEASONS UNLESS OTHERWISE APPROVED BY THE LANDSCAPE ARCHITECT: DECIDUOUS TREES AND SHRUBS: WHEN PLANTS ARE DORMANT (FALL AND EARLY SPRING). BROADLEAF EVERGREEN TREES AND SHRUBS: WHEN THE FROST LEAVES THE GROUND UNTIL NEW GROWTH IS WELL DEVELOPED (SPRING). GROUNDCOVER: AFTER THE DANGER OF FROST HAS PAST (SPRING UNTIL EARLY SUMMER).
53. DURING PLANTING OPERATIONS, EXCESS WASTE MATERIALS, NOT INCLUDING TOPSOIL SHALL BE PROMPTLY AND FREQUENTLY REMOVED FROM THE SITE. DISPOSAL SHALL BE IN ACCORDANCE WITH NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION, REGULATIONS.
54. THE CONTRACTOR SHALL DISPOSE OF STUMPS AND MAJOR ROOTS OF ALL PLANTS TO BE REMOVED. ANY DEPRESSIONS CAUSED BY REMOVAL OPERATIONS SHALL BE REFILLED WITH FERTILE, REMOVED SOIL PLACED AND COMPACTED SO AS TO ESTABLISH PROPER GRADE FOR NEW PLANTING AND/OR LAWN AREAS.
55. ALL SOIL (IF AND WHERE REQUIRED) SHALL BE OBTAINED FROM AREAS HAVING GROWING CONDITIONS FAMILIAR TO AREAS TO BE PLANTED. SOIL TO BE OBTAINED FROM AREAS WITH STAGGERED AND DEBRIS AND STONES OVER 1 INCH IN DIAMETER SHALL BE REMOVED FROM THE SITE. ALL DAMAGED SOIL WILL BE REJECTED. ALL SOIL MUST BE PLACED WITH STAGGERED JOINTS, TIGHTLY BUTTED, WITH NO INEQUALITIES IN GRADE. PLACE ALL SOIL IN ROWS AT RIGHT ANGLES TO SLOPES (WHERE APPLICABLE).
56. BULBS (IF AND WHERE REQUIRED) SHALL BE IN CONFORMANCE WITH SECTION 11 OF THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION (FORMERLY AMERICAN ASSOCIATION OF NURSERYMEN) STANDARDS.
57. PLANTER SOILS (IF AND WHERE REQUIRED) SHALL BE WELL-DRAINING AND FERTILE. SOILS SHALL BE SANDY-LOAM, FIRMABLE MIX, FREE FROM DEBRIS, ROCKS, ETC. SOIL TO BE USED WITH 4" INCHES SHREDED HARDWOOD OR BARK MULCH. MULCH SHALL HAVE GROUND COVER AREAS SHALL BE PLANTED IN CONTINUOUS PREPARED BED AND TOP DRESSED WITH 4" INCHES SHREDED HARDWOOD OR BARK MULCH. MULCH SHALL HAVE BEEN AGED A MINIMUM OF SIX MONTHS.
58. ALL PLANTING BEDS ADJACENT TO LAWN, SOD, OR SEEDING AREAS SHALL BE SPADE EDGED.
59. PLANT MATERIAL SHOWN IN A MASS OR TOUCHING EACH OTHER SHALL BE ALLOWED TO GROW TOGETHER TO PERFORM AS A SCREEN OR A HEDGE. DO NOT PRUNE OR SHEAR INTO INDIVIDUAL FREE-STANDING PLANTS.
60. CUT AND REMOVE BURLAP FROM TOP ONE-THIRD OF BALL ONLY IF NON-ULTE ROPING IS USED.
61. FIELD ADJUST PROPOSED PLANTING LOCATIONS WHERE NEEDED TO AVOID ANY DAMAGE TO EXISTING FACILITIES, AS WELL AS VEGETATION.
62. PLANTS SHALL CONFORM TO THE CURRENT "AMERICAN STANDARD FOR NURSERY STOCK" ANSI Z60.1-1996, APPROVED NOVEMBER 6, 1996, OR LATEST REVISION, PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION, (FORMERLY: AMERICAN ASSOCIATION OF NURSERYMEN-ANN), PARTICULARLY WITH REGARD TO SIZE, GROWTH, SIZE OF BALL, AND DENSITY OF BRANCH STRUCTURE. PLANT MATERIALS TAGGED AT THE SOURCE BY THE LANDSCAPE ARCHITECT SHALL BE REJECTED. THIS REJECTION IS SPECIFICALLY WARED, LOOSE, BROKEN, OR MANUFACTURED BALLS WILL BE REJECTED.
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70. ALL DISTURBED AREAS OF THE SITE NOT PLANTED WITH SHRUBS OR GRASS COVER SHALL BE FINE GRADED AND SEEDED OR SODED.
71. ALL DISTURBED AREAS TO BE TOPSOILED SHALL HAVE A MINIMUM TOPSOIL DEPTH OF 4" SHALL BE FERTILIZED, SEEDED AND MULCHED WITH SMALL GRAIN STRAW. TOPSOIL SHALL BE FERTILE, FERTILE SOIL CHARACTERISTIC OF LOCAL SOIL. IT SHALL BE FREE OF FOREIGN MATTER, STONES, ROOTS AND OTHER FOREIGN MATTER.
72. MULCH, 4" IN DEPTH, SHALL BE EITHER WOOD CHIPS, PINE BARK OR SHREDED HARDWOOD BARK NOT EXCEEDING 2" IN GREATEST DIMENSION. A WREDED RETAINMENT BARRIER SHALL BE USED IN ALL NON-GRASSED AREAS.
73. ALL PLANT MATERIAL SHALL BEAR THE SAME RELATION TO FINISH GRADE AS IT BORE TO EXISTING GRADE AT THE NUMBERS. ADJUST AS NEEDED TO MEET GRADE AT ROOT COLLAR. THE ROOT COLLAR SHALL NOT BE COVERED BY SOIL OR MULCH.
74. THE CONTRACTOR SHALL INSURE ADEQUATE VERTICAL DRAINAGE IN ALL PLANT BEDS AND PLANTERS.

PROPOSED DECIDUOUS LANDSCAPING DETAIL



PROPOSED EVERGREEN LANDSCAPING DETAIL



LANDSCAPING NOTES & DETAILS

REVISIONS

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1	07/27/23	FINAL DRS	AT
0	07/06/23	PRELIMINARY DRS	AT

PROFESSIONAL STAMP

JOHN A. DAUGHTREY III, P.E.
VA PROFESSIONAL ENGINEER LIC. #052122

SITE INFORMATION

KATIE HILL
ARGOLA TOWERS RAWLAND
NB+C PROJECT # 101019
16601 FRANKLIN TURNPIKE
DRYFORK, VA 24549
PITTSYLVANIA COUNTY

CARRIER

Verizon

APPLICANT

ORCOLA TOWERS
PO BOX 2150
MIDDLEBURG, VA 20118

ENGINEERING FIRM

NB+C ENGINEERING SERVICES, LLC
120 EASTSHORE DRIVE, SUITE 300
GLENE ALLEN, VA 23069
(804) 548-4079

TOTALLY COMMITTED