



**BOARD OF ZONING APPEALS
REGULAR MEETING
Monday, September 9, 2024 - 6:00 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. APPROVAL OF AGENDA**
- 6. APPROVAL OF MINUTES**
 - a. MONTH Board Meeting Minutes Approval (Staff Contact:)
- 7. OLD BUSINESS**
- 8. NEW BUSINESS**
 - a. A-24-001 Landmark Asset Services, Inc.; Appeal of a decision or determination made by the Pittsylvania County Zoning Administrator (Staff Contact: Emily Ragsdale)
- 9. CHAIRMAN'S REPORT**
- 10. PUBLIC HEARING**

Pursuant to Article V, Division 7 of the Pittsylvania County Zoning Ordinance, we the Board of Zoning Appeals have been empowered to hear and decide specific applications and appeals in support of said ordinance. 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, other than the applicant, regarding zoning cases will be limited to (3) three minutes.

- a. Case S-24-012 Arcola Towers; Special Use Permit for placement of a cell tower in accordance with Pittsylvania County Code § 35-179. (Staff Contact: Emily Ragsdale)

11. ADJOURNMENT

PITTSYLVANIA

COUNTY, VIRGINIA

BOARD OF ZONING APPEALS EXECUTIVE SUMMARY

Action Item

Agenda Title:	August Board Meeting Minutes Approval		
Staff Contact(s):			
Agenda Date:	September 9, 2024	Item Number:	6.a.
Attachment(s):	1.	BZA 08122024 minutes	
Reviewed By:			

SUMMARY:

FINANCIAL IMPACT AND FUNDING SOURCE:

RECOMMENDATION:

MOTION:

**BOARD OF ZONING APPEALS
REGULAR MEETING
Monday, August 12, 2024 - 6:00 PM**

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

MINUTES

1. CALL TO ORDER

Mr. Merricks called the meeting to order at 6:00 p.m.

2. ROLL CALL

The following Board Members were present:

Member Hershel Stone
Member Ryland Brumfield
Member Carroll Yeaman
Member Ronald Merricks
Member Joseph Craddock
Member Anna Warren

3. MOMENT OF SILENCE

The Board observed a moment of silence.

4. PLEDGE OF ALLEGIANCE

The Board recited the Pledge of Allegiance.

5. APPROVAL OF AGENDA

RESULT: APPROVE
MOVER: Hershel Stone
SECONDER: Carroll Yeaman
AYES: Ronald Merricks, Joseph Craddock, Ryland Brumfield,
Hershel Stone, Anna Warren, Carroll Yeaman
NOES: None
ABSTAIN: None

6. APPROVAL OF MINUTES

RESULT: APPROVE
MOVER: Carroll Yeaman
SECONDER: Hershel Stone
AYES: Ronald Merricks, Joseph Craddock, Ryland Brumfield,
Hershel Stone, Anna Warren, Carroll Yeaman
NOES: None
ABSTAIN: None

- a. Aug Board Meeting Minutes Approval (Staff Contact: Emily Ragsdale)

7. OLD BUSINESS

Mrs. Ragsdale updated the Board last month's Board of Supervisors meeting about the additions to the proposed ordinances, campground regulations and the length of stays, where or not to regulate flags as a sign and how to regulate those, and the number of parking spaces in a parking area that would trigger a tree and landscape island.

8. NEW BUSINESS

There is no business, Mrs. Ragsdale informed the Board there would be one Special Use case for next month's meeting and that is for a cell tower.

9. CHAIRMAN'S REPORT

There was no Chairman's report.

10. PUBLIC HEARING

Pursuant to Article V, Division 7 of the Pittsylvania County Zoning Ordinance, we the Board of Zoning Appeals have been empowered to hear and decide specific applications and appeals in support of said ordinance. 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, other than the applicant, regarding zoning cases will be limited to (3) three minutes.

PUBLIC HEARING

- a. 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. (Staff Contact: Emily Ragsdale)
- a. 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.

Mr. Merricks opened the public hearing at 6:05 p.m. Mrs. Ragsdale, Director of Community Development, reported that Chris Mims, had petitioned for a Special use Permit on 1.46 acres to allow for placement of a single-wide manufactured home in accordance with Pittsylvania County. There was no opposition. Mr. Merricks closed the public hearing

at 6:06 p.m. A motion was made by Mr. Yeaman, seconded by Mr. Stone, to recommend the Special Use Permit be granted.

RESULT:	APPROVE
MOVER:	Carroll Yeaman
SECONDER:	Hershel Stone
AYES:	Ronald Merricks, Joseph Craddock, Ryland Brumfield, Hershel Stone, Anna Warren, Carroll Yeaman
NOES:	None
ABSTAIN:	None

11. ADJOURNMENT

The meeting was adjourned at 6:09 p.m.

PITTSYLVANIA

COUNTY, VIRGINIA

BOARD OF ZONING APPEALS

EXECUTIVE SUMMARY

Action Item

Agenda Title:	A-24-001 Landmark Asset Services, Inc.; Appeal of a decision or determination made by the Pittsylvania County Zoning Administrator								
Staff Contact(s):	Emily Ragsdale								
Agenda Date:	September 9, 2024	Item Number:	8.a.						
Attachment(s):	<table border="1"> <tr> <td>1.</td> <td>Notice of Appeal to BZA</td> </tr> <tr> <td>2.</td> <td>60419-Preliminary Subdivision Plat</td> </tr> <tr> <td>3.</td> <td>Southside Lofts Plat Denial</td> </tr> </table>			1.	Notice of Appeal to BZA	2.	60419-Preliminary Subdivision Plat	3.	Southside Lofts Plat Denial
1.	Notice of Appeal to BZA								
2.	60419-Preliminary Subdivision Plat								
3.	Southside Lofts Plat Denial								
Reviewed By:									

SUMMARY:

SUBJECT

The applicant, Landmark Asset Services, LLC, is appealing a decision or determination made by the Pittsylvania County Zoning Administrator on August 21, 2024 regarding a subdivision plat submitted for Southside Lofts. The Board of Zoning Appeals will determine whether or not such decisions or determinations were made in accordance with the Pittsylvania County Code § 35-283 (B).

BACKGROUND/DISCUSSION

On April 11, 2024, the applicant submitted a plat titled *Blairs School Apartments, LLC* showing a subdivision of the current 5.94-acre lot into two lots. The submitted plat shows a proposed property line dividing the existing building.

In 2019, the property was rezoned from A-1, Agricultural District, to RMF, Residential Multi-Family District, to allow Landmark Asset Services, LLC to redevelop the property into apartments.

On April 11, 2024, the applicant submitted the proposed subdivision plat, showing the property owned by Landmark Asset Services, LLC being divided into two (2) lots. The proposed new property line was shown separating one part of the existing structure from the other. The plat was denied based on the

setback requirements set forth in PCC § 35-283 (B) which states, "The minimum side setback, the distance from the side property line of a lot to the nearest point on the dwelling or principal structure (including porches, stoops, or accessory buildings) shall be ten (10) percent of the road frontage with a minimum of ten (10) feet." As shown on the submitted subdivision plat, included in the packet, the new line will divide the building, creating a side setback of zero (0) feet. Based on the inability of the structure to meet the setback requirements from the new line, staff formally denied the plat on August 21, 2024.

FINANCIAL IMPACT AND FUNDING SOURCE:

None

RECOMMENDATION:

MOTION:

FISK & GREGORY PLC

ATTORNEYS AND COUNSELORS AT LAW

2 NORTH MAIN STREET • POST OFFICE BOX 459
CHATHAM, VIRGINIA 24531

WWW.FISKGREGORYLAW.COM

TIMOTHY M. FISK
MAGGY L. GREGORY
MARY SCOTT SWYERS
MICHAEL N. MAUNDER

TELEPHONE
(434) 432-2531
FACSIMILE
(434) 432-3510

August 28, 2024

Emily S. Ragsdale
Director of Community Development
53 North Main Street
Chatham, Virginia 24531

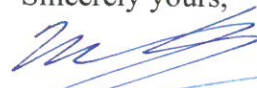
Re: *Subdivision Plat for Southside Lofts* – GPIN 2421-71-5701

Dear Ms. Ragsdale:

Please find attached the Notice of Appeal to the Board of Zoning Appeals regarding the matter referenced above. I am also confirming my understanding that the next Board of Zoning meeting is scheduled for September 10, 2024, at 6:00 p.m. I request that this matter be placed on that evenings docket, or be scheduled for hearing as soon as practical thereafter.

If there is any additional information regarding this matter of which I should be made aware, please do not hesitate to contact me.

Sincerely yours,



Michael N. Maunder

MNM/hbc

PITTSYLVANIA COUNTY

NOTICE OF APPEAL TO THE BOARD OF ZONING APPEALS

Part 1 – To be completed by Applicant
Please type the following information

Applicant's Name: Landmark Asset Services, Inc. Telephone: _____

Address: 401 E. 4th Street, Suite 203 Winston-Salem, NC 27101

Location of Property: 200 Blairs Middle School Circle, Blairs VA 24527

Tax Map Parcel # 2421-71-5701 Zoning RMF

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, appellant or other person aggrieved. Such materials will be sent to the following email address, unless otherwise requested.

michael@fiskgregorylaw.com (Email)

List below the names and complete addresses of the owners of all properties adjacent to or directly across a road from the property which is the subject of the appeal. This information may be obtained from the Office of the Clerk of Circuit Court. If more space is needed, please attach a separate sheet. Check here if additional sheet is attached. _____

NAME: _____ ADDRESS: _____
TAX MAP NUMBER: _____

NAME: _____ ADDRESS: _____
TAX MAP NUMBER: _____

NAME: _____ ADDRESS: _____
TAX MAP NUMBER: _____

NAME: _____ ADDRESS: _____
TAX MAP NUMBER: _____

NAME: _____ ADDRESS: _____
TAX MAP NUMBER: _____

NAME: _____ ADDRESS: _____
TAX MAP NUMBER: _____

NAME: _____ ADDRESS: _____
TAX MAP NUMBER: _____

NOTICE OF APPEAL TO THE BOARD OF ZONING APPEALS

PAGE 2

Action Requested by the Board of Zoning Appeals:

A. Appeal of Administrative decision. B. Interpretation of District Map.

If Block A above is checked, describe the decision being appealed below, including date decision was rendered and by whom (Zoning Administrator or other administrative officer). Explain what effect the decision has on the property.

This property is being converted from a school to low-income housing. In order to obtain the funding needed to complete the project, the lot must be subdivided, separating the residential use structure from all other structures. This request was denied by the Director of Community Development by letter dated August 21, 2024.

I hereby appeal to the Pittsylvania County Board of Zoning Appeals for a decision on the issue described above. I authorize the appropriate County officials to enter upon the above-described property during normal business hours to conduct required inspections. I hereby certify, under penalties of perjury, that the above information is true, complete, and correct.

I have read, signed and understand the attached Sign Affidavit regarding posting the property.

[Handwritten Signature]
Signature of Applicant

Applicant is: Owner Contract Purchaser Agent
 Other: *Attorney for Applicant*

Part 2 – To be completed by County

Appeal Number: _____ Date Received: _____

Public Hearing Date: _____ Dates of Advertisements: _____

I certify that, on _____, each of the property owners adjacent to and across the road from the applicant's property were sent by first class mail a notification of the public hearing and a registered letter was sent to the applicant.

Signature of Staff

Action by the Board of Zoning Appeals

Action: _____

Date: _____ Secretary, Board of Zoning Appeals: _____



**PRELIMINARY PLAT
NOT FOR RECORDATION**

OWNER'S STATEMENT

The Subdivision as appears in this plat is with the free consent and in accordance with the desire of the undersigned owners, proprietors and trustees, if any.

Blairs School Apartments, LLC Date

STATE OF _____ COUNTY
I hereby certify that _____ appeared before me this date and duly acknowledged the foregoing certificate. Witness my hand and official seal this _____ day of _____, 20____.
My commission expires: _____
NOTARY PUBLIC

NOTE:
This is a new lot division requiring no additional roads or utilities and meets the minimum requirements of the Subdivision Ordinance of Pittsylvania County, Virginia.
Approved By: _____

Subdivision Agent Date

NOTES:
1) This property is Zoned RMF= Residential Multi-Family.
2) This lot is served by public water and sewer systems.
3) From (A) to (B) are new division lines.

LEGEND:
IPF= Iron Pin Found
IPS= Iron Pin Set
NS= P/K Nail Set
NF= P/K Nail Found
BC= Building Corner
AFOB= Along Face of Building
D.B.= Deed Book
M.B.= Map Book
R/W= Right-of-Way
VDOT= Virginia Department of Transportation

OWNER:
Blairs School Apartments, LLC

LEGAL REFERENCE:
Instrument #210004724
Plat: Instrument #210003082

TAX MAP:
Portion of Parcel ID #2421-71-1522

SCALE: 1" = 60'
DATE: August 10, 2023
FILE: 60419-SUB-NB-L

Now or Formerly
**County School Board of
Pittsylvania County, Virginia**
D.B. 336, Pg. 534
Plat: D.B. 336, Pg. 386
M.B. 43, Pg. 398A (Lot A)
Parcel ID #2421-71-1780

**Board of Supervisors of
Pittsylvania County, Virginia**
Instrument #190004066
D.B. 1503, Pg. 580
Plat: D.B. 336, Pg. 386
M.B. 43, Pg. 398A (Lot B)
Parcel ID #2421-71-5701
±10 Acres Remaining

**Variable Width Access &
Parking Easement &
Maintenance Agreement**
Instrument #210004725

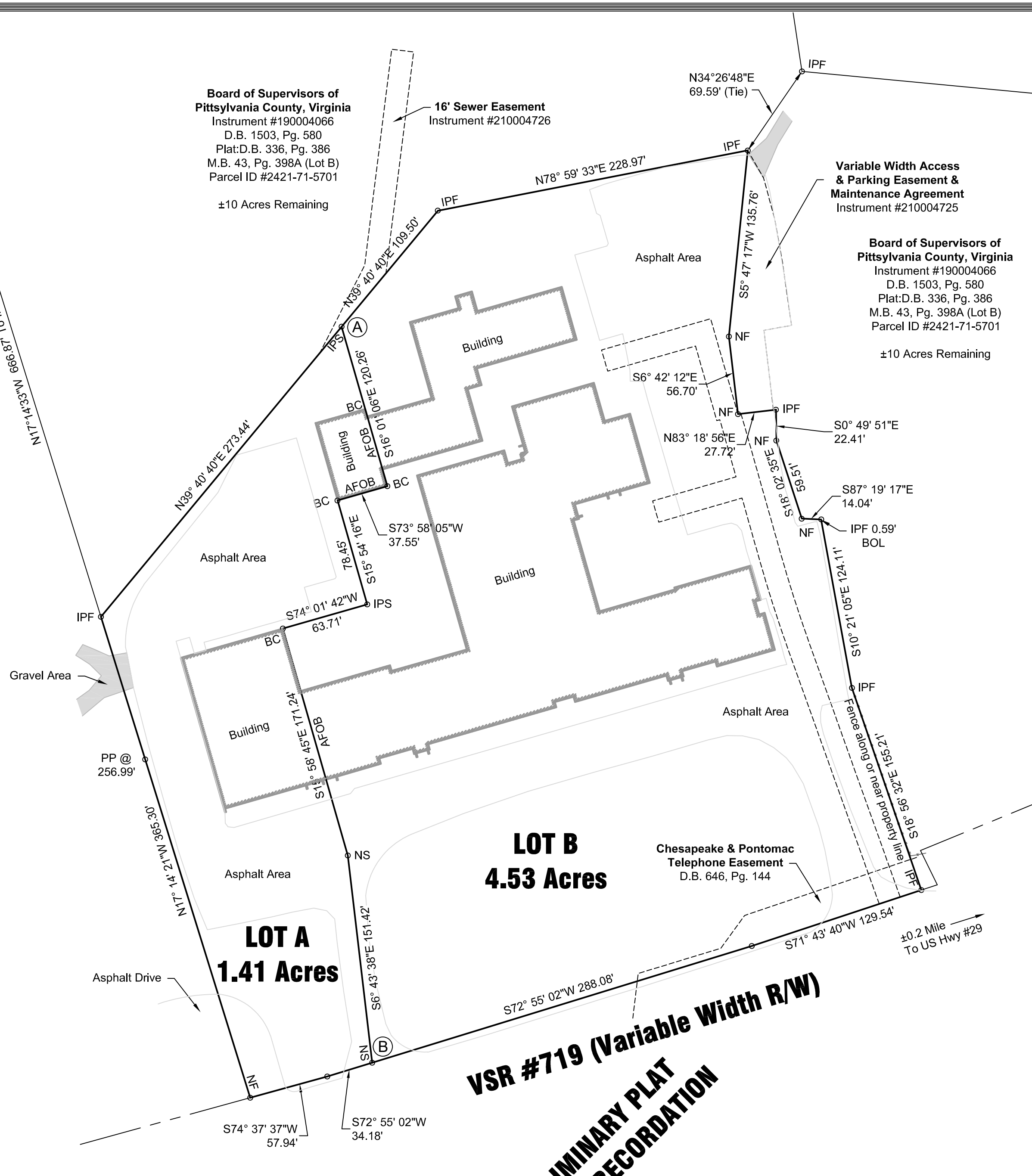
**Board of Supervisors of
Pittsylvania County, Virginia**
Instrument #190004066
D.B. 1503, Pg. 580
Plat: D.B. 336, Pg. 386
M.B. 43, Pg. 398A (Lot B)
Parcel ID #2421-71-5701
±10 Acres Remaining

**BOUNDARY SURVEY OF TWO NEW LOTS
TOTALING 5.94 ACRES
Located in THE BLAIRS DISTRICT,
PITTSYLVANIA COUNTY, VIRGINIA**

Surveyor's Certificate

I hereby certify that this current boundary survey, to the best of my knowledge and belief, is correct and complies with the Minimum Procedures and Standards established by the Virginia State Board of Architects, Professional Engineers, Land Surveyors and Certified Landscape Architects.

The property shown hereon was surveyed without the benefit of a title report and does not necessarily reflect all encumbrances on the property.



VSR #719 (Variable Width R/W)

**PRELIMINARY PLAT
NOT FOR RECORDATION**

B & B Consultants, Inc.
Engineers • Surveyors • Planners • Lab Analysis
706 Hamilton Boulevard, South Boston, VA 24592
Phone: (434)-572-3251

August 21, 2024

Sam Sari
Landmark Asset Services, Inc.
401 E. 4th Street, Suite 203
Winston-Salem, NC 27101
Sam@LandmarkDevCo.com

Re: Subdivision Plat for Southside Lofts (GPIN # 2421-71-5701)

Mr. Sari:

This letter is to inform you that the preliminary plat submitted on April 11, 2024 is formally denied. Staff is unable to approve the proposed division because the existing structure located on the property will not meet the setbacks required by Pittsylvania County Code § 35-283 (B) Side Setback, which states “ The minimum side setback, the distance from the side property line of a lot to the nearest point on the dwelling or principal structure (including porches, stoops, or accessory buildings) shall be ten (10) percent of the road frontage with a minimum of ten (10) feet.” As shown, the proposed line will divide the building, creating a side setback of zero (0) feet.

Please contact me if you have any additional questions.

Sincerely,



Emily S. Ragsdale
Director of Community Development

PITTSYLVANIA

COUNTY, VIRGINIA

BOARD OF ZONING APPEALS

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 § 35-179.								
Staff Contact(s):	Emily Ragsdale								
Agenda Date:	September 9, 2024	Item Number:	10.a.						
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 § 35-179. 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 § 35-179, 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.

On August 6, 2024, the Planning Commission recommended by a 6-0 vote, with no opposition, that the petitioner's request be granted.

MOTION:

1. Recommend approval of Case S-24-012 as submitted.
2. Recommend approval of Case S-24-012 subject to conditions by the Board of Zoning Appeals.
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 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

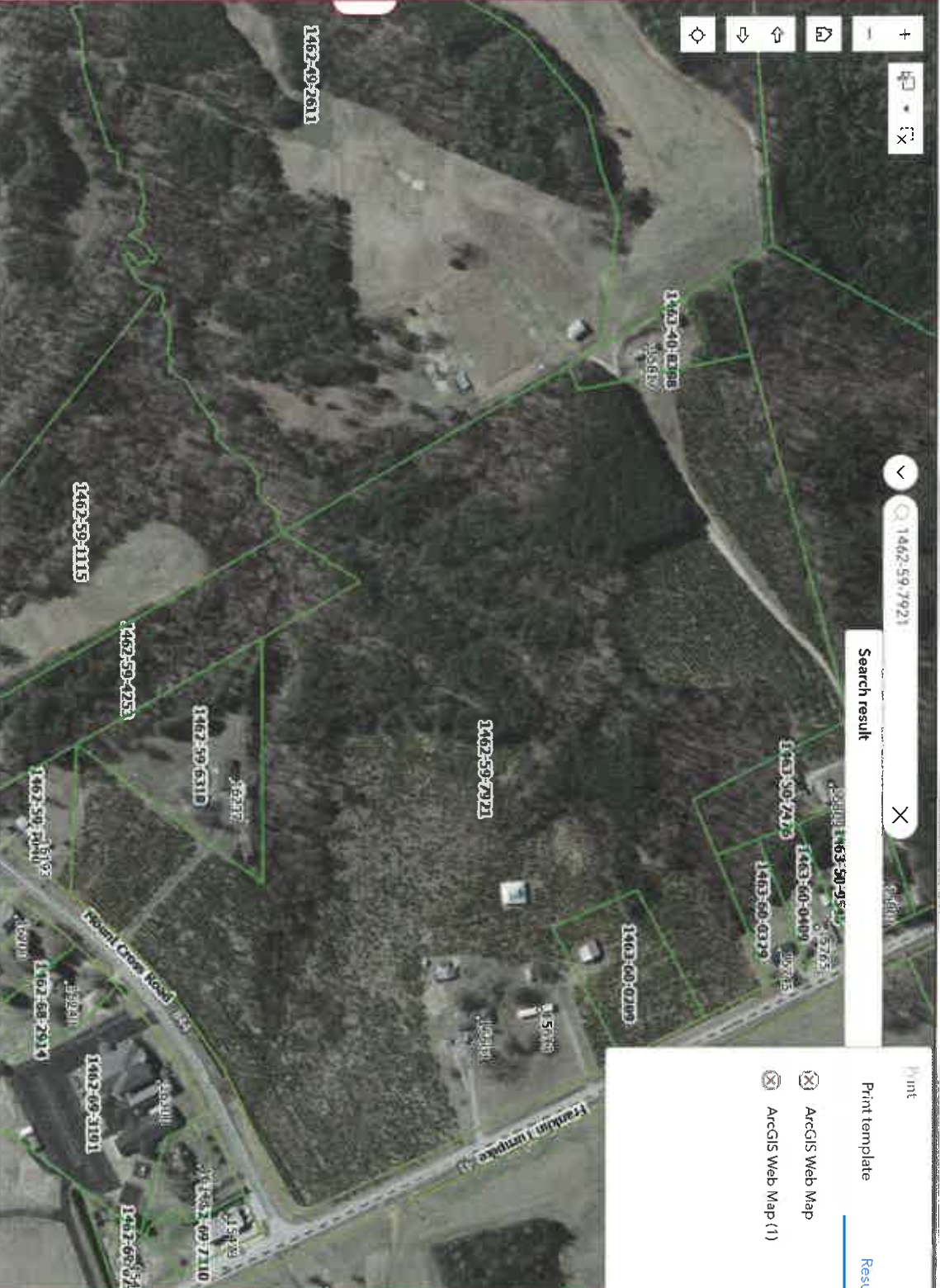
Notary Public *JSS*

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 ...
- VBMAP 2015 Aerial Imagery ...
- VBMP 2019 Aerial Imagery ...
- VBMP 2023 Aerial Imagery ...



Search result

X

Print template

Result

- ArcGIS Web Map
- ArcGIS Web Map (1)

200 ft

-79.5778 36.7394 Degrees



Esri, NASA, NG

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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

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

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.

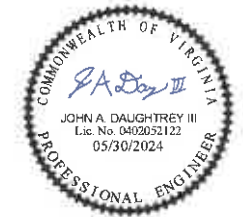
APPROVAL BLOCK

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-510-10068 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 EXCAVATED BY CONTRACTOR. EXTREME CAUTION SHOULD BE USED BY THE CONTRACTOR WHEN EXCAVATING OR DRILLING PERS AROUND OR NEAR UTILITIES. CONTRACTOR SHALL PROVIDE SAFETY TRAINING FOR THE WORKING CREW. THIS WILL INCLUDE BUT NOT BE LIMITED TO A) FALL PROTECTION B) CONTAINED SPACE C) ELECTRICAL SAFETY D) TRENCHING AND EXCAVATION E) CONSTRUCTION SAFETY PROCEDURES.
9. ALL SITE WORK SHALL BE AS INDICATED ON THE STAMPED CONSTRUCTION DRAWINGS AND PROJECT SPECIFICATIONS, LATEST APPROVED REVISION.
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 PROVIDE 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 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.

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 BONDING 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 BTJ; #2 BARE SOLID TINNED COPPER FOR OUTDOOR BTJ.
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 GROUNDS 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).

CONCRETE, FOUNDATIONS, AND REINFORCING STEEL:

1. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE AC 301, AC 308, AC 309, AC 318, AC 319, AC 328, AC 338, AC 344, AC 348 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 FAHRENHEIT 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 (#9 BARS AND SMALLER) SHALL BE STANDARD 60 KSI. #9 BARS AND LARGER (#10 KSI AND LARGER) SHALL BE STANDARD 80 KSI.
6. THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCING STEEL UNLESS SHOWN OTHERWISE ON DRAWINGS.
 - CONCRETE EXPOSED TO EARTH OR WEATHER:
 - 3" CONCRETE EXPOSED TO EARTH OR WEATHER;
 - 2" #9 BARS AND LARGER;
 - 1-1/2" #5 BARS AND SMALLER;
 - 1-1/2" CONCRETE NOT EXPOSED TO EARTH OR WEATHER;
 - 3/4" SLAB AND WALLS.
 - BEAMS AND COLUMNS:
 - 3/4" 1-1/2"
6. 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.

GENERAL NOTES:

1. THESE DRAWINGS HAVE BEEN PREPARED USING STANDARDS OF PROFESSIONAL CARE AND COMPETENCE NORMALLY EXERCISED UNDER SIMILAR CIRCUMSTANCES BY REPUTABLE ENGINEERS IN THIS OR SIMILAR LOCALITIES. IT IS ASSUMED THAT THE WORK DEPICTED WILL BE PERFORMED BY AN EXPERIENCED CONTRACTOR AND/OR WORKFORCE WHO HAVE A WORKING KNOWLEDGE OF THE APPLICABLE CODE STANDARDS AND REQUIREMENTS AND OF INDUSTRY ACCEPTED STANDARD GOOD PRACTICE, AS NOT EVERY MEASURE NECESSARY FOR PROTECTION OF LIFE AND PROPERTY DURING CONSTRUCTION, SUCH AS MEASURES SHALL INCLUDE, BUT NOT LIMITED TO, BRACING, FRAMING, SHORING, ETC. SITE VISITS BY THE ENGINEER OR HIS REPRESENTATIVE WILL NOT INCLUDE INSPECTION OF THESE ITEMS AND IS FOR STRUCTURAL OBSERVATION OF THE FINISHED STRUCTURE ONLY.
2. THESE DRAWINGS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE MEANS OR METHODS OF CONSTRUCTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE CONSTRUCTION OF THE STRUCTURE. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE CONSTRUCTION OF THE STRUCTURE. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE CONSTRUCTION OF THE STRUCTURE.
3. NOTES AND DETAILS IN THE CONSTRUCTION DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS, WHERE NO DETAILS ARE SHOWN. CONSTRUCTION SHALL CONFORM TO SIMILAR WORK ON THE PROJECT, AND/OR AS PROVIDED FOR IN THE CONTRACT DOCUMENTS, WHERE DISCREPANCIES OCCUR BETWEEN PLANS, DETAILS, GENERAL NOTES, AND SPECIFICATIONS, THE GREATER, MORE STRICT REQUIREMENTS SHALL GOVERN. IF FURTHER CLARIFICATION IS REQUIRED CONTACT THE ENGINEER OF RECORD.
4. SUBSTANTIAL EFFORT HAS BEEN MADE TO PROVIDE ACCURATE DIMENSIONS AND MEASUREMENTS ON THE DRAWINGS TO ASSIST IN THE FABRICATION AND/OR PLACEMENT OF CONSTRUCTION ELEMENTS BUT IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE DIMENSIONS, MEASUREMENTS, AND/OR CLEARANCES SHOWN IN THE CONSTRUCTION DRAWINGS PRIOR TO FABRICATION OR CUTTING OF ANY NEW OR EXISTING CONSTRUCTION ELEMENTS.
5. IF IT IS DETERMINED THAT THERE ARE DISCREPANCIES AND/OR CONFLICTS WITH THE CONSTRUCTION DRAWINGS THE ENGINEER OF RECORD IS TO BE NOTIFIED AS SOON AS POSSIBLE.
6. PRIOR TO THE SUBMISSION OF BIDS, THE BIDDING CONTRACTOR SHALL VISIT THE CELL SITE TO FAMILIARIZE WITH THE EXISTING CONDITIONS AND TO CONFIRM THAT THE WORK CAN BE ACCOMPLISHED AS SHOWN ON THE CONSTRUCTION DRAWINGS. ANY DISCREPANCY FOUND SHALL BE BROUGHT TO THE ATTENTION OF THE TOWER OWNER.
7. 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.
8. UNLESS NOTED OTHERWISE, THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY STATED OTHERWISE.
9. IF THE SPECIFIED EQUIPMENT CAN NOT BE INSTALLED AS SHOWN ON THESE DRAWINGS, THE CONTRACTOR SHALL PROPOSE AN ALTERNATIVE INSTALLATION FOR APPROVAL BY THE CARRIER AND TOWER OWNER PRIOR TO PROCEEDING WITH ANY SUCH CHANGE OF INSTALLATION.
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.

SHEET NUMBER T-2	SHEET TITLE GENERAL NOTES	ENGINEER JOHN A DAUGHTREY III, P.E. VA PROFESSIONAL ENGINEER LIC #052122	PROFESSIONAL STAMP 	DESIGN RECORD <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>07/08/23</td> <td>PRELIMINARY DCS</td> <td>AT</td> </tr> <tr> <td>1</td> <td>07/28/23</td> <td>FINAL DCS</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>05/29/24</td> <td>REVISED</td> <td>CCS</td> </tr> <tr> <td>5</td> <td>05/29/24</td> <td>REVISED</td> <td>CCS</td> </tr> </tbody> </table>	REV	DATE	DESCRIPTION	BY	0	07/08/23	PRELIMINARY DCS	AT	1	07/28/23	FINAL DCS	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	SITE INFORMATION KATIE HILL ARCOLA TOWERS RAWLAND NB+C PROJECT # 101019 15601 FRANKLIN TURNPIKE DRYFOUR, VA 24549 PITTSYLVANIA COUNTY	CARRIER 	APPLICANT arcola towers PO BOX 2150 MIDDLEBURG, VA 20118	ENGINEERING FIRM NB+C TOTALLY COMMITTED NB+C ENGINEERING SERVICES, LLC. 120 FAS191000E DRIVE, SUITE 300 GLENN ALLEN, VA 22089 (904) 546-4079
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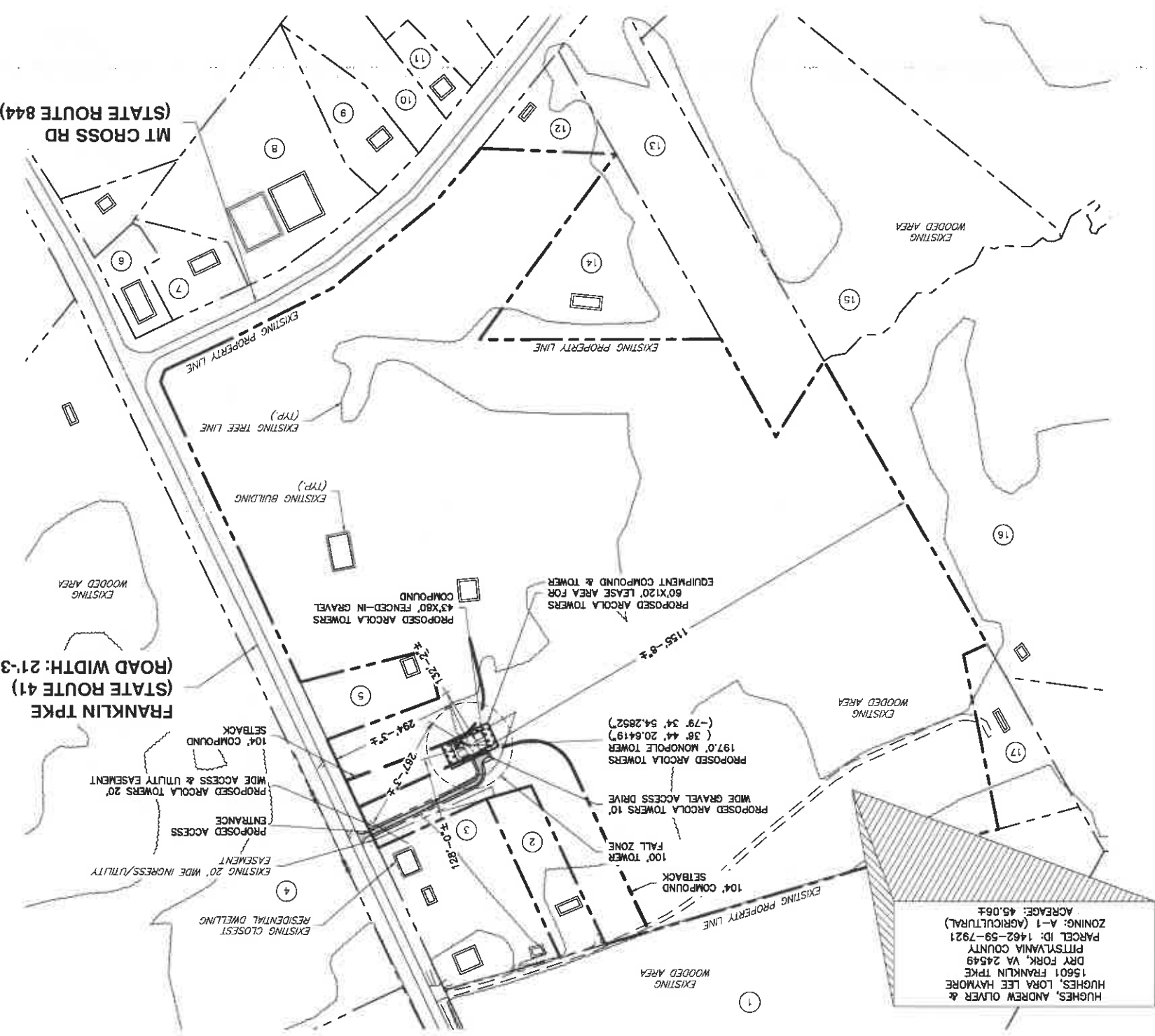
Call before you dig.



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



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.

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	---

ZONING INFORMATION

JURISDICTION	ZONING	DIMENSION	REQUIRED	PROPOSED TOWER #	PROPOSED COMPOUND #
PIITTSYLVANIA COUNTY	A-1 (AGRICULTURAL)				
FRONT YARD SETBACK	28'-3"	28'-3"	80'-0"		
NORTH SIDE YARD SETBACK	10%-0.7%	125'-0"	105'-2"		
SOUTH SIDE YARD SETBACK	10%-0.7%	132'-2"	110'-6"		
REAR YARD SETBACK	1155'-8"	40'-0"	1125'-8"		
DWELLING SETBACK	267'-3"	267'-3"	222'-0"		
TOWER FALL ZONE	100'-0"	100'-0"			
LOT AREA	45.06 ± ACRES				

ALL MEASUREMENTS ARE IN FEET & UNLESS OTHERWISE NOTED.

REVISIONS

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5	06/20/24	REVISED	CCS
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3	05/29/24	REVISED	CCS
2	06/04/23	UP-DATED COORDINATES	AT
1	07/28/23	FINAL ZDA	AT
0	07/05/23	PRELIMINARY ZDA	AT

SITE INFORMATION
KATIE HILL
ARCOLA TOWERS RAWLAND
NB+C PROJECT #: 101019
15601 FRANKLIN TURNPIKE
DRY FORK, VA 24549
PIITTSYLVANIA COUNTY



APPLICANT
ARCOLA TOWERS
PO BOX 2150
MIDDLEBURG, VA 20118

ENGINEERING FIRM
NB+C ENGINEERING SERVICES, LLC.
120 EASTSHORE DRIVE, SUITE 300
GLEAT ALLEN, VA 23058
(804) 548-075
TOTALLY COMMITTED. NB+C





SHEET NUMBER
Z-1

SHEET TITLE
SITE PLAN

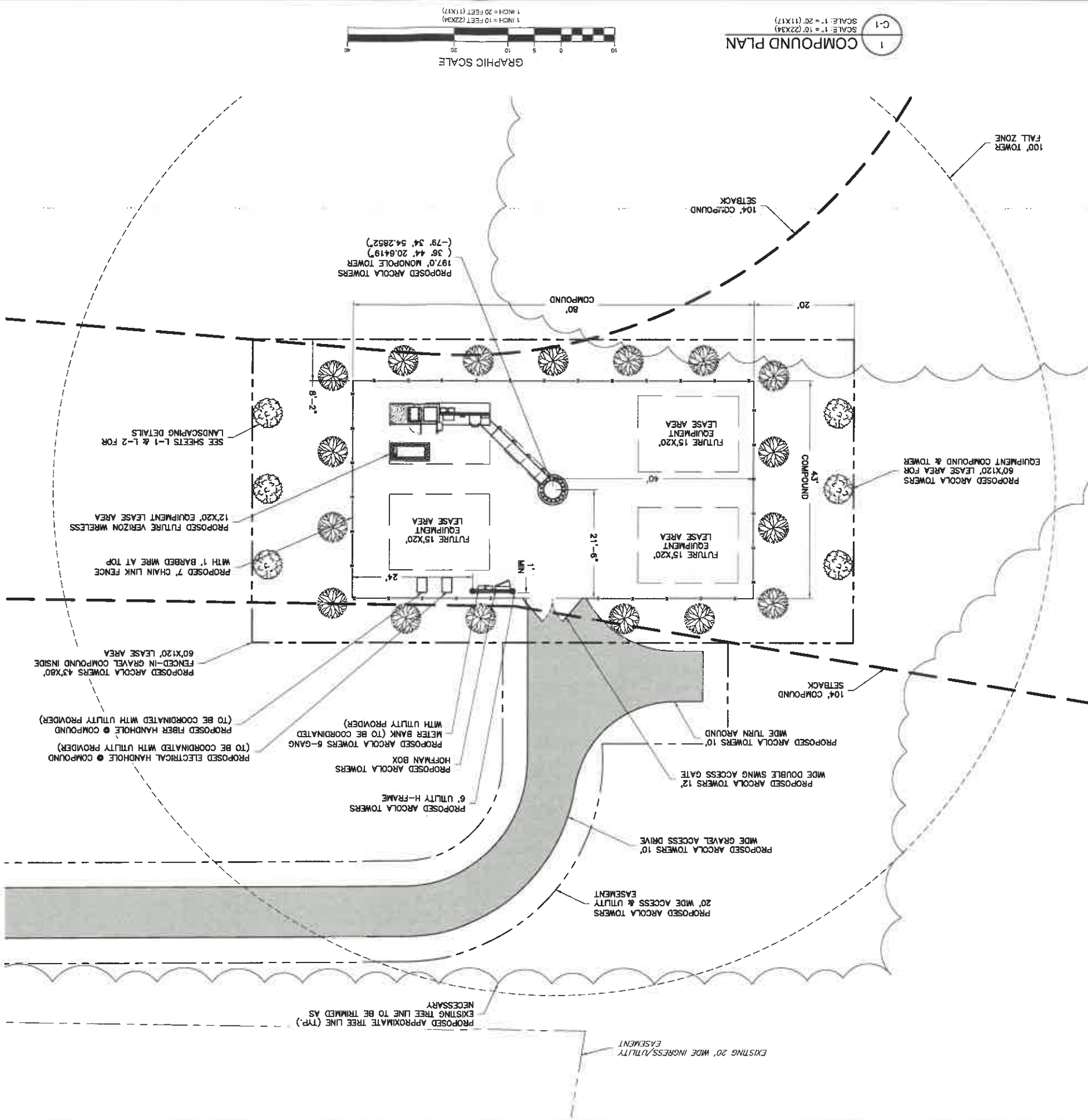
ENGINEER
JOHN A. DAUGHTREY III, P.E.
VA PROFESSIONAL ENGINEER LIC. #062122



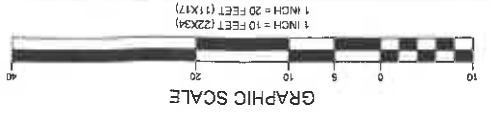
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PROFESSIONAL STAMP
DESIGN RECORD
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CARRIER
APPLICANT
ENGINEERING FIRM

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| 1
COUSINS, J & COUSINS,
KATE PATRICIA
3090 WENDTON PLACE
MARIETTA GA 30067
PARCEL ID: 1463-51-5360
ZONING: A-1
AREA: 35.99± ACRES | 2
WRIGHT, BENJAMIN KEITH
15809 FRANKLIN TPKE
DRY FORK, VA 24549
PARCEL ID: 1463-50-7476
ZONING: R-1
AREA: 1.00± ACRES | 3
HRE HOLDINGS LLC
129 LARCHMOUNT 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: 1463-70-2676
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: 1462-49-2611
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
TAPPLEYS 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: 1462-49-2611
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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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																													
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REVISIONS



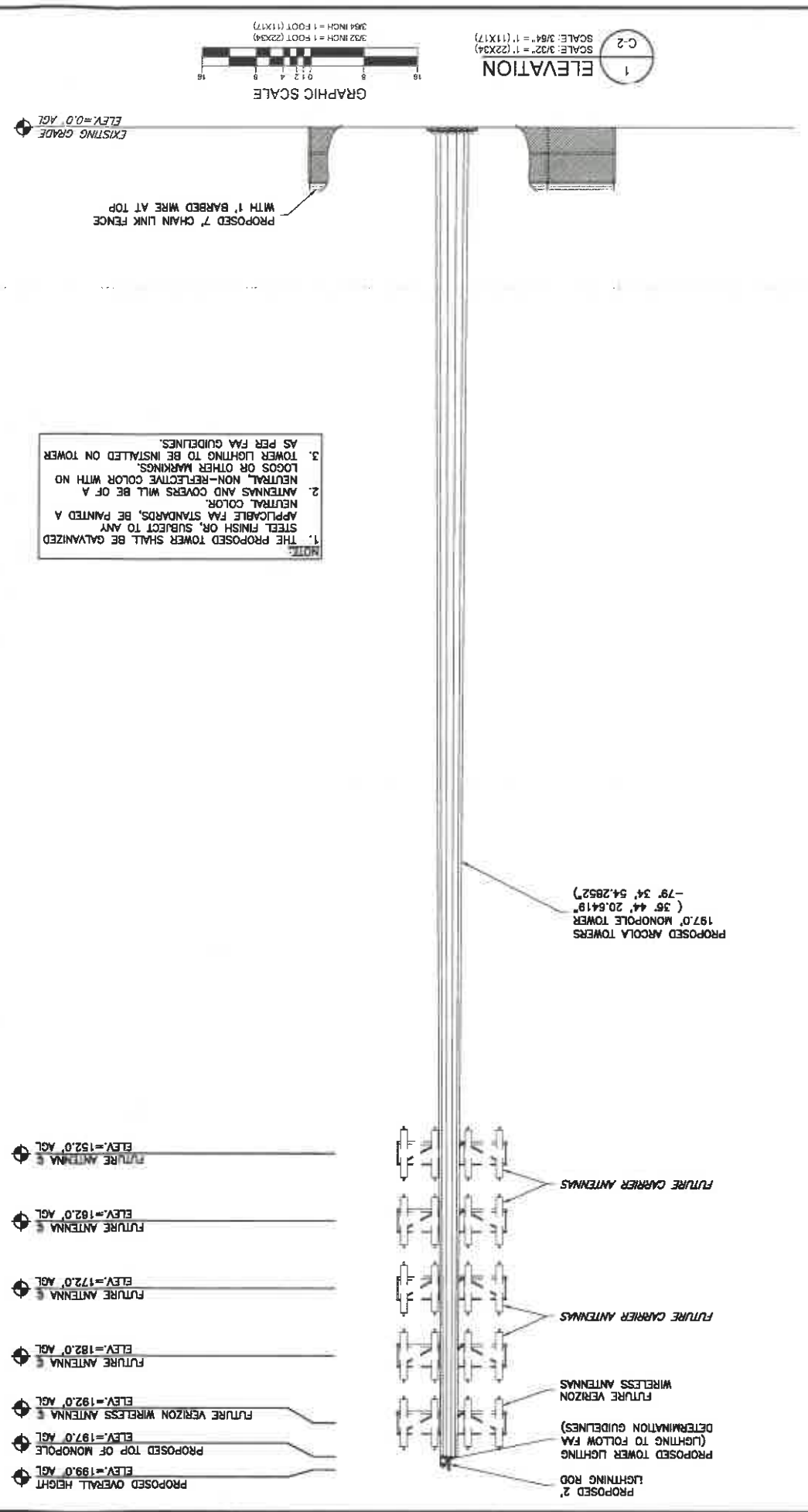
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GENERAL NOTES

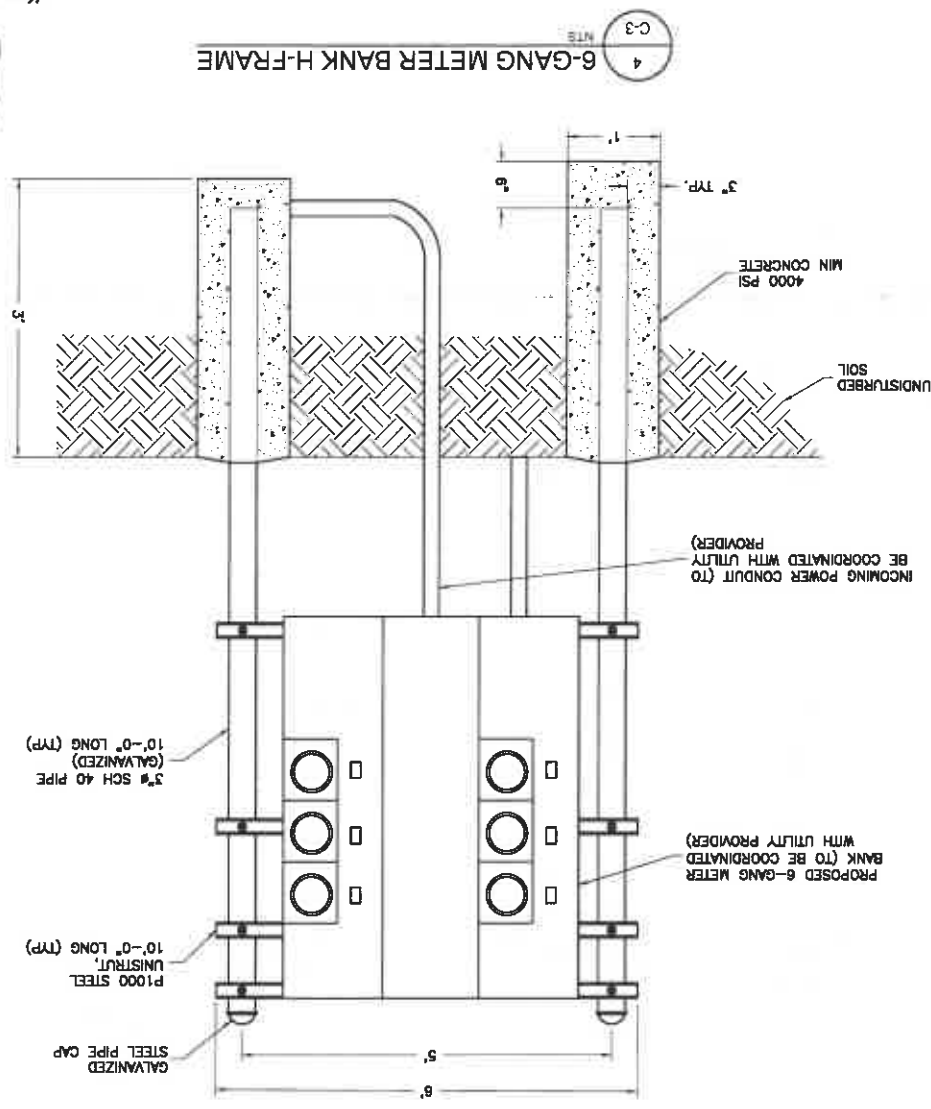
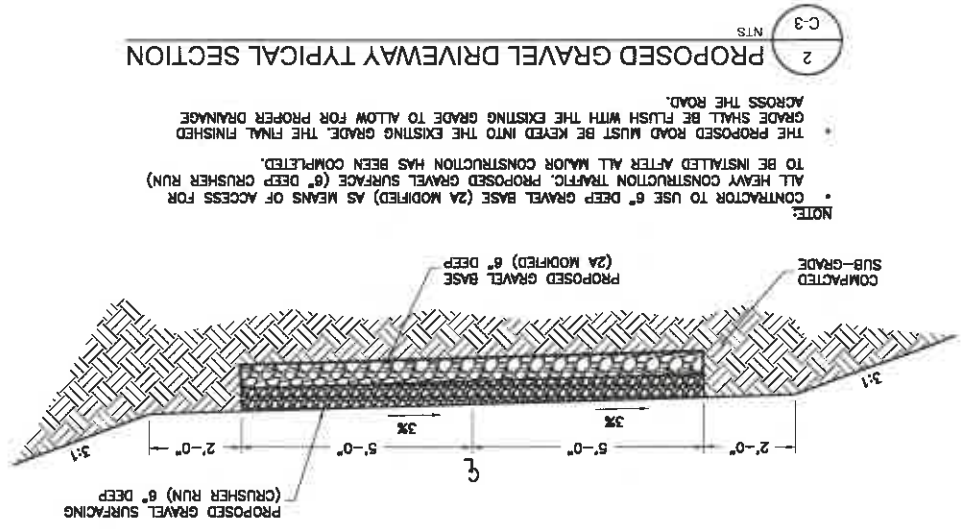
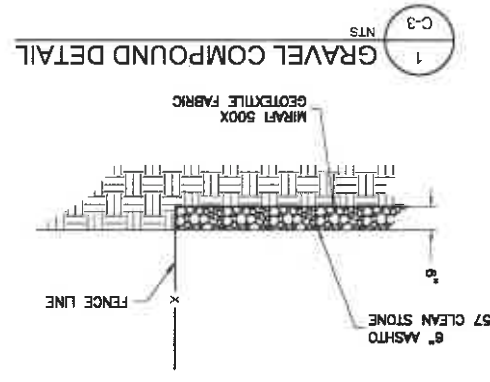
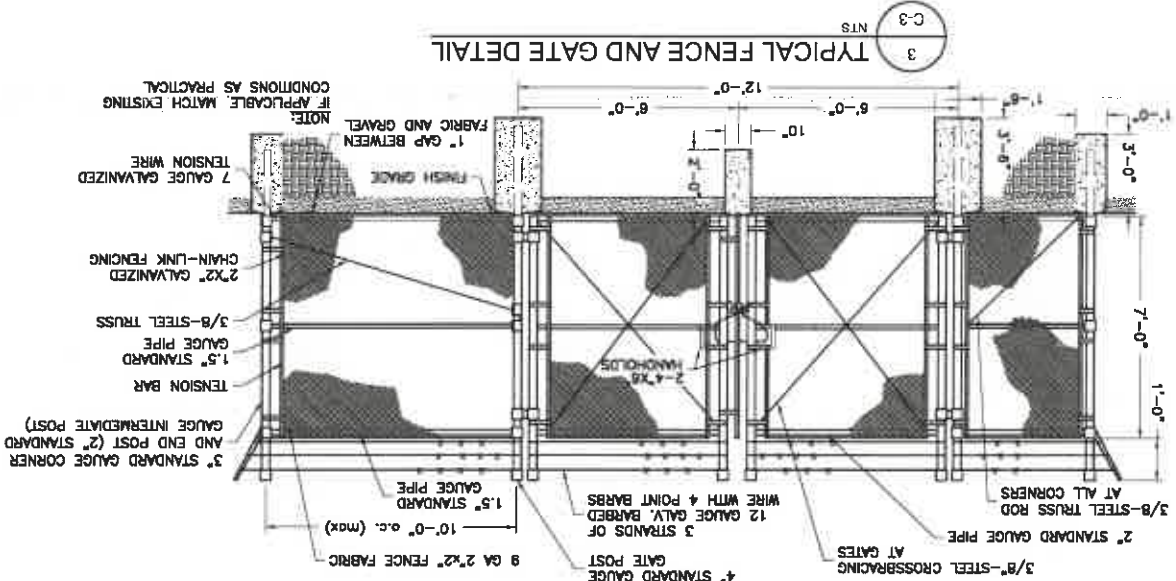
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2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTIONS THAT MAY BE REQUIRED BY ANY FEDERAL, STATE, COUNTY OR MUNICIPAL AUTHORITIES.
3. THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER, IN WRITING, OF ANY CONFLICTS, ERRORS OR OMISSIONS PRIOR TO THE SUBMISSION OF BIDS OR PERFORMANCE OF WORK. MINOR OMISSIONS OR ERRORS IN THE BID DOCUMENTS SHALL NOT RELIEVE THE CONTRACTOR FROM RESPONSIBILITY FOR THE OVERALL INTENT OF THESE DRAWINGS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING SITE IMPROVEMENTS PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL REPAIR ANY DAMAGE CAUSED AS A RESULT OF CONSTRUCTION OF THIS FACILITY.
5. THE SCOPE OF WORK FOR THIS PROJECT SHALL INCLUDE PROVIDING ALL MATERIALS, EQUIPMENT AND LABOR REQUIRED TO COMPLETE THIS PROJECT. ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
6. THE CONTRACTOR SHALL VISIT THE PROJECT SITE PRIOR TO SUBMITTING A BID TO VERIFY THAT THE PROJECT CAN BE CONSTRUCTED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
7. CONTRACTOR SHALL VERIFY ANTENNA ELEVATION AND AZIMUTH WITH RF ENGINEERING PRIOR TO INSTALLATION.
8. TRANSMITTER EQUIPMENT AND ANTENNAS ARE DESIGNED TO MEET ANSI/TIA 222-H REQUIREMENTS.
9. ALL STRUCTURAL ELEMENTS SHALL BE HOT DIPPED GALVANIZED STEEL.
10. CONTRACTOR SHALL MAKE A UTILITY "ONE CALL" TO LOCATE ALL UTILITIES PRIOR TO EXCAVATING.
11. IF ANY UNDERGROUND UTILITIES OR STRUCTURES EXIST BENEATH THE PROJECT AREA, CONTRACTOR MUST LOCATE AND CONTACT THE APPLICANT & THE OWNER'S REPRESENTATIVE. OCCUPANCY IS LIMITED TO PERIODIC MAINTENANCE AND INSPECTION BY TECHNICIANS APPROXIMATELY 2 TIMES PER MONTH.
12. PRIOR TO THE INSTALLATION OF THE PROPOSED EQUIPMENT OR MODIFICATION OF THE EXISTING STRUCTURE, A STRUCTURAL ANALYSIS SHALL BE PERFORMED BY THE OWNER TO CERTIFY THAT THE EXISTING/PROPOSED COMMUNICATION STRUCTURE AND COMPONENTS ARE STRUCTURALLY ADEQUATE TO SUPPORT ALL EXISTING AND PROPOSED ANTENNAS, COAXIAL CABLES AND OTHER APPURTENANCES.
13. PROPERTY LINE INFORMATION WAS PREPARED USING DEEDS, TAX MAPS, AND PLANS OF RECORD AND SHOULD NOT BE CONSTRUED AS AN ACCURATE BOUNDARY SURVEY.
14. THIS PLAN IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
15. THE PROPOSED FACILITY WILL CAUSE ONLY A "DE MINIMIS" INCREASE IN STORMWATER RUNOFF. THEREFORE, NO DAMAGE STRUCTURES ARE PROPOSED.
17. NO SIGNIFICANT NOISE, SMOKE, DUST, OR ODOR WILL RESULT FROM THIS FACILITY.
18. THE FACILITY IS UNMANNED AND NOT INTENDED FOR HUMAN HABITATION (NO HANDICAP ACCESS REQUIRED).
19. THE FACILITY IS UNMANNED AND DOES NOT REQUIRE POTABLE WATER OR SANITARY SERVICE.
20. POWER TO THE FACILITY WILL BE MONITORED BY A SEPARATE METER.



NOTE:
STRUCTURAL ANALYSIS OF STRUCTURE PERFORMED INDEPENDENT FROM THESE DRAWINGS.



NOTE:
1. THE PROPOSED TOWER SHALL BE GALVANIZED STEEL FINISH OR, SUBJECT TO ANY APPLICABLE FAA STANDARDS, BE PAINTED A NEUTRAL COLOR.
2. ANTENNAS AND COVERS WILL BE OF A NEUTRAL, NON-REFLECTIVE COLOR WITH NO LOGOS OR OTHER MARKINGS.
3. TOWER LIGHTING TO BE INSTALLED ON TOWER AS PER FAA GUIDELINES.



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

C-3	SHEET NUMBER																												
CONSTRUCTION DETAILS	SHEET TITLE																												
JOHN A. DAUGHTREY III, P.E. VA PROFESSIONAL ENGINEER LIC. #052122	ENGINEER																												
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	CARRIER																												
 PO BOX 2150 MIDDLEBURG, VA 20118	APPLICANT																												
TOTALLY COMMITTED. NB+C ENGINEERING SERVICES, LLC. 120 EAST SHORE DRIVE, SUITE 300 GLEN ALLEN, VA 22059 (904) 548-4078	ENGINEERING FIRM																												

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



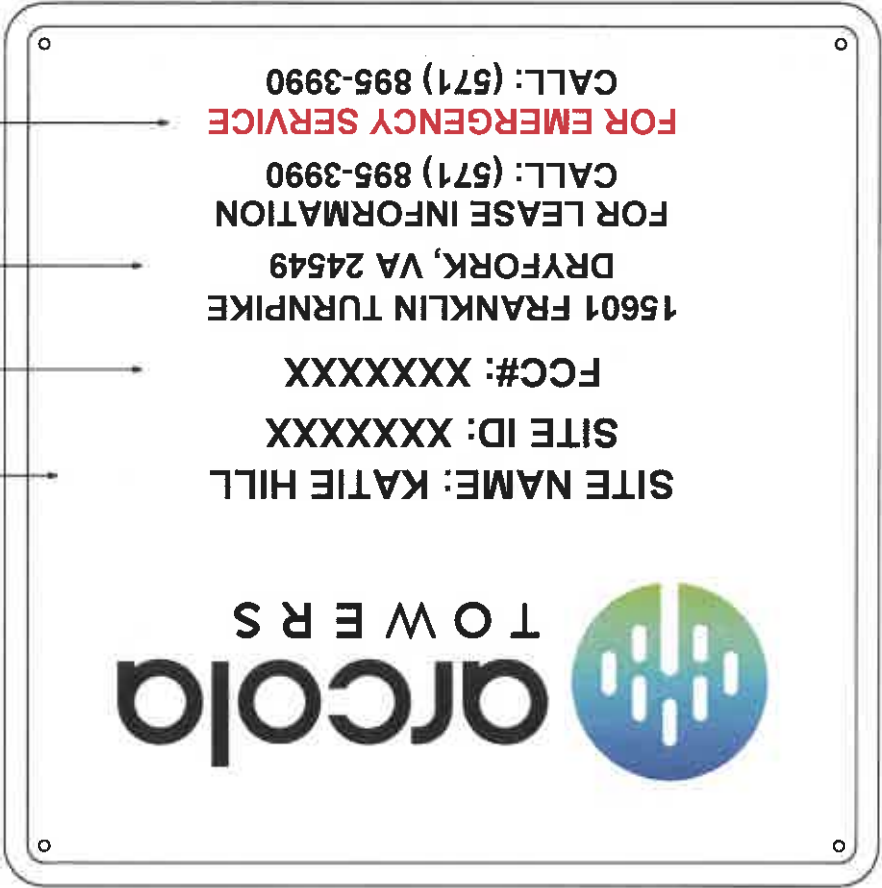
QTY: (4) EACH SIDE OF COMPOUND

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



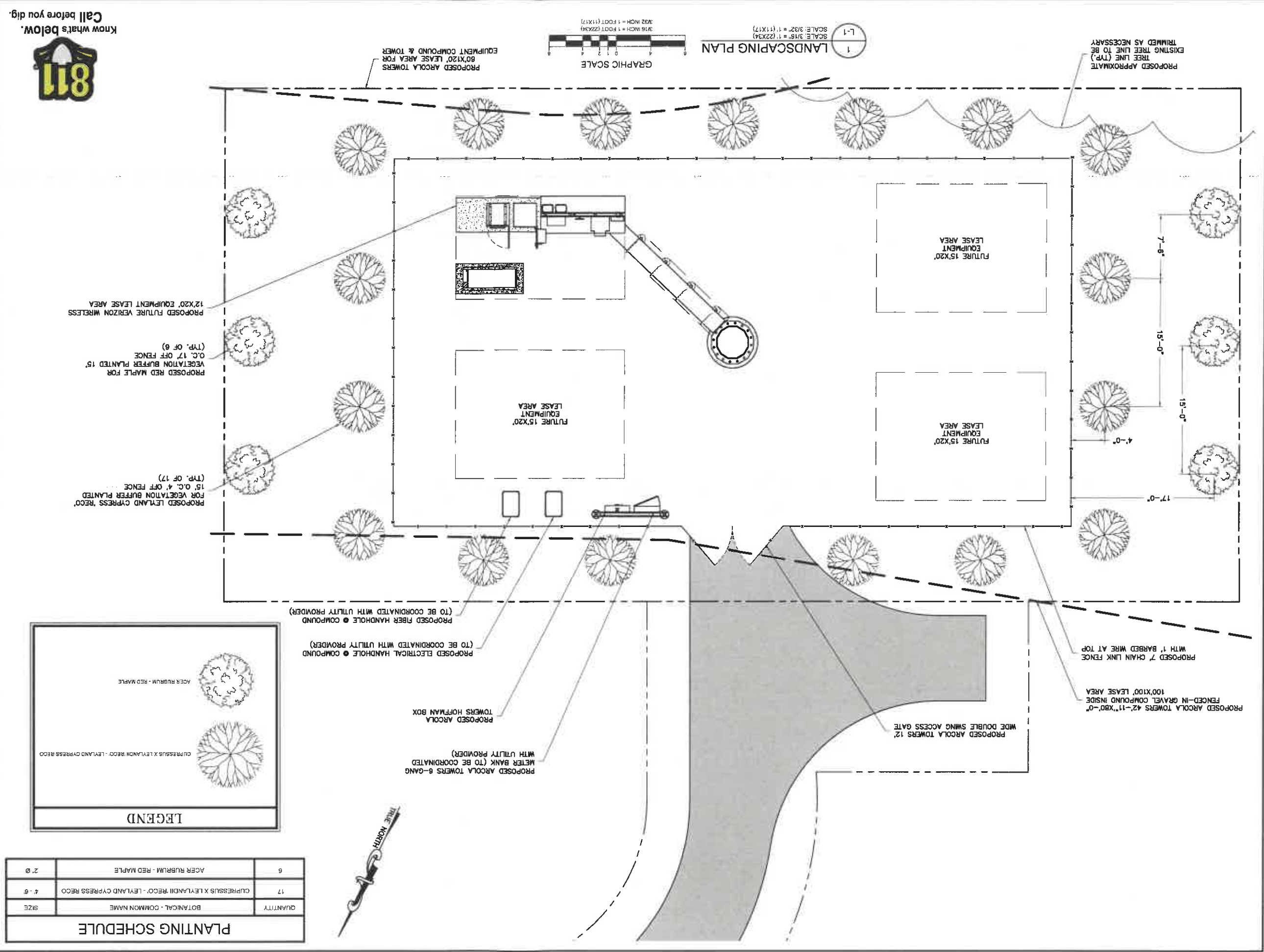
QTY: (1) TO BE MOUNTED AT EYE LEVEL ON TOWER NEAR SAFETY CLIMB

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																												
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ENGINEERING FIRM
NA+C
 TOTALLY COMMITTED
 NB+C ENGINEERING SERVICES, LLC.
 120 EAST SHORE DRIVE, SUITE 300
 GLEN ALLEN, VA 23059
 (804) 548-4079

APPLICANT
arcota 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

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1	07/28/23	FINAL ZON	AT
0	07/09/23	PRELIMINARY ZON	AT

PROFESSIONAL STAMP
 JOHN A. DAUGHTREY III
 COMMONWEALTH OF VIRGINIA
 PROFESSIONAL ENGINEER
 05/30/2024
 E.I.C. No. 042052122

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

SHEET TITLE
LANDSCAPING PLAN

SHEET NUMBER
L-1

