



BATH COUNTY BOARD OF ZONING APPEALS

DOCKET
BATH COUNTY COURTHOUSE
ROOM 115 – 7:00 P.M.
September 18, 2023

1. Call to Order
2. Acknowledge Public in Attendance
3. Additions and Corrections to Agenda
4. Hearing

Verizon Wireless and Peters Living Trust (c/o C David Peters) (Tax map #: 104-28A) – Application for a Conditional Use Permit to erect a Telecommunications Tower to serve as a communications tower (cell tower) for the Millboro area along the Cowpasture River Hwy. The property is zoned A-2 (Agricultural General) and A-1 (Agricultural Limited) and comprises 38.61 acres. The property is located in the Millboro Magisterial District.

5. Chairman's Report
6. Staff Report
7. Old Business
8. New Business:
9. Approve Minutes of August 21, 2023 meeting
10. Adjourn



BATH COUNTY BOARD OF ZONING APPEALS SUMMARY

AGENDA TITLE: Verizon Wireless and Peters Living Trust (c/o C David Peters) (Tax map #: 104-28A) – Application for a Conditional Use Permit to erect a Telecommunications Tower to serve as a communications tower (cell tower) for the Millboro area along the Cowpasture River Hwy. The property is zoned A-2 (Agricultural General) and A-1 (Agricultural Limited) and comprises 38.61 acres. The property is located in the Millboro Magisterial District.

SUBJECT/PROPOSAL/REQUEST: Conditional Use Permit

STAFF CONTACT(S): Ms. Sherry Ryder, County Planner/Zoning Administrator

AGENDA DATE: 9-18-2023

ACTION TO BE TAKEN: yes

BACKGROUND:

Verizon Wireless and C. David Peters (Peters Living Trust) have made application for a Conditional Use Permit. The owner of the property is Peters Living Trust and Verizon Wireless will own the tower. The property is designated as Tax Map #104-28A. It comprises 38.61 acres and is zoned A-2 Agriculture and A-1 Agriculture Limited.

The tower would be used as a telecommunications tower for cellular carriers. Verizon Wireless would be the main cellular carrier on the tower. The tower is available for co-location. The tower will be a 199' monopole tower. The tower once up and running should provide coverage within a 2-3 mile radius, dependent upon the topography of course.

There will be a security fence to enclose utilities, equipment shelter buildings, back up generator, etc. The area has natural screening of trees/forest. I believe this would be sufficient screening. There is an existing road to the proposed tower site. An E&S application will need to be submitted and permit issued for any soil disturbance. There will be a total leased area of 50'x50' and a clear fall distance with no structures within the vicinity of the fall area. There is ample setback distance.

I have not had any opposition to this application at this time.

My opinion based on the foregoing is that the conditional use would be compatible and would not be a conflict to the Comprehensive Plan or Land Use Regulations. It would be beneficial for economic development, education, health and safety, etc.

The Planning Commission heard this matter on August 28, 2023, with a recommendation of 3-0 for the issuance of the Conditional Use Permit

INFORMATION: The property is not located within a designated growth area.

RELEVANT SECTION(S):

Bath County Land Use Regulations 603.00, et seq (603.03-4); 602.00, et seq (602.03-6), 802.04 et seq

Comprehensive Plan: Page 11-23, 11-26 j 3







PUBLIC NOTICE

The Bath County Board of Zoning Appeals will meet on **Monday, September 18, 2023 at 7:00 p.m.**, or as soon thereafter, in Room 115 of the Bath County Courthouse to receive public input on, discuss, and consider the following:

Verizon Wireless and Peters Living Trust (c/o C David Peters) (Tax map #: 104-28A) – Application for a Conditional Use Permit to erect a Telecommunications Tower to serve as a communications tower (cell tower) for the Millboro area along the Cowpasture River Hwy. The property is zoned A-2 (Agricultural General) and A-1 (Agricultural Limited) and comprises 38.61 acres. The property is located in the Millboro Magisterial District.

Please address all correspondence to: Bath County Board of Zoning Appeals, c/o Building, Planning & Zoning Office, Box 216, Warm Springs, Virginia 24484. For more information, contact the Building, Planning & Zoning Office by calling (540)839-7236, or e-mail at bathbpz@tcds.net. This matter will not be heard without applicant representation.

Bath County intends to comply with the requirements of the Americans with Disabilities Act. Should you need special assistance or accommodations in order to participate in the public hearing, please contact the Building, Planning & Zoning Office at least two work days prior to the hearing.

Building, Planning & Zoning
P.O. BOX 216
WARM SPRINGS, VIRGINIA
24484



PHONE: 540.839.7236
FAX: 540.839.7297

PAID

AUG 11 2023

PAMELA H. WEBB
BATH COUNTY TREASURER

RECEIPT

Date: August 8, 2023

Received From: Guidon Realty Advisors – Verizon Cell CUP application

For: Conditional Use Permit

Amount: \$500.00

Check #3046

Sherry J. Ryder



Implementation/Construction – Virginia
1831 Rady Ct., Richmond, VA 23222

Application for Bath County
Conditional Use Permit

Wireless Communication Facility
Raw Land Project

Verizon Wireless
“Cowpasture River” Site
Cowpasture River Hwy, Milboro, VA

August, 2023



COUNTY OF BATH, VIRGINIA

65 Courthouse Hill Road

P. O. Box 216

Warm Springs, VA 24484

(Please Make Checks Payable to Bath County Treasurer)

OFFICE PHONE: 540-839-7236

OFFICE FAX: 540-839-7297

COUNTY OF BATH, VIRGINIA
CUP APPLICATION
FOR TELECOMMUNICATIONS FACILITY

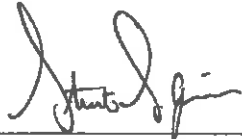
DEPARTMENT USE ONLY: Case # Application Date: FEE
New tower construction \$ 500
Co-location Application \$
Total Fee \$

MAGISTERIAL DISTRICT ZONE TAX MAP
Deed Book # page

- 1. Land Owner's Name: Peters Living Trust C/O C. David Peters
2. Mailing Address: 489 Cowpasture River Hwy, Millboro, VA 24460
3. Phone Number(work): 804-901-7433 (Home)
4. Applicant's Name: Verizon Wireless c/o Stuart Squier
5. Mailing Address: 3126 W. Cary St. #604, Richmond, VA 23221
6. Phone Number(work): 804-901-7433 (Home)
7. Location of Property: Unaddressed parcel (104-0-28A) on west side of Cowpasture River Hwy.
Coordinates: N 37 55 36.27, W 79 43 02.27
8. Description of Proposal: Installation of 199-foot overall height wireless telecommunication facility and related equipment within new 50'x50' fenced equipment compound.
9. Is property currently zoned for telecommunications? Yes or No X
10. Are there any deed restrictions for the proposed property? Yes or No X

I hereby submit this CUP application for telecommunications facility and acknowledge that the information given heron, together with required supplementary drawings or technical data, are all part of said application and upon issuance permit hereby certify that work will be done as stated or shown as part of said application

and will be held in compliance with applicable County Ordinances, State Laws, and Regulations. It is further known to not comply with any part or terms is sufficient cause to revoke a permit, and permit is voided if work is not begun within six (6) months. **I AM AWARE THAT NO CASE WILL BE HEARD BY THE BOARD WITHOUT REPRESENTATION. Applications submitted for Conditional Use Permits need to be submitted by the last Friday of preceding month in order to be heard that month by the Planning Commission.**



Signature of Applicant/Date

By Attached Power Of Attorney

Signature of Land Owner/Date

Check List (to be included with app)

- Site Plan
- Elevation Plan
- Photo Simulations
- Engineering Report
- Co-location Policy
- Propagation Maps
- FAA Determination

Meeting Dates:

Planning Commission _____

Board of Zoning _____

Date Approved/Disapproved _____

Administrator Signature

Application Received: _____ Advertising Submitted: _____

Planning Commission Recommendation: _____

Vote: _____

Board of Zoning Recommendations: _____

Vote: _____

OWNERS' AUTHORITY LETTER
Limited Special Power of Attorney

The undersigned, C. David Peters and Sandra H. Peters, Trustees under the Peters Living Trust (the "Owners"), the sole owner of property located on Cowpasture River Highway, Millboro, VA 24460 in the Millboro Magisterial District of Bath County, Virginia, currently identified as Tax Map parcel 104-0-28A (the "Property"), do hereby make, constitute, and appoint Stuart P. Squier, consultant with GDNsites, and Lori H. Schweller or other Williams Mullen attorney, or another qualified representative, agent or contractor of Cellco Partnership d/b/a Verizon Wireless as my true and lawful attorney-in-fact and in my name, place and stead with full power and authority to file all land use, site plan, erosion and sediment control and building permit applications with Bath County, Virginia, for any and all governmental approvals needed or desired to permit, install, and construct a wireless communications facility ("WCF") on the Property and to do and perform all acts and make any and all representations necessary during the zoning, special use, site plan, and building permitting process with regarding to such approvals.

This Limited Power of Attorney shall not terminate until the last to occur of the following: (a) said WCF is approved and constructed; (b) it is revoked, rescinded, or modified by the Owners; or (c) five (5) years have elapsed from the date set forth below.

In witness whereof, I have set my hand and seal this _____ day of _____, 2023.



C. David Peters, Trustee of the Peters Living Trust



Sandra H. Peters, Trustee of the Peters Living Trust

COMMONWEALTH OF VIRGINIA
COUNTY/CITY OF Covington, to wit:

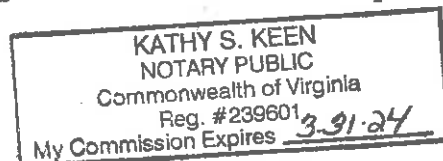
I, Kathy S. Keen, a Notary Public in and for the jurisdiction aforesaid, do hereby certify that C. David Peters, in his capacity as Trustee of the Peters Living Trust, whose name as such is signed to the writing above, has acknowledged the same before me in the jurisdiction aforesaid.

Witness my hand and notorial seal this 23 day of June, 2023.


Notary Public

My Commission expires: 3-31-24

[SEAL]



COMMONWEALTH OF VIRGINIA
COUNTY/CITY OF Countryside, to wit:

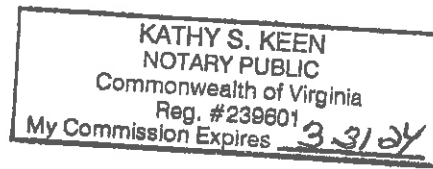
I, Kathy S. Keen, a Notary Public in and for the jurisdiction aforesaid, do hereby certify that Sandra H. Peters, in her capacity as Trustee of the Peters Living Trust, whose name as such is signed to the writing above, has acknowledged the same before me in the jurisdiction aforesaid.

Witness my hand and notarial seal this 23 day of June, 2023.

Kathy S. Keen
Notary Public

My Commission expires: 3/31/24.

[SEAL]



**VERIZON - "COWPASTURE RIVER" SITE
TELECOMMUNICATION TOWER AND ANTENNA SYSTEMS FACILITY**

Project Description:

Cellco Partnership, d/b/a as Verizon Wireless ("Verizon"), respectfully requests approval of a Conditional Use Permit pursuant to Section 602.03-6 and 603.03-4 of the Bath County Zoning Ordinance in order to allow the installation of a Wireless Communications Tower facility in the A-1 and A-2 Agricultural Districts. The subject property is dual-zoned A-1 and A-2. The access drive would be located in the A-1 portion of the property, while the tower and equipment compound would be in the A-2 portion of the property. The proposed facility would include a steel monopole that is 195 feet tall, with an additional four feet of height for the lightning rod, for a total maximum height of 199 feet. The monopole will initially be equipped with panel antennas, radios, and associated components for Verizon's use. This project is intended to expand Verizon's network of services into an area of Bath County that currently has low to marginal levels of wireless coverage, while also meeting the needs for increased network capacity in the surrounding areas that are being served by existing, neighboring facilities that are currently overstressed.

The proposed facility will include a sectored mounting array allowing space for up to twelve (12) antennas with remote radio heads and fiber optics junction boxes connected behind the antennas. Verizon's base station cabinets housing transmit / receive radios and an emergency back-up generator with other boxes for electrical and communications utilities such as power meters, fiber optic and telephone service circuits would be attached on an H-frame stand. The monopole and all base station equipment will be installed within a 50' x 50' fenced compound and 75' x 75' (5,625 square-foot) leased area that Verizon leases from the property's owner, Peters Living Trust. In addition to allowing the deployment of the different technologies for which Verizon is licensed to provide throughout Bath County, the monopole serving this facility will also be engineered and constructed with additional structural capacity to support the co-location of antennas and components of additional providers of wireless services.

Character of the Area:

The subject property is identified as Tax Map Number 104-0-28A, which is accessed from an existing entrance on the west side of Cowpasture River Highway (State Route 42), and approximately 1/2-mile north of the intersection with Lynchburg Camp Road. Access to the facility will then be provided by an improved gravel drive approximately 2,150 feet long into a currently wooded area of the property.

The proposed facility will be located approximately 1,370 feet northwest of the nearest off-site dwelling, which is located on the property identified as Tax Map #104-0-29, owned by Roger Hager. The site is proposed to have a front yard setback of 610 feet, 380 feet side yard to the western property line, 1,195 feet to the eastern property line, and 105 feet rear yard setback to the northern property line. All setbacks exceed the minimum yard requirements of the Bath County zoning ordinance. All adjacent properties are similarly zoned A-1 and A-2 Agricultural with the surrounding properties being rural in character with agricultural, residential, and recreational use structures dispersed among fields and forested areas.

The proposed facility will operate continuously and will be unmanned. Once construction is completed it will not generate daily traffic and will only be visited by a technician approximately once per month. The site will not generate any smells or lights. The site will be supported by a sound-attenuated emergency backup power generator that will have a weekly test cycle but will not run continuously except in the case of power failure.

Network Objectives:

Verizon is licensed, by the Federal Communications Commission (FCC), to provide state-of-the-art wireless telecommunications services within Bath County using a combination of four (4) separate bands on the frequency spectrum. These consist of the 850 MHz band for Cellular (CDMA), the 1900 MHz frequency band for Personal Communications Services (PCS), the 4G Long Term Evolution (LTE) on 700 MHz band and Advance Wireless Services (AWS) on the 2100 MHz band. The current network offers data upload and download transmission speeds that are much

faster than the previous generations of wireless technologies and Verizon has also recently added high-definition calling capabilities in the form of its Voice Over LTE (VOLTE) service.

The proposed facility will provide expanded in-building coverage and additional capacity for residents, small businesses, and other nearby establishments in this area along the Cowpasture River. The site will also provide service improvements at the street level and people traveling in cars on Cowpasture River Hwy, Lynchburg Camp Rd, and other nearby local roads.

In addition to serving coverage needs in the immediate area, this facility will also provide improvements to overall network performance by adding more network capacity to transfer data throughout a much greater area. This objective is important for network stability, because it reduces the total number of customers that are relying on the marginal levels of coverage currently being provided by existing, neighbor facilities at farther distances away from this site. If the proposed facility is constructed, then the users that currently receive marginal coverage will have access to stronger signals that are in concentrated in closer proximity, while those closer to other existing facility sites will also experience improvements, because they will now be competing with fewer overall users for access to the services provided by the facilities in their own areas.

Enclosed with the CUP Application for Telecommunications facilities are the following:

- Site Plan, which includes an elevation plan
- Photosimulations
- Applicant's collocation policy
- FAA TOWAIR form
- Application fee

If the CUP request is approved, the applicant will order the tower design and will submit any required engineering report regarding the tower structure with its building permit application.

Please note that propagation maps are not included because these materials are proprietary business information. Under state law localities may no longer require applicants for permits to allow communications facilities to submit radio frequency coverage maps or similar information pursuant to Va. Code § 15.2-2316.4:2 provides as follows:

"A. In its receiving, consideration, and processing of a complete application submitted under subsection A of § 15.2-2316.4:1 or for any zoning approval required for a standard process project, a locality shall not:
2. Require an applicant to provide proprietary, confidential, or other business information to justify the need for the project, including propagation maps and telecommunications traffic studies..."

Conditional Use Permit Approval Criteria

Section 802.04-6 of the County's Land Use Ordinance provides as follows:

"In evaluating the proposed conditional use or other special exception, the Board shall address the following concerns:

- (a) The effect of the proposed use or special exception on existing and projected traffic volumes in the neighborhood;*
- (b) The current and future need for the proposed use in the County of Bath and in the area; and*
- (c) The character of the existing neighborhood and the effect of the proposed use or special exception on existing property values."*

We respectfully provide the following comments to these criteria:

- (a) The proposed wireless communications facility will generate virtually no traffic in the community. Following construction the only vehicles traveling to the site will be for bi-monthly technician visits;
- (b) The applicant's purpose for filing the CUP request is that Verizon Wireless has determined this wireless facility is needed to provide service in this area of the company's network in Bath County. There are currently no other communications support structures in the search area. There are also no suitable alternative structures for collocation (e.g. power transmission structures.) The lack of existing structure necessitates construction of this new facility. Please note that Section 15.2-2316.4:2 of the Virginia Code does not permit a locality to disapprove an application on the basis of the applicant's need for the project:

"A. In its receiving, consideration, and processing of a complete application submitted under subsection A of § 15.2-2316.4:1 or for any zoning approval required for a standard process project, a locality shall not:

1. Disapprove an application on the basis of:

- a. The applicant's business decision with respect to its designed service, customer demand for service, or quality of its service to or from a particular site;*
- b. The applicant's specific need for the project, including the applicant's desire to provide additional wireless coverage or capacity;*

- (c) The wireless communications facility is proposed in rolling terrain in a rural area with substantial tree coverage which provides full screening of the ground equipment and the lower portion of the monopole. The upper portion of the monopole and antenna equipment will be visible above the tree line from the surrounding area. But the visibility of the monopole will not change the character of the area, which has existing electric poles and wires.

Wireless voice, data, and internet communications are a necessity to residents, businesses, and travelers in Bath County and will support the County's economy and quality of life by supporting work from home, education, business and agricultural applications, dissemination of government information, emergency services, communications, and health services applications. Homebuyers look for good wireless communications when purchasing a home, and the lack of acceptable wireless service could have a negative effect on home values. Studies have found that the presence of wireless communications towers does not have a deleterious effect on home values.

Comprehensive Plan

Good wireless communications services are essential to achieving many of the County's goals from education to government services to community facilities and services. Below are examples of how improved wireless networks help to achieve the County's objectives serving its goals in the areas of Economy and Public Utilities.

Chapter 4 Economy

Improved wireless communications supports the County's economic goals of retaining and expanding business and industry and promoting and expanding tourism. Several of the objectives that the Comprehensive Plan sets out as steps to help achieve these goals depend on the presence of good wireless communications services. A few examples follow:

"Attract environmentally low-impact, high wage industries, such as those in the areas of technology, home-based, or telecommuting businesses and business incubators. Identify strategies to attract higher wage positions."

"Increase the number of telecommuters as a livelihood."

Attracting jobs that permit telecommuting requires robust wireless communications networks.

"Provide adequate land and facilities for future business and industrial development and ensure that new business and industrial development occur in suitable locations compatible with existing and planned adjacent land uses."

Business and industrial development relies on good wireless communications.

"Promote agriculture to expand and enhance the local agriculture industry, including innovative farming practices, new products, and supporting businesses."

Wireless technologies widely used in modern farming depend on broadband access. For example, wireless sensor networks sense moisture in soil and gather data to increase the efficiency of water usage.

"Explore and promote all possibilities for expanding agricultural tourism."

"Promote recreational opportunities to enhance tourism."

When exploring Bath County, tourists, hikers and campers rely on wireless service for staying in touch with fellow travelers, emergency communications, photo-sharing, and posting on social media platforms.

Chapter 7 Public Utilities

"Wireless Telecommunications. Bath County is served by several major wireless telecommunications providers, with Verizon Wireless currently having the most continuous coverage. As technologies evolve, more people move into the County, and more traffic placed on our road network in the future, there will be an increased demand for wireless communications services such as phones, pagers, video, and the internet."

"In order to accommodate such an increasing appetite for these amenities, the County will have to become more technologically savvy. Efforts should also be supported to encourage telecommuting through the use of computer technology in the County which is becoming more popular nationwide. Telecommuting jobs can help to reduce the amount of travel time on County roads, decreasing both air pollution and fuel consumption."

We strongly believe that this application meets the spirit and criteria outlined in Chapter 7 of the Bath County Comprehensive Plan related to wireless telecommunications and cell towers. The approval of this application will allow more residents of the County with telework and remote distance learning opportunities, while being located in an area that will provide a limited impact to the visual quality of the County, as demonstrated in the attached photosimulations.

Conclusion:

Verizon is confident that the proposed Telecommunications Facility meets the Zoning Ordinance's criteria for approval of Conditional Use Permits and is in accord with the goals and objectives set forth in Bath County's Comprehensive Plan. Approval of this application will support the provision of Verizon's full range of wireless communications and data services within an area of the county that currently needs greater access to high quality voice, data and broadband services. While this facility will directly benefit customers in close proximity to this site, it will also facilitate greater improvements to Verizon's overall network in Bath County by offloading strains on other existing facilities in outlying areas. This is because the total number of users who are relying on services currently provided by neighboring on-air sites will be reduced, which means those sites will then have fewer users that are competing for access to the network.

The tower serving this facility will have a galvanized finish and employ a monopole structural design which has a smaller profile than self-supporting lattice structures. The base station cabinet, generator and H-frame stand will be screened from off-site views by the vegetation surrounding the facility. Therefore, it will not impose any unexpected, adverse impacts upon the neighboring properties or the adjacent roadways.



COWPASTURE RIVER 0 COWPASTURE RIVER HIGHWAY MILLBORO, VA 24460

911 ADDRESS YES NO

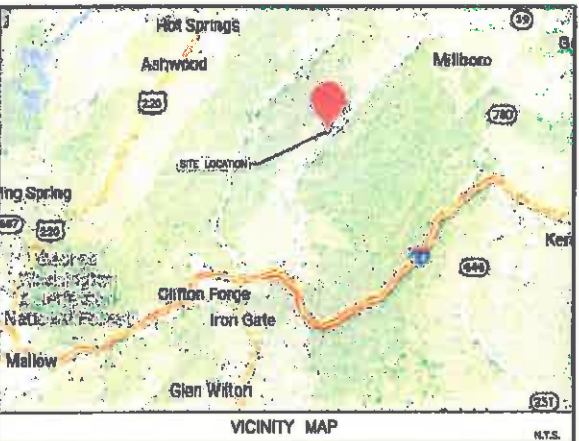
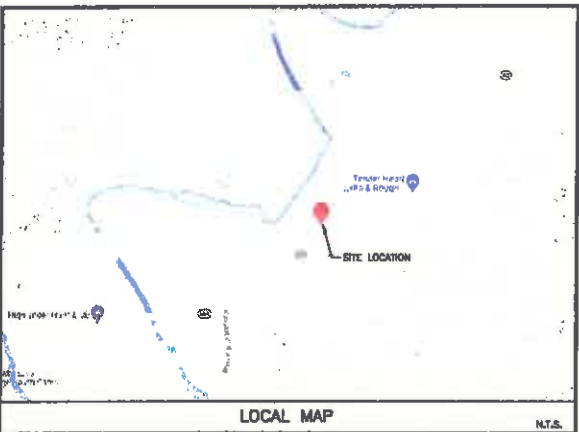
PROJECT DESCRIPTION

THE SITE WILL CONSIST OF A NEW 75'x75' PREMISES AND AN 50'X50' FENCED COMPOUND. LOCATED WITHIN THE FENCED COMPOUND WILL BE A NEW 195' MONOPOLE, EQUIPMENT, GENERATOR AND H-FRAME.

DIRECTIONS FROM THRLANE SWITCH (8750 THRLANE RD., ROANOKE, VA 24019):

TURN RIGHT ONTO THRLANE RD NW 0.3 MILES, TURN LEFT ONTO PETERS CREEK RD NW 0.2 MILES, USE THE RIGHT LANE TO MERGE ONTO I-81 N/AIS-220 N 0.2 MILES, MERGE ONTO I-81 N/AIS-220 N 0.8 MILES, TAKE EXIT 114 TO MERGE ONTO I-81 N/AIS-220 N 0.8 MILES, TAKE EXIT 1509 TO MERGE ONTO US-220 N TOWARDS FINGASTLE, 29.0 MILES, CONTINUE ONTO BOYDSTOWN RD 0.7 MILES, CONTINUE ONTO US-220N, 1.8 MILES, KEEP RIGHT AT THE FORK 0.8 MILES, USE THE RIGHT LANE TO TAKE THE RAMP TO LEXINGTON, 0.1 MILES, MERGE ONTO I-84E, 1.2 MILES, TAKE EXIT 39 FOR VA-42 TOWARDS VA-208E, 0.3 MILES, TURN LEFT ONTO VA-42N, 0.7 MILES, TURN LEFT, DESTINATION WILL BE ON THE LEFT.

DIRECTIONS



UTILITIES INFO:

POWER: BARC
800.846.2272
TELEPHONE: VERIZON
877.267.7816



2 WORKING DAYS
BEFORE YOU DIG
811
TOLL FREE
MSS UTILITY

EMERGENCY INFO:

JURISDICTION:
BATH COUNTY
LOCAL FIRE AND RESCUE:
540.987.5848
LOCAL POLICE:
540.639.2375

PROJECT TEAM

REAL ESTATE: NATHAN HOLLAND	PHONE NUMBER: 757.305.8420
ZONING: NATHAN HOLLAND	PHONE NUMBER: 757.305.8420
CONSTRUCTION: JON KIRBY	PHONE NUMBER: 540.280.9630
UTILITIES: JON KIRBY	PHONE NUMBER: 540.280.9630
ENVIRONMENTAL: ANDREW HENDRICKS	PHONE NUMBER: 703.478.0055

REV. NO.	DESCRIPTION	BY	DATE	REV. NO.	DESCRIPTION	BY	DATE
0	FOR ZONING	JEC	04/13/23				
1	PER COMMENTS	JEC	06/15/23				

A & E CONSULTING TEAM

ARCHITECTURE AND ENGINEERING:
DEWBERRY ENGINEERS INC.
4800 LAKE BROOK DRIVE, SUITE 200
GLEN ALLEN, VA 23060
PHONE # 804.305.3348
CONTACT: HILARY SIEGALL, PE
PHONE # 804.305.3383
CONTACT: BRAD ROSK, SENIOR PROJECT MANAGER

ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE GOVERNING AUTHORITIES:

- 2018 INTERNATIONAL BUILDING CODE (IBC)
- 2017 NATIONAL ELECTRICAL CODE (NEC)
- 2018 NFPA 701, LIFE SAFETY CODE
- MANUAL OF STEEL CONSTRUCTION, 14th EDITION
- AMERICAN CONCRETE INSTITUTE
- ANSI/TIA-222-H
- ANTENNA SUPPORTING STRUCTURES AND ANTENNAS HAVE BEEN DESIGNED IN ACCORDANCE WITH THE IBC 2018 SECTION 1609 WIND LOADS, EXCEPTION (6) REFERENCING TIA-222
- LOCAL BUILDING CODE
- CITY/COUNTY ORDINANCES

PROJECT SUMMARY

PROPERTY OWNER:
PETERS LIVING TRUST
C/O R DAVID PETERS
489 COWPASTURE RIVER HWY
MILLBORO, VA 24460

TOWER OWNER:
VERIZON WIRELESS
1831 RADY COURT
RICHMOND, VA 23222

PROJECT INFO:
CANDIDATE NAME: COWPASTURE RIVER

APPLICANT INFO:
VERIZON WIRELESS
1831 RADY COURT
RICHMOND, VA 23222
PHONE: 804.843.7313
CONTACT: STEVE FANSHAW

PROJECT DATA:
ZONING: A-1 & A-2
PARCEL ID: 104-G-28A
ACRES: 38.62 ACRES
JURISDICTION: BATH COUNTY
SITE TYPE: WIRELAND
TOWER TYPE: MONOPOLE
TOWER HEIGHT: 195'
PRIMES: 5025 SF
AREA OF DISTURBANCE: 1440,000 SF

CENTER OF PROPOSED TOWER:
LATITUDE: 37° 55' 36.27" N / 37.928742
LONGITUDE: 78° 43' 02.27" W / -78.717287
GROUND ELEVATION: 1576.2' AMSL
*PER 1A SURVEY CERTIFICATION PREPARED BY POINT TO POINT LAND SURVEYING, INC DATED 02/16/23

THIS DOCUMENT WAS DEVELOPED TO REFLECT A SPECIFIC SITE AND ITS SITE CONDITIONS AND IS NOT TO BE USED FOR ANOTHER SITE OR UNDER OTHER CONDITIONS WITHOUT REUSE OF THIS DOCUMENT IS AT THE SOLE RISK OF THE USER.

A.D.A. COMPLIANCE:
FACILITY IS UNMARKED AND NOT FOR HUMAN HABITATION.

INDEX OF DRAWINGS

SHT. NO.	DESCRIPTION
T-1	TITLE SHEET
Z-0	EXISTING CONDITIONS
Z-1	OVERALL SITE PLAN
Z-2	ENLARGED SITE PLAN
Z-3	ELEVATION



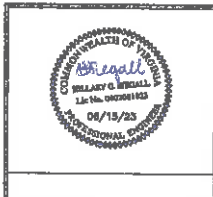
VERIZON WIRELESS
1831 RADY COURT
RICHMOND, VA 23222

COWPASTURE RIVER

ZONING DRAWINGS

REV. NO.	DATE	DESCRIPTION
1	06/15/23	PER COMMENTS
0	04/13/23	FOR ZONING

Dewberry Engineers Inc.
4800 Lake Brook Drive, Suite 200
Glen Allen, VA 23060
Phone: 804.305.3348
Fax: 804.305.3383
www.dewberry.com



DRAWN BY:	JEC
REVIEWED BY:	MKW
CHECKED BY:	HGS
PROJECT NUMBER:	50180123
SITE ADDRESS:	

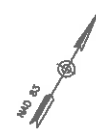
0 COWPASTURE RIVER HWY
MILLBORO, VA 24460

SHEET TITLE
TITLE SHEET
SHEET NUMBER

T-1

LEGEND	
	Existing Property Line (Approximate)
	Existing Roadway
	Existing Zoning Boundary
	LOCUS PROPERTY LINE

QUETAS CASTRA, INCORPORATED
166 LYNCHBURG CAMP ROAD
PARCEL ID: 104 27
ZONE: A-1, A-2, & FH-1



verizon

VERIZON WIRELESS
1631 RADY COURT
RICHMOND, VA 23222

COWPASTURE RIVER

ZONING DRAWINGS

NO.	DATE	DESCRIPTION
1	08/15/23	PER COMMENTS
0	04/13/23	FOR ZONING

Dewberry

Dewberry Engineers Inc.
4088 Lake Branch Drive, Suite 300
Chesapeake, VA 23060
Phone: 757.536.7700
Fax: 757.536.7701
www.dewberry.com



DRAWN BY:	JEC
REVIEWED BY:	MKW
CHECKED BY:	HGS
PROJECT NUMBER:	50180123
SITE ADDRESS:	

0 COWPASTURE RIVER HWY
MILLBORO, VA 24460

SHEET TITLE

EXISTING CONDITIONS

SHEET NUMBER

Z-0

- NOTES:**
- SOME EXISTING & PROPOSED INFORMATION NOT SHOWN FOR CLARITY.
 - EXISTING CONDITIONS BASED ON SURVEY COMPLETED BY POINT TO POINT LAND SURVEYORS DATED 02/16/23.

TYLER S. & MARSHA C. ARMEL
3970 COWPASTURE RIVER HIGHWAY
PARCEL ID: 104-0-26A
ZONE: A-1 & A-2

TYLER S. & MARSHA C. ARMEL
3970 COWPASTURE RIVER HIGHWAY
PARCEL ID: 104-0-28
ZONE: A-1 & A-2

C. DAVID PETERS & SANDRA K. PETERS,
TRUSTEES, OR THEIR SUCCESSORS IN
TRUST, UNDER THE PETERS LIVING TRUST
COWPASTURE RIVER HIGHWAY
PARCEL ID: 104 28A
ZONE: A-1 & A-2

CHRISTOPHER T. GUIDLEY
4218 COWPASTURE RIVER HIGHWAY
PARCEL ID: 104-0-29A
ZONE: A-1 & A-2

ROGER HAGER
4336 COWPASTURE RIVER HIGHWAY
PARCEL ID: 104-0-29
ZONE: A-2

EXISTING CONDITIONS

SCALE: 1"=200' FOR 11x17
1"=100' FOR 22x34



1

TITLE EXCEPTIONS

THIS SURVEY WAS COMPLETED WITH THE AID OF TITLE WORK PREPARED BY THE LAW OFFICE OF JAMES G. PRINCE AND CAMDEN TITLE & SETTLEMENT COMPANY, INC., DATE OF DECEMBER 21, 2022, FOR THE PARENT PARCEL, TO DETERMINE THE IMPACTS OF EXISTING TITLE EXCEPTIONS.

D. EASEMENTS AND/OR RIGHTS-OF-WAY:

1. RIGHT TO CONSTRUCT, OPERATE AND MAINTAIN CABLES, CROSSARMS, CUTS, ANCHORS, INSULATORS, WIRES, AND OTHER FACILITIES ON POLES, ETC., AS SET FORTH IN AN INSTRUMENT DATED APRIL 9, 1945 AND RECORDED AMONG THE LAND RECORDS OF BATH COUNTY, VIRGINIA IN DEED BOOK NO. 64, PAGE 22, FROM PAUL W. MOSS AND MRS. GLADYS EAST MOSS, HIS WIFE TO CLIFTON FORGE WAYNESBORO TELEPHONE COMPANY.

[WE ARE UNABLE TO ASCERTAIN IF THIS ITEM IS APPLICABLE TO THE PARENT PARCEL, BECAUSE THE DESCRIPTION IS VAGUE, AND THEREFORE, WE ARE UNABLE TO ASCERTAIN THE EXACT LOCATION THEREOF.]

F. COVENANTS, CONDITIONS AND/OR RESTRICTIONS, OR OTHER MATTERS:

1. POSSIBLE CONTINUED EFFECT OF A LEASE FOR OIL AND GAS DRILLING PURPOSES, AS SET FORTH IN AN AGREEMENT DATED JANUARY 3, 1981 AND RECORDED AMONG THE LAND RECORDS OF BATH COUNTY, VIRGINIA IN DEED BOOK NO. 71, PAGE 131, BETWEEN PAUL W. MOSS AND GLADYS E. MOSS AND THE PURE OIL COMPANY.

[WE ARE UNABLE TO ASCERTAIN IF THIS ITEM IS APPLICABLE TO THE PARENT PARCEL, BECAUSE THE DESCRIPTION IS VAGUE, AND THEREFORE, WE ARE UNABLE TO ASCERTAIN THE EXACT LOCATION THEREOF.]

2. POSSIBLE CONTINUED EFFECT OF A LEASE FOR EXPLORING, PROSPECTING, DRILLING, MINING, OPERATING FOR AND PRODUCING OIL AND GAS, ETC., AS SET FORTH IN AN OIL AND GAS LEASE, DATED FEBRUARY 25, 1980 AND RECORDED AMONG THE LAND RECORDS OF BATH COUNTY, VIRGINIA IN DEED BOOK NO. 101, PAGE 530, BETWEEN PAUL W. MOSS AND GLADYS EAST MOSS, HIS WIFE AND RICHARD S. GADDY.

[THIS ITEM IS NOT APPLICABLE TO THE PARENT PARCEL.]

PARENT PARCEL

OWNER: C. DAVID PETERS AND SANDRA H. PETERS, TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE PETERS LIVING TRUST DATED DECEMBER 15, 2018

SITE ADDRESS: COWPASTURE RIVER HWY, CRANE, VA 24448

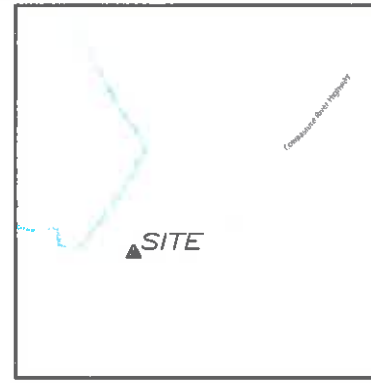
PARCEL ID: 104 28A

AREA: 38.61 ACRES (PER TAX ASSESSOR)

ZONED: A1 & A2

ALL ZONING INFORMATION SHOULD BE VERIFIED WITH THE PROPER ZONING OFFICIALS

REFERENCE: INSTRUMENT NO. 16-796; PLAT CABINET 1, SLIDE 148



VICINITY MAP

NOT TO SCALE

GENERAL NOTES

* THIS SPECIFIC PURPOSE SURVEY IS FOR THE LESSEE PREMISES AND EASEMENTS ONLY. THIS SPECIFIC PURPOSE SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF VERIZON WIRELESS AND EXCLUSIVELY FOR THE TRANSFER OF THE LESSEE PREMISES AND THE RIGHTS OF EASEMENT SHOWN HEREON AND SHALL NOT BE USED AS AN EVIDENCE OR EVIDENCE IN THE FEE SIMPLE TRANSFER OF THE PARENT PARCEL NOR ANY PORTION OR PORTIONS THEREOF. BOUNDARY INFORMATION SHOWN HEREON HAS BEEN COMPILED FROM TAX MAPS AND DEED DESCRIPTIONS ONLY. NO BOUNDARY SURVEY OF THE PARENT PARCEL WAS PERFORMED.

THIS DRAWING DOES NOT REPRESENT A BOUNDARY SURVEY.

EQUIPMENT USED FOR ANGULAR & LINEAR MEASUREMENTS: LEICA TPS 1200 ROBOTIC & GOMAX ZENTH 35. (DATE OF LAST FIELD VISIT: 01/18/2023)

THE 1' CONTOURS AND SPOT ELEVATIONS SHOWN ON THIS SPECIFIC PURPOSE SURVEY ARE ADJUSTED TO NAVD 88 DATUM (COMPUTED USING GEDD18) AND HAVE A VERTICAL ACCURACY OF ± 0.5'. CONTOURS OUTSIDE THE IMMEDIATE SITE AREA ARE APPROXIMATE.

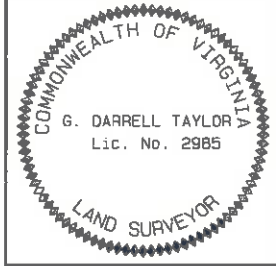
BEARINGS SHOWN ON THIS SPECIFIC PURPOSE SURVEY ARE BASED ON VIRGINIA GRID NORTH (NAD 83) NORTH ZONE.

PER THE FEMA FLOODPLAIN MAPS, THE SITE IS LOCATED IN AN AREA DESIGNATED AS ZONE X (AREA OF MODERATE FLOOD HAZARD). COMMUNITY PANEL NO. : 5107023758 DATED: 04/02/2023.

NO WETLAND AREAS HAVE BEEN INVESTIGATED BY THIS SPECIFIC PURPOSE SURVEY.

ALL ZONING INFORMATION SHOULD BE VERIFIED WITH THE PROPER ZONING OFFICIALS.

ANY UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM ABOVE GROUND FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEES THAT ANY UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT ANY UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED ANY UNDERGROUND UTILITIES.



NO.	DATE	REVISION
1.	02/16/23	REVISED LAYOUT - AJT

POINT TO POINT LAND SURVEYORS
100 Governors Trace, Ste. 103
Peachtree City, GA 30289
(p) 678.565.4440
(f) 678.565.4497
(w) pointpointsurvey.com



SPECIFIC PURPOSE SURVEY PREPARED FOR:

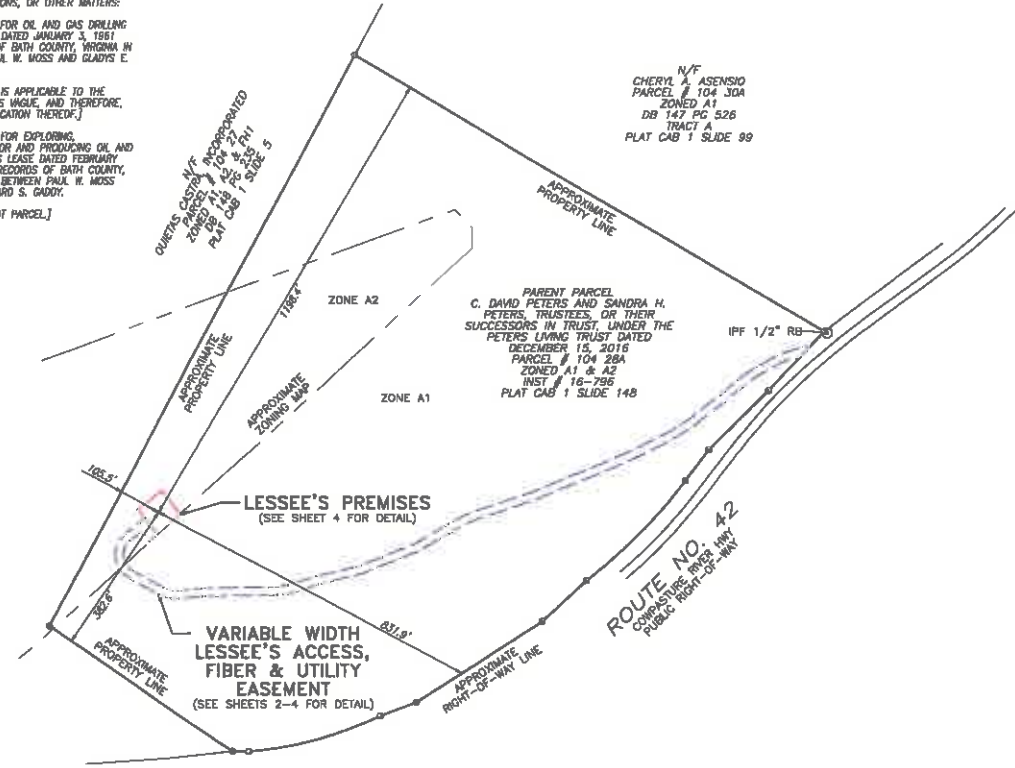


COWPASTURE RIVER

MILLBORO MAGISTERIAL DISTRICT
BATH COUNTY, VIRGINIA

DRAWN BY: AJT
CHECKED BY: JKL
APPROVED: D. MILLER
DATE: JANUARY 25, 2023

SHEET:
1



N/F
CHERYL A ASENSIO
PARCEL # 104 J04
ZONED A1
DB 147 PG 526
TRACT A
PLAT CAB 1 SLIDE 99

PARENT PARCEL
C. DAVID PETERS AND SANDRA H.
PETERS, TRUSTEES, OR THEIR
SUCCESSORS IN TRUST, UNDER THE
PETERS LIVING TRUST DATED
DECEMBER 15, 2018
PARCEL # 104 28A
ZONED A1 & A2
INST # 16-796
PLAT CAB 1 SLIDE 148

SURVEYOR'S CERTIFICATION

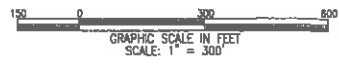
I HEREBY CERTIFY THAT THIS MAP IS CORRECT AND THAT ANY VISIBLE ENCROACHMENTS ARE SHOWN HEREON.

G. Darrell Taylor
G. DARRELL TAYLOR, PLS
DATE: 02/16/2023

THIS MAP IS NOT A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS. THIS MAP IS ONLY INTENDED FOR THE PARTIES AND PURPOSES SHOWN. THIS MAP IS NOT FOR RECORDEATION.

LEGEND

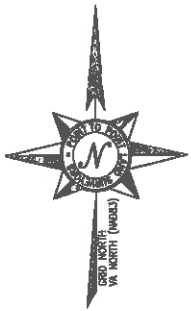
BOE	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
BSP	BOUNDARY SURVEY POINT
AD	AS SHOWN
DIR	DRAWN
N/F	NOT FOR FINALLY
CL	CONTOUR
CP	CORNER OF PAVEMENT
CM	CONCRETE METAL PIPE
P	PIVOT POINT



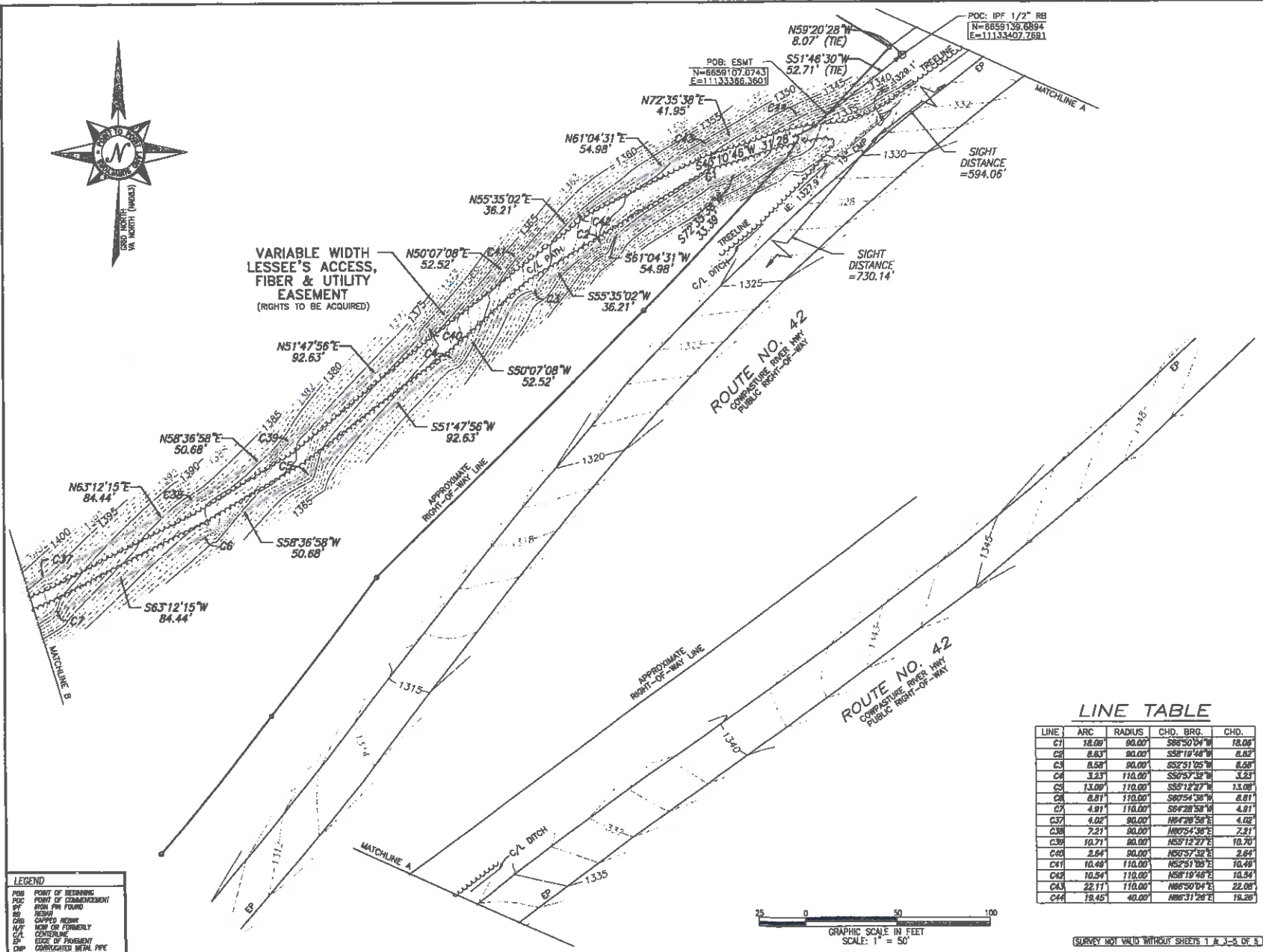
(SURVEY NOT VALID WITHOUT SHEETS 2-5 OF 5)



Virginia (Print 5, 6x6) (V) (P) (C) (I) (J) (K) (L) (M) (N) (O) (P) (Q) (R) (S) (T) (U) (V) (W) (X) (Y) (Z) (AA) (AB) (AC) (AD) (AE) (AF) (AG) (AH) (AI) (AJ) (AK) (AL) (AM) (AN) (AO) (AP) (AQ) (AR) (AS) (AT) (AU) (AV) (AW) (AX) (AY) (AZ) (BA) (BB) (BC) (BD) (BE) (BF) (BG) (BH) (BI) (BJ) (BK) (BL) (BM) (BN) (BO) (BP) (BQ) (BR) (BS) (BT) (BU) (BV) (BW) (BX) (BY) (BZ) (CA) (CB) (CC) (CD) (CE) (CF) (CG) (CH) (CI) (CJ) (CK) (CL) (CM) (CN) (CO) (CP) (CQ) (CR) (CS) (CT) (CU) (CV) (CW) (CX) (CY) (CZ) (DA) (DB) (DC) (DD) (DE) (DF) (DG) (DH) (DI) (DJ) (DK) (DL) (DM) (DN) (DO) (DP) (DQ) (DR) (DS) (DT) (DU) (DV) (DW) (DX) (DY) (DZ) (EA) (EB) (EC) (ED) (EE) (EF) (EG) (EH) (EI) (EJ) (EK) (EL) (EM) (EN) (EO) (EP) (EQ) (ER) (ES) (ET) (EU) (EV) (EW) (EX) (EY) (EZ) (FA) (FB) (FC) (FD) (FE) (FF) (FG) (FH) (FI) (FJ) (FK) (FL) (FM) (FN) (FO) (FP) (FQ) (FR) (FS) (FT) (FU) (FV) (FW) (FX) (FY) (FZ) (GA) (GB) (GC) (GD) (GE) (GF) (GG) (GH) (GI) (GJ) (GK) (GL) (GM) (GN) (GO) (GP) (GQ) (GR) (GS) (GT) (GU) (GV) (GW) (GX) (GY) (GZ) (HA) (HB) (HC) (HD) (HE) (HF) (HG) (HH) (HI) (HJ) (HK) (HL) (HM) (HN) (HO) (HP) (HQ) (HR) (HS) (HT) (HU) (HV) (HW) (HX) (HY) (HZ) (IA) (IB) (IC) (ID) (IE) (IF) (IG) (IH) (II) (IJ) (IK) (IL) (IM) (IN) (IO) (IP) (IQ) (IR) (IS) (IT) (IU) (IV) (IW) (IX) (IY) (IZ) (JA) (JB) (JC) (JD) (JE) (JF) (JG) (JH) (JI) (JJ) (JK) (JL) (JM) (JN) (JO) (JP) (JQ) (JR) (JS) (JT) (JU) (JV) (JW) (JX) (JY) (JZ) (KA) (KB) (KC) (KD) (KE) (KF) (KG) (KH) (KI) (KJ) (KK) (KL) (KM) (KN) (KO) (KP) (KQ) (KR) (KS) (KT) (KU) (KV) (KW) (KX) (KY) (KZ) (LA) (LB) (LC) (LD) (LE) (LF) (LG) (LH) (LI) (LJ) (LK) (LL) (LM) (LN) (LO) (LP) (LQ) (LR) (LS) (LT) (LU) (LV) (LW) (LX) (LY) (LZ) (MA) (MB) (MC) (MD) (ME) (MF) (MG) (MH) (MI) (MJ) (MK) (ML) (MN) (MO) (MP) (MQ) (MR) (MS) (MT) (MU) (MV) (MW) (MX) (MY) (MZ) (NA) (NB) (NC) (ND) (NE) (NF) (NG) (NH) (NI) (NJ) (NK) (NL) (NM) (NN) (NO) (NP) (NQ) (NR) (NS) (NT) (NU) (NV) (NW) (NX) (NY) (NZ) (OA) (OB) (OC) (OD) (OE) (OF) (OG) (OH) (OI) (OJ) (OK) (OL) (OM) (ON) (OO) (OP) (OQ) (OR) (OS) (OT) (OU) (OV) (OW) (OX) (OY) (OZ) (PA) (PB) (PC) (PD) (PE) (PF) (PG) (PH) (PI) (PJ) (PK) (PL) (PM) (PN) (PO) (PP) (PQ) (PR) (PS) (PT) (PU) (PV) (PW) (PX) (PY) (PZ) (QA) (QB) (QC) (QD) (QE) (QF) (QG) (QH) (QI) (QJ) (QK) (QL) (QM) (QN) (QO) (QP) (QQ) (QR) (QS) (QT) (QU) (QV) (QW) (QX) (QY) (QZ) (RA) (RB) (RC) (RD) (RE) (RF) (RG) (RH) (RI) (RJ) (RK) (RL) (RM) (RN) (RO) (RP) (RQ) (RR) (RS) (RT) (RU) (RV) (RW) (RX) (RY) (RZ) (SA) (SB) (SC) (SD) (SE) (SF) (SG) (SH) (SI) (SJ) (SK) (SL) (SM) (SN) (SO) (SP) (SQ) (SR) (SS) (ST) (SU) (SV) (SW) (SX) (SY) (SZ) (TA) (TB) (TC) (TD) (TE) (TF) (TG) (TH) (TI) (TJ) (TK) (TL) (TM) (TN) (TO) (TP) (TQ) (TR) (TS) (TT) (TU) (TV) (TW) (TX) (TY) (TZ) (UA) (UB) (UC) (UD) (UE) (UF) (UG) (UH) (UI) (UJ) (UK) (UL) (UM) (UN) (UO) (UP) (UQ) (UR) (US) (UT) (UU) (UV) (UW) (UX) (UY) (UZ) (VA) (VB) (VC) (VD) (VE) (VF) (VG) (VH) (VI) (VJ) (VK) (VL) (VM) (VN) (VO) (VP) (VQ) (VR) (VS) (VT) (VU) (VV) (VW) (VX) (VY) (VZ) (WA) (WB) (WC) (WD) (WE) (WF) (WG) (WH) (WI) (WJ) (WK) (WL) (WM) (WN) (WO) (WP) (WQ) (WR) (WS) (WT) (WU) (WV) (WW) (WX) (WY) (WZ) (XA) (XB) (XC) (XD) (XE) (XF) (XG) (XH) (XI) (XJ) (XK) (XL) (XM) (XN) (XO) (XP) (XQ) (XR) (XS) (XT) (XU) (XV) (XW) (XZ) (YA) (YB) (YC) (YD) (YE) (YF) (YG) (YH) (YI) (YJ) (YK) (YL) (YM) (YN) (YO) (YP) (YQ) (YR) (YS) (YT) (YU) (YV) (YW) (YX) (YZ) (ZA) (ZB) (ZC) (ZD) (ZE) (ZF) (ZG) (ZH) (ZI) (ZJ) (ZK) (ZL) (ZM) (ZN) (ZO) (ZP) (ZQ) (ZR) (ZS) (ZT) (ZU) (ZV) (ZW) (ZX) (ZY) (ZZ)



VARIABLE WIDTH
LESSEE'S ACCESS,
FIBER & UTILITY
EASEMENT
(RIGHTS TO BE ACQUIRED)



LEGEND

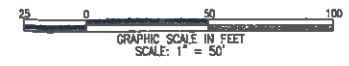
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- IPF IRON PIN FOUND
- RR RAILROAD
- CRS CROPPED REGION
- N/F NEW OR FORMERLY
- C/L CENTERLINE
- EP EDGE OF PAVEMENT
- OMP CORRUGATED METAL PIPE
- EP IMPROVED PAVEMENT

POC: IPF 1/2" RB
N=6659139.6894
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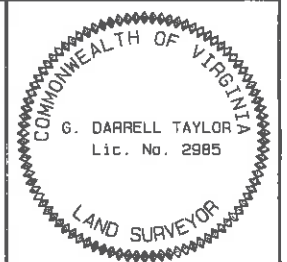
POB: ESMT
N=6656107.07431
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LINE TABLE

LINE	ARC	RADIUS	CHD. BRG.	CHD.
C1	18.00	90.00	S86°50'04" W	18.00
C2	8.63	90.00	S59°19'46" W	8.63
C3	8.58	90.00	S52°51'25" W	8.58
C4	1.23	110.00	S50°51'35" W	1.23
C5	13.09	110.00	S55°12'27" W	13.09
C6	8.81	110.00	S60°54'36" W	8.81
C7	4.91	110.00	S64°28'58" W	4.91
C37	4.02	90.00	N64°28'58" E	4.02
C38	7.21	90.00	N60°54'36" E	7.21
C39	10.71	90.00	N59°12'27" E	10.71
C40	2.64	90.00	N50°51'35" E	2.64
C41	10.49	110.00	N52°51'35" E	10.49
C42	10.54	110.00	N58°19'46" E	10.54
C43	22.11	110.00	N66°50'04" E	22.08
C44	19.45	40.00	N66°31'28" E	19.26



(SURVEY NOT VALID WITHOUT SHEETS 1 & J-5 OF 5)



NO.	DATE	REVISION
1.	02/16/23	REVISED LAYOUT - AJT

SPECIFIC PURPOSE SURVEY PREPARED BY:
POINT TO POINT LAND SURVEYORS
100 Governors Trace, Ste. 103,
Peachtree City, GA 30269
(P) 678.565.4440
(F) 678.565.4497
(W) pointtopointsurvey.com



SPECIFIC PURPOSE SURVEY PREPARED FOR:

verizon
10300 OLD ALABAMA
CONNECTOR ROAD
ALPHARETTA, GA 30022

COWPASTURE RIVER

MILLBORO MAGISTERIAL DISTRICT
BATH COUNTY, VIRGINIA

DRAWN BY: AJT
CHECKED BY: JKL
APPROVED: D. MILLER
DATE: JANUARY 25, 2023

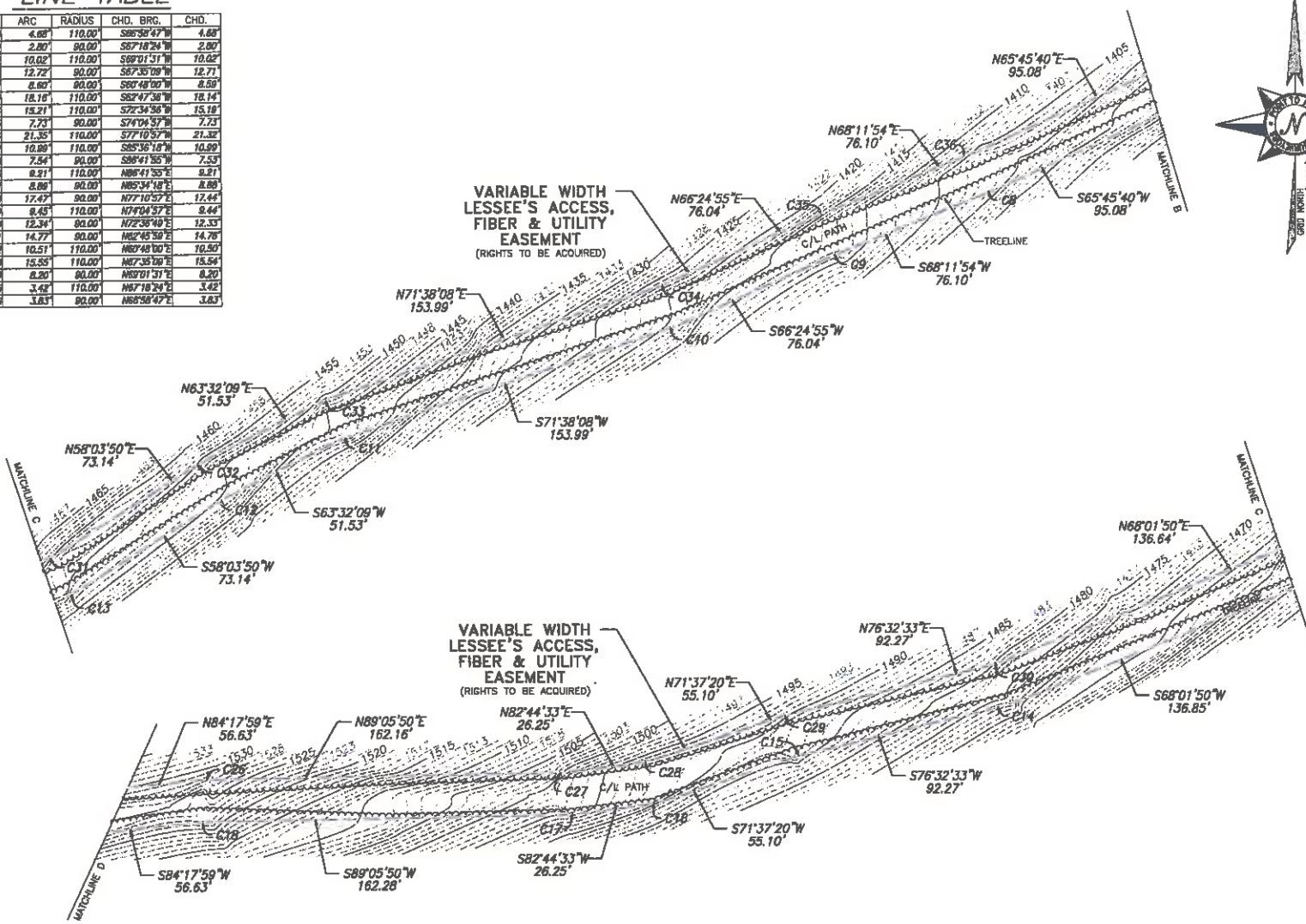
SHEET:
2

LINE TABLE

LINE	ARC	RADIUS	CHD. BRG.	CHD.
C26	4.89	110.00	S88°39'47"W	4.89
C29	2.80	90.00	S57°18'24"W	2.80
C16	10.02	110.00	S69°01'31"W	10.02
C11	12.72	90.00	S57°35'09"W	12.71
C12	8.90	90.00	S60°48'00"W	8.89
C13	18.16	110.00	S62°47'36"W	18.14
C14	15.21	110.00	S72°34'56"W	15.19
C15	7.73	90.00	S74°04'57"W	7.73
C18	21.35	110.00	S77°10'57"W	21.32
C17	10.89	110.00	S85°36'18"W	10.99
C19	7.54	90.00	S89°41'55"W	7.53
C28	8.91	110.00	N88°41'30"E	8.91
C27	8.89	90.00	N85°34'18"E	8.89
C25	17.47	90.00	N77°10'57"E	17.44
C24	9.45	110.00	N74°04'57"E	9.44
C39	12.34	90.00	N72°38'49"E	12.33
C37	14.77	90.00	N82°45'58"E	14.78
C32	10.51	110.00	N69°48'00"E	10.50
C33	15.35	110.00	N67°35'09"E	15.54
C34	8.20	90.00	N69°01'31"E	8.20
C35	3.42	110.00	N67°18'24"E	3.42
C36	3.83	90.00	N66°58'47"E	3.83

VARIABLE WIDTH LESSEE'S ACCESS, FIBER & UTILITY EASEMENT (RIGHTS TO BE ACQUIRED)

VARIABLE WIDTH LESSEE'S ACCESS, FIBER & UTILITY EASEMENT (RIGHTS TO BE ACQUIRED)



NO.	DATE	REVISION
1.	02/16/23	REVISED LAYOUT - AJT

SPECIFIC PURPOSE SURVEY PREPARED BY:
POINT TO POINT LAND SURVEYORS
 100 Governors Trace, Ste. 103
 Peachtree City, GA 30269
 (P) 678.565.4440
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 (W) pointtopointsurvey.com



SPECIFIC PURPOSE SURVEY PREPARED FOR:



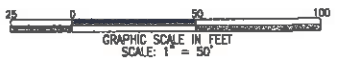
COWPASTURE RIVER

MILLBORO MAGISTERIAL DISTRICT
 BATH COUNTY, VIRGINIA

DRAWN BY: AJT
 CHECKED BY: JKL
 APPROVED: D. MILLER
 DATE: JANUARY 25, 2023
 020 103 2 23002023

LEGEND

POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
RF	RAW IRON PILING
RS	REBAR
CS	CLIPPED REBAR
N/F	NEW OR FORMERLY
C/L	CENTRELINE
OP	EDGE OF PAVEMENT
CMP	CORROUGATED METAL PIPE
W	WARRANTY



SURVEY NOT VALID WITHOUT SHEETS 1, 2, 4, & 5 OF 5

SHEET:
3
 OF 5

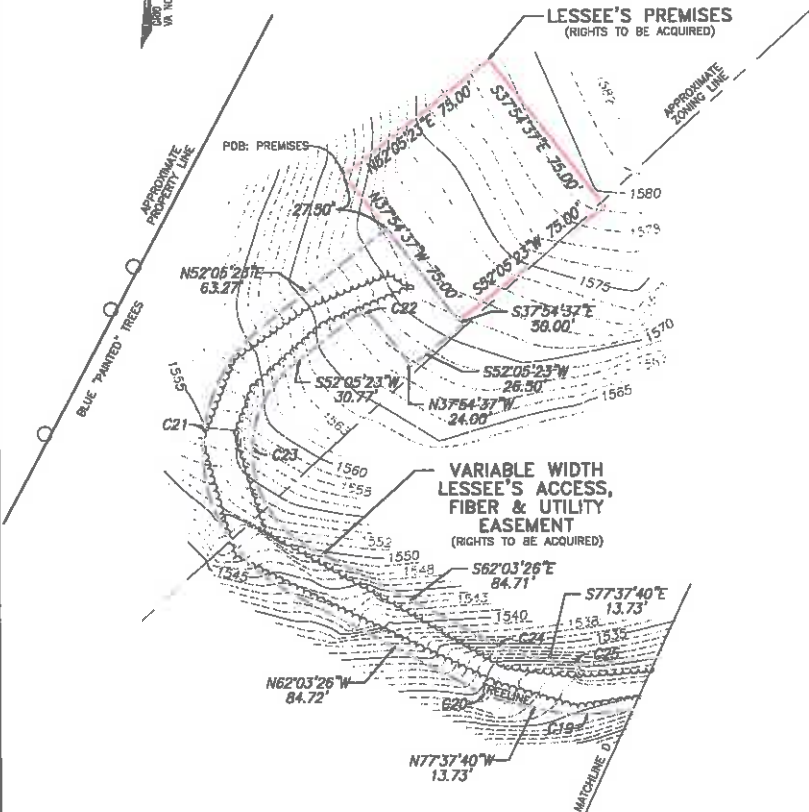
Virginia (Point to Point) Survey Current 2/16/23 10300 Old Alabama Connector Road Alpharetta, GA 30022

SITE INFORMATION

LESSEE'S PREMISES = 5,625 SQUARE FEET (0.1291 ACRES)

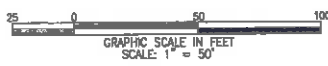
LATITUDE = 37°55'36.27" (NAD 83) (37.926742)
 LONGITUDE = -79°43'02.27" (NAD 83) (-79.717297)
 AT CENTER OF LESSEE'S PREMISES

ELEVATION AT CENTER OF LESSEE'S PREMISES = 1575.2' A.M.S.L.



LEGEND

- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- PPF ROW PAV FOUND
- RS ROAD
- CDR CURVED DRIVE
- NSF NEW OR FORMERLY
- CONV CONDUIT
- SPR SIDE OF PAVEMENT
- CMF CORRUGATED METAL PIPE
- E ELEVATION



LESSEE'S PREMISES

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN MILLBORO MAGISTERIAL DISTRICT, BATH COUNTY, VIRGINIA, AND BEING A PORTION OF THE LANDS OF C. DAVID PETERS AND SANDRA H. PETERS, TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE PETERS LIVING TRUST DATED DECEMBER 15, 2016, AS RECORDED IN INSTRUMENT NO. 16-796, AND SHOWN ON PLAT CABINET 1, SLIDE 148, BATH COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, COMMENCE AT A 1/8-INCH REBAR FOUND ON THE NORTH SIDE OF ROUTE NO. 42, AND HAVING A VIRGINIA GRID NORTH, NAD 83, NORTH ZONE VALUE OF N: 6659139.6894 E: 11133407.7891, FROM WHENCE THE EASTERNMOST PROPERTY CORNER OF SAID LANDS BEARS, NORTH 59°20'28" WEST, 8.07 FEET; THENCE RUNNING ALONG A TIE-LINE, SOUTH 51°46'30" WEST, 52.71 FEET TO A POINT ON THE NORTHWESTERN RIGHT-OF-WAY OF SAID ROUTE NO. 42, HAVING A VIRGINIA GRID NORTH, NAD 83, NORTH ZONE VALUE OF N: 6659107.0743 E: 11133386.3601; THENCE RUNNING ALONG SAID RIGHT-OF-WAY LINE, SOUTH 43°10'46" WEST, 31.28 FEET TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY LINE AND RUNNING, SOUTH 72°35'38" WEST, 33.39 FEET TO A POINT; THENCE, 18.09 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 90.00 FEET AND BEING SCRIBED BY A CHORD BEARING, SOUTH 66°50'04" WEST, 18.06 FEET TO A POINT; THENCE, SOUTH 61°04'31" WEST, 54.98 FEET TO A POINT; THENCE, 8.63 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 90.00 FEET AND BEING SCRIBED BY A CHORD BEARING, SOUTH 58°19'46" WEST, 8.62 FEET TO A POINT; THENCE, SOUTH 55°35'02" WEST, 36.21 FEET TO A POINT; THENCE, 8.58 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 90.00 FEET AND BEING SCRIBED BY A CHORD BEARING, SOUTH 52°51'05" WEST, 8.58 FEET TO A POINT; THENCE, SOUTH 50°07'08" WEST, 52.52 FEET TO A POINT; THENCE, 3.23 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 110.00 FEET AND BEING SCRIBED BY A CHORD BEARING, SOUTH 50°57'32" WEST, 3.23 FEET TO A POINT; THENCE, SOUTH 51°47'56" WEST, 92.63 FEET TO A POINT; THENCE, 13.09 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 110.00 FEET AND BEING SCRIBED BY A CHORD BEARING, SOUTH 55°12'27" WEST, 13.08 FEET TO A POINT; THENCE, SOUTH 58°36'58" WEST, 50.68 FEET TO A POINT; THENCE, 8.81 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 110.00 FEET AND BEING SCRIBED BY A CHORD BEARING, SOUTH 60°54'36" WEST, 8.81 FEET TO A POINT; THENCE, SOUTH 63°12'15" WEST, 84.44 FEET TO A POINT; THENCE, 8.81 FEET TO A POINT; THENCE, SOUTH 63°12'15" WEST, 84.44 FEET TO A POINT; THENCE, 4.91 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 110.00 FEET AND BEING SCRIBED BY A CHORD BEARING, SOUTH 64°28'58" WEST, 4.91 FEET TO A POINT; THENCE, SOUTH 68°11'54" WEST, 76.10 FEET TO A POINT; THENCE, 4.68 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 90.00 FEET AND BEING SCRIBED BY A CHORD BEARING, SOUTH 66°58'47" WEST, 4.68 FEET TO A POINT; THENCE, SOUTH 66°24'55" WEST, 76.04 FEET TO A POINT; THENCE, 10.02 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 110.00 FEET AND BEING SCRIBED BY A CHORD BEARING, SOUTH 69°01'31" WEST, 10.02 FEET TO A POINT; THENCE, SOUTH 71°38'08" WEST, 153.99 FEET TO A POINT; THENCE, 12.72 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 90.00 FEET AND BEING SCRIBED BY A CHORD BEARING, SOUTH 67°18'24" WEST, 2.80 FEET TO A POINT; THENCE, SOUTH 63°32'09" WEST, 51.53 FEET TO A POINT; THENCE, 8.60 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 90.00 FEET AND BEING SCRIBED BY A CHORD BEARING, SOUTH 60°48'00" WEST, 8.59 FEET TO A POINT; THENCE, SOUTH 58°03'50" WEST, 73.14 FEET TO A POINT; THENCE, 18.16 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 110.00 FEET AND BEING SCRIBED BY A CHORD BEARING, SOUTH 62°47'36" WEST, 18.14 FEET TO A POINT; THENCE, SOUTH 68°01'50" WEST, 138.85 FEET TO A POINT; THENCE, 15.21 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 110.00 FEET AND BEING SCRIBED BY A CHORD BEARING, SOUTH 62°47'36" WEST, 15.19 FEET TO A POINT; THENCE, SOUTH 76°32'33" WEST, 92.27 FEET TO A POINT; THENCE, 4.91 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 90.00 FEET AND BEING SCRIBED BY A CHORD BEARING, SOUTH 74°04'57" WEST, 7.73 FEET TO A POINT; THENCE, SOUTH 71°37'20" WEST, 55.10 FEET TO A POINT; THENCE, 21.35 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 110.00 FEET AND BEING SCRIBED BY A CHORD BEARING, SOUTH 77°10'57" WEST, 21.32 FEET TO A POINT; THENCE, SOUTH 82°44'33" WEST, 26.25 FEET TO A POINT; THENCE, 10.99 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 110.00 FEET AND BEING SCRIBED BY A CHORD BEARING, SOUTH 85°36'18" WEST, 10.99 FEET TO A POINT; THENCE, SOUTH 89°05'50" WEST, 162.28 FEET TO A POINT; THENCE, 7.54 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 90.00 FEET AND BEING SCRIBED BY A CHORD BEARING, SOUTH 88°41'55" WEST, 7.53 FEET TO A POINT; THENCE, SOUTH 84°17'59" WEST, 56.63 FEET TO A POINT; THENCE, 20.50 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 65.00 FEET AND BEING SCRIBED BY A CHORD BEARING, NORTH 86°39'51" WEST, 20.42 FEET TO A POINT; THENCE, NORTH 77°37'40" WEST, 13.73 FEET TO A POINT; THENCE, 17.57 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 65.00 FEET AND BEING SCRIBED BY A CHORD BEARING, NORTH 69°52'56" WEST, 17.52 FEET TO A POINT; THENCE, NORTH 62°03'26" WEST, 84.72 FEET TO A POINT; THENCE, 129.50 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 65.00 FEET AND BEING SCRIBED BY A CHORD BEARING, NORTH 04°59'02" WEST, 109.12 FEET TO A POINT; THENCE, NORTH 37°54'37" WEST, 27.50 FEET TO A POINT AND THE TRUE POINT OF BEGINNING; THENCE, NORTH 52°05'23" EAST, 75.00 FEET TO A POINT; THENCE, SOUTH 37°54'37" EAST, 75.00 FEET TO A POINT; THENCE, SOUTH 52°05'23" WEST, 75.00 FEET TO A POINT; THENCE, NORTH 37°54'37" WEST, 27.50 FEET TO A POINT AND THE POINT OF BEGINNING.

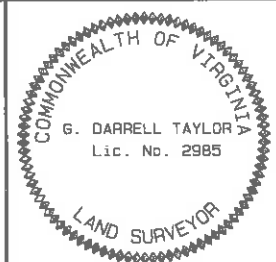
BEARINGS BASED ON VIRGINIA GRID NORTH, NAD 83, NORTH ZONE.
 SAID TRACT CONTAINS 0.1291 ACRES (5,625 SQUARE FEET).

LINE TABLE

LINE	ARC	RADIUS	CHD. BEAR.	CHD.
C19	20.30	65.00	N86°39'51" W	20.48
C20	12.57	65.00	N89°32'56" W	12.58
C21	128.50	65.00	N84°39'02" W	108.12
C22	8.42	65.00	N82°54'37" W	8.48
C23	88.85	45.00	S07°29'02" E	75.54
C24	12.15	45.00	S86°53'25" E	12.12
C25	14.18	45.00	S86°39'51" E	14.14

PARENT PARCEL

(PER TITLE PREPARED BY THE LAW OFFICE OF JAMES G. PRINCE AND CAMDEN TITLE & SETTLEMENT COMPANY, INC)
 BEING TRACT A, CONTAINING 38.619 ACRES, MORE OR LESS, AS SHOWN ON A SURVEY ENTITLED, 'SURVEY FOR PAUL W., JR. & GLADYS ANNE MOSS, MADE BY VESS SURVEYING, INC. AND DATED MARCH 14, 2001, WHICH SURVEY IS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF BATH COUNTY, VIRGINIA IN PLAT CABINET NO. 1, SLIDE 148 AND ALSO IN DEED BOOK NO. 176, PAGE 188.



NO.	DATE	REVISION
1.	02/16/23	REVISED LAYOUT - AJT

SPECIFIC PURPOSE SURVEY PREPARED BY:
POINT TO POINT LAND SURVEYORS
 100 Governors Trace, Ste. 103
 Peachtree City, GA 30269
 (P) 678.565.4440
 (F) 678.565.4497
 (W) pointtopointsurvey.com



SPECIFIC PURPOSE SURVEY PREPARED FOR:



COWPASTURE RIVER

MILLBORO MAGISTERIAL DISTRICT
 BATH COUNTY, VIRGINIA

DRAWN BY: AJT
 CHECKED BY: JKL
 APPROVED: D. MILLER
 DATE: JANUARY 25, 2023
 P2P JOB #: 230020VA

SHEET:
4
 OF 5

(SURVEY NOT VALID WITHOUT SHEETS 1-3 & 5 OF 5)

D:\Projects\Point to Point\PTP_Cowpasture_River\230020VA.dwg - Computer Aided Design - 1/25/2023 10:00 AM

**VARIABLE WIDTH LESSEE'S ACCESS,
FIBER & UTILITY EASEMENT**

TOGETHER WITH A VARIABLE WIDTH ACCESS, FIBER AND UTILITY EASEMENT, LYING AND BEING IN MILLBORO MAGISTERIAL DISTRICT, BATH COUNTY, VIRGINIA, AND BEING A PORTION OF THE LANDS OF C. DAVID PETERS AND SANDRA H. PETERS, TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE PETERS TRUST DATED DECEMBER 15, 2016, AS RECORDED IN INSTRUMENT NO. 16-796, AND SHOWN ON PLAT CABINET 1, SLIDE 148, BATH COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, COMMENCE AT A 1/4-INCH REBAR FOUND ON THE NORTH SIDE OF ROUTE NO. 42, AND HAVING A VIRGINIA GRID NORTH, NAD 83, NORTH ZONE VALUE OF N: 6659139.6894 E: 11133407.7891, FROM WHENCE THE EASTERMOST PROPERTY CORNER OF SAID LANDS BEARS, NORTH 59°21'21" EAST, 8.07 FEET; THENCE RUNNING ALONG A TIE-LINE, SOUTH 51°46'30" WEST, 52.71 FEET TO A POINT ON THE NORTHWESTERN RIGHT-OF-WAY OF SAID ROUTE NO. 42, HAVING A VIRGINIA GRID NORTH, NAD 83, NORTH ZONE VALUE OF N: 6659107.0743 E: 11133366.3601, AND BEING THE TRUE POINT OF BEGINNING; THENCE RUNNING ALONG SAID RIGHT-OF-WAY LINE, SOUTH 43°10'46" WEST, 31.28 FEET TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY LINE AND RUNNING, SOUTH 72°35'38" WEST, 33.39 FEET TO A POINT; THENCE, 18.09 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 90.00 FEET AND BEING SCRIBED BY A CHORD BEARING, SOUTH 66°50'04" WEST, 18.06 FEET TO A POINT; THENCE, SOUTH 61°04'31" WEST, 54.98 FEET TO A POINT; THENCE, 8.63 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 90.00 FEET AND BEING SCRIBED BY A CHORD BEARING, SOUTH 58°19'46" WEST, 8.62 FEET TO A POINT; 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THENCE, SOUTH 52°05'23" WEST, 26.50 FEET TO A POINT; THENCE, NORTH 37°54'37" WEST, 24.00 FEET TO A POINT; THENCE, 9.42 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 6.00 FEET AND BEING SCRIBED BY A CHORD BEARING, NORTH 82°54'37" WEST, 8.49 FEET TO A POINT; THENCE, SOUTH 52°05'23" WEST, 30.77 FEET TO A POINT; THENCE, 89.65 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 45.00 FEET AND BEING SCRIBED BY A CHORD BEARING, SOUTH 04°59'02" EAST, 75.54 FEET TO A POINT; THENCE, SOUTH 62°03'26" EAST, 84.71 FEET TO A POINT; THENCE, 12.15 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 45.00 FEET AND BEING SCRIBED BY A CHORD BEARING, SOUTH 69°53'25" EAST, 12.12 FEET TO A POINT; THENCE, SOUTH 77°37'40" EAST, 13.73 FEET TO A POINT; THENCE, 14.19 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 45.00 FEET AND BEING SCRIBED BY A CHORD BEARING, SOUTH 86°39'51" EAST, 14.14 FEET TO A POINT; THENCE, NORTH 84°17'59" EAST, 56.63 FEET TO A POINT; THENCE, 9.21 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 110.00 FEET AND BEING SCRIBED BY A CHORD BEARING, NORTH 86°41'55" EAST, 9.21 FEET TO A POINT; THENCE, NORTH 89°05'50" EAST, 162.16 FEET TO A POINT; THENCE, 8.89 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 90.00 FEET AND BEING SCRIBED BY A CHORD BEARING, NORTH 85°34'18" EAST, 8.88 FEET TO A POINT; THENCE, NORTH 82°44'33" EAST, 26.25 FEET TO A POINT; THENCE, 17.47 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 90.00 FEET AND BEING SCRIBED BY A CHORD BEARING, NORTH 77°10'57" EAST, 17.44 FEET TO A POINT; THENCE, NORTH 71°37'20" EAST, 55.10 FEET TO A POINT; THENCE, 9.45 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 110.00 FEET AND BEING SCRIBED BY A CHORD BEARING, NORTH 74°04'57" EAST, 9.44 FEET TO A POINT; THENCE, NORTH 76°32'33" EAST, 92.27 FEET TO A POINT; THENCE, 12.34 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 90.00 FEET AND BEING SCRIBED BY A CHORD BEARING, NORTH 72°36'49" EAST, 12.33 FEET TO A POINT; THENCE, NORTH 68°01'50" EAST, 136.64 FEET TO A POINT; THENCE, 14.77 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 90.00 FEET AND

BEING SCRIBED BY A CHORD BEARING, NORTH 62°45'59" EAST, 14.76 FEET TO A POINT; THENCE, NORTH 58°03'50" EAST, 73.14 FEET TO A POINT; THENCE, 10.51 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 110.00 FEET AND BEING SCRIBED BY A CHORD BEARING, NORTH 60°48'00" EAST, 10.50 FEET TO A POINT; THENCE, NORTH 63°32'09" EAST, 51.53 FEET TO A POINT; THENCE, 15.55 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 110.00 FEET AND BEING SCRIBED BY A CHORD BEARING, NORTH 67°35'09" EAST, 15.54 FEET TO A POINT; THENCE, NORTH 71°38'08" EAST, 153.99 FEET TO A POINT; THENCE, 8.20 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 90.00 FEET AND BEING SCRIBED BY A CHORD BEARING, NORTH 68°01'31" EAST, 8.20 FEET TO A POINT; THENCE, NORTH 66°24'55" EAST, 76.04 FEET TO A POINT; THENCE, 3.42 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 110.00 FEET AND BEING SCRIBED BY A CHORD BEARING, NORTH 67°18'24" EAST, 3.42 FEET TO A POINT; THENCE, NORTH 68°11'54" EAST, 76.10 FEET TO A POINT; THENCE, 3.83 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 90.00 FEET AND BEING SCRIBED BY A CHORD BEARING, NORTH 66°58'47" EAST, 3.83 FEET TO A POINT; THENCE, NORTH 65°45'40" EAST, 95.08 FEET TO A POINT; THENCE, 4.02 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 90.00 FEET AND BEING SCRIBED BY A CHORD BEARING, NORTH 64°28'58" EAST, 4.02 FEET TO A POINT; THENCE, NORTH 63°12'15" EAST, 84.44 FEET TO A POINT; THENCE, 7.21 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 90.00 FEET AND BEING SCRIBED BY A CHORD BEARING, NORTH 60°54'36" EAST, 7.21 FEET TO A POINT; THENCE, NORTH 58°36'58" EAST, 50.68 FEET TO A POINT; THENCE, 10.71 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 90.00 FEET AND BEING SCRIBED BY A CHORD BEARING, NORTH 55°12'27" EAST, 10.70 FEET TO A POINT; THENCE, NORTH 51°47'56" EAST, 92.63 FEET TO A POINT; THENCE, 2.64 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 90.00 FEET AND BEING SCRIBED BY A CHORD BEARING, NORTH 50°57'32" EAST, 2.64 FEET TO A POINT; THENCE, NORTH 50°07'08" EAST, 52.52 FEET TO A POINT; THENCE, 10.49 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 110.00 FEET AND BEING SCRIBED BY A CHORD BEARING, NORTH 52°51'05" EAST, 10.49 FEET TO A POINT; THENCE, NORTH 55°35'02" EAST, 36.21 FEET TO A POINT; THENCE, 10.54 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 110.00 FEET AND BEING SCRIBED BY A CHORD BEARING, NORTH 58°19'46" EAST, 10.54 FEET TO A POINT; THENCE, NORTH 61°04'31" EAST, 54.98 FEET TO A POINT; THENCE, 22.11 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 110.00 FEET AND BEING SCRIBED BY A CHORD BEARING, NORTH 66°50'04" EAST, 22.08 FEET TO A POINT; THENCE, NORTH 72°35'38" EAST, 41.85 FEET TO A POINT; THENCE, 19.45 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 40.00 FEET AND BEING SCRIBED BY A CHORD BEARING, NORTH 86°31'26" EAST, 19.26 FEET TO A POINT ON SAID RIGHT-OF-WAY AND THE POINT OF BEGINNING.

BEARINGS BASED ON VIRGINIA GRID NORTH, NAD 83, NORTH ZONE.

SAID EASEMENT CONTAINS 0.9193 ACRES (40,044 SQUARE FEET), MORE OR LESS.

SURVEY NOT VALID WITHOUT SHEETS 1-4 OF 5



NO.	DATE	REVISION
1.	02/16/23	REVISED LAYOUT - AJT

POINT TO POINT
LAND SURVEYORS
100 Governors Trace, Ste. 103
Peachtree City, GA 30269
(P) 678.565.4440
(F) 678.565.4497
(W) pointtopointsurvey.com



SPECIFIC PURPOSE SURVEY PREPARED FOR:



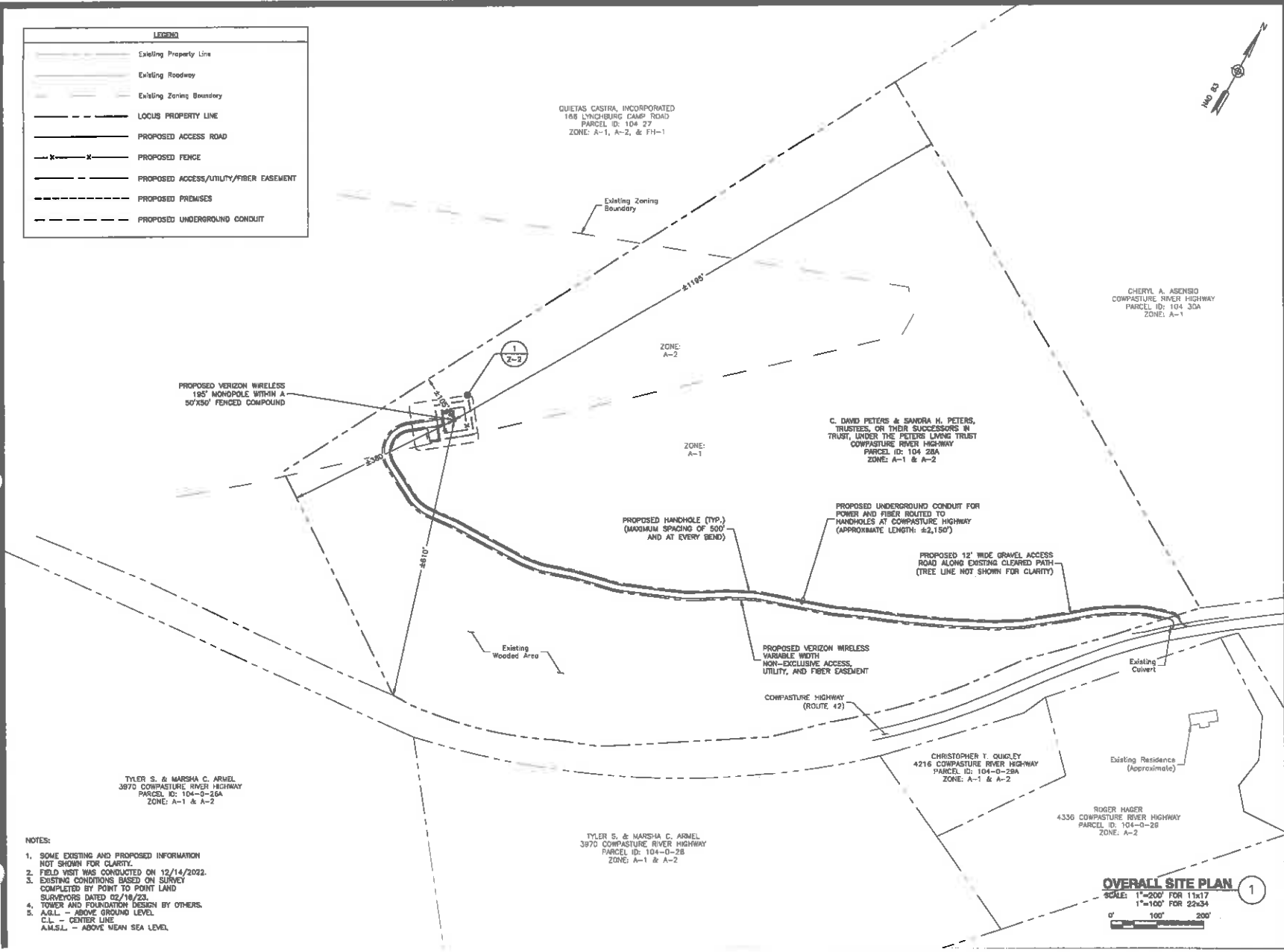
COWPASTURE RIVER

MILLBORO MAGISTERIAL DISTRICT
BATH COUNTY, VIRGINIA

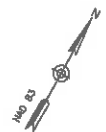
DRAWN BY: AJT	SHEET:
CHECKED BY: JKL	5
APPROVED: D. MILLER	
DATE: JANUARY 25, 2023	
P2P JOB #: 230020VA	OF 5

X:\Desktop (Puck) To: \naef\YVP Current Job\YVP\230020VA-Connector New\230020VA.dwg

LEGEND	
	Existing Property Line
	Existing Roadway
	Existing Zoning Boundary
	LOCUS PROPERTY LINE
	PROPOSED ACCESS ROAD
	PROPOSED FENCE
	PROPOSED ACCESS/UTILITY/FIBER EASEMENT
	PROPOSED PREMISES
	PROPOSED UNDERGROUND CONDUIT



- NOTES:
- SOME EXISTING AND PROPOSED INFORMATION NOT SHOWN FOR CLARITY.
 - FIELD VISIT WAS CONDUCTED ON 12/14/2022.
 - EXISTING CONDITIONS BASED ON SURVEY COMPLETED BY POINT TO POINT LAND SURVEYORS DATED 02/18/22.
 - TOWER AND FOUNDATION DESIGN BY OTHERS.
 - A.S.L. - ABOVE GROUND LEVEL.
C.L. - CENTER LINE
A.M.S.L. - ABOVE MEAN SEA LEVEL



VERIZON WIRELESS
1831 RUBY COURT
RICHMOND, VA 23222

COWPASTURE RIVER

ZONING DRAWINGS		
1	05/15/23	PER COMMENTS
0	04/13/23	FOR ZONING

Dewberry
Dewberry Engineers Inc.
1906 Lake Street Drive, Suite 200
Chesapeake, VA 23060
Phone: 410.400.7100
Fax: 410.286.7600
www.dewberry.com



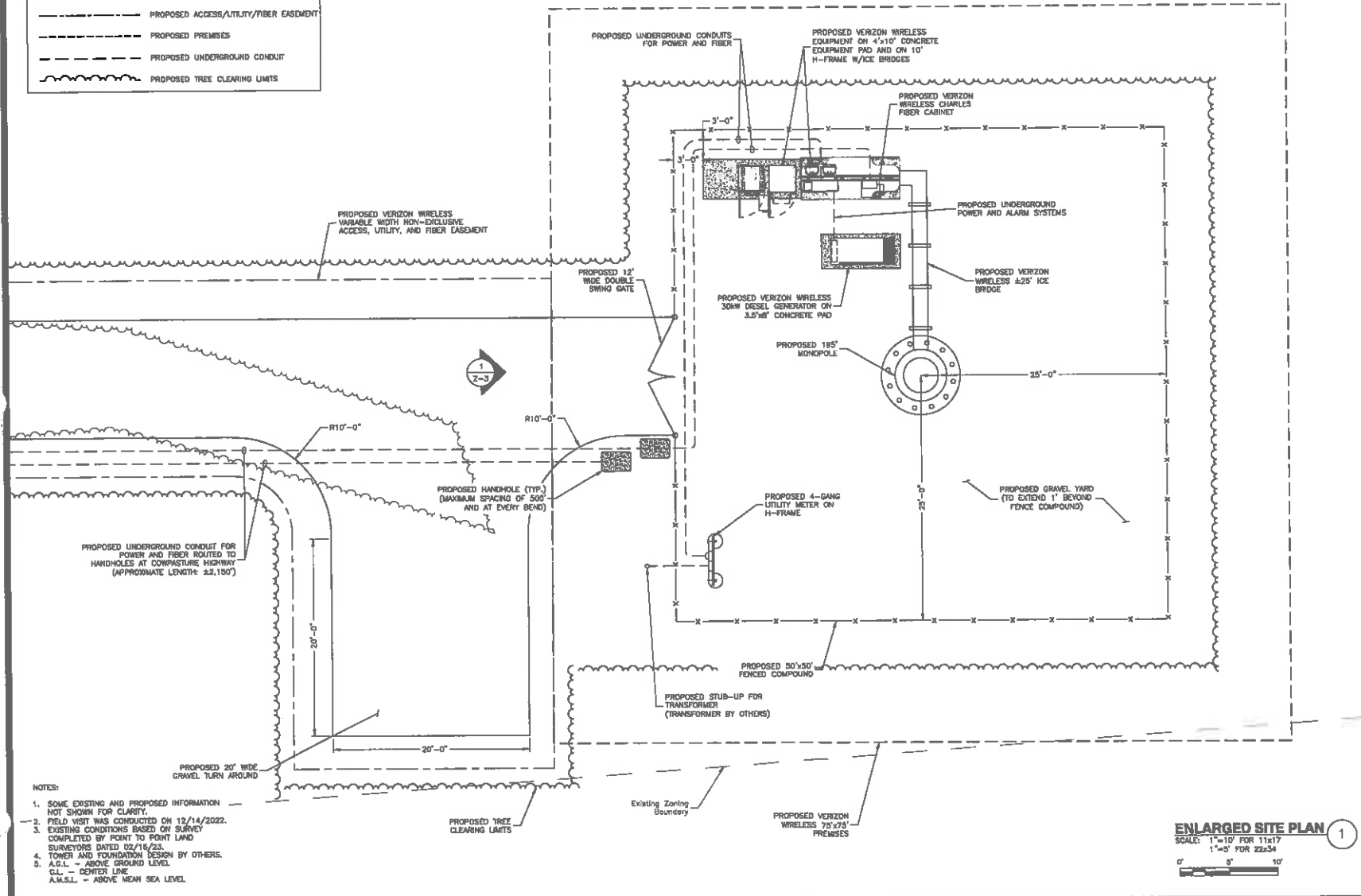
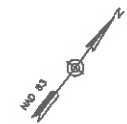
DRAWN BY:	JEC
REVIEWED BY:	MRW
CHECKED BY:	HGS
PROJECT NUMBER:	30160123
SITE ADDRESS:	

0 COWPASTURE RIVER HWY
MILLBORO, VA 24460

SHEET TITLE	OVERALL SITE PLAN
SHEET NUMBER	Z-1

OVERALL SITE PLAN
SCALE: 1"=200' FOR 11x17
1"=100' FOR 22x34
0' 100' 200'

LEGEND	
	Existing Trealine
	PROPOSED ACCESS ROAD
	PROPOSED FENCE
	PROPOSED ACCESS/UTILITY/FIBER EASEMENT
	PROPOSED PREMISES
	PROPOSED UNDERGROUND CONDUIT
	PROPOSED TREE CLEARING LIMITS



- NOTES:
1. SOME EXISTING AND PROPOSED INFORMATION NOT SHOWN FOR CLARITY.
 2. FIELD VISIT WAS CONDUCTED ON 12/14/2022.
 3. EXISTING CONDITIONS BASED ON SURVEY COMPLETED BY POINT TO POINT LAND SURVEYORS DATED 02/18/23.
 4. TOWER AND FOUNDATION DESIGN BY OTHERS.
- A.G.L. - ABOVE GROUND LEVEL
 C.L. - CENTER LINE
 A.M.S.L. - ABOVE MEAN SEA LEVEL

ENLARGED SITE PLAN ①
 SCALE: 1"=10' FOR 11x17
 1"=5' FOR 22x34



VERIZON WIRELESS
 1831 RADY COURT
 RICHMOND, VA 23222

COWPASTURE RIVER

ZONING DRAWINGS

NO.	DATE	DESCRIPTION
1	06/15/23	PER COMMENTS
0	04/13/23	FOR ZONING



Dewberry Engineers Inc.
 4800 Lake Bank Drive, Suite 200
 Glen Allen, VA 22085
 Phone: 804.790.2000
 Fax: 804.790.2000
 www.dewberry.com



DRAWN BY:	JEC
REVIEWED BY:	MW
CHECKED BY:	HGS
PROJECT NUMBER:	50100123
SITE ADDRESS:	

0 COWPASTURE RIVER HWY
 MILLBORO, VA 24460

SHEET TITLE

ENLARGED SITE PLAN

SHEET NUMBER

Z-2

LEGEND	
A.G.L.	- ABOVE GROUND LEVEL
C.L.	- CENTER LINE

PROPOSED 4' LIGHTNING ROD

PROPOSED VERIZON WIRELESS ANTENNA
(3/SECTOR, TYP. OF 3 SECTORS)

OVERALL HEIGHT
ELEV. = 195' A.G.L.

TOP OF PROPOSED TOWER
ELEV. = 189' A.G.L.

C.L. OF PROPOSED ANTENNAS
ELEV. = 192' A.G.L.

PROPOSED VERIZON WIRELESS
195' MONOPOLE (SEE NOTE 4)

PROPOSED VERIZON
WIRELESS 50'x50'
FENCED COMPOUND

- NOTES:
1. SOME EXISTING AND PROPOSED INFORMATION NOT SHOWN FOR CLARITY.
 2. FIELD VISIT WAS CONDUCTED ON 12/14/2022.
 3. EXISTING CONDITIONS BASED ON SURVEY COMPLETED BY POINT TO POINT LAND SURVEYORS DATED 02/16/23.
 4. TOWER AND FOUNDATION DESIGN BY OTHERS.
 5. A.G.L. - ABOVE GROUND LEVEL
C.L. - CENTER LINE
A.M.S.L. - ABOVE MEAN SEA LEVEL.



verizon^v

VERIZON WIRELESS
1831 RADY COURT
RICHMOND, VA 23222

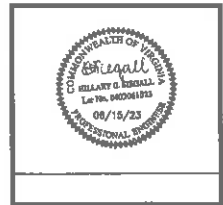
COWPASTURE RIVER

ZONING DRAWINGS

NO.	DATE	DESCRIPTION
1	06/15/23	PER COMMENTS
0	04/13/23	FOR ZONING

Dewberry

Dewberry Engineers Inc.
4201 Lakeshore Drive, Suite 200
Chesapeake, VA 23060
Phone: 804.265.7100
Fax: 804.265.7105
www.dewberry.com



DRAWN BY: JEC

REVIEWED BY: MKW

CHECKED BY: HGS

PROJECT NUMBER: 50180123

SITE ADDRESS:

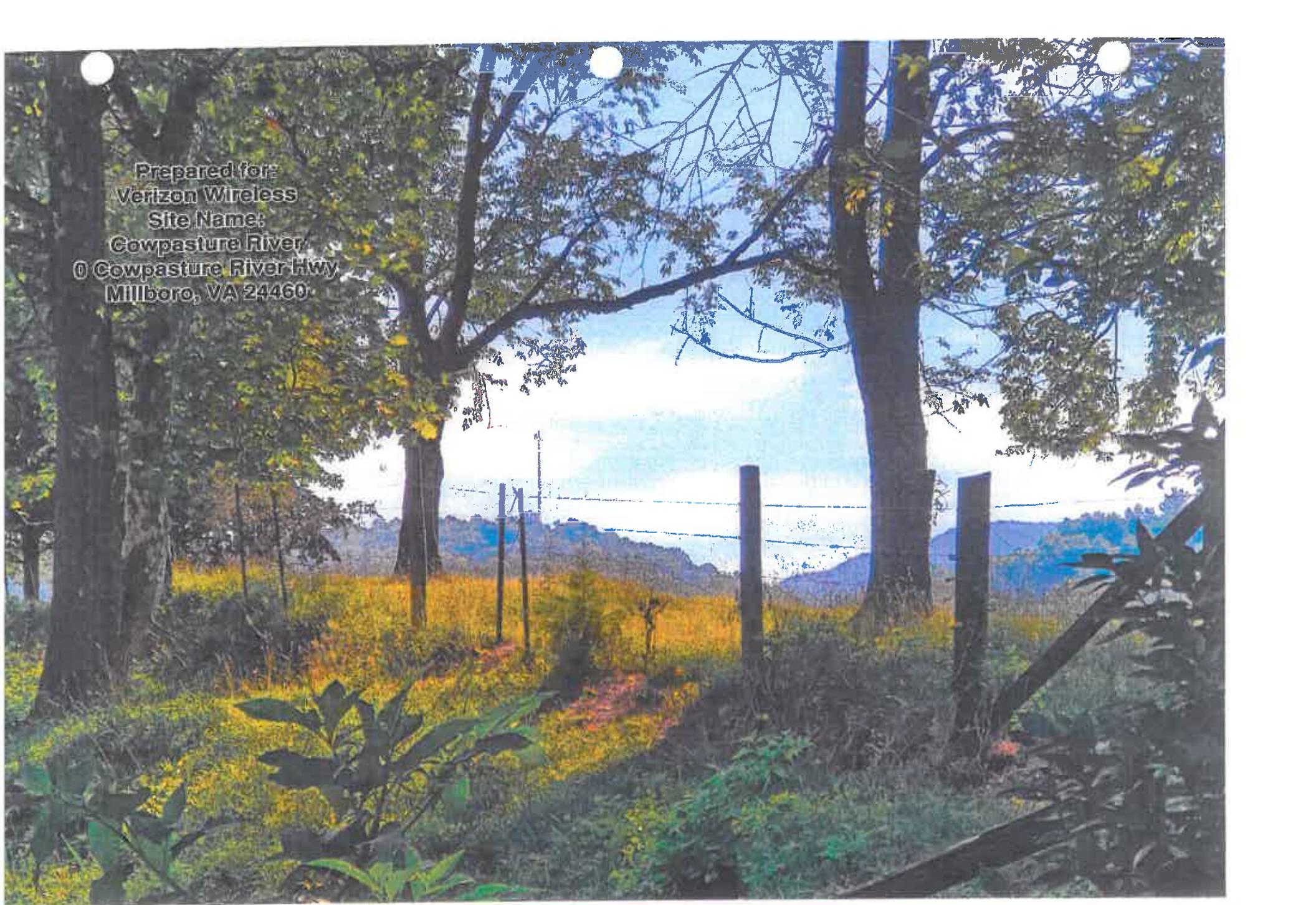
0 COWPASTURE RIVER HWY
MILLBORO, VA 24460

SHEET TITLE

ELEVATION

SHEET NUMBER

Z-3



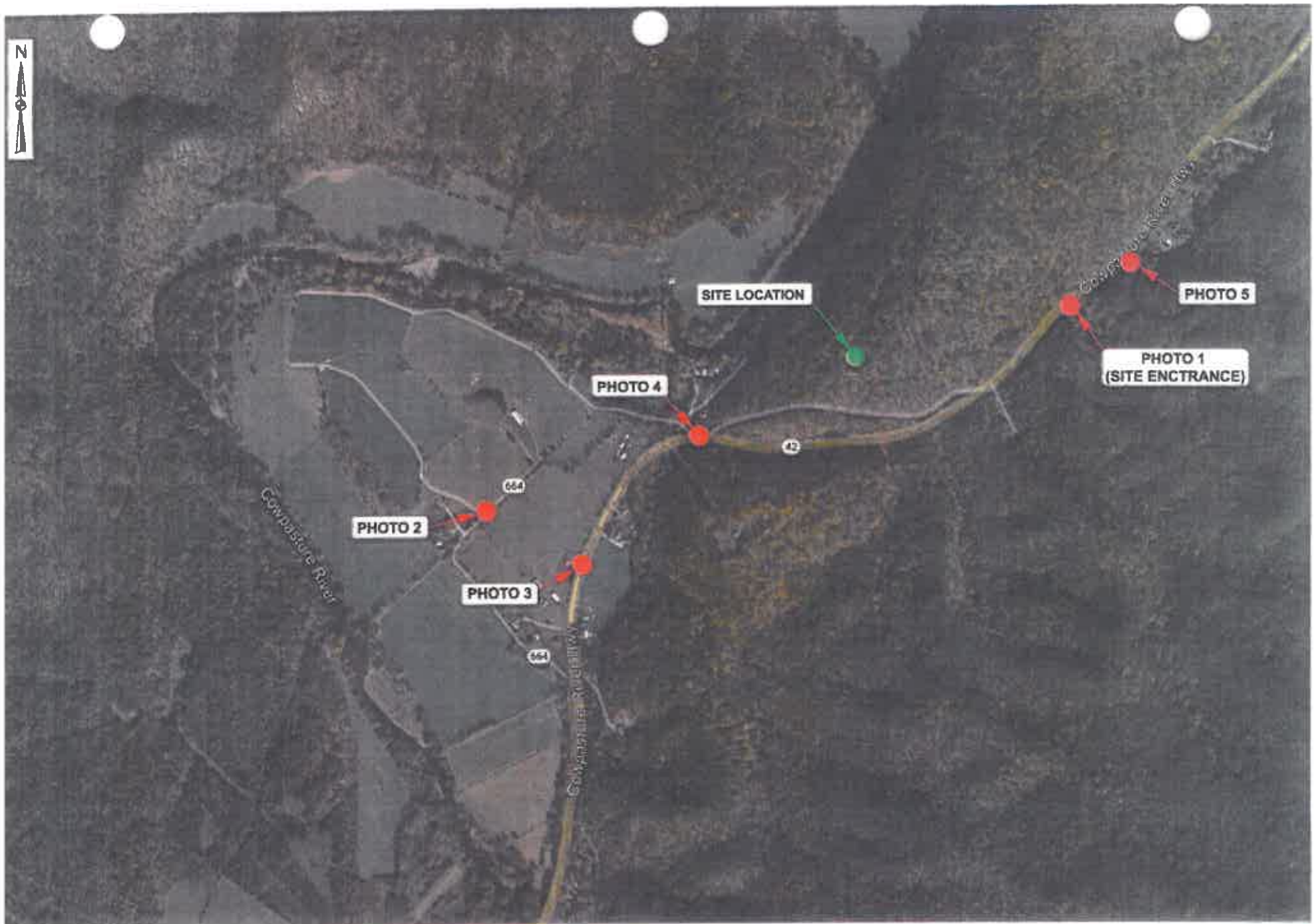
Prepared for:
Verizon Wireless
Site Name:
Cowpasture River
0 Cowpasture River Hwy
Millboro, VA 24460



Cowpasture River

0 Cowpasture River Highway
Millboro, VA 24460
(999) 1 0 0 0



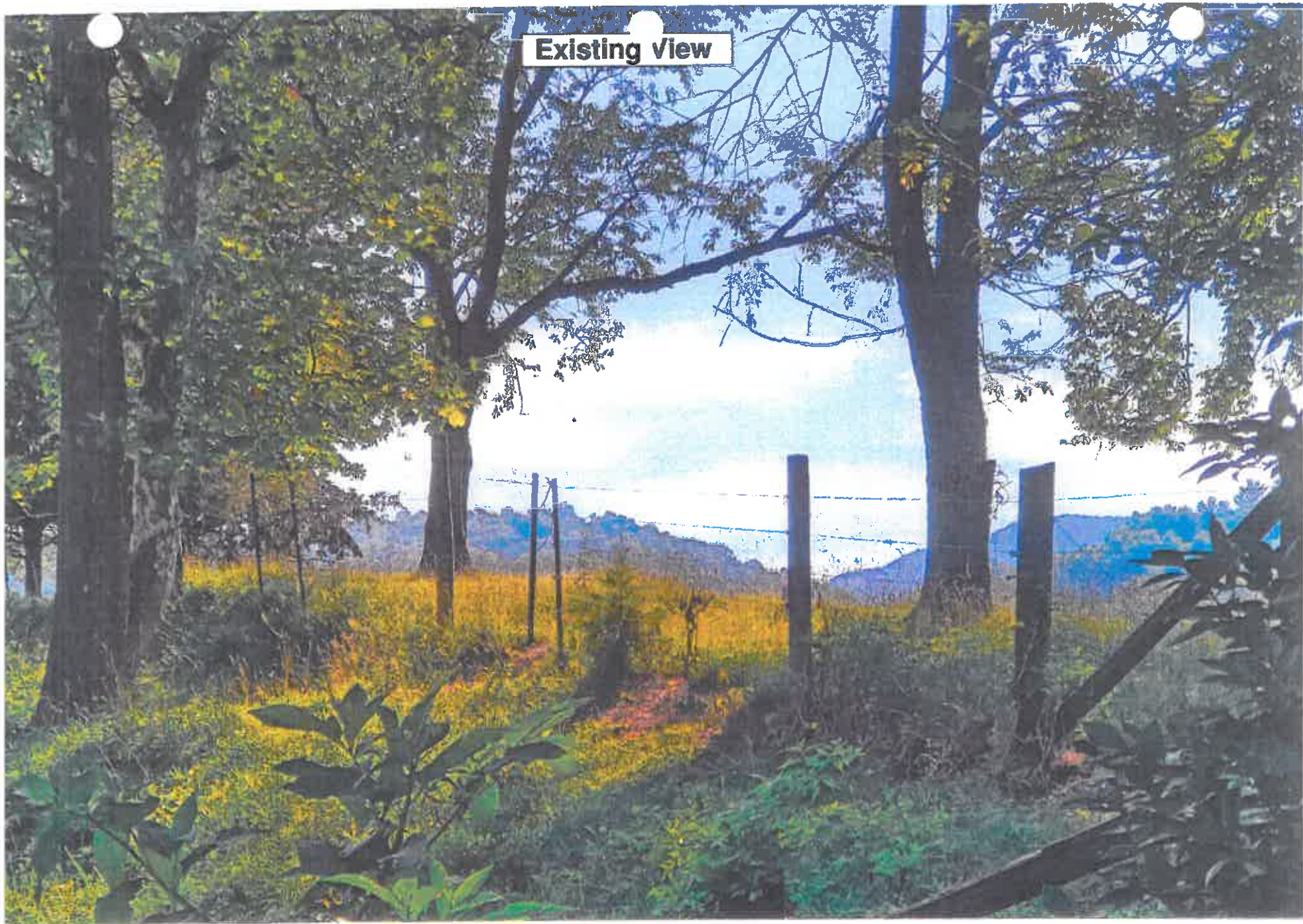


Existing View

Proposed Tower Is Not Visible From This Location



Existing View

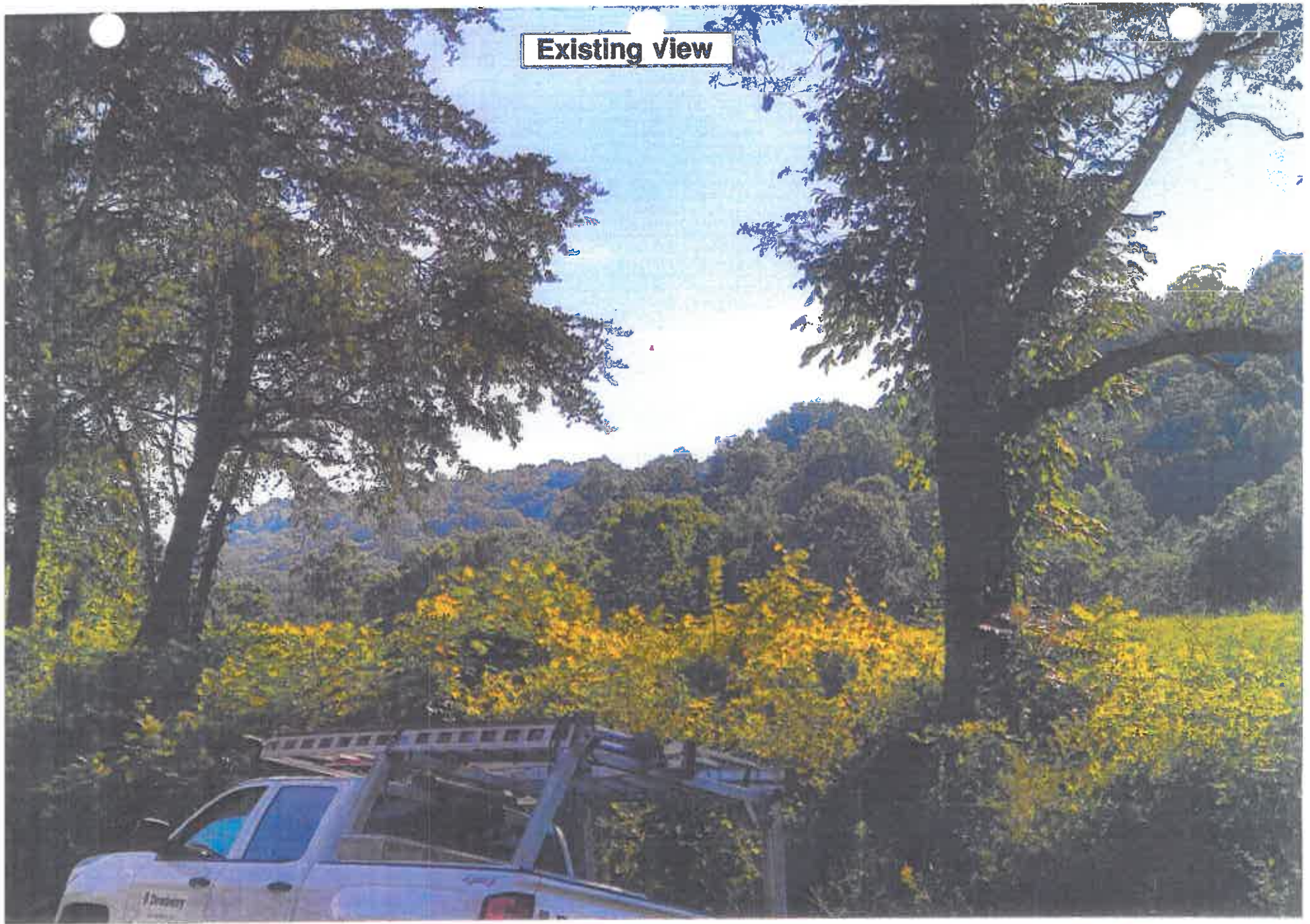




Proposed View

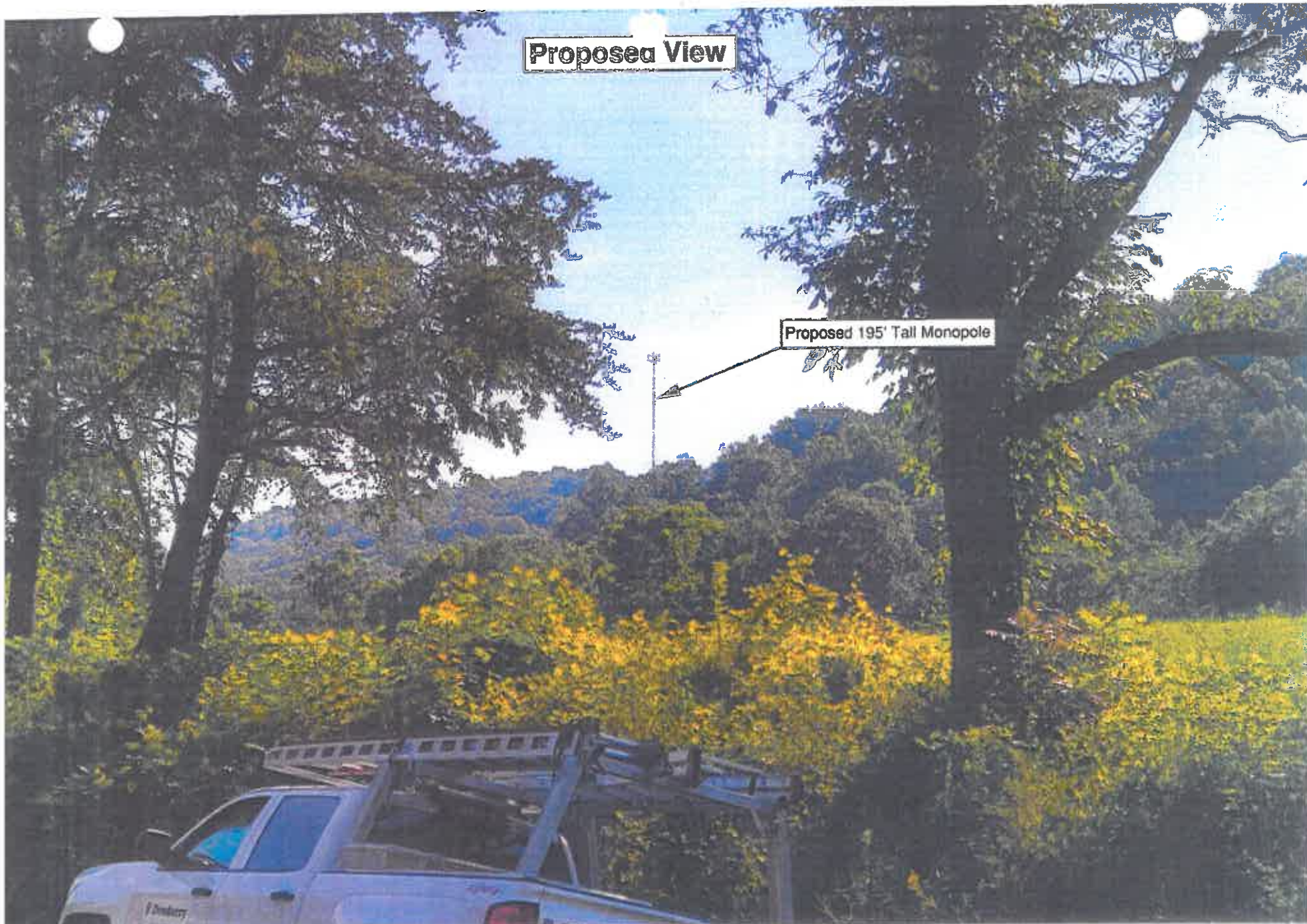
Proposed 195' Tall Monopole

Existing View



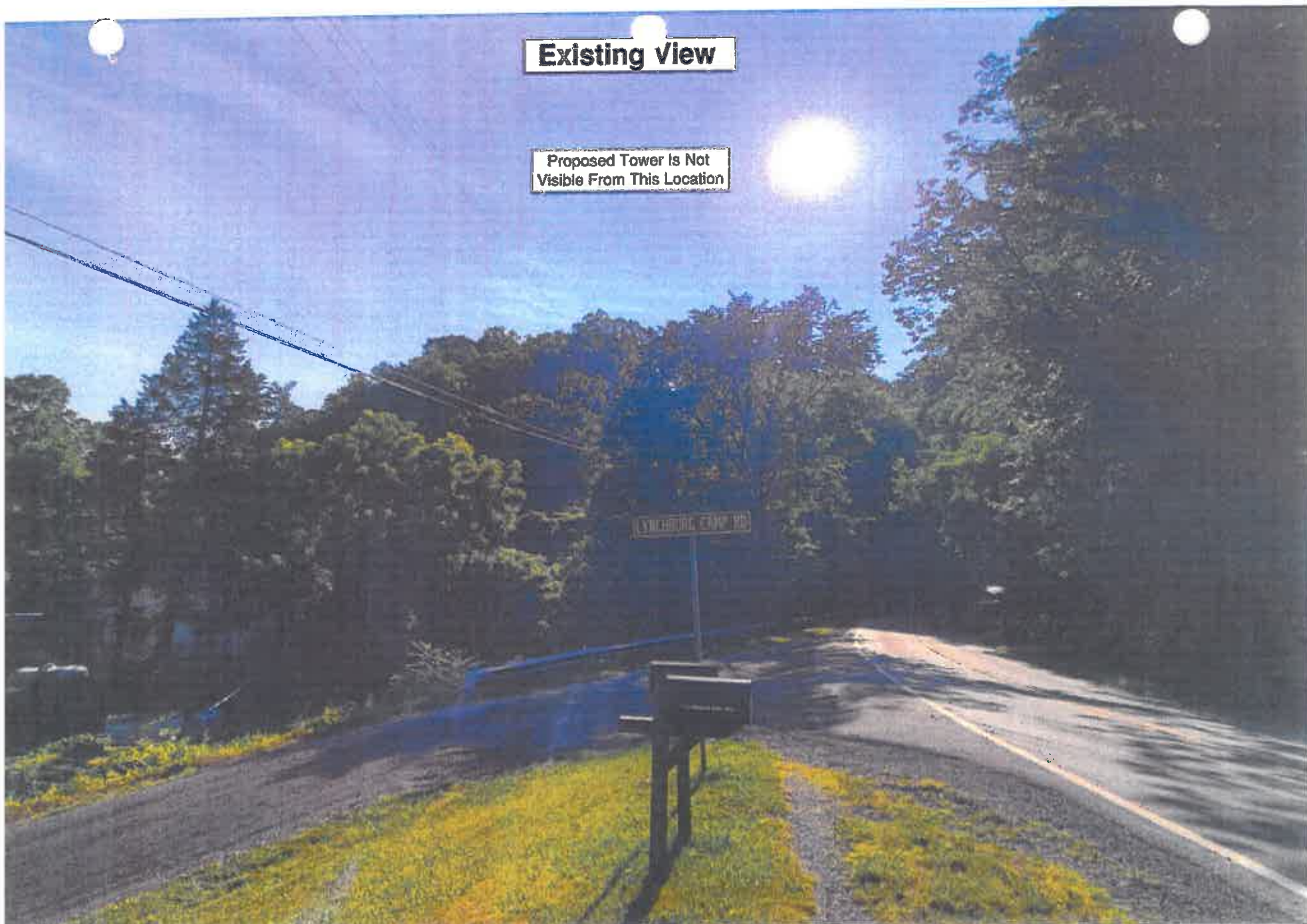
Proposed View

Proposed 195' Tall Monopole



Existing View

Proposed Tower Is Not Visible From This Location



Existing View

Proposed Tower Is Not Visible From This Location



Cowpasture River
View Facing Southwest From Cowpasture River Hwy
PHOTO 5
(Page 1 of 3)



TOWAIR Determination Results

*** NOTICE ***

TOWAIR's findings are not definitive or binding, and we cannot guarantee that the data in TOWAIR are fully current and accurate. In some instances, TOWAIR may yield results that differ from application of the criteria set out in 47 C.F.R. Section 17.7 and 14 C.F.R. Section 77.13. A positive finding by TOWAIR recommending notification should be given considerable weight. On the other hand, a finding by TOWAIR recommending either for or against notification is not conclusive. It is the responsibility of each ASR participant to exercise due diligence to determine if it must coordinate its structure with the FAA. TOWAIR is only one tool designed to assist ASR participants in exercising this due diligence, and further investigation may be necessary to determine if FAA coordination is appropriate.

DETERMINATION Results

Structure does not require registration. There are no airports within 8 kilometers (5 miles) of the coordinates you provided.

Your Specifications

NAD83 Coordinates

Latitude	37-55-36.3 north
Longitude	079-43-02.3 west

Measurements (Meters)

Overall Structure Height (AGL)	60.7
Support Structure Height (AGL)	59.4
Site Elevation (AMSL)	480.1

Structure Type

MTOWER - Monopole

Tower Construction Notifications

Notify Tribes and Historic Preservation Officers of your plans to build a tower.

CLOSE WINDOW



Verizon Wireless
Washington/Baltimore/Virginia
Network Engineering
1831 Rady Court
Richmond, VA 23222
804-347-2572

Verizon Wireless Collocation Guidelines **Washington/Baltimore/Virginia**

The Verizon Wireless (VZW) Collocation Guidelines are intended to outline/govern the site design, development, approval, and documentation process for collocation on an existing VZW communications facility.

Application and General Lease Process

Application Submittal

Collocator must submit a complete electronic version of VZW Collocation Application to (Processing RE manager) along with the following by separate cover:

- *Application fee (if applicable)
- *Site sketch depicting the existing compound layout and Collocator's desired equipment/shelter location
- *Digital photographs of site verifying information contained on sketch showing the structure and ALL existing antennas
- *Manufacturer's antenna specification sheet detailing Collocator's proposed antennas

Preliminary Application Approval

1. After review and a preliminary approval by VZW of collocator's site application, VZW will:
 - A. Notify Collocator of any extraordinary issues at the requested site to include: tower loading/spacing limitations, ground space limitations, requirements for separate agreement with VZW's prime lessor, special requirements regarding zoning at the site, and any applicable extraordinary site fees or costs.
 - B. Schedule a preliminary site meeting w/ Collocator to confirm the feasibility of the proposed antenna location on the structure and of Collocator's equipment at the site.

Lease Exhibit Drawing Approval

2. Collocator will submit a lease exhibit along with preliminary drawings for VZW review and approval. All drawings (see drawing requirements) must be reviewed and approved by the appropriate VZW construction manager prior to permitting and pre-construction activities.
3. VZW will provide executable SLAs to the collocator along with due diligence documentation which VZW has available.

NOTE: All notifications to local/state or federal regulatory agencies or required modifications to VZW existing SHPO/FAA/FCC or any other regulatory approval related to the communications site must be submitted to the regulatory agency through VZW only. Collocators on VZW towers are not authorized to send requests directly to any regulatory agencies without specific VZW approval.

4. Following full execution of a lease for the site and VZW review and approval of Collocator's construction drawings and structural analysis, Collocator will coordinate with VZW for a preliminary pre-construction meeting at the site.

Construction Process and Standards

Construction Process:

Preliminary Approval:

1. A preliminary site meeting will be performed with VZW and Collocator to identify location of Collocator's equipment on the tower and in the compound.
2. Collocator will supply VZW with architectural & engineering plans for review and approval to include: Lease Exhibits and two sets of stamped 11"x17" plans to VZW. One signed set of drawings with comments and changes will be returned to Collocator.

Pre-Construction Meeting:

1. Upon execution of a lease document, a pre-construction site walk will be performed with VZW and collocator.
2. The Collocator shall supply VZW with the names of contractors and subcontractors hired to do Collocators work. All contractors/subcontractors are subject to VZW review and approval. VZW reserves the right to reject any contractors it deems unqualified for any reason.
3. Collocator will supply VZW a copy of the stamped approval drawings and approved Building Permit card.
4. The Collocator will supply VZW a detailed "Construction Schedule" outlining the activity and duration of each activity. Schedule must also include a reasonable start date and date of completion.
5. The VZW Manager of Project Implementation will issue a Notice to Proceed (NTP) upon receipt and satisfactory review of all the above information and a satisfactory certificate of insurance (see below for specific requirements).

Collocator/Contractor Insurance Requirements:

1. Before commencement of any work at a VZW site, the Collocator must supply VZW with an acceptable certificate of insurance naming VZW as an additional insured with the following coverage levels:

Commercial General Liability Insurance (including, but not limited to, premises-operations, explosion and collapse, underground hazard, broad form property damage, products/completed operations, contractual liability, independent contractors, personal injury) with limits of at least \$2,000,000 combined single limit for each occurrence. (Limits may be satisfied with primary and/or excess coverage.)

Commercial Automobile Liability with limits of at least \$2,000,000 combined single limit for each occurrence.

Workers' Compensation insurance as required by Statute, and **Employer's Liability** insurance with limits of not less than \$1,000,000 per occurrence.

Professional Liability (Errors and Omissions) with limits of not less than \$1,000,000 per occurrence

Construction:

1. VZW will issue the NTP for construction upon commencement of Lease, receipt of the certification of insurance in Collocator's/contractor's name listing VZW as an additional insured, receipt of all necessary government approvals and all appropriate VZW approvals.
2. Collocator must notify VZW a minimum of 24 hours prior to start of construction.
3. During construction, Collocator will immediately notify VZW of any proposed deviation from the approved construction drawings. If there is deviation, Collocator will not proceed with the change until it has been reviewed and approved by the appropriate VZW personnel.

Post-Construction:

1. A post construction inspection will be performed by a VZW manager at the time the Collocator informs VZW that construction is complete at the site. A "Punch List" will be developed and the Collocator will be required to correct discrepancies immediately.
2. Collocator will provide an "As Built" (no red-lines) drawing of the site to VZW upon completion of work.
3. Collocator will provide copies of all final inspections, reports, and other construction documents related to the site.

General Construction Standards:

General Statement:

Verizon Wireless (VZW) has certain "Construction Standards" that it maintains in the construction of wireless communications sites. VZW requires that these minimum standards be maintained at the site to include construction and equipment installed for all collocations at the site.

Materials:

1. All materials to be used at the site shall be "New and of Commercial Quality".
2. Procedures used at the site shall conform to "Industry Standards" for each type of work being performed.
3. All materials used for antenna mounts and antenna cable routing will be "Hot Dipped Galvanized" materials.

Concrete:

1. Concrete shall develop a minimum compressive strength of 3000 PSI at the 28-day break.

Chain Link Fence:

1. If fence work is required the collocator is required to match the existing fence material and construction.

Back Filling:

1. Backfill of foundation, trenches, and other excavated areas shall be engineered materials and compacted to 95% relative density in lifts not exceeding 8" at a moisture content of 2% above optimum.
2. Gravel shall match existing gravel. If no gravel is present on site the material shall conform to Class 2 Aggregate Base.

3. Filter Fabric is to be placed prior to placement of any finished stone for roads, walkways, or site compound area.

Contractor Testing:

The collocator shall supply VZW with the following test reports:

1. Soils tests for foundation bearing capacity.
2. Concrete Cylinder and Placement Reports
3. Rebar Certification
4. Welding and Pole/Tower Modifications Shop Drawings and Field Inspections/Reports.
5. Bolted & Mechanical Connections
6. Ground test results

Utility Extensions:

1. Trenching route and conduit details for power application.
2. Trenching route and conduit details for telco connection.

Safety:

1. Collocator and their contractors shall meet all applicable OSHA regulations

Antenna/Antenna Cable:

1. The antennas and antenna mounting hardware shall be installed per manufacturer recommended standards of practice.
2. The coax cable shall be installed per manufacturer recommended standards of practice.
3. Collocator must provide easy identification and uniform markings of antenna cable per the following instructions: Markings shall be made of Metal Tags affixed at three places on the coax cable run as follows:
 - On the coax nearest to the antenna.
 - At the base of the tower
 - Outside the collocators equipment location
4. Tags shall clearly state the wireless carriers name.

Grounding:

1. Whichever "Grounding Scheme" the Collocator employs the work will be done in a neat and professional manner. At no time will the "Collocators Grounding Scheme" jeopardize the integrity of the VZW Grounding system.
2. The Collocator shall install a ring ground around it's own equipment and tie into the existing ground ring at two locations. If such standard conflicts with the Collocator's grounding standards, alternatives should be proposed for VZW review and approval.

Architectural & Engineering Drawing Requirements:**Title Page:**

1. Applicants name & address.
2. VZW Site Name and Code
3. Revision Block showing latest revisions
4. Vicinity Map, Site Address
5. Project information
6. Zoning Information
7. Approval Block

Site Plan:

1. Title block with Architect/engineering information
2. Applicants name & address.
3. VZW Site Name and Code
4. Revision Block showing latest revisions
8. Approval Block
5. Scaled site plan showing leased area, property boundary, site equipment (existing and new) and North Arrow.

Equipment Plan:

1. Enlarged site plan of equipment area (10 Scale)
2. Equipment details including existing equipment, dimensioned of new equipment to be installed, electrical & Telco routing, wave guide routes, and any other information concerning the compound area.
3. Equipment Pad Details

Equipment Elevation Plan:

1. Equipment elevations, Wave guide Bridge elevations (min. 7'-6" AFG)

Tower/Antenna Plans & Elevations:

1. Number and specifications of antenna to be installed.
2. Elevation view of antenna location on tower
3. Antenna mount details and specifications (identify antenna mount manufacture)
4. Number and size of coax cable to be installed.
5. Elevation view of coax route on tower (lattice tower= wave guide ladder, Monopole=inside/outside of tower body).
6. Tower elevation drawing showing existing and proposed antenna locations & coax cable routes

Electrical Plans:

1. Electrical Service routing from "Point of Connection to Point of Termination"
2. Electrical service "Riser Sketch".
3. Telco Routing from "Point of Connection to Point of Termination"
4. Grounding drawings.

Structural Standards:

1. A structural analysis will be required for all co-location on a VZW tower. A letter from the engineer of record will be required stating the adequacy of the tower steel and foundation to support the existing and proposed loads using the specific County and EIA/TIA loading requirements for that specific region. The Basic Wind Speeds and Ice Loading will be stated in the report.
2. Structural analysis is to be completed by the original tower/monopole manufacture.
3. The analysis will include all present and future antenna loading including microwave dishes, antenna platforms, antenna mounts, antenna coax cables and wave-guide ladders, and any ancillary equipment.
4. If modifications are required to the tower specific "Modification Sketches" showing the changes to the tower structure will be required along with a write of changes.

Planning and Zoning
8/3/2023 – 9/5/2023

Tax Maps

- Progress is continually being made on updating tax maps; conference call with Daniel Sheffer (he will be doing updates on the maps now) to discuss past parcel work and how he will be proceeding with updates

Zoning/Planning Issues

- Received application for CUP for cell tower on Cowpasture River Hwy
- Planning Commission made recommendation for the approval of the CUP for the cell tower on Cowpasture River Hwy and the application will be heard by the Board of Zoning Appeals on September 18th
- Meeting regarding downtown Hot Springs
- Continued work on Comp Plan with CSDPC – housing chapter is next chapter to edit
- Follow up site visits for zoning violations or potential violations
- Conditional Use Permit application for a Glamping Facility (Warm Springs District Rt 600) was approved by Board of Zoning Appeals on August 21st
- Correspondence sent for zoning violations

Miscellaneous

- Zoom conference – ARC Ready LDD
- Attended Board of Zoning Appeals meeting
- Attended Planning Commission meeting
- Zoom conference call CSPDC regarding regional housing study update
- Will be attending VAZO zoning conference 9/20-9/22

Permits and Fees

YTD permits issued 2023136

Permits issued this month	19
Monthly:	
Construction	15
Subdivision	3
Conditional Use Permit	1
Fees collected	\$785.00

Building Planning & Zoning
65 Courthouse Hill Road
P. O. Box 216
Warm Springs, VA 24484



Office Phone: 540-839 7236
Office Fax: 540-839-7222

**Bath County Board of Zoning Appeals
Bath County Courthouse – Room 115
August 21, 2023**

MEMBERS PRESENT: Chairman Janice O’Farrell, Vice-Chair Jason Miller, Greg Tuning, Mark Hall,

MEMBERS ABSENT: John Fowler

PUBLIC IN ATTENDANCE: Austin Hall (Press), Mitchel Perry, Kathy Perry

STAFF PRESENT: Sherry Ryder

PUBLIC COMMENT—MATTERS UNRELATED TO THE AGENDA: None.

ADDITIONS AND CORRECTIONS TO AGENDA: None

Chairman O’Farrell opened the meeting at 7 p.m. She welcomed all in attendance.

ELECTION OF OFFICER:

CHAIRMAN

Chairman O’Farrell passed the gavel to Jason Miller.

Jason Miller: I make a motion we elect Janice O’Farrell.

Greg Tuning: I second that motion.

Jason Miller: I move we close the nominations.

Vote: 3-0 (O’Farrell abstain)

Vice-Chair Jason Miller passed the gavel back to Chairman O’Farrell.

VICE-CHAIR

Mark Hall: I nominate Greg Tuning.

Vice-Chair Jason Miller: Second.

Vote: 4-0

SECRETARY:

Vice-Chair Jason Miller: I nominate Sherry Ryder.

Greg Tuning: Second.

Vote: 4-0

PUBLIC HEARING:

- Paddy Lick Farms, LLC (TM #H63-A-14) – Conditional Use Permit application – Application to construct and operate a “Glamping” facility. Glamping is more commonly known as “Glamour Camping.” The property is zoned A-1 Agriculture Limited and is located in FH-1 Floodplain District. The property is taxed in Highland County with some of the acreage in Bath County. The construction site is in Bath County. The property comprises approximately 250 acres and the acreage that is located in Bath County being approximately 20 acres. Property is currently unimproved agriculture land. Property located approximately ½ mile north of 12604 Big Back Creek Road, Warm Springs, Virginia, situated in the Warm Springs Magisterial District.

Sherry Ryder: Mr. Perry is here to present his application. He has made application for one structure to be built on the property. The definition he supplied is pretty accurate along with a sketch showing what the constructed facility would be similar to. The Planning Commission had a Public Hearing on June 26th and heard the request and with a vote of 4-0 they recommend the approval of the Glamping facility. They also recommend the permit be granted for one to two units, even though he has only asked for one. Alleviating a second hearing, if the first one is successful, he would have permission to construct a second one on the Bath County side. Conditions of approval were set upon, approved sewer disposal and portable water by the Virginia Department of Health. A VDOT entrance is already there, but they may need to do something there. It would be required to be built similar to the one in the application. Meet the Bath County Floodplain Regulations and the Bath County Building Code. They recommended it be approved for an indefinite time period. If there are any problems or violation not corrected, it would come back to the BZA to be corrected or have the Conditional Use permit pulled. We did not have any opposition on the application at the public hearing. It’s been since June, due to changes to our due process rules, so people have had time to call. I did get a phone call asking about the application, and another from the Highland County Zoning/Building Official and another call from someone who is interested on the outcome of this. He wants to build one in Highland County similar to this Glamping facility. It isn’t in a designated growth area, but it is within a floodplain. Recreational facilities are more recommended than a dwelling. It would need to be elevated, which you see in the sketch his is.

I have referenced relevant section(s); Land Use Regulation 602.03-2 and Comprehensive Plan: page 11-25 Goal #1 and Goal 6, page 4-3. I will be glad to answer any questions you may have. Mr. Perry is here to answer questions as well.

The overnight Lodging Tax would be collected for Bath because it is situated in Bath County. But the Improvement Tax would be collected by Highland County.

Vice-Chair Jason Miller wanted to know if they approved 2 units, would it slow Mr. Perry down on getting the first one done with the Health Department requirements? Sherry Ryder stated no. He would get them done one at a time. But he would still need to get a building permit per structure.

Chairman O'Farrell: Mr. Perry, do you have anything to add to what Sherry said?

Mr. Perry stated he knows people are concerned about the added travel on the road. He told them he was building his retirement home on that property and if he can get 50-100 nights of occupancy, he would be satisfied. The reason he moved up there was to get away from traffic.

Chairman O'Farrell: Will you or someone be close enough if something should happen or an emergency comes up. There is no cell service there.

Mr. Perry stated there was no service or houses nearby. He is on a waiting list for Star Link Internet and as soon as he gets that, he will have phone service. He stated he is about 3 years out from retirement and hopes to have things in place.

Vice-Chair Jason: Is there still a phone at the Pump Storage campgrounds. He was told yes there is still a phone there.

Mr. Perry stated he is close to the Highland Phone Coop., and they have a hot spot there for calls. There is some kind of service within 10 minutes.

Chairman O'Farrell: how close is the nearest neighbor?

Mr. Perry: On the Highland side, about a mile or so.

Chairman O'Farrell: Will you be renting to just families or to hunter and fishermen too? Hunters getting together can have a good time and create some noise.

Mr. Perry: Yes, I plan on staying open in hunting season and I don't see any difference. I need to make a couple hundred dollars a night to make it worthwhile.

Chairman O'Farrell: Does anyone have any more questions? I would open for public comment, but there is no one here. I am now open for a motion.

Vice-Chair Jason Miller: I make a motion to accept the application for Paddy Lick Farms, for up to two Glamping Pavilion structures for Short-Term Rental use. With the conditions, stated by the Planning Commission on, approved sewer disposal and portable water by the Virginia Department of Health. A VDOT entrance, if applicable, for an indefinite period of time. In accordance with the Comprehensive Plan: page 11-25 Goal #1 and Goal 6, page 4-3 and the Land Use Regulation 602.03-2

Mr. Hall: I second.

Vote: 4-0 Motion approved.

CHAIRMAN'S REPORT: None

STAFF REPORT:

Sherry Ryder: The report is in the packet. I will answer any questions you may have. There will be, more than likely, another meeting next month for a Conditional Use Permit application for a cell tower on Rt. 42.

OLD BUSINESS: None

NEW BUSINESS: None

MINUTES:

Chairman O'Farrell: I have the minutes for June 20, 2023. Do I hear a motion?

Mr. Hall: I make a motion to approve the Minutes of June 20,2023

Mr. Turning: Second.

VOTE: 4-0

ADJOURN

Chairman O'Farrell: Do I hear a motion to adjourn?

Mr. Tuning: I make a motion to adjourn.

Vice-Chair Jason Miller: Second.

Vote: 4-0 meeting adjourned.

Chairman Janice O'Farrell

Date