

AGENDA
FLUVANNA COUNTY PLANNING COMMISSION
Regular Meeting
Circuit Court Room
Fluvanna Courts Building
June 27, 2012 at 7:00pm

1-CALL TO ORDER, PLEDGE OF ALLEGIANCE

2-DIRECTOR'S REPORT

Mrs. Allyson Finchum, Planning Director

I

3-PUBLIC COMMENTS #1 (3 minutes each)

4-APPROVAL OF MINUTES:

May 23, 2012

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5- PUBLIC HEARINGS:

AFD 02:03 – Riverside Agricultural & Forestal District (AFD)

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A review of the Riverside Agricultural and Forestal District (AFD), which is set to expire on August 7, 2012. The Planning Commission will provide a recommendation to the Board of Supervisors as to whether the Riverside AFD should be terminated, modified, or renewed. The Riverside AFD currently consists of 18 parcels (Tax Map 60, Section A, Parcel 10; Tax Map 60, Section A, Parcel 34; Tax Map 60, Section A, Parcel 35; Tax Map 60, Section 3, Parcel 1; Tax Map 60, Section 3, Parcel 2; Tax Map 60, Section 3, Parcel 3; Tax Map 60, Section A, Parcel 31; Tax Map 60, Section A, Parcel 32; Tax Map 60, Section A, Parcel 33; Tax Map 60, Section 7, Parcel 8; Tax Map 60, Section A, Parcel 16A; Tax Map 60, Section A, Parcel 17A; Tax Map 60, Section A, Parcel 17B; Tax Map 60, Section A, Parcel 18; Tax Map 60, Section A, Parcel 21C; Tax Map 60, Section A, Parcel 21; Tax Map 60, Section A, Parcel 21D; Tax Map 60, Section 7, Parcel 9) totaling 552.526 acres. The properties are zoned A-1 (Agricultural, General) and are generally located along, or in close proximity to, Bremono Road (State Route 656). The properties are located within the Fork Union Election District and are within the Rural Residential and Rural Preservation Planning Areas.

SUP 12:01 – Clear Signal Towers, LLC (Kidds Store)

L

A request for a Special Use Permit (SUP) to allow for a 195-foot wireless communications tower with respect to 331.29 acres of Tax Map 39, Section A, Parcel 34. The property is zoned A-1 (Agricultural, General) and is located on the south side of West River Road (State Route 6) near its intersection with Rolling Road South (Route 620). The property is located in the Fork Union Election District and is within the Rural Preservation Planning Area. The property is part of the Kidds Store Agricultural and Forestal District (AFD).

SUP 12:02 – Clear Signal Towers, LLC (Hardware River)

M

A request for a Special Use Permit (SUP) to allow for a 195-foot wireless communications tower with respect to 71.46 acres of Tax Map 48, Section A, Parcel 94. The property is zoned A-1 (Agricultural, General) and is located on the north side of West River Road (State Route 6) 1.3 miles west of its intersection with Hardware Road (Route 646). The property is located in the Cunningham Election District and is within the Rural Residential Planning Area.

SUP 12:03 – Clear Signal Towers, LLC (Weber City)

Mc

A request for a Special Use Permit (SUP) to allow for a 195-foot wireless communications tower with respect to 46.6 acres of Tax Map 59, Section A, Parcel 13B. The property is zoned A-1 (Agricultural, General) and is located on the east side of James Madison Highway (Route 15) 1.2 miles south of its intersection with Winnsville Drive (Route 612). The property is located in the Fork Union Election District and is within the Rural Residential Planning Area.

For the Hearing-Impaired – there is a listening device available at the Circuit Court Room upon request. TTY access number is 711 to make arrangements.

For persons with Disabilities – if you have special needs, please call the County Administrator's Office at 591-1910 and relay your request.

SUP 12:04 – Clear Signal Towers, LLC (Cohasset) N

A request for a Special Use Permit (SUP) to allow for a 195-foot wireless communications tower with respect to 97.7 acres of Tax Map 50, Section A, Parcel 3. The property is zoned A-1 (Agricultural, General) and is located on the west side of Mountain Hill Road (Route 650) approximately 500 feet south of its intersection with West River Road (State Route 6). The property is located in the Fork Union Election District and is within the Rural Preservation Planning Area.

6-PRESENTATIONS (normally not to exceed 10-minute limitation)

7-SITE DEVELOPMENT PLANS:

SDP 12:09 – Triangle Realtors O

A site development plan request for a 11,200 square foot retail building with respect to 1.59 acres of Tax Map 17, Section 21, Parcel D. The property is zoned B-1, Business, General and is located on the eastern side of Heritage Drive approximately 400 feet east of Turkeysag Trail (Route 1015). The property is located in the Cunningham Election District and is within the Rivanna Community Planning Area.

8-SUBDIVISIONS:

9-UNFINISHED BUSINESS:

Discussion of Landscaping-Related Businesses and the Zoning Ordinance P

10-NEW BUSINESS:

11-OLD BUSINESS:

Discussion of ZTA 12:01 and ZTA 12:02 Q

12-PUBLIC COMMENT #2 (3 minutes each)

13-ADJOURN

Pledge of Allegiance

I pledge allegiance to the flag
of the United States of America
and to the Republic for which it stands,
one nation, under God, indivisible,
with liberty and justice for all.

ORDER

1. It shall be the duty of the Chairman to maintain order and decorum at meetings. The Chairman shall speak to points of order in preference to all other members.
2. In maintaining decorum and propriety of conduct, the Chairman shall not be challenged and no debate shall be allowed until after the Chairman declares that order has been restored. In the event the Commission wishes to debate the matter of the disorder or the bringing of order; the regular business may be suspended by vote of the Commission to discuss the matter.
3. No member or citizen shall be allowed to use abusive language, excessive noise, or in any way incite persons to use such tactics. The Chairman and/or the County Planner shall be the judge of such breaches, however, the Commission may vote to overrule both.
4. When a person engages in such breaches, the Chairman shall order the person's removal from the building, or may order the person to stand silent, or may, if necessary, order the person removed from the County property.

***FLUVANNA COUNTY PLANNING COMMISSION
PUBLIC HEARING RULES OF PROCEDURE***

1. Purpose:
The purpose of a public hearing is to receive testimony from the public on certain resolutions, ordinances or amendments prior to taking action. A hearing is not a dialog or debate. Its express purpose is to receive additional facts, comments and opinion on subject items.
2. Speakers:
Speakers should approach the lectern so they may be visible and audible to the Commission.
Each speaker should clearly state his/her name and address.
All Comments should be directed to Commission.
Each speaker is limited to three minutes and time may not be donated from other audience members.
All questions should be directed to the Chairman. Members of the Commission are not expected to respond to questions, and response to questions shall be made at the Chairman's discretion. Speakers are encouraged to contact staff regarding unresolved concerns or to receive additional information.
Speakers with questions are encouraged to contact County staff prior to the public hearing.
Speakers should be brief and avoid repetition of previously presented comments.
County residents and taxpayers may be given priority in speaking order.
3. Action:
At the conclusion of the public hearing on each item, the Chairman will close the public hearing. The Commission will proceed with its deliberations and will act on or formally postpone action on such item prior to proceeding to other agenda items. Further public comment after the public hearing has been closed generally will not be permitted.



COUNTY OF FLUVANNA

"Responsive & Responsible Government"

P.O. Box 540 Palmyra, VA 22963 (434) 591-1910 FAX (434) 591-1911 www.co.fluvanna.va.us

To: Fluvanna County Planning Commission
From: Allyson Finchum, Director of Planning/Zoning Administrator
Date: June 27, 2012
Re: Planning Director's Report

1. Board of Supervisors Actions:

June 6, 2012:

Patricia Eager was appointed to the Planning Commission for a four year term.

Barry Bibb was reappointed to the Planning Commission for another four year term

Andrew Sorrell was appointed to the Agricultural/Forestral Advisory Committee for a four year term.

Laura Lee and Kent Loving were reappointed to the Agricultural/Forestral Advisory Committee for four year terms.

June 20, 2012:

CPA 12:01 - Fluvanna County (Comprehensive Plan Text Amendment)

Approved an amendment of the Vision chapter of the Comprehensive Plan, along with any other associated changes to the plan as a result of the additions. The existing text within the Vision chapter will be replaced with new text and illustrations prepared by the Board of Supervisors. The proposed amendment to the Comprehensive Plan adjusts the vision statement in order to better reflect the adopted goals of the Board of Supervisors and elaborate on the meaning of the County's vision statement. The amendment is generally consistent with other chapters of the Comprehensive Plan.

ZTA 12:01, Fluvanna County – Zoning Text Amendment

Deferred until August 1, 2012 an amendment of the Fluvanna County Zoning Ordinance to update and strengthen regulations regarding tree protection, landscaping, and off-street parking (Chapter 22, Article 22: Definitions; Chapter 22, Article 24: Tree Protection; Chapter 22, Article 26: Off-Street Parking & Loading Spaces).

ZTA 12:02, Fluvanna County – Subdivision Ordinance Amendment

Deferred until August 1, 2012 an amendment of the Fluvanna County Subdivision Ordinance to update and strengthen regulations regarding landscaping and similar improvements (Chapter 19, Article 7: Subdivision Design Standards; Chapter 19, Article 8: Required Improvements).

2. Board of Zoning Appeals Actions:

June 5, 2012:

None.

3. Technical Review Committee:

June 14, 2012:

SUP 12:05 – Robert S. Hale-Mackinnon

A request for a Special Use Permit (SUP) to allow for educational facility with respect to 5.193 acres of Tax Map 23, Section A, Parcel 48. The property is zoned A-1 (Agricultural, General) and is located on the north side of Perkins Road (State Route 623) near its intersection with Kents Store Way (Route 659). The property is located in the Columbia Election District and is within the Rural Preservation Planning Area.



**FLUVANNA COUNTY BUILDING INSPECTIONS
MONTHLY BUILDING INSPECTION REPORT
MAY 2012**

USE	May-11		YTD 11		May-12		YTD 12		May/Diff	YTD		VALUE
	VALUE		VALUE		VALUE		VALUE			VALUE	PERMITS	
New Homes	4	713,000	30	5,685,331	7	1,290,000	27	4,577,000	3	577,000	-3	(1,108,331)
Duplex	0	0	0	0	0	-	0	-	0	-	0	-
Single Family Attached	4	450,000	4	450,000	0	-	4	360,000	-4	(450,000)	0	(90,000)
Adds&Alterations	21	122,900	104	1,566,476	26	386,850	112	1,650,566	5	263,950	8	84,090
Garages & Carports	1	10,000	4	74,000	0	-	5	55,000	-1	(10,000)	1	(19,000)
Accessory Buildings	1	25,000	6	68,725	2	47,000	5	55,500	1	22,000	-1	(13,225)
Single Wide MH	0	0	0	-	0	-	0	-	0	-	0	-
Swimming Pools	0	0	0	-	0	-	4	126,000	0	-	4	126,000
Recreational Bldgs	0	0	0	-	0	-	0	-	0	-	0	-
Business Bldgs	0	0	2	80,000	0	-	1	744,000	0	-	-1	664,000
Industrial Bldgs	0	0	0	-	3	770,000	3	770,000	3	770,000	3	770,000
Other Buildings	0	0	2	14,510,000	2	184,119	5	264,219	2	184,119	3	(14,245,781)
TOTALS	31	1,320,900	152	22,434,532	40	2,677,969	166	8,602,285	9	1,357,069	14	(13,832,247)
FEES	May-11	PREV TOT	YTD 11		May-12	PREV TOT	YTD 12		DIFFERENCE		DIFFERENCE YTD	
Building Permits	7,694.28	73,494.12	81,188.40		12,039.25	33,520.03	45,559.28		4,344.97		(35,629.12)	
Land Disturb Permits	2850.00	12,540.00	15,390.00		5,411.25	11,750.00	17,161.25		2,561.25		1,771.25	
Zoning Permits					2,450.00	0.00	2,450.00					
TOTALS	10,544.28	86,034.12	96,578.40		19,900.50	45,270.03	65,170.53		6,906.22		(33,857.87)	
INSPECTIONS	May-11	PREVIOUS	YTD 11		May-12	PREVIOUS	YTD 12					
	175	608	783		171	549	720		-4		-63	

Darius S. Lester
Building Official

() represents a negative

Monthly Approval Report for May 2012

<i>District</i>	<i>Action</i>	<i>ID#</i>	<i>Description</i>	<i>Tax Map Parcels</i>	<i>Total Acreage</i>	<i>Number of Lots</i>
Columbia						
	<i>Approved</i>	BSP 12-006	Physical Survey	24 (A)21, 22A, 22B	0	
Cunningham						
	<i>Pending TRC Meeting</i>	SDP 12-009	11,200 Sq. Ft. Goodwill	17 (21)D	11.52	
Fork Union						
	<i>Approved</i>	BSP 12-005	Physical Survey	38 (A)14	0	
		ZUP 12-001	Mobile Home Application	40 (A)14	2.024	
	<i>PC Approved</i>	SDP 12-007	7,200 Sq. Ft. Addition to Existing Building	39 (A)104	16.065	
Palmyra						
	<i>Approved</i>	AFD 02-001	Agricultural/Forestal District		324.752	
		SDP 11-012	Amendment to SDP 03-004 - Add a 36' x 22' Building	18A (10)1H	0	
		SUB 12-011	Boundary Adjustment	4 (A)29B	34.207	1
		ZMP 12-001	Proffer Amendment	18B (5)1	1.43	
	<i>Pending Compliance</i>	CCE 10-013		10 (3)-2B	3.618	

Wednesday, June 20, 2012

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<i>AFD - Agricultural Forestal District</i>	<i>BSP - Boundary Survey Plat</i>
<i>BZA - Board of Zoning Appeals (Variance)</i>	<i>CCE - Code Compliance Enforcement</i>
<i>CPA - Comprehensive Plan Amendment</i>	<i>SDP - Site Development Plan</i>
<i>SUB - Subdivisions</i>	<i>SUP - Special Use Permits</i>
<i>ZMP - Zoning Map Proposal (Rezoning)</i>	<i>ZTA - Zoning Text Amendment</i>

<i>District</i>	<i>Action</i>	<i>ID#</i>	<i>Description</i>	<i>Tax Map Parcels</i>	<i>Total Acreage</i>	<i>Number of Lots</i>
Rivanna	<i>Approved</i>	CCE 11-015		18B (5)-1	1.43	

Wednesday, June 20, 2012

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AFD - Agricultural Forestal District
BZA - Board of Zoning Appeals (Variance)
CPA - Comprehensive Plan Amendment
SUB - Subdivisions
ZMP - Zoning Map Proposal (Rezoning)

BSP - Boundary Survey Plat
CCE - Code Compliance Enforcement
SDP - Site Development Plan
SUP - Special Use Permits
ZTA - Zoning Text Amendment

Code Compliance Enforcement Activity for Director's Report

ID#	Tax Map Parcels	Reported Against	Type of Violation	Status	Status Date
Cunningham					
CCE 12-007	26 (8)-5B	Jeffrey A. Bibb	Trash	1st Letter Sent	6/8/2012
Fork Union					
CCE 12-001	51A (A)22	JWS Enterprises, LLC (James W. Sherrill	Misc.	1st Letter Sent	1/12/2012
Palmyra					
CCE 12-002	3 (A)-31, 32	JWS Enterprises, LLC (James W. Sherrill	Misc.	Awaiting Action	2/29/2012
CCE 10-013	10 (3)-2B	Eric D. Taylor	SUPs	Awaiting Action	5/8/2012

**FLUVANNA COUNTY PLANNING COMMISSION
REGULAR MEETING MINUTES
Circuit Courtroom
Fluvanna County Courts
May 23, 2012
7:00 p.m.**

MEMBERS PRESENT: James Halstead, Jr., Chairman
Donald Gaines, Vice-Chairman
Barry Bibb
Carolyn Tinsley
Joe Chesser, Board of Supervisors Representative

MEMBERS ABSENT: Samuel Babbitt

ALSO PRESENT: Frederick Payne, Fluvanna County Attorney
Steven Tugwell, Senior Planner
Andrew Pompei, Planner
Lauren Ryalls, Senior Program Support Assistant

CALL TO ORDER

Chairman Halstead called the Planning Commission meeting of May 23, 2012 to order at 7:00 p.m. in the Circuit Court room of the Fluvanna County Courts Building in Palmyra, Virginia. After the meeting was called to order, the Pledge of Allegiance was recited.

PLANNING DIRECTOR'S REPORT

Mr. Steven Tugwell, Senior Planner, gave the monthly report to the Planning Commission.

- **Board of Supervisors – May 2, 2012**
 - The Union Mills Agricultural Forestal District was renewed for a ten year period to expire on May 15, 2022.
- **Board of Supervisors – May 16, 2012**
 - **CPA 12:01 - Fluvanna County** (Comprehensive Plan Text Amendment) **Deferred** until June 20, 2012 meeting to amend the Vision chapter of the Comprehensive Plan, along with any other associated changes to the plan as a result of the additions. The existing text within the Vision chapter will be replaced with new text and illustrations prepared by the Board of Supervisors. The proposed amendment to the Comprehensive Plan adjusts the vision statement in order to better reflect the adopted goals of the Board of Supervisors and elaborate on the meaning of the County's vision statement. The amendment is generally consistent with other chapters of the Comprehensive Plan.
 - **ZMP 12:01 - Southern Land Holdings, LLC** (B-C with Amended Proffer) **Approved** (4-0-1) an ordinance to amend the proffer associated with ZMP 01:01 of the Fluvanna County Zoning Map with respect to 1.43 acres of Tax Map 18B, Section 5, Parcel 1 to allow commercial greenhouses to the uses permitted by-right within the B-C, Business, Convenience District. The affected properties are located on the north side of Route 618 (Lake Monticello Road) approximately 1000 feet west of its intersection with Route 600 (South Boston Road). This property is located in the Palmyra (formerly Rivanna) Election District and is within the Rivanna Community Planning Area.
- **Board of Zoning Appeals Actions – No May Meeting.**

➤ **Technical Review Committee – May 10, 2012**

○ **SDP 12:09 - Triangle Realtors**

A site development plan request for a 11,200 square foot retail building with respect to 1.59 acres of Tax Map 17, Section 21, Parcel D. The property is zoned B-1, Business, General and is located on the eastern side of Heritage Drive approximately 400 feet east of Turkeysag Trail (Route 1015). The property is located in the Cunningham Election District and is within the Rivanna Community Planning Area.

○ **SUP 12:01 - Clear Signal Towers, LLC (Kidds Store)**

A request for a Special Use Permit (SUP) to allow for a 195-foot wireless communications tower with respect to 331.29 acres of Tax Map 39, Section A, Parcel 34. The property is zoned A-1 (Agricultural, General) and is located on the south side of West River Road (State Route 6) near its intersection with Rolling Road South (Route 620). The property is located in the Fork Union Election District and is within the Rural Preservation Planning Area. The property is part of the Kidds Store Agricultural and Forestal District (AFD).

○ **SUP 12:02 - Clear Signal Towers, LLC (Hardware River)**

A request for a Special Use Permit (SUP) to allow for a 195-foot wireless communications tower with respect to 71.46 acres of Tax Map 48, Section A, Parcel 94. The property is zoned A-1 (Agricultural, General) and is located on the north side of West River Road (State Route 6) 1.3 miles west of its intersection with Hardware Road (Route 646). The property is located in the Cunningham Election District and is within the Rural Residential Planning Area.

○ **SUP 12:03 – Clear Signal Towers, LLC (Weber City)**

A request for a Special Use Permit (SUP) to allow for a 195-foot wireless communications tower with respect to 46.6 acres of Tax Map 59, Section A, Parcel 13B. The property is zoned A-1 (Agricultural, General) and is located on the east side of James Madison Highway (Route 15) 1.2 miles south of its intersection with Winnsville Drive (Route 612). The property is located in the Fork Union Election District and is within the Rural Residential Planning Area.

○ **SUP 12:04 – Clear Signal Towers, LLC (Cohasset)**

A request for a Special Use Permit (SUP) to allow for a 195-foot wireless communications tower with respect to 97.7 acres of Tax Map 50, Section A, Parcel 3. The property is zoned A-1 (Agricultural, General) and is located on the west side of Mountain Hill Road (Route 650) approximately 500 feet south of its intersection with West River Road (State Route 6). The property is located in the Fork Union Election District and is within the Rural Preservation Planning Area.

○ **ZTA 12:01 – Fluvanna County**

(Tree Protection, Landscaping, & Off-Street Parking: Zoning Ordinance)

Amendment of the Fluvanna County Zoning Ordinance to update and strengthen regulations regarding tree protection, landscaping, and off-street parking (Chapter 22, Article 22: *Definitions*; Chapter 22, Article 24: *Tree Protection*; Chapter 22, Article 26: *Off-Street Parking & Loading Spaces*).

○ **ZTA 12:02 – Fluvanna County**

(Landscaping & Similar Improvements: Subdivision Ordinance)

Amendment of the Fluvanna County Subdivision Ordinance to update and strengthen regulations regarding landscaping and similar improvements (Chapter 19, Article 7: *Subdivision Design Standards*; Chapter 19, Article 8: *Required Improvements*).

PUBLIC COMMENTS #1

Chairman Halstead opened the floor for the first section of public comments.

With no one wishing to speak, Chairman Halstead closed the first section of public comments.

APPROVAL OF MINUTES

A motion by Mr. Bibb and seconded by Mrs. Tinsley to **approve** the April 25, 2012 minutes by a vote of 4-0. AYES: Bibb, Gaines, Halstead, and Tinsley. NAYS: None. ABSENT: Babbitt.

PUBLIC HEARINGS:

ZTA 12:01, Fluvanna County – Zoning Text Amendment – Amend the Fluvanna County Zoning Ordinance to update and strengthen regulations regarding tree protection, landscaping, and off-street parking (Chapter 22, Article 22: *Definitions*; Chapter 22, Article 24: *Tree Protection*; Chapter 22, Article 26: *Off-Street Parking & Loading Spaces*).

Mr. Andrew Pompei, Planner, presented the Zoning Text Amendment to the Planning Commission.

Chairman Halstead opened the public hearing.

- Debra Kurre, Rivanna District, spoke in support of amending the regulations pertaining to screening.

With no one else wishing to speak, Chairman Halstead closed the public hearing.

The Planning Commission discussed the possibility of adding additional wording requiring road and street signs not be blocked. Mr. Payne stated this was more of a maintenance issue.

MOTION:

Mr. Bibb moved to **recommend approval** of ZTA 12:01, a request to amend the Fluvanna County Zoning Ordinance (Article 22: *Definitions*; Article 24: *Tree Protection*; and Article 26: *Off-Street Parking & Loading Spaces*) to update and strengthen regulations regarding tree protection, landscaping, and off-street parking.

Mr. Gaines seconded. The motion carried with a vote of 4-0. AYES: Bibb, Gaines, Halstead, and Tinsley. NAYS: None. ABSENT: Babbitt.

Mr. Chesser stated that the Planning Commission should be more aggressive in getting information out to the public concerning the Zoning Text Amendments.

ZTA 12:02, Fluvanna County – Subdivision Ordinance Amendment – Amendment of the Fluvanna County Subdivision Ordinance to update and strengthen regulations regarding landscaping and similar improvements (Chapter 19, Article 7: *Subdivision Design Standards*; Chapter 19, Article 8: *Required Improvements*).

Mr. Andrew Pompei, Planner, presented the Subdivision Ordinance Amendment to the Planning Commission.

Chairman Halstead opened the public hearing.

With no one wishing to speak, Chairman Halstead closed the public hearing.

MOTION:

Mr. Gaines moved to **recommend approval** of ZTA 12:02, a request to amend the Fluvanna County Subdivision Ordinance (Article 7: *Subdivision Design Standards* and Article 8: *Required Improvements*) to update and strengthen regulations regarding landscaping and similar improvements.

Mrs. Tinsley seconded. The motion carried with a vote of 4-0. AYES: Bibb, Gaines, Halstead, and Tinsley. NAYS: None. ABSENT: Babbitt.

PRESENTATIONS:

None

SITE DEVELOPMENT PLANS:

SDP 12:07, Tapscott Brothers Logging – A site development plan request to construct a 7,200 square foot building addition with respect to 16.065 acres of Tax Map 39, Section A, Parcel 104. The property is zoned B-1, Business, General, District and is located on the northern side of Route 620 (Rolling Road), and State Route 6 (West River Road). The property is located in the Fork Union Election District and is within the Rural Preservation Planning Area.

Mr. Steve Tugwell, Senior Planner, presented the site development plan request to construct a 7,200 square foot building addition with respect to 16.065 acres of Tax Map 39, Section A, Parcel 104 to the Planning Commission.

Mr. Bill Stratton, W. A. Stratton Construction Company, addressed the Planning Commission stating that the primary use would be for tire storage and changing truck tires.

MOTION:

Mrs. Tinsley moved to approve SDP 12:07, a sketch site plan to build a 7,200 square foot warehouse addition onto the existing building with respect to 16.065 acres of Tax Map 39, Section A, Parcel 104, subject to the conditions listed in the staff report.

Mr. Bibb seconded. The motion carried with a vote of 4-0. AYES: Bibb, Gaines, Halstead, and Tinsley. NAYS: None. ABSENT: Babbitt.

SUBDIVISIONS:

None

UNFINISHED BUSINESS:

None

NEW BUSINESS:

The Planning Commission discussed landscaping-related businesses and the Zoning Ordinance and how to strengthen the Zoning Ordinance by providing additional definitions.

The Planning Commission directed staff to discuss this at the upcoming Technical Review Committee meeting on June 12, 2012 to receive public input and invite the Chamber of Commerce. Then provide the comments from the TRC meeting to the Planning Commission at the next meeting on June 27, 2012.

PUBLIC COMMENTS #2

Chairman Halstead opened the floor for the second section of public comments.

- Debra Kurre, Rivanna District, wanted clarification on the true definition of rural character.

With no one else wishing to speak, Chairman Halstead closed the second section of public comments.

ADJOURN

There being no further business, Chairman Halstead adjourned the Planning Commission meeting of May 23, 2012 at 7:47 p.m.

Minutes recorded by Lauren Ryalls.

James Halstead, Jr., Chairman
Fluvanna County Planning Commission



COUNTY OF FLUVANNA

"Responsive & Responsible Government"

P.O. Box 540
Palmyra, VA 22963
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FAX (434) 591-1911
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Staff Report

To: Fluvanna County Planning Commission

From: Andrew J. Pompei, Planner

Case Number: AFD 02:03 (Riverside AFD: 2012 Review)

General Information: The Planning Commission will review the Riverside AFD on Wednesday, June 27, 2012 at 7:00 PM in the Circuit Courtroom of the Fluvanna County Courts Building to determine whether or not the district should be renewed, modified, or terminated following its expiration on August 7, 2012.

Location: Properties within the Riverside AFD are located along, or in close proximity to, State Route 656 (Bremo Road) (Attachment A).

Zoning: All properties are zoned A-1 (Agricultural, General)

Land Use Designation: Rural Preservation (519.526 acres; 94% of Riverside AFD)
Rural Residential (33.0 acres; 6% of Riverside AFD)

Preliminary Review

The Riverside Agricultural and Forestal District (AFD) is located in the southeastern part of the county, near the James River between Bremo Bluff and Columbia. All of the properties are along or near State Route 656 (Bremo Road). Eighteen (18) parcels are enrolled in the Riverside AFD; the total area of the district is 552.526 acres. Most of the district (519.526 acres) is designated as "Rural Preservation" within the 2009 Comprehensive Plan; the remainder (33 acres) is designated as "Rural Residential." These areas are intended to be the least-developed portions of the county.

The Riverside AFD will expire on August 7, 2012. Per County Code (Sec. 3.1-10), the Board of Supervisors must review each AFD at least ninety (90) days prior to its expiration. As part of the review process, the Board of Supervisors must consider the recommendations of the AFD Advisory Committee and the Planning Commission as to whether or not the AFD under review should be renewed, modified, or terminated.

On May 7, 2012, letters were sent to all property owners enrolled within the Riverside AFD, asking them whether or not they would like their parcels to remain within the AFD (Table 1). During the review period, land within the AFD may be withdrawn at the owner's discretion without penalty; the owner must provide written notice to the Board of Supervisors before it makes a decision regarding the district's continuation (Sec. 3.1-10).

Table 1: Responses from Property Owners within the Riverside AFD

Owner's Name	Tax Map Number	Acreage	Received Response (as of June 5, 2012)	Response
Alexander, Bevin R.	60 (A) 10	196.199	X	Withdrawal
Alexander, Bevin R.	60 (A) 34	2.000	X	Withdrawal
Alexander, Bevin R.	60 (A) 35	3.000	X	Withdrawal
Alexander, Bevin R.	60 (3) 1	3.600	X	Withdrawal
Alexander, Bevin R.	60 (3) 2	6.700	X	Withdrawal
Alexander, Bevin R.	60 (3) 3	3.600	X	Withdrawal
Brookman, Dorothy	60 (A) 31	14.101	X	Withdrawal
Brookman, Dorothy D.	60 (A) 32	46.000	X	Withdrawal
Brookman, Dorothy	60 (A) 33	38.000	X	Withdrawal
Eaton, Richard R. & E. Pauline	60 (7) 8	11.000		No Response
Poore, Thomas E. & Shirley H.	60 (A) 16A	6.240	X	Withdrawal
Poore, Thomas E. & Shirley H.	60 (A) 17A	23.943	X	Withdrawal
Poore, Thomas E. & Shirley H.	60 (A) 17B	16.000	X	Withdrawal
Poore, Thomas E. & Shirley H.	60 (A) 18	21.000	X	Withdrawal
Quillon, Adam Scott, ET UX	60 (A) 21C	13.913		No Response
White, F.F.	60 (A) 21	125.230	X	Remain in AFD
White, F.F.	60 (A) 21D	2.000	X	Remain in AFD
White, Robert M.	60 (7) 9	20.000		No Response
Total	N/A	552.526	15/18 parcels	13 Withdrawals 2 Remain in AFD 3 No Response

Responses have been received regarding 15 of the 18 parcels currently enrolled within the Riverside AFD (Attachment B). The owners of 13 properties asked that their parcels be removed from the AFD program; the owners of two (2) properties asked that their parcels remain in the district. If no response is received, it is assumed that the landowner wants his properties to remain within the AFD. Based on the responses that have been received thus far, **the Riverside AFD does not meet the size requirements set forth in Sec. 3.1-4 of the Fluvanna County Code.** With these property withdrawals, the district does not have a core of 200 acres in one parcel or in contiguous parcels.

Property owners were contacted and asked why they were withdrawing their properties from the AFD program. Below is a summary of the responses received to date:

- One property owner stated that he and his neighbors did not feel that the AFD program provided significant financial benefits.
- One property owner stated that, due to her age, she wanted to have the flexibility to divide and sell portions of her property if she, due to unexpected circumstances, needed additional income.
- All property owners that responded said they are interested in keeping the area undeveloped and rural.

Agricultural & Forestal District (AFD) Advisory Committee

The Agricultural and Forestal District (AFD) Advisory Committee reviewed this request at its meeting on Wednesday, June 13. The AFD Advisory Committee recommended that the Riverside Agricultural and Forestal District **be terminated** following its expiration on August 7, 2012, since the district no longer meets the minimum size requirements set forth in Sec. 3.1-4 of the Fluvanna County Code.

Next Steps

As part of the review process, the Planning Commission must provide a recommendation to the Board of Supervisors whether to terminate, modify, or continue the district. The Board of Supervisors must hold a public hearing prior to voting on the district's continuation, modification, or termination.

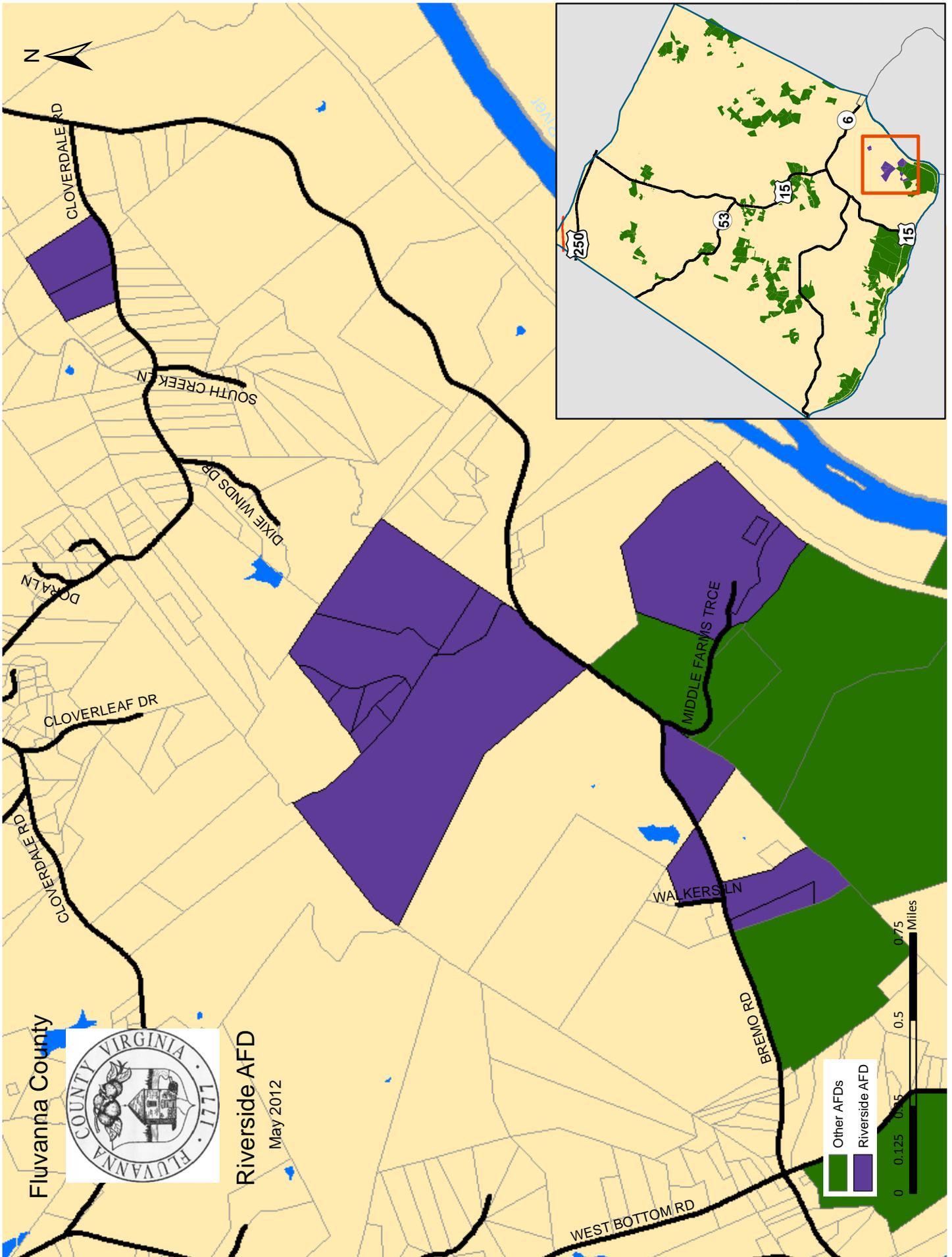
Recommended Motion

I move to recommend that the Riverside Agricultural and Forestal District **be terminated** following its expiration on August 7, 2012, since the district no longer meets the minimum size requirements set forth in Sec. 3.1-4 of the Fluvanna County Code.

Attachments

A: Map of Riverside AFD

B: Responses Received from Property Owners



Alexander, Bevin R.
4377 Bremo Bluff Rd
Bremo Bluff, VA 23022

Tax Map and Parcel Numbers Affected: 60 (3) 3/ 3.6 acre(s)

Yes, I would like for these parcel(s) to remain in the agricultural and forestal district.

No, I do not want these parcel(s) to remain in the agricultural and forestal district.

Bevin R Alexander

Owner's Signature

(Please note that all property owners of record must sign this form.)

Alexander, Bevin R.
4377 Bremono Bluff Rd
Bremono Bluff, VA 23022

Tax Map and Parcel Numbers Affected: 60 (3) 2/ 6.7 acre(s)

- Yes, I would like for these parcel(s) to remain in the agricultural and forestal district.
- No, I do not want these parcel(s) to remain in the agricultural and forestal district.

Bevin R Alexander
Owner's Signature

Owner's Signature

Owner's Signature

Owner's Signature

Owner's Signature

(Please note that all property owners of record must sign this form.)

Alexander, Bevin R.
4377 Bremo Bluff Rd
Bremo Bluff, VA 23022

Tax Map and Parcel Numbers Affected: 60 (3) 1/ 3.6 acre(s)

- Yes, I would like for these parcel(s) to remain in the agricultural and forestal district.
- No, I do not want these parcel(s) to remain in the agricultural and forestal district.

Bevin R Alexander

Owner's Signature

(Please note that all property owners of record must sign this form.)

Alexander, Bevin R.
4377 Bremo Bluff Rd
Bremo Bluff, VA 23022

Tax Map and Parcel Numbers Affected: 60 (A) 35/ 3 acre(s)

Yes, I would like for these parcel(s) to remain in the agricultural and forestal district.

No, I do not want these parcel(s) to remain in the agricultural and forestal district.

Bevin R. Alexander

Owner's Signature

(Please note that all property owners of record must sign this form.)

Alexander, Bevin R.
4377 Bremo Bluff Rd
Bremo Bluff, VA 23022

Tax Map and Parcel Numbers Affected: 60 (A) 34/ 2 acre(s)

Yes, I would like for these parcel(s) to remain in the agricultural and forestal district.

No, I do not want these parcel(s) to remain in the agricultural and forestal district.

Bevin R Alexander

Owner's Signature

(Please note that all property owners of record must sign this form.)

Alexander, Bevin R.
4377 Bremo Bluff Rd
Bremo Bluff, VA 23022

Tax Map and Parcel Numbers Affected: 60 (A) 10/ 196.199 acre(s)

Yes, I would like for these parcel(s) to remain in the agricultural and forestal district.

No, I do not want these parcel(s) to remain in the agricultural and forestal district.

Bevin R Alexander

Owner's Signature

(Please note that all property owners of record must sign this form.)

Brookman, Dorothy
4621 Bremo Bluff Rd
Bremo Bluff, VA 23022

Tax Map and Parcel Numbers Affected: 60 (A) 33/ 38 acre(s)

Yes, I would like for these parcel(s) to remain in the agricultural and forestal district.

No, I do not want these parcel(s) to remain in the agricultural and forestal district.

Dorothy D. Brookman 5-9-12
Owner's Signature

Owner's Signature

Owner's Signature

Owner's Signature

Owner's Signature

(Please note that all property owners of record must sign this form.)

Brookman, Dorothy D.
4621 Bremo Bluff Rd
Bremo Bluff, VA 23022

Tax Map and Parcel Numbers Affected: 60 (A) 32/ 46 acre(s)

Yes, I would like for these parcel(s) to remain in the agricultural and forestal district.

No, I do not want these parcel(s) to remain in the agricultural and forestal district.

Dorothy D. Brookman 5-9-12
Owner's Signature

Owner's Signature

Owner's Signature

Owner's Signature

Owner's Signature

(Please note that all property owners of record must sign this form.)

Brookman, Dorothy
4621 Bremono Bluff Rd
Bremono Bluff, VA 23022

Tax Map and Parcel Numbers Affected: 60 (A) 31/ 14.101 acre(s)

Yes, I would like for these parcel(s) to remain in the agricultural and forestal district.

No, I do not want these parcel(s) to remain in the agricultural and forestal district.

Dorothy B. Brookman 5-9-2012
Owner's Signature

Owner's Signature

Owner's Signature

Owner's Signature

Owner's Signature

(Please note that all property owners of record must sign this form.)

Poore, Thomas E. & Shirley H.
3456 Bremo Bluff Rd
Bremo Bluff, VA 23022

Tax Map and Parcel Numbers Affected: 60 (A) 16A/ 6.24 acre(s)

Yes, I would like for these parcel(s) to remain in the agricultural and forestal district.

No, I do not want these parcel(s) to remain in the agricultural and forestal district.

Thomas E Poore
Owner's Signature

Shirley H Poore
Owner's Signature

Owner's Signature

Owner's Signature

Owner's Signature

(Please note that all property owners of record must sign this form.)

Poore, Thomas E. & Shirley H.
3456 Bremo Bluff Rd
Bremo Bluff, VA 23022

Tax Map and Parcel Numbers Affected: 60 (A) 17A/ 23.943 acre(s)

Yes, I would like for these parcel(s) to remain in the agricultural and forestal district.

No, I do not want these parcel(s) to remain in the agricultural and forestal district.

Thomas E Poore
Owner's Signature

Shirley H. Poore
Owner's Signature

Owner's Signature

Owner's Signature

Owner's Signature

(Please note that all property owners of record must sign this form.)

Poore, Thomas E. & Shirley H.
3456 Bremono Bluff Rd
Bremono Bluff, VA 23022

Tax Map and Parcel Numbers Affected: 60 (A) 17B/ 16 acre(s)

Yes, I would like for these parcel(s) to remain in the agricultural and forestal district.

No, I do not want these parcel(s) to remain in the agricultural and forestal district.

Thomas E Poore

Owner's Signature

Shirley H Poore

Owner's Signature

Owner's Signature

Owner's Signature

Owner's Signature

(Please note that all property owners of record must sign this form.)

Poore, Thomas E. & Shirley H.
3456 Bremo Bluff Rd
Bremo Bluff, VA 23022

Tax Map and Parcel Numbers Affected: 60 (A) 18/ 21 acre(s)

Yes, I would like for these parcel(s) to remain in the agricultural and forestal district.

No, I do not want these parcel(s) to remain in the agricultural and forestal district.

Thomas E. Poore
Owner's Signature

Shirley H. Poore
Owner's Signature

Owner's Signature

Owner's Signature

Owner's Signature

(Please note that all property owners of record must sign this form.)

White, F.F.
P.O. Box 95
Bremo Bluff, VA 23022

Tax Map and Parcel Numbers Affected: 60 (A) 21/ 125.23 acre(s)

Yes, I would like for these parcel(s) to remain in the agricultural and forestal district.

No, I do not want these parcel(s) to remain in the agricultural and forestal district.

Owner's Signature

Alison Umstead

Owner's Signature

Owner's Signature

Owner's Signature

Owner's Signature

(Please note that all property owners of record must sign this form.)

White, F.F.
P.O. Box 95
Bremo Bluff, VA 23022

Tax Map and Parcel Numbers Affected: 60 (A) 21D/ 2 acre(s)

Yes, I would like for these parcel(s) to remain in the agricultural and forestal district.

No, I do not want these parcel(s) to remain in the agricultural and forestal district.

Owner's Signature

Alison Unsworth
Owner's Signature

Owner's Signature

Owner's Signature

Owner's Signature

(Please note that all property owners of record must sign this form.)



COUNTY OF FLUVANNA

"Responsive & Responsible Government"

P.O. Box 540 Palmyra, VA 22963 (434) 591-1910 FAX (434) 591-1911 www.co.fluvanna.va.us

STAFF REPORT

To: Fluvanna County Planning Commission
Case Number: SUP 12:01
Tax Map: 39(A)34

From: Andrew Pompei
District: Fork Union
Date: June 27, 2012

General Information: This request is to be heard by the Planning Commission on Wednesday, June 27, 2012 at 7:00 pm in the Circuit Courtroom of the Fluvanna County Courts Building.

Applicant: Clear Signal Towers, LLC

Requested Action: A request for a Special Use Permit (SUP) to allow for a 195-foot wireless telecommunications tower with respect to 331.29 acres of Tax Map 39, Section A, Parcel 34 (Attachment A).

Existing Zoning: A-1, Agricultural, General

Planning Area: Rural Preservation

Zoning Ordinance: Article 27: Regulation of Telecommunications Facilities

Location: The affected property is located on the south side of West River Road (State Route 6) near its intersection with Rolling Road South (State Route 620) (Attachment B).

Existing Land Use: The property consists of a mix of woodlands and open fields. The property is currently enrolled within the Kidd's Store Agricultural and Forestal District (AFD).

Adjacent Land Use: The surrounding area is largely undeveloped, with scattered residences along existing roadways. A small convenience store (Kidd's Store) and a logging business (Tapscott Brothers Logging) are nearby.

Zoning History: AFD 99:13 Creation of Kidd's Store AFD
SUB 00:33 Lot Consolidation
39(A)34 combined with 39(A)33, 39(A)35,
39(A)36, 39(A)37, and 39(A)54

Analysis

The applicant has requested a Special Use Permit (SUP) to allow the construction of a 195-foot monopole-type telecommunications tower on Tax Map 39, Section A, Parcel 34. The tower will be constructed within a 10,000 square foot (100' x 100') compound that will also house the necessary accessory structures.

When evaluating a request for a Special Use Permit (SUP), two (2) general guidelines are used for evaluation, as set forth in the Fluvanna County Zoning Ordinance (Sec. 22-17-4D).

First, the proposed use should not tend to change the character and established pattern of the area or community.

Character of Surrounding Area

The proposed tower is located near the crossroads at Kidd's Store, where State Route 6 (West River Road) and State Route 620 (Rolling Road South) meet. The surrounding area is largely undeveloped and retains its rural character. Scattered homes are located along existing roadways, and Rosewood Manor, a rural cluster subdivision, is located immediately to the west. A small convenience store (Kidd's Store) and a logging operation (Tapscott Brothers Logging) are across Route 6 from the subject property.

State Route 6: Designated Virginia Byway

The visual impacts to State Route 6 (West River Road) should be considered, since the road is a designated Virginia Byway. According to the Virginia Department of Transportation (VDOT), roads may be designated as Virginia Byways if they meet the following criteria:

- The route provides important scenic values and experiences;
- There is a diversity of experiences, as in transition from one landscape scene to another;
- The route links together or provides access to scenic, historic, recreational, cultural, natural and archeological elements;
- The route bypasses major roads or provides opportunities to leave high-speed routes for variety and leisure in motoring. Landscape control or management along the route is feasible;
- The route allows for additional features that will enhance the motorist's experience and improve safety; and
- The local government has initiated zoning or other land-use controls, so as to reasonably protect the aesthetic and cultural value of the highway.

Due to local topography and the curvature of State Route 6, a large portion of the proposed tower will be visible from State Route 6 (Attachment C). Since the tower compound is located in a heavily-wooded area approximately 200 feet from the right-of-way, the tower's base and accompanying structures will not be visible (if the vegetation remains as-is). The tower's visibility may detract from the area's rural character.

Conformance with Wireless Telecommunications Facilities Master Plan

According to the *Wireless Telecommunications Facilities Master Plan*, there is one existing tower in the area (Attachment D). A 110-foot monopole-type tower is located at Cunningham Elementary School, approximately 0.88 miles from the proposed tower site. The *Wireless Telecommunications Facilities Master Plan* and Sec. 22-27-7 (Siting Hierarchy) both state that colocation on nearby existing towers, or the replacement of nearby existing towers, is preferable to building new, non-concealed facilities. AT&T has submitted an explanation justifying the chosen location (Attachment E).

The *Wireless Telecommunications Facilities Master Plan* does not designate this site as a proposed emergency service location (Attachment F).

The maps provided by the applicant show that the area surrounding the proposed tower has very limited cellular coverage (Attachment G).

Second, the proposed use should be compatible with the uses permitted by-right in that zoning district and shall not adversely affect the use/or value of neighboring property.

Zoning

The subject property and most of the surrounding parcels are zoned A-1 (Agricultural, General). The A-1 zoning district is intended to accommodate limited residential development, as well as small-scale commercial and industrial uses that are directly related to agriculture, forestry, and other traditionally rural activities. Non-concealed freestanding telecommunications antennas require a special use permit within the A-1 zoning district.

Some parcels surrounding the intersection of State Route 6 (West River Road) and State Route 620 (Rolling Road South) are zoned B-1 (Business, General). These properties include a small convenience store built in the late 1940s (Kidd's Store) and a logging operation (Tapscott Brothers Logging).

If this request were approved, the applicant will be required to submit a site development plan for review, in accordance with Article 23: *Site Development Plans* of the Fluvanna County Zoning Ordinance (Attachment A).

Relationship to Neighboring Properties

The proposed tower will be approximately 350 feet from the nearest residence (7886 West River Road: Tax Map 39(A)33A). A high-voltage power line, situated within a 150-foot easement, lies between the proposed tower and the nearby residence. Additional screening may be required along the western boundary of the lease area, to reduce the visual impact of the tower compound on the adjacent parcel (Tax Map 39(A)33A). Existing vegetation effectively screens the tower compound from State Route 6.

Agricultural and Forestal Districts

The subject property has been part of the Kidds Store Agricultural and Forestal District (AFD) since its creation on December 15, 1999. Per state code (§15.2-4312), properties enrolled in the AFD program automatically qualify for agricultural or forestal use-value assessment. In exchange for this tax relief, landowners agree not to develop their properties to a more intensive use, without the prior approval of the Board of Supervisors (Fluvanna County Code: Sec. 3.1-8B). The construction of a wireless telecommunications tower would be considered a more intensive use, requiring the approval of the Board of Supervisors.

Comprehensive Plan

According to the Comprehensive Plan, the subject property is designated as “Rural Preservation.” Rural preservation areas are intended to be the least developed areas of the County. These areas should be used primarily for agriculture and forestry, with very limited residential development (less than one unit per five acres). Viewsheds from roads and existing developments should be preserved (page 61).

The *Infrastructure* chapter of the Comprehensive Plan includes several recommendations regarding the siting and design of telecommunications facilities (page 110):

- Minimize the impacts of wireless communications facilities on surrounding areas;
- Encourage the location and co-location of wireless communication equipment on existing structures;
- Accommodate the growing need and demand for wireless communication services;
- Encourage coordination between communication providers;
- Establish consistent and balanced legal language governing wireless communications facilities that take into consideration the Comprehensive Plan and communications master plan; and
- Maintain compliance with applicable laws, including but not limited to the 1996 Telecommunications Act.

The *Community Design* chapter of the Comprehensive Plan also addresses the design and siting of telecommunications facilities. The plan encourages developers to use innovative design techniques to minimize the visual impact of new facilities. The co-location of wireless communication equipment on existing structures is encouraged, to improve the local communications network with minimal impact to the surrounding landscape (page 73).

Neighborhood Meeting

The neighborhood meeting was held on May 9, 2012. There were no attendees present in regard to this request.

Technical Review Committee

The Technical Review Committee (TRC) meeting was held on May 10, 2012. The following comments were made:

- Virginia Department of Transportation (VDOT):
The proposed entrance on State Route 6 must conform to the design standards for a low-volume commercial entrance.
- Planning Commission:
Members were interested in how the proposed site relates to the *Wireless Telecommunications Facilities Master Plan*, which will be described by CityScape Consultants. They also asked the applicant to provide a vicinity map that better shows the site's relationship to the surrounding area.
- Fire Department:
The Fire Department was interested in how the proposed site relates to the *Wireless Telecommunications Facilities Master Plan*. The Fire Department would like to have the ability to locate equipment on proposed tower, if the need arises.
- Health Department:
The proposed tower will not impact existing buildings, water or sewage systems.
- Central Virginia Electric Cooperative (CVEC):
No power is currently located on-site. An underground line would have to be installed.

Some of the TRC comments are attached to this staff report (Attachment H).

Consultant's Recommendation

Based on a preliminary review performed by CityScape Consultants, Inc., the same general area served by the proposed tower could also be served by a tower located at Cunningham Elementary School, which already has a 110-foot monopole-type tower on-site. CityScape Consultants was unable to complete a full report before the packet deadline.

Request for Deferral

On June 20, 2012, the applicant (Clear Signal Towers, LLC) asked that this request be deferred (Attachment I). Since the public hearing had already been advertised, the Planning Commission may choose one of the following actions:

- Defer this request to another meeting without holding a public hearing;
- Defer making a recommendation regarding this request, after holding a public hearing;
- Make a recommendation to the Board of Supervisors regarding this request, based on the information provided; or
- Open the public hearing and continue it on a later date.

If the public hearing is postponed, it will have to be re-advertised. The applicant will have to pay for any fees associated with re-advertisement.

Conclusion

Per CityScape Consultant's preliminary review, this request **does not** adhere to the guidelines set forth within the *Wireless Telecommunications Facilities Master Plan*. The same general area served by the proposed tower could also be served by a tower located on nearby County-owned property (Cunningham Elementary School), which already contains a 110-foot monopole. The proposed location will have significant visual impacts on State Route 6 (West River Road), a designated Virginia Byway.

The applicant has asked that this request be deferred. The Planning Commission must decide whether to defer this request or make a recommendation to the Board of Supervisors.

Suggested Motion

I move that the Planning Commission recommend **approval/denial** of SUP 12:01, a special use permit request to allow the construction of a 195-foot monopole telecommunications tower with respect to 331.29 acres of Tax Map 39, Section A, Parcel 34 (if approved), subject to the conditions listed in the staff report.

OR

I move that the Planning Commission **defer** SUP 12:01, a special use permit request to allow the construction of a 195-foot monopole telecommunications tower with respect to 331.29 acres of Tax Map 39, Section A, Parcel 34 (if approved), **indefinitely** or **until July 25, 2012 (or another specific date)**.

Attachments

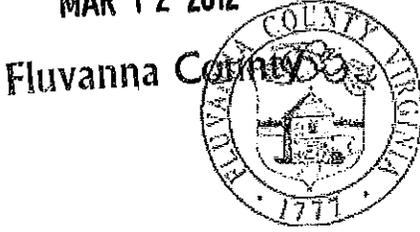
- A: Application Package
- B: Aerial Vicinity Map
- C: Applicant's Balloon Test Photos
- D: Map of Existing Wireless Telecommunications Inventory
- E: AT&T Site Justification for Chosen Location
- F: Map of Public Safety Tower Sites
- G: Propagation Maps
- H: Technical Review Committee (TRC) Comments
- I: Applicant's Deferral via Email

Copy

Owner: William & Ann Davis, P.O. Box 692, Scottsville, VA 24590
Applicant: Clear Signal Towers, LLC, Dorothy Brunetti, 1801 Libbie Avenue, Suite 201, Richmond, VA 23226
Consultant: CityScape Consultants, 10704 Elmbrook Court, Raleigh, NC 27614

Received
MAR 12 2012

Kidd's Store
VA 9031 / CV 445
ATTACHMENT A



COMMONWEALTH OF VIRGINIA
COUNTY OF FLUVANNA

Application for Special Use Permit (SUP)

Owner of Record: William & Ann Davis
E911 Address: 6401 W. River Rd., Scottsville, VA
Phone: _____ Fax: N/A
Email: N/A

Applicant of Record: Clear Signal Towers, LLC
E911 Address: 1801 Libbie Ave, Suite 201, Richmond
Phone: 804-337-4470 Fax: 804-648-4809
Email: dorothy@vacapital.com

Representative: Dorothy Brunetti
E911 Address: 1801 Libbie Ave, Suite 201, Richmond
Phone: 804-337-4470 Fax: 804-648-4809
Email: dorothy@vacapital.com
Tax Map and Parcel(s): 39-A-34
Acreage: 331 Zoning: AFD

Note: If applicant is anyone other than the owner of record, written authorization by the owner designating the applicant as the authorized agent for all matters concerning the request shall be filed with this application.
Is property in Agricultural Forestal District? No Yes
If Yes, what district: Cunningham 04
Deed Book Reference: 512 P. 988
Deed Restrictions? No Yes (Attach copy)

Request for a SUP in order to: Construct a tower Proposed use of Property: Wireless Telecom Facility

*Two copies of a plan must be submitted, showing size and location of the lot, dimensions and location of the proposed building, structure or proposed use, and the dimensions and location of the existing structures on the lot.

By signing this application, the undersigned owner/applicant authorizes entry onto the property by County Employees, the Planning Commission, and the board of Supervisors during the normal discharge of their duties in regard to this request and acknowledges that county employees will make regular inspections of the site.

Date: 3/1/12 Signature of Owner/Applicant: [Signature]
Subscribed and sworn to before me this 1st day of MARCH, 2012 Register # 7273598
My commission expires: October 31, 2013 Notary Public: Rumela Ann Pust

Certification: Date: _____ Zoning Administrator: Darren Coffey

All plats must be folded prior to submission to the Planning Department for review. Rolled plats will not be accepted.

OFFICE USE ONLY	
Date Received: <u>3-2-12</u>	Pre-Application Meeting: _____ PH Sign Deposit Received: _____ Application #: SUP <u>12-001</u>
\$800.00 fee plus mailing costs paid: _____	Mailing Costs: \$20.00 Adjacent Property Owner(APO) after 1st 15, Certified Mail
Amendment of Condition: \$400.00 fee plus mailing costs paid: _____	
Telecommunications Tower \$1,500.00 fee plus mailing costs paid: _____	\$5,500 w/Consultant Review paid: <u>CK# 2335</u>
Election District: <u>Fork Union</u>	Planning Area: <u>Rural Preservation</u>
Public Hearings	
Planning Commission	Board of Supervisors
Advertisement Dates: <u>June 14th + 21st</u>	Advertisement Dates: <u>July 5th + 12th</u>
APO Notification: <u>June 13th</u>	APO Notification: <u>July 4th</u>
Date of Hearing: <u>June 27th</u>	Date of Hearing: <u>July 18th</u>
Decision: _____	Decision: _____

Fluvanna County Department of Planning & Community Development * Box 540 * Palmyra, VA 22963 * (434)591-1910 * Fax (434)591-1911

This form is available on the Fluvanna County website: www.fluvannacounty.org

Received

MAR 12 2012

Fluvanna County Virginia

VA9031/CV445

Kidd's Store

Fluvanna County Communications Facility Application Checklist

Date Submitted: 11/1/11

APPLICANT'S NAME: Clear Signal Towers, LLC
Phone: 804-337-6470 FAX: 804-648-4809 E-mail: dorothy@vacapital.com
PROPERTY OWNER:
APPLICANT'S CONTACT: Dorothy Brunetti
Address: 1801 Libbie Ave, Suite 201, Richmond VA 23226
Phone: 804-337-6470 FAX: 804-648-4809 E-mail: dorothy@vacapital.com
Lessor/Licensor Contact Information:
Name: William & Anne C. Davis
Address: 6401 W. River Road, Scottsville VA 24590
Phone: FAX: E-mail:

Commercial Wireless Provider AT&T

New Structure: Yes [x] No [] Co-location: Yes [] No [x] Water Tower: Yes [] No [x]
Replace Existing Structure: Yes [] No [x] Replacement (upgrade) of existing antennas Yes [] No [x]
Stealth Attached Facility: Yes [] No [x] New Stealth Antenna Support Structure: Yes [] No [x]

FACILITY INFORMATION:

Site Address: Route 6, Palmyra, VA 22963
Latitude (NAD83): 37-47-55.3 Longitude (NAD83): 78-22-2.01
Ground Elevation (AMSL) (ft): 499' Total Height of Tower: (AGL) (ft) 195'
RAD Center (ft): 194'
TAX Parcel Identification Number: 39-A-34
Present Zoning of Property: AFD
Land Use and Description of Property: Agriculture
FCC Antenna Structure Registration Number (ASR) (if applicable): N/A

The following must be enclosed with this application:

- 1. A map (electronic preferable) of the same search ring submitted and used by the applicant's site locator;
2. A map (electronic preferable) indicating applicant's existing RF signal propagation;
3. A map (electronic preferable) indicating applicant's proposed new RF signal propagation;
4. A statement (electronic preferable) from a qualified individual that the applicant will comply with all FCC rules regarding human exposure to RF energy, along with the individual's qualifications;
5. A statement (electronic preferable) from the applicant that the applicant will comply with all applicable FCC rules regarding radio-frequency interference;
6. A statement (electronic preferable) that the submitted search ring is the same as utilized in the selection of the site;
7. Complete plans of the proposed facility to include a structural certification by a Registered Professional Engineer that the facility complies with applicable Federal, State and Buckingham County building codes.

Please Note: Supplemental information may be requested for purposes of clarity or confirmation.



Clear Signal Towers, LLC

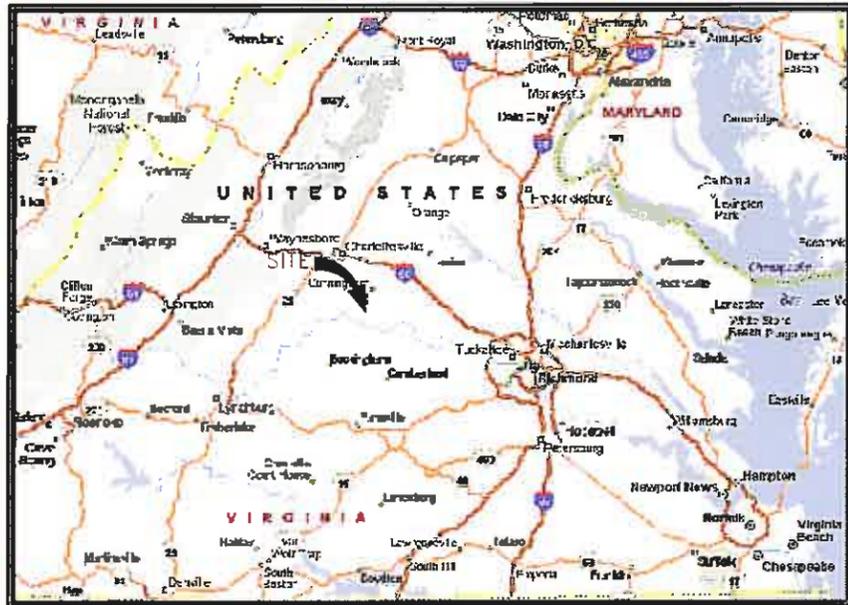
DIRECTIONS TO SITE:

FROM RICHMOND:
TAKE I-64 W TO EXIT 167 AND TURN RIGHT ONTO US-250. TURN LEFT ONTO FAIRGROUND RD AND THEN LEFT ONTO US-522. TURN RIGHT ONTO SR-6 AND FOLLOW FOR APPROXIMATELY 25 MILES. TURN LEFT ONTO ACCESS ROAD AT POWER LINES AND FOLLOW TO SITE.



LOCAL MAP

NOT TO SCALE



VICINITY MAP

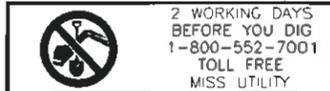
NOT TO SCALE

KIDD'S STORE VA9031

OFF STATE ROUTE 6
PALMYRA, VA 22963

PROJECT DESCRIPTION:

INSTALLATION AND OPERATION OF ANTENNAS AND ASSOCIATED EQUIPMENT



APPROVAL					
SA SITE ACQUISITION:	SIGNATURE	DATE	AT&T REGULATORY	SIGNATURE	DATE
SA ZONING:	SIGNATURE	DATE	AT&T RF:	SIGNATURE	DATE
SA CONSTRUCTION:	SIGNATURE	DATE	AT&T CONSTRUCTION:	SIGNATURE	DATE

REV. NO.	DESCRIPTION	BY	DATE	REV. NO.	DESCRIPTION	BY	DATE
1	ZONING DRAWINGS	OWW	07/25/11				

CONSULTING TEAM

ARCHITECTURE AND ENGINEERING:
WARREN WILLIAMS & ASSOCIATES
736 CARNEROS CIRCLE
HIGH POINT, NC 27265
PROJECT MANAGER:
TELEPHONE: WARREN WILLIAMS, P.E. (757) 450-2288

SURVEY:
HAYDEN FRYE AND ASSOCIATES
333 KELLAM ROAD, SUITE 200
VIRGINIA BEACH, VA 23462
CONTACT: HAYDEN FRYE, L.L. (757) 491-7228
TELEPHONE: (757) 491-7229
FAX:

SOIL ENGINEER:
GEOENVIRONMENTAL RESOURCES, INC. (GER)
CONTACT: CHARLES CRAWLEY, PE (757) 463-3200
TELEPHONE:

STRUCTURAL ENGINEERING:
WARREN WILLIAMS & ASSOCIATES
736 CARNEROS CIRCLE
HIGH POINT, NC 27265
CONTACT: JASON CANFIELD, P.E. (757) 450-2288
TELEPHONE:

UTILITIES:
POWER COMPANY:
DOMINION VIRGINIA POWER
CONTACT: CUSTOMER SERVICE 1-888-667-3000
TELEPHONE:

TELEPHONE COMPANY:
VERIZON CONTACT: CUSTOMER SERVICE 1-800-826-2355
CONTACT: TELEPHONE:

PROJECT SUMMARY

SITE INFORMATION:
VA9031
KIDD'S STORE
OFF STATE ROUTE 6
PALMYRA, VA 22963

LANDLORD INFORMATION:
WILLIAM & ANNE C. DAVIS
6401 W RIVER ROAD
SCOTTSVILLE, VA 24590

APPLICANT INFORMATION:
CLEAR SIGNAL TOWERS
1801 LIBBIE AVENUE
SUITE 201
RICHMOND, VA 23226

PROJECT DATA:
ZONING: AFD
JURISDICTION: FLUVANNA COUNTY
TAX MAP NO.: 39-A-34
SITE TYPE: RAW LAND
TOWER TYPE: MONOPOLE
TOWER HEIGHT: 195'
LEASE AREA: 100'X100'
AREA OF LAND DISTURBANCE: 3600 SF

(2C) GEOGRAPHIC COORDINATES:
LATITUDE: 37° 47' 55.32" N
LONGITUDE: 78° 22' 2.01" W
GROUND ELEV. (AMSL): 499'

DECLINATION:
9° 40' W CHANGING BY 0' 1" W PER YEAR

ADA COMPLIANCE:
FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION.
SITE WILL NOT BE SERVED BY CITY SEWER OR WATER.

SHEET INDEX

SHEET:	DESCRIPTION:
T-1	TITLE SHEET
T-2	LEGEND AND ABBREVIATIONS
N-1	GENERAL NOTES
C-1	SURVEY AND SITE PLAN
C-2	ENLARGED SITE PLAN
C-3	GRADING AND EROSION CONTROL PLAN
C-4	ELEVATION VIEW
C-5	FENCE NOTES AND DETAILS
C-6	CIVIL DETAILS

SHEET TOTAL: 9

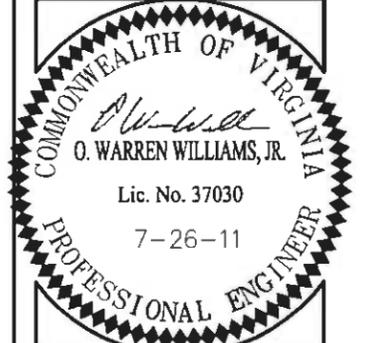
Clear Signal Towers, LLC

CLEAR SIGNAL TOWERS, LLC
1801 LIBBIE AVENUE
SUITE 201
RICHMOND, VA 23226
TEL (804)951-9694
FAX (804)648-4809

WW&A
warren williams & associates

736 CARNEROS CIRCLE
HIGH POINT
NORTH CAROLINA
27265
(757) 450-2288

NO	DATE	DESCRIPTION
1	07/26/11	ZONING DRAWINGS
BY	KMB	CHK
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		APP'D
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VA9031
KIDD'S STORE
RAWLAND
MONOPOLE

OFF SR 6
PALMYRA, VA
22963
FLUVANNA COUNTY

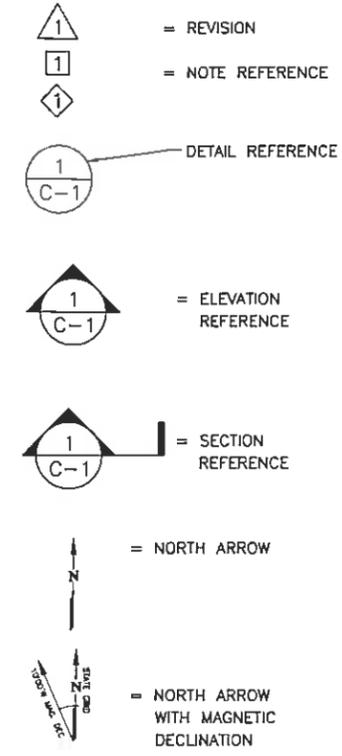
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COMM NO:	VA9031

SHEET TITLE
TITLE SHEET

SHEET NUMBER
T-1

ABBREVIATIONS & SYMBOLS LIST

1P, 2P, & 3P	SINGLE POLE, TWO POLE, & THREE POLES	NEUT	NEUTRAL
A/C	AIR CONDITIONING	N	NORTH
ADJ	ADJUSTABLE	NA	NOT APPLICABLE
AFF	ABOVE FINISH FLOOR	NIC	NOT IN CONTRACT
AGL	ABOVE GROUND LEVEL	NTS	NOT TO SCALE
APPROX	APPROXIMATELY	OFCI	OWNER FURNISHED, CONTRACTOR INSTALLED
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS	OC	ON CENTER
AWG	AMERICAN WIRE GAUGE	OD	OUTSIDE DIAMETER
A OR AMP	AMPERE	OPNG	OPENING
BLDG	BUILDING	OPP	OPPOSITE
BLK	BLOCK	OHT/OHP	OVERHEAD TELEPHONE/OVERHEAD POWER
BMR	BASE MOBILE RADIO	OHP	OVERHEAD POWER
B/S	BUILDING STANDARD	OHT	OVERHEAD TELEPHONE
CU	COPPER	OZ	OUNCE
CO	CLEAN OUT	PG	PAGE
C	CONDUIT SIZE AS NOTED	PIN(F)	PIN FOUND
CB	CIRCUIT BREAKER	PIN(S)	PIN SET
CKT	CIRCUIT	PJF	POLYVINYL JOINT FILLER
CLG	CEILING	PLYWD	PLYWOOD
CLR	CLEAR	PR	PAIR
CONC	CONCRETE	PROJ	PROJECT
CONST	CONSTRUCTION	PROP	PROPERTY
CONT	CONTINUOUS	PSI	PER SQUARE INCH
CFCI	CONTRACTOR FURNISHED CONTRACTOR INSTALLED	PSF	PER SQUARE FOOT
DB	DEED BOOK	PT	PRESSURE TREATED
DBL	DOUBLE	PVC	SCHEDULE 40 PLASTIC CONDUIT.
DIA, Ø	DIAMETER	RAD	RADIATION
DIAG	DIAGONAL	RECEPT	RECEPTACLE
DIM	DIMENSION	REQ'D	REQUIRED
DN	DOWN	RM	ROOM
DET, DETL	DETAIL	RO	ROUGH OPENING
DWG	DRAWING	S	SOUTH
DEF	DUAL ELEMENT FUSES	SW	SWITCH
E	EAST	SCH	SCHEDULE
EA	EACH	SHT	SHEET
EL, ELEV	ELEVATION	SIM	SIMILAR
ELECT	ELECTRICAL	SPEC	SPECIFICATION
EQ	EQUAL	SQ	SQUARE
EQUIP	EQUIPMENT	SS	STAINLESS STEEL
EW	EACH WAY	STL	STEEL
EXIST/EX	EXISTING	STRUCT	STRUCTURAL
EXT	EXTERIOR	SUSP	SUSPENDED
EMT	ELECTRICAL METALLIC TUBING	THRD	THREADED
EC	EMPTY CONDUIT	THRU	THROUGH
FIN	FINISH	TM	TAX MAP
FLUOR	FLUORESCENT	TNND	TINNED
FLR	FLOOR	TOC	TOP OF CONCRETE
FT	FOOT	TYP	TYPICAL
GRS	GALVANIZED STEEL CONDUIT	UON	UNLESS OTHERWISE NOTED
G OR GRD	GROUND	UG	UNDERGROUND
GA	GAUGE	VERT	VERTICAL
GALV	GALVANIZE(D)	VIF	VERIFY IN FIELD
GC	GENERAL CONTRACTOR	VT	VINYL TILE
GPS	GLOBAL POSITIONING SYSTEM	W/	WITH
GWB	GYPSON WALL BOARD	WDW	WINDOW
HARDWD	HARDWOOD	W	WEST
HEC	HIGH STRENGTH	W/O	WITHOUT
HORIZ	HORIZONTAL	W	WATTS
HR	HOUR	WP	WEATHERPROOF
HT	HEIGHT	XFRM	TRANSFORMER
HVAC	HEATING, VENTILATION AND AIR CONDITIONING		
ID	INSIDE DIA.	∠	ANGLE
IN	INCH	&	AND
INFO	INFORMATION	⊕	CENTER LINE
INS	INSULATION	⊔	PROPERTY LINE, PLATE
KW	KILOWATTS	⊙	AT
LB(S)	POUND(S)	#	NUMBER
LG	LONG		
MAX	MAXIMUM		
MECH	MECHANICAL		
MTL	METAL		
MFR	MANUFACTURER		
MGR	MANAGER		
MIN	MINIMUM		
MISC	MISCELLANEOUS		
MPH	MILES PER HOUR		
MTD	MOUNTED		



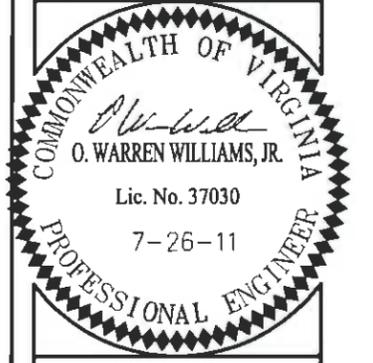
LEGEND

		CONCRETE
		PROPERTY LINE
		LEASE AREA
		EASEMENT
		BUILDING (FOOTPRINT)
		POWER POLE
		TELEPHONE/FIBEROPTIC PEDESTAL
		ASPHALT
		FENCE
		TEMPORARY BENCHMARK
		TREELINE
		CONTOURS
		SPOT ELEVATION
		SILT FENCE
		ITEMS TO BE REMOVED

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 RAWLAND
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 OFF SR 6
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 22963
 FLUVANNA COUNTY

DRAWN BY:	KMB
CHECKED BY:	DWW
TTV DATE:	NA
COMM NO:	VA9031

SHEET TITLE:
**LEGEND AND
 ABBREVIATIONS**

SHEET NUMBER:
T-2

SITE WORK GENERAL NOTES:

NOTES:

1. THE SUBCONTRACTOR SHALL CONTACT UTILITY LOCATING SERVICES PRIOR TO THE START OF CONSTRUCTION.
2. 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 RELOCATED AS DIRECTED BY CONTRACTOR. EXTREME CAUTION SHOULD BE USED BY THE SUBCONTRACTOR WHEN EXCAVATING OR DRILLING PIERS AROUND OR NEAR UTILITIES. SUBCONTRACTOR SHALL PROVIDE SAFETY TRAINING FOR THE WORKING CREW. THIS WILL INCLUDE BUT NOT BE LIMITED TO A) FALL PROTECTION B) CONFINED SPACE C) ELECTRICAL SAFETY D) TRENCHING & EXCAVATION.
3. ALL SITE WORK SHALL BE AS INDICATED ON THE DRAWINGS AND PROJECT SPECIFICATIONS.
4. IF NECESSARY, RUBBISH, STUMPS, DEBRIS, STICKS, STONES AND OTHER REFUSE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF LEGALLY.
5. 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, OWNER AND/OR LOCAL UTILITIES.
6. SUBCONTRACTOR SHALL MINIMIZE DISTURBANCE TO EXISTING SITE DURING CONSTRUCTION.
7. THE SUBCONTRACTOR SHALL PROVIDE SITE SIGNAGE IN ACCORDANCE WITH THE CINGULAR SPECIFICATION FOR SITE SIGNAGE.
8. THE SITE SHALL BE GRADED TO CAUSE SURFACE WATER TO FLOW AWAY FROM THE BTS EQUIPMENT AND TOWER AREAS.
9. 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.
10. THE SUB GRADE SHALL BE COMPACTED AND BROUGHT TO A SMOOTH UNIFORM GRADE PRIOR TO FINISHED SURFACE APPLICATION.
11. THE AREAS OF THE OWNERS PROPERTY DISTURBED BY THE WORK AND NOT COVERED BY THE TOWER, EQUIPMENT OR DRIVEWAY, SHALL BE GRADED TO A UNIFORM SLOPE, AND STABILIZED TO PREVENT EROSION.
12. SUBCONTRACTOR SHALL MINIMIZE DISTURBANCE TO EXISTING SITE DURING CONSTRUCTION. EROSION CONTROL MEASURES, IF REQUIRED DURING CONSTRUCTION, SHALL BE IN CONFORMANCE WITH THE LOCAL JURISDICTION'S GUIDELINES FOR EROSION AND SEDIMENT CONTROL.

STRUCTURAL STEEL NOTES:

NOTES:

1. ALL STEEL WORK SHALL BE PAINTED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND IN ACCORDANCE WITH ASTM A36 UNLESS OTHERWISE NOTED.
2. ALL WELDING SHALL BE PERFORMED USING E70XX ELECTRODES AND WELDING SHALL CONFORM TO AISC. WHERE FILLET WELD SIZES ARE NOT SHOWN, PROVIDE THE MINIMUM SIZE PER TABLE J2.4 IN THE AISC "MANUAL OF STEEL CONSTRUCTION". PAINTED SURFACES SHALL BE TOUCHED UP.
3. BOLTED CONNECTIONS SHALL BE ASTM A325 BEARING TYPE (3/4"Ø) CONNECTIONS AND SHALL HAVE MINIMUM OF TWO BOLTS UNLESS NOTED OTHERWISE.
4. NON-STRUCTURAL CONNECTIONS FOR STEEL GRATING MAY USE 5/8" DIA. ASTM A 307 BOLTS UNLESS NOTED OTHERWISE.
5. INSTALLATION OF CONCRETE EXPANSION/WEDGE ANCHOR, SHALL BE PER MANUFACTURER'S WRITTEN RECOMMENDED PROCEDURE. THE ANCHOR BOLT, DOWEL OR ROD SHALL CONFORM TO MANUFACTURER'S RECOMMENDATION FOR EMBEDMENT DEPTH OR AS SHOWN ON THE DRAWINGS. NO REBAR SHALL BE CUT WITHOUT PRIOR CONTRACTOR APPROVAL WHEN DRILLING HOLES IN CONCRETE. SPECIAL INSPECTIONS, REQUIRED BY GOVERNING CODES, SHALL BE PERFORMED IN ORDER TO MAINTAIN MANUFACTURER'S MAXIMUM ALLOWABLE LOADS.
6. ALL EXPANSION/WEDGE ANCHORS SHALL BE STAINLESS STEEL OR HOT DIPPED GALVANIZED. THE ANCHOR BOLT DOWEL AND ROD SHALL BE STAINLESS STEEL WITH STAINLESS STEEL WASHERS.

CONCRETE AND REINFORCING STEEL NOTES:

1. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE ACI 301, ACI 318, ACI 336, ASTM A184, ASTM A185 AND THE DESIGN AND CONSTRUCTION SPECIFICATION FOR CAST-IN-PLACE CONCRETE.
2. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS, UNLESS NOTED OTHERWISE.
3. REINFORCING STEEL SHALL CONFORM TO ASTM A 615, GRADE 60, DEFORMED UNLESS NOTED OTHERWISE. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A 185 WELDED STEEL WIRE FABRIC UNLESS NOTED OTHERWISE. SPLICES SHALL BE CLASS "B" AND ALL HOOKS SHALL BE STANDARD, UNO.
4. THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCING STEEL UNLESS SHOWN OTHERWISE ON DRAWINGS:
 - CONCRETE CAST AGAINST EARTH.....3 IN.
 - CONCRETE EXPOSED TO EARTH OR WEATHER
 - #6 AND LARGER2 IN.
 - #5 AND SMALLER & WWF.....1 1/2 IN.
 - CONCRETE NOT EXPOSED TO EARTH OR WEATHER OR NOT CAST AGAINST THE GROUND:
 - SLAB AND WALL3/4 IN.
 - BEAMS AND COLUMNS.....1 1/2 IN.
5. A CHAMFER 3/4" SHALL BE PROVIDED AT ALL EXPOSED EDGES OF CONCRETE, UNO, IN ACCORDANCE WITH ACI 301 SECTION 4.2.4.
6. CONCRETE/EXPANSION ANCHORS SHALL BE STAINLESS STEEL. INSTALLATION, SHALL BE PER MANUFACTURER'S WRITTEN RECOMMENDED PROCEDURE. THE ANCHOR BOLT, DOWEL OR ROD SHALL CONFORM TO MANUFACTURER'S RECOMMENDATION FOR EMBEDMENT DEPTH OR AS SHOWN ON THE DRAWINGS. NO REBAR SHALL BE CUT WITHOUT PRIOR ENGINEERING APPROVAL WHEN DRILLING HOLES IN CONCRETE. EXPANSION BOLTS SHALL BE PROVIDED BY RAMSET/REDHEAD OR APPROVED EQUAL.

GENERAL NOTES

1. FOR THE PURPOSE OF CONSTRUCTION DRAWING, THE FOLLOWING DEFINITIONS SHALL APPLY:
 CONTRACTOR - CLEAR SIGNAL TOWERS
 SUBCONTRACTOR - GENERAL CONTRACTOR (CONSTRUCTION)
 OWNER - CLEAR SIGNAL TOWERS
 OEM - ORIGINAL EQUIPMENT MANUFACTURE
2. PRIOR TO THE SUBMISSION OF BIDS, THE BIDDING SUBCONTRACTOR 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 CONTRACTOR.
3. ALL MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES. SUBCONTRACTOR 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
4. DRAWINGS PROVIDED HERE ARE NOT TO SCALE AND ARE INTENDED TO SHOW OUTLINE ONLY
5. UNLESS NOTED OTHERWISE, THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES, AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
6. THE SUBCONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY STATED OTHERWISE.
7. IF THE SPECIFIED EQUIPMENT CANNOT BE INSTALLED AS SHOWN ON THESE DRAWINGS, THE SUBCONTRACTOR SHALL PROPOSE AN ALTERNATIVE INSTALLATION FOR APPROVAL BY THE CONTRACTOR.
8. SUBCONTRACTOR SHALL DETERMINE ACTUAL ROUTING OF CONDUIT, POWER AND T1 CABLES, GROUNDING CABLES AS SHOWN ON THE POWER, GROUNDING AND TELCO PLAN DRAWING.
9. THE SUBCONTRACTOR SHALL PROTECT EXISTING IMPROVEMENTS, PAVEMENTS, CURBS, LANDSCAPING AND STRUCTURES. ANY DAMAGED PART SHALL BE REPAIRED AT SUBCONTRACTOR'S EXPENSE TO THE SATISFACTION OF OWNER.
10. SUBCONTRACTOR 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.
11. SUBCONTRACTOR SHALL LEAVE PREMISES IN CLEAN CONDITION.
12. CONSTRUCTION SHALL COMPLY WITH SPECIFICATION 24782-000-3APS-A00Z-00002, "GENERAL CONSTRUCTION SERVICES FOR CONSTRUCTION OF AT&T GSM SITES"

SOIL COMPACTION NOTES FOR SLAB ON GRADE

NOTES:

1. EXCAVATE AS REQUIRED TO REMOVE VEGETATION & TOPSOIL EXPOSE UNDISTURBED NATURAL SUBGRADE AND PLACE CRUSHED STONE AS REQUIRED.
2. COMPACTION CERTIFICATION: AN INSPECTION AND WRITTEN CERTIFICATION BY A QUALIFIED GEOTECHNICAL TECHNICIAN OR ENGINEER IS ACCEPTABLE.
3. AS AN ALTERNATIVE TO INSPECTION AND WRITTEN CERTIFICATION, THE "UNDISTURBED SOIL" BASE SHALL BE COMPACTED WITH "COMPACTION EQUIPMENT", LISTED BELOW, TO AT LEAST 90% MODIFIED PROCTOR MAXIMUM DENSITY PER ASTM D 1557 METHOD C.
4. COMPACTED SUBBASE SHALL BE UNIFORM & LEVELED. PROVIDE 6" MINIMUM CRUSHED STONE OR GRAVEL COMPACTED IN 3" LIFTS ABOVE COMPACTED SOIL. GRAVEL SHALL BE NATURAL OR CRUSHED WITH 100 % PASSING 1" SLEEVE.

COMPACTION EQUIPMENT:

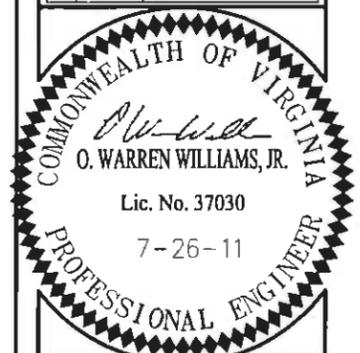
HAND OPERATED DOUBLE DRUM, VIBRATORY ROLLER, VIBRATORY PLATE COMPACTOR OR JUMPING COMPACTOR

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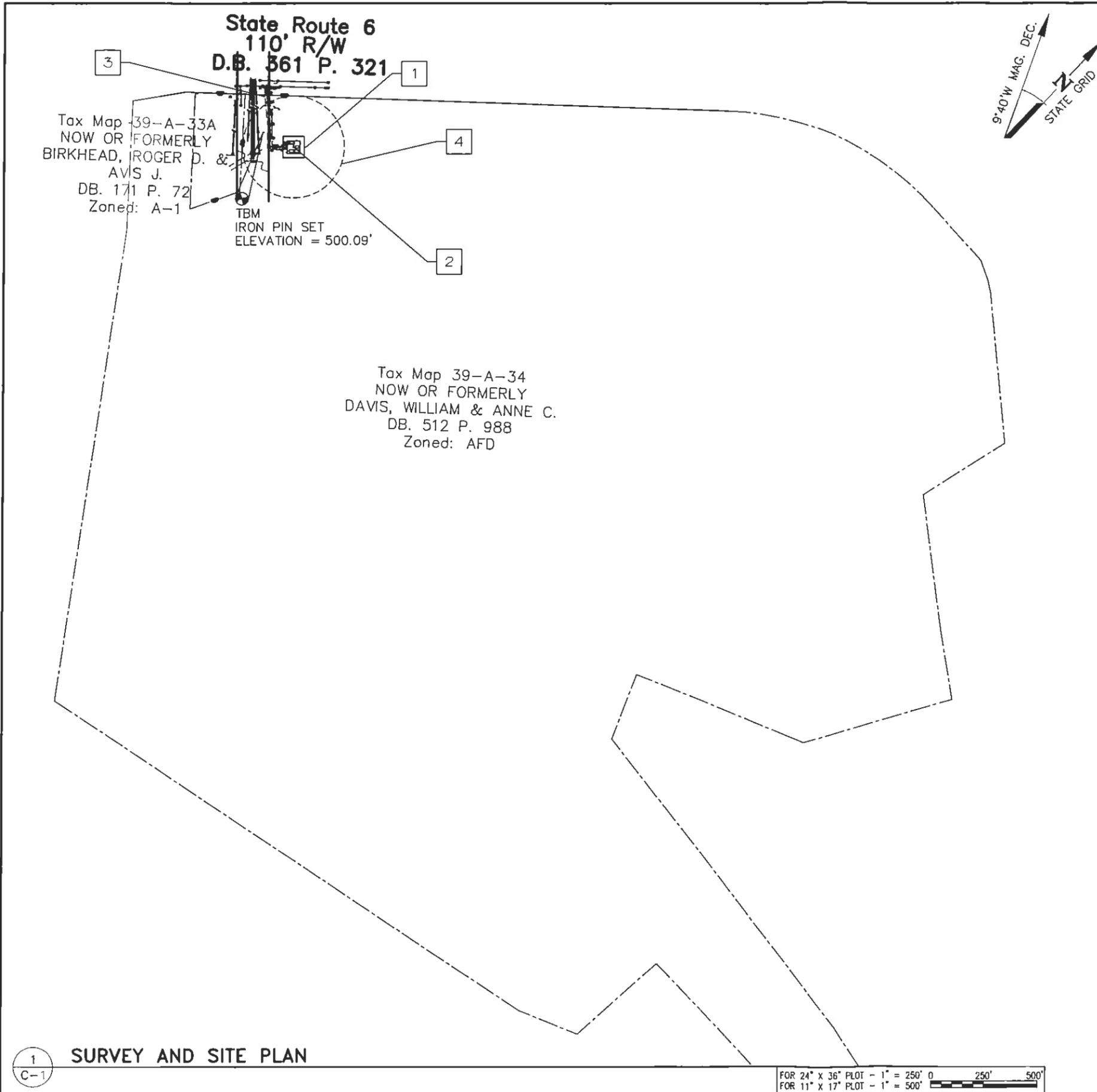
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COMM NO	VA9031

SHEET TITLE
GENERAL NOTES

SHEET NUMBER

N-1



SURVEY NOTES

1. TOPOGRAPHIC INFORMATION WAS TAKEN FROM A TOPOGRAPHIC SURVEY PERFORMED BY HAYDEN FRYE AND ASSOCIATES, VIRGINIA BEACH, VA ON JULY 20, 2011. NO BOUNDARY SURVEY WAS PERFORMED BY HAYDEN FRYE AND ASSOCIATES.
2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH/REPORT AND MAY NOT SHOW ANY/ALL EASEMENTS AND RESTRICTIONS OF RECORD THAT MAY AFFECT THE SUBJECT PROPERTY.
3. PROPERTY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
4. FLOOD ZONE DETERMINATION IS BASED ON THE FLOOD INSURANCE RATE MAPS AND DOES NOT IMPLY THAT THE PROPERTY WILL OR WILL NOT BE FREE FROM FLOODING OR DAMAGE.
5. THIS PROPERTY APPEARS TO BE LOCATED IN THE F.I.R.M. ZONE "X" AS SHOWN ON COMMUNITY PANEL NUMBER 51065C0175C DATED MAY 16, 2008.
6. NO SUBSURFACE INVESTIGATION WAS PERFORMED BY CAUSEWAY CONSULTANTS.
7. MERIDIAN SOURCE FOR THIS SURVEY IS BASED UPON GRID NORTH. MAGNETIC DECLINATION IS COMPUTED AND NOT OBSERVED.
8. NO WETLAND AREAS HAVE BEEN DELINEATED.
9. ALL PHYSICAL EVIDENCE OF UTILITIES SHOWN ON THIS SURVEY IS FROM SURFACE EVIDENCE.
10. THE TEMPORARY BENCHMARK IS AN IRON PIN. ELEVATION = 500.09'.
11. BASED ON THIS SURVEY, PERFORMED BY HAYDEN FRYE AND ASSOCIATES ON JULY 20, 2011, THE NEW MONOPOLE TOWER HAS BEEN CERTIFIED BY CAUSEWAY CONSULTANTS THAT THE COORDINATE LOCATION OF THE REFERENCED TOWER AT THE REFERENCED SITE IS ACCURATE WITHIN 15'± HORIZONTALLY AND THE ELEVATION IS ACCURATE WITHIN 3'± VERTICALLY. THE HORIZONTAL DATUM (COORDINATES) ARE IN TERMS OF THE NORTH AMERICAN DATUM OF 1983 (NAD 83) AND ARE EXPRESSED AS DEGREES, MINUTES, AND SECONDS. THE VERTICAL DATUM (ELEVATIONS) ARE IN TERMS AS DEFINED BELOW AND ARE DETERMINED TO THE NEAREST TENTH OF A FOOT.

PROPOSED 195' MONOPOLE TOWER
NAD 1983
LATITUDE: 37° 47' 55.32" N
LONGITUDE: 78° 22' 2.01" W
NAVD 88 ELEVATION: 499' AMSL

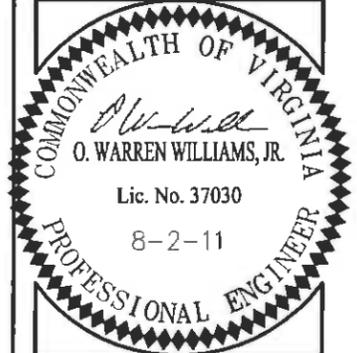
CONSTRUCTION NOTES

1. NEW 100'X100' CLEAR SIGNAL TOWERS LEASE AREA.
2. NEW CLEAR SIGNAL TOWERS 195' MONOPOLE TOWER INSIDE NEW 60'X60' FENCED COMPOUND. SEE SHEET C-2 FOR ENLARGED SITE PLAN.
3. NEW 20' WIDE CLEAR SIGNAL TOWERS ACCESS/UTILITY EASEMENT & 12' GRAVEL ACCESS ROAD (APPROXIMATELY 387').
4. FLUVANNA REQUIRED 120% TOWER SETBACK

Clear Signal Towers, LLC
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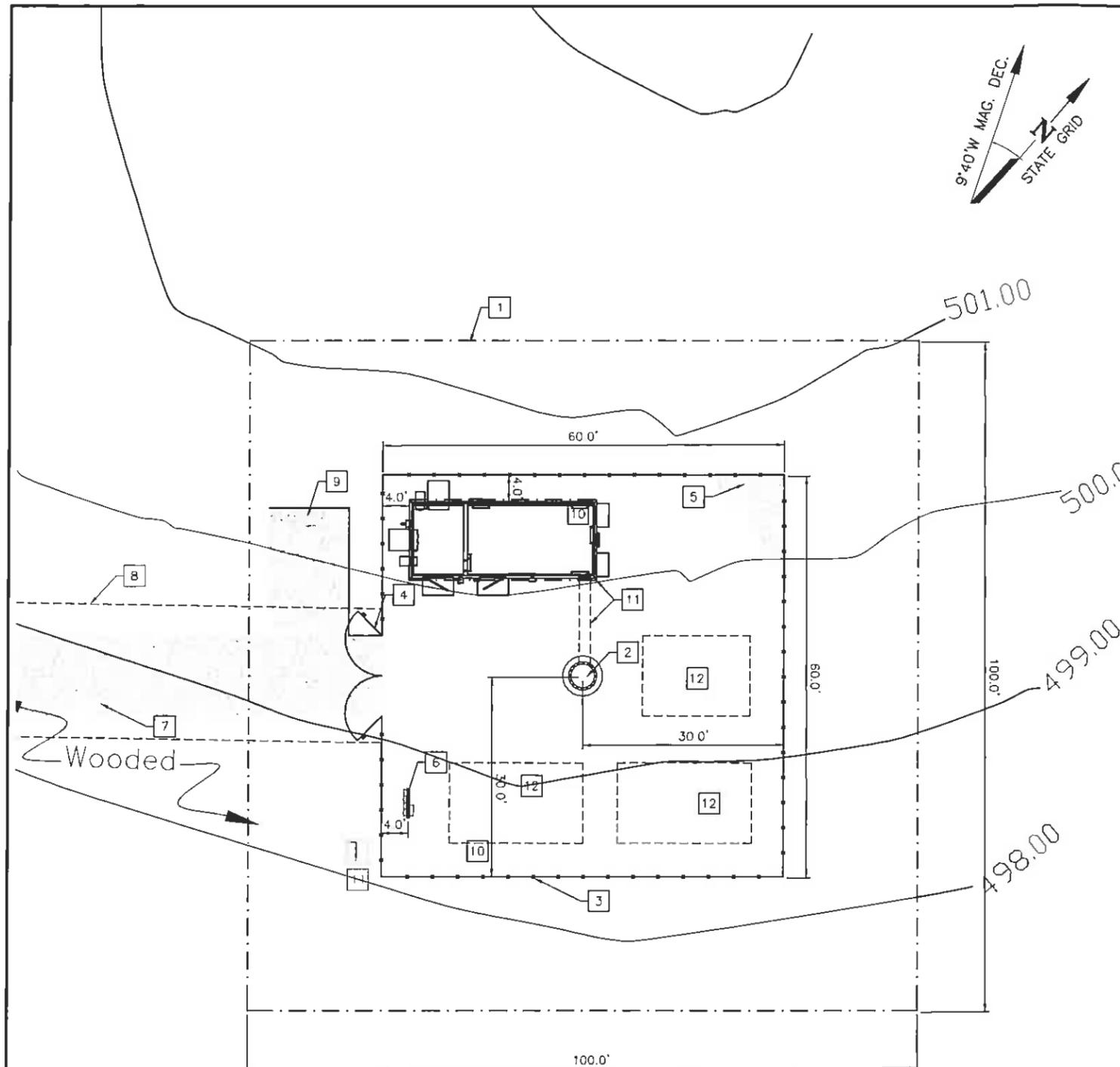
DRAWN BY:	KMB
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TTV DATE:	NA
COMM NO:	VA9031

SHEET TITLE
SURVEY AND SITE
PLAN

SHEET NUMBER
C-1

1
C-1 SURVEY AND SITE PLAN

FOR 24" X 36" PLOT - 1" = 250'
FOR 11" X 17" PLOT - 1" = 500'



SITE NOTES

1. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL ASSUME THE RESPONSIBILITY OF LOCATING ANY UNDERGROUND UTILITIES (PUBLIC OR PRIVATE) THAT MAY EXIST AND CROSS THROUGH THE AREA OF CONSTRUCTION THAT ARE NOT SHOWN ON THESE PLANS. BEFORE YOU DIG, CALL "MISS UTILITY" AT 1-800-552-7001. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING, AT HIS EXPENSE, ANY EXISTING UTILITIES DAMAGED DURING CONSTRUCTION.
2. ALL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK AT THE FIRST PHASE OF CONSTRUCTION AND CHECKED PERIODICALLY TO ENSURE THEY ARE FUNCTIONING AS INDICATED.
3. THE STOCKPILING OF EXCESS MATERIAL ON SITE WILL NOT BE ALLOWED.
4. ANY VEGETATED AREA DISTURBED BY CONSTRUCTION SHALL BE TOPSOILED AND SEEDED TO RESTORE A PERMANENT VEGETATIVE COVER.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING WITH MATCHING MATERIALS ANY PAVEMENT, DRIVEWAYS, WALKS, CURBS, ETC. THAT MAY BE CUT, OR THAT ARE DAMAGED DURING CONSTRUCTION.
6. THE INDICATED DIRECTION OF NORTH WILL HAVE TO BE VERIFIED IN THE FIELD. THE MAGNETIC DECLINATION INDICATED IS CALCULATED BASED ON THE LATITUDINAL AND LONGITUDINAL COORDINATE GIVEN BY CAUSEWAY CONSULTANTS, PC.

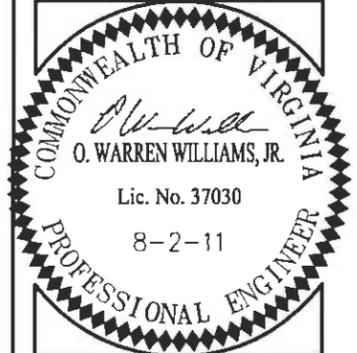
CONSTRUCTION NOTES

- 1 NEW CLEAR SIGNAL TOWERS 100'X100' LEASE AREA.
- 2 NEW CLEAR SIGNAL TOWERS 195' MONOPOLE TOWER. SEE ELEVATION VIEW, SHEET C-4.
- 3 NEW CLEAR SIGNAL TOWERS 60'X60' FENCED COMPOUND. SEE SHEET C-5 FOR DETAIL.
- 4 NEW CLEAR SIGNAL TOWERS 12' WIDE DOUBLE GATE. SEE SHEET C-5 FOR DETAIL.
- 5 INSTALL NEW GRAVEL WITHIN COMPOUND AS NEEDED. SEE SHEET C-6 FOR DETAIL.
- 6 NEW CLEAR SIGNAL TOWERS UTILITY SERVICE STAND.
- 7 NEW 12' GRAVEL ACCESS ROAD. SEE SHEET C-6 FOR DETAILS.
- 8 NEW 20' WIDE CLEAR SIGNAL TOWERS ACCESS/UTILITY EASEMENT (APPROXIMATELY 387' IN LENGTH)
- 9 NEW GRAVEL PARKING/TURNAROUND. SEE SHEET C-6 FOR DETAILS.
- 10 CLEAR TREES AS NECESSARY TO ACCOMODATE NEW COMPOUND.
- 11 FUTURE AT&T EQUIPMENT SHELTER, ICE BRIDGE, FIBER PAD (BY OTHERS).
- 12 FUTURE CARRIERS

Clear Signal Towers, LLC
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 SUITE 201
 RICHMOND, VA 23226
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 FAX (804)648-4809

WW&A
 warren williams & associates
 736 CARNEROS CIRCLE
 HIGH POINT
 NORTH CAROLINA
 27265
 (757) 450-2288

NO	DATE	DESCRIPTION
1	07/26/11	ZONING DRAWINGS
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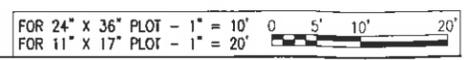
VA9031
 KIDD'S STORE
 RAWLAND
 MONOPOLE
 OFF SR 6
 PALMYRA, VA
 22963
 FLUVANNA COUNTY

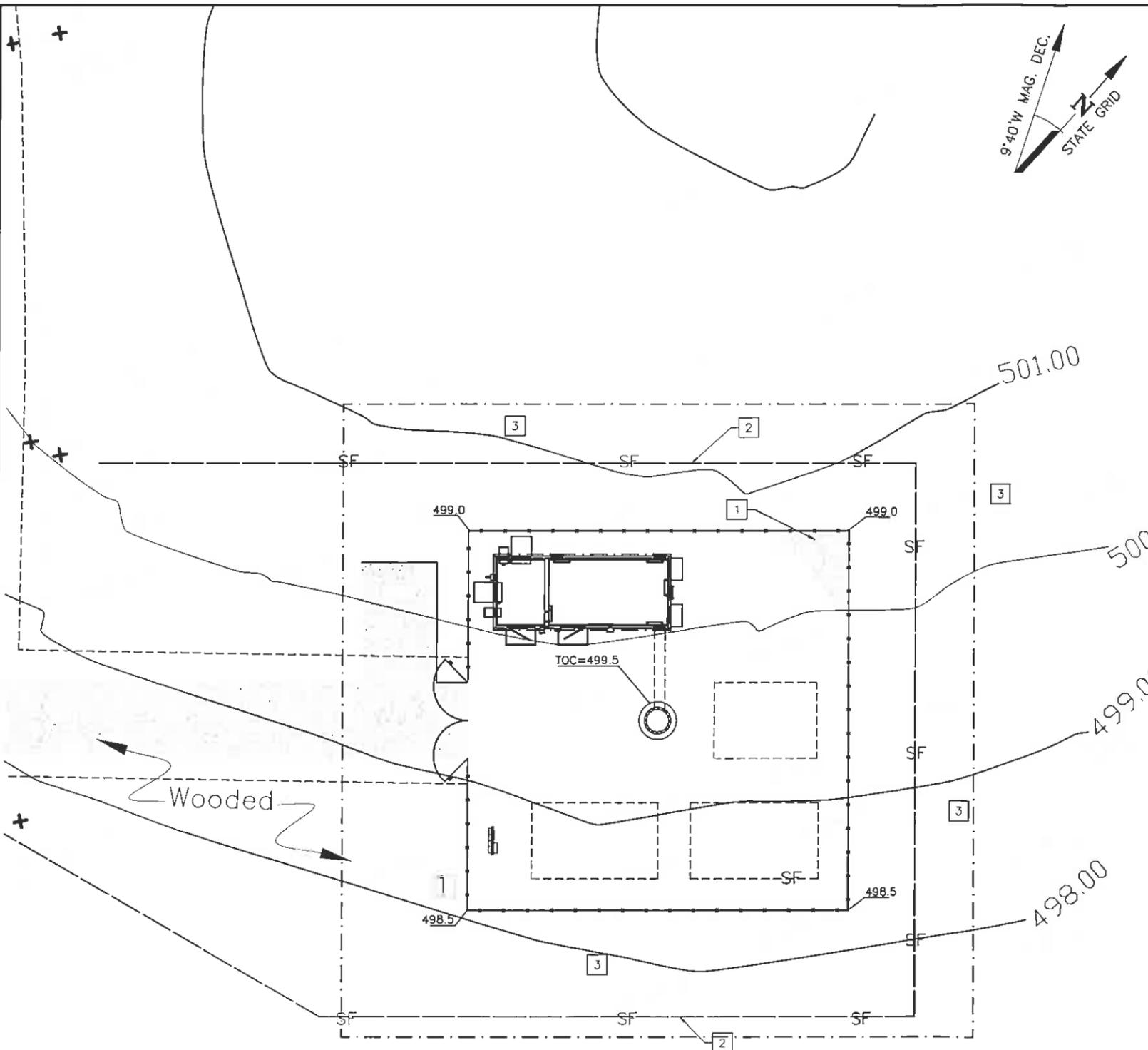
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CHECKED BY:	OWW
TTV DATE:	NA
COMM NO	VA9031

SHEET TITLE
 ENLARGED SITE PLAN

SHEET NUMBER:
C-2

1
 C-2
 ENLARGED SITE PLAN





EROSION & SEDIMENT CONTROL NOTES:

1. UNLESS OTHERWISE INDICATED, ALL VEGETATIVE AND STRUCTURAL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CONSTRUCTED AND MAINTAINED ACCORDING TO MINIMUM STANDARDS AND SPECIFICATIONS OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK (3RD EDITION, 1992).
2. THE CONTRACTOR MUST CONTACT THE PLANNING/CIVIL INSPECTIONS OFFICE FOR A PRE-CONSTRUCTION MEETING BEFORE ANY CONSTRUCTION ACTIVITY BEGINS.
3. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PLACED PRIOR TO OR AS THE FIRST STEP IN CONSTRUCTION.
4. THE CONTRACTOR SHALL APPLY PERMANENT OR TEMPORARY SOIL STABILIZATION TO ALL DENUDED OR DISTURBED AREAS WITHIN 7 DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. SOIL STABILIZATION MUST ALSO BE APPLIED TO DENUDED AREAS WHICH MAY NOT BE AT FINAL GRADE BUT WHICH WILL REMAIN UNDISTURBED FOR LONGER THAN 30 DAYS. SOIL STABILIZATION MEASURES INCLUDE VEGETATIVE ESTABLISHMENT, MULCHING AND THE EARLY APPLICATION OF GRAVEL BASE MATERIAL ON AREAS TO BE PAVED.
5. THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES DAILY AND AFTER EACH RUNOFF PRODUCING RAINFALL EVENT. ANY NECESSARY REPAIRS TO MAINTAIN THE EFFECTIVENESS OF THE EROSION CONTROL DEVICES AND CLEANUP OF SEDIMENTATION ARE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE MADE IMMEDIATELY.
6. THE CONTRACTOR SHALL LIMIT SITE ACCESS BY CONSTRUCTION VEHICLES TO ENTRANCES PROTECTED BY A STONE CONSTRUCTION ENTRANCE (VESCH STD & SPEC 3 02) OR AN APPROVED COMPARABLE CONTROL MEASURE. SEDIMENT SHALL BE REMOVED FROM PAVED AREAS ON A DAILY BASIS (SEE DETAIL 2, SHEET C-9).
7. STOCK PILES OF SOIL AND OTHER ERODIBLE MATERIAL SHALL BE STABILIZED OR PROTECTED WITH SEDIMENT TRAPPING MEASURES. THE CONTRACTOR IS RESPONSIBLE FOR THE TEMPORARY PROTECTION AND PERMANENT STABILIZATION FOR STOCKPILES ON SITE AS WELL AS FOR MATERIALS TRANSPORTED FROM THE PROJECT SITE.
8. THE CONTRACTOR SHALL MONITOR AND TAKE PRECAUTIONS TO CONTROL DUST INCLUDING (BUT NOT LIMITED TO) USE OF WATER, MULCH OR CHEMICAL DUST ADHESIVES AND CONTROL OF CONSTRUCTION SITE TRAFFIC.
9. EFFLUENT FROM DE-WATERING OPERATIONS SHALL BE FILTERED OR PASSED THROUGH AN APPROVED SEDIMENT TRAPPING DEVICE, OR BOTH, AND CHARGED IN A MANNER THAT DOES NOT ADVERSELY AFFECT ADJACENT PROPERTIES, WETLANDS, WATERWAYS OR THE STORM DRAINAGE SYSTEM.
10. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION AND MAINTENANCE OF ANY ADDITIONAL CONTROL MEASURES NECESSARY TO PREVENT EROSION AND SEDIMENTATION AS DETERMINED NECESSARY BY THE PLAN APPROVING AUTHORITY.
11. TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES ARE NOT TO BE REMOVED WITHOUT APPROVAL OF THE DIRECTOR OF COMMUNITY DEVELOPMENT OR HIS DESIGNEE WHEN ALL DISTURBED AREAS ARE STABILIZED. ONCE APPROVED, ALL MEASURES SHALL BE REMOVED WITHIN 30 DAYS. TRAPPED SEDIMENT SHALL BE SPREAD AND SEEDED.

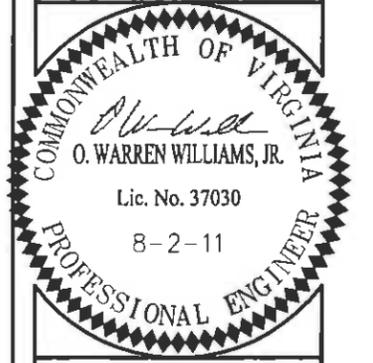
CONSTRUCTION NOTES:

1. INSTALL NEW GRAVEL WITHIN COMPOUND AS NEEDED, SEE DETAIL, SHEET C-6.
2. NEW SILT FENCE, SEE DETAIL, SHEET C-6.
3. INSTALL TREE PROTECTION AS NECESSARY, SEE DETAIL, SHEET C-6.

Clear Signal Towers, LLC
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NO	DATE	DESCRIPTION
1	07/26/11	ZONING DRAWINGS
	BY KMB	CHK. DWW APP'D. DWW
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VA9031
 KIDD'S STORE
 RAWLAND
 MONOPOLE
 OFF SR 6
 PALMYRA, VA
 22963
 FLUVANNA COUNTY

DRAWN BY:	KMB
CHECKED BY:	DWW
ITV DATE:	NA
COMM NO.:	VA9031

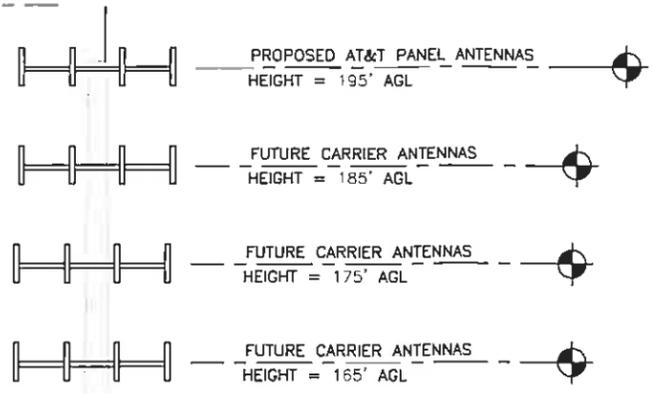
SHEET TITLE:
GRADING & EROSION CONTROL PLAN

SHEET NUMBER:
C-3

1
 C-3
GRADING & EROSION CONTROL PLAN

FOR 24" X 36" PLOT - 1" = 10'
 FOR 11" X 17" PLOT - 1" = 20'
 0 5' 10' 20'

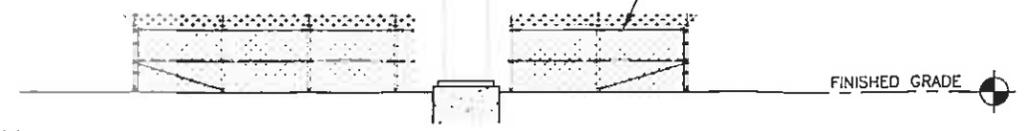
TOP OF NEW LIGHTNING ROD
HEIGHT = 199' AGL



NEW 195' MONOPOLE

NOTE:
TOWER IS TO BE DESIGNED AND BUILT TO CONFORM TO THE LATEST EDITION OF THE VIRGINIA UNIFORM STATEWIDE BUILDING CODE. ALL LOADS WILL MEET THE MINIMUM REQUIREMENTS FOR THE COUNTY. THE TOWER IS TO REACH THE HEIGHT INDICATED AND SUPPORT THE NUMBER OF FUTURE CARRIERS INDICATED TO BE INSTALLED.

NEW AT&T 12'X28' LEASE AREA WITHIN CLEAR SIGNAL TOWERS 60'X50' FENCED COMPOUND

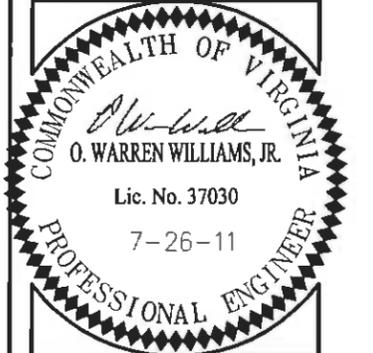


TOWER ELEVATION
NOT TO SCALE

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	BY KMB	CHK OWW APP'D OWW
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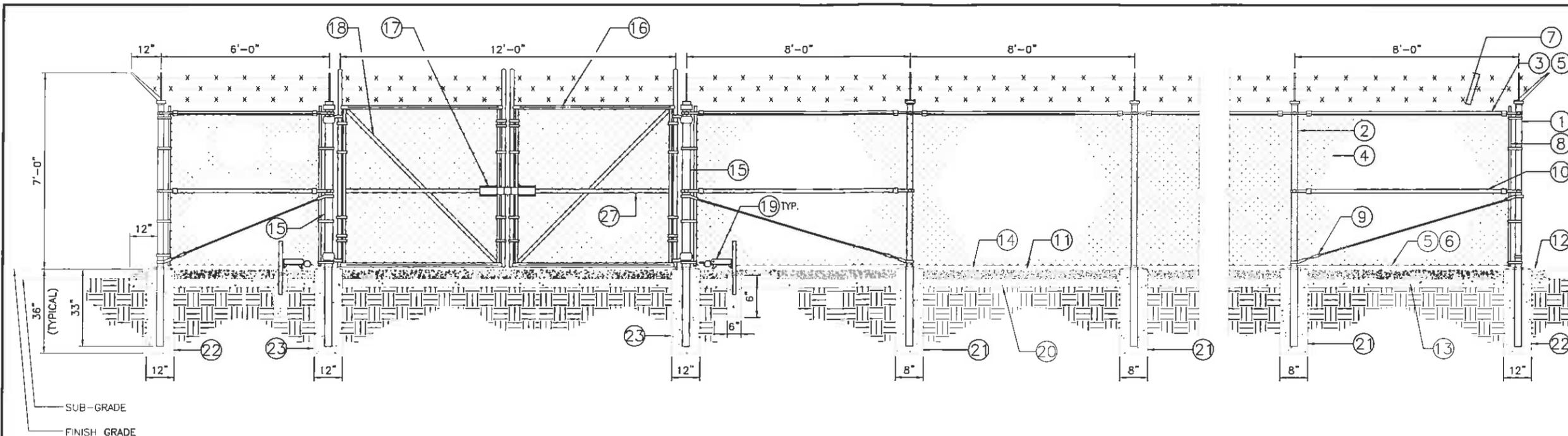


VA9031
KIDD'S STORE
RAWLAND
MONOPOLE
OFF SR 6
PALMYRA, VA
22963
FLUVANNA COUNTY

DRAWN BY:	KMB
CHECKED BY:	OWW
TTV DATE:	NA
COMM NO	VA9031

SHEET TITLE
ELEVATION VIEW

SHEET NUMBER
C-4



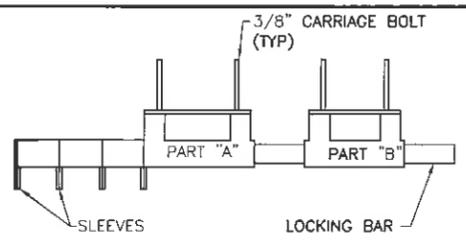
1 COMPOUND FENCE DETAIL
C-5 NOT TO SCALE

REFERENCE NOTES:

- ① CORNER, END OR PULL POST 3" OD SCHEDULE 40 PIPE
- ② LINE POST: 2 1/2" OD SCHEDULE 40 PIPE, PER ASTM-F1083. LINE POSTS SHALL BE EQUALLY SPACED AT MAXIMUM 10'-0" OC
- ③ TOP RAIL & BRACE RAIL: 1 5/8" OD PIPE, PER ASTM-F1083
- ④ FABRIC: 9 GA WIRE SIZE 2" MESH
- ⑤ TIE WIRE: MINIMUM 9 GA ALUMINUM AT POSTS AND RAILS A SINGLE WRAP OF FABRIC TIE AND AT TENSION WIRE BY HOG RINGS SPACED MAX. 24" INTERVALS.
- ⑥ TENSION WIRE: 7 GA GALVANIZED STEEL.
- ⑦ BARBED WIRE: DOUBLE STRAND 12-1/2" TWISTED WIRE TO MATCH WITH FABRIC 14 GA, 4 POINT BARBS SPACED ON APPROXIMATELY 5" CENTERS.
- ⑧ STRETCHER BAR
- ⑨ 3/8" DIAGONAL ROD WITH GALVANIZED STEEL TURNBUCKLE OR DIAGONAL THREADED ROD.
- ⑩ FENCE CORNER POST BRACE: 1 5/8" OD EACH CORNER EACH WAY.
- ⑪ 1 1/2" MAXIMUM CLEARANCE FROM GRADE.
- ⑫ 4" FINISH OR AS DETERMINED BY CONSTRUCTION MANAGER DURING BID WALK.
- ⑬ 6" COMPACTED 95% BASE MATERIAL OR AS DETERMINED BY CONSTRUCTION MANAGER DURING BID WALK.
- ⑭ FINISH GRADE SHALL BE UNIFORM AND LEVEL.
- ⑮ GATE POST 4" SCHEDULE 40 PIPE, FOR GATE WIDTHS UP THRU 7 FEET OR 14 FEET FOR DOUBLE SWING GATE, PER ASTM-F1083
- ⑯ GATE FRAME: PIPE, PER ASTM-F1083.
- ⑰ STYMILOCK MULTI TENANT LOCKING DEVICE, PATENT # 5868015 SEE CONTACT INFORMATION ON THIS SHEET

- ⑱ 1 PAIR INDUSTRIAL PIN HINGE
- ⑲ NOT USED
- ⑳ GEOTEXTILE FABRIC
- ㉑ LINE POST: CONCRETE FOUNDATION (2000 PSI)
- ㉒ CORNER POST: CONCRETE FOUNDATION (2000 PSI)
- ㉓ GATE POST: CONCRETE FOUNDATION (2000 PSI)

- GENERAL NOTES:**
1. INSTALL FENCING PER ASTM F-567
 2. INSTALL SWING GATES PER ASTM F- 900
 3. LOCAL ORDINANCE OF BARBED WIRE PERMIT REQUIREMENT SHALL BE COMPLIED IF REQUIRED.
 4. POST & GATE PIPE SIZES ARE INDUSTRY STANDARDS ALL PIPE TO BE GALV (HOT DIP, ASTM A120 GRADE "A" STEEL). ALL GATE FRAMES SHALL BE WELDED. ALL WELDING SHALL BE COATED WITH (3) COATS OF COLD GALV. (OR EQUAL)
 5. ALL OPEN POSTS SHALL HAVE END-CAPS.
 6. USE GALVANIZED HOG-RING WIRE TO MOUNT ALL SIGNS
 7. ALL SIGNS MUST BE MOUNTED ON INSIDE OF FENCE FABRIC.



1. DRILL 3/8" HOLES IN THE GATE LEAF USING THE GATE DIMENSIONS PROVIDED.
 2. SLIDE THE CARRIAGE BOLTS IN THE SLOTS ON THE BACK OF PART "B" AND PUSH THE BOLTS THROUGH THE HOLES DRILLED INT HE GATE FIGURE. PUT THE NUT AND THE LOCKNUT ON AND TIGHTEN AND CUT THE EXCESS BOLT OFF. DO THE SAME WITH PART "A".
 3. ADD THE NUMBER OF SLEEVES NEEDED FOR THE NUMBER OF LOCKS AND SLIDE THE LOCKING BAR INTO PLACE THROUGH BOTH PART "A" AND PART "B". NOW INSTALL THE LOCKS.
- *IF THE GATE HAS NO CENTER BAR IN THE GATE LEAF YOU MAY NEED TO MOUNT THE STYMILOCK VERTICALLY USING THE SAME DIMENSIONS GIVEN ON THE GATE FACE.
- *VERTICAL APPLICATION MAY ALSO BE USED ON SLIDING GATES WITH MULTIPLE LOCKS.

STYMILOCK INSTALLATION



STYMILOCK CONTACT INFORMATION:
PATENT #5868015
PO BOX 1228 PINEVILLE, NC 28134
16248 MARVIN ROAD CHARLOTTE, NC 28277

Clear Signal Towers, LLC
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NO	DATE	DESCRIPTION
1	07/26/11	ZONING DRAWINGS
	BY KMB	CHK DWW APP'D OWW
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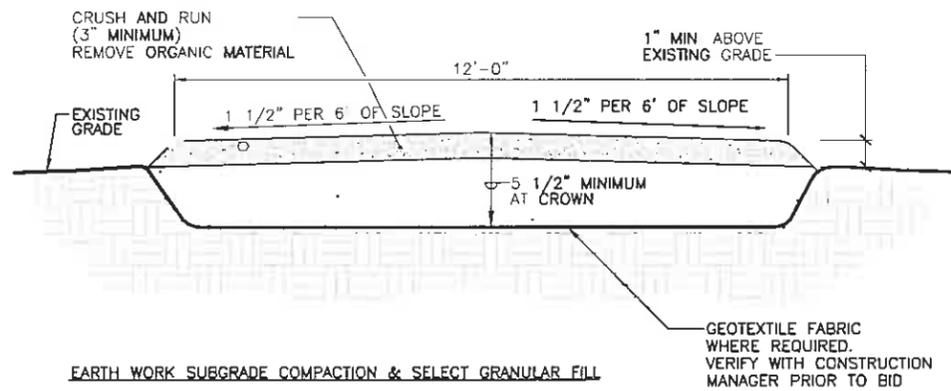
COMMONWEALTH OF VIRGINIA
O. Warren Williams, Jr.
O. WARREN WILLIAMS, JR.
Lic. No. 37030
7-26-11
PROFESSIONAL ENGINEER

VA9031
KIDD'S STORE
RAWLAND
MONOPOLE
OFF SR 6
PALMYRA, VA
22963
FLUVANNA COUNTY

DRAWN BY	KMB
CHECKED BY:	OWW
TTV DATE:	NA
COMM NO	VA9031

SHEET TITLE
FENCE NOTES AND DETAILS

SHEET NUMBER
C-5

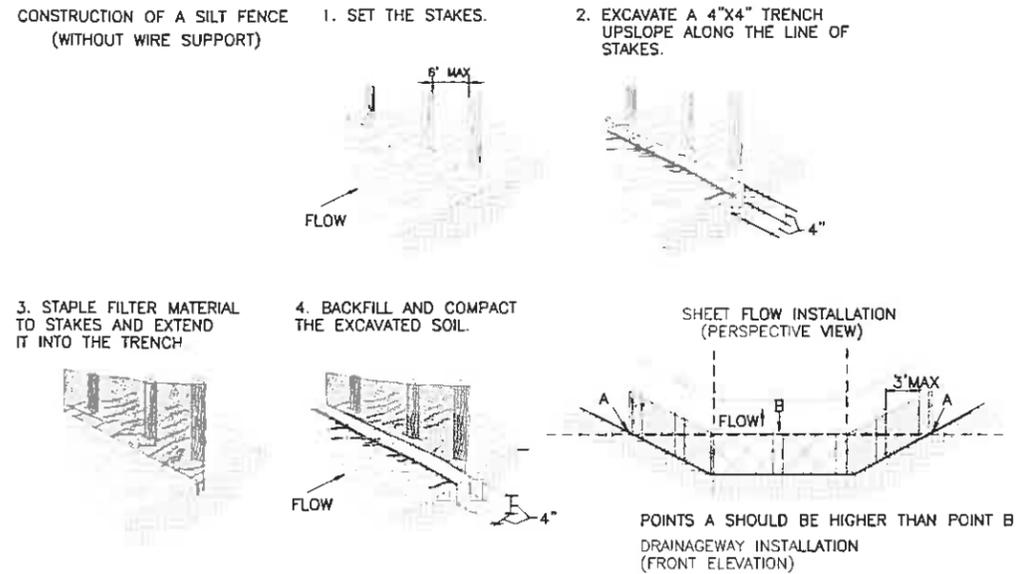


EARTH WORK SUBGRADE COMPACTION & SELECT GRANULAR FILL

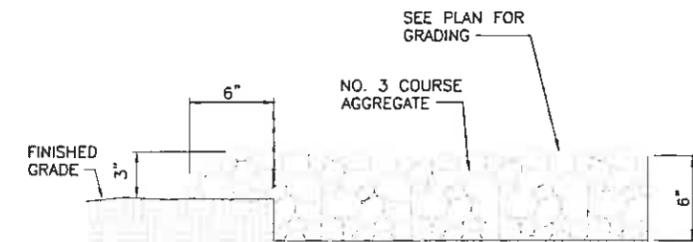
- (A) CONTRACTOR SHALL BE RESPONSIBLE FOR CLEARING & GRUBBING THE CONSTRUCTION SITE AND ROADWAY AREAS. THE CONTRACTOR SHALL COMPLY WITH THE RECOMMENDATIONS CONTAINED WITHIN THE GEOTECHNICAL REPORT WHEN NECESSARY PREPARED FOR THIS SITE FOR SITE WORK PREPARATION & FOUNDATION WORK. AS A MINIMUM THE TOP 3" OF GRADE SHALL BE REMOVED. THE EXPOSED SUBGRADE COMPACTED, GEOTEXTILE FABRIC AS REQUIRED FOR UNSTABLE SOIL CONDITION.
- (B) ALL SELECT GRANULAR FILL SHALL BE COMPACTED TO A 95% COMPACTION AT A MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-1557 OR WITHIN PLUS OR MINUS 3% OF OPTIMUM MOISTURE CONTENT.

1 **TYPICAL ACCESS ROAD CROSS SECTION**
C-6 NOT TO SCALE

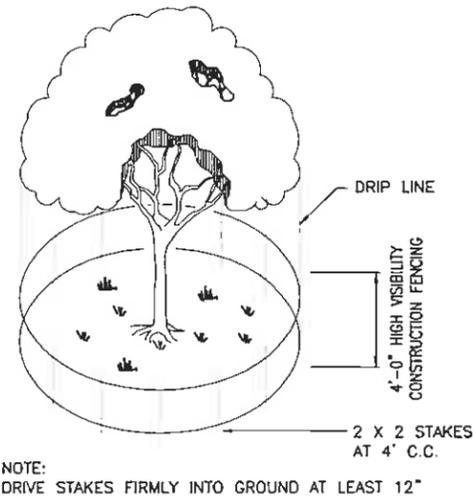
CONSTRUCTION OF A SILT FENCE (WITHOUT WIRE SUPPORT)



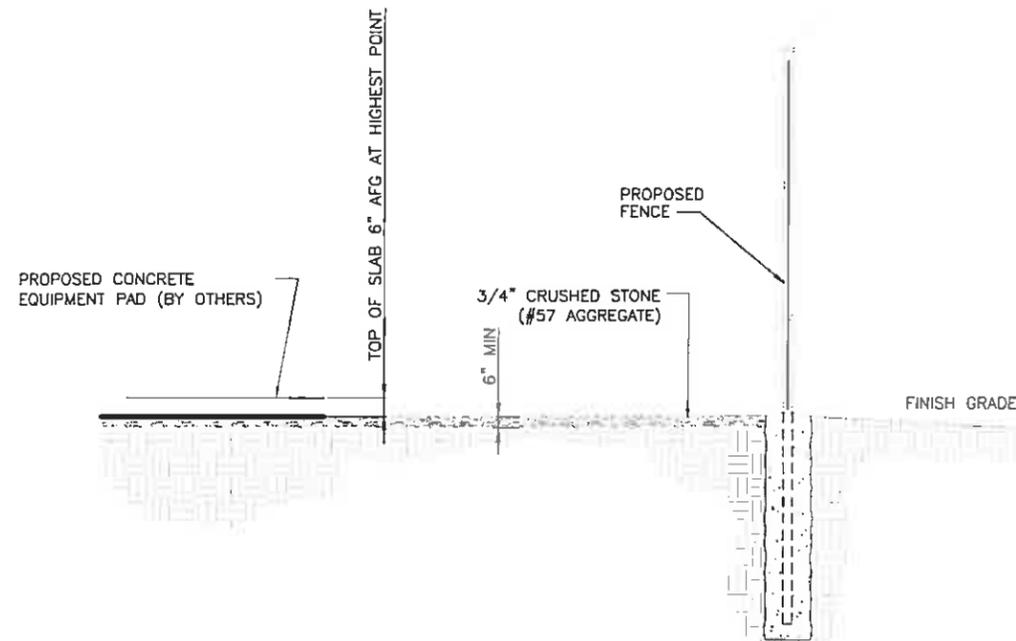
2 **SILT FENCE**
C-6 NOT TO SCALE



3 **SECTION - GRAVEL PARKING/TURN AROUND (OUTSIDE OF FENCED COMPOUND)**
C-6 NOT TO SCALE



4 **TREE PROTECTION**
C-6 NOT TO SCALE



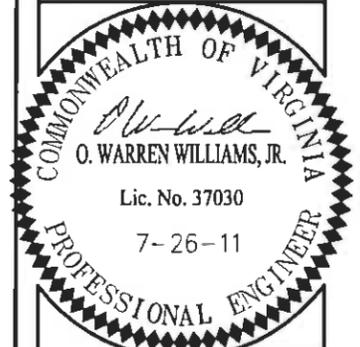
5 **TYPICAL SITE COMPOUND CROSS SECTION**
C-6 NOT TO SCALE

Clear Signal Towers, LLC

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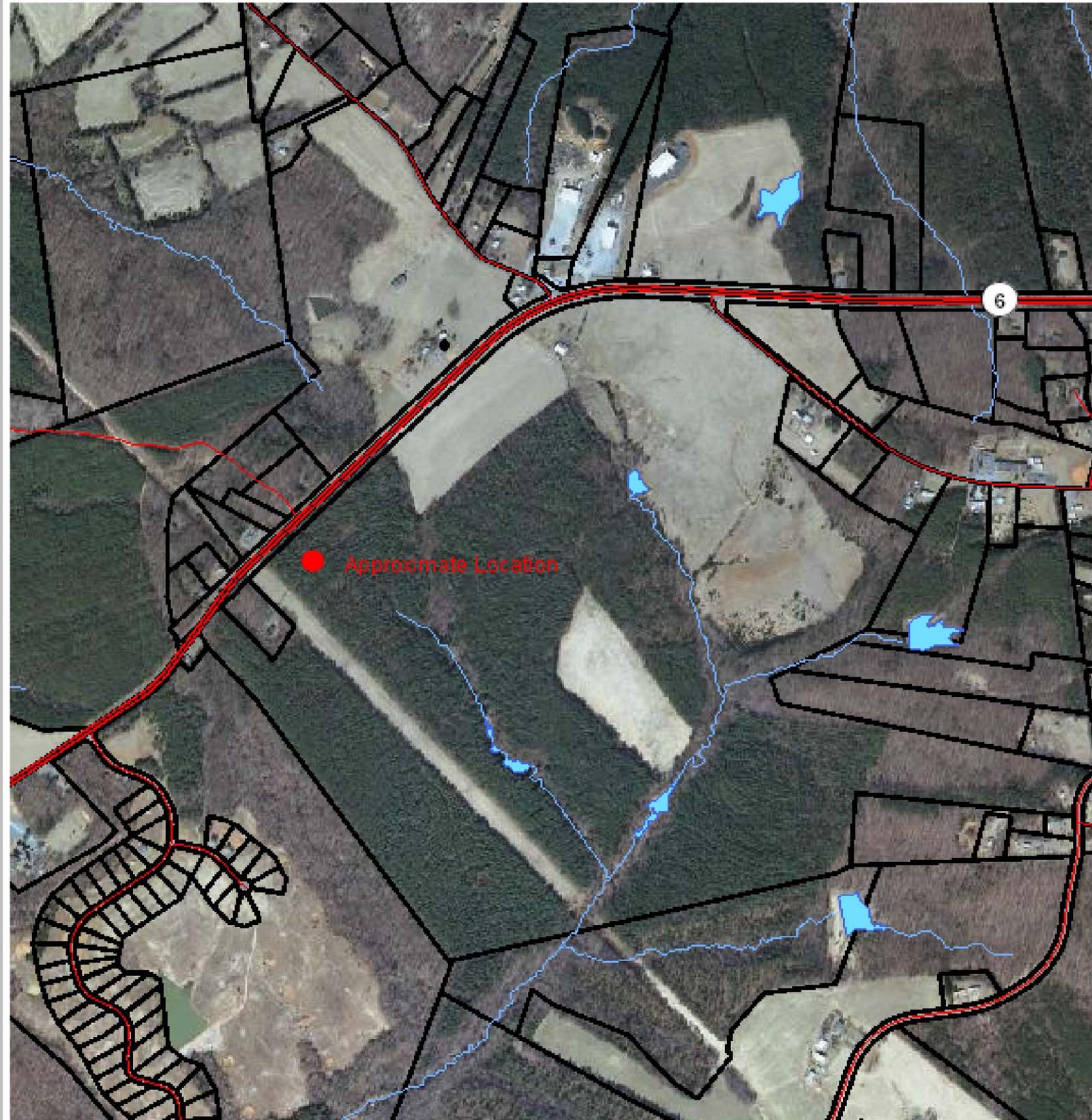
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SHEET TITLE
CIVIL DETAILS

SHEET NUMBER
C-6



Proposed Kidds Store Telecommunications Facility



Scale: 1:18055.954822	Date: 06/19/2012	Printed By: Andrew J. Pompei
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Under Virginia State Law, these real estate assessment records are public information. Display of this property information on the internet is specifically authorized by the Code of Virginia §58.1-3122.2(as amended).



Proposed 195'
Monopole

View from Fluvanna Baptist Church
VA9031 Kidd's Store, Off State Route 6, Palmyra, VA



Proposed 195'
Monopole

View from Rosewood Dr

VA9031 Kidd's Store, Off State Route 6, Palmyra, VA



Clear Signal Towers, LLC





Proposed 195'
Monopole

View from Kidd's Store (Rolling Rd)

VA9031 Kidd's Store, Off State Route 6, Palmyra, VA



Clear Signal Towers, LLC





Proposed 195'
Monopole

View from 8265 W River Rd

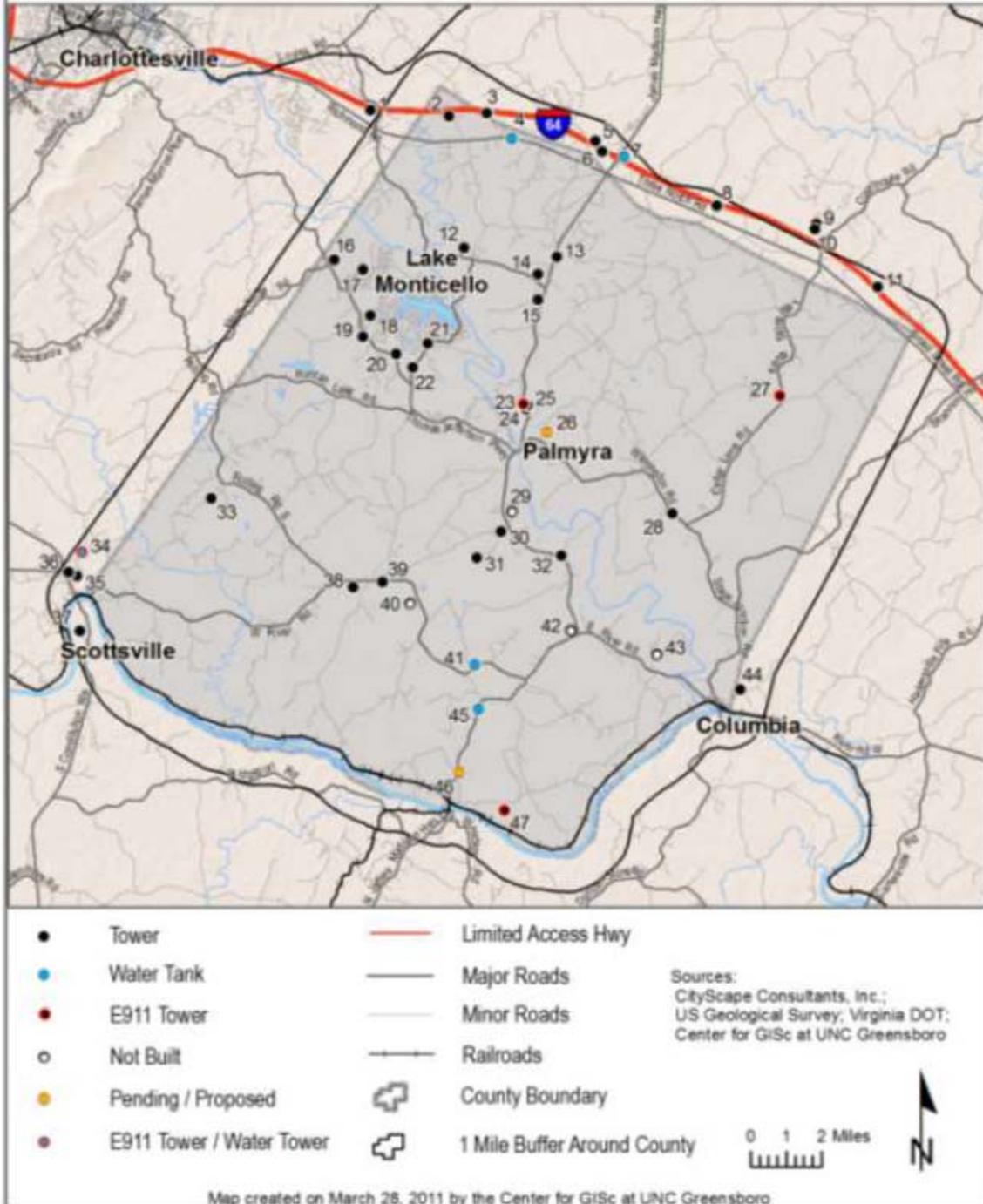
VA9031 Kidd's Store, Off State Route 6, Palmyra, VA



Clear Signal Towers, LLC



Existing Antenna Locations





June 15, 2012

Subject: AT& T Proposed Site – Communications Tower located on Route 6 (Tax Map 39-A-34) ~ Palmyra, VA: New Site Justification for Chosen Location – Site (CV445/VA9031) “Kidd’s Store”

I am writing this letter on behalf of AT&T in an effort to explain why our design team chose the Clear Signal Candidate for development of its network and why the Cunningham School Tower was rejected. I have also attached propagation maps and a street map to try and illustrate the points.

- On the street map, I have denoted the original search ring coordinates for the site CV445 in question. The search ring in this area was ½ mile which I believe to be common with most carriers. The Clear Signal proposed site fits well within the search ring area. The county school site does not fit within the search ring as is approximately ½ mile outside of the original search area.
- Attached are also propagation maps produced by AT&T development software that shows the Clear Signal site propagates evenly along the Route 6 corridor. The school propagation listed as the “C” candidate shows a potential for dropped calls the west of the site (yellow means dropped calls).
- The site that will serve as the connecting site (CV444) to the West on Route 6 has been reduced in height by 25 feet to help and maintain the aesthetics in the county and surrounding property. Reducing the height of the adjoining site will weaken the signal the proposed site in question and increase the chances of dropped calls.
- The Clear Signal Site is situated in mature tree growth and is across the street from a power substation. AT&T feels that the proposed site is need for complete network coverage but will have minimal impact on the surround property and aesthetics.
- Cunningham School Site could and may be a future area for development, in addition to the Clear Signal Site, as technology advances and AT&T rolls out their complete 4G network plans slated for completion by 2014.

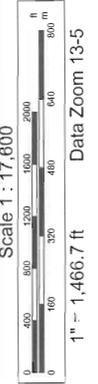
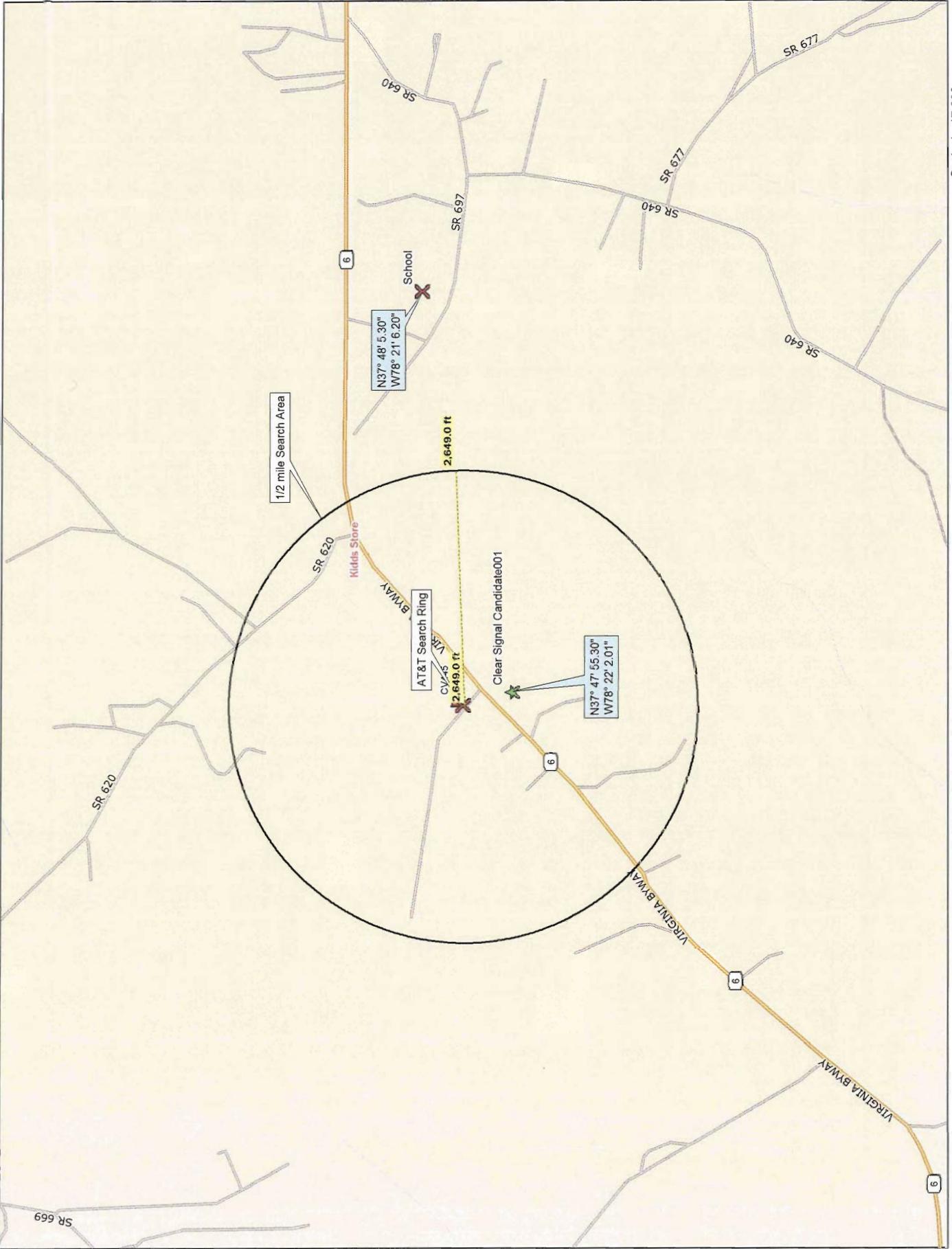
AT&T respectfully request that the county supports the proposed Clear Signal Tower for development based on the points listed above and as part of our on-going efforts to provide the best network in Fluvanna County.

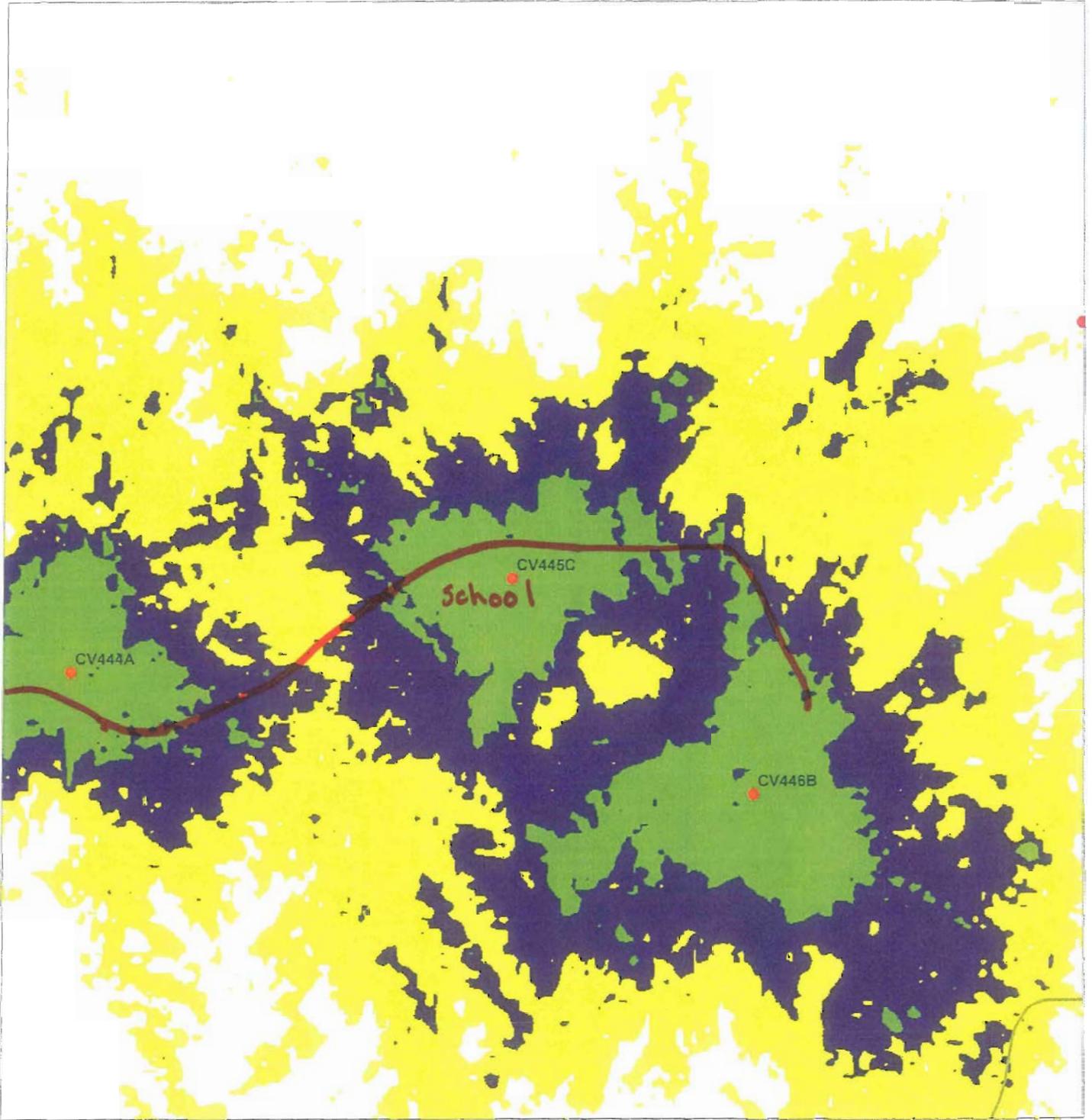
Please do not hesitate to contact me with any questions or concerns regarding this project.

Sincerely,

Samuel J. Schroll

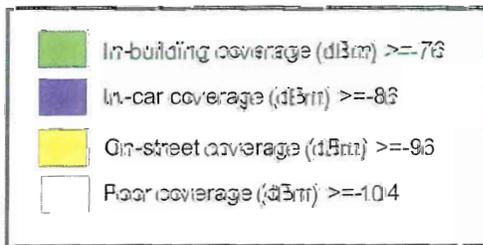
Samuel J. Schroll
RF Engineer
Solutelia /AT&T Mobility
4801 Cox Road, Suite 300
Glen Allen, Va. 23060
804-928-5571





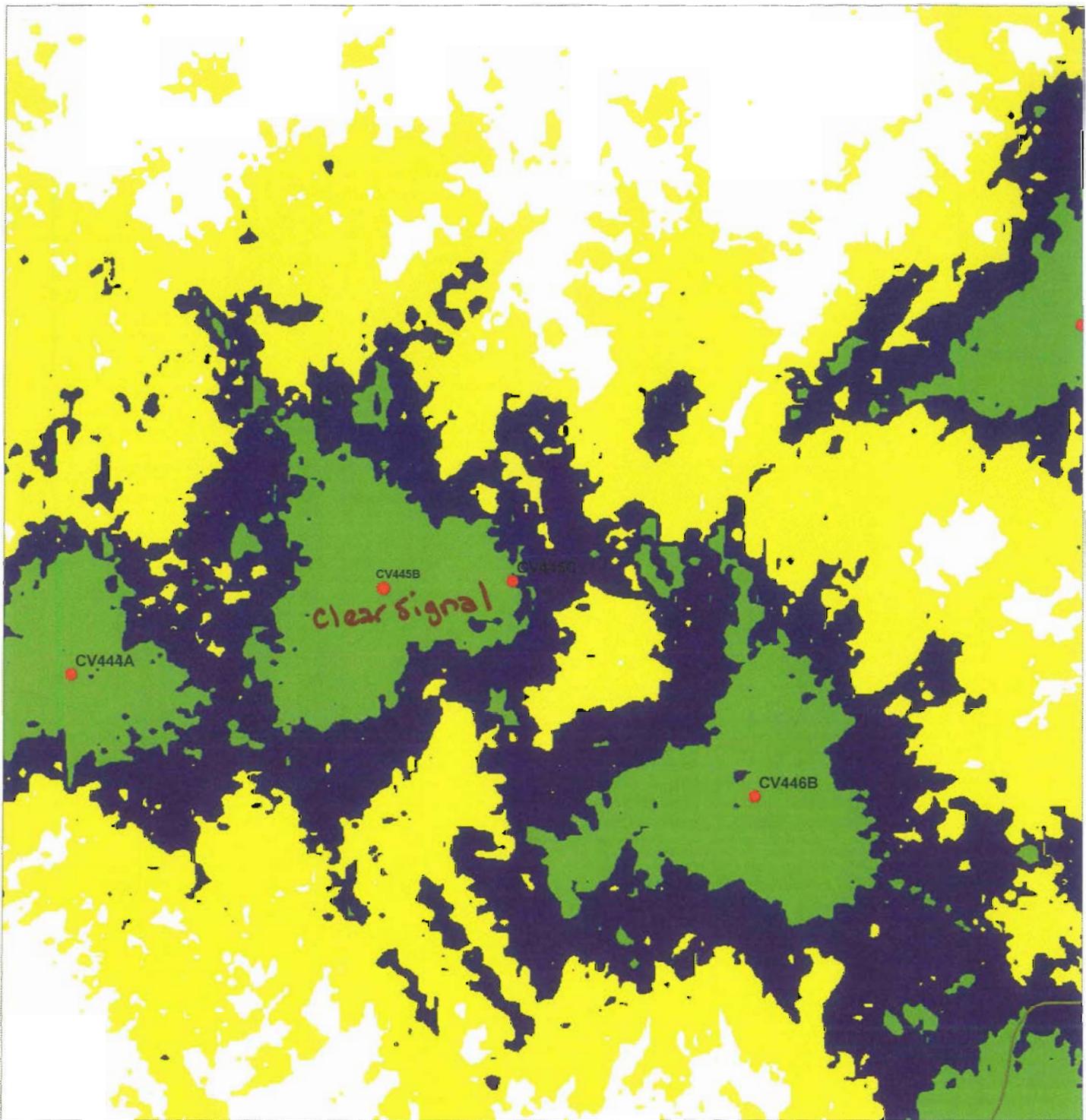
Proposed Coverage of all Proposed with CV445C

Site ID: CV445



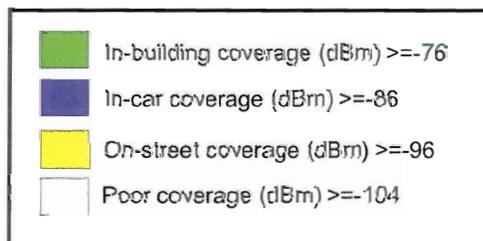
-  Existing On-Air Sites
-  Proposed Site





Proposed Coverage of all Proposed with CV445B

Site ID: CV445



-  Existing On-Air Sites
-  Proposed Site

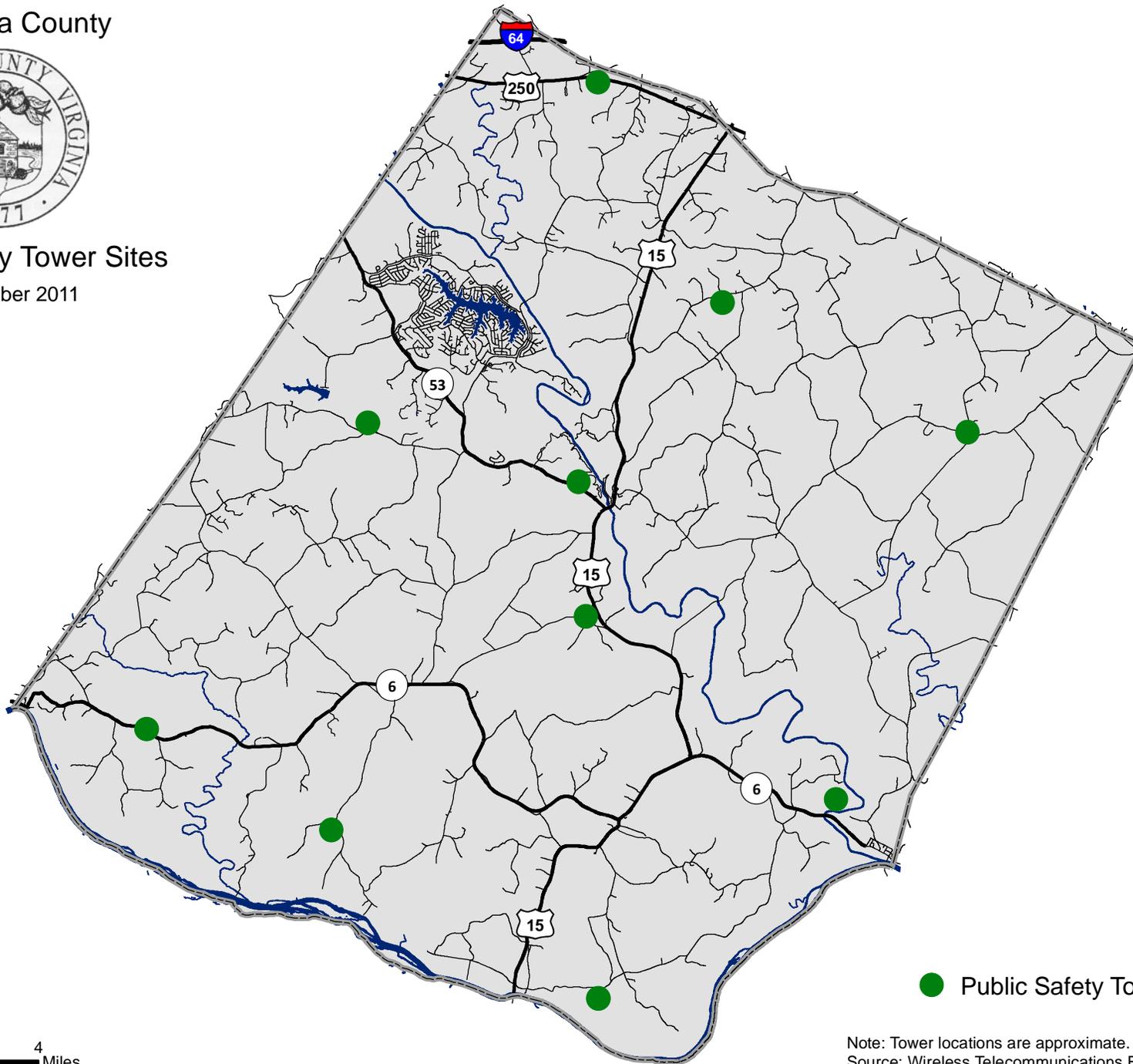


Fluvanna County



Public Safety Tower Sites

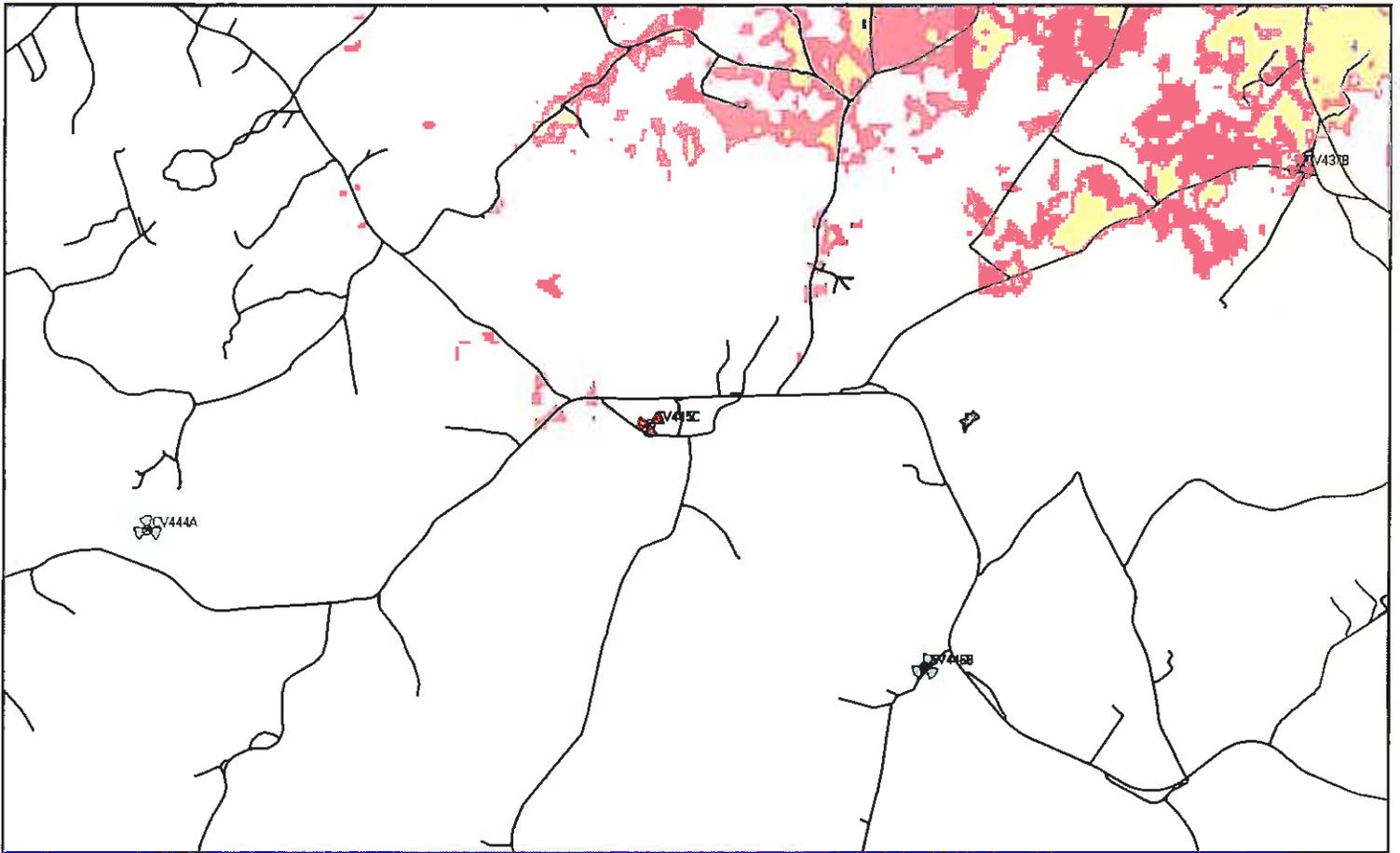
December 2011



0 0.5 1 2 3 4 Miles

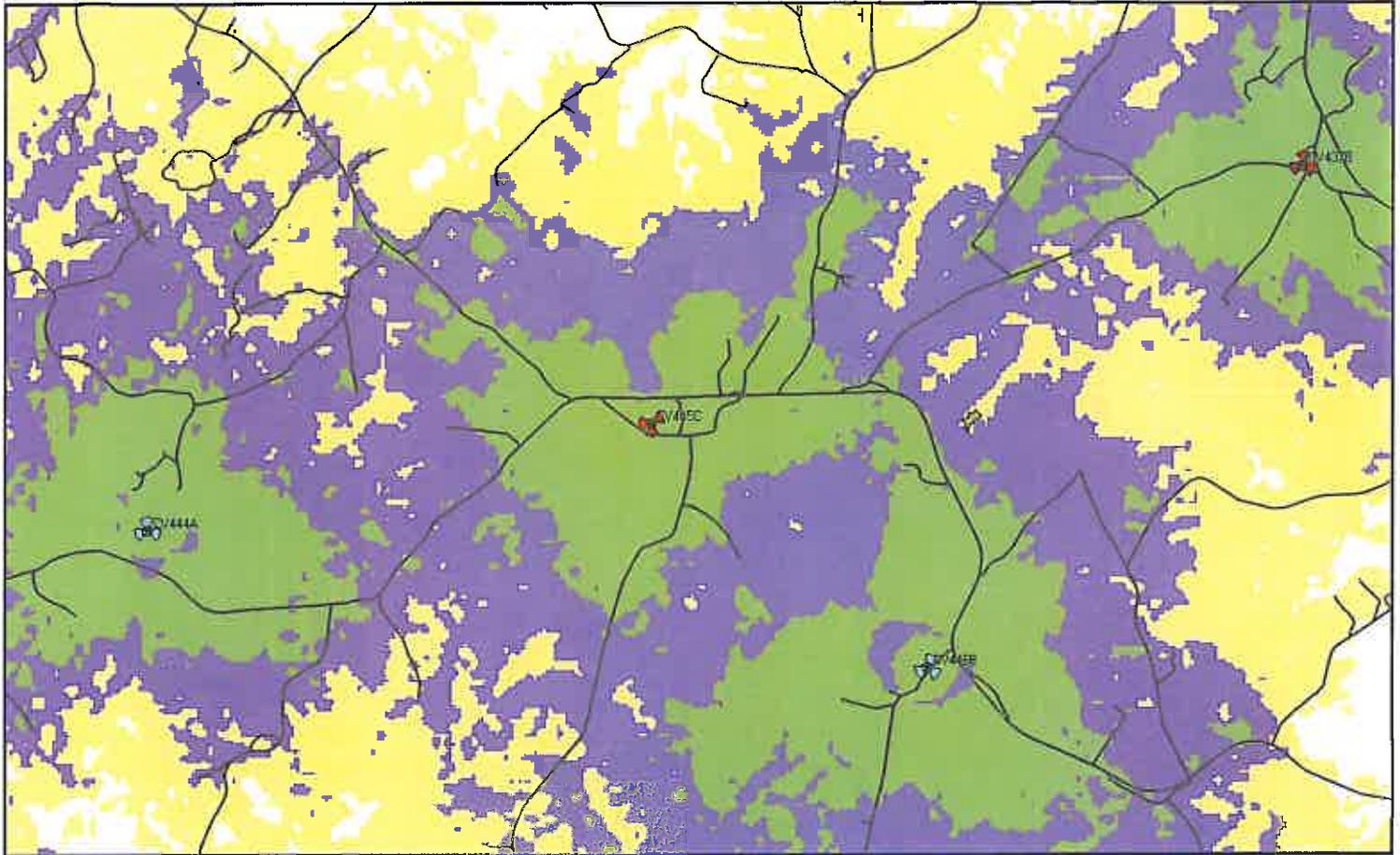
● Public Safety Tower Sites

Note: Tower locations are approximate.
Source: Wireless Telecommunications Facilities Master Plan



CV On-air

-  Best Signal Level (dBm) ≥ -74
-  Best Signal Level (dBm) ≥ -82
-  Best Signal Level (dBm) ≥ -92
-  Best Signal Level (dBm) ≥ -104
-  Best Signal Level (dBm) ≥ -140



Scale: 1:69,814

0 1 2 miles

Three colors plots

-  In-building coverage (dBm) ≥ -76
-  In-car coverage (dBm) ≥ -86
-  On-street coverage (dBm) ≥ -96
-  Poor coverage (dBm) ≥ -104

MEMORANDUM

To: County of Fluvanna, Office of Planning and Community Development
From: Fluvanna County Health Department, Environmental Health
Date: May 10, 2012

SDP 12:09 – Triangle Realtors – Property located on right side of Turkey Sag off of Rt. 53 in existing shopping center. Probable connection to Lake Monticello water & sewer.

SUP 12:01 – Clear Signal Towers, LLC - Tax Map 39-A-34, property belonging to William Davis. 331.29 acres directly across from Kidd's Store, southside of Rt. 6. Property does not contain any existing buildings, water or sewage systems.

SUP 12:02 – Clear Signal Towers, LLC – Tax Map 48-A-94, property belonging to Michael Gray. 71.46 acres on north side of Rt. 6 past Hardware River. Property does not contain any existing buildings, water or sewage systems.

SUP 12:03 – Clear Signal Towers, LLC – Tax Map 59-A-13B, property belonging to Richard White. 46.6 acres on East side of Rt. 15 before Bremo Bluff. The health department issued a permit for an agricultural well which was installed on June 10, 2009. There is a barn on the property but no septic systems.

SUP 12:04 Clear signal Towers, LLC – Tax Map 50-A-3, property belonging to Margaret Snoddy. 97.7 acres on Rt. 650, south of Rt. 6. Property does not contain any existing buildings, water or sewage systems.

ZTA 12:01 & ZTA 12:02 – Amendments to Zoning and Subdivision Ordinances. No apparent impact on health department regulations.

Andrew Pompei

From: Dorothy Brunetti <dorothy@vacapital.com>
Sent: Wednesday, June 20, 2012 2:02 PM
To: Steven Tugwell; Andrew Pompei
Cc: 'rick@cityscapegov.com'
Subject: CV445 Kidd's Store

Gentlemen,

After further discussions with various individuals Clear Signal respectfully request that the Kidd's Store application CV445 be tabled until a suitable plan can be implemented. Thank you for your time and attention in this matter.

Warm Regards,
Dorothy

Clear Signal Towers, LLC
Dorothy Brunetti
Chief Executive Officer
1801 Libbie Ave., Suite 201
Richmond, VA 23226
804-337-6470 (m)
804-915-9694 (o)
804-648-4809 (F)
dorothy@vacapital.com



COUNTY OF FLUVANNA

"Responsive & Responsible Government"

P.O. Box 540 Palmyra, VA 22963 (434) 591-1910 FAX (434) 591-1911 www.co.fluvanna.va.us

STAFF REPORT

To: Fluvanna County Planning Commission
Case Number: SUP 12:02
Tax Map: 48(A)94

From: Andrew Pompei
District: Cunningham
Date: June 27, 2012

General Information: This request is to be heard by the Planning Commission on Wednesday, June 27, 2012 at 7:00 pm in the Circuit Courtroom of the Fluvanna County Courts Building.

Applicant: Clear Signal Towers, LLC

Requested Action: A request for a Special Use Permit (SUP) to allow for a 175-foot wireless telecommunications tower (reduced from 195 feet per the original application) with respect to 71.46 acres of Tax Map 48, Section A, Parcel 94 (Attachment A).

Existing Zoning: A-1, Agricultural, General

Planning Area: Rural Residential

Zoning Ordinance: Article 27: *Regulation of Telecommunications Facilities*

Location: The affected property is located on the north side of West River Road (State Route 6) 1.3 miles west of its intersection with Hardware River Road (State Route 646). (Attachment B)

Existing Land Use: The property consists of managed timberland, most of which is planted with loblolly pines.

Adjacent Land Use: The surrounding area is largely undeveloped, with a few scattered residences nearby. Thistle Gate Vineyard, a farm winery, is located immediately east of the subject property.

Zoning History: No previous zoning activities

Analysis

The applicant has requested a Special Use Permit (SUP) to allow the construction of a 175-foot monopole-type telecommunications tower on Tax Map 48, Section A, Parcel 94. The tower will

be constructed within a 10,000 square foot (100' x 100') compound that will also house the necessary accessory structures.

Two (2) general guidelines are used when evaluating a request for a Special Use Permit (SUP), as set forth in the Fluvanna County Zoning Ordinance (Sec. 22-17-4D).

First, the proposed use should not tend to change the character and established pattern of the area or community.

Character of Surrounding Area

The proposed tower is located in the southwestern portion of the county off of State Route 6 (West River Road), near the Hardware River. The surrounding area is largely undeveloped and retains its rural, scenic character. A few scattered homes are located along existing roadways, interspersed amongst forests and open fields. Many of the surrounding parcels are quite large, with several spanning more than 40 acres. Thistle Gate Vineyard, Fluvanna County's first winery, is located immediately east of the subject property, along the Hardware River; a tasting room is under construction and is planned to open this summer.

State Route 6: Designated Virginia Byway

The visual impacts to State Route 6 should be considered, since the road is a designated Virginia Byway. According to the Virginia Department of Transportation (VDOT), roads may be designated as Virginia Byways if they meet the following criteria:

- The route provides important scenic values and experiences;
- There is a diversity of experiences, as in transition from one landscape scene to another;
- The route links together or provides access to scenic, historic, recreational, cultural, natural and archeological elements;
- The route bypasses major roads or provides opportunities to leave high-speed routes for variety and leisure in motoring. Landscape control or management along the route is feasible;
- The route allows for additional features that will enhance the motorist's experience and improve safety; and
- The local government has initiated zoning or other land-use controls, so as to reasonably protect the aesthetic and cultural value of the highway.

Due to local topography and the existing vegetation, the tower is not easily visible from State Route 6 or adjacent properties (Attachment C). Since the tower compound is located in a heavily-wooded area nearly 1,000 feet from the right-of-way, the tower's base and accompanying structures will not be visible (if the vegetation remains as-is).

Conformance with the Wireless Telecommunications Facilities Master Plan

According to the *Wireless Telecommunications Facilities Master Plan*, there are no existing towers in the area (Attachment D). The closest two existing towers are located more than three (3) miles away (110 foot monopole-type tower at Cunningham Elementary School; guyed tower at Transco: Fluvanna Station). A 195' monopole-type tower was approved in 2011 approximately 1.75 miles west of the site, at the Veterans of Foreign Wars (VFW) Post 8169 (SUP 11:03). The maps provided by the applicant show that the area surrounding the proposed tower has very limited cellular coverage (Attachment A). The *Wireless Telecommunications Facilities Master Plan* does not designate this site as a proposed emergency service location (Attachment E).

Second, the proposed use should be compatible with the uses permitted by-right in that zoning district and shall not adversely affect the use/or value of neighboring property.

Zoning

The subject property and all adjoining parcels are zoned A-1 (Agricultural, General). The A-1 zoning district is intended to accommodate limited residential development, as well as small-scale commercial and industrial uses that are directly related to agriculture, forestry, and other traditionally rural uses. Non-concealed freestanding telecommunications antennas require a special use permit within A-1 districts.

If this request were approved, the applicant will be required to submit a site development plan for review, in accordance with Article 23: *Site Development Plans* of the Fluvanna County Zoning Ordinance (Attachment A).

Relationship to Neighboring Properties

The proposed tower will be more than one-quarter ($\frac{1}{4}$) mile from the nearest residence. Existing vegetation effectively screens the tower compound from State Route 6 and adjoining properties. Based on the balloon test, the tower itself will not be easily visible from adjacent parcels.

Since the subject property is managed timberland, clear-cutting the parcel will likely make the tower more visible to adjacent properties, including Thistle Gate Vineyards. To address this issue, the applicant and property owner have agreed to leave a sixty-foot (60') wide vegetated buffer along a portion of the property adjacent to Thistle Gate Vineyards (Attachment F).

Comprehensive Plan

According to the Comprehensive Plan, the subject property is designated for rural residential uses. Rural residential areas are intended to retain their rural character, with limited residential development permitted in clusters that maximize the amount of open space preserved. Generally, residential densities may be up to one unit per two acres.

The *Infrastructure* chapter of the Comprehensive Plan includes several recommendations regarding the siting and design of telecommunications facilities (page 110):

- Minimize the impacts of wireless communications facilities on surrounding areas;
- Encourage the location and co-location of wireless communication equipment on existing structures;
- Accommodate the growing need and demand for wireless communication services;
- Encourage coordination between communication providers;
- Establish consistent and balanced legal language governing wireless communications facilities that take into consideration the Comprehensive Plan and communications master plan; and
- Maintain compliance with applicable laws, including but not limited to the 1996 Telecommunications Act.

The *Community Design* chapter of the Comprehensive Plan also addresses the design and siting of telecommunications facilities. The plan encourages developers to use innovative design techniques to minimize the visual impact of new facilities (page 73).

Neighborhood Meeting

The neighborhood meeting was held on May 9, 2012. George and Leslie Cushnie, owners of Thistle Gate Vineyards (which lies immediately adjacent to the subject property), commented on the request. They were concerned with the visual impact the proposed tower would have on their property, especially if the existing trees were removed. Since the property is managed timberland, there is a high likelihood that the trees will be harvested, exposing the tower. Although the balloon test was not easily visible from the vineyards themselves, it was visible from the upper levels of their home, compromising their views of the Blue Ridge Mountains. The Cushnies are concerned that patrons would not be willing to visit the winery, if a large tower is visible from the tasting room and the rest of their property.

Between the neighborhood meeting and the Planning Commission's public hearing, the Cushnies worked with the property owner and applicant to reach a compromise intended to satisfy all parties involved. The applicant and property owner agreed to the following conditions (Attachment F):

- Reduce the height of the proposed tower from 195' to 175'; and
- Retain a forested buffer at least 60' in width along a portion of the boundary between the subject property (Tax Map 48(A)94) and the Cushnie property (Tax Map 48(1)3).

Technical Review Committee

The Technical Review Committee (TRC) meeting was held on May 10, 2012. The following comments were made:

1. Virginia Department of Transportation (VDOT):

The proposed entrance on State Route 6 must conform to the design standards for a low-volume commercial entrance.

2. Planning Commission:

Members were interested in how the proposed site relates to the *Wireless Telecommunications Facilities Master Plan*, which will be described by CityScape Consultants. They also asked the applicant to provide a vicinity map that better shows the site's relationship to the surrounding area.

3. Fire Department:

The Fire Department was interested in how the proposed site relates to the *Wireless Telecommunications Facilities Master Plan*. The Fire Department would like to have the ability to locate equipment on proposed tower, if the need arises.

4. Health Department:

The proposed tower will not impact existing buildings, water or sewage systems.

5. Central Virginia Electric Cooperative (CVEC):

Electricity is available along State Route 6.

Some of the TRC comments are attached to this staff report (Attachment G).

Consultant's Recommendation

CityScape Consultants, Inc. has reviewed this request (Attachment H). The consultants stated that:

1. The proposed facility is required because of generally accepted and adequately demonstrated technological reasons and is essential in order for AT&T to provide satisfactory existing communications service and alleviate a signal coverage issue;
2. AT&T's submissions indicate there is a substantial service void in the general area surrounding the subject site and that the addition of new service at a height of 195 feet will help relieve these concerns. Therefore, the proposed location will sufficiently accomplish satisfactory service, and there are no reasonable alternative technologies to accommodate the Applicant's needs without the construction of a new facility; and
3. The proposed site is supported by the *Wireless Telecommunications Facilities Master Plan*.

CityScape Consultants, Inc. recommends that the application be approved with the following conditions:

1. The Applicant confirms the new support structure will be capable of supporting a total of six (6) antenna arrays, in compliance with EIA/TIA 222-G;
2. The proposed new tower shall accommodate no less than six (6) different wireless services providers' antenna arrays, all of the same general design;
3. The Applicant shall expand the ground compound to accommodate up to six (6) different wireless service providers' ground-mounted electronic equipment;
4. The Applicant shall obtain all necessary County permits prior to any work on the site;
5. All access ports shall be sufficiently sealed to prevent infiltration or habitation by any type of wildlife; and

6. The facility shall be protected from access from unauthorized personnel both during construction and during all periods of operation.

The report by CityScape Consultants was prepared prior to the applicant stating that the proposed tower's height would be reduced from 195 feet to 175 feet. CityScape Consultants said that this change does not affect their recommendation.

Conclusion

Per CityScape Consultants, this request generally adheres to the guidelines set forth within the *Wireless Telecommunications Facilities Master Plan*. The proposed tower would improve coverage in an area with poor service. However, the tall monopole structure may negatively impact the area's scenic beauty. If the existing pine plantation were harvested, the tower may be visible to State Route 6, a Virginia Byway, and Thistle Gate Vineyard, Fluvanna County's first winery; the applicant has made efforts to mitigate the visual impact of the proposed tower on these important assets to the local tourism industry. In reviewing this request, the Planning Commission should consider how the proposed tower:

- Conforms with the *Wireless Telecommunications Facilities Master Plan*;
- Improves telecommunications infrastructure within Fluvanna County; and
- Impacts the rural character, and associated tourism potential, of the surrounding area.

If approved, staff recommends that the following conditions be imposed:

1. The tower, including antennae, will not be higher than 179 feet and will not be lit;
2. The tower shall be in the same location as shown in the application;
3. The applicant will retain a forested buffer of no less than sixty feet (60') in width on Tax Map 48(A)94 along its boundary with Tax Map 48(1)3, from State Route 6 to iron set "B" as shown on the plat recorded in Plat Book 2, Page 181 at the Clerk's Office of the Circuit Court of Fluvanna County;
4. The Applicant confirms the new support structure will be capable of supporting a total of six (6) antenna arrays, in compliance with EIA/TIA 222-G;
5. The proposed new tower shall accommodate no less than six (6) different wireless services providers' antenna arrays, all of the same general design;
6. The Applicant shall expand the ground compound to accommodate up to six (6) different wireless service providers' ground-mounted electronic equipment;
7. The tower shall be available for co-location by other telecommunications companies, with Fluvanna County having the right of first refusal prior to the approval of each proposed co-location;
8. The Applicant shall obtain all necessary County permits prior to any work on the site;
9. All access ports shall be sufficiently sealed to prevent infiltration or habitation by any type of wildlife; and
10. The facility shall be protected from access from unauthorized personnel both during construction and during all periods of operation;

11. All feed lines shall be installed within the shell of the monopole and no lines will be exposed except at the antennas;
12. If the structures should no longer be needed, the applicant shall remove them, and restore the grounds to the prior condition; and
13. Violation of any condition of this permit shall be grounds for revocation of this permit.

Suggested Motion

I move that the Planning Commission recommend **approval/denial** of SUP 12:02, a special use permit request to allow the construction of a 175-foot monopole telecommunications tower with respect to 71.46 acres of Tax Map 48, Section A, Parcel 94 (if approved) subject to the conditions listed in the staff report.

Attachments

- A: Application Package
- B: Aerial Vicinity Map
- C: Applicant's Balloon Test Photos
- D: Map of Existing Wireless Telecommunications Inventory
- E: Map of Public Safety Tower Sites
- F: Correspondence with Adjoining Property Owners (George & Leslie Cushnie)
- G: Technical Review Committee (TRC) Comments
- H: Consultant's Report

Copy

Owner: C. Michael Gray, 390 Windy Ridge Road, Scottsville, VA 24590
Applicant: Clear Signal Towers, LLC, Dorothy Brunetti, 1801 Libbie Avenue, Suite 201, Richmond, VA 23226
Consultant: CityScape Consultants, 10704 Elmbrook Court, Raleigh, NC 27614

Received

MAR 12 2012

Fluvanna County



COMMONWEALTH OF VIRGINIA
COUNTY OF FLUVANNA

Application for Special Use Permit (SUP)

Hardware Kwer
VA9032/CV444

ATTACHMENT A

Owner of Record: C. Michael Gray
E911 Address: 390 Windy Ridge Rd, Scottsville, VA
Phone: _____ Fax: N/A
Email: N/A

Applicant of Record: Clear Signal Towers, LLC
E911 Address: 1801 Libbie Ave, Suite 201, Richmond
Phone: 804-337-6470 Fax: 804-648-4809
Email: dorothy@vacapital.com

Representative: Dorothy Brunetti
E911 Address: 1801 Libbie Ave, Suite 201, Richmond
Phone: 804-337-6470 Fax: 804-648-4809
Email: dorothy@vacapital.com

Note: If applicant is anyone other than the owner of record, written authorization by the owner designating the applicant as the authorized agent for all matters concerning the request shall be filed with this application.

Tax Map and Parcel(s): 48-A-94
Acreage: 71.46 Zoning: AFD
Request for a SUP in order to: Construct a tower

Deed Book Reference: 609-628
Deed Restrictions? No Yes (Attach copy)
Proposed use of Property: Wireless Telecom Facility

Is property in Agricultural Forestal District? No Yes
If Yes, what district: 04

*Two copies of a plan must be submitted, showing size and location of the lot, dimensions and location of the proposed building, structure or proposed use, and the dimensions and location of the existing structures on the lot.

By signing this application, the undersigned owner/applicant authorizes entry onto the property by County Employees, the Planning Commission, and the board of Supervisors during the normal discharge of their duties in regard to this request and acknowledges that county employees will make regular inspections of the site.

Date: 3/1/12 Signature of Owner/Applicant: [Signature]
Subscribed and sworn to before me this 1st day of MARCH, 2012 Register # 7273598
My commission expires: _____ My Commission Expires October 31, 2013 Notary Public: Remela Ann Pugh
Certification: Date: _____ Zoning Administrator: Darren Coffey

All plats must be folded prior to submission to the Planning Department for review. Rolled plats will not be accepted.

OFFICE USE ONLY

Date Received: <u>3-12-12</u>	Pre-Application Meeting:	PH Sign Deposit Received:	Application #: SUP <u>12:002</u>
\$800.00 fee plus mailing costs paid:		Mailing Costs: \$20.00 Adjacent Property Owner(APO) after 1st 15, Certified Mail	
Amendment of Condition: \$400.00 fee plus mailing costs paid:			
Telecommunications Tower \$1,500.00 fee plus mailing costs paid:		\$5,500 w/Consultant Review paid: <u>CK# 2334</u>	
Election District: <u>Cunningham</u>	Planning Area: <u>Rural Residential</u>		
Public Hearings			
Planning Commission		Board of Supervisors	
Advertisement Dates: <u>June 14th + 21st</u>	Advertisement Dates: <u>July 5th + 12th</u>		
APO Notification: <u>June 13, 2012</u>	APO Notification: <u>July 4, 2012</u>		
Date of Hearing: <u>June 27, 2012</u>	Date of Hearing: <u>July 18, 2012</u>		
Decision:	Decision:		

Fluvanna County Department of Planning & Community Development * Box 540 * Palmyra, VA 22963 * (434)591-1910 * Fax (434)591-1911

This form is available on the Fluvanna County website: www.fluvannacounty.org

Received

MAR 12 2012

VA 9032/CV444
Hardware River

Fluvanna County Fluvanna County Virginia
Communications Facility Application Checklist

Date Submitted: 11/1/11

APPLICANT'S NAME: Clear Signal Towers, LLC
 Phone: 804-337-6470 FAX: 804-648-4809 E-mail: dorothy@vacapital.com
 PROPERTY OWNER: _____ Phone: _____
 APPLICANT'S CONTACT: Dorothy Brunetti
 Address: 1701 Kibbie Ave, Suite 201, Richmond VA 23226
 Phone: 804-337-6470 FAX: 804-648-4809 E-mail: dorothy@vacapital.com
 Lessor/Licensor Contact Information:
 Name: C. Michael Gray
 Address: Virginia Byway, Scottsville, VA 24590
 Phone: _____ FAX: N/A E-mail: N/A

Commercial Wireless Provider AT&T

New Structure: Yes No Co-location: Yes No Water Tower: Yes No
 Replace Existing Structure: Yes No Replacement (upgrade) of existing antennas Yes No
 Stealth Attached Facility: Yes No New Stealth Antenna Support Structure: Yes No

FACILITY INFORMATION:

Site Address: Virginia Byway, Scottsville VA 24590
 Latitude (NAD83): 37-47-35.5 Longitude (NAD83): 78-24-47.9
 Ground Elevation (AMSL) (ft): 385' Total Height of Tower: (AGL) (ft) 195'
 RAD Center (ft): 194'
 TAX Parcel Identification Number: 48-A-94
 Present Zoning of Property: AFD
 Land Use and Description of Property: _____
 FCC Antenna Structure Registration Number (ASR) (if applicable): N/A

The following must be enclosed with this application:

1. A map (electronic preferable) of the same search ring submitted and used by the applicant's site locator;
2. A map (electronic preferable) indicating applicant's existing RF signal propagation;
3. A map (electronic preferable) indicating applicant's proposed new RF signal propagation;
4. A statement (electronic preferable) from a qualified individual that the applicant will comply with all FCC rules regarding human exposure to RF energy, along with the individual's qualifications;
5. A statement (electronic preferable) from the applicant that the applicant will comply with all applicable FCC rules regarding radio-frequency interference;
6. A statement (electronic preferable) that the submitted search ring is the same as utilized in the selection of the site;
7. Complete plans of the proposed facility to include a structural certification by a Registered Professional Engineer that the facility complies with applicable Federal, State and Buckingham County building codes.

Please Note: Supplemental information may be requested for purposes of clarity or confirmation.



Clear Signal Towers, LLC

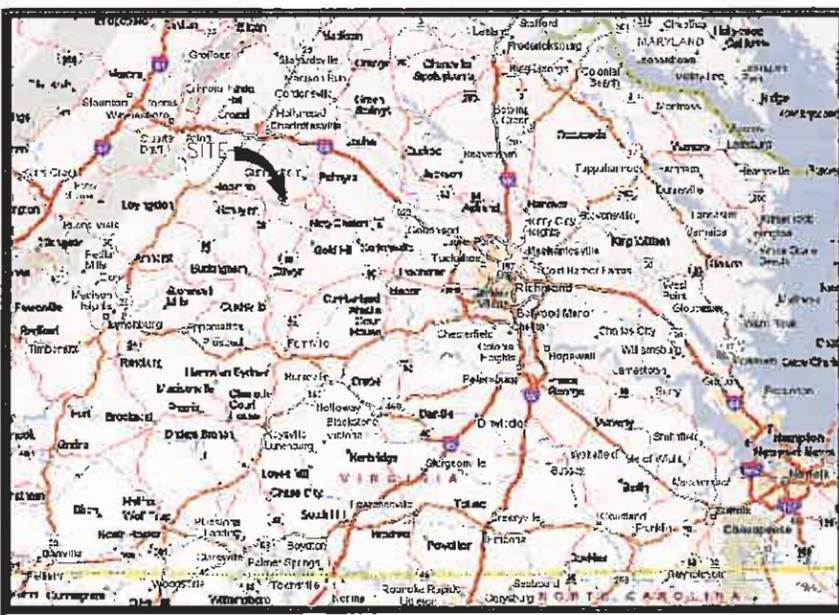
DIRECTIONS TO SITE:

FROM RICHMOND.
TAKE I-64 W TO EXIT 167 AND TURN RIGHT ONTO US-250. TURN LEFT ONTO FAIRGROUND RD AND THEN LEFT ONTO US-522. TURN RIGHT ONTO SR-6 AND FOLLOW FOR APPROXIMATELY 20 MILES. TURN RIGHT ONTO US-15 AND FOLLOW FOR APPROXIMATELY 4 MILES AND TURN LEFT ONTO BETHEL CHURCH RD. TURN RIGHT ONTO SR-6 AND FOLLOW FOR APPROXIMATELY 5 MILES. TURN RIGHT ONTO ACCESS ROAD AND FOLLOW TO SITE.



LOCAL MAP

NOT TO SCALE



VICINITY MAP

NOT TO SCALE

HARDWARE RIVER VA9032

VIRGINIA BYWAY
SCOTTSVILLE, VA 24590

PROJECT DESCRIPTION:

INSTALLATION AND OPERATION OF ANTENNAS AND ASSOCIATED EQUIPMENT



2 WORKING DAYS
BEFORE YOU DIG
1-800-552-7001
TOLL FREE
MISS UTILITY

APPROVAL

SA SITE ACQUISITION:	SIGNATURE	DATE	AT&T REGULATORY	SIGNATURE	DATE
SA ZONING:	SIGNATURE	DATE	AT&T RF:	SIGNATURE	DATE
SA CONSTRUCTION:	SIGNATURE	DATE	AT&T CONSTRUCTION:	SIGNATURE	DATE

REV. NO.	DESCRIPTION	BY	DATE	REV. NO.	DESCRIPTION	BY	DATE
1	ZONING DRAWINGS	OWW	08/01/11				

CONSULTING TEAM

ARCHITECTURE AND ENGINEERING:
WARREN WILLIAMS & ASSOCIATES
736 CARNEROS CIRCLE
HIGH POINT, NC 27265
PROJECT MANAGER:
TELEPHONE: WARREN WILLIAMS, P.E.
(757) 450-2288

SURVEY:
CAUSEWAY CONSULTANTS, PC
1005 S. BATTLEFIELD BLVD, SUITE B
CHESAPEAKE, VA 23322
CONTACT: EDDIE T. WHITE, LS
TELEPHONE: (757) 482-0474
FAX: (757) 482-9870

SOIL ENGINEER:
GEOENVIRONMENTAL RESOURCES, INC. (GER)
CONTACT: CHARLES CRAWLEY, PE
TELEPHONE: (757) 463-3200

STRUCTURAL ENGINEERING:
WARREN WILLIAMS & ASSOCIATES
736 CARNEROS CIRCLE
HIGH POINT, NC 27265
CONTACT: JASON CANFIELD, P.E.
TELEPHONE: (757) 450-2288

UTILITIES:
POWER COMPANY:
DOMINION VIRGINIA POWER
CONTACT: CUSTOMER SERVICE
TELEPHONE: 1-888-667-3000

TELEPHONE COMPANY:
VERIZON CONTACT: CUSTOMER SERVICE
CONTACT: 1-800-826-2355
TELEPHONE:

PROJECT SUMMARY

SITE INFORMATION:
VA9032
HARDWARE RIVER
VIRGINIA BYWAY
SCOTTSVILLE, VA 24590

LANDLORD INFORMATION:
C. MICHAEL GRAY
VIRGINIA BYWAY
SCOTTSVILLE, VA 24590

APPLICANT INFORMATION:
CLEAR SIGNAL TOWERS
1801 LIBBIE AVENUE
SUITE 201
RICHMOND, VA 23226

PROJECT DATA:
ZONING: AFD
JURISDICTION: FLUVANNA COUNTY
TAX MAP NO.: 48-A-94
SITE TYPE: RAW LAND
TOWER TYPE: MONOPOLE
TOWER HEIGHT: 195'
LEASE AREA: 100'X100'
AREA OF LAND: 3600 SF
DISTURBANCE:

(2C) GEOGRAPHIC COORDINATES:
LATITUDE: 37° 47' 35.5746" N
LONGITUDE: 78° 24' 47.9794" W
GROUND ELEV. (AMSL): 385'

DECLINATION:
9° 38' W CHANGING BY 0' 1" W PER YEAR

ADA COMPLIANCE:
FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION.
SITE WILL NOT BE SERVED BY CITY SEWER OR WATER.

SHEET INDEX

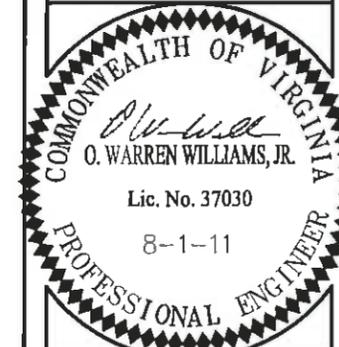
SHEET:	DESCRIPTION:
T-1	TITLE SHEET
T-2	LEGEND AND ABBREVIATIONS
N-1	GENERAL NOTES
C-1	SURVEY AND SITE PLAN
C-2	ENLARGED SITE PLAN
C-3	GRADING AND EROSION CONTROL PLAN
C-4	ELEVATION VIEW
C-5	FENCE NOTES AND DETAILS
C-6	CIVIL DETAILS

SHEET TOTAL:
9

Clear Signal Towers, LLC
CLEAR SIGNAL TOWERS, LLC
1801 LIBBIE AVENUE
SUITE 201
RICHMOND, VA 23226
TEL (804)951-9694
FAX (804)648-4809

WW&A
warren williams & associates
736 CARNEROS CIRCLE
HIGH POINT
NORTH CAROLINA
27265
(757) 450-2288

NO	DATE	DESCRIPTION
1	07/12/11	LEASE EXHIBIT
		BY: KMB CHK: OWW APP'D: OWW
2	07/25/11	LEASE EXHIBIT
		BY: KMB CHK: OWW APP'D: OWW
3	08/01/11	ZONING DRAWINGS
		BY: KMB CHK: OWW APP'D: OWW
4		
5		
6		



**VA9032
HARDWARE RIVER
RAWLAND MONOPOLE
VIRGINIA BYWAY
SCOTTSVILLE, VA
24590
FLUVANNA COUNTY**

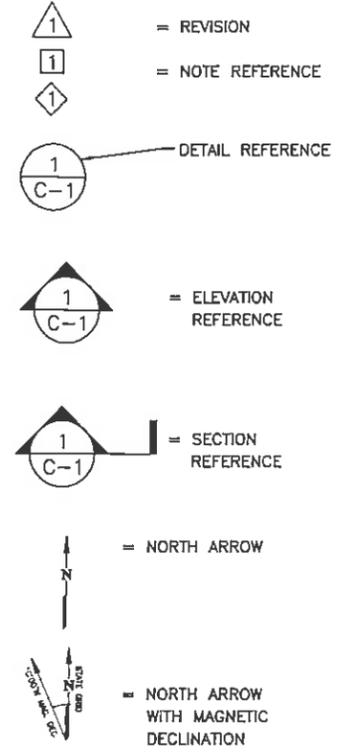
DRAWN BY: KMB
CHECKED BY: OWW
TTY DATE: NA
COMM NO: VA9032

SHEET TITLE:
TITLE SHEET

SHEET NUMBER:
T-1

ABBREVIATIONS & SYMBOLS LIST

1P, 2P, & 3P	SINGLE POLE, TWO POLE, & THREE POLES	NEUT	NEUTRAL
A/C	AIR CONDITIONING	N	NORTH
ADJ	ADJUSTABLE	NA	NOT APPLICABLE
AFF	ABOVE FINISH FLOOR	NIC	NOT IN CONTRACT
AGL	ABOVE GROUND LEVEL	NTS	NOT TO SCALE
APPROX	APPROXIMATELY	OFCI	OWNER FURNISHED, CONTRACTOR INSTALLED
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS	OC	ON CENTER
AWG	AMERICAN WIRE GAUGE	OD	OUTSIDE DIAMETER
A OR AMP	AMPERE	OPNG	OPENING
BLDG	BUILDING	OPP	OPPOSITE
BLK	BLOCK	OHT/OHP	OVERHEAD TELEPHONE/OVERHEAD POWER
BMR	BASE MOBILE RADIO	OHP	OVERHEAD POWER
B/S	BUILDING STANDARD	OHT	OVERHEAD TELEPHONE
CU	COPPER	OZ	OUNCE
CO	CLEAN OUT	PG	PAGE
C	CONDUIT SIZE AS NOTED	PIN(F)	PIN FOUND
CB	CIRCUIT BREAKER	PIN(S)	PIN SET
CKT	CIRCUIT	PJF	POLYVINYL JOINT FILLER
CLG	CEILING	PLYWD	PLYWOOD
CLR	CLEAR	PR	PAIR
CONC	CONCRETE	PROJ	PROJECT
CONST	CONSTRUCTION	PROP	PROPERTY
CONT	CONTINUOUS	PSI	PER SQUARE INCH
CFCI	CONTRACTOR FURNISHED CONTRACTOR INSTALLED	PSF	PER SQUARE FOOT
DB	DEED BOOK	PT	PRESSURE TREATED
DBL	DOUBLE	PVC	SCHEDULE 40 PLASTIC CONDUIT.
DIA, Ø	DIAMETER	RAD	RADIATION
DIAG	DIAGONAL	RECEPT	RECEPTACLE
DIM	DIMENSION	REQ'D	REQUIRED
DN	DOWN	RM	ROOM
DET, DETL	DETAIL	RO	ROUGH OPENING
DWG	DRAWING	S	SOUTH
DEF	DUAL ELEMENT FUSES	SW	SWITCH
E	EAST	SCH	SCHEDULE
EA	EACH	SHT	SHEET
EL, ELEV	ELEVATION	SIM	SIMILAR
ELECT	ELECTRICAL	SPEC	SPECIFICATION
EQ	EQUAL	SQ	SQUARE
EQUIP	EQUIPMENT	SS	STAINLESS STEEL
EW	EACH WAY	STL	STEEL
EXIST/EX	EXISTING	STRUCT	STRUCTURAL
EXT	EXTERIOR	SUSP	SUSPENDED
EMT	ELECTRICAL METALLIC TUBING	THRD	THREADED
EC	EMPTY CONDUIT	THRU	THROUGH
FIN	FINISH	TM	TAX MAP
FLUOR	FLUORESCENT	TNND	TINNED
FLR	FLOOR	TOC	TOP OF CONCRETE
FT	FOOT	TYP	TYPICAL
GRS	GALVANIZED STEEL CONDUIT	UON	UNLESS OTHERWISE NOTED
G OR GRD	GROUND	UG	UNDERGROUND
GA	GAUGE	VERT	VERTICAL
GALV	GALVANIZE(D)	VIF	VERIFY IN FIELD
GC	GENERAL CONTRACTOR	VT	VINYL TILE
GPS	GLOBAL POSITIONING SYSTEM	W/	WITH
GWB	GYPSTUM WALL BOARD	WDW	WINDOW
HARD'WD	HARDWOOD	W	WEST
HEC	HIGH STRENGTH	W/D	WITHOUT
HORIZ	HORIZONTAL	W	WATTS
HR	HOUR	WP	WEATHERPROOF
HT	HEIGHT	XFRM	TRANSFORMER
HVAC	HEATING, VENTILATION AND AIR CONDITIONING		
ID	INSIDE DIA.	∠	ANGLE
IN	INCH	&	AND
INFO	INFORMATION	⊥	CENTER LINE
INS	INSULATION	⊥	PROPERTY LINE, PLATE
KW	KILOWATTS	⊙	AT
LB(S)	POUND(S)	#	NUMBER
LG	LONG		
MAX	MAXIMUM		
MECH	MECHANICAL		
MTL	METAL		
MFR	MANUFACTURER		
MGR	MANAGER		
MIN	MINIMUM		
MISC	MISCELLANEOUS		
MPH	MILES PER HOUR		
MTD	MOUNTED		



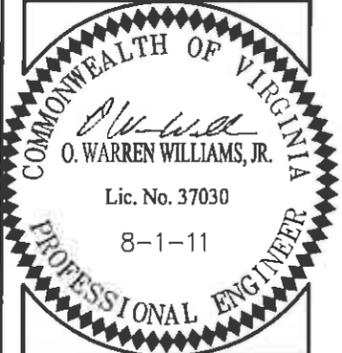
LEGEND

	EXISTING		NEW	CONCRETE
				PROPERTY LINE
				LEASE AREA
				EASEMENT
				BUILDING (FOOTPRINT)
				POWER POLE
				TELEPHONE/FIBEROPTIC PEDESTAL
				ASPHALT
				FENCE
				TEMPORARY BENCHMARK
				TREELINE
				CONTOURS
				SPOT ELEVATION
				SILT FENCE
				ITEMS TO BE REMOVED

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 NORTH CAROLINA
 27265
 (757) 450-2288

NO	
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2	07/25/11 LEASE EXHIBIT BY: KMB CHK: OWW APP'D: OWW
3	08/01/11 ZONING DRAWINGS BY: KMB CHK: OWW APP'D: OWW
4	
5	
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VA9032
 HARDWARE
 RIVER
 RAWLAND
 MONOPOLE
 VIRGINIA BYWAY
 SCOTTSVILLE, VA
 24590
 FLUVANNA COUNTY

DRAWN BY:	KMB
CHECKED BY:	OWW
TTV DATE:	NA
COMM NO.:	VA9032

SHEET TITLE
**LEGEND AND
 ABBREVIATIONS**

SHEET NUMBER:
T-2

SITE WORK GENERAL NOTES:

NOTES:

1. THE SUBCONTRACTOR SHALL CONTACT UTILITY LOCATING SERVICES PRIOR TO THE START OF CONSTRUCTION.
2. 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 RELOCATED AS DIRECTED BY CONTRACTOR. EXTREME CAUTION SHOULD BE USED BY THE SUBCONTRACTOR WHEN EXCAVATING OR DRILLING PIERS AROUND OR NEAR UTILITIES. SUBCONTRACTOR SHALL PROVIDE SAFETY TRAINING FOR THE WORKING CREW. THIS WILL INCLUDE BUT NOT BE LIMITED TO A) FALL PROTECTION B) CONFINED SPACE C) ELECTRICAL SAFETY D) TRENCHING & EXCAVATION.
3. ALL SITE WORK SHALL BE AS INDICATED ON THE DRAWINGS AND PROJECT SPECIFICATIONS.
4. IF NECESSARY, RUBBISH, STUMPS, DEBRIS, STICKS, STONES AND OTHER REFUSE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF LEGALLY.
5. 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, OWNER AND/OR LOCAL UTILITIES.
6. SUBCONTRACTOR SHALL MINIMIZE DISTURBANCE TO EXISTING SITE DURING CONSTRUCTION.
7. THE SUBCONTRACTOR SHALL PROVIDE SITE SIGNAGE IN ACCORDANCE WITH THE CINGULAR SPECIFICATION FOR SITE SIGNAGE.
8. THE SITE SHALL BE GRADED TO CAUSE SURFACE WATER TO FLOW AWAY FROM THE BTS EQUIPMENT AND TOWER AREAS.
9. 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.
10. THE SUB GRADE SHALL BE COMPACTED AND BROUGHT TO A SMOOTH UNIFORM GRADE PRIOR TO FINISHED SURFACE APPLICATION.
11. THE AREAS OF THE OWNERS PROPERTY DISTURBED BY THE WORK AND NOT COVERED BY THE TOWER, EQUIPMENT OR DRIVEWAY, SHALL BE GRADED TO A UNIFORM SLOPE, AND STABILIZED TO PREVENT EROSION.
12. SUBCONTRACTOR SHALL MINIMIZE DISTURBANCE TO EXISTING SITE DURING CONSTRUCTION. EROSION CONTROL MEASURES, IF REQUIRED DURING CONSTRUCTION, SHALL BE IN CONFORMANCE WITH THE LOCAL JURISDICTION'S GUIDELINES FOR EROSION AND SEDIMENT CONTROL.

STRUCTURAL STEEL NOTES:

NOTES:

1. ALL STEEL WORK SHALL BE PAINTED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND IN ACCORDANCE WITH ASTM A36 UNLESS OTHERWISE NOTED.
2. ALL WELDING SHALL BE PERFORMED USING E70XX ELECTRODES AND WELDING SHALL CONFORM TO AISC. WHERE FILLET WELD SIZES ARE NOT SHOWN, PROVIDE THE MINIMUM SIZE PER TABLE J2.4 IN THE AISC "MANUAL OF STEEL CONSTRUCTION". PAINTED SURFACES SHALL BE TOUCHED UP.
3. BOLTED CONNECTIONS SHALL BE ASTM A325 BEARING TYPE (3/4"Ø) CONNECTIONS AND SHALL HAVE MINIMUM OF TWO BOLTS UNLESS NOTED OTHERWISE.
4. NON-STRUCTURAL CONNECTIONS FOR STEEL GRATING MAY USE 5/8" DIA. ASTM A 307 BOLTS UNLESS NOTED OTHERWISE.
5. INSTALLATION OF CONCRETE EXPANSION/WEDGE ANCHOR, SHALL BE PER MANUFACTURER'S WRITTEN RECOMMENDED PROCEDURE. THE ANCHOR BOLT, DOWEL OR ROD SHALL CONFORM TO MANUFACTURER'S RECOMMENDATION FOR EMBEDMENT DEPTH OR AS SHOWN ON THE DRAWINGS. NO REBAR SHALL BE CUT WITHOUT PRIOR CONTRACTOR APPROVAL WHEN DRILLING HOLES IN CONCRETE. SPECIAL INSPECTIONS, REQUIRED BY GOVERNING CODES, SHALL BE PERFORMED IN ORDER TO MAINTAIN MANUFACTURER'S MAXIMUM ALLOWABLE LOADS.
6. ALL EXPANSION/WEDGE ANCHORS SHALL BE STAINLESS STEEL OR HOT DIPPED GALVANIZED. THE ANCHOR BOLT DOWEL AND ROD SHALL BE STAINLESS STEEL WITH STAINLESS STEEL WASHERS.

CONCRETE AND REINFORCING STEEL NOTES:

1. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE ACI 301, ACI 318, ACI 336, ASTM A184, ASTM A185 AND THE DESIGN AND CONSTRUCTION SPECIFICATION FOR CAST-IN-PLACE CONCRETE.
2. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS, UNLESS NOTED OTHERWISE.
3. REINFORCING STEEL SHALL CONFORM TO ASTM A 615, GRADE 60, DEFORMED UNLESS NOTED OTHERWISE. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A 185 WELDED STEEL WIRE FABRIC UNLESS NOTED OTHERWISE. SPLICES SHALL BE CLASS "B" AND ALL HOOKS SHALL BE STANDARD, UNO.
4. THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCING STEEL UNLESS SHOWN OTHERWISE ON DRAWINGS:
 - CONCRETE CAST AGAINST EARTH.....3 IN.
 - CONCRETE EXPOSED TO EARTH OR WEATHER:
 - #6 AND LARGER2 IN.
 - #5 AND SMALLER & WWF.....1 1/2 IN.
 - CONCRETE NOT EXPOSED TO EARTH OR WEATHER OR NOT CAST AGAINST THE GROUND:
 - SLAB AND WALL3/4 IN.
 - BEAMS AND COLUMNS.....1 1/2 IN.
5. A CHAMFER 3/4" SHALL BE PROVIDED AT ALL EXPOSED EDGES OF CONCRETE, UNO, IN ACCORDANCE WITH ACI 301 SECTION 4.2.4.
6. CONCRETE/EXPANSION ANCHORS SHALL BE STAINLESS STEEL. INSTALLATION, SHALL BE PER MANUFACTURER'S WRITTEN RECOMMENDED PROCEDURE. THE ANCHOR BOLT, DOWEL OR ROD SHALL CONFORM TO MANUFACTURER'S RECOMMENDATION FOR EMBEDMENT DEPTH OR AS SHOWN ON THE DRAWINGS. NO REBAR SHALL BE CUT WITHOUT PRIOR ENGINEERING APPROVAL WHEN DRILLING HOLES IN CONCRETE. EXPANSION BOLTS SHALL BE PROVIDED BY RAMSET/REDHEAD OR APPROVED EQUAL.

GENERAL NOTES

1. FOR THE PURPOSE OF CONSTRUCTION DRAWING, THE FOLLOWING DEFINITIONS SHALL APPLY:
 CONTRACTOR – CLEAR SIGNAL TOWERS
 SUBCONTRACTOR – GENERAL CONTRACTOR (CONSTRUCTION)
 OWNER – CLEAR SIGNAL TOWERS
 OEM – ORIGINAL EQUIPMENT MANUFACTURE
2. PRIOR TO THE SUBMISSION OF BIDS, THE BIDDING SUBCONTRACTOR 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 CONTRACTOR.
3. ALL MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES. SUBCONTRACTOR 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.
4. DRAWINGS PROVIDED HERE ARE NOT TO SCALE AND ARE INTENDED TO SHOW OUTLINE ONLY.
5. UNLESS NOTED OTHERWISE, THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES, AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
6. THE SUBCONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY STATED OTHERWISE.
7. IF THE SPECIFIED EQUIPMENT CANNOT BE INSTALLED AS SHOWN ON THESE DRAWINGS, THE SUBCONTRACTOR SHALL PROPOSE AN ALTERNATIVE INSTALLATION FOR APPROVAL BY THE CONTRACTOR.
8. SUBCONTRACTOR SHALL DETERMINE ACTUAL ROUTING OF CONDUIT, POWER AND T1 CABLES, GROUNDING CABLES AS SHOWN ON THE POWER, GROUNDING AND TELCO PLAN DRAWING.
9. THE SUBCONTRACTOR SHALL PROTECT EXISTING IMPROVEMENTS, PAVEMENTS, CURBS, LANDSCAPING AND STRUCTURES. ANY DAMAGED PART SHALL BE REPAIRED AT SUBCONTRACTOR'S EXPENSE TO THE SATISFACTION OF OWNER.
10. SUBCONTRACTOR 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.
11. SUBCONTRACTOR SHALL LEAVE PREMISES IN CLEAN CONDITION.
12. CONSTRUCTION SHALL COMPLY WITH SPECIFICATION 24782-000-3APS-A00Z-00002, "GENERAL CONSTRUCTION SERVICES FOR CONSTRUCTION OF AT&T GSM SITES."

SOIL COMPACTION NOTES FOR SLAB ON GRADE

NOTES:

1. EXCAVATE AS REQUIRED TO REMOVE VEGETATION & TOPSOIL EXPOSE UNDISTURBED NATURAL SUBGRADE AND PLACE CRUSHED STONE AS REQUIRED.
2. COMPACTION CERTIFICATION: AN INSPECTION AND WRITTEN CERTIFICATION BY A QUALIFIED GEOTECHNICAL TECHNICIAN OR ENGINEER IS ACCEPTABLE.
3. AS AN ALTERNATIVE TO INSPECTION AND WRITTEN CERTIFICATION, THE "UNDISTURBED SOIL" BASE SHALL BE COMPACTED WITH "COMPACTION EQUIPMENT", LISTED BELOW, TO AT LEAST 90% MODIFIED PROCTOR MAXIMUM DENSITY PER ASTM D 1557 METHOD C.
4. COMPACTED SUBBASE SHALL BE UNIFORM & LEVELED. PROVIDE 6" MINIMUM CRUSHED STONE OR GRAVEL COMPACTED IN 3" LIFTS ABOVE COMPACTED SOIL. GRAVEL SHALL BE NATURAL OR CRUSHED WITH 100 % PASSING 1" SLEEVE.

COMPACTION EQUIPMENT:

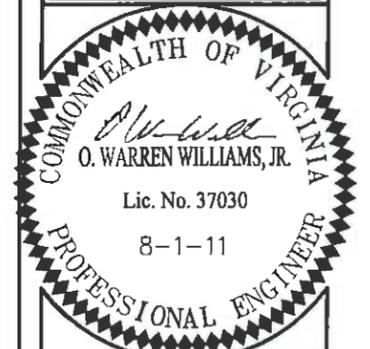
HAND OPERATED DOUBLE DRUM, VIBRATORY ROLLER, VIBRATORY PLATE COMPACTOR OR JUMPING COMPACTOR.

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 FAX (804)648-4809

WW&A
 warren williams & associates
 736 CARNEROS CIRCLE
 HIGH POINT
 NORTH CAROLINA
 27265
 (757) 450-2288

NO.	DATE	DESCRIPTION
1	07/12/11	LEASE EXHIBIT BY: KMB CHK OWW APP'D: OWW
2	07/25/11	LEASE EXHIBIT BY: KMB CHK OWW APP'D: OWW
3	08/01/11	ZONING DRAWINGS BY: KMB CHK OWW APP'D: OWW
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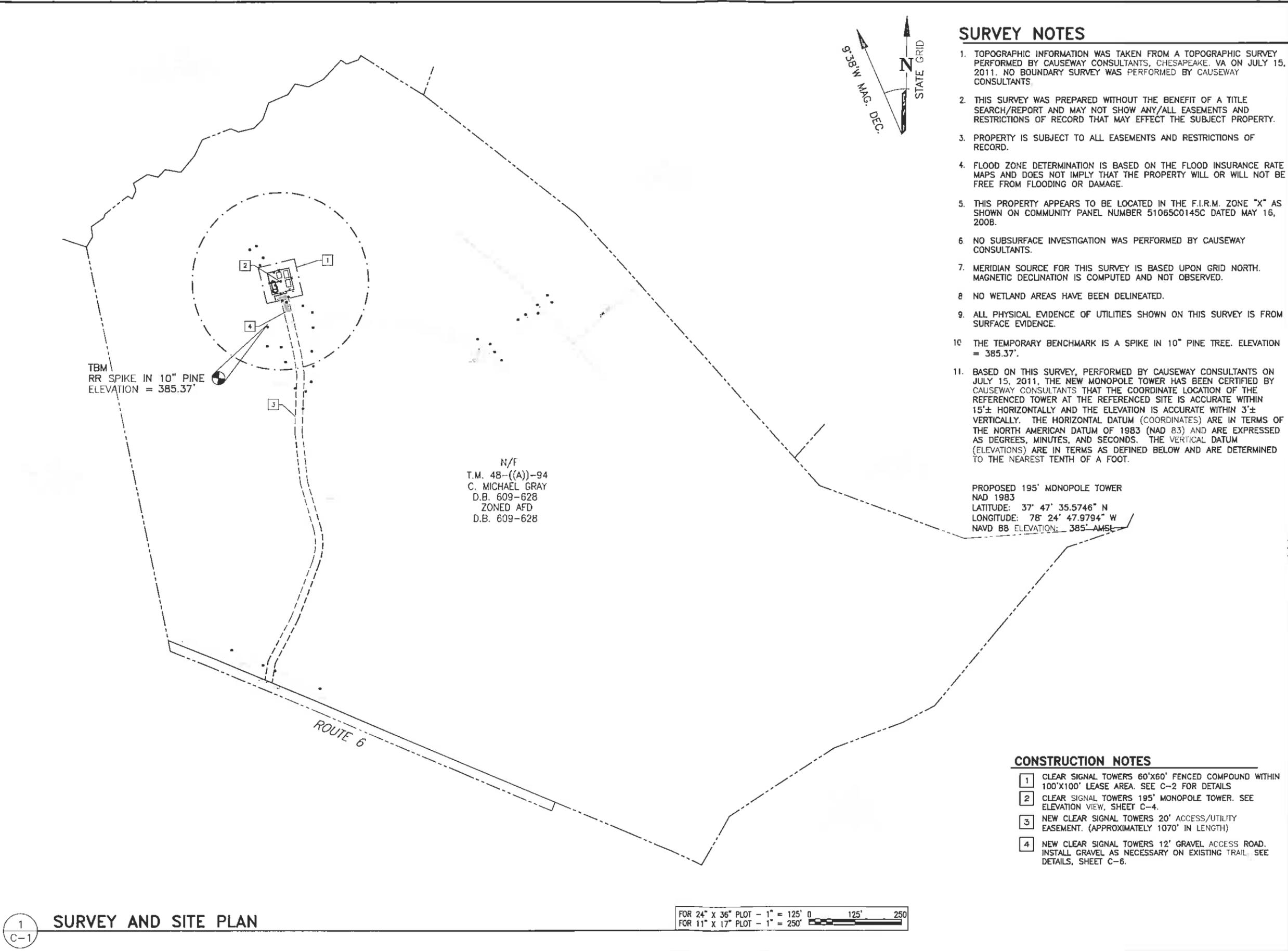


VA9032
 HARDWARE
 RIVER
 RAWLAND
 MONOPOLE
 VIRGINIA BYWAY
 SCOTTSVILLE, VA
 24590
 FLUVANNA COUNTY

DRAWN BY:	KMB
CHECKED BY:	OWW
ITV DATE:	NA
COMM NO.	VA9032

SHEET TITLE
GENERAL NOTES

SHEET NUMBER:
N-1



SURVEY NOTES

1. TOPOGRAPHIC INFORMATION WAS TAKEN FROM A TOPOGRAPHIC SURVEY PERFORMED BY CAUSEWAY CONSULTANTS, CHESAPEAKE, VA ON JULY 15, 2011. NO BOUNDARY SURVEY WAS PERFORMED BY CAUSEWAY CONSULTANTS.
2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH/REPORT AND MAY NOT SHOW ANY/ALL EASEMENTS AND RESTRICTIONS OF RECORD THAT MAY AFFECT THE SUBJECT PROPERTY.
3. PROPERTY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
4. FLOOD ZONE DETERMINATION IS BASED ON THE FLOOD INSURANCE RATE MAPS AND DOES NOT IMPLY THAT THE PROPERTY WILL OR WILL NOT BE FREE FROM FLOODING OR DAMAGE.
5. THIS PROPERTY APPEARS TO BE LOCATED IN THE F.I.R.M. ZONE "X" AS SHOWN ON COMMUNITY PANEL NUMBER 51065C0145C DATED MAY 16, 2008.
6. NO SUBSURFACE INVESTIGATION WAS PERFORMED BY CAUSEWAY CONSULTANTS.
7. MERIDIAN SOURCE FOR THIS SURVEY IS BASED UPON GRID NORTH. MAGNETIC DECLINATION IS COMPUTED AND NOT OBSERVED.
8. NO WETLAND AREAS HAVE BEEN DELINEATED.
9. ALL PHYSICAL EVIDENCE OF UTILITIES SHOWN ON THIS SURVEY IS FROM SURFACE EVIDENCE.
10. THE TEMPORARY BENCHMARK IS A SPIKE IN 10" PINE TREE. ELEVATION = 385.37'.
11. BASED ON THIS SURVEY, PERFORMED BY CAUSEWAY CONSULTANTS ON JULY 15, 2011, THE NEW MONOPOLE TOWER HAS BEEN CERTIFIED BY CAUSEWAY CONSULTANTS THAT THE COORDINATE LOCATION OF THE REFERENCED TOWER AT THE REFERENCED SITE IS ACCURATE WITHIN 15'± HORIZONTALLY AND THE ELEVATION IS ACCURATE WITHIN 3'± VERTICALLY. THE HORIZONTAL DATUM (COORDINATES) ARE IN TERMS OF THE NORTH AMERICAN DATUM OF 1983 (NAD 83) AND ARE EXPRESSED AS DEGREES, MINUTES, AND SECONDS. THE VERTICAL DATUM (ELEVATIONS) ARE IN TERMS AS DEFINED BELOW AND ARE DETERMINED TO THE NEAREST TENTH OF A FOOT.

PROPOSED 195' MONOPOLE TOWER
 NAD 1983
 LATITUDE: 37° 47' 35.5746" N
 LONGITUDE: 78° 24' 47.9794" W
 NAVD 88 ELEVATION: 385' AMSL

N/F
 T.M. 48--(A)--94
 C. MICHAEL GRAY
 D.B. 609-628
 ZONED AFD
 D.B. 609-628

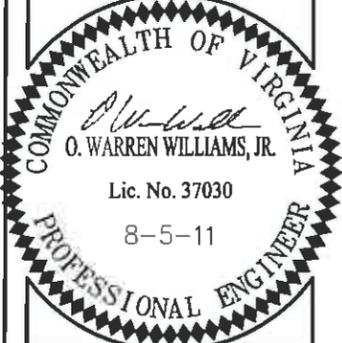
CONSTRUCTION NOTES

1. CLEAR SIGNAL TOWERS 60'X60' FENCED COMPOUND WITHIN 100'X100' LEASE AREA. SEE C-2 FOR DETAILS
2. CLEAR SIGNAL TOWERS 195' MONOPOLE TOWER. SEE ELEVATION VIEW, SHEET C-4.
3. NEW CLEAR SIGNAL TOWERS 20' ACCESS/UTILITY EASEMENT. (APPROXIMATELY 1070' IN LENGTH)
4. NEW CLEAR SIGNAL TOWERS 12' GRAVEL ACCESS ROAD. INSTALL GRAVEL AS NECESSARY ON EXISTING TRAIL. SEE DETAILS, SHEET C-6.

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NO	DATE	DESCRIPTION	BY	CHK	APP'D
1	07/12/11	LEASE EXHIBIT	KMB	OWW	OWW
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5					
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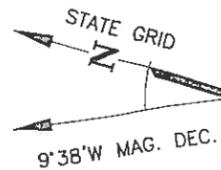
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CHECKED BY:	OWW
TTV DATE:	NA
COMM NO	VA9032

SHEET TITLE:
SURVEY AND SITE PLAN

SHEET NUMBER:
C-1

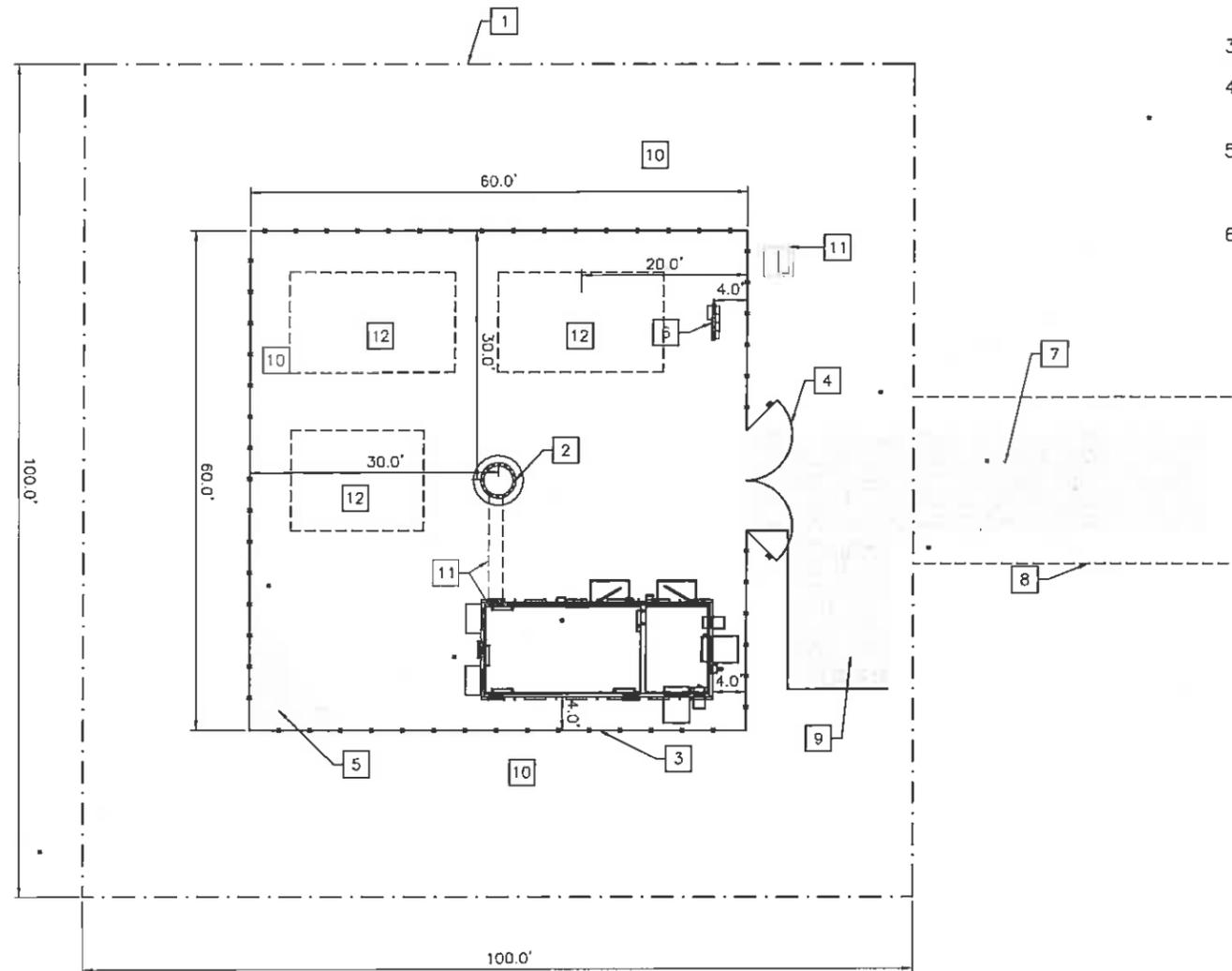
1
 C-1
SURVEY AND SITE PLAN

FOR 24" x 36" PLOT - 1" = 125' 0
 FOR 11" x 17" PLOT - 1" = 250'



SITE NOTES

1. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL ASSUME THE RESPONSIBILITY OF LOCATING ANY UNDERGROUND UTILITIES (PUBLIC OR PRIVATE) THAT MAY EXIST AND CROSS THROUGH THE AREA OF CONSTRUCTION THAT ARE NOT SHOWN ON THESE PLANS. BEFORE YOU DIG, CALL "MISS UTILITY" AT 1-800-552-7001. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING, AT HIS EXPENSE, ANY EXISTING UTILITIES DAMAGED DURING CONSTRUCTION.
2. ALL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK AT THE FIRST PHASE OF CONSTRUCTION AND CHECKED PERIODICALLY TO ENSURE THEY ARE FUNCTIONING AS INDICATED.
3. THE STOCKPILING OF EXCESS MATERIAL ON SITE WILL NOT BE ALLOWED.
4. ANY VEGETATED AREA DISTURBED BY CONSTRUCTION SHALL BE TOPSOILED AND SEED TO RESTORE A PERMANENT VEGETATIVE COVER.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING WITH MATCHING MATERIALS ANY PAVEMENT, DRIVEWAYS, WALKS, CURBS, ETC. THAT MAY BE CUT, OR THAT ARE DAMAGED DURING CONSTRUCTION.
6. THE INDICATED DIRECTION OF NORTH WILL HAVE TO BE VERIFIED IN THE FIELD. THE MAGNETIC DECLINATION INDICATED IS CALCULATED BASED ON THE LATITUDINAL AND LONGITUDINAL COORDINATE GIVEN BY CAUSEWAY CONSULTANTS, PC.



CONSTRUCTION NOTES

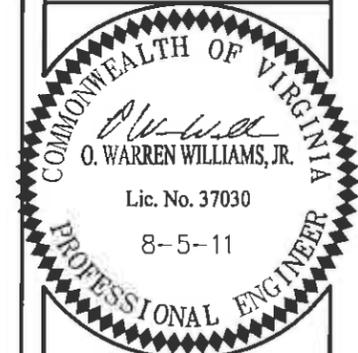
- 1 NEW CLEAR SIGNAL TOWERS 100'X100' LEASE AREA.
- 2 NEW CLEAR SIGNAL TOWERS 195' MONOPOLE TOWER. SEE ELEVATION VIEW, SHEET C-4.
- 3 NEW CLEAR SIGNAL TOWERS 60'X60' FENCED COMPOUND. SEE SHEET C-5 FOR DETAIL.
- 4 NEW CLEAR SIGNAL TOWERS 12' WIDE DOUBLE GATE. SEE SHEET C-5 FOR DETAIL.
- 5 INSTALL NEW GRAVEL WITHIN COMPOUND AS NEEDED. SEE SHEET C-6 FOR DETAIL.
- 6 NEW CLEAR SIGNAL TOWERS UTILITY SERVICE STAND.
- 7 NEW 12' GRAVEL ACCESS ROAD. SEE SHEET C-6 FOR DETAILS.
- 8 NEW 20' WIDE CLEAR SIGNAL TOWERS ACCESS/UTILITY EASEMENT (APPROXIMATELY 387' IN LENGTH)
- 9 NEW GRAVEL PARKING/TURNAROUND. SEE SHEET C-6 FOR DETAILS.
- 10 CLEAR TREES AS NECESSARY TO ACCOMMODATE NEW COMPOUND.
- 11 FUTURE AT&T EQUIPMENT SHELTER, ICE BRIDGE, FIBER PAD (BY OTHERS).
- 12 FUTURE CARRIERS.

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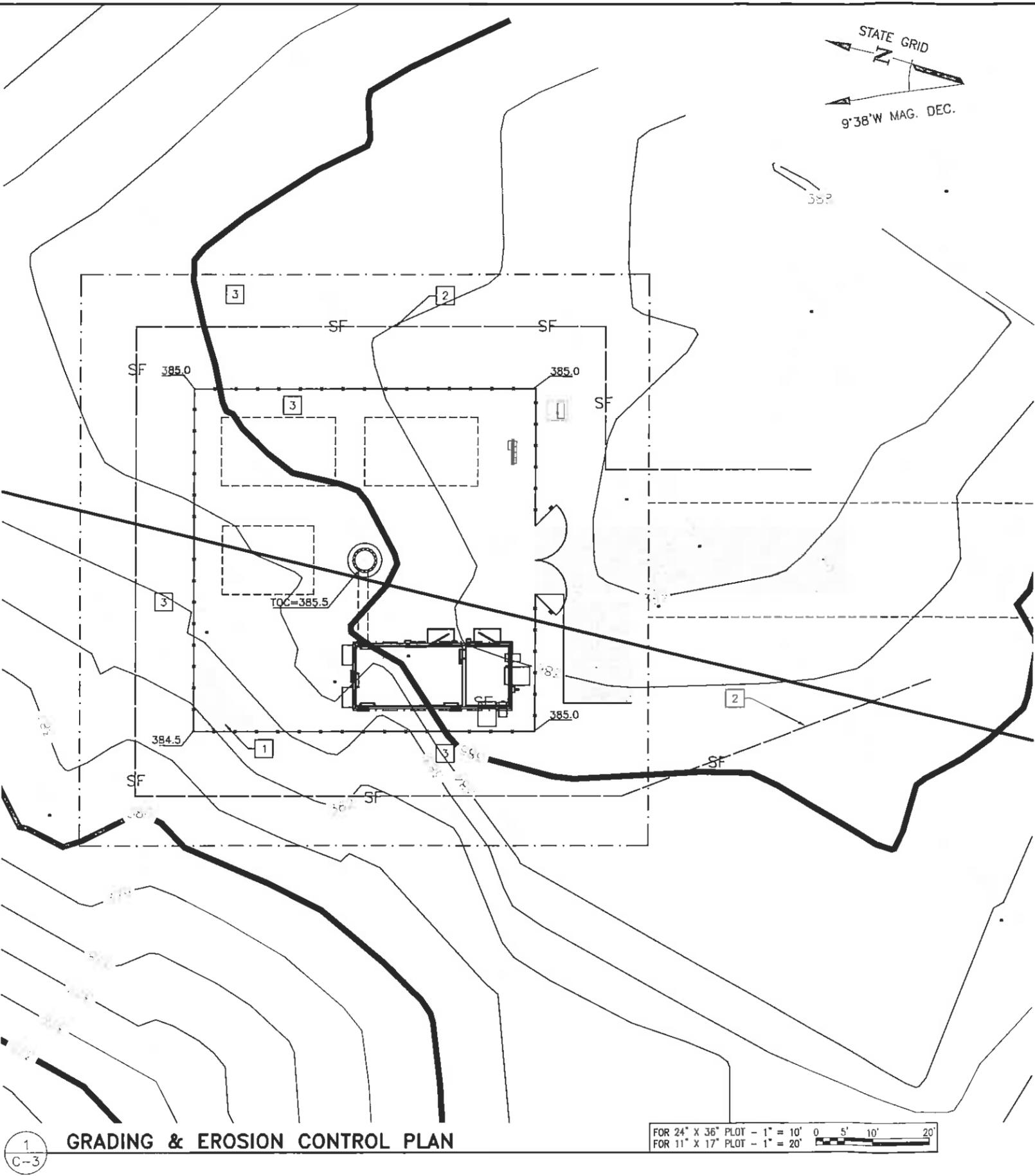
DRAWN BY:	KMB
CHECKED BY:	OWW
TTV DATE:	NA
COMM NO.:	VA9032

SHEET TITLE:
ENLARGED SITE PLAN

SHEET NUMBER:
C-2

1
C-2
ENLARGED SITE PLAN

FOR 24" X 36" PLOT - 1" = 10'
FOR 11" X 17" PLOT - 1" = 20'
0 5' 10' 20'



1
C-3
GRADING & EROSION CONTROL PLAN

FOR 24" X 36" PLOT - 1" = 10'
FOR 11" X 17" PLOT - 1" = 20'

EROSION & SEDIMENT CONTROL NOTES:

- UNLESS OTHERWISE INDICATED, ALL VEGETATIVE AND STRUCTURAL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CONSTRUCTED AND MAINTAINED ACCORDING TO MINIMUM STANDARDS AND SPECIFICATIONS OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK (3RD EDITION, 1992).
- THE CONTRACTOR MUST CONTACT THE PLANNING/CIVIL INSPECTIONS OFFICE FOR A PRE-CONSTRUCTION MEETING BEFORE ANY CONSTRUCTION ACTIVITY BEGINS.
- ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PLACED PRIOR TO OR AS THE FIRST STEP IN CONSTRUCTION.
- THE CONTRACTOR SHALL APPLY PERMANENT OR TEMPORARY SOIL STABILIZATION TO ALL DENUDED OR DISTURBED AREAS WITHIN 7 DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. SOIL STABILIZATION MUST ALSO BE APPLIED TO DENUDED AREAS WHICH MAY NOT BE AT FINAL GRADE BUT WHICH WILL REMAIN UNDISTURBED FOR LONGER THAN 30 DAYS. SOIL STABILIZATION MEASURES INCLUDE VEGETATIVE ESTABLISHMENT, MULCHING AND THE EARLY APPLICATION OF GRAVEL BASE MATERIAL ON AREAS TO BE PAVED.
- THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES DAILY AND AFTER EACH RUNOFF PRODUCING RAINFALL EVENT. ANY NECESSARY REPAIRS TO MAINTAIN THE EFFECTIVENESS OF THE EROSION CONTROL DEVICES AND CLEANUP OF SEDIMENTATION ARE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE MADE IMMEDIATELY.
- THE CONTRACTOR SHALL LIMIT SITE ACCESS BY CONSTRUCTION VEHICLES TO ENTRANCES PROTECTED BY A STONE CONSTRUCTION ENTRANCE (VESCH STD. & SPEC. 3.02) OR AN APPROVED COMPARABLE CONTROL MEASURE. SEDIMENT SHALL BE REMOVED FROM PAVED AREAS ON A DAILY BASIS (SEE DETAIL 2, SHEET C-9).
- STOCK PILES OF SOIL AND OTHER ERODIBLE MATERIAL SHALL BE STABILIZED OR PROTECTED WITH SEDIMENT TRAPPING MEASURES. THE CONTRACTOR IS RESPONSIBLE FOR THE TEMPORARY PROTECTION AND PERMANENT STABILIZATION FOR STOCKPILES ON SITE AS WELL AS FOR MATERIALS TRANSPORTED FROM THE PROJECT SITE.
- THE CONTRACTOR SHALL MONITOR AND TAKE PRECAUTIONS TO CONTROL DUST INCLUDING (BUT NOT LIMITED TO) USE OF WATER, MULCH OR CHEMICAL DUST ADHESIVES AND CONTROL OF CONSTRUCTION SITE TRAFFIC.
- EFFLUENT FROM DE-WATERING OPERATIONS SHALL BE FILTERED OR PASSED THROUGH AN APPROVED SEDIMENT TRAPPING DEVICE, OR BOTH, AND CHARGED IN A MANNER THAT DOES NOT ADVERSELY AFFECT ADJACENT PROPERTIES, WETLANDS, WATERWAYS OR THE STORM DRAINAGE SYSTEM.
- THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION AND MAINTENANCE OF ANY ADDITIONAL CONTROL MEASURES NECESSARY TO PREVENT EROSION AND SEDIMENTATION AS DETERMINED NECESSARY BY THE PLAN APPROVING AUTHORITY.
- TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES ARE NOT TO BE REMOVED WITHOUT APPROVAL OF THE DIRECTOR OF COMMUNITY DEVELOPMENT OR HIS DESIGNEE WHEN ALL DISTURBED AREAS ARE STABILIZED. ONCE APPROVED, ALL MEASURES SHALL BE REMOVED WITHIN 30 DAYS. TRAPPED SEDIMENT SHALL BE SPREAD AND SEEDED.

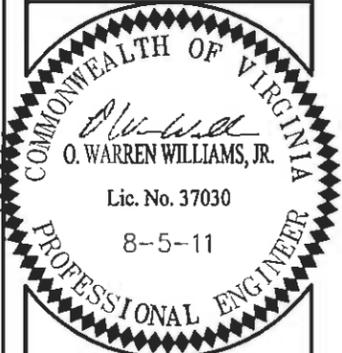
CONSTRUCTION NOTES:

- INSTALL NEW GRAVEL WITHIN COMPOUND AS NEEDED, SEE DETAIL, SHEET C-6.
- NEW SILT FENCE, SEE DETAIL, SHEET C-6.
- INSTALL TREE PROTECTION AS NECESSARY, SEE DETAIL, SHEET C-6.

Clear Signal Towers, LLC
CLEAR SIGNAL TOWERS, LLC
1801 LIBBIE AVENUE
SUITE 201
RICHMOND, VA 23226
TEL (804)951-9694
FAX (804)648-4809

WW&A
warren williams & associates
736 CARNEROS CIRCLE
HIGH POINT
NORTH CAROLINA
27265
(757) 450-2288

NO.	DATE	DESCRIPTION
1	07/12/11	LEASE EXHIBIT BY: KMB CHK: OWW APP'D: OWW
2	07/25/11	LEASE EXHIBIT BY: KMB CHK: OWW APP'D: OWW
3	08/01/11	ZONING DRAWINGS BY: KMB CHK: OWW APP'D: OWW
4		
5		
6		

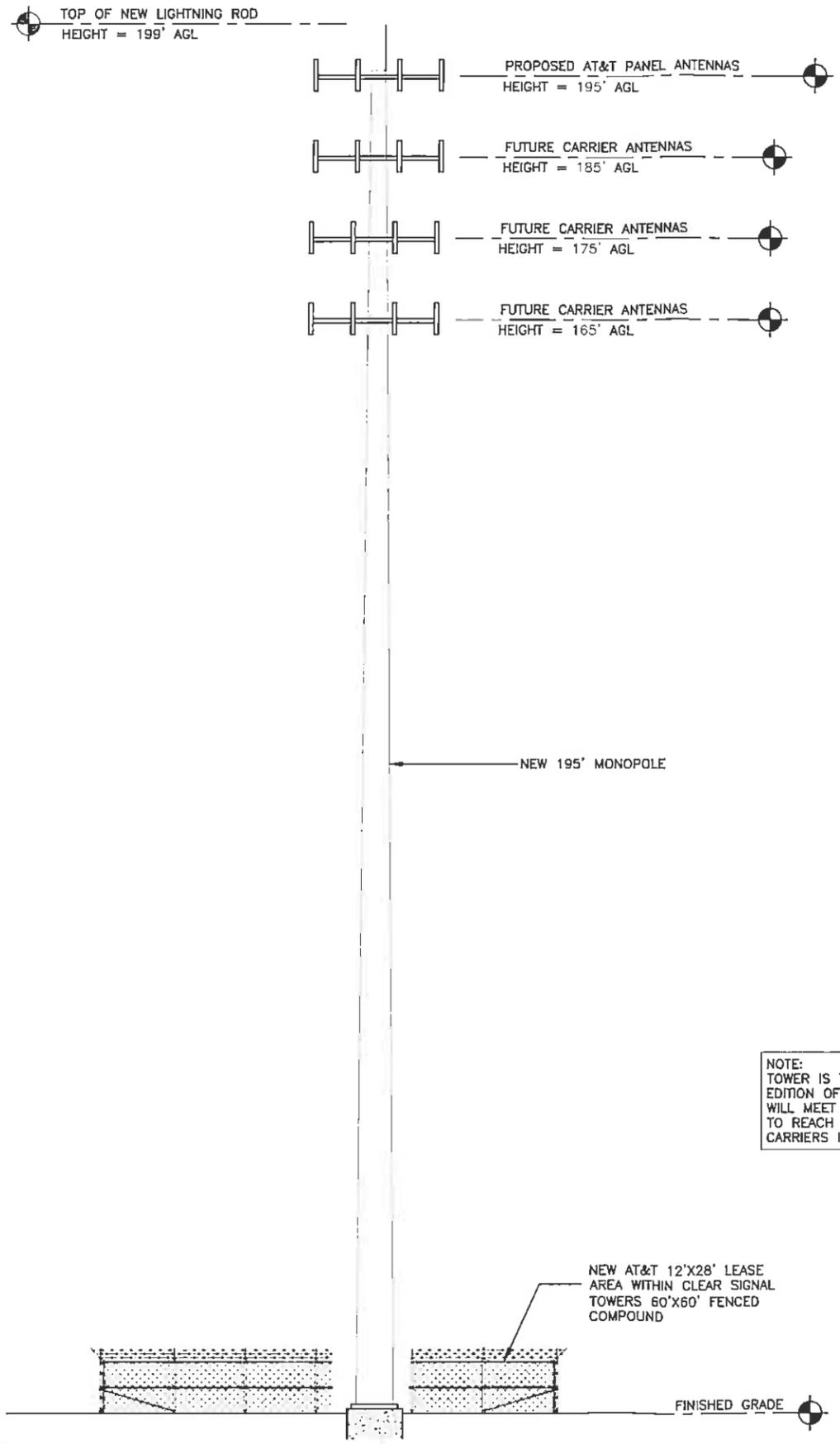


VA9032
HARDWARE
RIVER
RAWLAND
MONOPOLE
VIRGINIA BYWAY
SCOTTSVILLE, VA
24590
FLUVANNA COUNTY

DRAWN BY:	KMB
CHECKED BY:	OWW
TTV DATE:	NA
COMM NO:	VA9032

SHEET TITLE
**GRADING & EROSION
CONTROL PLAN**

SHEET NUMBER:
C-3



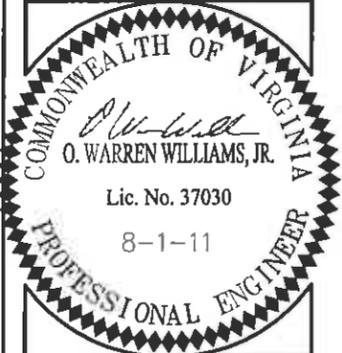
NOTE:
 TOWER IS TO BE DESIGNED AND BUILT TO CONFORM TO THE LATEST EDITION OF THE VIRGINIA UNIFORM STATEWIDE BUILDING CODE. ALL LOADS WILL MEET THE MINIMUM REQUIREMENTS FOR THE COUNTY. THE TOWER IS TO REACH THE HEIGHT INDICATED AND SUPPORT THE NUMBER OF FUTURE CARRIERS INDICATED TO BE INSTALLED.

TOWER ELEVATION
 NOT TO SCALE

Clear Signal Towers, LLC
 CLEAR SIGNAL TOWERS, LLC
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 FAX (804)648-4809

WW&A
 warren williams & associates
 736 CARNEROS CIRCLE
 HIGH POINT
 NORTH CAROLINA
 27263
 (757) 450-2282

NO.	DESCRIPTION
1	07/12/11 LEASE EXHIBIT BY: KMB CHK: OWW APP'D: OWW
2	07/25/11 LEASE EXHIBIT BY: KMB CHK: OWW APP'D: OWW
3	08/01/11 ZONING DRAWINGS BY: KMB CHK: OWW APP'D: OWW
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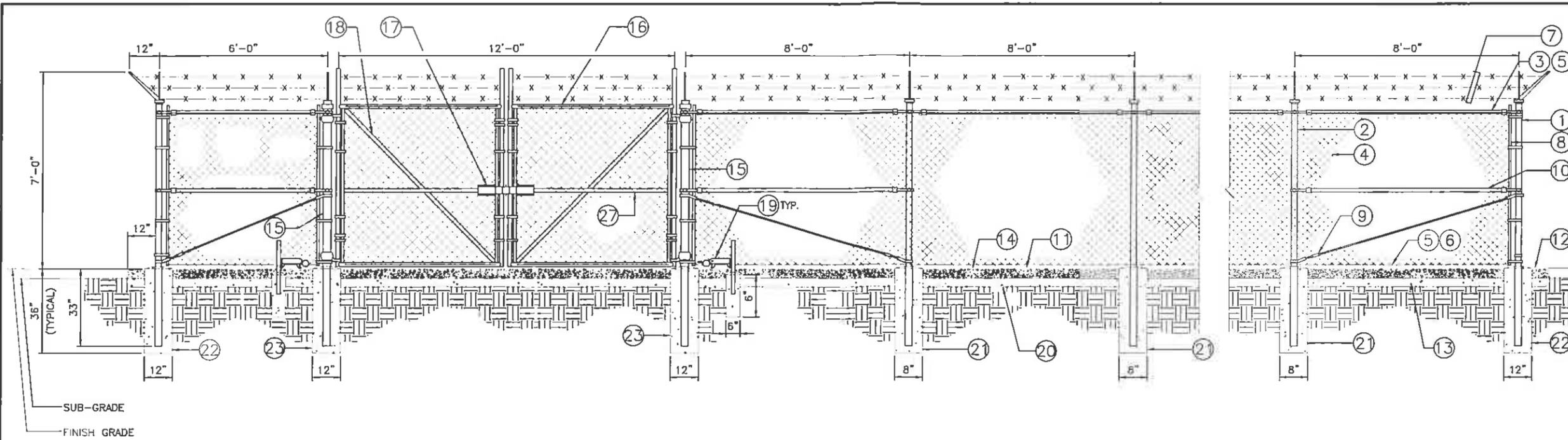


VA9032
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 VIRGINIA BYWAY
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 24590
 FLUVANNA COUNTY

DRAWN BY:	KMB
CHECKED BY:	OWW
ITV DATE:	NA
COMM NO:	VA9032

SHEET TITLE:
ELEVATION VIEW

SHEET NUMBER:
C-4



1 COMPOUND FENCE DETAIL
C-5 NOT TO SCALE

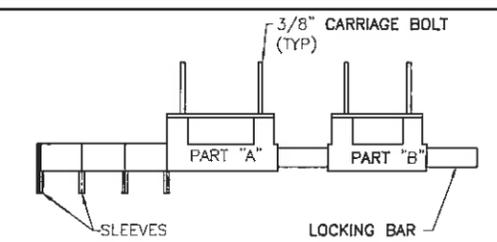
REFERENCE NOTES:

- ① CORNER, END OR PULL POST 3" OD SCHEDULE 40 PIPE.
- ② LINE POST: 2 1/2" OD SCHEDULE 40 PIPE, PER ASTM-F1083. LINE POSTS SHALL BE EQUALLY SPACED AT MAXIMUM 10'-0" OC
- ③ TOP RAIL & BRACE RAIL: 1 5/8" OD PIPE, PER ASTM-F1083.
- ④ FABRIC: 9 GA WIRE SIZE 2" MESH.
- ⑤ TIE WIRE: MINIMUM 9 GA ALUMINUM AT POSTS AND RAILS. A SINGLE WRAP OF FABRIC TIE AND AT TENSION WIRE BY HOG RINGS SPACED MAX. 24" INTERVALS.
- ⑥ TENSION WIRE: 7 GA GALVANIZED STEEL.
- ⑦ BARBED WIRE: DOUBLE STRAND 12-1/2" TWISTED WIRE TO MATCH WITH FABRIC 14 GA, 4 POINT BARBS SPACED ON APPROXIMATELY 5" CENTERS.
- ⑧ STRETCHER BAR.
- ⑨ 3/8" DIAGONAL ROD WITH GALVANIZED STEEL TURNBUCKLE OR DIAGONAL THREADED ROD.
- ⑩ FENCE CORNER POST BRACE: 1 5/8" OD EACH CORNER EACH WAY.
- ⑪ 1 1/2" MAXIMUM CLEARANCE FROM GRADE.
- ⑫ 4" FINISH OR AS DETERMINED BY CONSTRUCTION MANAGER DURING BID WALK.
- ⑬ 6" COMPACTED 95% BASE MATERIAL OR AS DETERMINED BY CONSTRUCTION MANAGER DURING BID WALK.
- ⑭ FINISH GRADE SHALL BE UNIFORM AND LEVEL.
- ⑮ GATE POST 4" SCHEDULE 40 PIPE, FOR GATE WIDTHS UP THRU 7 FEET OR 14 FEET FOR DOUBLE SWING GATE, PER ASTM-F1083.
- ⑯ GATE FRAME: PIPE, PER ASTM-F1083.
- ⑰ STYMILOCK MULTI TENANT LOCKING DEVICE, PATENT # 5868015 SEE CONTACT INFORMATION ON THIS SHEET

- ⑱ 1 PAIR INDUSTRIAL PIN HINGE
- ⑲ NOT USED
- ⑳ GEOTEXTILE FABRIC
- ㉑ LINE POST: CONCRETE FOUNDATION (2000 PSI)
- ㉒ CORNER POST: CONCRETE FOUNDATION (2000 PSI)
- ㉓ GATE POST: CONCRETE FOUNDATION (2000 PSI)

GENERAL NOTES:

- 1. INSTALL FENCING PER ASTM F-567
- 2. INSTALL SWING GATES PER ASTM F- 900
- 3. LOCAL ORDINANCE OF BARBED WIRE PERMIT REQUIREMENT SHALL BE COMPLIED IF REQUIRED.
- 4. POST & GATE PIPE SIZES ARE INDUSTRY STANDARDS. ALL PIPE TO BE GALV. (HOT DIP, ASTM A120 GRADE "A" STEEL). ALL GATE FRAMES SHALL BE WELDED. ALL WELDING SHALL BE COATED WITH (3) COATS OF COLD GALV. (OR EQUAL).
- 5. ALL OPEN POSTS SHALL HAVE END-CAPS.
- 6. USE GALVANIZED HOG-RING WIRE TO MOUNT ALL SIGNS.
- 7. ALL SIGNS MUST BE MOUNTED ON INSIDE OF FENCE FABRIC.



1. DRILL 3/8" HOLES IN THE GATE LEAF USING THE GATE DIMENSIONS PROVIDED.
2. SLIDE THE CARRIAGE BOLTS IN THE SLOTS ON THE BACK OF PART "B" AND PUSH THE BOLTS THROUGH THE HOLES DRILLED INTO THE GATE LEAF. PUT THE NUT AND THE LOCKNUT ON AND TIGHTEN AND CUT THE EXCESS BOLT OFF. DO THE SAME WITH PART "A".
3. ADD THE NUMBER OF SLEEVES NEEDED FOR THE NUMBER OF LOCKS AND SLIDE THE LOCKING BAR INTO PLACE THROUGH BOTH PART "A" AND PART "B". NOW INSTALL THE LOCKS.

*IF THE GATE HAS NO CENTER BAR IN THE GATE LEAF YOU MAY NEED TO MOUNT THE STYMILOCK VERTICALLY USING THE SAME DIMENSIONS GIVEN ON THE GATE FACE.
*VERTICAL APPLICATION MAY ALSO BE USED ON SLIDING GATES WITH MULTIPLE LOCKS.

STYMILOCK INSTALLATION

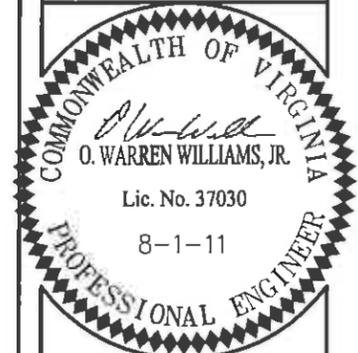


STYMILOCK CONTACT INFORMATION:
PATENT #5868015
PO BOX 1228 PINEVILLE, NC 28134
16248 MARVIN ROAD CHARLOTTE, NC 28277

Clear Signal Towers, LLC
CLEAR SIGNAL TOWERS, LLC
1801 LIBBIE AVENUE
SUITE 201
RICHMOND, VA 23226
TEL (804)951-9694
FAX (804)648-4809

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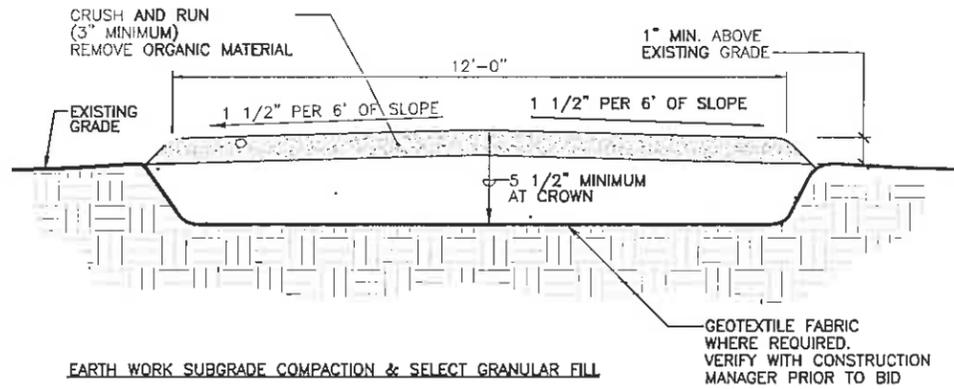


VA9032
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DRAWN BY	KMB
CHECKED BY	OWW
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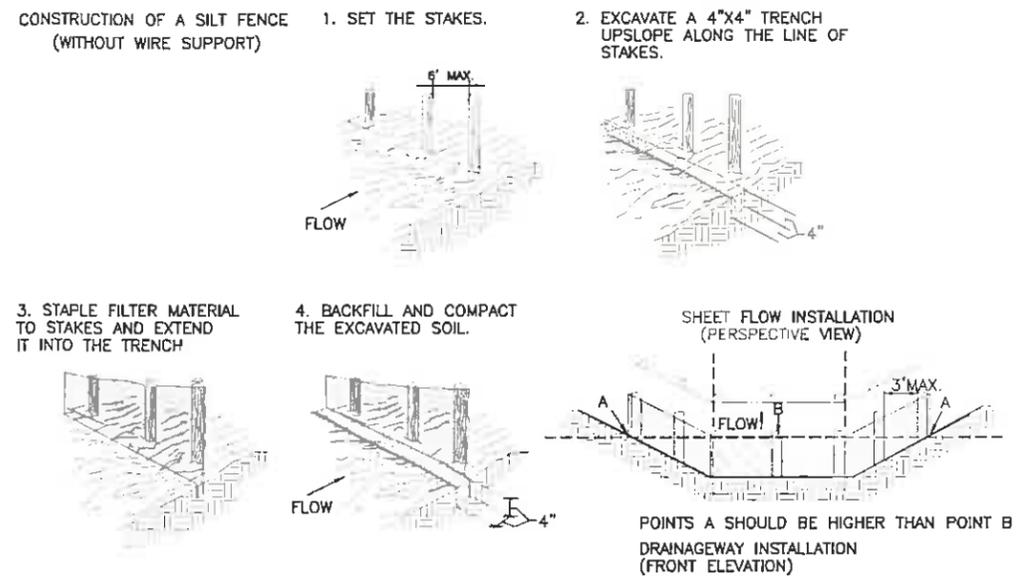
SHEET TITLE:
**FENCE NOTES AND
DETAILS**

SHEET NUMBER:
C-5

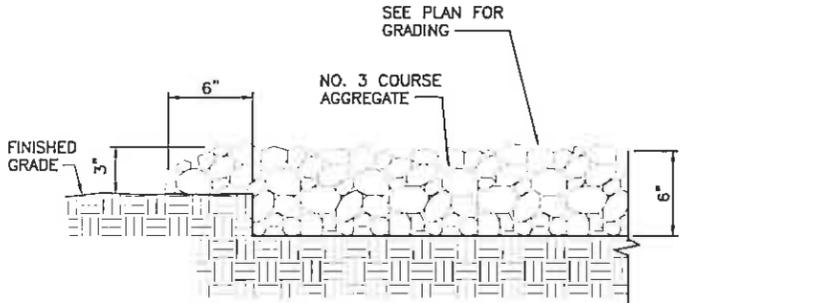


- EARTH WORK SUBGRADE COMPACTION & SELECT GRANULAR FILL**
- A CONTRACTOR SHALL BE RESPONSIBLE FOR CLEARING & GRUBBING THE CONSTRUCTION SITE AND ROADWAY AREAS. THE CONTRACTOR SHALL COMPLY WITH THE RECOMMENDATIONS CONTAINED WITHIN THE GEOTECHNICAL REPORT WHEN NECESSARY PREPARED FOR THIS SITE FOR SITE WORK PREPARATION & FOUNDATION WORK. AS A MINIMUM THE TOP 3" OF GRADE SHALL BE REMOVED. THE EXPOSED SUBGRADE COMPACTED, GEOTEXTILE FABRIC AS REQUIRED FOR UNSTABLE SOIL CONDITION.
 - B ALL SELECT GRANULAR FILL SHALL BE COMPACTED TO A 95% COMPACTION AT A MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-1557 OR WITHIN PLUS OR MINUS 3% OF OPTIMUM MOISTURE CONTENT.

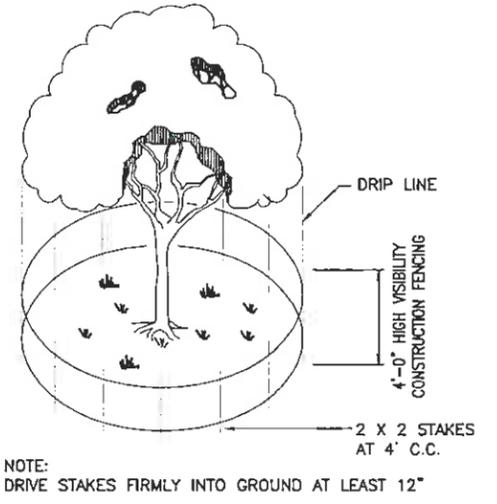
1 **TYPICAL ACCESS ROAD CROSS SECTION**
C-6 NOT TO SCALE



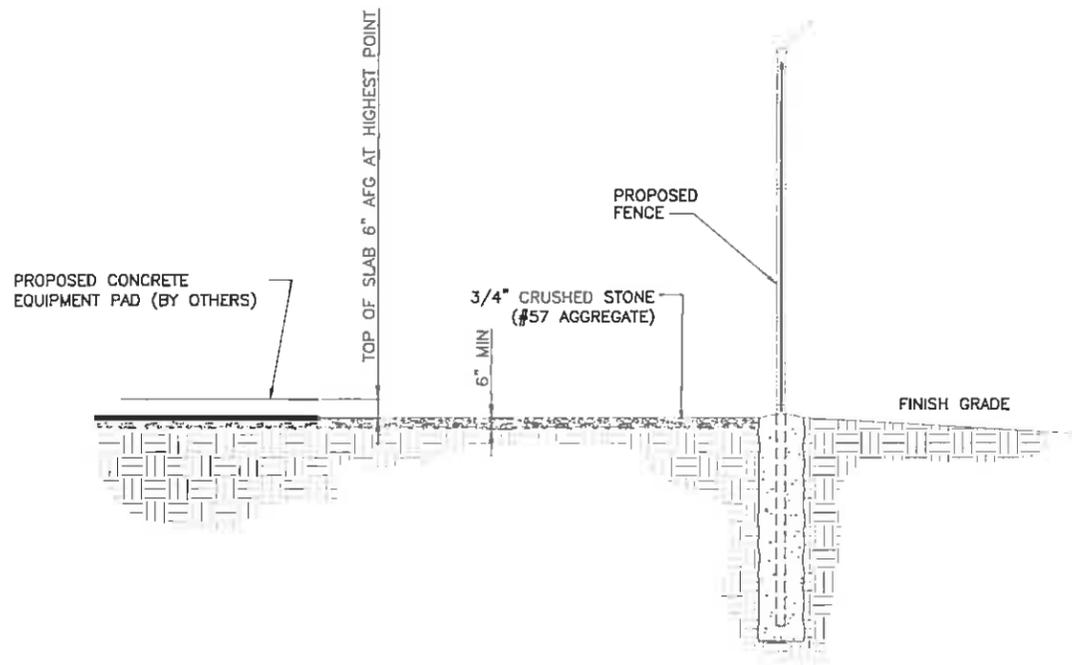
2 **SILT FENCE**
C-6 NOT TO SCALE



3 **SECTION - GRAVEL PARKING/TURN AROUND (OUTSIDE OF FENCED COMPOUND)**
C-6 NOT TO SCALE



4 **TREE PROTECTION**
C-6 NOT TO SCALE

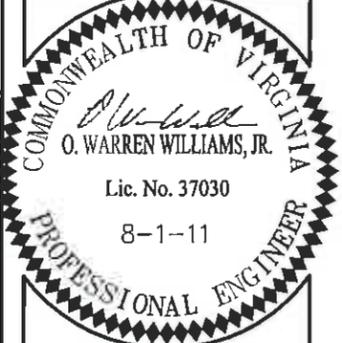


5 **TYPICAL SITE COMPOUND CROSS SECTION**
C-6 NOT TO SCALE

Clear Signal Towers, LLC
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warren williams & associates
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NO.	DATE	DESCRIPTION
1	07/12/11	LEASE EXHIBIT
	BY: KMB	CHK: OWW
		APP'D: OWW
2	07/25/11	LEASE EXHIBIT
	BY: KMB	CHK: OWW
		APP'D: OWW
3	08/01/11	ZONING DRAWINGS
	BY: KMB	CHK: OWW
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VA9032
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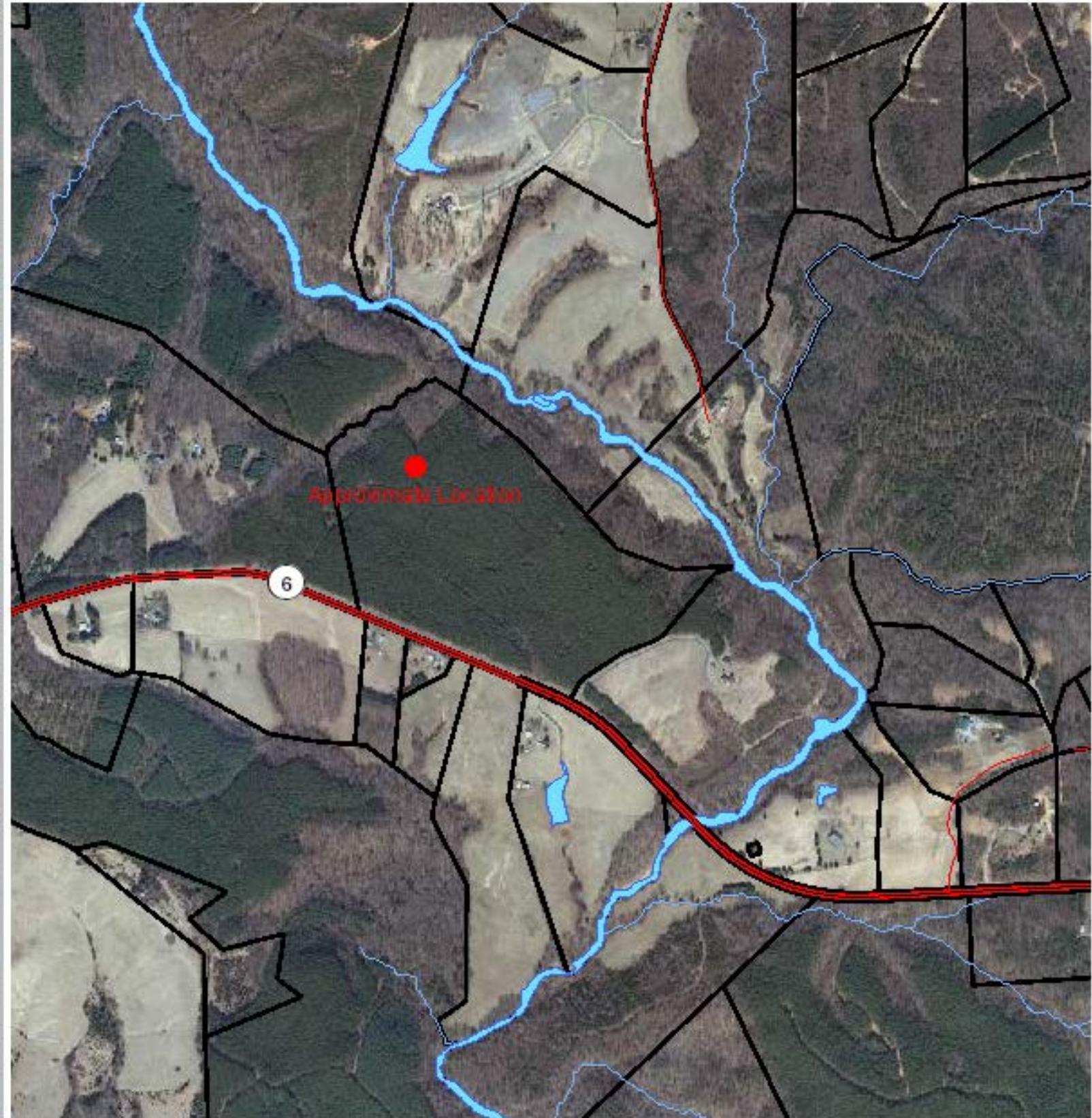
DRAWN BY:	KMB
CHECKED BY:	OWW
ITV DATE:	NA
COMM NO.:	VA9032

SHEET TITLE:
CIVIL DETAILS

SHEET NUMBER:
C-6



Proposed Hardware River Telecommunications Facility



Scale: 1:18055.954822	Date: 06/21/2012	Printed By: Andrew J. Pompei
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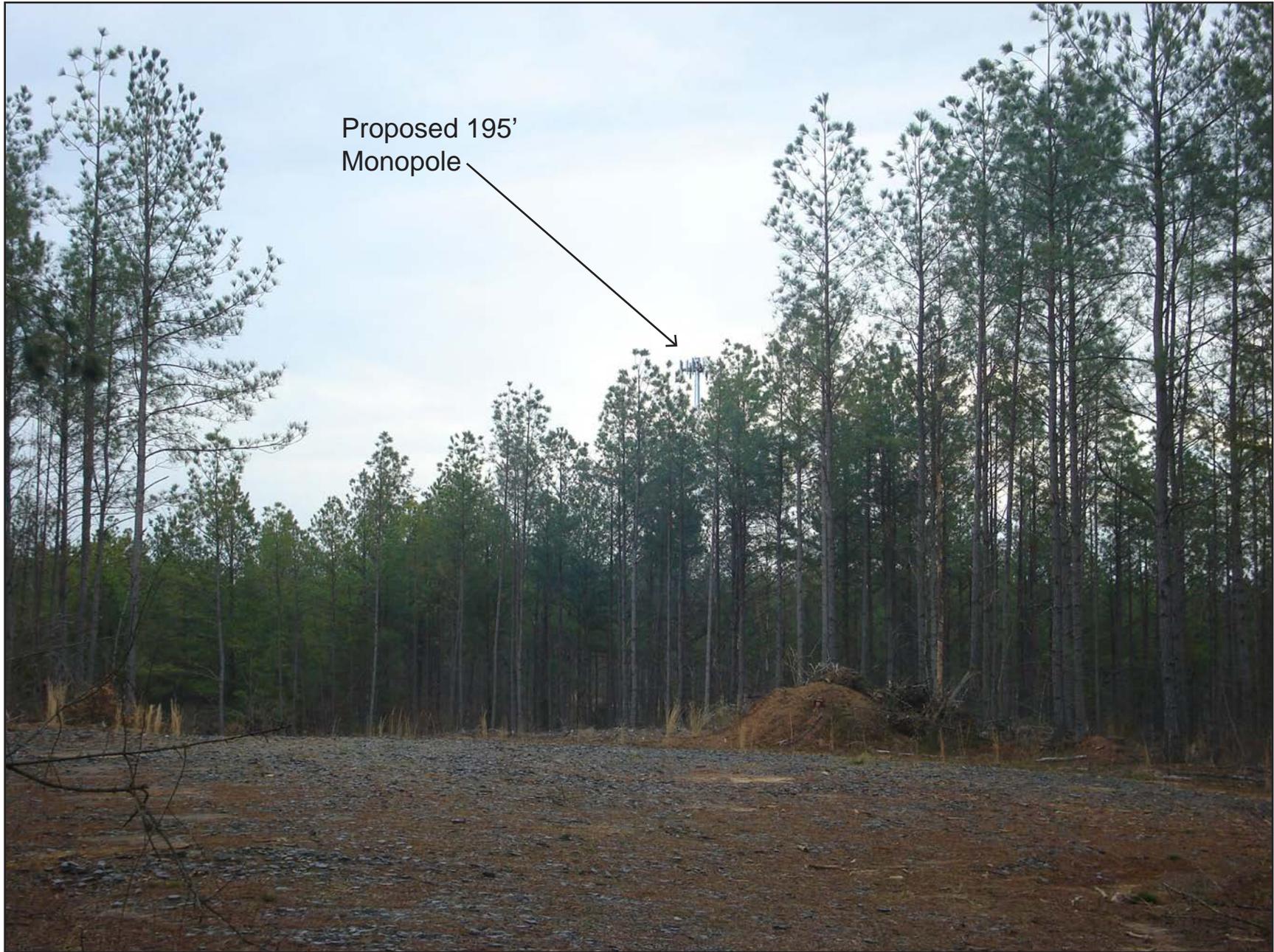
Under Virginia State Law, these real estate assessment records are public information. Display of this property information on the internet is specifically authorized by the Code of Virginia §58.1-3122.2(as amended).



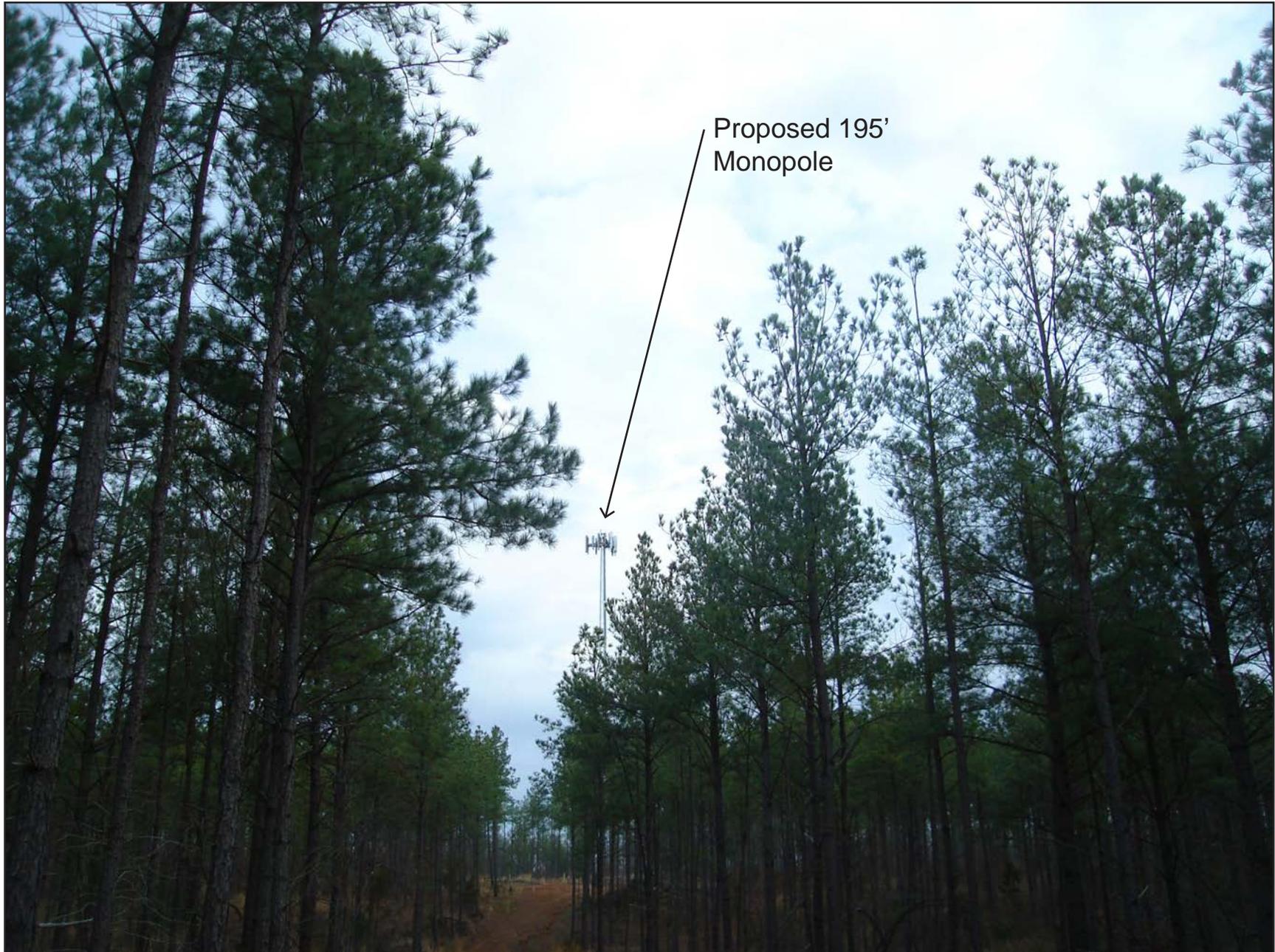
Proposed 195'
Monopole
(not visible)

View from Gardener Ct. (not visible)

VA9032 Hardware River, Virginia Byway, Scottsville, VA



Proposed 195'
Monopole



Proposed 195'
Monopole

View from access road

VA9032 Hardware River, Virginia Byway, Scottsville, VA

Proposed 195'
Monopole (not
visible)



View from 5128 W River Rd (not visible)

VA9032 Hardware River, Virginia Byway, Scottsville, VA



Proposed 195'
Monopole (not
visible)



View from winery east of site (not visible)

VA9032 Hardware River, Virginia Byway, Scottsville, VA



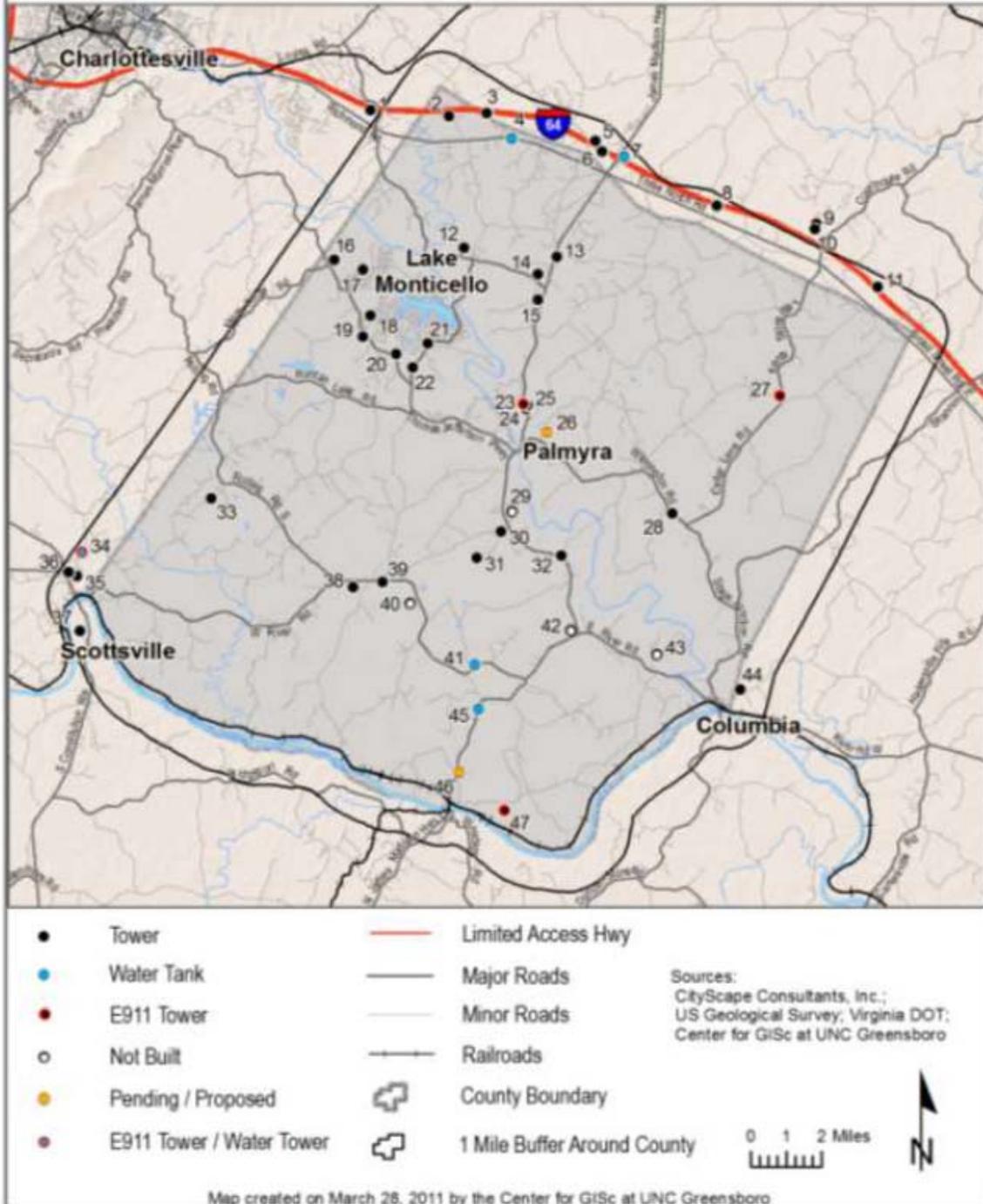
Clear Signal Towers, LLC





Proposed 195'
Monopole (not
visible)

Existing Antenna Locations

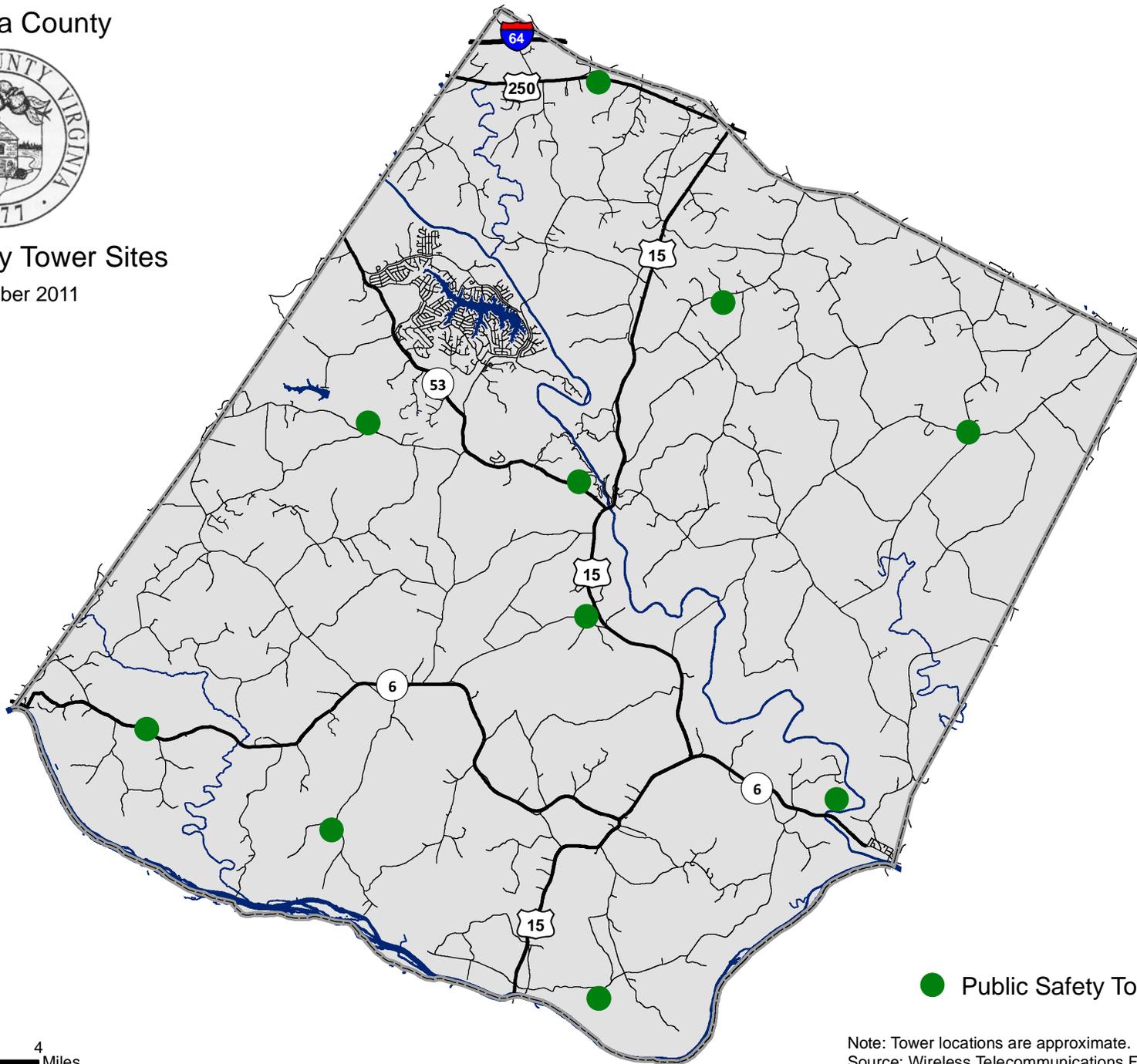


Fluvanna County



Public Safety Tower Sites

December 2011



● Public Safety Tower Sites

Note: Tower locations are approximate.
Source: Wireless Telecommunications Facilities Master Plan

From: [Darren Coffey](#)
To: rick@cityscapegov.com; [StevenTugwell](#); [Andrew Pompei](#)
Subject: FW: BOS Information
Date: Wednesday, February 15, 2012 10:28:08 AM

fyi

-----Original Message-----

From: Mary Weaver
 Sent: Wednesday, February 15, 2012 10:11 AM
 To: Donald Weaver; Joe Chesser; Mozell Booker; Robert Ullenbruch; Shaun V. Kenney
 Cc: Darren Coffey
 Subject: FW: BOS Information

FYI

-----Original Message-----

From: George Cushnie [<mailto:george@caiweb.com>]
 Sent: Wednesday, February 15, 2012 9:37 AM
 To: Mary Weaver
 Subject: BOS Information

County Supervisors: I am writing to you to find out what actions I may take through the County government to prevent the installation of a 196 foot cell tower next to our property on Tax Map 48-A-94.

Through a neighbor, I learned that a balloon test was going to be conducted next to our property by Clear Signal Towers on Feb. 9, 2012 (incidentally, we were not informed). The test has been delayed. However, I contacted Clear Signal Towers (Dorothy Brunetti) and was told that the delay is only temporary.

We purchased this property in 2006 because of its rural nature and unobstructed views. A cell tower next to our property would greatly diminish our property value. Also, we are planning to build a wine tasting room on our property this year and the tower would also have an impact on business. The beautiful rural views of Fluvanna County are one of our drawing points.

Our property overlooks the Hardware River on two sides. We have some of the most pristine views in the County. I'm inviting anyone from the County to come by and see for themselves. If it is really needed, there must be a less intrusive place for the tower. I understand that the VFW property, just two miles west of us on RT. 6, has been approved for a 196 ft. tower. It seems that another tall tower this close would not be needed. Can't the cell phone companies be forced to piggyback?

Tax Map 48-A-94, which is approx. 75 acres planted in pines, is located between our property and a large beautiful property to the west. The owner of the western property may also be uninformed of the cell tower plan. The owner of Tax Map 48-A-94 is located on the opposite side (north) of the Hardware River and his line of sight would probably not be blighted by a tower. He seems to be willing to damage the property values of his neighbors for a monthly payment from the cell phone company. A decision I find morally reprehensible.

Please let me know if there is any way to engage the County Supervisors or other officials in this process.

Thank you,
 George Cushnie
 Thistle Gate Vineyard
 5199 W. River Rd.
 Scottsville, VA 24590-4665

May 9, 2012

Fluvanna County

Comments submitted to Fluvanna County Planning and Community Development Department
by:

George and Leslie Cushnie
5199 W. River Rd.
Scottsville, VA 24590

May, 9, 2012

Leslie and I are owners of Thistle Gate Farm and Vineyard, which adjoins the property related to SUP 12:02. We are located on Rt. 6 and we border the Hardware River. Use of our property as a commercial farm winery fits particularly well with the County 2029 Vision, which goals include agricultural use preservation, tourism, and an increased business tax base.

We are here this afternoon to ask the Technical Review Committee to send a negative recommendation on SUP 12:02 to the Planning Commission for the following six reasons:

1. The wireless tower is unnecessary. A site for a tower the same height as the proposed tower (nearly 200 feet tall) was previously approved for the VFW property located on Rt. 6, less than 2 miles west of this proposed site. Wireless phone companies should be forced to co-locate or piggy back use of these towers to avoid excessive visual damage to the appearance of this beautiful area, which is within the rural residential planning area of Fluvanna County.
2. The proposed tower would be visible from our home as we discovered during the balloon test conducted on March 19, 2012. We purchased this property based on its zoning, which is agricultural and views, which are very impressive. From our property, we can see Wintergreen resort, which is 30 miles away, and a number of other mountains. As we discovered during the balloon test, a cell tower, which is obviously a non-agricultural use of land, and unexpected in our area, would intrude on these views and reduce our enjoyment and the value of our property.
3. The balloon test was severely flawed in that it underestimates the visual damage that construction of a nearly 200 ft. tower would cause us. The only visual protection we have from the proposed site is a façade of pine trees located along the northwest side of our gravel driveway. The vast majority of these trees are not on our property, but rather on the property where the cell tower is proposed. Further, the trees lining our driveway are significantly higher than those closer to the proposed tower site, giving the false impression that the entire wooded property is densely forested and isolated from our property. This is because the pine trees along our driveway are at the edge of the proposed tower property, where they are exposed to much more light than the interior trees and therefore are taller and have more dense foliage. Again, we have no control over these pine trees. If they are cut down in the future, we will have an unobstructed view of the tower.
4. We are in the process of building a farm winery/tasting room on the southwest portion of our property, approximately 200 feet from the property where cell tower is proposed. This use of our property, as a farm winery, is explicitly protected as a by right privilege under the Code of

Virginia. The tower, which requires a special use permit, would be visible from our tasting room if the pine trees on the proposed site are partially or totally removed, as discussed in comment 3.

5. The proposed tower would loom well above existing pine trees. Even if a buffer of pine trees was retained, these trees would provide little visible protection. The interior pine trees are approximately 30 to 60 feet tall. The tower will therefore be approximately 150 feet higher than the trees. The only foliage on these trees is located near the top of the trees. Basically, they look like thin telephone poles with some pine needles on the top. The bases of the trees will be insufficient to hide the view of the tower.

6. The tower would be visible from the Hardware River, which is used by ourselves, other Fluvanna County residents and tourists for fishing, canoeing and kayaking. The Hardware River is an important County asset that should not be disturbed. A new Rt. 6 bridge will be constructed over the Hardware River in 2014. VDOT is designing provisions that will allow a put-in/take-out point for canoes and kayaks at the new bridge, near the edge of our property. As a result, use of the Hardware River for leisure enjoyment can be expected to increase after the new construction. A 200 ft cell tower would diminish the experience of boaters and fishermen.

Thank you for your time.
George and Leslie Cushnie

Andrew Pompei

From: George Cushnie [george@caiweb.com]
Sent: Tuesday, May 22, 2012 1:58 PM
To: Steven Tugwell
Cc: Andrew Pompei; Michael Gray
Subject: SUP 12:02

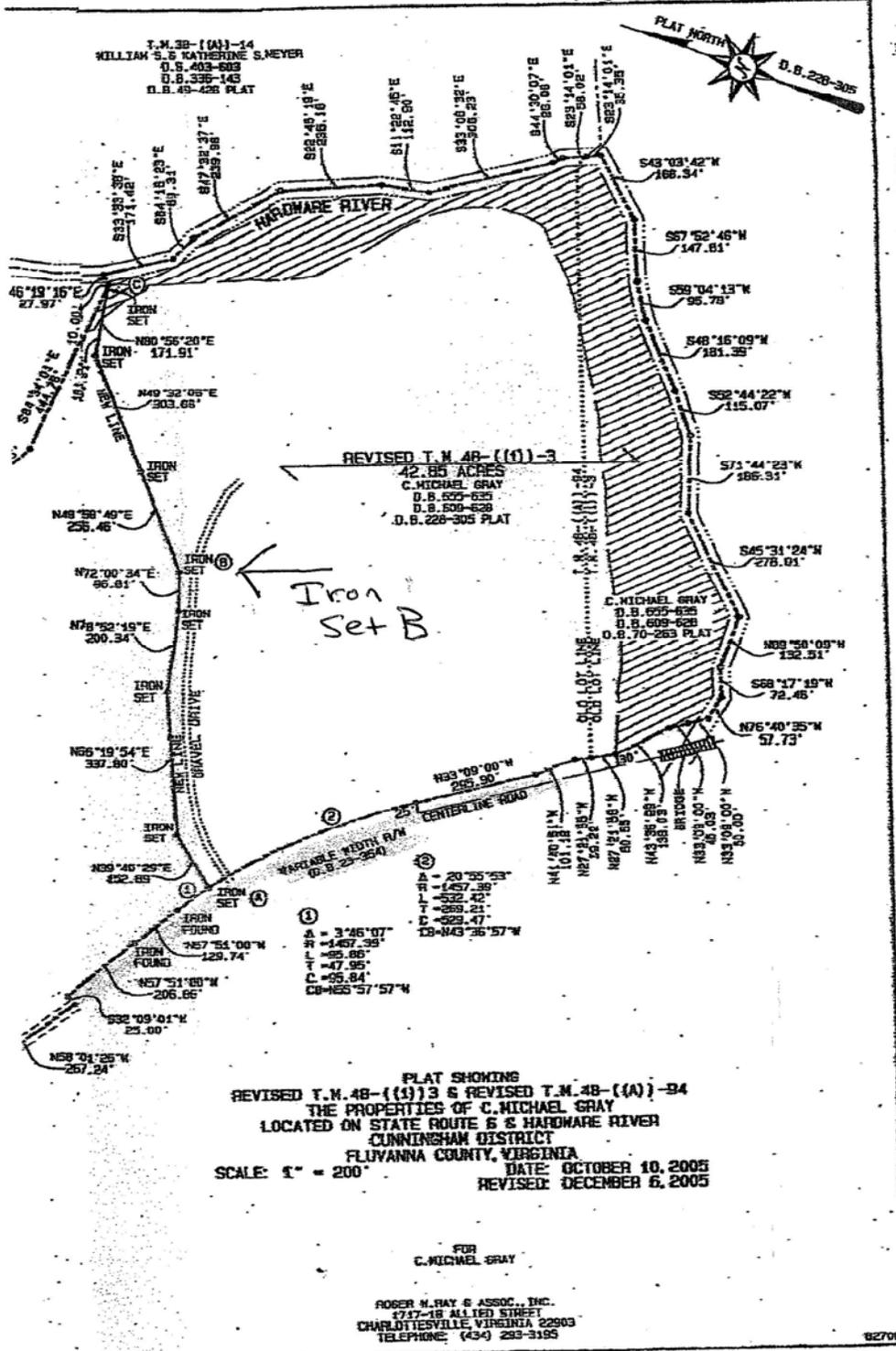
Steve: Leslie and I have come to an agreement with Michael Grey concerning SUP 12:02.

Leslie and I will drop our objections to the special use permit if the following three conditions are honored:

1. The cell tower is located as shown on the attached Google map (yellow text box).
2. The maximum height of the tower is 175 feet.
3. Michael Gray maintains a tree buffer of 60 feet deep on his property, along our driveway, from where the trees begin near Rt. 6 to iron set B as shown on the attached plat, that will convey with any sale of his property.

Please let me know if you have any questions.

Regards,
George and Leslie Cushnie



Andrew Pompei

From: Dorothy Brunetti [dorothy@vacapital.com]
Sent: Tuesday, May 22, 2012 3:51 PM
To: Andrew Pompei
Cc: Steven Tugwell; rick@cityscapegov.com
Subject: RE: SUP 12:02

Andrew,

Reads correctly and sounds like it covers all the fine points. Thank you for your time on this. We may want to include an exhibit from the survey that I forwarded to Mr. Grey that shows the actual buffer on the plat but you can ask the attorney about that.

Thank you,
Dorothy

Clear Signal Towers, LLC
Dorothy Brunetti
Chief Executive Officer
1801 Libbie Ave., Suite 201
Richmond, VA 23226
804-337-6470 (m)
804-915-9694 (o)
804-648-4809 (F)
dorothy@vacapital.com

From: Andrew Pompei [mailto:apompei@co.fluvanna.va.us]
Sent: Tuesday, May 22, 2012 3:48 PM
To: Dorothy Brunetti
Cc: Steven Tugwell; rick@cityscapegov.com
Subject: RE: SUP 12:02

Dorothy,

Thanks for the quick response! Based on your input and Mr. Cushnie's prior email, I have developed language describing the conditions you all have proposed. Please look over them and make sure they are accurate. Once they are OK, I'll send them on to the County Attorney to make sure they are in proper format.

- The tower, including antennae, will not be higher than 179 feet and will not be lit.
- The property owner will retain a forested buffer of no less than sixty feet (60') in width on Tax Map 48 (A)94 adjacent to its boundary with Tax Map 48(1)3, from the right-of-way of State Route 6 to iron set "B", as shown on the plat recorded in Plat Book 2, Page 181 at the Clerk's Office of the Circuit Court of Fluvanna County.

Thanks,
Andrew

Andrew J. Pompei
Planner | Fluvanna County
434.591.1910 | apompei@co.fluvanna.va.us

From: Dorothy Brunetti [<mailto:dorothy@vacapital.com>]
Sent: Tuesday, May 22, 2012 2:28 PM
To: Andrew Pompei
Cc: Steven Tugwell
Subject: RE: SUP 12:02

Andrew,

I have been speaking with Mr. Grey and have agreed to 175' foot tower in an effort to make this a "win win" for all parties involved. Mr. Grey has agreed to the 60' buffer around the property.

Thank You,
Dorothy

Clear Signal Towers, LLC
Dorothy Brunetti
Chief Executive Officer
1801 Libbie Ave., Suite 201
Richmond, VA 23226
804-337-6470 (m)
804-915-9694 (o)
804-648-4809 (F)
dorothy@vacapital.com

From: Andrew Pompei [<mailto:apompei@co.fluvanna.va.us>]
Sent: Tuesday, May 22, 2012 2:16 PM
To: Dorothy Brunetti
Cc: Steven Tugwell
Subject: FW: SUP 12:02

Dorothy,

Mr. Cushnie (owner of the vineyards/winery adjacent to the Hardware River site), spoke with us this morning and sent this email stating that he and Mr. Gray have come to an agreement regarding the proposed tower (see below). Mr. Gray was CC'ed on the email to us.

Have you agreed to these conditions? If these are conditions that the property owner (Mr. Gray) and applicant (Clear Signal) have agreed to, we would need written verification from the applicant. These conditions would then become part of the SUP, if approved.

If you could provide us with your response either way, it would be appreciated.

Thanks,
Andrew

Andrew J. Pompei
Planner | Fluvanna County
434.591.1910 | apompei@co.fluvanna.va.us

From: George Cushnie [<mailto:george@caiweb.com>]
Sent: Tuesday, May 22, 2012 1:58 PM
To: Steven Tugwell
Cc: Andrew Pompei; Michael Gray

Subject: SUP 12:02

Steve: Leslie and I have come to an agreement with Michael Grey concerning SUP 12:02.

Leslie and I will drop our objections to the special use permit if the following three conditions are honored:

1. The cell tower is located as shown on the attached Google map (yellow text box).
2. The maximum height of the tower is 175 feet.
3. Michael Gray maintains a tree buffer of 60 feet deep on his property, along our driveway, from where the trees begin near Rt. 6 to iron set B as shown on the attached plat, that will convey with any sale of his property.

Please let me know if you have any questions.

Regards,
George and Leslie Cushnie

MEMORANDUM

To: County of Fluvanna, Office of Planning and Community Development
From: Fluvanna County Health Department, Environmental Health
Date: May 10, 2012

SDP 12:09 – Triangle Realtors – Property located on right side of Turkey Sag off of Rt. 53 in existing shopping center. Probable connection to Lake Monticello water & sewer.

SUP 12:01 – Clear Signal Towers, LLC - Tax Map 39-A-34, property belonging to William Davis. 331.29 acres directly across from Kidd's Store, southside of Rt. 6. Property does not contain any existing buildings, water or sewage systems.

SUP 12:02 – Clear Signal Towers, LLC – Tax Map 48-A-94, property belonging to Michael Gray. 71.46 acres on north side of Rt. 6 past Hardware River. Property does not contain any existing buildings, water or sewage systems.

SUP 12:03 – Clear Signal Towers, LLC – Tax Map 59-A-13B, property belonging to Richard White. 46.6 acres on East side of Rt. 15 before Bremo Bluff. The health department issued a permit for an agricultural well which was installed on June 10, 2009. There is a barn on the property but no septic systems.

SUP 12:04 Clear signal Towers, LLC – Tax Map 50-A-3, property belonging to Margaret Snoddy. 97.7 acres on Rt. 650, south of Rt. 6. Property does not contain any existing buildings, water or sewage systems.

ZTA 12:01 & ZTA 12:02 – Amendments to Zoning and Subdivision Ordinances. No apparent impact on health department regulations.



Consultants, Inc.

7050 W. Palmetto Park Road #15-652
Boca Raton, FL 33433-3483
Phone: 877-438-2851 • Fax: 877-220-4593

Telecommunications Site Review Virginia New Structure

May 9, 2012

Mr. Steven Tugwell
Planning and Zoning
Fluvanna County
132 Main Street
Palmyra, Virginia 22963

**RE: AT&T Mobility Application
Hardware River
Site: 444**

Dear Mr. Tugwell,

At your request on behalf of Fluvanna County, Virginia, CityScape Consultants Inc., in its capacity as telecommunications consultant for the County, has considered the merits of an application submitted by AT&T Wireless ("AT&T") and Clear Signal International ("Clear"), to construct a new one hundred ninety-five (195) foot monopole type tower to include a four (4) foot top mounted lightning rod, as an antenna support structure. AT&T is actively upgrading their facilities throughout the State of Virginia and other areas in the southeast United States. Other carriers such as U.S. Cellular, T-Mobile and Verizon are doing much the same. This proposed new construction will allow AT&T to improve service along US-15. The new facility will expedite AT&T to bring new 3G (Third Generation) and 4G (Fourth Generation) electronic communication capabilities. Currently AT&T has limited facilities within Central Virginia. The proposed support structure is to be owned by Clear Signal Towers and will be located on property owned by C. Michael Grey. The proposed new facility will be located on State Road 650 near Palmyra in Fluvanna County, Virginia, see *figure 1*.

AT&T is proposing to top mount their antennas at the one hundred ninety-five (195)-foot level, using a single coaxial cable for each antenna. AT&T plans to install a new prefabricated shelter mounted on a new concrete foundation near the base of the tower, see *figure 2*. The Applicant has stated that the facility will be constructed to accommodate a total of four (4) antenna arrays which is contrary with Fluvanna County code, see *figure 3*. A new tower of this height must accommodate a total of six (6) antenna arrays.

All wireless communications systems depend on the concept of frequency resource reuse to achieve greater capacities. With some technologies, the individual channel frequencies are reused every few cells, but not too closely, since interference would result. In many other systems, power from one base station interferes with other base stations, impacting network capacity. Therefore, it is undesirable for wireless phones to communicate with more than a few base stations simultaneously.

A reasonable search area location is a key element in assuring that a site is justified. Generally, new wireless communication facilities are equally spaced with respect to existing sites. However, terrain, network capacity and other issues may necessitate a facility that it is *not* equally spaced with respect to existing sites. Typically the wireless provider is asked to provide a frequency grid or coverage predictions to indicate that a site is properly located.

Specifically, the undersigned has evaluated AT&T's proposal from the following perspectives:

1. The proposed facility is required due to technological reasons and is essential for the Applicant to provide telecommunications services, and,
2. The proposed new site was selected as reasonably within the targeted area and therefore acceptable within the AT&T Network design specifications. The Applicant has followed the guidelines of the Telecommunications Act of 1996, the State of Virginia and the Fluvanna County Ordinance.

The Applicant did not follow all guidelines. The required changes are reflected within the conditions of approval.

All designs and plans for the proposed new facilities were developed according to accepted practices of RF propagation engineering and the persons completing all work are sufficiently qualified within their disciplines.

Figure 4 represents the current service for AT&T at this location. *Figure 5* indicates the Applicant's predicted new service for this phase of Network deployment in Fluvanna County. CityScape anticipates this plan, if built as designed, should be sufficient to allow an improvement of regular cellular service to AT&T customers, in addition the proposed changes will increase the ability for citizens to utilize higher speed internet. Properly locating the site will justify the proposed construction of a new support structure.

The Applicant supplied a letter of compliance with all FCC standards regarding human exposure to Radio Frequency energy, and the Applicants will comply with all aspects of FCC rules regarding interference, see *figure 6*. CityScape is aware that this facility will operate in both the 800-megahertz and 1900-megahertz spectrum and could be an interference concern to Public Safety operations.

For the reasons listed below, it is our opinion that:

- ◆ The proposed facility is required because of generally accepted and adequately demonstrated technological reasons and is essential in order for AT&T to provide satisfactory existing communications service, to alleviate a signal coverage issue; and
- ◆ AT&T's submissions indicate there is a substantial service void in the general area surrounding the subject site and that the addition of new service at a height of 195 feet will help relieve these concerns. Therefore the proposed location will sufficiently accomplish satisfactory service, and there are no reasonable alternative technologies to accommodate the Applicant's needs without the construction of a new facility; and,
- ◆ The proposed new site is supported by the Fluvanna County Telecommunications Master Plan

The Applicant submitted photo simulations which are attached as Exhibits.

The site will be designed and constructed by professionals with expertise in the disciplines of maximizing the use of telecommunications facilities and construction. This practice corresponds with the desires of Fluvanna County.

Upon review and discussions with the Applicant, CityScape confirms a new support structure is required not only for proposed new AT&T equipment but will be needed for additional wireless carriers in the near future. Therefore, CityScape recommends this application with the tower height of 195 feet be approved with the following conditions:

That the Applicant;

1. Confirms the new support structure will be capable of supporting a total of six (6) antenna arrays, in compliance with EIA/TIA 222-G; and,
2. The proposed new tower shall accommodate no less than six (6) different wireless service provider's antenna arrays all of the same general design; and,
3. The Applicant shall expand the ground compound to accommodate up to six (6) different wireless service provider's ground mounted electronic equipment; and,
4. The Applicant obtain all necessary County permits prior to any work on the site; and,
5. All access ports shall be sufficiently sealed to prevent infiltration or habitation by any type of wildlife; and,
6. The facility shall be protected from access from unauthorized personnel both during construction and during all periods of operation.

Respectfully submitted,



Richard L. Edwards
FCC Licensed
PCIA Certified
CityScape Consultants, Inc.

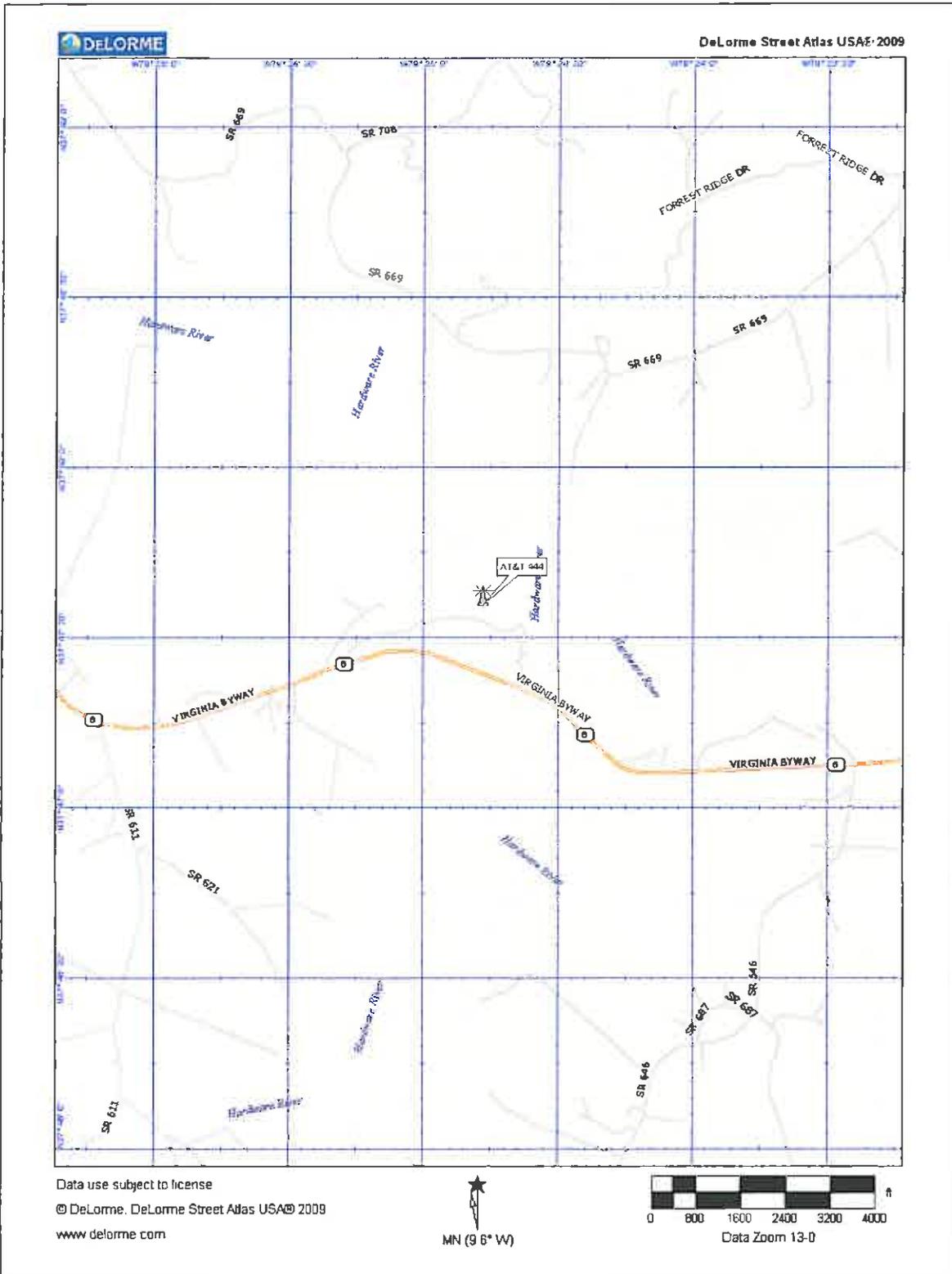


Figure 1. Site Location

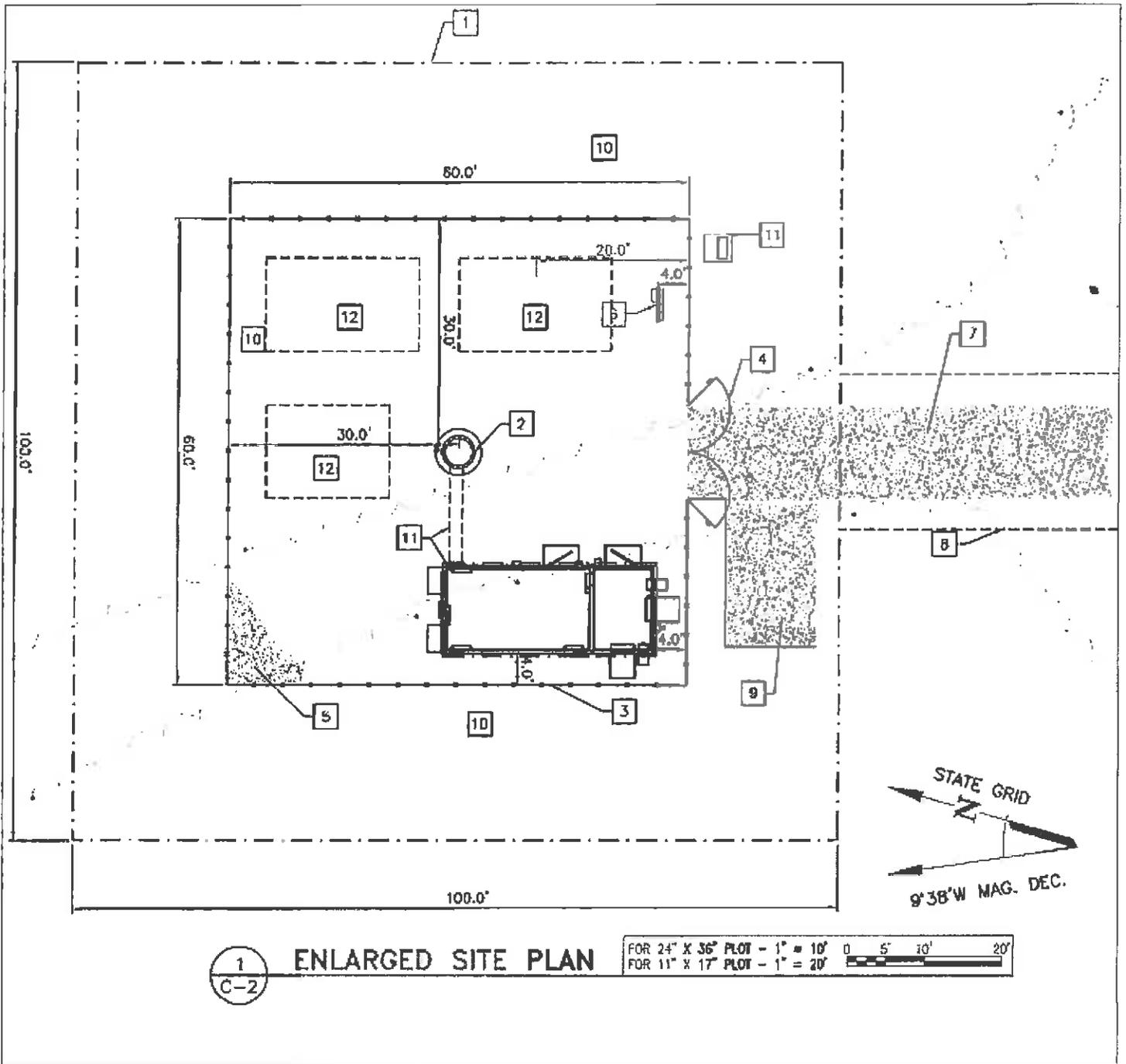


Figure 2. Proposed Ground Compound

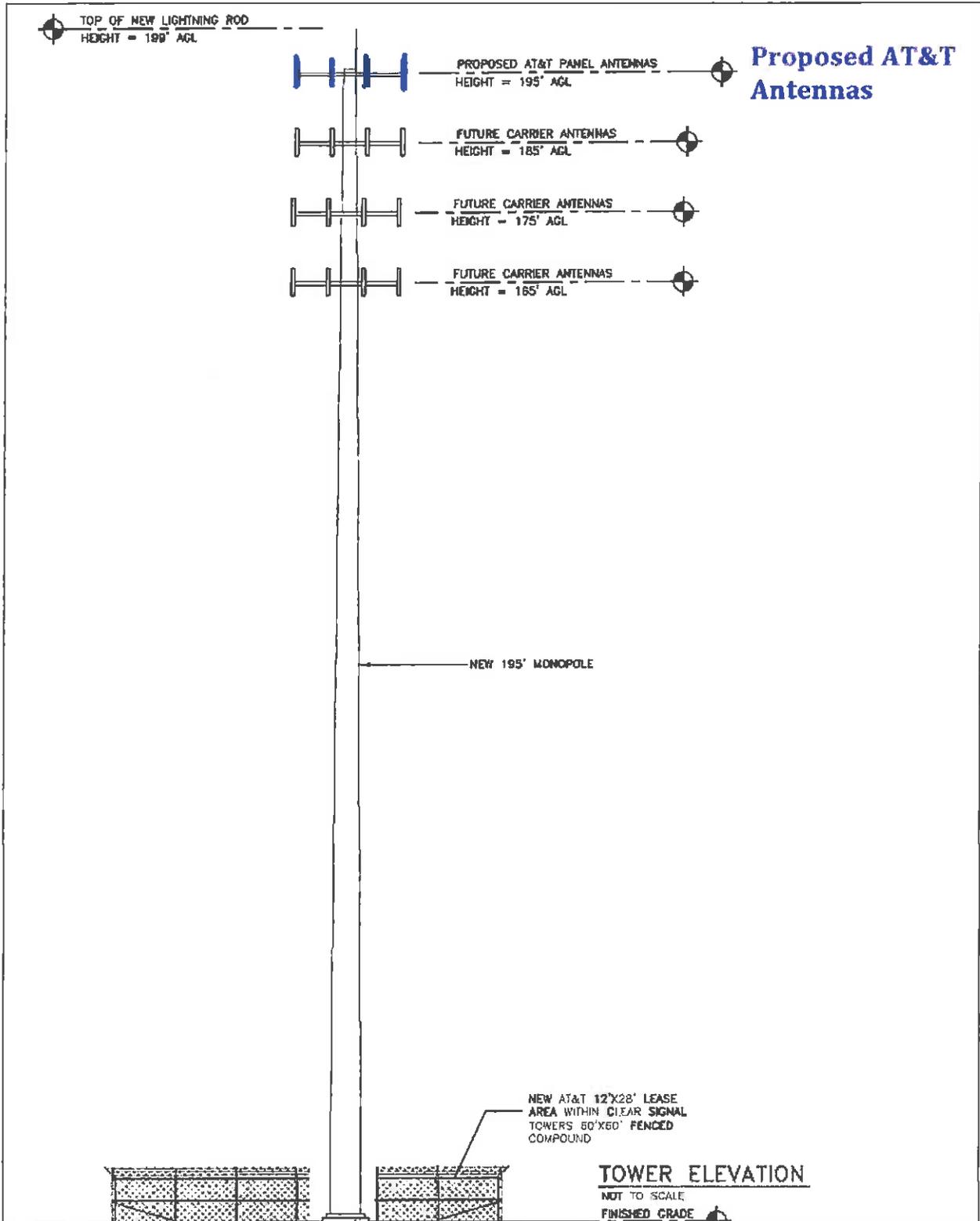


Figure 3. Proposed Tower Elevation

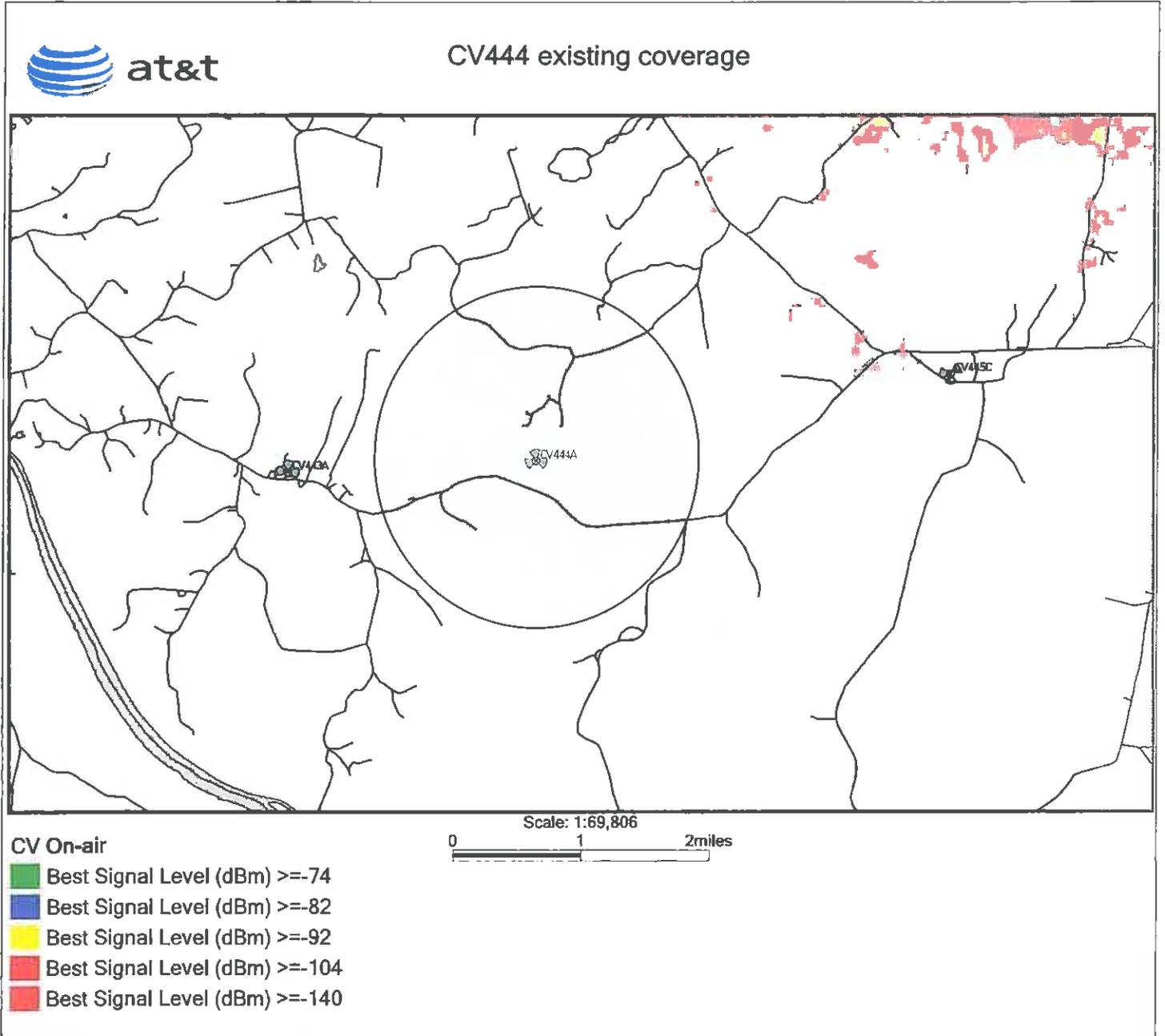


Figure 4. Current Service (Gray Indicates Target Area)

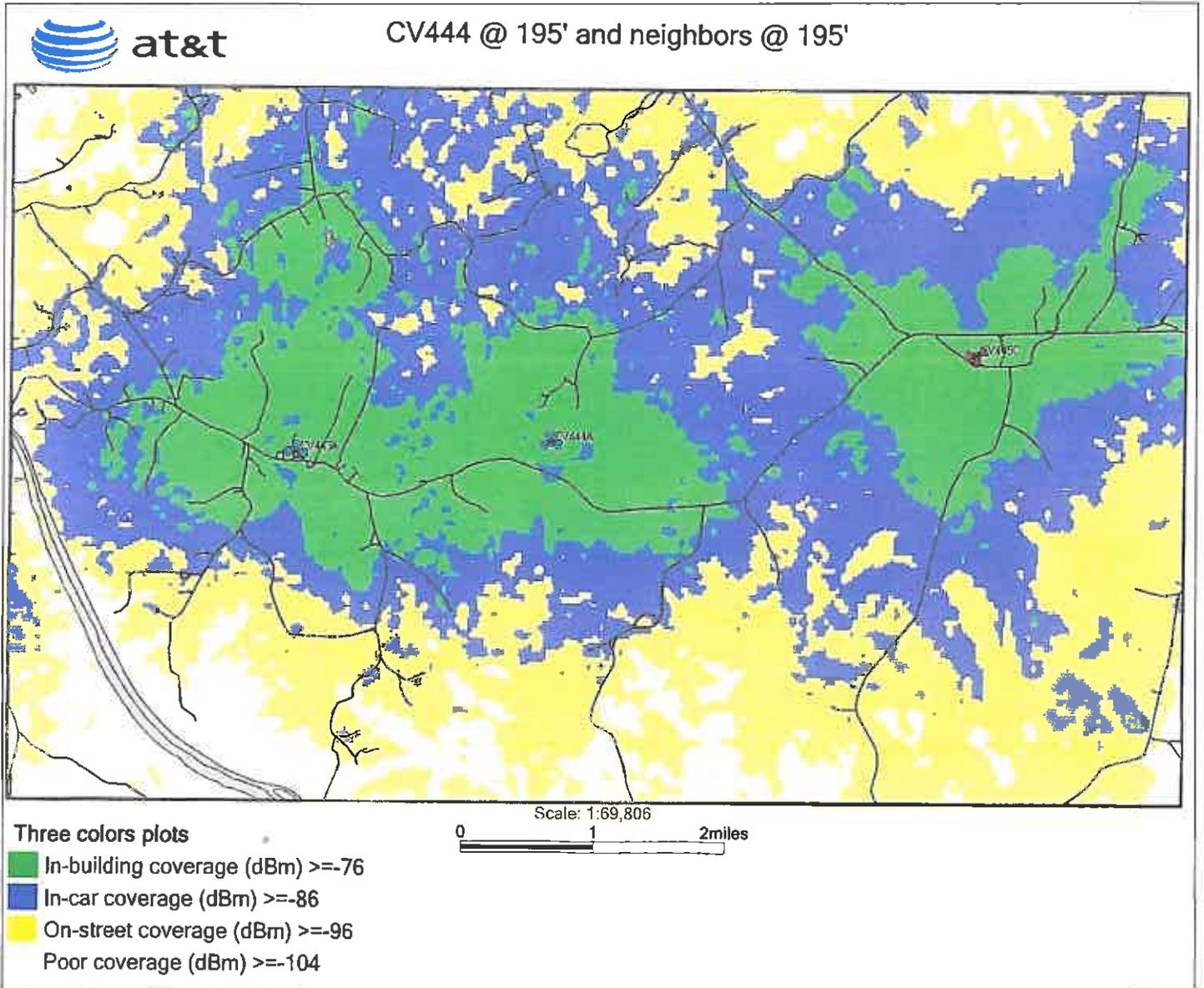


Figure 5. Projected New Service



November 7, 2011

Subject: AT& T Proposed Site – Communications Tower located on Virginia Byway (Tax Map 48-A-94) ~ Scottsville, VA: FCC Compliance Letter – Site (CV444/VA9032) “Hardware River”

AT&T will comply with all FCC rules regarding interference to other radio services and AT&T will comply with all FCC rules regarding human exposure to radio frequency energy.

Please do not hesitate to contact me with any questions or concerns regarding this project.

Sincerely,

Samuel J. Schroll

Samuel J. Schroll
RF Engineer
Solutelia /AT&T Mobility
4801 Cox Road, Suite 300
Glen Allen, Va. 23060
804-928-5571

Figure 6. Human Exposure and Interference Compliance Statements



COUNTY OF FLUVANNA

"Responsive & Responsible Government"

P.O. Box 540 Palmyra, VA 22963 (434) 591-1910 FAX (434) 591-1911 www.co.fluvanna.va.us

STAFF REPORT

To: Fluvanna County Planning Commission

Case Number: SUP 12:03

Tax Map: 59-A-13B

From: Steve Tugwell

District: Fork Union

Date: June 27, 2012

General Information: This request is to be heard by the Planning Commission on Wednesday, June 27, 2012 at 7:00 pm in the Circuit Courtroom of the Fluvanna County Courts Building.

Applicant: Clear Signal Towers, LLC

Requested Action: A request for a Special Use Permit (SUP) to allow for a 195-foot wireless telecommunications tower with respect to 46 acres of Tax Map 59, Section A, Parcel 13B (Attachment A).

Existing Zoning: A-1, Agricultural, General

Planning Area: Rural Residential

Zoning Ordinance: Article 27: *Regulation of Telecommunications Facilities*

Location: The affected property is located on the east side of James Madison Highway (U.S. Route 15) 1.2 miles south of its intersection with Winnsville Drive (Route 612). (Attachment B)

Existing Land Use: The property is agricultural and consists of farm-related buildings.

Adjacent Land Use: The surrounding area is zoned A-1, Agricultural, General and is very low-density residential in nature.

Zoning History: No Previous Zoning Activities

Analysis

The applicant has requested a Special Use Permit (SUP) to allow the construction of a 195-foot monopole-type telecommunications tower on Tax Map 59, Section A, Parcel 13B. The tower will be constructed within a 10,000 square foot (100' x 100') compound that will also house the necessary accessory structures.

When evaluating a request for a Special Use Permit (SUP), two (2) general guidelines are used for evaluation, as set forth in the Fluvanna County Zoning Ordinance (Sec. 22-17-4D).

First, the proposed use should not tend to change the character and established pattern of the area or community.

Character of Surrounding Area

The proposed tower is located in the southeastern portion of the county off of U.S. Route 15 (James Madison Highway), north of the James River. The surrounding area is not highly populated, and has land involved in agricultural production. A minimal number of dwellings are located within a mile of the proposed tower. The location of the proposed tower is screened by a dense stand of loblolly pines approximately 200 feet in width. According to the applicant's photosimulations, the tower would be visible from the immediate lease compound area, but not as visible from U.S. Route 15 (James Madison Highway). On the day of the balloon test, the proposed tower was not visible traveling north on Route 15, but was slightly visible when traveling south along Route 15. (Attachment C)

Conformance with Wireless Telecommunications Facilities Master Plan

According to the *Wireless Telecommunications Facilities Master Plan*, there are three (3) potential county owned properties that were considered as alternates, but were dismissed by the consultant due to their proximity to other planned sites. All three sites are along U.S. Route 15, and the consultant determined that an existing site that has been approved in Buckingham County would be spaced too close to county owned property in Fluvanna. (Attachment D)

Second, the proposed use should be compatible with the uses permitted by-right in that zoning district and shall not adversely affect the use/or value of neighboring property.

Zoning

The subject property and all surrounding property are zoned A-1 (Agricultural, General). Since the proposed tower will be less than 200 feet, it will not have to be lighted. The applicant is proposing to build a 195 foot non-concealed freestanding antenna support facility within a 100 foot by 100 foot lease area, which per Sec. 22-27-8, requires a special use permit, and is not permitted by-right. Some permitted by-right uses in the A-1 zoning district include single-family dwellings, minor utilities, home occupations, private kennels, and temporary sawmills to name a few.

If this request were approved, the applicant will be required to submit a site development plan for review, in accordance with Article 23: *Site Development Plans* of the Fluvanna County Zoning Ordinance.

Relationship to Neighboring Properties

The proposed tower will be located on a parcel of land engaged in agricultural purposes. This parcel contains farm related buildings including silos and barns. The tower would be screened by a substantial wooded area between U.S. Route 15 (James Madison Highway), and the lease area. Very few dwellings are located within a 1-mile proximity of the proposed tower, and existing vegetation would provide an effective screening from those properties. (Attachment E).

Comprehensive Plan

The Comprehensive Plan designates this area as within the Rural Residential Planning Area. The Infrastructure Chapter of the Comprehensive Plan has the following recommendations concerning the siting of cellular towers.

- Encourage the location and co-location of wireless communication equipment on existing structures;
- Accommodate the growing need and demand for wireless communication services;
- Encourage coordination between communication providers;
- Establish consistent and balanced legal language governing wireless communications facilities that take into consideration the Comprehensive Plan and communications master plan; and
- Maintain compliance with applicable laws, including but not limited to the 1996 Telecommunications Act.

The above recommendations are the primary reasons the county has procured a telecommunications consultant to assist with these applications.

Neighborhood Meeting

The neighborhood meeting was held on May 9, 2012. With the exception of the property owner, there were no other people there to speak with regard to this application.

Technical Review Committee

The Technical Review Committee (TRC) meeting was held on May 10, 2012. The following comments were made:

1. The Health Dept. stated that a permit was issued for an agricultural well which was installed on June 10, 2009, and that there is a barn on the property but no septic systems;
2. Central Virginia Electric Cooperative stated that Dominion power has jurisdiction at this site;

3. Planning staff stated that the consultant's report was forthcoming and their comments would be part of the staff report;
4. VDOT stated that an entrance permit will be required, and the entrance may need to be upgraded. (Attachment F).

Consultant's Recommendation

CityScape Consultants, Inc. has reviewed this request, and has stated that:

1. The proposed facility is required because of generally accepted and adequately demonstrated technological reasons and is essential in order for AT&T to provide satisfactory existing communications service and alleviate a signal coverage issue;
2. AT&T's submissions indicate there is a substantial service void in the general area surrounding the subject site and that the addition of new service at a height of 195 feet will help relieve these concerns. Therefore, the proposed location will sufficiently accomplish satisfactory service, and there are no reasonable alternative technologies to accommodate the Applicant's needs without the construction of a new facility; and
3. The proposed site is supported by the *Wireless Telecommunications Facilities Master Plan*.

CityScape Consultants, Inc. recommends that the application be approved with the following conditions:

1. The Applicant confirms the new support structure will be capable of supporting a total of six (6) antenna arrays, in compliance with EIA/TIA 222-G;
2. The proposed new tower shall accommodate no less than six (6) different wireless services providers' antenna arrays, all of the same general design;
3. The Applicant shall expand the ground compound to accommodate up to six (6) different wireless service providers' ground-mounted electronic equipment;
4. The Applicant shall obtain all necessary County permits prior to any work on the site;
5. All access ports shall be sufficiently sealed to prevent infiltration or habitation by any type of wildlife; and
6. The facility shall be protected from access from unauthorized personnel both during construction and during all periods of operation. (Attachment G)

Conclusion

This request for a special use permit for a 195 ft. monopole telecommunication facility appears to be in substantial conformance with the intent of the Comprehensive Plan's recognition that telecommunications are a critical part of the role of infrastructure throughout the county, and the criteria set forth in the Zoning Ordinance. In reviewing this request, the Planning Commission should consider how the proposed tower:

- Conforms with the *Wireless Telecommunications Facilities Master Plan*;
- Improves telecommunications infrastructure within Fluvanna County; and

- Impacts the rural character, and associated tourism potential, of the surrounding area.

If approved, staff recommends that the following conditions be imposed:

1. The tower, including antennae, will not be higher than 199 feet and will not be lit;
2. The tower shall be in the same location as shown in the application;
3. The Applicant confirms the new support structure will be capable of supporting a total of six (6) antenna arrays, in compliance with EIA/TIA 222-G;
4. The proposed new tower shall accommodate no less than six (6) different wireless services providers' antenna arrays, all of the same general design;
5. The Applicant shall expand the ground compound to accommodate up to six (6) different wireless service providers' ground-mounted electronic equipment;
6. The tower shall be available for co-location by other telecommunications companies, with Fluvanna County having the right of first refusal prior to the approval of each proposed co-location;
7. The Applicant shall obtain all necessary County permits prior to any work on the site;
8. All access ports shall be sufficiently sealed to prevent infiltration or habitation by any type of wildlife; and
9. The facility shall be protected from access from unauthorized personnel both during construction and during all periods of operation;
10. All feed lines shall be installed within the shell of the monopole and no lines will be exposed except at the antennas;
11. If the structures should no longer be needed, the applicant shall remove them, and restore the grounds to the prior condition; and
12. Violation of any condition of this permit shall be grounds for revocation of this permit.
13. The Board of Supervisors, or their representatives, has the right to inspect the property for compliance with these conditions at any time.

Suggested Motion

I move that the Planning Commission recommend **approval/denial** of SUP 12:03, a special use permit request to allow for a 195 foot monopole telecommunications tower with respect to 46 acres of Tax Map 59, Section A, Parcel 13B (if approved) subject to the conditions listed in the staff report.

Attachments

- A: Application, compliance letter, and APO letter
- B: Aerial Vicinity Map
- C: Applicant's Balloon Test Photos
- D: Map of County owned property and email from the consultant
- E: Map of Existing Wireless Telecommunications Inventory
- F: TRC comments
- G: Consultant's Report

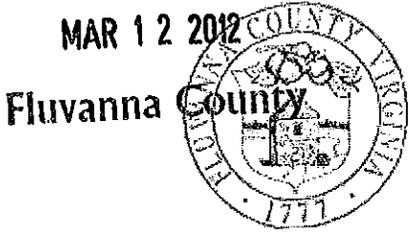
Copy

Owner: Richard and Lindsay White, 2214 James Madison Highway, Bremo Bluff, VA 23055
Applicant: Clear Signal Towers, LLC, Dorothy Brunetti, 1801 Libbie Avenue, Suite 201, Richmond, VA 23226
Consultant: CityScape Consultants, 10704 Elmbrook Court, Raleigh, NC 27614

Received

MAR 12 2012

ATT A Weber City
VA9029 / CV439



COMMONWEALTH OF VIRGINIA
COUNTY OF FLUVANNA

Application for Special Use Permit (SUP)

Owner of Record: Richard & Lindsay White
E911 Address: 2214 James Madison Hwy., Bremo Bluff
Phone: _____ Fax: N/A
Email: N/A

Applicant of Record: Clear Signal Towers, LLC
E911 Address: 1801 Libbie Ave., Suite 201, Richmond VA
Phone: 804-337-6470 Fax: 804-648-4809
Email: dorothy@vacapital.com

Representative: Dorothy Brunetti
E911 Address: 1801 Libbie Ave., Suite 201, Richmond
Phone: 804-337-6470 Fax: 804-648-4809
Email: dorothy@vacapital.com

Note: If applicant is anyone other than the owner of record, written authorization by the owner designating the applicant as the authorized agent for all matters concerning the request shall be filed with this application.
Is property in Agricultural Forestal District? No Yes
If Yes, what district: N/A

Tax Map and Parcel(s): 59-A-13B
Acreage: 46 Zoning: A-1
Request for a SUP in order to: construct a tower

Deed Book Reference: 124 P. 432
Deed Restrictions? No Yes (Attach copy)
Proposed use of Property: Wireless Telecom Facility

*Two copies of a plan must be submitted, showing size and location of the lot, dimensions and location of the proposed building, structure or proposed use, and the dimensions and location of the existing structures on the lot.

By signing this application, the undersigned owner/applicant authorizes entry onto the property by County Employees, the Planning Commission, and the board of Supervisors during the normal discharge of their duties in regard to this request and acknowledges that county employees will make regular inspections of the site.

Date: 3/1/12 Signature of Owner/Applicant: _____

Subscribed and sworn to before me this 1st day of MARCH, 2012 Register # 7273598

My commission expires: _____ My Commission Expires October 31, 2013 Notary Public: Fumola Ann Rust

Certification: Date: _____ Zoning Administrator: Darren Coffey

All plats must be folded prior to submission to the Planning Department for review. Rolled plats will not be accepted.

OFFICE USE ONLY	
Date Received: <u>3-12-12</u>	Pre-Application Meeting: _____ PH Sign Deposit Received: _____ Application #: SUP <u>12: 003</u>
\$800.00 fee plus mailing costs paid: _____	Mailing Costs: \$20.00 Adjacent Property Owner (APO) after 1st 15, Certified Mail
Amendment of Condition: \$400.00 fee plus mailing costs paid: _____	
Telecommunications Tower \$1,500.00 fee plus mailing costs paid: _____	\$5,500 w/Consultant Review paid: <u>CK # 2333</u>
Election District: <u>Fork Union</u>	Planning Area: <u>Rural Residential</u>
Public Hearings	
Planning Commission	Board of Supervisors
Advertisement Dates: <u>June 14th + 21st</u>	Advertisement Dates: <u>July 5th + 12th</u>
APO Notification: <u>June 13th</u>	APO Notification: <u>July 4th</u>
Date of Hearing: <u>June 27th</u>	Date of Hearing: <u>July 18th</u>
Decision: _____	Decision: _____

Fluvanna County Department of Planning & Community Development * Box 540 * Palmyra, VA 22963 * (434)591-1910 * Fax (434)591-1911

This form is available on the Fluvanna County website: www.fluvannacounty.org

Received

MAR 12 2012

VA9029/CV489

Fluvanna County Fluvanna County Virginia Weber City
Communications Facility Application Checklist

Date Submitted: 11/6/11

APPLICANT'S NAME: Clear Signal Towers, LLC
 Phone: 804-337-6470 FAX: 804-648-4809 E-mail: dorothy@vacapital.com
 PROPERTY OWNER: _____ Phone: _____
 APPLICANT'S CONTACT: Dorothy Brunetti
 Address: 1901 Kibble Ave, Suite 201, Richmond VA 23226
 Phone: 804-337-6470 FAX: 804-648-4809 E-mail: dorothy@vacapital.com
 Lessor/Licensor Contact Information:
 Name: Richard and Lindsay White
 Address: 2214 James Madison Hwy, Bergamo Bluff, VA 23033
 Phone: _____ FAX: _____ E-mail: _____

Commercial Wireless Provider AT&T

New Structure: Yes [] No [] Co-location: Yes [] No [] Water Tower: Yes [] No []
 Replace Existing Structure: Yes [] No [] Replacement (upgrade) of existing antennas Yes [] No []
 Stealth Attached Facility: Yes [] No [] New Stealth Antenna Support Structure: Yes [] No []

FACILITY INFORMATION:

Site Address: James Madison Hwy, Fork Union, VA 23055
 Latitude (NAD83): 37-44-15.8 Longitude (NAD83): 78-17-23.3
 Ground Elevation (AMSL) (ft): 432 ft. Total Height of Tower: (AGL) (ft) 195'
 RAD Center (ft): 194'
 TAX Parcel Identification Number: 59-A-13B
 Present Zoning of Property: A-2
 Land Use and Description of Property: Agricultural
 FCC Antenna Structure Registration Number (ASR) (if applicable): N/A

The following must be enclosed with this application:

1. A map (electronic preferable) of the same search ring submitted and used by the applicant's site locator;
2. A map (electronic preferable) indicating applicant's existing RF signal propagation;
3. A map (electronic preferable) indicating applicant's proposed new RF signal propagation;
4. A statement (electronic preferable) from a qualified individual that the applicant will comply with all FCC rules regarding human exposure to RF energy, along with the individual's qualifications;
5. A statement (electronic preferable) from the applicant that the applicant will comply with all applicable FCC rules regarding radio-frequency interference;
6. A statement (electronic preferable) that the submitted search ring is the same as utilized in the selection of the site;
7. Complete plans of the proposed facility to include a structural certification by a Registered Professional Engineer that the facility complies with applicable Federal, State and Buckingham County building codes.

Please Note: Supplemental information may be requested for purposes of clarity or confirmation.



Clear Signal Towers, LLC

WEBER CITY VA9029

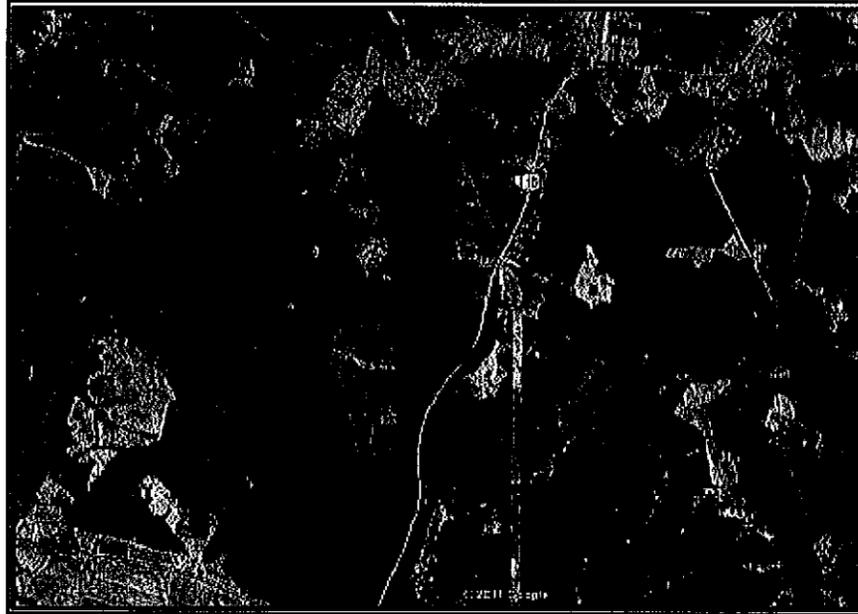
JAMES MADISON HIGHWAY
FORK UNION, VA 23055

PROJECT DESCRIPTION: INSTALLATION AND OPERATION OF ANTENNAS AND ASSOCIATED EQUIPMENT

 2 WORKING DAYS
BEFORE YOU DIG
1-800-552-7001
TOLL FREE
MISS UTILITY

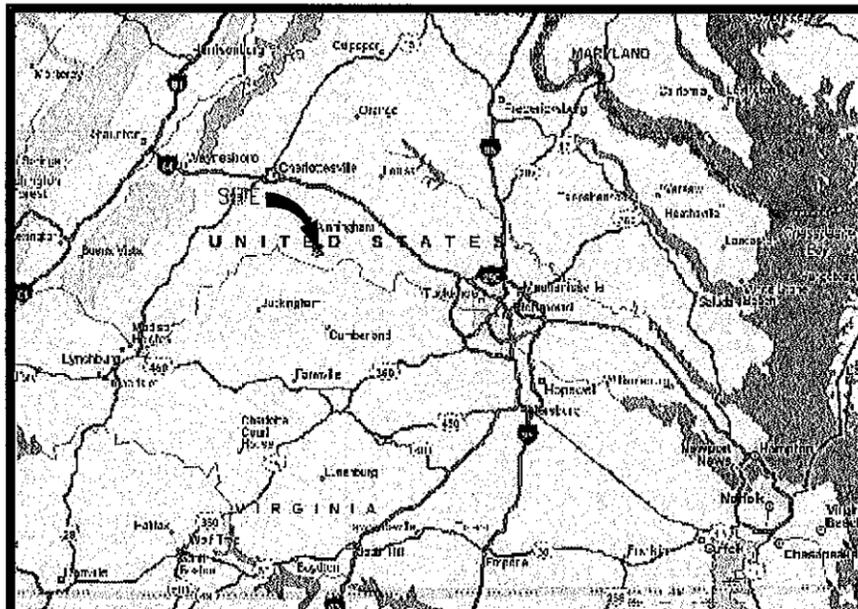
DIRECTIONS TO SITE:

FROM RICHMOND:
TAKE I-64 W TO EXIT 167 AND TURN RIGHT ONTO US-250. TURN LEFT ONTO FAIRGROUND RD AND THEN LEFT ONTO US-522. TURN RIGHT ONTO SR-6 AND FOLLOW FOR APPROXIMATELY 20 MILES. KEEP STRAIGHT ON US-15 AND FOLLOW FOR APPROXIMATELY 5 MILES. TURN LEFT ON DRIVEWAY AND FOLLOW TO SITE.



LOCAL MAP

NOT TO SCALE



VICINITY MAP

NOT TO SCALE



APPROVAL					
SAI SITE ACQUISITION:	SIGNATURE	DATE	AT&T REGULATORY	SIGNATURE	DATE
SAI ZONING:	SIGNATURE	DATE	AT&T RF:	SIGNATURE	DATE
SAI CONSTRUCTION:	SIGNATURE	DATE	AT&T CONSTRUCTION:	SIGNATURE	DATE

REV. NO.	DESCRIPTION	BY	DATE	REV. NO.	DESCRIPTION	BY	DATE
1	ZONING DRAWINGS	OWW	08/01/11				

CONSULTING TEAM

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UTILITIES:
POWER COMPANY:
DOMINION VIRGINIA POWER
CONTACT:
TELEPHONE: CUSTOMER SERVICE 1-888-667-3000

TELEPHONE COMPANY:
VERIZON CONTACT:
CONTACT:
TELEPHONE: CUSTOMER SERVICE 1-800-826-2355

PROJECT SUMMARY

SITE INFORMATION:
VA9029
WEBER CITY
JAMES MADISON HIGHWAY
FORK UNION, VA 23055

LANDLORD INFORMATION:
RICHARD WHITE
JAMES MADISON HIGHWAY
FORK UNION, VA 23055

APPLICANT INFORMATION:
CLEAR SIGNAL TOWERS
1801 LUBBIE AVENUE
SUITE 201
RICHMOND, VA 23226

PROJECT DATA:
ZONING: A-1
JURISDICTION: FLUVANNA COUNTY
TAX MAP NO.: 59-A-13B
SITE TYPE: RAW LAND
TOWER TYPE: MONOPOLE
TOWER HEIGHT: 195'
LEASE AREA: 100'X100'
AREA OF LAND DISTURBANCE: 3600 SF

(2C) GEOGRAPHIC COORDINATES:
LATITUDE: 37° 44' 15.8" N
LONGITUDE: 78° 17' 23.3" W
GROUND ELEV. (AMSL): 432'

DECLINATION:
9° 42' W CHANGING BY 0° 1' W PER YEAR

ADA COMPLIANCE:
FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION.
SITE WILL NOT BE SERVED BY CITY SEWER OR WATER.

SHEET INDEX

SHEET:	DESCRIPTION:
T-1	TITLE SHEET
T-2	LEGEND AND ABBREVIATIONS
N-1	GENERAL NOTES
C-1	SURVEY AND SITE PLAN
C-2	ENLARGED SITE PLAN
C-3	GRADING AND EROSION CONTROL PLAN
C-4	ELEVATION VIEW
C-5	FENCE NOTES AND DETAILS
C-6	CIVIL DETAILS

SHEET TOTAL: 9

Clear Signal Towers, LLC

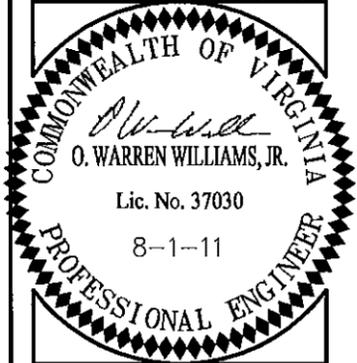
CLEAR SIGNAL TOWERS, LLC
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FAX (804)648-4809

WW&A
warren williams & associates

736 CARNEROS CIRCLE
HIGH POINT
NORTH CAROLINA
27265
(757) 450-2288

NO.	DATE	DESCRIPTION
1	08/01/11	ZONING DRAWINGS
2		
3		
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6		

BY: KMB CHK: OWW APP'D: OWW



**VA9029
WEBER CITY
RAWLAND
MONOPOLE**

JAMES MADISON HWY
FORK UNION, VA
23055
FLUVANNA COUNTY

DRAWN BY:	KMB
CHECKED BY:	OWW
TTV DATE:	NA
COMM NO.:	VA9029

SHEET TITLE:
TITLE SHEET

SHEET NUMBER:
T-1

ABBREVIATIONS & SYMBOLS LIST

1P, 2P, & 3P	SINGLE POLE, TWO POLE, & THREE POLES	NEUT	NEUTRAL
A/C	AIR CONDITIONING	N	NORTH
ADJ	ADJUSTABLE	NA	NOT APPLICABLE
AFF	ABOVE FINISH FLOOR	NIC	NOT IN CONTRACT
AGL	ABOVE GROUND LEVEL	NTS	NOT TO SCALE
APPROX	APPROXIMATELY	OFCI	OWNER FURNISHED, CONTRACTOR INSTALLED
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS	OC	ON CENTER
AWG	AMERICAN WIRE GAUGE	OD	OUTSIDE DIAMETER
A OR AMP	AMPERE	OPNG	OPENING
BLDG	BUILDING	OPP	OPPOSITE
BLK	BLOCK	OHT/OHP	OVERHEAD TELEPHONE/OVERHEAD POWER
BMR	BASE MOBILE RADIO	OHP	OVERHEAD POWER
B/S	BUILDING STANDARD	OHT	OVERHEAD TELEPHONE
CU	COPPER	OZ	OUNCE
CO	CLEAN OUT	PG	PAGE
C	CONDUIT SIZE AS NOTED	PIN(F)	PIN FOUND
CB	CIRCUIT BREAKER	PIN(S)	PIN SET
CKT	CIRCUIT	PJF	POLYVINYL JOINT FILLER
CLG	CEILING	PLYWD	PLYWOOD
CLR	CLEAR	PR	PAIR
CONC	CONCRETE	PROJ	PROJECT
CONST	CONSTRUCTION	PROP	PROPERTY
CONT	CONTINUOUS	PSI	PER SQUARE INCH
CFCI	CONTRACTOR FURNISHED CONTRACTOR INSTALLED	PSF	PER SQUARE FOOT
DB	DEED BOOK	PT	PRESSURE TREATED
DBL	DOUBLE	PVC	SCHEDULE 40 PLASTIC CONDUIT.
DIA, Ø	DIAMETER	RAD	RADIATION
DIAG	DIAGONAL	RECEPT	RECEPTACLE
DIM	DIMENSION	REQ'D	REQUIRED
DN	DOWN	RM	ROOM
DET, DETL	DETAIL	RO	ROUGH OPENING
DWG	DRAWING	S	SOUTH
DEF	DUAL ELEMENT FUSES	SW	SWITCH
E	EAST	SCH	SCHEDULE
EA	EACH	SHT	SHEET
EL, ELEV	ELEVATION	SIM	SIMILAR
ELECT	ELECTRICAL	SPEC	SPECIFICATION
EQ	EQUAL	SQ	SQUARE
EQUIP	EQUIPMENT	SS	STAINLESS STEEL
EW	EACH WAY	STL	STEEL
EXIST/EX	EXISTING	STRUCT	STRUCTURAL
EXT	EXTERIOR	SUSP	SUSPENDED
EMT	ELECTRICAL METALLIC TUBING	THRD	THREADED
EC	EMPTY CONDUIT	THRU	THROUGH
FIN	FINISH	TM	TAX MAP
FLUOR	FLUORESCENT	TNND	TINNED
FLR	FLOOR	TOC	TOP OF CONCRETE
FT	FOOT	TYP	TYPICAL
GRS	GALVANIZED STEEL CONDUIT	UON	UNLESS OTHERWISE NOTED
G OR GRD	GROUND	UG	UNDERGROUND
GA	GAUGE	VERT	VERTICAL
GALV	GALVANIZE(D)	VIF	VERIFY IN FIELD
GC	GENERAL CONTRACTOR	VT	VINYL TILE
GPS	GLOBAL POSITIONING SYSTEM	W/	WITH
GWB	GYPSTUM WALL BOARD	WDW	WINDOW
HARD'WD	HARDWOOD	W	WEST
HEC	HIGH STRENGTH	W/O	WITHOUT
HORIZ	HORIZONTAL	W	WATTS
HR	HOUR	WP	WEATHERPROOF
HT	HEIGHT	XFRM	TRANSFORMER
HVAC	HEATING, VENTILATION AND AIR CONDITIONING		
ID	INSIDE DIA.	∠	ANGLE
IN	INCH	&	AND
INFO	INFORMATION	⊕	CENTER LINE
INS	INSULATION	⊔	PROPERTY LINE, PLATE
KW	KILOWATTS	⊙	AT
LB(S)	POUND(S)	#	NUMBER
LG	LONG		
MAX	MAXIMUM		
MECH	MECHANICAL		
MTL	METAL		
MFR	MANUFACTURER		
MGR	MANAGER		
MIN	MINIMUM		
MISC	MISCELLANEOUS		
MPH	MILES PER HOUR		
MTD	MOUNTED		

LEGEND

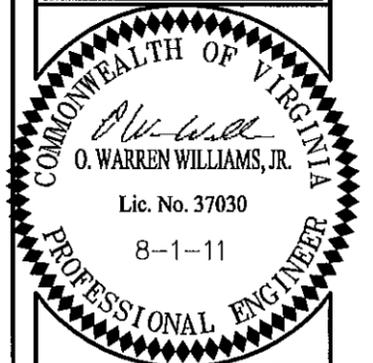
		CONCRETE
		PROPERTY LINE
		LEASE AREA
		EASEMENT
		BUILDING (FOOTPRINT)
		POWER POLE
		TELEPHONE/FIBEROPTIC PEDESTAL
		ASPHALT
		FENCE
		TEMPORARY BENCHMARK
		TREELINE
		CONTOURS
	14.5	SPOT ELEVATION
	SF	SILT FENCE
		ITEMS TO BE REMOVED

	= REVISION
	= NOTE REFERENCE
	= DETAIL REFERENCE
	= ELEVATION REFERENCE
	= SECTION REFERENCE
	= NORTH ARROW
	= NORTH ARROW WITH MAGNETIC DECLINATION

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 JAMES MADISON HWY
 FORK UNION, VA
 23055
 FLUVANNA COUNTY

DRAWN BY:	KMB
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TTV DATE:	NA
COMM NO:	VA9029

SHEET TITLE:
LEGEND AND ABBREVIATIONS

SHEET NUMBER:
T-2

SITE WORK GENERAL NOTES:

NOTES:

1. THE SUBCONTRACTOR SHALL CONTACT UTILITY LOCATING SERVICES PRIOR TO THE START OF CONSTRUCTION.
2. 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 RELOCATED AS DIRECTED BY CONTRACTOR. EXTREME CAUTION SHOULD BE USED BY THE SUBCONTRACTOR WHEN EXCAVATING OR DRILLING PIERS AROUND OR NEAR UTILITIES. SUBCONTRACTOR SHALL PROVIDE SAFETY TRAINING FOR THE WORKING CREW. THIS WILL INCLUDE BUT NOT BE LIMITED TO A) FALL PROTECTION B) CONFINED SPACE C) ELECTRICAL SAFETY D) TRENCHING & EXCAVATION.
3. ALL SITE WORK SHALL BE AS INDICATED ON THE DRAWINGS AND PROJECT SPECIFICATIONS.
4. IF NECESSARY, RUBBISH, STUMPS, DEBRIS, STICKS, STONES AND OTHER REFUSE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF LEGALLY.
5. 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, OWNER AND/OR LOCAL UTILITIES.
6. SUBCONTRACTOR SHALL MINIMIZE DISTURBANCE TO EXISTING SITE DURING CONSTRUCTION.
7. THE SUBCONTRACTOR SHALL PROVIDE SITE SIGNAGE IN ACCORDANCE WITH THE CINGULAR SPECIFICATION FOR SITE SIGNAGE.
8. THE SITE SHALL BE GRADED TO CAUSE SURFACE WATER TO FLOW AWAY FROM THE BTS EQUIPMENT AND TOWER AREAS.
9. 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.
10. THE SUB GRADE SHALL BE COMPACTED AND BROUGHT TO A SMOOTH UNIFORM GRADE PRIOR TO FINISHED SURFACE APPLICATION.
11. THE AREAS OF THE OWNERS PROPERTY DISTURBED BY THE WORK AND NOT COVERED BY THE TOWER, EQUIPMENT OR DRIVEWAY, SHALL BE GRADED TO A UNIFORM SLOPE, AND STABILIZED TO PREVENT EROSION.
12. SUBCONTRACTOR SHALL MINIMIZE DISTURBANCE TO EXISTING SITE DURING CONSTRUCTION. EROSION CONTROL MEASURES, IF REQUIRED DURING CONSTRUCTION, SHALL BE IN CONFORMANCE WITH THE LOCAL JURISDICTION'S GUIDELINES FOR EROSION AND SEDIMENT CONTROL.

STRUCTURAL STEEL NOTES:

NOTES:

1. ALL STEEL WORK SHALL BE PAINTED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND IN ACCORDANCE WITH ASTM A36 UNLESS OTHERWISE NOTED.
2. ALL WELDING SHALL BE PERFORMED USING E70XX ELECTRODES AND WELDING SHALL CONFORM TO AISC. WHERE FILLET WELD SIZES ARE NOT SHOWN, PROVIDE THE MINIMUM SIZE PER TABLE J2.4 IN THE AISC "MANUAL OF STEEL CONSTRUCTION". PAINTED SURFACES SHALL BE TOUCHED UP.
3. BOLTED CONNECTIONS SHALL BE ASTM A325 BEARING TYPE (3/4"Ø) CONNECTIONS AND SHALL HAVE MINIMUM OF TWO BOLTS UNLESS NOTED OTHERWISE.
4. NON-STRUCTURAL CONNECTIONS FOR STEEL GRATING MAY USE 5/8" DIA. ASTM A 307 BOLTS UNLESS NOTED OTHERWISE.
5. INSTALLATION OF CONCRETE EXPANSION/WEDGE ANCHOR, SHALL BE PER MANUFACTURER'S WRITTEN RECOMMENDED PROCEDURE. THE ANCHOR BOLT, DOWEL OR ROD SHALL CONFORM TO MANUFACTURER'S RECOMMENDATION FOR EMBEDMENT DEPTH OR AS SHOWN ON THE DRAWINGS. NO REBAR SHALL BE CUT WITHOUT PRIOR CONTRACTOR APPROVAL WHEN DRILLING HOLES IN CONCRETE. SPECIAL INSPECTIONS, REQUIRED BY GOVERNING CODES, SHALL BE PERFORMED IN ORDER TO MAINTAIN MANUFACTURER'S MAXIMUM ALLOWABLE LOADS.
6. ALL EXPANSION/WEDGE ANCHORS SHALL BE STAINLESS STEEL OR HOT DIPPED GALVANIZED. THE ANCHOR BOLT DOWEL AND ROD SHALL BE STAINLESS STEEL WITH STAINLESS STEEL WASHERS.

CONCRETE AND REINFORCING STEEL NOTES:

1. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE ACI 301, ACI 318, ACI 336, ASTM A184, ASTM A185 AND THE DESIGN AND CONSTRUCTION SPECIFICATION FOR CAST-IN-PLACE CONCRETE.
2. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS, UNLESS NOTED OTHERWISE.
3. REINFORCING STEEL SHALL CONFORM TO ASTM A 615, GRADE 60, DEFORMED UNLESS NOTED OTHERWISE. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A 185 WELDED STEEL WIRE FABRIC UNLESS NOTED OTHERWISE. SPLICES SHALL BE CLASS "B" AND ALL HOOKS SHALL BE STANDARD, UNO.
4. THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCING STEEL UNLESS SHOWN OTHERWISE ON DRAWINGS:
 CONCRETE CAST AGAINST EARTH.....3 IN.
 CONCRETE EXPOSED TO EARTH OR WEATHER:
 #6 AND LARGER2 IN.
 #5 AND SMALLER & WWF.....1 1/2 IN.
 CONCRETE NOT EXPOSED TO EARTH OR WEATHER OR NOT CAST AGAINST THE GROUND:
 SLAB AND WALL3/4 IN.
 BEAMS AND COLUMNS.....1 1/2 IN.
5. A CHAMFER 3/4" SHALL BE PROVIDED AT ALL EXPOSED EDGES OF CONCRETE, UNO, IN ACCORDANCE WITH ACI 301 SECTION 4.2.4.
6. CONCRETE/EXPANSION ANCHORS SHALL BE STAINLESS STEEL. INSTALLATION, SHALL BE PER MANUFACTURER'S WRITTEN RECOMMENDED PROCEDURE. THE ANCHOR BOLT, DOWEL OR ROD SHALL CONFORM TO MANUFACTURER'S RECOMMENDATION FOR EMBEDMENT DEPTH OR AS SHOWN ON THE DRAWINGS. NO REBAR SHALL BE CUT WITHOUT PRIOR ENGINEERING APPROVAL WHEN DRILLING HOLES IN CONCRETE. EXPANSION BOLTS SHALL BE PROVIDED BY RAMSET/REDHEAD OR APPROVED EQUAL.

GENERAL NOTES

1. FOR THE PURPOSE OF CONSTRUCTION DRAWING, THE FOLLOWING DEFINITIONS SHALL APPLY:
 CONTRACTOR - CLEAR SIGNAL TOWERS
 SUBCONTRACTOR - GENERAL CONTRACTOR (CONSTRUCTION)
 OWNER - CLEAR SIGNAL TOWERS
 OEM - ORIGINAL EQUIPMENT MANUFACTURE
2. PRIOR TO THE SUBMISSION OF BIDS, THE BIDDING SUBCONTRACTOR 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 CONTRACTOR.
3. ALL MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES. SUBCONTRACTOR 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.
4. DRAWINGS PROVIDED HERE ARE NOT TO SCALE AND ARE INTENDED TO SHOW OUTLINE ONLY.
5. UNLESS NOTED OTHERWISE, THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES, AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
6. THE SUBCONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY STATED OTHERWISE.
7. IF THE SPECIFIED EQUIPMENT CANNOT BE INSTALLED AS SHOWN ON THESE DRAWINGS, THE SUBCONTRACTOR SHALL PROPOSE AN ALTERNATIVE INSTALLATION FOR APPROVAL BY THE CONTRACTOR.
8. SUBCONTRACTOR SHALL DETERMINE ACTUAL ROUTING OF CONDUIT, POWER AND T1 CABLES, GROUNDING CABLES AS SHOWN ON THE POWER, GROUNDING AND TELCO PLAN DRAWING.
9. THE SUBCONTRACTOR SHALL PROTECT EXISTING IMPROVEMENTS, PAVEMENTS, CURBS, LANDSCAPING AND STRUCTURES. ANY DAMAGED PART SHALL BE REPAIRED AT SUBCONTRACTOR'S EXPENSE TO THE SATISFACTION OF OWNER.
10. SUBCONTRACTOR 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.
11. SUBCONTRACTOR SHALL LEAVE PREMISES IN CLEAN CONDITION.
12. CONSTRUCTION SHALL COMPLY WITH SPECIFICATION 24782-000-3APS-A00Z-00002, "GENERAL CONSTRUCTION SERVICES FOR CONSTRUCTION OF AT&T GSM SITES."

SOIL COMPACTION NOTES FOR SLAB ON GRADE

NOTES:

1. EXCAVATE AS REQUIRED TO REMOVE VEGETATION & TOPSOIL EXPOSE UNDISTURBED NATURAL SUBGRADE AND PLACE CRUSHED STONE AS REQUIRED.
2. COMPACTION CERTIFICATION: AN INSPECTION AND WRITTEN CERTIFICATION BY A QUALIFIED GEOTECHNICAL TECHNICIAN OR ENGINEER IS ACCEPTABLE.
3. AS AN ALTERNATIVE TO INSPECTION AND WRITTEN CERTIFICATION, THE "UNDISTURBED SOIL" BASE SHALL BE COMPACTED WITH "COMPACTION EQUIPMENT", LISTED BELOW, TO AT LEAST 90% MODIFIED PROCTOR MAXIMUM DENSITY PER ASTM D 1557 METHOD C.
4. COMPACTED SUBBASE SHALL BE UNIFORM & LEVELED. PROVIDE 6" MINIMUM CRUSHED STONE OR GRAVEL COMPACTED IN 3" LIFTS ABOVE COMPACTED SOIL. GRAVEL SHALL BE NATURAL OR CRUSHED WITH 100 % PASSING 1" SLEEVE.

COMPACTION EQUIPMENT:

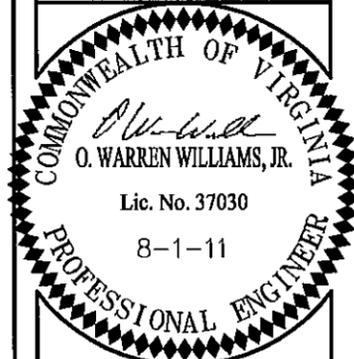
HAND OPERATED DOUBLE DRUM, VIBRATORY ROLLER, VIBRATORY PLATE COMPACTOR OR JUMPING COMPACTOR.

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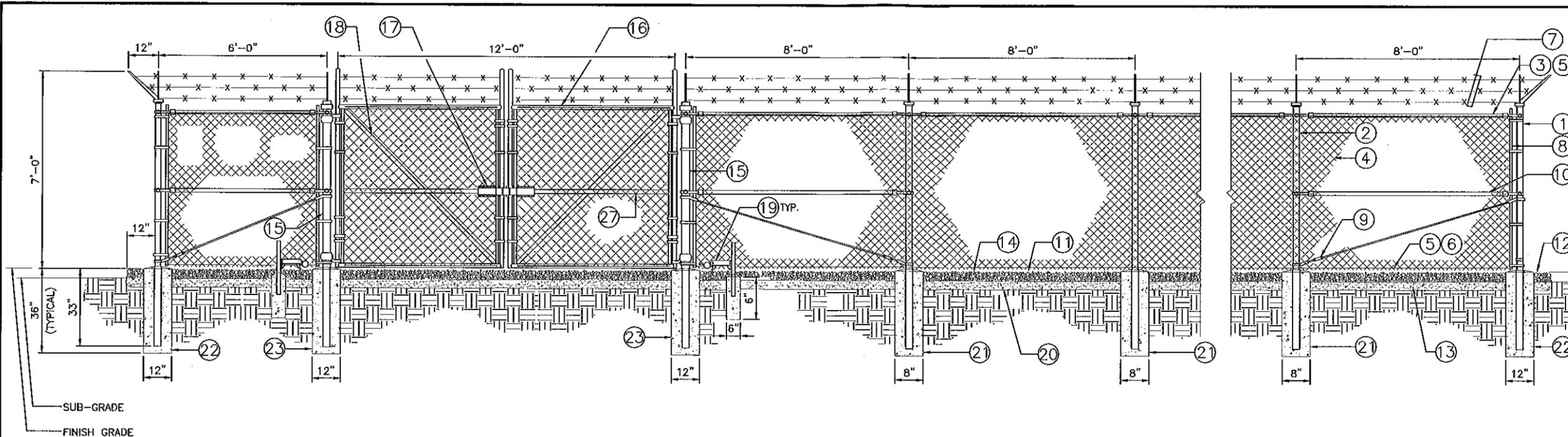
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N-1



1 COMPOUND FENCE DETAIL
C-5 NOT TO SCALE

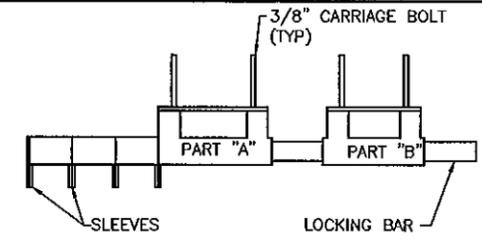
REFERENCE NOTES:

- ① CORNER, END OR PULL POST 3" OD SCHEDULE 40 PIPE.
- ② LINE POST: 2 1/2" OD SCHEDULE 40 PIPE, PER ASTM-F1083. LINE POSTS SHALL BE EQUALLY SPACED AT MAXIMUM 10'-0" OC
- ③ TOP RAIL & BRACE RAIL: 1 5/8" OD PIPE, PER ASTM-F1083.
- ④ FABRIC: 9 GA WIRE SIZE 2" MESH.
- ⑤ TIE WIRE: MINIMUM 9 GA ALUMINUM AT POSTS AND RAILS. A SINGLE WRAP OF FABRIC TIE AND AT TENSION WIRE BY HOG RINGS SPACED MAX. 24" INTERVALS.
- ⑥ TENSION WIRE: 7 GA GALVANIZED STEEL.
- ⑦ BARBED WIRE: DOUBLE STRAND 12-1/2" TWISTED WIRE TO MATCH WITH FABRIC 14 GA, 4 POINT BARBS SPACED ON APPROXIMATELY 5" CENTERS.
- ⑧ STRETCHER BAR.
- ⑨ 3/8" DIAGONAL ROD WITH GALVANIZED STEEL TURNBUCKLE OR DIAGONAL THREADED ROD.
- ⑩ FENCE CORNER POST BRACE: 1 5/8" OD EACH CORNER EACH WAY.
- ⑪ 1 1/2" MAXIMUM CLEARANCE FROM GRADE.
- ⑫ 4" FINISH OR AS DETERMINED BY CONSTRUCTION MANAGER DURING BID WALK.
- ⑬ 6" COMPACTED 95% BASE MATERIAL OR AS DETERMINED BY CONSTRUCTION MANAGER DURING BID WALK.
- ⑭ FINISH GRADE SHALL BE UNIFORM AND LEVEL.
- ⑮ GATE POST 4", SCHEDULE 40 PIPE, FOR GATE WIDTHS UP THRU 7 FEET OR 14 FEET FOR DOUBLE SWING GATE, PER ASTM-F1083.
- ⑯ GATE FRAME: PIPE, PER ASTM-F1083.
- ⑰ STYMILOCK MULTI TENANT LOCKING DEVICE, PATENT # 5868015 SEE CONTACT INFORMATION ON THIS SHEET

- ⑱ 1 PAIR INDUSTRIAL PIN HINGE
- ⑲ NOT USED
- ⑳ GEOTEXTILE FABRIC
- ㉑ LINE POST: CONCRETE FOUNDATION (2000 PSI)
- ㉒ CORNER POST: CONCRETE FOUNDATION (2000 PSI)
- ㉓ GATE POST: CONCRETE FOUNDATION (2000 PSI)

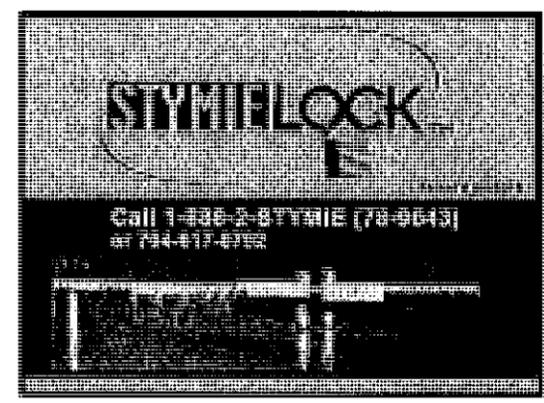
GENERAL NOTES:

- 1. INSTALL FENCING PER ASTM F-567
- 2. INSTALL SWING GATES PER ASTM F- 900
- 3. LOCAL ORDINANCE OF BARBED WIRE PERMIT REQUIREMENT SHALL BE COMPLIED IF REQUIRED.
- 4. POST & GATE PIPE SIZES ARE INDUSTRY STANDARDS. ALL PIPE TO BE GALV. (HOT DIP, ASTM A120 GRADE "A" STEEL). ALL GATE FRAMES SHALL BE WELDED. ALL WELDING SHALL BE COATED WITH (3) COATS OF COLD GALV. (OR EQUAL).
- 5. ALL OPEN POSTS SHALL HAVE END-CAPS.
- 6. USE GALVANIZED HOG-RING WIRE TO MOUNT ALL SIGNS.
- 7. ALL SIGNS MUST BE MOUNTED ON INSIDE OF FENCE FABRIC.



1. DRILL 3/8" HOLES IN THE GATE LEAF USING THE GATE DIMENSIONS PROVIDED.
 2. SLIDE THE CARRIAGE BOLTS IN THE SLOTS ON THE BACK OF PART "B" AND PUSH THE BOLTS THROUGH THE HOLES DRILLED INTO THE GATE LEAF. PUT THE NUT AND THE LOCKNUT ON AND TIGHTEN AND CUT THE EXCESS BOLT OFF. DO THE SAME WITH PART "A".
 3. ADD THE NUMBER OF SLEEVES NEEDED FOR THE NUMBER OF LOCKS AND SLIDE THE LOCKING BAR INTO PLACE THROUGH BOTH PART "A" AND PART "B". NOW INSTALL THE LOCKS.
- *IF THE GATE HAS NO CENTER BAR IN THE GATE LEAF YOU MAY NEED TO MOUNT THE STYMILOCK VERTICALLY USING THE SAME DIMENSIONS GIVEN ON THE GATE FACE.
- *VERTICAL APPLICATION MAY ALSO BE USED ON SLIDING GATES WITH MULTIPLE LOCKS.

STYMILOCK INSTALLATION

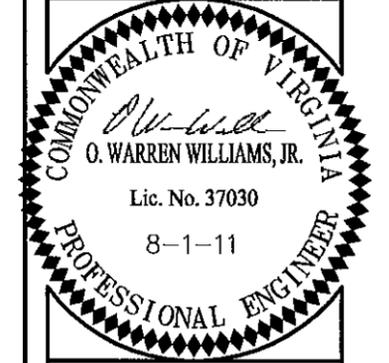


STYMILOCK CONTACT INFORMATION:
PATENT #5868015
PO BOX 1228 PINEVILLE, NC 28134
16248 MARVIN ROAD CHARLOTTE, NC 28277

Clear Signal Towers, LLC
CLEAR SIGNAL TOWERS, LLC
1801 LEBBIE AVENUE
SUITE 201
RICHMOND, VA 23226
TEL (804)951-9694
FAX (804)648-4809

WW&A
warren williams & associates
736 CARNEROS CIRCLE
HIGH POINT
NORTH CAROLINA
27285
(757) 450-2288

NO.	DATE	DESCRIPTION
1	08/01/11	ZONING DRAWINGS
	BY: KMB	CHK: OWW APP'D: OWW
2		
3		
4		
5		
6		

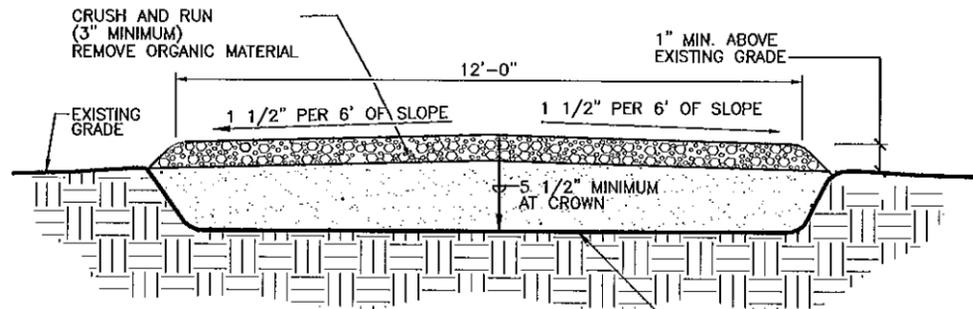


VA9029
WEBER CITY
RAWLAND
MONOPOLE
JAMES MADISON HWY
FORK UNION, VA
23055
FLUVANNA COUNTY

DRAWN BY:	KMB
CHECKED BY:	OWW
DATE:	NA
COMM NO:	VA9029

SHEET TITLE:
FENCE NOTES AND DETAILS

SHEET NUMBER:
C-5



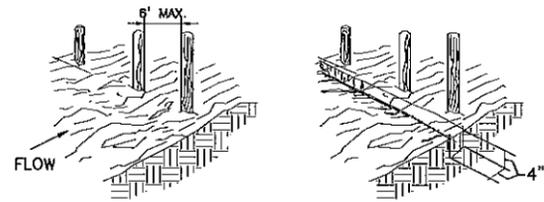
FARTH WORK SUBGRADE COMPACTION & SELECT GRANULAR FILL

- (A) CONTRACTOR SHALL BE RESPONSIBLE FOR CLEARING & GRUBBING THE CONSTRUCTION SITE AND ROADWAY AREAS. THE CONTRACTOR SHALL COMPLY WITH THE RECOMMENDATIONS CONTAINED WITHIN THE GEOTECHNICAL REPORT WHEN NECESSARY PREPARED FOR THIS SITE FOR SITE WORK PREPARATION & FOUNDATION WORK. AS A MINIMUM THE TOP 3" OF GRADE SHALL BE REMOVED. THE EXPOSED SUBGRADE COMPACTED, GEOTEXTILE FABRIC AS REQUIRED FOR UNSTABLE SOIL CONDITION.
- (B) ALL SELECT GRANULAR FILL SHALL BE COMPACTED TO A 95% COMPACTION AT A MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-1557 OR WITHIN PLUS OR MINUS 3% OF OPTIMUM MOISTURE CONTENT.

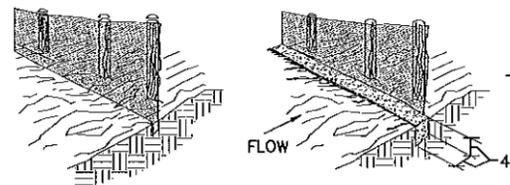
1 TYPICAL ACCESS ROAD CROSS SECTION
C-6 NOT TO SCALE

CONSTRUCTION OF A SILT FENCE (WITHOUT WIRE SUPPORT)

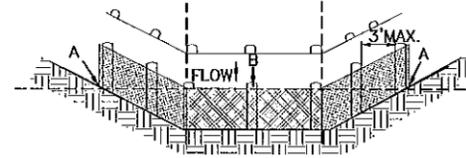
1. SET THE STAKES.
2. EXCAVATE A 4"x4" TRENCH UPSLOPE ALONG THE LINE OF STAKES.



3. STAPLE FILTER MATERIAL TO STAKES AND EXTEND IT INTO THE TRENCH.
4. BACKFILL AND COMPACT THE EXCAVATED SOIL.

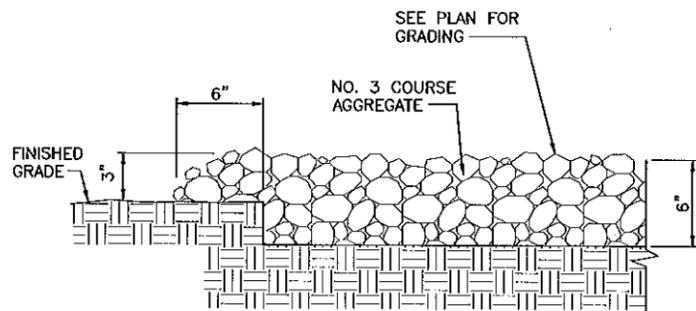


SHEET FLOW INSTALLATION (PERSPECTIVE VIEW)



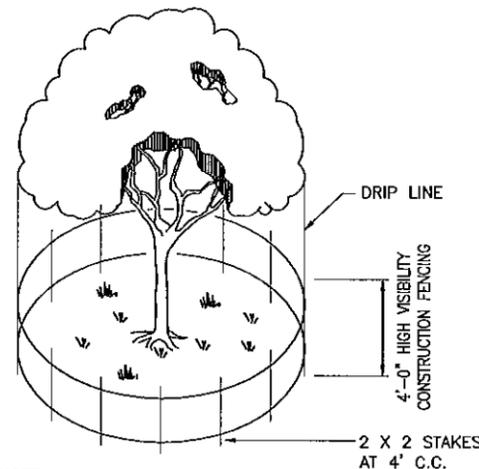
POINTS A SHOULD BE HIGHER THAN POINT B
DRAINAGEWAY INSTALLATION (FRONT ELEVATION)

2 SILT FENCE
C-6 NOT TO SCALE



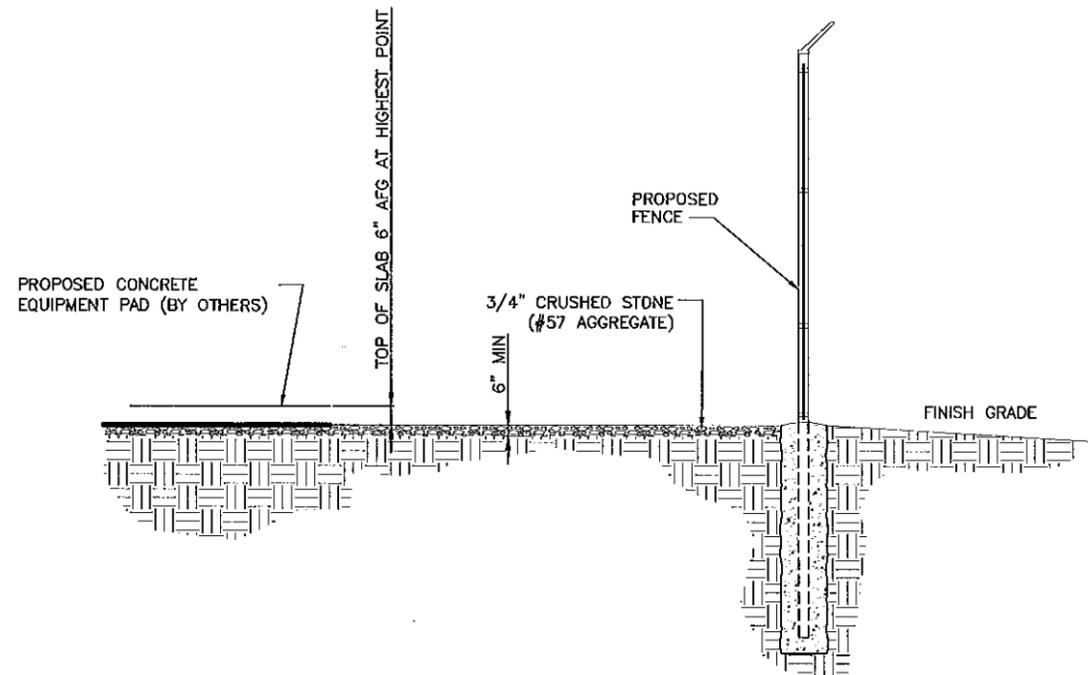
SECTION - GRAVEL PARKING/TURN AROUND (OUTSIDE OF FENCED COMPOUND)

3
C-6 NOT TO SCALE



NOTE:
DRIVE STAKES FIRMLY INTO GROUND AT LEAST 12"

4 TREE PROTECTION
C-6 NOT TO SCALE



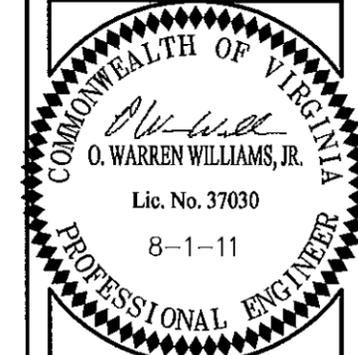
5 TYPICAL SITE COMPOUND CROSS SECTION
C-6 NOT TO SCALE

Clear Signal Towers, LLC

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RICHMOND, VA 23226
TEL (804)951-9694
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736 CARNEROS CIRCLE
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27285
(757) 450-2288

NO.	DATE	DESCRIPTION
1	08/01/11	ZONING DRAWINGS
	BY: KMB	CHK: OWW APP'D: OWW
2		
3		
4		
5		
6		



VA9029
WEBER CITY
RAWLAND
MONOPOLE
JAMES MADISON HWY
FORK UNION, VA
23055
FLUVANNA COUNTY

DRAWN BY: KMB
CHECKED BY: OWW
TTV DATE: NA
COMM NO: VA9029

SHEET TITLE:
CIVIL DETAILS

SHEET NUMBER:
C-6



March 7, 2012

Subject: AT& T Proposed Site – Communications Tower located on James Madison Hwy. (Tax Map 59-A-13B) ~ Fork Union, VA: FCC Compliance Letter – Site (CV439/VA9029) “Weber City”

County Planning and Consultant:

Clear Signal Towers, LLC who is representing AT&T on the above mentioned site ask that a letter be drafted stating the reason for the proposed location and not the Fluvanna County Water Tank Site. AT&T looked at the county water tank site last year when we scrubbed the area to fulfill the need for the AT&T coverage objectives in Fluvanna. The county property does not meet the needs of AT&T’s network build-out as the site is too far north and will cause dropped calls at the river. The propagation maps included in the application package show the coverage at the proposed Clear Signal Site and should clarify any questions that you may have.

Please do not hesitate to contact me with any questions or concerns regarding this project.

Sincerely,

Samuel J. Schroll

Samuel J. Schroll
RF Engineer
Solutelia /AT&T Mobility
4801 Cox Road, Suite 300
Glen Allen, Va. 23060
804-928-5571

Received

MAR 12 2012

Fluvanna County



November 7, 2011

**Subject: AT& T Proposed Site – Communications Tower located on State
Route 650 (Tax Map 50-A-3) ~ Palmyra, VA: FCC Compliance Letter
– Site (CV446/VA9030) “Cohasset”**

AT&T will comply with all FCC rules regarding interference to other radio services and
AT&T will comply with all FCC rules regarding human exposure to radio frequency
energy.

Please do not hesitate to contact me with any questions or concerns regarding this project.

Sincerely,

Samuel J. Schroll

Samuel J. Schroll
RF Engineer
Solutelia /AT&T Mobility
4801 Cox Road, Suite 300
Glen Allen, Va. 23060
804-928-5571

Memorandum

DATE: June 13, 2012
RE: APO'S for **SUP 12:03** Public Hearing Letters
TO: Allyson Finchum
FROM: Lauren Ryalls

Please be advised the attached letter went out to the attached list of Adjacent Property Owners for the **June 27, 2012** Planning Commission meeting.



COUNTY OF FLUVANNA

"Responsive & Responsible Government"

P.O. Box 540 Palmyra, VA 22963 (434) 591-1910 FAX (434) 591-1911 www.co.fluvanna.va.us

NOTICE OF PUBLIC HEARING

June 13, 2012

«Title» «First_Name» «Last_Name»
«Company_Name»
«Address_Line_1»
«City», «State» «ZIP_Code»
TMP# «TMP»

Re: Public Hearing on SUP 12:03

Dear «Title» «Last_Name»«Company_Name»:

This letter is to notify you that the Fluvanna County Planning Commission will hold a public hearing on the above referenced item on **Wednesday, June 27, 2012 at 7:00 PM** in the Circuit Court Room at the Fluvanna County Courts Building in Palmyra, VA. The request is described as follows:

SUP 12:03 – Clear Signal Towers, LLC (Weber City): *A request for a Special Use Permit (SUP) to allow for a 195-foot wireless communications tower with respect to 46.6 acres of Tax Map 59, Section A, Parcel 13B. The property is zoned A-1 (Agricultural, General) and is located on the east side of James Madison Highway (Route 15) 1.2 miles south of its intersection with Winnsville Drive (Route 612). The property is located in the Fork Union Election District and is within the Rural Residential Planning Area.*

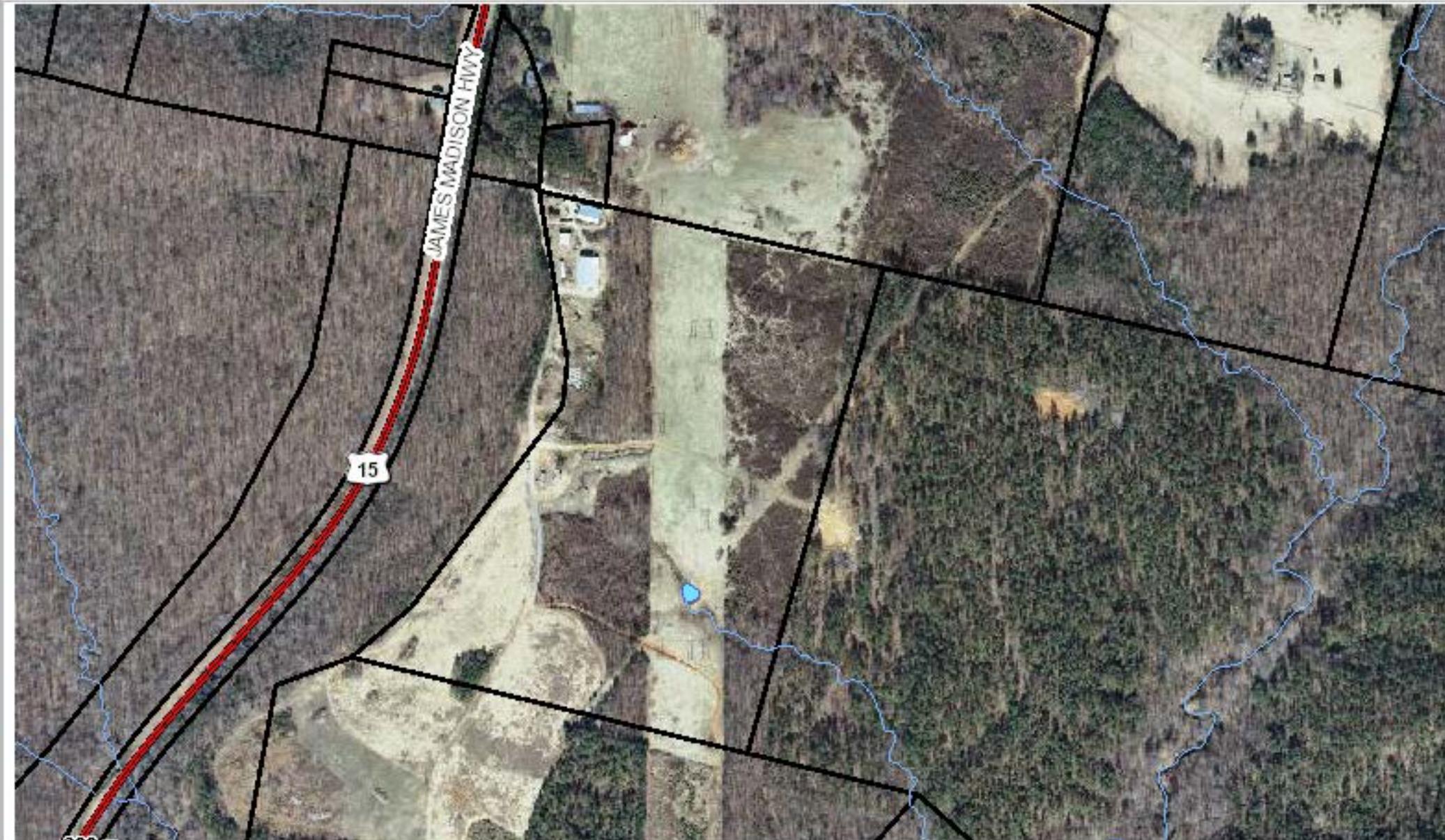
The applicant or applicant's representative must be present at the Planning Commission meeting. The tentative agenda and staff report will also be available for review by the public in the Fluvanna County Planning and Community Development Department during working hours (8:00 a.m. – 5:00 p.m., Monday through Friday). If you have any questions, please feel free to contact me by phone at (434) 591-1910 or by email at stugwell@co.fluvanna.va.us.

Sincerely,

Steve Tugwell
Senior Planner

SUP 12-03 Adjacent Property Owners

TMP#	Owner	Address	City, State	Zip Code
59 A 13	NEW FORESTRY LLC	3715 NORTHSIDE PKWY STE 2-500	ATLANTA, GA	30327
59 4 1A	SPRING GARDEN CEMETERY			
58 A 8E	WHITE, FRAYSER F II &	P.O. BOX 95	BREMO BLUFF, VA	23022
59 4 1	WHITE, RICHARD H.	P.O. BOX 55	FORK UNION, VA	23055
59 A 13B	WHITE, RICHARD H.	P.O. BOX 55	FORK UNION, VA	23055
58 A 57	WHITE, RICHARD H. & LINDSAY K.	P.O. BOX 55	FORK UNION, VA	23055



Scale: 1:9027.977411

Date: 06/18/2012

Printed By:

Under Virginia State Law, these real estate assessment records are public information. Display of this property information on the internet is specifically authorized by the Code of Virginia §58.1-3122.2(as amended).



Proposed 195'
Monopole

View from James Madison Hwy in front of Home Source
VA9029 Weber City, James Madison Highway, Fort Union, VA



Proposed 195'
Monopole (not
visible)

View from Creasy Town Rd (not visible)

VA9029 Weber City, James Madison Highway, Fort Union, VA



Clear Signal Towers, LLC





Proposed 195'
Monopole

View from 2490 James Madison Highway

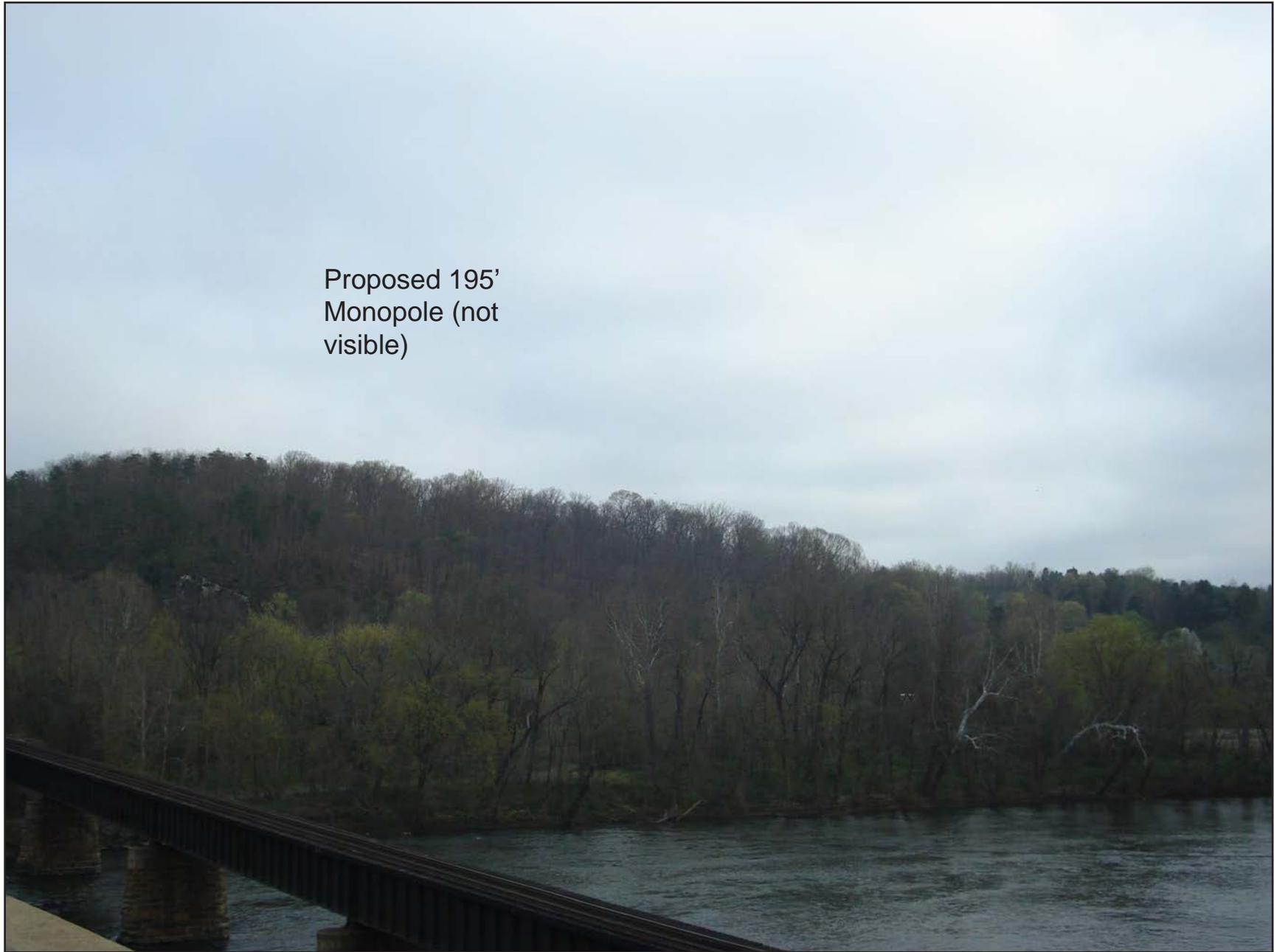
VA9029 Weber City, James Madison Highway, Fort Union, VA



Clear Signal Towers, LLC



Proposed 195'
Monopole (not
visible)



View from James River Bridge

VA9029 Weber City, James Madison Highway, Fort Union, VA



Clear Signal Towers, LLC



Proposed 195'
Monopole (not
visible)



View from Bremono Bluff Road

VA9029 Weber City, James Madison Highway, Fort Union, VA



Proposed 195'
Monopole

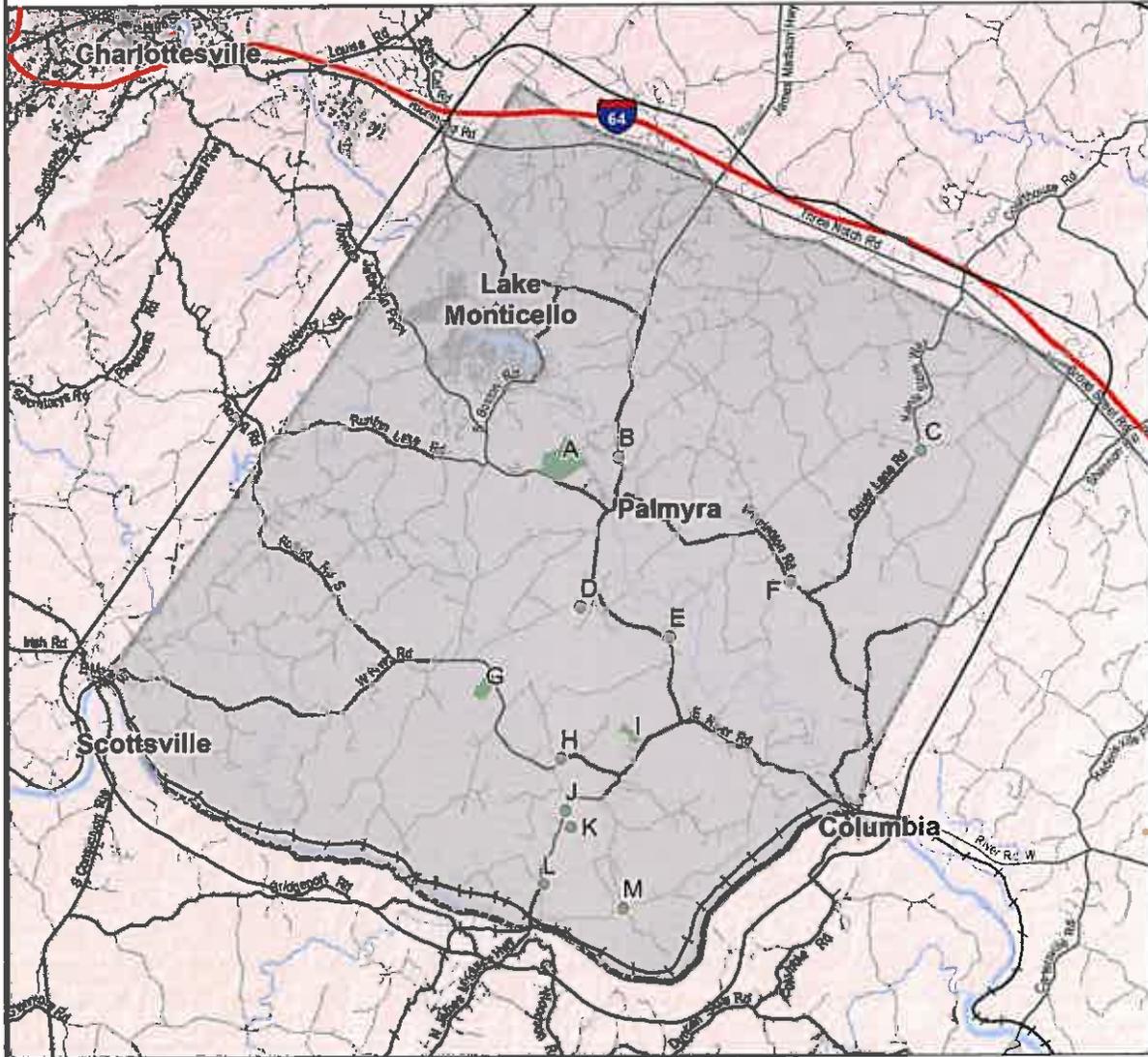
View from access road

VA9029 Weber City, James Madison Highway, Fort Union, VA



Clear Signal Towers, LLC

County Owned Property



- | | | | |
|---|---|---|--------------------|
|  | County Parcel Potentially Suitable for Site |  | Limited Access Hwy |
|  | County Boundary |  | Major Roads |
|  | 1 Mile Buffer Around County |  | Minor Roads |
| | |  | Railroads |

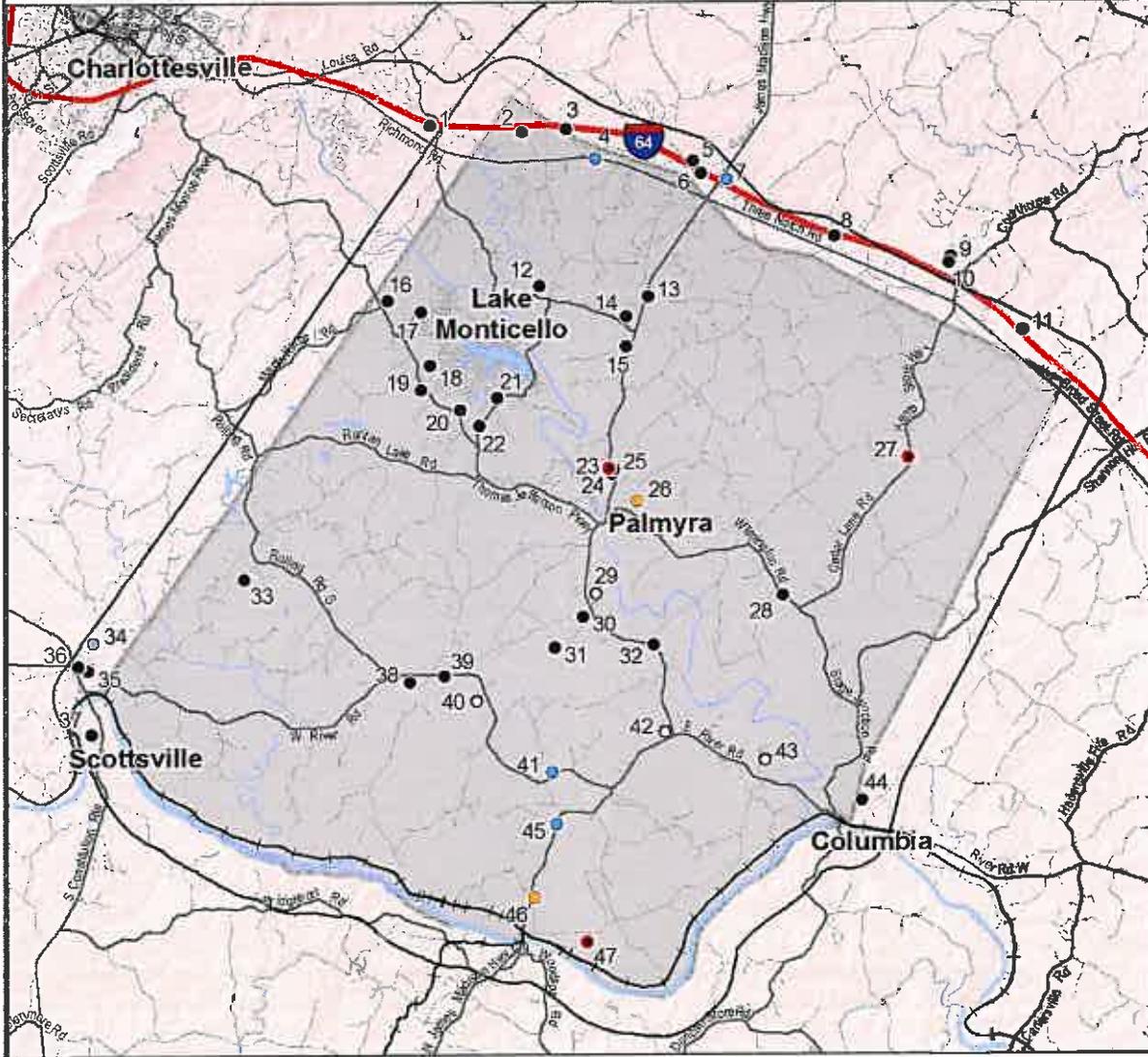
Sources:
 CityScape Consultants, Inc.;
 US Geological Survey; Virginia DOT;
 Center for GISc at UNC Greensboro



Map created on April 11, 2011 by the Center for GISc at UNC Greensboro

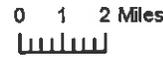
Figure 42: County-owned lands

Existing Antenna Locations



- Tower
- Water Tank
- E911 Tower
- Not Built
- Pending / Proposed
- E911 Tower / Water Tower
- Limited Access Hwy
- Major Roads
- Minor Roads
- Railroads
- ⊕ County Boundary
- ⊕ 1 Mile Buffer Around County

Sources:
 CityScape Consultants, Inc.;
 US Geological Survey; Virginia DOT;
 Center for GISc at UNC Greensboro



Map created on March 28, 2011 by the Center for GISc at UNC Greensboro

Figure 41: Existing Wireless Telecommunications Inventory



COUNTY OF FLUVANNA

*"Responsive & Responsible Government"*P.O. Box 540 Palmyra, VA 22963 (434) 591-1910 FAX (434) 591-1911 www.co.fluvanna.va.us

May 11, 2012

Clear Signal Towers, LLC
1801 Libbie Avenue, Suite 201
Richmond, VA 23226

Delivered via mail

**Re: TRC comments SUP 12:03 (Clear Signal Towers, LLC: Weber City) Construct 195' telecomm
monopole, Tax Map: 59-A-13B**

Dear Applicant:

The following comments are the result of the Technical Review Committee meeting.

1. The Health Dept. stated that a permit was issued for an agricultural well which was installed on June 10, 2009, and that there is a barn on the property but no septic systems;
2. Central Virginia Electric Cooperative stated that Dominion power has jurisdiction at this site;
3. Planning staff stated that the consultant's report was forthcoming and their comments would be part of the staff report;
4. VDOT stated that an entrance permit will be required, and the entrance may need to be upgraded.

Please provide any other materials or documentation that is to be included in the Planning Commission packet by **Friday, May 25, 2012**. Submitting revisions by this deadline will place your request on the **June 27, 2012** Planning Commission agenda.

If you have any questions or need additional information, please contact me at 434-591-1910.

Sincerely,

Steve Tugwell
Senior Planner
Dept. of Planning & Community Development

Cc: Richard and Lindsay White, 2214 James Madison Highway, Bremono Bluff, VA 23055

**Telecommunications Site Review
Virginia New Structure**



Consultants, Inc.

7050 W. Palmetto Park Road #15-652
Boca Raton, FL 33433-3483
Phone: 877-438-2851 • Fax: 877-220-4593

May 9, 2012

Mr. Steven Tugwell
Planning and Zoning
132 Main Street
Palmyra, Virginia 22963

**RE: AT&T Mobility Application
Weber City 439**

Dear Mr. Tugwell,

At your request on behalf of Fluvanna County, Virginia, CityScape Consultants Inc., in its capacity as telecommunications consultant for the County, has considered the merits of an application submitted by AT&T Wireless ("AT&T") and Clear Signal International ("Clear"), to construct a new one hundred ninety-five (195) foot monopole type tower to include a four (4) foot top mounted lightning rod, as an antenna support structure. AT&T is actively upgrading their facilities throughout the State of Virginia and other areas in the southeast United States. Other carriers such as U.S. Cellular, T-Mobile and Verizon are doing much the same. This proposed new construction will allow AT&T to improve service along US-15. The new facility will expedite AT&T to bring new 3G (Third Generation) and 4G (Fourth Generation) electronic communication capabilities. Currently AT&T has limited facilities within Central Virginia. The proposed support structure is to be owned by Clear Signal Towers and will be located on property owned by Richard White. The proposed new facility will be located just off Highway US-15; James Madison Highway in Fluvanna County, Virginia, see *figure 1*.

AT&T is proposing to top mount their antennas at the one hundred ninety-five (195)-foot level, using a single coaxial cable for each antenna. AT&T plans to install a new prefabricated shelter mounted on a new concrete foundation near the base of the tower, see *figure 2*. The Applicant has stated that the facility will be constructed to accommodate a total of four (4) antenna arrays which is contrary with Fluvanna County code, see *figure 3*. A new tower of this height must accommodate a total of six (6) antenna arrays.

All wireless communications systems depend on the concept of frequency resource reuse to achieve greater capacities. With some technologies, the individual channel frequencies are reused every few cells, but not too closely, since interference would result. In many other systems, power from one base station interferes with other base stations, impacting network capacity. Therefore, it is undesirable for wireless phones to communicate with more than a few base stations simultaneously.

A reasonable search area location is a key element in assuring that a site is justified. Generally, new wireless communication facilities are equally spaced with respect to existing sites. However, terrain, network capacity and other issues may necessitate a facility that it is *not* equally spaced with respect to existing sites. Typically the wireless provider is asked to provide a frequency grid or coverage predictions to indicate that a site is properly located.

Specifically, the undersigned has evaluated AT&T's proposal from the following perspectives:

1. The proposed facility is required due to technological reasons and is essential for the Applicant to provide telecommunications services, and,
2. The proposed new site was selected as reasonably within the targeted area and therefore acceptable within the AT&T Network design specifications. The Applicant has followed the guidelines of the Telecommunications Act of 1996, the State of Virginia and the Fluvanna County Ordinance.

The Applicant did not follow all guidelines. The required changes are reflected within the conditions of approval.

All designs and plans for the proposed new facilities were developed according to accepted practices of RF propagation engineering and the persons completing all work are sufficiently qualified within their disciplines.

Figure 4 represents the current service for AT&T at this location. *Figure 5* indicates the Applicant's predicted new service for this phase of Network deployment in Fluvanna County. CityScape anticipates this plan, if built as designed, should be sufficient to allow an improvement of regular cellular service to AT&T customers, in addition the proposed changes will increase the ability for citizens to utilize higher speed internet. Properly locating the site will justify the proposed construction of a new support structure.

The Applicant supplied a letter of compliance with all FCC standards regarding human exposure to Radio Frequency energy, and the Applicants will comply with all aspects of FCC rules regarding interference, see *figure 6*. CityScape is aware that this facility will operate in both the 800-megahertz and 1900-megahertz spectrum and could be an interference concern to Public Safety operations.

For the reasons listed below, it is our opinion that:

- ◆ The proposed facility is required because of generally accepted and adequately demonstrated technological reasons and is essential in order for AT&T to provide satisfactory existing communications service, to alleviate a signal coverage issue; and
- ◆ AT&T's submissions indicate there is a substantial service void in the general area surrounding the subject site and that the addition of new service at a height of 195 feet will help relieve these concerns. Therefore the proposed location will sufficiently accomplish satisfactory service, and there are no reasonable alternative technologies to accommodate the Applicant's needs without the construction of a new facility; and,
- ◆ The proposed new site is supported by the Fluvanna County Telecommunications Master Plan

The Applicant submitted photo simulations which are attached as Exhibits.

The site will be designed and constructed by professionals with expertise in the disciplines of maximizing the use of telecommunications facilities and construction. This practice corresponds with the desires of Fluvanna County.

Upon review and discussions with the Applicant, CityScape confirms a new support structure is required not only for proposed new AT&T equipment but will be needed for additional wireless carriers in the near future. Therefore, CityScape recommends this application with the tower height of 195 feet be approved with the following conditions:

That the Applicant;

1. Confirms the new support structure will be capable of supporting a total of six (6) antenna arrays, in compliance with EIA/TIA 222-G; and,
2. The proposed new tower shall accommodate no less than six (6) different wireless service provider's antenna arrays all of the same general design; and,
3. The Applicant shall expand the ground compound to accommodate up to six (6) different wireless service provider's ground mounted electronic equipment; and,
4. The Applicant obtain all necessary County permits prior to any work on the site; and,
5. All access ports shall be sufficiently sealed to prevent infiltration or habitation by any type of wildlife; and,
6. The facility shall be protected from access from unauthorized personnel both during construction and during all periods of operation.

Respectfully submitted,



Richard L. Edwards
FCC Licensed
PCIA Certified
CityScape Consultants, Inc.

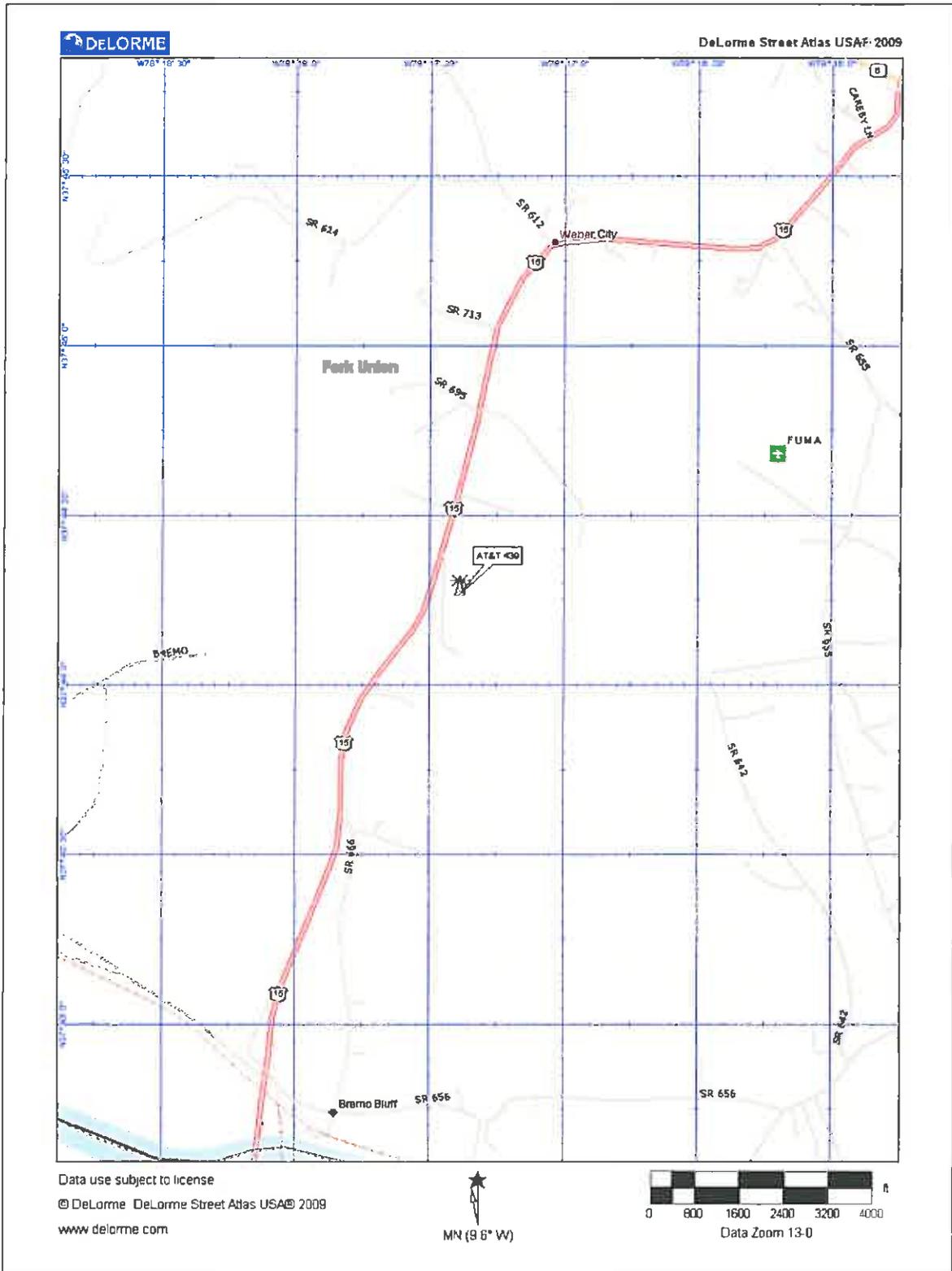


Figure 1. Site Location

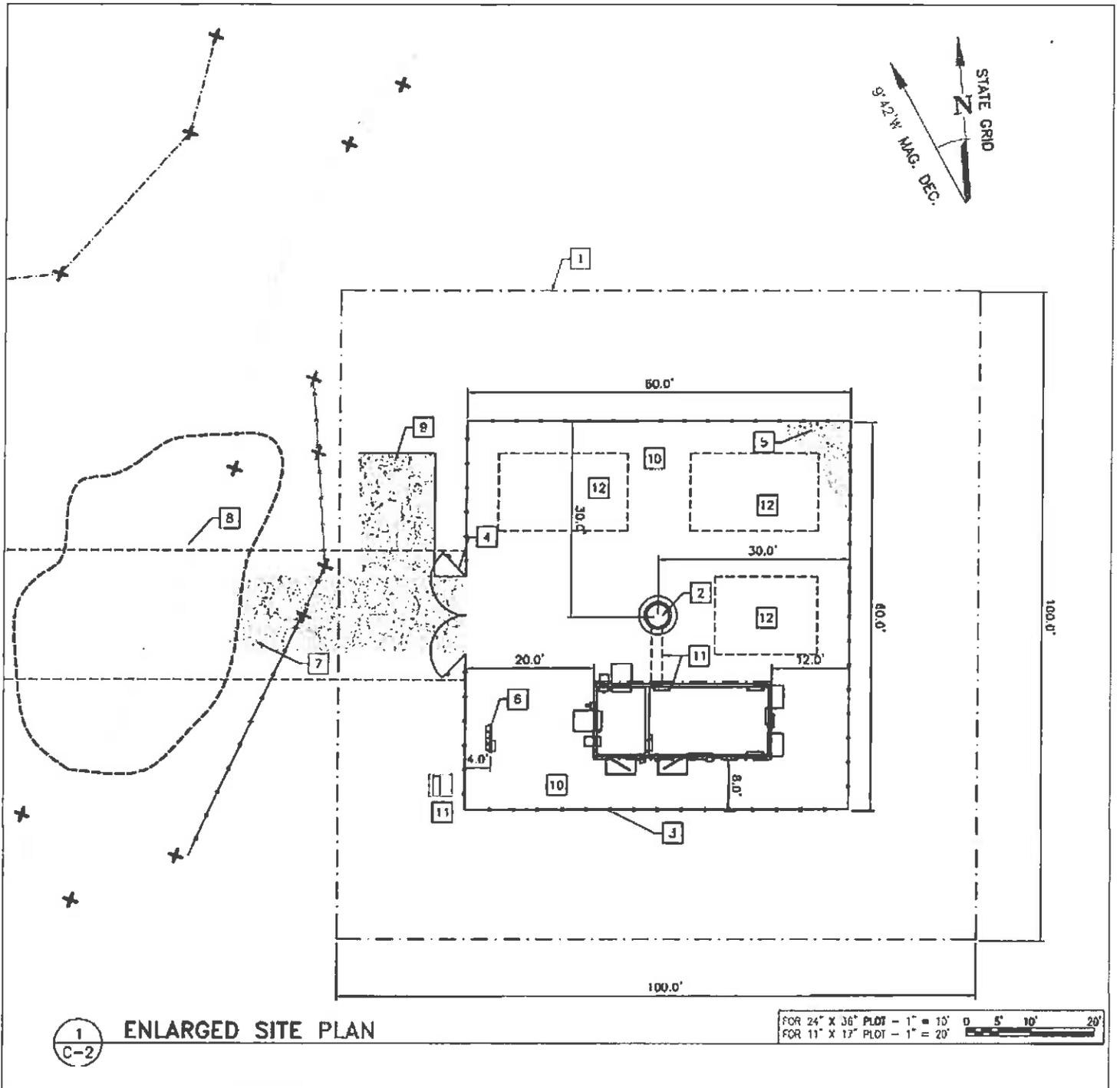


Figure 2. Proposed Ground Compound

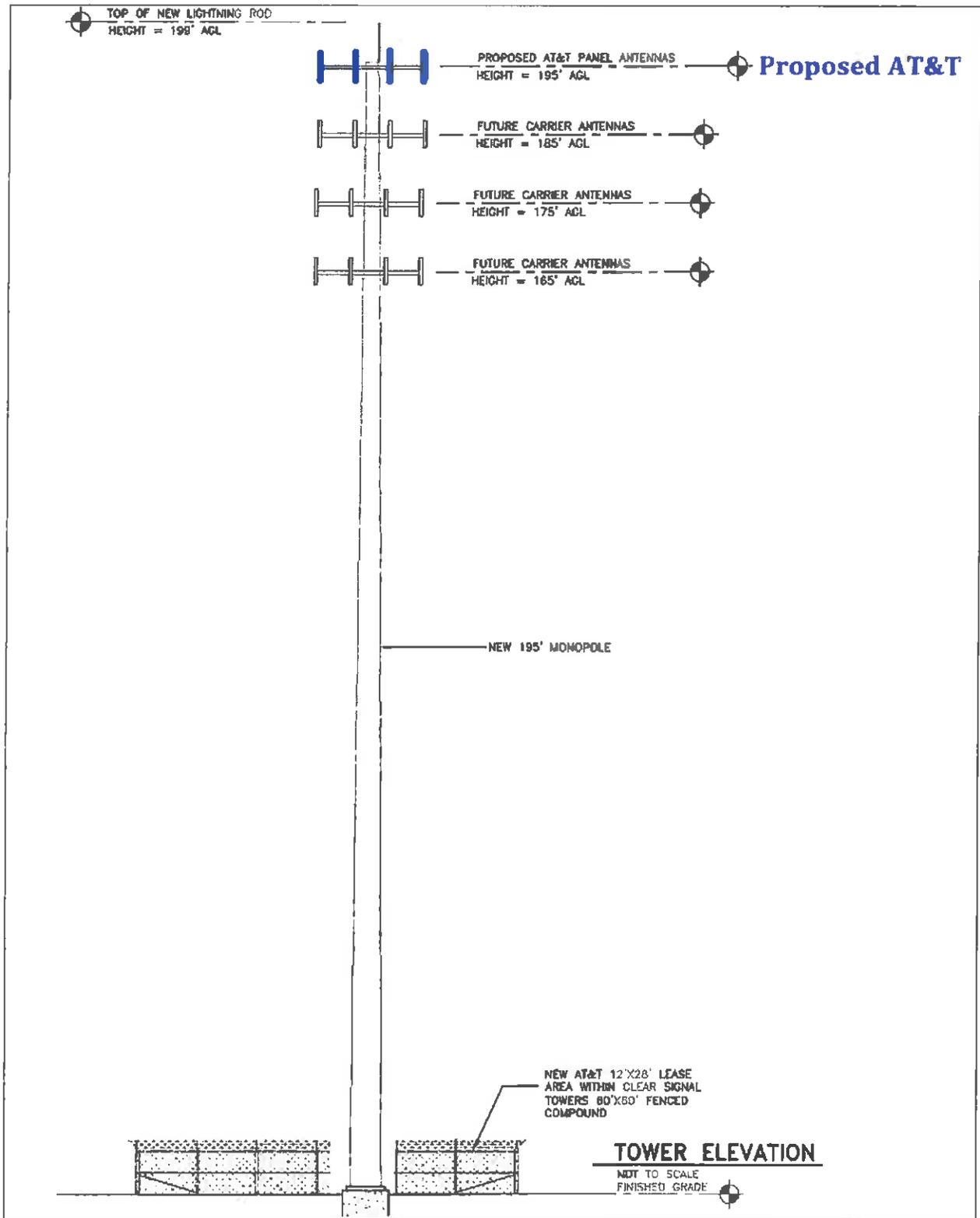


Figure 3. Proposed Tower Elevation

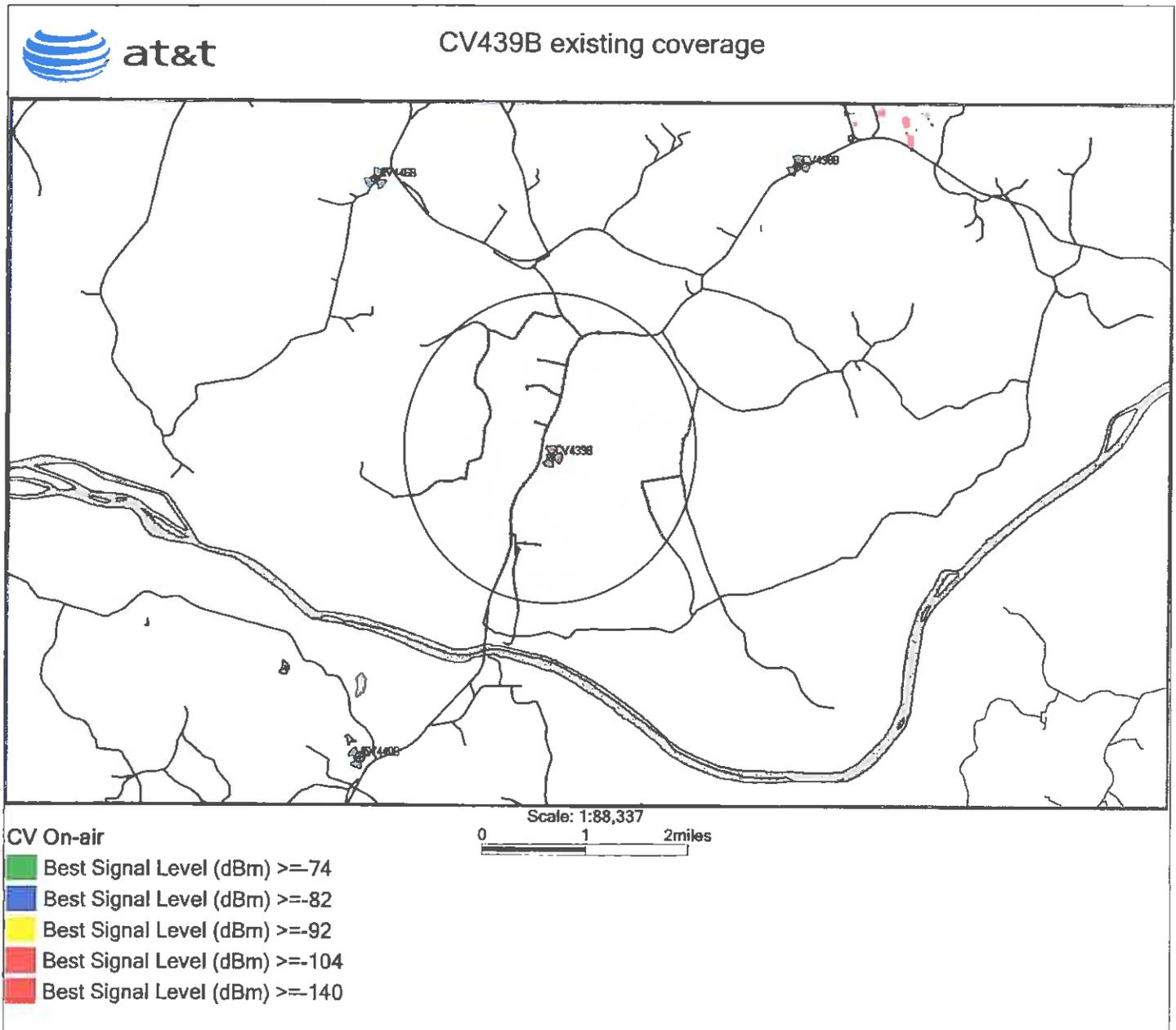


Figure 4. Current Service (Gray Indicates Target Area)

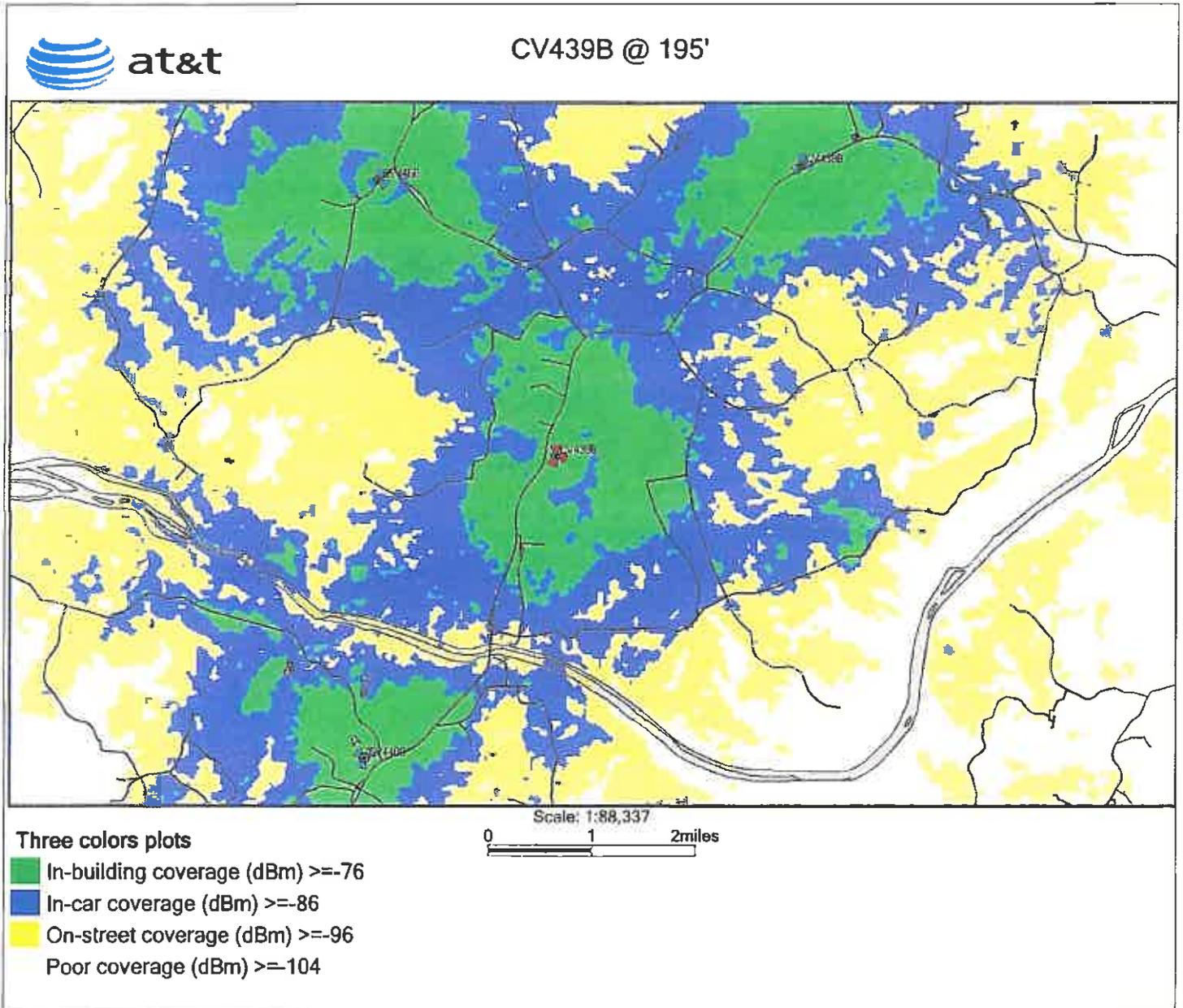


Figure 5. Projected New Service



November 7, 2011

Subject: AT& T Proposed Site – Communications Tower located on James Madison Hwy. (Tax Map 59-A-13B) ~ Fork Union, VA: FCC Compliance Letter – Site (CV439/VA9029) “Weber City”

AT&T will comply with all FCC rules regarding interference to other radio services and AT&T will comply with all FCC rules regarding human exposure to radio frequency energy.

Please do not hesitate to contact me with any questions or concerns regarding this project.

Sincerely,
Samuel J. Schroll

Samuel J. Schroll
RF Engineer
Solutelia /AT&T Mobility
4801 Cox Road, Suite 300
Glen Allen, Va. 23060
804-928-5571

Figure 6. Human Exposure and Interference Compliance Statements



COUNTY OF FLUVANNA

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P.O. Box 540 Palmyra, VA 22963 (434) 591-1910 FAX (434) 591-1911 www.co.fluvanna.va.us

STAFF REPORT

To: Fluvanna County Planning Commission
Case Number: SUP 12:04
Tax Map: 50-A-3

From: Steve Tugwell
District: Fork Union
Date: June 27, 2012

General Information: This request is to be heard by the Planning Commission on Wednesday, June 27, 2012 at 7:00 pm in the Circuit Courtroom of the Fluvanna County Courts Building.

Applicant: Clear Signal Towers, LLC

Requested Action: A request for a Special Use Permit (SUP) to allow for a 195-foot wireless telecommunications tower with respect to 97.7 acres of Tax Map 50, Section A, Parcel 3. (Attachment A)

Existing Zoning: A-1, Agricultural, General

Planning Area: Rural Preservation

Zoning Ordinance: Article 27: *Regulation of Telecommunications Facilities*

Location: The affected property is located on the west side of Mountain Hill Road (Route 650) approximately 500 feet south of its intersection with West River Road (State Route 6). (Attachment B)

Existing Land Use: The property is mostly wooded.

Adjacent Land Use: The surrounding area is zoned A-1, Agricultural, General and is very low-density residential in nature.

Zoning History: No Previous Zoning Activities

Analysis

The applicant has requested a Special Use Permit (SUP) to allow the construction of a 195-foot monopole-type telecommunications tower on Tax Map 50, Section A, Parcel 3. The tower will be constructed within a 10,000 square foot (100' x 100') compound that will also house the necessary accessory structures.

When evaluating a request for a Special Use Permit (SUP), two (2) general guidelines are used for evaluation, as set forth in the Fluvanna County Zoning Ordinance (Sec. 22-17-4D).

First, the proposed use should not tend to change the character and established pattern of the area or community.

Character of Surrounding Area

The proposed tower is located in the south central portion of the county off of State Route 6 (West River Road), off of Mountain Hill Road. The surrounding area is not highly populated, and has land involved in agricultural and forestry production. A low number of dwellings are located within a mile of the proposed tower. The location of the proposed tower is screened by a dense mix of existing trees and vegetation. According to the applicant's photosimulations, the tower would be visible from the immediate lease compound area, some sections of Mountain Hill Road, as well as some sections of State Route 6 (West River Road). (Attachment C)

Conformance with Wireless Telecommunications Facilities Master Plan

According to the *Wireless Telecommunications Facilities Master Plan*, there are two (2) potential county owned properties that were within reasonable proximity to the applicant's search ring and the proposed new site. These two sites are identified as Site Location G, and Site Location H. The consultant determined that neither location would meet proper technical requirements. (Attachment D)

Second, the proposed use should be compatible with the uses permitted by-right in that zoning district and shall not adversely affect the use/or value of neighboring property.

Zoning

The subject property and all surrounding properties are zoned A-1 (Agricultural, General). Since the proposed tower will be less than 200 feet, it will not have to be lighted. The applicant is proposing to build a 195 foot non-concealed freestanding antenna support facility within a 100 foot by 100 foot lease area, which per Sec. 22-27-8, requires a special use permit, and is not permitted by-right. Some permitted by-right uses in the A-1 zoning district include single-family dwellings, minor utilities, home occupations, private kennels, and temporary sawmills to name a few.

If this request were approved, the applicant will be required to submit a site development plan for review, in accordance with Article 23: *Site Development Plans* of the Fluvanna County Zoning Ordinance.

Relationship to Neighboring Properties

The proposed tower will be located on a parcel of land that is vastly wooded with a mix of hardwood and pine trees. The tower would be screened by a substantial wooded area between Mountain Hill Road, and the lease area. Very few dwellings are located within a 1-mile

proximity of the proposed tower, and existing vegetation would provide an effective screening from those properties. (Attachment E).

Comprehensive Plan

The Comprehensive Plan designates this area as within the Rural Preservation Planning Area. The Infrastructure Chapter of the Comprehensive Plan has the following recommendations concerning the siting of cellular towers.

- Encourage the location and co-location of wireless communication equipment on existing structures;
- Accommodate the growing need and demand for wireless communication services;
- Encourage coordination between communication providers;
- Establish consistent and balanced legal language governing wireless communications facilities that take into consideration the Comprehensive Plan and communications master plan; and
- Maintain compliance with applicable laws, including but not limited to the 1996 Telecommunications Act.

The above recommendations are the primary reasons the county has procured a telecommunications consultant to assist with these applications.

Neighborhood Meeting

No one spoke with regard to this application at the neighborhood meeting held on May 9, 2012.

Technical Review Committee

The Technical Review Committee (TRC) meeting was held on May 10, 2012. The following comments were made:

1. Central Virginia Electric Cooperative stated that power supply is not an issue at this site;
2. The Health Dept. stated that the property does not contain any buildings, water or sewerage systems;
3. Planning staff stated that the consultant's report was forthcoming and their comments would be part of the staff report;
4. VDOT stated that an entrance permit will be required, and the entrance may need to be upgraded. (Attachment F).

Consultant's Recommendation

CityScape Consultants, Inc. has reviewed this request, and has stated that:

1. The proposed facility is required because of generally accepted and adequately demonstrated technological reasons and is essential in order for AT&T to provide satisfactory existing communications service and alleviate a signal coverage issue;
2. AT&T's submissions indicate there is a substantial service void in the general area surrounding the subject site and that the addition of new service at a height of 195 feet will help relieve these concerns. Therefore, the proposed location will sufficiently accomplish satisfactory service, and there are no reasonable alternative technologies to accommodate the Applicant's needs without the construction of a new facility; and
3. The proposed site is supported by the *Wireless Telecommunications Facilities Master Plan*.

CityScape Consultants, Inc. recommends that the application be approved with the following conditions:

1. The Applicant confirms the new support structure will be capable of supporting a total of six (6) antenna arrays, in compliance with EIA/TIA 222-G;
2. The proposed new tower shall accommodate no less than six (6) different wireless services providers' antenna arrays, all of the same general design;
3. The Applicant shall expand the ground compound to accommodate up to six (6) different wireless service providers' ground-mounted electronic equipment;
4. The Applicant shall obtain all necessary County permits prior to any work on the site;
5. All access ports shall be sufficiently sealed to prevent infiltration or habitation by any type of wildlife; and
6. The facility shall be protected from access from unauthorized personnel both during construction and during all periods of operation. (Attachment G)

Conclusion

This request for a special use permit for a 195 ft. monopole telecommunication facility appears to be in substantial conformance with the intent of the Comprehensive Plan's recognition that telecommunications are a critical part of the role of infrastructure throughout the county, and the criteria set forth in the Zoning Ordinance. In reviewing this request, the Planning Commission should consider how the proposed tower:

- Conforms with the *Wireless Telecommunications Facilities Master Plan*;
- Improves telecommunications infrastructure within Fluvanna County; and
- Impacts the rural character, and associated tourism potential, of the surrounding area.

If approved, staff recommends that the following conditions be imposed:

1. The tower, including antennae, will not be higher than 199 feet and will not be lit;

2. The tower shall be in the same location as shown in the application;
3. The Applicant confirms the new support structure will be capable of supporting a total of six (6) antenna arrays, in compliance with EIA/TIA 222-G;
4. The proposed new tower shall accommodate no less than six (6) different wireless services providers' antenna arrays, all of the same general design;
5. The Applicant shall expand the ground compound to accommodate up to six (6) different wireless service providers' ground-mounted electronic equipment;
6. The tower shall be available for co-location by other telecommunications companies, with Fluvanna County having the right of first refusal prior to the approval of each proposed co-location;
7. The Applicant shall obtain all necessary County permits prior to any work on the site;
8. All access ports shall be sufficiently sealed to prevent infiltration or habitation by any type of wildlife; and
9. The facility shall be protected from access from unauthorized personnel both during construction and during all periods of operation;
10. All feed lines shall be installed within the shell of the monopole and no lines will be exposed except at the antennas;
11. If the structures should no longer be needed, the applicant shall remove them, and restore the grounds to the prior condition; and
12. Violation of any condition of this permit shall be grounds for revocation of this permit.
13. The Board of Supervisors, or their representatives, has the right to inspect the property for compliance with these conditions at any time.

Suggested Motion

I move that the Planning Commission recommend **approval/denial** of SUP 12:04, a special use permit request to allow for a 195 foot monopole telecommunications tower with respect to 97.7 acres of Tax Map 50, Section A, Parcel 3 (if approved) subject to the conditions listed in the staff report.

Attachments

- A: Application, compliance letter, and APO letter
- B: Aerial Vicinity Map
- C: Applicant's Balloon Test Photos
- D: Map of County owned property and letter from the consultant
- E: Map of Existing Wireless Telecommunications Inventory
- F: TRC comments
- G: Consultant's Report

Copy

Owner: Margaret Snoddy, 745 Tara Lane, Scottsville, VA 24590

Applicant: Clear Signal Towers, LLC, Dorothy Brunetti, 1801 Libbie Avenue, Suite 201, Richmond, VA 23226

Consultant: CityScape Consultants, 10704 Elmbrook Court, Raleigh, NC 27614

Received

MAR 12 2012

Fluvanna County



COMMONWEALTH OF VIRGINIA
COUNTY OF FLUVANNA

Application for Special Use Permit (SUP)

Owner of Record: Margaret Snoddy
E911 Address: 745 Tara Ln, Scottsville, VA 24590
Phone: _____ Fax: N/A
Email: N/A

Applicant of Record: Clear Signal Towers, LLC
E911 Address: 1801 Libbie Ave, Suite 201, Richmond
Phone: 804-337-6470 Fax: 804-648-4809
Email: dorothy@vacapital.com

Representative: Dorothy Brunetti
E911 Address: 1801 Libbie Ave, Suite 201, Richmond VA
Phone: 804-337-6470 Fax: 804-648-4809
Email: dorothy@vacapital.com

Note: If applicant is anyone other than the owner of record, written authorization by the owner designating the applicant as the authorized agent for all matters concerning the request shall be filed with this application.
Is property in Agricultural Forestal District? No Yes
If Yes, what district: N/A

Tax Map and Parcel(s): 50-A-3
Acreage: 97.7 Zoning: A-1

Deed Book Reference: WB. 51 P. 756
Deed Restrictions? No Yes (Attach copy)

Request for a SUP in order to: construct a Tower

Proposed use of Property: Wireless Telecom Facility

*Two copies of a plan must be submitted, showing size and location of the lot, dimensions and location of the proposed building, structure or proposed use, and the dimensions and location of the existing structures on the lot.

By signing this application, the undersigned owner/applicant authorizes entry onto the property by County Employees, the Planning Commission, and the board of Supervisors during the normal discharge of their duties in regard to this request and acknowledges that county employees will make regular inspections of the site.

Date: 3/1/12 Signature of Owner/Applicant: [Signature]
Subscribed and sworn to before me this 1st day of MARCH, 2012 Register # 2273598
My commission expires: October 31, 2013 Notary Public: [Signature]
Certification: Date: _____ Zoning Administrator: Darren Coffey

All plats must be folded prior to submission to the Planning Department for review. Rolled plats will not be accepted.

OFFICE USE ONLY	
Date Received: <u>3-2-12</u>	Pre-Application Meeting: _____ PH Sign Deposit Received: <u>\$90.00</u> Application #: <u>SUP 12-004</u>
\$800.00 fee plus mailing costs paid: _____	Mailing Costs: \$20.00 Adjacent Property Owner(APO) after 1st 15, Certified Mail
Amendment of Condition: \$400.00 fee plus mailing costs paid: _____	
Telecommunications Tower \$1,500.00 fee plus mailing costs paid: _____	\$5,500 w/Consultant Review paid: <u>CK# 2336</u>
Election District: <u>Fork Union</u>	Planning Area: <u>Rural Preservation</u>
Public Hearings	
Planning Commission	Board of Supervisors
Advertisement Dates: <u>June 14th + 21st</u>	Advertisement Dates: <u>July 5th + 12th</u>
APO Notification: <u>June 13th</u>	APO Notification: <u>July 4th</u>
Date of Hearing: <u>June 27th</u>	Date of Hearing: <u>July 18th</u>
Decision: _____	Decision: _____

Received

MAR 12 2012

Fluvanna County Virginia

VA9030/CV44

Cohasset

Fluvanna County Communications Facility Application Checklist

Date Submitted: 11/6/11

APPLICANT'S NAME: Clear Signal Towers, LLC
 Phone: 804-337-6470 FAX: 804-648-4809 E-mail: dorothy@vacapital.com
 PROPERTY OWNER: _____ Phone: _____
 APPLICANT'S CONTACT: Dorothy Brunetti
 Address: 1801 Kibbie Ave, Suite 201, Richmond VA 23226
 Phone: 804-337-6470 FAX: 804-648-4809 E-mail: dorothy@vacapital.com
 Lessor/Licensor Contact Information:
 Name: Margaret Louise Snoddy
 Address: 745 Tara Lane Scottsville VA 24590
 Phone: _____ FAX: _____ E-mail: _____

Commercial Wireless Provider AT&T

New Structure: Yes No Co-location: Yes No Water Tower: Yes No
 Replace Existing Structure: Yes No Replacement (upgrade) of existing antennas Yes No
 Stealth Attached Facility: Yes No New Stealth Antenna Support Structure: Yes No

FACILITY INFORMATION:

Site Address: State Route 650, Palmyra VA 22963
 Latitude (NAD83): 37.46-41.6 Longitude (NAD83): 78-19-15.1
 Ground Elevation (AMSL) (ft): 488' Total Height of Tower: (AGL) (ft) 195'
 RAD Center (ft): 194'
 TAX Parcel Identification Number: 80-A-3
 Present Zoning of Property: A-1
 Land Use and Description of Property: Agricultural
 FCC Antenna Structure Registration Number (ASR) (if applicable): N/A

The following must be enclosed with this application:

1. A map (electronic preferable) of the same search ring submitted and used by the applicant's site locator;
2. A map (electronic preferable) indicating applicant's existing RF signal propagation;
3. A map (electronic preferable) indicating applicant's proposed new RF signal propagation;
4. A statement (electronic preferable) from a qualified individual that the applicant will comply with all FCC rules regarding human exposure to RF energy, along with the individual's qualifications;
5. A statement (electronic preferable) from the applicant that the applicant will comply with all applicable FCC rules regarding radio-frequency interference;
6. A statement (electronic preferable) that the submitted search ring is the same as utilized in the selection of the site;
7. Complete plans of the proposed facility to include a structural certification by a Registered Professional Engineer that the facility complies with applicable Federal, State and Buckingham County building codes.

Please Note: Supplemental information may be requested for purposes of clarity or confirmation.



Clear Signal Towers, LLC

COHASSET VA9030

STATE ROUTE 650
PALMYRA, VA 22963

PROJECT DESCRIPTION:

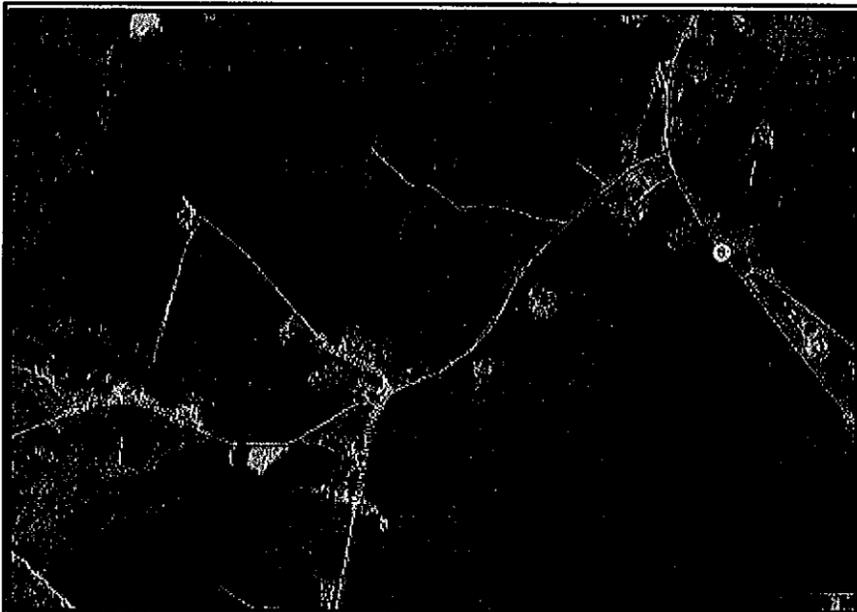
INSTALLATION AND OPERATION OF ANTENNAS AND ASSOCIATED EQUIPMENT



2 WORKING DAYS
BEFORE YOU DIG
1-800-552-7001
TOLL FREE
MISS UTILITY

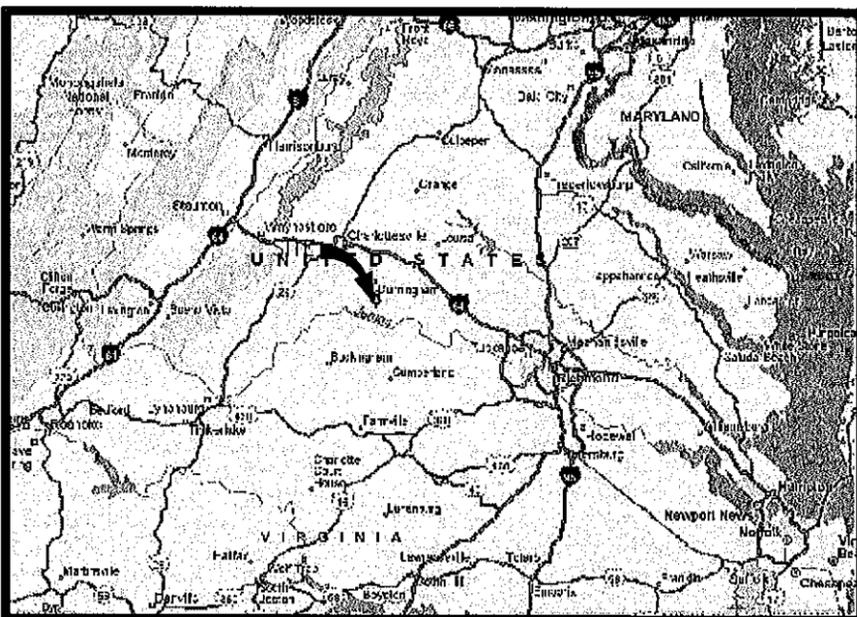
DIRECTIONS TO SITE:

FROM RICHMOND:
TAKE I-64 W TO EXIT 167 AND TURN RIGHT ONTO US-250. TURN LEFT ONTO FAIRGROUND RD AND THEN LEFT ONTO US-522. TURN RIGHT ONTO SR-6 AND FOLLOW FOR APPROXIMATELY 25 MILES. TURN LEFT ONTO MOUNTAIN HILL RD AND THEN TURN RIGHT ONTO ACCESS ROAD AND FOLLOW TO SITE.



LOCAL MAP

NOT TO SCALE



VICINITY MAP

NOT TO SCALE

APPROVAL

SAI SITE ACQUISITION:	SIGNATURE	DATE	AT&T REGULATORY	SIGNATURE	DATE
SAI ZONING:	SIGNATURE	DATE	AT&T RF:	SIGNATURE	DATE
SAI CONSTRUCTION:	SIGNATURE	DATE	AT&T CONSTRUCTION:	SIGNATURE	DATE

REV. NO.	DESCRIPTION	BY	DATE	REV. NO.	DESCRIPTION	BY	DATE
1	ZONING DRAWINGS	OWW	07/28/11				

CONSULTING TEAM

ARCHITECTURE AND ENGINEERING:
WARREN WILLIAMS & ASSOCIATES
736 CARNEROS CIRCLE
HIGH POINT, NC 27265
PROJECT MANAGER:
TELEPHONE: WARREN WILLIAMS, P.E.
(757) 450-2288

SURVEY:
HAYDEN FRYE AND ASSOCIATES
333 KELLAM ROAD, SUITE 200
VIRGINIA BEACH, VA 23482
CONTACT:
TELEPHONE: HAYDEN FRYE, LS
(757) 491-7228
FAX: (757) 491-7229

SOIL ENGINEER:
GEOENVIRONMENTAL RESOURCES, INC. (GER)
CONTACT:
TELEPHONE: CHARLES CRAWLEY, PE
(757) 463-3200

STRUCTURAL ENGINEERING:
WARREN WILLIAMS & ASSOCIATES
736 CARNEROS CIRCLE
HIGH POINT, NC 27265
CONTACT:
TELEPHONE: JASON CANFIELD, P.E.
(757) 450-2288

UTILITIES:
POWER COMPANY:
DOMINION VIRGINIA POWER
CONTACT:
TELEPHONE: CUSTOMER SERVICE
1-888-667-3000

TELEPHONE COMPANY:
VERIZON CONTACT:
CONTACT:
TELEPHONE: CUSTOMER SERVICE
1-800-826-2355

PROJECT SUMMARY

SITE INFORMATION:
VA9030
COHASSET
STATE ROUTE 650
PALMYRA, VA 22963

LANDLORD INFORMATION:
MARGARET M. SNODDY

APPLICANT INFORMATION:
CLEAR SIGNAL TOWERS
1801 LIBBIE AVENUE
SUITE 201
RICHMOND, VA 23226

PROJECT DATA:
ZONING: A-1
JURISDICTION: FLUVANNA COUNTY
TAX MAP NO.: 50-A-3
SITE TYPE: RAW LAND
TOWER TYPE: MONOPOLE
TOWER HEIGHT: 195'
LEASE AREA: 100'X100'
AREA OF LAND DISTURBANCE: 3600 SF

(2C) GEOGRAPHIC COORDINATES:
LATITUDE: 37° 46' 41.6" N
LONGITUDE: 78° 19' 15.1" W
GROUND ELEV. (AMSL): 488'

DECLINATION:
9° 41' W CHANGING BY 0° 1' W PER YEAR

ADA COMPLIANCE:
FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION.
SITE WILL NOT BE SERVED BY CITY SEWER OR WATER.

SHEET INDEX

SHEET:	DESCRIPTION:
T-1	TITLE SHEET
T-2	LEGEND AND ABBREVIATIONS
N-1	GENERAL NOTES
C-1	SURVEY AND SITE PLAN
C-2	ENLARGED SITE PLAN
C-3	GRADING AND EROSION CONTROL PLAN
C-4	ELEVATION VIEW
C-5	FENCE NOTES AND DETAILS
C-6	CIVIL DETAILS

SHEET TOTAL:
9

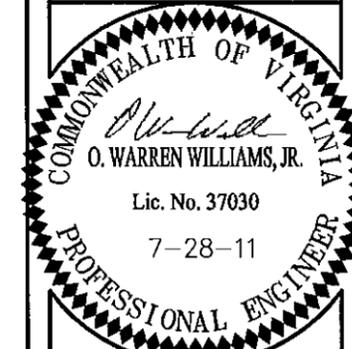
Clear Signal Towers, LLC

CLEAR SIGNAL TOWERS, LLC
1801 LIBBIE AVENUE
SUITE 201
RICHMOND, VA 23226
TEL (804)951-9694
FAX (804)648-4809

WW&A

warren williams & associates
736 CARNEROS CIRCLE
HIGH POINT
NORTH CAROLINA
27265
(757) 450-2288

NO.	DATE	DESCRIPTION
1	07/28/11	ZONING DRAWINGS
2		
3		
4		
5		
6		



VA9030
COHASSET
RAWLAND
MONOPOLE

STATE ROUTE 650
PALMYRA, VA
22963
FLUVANNA COUNTY

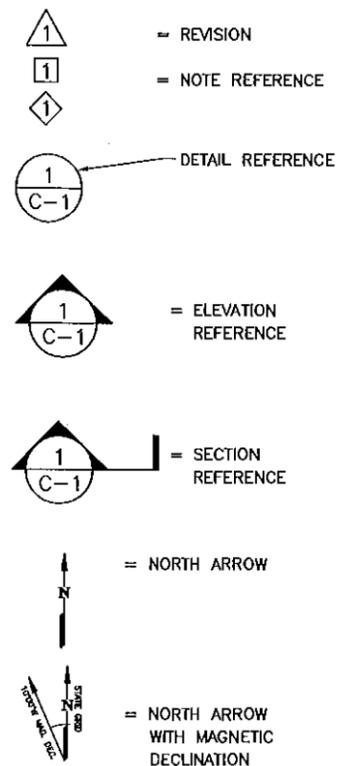
DRAWN BY: KMB
CHECKED BY: OWW
TTY DATE: NA
COMM NO: VA9030

SHEET TITLE:
TITLE SHEET

SHEET NUMBER:
T-1

ABBREVIATIONS & SYMBOLS LIST

1P, 2P, & 3P	SINGLE POLE, TWO POLE, & THREE POLES	NEUT	NEUTRAL
A/C	AIR CONDITIONING	N	NORTH
ADJ	ADJUSTABLE	NA	NOT APPLICABLE
AFF	ABOVE FINISH FLOOR	NIC	NOT IN CONTRACT
AGL	ABOVE GROUND LEVEL	NTS	NOT TO SCALE
APPROX	APPROXIMATELY	OC	OWNER FURNISHED, CONTRACTOR INSTALLED
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS	OC	ON CENTER
AWG	AMERICAN WIRE GAUGE	OD	OUTSIDE DIAMETER
A OR AMP	AMPERE	OPNG	OPENING
BLDG	BUILDING	OPP	OPPOSITE
BLK	BLOCK	OHT/OHP	OVERHEAD TELEPHONE/OVERHEAD POWER
BMR	BASE MOBILE RADIO	OHP	OVERHEAD POWER
B/S	BUILDING STANDARD	OHT	OVERHEAD TELEPHONE
CU	COPPER	OZ	OUNCE
CO	CLEAN OUT	PG	PAGE
C	CONDUIT SIZE AS NOTED	PIN(F)	PIN FOUND
CB	CIRCUIT BREAKER	PIN(S)	PIN SET
CKT	CIRCUIT	PJF	POLYVINYL JOINT FILLER
CLG	CEILING	PLYWD	PLYWOOD
CLR	CLEAR	PR	PAIR
CONC	CONCRETE	PROJ	PROJECT
CONST	CONSTRUCTION	PROP	PROPERTY
CONT	CONTINUOUS	PSI	PER SQUARE INCH
CFCI	CONTRACTOR FURNISHED CONTRACTOR INSTALLED	PSF	PER SQUARE FOOT
DB	DEED BOOK	PT	PRESSURE TREATED
DBL	DOUBLE	PVC	SCHEDULE 40 PLASTIC CONDUIT.
DIA, Ø	DIAMETER	RAD	RADIATION
DIAG	DIAGONAL	RECEPT	RECEPTACLE
DIM	DIMENSION	REQ'D	REQUIRED
DN	DOWN	RM	ROOM
DET, DETL	DETAIL	RO	ROUGH OPENING
DWG	DRAWING	S	SOUTH
DEF	DUAL ELEMENT FUSES	SW	SWITCH
E	EAST	SCH	SCHEDULE
EA	EACH	SHT	SHEET
EL, ELEV	ELEVATION	SIM	SIMILAR
ELECT	ELECTRICAL	SPEC	SPECIFICATION
EQ	EQUAL	SQ	SQUARE
EQUIP	EQUIPMENT	SS	STAINLESS STEEL
EW	EACH WAY	STL	STEEL
EXIST/EX	EXISTING	STRUCT	STRUCTURAL
EXT	EXTERIOR	SUSP	SUSPENDED
EMT	ELECTRICAL METALLIC TUBING	THRD	THREADED
EC	EMPTY CONDUIT	THRU	THROUGH
FIN	FINISH	TM	TAX MAP
FLUOR	FLUORESCENT	TNND	TINNED
FLR	FLOOR	TOC	TOP OF CONCRETE
FT	FOOT	TYP	TYPICAL
GRS	GALVANIZED STEEL CONDUIT	UON	UNLESS OTHERWISE NOTED
G OR GRD	GROUND	UG	UNDERGROUND
GA	GAUGE	VERT	VERTICAL
GALV	GALVANIZE(D)	VIF	VERIFY IN FIELD
GC	GENERAL CONTRACTOR	VT	VINYL TILE
GPS	GLOBAL POSITIONING SYSTEM	W	WITH
GWB	GYPSON WALL BOARD	WDW	WINDOW
HARD'WD	HARDWOOD	W	WEST
HEC	HIGH STRENGTH	W/O	WITHOUT
HORIZ	HORIZONTAL	W	WATTS
HR	HOUR	WP	WEATHERPROOF
HT	HEIGHT	XFRM	TRANSFORMER
HVAC	HEATING, VENTILATION AND AIR CONDITIONING		
ID	INSIDE DIA.	∠	ANGLE
IN	INCH	&	AND
INFO	INFORMATION	℄	CENTER LINE
INS	INSULATION	℞	PROPERTY LINE, PLATE
KW	KILOWATTS	⊙	AT
LB(S)	POUND(S)	#	NUMBER
LG	LONG		
MAX	MAXIMUM		
MECH	MECHANICAL		
MTL	METAL		
MFR	MANUFACTURER		
MGR	MANAGER		
MIN	MINIMUM		
MISC	MISCELLANEOUS		
MPH	MILES PER HOUR		
MTD	MOUNTED		



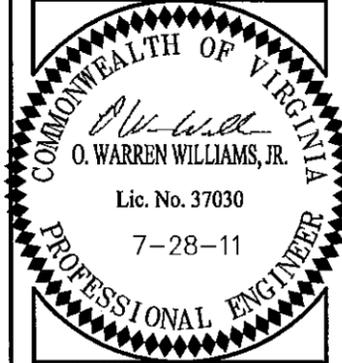
LEGEND

EXISTING	NEW	
		CONCRETE
		PROPERTY LINE
		LEASE AREA
		EASEMENT
		BUILDING (FOOTPRINT)
		POWER POLE
		TELEPHONE/FIBEROPTIC PEDESTAL
		ASPHALT
		FENCE
		TEMPORARY BENCHMARK
		TREELINE
		CONTOURS
		SPOT ELEVATION
		SILT FENCE
		ITEMS TO BE REMOVED

Clear Signal Towers, LLC
 CLEAR SIGNAL TOWERS, LLC
 1801 LIBBIE AVENUE
 SUITE 201
 RICHMOND, VA 23226
 TEL (804)951-9694
 FAX (804)648-4809

WW&A
 warren williams & associates
 736 CARNEROS CIRCLE
 HIGH POINT
 NORTH CAROLINA
 27265
 (757) 450-2288

NO.	DATE	BY	CHK	APP'D
1	07/28/11	KMB	OWW	OWW
2				
3				
4				
5				
6				



VA9030
COHASSET
RAWLAND
MONOPOLE
 STATE ROUTE 650
 PALMYRA, VA
 22963
 FLUVANNA COUNTY

DRAWN BY:	KMB
CHECKED BY:	OWW
TTV DATE:	NA
COMM NO:	VA9030

SHEET TITLE:
LEGEND AND ABBREVIATIONS

SHEET NUMBER:
T-2

SITE WORK GENERAL NOTES:

NOTES:

1. THE SUBCONTRACTOR SHALL CONTACT UTILITY LOCATING SERVICES PRIOR TO THE START OF CONSTRUCTION.
2. 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 RELOCATED AS DIRECTED BY CONTRACTOR. EXTREME CAUTION SHOULD BE USED BY THE SUBCONTRACTOR WHEN EXCAVATING OR DRILLING PIERS AROUND OR NEAR UTILITIES. SUBCONTRACTOR SHALL PROVIDE SAFETY TRAINING FOR THE WORKING CREW. THIS WILL INCLUDE BUT NOT BE LIMITED TO A) FALL PROTECTION B) CONFINED SPACE C) ELECTRICAL SAFETY D) TRENCHING & EXCAVATION.
3. ALL SITE WORK SHALL BE AS INDICATED ON THE DRAWINGS AND PROJECT SPECIFICATIONS.
4. IF NECESSARY, RUBBISH, STUMPS, DEBRIS, STICKS, STONES AND OTHER REFUSE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF LEGALLY.
5. 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, OWNER AND/OR LOCAL UTILITIES.
6. SUBCONTRACTOR SHALL MINIMIZE DISTURBANCE TO EXISTING SITE DURING CONSTRUCTION.
7. THE SUBCONTRACTOR SHALL PROVIDE SITE SIGNAGE IN ACCORDANCE WITH THE CINCULAR SPECIFICATION FOR SITE SIGNAGE.
8. THE SITE SHALL BE GRADED TO CAUSE SURFACE WATER TO FLOW AWAY FROM THE BTS EQUIPMENT AND TOWER AREAS.
9. 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.
10. THE SUB GRADE SHALL BE COMPACTED AND BROUGHT TO A SMOOTH UNIFORM GRADE PRIOR TO FINISHED SURFACE APPLICATION.
11. THE AREAS OF THE OWNERS PROPERTY DISTURBED BY THE WORK AND NOT COVERED BY THE TOWER, EQUIPMENT OR DRIVEWAY, SHALL BE GRADED TO A UNIFORM SLOPE, AND STABILIZED TO PREVENT EROSION.
12. SUBCONTRACTOR SHALL MINIMIZE DISTURBANCE TO EXISTING SITE DURING CONSTRUCTION. EROSION CONTROL MEASURES, IF REQUIRED DURING CONSTRUCTION, SHALL BE IN CONFORMANCE WITH THE LOCAL JURISDICTION'S GUIDELINES FOR EROSION AND SEDIMENT CONTROL.

STRUCTURAL STEEL NOTES:

NOTES:

1. ALL STEEL WORK SHALL BE PAINTED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND IN ACCORDANCE WITH ASTM A36 UNLESS OTHERWISE NOTED.
2. ALL WELDING SHALL BE PERFORMED USING E70XX ELECTRODES AND WELDING SHALL CONFORM TO AISC. WHERE FILLET WELD SIZES ARE NOT SHOWN, PROVIDE THE MINIMUM SIZE PER TABLE J2.4 IN THE AISC "MANUAL OF STEEL CONSTRUCTION". PAINTED SURFACES SHALL BE TOUCHED UP.
3. BOLTED CONNECTIONS SHALL BE ASTM A325 BEARING TYPE (3/4"Ø) CONNECTIONS AND SHALL HAVE MINIMUM OF TWO BOLTS UNLESS NOTED OTHERWISE.
4. NON-STRUCTURAL CONNECTIONS FOR STEEL GRATING MAY USE 5/8" DIA. ASTM A 307 BOLTS UNLESS NOTED OTHERWISE.
5. INSTALLATION OF CONCRETE EXPANSION/WEDGE ANCHOR, SHALL BE PER MANUFACTURER'S WRITTEN RECOMMENDED PROCEDURE. THE ANCHOR BOLT, DOWEL OR ROD SHALL CONFORM TO MANUFACTURER'S RECOMMENDATION FOR EMBEDMENT DEPTH OR AS SHOWN ON THE DRAWINGS. NO REBAR SHALL BE CUT WITHOUT PRIOR CONTRACTOR APPROVAL WHEN DRILLING HOLES IN CONCRETE. SPECIAL INSPECTIONS, REQUIRED BY GOVERNING CODES, SHALL BE PERFORMED IN ORDER TO MAINTAIN MANUFACTURER'S MAXIMUM ALLOWABLE LOADS.
6. ALL EXPANSION/WEDGE ANCHORS SHALL BE STAINLESS STEEL OR HOT DIPPED GALVANIZED. THE ANCHOR BOLT DOWEL AND ROD SHALL BE STAINLESS STEEL WITH STAINLESS STEEL WASHERS.

CONCRETE AND REINFORCING STEEL NOTES:

1. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE ACI 301, ACI 318, ACI 336, ASTM A184, ASTM A185 AND THE DESIGN AND CONSTRUCTION SPECIFICATION FOR CAST-IN-PLACE CONCRETE.
2. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS, UNLESS NOTED OTHERWISE.
3. REINFORCING STEEL SHALL CONFORM TO ASTM A 615, GRADE 60, DEFORMED UNLESS NOTED OTHERWISE. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A 185 WELDED STEEL WIRE FABRIC UNLESS NOTED OTHERWISE. SPLICES SHALL BE CLASS "B" AND ALL HOOKS SHALL BE STANDARD, UNO.
4. THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCING STEEL UNLESS SHOWN OTHERWISE ON DRAWINGS:
 CONCRETE CAST AGAINST EARTH.....3 IN.
 CONCRETE EXPOSED TO EARTH OR WEATHER:
 #6 AND LARGER2 IN.
 #5 AND SMALLER & WWF.....1 1/2 IN.
 CONCRETE NOT EXPOSED TO EARTH OR WEATHER OR NOT CAST AGAINST THE GROUND:
 SLAB AND WALL3/4 IN.
 BEAMS AND COLUMNS.....1 1/2 IN.
5. A CHAMFER 3/4" SHALL BE PROVIDED AT ALL EXPOSED EDGES OF CONCRETE, UNO, IN ACCORDANCE WITH ACI 301 SECTION 4.2.4.
6. CONCRETE/EXPANSION ANCHORS SHALL BE STAINLESS STEEL. INSTALLATION, SHALL BE PER MANUFACTURER'S WRITTEN RECOMMENDED PROCEDURE. THE ANCHOR BOLT, DOWEL OR ROD SHALL CONFORM TO MANUFACTURER'S RECOMMENDATION FOR EMBEDMENT DEPTH OR AS SHOWN ON THE DRAWINGS. NO REBAR SHALL BE CUT WITHOUT PRIOR ENGINEERING APPROVAL WHEN DRILLING HOLES IN CONCRETE. EXPANSION BOLTS SHALL BE PROVIDED BY RAMSET/REDHEAD OR APPROVED EQUAL.

GENERAL NOTES

1. FOR THE PURPOSE OF CONSTRUCTION DRAWING, THE FOLLOWING DEFINITIONS SHALL APPLY:
 CONTRACTOR - CLEAR SIGNAL TOWERS
 SUBCONTRACTOR - GENERAL CONTRACTOR (CONSTRUCTION)
 OWNER - CLEAR SIGNAL TOWERS
 OEM - ORIGINAL EQUIPMENT MANUFACTURE
2. PRIOR TO THE SUBMISSION OF BIDS, THE BIDDING SUBCONTRACTOR 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 CONTRACTOR.
3. ALL MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES. SUBCONTRACTOR 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.
4. DRAWINGS PROVIDED HERE ARE NOT TO SCALE AND ARE INTENDED TO SHOW OUTLINE ONLY.
5. UNLESS NOTED OTHERWISE, THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES, AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
6. THE SUBCONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY STATED OTHERWISE.
7. IF THE SPECIFIED EQUIPMENT CANNOT BE INSTALLED AS SHOWN ON THESE DRAWINGS, THE SUBCONTRACTOR SHALL PROPOSE AN ALTERNATIVE INSTALLATION FOR APPROVAL BY THE CONTRACTOR.
8. SUBCONTRACTOR SHALL DETERMINE ACTUAL ROUTING OF CONDUIT, POWER AND T1 CABLES, GROUNDING CABLES AS SHOWN ON THE POWER, GROUNDING AND TELCO PLAN DRAWING.
9. THE SUBCONTRACTOR SHALL PROTECT EXISTING IMPROVEMENTS, PAVEMENTS, CURBS, LANDSCAPING AND STRUCTURES. ANY DAMAGED PART SHALL BE REPAIRED AT SUBCONTRACTOR'S EXPENSE TO THE SATISFACTION OF OWNER.
10. SUBCONTRACTOR 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.
11. SUBCONTRACTOR SHALL LEAVE PREMISES IN CLEAN CONDITION.
12. CONSTRUCTION SHALL COMPLY WITH SPECIFICATION 24782-00D-3APS-A00Z-00002, "GENERAL CONSTRUCTION SERVICES FOR CONSTRUCTION OF AT&T GSM SITES."

SOIL COMPACTION NOTES FOR SLAB ON GRADE

NOTES:

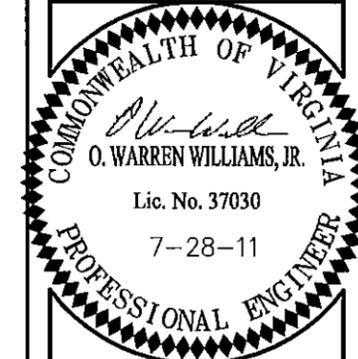
1. EXCAVATE AS REQUIRED TO REMOVE VEGETATION & TOPSOIL EXPOSE UNDISTURBED NATURAL SUBGRADE AND PLACE CRUSHED STONE AS REQUIRED.
 2. COMPACTION CERTIFICATION: AN INSPECTION AND WRITTEN CERTIFICATION BY A QUALIFIED GEOTECHNICAL TECHNICIAN OR ENGINEER IS ACCEPTABLE.
 3. AS AN ALTERNATIVE TO INSPECTION AND WRITTEN CERTIFICATION, THE "UNDISTURBED SOIL" BASE SHALL BE COMPACTED WITH "COMPACTION EQUIPMENT", LISTED BELOW, TO AT LEAST 90% MODIFIED PROCTOR MAXIMUM DENSITY PER ASTM D 1557 METHOD C.
 4. COMPACTED SUBBASE SHALL BE UNIFORM & LEVELED. PROVIDE 6" MINIMUM CRUSHED STONE OR GRAVEL COMPACTED IN 3" LIFTS ABOVE COMPACTED SOIL. GRAVEL SHALL BE NATURAL OR CRUSHED WITH 100 % PASSING 1" SLEEVE.
- COMPACTION EQUIPMENT:
 HAND OPERATED DOUBLE DRUM, VIBRATORY ROLLER, VIBRATORY PLATE COMPACTOR OR JUMPING COMPACTOR.

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 warren williams & associates
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 HIGH POINT
 NORTH CAROLINA
 27685
 (757) 450-2288

NO.		
1	07/28/11	ZONING DRAWINGS
	BY: KMB	CHK: OWW APP'D: OWW
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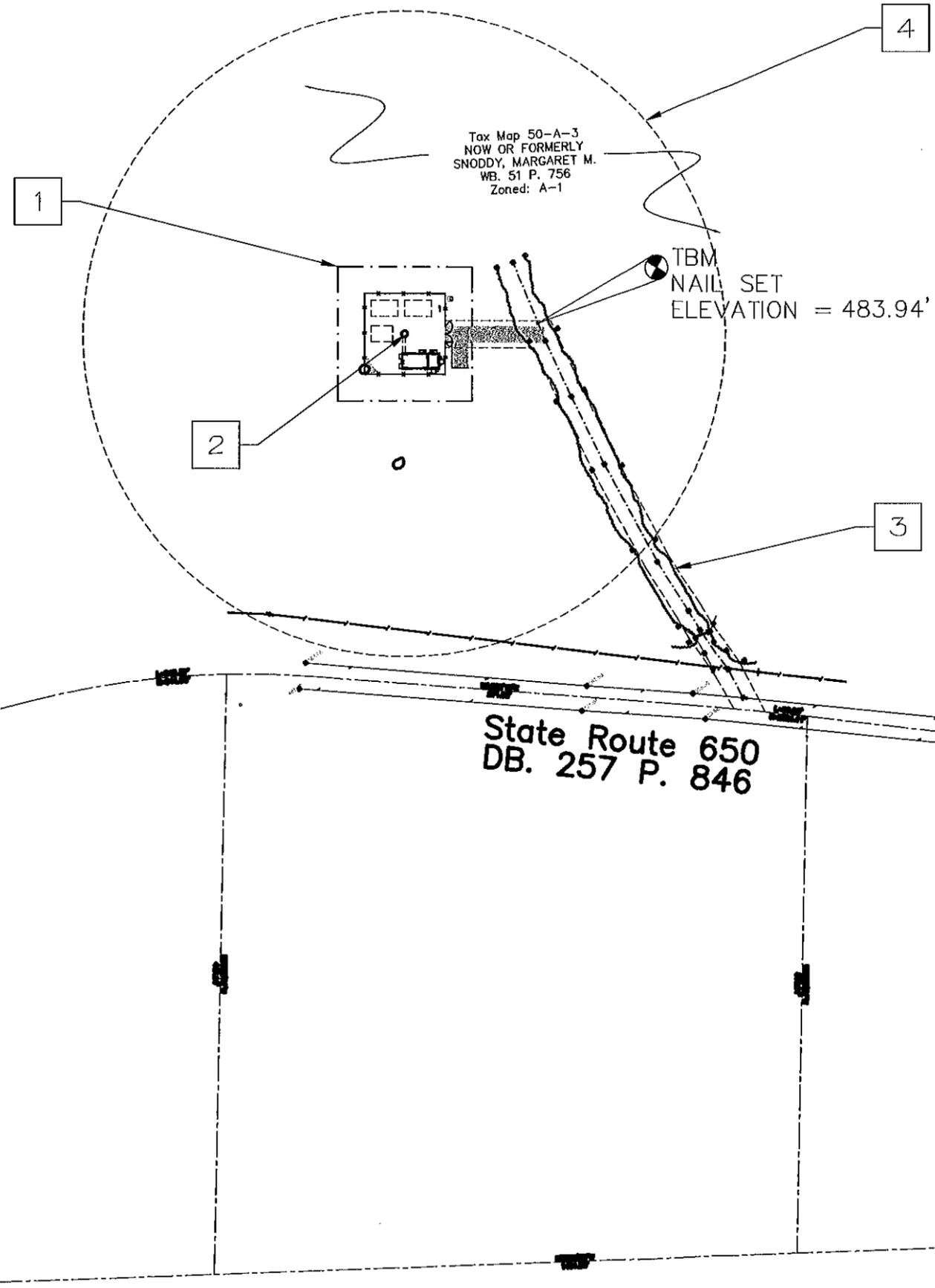
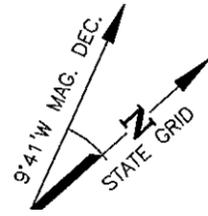
VA9030
 COHASSET
 RAWLAND
 MONOPOLE

STATE ROUTE 650
 PALMYRA, VA
 22963
 FLUVANNA COUNTY

DRAWN BY:	KMB
CHECKED BY:	OWW
TV DATE:	NA
COMM NO:	VA9030

SHEET TITLE:
GENERAL NOTES

SHEET NUMBER:
N-1



Tax Map 50-A-3
NOW OR FORMERLY
SNODDY, MARGARET M.
WB. 51 P. 756
Zoned: A-1

TBM
NAIL SET
ELEVATION = 483.94'

State Route 650
DB. 257 P. 846

SURVEY NOTES

1. TOPOGRAPHIC INFORMATION WAS TAKEN FROM A TOPOGRAPHIC SURVEY PERFORMED BY HAYDEN FRYE AND ASSOCIATES, VIRGINIA BEACH, VA ON JULY 21, 2011. NO BOUNDARY SURVEY WAS PERFORMED BY HAYDEN FRYE AND ASSOCIATES.
2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH/REPORT AND MAY NOT SHOW ANY/ALL EASEMENTS AND RESTRICTIONS OF RECORD THAT MAY AFFECT THE SUBJECT PROPERTY.
3. PROPERTY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
4. FLOOD ZONE DETERMINATION IS BASED ON THE FLOOD INSURANCE RATE MAPS AND DOES NOT IMPLY THAT THE PROPERTY WILL OR WILL NOT BE FREE FROM FLOODING OR DAMAGE.
5. THIS PROPERTY APPEARS TO BE LOCATED IN THE F.I.R.M. ZONE "X" AS SHOWN ON COMMUNITY PANEL NUMBER 51065C0175C DATED MAY 16, 2008.
6. NO SUBSURFACE INVESTIGATION WAS PERFORMED BY CAUSEWAY CONSULTANTS.
7. MERIDIAN SOURCE FOR THIS SURVEY IS BASED UPON GRID NORTH. MAGNETIC DECLINATION IS COMPUTED AND NOT OBSERVED.
8. NO WETLAND AREAS HAVE BEEN DELINEATED.
9. ALL PHYSICAL EVIDENCE OF UTILITIES SHOWN ON THIS SURVEY IS FROM SURFACE EVIDENCE.
10. THE TEMPORARY BENCHMARK IS A NAIL SET. ELEVATION = 483.94'.
11. BASED ON THIS SURVEY, PERFORMED BY HAYDEN FRYE AND ASSOCIATES ON JULY 21, 2011, THE NEW MONOPOLE TOWER HAS BEEN CERTIFIED BY HAYDEN FRYE AND ASSOCIATES THAT THE COORDINATE LOCATION OF THE REFERENCED TOWER AT THE REFERENCED SITE IS ACCURATE WITHIN 15'± HORIZONTALLY AND THE ELEVATION IS ACCURATE WITHIN 3'± VERTICALLY. THE HORIZONTAL DATUM (COORDINATES) ARE IN TERMS OF THE NORTH AMERICAN DATUM OF 1983 (NAD 83) AND ARE EXPRESSED AS DEGREES, MINUTES, AND SECONDS. THE VERTICAL DATUM (ELEVATIONS) ARE IN TERMS AS DEFINED BELOW AND ARE DETERMINED TO THE NEAREST TENTH OF A FOOT.

PROPOSED 195' MONOPOLE TOWER
NAD 1983
LATITUDE: 37° 46' 41.6" N
LONGITUDE: 78° 19' 15.1" W
NAVD 88 ELEVATION: 488' AMSL

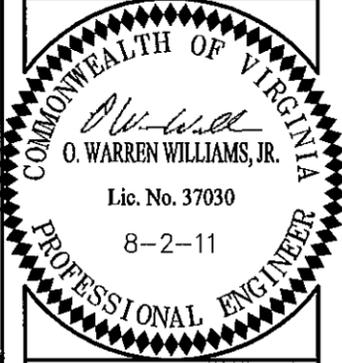
CONSTRUCTION NOTES

- 1 NEW 100'X100' CLEAR SIGNAL TOWERS LEASE AREA.
- 2 NEW CLEAR SIGNAL TOWERS 195' MONOPOLE TOWER INSIDE NEW 60'X60' FENCED COMPOUND. SEE SHEET C-2 FOR ENLARGED SITE PLAN.
- 3 NEW 20' WIDE CLEAR SIGNAL TOWERS ACCESS/UTILITY EASEMENT & 12' GRAVEL ACCESS ROAD (APPROXIMATELY 387').
- 4 FLUVANNA REQUIRED 120% TOWER SETBACK

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NORTH CAROLINA
27265
(757) 450-2282

NO.	
1	07/28/11 ZONING DRAWINGS
2	BY: KMB CHK: OWW APP'D: OWW
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VA9030
COHASSET
RAWLAND
MONOPOLE

STATE ROUTE 650
PALMYRA, VA
22963
FLUVANNA COUNTY

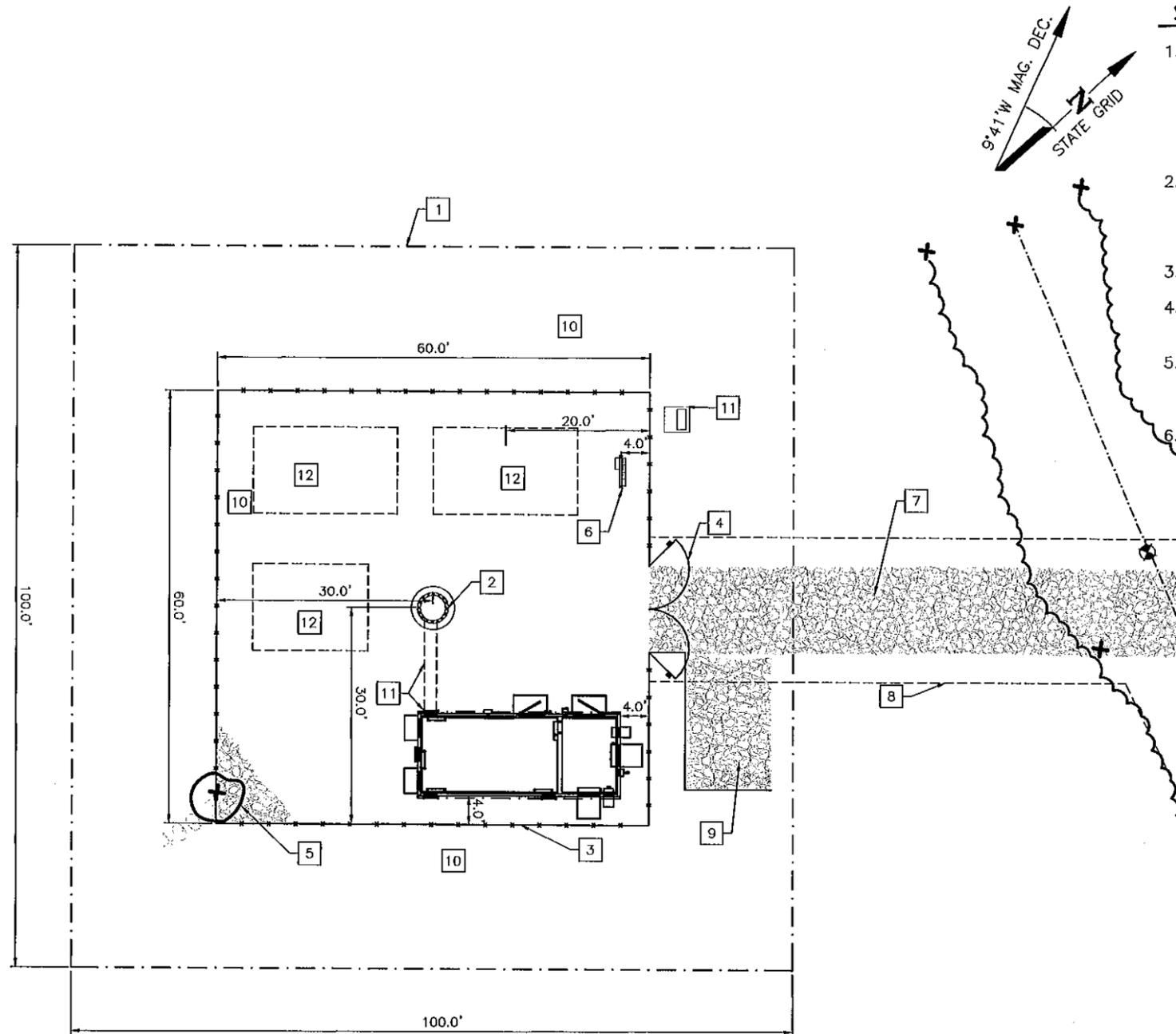
DRAWN BY:	KMB
CHECKED BY:	OWW
TTY DATE:	NA
COMM NO:	VA9030

SHEET TITLE:
SURVEY AND SITE
PLAN

SHEET NUMBER:
C-1

1 SURVEY AND SITE PLAN
C-1

FOR 24" X 36" PLOT - 1" = 50'
FOR 11" X 17" PLOT - 1" = 100'



SITE NOTES

1. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL ASSUME THE RESPONSIBILITY OF LOCATING ANY UNDERGROUND UTILITIES (PUBLIC OR PRIVATE) THAT MAY EXIST AND CROSS THROUGH THE AREA OF CONSTRUCTION THAT ARE NOT SHOWN ON THESE PLANS. BEFORE YOU DIG, CALL "MISS UTILITY" AT 1-800-552-7001. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING, AT HIS EXPENSE, ANY EXISTING UTILITIES DAMAGED DURING CONSTRUCTION.
2. ALL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK AT THE FIRST PHASE OF CONSTRUCTION AND CHECKED PERIODICALLY TO ENSURE THEY ARE FUNCTIONING AS INDICATED.
3. THE STOCKPILING OF EXCESS MATERIAL ON SITE WILL NOT BE ALLOWED.
4. ANY VEGETATED AREA DISTURBED BY CONSTRUCTION SHALL BE TOPSOILED AND SEEDED TO RESTORE A PERMANENT VEGETATIVE COVER.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING WITH MATCHING MATERIALS ANY PAVEMENT, DRIVEWAYS, WALKS, CURBS, ETC. THAT MAY BE CUT, OR THAT ARE DAMAGED DURING CONSTRUCTION.
6. THE INDICATED DIRECTION OF NORTH WILL HAVE TO BE VERIFIED IN THE FIELD. THE MAGNETIC DECLINATION INDICATED IS CALCULATED BASED ON THE LATITUDINAL AND LONGITUDINAL COORDINATE GIVEN BY HAYDEN FRYE AND ASSOCIATES.

CONSTRUCTION NOTES

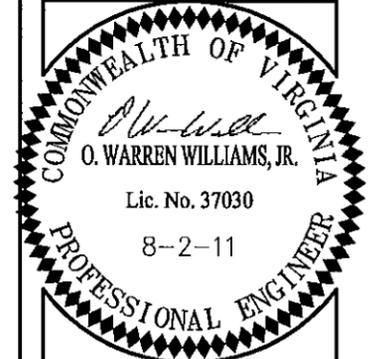
- 1 NEW CLEAR SIGNAL TOWERS 100'X100' LEASE AREA.
- 2 NEW CLEAR SIGNAL TOWERS 195' MONOPOLE TOWER. SEE ELEVATION VIEW, SHEET C-4.
- 3 NEW CLEAR SIGNAL TOWERS 60'X60' FENCED COMPOUND. SEE SHEET C-5 FOR DETAIL.
- 4 NEW CLEAR SIGNAL TOWERS 12' WIDE DOUBLE GATE. SEE SHEET C-5 FOR DETAIL.
- 5 INSTALL NEW GRAVEL WITHIN COMPOUND AS NEEDED. SEE SHEET C-6 FOR DETAIL.
- 6 NEW CLEAR SIGNAL TOWERS UTILITY SERVICE STAND.
- 7 NEW 12' GRAVEL ACCESS ROAD. SEE SHEET C-6 FOR DETAILS.
- 8 NEW 20' WIDE CLEAR SIGNAL TOWERS ACCESS/UTILITY EASEMENT (APPROXIMATELY 387' IN LENGTH)
- 9 NEW GRAVEL PARKING/TURNAROUND. SEE SHEET C-6 FOR DETAILS.
- 10 CLEAR TREES AS NECESSARY TO ACCOMODATE NEW COMPOUND.
- 11 FUTURE AT&T EQUIPMENT SHELTER, ICE BRIDGE, FIBER PAD (BY OTHERS).
- 12 FUTURE CARRIERS.

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27265
(757) 450-2288

NO.	DATE	DESCRIPTION
1	07/28/11	ZONING DRAWINGS BY: KMB CHK: OWW APP'D: OWW
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VA9030
COHASSET
RAWLAND
MONOPOLE

STATE ROUTE 650
PALMYRA, VA
22963
FLUVANNA COUNTY

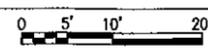
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TTV DATE:	NA
COMM NO:	VA9030

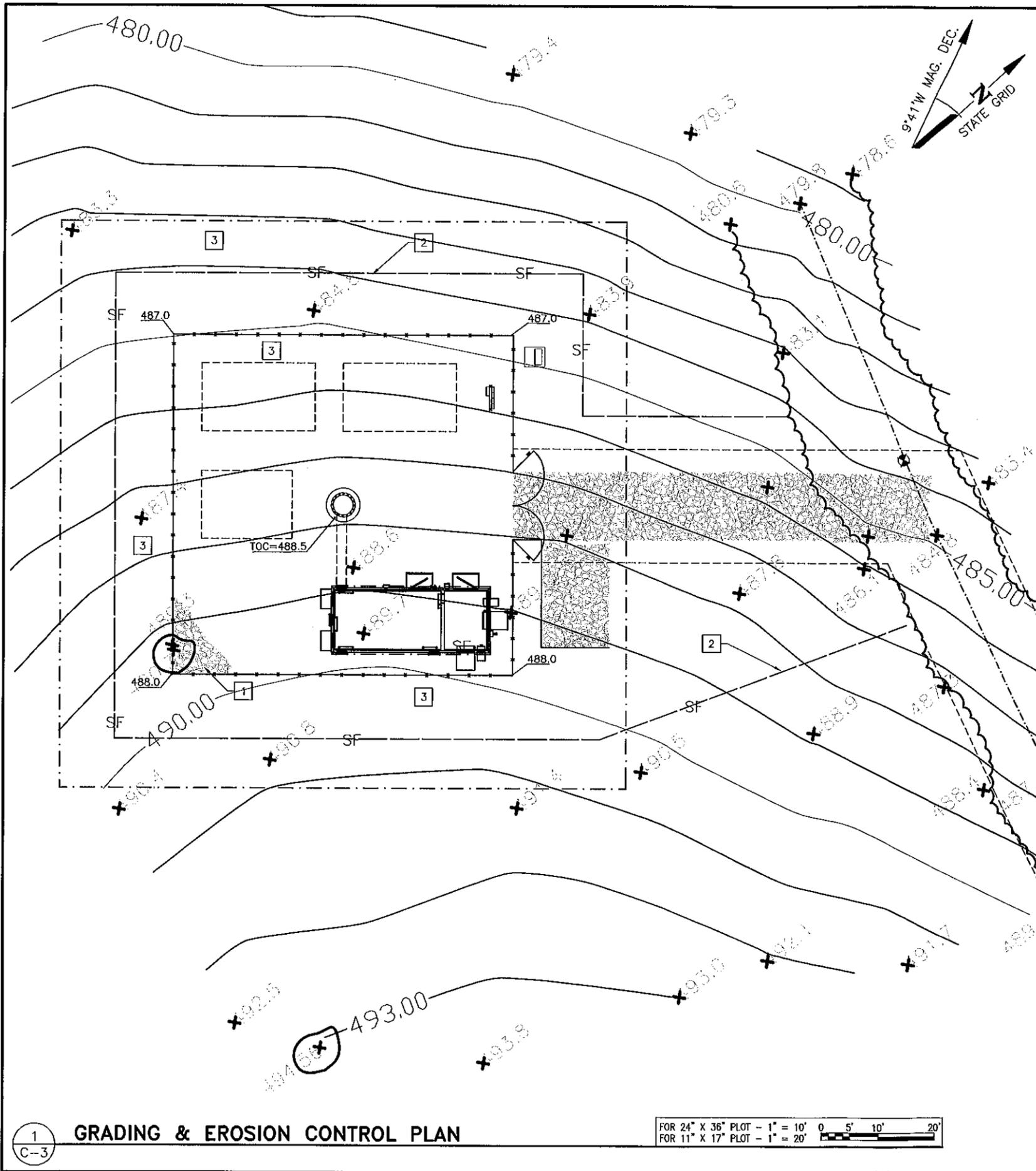
SHEET TITLE:
ENLARGED SITE PLAN

SHEET NUMBER:
C-2

1
C-2 ENLARGED SITE PLAN

FOR 24" X 36" PLOT - 1" = 10'
FOR 11" X 17" PLOT - 1" = 20'





EROSION & SEDIMENT CONTROL NOTES:

- UNLESS OTHERWISE INDICATED, ALL VEGETATIVE AND STRUCTURAL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CONSTRUCTED AND MAINTAINED ACCORDING TO MINIMUM STANDARDS AND SPECIFICATIONS OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK (3RD EDITION, 1992).
- THE CONTRACTOR MUST CONTACT THE PLANNING/CIVIL INSPECTIONS OFFICE FOR A PRE-CONSTRUCTION MEETING BEFORE ANY CONSTRUCTION ACTIVITY BEGINS.
- ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PLACED PRIOR TO OR AS THE FIRST STEP IN CONSTRUCTION.
- THE CONTRACTOR SHALL APPLY PERMANENT OR TEMPORARY SOIL STABILIZATION TO ALL DENUDED OR DISTURBED AREAS WITHIN 7 DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. SOIL STABILIZATION MUST ALSO BE APPLIED TO DENUDED AREAS WHICH MAY NOT BE AT FINAL GRADE BUT WHICH WILL REMAIN UNDISTURBED FOR LONGER THAN 30 DAYS. SOIL STABILIZATION MEASURES INCLUDE VEGETATIVE ESTABLISHMENT, MULCHING AND THE EARLY APPLICATION OF GRAVEL BASE MATERIAL ON AREAS TO BE PAVED.
- THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES DAILY AND AFTER EACH RUNOFF PRODUCING RAINFALL EVENT. ANY NECESSARY REPAIRS TO MAINTAIN THE EFFECTIVENESS OF THE EROSION CONTROL DEVICES AND CLEANUP OF SEDIMENTATION ARE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE MADE IMMEDIATELY.
- THE CONTRACTOR SHALL LIMIT SITE ACCESS BY CONSTRUCTION VEHICLES TO ENTRANCES PROTECTED BY A STONE CONSTRUCTION ENTRANCE (VESH STD. & SPEC. 3.02) OR AN APPROVED COMPARABLE CONTROL MEASURE. SEDIMENT SHALL BE REMOVED FROM PAVED AREAS ON A DAILY BASIS (SEE DETAIL 2, SHEET C-9).
- STOCK PILES OF SOIL AND OTHER ERODIBLE MATERIAL SHALL BE STABILIZED OR PROTECTED WITH SEDIMENT TRAPPING MEASURES. THE CONTRACTOR IS RESPONSIBLE FOR THE TEMPORARY PROTECTION AND PERMANENT STABILIZATION FOR STOCKPILES ON SITE AS WELL AS FOR MATERIALS TRANSPORTED FROM THE PROJECT SITE.
- THE CONTRACTOR SHALL MONITOR AND TAKE PRECAUTIONS TO CONTROL DUST INCLUDING (BUT NOT LIMITED TO) USE OF WATER, MULCH OR CHEMICAL DUST ADHESIVES AND CONTROL OF CONSTRUCTION SITE TRAFFIC.
- EFFLUENT FROM DE-WATERING OPERATIONS SHALL BE FILTERED OR PASSED THROUGH AN APPROVED SEDIMENT TRAPPING DEVICE, OR BOTH, AND CHARGED IN A MANNER THAT DOES NOT ADVERSELY AFFECT ADJACENT PROPERTIES, WETLANDS, WATERWAYS OR THE STORM DRAINAGE SYSTEM.
- THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION AND MAINTENANCE OF ANY ADDITIONAL CONTROL MEASURES NECESSARY TO PREVENT EROSION AND SEDIMENTATION AS DETERMINED NECESSARY BY THE PLAN APPROVING AUTHORITY.
- TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES ARE NOT TO BE REMOVED WITHOUT APPROVAL OF THE DIRECTOR OF COMMUNITY DEVELOPMENT OR HIS DESIGNEE WHEN ALL DISTURBED AREAS ARE STABILIZED. ONCE APPROVED, ALL MEASURES SHALL BE REMOVED WITHIN 30 DAYS. TRAPPED SEDIMENT SHALL BE SPREAD AND SEEDED.

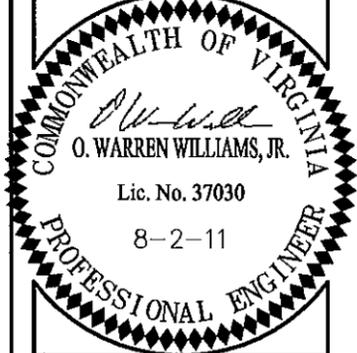
CONSTRUCTION NOTES:

- INSTALL NEW GRAVEL WITHIN COMPOUND AS NEEDED, SEE DETAIL, SHEET C-6.
- NEW SILT FENCE, SEE DETAIL, SHEET C-6.
- INSTALL TREE PROTECTION AS NECESSARY, SEE DETAIL, SHEET C-6.

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NO.	DATE	DESCRIPTION
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	BY: KMB	CHK: OWW APP: OWW
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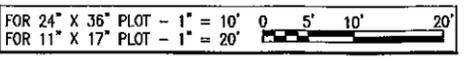
VA9030
 COHASSET
 RAWLAND
 MONOPOLE
 STATE ROUTE 650
 PALMYRA, VA
 22963
 FLUVANNA COUNTY

DRAWN BY:	KMB
CHECKED BY:	OWW
TTV DATE:	NA
COMM NO:	VA9030

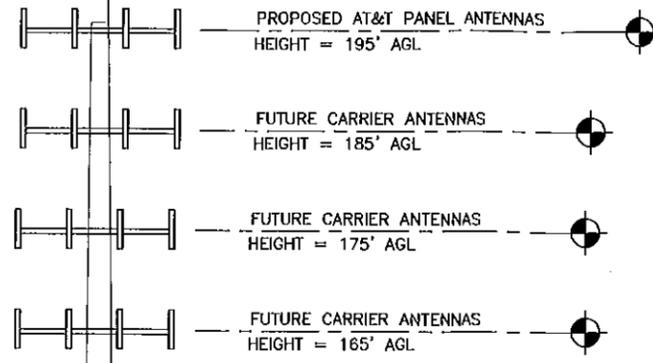
SHEET TITLE:
GRADING & EROSION CONTROL PLAN

SHEET NUMBER:
C-3

1 GRADING & EROSION CONTROL PLAN
 C-3



TOP OF NEW LIGHTNING ROD
HEIGHT = 199' AGL



NEW 195' MONOPOLE

NOTE:
TOWER IS TO BE DESIGNED AND BUILT TO CONFORM TO THE LATEST EDITION OF THE VIRGINIA UNIFORM STATEWIDE BUILDING CODE. ALL LOADS WILL MEET THE MINIMUM REQUIREMENTS FOR THE COUNTY. THE TOWER IS TO REACH THE HEIGHT INDICATED AND SUPPORT THE NUMBER OF FUTURE CARRIERS INDICATED TO BE INSTALLED.

NEW AT&T 12'X28' LEASE AREA WITHIN CLEAR SIGNAL TOWERS 60'X60' FENCED COMPOUND

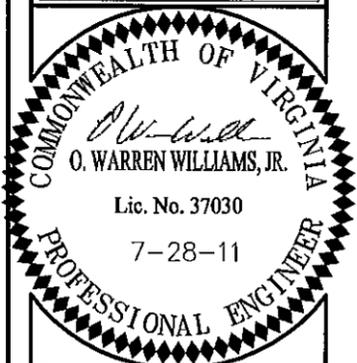
FINISHED GRADE

TOWER ELEVATION
NOT TO SCALE

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1	07/28/11 ZONING DRAWINGS BY: KMB CHK: OWW APP'D: OWW
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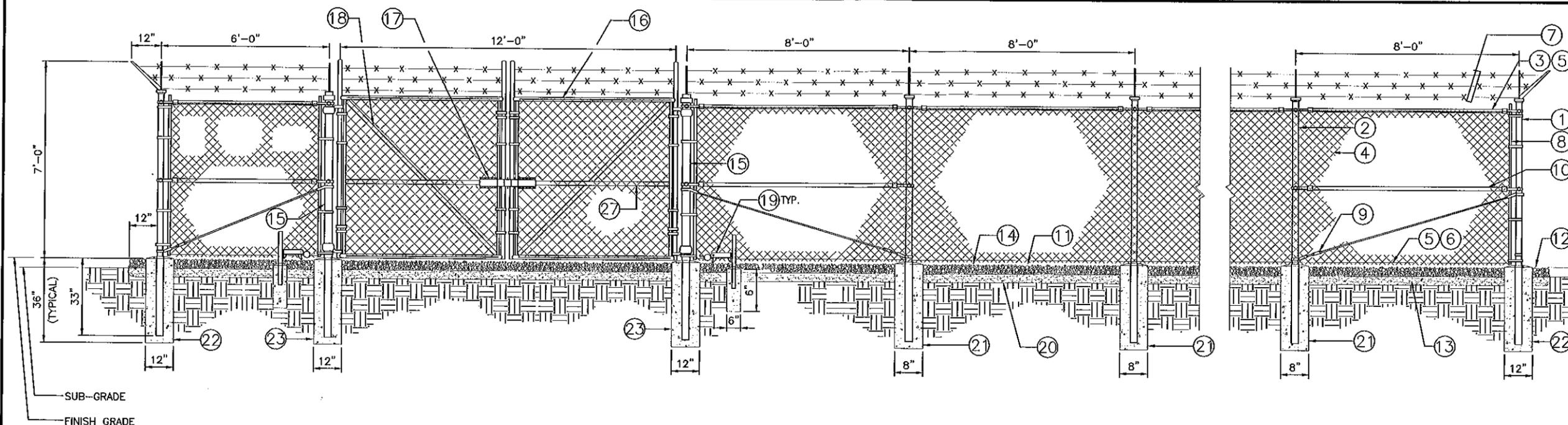


VA9030
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22963
FLUVANNA COUNTY

DRAWN BY:	KMB
CHECKED BY:	OWW
TTV DATE:	NA
COMM NO:	VA9030

SHEET TITLE:
ELEVATION VIEW

SHEET NUMBER:
C-4

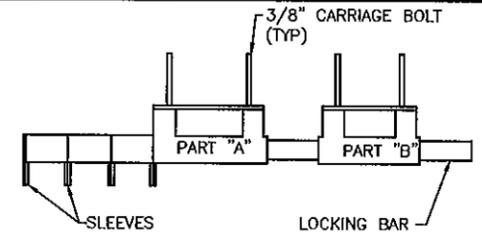


1 COMPOUND FENCE DETAIL
C-5 NOT TO SCALE

REFERENCE NOTES:

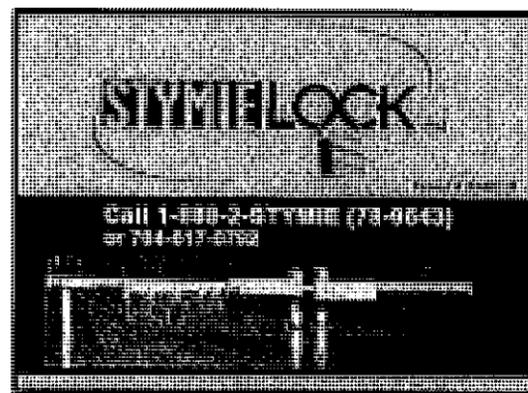
- ① CORNER, END OR PULL POST 3" OD SCHEDULE 40 PIPE.
- ② LINE POST: 2 1/2" OD SCHEDULE 40 PIPE, PER ASTM-F1083. LINE POSTS SHALL BE EQUALLY SPACED AT MAXIMUM 10'-0" OC
- ③ TOP RAIL & BRACE RAIL: 1 5/8" OD PIPE, PER ASTM-F1083.
- ④ FABRIC: 9 GA WIRE SIZE 2" MESH.
- ⑤ TIE WIRE: MINIMUM 9 GA ALUMINUM AT POSTS AND RAILS A SINGLE WRAP OF FABRIC TIE AND AT TENSION WIRE BY HOG RINGS SPACED MAX. 24" INTERVALS.
- ⑥ TENSION WIRE: 7 GA GALVANIZED STEEL.
- ⑦ BARBED WIRE: DOUBLE STRAND 12-1/2" TWISTED WIRE TO MATCH WITH FABRIC 14 GA, 4 POINT BARBS SPACED ON APPROXIMATELY 5" CENTERS.
- ⑧ STRETCHER BAR.
- ⑨ 3/8" DIAGONAL ROD WITH GALVANIZED STEEL TURNBUCKLE OR DIAGONAL THREADED ROD.
- ⑩ FENCE CORNER POST BRACE: 1 5/8" OD EACH CORNER EACH WAY.
- ⑪ 1 1/2" MAXIMUM CLEARANCE FROM GRADE.
- ⑫ 4" FINISH OR AS DETERMINED BY CONSTRUCTION MANAGER DURING BIO WALK.
- ⑬ 6" COMPACTED 95% BASE MATERIAL OR AS DETERMINED BY CONSTRUCTION MANAGER DURING BIO WALK.
- ⑭ FINISH GRADE SHALL BE UNIFORM AND LEVEL.
- ⑮ GATE POST 4" SCHEDULE 40 PIPE, FOR GATE WIDTHS UP THRU 7 FEET OR 14 FEET FOR DOUBLE SWING GATE, PER ASTM-F1083.
- ⑯ GATE FRAME: PIPE, PER ASTM-F1083.
- ⑰ STYMILOCK MULTI TENANT LOCKING DEVICE, PATENT # 5868015 SEE CONTACT INFORMATION ON THIS SHEET
- ⑱ 1 PAIR INDUSTRIAL PIN HINGE
- ⑲ NOT USED
- ⑳ GEOTEXTILE FABRIC
- ㉑ LINE POST: CONCRETE FOUNDATION (2000 PSI)
- ㉒ CORNER POST: CONCRETE FOUNDATION (2000 PSI)
- ㉓ GATE POST: CONCRETE FOUNDATION (2000 PSI)

- GENERAL NOTES:**
1. INSTALL FENCING PER ASTM F-567
 2. INSTALL SWING GATES PER ASTM F- 900
 3. LOCAL ORDINANCE OF BARBED WIRE PERMIT REQUIREMENT SHALL BE COMPLIED IF REQUIRED.
 4. POST & GATE PIPE SIZES ARE INDUSTRY STANDARDS. ALL PIPE TO BE GALV. (HOT DIP, ASTM A120 GRADE "A" STEEL). ALL GATE FRAMES SHALL BE WELDED. ALL WELDING SHALL BE COATED WITH (3) COATS OF COLD GALV. (OR EQUAL).
 5. ALL OPEN POSTS SHALL HAVE END-CAPS.
 6. USE GALVANIZED HOG-RING WIRE TO MOUNT ALL SIGNS.
 7. ALL SIGNS MUST BE MOUNTED ON INSIDE OF FENCE FABRIC.



1. DRILL 3/8" HOLES IN THE GATE LEAF USING THE GATE DIMENSIONS PROVIDED.
 2. SLIDE THE CARRIAGE BOLTS IN THE SLOTS ON THE BACK OF PART "B" AND PUSH THE BOLTS THROUGH THE HOLES DRILLED IN THE GATE LEAF. PUT THE NUT AND THE LOCKNUT ON AND TIGHTEN AND CUT THE EXCESS BOLT OFF. DO THE SAME WITH PART "A".
 3. ADD THE NUMBER OF SLEEVES NEEDED FOR THE NUMBER OF LOCKS AND SLIDE THE LOCKING BAR INTO PLACE THROUGH BOTH PART "A" AND PART "B". NOW INSTALL THE LOCKS.
- *IF THE GATE HAS NO CENTER BAR IN THE GATE LEAF YOU MAY NEED TO MOUNT THE STYMILOCK VERTICALLY USING THE SAME DIMENSIONS GIVEN ON THE GATE FACE.
- *VERTICAL APPLICATION MAY ALSO BE USED ON SLIDING GATES WITH MULTIPLE LOCKS.

STYMILOCK INSTALLATION

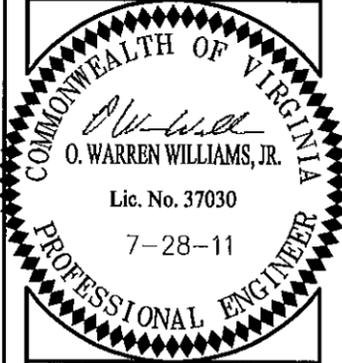


STYMILOCK CONTACT INFORMATION:
PATENT #5868015
PO BOX 1228 PINEVILLE, NC 28134
16248 MARVIN ROAD CHARLOTTE, NC 28277

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CLEAR SIGNAL TOWERS, LLC
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warren williams & associates
736 CARNEROS CIRCLE
HIGH POINT
NORTH CAROLINA
27285
(757) 450-2288

NO.	
1	07/28/11 ZONING DRAWINGS BY: KMB CHK: OWW APP'D: OWW
2	
3	
4	
5	
6	

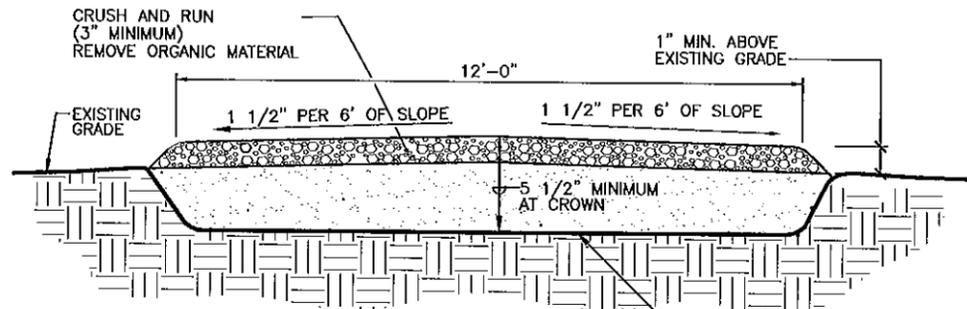


VA9030
COHASSET
RAWLAND
MONOPOLE
STATE ROUTE 650
PALMYRA, VA
22963
FLUVANNA COUNTY

DRAWN BY:	KMB
CHECKED BY:	OWW
ITV DATE:	NA
COMM NO:	VA9030

SHEET TITLE:
FENCE NOTES AND DETAILS

SHEET NUMBER:
C-5



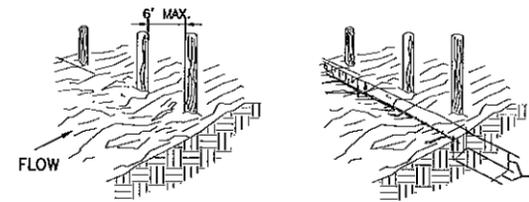
EARTH WORK SUBGRADE COMPACTION & SELECT GRANULAR FILL

- (A) CONTRACTOR SHALL BE RESPONSIBLE FOR CLEARING & GRUBBING THE CONSTRUCTION SITE AND ROADWAY AREAS. THE CONTRACTOR SHALL COMPLY WITH THE RECOMMENDATIONS CONTAINED WITHIN THE GEOTECHNICAL REPORT WHEN NECESSARY PREPARED FOR THIS SITE FOR SITE WORK PREPARATION & FOUNDATION WORK. AS A MINIMUM THE TOP 3" OF GRADE SHALL BE REMOVED. THE EXPOSED SUBGRADE COMPACTED, GEOTEXTILE FABRIC AS REQUIRED FOR UNSTABLE SOIL CONDITION.
- (B) ALL SELECT GRANULAR FILL SHALL BE COMPACTED TO A 95% COMPACTION AT A MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-1557 DR WITHIN PLUS OR MINUS 3% OF OPTIMUM MOISTURE CONTENT.

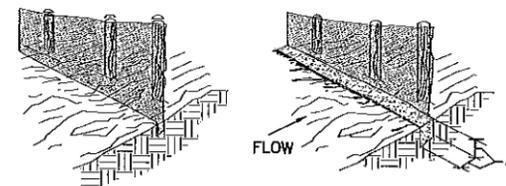
1 TYPICAL ACCESS ROAD CROSS SECTION
C-6 NOT TO SCALE

CONSTRUCTION OF A SILT FENCE (WITHOUT WIRE SUPPORT)

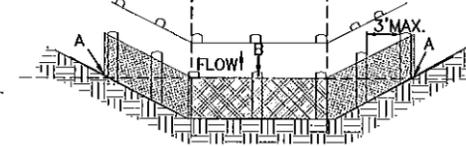
1. SET THE STAKES.
2. EXCAVATE A 4"x4" TRENCH UPSLOPE ALONG THE LINE OF STAKES.



3. STAPLE FILTER MATERIAL TO STAKES AND EXTEND IT INTO THE TRENCH.
4. BACKFILL AND COMPACT THE EXCAVATED SOIL.

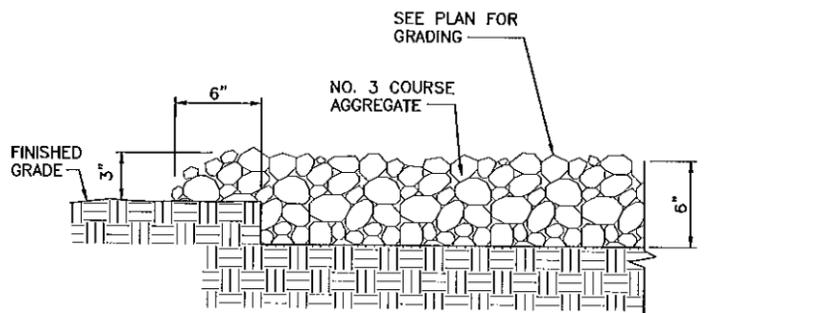


SHEET FLOW INSTALLATION (PERSPECTIVE VIEW)

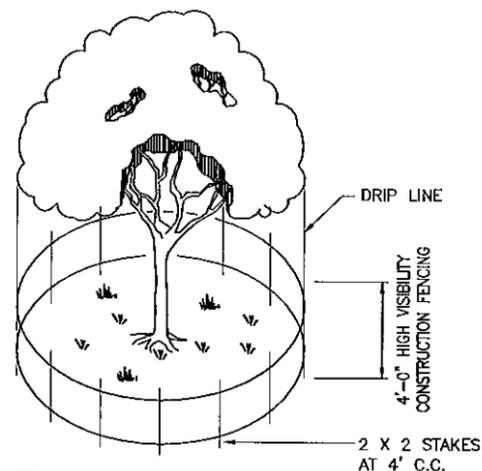


POINTS A SHOULD BE HIGHER THAN POINT B DRAINAGEWAY INSTALLATION (FRONT ELEVATION)

2 SILT FENCE
C-6 NOT TO SCALE

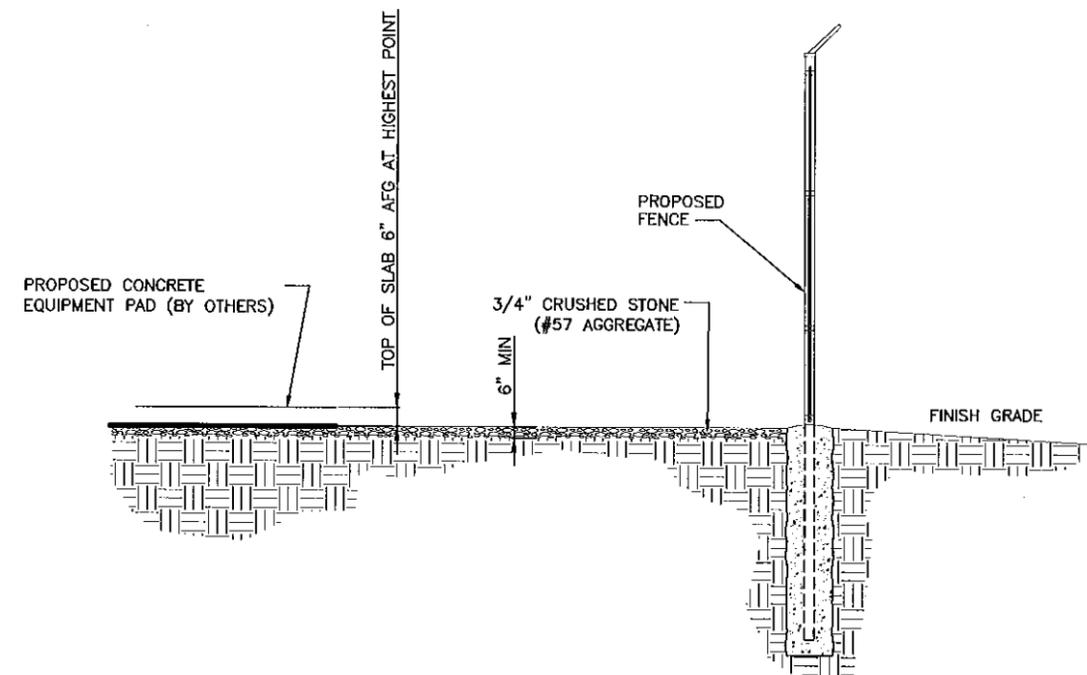


3 SECTION - GRAVEL PARKING/TURN AROUND (OUTSIDE OF FENCED COMPOUND)
C-6 NOT TO SCALE



NOTE: DRIVE STAKES FIRMLY INTO GROUND AT LEAST 12"

4 TREE PROTECTION
C-6 NOT TO SCALE



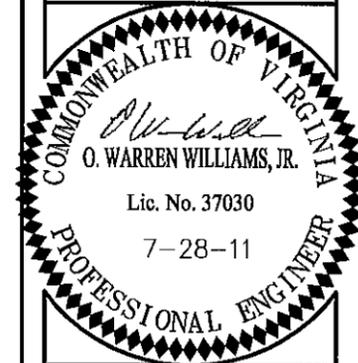
5 TYPICAL SITE COMPOUND CROSS SECTION
C-6 NOT TO SCALE

Clear Signal Towers, LLC

CLEAR SIGNAL TOWERS, LLC
1801 LIBBIE AVENUE
SUITE 201
RICHMOND, VA 23226
TEL (804)951-9694
FAX (804)648-4809

WW&A
warren williams & associates
736 CARNEROS CIRCLE
HIGH POINT
NORTH CAROLINA
27265
(757) 450-2288

NO.	DATE	DESCRIPTION
1	07/28/11	ZONING DRAWINGS
2		BY: KMB CHK: OWW APP'D: OWW
3		
4		
5		
6		



VA9030
COHASSET
RAWLAND
MONOPOLE
STATE ROUTE 650
PALMYRA, VA
22963
FLUVANNA COUNTY

DRAWN BY:	KMB
CHECKED BY:	OWW
TTV DATE:	NA
COMM NO:	VA9030

SHEET TITLE:
CIVIL DETAILS

SHEET NUMBER:
C-6



March 7, 2012

Subject: AT& T Proposed Site – Communications Tower located on James Madison Hwy. (Tax Map 59-A-13B) ~ Fork Union, VA: FCC Compliance Letter – Site (CV439/VA9029) “Weber City”

County Planning and Consultant:

Clear Signal Towers, LLC who is representing AT&T on the above mentioned site ask that a letter be drafted stating the reason for the proposed location and not the Fluvanna County Water Tank Site. AT&T looked at the county water tank site last year when we scrubbed the area to fulfill the need for the AT&T coverage objectives in Fluvanna. The county property does not meet the needs of AT&T’s network build-out as the site is too far north and will cause dropped calls at the river. The propagation maps included in the application package show the coverage at the proposed Clear Signal Site and should clarify any questions that you may have.

Please do not hesitate to contact me with any questions or concerns regarding this project.

Sincerely,

Samuel J. Schroll

Samuel J. Schroll
RF Engineer
Solutelia /AT&T Mobility
4801 Cox Road, Suite 300
Glen Allen, Va. 23060
804-928-5571

Received

MAR 12 2012

Fluvanna County



November 7, 2011

**Subject: AT& T Proposed Site – Communications Tower located on State
Route 650 (Tax Map 50-A-3) ~ Palmyra, VA: FCC Compliance Letter
– Site (CV446/VA9030) “Cohasset”**

AT&T will comply with all FCC rules regarding interference to other radio services and
AT&T will comply with all FCC rules regarding human exposure to radio frequency
energy.

Please do not hesitate to contact me with any questions or concerns regarding this project.

Sincerely,

Samuel J. Schroll

Samuel J. Schroll
RF Engineer
Solutelia /AT&T Mobility
4801 Cox Road, Suite 300
Glen Allen, Va. 23060
804-928-5571

Memorandum

DATE: June 13, 2012
RE: APO'S for **SUP 12:04** Public Hearing Letters
TO: Allyson Finchum
FROM: Lauren Ryalls

Please be advised the attached letter went out to the attached list of Adjacent Property Owners for the **June 27, 2012** Planning Commission meeting.



COUNTY OF FLUVANNA

“Responsive & Responsible Government”

P.O. Box 540 Palmyra, VA 22963 (434) 591-1910 FAX (434) 591-1911 www.co.fluvanna.va.us

NOTICE OF PUBLIC HEARING

June 13, 2012

«Title» «First_Name» «Last_Name»
«Company_Name»
«Address_Line_1»
«City», «State» «ZIP_Code»
TMP# «TMP»

Re: Public Hearing on SUP 12:04

Dear «Title» «Last_Name»«Company_Name»:

This letter is to notify you that the Fluvanna County Planning Commission will hold a public hearing on the above referenced item on **Wednesday, June 27, 2012 at 7:00 PM** in the Circuit Court Room at the Fluvanna County Courts Building in Palmyra, VA. The request is described as follows:

SUP 12:04 – Clear Signal Towers, LLC (Cohasset): *A request for a Special Use Permit (SUP) to allow for a 195-foot wireless communications tower with respect to 97.7 acres of Tax Map 50, Section A, Parcel 3. The property is zoned A-1 (Agricultural, General) and is located on the west side of Mountain Hill Road (Route 650) approximately 500 feet south of its intersection with West River Road (State Route 6). The property is located in the Fork Union Election District and is within the Rural Preservation Planning Area.*

The applicant or applicant’s representative must be present at the Planning Commission meeting. The tentative agenda and staff report will also be available for review by the public in the Fluvanna County Planning and Community Development Department during working hours (8:00 a.m. – 5:00 p.m., Monday through Friday). If you have any questions, please feel free to contact me by phone at (434) 591–1910 or by email at stugwell@co.fluvanna.va.us.

Sincerely,

Steve Tugwell
Senior Planner

SUP 12-04 Adjacent Property Owners

TMP#	Owner	Address	City, State	Zip Code
50 23 2	GODETTE, PEGGY A	188 NICHOLAS AVE. APT.11	NEW YORK, NY	10026
50 A 8	HARRIS, JERRY W & MARTIN, DIANE	323 PEACEFUL LN	PALMYRA, VA	22963
50 A 6A	JACKSON, PRISCILLA A	32 PEACEFUL LN	PALMYRA, VA	22963
50 A 6	JACKSON, PRISCILLA A	32 PEACEFUL LN	PALMYRA, VA	22963
49 A 83	NEW FORESTRY LLC	3715 NORTHSIDE PKWY STE 2-500	ATLANTA, GA	30327
50 A 3A	PALMER, MAXINE L	P O BOX 521	FORK UNION, VA	23055
50 A 75B	SMITH, AUDREY	3828 MOUNTAIN HILL RD	PALMYRA, VA	22963
50 A 75A	SMITH, AUDREY	3828 MOUNTAIN HILL RD	PALMYRA, VA	22963
50 23 3	SMITH, AUDREY L	3828 MOUNTAIN HILL RD	PALMYRA, VA	22963
50 23 1	SMITH, THOMAS M.	3590 MOUNTAIN HILL RD	PALMYRA, VA	22963
50 A 3	SNODDY, MARGARET M	745 TARA LANE	SCOTTSVILLE, VA	24590
50 A 7	WHITE, EDWARD & CORNELIA	82 PEACEFUL LN	PALMYRA, VA	22963
50 A 166	WHITE, F.F.	P O BOX 95	BREMO BLUFF, VA	23022
50 A 2	WHITE, F.F.	PO BOX 95	BREMO BLUFF, VA	23022
50 A 9	WHITE, JOHN E	74 UNION CHURCH RD	PALMYRA, VA	22963
50 A 9A	WHITE, LESLIE A	141 PEACEFUL LN	PALMYRA, VA	22963



Scale: 1:9027.977411

Date: 06/18/2012

Printed By:



View from 3277 Rt 650

VA9030 Cohasset, State Route 650, Palmyra, VA



Proposed 195'
Monopole

View from New Fork Church Ln

VA9030 Cohasset, State Route 650, Palmyra, VA



Clear Signal Towers, LLC





Proposed 195'
Monopole

View from Mountain Hill Rd at access road
VA9030 Cohasset, State Route 650, Palmyra, VA

Proposed 195'
Monopole (not
visible)



View from Int. of Mountain Hill Rd & W River Rd (not visible)
VA9030 Cohasset, State Route 650, Palmyra, VA





Proposed 195'
Monopole

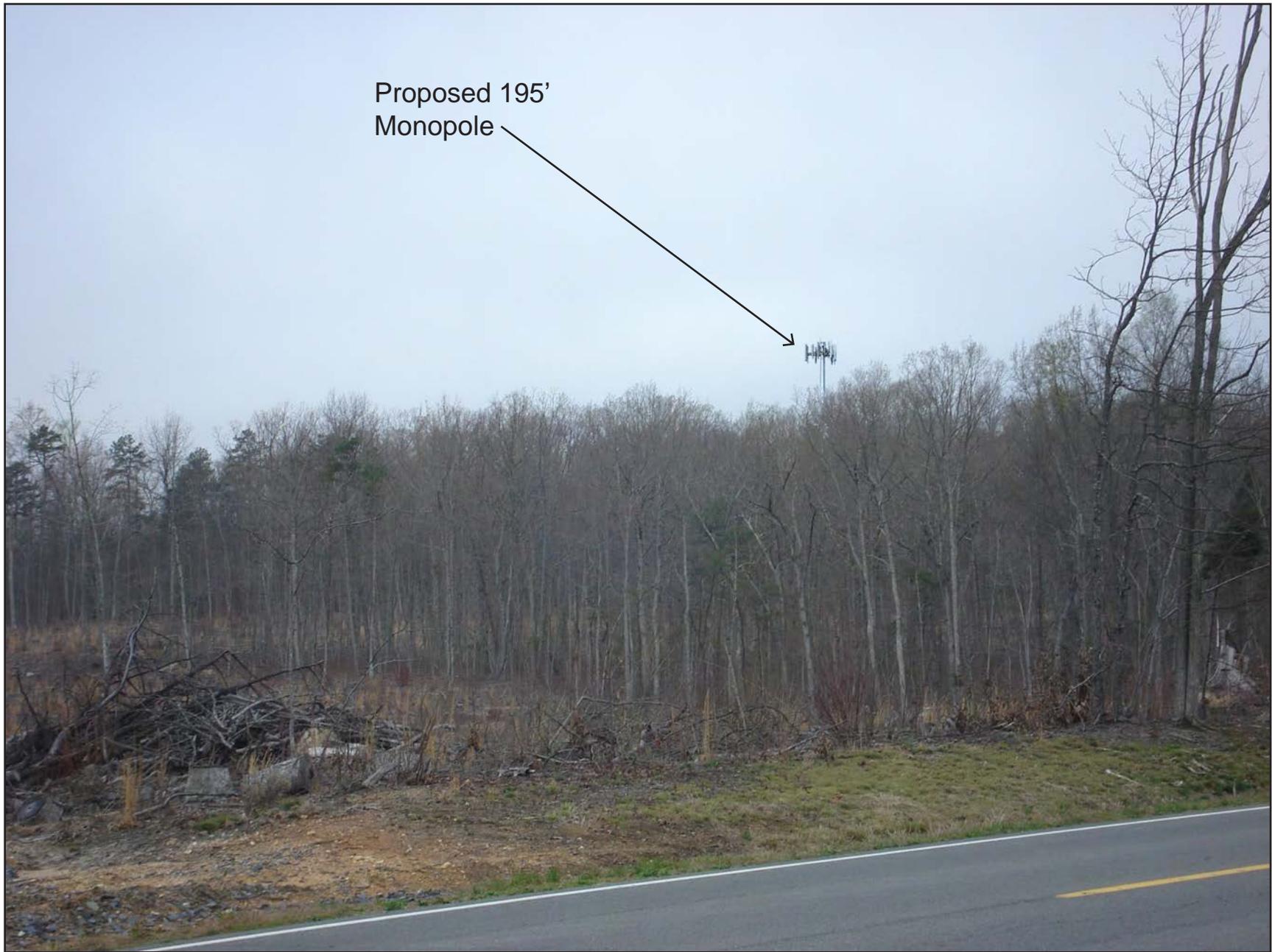
View from Austin Powder Co.

VA9030 Cohasset, State Route 650, Palmyra, VA



Clear Signal Towers, LLC

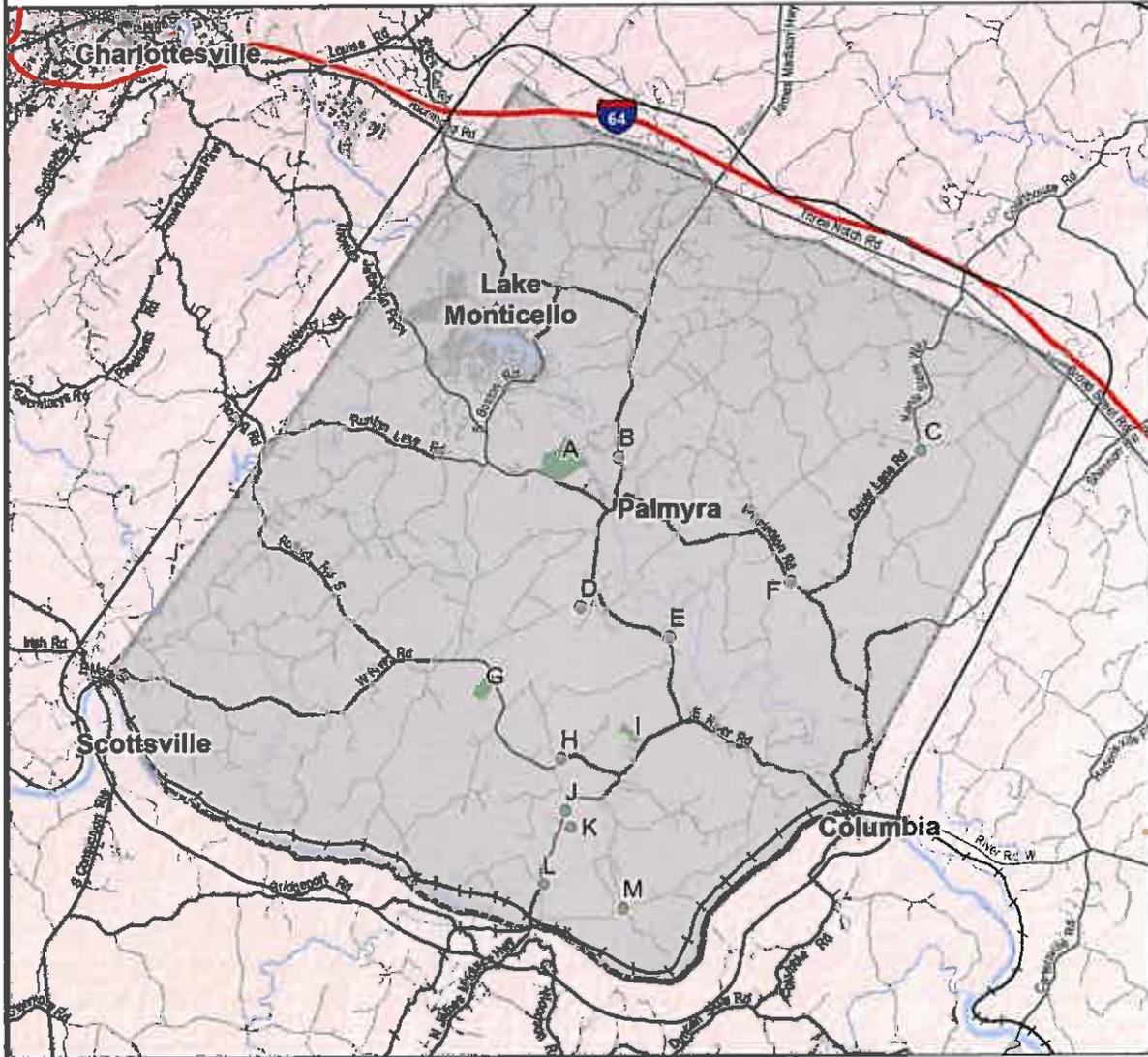




Proposed 195'
Monopole

View from W River Rd, east of Mountain Hill Rd
VA9030 Cohasset, State Route 650, Palmyra, VA

County Owned Property



- | | | | |
|---|---|---|--------------------|
|  | County Parcel Potentially Suitable for Site |  | Limited Access Hwy |
|  | County Boundary |  | Major Roads |
|  | 1 Mile Buffer Around County |  | Minor Roads |
| | |  | Railroads |

Sources:
 CityScape Consultants, Inc.;
 US Geological Survey; Virginia DOT;
 Center for GISc at UNC Greensboro



Map created on April 11, 2011 by the Center for GISc at UNC Greensboro

Figure 42: County-owned lands



Engineering Offices
10704 Elmbrook Court
Raleigh, North Carolina 27614
Phone: 919-845-6700 • Cell: 919-917-8888

June 20, 2012

Mr. Steven Tugwell
Planning and Zoning
Fluvanna County
132 Main Street
Palmyra, Virginia 22963

RE: AT&T Wireless Application
Cohasset Site # 446

Dear Mr. Tugwell,

This is to confirm that CityScape Consultants, as the wireless telecommunications consultant for the County did confirm that the above mentioned request for new facilities did include consideration of Fluvanna County property. In addition there was consideration of any State of Virginia or Federal Government property should there be any such land within an area that would, in our opinion, be usable for the Applicant's needs. Two specific Fluvanna County locations were within a reasonable proximity to the Applicant's search ring and the proposed new site. They are identified in the Fluvanna County Telecommunications Facility Master Plan as Site Location G, and Site Location H.

It was our findings that neither site was within the search ring of the Applicant. That by itself is not sufficient to dismiss any location from consideration but is one of the criteria. Other considerations that were more important include the necessary service area projected for the Applicant to meet their obligation under the federal mandate. Based on the terrain and the tower elevation specifications of the County neither location would meet proper technical requirements.

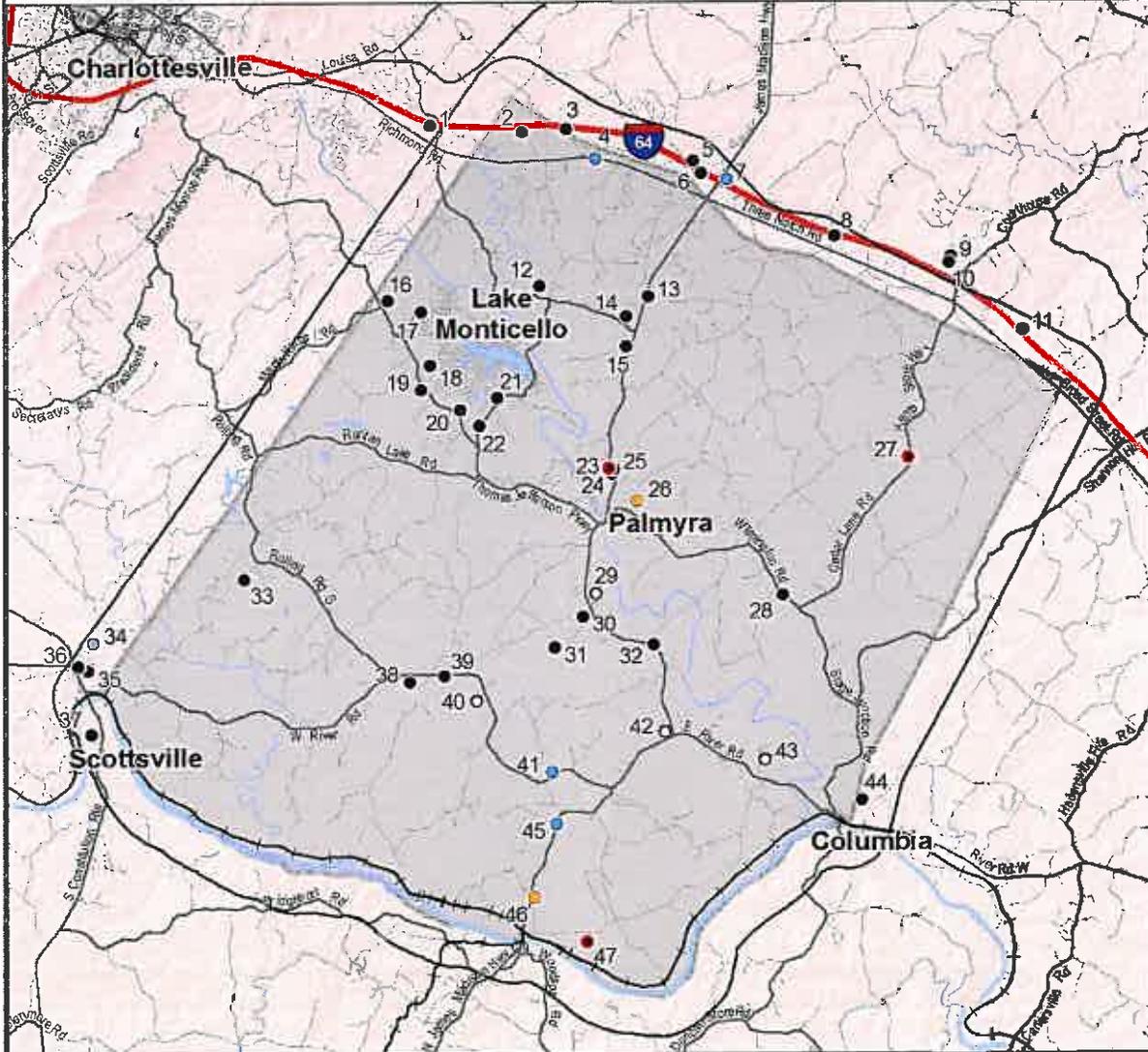
Should you have any questions or comments, please let me know

Respectfully submitted,

A handwritten signature in black ink, appearing to read "R. Edwards", with a long horizontal flourish extending to the right.

Richard L. Edwards
CityScape Consultants, Inc.

Existing Antenna Locations



- | | |
|----------------------------|-------------------------------|
| ● Tower | — Limited Access Hwy |
| ● Water Tank | — Major Roads |
| ● E911 Tower | — Minor Roads |
| ○ Not Built | — Railroads |
| ● Pending / Proposed | ⊕ County Boundary |
| ● E911 Tower / Water Tower | ⊕ 1 Mile Buffer Around County |

Sources:
 CityScape Consultants, Inc.;
 US Geological Survey; Virginia DOT;
 Center for GISc at UNC Greensboro



Map created on March 28, 2011 by the Center for GISc at UNC Greensboro

Figure 41: Existing Wireless Telecommunications Inventory



COUNTY OF FLUVANNA

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P.O. Box 540 Palmyra, VA 22963 (434) 591-1910 FAX (434) 591-1911 www.co.fluvanna.va.us

May 11, 2012

Clear Signal Towers, LLC
1801 Libbie Avenue, Suite 201
Richmond, VA 23226

Delivered via mail

Re: TRC comments SUP 12:04 (Clear Signal Towers, LLC: Cohasset) Construct 195' telecomm monopole, Tax Map: 50-A-3

Dear Applicant:

The following comments are the result of the Technical Review Committee meeting.

1. The Health Dept. stated that the property does not contain any buildings, water or sewage systems;
2. Central Virginia Electric Cooperative stated that power supply is not an issue at this site;
3. Planning staff stated that the consultant's report was forthcoming and their comments would be part of the staff report;
4. VDOT stated that an entrance permit will be required, and the entrance may need to be upgraded.

Please provide any other materials or documentation that is to be included in the Planning Commission packet by **Friday, May 25, 2012**. Submitting revisions by this deadline will place your request on the **June 27, 2012** Planning Commission agenda.

If you have any questions or need additional information, please contact me at 434-591-1910.

Sincerely,

Steve Tugwell
Senior Planner
Dept. of Planning & Community Development

Cc: Margaret Snoddy, 745 Tara Lane, Scottsville, VA 24590

**Telecommunications Site Review
Virginia New Structure**



7050 W. Palmetto Park Road #15-652
Boca Raton, FL 33433-3483
Phone: 877-438-2851 • Fax: 877-220-4593

May 9, 2012

Mr. Steven Tugwell
Planning and Zoning
Fluvanna County
132 Main Street
Palmyra, Virginia 22963

**RE: AT&T Mobility Application
Cohasset 446**

Dear Mr. Tugwell,

At your request on behalf of Fluvanna County, Virginia, CityScape Consultants Inc., in its capacity as telecommunications consultant for the County, has considered the merits of an application submitted by AT&T Wireless ("AT&T") and Clear Signal International ("Clear"), to construct a new one hundred ninety-five (195) foot monopole type tower to include a four (4) foot top mounted lightning rod, as an antenna support structure. AT&T is actively upgrading their facilities throughout the State of Virginia and other areas in the southeast United States. Other carriers such as U.S. Cellular, T-Mobile and Verizon are doing much the same. This proposed new construction will allow AT&T to improve service along US-15. The new facility will expedite AT&T to bring new 3G (Third Generation) and 4G (Fourth Generation) electronic communication capabilities. Currently AT&T has limited facilities within Central Virginia. The proposed support structure is to be owned by Clear Signal Towers and will be located on property owned by Margaret M. Snoddy. The proposed new facility will be located on State Road 650 near Palmyra in Fluvanna County, Virginia, see *figure 1*.

AT&T is proposing to top mount their antennas at the one hundred ninety-five (195)-foot level, using a single coaxial cable for each antenna. AT&T plans to install a new prefabricated shelter mounted on a new concrete foundation near the base of the tower, see *figure 2*. The Applicant has stated that the facility will be constructed to accommodate a total of four (4) antenna arrays which is contrary with Fluvanna County code, see *figure 3*. A new tower of this height must accommodate a total of six (6) antenna arrays.

All wireless communications systems depend on the concept of frequency resource reuse to achieve greater capacities. With some technologies, the individual channel frequencies are reused every few cells, but not too closely, since interference would result. In many other systems, power from one base station interferes with other base stations, impacting network capacity. Therefore, it is undesirable for wireless phones to communicate with more than a few base stations simultaneously.

A reasonable search area location is a key element in assuring that a site is justified. Generally, new wireless communication facilities are equally spaced with respect to existing sites. However, terrain, network capacity and other issues may necessitate a facility that it is *not* equally spaced with respect to existing sites. Typically the wireless provider is asked to provide a frequency grid or coverage predictions to indicate that a site is properly located.

Specifically, the undersigned has evaluated AT&T's proposal from the following perspectives:

1. The proposed facility is required due to technological reasons and is essential for the Applicant to provide telecommunications services, and,
2. The proposed new site was selected as reasonably within the targeted area and therefore acceptable within the AT&T Network design specifications. The Applicant has followed the guidelines of the Telecommunications Act of 1996, the State of Virginia and the Fluvanna County Ordinance.

The Applicant did not follow all guidelines. The required changes are reflected within the conditions of approval.

All designs and plans for the proposed new facilities were developed according to accepted practices of RF propagation engineering and the persons completing all work are sufficiently qualified within their disciplines.

Figure 4 represents the current service for AT&T at this location. *Figure 5* indicates the Applicant's predicted new service for this phase of Network deployment in Fluvanna County. CityScape anticipates this plan, if built as designed, should be sufficient to allow an improvement of regular cellular service to AT&T customers, in addition the proposed changes will increase the ability for citizens to utilize higher speed internet. Properly locating the site will justify the proposed construction of a new support structure.

The Applicant supplied a letter of compliance with all FCC standards regarding human exposure to Radio Frequency energy, and the Applicants will comply with all aspects of FCC rules regarding interference, see *figure 6*. CityScape is aware that this facility will operate in both the 800-megahertz and 1900-megahertz spectrum and could be an interference concern to Public Safety operations.

For the reasons listed below, it is our opinion that:

- ◆ The proposed facility is required because of generally accepted and adequately demonstrated technological reasons and is essential in order for AT&T to provide satisfactory existing communications service, to alleviate a signal coverage issue; and
- ◆ AT&T's submissions indicate there is a substantial service void in the general area surrounding the subject site and that the addition of new service at a height of 195 feet will help relieve these concerns. Therefore the proposed location will sufficiently accomplish satisfactory service, and there are no reasonable alternative technologies to accommodate the Applicant's needs without the construction of a new facility; and,
- ◆ The proposed new site is supported by the Fluvanna County Telecommunications Master Plan

The Applicant submitted photo simulations which are attached as Exhibits.

The site will be designed and constructed by professionals with expertise in the disciplines of maximizing the use of telecommunications facilities and construction. This practice corresponds with the desires of Fluvanna County.

Upon review and discussions with the Applicant, CityScape confirms a new support structure is required not only for proposed new AT&T equipment but will be needed for additional wireless carriers in the near future. Therefore, CityScape recommends this application with the tower height of 195 feet be approved with the following conditions:

That the Applicant;

1. Confirms the new support structure will be capable of supporting a total of six (6) antenna arrays, in compliance with EIA/TIA 222-G; and,
2. The proposed new tower shall accommodate no less than six (6) different wireless service provider's antenna arrays all of the same general design; and,
3. The Applicant shall expand the ground compound to accommodate up to six (6) different wireless service provider's ground mounted electronic equipment; and,
4. The Applicant obtain all necessary County permits prior to any work on the site; and,
5. All access ports shall be sufficiently sealed to prevent infiltration or habitation by any type of wildlife; and,
6. The facility shall be protected from access from unauthorized personnel both during construction and during all periods of operation.

Respectfully submitted,



Richard L. Edwards
FCC Licensed
PCIA Certified
CityScape Consultants, Inc.

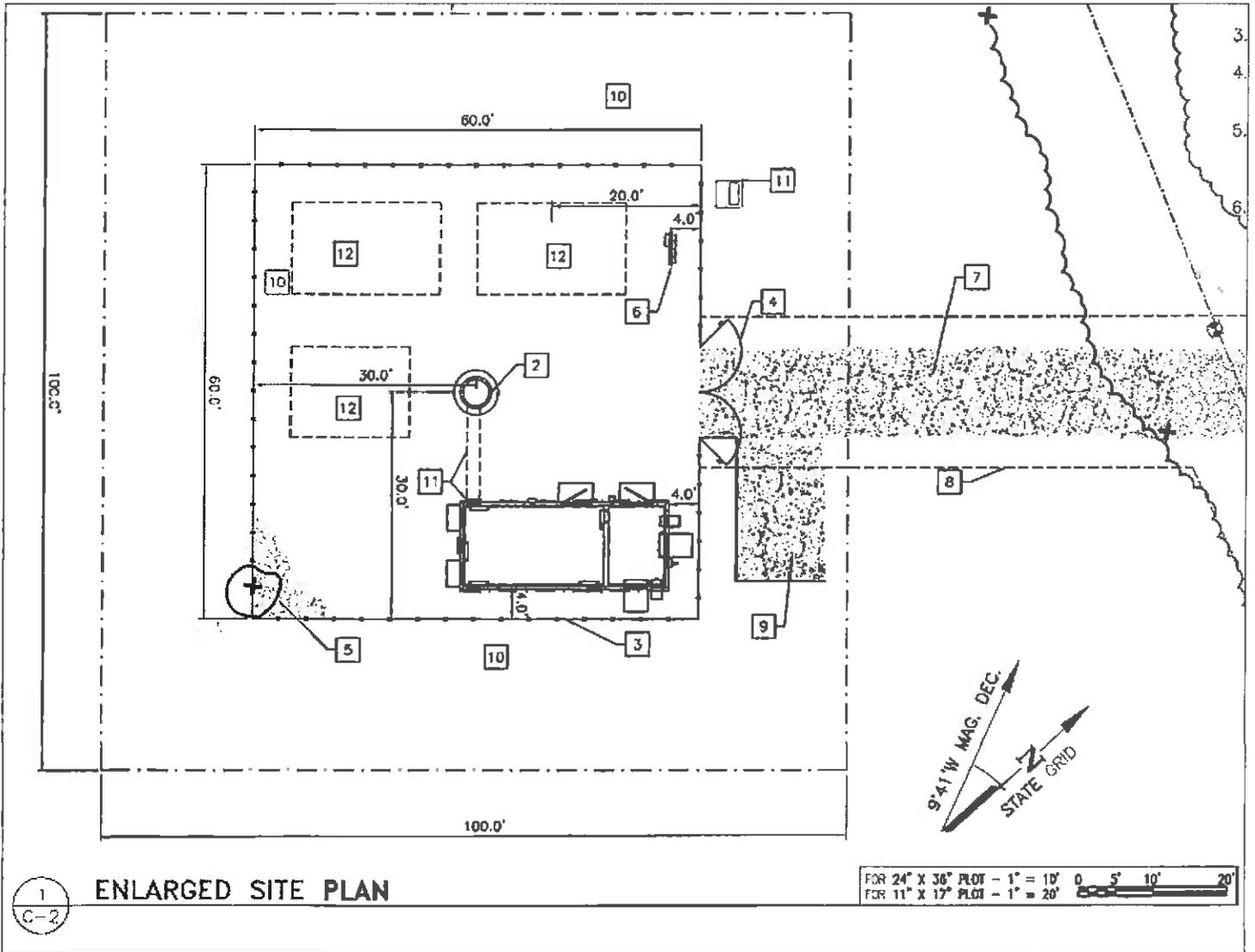


Figure 2. Proposed Ground Compound

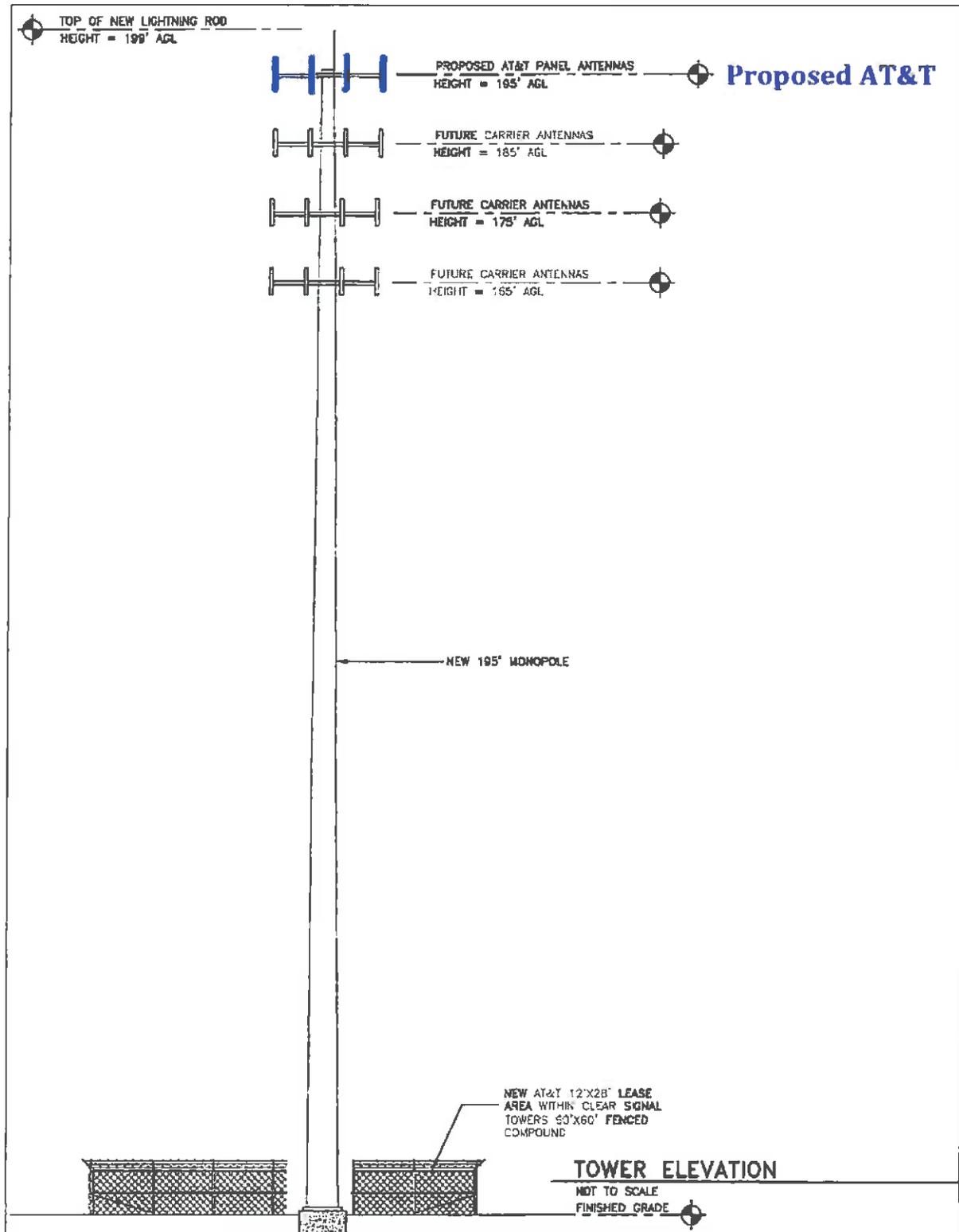


Figure 3. Proposed Tower Elevation

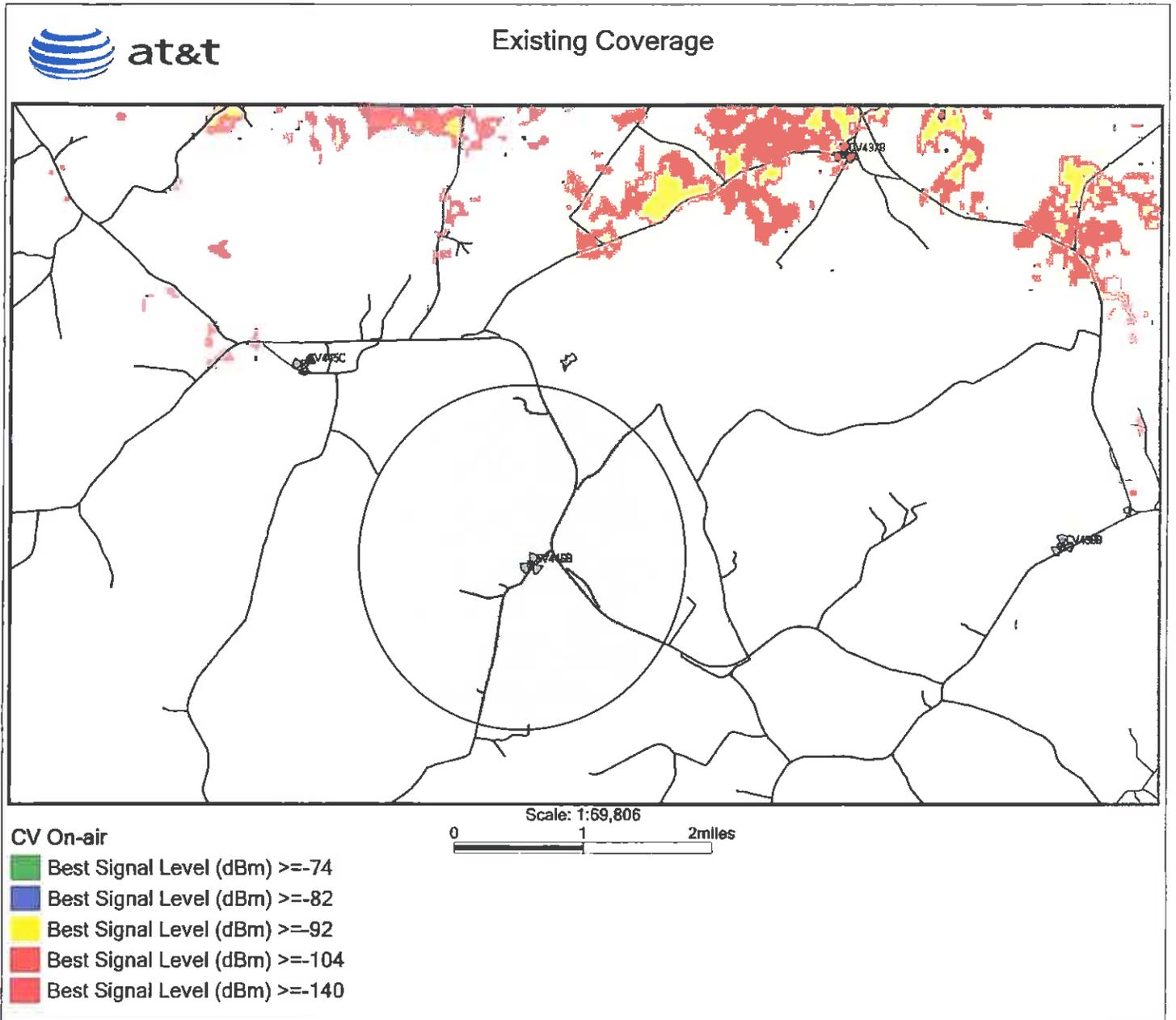


Figure 4. Current Service (Gray Indicates Target Area)

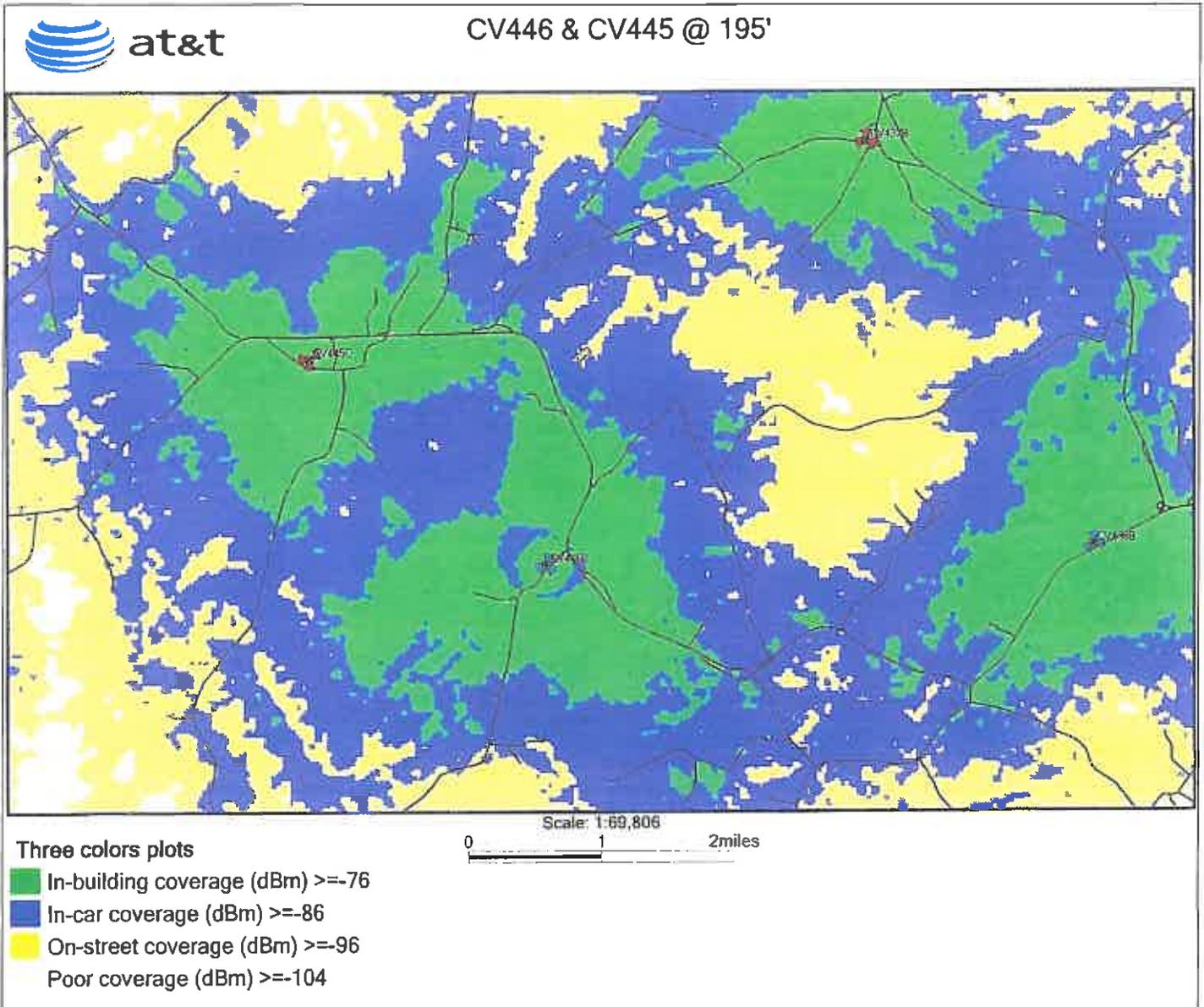


Figure 5. Projected New Service



November 7, 2011

**AT& T Proposed Site – Communications Tower located on State
Route 650 (Tax Map 50-A-3) ~ Palmyra, VA: FCC Compliance Letter
– Site (CV446/VA9030) “Cohasset”**

AT&T will comply that the search ring submitted in this application is the same ring that will be utilized for the site.

Please do not hesitate to contact me with any questions or concerns regarding this project.

Sincerely,

Samuel J. Schroll

Samuel J. Schroll
RF Engineer
Solutelia /AT&T Mobility
4801 Cox Road, Suite 300
Glen Allen, Va. 23060
804-928-5571

Figure 6. Human Exposure and Interference Compliance Statements



COUNTY OF FLUVANNA

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STAFF REPORT

To: Fluvanna County Planning Commission
Case Number: SDP 12:09
Tax Map: Tax Map 17, Section 21, Parcel D

From: Steve Tugwell
District: Cunningham
Date: June 27, 2012

General Information: This item is scheduled to be heard by the Planning Commission on Wednesday, June 27, 2012 at 7:00 p.m. in the Circuit Courtroom in the Courts Building.

Owner: Jefferson Centre, LLC

Applicant/Representative: Triangle Realtors

Requested Action: Approval of a sketch plan to construct an 11,200 square foot retail building with respect to 1.59 acres of Tax Map 17, Section 21, Parcel D. (Attachment A)

Location: The subject property is located on the eastern side of Heritage Drive approximately 400 feet east of Turkeysag Trail (Route 1015). (Attachment B)

Existing Zoning: B-1, Business, General

Existing Land Use: vacant land

Adjacent Land Uses: Adjacent properties are zoned A-1, B-1, and R-4

Comprehensive Plan: Rivanna Community Planning Area

Zoning History: A rezoning (ZMP 80:06), from R-1 to B-1 was approved for this property on June 2, 1980.

Analysis:

The applicant is requesting sketch plan approval to build an 11,200 square foot retail building on B-1 zoned property, approximately 1.59 acres in size. According to the submitted plan, the applicant is proposing to construct a 90 x 125 retail establishment. (Attachment C)

Parking/Roads

The site is currently accessed from Heritage Drive (a private access easement), which stems off from Turkeysag Trail (Route 1015). Retail establishments are required to have one (1) parking space per two-hundred (200) square feet up to 15,000 gross square feet. The building as proposed is 11,200 square feet. Fifty-six (56) parking spaces are required, and the applicant has provided sixty-five (65) parking spaces, including five (5) handicapped parking spaces. Two (2) loading spaces are also proposed.

Landscaping/Screening

All landscaping should be in compliance with the Fluvanna County Zoning Ordinance. All parking lots of five (5) or more spaces must be screened from view of public roads, rights-of-way, and adjacent properties. Shade trees are required in the parking islands and at the ends of all parking bays.

Signage & Outdoor Lighting

Directional signage is a key aspect of this site. Traffic circulation will be controlled by appropriate signage at the entrance/exit points into the site. Permanent signs are required to have a separate sign permit. Approximate locations of outdoor lighting have been shown on the sketch plan. The applicant will be required to submit an outdoor lighting plan as part of the final site plan approval. This plan must show outdoor lighting that is fully shielded and uses full cut-off lighting fixtures.

Stormwater Management

The applicant has indicated that the site drains into an existing stormwater basin designed for the commercial buildout of the Jefferson Centre parcel. The applicant has stated that “*the center of the site consists of a hilltop that drains to the basin via inlets to the west, via ditch to the north and east, and via sheetflow to the south.*” An erosion and sediment control plan would also be required for review and approval prior to the issuance of any land disturbing permit.

Septic and Water Usage

Water and sewer would be provided by connecting into the existing water and sewer service, which is provided by Aqua Virginia.

Technical Review Committee:

At the May 10, 2012 Technical Review Committee meeting, The Health Department stated that since the property is located on the right side of Turkeysag Trail off of Route 53, then it is possible to connect to Lake Monticello water and sewer;

The Building Inspections Department indicated that building plans will need to be professionally designed with an engineer or architect's seal on them;

VDOT stated the proposed site is on a private road and they don't have jurisdiction; VDOT also suggested that a stop sign be placed at the gas station at Heritage Drive and Turkeysag Trail;

The full list of TRC comments is attached (Attachment D).

Conclusion:

The submitted sketch plan appears to meet the sketch plan requirements of Section 22-23-8.A of the Fluvanna County Zoning Ordinance. Prior to final approval, a site development plan that meets the requirements of Sections 22-23, 24, 25 and 26 of the Fluvanna County Zoning Ordinance must be submitted for staff review and approval.

Recommended Conditions:

1. Meeting all final site plan requirements which include, but are not limited to, providing parking, landscaping, tree protection, and outdoor lighting plans;
2. Prior to the issuance of a final certificate of occupancy, the sewage and water systems must have received all final approvals from Aqua Virginia and must be ready to begin operation;
3. Meeting all VDOT requirements.
4. Meet all required Erosion and Sedimentation Control regulations.

Suggested Motion:

I move to approve SDP 12:09, a sketch site plan to build an 11,200 retail building with respect to 1.59 acres of Tax Map 17, Section 21, Parcel D, subject to the conditions listed in the staff report.

Attachments:

- A – Application,
- B – Aerial Vicinity Map
- C - site sketch plan
- D – TRC comment letter

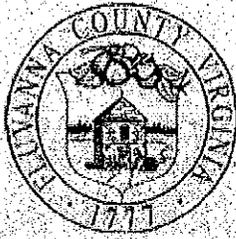
Copy:

Owner: Jefferson Centre, LLC, 314 E. Water Street, Charlottesville, VA 22902

Applicant: Triangle Realtors, 2903 N. Augusta Street, Staunton, VA 24401

Representative: Balzer & Associates, Inc., 1561 Commerce Road, Verona, VA 24482

File



COMMONWEALTH OF VIRGINIA
 COUNTY OF FLUVANNA
 Site Development Application

ATT A
 Received
 MAY 01 2012
 Fluvanna County

Owner of Record: Jefferson Center, LLC

Applicant of Record: Triangle Realtors

E911 Address: 314 East Water St, Charlottesville, VA 22902

E911 Address: 2903 N. Augusta St, Staunton, VA 24401

Phone: _____ Fax: _____

Phone: (540) 885-5181 Fax: (540) 885-5177

Email: _____

Email: peterhwrap@aol.com

Representative: Balzer & Associates, Inc.

Note: If applicant is anyone other than the owner of record, written authorization by the owner designating the applicant as the authorized agent for all matters concerning the request shall be filed with this application.

E911 Address: 1561 Commerce Rd, Verona, VA 24482

Phone: (540) 248-3220 Fax: (540) 248-3221

Is property in Agricultural Forestal District? No Yes

Email: rburkholder@balzer.cc, dodonohue@balzer.cc

If Yes, what district: _____

Tax Map and Parcel(s): 17-21D

Deed Book Reference: 331-708

Acreage: 1.59 Zoning: B-1

Deed Restrictions? No Yes (Attach copy)

Location: Along private drive (Heritage Drive) @ intxn. of Thomas Jefferson Pkwy & Turkeysag Trail

Description of Property: PORTION OF 17-21D

Proposed Structure: 11,200 sq. ft. Goodwill

Dimensions of Building: 125'x90'

Lighting Standards on Site: No Yes

of Employees: Unknown

of Parking Spaces: 65 (incl. 5 handicap) & 2 loading

Noise Limitations: Compactor & Trash Pick-up

I declare that the statements made and information given on this application are true, full and correct to the best of my knowledge and belief. I agree to conform fully to all terms of any certificate or permit which may be issued on account of this application.

Applicant Name (Please Print) Peter H. Wray

Applicant Signature and Date [Signature] 5-1-12

All plats must be folded prior to submission to the Planning Department. Rolled plats will not be accepted.

OFFICE USE ONLY		
Date Received: <u>5-1-12</u>	Pre-Application Meeting: _____	Fee Paid: <u>CK# 3940</u> Application #: <u>SDP 12: 009</u>
Election District: <u>Cunningham</u>	Planning Area: <u>Rivanna CPA</u>	Number of Lots: <u>1</u>
Total Fees Due at Time of Submittal		
Sketch Plan: \$ 150.00	Minor Plan: \$550.00	or (Major Plan: \$1,100.00)
Additional Fees Due at Time of Review		
Health Department Subdivision Review:	\$250.00 + \$25.00 per lot	Existing System Review \$50.00
Street Sign Installation:	\$200.00 Per Intersection	
Amendment of Plan	\$150.00	
Outdoor Lighting Plan Review*	\$ 50.00	
Landscape Plan Review*	\$ 50.00	
Tree Protection Plan Review*	\$ 50.00	
* If not part of a Site Plan Review		

Received

MAY 14 2012

Fluvanna County

Jefferson Centre
P. O. Box 48
Keswick, VA 22947

May 11, 2012

Fluvanna County Planning Department
ATTN: Steve Tugwell
P.O. Box 54
Palmyra, VA 22963

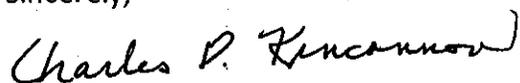
Mr. Steve Tugwell:

I am writing you for two reasons:

1. Release the landscaping bond #8913505 with BB&T Insurance Services. This was overlooked by our management company when the work was completed after the shopping center opened originally.
2. As co-owner of the Jefferson Centre, I give my permission for you and the Planning Department to review all plans and applications submitted by Peter Wray and Goodwill for permits needed to build a store at the shopping center.

Thank you for your help with this matter.

Sincerely,



Charles D. Kincannon
Owner, Jefferson Center
Cell: 434-960-7772
cdkincannon@aol.com

DATE	05-17-2012	JOB NO.	S1100022
ATTENTION	Steven Tugwell		
RE	Goodwill - Rt 53 Tax Map #17-21-D		
VIA	<input type="checkbox"/>	U.S. Mail	
	<input checked="" type="checkbox"/>	U.P.S.	
	<input type="checkbox"/>	Airborne Express	
	<input type="checkbox"/>	Fed. Express	
	<input type="checkbox"/>	Hand Delivered	
	<input type="checkbox"/>	Picked Up	
	<input type="checkbox"/>	Other	

REFLECTING TOMORROW

TO Fluvanna Planning & Community Development
132 Main Street
Palmyra, Virginia 22963

WE ARE SENDING YOU Attached Under separate cover via _____ the following items:
 Shop drawings Prints Plans Samples Specifications
 Copy of letter Change order _____

COPIES	DATE	NO.	DESCRIPTION
20	05-17-12	1	11x17 Prints of Sketch Plan (2 Sheets)
1	05-17-12	2	24x36 Prints of Sketch Plan (2 Sheets)

THESE ARE TRANSMITTED as checked below:

- | | | |
|--|---|---|
| <input checked="" type="checkbox"/> For approval | <input type="checkbox"/> Approved as submitted | <input type="checkbox"/> Resubmit _____ copies for approval |
| <input type="checkbox"/> For your use | <input type="checkbox"/> Approved as noted | <input type="checkbox"/> Submit _____ copies for distribution |
| <input type="checkbox"/> As requested | <input type="checkbox"/> Returned for corrections | <input type="checkbox"/> Return _____ corrected prints |
| <input type="checkbox"/> For review and comment | <input type="checkbox"/> _____ | |

REMARKS The attached plans are in response to Technical Review Comments dated May 11, 2012. None of the comments required changes to the plans but they all have been read and acknowledged and will be part of the site plan submittal. We did add a note on Sheet C2 just stating that water and sewer will be provided by Aqua Virginia, Inc. We have coordinated with them on fees and connections. Thanks.

COPY TO _____ SIGNED: _____



Scale: 1:2256.994353 Date: 06/13/2012 Printed By:

Under Virginia State Law, these real estate assessment records are public information. Display of this property information on the internet is specifically authorized by the Code of Virginia §58.1-3122.2(as amended).

GOODWILL - ROUTE 53

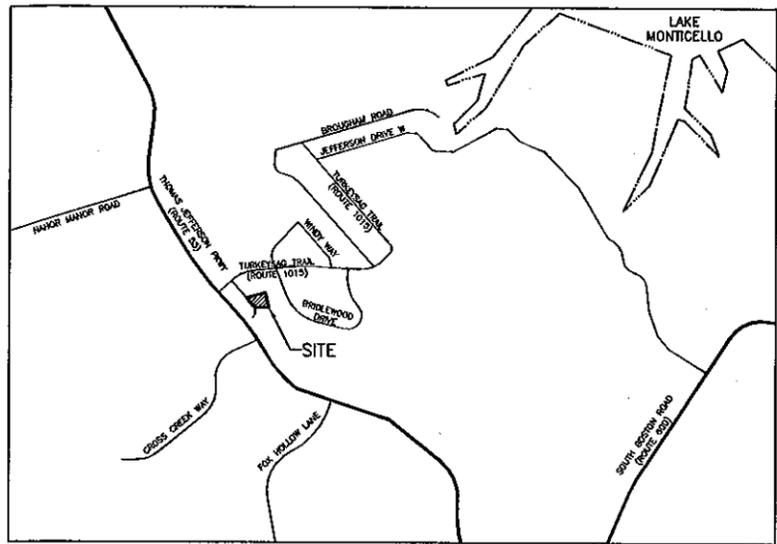
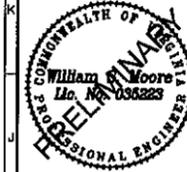
FLUVANNA COUNTY, VIRGINIA

BALZER
AND ASSOCIATES, INC.
BY NED
REFLECTING TOMORROW

www.balzer.cc
Chesapeake
Henrico
New River Valley
Roanoke
Shenandoah Valley

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WATER AND WASTEWATER & STREAM EVALUATION

Balzer and Associates, Inc.
1861 Commerce Road
Suite 401
Verona, VA 24482
540-248-3220
FAX 540-248-3221



VICINITY MAP

SCALE: 1"=1500'



PROJECT NARRATIVE

THE OWNER IS PROPOSING THE CONSTRUCTION OF A 11,200 SQUARE FOOT BUILDING WITH PRIVATE UTILITY EXTENTIONS. NECESSARY GRADING AND EROSION CONTROL WILL BE PERFORMED.

SHEET INDEX

C1 COVER
C2 LAYOUT & UTILITY PLAN

RESPONSIBLE LAND DISTURBER

THE RESPONSIBLE LAND DISTURBER SHALL BE THE ENGINEER OF RECORD FOR THE PURPOSES OF PLAN APPROVAL ONLY. THE CONTRACTOR SHALL DESIGNATE A QUALIFIED RESPONSIBLE LAND DISTURBER UPON AWARD OF CONTRACT.

APPROVAL

DIRECTOR OF PLANNING	DATE

- GENERAL NOTES**
- SITE ADDRESS: HERITAGE DRIVE, FLUVANNA COUNTY, VA
 - OWNER: JEFFERSON CENTER, LLC, 314 EAST WATER STREET, CHARLOTTESVILLE, VA 22902
DEVELOPER: TRIANGLE REALTORS, 2803 N. AUGUSTA STREET, STAUNTON, VA 24401
PHONE: (540) 885-5181
FAX: (540) 885-5177
CONTACT: PETER WRAY
AGENT: BALZER & ASSOCIATES, INC., 1581 COMMERCE ROAD, SUITE 401, VERONA, VA 24482
PHONE: 540-248-3220
FAX: 540-248-3221
CONTACT: WILLIAM S. MOORE, PE
 - LEGAL DESCRIPTION: PORTION OF 17-210
USE: GENERAL BUSINESS
ZONING: B-1
TAX MAP: 17-210
DB: 331 PG: 708
ADJACENT PROPERTY USE: GENERAL BUSINESS (B-1)
 - SITE AREA: 1.59 ACRES
DISTURBED AREA: X.XX ACRES
 - NO. OF LOT PROPOSED = 1
 - BUILDING: 11,200 SQ. FT.
 - PARKING: 1 SPACE PER 200 SQ. FT. = 57 SPACES REQ'D
85 SPACES PROV'D + 2 LOADING SPACES
1 HANDICAP SPACE PER 25 PARKING SPACES + 2 ADD. SPACES = 5 SPACES PROV'D
 - EXISTING SITE CONDITION: THE SITE WAS PREVIOUSLY MASS GRADED FOR DEVELOPMENT AND PLANTED WITH TALL GRASSES. THE ENTIRE SITE DRAINS INTO AN EXISTING STORMWATER BASIN DESIGNED FOR THE COMMERCIAL BUILDOUT OF THE JEFFERSON CENTER PARCEL. THE CENTER OF THE SITE CONSISTS OF A HILLTOP THAT DRAINS TO THE BASIN VIA INLETS TO THE WEST, VIA DITCH TO THE NORTH AND EAST, AND VIA SHEETFLOW TO THE SOUTH.
 - STORMWATER: PREVIOUSLY PROPOSED STORMWATER BUILDOUT OF PROPERTY IS 83% IMPERVIOUS AREA CURRENTLY PROPOSED STORMWATER BUILDOUT OF PROPERTY IS 77% IMPERVIOUS AREA
 - WATER: PUBLIC
SEWER: PUBLIC
 - CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES. THE LOCATION OF EXISTING UTILITIES ARE NOT NECESSARILY SHOWN ON THE PLANS AND WHERE SHOWN, ARE ONLY APPROXIMATE. THE CONTRACTOR SHALL, ON HIS INITIATIVE AND AT NO EXTRA COST, HAVE LOCATED ALL UNDERGROUND LINES AND STRUCTURES AS NECESSARY. NO CLAIMS FOR DAMAGES OR EXTRA COMPENSATION SHALL ACCRUE TO THE CONTRACTOR FROM THE PRESENCE OF SUCH PIPE OR OTHER OBSTRUCTIONS OR FROM ANY DELAY DUE TO THE REMOVAL OR REARRANGEMENT OF THE SAME. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UNDERGROUND STRUCTURES. CONTACT "MISS UTILITY" OF CENTRAL VA TOLL FREE 1-800-552-7001.
 - CROSS CONNECTION AND BACKFLOW VALVE SHALL BE INSTALLED TO IBC CODE. AN APPROVED REDUCED PRESSURE DEVICE SHALL BE INSTALLED ON THE MAIN WATER SERVICE TO THE BUILDING. AN APPROVED BACKFLOW PREVENTION DEVICE SHALL BE INSTALLED ON THE IRRIGATION SYSTEM IF APPLICABLE.
 - ALL UTILITY LINES SUCH AS ELECTRIC, TELEPHONE, AND CATV, OR OTHER SIMILAR LINES SHALL BE INSTALLED UNDERGROUND. THIS SHALL APPLY TO LINES SERVING INDIVIDUAL SITES AS WELL AS TO UTILITY LINES WITHIN THE PROJECT.
 - ALL CONSTRUCTION METHODS AND MATERIALS SHALL BE IN CONFORMANCE WITH THE LATEST EDITION OF THE VDOT ROAD AND BRIDGE SPECIFICATIONS.
 - NO GRAVE SITES WERE OBSERVED DURING THE SURVEY OF THE SUBJECT PROPERTY CONTAINED WITHIN THE LIMITS OF THIS PLAN.
 - PROPERTY IS LOCATED IN FEMA DEFINED ZONE 'X'. COMMUNITY PANEL NO: 51065 C 0055 C EFFECTIVE DATE: MAY 16, 2008.

LEGEND:

EX. INTRMNT. CONTOUR	PROP. INTRMNT. CONTOUR
EX. INDEX CONTOUR	1320 PROP. INDEX CONTOUR
EX. SPOT ELEVATION	PROP. SPOT ELEVATION
EX. WATER LINE	PROP. WATER LINE
EX. SANITARY SEWER	PROP. SANITARY SEWER
EX. STORM PIPE	PROP. STORM PIPE
EX. EDGE OF PAVEMENT	PROP. EDGE OF PAVEMENT
EX. BUILDING	PROP. BUILDING
EX. CONCRETE	PROP. CONCRETE
EX. PAVEMENT	PROP. ASPHALT PAVEMENT
EX. GRAVEL	PROP. Hvy. DUTY ASPHALT PAVMT.
EX. POWER POLE	PROP. GRAVEL
EX. LIGHT POLE	PROP. POWER POLE
EX. GAS LINE	PROP. GAS LINE
EX. OVERHEAD CABLE	PROP. OVERHEAD CABLE
EX. FENCE	PROP. UNDERGRND POWER LINE
EX. TREE LINE	PROP. FENCE
ADJOINING PROPERTY LINE	PROP. TREE LINE
☆ BENCHMARK	PROP. SITE PROPERTY LINE

GOODWILL - ROUTE 53
COVER
CUNNINGHAM DISTRICT
FLUVANNA COUNTY, VIRGINIA

DRAWN BY DKO
DESIGNED BY ERB
CHECKED BY WSM
DATE 05-01-2012
SCALE N/A

REVISIONS:
05-17-2012

SHEET NO.
C1

TM#17-21D
 JEFFERSON CENTRE LLC
 DB:331 PG:708
 11.524 ACS
 ZONING: B-1

TM#17-21A
 TIGER FUEL
 COMPANY
 DB:674 PG:260

TM#17-21B
 DWV, L.L.C.
 DB:823 PG:45
 ZONING: B-1

ACCESS ESMT
 DB:391 PG:154

20' UTILITY ESMT
 DB:373 PG:624

NOTE:
 WATER AND SEWER PROVIDED
 BY AQUA VIRGINIA, INC.

"MITIGATION AREA"

STORM DI
 TOP=408.26
 INV=395.21

30" HDPE
 INV=395.95

STORM DI
 TOP=408.26
 INV=394.76

30" HDPE
 INV=392.14

STORM DI
 TOP=412.5A
 INV=401.611

STORM DI
 TOP=412.65
 INV=403.65

STORM DI
 TOP=414.33
 INV=404.23

CLEAR CUT
 TOP=420
 INV=414.8

TEMP. CONSTRUCTION ESMT. FOR FUTURE ROAD

TEMP. CONSTRUCTION ESMT. FOR FUTURE ROAD

STORM DI
 TOP=419.32
 INV=407.09

SAN. MH
 TOP=420.74
 INV=408.66

STORM MH
 TOP=419.99
 INV=415.97

FFE=421.00

FFE=421.16

FFE=421.08

FFE=421.04

BUILDING

65 PARKING SPACES PROVIDED
 & 2 LOADING SPACES

PROPOSED GOODWILL
 11,200 SQ. FT.
 1.59 AC

TRASH RECEPTACLE

COMPACTOR

SANITARY LATERAL

TEMP. SLOPE EASEMENT

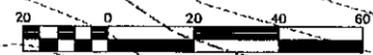
9" YARD BUFFER

9" YARD BUFFER

9" YARD BUFFER

9" YARD BUFFER

10



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 WETLAND DELINEATION & STREAM EVALUATIONS

Balzer and Associates, Inc.
 1581 Commerce Road
 Suite 401
 Verona, VA 24482
 540-248-3220
 FAX 540-248-3221



GOODWILL - ROUTE 53
 Layout & Utility Plan
 CUNNINGHAM DISTRICT
 FLUVANNA COUNTY, VIRGINIA

DRAWN BY DKO
 DESIGNED BY ERB
 CHECKED BY WSM
 DATE 05-01-2012
 SCALE 1" = 20'
 REVISIONS:
 05-17-2012

SHEET NO.
C2
 JOB NO. S1100022



COUNTY OF FLUVANNA

"Responsive & Responsible Government"

P.O. Box 540 Palmyra, VA 22963 (434) 591-1910 FAX (434) 591-1911 www.co.fluvanna.va.us

May 11, 2012

Jefferson Center, LLC
314 East Water Street
Charlottesville, VA 22902

Delivered via email

Re: SUP 12:09 Triangle Realtors Goodwill Retail Building
Tax Map: 17-21-D

Dear Applicant:

The following comments are the result of the Technical Review Committee meeting. Comments are outlined below:

1. The Health Department stated that since the property is located on the right side of Turkey Sag off of Route 53, then it is probable to connect to Lake Monticello water and sewer;
2. The Building Inspections Department indicated that building plans will need to be professionally designed with an engineer or architect's seal on them;
3. The E & S inspector commented that the applicant may contact his office should they have any inquires moving through the site plan process;
4. VDOT stated the proposed site is on a private road and they don't have jurisdiction; VDOT also suggested that a stop sign be placed at the gas station;
5. Central Virginia Electric Cooperative stated that power is available to this site, and to take care when digging;

Please provide a minimum of 20 11"x 17" copies of the revised sketch plans and any other materials or documentation that is to be included in the Planning Commission packet by **Friday, May 25, 2012**. Submitting revisions by this deadline will place your request on the **June 27, 2012** Planning Commission agenda.

If you have any questions or need additional information, please contact me at 434-591-1910.

Sincerely,

Steve Tugwell
Senior Planner
Dept. of Planning & Community Development

cc: Triangle Realtors, 2903 N Augusta Street, Staunton, VA 24401; Balzer & Associates, Inc., 1561 Commerce Road, Verona, VA 24482;
File



COUNTY OF FLUVANNA

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FAX (434) 591-1911
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Memo

To: Fluvanna County Planning Commission
From: Andrew J. Pompei, Planner
Date: June 20, 2012
Re: **Landscaping-Related Businesses and the Zoning Ordinance**

Background

In recent years, several landscaping-related businesses have moved to Fluvanna County. There is not an existing definition within the zoning ordinance that adequately describes the activities taking place at these operations. These businesses have been categorized as "commercial greenhouses," but they often involve the stockpiling and distribution of bulk landscaping materials, as well as the operation of heavy equipment.

Other Localities

The zoning ordinances of eleven (11) other Virginia localities were researched to determine how each addressed landscaping-related businesses:

- Each locality has different terms and definitions they use to describe landscaping-related businesses. Some specifically define these uses, but others do not.
- Some localities differentiate between nurseries, greenhouses, and commercial landscaping operations.
- While some localities allow commercial landscaping operations to be located in areas of low-density development (agricultural, single-family residential, etc.), many require these businesses to operate within intensive commercial and/or industrial districts.

Considerations

Several issues should be considered when defining and regulating landscaping-related businesses:

- Amount and type of traffic generated;
- Amount of noise generated;
- Type of services and goods offered to the public;
- Type of equipment used in daily operations; and
- Compatibility of landscaping-related businesses with other uses.

Technical Review Committee (TRC)

The Planning Commission asked staff to present the draft definitions to the Technical Review Committee (TRC) at its meeting on Thursday, June 14, 2012. At the meeting, the Virginia Department of Transportation (VDOT) was the only agency that commented on the issue. VDOT stated that commercial entrances may be required to access landscaping-related businesses, if large trucks are being used to deliver bulk materials.

Next Steps

The Planning Commission or the Board of Supervisors may choose to initiate a zoning text amendment. Staff will work with the Planning Commission to create draft language, if changes are desired.

Attachments

A: Draft of Possible Changes

Landscaping Businesses Possible Definitions

Existing Definitions within Zoning Ordinance

Greenhouse, Commercial: A ~~greenhouse operation~~ facility employing a glass, plastic, or similar enclosure for the cultivation of plants, in which plants and other related products are offered for sale to the public, either at wholesale or at retail. Supplemental items used in planting and landscaping, such as mulch, topsoil, plant containers, yard ornaments, hand tools, and the like, may be sold on-site as secondary or incidental items. Such a use is not characterized by frequent heavy equipment operation, other than the occasional delivery or shipment of product.

(Permitted By-Right in B-1, B-C, PUD; Special Use Permit in A-1).

Greenhouse, Non-Commercial: A ~~greenhouse operation~~ facility employing a glass, plastic, or similar enclosure for the cultivation of plants, in which no product is offered for sale to the public.

(Permitted By-Right in A-1, R-1, R-2, R-3, R-4, PUD)

Nursery: A place where plants are grown commercially, either for retail or wholesale distribution. *Plants cultivated on-site may be offered for sale to the general public.* See *Farm sales* use.

Farm Sales: The sale of agricultural produce or merchandise produced primarily by the resident operator on his farm.

(Permitted By-Right in A-1; Special Use Permit in R-1, R-2)

Proposed Definitions

Garden Center: A retail business in which plants, which may or may not be cultivated on-site, are offered for sale to the general public. Supplemental items used in planting and landscaping, such as pre-packaged mulch, pre-packaged topsoil, plant containers, yard ornaments, hand tools, and the like, may be sold on-site as secondary or incidental items. Such a use is not characterized by frequent heavy equipment operation, other than the occasional delivery or shipment of product.

(Permitted By-Right in B-1, B-C, PUD; Special Use Permit in A-1).

Landscaping Materials Supply: A business used primarily for the bulk storage and sale of landscaping supplies, such as soil, gravel, potting mix, mulch, sand, stone, and the like, either wholesale or at retail, necessitating the frequent use of heavy equipment. Plants and supplemental items used in planting and landscaping, such as plant containers, yard ornaments, hand tools, and the like, may be sold on-site as secondary or incidental items.

(Permitted By-Right in I-1; Special Use Permit in A-1, B-1, B-C).



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Memo

To: Fluvanna County Planning Commission
From: Andrew J. Pompei, Planner
Date: June 21, 2012
Re: **ZTA 12:01 and ZTA 12:02**

Background

Since late 2011, the Planning Commission has considered changes to the *Tree Protection* and *Off-Street Parking and Loading* sections of the zoning ordinance, and related changes to the subdivision ordinance. Possible amendments were discussed at the Planning Commission work sessions in January, February, and March. Based on input received at the work sessions, draft language was developed. Proposed text was reviewed by the Planning Commission at its meeting on May 23, 2012 (ZTA 12:01 and ZTA 12:02). The proposed amendments were forwarded to the Board of Supervisors with a favorable recommendation (4-0; Dr. Babbitt absent). On June 20, 2012, the Board of Supervisors voted to defer the proposed amendments until its meeting on August 1, 2012.

Public Comments

At the Board of Supervisors meeting on June 20, 2012, three (3) people commented on the proposed amendments. The following issues were addressed:

- *Riparian Protection Areas*: One speaker felt that the riparian protection areas were too wide, severely restricting the use of some properties. Another speaker supported the riparian protection areas, but wanted the regulations to be extended to include utility companies and their right-of-ways (e.g. Dominion Power, Central Virginia Electric Cooperative, etc.).
- *Landscape Preservation Buffers*: One speaker felt that the landscape preservation buffers were too wide, severely restricting the use of some properties.
- *Bonding*: One speaker felt that requiring landscaping maintenance bonds to be posted for a three-year period would create a financial burden for small business owners.

Next Steps

The Planning Commission may consider making changes to the proposed amendments, based on the comments received at the Board of Supervisors meeting. Any changes may be discussed by the Planning Commission at its meeting on June 27, or at the work session on July 11. The Board of Supervisors will reconsider the amendments, including any changes made by the Planning Commission, at its meeting on August 1. If substantial changes are made, the Planning Commission will have to hold another public hearing on the issue.

Attachments

- A: Proposed Amendments to the Zoning Ordinance (ZTA 12:01)
B: Proposed Amendments to the Subdivision Ordinance (ZTA 12:02)

Article 22. Definitions

Sec. 22-22-1. Rules of construction; definitions.

The following terms shall have the meanings assigned to them as hereinafter set forth. Except as expressly otherwise defined herein, all terms used in this chapter shall have their ordinary and established meanings, as the context may require. A word importing the masculine gender only may extend and be applied to females and to corporations as well as males. A word importing the singular number only may extend and be applied to several persons or things, as well as to one person or thing; and a word importing the plural number only may extend and be applied to one person or thing as well as to several persons or things.

ACCESSORY USE: A use or structure subordinate to the main use or structure on the same lot and serving a purpose naturally incidental to the main use or structure. When an accessory structure is attached to the main structure in a substantial manner, as by a wall or roof, such accessory structure shall be considered a part of the main structure.

ADULT RETIREMENT COMMUNITY: A planned development providing residences for elderly persons that emphasizes social and recreational activities but may also provide personal services, limited health facilities, and transportation.

AGRICULTURAL ENTERPRISE: Agricultural related use that provides an agricultural service or produces goods from agricultural resources. These include processes that are a direct outgrowth, yet more intensive, of the products derived through agriculture, as defined. Related uses include sawmill, winery and other similar facilities.

AGRICULTURE: The use of land for agricultural purposes, including farming, dairying, pasturage agriculture, aquaculture, horticulture, floriculture, viticulture, forestry, livestock, and poultry and the necessary accessory uses for packing, treating, or storing the produce.

AGRICULTURAL SALES, WHOLESALE: The wholesale distribution of agricultural related products including, but not limited to, farm tools and implements, tack, animal care products, and other farm supplies. This definition excludes the sale of large implements, such as tractors and combines, but shall include harnesses, saddles, and other related equine equipment.

ALLEY: A service roadway providing a secondary means of access to abutting property and not intended for general traffic circulation.

ALTERATION: Any change in the total floor area, use or adaptability of an existing structure.

AMUSEMENT, COMMERCIAL: The provision of entertainment or games of skill to the general public for a fee, as permitted by general law.

AMUSEMENT, PUBLIC: Fund-raising activities including those activities sponsored by charitable organizations for which remuneration must be paid by sponsor.

ASSISTED LIVING FACILITY: A publicly or privately operated long-term care alternative for persons aged 55 and over, or persons with disabilities, as defined by the Federal Americans with Disabilities Act, that provides the availability of professionally managed personal and health care services to occupants on premises. These premises are designed for this population; are residential in character and appearance; may include cooking facilities; and in all respects are intended to enable residents to age in place in a home-like environment. The facility operation shall have the capacity to provide residents with an array of services supporting Activities of Daily Living (ADL's) that may include, but are not necessarily limited to, meals, personal care housekeeping, transportation, and supervision of self-administered medication, while optimizing their physical and psychological independence. Such facility shall be deemed a single unit for purpose of calculating density.

AUCTION HOUSE: A place where objects of art, furniture, and other goods are offered for sale to persons who bid on the object in competition with each other, with all events and storage of inventory entirely enclosed in a building or structure.

AUTOMOBILE GRAVEYARD: Any lot or place which is exposed to the weather and upon which more than five (5) motor vehicles of any kind that are incapable of being operated, and which it would not be economically practical to make operative, are placed, located or found. See *Salvage and scrap yard* use.

AUTOMOBILE REPAIR SERVICE ESTABLISHMENT: A facility for the general repair, rebuilding, or reconditioning of engines, motor vehicles, or trailers, or providing collision services, including body, frame, or fender repair, and overall painting.

AUTOMOBILE SALES: The use of any building, land area or other premises for the display of new and used automobiles, trucks, vans, or motorcycles for sale or rent, including any warranty repair work and other repair service conducted as an accessory use.

AVIATION FACILITY: Facilities for the take-off and landing of aircraft, including runways, aircraft storage buildings, helicopter pads, air traffic control facilities, informational facilities and devices, terminal buildings, aircraft maintenance facilities, aviation instruction facilities, and heliports.

BAKERY: A place for preparing, cooking, baking, and selling of products on the premises.

BASE FLOOD/ONE-HUNDRED YEAR FLOOD: A flood that, on the average, is likely to occur once every 100 years (i.e., that has a one (1) percent chance of occurring each year, although the flood may occur in any year).

BASEMENT: Any area of the building having its floor sub-grade (below ground level) on all sides.

BED AND BREAKFAST: A transient lodging establishment, within an owner occupied property, primarily engaged in providing overnight or otherwise temporary lodging for the general public and may provide meals for compensation.

BERM: A mound of earth, usually linear in form, used to shield, screen, or buffer views; separate land uses; provide visual interest; or block noise, lights, or glare.

BICYLCE PARKING: Bicycle racks and similar structures, permanently affixed to the ground, designed and used for storing bicycles in a secure, upright position.

BIOTENTION AREA: A vegetated depression engineered to collect, store, and infiltrate runoff generated on-site.

BOARD OF ZONING APPEALS: The board appointed to review appeals made by individuals with regard to decisions of the Zoning Administrator in the interpretation of this ordinance.

BOARDING HOUSE: A building where, for compensation, lodging and meals are provided for at least five (5) and up to fourteen (14) persons.

BUILDING: Any structure having a roof supported by columns or walls, for the housing or enclosure of persons, animals or property.

BUILDING MASS: The height, width, and depth of a structure

BUILDING, HEIGHT OF: The vertical distance from the grade to the highest point of the coping of a flat roof or to the deck line of a mansard roof, or to the average height of the highest gable of a pitch or hip roof.

BUILDING, MAIN: The principal building or one of the principal buildings on a lot, or the building or one of the principal building housing the principal use on the lot.

BUTCHER SHOP: A shop in which meat, poultry, and fish are processed and sold.

CABARET, ADULT: A building or portion of a building regularly featuring dancing or other live entertainment if the dancing or entertainment that constitutes the primary live entertainment is distinguished or characterized by an emphasis on the exhibition of specified sexual activities or specified anatomical areas for observation by patrons therein. See *Entertainment establishment, adult use*.

CALIPER: A measure of tree size, determined by measuring the diameter of a tree at a point six inches (6") above the root ball, at the time of planting, or twelve inches (12") above the ground, for established vegetation.

CAMP: A tract of land, complete with all necessary and accessory uses and structures, used for organized recreational activities under trained supervision. Seasonal accommodations may be provided and such uses shall include boarding camps, day camps and summer camps.

CAMPGROUND: An area to be used for transient occupancy by camping in tents, camp trailers, travel trailers, motor homes, or similar transportable or temporary sleeping quarters of any kind. For purposes of this definition, transient shall be for no more than 120 days.

CAR WASH: Facilities for the washing and cleaning of vehicles, including automatic and self-service car washes.

CELLAR: The portion of the building partly underground, having half or more than half of its clear height below the average grade of the adjoining ground.

CEMETERY, COMMERCIAL: A place where human remains are interred, above or below ground, and where plots are sold for that purpose, and perpetual care of the graves is furnished. Such uses shall also allow for cemeteries for the burial of domestic animal remains.

CEMETERY, NON-COMMERCIAL: A place where human remains are interred above or below ground and where plots are not sold. Such uses shall also allow for cemeteries for the burial of domestic animal remains.

CENTRAL SEWERAGE SYSTEM: A sewerage system consisting of pipelines or conduits, pumping stations, force mains or sewage treatment plants, including, but not limited to, septic tanks and/or drain fields, or any of them designed to serve three or more connections, used for conducting or treating sewage which is required to be approved by the board of supervisors pursuant to Title 15.1, Chapter 9, Article 9 of the Code of Virginia. See *Utilities, major* and *minor* uses.

CENTRAL WATER SUPPLY: A water supply consisting of a well, springs or other source and the necessary pipes, conduits, mains, pumping stations and other facilities in connection therewith, to serve or to be capable of serving three or more connections, which is required to be approved by the board of supervisors pursuant to Title 15.1, Chapter 9, Article 7 of the Code of Virginia. See *Utilities, major* and *minor* uses.

CLUSTER DEVELOPMENT: A development design technique that concentrates buildings on a portion of the site to allow the remaining land to be used for recreation, open space, or the preservation of historically or environmentally sensitive features.

COMMISSION, THE: The Planning Commission of Fluvanna County, Virginia.

COMMUNICATIONS SERVICE: Establishment primarily engaged in the provision of broadcasting and other information relay services accomplished through the use of electronic and telephonic mechanisms. Excluded from this use type are facilities classified as major utilities or telecommunication facilities. Typical uses include, but are not limited to, television studios, telecommunication service centers, radio stations, or film and sound recording facilities.

COMPREHENSIVE PLAN: The Fluvanna County Comprehensive Plan.

CONDOMINIUM: A building or group of buildings in which dwelling units, offices, or floor area are owned individually, and the structure, common areas, and facilities are owned by all the owners on a proportionate undivided basis.

CONDOMINIUM ASSOCIATION: The community association that administers and maintains the common elements of a condominium.

CONNECTION, WATER OR SEWER: The provision of water and/or sewerage services to any dwelling unit or commercial or industrial establishment.

CONSERVATION AREA: Any parcel or area of substantially undeveloped land conserved in its natural state to preserve or protect endangered species, critical environment features, viewsheds, or other natural elements including, but not limited to, preserves, wildlife management areas and refuges, open spaces and habitat protection areas.

CONTRACTOR'S STORAGE YARD: Storage yards operated by, or on behalf of, a contractor for storage of large equipment, vehicles, or other materials commonly used in the individual contractor's type of business; storage of scrap materials used for repair and maintenance of contractor's own equipment; and buildings or structures for uses such as offices and repair facilities.

CORPORATE OFFICE: An establishment primarily engaged in providing internal office administration services as opposed to customer service. Such uses generally include the headquarters, regional offices or administrative offices for a corporation.

CORRECTIONAL FACILITY: A public or privately operated use providing housing and care for individuals legally confined, designed to isolate those individuals from a surrounding community.

CUL-DE-SAC: The turnaround at the end of a dead-end street.

CULTURAL SERVICES: A library, museum, or similar public or quasi-public use displaying, preserving, and exhibiting objects of community and cultural interest in one or more of the arts or sciences.

CURVILINEAR STREET SYSTEM: A pattern of streets that is primarily curved.

DANCE HALL: Establishments in which more than ten (10) percent of the total floor area is designed or used as a dance floor, or where an admission fee is directly collected, or some other form of compensation is obtained for dancing, except when sponsored by civic, charitable, or nonprofit groups.

DAYCARE CENTER: A facility operated for the purpose of providing care, protection and guidance to ten (10) or more individuals during only part of a 24-hour day. This term includes nursery schools, preschools, daycare centers, and other similar uses but excludes public and private educational facilities or any facility offering care to individuals for a full 24-hour period.

DEVELOPMENT: Any man-made change to improved or unimproved real estate, including, but not limited to, buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations or storage of equipment or materials.

DIAMETER AT BREAST HEIGHT: A measure of tree size, determined by measuring the diameter of a tree at a point four and one-half feet (4.5') above the ground.

DORMITORY: A residence hall providing rooms for individuals or for groups usually without private baths. Also, a large room containing numerous beds.

DRIPLINE: A vertical projection to the ground surface from the furthest lateral extent of a tree's leaf canopy.

DRIVE-IN WINDOW: A facility designed to provide access to commercial products and/or services for customers remaining in their automobiles.

DWELLING: Any structure which is designed for use for residential purposes, except hotels, boarding houses, lodging houses, tourist cabins, mobile homes, and travel trailers.

DWELLING, ACCESSORY: A separate, independent dwelling unit located on the same property as the primary dwelling unit subject to the following: (1) A dwelling unit contained within a single-family dwelling that may equal the existing finished square footage of the primary dwelling, such as a basement, attic, or additional level; or (2) A dwelling unit attached to the primary single-family dwelling, or as a dwelling unit contained within a detached accessory unit; that shall be no more than one-half the size of the finished square footage of the primary dwelling unit located on the subject property. One accessory dwelling shall be permitted per property plus one additional accessory dwelling for each 50 acres of contiguous property. Accessory dwelling units shall be subject to the setback requirements for primary structures.

DWELLING, MULTI-FAMILY: A building or portion thereof which contains two or more dwelling units for permanent occupancy, regardless of the method of ownership. Included in the use type would be garden apartments, low and high rise apartments, apartments for elderly housing and condominiums.

DWELLING, SINGLE-FAMILY ATTACHED: Two or more single family dwellings sharing two or more common walls, each on its own individual lot. Attached dwellings are not vertically stacked.

DWELLING, SINGLE-FAMILY DETACHED: A building designed for occupancy by one family which has no connection by a common party wall to another building or structure similarly designed.

DWELLING, TOWNHOUSE: A single-family attached dwelling in a row of at least three such units in which each unit has its own front and rear access to the outside, no unit is located over another unit, and each unit is separated from any other unit by one or more vertical common fire-resistant walls.

DWELLING, TWO-FAMILY: A building designed as a single structure, containing two separate living units, each of which is designed to be occupied as a separate permanent residence for one family.

DWELLING UNIT: Any building or portion of building intended to be used for residential purposes by a single family and designed or arranged in such a manner that none of the facilities or areas customarily provided for cooking, sleeping, eating sanitation, or other residential functions is shared by any other family or persons residing in the same structure.

EDUCATIONAL FACILITY: A public or private institution for the teaching of children or adults including primary and secondary schools, colleges, and similar facilities.

EGRESS: An exit.

ELEVATED BUILDING: A non-basement building built to have the lowest floor elevated above the ground level by means of fill, solid foundation perimeter walls, pilings, or columns (posts and piers).

ENTERTAINMENT ESTABLISHMENT, ADULT: Any adult cabaret, adult motion picture theater, or adult video-viewing or arcade booth.

EQUESTRIAN FACILITY: Facilities designed and used primarily for equestrian related activities including, but not limited to: riding schools, horse exhibition facilities, polo fields, and pack stations. This includes barns, stables, corrals, and paddocks accessory and incidental to the above uses.

EVERGREEN: A plant with foliage that remains year-round.

FAMILY:

- (1) An individual; or
- (2) Two (2) or more persons related by blood, marriage, adoption, or guardianship, plus not more than (2) unrelated persons living together as a single housekeeping unit in a dwelling or dwelling unit; or
- (1) A group of not more than four (4) persons not related by blood, marriage, adoption or guardianship living together as a single housekeeping unit in a dwelling or dwelling unit.
- (2) A group home of eight (8) or fewer people residing in a single-family residence as described in Section 15.2-2291 of the Code of Virginia.

FAMILY DAYCARE HOME: A single-family dwelling in which more than five (5) but less than thirteen (13) individuals are received for care, protection, and guidance during only part of a twenty-four (24) hour day. Individuals related by blood, legal adoption, or marriage to the person who maintains the home shall not be counted towards this total. The care of five (5) or fewer individuals for portions of a day shall be considered as a home occupation.

FARM: One or more parcels of land used for the primary purpose of agricultural production.

FARM TENANT HOUSING: A dwelling located on a farm for the purpose of housing an employee of that farm operation and his/her family. Also included in this use type would be multi-family dwelling(s) for seasonal employees in connection with an orchard or other agricultural use which relies on seasonal employees who must be housed.

FARM SALES: The sale of agricultural produce or merchandise produced primarily by the resident operator on his farm.

FINANCIAL INSTITUTION: An establishment where the principal business is the receipt, disbursement or exchange of funds and currencies, such as: trust companies, savings banks, industrial banks, savings and loan associations, building and loan associations, commercial banks, credit unions, federal associations, and investment companies.

FLEA MARKET: A market held in an open area or building where goods are offered for sale to the public by individual sellers, generally on an occasional or periodic basis.

FLOOD: A general or temporary condition of partial or complete inundation of normally dry land areas.

FLOOD, BASE: The flood having a one percent chance of being equaled or exceeded in any given year.

FLOOD ELEVATION, BASE: The Federal Emergency Management Agency designated one hundred (100)-year water surface elevation.

FLOOD HAZARD AREA, SPECIAL: The land in the floodplain subject to a one (1%) percent or greater chance of being flooded in any given year as determined in Article 3, Section 3.2 of this ordinance.

FLOODPLAIN: Any land area susceptible to being inundated by water from any source.

FLOODPLAIN ENCROACHMENT: The advance or infringement of uses, plant growth, fill, excavation, buildings, permanent structures or development into a floodplain, which may impede or alter the flow capacity of a floodplain.

FLOODWAY: The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height.

FLOOR AREA RATIO: The gross floor area of all buildings or structures on a lot divided by the total lot area.

FOOTCANDLE: A quantitative unit of measure referring to the measurement of illumination incident at a single point. One footcandle is equal to one lumen uniformly distributed over an area of one square foot.

FRONTAGE: The continuous uninterrupted distance along which a parcel abuts a single adjacent road or street.

FUNERAL HOME: A facility for the preparation of the deceased for burial and display of the deceased and rituals connected therewith before burial or cremation. Typical uses include funeral homes or mortuaries.

GAS STATION: Any place of business used primarily for the storage, dispersal, sale, or offering of fuels and oils for motor vehicles. Such uses may also include the retail sale of convenience items as a secondary activity. Any use associated with automobile fuel sales shall be considered a gas station.

GOVERNING BODY: The Board of Supervisors of Fluvanna County, Virginia.

GREENHOUSE, COMMERCIAL: A greenhouse operation in which plants and other related products are offered for sale to the public, either at wholesale or at retail.

GREENHOUSE, NON-COMMERCIAL: A greenhouse operation in which no product is offered for sale to the public.

GREENWAY: (1) A linear open space established along either a natural corridor, such as a riverfront, stream valley, or ridge line, or over land along a railroad right-of-way converted to recreational use, a canal, a scenic road, or other route; (2) any natural or landscaped course for pedestrian or bicycle passage; (3) an open space connector lining parks, natural reserves, cultural features, or historic sites with each other and with populated areas; and (4) locally, certain strip or linear parks designated as a parkway or greenbelt.

GROCERY STORE: A retail business primarily engaged in the sale of unprepared food for personal or household preparation and consumption. Such a facility may also engage in incidental sales of prepared foods for personal consumption on- or off-site.

GROUP HOME: A licensed residential facility in which no more than eight mentally ill, mentally retarded, or developmentally disabled persons reside, with one or more resident counselors or other staff persons, shall be considered a residential occupancy by a single family. Mental illness and developmental disability shall not include current illegal use of or addiction to a controlled substance. Such facility shall be licensed by the Commonwealth of Virginia Department of Mental Health, Mental Retardation and Substance Abuse Services, in order to qualify as a single-family use.

GUIDANCE SERVICES: A use providing counseling, guidance, recuperative, or similar services for person requiring rehabilitation assistance as a result of mental illness, alcoholism, detention, drug addiction, or similar conditions for only part of a twenty-four hour day.

HALFWAY HOUSE: An establishment providing accommodations, supervision, rehabilitation, counseling, and other guidance services to persons suffering from alcohol or drug addiction, to

person re-entering society after being released from a correctional facility or other institution, or to persons suffering from similar disorders.

HEALTH OFFICIAL: The legally designated health authority of the State Board of Health for Fluvanna County or his authorized representative.

HISTORICAL AREA: As indicated on the zoning map to which the provisions of this chapter apply for protection of a historical heritage.

HISTORIC STRUCTURE: Any structure that is (1) listed individually in the National Register of Historic Places (a listing maintained by the Department of the Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register; (2) certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district; (3) individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of the Interior; or (4) individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either (a) by an approved state program as determined by the Secretary of the Interior; or (b) directly by the Secretary of the Interior in states without approved programs.

HOME OCCUPATION: An occupation carried on by the occupant of a dwelling as a secondary use in connection with which there is no display, no one is employed other than members of the family residing on the premises, there is no substantial increase in traffic, and provided that not more than 25% of the gross floor area of such dwelling shall be used for such occupation.

HOMEOWNERS ASSOCIATION: A community organization, other than a condominium association, that is organized in a development in which individual owners share common interests and responsibilities for costs and upkeep of common open space or facilities.

HOSPITAL: An institution providing primary health services and medical or surgical care to persons, primarily inpatients, suffering from illness, disease, injury, deformity, and other abnormal physical or mental conditions and including, as an integral part of the institution, related facilities, such as laboratories, outpatient facilities, training facilities, medial offices, and staff residences.

HOTEL: A building or group of attached or detached buildings containing lodging units intended primarily for rental or lease to transients by the day, week or month. Such uses generally provide additional services such as daily maid service, restaurants, meeting rooms and/or recreation facilities. Such uses include hotels, motels, motor lodges, and motor courts.

HUNT CLUB: Areas reserved to members of the club for private hunting of wildlife, fishing, and accessory uses in support of those activities.

HUNTING PRESERVE: An area licensed by the commonwealth for public or private hunting of wildlife, fishing, and accessory uses in support of those activities.

IMPERVIOUS SURFACE: Any material that prevents absorption of stormwater into the ground.

INDOOR ENTERTAINMENT: Predominantly spectator uses conducted within an enclosed building, but not including public facilities. Typical uses include, but are not limited to, motion picture theaters, and concert or music halls.

INDOOR RECREATION FACILITY: Predominantly participant uses conducted within an enclosed building, but not including public facilities. Typical uses include bowling alleys, ice and roller skating rinks, indoor racquetball, swimming, and/or tennis facilities.

INOPERABLE MOTOR VEHICLE: (i) any motor vehicle which is not in operating condition; (ii) any motor vehicle which for a period of 60 days or longer has been partially or totally disassembled by the removal of tires and wheels, the engine, or other essential parts required for operation of the vehicle; or (iii) any motor vehicle on which there are displayed neither valid license plates nor a valid inspection decal.

JUNK: Old or scrap copper, brass, rope, rags, batteries, paper, trash, rubber, debris, waste, or junked, dismantled, or wrecked automobiles, or parts thereof, iron, steel, and other old or scrap ferrous or nonferrous material.

JUNKYARD: An establishment or place of business which is maintained, operated, or used for storing, keeping, buying, or selling junk, or for the maintenance or operation of an automobile graveyard, and the term shall include garbage dumps and sanitary fills. See *Salvage and scrap yard* use.

KENNEL, COMMERCIAL: A place designed and used to house, board, breed, handle or otherwise keep or care for dogs, cats, or other household pets for the specific intent of sale or in return for compensation.

KENNEL, PRIVATE: The keeping, breeding, raising, showing, or training of four (4) or more dogs, cats, or other household pets over six months of age for personal enjoyment of the owner or occupants of the property, and for which commercial gain is not the primary objective.

LAUNDROMAT: A building where clothes or other household articles are washed in self service machines and where such washed clothes and articles may also be dried or ironed.

LAUNDRY: Establishments primarily engaged in the provision of laundering, cleaning, or dyeing services other than those classified as Personal Service Establishments. Typical uses include, but are not limited to, bulk laundry and cleaning plants, diaper services, or linen supply services.

LEVEL OF SERVICE: A description of traffic conditions along a given roadway or at a particular intersection.

LIVESTOCK FEED LOT, COMMERCIAL: A commercial establishment where livestock is fattened for sale and where feed is transported from other places.

LIVESTOCK SALE YARD, COMMERCIAL: A commercial establishment wherein livestock is collected for sale or auctioning.

LODGE: A facility, owned or operated by a corporation, association, person or persons, for social, educational or recreational purposes, to which membership is required for participation and not primarily operated for profit nor to render a service that is customarily carried on as a business. A lodge does not include facilities for members to reside.

LOT: A parcel of land, including a residue, described by metes and bounds or otherwise or shown on a plat, and intended as a unit of real estate for the purpose of ownership, conveyance or development.

LOT, CORNER: A lot abutting upon two (2) or more street rights-of-way at their intersection. Of the two sides of a corner lot, in the absence of evidence to the contrary based on actual development, the front shall be presumed to be the shorter of the two sides fronting on streets.

LOT, DEPTH OF: The average horizontal distance between the front and rear lot lines.

LOT, DOUBLE FRONTAGE: An interior lot having frontage on two (2) streets.

LOT, INTERIOR: Any lot other than a corner lot.

LOT, PIPESTEM: A large lot not meeting minimum frontage requirements and where access to the public road is by a narrow private right of way or driveway.

LOT, REVERSE FRONTAGE: A through lot that is not accessible from one of the parallel or nonintersecting streets upon which it fronts.

LOT, THROUGH: A lot that fronts upon two parallel streets or that fronts upon two streets that do not intersect at the boundaries of the lot.

LOT, WIDTH OF: The average horizontal distance between side lot lines.

LOT OF RECORD: A lot, a plat or description of which has been recorded in the clerk's office of the Circuit Court.

LOW-IMPACT DEVELOPMENT: *A design strategy with the goal of maintaining or replicating the pre-development hydrologic regime through the use of design techniques to create a functionally-equivalent site design. Hydrologic functions of storage, infiltration and groundwater recharge, as well as the volume and frequency of discharges, are maintained through the use of integrated and distributed micro-scale stormwater retention and detention areas, reduction of impervious surfaces, and the lengthening of runoff flow paths and flow time. Examples of low-impact development techniques include, but are not limited to, the use of permeable paving materials, rain gardens, bioswales, infiltration trenches, and tree box filters.*

LOWEST FLOOR: The lowest floor of the lowest enclosed area (including basement). An unfinished or flood-resistant enclosure, usable solely for parking of vehicles, building access or storage in an area other than a basement area is not considered a building's lowest floor; provided, that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements of Federal Code 44CFR §60.3.

LUMBERYARD: An area used for the storage, distribution, and sale of finished or rough-cut lumber and lumber products, plywood, drywall, paneling, concrete masonry unit (CMU) blocks and other concrete products, but not including the manufacture of such products.

MACHINE SHOP: Shops where lathes, presses, grinders, shapers, and other wood and metal working machines are used such as blacksmith, tinsmith, welding, and sheet metal shops; plumbing, heating, and electrical repair shops; and overhaul shops.

MANUFACTURED HOME: A factory-built, single-family structure that is manufactured under the authority of the National Manufactured Home Construction and Safety Standards Act, is transportable in one or more sections, is built on a permanent chassis, and is used as a place of human habitation; but which is not constructed with a permanent hitch or other device allowing transport of the unit other than for the purpose of delivery to a permanent site, and which does not have wheels or axles permanently attached to its body or frame. Also referred to as mobile homes.

MANUFACTURED HOME SALES: Establishments primarily engaged in the display, retail sale, rental, and repair of new and used manufactured homes, modular homes, parts, and equipment.

MANUFACTURING, HEAVY: The manufacture or compounding process of raw materials. These activities or processes would necessitate the storage of large volumes of highly flammable, toxic matter or explosive materials needed for the manufacturing process. These activities may involve outdoor operations as part of their manufacturing process.

MANUFACTURING, LIGHT: The manufacture, predominantly from previously prepared materials, of finished products or parts, including processing, fabrication, assembly, treatment and packaging of such products, and incidental storage, sales, and distribution of such products, but excluding basic industrial processing and custom manufacturing.

MANUFACTURING, MEDIUM: The processing and manufacturing of materials or products predominantly from extracted or raw materials. These activities do not necessitate the storage of large volumes of highly flammable, toxic matter or explosive materials needed for the manufacturing process.

MARINA, COMMERCIAL: A marina designed and operated for profit or operated by any club or organized group where hull and engine repairs, boat and accessory sales, packaged food sales, restaurants, personal services, fueling facilities, storage and overnight guest facilities or any combination of these are provided.

MARINA, PRIVATE: A marina, including a dock for the use of a single parcel, designed and intended to be used for mooring of boats owned by residents of the general neighborhood with no commercial facilities other than those necessary for minor servicing and repairs.

MEDIA, ADULT: Magazines, books, videotapes, movies, slides, CD-ROMs or other devices used to record computer images, or other media that are distinguished or characterized by their emphasis on matter depicting, describing, or relating to specified sexual activities or specified anatomical areas. See *Retail store, adult* use.

MEDICAL CLINIC: A facility providing medical, psychiatric, or surgical service for persons exclusively on an out-patient basis including emergency treatment, diagnostic services, training, administration and services to outpatients, employees, or visitors. The term, "medical clinic" includes immediate care facilities, where emergency treatment is the dominant form of care provided at the facility.

MINING: The breaking or disturbing of the surface soil or rock in order to facilitate or accomplish the extraction or removal of minerals; any activity constituting all or part of a process for the extraction or removal of minerals so as to make them suitable for commercial, industrial, or construction use; but shall not include those aspects of deep mining not having significant effect on the surface, and shall not include excavation or grading when conducted solely in aid of on-site farming or construction. Nothing herein shall apply to mining of coal. This definition shall not include, nor shall this title, chapter, or section be construed to apply to the process of searching, prospecting, exploring or investigating for minerals by drilling (Virginia Code Section 45.1-180). See *Resource extraction* use.

MOBILE HOME: See *Manufactured home*.

MANUFACTURED HOME PARK: Any site, lot, field or tract of land which is held out for the locations of occupied trailers which trailers or lots are intended for use by a person or persons other than the property owner, except as otherwise permitted in this chapter.

MODULAR HOME: A dwelling unit primarily manufactured off-site in accordance with the Virginia Uniform Statewide Building Code standards and transported to the building site for final assembly on a permanent foundation.

MOTION PICTURE THEATER, ADULT: An establishment that shows sexually oriented movies, distinguished or characterized by an emphasis on the exhibition of specified sexual activities or specified anatomical areas as a significant part of its business. See *Entertainment establishment, adult* use.

MURAL: A work of art (as a painting) applied to and made integral to a building wall, fence, etc., that is prepared by, or under the direction of, a skilled artist and shows imaginative skill in arrangement or execution and specifically not attempt to advertise any specific business, product or service.

NATURAL MEADOW: *A continuous area designated on a landscape plan that is planted with grasses and wildflowers native to Virginia that are allowed to grow in their natural habit. Such areas are actively managed to prevent the growth of woody vegetation and invasive species.*

NONCONFORMING ACTIVITY, NONCONFORMING USE: The otherwise legal use of a building or structure or of a tract of land that does not conform to the use regulations of this ordinance for the district in which it is located.

NONCONFORMING LOT: An otherwise legally platted lot that does not conform to the minimum area or width requirements of the ordinance for the district in which it is located.

NONCONFORMING STRUCTURE: An otherwise legal building or structure that does not conform with the lot area, yard, height, lot, coverage, or other area regulations of this ordinance, or is designed or intended for a use that does not conform to the use regulations of this ordinance for the district in which it is located.

NURSERY: A place where plants are grown commercially, either for retail or wholesale distribution. See *Farm sales* use.

NURSING HOME: Any place or institution, other than a hospital, for the aged, infirm, senile, chronically ill, or convalescent established to render domiciliary care, custodial care, treatment or lodging to three (3) or more nonrelated persons.

OFFICE: A room, suite of rooms, or building used for conducting the affairs of a business, profession, service industry, or government.

OFF-STREET PARKING AREA: Space provided for vehicular parking outside the dedicated street right of way as required by Article 26 (Sec. 22-26-1 through 22-26-8) of this chapter.

OUTDOOR ENTERTAINMENT: Predominantly spectator uses conducted in open or partially enclosed or screened facilities, but not including public facilities. Typical uses include, but are not limited to, sports arenas, motor vehicle or animal racing facilities, and outdoor amusement parks.

OUTDOOR GATHERING: Any temporary organized gathering expected to attract 200 or more people at one time in open spaces outside an enclosed structure. Included in this use type would be entertainment and music festivals, church revivals, carnivals and fairs, and similar transient amusement and recreational activities not otherwise listed in this section. Such activities held in public parks or on public school property shall not be included within this use type.

OUTDOOR RECREATION FACILITY: Predominantly participant uses conducted in open or partially enclosed or screened facilities, but not including public facilities. Typical uses include, but are not limited to, golf courses, driving ranges, tennis courts, motorized cart and motorcycle tracks, paintball facilities, swimming pools, athletic ball fields.

PACKAGE TREATMENT PLANT: Small, self contained sewage treatment facility built to serve designated service areas. See *Utility, major* use.

PARKING AREA: Any public or private area, under or outside of a building or structure, designed and used for parking motor vehicles including parking lots, garages, private driveways, and legally designated areas of public streets.

PARKING BAY: *A continuous row of parking, containing twenty (20) parking spaces or less, bounded on both ends by a parking island, as specified in Article 22 of this chapter.*

PARKING FACILITY: A site for surface parking or a parking structure use which provides one or more parking spaces together with driveways, aisles, turning and maneuvering areas, incorporated landscaped areas, and similar features meeting the requirements established by this ordinance. This use type shall not include parking facilities accessory to a permitted principal use. This use type excludes temporary parking facilities permitted by county code.

PAVERS: Preformed paving blocks that are installed on the ground to form patterns while at the same time facilitate pedestrian and vehicular travel.

PERSONAL IMPROVEMENT SERVICES: Establishments primarily engaged in the provision of informational, instructional, personal improvements and similar services. Typical uses include, but are not limited to, driving schools, health or physical fitness studios, dance studios, handicraft and hobby instruction.

PERSONAL SERVICE ESTABLISHMENT: An establishment or place of business engaged in the provision of frequently or recurrently needed services of a personal nature. Typical uses include, but are not limited to, beauty and barber shops; dry cleaners; and seamstresses, tailors, and shoe repair.

PERVIOUS SURFACE: Any material that permits full or partial absorption of stormwater into previously unimproved land.

PETROLEUM DISTRIBUTION FACILITY: A facility for the storage and distribution of fuels or other volatile products.

PHARMACY: An establishment engaged in the retail sale of prescription drugs, nonprescription medicines, cosmetics, and related supplies.

PLAT: A schematic representation of a parcel or subdivision.

PLAT, PRELIMINARY: A plat showing the existing boundaries and certain existing features of a parcel to be subdivided, together with the property lines or proposed lots and certain proposed features and improvements.

PLAT, FINAL: A plat showing the new property lines and certain features and improvements installed pursuant to the preliminary plat, showing their location as built, and prepared for

recording. Final plat approval gives the subdivider the right to record such plat with the Clerk of the Circuit Court and to convey the individual lots shown thereon.

PROFESSIONAL SCHOOL: A specialized instructional establishment that provides on-site training of business, commercial, and/or trade skills, or other similar activity or occupational pursuit, but not including educational facilities.

PROPERTY OWNERS' ASSOCIATION: An entity established, pursuant to Section 55-508 et seq. of the Code of Virginia, or otherwise, for the purpose of maintaining land or property owned in common by the owners of property in a subdivision.

PUBLIC ASSEMBLY: Facilities that accommodate public assembly for purposes such as sports, amusements, or entertainment. Typical uses include, but are not limited to, auditoriums, sports stadiums, convention facilities, and incidental sales and exhibition facilities.

PUBLIC PARK AND RECREATIONAL AREA: Publicly owned and operated parks, picnic areas, playgrounds, indoor/outdoor athletic or recreation facilities, indoor/outdoor shelters, amphitheaters, game preserves, open spaces, and other similar uses but not including public recreation assembly.

PUBLIC RECREATION ASSEMBLY: Publicly owned and operated community, civic, or recreation centers, year-round swimming facilities, or indoor performing arts/auditoriums.

PUBLIC SAFETY FACILITY: Public agency facilities that provide public safety and emergency services including fire, rescue squad, and police stations and related administrative facilities. See *Public use*.

PUBLIC USE: Uses, structures, and facilities made available for public service including, but not limited to, parks, playgrounds, libraries, public safety and emergency facilities, and administrative buildings.

PUBLIC WATER AND SEWER SYSTEM: A water or sewer system owned and operated by a municipality, county or other political subdivision of the Commonwealth.

PUMPING STATION: A building or structure containing the necessary equipment to pump a fluid to a higher level.

RAILROAD FACILITY: Railroad yards, equipment servicing facilities, and terminal facilities.

RECREATION, ACTIVE: Leisure-time activities, usually of a formal nature and often performed with others, requiring equipment and taking place at prescribed places, sites, or fields.

RECREATION, PASSIVE: Activities that involve relatively inactive or less energetic activities, such as walking, sitting, picnicking, card games, and table games.

RECREATIONAL VEHICLE: A vehicle which is (1) built on a single chassis; (2) 400 square feet or less when measured at the largest horizontal projects; (3) designed to be self-propelled or permanently towable by a light duty truck; and (4) designed primarily not for use as a permanent dwelling but as a temporary living quarters for recreational camping, traveling, or seasonal use.

RECREATIONAL VEHICLE SALES: Retail sales of recreational vehicles and boats, including service and storage of vehicles and parts and related accessories.

RECTILINEAR STREET PATTERN: A pattern of streets that is primarily characterized by right-angle roadways, grid pattern blocks, and four-way intersections.

RELIGIOUS ASSEMBLY: A use providing regular organized religious worship or related incidental activities, except primary or secondary schools and day care facilities.

RESEARCH LABORATORY: A facility for scientific research, investigation, testing, or experimentation, but not facilities for the manufacture or sale of products, except as incidental to the main purpose of the laboratory.

RESIDENTIAL AREA (GROSS): The total area of land and water within a residential development.

RESIDENTIAL AREA (NET): That area of land and water within a development designed for residential purposes and unoccupied by streets, open space or parking areas; provided that individual private driveways accessory to residential uses shall not be considered streets or parking areas.

RESIDENTIAL DENSITY (GROSS): The total number of dwelling units within a development divided by the gross residential area and expressed in dwelling units per acre.

RESIDENTIAL DENSITY (NET): The total number of dwelling units within a development divided by the net residential area and expressed in dwelling units per acre.

RESIDUE: The remainder of a lot after a subdivision has detached one or more lots, which residue shall be deemed, for purposes of this chapter, to be a new lot.

RESOURCE EXTRACTION: A use involving on-site extraction of surface or subsurface mineral products or natural resources. Typical uses are quarries, borrow pits, sand and gravel operation, mining, and soil mining. Specifically excluded from this use type shall be grading and removal of dirt associated with an approved site plan or subdivision, or excavations associated with, and for the improvement of, a bona fide agricultural use.

RESTAURANT, FAST FOOD: An establishment primarily engaged in the preparation of food and beverages, for either take-out, delivery, or consumption on the premises, served in disposable containers at a counter or to drive-up or drive-thru customers in motor vehicles.

RESTAURANT, GENERAL: An establishment engaged in the preparation of food and beverages containing more than 2,000 gross square feet and characterized primarily by table service to customers in non-disposable containers.

RESTAURANT, SMALL: An establishment engaged in the preparation of food and beverages containing no more than 2,000 gross square feet and typically characterized by table service to customers.

RETAIL STORE, ADULT: An establishment that: offers for sale or rent items from any of the following categories: (a) adult media, (b) sexually oriented goods, or (c) goods marketed or presented in a context to suggest their use for specified sexual activities; and the combination of such items constitutes more than 15 percent of its stock in trade or occupies more than 15 percent of its gross public floor area; and where there is no on-site consumption of the goods, media, or performances for sale or rent.

RETAIL STORE, GENERAL: A retail sales establishment offering the sale or rental of commonly used goods and merchandise for personal or household use but excludes those classified more specifically by definition.

RETAIL STORE, LARGE-SCALE: A retail sales establishment of more than 30,000 square feet of gross floor area engaged in the sale or rental of goods for consumer or household use.

RETAIL STORE, NEIGHBORHOOD CONVENIENCE: A retail sales establishment primarily engaged in the provision of frequently or recurrently needed goods for household consumption, such as, but not limited to, prepackaged food and beverages, limited household supplies and hardware, and limited food preparation and service. Such uses that include fuel pumps or the selling of fuel for motor vehicles shall be considered gas stations.

RETAIL STORE, SPECIALTY: A retail sales establishment of not more than 4,000 square feet that specializes in one type or line of merchandise or service including, but not limited to, antique stores, bookstores, shoe stores, stationary stores, jewelry stores, auto parts stores, and hardware stores.

RIGHT-OF-WAY: A strip or other portion of a parcel of land conveyed to a person, a partnership, a property owners' association, a corporation, or a government agency for the purpose of constructing and maintaining a road or utility facility, or similar use.

RIPARIAN PROTECTION AREA: A vegetated zone adjacent to an intermittent or perennial stream where development is restricted or controlled to minimize the effects of development on local water quality. Indigenous vegetation, including existing ground cover, is preserved to the maximum extent possible.

SALVAGE AND SCRAP YARD: Facilities engaged in the storage, sale, dismantling or other processing of uses or waste materials which are not intended for reuse in the original forms. Typical uses include, but are not limited to, paper and metal salvage yards, automotive wrecking yards, junk yards, used tire storage yards, or retail and/or wholesale sales of used automobile parts and supplies.

SANITARY LANDFILL: A place for the disposal of solid wastes approved in accordance with the regulations of the Department of Environmental Quality (DEQ).

SAWMILL, PERMANENT: A permanent facility where logs or lumber are sawn, split, shaved, stripped, chipped, or otherwise processed to produce wood products.

SAWMILL, TEMPORARY: A portable sawmill located on private property for not more than 60 days unless used for the processing of timber cut only from that property or the property immediately contiguous thereto.

SELF-STORAGE FACILITY: A structure containing separate, individual, and private storage spaces of varying sizes leased or rented on individual leases for varying periods of time.

SETBACK: The minimum distance by which any building or structure must be separated from the front lot line.

~~**SHADE TREE:** A tree, usually deciduous, planted primarily for overhead canopy.~~

SHELTERED CARE FACILITY: A facility providing temporary sheltering for the homeless or for victims of crime or abuse including emergency housing during crisis intervention for individuals, such as victims of rape, child abuse, or physical beatings.

SHOOTING, PRIVATE RECREATIONAL: The use of land for target shooting and other recreational activities, other than hunting, involving the use of firearms or other projectiles by the owner or occupant of a parcel and their guests, not in return for compensation. Associated facilities shall be subject to approval by the zoning administrator in accordance with safety guidelines issued by the National Rifle Association (NRA) or other recognized authority.

SHOOTING RANGE, INDOOR: The use of a structure for firearms or other projectiles for the purpose of target practice or competitions, and in return for compensation.

SHOOTING RANGE, OUTDOOR: The use of land for shooting clubs and other facilities for the discharge of firearms or other projectiles for the purposes of target practice, skeet and trap shooting, mock war games, or formal competitions, or in return for compensation.

SHRUB: *A low woody plant, with multiple shoots or stems from the base, which attains a mature height of less than fifteen (15) feet.*

SIGN: Any object, device, display, or structure that is used to advertise, identify, display, direct, or attract attention to an object, person, institution, organization, business, product, service, event, or location by any means, including words, letters, figures, design, symbols, fixtures, colors, illumination, projected images, or any combination thereof.

SIGN, AUCTION: A sign, not illuminated, advertising an auction to be conducted on the lot or premises upon which it is situated, such signs shall not exceed 20 square feet in area and may be

erected not more than one (1) month before the date of the auction advertised and shall be removed within forty-eight (48) hours of its conclusion.

SIGN, AWNING: A sign that is painted or otherwise applied on or attached to an awning, canopy, or other fabric, plastic, or structural protective cover over a door, entrance, or window of a building.

SIGN, BANNER: A temporary sign, not exceeding 32 square feet, made of fabric or other flexible material, suspended from a fixed structure, rope, wire, string, or cable. Banner signs are for the advertising of a special event, product, or group and are not to be displayed for a period of more than thirty (30) consecutive days, and not more than sixty (60) days total in a calendar year.

SIGN, BUSINESS: A sign which directs attention to a product, commodity, or service available on the premises including professional offices or institutional use.

SIGN, CANOPY: A type of wall sign that is attached to the fascia of a canopy.

SIGN, CONSTRUCTION: A temporary sign that identifies an architect, engineer, contractor, subcontractor, or material supplier who participates in construction on the property on which the sign is located. Such signs shall not exceed 32 square feet in area and eight (8) feet in height, and may be erected once the land disturbance permit has been issued for the property and must be removed upon issuance of a final certificate of occupancy.

SIGN, DIRECTIONAL: A sign, not to exceed four (4) square feet, providing on-premise directions for pedestrian and vehicular traffic including, but not limited to, entrance/exit signs, parking areas, loading zones, and circulation direction.

SIGN, DIRECTORY: A sign that lists the names, uses, or locations of the businesses or activities conducted within a building or group of buildings of a development.

SIGN, ELECTRONIC MESSAGE: A monument sign or portion thereof in which the copy is composed of a series of lights that may be changed through electronic means. The total area of the electronic message display area for such signs shall not exceed 30% of the total area of the sign area permitted for that site.

SIGN, ESTATE: An on-premise sign that identifies the name, occupant, and/or street address of a private residence, property, or farm. Such signs shall not exceed nine (9) square feet.

SIGN FACE: The area or display surface used for the message.

SIGN, FLASHING: An illuminated sign of which all or part of the illumination is flashing or intermittent, or changing in degrees of intensity, brightness or color. Electronic message signs that meet the requirements this Article and Sec. 22-15 shall not be considered flashing signs.

SIGN, FREESTANDING: A sign anchored directly to the ground or supported by one or more posts, columns, or other vertical structures or supports, and not attached to or dependent for support from any building.

SIGN, HOME OCCUPATION: A sign containing only the name and occupation of a permitted home occupation on the premises.

SIGN, ILLUMINATED: A sign, or any part of a sign, which is externally or internally illuminated or otherwise lighted from a source specifically intended for the purpose of such illumination or lighting.

SIGN, INFLATABLE: Any display capable of being expanded by air or other gas and used on a permanent or temporary basis to advertise a product or event.

SIGN, MONUMENT: A sign affixed to, and made an integral part of, a structure built on grade that does not involve the use of poles as its major support.

SIGN, MOVING: A sign, any part of which moves by means of an electrical, mechanical, or other device, or that is set in motion by wind.

SIGN, NONCONFORMING: A sign lawfully erected and maintained prior to the adopting of this ordinance that does not conform with the requirements of this ordinance.

SIGN, OFF-PREMISE: A sign that directs attention to a business, product, service or establishment, conducted, sold or offered at a location other than the premises on which the sign is erected.

SIGN, ON-PREMISE: Any sign identifying or advertising a business, person, property, activity, goods, products, or services, located on the premises where the sign is installed and maintained.

SIGN, PENNANT: A sign, with or without a logo, made of flexible materials suspended from one or two corners, used in combination with other such signs to create the impression of a line, such as streamers.

SIGN, POLITICAL: A sign expressing or implying the opinion or opinions of an individual or group intended to influence the election or appointment of government officials and/or to influence the actions, policies and /or conduct of government. (Ord. 10-18-00)

SIGN, PORTABLE: A sign that is not permanently affixed to the ground or to a permanent structure, or a sign that can be moved to another location including, but not limited to, signs with attached wheels, signs mounted upon or applied to a trailer, or signs mounted on or applied to a vehicle that is parked and visible from the public right-of-way.

SIGN, PROJECTING: A sign, attached to and supported by a building or wall, that projects out perpendicularly from that wall more than twelve (12) inches but not more than four (4) feet.

SIGN, PUBLIC: A sign that is erected and maintained by a federal, state, or local government agency.

SIGN, REAL ESTATE: A sign pertaining to the sale or lease of the premises on which the sign is located. Such signs shall not exceed nine (9) square feet.

SIGN, ROOF: A sign that is mounted on the roof of a building or which extends above the top edge of the wall of a flat-roofed building, above the eave line of a building with a hip, gambrel, or gable roof, or the deck line of a building with a mansard roof.

SIGN STRUCTURE: The supports, uprights, bracing and/or framework of any structure, be it single-faced, double-faced, v-type or otherwise exhibiting a sign.

SIGN, SUBDIVISION: A monument sign erected at the entrance of a residential, commercial, or industrial development that identifies the development.

SIGN, TEMPORARY: A sign for the advertising of a special event, product, group, or seasonal activity and not intended or designed for permanent display. Such signs shall not exceed 12 square feet and are not to be displayed for a period of more than thirty (30) consecutive days, and not more than sixty (60) days total in a calendar year.

SIGN, TEMPORARY DIRECTIONAL: A sign directing individuals to the location of a special event or gathering. Such signs shall not exceed twelve (12) square feet and shall not be posted more than seven (7) days prior to the event and must be removed within seven (7) days after the event.

SIGN, TEMPORARY SUBDIVISION ADVERTISING: A sign erected on a parcel or at the entrance to a residential, commercial, or industrial subdivision that identifies the name of the development and advertises for sale lots within the development. Such signs shall be permitted for six-month increments, with a letter requesting renewal from the applicant for additional six-month increments and to be removed upon issuance of a permit for the placement of a permanent subdivision sign.

SIGN, WALL: A sign mounted flat against, or painted on, the exterior wall of a building or structure and not projecting more than twelve (12) inches from the surface of the building, unless on the mansard portion of a roof.

SIGN, WARNING: A sign, not exceeding four (4) square feet, located on a property for warning or prohibitions on parking, trespassing, hunting, fishing, swimming, or other activity.

SIGN, WINDOW: A permanent or temporary sign affixed to the interior or exterior of a window or door, or within three (3) feet of the interior of the window or door; provided that the display of goods available for purchase on the premises is not a window sign. Such signs shall not exceed 25% of the total area of the window or door on which it is located.

SKETCH PLAN: An informal conceptual map of a proposed subdivision or site plan of sufficient accuracy to be used for the purpose of discussion.

SLAUGHTERHOUSE: A commercial facility where livestock is slaughtered, processed, and prepared for distribution to butcher shops or retail establishments such as grocery stores.

SMALL HOME INDUSTRY: Small commercial, professional, or light industrial uses which do not in any way detract from adjacent agricultural or residential uses and while clearly excluding large scale industrial and commercial uses and that are located within the same parcel as the residence of the owner and within 500 feet of said residence.

SOLID WASTE MATERIAL RECOVERY FACILITY: A solid waste management facility which may receive municipal solid waste and recyclables from off premises for processing and consolidation and shipment out of the county for further processing or disposal.

SOLID WASTE COLLECTION FACILITY: Any storage or collection facility which is operated as a relay point for recyclables or municipal solid waste which ultimately is to be shipped for further processing or disposal. No processing of such items occurs at such facility.

SOURCE SHIELDED ILLUMINATION: A source of illumination shielded to prevent direct viewing of the light source, including bulbs, lenses or any portions thereof. The only light that can be seen is that reflected from the sign.

SPECIAL USE PERMIT: A permit issued by the governing body for a use which is only permitted upon such permit; a special exception. See Article 17 of this chapter.

SPECIFIED ANATOMICAL AREAS:

- (1) Less than completely and opaquely covered: human genitals, pubic region, buttock, and female breast below a point immediately above the top of the areola; or
- (2) Human male genitals in a discernibly turgid state, even if completely and opaquely covered.

SPECIFIED SEXUAL ACTIVITIES: Human genitals in a state of sexual stimulation or arousal or acts of human masturbation, sexual intercourse, sodomy, or fondling or other erotic touching of human genitals, pubic region, buttock or female breast.

STORY: That portion of building, other than the basement, included between the surface of any floor and the surface of the floor next above it. If there is no floor above it, the space between the floor and the ceiling next above it.

STORY, HALF: A space under a sloping roof, which has the line of intersection of roof decking and wallface more than three (3) feet above the floor level, and in which space not more than two-thirds (2/3) of the floor area is finished for use.

STREAM, INTERMITTENT: A natural stream or portion of a natural stream containing flowing water during certain times of the year, when groundwater provides water for stream flow. During dry periods, intermittent streams may not have flowing water. Runoff from rainfall is a

supplemental source of water for stream flow. Such streams are defined as a dotted blue line on the 1:24,000 USGS topographic maps.

STREAM, NATURAL: A non-tidal waterway that is part of the natural topography, which typically maintains a continuous, seasonal, or intermittent flow during the year, and which is characterized as being irregular in cross-section with a meandering course. A constructed channel such as a drainage ditch or swale is not a natural stream.

STREAM, PERENNIAL: A natural stream or portion of a natural stream containing flowing water year-round during a year of normal precipitation. The water table is located above the stream bed for most of the year. Groundwater is the primary source of water for stream flow. Runoff from rainfall is a supplemental source of water for stream flow. Such streams are defined as a solid blue line on the 1:24,000 USGS topographic maps.

STREET (ROAD): Any vehicular way that: (1) is an existing state roadway; (2) is shown upon a plat approved pursuant to the subdivision ordinance that is duly filed and recorded.

STRUCTURE: Anything constructed or erected, the use of which requires permanent location on the ground, or attachment to something having a permanent location on the ground. This includes, among other things, dwellings and buildings, etc.

STRUCTURE, MAIN: A building in which is conducted the principal use of the lot.

STUDIO, FINE ARTS: A building, or portion thereof, used as a place of work by a sculptor, artist, or photographer; or used as a place to exhibit and offer for sale works of the visual arts (other than film).

SUBDIVIDER: Any individual, partnership, corporation or other entity or association thereof owning or having an interest in land, or representing the owners of any land and proposing to subdivide such land.

SUBDIVISION: The division or redivision of a lot, tract, or parcel of land by any means into two or more lots, tracts, parcels, or other divisions of land, including changes in existing lot lines for the purpose, whether immediate or future, of lease, transfer, or ownership, or building or lot development. The term shall include the resubdivision of land.

SUBDIVISION AGENT: The individual appointed and authorized by the Fluvanna County Board of Supervisors to administer and enforce this chapter.

SUBDIVISION, FAMILY: A single division of a lot or parcel for the purpose of a gift or sale to any natural or legally defined offspring, spouse, sibling, grandchild, grandparent, or parent of the property owner.

SUBDIVISION, MAJOR: The division of a parcel of land into six or more lots, and not a family subdivision. A subdivision shall be deemed to be a major subdivision if the parcel from which such subdivision is divided was, within five years next preceding the application, divided into an

aggregate of five or more lots or divided in such a way as to create a new public or central water or sewer system or one or more public streets.

SUBDIVISION, MINOR: Any division of a parcel of land creating fewer than six lots, and not a family subdivision.

SUBSTANTIAL DAMAGE: Damage of any origin sustained by a structure whereby the cost of restoring the structure to it's before damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred.

SUBSTANTIAL IMPROVEMENT: Any reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure before the start of construction of the improvement. This term includes structures which have incurred substantial damage regardless of the actual repair work performed. The term does not, however, include either: (1) any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions, or (2) any alteration of a historic structure, provided that the alteration will not preclude the structure's continued designation as a historic structure.

TAXIDERMIST: Establishments for conducting the business of preparing, stuffing, and mounting the skins of animals to make them appear life-like.

TELECOMMUNICATIONS FACILITY: A tower, pole or similar structure, 125 feet or greater in height, that transmits and/or receives electromagnetic signals for the purpose of transmitting analog or digital voice or data communications. Includes antennas, microwave dishes, horns, and all equipment and structures necessary to support said equipment.

TRAFFIC IMPACT STUDY: A report analyzing anticipated roadway conditions.

TRAILER: See *Manufactured home*.

TRANSPORTATION TERMINAL: A facility for loading, unloading, and interchange of passengers, baggage, and incidental freight or package express between modes of ground transportation, including bus terminals, railroad stations, and public transit facilities.

TRAVEL TRAILER: A vehicular, portable structure built on chassis and designed to be used for temporary occupancy for travel, recreational or vacation use; with the manufacturer's permanent identification "travel trailer" thereon; and when factory equipped for the road. See *Recreational vehicle*.

TREE CANOPY: All areas of coverage by plant material exceeding ten (10) feet in height at a maturity of ten (10) years after planting, in accordance with Article 22 of this chapter.

TREE, EVERGREEN: A tree with foliage year-round, planted primarily for screening or ornamental purposes, which attains a mature height of at least fifteen (15) feet.

TREE, LARGE SHADE: A tree, usually deciduous, planted primarily for overhead canopy, which attains a mature height of at least forty (40) feet.

TREE, MATURE: An existing tree with a diameter at breast height (DBH) of twelve inches (12") or greater, which is in healthy condition as determined by a certified landscape architect or arborist.

TREE, MEDIUM SHADE: A tree, usually deciduous, planted primarily for overhead canopy, which attains a mature height of twenty-five (25) to forty (40) feet.

TREE, ORNAMENTAL: A tree, either single-stemmed or multi-stemmed, noted for its flowers, leaves, bark, form, shape, and/or other aesthetic characteristics, which attains a mature height of ten (10) to thirty (30) feet.

TREE, STREET: A shade tree planted along an existing or proposed public street, either within the right-of-way itself or within a landscape strip continuous to such right of way.

TRUCK TERMINAL: A facility for the receipt, transfer, short-term storage, and dispatching of good transported by truck. Included in the use type would be express and other mail and package distribution facilities, including such facilities operated by the U.S. Post Office.

UNDERGROUND UTILITIES: The placement of electric, telephone, cable, and other utilities customarily carried on poles in underground vaults or trenches.

UPHOLSTERY SHOP: A business that repairs and replaces upholstery to household and office furnishings.

UTILITY: All lines and facilities related to the provision, distribution, collection, transmission, or disposal of water, storm and sanitary sewage, oil, gas, power, information, telecommunication and telephone cable, and includes facilities for the generation of electricity.

UTILITY, MAJOR: Facilities for the distribution, collection, treatment, production, transmission and generation of public, private and central utilities including, but not limited to, transmission lines, production plants, electrical substations, pumping stations, treatment facilities, and communication facilities.

UTILITY, MINOR: Facilities for the distribution and collection of public, private and central utilities including poles, lines, transformers, pipes, meters, and communication distribution lines.

VARIANCE: A variance is a relaxation of the terms of the zoning ordinance where such variance will not be contrary to the public interest and where, owing to conditions peculiar to the property and not the result of the action of the applicant, a literal enforcement of the ordinance would result in unnecessary and undue hardship. As used in this ordinance, a variance is authorized only for height, area, and size of structure of size of yards and open spaces; establishment or expansion of a use otherwise prohibited shall not be allowed by variance, nor shall a variance be granted because of the presence of nonconformities in the zoning district or adjoining zoning districts.

VEHICLE TRIP: A motor vehicle moving from an origin point to a destination point.

VENDING CART: The vending of food, beverages, or merchandise from a movable stand or trailer that is located as an accessory use on the same lot as a permitted use.

VETERINARY OFFICE: An establishment for the care and treatment of animals and where the boarding of said animals is prohibited except when necessary in the medical treatment of the animal.

VIDEO-VIEWING BOOTH OR ARCADE BOOTH, ADULT: An enclosure designed for occupancy by no more than five persons, used for presenting motion pictures or viewing publications by any photographic, electronic, magnetic, digital, or other means or media, or live performances or lingerie modeling, for observation by patrons therein. See *Entertainment establishment, adult* use.

VILLAGE: A small, compact center of predominantly residential character but with a core of mixed-use commercial, residential, and community services whether or not incorporated as a municipality.

WAREHOUSE, WHOLESALE: Facilities for the display, storage, and sale of goods to other firms for resale, as well as activities involving significant movement and storage of products or equipment, including moving and storage facilities, warehouses, storage activities, and distribution centers.

WATERCOURSE: A lake, river, creek, stream, wash, channel or other topographic feature on or over which waters flow at least periodically. Watercourse includes specifically designated areas in which substantial flood damage may occur.

WOODSTORAGE, TEMPORARY: A lot utilized for the temporary (30, 60, 90 days) storage/loading of forestry products transported from some other location.

YARD: An open space on a lot other than a court unoccupied and unobstructed from the ground upward by structures except as otherwise provided herein.

FRONT: An open space on the same lot as a building between the front line of the building (excluding steps and ramps affording pedestrian and wheelchair access) and the front line and the rear line of the lot and extending the full width of the lot.

REAR: An open, unoccupied space on the same lot as a building between the rear line of the building (excluding steps and ramps affording pedestrian and wheelchair access) and the rear line of the lot, and extending the full width of the lot.

SIDE: An open, unoccupied space on the same lot as a building between the side line of the building (excluding steps and ramps affording pedestrian and wheelchair access) and the side line of the lot, and extending from the front yard line to the rear yard line.

ZONING ADMINISTRATOR: The official charged with the enforcement of the zoning ordinance. The administrator may be any appointed or elected official who is by formal resolution designated to the position by the governing body. The administrator may serve with or without compensation as determined by the governing body.

ZONING DISTRICT: A division of territory within Fluvanna County for the purposes of regulation of its use under the provisions of this chapter.

ZONING PERMIT: Any permit issued by the zoning administrator in accordance with this ordinance.

(Ord. 6-19-96; Ord. 10-18-00; Ord. 9-17-08; Ord. 10-15-08; Ord. 10-21-09; Ord. 6-16-10; Ord. 11-3-10)

Article 24. Tree Protection

Sec. 22-24-1. Landscape plan -- General provisions for landscaping.

The purpose of this section is to provide guidelines for the landscaping and screening of development sites subject to site plan approval. These requirements are intended to ensure that site development is harmonious with the surrounding properties, to promote the public health, safety and welfare, in accordance with the guidelines in the Comprehensive Plan; to help to conserve energy by providing shade and wind breaks; to encourage recharge of ground water by providing pervious area; to improve and preserve the air quality and minimize noise, dust and glare; and to preserve the rural character of the County.

Sec. 22-24-2. Landscape Plan Specifications.

- I. A certified Landscape Architect, arborist, horticulturist, land surveyor, or other person deemed qualified by the ~~Director of Planning~~ *Zoning Administrator* shall prepare the plan.
- II. The plan shall be prepared at a scale of not less than 1"=40' for areas along streets and roads, and not less than 1"=20' for areas around buildings, parking lots, and landscape areas.
- III. All landscape plans shall be on sheets not exceeding twenty-four inches (24") by thirty-six inches (36").
- IV. If the plan is prepared on more than one sheet, match lines shall clearly indicate where the several sheets join.

Sec. 22-24-3. Landscape Plan Contents.

- A. The Landscape Plan shall include the following elements
 1. Existing and proposed contours at intervals of five (5) feet or less.
 2. Property boundary lines.
 3. Limits of grading and clearing.
 4. Tree protection zone(s) as applicable.
 5. All proposed improvements.
 6. Existing and proposed underground and overhead utilities, including heights and/or depths.
 7. Rights-of-way and easements.
 8. Botanical and common name, size, spacing, and location of all trees, shrubs, and ground cover, and the location and extent of planting beds in which they are to be planted, if any.
 9. Plants shall be labeled on the plan by direct call-out method ~~and not~~ *or* by symbols keyed to a plant list.
 10. A planting symbol to illustrate the natural canopy/cover of trees and the extent of growth of shrubs at maturity.
 11. A plant list or matrix showing the botanical name, common name, quantity, size, spacing, handling method, and general instruction, if any, specific to each plant.
 12. General details illustrating the method of installation of plants, seeding, and sodding, including but not necessarily limited to size of plant pit, method of placement, backfill material, method of support, preparation of beds, mulch, etc.

13. Special details illustrating special conditions such as supplemental plant pit drainage, pruning for special effects, or other conditions requiring illustrated instructions.
14. General notes specifying the care and maintenance of plants for a period of three years following planting and the replacement of any dead, dying, or diseased vegetation required to be installed by this chapter for the life of the project.
15. Any and all information required for tree protection as indicated in Section B of this article.
16. Provide and identify adequate exterior water source.

Sec. 22-24-4. Minimum Standards.

A. The following shall be the minimum size of plant materials at installation:

- | | |
|---------------------------|---------------|
| 1. Large shade trees | 2" caliper |
| 2. Medium shade trees | 1.5" caliper |
| 3. Ornamental trees | 1.5" caliper |
| 4. Large evergreen trees | 8' in height |
| 5. Medium evergreen trees | 6' in height |
| 6. Small evergreen trees | 4' in height |
| 7. Large shrubs | 2' in height |
| 8. Medium shrubs | 2' in height |
| 9. Small shrubs | 1' in height |
| 10. Ground cover | 1 year plants |

- | | |
|-----------------------|---------------|
| 1. Large shade trees | 1.5" caliper |
| 2. Medium shade trees | 1.25" caliper |
| 3. Ornamental trees | 1.25" caliper |
| 4. Evergreen trees | 5' in height |
| 5. Shrubs | 18" in height |
| 6. Ground cover | 1 year plants |

~~B. All trees to be planted shall meet the specifications of the American Landscape Association. The planting of trees shall be done in accordance with either the standardized landscape specifications jointly adopted by the Virginia Nurserymen's Association, the Virginia Chapter of Landscape Designers, and the Virginia Chapter of the American Society of Landscape Architects, or the Road and Bridge Specifications of the Virginia Department of Transportation. Wheel stops, curbing, or other barriers shall be provided to prevent damage to landscaping by vehicles. Where necessary, trees shall be welled or otherwise protected against change in grade. All pervious areas of the site shall be permanently protected from soil erosion with grass, ground cover, or mulch material.~~

B. All required landscaping shall be planted according to the following standards:

1. All trees to be planted shall meet the specifications of the American Landscape Association.
2. The planting of trees shall be done in accordance with either the standardized landscape specifications jointly adopted by the Virginia Nurserymen's Association, the Virginia

Chapter of Landscape Designers, and the Virginia Chapter of the American Society of Landscape Architects, or the Road and Bridge Specifications of the Virginia Department of Transportation.

3. *All required landscaping shall be planted between September 15 and June 30, provided that the ground is not frozen.*
- C. *Wheel stops, curbing, or other barriers shall be provided to prevent damage to landscaping by vehicles.*
- D. *Where necessary, trees shall be welled or otherwise protected against change in grade. Such protection measures shall be sited to minimize disturbance within the drip line of trees designated for protection on the landscape plan.*
- E. *All pervious areas of the site shall be permanently protected from soil erosion with grass, ground cover, or mulch material.*

Sec. 22-24-5. Requirements.

~~A. It is the specific intent of these requirements to promote landscape design and installation to mitigate the effects of new development on surrounding areas and specifically not to use plantings as a means of drawing attention to new development. To promote the protection and preservation of rural character, a palette of plant materials appropriate to the various zoning districts has been prepared and shall be followed as a general guideline in preparing plant plans for the various zones. The Landscape Plan should utilize those plant species that are best suited for the site. To facilitate this, a list of recommended and prohibited plants are broken down into native, assimilated non-native, exotic, and invasive species is available from the Director of Planning. Applicants may add plants to this list with the prior approval of the Director of Planning.~~

- ~~1. Residential zoning districts: Plantings shall be native and assimilated non-native, except in village or commercial settings. In these settings, where plantings are internal and generally not in view of the public road, street, or adjacent property, exotic species may be used.~~
- ~~2. Business and Industrial zoning districts: Plantings shall be native and assimilated non-native, except in areas generally not in view of the public road or adjacent properties. In these areas exotic species may be used.~~
- ~~3. Agricultural and all other districts: Plantings shall be native and assimilated non-native.~~

A. *It is the specific intent of these requirements to promote landscape design and installation to mitigate the effects of new development on surrounding areas and specifically not to use plantings as a means of drawing attention to new development. The landscape plan should help protect and preserve Fluvanna County's rural character.*

B. *The Landscape Plan shall utilize native and assimilated non-native species listed within the Fluvanna County Plant List. Applicants may add plants to this list with the prior approval of the Zoning Administrator, provided that the proposed species have a rated hardiness and growth habit appropriate for the intended location. A mixture of plant species should be used on each site.*

C. ~~Trees~~ *Street trees shall be required along existing or proposed public streets ~~in~~ within or adjacent to any non-residential development, or non-residential part of a mixed-use or multi-family development site that is subject to site plan approval, as follows: and all major subdivisions with an average lot size of one (1) acre or less. The placement of street trees shall be in accordance with Virginia Department of Transportation (VDOT) standards and shall not be located within any sight triangle. The required plantings shall be located either within the right-of-way itself or within a ten-foot (10') strip continuous to such right-of-way. Existing, healthy trees with a caliper of eight inches (8") or greater located within ten feet (10') of the right-of-way may be used to satisfy the planting requirement, provided the trees are protected in accordance with the standards contained in this Chapter. Appropriate provisions shall be made for the permanent maintenance and preservation of the required street trees, to the reasonable satisfaction of the county attorney. Such provisions may include a landscape preservation easement dedicated to the property owners' association or other entity approved by the county attorney. The street trees shall be planted at the following rate:*

- ~~1. Two (2) large shade trees per 100 feet, on both sides of the street.~~
 - ~~2. An average of one (1) ornamental tree per one hundred (100) feet, on both sides of the street.~~
 - ~~3. An average of two (2) medium or small evergreen trees per one hundred (100) feet, on both sides of the street. Medium shade trees may be substituted for large shade trees at a ratio of 2 to 1, but may not constitute more than 40% of the total shade trees provided.~~
1. *One (1) large shade tree shall be required for every fifty (50) feet of road frontage; or*
 2. *One (1) medium shade tree shall be required for every forty (40) feet of road frontage.*

D. *Minimum tree canopy coverage shall be provided for all new commercial, industrial, and multi-family residential development in accordance with the following requirements:*

1. *Tree canopy coverage shall include all areas of coverage by plant material exceeding ten feet (10') in height, and shall be measured ten (10) years maturity after planting.*
2. *Tree canopy coverage shall be calculated for new plantings using ten-year tree canopy coverage standards published by the Virginia Nursery and Landscape Association or other set of standards approved by the Zoning Administrator. When a coverage interval is cited in such standards, the smallest coverage figure for each interval shall be used.*
3. *All landscape plans shall include the preservation of existing trees, the planting and replacement of trees, or any combination thereof, to the extent that, at maturity of ten (10) years, a minimum tree canopy shall be provided as follows:*
 - a. *Ten percent (10%) tree canopy for a site developed with commercial, office, institutional, or industrial uses;*
 - b. *Fifteen percent (15%) tree canopy for a multi-family residential site developed at a gross density of more than ten but less than twenty dwelling units per acre; and*
 - c. *Twenty percent (20%) tree canopy for a multi-family residential development developed at a gross density of ten or fewer dwelling units per acre.*

4. *A bonus credit toward tree canopy requirements may be given for the preservation of existing wooded areas, clusters of trees, or mature trees (healthy trees with 12 inches or greater diameter at breast height) as follows:*
 - a. *The credit provided for the preservation of existing trees, wooded areas, or clusters of trees shall be 1.50 multiplied by the area defined by the existing drip line of the tree, wooded area, or cluster of trees.*
 - b. *The credit provided per mature tree shall be 2.0 multiplied by the area defined by the boundaries of the existing drip line of the tree.*
 - c. *A certified landscape architect or arborist shall provide written verification that the trees for which credit will be awarded are in healthy condition; will likely survive for at least twenty (20) years following landscape plan approval; will not be severely impacted by construction activities on site; will not interfere with the growth of other viable landscaping; and will not compromise safety. Credit towards tree canopy requirements shall not be given for any tree deemed to be in poor to fair condition by the Zoning Administrator, nor for any plant designated as invasive on the list maintained by the Zoning Administrator.*
 - d. *In the event that one or more trees to be awarded bonus credit under this section is destroyed, significantly damaged during clearing or construction activities, or is willfully destroyed or removed, the person responsible for such destruction, injury, or removal shall replace each tree destroyed with two (2) large shade trees planted on-site.*
 5. *For the purpose of calculating the total area of a site to determine tree canopy coverage requirements, the following areas shall be excluded:*
 - a. *Properties reserved or dedicated for future street construction or other public improvements.*
 - b. *Ponds and un-wooded wetlands.*
 - c. *Properties reserved or dedicated for school sites, playing fields and non-wooded recreation areas, and other facilities and areas of a similar nature.*
 - d. *Portions of a site containing existing structures that are not the subject of a pending application.*
- E. *All sites subject to site plan approval and all major subdivisions shall reserve a riparian protection area in accordance with the following requirements:*
1. *The riparian protection area shall be at least 50 feet wide along both sides of all intermittent streams, at least 75 feet wide along both sides of all perennial streams, and at least 100 feet wide along both sides of the Hardware River, Rivanna River, and James River.*
 2. *Indigenous vegetation, including existing ground cover, shall be preserved to the maximum extent practicable, consistent with the use or development proposed. Dead, diseased, or dying vegetation may be pruned or removed as necessary, pursuant to sound horticultural practices. No logging or silvicultural activities may take place within the riparian protection area.*
 3. *No portion of any on-site sewerage system, drain field, reserve drain field, or building shall be placed within the riparian protection area. This statement shall be on all plats and site plans of affected lots.*

4. *If otherwise authorized by the applicable regulations of this chapter, the following types of development shall be permitted within the riparian protection area, provided that the requirements of this section are met:*
 - a. *A building or structure which existed on the date of adoption of this article may continue at such location. However, nothing in this section authorizes the replacement, expansion, or enlargement of such building or structure.*
 - b. *On-site or regional stormwater management facilities and temporary erosion and sediment control measures, provided that:*
 1. *To the extent practical, as determined by the Zoning Administrator, the location of such facilities shall be outside of the riparian protection area.*
 2. *No more land shall be disturbed as necessary to provide for the construction and maintenance of the facility, as determined by the Zoning Administrator.*
 3. *The facilities are designed to minimize impacts to the functional value of the riparian protection area and to protect water quality; and*
 4. *Facilities located within a floodplain adhere to the floodplain regulations of the County Code.*
 - c. *Water-dependent facilities; water wells; passive recreation areas, such as pedestrian trails and bicycle paths; historic preservation; archaeological activities, provided that all applicable federal, state and local permits are obtained. All pedestrian trails and bicycle paths shall be constructed using permeable paving materials.*
 - d. *Stream crossings of perennial and intermittent streams for roads, streets, or driveways, provided that the stream buffer disturbance shall be the minimum necessary for the lot(s) to be used and developed as permitted within the underlying zoning district. Stream crossings shall not disturb more than thirty (30) linear feet of stream for driveways and sixty (60) linear feet for roads or streets, provided that the Zoning Administrator may allow additional length of stream disturbance where fill slopes or special conditions necessitate additional length.*
- F. ~~No invasive species shall be planted, except in containers or completely enclosed planting areas that will prevent their spreading beyond the planting area. Certain invasive species indicated on the list maintained by the Director of Planning Zoning Administrator may not be used in any circumstance. Species identified on the Invasive Alien Plant Species of Virginia list published by the Virginia Department of Conservation and Recreation may not be used in any circumstance.~~
- G. In areas in view of public roads and rights-of-way, landscape plans should specify plants and their spacing so they may grow in their natural habitat, achieving mature size with minor pruning and shaping.
- H. *Where landscaping is required, the property owner or developer shall provide performance guarantees as follows:*
 1. *No certificate of occupancy shall be issued until the landscaping is completed in accordance with the approved landscape plan. When the occupancy of a structure is*

desired prior to the completion of the required landscaping, a certificate of occupancy may be issued only if the owner or developer provides a performance bond or other form of security satisfactory to the Zoning Administrator in an amount equal to the costs of completing the required landscaping. All required landscaping shall be installed and approved by the end of the first planting season following issuance of a certificate of occupancy, or the security described above may be forfeited to Fluvanna County.

2. *A maintenance bond for the landscaping required by this Chapter shall be posted by the developer in favor of Fluvanna County. If the landscaping is installed prior to the issuance of a certificate of occupancy, then the maintenance bond shall be posted prior to the issuance of the certificate of occupancy. If the landscaping is bonded for installation, rather than installed prior to the issuance of a certificate of occupancy, then the maintenance bond shall be posted when the materials are planted and before the performance bond is released. The maintenance bond shall be in the amount of one-third (1/3) the value of the landscaping and shall be held for a period of three (3) years following the planting date. At the end of the three (3) year time period, the bond shall be released if all plantings are in healthy condition as determined by the Zoning Administrator. If the plantings installed in accordance with an approved landscape plan are not properly maintained by the owner, the security described above may be forfeited to Fluvanna County.*

I. *The landowner shall be responsible for the general maintenance and the timely repair and replacement of all landscaping required by this Chapter. All landscaping shall be maintained as follows:*

1. *Plantings shall be kept mulched to prevent weed growth and to retain soil moisture;*
2. *Plant material shall be pruned to maintain healthy and vigorous growth with all pruning performed in accordance with generally accepted maintenance standard practices;*
3. *All turf areas shall be kept mown, except for areas designated as a natural meadow on the landscape plan;*
4. *All plant and landscape material and landscaped areas shall be kept free of refuse and debris; and*
5. *The landowner shall maintain any plant material required by this Chapter and any plant material that dies shall be replaced in kind, or with a suitable substitute as approved by the Zoning Administrator. Preserved existing trees, that subsequently die, shall be replaced by new trees of a caliper and/or height as would be required by this Chapter.*

J. *Any minor requirements above may be ~~waived or~~ modified by the ~~Director of Planning~~ Zoning Administrator on a site-specific basis, by means of substitution of materials, design, or technique, where the Zoning Administrator finds that, as a result of conditions peculiar to the site, ~~may warrant or~~ the objectives of the ordinance can be better achieved by other means. The ~~Director of Planning~~ Zoning Administrator may also approve minor spacing variations. The decision of the ~~Director of Planning~~ Zoning Administrator in this regard is appealable to the ~~Planning Commission~~ Board of Zoning Appeals.*

Sec. 22-24-6. Parking lot landscaping.

~~A. The intent, in addition to those stated for landscaping in general, is to achieve a minimum of 50% screening of parking areas from public streets and adjacent properties.~~

A. All development subject to site plan approval shall include the following required landscaping for parking lots consisting of five (5) spaces or more.

B. Minimum planting areas are to be provided as follows:

1. One ~~9' x 18'~~ planting island *containing not less than 200 square feet of planting area* for every ~~twenty-five (25)~~ *twenty (20)* parking spaces in a row and at both ends of a parking bay, *with a minimum width of ten feet (10') in order to protect the landscaping and allow for proper growth.*
2. A ~~nine (9) foot~~ planting strip *at least nine feet (9') in width* between each adjacent area of parking of four (4) bays. ~~Where parking bays are adjacent to the nine (9) foot planting strip, no planting islands are required.~~
3. A ~~nine (9) foot~~ planting strip *at least nine feet (9') in width* shall be provided between access roadways and adjacent properties' parking areas and adjacent property of the same use.
4. A ~~twenty-five (25) foot~~ planting area *at least twenty-five feet (25') in width* shall be provided between parking and adjacent properties of a different use and public streets and rights-of-way. The area shall be measured from the closest parking space to the adjacent property or right-of-way line.

C. ~~Large shade trees~~ *Planting islands* shall be planted as follows:

1. One (1) large shade tree *and four (4) shrubs* ~~in each 9' 12' x 18' planting island~~ *for every 200 square feet.*
2. Large shade trees shall be arranged so that the canopy at maturity will cover thirty-five (35) percent of the parking area placed mainly around the perimeter of the parking area and at the end of parking bays.
3. Medium shade trees may be substituted for large shade trees at a ratio of two (2) to one (1), if appropriately spaced and meeting all other canopy criteria. Medium shade trees shall not exceed forty (40) percent of the total number of shade trees.

~~D. Internal planting strips shall be planted with large shade trees every thirty-five (35) feet, or medium shade trees as specified in the forgoing section. In addition, ornamental trees, small evergreen trees, evergreen shrubs, deciduous shrubs, and ground covers shall be planted to soften the visual impact of parked cars, create visual relief from expanses of pavement, help direct traffic, and create an aesthetically pleasing environment. The selection and arrangement of plant materials in these strips shall be to achieve these goals while avoiding conflict with sight distance, traffic safety standards, and handicapped accessibility. As a guideline, projecting plants sizes to maturity, thirty (30) percent of the strip should be covered by the canopy of ornamental trees, forty (40) percent by small, evergreen trees and~~

~~shrubs, ten percent (10) covered by deciduous shrubs, and the remainder in ground cover, grass, or mulch.~~

D. Internal planting strips shall be planted as follows:

- 1. One (1) large shade tree and six (6) shrubs every forty (40) linear feet.*
- 2. Large shade trees shall be arranged so that the canopy at maturity will cover thirty-five (35) percent of the parking area placed mainly around the perimeter of the parking area and at the end of parking bays.*
- 3. Medium shade trees may be substituted for large shade trees at a ratio of two (2) to one (1), if appropriately spaced and meeting all other canopy criteria. Medium shade trees shall not exceed forty (40) percent of the total number of shade trees.*

E. Parking lots consisting of five (5) spaces or more shall be screened from view of public roads, rights-of-way, and adjacent properties. One of the following landscaping treatment options shall be utilized to meet the minimum screening requirements for parking lots:

- 1. Landscape Strip Option: One (1) tree and ten (10) shrubs shall be planted for each forty (40) linear feet, excluding driveway openings, within a planting strip that is ten feet (10') in width; or*
- 2. Berm Option: One (1) tree and five (5) shrubs shall be planted for each forty (40) linear feet, excluding driveway openings. The berm shall be at least thirty (30) inches higher than the finished grade of the parking lot and shall not have a slope steeper than 2:1. The berm shall be stabilized with groundcover or other vegetation; or*
- 3. Woodlands Preservation Option: Existing woody vegetation shall be preserved as a buffer strip with a minimum width of thirty-five (35) feet. Additional tree or shrub plantings may be required by the Zoning Administrator. The woodlands preservation area shall be placed in a landscape easement, and the landscape plan shall demonstrate techniques to be used for removing underbrush, pruning, and protecting existing trees from any damage during site development; or*
- 4. Structural Option: A wall constructed of brick, stone, or architectural block, no shorter than three (3) feet and no taller than four (4) feet, shall be constructed along the entire width of the parking lot. One (1) tree and three (3) shrubs shall be planted for each forty (40) linear feet, excluding driveway openings.*

F. The placement of bioretention areas within required planting areas is encouraged, provided that the bioretention techniques utilized are approved as part of an erosion and sediment control plan, stormwater management plan, or similar document. Examples of bioretention techniques include, but are not limited to, rain gardens, swales, infiltration trenches, and tree box filters.

G. When retaining existing trees in parking areas, enough ground around the tree should be left to allow for its survival or grass pavers should be used to allow air and moisture to reach the tree roots.

Sec. 22-24-7. Screening.

A. Screening shall be required in the following instances:

1. Commercial and industrial uses shall be screened from view adjacent properties in residential and agricultural zoning districts, except for commercial and industrial uses allowed by right in said districts.
2. Parking lots consisting of five (5) spaces or more shall be screened from view of public roads, rights-of-way, and adjacent properties.
3. Objectionable features, including but not limited to the following, shall be screened from the view of public roads, rights-of-way, and adjacent properties:
 - i. Loading areas
 - ii. Refuse areas
 - iii. Storage yards
 - iv. Dry Detention ponds
 - v. Maintenance areas
4. If the required screening is consistent with an approved Master Plan subject to the requirements of the R-3 Residential zoning district.
5. *The Zoning Administrator may require the screening of any use, or portion thereof, upon determination that the use would otherwise have a direct negative visual impact on a property designated as historic by its inclusion within the Historic Preservation chapter of the Comprehensive Plan.*

~~B. When required, screening shall consist of a planting strip, existing vegetation, berms, a wall or fence (fifty (50) percent solid), or a combination thereof to the reasonable satisfaction of the Director of Planning. When only vegetative screening is provided, such screening shall be provided to the reasonable satisfaction of the Director of Planning, but shall in no event be less than twenty-five (25) feet in depth. Vegetative screening shall consist at a minimum of a double staggered row of large or medium evergreen trees planted at appropriate spacing for the species to achieve no less than thirty (30) percent screening at the time of planting. Areas indicated as tree protection zones may satisfy this requirement for screening.~~

B. *When required, screening shall consist of new plantings, existing vegetation, an opaque masonry wall or wooden fence, or combination thereof, to the reasonable satisfaction of the Zoning Administrator. Unless otherwise specified within this Chapter, one of the following landscaping treatment options shall be utilized to meet the minimum screening requirements:*

1. *Evergreen Option: Two (2) rows of evergreen trees shall be planted ten (10) feet on center and staggered within a planting strip that is twenty-five feet (25') wide; or*
2. *Berm Option: Two (2) rows of evergreen shrubs shall be planted ten (10) feet on center and staggered. The berm shall be at least thirty (30) inches higher than the finished grade of the surrounding area and shall not have a slope steeper than 2:1. The berm shall be stabilized with groundcover or other vegetation; or*
3. *Mixed Vegetation Option: One (1) large shade tree, one (1) medium shade tree, one (1) evergreen tree, and three (3) evergreen shrubs for each twenty (20) linear feet, within a planting strip that is twenty-five feet (25') wide; or*
4. *Woodlands Preservation Option: Existing woody vegetation shall be preserved as a buffer strip with a minimum width of seventy-five (75) feet. Additional tree or shrub plantings may be required by the Zoning Administrator. The woodlands preservation area shall be placed in a landscape easement, and the landscape plan shall demonstrate techniques to be used for removing underbrush, pruning, and protecting existing trees from any damage during site development; or*
5. *Structural Option: A wall or fence, no shorter than six feet (6') in height, shall be provided and one (1) evergreen tree or shrub shall be planted every ten (10') feet along the side of any such wall or fence facing a public street or use for which the screening shall benefit.*

C. *Within commercial, industrial, and multi-family residential developments, dumpsters and other refuse areas visible from public roads, rights-of-way, and parking areas shall be completely screened from view by a masonry wall constructed using architectural block, brick, stone, or a similar material that is compatible with the architecture of the principal structure. Alternative materials that adequately screen the refuse areas and prevent debris from leaving the refuse area may be used with the prior approval of the Zoning Administrator*

D. *Parking lots of five (5) spaces or more shall be screened in accordance with Sec. 22-24-6. .*

Sec. 22-24-8.1: ~~Statement of Intent~~ Purpose of Tree Protection Plans.

The purpose of this section is to promote the general health, safety and welfare through the protection and preservation of existing tree stands, individual specimen trees, and understory plants during the land disturbance/site development process. Preservation of existing tree stands, individual specimen trees, and understory plants shall be a primary consideration in the planning for, and implementation of, land development activities. For tree protection, barriers are required to prevent physical damage to trees or understory plants, and to prevent soil disturbance and compaction within tree protection areas. The more intense the development of the site, the greater the need for the protection and preservation of existing trees and understory.

Sec. 22-24-8.2. ~~When Required~~ Activities Requiring Tree Protection Plans.

Compliance with the tree protection program of this section is required on all site development plans involving land clearance of more than one-half of one acre (21,780 square feet of cleared

land) in size, and all activities requiring a land disturbing permit except for the construction of a single or two family dwelling on an individual lot.

All plans prepared for compliance with this chapter shall clearly delineate areas of tree protection and provide construction details of tree protection barriers. Measures for tree protection shall be outlined in the general notes of the plan, including construction, inspection, and maintenance of barriers. The general notes shall also outline prohibited activities within the tree protection zones. The tree protection zone shall, to the extent possible, conform to the drip line of the trees being protected.

Sec. 22-24-8.3. Tree Protection Plan Contents.

A. All tree protection plans shall indicate tree protection zone(s), in accordance with the following guideline:

1. Existing stands of trees or individual specimen trees whose removal is not necessary for the development of the site or the construction of any facility.
2. Preservation of existing trees to comply with the Landscape Plan requirements.

B. All areas of tree protection shall be bounded by a tree protection barrier at the perimeter of the tree protection zone. Barriers shall completely surround the tree protection area, except where the area extends more than one hundred (100) yards beyond the construction zone or routes of access to the construction zone. The tree protection areas, beyond the one hundred (100) yards, shall be flagged every one hundred (100) feet with continuous ribbon with “Do Not Enter” signs stating prohibited activity. Barriers and flagging shall be installed prior to any land disturbing activity. Barriers shall be a minimum of five (5) feet in height, stationary, and constructed of rigid or semi-rigid materials that must be dismantled to be moved. Barriers shall be of a color or flagged to be clearly visible by all people in the vicinity, particularly equipment and vehicle operators. Barriers shall be inspected and repaired on a routine basis and shall be completely removed prior to occupancy of the development. The purpose of the barrier shall be to prevent damage to trees or under story plants and to prevent soil disturbance and compaction within the zone.

C. The following activities are prohibited within tree protection zones:

1. Operation of any vehicle or machinery, except as may be necessary for the installation of utility lines.
2. Parking of vehicles or equipment.
3. Storage of any materials or equipment.
4. Discharge of any substance that may be injurious to trees or understory plants.

D. Wherever feasible, utilities shall be designed and routed to avoid tree protection zones. If it is necessary to route utilities through tree protection zones, the following shall apply:

1. Route utility trenches outside the drip line of trees or as far as possible from tree trunks.
2. In areas of multiple trees, where trenches must go between trees, preference should be given to stay away from larger specimen trees.

3. Equipment that is the lightest weight and makes the least possible impact shall be used to dig trenches and install utilities.
 4. Rubber-tired, rather than track equipment, shall be used whenever possible.
 5. Excavation materials are not to be placed against tree trunks and shall be placed as far away from trunks as possible.
 6. Where excavation materials are to be placed, indicator ribbons shall be placed on undisturbed areas prior to excavation, to facilitate restoring the area to the original grade.
 7. Areas where excavated material have been placed shall be restored to the original grade with the least amount of disturbance possible.
- E. Any damage done to trees within tree protection zones shall be immediately repaired.
- F. Any clearing within tree protection zones shall be done by hand.
- G. Where grade differences occur between the tree protection area and the finished grade of the adjacent areas, retaining walls and dry wells shall be used to prevent the need for grading in tree protection zones.

Article 26. Off-Street Parking and Loading Spaces

Sec. 22-26-1. Statement of Intent.

The intent of this article is to provide vehicle parking space for a developed site that is adequate to serve the demand generated by the proposed use, while avoiding excessive impervious area. This article will serve to protect valuable natural, historic, and scenic resources within Fluvanna County; to provide safe and convenient internal and external movement of vehicles, *bicycles*, and pedestrians; to provide adequate fire and police protection and stormwater control; and otherwise to protect the health, safety, and welfare of the citizens of Fluvanna County.

Sec. 22-26-2. Off-Street Parking and Loading Spaces Required.

- A. There shall be provided at the time of erection of any building or at the time any main building is enlarged, or at the time of a change in use of a building or site, off-street parking and loading spaces as set forth in this section. No person, firm, or corporation shall build and occupy any structure or initiate the new use of any land without providing the off-street parking and loading spaces as set forth in this section. Parking requirements shall not automatically be considered sufficient for any other use of the property. When there is a change in use of the property, additional parking spaces may be required if necessary to meet the standards established by this section.
- B. Off-street parking and loading spaces shall be maintained in a clean, litter-free, serviceable, and orderly condition, and shall continue as long as the main use of the site is continued. No owner or operator of any structure affected by this section shall discontinue, change, or dispense with the required parking and loading areas without prior approval by the ~~Director of Planning~~ *Zoning Administrator*.
- C. No non-residential off-street parking space or loading space shall be used for the sale, repair, dismantling or servicing of any vehicle, equipment, materials, or supplies, or obstructed in any fashion.
- D. When a use that is non-conforming as to the required off-street parking and loading space is enlarged, additional off-street parking and loading space shall be required only on the basis of the enlargement.
- E. No Certificate of Occupancy for a new or changed use shall be granted unless the requirements of this section are met.

Sec. 22-26-3. Location of Off-Street Parking.

- A. The off-street parking facilities required by this section shall generally be located on the same lot or parcel of land that they are intended to serve.
- B. When consistent with the intent of this article, the ~~Director of Planning~~ *Zoning Administrator* may approve off-street parking on property that is located within six hundred (600) feet of the development site. Before such approval is granted, a written agreement assuring the retention of property for parking use shall be properly drawn and executed by the parties, approved as to form by the County Attorney, recorded with the County Clerk, and filed with the ~~Director of Planning~~ *Zoning Administrator*.

- C. Nothing in this section shall be construed to prevent the joint use of off-street parking between two (2) or more buildings or developments, or uses by two (2) or more owners or operators. In that case, the total number of parking spaces when combined or used together shall not be less than the sum of the requirements for the several individual uses computed separately, unless it can be demonstrated that by the nature of the several uses, the parking spaces will be in use at substantially different times of day. Before such approval is granted, a written agreement assuring the retention of property for parking use shall be properly drawn and executed by the parties, approved as to form by the County Attorney, recorded with the County Clerk, and filed with the ~~Director of Planning~~ *Zoning Administrator*.
- D. Where a parking lot is owned by Fluvanna County or another public body, and its spaces are open for use by the general public, said spaces may be used to meet the on-site parking requirement, provided that said parking lot is within 600 feet of the development site.
- E. *With the approval of the Zoning Administrator, on-street parking spaces located within one-hundred fifty feet (150') of the designated use may count towards the minimum off-street parking requirements. On-street parking spaces may be located on any private street or, with the approval of the Virginia Department of Transportation (VDOT), any public street. Each off-street parking space shall be on a paved area abutting the travelway.*
- F. To the greatest extent possible, parking areas shall not be located between the adjacent public right-of-way and the principal structure(s) on the site.

Sec. 22-26-4. Parking Space Standards.

A. ~~Parking Space Size~~ *Dimensional Standards*

- ~~1. Option A: Minimum width of 10' per space, with a minimum length of 18' and a minimum aisle width of 20'.~~
- ~~2. Option B: Minimum width of 9' feet per space, with a minimum length of 18' and a minimum aisle width of 24'.~~

1. *Parking spaces and adjacent aisles shall conform to the dimensions listed in Table 1:*

<i>Table 1: Minimum Parking Space and Aisle Dimensions</i>					
<i>Angle</i>	<i>Type</i>	<i>Width</i>	<i>Stall Depth</i>	<i>One-Way Aisle Width</i>	<i>Two-Way Aisle Width</i>
<i>0° (Parallel)</i>	<i>Standard</i>	<i>9 ft.</i>	<i>20.5 ft.</i>	<i>13 ft.</i>	<i>24 ft.</i>
	<i>Compact</i>	<i>7.5 ft.</i>	<i>18.5 ft.</i>	<i>12 ft.</i>	<i>24 ft.</i>
<i>30°</i>	<i>Standard</i>	<i>9 ft.</i>	<i>17 ft.</i>	<i>13 ft.</i>	<i>N/A</i>
	<i>Compact</i>	<i>8 ft.</i>	<i>14 ft.</i>	<i>12 ft.</i>	<i>N/A</i>
<i>45°</i>	<i>Standard</i>	<i>9 ft.</i>	<i>18 ft.</i>	<i>13 ft.</i>	<i>N/A</i>
	<i>Compact</i>	<i>8 ft.</i>	<i>16 ft.</i>	<i>12 ft.</i>	<i>N/A</i>
<i>60°</i>	<i>Standard</i>	<i>9 ft.</i>	<i>18 ft.</i>	<i>16 ft.</i>	<i>N/A</i>
	<i>Compact</i>	<i>8 ft.</i>	<i>16.5 ft.</i>	<i>15 ft.</i>	<i>N/A</i>
<i>90° (Perpendicular)</i>	<i>Standard</i>	<i>9 ft.</i>	<i>18 ft.</i>	<i>N/A</i>	<i>24 ft.</i>
	<i>Standard</i>	<i>10 ft.</i>	<i>18 ft.</i>	<i>N/A</i>	<i>20 ft.</i>
	<i>Compact</i>	<i>8 ft.</i>	<i>17 ft.</i>	<i>N/A</i>	<i>22 ft.</i>

2. *The minimum stall depth requirements for perpendicular parking spaces may be reduced by up to two feet (2'), if the parking spaces are adjacent to planting strips or other landscaping features that allow for an unobstructed overhang equivalent to the reduction.*
3. *Parking areas containing thirty (30) or more spaces may designate up to twenty percent (20%) of the minimum required parking spaces as compact car spaces. Such spaces shall meet the following requirements:*
 - a. *All compact parking spaces shall conform to the dimensions listed in Table 1.*
 - b. *Compact car parking spaces shall be located in one (1) or more continuous areas and shall not be intermixed with spaces designed for full-size vehicles.*
 - c. *Compact car parking spaces shall be clearly designated by pavement markings and/or appropriate signage.*
4. *Vehicular access roads, when not adjacent to parking spaces, shall meet the following requirements:*
 - a. *The minimum travelway width for two-way access roads shall be twenty-four feet (24').*
 - b. *One-way access roads are permitted, provided that the circulation pattern is contained within the site or sites shown on the site plan and public roadways are not incorporated as part of the circulation pattern. The minimum travelway for one-way access roads shall be twelve feet (12').*

B. Handicapped Parking

1. Handicapped parking spaces shall have a minimum width of eight (8) feet, with an adjacent five- (5) foot access aisle to be provided on one side of the handicapped space.
2. Handicapped parking spaces shall have a minimum length of 18'.
3. In any parking lot of more than five (5) spaces, there shall be at least two (2) designated and properly signed as a handicapped space.
4. In parking lots having more than five (5) spaces, at least one (1) per twenty five (25) spaces in addition to the two handicapped spaces already provided in 22-26-4(b)3.
5. Handicapped parking spaces shall be situated so as to provide direct, unobstructed access to buildings by the shortest practical routing.

C. Screening

1. Parking lots consisting of five (5) or more spaces shall be screened from view of public roads, rights-of-way, and adjacent property, as specified in Article 22-24 Landscaping and Tree Protection of this ordinance.

D. Landscaping

1. Parking lots consisting of five (5) or more spaces are required to be landscaped, as specified in Article 22-24 Landscaping and Tree Protection of this ordinance.

E. Lighting

1. Parking lots consisting of five (5) or more spaces are required to have outdoor lighting meeting County requirements, as specified in Article 22-25 Outdoor Lighting Control of this ordinance.

F. Design Objectives

1. Parking areas and vehicular circulation areas shall be designed to achieve the following objectives:
 - i. to minimize on-site and off-site traffic hazards in order to provide safe and convenient access to the traveling public and to pedestrians,
 - ii. to reduce or prevent congestion on public streets,
 - iii. to facilitate unimpeded flow of on-site traffic in circulation patterns readily recognizable and predictable to motorists, *bicyclists*, and pedestrians, ~~and~~
 - iv. to facilitate the provision of emergency services,
 - v. *to minimize the negative impacts of stormwater runoff on local water quality, and*
 - vi. *to minimize the disturbance of existing vegetation.*

G. Signage

1. Parking lots of five (5) or more vehicles are required to have signage, as specified in Article 22-15 Sign Regulations of this ordinance.

H. ~~Interior Circulation Aisles~~ *Interconnectivity*

- ~~1. Interior circulation aisles for two-way traffic adjacent to parking spaces shall have a minimum travel width of twenty (20) feet with appropriate turning radii.~~
- ~~2. Interior circulation aisles for one-way traffic adjacent to parking spaces shall have a minimum travel width of ten (10) feet with appropriate turning radii.~~
1. *When possible, parking facilities shall be designed to connect with other parking facilities on adjacent parcels, eliminating the need to use abutting streets for cross-movements.*
2. *Pedestrian facilities required by this section shall connect with existing sidewalks within or adjacent to the site, if topography and other environmental conditions allow.*

I. Intersections

1. Intersections of vehicular access aisles and public streets shall have an approach angle not exceeding four (4) percent for a distance of not less than forty (40) feet measured from the edge of the travelway of the public road intersected.
2. *Entrances to parking areas from public or private roadways shall be designed and constructed in accordance with Virginia Department of Transportation (VDOT) standards.*

3. *The centerline of any access point shall be set back from the street line of any intersecting street at least fifty feet (50') or one-half the lot frontage, whichever is greater, except that no required setback shall exceed two-hundred feet (200').*
4. *The centerlines of any separate access points shall be spaced at least seventy-five feet (75') apart.*

J. Grades

1. Grades of access aisles not abutting parking spaces shall not exceed ten (10) percent.
2. Grades of parking spaces, loading spaces, and access aisles abutting parking or loading spaces shall not exceed seven (7) percent and cross slope grades shall not exceed four (4) percent.

K. Drainage

1. All off-street parking and loading facilities shall be drained to eliminate standing water and prevent damage to abutting property and/or public streets and alleys.
2. *The use of low-impact development (LID) techniques to control stormwater runoff generated by parking areas is encouraged. Examples of LID techniques include, but are not limited to, the use of permeable paving materials, rain gardens, bioswales, infiltration trenches, and tree box filters designed to capture stormwater and facilitate on-site infiltration.*

L. Pedestrian Facilities

1. *Sidewalks, pedestrian crosswalks, and other pedestrian facilities shall be provided within all parking facilities for five (5) or more vehicles.*
2. *Sidewalks shall be located and aligned to directly and continuously connect points of pedestrian origin and destination, and shall not be located and aligned solely based on the outline of a parking lot configuration that does not provide such direct pedestrian access. Connecting walkways shall link building entrances with existing sidewalks along adjacent streets and with existing or proposed sidewalks on adjacent parcels.*
3. *Sidewalks shall comply with the most recent Virginia Department of Transportation (VDOT) specifications.*
4. *Sidewalks and other pedestrian facilities shall be separated from off-street parking, on-street parking, and loading and service areas by curbing or other protective devices.*
5. *Where sidewalks associated with a parking area cross a public or private roadway, a crosswalk shall be clearly marked in accordance with Virginia Department of Transportation (VDOT) standards. The use of remedial treatments, such as raised pedestrian crossings, forecourts and landings, special paving, signs, lights, and bollards, at pedestrian crossings is encouraged.*
6. *Sidewalks may be paved using hard-surfaced pervious paving materials, such as porous asphalt, porous concrete, or block pavers, as a method of stormwater management, provided that the use of such materials does not compromise the safety of pedestrians.*

M. Stacking Lanes

1. Spaces for stacking of vehicles waiting for access to drive-through windows, automatic teller machines (ATMs), fuel pumps, car washes, and similar uses shall be required.
2. Stacking lanes shall be designed so as not to impede on-site or off-site traffic movements, or movements into and out of parking spaces.
3. Stacking lanes shall be separated from other interior drives or aisles by a raised or painted median, and shall be marked so as to be easily identified from a vehicle.
4. No stacking lane shall be placed between any point of access and parking spaces.
5. All stacking spaces shall be at least ten (10) feet wide and eighteen (18) feet long.
6. Spaces in stacking lanes are required as follows:
 - i. convenience store, filling stations: three (3) spaces per drive-in window and one (1) space per fuel pump.
 - ii. financial institutions with drive-in windows, including ATMs accessible from a vehicle: four (4) spaces per first window or ATM and two (2) spaces per each additional window or ATM
 - iii. drive-in restaurants: eight (8) spaces for the first window and two (2) spaces for each additional window.
 - iv. Carwashes, automatic or drive-through: three (3) spaces per bay
 - v. All other uses with drive-through windows: three (3) spaces per window.

Sec. 22-26-5. Construction Standards.

- A. All access aisles, parking, and loading facilities for five (5) or more vehicles shall be surfaced in accordance with intensity of usage and such improvement shall not be less than six (6) inches of Virginia Department of Transportation #21 or #21A aggregate base together with prime and double seal or equivalent. *The use of hard-surfaced pervious paving materials, such as porous asphalt, porous concrete, or block pavers, is permitted as a method of stormwater management.*
1. The foregoing notwithstanding, the required improvement may be reduced to three (3) inches of gravel in the following cases: (1) for parking for places of worship and other assembly uses where ~~usage of such parking area is anticipated to be so infrequent as to not require greater improvement~~ *evidence is presented to the Zoning Administrator that these spaces will not be used regularly on a daily basis or more than three times a week;* (2) for areas of display or storage of vehicles, mobile homes, machinery or other inventory requiring motor vehicle access for placement; provided, in no case, shall grassed or unimproved areas be devoted to inventory storage; or (3) single or two family dwelling units and uses adjacent or within that unit such as a small home industry, bed and breakfast, home occupation, etc.
 2. *Grass pavers may be used, with the approval of the zoning administrator, where it is demonstrated that the vegetation will survive the amount of expected vehicular traffic.*
 3. All guardrails in parking and loading facilities shall meet VDOT specifications.

4. All parking and loading facilities shall be marked by painted lines, curbs, wheelstops, bumper blocks, or similar means to indicate individual spaces.

Sec. 22-26-6. Off-street Loading Spaces.

- A. All off-street loading spaces shall be provided on the same lot with the use to which they are appurtenant.
- B. All off-street loading spaces shall have a minimum width of twelve (12) feet, a minimum clearance height of 14 ½ feet, and a depth sufficient to accommodate the largest delivery truck serving the establishment, but in no case less than twenty-five (25) feet.
- C. Off-street loading spaces shall be provided in addition to and exclusive of parking spaces on the basis of:
 1. One (1) space for each eight thousand (8,000) square feet of retail space gross feasible area
 2. One (1) space for each eight thousand (8,000) square feet of office space.
 3. One (1) space for each ten thousand (10,000) square feet of industrial area.

Sec. 22-26-7. Interpretations of Off-street Parking and Loading Requirements.

- A. The off-street parking and loading requirements are in addition to space for the storage of trucks or other vehicles used in connection with any use.
- B. The off-street parking and loading requirements do not limit special requirements that may be imposed in the case of planned unit developments, conditional uses, or special exceptions.
- C. Where fractional spaces result, the parking spaces and loading spaces required shall be construed to be the next highest whole number.
- D. No inoperable vehicle shall be parked or stored on a lot in any zoning district unless the vehicle is within a fully enclosed building or structure, or are otherwise shielded or screened from view from all public roads and adjoining properties.

Sec. 22-26-8. Off-street Parking Requirements.

- A. The off-street parking requirements for various uses are stated on Table 4 2.
- B. *The off-street parking requirements for a use not specifically listed in Table 1 shall be determined by the Zoning Administrator based on the characteristics of the proposed uses, the number of residents or visitors, the minimum requirements for similar uses, and any other relevant characteristics. In making the determination, the Zoning Administrator may consider the recommendations of relevant parking studies as well as traffic generation figures, including information provided by the Institute of Traffic Engineers, peak parking demands, and other information.*
- C. The number of parking spaces in a parking area may not exceed the number of spaces required by this section by more than forty (40%) percent unless approved by the Planning Commission. *To mitigate the environmental and visual impacts of additional impervious cover on the surrounding community, at least one (1) of the following features shall be incorporated into the design upon approval of the excess parking:*

1. *Additional spaces approved by the Planning Commission will be surfaced using pervious paving material, including, but not limited to, porous asphalt, porous concrete, or block pavers; or*
 2. *For every two (2) additional spaces approved by the Planning Commission, one (1) tree and three (3) shrubs will be planted on-site, in addition to the requirements specified in Article 22-24: Tree Protection of this ordinance.*
- D. *A reduction in the number of required parking spaces may, at the written request of the applicant, be granted with the approval of the Zoning Administrator as follows:*
1. *A reduction in the number of required parking spaces may be granted in any one (1) of the following instances:*
 - a. *For projects that include fifty (50) or more parking spaces on-site and are located within a designated growth area, the minimum number of parking spaces may be reduced by up to five percent (5%) if the project is located within three-hundred feet (300') of a transit stop and is connected to the transit stop by a sidewalk.*
 - b. *For projects that include fifty (50) or more parking spaces on-site and are located within a designated growth area, the minimum number of required parking spaces may be reduced by one parking space for every one (1) bicycle space provided on a permanently-constructed bicycle rack, provided that the minimum parking required is not reduced by more than five percent (5%).*
 - c. *The minimum number of required parking spaces may be reduced by up to ten percent (10%), provided that one (1) tree and three (3) shrubs are planted for every two (2) spaces reduced, in addition to the requirements set forth in Article 22-24: Tree Protection of this ordinance.*
 - d. *The Zoning Administrator may allow the number of required spaces to be reduced up to ten percent (10%) for projects within a designated growth area that meet new urban/neo-traditional planning principles and further the goals set forth in the Comprehensive Plan. Factors that may be considered when allowing a reduction include the density of the surrounding community; the range of land uses located within convenient walking distance; accessibility to mass transit; and the provision of facilities for bicyclists.*
 - e. *The Zoning Administrator may allow the number of required spaces to be reduced up to twenty-five percent (25%), provided that a professionally-prepared parking study or similar documentation indicates that a reduction in the minimum parking requirements for a specific building or use would provide adequate parking facilities on-site.*
 2. *A site may not receive credit for more than one (1) strategy listed above. The possible reductions in the number of required parking spaces are not cumulative.*
 3. *When a reduction in the number of required parking spaces is permitted, the Zoning Administrator may, at his discretion, require the applicant to reserve space on-site that would accommodate the construction of additional parking in the future. The parking reserve area shall be designated on the site plan, and may not be converted to any other use without amendment of the site plan and the approval of the Zoning Administrator. The parking reserve area shall be sited to allow adequate pedestrian, bicycle, and automobile access, and shall be sized to accommodate a number of parking spaces equal to the amount of the parking reduction awarded. The intent of the parking reserve is to allow expansion of the parking area should the use or parking needs change.*

E. The provisions of this article for the application of individual parking standards for Planned Unit Developments located within the Zion Crossroads Urban Development Area may be modified at the discretion of the Planning Commission, provided that the Applicant submits a parking impact study that fully justifies the modification of the standards based on the mix of uses, the phasing of development, and other factors, including relationship of parking location to individual land uses within the project.

TABLE 1 2. OFF STREET PARKING REQUIREMENTS

USE	PARKING REQUIREMENTS
COMMERCIAL	
Animal Hospital, Veterinary Clinic, Animal Shelter	1 per 300 square feet
<i>Automobile Repair Service Establishments</i>	3 spaces plus 2 spaces for each service bay
<i>Beauty and Barber Shops</i>	2 spaces plus 2 spaces for every barber or beautician chair
<i>Financial Institutions</i>	1 per 250 square feet
Funeral Homes, Churches, other public assembly areas	1 per 4 fixed seats or 75 square feet of assembly area, whichever is greater
<i>Furniture, Carpet, or Appliance Store</i>	1 space per 500 square feet of retail sales area
<i>Gas Stations</i>	1.5 spaces per pump plus 2 spaces for each service bay
Greenhouse; nursery	1 per 200 250 square feet within retail sales area up to 15,000 gross square feet; 1 per 400 square feet thereafter Plus one per 700 1,000 gross square feet located in open storage/growing areas
Laundry	1 per 50 square feet open to the public 2 washing machines
<i>Restaurant</i>	1 per 100 gross square feet, minimum of 10
Retail Stores, Convenience Stores, Gas Stations	1 per 200 250 square feet of up to 15,000 gross square feet; 1 per 400 square feet thereafter plus any required stacking lanes
Sale of Motor Vehicles, Mobile Homes, Travel Trailers	1 per 2000 square feet of display area
Shopping Center	
Gross Leasable Square Feet	
1 to 15,000	5 4 spaces per 1000 feet
15,000 to 50,000	4.5 3.5 spaces per 1000 feet
Greater than 50,000	4 3 spaces per 1000 feet
EATING ESTABLISHMENT	2 per 100 gross square feet, minimum of 15
LODGING	
Country Inns, Boarding & Touring House, Bed & Breakfast	1 per unit
Hotels, Motels	1 per unit plus 150 square feet for restaurant and/or meeting area compliance with the requirements for each particular additional use located on premise.

RECREATION	
Assembly Hall, Dance Hall, Skating Rink	1 per 100 square feet
Indoor Recreation Facilities, Arcades	1 per 200 square feet
Campground	1 per campsite
Golf Course, Driving Range, Miniature Golf	2 per hole
Unspecified Recreational Use	1 per 125 square feet of usable recreation area
Stadiums, Arenas, Theaters	1 per 4 seats
RESIDENTIAL	
Dwellings, single family, two family, mobile homes	2 per unit
Dwellings, multi-family Dwellings, multi-family, efficiency/studio	2.25 per unit 1 per unit
Dwellings, multi-family, one bedroom	1.25 per unit
Dwellings, multi-family, two bedroom	1.5 per unit
Dwellings, multi-family, three or more bedrooms	2 per unit
Dwellings, multi-family, elderly Assisted Living Facility, Nursing Home	1.25 per unit plus 1 per employee on the major shift 1 space per 3 residents plus 1 space per employee on largest shift
Group Home	0.5 spaces per bed at licensed capacity
OFFICE	
Office (Gross floor area 10,000 square feet or less)	1 space per 200 300 square feet of up to 15,000 square feet, 5 minimum; 1 space per 350 sq. ft. thereafter
Office (Gross floor area 10,001 to 50,000 square feet)	1 space per 200 for first 10,000 sq. ft., 1 space per 250 sq. ft. thereafter
Office (Gross floor area 50,000 or greater)	1 space per 200 for first 10,000 sq. ft., 1 space per 300 sq. ft. thereafter
INDUSTRIAL AND COMMERCIAL	
	1 per two employees plus 1 per 200 square feet open to the public
Manufacturing	1 per 2 employees on largest shift plus 1 space per company vehicle
Unspecified Industrial Uses	1 per 2 employees on largest shift plus 1 per 250 square feet open to the public
INSTITUTIONAL	
Day Care, Nursery School, Elementary School	1 per 9 pupils
Middle School	1 per 8 pupils
High School	1 per 3 pupils
Library, Museum, Art Gallery, Community Center	1 per 300 square feet
Professional School	1 space per 2 students at maximum capacity plus 1 space per classroom
Post Office	1 per 250 square feet, minimum of 5
UNSPECIFIED	
	Sufficient parking for average number of employees and visitors

Article 7. Subdivision Design Standards

Sec. 19-7-1. Generally.

The subdivider and the county shall be mutually responsible for the orderly development of the land. Nothing herein shall be deemed to require the approval of any plat which the Subdivision Agent shall determine to be contrary to sound engineering or surveying practice or which shall constitute a danger to the public health, safety or general welfare. The Subdivision Agent shall review all subdivisions, and may require reasonable changes to the design of such plats to ensure that the development is in conformity with the Comprehensive Plan, rationally designed, suitably adapted to the topography, efficient for the provision of utilities and services, coordinated with the future provision of capital improvements in the surrounding area, and has minimal negative impact on adjoining property. Their discretion shall be guided by the standards set forth in this article.

Sec. 19-7-2. Rural Cluster subdivisions.

All subdividers shall strive to conserve the noteworthy features of the parcel to be subdivided and the rural landscape, in accordance with the Comprehensive Plan and the purpose of this chapter. To achieve these objectives, the subdivider shall follow the process set forth below in developing rural cluster subdivisions for the subdivision of a tract. All major subdivisions in the A-1 Agricultural General Zoning District Classification shall be Rural Cluster subdivisions and subject to this section.

- (a) Determine the number of lots desired, not exceeding the number allowed to be subdivided from the tract under the density provisions of Chapter 22;
- (b) Delineate areas of the tract to be conserved due to their noteworthy features and value to the continued rural character of the county, including, but not limited to, lands with high value for continued agricultural or forestry production, high scenic value including riparian corridors and wildlife habitat; high environmental sensitivity such as steep slopes, wetlands, floodplains; high recreational value and/or having noteworthy historical, natural, or cultural features;
- (c) Locate potential house sites on the area of the tract not delineated as conservation areas, with due consideration for topography, soil suitability for construction and septic system use, and efficient service by public or central water and/or sewerage systems, as applicable;
- (d) Align streets to serve house sites, with due consideration for topography and connections to existing, planned or potential streets in adjacent areas, and align pedestrian trails if planned; and
- (e) Delineate boundaries of individual residential lots and any residue, in accordance with the lot size, dimension, setback, and yard requirements of Chapter 22.

Sec. 19-7-3. Rational design.

Lot sizes and shapes, block sizes and shapes, and street networks and alignments shall be designed in accordance with accepted planning practices to produce a rational and economical system without undue clearing or grading.

Sec. 19-7-4. Suitability to topography.

If the site contains floodplains, wetlands or slopes steeper than 20%, the proposed development shall be designed to protect against such dangers as erosion, sedimentation, flooding, landslide or subsidence.

Sec. 19-7-5. Infrastructure.

All streets, water systems, sewer systems, storm drainage systems, solid waste collection systems, and other utilities and services shall be coordinated with the existing and planned systems in the surrounding area, and shall be designed and constructed so as to minimize the cost of operation and maintenance and so as to maximize the safety, convenience and efficiency thereof. All lots shall be designed to provide for safe and convenient vehicular access to public streets. Driveway locations, which shall conform to good engineering practice and, in particular, to the regulations of the Virginia Department of Transportation, shall be specified on the plat.

Sec. 19-7-5.1. Street layout.

The following requirements and standards of street layout shall apply:

- (a) The subdivision street layout shall conform in all essential respects with any adopted small area plan and the transportation element and other aspects of the Comprehensive Plan. Proposed streets shall provide for the continuation of existing, planned or platted streets on adjacent tracts, unless such continuation shall be prevented by topography or other physical condition, or unless such extension is found by the Subdivision Agent to be unnecessary for the coordination of development between the subdivision and such adjacent tract.
- (b) Where the subdivision abuts or contains an existing public road, the Subdivision Agent may require that measures be taken to reduce the impact of heavy traffic on the lots abutting or fronting upon such road, and to conserve the capacity of such road to serve through traffic, by one of the following means:
 - 1. By providing vehicular access to such lots by means of a service drive separated from the existing public road by a planting strip and connecting therewith at infrequent intervals.
 - 2. By designing reverse frontage lots having access only from a parallel minor street or from cul-de-sac or loop streets, and with vehicular access

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to such lots from the existing public road prohibited by deed restrictions or other means.

3. By increasing setbacks by not less than 25% for all structures and requiring the joint use of driveways.

The choice of the most appropriate method of accomplishing the desired purpose in a specific instance shall be made by the Subdivision Agent giving consideration to topography and other physical conditions, the character of existing and contemplated development in the subdivision and its surroundings, and other pertinent factors.

- (c) Cul-de-sacs shall serve five or fewer lots, and shall be connected to other streets by pedestrian paths.
- (d) Intersections of streets shall be at an angle as nearly 90 degrees as topography and good design will permit.
- (e) Alleys may be provided in the rear of lots.
- (f) Cross access easements may be provided for any commercial, multi-family, and industrial subdivision and shall meet the surfacing requirements of the proposed off-street parking as required by the type of use and development contemplated, in compliance with Chapter 22 of this code. Any such easement is subject to the approval of the County Attorney.

Sec. 19-7-5.2. Lot layout.

The lot arrangement, design and orientation shall be such that all lots will provide satisfactory building sites, properly related to topography and the character of surrounding development. All lots shall be designed to provide for safe and convenient vehicular access to public streets.

- (a) Where lots must have direct access to an existing thoroughfare rather than an internal street, driveway locations shall conform to good engineering practice and, in particular, the regulations of the Virginia Department of Transportation. Joint access driveways shall be provided where practical. All restrictions regarding lot access and driveway location shall be specified on the plat.

If a tract is subdivided into fewer lots than the maximum allowed by its zoning classification, or the Comprehensive Plan designates the tract for a higher density of development than its present zoning classification allows, the Subdivision Agent may require the subdivider to arrange the lots so as to allow the opening of future streets and logical further subdivision.

- (b) The dimensions and layout of lots reserved or planned for commercial, multi-family, and industrial purposes shall be adequate to provide for any off-street parking and service facilities required by the type of use and development contemplated, in compliance with Chapter 22 of this code. The Subdivision Agent may require the subdivider to demonstrate compliance by providing a schematic layout of the anticipated development of such lots.

Sec. 19-7-5.3. Easements.

Where a proposed subdivision is traversed by any stream, water course or drainageway, or a drainageway is proposed, the subdivider shall make adequate provision for the proper drainage of surface water, including the provision of easements along such streams, water courses, and drainageways. The Subdivision Agent may require permanent easements of appropriate width for poles, wires, conduits, storm and sanitary sewers, gas, water mains, and other public utilities, and temporary easements for the future construction thereof, along all lot lines and in other locations deemed necessary to adequately and efficiently serve all subdivision lots and the surrounding area. Such easements may be required for both existing and planned utilities.

Sec. 19-7-5.4. Lands designated for public or common ownership.

When the subdivider proposes to designate lands for public or common ownership, the following standards shall apply:

Where the proposed subdivision includes lands proposed for use as public parks, school sites, or public water or sewer provision under the Comprehensive Plan, the Subdivision Agent shall request the subdivider to indicate the location of such lands on the subdivision plat. The Subdivider shall also provide the written agreement for the acquisition of the lands or facilities between the subdivider and the receiving agency. No public agency is compelled by this chapter to accept any proposed land or facilities.

Sec. 19-7-6. Phasing.

If the subdivider desires to complete the improvements shown on the preliminary plat over a period of more than one year, he may submit a preliminary plat showing the entire development at completion, and delineating two or more phases to be improved in succession, together with a schedule for completion of each phase. After such plat has been approved, he may construct the improvements in, and submit a final plat for, each phase, consistent with the approved schedule. Pursuant to the requirements of Section 15.2-2241(5) of the Code of Virginia, if a developer records a final plat which is a section of a subdivision as shown on an approved preliminary plat, the developer shall have the right to record the remaining sections shown on the preliminary plat for a period of five years from the recordation date of the first section.

Sec. 19-7-7. Noise, glare and pollution.

The proposed development shall be designed to minimize the impact of noise, glare and pollution on adjoining property, and to protect the surrounding lands from the same.

Sec. 19-7-7.1. Riparian protection areas.

To protect local water quality, all major subdivisions shall reserve a riparian protection area in accordance with the following requirements:

- (a) The riparian protection area shall be at least 50 feet wide along both sides of all intermittent streams, at least 75 feet wide along both sides of all perennial streams, and at least 100 feet wide along both sides of the Hardware River, Rivanna River, and James River.*
- (b) Indigenous vegetation, including existing ground cover, shall be preserved to the maximum extent practicable, consistent with the use or development proposed. Dead, diseased, or dying vegetation may be pruned or removed as necessary, pursuant to sound horticultural practices. No logging or silvicultural activities may take place within the riparian protection area.*
- (c) No portion of any on-site sewerage system, drain field, reserve drain field, or building shall be placed within the riparian protection area. This statement shall be on all plats and site plans of affected lots.*
- (d) If otherwise authorized by the applicable regulations of this chapter, the following types of development shall be permitted within the riparian protection area, provided that the requirements of this section are met:*
 - 1. A building or structure which existed on the date of adoption of this article may continue at such location. However, nothing in this section authorizes the replacement, expansion, or enlargement of such building or structure.*
 - 2. On-site or regional stormwater management facilities and temporary erosion and sediment control measures, provided that:*
 - a. To the extent practical, as determined by the agent, the location of such facilities shall be outside of the riparian protection area.*
 - b. No more land shall be disturbed as necessary to provide for the construction and maintenance of the facility, as determined by the agent.*
 - c. The facilities are designed to minimize impacts to the functional value of the riparian protection area and to protect water quality; and*
 - d. Facilities located within a floodplain adhere to the floodplain regulations of the County Code.*
 - 3. Water-dependent facilities; water wells; passive recreation areas, such as pedestrian trails and bicycle paths; historic preservation; archaeological activities, provided that all applicable federal, state and local permits are obtained. All pedestrian trails and bicycle paths shall be constructed using permeable paving materials.*

4. *Stream crossings of perennial and intermittent streams for roads, streets, or driveways, provided that the stream buffer disturbance shall be the minimum necessary for the lot(s) to be used and developed as permitted within the underlying zoning district. Stream crossings shall not disturb more than thirty (30) linear feet of stream for driveways and sixty (60) linear feet for roads or streets, provided that the agent may allow additional length of stream disturbance where fill slopes or special conditions necessitate additional length.*

Sec. 19-7-8. Compliance with Chapter 22 of this code.

No subdivision plat shall be approved unless and until it shall be determined that the same complies with Chapter 22 of this code. Subdivisions that are prepared consistent with approved Master Plans as provided in Chapter 22 of this code, shall be subject to the street and lot layout design and improvement standards provided for in that Master Plan.

Article 8. Required Improvements

Sec. 19-8-1. Streets.

An adequate system of streets shall be constructed to provide access from all lots to the state highway system.

- (a) In any major subdivision, as defined herein, all streets shall be designed and constructed in conformance with the Virginia Department of Transportation's subdivision street requirements. Preliminary plans for all such streets shall have been approved by the Virginia Department of Transportation prior to approval of the preliminary plat.
- (b) Proposed street names shall be shown on the preliminary plat, and may be changed by the Subdivision Agent. Names of new streets shall not duplicate names of existing streets, irrespective of suffixes. Any street that is a continuation of an existing street shall bear the name of the existing street. The governing body may institute a fee in order to acquire and install all street identification signs. Where a street is planned for future extension, and a stub street serving three or more lots is proposed for construction as part of a subdivision, a temporary turnaround shall be provided on such stub street. Such turnaround shall be of adequate location, size and design as determined by the Subdivision Agent. All stub streets shall be marked with a metal sign clearly providing public notice that the street is subject to future extension.
- (c) Any private road in a subdivision which will not be constructed to Virginia Department of Transportation standards shall be located in a right-of-way or easement at least 50 feet in width and shall be so designed and built as to provide adequate access by ordinary passenger vehicles in all weather, in accordance with the provisions of this section as set forth hereinafter. All lots that are within a subdivision which is served by any private road shall be prohibited direct vehicular access from an existing public road by deed restriction or other means. Except in the case of lots intended, designed and used (a) for attached single-family, two-family or multi-family dwellings; (b) for rural cluster lots; or (c) for commercial or industrial uses, no lot served by a private road may be less than 10 acres in area, and no such private road shall serve more than 5 lots. The plat, and each deed, shall clearly state that the county and Commonwealth are not responsible for the maintenance of the roads. A road maintenance agreement, approved by the county attorney and the Subdivision Agent, shall be filed with the deeds of all lots to be served by such private road. Such agreement shall require the landowners, jointly and severally, to cooperate in and pay for the maintenance of the road such that emergency vehicles and other necessary traffic can reach all of the lots with reasonable ease. Each plat showing any such private road shall contain a certification from a registered surveyor or engineer in substantially the following form: "The private road shown on this plat will provide reasonable

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access to all lots served by such road by emergency vehicles and ordinary passenger vehicles as required by Section 19-8-1 of the Fluvanna County Code.” Private roads shall conform to the following minimum specific construction standards:

Number of Lots	Right-of-Way Width	Minimum Width of Travelway	Surface Treatment	Minimum Ditchline	Maximum Grade
1-5	50 feet	14 feet	Gravel (#25 or #26), 3 inches in depth over suitable base	4 feet in width, with a minimum of 4% slope from the travelway and ditches a minimum of 18 inches in depth	9%

(Ord. 11-17-04)

Sec. 19-8-2. Water supply.

The subdivider shall provide evidence satisfactory to the Subdivision Agent that each lot which is proposed to be created shall have available to it potable water sufficient in quantity and quality to provide for the uses to which such lot may lawfully be put. For any major subdivision, all phases included, one or more sources of water of acceptable quality and quantity shall be approved by the county prior to submittal of the preliminary plat. The water supply shall meet all applicable federal, state and local regulations and the Hydrogeologic Test Requirements.

Sec. 19-8-2.1. Hydrogeologic test requirements.

Prior to the approval of the preliminary plat, the subdivider shall provide evidence that the parcel proposed to be subdivided has sufficient supply of potable water to serve each of the proposed lots. In the case of a subdivision which is proposed to be served by either a public water system, a public service company or a central water supply, the subdivider shall demonstrate that the subdivision has a capacity equal to 1 gallon per minute for each proposed lot after a 48 hour continuous constant rate test. (Ord. 03-15-06)

Sec. 19-8-2.2. Quality.

Water quality shall comply with the requirements defined in the Virginia Department of Health Waterworks Regulations.

Sec. 19-8-2.3. Quantity.

If the proposed subdivision is to be served by individual groundwater wells, the sufficiency of the quantity of water shall comply with the requirements of the Virginia Department of Health Private Well Regulations at the time that a certificate of occupancy is sought as to any occupied building on each lot. If any subdivision is to be served by an existing public or central water system, the subdivider shall obtain a certificate of availability from the operator of the water system. If it is to be served by a new public or central water system, the subdivider shall obtain the necessary permits from all applicable reviewing bodies, including, without limitation, the governing body, the State Corporation Commission, the Virginia Department of Health and the Virginia Water Control Board, and approval of the design and written commitment to operate and maintain the system from an agency approved by the county. (Ord. 06-21-06)

Sec. 19-8-2.4. Fire protection.

The subdivider shall make reasonable provision for fire protection. For any subdivision with a public or central water system, the subdivider shall provide a fire protection system consisting of fire hydrants at intervals of no more than 1,000 feet served by water lines six inches or larger in diameter, or a system of comparable effectiveness. Such plans shall be reviewed and approved by the Fluvanna County Fire Department Chief prior to preliminary plat approval.

Sec. 19-8-2.5. Maintenance.

Upon their completion and final approval, all water systems, other than those connected to a public system, shall be dedicated to an agency approved by the county for ownership, operation and maintenance.

Sec. 19-8-3. Wastewater treatment.

A wastewater collection, treatment and disposal system shall be provided to remove wastewater from the proposed development without undue threat of contamination of surface water or groundwater. Such preliminary plans shall have been approved by the Virginia Department of Environmental Quality or appropriate state agency prior to approval of the preliminary plat.

- (a) If individual sewerage systems are proposed, the subdivider shall demonstrate that each lot which is proposed to be created complies with Section 22-17-10 of this code. (Ord. 9-17-08)

- (b) If a central sewerage system is proposed, the subdivider shall secure approval of the design, and written commitment to operate and maintain the system, from an agency approved by the county, including any special use permit which is required pursuant to Chapter 22 of this code¹, prior to approval of the preliminary plat. (Ord. 9-17-08)
- (c) If a proposed system is subject to regulation by the any state agency, the subdivider shall secure the necessary permits prior to plat approval.

Sec. 19-8-3.1. Maintenance.

Upon their completion, all central sewerage systems, other than those connected to a public system, shall be dedicated to an agency approved by the county for ownership.

Sec. 19-8-4. Storm drainage.

Proper and adequate storm drainage systems shall be installed as required by the Virginia Department of Transportation and/or Chapter 6 of this code, such that the proposed development will not result in undue increase in runoff, erosion or sedimentation to any downhill or downstream area. Such plans shall have been reviewed by the Soil and Water Conservation District office, and approved by the county and the Virginia Department of Transportation, as applicable, prior to the approval of the preliminary plat.

- (a) Wherever required by the Virginia Department of Transportation, or under an approved Master Plan or Conditional Zoning provisions of Chapter 22, concrete curb and gutter shall be installed along both sides of street serving 200 or more lots, and on at least one side of every street serving 50 or more lots, and an ~~enclosed~~ *engineered* storm drainage system shall be installed. *The use of perforated curbs and cul-de-sacs with landscaped islands is permitted.* All such improvements shall comply with Virginia Department of Transportation standards.
- (b) Drainage easements of an appropriate width, not less than six feet, shall be reserved where necessary, and shall be shown on the plat.
- (c) All streets and building sites shall be at least one foot above the floodplain elevation.
- (d) *The use of low-impact development (LID) techniques to control stormwater runoff is encouraged. Examples of LID techniques include, but are not limited to, the use of permeable paving materials, rain gardens, bioswales, infiltration trenches, and tree box filters designed to capture stormwater and facilitate on-site infiltration.*

¹ *Editor's Note:* Capitalization corrected by editor.

Sec. 19-8-5. Monuments.

Iron rods or pipes shall be set at all lot corners and at all points of curvature or tangent on streets. Rods or pipes shall be at least one-half inch in diameter and 24 inches long, and shall be set flush with the finished grade.

Sec. 19-8-6. Recreation.

For any major subdivision, as defined in this chapter, if the average lot size for that subdivision is five acres or less, except for Rural Cluster Subdivisions, the subdivider shall provide space and facilities for recreation. Such space shall be clearly labeled on the plat, and shall be dedicated to an entity approved by the county for ownership and maintenance.

- (a) Space for recreation shall be provided at the rate of 5,000 square feet per lot in the subdivision or 15% of the total acreage of the subdivision, whichever is more. This area shall not be developed for parking, roadways, refuse collection, or similar use. An area of ½ acre or more shall be located within ½ mile of each proposed dwelling unit as part of the recreation area, and shall be improved with facilities for sports, picnicking, tot lot equipment, active playground with equipment, or similar uses.
- (b) Each area reserved for recreation shall be of a size and shape conducive to the proposed recreational use.

Section 19-8-7. Utilities.

For major and minor subdivisions, all utilities including, but not limited to, wires, cables, pipes, conduits and appurtenant equipment for electric, telephone, gas, cable television, or similar services shall be placed underground except, however, the following shall be permitted above ground.

- (a) Electric transmission lines and facilities in excess of 50 kilovolts.
- (b) Equipment, including electric distribution transformers, switch gear, meter pedestals, telephone pedestals, streetlighting poles or standards, radio antennae, traffic control devices, and associated equipment which is, in conformance with accepted utility practices, normally installed above ground.
- (c) Meters, service connections and similar equipment normally attached to the outside wall of a customer's premises.
- (d) Temporary above ground facilities required in conjunction with an authorized construction project.
- (e) Existing utilities located above ground in proposed subdivisions may be maintained, repaired or upgraded to maintain current levels of service.

- (f) Whenever any existing above ground utilities internal to a major subdivision require relocation for any reason they shall be placed underground.

Sec. 19-8-8. Sidewalks

For all major subdivisions within all zoning districts, sidewalks shall be provided along both sides of all proposed public roads and private roads with a sidewalk compliant with current VDOT standards.

Sidewalks shall also provide connections to active or passive open space, schools, or to adjacent commercial and residential developments.

Sidewalks may be paved using hard-surfaced pervious paving materials, such as porous asphalt, porous concrete, or block pavers, as a method of stormwater management, provided that the use of such materials does not compromise the safety of pedestrians.

(Ord. 5-4-11)

Sec. 19-8-8.1. Sidewalk variation

A variation to the sidewalk regulations may be granted by the Planning Commission for projects where:

- a) The Virginia Department of Transportation prohibits the construction of sidewalks;
- b) The physical conditions on the lot or adjoining lots, including but not limited to, existing structure and parking areas, existing utility easements, environmental features, or the size and shape of the lot, make it impossible or unfeasible to provide the required sidewalks;
- c) The application of the before mentioned requirements would not further the goals of the Comprehensive Plan or otherwise serve the greater public's health, safety, and welfare.

The applicant shall file a written request with the Department of Planning and Community Development stating why application of a sidewalk variation is necessary and how the before mentioned circumstances may apply to the property.

The Planning Commission shall act on the variation request in conjunction with the county's action on the site plan, subdivision plat or special use permit or, if no such action is required, within sixty (60) days of the date the application was submitted and determined to be complete. The Planning Commission may grant the variation if it determines that one or more applicable circumstances exist. In granting a variation, the Planning Commission may impose conditions deemed necessary to protect the public health, safety, or welfare.

The denial of a variation, or the approval of a variation with conditions objectionable to the applicant, may be appealed to the Board of Supervisors. In considering a variation on appeal, the Board of Supervisors may grant or deny the variation based upon its determination of whether one or more applicable circumstances exist, amend any condition imposed by the Planning Commission, or impose any conditions deemed necessary to protect the public health, safety, or welfare.

Section 19-8-9. Street trees.

Street trees shall be required along existing or proposed public streets within or adjacent to any major subdivisions within an average lot site of one (1) acre or less. The placement of street trees shall be in accordance with Virginia Department of Transportation (VDOT) standards and shall not be located within any sight triangle. The required plantings shall be located either within the right-of-way itself or within a ten-foot (10') strip continuous to such right-of-way. Existing trees within a caliper of eight inches (8") or greater located within ten feet (10') of the right-of-way may be used to satisfy the planting requirement, provided the trees are protected in accordance with the standards contained in the Virginia Erosion and Sediment Control Handbook. Appropriate provisions shall be made for the permanent maintenance and preservation of the required street trees, to the reasonable satisfaction of the county attorney. Such provisions may include a landscape easement dedicated to the property owners' association or other entity approved by the county attorney. The street trees shall be planted at the following rate:

- (a) One (1) large shade tree shall be required for every fifty (50) feet of road frontage;*
or
- (b) One (1) medium shade tree shall be required for every forty (40) feet of road frontage.*

Section 19-8-10. Landscape Preservation Buffers.

All reverse frontage lots within all zoning districts shall provide a landscape preservation buffer along all interstate, arterial and collector roads and all scenic byways, as designated by the Virginia Department of Transportation (VDOT).

- (a) The minimum width of landscape preservation buffers shall be forty feet (40') measured from the edge of the existing or reserved right-of-way. Along all scenic byways, the landscaped buffer shall be no less than one-hundred feet (100') in width.*
- (b) Appropriate provisions shall be made for the permanent maintenance and preservation of the required landscape preservation buffers, to the reasonable satisfaction of the county attorney. Such provisions may include a landscape preservation easement dedicated to the property owners' association or other entity approved by the county attorney.*
- (c) The preservation of existing trees and shrubs within the required buffers shall be maximized to provide continuity and improved screening. All trees located within the buffer shall be retained, unless removal is necessary to accommodate utilities that run generally perpendicular to the buffer. Dead, diseased, or dying vegetation may be pruned or removed as necessary, pursuant to sound horticultural practices. No logging or silvicultural activities may take place within the landscape preservation buffer. Pastureland and fields existing at the time of the subdivision may remain as open land, provided no healthy trees or shrubs existing at the time of subdivision are removed. Fences or walls may be constructed within the landscape*

preservation buffer, provided that such features are no taller than five feet (5') in height and are designed to be compatible with the rural nature of the surrounding area. Berms may also be constructed within the landscape preservation buffer, provided that such features are no taller than five feet (5') in height, do not have a slope steeper than 2:1, and disturb as little existing vegetation as possible.

- (d) Additional plantings within the landscape preservation buffer are permitted and encouraged. Any plantings required by County Code may be located within the landscape preservation buffer.*