

**CLARKE COUNTY PLANNING COMMISSION  
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# Clarke County Planning Commission

**AGENDA – Work Session**

**Tuesday, September 3, 2019 – 3:00PM**

**Berryville/Clarke County Government Center– A/B Meeting Room**

- 1. Approval of Work Session Agenda**
- 2. Review of Agenda Items for September 6, 2019 Business Meeting**
- 3. New Business Items**
  - A. Discussion, Economic Development Strategic Plan Five-Year Review
- 4. Old Business Items**
  - A. Zoning and Subdivision Ordinance Update Project Progress Report
- 5. Other Business**
- 6. Adjourn**

**ZONING AND SUBDIVISION ORDINANCE UPDATE PROJECT  
PROGRESS REPORT (AUGUST 2019)**

**Work Plan Items Completed to Date:**

- Step 1 – Adopt Work Plan, Project Policies and Timeline

Note – A revised work plan developed by Staff and accepted by the Ordinances Committee was presented to the Planning Commission and Board of Supervisors at their July meeting. The revised work plan included a schedule of joint work sessions with the Commission and Board which members of both bodies confirmed in July:

- **Meeting #1 – Thursday, October 17 at 6:30PM**
  - **Meeting #2 – Friday, November 1 at 9:30AM or immediately following the Commission’s Business Meeting**
  - **Meeting #3 – Thursday, November 14 at 6:30PM**
  - **Meeting #4 – Friday, December 6 at 9:30AM or immediately following the Commission’s Business Meeting**
- Step 2 – Discuss and Provide Formal Direction on Policy Issues
  - Step 3 – Approve Framework for Draft Ordinances.

**Work Plan Items in Process:**

- Step 4 -- Present Draft Ordinance Text by Chapter and by Subject. Staff’s work on the draft Ordinances during this period is summarized as follows:
  - Zoning Ordinance (Article I) and Definitions (Article III) – The County Attorney completed a targeted review of the Zoning Ordinance and combined Definitions articles, focusing on specific legal questions identified by Staff. Staff met with the County Attorney to discuss the comments on July 15. The County Attorney will be conducting an overall review of both articles as the project progresses.

Staff has incorporated the County Attorney’s comments and developed draft Version #3 of both articles for the Ordinances Committee’s review in August and September. Version #3 drafts were sent via email to Committee members on July 24 and hard copy on July 25. Two resources were also provided to the Committee – a “conversion chart” that shows where sections of the current Zoning Ordinance appear in the revised Ordinance, and a chart listing all of the Policy and Technical Issues and the sections in the revised Zoning and Subdivision Ordinances where these issues are being addressed.

- Staff completed Version #2 (for legal review) of the Subdivision Ordinance on July 15 and provided it to the County Attorney on the same day. Staff requested that legal review of the draft Subdivision Ordinance be completed by Friday, August 9 but additional time will be necessary. Should legal review of Version #2 remain incomplete by August 16, Staff will provide Version #2 to the Ordinances Committee so that they may begin their review of the draft.
- Staff is currently working on draft Version #1 of the Guidance Manual. We hope to have this draft completed in time to provide hard copies to the Committee at their August 22 meeting.

**Upcoming Ordinances Committee Meetings Scheduled:**

- #26 – Thursday, August 22, 2019 (2:00PM):
  - Review Drafts #3 of Zoning Ordinance, Subdivision Ordinance, Definitions Article, and Initial Draft of the Guidance Manual
- #27 – Thursday, August 29, 2019 (2:00PM):
  - Continued review of Ordinances
- #28 – Friday, September 6, 2019 (9:30AM or immediately following Commission Business Meeting):
  - Continued review of Ordinances
  - Possible final action to approve drafts for review by full Commission and Board of Supervisors
- #29 – Tuesday, September 10, 2019 (2:00PM):
  - If necessary to take final action on the drafts



# Clarke County Planning Commission

AGENDA – Business Meeting

Friday, September 6, 2019 – 9:00AM

Berryville/Clarke County Government Center – Main Meeting Room

1. Approval of Agenda
2. Approval of Minutes
  - A. July 9, 2019 Work Session
  - B. July 12, 2019 Business Meeting

## PUBLIC HEARING

3. **SUP-19-01/SP-19-01, Crown Castle.** Request approval of a Special Use Permit (SUP) and Site Plan to construct a new 185-foot Class 4 Wireless Communication Facility (WCF) that would replace an existing 84-foot monopole per §3-A-2-a-3-r of the Zoning Ordinance. The property is located on the west side of Mt. Carmel Road (Rt. 606) approximately 450 feet from its intersection with U.S. 50/17 (John Mosby Highway), Tax Map #39-A-74, is 84.55 acres in size, and is zoned Forestal-Open Space-Conservation (FOC).

## BOUNDARY LINE ADJUSTMENT

4. **BLA-19-06, Maureen Albrecht/Rebecca & Curtis Fockler.** Approval of a Boundary Line Adjustment for the properties identified as Tax Map #3-A-3C and 4-A-2A, located off Old Charles Town Road in the Russell Election District zoned Agricultural Open-Space Conservation (AOC).

## Board/Committee Reports

5. Board of Supervisors (Mary Daniel)
6. Board of Septic & Well Appeals (George Ohrstrom, II)
7. Board of Zoning Appeals (Anne Caldwell)
8. Historic Preservation Commission (Doug Kruhm)
9. Conservation Easement Authority (George Ohrstrom, II)
10. Broadband Implementation Committee (Mary Daniel)

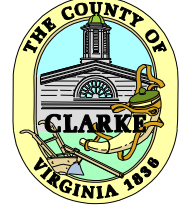
## Other Business

## Adjourn

<b>UPCOMING MEETINGS:</b>
<b>Policy &amp; Transportation Committee Meeting</b> Tuesday, September 3 (immediately following Commission Work Session)
<b>Ordinances Committee Meeting</b> Friday, September 6 (immediately following Commission Business Meeting)
<b>Ordinances Committee Meeting -- TENTATIVE</b> Monday, September 10 (2:00PM)
<b>Commission Work Session</b> Tuesday, October 1 (3:00PM)
<b>Commission Business Meeting</b> Friday, October 4, 2019 (9:00AM)
<b>Joint Work Session with Board of Supervisors – Ordinance Update Project</b> Thursday, October 17 (6:30PM)

# Clarke County

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**PLANNING COMMISSION  
WORK SESSION MINUTES -- DRAFT  
TUESDAY, JULY 9, 2019**

A work session of the Planning Commission of Clarke County, Virginia, was held at the Berryville/Clarke County Government Center, Berryville, Virginia, on Tuesday, July 9, 2019.

## **ATTENDANCE**

**Present:** Robina Bouffault; Randy Buckley; Anne Caldwell; Mary Daniel (arrived late); Bob Glover; Frank Lee; Gwendolyn Malone; Pete Maynard; and George L. Ohrstrom, II.

**Absent:** Doug Kruhm; Scott Kreider

**Staff Present:** Brandon Stidham, Planning Director; Alison Teetor, Natural Resources Planner; Ryan Fincham, Senior Planner/Zoning Administrator (via conference call)

**Others Present:** Lora Walburn (County Administration)

## **CALLED TO ORDER**

Mr. Stidham called the meeting to order at 3:00PM. He noted that Mr. Fincham would be participating in the work session via conference call.

## **APPROVAL OF WORK SESSION AGENDA**

Members approved the work session agenda as presented by consensus.

## **REVIEW OF AGENDA ITEMS FOR JULY 12, 2019 BUSINESS MEETING**

### SUP-19-01/SP-19-01, Crown Castle

Mr. Stidham provided an overview of this request to construct a 185-foot Class 4 wireless communication facility (WCF) to replace an existing 84-foot tall monopole. He clarified that the applicant proposes to replace the existing monopole located on the west side of Mt. Carmel Road and not the Verizon Wireless tree pole located on the east side of Mt. Carmel Road behind the church. Ms. Caldwell replied that the proposed WCF will be in a highly visible location and added that she thought they were replacing the monopole behind the church. Mr. Stidham replied with background information on why there was initial confusion as to which existing monopole is being proposed for replacement. He also noted that the existing monopole has T-Mobile as a current tenant and the proposed WCF would have T-Mobile and AT&T as tenants.

Chair Ohrstrom asked about the applicant's statement that they are not considering co-location on the Verizon Wireless monopole because they do not have lease agreements with them. Mr. Stidham said

that the Verizon Wireless monopole is actually owned by American Tower which is a competitor to Crown Castle. Chair Ohrstrom asked if the message could be conveyed to the applicant that we would prefer that the Verizon Wireless monopole be replaced instead of having two poles in the same location. Mr. Stidham replied that George Condyles, the County's telecommunications engineering consultant, has asked the applicant some of the same questions and the Commission could also ask the applicant whether or not this would be feasible. Mr. Stidham also stated that recent changes to State law prevent localities from denying an application based on the applicant's business decision to locate in a certain spot or whether a new tower would improve coverage. He added that the County already previously approved two monopoles in this area that were originally closer together than the current monopole and proposed WCF would be.

Mr. Stidham noted that the proposed WCF is designed to collapse on itself at a distance of 92 feet as required by the Zoning Ordinance, and they have also provided a stamped letter from an engineer to certify the design. He noted that they cannot meet the minimum setback distance from an adjacent cemetery lot and would need a variance from the Board of Zoning Appeals (BZA) in order to approve the WCF location. He also said that the BZA granted a variance on the original application for the existing monopole. He added that the applicant has the option of filing for the variance and having the review run concurrently with the SUP and site plan application, or they could apply for the variance after the SUP and site plan review process is complete. In the latter case, the site plan would be approved on the condition that the variance is granted by the BZA prior to final approval of the site plan. Mr. Stidham also provided an overview of comments received from review agencies to date and noted the applicant's narrative and George Condyles's initial comment letter in the meeting packet. He said that Staff is recommending that the Commission set public hearing for the September meeting. He also advised the members of the new State code requirement that mandates the entire review process to be completed within 150 days, adding that Staff has forwarded a review timeline to the applicant's agent depicting how Staff will be interpreting the 150 day review period.

Ms. Bouffault asked if the applicant has provided coverage maps and Mr. Stidham replied that State law now prevents localities from asking for coverage maps. Chair Ohrstrom asked if internet service can be provided on the proposed WCF. Mr. Stidham replied that there would be space for co-location opportunities but the County cannot require the applicant to allow co-location. Chair Ohrstrom asked for Staff's position on towers designed to collapse upon themselves. Mr. Stidham commented on the letter provided by the applicant's engineer and also provided a past example of a large tower that collapsed upon itself in another locality. Mr. Maynard said that some localities require the setback to be the fall zone plus 10% and questioned whether a 199-foot tall tower will collapse within 92 feet of itself. Mr. Stidham said that the fall zone setback was added a few years ago and that the Ordinance could be amended to change the setback if there are concerns. Mr. Maynard asked why the current and proposed WCFs are both considered to be monopoles but the proposed WCF will have larger arrays. Mr. Stidham replied that the Ordinance used to require all antennas to be flush-mounted.

Ms. Caldwell asked if the applicant went into detail about why they could not co-locate on the other nearby monopole. Chair Ohrstrom replied that they said they could not or would not be able to lease with the other tower company, and he added that Mr. Stidham said new State code requirements prevent localities from ruling on an application based on the applicant's business decisions. Mr.



Fincham added that he questioned the applicant extensively on this issue but that they did not express interest in co-locating on the other tower for the stated reasons. He added that American Tower, the owner of the other tower, has inquired about this application and its review status. Mr. Stidham referenced information provided by Mr. Condyles comparing the height of the proposed tower to the existing tower owned by American Tower. Ms. Bouffault said that they are probably concerned with getting above the tree canopy at that location. Mr. Glover asked when the applicant has to respond to Mr. Condyles's comments. Mr. Stidham replied that they have an additional month to respond since there is no Commission meeting in August. Mr. Glover asked if information is provided early could it be forwarded to the Commission members and Mr. Stidham replied yes.

Ms. Caldwell asked if we know how many providers are currently leasing space on the American Tower monopole and Mr. Stidham replied no. He added that the tower was developed by Verizon and the only other cellular carrier that could be on that tower is Sprint. Ms. Caldwell asked to confirm the height of that tower is 80 feet and Mr. Stidham replied yes. He added that the top of that monopole is just above the tree line which may not leave room above the tree line for other carriers. Ms. Caldwell said that it would be cheaper to extend that tower height than to build a new tower. Mr. Stidham noted that the applicant is a competitor to American Tower and that it is unlikely that the application would be withdrawn unless Crown Castle lost commitments from the carriers.

#### MS-19-03/MLSE-19-02, Shannon Dulaney (Applicant)/Sharon Warfield (Owner)

Ms. Teetor reviewed the Staff Report for this request. Chair Ohrstrom asked about VDOT's concerns and Mr. Fincham provided information on how the concerns have been resolved. Mr. Fincham added that the revised plat should depict the resolved issues. Ms. Teetor stated that all other agency concerns have been addressed and that Staff recommends approval of the minor subdivision and maximum lot exception.

Mr. Maynard noted that the Virginia Department of Health (VDH) letter states that the applicant has not applied for a certification letter. Mr. Fincham replied that the language means that once plats are approved by the Commission, VDH staff will not sign off on the final plat until all of their required fees have been paid.

#### Other Business Items

Mr. Stidham noted that there are three Other Business items on Friday's agenda. He said the first item is a discussion of AirBNBs requested by Ms. Bouffault.

Ms. Bouffault distributed a packet of information that she assembled on transient lodging and wedding/event facilities in the County and whether or not each facility is licensed. She noted that there are 35 unlicensed bed-and-breakfast facilities operated under AirBNB and five unlicensed event centers. She then presented a map showing the location of the facilities including whether or not the property owners reside on the property. Ms. Daniel asked whether licensed/unlicensed refers to a business license and Ms. Bouffault replied yes. Ms. Daniel asked how she determined where people reside and Ms. Bouffault replied that she used the County online tax map information. Ms. Daniel noted that this is the address where tax bills are sent. Ms. Bouffault agreed and said that where they pay their taxes is usually where they live. Ms. Bouffault said that the information on the map is the economic development and tourism expansion that the County has seen over the past few years. She

referenced an article reporting that AirBNB has 4-5 times the business of Marriott and Hilton combined. She stated that some of the AirBNBs are operating without building permits for residential use and that some advertise occupancies without septic system approval from the Virginia Department of Health (VDH). She also referenced another study that examines the pros and cons of AirBNBs and notes that with the explosive growth, AirBNBs need to be placed on an equal footing with other types of transient lodging businesses.

Chair Ohrstrom said that he would think that the insurance companies are having serious problems with these uses. Ms. Bouffault replied that the insurance companies are probably not being told that the properties are being operated as AirBNBs. She said that she is concerned the County could be held liable for injuries that occur at unlicensed AirBNBs, adding that the County has signed an agreement with AirBNB for transient occupancy tax collection which in her opinion opens the County up to such liabilities. Chair Ohrstrom noted that the County Attorney does not agree with her position. Ms. Bouffault said that the Zoning Ordinance has to be amended to regulate short-term rental uses and also recommended that we ask the General Assembly to enable us to increase the transient occupancy tax from its current 2%. She said that once we have zoning regulations in place, they can be included in correspondence from the Commissioner of the Revenue to AirBNB operators and would help protect us against the liabilities she described. Ms. Daniel said she has been concerned about AirBNBs from a tax collection perspective and noted that the operators are not usually concerned with the tax because it is paid directly by the customers.

Chair Ohrstrom suggested having the Policy Committee review this issue and consider developing a text amendment over the next few months. Ms. Bouffault said that work needs to take place immediately and if not included in the Ordinance Update Project it would have to be a text amendment to the current Zoning Ordinance. Chair Ohrstrom said that adding it to the revised Zoning Ordinance could put the Ordinance Update Project at risk. Mr. Stidham asked for clarification whether we would be establishing a short-term rental registry which would go in the County Code and be developed by the Board of Supervisors but not be part of the Zoning Ordinance. He added that if we are going to create zoning regulations for short-term rentals, then that text amendment would definitely go in the Zoning Ordinance and be developed by the Planning Commission. Ms. Bouffault said that the County's AirBNB contract states that there will be a short-term rental registry. She added that she wants the Policy Committee to target the simplest fix we can to put everyone on a level playing field. She said she is concerned that AirBNBs that register and obtain a business license may be out of compliance with building code and VDH requirements which will leave the County open to liability. Chair Ohrstrom suggested having the Policy Committee develop a course of action parallel to the work on the Ordinance Update Project and then have the Commission decide what to do when the Committee forwards its recommendation. Ms. Caldwell asked whether it would be helpful to have a Board member sit on the Policy Committee for this effort. Ms. Daniel noted that some members may want to know how AirBNB regulations fit in with agricultural operations.

Mr. Stidham asked when we want to schedule a Policy Committee meeting and whether there is a need to have this on the agenda for Friday since the Commission has discussed it pretty thoroughly at this meeting. Ms. Bouffault said the meeting needs to be scheduled as soon as possible and Mr. Stidham replied that the Committee may need to meet without him as he is working on the Ordinance

Update Project and cannot take on another project. Ms. Walburn said that County Administrator David Ash asked her to attend this meeting because he has been tasked by the Board of Supervisors to develop a list of pros and cons for AirBNBs and he wants to solicit the input of this body. She asked whether Mr. Ash would be a natural fit to lead this effort since he is working on the topic for the Board. Mr. Stidham replied that this is purely a zoning issue. Ms. Walburn said that every jurisdiction in Region 3 is trying to address this issue after the fact and that the Economic Development Advisory Committee (EDAC) will be discussing transient occupancy tax at its next meeting. She asked whether a member of the EDAC can participate in this effort. Mr. Stidham replied that this needs to be delegated to the Policy Committee only for zoning purposes.

Ms. Caldwell suggested that if the Policy Committee could develop a simple, non-controversial text amendment, it could be adopted into the current Zoning Ordinance as was done earlier this year for antenna support structures. Ms. Bouffault said that she has a simple example from the City of Waynesboro so she thinks this can be done. Mr. Stidham said that he will try to find a specific date but that all four Committee members will need to be able to commit to that date. He added that he will try to have a date by the meeting on Friday. He also suggested that since Ms. Bouffault has a concept in mind that she should offer that as a starting point for discussing the text amendment. Mr. Buckley said if we require them to provide a VDH permit stating that they have the drainfield capacity for their stated occupancy and an occupancy permit from the Building Department, then he did not think there was anything else that we needed to require of them.

Mr. Stidham said that the next item under Other Business is a draft letter of appreciation for Cliff Nelson and he distributed a proposed letter for the Commission's review. Ms. Caldwell said that Mr. Nelson did not want a formal resolution as the Commission has done for previous departing members. She said that Chair Ohrstrom drafted the letter of appreciation for all of the Commissioners to sign and two books on Clarke County were also purchased for Mr. Nelson. Members requested a couple of edits and Mr. Stidham said that he would provide a final updated version for signature on Friday.

Mr. Stidham noted that the final Other Business item is the discussion with the Piedmont Environmental Council fellows who attend July Commission meetings each year.

## **NEW BUSINESS ITEMS**

### Zoning and Subdivision Ordinance Update Project, Revised Work Plan

Mr. Stidham reviewed proposed changes to the project work plan to account for additional time needed to review the Policy and Technical Issues. He asked for the members' consensus on dates and times for joint worksessions with the Board in the fall. Members preferred to have worksessions following the November and December Business meetings and to have the other two worksessions on Thursday evenings, preferably 6:30PM. Ms. Caldwell said that she cannot attend the first worksession. Mr. Stidham said that he would propose these changes to the Board at their next meeting.

Review of 2019 Project Priorities

Mr. Stidham reviewed the mid-year adjustments to the Commission's priority projects to account for work completed to date. Members agreed by consensus to the revised Project Policies.

The meeting was adjourned by consensus at 4:32PM.

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George L. Ohrstrom, II (Chair)

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Brandon Stidham, Planning Director

# Clarke County

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**PLANNING COMMISSION - DRAFT**  
**BUSINESS MEETING MINUTES**  
**FRIDAY, JULY 12, 2019**

A Business Meeting of the Planning Commission of Clarke County, Virginia, was held at the Berryville/Clarke County Government Center, Berryville, Virginia, on Friday, July 12, 2019.

**Attendance**

**Present:** George L. Ohrstrom, II (Chair); Randy Buckley (Vice-Chair); Robina Bouffault; Anne Caldwell; Bob Glover; Scott Kreider, Frank Lee; Gwendolyn Malone; Pete Maynard, and Barbara Byrd (alternate for Mary Daniel)

**Absent:** Mary Daniel and Doug Kruhm

**Staff Present:** Brandon Stidham, Planning Director; Alison Teetor, Natural Resource Planner; and Debbie Bean, Recording Secretary.

**Called to Order**

Chair Ohrstrom called the meeting to order at 9:00 a.m.

**Approval of Agenda**

The Commission voted to approve the agenda.

**Yes:** Bouffault (moved), Buckley, Byrd, Caldwell, Glover, Kreider, Lee, Malone (seconded), Maynard and Ohrstrom

**No:** No one

**Absent:** Daniel and Kruhm

**Approval of Minutes**

The Commission voted to approve the Planning Commission Work Session Meeting minutes of June 4, 2019.

**Yes:** Bouffault, Buckley, Byrd, Caldwell (moved), Glover Kreider, Lee (seconded), Malone, Maynard and Ohrstrom

**No:** No one

**Absent:** Daniel and Kruhm

The Commission voted to approve the Planning Commission Work Session Meeting minutes of June 7, 2019.

**Yes:** Bouffault, Buckley, Byrd, Caldwell (moved), Glover, Kreider, Lee, Malone (seconded), Maynard and Ohrstrom

**No:** No one

**Absent:** Daniel and Kruhm

## **Set Public Hearing Item**

**SUP-19-01/SP-19-01, Crown Castle.** Request approval of a Special Use Permit (SUP) and Site Plan to construct a new 185-foot Class 4 Wireless Communication Facility (WCF) that would replace an existing 84-foot monopole per §3-A-2-a-3-r of the Zoning Ordinance. The property is located on the west side of Mt. Carmel Road (Rt. 606) approximately 450 feet from its intersection with U.S. 50/17 (John Mosby Highway), Tax Map #39-A-74, is 84.55 acres in size, and is zoned Forestal-Open Space-Conservation (FOC).

Mr. Stidham stated that Crown Castle is requesting a Special Use Permit (SUP) and Site Plan approval to construct a 185 foot cell tower. He said that the property is located on Mt. Carmel Road and is identified as Tax Map #39-A-74 and zoned Forestal Open-Space Conservation (FOC). He gave a power point presentation on this proposed request. He showed where the monopole will be located in proportion to Mt. Carmel Church. He said that a stealth flagpole was put up in this area in 2012. He stated that the Site Plan and accompanying documentation shows a 92' fall zone for the proposed monopole. He said that the property line for an adjacent "island lot" is 61.5' from the proposed monopole base. He stated that a variance from the Board of Zoning Appeals (BZA) of 30.5' is required for compliance with setback requirements. He said that the BZA variance can be applied for and be processed concurrently with the SUP. He said that if the Applicant chooses to wait until after or near the end of the SUP process then the requirement for the needed variance can be included as a SUP condition. He stated that approval of the site plan would have to be conditioned upon variance approval. He said that Staff recommends that the Commission schedule Public Hearing on this application for the September 6, 2019 meeting. After discussion with Staff, Chair Ohrstrom asked the Commission for comments.

Commissioner Bouffault stated that she does not like the color of the pole and that it sticks out like a sore thumb. Mr. Stidham said it will be a more neutral color. There being no further comments, Chair Ohrstrom called for a motion.

The Commission voted to approve setting public hearing for this request for the next regular meeting of the Commission on September 6, 2019.

**Yes:** Bouffault (moved), Buckley, Byrd, Caldwell, Glover, Kreider, Lee, Malone (seconded), Maynard and Ohrstrom

**No:** No one

**Absent:** Daniel and Kruhm

## **Minor Subdivision Review**

**MS-19-03/MLSE-19-02, Shannon Dulaney (Applicant)/Sharon Warfield (Owner).** Request approval of a two lot Minor Subdivision and Maximum Lot Size Exception for the properties identified as Tax Maps #22-A-17A and 17B, located at 987 Annfield Road, White Post Election District, zoned Agricultural-Open Space-Conservation (AOC).

Ms. Teetor explained this request. She said that this request is for a two lot minor subdivision and a maximum lot size exception. She stated that Tax Map Parcels 22-A-17A and 22-A-17B will be merged

creating 198.9118 acre parcel and then the merged lot will be immediately subdivided as depicted on the survey plats provided. She said that the result will be three lots consisting of a 3.00 acre lot, a 95.7118 lot utilizing the MLSE allowance for the pre-1980 house located on that lot. She said the remaining lot will be over 100 acres in size which according to the Ordinance is not a part of the minor subdivision. She said that several months ago the applicant provided Staff with plats and a narrative explaining the proposed merger and the subdivision of the subject property for the purposes of estate planning. She stated that Staff presented the information to the Planning Commission Plan Review Committee in April and the Committee took no action but consensus was the applicant's proposal was satisfactory. She stated that the access has been approved by the Virginia Department of Transportation (VDOT) with some site distance and grading additions. She said that water and sewer has been approved by the Virginia Department of Health (VDH). She stated that the resistivity tests have been reviewed and approved by County karst consultant Dan Rom. After discussion with Staff and the Commission, Chair Ohrstrom called for a motion.

The Commission voted to approve this request.

**Yes:** Bouffault (moved), Buckley (seconded), Byrd, Caldwell, Glover, Kreider, Lee, Malone, Maynard and Ohrstrom

**No:** No one

**Absent:** Daniel and Kruhm

### **Board/Committee Reports**

#### **Board of Supervisors (Barbara Byrd)**

Commissioner Byrd stated the Board of Supervisors is currently working on finding a new County Administrator. She said one of the requirements for the County Administrator position is that they need to be a Clarke County resident.

#### **Board of Septic & Well Appeals (George Ohrstrom, II)**

No Report.

#### **Board of Zoning Appeals (Anne Caldwell)**

No Report.

#### **Historic Preservation Commission (Doug Kruhm)**

Ms. Teetor said that there is a potential request to put up a garage on a property in White Post within the local historic district. She said they are waiting on the applicant to decide what she wants to do.

#### **Conservation Easement Authority (George Ohrstrom, II)**

Chair Ohrstrom stated that we are getting a lot of traction on dwelling unit right purchases. He said it seems like after all of these years the word has finally got out that there is some cash available. He stated that they are beating the doors down so we will see what happens.

#### **Broadband Implementation Committee (Mary Daniel)**

Commissioner Bouffault stated that she did contact Shentel recently in regard to the Route 723 issue. She said that she has not heard anything so she is going to wait until everyone gets back from vacation so we can launch it again next month. She said that Shentel has gone fiber optic and she reported this

information to Winchester. She said Winchester wants to wire the entire city and go head to head in a competition with Comcast.

### **Other Business**

Ms. Teetor handed out recently published brochures about the Appalachian Trail. She said that we are an Appalachian Trail community and we worked with the park service and a private company to produce these maps. She stated that the maps show day hikes associated with the Appalachian Trail in Clarke County. She said it was a joint effort and Cathy Kuehner did a lot of the photography on the cover and Lee Shaffer provided the written descriptions of the hikes. She stated that Rob Lamar and Christy Dunkle also participated. She said that the brochure was actually free to the County because we did get support from Dunn Land Surveys for \$100.00 to help produce another additional 1000 copies of the brochure and also a donation from Chip Schutte with RE/MAX for \$100.00. She said that the rest of the money was provided by the park service.

### **Discussion, AirBNBs**

Mr. Stidham said that we had an extensive discussion at the work session meeting on AirBNBs. He said that we looked at two potential dates for the next policy committee meeting. He stated we have two dates to choose from which is July 26<sup>th</sup> or July 29<sup>th</sup> at 10:00 a.m. Commissioner Bouffault, Commissioner Malone and Commissioner Kreider all agreed that July 29<sup>th</sup> at 10:00 a.m. would work for them. Mr. Stidham said that he will send out a confirmation email to everyone and that he will contact Commissioner Kruhm and let him know about that date. Commissioner Bouffault stated that she is trying to find an easy way of doing this without getting enmeshed in it. She said that it is going to have to be a zoning text amendment and thus far she has looked at Loudoun County, Frederick County and Waynesboro. She said that she found that Waynesboro is the best one and it was just voted on last month. She said she would like to send a copy of this amendment to everyone ahead of time. She stated that it will give us an idea about how to move through this quickly and make it possible for the Commissioner of the Revenue to write a letter to the AirBNBs stating how we are going to handle this. She said that at the work session meeting we discussed that some of the AirBNBs may not be eligible given their circumstances. She stated that at least it will cover the bases for the County or for the Commissioner of the Revenue on a short term basis.

Chair Ohrstrom stated that John McCarthy with Piedmont Environmental Council was present and he asked him how Fauquier County handles AirBNBs. Mr. McCarthy stated that they regulate them like a lot of communities do usually with a Special Use Permit (SUP). He said that there is a lot of push back from AirBNB owners that have gone through the SUP process not wanting there to be a separate category. He said that the best way to describe it is an ongoing fractious debate. Commissioner Bouffault stated she considers this to be an integral part of the economic development in this County. She said that this is a very beautiful County and people that were born and raised here do not appreciate it. She said we have Blue Ridge Mountain Road mainly on our side, we have the Appalachian Trail and the Shenandoah River. She said that we have something to sell and that is what we should be selling. She stated that all we have to do is regulate it, level the playing field for our existing AirBNBs and make it as simple as possible. She stated that people will get used to the idea if they want an AirBNB all they have to do is get a business license and depending on what they want to do they will need to go through the process.



**Letter of Appreciation for Cliff Nelson**

Chair Ohrstrom said that we have a letter of appreciation for retiring member Cliff Nelson. Chair Ohrstrom read the letter to the Commission. The Commission thanked Chair Ohrstrom for reading the letter. Commissioner Caldwell suggested that we include this letter in the record. After discussion with the Commission and Staff it was agreed to include this letter in the record.

The Commission voted to include this letter in the record as presented.

**Yes:** Bouffault (seconded), Buckley, Byrd, Caldwell (moved), Glover, Kreider, Lee, Malone, Maynard and Ohrstrom

**No:** No one

**Absent:** Daniel and Kruhm

**Discussion with Piedmont Environmental Council (PEC) Fellowship Program participants**

Chair Ohrstrom stated that the Piedmont Environmental Council fellows are here today to see how a small rural Planning Commission works. He asked the PEC students to introduce themselves and thanked them for coming.

**Adjourn**

On motion by Commissioner Malone and seconded by Commissioner Kreider the meeting was adjourned at 9:42 a.m.

\_\_\_\_\_  
George L. Ohrstrom, II, Chair

\_\_\_\_\_  
Debbie Bean, Recording Secretary

**SPECIAL USE PERMIT / SITE PLAN (SUP-19-01/SP-19-01)**

**Crown Castle**

**September 6, 2019 Planning Commission Meeting – PUBLIC HEARING**

**STAFF REPORT– Department of Planning**

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The purpose of this staff report is to provide information to the Planning Commission and Board of Supervisors to assist them in reviewing this proposed land use request. It may be useful to members of the general public interested in this request.  
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**Case Summary**

**Applicant:**

Crown Castle (Lease Owner)

**Property Owner:**

Edward Vankeuren

**Location:**

- Near 653 Mount Carmel Road
- Tax Map #39-A-74
- Millwood Election District (Anne Caldwell and Bob Glover); Terri Catlett (Board of Supervisors)

**Parcel Size/Project Area:** 84.55 acres / 45’ by 55’ compound area for special use

**Request:**

Request approval of a Special Use Permit (SUP) and Site Plan to construct a new 185-foot Class 4 Wireless Communication Facility (WCF) that would replace an existing 84-foot monopole per §3-A-2-a-3-r of the Zoning Ordinance. The property is located on the west side of Mt. Carmel Road (Rt. 606) approximately 450 feet from its intersection with U.S. 50/17 (John Mosby Highway), Tax Map #39-A-74, is 84.55 acres in size, and is zoned Forestal-Open Space-Conservation (FOC).

**Staff Recommendation:**

Conduct advertised public hearing and provide a formal recommendation to the Board of Supervisors on the application. Staff recommends approval with conditions contingent upon final VDOT written approval of the site plan, the posting of the required removal bond, and a variance approval from the Board of Zoning Appeals.

**Case Update:**

Since the July Commission meeting, the Applicant responded to the comments from George Condyles (Telecom Consultant) and Brian Lichty (Emergency Services). The Applicant has been working with the Virginia Department of Transportation (VDOT) to satisfy their requirements and have updated their site plan in response to VDOT comments. VDOT is the only agency with outstanding issues at this time. Staff has contacted Bobby Boyce (VDOT), and

he has advised verbally that the remaining VDOT revisions are minor and anticipates approval once those revisions are reviewed. The public hearing has been advertised.

**Facts:**

The Applicant is requesting approval to construct a 185’ monopole - Class 4 Wireless Communication Facility (WCF) on a portion of the subject property. Crown Castle obtained the “ground lease” for the portion of the subject property containing the easement and compound area on April 6, 2018. The lease grants the ability for Crown Castle to construct towers, install equipment, etc. through a Wireless Communication Easement and Assignment Agreement. The proposed monopole will be replacing Existing Tower #12 referenced in the 2016 Telecommunications Infrastructure and Broadband Study and is approximately 1,000 feet from Existing Tower #17. It is located between Permitted Commercial Tower Development Area (PTCDA) #4 and #5. Detailed information on the proposed use, property characteristics, and review elements are outlined below.

*Subject Property*

The Applicant has proposed constructing a new 185-foot Class 4 Wireless Communication Facility (WCF) that would replace an existing 84-foot monopole within an existing 45’ by 55’ fenced-in compound that was approved in 2003 via SUP-03-02. The property is located on the west side of Mt. Carmel Road (Rt. 606) approximately 450 feet from its intersection with U.S. 50/17 (John Mosby Highway). The majority of the subject property is currently used as forestal open space and residential and is adjacent to Mountain Lake Campground on Tax Map 39-A-63A, which is approximately 1,800 feet from the proposed WCF.

*Proposed Facility/Operations*

The Applicant has provided a complete application and site plan from their engineer Christopher Morin (BC architects / engineers) that includes various aspects of the subject property and proposal. Also provided is the proposed use narrative which addresses WCF-specific requirements found in Clarke County Zoning Ordinance §3-A-2-u and 6-H-12. There is an existing Verizon owned 99’ tree-style monopole on the other side of Mount Carmel Road (Existing Tower #17) approximately 1,000 feet southeast from this proposed site. According to the Applicant’s narrative, this site is “not a feasible alternative.”

The proposed facility is designed to accommodate AT&T antennas at a centerline height of 181’ and T-Mobile antennas at a centerline height of 171’. The facility will be accessed via the existing entrance shown on the site plan. The proposed parking area will be the gravel access easement which serves only the compound. There are no water supplies or sewage disposal systems existing or proposed. A landscaping plan is provided satisfying the perimeter buffer requirements for a WCF. There is no proposed lighting or external signage. There is no proposed changes to the existing WCF compound on site.

*Site Plan*

The Applicant has submitted a WCF Site Development Plan containing all of the required elements to constitute a complete application per Chapter 6 of the Zoning Ordinance. Zoning Ordinance sections 3-C-2-u and 6-H-12 contain WCF specific requirements. The Applicant has addressed these requirements in the site plan and the accompanying narrative. The site plan was

routed to the following agencies for review and comment:

- Virginia Department of Transportation (Bobby Boyce)
- George Condyles (County Telecom Engineering Consultant)
- Building Department (Jamie Royston)
- Clarke County Emergency Management (Brian Lichty)

The following setback and buffering requirements apply to the project and are depicted on the site plan:

Setbacks

- Distance equal to the WCF Fall Zone to property lines and structures: 92 feet

FOC setbacks (not required for WCF) depicted on the site plan for reference only:

- Centerline of a secondary road (Mount Carmel Rd): 100 feet  
(Centerline of Scenic Byway 150' not shown)
- Edge of primary highway (Rt. 50): 125 feet
- Side and rear yard setbacks: 75 feet
- From sinkholes, streams, and springs: 100 feet
- From intermittent streams: 50 feet

Perimeter Buffer

- 50 foot radius around the compound fencing: Retain all existing trees
- 25 foot radius around the compound fencing: Supplemental planting of evergreens

Setback Variance Required

The site plan and accompanying documentation shows a 92' fall zone for the proposed monopole. The property line for an adjacent "island lot" identified as Tax Map Parcel 39-A-73 (cemetery lot) is 61.5' from the proposed monopole base. Therefore, a variance from the Board of Zoning Appeals of 30.5' is required for compliance with setback requirements. In 2003, the existing 84' stealth flagpole also required a variance to be located less than 100' (required setback at that time) from the cemetery lot. The BZA granted Omnipoint Communications a variance of 30' for that monopole location via BZA-03-01. The variance can be processed concurrently with the SUP request. If the variance has not been granted prior to SUP approval, then the requirement for the needed variance can be included as a SUP Condition. Approval of the site plan would have to be conditioned upon variance approval.

**Update:** The Applicant has applied for the variance. The Board of Zoning Appeals has scheduled the public hearing for this request for September 10, 2019.

Telecommunications Consultant

The site plan and accompanying documents were forwarded to George Condyles for review. A detailed response from Mr. Condyles was received by Staff on June 28, 2019 and immediately forwarded to the Applicant.

**Update:** The Applicant provided a response letter on July 10, 2019, which was immediately forwarded to Mr. Condyles. Staff discussed the response letter with Mr. Condyles by phone on July 16, 2019, and he advised that he would be present at the September 6, 2019 Commission meeting for any needed clarifications and to answer any questions. Details of the telecom consultant review and Crown Castle's response can be found in the comment letters.

Access and Traffic

The Applicant proposes to use the existing entrance as shown on the plan for the facility entrance. A copy of the site plan was routed to VDOT for review and comment on the use of the existing entrance. VDOT provided preliminary comments on June 20, 2019 noting that the existing entrance had not been properly permitted by VDOT in 2003. This information was immediately forwarded to the Applicant.

**Update:** The Applicant, the applicant's engineers, and Bobby Boyce (VDOT) have exchanged many emails and have made numerous plan revisions regarding the needed requirements for the proposed entrance. On August 12, 2019, Mr. Boyce's letter indicated that a culvert will be required for the proposed entrance and details of the design must be provided. Also, a turnaround area onsite to keep vehicles from backing into Route 606 must be provided. The Applicant submitted those revisions electronically on August 21, 2019 and by mail August 28, 2019. Staff has contacted Bobby Boyce (VDOT), and he has advised verbally that the remaining VDOT revisions are minor and anticipates approval once those revisions are able to be reviewed.

Erosion & Sediment Control (E&S) / Stormwater

Not required as land disturbance will be below the threshold of 10,000 square feet required for an E&S plan review. If required, E&S permitting and inspecting will be handled by the Clarke County Building Department.

Water Supply and Waste Water Disposal

Not required.

Karst Plan

Not required as property is not in a Karst area.

Lighting and Signage

There is no lighting or external signage proposed.

Parking

§4-J of the Zoning Ordinance (Off-Street Parking) does not include a required parking calculation for the proposed use. A proposed gravel access area with pull off area for service vehicles is shown on the site plan.

Landscaping

§6-H-12-a-5 of the Zoning Ordinance requires a 50' perimeter buffer around the compound for tree retention and a 25' buffer with supplemental evergreen plantings in a double-staggered row with shrubs necessary to effectively screen the compound and WCF structure base from view. Page L-1 of the site plan depicts the buffer plan and it satisfies the Ordinance requirements.

Building Department

No comment to date.

Emergency Management

Brian Lichty (Director of Emergency Management) offered recommendations to the Applicant.

**Update:** In the Applicant’s July 10, 2019 response letter. The Applicant has agreed to install a “knox” box at the site for any emergency access issues, to leave space on the monopole for possible future expansion of the Clarke County public safety radio system, and to require all users of the facility to apply the recommendations of the FCC “Best Practices Guide” to minimize potential interference with the Clarke County public safety radio system.

Removal Bond

The Applicant has estimated the cost of removal of the structure to be \$50,000 - \$75,000. Clarke County Zoning Ordinance §6-H-12-c-3 requires a removal bond equal to the cost of removal of the WCF, all WCF and fence footers, underground cables, and support buildings, plus 25%. This bond or letter of credit must be posted at the time of WCF final approval, in the event the County must remove the WCF upon abandonment. The bond shall remain in effect for the life of the WCF.

**Staff Analysis – Special Use Permit Review Criteria (§5-B-5)**

Evaluation of the special use permit request includes an analysis of 19 criteria listed below as set forth in §5-B-5 of the Zoning Ordinance. Staff has provided an analysis of the proposed facility’s compliance with these criteria below.

*a. Will be consistent with the Comprehensive Plan of the County.*

Applicant Response: The proposed facility will, in accordance with the Comprehensive Plan, facilitate the economical delivery of public services to County residents – specifically, wireless service crucial for those living and working in the County. (Goal 5). The proposed facility is in line with the Capital Improvement Plan as public facilities like telecommunications facilities “are the infrastructure for Clarke County’s essential services, including education, police and fire protection, social services, parks and recreation, and library services.” The proposed telecommunications facility aligns with the intent of the Capital Improvement Plan, “to provide an outline of potential public facility and services needs so the County can review these provisions and maintain adequate levels of services in a timely fashion.”

Staff Comment: “Wireless Communication Facilities-Class 3 & 4” is an allowable special use in the FOC District, therefore the use itself is in general accord with the Comprehensive Plan by virtue of its inclusion in the Zoning Ordinance. The Comprehensive Plan does not address specific Wireless Communication Facilities placement and locations.

*b. Is consistent with Purpose and Intent of the Zoning Ordinance.*

Applicant Response: As described in the Statement of Justification, the proposed telecommunications facility meets the standards set forth in §§ 3-C-2-u and 6-H-12 of the Ordinance.

Staff Comment: The Purposes and Intent of the Zoning Ordinance are found in §1-B. Staff has identified no provisions of this section that would result in a conflict with the proposed use.

- c. *Will not have an undue adverse impact on the short-term and long-term fiscal resources of the County for education, water, sewage, fire, police, rescue, solid waste disposal or other services, and will be consistent with the capital improvement goals and objectives of the Comprehensive Plan, to the end that growth of the community will be consonant with the efficient and economic use of public funds.*

Applicant Response: The proposed telecommunications facility will not have any detrimental impact to County fiscal resources. Crown will provide all financial support for installation and maintenance and no County public resource service are required, i.e., water/ sewer. The facility is in line with the County's capital improvement goals as referenced above and the Comprehensive Plan. Finally, the facility will serve all emergency response personnel by providing reliable service used for notification and location purposes.

Staff Comment: There will be no impact to the school system. Water and sewer service are not required. The Fire and EMS Director reviewed the plans offering recommendations, and the Applicant has agreed with the recommendations. Draft condition #4 specifies that access for emergency service and law enforcement shall be permitted. Additional police service or rescue service is not anticipated. Solid waste generated by the proposed use will be handled by the Applicant. The proposed use requires no public funds.

- d. *Will not cause an undue adverse effect on neighboring property values without furthering the goals of the Comprehensive Plan to the benefit of the County.*

Applicant Response: Crown is proposing the minimum height needed for effective signal propagation for both AT&T and T-Mobile. The area is densely wooded and is not located along the crest of the Blue Ridge Mountains. There are no surrounding sites or structures tall enough on which to collocate.

Staff Comment: As noted in previous special use permit requests, Planning Staff has a concern with this criterion recommending an evaluation of a project's impact on property values. It is Staff's opinion that the use of property values alone as an evaluation criterion can produce very subjective outcomes depending on the perspective of the particular appraiser or advocate. Property values can vary due to a wide variety of elements and can be a very subjective determination that a proposed use is the sole source of a potential negative impact on property values. Staff instead recommends evaluating the overall effect of tangible impacts such as noise, traffic, odor, safety, light pollution, and visual appearance to determine impacts on surrounding properties.

- e. *Will not cause an undue adverse effect on the preservation of agricultural or forestal land.*

Applicant Response: No additional impact to land will occur – this is a replacement facility.

Staff Comment: Staff has not identified any issues associated with this request that would affect the preservation of agricultural or forestal land. The subject property does not adjoin any existing conservation easement properties and will not have any adverse impact on nearby properties in agricultural use.

- f. Will not cause unreasonable traffic congestion or unsafe conditions on existing or proposed public roads and has adequate road access.*

Applicant Response: This is an unmanned facility that requires only 1-2 visits by maintenance personnel per month by utility vehicle. There will be no traffic impacts.

Staff Comment: The Applicant will be responsible for obtaining construction approval from VDOT for the entrance. Any required improvements must be completed or bonded before the facility will be allowed to operate. VDOT did not identify any traffic congestion concerns in their comments. Draft conditions #4 and #5, address the entrance and VDOT requirements.

- g. Will not cause destruction of or encroachment upon historic or archeological sites, particularly properties under historic easement.*

Applicant Response: The NEPA submitted as part of this SUP application package confirms that there will be no impact to historic or archeological sites.

Staff Comment: No further comment.

- h. Will not cause an undue adverse effect on rare or irreplaceable natural areas, areas of outstanding natural beauty, state-designated scenic byways or scenic rivers or properties under open space easement.*

Applicant Response: The visual impact of this site is minimal. There is an existing facility in place, the area is densely wooded, and the location is not on the ridge line.

Staff Comment: Staff notes that the location is already being used for a WCF compound area. Mount Carmel Road (Rt. 606) is a designated scenic byway and the distance to the byway from the existing compound is not changing. There are no adjacent open space easement properties.

- i. Will not cause an undue adverse effect on wildlife and plant habitats.*

Applicant Response: The NEPA submitted as part of this SUP application confirms no such effects as no additional ground disturbance beyond the existing compound is needed.

Staff Comment: No further comment.

- j. Will have sufficient water available for its foreseeable needs.*

Applicant Response: No water is needed for the facility.

Staff Comment: No further comment.



k. *Will not cause unreasonable depletion of or other undue adverse effect on the water water source(s) serving existing development(s) in adjacent areas.*

Applicant Response: No water is needed/ used at the site of the facility.

Staff Comment: No further comment.

l. *Will not cause undue surface or subsurface water pollution.*

Applicant Response: There will be no effects to surface or subsurface waters..

Staff Comment: Karst review was not necessary for the proposed use.

m. *Will not cause an undue adverse effect on existing or proposed septic systems in adjacent areas.*

Applicant Response: There will be no effect on existing or proposed septic systems in adjacent areas.

Staff Comment: No further comment.

n. *Will not cause unreasonable soil erosion.*

Applicant Response: The facility will not cause unreasonable soil erosion as no additional land disturbance is proposed.

Staff Comment: E&S plan review is not required as land disturbance is minimal. The Clarke County Building Department will monitor erosion control during construction.

o. *Will have adequate facilities to provide safety from flooding, both with respect to proposed structures and to downhill/downstream properties.*

Applicant Response: The facility will not be subject to negative effects from flooding and the existing equipment compound already in place was designed in accordance with storm water management considerations.

Staff Comment: DEQ review was not necessary for the proposed use.

p. *Will not cause undue air pollution.*

Applicant Response: No air pollutants will be emitted from the facility.

Staff Comment: No further comment.

q. *Will not cause undue noise, light or glare, dust, odor, fumes, or vibration.*

Applicant Response: The proposed telecommunications facility will not cause undue noise, light or glare, dust, odor, fumes, or vibration.

Staff Comment: No further comment.

*r. If in the AOC or FOC zoning districts, will not result in scale or intensity of land uses significantly greater than that allowed under the permitted uses for these districts.*

Applicant Response: The facility and subject parcel are located in the FOC zoning district, but the proposed replacement monopole will not result in scale or intensity of land use significantly greater than that allowed under the permitted uses for this district. The height of the facility is increasing, but the existing equipment compound will not be enlarged.

Staff Comment: The proposed facility is consistent with the Zoning Ordinance regulations.

*s. Will not cause a detrimental visual impact.*

Applicant Response: Crown is proposing the minimum height needed for effective signal propagation for both AT&T and T-Mobile. The area is densely wooded and is not located along the crest of the Blue Ridge Mountains. A landscape plan showing the perimeter buffer is provided on Sheet L-1 of the attached zoning drawings.

Staff Comment: No further comment.

**Special Use Permit Conditions:**

Staff has provided the following list of Special Use Permit Conditions to address the various issues with this request discussed in this report and in previous Staff Reports. These are recommended conditions for the Commission to consider and may be amended, added to, or deleted.

- 1. Special Use Permit purpose; nontransferable.** This Special Use Permit is issued for the subject property for operation of a Class 4 Wireless Communication Facility (WCF) solely by the Applicant, Crown Castle. The Special Use Permit shall not be transferable to any other person or entity without prior approval of the Board of Supervisors as an amendment to the approved Special Use Permit conditions, such approval not to be unreasonably withheld.
- 2. Applicant and Property Owner (“Owner”) to sign list of adopted permit conditions.** The Applicant shall sign the list of adopted conditions to indicate receipt of the conditions and the intention to comply fully with the conditions for the life of the Special Use Permit. A signed copy of the conditions shall be provided to Planning Department Staff (“Staff”) within thirty (30) days of the Applicant’s and Owner’s receipt of the adopted conditions.
- 3. Access for inspections required.** Staff and other County officials shall have access to the property with 24 hour notice to the Applicant in order to conduct periodic compliance

inspections of the facility and the subject property throughout the life of the permit.

**4. Ongoing maintenance of site features.** The following site features shall be properly maintained throughout the life of the permit:

- Property entrance shall be maintained consistent with VDOT regulations.
- Access for emergency service and law enforcement shall be permitted.
- Security fencing shall be maintained throughout life of the project.

**5. Entrance requirements.** The following conditions shall apply to the property entrance.

- **VDOT permitting required.** The Applicant shall obtain all required permits from VDOT and complete all required improvements to the property entrance prior to issuance of a building certificate of occupancy.

**6. State and Federal permits.** The Applicant shall provide copies of all applicable State and Federal permits to Staff prior to issuance of a building certificate of occupancy.

**Staff Recommendation:**

Staff recommends that the Commission conduct the advertised public hearing and provide a formal recommendation to the Board of Supervisors on the application. Staff recommends approval with conditions contingent upon final VDOT written approval of the site plan, the posting of the required removal bond, and a variance approval from the Board of Zoning Appeals.

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**History:**


<b>January &amp; May 2019</b>	<b>Pre-Application meeting held with Planning Staff.</b>
<b>May 2019</b>	<b>Special Use Permit and Site Plan Applications filed by the applicant determined to be incomplete per Ordinance.</b>
<b>June 7, 2019</b>	<b>Complete Special Use Permit and Site Plan Applications filed by the applicant.</b>
<b>July 12, 2019</b>	<b>Placed on the Commission’s meeting agenda to Set Public Hearing for the September 6, 2019 Commission meeting.</b>
<b>September, 6, 2019</b>	<b>Placed on the Commission’s meeting agenda for Public hearing and advertised.</b>

**VDOT GENERAL NOTES**

- DESIGN FEATURES RELATING TO CONSTRUCTION OR TO REGULATION AND CONTROL OF TRAFFIC MAY BE SUBJECT TO CHANGE AS DEEMED NECESSARY BY VDOT.
- CONSTRUCTION WITHIN VDOT'S RIGHT-OF-WAY SHALL CONFORM TO ALL APPLICABLE SECTIONS OF THE CURRENT ADDITION OF THE VDOT ROAD AND BRIDGE SPECIFICATIONS, THE CURRENT ADDITION OF THE VDOT ROAD AND BRIDGE STANDARDS, AND THE CURRENT ADDITION OF THE VIRGINIA WORK AREA PROTECTION MANUAL.
- IN ACCORDANCE WITH VDOT ROAD AND BRIDGE SPECIFICATIONS (107.16(A)), LAND DISTURBING ACTIVITY, WHICH OCCURS WITHIN THE VDOT RIGHT OF WAY, SHALL BE SUPERVISED BY A VDOT CERTIFIED EROSION & SEDIMENT CONTROL (ESC) PERSON WHO IS REQUIRED TO BE ON SITE AT ALL TIMES DURING THAT LAND DISTURBING ACTIVITY. IF EROSION OR SCOUR OCCURS, THE PERMITTEE SHALL BE RESPONSIBLE FOR ALL CORRECTIVE MEASURES.
- A TRANSPORTATION MANAGEMENT PLAN (I.E. DRAWING AND TEXT) IS REQUIRED FOR ALL WORK WITHIN VDOT RIGHT-OF-WAY, AND SHALL BE SUBMITTED WHEN APPLYING FOR THE LAND USE PERMIT. SUCH PLANS SHALL BE IN ACCORDANCE WITH THE INSTRUCTIONAL AND INFORMATIONAL MEMORANDUM (IM)-LD-241.5. THE PROJECT HAS BEEN DETERMINED TO BE A TYPE A CATEGORY.
- ALL CONTRACTORS PERFORMING CONSTRUCTION ACTIVITIES UNDER THE AUSPICES OF A VDOT LAND USE PERMIT MUST HAVE AT LEAST ONE (1) EMPLOYEE ON-SITE WHO, AT A MINIMUM, IS VERIFIED BY VDOT IN BASIC WORK ZONE TRAFFIC CONTROL FOR ACTIVITIES INVOLVING THE INSTALLATION.
- DESIGN CHANGES, SPECIFIED MATERIAL CHANGES AND/OR FIELD CHANGES FROM THE APPROVED PLANS MUST BE SUBMITTED TO VDOT PRIOR TO PROCEEDING WITH THE WORK. A LETTER OF EXPLANATION SHALL ACCOMPANY THE REVISED DESIGN PLANS AND/OR ENGINEERING CALCULATION, WHICH MUST BE SUBMITTED TO VDOT FOR REVIEW AND APPROVAL.
- ANY TREE THAT IS DESIRED TO BE CUT ON VDOT'S RIGHT-OF-WAY REQUIRES APPROVAL FROM THE DISTRICT ARBORIST. TREES DESIRED TO BE CUT NEED TO BE FLAGGED PRIOR TO OBTAINING VDOT APPROVAL.
- REPLACE ANY DISTURBED RIGHT-OF-WAY MONUMENTS IN ACCORDANCE TO 2016 ROAD AND BRIDGE STANDARDS RM-2 SECONDARY ROADWAYS, AND RM-1 PRIMARY ROUTES AND LIMITED ACCESS AREAS.
- VDOT APPROVAL OF THESE PLANS EXPIRES THREE YEARS FROM DATE OF APPROVAL, IF A LAND USE PERMIT HAS NOT BEEN ISSUED.
- ANY EXISTING DRAINAGE OR PAVEMENT STRUCTURE ON VDOT'S RIGHT-OF-WAY THAT IS DAMAGED DURING THE COURSE OF THE PERMITTED WORK SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF VDOT. REPLACEMENT SHALL BE SELECTED METHOD UNLESS FIELD CONDITIONS DICTATE REPAIRS, AS APPROVED BY VDOT.
- ALL UTILITIES WITHIN THE HIGHWAY RIGHT-OF-WAY (NON-LIMITED ACCESS) SHALL BE INSTALLED WITH A MINIMUM OF 36 INCHES COVER BELOW FINISHED GRADE, WITH THE EXCEPTION OF TELECOMMUNICATION SERVICES WHICH SHALL HAVE NO LESS THAN 30" OF COVER. CONDUIT, LESS THAN 2" IN DIAMETER, SHALL ALWAYS BE INSTALLED IN ROAD CROSSINGS WITH NO LESS THAN 36" OF COVER (NON-LIMITED ACCESS AREAS).
- UNLESS OTHERWISE SHOWN ON DRAWINGS OR APPROVED BY VDOT, ALL UTILITY INSTALLATION WITH VDOT R/W SHALL EITHER BE INSTALLED UNDER EXISTING CULVERTS WITH A MINIMUM OF 36" CLEARANCE; OR INSTALLED AT LEAST 36" BEYOND THE LIMITS OF CULVERTS.

- DEPART ARBORETUM PKWY TOWARD N ARCH RD 0.3 MI.
- TURN RIGHT ONTO N ARCH RD 0.2 MI.
- TURN RIGHT ONTO US-60 E/MIDLOTHIAN TPKE EXXON ON THE CORNER 0.5 MI.
- TAKE RAMP RIGHT AND FOLLOW SIGNS FOR VA-76-TOLL NORTH •TOLL ROAD 5.6 MI.
- KEEP LEFT TO STAY ON VA-76 N/BELTLINE EXPY 0.9 MI.
- KEEP STRAIGHT ONTO I-195 N 2.2 MI.
- TAKE RAMP RIGHT FOR I-95 NORTH TOWARD WASHINGTON 54.2 MI.
- AT EXIT 133, TAKE RAMP RIGHT AND FOLLOW SIGNS FOR US-17 NORTH PASS ROYAL FARMS ON THE LEFT IN 3.9 MI. 27.7 MI.
- KEEP RIGHT TOWARD US-29 N/US-15 N/US-17 N/JAMES MADISON HWY 0.1 MI.
- BEAR RIGHT ONTO US-29 N/US-15 N/US-17 N/JAMES MADISON HWY SUNOCO ON THE CORNER 7.0 MI.
- TAKE RAMP RIGHT FOR US-17 NORTH TOWARD HOSPITAL/WARRENTON/WINCHESTER 2.1 MI. 12. TAKE RAMP FOR US-17 N/JAMES MADISON HWY 9.5 MI.
- BEAR LEFT ONTO ROAD 0.1 MI.
- TAKE RAMP LEFT FOR I-66 W/US-17 N 4.8 MI.
- AT EXIT 23, TAKE RAMP RIGHT FOR US-17 NORTH/VA-55 WEST TOWARD DELAPLANE/PARIS 0.3 MI.
- KEEP STRAIGHT ONTO US-17/VA-55 7.8 MI.
- TURN LEFT ONTO US-17 N/US-50 W/JOHN S MOSBY HWY 2.8 MI.
- TURN RIGHT ONTO MT CARMEL RD 354 FT
- TAKE FIRST LEFT DOWN GRAVEL ROAD.

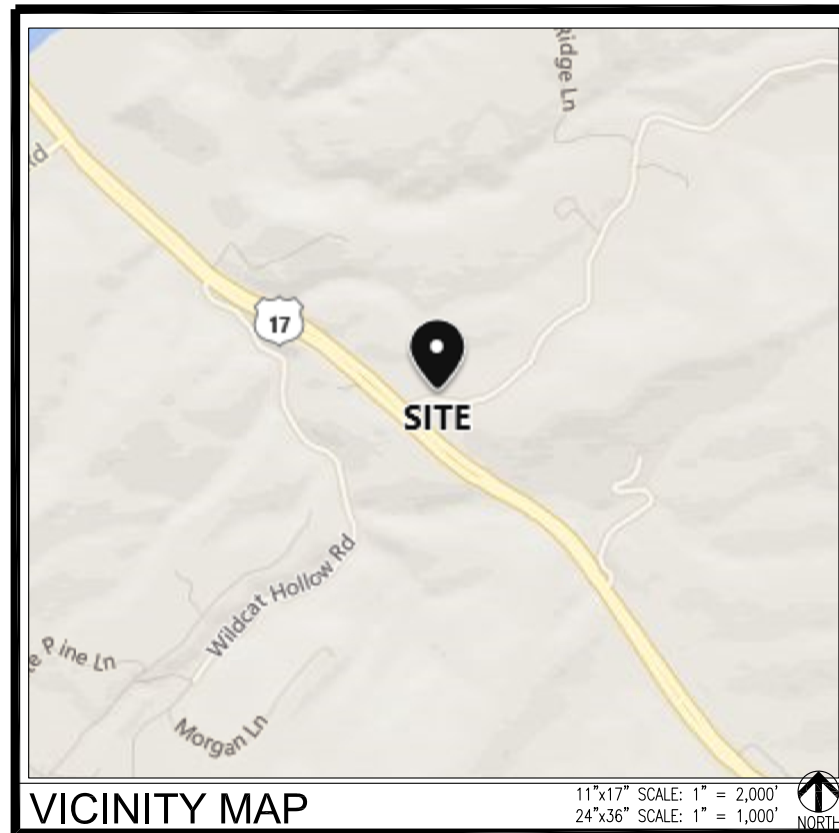
**SITE DIRECTIONS**



**CROWN CASTLE**

**SITE NAME: VANKEUREN - PARIS**  
**SITE ID: 828704**

**ADDRESS: 653 MOUNT CARMEL RD.**  
**PARIS, VA 20130**



**SITE INFORMATION**

PARCEL IDENTIFICATION: 39 A 74  
 PARCEL ADDRESS: 653 MOUNT CARMEL RD. PARIS, VA 20130  
 PROPERTY OWNER: VANKEUREN, EDWARD BRUCE  
 DEED REFERENCE: 486/113  
 JURISDICTION: CLARKE COUNTY  
 ZONING CLASSIFICATION: FOREST/OS/CONSERV (FOC)  
 PARCEL SIZE: 85.26 AC  
 TOWER HEIGHT & TYPE: 185' MONOPOLE  
 GEOGRAPHIC COORDINATES:  
 LATITUDE: 39° 1' 53.1984" (NAD 83)  
 LONGITUDE: -77° 58' 57.6012" (NAD 83)  
 1A GROUND ELEVATION: 654' AMSL (NAVD 88)

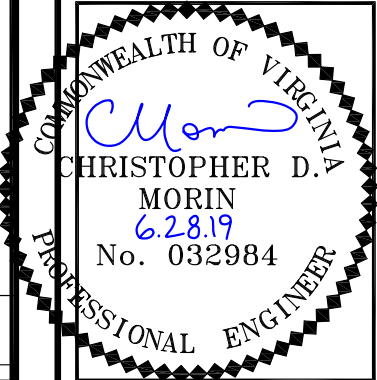
CODES: VIRGINIA UNIFORM STATEWIDE BUILDING CODE (VUSBC 2012), NEC 2011

EMERGENCY INFO:  
 JURISDICTION: CLARKE COUNTY  
 LOCAL FIRE & RESCUE: (540) 955-1110  
 LOCAL POLICE: (540) 955-5152

BUILDING OFFICIAL CONTACT:  
 NAME: JAMIE ROYSTON  
 ADDRESS: 101 CHALMERS CT #B BERRYVILLE, VA 22611  
 PHONE NO.: (540) 955-5112

**DRAWING INDEX**

SHEET NUMBER	DESCRIPTION
T-1	TITLE SHEET
4 SHEETS	SITE SURVEY
A-0	EXISTING SITE PLAN
A-0A	EXISTING SITE PLAN - SETBACKS
A-0B	EXISTING SITE PLAN - DISTANCES
A-0C	EXISTING SITE PLAN - EXISTING TREE COVERAGE
A-0D	EXISTING SITE PLAN - STRUCTURES W/IN 2,000 FT.
A-0E	EXISTING SITE PLAN - PCTDA PLAN
A-1A	COMPOUND PLAN - EXISTING
A-1B	COMPOUND PLAN - PROPOSED
A-2A	TOWER ELEVATION (EXISTING)
A-2B	TOWER ELEVATION (PROPOSED)
A-3	PROPOSED T-MOBILE ANTENNA MOUNT DETAILS
A-4	PROPOSED T-MOBILE ANTENNA MOUNT DETAILS
A-5	PROPOSED AT&T ANTENNA MOUNT DETAILS
A-6	PROPOSED AT&T ANTENNA MOUNT DETAILS
A-7	SITE ENTRANCE PLAN & DETAILS
A-8	SIGHT DISTANCE PLAN & PROFILE
A-9	ENTRANCE GRADING PLAN & PROFILE
A-10	SITE ENTRANCE MODIFICATION-SECTIONS
A-11	SITE ENTRANCE MODIFICATION-SECTIONS
A-12	VDOT TEMPORARY TRAFFIC CONTROLS
A-13	VDOT STANDARD COMMERCIAL ENTRANCE DETAIL
A-14	VDOT STANDARD COMMERCIAL ENTRANCE DETAIL
A-15	VDOT STANDARD DETAIL
A-16	SILT FENCE DETAIL & NOTES
A-17	TEMPORARY CONSTRUCTION ENTRANCE DETAIL
L-1	LANDSCAPING PLAN
SP-1	GENERAL NOTES



NO.	DATE	DESCRIPTION	BY	ACT
1	03-01-19	PRELIMINARY ZONING DRAWINGS		
2	03-05-19	FINAL ZONING DRAWINGS		
3	04-23-19	ADDITIONS TO ZONING DRAWINGS		
4	05-29-19	95' TOWER SETBACK		
5	06-07-19	92' TOWER FALL ZONE		
6	06-19-19	CLIENT COMMENTS		
7	06-28-19	VDOT SUBMISSION		

DRAWN BY: **AGT**  
 CHECKED BY: **BMQ**  
 DRAWING DATE: **06-28-19**

CARRIER'S NAME

SITE NUMBER:  
 SITE NAME:

SITE NAME

**VANKEUREN - PARIS**

BUSINESS UNIT NUMBER

**828704**

SITE ADDRESS

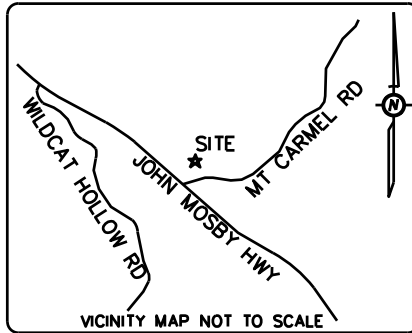
**653 MOUNT CARMEL RD.**  
**PARIS, VA 20130**

SHEET TITLE

**TITLE SHEET**

SHEET NUMBER

PROJECT INFORMATION	SITE MANAGER	CONSTRUCTION MANAGER	ZONING MANAGER	RF ENGINEER	PROJECT MANAGER
ZONING DRAWINGS TO REPLACE AN EXISTING 82-9" STEALTH POLE WITH A 185' MONOPOLE	NAME: _____ DATE: _____	NAME: _____ DATE: _____	NAME: _____ DATE: _____	NAME: _____ DATE: _____	NAME: _____ DATE: _____



NOTE: TOWER EASEMENT & ACCESS/UTILITY EASEMENT ARE SURROUNDED ON ALL SIDES BY TREES.

**PARENT PARCEL INFORMATION:**  
 OWNER: EDWARD BRUCE VAN KEUREN  
 130 MOUNT CARMEL ROAD, PARIS, VA  
 TAX ID 39-A-74  
 DEED BOOK 41, PAGE 558, &  
 DEED BOOK 61 PAGE 447

**FAA 1-A INFORMATION: (PROPOSED TOWER)**

LATITUDE: 39° 01' 53.38" N. +/- 20'  
 LONGITUDE: 77° 58' 57.10" W. +/- 20'  
 GROUND ELEVATION AT BASE OF TOWER:  
 655.3' +/- 3' NAVD, 1988

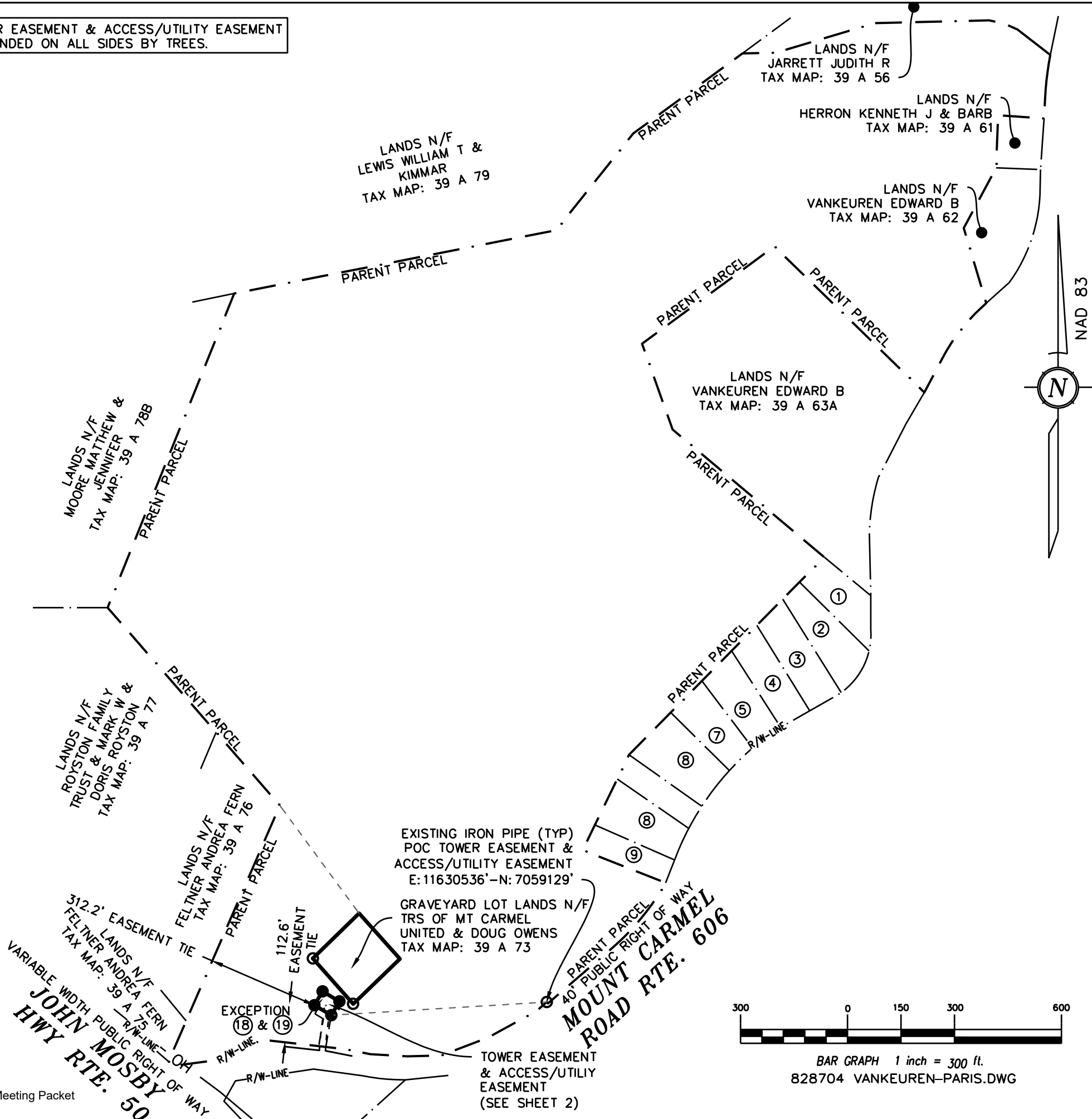
ZONING: N/A

THIS PARCEL OF LAND LIES WITHIN FLOOD ZONE X WHICH IS NOT A SPECIAL FLOOD HAZARD AREA AS PER F.I.R.M. PANEL NUMBER: 51043C0161D EFFECTIVE DATE: 09/28/2007

**LEGEND**

- : SET 5/8" REBAR, OR AS NOTED.
- : FOUND 1/2" REBAR, OR AS NOTED.
- : FOUND MONUMENT, OR AS NOTED.
- (---) : RECORD DESCRIPTION DATA.
- P.O.T. : POINT OF TERMINUS.
- P.O.B. : POINT OF BEGINNING.
- P.O.C. : POINT OF COMMENCEMENT.
- : FENCE AS NOTED.
- OH : OVER HEAD UTILITY LINES.
- ⊙ : WOOD UTILITY POLE.
- E : ELECTRIC TRANSFORMER.
- T : TELCO PEDESTAL.
- ⊕ : HAND HOLE.
- N/A : NOT AVAILABLE
- ▼ : FLOOD LIGHT

AREA	SQUARE FEET	ACRE
PARENT PARCEL	3,714,335	85.26
TOWER EASEMENT	2,475	0.06
TOWER COMPOUND	980	0.02
ACCESS/UTILITY EASEMENT	2,371	0.05



**EASEMENT SURVEY**

PREPARED FOR  
  
 2000 CORPORATE DR, CANONSBURG, PA 15317

**SITE: VANKEUREN-PARIS**  
**BUN: 828704**  
**ADDRESS: 130 MOUNT CARMEL ROAD, PARIS, VA 20130 CLARKE COUNTY**

NATIONAL SURVEY SERVICES COORDINATION BY:

**GEOLINE SURVEYING, INC.**  
 13430 NW 104th Terrace, Suite A Alachua, FL 32615  
 Office: (386) 418-0500 Fax: (386) 462-9986  
 WWW.GEOLINEINC.COM

SURVEY WORK PERFORMED BY:

**JONATHAN MURPHY**  
 Professional Land Surveying  
 10505 Leafwood Place (919) 280-8189  
 Raleigh NC 27613 FAX 995-9616  
 E-MAIL : roleigh@murphygeomatics.com FIRM C-2757

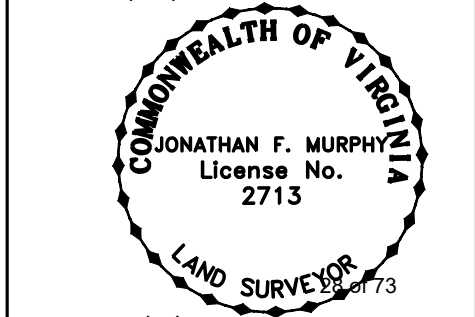
**SURVEYOR'S NOTES**

1. BASIS OF BEARING: VA GRID NORTH ZONE NAD83
2. NO SUBSURFACE INVESTIGATION WAS PERFORMED TO LOCATE UNDERGROUND UTILITIES. UTILITIES SHOWN HEREON ARE LIMITED TO AND ARE PER OBSERVED EVIDENCE ONLY.
3. THIS SURVEY DOES NOT REPRESENT A BOUNDARY SURVEY OF THE PARENT PARCEL.
4. ALL VISIBLE TELECOM EQUIPMENT AND IMPROVEMENTS ARE CONTAINED WITHIN THE DESCRIBED AREA.
5. ALL SYMBOLS SHOWN HEREON NOT DEPICTED TO SCALE.

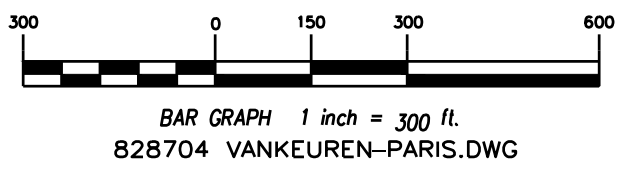
**SURVEYOR'S CERTIFICATION**

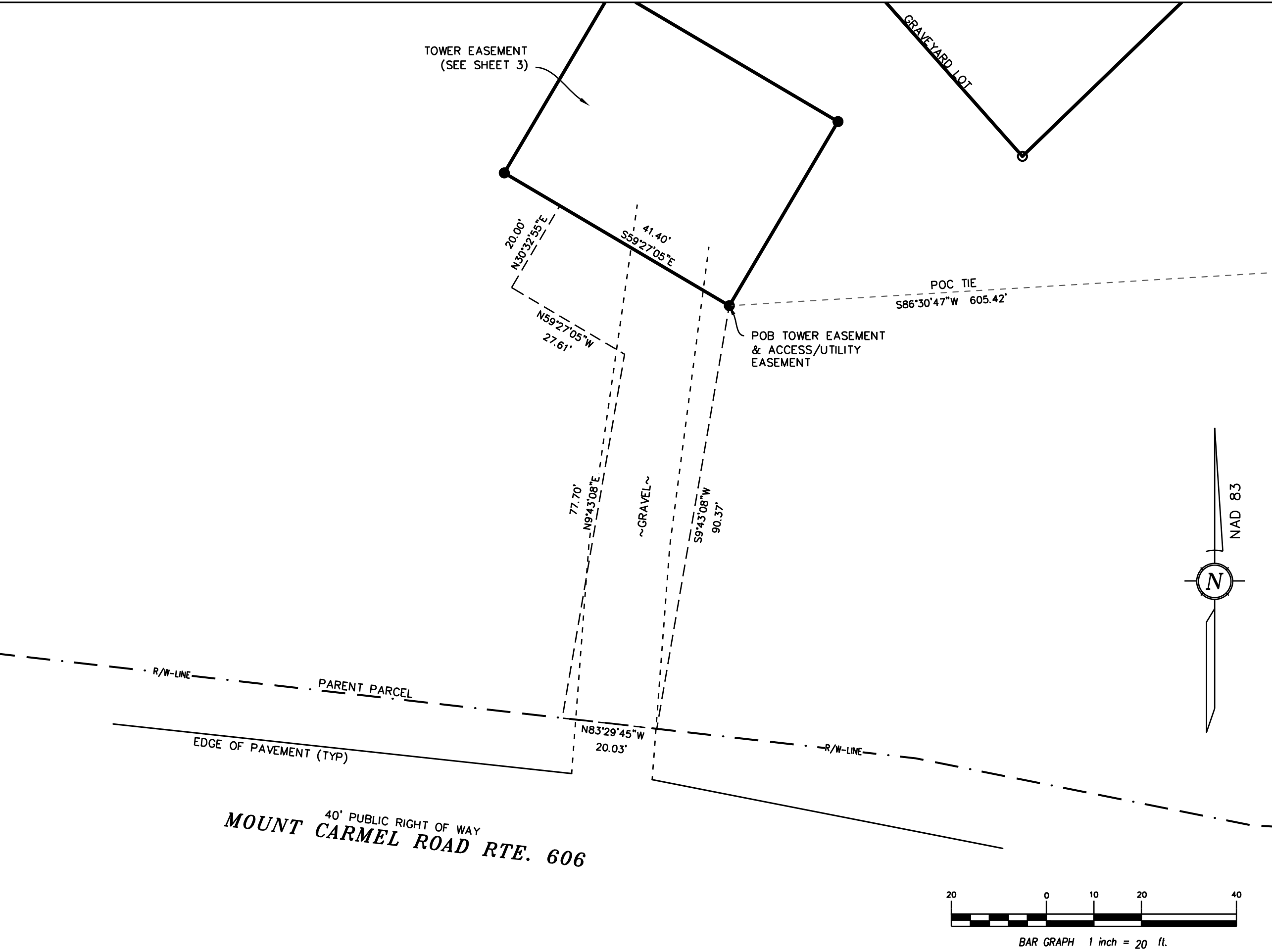
I HEREBY CERTIFY TO:  
 CROWN CASTLE AND OLD REPUBLIC  
 NATIONAL TITLE INSURANCE COMPANY

MURPHY GEOMATICS  
  
 JONATHAN MURPHY  
 LAND SURVEYOR - 2713  
 DATE: 03/12/2019



FIELD DATE: 01/21/2019





**EASEMENT SURVEY**

PREPARED FOR  
  
 2000 CORPORATE DR, CANONSBURG, PA 15317

**SITE: VANKEUREN-PARIS**  
**BUN: 828704**  
**ADDRESS: 130 MOUNT CARMEL ROAD,**  
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**CLARKE COUNTY**


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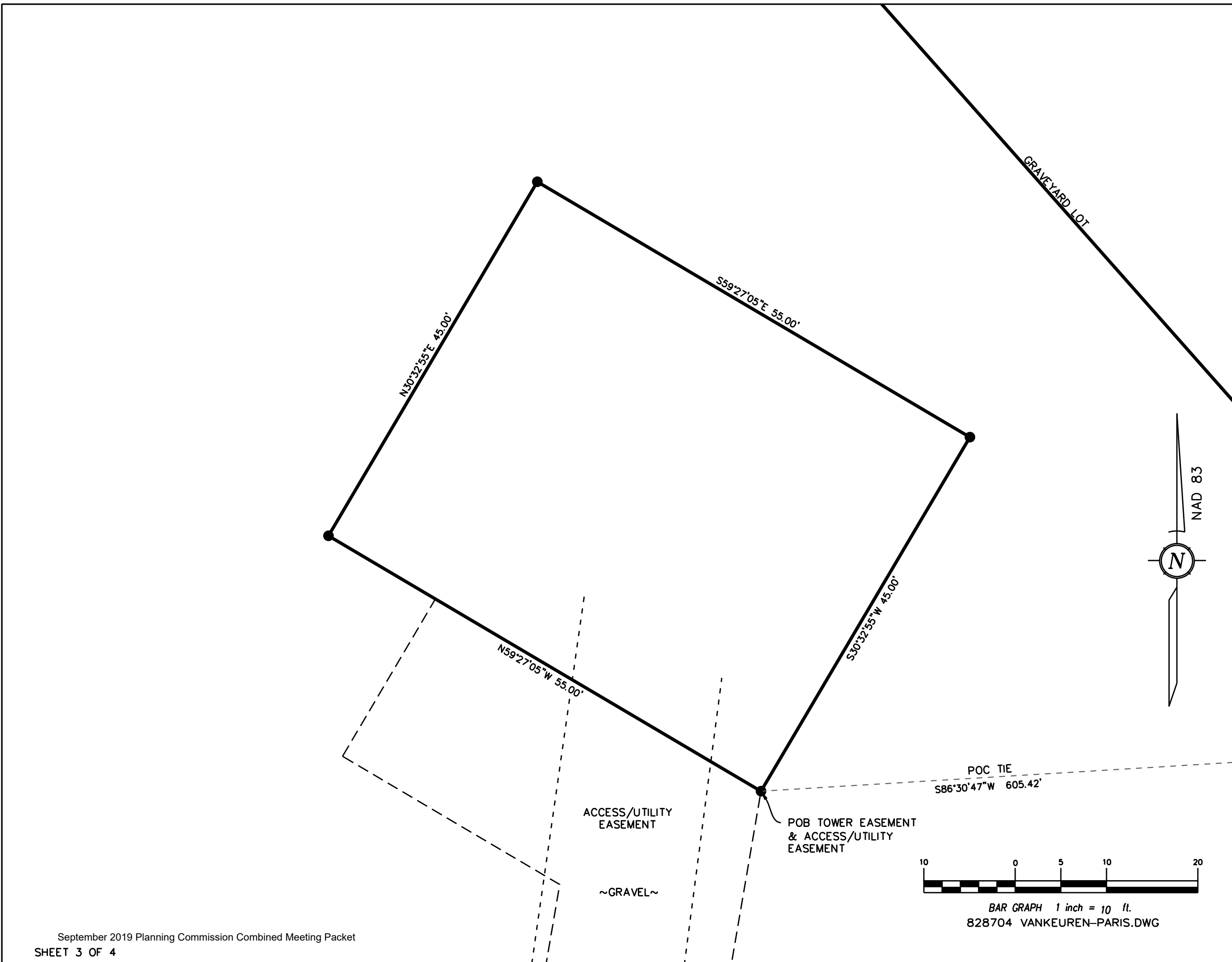
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  3. THIS SURVEY DOES NOT REPRESENT A BOUNDARY SURVEY OF THE PARENT PARCEL.
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  5. ALL SYMBOLS SHOWN HEREON NOT DEPICTED TO SCALE.

**SURVEYOR'S CERTIFICATION**  
 I HEREBY CERTIFY TO:  
 CROWN CASTLE AND OLD REPUBLIC  
 NATIONAL TITLE INSURANCE COMPANY


MURPHY GEOMATICS  
  
 JONATHAN MURPHY  
 LAND SURVEYOR - 2713  
 DATE: 03/12/2019



BAR GRAPH 1 inch = 20 ft.  
 828704 VANKEUREN-PARIS.DWG



**EASEMENT SURVEY**

PREPARED FOR  
  
 2000 CORPORATE DR, CANONSBURG, PA 15317

**SITE: VANKEUREN-PARIS**  
**BUN: 828704**  
**ADDRESS: 130 MOUNT CARMEL ROAD,**  
**PARIS, VA 20130**  
**CLARKE COUNTY**

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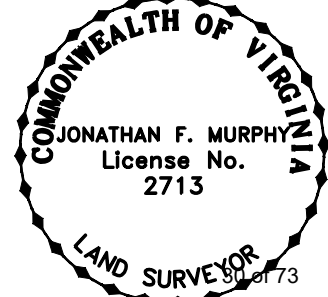
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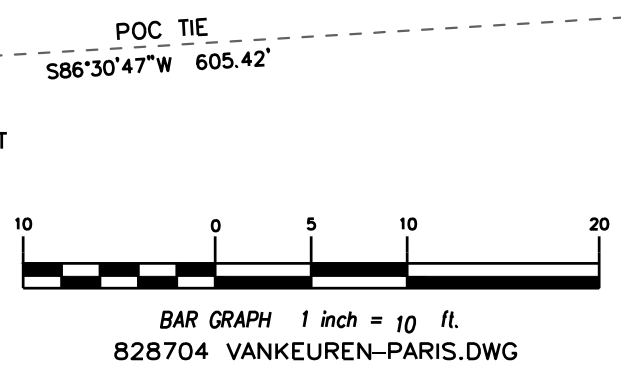
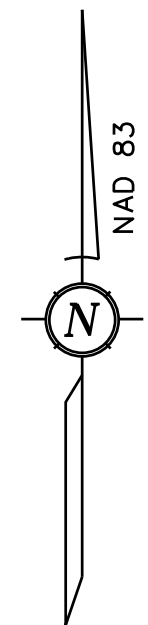
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**SURVEYOR'S CERTIFICATION**  
 I HEREBY CERTIFY TO:  
 CROWN CASTLE AND OLD REPUBLIC  
 NATIONAL TITLE INSURANCE COMPANY

MURPHY GEOMATICS  
  
 JONATHAN MURPHY  
 LAND SURVEYOR - 2713  
 DATE: 03/12/2019

  
 FIELD DATE: 01/21/2019



ACCESS/UTILITY EASEMENT

POB TOWER EASEMENT & ACCESS/UTILITY EASEMENT

~GRAVEL~

**LEGAL DESCRIPTION: TOWER EASEMENT (CREATED BY THIS OFFICE)**

A PORTION OF ALL THAT CERTAIN PARCEL OF LAND LYING IN THE UNINCORPORATED COMMUNITY OF PARIS, COUNTY OF CLARKE, STATE OF VIRGINIA, DESCRIBED IN DEED BOOK 41, PAGE 558, & DEED BOOK 61 PAGE 447, FURTHER DESCRIBED AS: COMMENCING FROM AN EXISTING IRON PIPE, FOUND ON A SOUTHERN PROPERTY LINE OF SAID PROPERTY, ALSO LYING ON THE NORTHERN RIGHT OF WAY OF MOUNT CARMEL ROAD ROUTE 606, AND HAVING VIRGINIA (NORTH ZONE) STATE PLANE COORDINATES E:11630536' -AND- N: 7059129'; THENCE, S 86° 30' 47" W FOR A DISTANCE OF 605.42 TO THE POINT OF BEGINNING; THENCE, N 59° 27' 05" W FOR A DISTANCE OF 55.00 FEET TO A POINT; THENCE, N 30° 32' 55" E FOR A DISTANCE OF 45.00 FEET TO A POINT; THENCE, S 59° 27' 05" E FOR A DISTANCE OF 55.00 FEET TO A POINT; THENCE, S 30° 32' 55" W FOR A DISTANCE OF 45.00 FEET TO THE POINT OF BEGINNING, CONTAINING 2,475 SQFT -OR- 0.06 ACRES.

**LEGAL DESCRIPTION: ACCESS/UTILITY EASEMENT (CREATED BY THIS OFFICE)**

A PORTION OF ALL THAT CERTAIN PARCEL OF LAND LYING IN THE UNINCORPORATED COMMUNITY OF PARIS, COUNTY OF CLARKE, STATE OF VIRGINIA, DESCRIBED IN DEED BOOK 41, PAGE 558, & DEED BOOK 61 PAGE 447, FURTHER DESCRIBED AS: COMMENCING FROM AN EXISTING IRON PIPE, FOUND ON A SOUTHERN PROPERTY LINE OF SAID PROPERTY, ALSO LYING ON THE NORTHERN RIGHT OF WAY OF MOUNT CARMEL ROAD ROUTE 606, AND HAVING VIRGINIA (NORTH ZONE) STATE PLANE COORDINATES E:11630536' -AND- N: 7059129'; THENCE, S 86° 30' 47" W FOR A DISTANCE OF 605.42 TO A POINT ON AN EXISTING 2,475 TOWER EASEMENT, ALSO BEING THE POINT OF BEGINNING; THENCE, DEPARTING SAID TOWER EASEMENT, S 09° 43' 08" W FOR A DISTANCE OF 90.37 FEET TO A POINT ON THE PUBLIC RIGHT OF WAY OF MOUNT CARMEL ROAD ROUTE 606, A DEDICATED PUBLIC RIGHT OF WAY; THENCE, ALONG SAID RIGHT OF WAY, N 83° 29' 45" W FOR A DISTANCE OF 20.03 FEET TO A POINT; THENCE, DEPARTING SAID RIGHT OF WAY, N 09° 43' 08" E FOR A DISTANCE OF 77.70 FEET TO A POINT; THENCE, N 59° 27' 05" W FOR A DISTANCE OF 27.61 FEET TO A POINT; THENCE, N 30° 32' 55" E FOR A DISTANCE OF 20.00 FEET TO A POINT THE PREVIOUSLY MENTIONED TOWER EASEMENT; THENCE, ALONG SAID TOWER EASEMENT, S 59° 27' 05" E FOR A DISTANCE OF 41.40 FEET TO THE POINT OF BEGINNING, CONTAINING 2,371 SQFT -OR- 0.05 ACRES.

**LEGAL DESCRIPTION: PARENT PARCEL (AS PROVIDED)**

SITUATED IN THE COUNTY OF CLARKE, STATE OF VIRGINIA:

**PARENT PARCEL:**

THE TRACT OF LAND SHOWN ON THE ATTACHED PLAT, LOCATED ON THE NORTH SIDE OF US ROUTE NO. 50, JOHN MOSBY HIGHWAY, AND ON THE EAST AND WEST SIDES OF ROUTE NO. 606, MOUNT CARMEL ROAD, ABOUT 4 MILES SOUTHEAST OF MILLWOOD, AND SITUATE IN CHAPEL MAGISTERIAL DISTRICT, CLARKE COUNTY, VIRGINIA, IS BOUNDED AS FOLLOWS:

BEGINNING AT AN IRON ROD FOUND IN THE CENTERLINE OF AN OLD ROAD BED, A CURRIER TO THOMAS IN THE NORTHERN LINE OF US ROUTE NO. 50; THENCE WITH THE NORTHERN LINE OF US ROUTE NO. 50 FOR THE FOLLOWING THREE COURSES: NORTH 41° 40' 15" WEST 144.75 FEET :O A CONCRETE HIGHWAY MONUMENT; THENCE NORTH 14° 57' 47" WEST 5524 FEET TO A CONCRETE HIGHWAY MONUMENT; THENCE NORTH 36° 02' 26" WEST 10033 FEET TO A CONCRETE HIGHWAY MONUMENT AT THE INTERSECTION OF THE NORTHERN LINE OF 1.35 ROUTE RM. 50 AND THE EASTERN LINE OF THE CONNECTION OF ROUTE NO. 606; THENCE WITH THE EASTERN LINE OF THE CONNECTION OF ROUTE NO. 606 FOR THE FOLLOWING FOUR COURSES: NORTH 36° 47' 03" EAST 6536 FEET TO A CONCRETE HIGHWAY MONUMENT; THENCE NORTH 88° 49' 18" EAST 221.60 FEET TO A CONCRETE HIGHWAY MONUMENT; THENCE SOUTH 74° 52' 37" EAST 137.50 FEET TO A CONCRETE HIGHWAY MONUMENT; THENCE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 597.96 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 77° 07' 37" EAST 121.85 FEET FOR AN ARC LENGTH OF 122.07 FEET TO AN IRON ROD FOUND IN THE EASTERN LINE OF THE CONNECTION OF ROUTE NO. 606, A CORNER TO THOMAS IN AN OLD ROAD BED; THENCE WITH THOMAS AND GENERALLY FOLLOWING THE OLD ROAD BED SOUTH 55° 24' 2.2" WEST 416.25 FEET TO THE POINT OF BEGINNING.

BEGINNING AT AN IRON ROD SET IN THE WESTERN LINE OF ROUTE NO. 606, A CORNER TO VAN KEUREN (TM 39-A-63A); THENCE WITH VAN KEUREN (TM 39-A-63A) FOR THE FOLLOWING FOUR COURSES: NORTH 38° 22' 05" WEST 586.91 FEET TO AN IRON ROD SET; THENCE SOUTH 61° 05' 55" WEST 460.60 FEET TO AN IRON ROD SET; THENCE SOUTH 12° 12' 05" EAST 255.40 FEET TO AN IRON ROD SET; THENCE SOUTH 42° 31' 05" EAST 555.70 FEET TO AN IRON ROD SET IN THE LINE OF VAN KEUREN (TM 39-A-63A), A CORNER TO VAN KEUREN (TM 39B-1-1), THENCE WITH VAN KEUREN (TM 39B-1-1 THROUGH 9) FOR THE FOLLOWING THREE COURSES: SOUTH 52° 03' 15" WEST 778.89 FEET TO AN ISM ROD SET, THENCE SOUTH 33° 19' 05" WEST 297.44 FEET TO AN IRON ROD SET; THENCE SOUTH 61° 04' 55" EAST 250.00 FEET TO AN IRON ROD SET, A CORNER TO VAN KEUREN (TM 39B-1-9) IN THE WESTERN LINE OF ROUTE NO. 606; THENCE WITH THE WESTERN LINE OF ROUTE NO. 606 FOR THE FOLLOWING TWO COURSES: WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 705.00 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 46° ST 3 1" WEST 239.61 FEET FOR AN ARC LENGTH OF 240.78 FEET; THENCE SOUTH 56° 40' 33" WEST 234.65 FEET TO THE POINT OF INTERSECTION OF THE WESTERN LINE OF ROUTE NO 606 AND THE WESTERN LINE OF THE CONNECTION OF ROUTE NO 606; THENCE WITH THE WESTERN LINE OF THE CONNECTION OF ROUTE NO. 606 FOR THE FOLLOWING TEN COURSES: NORTH 33° 12' 53" WEST 5.00 FEET TO A CONCRETE HIGHWAY MONUMENT THENCE SOUTH 56° 16' 29" WEST 37.48 FEET TO A CONCRETE HIGHWAY MONUMENT; THENCE SOUTH 68° 36' 07" WEST 154.13 FEET TO A CONCRETE HIGHWAY MONUMENT; THENCE SOUTH 76° 24' 26" WEST 141.76 FEET TO A CONCRETE HIGHWAY MONUMENT; THENCE NORTH 84° 02' 01" WEST 95.28 FEET TO A POINT; THENCE NORTH 79° 20' 55" WEST 103.61 FEET TO A CONCRETE HIGHWAY MONUMENT MACE NORTH 71° 18' 39" WEST 72.06 FEET TO A CONCRETE HIGHWAY MONUMENT; THENCE NORTH 76° 05' 34" WEST 23332 FEET TO A CONCRETE HIGHWAY MONUMENT; THENCE SOUTH 75° 15' 13" WEST 157.33 FEET TO A CONCRETE HIGHWAY MONUMENT; THENCE SOUTH 89° 52' 57" WEST 105.25 FEET TO A CONCRETE HIGHWAY MONUMENT AT THE INTERSECTION OF THE WESTERN LINE OF THE CONNECTION OF ROUTE NO. 606 AND THE NORTHERN LINE OF US ROUTE NO. 50; THENCE WITH THE NORTHERN LINE OF US ROUTE NO. 50 NORTH 41° 44' 02" WEST 18.42 FEET TO AN IRON ROD FOUND IN THE NORTHERN LINE OF US ROUTE NO. 50, A CORNER TO FELTNER MEL 39-A-75); THENCE WITH FELTNER (TM 34-A-75) AND WITH FELTNER (TM 39-A-76) NORTH 30° 55' 11" EAST 78186 FEET TO AN IRON PIPE FOUND; THENCE CONTINUING WITH FELTNER (TM 39-A-76) AND WITH ROYSTON FAMILY TRUST NORTH 33° 38' 24" WEST 735.52 FEET TO AN IRON PIPE FOUND; THENCE CONTINUING WITH ROYSTON FATALLY TRUST NORTH 29° 21' 14" EAST 949.67 FEET TO AN IRON ROD FOUND, ET CORNER TO ROYSTON FAMILY TRUST IN THE LINE OF LEWIS; THENCE WITH LEWIS FOR THE FOLLOWING THREE COURSES:

THENCE WITH LEWIS FOR THE FOLLOWING THREE COURSES: NORTH 86° 16' 59" EAST 920.20 FEET TO AN IRON ROD SET; THENCE NORTH 45° 57' 59" EAST 347.00 FEET TO A BLAZED 14" RED OAK; THENCE NORTH 61° 10' 48" EAST 379.41 FEET TO AN IRON ROD SET IN THE LINE OF LEWIS, A CORNER TO JARRETT IN AN ACCESS DRIVE OR ROAD; THENCE WITH JARRETT AND GENERALLY FOLLOWING THE CENTERLINE OF THE ACCESS DRIVE FOR THE FOLLOWING SIX COURSES; SOUTH 83° 51' 24" EAST 93.58 FEET; THENCE NORTH 80° 46' 11" EAST 289.92 FEET; THENCE SOUTH 83° 59' 01" EAST 320.64 FEET; THENCE SOUTH 70° 27' 24" EAST 43.77 FEET; THENCE SOUTH 58° 15' 47" EAST 40.34 FEET; THENCE SOUTH 44° 57' 15" EAST 116.31 FEET TO A POINT IN THE CENTERLINE OF THE ACCESS DRIVE, A CORNER TO JARRETT IN THE WESTERN LINE OF ROUTE NO. 606; THENCE WITH THE WESTERN LINE OF ROUTE NO. 606 FOR THE FOLLOWING TWO COURSES: WITH A CURVE TO THE LEFT HAVING A RADIUS OF 865.00 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 14° 17' 51" WEST 120.91 FEET FOR AN ARC LENGTH OF 121.01 FEET; THENCE SOUTH 10° 17' 23" WEST 58.29 FEET TO A POINT IN THE WESTERN LINE OF ROUTE NO. 606, A CORNER TO HERRON; THENCE WITH HERRON FOR THE FOLLOWING TWO COURSES: NORTH 78- 35' 40" WEST PASSING OVER AN IRON PIPE FOUND AT 1.84 FEET FOR A TOTAL DISTANCE OF 129.29 FEET TO AN IRON PIPE FOUND; THENCE SOUTH 09°36' 14" WEST 147.51 FEET TO AN IRON PIPE FOUND, A CORNER TO HERRON AND VAN KEUREN (TM 39-A-62); THENCE WITH VAN KEUREN (TM 39-A-62) FOR THE FOLLOWING TWO COURSES: SOUTH 35° 38' 09" WEST 191.84 FEET TO AN IRON ROD SET; THENCE SOUTH 09° 16' 51" EAST PASSING OVER AN IRON PIPE FOUND AT 218.68 FEET FOR A TOTAL DISTANCE OF 219.67 FEET TO A POINT, A CORNER TO VAN KEUREN (TM 39-A-62) IN THE WESTERN LINE OF ROUTE NO. 606; THENCE WITH THE WESTERN LINE OF ROUTE NO. 606 FOR THE FOLLOWING THREE COURSES: SOUTH 54° 41' 05" WEST 20.55 FEET; THENCE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 520.00 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 44° 59' 01" WEST 175.25 FEET FOR AN ARC LENGTH OF 176.09 FEET; THENCE SOUTH 35° 16' 57" WEST 110.28 FEET TO THE POINT OF BEGINNING.

TAX I.D. NUMBER: 39-A-74

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO BRUCE E. VANKEUREN, GRANTEE, FROM ELLEN I. VANKEUREN, GRANTOR, BY DEED RECORDED 05/31/1961, AS BOOK 61, PAGE 447 OF THE CLARKE COUNTY RECORDS.

SURVEYORS REVIEW OF OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. 01-19005311-01T COMMITMENT DATE: 02/04/2019 AT 7:00 AM

1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I--REQUIREMENTS ARE MET. -STANDARD EXCEPTION

2 FACTS WHICH WOULD BE DISCLOSED BY A COMPREHENSIVE SURVEY OF THE PREMISES HEREIN DESCRIBED. -STANDARD EXCEPTION

3 RIGHTS OR CLAIMS OF PARTIES IN POSSESSION. -STANDARD EXCEPTION

4. MECHANICS', CONTRACTORS' OR MATERIAL MEN'S LIENS AND LIEN CLAIMS, IF ANY, WHERE NO NOTICE THEREOF APPEARS OF RECORD. -STANDARD EXCEPTION

5 ANY CHANGES IN TITLE OCCURRING SUBSEQUENT TO THE EFFECTIVE DATE OF THIS COMMITMENT AND PRIOR TO THE DATE OF ISSUANCE OF THE TITLE POLICY. -STANDARD EXCEPTION

6 DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH MATTERS VIOLATE 42 USC 3604(C). NOTE: THE POLICY ISSUED HEREUNDER WILL INSURE AGAINST LOSS OR DAMAGE ARISING FROM THE PROVISIONS OF THE REFERENCED COVENANTS, CONDITIONS OR RESTRICTIONS UNDER WHICH THE LIEN OF THE INSURED MORTGAGE CAN BE EXTINGUISHED, SUBORDINATED, OR IMPAIRED. -STANDARD EXCEPTION

7 QUANTITY OF ACREAGE/SQUARE FOOTAGE AS SET FORTH IN SCHEDULE A, IF ANY. -STANDARD EXCEPTION

8. TAXES AND SPECIAL ASSESSMENTS FOR CURRENT TAX YEAR AND ALL SUBSEQUENT YEARS. -STANDARD EXCEPTION

9. RIGHT OF WAY IN FAVOR OF NORTHERN VIRGINIA POWER COMPANY, RECORDED 12/11/1952, AS BOOK 42, PAGE 513 OF THE CLARKE COUNTY RECORDS. -AFFECTS PARENT PARCEL, EXCEPTION IS BLANKET IN NATURE

10. RIGHT OF WAY AGREEMENT IN FAVOR OF AMERICAN TELEPHONE AND TELEGRAPH COMPANY OF VIRGINIA, RECORDED 04/19/1957, AS BOOK 51, PAGE 72 OF THE CLARKE COUNTY RECORDS. -AFFECTS PARENT PARCEL, UNABLE TO PLOT NO DESCRIPTION PROVIDED

11. RIGHT OF WAY AGREEMENT IN FAVOR OF NORTHERN VIRGINIA POWER COMPANY, RECORDED 03/22/1961 IN BOOK 61, PAGE 157 OF CLARKE COUNTY RECORDS. -AFFECTS PARENT PARCEL, UNABLE TO PLOT NO DESCRIPTION PROVIDED

12. RIGHT OF WAY AGREEMENT IN FAVOR OF NORTHERN VIRGINIA POWER COMPANY, RECORDED 08/15/1961 IN BOOK 62, PAGE 190 OF CLARKE COUNTY RECORDS. -AFFECTS PARENT PARCEL, UNABLE TO PLOT NO DESCRIPTION PROVIDED

13. RIGHT OF WAY AGREEMENT IN FAVOR OF THE NORTHERN VIRGINIA POWER COMPANY, RECORDED 09/29/1965 IN BOOK 74, PAGE 43 OF CLARKE COUNTY RECORDS. -AFFECTS PARENT PARCEL, UNABLE TO PLOT NO DESCRIPTION PROVIDED

14. CERTIFICATE OF TAKING IN FAVOR OF STATE HIGHWAY COMMISSIONER OF VIRGINIA, RECORDED 07/13/1973, AS BOOK 101, PAGE 698 OF THE CLARKE COUNTY RECORDS. -AFFECTS PARENT PARCEL, UNABLE TO PLOT NO DESCRIPTION PROVIDED

15. DECLARATION OF RESTRICTIVE COVENANT, RECORDED 10/16/2003, IN BOOK 391, PAGE 864 OF THE CLARKE COUNTY RECORDS. -AFFECTS PARENT PARCEL, UNABLE TO PLOT NO DESCRIPTION PROVIDED

16. RIGHT OF WAY AGREEMENT IN FAVOR OF THE POTOMAC EDISON COMPANY, RECORDED 12/01/2003 IN BOOK 394, PAGE 937 OF CLARKE COUNTY RECORDS. -AFFECTS PARENT PARCEL, UNABLE TO PLOT NO DESCRIPTION PROVIDED

17. MEMORANDUM OF LEASE BY AND BETWEEN EDWARD BRUCE VAN KEUREN, LANDLORD AND OMNIPONT COMMUNICATIONS CAP OPERATIONS, LLC, TENANT, RECORDED 09/29/2004 AS BOOK 416, PAGE 186 OF THE CLARKE COUNTY RECORDS. -AFFECTS PARENT PARCEL, UNABLE TO PLOT NO DESCRIPTION PROVIDED

18. MEMORANDUM OF LAND LEASE AGREEMENT BY AND BETWEEN EDWARD VAN KEUREN, LESSOR(S) AND WASHINGTON, D.C. SMSA LIMITED PARTNERSHIP DBA VERIZON WIRELESS, LESSEE(S), RECORDED 12/06/2006 AS BOOK 471, PAGE 324 OF THE CLARKE COUNTY RECORDS. -AFFECTS PARENT PARCEL, TOWER EASEMENT SHOWN ON SURVEY

19. WIRELESS COMMUNICATION EASEMENT AND ASSIGNMENT AGREEMENT IN FAVOR OF T2 UNISON SITE MANAGEMENT LLC, RECORDED 08/28/2007, AS BOOK 486, PAGE 105 OF THE CLARKE COUNTY RECORDS. -AFFECTS PARENT PARCEL, COMMUNICATION EASEMENT SHOWN ON SURVEY

20. MEMORANDUM OF MASTER PREPAID LEASE AND MANAGEMENT AGREEMENT BY AND BETWEEN T MOBILE USA TOWER LLC, LESSOR(S) AND CCTMO LLC, RECORDED 03/27/2014 AS BOOK 575, PAGE 322 OF THE CLARKE COUNTY RECORDS. -AFFECTS PARENT PARCEL, UNABLE TO PLOT NO DESCRIPTION PROVIDED

**EASEMENT SURVEY**

PREPARED FOR



2000 CORPORATE DR, CANONSBURG, PA 15317

**SITE: VANKEUREN-PARIS**

**BUN: 828704**

**ADDRESS: 130 MOUNT CARMEL ROAD,  
PARIS, VA 20130  
CLARKE COUNTY**

**NATIONAL SURVEY SERVICES COORDINATION BY:**

**GEOLINE  
SURVEYING, INC.**

13430 NW 104th Terrace, Suite A Alachua, FL 32615  
Office:(386) 418-0500 Fax:(386) 462-9986  
WWW.GEOLINEINC.COM

**SURVEY WORK PERFORMED BY:**

**JONATHAN  
MURPHY**

**Professional Land Surveying**  
10505 Leafwood Place (919) 280-8189  
Raleigh NC 27613 FAX 995-9616  
E-MAIL : roaigh@murphygeomatics.com FIRM C-2757

**SURVEYOR'S NOTES**

- 1. BASIS OF BEARING: VA GRID NORTH ZONE NAD83
- 2. NO SUBSURFACE INVESTIGATION WAS PERFORMED TO LOCATE UNDERGROUND UTILITIES. UTILITIES SHOWN HEREON ARE LIMITED TO AND ARE PER OBSERVED EVIDENCE ONLY.
- 3. THIS SURVEY DOES NOT REPRESENT A BOUNDARY SURVEY OF THE PARENT PARCEL.
- 4. ALL VISIBLE TELECOM EQUIPMENT AND IMPROVEMENTS ARE CONTAINED WITHIN THE DESCRIBED AREA.
- 5. ALL SYMBOLS SHOWN HEREON NOT DEPICTED TO SCALE.

**SURVEYOR'S CERTIFICATION**

I HEREBY CERTIFY TO:  
CROWN CASTLE AND OLD REPUBLIC  
NATIONAL TITLE INSURANCE COMPANY

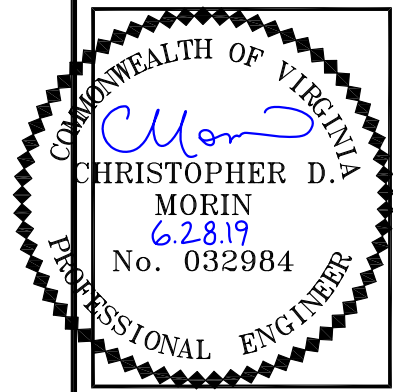
MURPHY GEOMATICS

JONATHAN MURPHY  
LAND SURVEYOR - 2713  
DATE: 03/12/2019



FIELD DATE: 01/21/2019





NO.	DATE	DESCRIPTION	BY
0	03-01-19	PRELIMINARY ZONING DRAWINGS	AGT
1	03-05-19	FINAL ZONING DRAWINGS	AGT
2	04-23-19	ADDITIONS TO ZONING DRAWINGS	AGT
3	05-29-19	95' TOWER SETBACK	AGT
4	06-07-19	92' TOWER FALL ZONE	AGT
5	06-19-19	CLIENT COMMENTS	AGT
6	06-28-19	VDOT SUBMISSION	AGT

DRAWN BY: **AGT**  
 CHECKED BY: **BMQ**  
 DRAWING DATE: **06-28-19**

CARRIER'S NAME

SITE NUMBER:  
 SITE NAME:

SITE NAME  
**VANKEUREN - PARIS**

BUSINESS UNIT NUMBER

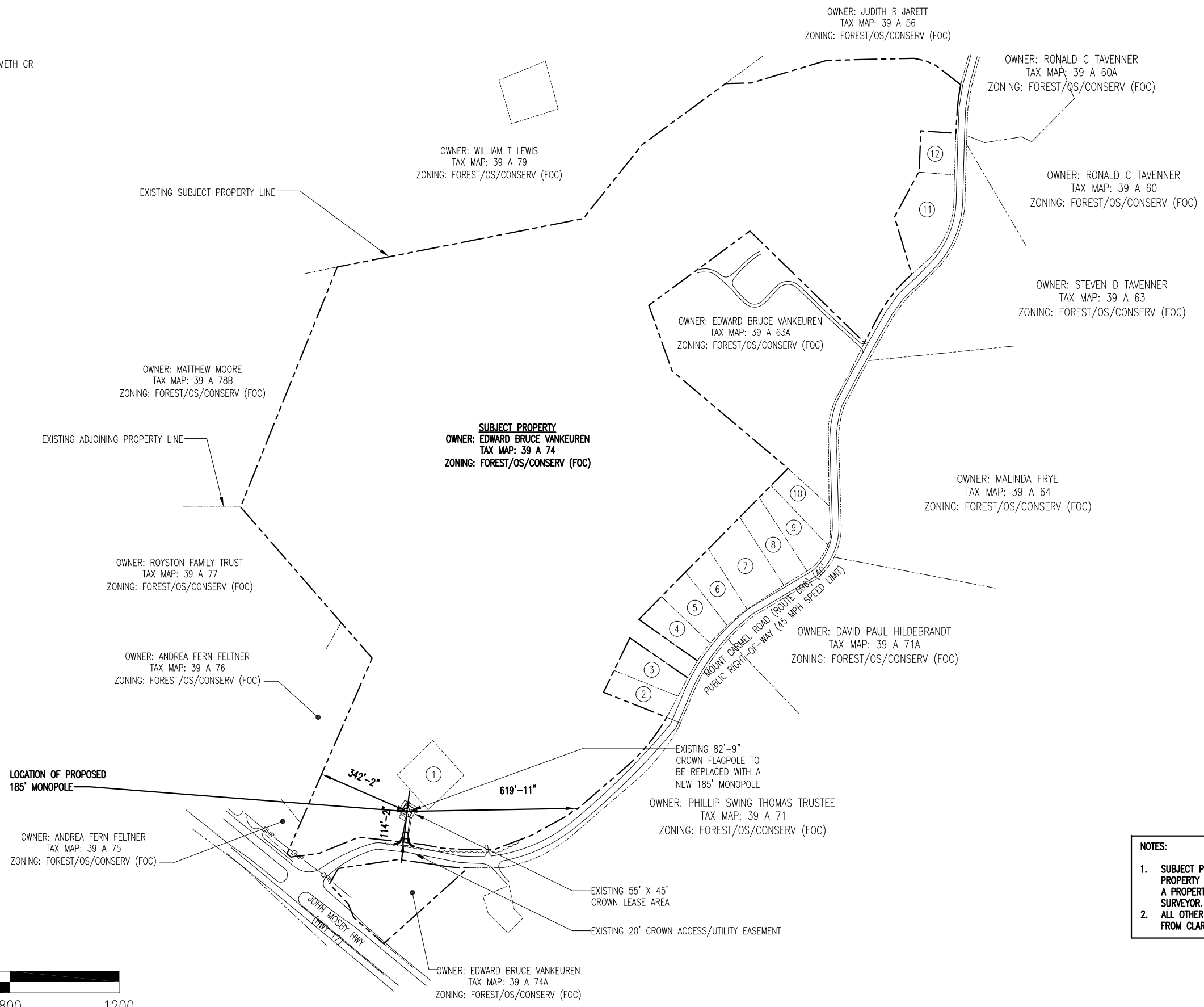
828704

SITE ADDRESS

653 MOUNT CARMEL RD.  
 PARIS, VA 20130

SHEET TITLE  
**EXISTING SITE PLAN-  
 ADJ. PROPERTY INFO**  
 SHEET NUMBER

- ① COMMUNICATION EASEMENT LANDS  
 OWNER: TRS OF MT CARMEL UNITED METH CR  
 TAX MAP: 39 A 73  
 ZONING: FOREST/OS/CONSERV (FOC)
- ② OWNER: EDWARD BRUCE VANKEUREN  
 TAX MAP: 39B 1 9  
 ZONING: FOREST/OS/CONSERV (FOC)
- ③ OWNER: EDWARD BRUCE VANKEUREN  
 TAX MAP: 39B 1 8  
 ZONING: FOREST/OS/CONSERV (FOC)
- ④ OWNER: EDWARD BRUCE VANKEUREN  
 TAX MAP: 39B 1 7  
 ZONING: FOREST/OS/CONSERV (FOC)
- ⑤ OWNER: EDWARD BRUCE VANKEUREN  
 TAX MAP: 39B 1 6  
 ZONING: FOREST/OS/CONSERV (FOC)
- ⑥ OWNER: EDWARD BRUCE VANKEUREN  
 TAX MAP: 39B 1 5  
 ZONING: FOREST/OS/CONSERV (FOC)
- ⑦ OWNER: EDWARD BRUCE VANKEUREN  
 TAX MAP: 39B 1 4  
 ZONING: FOREST/OS/CONSERV (FOC)
- ⑧ OWNER: EDWARD BRUCE VANKEUREN  
 TAX MAP: 39B 1 3  
 ZONING: FOREST/OS/CONSERV (FOC)
- ⑨ OWNER: EDWARD BRUCE VANKEUREN  
 TAX MAP: 39B 1 2  
 ZONING: FOREST/OS/CONSERV (FOC)
- ⑩ OWNER: EDWARD BRUCE VANKEUREN  
 TAX MAP: 39B 1 1  
 ZONING: FOREST/OS/CONSERV (FOC)
- ⑪ OWNER: EDWARD BRUCE VANKEUREN  
 TAX MAP: 39 A 62  
 ZONING: FOREST/OS/CONSERV (FOC)
- ⑫ OWNER: KENETH J HERRON  
 TAX MAP: 39 A 61  
 ZONING: FOREST/OS/CONSERV (FOC)



**NOTES:**

- SUBJECT PROPERTY & ADJOINING PROPERTY LINES WERE OBTAINED FROM A PROPERTY SURVEY BY A LICENSED SURVEYOR.
- ALL OTHER INFORMATION WAS OBTAINED FROM CLARKE COUNTY, VA GIS WEBSITE.

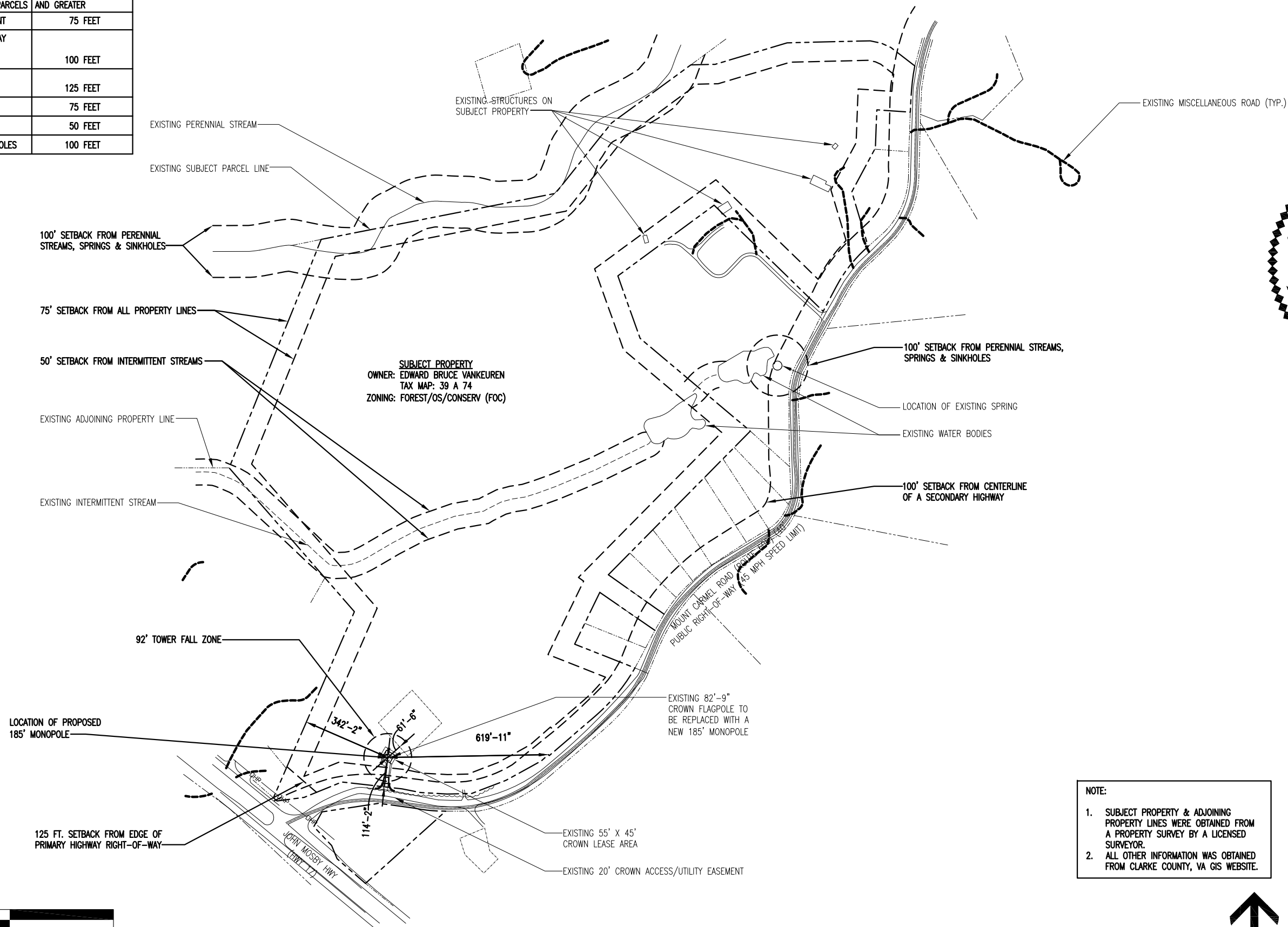


**EXISTING SITE PLAN SHOWING ADJACENT PROPERTY INFORMATION & ZONING**

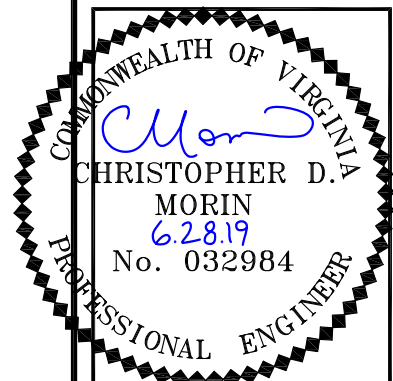
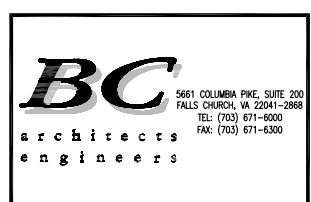
SCALE: 1"=400' (11"X17")  
 1"=200' (24"X36")

1

MINIMUM SETBACK REQUIREMENTS	
MINIMUM SETBACK REQUIREMENTS FOR FORESTAL-OPEN SPACE-CONSERVATION DISTRICT - FOC ZONED PARCELS	PARCELS WITH 20 ACRES AND GREATER
FROM THE EDGE OF A PRIVATE ACCESS EASEMENT	75 FEET
FROM THE CENTERLINE OF A SECONDARY HIGHWAY IF STATE DESIGNATED SCENIC HIGHWAY, ADD 50 FEET ON PARCELS OF 1 ACRE AND GREATER	100 FEET
FROM THE EDGE OF A PRIMARY HIGHWAY RIGHT OF WAY	125 FEET
FROM ALL PROPERTY LINES	75 FEET
FROM INTERMITTENT STREAMS	50 FEET
FROM PERENNIAL STREAMS & SPRINGS & SINKHOLES	100 FEET



**SUBJECT PROPERTY**  
 OWNER: EDWARD BRUCE VANKEUREN  
 TAX MAP: 39 A 74  
 ZONING: FOREST/OS/CONSERV (FOC)



NO.	DATE	DESCRIPTION	BY	ACT	ACT	ACT	ACT	ACT	ACT
1	03-01-19	PRELIMINARY ZONING DRAWINGS							
2	03-05-19	FINAL ZONING DRAWINGS							
3	04-23-19	ADDITIONS TO ZONING DRAWINGS							
4	05-29-19	95' TOWER SETBACK							
5	06-07-19	92' TOWER FALL ZONE							
6	06-19-19	CLIENT COMMENTS							
7	06-28-19	VDOT SUBMISSION							

DRAWN BY: AGT  
 CHECKED BY: BMQ  
 DRAWING DATE: 06-28-19

CARRIER'S NAME  
 SITE NUMBER:  
 SITE NAME:  
 VANKEUREN - PARIS

BUSINESS UNIT NUMBER  
 828704  
 SITE ADDRESS  
 653 MOUNT CARMEL RD.  
 PARIS, VA 20130

SHEET TITLE  
**EXISTING SITE PLAN-  
 SETBACKS**  
 SHEET NUMBER

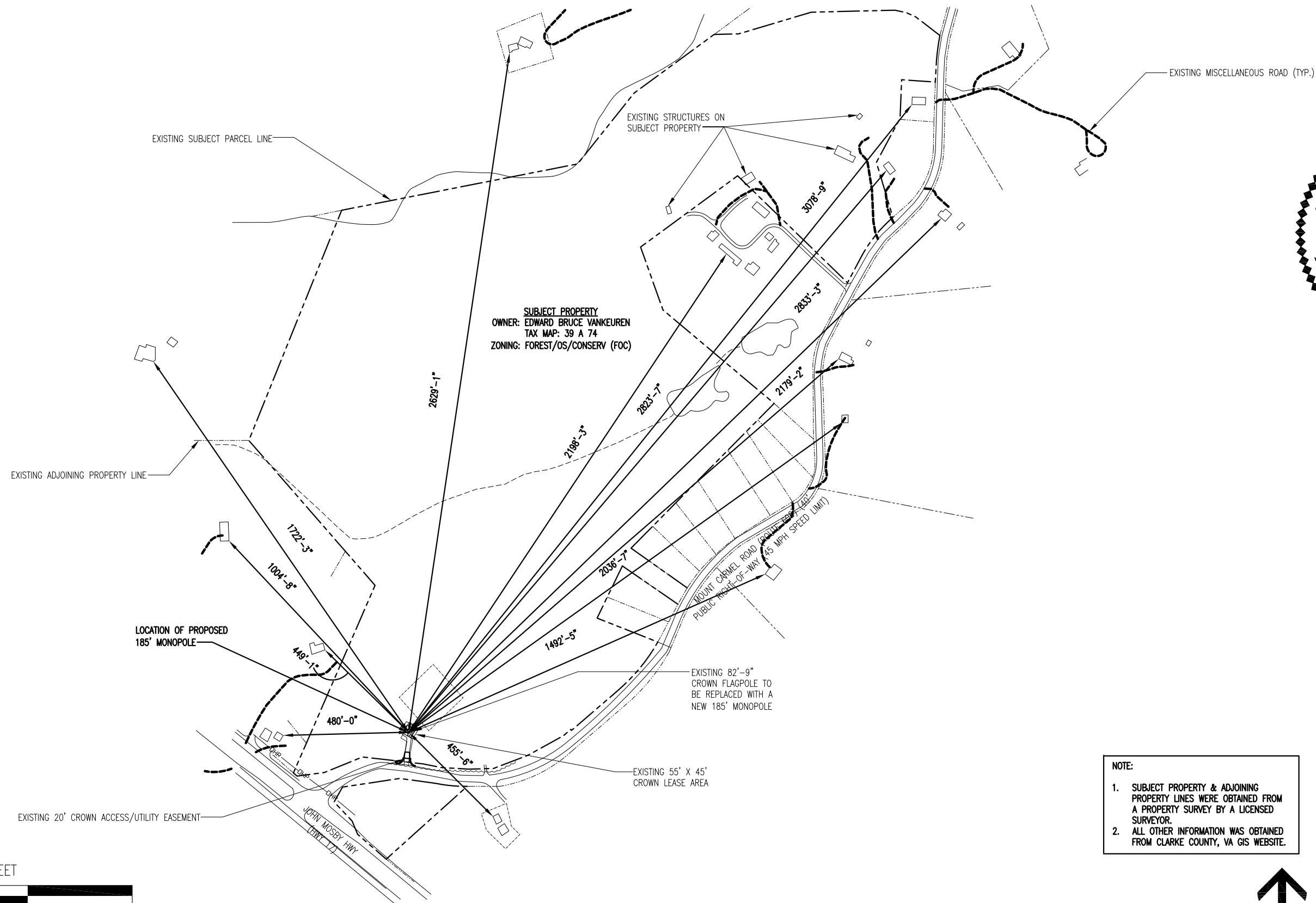
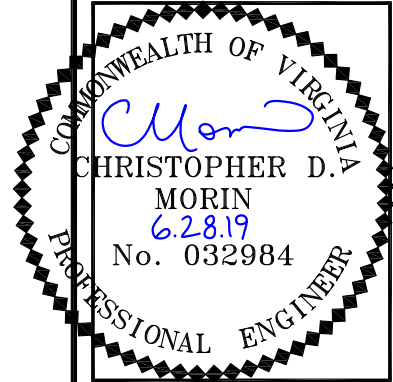
**NOTE:**  
 1. SUBJECT PROPERTY & ADJOINING PROPERTY LINES WERE OBTAINED FROM A PROPERTY SURVEY BY A LICENSED SURVEYOR.  
 2. ALL OTHER INFORMATION WAS OBTAINED FROM CLARKE COUNTY, VA GIS WEBSITE.



**EXISTING SITE PLAN SHOWING SETBACKS TO PROPERTY LINES**

SCALE: 1"=400' (11"x17")  
 1"=200' (24"x36")

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SUBJECT PROPERTY  
 OWNER: EDWARD BRUCE VANKEUREN  
 TAX MAP: 39 A 74  
 ZONING: FOREST/OS/CONSERV (FOC)

**NOTE:**  
 1. SUBJECT PROPERTY & ADJOINING PROPERTY LINES WERE OBTAINED FROM A PROPERTY SURVEY BY A LICENSED SURVEYOR.  
 2. ALL OTHER INFORMATION WAS OBTAINED FROM CLARKE COUNTY, VA GIS WEBSITE.



REVISIONS NO.	DATE	DESCRIPTION	BY	ACT
A	03-01-19	PRELIMINARY ZONING DRAWINGS	ACT	ACT
0	03-05-19	FINAL ZONING DRAWINGS	ACT	ACT
1	04-23-19	ADDITIONS TO ZONING DRAWINGS	ACT	ACT
2	05-29-19	95' TOWER SETBACK	ACT	ACT
3	06-07-19	92' TOWER FALL ZONE	ACT	ACT
4	06-19-19	CLIENT COMMENTS	ACT	ACT
5	06-28-19	VDOT SUBMISSION	ACT	ACT

DRAWN BY: **AGT**  
 CHECKED BY: **BMQ**  
 DRAWING DATE: **06-28-19**

CARRIER'S NAME

SITE NUMBER:  
 SITE NAME:

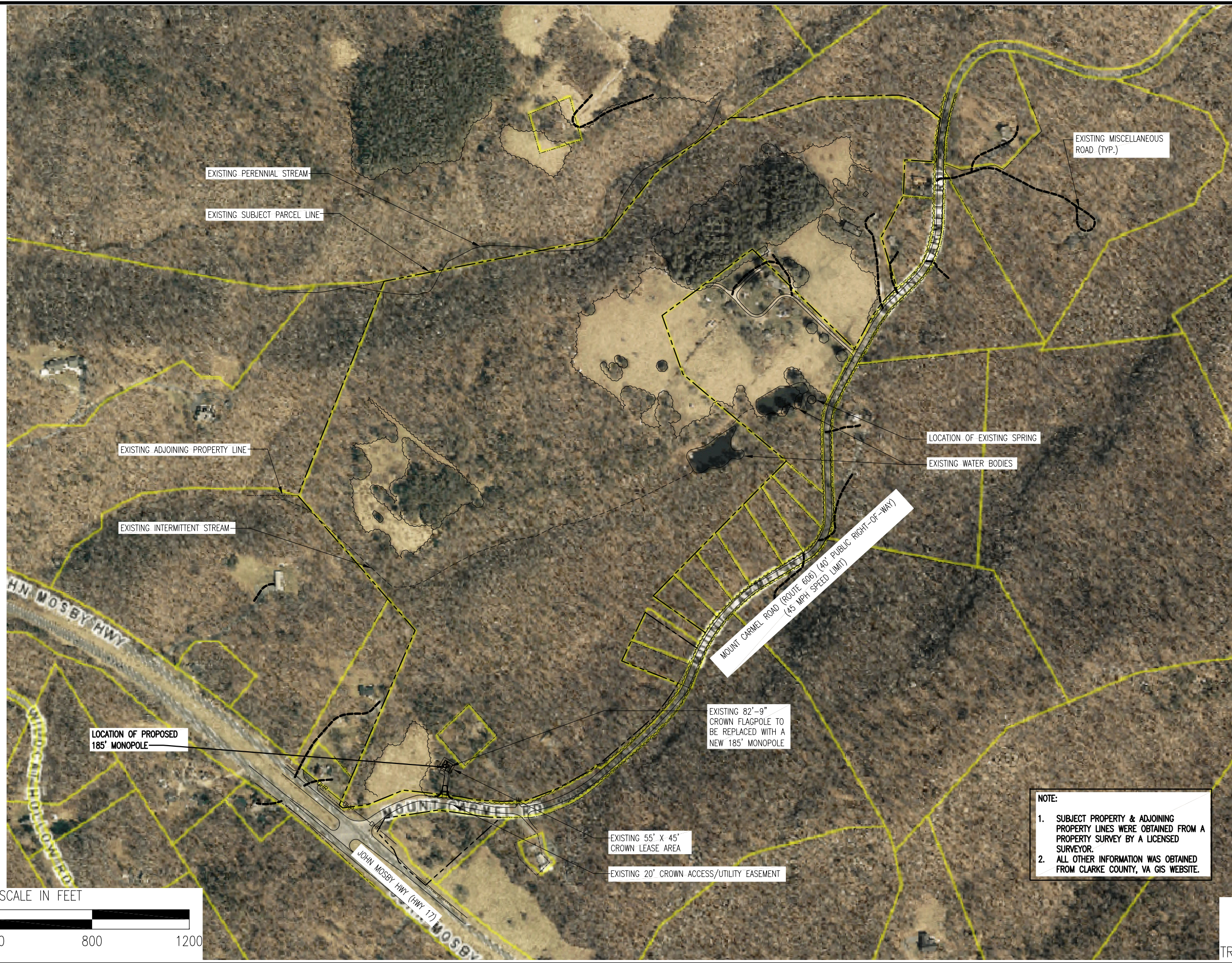
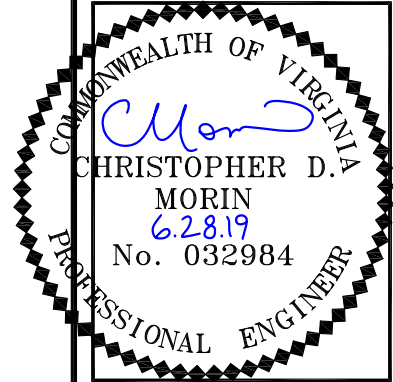
SITE NAME:  
**VANKEUREN - PARIS**

BUSINESS UNIT NUMBER:  
**828704**

SITE ADDRESS:  
**653 MOUNT CARMEL RD.  
 PARIS, VA 20130**

SHEET TITLE:  
**EXISTING SITE PLAN-DISTANCES**  
 SHEET NUMBER

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**NOTE:**

- SUBJECT PROPERTY & ADJOINING PROPERTY LINES WERE OBTAINED FROM A PROPERTY SURVEY BY A LICENSED SURVEYOR.
- ALL OTHER INFORMATION WAS OBTAINED FROM CLARKE COUNTY, VA GIS WEBSITE.

REVISIONS NO.	DATE	DESCRIPTION	BY	AGT	ACT	ACT	ACT	ACT	ACT	ACT
0	03-01-19	PRELIMINARY ZONING DRAWINGS								
1	03-05-19	FINAL ZONING DRAWINGS								
2	04-23-19	ADDITIONS TO ZONING DRAWINGS								
3	05-29-19	95' TOWER SETBACK								
4	06-07-19	92' TOWER FALL ZONE								
5	06-19-19	CLIENT COMMENTS								
6	06-28-19	VOOT SUBMISSION								

DRAWN BY: **AGT**  
 CHECKED BY: **BMQ**  
 DRAWING DATE: **06-28-19**

CARRIER'S NAME

SITE NUMBER:  
 SITE NAME:

SITE NAME  
**VANKEUREN - PARIS**

BUSINESS UNIT NUMBER  
**828704**

SITE ADDRESS  
**653 MOUNT CARMEL RD.  
 PARIS, VA 20130**

SHEET TITLE  
**EXISTING SITE PLAN-  
 EXISTING TREE COVERAGE**  
 SHEET NUMBER



**EXISTING SITE PLAN SHOWING EXISTING TREE COVERAGE & VEGETATION**

SCALE: 1"=400' (11"X17")  
 1"=200' (24"X36")

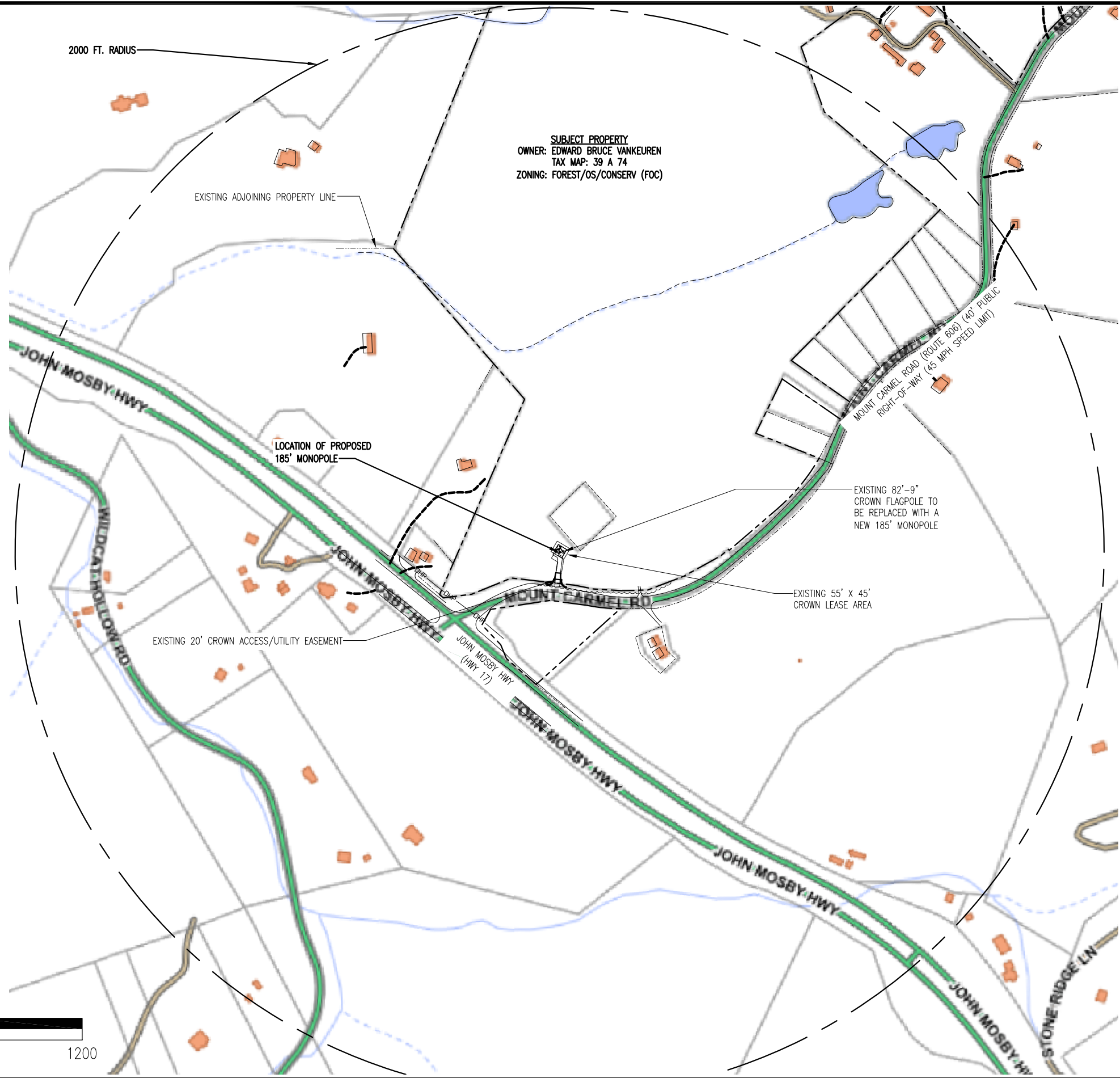
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 September 2019 Planning Commission Combined Meeting Packet

**NOTE:**

1. SUBJECT PROPERTY & ADJOINING PROPERTY LINES WERE OBTAINED FROM A PROPERTY SURVEY BY A LICENSED SURVEYOR.
2. ALL OTHER INFORMATION WAS OBTAINED FROM CLARKE COUNTY, VA GIS WEBSITE.

2000 FT. RADIUS

**SUBJECT PROPERTY**  
 OWNER: EDWARD BRUCE VANKEUREN  
 TAX MAP: 39 A 74  
 ZONING: FOREST/OS/CONSERV (FOC)



**CROWN CASTLE**  
 9011 ARBORETUM PARKWAY SUITE 100  
 RICHMOND, VA 23236 TEL: (804) 330-3134

**BC**  
 architects  
 engineers  
 5661 COLUMBIA PIKE, SUITE 200  
 FALLS CHURCH, VA 22041-2868  
 TEL: (703) 671-6000  
 FAX: (703) 671-8300

COMMONWEALTH OF VIRGINIA  
*Chris*  
 CHRISTOPHER D. MORIN  
 6.28.19  
 No. 032984  
 PROFESSIONAL ENGINEER

REVISIONS NO.	DATE	DESCRIPTION	BY	ACT
A	03-01-19	PRELIMINARY ZONING DRAWINGS	AGT	ACT
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1	04-23-19	ADDITIONS TO ZONING DRAWINGS	AGT	ACT
2	05-29-19	95' TOWER SETBACK	AGT	ACT
3	06-07-19	92' TOWER FALL ZONE	AGT	ACT
4	06-19-19	CLIENT COMMENTS	AGT	ACT
5	06-28-19	VDOT SUBMISSION	AGT	ACT

DRAWN BY: AGT  
 CHECKED BY: BMQ  
 DRAWING DATE: 06-28-19

CARRIER'S NAME

SITE NUMBER:  
 SITE NAME:

SITE NAME  
 VANKEUREN - PARIS

BUSINESS UNIT NUMBER  
 828704

SITE ADDRESS  
 653 MOUNT CARMEL RD.  
 PARIS, VA 20130

SHEET TITLE  
 EXISTING SITE PLAN-  
 STRUCTURES W/IN 2,000 FT  
 SHEET NUMBER



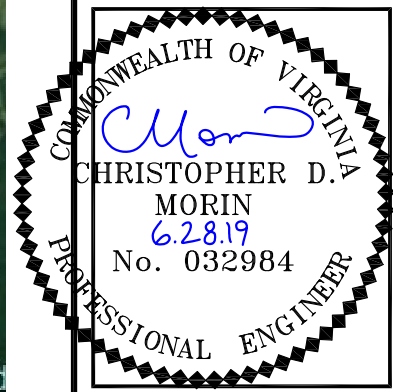
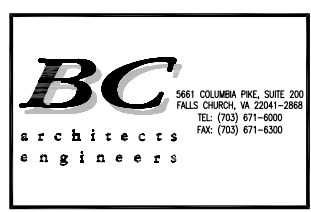
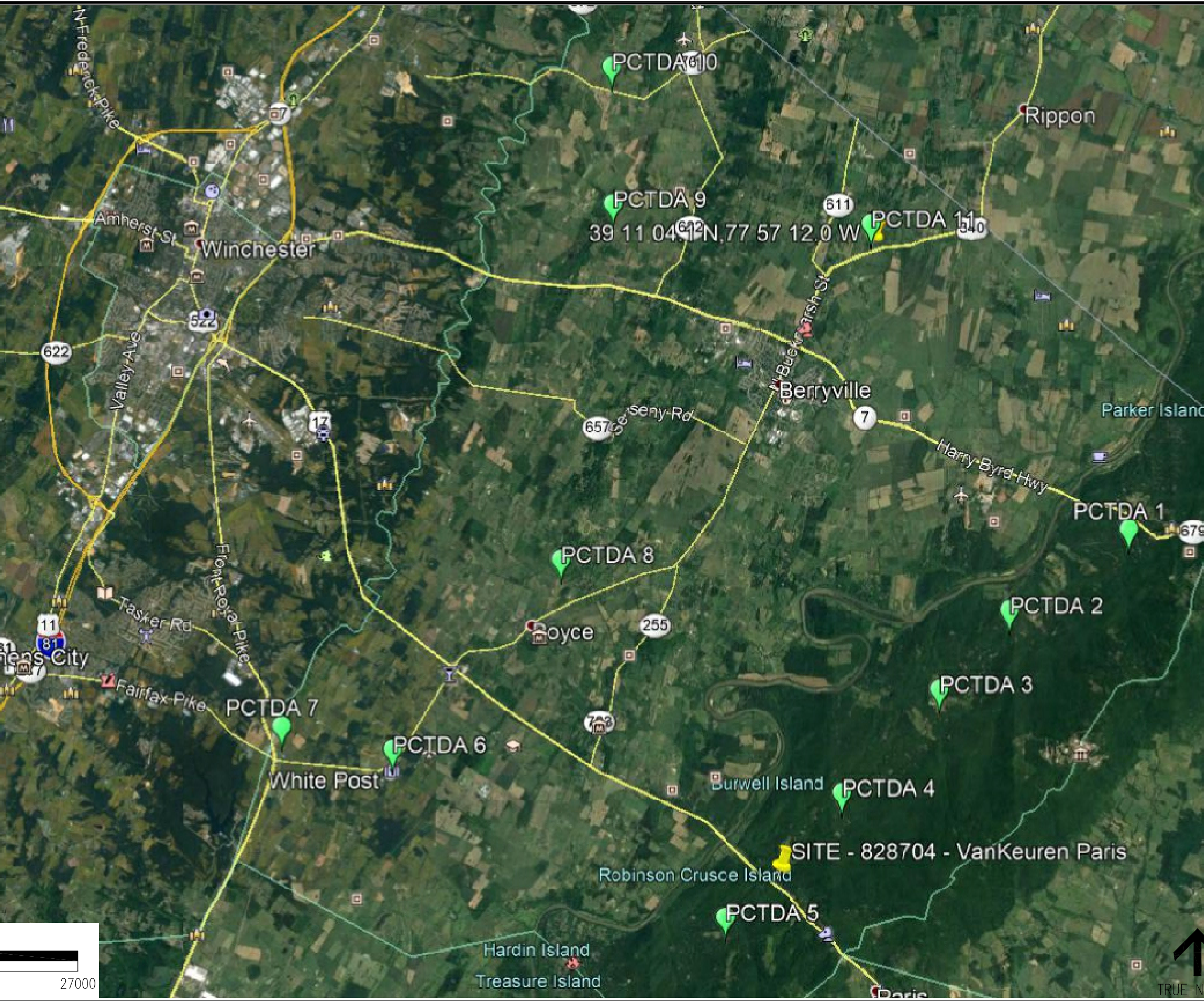
**EXISTING SITE PLAN SHOWING EXISTING STRUCTURES WITHIN 2,000 FT OF PROPOSED WIRELESS COMMUNICATION FACILITY**

SCALE: 1"=400' (11"X17")  
 1"=200' (24"X36")

1

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 06-28-19 ATESS 11:33:04

PCTDA	LATITUDE	LONGITUDE	HEIGHT (AGL)
1	39° 06' 37.3 N	77° 52' 21.5 W	120'
2	39° 05' 26.7 N	77° 54' 36.3 W	120'
3	39° 04' 17.8 N	77° 55' 55.1 W	120'
4	39° 02' 47.8 N	77° 57' 45.0 W	120'
5	39° 00' 59.2 N	77° 59' 55.6 W	120'
6	39° 03' 25.0 N	78° 06' 10.7 W	120'
7	39° 03' 45.4 N	78° 08' 15.3 W	120'
8	39° 06' 10.9 N	78° 03' 01.5 W	120'
9	39° 11' 21.4 N	78° 02' 02.9 W	120'
10	39° 13' 21.3 N	78° 02' 04.8 W	120'
11	39° 11' 04.1 N	77° 57' 12.0 W	120'



NO.	DATE	DESCRIPTION	BY
0	03-01-19	PRELIMINARY ZONING DRAWINGS	ACT
1	03-05-19	FINAL ZONING DRAWINGS	ACT
2	04-23-19	ADDITIONS TO ZONING DRAWINGS	ACT
3	05-29-19	95' TOWER SETBACK	ACT
4	06-07-19	92' TOWER FALL ZONE	ACT
5	06-19-19	CLIENT COMMENTS	ACT
6	06-28-19	VDOT SUBMISSION	ACT

DRAWN BY: **AGT**  
 CHECKED BY: **BMQ**  
 DRAWING DATE: **06-28-19**

CARRIER'S NAME

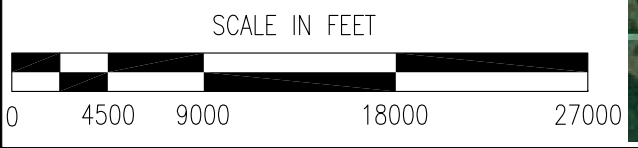
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 SITE NAME:

SITE NAME  
**VANKEUREN - PARIS**

BUSINESS UNIT NUMBER  
**828704**

SITE ADDRESS  
**653 MOUNT CARMEL RD.  
 PARIS, VA 20130**

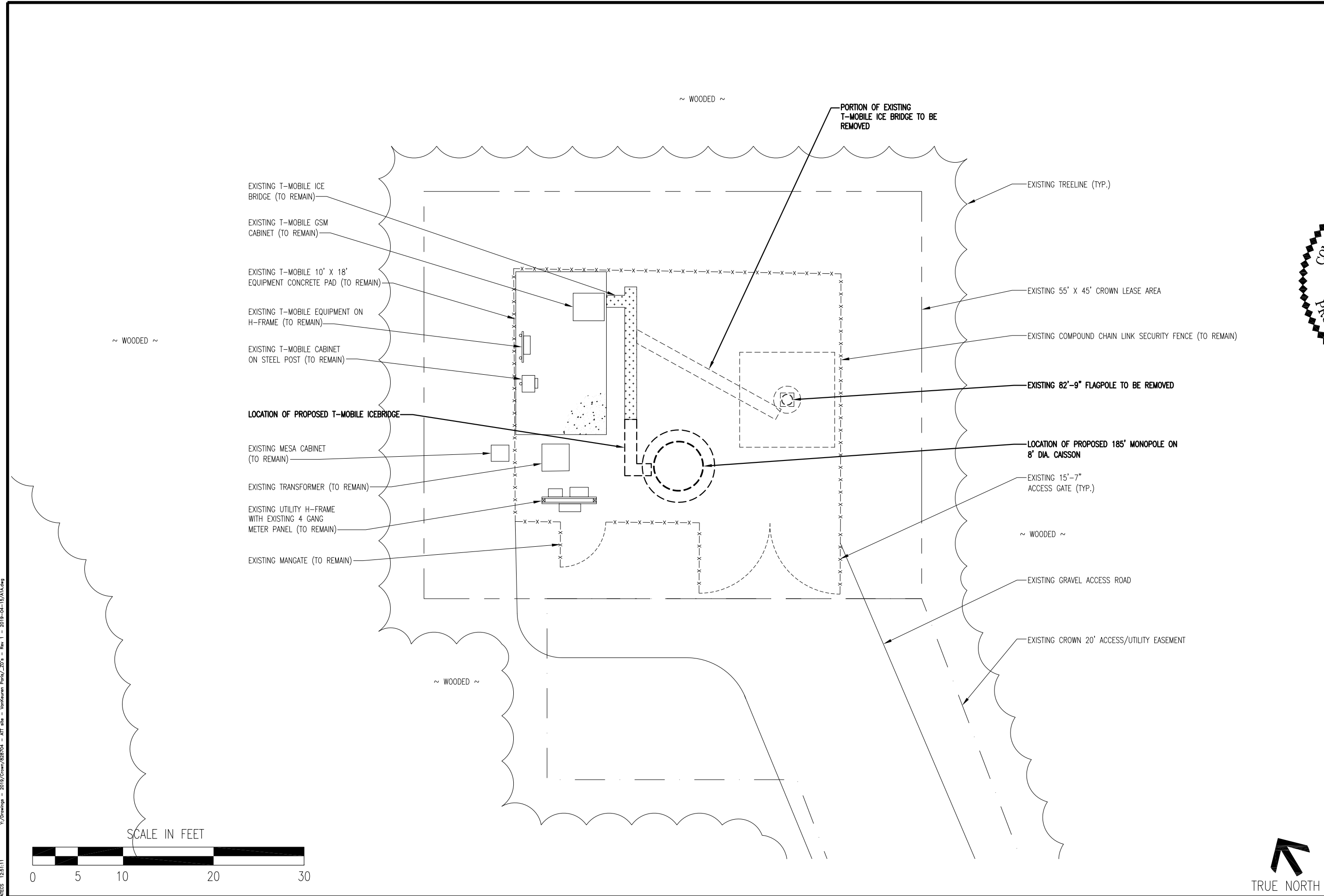
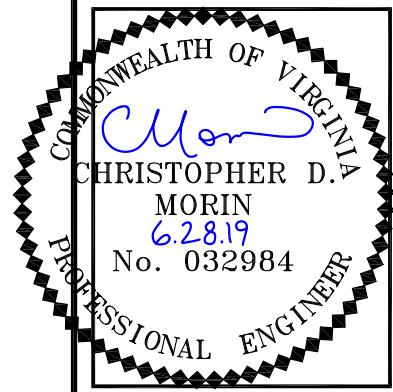
SHEET TITLE  
**EXISTING SITE PLAN-  
 PCTDA PLAN**  
 SHEET NUMBER



**EXISTING SITE PLAN SHOWING PERMITTED COMMERCIAL TOWER DEVELOPMENT AREAS (PCTDA)**

SCALE: 1"=9000' (11"X17")  
 1"=4500' (24"X36")

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REVISIONS NO.	DATE	DESCRIPTION	BY	ACT
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0	03-05-19	FINAL ZONING DRAWINGS	AGT	AGT
1	04-23-19	ADDITIONS TO ZONING DRAWINGS	AGT	AGT
2	05-29-19	95' TOWER SETBACK	AGT	AGT
3	06-07-19	92' TOWER FALL ZONE	AGT	AGT
4	06-19-19	CLIENT COMMENTS	AGT	AGT
5	06-28-19	VDOT SUBMISSION	AGT	AGT

DRAWN BY: **AGT**  
 CHECKED BY: **BMQ**  
 DRAWING DATE: **06-28-19**

CARRIER'S NAME

SITE NUMBER:  
 SITE NAME:

SITE NAME  
**VANKEUREN - PARIS**

BUSINESS UNIT NUMBER  
**828704**

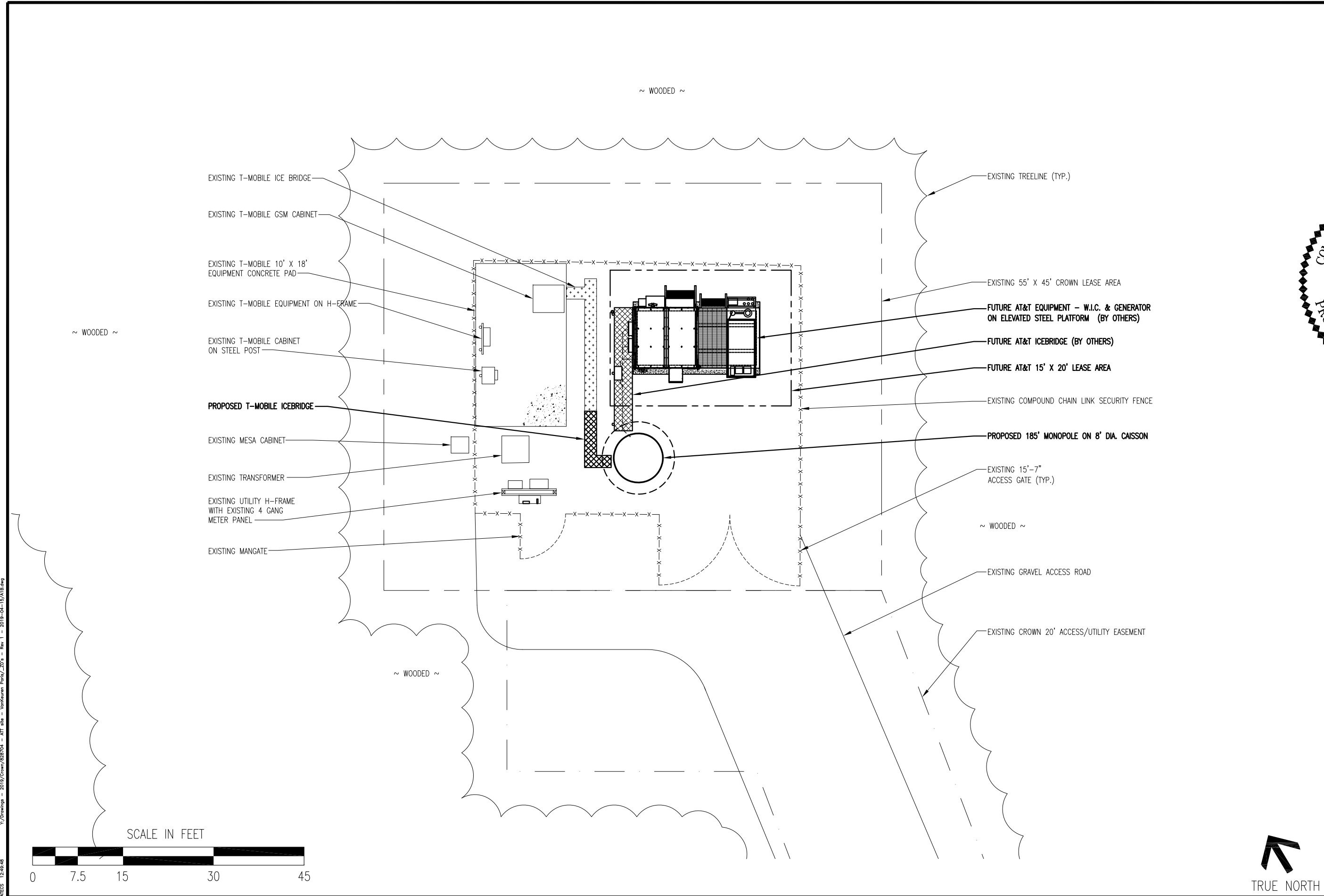
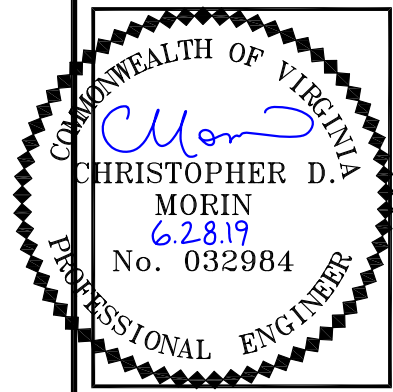
SITE ADDRESS  
**653 MOUNT CARMEL RD.  
 PARIS, VA 20130**

SHEET TITLE  
**COMPOUND  
 PLAN-EXISTING**  
 SHEET NUMBER

**COMPOUND PLAN - EXISTING**

SCALE: 1"=10' (11"X17")  
 1"=5' (24"X36")

04-22-19 ATESS 12:51:11 Y:\Drawings - 2019\Crown\828704 - AT Site - Vankeuren Park\2019 - Rev 1 - 2019-04-15\A1A.dwg



REVISIONS NO.	DATE	DESCRIPTION	BY	AGT	ACT	AGT	ACT	AGT	ACT
A	03-01-19	PRELIMINARY ZONING DRAWINGS							
0	03-05-19	FINAL ZONING DRAWINGS							
1	04-23-19	ADDITIONS TO ZONING DRAWINGS							
2	05-29-19	95' TOWER SETBACK							
3	06-07-19	92' TOWER FALL ZONE							
4	06-19-19	CLIENT COMMENTS							
5	06-28-19	VDOT SUBMISSION							

DRAWN BY: **AGT**  
 CHECKED BY: **BMQ**  
 DRAWING DATE: **06-28-19**

CARRIER'S NAME

SITE NUMBER:  
 SITE NAME:

SITE NAME  
**VANKEUREN - PARIS**

BUSINESS UNIT NUMBER  
**828704**

SITE ADDRESS  
**653 MOUNT CARMEL RD.  
 PARIS, VA 20130**

SHEET TITLE  
**COMPOUND  
 PLAN-PROPOSED**  
 SHEET NUMBER

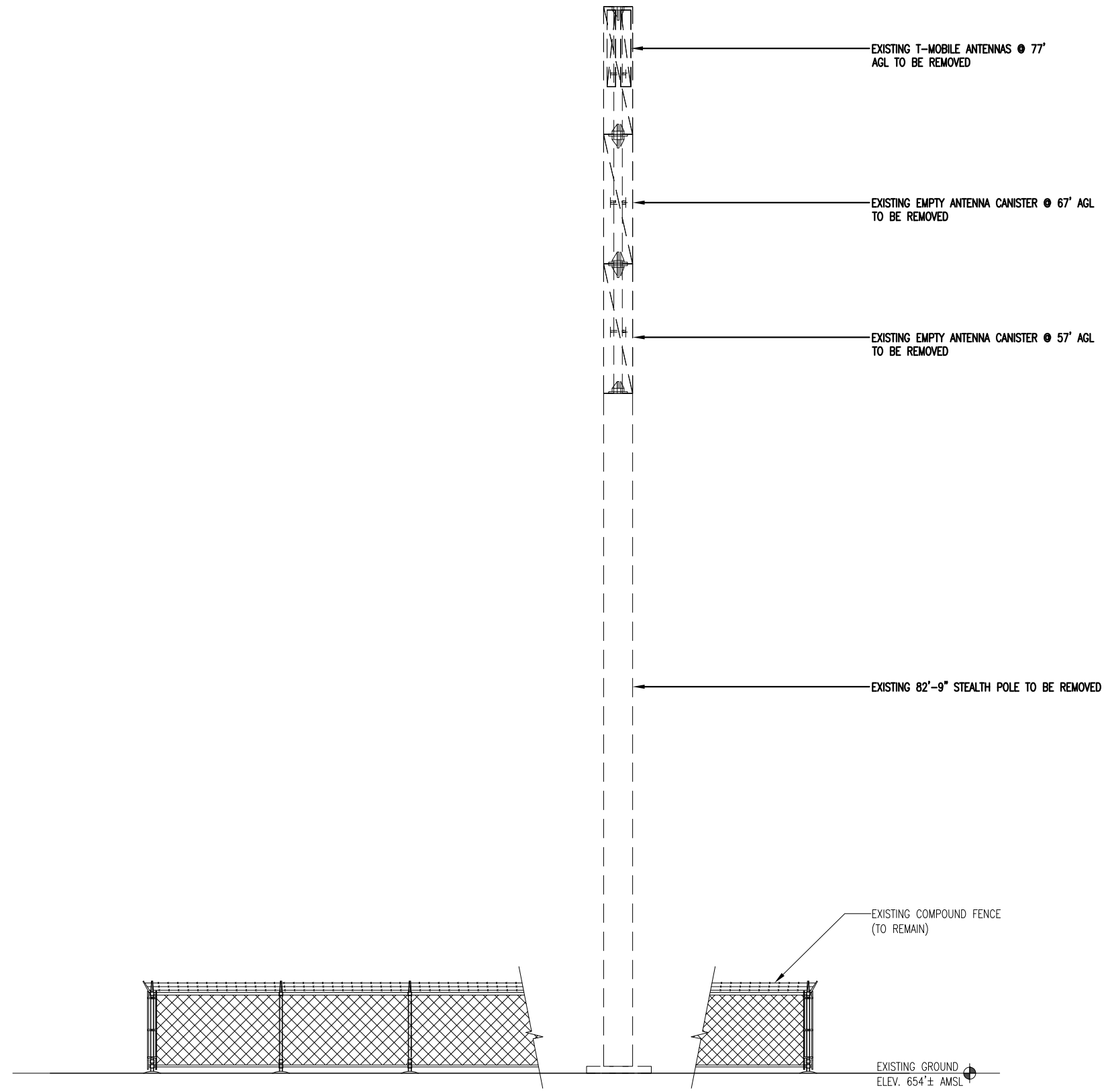
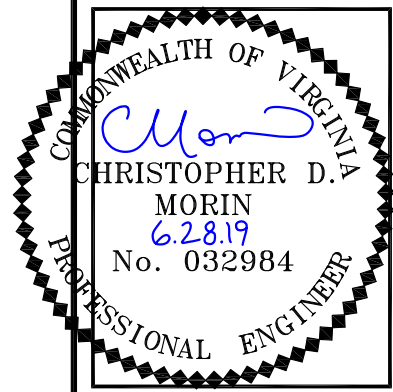


**COMPOUND PLAN - PROPOSED**

SCALE: 1"=15' (11"X17")  
 1"=7.5' (24"X36")

04-22-19 ATESS 12-49-48 Y:\Drawings - 2019\Crow/Crow/828704 - AT Site - Vankeuren Park/2019 - Rev 1 - 2019-04-15/A1B.dwg





REVISIONS NO.	DATE	DESCRIPTION	BY	AGT
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4	06-19-19	CLIENT COMMENTS	AGT	AGT
5	06-28-19	VDOT SUBMISSION	AGT	AGT

DRAWN BY: **AGT**  
 CHECKED BY: **BMQ**  
 DRAWING DATE: **06-28-19**

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BUSINESS UNIT NUMBER  
**828704**

SITE ADDRESS  
**653 MOUNT CARMEL RD.  
 PARIS, VA 20130**

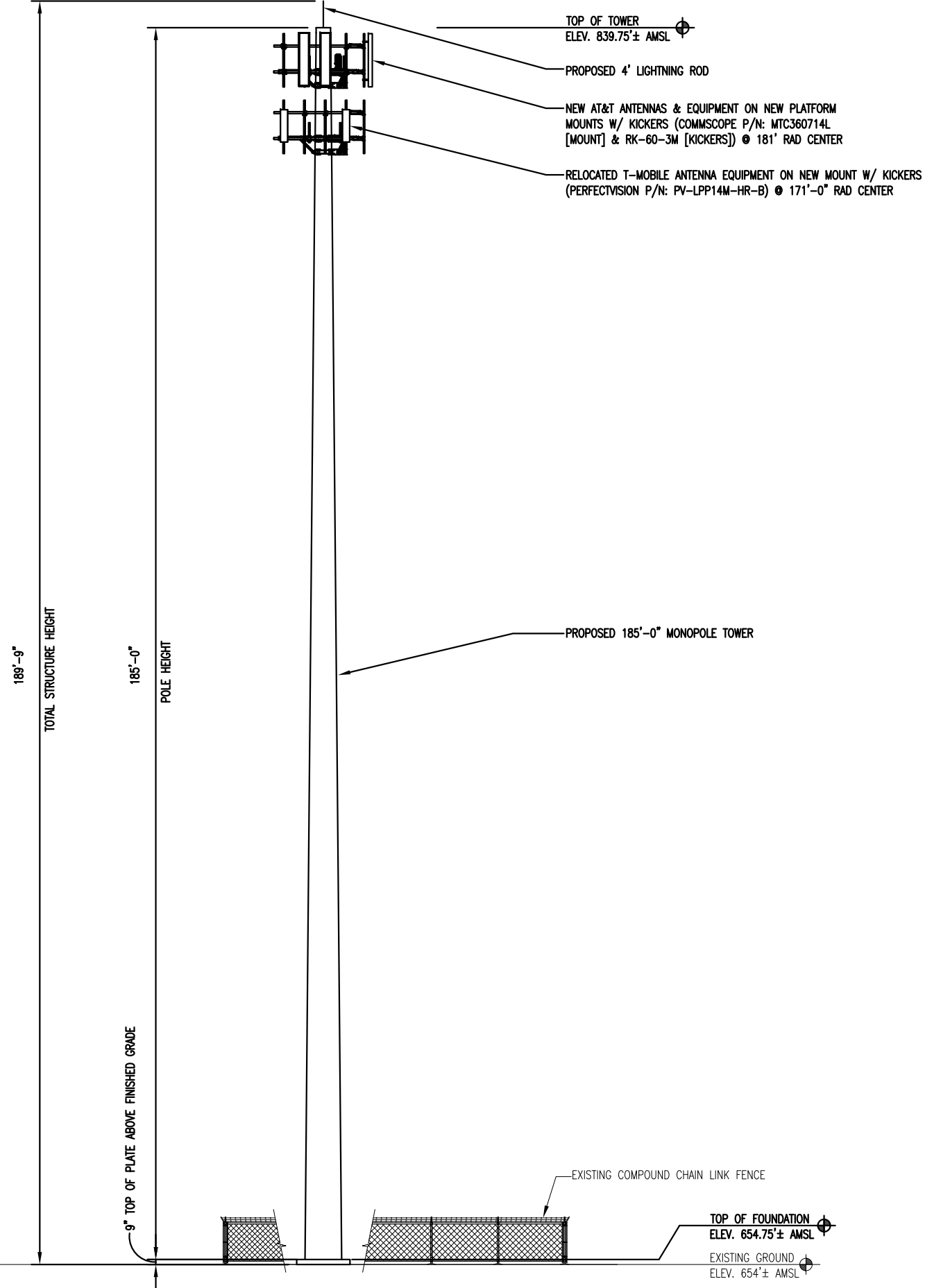
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**EXISTING TOWER  
 ELEVATION**  
 SHEET NUMBER

**EXISTING TOWER ELEVATION**

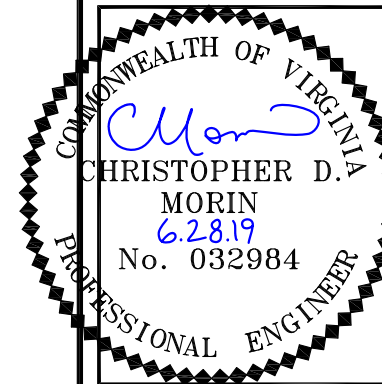
SCALE: 1"=10' (11"X17")  
 1"=5' (24"X36")

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PROPOSED TOWER ELEVATION



REVISIONS NO.	DATE	DESCRIPTION	BY	AGT
1	03-01-19	PRELIMINARY ZONING DRAWINGS	AGT	AGT
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6	06-19-19	CLIENT COMMENTS	AGT	AGT
7	06-28-19	VDOT SUBMISSION	AGT	AGT

DRAWN BY: **AGT**  
 CHECKED BY: **BMQ**  
 DRAWING DATE: **06-28-19**

CARRIER'S NAME

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VANKEUREN - PARIS

BUSINESS UNIT NUMBER

828704

SITE ADDRESS

653 MOUNT CARMEL RD.  
 PARIS, VA 20130

SHEET TITLE

PROPOSED TOWER

ELEVATION

SHEET NUMBER

SCALE: 1"=20' (11"X17")  
 1"=10' (24"X36")

# PV-LPP L.I.F.E. MOUNT™ LOW PROFILE PLATFORM

TABLE 1: PLATFORM CONFIGURATIONS

PART NUMBER	DESCRIPTION	MIN POLE OD	MAX POLE OD	WEIGHT (LBS)	INCLUDED PARTS									
					PIPE-312X150	PIPE-312X174	PIPE-238X150	PIPE-238X174	PV-RM1045	PV-RM3060	PV-LPPI2-01	PV-LPPI4-01	PV-LPPH	PV-PHIK12-B
PV-LPP12M-B	12'6" FACE PLATFORM	10"	34"	1267	3	-	-	-	1	-	3	-	1	0
PV-LPP14M-B	14'6" FACE PLATFORM	10"	35"	1365	-	3	-	-	1	-	-	3	1	0
PV-LPP14L-B	14'6" FACE PLATFORM, LARGE POLE	33"	60"	1370	-	3	-	-	1	3	-	1	0	0
PV-LPP12M-HR-B	12'6" FACE PLATFORM W/ HANDRAIL	10"	34"	1522	3	-	3	-	1	-	3	-	1	1
PV-LPP14M-HR-B	14'6" FACE PLATFORM W/ HANDRAIL	10"	35"	1641	-	3	-	3	1	-	-	3	1	1
PV-LPP14L-HR-B	14'6" FACE PLATFORM W/ HANDRAIL, LARGE POLE	33"	60"	1647	-	3	-	3	-	1	3	-	1	1

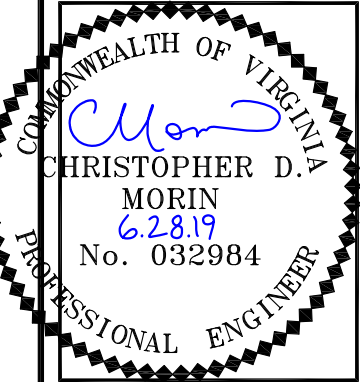
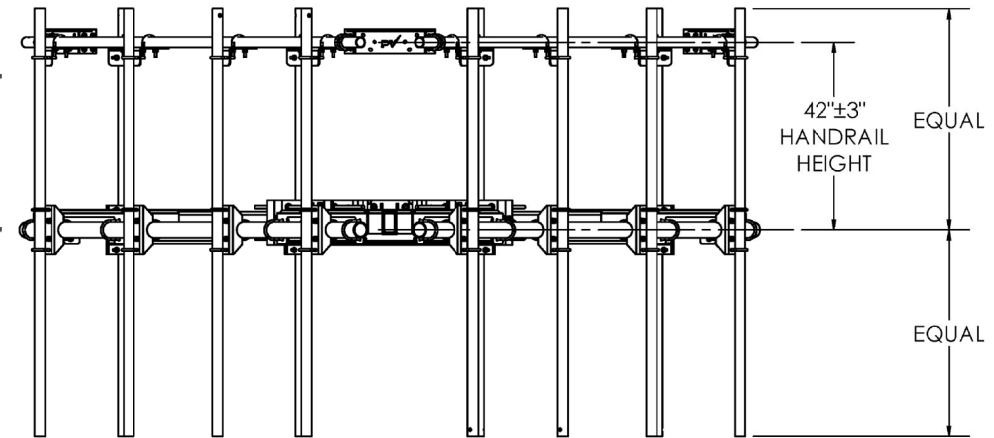
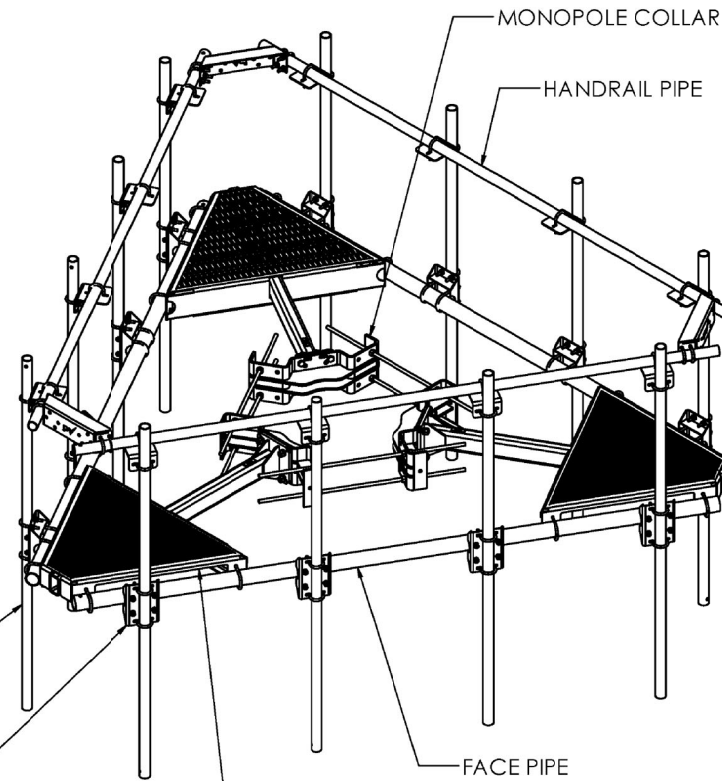
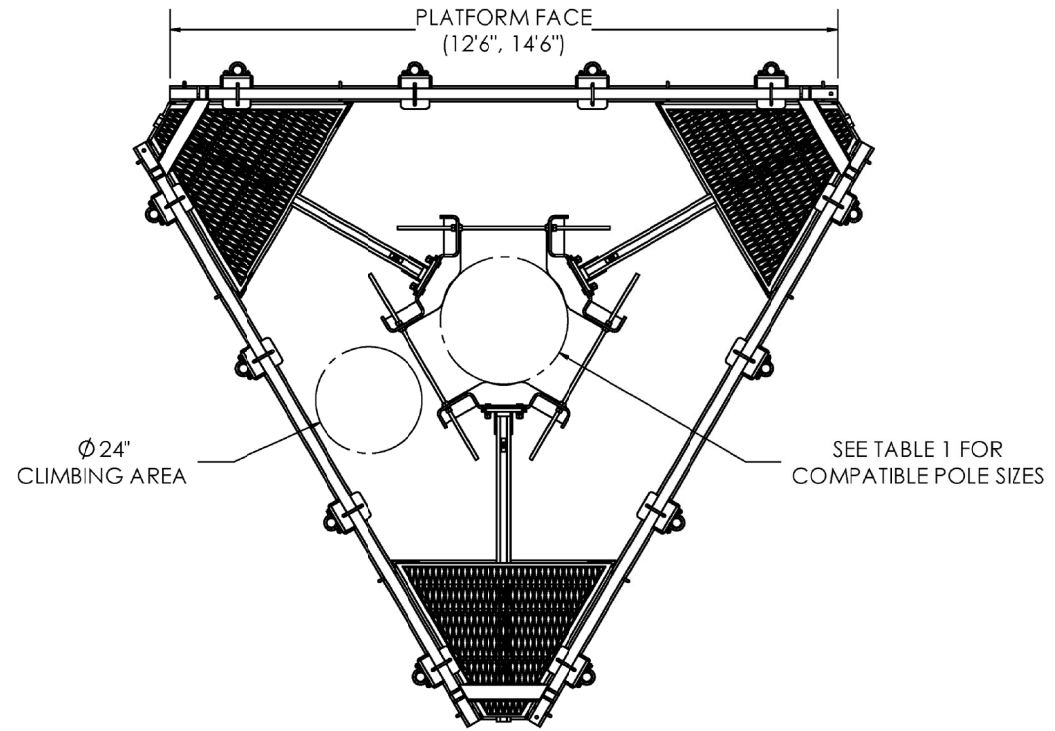
TABLE 2: ANTENNA PIPE OPTIONS\*\*\*

OD	LENGTH	ANTENNA PIPE	WEIGHT (LBS)
2-3/8"	72"	PIPE-238X72	22
	96"	PIPE-238X96	29
	126"	PIPE-238X126	38
2-7/8"	84"	PIPE-278X84	41
	96"	PIPE-278X96	46.5
	126"	PIPE-278X126	61
3-1/2"	72"	PIPE-312X72	46
	96"	PIPE-312X96	61
	126"	PIPE-312X126	80

\*\*\*PLATFORM WITH HANDRAIL KITS ARE COMPATIBLE WITH 2-3/8" OD HANDRAIL PIPE ONLY

TABLE 3: CROSSOVER BRACKETS

PART NUMBER	COMPATIBLE ANTENNA PIPE	WEIGHT (LBS)
PV-XP-2030-HD	2-3/8" OD	12.5
PV-XP-2530-HD	2-7/8" OD	12.75
PV-XP-3030-HD	3-1/2" OD	13



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6	06-28-19	VDOT SUBMISSION							

DRAWN BY: AGT  
CHECKED BY: BMQ  
DRAWING DATE: 06-28-19

CARRIER'S NAME

SITE NUMBER:  
SITE NAME:

SITE NAME

VANKEUREN - PARIS

BUSINESS UNIT NUMBER

828704

SITE ADDRESS

653 MOUNT CARMEL RD.  
PARIS, VA 20130

SHEET TITLE

PROPOSED T-MOBILE ANTENNA MOUNT

SHEET NUMBER

SHEET	THIRD ANGLE PROJECTION	CATEGORY	DATE	DESCRIPTION	DATE
1 OF 4		02_Monopole	7	UPDATED LOADING, TEMPLATE	1/16/18
		01_Triangular	6	VZW LOADING	1/19/17
7/12/2018	SCALE 1:36	PV-LPP_LIFE Mount	5	HEAVY-S LOADING	6/13/16
			4	L.I.F.E. MOUNT™ UPDATE	2/22/16
			3	REDESIGNED COLLAR	12/30/15
			2		
			1		



L.I.F.E. MOUNT™ LOW PROFILE PLATFORM  
DOCUMENT NUMBER  
LPP-ENG-01-R7  
REV 7

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# MOUNT CLASSIFICATIONS:

REFERENCE STRUCTURAL LETTER (LPP-STL-01-R1) FOR ADDITIONAL LOADING REQUIREMENTS

## MOUNT CLASSIFICATION INFORMATION:

- MAX STRUCTURE HEIGHT: 400ft
- STRUCTURE CLASS: I OR II
- EXPOSURE CATEGORY: B OR C
- TOPOGRAPHIC CATEGORY: 1
- DESIGN WIND PRESSURE (NO ICE): 135psf
- DESIGN WIND PRESSURE (ICED): 15psf
- DESIGN ICE THICKNESS: 2.75in Radial

## APPROVED MOUNT CLASSIFICATIONS\*

APPROVED MOUNT CLASSIFICATIONS (4 PIPE)						
REQUIRED EXTREME ICE LOAD (LBS)	REQUIRED EXTREME WIND LOAD (LBS)					
	0	700	750	1150	1550	1800
	600	M750R(600)-4[6]	M750R(700)-4[6]	M1150R(600)-4[6]	M1550R(600)-4[6]	M1800R(600)-4[6]
800	M750R(800)-4[6]	M750R(800)-4[6]	M1150R(800)-4[6]	M1550R(800)-4[6]	M1800R(800)-4[6]	
1100	M750R(1100)-4[6]	M750R(1100)-4[6]	M1150R(1100)-4[6]	M1550R(1100)-4[6]	M1800R(1100)-4[6]	
1250	M750R(1250)-4[6]	M750R(1250)-4[6]	M1150R(1250)-4[6]	M1550R(1250)-4[6]	M1800R(1250)-4[6]	

- HEAVY-5

APPLIES TO ALL PV-LPP12M, PV-LPP14M, AND PV-LPP14L SERIES PLATFORMS WITH ANTENNAS AND APPURTENANCES SYMMETRICALLY MOUNTED ABOUT THE PLATFORM CENTERLINE.

## POLE THICKNESS LIMITATIONS:

ON POLES WITH WALL THICKNESS EQUAL TO OR GREATER THAN THE VALUES LISTED BELOW, THE PERFECT VISION PV-LPP MOUNT SERIES IS STRUCTURALLY CAPABLE OF SUPPORTING THE ABOVE LOADING SCENARIOS WITHOUT THE NEED FOR AN ADDITIONAL KICKER BRACE.

FOR THIN WALL POLES, USE PV-PKBK PLATFORM KICKER BRACE TO AVOID POLE CRIMPING FAILURES. KICKER BRACE CAN BE INSTALLED ABOVE OR BELOW PLATFORM.

POLE THICKNESS LIMITATIONS	
MOUNT CLASSIFICATION	MINIMUM POLE THICKNESS
M750R-4[6]	1/4"
M800R-4[6]	1/4"
M900R-4[6]	1/4"
M950R-4[6]	1/4"
M1000R-4[6]	5/16"
M1400R-4[6]	5/16"
M1000R(i)-4[6]	5/16"
M1150R(i)-4[6]	5/16"

## PLATFORM EPA:

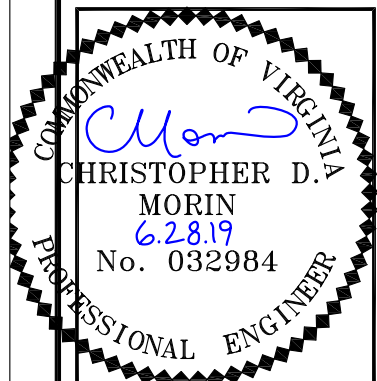
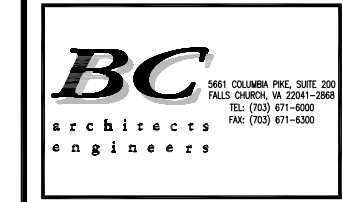
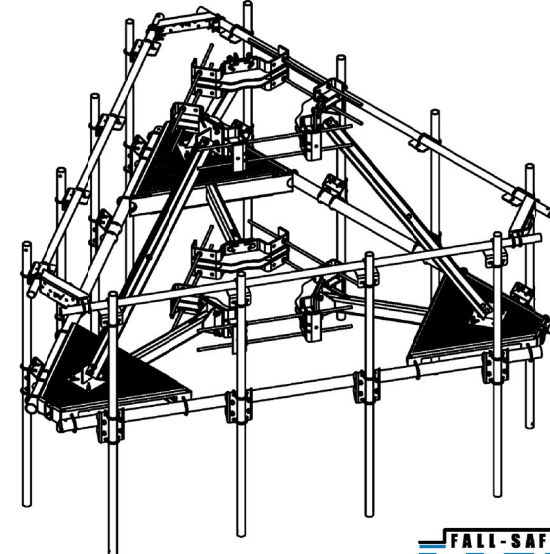
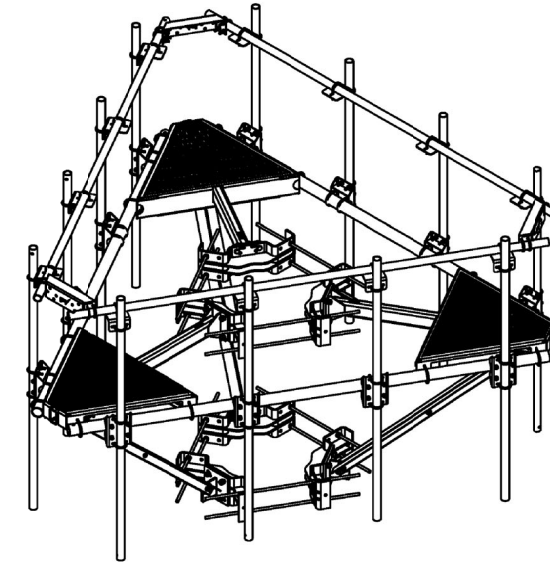
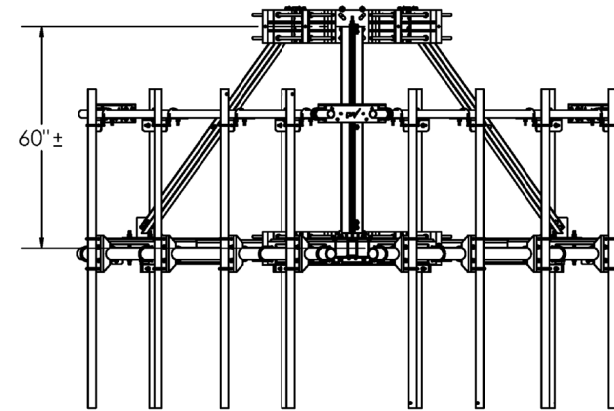
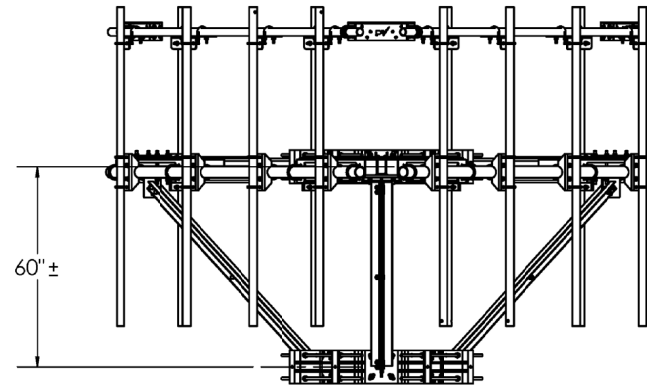
PLATFORM TYPE	PLATFORM EPA	
	NO ICE (FT <sup>2</sup> )	1/2" RADIAL ICE (FT <sup>2</sup> )
12'6" FACE	20.3*	25.8*
12'6" FACE WITH HANDRAIL	34.4**	43.0**
14'6" FACE	22.1*	28.1*
14'6" FACE WITH HANDRAIL	36.8**	46.2**

\*DOES NOT INCLUDE CROSSOVER PLATES OR ANTENNA PIPES  
 \*\*DOES NOT INCLUDE ANTENNA PIPES

# KICKER ATTACHMENT:

SEE CLASSIFICATIONS SECTION FOR KICKER REQUIREMENT DETAILS.

INSTALL KICKER ABOVE OR BELOW PLATFORM



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7	06-28-19	VOOT SUBMISSION							

DRAWN BY: AGT  
 CHECKED BY: BMQ  
 DRAWING DATE: 06-28-19

CARRIER'S NAME: \_\_\_\_\_  
 SITE NUMBER: \_\_\_\_\_  
 SITE NAME: \_\_\_\_\_  
 VANKEUREN - PARIS  
 BUSINESS UNIT NUMBER: \_\_\_\_\_  
 828704  
 SITE ADDRESS: \_\_\_\_\_  
 653 MOUNT CARMEL RD.  
 PARIS, VA 20130  
 SHEET TITLE: \_\_\_\_\_  
 PROPOSED T-MOBILE ANTENNA MOUNT (CONT'D.)  
 SHEET NUMBER: \_\_\_\_\_

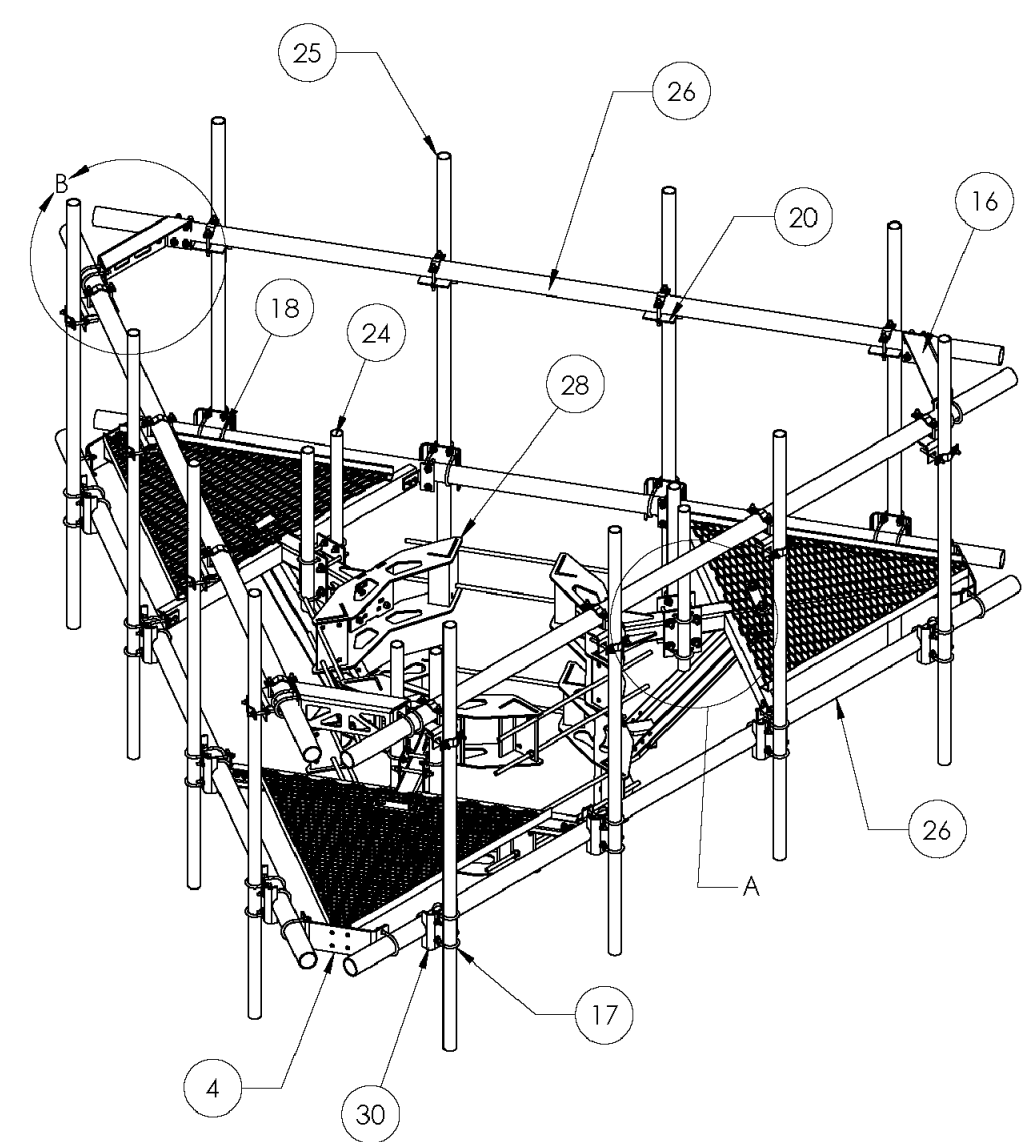
SHEET	THIRD ANGLE PROJECTION	CATEGORY	7	UPDATED LOADING, TEMPLATE	1/16/18
2 OF 4		02_Monopole	6	VZW LOADING	1/19/17
7/12/2018	SCALE 1:48	01_Triangular	5	HEAVY-S LOADING	6/13/16
DIMENSIONS ARE IN INCHES TOLERANCES U.N.O. HOLES: +1/16", -1/32" ANGULAR: PROFILE ±1/4", BEND ±2° ALL OTHERS: ±1/16"		PV-LPP_LIFE Mount	4	L.I.F.E. MOUNT™ UPDATE	2/22/16
		BY: DJN	3	REDESIGNED COLLAR	12/30/15
		CHECKED: SJS	STATUS: APPROVED		REV 7
		DOCUMENT NUMBER: LPP-ENG-01-R7		DATE	

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## PROPOSED T-MOBILE ANTENNA MOUNT DETAILS

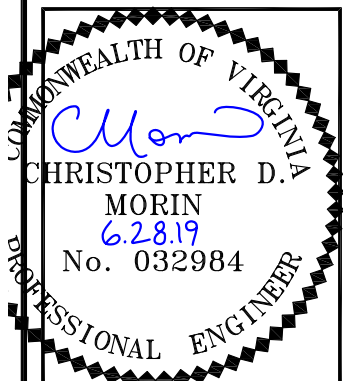
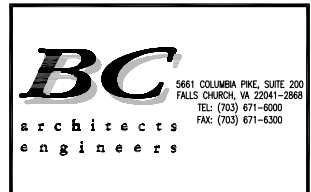
SCALE: N.T.S.

ITEM	PART NO.	DESCRIPTION	QTY.	WEIGHT
1	MT38440	3/4" X 40" GALV THREADED ROD GRADE B7	12	4.98 LBS
2	GWL-06	3/4" GALV LOCK WASHER	24	0.04 LBS
3	GN-06	3/4" GALV HEX NUT	24	0.12 LBS
4	MTC360701	LOW PROFILE PLATFORM WLDMNT 30-60 RM	3	191.05 LBS
5	MTC306505W	3060 RM Weldment	3	58.21 LBS
6	MTC313802	Kicker Mount Standoff	3	13.08 LBS
7	GB-0520A	5/8" X 2" GALV BOLT KIT (A325)	12	0.26 LBS
8	MTC323718	LEFT KICKER	3	13.66 LBS
9	MTC323719	RIGHT KICKER	3	13.66 LBS
10	MTC323704	Clamp Bar	6	2.37 LBS
11	DCP10	SMALL CLAMP HALF	6	2.21 LBS
12	MT-381-8	5/8" X 8" GALV THREADED ROD	21	0.69 LBS
13	GWf-05	5/8" GALV FLAT WASHER	48	0.06 LBS
14	GWL-05	5/8" GALV LOCK WASHER	42	0.03 LBS
15	GN-05	5/8" GALV HEX NUT	42	0.08 LBS
16	MTC360721	Corner Weldment for 3.5" OD Pipe	3	15.04 LBS
17	GUB-4240	1/2" X 2-1/2" X 4" GALV U-BOLT	36	0.56 LBS
18	GUB-4356	1/2" X 3-5/8" X 6" GALV U-BOLT	24	0.80 LBS
19	GUB-4355	1/2" X 3-5/8" X 5" GALV U-BOLT	24	0.70 LBS
20	XA-U	UNIVERSAL CROSSOVER ANGLE	12	6.85 LBS
21	XP2040.01	CROSSOVER PLATE 2-3/8" O.D. TO 4-1/2" O.D.	6	7.13 LBS
22	GB-04145	1/2" X 1-1/2" GALV BOLT KIT	12	0.13 LBS
23	GWf-04	1/2" GALV FLAT WASHER	12	0.03 LBS
24	MT-649	2 3/8" x 36" Pipe	6	10.90 LBS
25	MT-651-96	Ø2.375" OD X 96" PIPE	12	29.07 LBS
26	MT-547-174	3.5" O.D. X 174" PIPE	6	109.27 LBS
27	GB-0522A	5/8" X 2-1/4" GALV. BOLT KIT (A325)	12	0.30 LBS
28	RM3060305	30-60 3 SECTOR RM WLDMNT	3	76.86 LBS
29	MT19617	MT196 Pipe Mount Plate	6	2.49 LBS
30	MT21701	PIPE MOUNT PLATE	12	7.93 LBS



- NOTES:
1. ALL METRIC DIMENSIONS ARE IN BRACKETS.
  2. FITS MONOPOLES Ø30"-60".
  3. SEE SHEET 5 FOR PLATFORM DETAILS.
  4. SEE SHEET 6 FOR FOR MTC3237L KICKER SUPPORT DETAILS.

These drawings and specifications are the proprietary property of CommScope Inc. and may be used only for the specific purpose authorized in writing by CommScope Inc.		DRWN BY: HC	SHEET: 2 of 6	DWT NUMBER: MTC360714L
ALL DIMENSIONS ARE IN INCHES U.O.S. TOLERANCES UNLESS OTHERWISE SPECIFIED: .X = ± .12 ANGLES ±2" .XX = ± .06 FRACTIONS ±1/32 .XXX = ± .02		CHECKED BY: TP	SCALE: NTS	DESCRIPTION: 30-60 PLATFORM KIT, KICKER, 14' FACE, HD
REMOVE BURRS AND BREAK EDGES .005		DATE: 10/28/13	MATERIAL: A36, A500, A529	DRWING TYPE: ASSEMBLY DRAWING
DO NOT SCALE THIS PRINT		REVISION: D	FINISH: Galv A123	 Hickory, NC 28602 U.S.A.
			WEIGHT: 2645.74 LBS	



NO.	DATE	DESCRIPTION	BY	ACT
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7	06-28-19	VDOT SUBMISSION	AGT	ACT

DRAWN BY: AGT  
CHECKED BY: BMQ  
DRAWING DATE: 06-28-19

CARRIER'S NAME  
SITE NUMBER:  
SITE NAME:  
VANKEUREN - PARIS

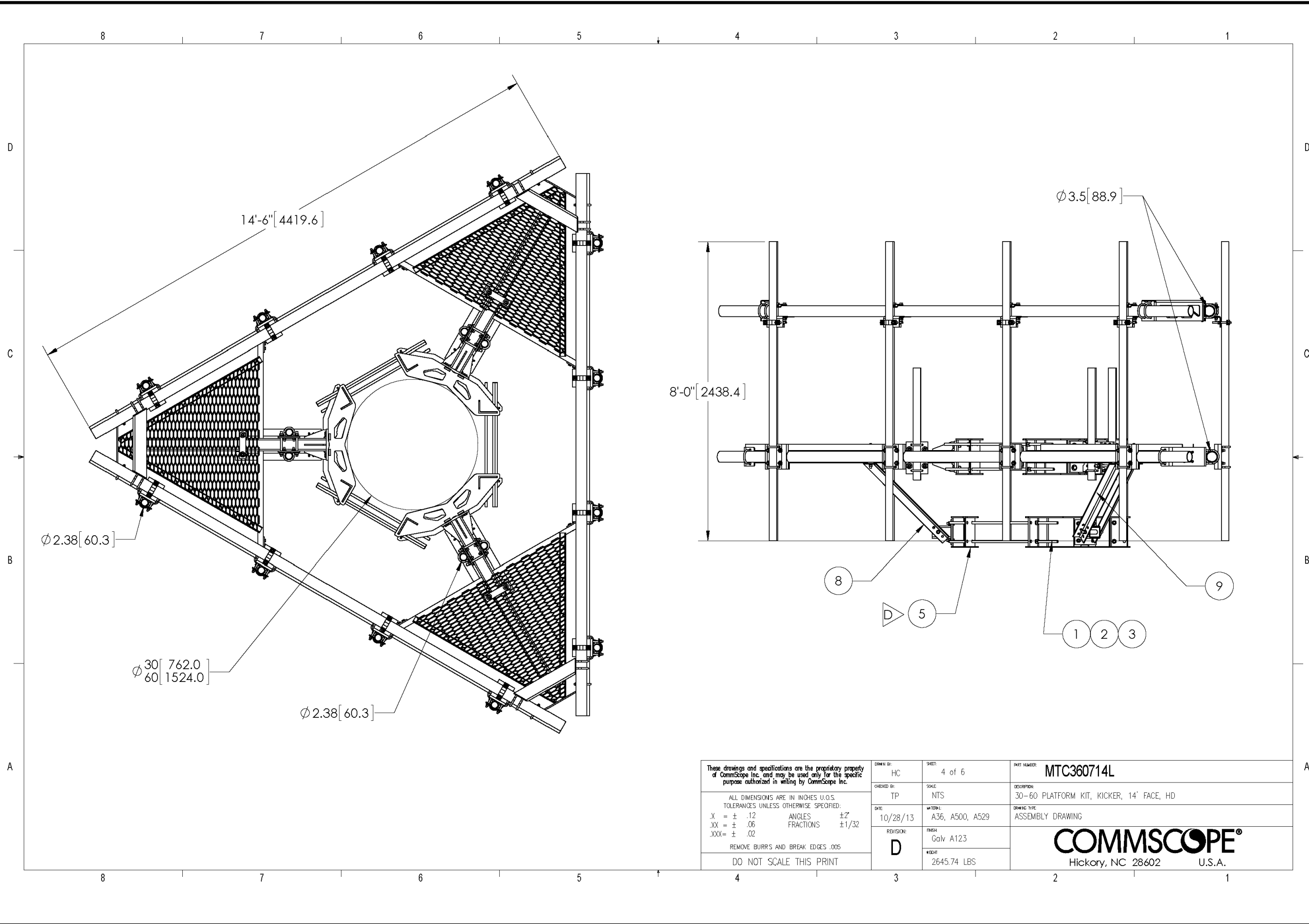
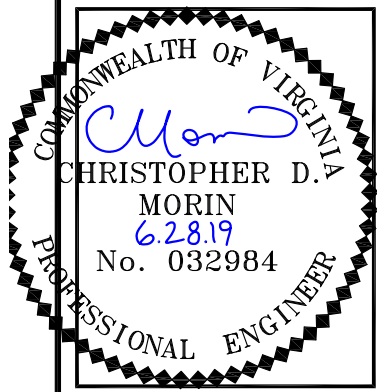
BUSINESS UNIT NUMBER  
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SITE ADDRESS  
653 MOUNT CARMEL RD.  
PARIS, VA 20130

SHEET TITLE  
PROPOSED AT&T  
ANTENNA MOUNT  
SHEET NUMBER

PROPOSED AT&T ANTENNA MOUNT DETAILS

SCALE: N.T.S.

Y:\Drawings - 2019\Crown\828704 - AT&T - Vankeuren Park\2019 - Rev 0 - 2019-03-05\AS.dwg  
03-05-19 ATESS 16:08:00



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DRAWN BY: AGT  
 CHECKED BY: BMQ  
 DRAWING DATE: 06-28-19

CARRIER'S NAME

SITE NUMBER:  
 SITE NAME:

SITE NAME

VANKEUREN - PARIS

BUSINESS UNIT NUMBER

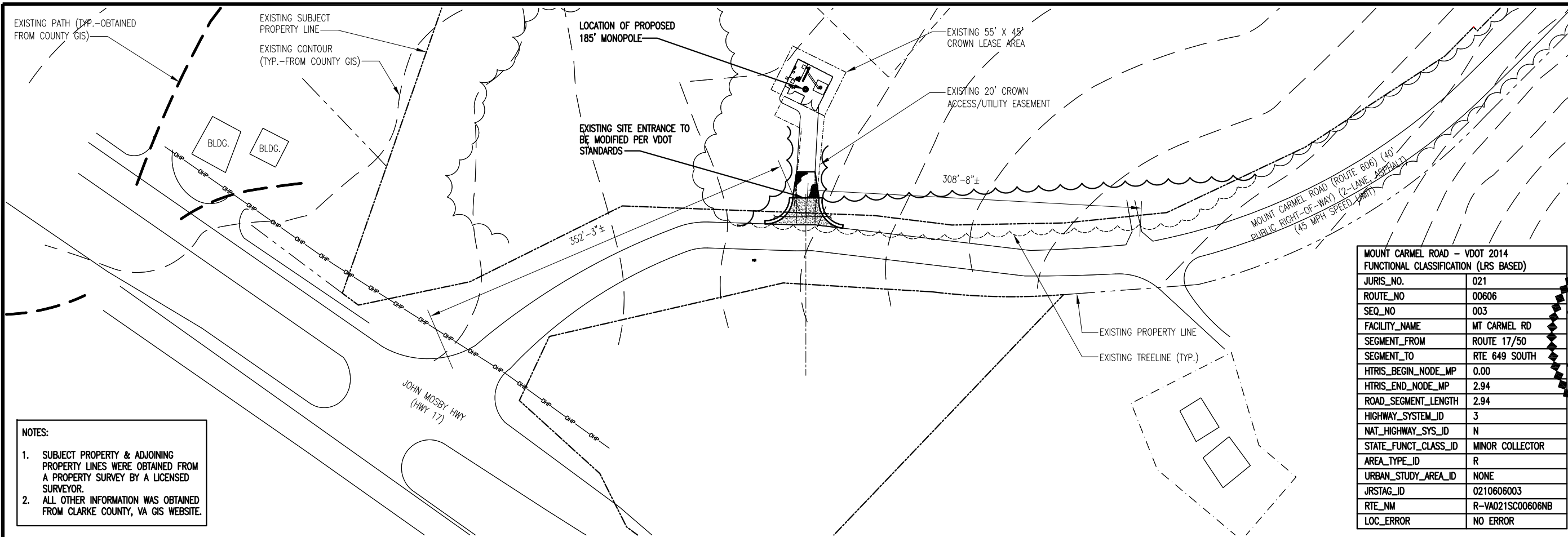
828704

SITE ADDRESS

653 MOUNT CARMEL RD.  
 PARIS, VA 20130

SHEET TITLE

PROPOSED AT&T ANTENNA MOUNT (CONT'D.)  
 SHEET NUMBER

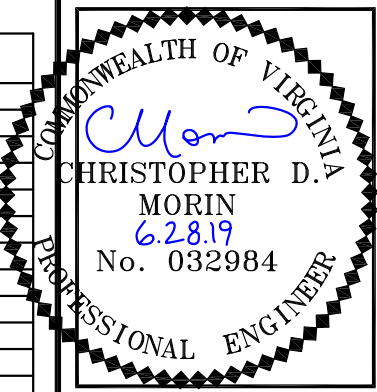


**NOTES:**

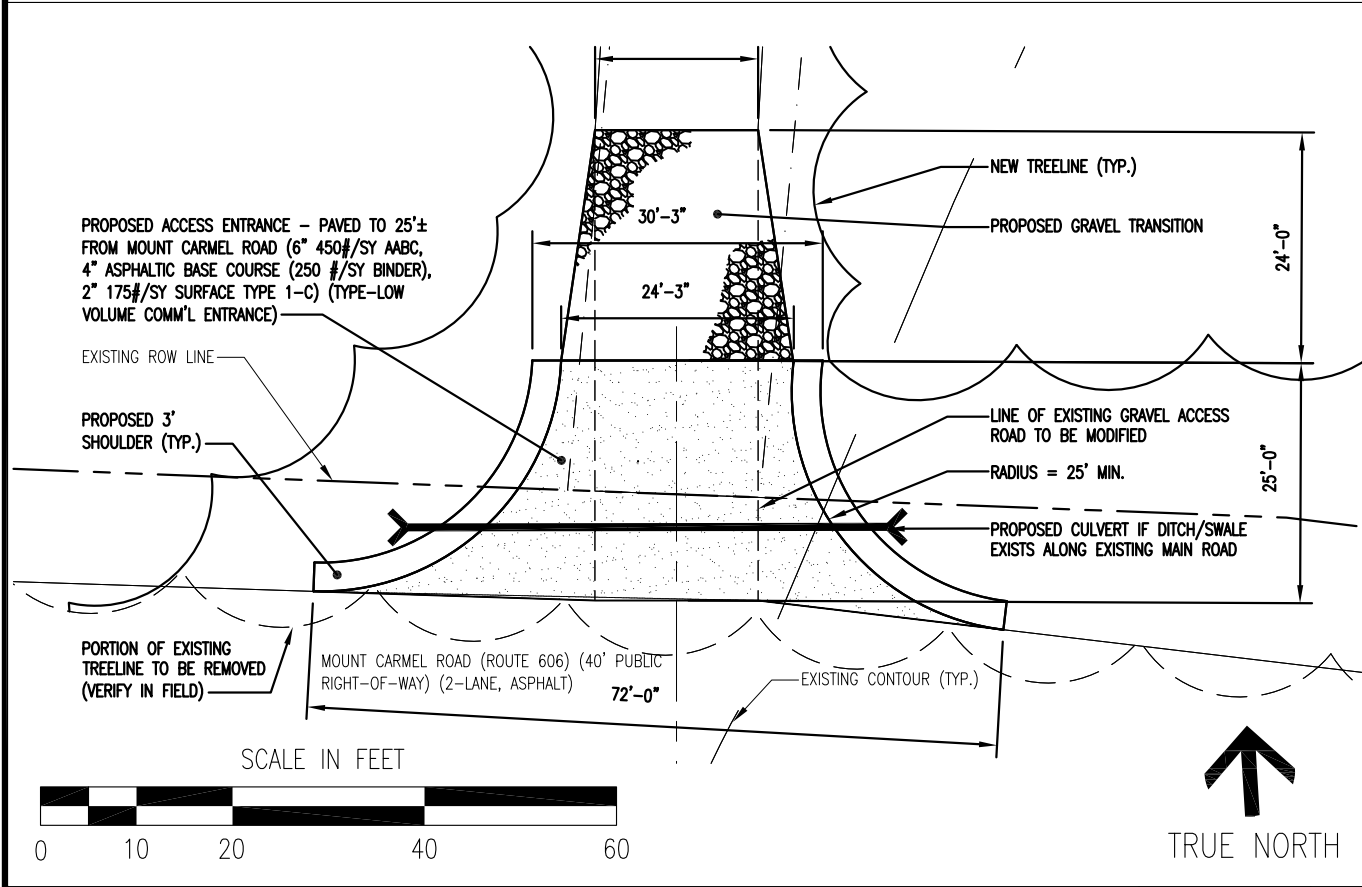
- SUBJECT PROPERTY & ADJOINING PROPERTY LINES WERE OBTAINED FROM A PROPERTY SURVEY BY A LICENSED SURVEYOR.
- ALL OTHER INFORMATION WAS OBTAINED FROM CLARKE COUNTY, VA GIS WEBSITE.

**PORTION OF EXISTING SITE PLAN SHOWING DISTANCES FROM EXISTING SITE ENTRANCE TO ADJACENT PROPERTY ENTRANCES**

SCALE: 1"=20' (11"X17")  
1"=10' (24"X36")



NO.	DATE	DESCRIPTION	BY	AGT	ACT	ACT	ACT	ACT	ACT
1	03-01-19	PRELIMINARY ZONING DRAWINGS							
2	03-05-19	FINAL ZONING DRAWINGS							
3	04-23-19	ADDITIONS TO ZONING DRAWINGS							
4	05-29-19	95' TOWER SETBACK							
5	06-07-19	92' TOWER FALL ZONE							
6	06-19-19	CLIENT COMMENTS							
7	06-28-19	VDOT SUBMISSION							



- DESIGN FEATURES RELATING TO CONSTRUCTION OR TO REGULATION AND CONTROL OF TRAFFIC MAY BE SUBJECT TO CHANGE AS DEEMED NECESSARY BY VDOT.
- CONSTRUCTION WITHIN VDOT'S RIGHT-OF-WAY SHALL CONFORM TO ALL APPLICABLE SECTIONS OF THE CURRENT ADDITION OF THE VDOT ROAD AND BRIDGE SPECIFICATIONS, THE CURRENT ADDITION OF THE VDOT ROAD AND BRIDGE STANDARDS, AND THE CURRENT ADDITION OF THE VIRGINIA WORK AREA PROTECTION MANUAL.
- IN ACCORDANCE WITH VDOT ROAD AND BRIDGE SPECIFICATIONS (107.16(A)), LAND DISTURBING ACTIVITY, WHICH OCCURS WITHIN THE VDOT RIGHT OF WAY, SHALL BE SUPERVISED BY A VDOT CERTIFIED EROSION & SEDIMENT CONTROL (ESC) PERSON WHO IS REQUIRED TO BE ON SITE AT ALL TIMES DURING THAT LAND DISTURBING ACTIVITY. IF EROSION OR SCOUR OCCURS, THE PERMITTEE SHALL BE RESPONSIBLE FOR ALL CORRECTIVE MEASURES.
- A TRANSPORTATION MANAGEMENT PLAN (I.E. DRAWING AND TEXT) IS REQUIRED FOR ALL WORK WITHIN VDOT RIGHT-OF-WAY, AND SHALL BE SUBMITTED WHEN APPLYING FOR THE LAND USE PERMIT. SUCH PLANS SHALL BE IN ACCORDANCE WITH THE INSTRUCTIONAL AND INFORMATIONAL MEMORANDUM (IIM)-LD-241.5. THE PROJECT HAS BEEN DETERMINED TO BE A TYPE A CATEGORY.
- ALL CONTRACTORS PERFORMING CONSTRUCTION ACTIVITIES UNDER THE AUSPICES OF A VDOT LAND USE PERMIT MUST HAVE AT LEAST ONE (1) EMPLOYEE ON-SITE WHO, AT A MINIMUM, IS VERIFIED BY VDOT IN BASIC WORK ZONE TRAFFIC CONTROL FOR ACTIVITIES INVOLVING THE INSTALLATION.
- DESIGN CHANGES, SPECIFIED MATERIAL CHANGES AND/OR FIELD CHANGES FROM THE APPROVED PLANS MUST BE SUBMITTED TO VDOT PRIOR TO PROCEEDING WITH THE WORK. A LETTER OF EXPLANATION SHALL ACCOMPANY THE REVISED DESIGN PLANS AND/OR ENGINEERING CALCULATION, WHICH MUST BE SUBMITTED TO VDOT FOR REVIEW AND APPROVAL.
- ANY TREE THAT IS DESIRED TO BE CUT ON VDOT'S RIGHT-OF-WAY REQUIRES APPROVAL FROM THE DISTRICT ARBORIST. TREES DESIRED TO BE CUT NEED TO BE FLAGGED PRIOR TO OBTAINING VDOT APPROVAL.
- REPLACE ANY DISTURBED RIGHT-OF-WAY MONUMENTS IN ACCORDANCE TO 2016 ROAD AND BRIDGE STANDARDS RM-2 SECONDARY ROADWAYS, AND RM-1 PRIMARY ROUTES AND LIMITED ACCESS AREAS.
- VDOT APPROVAL OF THESE PLANS EXPIRES THREE YEARS FROM DATE OF APPROVAL, IF A LAND USE PERMIT HAS NOT BEEN ISSUED.
- ANY EXISTING DRAINAGE OR PAVEMENT STRUCTURE ON VDOT'S RIGHT-OF-WAY THAT IS DAMAGED DURING THE COURSE OF THE PERMITTED WORK SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF VDOT. REPLACEMENT SHALL BE SELECTED METHOD UNLESS FIELD CONDITIONS DICTATE REPAIRS, AS APPROVED BY VDOT.
- ALL UTILITIES WITHIN THE HIGHWAY RIGHT-OF-WAY (NON-LIMITED ACCESS) SHALL BE INSTALLED WITH A MINIMUM OF 36 INCHES COVER BELOW FINISHED GRADE, WITH THE EXCEPTION OF TELECOMMUNICATION SERVICES WHICH SHALL HAVE NO LESS THAN 30" OF COVER. CONDUIT, LESS THAN 2" IN DIAMETER, SHALL ALWAYS BE INSTALLED IN ROAD CROSSINGS WITH NO LESS THAN 36" OF COVER (NON-LIMITED ACCESS AREAS).
- UNLESS OTHERWISE SHOWN ON DRAWINGS OR APPROVED BY VDOT, ALL UTILITY INSTALLATION WITH VDOT R/W SHALL EITHER BE INSTALLED UNDER EXISTING CULVERTS WITH A MINIMUM OF 36" CLEARANCE; OR INSTALLED AT LEAST 36" BEYOND THE LIMITS OF CULVERTS.

DRAWN BY: AGT  
CHECKED BY: BMQ  
DRAWING DATE: 06-28-19

CARRIER'S NAME

SITE NUMBER:  
SITE NAME:

SITE NAME

VANKEUREN - PARIS

BUSINESS UNIT NUMBER

828704

SITE ADDRESS

653 MOUNT CARMEL RD.  
PARIS, VA 20130

SHEET TITLE  
**SITE ENTRANCE PLAN  
DETAILS**  
SHEET NUMBER

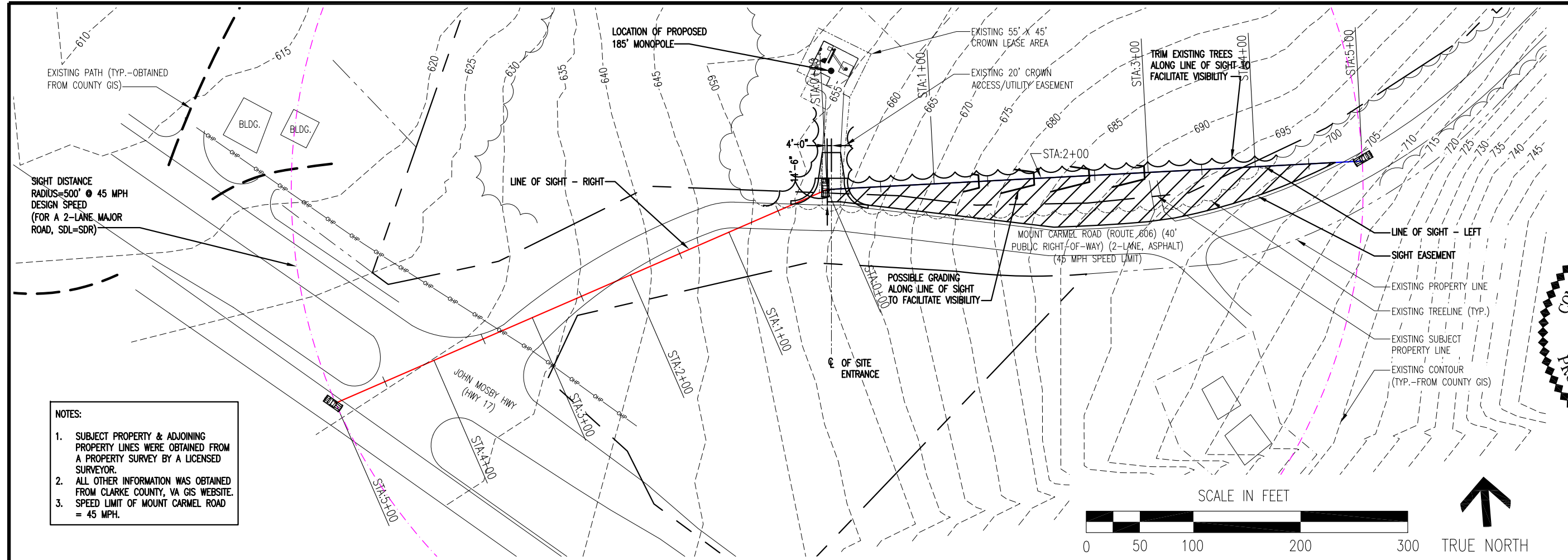
**EXISTING SITE DRIVEWAY ENTRANCE MODIFICATION PLAN**  
September 2019 Planning Commission Combined Meeting Packet

SCALE: 1"=20' (11"X17")  
1"=10' (24"X36")

**VDOT GENERAL NOTES**

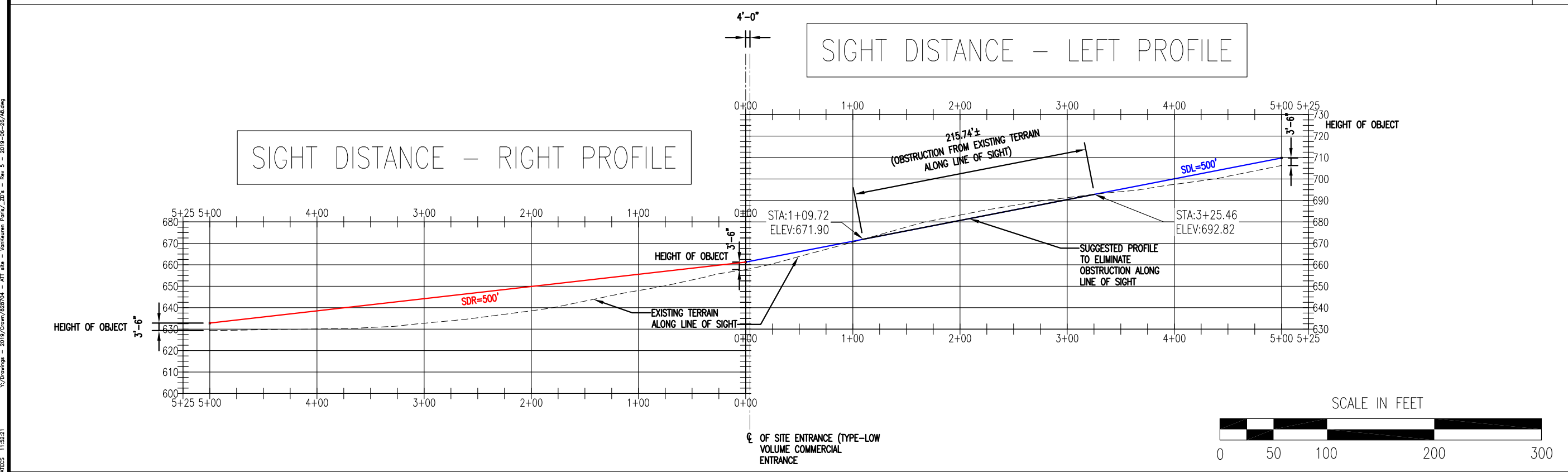
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**SIGHT DISTANCE PLAN SHOWING EXISTING ACCESS ROAD**

SCALE: 1"=100' (11"X17")  
 1"=50' (24"X36") 1



**SIGHT DISTANCE PROFILE**

SCALE: 1"=100' (11"X17")  
 1"=50' (24"X36") 2

NO.	DATE	DESCRIPTION	BY	ACT
1	03-01-19	PRELIMINARY ZONING DRAWINGS	AGT	AGT
2	03-05-19	FINAL ZONING DRAWINGS	AGT	AGT
3	04-23-19	ADDITIONS TO ZONING DRAWINGS	AGT	AGT
4	05-29-19	95' TOWER SETBACK	AGT	AGT
5	06-07-19	92' TOWER FALL ZONE	AGT	AGT
6	06-19-19	CLIENT COMMENTS	AGT	AGT
7	06-28-19	VOOT SUBMISSION	AGT	AGT

DRAWN BY: AGT  
 CHECKED BY: BMQ  
 DRAWING DATE: 06-28-19

CARRIER'S NAME

SITE NUMBER:  
 SITE NAME:

SITE NAME  
 VANKEUREN - PARIS

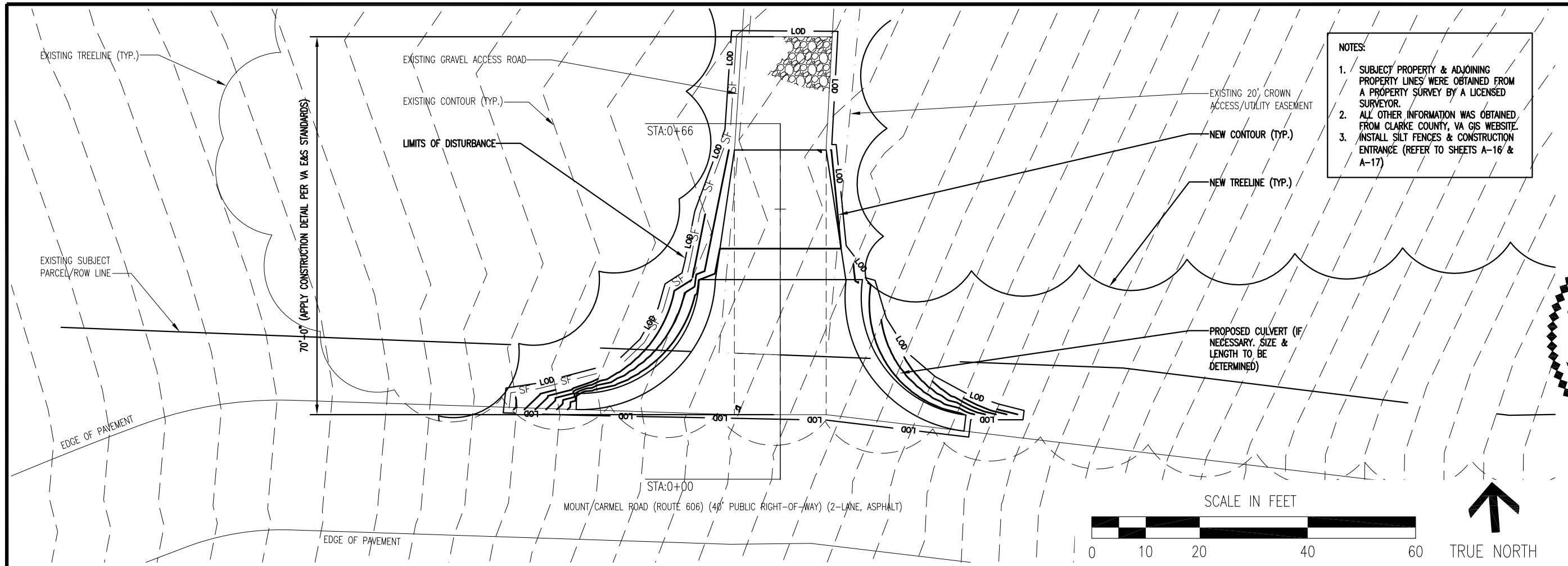
BUSINESS UNIT NUMBER  
 828704

SITE ADDRESS  
 653 MOUNT CARMEL RD.  
 PARIS, VA 20130

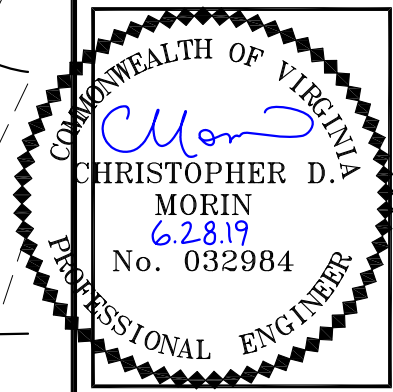
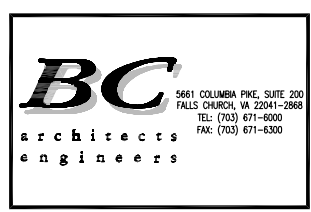
SHEET TITLE  
**SIGHT DISTANCE PLAN & PROFILE**  
 SHEET NUMBER

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 06-28-19 ATECS 11:52:21





- NOTES:**
- SUBJECT PROPERTY & ADJOINING PROPERTY LINES WERE OBTAINED FROM A PROPERTY SURVEY BY A LICENSED SURVEYOR.
  - ALL OTHER INFORMATION WAS OBTAINED FROM CLARKE COUNTY, VA GIS WEBSITE.
  - INSTALL SILT FENCES & CONSTRUCTION ENTRANCE (REFER TO SHEETS A-16' & A-17)



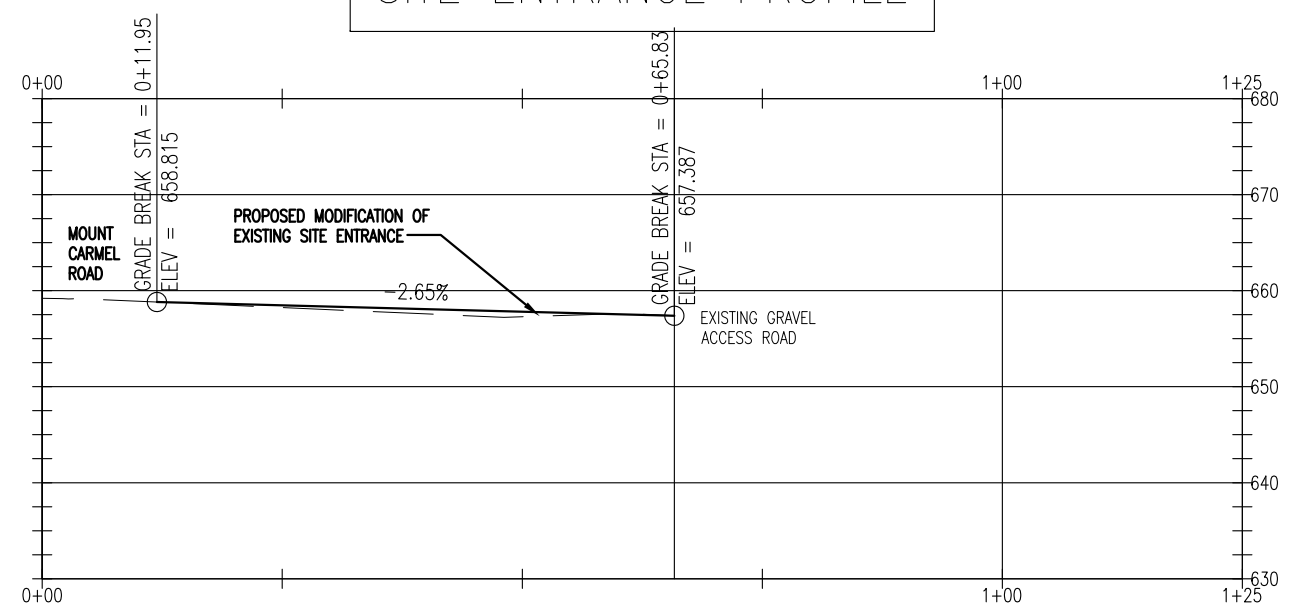
**ENLARGED SITE PLAN SHOWING EXISTING SITE ENTRANCE TO BE MODIFIED PER VDOT STANDARDS**

SCALE: 1"=20' (11"X17")  
1"=10' (24"X36") **1**

**LEGEND**

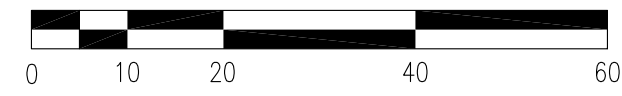
- EXISTING SURFACE PROFILE ALONG PROPOSED ROAD
- PROPOSED ROAD PROFILE

**SITE ENTRANCE PROFILE**



TOTAL AREA OF DISTURBANCE = 2,668 SF/0.061 AC

**SCALE IN FEET**



**PROFILE OF EXISTING SITE ENTRANCE TO BE MODIFIED PER VDOT STANDARDS**

SCALE: 1"=20' (11"X17")  
1"=10' (24"X36") **2**

NO.	DATE	DESCRIPTION	BY	ACT
1	03-01-19	PRELIMINARY ZONING DRAWINGS	AGT	ACT
2	03-05-19	FINAL ZONING DRAWINGS	AGT	ACT
3	04-23-19	ADDITIONS TO ZONING DRAWINGS	AGT	ACT
4	05-29-19	95' TOWER SETBACK	AGT	ACT
5	06-07-19	92' TOWER FALL ZONE	AGT	ACT
6	06-19-19	CLENT COMMENTS	AGT	ACT
7	06-28-19	VDOT SUBMISSION	AGT	ACT

DRAWN BY: **AGT**  
CHECKED BY: **BMQ**  
DRAWING DATE: **06-28-19**

CARRIER'S NAME

SITE NUMBER:  
SITE NAME:

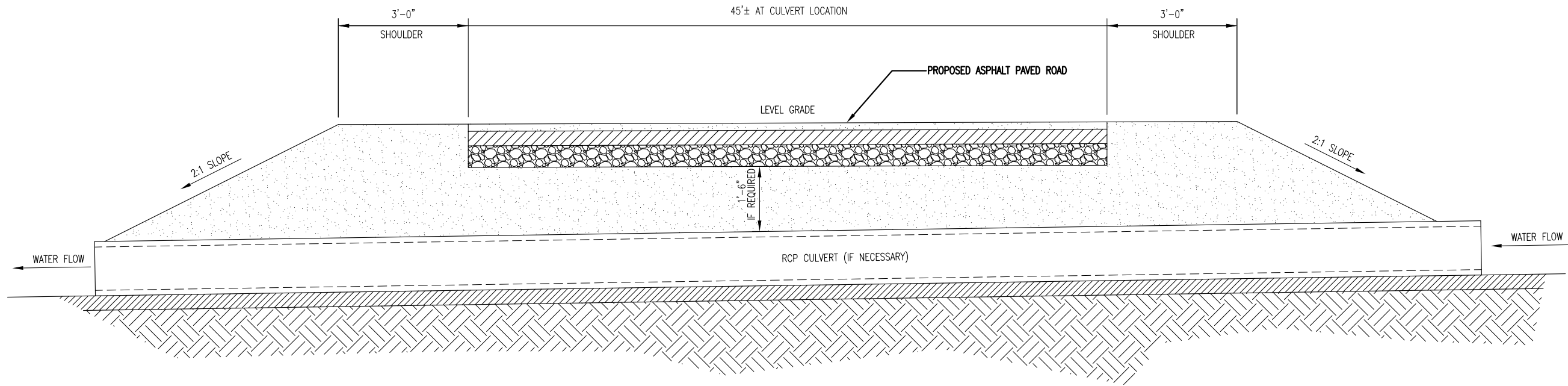
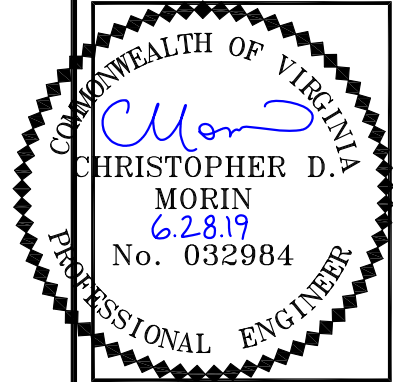
SITE NAME  
**VANKEUREN - PARIS**

BUSINESS UNIT NUMBER  
**828704**

SITE ADDRESS  
**653 MOUNT CARMEL RD.  
PARIS, VA 20130**

SHEET TITLE  
**ENTRANCE GRADING  
PLAN & PROFILE**  
SHEET NUMBER

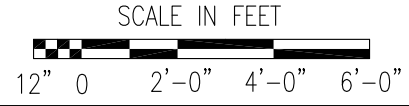
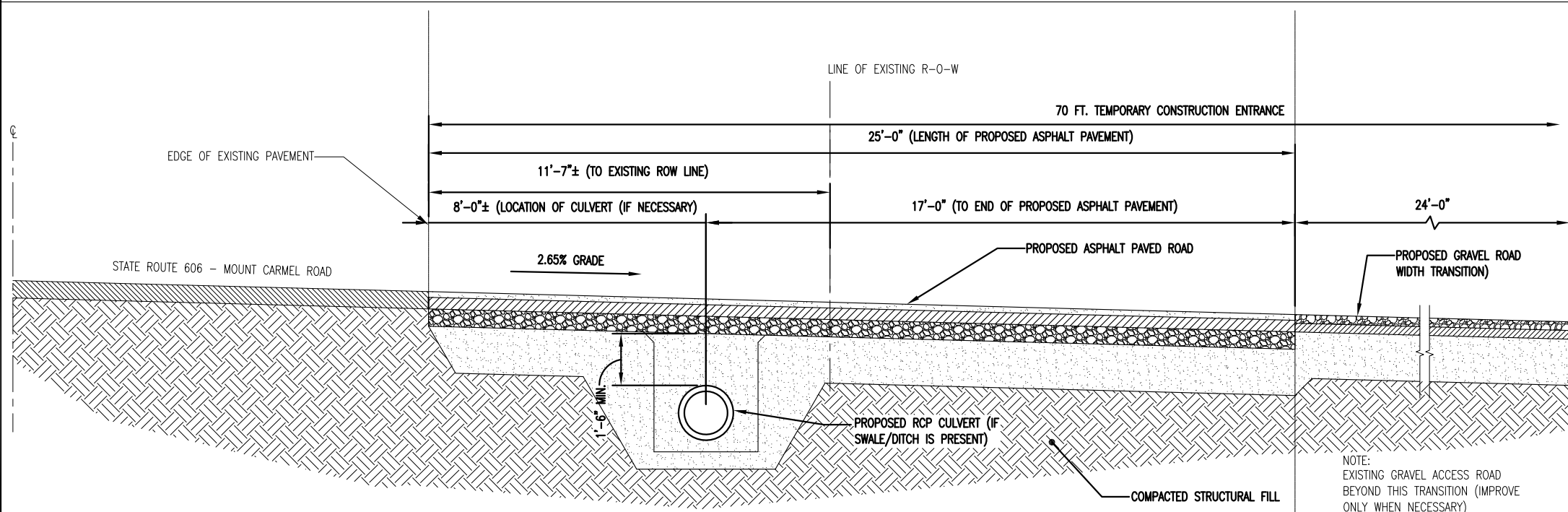
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**CROSS SECTION @ CULVERT AREA**

SCALE: 3/8"=1'-0" (11"x17")  
 3/4"=1'-0" (24"x36")

**1**



**LONGITUDINAL SECTION**

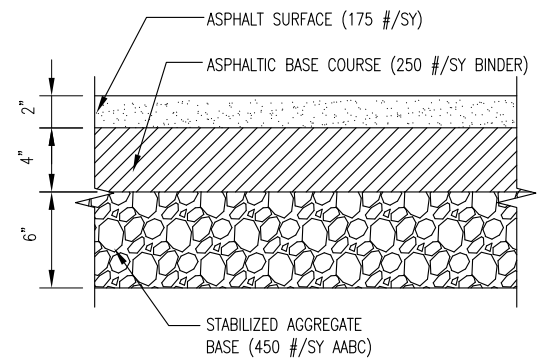
SCALE: 1/4"=1'-0" (11"x17")  
 1/2"=1'-0" (24"x36")

**2**

**PARTIAL SECTION-ASPHALT**

SCALE: N.T.S.

**3**



NO.	DATE	DESCRIPTION	BY	ACT
1	03-01-19	PRELIMINARY ZONING DRAWINGS	AGT	AGT
2	03-05-19	FINAL ZONING DRAWINGS	AGT	AGT
3	04-23-19	ADDITIONS TO ZONING DRAWINGS	AGT	AGT
4	05-29-19	95' TOWER SETBACK	AGT	AGT
5	06-07-19	92' TOWER FALL ZONE	AGT	AGT
6	06-19-19	CLIENT COMMENTS	AGT	AGT
7	06-28-19	VDOT SUBMISSION	AGT	AGT

DRAWN BY: **AGT**  
 CHECKED BY: **BMQ**  
 DRAWING DATE: **06-28-19**

CARRIER'S NAME

SITE NUMBER:  
 SITE NAME:

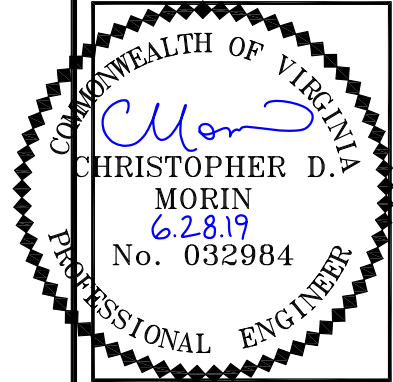
SITE NAME  
**VANKEUREN - PARIS**

BUSINESS UNIT NUMBER  
**828704**

SITE ADDRESS  
**653 MOUNT CARMEL RD.  
 PARIS, VA 20130**

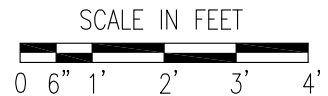
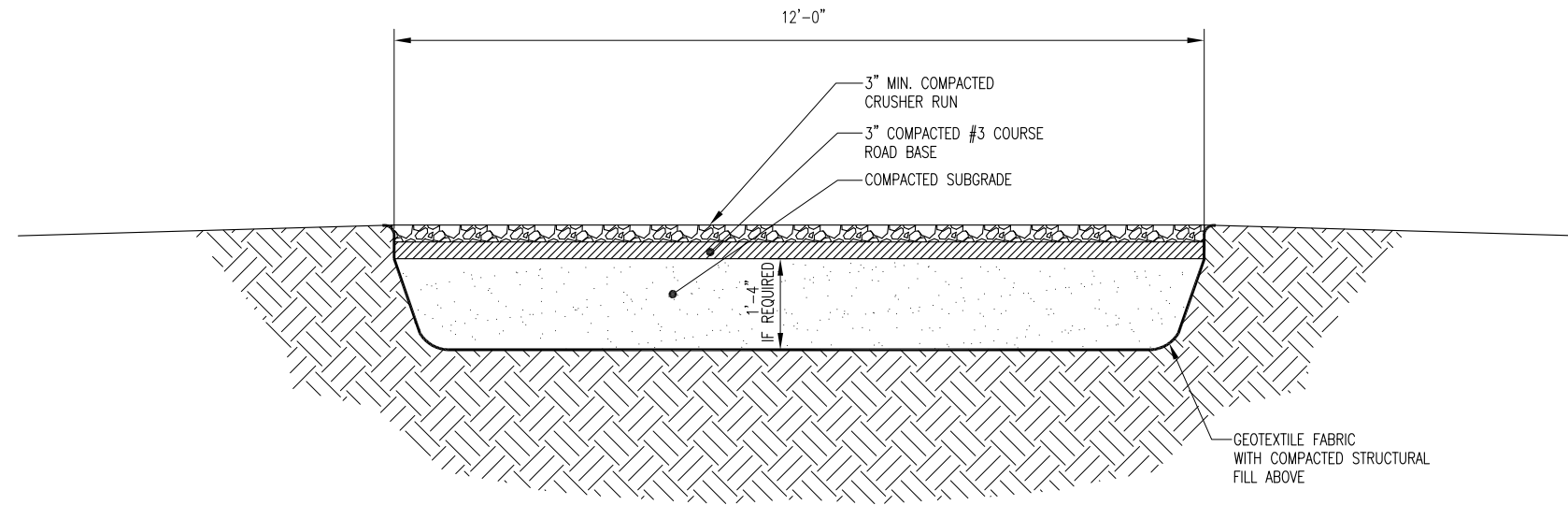
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**SITE ENTRANCE MOD. - SECTIONS**  
 SHEET NUMBER

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**EARTH WORK SUBGRADE COMPACTION & SELECT GRANULAR FILL**

- 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. IF REQUIRED THE TOP 16" OF GRADE SHALL BE REMOVED. THE REPLACED SUBGRADE SHALL BE CLEARED OF ORGANIC MATERIAL & COMPACTED.
- ALL SELECT GRANULAR FILL SHALL BE PLACED ON GEOTEXTILE FABRIC & 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. FABRIC SEAMS SHALL BE OVERLAPPED 18" MINIMUM.



**CROSS SECTION - GRAVEL ACCESS ROAD - TRANSITION**

SCALE: 3/8"=1'-0" (11"X17")  
 3/4"=1'-0" (24"X36")

**1**

NO.	DATE	DESCRIPTION	BY	AGT	ACT	ACT	ACT	ACT	ACT
A	03-01-19	PRELIMINARY ZONING DRAWINGS							
0	03-05-19	FINAL ZONING DRAWINGS							
1	04-23-19	ADDITIONS TO ZONING DRAWINGS							
2	05-29-19	95' TOWER SETBACK							
3	06-07-19	92' TOWER FALL ZONE							
4	06-19-19	CLIENT COMMENTS							
5	06-28-19	VDOT SUBMISSION							

DRAWN BY: **AGT**  
 CHECKED BY: **BMQ**  
 DRAWING DATE: **06-28-19**

CARRIER'S NAME

SITE NUMBER:  
 SITE NAME:

SITE NAME

**VANKEUREN - PARIS**

BUSINESS UNIT NUMBER

**828704**

SITE ADDRESS

**653 MOUNT CARMEL RD.  
 PARIS, VA 20130**

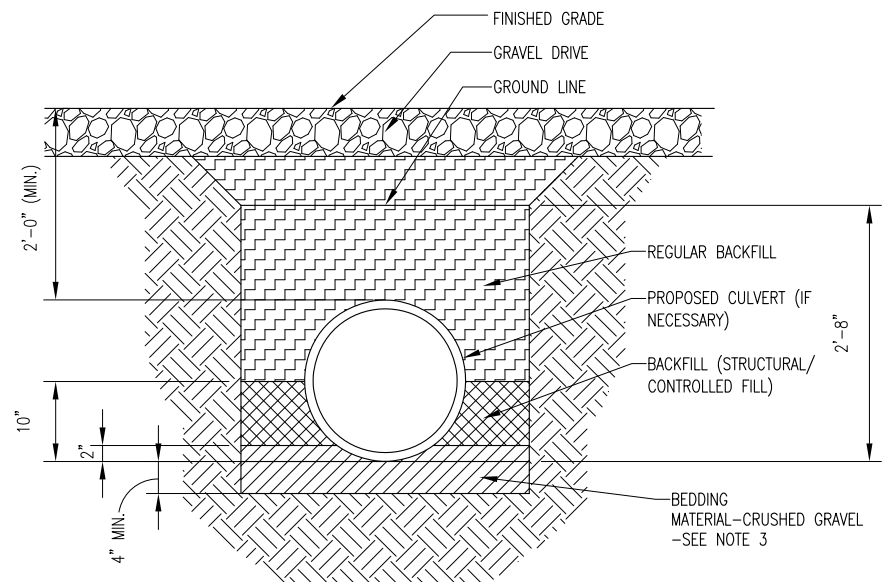
SHEET TITLE

**SITE ENTRANCE**

**MOD.-SECTIONS**

SHEET NUMBER

- NOTES:
- DETAIL SHOWN IS BASED ON VDOT "NORMAL EARTH FOUNDATION" PIPE BEDDING DETAIL.
  - CRUSHED GRAVEL SHALL CONSIST OF PARTICLES OF WHICH AT LEAST 90 PERCENT BY WEIGHT OF MATERIAL RETAINED ON THE NO. 10 SIEVE SHALL HAVE AT LEAST ONE FACE FRACTURED BY ARTIFICIAL CRUSHING. TESTS WILL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF VTM-15.
  - BRING BEDDING MATERIAL TO THE FLOW LINE AS PER VDOT ROAD & BRIDGE SPECIFICATIONS SECTION 302.



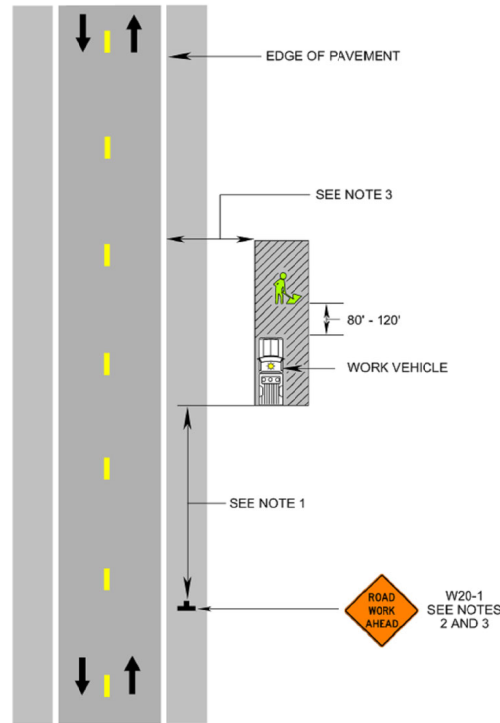
- BEDDING MATERIAL IN ACCORDANCE WITH SECTION 302 OF THE ROAD OF THE VDOT ROAD & BRIDGE SPECIFICATIONS
- CLASS 1 BACKFILL MATERIAL IN ACCORDANCE WITH SECTION 302 OF THE ROAD & BRIDGE SPECIFICATIONS
- REGULAR BACKFILL IN ACCORDANCE WITH SECTION 302 OF THE ROAD OF THE VDOT ROAD & BRIDGE SPECIFICATIONS
- EMBANKMENT (FOR THIS SITE, GRAVEL ACCESS ROAD)

**CULVERT DETAIL (IF NECESSARY)**

SCALE: N.T.S.

**2**

Work Beyond the Shoulder Operation (Figure TTC-1.0)



PAGE 6H-8 AUGUST 2011

GUIDANCE: 1. THE MINIMUM DISTANCE BETWEEN THE SIGN AND WORK VEHICLE SHOULD BE 1300'-1500' ON LIMITED ACCESS HIGHWAYS...

OPTION: 2. THE ROAD WORK AHEAD (W20-1) SIGN MAY BE REPLACED WITH OTHER APPROPRIATE SIGNS SUCH AS THE SHOULDER WORK (W21-5) SIGN...

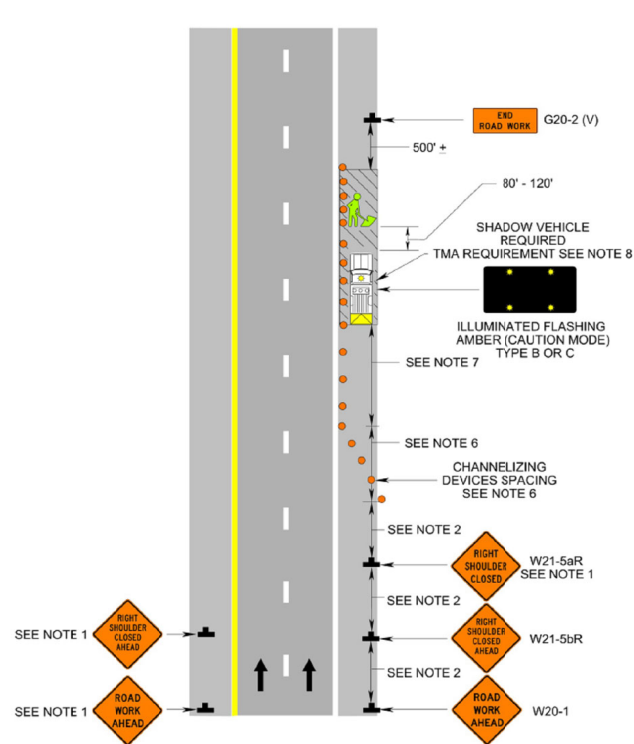
3. THE ROAD WORK AHEAD SIGN MAY BE OMITTED WHERE THE WORK SPACE IS BEHIND A BARRIER, MORE THAN 4 FEET BEHIND VERTICAL CURB...

4. FOR SHORT-TERM, SHORT DURATION OR MOBILE OPERATION, ALL SIGNS AND CHANNELIZING DEVICES MAY BE ELIMINATED IF A VEHICLE WITH ACTIVATED HIGH-INTENSITY AMBER ROTATING, FLASHING, OSCILLATING, OR STROBE LIGHTS IS USED.

STANDARD: 5. VEHICLE HAZARD WARNING SIGNALS SHALL NOT BE USED INSTEAD OF THE VEHICLE'S HIGH-INTENSITY AMBER ROTATING, FLASHING, OSCILLATING, OR STROBE LIGHTS...

6. IF THE WORK SPACE IS IN THE MEDIUM OF A DIVIDED HIGHWAY, AN ADVANCE WARNING SIGN SHALL ALSO BE PLACED ON THE LEFT SIDE OF THE DIRECTIONAL ROADWAY.

Stationary Operation on a Shoulder (Figure TTC-4.0)



PAGE 6H-14 AUGUST 2011

STANDARD TYPICAL TRAFFIC CONTROL STATIONARY OPERATION ON A SHOULDER (FIGURE TTC-4.0) NOTES

1. FOR LONG-TERM STATIONARY WORK (MORE THAN 3 DAYS) ON DIVIDED HIGHWAYS HAVING A MEDIAN WIDER THAN 8', SIGN ASSEMBLIES ON BOTH SIDES OF THE ROADWAY SHALL BE REQUIRED AS SHOWN...

2. SIGN SPACING SHOULD BE 1300'-1500' FOR LIMITED ACCESS HIGHWAYS, FOR ALL OTHER ROADWAYS, THE SIGN SPACING SHOULD BE 500'-800' WHERE THE POSTED SPEED LIMIT IS GREATER THAN 45 MPH...

OPTION: 3. THE SHOULDER WORK (W21-5) SIGN ON AN INTERSECTING ROADWAY MAY BE OMITTED WHERE DRIVERS EMERGING FROM THAT ROADWAY WILL ENCOUNTER ANOTHER ADVANCE WARNING SIGN...

4. FOR SHORT DURATION OPERATIONS OF 1 HOUR OR LESS, ALL SIGNS AND CHANNELIZING DEVICES MAY BE ELIMINATED IF A VEHICLE WITH ACTIVATED HIGH-INTENSITY AMBER ROTATING, FLASHING, OSCILLATING, OR STROBE LIGHTS IS USED.

STANDARD: 5. VEHICLE HAZARD WARNING SIGNALS SHALL NOT BE USED INSTEAD OF THE VEHICLE'S HIGH-INTENSITY AMBER ROTATING, FLASHING, OSCILLATING, OR STROBE LIGHTS...

6. TAPER LENGTH (L) AND CHANNELIZING DEVICE SPACING SHALL BE AT THE FOLLOWING:

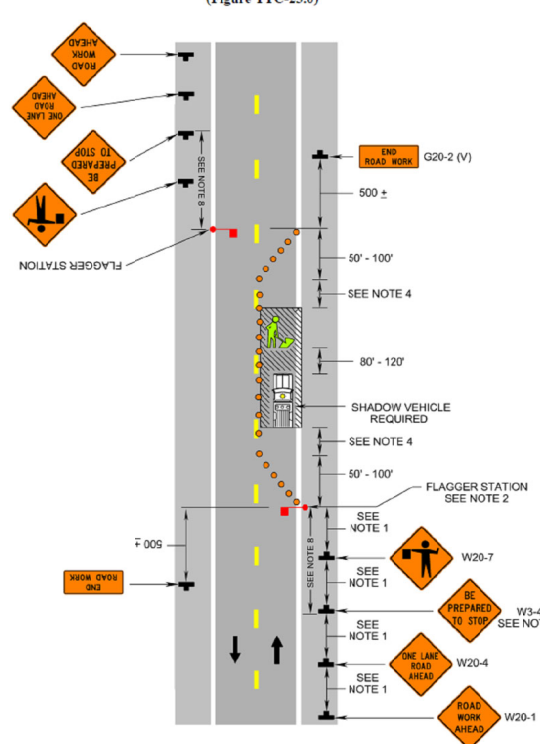
Table with 2 main sections: Taper Length (L) and Channelizing Device Spacing. Both tables show Speed Limit (mph) vs Lane Width (Feet) and Location vs Speed Limit (mph).

7. THE BUFFER SPACE LENGTH SHALL BE AS SHOWN IN TABLE 6H-3 ON PAGE 6H-5 FOR THE POSTED SPEED LIMIT.

8. A SHADOW VEHICLE SHALL BE USED WHENEVER A PERSON IS REQUIRED TO OPERATE EQUIPMENT MOUNTED ON OR IN THE WORK VEHICLE SUCH AS BUCKETS, AUGERS, POST DRIVERS, ETC. FOR WORK OPERATIONS ON THE SHOULDER WITH A DURATION GREATER THAN 1 HOUR WHERE WORKERS ARE PRESENT...

9. WHEN A SIDE ROAD INTERSECTS THE HIGHWAY WITHIN THE TEMPORARY TRAFFIC CONTROL ZONE, ADDITIONAL TRAFFIC CONTROL DEVICES SHALL BE PLACED AS NEEDED.

Lane Closure on a Two-Lane Roadway Using Flaggers (Figure TTC-23.0)



PAGE 6H-52 AUGUST 2011

STANDARD TYPICAL TRAFFIC CONTROL LANE CLOSURE ON A TWO-LANE ROADWAY USING FLAGGERS (FIGURE TTC-23.0) NOTES

GUIDANCE: 1. SIGN SPACING DISTANCE SHOULD BE 350'-500' WHERE THE POSTED SPEED LIMIT IS 45 MPH OR LESS, AND 500'-800' WHERE THE POSTED SPEED LIMIT IS GREATER THAN 45 MPH.

2. CARE SHOULD BE EXERCISED WHEN ESTABLISHING THE LIMITS OF THE WORK ZONE TO INSURE MAXIMUM POSSIBLE SIGHT DISTANCE IN ADVANCE OF THE FLAGGER STATION AND TRANSITION, BASED ON THE POSTED SPEED LIMIT AND AT LEAST EQUAL TO OR GREATER THAN THE VALUES IN TABLE 6H-3...

OPTION: 3. WHERE RIGHT-OF-WAY OR GEOMETRIC CONDITIONS PREVENT THE USE OF 48" X 48" SIGNS, 36" X 36" SIGNS MAY BE USED.

STANDARD: 4. FLAGGING STATIONS SHALL BE LOCATED FAR ENOUGH IN ADVANCE OF THE WORK SPACE TO PERMIT APPROACHING TRAFFIC TO REDUCE SPEED AND/OR STOP BEFORE PASSING THE WORK SPACE...

5. ALL FLAGGERS SHALL BE STATE CERTIFIED AND HAVE THEIR CERTIFICATION CARD IN THEIR POSSESSION WHEN PERFORMING FLAGGING DUTIES (SEE SECTION 6E.01, QUALIFICATIONS FOR FLAGGERS).

6. CONE SPACING SHALL BE AT THE FOLLOWING:

Table: Cone Spacing. Location vs Posted Speed Limit (mph). Locations: Transition Spacing, Travelway Spacing. Speed Limits: 0-35, 36+.

7. A SHADOW VEHICLE WITH AT LEAST ONE HIGH INTENSITY AMBER ROTATING, OSCILLATING, OR STROBE LIGHT SHALL BE PARKED 80'-120' IN ADVANCE OF THE FIRST WORK CREW.

OPTION: 8. A SUPPLEMENTAL FLAGGER MAY BE REQUIRED IN THIS AREA TO GIVE ADVANCE WARNING OF THE OPERATION AHEAD BY SLOWING APPROACHING TRAFFIC PRIOR TO REACHING THE FLAGGER STATION OR QUEUED TRAFFIC.

GUIDANCE: 9. IF THE QUEUE OF TRAFFIC REACHES THE BE PREPARED TO STOP (W3-4) SIGN, THEN THE SIGNS SHOULD BE READJUSTED AT GREATER DISTANCES.

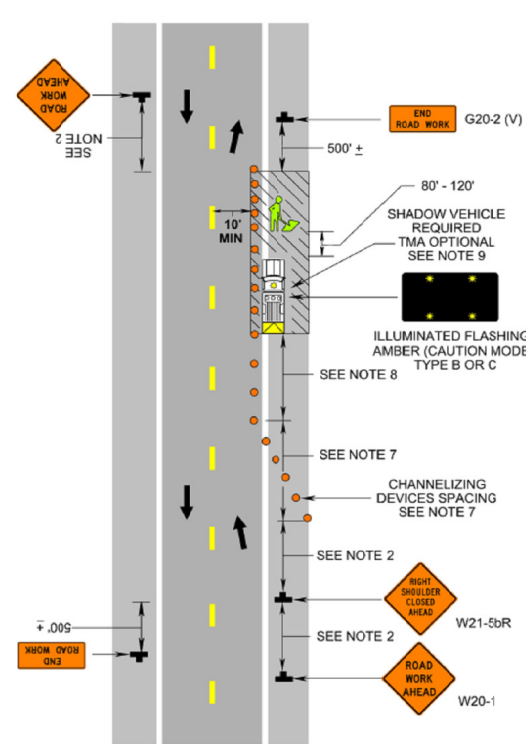
10. WHEN A HIGHWAY-RAIL CROSSING EXISTS WITHIN OR UPSTREAM OF THE TRANSITION AREA AND IT IS ANTICIPATED THAT QUEUES RESULTING FROM THE LANE CLOSURE MIGHT EXTEND THROUGH THE HIGHWAY-RAIL GRADE CROSSING, THE TEMPORARY TRAFFIC CONTROL ZONE SHOULD BE EXTENDED SO THAT THE TRANSITION AREA PRECEDES THE HIGHWAY-RAIL CROSSING...

STANDARD: 11. AT NIGHT, FLAGGER STATIONS SHALL BE ILLUMINATED, EXCEPT IN EMERGENCIES (SEE SECTION 6E.08).

OPTION: 12. CONES MAY BE ELIMINATED WHEN USING A PILOT VEHICLE OPERATION OR WHEN THE TOTAL ROADWAY WIDTH IS 20 FEET OR LESS.

13. FOR LOW-VOLUME SITUATIONS WITH SHORT WORK ZONES ON STRAIGHT ROADWAYS WHERE THE FLAGGER IS VISIBLE TO ROAD USERS APPROACHING FROM BOTH DIRECTIONS, A SINGLE FLAGGER, POSITIONED TO BE REACHING TO ROAD USERS APPROACHING FROM BOTH DIRECTIONS, MAY BE USED (SEE CHAPTER 6E).

Shoulder Operation with Minor Encroachment (Figure TTC-5.0)



PAGE 6H-16 AUGUST 2011

STANDARD TYPICAL TRAFFIC CONTROL SHOULDER OPERATION WITH MINOR ENCROACHMENT (FIGURE TTC-5.0) NOTES

1. ON DIVIDED HIGHWAYS HAVING A MEDIAN WIDER THAN 8', RIGHT AND LEFT SIGN ASSEMBLIES SHALL BE REQUIRED. SEE NOTE 1, TTC-4 FOR ADDITION SIGN INFORMATION.

2. SIGN SPACING SHOULD BE 1300'-1500' FOR LIMITED ACCESS HIGHWAYS, FOR ALL OTHER ROADWAYS, THE SIGN SPACING SHOULD BE 500'-800' WHERE THE POSTED SPEED LIMIT IS GREATER THAN 45 MPH, AND 350'-500' WHERE THE POSTED SPEED LIMIT IS 45 MPH OR LESS.

3. WHEN WORK TAKES UP PART OF A LANE ON A HIGH VOLUME ROADWAY; VEHICULAR TRAFFIC VOLUMES, VEHICLE MIX, SPEED AND CAPACITY SHOULD BE ANALYZED TO DETERMINE WHETHER THE AFFECTED LANE SHOULD BE CLOSED, UNLESS THE LANE ENCROACHMENT ANALYSIS PERMITS A REMAINING LANE WIDTH OF 10 FEET. THE LANE SHOULD BE CLOSED, IF THE CLOSURE OPERATION IS ON A LIMITED ACCESS HIGHWAY, THE MINIMUM LANE WIDTH IS 11 FEET.

OPTION: 4. THE ROAD WORK AHEAD (W20-1) SIGN ON AN INTERSECTING ROADWAY MAY BE OMITTED WHERE DRIVERS EMERGING FROM THAT ROADWAY WILL ENCOUNTER ANOTHER ADVANCE WARNING SIGN PRIOR TO THIS ACTIVITY AREA.

STANDARD: 5. A SHADOW VEHICLE WITH EITHER AN ARROW BOARD OPERATING IN THE CAUTION MODE, OR AT LEAST ONE HIGH-INTENSITY AMBER ROTATING, FLASHING, OSCILLATING, OR STROBE LIGHT SHALL BE PARKED 80'-120' IN ADVANCE OF THE FIRST WORK CREW.

6. VEHICLE HAZARD WARNING SIGNALS SHALL NOT BE USED INSTEAD OF THE VEHICLE'S HIGH-INTENSITY AMBER ROTATING, FLASHING, OSCILLATING, OR STROBE LIGHTS. VEHICLE HAZARD WARNING SIGNALS CAN BE USED TO SUPPLEMENT HIGH-INTENSITY AMBER ROTATING, FLASHING, OSCILLATING, OR STROBE LIGHTS.

7. TAPER LENGTH (L) AND CHANNELIZING DEVICE SPACING SHALL BE AT THE FOLLOWING:

Table with 2 main sections: Taper Length (L) and Channelizing Device Spacing. Both tables show Speed Limit (mph) vs Lane Width (Feet) and Location vs Speed Limit (mph).

8. THE BUFFER SPACE LENGTH SHALL BE AS SHOWN IN TABLE 6H-3 ON PAGE 6H-5 FOR THE POSTED SPEED LIMIT.

9. A TRUCK-MOUNTED ATTENUATOR (TMA) SHALL BE USED ON LIMITED ACCESS HIGHWAYS AND MULTI-LANE ROADWAYS WITH POSTED SPEED LIMIT EQUAL TO OR GREATER THAN 45 MPH.

10. WHEN A SIDE ROAD INTERSECTS THE HIGHWAY WITHIN THE TEMPORARY TRAFFIC CONTROL ZONE, ADDITIONAL TRAFFIC CONTROL DEVICES SHALL BE PLACED AS NEEDED.

CROWN CASTLE logo and address: 9011 ARBORETUM PARKWAY SUITE 100 RICHMOND, VA 23236 TEL: (804) 330-3134

BC architects engineers logo and address: 5661 COLUMBIA PKW. SUITE 200 FALLS CHURCH, VA 22041-2868 TEL: (703) 671-6000

Professional Engineer seal for Christopher D. Morin, No. 032984, dated 6.28.19.

Revisions table with columns: NO., DATE, DESCRIPTION, BY, AGT, ACT.

DRAWN BY: AGT CHECKED BY: BMQ DRAWING DATE: 06-28-19

CARRIER'S NAME

SITE NUMBER: SITE NAME:

SITE NAME

VANKEUREN - PARIS

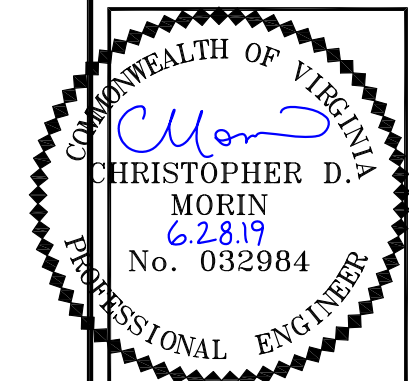
BUSINESS UNIT NUMBER

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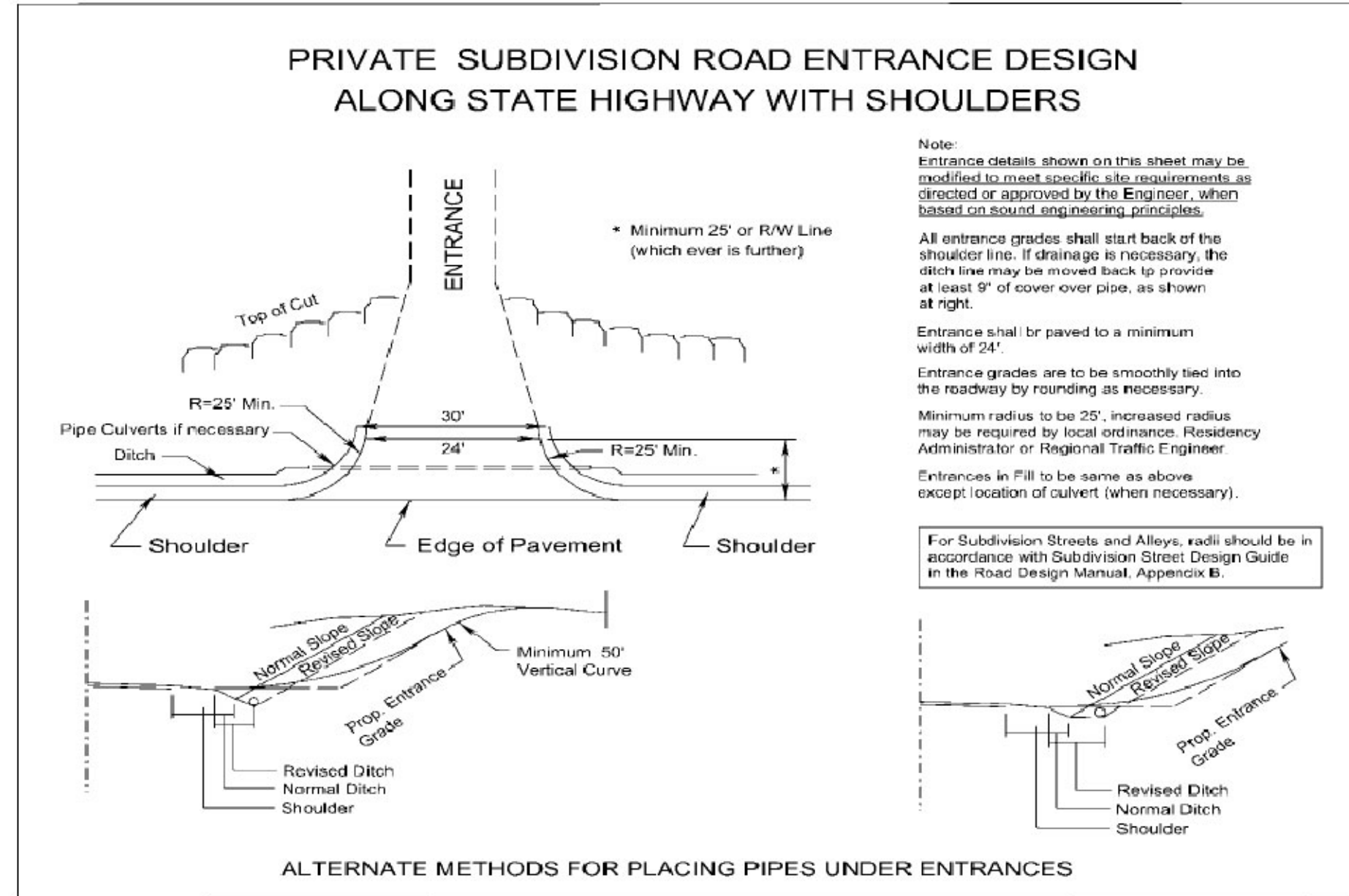
SITE ADDRESS

653 MOUNT CARMEL RD. PARIS, VA 20130

SHEET TITLE: VDOT TEMPORARY TRAFFIC CONTROLS SHEET NUMBER



**Commercial Entrance Design to Serve A Private Subdivision Road / Street**



**FIGURE 4- 8 COMMERCIAL ENTRANCE DESIGN TO SERVE A PRIVATE SUBDIVISION ROAD / STREET**

**Note:** All entrance design and construction shall accommodate pedestrian and bicycle users of the highway in accordance with the Commonwealth Transportation Board's "Policy for Integrating Bicycle and Pedestrian Accommodations".

REVISIONS	NO.	DATE	DESCRIPTION	BY	ACT
	0	03-01-19	PRELIMINARY ZONING DRAWINGS	AGT	AGT
	1	03-05-19	FINAL ZONING DRAWINGS	AGT	AGT
	2	04-23-19	ADDITIONS TO ZONING DRAWINGS	AGT	AGT
	3	05-29-19	95' TOWER SETBACK	AGT	AGT
	4	06-07-19	92' TOWER FALL ZONE	AGT	AGT
	5	06-19-19	CLIENT COMMENTS	AGT	AGT
	6	06-28-19	VDOT SUBMISSION	AGT	AGT

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BUSINESS UNIT NUMBER

828704

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653 MOUNT CARMEL RD.  
 PARIS, VA 20130

SHEET TITLE

**VDOT STANDARD**

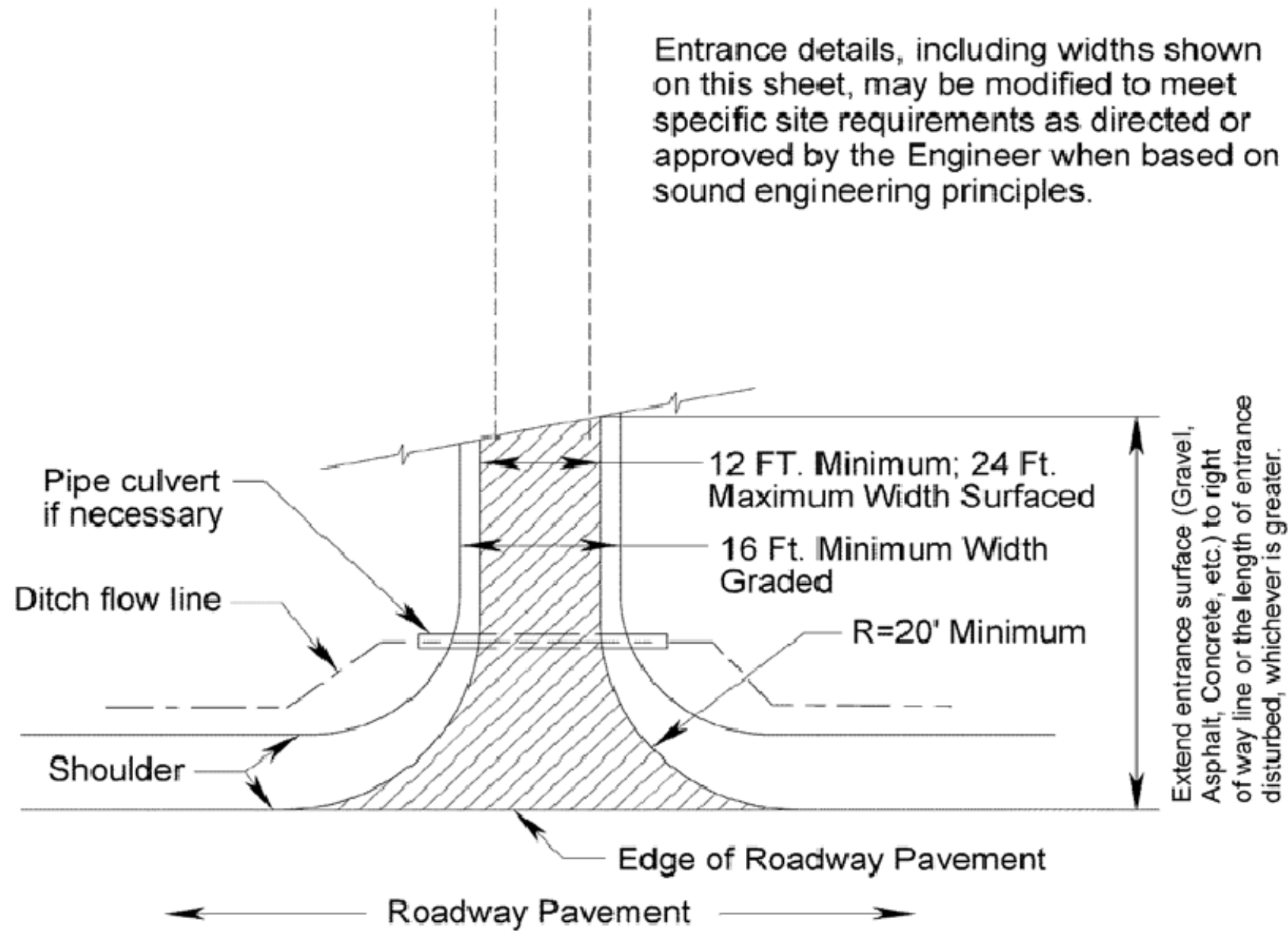
**COMM'L ENTRANCE**

SHEET NUMBER

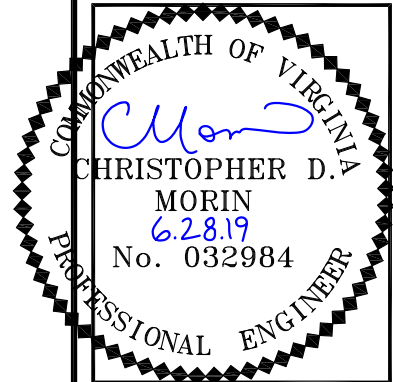
# Modification of an Existing Private or Low Volume Commercial Entrance

When an existing street is re-developed and modification of an existing entrance is required, the entrance surface shall be extended to the right-of-way line or the extent of disturbance to the existing entrance.

Entrance details, including widths shown on this sheet, may be modified to meet specific site requirements as directed or approved by the Engineer when based on sound engineering principles.



**FIGURE 4-1 PRIVATE ENTRANCE AND LOW VOLUME COMMERCIAL ENTRANCE DETAIL**



NO.	DATE	DESCRIPTION	BY	ACT
1	03-01-19	PRELIMINARY ZONING DRAWINGS	AGT	AGT
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3	04-23-19	ADDITIONS TO ZONING DRAWINGS	AGT	AGT
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6	06-19-19	CLIENT COMMENTS	AGT	AGT
7	06-28-19	VDOT SUBMISSION	AGT	AGT

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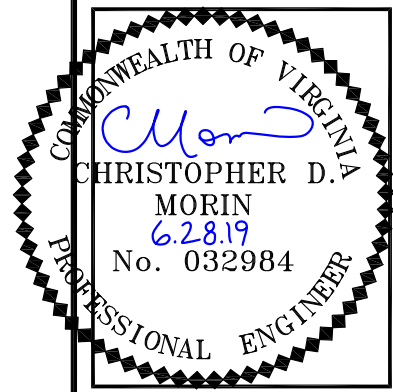
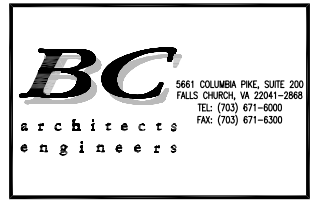
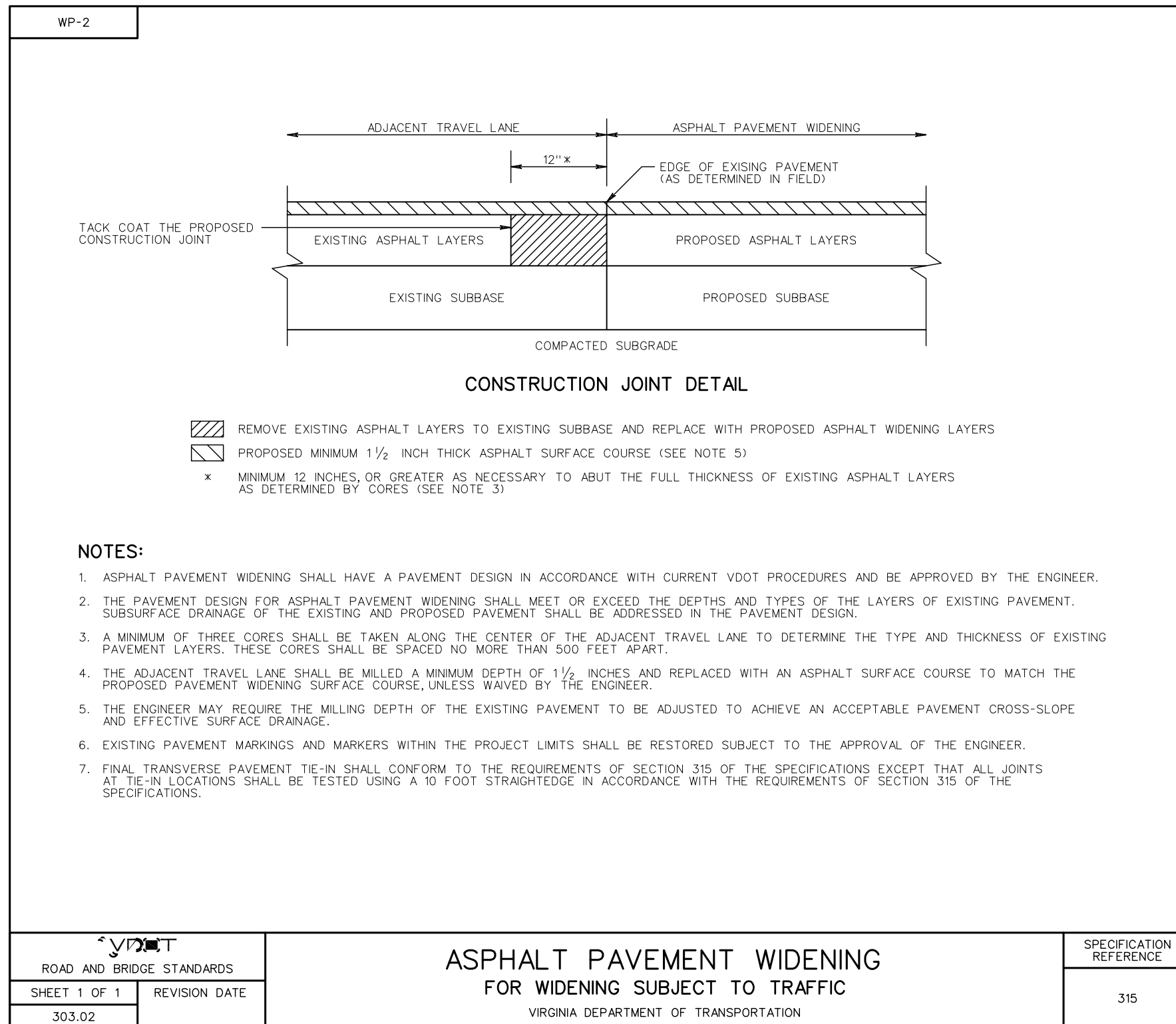
SHEET TITLE

VDOT STANDARD

COMM'L ENTRANCE

SHEET NUMBER

2016 ROAD & BRIDGE STANDARDS



NO.	DATE	DESCRIPTION	BY	ACT
1	03-01-19	PRELIMINARY ZONING DRAWINGS	AGT	AGT
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6	06-19-19	CLIENT COMMENTS	AGT	AGT
7	06-28-19	VDOT SUBMISSION	AGT	AGT

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 CHECKED BY: **BMQ**  
 DRAWING DATE: **06-28-19**

CARRIER'S NAME

SITE NUMBER:  
 SITE NAME:

SITE NAME  
**VANKEUREN - PARIS**

BUSINESS UNIT NUMBER  
**828704**

SITE ADDRESS  
**653 MOUNT CARMEL RD.  
 PARIS, VA 20130**

SHEET TITLE  
**VDOT STANDARD  
 DETAIL**  
 SHEET NUMBER

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CONSTRUCTION OF A SILT FENCE  
(WITH WIRE SUPPORT)

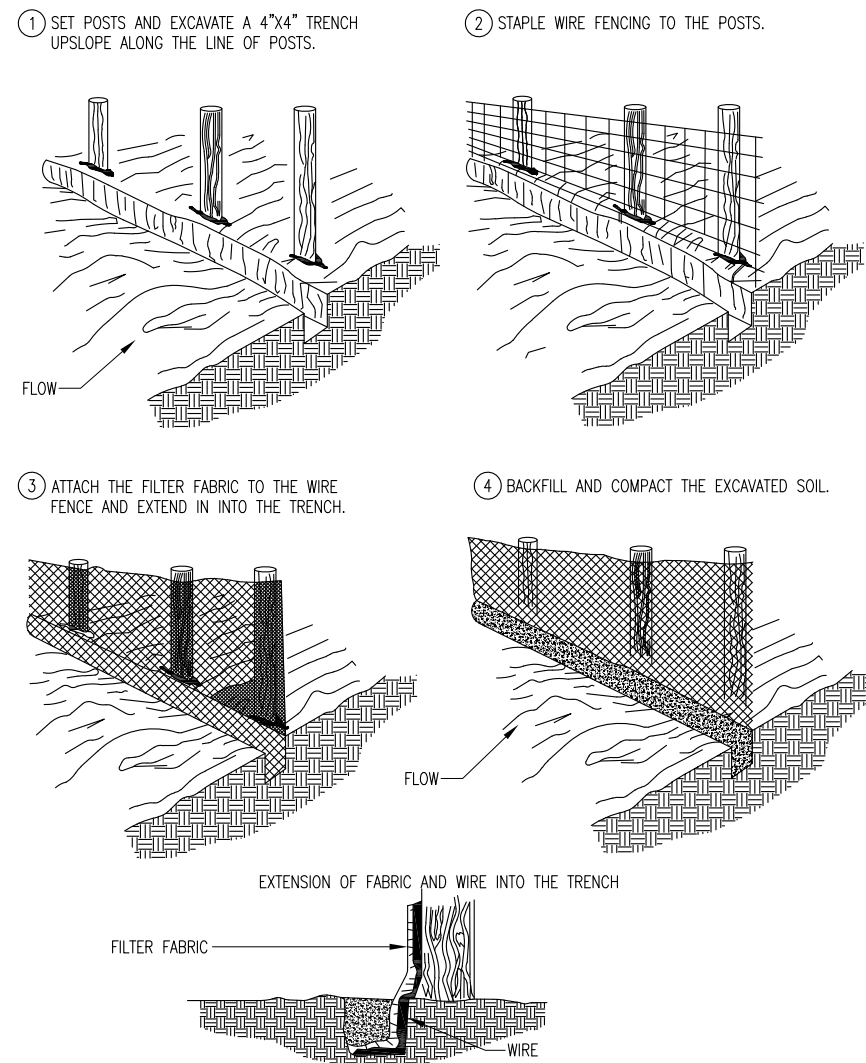


PLATE 3.05-1

CONSTRUCTION OF A SILT FENCE  
(WITHOUT WIRE SUPPORT)

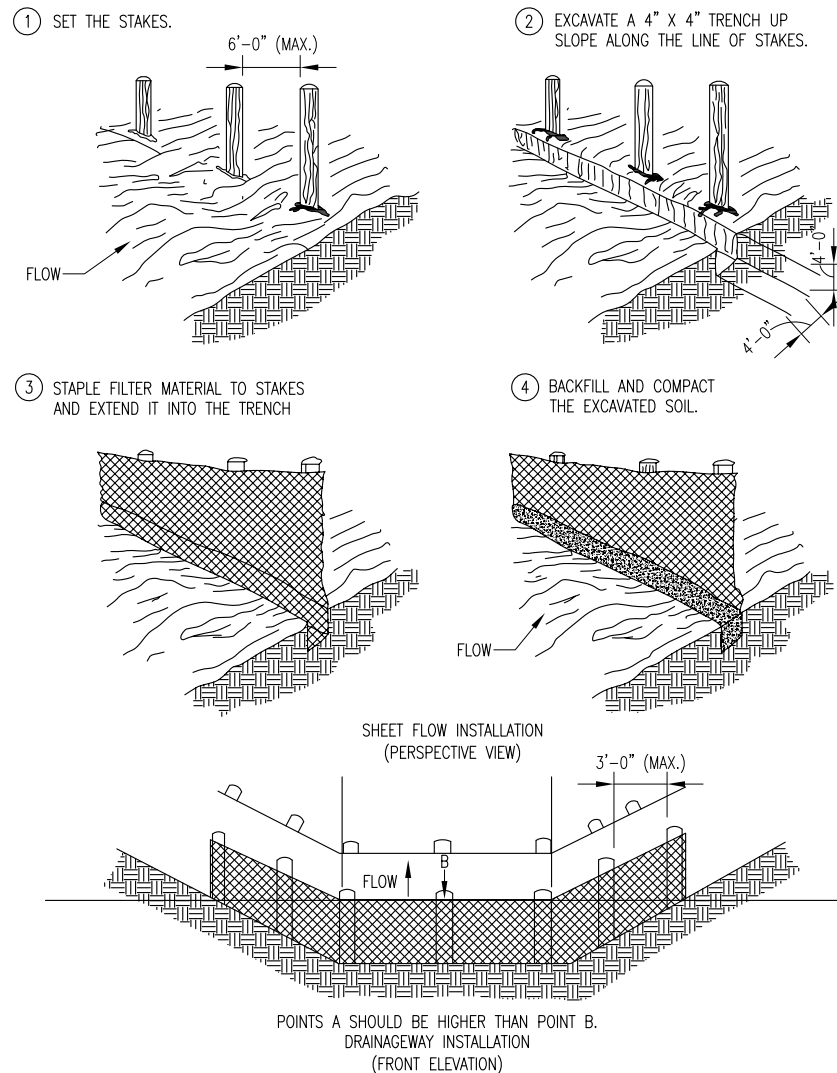


PLATE 3.05-2

**SSF SUPER SILT FENCE STD 3.05**  
(IF NECESSARY)

**DEFINITION**

A TEMPORARY SEDIMENT BARRIER CONSISTING OF A SYNTHETIC FILTER FABRIC STRETCHED ACROSS AND ATTACHED TO SUPPORTING POSTS AND ENTRENCHED.

**PURPOSES**

- TO INTERCEPT AND DETAIN SMALL AMOUNTS OF SEDIMENT FROM DISTURBED AREAS DURING CONSTRUCTION OPERATIONS IN ORDER TO PREVENT SEDIMENT FROM LEAVING THE SITE.
- TO DECREASE THE VELOCITY OF SHEET FLOWS AND LOW-TO-MODERATE LEVEL CHANNEL FLOWS.

**CONDITIONS WHERE PRACTICE APPLIES**

- BELOW DISTURBED AREAS WHERE EROSION WOULD OCCUR IN THE FORM OF SHEET AND RILL EROSION.
- WHERE THE SIZE OF THE DRAINAGE AREA IS NO MORE THAN ONE QUARTER ACRE PER 100 FEET OF SILT FENCE LENGTH; THE MAXIMUM SLOPE LENGTH BEHIND THE BARRIER IS 100 FEET; AND THE MAXIMUM GRADIENT BEHIND THE BARRIER IS 50 PERCENT (2:1).
- IN MINOR SWALES OR DITCH LINES WHERE THE MAXIMUM CONTRIBUTING DRAINAGE AREA IS NO GREATER THAN 1 ACRE AND FLOW IS NO GREATER THAN 1 CFS.
- SILT FENCE WILL NOT BE USED IN AREAS WHERE ROCK OR SOME OTHER HARD SURFACE PREVENTS THE FULL AND UNIFORM DEPTH ANCHORING OF THE BARRIER.

SOURCE: ADAPTED FROM INSTALLATION OF STRAW AND FABRIC FILTER BARRIERS FOR SEDIMENT CONTROL, SHERWOOD AND WYANT

**SF SILT FENCE STD 3.05**

**PLANNING CONSIDERATIONS**

LABORATORY WORK AT THE VIRGINIA HIGHWAY AND TRANSPORTATION RESEARCH COUNCIL (VHTRC) HAS SHOWN THAT SILT FENCES CAN TRAP A MUCH HIGHER PERCENTAGE OF SUSPENDED SEDIMENTS THAN STRAW BALES, THOUGH SILT FENCES PASS THE SEDIMENT-LADEN WATER SLOWER. SILT FENCES ARE PREFERABLE TO STRAW BARRIERS IN MANY CASES BECAUSE OF THEIR DURABILITY AND POTENTIAL COST SAVINGS. WHILE THE FAILURE RATE OF SILT FENCES IS LOWER THAN THAT OF STRAW BARRIERS, MANY INSTANCES HAVE BEEN OBSERVED WHERE SILT FENCES ARE IMPROPERLY INSTALLED, INVITING FAILURE AND SEDIMENT LOSS. THE INSTALLATION METHODS OUTLINED HERE CAN IMPROVE PERFORMANCE AND REDUCE FAILURES.

AS NOTED, FLOW RATE THROUGH SILT FENCE IS SIGNIFICANTLY LOWER THAN THE FLOW RATE FOR STRAW BALE BARRIERS. THIS CREATES MORE PONDING AND HENCE MORE TIME FOR SEDIMENT TO FALL OUT. TABLE 3.05-A DEMONSTRATES THESE RELATIONSHIPS.

BOTH WOVEN AND NON-WOVEN SYNTHETIC FABRICS ARE COMMERCIALY AVAILABLE. THE WOVEN FABRICS GENERALLY DISPLAY HIGHER STRENGTH THAN THE NON-WOVEN FABRICS AND, IN MOST CASES, DO NOT REQUIRE ANY ADDITIONAL REINFORCEMENT. WHEN TESTED UNDER ACID AND ALKALINE WATER CONDITIONS, MOST OF THE WOVEN FABRICS INCREASE IN STRENGTH, WHILE THE REACTIONS OF NON-WOVEN FABRICS TO THESE CONDITIONS ARE VARIABLE. THE SAME IS TRUE OF TESTING UNDER EXTENSIVE ULTRAVIOLET RADIATION. PERMEABILITY RATES VARY REGARDLESS OF FABRIC TYPE. WHILE ALL OF THE FABRICS DEMONSTRATE VERY HIGH FILTERING EFFICIENCIES FOR SANDY SEDIMENTS, THERE IS CONSIDERABLE VARIATION AMONG BOTH WOVEN AND NON-WOVEN FABRICS WHEN FILTERING THE FINER SILT AND CLAY PARTICLES.

**DESIGN CRITERIA**

- NO FORMAL DESIGN IS REQUIRED. AS WITH STRAW BALE BARRIERS, AN EFFORT SHOULD BE MADE TO LOCATE SILT FENCE AT LEAST 5 FEET TO 7 FEET BEYOND THE BASE OF DISTURBED SLOPES WITH GRADES GREATER THAN 7%.
- THE USE OF SILT FENCES, BECAUSE THEY HAVE SUCH A LOW PERMEABILITY, IS LIMITED TO SITUATIONS IN WHICH ONLY SHEET OR OVERLAND FLOWS ARE EXPECTED AND WHERE CONCENTRATED FLOWS ORIGINATE FROM DRAINAGE AREAS OF 1 ACRE OR LESS.
- FIELD EXPERIENCE HAS DEMONSTRATED THAT, IN MANY INSTANCES, SILT FENCE IS INSTALLED TOO SHORT (LESS THAN 16 INCHES ABOVE GROUND ELEVATION). THE SHORT FENCE IS SUBJECT TO BREACHING DURING EVEN SMALL STORM EVENTS AND WILL REQUIRE MAINTENANCE "CLEAN OUTS" MORE OFTEN. PROPERLY SUPPORTED SILT FENCE WHICH STANDS 24 TO 34 INCHES ABOVE THE EXISTING GRADE TENDS TO PROMOTE MORE EFFECTIVE SEDIMENT CONTROL.

TABLE 3.05-A  
TYPICAL FLOW RATES AND FILTERING  
EFFICIENCIES OF PERIMETER CONTROL

MATERIAL	FLOW RATE (GAL./SQ.FT./MIN)	FILTER EFFICIENCY (%)
STRAW	5.6	67
SYNTHETIC FABRIC	0.3	97

**CONSTRUCTION SPECIFICATIONS**

**MATERIALS**

- SYNTHETIC FILTER FABRIC SHALL BE A PERVIOUS SHEET OF PROPYLENE, NYLON, POLYESTER OR ETHYLENE YARN AND SHALL BE CERTIFIED BY THE MANUFACTURER OR SUPPLIER AS CONFORMING TO THE REQUIREMENTS NOTED IN TABLE 3.05-B.
- SYNTHETIC FILTER FABRIC SHALL CONTAIN ULTRAVIOLET RAY INHIBITORS AND STABILIZERS TO PROVIDE A MINIMUM OF SIX MONTHS OF EXPECTED USABLE CONSTRUCTION LIFE AT A TEMPERATURE RANGE OF 0° F TO 120° F.
- IF WOODEN STAKES ARE UTILIZED FOR SILT FENCE CONSTRUCTION, THEY MUST HAVE A DIAMETER OF 2 INCHES WHEN OAK IS USED AND 4 INCHES WHEN PINE IS USED. WOODEN STAKES MUST HAVE A MINIMUM LENGTH OF 5 FEET.
- IF STEEL POSTS (STANDARD "U" OR "T" SECTION) ARE UTILIZED FOR SILT FENCE CONSTRUCTION, THEY MUST HAVE A MINIMUM WEIGHT OF 1.33 POUNDS PER LINEAR FOOT AND SHALL HAVE A MINIMUM LENGTH OF 5 FEET.
- WIRE FENCE REINFORCEMENT FOR SILT FENCES USING STANDARD-STRENGTH FILTER CLOTH SHALL BE A MINIMUM OF 14 GAUGE AND SHALL HAVE A MAXIMUM MESH SPACING OF 6 INCHES.

TABLE 3.05-B  
PHYSICAL PROPERTIES OF FILTER FABRIC IN SILT FENCE

PHYSICAL PROPERTY	TEST	REQUIREMENTS
FILTERING EFFICIENCY	ASTM 5141	75% (MINIMUM)
TENSILE STRENGTH AT 20% (MAX.) ELONGATION*	VTM-52	EXTRA STRENGTH - 50 LBS./LINEAR INCH (MINIMUM) STANDARD STRENGTH - 30 LBS./LINEAR INCH (MINIMUM)
FLOW RATE	ASTM 5141	0.2 GAL./SQ. FT./MINUTE (MINIMUM)
ULTRAVIOLET RADIATION STABILITY %	ASTM-G-26	90% (MINIMUM)

\* REQUIREMENTS REDUCED BY 50% AFTER SIX MONTHS OF INSTALLATION.

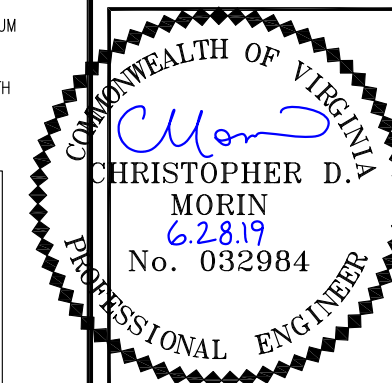
SOURCE: VHTRC

**INSTALLATION**

- THE HEIGHT OF A SILT FENCE SHALL BE A MINIMUM OF 16 INCHES ABOVE THE ORIGINAL GROUND SURFACE AND SHALL NOT EXCEED 34 INCHES ABOVE GROUND ELEVATION.
- THE FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL CUT TO THE LENGTH OF THE BARRIER TO AVOID THE USE OF JOINTS. WHEN JOINTS ARE UNAVOIDABLE, FILTER CLOTH SHALL BE SPLICED TOGETHER ONLY AT A SUPPORT POST, WITH A MINIMUM 6-INCH OVERLAP, AND SECURELY SEALED.
- A TRENCH SHALL BE EXCAVATED APPROXIMATELY 4-INCHES WIDE AND 4-INCHES DEEP ON THE UPSLOPE SIDE OF THE PROPOSED LOCATION OF THE MEASURE.
- WHEN WIRE SUPPORT IS USED, STANDARD-STRENGTH FILTER CLOTH MAY BE USED. POSTS FOR THIS TYPE OF INSTALLATION SHALL BE PLACED A MAXIMUM OF 10- FEET APART (SEE PLATE 3.05-1). THE WIRE MESH MUST BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY DUTY WIRE STAPLES AT LEAST ONE INCH LONG, TIE WIRES OR HOG RINGS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF TWO INCHES AND SHALL NOT EXTEND MORE THAN 34 INCHES ABOVE THE ORIGINAL GROUND SURFACE. THE STANDARD-STRENGTH FABRIC SHALL BE STAPLED OR WIRED TO THE WIRE FENCE, AND 8 INCHES OF THE FABRIC SHALL BE EXTENDED INTO THE TRENCH. THE FABRIC SHALL NOT BE STAPLED TO EXISTING TREES.
- WHEN WIRE SUPPORT IS NOT USED, EXTRA-STRENGTH FILTER CLOTH SHALL BE USED. POSTS FOR THIS TYPE OF FABRIC SHALL BE PLACED A MAXIMUM OF 6- FEET APART (SEE PLATE 3.05-2). THE FILTER FABRIC SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING ONE INCH LONG (MINIMUM) HEAVY-DUTY WIRE STAPLES OR TIE WIRES AND EIGHT INCHES OF THE FABRIC SHALL BE EXTENDED INTO THE TRENCH. THE FABRIC SHALL NOT BE STAPLED TO EXISTING TREES. THIS METHOD OF INSTALLATION HAS BEEN FOUND TO BE MORE COMMONPLACE THAN #4.
- IF A SILT FENCE IS TO BE CONSTRUCTED ACROSS A DITCH LINE OR SWALE, THE MEASURE MUST BE OF SUFFICIENT LENGTH TO ELIMINATE ENDFLOW, AND THE PLAN CONFIGURATION SHALL RESEMBLE AN ARC OR HORSESHOE WITH THE ENDS ORIENTED UPSLOPE (SEE PLATE 3.05-2). EXTRA-STRENGTH FILTER FABRIC SHALL BE USED FOR THIS APPLICATION WITH A MAXIMUM 3-FOOT SPACING OF POSTS. ALL OTHER INSTALLATION REQUIREMENTS NOTED IN #5 APPLY.
- THE 4-INCH BY 4-INCH TRENCH SHALL BE BACKFILLED AND THE SOIL COMPACTED OVER THE FILTER FABRIC.
- SILT FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPSLOPE AREA HAS BEEN PERMANENTLY STABILIZED.

**MAINTENANCE**

- SILT FENCES SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
- CLOSE ATTENTION SHALL BE PAID TO THE REPAIR OF DAMAGED SILT FENCE RESULTING FROM END RUNS AND UNDERCUTTING.
- SHOULD THE FABRIC ON A SILT FENCE DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER STILL BE NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.
- SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.
- ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE, PREPARED AND SEEDED.



NO.	DATE	DESCRIPTION	BY	ACT
1	03-01-19	PRELIMINARY ZONING DRAWINGS		
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3	04-23-19	ADDITIONS TO ZONING DRAWINGS		
4	05-29-19	95' TOWER SETBACK		
5	06-07-19	92' TOWER FALL ZONE		
6	06-19-19	CLIENT COMMENTS		
7	06-28-19	VOOT SUBMISSION		

DRAWN BY: **AGT**  
CHECKED BY: **BMQ**  
DRAWING DATE: **06-28-19**

CARRIER'S NAME

SITE NUMBER:  
SITE NAME:

SITE NAME

VANKEUREN - PARIS

BUSINESS UNIT NUMBER

828704

SITE ADDRESS

653 MOUNT CARMEL RD.  
PARIS, VA 20130

SHEET TITLE  
**SILT FENCE DETAIL & NOTES**

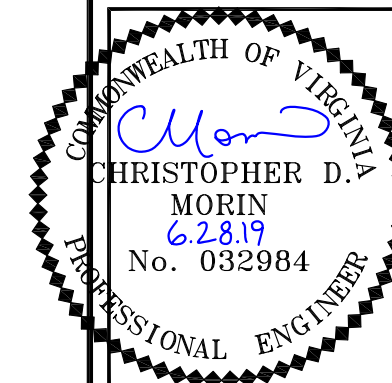
SHEET NUMBER

**SILT FENCE DETAIL & NOTES**

SCALE: N.T.S.

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NO.	DATE	DESCRIPTION	BY	AGT	ACT	AGT	ACT	AGT	ACT
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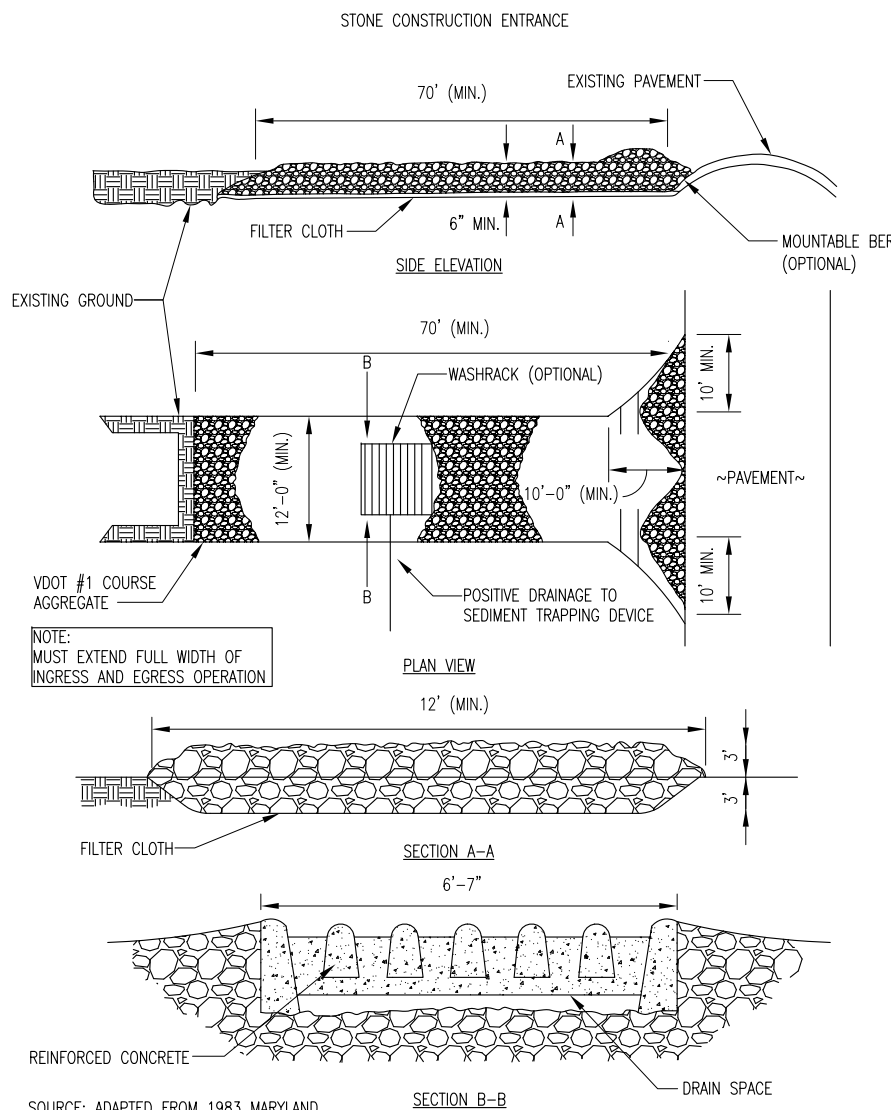
SITE ADDRESS

**653 MOUNT CARMEL RD.  
 PARIS, VA 20130**

SHEET TITLE

**TEMP. CONSTRUCTION  
 ENTRANCE DETAIL**

SHEET NUMBER



**DESIGN CRITERIA**

**AGGREGATE SIZE**

VDOT #1 COARSE AGGREGATE (2- TO 3-INCH STONE) SHOULD BE USED.

**ENTRANCE DIMENSIONS**

THE AGGREGATE LAYER MUST BE AT LEAST 6 INCHES THICK; A MINIMUM THREE INCHES OF AGGREGATE SHOULD BE PLACED IN A CUT SECTION TO GIVE THE ENTRANCE ADDED STABILITY AND TO HELP SECURE FILTER CLOTH SEPARATOR. IT MUST EXTEND THE FULL WIDTH OF THE VEHICULAR INGRESS AND EGRESS AREA AND HAVE A MINIMUM 12-FOOT WIDTH. THE LENGTH OF THE ENTRANCE MUST BE AT LEAST 70 FEET (SEE PLATE 3.02-1)

**WASHING**

IF CONDITIONS ON THE SITE ARE SUCH THAT THE MAJORITY OF THE MUD IS NOT REMOVED BY THE VEHICLES TRAVELING OVER THE STONE, THEN THE TIRES OF THE VEHICLES MUST BE WASHED BEFORE ENTERING THE PUBLIC ROAD. WASH WATER MUST BE CARRIED AWAY FROM THE ENTRANCE TO A APPROVED SETTLING AREA TO REMOVE SEDIMENT. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING STORM DRAINS, DITCHES, OR WATERCOURSES. A WASH RACK MAY ALSO BE USED TO MAKE WASHING MORE CONVENIENT AND EFFECTIVE (SEE PLATE 3.02-1).

**LOCATION**

THE ENTRANCE SHOULD BE LOCATED TO PROVIDE FOR MAXIMUM UTILIZATION BY ALL CONSTRUCTION VEHICLES.

**CONSTRUCTION SPECIFICATIONS**

THE AREA OF THE ENTRANCE MUST BE EXCAVATED A MINIMUM OF 3 INCHES AND MUST BE CLEARED OF ALL VEGETATION, ROOTS, AND OTHER OBJECTIONABLE MATERIAL. THE FILTER FABRIC UNDERLINER WILL THEN BE PLACED THE FULL WIDTH AND LENGTH OF THE ENTRANCE.

FOLLOWING THE INSTALLATION OF THE FILTER CLOTH, THE STONE SHALL BE PLACED TO THE SPECIFIED DIMENSIONS. IF WASH RACKS ARE USED, THEY SHOULD BE INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS. ANY DRAINAGE FACILITIES REQUIRED BECAUSE OF WASHING SHOULD BE CONSTRUCTED ACCORDING TO SPECIFICATIONS. CONVEYANCE OF SURFACE WATER UNDER ENTRANCE, THROUGH CULVERTS, SHALL BE PROVIDED AS REQUIRED. IF SUCH CONVEYANCE IS IMPOSSIBLE, THE CONSTRUCTION OF A "MOUNTABLE" BERM WITH 5:1 SLOPES WILL BE PERMITTED.

THE FILTER CLOTH UTILIZED SHALL BE A WOVEN OR NONWOVEN FABRIC CONSISTING ONLY OF CONTINUOUS CHAIN POLYMERIC FILAMENTS OR YARNS OF POLYESTER. THE FABRIC SHALL BE INERT TO COMMONLY ENCOUNTERED CHEMICALS AND HYDROCARBONS, BE MILDEW AND ROT RESISTANT, AND CONFORM TO THE PHYSICAL PROPERTIES NOTED IN TABLE 3.02-A.

**MAINTENANCE**

THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE OR THE WASHING AND REWORKING OF EXISTING STONE AS CONDITIONS DEMAND AND REPAIR AND/ OR CLEANOUT OF ANY STRUCTURES USED TO TRAP SEDIMENT. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY. THE USE OF WATER TRUCKS TO REMOVE MATERIALS DROPPED, WASHED, OR TRACKED ONTO ROADWAYS WILL NOT BE PERMITTED UNDER ANY CIRCUMSTANCES.

TABLE 3.02-A

CONSTRUCTION SPECIFICATIONS FOR FILTER CLOTH UNDERLINER

FABRIC PROPERTIES	LIGHT-DUTY ENTRANCE <sup>2</sup> (GRADED SUBGRADE)	HEAVY-DUTY ENTRANCE <sup>3</sup> (ROUGH GRADED)	TEST METHOD
GRAB TENSILE STRENGTH (LBS.)	200	220	ASTM D1682
ELONGATION AT FAILURE (%)	50	220	ASTM D1682
MULLEN BURST STRENGTH (LBS.)	190	430	ASTM D3786
PUNCTURE STRENGTH (LBS.)	40	125	ASTM D751 (MODIFIED)
EQUIVALENT OPENING SIZE (MM)	40-80	40-80	U.S. STANDARD SIEVE CW-02215

NOTE: ALL DETAILS ARE REFERENCED FROM THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK, THIRD EDITION, 1992 AND FIELD MANUAL, SECOND EDITION, 1995  
 SEE DRAWINGS FOR LOCATIONS OF EROSION AND SEDIMENT CONTROL STRUCTURAL PRACTICES

**CE CONSTRUCTION ENTRANCE STD 3.02**

**DEFINITION**

A STABILIZED STONE PAD WITH A FILTER FABRIC UNDERLINER LOCATED AT POINTS OF VEHICULAR INGRESS AND EGRESS ON A CONSTRUCTION SITE.

**PURPOSE**

TO REDUCE THE AMOUNT OF MUD TRANSPORTED ONTO PAVED PUBLIC ROADS BY MOTOR VEHICLES OR RUNOFF.

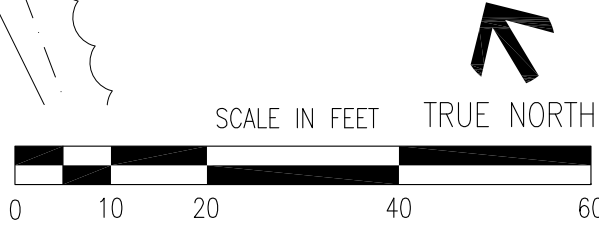
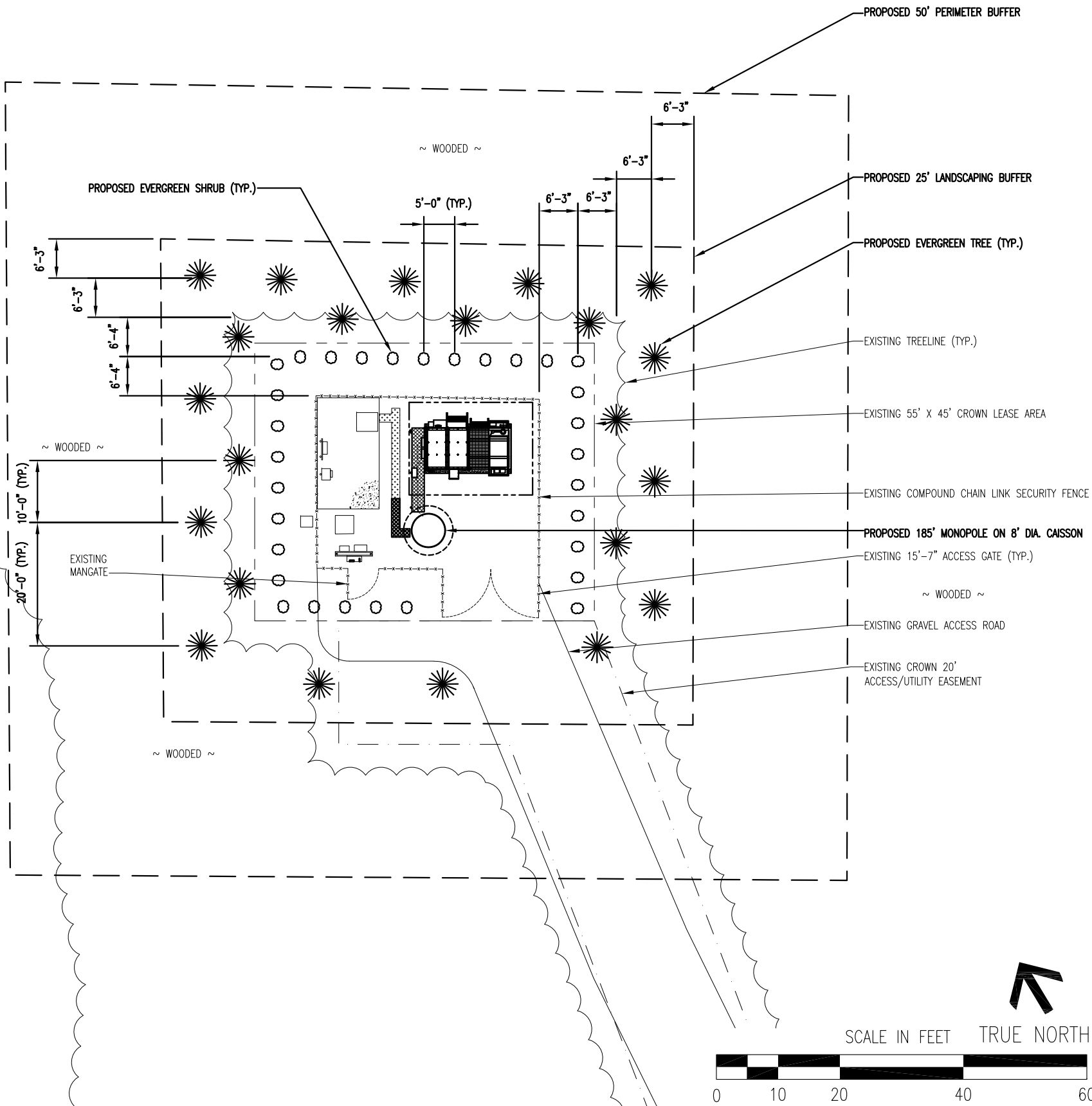
**CONDITIONS WHERE PRACTICE APPLIES**

WHEREVER TRAFFIC WILL BE LEAVING A CONSTRUCTION SITE AND MOVE DIRECTLY ONTO A PUBLIC ROAD OR OTHER PAVED AREA.

**PLANNING CONSIDERATIONS**

MINIMUM STANDARD # 17 (MS # 17) REQUIRES THAT PROVISIONS BE MADE TO MINIMIZE THE TRANSPORT OF SEDIMENT BY VEHICULAR TRAFFIC ONTO A PAVED SURFACE. CONSTRUCTION ENTRANCES PROVIDE AN AREA WHERE A SIGNIFICANT AMOUNT OF MUD CAN BE REMOVED FROM CONSTRUCTION VEHICLE TIRES BEFORE THEY ENTER A PUBLIC ROAD AND, JUST AS IMPORTANT, THE SOIL ADJACENT TO THE PAVED SURFACE CAN BE KEPT INTACT. A FILTER FABRIC LINER IS USED AS A "SEPARATOR" TO MINIMIZE THE DISSIPATION OF AGGREGATE INTO THE UNDERLYING SOIL DUE TO CONSTRUCTION TRAFFIC LOADS. IF THE ACTION OF THE VEHICLES TRAVELING OVER THE GRAVEL PAD IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF THE MUD OR THERE EXISTS AN ESPECIALLY SENSITIVE TRAFFIC SITUATION ON THE ADJACENT PAVED ROAD, THE TIRES MUST BE WASHED BEFORE THE VEHICLE ENTERS THE PUBLIC ROAD. IF WASHING IS NECESSARY, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT SO IT CAN BE COLLECTED AND STABILIZED. CONSTRUCTION ENTRANCES SHOULD BE USED IN CONJUNCTION WITH THE STABILIZATION OF CONSTRUCTION ROADS (SEE STD. & SPEC. 3.03, CONSTRUCTION ROAD STABILIZATION) TO REDUCE THE AMOUNT OF MUD PICKED UP BY CONSTRUCTION VEHICLES AND TO DO A BETTER JOB OF MUD REMOVAL. OTHER INNOVATIVE TECHNIQUES FOR ACCOMPLISHING THE SAME PURPOSE (SUCH AS A BITUMINOUS ENTRANCE) CAN BE UTILIZED, BUT ONLY AFTER SPECIFIC PLANS AND DETAILS ARE SUBMITTED TO AND APPROVED BY THE APPROPRIATE PLAN-APPROVING AUTHORITY.

04-22-19 ATECS 17:26:08 Y:/Drawings - 2019/Crown/828704 - ATT site - VanKeuren Paris/\_ZD's - Rev 1 - 2019-04-15/L1.dwg



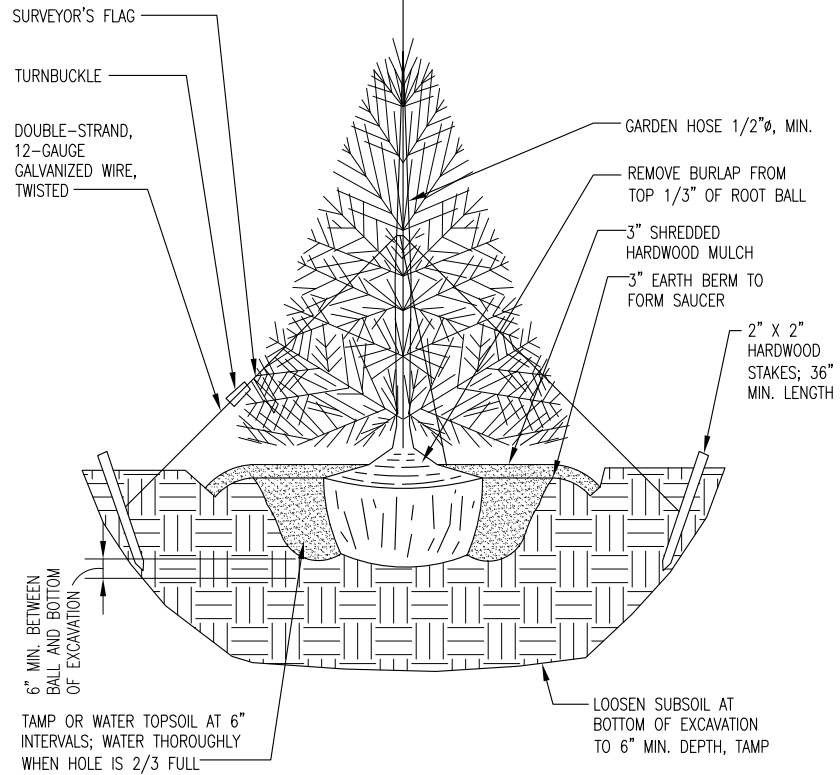
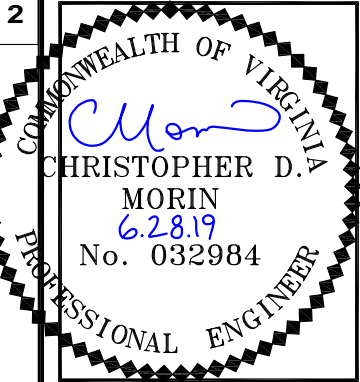
PORTION OF SITE PLAN SHOWING PROPOSED LANDSCAPING

SCALE: 1"=20' (11"x17")  
1"=10' (24"x36")

SYMBOL	PLANT UNIT	QTY.	SCIENTIFIC NAME	COMMON NAME	HEIGHT @ PLANTING	SPACING	HEIGHT @ MATURITY
	TREE	22	CUPRESSUS X LEYLANDII	LEYLAND CYPRESS	6'-8'	20'-0"	30'±
	SHRUB	31	ILEX ATTENUATA FOSTERI	FOSTER HOLLY	1'-2'	5'-0" MIN.	6'±

PLANTING LIST

SCALE: N.T.S.



NOTE:  
NEWLY PLANTS SHALL HAVE A MIN. RADIUS OF FOUR (4) FEET AROUND THE BASE OF TRUNK COVERED WITH MULCH.

TYPICAL PLANTING DETAIL

SCALE: N.T.S.

REVISIONS NO.	DATE	DESCRIPTION	BY	ACT
A	03-01-19	PRELIMINARY ZONING DRAWINGS		
0	03-05-19	FINAL ZONING DRAWINGS		
1	04-23-19	ADDITIONS TO ZONING DRAWINGS		
2	05-29-19	95' TOWER SETBACK		
3	06-07-19	92' TOWER FALL ZONE		
4	06-19-19	CLIENT COMMENTS		
5	06-28-19	VOOT SUBMISSION		

DRAWN BY: AGT  
CHECKED BY: BMQ  
DRAWING DATE: 06-28-19

CARRIER'S NAME

SITE NUMBER:  
SITE NAME:

SITE NAME

VANKEUREN - PARIS

BUSINESS UNIT NUMBER

828704

SITE ADDRESS

653 MOUNT CARMEL RD.  
PARIS, VA 20130

SHEET TITLE

LANDSCAPING PLAN

SHEET NUMBER







**DONOHUE & STEARNS, PLC**

Tracy L. Themak  
(703) 778-1988  
[tracythemak@donohuestearns.com](mailto:tracythemak@donohuestearns.com)

July 10, 2019

Ryan Fincham, Senior Planner and Zoning Administrator  
Clarke County Planning and Zoning  
101 Chalmers Court, Suite B  
Berryville, Virginia 22611

Cc: Brandon Stidham

Re: Crown Castle – Special Use Permit Application  
185’ Monopole at 653 Mount Carmel Road

Dear Mr. Fincham:

Crown Castle provides the following responses to the (1) memorandum dated June 26, 2019 from Brian Lichty, Director of Fire, EMS and Emergency Management and (2) the Technical Review dated June 28, 2019 and prepared by Atlantic Technology Consultants, Inc.

The 6/26/19 memorandum from Mr. Lichty asked that:

1. A “knox” box be installed at the site for any emergency access issues
2. Space be left on the monopole for possible future expansion of the current Clarke County public safety radio system
3. The applicant require all users of this facility to apply the recommendations of the Federal Communications Commission (FCC) “Best Practices Guide” to minimize the potential interference with the Clarke County public safety radio system.

Crown Castle will comply with all of the three requests.

The Technical Review resulted in the following comments:

1. Was the American Tower Site known as VA-419083 directly across Mt. Carmel Road considered?

The American Tower site was not considered as T-Mobile and AT&T have lease

agreements in place with Crown, the owner of the existing facility and proposed replacement monopole, and not with American Tower. This is a separate business relationship distinct from the land use approval sought.

2. Variance for site for the Mt. Carmel Cemetery and the property line at the street.

A variance request is attached to this letter. Signed copy to follow.

3. Letter from Structural Engineer stating Fall Zone requirements.

The structural report included the fall zone requirements (92' maximum fall radius) and was submitted with the SUP application on May 1, 2019. An additional copy is attached.

4. Coverage: What would the penalty be if co-locating at 80' AGL position (% of reduced coverage)
5. Coverage: What would the penalty be if co-locating at the 70' AGL position for the American Tower WCF positioned across Mt. Carmel Road (% of reduced coverage)

Propagation maps were not provided with the SUP application and the proprietary information requested in Nos. 4 and 5 will also not be submitted. Virginia House Bill 1258 prohibits jurisdictions from requiring this information.

6. AT&T and T-Mobile RF/FCC compliant Letters.

T-Mobile's LOI is attached and AT&T's is forthcoming.

7. Applicant applies for an FCC ASR number even if not required.

There is no need for this replacement structure, like the existing structure, to register for an Antenna Structure Registration number. As stated by the FCC:

"The ASR program requires owners of antenna structures to register with the FCC any antenna structure that requires notice of proposed construction to the Federal Aviation Administration (FAA) *due to a physical obstruction*. In general, this includes structures that are taller than 200 feet above ground level or that may interfere with the flight path of a nearby airport."

The site is neither greater than 200' nor does it interfere with the flight path of any nearby airport.

8. This Application does not include a copy of the FCC NEPA Summary Report date.

The NEPA report is attached to this letter.

9. Coverage objectives from three scenarios of Ground Elevation, Structure height, and overall AMSL.

While propagation maps are not included, Crown will have an RF engineer at the hearing to comment on the specific area of targeted coverage.

Respectfully submitted,



Tracy L. Themak

DONOHUE & STEARNS, PLC

**Crown Castle – Special Use Permit  
653 Mount Carmel Road  
Statement of Justification – Supplement**

**Compliance with § 5-B-5 of the Clarke County Zoning Regulations - Criteria for Action on  
Special Use Permit**

Before taking action, the Board may require the applicant to furnish such information as it may deem necessary in order to determine whether the proposed special use permit is detrimental to the public health, safety, or general welfare. Such a determination shall be based on the following specific findings. The Board may make any additional findings it may deem appropriate. The use requiring the special use permit:

5-B-5-a                      Will be consistent with the Comprehensive Plan of the County.

The proposed facility will, in accordance with the Comprehensive Plan, facilitate the economical delivery of public services to County residents – specifically, wireless service crucial for those living and working in the County. (Goal 5).

The proposed facility is in line with the Capital Improvement Plan as public facilities like telecommunications facilities “are the infrastructure for Clarke County’s essential services, including education, police and fire protection, social services, parks and recreation, and library services.” The proposed telecommunications facility aligns with the intent of the Capital Improvement Plan, “to provide an outline of potential public facility and services needs so the County can review these provisions and maintain adequate levels of services in a timely fashion.”

5-B-5-b                      Will be consistent with the Purposes and Intent of this Ordinance.

As described in the Statement of Justification, the proposed telecommunications facility meets the standards set forth in §§ 3-C-2-u and 6-H-12 of the Ordinance.

5-B-5-c                      Will not have an undue adverse impact on the short-term and longterm fiscal resources of the County for education, water, sewage, fire, police, rescue, solid waste disposal or other services, and will be consistent with the capital improvement goals and objectives of the Comprehensive Plan, to the end that growth of the community will be consonant with the efficient and economic use of public funds.

The proposed telecommunications facility will not have any detrimental impact to County fiscal resources. Crown will provide all financial support for installation and maintenance and no County public resource service are required, i.e., water/ sewer. The facility is in line with the County’s capital improvement goals as referenced above and the Comprehensive Plan. Finally,

the facility will serve all emergency response personnel by providing reliable service used for notification and location purposes.

5-B-5-d Will not cause an undue adverse effect on neighboring property values without furthering the goals of the Comprehensive Plan to the benefit of the County.

Crown is proposing the minimum height needed for effective signal propagation for both AT&T and T-Mobile. The area is densely wooded and is not located along the crest of the Blue Ridge Mountains. There are no surrounding sites or structures tall enough on which to collocate.

5-B-5-e Will not cause an undue adverse effect on the preservation of agricultural or forestal land.

No additional impact to land will occur – this is a replacement facility.

5-B-5-f Will not cause unreasonable traffic congestion or unsafe conditions on existing or proposed public roads and has adequate road access.

This is an unmanned facility that requires only 1-2 visits by maintenance personnel per month by utility vehicle. There will be no traffic impacts.

5-B-5-g Will not cause destruction of or encroachment upon historic or archeological sites, particularly properties under historic easement.

The NEPA submitted as part of this SUP application package confirms that there will be no impact to historic or archeological sites.

5-B-5-h Will not cause an undue adverse effect on rare and irreplaceable natural areas, areas of outstanding natural beauty, state-designated scenic byways or scenic rivers or properties under open space easement.

The visual impact of this site is minimal. There is an existing facility in place, the area is densely wooded, and the location is not on the ridge line.

5-B-5-i Will not cause an undue adverse effect on wildlife and plant habitats.

The NEPA submitted as part of this SUP application confirms no such effects as no additional ground disturbance beyond the existing compound is needed.

5-B-5-j Will have sufficient water available for its foreseeable needs.



No water is needed for the facility.

5-B-5-k Will not cause unreasonable depletion of or other undue adverse effect on the water source(s) serving existing development(s) in adjacent areas.

No water is needed/ used at the site of the facility.

5-B-5-l Will not cause undue surface or subsurface water pollution.

There will be no effects to surface or subsurface waters.

5-B-5-m Will not cause an undue adverse effect on existing or proposed septic systems in adjacent areas.

There will be no effect on existing or proposed septic systems in adjacent areas.

5-B-5-n Will not cause unreasonable soil erosion.

The facility will not cause unreasonable soil erosion as no additional land disturbance is proposed.

5-B-5-o Will have adequate facilities to provide safety from flooding, both with respect to proposed structures and to downhill/downstream properties.

The facility will not be subject to negative effects from flooding and the existing equipment compound already in place was designed in accordance with storm water management considerations.

5-B-5-p Will not cause undue air pollution.

No air pollutants will be emitted from the facility.

5-B-5-q Will not cause undue noise, light or glare, dust, odor, fumes, or vibration.

The proposed telecommunications facility will not cause undue noise, light or glare, dust, odor, fumes, or vibration.

5-B-5-r If in the AOC or FOC zoning districts, will not result in scale or intensity of land use significantly greater than that allowed under the permitted uses for these districts.

The facility and subject parcel are located in the FOC zoning district, but the proposed replacement monopole will not result in scale or intensity of land use significantly greater than

that allowed under the permitted uses for this district. The height of the facility is increasing, but the existing equipment compound will not be enlarged.

5-B-5-s                      Will not cause a detrimental visual impact.

Crown is proposing the minimum height needed for effective signal propagation for both AT&T and T-Mobile. The area is densely wooded and is not located along the crest of the Blue Ridge Mountains. A landscape plan showing the perimeter buffer is provided on Sheet L-1 of the attached zoning drawings.

**From:** Arthur Boyce <[bobby.boyce@vdot.virginia.gov](mailto:bobby.boyce@vdot.virginia.gov)>  
**Sent:** Monday, August 12, 2019 11:24 AM  
**To:** 'Brown, Sarah' <[Sarah.Brown@crowncastle.com](mailto:Sarah.Brown@crowncastle.com)>  
**Cc:** 'tracythemak@donohuestearns.com' <[tracythemak@donohuestearns.com](mailto:tracythemak@donohuestearns.com)>; 'Brian Quinn' <[bquinn@bcplc.com](mailto:bquinn@bcplc.com)>; Rhonda Funkhouser <[rhonda.funkhouser@vdot.virginia.gov](mailto:rhonda.funkhouser@vdot.virginia.gov)>; Matthew Smith <[matthew.smith@vdot.virginia.gov](mailto:matthew.smith@vdot.virginia.gov)>  
**Subject:** Clarke County - Route 606 -- Crown Castle 185' Monopole - SUP-19-01 / SP-19-01HI M

**DEPARTMENT OF TRANSPORTATION**

Staunton/Edinburg Land Development

14031 Old Valley Pike

Edinburg, VA 22824

Dear Ms. Brown:

We have reviewed the above referenced construction plan dated June 28, 2019. Our comments are as follows:

- A culvert will be required for the proposed entrance. Provide the details of the design, however minimum is 30'-15".
- The pavement design designations for the entrance should be VDOT 21B Aggregate, SM-9.5AL Asphalt Surface, and BM-25.0 Base Asphalt.
- Provide a turnaround area onsite to keep vehicles from backing into Route 606.
- The application fee is \$250 and surety is \$5000.

Please revise and resubmit one hard copy and one electronic copy of the site plan for re-evaluation and/or approval. If the resolution does not concur with our comments, an explanation and adequate information/support for our evaluation must be given for review. Mark all changed items with a highlighter. Large revised areas need only be circled with a highlighter. If you have any questions or need further information, please do not hesitate to give me a call.

Sincerely,

*Bobby Boyce*

Bobby Boyce

Land Development Engineer

Clarke, Frederick, Shenandoah, & Warren Counties

14031 Old Valley Pike

Edinburg, VA 22824

(540)984-5631

**BOUNDARY LINE ADJUSTMENT (BLA-19-06)**  
**Maureen Albrecht / Rebecca and Curtis Fockler**  
**September 6, 2019 Planning Commission Meeting**  
**STAFF REPORT – Department of Planning**

-----  
The purpose of this staff report is to provide information to the Planning Commission to assist them in reviewing this proposed boundary line adjustment request. It may be useful to members of the general public interested in this request.  
-----

**Case Summary**

**Applicant(s):**

Maureen Albrecht / Rebecca and Curtis Fockler

**Location:**

- Subject property is located at 476 Old Charles Town Road
- Tax Map Parcel #3-A-3C (Albrecht) & 4-A-2A (Fockler)
- Russell Election District (Maynard & Ohrstrom)

**Zoning District and New Lot Guidelines:**

Agricultural-Open Space-Conservation (AOC)

Minimum Lot Size: 2 acres / Maximum Average Lot Size: 3 acres / Maximum Lot Size: 4 acres

**Proposed Lot Configurations:**

3-A-3C = Before: 3.975 acres / After: 4.475 acres (1 Existing Dwelling / 0 DUR)

4-A-2A = Before: 53.2272 acres / After: 52.2272 acres (1 Existing Dwelling / 0 DUR)

Total Area in boundary line adjustment = 57.2022 acres (remains the same) / 0.500 acres adjustment

**Request:**

Approval of a Boundary Line Adjustment for the properties identified as Tax Map #3-A-3C and 4-A-2A, located off Old Charles Town Road in the Russell Election District zoned Agricultural Open-Space Conservation (AOC).

**Staff Discussion/Analysis:**

The Zoning Administrator is the approval authority for boundary line adjustments. In cases where the proposed boundary line adjustment would exceed area limitations, the Planning Commission is the approval authority for the purpose of allowing such area limitations to be exceeded.

According to the Clarke County Subdivision Ordinance 10-D, boundary line adjustments where a residential lot (less than 20 acres in size) is increased in size and an agricultural lot (20 acres in size or larger) is decreased in size are not permitted except for three exceptions. One of these exceptions in §10-D-1-a-2 states, “Upon application, the Commission may permit boundary line adjustments exceeding the area limitations (3 acres). Such boundary line adjustments shall be approved when it is determined by the Commission that the parent tract is of sufficiently low quality to justify a boundary line adjustment exceeding the area limitations, according to (the Low Quality Land Characteristics).” This process is outlined in the AOC District Regulations §3-A-1-b-1-b & c.

A Land Evaluation and Site Assessment (LESA) score was calculated for the agricultural lot (Tax Map 4-A-2A) proposed to be decreased in size. The score was 67.58. For properties between 40 and 129.99 acres in size, the LESA rating shall be 68% or more to be designated as Important Farmland. Therefore, the agricultural land is considered low quality.

However, in instances where the LESA score of a parcel is within four points above or below the minimum qualifying LESA rating, the Commission may also consider the following for approval:

- 1) The extent that the proposed lot exceeds the maximum lot size allowed.
- 2) Whether the LESA System accurately reflects the suitability of the subject parcel for continuing agricultural use.
- 3) Factors reasonably related to agricultural suitability of the subject parcel such as physical features.

Staff has reviewed the site and the half acre adjustment area is minimal, is not used for agriculture, and physically is not suited for agriculture.

Water and Septic:

Staff has identified no issues pertaining to existing private well and onsite sewage disposal systems that would be material to the Commission's review of this request. Health Department approval and signature of the plat will be required.

Karst Plan / Resistivity Test:

Not required for existing septic systems.

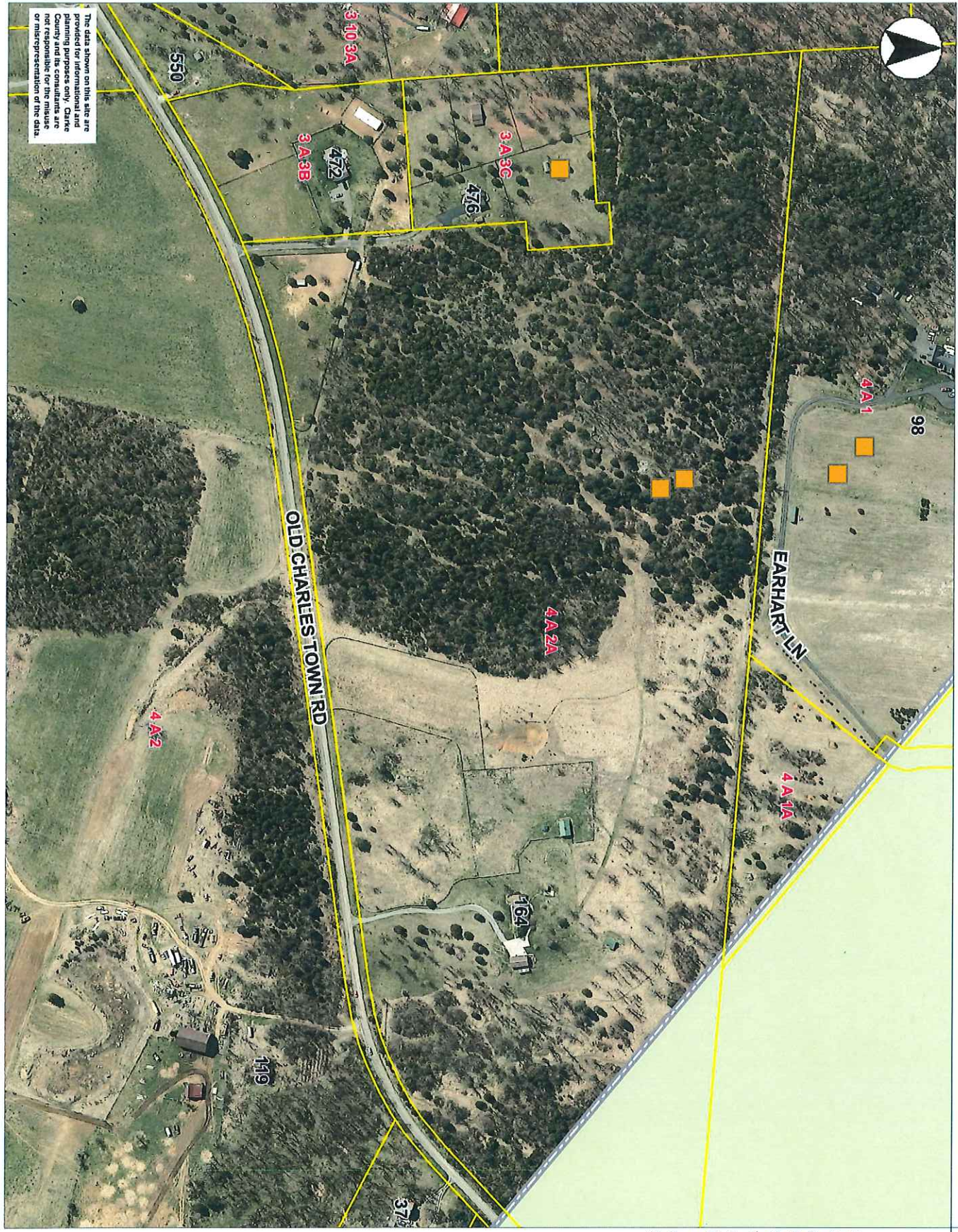
**Recommendation:**

Approval of a Boundary Line Adjustment for the properties identified as Tax Map #3-A-3C and 4-A-2A, located off Old Charles Town Road in the Russell Election District zoned Agricultural Open-Space Conservation (AOC).





- Public Points of Interest
- Springs
- Sinkholes
- Parcels With Orphans
- TOWNS
- Clarke County Boundary
- Major Roads
- US Interstate
- US Highway
- State Highway
- Surrounding Counties Open
- Surrounding Counties Non



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0 400 800 ft

Printed on 08/28/2019 at 07:51 PM

# Clarke County MapsOnline



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- Public Points of Interest
- Springs
- Sinkholes
- Parcels With Orbits
- Towns
- Clarke County Boundary
- Major Roads
  - Interstate
  - US Highway
  - State Highway
- Surrounding Counties Open
- Surrounding Counties Non

0 100 200 ft

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Clarke County MapsOnline



# LESA CALCULATION

NAME : LEE MICHAEL G & LISA H  
 TAX MAP# : 4 A 2A  
 ACRES : 53

LAND EVALUATION			SITE ASSESSMENT		
SOIL TYPE	AREA (ACRE)	RELATIVE VALUE	CRITERIA	MAX. VALUE	CALC. VALUE
45B	1.06	106.44	1) Size of farm	7.0	2.31
33B	11.86	972.73	2) Compatible w/ comprehensive plan	6.0	6
17B	17.37	1,024.95	3) Adjacent to agricultural use	5.0	3.75
48B	16.79	990.82	4i) Access to water/sewer	4.0	4
5B	2.23	131.58	4ii) Road frontage	2.4	2.4
5C	2.39	140.93	4iii) Limited access artery impairing use	2.0	2
	=====	=====	4iv) Utility easements/ROW impairing use	1.6	1.6
	51.71	3,367.44	4b) Zoning/land use	4.0	4
			4c) Mineral rights leased	1.0	1
			5a) Scenic easement	3.0	0
			5b) Ag. district	2.7	0
			5c) Ag. zoning	2.1	2.1
			5d) Historic or scenic resources	1.5	0
			6) Distance to town	2.0	2
			7) Water resources	1.0	0
				=====	=====
				45.3	31.16
<b>LE</b> = $\frac{\text{TOT.REL.VAL.}}{\text{TOT. ACRES}} = \frac{3367.44}{51.71} = \mathbf{65.12}$			<b>SA</b> = $\frac{\text{TOT.CALC.VAL.}}{\text{TOT.MAX.VAL.}} \times 100 = \frac{31.16}{45.3} \times 100 = \mathbf{68.79}$		

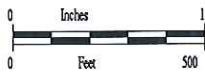
**LESA** = (WF)(LE) + (1-WF)(SA) = (.33)(65.12) + (.67)(68.79) = **67.58** ← within 4 points of 68%.

IF AREA ≥ 40 ACRE, THEN WF = .33  
 IF AREA < 40 ACRE, THEN WF = .25

1/2 LESA Score \_\_\_\_\_



LEE MICHAEL G & LISA H  
4 A 2A 53



Clarke County GIS  
August 01, 2018



Soil Rating for  
Agricultural Production

