



**MONTGOMERY  
COUNTY, VIRGINIA**

**Planning & GIS Services**

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**SPECIAL USE PERMIT  
APPLICATION  
PROCESS AND  
PROCEDURES**

# Table of Contents

<b>Special Use Permit Process and Procedures.....</b>	<b>3</b>
<b>Special Use Permit Application Checklist.....</b>	<b>6</b>
<b>Pre-Application Meeting Request Form .....</b>	<b>8</b>
<b>Special Use Permit Application Form .....</b>	<b>10</b>
<b>Special Use Permit Regulations.....</b>	<b>11</b>



## Montgomery County Planning & GIS Services Special Use Permit Process & Procedures

### **Step 1. Contact Planning & GIS Staff.**

It is recommended that all prospective applicants meet with County staff to discuss development trends, appropriate zoning in accordance with proposed use and the County's Comprehensive Plan. Meetings can be scheduled with planning staff by contacting Montgomery County Planning & GIS by phone: (540) 394-2148 or by email: [mcplan@montgomerycountyva.gov](mailto:mcplan@montgomerycountyva.gov)

### **Step 2. Preliminary Review Meeting.**

A preliminary review meeting allows customers to discuss his/her proposal with County staff to ascertain any additional information required to file a complete application. The Preliminary Review Meeting will provide customers early input of whether a proposed development will require a submission packet to the Virginia Department of Transportation (VDOT) in accordance with Code of Virginia §15.2-2222.2 and 24 VAC 30-155 effective July 1, 2007. Please contact the Planning Department to determine if a review meeting is required and/or to schedule a Preliminary Review Meeting. If a review meeting is required, the Preliminary Review Meeting Form (pg. 8) must be received no less than **2 weeks prior** to the meeting date.

### **Step 3. Traffic Impact Analysis and Scope of Work Meeting.**

Development projects located within 3,000 feet of a state-controlled non-limited access highway or to a connection to a state-controlled limited access highway may require the submission of a Traffic Impact Analysis to the Virginia Department of Transportation (VDOT) with your application. If the proposed SUP generates the following number of vehicle trips, a Traffic Impact Analysis will be required:

Residential	More than 100 vehicle trips per peak hour
Commercial, Office, Industrial	More than 250 vehicle trips per peak hour or 2,500 vehicle trips per day
Mixed-Use	More than 100 vehicle trips per peak hour from only the residential portion OR more than 250 vehicle trips per peak hour or 2,500 vehicle trips per day from the entire proposal

Additionally, if the proposal would generate more than 1,000 vehicle trips per peak hour, VDOT will require a Scope of Work Meeting prior to submission of the Traffic Impact Analysis. The Traffic Impact Analysis, if required must be completed and submitted at the time of filing an application for a special use permit.

### **Step 4. Complete and Submit Application to Montgomery County Planning**

The Special Use Permit Application Form (pg. 10) is required. Please refer to and complete the Special Use Permit Checklist (pg. 6-7) to ensure all the materials are submitted. Incomplete applications will not be accepted or placed on the Planning Commission agenda.

### **Step 5. Review of Proposal (Application)**

The Planning Department will review the application for completeness in accordance County ordinances. If the application is found to be incomplete, the Planning Department will return the application, site plans, and filing fee to the applicant or agent, with a description of the manner and areas in which the application is incomplete.

Once an application is determined to be complete, the Planning Department distributes the application and exhibits to various County departments and outside agencies, when applicable, for review. Development review departments include Building and Inspections, Public Service Authority, Montgomery County Public Schools, Emergency Services, Zoning, Environmental Services, VDOT, and Planning. The departments

review the proposed development for conformity with the Comprehensive Plan, its effect on the area, its demand on services/infrastructure, and conformity with the County's development ordinances and standards.

Applicants and/or their agents will attend a meeting with all the Development Review Committee at its next scheduled meeting. After receiving comments from the Committee, a revised application and/or site plan, if required, will be requested if necessary. Notwithstanding any initial determination of completeness, the Planning Director, the Planning Commission, or the Board of Supervisors may at any time during the review process find that essential information is lacking and may deem the application incomplete.

**APPLICATIONS THAT DO NOT MEET APPLICATION REQUIREMENTS OR HAVE OUTSTANDING ISSUES THAT NEED TO BE ADDRESSED WILL NOT BE CERTIFIED FOR PUBLIC HEARING.**

**Step 6. Staff Reports.**

The Department of Planning drafts a staff report and distributes to the Planning Commission. Staff reports are available to the public after receipt by the Planning Commissioners, 1 week prior to the Planning Commission meeting date. Staff reports may be sent, emailed, or held for pick up upon request.

**Step 7. Revisions.**

Changes to a proposal can be made prior to the scheduled Planning Commission hearing provided:

- The proposed use remains unchanged
- The revisions are submitted ten (10) business days prior to the scheduled Planning Commission hearing. This will allow staff time to review the changes and incorporate pertinent information within the staff presentation at the public hearing. If revisions are requested after this time, the applicant must request a minimum one month deferral, unless otherwise waived by the Planning Commission. Minor proffer revisions may be accepted up until noon on the day of the meeting.

**Step 9. Planning Commission Public Hearing.**

Planning Commission public hearings are *generally* held the second Wednesday of each month at 7:00 p.m. Two notices of the scheduled hearing and agenda are published in the local newspaper 2 weeks prior to the Planning Commission hearing. Individual notices are also sent to the adjacent property owners of the subject property by the Planning Department. The Planning Commission schedule is included in this package and can also be found on the Montgomery County website.

At the Public Hearing, County staff provides a brief review of the development being proposed and makes a recommendation to the Commission. The applicant or authorized representative is required to attend and is usually expected to make a presentation. A time limit of three minutes is allotted to those who wish to speak regarding the request. The Planning Commission may waive the time limits based on the merits of the situation.

The Planning Commission will take one of the following actions for each agenda item:

- Vote to approve a request for deferral (deferrals may be requested by a Planning Commissioner or by the applicant);
- Vote to deny a request for deferral (in which case one of the two actions below will occur);
- Vote to recommend approval to the Board of Supervisors; or
- Vote to recommend denial to the Board of Supervisors.



**Step 10. Board of Supervisors Public Hearing.**

Once the Planning Commission makes a recommendation for approval or denial, the proposal is generally placed on the agenda for the Board of Supervisors. Advertising, notification, staff reports, and presentations follow the same procedures as for the Planning Commission. The vote of the Board of Supervisors is final.

If a request is denied by the Board of Supervisors or withdrawn by the applicant, the request or a substantially similar request cannot be heard for one year.



## Special Use Permit Application Checklist

The applicant shall submit ten (10) copies of all required materials listed below. Applications will **NOT** be accepted without the following attachments:

- **Application Form (pg 10).** The application form must be signed by all of the property owners. If ownership is in the name of any type of legal entity or organization including, but not limited to, a name of a corporation, partnership, or association, or in the name of a trust, or in a fictitious name, a document acceptable to the County must be submitted certifying that the person signing the application has the authority to do so. If the application is submitted by an agent of the owner, the agent shall sign the application as well.
- **Comprehensive Plan Justification.** References should be made to the Comprehensive Plan Policy sections in the text portion of the plan. The Comprehensive Plan map provides an overview of the future land use policy areas, but does not provide a guide to the specific land use policies adopted by Montgomery County.

Land use policies are articulated in the Planning and Land Use portion of [Montgomery County, 2025](#) (chapter 2). available at the Planning & GIS Services Department or on the web. If the proposed development, rezoning, or special use permit is located in a village or village expansion area not covered by an adopted village plan, then the proposal needs to be consistent with the overall Comprehensive Plan.

**Villages and Village Expansion Areas.** If the proposed development, rezoning, or special use permit is located in a village or village expansion area covered by an adopted Village Plan, the proposal needs to be consistent with both the overall county Comprehensive Plan and with the village plan.

Information that must be addressed concerning the County Comprehensive Plan when submitting special use permit applications includes:

- a) Compliance with required lot minimums, district minimums, and availability of water and sewer
  - b) Describe, in specific detail, how the request fits with the land use policies included under the appropriate land use policy area. There are seven land use policy areas: Resource Stewardship (PLU 1.2), Rural (PLU 1.3), Rural Communities (PLU 1.4), Residential Transition (PLU 1.5), Villages (PLU 1.7), Village Expansion Areas (PLU 1.6), and Urban Expansion Areas (PLU 1.8). Each area has specific policies covering land uses, community design, and community facilities and utilities.
  - c) If the proposed request requires an E and S permit (land disturbance of more than 10,000 square feet) or with large areas of impervious surface (paved parking areas, etc.), the proposal will need to address groundwater, surface water, and stormwater runoff concerns included in the Environmental Resources Chapter. (ENV6.5, ENV5.6)
- **Concept Development Plan.** Required for all special use permit requests. A concept plan is an initial plan, which shows the general nature of the land use change or development, which is intended. It differs from the final site plan, or, plot plan, which is required prior to the issuance of zoning approval and a building permit.

The level of needed detail may vary depending on the nature, size and complexity of the proposed project; however, the following items shall be addressed with a concept plan submittal:

**Existing Site Features:**

- a) Name of all landowners, applicant (if different), developer, engineer/ party preparing the plans.

- b) Date, revision date(s), scale and north point of plan.
- c) Lot size in acres and/or square feet, property lines and dimensions and any easements.
- d) Zoning and existing use of property and all adjoining properties.
- e) All existing buildings, and streets and/or other adjacent improved or unimproved rights-of-way.
- f) All existing physical features such as tree cover, natural watercourses, recorded drainage easements, and 100-year floodplain limits.

**Proposed Site Features:**

- g) Location of proposed access areas, loading zones, SWM facilities and streets or other rights-of-way.
- h) Structures: dimensions, use and the general types of exterior materials.
- i) Outside lighting: general location, height and type, and shielding.
- j) General landscaping plan. Existing trees and shrubs are recommended to be maintained wherever possible.
- k) General location and type of screening (fences, walls, vegetation), signs and trash enclosures.

- Filing Fee.** The application fee shall be paid when the application is submitted. Fees are determined by the current fee schedule. Contact Planning & GIS staff for assistance calculating fees. Checks should be payable to "Treasurer of Montgomery County".

Please note: In addition to the application fee, an invoice will be sent to the applicant/owner for fees associated with legal advertisements as required by the Commonwealth of Virginia.

- Digital Submission of Application and all exhibits.** Applications will not be considered complete until digital items are received. An Adobe PDF document format is preferred for compatibility.
- Ensure all applicable items identified in "Special Use Permit Requirements" (pg 11) are addressed in the application package (concept plan, justification statement, etc).** It may be necessary to attach additional documentation.
- Completed Preliminary Review Meeting Application & Preliminary Review Meeting-Application Checklist Forms (pg 8-9 if required).**
  - Items determined necessary in Preliminary Review Meeting (pg 9)**



# Preliminary Review Meeting Request Special Use Permit

Montgomery County, Virginia  
755 Roanoke St. Suite 2A, Christiansburg, VA 24073  
540-394-2148 | [mcplan@montgomerycountyva.gov](mailto:mcplan@montgomerycountyva.gov)

**Contact Information:**  Owner  Contract Purchaser  Other Representative

<b>Name:</b> Jonathan L. Yates for Arcola Towers	<b>Address:</b> 105 Broad Street, Third Floor
<b>Telephone:</b> 843-414-9754	<b>Email:</b> jly@hellmanyates.com

**Subject Property Description:**

<b>Location: (Describe in relation to nearest intersection)</b> Just north of the intersection of Sassafras Road and Childress Road		
<b>Address: (if applicable)</b> 3936 Childress Road, Christiansburg, VA 24073	<b>Existing Zoning:</b> A-1	<b>Acreage:</b> 50.051
<b>Parcel ID Number(s):</b> 019114	<b>Property Owner(s):</b> Reginald Duncan	
<b>Existing Use:</b> Agricultural		

**Description of Proposed Development and Uses:**

***The requested information below MUST be submitted***

<b>A. Proposed Use(s):</b> 197ft. Monopole-style wireless communications facility
<b>B. Proposed Use Details (check all that applies):</b>  <input type="checkbox"/> Residential Total Single Family # of Units: _____ Total Multi-Family # of Units: _____  <input checked="" type="checkbox"/> Commercial Use <sup>Wireless Telecommunications</sup> Facility _____ S.F. 5625 Use _____ S.F. _____ Use _____ S.F. _____

**Applicant Signature:** **Date:** 06.03.24

**FOR INTERNAL STAFF USE ONLY**

**VDOT Requirements**

In accordance with the Code of Virginia §15.2-2222.2 and 24 VAC 30-155, the project:

- Will require a Traffic Impact Analysis (TIA) submission and review by VDOT. TIA must be submitted with rezoning application.
- Applicant will be required to coordinate a Scope of Work Meeting with VDOT (Project will generate 1,000 or more vehicle trips per peak hour.)

***This determination is based upon the information provided by the applicant on the submitted Preliminary Review Request Form. Determination is subject to change based upon changes to the request.***

Information and VDOT forms regarding the VDOT's Traffic Impact Analysis Regulations Administrative Guidelines can be obtained online at [www.virginiadot.org/projects/chapter527](http://www.virginiadot.org/projects/chapter527).

- Documentation of Community Meeting.** Community meetings can be held after submitting application. County staff should be notified a least a week in advance of meeting date.
- Survey Plat.** Copies no larger than 11"x17"
- Traffic Impact Analysis (TIA) - County:** Based upon the proposed use and location, the project may substantially affect roadways and the County may require a traffic impact analysis.
- Elevations:** Copies reduced to 8 ½" x 11" of proposed buildings must be submitted in addition to an electronic copy in ".pdf" format.
- Other:**



Applicant's Signature

JONATHAN C. YATES

Printed Name

06.02.24

Date

Staff Signature (Planning)

Date

**This form is to verify completion of the required Preliminary Review Meeting and must be submitted at the time of filing of applications. Based upon the proposed development, County staff has determined the information checked on this form ~~must~~ be submitted in addition to regular submission requirements for Rezoning, Provisional Use Permit, or Amendment to Proffer Application**



**MONTGOMERY**  
COUNTY, VIRGINIA

## Special Use Permit Application Form Montgomery County, Virginia

755 Roanoke St. Suite 2A, Christiansburg, VA 24073  
540-394-2148 | [mcplan@montgomerycountyva.gov](mailto:mcplan@montgomerycountyva.gov)

**Applicant Information:** (PLEASE PRINT – if additional owners, please attach additional sheets)

Owner of Record (attach separate page for add'l owners): Reginald L. Duncan	Address: 3936 Childress Road, Christiansburg, VA 24073
Telephone: (843) 414-9754	Email: JLC@hellmanyates.com

Applicant Name: Owner Contract Purchaser/Lessee Jonathan L. Yates for Arcola Towers	Address: 112 W Washington Street, Suite 201, Middleburg, VA 20117
Telephone: (843) 414-9754	Email: JLC@hellmanyates.com

Representative Name and Company: Jonathan L. Yates for Arcola Towers	Address: 105 Broad Street, 3rd Floor, Charleston, SC 29401
Telephone: (843) 813-0103	Email: JLY@hellmanyates.com

**Property Description:**


Location or Address: (Describe in relation to nearest intersection) 3936 Childress Road, Christiansburg, VA 24073		
Parcel ID Number(s): 019114	Acreage: 50.051	Existing Zoning: A-1
Comprehensive Plan Designation: Agricultural	Existing Use: Agricultural	

**Description of Request:** (Please provide additional information on attached sheet if necessary)

Proposed Use(s) including acreage: 197-foot monopole-style wireless telecommunications facility
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I certify that the information supplied on this application and on the attachments provided (maps or other information) is accurate and true to the best of my knowledge. In addition, I hereby grant permission to the agents and employees of Montgomery County and State of Virginia to enter the above property for the purposes of processing and reviewing the above application.

If signing on behalf of a Corporation, Partnership, or LLC, please specify your title with the entity and provide documentation clarifying your authority to sign on behalf of the entity.

  
 Owner 1 Signature 5/29/24  
Date

Owner 2 Signature (for add'l owners please attach separate sheet) Date

  
 Applicant Signature 06.03.24  
Date

  
 Representative/Agent Signature 06.03.24  
Date



## **Additional Special Use Permit Requirements**

The applicant for special use permit shall provide a statement of justification to address the following items in the application materials to demonstrate what impact the proposed request will have on the County's resources and how the request complies with Montgomery County's comprehensive plan.

### **Section 10-54(3)(g), Montgomery County Zoning Ordinance**

(g) Issues for Consideration. In considering a Special Use Permit application, the following factors shall be given reasonable consideration. The application shall address all the following in its statement of justification or Special Use Permit plat unless not applicable, in addition to any other standards imposed by this Ordinance:

1. Whether the proposed Special Use Permit is consistent with the Comprehensive Plan (Addressed under "3. Comprehensive Plan Justification").
2. Whether the proposed Special Use Permit will adequately provide for safety from fire hazards and have effective measures of fire control.
3. The level and impact of any noise emanating from the site, including that generated by the proposed use, in relation to the uses in the immediate area.
4. The glare or light that may be generated by the proposed use in relation to uses in the immediate area.
5. The proposed location, lighting and type of signs in relation to the proposed use, uses in the area, and the sign requirements of this Ordinance.
6. The compatibility of the proposed use with other existing or proposed uses in the neighborhood, and adjacent parcels.
7. The location and area footprint with dimensions (all drawn to scale), nature and height of existing or proposed buildings, structures, walls, and fences on the site and in the neighborhood.
8. The nature and extent of existing or proposed landscaping, screening and buffering on the site and in the neighborhood.
9. The timing and phasing of the proposed development and the duration of the proposed use.
10. Whether the proposed Special Use Permit will result in the preservation or destruction, loss or damage of any topographic or physical, natural, scenic, archaeological or historic feature of significant importance.
11. Whether the proposed Special Use Permit at the specified location will contribute to or promote the welfare or convenience of the public.
12. The traffic expected to be generated by the proposed use, the adequacy of access roads and the vehicular and pedestrian circulation elements (on and off-site) of the proposed use, all in relation to the public's interest in pedestrian and vehicular safety and efficient traffic movement.
13. Whether, in the case of existing structures proposed to be converted to uses requiring a Special Use Permit, the structures meet all code requirements of Montgomery County.
14. Whether the proposed Special Use Permit will be served adequately by essential public facilities and services.
15. The effect of the proposed Special Use Permit on groundwater supply.
16. The effect of the proposed Special Use Permit on the structural capacity of the soils.
17. Whether the proposed use will facilitate orderly and safe road development and transportation.
18. The effect of the proposed Special Use Permit on environmentally sensitive land or natural features, wildlife habitat and vegetation, water quality and air quality.



19. Whether the proposed Special Use Permit use will provide desirable employment and enlarge the tax base by encouraging economic development activities consistent with the Comprehensive Plan.
20. Whether the proposed Special Use Permit considers the needs of agriculture, industry, and businesses in future growth.
21. The effect of the proposed Special Use Permit use in enhancing affordable shelter opportunities for residents of the County.
22. The location, character, and size of any outdoor storage.
23. The proposed use of open space.
24. The location of any major floodplain and steep slopes.
25. The location and use of any existing non-conforming uses and structures.
26. The location and type of any fuel and fuel storage.
27. The location and use of any anticipated accessory uses and structures.
28. The area of each use; if appropriate.
29. The proposed days/hours of operation.
30. The location and screening of parking and loading spaces and/or areas.
31. The location and nature of any proposed security features and provisions.
32. The number of employees.
33. The location of any existing and/or proposed adequate on and off-site infrastructure.
34. Any anticipated odors, which may be generated by the uses on site.
35. Whether the proposed Special Use Permit uses have sufficient measures to mitigate the impact of construction traffic on existing neighborhoods and school areas.

# HELLMAN YATES

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

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

June 3, 2024

## VIA FEDERAL EXPRESS

Kim Wright, CZO  
Planner  
Montgomery County Planning & GIS  
755 Roanoke Street,  
Christiansburg, VA 24073  
(540) 382-5750

Re: Application for construction of a 197-foot monopole-style wireless telecommunications facility located off of 3936 Childress Road, Christiansburg, VA 24070 (Parcel ID # s) on behalf of Arcola Towers and Verizon Wireless

Dear Ms. Wright,

Enclosed, please find the application of Arcola Towers for a proposed 197-foot monopole-style wireless telecommunications facility. The proposed facility will be on the property of Reginald Duncan, which is located at 3936 Childress Road, Christiansburg and is designated as Montgomery County Parcel ID # 019114. This is a very important facility for Verizon to improve coverage for both voice and advanced data in this section of Montgomery County, VA.

We have taken the liberty of recasting the relevant sections of the Montgomery County, VA County Code, with our answer to the relevant section in bold beneath. As will be evident from a review of the attached, Arcola Towers has not only met, but have exceeded, all of the necessary requirements for approval under the Montgomery County, VA County Code.

*6. Telecommunications towers, freestanding.*

(a) Such towers shall be maintained with a galvanized steel finish or be painted a neutral color.

**The proposed facility and equipment will have a galvanized grey finish which is a neutral, non-reflective color, as noted on Notes # 2 & 4 on Sheet Sp-3 of the Site Plans and Drawings by Virginia Professional Engineer Stuart P. Patterson, attached hereto as Exhibit "1" and incorporated herein by reference.**

(b) Dish antennas shall be a neutral, nonreflective color.

**Applicant accepts and acknowledges this provision. The proposed facility and equipment will have a galvanized grey finish which is a neutral, non-reflective color, as noted on Notes #4 on Sheet Sp-3 of the Site Plans and Drawings, attached hereto as Exhibit “1”. Any dish antennas added later will be of a natural non-reflective color.**

(c) No logos or advertising of any kind shall be permitted on towers, antennas or any accompanying structures or facilities.

**As shown on Sheet C-4 of Exhibit “1”, the proposed monopole style wireless communications facility will only have the FCC required site identification and emergency signage.**

(d) A written agreement for permitting future co-locations of telecommunications facilities shall be provided tower owner and maintained to the satisfaction of the zoning administrator.

**Please see the Collocation Policy Letter by Madison Kirven of Arcola Towers, attached hereto as Exhibit “2” and incorporated herein by reference.**

(e) A written agreement assuring prompt removal of the tower upon abandonment, at the responsibility and cost of the tower owner or landowner shall be provided and maintained to the satisfaction of the zoning administrator.

**Please see the Tower Removal Letter by Madison Kirven of Arcola Towers, attached hereto as Exhibit “3” and incorporated herein by reference.**

(f) All towers shall comply with all Federal Aviation Administration (FAA) requirements including those relating to the Virginia Tech Airport.

**Please see the FAA Determination of No Hazard to Air Navigation, attached hereto as Exhibit “4” and incorporated herein by reference.**

**Section 10-54 (3)(G), Montgomery County Zoning Ordinance**  
**Issues for Consideration**

1. Whether the proposed Special Use Permit is consistent with the Comprehensive Plan (Addressed under “3. Comprehensive Plan Justification”).

**The proposed Special Use Permit is consistent with the Comprehensive Plan by the use of a monopole-style facility and it’s location on the Duncan property will provide the least negative impact to Montgomery County as well as providing greater broadband capacity to this part of the county.**

2. Whether the proposed Special Use Permit will adequately provide for safety from fire hazards and have effective measures of fire control.

**The proposed monopole-style facility does not create any fire hazards as it is simply a wireless communication facility and it is constantly monitored.**

3. The level and impact of any noise emanating from the site, including that generated by the proposed use, in relation to the uses in the immediate area.

**The proposed facility does not produce any offsite noise whatsoever.**

4. The glare or light that may be generated by the proposed use in relation to uses in the immediate area.

**The proposed facility will have a galvanized steel finish which is non-reflective and emits no glare.**

5. The proposed location, lighting and type of signs in relation to the proposed use, uses in the area, and the sign requirements of this Ordinance.

**Due to its de minimis height, the facility will not be required by the FAA to have air navigation lighting and will only deploy the FCC required site identification and emergency signage.**

6. The compatibility of the proposed use with other existing or proposed uses in the neighborhood, and adjacent parcels.

**With its strategic location on the Duncan property, the proposed use is compatible with the surrounding existing and proposed uses as it will provide effective wireless infrastructure to the surrounding area.**

7. The location and area footprint with dimensions (all drawn to scale), nature and height of existing or proposed buildings, structures, walls, and fences on the site and in the neighborhood.

**Please see the Site Plan and Drawings by Virginia Professional Engineer Stuart P. Patterson in Exhibit "1".**

8. The nature and extent of existing or proposed landscaping, screening and buffering on the site and in the neighborhood.

**Please see the Site Plan and Drawings by Virginia Professional Engineer Stuart P. Patterson in Exhibit "1".**

9. The timing and phasing of the proposed development and the duration of the proposed use.

**The proposed facility will be constructed in 45-60 days in one phase and will be in place for decades.**

10. Whether the proposed Special Use Permit will result in the preservation or destruction, loss or damage of any topographic or physical, natural, scenic, archaeological or historic feature of significant importance.

**With its proposed location on the Duncan property, the proposed facility will not have any impact on any topographic or physical, natural, scenic, archaeological or historic feature of significant importance.**

11. Whether the proposed Special Use Permit at the specified location will contribute to or promote the welfare or convenience of the public.

**The proposed facility will provide effective wireless infrastructure which will promote the general welfare and convenience to the public.**

12. The traffic expected to be generated by the proposed use, the adequacy of access roads and the vehicular and pedestrian circulation elements (on and off-site) of the proposed use, all in relation to the public's interest in pedestrian and vehicular safety and efficient traffic movement.

**After a 45-60 day construction period, the unmanned facility will only be visited by Verizon 8-10 times per year and thus will have no effect on traffic in the area. The proposed facility will enhance vehicle and pedestrian safety by providing effective access to 911 first responders, fire; police; and EMS**

13. Whether, in the case of existing structures proposed to be converted to uses requiring a Special Use Permit, the structures meet all code requirements of Montgomery County.

**This is an application for a new tower and will not be utilizing an existing structure. The proposed facility will meet all code requirements of Montgomery County at all times.**

14. Whether the proposed Special Use Permit will be served adequately by essential public facilities and services.

**The proposed facility will only require fire and police protection.**

15. The effect of the proposed Special Use Permit on groundwater supply.

**The proposed facility will have no effect on groundwater supply.**

16. The effect of the proposed Special Use Permit on the structural capacity of the soils.

**With its proposed location on the Duncan Property, the proposed facility will have no effect on the structural capacity of the soils.**

17. Whether the proposed use will facilitate orderly and safe road development and transportation.

**The proposed facility will facilitate orderly and safe road development and transportation by providing effective wireless infrastructure to this part of Montgomery County.**

18. The effect of the proposed Special Use Permit on environmentally sensitive land or natural features, wildlife habitat and vegetation, water quality and air quality.

**With its proposed location on the Duncan property, the proposed facility will have no effect on environmentally sensitive land or natural features, wildlife habitat and vegetation, water quality and air quality.**

19. Whether the proposed Special Use Permit use will provide desirable employment and enlarge the tax base by encouraging economic development activities consistent with the Comprehensive Plan.

**Throughout the United States, effective wireless infrastructure has been shown to aid in economic development activities which have the ability to enlarge the tax base and provide desirable employment.**

20. Whether the proposed Special Use Permit considers the needs of agriculture, industry, and businesses in future growth.

**The proposed facility will aid future growth by providing effective wireless infrastructure.**

21. The effect of the proposed Special Use Permit use in enhancing affordable shelter opportunities for residents of the County.

**The proposed facility will have no effect on enhancing affordable shelter opportunities for residents of the County.**

22. The location, character, and size of any outdoor storage.

**The proposed facility will not have outdoor storage.**

23. The proposed use of open space.

**The proposed facility will not have any open space outside of the 75ft by 75ft leased area.**

24. The location of any major floodplain and steep slopes.

**There are none in the 75ft by 75ft tower lease area.**

25. The location and use of any existing non-conforming uses and structures.

**There are no existing non-conforming uses or structures associated with the proposed use.**

26. The location and type of any fuel and fuel storage.

**There is no fuel storage planned for the proposed facility at this time.**

27. The location and use of any anticipated accessory uses and structures.

**Please see the Site Plan and Drawings by Virginia Professional Engineer Stuart P. Patterson in Exhibit "1".**

28. The area of each use; if appropriate.

**Please see the Site Plan and Drawings by Virginia Professional Engineer Stuart P. Patterson in Exhibit "1".**

29. The proposed days/hours of operation.

**The unmanned facility will be operated 24 hours a day, seven days a week.**

30. The location and screening of parking and loading spaces and/or areas.

**Please see the Site Plan and Drawings by Virginia Professional Engineer Stuart P. Patterson in Exhibit "1".**

31. The location and nature of any proposed security features and provisions.

**Please see the Site Plan and Drawings by Virginia Professional Engineer Stuart P. Patterson in Exhibit "1".**

32. The number of employees.

**The unmanned facility will be visited by a technician 8-10 times per year. There will be no full time employees on the facility.**

33. The location of any existing and/or proposed adequate on and off-site infrastructure.

**Please see the Site Plan and Drawings by Virginia Professional Engineer Stuart P. Patterson in Exhibit "1".**

34. Any anticipated odors, which may be generated by the uses on site.

**The proposed facility will not produce any odors.**

35. Whether the proposed Special Use Permit uses have sufficient measures to mitigate the impact of construction traffic on existing neighborhoods and school areas.

**The construction period will only be 45-60 days and the small amount of construction traffic will have no impact on existing neighborhoods and school areas.**

Additionally, we have included the following materials in support of our application: Recorded Deed, attached hereto as Exhibit "5" and incorporated herein by reference; Recorded Plat, attached hereto as Exhibit "6" and incorporated herein by reference; Balloon Test Photos, attached hereto as Exhibit "7" and incorporated herein by reference; Community Meeting Letter, attached hereto as Exhibit "8" and incorporated herein by reference; and Letter of Authorization by Landowner, attached hereto as Exhibit "9" and incorporated herein by reference.

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

Thank you so much for all your help with this.

With warmest regards, I am

Very truly yours,



Jonathan L. Yates

JLY:jlc  
Enclosures



**Exhibit “1”**



**verizon**

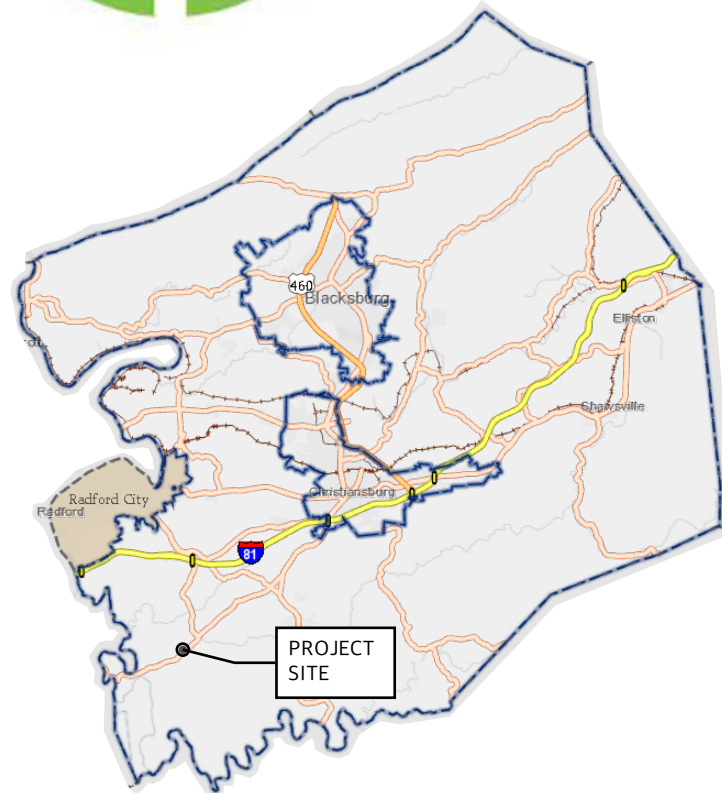
# SASSAFRAS

## 3936 CHILDRESS ROAD CHRISTIANSBURG, VA 24073

### PROJECT DESCRIPTION

INSTALLATION OF NEW 197' MONOPOLE TOWER, COMPOUND AND ACCESS ROAD WITHIN A RAWLAND LEASE AREA

SCAN FOR DIRECTIONS TO SITE:



PROJECT SITE

### PROJECT TEAM

<b>APPLICANT INFORMATION:</b> ARCOLA TOWERS 112 W WASHINGTON ST, SUITE 201 MIDDLEBURG, VA 20117			
APPLICANT:	RYAN FOLTZ	PHONE NUMBER:	(443) 752-1903
REAL ESTATE:	SEAN CAI	PHONE NUMBER:	(540) 793-0810
ZONING:	SEAN CAI	PHONE NUMBER:	(540) 793-0810
CONSTRUCTION:	JON BOLTON	PHONE NUMBER:	(571) 221-7351
UTILITIES:	JON BOLTON	PHONE NUMBER:	(571) 221-7351
ENGINEER:	STUART PATTERSON	PHONE NUMBER:	(703) 328-8574

### SUBMITTALS

SUB. NO.	DESCRIPTION	BY	DATE
1	ZONING DRAWING SUBMITTAL	SPP	04/26/24
2	SITE PLAN	SPP	05/01/24
3	SITE PLAN	SPP	05/25/24

### CONSULTING TEAM

**ENGINEERING:**  
BAMMAN CONSULTING, LLC  
14489 ST ANDREWS LN  
ASHLAND, VA 23005  
CONTACT: STUART PATTERSON, PE  
TELEPHONE: (703) 328-8574

**SURVEY:**  
FORK MOUNTAIN SURVEYING & MAPPING INC.  
951 FORK MOUNTAIN RD SW  
MEADOWS OF DAN, VA 24120  
CONTACT: JOHN D. LEWIS, LS  
TELEPHONE: (276) 952-6110

### PROJECT SUMMARY

**PROPERTY OWNER:**  
DUNCAN, REGINALD L.  
3936 CHILDRESS ROAD  
CHRISTIANSBURG, VA 24073

**TOWER FACILITY OWNER:**  
ARCOLA TOWERS  
112 W WASHINGTON ST, SUITE 201  
MIDDLEBURG, VA 20117  
PH. (571) 895-3990

**UTILITIES INFORMATION:**  
POWER: AEP  
(434) 799-5155  
TELEPHONE: SHENTEL  
(434) 792-2253

**PROJECT DATA:**  
ZONING: A-1  
PARCEL ID #: 019114  
ACREAGE: 50.051  
USE: AGRICULTURAL  
JURISDICTION: MONTGOMERY COUNTY  
SITE TYPE: RAW LAND  
STRUCTURE TYPE: MONOPOLE  
STRUCTURE HEIGHT: 197'  
OVERALL HEIGHT: 199' (TOP OF LIGHTNING ROD)  
LEASE AREA: 75' x 75'  
AREA OF LAND DISTURBANCE: 5,977 SF  
NEW IMPERVIOUS AREA: 4,012 SF

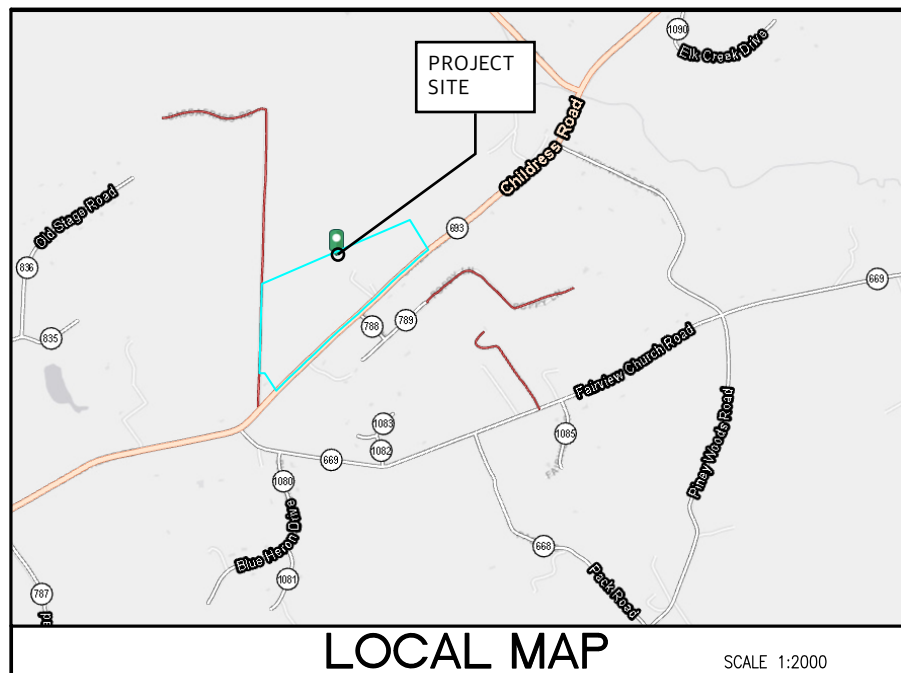
**FAA 1A GEOGRAPHIC COORDINATES:**  
LATITUDE: 37° 03' 09.956" N (NAD 83) N37.052765562°  
LONGITUDE: 80° 30' 48.951" W (NAD 83) W80.513597567°  
ELEVATION: 2066.8' AMSL

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

### DRAWING INDEX

SHEET NUMBER	SHEET TITLE
<b>GENERAL</b>	
G-1	COVER SHEET
<b>SITE PLAN</b>	
Z-1	PARCEL PLAN
SP-1	SITE PLAN
SP-2	ENLARGED SITE PLAN
SP-3	ELEVATION
<b>CIVIL</b>	
C-1	COMPOUND FENCE DETAILS
C-2	CONSTRUCTION DETAILS
C-3	CONSTRUCTION DETAILS
C-4	SIGNAGE DETAILS
<b>LANDSCAPE</b>	
L-1	LANDSCAPE PLAN
L-2	LANDSCAPE DETAILS

SHEET TOTAL:  
11



LOCAL MAP

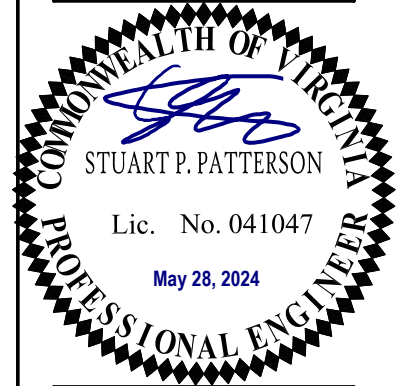
SCALE 1:2000



14489 ST ANDREWS LN  
ASHLAND, VA 23005



112 W WASHINGTON ST, #201  
MIDDLEBURG, VA 20117



SITE INFO:  
**SASSAFRAS**

3936 CHILDRESS ROAD  
CHRISTIANSBURG, VA  
24073

MONTGOMERY CO.

DESIGN:	SPP
DRAWN:	MAA
REVIEW:	SPP
TTV DATE:	6/07/23
COMM. NO.	N/A

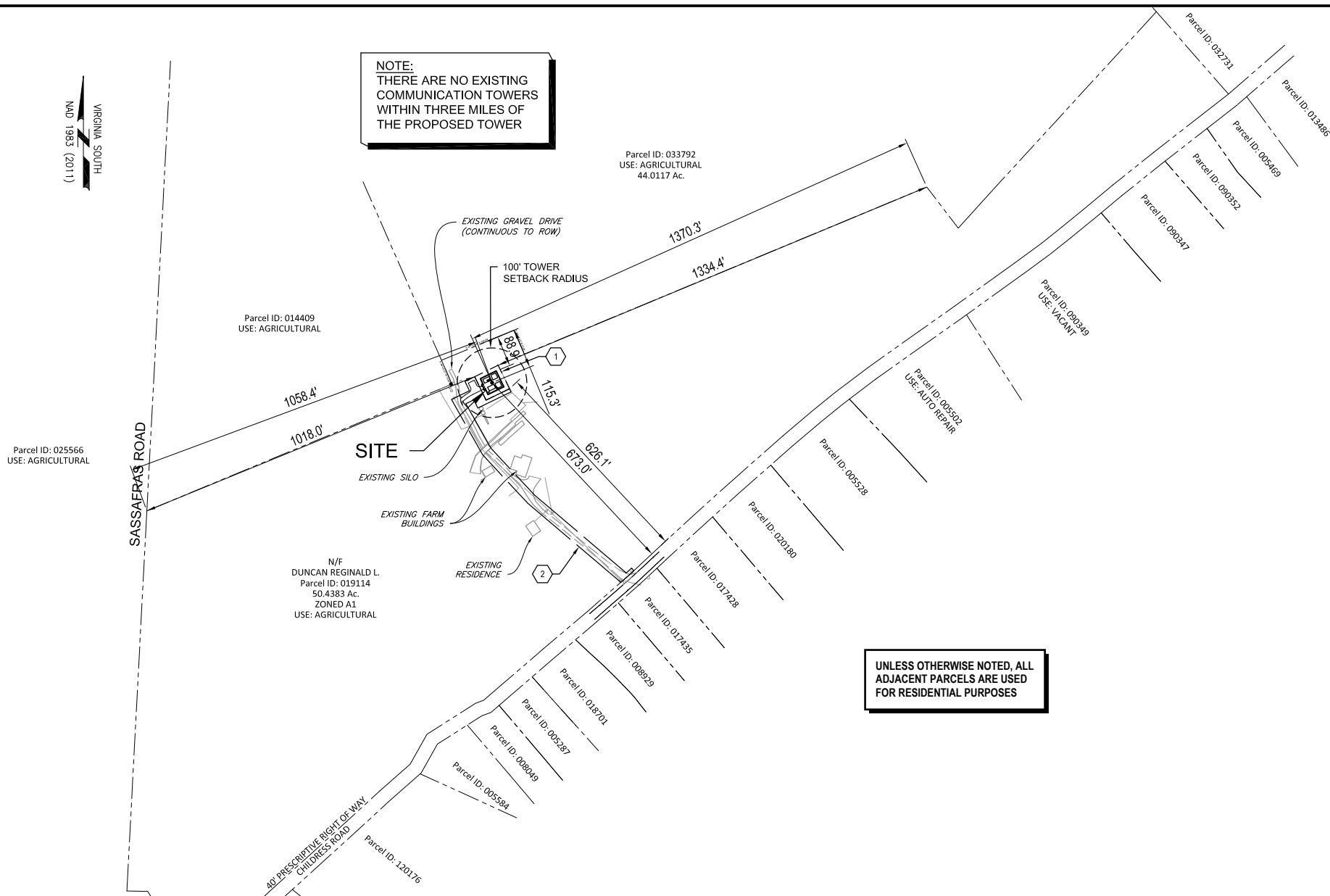
SUBMITTALS		
SYM.	DESCRIPTION	DATE
1	ZONING DRAWING SUBMITTAL	04/26/24
2	SITE PLAN	05/01/24
3	SITE PLAN	05/25/24

SHEET NAME:  
**COVER SHEET**

SHEET NO.:  
**G-1**

VIRGINIA SOUTH  
NAD 1983 (2011)

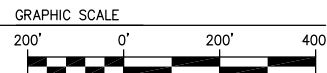
NOTE:  
THERE ARE NO EXISTING  
COMMUNICATION TOWERS  
WITHIN THREE MILES OF  
THE PROPOSED TOWER



UNLESS OTHERWISE NOTED, ALL  
ADJACENT PARCELS ARE USED  
FOR RESIDENTIAL PURPOSES

ADJACENT OWNER TABLE					
PARCEL ID	TAX MAP ID	PARCEL OWNER	MAILING ADDRESS	ACRES	ZONED
033792	127- A 1A	DUNCAN REGINALD L	3936 CHILDRESS RD, CHRISTIANSBURG, VA, 24073	44.399	A1
019114	127- A 3.4	DUNCAN REGINALD L	3936 CHILDRESS RD, CHRISTIANSBURG, VA, 24073	50.051	A1
032731	127- A 6A	BOND BOBBY J.	3738 CHILDRESS RD, CHRISTIANSBURG VA 24073	3.393	A1
013486	127- A 15A	NEWBY JOHN E, C/O PAMELA SUE AKERS	4173 PINEY WOODS RD, CHRISTIANSBURG VA 24073	10	A1
005469	127- A 21	COLLINS CHAD L.	3761 CHILDRESS RD, CHRISTIANSBURG VA 24073	1.018	A1
090347	127- A 21G	KRANTZ ZACHARY K, KRANTZ PRISCILLA L	3771 CHILDRESS RD, CHRISTIANSBURG VA 24073	1.788	A1
090349	127- A 21D	DUNCAN ROBERT DALE LIFE EST, C/O DENNIS GILES DUNCAN	3849 CHILDRESS RD, CHRISTIANSBURG VA 24073	4.18	A1
005502	127- A 21A	DUNCAN DENNIS GILES	3849 CHILDRESS RD, CHRISTIANSBURG, VA, 24073	18.674	A1
005528	127- A 21B	DUNCAN JAMES ASA & DUNCAN LINDA FAYE	3893 CHILDRESS RD, CHRISTIANSBURG, VA, 24073	7.39	A1
020180	127- 8 1	WADE JOSEPH CANEY & WADE JUDITH MORRIS	3907 CHILDRESS RD, CHRISTIANSBURG, VA, 24073	2	R3
017428	127- 8 2	SIMPKINS DONALD	3923 CHILDRESS RD, CHRISTIANSBURG, VA, 24073	2	R3
017435	127- 8 3	TRIPP ADAM SCOTT & TRIPP RAYMOND ETAL	3939 CHILDRESS RD, CHRISTIANSBURG, VA, 24073	1.324	R3
008929	127- 8 4A	HOLLINS DAVID E & HOLLINS PATRICIA J	3951 CHILDRESS RD, CHRISTIANSBURG, VA, 24073	0.68	R3
018701	127- 8 5	BERRY DAVID	3556 THRUSH RD, CHRISTIANSBURG, VA, 24073	0.51	R3
005287	127- 8 5A	AKERS ASHLEY D	3973 CHILDRESS RD, CHRISTIANSBURG, VA, 24073	0.594	R3
008049	127- 8 7	HUFFMAN THOMAS E	3985 CHILDRESS RD, CHRISTIANSBURG, VA, 24073	0.489	R3
005584	127- 8 8	MYERS RICHARD L & MYERS DEBORAH M	3991 CHILDRESS RD, CHRISTIANSBURG, VA, 24073	1.05	R3
011557	127- A 24	SMITH CHARLES ALBERT SR & SMITH BETTY MORRIS	4007 CHILDRESS RD, CHRISTIANSBURG, VA, 24073	2.946	A1
120176	127- A 24C	ADAMS FAMILY LLC	14103 MARY BOWIE PKWY, UPPER MARLBORO, MD 20774	9.514	A1
033490	127- 9 7	AKERS DEBORAH S	4045 CHILDRESS RD, CHRISTIANSBURG, VA, 24073	1	A1
033489	127- 9 6	PUCKETT LARRY WAYNE SR & PUCKETT NANCY MILLER	4065 CHILDRESS RD, CHRISTIANSBURG, VA, 24073	1.858	A1
033488	127- 9 5	PUCKETT LARRY WAYNE SR & PUCKETT NANCY MILLER	4065 CHILDRESS RD, CHRISTIANSBURG, VA, 24073	1.931	A1
033487	127- 9 4	SCHAUDT WILLIAM ANDREW & SCHAUDT JESSICA ROSE	4071 CHILDRESS RD, CHRISTIANSBURG, VA, 24073	1.921	A1
028410	127- A 3A	HANNAH DAVID GRIFFITH & HANNAH JOAN TEEL	4072 CHILDRESS RD, CHRISTIANSBURG, VA, 24073	1.099	A1
025566	127- A 19	RIVERBEND NURSERY LLC	19010 SHAKER BLVD, SHAKER HEIGHTS, OH, 44122	40.421	RR
014409	127- A 1	TEEL CAMILLE ANNE	3548 DAIRY RD, CHRISTIANSBURG, VA, 24073	43.527	A1

PARCEL PLAN  
NOT TO SCALE



SURVEYOR'S NOTES

- PROPERTY LINES SHOWN HEREON ARE BASED ON RECORDED DEEDS AND PLATS WITH LIMITED FIELD WORK. THIS PLAT DOES NOT REPRESENT A BOUNDARY SURVEY.
- TOPOGRAPHIC SURVEY PERFORMED BY FORK MOUNTAIN SURVEYING & MAPPING, INC, 951 FORK MOUNTAIN ROAD SW, MEADOWS OF DAN VA, 24120, PHONE 276-952-6110.
- SURVEY WAS PERFORMED ON 8/14/23 USING A HEMISPHERE s631 GNSS RECEIVER.
- GNSS BASE POINT (SPIKE NAIL) - VA SOUTH ZONE - NAD83 (2011) BY STATIC OBSERVATION (OPUS):  
N: 3548849.83 / E: 10895420.95 (COMBINED SCALE FACTOR: 0.999868346), ELEVATION: 2067.4'
- ALL LINEAR MEASUREMENTS SHOWN HEREON ARE GROUND DISTANCES.

LEASE NOTES

- 75' x 75' LEASE PREMISES.
- VARIABLE WIDTH INGRESS/EGRESS & FIBER/UTILITY EASEMENT

LEGEND

- PROPERTY LINE
- - - LEASE AREA
- - - EASEMENT
- EDGE OF PAVEMENT
- 90--- CONTOUR
- 90.22 SPOT ELEVATION
- GRAVEL
- XX FENCE
- OVERHEAD UTILITY
- CONCRETE
- TREE
- UTILITY POLE
- TELCO PEDESTAL

SETBACK INFORMATION

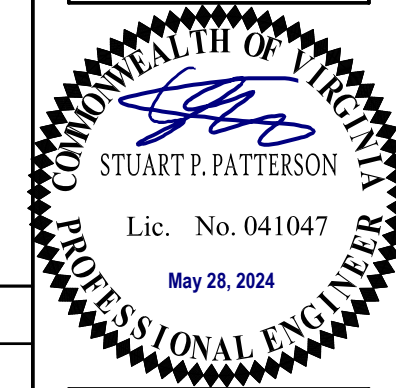
JURISDICTION: MONTGOMERY COUNTY			
ZONING: A-1			
DIMENSION	REQUIRED	PROPOSED TOWER	PROPOSED COMPOUND
FRONT:	100'	673.2'	626.3'
SIDE:	100'	L=1058.4', R=1370.3'	L=1018.0', R=1334.4'
REAR:	100'	115.3'	88.9'
EXISTING DWELLING: (3936 CHILDRESS ROAD)	N/A'	413.6'	371.9'



14489 ST ANDREWS LN  
ASHLAND, VA 23005



112 W WASHINGTON ST, #201  
MIDDLEBURG, VA 20117



SITE INFO:  
SASSAFRAS

3936 CHILDRESS ROAD  
CHRISTIANSBURG, VA  
24073

MONTGOMERY CO.

DESIGN:	SPP
DRAWN:	MAA
REVIEW:	SPP
TTV DATE:	6/07/23
COMM. NO.	N/A

SUBMITTALS

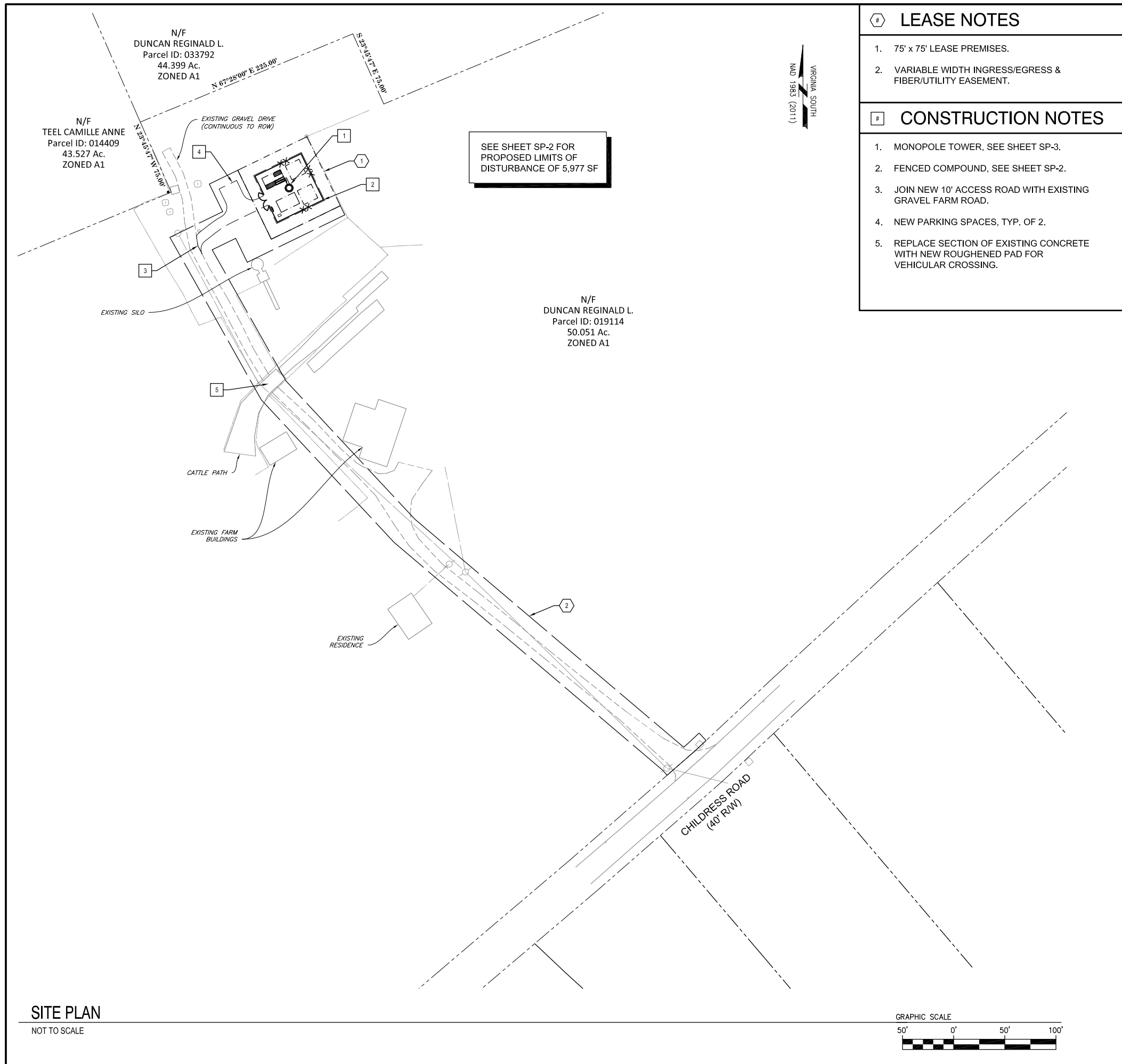
SYM.	DESCRIPTION	DATE
1	ZONING DRAWING SUBMITTAL	04/26/24
2	SITE PLAN	05/01/24
3	SITE PLAN	05/25/24

SHEET NAME:

PARCEL PLAN

SHEET NO.:

Z-1



### LEASE NOTES

- 75' x 75' LEASE PREMISES.
- VARIABLE WIDTH INGRESS/EGRESS & FIBER/UTILITY EASEMENT.

### CONSTRUCTION NOTES

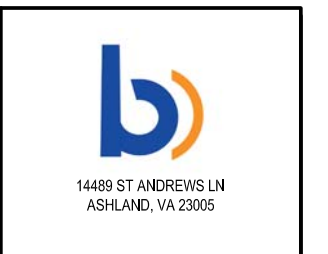
- MONOPOLE TOWER, SEE SHEET SP-3.
- FENCED COMPOUND, SEE SHEET SP-2.
- JOIN NEW 10' ACCESS ROAD WITH EXISTING GRAVEL FARM ROAD.
- NEW PARKING SPACES, TYP. OF 2.
- REPLACE SECTION OF EXISTING CONCRETE WITH NEW ROUGHENED PAD FOR VEHICULAR CROSSING.

### GENERAL NOTES

- THIS PLAN IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
- THE FACILITY IS UNMANNED AND NOT INTENDED FOR HUMAN HABITATION (NO HANDICAP ACCESS REQUIRED).
- THE FACILITY IS UNMANNED AND DOES NOT REQUIRE POTABLE WATER OR SANITARY SERVICE.

### ABBREVIATIONS

#	NUMBER
A	AMPS
AGL	ABOVE GROUND LEVEL
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE
AWG	AMERICAN WIRE GAUGE
CL	CENTERLINE
COAX	COAXIAL CABLE
COMM	COMMUNICATION
CONC	CONCRETE
E	EXISTING, EAST
EIA	ELECTRONICS INDUSTRIES ALLIANCE
GPIN	GRID PARCEL IDENTIFICATION NUMBER
INST	INSTRUMENT
MIN	MINIMUM
NAD	NORTH AMERICAN DATUM
N/F	NOW OR FORMERLY
NO	NUMBER
OSHA	OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION
P/P	POWER POLE
RF	RADIO FREQUENCY
SYM	SYMBOL
TIA	TELECOMMUNICATIONS INDUSTRY ASSOCIATION
TTV	TECHNICAL TEAM VISIT
TYP	TYPICAL
VA	VIRGINIA
W/	WITH
WM	WATER METER
WV	WATER VALVE



SITE INFO:  
**SASSAFRAS**

3936 CHILDRESS ROAD  
CHRISTIANSBURG, VA  
24073

MONTGOMERY CO.

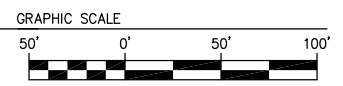
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DRAWN:	MAA
REVIEW:	SPP
TTV DATE:	6/07/23
COMM. NO.	N/A

SUBMITTALS		
SYM.	DESCRIPTION	DATE
1	ZONING DRAWING SUBMITTAL	04/26/24
2	SITE PLAN	05/01/24
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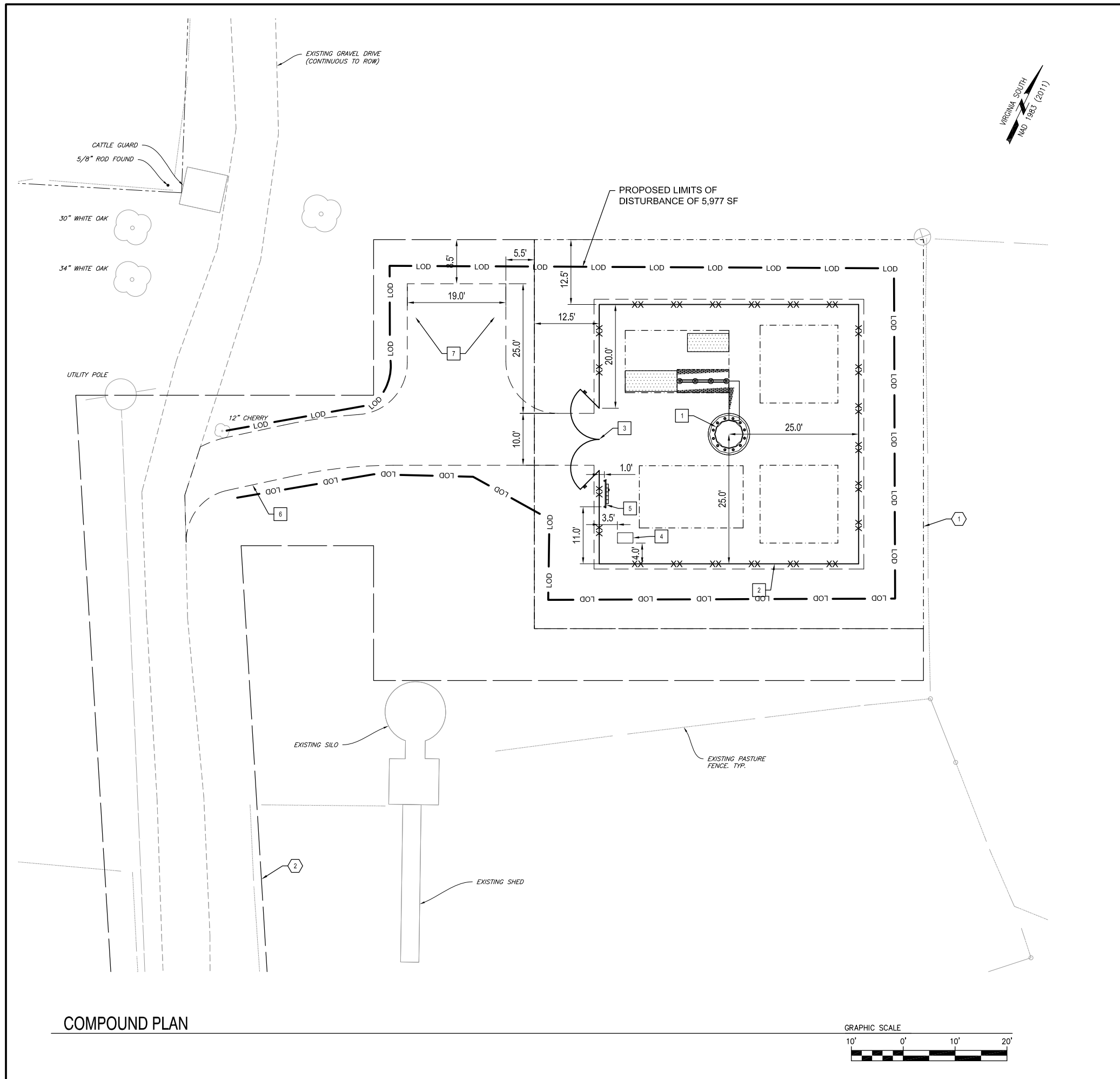
SHEET NAME:  
**OVERALL SITE PLAN**

SHEET NO.:  
**SP-1**

SITE PLAN  
NOT TO SCALE







**GENERAL NOTES**

- IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. PROPOSED UTILITIES INSIDE THE COMPOUND SHALL BE HAND DUG. UTILITY TRENCHES SHALL BE BACKFILLED AND COMPACTED IN 6" LIFTS WITH DETECTABLE WARNING TAPE WITHIN BACKFILLED NATIVE MATERIAL. GEOTEXTILE FABRIC AND STONE SHALL BE RESTORED TO TO EXISTING CONDITIONS.
- ALL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH THE LATEST EDITION OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK (VESCH) BEFORE LAND DISTURBANCE COMMENCEMENT AND CHECKED PERIODICALLY TO ENSURE THEY ARE FUNCTIONING AS INDICATED.
- THE STOCKPILING OF EXCESS MATERIAL ON SITE WILL NOT BE ALLOWED.
- ANY VEGETATED AREA DISTURBED BY CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO SEED AND ESTABLISH A PERMANENT VEGETATIVE COVER.
- THE CONTRACTOR IS RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION. SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH OSHA REQUIREMENTS.
- THE CONTRACTOR IS RESPONSIBLE FOR SITE LAYOUT AND CONSTRUCTION STAKING. LOCATION OF EXISTING STRUCTURES AND UTILITIES MUST BE CONFIRMED BY THE CONTRACTOR.
- ALL WORK SHALL BE ACCOMPLISHED IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL CODES OR ORDINANCES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTIONS THAT MAY BE REQUIRED BY ANY FEDERAL, STATE, COUNTY OR MUNICIPAL AUTHORITIES.

**# LEASE NOTES**

- 75' x 75' LEASE PREMISES.
- VARIABLE WIDTH INGRESS/EGRESS & FIBER/UTILITY EASEMENT.

**# CONSTRUCTION NOTES**


- NEW MONOPOLE TOWER. SEE SHEET SP-3.
- 7' HIGH CHAIN LINK FENCE WITH 3-STRAND BARBED WIRE.
- 12' WIDE DOUBLE ACCESS GATE.
- FIBER HANDHOLE.
- 6FT H-FRAME.
- 10' WIDE GRAVEL ACCESS ROAD.
- GRAVEL TURN-AROUND AND PARKING AREA.



14489 ST ANDREWS LN  
ASHLAND, VA 23005



112 W WASHINGTON ST, #201  
MIDDLEBURG, VA 20117



COMMONWEALTH OF VIRGINIA  
STUART P. PATTERSON  
Lic. No. 041047  
May 28, 2024  
PROFESSIONAL ENGINEER

SITE INFO:  
**SASSAFRAS**

3936 CHILDRESS ROAD  
CHRISTIANSBURG, VA  
24073

MONTGOMERY CO.

DESIGN:	SPP
DRAWN:	MAA
REVIEW:	SPP
TTV DATE:	6/07/23
COMM. NO.	N/A

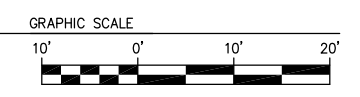
SUBMITTALS

SYM.	DESCRIPTION	DATE
1	ZONING DRAWING SUBMITTAL	04/26/24
2	SITE PLAN	05/01/24
3	SITE PLAN	05/25/24

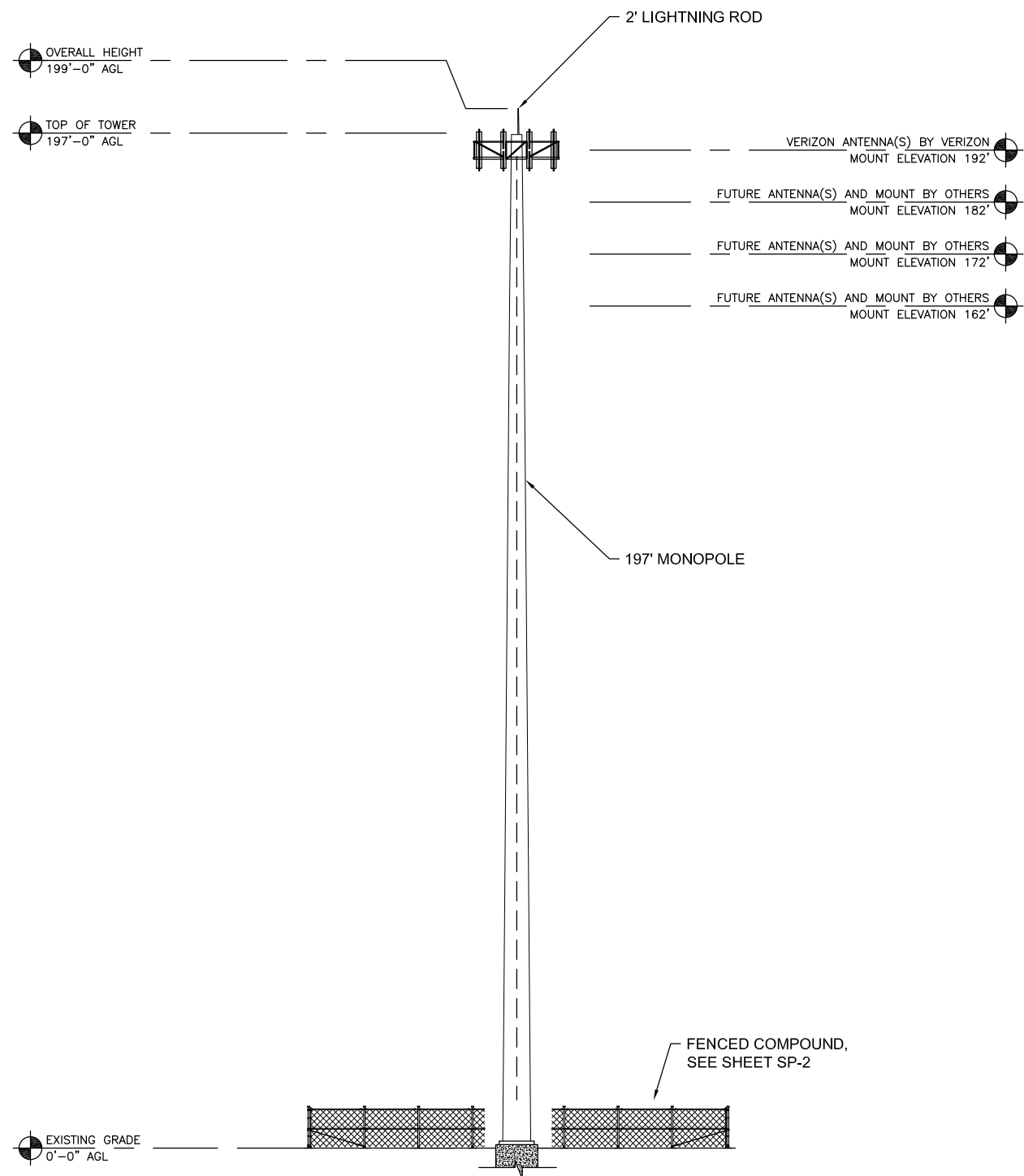
SHEET NAME:  
**SITE PLAN**

SHEET NO.:  
**SP-2**

**COMPOUND PLAN**



C:\My Drive\BCI WORKING\SASSAFRAS\DWG\WORKING\Sheets\SP-3.dwg Sat, 25 May 2024 - 8:49am more



ELEVATION  
NO SCALE

**GENERAL NOTES**

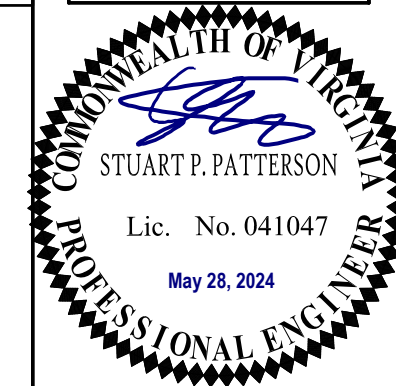
1. TRANSMITTER EQUIPMENT AND ANTENNAS ARE DESIGNED TO MEET ANSI/EIA/TIA 222-H REQUIREMENTS.
2. ALL STRUCTURAL ELEMENTS SHALL BE HOT DIPPED GALVANIZED STEEL.
3. MONOPOLE AND FOUNDATION DESIGNED BY OTHERS.
4. TOWER SHALL HAVE A GALVANIZED STEEL FINISH.
5. ILLUMINATION OF TOWER IS NOT PROPOSED OR REQUIRED PURSUANT TO FAA STUDY #2023-8EA-14932-0E.



14489 ST ANDREWS LN  
ASHLAND, VA 23005



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MIDDLEBURG, VA 20117



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3936 CHILDRESS ROAD  
CHRISTIANSBURG, VA  
24073

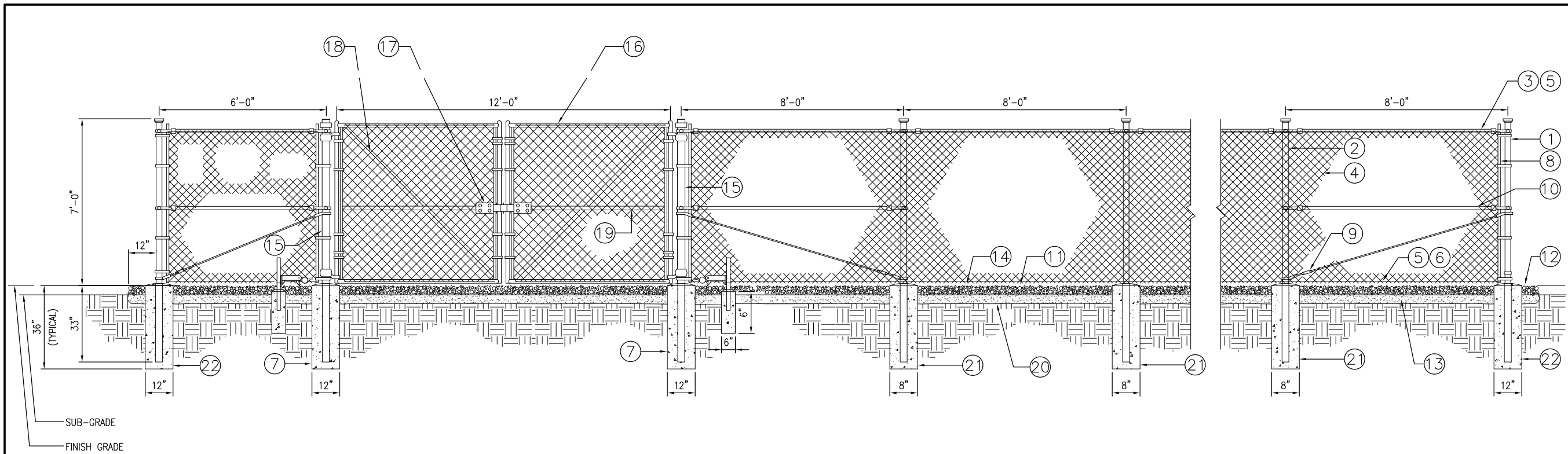
MONTGOMERY CO.

DESIGN:	SPP
DRAWN:	MAA
REVIEW:	SPP
TTV DATE:	6/07/23
COMM. NO.	N/A

SUBMITTALS		
SYM.	DESCRIPTION	DATE
1	ZONING DRAWING SUBMITTAL	04/26/24
2	SITE PLAN	05/01/24
3	SITE PLAN	05/25/24

SHEET NAME:  
**ELEVATION**

SHEET NO.:  
**SP-3**



**1 COMPOUND FENCE DETAIL**  
C-1 NOT TO SCALE

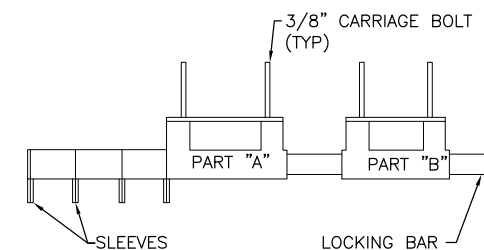
**REFERENCE NOTES:**

- ① CORNER, END OR PULL POST 3" NOMINAL SCHEDULE 40 PIPE.
- ② LINE POST: 2 1/2" SCHEDULE 40 PIPE, PER ASTM-F1083. LINE POSTS SHALL BE EQUALLY SPACED AT MAXIMUM 8'-0" OC
- ③ TOP RAIL & BRACE RAIL: 1 1/2" PIPE, PER ASTM-F1083.
- ④ FABRIC: 9 GA CORE WIRE SIZE 2" MESH, CONFORMING TO ASTM-A392.
- ⑤ TIE WIRE: MINIMUM 11 GA GALVANIZED STEEL AT POSTS AND RAILS A SINGLE WRAP OF FABRIC TIE AND AT TENSION WIRE BY HOG RINGS SPACED MAX. 24" INTERVALS.
- ⑥ TENSION WIRE: 9 GA GALVANIZED STEEL.
- ⑦ GATE POST: CONCRETE FOUNDATION (2000 PSI)
- ⑧ STRETCHER BAR.
- ⑨ 3/8" DIAGONAL ROD WITH GALVANIZED STEEL TURNBUCKLE OR DIAGONAL THREADED ROD.
- ⑩ FENCE CORNER POST BRACE: 1 5/8" DIA EACH CORNER EACH WAY.
- ⑪ 1 1/2" MAXIMUM CLEARANCE FROM GRADE.
- ⑫ 4" FINISH OR AS DETERMINED BY CONSTRUCTION MANAGER DURING BID WALK.
- ⑬ 6" COMPACTED 95% BASE MATERIAL OR AS DETERMINED BY CONSTRUCTION MANAGER DURING BID WALK.
- ⑭ FINISH GRADE SHALL BE UNIFORM AND LEVEL.
- ⑮ GATE POST 4". SCHEDULE 40 PIPE, FOR GATE WIDTHS UP THRU 7 FEET OR 14 FEET FOR DOUBLE SWING GATE, PER ASTM-F1083.
- ⑯ GATE FRAME: 1 1/2" PIPE, PER ASTM-F1083.
- ⑰ GATE LOCKING DEVICE (OFCI)

- ⑱ 1-1/2 PAIR INDUSTRIAL MALLEABLE IRON OFFSET PIN HINGE (PAGE-WILSON M-6 OR EQUAL)
- ⑲ GATE FRAME BRACE
- ⑳ GEOTEXTILE FABRIC
- ㉑ LINE POST: CONCRETE FOUNDATION (2000 PSI)
- ㉒ CORNER POST: CONCRETE FOUNDATION (2000 PSI)

**GENERAL NOTES:**

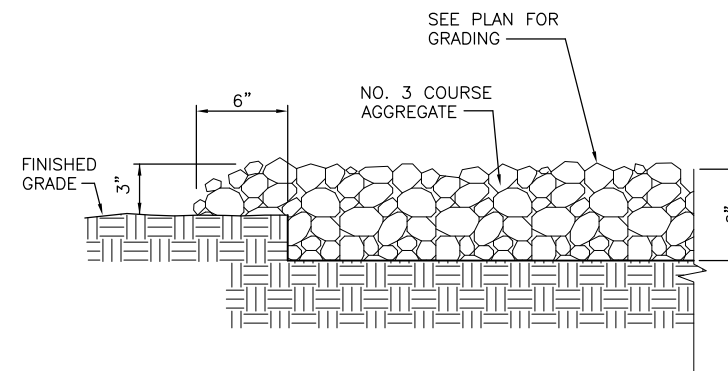
- 1. INSTALL FENCING PER ASTM F-567
- 2. INSTALL SWING GATES PER ASTM F- 900
- 3. LOCAL ORDINANCE OF BARBED WIRE PERMIT REQUIREMENT SHALL BE COMPLIED IF REQUIRED.
- 4. POST & GATE PIPE SIZES ARE INDUSTRY STANDARDS. ALL PIPE TO BE 1 1/2" GALV. (HOT DIP, ASTM A120 GRADE "A" STEEL). ALL GATE FRAMES SHALL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



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

**STYMILOCK INSTALLATION**

NO SCALE



**SECTION - (OUTSIDE OF FENCED COMPOUND)**

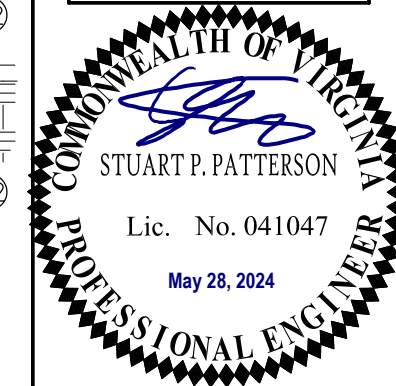
NO SCALE



14489 ST ANDREWS LN  
ASHLAND, VA 23005



112 W WASHINGTON ST, #201  
MIDDLEBURG, VA 20117



SITE INFO:

**SASSAFRAS**

3936 CHILDRESS ROAD  
CHRISTIANSBURG, VA  
24073

**MONTGOMERY CO.**

DESIGN:	SPP
DRAWN:	MAA
REVIEW:	SPP
TTV DATE:	6/07/23
COMM. NO.	N/A

**SUBMITTALS**

SYM.	DESCRIPTION	DATE
1	ZONING DRAWING SUBMITTAL	04/26/24
2	SITE PLAN	05/01/24
3	SITE PLAN	05/25/24

SHEET NAME:

**COMPOUND  
FENCE DETAILS**

SHEET NO.:

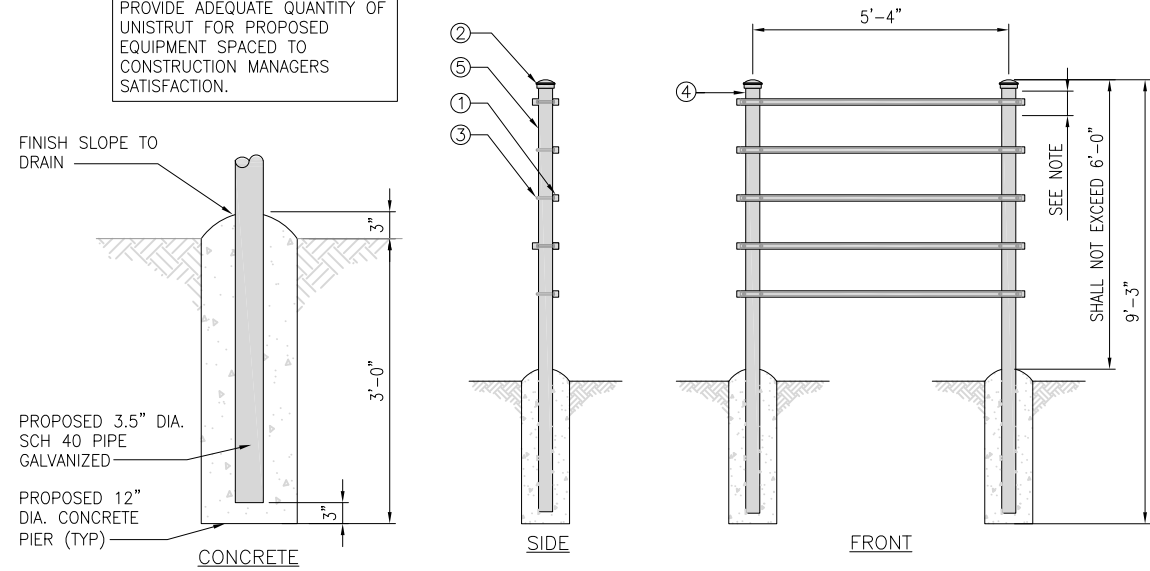
**C-1**



ITEM#	DESCRIPTION
1	P1000T UNISTRUT, 1-5/8"x1-5/8"x6', SLOTTED
2	PIPE CAP FOR 3.5" OD PIPE, HDG
3	U-BOLT KIT, 3.5" OD (1 U-BOLT)
4	END CAP, 1-5/8" UNISTRUT
5	3.5" OD PIPE, 111" LONG

\*ALL ITEMS SHALL BE GALVANIZED OR STAINLESS STEEL

NOTE: CONTRACTOR SHALL PROVIDE ADEQUATE QUANTITY OF UNISTRUT FOR PROPOSED EQUIPMENT SPACED TO CONSTRUCTION MANAGERS SATISFACTION.



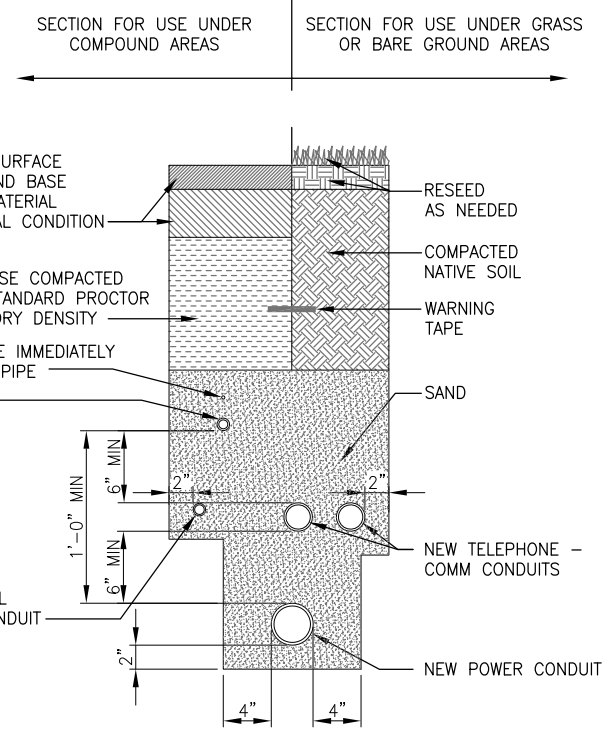
1 6FT H-FRAME INSTALLATION DETAIL  
C-2 NO SCALE

MINIMUM UTILITY DEPTHS:  
(ADDITIONAL DEPTH MAY BE REQUIRED TO MEET MINIMUM CLEARANCES FROM OTHER UTILITIES.)

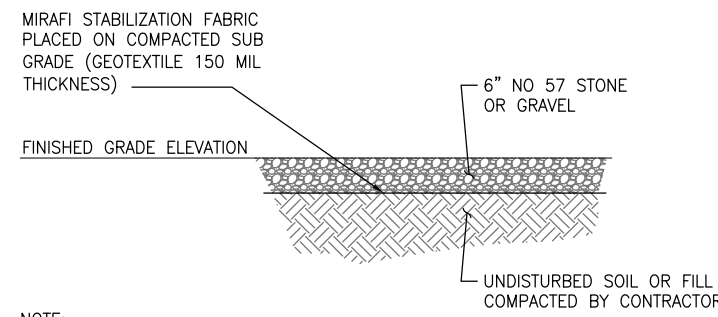
POWER:	36"
COMMUNICATIONS AND ALARMS:	18"
LP GAS PIPING:	12"

NOTE:

- IF FREE OF ORGANIC OR OTHER DELETERIOUS MATERIAL, EXCAVATED MATERIAL MAY BE USED FOR BACKFILL. IF NOT, PROVIDE CLEAN, COMPACTIBLE MATERIAL. COMPACT IN 8" LIFTS. REMOVE ANY LARGE ROCKS PRIOR TO BACKFILLING, CONTRACTOR TO VERIFY LOCATION OF EXISTING U/G UTILITIES PRIOR TO DIGGING.
- SAND BACKFILL SHALL BE CLEAN, WASHED AND FREE OF DEBRIS OR ROCKS LARGER THAN 1/8".
- CONTRACTOR SHALL HAND DIG U/G TRENCHING.
- DETECTING WIRE SHALL BE BURIED DIRECTLY ABOVE NON-METALLIC PIPING AS INDICATED IN THE CONSTRUCTION DOCUMENTS AND AS DIRECTED BY THE CONSTRUCTION MANAGER.

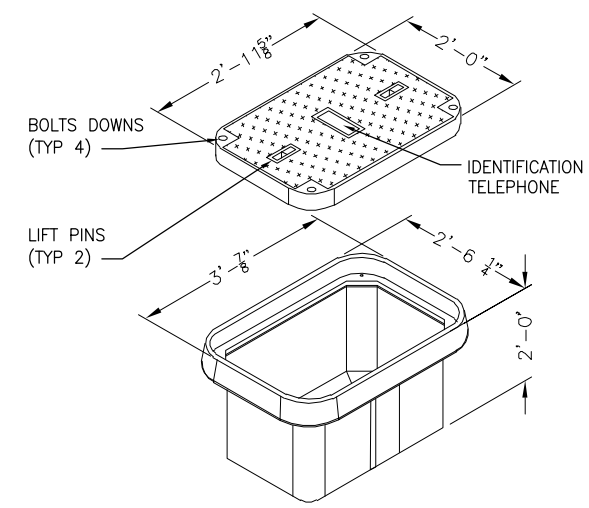


2 UTILITY TRENCH DETAIL  
C-2 NOT TO SCALE



- NOTE:
- FILL SHALL CONSIST OF CLEAN SOIL. NO DELETERIOUS MATERIALS OR ORGANICS TO BE USED.

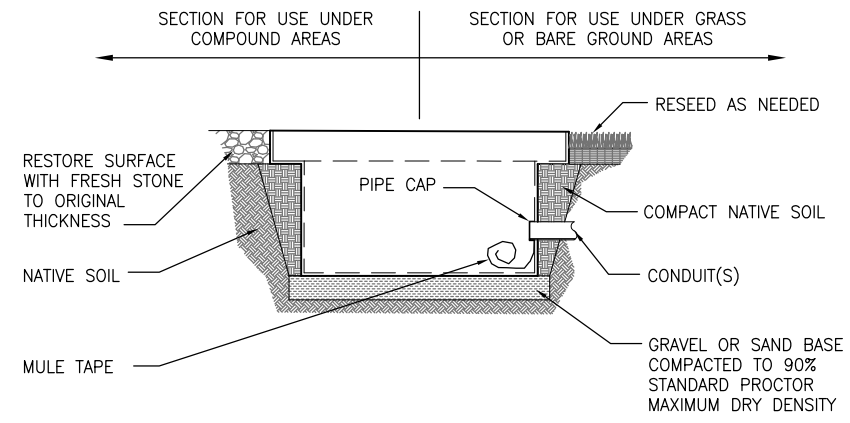
3 GRAVEL COMPOUND DETAIL  
C-2 NOT TO SCALE



4 HANDHOLE SECTION  
C-2 NOT TO SCALE

NOTES:

- ALL STUB-UP CONDUITS INSIDE PULL BOXES WILL BE 6" FROM TOP OF BOX AND HAVE MULE TAPE AND CAPS.
- EXCAVATION FOR HAND HOLE SHALL BE DONE BY HAND WITHIN FENCE COMPOUND.
- INSTALLATION SHOULD BE LEVEL AND EVEN WITH SURROUNDING SURFACE AND NOT POSE A TRIP HAZARD.



**b**  
14489 ST ANDREWS LN  
ASHLAND, VA 23005

**arc**ola  
TOWERS  
112 W WASHINGTON ST, #201  
MIDDLEBURG, VA 20117

COMMONWEALTH OF VIRGINIA  
STUART P. PATTERSON  
Lic. No. 041047  
May 28, 2024  
PROFESSIONAL ENGINEER

SITE INFO:  
**SASSAFRAS**  
3936 CHILDRESS ROAD  
CHRISTIANSBURG, VA  
24073

MONTGOMERY CO.

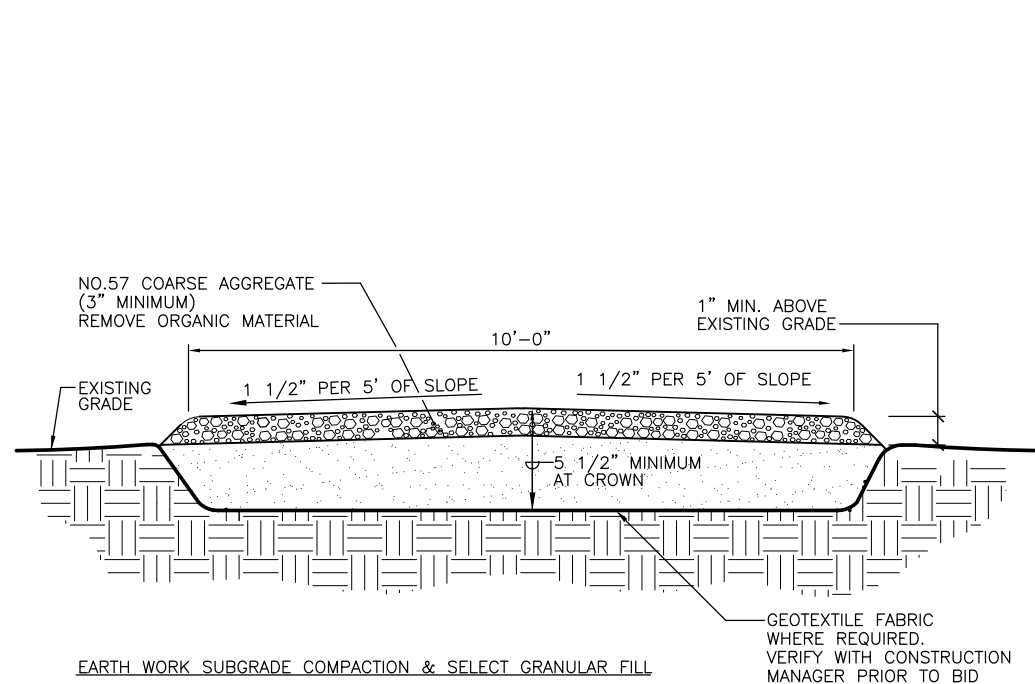
DESIGN:	SPP
DRAWN:	MAA
REVIEW:	SPP
TTV DATE:	6/07/23
COMM. NO.	N/A

SUBMITTALS		
SYM.	DESCRIPTION	DATE
1	ZONING DRAWING SUBMITTAL	04/26/24
2	SITE PLAN	05/01/24
3	SITE PLAN	05/25/24

SHEET NAME:  
**CONSTRUCTION DETAILS**

SHEET NO.:  
**C-2**

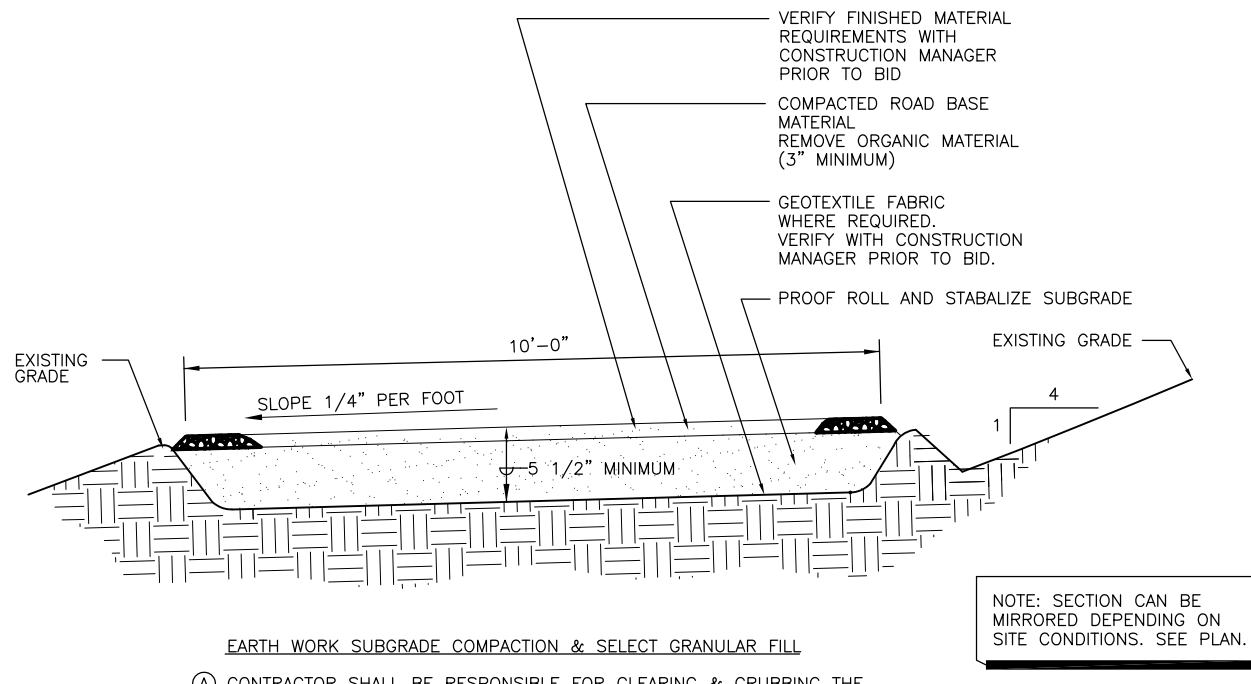
C:\My Drive\BCI WORKING\SASSAFRAS\DWG\WORKING\Sheets\C-C-3.dwg Sat, 25 May 2024 - 8:49am marre



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

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

**1 TYPICAL ACCESS ROAD CROSS SECTION**  
C-3 NOT TO SCALE



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

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

**2 SUPERELEVATED ACCESS ROAD CROSS SECTION**  
C-3 NOT TO SCALE

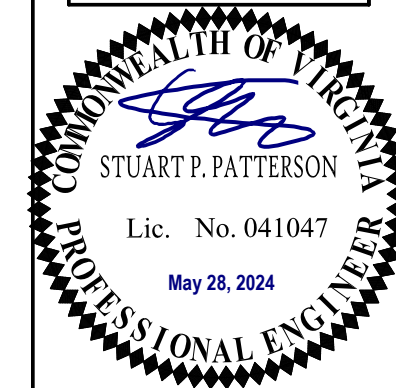
NOTE: SECTION CAN BE MIRRORED DEPENDING ON SITE CONDITIONS. SEE PLAN.



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**MONTGOMERY CO.**

DESIGN:	SPP
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REVIEW:	SPP
TTV DATE:	6/07/23
COMM. NO.	N/A

**SUBMITTALS**

SYM.	DESCRIPTION	DATE
1	ZONING DRAWING SUBMITTAL	04/26/24
2	SITE PLAN	05/01/24
3	SITE PLAN	05/25/24

SHEET NAME:

**CONSTRUCTION  
DETAILS**

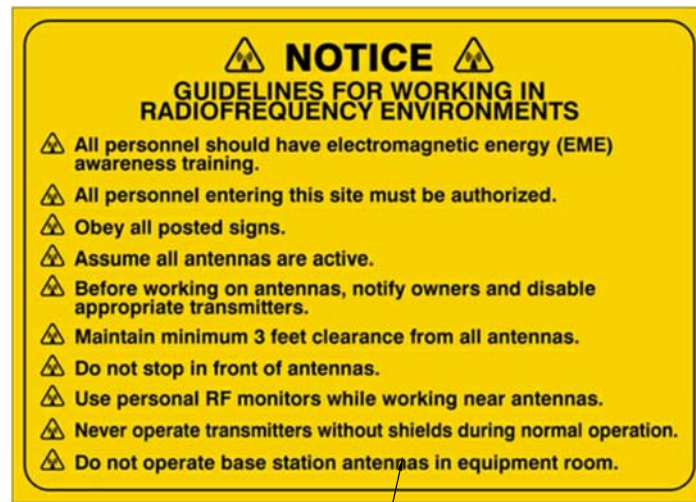
SHEET NO.:

**C-3**

SIGN TYPES			
TYPE	COLOR	COLOR CODE PURPOSE	SIGN MOUNTING LOCATIONS
RF NOTICE	BLUE	"NOTICE BEYOND THIS POINT" RF FIELDS BEYOND THIS POINT MAY EXCEED THE FCC GENERAL PUBLIC EXPOSURE LIMIT. OBEY ALL POSTED SIGNS AND SITE GUIDELINES FOR WORKING IN RF ENVIRONMENTS. IN ACCORDANCE WITH FEDERAL COMMUNICATIONS COMMISSION RULES ON RADIO FREQUENCY EMISSIONS 47 CFR-1.1307(b)	FENCE COMPOUND GATE
RF CAUTION	YELLOW	"CAUTION BEYOND THIS POINT" RF FIELDS BEYOND THIS POINT MAY EXCEED THE FCC GENERAL PUBLIC EXPOSURE LIMIT. OBEY ALL POSTED SIGNS AND SITE GUIDELINES FOR WORKING IN RF ENVIRONMENTS. IN ACCORDANCE WITH FEDERAL COMMUNICATIONS COMMISSION RULES ON RADIO FREQUENCY EMISSIONS 47 CFR-1.1307(b)	BASE OF TOWER
WARNING	ORANGE/RED	"WARNING BEYOND THIS POINT" RF FIELDS AT THIS SITE EXCEED FCC RULES FOR HUMAN EXPOSURE. FAILURE TO OBEY ALL POSTED SIGNS AND SITE GUIDELINES FOR WORKING IN RF ENVIRONMENTS COULD RESULT IN SERIOUS INJURY. IN ACCORDANCE WITH FEDERAL COMMUNICATIONS COMMISSION RULES ON RADIO FREQUENCY EMISSIONS 47 CFR-1.1307(b)	N/A
FACILITY CONTACT SIGN	BLUE/GREEN/WHITE	"INFORMATIONAL SIGN" TO NOTIFY OTHERS OF SITE OWNERSHIP AND CONTACT NUMBER.	FENCE COMPOUND GATE EXISTING CATTLE GATE
NO TRESPASSING	BLACK/WHITE	"NO TRESPASSING" NOTIFICATION THAT THE TOWER FACILITY IS NOT TO BE ACCESSED BY THE PUBLIC.	FENCE COMPOUND GATE EXISTING CATTLE GATE
RF NOTICE 2	ORANGE/BLACK	"NOTICE" PROVIDE GUIDELINES FOR ALL GUESTS WORKING WITHIN THE TOWER FACILITY AND ON THE TOWER.	FENCE COMPOUND GATE

NOTES:

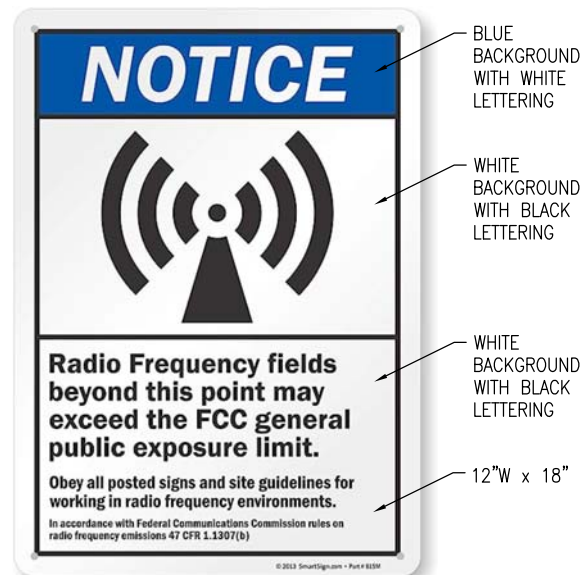
- FOR ARCOLA TOWERS LOGO, SEE ARCOLA TOWERS DESIGN SPECIFICATIONS (PROVIDED BY ARCOLA TOWERS).
- SITE ID SHALL BE APPLIED TO SIGNS USING "LASER ENGRAVING" OR ANY OTHER WEATHER RESISTANT METHOD (ARCOLA TOWERS APPROVAL REQUIRED).
- TEXT FOR SIGNAGE SHALL INDICATE CORRECT SITE NAME AND NUMBER AS PER ARCOLA TOWERS CONSTRUCTION MANAGER RECOMMENDATIONS.
- ALL SIGNS WILL BE SECURED WITH ZIP TIES OR STAINLESS STEEL TECH SCREWS.



ORANGE BACKGROUND WITH BLACK LETTERING  
12"W x 18"H

RF NOTICE SIGN 2

NO SCALE



BLUE BACKGROUND WITH WHITE LETTERING

WHITE BACKGROUND WITH BLACK LETTERING

WHITE BACKGROUND WITH BLACK LETTERING

12"W x 18"

RF NOTICE SIGN

NO SCALE



YELLOW BACKGROUND WITH BLACK LETTERING

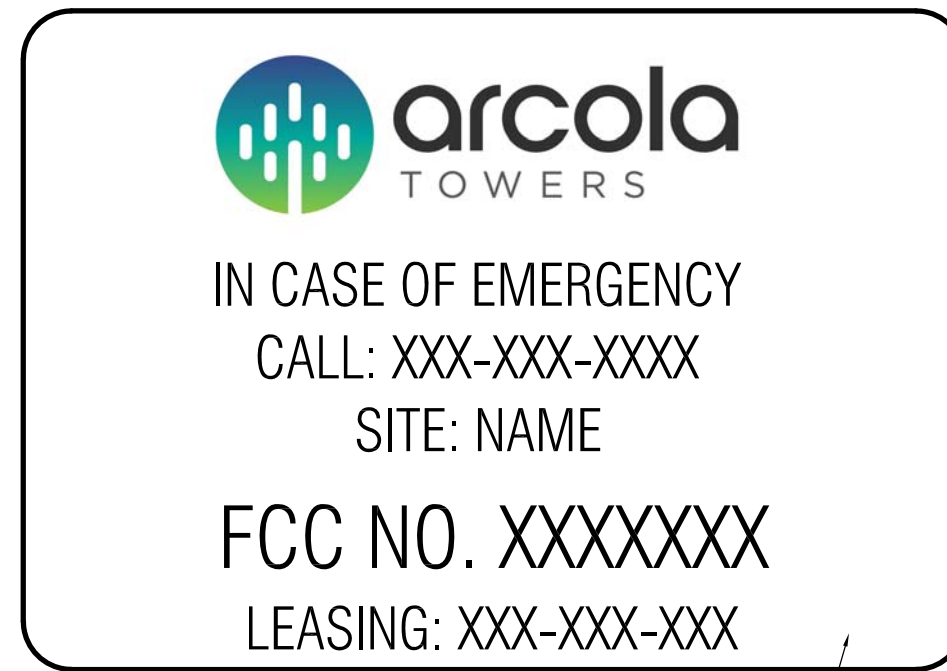
YELLOW BACKGROUND WITH BLACK LETTERING

WHITE BACKGROUND WITH BLACK LETTERING

12"W x 18"

RF CAUTION SIGN

NO SCALE



FACILITY CONTACT SIGN

NO SCALE



NO TRESPASSING SIGN

NO SCALE



SITE INFO:  
SASSAFRAS

3936 CHILDRESS ROAD  
CHRISTIANSBURG, VA  
24073

MONTGOMERY CO.

DESIGN:	SPP
DRAWN:	MAA
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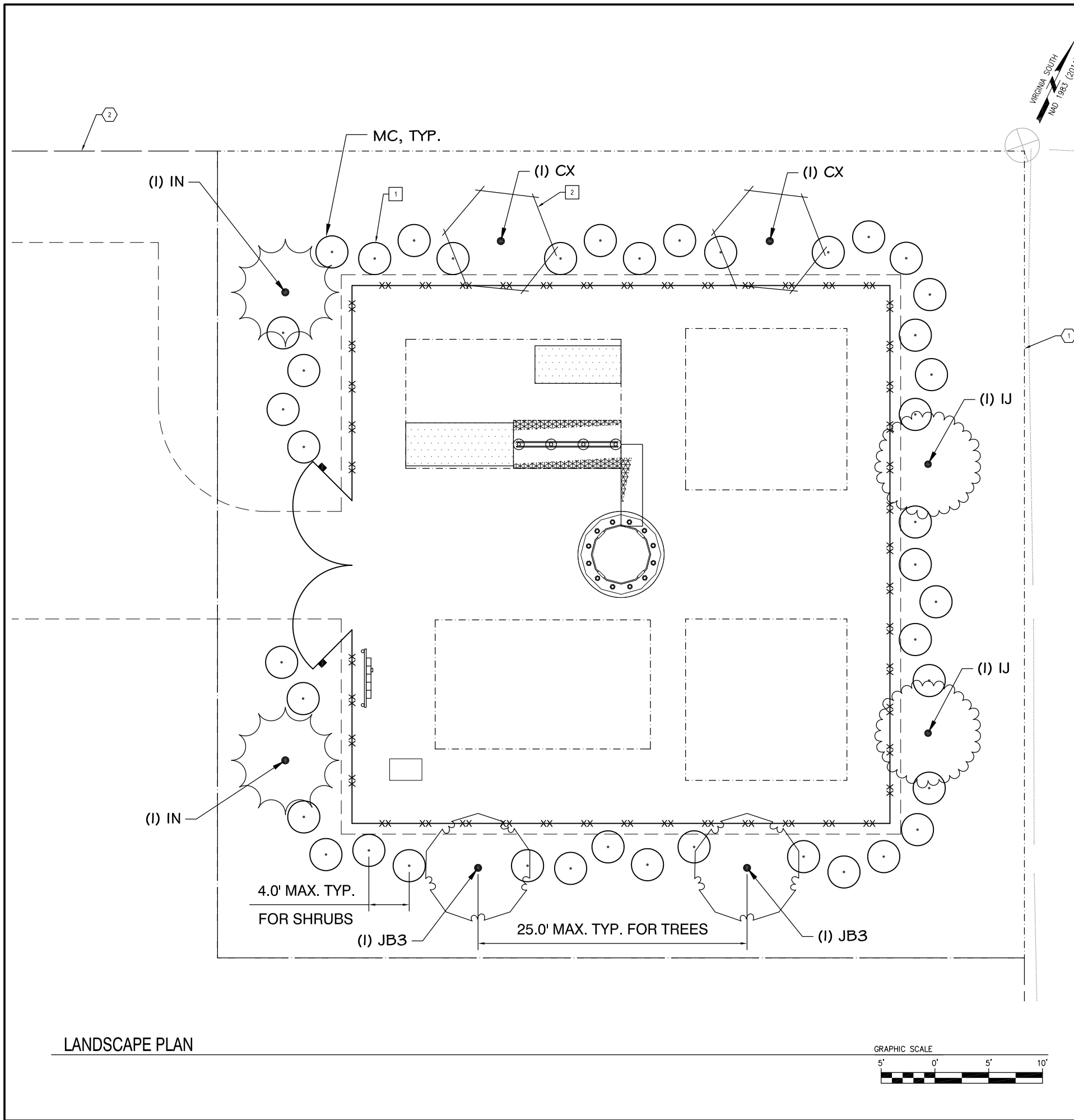
SUBMITTALS		
SYM.	DESCRIPTION	DATE
1	ZONING DRAWING SUBMITTAL	04/26/24
2	SITE PLAN	05/01/24
3	SITE PLAN	05/25/24

SHEET NAME:  
SIGNAGE  
DETAILS

SHEET NO.:  
C-4



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### GENERAL NOTES

- FOR LEGEND, PROJECT DATA, AND PROJECT NOTES SEE COVER SHEET AND "SP" SHEETS.
- VEGETATED AREA DISTURBED BY CONSTRUCTION SHALL BE TOPSOILED AND SEEDDED TO RESTORE A PERMANENT VEGETATIVE COVER. SEE SEEDING SCHEDULES ON SHEET L-2.
- IN THE EVENT OF DISCREPANCIES BETWEEN THE PLANTING PLAN AND THE PLANT SCHEDULE, THE PLAN SHALL GOVERN. SUBSTITUTIONS MUST BE COORDINATED WITH THE COUNTY OF GLOUCESTER AND THE OWNER.

### SHEET NOTES

- LANDSCAPE SHEETS ARE FOR LANDSCAPING PURPOSES ONLY. SEE SHEETS FROM OTHER DISCIPLINES, I.E. CIVIL, ELECTRICAL, ARCHITECTURAL, ETC. FOR THE MOST CURRENT INFORMATION PERTAINING TO THOSE DISCIPLINES.
- AREAS DISTURBED BY CONSTRUCTION NOT OTHERWISE PLANTED OR COVERED IN SITE CONTRACT ARE TO BE SODDED OR SEEDDED WITH A STATE CERTIFIED TURF TYPE TALL FESCUE.
- TREE PROTECTION SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF CONSTRUCTION OR DEMOLITION ACTIVITIES AND SHALL REMAIN IN PLACE FOR THE DURATION OF THE CONSTRUCTION. SEE SHEET 3 FOR FULL EROSION AND SEDIMENT CONTROL PLAN.

### # LEASE NOTES

- 75' x 75' LEASE PREMISES.
- VARIABLE WIDTH INGRESS/EGRESS & FIBER/UTILITY EASEMENT.

### # CONSTRUCTION NOTES

- SHRUB, TYP. SEE PLANT SCHEDULE THIS SHEET. SEE DETAIL, SHEET L-2.
- TREE, TYP. SEE PLANT SCHEDULE THIS SHEET. SEE DETAILS, SHEET L-2.

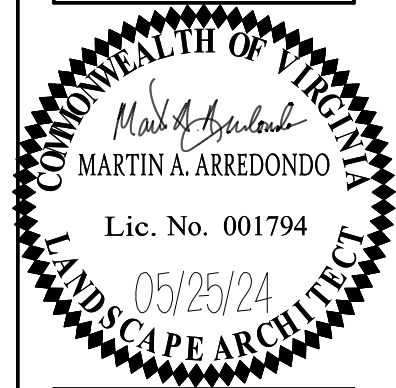
EXISTING VEGETATION WITHIN THE TOWER FALL ZONE SHALL BE PRESERVED, EXCEPT AS NECESSARY TO PROVIDE FOR TOWER AND SUPPORT BUILDING CONSTRUCTION, PERMANENT TOWER ACCESS, AND NECESSARY UTILITIES.



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ASHLAND, VA 23005



112 W WASHINGTON ST, #201  
MIDDLEBURG, VA 20117



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MONTGOMERY CO.

DESIGN:	SPP
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1	ZONING DRAWING SUBMITTAL	04/26/24
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SHEET NAME:

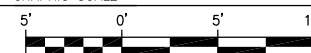
**LANDSCAPE  
PLAN**

SHEET NO.:

**L-1**

LANDSCAPE PLAN

GRAPHIC SCALE



**PLANTING NOTES**

- CONTRACTOR SHALL GUARANTEE THE QUANTITIES AND PLANT TYPES REQUIRED TO COMPLETE THE LANDSCAPE PLAN AS SHOWN. PLANT SUBSTITUTIONS WILL NOT BE MADE WITHOUT THE WRITTEN CONSENT OF THE OWNER OR THE OWNER'S DESIGNATED REPRESENTATIVE AND THE COUNTY OF MONTGOMERY -- PRIOR TO INSTALLATION.
- LANDSCAPE MAINTENANCE: IMPROVEMENTS SHOWN HEREON SHALL BE SUBJECT TO REGULAR MAINTENANCE CONSISTING OF, BUT NOT LIMITED TO, FERTILIZATION, PRUNING, REPLACEMENT, INSECT AND DISEASE CONTROL, WATERING, MULCHING, AND WEED CONTROL.
- PLANTING SEASONS: BALL AND BURLAP PLANT MATERIAL SHALL BE INSTALLED FROM OCTOBER 15 TO MARCH 31. CONTAINER GROWN MATERIAL CAN BE PLANTED YEAR-ROUND. EVERGREEN TREES SHALL BE PLANTED BETWEEN SEPTEMBER 1 AND DECEMBER 1 OR IN SPRING BEFORE NEW GROWTH BEGINS. ANY OTHER DATES NOT LISTED SHALL BE CONSIDERED OUT OF SEASON. PLANT MATERIAL SUBJECT TO WARRANTY PERIOD REGARDLESS OF TIME OF INSTALLATION.
- AREAS DISTURBED BY CONSTRUCTION NOT COVERED BY IMPERVIOUS SURFACE MATERIALS OR PLANT BEDS OR TREE PITS SHALL BE SEEDED UNLESS OTHERWISE NOTED.
- TREES, SHRUBS, AND GROUND COVERS SHALL BE SPECIMEN QUALITY MEETING THE MINIMUM REQUIREMENTS OF THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS, LATEST EDITION, AND SHALL BE NURSERY-GROWN, AND IN A HEALTHY, INSECT AND DISEASE-FREE, CONDITION.
- TREES AND SHRUBS SHALL BE PLANTED IN ACCORDANCE WITH VIRGINIA COOPERATIVE EXTENSION PUBLICATION 430-295 "TREE AND SHRUB PLANTING GUIDELINES".
- CONTRACTORS ARE RESPONSIBLE FOR LOCATING AND AVOIDING UTILITIES AND UTILITY EASEMENTS DURING LANDSCAPING OPERATIONS. TREES AND SHRUBS HAVE BEEN LOCATED WITH RESPECT TO NEW OR EXISTING UTILITIES AND EASEMENTS AS ACCURATELY AS POSSIBLE. CONTRACTOR TO FIELD VERIFY THE LOCATIONS OF ALL UTILITIES, UNDERGROUND AND OVERHEAD, PRIOR TO INSTALLING PLANT MATERIAL. CONTACT "MISS UTILITY" OF VIRGINIA AT 811 AT LEAST 48 HOURS BEFORE ANY DIGGING TO AVOID CONFLICT WITH OR DAMAGE TO ANY UTILITIES.
- CONTRACTOR SHALL PROVIDE A ONE YEAR WARRANTY ON PLANTING MATERIAL AND INSTALLATION.
- BEFORE MULCHING, WATER PLANTINGS WITH A DEEP SOAKING TO WET THE SOIL 6"-10" DEEP. MAINTAIN WATERING AT A MINIMUM RATE OF ONE INCH PER WEEK FOR THE FIRST MONTH AND A RATE OF ONCE A WEEK FOR REMAINING PORTION OF THE PLANTING SEASON.
- IF FERTILIZER IS REQUIRED, FERTILIZE ALL PLANT MATERIAL AFTER WATERING WITH A SLOW RELEASE FERTILIZER TO PLANTS PER MANUFACTURER'S DIRECTIONS AT PLANTING. DO NOT FERTILIZE IF SOLUBLE SALT LEVELS ARE CONSIDERED HIGH. MODIFY SOIL CONDITIONS ACCORDINGLY.
- MULCHING SHALL BE COMPLETED WITHIN 48 HOURS AFTER PLANTING. MULCH SHALL BE SPREAD TO A DEPTH OF 3". OMIT THE COMPACTED EARTH SAUCER AND COVER THE BEDS WITH MULCH AT HEDGE ROWS. PROVIDE A CONTINUOUS BED OF MULCH. GROUPINGS OF SHRUBS SHALL BE INSTALLED IN CONTINUOUS MULCH BEDS.
- WHERE PLANTING BEDS ABUT WALK AND CURBS, DEPRESS TOPS OF MULCHED BEDS ONE (1) INCH.
- TEST SOIL PRIOR TO PLANTING TO ASSURE SUITABLE pH LEVEL AND CONDITION FOR PLANTING MATERIAL. AMEND OR REPLACE EXISTING SOIL BASED ON THE FOLLOWING RATES:  
  
WHERE PLANTS AND/OR TURF GRASSES ARE TO BE ESTABLISHED, TOPSOIL OR A PREPARED SOIL MIXTURE SHALL BE APPLIED AT DEPTHS NOT LESS THAN SIX INCHES FOR GRASSES, TWELVE INCHES FOR SHRUBS, GROUND COVERS, AND ORNAMENTAL PLANTINGS AND EIGHTEEN INCHES FOR TREES IN AREAS WHERE THE SUBSOIL OR EXISTING SOIL PRESENTS ONE OR MORE OF THE FOLLOWING PROBLEMS:  
  
A. THE TEXTURE, pH, OR NUTRIENT BALANCE OF THE AVAILABLE SOIL CANNOT BE MODIFIED BY REASONABLE MEANS TO PROVIDE AN ADEQUATE GROWTH MEDIUM FOR THE SPECIFIED PLANTS.  
  
B. THE SOIL MATERIAL IS TOO SHALLOW TO PROVIDE AN ADEQUATE ROOT ZONE AND TO SUPPLY NECESSARY MOISTURE AND NUTRIENTS FOR PLANT GROWTH.  
  
C. THE SOIL CONTAINS SUBSTANCES POTENTIALLY TOXIC TO PLANT GROWTH.  
  
OTHERWISE, THE EXISTING SOIL MIXTURES SHALL BE MODIFIED THROUGH THE USE OF SOIL AMENDMENTS (I.E. PEATMOSS, PERLITE, LIME, GYPSUM, ETC.) TO PROVIDE AN ADEQUATE GROWING MEDIUM.
- TOPSOIL OR PREPARED SOIL MIXTURES SHALL BE FRIABLE AND LOAMY, FREE OF DEBRIS, TRASH, STUMPS, ROCKS, ROOTS, NOXIOUS WEEDS, AND SUBSTANCES POTENTIALLY TOXIC TO PLANTS.
- TOPSOIL AND PREPARED SOIL MIXTURES SHALL MEET OR EXCEED THE FOLLOWING MINIMUM CRITERIA.  
  
A. SOIL SOLIDS SHALL CONSIST OF 40-45 PERCENT SAND (NOT TO EXCEED 25% FINE SAND CONTENT), 40 PERCENT SILT, 10 PERCENT CLAY, AND 5-10 PERCENT ORGANIC MATTER.  
  
B. pH LEVEL SHALL BE ADJUSTED AS NECESSARY TO MATCH THE SPECIFIC pH NEEDS OF THE PROPOSED PLANTS. A pH LEVEL OF 5.5 TO 6.5 IS GENERALLY ACCEPTABLE FOR MOST PLANTING MATERIAL.  
  
C. SOILS WITH A HIGH LEVEL OF SOLUBLE SALTS SHALL BE AMENDED TO A LEVEL SUITABLE FOR THE SELECTED PLANT MATERIALS TO ESTABLISH PROPER ROOT GROWTH AND VITALITY.
- GROUPINGS OF PLANTS SHALL BE MULCHED IN CONTINUOUS BEDS.
- TREES SHALL NOT BE STAKED UNLESS SPECIFICALLY NOTED ON THE PLANTING PLAN. SEE DETAIL SHEET 10, IF STAKING IS NECESSARY.
- ALL INSTALLED PLANT MATERIAL SHALL BE SUBJECT TO REGULAR MAINTENANCE, INCLUDING FERTILIZATION, PRUNING, REPLACEMENT, INSECT AND DISEASE CONTROL, WATERING, MULCHING, AND WEED CONTROL.
- FOUNDATION PLANTINGS SHALL BE INSTALLED A MINIMUM OF 3' FROM THE FACE OF THE BUILDING.
- BUFFER PLANTINGS SHALL BE INSTALLED SO THAT MATURE SHRUB GROWTH WILL NOT EXTEND BEYOND THE PROPERTY LINE OR RIGHT-OF-WAY LINE INTO WALKWAYS, AISLES, CREATING AN IMPEDIMENT.

TABLE 3.32-E  
(REVISED JUNE 2003)  
PERMANENT SEEDING SPECIFICATIONS FOR COASTAL PLAIN AREA

SEED		
LAND USE	SPECIES	APPLICATION RATES
MINIMUM CARE LAWN (COMMERCIAL OR RESIDENTIAL)	TALL FESCUE <sup>1</sup> OR BERMUDAGRASS <sup>1</sup>	175-200 lbs
HIGH MAINTENANCE LAWN	TALL FESCUE <sup>1</sup> OR BERMUDAGRASS <sup>1</sup> (SEED) OR BERMUDAGRASS <sup>1</sup> (BY OTHER VEGETATIVE ESTABLISHMENT METHOD, SEE STD & SPEC 3.34)	200-250 lbs 75 lbs (UNHULLED) 30 lbs (HULLED)
GENERAL SLOPE (3:1 OR LESS)	TALL FESCUE <sup>1</sup> OR RED TOP GRASS OR CREEPING RED FESCUE SEASONAL NURSE CROP <sup>2</sup>	128 LBS 2 LBS 20LBS 150 LBS TOTAL
LOW-MAINTENANCE SLOPE (STEEPER THAN 3:1)	TALL FESCUE <sup>1</sup> BERMUDAGRASS <sup>1</sup> RED TOP GRASS OR CREEPING RED FESCUE SEASONAL NURSE CROP <sup>2</sup> SERICEA LESPEDEZA <sup>3</sup>	93-108 LBS 0-15 LBS 2 LBS 20LBS 150 LBS TOTAL

1-WHEN SELECTING VARIETIES OF TURFGRASS, USE THE VIRGINIA CROP IMPROVEMENT ASSOCIATION (VCIA) RECOMMENDED TURFGRASS VARIETY LIST. QUALITY SEED WILL BEAR A LABEL INDICATING THAT THEY ARE APPROVED BY VCIA. A CURRENT TURFGRASS VARIETY LIST IS AVAILABLE AT THE LOCAL COUNTY EXTENSION OFFICE OR THROUGH VCIA AT 804-746-4884 OT AT <http://sudan.ces.vt.edu/html/Turf/turf/publications/publications2.html>

2-USE SEASONAL NURSE CROP IN ACCORDANCE WITH THE SEEDING DATES AS STATED BELOW:  
FEBRUARY, MARCH-APRIL ANNUAL RYE  
MAY 1ST-AUGUST FOXTAIL MILLET  
SEPTEMBER, OCTOBER-NOVEMBER 15TH ANNUAL RYE  
NOVEMBER 16TH-JANUARY WINTER RYE

3-MAY THROUGH OCTOBER, USE HULLED SEED. ALL OTHER SEEDING PERIODS, USE UNHULLED SEED. IF WEEPING LOVEGRASS IS USED, INCLUDE ANY SLOPE OR LOW MAINTENANCE MIXTURE DURING WARMER SEEDING PERIODS, INCREASE TO 30-40 LBS/ACRE.

FERTILIZER AND LIME		
<ul style="list-style-type: none"> <li>APPLY 10-20-10 FERTILIZER AT A RATE OF 500LBS/ACRE (OR 12LBS/1,000 SQFT)</li> <li>APPLY PULVERIZED AGRICULTURAL LIMESTONE AT A RATE OF 2 TONS/ACRE (OR 90LBS/1,000 SQFT)</li> </ul>		
NOTE: -A SOIL TEST IS NECESSARY TO DETERMINE THE ACTUAL AMOUNT OF LIME REQUIRED TO ADJUST THE SOIL pH OF SITE. -INCORPORATE THE LIME AND FERTILIZER INTO THE TOP 4-6 INCHES OF THE SOIL BY DISKING OR BY OTHER MEANS. -WHEN APPLYING SLOWLY AVAILABLE NITROGEN, USE RATES AVAILABLE IN EROSION & SEDIMENT CONTROL TECHNICAL BULLETIN #4, 2003 NUTRIENT MANAGEMENT FOR DEVELOPMENT SITES AT <a href="http://www.dcr.state.va.us/sw/e&amp;s.htm#pubs">http://www.dcr.state.va.us/sw/e&amp;s.htm#pubs</a>		

TABLE 3.31-B  
(REVISED JUNE 2003)  
TEMPORARY SEEDING SPECIFICATIONS  
QUICK REFERENCE FOR ALL REGIONS

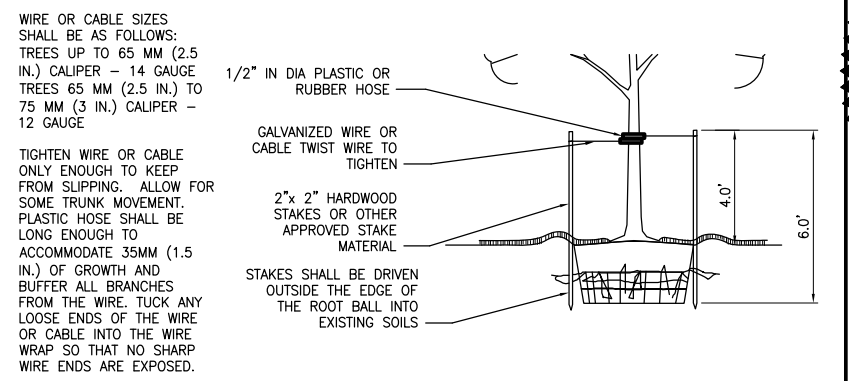
SEED		
APPLICATION DATES	SPECIES	APPLICATION RATES
SEPT. 1 - FEB. 15	50/50 MIX OF ANNUAL RYEGRASS (LOLIUM MULTI-FLORUM) & CEREAL (WINTER) RYE (SECALE CEREALE)	50-100 (LBS/ACRE)
FEB. 16 - APR. 30	ANNUAL RYEGRASS (LOLIUM MULTI-FLORUM)	60-100 (LBS/ACRE)
MAY 1 - AUG. 31	GERMAN MILLET	50 (LBS/ACRE)

FERTILIZER AND LIME		
<ul style="list-style-type: none"> <li>APPLY 10-10-10 FERTILIZER AT A RATE OF 500LBS/ACRE (OR 10LBS/1,000 SQFT)</li> <li>APPLY PULVERIZED AGRICULTURAL LIMESTONE AT A RATE OF 2 TONS/ACRE (OR 90LBS/1,000 SQFT)</li> </ul>		
NOTE: -A SOIL TEST IS NECESSARY TO DETERMINE THE ACTUAL AMOUNT OF LIME REQUIRED TO ADJUST THE SOIL pH OF SITE. -INCORPORATE THE LIME AND FERTILIZER INTO THE TOP 4-6 INCHES OF THE SOIL BY DISKING OR BY OTHER MEANS. -WHEN APPLYING SLOWLY AVAILABLE NITROGEN, USE RATES AVAILABLE IN EROSION & SEDIMENT CONTROL TECHNICAL BULLETIN #4, 2003 NUTRIENT MANAGEMENT FOR DEVELOPMENT SITES AT <a href="http://www.dcr.state.va.us/sw/e&amp;s.htm#pubs">http://www.dcr.state.va.us/sw/e&amp;s.htm#pubs</a>		

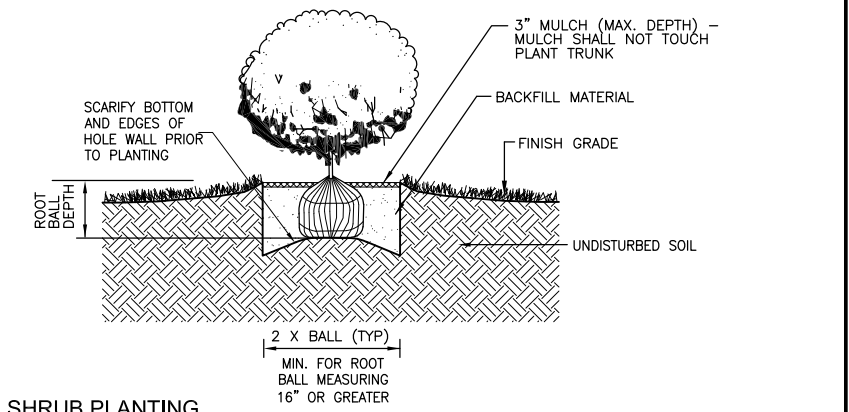
**PLANT SCHEDULE**

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	HEIGHT	SPACING	REMARKS
<b>TREES</b>									
	CX	2	Cupressus x leylandii	Leyland Cypress	1.5" Cal.	B&B/CONT.	6' MIN.	AS SHOWN	SCREENING PLANTING
	IJ	2	Ilex opaca 'Jersey Knight'	Jersey Knight Holly	1.5" Cal.	B&B/CONT.	6' MIN.	AS SHOWN	SCREENING PLANTING
	IN	2	Ilex x 'Nellie R. Stevens'	Nellie R. Stevens Holly	1.5" Cal.	B&B/CONT.	6' MIN.	AS SHOWN	SCREENING PLANTING
	JB3	2	Juniperus virginiana 'Burkii'	Burk Red Cedar	1.5" Cal.	B&B/CONT.	6' MIN.	AS SHOWN	SCREENING PLANTING
<b>SHRUBS</b>									
	MC	41	Myrica cerifera	Wax Myrtle	7 gal.	B&B/CONT.	30" MIN.	48" O.C.	SCREENING PLANTING

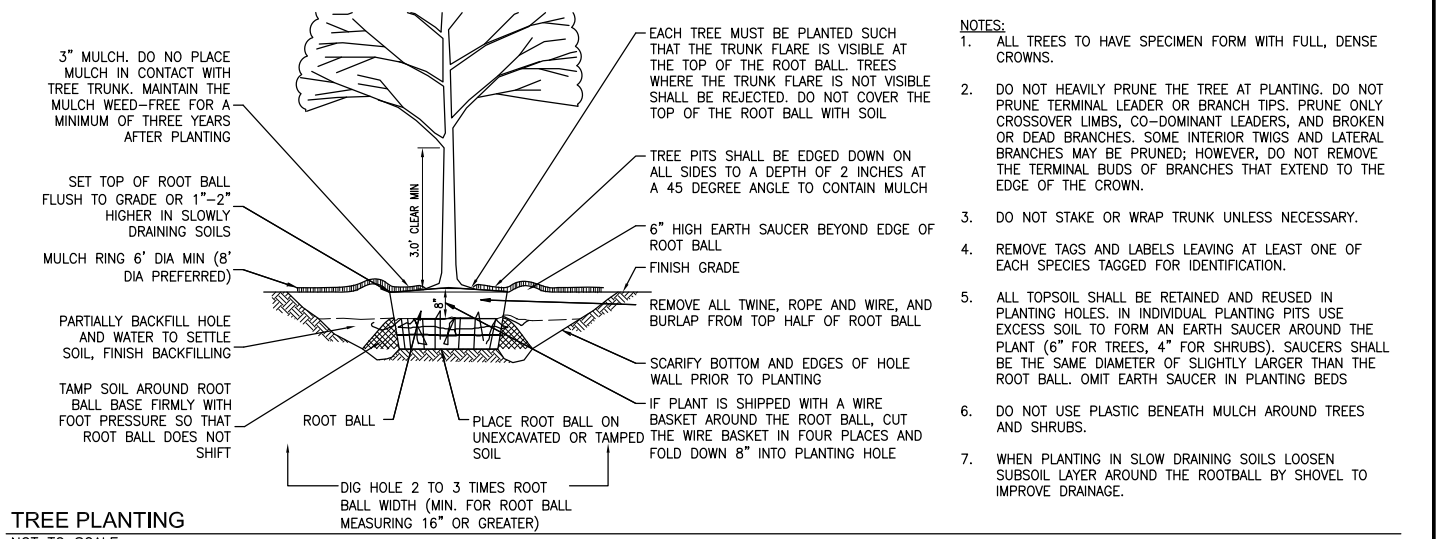
- NOTES:
- ASSURE THAT THE BEARING SURFACE OF THE PROTECTIVE COVERING OF THE WIRE OR CABLE AGAINST THE TREE TRUNK IS A MINIMUM OF 1/2".
  - REMOVE STAKING AS SOON AS THE TREE HAS GROWN SUFFICIENT ROOTS TO OVERCOME THE PROBLEM THAT REQUIRED THE TREE TO BE STAKED. STAKES SHALL BE REMOVED NO LATER THE END OF THE FIRST GROWING SEASON AFTER PLANTING.
  - TREES NORMALLY DO NOT NEED TO BE STAKED AND STAKING CAN BE HARMFUL TO THE TREE. STAKING SHOULD BE DONE ONLY WITH THE APPROVAL OF THE LANDSCAPE ARCHITECT IF IT IS EXPECTED THAT THE TREE WILL NOT BE ABLE TO SUPPORT ITSELF. THE FOLLOWING ARE REASONS WHY TREES DO NOT REMAIN STRAIGHT.  
  
-TREES WITH POOR QUALITY ROOT BALLS OR ROOT BALLS THAT HAVE BEEN CRACKED OR DAMAGED. REJECT RATHER THAN STAKE.  
  
-TREES THAT HAVE GROWN TOO CLOSE TOGETHER IN THE NURSERY, RESULTING IN WEAK TRUNKS. REJECT RATHER THAN STAKE.  
  
-PLANTING PROCEDURES THAT DO NOT ADEQUATELY TAMP SOILS AROUND THE ROOT BALL. CORRECT THE PLANTING PROCEDURE.  
  
-ROOT BALLS PLACED ON SOFT SOIL. TAMP SOILS UNDER ROOT BALL PRIOR TO PLANTING.  
  
-ROOT BALLS WITH VERY SANDY SOIL OR VERY WET CLAY SOIL, STAKING ADVISABLE.  
  
-TREES LOCATED IN A PLACE OF EXTREMELY WINDY CONDITIONS, STAKING ADVISABLE.  
  
-TREES WITH LARGE CROWNS, STAKING ADVISABLE.  
  
-TREES THAT ARE WEAK STEMMED, STAKING ADVISABLE.



**TREE STAKING (FOR TREES 3" IN CALIPER OR LESS)**  
NOT TO SCALE



**SHRUB PLANTING**  
NOT TO SCALE



**TREE PLANTING**  
NOT TO SCALE

14489 ST ANDREWS LN  
ASHLAND, VA 23005

arcola  
TOWERS

112 W WASHINGTON ST, #201  
MIDDLEBURG, VA 20117

COMMONWEALTH OF VIRGINIA  
MARTIN A. ARREDONDO  
Lic. No. 001794  
05/25/24  
LANDSCAPE ARCHITECT

SITE INFO:  
**SASSAFRAS**

3936 CHILDRESS ROAD  
CHRISTIANSBURG, VA  
24073

MONTGOMERY CO.

DESIGN:	SPP
DRAWN:	MAA
REVIEW:	SPP
TTV DATE:	6/07/23
COMM. NO.	N/A

SUBMITTALS

SYM.	DESCRIPTION	DATE
1	ZONING DRAWING SUBMITTAL	04/26/24
2	SITE PLAN	05/01/24
3	SITE PLAN	05/25/24

SHEET NAME:  
**LANDSCAPE  
DETAILS**

SHEET NO.:  
**L-2**

# **Exhibit “2”**



May 23, 2024

Kim Wright, CZO  
Planner  
Montgomery County Planning & GIS  
755 Roanoke Street,  
Christiansburg, VA 24074  
(540) 382-5750

Re: Application for construction of a 197-foot monopole-style wireless telecommunications facility located at 3936 Childress Road, Christiansburg, VA 24070 (Parcel ID # 019114) on behalf of Arcola Towers and Verizon Wireless- Collocation Policy Letter

Dear Ms. Wright,

Please accept the signed statement below as confirming Section 10-48(6)(d) of the Montgomery County, VA County Code:

Arcola Towers shall be willing to allow other users to co-locate on the proposed communications tower in the future, subject to engineering capabilities of the structure, frequency considerations and proper compensation from the additional user.

Sincerely,

A handwritten signature in blue ink, appearing to read "Madison Kirven", is written over a horizontal line.

Madison Kirven  
Operations Manager  
571.309.5235



# **Exhibit “3”**



May 23, 2024

Kim Wright, CZO  
Planner  
Montgomery County Planning & GIS  
755 Roanoke Street,  
Christiansburg, VA 24074  
(540) 382-5750

Re: Application for construction of a 197-foot monopole-style wireless telecommunications facility located at 3936 Childress Road, Christiansburg, VA 24070 (Parcel ID # 019114) on behalf of Arcola Towers and Verizon Wireless- Tower Removal Letter

Dear Ms. Wright,

Please accept the signed statement below as confirming Section 10-48(6)(e) & 10-48(8)(e) of the Montgomery County, VA County Code:

Arcola Towers, its successors and assigns, provide this statement declaring itself, its successors and assigns of being financially responsible to assure the proposed communications tower, which is no longer used for communications purposes will be dismantled and removed within one hundred-twenty (120) days following cessation of use.

Please contact me should you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Madison Kirven", is written over a horizontal line.

Madison Kirven  
Operations Manager  
571.309.5235

**Exhibit “4”**



Mail Processing Center  
Federal Aviation Administration  
Southwest Regional Office  
Obstruction Evaluation Group  
10101 Hillwood Parkway  
Fort Worth, TX 76177

Aeronautical Study No.  
2023-AEA-14932-OE

Issued Date: 11/30/2023

COLLEEN KHAN  
ENTREX  
6100 EXECUTIVE BLVD STE 430  
ROCKVILLE, MD 20852

**\*\* DETERMINATION OF NO HAZARD TO AIR NAVIGATION \*\***

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: Monopole ARCOLA TOWERS - SASSAFRAS  
Location: CHRISTIANSBURG, VA  
Latitude: 37-03-09.96N NAD 83  
Longitude: 80-30-48.95W  
Heights: 2067 feet site elevation (SE)  
199 feet above ground level (AGL)  
2266 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed in accordance with FAA Advisory circular 70/7460-1 M.

This determination expires on 05/30/2025 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.
- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

**NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO**

**SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.**

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA. This determination includes all previously filed frequencies and power for this structure.

If construction or alteration is dismantled or destroyed, you must submit notice to the FAA within 5 days after the construction or alteration is dismantled or destroyed.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

A copy of this determination will be forwarded to the Federal Communications Commission (FCC) because the structure is subject to their licensing authority.

If we can be of further assistance, please contact our office at (816) 329-2525, or [natalie.schmalbeck@faa.gov](mailto:natalie.schmalbeck@faa.gov). On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2023-AEA-14932-OE.

**Signature Control No: 604015438-605951193**

( DNE )

Natalie Schmalbeck  
Technician

Attachment(s)  
Frequency Data  
Map(s)

cc: FCC

**Frequency Data for ASN 2023-AEA-14932-OE**

<b>LOW FREQUENCY</b>	<b>HIGH FREQUENCY</b>	<b>FREQUENCY UNIT</b>	<b>ERP</b>	<b>ERP UNIT</b>
6	7	GHz	55	dBW
6	7	GHz	42	dBW
10	11.7	GHz	55	dBW
10	11.7	GHz	42	dBW
17.7	19.7	GHz	55	dBW
17.7	19.7	GHz	42	dBW
21.2	23.6	GHz	55	dBW
21.2	23.6	GHz	42	dBW
614	698	MHz	1000	W
614	698	MHz	2000	W
698	806	MHz	1000	W
806	901	MHz	500	W
806	824	MHz	500	W
824	849	MHz	500	W
851	866	MHz	500	W
869	894	MHz	500	W
896	901	MHz	500	W
901	902	MHz	7	W
929	932	MHz	3500	W
930	931	MHz	3500	W
931	932	MHz	3500	W
932	932.5	MHz	17	dBW
935	940	MHz	1000	W
940	941	MHz	3500	W
1670	1675	MHz	500	W
1710	1755	MHz	500	W
1850	1910	MHz	1640	W
1850	1990	MHz	1640	W
1930	1990	MHz	1640	W
1990	2025	MHz	500	W
2110	2200	MHz	500	W
2305	2360	MHz	2000	W
2305	2310	MHz	2000	W
2345	2360	MHz	2000	W
2496	2690	MHz	500	W

Verified Map for ASN 2023-AEA-14932-OE



**Exhibit “5”**



608-471

608 471  
REGINALD L DUNCAN  
RT 1 BOX 372  
CHRISTIANSBURG VA 24073

6-13-88

THIS DEED made and entered on this the 12th day of May 1988 by and between Colen Tsai and Imogene Tsai, Husband and Wife, Parties of the First Part; Reginald L. DUNCAN, Single, as his sole, separate, equitable estate, Party of the Second Part;

W I T N E S S E T H:

THAT for and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid by the Party of the Second Part to the Parties of the First Part, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties of the First Part hereby BARGAIN, SELL, GRANT and CONVEY unto the Party of the Second Part as his sole, separate, equitable estate, with General Warranty and Modern English Covenants of Title, all those three (3) certain adjoining tracts or parcels of land, less and except the parcel herein reserved, with all improvements thereon and appurtenances thereunto belonging, situate, lying and being on Mill Creek, southwest of the Village of Childress, on the northerly side of Virginia State Secondary Route 693, in the Riner Magisterial District of Montgomery County, Virginia, more particularly described as follows:

Parcel 1:

BEGINNING at a corner with the land acquired by C. R. Graham from J. B. Lucas and wife on the northwest side of Route 619; thence runs with the line of (now or formerly) C. R. Graham in a northwesterly direction (with the line fence) corner with (now or formerly) Ether C. Phillips in a hollow; thence up the hollow with the line of Ether C. Phillips in a southwesterly direction, corner to Ether C. Phillips and a 40 acre tract hereinafter conveyed; thence in a line with the 40 acre O. M. Graham tract, in a southeasterly direction, which is fenced part of the way and running between a large white oak tree on the west side and a walnut tree on the east side to the line of State Route 619, to a point corner of said 40 acre tract; thence with the line of

RODNEY B. CROWLEY  
ATTORNEY AT LAW  
CHRISTIANSBURG, VA  
24073

471

3128  
1

State Route 619, in a northeasterly direction (which line is fenced) to the point of BEGINNING, containing 4 acres, more or less.

**Parcel 2:**

BEGINNING in the center of the Christiansburg and Snowville Road (Virginia Route 693) in a line of Lot No. 1 and running thence with Lot No. 1, N 37 deg W 21-1/2 rods to a stake, a corner to Lot No. 3; thence with same S 68 deg W 148 rods to a stake in J. T. Walters' line; thence with same S 3-3/4 deg W 38 rods to a stake, corner to Lot no. 8; thence with the same S 79-1/2 deg E 48-1/4 rods to the center of said road; thence with the center thereof and Lot No. 6, N 30 deg E 8 rods; thence N 58 deg E 10 rods; thence N 70 deg E 5 rods; thence N 48-1/4 deg E 70 rods; thence N 56 deg E 42 rods to the BEGINNING, containing 40 acres, more or less, and being Lot 4 in the Partition of the real estate of J. C. Lucas, Deceased.

**Parcel 3:**

BEGINNING at a point in the center of the Christiansburg-Snowville Road (Virginia Route 693), corner to the Reed land and O. M. Graham; thence along the center of said road S 50 deg W 24 rods to a point; thence S 47 deg 30' W 44 rods to a point in said road, corner to R. L. Lucas (J. W. Walters' land); thence with said Lucas (leaving the road) N 3 deg 45' E 54 rods to a stake in the Lucas line and corner to O. M. Graham; thence with said Graham S 79 deg 30' E 48-1/4 rods to the BEGINNING and containing 8 acres, more or less.

Being all of the property acquired by Colen Teel and Imogene Teel, Husband and Wife, by deed from O. M. Graham, et al, dated 17 August 1961, which deed is of record in the Office of the Clerk of the Circuit Court of Montgomery County, Virginia, in Deed Book 229, Page 410.

The Parties of the First Part expressly EXCEPT and RESERVE from the operation of this deed all that certain parcel containing 1.099 acres as more particularly shown and described on the "Plat for Colen C. and Imogene L. Teel of an Un-Numbered 1.099 ac. Lot near Childress," dated 28 November 1967, prepared by Neal H. Wirt, L.S., Plat No. 87-783, a copy of which is attached hereto and to which map reference is made for a more

RODNEY G. CROWLEY  
ATTORNEY AT LAW  
CHRISTIANSBURG, VA  
22609

particular description of the property RESERVED by the Parties of the First Part.

This conveyance is made subject to all restrictions, covenants, rights of way and easements of record affecting the subject property.

WITNESS the following signatures and seals.

Colen Teel (SEAL)  
Colen Teel

Imogene Teel (SEAL)  
Imogene Teel

Commonwealth of Virginia  
County of Montgomery, to-wit:

The foregoing deed was acknowledged before me this 22<sup>nd</sup> day of May 1988 by Colen Teel and Imogene Teel, Husband and Wife.

My Commission Expires: 3 SEPTEMBER 1991

John B. Deets, Jr.  
Notary Public

VIRGINIA: In the Office of the Circuit Court of Montgomery County 17<sup>th</sup> day of May, 1988. The foregoing instrument was this day presented in said Office and with certificate annexed admitted to record at 1:15 o'clock P.M. The taxes imposed by Sec. 58-54.1 of the Code of Virginia in the amount of \$ 1105.00 have been paid to this office.

Teste:  
By John B. Deets, Jr., Clerk  
John B. Deets, Jr. D.C.

RODNEY G. CROWGEY  
ATTORNEY AT LAW  
CHRISTIANBURG, VA  
24072

473

3

# **Exhibit “6”**

RB 177655

REF: DEED BOOK 165, PAGE 23  
MONTGOMERY COUNTY TAX MAP: 127-A-1

NOTES:

- SUBJECT PROPERTY LIES WITHIN A HUD DESIGNATED FLOOD HAZARD ZONE 'C'
- THIS PLAT WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT AND DOES NOT THEREFORE NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.
- TOTAL AREA SURVEYED: 383,004.1 SQ. FT. = 87.926 ACRES
- HEREBY SHOWING 48,527 ACRES SHALL BECOME PART AND PARCEL OF THE WILLIAM F. TEEL PROPERTY TO THE NORTHWEST AND SHALL NOT EXIST AS A SEPERATE PARCEL AND CANNOT BE CONVEYED SEPERATELY.

LINE DATA  
① N31°48'34"W 239.31'  
② N88°25'26"W 59.76'

N/F COLEEN TEEL  
(DB 608, PG. 474)

N/F REGINALD L. DUNCAN  
(DB 608, PG. 471)  
PARCEL 2

WILLIAM F. TEEL  
(O.B. 589, PG. 245)

AREA:  
189,601.8 SQ. FT. =  
43.527 ACRES

REMAINING PROPERTY  
PARCEL 1  
1,934,023 SQ. FT. =  
44.399 ACRES

PARCEL 3

RTE. 693 - CHILDRESS ROAD

APPROVAL:

THIS PLAT OF REVISION OF BOUNDARY LINE IS APPROVED BY MONTGOMERY COUNTY, VIRGINIA, UNDER AUTHORITY OF SECTION 8-137 OF THE MONTGOMERY COUNTY CODE AND MAY BE ADMITTED TO RECORD.

*T. Stine*  
SUBSCRIBER  
REGISTERED SURVEYOR

DATE  
April 14, 1997

This Plat is a part of Deed  
RECORDED 4-24 1997  
In Deed Book 953 Page 1089

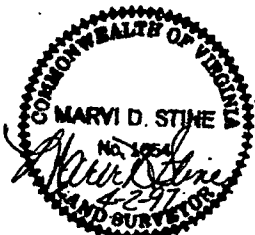
PLAT  
SHOWING RELOCATION  
OF LOT LINE FOR

ETHER C. PHILLIPS

LOCATED IN  
RIVER MAGISTERIAL DISTRICT  
MONTGOMERY COUNTY, VIRGINIA

2 APRIL 1997 SCALE: 1" = 300'

PLAN No 5-7204

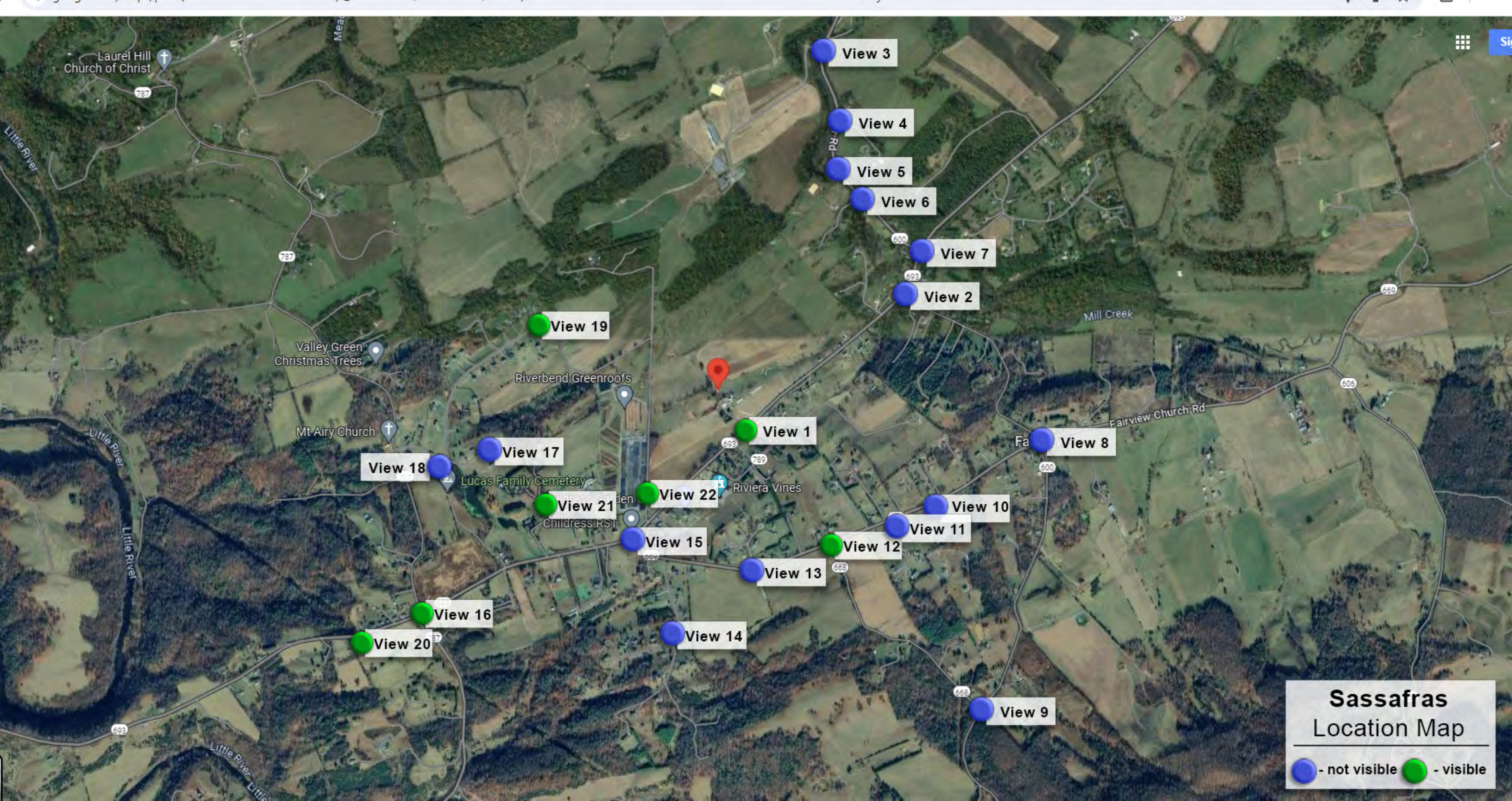


HIGHLAND SURVEYS PC  
CHRISTIANSBURG, VIRGINIA

PLAN No 5-7204

**Exhibit “7”**





Laurel Hill Church of Christ

787

Valley Green Christmas Trees

Mt Airy Church

Lucas Family Cemetery

Riverbend Greenroofs

Riviera Vines

Childress RST

Mill Creek

Fairview Church Rd

View 3

View 4

View 5

View 6

View 7

View 2

View 19

View 17

View 18

View 1

View 22

View 8

View 21

View 10

View 15

View 11

View 12

View 13

View 16

View 14

View 20

View 9

**SassafRAS**  
Location Map

● - not visible ● - visible



Location 1





Location 2





Location 3





Location 4





Location 5





Location 6





Location 7









Location 9





Location 10





Location 11





Location 12







SCENIC DR

FAIRVIEW CHURCH RD 7700

1082

669

The Meadows of Fairview



Location 14





Location 15



669 →



Location 16





Location 17









Location 19





Location 20





Location 21





Location 22





# **Exhibit “8”**



**June 2024**

**Subject:** Proposed Wireless Telecommunications Facility on Childress Road, Christiansburg VA.

Dear Property Owner,

In an ongoing effort to provide quality wireless service, Arcola Towers and Verizon Wireless plan to file a Special Use Permit Application for a 197-foot-tall monopole style wireless telecommunications facility on the property of Reginald L. Duncan, at 3936 Childress Road in Christiansburg VA, Parcel ID # -019114. The property is located just to the north of the intersection of Childress Road and Sassafras Road.

The location of the proposed facility is shown on the attached page (**Attach Sheet Z-1**). If approved, the proposed facility will be constructed in a 45–60-day time period. After construction, Verizon will only visit the facility 8-10 times per year. The FAA will not require the facility to be illuminated. The facility will not provide any noise, odor, lights, vibrations, fumes, or glare. The facility has been designed not only for Verizon but also three additional broadband carriers.

The proposed facility will allow Verizon to provide effective wireless infrastructure for both voice and broadband to this part of Montgomery County. If you have any questions regarding this application, please feel free to reach me at 443-752-1903.

We look forward to discussing this project with you and other members of the community.

Respectfully,

Ryan Foltz  
*Senior Development Director*



[ryan@arcolatowers.com](mailto:ryan@arcolatowers.com)

443.752.1903

# **Exhibit “9”**



To: Kim Wright, CZO  
Planner  
Montgomery County Planning & GIS  
755 Roanoke Street,  
Christiansburg, VA 24074  
(540) 382-5750

From: Reginald L. Duncan  
3936 Childress Road,  
Christiansburg, VA 24073

Re: Letter of Authorization

Dear Ms. Wright,

I, Reginald L. Duncan, as owner, hereby give Arcola Towers, LLC and their attorney, Jonathan Yates, authorization to apply and sign for all Zoning & Building Permits for parcel number 019114 in respect to their proposed communications facility located at 3936 Childress Road, Christiansburg, VA 24070.

Sincerely,

BY: Reginald L. Duncan

Date: 5/29/24