

## Exhibit C

# verizon

### US-VA-5200 - JOUETT ELEMENTARY 315 JOUETT SCHOOL ROAD MINERAL, VIRGINIA 23117 195' MONOPOLE



PROJECT INFORMATION	
SITE NUMBER:	US-VA-5200
SITE NAME:	JOUETT ELEMENTARY
SITE ADDRESS:	315 JOUETT SCHOOL ROAD, MINERAL, VA 23117
PARCEL NUMBER:	83 68
DEED BOOK REFERENCE:	D.B. 260 & PG. 452
ACREAGE:	64.826
ZONING CLASSIFICATION:	A2
ZONING JURISDICTION:	LOUISA COUNTY
SITE TYPE:	RAWLAND
STRUCTURE TYPE:	MONOPOLE
STRUCTURE HEIGHT:	±195'
OVERALL HEIGHT:	±199'
PREMISES:	5,625 SF
AREA OF DISTURBANCE:	±12,000 SF
TOWER COORDINATES & GROUND ELEVATION*	37° 53' 58.92" N / 37.899700 (NAD83) 77° 50' 33.34" W / -77.842594 (NAD83) EXISTING GROUND ELEVATION: ±364.1' AMSL (NAVD88)
*PER FAA 1-A SURVEY CERTIFICATION PREPARED BY POINT TO POINT LAND SURVEYORS, INC. DATED 08/22/24	
THIS DOCUMENT WAS DEVELOPED TO REFLECT A SPECIFIC SITE AND ITS SITE CONDITIONS, AND IS NOT TO BE USED FOR ANOTHER SITE OR WHEN OTHER CONDITIONS PERTAIN. REUSE OF THIS DOCUMENT IS AT THE SOLE RISK OF THE USER.	
A.D.A. COMPLIANCE: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION.	

DRAWING INDEX			
SHEET NO.	DESCRIPTION	SHEET NO.	DESCRIPTION
T-1	TITLE SHEET		
L-1	LAND SURVEY		
L-2	LAND SURVEY		
L-3	LAND SURVEY		
Z-1	OVERALL SITE PLAN		
Z-2	SITE PLAN		
Z-3	ENLARGED SITE PLAN		
Z-4	TOWER ELEVATION		
Z-5	DETAILS		
Z-6	SITE SIGNAGE		

REVISIONS			
REV. NO.	DESCRIPTION	BY	DATE
0	FOR ZONING	MKW	09/11/24
1	COUNTY COMMENTS	MKW	12/10/24
2	RAD CENTER	MKW	12/13/24
3	COUNTY COMMENTS	MKW	04/21/25

DIRECTIONS	
FROM DEWBERRY OFFICE (4805 LAKE BROOK DRIVE, GLEN ALLEN, VA 23060): TURN LEFT ONTO LAKE BROOK DR. 0.2 MILES, USE THE RIGHT LANE TO TURN RIGHT ONTO NUCKOLS RD. 0.1 MILES, USE THE RIGHT LANE TO MERGE ONTO I-295 S VIA THE RAMP TO I-64E/I-95/WASHINGTON/NORFOLK. 0.4 MILES, MERGE ONTO I-295S. 2.0 MILES, TAKE EXIT 49A TO MERGE ONTO US-33W TOWARD MONTPELIER. 24.9 MILES, TURN RIGHT ONTO STATE RTE 648. 0.4 MILES, TURN LEFT ONTO GRAVEL ACCESS ROAD.	

UTILITIES INFORMATION	EMERGENCY INFORMATION
POWER: RAPPAHANNOCK ELECTRIC CO-OP (540) 898-8500 FIBER: VERIZON (800) 837-4966	CALL 911 JURISDICTION: LOUISA COUNTY LOCAL FIRE AND RESCUE: (504) 967-3491 LOCAL POLICE: (540) 967-3011

CALL BEFORE YOU DIG	
	CALL 3 WORKING DAYS BEFORE YOU DIG va 811 OR MISS UTILITY (800) 552-7001 

APPROVAL BLOCK		
	APPROVED AS NOTED	DISAPPROVE & REVISE
VERTICAL BRIDGE	<input type="checkbox"/>	<input type="checkbox"/>
SITE ACQUISITION	<input type="checkbox"/>	<input type="checkbox"/>
ZONING	<input type="checkbox"/>	<input type="checkbox"/>
CONSTRUCTION MANAGER	<input type="checkbox"/>	<input type="checkbox"/>
RF ENGINEERING	<input type="checkbox"/>	<input type="checkbox"/>



PROJECT DIRECTORY	
PROPERTY OWNER:	LOUISA COUNTY SCHOOL BOARD 315 JOUETT SCHOOL RD MINERAL, VIRGINIA 23117
APPLICANT:	THE TOWERS, LLC 750 PARK OF COMMERCE DRIVE, SUITE 200 BOCA RATON, FLORIDA 33487
CONTACT:	TIM ALLEN DIRECTOR OF DEVELOPMENT C: (484) 524-3368 Tallen@verticalbridge.com
ENGINEER:	DEWBERRY ENGINEERS, INC. 4805 LAKE BROOK DRIVE, SUITE 200 GLEN ALLEN, VIRGINIA 23060
CONTACT:	HILLARY SIEGALL, PE SENIOR ASSOCIATE, PROJECT MANAGER O: (804) 205-3348 hsiegall@dewberry.com
SITE ACQUISITION:	NATE HOLLAND C: (757) 305-8420
ZONING:	STUART SQUIER C: (804) 901-7433
CONSTRUCTION:	BRIAN BELSKI C: (803) 237-2451
UTILITIES:	STEPHEN LOFTHEIM O: (804) 767-4702
ENVIRONMENTAL:	GREG MCKEE C: (717) 903-5399

verticalbridge  
750 PARK OF THE TOWERS, LLC  
750 PARK OF COMMERCE DRIVE, SUITE 200  
BOCA RATON, FLORIDA 33487

Dewberry

Dewberry Engineers Inc.  
4805 Lake Brook Drive, Suite 200  
Glen Allen, VA 23060  
Fax: 804-230-7928  
www.dewberry.com

3 COUNTY COMMENTS 04/21/25  
2 RAD CENTER 12/13/24  
1 COUNTY COMMENTS 12/10/24  
0 FOR ZONING 09/11/24  
NO. SUBMITTAL DATE

DRAWN BY: MKW DATE: 04/21/25  
REVIEWED BY: BAR DATE: 04/21/25  
CHECKED BY: HGS DATE: 04/21/25

PROJECT NUMBER: 50181925

PROJECT TITLE:  
US-VA-5200  
JOUETT ELEMENTARY

ENGINEER STAMP:

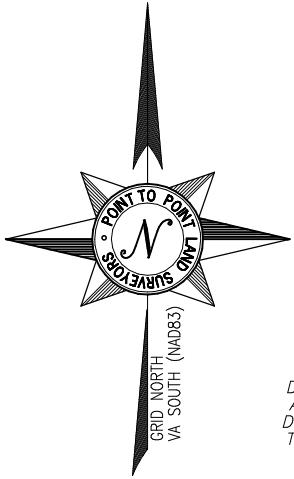
DRAWING TITLE:  
TITLE

DRAWING SCALE:  
AS NOTED  
DATE:  
04/21/25  
NSB

UNAUTHORIZED ALTERATION OR ADDITION  
TO THIS DOCUMENT IS A VIOLATION OF  
APPLICABLE STATE AND/OR LOCAL LAWS

DRAWING NUMBER:

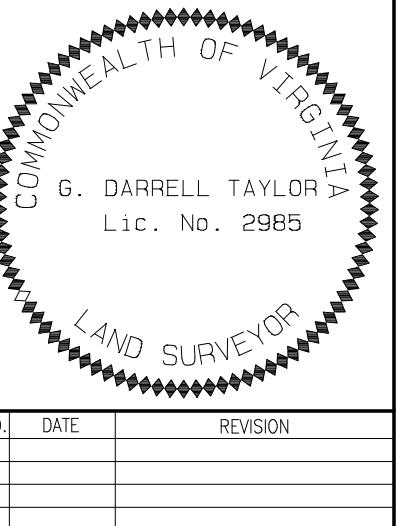
T-1



## GNSS NOTES

THE FOLLOWING GNSS STATISTICS UPON WHICH THIS SURVEY IS BASED HAVE BEEN PRODUCED AT THE 95% CONFIDENCE LEVEL:

POSITIONAL ACCURACY: 0.06 FEET (HORZ) 0.26 FEET (VERT)  
 TYPE OF EQUIPMENT: CARLSON BRX7 BASE AND ROVER, DUAL FREQUENCY  
 TYPE OF GNSS FIELD PROCEDURE: ONLINE POSITION USER INTERFACE  
 DATE OF SURVEY: 01/08/2024  
 DATUM / EPOCH: NAD 83(2011)(EPOCH:2010.0000)  
 PUBLISHED / FIXED CONTROL USE: N/A  
 GEOID MODEL: 18  
 COMBINED GRID FACTOR(S): 0.99997593 CENTERED ON THE BASE POINT AS SHOWN HEREON.  
 CONVERGENCE ANGLE: 0.3986111°  
 BENCHMARKS USED: AJ2122, DL2310, AJ4870



NO.	DATE	REVISION

## PARENT PARCEL

OWNER: THE LOUISA COUNTY SCHOOLBOARD, A BODY POLITIC AND CORPORATION

SITE ADDRESS: 315 JOUETT SCHOOL ROAD, MINERAL, VA 23117

PARCEL ID: 83 68

AREA: 64.826 ACRES (PER TAX ASSESSOR)

ZONED: A2

ALL ZONING INFORMATION SHOULD BE VERIFIED WITH THE PROPER ZONING OFFICIALS

REFERENCE: DEED BOOK 260 PAGE 452

N/F  
 DOROTHY M. SHARPE & TERESA A. CORYELL, TRUSTEES OF THE DOROTHY M. SHARPE REVOCABLE TRUST DATED AUGUST 17, 2016 (PER TAX ASSESSOR)  
 PARCEL # 83 71  
 ZONED A2

N/F  
 MARIA HARRIS  
 (PER TAX ASSESSOR)  
 PARCEL # 83 70  
 ZONED A2

APPROXIMATE LOCATION OF SUN TRIBE SOLAR, LLC LEASED SITE (DB 1715 PG 681)

PARENT PARCEL  
 THE LOUISA COUNTY SCHOOLBOARD  
 PARCEL # 83 68  
 ZONED A2  
 DB 260 PG 452

N/F  
 BARBARA M. GASKILL  
 PARCEL # 83 91  
 ZONED A2  
 DB 87 PG 461

N/F  
 DOROTHY M. SHARPE & TERESA A. CORYELL, TRUSTEES OF THE DOROTHY M. SHARPE REVOCABLE TRUST DATED AUGUST 17, 2016  
 PARCEL # 83 69  
 ZONED A2  
 DB 1478 PG 706

## SURVEYOR NOTES

THERE WERE NO VISIBLE ENCROACHMENTS AFFECTING THE LESSEE PREMISES OR ANY OR THE ACCESS, FIBER & UTILITY EASEMENT.

THE LESSEE PREMISES AND ACCESS, FIBER & UTILITY EASEMENT ARE ENTIRELY WITHIN THE PARENT PARCEL.

THE ACCESS, FIBER AND UTILITY EASEMENT GOES TO A CONFIRMED PUBLIC RIGHT-OF-WAY.

## LEGEND

POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
IPF	IRON PIN FOUND
RB	REBAR
N/F	NOW OR FORMERLY
C/L	CENTERLINE
TYP	TYPICAL
OU	OVERHEAD UTILITY
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
IE	INVERT ELEVATION
EP	EDGE OF PAVEMENT
CLF	CHAIN LINK FENCE
HH	HANDHOLE
TR	TRANSFORMER
LP	LIGHT POLE

150 0 300 600

GRAPHIC SCALE IN FEET  
 SCALE: 1" = 300'

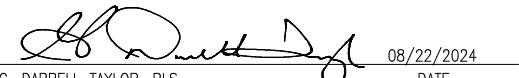
(SURVEY NOT VALID WITHOUT SHEETS 2 & 3)

POC: IPF 1/2" RB  
 N=3850604.0291  
 E=11671914.9791

## SURVEYOR'S CERTIFICATION

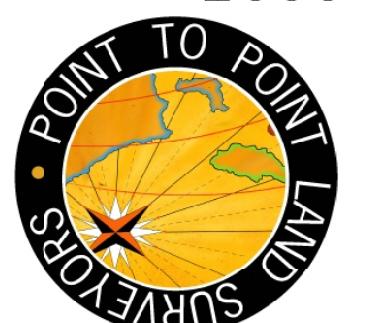
I HEREBY CERTIFY TO: VERTICAL BRIDGE REIT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUBSIDIARIES, AND THEIR RESPECTIVE SUCCESSORS AND/OR ASSIGNS; TORONTO DOMINION (TEXAS) LLC, AS ADMINISTRATIVE AGENT, FOR TIME AND ON BEHALF OF THE LENDERS PARTIES FROM TIME TO TIME TO THAT CERTAIN SECOND AMENDED AND RESTATED LOAN AGREEMENT DATED JUNE 17, 2016 WITH VERTICAL BRIDGE HOLDCO, LLC, AS BORROWER, AND VERTICAL BRIDGE HOLDCO PARENT, LLC, AS PARENT, AS MAY BE AMENDED, RESTATED, MODIFIED OR RENEWED, THEIR SUCCESSORS AND ASSIGNS AS THEIR INTERESTS MAY APPEAR; AND TOWER TITLE, LLC.

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

  
 08/22/2024  
 G. DARRELL TAYLOR, PLS

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

POINT TO POINT LAND SURVEYORS  
 100 Governors Trace, Ste. 103  
 Peachtree City, GA 30269  
 (p) 678.565.4440  
 (f) 678.565.4497  
 (w) pointtopointsurvey.com



SPECIFIC PURPOSE SURVEY PREPARED FOR:

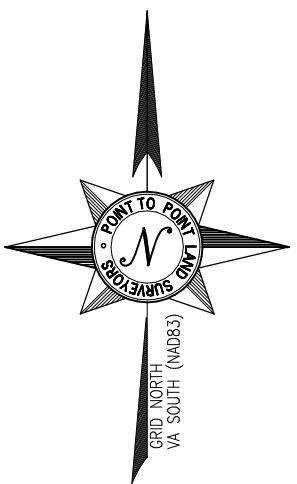
**verticalbridge**

THE TOWERS, LLC  
 750 PARK OF COMMERCE DRIVE, SUITE 200  
 BOCA RATON, FL 33487

JOUETT ELEMENTARY

CUCKOO MAGISTERIAL DISTRICT  
 LOUISA COUNTY, VIRGINIA

DRAWN BY: NRW  
 CHECKED BY: JKJ  
 APPROVED: D. MILLER  
 DATE: AUGUST 22, 2024  
 P2P JOB #: 241186VA  
 SHEET: 1  
 OF 3



#### LINE TABLE

LINE	BEARING	DISTANCE
L1	N55°18'15" W	75.00'
L2	S55°18'15" E	75.00'
L3	S30°15'30" E	12.19'
L4	S59°44'30" W	20.00'
L5	N30°15'30" W	12.19'

#### CURVE TABLE

CURVE	ARC	RADIUS	CHD. BRC.	CHD.
C1	56.85'	45.00'	S71°08'22" E	53.14'
C2	87.44'	65.00'	S68°47'41" E	80.99'
C3	60.53'	45.00'	N68°47'41" W	56.07'
C4	82.12'	65.00'	N71°08'22" W	76.76'

#### LESSEE PREMISES

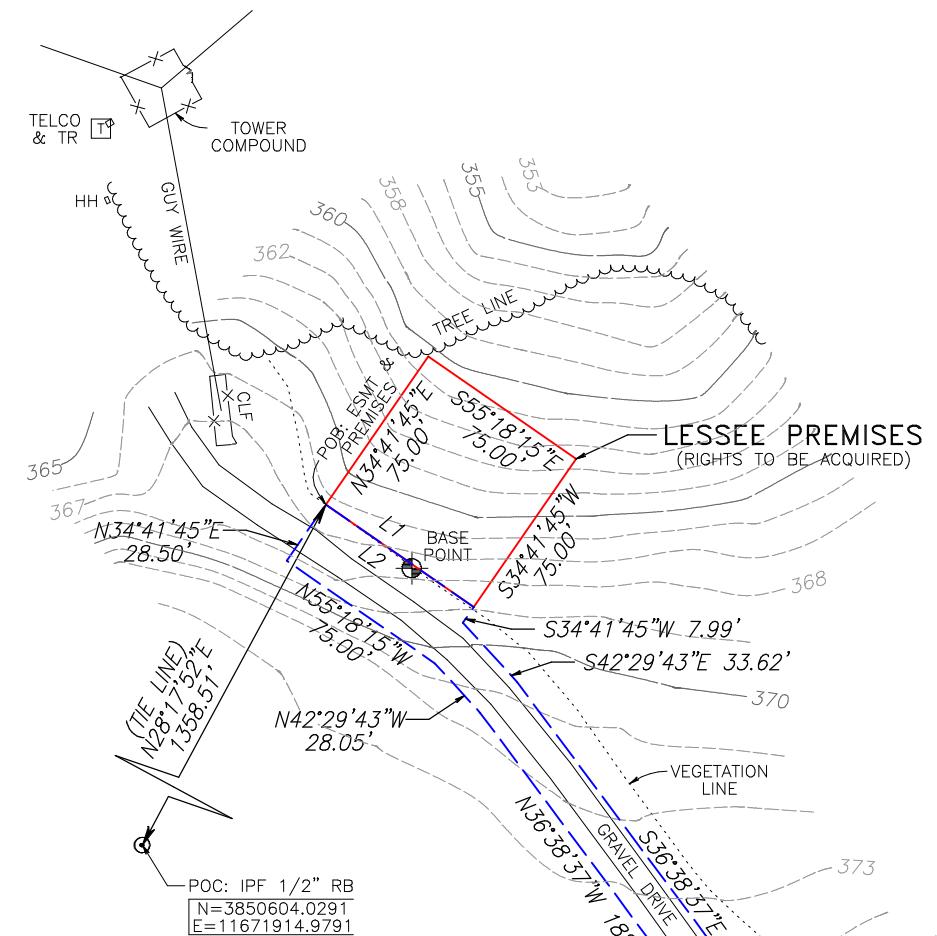
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN CUCKOO MAGISTERIAL DISTRICT, LOUISA COUNTY, VIRGINIA, AND BEING A PORTION OF THE LANDS OF THE LOUISA COUNTY SCHOOLBOARD, AS RECORDED IN DEED BOOK 260, PAGE 452, LOUISA COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, COMMENCE AT A  $\frac{1}{2}$ -INCH REBAR FOUND AT THE SOUTHERNMOST CORNER OF SAID LANDS, LYING ON THE NORTHWESTERN RIGHT-OF-WAY LINE OF JOUETT SCHOOL ROAD (A.K.A. STATE ROUTE NO. 648, HAVING A 40-FOOT PUBLIC RIGHT-OF-WAY), AND HAVING A VIRGINIA GRID NORTH, NAD 83, SOUTH ZONE VALUE OF N: 3850604.0291 E: 11671914.9791; THENCE RUNNING ALONG A TIE LINE, NORTH 28°17'52" EAST, 1358.51 FEET TO A POINT; THENCE LEAVING SAID LESSEE PREMISES AND RUNNING, SOUTH 34°41'45" WEST, 75.00 FEET TO A POINT; THENCE, SOUTH 55°18'15" EAST, 75.00 FEET TO A POINT; THENCE, SOUTH 42°29'43" EAST, 33.62 FEET TO A POINT; THENCE, SOUTH 36°38'37" EAST, 189.87 FEET TO A POINT; THENCE, SOUTH 34°56'52" EAST, 223.94 FEET TO A POINT; THENCE, 56.85 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 45.00 FEET AND BEING SCRIBED BY A CHORD BEARING, SOUTH 71°08'22" EAST, 53.14 FEET TO A POINT; THENCE, 87.44 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 65.00 FEET AND BEING SCRIBED BY A CHORD BEARING, SOUTH 68°47'41" EAST, 80.99 FEET TO A POINT; THENCE, SOUTH 30°15'30" EAST, 12.19 FEET TO A POINT ON SAID RIGHT-OF-WAY LINE; THENCE RUNNING ALONG SAID RIGHT-OF-WAY LINE, SOUTH 59°44'30" WEST, 20.00 FEET TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY LINE AND RUNNING, NORTH 30°15'30" WEST, 12.19 FEET TO A POINT; THENCE, 60.53 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 45.00 FEET AND BEING SCRIBED BY A CHORD BEARING, NORTH 68°47'41" WEST, 56.07 FEET TO A POINT; THENCE, 82.12 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 65.00 FEET AND BEING SCRIBED BY A CHORD BEARING, NORTH 71°08'22" WEST, 76.76 FEET TO A POINT; THENCE, NORTH 34°56'52" WEST, 223.64 FEET TO A POINT; THENCE, NORTH 36°38'37" WEST, 188.55 FEET TO A POINT; THENCE, NORTH 42°29'43" WEST, 28.05 FEET TO A POINT; THENCE, NORTH 55°18'15" WEST, 75.00 FEET TO A POINT; THENCE, NORTH 34°41'45" EAST, 28.50 FEET TO A POINT ON THE LESSEE PREMISES AND THE POINT OF BEGINNING.

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

SAID TRACT CONTAINS 0.1291 ACRES (5,625 SQUARE FEET), MORE OR LESS.

LEGEND	
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
IPF	IRON PIN FOUND
RB	REBAR
N/F	NOW OR FORMERLY
C/L	CENTERLINE
TYP	TYPICAL
OU	OVERHEAD UTILITY
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
IE	INVERT ELEVATION
EP	EDGE OF PAVEMENT
CLF	CHAIN LINK FENCE
HH	HANDHOLE
TR	TRANSFORMER
LP	LIGHT POLE



#### LESSEE'S 20' ACCESS, FIBER & UTILITY EASEMENT (RIGHTS TO BE ACQUIRED)

40 0 80 160  
GRAPHIC SCALE IN FEET  
SCALE: 1" = 80'

#### LESSEE'S 20' ACCESS, FIBER & UTILITY EASEMENT

TOGETHER WITH A 20-FOOT WIDE ACCESS, FIBER AND UTILITY EASEMENT LYING AND BEING IN CUCKOO MAGISTERIAL DISTRICT, LOUISA COUNTY, VIRGINIA, AND BEING A PORTION OF THE LANDS OF THE LOUISA COUNTY SCHOOLBOARD, AS RECORDED IN DEED BOOK 260, PAGE 452, LOUISA COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, COMMENCE AT A  $\frac{1}{2}$ -INCH REBAR FOUND AT THE SOUTHERNMOST CORNER OF SAID LANDS, LYING ON THE NORTHWESTERN RIGHT-OF-WAY LINE OF JOUETT SCHOOL ROAD (A.K.A. STATE ROUTE NO. 648, HAVING A 40-FOOT PUBLIC RIGHT-OF-WAY), AND HAVING A VIRGINIA GRID NORTH, NAD 83, SOUTH ZONE VALUE OF N: 3850604.0291 E: 11671914.9791; THENCE RUNNING ALONG A TIE LINE, NORTH 28°17'52" EAST, 1358.51 FEET TO A POINT; THENCE LEAVING SAID LESSEE PREMISES AND RUNNING, SOUTH 34°41'45" WEST, 75.00 FEET TO A POINT; THENCE, SOUTH 55°18'15" EAST, 75.00 FEET TO A POINT; THENCE, SOUTH 42°29'43" EAST, 33.62 FEET TO A POINT; THENCE, SOUTH 36°38'37" EAST, 189.87 FEET TO A POINT; THENCE, SOUTH 34°56'52" EAST, 223.94 FEET TO A POINT; THENCE, 56.85 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 45.00 FEET AND BEING SCRIBED BY A CHORD BEARING, SOUTH 71°08'22" EAST, 53.14 FEET TO A POINT; THENCE, 87.44 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 65.00 FEET AND BEING SCRIBED BY A CHORD BEARING, SOUTH 68°47'41" EAST, 80.99 FEET TO A POINT; THENCE, SOUTH 30°15'30" EAST, 12.19 FEET TO A POINT ON SAID RIGHT-OF-WAY LINE; THENCE RUNNING ALONG SAID RIGHT-OF-WAY LINE, SOUTH 59°44'30" WEST, 20.00 FEET TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY LINE AND RUNNING, NORTH 30°15'30" WEST, 12.19 FEET TO A POINT; THENCE, 60.53 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 45.00 FEET AND BEING SCRIBED BY A CHORD BEARING, NORTH 68°47'41" WEST, 56.07 FEET TO A POINT; THENCE, 82.12 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 65.00 FEET AND BEING SCRIBED BY A CHORD BEARING, NORTH 71°08'22" WEST, 76.76 FEET TO A POINT; THENCE, NORTH 34°56'52" WEST, 223.64 FEET TO A POINT; THENCE, NORTH 36°38'37" WEST, 188.55 FEET TO A POINT; THENCE, NORTH 42°29'43" WEST, 28.05 FEET TO A POINT; THENCE, NORTH 55°18'15" WEST, 75.00 FEET TO A POINT; THENCE, NORTH 34°41'45" EAST, 28.50 FEET TO A POINT ON THE LESSEE PREMISES AND THE POINT OF BEGINNING.

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

SAID EASEMENT CONTAINS 0.3243 ACRES (14,127 SQUARE FEET), MORE OR LESS.

#### SITE INFORMATION

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

LATITUDE = 37°53'58.92" (NAD 83) (37.899700)  
LONGITUDE = -77°50'33.34" (NAD 83) (-77.842594)  
AT CENTER OF LESSEE PREMISES

ELEVATION AT CENTER OF LESSEE PREMISES = 364.1' A.M.S.L.

\* SPECIFIC PURPOSE SURVEY PREPARED BY:

POINT TO POINT LAND SURVEYORS

100 Governors Trace, Ste. 103  
Peachtree City, GA 30269

(p) 678.565.4440  
(f) 678.565.4497  
(w) pointtopointsurvey.com



SPECIFIC PURPOSE SURVEY PREPARED FOR:

verticalbridge

THE TOWERS, LLC  
750 PARK OF COMMERCE DRIVE, SUITE 200  
BOCA RATON, FL 33487

JOUETT ELEMENTARY

CUCKOO MAGISTERIAL DISTRICT  
LOUISA COUNTY, VIRGINIA

DRAWN BY: NRW

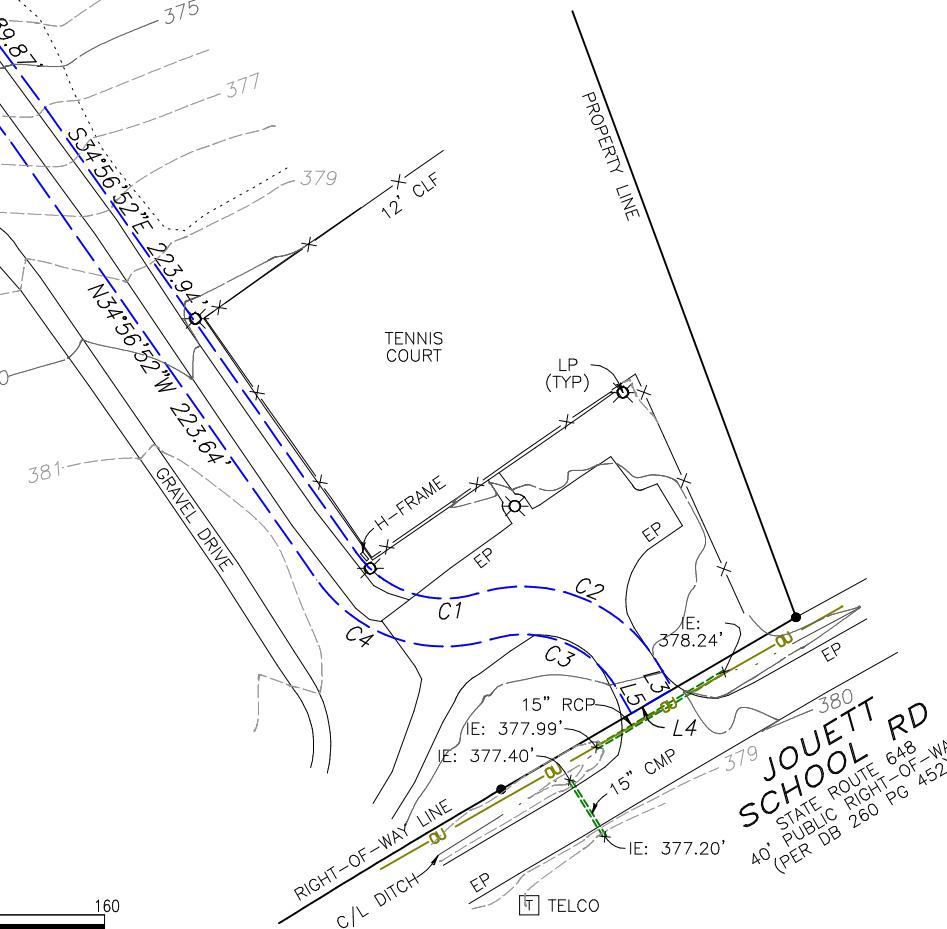
CHECKED BY:JKL

APPROVED: D. MILLER

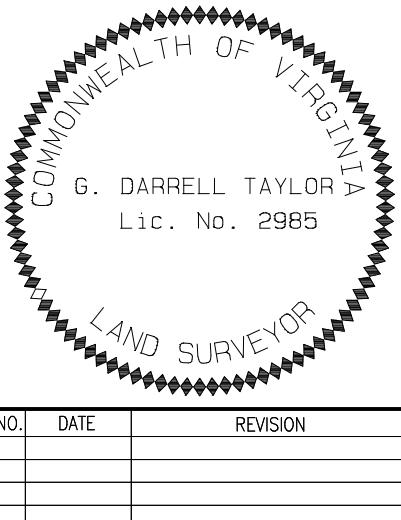
DATE: AUGUST 22, 2024

P2P JOB #: 241186VA

SHEET: 2  
OF 3



# LEGAL DESCRIPTION SHEET



NO.	DATE	REVISION

\* SPECIFIC PURPOSE SURVEY PREPARED BY:  
**POINT TO POINT LAND SURVEYORS**  
 100 Governors Trace, Ste. 103  
 Peachtree City, GA 30269  
 (p) 678.565.4440  
 (f) 678.565.4497  
 (w) pointtopointsurvey.com



SPECIFIC PURPOSE SURVEY PREPARED FOR:



THE TOWERS, LLC  
 750 PARK OF COMMERCE DRIVE, SUITE 200  
 BOCA RATON, FL 33487

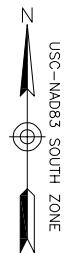
JOUETT ELEMENTARY

CUCKOO MAGISTERIAL DISTRICT  
 LOUISA COUNTY, VIRGINIA

DRAWN BY: NRW	SHEET: 3
CHECKED BY: JKL	
APPROVED: D. MILLER	
DATE: AUGUST 22, 2024	
P2P JOB #: 241186VA	OF 3



THE TOWERS, LLC  
750 PARK OF COMMERCE DRIVE, SUITE 200  
BOCA, RATON, FLORIDA 33487



Dewberry®

**Dewberry Engineers Inc.**  
4805 Lake Brook Drive, Suite 200  
Glen Allen, VA 23060  
Phone: 804.290.7957  
Fax: 804.290.7928  
[www.dewberry.com](http://www.dewberry.com)

LEGEND	
_____	Existing Property Line
_____	Existing Roadway
~~~~~	Existing Tree Line
~~~~~	Existing Brush Line
— X — X —	Existing Fence
_____	LOCUS PROPERTY LINE
_____	PROPOSED ROAD
~~~~~	PROPOSED BRUSH LINE
— X — X —	PROPOSED FENCE
_____	PROPOSED EASEMENT
_____	PROPOSED PREMISES
— — — — —	PROPOSED UNDERGROUND CONDUIT
_____	Future Easement
_____	Future Premises

MONOPOLE SETBACKS USING 199' (TOP OF LIGHTNING ROD) FOR TOWER HEIGHT			
	100% OF TOWER HEIGHT	110% OF TOWER HEIGHT	PROPOSED
FRONT YARD (SOUTHEAST)	199'	—	±615'
SIDE YARD (NORTHEAST)	199'	—	±270'
REAR YARD (NORTH)	199'	—	±1,000'
SIDE YARD (SOUTHWEST)	199'	—	±960'
SIDE YARD (SOUTHWEST)	199'	—	±1,320'
CLOSEST RESIDENCE	—	219'	±530'

COMPOUND SETBACKS		
	REQUIRED	PROPOSED
FRONT YARD (SOUTHEAST)	60'	±585'
SIDE YARD (NORTHEAST)	20'	±240'
REAR YARD (NORTH)	35'	±970'
SIDE YARD (SOUTHWEST)	20'	±930'

NOTE: OPAQUE FENCE SLATS TO BE INSTALLED IN CHAIN-LINK FENCE IN LIEU OF SURROUNDING LANDSCAPING FOR SCREENING PURPOSES.

## NOTES:

1. SOME EXISTING AND PROPOSED INFORMATION NOT SHOWN FOR CLARITY.
2. FIELD VISIT WAS CONDUCTED ON 10/26/23.
3. EXISTING CONDITIONS BASED ON SURVEY PREPARED BY POINT TO POINT LAND SURVEYORS, INC. DATED 08/22/24 & LOUISA COUNTY GIS.
4. TOWER AND FOUNDATION DESIGN BY OTHERS.
5. A.G.L. - ABOVE GROUND LEVEL  
C.L. - CENTER LINE  
A.M.S.L. - ABOVE MEAN SEA LEVEL

OVER HEIGHT

PROPOSED	
±615'	
±270'	
±1,000'	
±960'	
±1,320'	
±530'	

Existing 35'-0" Rear Yard Setback

BARBARA M. GASKILL  
OLD LACY LANE  
PARCEL NO. 83 91  
ZONE: A2  
D.B. 87 & PG. 461

Existing 20'-0" Side Yard Setback (Typ.)

DOROTHY M. SHARPE & TERESA A. CORYELL, TRUSTEES OF THE DOROTHY M. SHARPE REVOCABLE TRUST DATED AUGUST 17, 2016 JEFFERSON HIGHWAY PARCEL NO. 83 69 ZONE: A2 D.B. 1478 & PG. 706

THE LOUISA COUNTY SCHOOL BOARD  
315 JOUETT SCHOOL ROAD  
PARCEL NO. 83 68  
ZONE: A2  
D.B. 260 & PG. 452

Existing Reserve Drainfield Areas (PER VIRGINIA DEPARTMENT OF HEALTH)

Existing 20' Drainage Easement (Per DB 260 PG 452)

Approximate Location of Sun Tribe Solar, LLC Leased Site (D.B. 1715 & PG. 681)

Existing 180' Guyed Tower & Fenced Compound (TO BE REMOVED BY VERTICAL BRIDGE)

Existing Guyed Tower Cable Support (Typ.-12) (TO BE REMOVED BY VERTICAL BRIDGE)

Existing Cable Support Fence Area (Typ.-3) (TO BE REMOVED BY VERTICAL BRIDGE)

Existing Ground Transformer (Location Number: 834-52-122-051)

PROPOSED VERTICAL BRIDGE 195' MONOPOLE W/VERIZON WIRELESS 192' RAD CENTER (199' TO HIGHEST APPURTENANCE)

PROPOSED VERTICAL BRIDGE 75'x75' PREMISES (±5,625 SF)

219' TOWER FALL ZONE RADIUS

±530' TO CLOSEST RESIDENCE

Existing Closest Residence (Approximate Location)

JOUETT SCHOOL ROAD (STATE ROUTE 648) (40' PUBLIC RIGHT-OF-WAY) (PER D.B. 1929 & PG. 358)

CYNTHIA LEA HAYES HARRIS & DONALD 467 JOUETT SCHOOL ROAD PARCEL NO. 83 108 ZONE: A2 D.B. 162 & PG. 554

Existing 60'-0" Front Yard Setback

ROBERT HICKMAN PAYNE & CATHY MARIE PAYNE 11385 JEFFERSON HIGHWAY PARCEL NO. 83 71 ZONE: A2 D.B. 1478 & PG. 706

KEVIN MARK DISSE 141 JOUETT SCHOOL ROAD PARCEL NO. 83 67 ZONE: A2 D.B. 451 & PG. 309

Approximate Well Lot (D.B. 279 & PG. 591) (D.B. 279 & PG. 205)

BRIAN & STEPHANIE OVERSTREET 448 JOUETT SCHOOL ROAD PARCEL NO. 83 109 ZONE: A2 D.B. 1361 & PG. 695

GREGORY W. & PAMELA S. HOLLINS 380 JOUETT SCHOOL ROAD PARCEL NO. 83 110 ZONE: A2 D.B. 253 & PG. 109

BARBARA S. HOLLINS 246 JOUETT SCHOOL ROAD PARCEL NO. 83 115 ZONE: A2 D.B. 483 & PG. 721

OVERALL

SCALE: 1"=300' 1"=150'

0' 150'

## OVERALL SITE PLAN

SCALE: 1"=300' FOR 11x17  
1"=150' FOR 22x34

0' 150' 300'

SALE:

NSB

5

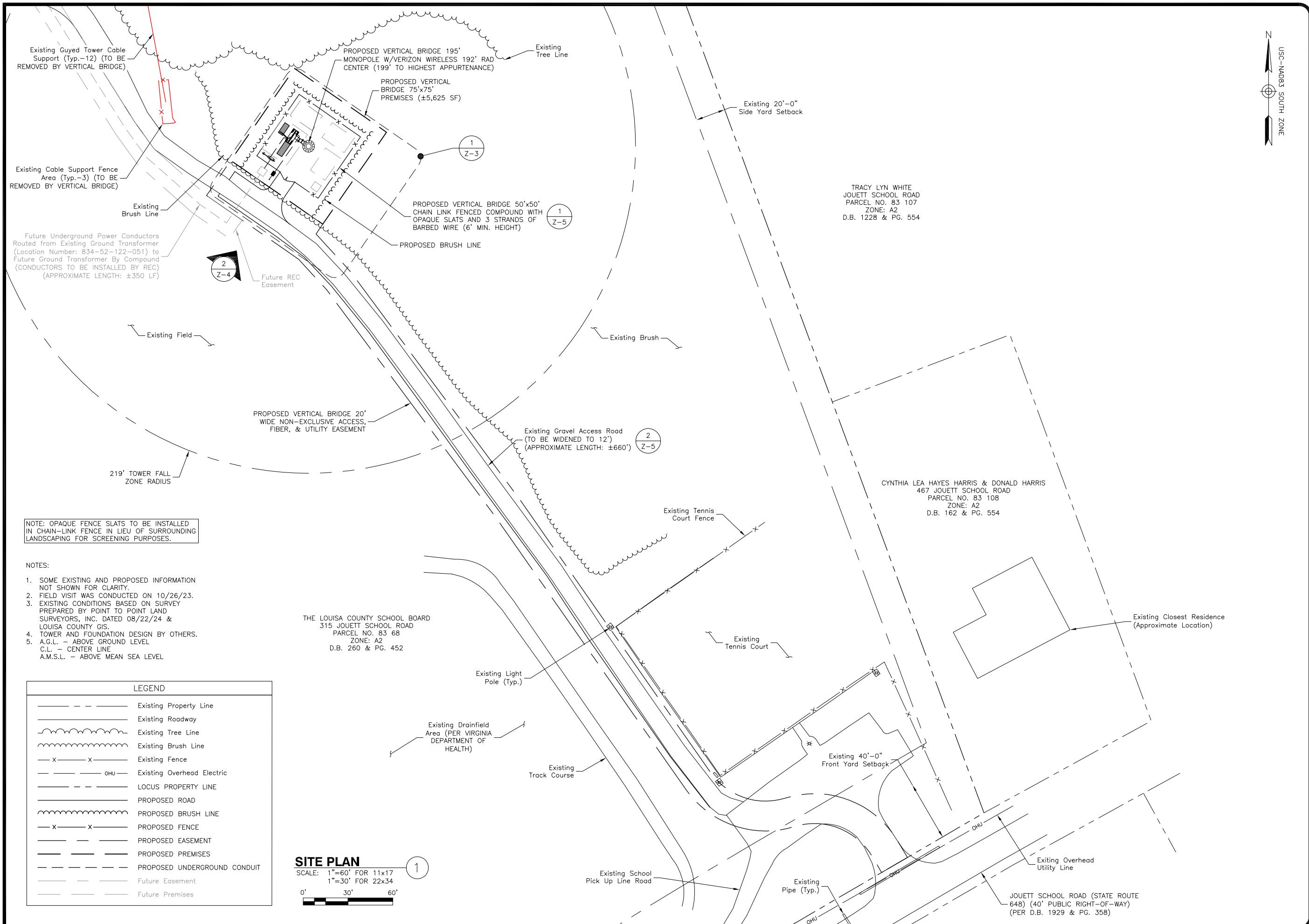
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THE TOWERS, LLC  
7550 PARK OF COMMERCE DRIVE, SUITE 200  
BOCA, RATON, FLORIDA 33487

**Dewberry®**

ers Inc.  
4805 Lake Brook Drive, Suite 200  
Glen Allen, VA 23060  
Phone: 804.290.7957  
Fax: 804.290.7928  
[www.dewberry.com](http://www.dewberry.com)

OUNTY COMMENTS	04/21/25
RAD CENTER	12/13/24
OUNTY COMMENTS	12/10/24
FOR ZONING	09/11/24
SUBMITTAL	DATE

BY: MKW DATE: 04/21/25  
ED BY: BAR DATE: 04/21/25  
CD BY: HGS DATE: 04/21/25

T TITLE:  
US-VA-5200  
FTT ELEMENTARY

G TITLE:

ING SCALE:  
NOTED  
DATE:  
21/25

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NUMBER: 7-2



750 PARK OF COMMERCE DRIVE, SUITE 200  
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OUNTY COMMENTS	04/21/25
RAD CENTER	12/13/24
OUNTY COMMENTS	12/10/24
FOR ZONING	09/11/24

BY: MKW DATE: 04/21/25

TITLE:  
US-VA-5200  
ELEMENTARY

ENLARGED  
SITE PLAN

IG SCALE:  
NOTED  
ATE:  
21/25

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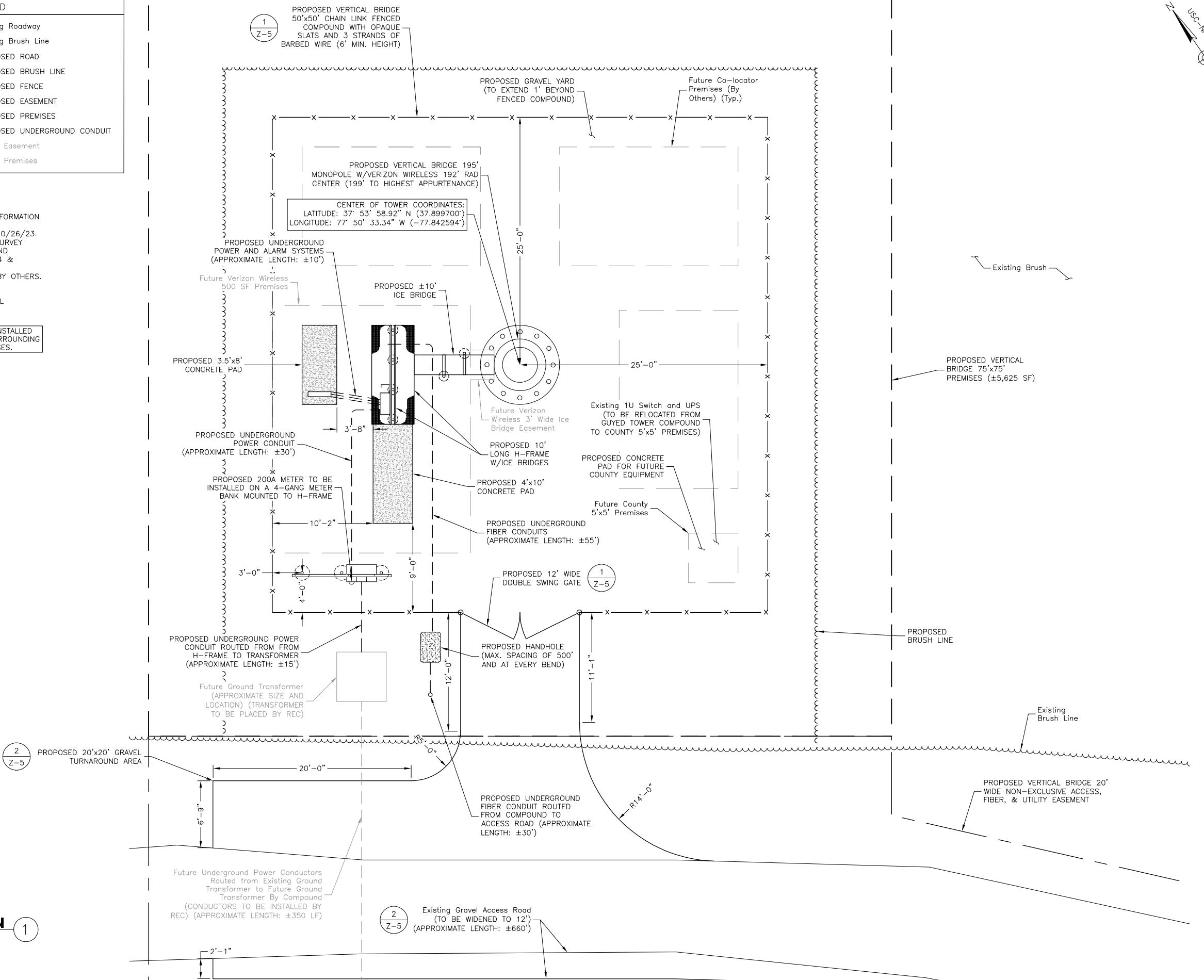
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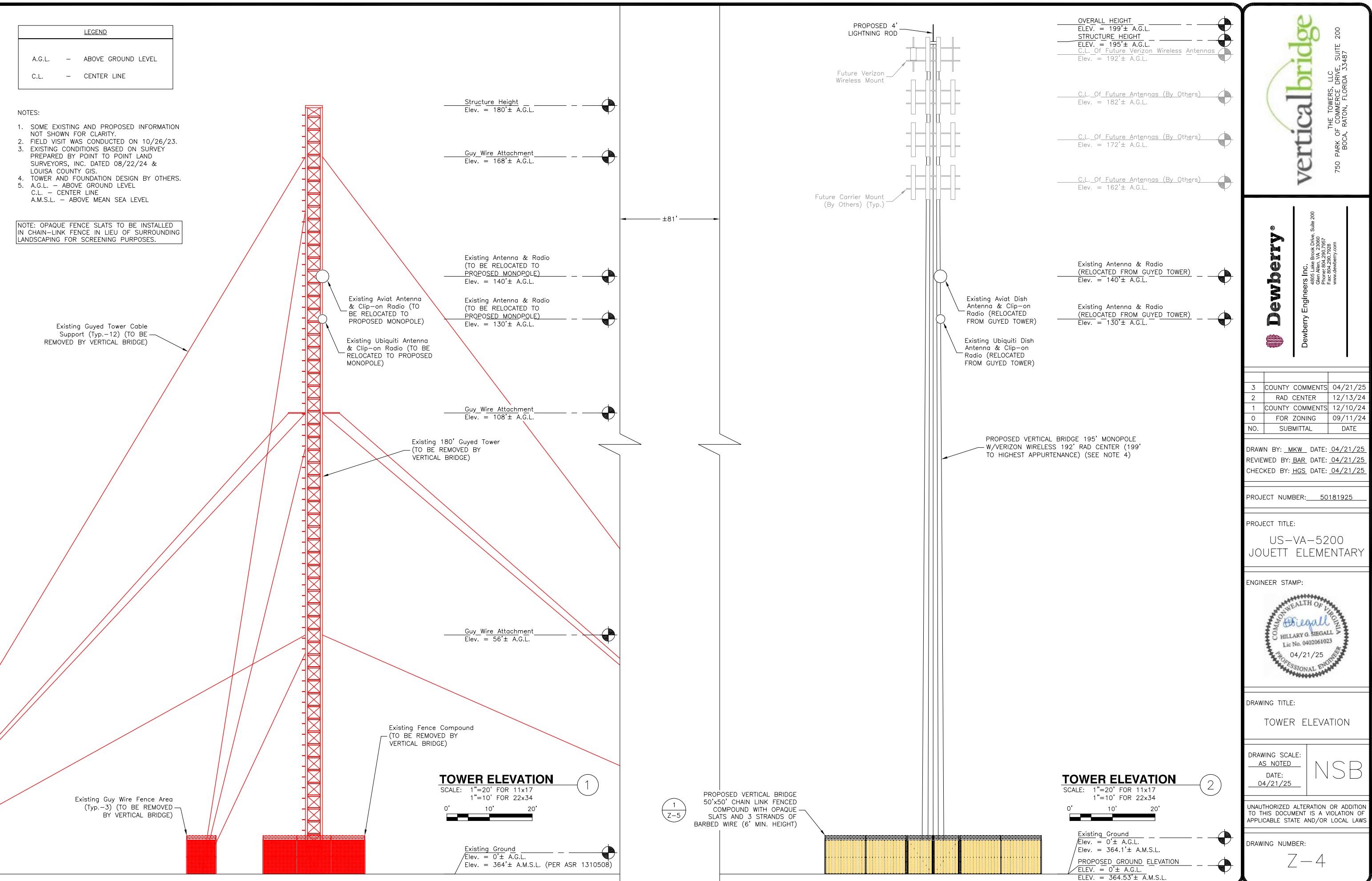
LEGEND	
—————	Existing Roadway
~~~~~	Existing Brush Line
—————	PROPOSED ROAD
~~~~~	PROPOSED BRUSH LINE
— X — X —	PROPOSED FENCE
— — —	PROPOSED EASEMENT
— — —	PROPOSED PREMISES
— — —	PROPOSED UNDERGROUND CONDUIT
— — —	Future Easement
— — —	Future Premises

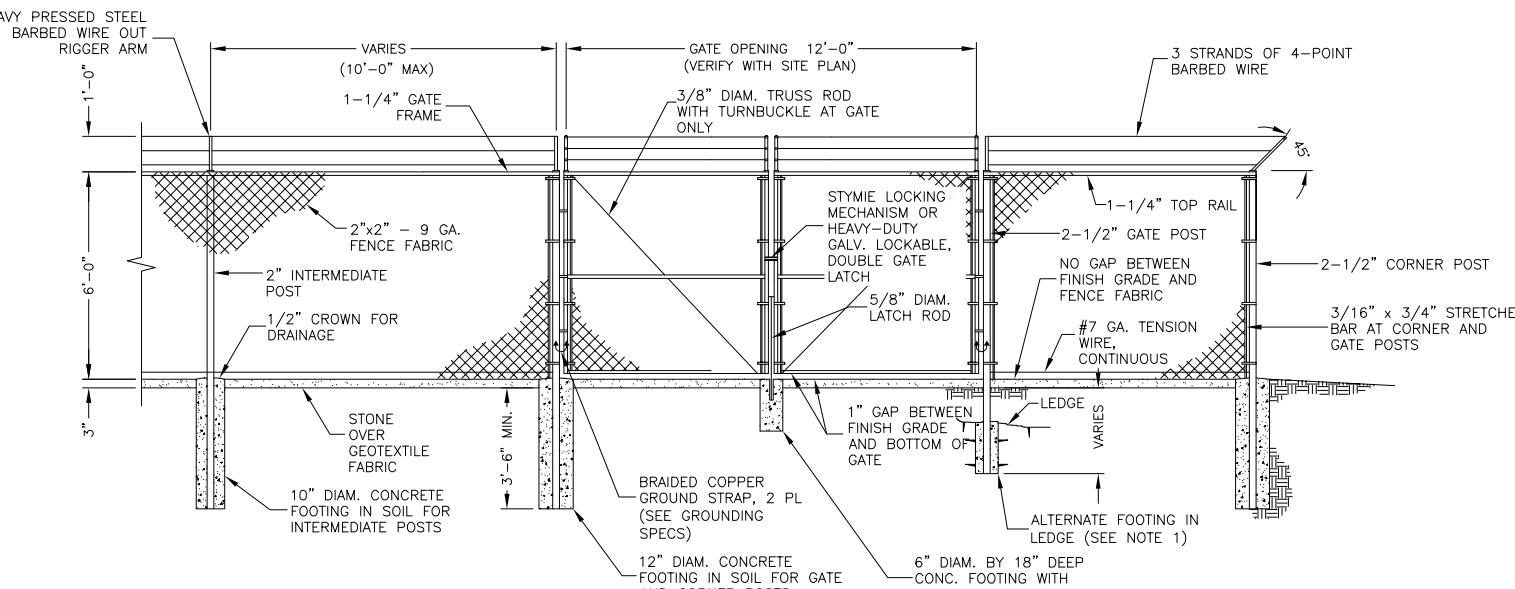
## NOTES:

1. SOME EXISTING AND PROPOSED INFORMATION NOT SHOWN FOR CLARITY.
2. FIELD VISIT WAS CONDUCTED ON 10/26/23.
3. EXISTING CONDITIONS BASED ON SURVEY PREPARED BY POINT TO POINT LAND SURVEYORS, INC. DATED 08/22/24 & LOUISA COUNTY GIS.
4. TOWER AND FOUNDATION DESIGN BY OTHERS.
5. A.G.L. - ABOVE GROUND LEVEL  
C.L. - CENTER LINE  
A.M.S.L. - ABOVE MEAN SEA LEVEL

NOTE: OPAQUE FENCE SLATS TO BE INSTALLED IN CHAIN-LINK FENCE IN LIEU OF SURROUNDING LANDSCAPING FOR SCREENING PURPOSES.







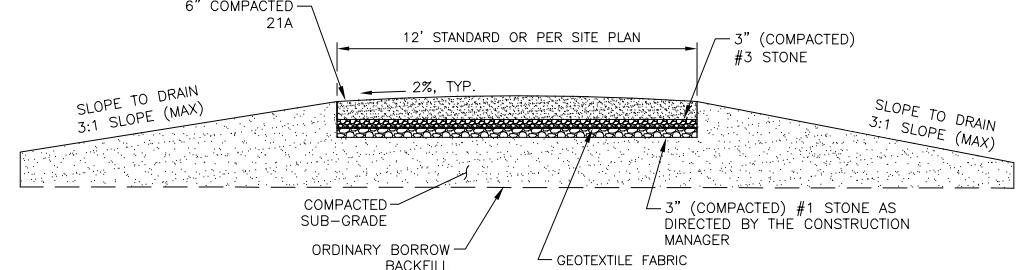
**FENCE AND ACCESS GATE**

SCALE: N.T.S.

1

FENCE NOTES:

1. ALTERNATE FOOTINGS FOR ALL FENCE POSTS IN LEDGE: IF LEDGE IS ENCOUNTERED AT GRADE, OR AT A DEPTH SHALLOWER THAN 3'-6", CORE DRILL AN 8" DIA HOLE 18" INTO THE LEDGE. CENTER POST IN THE HOLE AND FILL WITH CONCRETE OR GROUT. IF LEDGE IS BELOW FINISH GRADE, COAT BACKFILLED SECTION OF POST WITH COAL TAR, AND BACKFILL WITH WELL-DRAINING GRAVEL.
2. ATTACH EACH GATE WITH 1-1/2 PAIR OF NON-LIFT-OFF TYPE, MALLEABLE IRON OR FORGING, PIN-TYPE HINGES. ASSEMBLIES SHALL ALLOW FOR 180° OF GATE TRAVEL.
3. OPAQUE SLATS TO BE INSTALLED ON CHAIN-LINK FENCE (NOT SHOWN ON DETAIL FOR CLARITY).



**ROAD CROSS SECTION**

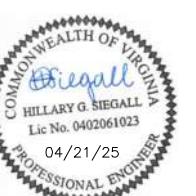
SCALE: N.T.S.

2

NOTES:

1. SUBGRADE AND FILL SHALL CONSIST OF CLEAN SOIL. NO DELETERIOUS MATERIALS OR ORGANICS TO BE USED.
2. REMOVE MINIMUM OF 12" OF TOP SOIL AND ORGANICS BEFORE COMMENCING ACCESS ROAD.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CLEARING AND GRUBBING.
4. THE CONTRACTOR SHALL COMPLY WITH THE RECOMMENDATIONS CONTAINED WITHIN THE GEOTECHNICAL REPORT WHEN NECESSARY PREPARED FOR THIS SITE.
5. ALL GRANULAR FILL SHALL BE COMPAKTED TO 95% STANDARD PROCTOR WITHIN 3% OF OPTIMUM MOISTURE CONTENT OR AS OTHERWISE DIRECTED BY THE GEOTECHNICAL ENGINEER.
6. ALL STONE SHALL BE IN ACCORDANCE W/VDOT STANDARD SPECIFICATION.

ENGINEER STAMP:



DRAWING TITLE:

DETAILS

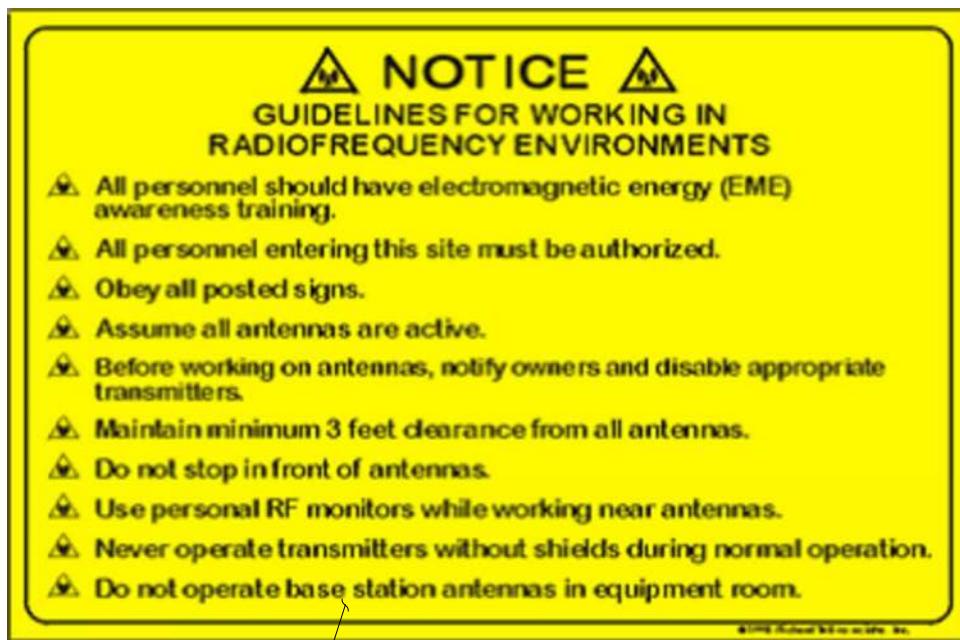
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DATE:  
04/21/25

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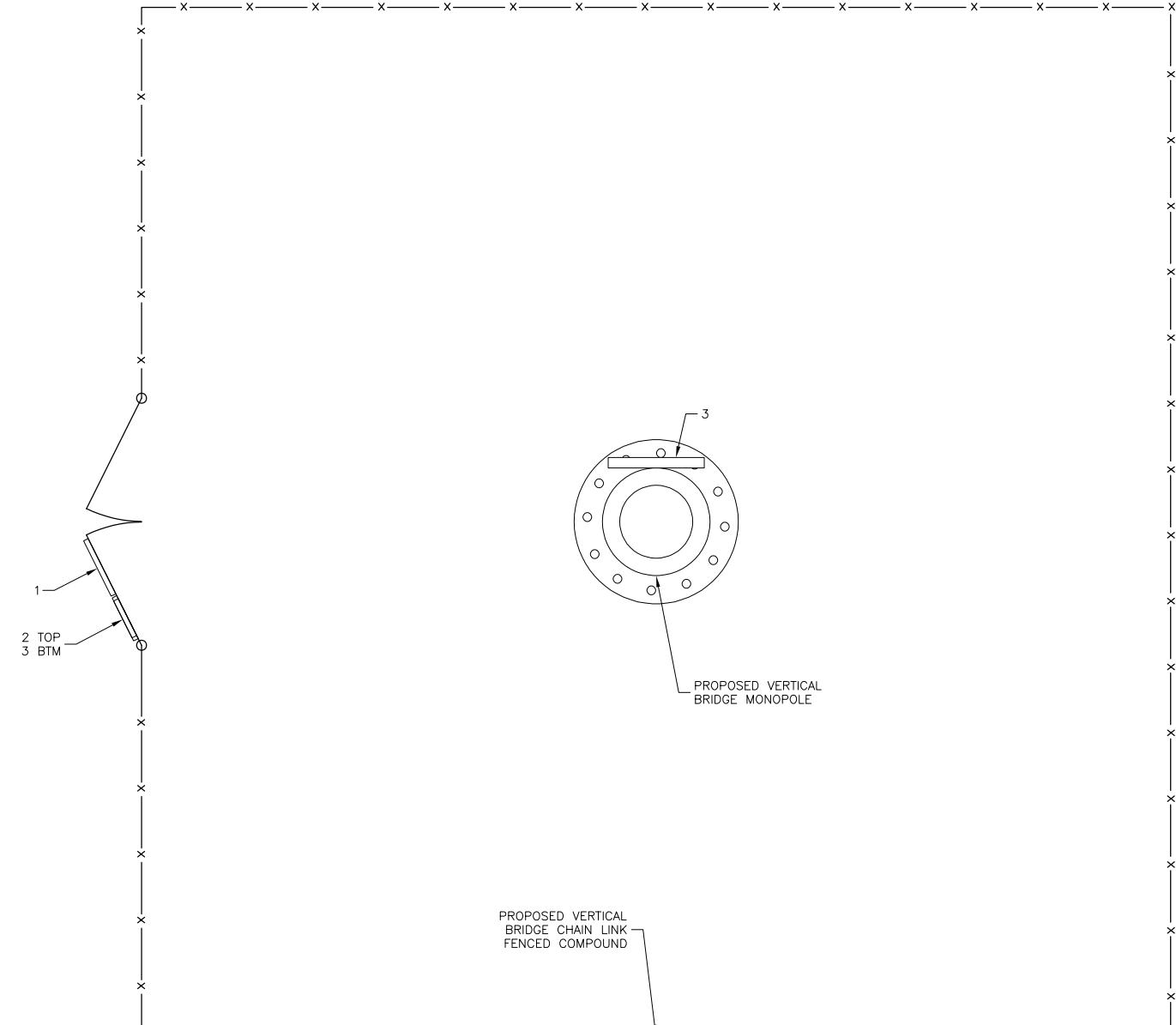
1  
RF NOTICE SIGN  
N.T.S.



2  
RF NOTICE SIGN  
N.T.S.



3  
RF CAUTION SIGN  
N.T.S.



4  
SIGN PLACEMENT  
SCALE: N.T.S.

**SIGNAGE NOTES:**

- SIGNS SHALL BE FABRICATED FROM CORROSION RESISTANT PRESSED METAL, AND PAINTED WITH LONG LASTING UV RESISTANT COATINGS.
- SIGNS (EXCEPT WHERE NOTED OTHERWISE) SHALL BE MOUNTED TO THE TOWER, GATE, AND FENCE USING A MINIMUM OF 9 GAUGE ALUMINUM WIRE, HOG RINGS (AS UTILIZED IN FENCE INSTALLATIONS), OR BRACKETS WHERE NECESSARY. BRACKETS SHALL BE OF SIMILAR METAL AS THE STRUCTURE TO AVOID GALVANIC CORROSION.
- EXACT SIGN PLACEMENT SHALL BE AS DIRECTED BY THE CONSTRUCTION MANAGER.

SIGN INFORMATION			
SIGN	SIZE	MATERIAL	LOCATION
1	18"x24"	ALUMINUM	GATE
2	12"x18"	ALUMINUM	GATE
3	14"x10"	ALUMINUM	GATE & TOWER

NOTE: ALL SIGNS ARE PROVIDED BY VERTICAL BRIDGE.

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Fax: 804.290.7928  
www.dewberry.com

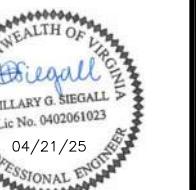
verticalbridge  
verticalbridge LLC  
750 PARK OF COMMERCE DRIVE, SUITE 200  
BOCA RATON, FLORIDA 33487

3	COUNTY COMMENTS	04/21/25
2	RAD CENTER	12/13/24
1	COUNTY COMMENTS	12/10/24
0	FOR ZONING	09/11/24
NO.	SUBMITTAL	DATE

DRAWN BY: MKW DATE: 04/21/25  
REVIEWED BY: BAR DATE: 04/21/25  
CHECKED BY: HGS DATE: 04/21/25

PROJECT NUMBER: 50181925

PROJECT TITLE:  
US-VA-5200  
JOUETT ELEMENTARY

ENGINEER STAMP:  


DRAWING TITLE:  
SITE SIGNAGE

DRAWING SCALE:  
AS NOTED  
DATE:  
04/21/25

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