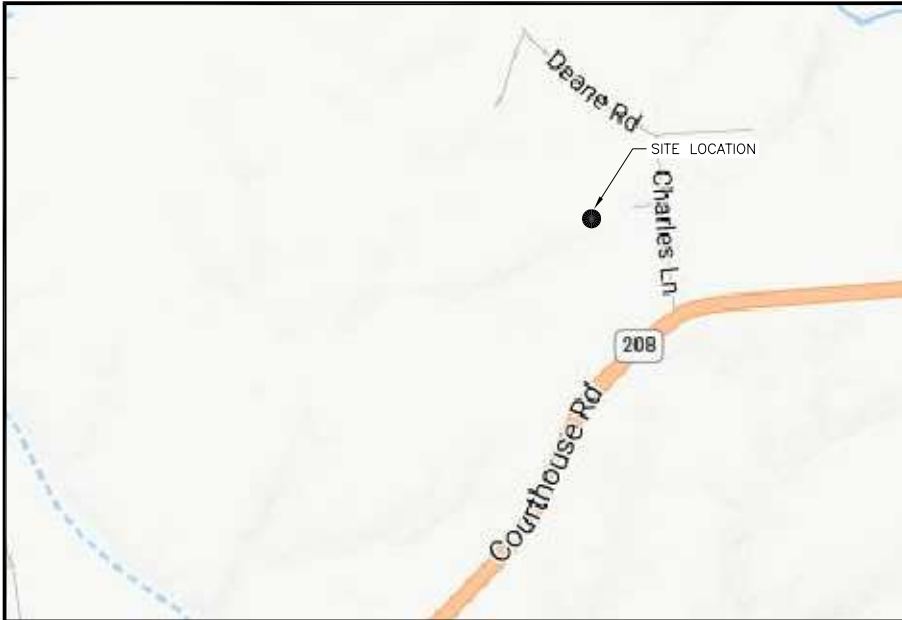




DIRECTIONS FROM ARCOLA OFFICE (112 W. WASHINGTON STREET, MIDDLEBURG, VA 20117):
HEAD WEST ON W. WASHINGTON ST; 358 FEET, TURN LEFT ONTO PLAINS RD, THEN IMMEDIATELY BEAR LEFT ONTO PLAINS RD; 4.4 MILES, BEAR RIGHT ONTO HALFWAY RD; 3.7 MILES, TURN RIGHT ONTO JOHN MARSHALL HWY; 292 FEET, TURN LEFT ONTO FAUQUIER AVE; 3.2 MILES, TURN LEFT ONTO JAMES MADISON HWY; 6.6 MILES, TAKE THE RAMP RIGHT FOR US-17; 2.0 MILES, TAKE THE RAMP RIGHT FOR US-29S/US-15S; 24.7 MILES, TAKE THE RAMP RIGHT FOR US-522/VA-3; 0.2 MILES, TURN LEFT ONTO GERMANNA HWY; 0.5 MILES, TURN RIGHT ONTO ZACHARY TAYLOR HWY; 29.0 MILES, TURN RIGHT ONTO CHOPPING RD; 4.6 MILES, TURN RIGHT ONTO DAVIS HWY; 4.1 MILES, TURN LEFT ONTO COURTHOUSE RD; 3.1 MILES, TURN RIGHT ONTO CHARLES LN; 0.1 MILES, DESTINATION WILL BE ON THE LEFT

DIRECTIONS



LOCAL MAP

N.T.S.



VICINITY MAP

N.T.S.

Exhibit C

HORSESHOE

79 CHARLES LANE

LOUISA, VA 23093

197' MONOPOLE TOWER

PROJECT TEAM

REAL ESTATE: NATE HOLLAND	PHONE NUMBER: 757.305.8420
ZONING: STUART SQUIER	PHONE NUMBER: 804.901.7433
CONSTRUCTION: JONATHAN BOLTON	PHONE NUMBER: 571.221.7351
UTILITIES: JONATHAN BOLTON	PHONE NUMBER: 571.221.7351
ENVIRONMENTAL: BROOKS THACKER	PHONE NUMBER: 630.542.9755

EMERGENCY INFO

JURISDICTION: LOUISA COUNTY
LOCAL FIRE & RESCUE: 540.967.3491
LOCAL POLICE: 540.967.3011

REV. NO.	DESCRIPTION	BY	DATE	REV. NO.	DESCRIPTION	BY	DATE
0	FOR ZONING	MKW	08/28/24				
1	REVISED FALL ZONE	MKW	09/11/24				
2	ZONING COMMENTS	MKW	10/14/24				

A & E CONSULTING TEAM

ARCHITECTURE AND ENGINEERING:
DEWBERRY ENGINEERS INC.
4805 LAKE BROOK DRIVE, SUITE 200
GLEN ALLEN, VA 23060

CONTACT: HILLARY SIEGALL, PE
TITLE: SENIOR ASSOCIATE, PROJECT MANAGER
PHONE NUMBER: 804.205.3348
EMAIL: hsiegall@dewberry.com

CALL BEFORE YOU DIG



CALL 2 WORKING DAYS BEFORE YOU DIG
VA 811 OR MISS UTILITY (800) 552-7001

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

- 2021 INTERNATIONAL BUILDING CODE (IBC)
- 2020 NATIONAL ELECTRIC CODE (NEC)
- 2018 NFPA 101, LIFE SAFETY CODE
- MANUAL OF STEEL CONSTRUCTION, 14th EDITION
- AMERICAN CONCRETE INSTITUTE
- ANSI/TIA-222-H
- ANTENNA SUPPORTING STRUCTURES AND ANTENNAS HAVE BEEN DESIGNED IN ACCORDANCE WITH THE IBC 2018 SECTION 1609 WIND LOADS, EXCEPTION #5
- REFERENCING TIA-222
- LOCAL BUILDING CODE
- CITY/COUNTY ORDINANCES

PROJECT SUMMARY

PROPERTY OWNER: CLARENCE N. WASHINGTON & EVELYN J. WASHINGTON
79 CHARLES LANE
LOUISA, VA 23093

TOWER OWNER: ARCOLA TOWERS
112 W WASHINGTON ST #201
MIDDLEBURG, VA 20117

PROJECT INFO:
CANDIDATE NAME: HORSESHOE

PROJECT DESCRIPTION
THE SITE WILL CONSIST OF A NEW 197' MONOPOLE TOWER IN A 50'x50' FENCED COMPOUND WITHIN A 75'x75' PREMISES FOR TELECOMMUNICATIONS EQUIPMENT.

APPLICANT INFO:
ARCOLA TOWERS
112 W WASHINGTON ST #201
MIDDLEBURG, VA 20117
PHONE: 443.752.1903
CONTACT: RYAN FOLTZ

PROJECT DATA:
ZONING: A2 (AGRICULTURAL)
VOTING DISTRICT: PATRICK HENRY
PARCEL ID: 56 15
ACREAGE: 6.49 ACRES
JURISDICTION: LOUISA COUNTY
POWER PROVIDER: DOMINION
FIBER PROVIDER: VERIZON
SITE TYPE: RAWLAND
TOWER TYPE: MONOPOLE
STRUCTURE HEIGHT: 197' AGL
OVERALL HEIGHT: 199' AGL
PREMISES: 5,625 SF
AREA OF DISTURBANCE: ±22,000 SF

CENTER OF PROPOSED TOWER*:
LATITUDE: 37° 59' 34.01" N / 37.992781
LONGITUDE: 78° 02' 10.68" W / -78.036300
GROUND ELEVATION: 433.5' AMSL
*PER FAA 1-A SURVEY CERTIFICATION COMPLETED BY POINT TO POINT LAND SURVEYORS, INC. DATED 08/14/24

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.

INDEX OF DRAWINGS

SHT. 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	SITE SIGNAGE



ARCOLA TOWERS
112 W WASHINGTON ST #201
MIDDLEBURG, VA 20117



HORSESHOE

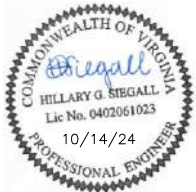
ZONING DRAWINGS

2	10/14/24	ZONING COMMENTS
1	09/11/24	REVISED FALL ZONE
0	08/28/24	FOR ZONING



Dewberry Engineers Inc.

4805 Lake Brook Drive, Suite 200
Glen Allen, VA 23060
Phone: 804.290.7957
Fax: 804.290.7928
www.dewberry.com



DRAWN BY:	MKW
REVIEWED BY:	BAR
CHECKED BY:	HGS
PROJECT NUMBER:	50181475
SITE ADDRESS:	

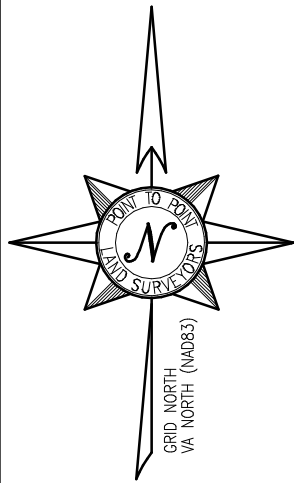
79 CHARLES LANE
LOUISA, VA 23093

SHEET TITLE

TITLE
SHEET

SHEET NUMBER

T - 1



PARENT PARCEL

OWNER: CLARENCE N. WASHINGTON & EVELYN J. WASHINGTON

SITE ADDRESS: 79 CHARLES LANE, LOUISA, VA 22427

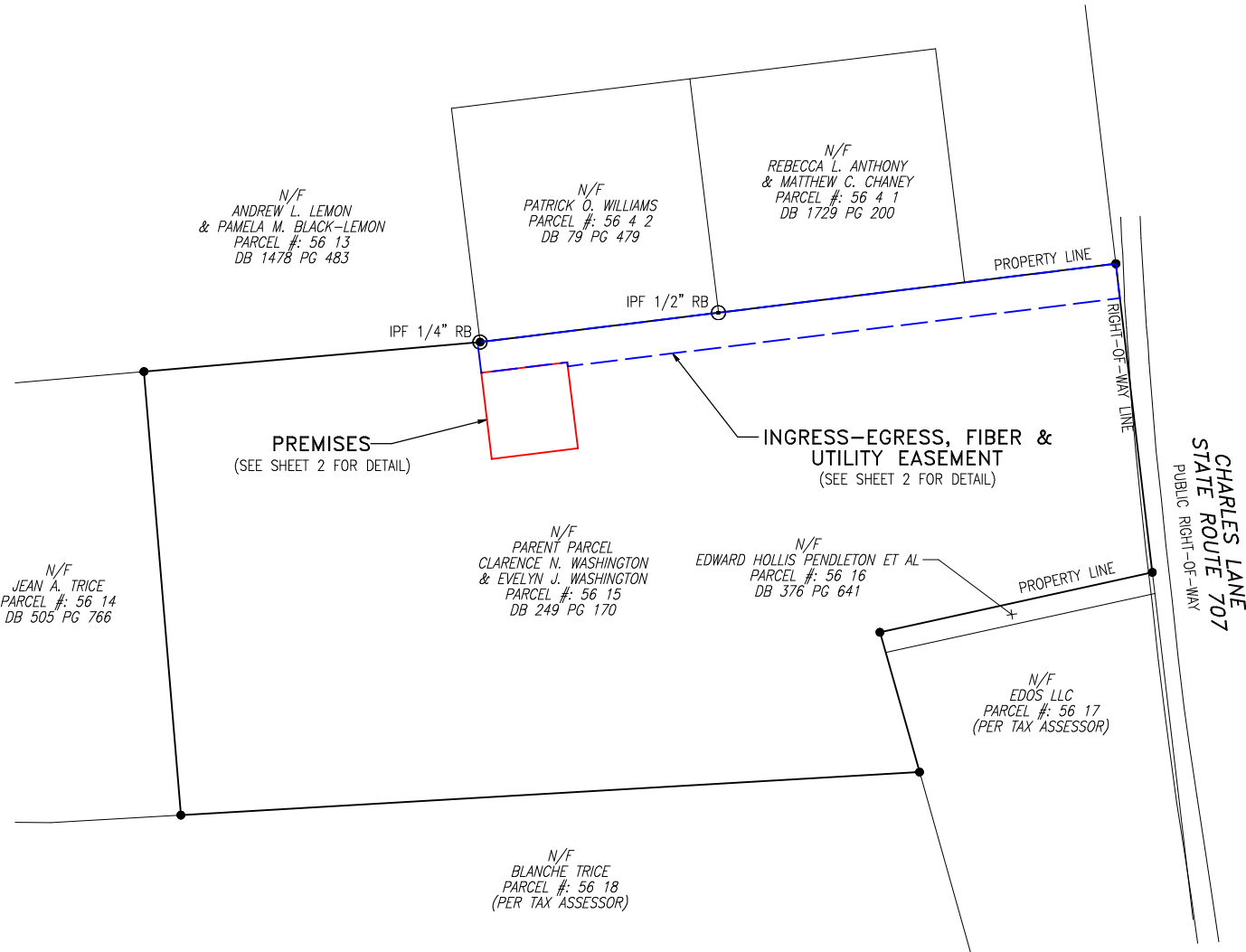
PARCEL ID: 56 15

AREA: 6.49 ACRES (PER TAX ASSESSOR)

ZONED: A2 (AGRICULTURAL)

ALL ZONING INFORMATION SHOULD BE VERIFIED WITH THE PROPER ZONING OFFICIALS

REFERENCE: DEED BOOK 249 PAGE 170



GNSS NOTES

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

POSITIONAL ACCURACY: 0.19 FEET (HORZ) 0.58 FEET (VERT)
TYPE OF EQUIPMENT: CARLSON BRX7 BASE AND ROVER, DUAL FREQUENCY
TYPE OF GNSS FIELD PROCEDURE: ONLINE POSITION USER SERVICE
DATE OF SURVEY: 7/29/24
DATUM / EPOCH: NAD_83(2011)(EPOCH:2010.0000)
PUBLISHED / FIXED CONTROL USE: N/A
GEOID MODEL: 1B
COMBINED GRID FACTOR(S): 1.00041912 CENTERED ON THE BASE POINT AS SHOWN HEREON.
CONVERGENCE ANGLE: 1.82647778°
BENCHMARKS USED: DH7954, DL2308, AJ2122

LEGEND

POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT
IPS IRON PIN SET
IPF IRON PIN FOUND
CRB CAPPED REBAR
RB REBAR
OTP OPEN TOP PIPE
INV INVERT
EP EDGE OF PAVEMENT
OU OVERHEAD UTILITY
CMP CORRUGATED METAL PIPE
N/F NOW OR FORMERLY
R/W RIGHT-OF-WAY

UTILITY POLE
GUY WIRE ANCHOR
BENCHMARK

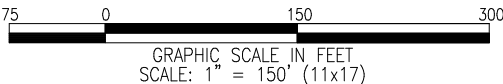
SURVEYOR'S CERTIFICATION

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

G. DARRELL TAYLOR, PLS

8/14/2024
DATE

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.



VICINITY MAP

NOT TO SCALE

GENERAL NOTES

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

THIS DRAWING DOES NOT REPRESENT A BOUNDARY SURVEY.

EQUIPMENT USED FOR ANGULAR & LINEAR MEASUREMENTS: GEOMAX ZOOM ROBOTIC AND CARLSON BRX7 BASE AND ROVER [DATE OF LAST FIELD VISIT: 6/04/2024]. SEE GNSS NOTES FOR GNSS EQUIPMENT.

THE 1' CONTOURS AND SPOT ELEVATIONS SHOWN ON THIS SPECIFIC PURPOSE SURVEY ARE ADJUSTED TO NAVD 88 DATUM (COMPUTED USING GEOID18) AND HAVE A VERTICAL ACCURACY OF ± 0.5'. CONTOURS OUTSIDE THE IMMEDIATE SITE AREA ARE APPROXIMATE.

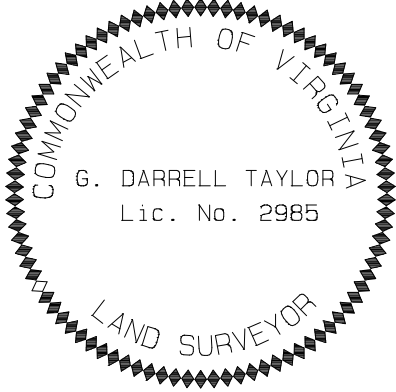
BEARINGS SHOWN ON THIS SPECIFIC PURPOSE SURVEY ARE BASED ON VIRGINIA GRID NORTH (NAD 83) NORTH ZONE.

PER THE FEMA FLOODPLAIN MAPS, THE SITE IS LOCATED IN AN AREA DESIGNATED AS ZONE X (AREA OF MINIMAL FLOOD HAZARD). COMMUNITY PANEL NO. : 51109C0300C DATED: 7/22/2020

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

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

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



NO.	DATE	REVISION
1.	08-14-24	FIBER & PREMISES

* 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) pointpointsurvey.com



SPECIFIC PURPOSE SURVEY PREPARED FOR:



112 W WASHINGTON ST #201
MIDDLEBURG, VA 20117

HORSESHOE

LOUISA MAGISTERIAL DISTRICT
LOUISA COUNTY, VIRGINIA

DRAWN BY: RJH

CHECKED BY: JKL

APPROVED: D. MILLER

DATE: AUGUST 14, 2024

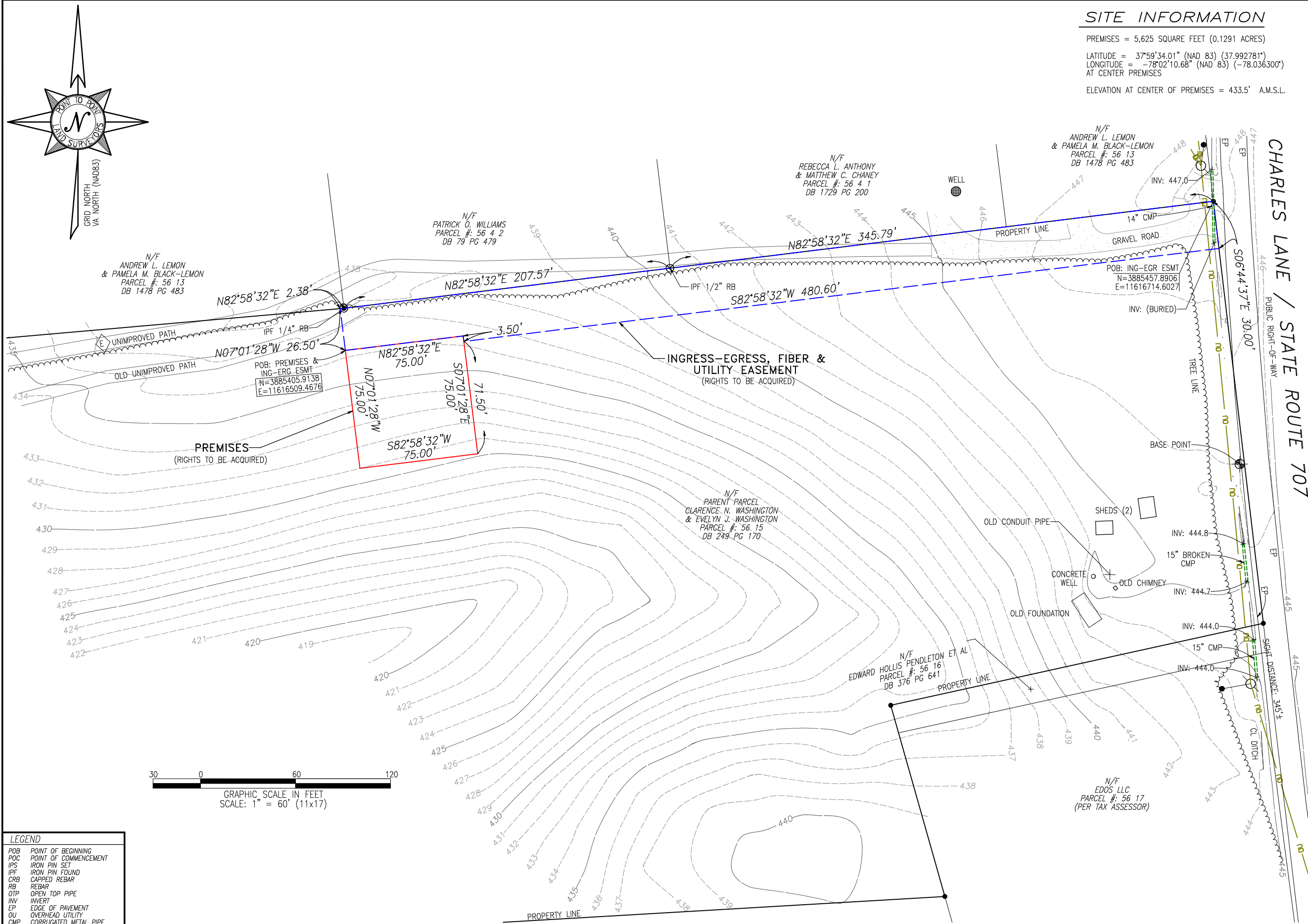
P2P JOB #: 240777VA

SHEET:

1

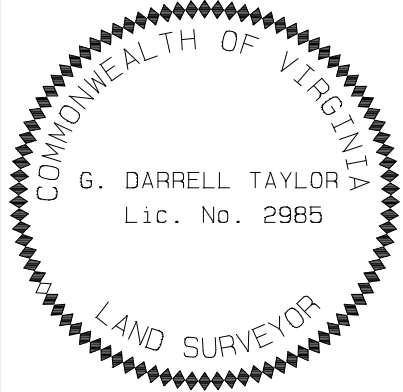
OF 3

[SURVEY NOT VALID WITHOUT SHEET 2-3 OF 3]



SITE INFORMATION

PREMISES = 5,625 SQUARE FEET (0.1291 ACRES)
LATITUDE = 37°59'34.01" (NAD 83) (37.992781°)
LONGITUDE = -78°02'10.68" (NAD 83) (-78.036300°)
AT CENTER PREMISES
ELEVATION AT CENTER OF PREMISES = 433.5' A.M.S.L.



NO.	DATE	REVISION
1.	08-14-24	FIBER & PREMISES

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:



HORSESHOE

LOUISA MAGISTERIAL DISTRICT
LOUISA COUNTY, VIRGINIA

DRAWN BY: RJH	SHEET:
CHECKED BY: JKL	2
APPROVED: D. MILLER	OF 3
DATE: AUGUST 14, 2024	
P2P JOB #: 240777VA	

SURVEY NOT VALID WITHOUT SHEET 1 & 3 OF 3

LEGAL DESCRIPTION SHEET

INGRESS–EGRESS, FIBER & UTILITY EASEMENT

TOGETHER WITH AN INGRESS–EGRESS, FIBER & UTILITY EASEMENT LYING AND BEING IN THE LOUISA MAGISTERIAL DISTRICT, LOUISA COUNTY, VIRGINIA, AND BEING A PORTION OF THE LANDS OF CLARENCE N. WASHINGTON AND EVELYN J. WASHINGTON, AS RECORDED IN DEED BOOK 249 PAGE 170, LOUISA COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING A POINT ON THE NORTHWESTERLY CORNER OF SAID PREMISES, SAID POINT HAVING A VIRGINIA GRID NORTH (NAD83) NORTH ZONE VALUE OF N=3885405.9138 E=11616509.4676;

THENCE LEAVING SAID PREMISES AND RUNNING, NORTH 07°01’28” WEST, 26.50 FEET TO A POINT ON THE NORTH LINE OF SAID WASHINGTON LANDS;

THENCE ALONG SAID NORTH LINE, NORTH 82°58’32” EAST, 2.38 FEET TO AN 1/4–INCH REBAR FOUND;

THENCE, NORTH 82°58’32” EAST, 207.57 FEET TO AN 1/2–INCH REBAR FOUND;

THENCE, NORTH 82°58’32” EAST, 345.79 FEET TO A POINT ON THE WESTERN RIGHT–OF–WAY LINE OF CHARLES LANE, ALSO KNOWN AS STATE ROUTE 707 (HAVING A PUBLIC RIGHT–OF–WAY);

THENCE ALONG SAID RIGHT–OF–WAY, SOUTH 06°44’37” EAST, 30.00 FEET TO A POINT;

THENCE LEAVING SAID RIGHT–OF–WAY, SOUTH 82°58’32” WEST, 480.60 FEET TO A POINT ON SAID PREMISES;

THENCE ALONG SAID PREMISES, NORTH 07°01’28” WEST, 3.50 FEET TO A POINT;

THENCE, SOUTH 82°58’32” WEST, 75.00 FEET TO A POINT AND THE POINT OF BEGINNING.

BEARINGS BASED ON VIRGINIA GRID NORTH, NAD83, NORTH ZONE.

SAID EASEMENT CONTAINS 0.3767 ACRES (16,408 SQUARE FEET), MORE OR LESS.

PREMISES

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE LOUISA MAGISTERIAL DISTRICT, LOUISA COUNTY, VIRGINIA, AND BEING A PORTION OF THE LANDS OF CLARENCE N. WASHINGTON AND EVELYN J. WASHINGTON, AS RECORDED IN DEED BOOK 249 PAGE 170, LOUISA COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING A POINT, SAID POINT HAVING A VIRGINIA GRID NORTH (NAD83) NORTH ZONE VALUE OF N=3885405.9138 E=11616509.4676;

THENCE, NORTH 82°58’32” EAST, 75.00 FEET TO A POINT;

THENCE, SOUTH 07°01’28” EAST, 75.00 FEET TO A POINT;

THENCE, SOUTH 82°58’32” WEST, 75.00 FEET TO A POINT;

THENCE, NORTH 07°01’28” WEST, 75.00 FEET TO A POINT;

BEARINGS BASED ON VIRGINIA GRID NORTH, NAD83, NORTH ZONE.

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

TITLE EXCEPTIONS

THIS SURVEY WAS COMPLETED WITH THE AID OF TITLE WORK PREPARED BY CAMDEN TITLE & STLEMENT COMPANY, INC., DATED MAY 22, 2024, FOR THE PARENT PARCEL, TO DETERMINE THE IMPACTS OF EXISTING TITLE EXCEPTIONS.

D. EASEMENTS AND/OR RIGHTS–OF–WAY:

1. RIGHT TO CONSTRUCT, OPERATE AND MAINTAIN A POLE LINE FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND SOUND, ETC., AT A LOCATION TO BE DESIGNATED BY GRANTEE, AS SET FORTH IN A RIGHT OF WAY DATED JUNE 28, 1947 AND RECORDED AMONG THE LAND RECORDS OF LOUISA COUNTY, VIRGINIA IN DEED BOOK NO. 72, PAGE 50, FROM WM. E. THOMPSON AND SARAH THOMPSON TO VIRGINIA ELECTRIC AND POWER COMPANY.

[THIS ITEM IS APPLICABLE TO THE PARENT PARCEL BUT IT IS NOT PLOTTED HEREON BECAUSE IT IS BLANKET IN NATURE.]

E. PLAT EXCEPTION:

OLD ROAD OR DRIVEWAY NEAR AND ALONG NORTHERN BOUNDARY LINE OF THE LAND, AND PORTION OF THE LAND LOCATED WITHIN THE BED OF STATE ROUTE 707, AS SHOWN ON THE SURVEY.

[THIS ITEM IS APPLICABLE TO THE PARENT PARCEL AND IT IS FIELD LOCATED AND SHOWN HEREON.]

PARENT PARCEL PER TITLE

PARCEL I:

ALL THAT CERTAIN PIECE OR PARCEL OF LAND LYING AND BEING IN THE COUNTY OF LOUISA, BEGINNING AT A WHITE OAK WITH WILLIE WHITE S. 2 DEGREES W. 22 POLES TO POINTERS WITH DILSY TRICE AND BLANCHE TRICE, THENCE S. 89 DEGREES 72 POLES TO POINTERS WITH SUSAN TAYLOR, THENCE N. 1 DEGREE W. 23 2/3 POLES TO POINTERS, THENCE W. 71 . POLES TO THE BEGINNING. CONTAINING 10 ACRES, MORE OR LESS.

PARCEL II:

ALL THAT CERTAIN PIECE OR PARCEL OF LAND LYING AND BEING IN THE COUNTY OF LOUISA, BEGINNING AT A ROCK CORNER IN THE LINE OF SUSAN TAYLOR 5.63 YARDS WEST TO A ROCK CORNER IN THE LINE OF MRS. V. I. FRANCISCO, THENCE N. ALONG THE FRANCISCO LINE 120 YARDS TO A FORKED SPANISH OAK IN WILLIS THOMPSON LINE, THENCE 5.71 YARDS E. TO A ROCK CORNER IN THE LINE OF SUSAN TAYLOR, THENCE ALONG SAID SUSAN TAYLOR.S LINE 84 YARDS TO THE CENTER OF THE COUNTY ROAD LEADING TO BELLS X ROADS [SIC: BELLS CROSSROADS]. CONTAINING 1 ½ ACRES, MORE OR LESS.

LESS AND EXCEPT A 2.26–ACRE PARCEL AND A . ACRE PARCEL OF LAND AS MORE PARTICULARLY DESCRIBED IN A DEED DATED DECEMBER 7, 1929 AND RECORDED IN DEED BOOK NO. 49, PAGE 516 AMONG THE LAND RECORDS OF LOUISA COUNTY, VIRGINIA, FROM WILLIE E. THOMPSON TO ANNA E. WINSTON, AND WHICH PARCELS ARE DESCRIBED THEREIN RESPECTIVELY AS FOLLOWS:

BEING FOR THE FIRST A TRACT OR PARCEL OF LAND CONTAINING 2.26 ACRES, MORE OR LESS, ACCORDING TO A SURVEY AND PLAT THEREOF MADE BY JOHN B. TRICE, D.S.L.C., NOVEMBER 2, 1929, WITH METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A WHITE OAK CORNER WITH WILLIE WHITE, THENCE S. 1 DEGREE WEST, 5.50 CHAINS TO A STAKE CORNER WITH DIXIE TRICE, THENCE DUE E. WITH DIXIE TRICE, 4 CHAINS TO A STAKE CORNER WITH THE LAND OF THE SAID WILLIE THOMPSON, THENCE N. 1 DEGREES E. 5.80 CHAINS TO A STAKE CORNER, THENCE N. 89 DEGREES W. ALONG MICHIE.S LINE TO THE POINT OF BEGINNING; AND

BEING FOR THE SECOND A STRIP OF LAND CONTAINING . OF AN ACRE, MORE OR LESS, BEING 22 YARDS WIDE AND LAYING IMMEDIATELY BROAD SIDE TO THE EASTERN LINE OF THE PARCEL OF LAND ABOVE DESCRIBED AND EXTENDING FROM THE LAND OF DIXIE TRICE ON THE SOUTH TO THE SAID MICHIE LAND ON THE NORTH AND ADJOINING THE PARCEL OF LAND ABOVE CONVEYED.

FURTHER LESS AND EXCEPT A 2.00 ACRE PARCEL OF LAND, MORE OR LESS, ON THE COUNTY ROAD LEADING FROM THE COURTHOUSE TOWARDS BELLS X ROADS [SIC: BELLS CROSSROADS], AS MORE PARTICULARLY DESCRIBED IN A DEED DATED SEPTEMBER 17, 1927 AND RECORDED IN DEED BOOK NO. 50, PAGE 70 AMONG THE LAND RECORDS OF LOUISA COUNTY, VIRGINIA, FROM WILLIE THOMPSON TO HOLLIS PENDLETON, AND DESCRIBED THEREIN AS FOLLOWS:

BEGINNING IN THE SAID COUNTY ROAD CORNER IN THE LAND OF DIXIE TRICE, THENCE ALONG THE LINE OF THE SAID DIXIE TRICE IN A SOUTHEASTERN DIRECTION TO A ROCK CORNER WITH THE SAID DIXIE TRICE, THENCE A NEW LINE WITH SAID WILLIE THOMPSON, IN A NORTHERN DIRECTION STRAIGHT TO THE LAND OF SUSAN TAYLOR, ROCK CORNER, IN THE LINE OF THE SAID SUSAN TAYLOR, THENCE ALONG THE LINE OF THE LAND OF SUSAN TAYLOR, BACK TO THE SAID COUNTY ROAD CORNER WITH SUSAN TAYLOR, THENCE DOWN THE SAID COUNTY ROAD A DISTANCE OF ABOUT THIRTY–FIVE YARDS TO THE POINT OF BEGINNING.

ALSO BEING THE SAME PROPERTY SHOWN ON THE "PLAT OF SURVEY OF 7.141 ACRES STANDING IN THE NAME OF WILLIE E. & SARAH THOMPSON," PREPARED BY JAMES H. BELL, JR., P.C., DATED DECEMBER 17, 1981 AND RECORDED IN THE CLERK'S OFFICE OF LOUISA COUNTY, VIRGINIA IN DEED BOOK NO. 249, PAGE 177 (THE "SURVEY").



NO.	DATE	REVISION
1.	08–14–24	FIBER & PREMISES

* 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:



HORSESHOE

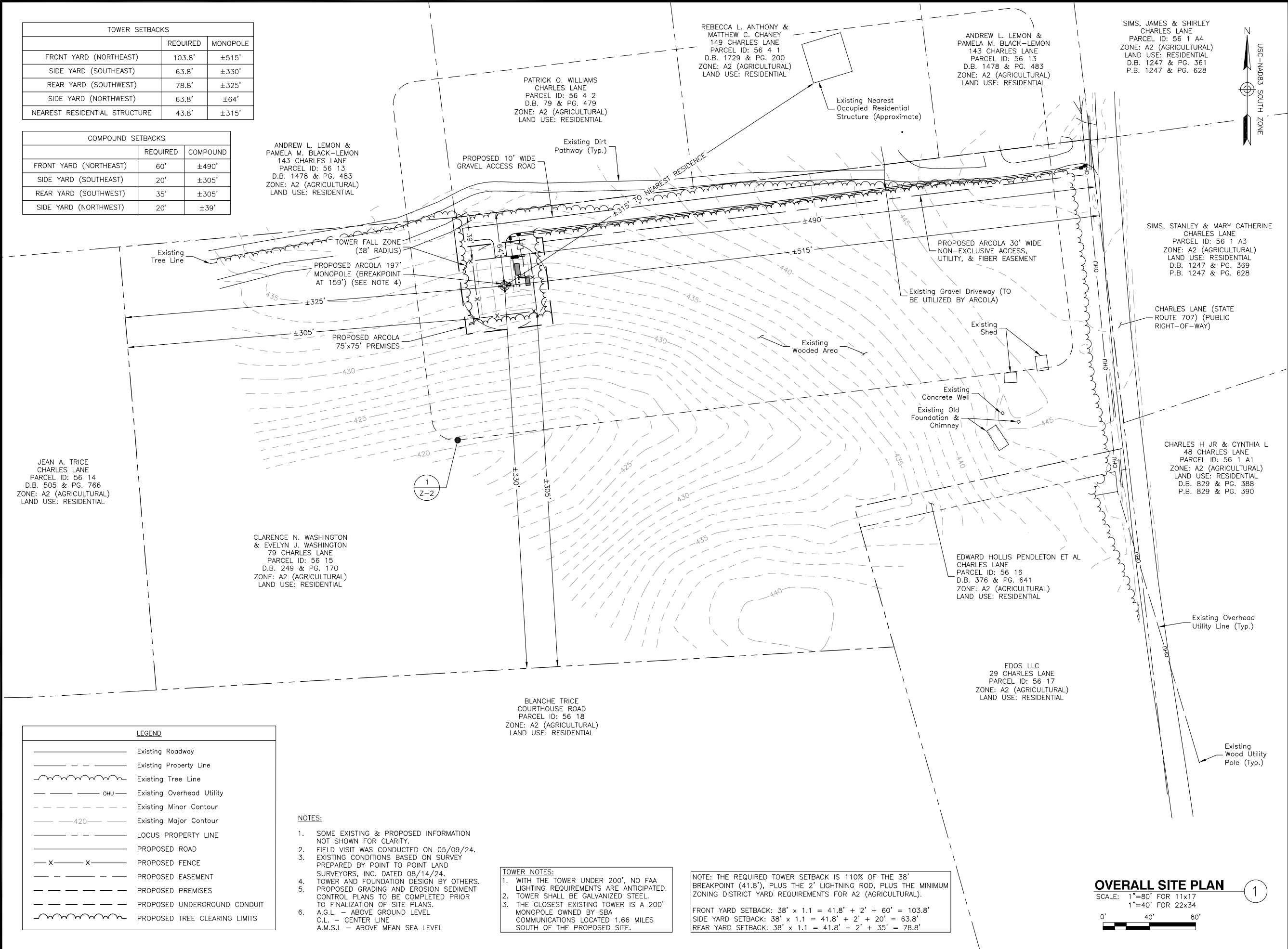
LOUISA MAGISTERIAL DISTRICT
LOUISA COUNTY, VIRGINIA

DRAWN BY: RJH
CHECKED BY: JKL
APPROVED: D. MILLER
DATE: AUGUST 14, 2024
P2P JOB #: 240777VA

SHEET:
3
OF 3

TOWER SETBACKS		
	REQUIRED	MONOPOLE
FRONT YARD (NORTHEAST)	103.8'	±515'
SIDE YARD (SOUTHEAST)	63.8'	±330'
REAR YARD (SOUTHWEST)	78.8'	±325'
SIDE YARD (NORTHWEST)	63.8'	±64'
NEAREST RESIDENTIAL STRUCTURE	43.8'	±315'

COMPOUND SETBACKS		
	REQUIRED	COMPOUND
FRONT YARD (NORTHEAST)	60'	±490'
SIDE YARD (SOUTHEAST)	20'	±305'
REAR YARD (SOUTHWEST)	35'	±305'
SIDE YARD (NORTHWEST)	20'	±39'



ARCOLA TOWERS
112 W WASHINGTON ST #201
MIDDLEBURG, VA 20117



HORSESHOE

ZONING DRAWINGS

2	10/14/24	ZONING COMMENTS
1	09/11/24	REVISED FALL_ZONE
0	08/28/24	FOR ZONING



Dewberry Engineers Inc.
4805 Lake Brook Drive, Suite 200
Glen Allen, VA 23060
Phone: 804.290.7957
Fax: 804.290.7928
www.dewberry.com



DRAWN BY:	MKW
REVIEWED BY:	BAR
CHECKED BY:	HGS
PROJECT NUMBER:	50181475
SITE ADDRESS:	

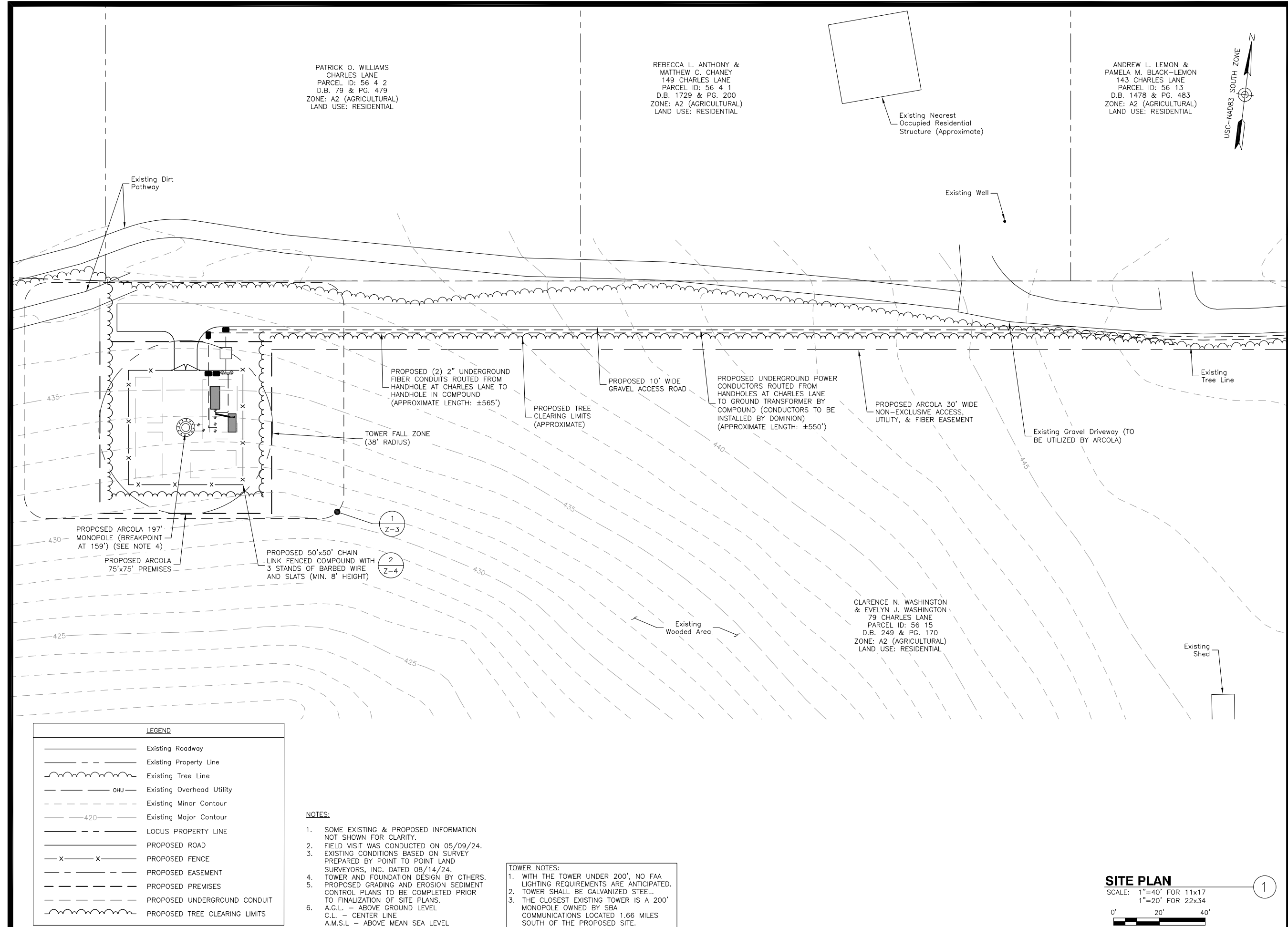
79 CHARLES LANE
LOUISA, VA 23093

SHEET TITLE

OVERALL
SITE PLAN

SHEET NUMBER

Z-1



ARCOLA TOWERS
112 W WASHINGTON ST #201
MIDDLEBURG, VA 20117



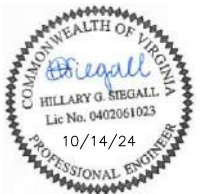
HORSESHOE

ZONING DRAWINGS

2	10/14/24	ZONING COMMENTS
1	09/11/24	REVISED FALL ZONE
0	08/28/24	FOR ZONING



Dewberry Engineers Inc.
4805 Lake Brook Drive, Suite 200
Glen Allen, VA 23060
Phone: 804.290.7957
Fax: 804.290.7928
www.dewberry.com



DRAWN BY:	MKW
REVIEWED BY:	BAR
CHECKED BY:	HGS
PROJECT NUMBER:	50181475
SITE ADDRESS:	

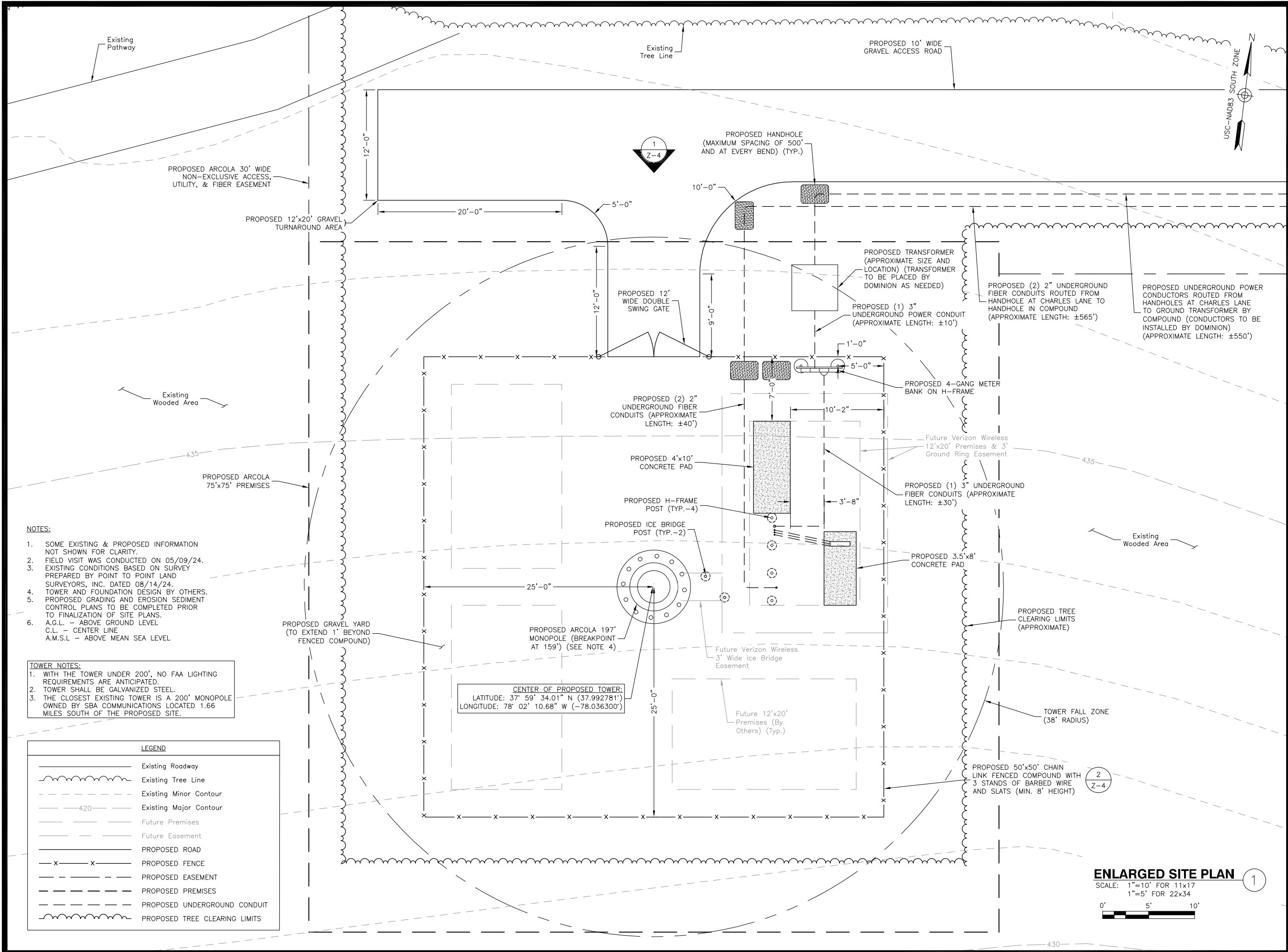
79 CHARLES LANE
LOUISA, VA 23093

SHEET TITLE

SITE
PLAN

SHEET NUMBER

Z-2



ARCOLA TOWERS
112 W WASHINGTON ST #201
MIDDLEBURG, VA 20117



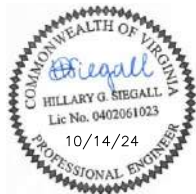
HORSESHOE

ZONING DRAWINGS

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1	09/11/24	REVISED FALL_ZONE
0	08/28/24	FOR ZONING



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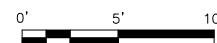
ENLARGED
SITE PLAN

SHEET NUMBER

Z-3

ENLARGED SITE PLAN

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



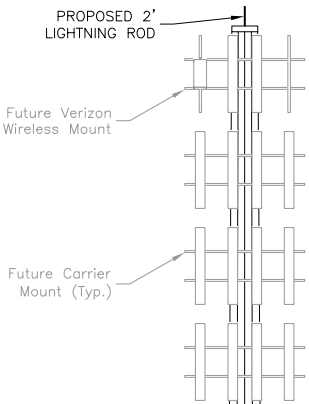
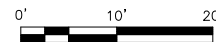
LEGEND		
A.G.L.	-	ABOVE GROUND LEVEL
C.L.	-	CENTER LINE

- NOTES:
- SOME EXISTING & PROPOSED INFORMATION NOT SHOWN FOR CLARITY.
 - FIELD VISIT WAS CONDUCTED ON 05/09/24.
 - EXISTING CONDITIONS BASED ON SURVEY PREPARED BY POINT TO POINT LAND SURVEYORS, INC. DATED 08/14/24.
 - TOWER AND FOUNDATION DESIGN BY OTHERS.
 - PROPOSED GRADING AND EROSION SEDIMENT CONTROL PLANS TO BE COMPLETED PRIOR TO FINALIZATION OF SITE PLANS.
 - A.G.L. - ABOVE GROUND LEVEL
C.L. - CENTER LINE
A.M.S.L - ABOVE MEAN SEA LEVEL

- TOWER NOTES:
- WITH THE TOWER UNDER 200', NO FAA LIGHTING REQUIREMENTS ARE ANTICIPATED.
 - TOWER SHALL BE GALVANIZED STEEL.
 - THE CLOSEST EXISTING TOWER IS A 200' MONOPOLE OWNED BY SBA COMMUNICATIONS LOCATED 1.66 MILES SOUTH OF THE PROPOSED SITE.

TOWER ELEVATION

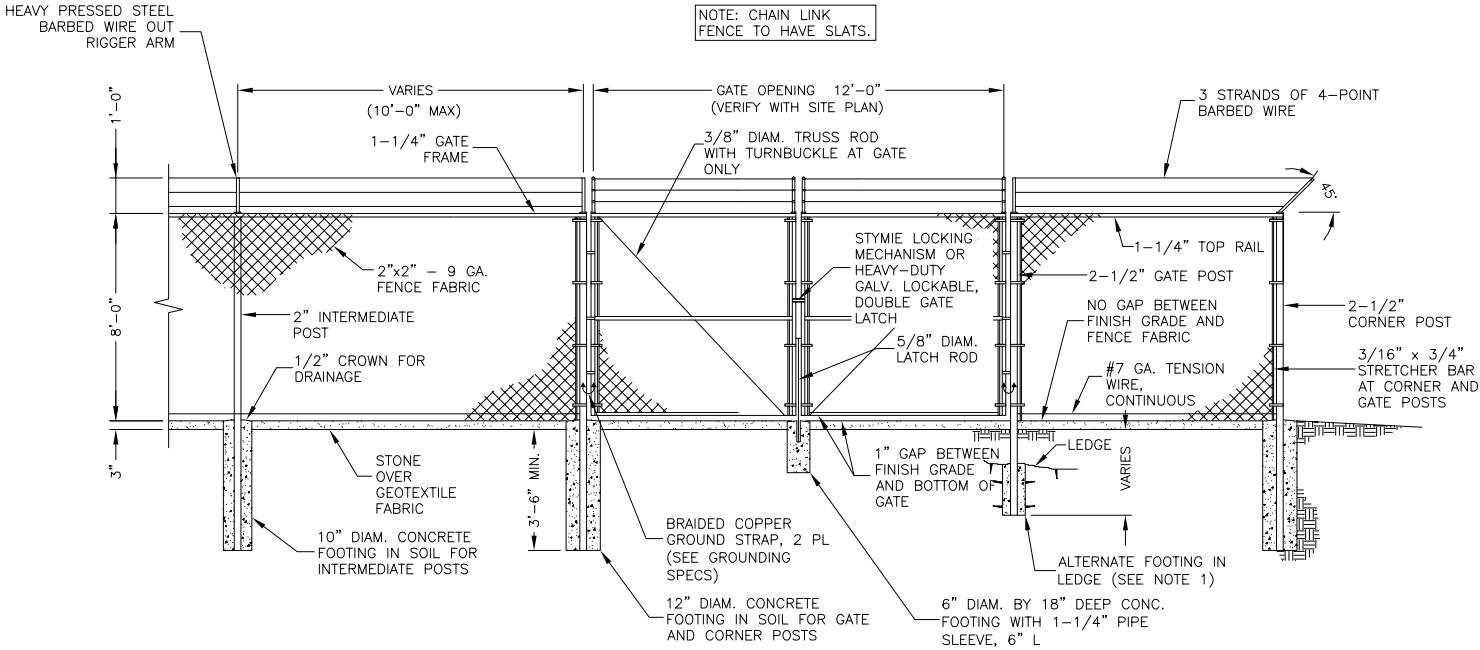
SCALE: 1"=20' FOR 11x17
1"=10' FOR 22x34



OVERALL HEIGHT	---	---	---
ELEV. = 199' A.G.L.	---	---	---
STRUCTURE HEIGHT	---	---	---
ELEV. = 197' A.G.L.	---	---	---
C.L. Of Future Verizon Wireless Antennas	---	---	---
Elev. = 192' A.G.L.	---	---	---
C.L. Of Future Antennas	---	---	---
Elev. = 182' A.G.L.	---	---	---
C.L. Of Future Antennas	---	---	---
Elev. = 172' A.G.L.	---	---	---
C.L. Of Future Antennas	---	---	---
Elev. = 162' A.G.L.	---	---	---

PROPOSED ARCOLA 197' MONOPOLE (BREAKPOINT AT 159') (SEE NOTE 4)

PROPOSED 50'x50' CHAIN LINK FENCED COMPOUND WITH 3 STANDS OF BARBED WIRE AND SLATS (MIN. 8' HEIGHT)



FENCE AND ACCESS GATE

SCALE: N.T.S.

FENCE NOTES:

- 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.
- 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.



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HORSESHOE

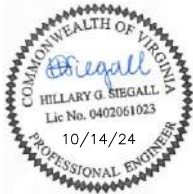
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LOUISA, VA 23093

SHEET TITLE

TOWER
ELEVATION

SHEET NUMBER

Z-4

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 THE 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
NO TRESPASSING	BLACK/WHITE	"NO TRESPASSING" NOTIFICATION THAT THE TOWER FACILITY IS NOT TO BE ACCESSED BY THE PUBLIC.	FENCE COMPOUND 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.



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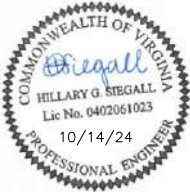
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LOUISA, VA 23093

SHEET TITLE

SITE
SIGNAGE

SHEET NUMBER

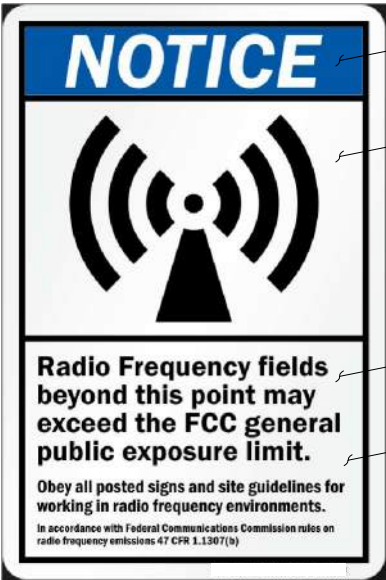
Z-5



ORANGE BACKGROUND
WITH BLACK LETTERING
12"wx18"H

RF NOTICE SIGN
N.T.S

1



BLUE BACKGROUND
WITH WHITE LETTERING

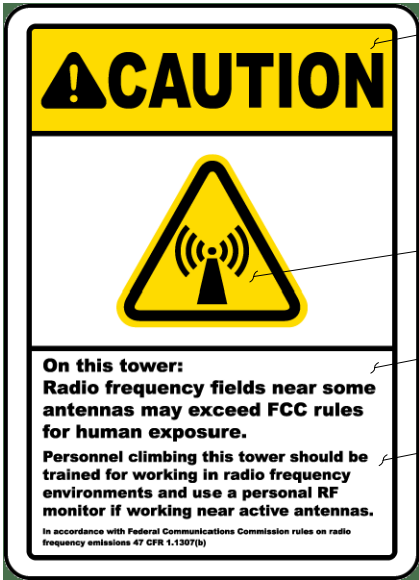
WHITE BACKGROUND
WITH BLACK LETTERING

WHITE BACKGROUND
WITH BLACK LETTERING

12"wx18"

RF NOTICE SIGN
N.T.S

2



YELLOW BACKGROUND
WITH BLACK LETTERING

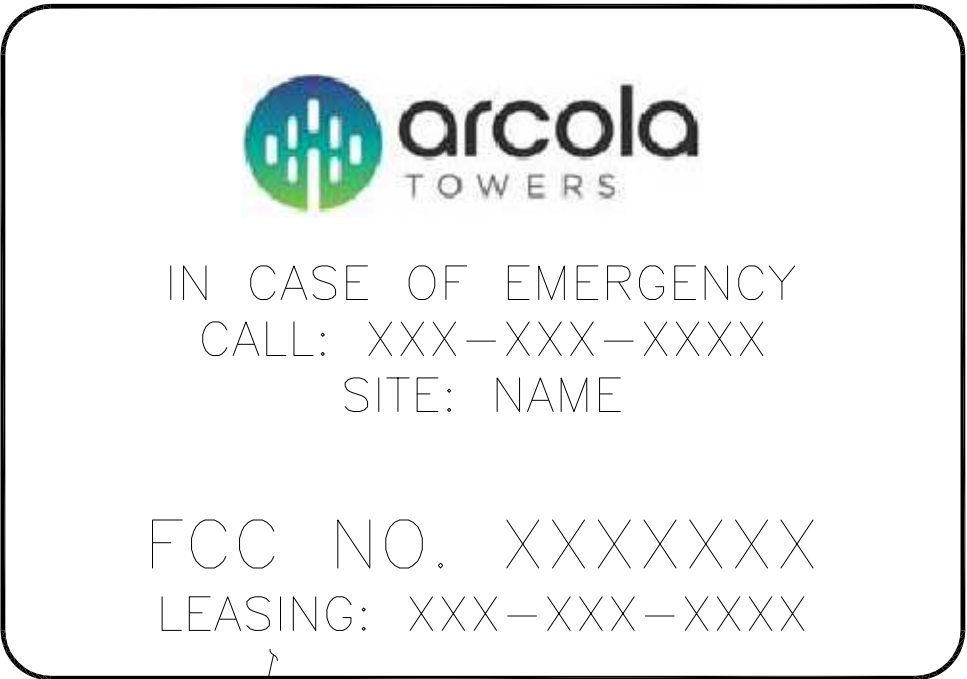
YELLOW BACKGROUND
WITH BLACK LETTERING

WHITE BACKGROUND
WITH BLACK LETTERING

12"wx18"

RF CAUTION SIGN
N.T.S

3



WHITE BACKGROUND
WITH BLACK LETTERING

FACULTY CONTACT SIGN
N.T.S

4



WHITE BACKGROUND
WITH BLACK LETTERING
18"H x 24"W

NO TRESPASSING SIGN
N.T.S

5