

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	CALL 911	JURISDICTION: LOUISA COUNTY	LOCAL FIRE AND RESCUE: (504) 967-3491
FIBER: VERIZON (800) 837-4966		LOCAL POLICE: (540) 967-3011	

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

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



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 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

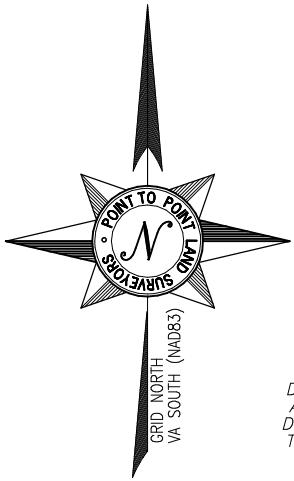
ENGINEER STAMP:

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

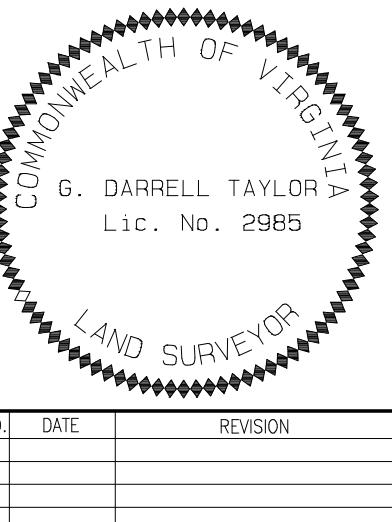
DRAWING NUMBER:
T-1



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

PROPERTY LINE

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

20' DRAINAGE EASEMENT (PER DB 260 PG 452)

N/F
 TRACY LYN WHITE
 PARCEL # 83 107
 ZONED A2
 DB 1228 PG 554

LESSEE PREMISES
 (SEE SHEET 2 FOR DETAIL)

TOWER COMPOUND
 POB: ESMT & PREMISES

270.0°

613.8'

PROPERTY LINE

N/F
 CYNTHIA LEA HAYES HARRIS & DONALD HARRIS
 PARCEL # 83 108
 ZONED A2
 DB 162 PG 248

WELL LOT
 (DB 279 PG 591)
 (DB 279 PG 205)

N28°17'32"E 1358.51'

12 13

40' STATE ROUTE 648 (PER DB 260 PG 452)

RIGHT-OF-WAY LINE

JOUETT SCHOOL RD

POC: IPF 1/2" RB

N=3850604.0291

E=11671914.9791

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

GENERAL NOTES

* THIS SPECIFIC PURPOSE SURVEY IS FOR THE LESSEE PREMISES AND EASEMENTS ONLY. THIS SPECIFIC PURPOSE SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE TOWERS, LLC AND EXCLUSIVELY FOR THE TRANSFERRAL OF THE LESSEE 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/OR LEICA TS12 [DATE OF LAST FIELD VISIT: 01/08/2024]. 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) SOUTH 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.: 51109C0350C DATED: 07/22/2020.

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

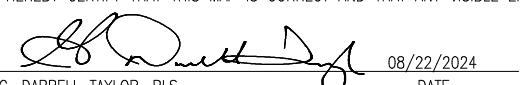
ALL ZONING INFORMATION SHOULD BE VERIFIED WITH THE PROPER ZONING OFFICIALS.

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.

SURVEYOR'S CERTIFICATION

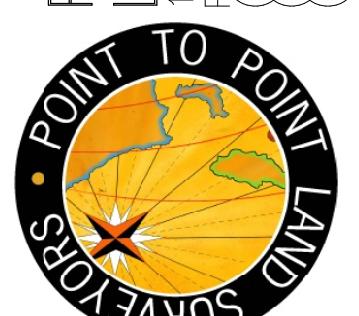
I HEREBY CERTIFY TO: VERTICAL BRIDGE REIT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUBSIDIARIES, AND THEIR RESPECTIVE SUCCESSORS AND/OR ASSIGNS; TORONTO DOMINION (TEXAS) LLC, AS ADMINISTRATIVE AGENT, FOR TIME AND ON BEHALF OF THE LENDERS PARTIES FROM TIME TO TIME TO THAT CERTAIN SECOND AMENDED 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.

* 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:

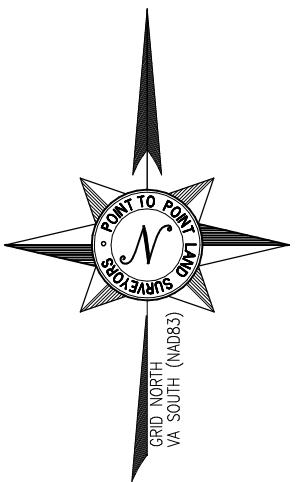

 verticalbridge

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: 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

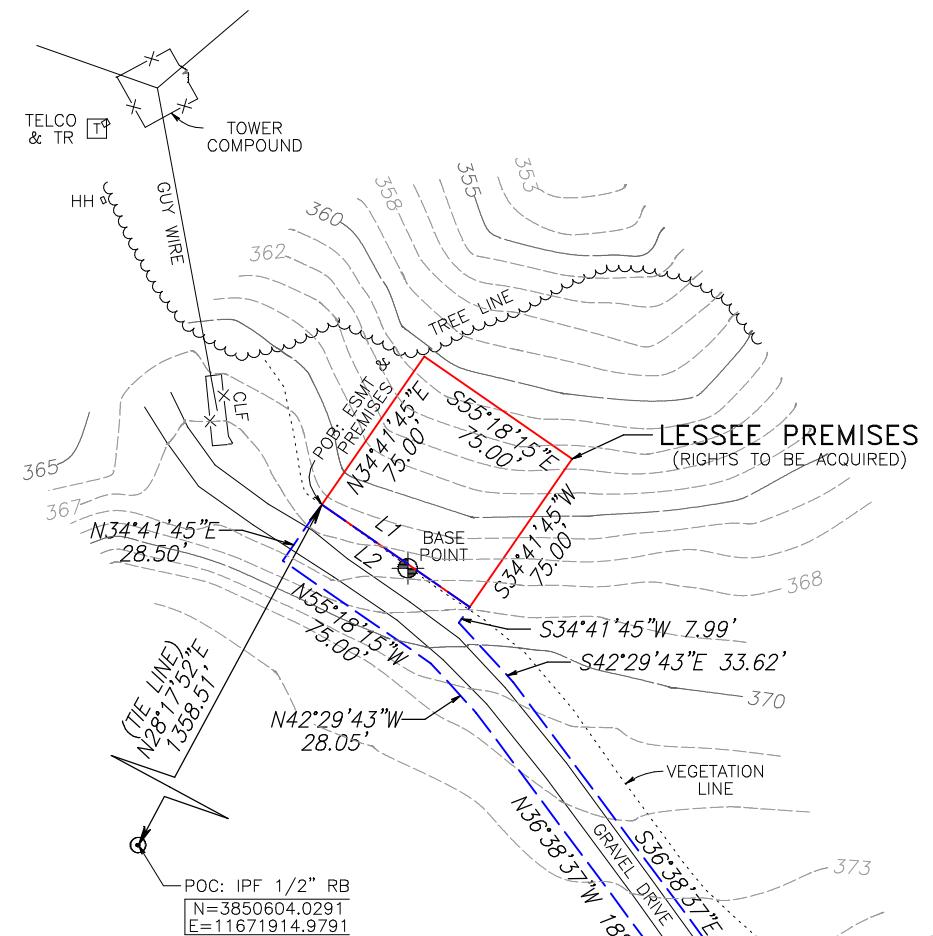
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN CUCKOO MAGISTERIAL DISTRICT, LOUISA COUNTY, VIRGINIA, AND BEING A PORTION OF THE LANDS OF THE LOUISA COUNTY SCHOOLBOARD, AS RECORDED IN DEED BOOK 260, PAGE 452, LOUISA COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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, 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
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EP	EDGE OF PAVEMENT
CLF	CHAIN LINK FENCE
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TR	TRANSFORMER
LP	LIGHT POLE



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:

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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

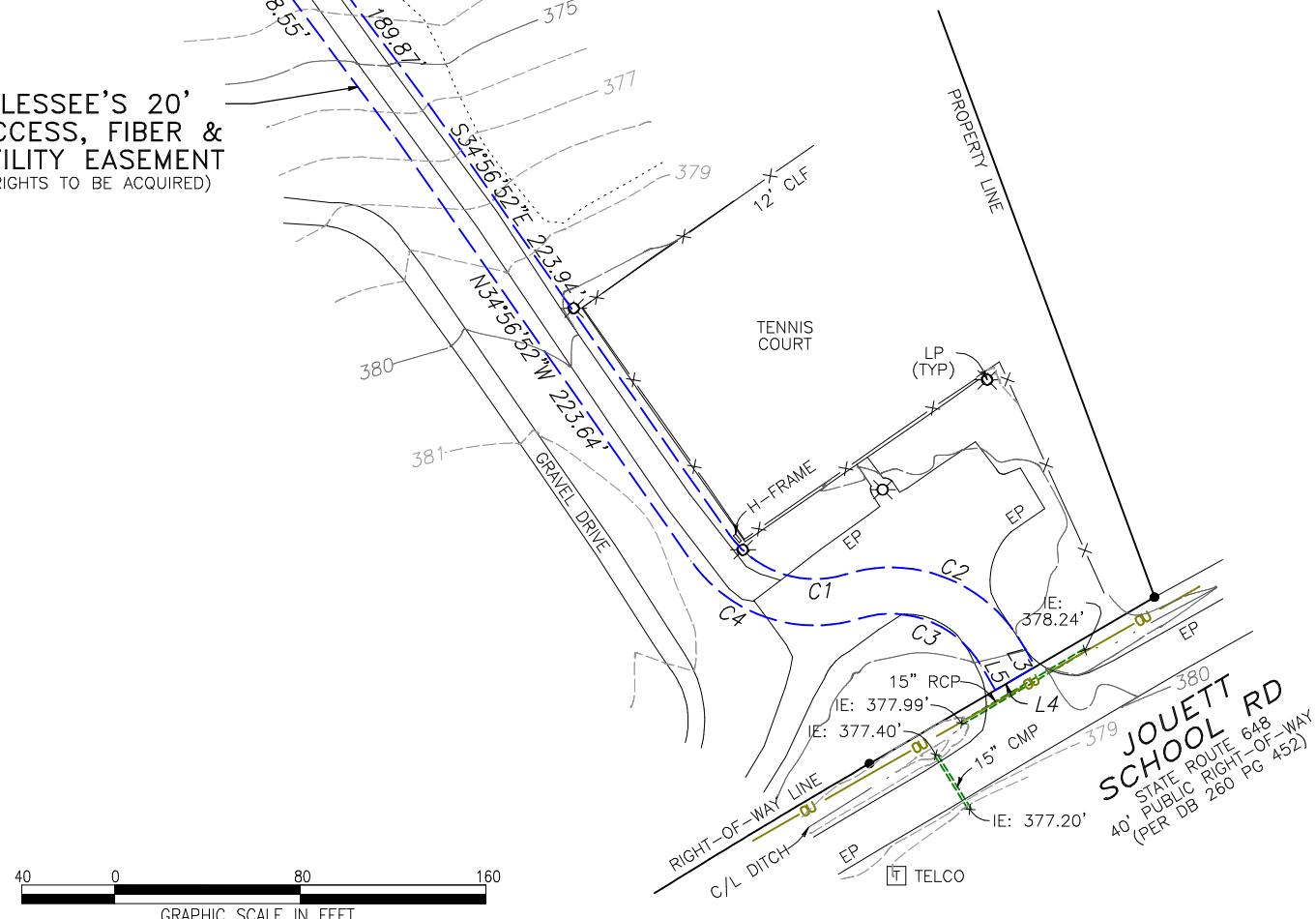
CUCKOO MAGISTERIAL DISTRICT
LOUISA COUNTY, VIRGINIA

DRAWN BY: NRW
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SHEET: 2
OF 3

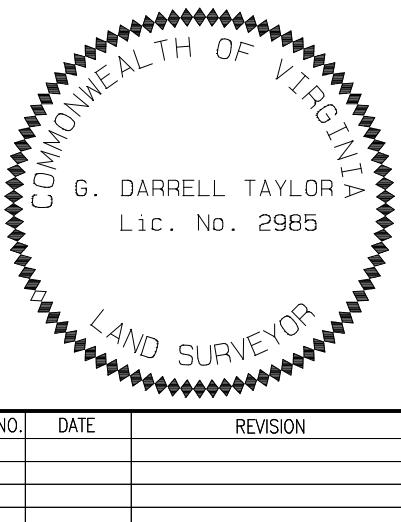


Know what's below.
Call before you dig.

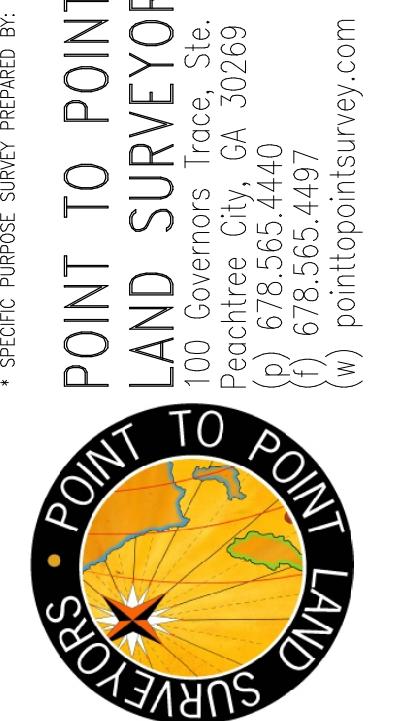
SURVEY NOT VALID WITHOUT SHEETS 1 & 3



LEGAL DESCRIPTION SHEET



NO.	DATE	REVISION



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

PARENT PARCEL

(AS PROVIDED IN COMMITMENT NO. VTB-185192-C)

ALL THAT CERTAIN TRACT OR PARCEL OF LAND, LYING AND BEING IN THE CUCKOO MAGISTERIAL DISTRICT, LOUISA COUNTY, VIRGINIA, CONTAINING 64.826, MORE OR LESS, ACCORDING TO A PLAT OF SURVEY BY JAMES H. BELL, JR., C.L.S., DATED FEBRUARY 18, 1983, SAID PLAT IS ATTACHED HERETO AND RECORDED AS A PART HEREOF. SAID PROPERTY FRONTS ON STATE ROUTE 648; AND,

BEING THE IDENTICAL TRACT OR PARCEL OF LAND CONVEYED TO THE GRANTORS BY DEED FROM FRANCES B. PIERCE, WIDOW, DATED OCTOBER 30, 1981, AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF LOUISA COUNTY, VIRGINIA IN DEED BOOK 247, PAGE 495.

ALSO CONVEYED BY THE GRANTORS TO THE GRANTEE IS A 20 FOOT WIDE DRAINAGE EASEMENT FROM THE EASTERN BOUNDARY OF THE PIERCE TRACT CONVEYED HEREWITHE OVER AND ACROSS THE ADJACENT TRACT WHICH THE GRANTORS OWN AS DEPICTED ON THE FEBRUARY 18, 1983, PLAT OF SURVEY BY JAMES H. BELL, JR., P.C., C.L.S., ATTACHED HERETO AND RECORDED HEREWITHE. SAID DRAINAGE EASEMENT IS GRANTED FOR THE SOLE PURPOSE OF ESTABLISHING, SHOULD FUTURE NEED REQUIRE THE SAME, SEWER RUN-OFF LINE(S) WHICH SAID DRAINAGE EASEMENT MAY BE UTILIZED BY THE GRANTEE ONLY FOR THE PURPOSES OF CARRYING UNDERGROUND SEWER PIPE BURIED A MINIMUM OF 3 FEET BELOW THE LAND SURFACE FOR THE PURPOSE OF CONVEYANCE EFFLUENTS FROM THE ELEMENTARY SCHOOL SEWAGE TREATMENT SYSTEM WITH THE SEWAGE LINE(S) AND ALL SEWAGE TREATMENT FACILITIES TO CONFORM IN EVERY RESPECT TO FEDERAL STATE AND LOCAL REQUIREMENTS. ALL CONSTRUCTION, MAINTENANCE AND REPAIRS TO SAID SEWAGE LINE(S) SHALL BE ACCOMPLISHED WITH ALL PRACTICABLE SPEED AND IN THE MANNER WHICH WILL LEAST INTERFERE WITH THE SERVIENT LANDOWNERS ENJOYMENT OF THEIR LAND. GRANTEES SHALL HOLD THE GRANTORS, THEIR SUCCESSORS AND ASSIGNS, HARMLESS FROM ANY AND ALL LIABILITY ARISING OUT OF THE CONSTRUCTION, MAINTENANCE AND REPAIR TO AND/OR OPERATION OF THE SEWAGE LINE(S) AFORESAID AND THE GRANTEE HEREIN SHALL BE SOLELY RESPONSIBLE FOR CAUSING ANY AND ALL AREAS DISTURBED WITHIN THE EASEMENT AFORESAID TO BE ADEQUATELY RESEEDED AND TO FOSTER A GOOD GRASS COVER ON THE SAME WHICH IS ACCEPTABLE TO THE GRANTORS, THEIR SUCCESSORS AND ASSIGNS.

PARCEL ID: 83 68

THIS BEING THE SAME PROPERTY CONVEYED TO THE LOUISA COUNTY SCHOOLBOARD, A BODY POLITIC AND CORPORATION, IN A DEED FROM THOMAS A. GARRETT AND LOIS T. GARRETT, HUSBAND AND WIFE, DATED 2/25/1983 AND RECORDED 2/28/1983, IN BOOK 260 PAGE 452AS INSTRUMENT NO. 425.

TITLE EXCEPTIONS

THIS SURVEY WAS COMPLETED WITH THE AID OF TITLE WORK PREPARED BY TOWER TITLE, LLC, COMMITMENT DATE OF THE 18TH DAY OF JULY, 2024, BEING COMMITMENT NO. VTB-185192-C, FOR THE PARENT PARCEL, TO DETERMINE THE IMPACTS OF EXISTING TITLE EXCEPTIONS.

TITLE EXCEPTIONS 1-9 ARE STANDARD EXCEPTIONS AND NOT THE TYPE TO BE DEPICTED.

10. EASEMENT BETWEEN MRS. FRANCIS B. PIERCE; AND THE CHESAPEAKE AND POTOMAC TELEPHONE COMPANY OF VIRGINIA, DATED MARCH 21, 1969 AND RECORDED JUNE 27, 1969 IN (BOOK) 146 (PAGE) 8, IN LOUISA COUNTY, VIRGINIA.

[BECAUSE THE DESCRIPTION OF THIS ITEM IS VAGUE, WE ARE UNABLE TO ASCERTAIN IF THIS ITEM IS APPLICABLE TO THE PARENT PARCEL].

11. WELL DEDICATION BETWEEN THE LOUISA COUNTY SCHOOL BOARD AND THE DEPARTMENT OF HEALTH OF THE COMMONWEALTH OF VIRGINIA, DATED JUNE 20, 1985 AND RECORDED JUNE 27, 1985 IN (BOOK) 290 (PAGE) 525 (INSTRUMENT) 1623, IN LOUISA COUNTY, VIRGINIA.

[THIS ITEM IS NOT APPLICABLE TO THE PARENT PARCEL, LESSEE PREMISES, NOR THE ACCESS, FIBER & UTILITY EASEMENT].

12. WELL DEDICATION BETWEEN THE LOUISA COUNTY SCHOOL BOARD AND DEPARTMENT OF HEALTH OF THE COMMONWEALTH OF VIRGINIA, DATED JULY 27, 1984 AND RECORDED AUGUST 15, 1984 IN (BOOK) 279 (PAGE) 591 (INSTRUMENT) 1493, IN LOUISA COUNTY, VIRGINIA.

[THIS ITEM IS APPLICABLE TO THE PARENT PARCEL, BUT NOT THE LESSEE PREMISES NOR THE ACCESS, FIBER & UTILITY EASEMENT. THIS ITEM IS PLOTTED HEREON].

13. ANY AND ALL MATTERS DISCLOSED ON THE MAP ENTITLED "PLAT OF WELL LOT FOR EAST END ELEMENTARY SCHOOL" DATED JULY 11, 1984 AND RECORDED JULY 26, 1984 IN (BOOK) 279 (PAGE) 205, (INSTRUMENT) 1809 IN LOUISA COUNTY, VIRGINIA.

[THIS ITEM IS APPLICABLE TO THE PARENT PARCEL, BUT NOT THE LESSEE PREMISES NOR THE ACCESS, FIBER & UTILITY EASEMENT. THIS ITEM IS PLOTTED HEREON].

14. TERMS AND CONDITIONS OF AN UNRECORDED LEASE, AS EVIDENCED BY A(N) MEMORANDUM OF SITE LEASE AGREEMENT BETWEEN LOUISA COUNTY SCHOOL BOARD AND SUN TRIBE SOLAR, LLC, A VIRGINIA LIMITED LIABILITY COMPANY, DATED JUNE 4, 2019 AND RECORDED NOVEMBER 25, 2019 IN (BOOK) 1644 (PAGE) 928 (INSTRUMENT) 2019-00010461, IN LOUISA COUNTY, VIRGINIA.

AFFECTED BY A(N) FIRST AMENDMENT TO MEMORANDUM OF SITE LEASE AGREEMENT BETWEEN LOUISA COUNTY SCHOOL BOARD AND SUN TRIBE SOLAR, LLC, A VIRGINIA LIMITED LIABILITY COMPANY, DATED NOVEMBER 4, 2020 AND RECORDED NOVEMBER 13, 2020 IN (BOOK) 1715 (PAGE) 681 (INSTRUMENT) 2020-00008029, IN LOUISA COUNTY, VIRGINIA.

AFFECTED BY A(N) REAL PROPERTY AGREEMENT ASSIGNMENT BETWEEN SUN TRIBE SOLAR, LLC, A VIRGINIA LIMITED LIABILITY COMPANY AND DE LOUISA SOLAR, LLC, A VIRGINIA LIMITED LIABILITY COMPANY, DATED DECEMBER 28, 2020 AND RECORDED DECEMBER 30, 2020 IN (BOOK) 1726 (PAGE) 469 (INSTRUMENT) 2020-00009246, IN LOUISA COUNTY, VIRGINIA.

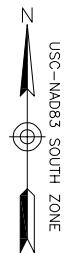
[THIS ITEM IS APPLICABLE TO THE PARENT PARCEL. THE APPROXIMATE LOCATION OF THE LEASED SITE IS SHOWN HEREON. THE DESCRIPTION OF THE 10' WIDE EASEMENT IS VAGUE AND WE ARE UNABLE TO ASCERTAIN THE EXACT LOCATION THEREOF].

15. RIGHT OF WAY EASEMENT AGREEMENT BETWEEN LOUISA COUNTY SCHOOL BOARD; AND RAPPAHANNOCK ELECTRIC COOPERATIVE, A VIRGINIA PUBLIC SERVICE CORPORATION, DATED JULY 26, 2018 AND RECORDED OCTOBER 5, 2018 IN (BOOK) 1584 (PAGE) 249 (INSTRUMENT) 2018-00005807, IN LOUISA COUNTY, VIRGINIA.

[THIS ITEM IS APPLICABLE TO THE PARENT PARCEL. THIS EASEMENT APPEARS TO IMPACT THE ACCESS, FIBER & UTILITY EASEMENT AND POSSIBLY THE LESSEE PREMISES. HOWEVER, BECAUSE THE DESCRIPTION OF THE EASEMENT IS VAGUE, WE ARE UNABLE TO PLOT THE EXACT LOCATION THEREOF].



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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

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 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' MONPOLE W/VERIZON WIRELESS 192' RAD CENTER (199' TO HIGHEST APPURTENANCE)

PROPOSED VERTICAL BRIDGE 75' x 75' PREMISES ( $\pm 5,625$  SF)

219' TOWER FALL ZONE RADIUS

$\pm 100'$   
 $\pm 100'$   
 $\pm 100'$

$\pm 270'$   
 $\pm 240'$

$\pm 930'$   
 $\pm 960'$

$\pm 530'$  TO CLOSEST RESIDENCE

$\pm 1615'$   
 $\pm 1585'$

$\pm 1320'$

Existing Gravel Access Road (TO BE WIDENED TO 12') (APPROXIMATE LENGTH:  $\pm 660'$ )

Existing 60'-0" Front Yard Setback

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

TRACY LYN WHITE  
JOUETT SCHOOL ROAD  
PARCEL NO. 83 107  
ZONE: A2  
D.B. 1228 & PG. 554

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

Existing Closest Residence (Approximate Location)

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

ROBERT HICKMAN PAYNE & CATHY MARIE PAYNE  
11504 JEFFERSON HIGHWAY  
PARCEL NO. 83 66  
ZONE: A1

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

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

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

OVERALL SITE

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

0' 150'

## OVERALL SITE PLAN

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

0' 150' 300'

NSB

## OVERALL PLAN

NS

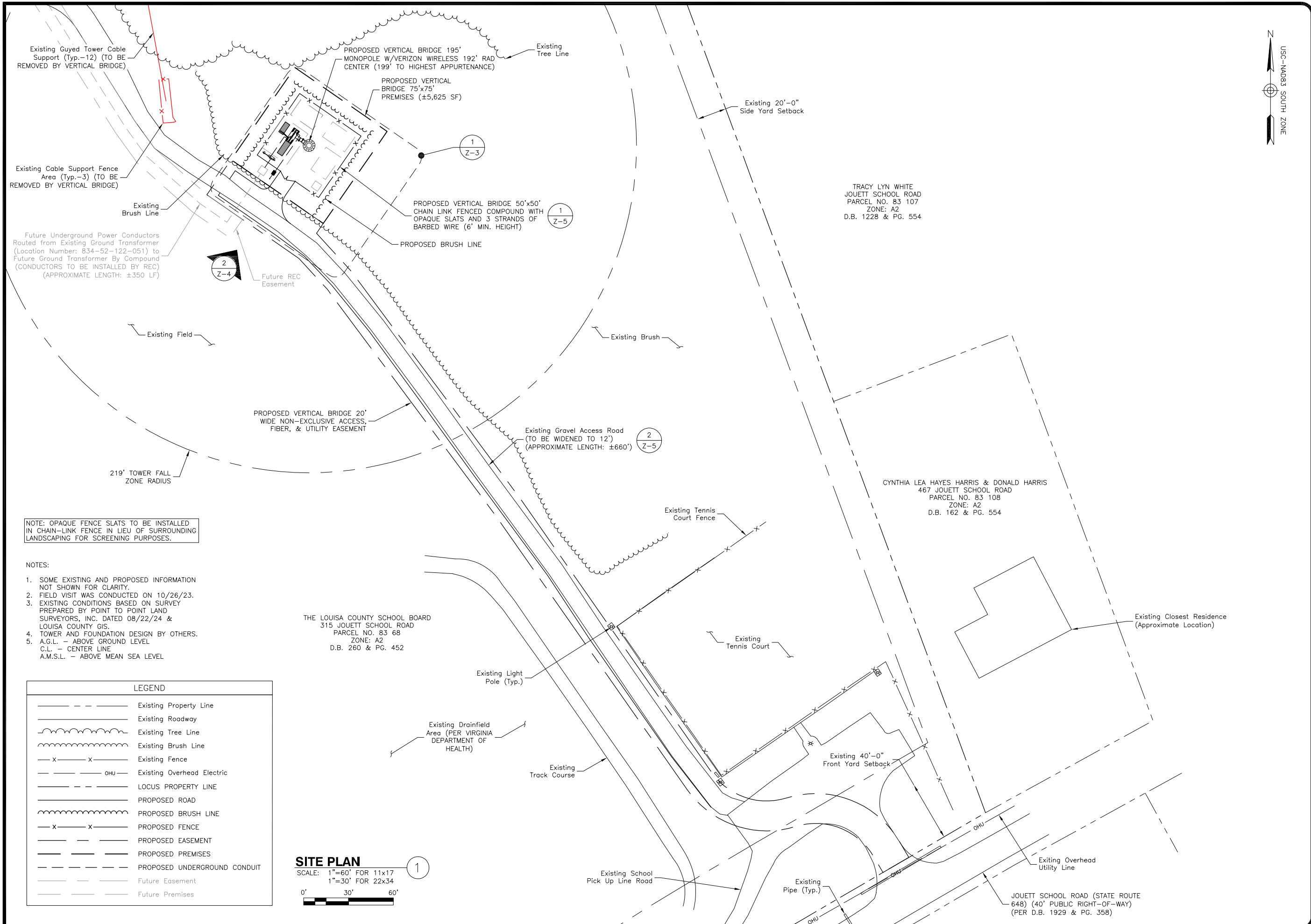
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OUNTY COMMENTS	04/21/25
RAD CENTER	12/13/24
OUNTY COMMENTS	12/10/24
FOR ZONING	09/11/24
SUBMITTAL	DATE

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

TITLE:  
US-VA-5200  
ELEMENTARY

A circular stamp with a decorative border. The text "COMMONWEALTH OF VIRGINIA" is at the top, "HILLARY G. SIEGALL" is in the center, "Lic No. 0402061023" is below it, and "04/21/25" is at the bottom. The word "ENGINEER" is partially visible at the bottom right.

G TITLE:

ING SCALE:  
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COUNTY COMMENTS	04/21/25
RAD CENTER	12/13/24
COUNTY COMMENTS	12/10/24
FOR ZONING	09/11/24

N BY: MKW DATE: 04/21/25

JECT TITLE:

ING TITLE:  
ENLARGED  
SITE PLAN

WING SCALE:  
S NOTED  
DATE:  
4/21/25

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ING NUMBER:

Existing Brush

PROPOSED VERTICAL BRIDGE 75'x75'  
PREMISES ( $\pm 5,625$  SF)

PROPOSED BRUSH LINE

Existing  
Brush Line

PROPOSED VERTICAL BRIDGE 20'  
WIDE NON-EXCLUSIVE ACCESS,  
FIBER, & UTILITY EASEMENT

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

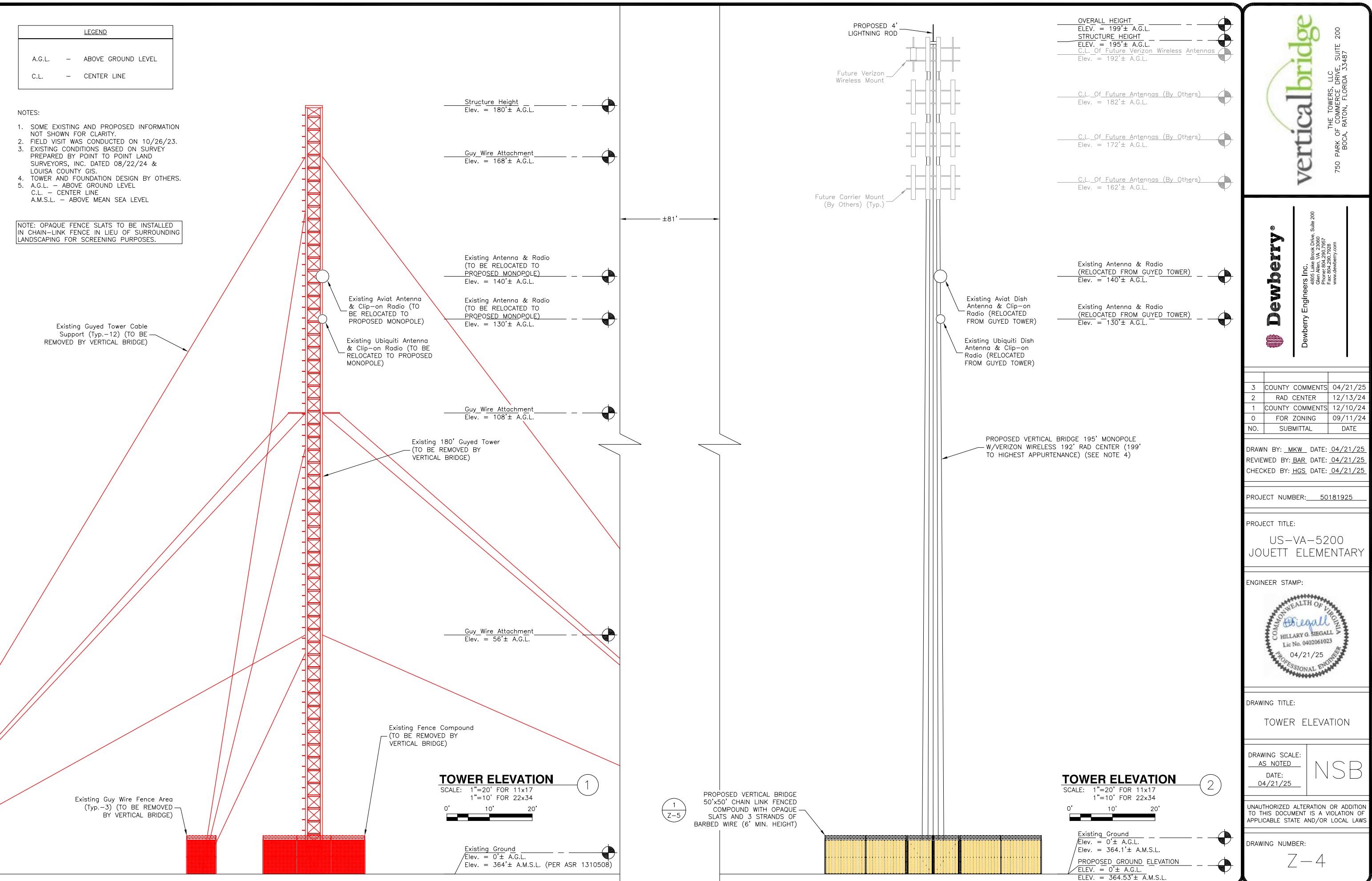
NOTES:

1. SOME EXISTING AND PROPOSED INFORMATION NOT SHOWN FOR CLARITY.
2. FIELD VISIT WAS CONDUCTED ON 10/26/23.
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NOTE: OPAQUE FENCE SLATS TO BE INSTALLED IN CHAIN-LINK FENCE IN LIEU OF SURROUNDING LANDSCAPING FOR SCREENING PURPOSES.

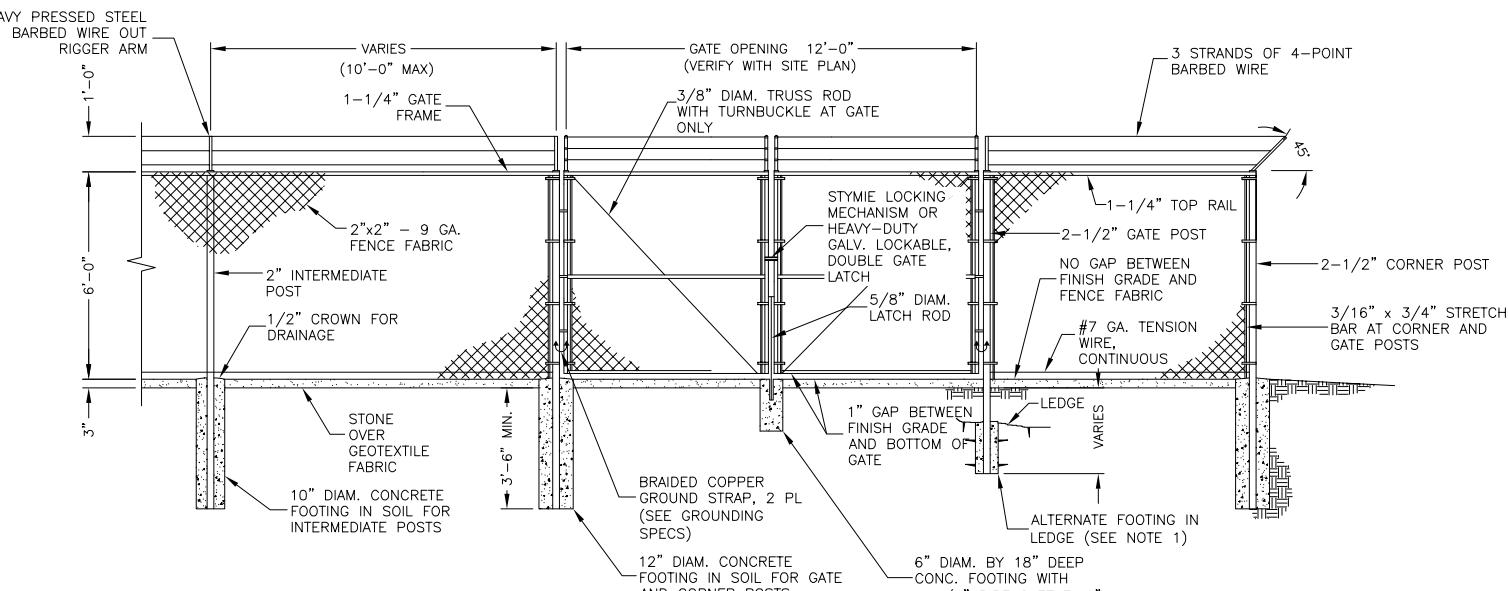
# ENLARGED SITE PLAN (1)

SCALE: 1"=10' FOR 11'  
1"=5' FOR 22x3'



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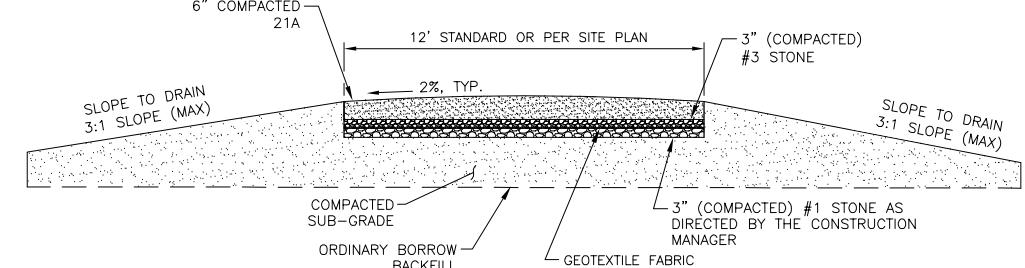
**FENCE AND ACCESS GATE**

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**

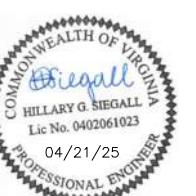
SCALE: N.T.S.

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 COMPACTED 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

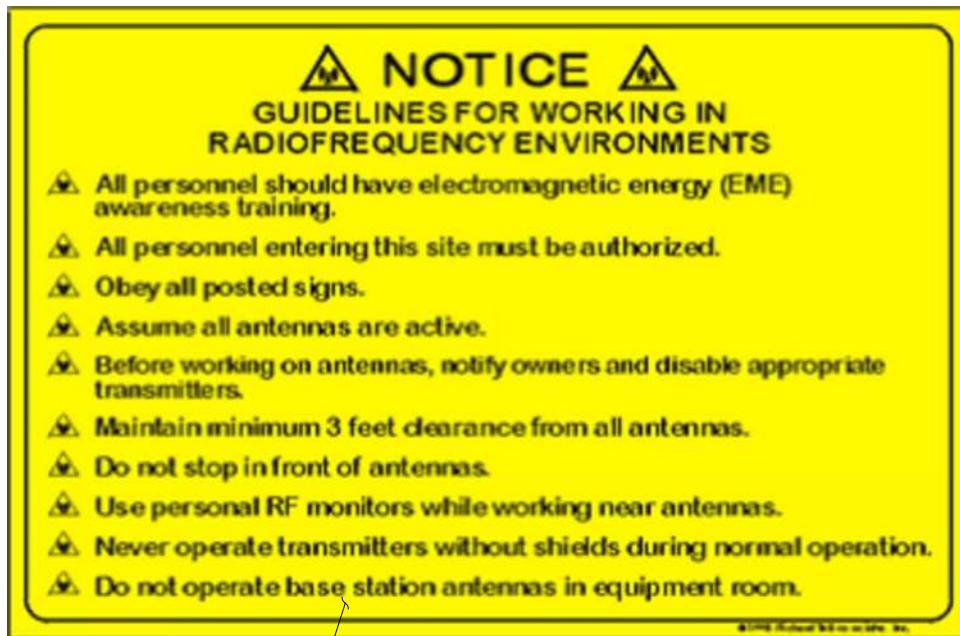
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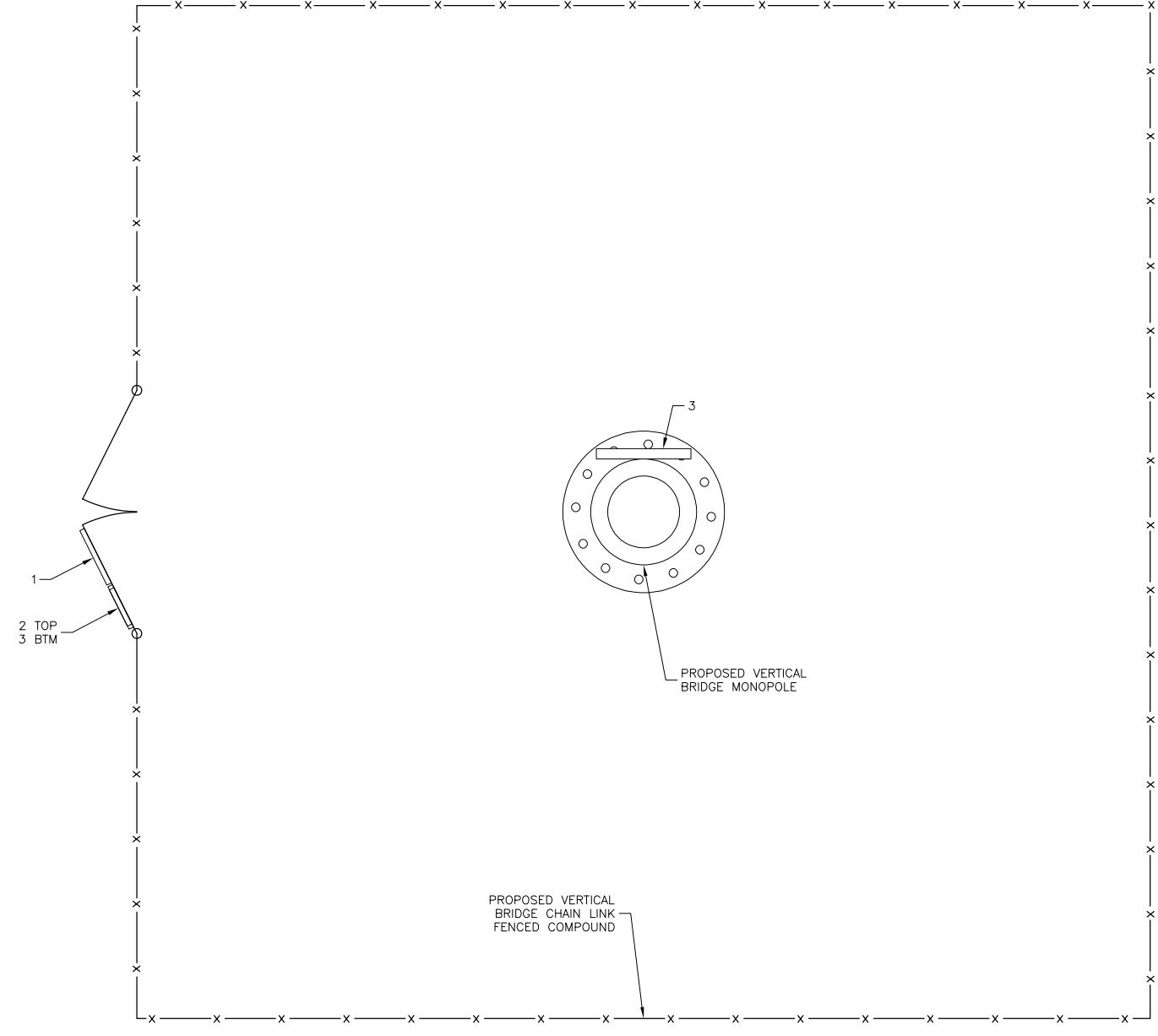
1  
RF NOTICE SIGN  
N.T.S.



2  
RF NOTICE SIGN  
N.T.S.



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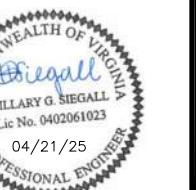
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3	COUNTY COMMENTS	04/21/25
2	RAD CENTER	12/13/24
1	COUNTY COMMENTS	12/10/24
0	FOR ZONING	09/11/24
NO.	SUBMITTAL	DATE

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:  
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04/21/25

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