Phone (540) 967-3430 **COUNTY OF LOUISA** *Fax (540) 967-3486*
COMMUNITY DEVELOPMENT DEPARTMENT
www.louisacounty.com

TO: Members, Louisa County Planning Commission

FROM: Staff, Community Development Department

SUBJECT: CUP2026-05 – Sec.15.2-2232 Conformance Review with the Comprehensive Plan, and a Conditional Use Permit Request

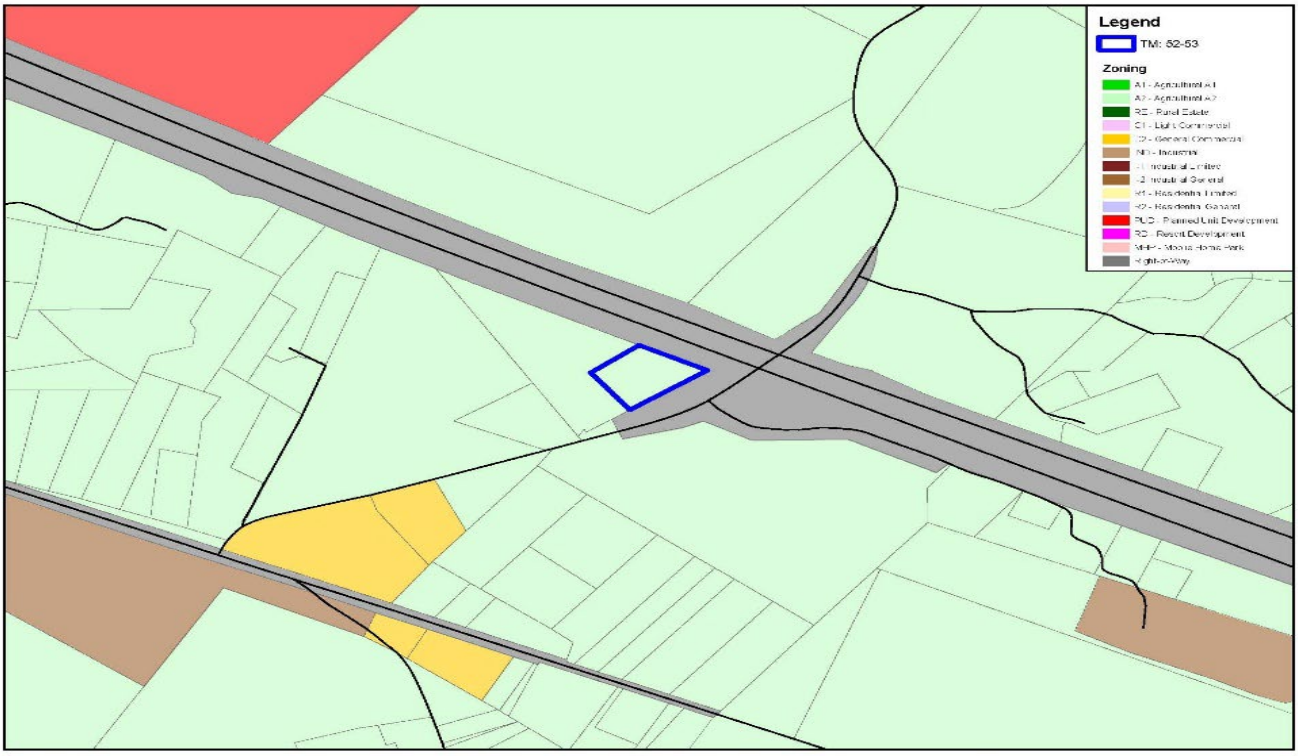
APPLICANT: The Towers, LLC

OWNER: Louisa County, Virginia

DATE: October 29th, 2026

The Planning Commission will meet to review this application on Thursday, November 12, 2026, at 7:00 P.M. in the Louisa County Public Meeting Room.

Project Parcel
Exhibit A



GENERAL INFORMATION	
TAX MAP AND PARCEL #:	52-53
ACREAGE:	2.5 acres
VOTING DISTRICT:	Patrick Henry
ZONING:	Agricultural (A-2)
SURROUNDING ZONING:	Agricultural (A-2)
EXISTING USE(S):	Zion Crossroads Volunteer Fire Department
REQUESTED USE:	**Conditional Use Permit** for a 195-foot telecommunications tower with a four-foot lightning rod for a total height of 199 feet.
EXISTING LAND USE PERMIT(S):	SP52-2020

OWNER

Louisa County

APPLICANT

The Towers LLC

AGENT

John Stevens

PROPERTY LOCATION

The property is located at the intersection of 409 Poindexter Road (Route 613) and Interstate 64. The proposed tower site is accessed via Poindexter Road and is further identified as tax map parcel 52-53, in the Patrick Henry Election District.



1. 2040 Louisa County Comprehensive Plan

The Louisa County 2040 Comprehensive Plan objectives are set in place to protect "Louisa's rural character and provides for efficient delivery of public services, and for accommodating economic growth in designated growth areas."

The subject parcel is located outside of any growth area at the intersection of Route 613 and Interstate 64 with a zoning designation of Agricultural (A-2). The surrounding area shares the same zoning designation with a majority of parcels being zoned A-2 and comprising of either residential land uses or vacant rural lots. The proposed wireless communication tower would utilize approximately 0.367 acres of the 2.5-acre parcel. A portion of the subject parcel is currently being used for the volunteer fire department. A church is located on the adjoining property to the west. Staff believe the proximity of this Wireless communication facility tower and it's site location would have minimal impacts to the surrounding rural character and neighborhood.

2. 2007 Louisa County Wireless Telecommunication Master Plan

This Plan establishes guidelines for the rational growth and development of wireless facilities thus minimizing tower proliferation throughout the County. The Telecommunications Master Plan combines land use strategies with industry accepted radio frequency (RF) engineering standards and propagation or wireless coverage maps to create an illustrative planning tool complimenting related zoning regulations. The Master Plan also provides an engineering analysis, an inventory of existing towers, and an assessment of future wireless needs.

The parcel is located within an area identified for future projected coverage in Figure 20, *Theoretical Coverage from County-Owned Lands*, of the 2007 Telecommunications Master Plan. Additionally, since the implementation of the 2020 Map, the demand for wireless services and facilities has increased over the last decade. Staff believes the proposed site location and WCF tower complies with the Master Plan's goals and future data trends. Furthermore, the installation of this WCF tower may provide improved wireless coverage for the surrounding area and County as a whole.

3. Agricultural Preservation Review:

This application provides no negative impact on the agricultural nature of the county as the property already houses a fire station and is too small for continued agricultural production. Additionally, the property's proximity to the growth area makes it an excellent location for a tower.

4. 2024 Public Facilities Impacts Review

The Public Facilities Plan, adopted by the Board of Supervisors on February 20, 2024, as an amendment to the 2040 Comprehensive Plan ratified on August 5, 2019, serves as a directive to assess and mitigate the impacts of current and future development on public services. While the 2040 Comprehensive Plan provides a long-range vision for sustainable growth and development, the continued efficiency of public facilities depends upon the careful review of individual development proposals to ensure that growth remains consistent with the County's public service capacity. To support this vision, the Community Development Department reviews proposed developments on a case-by-case basis and applicants develop volunteered conditions for consideration by the Planning Commission and Board of Supervisors. Such conditions may include, but are not limited to, impact fees, community benefit initiatives, environmental preservation measures, and infrastructure improvements, as appropriate to address the specific impacts of a proposed development.

This review process ensures that these proposed developments, if approved, are consistent with the objectives of the 2040 Plan and safeguard the long-term functionality, capacity, and sustainability of the County's public facilities and services.

This application has therefore been evaluated to determine if it impacts the following areas:

Administration
Staff believes there would be a minimum level of impact to Administration. Community Development Department Staff is currently involved in the Conditional Use Permitting Process. Community Development Department Staff would also be involved in future site plan reviews, and development permit reviews as well as inspections.

Fire & EMS
Staff believes the proposed tower would have a positive impact on Fire & EMS service resulting in increased wireless service for communication during an emergency event.

Law Enforcement
Staff believes there would be a positive impact on Law Enforcement service resulting in increased wireless service for communication during an emergency event.

Parks and Recreation
Staff believes this project would have no impact on Parks and Recreation.

Schools
Staff believes this project would have a positive impact on Schools as it would increase coverage allowing more parents the option of teleworking and students access to the internet for homework.

Solid Waste
Community Development Department Staff believe there would be a minimum level of impact.

5. <u>Louisa County Land Development Regulations</u>
Sec. 86-151. – General Agricultural (A-2) district—Statement of intent; policy guidance, states the following:

"The agricultural (A-2) district is provided to allow for the compatible mixture of agricultural uses and limited residential development in rural areas and protect and retain the rural open character of the countryside. Very low-density residential uses are allowed along with agricultural uses that are compatible with residential activity to provide for community cohesion in the rural areas and encourage land use interdependence. Zoning standards are also included to ensure the co-existence of these uses with each other. The creation of lots fronting on existing state roads or federal highways is strongly discouraged. Agricultural (A-2) district uses range from agricultural to neighborhood oriented commercial and community services. The use of development setbacks, shared access, reverse-front lots and roadside buffers are encouraged to retain the rural character of the county along-side the open farm activities prevalent in the county".

The General Agricultural (A-2) zoning district allows for a Broadcasting or Communication Tower with a conditional use permit:

*"**Broadcasting or communication tower**. Any unstaffed facility for the transceiving of radio, television, radar, cellular telephone, personal paging device, specialized mobile radio (SMR), and similar services. A broadcasting or communication tower usually consists of an equipment shelter or cabinet, a support tower or other structure used to achieve the necessary elevation, and the transceiving devices or antenna. Excluded are "amateur radio towers," which are described separately. Also excluded are wireless communication antennas which fit the definition of "utility services, minor."*

6. Louisa County Telecommunications Regulations

Section 86-665. Permitted uses of the Louisa County Telecommunications Regulations require the issuance of a conditional use permit for freestanding Wireless Communication Facilities (WCFs) >100' in height. A conditional use permit application has been submitted for processing and review.

7. CURRENT ZONING VIABILITY ANALYSIS

Parcel 52-53 is currently zoned Agricultural (A-2). The surrounding area sees a similar zoning makeup with a majority of parcels being zoned A-2. There is no evidence that the current zoning and land use is not viable in terms of the current Land Use Regulations. If the Conditional Use Permit is not approved, the property could be used as a residential space or for agricultural activities pursuant to sec. 86-152.

8. Section 86-43 Intent, Requirements, Conditions, And Procedures For Conditional Use Permit:

In determining the conditions imposed, the governing body shall take into consideration the intent of this chapter and may impose reasonable conditions that:

(1) Abate or restrict noise, smoke, dust, or other elements that may affect surrounding property.

Staff Analysis: The Louisa County Land Development Regulations and proposed conditions set standards for these items.

(2) Establish setback, side, and front yard requirements necessary for orderly development and to prevent traffic congestion.

Staff Analysis: Sec. 86-115 and Sec. 86-142 of the Land Use Development Regulations set standards for the establishment of setbacks and yard requirements. The applicant may be required to submit a site plan for review by agencies such as VDOT.

(3) Provide for adequate parking and ingress and egress to public streets or roads.

Staff Analysis: The Louisa County Land Development Regulations set standards for these items. The Virginia Department of Transportation (VDOT) is responsible for reviewing and approving entrances. The applicant may be required to submit a site plan for review by agencies such as VDOT.

(4) Provide adjoining property with a buffer or shield from view of the proposed use if such use is considered detrimental to adjoining property.

Staff Analysis: The wireless communication tower is buffered by the volunteer fire station located on the parcel and is fronted on one side by I-64. Additionally, the applicant has provided renderings and visuals that illustrate the proper screening needed from multiple locations near the parcel.

(5) Tend to prevent such use from changing the character and established pattern of development of the community.

Staff Analysis: The proposed use would not hinder agricultural development pattern of the parcels in this area.

NEIGHBORHOOD MEETING RESULTS:

A Neighborhood Meeting was held in the Louisa County Public Meeting Room on October 14, 2026, at 4:00PM, at which no members of the public showed up for this application.

DETERMINATION OF CONFROMANCE WITH THE 2040 COMPREHENSIVE PLAN:

Per Section § 15.2-2232. Legal status of plan. Subsection (A) of the Code of Virginia, this section evaluates the proposed telecommunications tower for consistency with the adopted Comprehensive Plan. Significant consideration is given to the general or approximate location, character, and extent of the proposed facility.

This review examines the proposed telecommunications tower's compatibility with the County's long-range planning goals, land use policies, and applicable objectives concerning telecommunications infrastructure.

The applicant "The Towers LLC" has applied for a conditional use permit for a wireless communication facility located at 409 Poindexter Road. The proposed facility would be located on County owned land that currently has an existing volunteer fire station on site. Since the project has the potential to enhance communications services for Louisa County's first responders and citizens, the proposed use may be consistent with the goals and objectives of the 2040 Plan. The Planning Commission will evaluate the proposed wireless communication facility and provide a recommendation regarding its conformance with the 2040 Plan.

Conditional Use Permit CUP2026-05 (The Towers LLC)

The following twenty-one (19) conditions are recommended for consideration for the Conditional Use Permit to allow for the establishment of Broadcasting or communication tower:

1. Construction of the 195-foot-tall self-support lattice tower or its facility with a four (4) foot tall antenna for a total height of 199 feet shall only take place Monday through Saturday 7:00 AM to 7:00 PM.

2. All ground equipment shall be properly shielded from pedestrian view.

3. The Board of Supervisors or their designated representative shall have the right to inspect the site at any reasonable time without prior notice.

4. All exterior lighting at the wireless communication facility shall be designed and installed to mitigate light pollution to the surrounding areas and skies and shall comply with the specifications of the International Dark-Sky Association (www.darksky.org).

5. Upon written notification by Louisa County, the wireless carriers shall be responsible for correcting any interference caused by the applicant's facility that affects the Louisa County Emergency Services communications system and other previously existing communications systems, including, but not limited to, television, radio, microwave and satellite transmissions. The FCC Licensee and affected carriers or service providers shall be responsible for immediately correcting any interference.

6. The construction of the approved new tower facility at this location must commence within two (2) years from the approval date and be diligently pursued to completion. The applicant is allowed one administrative extension of one year from the Zoning Administrator.

7. The overall tower height shall not exceed 199 feet in height above ground level, which shall include any antennas and a lightning rod.

8. The facility shall be developed in accordance with an approved site plan and erosion and sediment control plan to be approved by the appropriate government agency. The applicant shall post the phone number to call 24 hours for noise complaints.

9. The applicant shall secure all necessary permits from the Louisa County Community Development Department.

10. Prior to issuance of a building permit for the facility, the applicant shall supply to the Community Development Department a copy of a FAA determination letter and completed NEPA study for the tower.

11. The color and lighting system for the tower facility shall be as follows:
    a. The tower shall be gray or another neutral color, acceptable to the Director of Community Development.
    b. The tower shall not be lit, unless lighting is required by the Federal Aviation Administration (FAA).

12. The cellular carriers shall route all emergency "911" calls directly to the Public Safety Access Point charged with taking emergency "911" calls. At the time of application, the Public Safety Access Point is the Louisa County Emergency Services.

13. The lattice tower shall be structurally designed and built to permit the colocation of a minimum of four (4) wireless carriers' antenna arrays and related equipment.

14. The applicant or its assigns or successors in interest shall agree to remove the tower, at their own expense, from the above referenced site not more than six months from the date that the tower is no longer being used to provide space for telecommunications operations and/or providers.

15. The facility shall not be accessible to any unauthorized persons.

16. The applicant shall provide the County with an "as built" sealed report by a Registered Virginia Professional Engineer that the tower will support the designed loading to permit the colocation of a minimum of four (4) wireless carriers' antenna arrays and related equipment and be in compliance with ANSI/EIA/TIA 222-F (as amended).

17. The applicant is responsible for notifying the Louisa County Community Development Department of the date that the primary lease tenant has become operational and is providing telecommunications services to its customers from the tower.

18. Entrance permit and/or an approval letter shall be issued by the Virginia Department of Transportation prior to issuance of any building permits, if applicable.

19. Violation of any conditions contained herein shall be grounds for revocation of the Conditional Use Permit.

Enclosures:

Exhibit A: Current Zoning Map
Exhibit B: Conditional Use Permit Application
Exhibit C: Zoning Narrative
Exhibit D: Tower Plans
Exhibit E: Photo Simulations
Exhibit F: Balloon test letter & affidavit
Exhibit G: Notice to carriers
Exhibit H: Fall Zone Letter
Exhibit I: FFA Letter
Exhibit J: Towair results
Exhibit K: Altairis Response

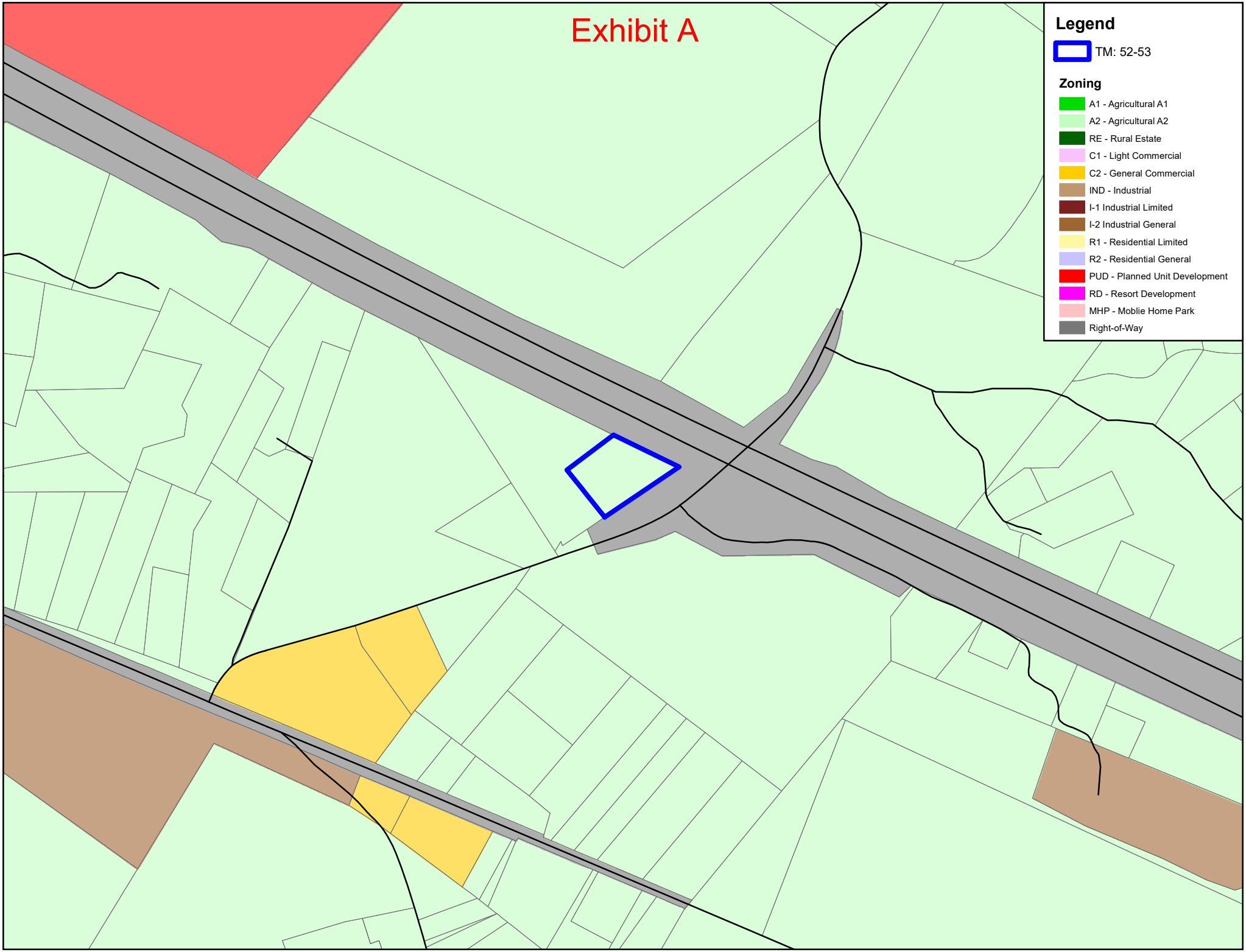

Exhibit A
Legend
TM: 52-53
Zoning
A1 - Agricultural A1
A2 - Agricultural A2
RE - Rural Estate
C1 - Light Commercial
C2 - General Commercial
IND - Industrial
I-1 Industrial Limited
I-2 Industrial General
R1 - Residential Limited
R2 - Residential General
PUD - Planned Unit Development
RD - Resort Development
MHP - Moblie Home Park
Right-of-Way

Exhibit B

The Towers, LLC
Application for Louisa County
Conditional Use Permit

Wireless Communication Facility
Raw Land Project

“3_Notch Rd” Site

Poindexter Rd,
Louisa, VA

September, 2026

LAND USE AMENDMENT APPLICATION

For the purpose of assuring good arrangement, appearance, function, harmony with surroundings and adjacent uses, and compliance with the requirements of the Louisa County Zoning Ordinance regulations, the following information is required when applications are submitted for the following: Rezoning, Conditional Use Permits, Temporary Conditional Use Permits, Variances, Proffer Amendment, Comprehensive Plan Amendment, Comprehensive Plan Public Facilities and Special Exceptions. **A pre-application meeting must be scheduled with staff for all application types**.

Checklist for Land Use Amendment Application
To be Completed by the Firm or Person(s) Submitting the Application

✓ COMPLETED APPLICATION
(If the applicant is different from the owner - signatures are required from the applicant and the record owner.)

✓ COPY OF CONTRACT (if applicable)

✓ COUNTY TAX MAP showing the subject property

✓ CERTIFIED PLAT of the subject property (Only the Zoning Administrator can waive this requirement.)

✓ PRELIMINARY SITE PLAN - which includes the following:

-Location of proposed or existing structure(s) - including the dimensions, distance from all property lines and distance from all other structures.

-Parking areas, driveways and entrances - including the number of parking spaces, location of driveway and length and any pertinent information from the Highway Department regarding site distance, type of entrance, etc.

-Location of proposed and/or existing utilities - including well, septic, telephone, power lines, etc. Also include any pertinent information from the Health Department regarding installation or upgrade of well and septic system.

-All building restriction lines, highway setback lines, utility easements, covenants, reservations and rights-of-ways.

-Owner(s), present use and zoning of all contiguous or abutting property - including that in a subdivision, across any highway, railroad right-of-way, creek or river, even if the property lies in another County or Town.

-Recreation and open spaces.

-Any provisions for buffering.

-Any other applicable plans, renderings, elevations or photographs.

PLEASE BE AWARE - The County is aware of spam solicitations for fees or other information that have been occurring. Applicants should verify any payment requests directly with County staff before submitting funds. If there are any questions or to verify information, please contact planningzoning@louisacounty.gov or by calling 540-967-3430.

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Reviewer: _____ Case # _____
Fee Rcv'd: _____ Rcpt # _____
Date & Time Rcv'd: _____
Pre-App Meeting: July 10, 2026

LAND USE AMENDMENT APPLICATION

Board of Supervisors of Louisa County, Virginia

The following information shall be typed or printed and completed in full. Attach additional pages where necessary.

1. **IDENTIFICATION OF REQUEST:**

A: REZONING: From _____( ) to _____( )

B: CONDITIONAL USE: 199-foot Wireless Communication Facility (WCF) in an A-2 Agricultural District

C: TEMPORARY CONDITIONAL USE: _____

D: VARIANCE: _____

E: PROFFER AMENDMENT: _____

F: COMP PLAN AMENDMENT: _____

G: COMP PLAN REVIEW FOR CONFORMANCE: _____

H: SPECIAL EXCEPTION: _____

2. **APPLICANT, PROPERTY OWNER, AGENT**

A. NAME OF APPLICANT: The Towers, LLC

If a corporation, name of agent: John Stevens

B: MAILING ADDRESS: _____

_____ Telephone # _____

C: NAME OF PRESENT OWNER OF PROPERTY ON WHICH THIS REQUEST WILL OCCUR: Louisa County Virginia

D. MAILING ADDRESS: _____

_____ Telephone # _____

If the applicant is not the owner of the property in question, explain: The Towers, LLC is the Lessee of a leased area on the property that will contain the WCF

A copy of pending contract or option agreement shall be attached hereto and made a part of this application.

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E. NAME OF PERSON TO BE NOTIFIED IN ADDITION TO THE APPLICANT AND/OR PROPERTY OWNER: Stuart P. Squier, AICP

F. ADDRESS: _____

_____ Telephone # _____

3. **LOCATION OF PROPERTY** (Assistance will be given in obtaining the following information upon request).

A. VOTING DISTRICT Patrick Henry B. TAX MAP # 52

C. SUBDIVISION NAME _____ D. LOT/PARCEL# 53

E. PROPERTY LOCATION _____

F. IS PARCEL UNDER LAND USE TAXATION PROGRAM? _____ YES ✓ NO

4. **EXPLAIN FULLY THE PROPOSED USE, TYPE OF DEVELOPMENT, OPERATION PROGRAM, ETC., AND THE REASON OF THIS REQUEST:**

The Towers, LLC is proposing a 199-foot overall height WCF including antennas and base station transmitting equipment enclosed within a 60'x60' fenced equipment compound. The facility will improve communications coverage and capacity in the area.

(Attach applicable plans, renderings, elevations, photographs.)

5. **STATE HOW THIS REQUEST WILL NOT BE MATERIALLY DETRIMENTAL TO ADJACENT PROPERTY, THE SURROUNDING NEIGHBORHOOD OR THE COUNTY IN GENERAL. INCLUDE, WHERE APPLICABLE, INFORMATION CONCERNING: USE OF PUBLIC UTILITIES; EFFECT OF REQUEST ON PUBLIC SCHOOLS; EFFECT ON TRAFFIC--INCLUDE MEANS OF ACCESS TO THE NEAREST PUBLIC ROAD; EFFECT ON EXISTING AND FUTURE AREA DEVELOPMENT, ETC.**

The proposed facility is unmanned and, once constructed, will not generate any traffic except periodic visits by a technician. The WCF will not be lighted and it will not produce any sounds. It will be accessed by way of an improved gravel drive on the existing property. The facility will improve communications in the area east of Zion Crossroads.

6. **EXPLAIN ANY EXISTING USE PERMIT, SPECIAL EXCEPTION, (Prior) CONDITIONAL USE PERMIT, TEMPORARY CONDITIONAL USE PERMIT OR VARIANCE PREVIOUSLY GRANTED ON THE PARCEL IN QUESTION:**

Not applicable.

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7. **INDICATE THE FOLLOWING WITH RESPECT TO THE SUBJECT PARCEL:**

A. EXISTING LAND USE(S): Fire station / Wooded

B. EXISTING STRUCTURE(S): Fire station and separate garage

C. EXISTING ZONING: A2

D. ACREAGE OF REQUEST: 0.367ac

E. UTILITIES: N/A

(Intended use, example: public water and/or sewer; individual well and/or septic tank; other source.)

F. IS THIS PROJECT IN OR NEAR A PINE PLANTATION? No

G. IS THIS PROJECT IN AN AG/FORESTAL DISTRICT? No

8. **IF REQUESTING A VARIANCE, EXPLAIN THE UNIQUE PHYSICAL HARDSHIP OR EXTRAORDINARY SITUATION THAT IS THE JUSTIFICATION FOR THE VARIANCE:**

The applicant is not requesting a variance.

9. **GIVE COMPLETE NAMES AND ADDRESSES (INCLUDING ZIP CODES) OF ALL OWNERS ADJACENT, ACROSS THE ROAD OR HIGHWAY FACING THE PROPERTY AND ACROSS ANY RAILROAD RIGHT-OF-WAY, CREEK, OR RIVER FROM SUCH PROPERTY, EVEN IF SUCH PROPERTY LIES IN ANOTHER COUNTY OR TOWN. (THIS INFORMATION MUST BE OBTAINED BY THE APPLICANT).**

* PROPERTY OWNER'S NAME: **See attached sheets for adjacent property owners**

MAILING ADDRESS:

TAX MAP #

SUBDIVISIONNAME LOT/PARCEL#

ACREAGE ZONING

* PROPERTY OWNER'S NAME:

MAILING ADDRESS:

TAX MAP #

SUBDIVISION NAME: LOT/PARCEL#

ACREAGE ZONING

* PROPERTY OWNER'S NAME:

MAILING ADDRESS:

TAX MAP #

Docusign Envelope ID: 473BD0FE-B933-88F1-83D1-4DC7E60966E0

MAILING ADDRESS:_____

_____TAX MAP #_____

SUBDIVISION NAME:_____LOT/PARCEL#_____

ACREAGE_____ ZONING_____

* PROPERTY OWNER'S NAME: _____

MAILING ADDRESS:_____

_____TAX MAP #_____

SUBDIVISION NAME:_____LOT/PARCEL#_____

ACREAGE_____ ZONING_____

10. HEREWITH IS DEPOSITED THE FEE REQUIRED. CHECKS OR MONEY ORDERS MADE PAYABLE TO <u>TREASURER , COUNTY OF LOUISA.</u>

A. REZONING	Tiered System
B. CONDITIONAL USE PERMIT	Tiered System
C. TEMPORARY CONDITIONAL USE PERMIT	$325.00*
Temporary Housing* Extension or Amendment* Other*	
D. VARIANCE	$1,250.00*
E. PROFFER AMENDMENT	$1,500.00*
F. COMP PLAN AMENDMENT	$650.00*

IN ADDITION TO THE STANDARD FEE, AN ADDITIONAL **$75.00 WILL BE CHARGED FOR EACH REQUEST AS A DEPOSIT ON A ZONING SIGN AND WILL BE REFUNDED UPON THE RETURN OF THE SIGN BY THE APPLICANT ONCE THE REQUEST HAS BEEN ACTED UPON.*

THERE WILL BE A **$25.00 FEE CHARGED PER ADJACENT/ADJOINING PROPERTY OWNER FOR NOTIFICATION AND ADVERTISEMENT. THERE WILL ALSO BE A RE-ADVERTISEMENT FEE EACH TIME AN APPLICATION IS DELAYED OR POSTPONED AT THE REQUEST OF THE APPLICANT OR NECESSARY DUE TO SOME FAILURE TO ACT ON THE PART OF THE APPLICANT, PLUS A **$25.00** FEE CHARGED PER ADJACENT/ADJOINING PROPERTY OWNER FOR RENOTIFICATION.*

**THERE IS AN ADDITIONAL CHARGE FOR PUBLIC NOTICE ADVERTISEMENT.*

3_Notch - Adjoining Owners.xlsx

Property Owner Name	Owner Address	Owner Address 2	Tax Map #	Lot #
Crossroads Community Church			52	52
James E. Poore			52	23
Leslie S. Webb, Jr.			52	78
Leslie S. Webb, Jr.			52	78

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Docusign Envelope ID: 473BD0FE-B933-88F1-83D1-4DC7E60966E0

11. **ENCLOSED WITH THIS APPLICATION IS A SITE PLAN OR TENTATIVE PLAN.**

12. **ENCLOSED WITH THIS APPLICATION IS THE APPROPRIATE COUNTY TAX MAP WITH THE PROPERTY MARKED AND A SURVEYED PLAT OF THE ENTIRE PARCEL.**

****

13. **I/WE HEREBY CERTIFY THAT TO THE BEST OF MY/OUR KNOWLEDGE ALL OF THE ABOVE STATEMENTS AND THE STATEMENTS CONTAINED IN ANY EXHIBITS TRANSMITTED ARE TRUE AND THAT THE ADJACENT PROPERTY OWNERS LIST HEREWITH ARE THE OWNERS OF RECORD AS OF THE DATE OF APPLICATION.**

Docusign Envelope ID: 473BD0FE-B933-88F1-83D1-4DC7E60966E0

NOTE: INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED. ANY REQUEST WHICH REQUIRES PLANS MUST BE ACCOMPANIED BY THOSE PLANS AT THE TIME OF SUBMISSION OF THE APPLICATION.

DATE: September 1, 20 26.

DocuSigned by:
5F230FE153FD402...

SIGNATURE OF APPLICANT
(Same Name as Used in Item 2-A, Page 1)

For The Towers LLC

APPLICANT'S NAME John Stevens
(Typed or Printed)

Christian Goodwin
County Administrator
For Louisa County Virginia

SIGNATURE OF OWNER
(Same Name as Used in Item 2-C, Page 1)

OWNER'S NAME
(Typed or Printed)

Stuart P. Squier, AICP

SIGNATURE OF AGENT
(Name of Person Other Than, but Acting for the Applicant, Responsible for this Application)

AGENT'S NAME
(Typed or Printed)

NOTICE TO TEMPORARY CONDITIONAL USE PERMIT APPLICANTS

In accordance with Section 86-91. of the Louisa County Zoning Ordinance, any Temporary Conditional Use Permit granted shall be considered canceled if the applicant does not avail himself/herself of the privilege within ninety (90) days from the date of issuance of the Temporary Conditional Use Permit.

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Louisa County Community Development Department staff provides a Public Facilities evaluation in staff reports as a result of the Board of Supervisors adoption on February 20, 2024 of a Public Facilities Appendix added to the 2040 Comprehensive Plan. Please review the Public Facilities Appendix located on the Comprehensive Plan webpage and update your application as needed to address anticipated impacts to Public Facilities as listed below. If an impact is expected, you need to provide mitigation in your application. Contact information for the organizations responsible for these public facilities is included in the list below. Please contact Chris Coon Deputy County Administrator at (540) 967-3409, if you have any questions.

The following are the public facilities that impacts must be addressed in an application

* Fire & EMS
* Law Enforcement
* Parks and Recreation
* Schools
* Solid Waste
* Administration

Exhibit C

THE TOWERS, LLC - "3_NOTCH RD" SITE
WIRELESS COMMUNICATION FACILITY (WCF)

Project Description:
The Towers, LLC respectfully requests approval of a Conditional Use Permit pursuant to Section 86-663 et.seq. of the Louisa County Zoning Ordinance in order to allow the installation of a Wireless Communication Facility (WCF) in an A-2 Agricultural District. The proposed facility would include a steel self-support lattice tower that is 195-foot tall, with an additional four feet of height for the lightning rod, for a total maximum height of 199 feet. The self-support tower will initially be equipped with panel antennas, radios, and associated components for Verizon Wireless's use. This project is intended to expand Verizon's network of services into an area of Louisa County that currently has low to marginal levels of wireless coverage, while also meeting the needs for increased network capacity in the surrounding areas that are being served by existing, neighboring facilities that are currently overstressed.

The proposed facility will initially include a sectored mounting array allowing space for up to twelve (12) antennas with remote radio heads and fiber optics junction boxes connected behind the antennas. Verizon's base station cabinets housing transmit / receive radios with other boxes for electrical and communications utilities such as power meters, fiber optic and telephone service circuits would be attached on an H-frame stand. The self-support tower and all base station equipment will be installed within a 60' x 60' fenced compound and 75' x 75' (5,625 square-foot) leased area that The Towers, LLC leases from the property's owners, Louisa County Virginia. In addition to allowing the deployment of the different technologies for which Verizon Wireless is licensed to provide throughout Louisa County, the self-support tower serving this facility will also be engineered and constructed with additional structural capacity to support the co-location of antennas and components of additional providers of wireless services.

Description of the Property and Character of the Area:
The subject property, containing 2.5 acres, is identified as Tax Map Number 52 53, which is accessed from an existing paved entrance on the west side of Poindexter Rd (VA Route 613), and approximately 600 feet south of the intersection with Midway Ln. Access to the facility will then be provided by an improved, 10-foot wide gravel drive approximately 115 feet long into a cleared area. The proposed facility will be located approximately 1,250 feet north of the nearest off-site dwelling, which is located on the property identified as Tax Map Number 52A-1-4, owned by William & Linda Brown.

The subject property is zoned A-2 Agricultural. The adjacent properties are similarly zoned A-2 Agricultural, with the surrounding properties being rural in character with a church as a neighboring property.

Network Objectives:

Verizon Wireless is licensed, by the Federal Communications Commission (FCC), to provide state-of-the-art wireless telecommunications services within Louisa County using a combination of many separate bands on the frequency spectrum. These services consist of the 4G Long Term Evolution (LTE) and 5G Nationwide. **4G** primarily operates in lower frequency bands, typically between 700 MHz and 2.6 GHz. These longer wavelengths can travel farther and penetrate buildings more easily. **5G** uses a much broader range of frequencies—low, mid, and high.

The largest capacity frequency Verizon has access to in this area is the C-Band - a full 200 MHz of spectrum, which allows it to provide ultra-wideband 5G coverage. This frequency is in the (high) 3700 MHz range. The shorter wavelengths of high-band 5G allow for much faster data transmission because they can carry more information per second. However, they don't travel as far and are more easily blocked by walls, trees, and even rain. Therefore, the towers need to be closer together than otherwise might be effective.

The current network offers data upload and download transmission speeds that are much faster than the previous generations of wireless technologies and Verizon also offers high-definition calling capabilities in the form of its Voice Over LTE (VOLTE) service.

The proposed facility will provide expanded in-building coverage and additional capacity for residents, businesses, and other nearby establishments in the area. The site will also provide service improvements at the street level and people traveling in cars on US-250 3 Notch Road, I-64, VA-613 Poindexter Road, and other nearby local roads.

In addition to serving coverage needs in the immediate area, this facility will also provide improvements to overall network performance by adding more network capacity to transfer data throughout a much greater area. This objective is important for network stability, because it reduces the total number of customers that are relying on the marginal levels of coverage currently being provided by existing, neighbor facilities at farther distances away from this site. If the proposed facility is constructed, then the users that currently receive marginal coverage will have access to stronger signals that are in concentrated in closer proximity, while those closer to other existing facility sites will also experience improvements, because they will now be competing with fewer overall users for access to the services provided by the facilities in their own areas.

Louisa County's Provisions for Wireless Communication Facilities:

The Louisa County Land Development Regulations provide the following requirements for Wireless Communication Facilities in Sections 86-663 - 86-675. The applicant's responses to the code requirements follow in bold italics:

DIVISION 5. TELECOMMUNICATIONS REGULATIONS

Sec. 86-663. In general.
This division may be cited and referred to as the "Louisa County Telecommunications Ordinance." In any case in which this article conflicts with any other requirement of Chapter 86 of this Code, the more specific provision shall control, notwithstanding the provisions of section 1-6 or sec 86-23 of this Code, unless expressly so stated. Nothing herein shall be construed to relieve any person of any other requirement of local, state, or federal law.
(1) Nothing in this division shall impair any vested right.

Sec. 86-664. Applicability
(a) This division shall apply to the development activities including installation, construction, or modification of all wireless communications facilities.
(b) Wireless communication facilities (WCFs) are utility facilities subject to the provisions of article I, division VIII of this Code, and must be in substantial accord with the relevant provisions of the county comprehensive plan or applicable element thereof. Notwithstanding this provision, facilities that are by-right uses or approved by a special use permit process shall be deemed substantially in accord with the comprehensive plan.
State law reference(s)—Code of Virginia, §§ 15.2-2232, 15.2-2281.

Sec. 86-665. Permitted uses table.

WCF	Agricultural (A-1, A-2)	Residential (R-1, R-2)	Commercial (C-1, C-2)	Industrial (IND, I-1, I-2)	Resort Development	Planned Unit Development 1
Freestanding WCF's Less than Maximum Height in District	Certificate of Compliance	Certificate of Compliance	Certificate of Compliance	Certificate of Compliance	Certificate of Compliance	Master Plan

Freestanding WCFs Between Maximum District Height and 100' (Parcel <25 Acres)	Special Use Permit	Special Use Permit	Special Use Permit	Certificate of Compliance	Special Use Permit	Master Plan
Freestanding WCFs Between Maximum District Height and 100' (Parcel >25 Acres)	Certificate of Compliance	Special Use Permit	Special Use Permit	Certificate of Compliance	Special Use Permit	Master Plan
Freestanding WCFs >100' in Height	Conditional Use Permit	Conditional Use Permit	Conditional Use Permit	Conditional Use Permit	Conditional Use Permit	Master Plan
Attached, Collocated, Combined and Mitigated Un-Licensed Frequency WCFs	Certificate of Compliance	Certificate of Compliance	Certificate of Compliance	Certificate of Compliance	Certificate of Compliance	Certificate of Compliance
Attached, Collocated, Combined and Mitigated Licensed Frequency WCFs	Consultant Review	Consultant Review	Consultant Review	Consultant Review	Consultant Review	Consultant Review

The applicant proposes a 199-foot overall height WCF in an A-2 Agricultural district. Per the table in 86-665 this request is subject to the approval of a Conditional Use Permit.

Sec. 86-666. Application requirements for WCF's for which a conditional use permit is required.

Where a use requires a conditional use permit or master plan approval pursuant to section 86-665, in addition to meeting any application requirements contained in section 86-43 of this Code, such application must include:

(1) Statement of justification. No new freestanding WCF shall be permitted unless the applicant submits a statement of justification addressing the following considerations:

a. A justification of the geographic search area chosen.

The search area was identified by Verizon radio engineers as an area of Louisa County with low to marginal service located midway between two existing facilities. The search area is located between the "Kimco" facility 1.5 miles to the east, and the "US-15" facility 1.5 miles to the west. RF engineers determined a new facility at this location is required to achieve network coverage objectives. See map of existing facilities:



b. A report and supporting technical data demonstrating that all antenna attachments and collocations, including all potentially useable electric utility distribution towers and other elevated structures within the proposed service area and alternative antenna configurations have been examined and found unacceptable. The report should include reasons existing facilities such as utility distribution systems and other elevated structures are not acceptable alternatives to a new freestanding WCF. The report regarding the adequacy of alternative existing facilities or the mitigation of existing facilities to meet the applicant's need or the needs of service providers indicating that no existing wireless communications facility could accommodate the applicant's proposed facility.

The character of the search area is a mix of commercial, residential, and vacant/forested land with an interstate highway nearby. There is an electric utility distribution right of way nearby but the transmission structures are utility poles approximately 50 feet tall and aren't sufficient for collocation. There are no other elevated structures in the search area. The proposed new support structure is necessary due to the lack of existing support structures in the area. See map showing ½-mile radius search area:



c. Why no existing wireless communications facilities located within the geographic search area meet the applicant's engineering requirements.
There are no existing wireless communications facilities located within the geographic search area.

d. Technical data included in the report shall include certification by a registered professional engineer licensed in the Commonwealth of Virginia or other qualified professional, which qualifications shall be included, regarding service gaps or service expansions that are addressed by the proposed WCF, and accompanying maps and calculations demonstrating the need for the proposed WCF.
The proposed facility will provide coverage in the vicinity of on I-64, US-250, and VA-613, which currently has low to marginal wireless coverage. The applicant notes the following regarding maps, calculations, and other proprietary business information:

Va. Code § 15.2-2316.4:2 provides as follows:
"A. In its receiving, consideration, and processing of a complete application submitted under subsection A of § 15.2-2316.4:1 or for any zoning approval required for a standard process project, a locality shall not:
2. Require an applicant to provide proprietary, confidential, or other business information to justify the need for the project, including propagation maps and telecommunications traffic studies…"

e. At least one letter of commitment from a wireless communications provider committing to locate on the new freestanding WCF.
The applicant for the proposed WCF is The Towers, LLC a joint venture of Vertical Bridge and Verizon Wireless, who will occupy the highest level of the structure.

(2) Location and geographic search area. A vicinity map delineating the location and classification of all major public or private streets and rights-of-way, driveways, public parking areas, pedestrian ways, trails

and bikeways within 500 feet of the subject property's boundary, including zoning district boundaries and the geographic search area overlaid on the map, together with a list of property owners within 1,000 feet in agriculturally zoned (A-1 and A-2 districts) and 500 feet in all other districts of the subject property and keyed to the map. The map shall be prepared at a scale sufficient to clearly identify the required features. A list compiled from Louisa County tax assessment records shall be sufficient compliance with this requirement.

The applicant has provided a vicinity map on Sheet Z-1 of the plans and a list of property owners within 1,000 feet of the subject property, which is an A-2 zoned district.

(3) Visual impact. The applicant shall provide simulated photographic evidence of the proposed WCF's appearance from any and all residential dwellings or lots within 1,000 feet or vantage points approved by the community development department including the facility types the applicant has considered and the impact on adjacent properties including:

a. Overall height.
b. Configuration.
c. Physical location.
d. Mass and scale.
e. Materials and color.
f. Illumination.
g. Architectural design.

The applicant conducted a balloon test on August 18, 2026. An orange balloon, three feet in diameter, was raised to a height of 199 feet nearby to the proposed self-support tower location. The balloon was then photographed from the public right of way in front of the surrounding lots. The applicant has provided a photo simulation package developed from the balloon test depicting the visual impact of the proposed facility on the surrounding area.

The applicant shall provide a statement as to the potential visual and aesthetic impacts of the proposed WCF on all adjacent residential zoning districts. Concealed and monopole-type structures are preferred.

The proposed facility will be 199 feet tall and therefore will be visible from some parts of the surrounding area. However, the facility will be of a self-support design; it will be finished in a neutral, matte galvanized steel color; the FAA will not require illumination; and the equipment compound will be screened by existing trees. These design features along with the wooded character of the surrounding area will minimize the visual impact on the area. The visual study conducted during the balloon test on August 18, 2026 demonstrated the tower will generally not be visible from the surrounding area except from the closest area along Poindexter Rd.

(4) Height. It is intended that all new WCFs be 199 feet or less in height. Under no circumstance shall any WCF exceed 300 feet. All new WCFs in excess of 199 feet shall be subject to the following additional requirements:

a. Evidence that the WCF service area will be so substantially compromised that there would be a requirement of additional WCFs within a distance of two miles.

b. The WCF shall be designed to allow for a future reduction of elevation to no more than 199 feet, or the replacement of the WCF with a monopole- type structure at such time as the wireless network had developed to the point that such heights can be justified.

The proposed WCF is 199 feet tall and is in compliance with this section.

(5) Design for collocation. All freestanding WCFs should be engineered and constructed to accommodate collocation.

The proposed WCF will be designed with structural capacity to accommodate collocation at four (4) levels of the self-support tower.

(6) Certificate of conformance with FAA regulations. Proof of compliance and documentation of the manner of compliance with 14 C.F.R. Part 77, subpart C, "Standards for Determining Obstructions to Air Navigation or Navigational Aids or Facilities."

The applicant has provided an FCC TOWAIR report showing notice is not required and there are no airports within five (5) miles of the structure.

(7) Conformance with comprehensive plan. All applications must show conformance with the Louisa County Comprehensive Plan.

The Louisa County Comprehensive Plan 2040 lays out strategies for growth in Chapter 3: Land Use. The Land Use Plan identifies in its vision a, "focus on high quality development in the desired established growth areas to efficiently deliver opportunities and services to the citizens of Luisa County." Goal 2 of the Land Use Plan is to, "Encourage compact cluster development in growth areas."

The proposed WCF is located in the Zion Crossroads Designated Growth Area on the County's Future Land Use Map, in an area designated as Mixed Use. Approval of this Conditional Use request would allow the expansion of high-quality wireless communications that would support existing and future residents in the Growth Area, as well as commercial and civic activities, all of which increasingly rely on communications infrastructure for everyday life. Wireless communications enable remote work, support advanced agricultural applications, improve processes for commercial business. In addition, the proposed WCF would provide effective access to 911 first responders: fire; EMS; police.

Current and future rural residents in the area would benefit from enhanced wireless communications, while experiencing little impact from the facility. The proposed wireless communications facility would therefore support, and not conflict with Louisa County's Comprehensive Plan.

(8) Site plan required. WCFs greater than 100 feet in height must comply with article IV, division II of this chapter.
The applicant acknowledges compliance with this section.

Sec. 86-667. Conditional use permit requirements.
Where a conditional use permit is required under the provisions of section 86-665, the following provisions shall apply. To the extent necessary to comply with the policies of the county comprehensive plan, an application pursuant to chapter 86 of this Code may be processed and acted upon simultaneously with the process set forth below. The conditional use permit approval process shall generally follow the process set forth in section 86-43 of this Code, with the following additional procedures:
(1) Pre-application meeting. Prior to submitting a conditional use permit application, the applicant shall meet with county staff to discuss the process and requirements of the County Code and the comprehensive plan. At the time of the pre-application meeting, the applicant shall demonstrate that the following notice was mailed via certified U.S. Mail, postage prepaid, to all other wireless service providers licensed to provide service within the county:
"Pursuant to the Louisa County Zoning Ordinance, article I, division V, we are hereby providing you with notice of our intent to meet with county staff in a pre-application meeting to discuss the location of a freestanding wireless communications facility that would be located at _____ (physical address, latitude and longitude, Louisa County tax map number). In general, we plan to construct a support structure _____ feet in height for the purpose of providing _____ (type of service). Please inform county staff if you have any desire to place additional wireless facilities or equipment within a two-mile radius of the proposed facility. Please provide both us and county staff with such information within 20 business days of receipt of this letter. Your cooperation is sincerely appreciated. Sincerely, _____ (name of applicant)."

The applicant met with county staff for a pre-application meeting on July 10, 2026 to discuss the proposed WCF. The applicant provided U.S. Postal Service registered mail receipts as evidence that the above statement was mailed to other wireless providers prior to the meeting. Those receipts are included in this application.

(2) Balloon test. For WCF's proposed to be greater than 100 feet in height; the applicant shall carry out a balloon test prior to submittal of a conditional use permit application. The applicant shall arrange to raise a colored balloon no less than three feet in diameter to the maximum height of the proposed WCF and within 50 horizontal feet of the proposed antenna support structure.

The applicant shall inform county staff and abutting property owners of the date and time of balloon test in writing at least 14 days in advance. The applicant shall cause the date, time, and location of the balloon test to be advertised in a newspaper of general circulation at least seven but no more than 14 days prior to the test date. The balloon shall be flown for at least four consecutive hours during daylight hours on the date chosen. The applicant shall record the weather during the balloon test.

The applicant conducted a balloon test on August 18, 2026 from 8 a.m. until 12 p.m. Written notice of the date and time of the balloon test was mailed to adjacent property owners and sent by electronic mail to county staff and officials on August 13, 2026. A legal notice of the balloon test was published in the August 6, 2026 edition of the Central Virginian newspaper. Copies of the notice letters and affidavit of legal notice are included in this application. The applicant satisfied the criteria for public notice in this subsection.

(3) Planning commission. The planning commission shall hold a public hearing following notice and advertisement as set forth in Code of Virginia, § 15.2-2204 and make a recommendation to the board of supervisors within 90 days of the date of application, unless the applicant agrees in writing to an extension of the time for a recommendation. Failure to make a recommendation will be construed to be a recommendation of approval to the board of supervisors.

(4) Board of supervisors. Following recommendation of the planning commission, the board of supervisors shall hold a public hearing following notice and advertisement as set forth in Code of Virginia, § 15.2-2204 and approve or disapprove the application.

(5) Final site plan approval.

State law reference(s)— Code of Virginia, §§ 15.2-2204, 15.2-2285(B); 47 U.S.C. § 332(c)(7)(B)(ii).

The applicant notes compliance with subsections (3), (4), and (5) above.

Sec. 86-668. Certificate of compliance or special use permit requirements.

This section is not applicable to this application.

Sec. 86-669. Uses for which no conditional use permit or special use permit is required.

This section is not applicable to this application.

Sec. 86-670. Exempt installations.

This section is not applicable to this application.

Sec. 86-671. Mitigation and replacements.

This section is not applicable to this application.

Sec. 86-672. Development standards for attached, collocated, and combined licensed frequency WCF's.

This section is not applicable to this application.

Sec. 86-673. Setbacks.

New freestanding WCFs and equipment compounds shall be subject to the setbacks prescribed in this section.

(1) WCFs are subject to the accessory structure setbacks for side and rear yards applicable to the zoning district in which they are located, subject to the provisions contained in this section.
The proposed WCF is located in an A-2 Agricultural district. The side yard setback in this district is 20 feet and the rear yard setback is 35 feet. The closest side parcel line to the proposed equipment compound is the side parcel line, 60 feet to the east. The rear parcel line is 40 feet from the proposed compound. The facility is in compliance with the district setbacks.

(2) For freestanding antenna support structures, if the antenna support structure is to be constructed using breakpoint design technology, the minimum distance from the nearest occupied residential structure, whether or not it is located on the same parcel, must be equal to or greater than 100 percent of the distance from the top of the structure to the breakpoint level of the structure.
The proposed 199' WCF will be constructed using breakpoint design technology with an engineered breakpoint at the 139' level of the self-support tower. The distance from the top of the structure to the breakpoint is 60'. The nearest occupied residential structure is 1,250' to the east. The proposed facility is in compliance with the required minimum setback to a dwelling.

(3) Certification by a registered professional engineer licensed by the commonwealth of the breakpoint design and the design's fall radius must be provided together with the other information required herein from an applicant. The property owner may request a waiver to this requirement as a part of the conditional use permit or special use permit process.
The applicant has provided a letter from Dewberry Engineers, stamped by Professional Engineer Hillary G. Siegall and dated September 4, 2026 certifying the breakpoint design and fall radius of the proposed support structure.

(4) For freestanding antenna support structures, if the antenna support structure has not been constructed using breakpoint design technology, the minimum distance from the nearest occupied residential structure must be equal to or greater than 110 percent of the height of the proposed antenna support structure.
This subsection is not applicable to this application due to the structure being designed with breakpoint technology.

(5) Notwithstanding the provisions of section 86-18 of this Code, the road setback for pole-mounted wireless communication facilities in all districts shall be 25 feet from the edge of the easement or right-of-way line. All roads shall be deemed to have a minimum right-of-way width of 50 feet and setbacks should be measured accordingly from the edge of the right-of-way.
The proposed self-support tower will be set back 75 feet from the VA-613 right-of-way edge and is in compliance with this subsection.

(6) The setback provisions of section 86-18.1 of this Code are not affected by this subsection.
Section 86-18 of the Code is Reserved

(7) An attached, collocated, or combined WCF is subject to the setbacks of the structure to which it is attached. If the structure has a lawfully nonconforming setback, then such lawfully nonconforming setback prevails.
This subsection is not applicable to this application.

Sec. 86-674. Development standards for freestanding antenna support structures greater than one hundred feet in height.

(a) Setbacks. New freestanding WCFs and equipment compounds shall be subject to the setbacks prescribed below:

(1) If the antenna support structure has been constructed using breakpoint design technology (section 86-13, definitions), the minimum setback distance shall be equal to 100 percent of the distance from the top of the structure to the highest breakpoint level of the structure.

The proposed 199-foot facility will have an engineered breakpoint at the 139-foot level of the structure. The distance from the top of the structure to the breakpoint is 60 feet, which establishes the setback distance. The self-support tower will be located 75' from the front parcel line, and is in compliance with the minimum setback requirement of this subsection.

(2) Certification by a registered professional engineer licensed by the State of Virginia of the breakpoint design and the design's fall radius must be provided together with the other information required herein from an applicant.

The applicant has provided a letter from Dewberry Engineers, stamped by Professional Engineer Hillary G. Siegall and dated September 4, 2026 certifying the breakpoint design and fall radius of the proposed support structure.

(3) If the antenna support structure has not been constructed using breakpoint design technology, the minimum setback distance shall be equal to 110 percent of the height of the proposed antenna support structure.

This subsection is Not Applicable to this application because the proposed antenna support structure will use breakpoint design technology.

(4) However, in all instances, the minimum setback distance from the setback line of any residentially zoned property, with an inhabited residence or proposed residences, shall be at least 200 percent of the height of the entire proposed structure.

All adjoining properties are zoned A-2 Agricultural. Therefore, this subsection is Not Applicable.

(b) Equipment cabinets. Cabinets shall not be visible from the path of travel on the nearest public or private road. Cabinets may be provided within the principal building, behind a screen on a rooftop, or on the ground within the fenced-in and screened equipment compound.

All equipment cabinets will be screened from view of the nearest public and private roads by a combination of planted landscaping and the existing mature vegetation surrounding the property.

(c) Fencing. All equipment compounds shall be enclosed with a fence, or wall, and gate, at least six feet in height.

The applicant is proposing a six (6)-foot chain link fence.

(d) Screening buffers. A screening buffer, with a minimum buffer width of ten feet, shall be provided around all antenna support structures and equipment compounds. Screening shall meet the following standards:

(1) Landscaping consisting of one evergreen tree every ten linear feet on average, or an eight-foot tall opaque fence and gate(s), subject to the following standards:

a. No invasive plant species may be planted.

b. Required evergreen trees shall be planted at a minimum height of six feet.

c. More than one species of tree shall be used when planting a landscape screen.

d. Fences shall be constructed of wood, wrought iron, or masonry materials.

e. Fences used to meet the screening requirements of this subsection may be counted towards meeting the requirement of subsection (b).

(2) An evergreen hedge row planted adjacent to any road, street, or private lane, subject to the following criteria:

a. No invasive species may be planted.

b. Required shrubs shall be planted at a minimum height of 24 inches tall or minimum container size of three gallons.

c. More than one species of shrub shall be used.

(3) When existing site conditions restrict or significantly limit the implementation of the above design standards or substantially comply with the above standards, an alternative design may be accepted by the zoning administrator, provided that it substantially complies with this subsection.

The applicant is proposing planted landscape screening in compliance with this subsection and details are shown on Sheet Z-5 of the Plans.

(e) Signage. Commercial messages shall not be displayed on any WCF. In addition to the provisions of article VI of chapter 86 of this Code, noncommercial signage shall be subject to the following:

(1) The only signage that is permitted upon an antenna support structure, equipment cabinets, or fence shall be informational, and for the purpose of identifying the antenna support structure (such as ASR registration number), as well as the party responsible for the operation and maintenance of the facility; i.e., the address and telephone number, security or safety signs, and property manager signs (if applicable).

The applicant affirms compliance with this subsection. Proposed signage is shown on Sheet Z-7 of the Plans.

(2) If more than 220 voltage is necessary for the operation of the facility and is present in a ground grid or in the antenna support structure, signs located every 20 feet and attached to the fence or wall shall display in large, bold, high contract letters (minimum height of each letter four inches) the following: "HIGH VOLTAGE - DANGER."

The applicant affirms compliance with this subsection.

(f) Lighting. Lighting on WCFs shall not exceed the Federal Aviation Administration (FAA) minimum standards. All other lighting shall be subject to the following requirements:

(1) Any lighting required by the FAA must be of the minimum intensity and number of flashes per minute (i.e., the longest duration between flashes) allowable by the FAA. Dual lighting standards are required and strobe light standards are prohibited unless required by the FAA. The lights shall be oriented so as not to project directly onto surrounding property, consistent with FAA requirements.

Due to the 199-foot overall height of the support structure no lighting is required by the FAA, and the applicant affirms no lighting will be placed on the support structure.

(2) Any security lighting for on-ground facilities and equipment shall be in compliance with dark sky lighting standards as approved by the County.

The applicant affirms any lighting within the equipment compound will comply with this subsection.

(g) Equipment compound. An equipment compound shall not be used for the storage of any excess equipment or hazardous materials. No outdoor storage yards shall be allowed in a WCF equipment compound, nor shall compound be used as habitation.

The applicant affirms compliance with this subsection.

(h) Compliance with federal standards. All WCFs must at all times comply with all state and federal standards for interference protection and emissions of electromagnetic radiation.

The applicant affirms compliance with this subsection.

(i) Sounds. No unusual sound emissions such as alarms, bells, buzzers, or the like are permitted. Generators shall not be stored or operated at WCFs except during power outages.

The applicant affirms compliance that no unusual sounds will be emitted from the compound. Verizon Wireless, and possibly future collocators, may install a sound-attenuated emergency backup power generator that would operate in the case of electrical power failure. The generator may also cycle periodically to test functionality. This equipment testing is necessary to ensure communications availability in emergency situations such as storms when citizens and emergency responders must have access to wireless networks.

(j) Parking. One parking space is required for each antenna support structure or equipment compound. The space must be provided within the leased area, the equipment compound, or the development area shown on the site plan.

The proposed facility adjoins a parking area on the subject property which is shown on Sheet Z-2 of the Plans.

Sec. 86-675. Abandoned and nuisance structures.

(a) Owner's responsibility. It is the responsibility of the owner of a wireless communication facility to maintain it in safe and usable condition and remove it once its useful life has ended. The board of supervisors finds and declares that wireless communication facilities that fall into disrepair and become unsafe are a danger to the public health, safety, and general welfare.

(b) Notice to repair. If the county determines that a wireless communication facility is in unsafe condition, the county administrator may issue a written notice to the owner of the wireless communication facility or the property on which it is located, or both, demanding that the nuisance be abated within 30 days or such period of time as the county building official may determine is reasonable.

(c) Abatement of nuisance by judicial action. If a wireless communication facility is in unsafe condition and the owner does not abate the nuisance in accordance with subsection (b) above, the county attorney may institute action in the appropriate court to enjoin the nuisance. This subsection does not in any way limit other remedies that the county may pursue.

(d) Immediate nuisance. Notwithstanding the provisions of subsections (b) and (c) above, if the county building official determines that a wireless communication facility presents an imminent and immediate threat to life or property, then the county administrator may cause such facility to be abated, razed, or removed, and the county attorney may institute action in the appropriate court to recover necessary costs incurred for the removal and for any public emergency services reasonably required to abate the nuisance.

State law reference(s)—Code of Virginia, § 15.2-900.

The applicant affirms compliance with this section.

Secs. 86-676—86-681. Reserved

Conclusion:

The Towers, LLC is confident that the proposed Wireless Communication Facility meets the Land Development Regulations' criteria for approval of Conditional Use Permits and is in accord with the goals and objectives set forth in Louisa County's Comprehensive Plan. Approval of this application will support the provision of Verizon's full range of wireless communications and data services within an area of the County that currently needs greater access to high quality voice, data and broadband services. While this facility will directly benefit customers in close proximity to this site, it will also facilitate greater improvements to Verizon's overall network in Louisa County by offloading strains on other existing facilities in nearby areas. This is because the total number of users who are relying on services currently provided by neighboring on-air sites will be reduced, which means those sites will then have fewer users that are competing for access to the network.

The tower serving this facility will meet the County's design preferences of a galvanized finish for the self-support structure. The base station cabinet and H-frame stand will be screened from off-site views by the planted landscape screening and existing mature vegetation. Therefore, it will not impose any unexpected, adverse impacts upon the neighboring properties or the adjacent roadways.

Sincerely,



Stuart P. Squier, AICP
GDNsites
Site Development Consultant to The Towers, LLC

Exhibit D

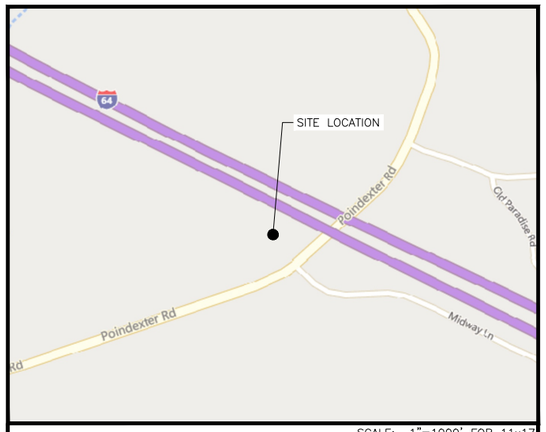
PROJECT DESCRIPTION

THIS PROJECT INCLUDES THE INSTALLATION OF A TELECOMMUNICATIONS FACILITY CONSISTING OF A SELF-SUPPORT LATTICE TOWER, LAND SPACE FOR CARRIER EQUIPMENT, AND A UTILITY BACKBOARD WITHIN A FENCED COMPOUND LOCATED WITHIN A NEW PREMISES ACCESSIBLE BY A PROPOSED GRAVEL ROAD. VERIZON WIRELESS IS INTENDED TO BE THE ANCHOR TENANT WITHIN THE PROPOSED COMPOUND.

CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE GOVERNING AUTHORITIES:

- 2021 INTERNATIONAL BUILDING CODE (IBC)
  - SECTION 1609 WIND LOADS, EXCEPTION #5 REFERENCING TIA-222
- 2020 NATIONAL ELECTRIC CODE (NEC)
- 2018 NFPA 101 LIFE SAFETY CODE
- AMERICAN CONCRETE INSTITUTE
- AMERICAN INSTITUTE OF STEEL CONSTRUCTION
- STEEL CONSTRUCTION MANUAL, 15TH EDITION
- ANSI/TIA-222-H
- LOCAL BUILDING CODE
- STATE BUILDING CODE
- CITY/COUNTY ORDINANCES



APPROXIMATE TRUE NORTH

SCALE: 1"=1000' FOR 11x17
1"=500' FOR 22x34

LOCATION MAP 0' 500' 1000'

PROJECT INFORMATION

SITE NUMBER:	US-VA-5359
SITE NAME:	3_NOTCH RD
PROPERTY ADDRESS:	409 POINDEXTER ROAD, LOUISA, VA 23093
MAILING ADDRESS:	1 WOOLFOLK AVENUE, LOUISA, VA 23093
PARCEL NUMBER:	52 53
DEED BOOK REFERENCE:	D.B. 468 & PG. 261
ACREAGE:	2.5
ZONING CLASSIFICATION:	A2
ZONING JURISDICTION:	LOUISA COUNTY
SITE TYPE:	RAWLAND
STRUCTURE TYPE:	SELF-SUPPORT LATTICE TOWER
STRUCTURE HEIGHT:	±195'
OVERALL HEIGHT:	±199'
PREMISES:	10,000 SF
AREA OF DISTURBANCE:	±16,000 SF

TOWER COORDINATES & GROUND ELEVATION*

LATITUDE:	37° 58' 06.47" N (37.968464°) (NAD83)
LONGITUDE:	78° 11' 42.30" W (-78.195083°) (NAD83)
GROUND ELEVATION:	±507.6' AMSL (NAVD88)

*PER FAA 1-A SURVEY CERTIFICATION COMPLETED BY POINT TO POINT LAND SURVEYORS, INC. DATED 06/26/26

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.

verizon

US-VA-5359 (3_NOTCH RD)
409 POINDEXTER ROAD
LOUISA, VA 23093
195' SELF-SUPPORT LATTICE TOWER

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	LANDSCAPING PLAN		
Z-6	DETAILS		
Z-7	SITE SIGNAGE		

REVISIONS

REV. NO.	DESCRIPTION	BY	DATE
0	FOR ZONING	BRP	08/05/26
1	COUNTY COMMENTS	DJW	10/14/26

DIRECTIONS

FROM DEWBERRY OFFICE (4805 LAKE BROOK DRIVE, GLEN ALLEN, VA 23060):

TURN LEFT ONTO LAKE BROOK DRIVE; 0.2 MILES, USE THE RIGHT LANE TO TURN RIGHT ONTO NUCKOLS ROAD; 0.4 MILES, USE THE RIGHT LANE TO MERGE ONTO I-295S VIA THE RAMP TO I-64W/CHARLOTTESVILLE; 0.4 MILES, MERGE ONTO I-295N; 1.5 MILES, USE THE RIGHT LANE TO TAKE EXIT 53A FOR I-64/VA-288/CHARLOTTESVILLE; 0.5 MILES, MERGE ONTO I-64W; 34.0 MILES, TAKE EXIT 143 FOR VA-208 TOWARD LOUISA/FERNCLIFF; 0.3 MILES, TURN LEFT ONTO VA-208W; 0.6 MILES, TURN RIGHT ONTO US-250W; 5.5 MILES, TURN RIGHT ONTO STATE ROUTE 613; 0.4 MILES, TURN LEFT; 0.1 MILES, DESTINATION WILL BE STRAIGHT AHEAD

UTILITIES INFORMATION

POWER:	CENTERAL VIRGINIA ELECTRIC COOP.(CVEC) (800) 367-2832
FIBER:	VERIZON (800) 837-4966

EMERGENCY INFORMATION

CALL 911

JURISDICTION:	LOUISA COUNTY
LOCAL FIRE AND RESCUE:	(540) 967-3491
LOCAL POLICE:	(540) 967-1234

CALL BEFORE YOU DIG

va811.com Dig With CARE

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

APPROVAL BLOCK

	APPROVED	APPROVED AS NOTED	DISAPPROVE & REVISE
VERTICAL BRIDGE DATE	☐	☐	☐
SITE ACQUISITION DATE	☐	☐	☐
ZONING DATE	☐	☐	☐
CONSTRUCTION MANAGER DATE	☐	☐	☐
RF ENGINEERING DATE	☐	☐	☐



APPROXIMATE TRUE NORTH

SCALE: 1"=2000' FOR 11x17
1"=1000' FOR 22x34

VICINITY MAP 0' 1000' 2000'

PROJECT DIRECTORY

PROPERTY OWNER:	LOUISA COUNTY VIRGINIA	
PROPERTY ADDRESS:	409 POINDEXTER ROAD, LOUISA, VA 23093	
MAILING ADDRESS:	1 WOOLFOLK AVENUE, LOUISA, VA 23093	
APPLICANT:	THE TOWERS, LLC 22 WEST ATLANTIC AVENUE, SUITE 310 DELRAY BEACH, FLORIDA 33444	
CONTACT:	LAURA HUGHES PROJECT MANAGER C: (201) 681-6183 Laura.Hughes@verticalbridge.com	
ENGINEER:	DEWBERRY ENGINEERS, INC. 4805 LAKE BROOK DRIVE, SUITE 200 GLEN ALLEN, VIRGINIA 23060	
CONTACTS:	HILLARY SIEGALL, PE SENIOR ASSOCIATE, SENIOR PROJECT MANAGER O: (804) 205-3348 hsiegall@dewberry.com	
	MORGAN WAGNER, EIT STAFF ENGINEER O: (804) 767-4707 mowagner@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:	TBD	

vertical bridge
THE TOWERS, LLC
22 WEST ATLANTIC AVENUE, SUITE 310
DELRAY BEACH, FLORIDA 33444

Dewberry
Dewberry Engineers Inc.
4805 Lake Brook Drive, Suite 200
Glen Allen, VA 23060
Phone: 804.290.7957
Fax: 804.290.7958
www.dewberry.com

NO.	SUBMITTAL	DATE
1	COUNTY COMMENTS	10/14/26
0	FOR ZONING	08/05/26

DRAWN BY: DJW DATE: 10/14/26
REVIEWED BY: MKW DATE: 10/14/26
CHECKED BY: HGS DATE: 10/14/26

PROJECT NUMBER: 50188061

PROJECT TITLE:
US-VA-5359
(3_NOTCH RD)

ENGINEER STAMP:
COMMONWEALTH OF VIRGINIA
HILLARY G. SIEGALL
Lic No. 0402061023
10/14/26
PROFESSIONAL ENGINEER

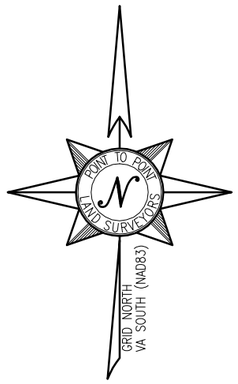
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TITLE

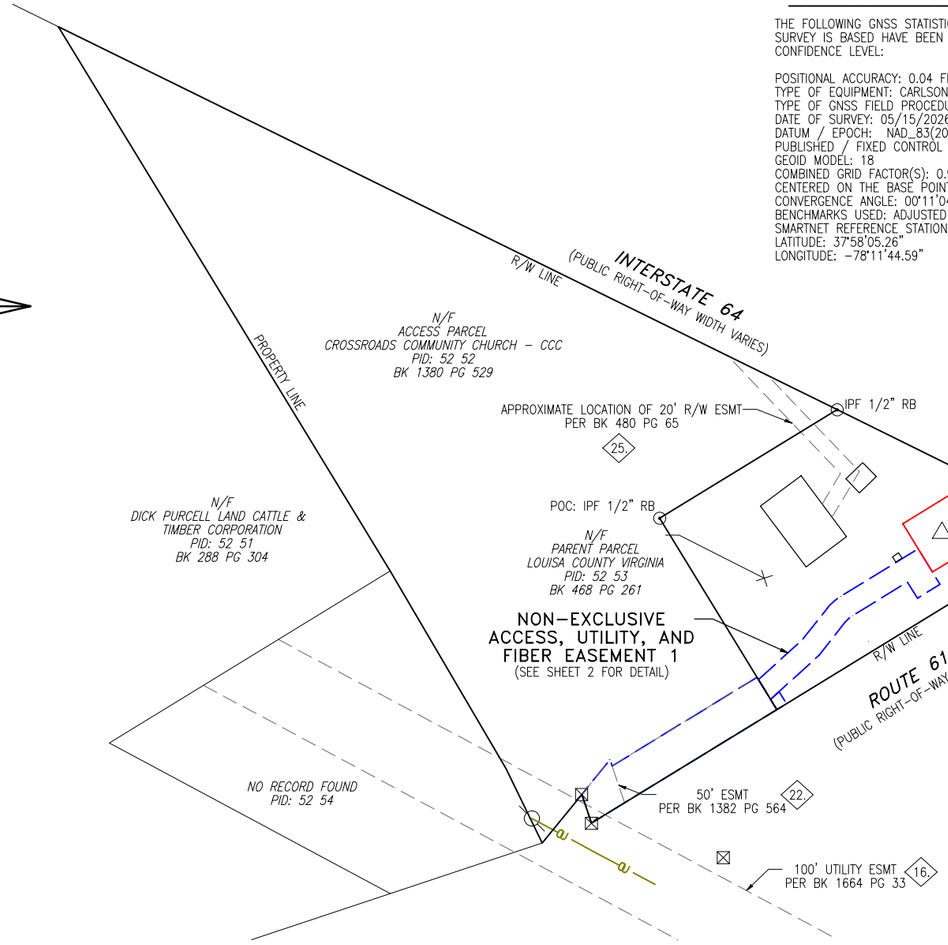
DRAWING SCALE: AS NOTED
DATE: 10/14/26

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: 0.04 FEET (HORZ) 0.06 FEET (VERT)
TYPE OF EQUIPMENT: CARLSON BRx7 BASE AND ROVER, MULTI-FREQUENCY
TYPE OF GNSS FIELD PROCEDURE: REAL-TIME KINEMATIC NETWORKS
DATE OF SURVEY: 05/15/2026
DATUM / EPOCH: NAD_83(2011)(EPOCH:2010.0000)
PUBLISHED / FIXED CONTROL USE: N/A
GEOID MODEL: 18
COMBINED GRID FACTOR(S): 0.99998102
CENTERED ON THE BASE POINT AS SHOWN HEREON.
CONVERGENCE ANGLE: 00°11'04.88"
BENCHMARKS USED: ADJUSTED NETWORK SOLUTION USING LEICA SMARTNET REFERENCE STATION NETWORK
LATITUDE: 37°58'05.26"
LONGITUDE: -78°11'44.59"



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 THE TOWERS, LLC 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: 05/15/2026]. 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 GRAPHICAL INTERPRETATION OF THE FEMA FLOODPLAIN MAPS, THE SITE IS LOCATED IN AN AREA DESIGNATED AS ZONE X (AREA OF MINIMAL FLOOD HAZARD). COMMUNITY PANEL NO.: 51109C0275C 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.

NOT ALL IMPROVEMENTS SHOWN HEREON.

THERE WERE NO VISIBLE ENCROACHMENTS AFFECTING THE LEASE AREA, OR ANY OF THE EASEMENTS, AT THE TIME THE SURVEY WAS COMPLETED.

THE LEASE AREA AND ALL EASEMENTS LIE ENTIRELY WITHIN THE PARENT PARCEL

THE ACCESS AND UTILITY EASEMENTS GO TO A CONFIRMED PUBLIC RIGHT-OF-WAY

SURVEYOR'S CERTIFICATION

VERTICAL BRIDGE NEW CERT: I HEREBY CERTIFY TO: VERTICAL BRIDGE REIT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUBSIDIARIES, AND THEIR RESPECTIVE SUCCESSORS AND/OR ASSIGNS, ITS LENDERS, AND ADMINISTRATIVE AGENTS AND EACH OF THEIR RESPECTIVE SUCCESSORS AND/OR ASSIGNS, AND TOWER TITLE, LLC.

COMMONWEALTH OF VIRGINIA
G. DARRELL TAYLOR
Lic. No. 2985
LAND SURVEYOR

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

G. DARRELL TAYLOR, PLS — 07/01/2026 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.

* SPECIFIC PURPOSE SURVEY PREPARED BY:

POINT TO POINT LAND SURVEYORS
P2P
100 Governors Trace, Ste. 103
Peachtree City, GA 30269
(p) 678.565.4440 (f) 678.565.4497 (w) p2pls.com

SPECIFIC PURPOSE SURVEY PREPARED FOR:

vertical bridge
THE TOWERS, LLC
22 W ATLANTIC AVE,
SUITE 310
DELRAY BEACH, FLORIDA 33444

3_NOTCH RD
SITE NO. US-VA-5359
GREEN SPRINGS MAGISTERIAL DISTRICT,
LOUISA COUNTY, VIRGINIA

PARENT PARCEL

OWNER: LOUISA COUNTY, VIRGINIA, AS TO TOWER PARCEL; CROSSROADS COMMUNITY CHURCH-CCC, A VIRGINIA CORPORATION, AS TO ACCESS PARCEL

SITE ADDRESS: 385 POINDEXTER STREET, LOUISA, VA 23093

PARCEL ID: 52 53

AREA: 2.5 ACRES (PER TAX ASSESSOR)

REFERENCE: DEED BOOK 1814 PAGE 447
PLAT BOOK 468 PAGE 261

100 0 200 400
GRAPHIC SCALE IN FEET
SCALE: 1" = 200' (11x17)

PARENT PARCEL

(PER COMMITMENT NO. VTB-221099-C)

TOWER TRACT:

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND LYING AND BEING SITUATE IN GREEN SPRINGS MAGISTERIAL DISTRICT, LOUISA COUNTY, VIRGINIA, CONSISTING OF 2.5 ACRES, MORE OR LESS, AS DESCRIBED ON A PLAT OF SURVEY BY JAMES H. BELL, DATED JANUARY 18, 1993, A COPY OF WHICH IS RECORDED IN THE CLERK.S OFFICE OF THE CIRCUIT COURT OF LOUISA COUNTY, VIRGINIA, IN DEED BOOK 468, PAGE 261.

PARCEL ID MAP 52 LOT 53 / 23274 (TOWER)

THIS BEING THE SAME PROPERTY CONVEYED TO LOUISA COUNTY, VIRGINIA FROM ZION CROSSROADS VOLUNTEER FIRE DEPARTMENT, INC., A VIRGINIA NONSTOCK CORPORATION, IN A DEED DATED OCTOBER 29, 2021 AND RECORDED DECEMBER 22, 2021, IN BOOK 1814 PAGE 447. ACCESS TRACT:

ALL THAT CERTAIN TRACT, PIECE OR PARCEL OF LAND, GENERALLY TRIANGULAR IN SHAPE, LYING AND BEING SITUATED IN GREEN SPRINGS MAGISTERIAL DISTRICT, LOUISA COUNTY, VIRGINIA, NEAR ZION CROSS ROADS, CONTAINING 8.582 ACRES, MORE OR LESS, AS SHOWN ON THAT CERTAIN PLAT MADE BY BELL LAND SURVEYS LLC DATED MAY 2, 2014 ENTITLED "PLAT OF BOUNDARY SURVEY, TM 52-52, 8.582 ACRES, STANDING IN THE NAME OF LOIS W. WEBB ESTATE, GREEN SPRINGS MAGISTERIAL DISTRICT, LOUISA COUNTY, VIRGINIA", A COPY OF WHICH PLAT IS ATTACHED HERETO AS EXHIBIT "C" AND INTENDED TO BE RECORDED AS A PART HEREOF FOR A MORE PARTICULAR DESCRIPTION OF THE PROPERTY. THIS CONVEYANCE IS MADE SUBJECT TO ALL EASEMENTS AND CONDITIONS OF RECORD AS THE SAME MAY LAWFULLY APPLY AND TO MATTERS WHICH APPEAR ON THE ATTACHED PLAT OF SURVEY AND SPECIFICALLY TO THE NON-EXCLUSIVE RIGHT OF ZION CROSSROADS VOLUNTEER FIRST DEPARTMENT, INC. IN AND TO THE USE OF THE PRIVATE ACCESS ROAD AS SAID ROAD IS SHOWN ON THE ATTACHED PLAT OF SURVEY AND AS SET FORTH OF THE DEED OF RECORD IN DEED BOOK 468 AT PAGE 257.

PARCEL ID MAP 52 LOT 52 / 17033 (ACCESS)

THIS BEING THE SAME PROPERTY CONVEYED TO CROSSROADS COMMUNITY CHURCH-CCC, A VIRGINIA CORPORATION FROM LISA LYNN ZEB WILLIAMSON AND LESLIE S. WEBB, JR., CO-EXECUTORS OF THE ESTATE OF LOIS WELLS WEBB AND AS TRUSTEES UNDER THE LOIS WELLS WEBB REVOCABLE TRUST AGREEMENT DATED JUNE 15, 2000, IN A DEED DATED OCTOBER 30, 2014 AND RECORDED NOVEMBER 4, 2014, IN BOOK 1380 PAGE 529.

THIS BEING THE SAME PROPERTY CONVEYED TO CROSSROADS COMMUNITY CHURCH-CCC, A VIRGINIA CORPORATION FROM LESLIE S. WEBB, JR., IN A DEED DATED JULY 6, 2020 AND RECORDED AUGUST 14, 2020, IN BOOK 1691 PAGE 208.

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
SSMH	SANITARY SEWER MANHOLE
SDMH	STORM DRAIN MANHOLE
INV	INVERT
EP	EDGE OF PAVEMENT
BC	BACK OF CURB
OU	OVERHEAD UTILITY
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
PVC	POLYVINYL CHLORIDE PIPE
TR	TRANSFORMER
CLF	CHAIN LINK FENCE
BWF	BARBED WIRE FENCE
WV	WATER VALVE
WM	WATER METER
CO	SEWER CLEAN-OUT
GV	GAS VALVE
HH	HANDHOLE
CP	CONCRETE PAD
BFO	BURIED FIBER OPTIC
N/F	NOW OR FORMERLY
R/W	RIGHT-OF-WAY

FIRE HYDRANT
CONCRETE MONUMENT FOUND
TELCO PEDESTAL
UTILITY POLE
GUY WIRE ANCHOR
BURIED FIBER OPTIC MARKER
BENCHMARK

811 CALL BEFORE YOU DIG

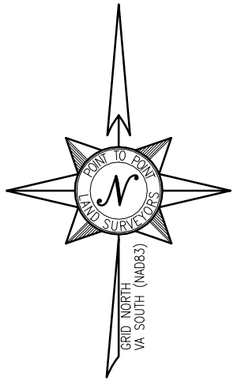
NO.	DATE	REVISION
1.	7/1/26	COMMENTS

DRAWN BY: MK
CHECKED BY: DMM
APPROVED: D. MILLER
DATE: JUNE 26, 2026
P2P JOB #: 260706VA

SHEET: 1 OF 3

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SURVEY NOT VALID WITHOUT ALL SHEETS

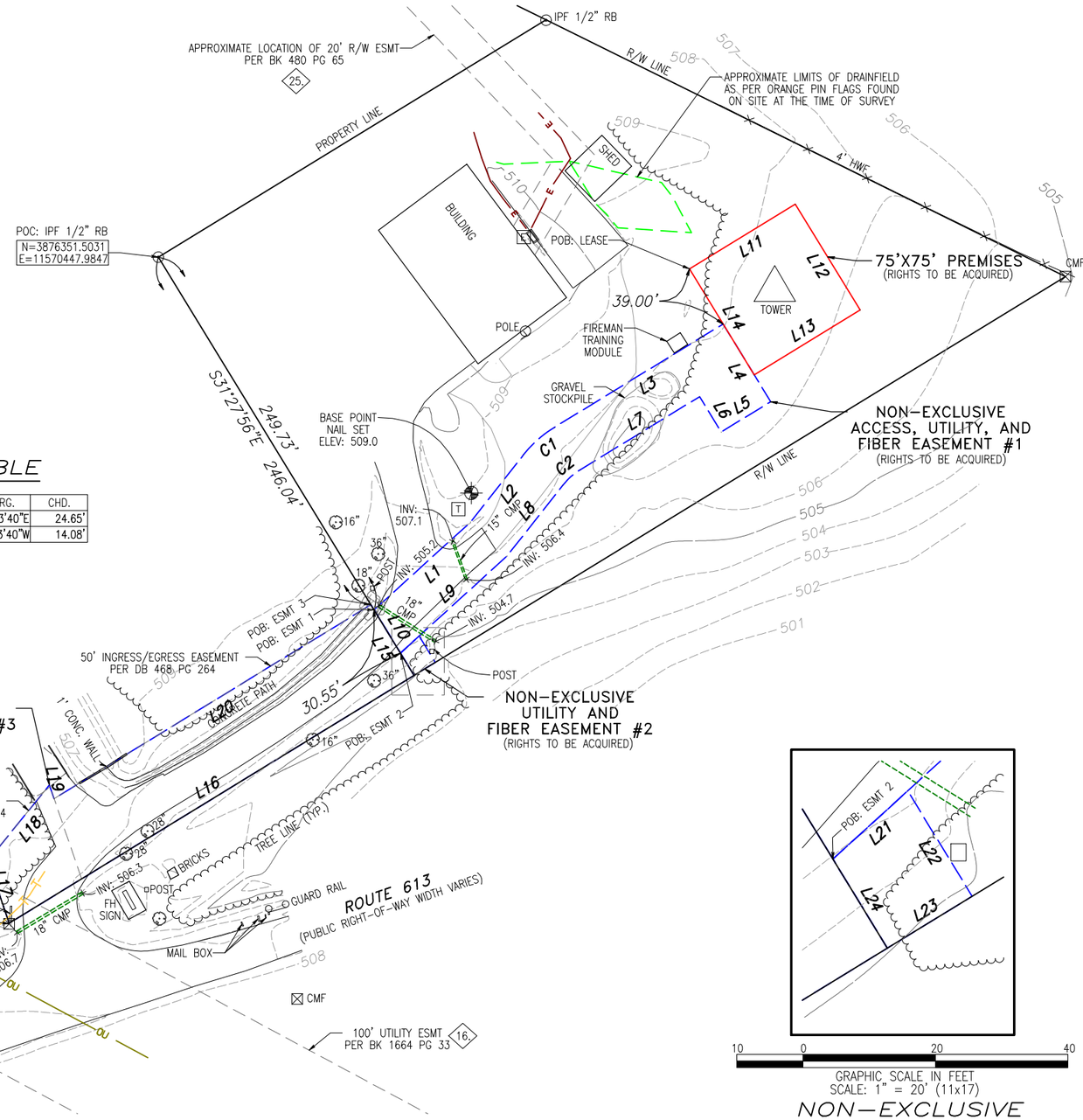


LINE TABLE

LINE	BEARING	DISTANCE
L1	N47°40'40"E	78.81'
L2	N38°15'17"E	51.94'
L3	N58°32'04"E	119.55'
L4	S31°27'56"E	55.00'
L5	S58°32'04"W	35.00'
L6	N31°27'56"W	25.00'
L7	S58°32'04"W	84.55'
L8	S38°15'17"W	54.41'
L9	S47°40'40"W	87.03'
L10	N31°27'56"W	30.55'
L11	N58°32'04"E	75.00'
L12	S31°27'56"E	75.00'
L13	S58°32'04"W	75.00'
L14	N31°27'56"W	75.00'
L15	S31°27'56"E	50.00'
L16	S58°32'04"W	286.69'
L17	N18°55'13"W	39.87'
L18	N39°07'10"E	58.93'
L19	S18°55'13"E	8.72'
L20	N58°32'04"E	224.34'
L21	N47°40'40"E	15.27'
L22	S31°27'56"E	18.64'
L23	S58°32'04"W	15.00'
L24	N31°27'56"W	15.77'

CURVE TABLE

LINE	ARC	RADIUS	CHD. BRG.	CHD.
C1	24.78'	70.00'	N48°23'40"E	24.65'
C2	14.16'	40.00'	S48°23'40"W	14.08'



10 0 20 40

GRAPHIC SCALE IN FEET
SCALE: 1" = 20' (11x17)

NON-EXCLUSIVE UTILITY AND FIBER EASEMENT #2 INSET

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
SSMH	SANITARY SEWER MANHOLE
SDMH	STORM DRAIN MANHOLE
INV	INVERT
EP	EDGE OF PAVEMENT
BC	BACK OF CURB
OU	OVERHEAD UTILITY
CMP	CORRUGATED METAL PIPE
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GV	GAS VALVE
HH	HANDHOLE
CP	CONCRETE PAD
BFO	BURIED FIBER OPTIC
N/F	NOW OR FORMERLY
R/W	RIGHT-OF-WAY

FIRE HYDRANT
CONCRETE MONUMENT FOUND
TELCO PEDESTAL
UTILITY POLE
GUY WIRE ANCHOR
BURIED FIBER OPTIC MARKER
BENCHMARK
TREE

UTILITY LEGEND

OU OU	OVERHEAD UTILITY LINE
T	UNDERGROUND TELECOMMUNICATIONS LINE
FO	UNDERGROUND FIBEROPTIC LINE
G G	UNDERGROUND GAS LINE
S S	UNDERGROUND SEWER LINE
E	UNDERGROUND ELECTRIC LINE
W	UNDERGROUND WATER LINE
UUG	UNKNOWN UNDERGROUND UTILITY LINE

COMMONWEALTH OF VIRGINIA
G. DARRELL TAYLOR
Lic. No. 2985
LAND SURVEYOR

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

G. DARRELL TAYLOR, PLS — 07/01/2026 DATE

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* SPECIFIC PURPOSE SURVEY PREPARED BY:

POINT TO POINT LAND SURVEYORS
P2P
100 Governors Trace, Ste. 103
Peachtree City, GA 30269
(p) 678.565.4440 (f) 678.565.4497 (w) p2pls.com

SPECIFIC PURPOSE SURVEY PREPARED FOR:

verticalbridge
THE TOWERS, LLC
22 W ATLANTIC AVE,
SUITE 310
DELRAY BEACH, FLORIDA 33444

3_NOTCH RD
SITE NO. US-VA-5359
GREEN SPRINGS MAGISTERIAL DISTRICT,
LOUISA COUNTY, VIRGINIA

SITE INFORMATION

LEASE AREA: 5,625 SQUARE FEET (0.1291 ACRES)

AT CENTER OF PROPOSED TOWER:
LATITUDE: 37°58'06.47" (NAD 83) (37.968464°)
LONGITUDE: -78°11'42.30" (NAD 83) (-78.195083°)
ELEVATION = 507.6' A.M.S.L.

VERTICAL DATUM: NAVD 1988 (COMPUTED USING GEOID18)
HORIZONTAL DATUM: NAD83

BEARINGS ARE BASED ON VIRGINIA GRID NORTH (SOUTH ZONE)

40 0 80 160

GRAPHIC SCALE IN FEET
SCALE: 1" = 80' (11x17)

NO.	DATE	REVISION
1.	7/1/26	COMMENTS

DRAWN BY: MK
CHECKED BY: DMM
APPROVED: D. MILLER
DATE: JUNE 26, 2026
P2P JOB #: 260706VA

SHEET: 2 OF 3

E:\Point To Point Dropbox\P2P Current Jobs\2026\260706VA-3_Notch RD\260706VA.pro

SURVEY NOT VALID WITHOUT ALL SHEETS

TITLE EXCEPTIONS

THIS SURVEY WAS COMPLETED WITH THE AID OF TITLE WORK PREPARED BY TOWER TITLE, LLC, COMMITMENT DATE OF OCTOBER 30, 2025, BEING COMMITMENT NO. VTB-221099-C, FOR THE PARENT PARCEL, TO DETERMINE THE IMPACTS OF EXISTING TITLE EXCEPTIONS.

EXCEPTIONS 1-11 ARE STANDARD AND NOT THE TYPE TO BE PLOTTED.

12. RIGHT-OF-WAY EASEMENT BETWEEN N. C. & LAURA B. RUNYAN; AND CENTRAL VIRGINIA ELECTRIC COOPERATIVE, A COOPERATIVE CORPORATION, DATED JULY 22, 1970 AND RECORDED SEPTEMBER 15, 1970 IN (BOOK) 153 (PAGE) 88 (INSTRUMENT) 1167, IN LOUISA COUNTY, VIRGINIA.

[THIS ITEM IS APPLICABLE TO THE PARENT PARCEL BUT IS NOT PLOTTED HEREON BECAUSE IT LACKS A PLOTTABLE DESCRIPTION.]

13. SUPPLEMENTARY RIGHT-OF-WAY EASEMENT AGREEMENT BETWEEN GEORGE W. WEBB & LOIS W. WEBB (HUSBAND AND WIFE); AND CENTRAL VIRGINIA ELECTRIC COOPERATIVE, A CORPORATION, DATED OCTOBER 31, 1961 AND RECORDED NOVEMBER 14, 1961 IN (BOOK) 112 (PAGE) 211 (INSTRUMENT) 986, IN LOUISA COUNTY, VIRGINIA.

[THIS ITEM IS APPLICABLE TO THE PARENT PARCEL BUT IS NOT PLOTTED HEREON BECAUSE IT LACKS A PLOTTABLE DESCRIPTION.]

14. CERTIFICATE BETWEEN GEORGE W. WEBB AND LOIS W. WEBB, HUSBAND AND WIFE AND STATE HIGHWAY COMMISSIONER OF VIRGINIA, DATED JANUARY 4, 1965 AND RECORDED JANUARY 7, 1965 IN (BOOK) 123 (PAGE) 475 (INSTRUMENT) 14, IN LOUISA COUNTY, VIRGINIA.

[THIS ITEM IS APPLICABLE TO ROUTE 613 WHICH PROVIDES PUBLIC ACCESS TO THE PARENT PARCEL AS SHOWN HEREON.]

15. CERTIFICATE BETWEEN GEORGE W. WEBB AND LOIS W. WEBB, HUSBAND AND WIFE, CO-TENANTS AND STATE HIGHWAY COMMISSIONER OF VIRGINIA, DATED JANUARY 17, 1966 AND RECORDED JANUARY 18, 1966 IN (BOOK) 128 (PAGE) 87 (INSTRUMENT) 67, IN LOUISA COUNTY, VIRGINIA.

[THIS ITEM IS APPLICABLE TO ROUTE 613 WHICH PROVIDES PUBLIC ACCESS TO THE PARENT PARCEL AS SHOWN HEREON.]

16. ORDER CONFIRMING COMMISSIONERS' REPORT BETWEEN CENTRAL VIRGINIA ELECTRIC COOPERATIVE AND GEORGE W. WEBB, LOIS W. WEBB, DATED MAY 27, 1972 AND RECORDED MAY 27, 1972 IN (BOOK) 164 (PAGE) 33, IN LOUISA COUNTY, VIRGINIA.

[THIS ITEM IS APPLICABLE TO THE ACCESS PARCEL AND IS PLOTTED HEREON.]

17. DEED OF EASEMENT BETWEEN GEORGE W. WEBB AND LOIS W. WEBB, HIS WIFE; AND HISTORIC GREEN SPRING, INC., DATED MARCH 17, 1973 AND RECORDED APRIL 17, 1974 IN (BOOK) 179 (PAGE) 361 (INSTRUMENT) 574, IN LOUISA COUNTY, VIRGINIA.

AFFECTED BY A(N) DEED OF ASSIGNMENT BETWEEN HISTORIC GREEN SPRINGS, INC., A CORPORATION; AND UNITED STATES OF AMERICA, DATED JUNE 6, 1978 AND RECORDED OCTOBER 2, 1978 IN (BOOK) 218 (PAGE) 491 (INSTRUMENT) 1875, IN LOUISA COUNTY, VIRGINIA.

AFFECTED BY A(N) DEED OF EASEMENT AMENDMENT BETWEEN LOIS W. WEBB, SURVIVING JOINT TENANT OF GEORGE W. WEBB, DECEASED; AND THE UNITED STATES OF AMERICA, DATED OCTOBER 26, 2000 AND RECORDED NOVEMBER 27, 2000 IN (BOOK) 659 (PAGE) 554 (INSTRUMENT) 0008095, IN LOUISA COUNTY, VIRGINIA.

[THIS ITEM IS APPLICABLE TO THE PARENT PARCEL BUT IS NOT PLOTTED HEREON BECAUSE IT LACKS A PLOTTABLE DESCRIPTION.]

18. EASEMENT BETWEEN GEORGE W. WEBB; AND THE CHESAPEAKE AND POTOMAC TELEPHONE COMPANY OF VIRGINIA, DATED JULY 16, 1975 AND RECORDED AUGUST 9, 1976 IN (BOOK) 198 (PAGE) 180 (INSTRUMENT) 1419, IN LOUISA COUNTY, VIRGINIA.

[THIS ITEM IS NOT APPLICABLE TO THE PARENT PARCEL AS ITS LOCATED SOUTH OF ROUTE 613.]

19. EASEMENT BETWEEN ALICE D. CARTER AND LINWOOD W. CARTER, WIFE AND HUSBAND, GEORGE W. WEBB, LOIS W. WEBB, HUSBAND AND WIFE; AND LOUISA COUNTY, DATED SEPTEMBER 20, 1984 AND RECORDED OCTOBER 4, 1984 IN (BOOK) 281 (PAGE) 556 (INSTRUMENT) 2470, IN LOUISA COUNTY, VIRGINIA.

[THIS ITEM IS NOT APPLICABLE TO THE PARENT PARCEL AS ITS LOCATED NORTH OF INTERSTATE 64.]

20. RIGHT OF WAY EASEMENT BETWEEN MR. & MRS. GEORGE WEBB; AND CENTRAL VIRGINIA ELECTRIC COOPERATIVE, A COOPERATIVE CORPORATION, DATED OCTOBER 29, 1984 AND RECORDED DECEMBER 8, 1986 IN (BOOK) 311 (PAGE) 579 (INSTRUMENT) 3879, IN LOUISA COUNTY, VIRGINIA.

[THIS ITEM IS APPLICABLE TO THE PARENT PARCEL BUT IS NOT PLOTTED HEREON BECAUSE IT LACKS A PLOTTABLE DESCRIPTION.]

21. RIGHT OF WAY EASEMENT BETWEEN GEORGE WEBB AND LOIS W. WEBB; AND CENTRAL VIRGINIA ELECTRIC COOPERATIVE, A COOPERATIVE CORPORATION, DATED JULY 7, 1987 AND RECORDED JULY 7, 1987 IN (BOOK) 322 (PAGE) 211 (INSTRUMENT) 2390, IN LOUISA COUNTY, VIRGINIA.

[THIS ITEM IS APPLICABLE TO THE PARENT PARCEL BUT IS NOT PLOTTED HEREON BECAUSE IT LACKS A PLOTTABLE DESCRIPTION.]

22. DEED OF EASEMENT BETWEEN LESLIE S. WEBB, JR.; AND CROSSROADS COMMUNITY CHURCH-CCC, A VIRGINIA CORPORATION, AND ZION CROSSROADS VOLUNTEER FIRE DEPARTMENT, INC., A VIRGINIA CORPORATION, DATED NOVEMBER 18, 2014 AND RECORDED NOVEMBER 21, 2014 IN (BOOK) 1382 (PAGE) 564 (INSTRUMENT) 201400008879, IN LOUISA COUNTY, VIRGINIA.

[THIS ITEM IS APPLICABLE TO THE ACCESS PARCEL IS PLOTTED HEREON]

23. APPOINTMENT OF CHURCH TRUSTEE, SUBSTITUTE FIDUCIARIES DATED APRIL 14, 2025 AND RECORDED APRIL 14, 2025 IN (INSTRUMENT) CL25000134-00, IN LOUISA COUNTY, VIRGINIA.

[THIS ITEM IS NOT A SURVEY RELATED ITEM.]

24. DEED OF EASEMENT BETWEEN LOIS W. WEBB, WIDOW; AND ROBERT L. KNOWLES AND CHERYL S. KNOWLES, HUSBAND AND WIFE, DATED OCTOBER 20, 1994 AND RECORDED OCTOBER 20, 1994 IN (BOOK) 476 (PAGE) 320 (INSTRUMENT) 5718, IN LOUISA COUNTY, VIRGINIA.

[THIS ITEM IS APPLICABLE TO THE PARENT PARCEL BUT IS NOT PLOTTED HEREON BECAUSE IT LACKS A PLOTTABLE DESCRIPTION.]

25. AGREEMENT BETWEEN LOIS WEBB; AND CENTRAL VIRGINIA ELECTRIC COOPERATIVE, A VIRGINIA CORPORATION, DATED OCTOBER 29, 1994 AND RECORDED DECEMBER 16, 1994 IN (BOOK) 480 (PAGE) 65 (INSTRUMENT) 6750, IN LOUISA COUNTY, VIRGINIA.

[THIS ITEM IS APPLICABLE TO THE PARENT PARCEL ITS APPROXIMATE LOCATION IS PLOTTED HEREON]

26. DEED OF EASEMENT BETWEEN LESLIE S. WEBB, JR.; AND LOUISA COUNTY, A POLITICAL SUBDIVISION OF THE COMMONWEALTH OF VIRGINIA, DATED MAY 1, 2014 AND RECORDED JULY 1, 2014 IN (BOOK) 1365 (PAGE) 155 (INSTRUMENT) 201400004826, IN LOUISA COUNTY, VIRGINIA.

[THIS ITEM IS NOT APPLICABLE TO THE PARENT PARCEL.]

27. UNDERGROUND EASEMENT AGREEMENT BETWEEN CROSSROADS COMMUNITY CHURCH; AND CENTRAL VIRGINIA ELECTRIC COOPERATIVE, A VIRGINIA CORPORATION, DATED NOVEMBER 23, 2020 AND RECORDED OCTOBER 27, 2021 IN (BOOK) 1801 (PAGE) 838 (INSTRUMENT) 202100012905, IN LOUISA COUNTY, VIRGINIA.

[THIS ITEM IS APPLICABLE TO THE ACCESS PARCEL BUT IS NOT PLOTTED HEREON BECAUSE IT LACKS A PLOTTABLE DESCRIPTION.]

28. NOTICE BETWEEN CROSSROADS COMMUNITY CHURCH AND THE LOUISA COUNTY HEALTH DEPARTMENT, DATED APRIL 3, 2023 AND RECORDED OCTOBER 25, 2023 IN (BOOK) 1924 (PAGE) 913 (INSTRUMENT) 202300009620, IN LOUISA COUNTY, VIRGINIA.

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

75'x75' PREMISES

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN GREEN SPRINGS MAGISTERIAL DISTRICT, LOUISA COUNTY, VIRGINIA, AND BEING A PORTION OF THE LANDS OF LOUISA COUNTY, VIRGINIA, AS RECORDED IN DEED BOOK 1814 PAGE 447, LOUISA COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, COMMENCE AT A ½-INCH REBAR FOUND AT THE WEST CORNER OF SAID LANDS, SAID REBAR HAVING A VIRGINIA GRID NORTH, NAD 83, SOUTH ZONE VALUE N: 3876351.5031 E: 11570447.9847; THENCE RUNNING ALONG THE PROPERTY LINE, SOUTH 31°27'56" EAST, 249.73 FEET TO A POINT; THENCE, NORTH 47°40'40" EAST, 78.81 FEET TO A POINT; THENCE, NORTH 38°15'17" EAST, 51.94 FEET TO A POINT; THENCE, 24.78 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 70.00 FEET AND BEING SCRIBED BY A CHORD BEARING, NORTH 48°23'40" EAST, 24.65 FEET TO A POINT; THENCE, NORTH 58°32'04" EAST, 119.55 FEET TO A POINT ON THE PREMISES; THENCE RUNNING ALONG SAID PREMISES, NORTH 31°27'56" WEST, 39.00 FEET TO A POINT AND THE TRUE POINT OF BEGINNING; THENCE, NORTH 58°32'04" EAST, 75.00 FEET TO A POINT; THENCE, SOUTH 31°27'56" EAST, 75.00 FEET TO A POINT; THENCE, SOUTH 58°32'04" WEST, 75.00 FEET TO A POINT; THENCE, NORTH 31°27'56" WEST, 75.00 FEET TO A POINT 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.

NON-EXCLUSIVE ACCESS, UTILITY, AND FIBER EASEMENT #1

TOGETHER WITH A NON-EXCLUSIVE ACCESS, UTILITY, AND FIBER EASEMENT LYING AND BEING IN GREEN SPRINGS MAGISTERIAL DISTRICT, LOUISA COUNTY, VIRGINIA, AND BEING A PORTION OF THE LANDS OF LOUISA COUNTY, VIRGINIA, AS RECORDED IN DEED BOOK 1814 PAGE 447, LOUISA COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, COMMENCE AT A ½-INCH REBAR FOUND AT THE WEST CORNER OF SAID LANDS, SAID REBAR HAVING A VIRGINIA GRID NORTH, NAD 83, SOUTH ZONE VALUE N: 3876351.5031 E: 11570447.9847; THENCE RUNNING ALONG THE PROPERTY LINE, SOUTH 31°27'56" EAST, 249.73 FEET TO A POINT AND THE TRUE POINT OF BEGINNING; THENCE, NORTH 47°40'40" EAST, 78.81 FEET TO A POINT; THENCE, NORTH 38°15'17" EAST, 51.94 FEET TO A POINT; THENCE, 24.78 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 70.00 FEET AND BEING SCRIBED BY A CHORD BEARING, NORTH 48°23'40" EAST, 24.65 FEET TO A POINT; THENCE, NORTH 58°32'04" EAST, 119.55 FEET TO A POINT; THENCE, SOUTH 31°27'56" EAST, 55.00 FEET TO A POINT; THENCE, SOUTH 58°32'04" WEST, 35.00 FEET TO A POINT; THENCE, NORTH 31°27'56" WEST, 25.00 FEET TO A POINT; THENCE, SOUTH 58°32'04" WEST, 84.55 FEET TO A POINT; THENCE, 14.16 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 40.00 FEET AND BEING SCRIBED BY A CHORD BEARING, SOUTH 48°23'40" WEST, 14.08 FEET TO A POINT; THENCE, SOUTH 38°15'17" WEST, 54.41 FEET TO A POINT; THENCE, SOUTH 47°40'40" WEST, 87.03 FEET TO A POINT; THENCE, NORTH 31°27'56" WEST, 30.55 FEET TO A POINT AND THE POINT OF BEGINNING.

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

SAID EASEMENT CONTAINS 0.2096 ACRES (9,128 SQUARE FEET), MORE OR LESS.

NON-EXCLUSIVE UTILITY AND FIBER EASEMENT #2

TOGETHER WITH A NON-EXCLUSIVE UTILITY AND FIBER EASEMENT LYING AND BEING IN GREEN SPRINGS MAGISTERIAL DISTRICT, LOUISA COUNTY, VIRGINIA, AND BEING A PORTION OF THE LANDS OF LOUISA COUNTY, VIRGINIA, AS RECORDED IN DEED BOOK 1814 PAGE 447, LOUISA COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, COMMENCE AT A ½-INCH REBAR FOUND AT THE WEST CORNER OF SAID LANDS, SAID REBAR HAVING A VIRGINIA GRID NORTH, NAD 83, SOUTH ZONE VALUE N: 3876351.5031 E: 11570447.9847; THENCE RUNNING ALONG THE PROPERTY LINE, SOUTH 31°27'56" EAST, 280.28 FEET TO A POINT AND THE TRUE POINT OF BEGINNING; THENCE, NORTH 47°40'40" EAST, 15.27 FEET TO A POINT; THENCE, SOUTH 31°27'56" EAST, 18.64 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF ROUTE 613; THENCE RUNNING ALONG SAID RIGHT-OF-WAY, SOUTH 58°32'04" WEST, 15.00 FEET TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY AND RUNNING, NORTH 31°27'56" WEST, 15.77 FEET TO A POINT AND THE POINT OF BEGINNING.

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

SAID EASEMENT CONTAINS 0.0059 ACRES (258 SQUARE FEET), MORE OR LESS.

NON-EXCLUSIVE ACCESS EASEMENT #3

TOGETHER WITH A NON-EXCLUSIVE ACCESS EASEMENT LYING AND BEING IN GREEN SPRINGS MAGISTERIAL DISTRICT, LOUISA COUNTY, VIRGINIA, AND BEING A PORTION OF THE LANDS OF CROSSROADS COMMUNITY CHURCH – CCC, AS RECORDED IN DEED BOOK 1380 PAGE 529, LOUISA COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, COMMENCE AT A ½-INCH REBAR FOUND AT THE WEST CORNER OF THE LANDS OF LOUISA COUNTY, VIRGINIA, AS RECORDED IN DEED BOOK 1814 PAGE 447, LOUISA COUNTY RECORDS, SAID REBAR HAVING A VIRGINIA GRID NORTH, NAD 83, SOUTH ZONE VALUE N: 3876351.5031 E: 11570447.9847; THENCE RUNNING ALONG THE PROPERTY LINE, SOUTH 31°27'56" EAST, 246.04 FEET TO A POINT AND THE TRUE POINT OF BEGINNING; THENCE, SOUTH 31°27'56" EAST, 50.00 FEET TO A POINT; THENCE, SOUTH 58°32'04" WEST, 286.69 FEET TO A POINT; THENCE, NORTH 18°55'13" WEST, 39.87 FEET TO A POINT; THENCE, NORTH 39°07'10" EAST, 58.93 FEET TO A POINT; THENCE, SOUTH 18°55'13" EAST, 8.72 FEET TO A POINT; THENCE, NORTH 58°32'04" EAST, 224.34 FEET TO A POINT AND THE POINT OF BEGINNING.

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

SAID EASEMENT CONTAINS 0.3212 ACRES (13,990 SQUARE FEET), MORE OR LESS.

COMMONWEALTH OF VIRGINIA
G. DARRELL TAYLOR
Lic. No. 2985
LAND SURVEYOR

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

G. DARRELL TAYLOR, PLS — 07/01/2026 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.

* SPECIFIC PURPOSE SURVEY PREPARED BY:

POINT TO POINT P2P LAND SURVEYORS

100 Governors Trace, Ste. 103
Peachtree City, GA 30269
(p) 678.565.4440 (f) 678.565.4497 (w) p2pls.com

SPECIFIC PURPOSE SURVEY PREPARED FOR:

verticalbridge

THE TOWERS, LLC
22 W ATLANTIC AVE,
SUITE 310
DELRAY BEACH, FLORIDA 33444

3_NOTCH RD
SITE NO. US-VA-5359
GREEN SPRINGS MAGISTERIAL DISTRICT,
LOUISA COUNTY, VIRGINIA

LEGAL DESCRIPTION & TITLE REVIEW SHEET

NO.	DATE	REVISION COMMENTS
1.	7/1/26	

DRAWN BY: MK
CHECKED BY: DMM
APPROVED: D. MILLER
DATE: JUNE 26, 2026
P2P JOB #: 260706VA

SHEET: 3 OF 3

E:\Point To Point Dropbox\P2P Current Jobs\2026\260706VA-3_Notch RD\260706VA.pro

SURVEY NOT VALID WITHOUT ALL SHEETS

LEGEND	
——— – – ———	Existing Property Line
———	Existing Roadway
~~	Existing Tree Line
——— – – ———	LOCUS PROPERTY LINE
———	PROPOSED ROAD
~~	PROPOSED TREE LINE
—— x ——— x ———	PROPOSED FENCE
——— — ———	PROPOSED EASEMENT
——— ——— ———	PROPOSED PREMISES

NOTES:

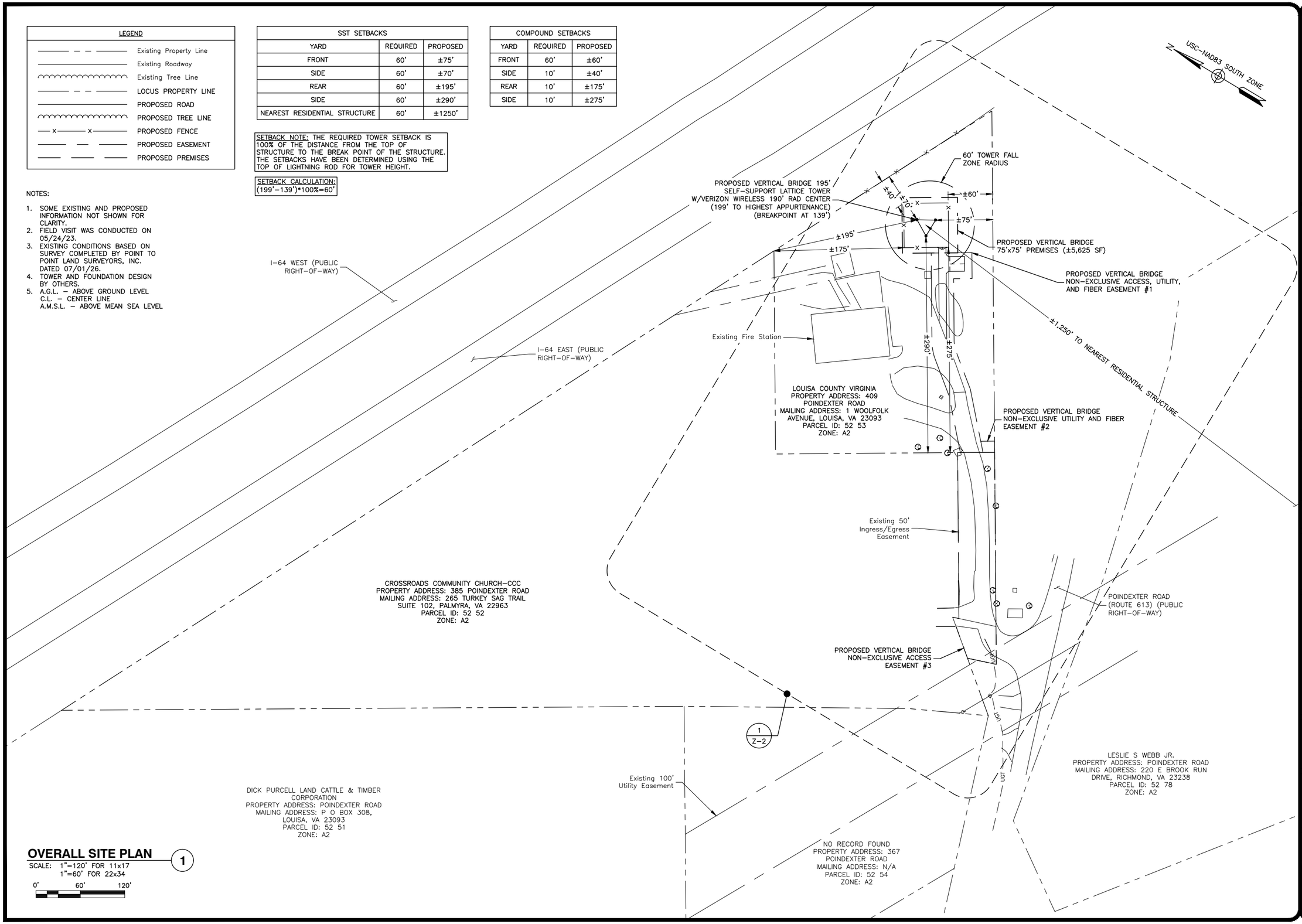
1. SOME EXISTING AND PROPOSED INFORMATION NOT SHOWN FOR CLARITY.
2. FIELD VISIT WAS CONDUCTED ON 05/24/23.
3. EXISTING CONDITIONS BASED ON SURVEY COMPLETED BY POINT TO POINT LAND SURVEYORS, INC. DATED 07/01/26.
4. TOWER AND FOUNDATION DESIGN BY OTHERS.
5. A.G.L. – ABOVE GROUND LEVEL
   C.L. – CENTER LINE
   A.M.S.L. – ABOVE MEAN SEA LEVEL

SST SETBACKS		
YARD	REQUIRED	PROPOSED
FRONT	60'	±75'
SIDE	60'	±70'
REAR	60'	±195'
SIDE	60'	±290'
NEAREST RESIDENTIAL STRUCTURE	60'	±1250'

COMPOUND SETBACKS		
YARD	REQUIRED	PROPOSED
FRONT	60'	±60'
SIDE	10'	±40'
REAR	10'	±175'
SIDE	10'	±275'

SETBACK NOTE: THE REQUIRED TOWER SETBACK IS 100% OF THE DISTANCE FROM THE TOP OF STRUCTURE TO THE BREAK POINT OF THE STRUCTURE. THE SETBACKS HAVE BEEN DETERMINED USING THE TOP OF LIGHTNING ROD FOR TOWER HEIGHT.

SETBACK CALCULATION:
(199'–139')*100%=60'



OVERALL SITE PLAN 1

SCALE: 1"=120' FOR 11x17
1"=60' FOR 22x34

0' 60' 120'

vertical bridge
THE TOWERS, LLC
22 WEST ATLANTIC AVENUE, SUITE 310
DELRAY BEACH, FLORIDA 33444

Dewberry®
Dewberry Engineers Inc.
4805 Lake Brook Drive, Suite 200
Glen Allen, VA 23060
Phone: 804.290.7957
Fax: 804.290.7958
www.dewberry.com

NO.	SUBMITTAL	DATE
2	COUNTY COMMENT	11/02/26
1	COUNTY COMMENTS	10/14/26
0	FOR ZONING	08/05/26

DRAWN BY: DJW DATE: 11/02/26
REVIEWED BY: MKW DATE: 11/02/26
CHECKED BY: HGS DATE: 11/02/26

PROJECT NUMBER: 50188061

PROJECT TITLE:
US–VA–5359
(3_NOTCH RD)

ENGINEER STAMP:
COMMONWEALTH OF VIRGINIA
HILLARY G. SIEGALL
Lic No. 0402061023
11/02/26
PROFESSIONAL ENGINEER

DRAWING TITLE:
OVERALL SITE PLAN

DRAWING SCALE: AS NOTED
DATE: 11/02/26
NSB

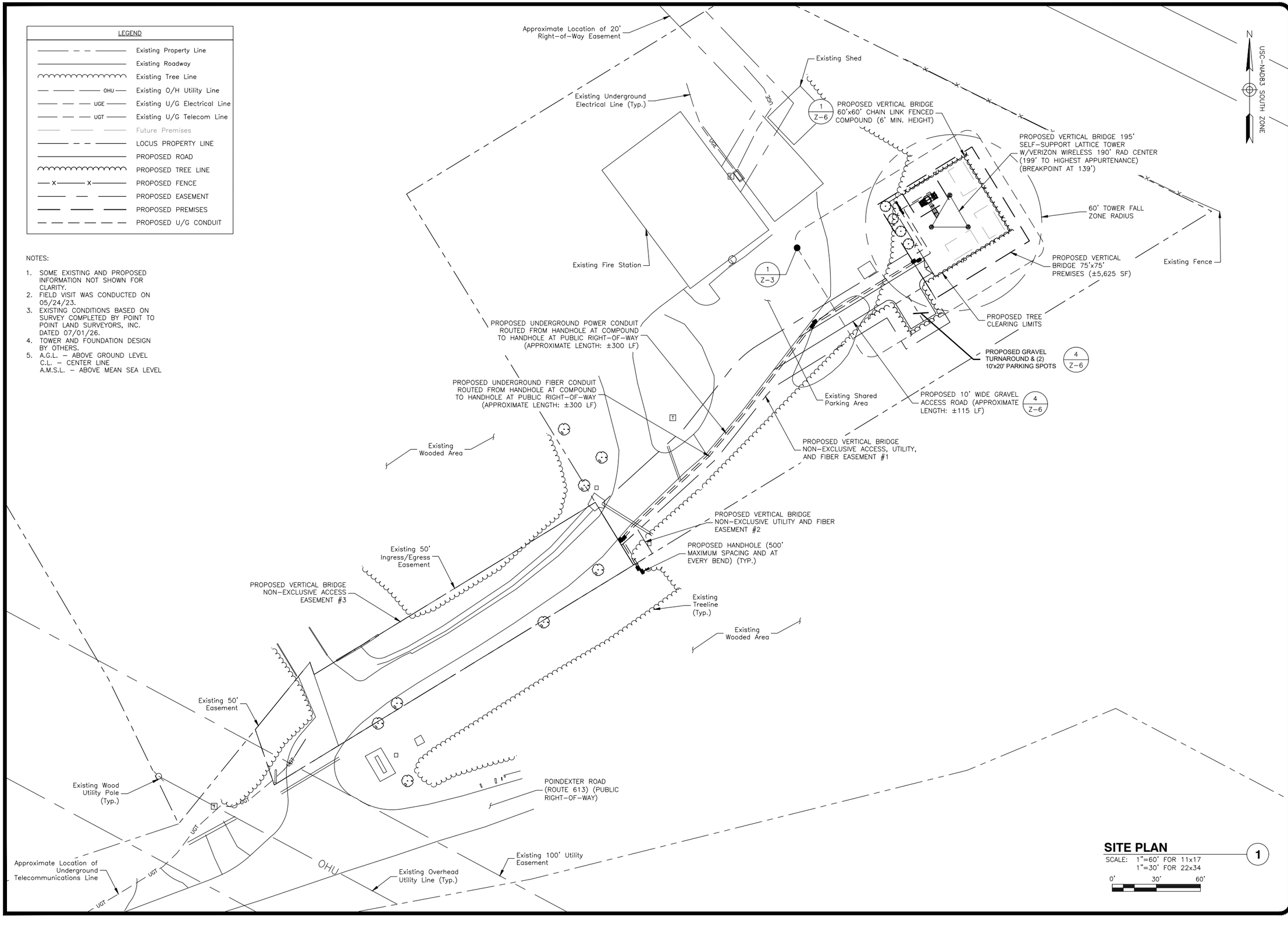
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DRAWING NUMBER:
Z–1

LEGEND	
	Existing Property Line
	Existing Roadway
	Existing Tree Line
OHU	Existing O/H Utility Line
UGE	Existing U/G Electrical Line
UGT	Existing U/G Telecom Line
	Future Premises
	LOCUS PROPERTY LINE
	PROPOSED ROAD
	PROPOSED TREE LINE
X X	PROPOSED FENCE
	PROPOSED EASEMENT
	PROPOSED PREMISES
	PROPOSED U/G CONDUIT

NOTES:

1. SOME EXISTING AND PROPOSED INFORMATION NOT SHOWN FOR CLARITY.
2. FIELD VISIT WAS CONDUCTED ON 05/24/23.
3. EXISTING CONDITIONS BASED ON SURVEY COMPLETED BY POINT TO POINT LAND SURVEYORS, INC. DATED 07/01/26.
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



SITE PLAN 1

SCALE: 1"=60' FOR 11x17
1"=30' FOR 22x34

0' 30' 60'

vertical bridge
THE TOWERS, LLC
22 WEST ATLANTIC AVENUE, SUITE 310
DELRAY BEACH, FLORIDA 33444

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Glen Allen, VA 23060
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NO.	SUBMITTAL	DATE
1	COUNTY COMMENTS	10/14/26
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10/14/26
PROFESSIONAL ENGINEER

DRAWING TITLE:
SITE PLAN

DRAWING SCALE: AS NOTED
DATE: 10/14/26
NSB

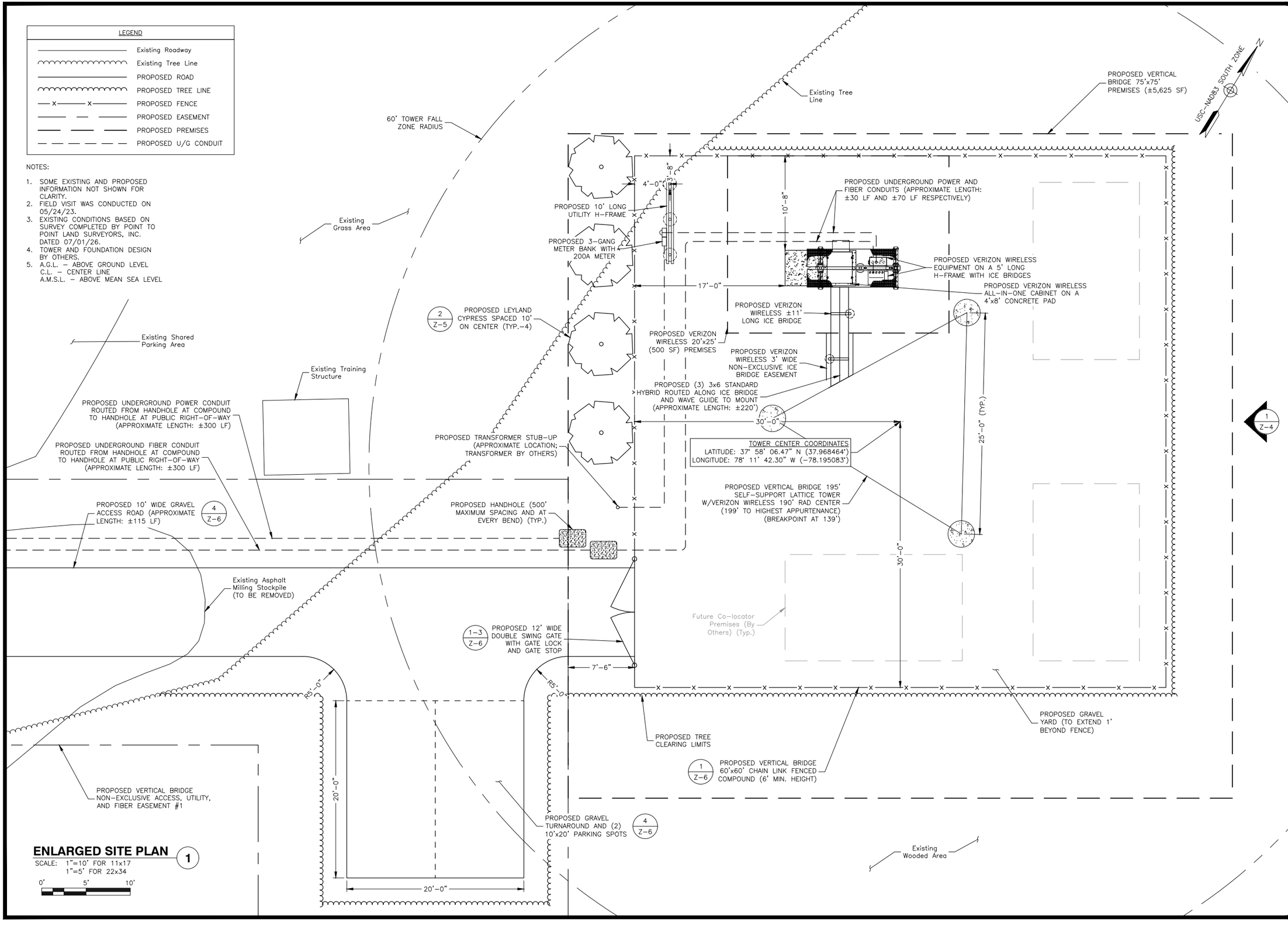
UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF APPLICABLE STATE AND/OR LOCAL LAWS

DRAWING NUMBER:
Z-2

LEGEND	
	Existing Roadway
	Existing Tree Line
	PROPOSED ROAD
	PROPOSED TREE LINE
— x — x —	PROPOSED FENCE
	PROPOSED EASEMENT
	PROPOSED PREMISES
	PROPOSED U/G CONDUIT

NOTES:

1. SOME EXISTING AND PROPOSED INFORMATION NOT SHOWN FOR CLARITY.
2. FIELD VISIT WAS CONDUCTED ON 05/24/23.
3. EXISTING CONDITIONS BASED ON SURVEY COMPLETED BY POINT TO POINT LAND SURVEYORS, INC. DATED 07/01/26.
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



ENLARGED SITE PLAN 1

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

0' 5' 10'

vertical bridge
THE TOWERS, LLC
22 WEST ATLANTIC AVENUE, SUITE 310
DELRAY BEACH, FLORIDA 33444

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Dewberry Engineers Inc.
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NO.	SUBMITTAL	DATE
1	COUNTY COMMENTS	10/14/26
0	FOR ZONING	08/05/26

DRAWN BY: DJW DATE: 10/14/26
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COMMONWEALTH OF VIRGINIA
HILLARY G. SIEGALL
Lic No. 0402061023
10/14/26
PROFESSIONAL ENGINEER

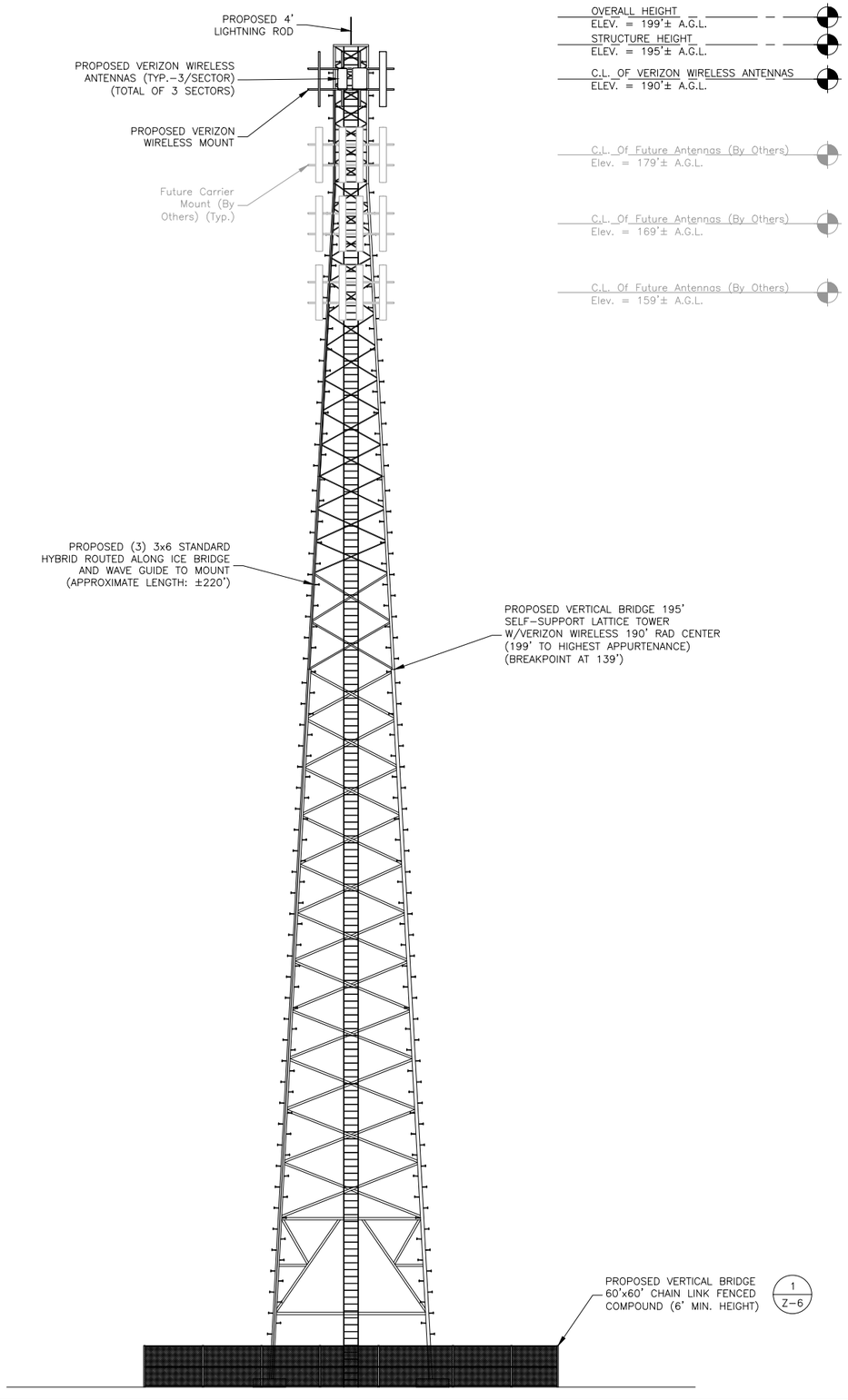
DRAWING TITLE:
ENLARGED SITE PLAN

DRAWING SCALE: AS NOTED
DATE: 10/14/26
NSB

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DRAWING NUMBER:
Z-3

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



TOWER ELEVATION 1

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

0' 10' 20'

NOTES:

1. SOME EXISTING AND PROPOSED INFORMATION NOT SHOWN FOR CLARITY.
2. FIELD VISIT WAS CONDUCTED ON 05/24/23.
3. EXISTING CONDITIONS BASED ON SURVEY COMPLETED BY POINT TO POINT LAND SURVEYORS, INC. DATED 07/01/26.
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

vertical bridge
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www.dewberry.com

NO.	SUBMITTAL	DATE
1	COUNTY COMMENTS	10/14/26
0	FOR ZONING	08/05/26

DRAWN BY: DJW DATE: 10/14/26
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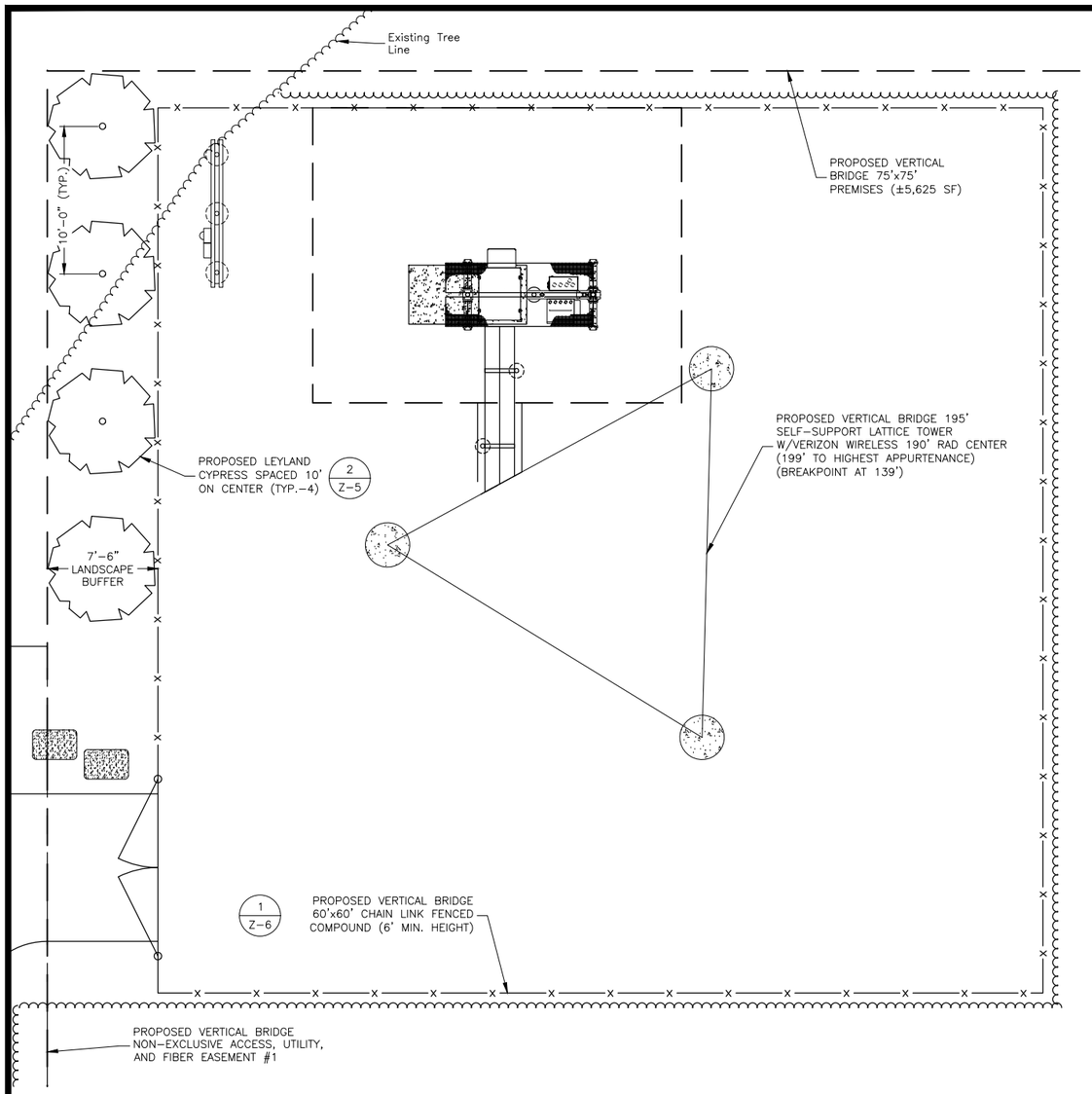
ENGINEER STAMP:
COMMONWEALTH OF VIRGINIA
HILLARY G. SIEGALL
Lic No. 0402061023
10/14/26
PROFESSIONAL ENGINEER

DRAWING TITLE:
TOWER ELEVATION

DRAWING SCALE: AS NOTED
DATE: 10/14/26
NSB

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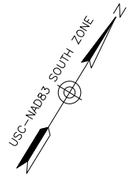
DRAWING NUMBER:
Z-4

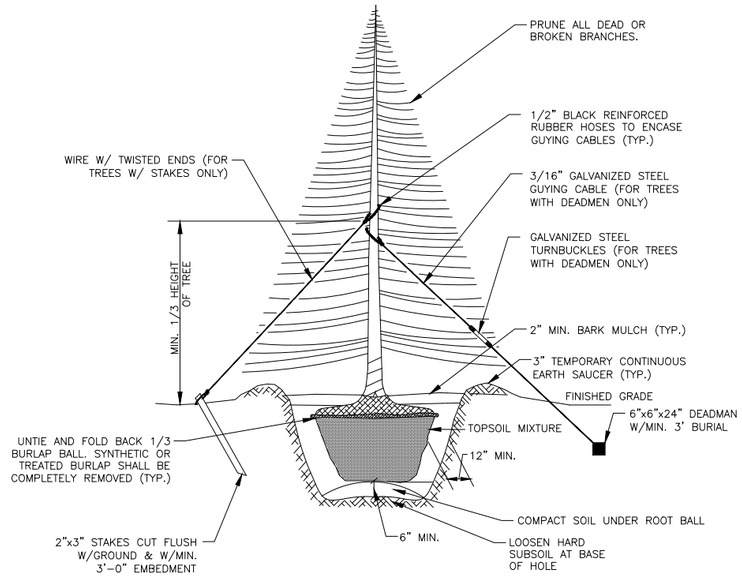


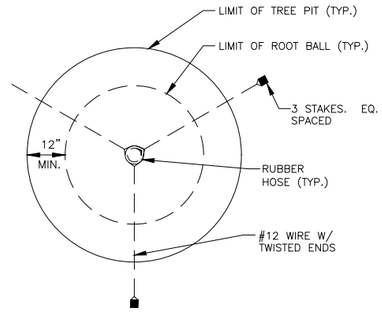
LANDSCAPING PLAN 1

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

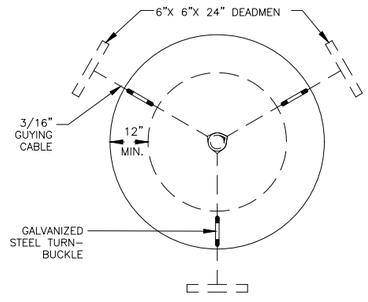
0' 5' 10'







CONIFEROUS TREES UP TO 10' HEIGHT



CONIFEROUS TREES OVER 10' HEIGHT

EVERGREEN PLANTING 2

N.T.S.

NOTES:

1. SOME EXISTING AND PROPOSED INFORMATION NOT SHOWN FOR CLARITY.
2. FIELD VISIT WAS CONDUCTED ON 05/24/23.
3. EXISTING CONDITIONS BASED ON SURVEY COMPLETED BY POINT TO POINT LAND SURVEYORS, INC. DATED 07/01/26.
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

LEGEND	
	Existing Tree Line
	PROPOSED ROAD
	PROPOSED TREE LINE
x x	PROPOSED FENCE
	PROPOSED EASEMENT
	PROPOSED PREMISES

LANDSCAPING					
QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
4	CL	CUPRESSOCYPARIS LEYLANDII	LEYLAND CYPRESS	7' HT.	B&B

vertical bridge
THE TOWERS, LLC
22 WEST ATLANTIC AVENUE, SUITE 310
DELRAY BEACH, FLORIDA 33444

Dewberry®
Dewberry Engineers Inc.
4805 Lake Brook Drive, Suite 200
Glen Allen, VA 23060
Phone: 804.290.7957
Fax: 804.290.7958
www.dewberry.com

NO.	SUBMITTAL	DATE
1	COUNTY COMMENTS	10/14/26
0	FOR ZONING	08/05/26

DRAWN BY: DJW DATE: 10/14/26
REVIEWED BY: MKW DATE: 10/14/26
CHECKED BY: HGS DATE: 10/14/26

PROJECT NUMBER: 50188061

PROJECT TITLE:
US-VA-5359
(3_NOTCH RD)

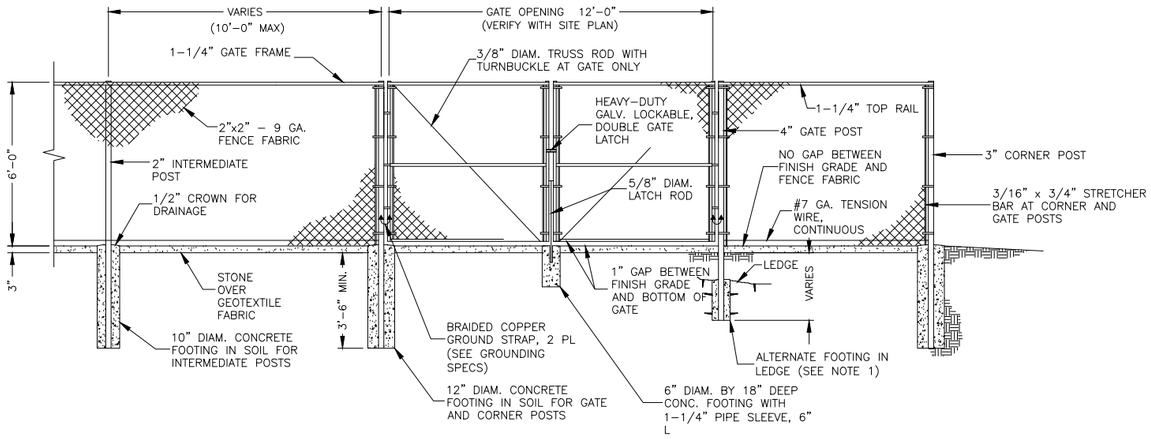
ENGINEER STAMP:
COMMONWEALTH OF VIRGINIA
HILLARY G. SIEGALL
Lic No. 0402061023
10/14/26
PROFESSIONAL ENGINEER

DRAWING TITLE:
LANDSCAPING PLAN

DRAWING SCALE: AS NOTED
DATE: 10/14/26
NSB

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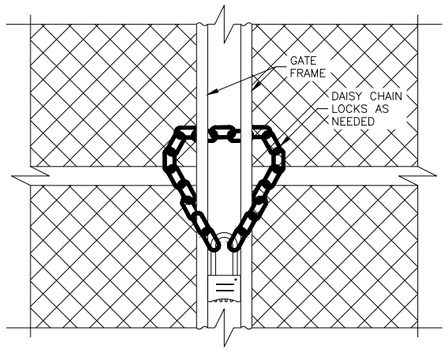
DRAWING NUMBER:
Z-5



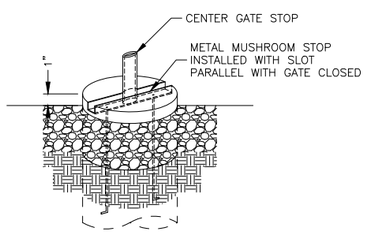
FENCE NOTES:

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.

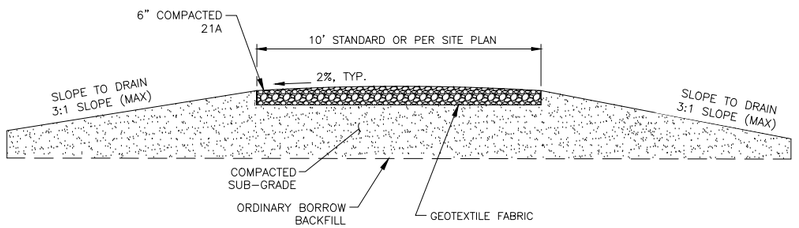
FENCE AND ACCESS GATE (1)
N.T.S.



MULTI-TENANT GATE LOCK (2)
N.T.S.



GATE STOP DETAIL (3)
N.T.S.



NOTES:

1. SUBGRADE AND FILL SHALL CONSIST OF CLEAN SOIL. NO DELETERIOUS MATERIALS OR ORGANICS TO BE USED.
2. REMOVE MINIMUM OF 6" 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.

ROAD CROSS SECTION (4)
N.T.S.

vertical bridge
THE TOWERS, LLC
22 WEST ATLANTIC AVENUE, SUITE 310
DELRAY BEACH, FLORIDA 33444

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4805 Lake Brook Drive, Suite 200
Glen Allen, VA 23060
Phone: 804.290.7957
Fax: 804.290.7958
www.dewberry.com

NO.	SUBMITTAL	DATE
1	COUNTY COMMENTS	10/14/26
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CHECKED BY: HGS DATE: 10/14/26

PROJECT NUMBER: 50188061

PROJECT TITLE:
US-VA-5359
(3_NOTCH RD)

ENGINEER STAMP:
COMMONWEALTH OF VIRGINIA
HILLARY G. SIEGALL
Lic No. 0402061023
10/14/26
PROFESSIONAL ENGINEER

DRAWING TITLE:
DETAILS

DRAWING SCALE: AS NOTED
DATE: 10/14/26
NSB

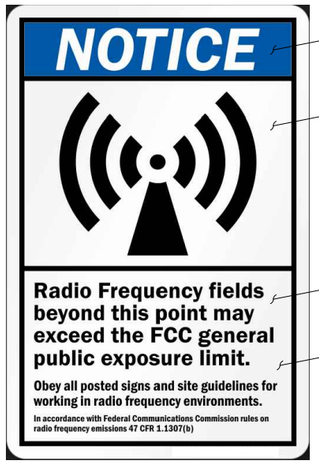
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DRAWING NUMBER:
Z-6



YELLOW BACKGROUND
WITH BLACK LETTERING
12"WX18"H

RF NOTICE SIGN 1
SCALE: N.T.S.



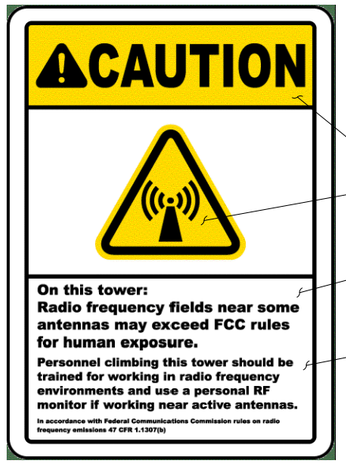
BLUE BACKGROUND
WITH WHITE LETTERING

WHITE BACKGROUND
WITH BLACK LETTERING

WHITE BACKGROUND
WITH BLACK LETTERING

12"WX18"

RF NOTICE SIGN 2
SCALE: N.T.S.



YELLOW BACKGROUND
WITH BLACK LETTERING

YELLOW BACKGROUND
WITH BLACK LETTERING

WHITE BACKGROUND
WITH BLACK LETTERING

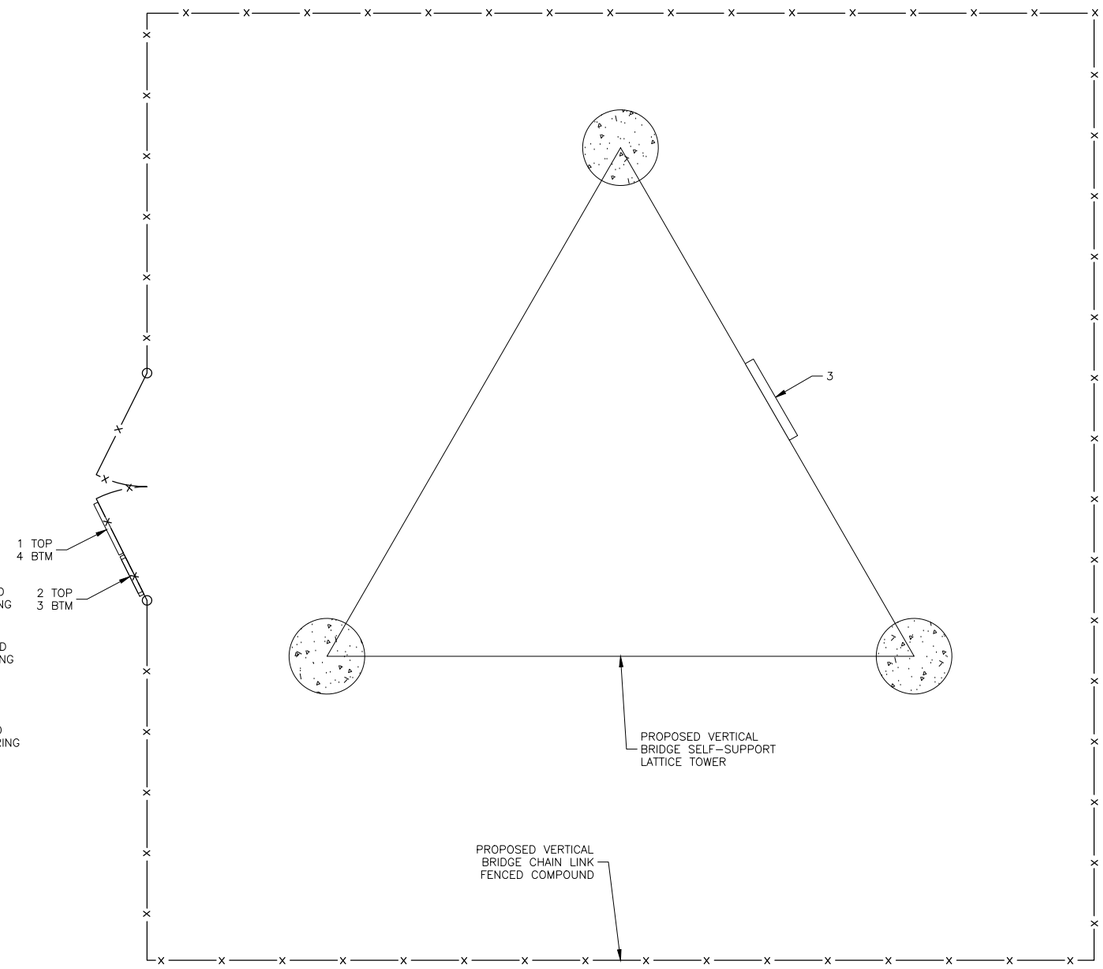
12"WX18"

RF CAUTION SIGN 3
SCALE: N.T.S.



WHITE BACKGROUND
WITH BLACK LETTERING

IDENTIFICATION SIGN 4
SCALE: N.T.S.



SIGN PLACEMENT 5
SCALE: N.T.S.

SIGNAGE NOTES:

1. FOLLOW SITE EME/RF EMISSIONS STUDY (BY OTHERS) FOR SITE-SPECIFIC SIGNAGE REQUIREMENTS. IT IS POSSIBLE THAT NOT ALL SIGNS WILL BE REQUIRED.
2. SIGNS SHALL BE FABRICATED FROM CORROSION RESISTANT PRESSED METAL, AND PAINTED WITH LONG LASTING UV RESISTANT COATINGS.
3. 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.
4. 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
4	18"x24"	ALUMINUM	GATE

NOTE: ALL SIGNS ARE PROVIDED BY VERTICAL BRIDGE.

vertical bridge
THE TOWERS, LLC
22 WEST ATLANTIC AVENUE, SUITE 310
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ENGINEER STAMP:
COMMONWEALTH OF VIRGINIA
HILLARY G. SIEGALL
Lic No. 0402061023
10/14/26
PROFESSIONAL ENGINEER

DRAWING TITLE:
SITE SIGNAGE

DRAWING SCALE: AS NOTED
DATE: 10/14/26
NSB

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DRAWING NUMBER:
Z-7



verticalbridge

US-VA-5359 (3_Notch RD)
409 Poindexter Road
Louisa, VA 23093

Exhibit E

Dewberry



verticalbridge

US-VA-5359 (3_Notch RD)
409 Poindexter Road
Louisa, VA 23093

Dewberry



vertical bridge

US-VA-5359 (3_Notch RD)
View Facing Northeast From Poindexter Road
PHOTO 1A
(Page 3 of 10)

Dewberry



verticalbridge

US-VA-5359 (3_Notch RD)

View Facing Northeast From Poindexter Road

PHOTO 1B

Dewberry



verticalbridge

US-VA-5359 (3_Notch RD)

View Facing Southwest From Poindexter Road

PHOTO 2

Dewberry



verticalbridge

US-VA-5359 (3_Notch RD)
View Facing Southwest From Carter Road
PHOTO 3
(Page 6 of 10)

Dewberry



verticalbridge

US-VA-5359 (3_Notch RD)
View Facing Southwest From Poindexter Road
PHOTO 4

Dewberry



verticalbridge

US-VA-5359 (3_Notch RD)

View Facing Northeast From Braxton Road

PHOTO 5

Dewberry



verticalbridge

US-VA-5359 (3_Notch RD)

View Facing Northeast From 3 Notch Road

PHOTO 6

Dewberry



verticalbridge

US-VA-5359 (3_Notch RD)

View Facing Northwest From 3 Notch Road

PHOTO 7

Dewberry

Exhibit F

stuart.squier gdnsites.com

From:	stuart.squier gdnsites.com
Sent:	Friday, July 31, 2026 3:13 PM
To:	'Tom Egeland'
Cc:	Prater, Brian; PlanningZoning
Subject:	RE: The Towers - 3_Notch site balloon test

Tom,

Thanks for speaking with me about the public notice requirements for our balloon test. Please see responses to the code section in **bold** below:

Balloon test. For WCF's proposed to be greater than 100 feet in height; the applicant shall carry out a balloon test prior to submittal of a conditional use permit application. The applicant shall arrange to raise a colored balloon no less than three feet in diameter to the maximum height of the proposed WCF and within 50 horizontal feet of the proposed antenna support structure. The applicant shall inform county staff and abutting property owners of the date and time of balloon test in writing at least 14 days in advance. **The balloon test will be conducted Fri 8/14/2026. The applicant is informing staff and abutting property owners of the test in writing on Friday, July 31st. This is in compliance with the 14-day notice requirement.**

The applicant shall cause the date, time, and location of the balloon test to be advertised in a newspaper of general circulation at least seven but no more than 14 days prior to the test date. **The applicant will place a legal notice to run in the Thursday, August 6th edition of the Central Virginian. This will be eight (8) days prior to the test, and in compliance with the above section.**

The balloon shall be flown for at least four consecutive hours during daylight hours on the date chosen. **The balloon will be flown from 8am until 12pm.** The applicant shall record the weather during the balloon test. **Noted.**

Thank you,

Stuart P. Squier, AICP
Zoning Manager | GDN Sites
p: 804.901.7433 | f: 888.844.1702
stuart.squier@gdnsites.com

Phone: (540) 967-3430
|tegeland@louisacounty.gov | www.louisacounty.gov | 1 Woolfolk Avenue, STE 201 Louisa, VA 23093

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stuart.squier gdnsites.com

From: stuart.squier gdnsites.com
Sent: Thursday, August 13, 2026 4:26 PM
To: Tom Egeland
Cc: Prater, Brian; greg.lewis gdnsites.com
Subject: Poindexter ("3_Notch") balloon test weather delayed to 8/18
Attachments: 3_Notch Rd -2nd Affidavit of notice- 20260807.pdf

Hi Tom,

Please be advised The Towers, LLC balloon test scheduled for tomorrow is delayed due to rain in the forecast. We are moving the test to our first weather backup day, next Tuesday, August 18th. The weather backup day was advertised in the August 6th edition of the Central Virginian. Please find the affidavit of publication attached for your records.

Thank you,

Stuart P. Squier, AICP
Zoning Manager | GDN Sites
p: 804.901.7433 | f: 888.844.1702
stuart.squier@gdnsites.com

Consultants to Verizon Wireless
Richmond, Virginia

July 31, 2026

RE: **Balloon Test for Proposed 199' Wireless Communications Facility**

Project Location: 409 Poindexter Rd, Louisa, VA 23093

Tax Map No: 52-53

Property Owner: County of Louisa

Latitude/Longitude (of proposed site): 37º 58' 06.47" N, 78º 11' 42.3" W

Dear Neighbor:

The Towers, LLC intends to submit a Conditional Use Permit (CUP) application to Louisa County for a proposed wireless communications facility, including 199' self-support lattice tower, to be located on the above referenced parcel ("subject parcel") in Louisa County.

Prior to submitting our CUP application, we will perform a ***balloon test*** (raising a balloon to the height of the proposed cell tower) to produce photo simulations of the proposed monopole from neighboring roadways and property boundaries.

Please be advised of the following days and times for the balloon test:

- **BALLOON TEST** – **Friday, August 14th, 2026 – 8:00 AM to 12:00 PM** at the subject parcel.

- **BALLOON TEST (RAIN DATE)** – If there is inclement weather on the 14th, (i.e. rain, high winds, etc.), the rain/make-up date will be **Tuesday, August 18th, 2026 – 8:00 AM to 12:00 PM** at the subject parcel.

- **BALLOON TEST (2nd RAIN DATE)** – If there is further inclement weather on August 18th (i.e. rain, high winds, etc.), the 2nd rain/make-up date will be **Wednesday, August 19th, 2026 – 8:00 AM to 12:00 PM** at the subject parcel.

An engineer will be photographing the balloon from various locations on the public right of way to develop photo simulations of the proposed tower. If you would like the balloon photographed from a particular location or if you have any questions, please do not hesitate to contact me at 804-901-7433 or stuart.squier@gdnsites.com.

Sincerely,

Stuart P. Squier, AICP
Zoning Consultant to Verizon Wireless

The Central Virginian

See Proof on Next Page

AFFIDAVIT OF PUBLICATION

The Central Virginian
304 West Main Street, Louisa, VA 23093
(540) 967-0368

State of Florida, County of Broward, ss:

I, Anjana Bhadoriya, of lawful age, being duly sworn upon oath depose and say that I am an agent of Column Software, PBC, duly appointed and authorized agent of the Publisher of The Central Virginian. I have examined a copy of The Central Virginian, a newspaper published in city of Louisa and having a general circulation in the County of Louisa, State of Virginia, and do hereby certify that this Legal Notice was published on the following dates:

Publication Dates:

- Aug 6, 2026

Notice ID: qPLtIAGQlgbGYSzeT6Ul

Notice Name: 3_Notch Rd 2nd notice

Publication Fee: $151.82

Anjana Bhadoriya

_____

Agent

VERIFICATION
State of Florida
County of Broward

SHERI SMITH
Notary Public - State of Florida
Commission # HH804448
Expires on May 31, 2030

Signed or attested before me on this: 08/07/2026

S Smith

_____

Notary Public

Notarized remotely online using communication technology via Proof.

Balloon Test for Zoning Application

The Towers, LLC will conduct a balloon test pursuant to Section 86-877.2 of the Louisa County Code of Ordinances on Friday, August 14th, 2026, beginning at 8:00 A.M. and continuing for four (4) hours, at Parcel Number 52 53, 409 Poindexter Road VA Route 522, Louisa, VA 23093. This is in connection with an application for a Conditional Use Permit to be filed with the Louisa County Planning and Zoning office to construct a 199-foot wireless communication facility at the aforementioned location. In the event of inclement weather the balloon test will be conducted on Tuesday, August 18th, 2026, at 8:00 AM or in the event of further inclement weather Wednesday, August 19th, 2026, at 8:00 AM.

Exhibit G

9589 0710 5270 3201 0326 31

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Certified Mail Fee	$3.30
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.78
Total Postage and Fees	$4.08

0125 44

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07/09/2026

Sent To: AT&T
Street and Apt. No., or PO Box No.: 208 S. Akard St.
City, State, ZIP+4®: Dallas, TX 75202

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 3201 0326 24

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Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.78
Total Postage and Fees	$4.08

0125 44

Postmark Here

07/09/2026

Sent To: T-Mobile
Street and Apt. No., or PO Box No.: 12920 SE 38th St.
City, State, ZIP+4®: Bellevue, WA 98006

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

UNITED STATES POSTAL SERVICE.

STEWART
3517 FLOYD AVE
RICHMOND, VA 23221-9998
www.usps.com

07/09/2026 03:07 PM

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9589 0710 5270 3201 0326 31
9589 0710 5270 3201 0326 24

TRACK STATUS OF ITEMS WITH THIS CODE
(UP TO 25 ITEMS)

TRACK STATUS BY TEXT MESSAGE
Send tracking number to 28777 (2USPS)
Standard message and data rates may apply

TRACK STATUS ONLINE
Visit https://www.usps.com/tracking
Text and e-mail alerts available

PURCHASE DETAILS

Product	Qty	Unit Price	Price
First-Class Mail® Letter Dallas, TX 75202 Weight: 0 lb 0.40 oz Estimated Delivery Date Mon 07/13/2026	1		$0.78
Certified Mail® Tracking #: 9589 0710 5270 3201 0326 31			$5.30
Total			$6.08
First-Class Mail® Letter Bellevue, WA 98006 Weight: 0 lb 0.40 oz Estimated Delivery Date Tue 07/14/2026	1		$0.78
Certified Mail® Tracking #: 9589 0710 5270 3201 0326 24			$5.30
Total			$6.08
Grand Total:			$12.16
Credit Card Remit Card Name: VISA Account #: XXXXXXXXXXXX2059 Approval #: 01139D Transaction #: 233 AID: A0000000031010 Contactless AL: VISA CREDIT CHASE VISA			$12.16

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Visit https://emailus.usps.com

All hazardous labels/markings on reused boxes MUST be completely

Exhibit H

Dewberry Engineers Inc.
4805 Lake Brook Drive, Suite 200
Glen Allen, VA 23060-9278

804.290.7957
804.290.7928 fax
www.dewberry.com

Dewberry

September 4, 2026

Vertical Bridge
22 West Atlantic Avenue, Suite 310
Delray Beach, FL 33444

Re: US-VA-5359 (3_Notch RD)
Subject: Certification of Code Compliance for Proposed Telecom Tower
409 Poindexter Road, Louisa, VA 23093

To Whom It May Concern,

Dewberry Engineers Inc. (Dewberry) is pleased to submit this letter outlining the approximate geometry and design parameters for a proposed telecommunications structure. It is our understanding that Vertical Bridge intends to build a new wireless telecommunications facility at the above-mentioned site to include a new 195' self-support lattice tower and fenced compound as defined in the latest zoning drawings prepared by Dewberry.

This letter certifies that the tower shall be designed and manufactured (by others) to meet all structural requirements and safety specifications outlined in the codes and standards listed below, as well as local code requirements. Please see below for a listing of the general tower site information, approximate geometry, design parameters, and design loading summary that are anticipated based on the latest drawings as referenced above. Furthermore, the proposed telecommunications facility shall be effectively grounded and bonded to protect people and property. Appropriate surge protectors will be installed where needed.

Approximate Monopole Tower Geometry

Tower Latitude, Longitude:	37.968464°, -78.195083°
Tower Structure Height:	195 ft AGL
Overall Height w/Lightning Rod:	199 ft AGL
Tower Fall Zone Radius:	60 ft
Height of Breakpoint:	139 ft AGL
Foundation Type:	Mat, Drilled Pier, or Spread Footing, per Geotechnical Report and Tower Foundation Design by Others
Min. # of Design Carriers:	4

Tower Site Design Parameters

Building Code:	2021 Virginia Construction Code (2021 IBC)
TIA Code:	TIA-222-H
Risk Category:	II
Wind Speed:	110 mph
Exposure Category:	C
Topographic Cat:	1
Ice Thickness:	1.00 inches
Wind Speed w/ Ice:	30 mph
Seismic Ss:	0.281
Seismic S1:	0.061
Service Wind Speed:	60 mph

Dewberry Engineers Inc.
4805 Lake Brook Drive, Suite 200
Glen Allen, VA 23060-9278
804.290.7957
804.290.7928 fax
www.dewberry.com

Dewberry

Tower Design Loading Summary

Centerline (AGL)	Descriptions	No Ice EPA (ft^2)	No Ice Weight (lb)	Coax Count
190’	12.5’ Co-Lo Platform w/HR	40.0	2250.0	(3) 1-5/8”
	(12) 8’ tall Antennas & (12) RRH	145.0	2250.0	
179’	12.5’ Co-Lo Platform w/HR	40.0	2250.0	(3) 1-5/8”
	(12) 8’ tall Antennas & (12) RRH	145.0	2250.0	
169’	12.5’ Co-Lo Platform w/HR	40.0	2250.0	(3) 1-5/8”
	(12) 8’ tall Antennas & (12) RRH	145.0	2250.0	
159’	12.5’ Co-Lo Platform w/HR	40.0	2250.0	(3) 1-5/8”
	(12) 8’ tall Antennas & (12) RRH	145.0	2250.0	

If you have any questions, please do not hesitate to call me at 804-205-3348.

Sincerely,
Dewberry Engineers Inc.



09/04/26

Hillary Siegall, P.E.
Senior Associate, Senior Project Manager

Exhibit I

```
                    ************************************************
                    *            Federal Airways & Airspace        *
                    *         Summary Report: New Construction     *
                    *                Antenna Structure             *
                    ************************************************

                    Airspace User: VB

                    File: US-VA-5359

                    Location:  Troy, VA

                    Latitude:  37°-58'-06.47"         Longitude: 78°-11'-42.30"

                    SITE ELEVATION AMSL......508 ft.
                    STRUCTURE HEIGHT.........199 ft.
                    OVERALL HEIGHT AMSL......707 ft.

NOTICE CRITERIA
  FAR 77.9(a): NNR (DNE 200 ft AGL)
  FAR 77.9(b): NNR (DNE Notice Slope)
  FAR 77.9(c): NNR (Not a Traverse Way)
  FAR 77.9:    NNR FAR 77.9 IFR Straight-In Notice Criteria for LKU
  FAR 77.9:    NNR FAR 77.9 IFR Notice for GVE
  FAR 77.9(d): NNR (Off Airport Construction)

  NR  = Notice Required
  NNR = Notice Not Required
  PNR = Possible Notice Required (depends upon actual IFR procedure)
        For new construction review Air Navigation Facilities at bottom
        of this report.

  Notice to the FAA is not required at the analyzed location and height for
  slope, height or Straight-In procedures. Please review the 'Air Navigation'
  section for notice requirements for offset IFR procedures and EMI.


OBSTRUCTION STANDARDS
  FAR 77.17(a)(1): DNE 499 ft AGL
  FAR 77.17(a)(2): DNE - Airport Surface
  FAR 77.19(a):    DNE - Horizontal Surface
  FAR 77.19(b):    DNE - Conical Surface
  FAR 77.19(c):    DNE - Primary Surface
  FAR 77.19(d):    DNE - Approach Surface
  FAR 77.19(e):    DNE - Approach Transitional Surface
  FAR 77.19(e):    DNE - Abeam Transitional Surface

VFR TRAFFIC PATTERN AIRSPACE FOR: LKU: LOUISA COUNTY/FREEMAN FLD
Type: A   RD: 64420.77   RE: 469.4
  FAR 77.17(a)(1):          DNE
```

FAR 77.17(a)(2): DNE - Greater Than 5.99 NM.
VFR Horizontal Surface: DNE
VFR Conical Surface: DNE
VFR Primary Surface: DNE
VFR Approach Surface: DNE
VFR Transitional Surface: DNE

VFR TRAFFIC PATTERN AIRSPACE FOR: GVE: GORDONSVILLE MUNI
Type: A RD: 67823.23 RE: 453
FAR 77.17(a)(1): DNE
FAR 77.17(a)(2): Does Not Apply.
VFR Horizontal Surface: DNE
VFR Conical Surface: DNE
VFR Primary Surface: DNE
VFR Approach Surface: DNE
VFR Transitional Surface: DNE

TERPS DEPARTURE PROCEDURE (FAA Order 8260.3, Volume 4)
FAR 77.17(a)(3) Departure Surface Criteria (40:1)
DNE Departure Surface

MINIMUM OBSTACLE CLEARANCE ALTITUDE (MOCA)
FAR 77.17(a)(4) MOCA Altitude Enroute Criteria
The Maximum Height Permitted is 1300 ft AMSL

PRIVATE LANDING FACILITIES
No Private Landing Facilities Are Within 6 NM

AIR NAVIGATION ELECTRONIC FACILITIES

FAC IDNT	TYPE	ST AT	FREQ	VECTOR	DIST (ft)	DELTA ELEVA	ST	LOCATION	GRND APCH ANGLE	BEAR
GVE	VORTAC	R	115.6	36.42	20422	+324	VA	GORDONSVILLE	.91	
No Impact. Does Not Exceed Navaid EMI Notice Height Criteria.										
CHO	RADAR ASR	I		320.1	100511	-483	VA	CHARLOTTESVILLE A	-.28	
FAK	VORTAC	R	113.3	146.6	192147	+247	VA	FLAT ROCK	.07	

C-BAND 3.7-3.98 GHz COORDINATION ZONE
No Identified 5G conflict.

CFR Title 47, §1.30000-§1.30004
AM STUDY NOT REQUIRED: Structure is not near a FCC licensed AM station.
Movement Method Proof as specified in §73.151(c) is not required.

Please review 'AM Station Report' for details.

No AM Stations were located within 3.0 km.

Airspace® Summary Version 26.5.723

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07-02-2026
10:18:55

Exhibit J

TOWAIR Determination Results

*** NOTICE ***

TOWAIR's findings are not definitive or binding, and we cannot guarantee that the data in TOWAIR are fully current and accurate. In some instances, TOWAIR may yield results that differ from application of the criteria set out in 47 C.F.R. Section 17.7 and 14 C.F.R. Section 77.13. A positive finding by TOWAIR recommending notification should be given considerable weight. On the other hand, a finding by TOWAIR recommending either for or against notification is not conclusive. It is the responsibility of each ASR participant to exercise due diligence to determine if it must coordinate its structure with the FAA. TOWAIR is only one tool designed to assist ASR participants in exercising this due diligence, and further investigation may be necessary to determine if FAA coordination is appropriate.

DETERMINATION Results

Structure does not require registration. There are no airports within 8 kilometers (5 miles) of the coordinates you provided.

Your Specifications

NAD83 Coordinates	
Latitude	37-58-06.5 north
Longitude	078-11-42.3 west
Measurements (Meters)	
Overall Structure Height (AGL)	60.7
Support Structure Height (AGL)	59.4
Site Elevation (AMSL)	154.7
Structure Type	
LTOWER - Lattice Tower	

Tower Construction Notifications
Notify Tribes and Historic Preservation Officers of your plans to build a tower.

CLOSE WINDOW

Exhibit K

October 27, 2026

Mr. Tom Egeland
Deputy Director of Community Development
Deputy Zoning Administrator
1 Woolfolk Avenue, Suite 201
Louisa, VA 23093

RE: Conditional Use Permit Application; 405 POINDEXTER ROAD; Permit no. LC2026-03.

Dear Tom:

Altairis completed the review of The Towers, LLC application for a Conditional Use Permit (CUP) to construct a Wireless Communications Facility which includes a 195-ft (overall height 199-ft) structure. Below are Altairis' findings and recommendations.

1. Section 86-663. In General:
    a. National Environmental Policy Act (NEPA) and State Historic Preservation Office (SHPO) compliance/impact assessments: Altairis recommends Verizon Wireless complete a NEPA/SHPO assessment and provide a copy of the report/s to the County.
    Non-Comply

    b. FAA: The Towers, LLC provided a copy of the screening results from the FAA website "Notice Criteria Tool" (dated 7/2/2026). The results of the screening show that the proposed monopole tower does not meet the minimum requirements for filing a Notice of Obstruction or registration with the FAA. **Comply**

2. Section 86-664. Applicability: Altairis finds that The Towers, LLC proposed WCF which includes construction of a 195-ft monopole tower (199-ft overall height), complies with the relevant provisions of the County comprehensive plan. **Comply**

3. Section 86-665 Permitted Uses Table: Altairis finds that The Towers, LLC application for a CUP complies with the Permitted Use Table for Freestanding WCFs exceeding 100-ft in height within the Agricultural (A-2) zoned district. **Comply**

4. Section 86-666: Application Requirements for WCF's
    (1) Statement of Justification. No new freestanding WCF shall be permitted unless the applicant submits a statement of justification addressing the following considerations:
        a. *Geographic Search Area*: The Towers, LLC provided a statement to justify the need to improve and extend cellular radio frequency (RF) coverage in the

geographic area and included a satellite photo of the area depicting existing WCF's. **Comply**

b. *Use of existing antenna attachments and colocations, electric utility distribution towers and elevated structures within the service area:* The Towers, LLC references the "search area" in their response in lieu of the broader geographic "service area" as required in this section. Verizon provided a satellite image of the search area showing that no existing electric utility distribution towers or WCF's are available to provide the desired cellular coverage objectives. **Non-Comply** (due to not addressing the "service area")

c. *Existing WCF's within the geographic search area.* Verizon found no existing WCF's within the half-mile search area. **Comply**

d. *Technical data pertaining to service gaps or service expansions that are addressed by the WCF*: The Towers LLC provided a general description of the service area for the proposed WCF, but did not include technical data such as coverage maps or calculations to demonstrate the need for the WCF. Verizon cited *Va. Code § 15.2-2316.4:2* as grounds for not disclosing proprietary or confidential information for justification of the proposed WCF. **Non-Comply**

e. *Commitment Letter from Wireless Communications Provider:* Verizon Wireless will occupy the proposed WCF. **Comply**

(2) Location and geographic area: Sheet Z-1 of the site plan drawings contain a vicinity map depicting all properties within 1000-ft of the subject property. A list of the property owners is provided on Sheet Z-1 of the site plans. **Comply**

(3) *Visual Impact:* The Towers, LLC conducted a balloon test on 8/8/2026. The test balloon was elevated to 199-ft at the proposed WCF tower location. Simulated photos depicting the visual impact of the proposed WCF as viewed from surrounding public right of ways and residential properties were provided. The Towers, LLC also provided a description of the visual impact which the tower and WCF will have on the surrounding area. **Comply**

(4) *Structure Height*: The height of the proposed tower structure will be 195-ft (199-ft overall height including the 4-ft lightning rod at top of the tower). The tower will not exceed the 300-ft maximum. **Comply**

(5) *Design for Colocation:* The Tower, LLC indicates they are constructing the WCF to be capable of up to 4 levels of colocation **Comply**

(6) *Certificate of conformance with FAA regulations*: The Towers, LLC provided a copy of the screening results from the FAA website "Notice Criteria Tool" (dated 7/02/2026). The show that the proposed tower does not meet the minimum requirements for filing a Notice of Obstruction or registration with the FAA. Verizon also provided the results from the FCC "TOWAIR" search tool showing notice is not required. **Comply**

(7) *Conformance with comprehensive plan*: Altairis finds that The Towers, LLC complies with the County's Comprehensive Plan. **Comply**

(8) *Site Plan Required*: The Towers, LLC provided the site plan drawings which include a compound layout plan (Sheet Z-1) and tower elevation drawing (Sheet Z-4) along with details for site components, fencing, and landscaping. **Comply**

5. Section 86-667: Altairis finds that The Towers, LLC complies with all requirements of this section. **Comply**

6. Section 86-668: **N/A**

7. Section 86-669: **N/A**

8. Section 86-670: **N/A**

9. Section 86-671: **N/A**

10. Section 86-672: **N/A**

11. Section 86-673: *Setbacks:* Altairis finds that The Towers, LLC proposed WCF complies with the County setbacks and clearances from all adjacent properties, right of ways, and roads. The tower structure will be constructed with a breakpoint at the 139 ft level – 60 ft below the top of the structure. There appears to be a fire station in close proximity to the proposed tower location. Is this fire station considered "occupied residential structure"?

12. Section 86-674: *Development standards for freestanding antenna support structures* greater than one hundred feet in height: The Towers, LLC meets all requirements of the development standards except the "screening buffers" (paragraph d. below). **Comply**

a. Setbacks: Verizon complies with all property setback regulations.

b. Equipment Cabinets: The Towers, LLC will utilize landscaping and existing vegetation.

c. Fencing: The Towers, LLC complies with the fence requirements to enclose the WCF compound using a 6ft Chain Link fence.

d. Screening Buffers: The Towers, LLC complies with equipment screening requirements as depicted on Sheet Z-5 of the Site Plan Drawings.

e. Signage: The Towers, LLC complies with the signage requirements. RF Warning and Information signs will be placed at the proposed WCF as depicted on Sheet Z-7 of the Site Plan drawings.

f. Lighting: The applicant acknowledges compliance with dark-sky lighting requirements. The tower is not required to have aircraft warning lights per the FAA Notice Criteria (copy submitted with the application).

g. Site Compound Storage: The Towers, LLC confirms that the proposed WCF will not be utilized for storage.

h. Compliance with federal standards: The Towers, LLC affirms compliance with federal standards for interference and electromagnetic emissions.

i. Sounds: The Towers, LLC acknowledges compliance with the requirement that no unusual sounds are permitted. Verizon may operate a sound attenuated generator.

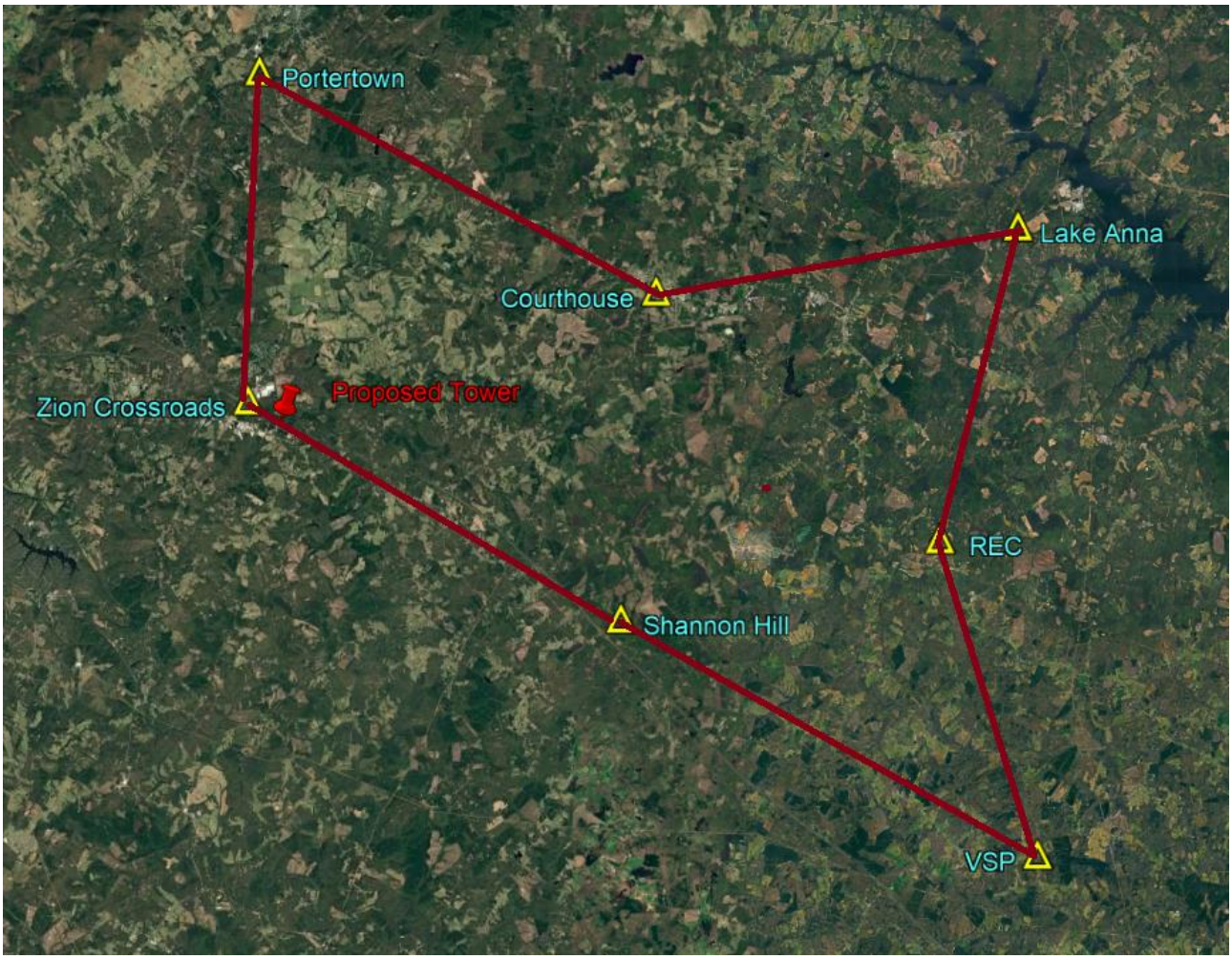
j. Parking: The site plan (Sheet Z-2) incorporates a vehicle turn-around area to be used for parking.

13. Section 86-675 *Abandoned and nuisance structures*: The Towers, LLC affirms compliance with this section. **Comply**

14. Sections 86-676 – 86-681 *Reserved*: **N/A**

Additional Comments and Recommendations

1. The proposed location for this tower puts it directly in or very close to the existing Microwave path in use by the county. A path study from Verizon (or any other proposed carrier) compared to the path study of the existing Louisa Public Safety Microwave path may be necessary to proactively avoid any path conflict or interference.



LOUISA COUNTY PUBLIC SAFETY COMMUNICATIONS SITES
PROPOSED VERIZON STRUCTURE SHOWN IN RED

2. Prior to issuance of a building permit, Altairis recommends the County require The Towers, LLC to provide the following:
    a. Include as part of the Construction Drawings, the Grounding Plan of the proposed WCF.
    b. Tower structural design and structural analysis per ANSI/TIA-222-H/I to demonstrate that the design of the proposed monopole tower will have the structural integrity to support the proposed and future antenna and appurtenance loads.

c. Include as part of the Construction Drawings, the tower foundation design drawings.
d. Provide a copy of the geotechnical report for the tower foundation.
e. Mount Analysis per TIA-222-I to demonstrate that the proposed antenna support mount will have the structural capacity to support the proposed Verizon antenna loads.
f. Provide the antenna and antenna mount details in the final Construction Drawings, along with an inventory list of all antenna and line loads.
g. The Towers, LLC perform a Post Installation Inspection (PII) of the monopole structure in accordance with ANSI/TIA-222. The inspection to be performed by a qualified third-party entity to confirm the monopole tower, antennas, and appurtenances were constructed and installed in accordance with the engineering drawings and documents. It is recommended that the inspection report be signed and sealed by a Professional Engineer licensed in the Commonwealth of Virgina, and a copy of the report provided to the County.

Altairis recommends the approval of this Conditional Use Permit once the NEPA/SHPO assessments are complete and Microwave Path studies are compared. Should you have any questions or require further information, please feel free to contact me at (804) 229-2004.

Sincerely,



R.J. Campbell

Submittal Documents reviewed:

- 9-3_Notch Rd -2nd Affidavit of notice- 20260807.pdf
- 8-Balloon Test Notice Letter_3_Notch.pdf
- 7-3_Notch Rd -Written orig notice of balloon test.pdf
- 6-3_Notch RD -Photosims- 20260908.pdf
- 5-3_Notch RD - FZD - 20260805.pdf
- 4-3_Notch Rd -Zoning Narrative - FINAL.pdf
- 3-3_Notch - FE Option to Lease.pdf
- 2-3_Notch Rd -Signed CUP App-.pdf
- 1-Application cover.pdf
- 14-3_Notch - 1000ft Adjoiners.pdf
- 13-US-VA-5359_ASAC_070226.pdf
- 12-3_Notch Rd -TOWAIR Search Results.pdf
- 11-3_Notch RD -Code Compliance Letter - 20260904.pdf
- 10-3_Notch Rd -Carrier Notice Mail Receipts- 20260709.pdf