

THE TOWERS, LLC
WIRELESS TELECOMMUNICATIONS FACILITY
4752 Old Pike Road, Pilot, Virginia 24138
SPECIAL USE PERMIT NARRATIVE

SECTION 1. Project Description

The Towers, LLC (a joint venture of Vertical Bridge and Verizon Wireless), the Applicant, proposes to construct and operate a wireless telecommunications facility including a 190-foot monopole with a 4-foot lightning rod (194 feet overall height) on a 124.24-acre parcel at 4752 Old Pike Road, Pilot, VA 24138. The facility is proposed pursuant to Section 10-21(4)(ay) of the Montgomery County Zoning Ordinance, which permits telecommunications towers in the A-1 Agricultural District with an approved Special Use Permit, and Section 10-48(6), which sets forth additional regulations for freestanding telecommunications towers.

The subject property is owned by John E. Wonderley and Lisa E. Wonderley Forster, with a life estate held by Jean M. Wonderley. The Applicant will lease the property from the Wonderleys and construct and manage the communications facility. Verizon Wireless ("VZW") will be the anchor tenant on the monopole.

As depicted on the enclosed zoning drawings, entitled, "OLD PIKE, SITE NUMBER US-VA-5456, 4752 OLD PIKE ROAD, PILOT, VA 24138, MONTGOMERY COUNTY," dated October 1, 2026, prepared by NB+C Engineering Services, LLC, the proposed facility will include a 45-foot by 45-foot fenced compound within a 100-foot by 100-foot (approximately 10,000 square-foot) lease area on the property. The monopole will accommodate VZW's antenna centerline at 185 feet above ground level ("AGL"), with future carrier positions at approximately 175, 165, and 155 feet AGL. An 8-foot utility H-frame will provide electrical and fiber service connections. All ground equipment will be located entirely within the fenced compound. Access to the facility will be via a proposed 10-foot wide gravel access drive from Old Pike Road (State Route 615) within a 30-foot wide ingress/egress access and utility easement.

In addition to serving VZW as the anchor tenant, the monopole will be engineered and constructed with structural capacity to support the collocation of antennas and equipment of additional wireless service providers, with designated future carrier equipment lease areas within the compound.

The overall height of 194 feet includes the 190-foot monopole and a 4-foot lightning rod, which is a standard safety feature required on telecommunications structures.

SECTION 2. Character of the Area

The subject property is a 124.24-acre parcel (Tax Map/Parcel ID 021247) located at 4752 Old Pike Road, Pilot, Virginia 24138, in the A-1 Agricultural District. Surrounding properties are zoned A-1 and consist of large rural and agricultural parcels. The proposed facility is sited within an existing wooded area on the property. Adjacent property owners and zoning information are detailed on Sheet Z-2 of the enclosed zoning drawings.

The proposed facility will have setbacks that substantially exceed all applicable requirements for the A-1 district:

- Front setback: 156'-8"± (required: 40' primary / 100' for structures over 40')
- Side setback: 414'-8"± (required: 15' primary / 100' for structures over 40')
- Rear setback: 4,098'-1"± (required: 40' primary / 100' for structures over 40')

Under the Montgomery County Zoning Ordinance, for every one foot above 40 feet, the building or structure shall be set back an additional two feet up to a maximum of 100 feet. The proposed facility exceeds these enhanced setback requirements on all sides by substantial margins. The closest off-site dwelling is located approximately 433 feet from the proposed monopole.

The proposed facility will operate continuously and will be unmanned. Once construction is completed, it will not generate daily traffic and will only be visited by a technician approximately two times per month for periodic maintenance and inspection. The facility will not generate any significant noise, smoke, dust, or odor. The facility is not intended for human habitation and does not require potable water or sanitary service. Power to the facility will be provided by Appalachian Power, and telecommunications service will be provided by Verizon.

The proposed facility is also consistent with the Comprehensive Plan goal for properties in the Rural Development Area “to protect viable farmland from development pressures.” The proposed facility satisfies this policy. The compound occupies only 45 feet by 45 feet (2,025 square feet) on a 124-acre parcel, and the facility is sited within an existing wooded area to preserve the agricultural character of the property. No farmland, open space, or scenic resources will be lost. Existing vegetation outside the lease area and access easement will be preserved.

SECTION 3. Network Objectives

Verizon Wireless is licensed by the Federal Communications Commission (“FCC”) to provide wireless telecommunications services in the Montgomery County area. The proposed “Old Pike” facility is needed to close a significant coverage gap in the Pilot area and surrounding rural communities. The two nearest existing Verizon Wireless towers are located approximately 4.1 miles to the east and 4.6 miles to the west. These towers are too far apart to provide seamless coverage for voice, data, and internet communications in the Pilot area. Without a facility between these two sites, residents, travelers, businesses, students, and emergency personnel in the Pilot community and surrounding rural areas experience dropped calls, unreliable data service, and limited internet connectivity.

VZW evaluated existing structures within the search ring for possible collocation. There are no towers, buildings, or transmission towers within the search ring that are tall enough, structurally capable, or properly spaced from surrounding existing sites to meet VZW’s coverage objective. Electric power towers are not considered for collocation for safety reasons.

Constructing a new facility between the existing towers will provide the necessary link to improve wireless service in this area. A typical facility of this height serves a two- to three-mile radius, depending on obstructions such as trees and buildings, terrain, and usage levels.

During the prior proceedings on a previous application for this location, the Board of Supervisors member representing the district in which the site is located reported that he had spoken with numerous residents in the area who experience dropped calls and unreliable wireless service, and that a law enforcement officer confirmed areas of limited or no radio coverage along Old Pike Road and surrounding roads. This first-hand account from residents and public safety personnel underscores the genuine need for enhanced wireless coverage in this community.

During the prior proceedings, a speaker claimed that the Applicant failed to analyze “26 FCC registered additional structures within 10 miles” for collocation. The FCC’s Antenna Structure Registration database includes a wide variety of structures--AM broadcast towers, television towers, microwave relay towers, and other structures--many of which are not suitable for commercial wireless collocation due to structural limitations, ownership restrictions, height inadequacy, or incompatible location relative to Verizon Wireless’s coverage objectives. The Applicant’s RF engineers evaluated all relevant structures within the

search area and determined that no existing tower, building, or other structure was tall enough, structurally capable, or properly spaced from surrounding existing Verizon Wireless sites to meet the coverage objective. There are no towers within five miles that Verizon Wireless is not already using. The two nearest wireless communications towers, approximately 4.1 miles to the east and 4.6 miles to the west, are too far apart to provide seamless service in the Pilot area, and a typical facility of this height serves only a two- to three-mile radius.

SECTION 4. Historic Properties

The Applicant has completed a review in coordination with the Virginia Department of Historic Resources, which serves as the State Historic Preservation Office (“SHPO”), pursuant to Section 106 of the National Historic Preservation Act (“NHPA”), 54 U.S.C. § 306108. The FCC requires completion of a Section 106 review for new telecommunications tower construction.

Under Section 106, the term “historic property” has a specific legal definition: it means any district, site, building, structure, or object that is included in, or eligible for inclusion in, the National Register of Historic Places. 54 U.S.C. § 300308. This is a formal designation based on criteria established by the National Park Service, including significance in American history, architecture, archaeology, engineering, or culture, together with integrity of location, design, setting, materials, workmanship, feeling, and association. Virginia also maintains the Virginia Landmarks Register (“VLR”), which is the state-level counterpart to the National Register. Properties are typically evaluated for both registers simultaneously, and the criteria closely parallel each other. A finding that no properties in the APE are eligible for the National Register would generally also mean they are not eligible for the Virginia Landmarks Register. The Area of Potential Effects (“APE”) for the proposed 194-foot facility is one-half mile from the tower site, consistent with FCC guidelines for towers under 200 feet in height.

The Applicant’s SHPO consultant, Trileaf Corporation, evaluated the APE for the proposed facility and determined that no properties listed on or eligible for listing on the National Register of Historic Places exist within the APE for either direct physical impact or visual impact. The Virginia Department of Historic Resources (SHPO) concurred with the Section 106 finding on August 21, 2026 (TCNS No. 311623). The SHPO determination confirmed: (a) Direct Effect: No Historic Properties in Area of Potential Effects (APE); and (b) Visual Effect: No Historic Properties in Area of Potential Effects (APE).

During the prior proceedings, a speaker identified three specific properties: the Gant House and the Frank Lawrence House, both listed on the National Register of Historic Places since 1989, and a Freedman’s-era African-American church and cemetery on High Rock Hill Road, stated to be approximately 1.1 miles from the tower site. The Applicant takes these references seriously. However, the presence of properties listed on or potentially eligible for the National Register does not, by itself, preclude the construction of a telecommunications tower in the area. The relevant inquiry under Section 106 is whether the proposed undertaking will have an “adverse effect” on historic properties within the Area of Potential Effects. The SHPO review process, which the Applicant has completed, evaluates precisely this question and considers the distance, visual relationship, and intervening terrain and vegetation between the proposed facility and any identified historic properties. As confirmed by the SHPO concurrence dated August 21, 2026, the determination for both direct and visual effects is “No Historic Properties in Area of Potential Effects.” Because the Gant House and the Frank Lawrence House are listed on the National Register, and SHPO found no historic properties within the Area of Potential Effects, those properties necessarily lie outside the Area of Potential Effects. County planning staff confirmed at the August 24, 2026 Board meeting that no historic district exists in the area and that the structures referenced by the speaker “did not come up in that area that we have identified.” Staff explained that they consider historic structures “if they are in the absolute immediate area” but that “once they get to a mile out, I would not say that’s immediate.”

SECTION 5. Balloon Test and Photo Simulations

A balloon test is being conducted to depict the location and height of the proposed 190-foot monopole, and photo simulations based on the balloon test will be provided during the application review period to demonstrate the actual visual impact of the monopole in the context of existing terrain and vegetation.

SECTION 6. Enclosed Documents

The following documents are enclosed with this application:

- Zoning Drawings prepared by NB+C Engineering Services, LLC, dated October 1, 2026, including:
 - Site Plan (Sheets Z-1, Z-2, Z-3), including setbacks, adjacent property information, and enlarged site plan
 - Compound Plan (Sheet C-1)
 - Tower Elevation and Notes (Sheet C-2)
 - Construction Details (Sheet D-1)
 - Fencing Details (Sheets D-2, D-3)
 - Signage Details (Sheet D-4)
 - Easement Exhibit (Sheet EE-1)
- Compliance Letter from Shannon Dupra, Project Manager, The Towers, LLC, dated September 8, 2026, addressing shared use, removal, and FAA compliance per § 10-48(6)(d)-(f)
- SHPO Section 106 Concurrence (August 21, 2026, TCNS No. 311623)
- Photo simulations from balloon test (to be provided)
- Adjacent property owner notification letters dated September 14, 2026
- Property owners' signed application forms
- Application fee

SECTION 7. Ordinance Compliance — § 10-48(6) Telecommunications Towers, Freestanding
Section 10-48(6) of the Montgomery County Zoning Ordinance establishes additional regulations for freestanding telecommunications towers. The proposed facility complies with each requirement as follows:

§ 10-48(6)(a). Galvanized steel finish or neutral color.

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

All structural elements of the proposed monopole will be hot-dipped galvanized steel to match the backdrop of the sky, thereby reducing visibility.

§ 10-48(6)(b). Dish antennas neutral/nonreflective.

"Dish antennas shall be a neutral, nonreflective color."

Noted and acknowledged. All antennas will be neutral and nonreflective in color.

§ 10-48(6)(c). No logos or advertising.

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

The only signage proposed is that required by the FCC and Vertical Bridge operational requirements, including a site identification sign, caution RF sign, and notice RF sign on the compound gate.

§ 10-48(6)(d). Written co-location agreement.

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

The Towers, LLC / Vertical Bridge is committed to future collocations and has enclosed with this application a compliance letter dated September 8, 2026, from Shannon Dupra, Project Manager, providing details of the Applicant's commitment to permitting future co-locations.

§ 10-48(6)(e). Written removal agreement.

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

The compliance letter dated September 8, 2026, from Shannon Dupra, Project Manager, confirms the Applicant's agreement to remove the facility if it becomes obsolete or is unused by all existing collocators for 365 consecutive days.

§ 10-48(6)(f). FAA compliance including Virginia Tech Airport.

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

The proposed tower is not within eight kilometers of any airport, including the Virginia Tech Airport. FAA determination documentation is not required by the County at the special use permit stage and is typically provided during site plan review. The proposed structure does not exceed obstruction standards, and no FAA lighting is required based on the tower's height and location.

Section 8. Special Use Permit Review Standards — § 10-54.3(g)(1)-(36)

Section 10-54.3(g) of the Montgomery County Zoning Ordinance provides that in considering a special use permit application, the following factors shall be given reasonable consideration. The Applicant addresses each factor below.

1. *Whether the proposed special use permit is consistent with the comprehensive plan.*

The proposed wireless telecommunications facility is consistent with the goals of the Montgomery County Comprehensive Plan. In 2026, Montgomery County adopted "Montgomery Matters," an updated Comprehensive Plan that includes a new Future Land Use chapter and a revised Chapter 16: Public Infrastructure. The updated Comprehensive Plan strengthens the case for enhanced wireless telecommunications infrastructure in the County, particularly in underserved rural areas such as the Pilot community where this facility is proposed.

Chapter 16 of the updated Comprehensive Plan establishes as its mission "to foster a vibrant, connected community in Montgomery County by expanding and integrating reliable, high-speed communication services." Under Infrastructure Goal A: Communication Access, the Plan directs the County to "[s]upport the expansion and integration of reliable, high-speed communication service throughout Montgomery County, as access to digital communication is a necessity for all who live and work in the County."

Strategy I.A.1 specifically calls for "[e]xpanding wireless internet connections to telecommunication and cellular facilities while protecting viewsheds." The Plan identifies the number of wireless communication facilities in the County as a metric to track progress on this goal. The proposed facility directly advances Strategy I.A.1 by expanding wireless connectivity through a new telecommunications facility designed to minimize viewshed impacts through its location within an existing wooded area, its slender monopole profile, and its galvanized steel finish.

The updated Comprehensive Plan also documents the significant telecommunications coverage gaps that this facility is designed to address. Pages 77-78 of Montgomery Matters report that "[i]ncreasing internet

speeds in rural areas of Montgomery County is imperative for connectivity” and that “the northern and southern regions of the County have limited broadband coverage.” The Plan states that “[t]his pattern of slow internet speeds and limited coverage highlighted a significant need for infrastructure investment.” Page 78 further reports that “[c]ellphone coverage varies widely by provider in Montgomery County” and that “[a]reas with lower coverage include the southeastern and northern regions.” The Plan concludes that “[t]his coverage gap coincides with areas lacking broadband access, underscoring a serious need for communication infrastructure.” The proposed Old Pike facility is located in far southeastern Montgomery County--precisely the area the County’s own updated Comprehensive Plan identifies as underserved for both broadband and cellphone coverage. Map 31 of the updated Comprehensive Plan, which depicts Verizon Wireless cell service coverage based on FCC data (2024), shows a coverage gap at the location of the proposed facility, confirming the need for additional wireless infrastructure in this area. The “How This Matters” section of the Plan states: “While wireless and cellular coverage is expanding in Montgomery County, projects addressing broadband needs are underway, and there are still large areas without sufficient access.”

The proposed facility is located in a Rural Development Area and will also serve the Pilot community, which is identified in the Comprehensive Plan as one of Montgomery County’s rural Settlements. One strategy to achieve the County’s goal of creating “resilient and inclusive communities” is LU.B.6: “Improving connections and proximity to services.” The proposed telecommunications facility is compatible with adjacent agricultural land uses, poses no threat to public health, safety, or welfare, and will serve the broader Pilot community and surrounding rural areas.

The Montgomery Matters Comprehensive Plan identifies the community’s desire to continue the County’s growth in the technology sector and to establish the County as a manufacturing hub. It recognizes that broadband expansion supports economic diversification but that economic activity is concentrated in towns. Difficulty retaining younger residents who seek urban amenities not readily available is cited as a weakness for economic development. Expansion and improvement of wireless technology in the Rural Development Area and Settlements enables citizens to work from home, participate in online learning, participate in governmental proceedings, and to have access to health care applications and portals.

The new Montgomery Matters Comprehensive Plan no longer includes the hierarchy that ranked preferred locations for telecommunications towers from industrial parks (most preferred) to historic lands and districts (least preferred).¹ This hierarchy was originally adopted as part of the 2001 Regional Approach to Telecommunications Towers and reflected the technology and deployment patterns of the early days of wireless communications, when fewer towers were needed and service was primarily

¹ Under the *repealed* hierarchy, the proposed site fell within category E: “Non-ridge, wooded lands (Rural/Resource Stewardship):

- A. Industrial parks
- B. Industrial zoned lands
- C. Commercially zoned lands
- D. High density residential
- E. **Non-ridge, wooded lands (Rural/Resource Stewardship)**
- F. Non-ridge, open lands
- G. Medium density residential (Village)
- H. Medium density residential (Residential Transition)
- I. Medium density residential (Rural and Rural Communities)
- J. Low density residential
- K. Ridgeline Lands
- L. Historic Lands/Districts

Category E (“Non-ridge, wooded lands”) was the highest-ranked category in which the site could feasibly be located, given that no industrial, commercial, or high-density residential lands are available within the search area, and the wooded setting ranks above open lands, medium density residential, low density residential, ridgeline lands, and historic lands/districts.

provided along major corridors. Today, wireless communications are a necessity. As of December 2024, approximately 77% of U.S. adults lived in wireless-only households with no landline telephone. Towers must be located where customers need service, and it would not be possible to provide residential and rural areas with the wireless service they need if all towers were located in industrial and commercial zones.

2. *Whether the proposed special use permit will adequately provide for safety from fire hazards and have effective measures of fire control.*

The proposed monopole will have a 4-foot lightning rod and will be grounded per electric power regulations. The site will be designed with a turnaround area allowing access to emergency vehicles.

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

No smoke, dust, odor, or significant noise will result from the proposed facility.

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

The proposed monopole is not expected to require lighting per FAA standards regarding height. A light on a timed switch is proposed within the compound for maintenance access purposes only.

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

The only proposed signage is that required by the FCC and Vertical Bridge operational requirements, including a site identification sign, caution RF sign, and notice RF sign.

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

The proposed facility will provide wireless coverage and service to the Pilot community, surrounding agricultural and residential properties, and citizens and visitors traveling on nearby roadways. All adjacent properties are zoned A-1, Agricultural, and consist of large rural and agricultural parcels. The facility is sited within an existing wooded area to conform to the existing agricultural and rural surroundings of the area while effectively enhancing the coverage objectives of VZW and any future carriers.

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

As shown on the enclosed zoning drawings, the proposed 190-foot monopole (with a 4-foot lightning rod, for a total height of 194 feet) will be enclosed in a 45-foot by 45-foot fenced compound within a 100-foot by 100-foot lease area. The associated ground equipment will be located entirely within the compound. The compound will be enclosed by a 6-foot chain-link fence topped with 1 foot of barbed wire to screen equipment and provide security.

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

The compound will be screened by existing tree lines and wooded areas that surround the proposed site, as depicted on the enclosed zoning drawings. The 6-foot chain-link fence topped with one foot of barbed wire will further screen the ground equipment within the compound from view. Existing vegetation outside the lease area and access easement will be preserved to the greatest extent practicable.

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

Construction shall commence once the zoning, site plan, and related permitting processes are complete, and all federal approvals have been obtained. The facility is intended to operate as a long-term wireless telecommunications installation.

10. *Whether the proposed special use permit will result in the preservation or destruction, loss or damage of any topographic or physical, natural, scenic, archaeological or historic feature of significant importance.*

As discussed in Section 4 of this narrative, the Applicant has completed a review in coordination with the Virginia Department of Historic Resources (SHPO) pursuant to Section 106 of the NHPA. The SHPO concurred on August 21, 2026, with a finding of “No Historic Properties in Area of Potential Effects” for both direct and visual effects. No properties listed on or eligible for listing on the National Register of Historic Places have been identified within the Area of Potential Effects.

11. *Whether the proposed special use permit at the specified location will contribute to or promote the welfare or convenience of the public.*

The proposed use will improve VZW’s voice, data, and internet services in the area, which will benefit the welfare and convenience of the public by providing better communications for emergencies and better internet connectivity for work, school, and personal use.

12. *The traffic expected to be generated by the proposed use.*

The proposed site will only be serviced by technicians approximately two times per month, or following an outage, after construction is completed. The facility will not generate any meaningful additional traffic.

13. *Whether, in the case of existing structures proposed to be converted to uses requiring a special use permit, the structures meet all code requirements of Montgomery County.*

Not applicable. This application involves the construction of a new facility, not the conversion of an existing structure.

14. *Whether the proposed special use permit will be served adequately by essential public facilities and services.*

The facility is unmanned and does not require potable water or sanitary service. Power will be provided by Appalachian Power and monitored by a separate meter. Telecommunications service will be provided by Verizon. Access will be from Old Pike Road (State Route 615), a public road.

15. *The effect of the proposed special use permit on groundwater supply.*

Not applicable. The facility does not require potable water or a well.

16. *The effect of the proposed special use permit on the structural capacity of the soils.*

Not applicable.

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

The proposed use will not have any adverse effect on road development and transportation.

18. *The effect of the proposed special use permit on environmentally sensitive land or natural features, wildlife habitat and vegetation, water quality and air quality.*

The proposed use will not have any significant effect on natural resources, wildlife, or water and air quality. No significant noise, smoke, dust, or odor will result from the facility.

19. *Whether the proposed special use permit use will provide desirable employment and enlarge the tax base by encouraging economic development activities consistent with the comprehensive plan.*

Wireless service and coverage is essential to economic activity. Areas without adequate service are at a disadvantage in attracting businesses and new residents. The proposed wireless facility will provide residents and students in the area the opportunity to work, attend classes, and take courses online, and will support businesses and agricultural operations that rely on reliable wireless connectivity. The updated Comprehensive Plan recognizes that reliable digital connectivity is foundational to economic development, noting that recent County initiatives such as the Destination Optimization program, the Virtual Visitor Center, and the Montgomery-Floyd Regional Library's strategic plan all "highlight an emerging reliance on online tools for outreach, training, and service delivery" and "aim to enhance digital literacy among businesses and residents." These initiatives depend on the availability of reliable wireless and broadband infrastructure throughout the County.

20. *Whether the proposed special use permit considers the needs of agriculture, industry, and businesses in future growth.*

Wireless service and coverage are important to agriculture, industry, and business to provide necessary communications and internet access. The surrounding A-1 zoned properties are primarily agricultural in nature and will benefit from improved wireless connectivity.

21. *The effect of the proposed special use permit use in enhancing affordable shelter opportunities for residents of the county.*

Not applicable.

22. *The provision for stormwater management and positive drainage within and adjacent to the development.*

The proposed facility will cause only a *de minimis* increase in stormwater runoff. County planning staff stated at the August 10, 2026 Board hearing that "there is not enough disturbance to warrant a land use permit," and that environmental engineering will still monitor the site to ensure that all applicable regulations are met. Compliance with all applicable erosion and sediment control measures will be verified at site plan review.

23. *The location, character, and size of any outdoor storage.*

Not applicable.

24. *The proposed use of open space.*

Not applicable.

25. *The location of any major floodplain and steep slopes.*

The site will not be located within or impact any floodplain or steep slope areas.

26. *The location and use of any existing nonconforming uses and structures.*

Not applicable.

27. *The location and type of any fuel and fuel storage.*

VZW proposes the installation of a generator on a 4-foot by 8-foot concrete pad within the compound, which may include a small fuel tank for diesel fuel to power the generator in the event of an electric outage.

28. *The location and use of any anticipated accessory uses and structures.*

Not applicable.

29. *The area of each use, if appropriate.*

As shown on the enclosed zoning drawings, the monopole and ground equipment will be located within a 45-foot by 45-foot fenced compound within a 100-foot by 100-foot lease area.

30. *The proposed days/hours of operation.*

The proposed use will operate 24 hours a day, 7 days a week, but is unmanned.

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

As shown on the enclosed zoning drawings, the site will utilize a proposed 10-foot wide gravel access drive and turnaround area for means of parking and turnaround.

32. *The location and nature of any proposed security features and provisions.*

The compound will be entirely enclosed by a 6-foot chain-link fence topped with 1 foot of barbed wire for security, with anti-theft tension bars and a locked double-swing gate.

33. *The number of employees.*

The proposed facility is an unmanned facility and does not require any on-site employees.

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

Power will be provided by Appalachian Power, and telecommunications service will be provided by Verizon. Power to the facility will be monitored by a separate meter. An 8-foot utility H-frame is proposed for electrical and fiber service connections.

35. *Any anticipated odors which may be generated by the uses on site.*

The proposed facility will not emit any odors.

36. *Whether the proposed special use permit uses sufficient measure to mitigate the impact of construction traffic on existing neighborhoods and school areas.*

As part of the permitting phase, the Applicant and its contractor will coordinate with VDOT regarding any sight distances and flaggers for entering/exiting the site during construction. The contractor shall minimize disturbance to the existing site during construction, and erosion control measures shall be implemented in conformance with local guidelines for erosion and sediment control.

SECTION 9. Response to Issues Raised in Prior Proceedings

The Applicant's prior application for this facility (SUP-26-5) was considered by the Montgomery County Planning Commission and Board of Supervisors in the summer of 2026. The Board denied the application on August 24, 2026, by a vote of 3-4. The Applicant appreciates the time and attention that the Board, the Planning Commission, County staff, and members of the community devoted to reviewing the application. During the prior proceedings, community members and Board members raised a number of questions and concerns. The Applicant believes these questions deserve clear, direct answers. This section addresses each topic that was raised.

(a) Application Revisions (Lattice Tower to Monopole)

The application was originally submitted on May 29, 2026, proposing a self-support (lattice) tower with a height of 195 feet (199 feet overall). During staff review, Montgomery County planning staff advised that the County's Comprehensive Plan indicates a preference for monopole-style support structures. The Applicant responsively revised the application to propose a monopole, consistent with that guidance.

Revising zoning applications in response to staff feedback is standard practice and reflects a cooperative approach to the zoning process. The only substantive change was the tower type and compound size; the site location, property, and coverage objectives remained the same. It is not

uncommon for applications to be revised once or multiple times prior to public hearings in response to staff questions and suggestions. This iterative process ensures that the best possible application is put before the deciding bodies for review. County planning staff stated at the August 10, 2026 Board hearing, "It is not uncommon for revisions to be done prior to public hearing at the planning commission. We see that quite commonly."

(b) Supplemental Correspondence

The day before the Planning Commission hearing, County Staff provided the Applicant comments that had been submitted from the community, as is customary. The Applicant's counsel provided responses to the neighboring property owner's questions to the Zoning Administrator as a courtesy so that the information could be shared with the Planning Commission. This was a good-faith effort to ensure that the Planning Commission had complete information. Any characterization of this correspondence as excessive or improper is inaccurate.

(c) Zoning Webpage vs. Meeting Package

During the prior proceedings, questions were raised about differences between the application materials posted on the County's zoning projects webpage and the materials in the Planning Commission meeting package. The County's planning staff acknowledged at the August 24, 2026 Board meeting that the documents posted on the zoning webpage and those posted to the Board/Planning Commission meeting packages 'did not coincide' and that the department had 'made appropriate changes to [its] process to make sure that does not occur in the future.' The record establishes the following timeline: The initial application was received May 29, 2026. Planning staff provided comments on June 23. The revised application was submitted July 7. The Planning Commission packet with all revised materials was posted on Diligent on July 8. The planning department website was updated on July 14. Staff acknowledged this delay was "due to staff absences and an internal delay" and stated they had "rectified that error." The Planning Commission held its hearing on July 15, having had the correct materials for a full week. The Board hearing did not occur until August 10, more than a month after the revised materials were publicly available. Any delay in updating the separate zoning projects webpage was a County administrative matter, not an Applicant error. In any case, the materials were available to the public for review throughout the entire hearing process.

(d) Compound Size and Lease Area

Some confusion arose during prior proceedings regarding the size of the facility footprint. The Applicant acknowledges that the 75-foot by 75-foot compound dimension appeared on the original site plans for this application, when the facility was proposed as a lattice tower. The revised monopole application reduced the compound to 45 feet by 45 feet. The current application and all enclosed drawings consistently show a 45-foot by 45-foot fenced compound within a 100-foot by 100-foot lease area. The lease area is the larger parcel of land subject to the lease agreement; the compound is the smaller, fenced area where the monopole and equipment are installed. The Applicant regrets any confusion and has ensured that all materials in this resubmission are internally consistent.

(e) Height Clarification

The proposed facility has a monopole height of 190 feet and an overall height of 194 feet including a 4-foot lightning rod. The lightning rod is a standard safety feature on telecommunications structures. The prior application proposed a 195-foot monopole with a 199-foot overall height. The current application reflects a 5-foot reduction in monopole height. All references to height throughout this narrative and the enclosed application materials are consistent.

(f) Wolf Property and Proximity

During the prior proceedings, a statement in the Applicant's correspondence incorrectly indicated that the Wolfs' property did not abut the subject parcel. The Applicant corrects that statement. The Wolf family does own property that abuts the subject parcel, and they were properly notified as adjacent property owners. The reference was to the Wolf family residence, which is located at 4638 Golf Rush Road, approximately 1.2 miles from the proposed facility--a distance at which the facility will have minimal visual or other impact.

(g) Historic Properties

As discussed in detail in Section 4 of this narrative, the Applicant has completed the Section 106 review process. No historic properties as defined under Section 106 of the National Historic Preservation Act have been determined to be adversely affected by the proposed facility. The SHPO concurred that there are no historic properties in the Area of Potential Effects for either direct or visual effects. The photographs of older structures shown during the prior proceedings do not establish that those structures are "historic properties" within the legal meaning of that term, and County planning staff confirmed that no historic district exists in the area.

(h) The 2003 Telecommunications Tower Case

During the prior proceedings, a speaker cited the Fourth Circuit's decision in USCOC of Virginia RSA #3, Inc. v. Montgomery County Board of Supervisors, 343 F.3d 262 (4th Cir. 2003), as supporting denial of the current application. That characterization is misleading. In the USCOC case, U.S. Cellular sought to erect a 240-foot lighted lattice-style telecommunications tower near Riner, on property in an agricultural zone designated for Conservation (later designated Resource Stewardship). The proposed tower would have been lighted and would have extended approximately 170 feet above the tree canopy making it visible along the ridge line. The Montgomery County Board of Supervisors denied the 240-foot lattice tower *but simultaneously approved a shorter alternative--a 195-foot unlighted monopole*--as recommended by the County Zoning Administrator. The Fourth Circuit's decision addressed only the denial of the taller tower. The Board approved a monopole in that case. The current application proposes the same type of facility--an unlighted monopole--at 190 feet versus 195 feet in a Rural Development Area, not conservation area. Far from supporting denial, the USCOC case demonstrates the Board's established practice of approving monopole towers.

(i) Visual Impact — Ms. Anderson's Concerns

Ms. Kathy Anderson, whose property is adjacent to the subject parcel, expressed concern about the visual impact of the proposed facility. The Applicant is sensitive to these concerns. The facility has been sited within an existing wooded area, and substantial existing tree cover on and between the properties will provide significant screening. Photo simulations will be provided to demonstrate the actual visual impact from representative viewpoints. The Applicant has also reduced the monopole height from 195 feet to 190 feet to further minimize visual impact.

(j) Pre-Application Notice

During the prior proceedings, a speaker noted that the Applicant did not provide written notice to adjacent property owners prior to filing the original application, and cited Virginia Code § 15.2-2316.4:1, which permits a locality to disapprove an application when the applicant does not give adjacent landowners written notice at least 15 days before applying. For this resubmission, the Applicant has provided written pre-application notice to all adjacent property owners. Notice letters dated September 14, 2026 were sent to all adjoining landowners identified on the County's adjacent property owner list, describing the proposed facility and providing the Applicant's counsel's contact information for questions. Copies of these notice letters are enclosed with this application.

(k) FAA Documentation

During the prior proceedings, concerns were raised about incorrect FAA documentation included in the application. The Applicant acknowledges that an incorrect FAA determination was initially included in the application materials. This error was identified and corrected before the Planning Commission hearing. The Applicant notes that FAA determination documentation is not required by the County at the special use permit stage; it is typically reviewed during site plan review. The FAA documentation was provided voluntarily as supplemental information to demonstrate that no FAA lighting would be required.

(l) Collocation and Existing Structures

During the prior proceedings, speakers argued that the Applicant failed to demonstrate that existing towers cannot serve the coverage need and cited the presence of 26 FCC-registered structures within 10 miles. As discussed in Section 3 of this narrative, the FCC's Antenna Structure Registration database includes many types of structures that are not suitable for commercial wireless collocation. Verizon Wireless's RF engineers have evaluated all relevant structures within the search area. There are no towers within five miles that Verizon Wireless is not already using. The two nearest Verizon Wireless towers are approximately 4.1 miles east and 4.6 miles west of the proposed site. A typical facility of this height serves a two- to three-mile radius, and towers must be roughly two to four miles apart for seamless coverage. The proposed site fills the coverage gap between these two existing facilities.

The Applicant also notes that Virginia Code § 15.2-2316.4:2 provides that a locality shall not "[r]equire an applicant to provide proprietary, confidential, or other business information to justify the need for the project, including propagation maps and telecommunications traffic studies." While the Applicant has provided a general description of the coverage need and existing tower locations, it is not required to provide the detailed RF engineering analysis that would be necessary to evaluate every FCC-registered structure within a 10-mile radius.

(m) Public Access to Application Materials

During the prior proceedings, speakers alleged that residents did not have adequate time to review the application materials. The record does not support this characterization. The complete revised application was posted in the Planning Commission's meeting package on Diligent on July 8, 2026--a full week before the Planning Commission hearing on July 15, and more than a month before the Board of Supervisors hearing on August 10. All citizens who wished to review the application had access to the complete, correct materials during that period. The speakers who raised concerns about the application demonstrated detailed familiarity with its contents, confirming that the materials were available and accessible.

SECTION 10. Conclusion

The Towers, LLC is confident that the proposed wireless telecommunications facility meets the criteria for approval of a Special Use Permit under the Montgomery County Zoning Ordinance. The proposed facility is strongly supported by the County's newly adopted Comprehensive Plan, "Montgomery Matters," which identifies southeastern Montgomery County as underserved for both broadband and cellphone coverage, calls for the expansion of wireless internet connections to telecommunication and cellular facilities, and recognizes that access to digital communication is a necessity for all who live and work in the County.

The facility will provide enhanced wireless telecommunications services to the Pilot community and surrounding rural areas, closing a significant coverage gap that affects residents, businesses, students, travelers, and emergency personnel. It is consistent with the Montgomery County Comprehensive Plan

and complies with all applicable requirements of the Zoning Ordinance, including the additional regulations for freestanding telecommunications towers set forth in § 10-48(6) and the review factors set forth in § 10-54.3(g).

The monopole will be available for collocation by additional wireless service providers, furthering the County's interest in minimizing the total number of tower structures in the County. The facility will benefit not only wireless users in the immediate area but also emergency responders who rely on robust wireless communications infrastructure to protect public safety.

The Applicant has carefully considered the issues raised during the prior proceedings and has taken steps to address each of them in this resubmission, including reducing the monopole height from 195 to 190 feet, conducting a balloon test and providing photo simulations during the review period, providing pre-application notice to adjacent property owners, and ensuring that all application materials are complete and internally consistent.

The Towers, LLC respectfully requests that the Board of Supervisors approve this Special Use Permit application.



September 8th, 2026

Montgomery County Planning
755 Roanoke Street
Suite 2A
Christiansburg, VA 24073
Attn: Zoning Administrator

RE: US-VA-5456 Old Pike Communications Facility – Maintenance and Authorization Letter

Dear Zoning Administrator:

In accordance with the Montgomery County Zoning Ordinance Sec. 10-48(6)(d)-(f), The Towers, LLC and any successor in interest commits that it will:

- a. Respond within a commercially reasonable time period to a request for information from a potential shared use applicant;
- b. Negotiate in good faith concerning future requests for shared use of the new tower by other telecommunications providers; and
- c. Allow shared use of the new Telecommunications Tower if another telecommunications provider agrees in writing to pay reasonable charges. The charge may include but is not limited to a pro rata share of the cost of site selection, planning, project administration, land costs, site design, construction and maintenance financing, return on equity, depreciation, and all the costs of adapting the tower or equipment to accommodate a shared user without causing electromagnetic interference.

With respect to the above application, The Towers, LLC (or the then-current communications facility owner) agrees to remove its facilities at the site, at its cost and expense, if the communications facility becomes obsolete or ceases to be used for its intended purpose by all existing collocators for a period of three hundred and sixty-five (365) consecutive days.

The proposed Telecommunications Facility shall comply with all Federal Aviation Administration (FAA) requirements, including those relating to the Virginia Tech Airport.

Thank you for considering our application.

Sincerely,

Shannon Dupra
Project Manager

WILLIAMS MULLEN

September 14, 2026

RE: Proposed 194' Wireless Communications Facility

Project Location: 4752 Old Pike Road, Pilot, VA 24138; Tax Map No: 021247

Zoning District: A-1 Agricultural District

Latitude/Longitude (of proposed site): 37° 02' 27.2829" N, 80° 20' 56.5507" W

Dear Neighbor:

The Towers, LLC intends to submit a Special Use Permit application to Montgomery County for a proposed wireless communications facility, including 194' monopole (190' pole + 4' lightning rod), to be located on the above-referenced parcel within a 45' x 45' fenced, graveled compound within a 100' x 100' lease area.

If you have any questions, please do not hesitate to contact me at 434-951-5728 or LSchweller@williamsmullen.com.

Sincerely,

Lori H. Schweller
Attorney for The Towers, LLC

From: towernotifyinfo@fcc.gov
To: [Maggie Vincent](#)
Subject: Section 106 Notification of SHPO/THPO Concurrence- Email ID #12950562
Date: Friday, August 21, 2026 12:15:41 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

This is to notify you that the Lead SHPO/THPO has concurred with the following filing:

Date of Action: 08/21/2026

Direct Effect: No Historic Properties in Area of Potential Effects (APE)

Visual Effect: No Historic Properties in Area of Potential Effects (APE)

Comment Text: None

File Number: 0012129010

TCNS Number: 311623

Purpose: New Tower Submission Packet

Notification Date: 7AM EST 07/28/2026

Applicant: Vertical Bridge Development, LLC A&E

Consultant: Trileaf Corporation

Positive Train Control Filing Subject to Expedited Treatment Under Program Comment: No

Site Name: Old Pike

Site Address: 4752 Old Pike Road

Detailed Description of Project: 199-ft monopole communications tower within a 100-ft by 100-ft (10,000 sqft) lease area. The project a 30-ft wide easement extending southwest away from the lease area approx. 125 ft to Old Pike Road. The area is currently a wooded area.

Site Coordinates: 37-2-27.3 N, 80-20-56.6 W

City: Pilot

County: MONTGOMERY

State:VA

Lead SHPO/THPO: Virginia Department of Historic Resources

NOTICE OF FRAUDULENT USE OF SYSTEM, ABUSE OF PASSWORD AND RELATED MISUSE

Use of the Section 106 system is intended to facilitate consultation under Section 106 of the National Historic Preservation Act and may contain information that is confidential, privileged or otherwise protected from disclosure under applicable laws. Any person having access to Section 106 information shall use it only for its intended purpose. Appropriate action will be taken with respect to any misuse of the system.

From: towernotifyinfo@fcc.gov
To: [Maggie Vincent](#)
Subject: Section 106 New Filing Submitted- Email ID #12813552
Date: Monday, July 27, 2026 8:15:20 AM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

The following new Section 106 filing has been submitted:

File Number: 0012129010
TCNS Number: 311623
Purpose: New Tower Submission Packet

Notification Date: 7AM EST 07/28/2026

Applicant: Vertical Bridge Development, LLC A&E
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Site Coordinates: 37-2-27.3 N, 80-20-56.6 W
City: Pilot
County: MONTGOMERY
State: VA
Lead SHPO/THPO: Virginia Department of Historic Resources

Consultant Contact Information:

Name: Trileaf Corporation
Title: Archaeologist
PO Box:
Address: 1775 The Exchange SE
Suite 150
City: Atlanta
State: GA
Zip: 30339
Phone: 410-853-7128
Fax:
Email: m.vincent@trileaf.com

NOTICE OF FRAUDULENT USE OF SYSTEM, ABUSE OF PASSWORD AND RELATED MISUSE

Use of the Section 106 system is intended to facilitate consultation under Section 106 of the National Historic Preservation Act and may contain information that is confidential, privileged or otherwise protected from disclosure under applicable laws. Any person having access to Section 106 information shall use it only for its intended purpose. Appropriate action will be



Know what's below.
Call before you dig.



SITE NAME: OLD PIKE
SITE NUMBER: US-VA-5456

4752 OLD PIKE ROAD
PILOT, VA 24138
MONTGOMERY COUNTY

SITE INFORMATION

PROJECT DESCRIPTION:	RAWLAND: PROPOSED INSTALLATION OF TELECOMMUNICATIONS TOWER AND RELATED EQUIPMENT WITHIN SECURED COMPOUND.
SITE ADDRESS:	4752 OLD PIKE ROAD PILOT, VA 24138
LATITUDE (NAD 83): LONGITUDE (NAD 83):	37° 02' 27.2829" N (37.0409119°) 80° 20' 56.5507" W (-80.3490418°)
GROUND ELEVATION:	2442.0' ± AMSL
JURISDICTION:	MONTGOMERY COUNTY
ZONING:	A1
PARCEL ID:	021247
PARCEL AREA:	124.24 ± ACRES
PARCEL OWNER:	JOHN E. WONDERLEY, LISA E.W. FORSTER AND JEAN E. WONDERLEY 4750 OLD PIKE RD PILOT, VA 24138
TOWER OWNER:	THE TOWERS, LLC 22 W ATLANTIC AVE, SUITE 310 DELRAY BEACH, FL 33444
STRUCTURE TYPE:	MONOPOLE
HEIGHT OF STRUCTURE:	190.0' ± AGL
OVERALL HEIGHT OF STRUCTURE:	194.0' ± AGL
TOTAL LEASE AREA:	10,000 ± SQ. FT.
POWER PROVIDER:	APPALACHIAN POWER (800) 956-4237
TELCO PROVIDER:	VERIZON (800) 837-4966

EMERGENCY INFORMATION:

FIRE & RESCUE DEPARTMENT:	(540) 382-6865
POLICE OFFICE:	(540) 382-3131

PROJECT TEAM

APPLICANT:	VERTICAL BRIDGE 22 WEST ATLANTIC AVENUE, SUITE 310 DELRAY BEACH, FL 33444
PROJECT MANAGEMENT FIRM:	SITE LINK WIRELESS DON BART (856) 220-3453
CONSTRUCTION MANAGER:	VERTICAL BRIDGE BRIAN BELSKI O: (561) 223-8934 M: (803) 237-2451
ENGINEERING FIRM:	NB+C ENGINEERING SERVICES, LLC. 120 EASTSHORE DRIVE, SUITE 300 GLEN ALLEN, VA 23059 (804) 548-4079

VICINITY MAP



DIRECTIONS

FROM 2501 GOODES BRIDGE RD, RICHMOND, VA 23222:
GET ON VA-150 N/CHIPPENHAM PKWY FROM GOODES BRIDGE RD AND US-360 E/HULL ST/HULL STREET RD, EXIT THE PARKING LOT, TURN RIGHT TOWARD GOODES BRIDGE RD, TURN RIGHT ONTO GOODES BRIDGE RD, TURN RIGHT ONTO US-360 E/HULL ST/HULL STREET RD,USE THE RIGHT LANE TO MERGE WITH VA-150 N/CHIPPENHAM PKWY VIA THE RAMP TO I-95 N/POWHITE PKWY, FOLLOW I-64 AND I-81 S TO VA-8 S/W MAIN ST IN CHRISTIANSBURG. TAKE EXIT 114 FROM I-81 S, JOIN WITH VA-150 N/CHIPPENHAM PKWY, USE THE RIGHT 2 LANES TO MERGE WITH VA-76 N/POWHITE PKWY, JOIN WITH I-195 N, KEEP LEFT TO STAY ON I-195 N, USE THE LEFT 2 LANES TO TAKE THE I-64 W EXIT TOWARD CHARLOTTESVILLE, JOIN WITH I-64, USE THE LEFT 2 LANES TO MERGE WITH I-64 W/I-81 S TOWARD I-64 W/LEXINGTON/ROANOKE, CONTINUE TO FOLLOW I-81 S TAKE EXIT 114 TOWARD FLOYD, TAKE STATE RTE 675 AND STATE RTE 615 TO YOUR DESTINATION IN PILOT, TURN LEFT ONTO VA-8 S/W MAIN ST, CONTINUE TO FOLLOW VA-8 S, TURN LEFT ONTO STATE RTE 675, TURN RIGHT ONTO STATE RTE 615, TURN RIGHT TO STAY ON STATE RTE 615, TURN LEFT AND ARRIVE AT DESTINATION.

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 LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE LATEST EDITIONS OF THE FOLLOWING CODES.

- | | |
|--|--|
| • 2021 VIRGINIA CONSTRUCTION CODE | • ANSI/TIA-222-H |
| • 2020 NATIONAL ELECTRICAL CODE | • TIA 607 |
| • 2021 NFPA 101, LIFE SAFETY CODE | • INSTITUTE FOR ELECTRICAL & ELECTRONICS ENGINEER 81 |
| • 2021 VIRGINIA STATEWIDE FIRE PREVENTION CODE | • IEEE C2 NATIONAL ELECTRIC SAFETY CODE LATEST EDITION |
| • AMERICAN CONCRETE INSTITUTE | • TELCORDIA GR-1275 |
| • AISC MANUAL OF STEEL CONSTRUCTION 15TH EDITION | • ANSI/TIA 311 |

APPROVAL BLOCK

		APPROVED	APPROVED AS NOTED	DISAPPROVED /REVISE
VERTICAL BRIDGE	DATE	☐	☐	☐
SITE ACQUISITION	DATE	☐	☐	☐
CONSTRUCTION MANAGER	DATE	☐	☐	☐
ZONING	DATE	☐	☐	☐
RF ENGINEERING	DATE	☐	☐	☐

DRAWING INDEX

T-1	TITLE SHEET
T-2	GENERAL NOTES
EE-1	EASEMENT EXHIBIT
Z-1	SITE PLAN
Z-2	ADJACENT PROPERTY INFO
Z-3	ENLARGED SITE PLAN
C-1	COMPOUND PLAN
C-2	TOWER ELEVATION & NOTES
D-1	CONSTRUCTION DETAILS
D-2	FENCING DETAILS I
D-3	FENCING DETAILS II
D-4	SIGNAGE DETAILS

DO NOT SCALE DRAWINGS

THESE DRAWINGS ARE FORMATTED TO BE SCALED AT FULL SIZE (22"X34") AND MAY NOT SCALE WHEN PRINTED AT OTHER SIZES. CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE DESIGNER / ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR MATERIAL ORDERS OR BE RESPONSIBLE FOR THE SAME. CONTRACTOR SHALL USE BEST MANAGEMENT PRACTICE TO PREVENT STORM WATER POLLUTION DURING CONSTRUCTION.

ENGINEERING FIRM



APPLICANT



CARRIER



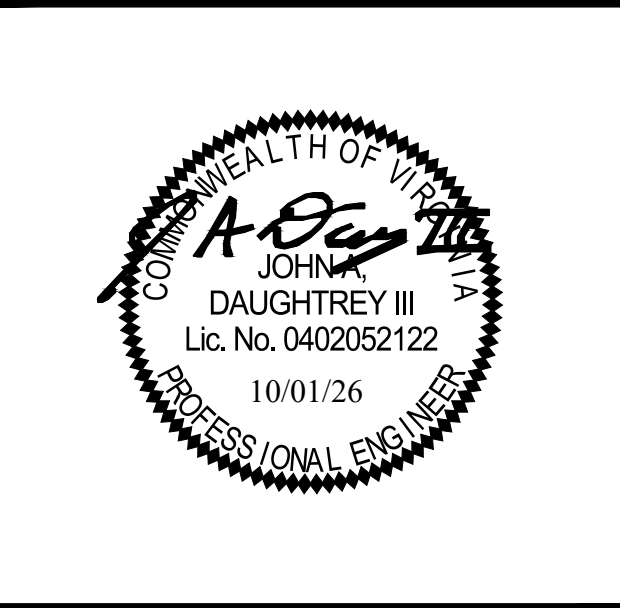
SITE INFORMATION

OLD PIKE
VERTICAL BRIDGE RAWLAND
SITE #: US-VA-5456
NB+C PROJECT #: 100912
4752 OLD PIKE ROAD
PILOT, VA 24138
MONTGOMERY COUNTY

DESIGN RECORD

REVISIONS			
5	10/01/26	REVISED FINAL ZDS	JC
4	09/08/26	REVISED FINAL ZDS	JC
3	07/06/26	REVISED FINAL ZDS	JC
2	05/18/26	REVISED FINAL ZDS	JC
1	05/05/26	REVISED FINAL ZDS	JC
0	04/09/26	FINAL ZDS	SK
A	04/09/26	PRELIMINARY ZDS	SK
REV	DATE	DESCRIPTION	BY

PROFESSIONAL STAMP



ENGINEER

JOHN A.DAUGHTREY III, P.E.
VIRGINIA PROFESSIONAL ENGINEER
LICENSE #0402052122

SHEET TITLE

TITLE SHEET

SHEET NUMBER

T-1

SITE ACTIVITY REQUIREMENTS:

- PRIOR TO THE START OF CONSTRUCTION, ALL REQUIRED JURISDICTIONAL PERMITS SHALL BE OBTAINED. THIS INCLUDES, BUT IS NOT LIMITED TO, BUILDING, ELECTRICAL, MECHANICAL, FIRE, FLOOD ZONE, ENVIRONMENTAL AND ZONING. AFTER ONSITE ACTIVITIES AND CONSTRUCTION ARE COMPLETED, ALL REQUIRED PERMITS SHALL BE SATISFIED AS CLOSED OUT ACCORDING TO LOCAL JURISDICTIONAL REQUIREMENTS.
2. ALL CONSTRUCTION MEANS AND METHODS; INCLUDING BUT NOT LIMITED TO, ERECTION PLANS, RIGGING PLANS, CLIMBING PLANS, AND RESCUE PLANS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR RESPONSIBLE FOR THE EXECUTION OF THE WORK CONTAINED HEREON, AND SHALL MEET ANIS/ASSE A10.48 (LATEST EDITION); FEDERAL, STATE, AND LOCAL REGULATIONS; AND ANY APPLICABLE INDUSTRY CONSENSUS STANDARDS RELATED TO THE CONSTRUCTION ACTIVITIES BEING PERFORMED. ALL RIGGING PLANS SHALL ADHERE TO ANSI/ASSE A10.48 (LATEST EDITION) AND THE REQUIRED INVOLVEMENT OF A QUALIFIED ENGINEER FOR CLASS IV CONSTRUCTION, TO CERTIFY THE SUPPORTING STRUCTURE(S) IN ACCORDANCE WITH ANSI/TIA-322 (LATEST EDITION).
3. ALL SITE WORK TO COMPLY WITH OAS-STD-10068 "INSTALLATION STANDARDS FOR CONSTRUCTION ACTIVITIES" STANDARD FOR INSTALLATION OF MOUNTS AND APPURTENANCES, AND LATEST VERSION OF ANSI/TIA-1019-A-2012 "STANDARD FOR INSTALLATION, ALTERATION, AND MAINTENANCE OF ANTENNA SUPPORTING STRUCTURES AND ANTENNAS."
4. IF THE SPECIFIED EQUIPMENT CAN NOT BE INSTALLED AS SHOWN ON THESE DRAWINGS, THE CONTRACTOR SHALL PROPOSE AN ALTERNATIVE INSTALLATION FOR APPROVAL BY TOWER OWNER PRIOR TO PROCEEDING WITH ANY SUCH CHANGE OF INSTALLATION.
5. ALL MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES REGULATIONS AND ORDINANCES. CONTRACTOR SHALL ISSUE ALL APPROPRIATE NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF THE WORK. ALL WORK CARRIED OUT SHALL COMPLY WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS AND LOCAL JURISDICTIONAL CODES, ORDINANCES AND APPLICABLE REGULATIONS.
6. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY STATED OTHERWISE.
7. THE CONTRACTOR SHALL CONTACT UTILITY LOCATING SERVICES PRIOR TO THE START OF CONSTRUCTION.
8. ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC AND OTHER UTILITIES WHERE ENCOUNTERED IN THE WORK, SHALL BE PROTECTED AT ALL TIMES AND WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, SHALL BE RELOCATED AS DIRECTED BY CONTRACTOR. EXTREME CAUTION SHOULD BE USED BY THE CONTRACTOR WHEN EXCAVATING OR DRILLING PIERS AROUND OR NEAR UTILITIES. CONTRACTOR SHALL PROVIDE SAFETY TRAINING FOR THE WORKING CREW. THIS WILL INCLUDE BUT NOT BE LIMITED TO A) FALL PROTECTION B) CONFINED SPACE C) ELECTRICAL SAFETY D) TRENCHING AND EXCAVATION E) CONSTRUCTION SAFETY PROCEDURES.
9. ALL SITE WORK SHALL BE AS INDICATED ON THE STAMPED CONSTRUCTION DRAWINGS AND PROJECT SPECIFICATIONS, LATEST APPROVED REVISION.
10. CONTRACTOR SHALL KEEP THE SITE FREE FROM ACCUMULATING WASTE MATERIAL, DEBRIS, AND TRASH AT THE COMPLETION OF THE WORK. IF NECESSARY, RUBBISH, STUMPS, DEBRIS, STICKS, STONES AND OTHER REFUSE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF LEGALLY.
11. ALL EXISTING INACTIVE SEWER, WATER, GAS, ELECTRIC AND OTHER UTILITIES, WHICH INTERFERE WITH THE EXECUTION OF THE WORK, SHALL BE REMOVED AND/OR CAPPED, PLUGGED OR OTHERWISE DISCONTINUED AT POINTS WHICH WILL NOT INTERFERE WITH THE EXECUTION OF THE WORK, SUBJECT TO THE APPROVAL OF CONTRACTOR, TOWER OWNER AND/OR LOCAL UTILITIES.
12. THE CONTRACTOR SHALL PROVIDE SITE SIGNAGE IN ACCORDANCE WITH THE TECHNICAL SPECIFICATION FOR SITE SIGNAGE REQUIRED BY LOCAL JURISDICTION AND SIGNAGE REQUIRED ON INDIVIDUAL PICES OF EQUIPMENT, ROOMS, AND SHELTERS.
13. THE SITE SHALL BE GRADED TO CAUSE SURFACE WATER TO FLOW AWAY FROM THE CARRIER'S EQUIPMENT AND TOWER AREAS.
14. THE SUB GRADE SHALL BE COMPACTED AND BROUGHT TO A SMOOTH UNIFORM GRADE PRIOR TO FINISHED SURFACE APPLICATION.
15. THE AREAS OF THE OWNERS PROPERTY DISTURBED THE WORK AND NOT COVERED BY THE TOWER, EQUIPMENT OR DRIVEWAY, SHALL BE GRADED TO A UNIFORM SLOPE, AND STABILIZED TO PREVENT EROSION AS SPECIFIED ON THE CONSTRUCTION DRAWINGS AND/OR PROJECT SPECIFICATIONS.
16. CONTRACTOR SHALL MINIMIZE DISTURBANCE TO EXISTING SITE DURING CONSTRUCTION. EROSION CONTROL MEASURES, IF REQUIRED DURING CONSTRUCTION, SHALL BE IN CONFORMANCE WITH THE LOCAL GUIDELINES FOR EROSION AND SEDIMENT CONTROL.
17. THE CONTRACTOR SHALL PROTECT EXISTING IMPROVEMENTS, PAVEMENTS, CURBS, LANDSCAPING AND STRUCTURES. ANY DAMAGED PART SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE TO THE SATISFACTION OF OWNER.
18. CONTRACTOR SHALL LEGALLY AND PROPERLY DISPOSE OF ALL SCRAP MATERIALS SUCH AS COAXIAL CABLES AND OTHER ITEMS REMOVED FROM THE EXISTING FACILITY. ANTENNAS REMOVED SHALL BE RETURNED TO THE OWNER'S DESIGNATED LOCATION.
19. CONTRACTOR SHALL LEAVE PREMISES IN CLEAN CONDITION. TRASH AND DEBRIS SHOULD BE REMOVED FROM SITE ON A DAILY BASIS.
20. NO FILL OR EMBANKMENT MATERIAL SHALL BE PLACED ON FROZEN GROUND. FROZEN MATERIALS, SNOW OR ICE SHALL NOT BE PLACED IN ANY FILL OR EMBANKMENT.

GROUNDING NOTES:

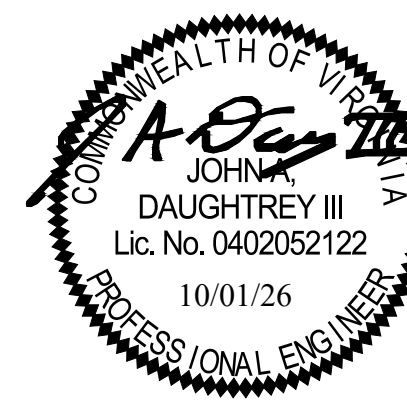
- AC POWER GES'S) SHALL BE BONDED TOGETHER AT OR BELOW GRADE, BY TWO OR MORE COPPER BONDING CONDUCTORS IN ACCORDANCE WITH THE NEC.
2. THE CONTRACTOR SHALL PERFORM IEEE FALL-OF-POTENTIAL RESISTANCE TO EARTH TESTING (PER IEEE 1100 AND 81 STANDARDS) FOR GROUND ELECTRODE SYSTEMS, THE CONTRACTOR SHALL FURNISH AND INSTALL SUPPLEMENTAL GROUND ELECTRODES AS NEEDED TO ACHIEVE A TEST RESULT OF 5 OHMS OR LESS.
3. THE CONTRACTOR IS RESPONSIBLE FOR PROPERLY SEQUENCING GROUNDING AND UNDERGROUND CONDUIT INSTALLATION AS TO PREVENT ANY LOSS OF CONTINUITY IN THE GROUNDING SYSTEM OR DAMAGE TO THE CONDUIT AND PROVIDE TESTING RESULTS.
4. METAL CONDUIT AND TRAY SHALL BE GROUNDED AND MADE ELECTRICALLY CONTINUOUS WITH LISTED BONDING FITTINGS OR BY BONDING ACROSS THE DISCONTINUITY WITH #6 AWG COPPER WIRE UL APPROVED GROUNDING TYPE CONDUIT CLAMPS.
5. METAL RACEWAY SHALL NOT BE USED AS THE NEC REQUIRED EQUIPMENT GROUND CONDUCTOR. STRANDED COPPER CONDUCTORS WITH GREEN INSULATION, SIZED IN ACCORDANCE WITH THE NEC, SHALL BE FURNISHED AND INSTALLED WITH THE POWER CIRCUITS TO BTS EQUIPMENT.
6. EACH CABINET FRAME SHALL BE DIRECTLY CONNECTED TO THE MASTER GROUND BAR WITH GREEN INSULATED SUPPLEMENTAL EQUIPMENT GROUND WIRES, #6 AWG STRANDED COPPER OR LARGER FOR INDOOR BTS; #2 AWG BARE SOLID TINNED COPPER FOR OUTDOOR BTS.
7. CONNECTIONS TO THE GROUND BUS SHALL NOT BE DOUBLED UP OR STACKED BACK TO BACK. CONNECTIONS ON OPPOSITE SIDE OF THE GROUND BUS ARE PERMITTED.
8. ALL EXTERIOR GROUND CONDUCTORS BETWEEN EQUIPMENT/GROUND BARS AND THE GROUND RING SHALL BE #2 AWG SOLID TINNED COPPER UNLESS OTHERWISE INDICATED.
9. ALUMINUM CONDUCTOR OR COPPER CLAD STEEL CONDUCTOR SHALL NOT BE USED FOR GROUNDING CONNECTIONS.
10. USE OF 90° BENDS IN THE PROTECTION GROUNDING CONDUCTORS SHALL BE AVOIDED WHEN 45° BENDS CAN BE ADEQUATELY SUPPORTED.
11. EXOTHERMIC WELDS SHALL BE USED FOR ALL GROUNDING CONNECTIONS BELOW GRADE.
12. ALL GROUND CONNECTIONS ABOVE GRADE (INTERIOR AND EXTERIOR) SHALL BE FORMED USING HIGH PRESS CRIMPS.
13. COMPRESSION GROUND CONNECTIONS MAY BE REPLACED BY EXOTHERMIC WELD CONNECTIONS.
14. ICE BRIDGE BONDING CONDUCTORS SHALL BE EXOTHERMICALLY BONDED OR BOLTED TO THE BRIDGE AND THE TOWER GROUND BAR.
15. APPROVED ANTIOXIDANT COATINGS (I.E. CONDUCTIVE GEL OR PASTE) SHALL BE USED ON ALL COMPRESSION AND BOLTED GROUND CONNECTIONS.
16. ALL EXTERIOR GROUND CONNECTIONS SHALL BE COATED WITH A CORROSION RESISTANT MATERIAL.
17. MISCELLANEOUS ELECTRICAL AND NON-ELECTRICAL METAL BOXES, FRAMES AND SUPPORTS SHALL BE BONDED TO THE GROUND RING, IN ACCORDANCE WITH THE NEC.
18. BOND ALL METALLIC OBJECTS WITHIN 6FT OF MAIN GROUND RING WITH (1) #2 AWG BARE SOLID TINNED COPPER GROUND CONDUCTOR.
19. GROUND CONDUCTORS USED FOR THE FACILITY GROUNDING AND LIGHTNING PROTECTION SYSTEMS SHALL NOT BE ROUTED THROUGH METALLIC OBJECTS THAT FORM A RING AROUND THE CONDUCTOR, SUCH AS METALLIC CONDUITS, METAL SUPPORT CUPS OR SLEEVES THROUGH WALLS OR FLOORS. WHEN IT IS REQUIRED TO BE HOUSED IN CONDUIT TO MEET CODE REQUIREMENTS OR LOCAL CONDITIONS, NON-METALLIC MATERIAL SUCH AS PVC CONDUIT SHALL BE USED, WHERE USE OF METAL CONDUIT IS UNAVOIDABLE (I.E., NONMETALLIC CONDUIT PROHIBITED BY LOCAL CODE) THE GROUND CONDUCTOR SHALL BE BONDED TO EACH END OF THE METAL CONDUIT.
20. ALL GROUNDS THAT TRANSITION FROM BELOW GRADE TO ABOVE GRADE MUST BE #2 AWG BARE SOLID TINNED COPPER N 3/4" NON-METALLIC, FLEXIBLE CONDUIT FROM 24' BELOW GRADE TO WITHIN 3" TO 6" OF CAD-WELD TERMINATION POINT. THE EXPOSED END OF THE CONDUIT MUST BE SEALED WITH SILICONE CAULK. (ADD TRANSITIONING GROUND STANDARD DETAIL AS WELL).
21. BUILDINGS WHERE THE MAIN GROUNDING CONDUCTORS ARE REQUIRED TO BE ROUTED TO GRADE, THE CONTRACTOR SHALL ROUTE TWO GROUNDING CONDUCTORS FROM THE ROOFTOP, TOWERS, AND WATER TOWERS GROUNDING RING, TO THE EXISTING GROUNDING SYSTEM, THE GROUNDING CONDUCTORS SHALL NOT BE SMALLER THAN #2/0 AWG COPPER. ROOFTOP GROUNDING RING SHALL BE BONDED TO THE EXISTING GROUNDING SYSTEM, THE BUILDING STEEL COLUMNS, LIGHTNING PROTECTION SYSTEM, AND BUILDING MAIN WATER LINE (FERROUS OR NONFERROUS METAL PIPING ONLY).

CONCRETE, FOUNDATIONS, AND REINFORCING STEEL:

3. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE AC 301, AC 318, ACI 336, ASTM A184, ASTM A185 AND THE DESIGN AND CONSTRUCTION SPECIFICATION FOR CAST-IN-PLACE CONCRETE.
2. UNLESS NOTED OTHERWISE, SOIL BEARING PRESSURE USED FOR DESIGN OF SLABS AND FOUNDATIONS IS ASSUMED TO BE 1000 PSF.
3. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS, UNLESS NOTED OTHERWISE. NO MORE THAN 90 MINUTES SHALL PASS FROM BATCH TIME TO TIME OF PLACEMENT UNLESS APPROVED BY THE ENGINEER OF RECORD. TEMPERATURE OF CONCRETE SHALL NOT EXCEED 90 DEGREE FAHRENHEIT AT TIME OF PLACEMENT.
4. CONCRETE EXPOSED TO FREEZE-THAW CYCLES SHALL CONTAIN AIR ENTRAINING ADMIXTURES. AMOUNT OF AIR ENTRAINMENT TO BE BASED ON SIZE OF AGGREGATE AND F3 CLASS EXPOSURE (VERY SEVERE). CEMENT USED TO BE TYPE II PORTLAND CEMENT WITH A MAXIMUM WATER-TO-CEMENT RATIO (W/C) OF 0.45.
5. ALL STEEL REINFORCING SHALL CONFORM TO ASTM A615, ALL WELDED WIRE FABRIC (WWF) SHALL CONFORM TO ASTM A185. ALL SPLICES SHALL BE CLASS "B" TENSION SPLICES, UNLESS NOTED OTHERWISE. ALL HOOKS SHALL BE STANDARD 90° HOOKS, UNLESS NOTED OTHERWISE. YIELD STRENGTH (FY) OF STANDARD DEFORMED BARS ARE AS FOLLOW:
#4 BARS AND SMALLER.....40 KSI
#5 BARS AND LARGER.....60 KSI
6. THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCING STEEL UNLESS SHOWN OTHERWISE ON DRAWINGS:
CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH..... 3"
CONCRETE EXPOSED TO EARTH OR WEATHER:
#6 BARS AND LARGER.....2"
#5 BARS AND SMALLER.....1-1/2"
7. CONCRETE NOT EXPOSED TO EARTH OR WEATHER:
SLAB AND WALLS.....3/4"
BEAMS AND COLUMNS.....1-1/2"
8. A TOOLED EDGE OR A 3/4 CHAMFER SHALL BE PROVIDED AT ALL EXPOSED EDGES OF CONCRETE, UNLESS NOTED OTHERWISE, IN ACCORDANCE WITH ACI 301 SECTION 4.2.4.

GENERAL NOTES:

3. THESE DRAWINGS HAVE BEEN PREPARED USING STANDARDS OF PROFESSIONAL CARE AND COMPLETENESS NORMALLY EXERCISED UNDER SIMILAR CIRCUMSTANCES BY REPUTABLE ENGINEERS IN THIS OR SIMILAR LOCALITIES. ITS ASSUMED THAT THE WORK DEPICTED WILL BE PERFORMED BY AN EXPERIENCED CONTRACTOR AND/OR WORKPEOPLE WHO HAVE A WORKING KNOWLEDGE OF THE APPLICABLE CODE STANDARDS AND REQUIREMENTS AND OF INDUSTRY ACCEPTED STANDARD GOOD PRACTICE. AS NOT EVERY CONDITION OR ELEMENT IS (OR CAN BE) EXPLICITLY SHOWN ON THESE DRAWINGS, THE CONTRACTOR SHALL USE INDUSTRY ACCEPTED STANDARD GOOD PRACTICE FOR MISCELLANEOUS WORK NOT EXPLICITLY SHOWN.
2. THESE DRAWINGS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE MEANS OR METHODS OF CONSTRUCTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE CONSTRUCTION. MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY FOR PROTECTION OF LIFE AND PROPERTY DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT NOT LIMITED TO, BRACING, FRAMEWORK, SHORING, ETC. SITE VISITS BY THE ENGINEER OR HIS REPRESENTATIVE WILL NOT INCLUDE INSPECTION OF THESE ITEMS AND IS FOR STRUCTURAL OBSERVATION OF THE FINISHED STRUCTURE ONLY.
3. NOTES AND DETAILS IN THE CONSTRUCTION DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS. WHERE NO DETAILS ARE SHOWN, CONSTRUCTION SHALL CONFORM TO SIMILAR WORK ON THE PROJECT, AND/OR AS PROVIDED FOR IN THE CONTRACT DOCUMENTS. WHERE DISCREPANCIES OCCUR BETWEEN PLANS, DETAILS, GENERAL NOTES, AND SPECIFICATIONS, THE GREATER, MORE STRICT REQUIREMENTS, SHALL GOVERN. IF FURTHER CLARIFICATION IS REQUIRED CONTACT THE ENGINEER OF RECORD.
4. SUBSTANTIAL EFFORT HAS BEEN MADE TO PROVIDE ACCURATE DIMENSIONS AND MEASUREMENTS ON THE DRAWINGS TO ASSIST IN THE FABRICATION AND/OR PLACEMENT OF CONSTRUCTION ELEMENTS BUT IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE DIMENSIONS, MEASUREMENTS, AND/OR CLEARANCES SHOWN IN THE CONSTRUCTION DRAWINGS PRIOR TO FABRICATION OR CUTTING OF ANY NEW OR EXISTING CONSTRUCTION ELEMENTS.
5. IF IT IS DETERMINED THAT THERE ARE DISCREPANCIES AND/OR CONFLICTS WITH THE CONSTRUCTION DRAWINGS THE ENGINEER OF RECORD IS TO BE NOTIFIED AS SOON AS POSSIBLE
6. PRIOR TO THE SUBMISSION OF BIDS, THE BIDDING CONTRACTOR SHALL VISIT THE CELL SITE TO FAMILIARIZE WITH THE EXISTING CONDITIONS AND TO CONFIRM THAT THE WORK CAN BE ACCOMPLISHED AS SHOWN ON THE CONSTRUCTION DRAWINGS. ANY DISCREPANCY FOUND SHALL BE BROUGHT TO THE ATTENTION OF THE TOWER OWNER.
7. ALL MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS AND ORDINANCES. CONTRACTOR SHALL ISSUE ALL APPROPRIATE NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF THE WORK. ALL WORK CARRIED OUT SHALL COMPLY WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS AND LOCAL JURISDICTIONAL CODES, ORDINANCES AND APPLICABLE REGULATIONS.
8. UNLESS NOTED OTHERWISE, THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY STATED OTHERWISE.
9. IF THE SPECIFIED EQUIPMENT CAN NOT BE INSTALLED AS SHOWN ON THESE DRAWINGS, THE CONTRACTOR SHALL PROPOSE AN ALTERNATIVE INSTALLATION FOR APPROVAL BY THE CARRIER AND TOWER OWNER PRIOR TO PROCEEDING WITH ANY SUCH CHANGE OF INSTALLATION.
10. CONTRACTOR IS TO PERFORM A SITE INVESTIGATION AND IS TO DETERMINE THE BEST ROUTING OF ALL CONDUITS FOR POWER, TELCO AND FOR GROUNDING CABLES AS SHOWN IN THE POWER, TELCO, AND GROUNDING PLAN.
11. THE CONTRACTOR SHALL PROTECT EXISTING IMPROVEMENTS, PAVEMENTS, CURBS, LANDSCAPING AND STRUCTURES. ANY DAMAGED PART SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE TOWER OWNER.
12. CONTRACTOR SHALL LEGALLY AND PROPERLY DISPOSE OF ALL SCRAP MATERIALS SUCH AS COAXIAL CABLES AND OTHER ITEMS REMOVED FROM THE EXISTING FACILITY. ANTENNAS REMOVED SHALL BE RETURNED TO THE OWNER'S DESIGNATED LOCATION.
13. CONTRACTOR SHALL LEAVE PREMISES IN CLEAN CONDITION. TRASH AND DEBRIS SHOULD BE REMOVED FROM SITE ON A DAILY BASIS.

ENGINEERING FIRM	 TOTALLY COMMITTED. NB+C ENGINEERING SERVICES, LLC. 120 EASTSHORE DRIVE, SUITE 300 GLEN ALLEN, VA 23059 (804) 548-4079																																								
APPLICANT	 THE TOWERS, LLC																																								
CARRIER																																									
SITE INFORMATION	OLD PIKE VERTICAL BRIDGE RAWLAND SITE #: US-VA-5456 NB+C PROJECT #: 100912 4752 OLD PIKE ROAD PILOT, VA 24138 MONTGOMERY COUNTY																																								
DESIGN RECORD	<table><tr><th colspan="4">REVISIONS</th></tr><tr><th></th><th></th><th></th><th></th></tr><tr><td>5</td><td>10/01/26</td><td>REVISED FINAL ZDS</td><td>JC</td></tr><tr><td>4</td><td>09/08/26</td><td>REVISED FINAL ZDS</td><td>JC</td></tr><tr><td>3</td><td>07/06/26</td><td>REVISED FINAL ZDS</td><td>JC</td></tr><tr><td>2</td><td>05/18/26</td><td>REVISED FINAL ZDS</td><td>JC</td></tr><tr><td>1</td><td>05/05/26</td><td>REVISED FINAL ZDS</td><td>JC</td></tr><tr><td>0</td><td>04/09/26</td><td>FINAL ZDS</td><td>SK</td></tr><tr><td>A</td><td>04/09/26</td><td>PRELIMINARY ZDS</td><td>SK</td></tr><tr><td>REV</td><td>DATE</td><td>DESCRIPTION</td><td>BY</td></tr></table>	REVISIONS								5	10/01/26	REVISED FINAL ZDS	JC	4	09/08/26	REVISED FINAL ZDS	JC	3	07/06/26	REVISED FINAL ZDS	JC	2	05/18/26	REVISED FINAL ZDS	JC	1	05/05/26	REVISED FINAL ZDS	JC	0	04/09/26	FINAL ZDS	SK	A	04/09/26	PRELIMINARY ZDS	SK	REV	DATE	DESCRIPTION	BY
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ENGINEER	JOHN A.DAUGHTREY III, P.E. VIRGINIA PROFESSIONAL ENGINEER LICENSE #0402052122																																								
SHEET TITLE	GENERAL NOTES																																								
SHEET NUMBER	T-2																																								

THIS EXHIBIT DOES NOT CONSTITUTE A BOUNDARY SURVEY
AND IS FOR THE EXPRESS PURPOSE OF SHOWING PROPOSED LEASE AREAS.

LEGAL DESCRIPTION LESSEE 30' UTILITIES EASEMENT

A LESSEE 30' UTILITIES EASEMENT OVER AND ACROSS THAT 120 ± ACRE PARCEL AS DESCRIBED IN INSTRUMENT 2011008161, OF RECORD IN THE CLERK OF THE CIRCUIT COURTS OFFICE, MONTGOMERY COUNTY, VIRGINIA; BEING PARCEL ID 021247, LYING ALONG THE NORTHERLY RIGHT OF WAY OF STATE ROUTE 615, LOCALLY KNOWN AS OLD PIKE ROAD, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A POINT BEING THE SOUTHEASTERLY MOST CORNER OF THE LEASE AREA HAVING A COORDINATE VALUE OF N: 3,543,670.43 BY E: 10,943,298.07 AS RELATED TO THE VIRGINIA STATE PLANE COORDINATE SYSTEM (NAD 83-2011), SOUTH ZONE;

THENCE S 31°08'02" W A DISTANCE OF 10.00' TO A POINT;
THENCE N 58°51'58" W A DISTANCE OF 35.00' TO A POINT;
THENCE S 31°08'02" W A DISTANCE OF 17.55' TO A POINT;
THENCE S 68°05'18" W A DISTANCE OF 43.76' TO A POINT;
THENCE S 68°50'45" W A DISTANCE OF 39.47' TO A POINT;
THENCE S 32°20'45" W A DISTANCE OF 20.84' TO A POINT;
THENCE N 57°39'15" W A DISTANCE OF 30.00' TO A POINT;
THENCE N 32°20'45" E A DISTANCE OF 35.96' TO A POINT;
THENCE N 85°50'45" E A DISTANCE OF 49.90' TO A POINT;
THENCE N 68°05'18" E A DISTANCE OF 29.05' TO A POINT;
THENCE N 31°08'02" E A DISTANCE OF 17.53' TO A POINT;
THENCE S 58°51'58" E A DISTANCE OF 65.00' TO A POINT WHICH IS THE POINT OF BEGINNING,
HAVING AN AREA OF 4,311 SQUARE FEET, 0.099 ACRES.

LEGAL DESCRIPTION LESSEE'S 100' x 100' LEASE AREA

A LESSEE 100' x 100' LEASE AREA ON THAT 120 ± ACRE PARCEL AS DESCRIBED IN INSTRUMENT 2011008161, OF RECORD IN THE CLERK OF THE CIRCUIT COURTS OFFICE, MONTGOMERY COUNTY, VIRGINIA; BEING PARCEL ID 021247, LYING ALONG THE NORTHERLY RIGHT OF WAY OF STATE ROUTE 615, LOCALLY KNOWN AS OLD PIKE ROAD, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A POINT BEING THE SOUTHEASTERLY MOST CORNER OF THE LEASE AREA HAVING A COORDINATE VALUE OF N: 3,543,670.43 BY E: 10,943,298.07 AS RELATED TO THE VIRGINIA STATE PLANE COORDINATE SYSTEM (NAD 83-2011), SOUTH ZONE;

THENCE N 31°08'02" W A DISTANCE OF 100.00' TO A POINT;
THENCE N 58°51'58" E A DISTANCE OF 100.00' TO A POINT;
THENCE S 31°08'02" E A DISTANCE OF 100.00' TO A POINT;
THENCE S 58°51'58" W A DISTANCE OF 100.00' TO A POINT BEING THE TRUE POINT AND PLACE OF BEGINNING, HAVING AN AREA OF 10,000 SQUARE FEET OR 0.230 ACRES.

V.S.P.C.S. NAD 83(2011)
SOUTH ZONE

CERTIFICATION

I, ROBERT T. WILLIAMS, JR., A LICENSED VIRGINIA LAND SURVEYOR
HEREBY CERTIFY TO THE FOLLOWING:

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.

THIS SURVEYOR HAS RECEIVED AND REVIEWED THAT CERTAIN TITLE REPORT:

BY TOWER TITLE & CLOSING DATED JANUARY 5, 2026, VERTICAL BRIDGE FILE #US-VA-5456

FOR PARCEL ID 021247, WHICH PROPOSES TO INSURE THE LANDS DESCRIBED IN SAID TITLE REPORT.

THE SAID TITLE REPORT DOES DESCRIBE THE LANDS AS DEPICTED ON THIS EXHIBIT.

SCHEDULE B--PART II EASEMENTS AND/OR RIGHTS OF WAY:

11. ANY ALL MATTERS DISCLOSED ON THE MAP ENTITLED "ELLEN A. GUERRANT-MAP AND CERTIFICATE"

DATED SEPTEMBER 27, 1945 AND RECORDED SEPTEMBER 27, 1945 IN BOOK 137 PAGE 324

IN MONTGOMERY COUNTY, VIRGINIA. (NOTHING SHOWN ON PLAT THE AFFECTS THE LEASE OR ACCESS)

EXHIBIT NOTES

1. TOPOGRAPHIC SURVEY PERFORMED BY TIM FALLON LAND SURVEYING, PLLC
15139 CARROLLTON, VIRGINIA, 23314. 757-837-2919.
SURVEY DATE: MARCH 5, 2026.

2. COORDINATES AND ELEVATIONS SHOWN WERE ESTABLISHED USING KINEMATIC GPS OBSERVATIONS, PROVIDED THROUGH THE TOPNET LIVE GEODETIC CONTROL NETWORK.
VERTICAL DATUM – NAVD 88
HORIZONTAL REFERENCE FRAME – NAD 83(2011)
DISTANCES SHOWN ARE ON THE U.S. SURVEY FOOT

3. NO SUB-SURFACE INVESTIGATION WAS PERFORMED BY TIM FALLON LAND SURVEYING, PLLC
THIS EXHIBIT DOES NOT GUARANTEE THE "EXISTENCE OR NONEXISTENCE" OF UNDERGROUND UTILITIES. PRIOR TO ANY CONSTRUCTION OR EXCAVATION, CONTACT MISS UTILITY AT 1-800-552-7001 TO CONFIRM THE LOCATION OR EXISTENCE OF UNDERGROUND UTILITIES.

4. THIS EXHIBIT WAS DONE WITH THE BENEFIT OF A TITLE REPORT BY TOWER TITLE & CLOSING, DATED JANUARY 5, 2026, VERTICAL BRIDGE FILE #US-VA-5456 TOWER TITLE, LLC FILE #VTB-231662-C.

5. PROPERTY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

6. THIS EXHIBIT DOES NOT REPRESENT A BOUNDARY SURVEY. THE RIGHT-OF-WAY, PROPERTY LINE AND/OR EASEMENTS SHOWN HEREON REPRESENT A COMPILATION OF RECORDED DEEDS, PLATS, G.I.S. RECORDS AND TAX MAPS.

7. THE AREA OF THE PROPOSED CELL TOWER APPEARS TO LIE WITHIN FLOOD ZONE "X", ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY – NATIONAL FLOOD INSURANCE COMMUNITY NUMBER 51121C-0265 C, DATED SEPTEMBER 25, 2009.

8. THE EXISTENCE OF HAZARDOUS WASTE, VEGETATED WETLANDS, OR TIDAL WETLANDS, WAS NEITHER INVESTIGATED, NOR CONFIRMED DURING THE PERFORMANCE OF THIS EXHIBIT.

9. ACCESS AND UTILITY EASEMENTS TERMINATE AT A CONFIRMED PUBLIC ROW.

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 58°51'58" W	100.00'
L2	N 31°08'02" E	100.00'
L3	S 58°51'58" E	100.00'
L4	S 31°08'02" W	100.00'
L5	S 31°08'02" W	10.00'
L6	N 58°51'58" W	35.00'
L7	S 31°08'02" W	17.55'
L8	S 68°05'18" W	43.76'
L9	S 85°50'45" W	39.47'
L10	S 32°20'45" W	20.84'
L11	N 57°39'15" W	30.00'
L12	N 32°20'45" E	35.96'
L13	N 85°50'45" E	49.90'
L14	N 68°05'18" E	29.05'
L15	N 31°08'02" E	17.53'
L16	S 58°51'58" E	65.00'

AT THE TIME OF THE TOPOGRPHIC SURVEY THERE WERE NO VISIBLE ENCROACHMENTS LOCATED ON THE LEASE AREA.

THE LEASE AND EASEMENT AREAS LIE ENTIRELY WITHIN THE PARENT PARCEL.

TITLE REPORT PARCEL DESCRIPTION(PER TITLE REPORT)

All that certain tract or parcel of land, with all improvements thereon and appurtenances thereunto belonging, situate, lying and being in the Shawsville Magisterial of Montgomery County, Virginia, on the Easterly side of Virginia State Route No. 615, more particularly bounded and described as follows, to-wit:

Beginning at a point on the Easterly side of Virginia State Route 615 at a corner to the lands of Newby; Thence N 71 deg. 36' 44" E 112.19 feet to an iron; Thence with the line of the lands formerly designated a Golden Hill School S 19 deg. 15' 04" E 169.00 feet to an iron; Thence S 70 deg. 44' 56" W 18.32 feet; Thence with the Easterly line of Route 615 N 38 deg. 06' 41" W 44.56 feet; Thence continuing with the Easterly line of Route 615 N 50 deg. 58' 30" W 151.11 feet to the place of Beginning containing 0.236 acres pursuant to a map of the same prepared by David B. Scott, Certified Land Surveyor, dated February 28, 1973, which plat is of record in Deed Book 336, Page 793, in the Clerk's Office of the Circuit Court of Montgomery County, Virginia.

Parcel Two (2)

All those certain tracts or parcels of real estate, lying and being in the Shawsville Magisterial District of Montgomery County, Virginia, and more particularly described as follows:

TRACT NO. ONE: All that certain tract of land on the waters of Brush Creek containing 122 acres, more or less, which tract consists of two separate tracts of land and are described as set forth below:

(a) Beginning at a white oak sapling on the East side of the Floyd Pike corner to school house lot and running with two lines of said lot, N 69 E 18 poles to a post, N 12 W 17 poles to a post, corner to E. H. Guerrant and with the same N 54 E 229 poles to a stone in Shelton's line and with the same S 39 ½ E 55 poles to a white oak stump and dogwood sapling S 39 W 53 poles to a gum, corner to Joseph Gray, and with some S 45 ½ W 200 poles to a pine stump and two red oak saplings and the east side of the road N 61 ½ W 21 poles, N 54 W 11 poles to Floyd Pike, N 57 ½ W 12 poles, N 39 ½ W 22 poles, N 33 ¾ W 8 ½ poles to a stone on the west side of Floyd Pike, corner to S. A. Guerrant and with the same N 8 W 17 poles, to the Beginning, containing 120 acres, more or less. A tract of land containing 2 acres, more or less, which adjoins the above; Beginning at a gum, corner to Joseph Gray and running with same, S 44 W 82 ½ poles to a white oak and a white oak stump near the creek and near large rocks; Thence S 48 W 117 ½ poles to a pine stump at two red oak and black oak saplings, corner to the Guerrant patent; Thence with same, N 45 ¾ E 200 poles to the Beginning.

TRACT NO. TWO: Lying near the Pilot Post Office; Beginning at a bunch of Spanish oaks on the East side of the Floyd Pike (State Route 615), corner to H. L. Lawrence; Thence with said H. L. Lawrence and leaving said Pike, N 70 E 297 feet to a post; Thence N 11 W 280 feet to a post; Thence S 70 W 355 feet to a stake; Thence S 23 E 280 feet to the point of Beginning.

Parcel ID: 021247

APPLICANT



ENGINEER



NB+C ENGINEERING SERVICES, LLC.
120 EASTSHORE DRIVE, SUITE 300
GLEN ALLEN, VA 23059
804-545-4079

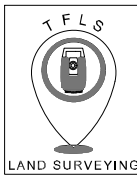
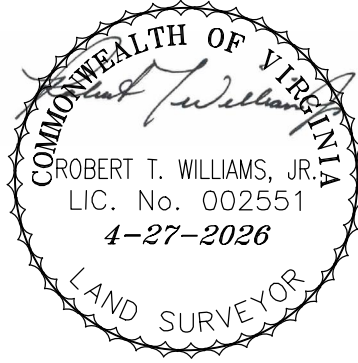
SITE INFORMATION

VERTICAL BRIDGE
EASEMENT EXHIBIT
SITE NAME: OLD PIKE
SITE # US-VA-5456
#4752 OLD PIKE ROAD
PILOT, VA 24138
MONTGOMERY COUNTY

DESIGN RECORD

REVISIONS

1	4/27/26	REV VB COMM	RTW	
0	3/31/26	EXHIBIT	RTW	
REV	DATE	DESCRIPTION	BY	



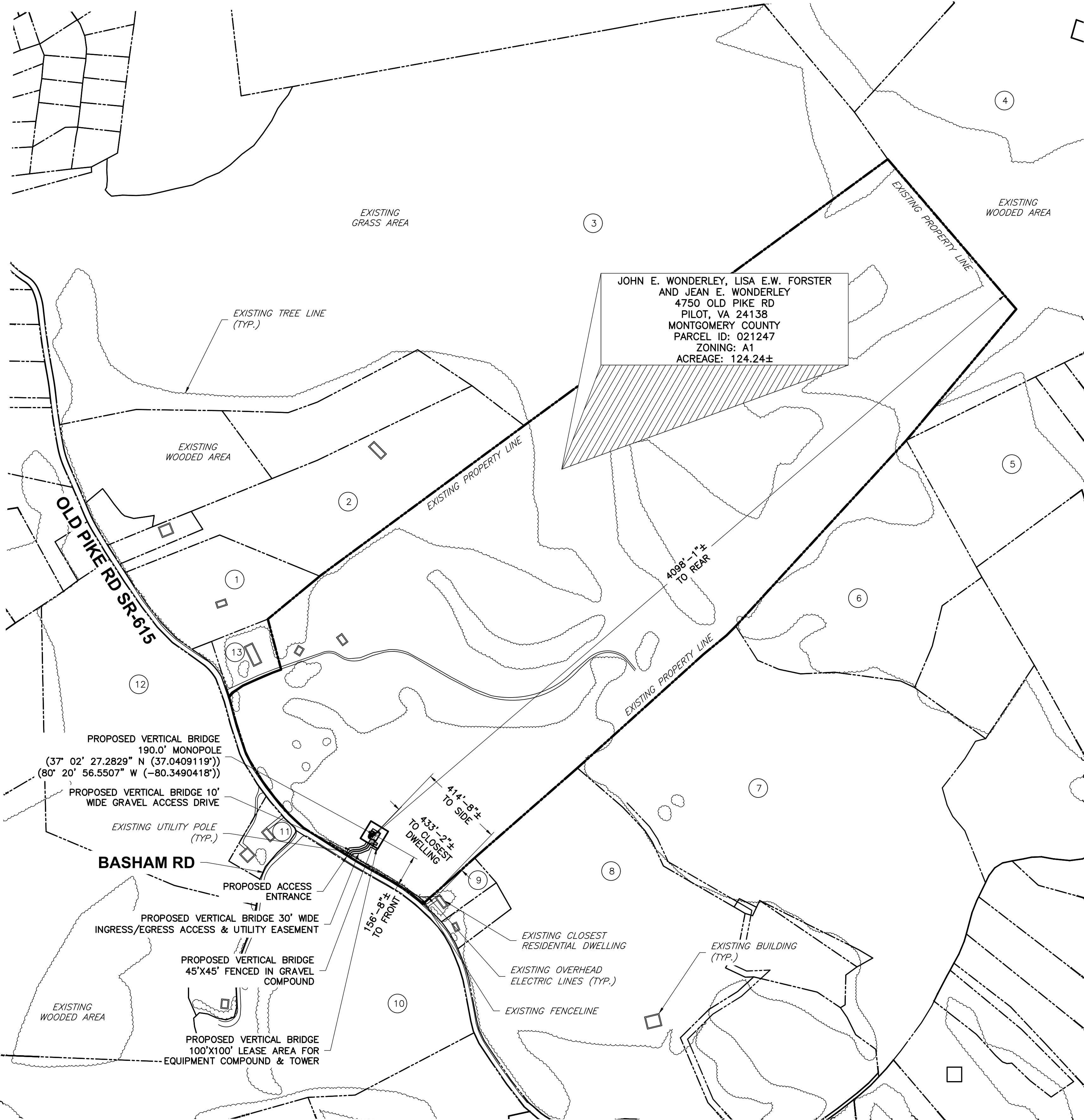
TIM FALLON LAND SURVEYING, PLLC
15139 CARROLLTON BLVD, SUITE C
SUITE C, P.O. BOX 189
CARROLLTON, VIRGINIA, 23314

SHEET TITLE

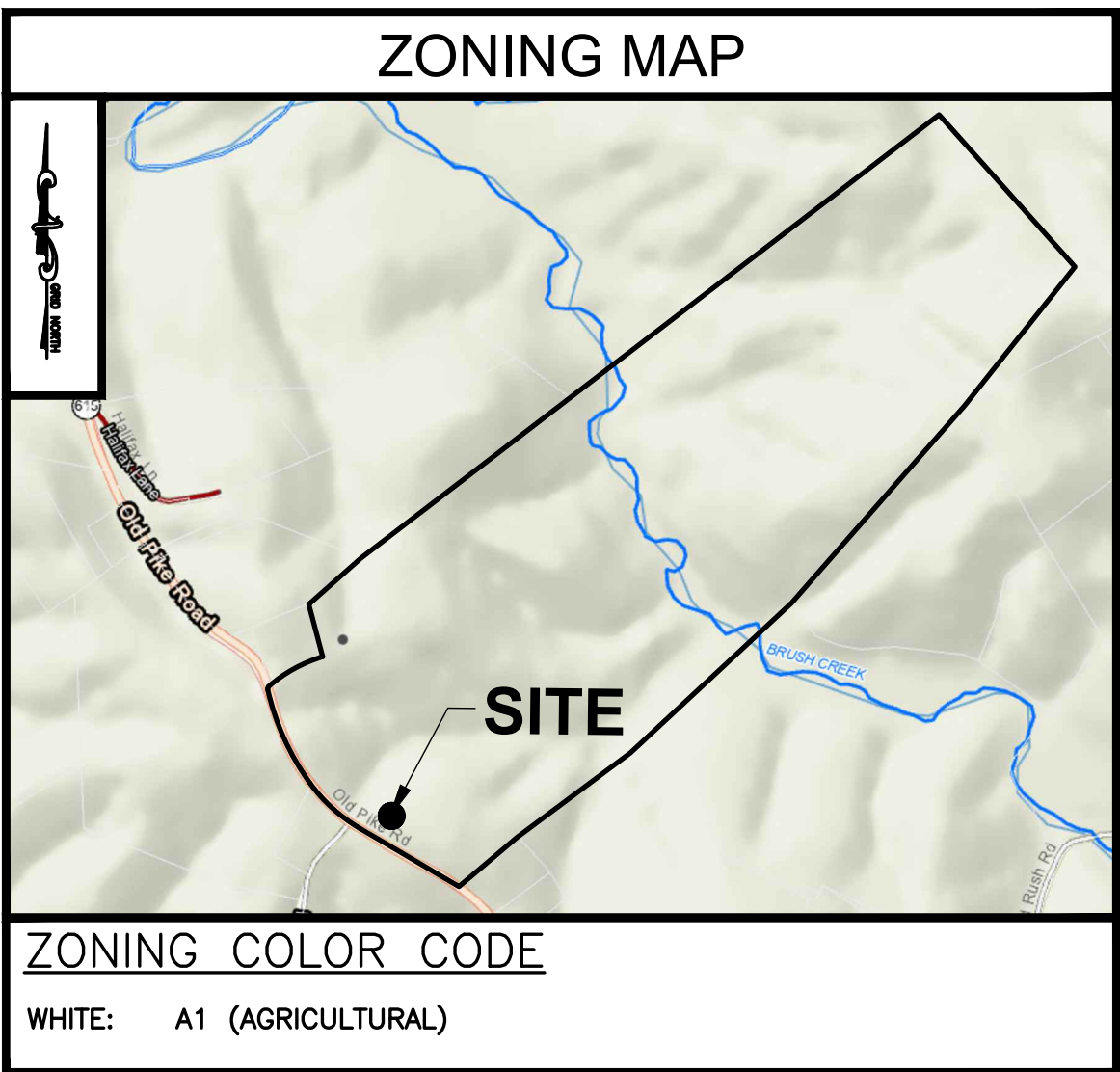
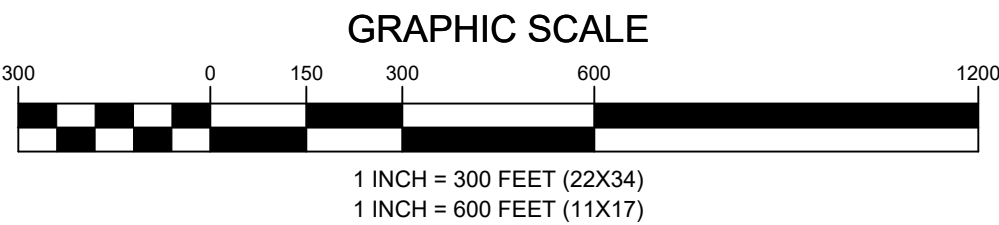
EASEMENT
EXHIBIT

SHEET NUMBER

EE-1



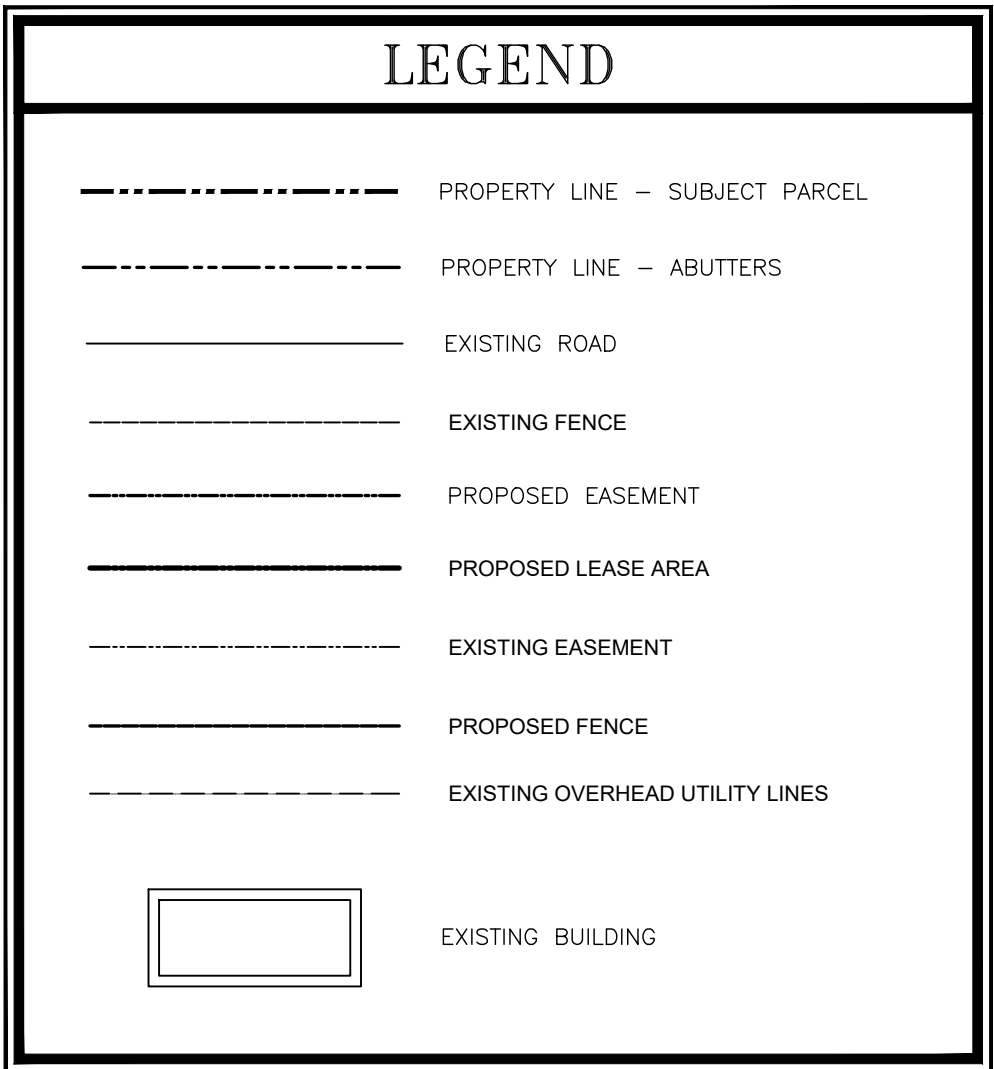
1 SITE PLAN
SCALE: 1" = 300' (22X34)
SCALE: 1" = 600' (11X17)



ZONING COLOR CODE
WHITE: A1 (AGRICULTURAL)

GENERAL NOTES

1. THIS PLAN IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
2. NO SIGNIFICANT NOISE, SMOKE, DUST, OR ODOR WILL RESULT FROM THIS FACILITY.
3. THE FACILITY IS UNMANNED AND NOT INTENDED FOR HUMAN HABITATION. THERE IS NO HANDICAP ACCESS REQUIRED.
4. THE FACILITY IS UNMANNED AND DOES NOT REQUIRE POTABLE WATER OR SANITARY SERVICE.



ZONING INFORMATION		
JURISDICTION:	MONTGOMERY COUNTY	
ZONING:	A1	
DIMENSION	PROPOSED ±	REQUIRED
FRONT SETBACK:	156'-8"±	100'-0"
SIDE SETBACK:	414'-8"±	100'-0"
REAR SETBACK:	4098'-1"±	100'-0"
CLOSEST DWELLING:	433'-2"±	-
LOT AREA:	124.24 ± ACRES	
(ALL MEASUREMENTS ARE IN FEET ± UNLESS OTHERWISE NOTED)		

ENGINEERING FIRM	NB+C TOTALLY COMMITTED. NB+C ENGINEERING SERVICES, LLC. 120 EASTSHORE DRIVE, SUITE 300 GLEN ALLEN, VA 23059 (804) 548-4079																																								
APPLICANT	verticalbridge THE TOWERS, LLC																																								
CARRIER	verizon																																								
SITE INFORMATION	OLD PIKE VERTICAL BRIDGE RAWLAND SITE #: US-VA-5456 NB+C PROJECT #: 100912 4752 OLD PIKE ROAD PILOT, VA 24138 MONTGOMERY COUNTY																																								
DESIGN RECORD	<table><tr><th colspan="4">REVISIONS</th></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td>5</td><td>10/01/26</td><td>REVISED FINAL ZDS</td><td>JC</td></tr><tr><td>4</td><td>09/08/26</td><td>REVISED FINAL ZDS</td><td>JC</td></tr><tr><td>3</td><td>07/06/26</td><td>REVISED FINAL ZDS</td><td>JC</td></tr><tr><td>2</td><td>05/18/26</td><td>REVISED FINAL ZDS</td><td>JC</td></tr><tr><td>1</td><td>05/05/26</td><td>REVISED FINAL ZDS</td><td>JC</td></tr><tr><td>0</td><td>04/09/26</td><td>FINAL ZDS</td><td>SK</td></tr><tr><td>A</td><td>04/09/26</td><td>PRELIMINARY ZDS</td><td>SK</td></tr><tr><td>REV</td><td>DATE</td><td>DESCRIPTION</td><td>BY</td></tr></table>	REVISIONS								5	10/01/26	REVISED FINAL ZDS	JC	4	09/08/26	REVISED FINAL ZDS	JC	3	07/06/26	REVISED FINAL ZDS	JC	2	05/18/26	REVISED FINAL ZDS	JC	1	05/05/26	REVISED FINAL ZDS	JC	0	04/09/26	FINAL ZDS	SK	A	04/09/26	PRELIMINARY ZDS	SK	REV	DATE	DESCRIPTION	BY
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ENGINEER	JOHN A. DAUGHTREY III, P.E. VIRGINIA PROFESSIONAL ENGINEER LICENSE #0402052122																																								
SHEET TITLE	SITE PLAN																																								
SHEET NUMBER	Z-1																																								

1

BRADLEY, JEREMY S
4712 OLD PIKE RD
PILOT, VA 24138
PARCEL ID: 024115
ZONING: A1
AREA: 6.49± ACRES

2

ANDERSON, ALLEN ARTHUR,
ANDERSON KATHLEEN CAUGHY
4670 OLD PIKE RD
PILOT, VA 24138
PARCEL ID: 013477
ZONING: A1
AREA: 13.749± ACRES

3

DEHART, MOYER TURNER JR
4531 OLD PIKE RD
PILOT, VA 24138
PARCEL ID: 004875
ZONING: A1
AREA: 132.62± ACRES

4

WOLF RANDY R, WOLF JOAN H
4638 GOLD RUSH RD
PILOT, VA 24138
PARCEL ID: 002751
ZONING: A1
AREA: 74.0± ACRES

5

LISA RENNEE JESSIE GRAHAM AND
MATTHEW NELSON LEE GRAHAM
4799 GOLD RUSH RD
PILOT, VA 24138
PARCEL ID: 100569
ZONING: A1
AREA: 15.597± ACRES

6

LISA RENNEE JESSIE GRAHAM AND
MATTHEW NELSON LEE GRAHAM
4799 GOLD RUSH RD
PILOT, VA 24138
PARCEL ID: 013377
ZONING: A1
AREA: 18.0± ACRES

7

LISA RENNEE JESSIE GRAHAM AND
MATTHEW NELSON LEE GRAHAM
4799 GOLD RUSH RD
PILOT, VA 24138
PARCEL ID: 016405
ZONING: A1
AREA: 50.194± ACRES

8

NAFF, TIMOTHY ERIC
PO BOX 48
PILOT, VA 24138
PARCEL ID: 013378
ZONING: A1
AREA: 36.903± ACRES

9

BOWER, DAVID
4874 OLD PIKE RD
PILOT, VA 24138
PARCEL ID: 009075
ZONING: A1
AREA: 0.438± ACRES

10

BOOTHE, ERNEST H JR,
BOOTHE SHARON E
4809 OLD PIKE RD
PILOT, VA 24138
PARCEL ID: 002165
ZONING: A1
AREA: 58.80± ACRES

11

BOOTHE, ERNEST HARVEY
JR/BOOTHE SHARON EANES
4809 OLD PIKE RD
PILOT, VA 24138
PARCEL ID: 002180
ZONING: A1
AREA: 1.41± ACRES

12

BOOTHE, ERNEST H JR /
BOOTHE SHARON E
4809 OLD PIKE RD
PILOT, VA 24138
PARCEL ID: 002164
ZONING: A1
AREA: 95.0± ACRES

13

WONDERLEY, JOHN L,
WONDERLEY, JEAN M
4750 OLD PIKE RD
PILOT, VA 24138
PARCEL ID: 021247
ZONING: A1
AREA: 124.24± ACRES

ENGINEERING FIRM

APPLICANT

CARRIER

SITE INFORMATION

DESIGN RECORD

PROFESSIONAL STAMP

ENGINEER

SHEET TITLE

SHEET NUMBER

NB+C™

TOTALLY COMMITTED.

NB+C ENGINEERING SERVICES, LLC.
120 EASTSHORE DRIVE, SUITE 300
GLEN ALLEN, VA 23059
(804) 548-4079

verticalbridge

THE TOWERS, LLC

verizon

OLD PIKE
VERTICAL BRIDGE RAWLAND
SITE #: US-VA-5456
NB+C PROJECT #: 100912
4752 OLD PIKE ROAD
PILOT, VA 24138
MONTGOMERY COUNTY

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COMMONWEALTH OF VIRGINIA

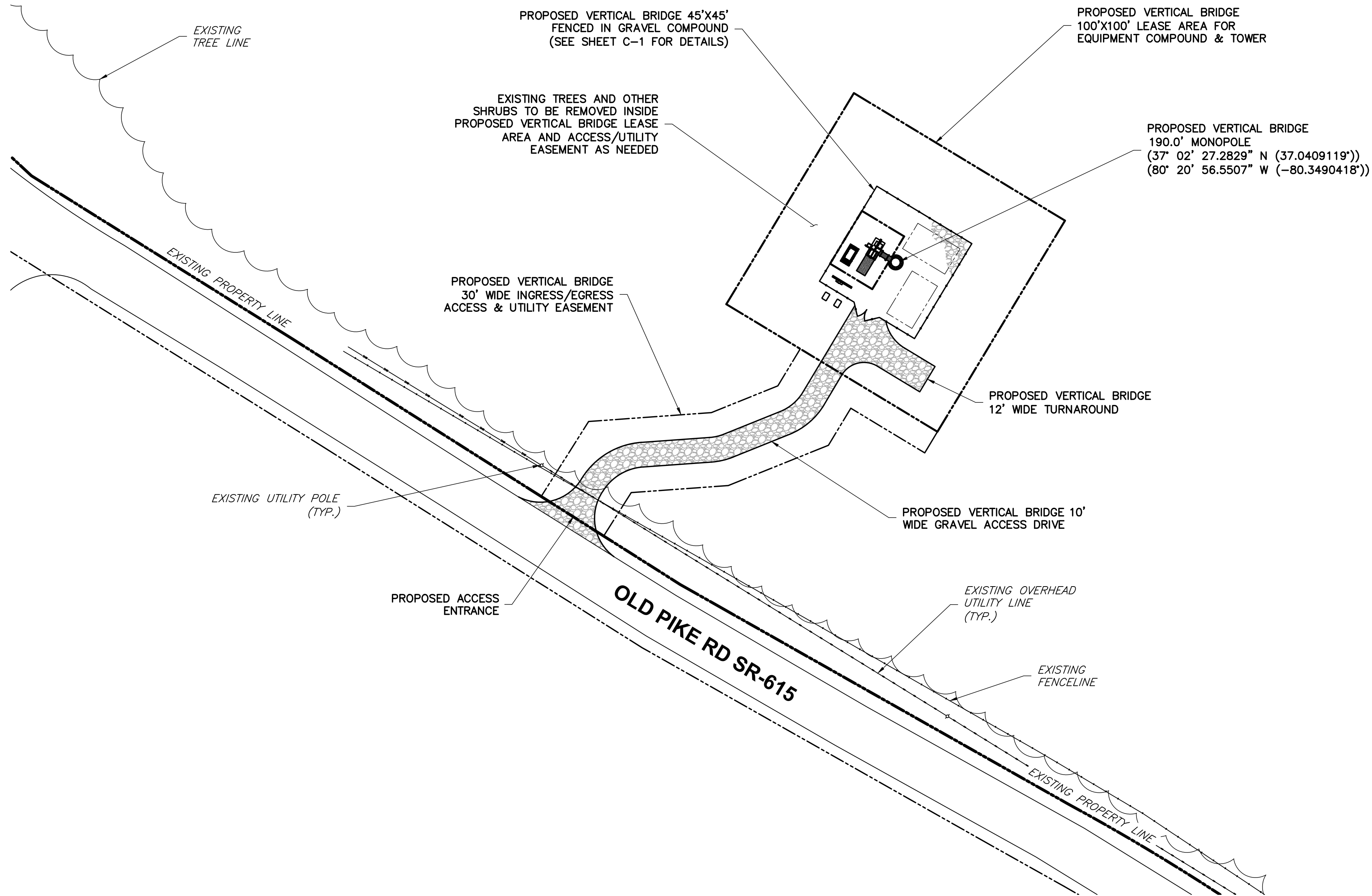
A. Daughtrey III

JOHN A.
DAUGHTREY III
Lic. No. 0402052122
10/01/26
PROFESSIONAL ENGINEER

JOHN A.DAUGHTREY III, P.E.
VIRGINIA PROFESSIONAL ENGINEER
LICENSE #0402052122

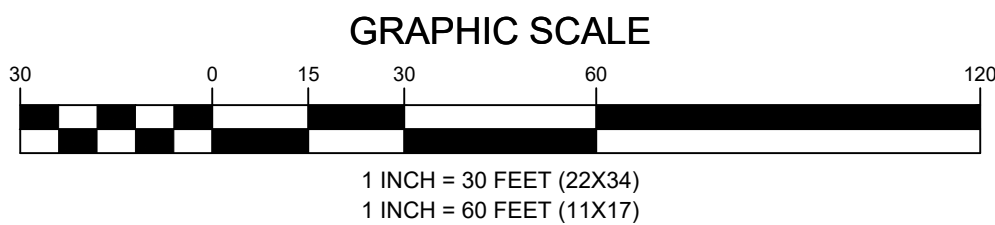
ADJACENT
PROPERTY
INFO

Z-2



1
Z-3

ENLARGED SITE PLAN
SCALE: 1" = 30' (22X34)
SCALE: 1" = 60' (11X17)



ENGINEERING FIRM

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verizon

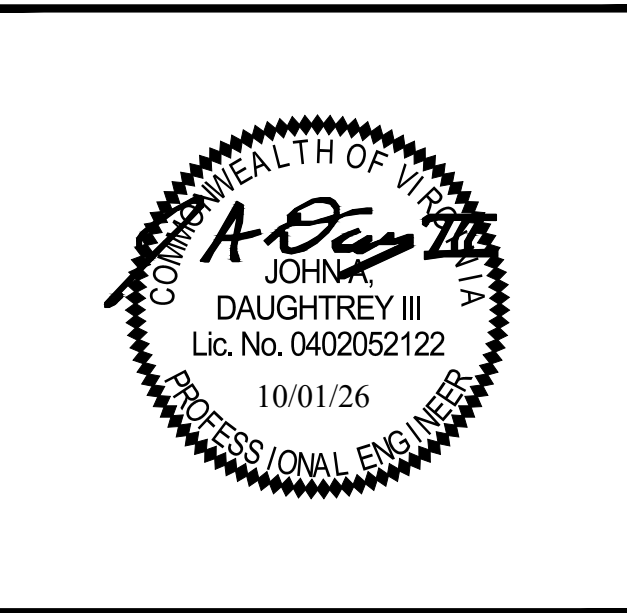
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PROFESSIONAL STAMP



ENGINEER

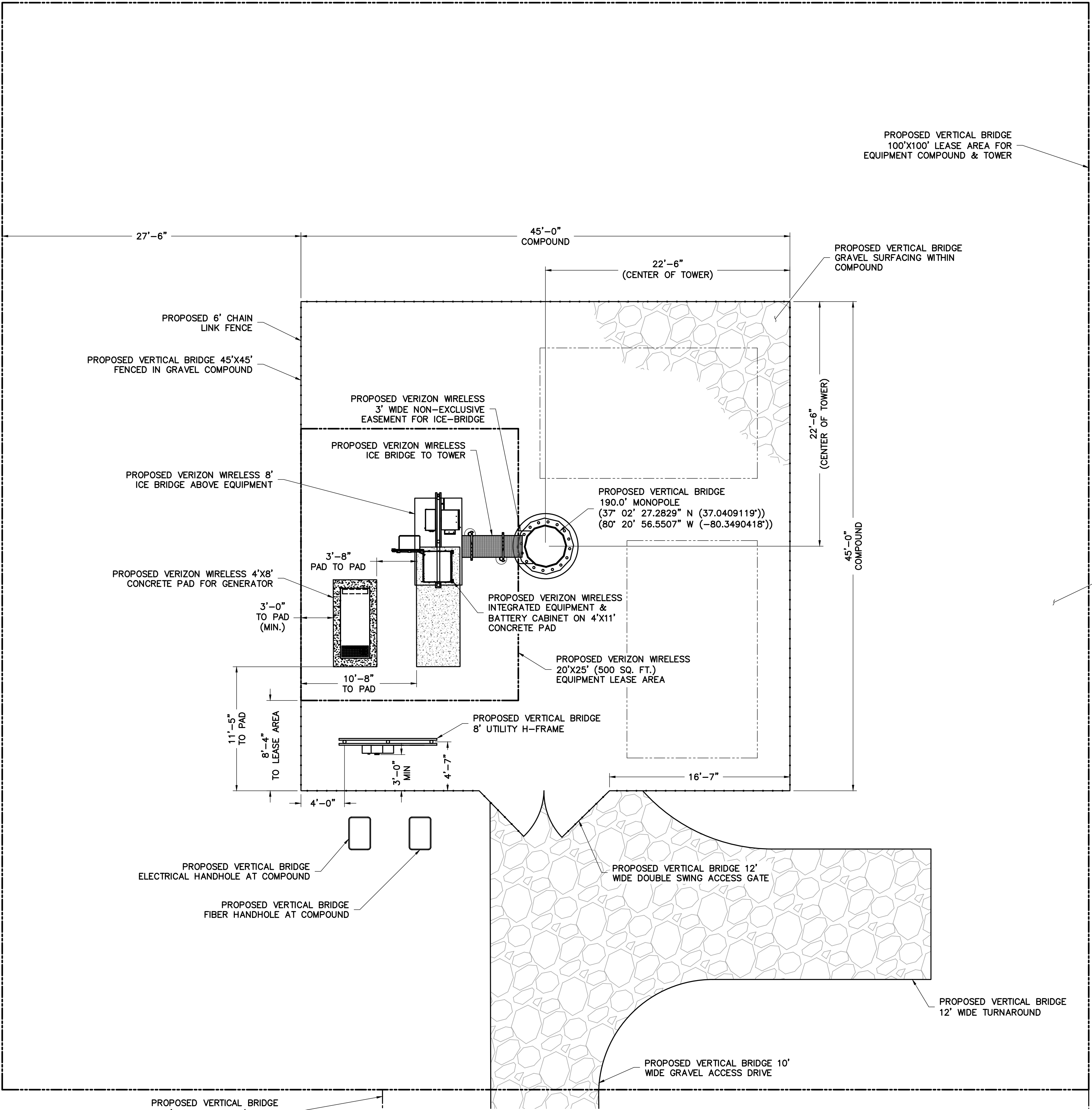
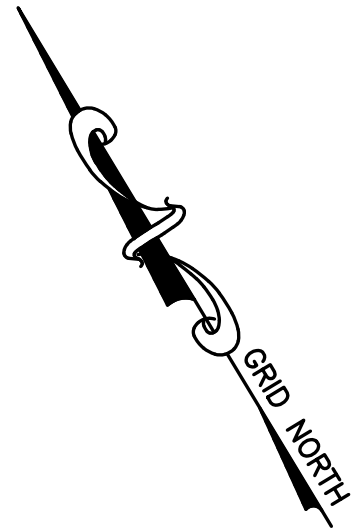
JOHN A. DAUGHTREY III, P.E.
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LICENSE #0402052122

SHEET TITLE

**ENLARGED
SITE PLAN**

SHEET NUMBER

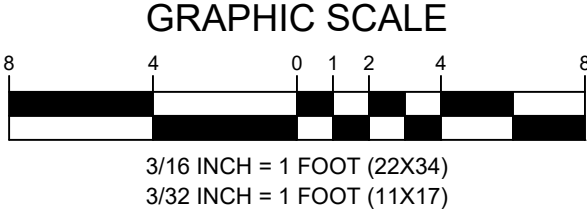
Z-3



EXISTING TREES AND OTHER SHRUBS
TO BE REMOVED INSIDE PROPOSED
VERTICAL BRIDGE LEASE AREA AND
ACCESS/UTILITY EASEMENT AS NEEDED

PROPOSED VERTICAL BRIDGE
30' WIDE INGRESS/EGRESS
ACCESS & UTILITY EASEMENT

1 COMPOUND PLAN
SCALE: 3/16" = 1' (22X34)
SCALE: 3/32" = 1' (11X17)



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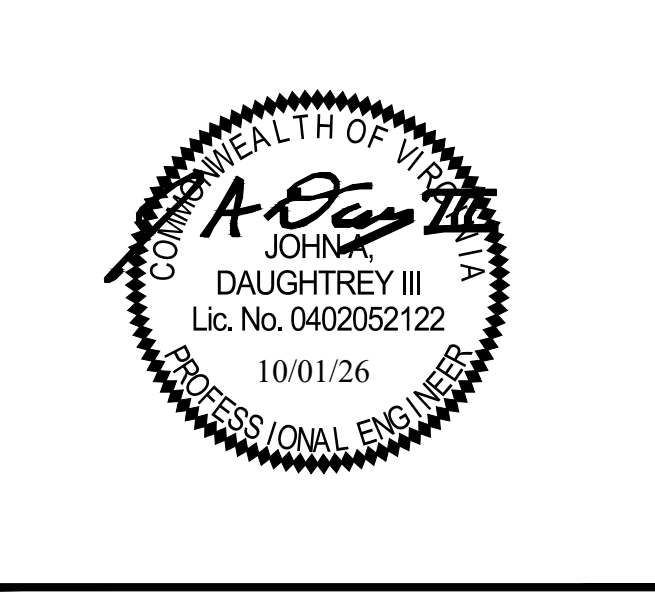
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ENGINEER

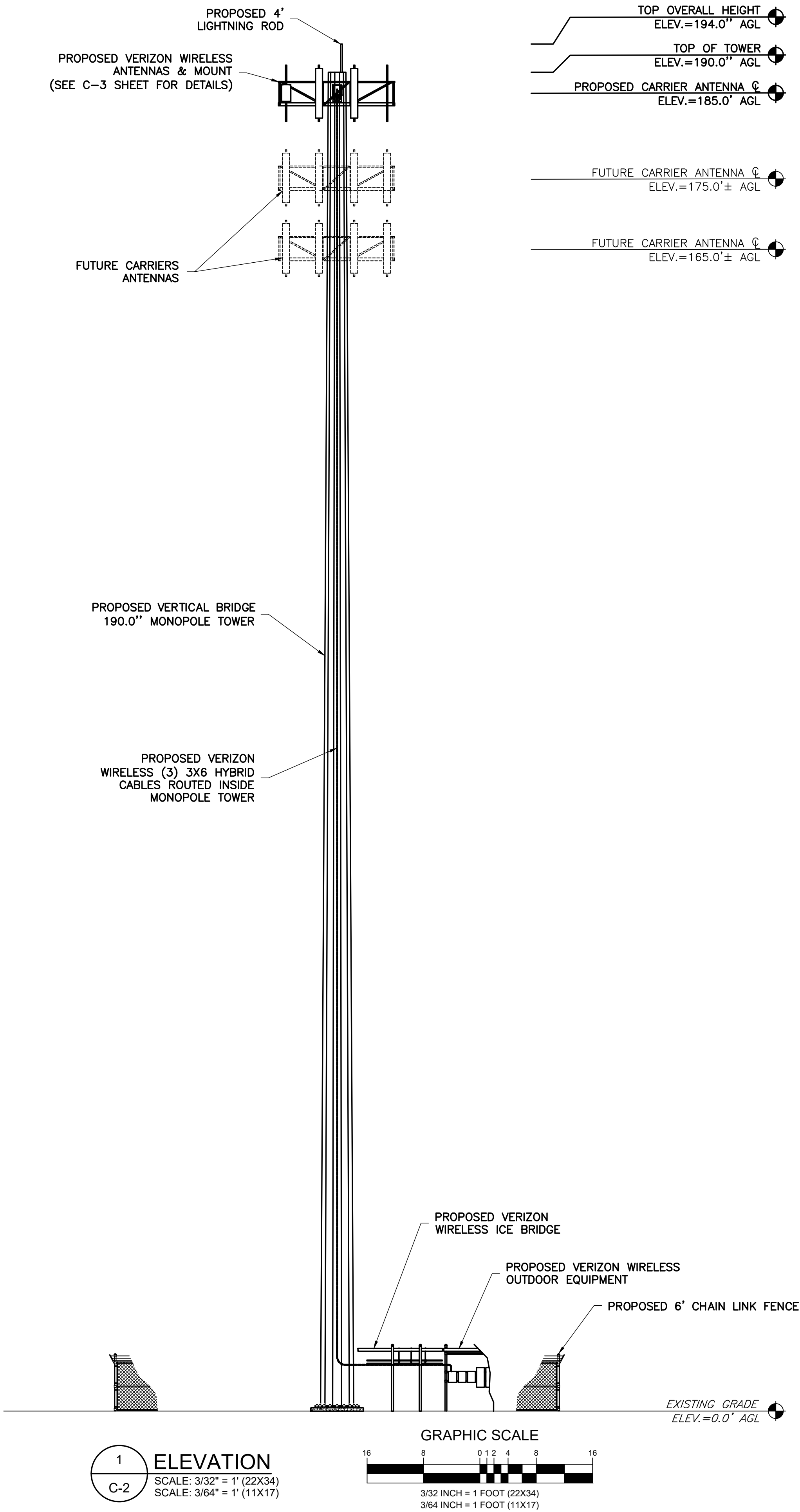
JOHN A. DAUGHTREY III, P.E.
VIRGINIA PROFESSIONAL ENGINEER
LICENSE #0402052122

SHEET TITLE

COMPOUND PLAN

SHEET NUMBER

C-1



GENERAL NOTES

1. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES ORDINANCES, LAWS AND REGULATIONS OF ALL MUNICIPALITIES, UTILITIES COMPANY OR OTHER PUBLIC AUTHORITIES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTIONS THAT MAY BE REQUIRED BY ANY FEDERAL, STATE, COUNTY OR MUNICIPAL AUTHORITIES.
3. THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER, IN WRITING, OF ANY CONFLICTS, ERRORS OR OMISSIONS PRIOR TO THE SUBMISSION OF BIDS OR PERFORMANCE OF WORK. MINOR OMISSIONS OR ERRORS IN THE BID DOCUMENTS SHALL NOT RELIEVE THE CONTRACTOR FROM RESPONSIBILITY FOR THE OVERALL INTENT OF THESE DRAWINGS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING SITE IMPROVEMENTS PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL REPAIR ANY DAMAGE CAUSED AS A RESULT OF CONSTRUCTION OF THIS FACILITY.
5. THE SCOPE OF WORK FOR THIS PROJECT SHALL INCLUDE PROVIDING ALL MATERIALS, EQUIPMENT AND LABOR REQUIRED TO COMPLETE THIS PROJECT. ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
6. THE CONTRACTOR SHALL VISIT THE PROJECT SITE PRIOR TO SUBMITTING A BID TO VERIFY THAT THE PROJECT CAN BE CONSTRUCTED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
7. CONTRACTOR SHALL VERIFY ANTENNA ELEVATION AND AZIMUTH WITH RF ENGINEERING PRIOR TO INSTALLATION.
8. TRANSMITTER EQUIPMENT AND ANTENNAS ARE DESIGNED TO MEET ANSI/TIA 222-H REQUIREMENTS.
9. ALL STRUCTURAL ELEMENTS SHALL BE HOT DIPPED GALVANIZED STEEL.
10. CONTRACTOR SHALL MAKE A UTILITY "ONE CALL" TO LOCATE ALL UTILITIES PRIOR TO EXCAVATING.
11. IF ANY UNDERGROUND UTILITIES OR STRUCTURES EXIST BENEATH THE PROJECT AREA, CONTRACTOR MUST LOCATE IT AND CONTACT THE APPLICANT & THE OWNER'S REPRESENTATIVE.
12. OCCUPANCY IS LIMITED TO PERIODIC MAINTENANCE AND INSPECTION BY TECHNICIANS APPROXIMATELY 2 TIMES PER MONTH.
13. PRIOR TO THE INSTALLATION OF THE PROPOSED EQUIPMENT OR MODIFICATION OF THE EXISTING STRUCTURE, A STRUCTURAL ANALYSIS SHALL BE PERFORMED BY THE OWNER'S AGENT TO CERTIFY THAT THE EXISTING/PROPOSED COMMUNICATION STRUCTURE AND COMPONENTS ARE STRUCTURALLY ADEQUATE TO SUPPORT ALL EXISTING AND PROPOSED ANTENNAS, COAXIAL CABLES AND OTHER APPURTENANCES.
14. PROPERTY LINE INFORMATION WAS PREPARED USING DEEDS, TAX MAPS, AND PLANS OF RECORD AND SHOULD NOT BE CONSTRUED AS AN ACCURATE BOUNDARY SURVEY.
15. THIS PLAN IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
16. THE PROPOSED FACILITY WILL CAUSE ONLY A "DE MINIMIS" INCREASE IN STORMWATER RUNOFF. THEREFORE, NO DRAINAGE STRUCTURES ARE PROPOSED.
17. NO SIGNIFICANT NOISE, SMOKE, DUST, OR ODOR WILL RESULT FROM THIS FACILITY.
18. THE FACILITY IS UNMANNED AND NOT INTENDED FOR HUMAN HABITATION (NO HANDICAP ACCESS REQUIRED).
19. THE FACILITY IS UNMANNED AND DOES NOT REQUIRE POTABLE WATER OR SANITARY SERVICE.
20. POWER TO THE FACILITY WILL BE MONITORED BY A SEPARATE METER.

NOTE:
THE TOWER SHALL BE MAINTAINED WITH A GALVANIZED STEEL FINISH OR BE PAINTED A NEUTRAL COLOR. DISH ANTENNAS SHALL BE A NEUTRAL, NONREFLECTIVE COLOR. NO LOGOS OR ADVERTISING OF ANY KIND SHALL BE PERMITTED ON THE TOWER, ANTENNAS OR ANY ACCOMPANYING STRUCTURES OR FACILITIES.

NOTE:
STRUCTURAL ANALYSIS OF STRUCTURE PERFORMED INDEPENDENT FROM THESE DRAWINGS.



ENGINEERING FIRM

NB+CTM
TOTALLY COMMITTED.

NB+C ENGINEERING SERVICES, LLC.
120 EASTSHORE DRIVE, SUITE 300
GLEN ALLEN, VA 23059
(804) 548-4079

APPLICANT

verticalbridge
THE TOWERS, LLC

CARRIER

verizon

SITE INFORMATION

OLD PIKE
VERTICAL BRIDGE RAWLAND
SITE #: US-VA-5456
NB+C PROJECT #: 100912
4752 OLD PIKE ROAD
PILOT, VA 24138
MONTGOMERY COUNTY

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PROFESSIONAL STAMP

COMMONWEALTH OF VIRGINIA
A. Daughtrey III
JOHN A. DAUGHTREY III
Lic. No. 0402052122
10/01/26
PROFESSIONAL ENGINEER

ENGINEER

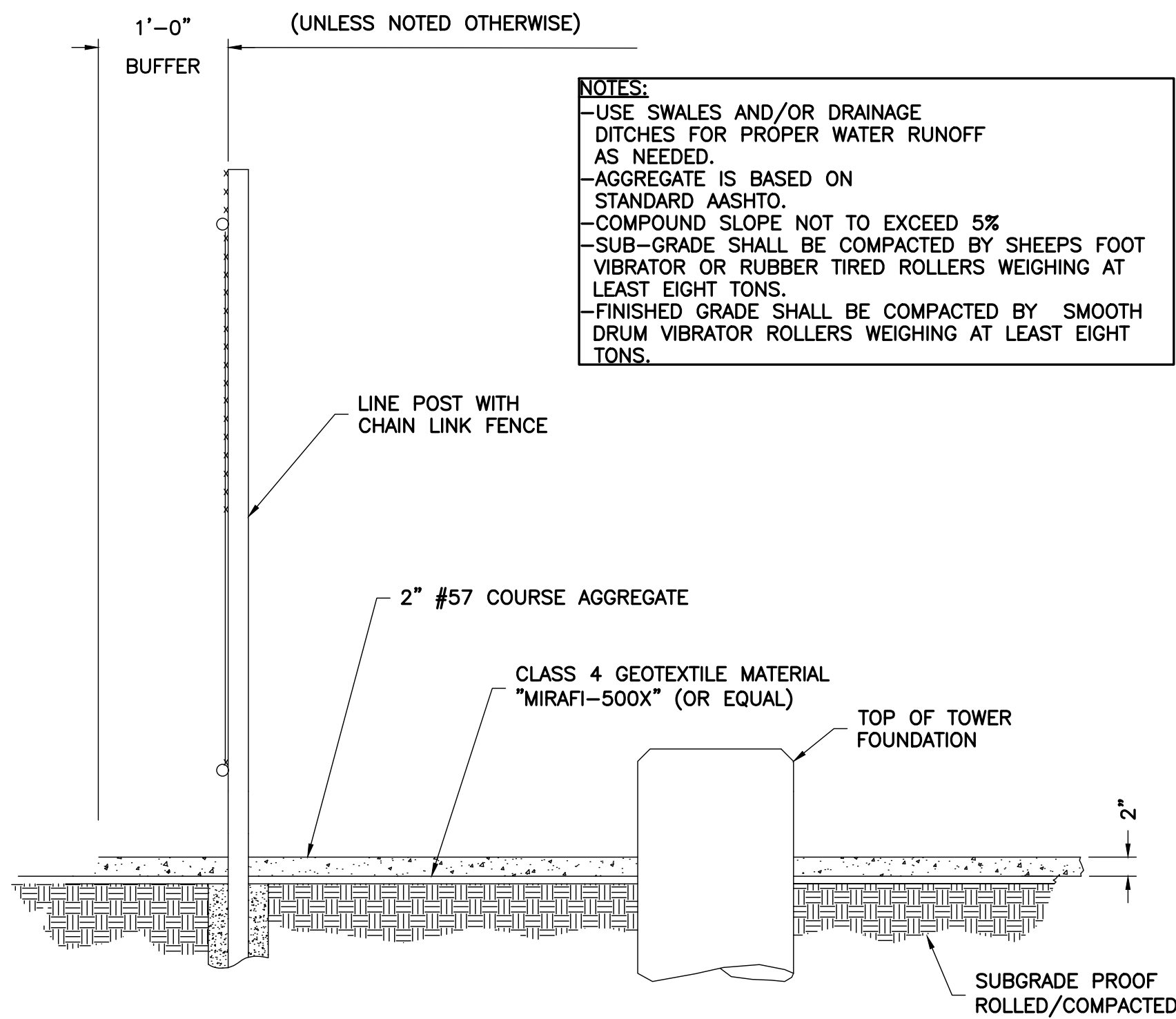
JOHN A. DAUGHTREY III, P.E.
VIRGINIA PROFESSIONAL ENGINEER
LICENSE #0402052122

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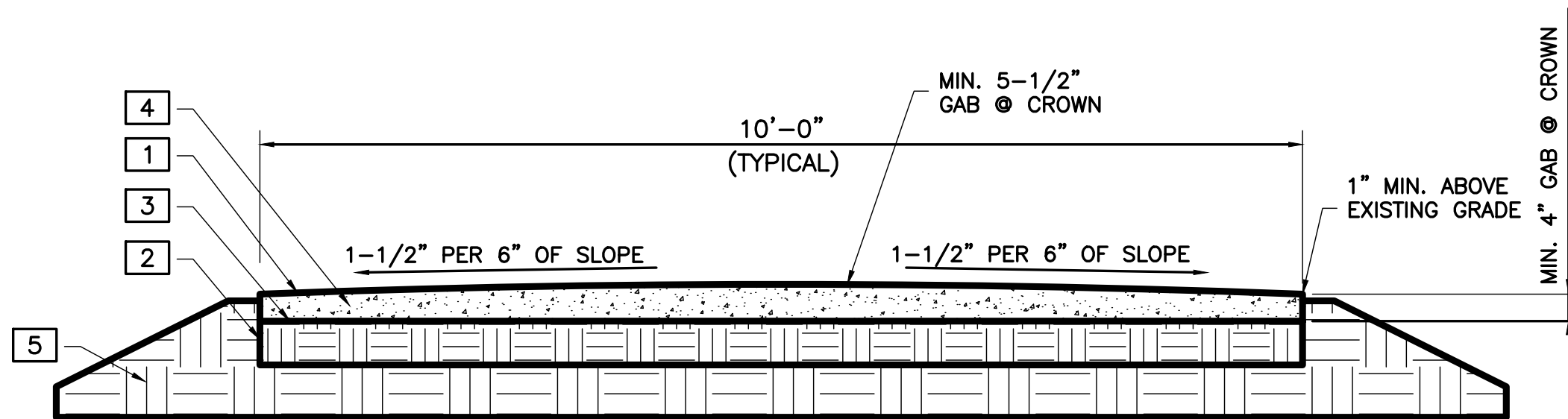
**TOWER ELEVATION
& NOTES**

SHEET NUMBER

C-2



1 SITE COMPOUND SURFACING DETAIL
D-1 NTS

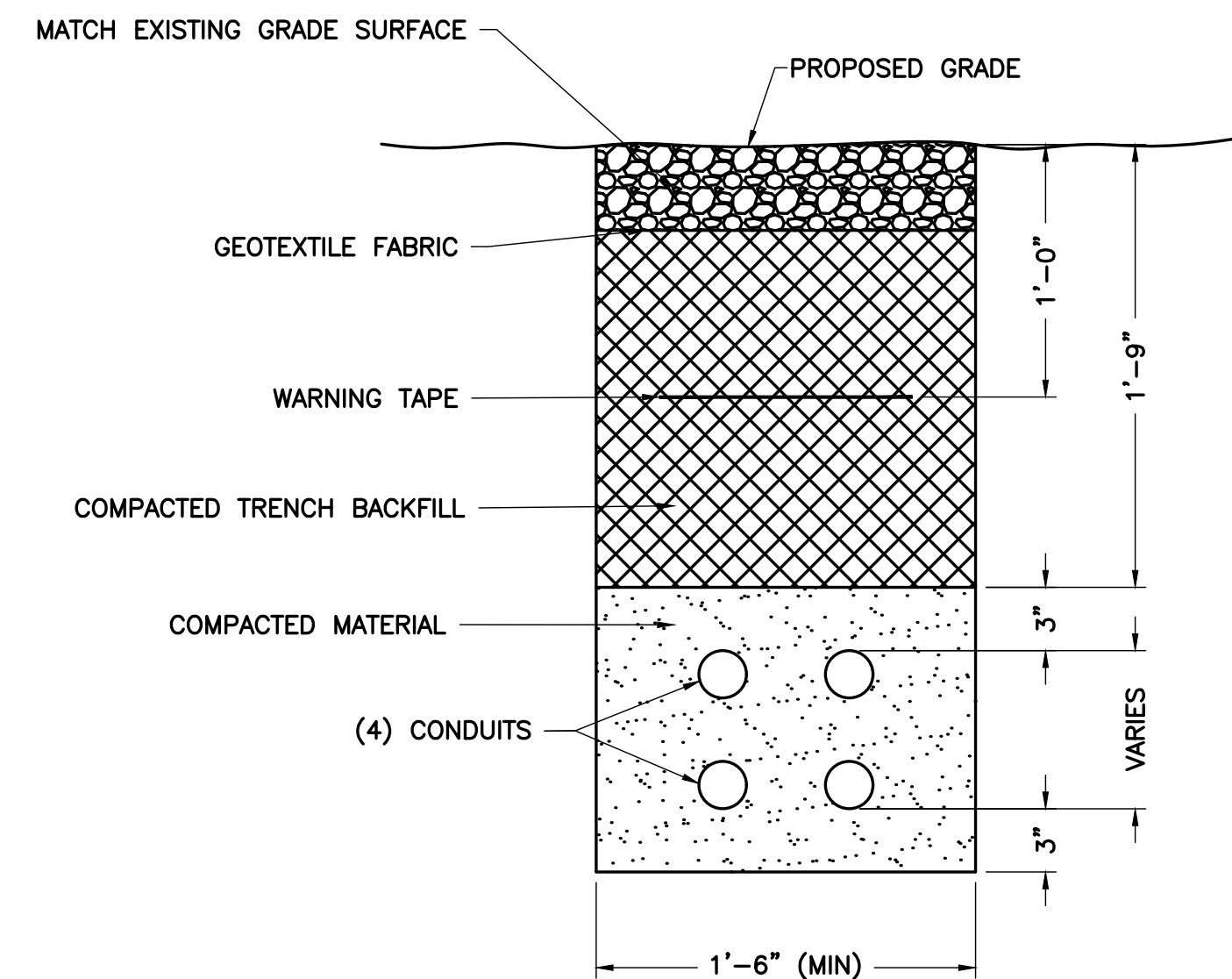


TYPICAL GRAVEL ROAD CROSS SECTION:

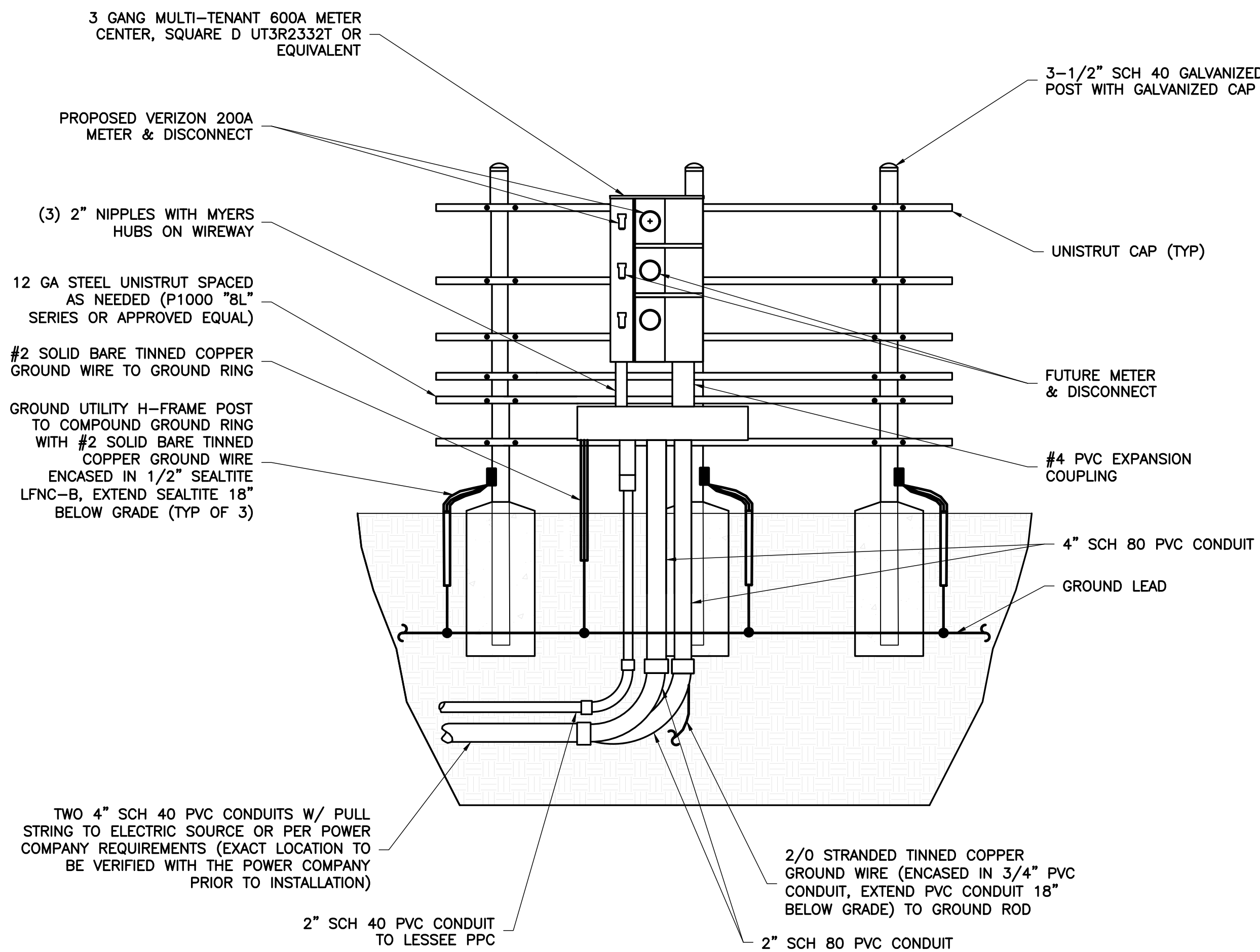
CONTRACTOR SHALL BE RESPONSIBLE FOR CLEARS * GRUBBING THE CONSTRUCTION SITE AND ROADWAY AREAS. THE CONTRACTOR SHALL COMPLY, WHEN NECESSARY, WITH THE RECOMMENDATIONS CONTAINED WITHIN THE GEOTECHNICAL REPORT PREPARED FOR THIS SITE FOR SITE WORK PREPARATION & FOUNDATION WORK.

1. MINIMUM 4" CRUSHER RUN FINISHED DRIVING SURFACE
2. MIRAFI 500X (OR EQUIVALENT) GEOTEXTILE
3. 2" TO 3" MINIMUM CRUSHER RUN OVER THE SUB-BASE AND ROLLED
4. 3" #3 GRAVEL ROLLED SUB-BASE COURSE
5. SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY

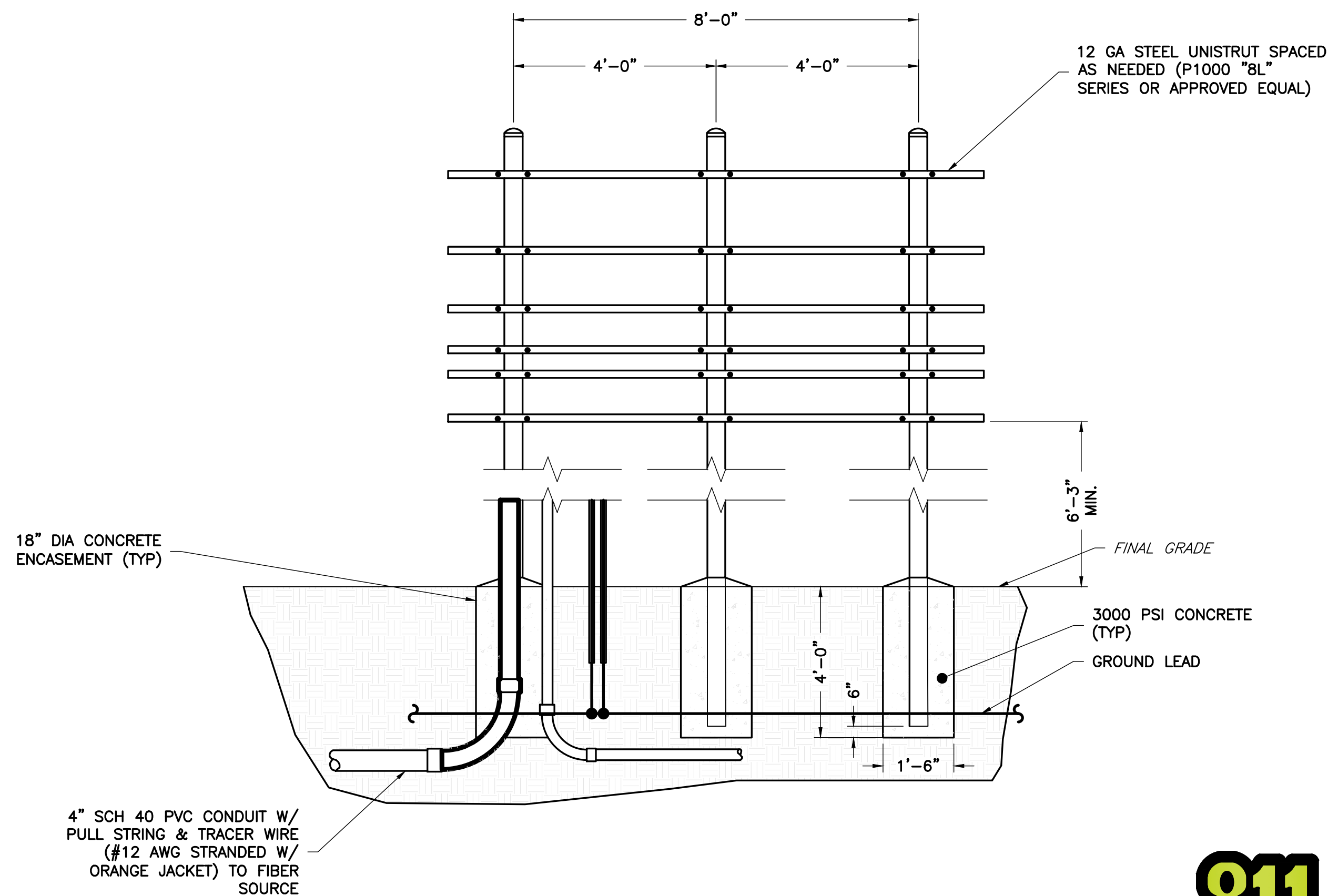
2 DRIVEWAY SECTION (GRAVEL)
D-1 NTS



3 FABRIC/BAR CONNECTIONS
D-1 NTS



4 H-FRAME FRONT VIEW
D-1 NTS



5 H-FRAME REAR VIEW
D-1 NTS

NOTE:
METER CENTER SOCKETS TO BE NUMERICALLY LABELED.



Know what's below.
Call before you dig.

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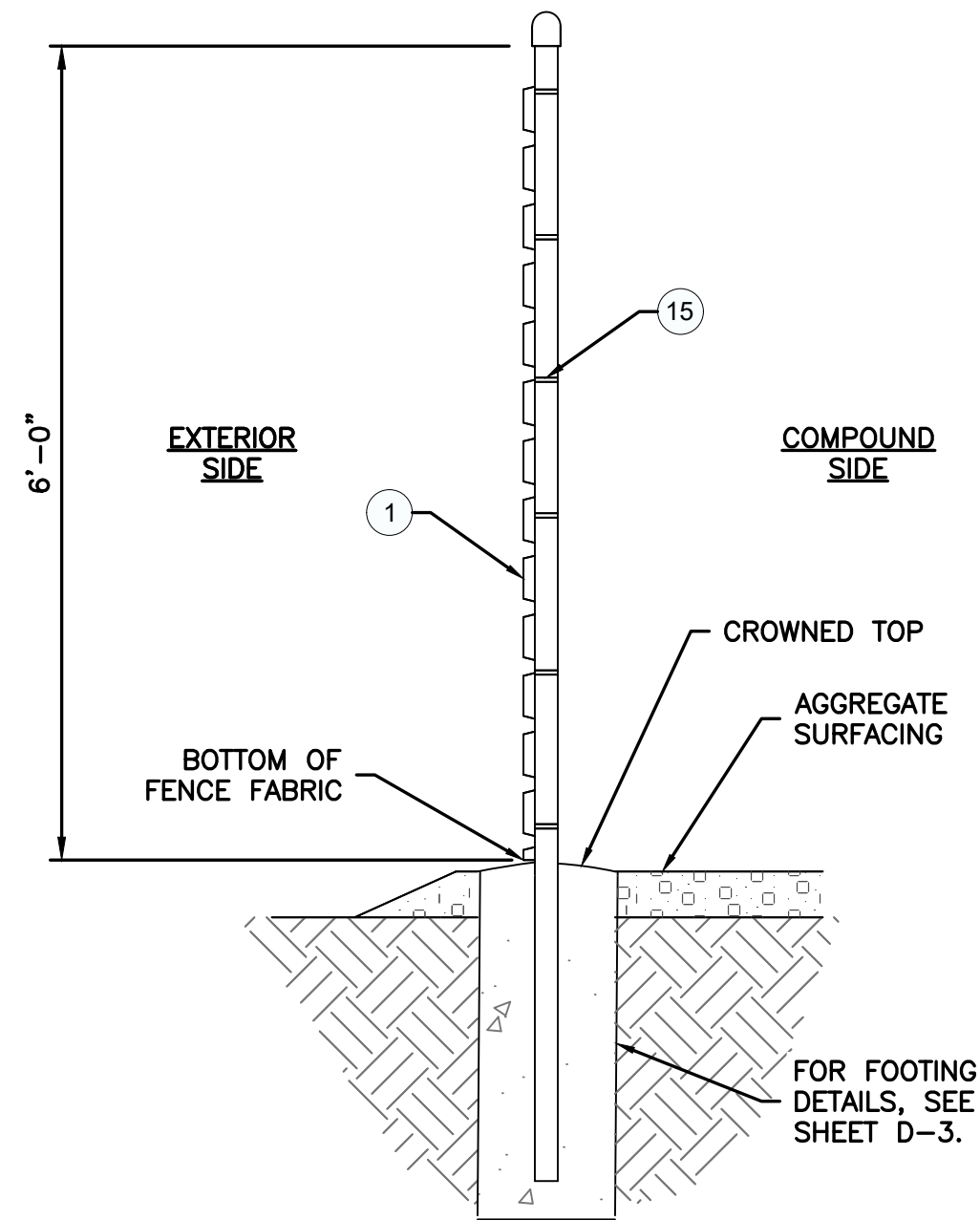
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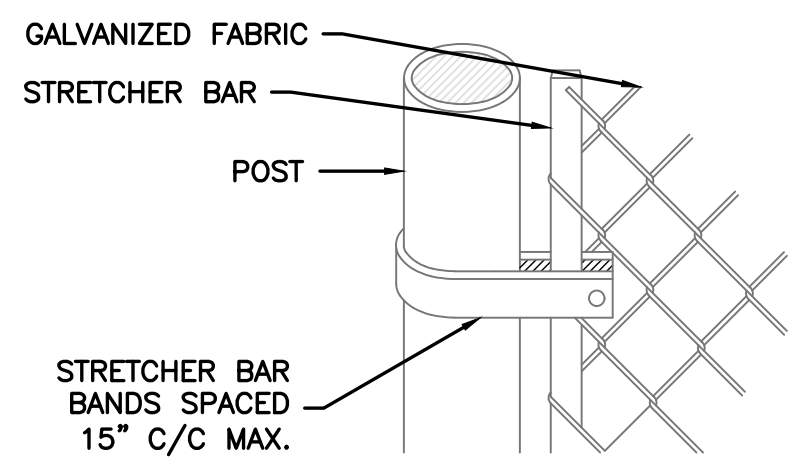
**CONSTRUCTION
DETAILS**

SHEET NUMBER

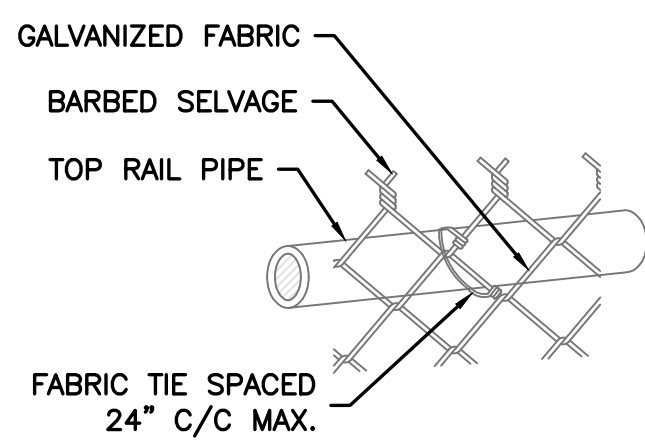
D-1



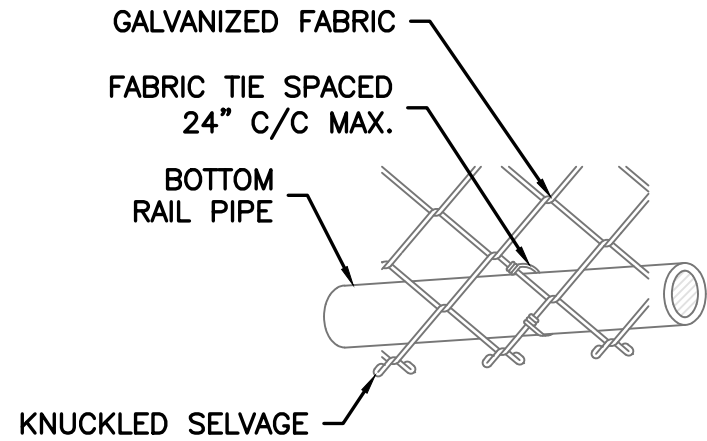
1 CHAINLINK FENCE SECTION
D-2 NTS



METHOD OF FASTENING
STRETCHER BAR TO POST

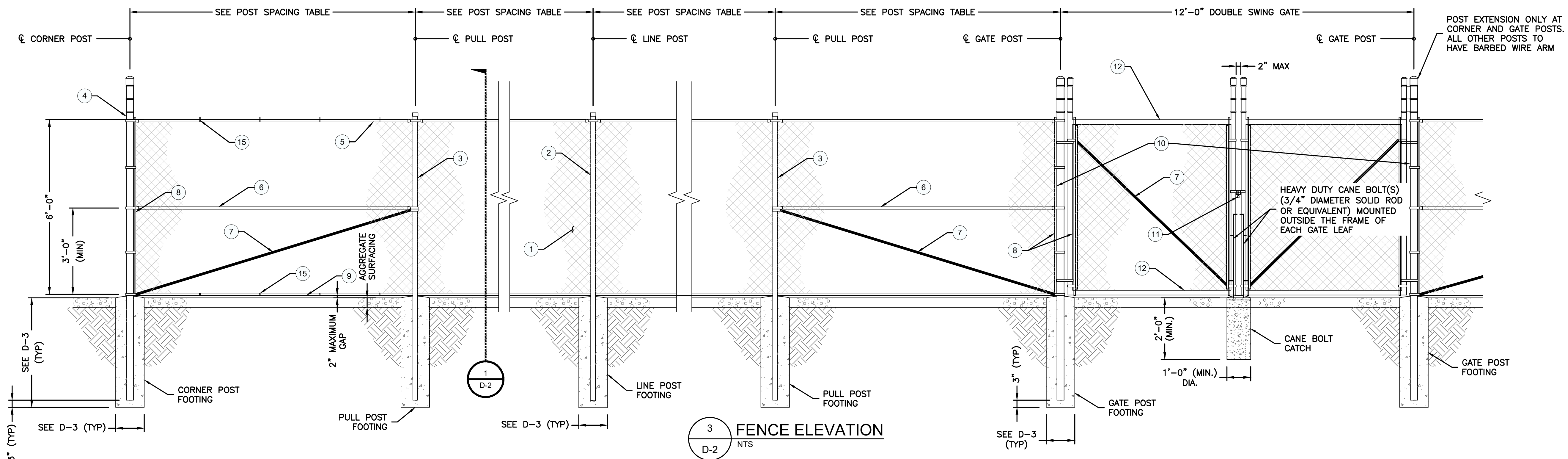


METHOD OF TYING
FABRIC TO PIPE, TOP RAIL



METHOD OF TYING FABRIC
TO PIPE, BOTTOM RAIL

2 FABRIC/BAR CONNECTIONS
D-2 NTS



3 FENCE ELEVATION
D-2 NTS

MATERIAL SPECIFICATIONS:

- CHAIN LINK COMMERCIAL FABRIC: 9-GAUGE WIRE MESH WITH 2.0" OPENING; GALVANIZED ASTM-A392, CLASS 2; TWISTED SELVAGE ON TOP, KNUCKLED ON BOTTOM.
 - LINE POSTS: SEE TABLE ON THIS SHEET FOR SIZE.
 - PULL POSTS: 4.0" O.D. PIPE, 0.226" MINIMUM WALL THICKNESS.
 - CORNER POSTS: 4.0" O.D. PIPE, 0.226" MINIMUM WALL THICKNESS.
 - TOP RAIL: 1.66" O.D. PIPE, 0.14" MINIMUM WALL THICKNESS.
 - BRACE RAIL: 1.66" O.D. PIPE, 0.14" MINIMUM WALL THICKNESS.
 - DIAGONAL TRUSS ROD: 3/8" GALVANIZED ROD WITH TURNBUCKLE.
 - TENSION BAR: 3/16" X 3/4" GALVANIZED FLAT BAR. SECURE BANDS WITH 5/16" GALVANIZED STEEL CARRIAGE BOLTS.
 - BOTTOM RAIL: 1.66" O.D. PIPE, 0.14" MINIMUM WALL THICKNESS.
 - GATE POSTS: 4.0" O.D. PIPE, 0.226" MINIMUM WALL THICKNESS.
 - HIGH SECURITY COMBINATION PADLOCK.
 - GATE FRAMES: 1.9" O.D. PIPE, 0.154" MINIMUM WALL THICKNESS.
 - RESERVED.
 - RESERVED.
- FABRIC TIES: ALUMINUM BANDS OR WIRES. FABRIC SHALL BE ATTACHED TO THE TOP RAIL AND BOTTOM RAILS WITH TENSION WIRE AT 24" CENTERS AND TO THE POSTS AT 15" CENTERS, ALL ON THE COMPOUND SIDE OF THE FENCE.
- RESERVED.
 - RESERVED.

17 MISCELLANEOUS:

- RAIL COUPLINGS: SLEEVE TYPE, 6" LONG EXPANSION SPRING EVERY FIFTH COUPLING.
- POST TOPS: PRESSED STEEL, MALLEABLE IRON WITH PRESSED STEEL EXTENSION ARM, OR ONE-PIECE ALUMINUM CASTING; WITH HOLE FOR TOP, ALL DESIGNED TO FIT OVER THE OUTSIDE OF THE POSTS AND TO PREVENT ENTRY OF MOISTURE INTO TUBULAR POSTS.
- INSTALL FENCING PER ASTM-F567.
- INSTALL SWING GATES PER ASTM-F900.
- LOCAL ORDINANCE OF BARBED WIRE PERMIT REQUIREMENT SHALL BE COMPLETED IF REQUIRED.
- ALL POSTS SHALL BE ASTM-F1083, SCHEDULE 40 REGULAR GRADE, OR APPROVED EQUAL

MINIMUM LINE POST SIZE AND SPACING FOR CHAIN LINK FENCE HEIGHT = 8'-0"			
DESIGN WIND SPEED	LINE POST SIZE OUTER DIA., IN	LINE POST WALL THICKNESS, IN	LINE POST SPACING, FT-IN
≤ 110 MPH	2.375"	0.154"	10'-0"
> 110 MPH, BUT ≤ 150 MPH	2.875"	0.203"	10'-0"
> 150 MPH	DESIGN TO BE SITE-SPECIFIC. CONSULT SUBJECT MATTER EXPERT		

ENGINEERING FIRM



APPLICANT



CARRIER



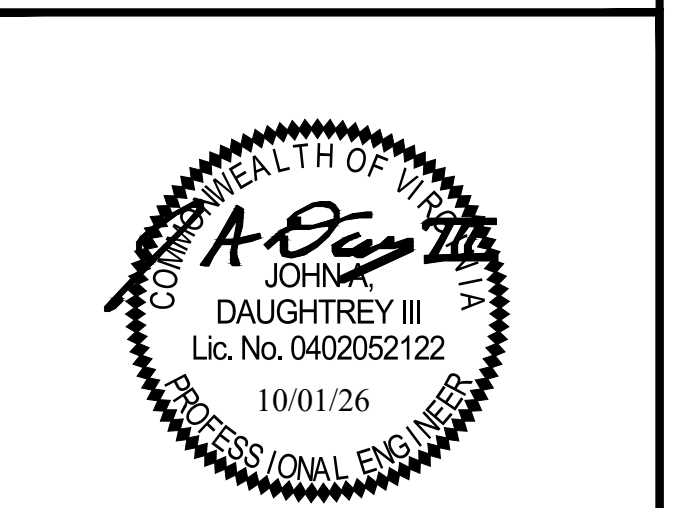
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REV	DATE	DESCRIPTION	BY
5	10/01/26	REVISED FINAL ZDS	JC
4	09/08/26	REVISED FINAL ZDS	JC
3	07/06/26	REVISED FINAL ZDS	JC
2	05/18/26	REVISED FINAL ZDS	JC
1	05/05/26	REVISED FINAL ZDS	JC
0	04/09/26	FINAL ZDS	SK
A	04/09/26	PRELIMINARY ZDS	SK

PROFESSIONAL STAMP



ENGINEER

JOHN A. DAUGHTREY III, P.E.
VIRGINIA PROFESSIONAL ENGINEER
LICENSE #0402052122

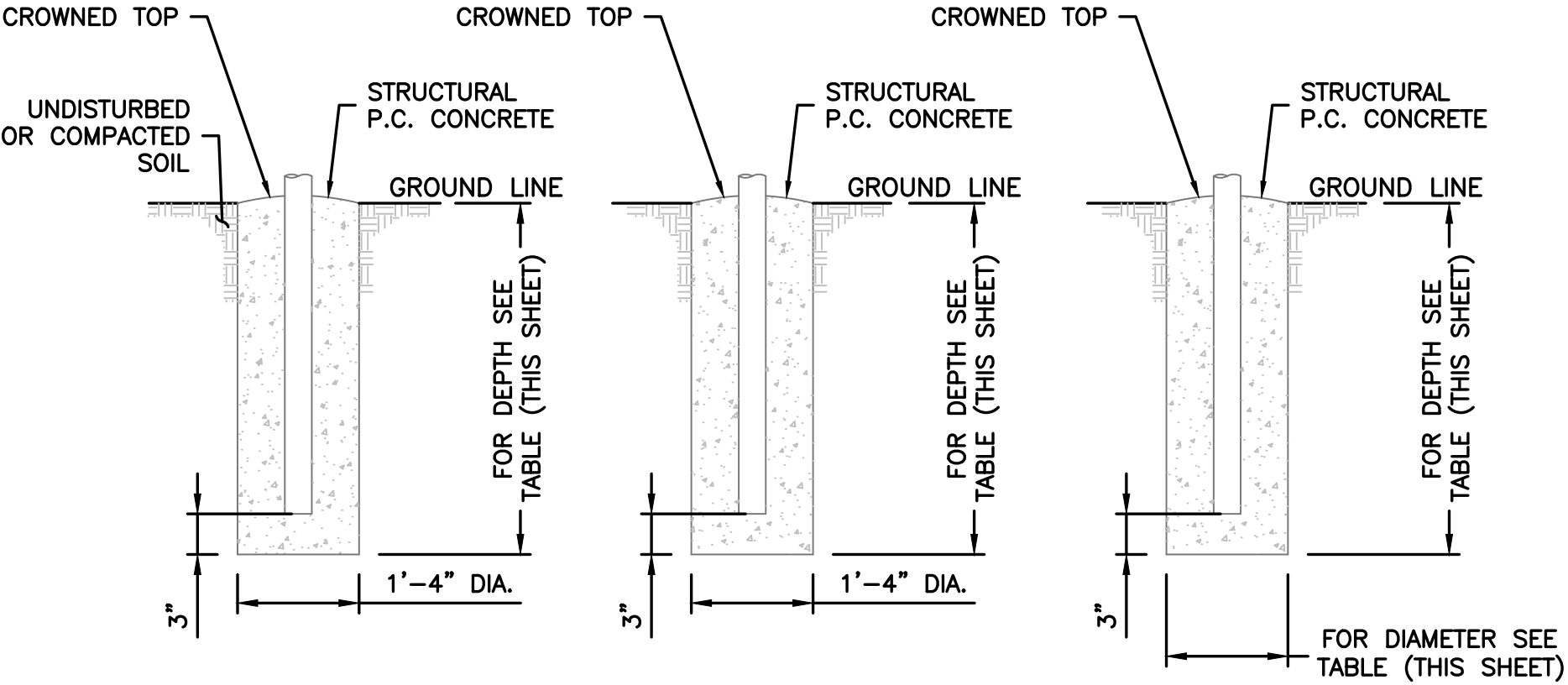
SHEET TITLE

FENCING
DETAILS I

SHEET NUMBER

D-2

8'-0" HIGH FENCE POST FOOTING SIZE				
SOIL TYPE	WIND SPEED	≤ 130 MPH	> 130 MPH, BUT ≤ 150 MPH	> 150 MPH
	LATERAL BEARING PRESSURE, PSF	FOOTING DIA. x DEPTH, FT-IN	FOOTING DIA. x DEPTH, FT-IN	DESIGN TO BE SITE-SPECIFIC. CONSULT SUBJECT MATTER EXPERT
CLAY, SANDY CLAY, SILTY CLAY, CLAYEY SILT, SILT, AND SANDY SILT (CL/ML/MH/CH)	100	1'-4"x4'-0"	1'-4"x4'-6"	
SAND, SILTY SAND, CLAYEY SAND, SILTY GRAVEL, AND CLAYEY SAND (SW/SP/SM/SC/GM/GC)	150	1'-4"x4'-0"	1'-4"x4'-6"	
SANDY GRAVEL, AND/OR GRAVEL (GW/GP)	200	1'-0"x3'-3"	1'-0"x3'-9"	

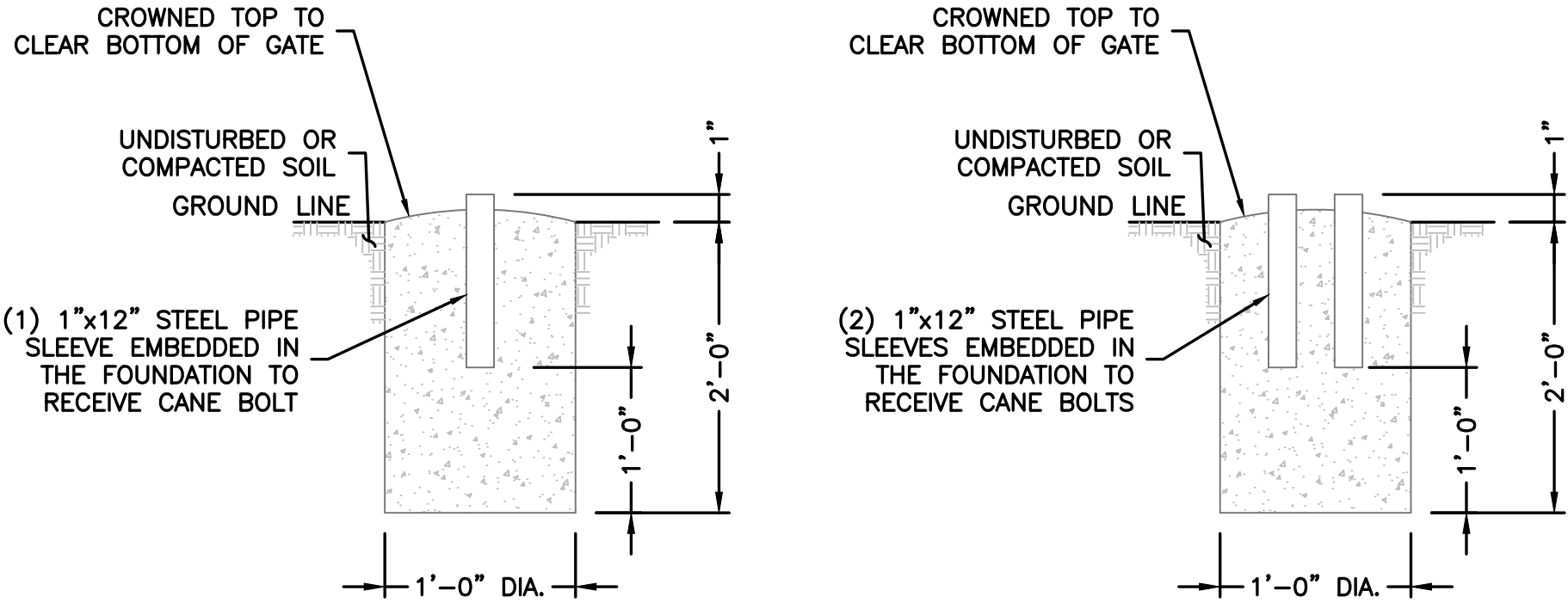


FOOTING FOR
TERMINAL OR
CORNER POST

FOOTING FOR
GATE POST

FOOTING FOR
LINE POST

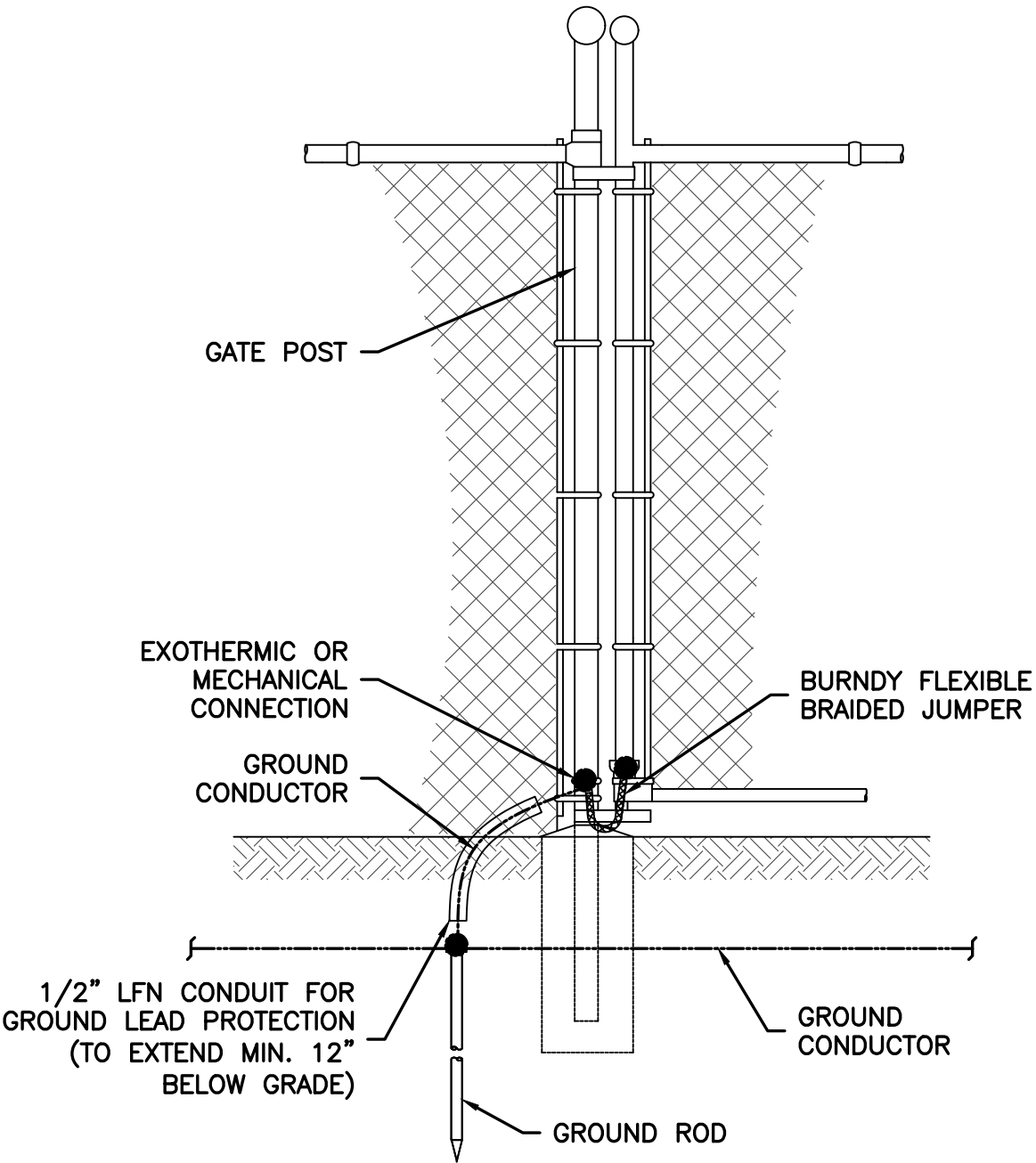
1 POST FOOTINGS
D-3 NTS



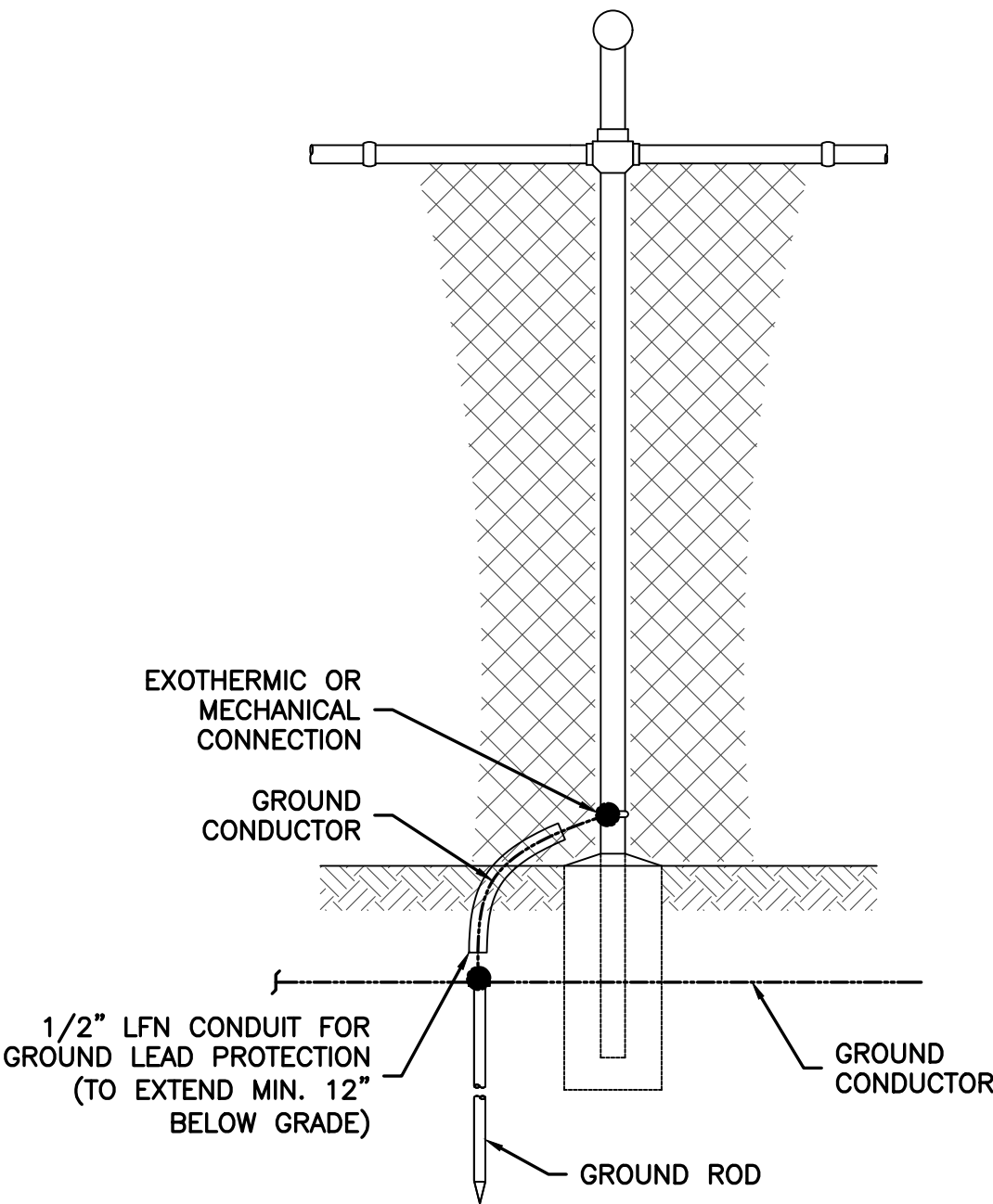
2 CANE BOLT CATCH
D-3 NTS

FENCE GROUNDING NOTES:

1. PROVIDE SEPARATE GROUNDING CONNECTIONS AT ALL CORNER POSTS AND TWO ADDITIONAL POSTS PER SIDE OF THE FENCE.
2. PROVIDE GROUNDING ON BOTH SIDES OF ALL GATES.
3. FENCE POST SHALL BE CONNECTED TO GROUNDING ROD USING TINNED COPPER WIRE THAT IS CLAMPED, BRAZED, OR WELDED, UNLESS OTHERWISE NOTED.
4. SEE GROUNDING SHEET(S) FOR ALL CONDUCTOR SIZES.



3 GATE AND GATE POST
D-3 NTS



4 CORNER AND LINE POST
D-3 NTS

ENGINEERING FIRM

NB+C[™]
TOTALLY COMMITTED.
NB+C ENGINEERING SERVICES, LLC.
120 EASTSHORE DRIVE, SUITE 300
GLEN ALLEN, VA 23059
(804) 548-4079

APPLICANT

THE TOWERS, LLC

CARRIER

SITE INFORMATION

OLD PIKE
VERTICAL BRIDGE RAWLAND
SITE #: US-VA-5456
NB+C PROJECT #: 100912
4752 OLD PIKE ROAD
PILOT, VA 24138
MONTGOMERY COUNTY

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SHEET TITLE

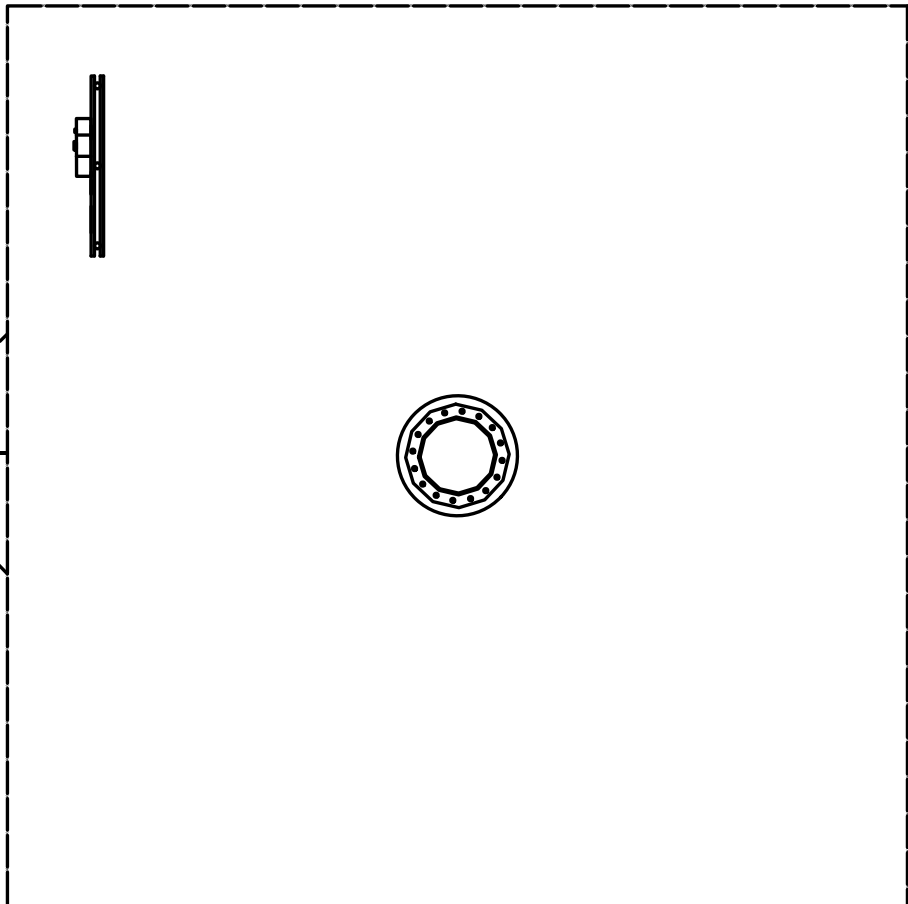
FENCING
DETAILS II

SHEET NUMBER

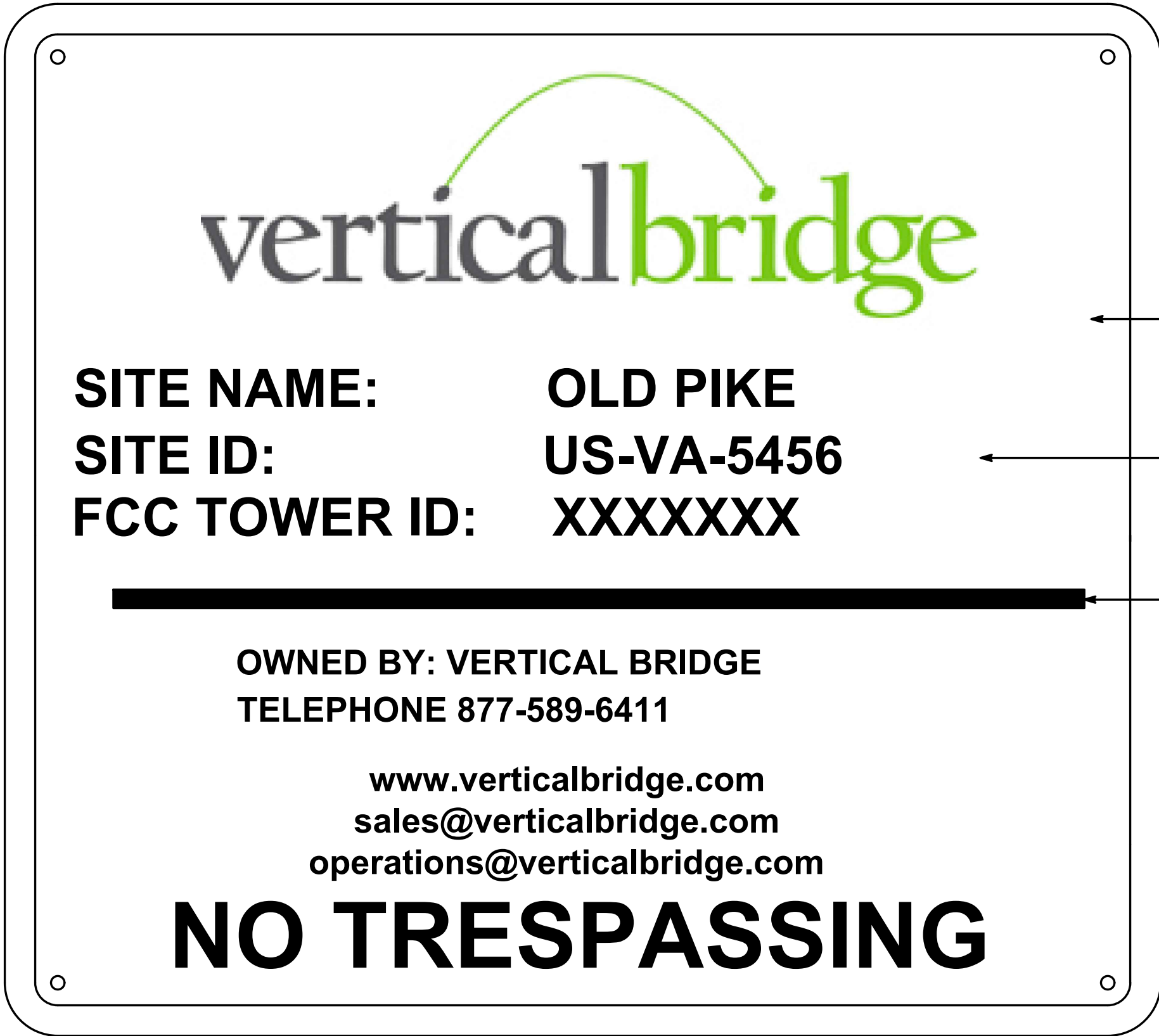
D-3

(1) VERTICAL BRIDGE SIGN
TO BE PLACED ON LEFT GATE

(1) CAUTION SIGN
(1) NOTICE SIGN
TO BE PLACED ON RIGHT GATE



1 SIGN LAYOUT PLAN
D-4 NTS



WHITE BACKGROUND
W/ BLACK BORDER

CONTRACTOR SHALL VERIFY FCC NO.
PRIOR TO ORDERING SIGNAGE

GREEN LINE

VERTICAL BRIDGE
TO PROVIDE

QTY: (1) ON RIGHT SIDE OF MAIN COMPOUND GATE, (1) AT ACCESS ROAD GATE, IF EXIST
CONTRACTOR SHALL VERIFY FCC NUMBER, AND ARCOLA SITE ID PRIOR TO ORDERING SIGNAGE

2 VERTICAL BRIDGE - SITE SIGN
D-4 NTS



YELLOW BACKGROUND w/
BLACK LETTERING

YELLOW BACKGROUND w/
BLACK LETTERING

WHITE BACKGROUND w/
BLACK LETTERING

3 CAUTION RF SIGN
D-4 NTS



ORANGE BACKGROUND w/
BLACK LETTERING

4 NOTICE RF SIGN
D-4 NTS

ENGINEERING FIRM

NB+C
TOTALLY COMMITTED.

NB+C ENGINEERING SERVICES, LLC.
120 EASTSHORE DRIVE, SUITE 300
GLEN ALLEN, VA 23059
(804) 548-4079

APPLICANT

verticalbridge
THE TOWERS, LLC

CARRIER

verizon

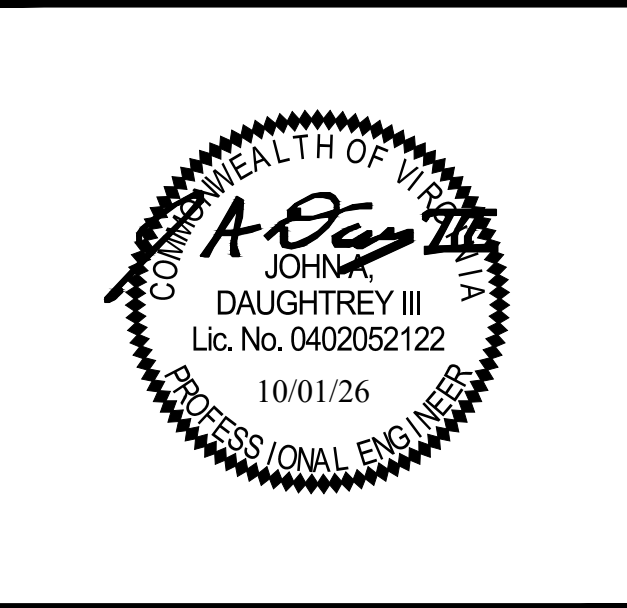
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SHEET TITLE

**SIGNAGE
DETAILS**

SHEET NUMBER

D-4