

FOR OFFICE USE ONLY:Zone: **A1**Tax Map No: **48-43C**

By who?

Fee Amount: **N/A**

Date Paid:

Receipt #:

Check #:

**MADISON COUNTY
APPLICATION FOR SPECIAL USE PERMIT**Date: **March 11, 2021**

The undersigned owner/applicant of the following described property hereby applies for a Special Use Permit as required by Article(s) 14-4-2, 14-13 of the Zoning Ordinance of Madison County, Virginia.

Owner of Record:Name: **Madison County Board of Supervisors**Address: **PO Box 705, Madison, VA 22727**Phone No.: **540-948-7500**

E-Mail:

Applicant:Name: **Madison County Board of Supervisors and Emergency Services**Address: **PO Box 705, Madison, Virginia, 22727**Phone No.: **540-948-5144**E-Mail: **bgordon@madisonco.virginia.gov**TAX MAP: **48-43C** ZONE: **A-1**# OF ACRES TO BE COVERED BY SPECIAL USE PERMIT: **.33 acres**LOCATION/ADDRESS OF PROPERTY FOR SPECIAL USE PERMIT: **335 Hoover Ridge, Madison, VA 22727.**Is this an amendment to an existing Special Use Permit? If yes, provide that SP Number: **N/A**

PROPOSAL/REQUEST: **To construct a 195' self support structure with a 4' lighting rod (overall height of 199') within a 50' x 50' fenced compound.**

I hereby certify that I own the subject property, or have the legal power to act on behalf of the owner in filing this application. I also certify that the information provided on this application and accompanying information is accurate, true, and correct to the best of my knowledge.

Signature of Owner or Agent

2-16-21
Date

Print Name

703-772-5132
Daytime phone number of SignatoryHave all the necessary statements, plats, plans and other pertinent information been submitted? ☒ Yes ☐ No**Reviewed by Planning Commissioner:**
Conditions, if any:

Date:

Action Taken by Board of Supervisors:
Conditions, if any:

Date:

APPROVED: ☐ **DENIED:** ☐ **Betty C. Grayson, Zoning Administrator**

Date:

Elisha A. Kiser
Network Building and Consulting
120 Eastshore Drive, Suite 300
Glen Allen, VA 23059

March 11, 2021

Ligon Webb
Madison County
P.O. Box 1206
414 N. Main Street
Madison, VA 22727

Re: Special Use Permit Application for Wireless Communications Tower
Tax Map No: 48-43C
Address: 199 Primary School Drive, Madison, VA 22727 (the “Subject Property”)
Applicant: Madison County Board of Supervisors and Emergency Communication
 (“Madison County” or the “Applicant”)
Madison County Site Name: Parks and Rec

Dear Mr. Webb:

On behalf of Madison County, please accept the enclosed application for a Special Use Permit (SUP) (the “Application”) authorizing the use of a portion of the Subject Property for the purpose of erecting a 199’ self-support wireless communications tower. My company, Network Building + Consulting, LLC, represents Madison County on this Application and is acting as its agent to obtain all permits and approvals.

The Subject Property

The Subject Property is owned by the Madison County Board of Supervisors (the “Property Owner”). It is zoned Agricultural District (A1). Although the Subject Property consists of over 181.882 acres, only a 3,136 square foot portion (56’ x 56’) is being leased by the Applicant (the “Lease Area”) for the purpose of erecting and operating a wireless communications tower.

The Proposed Wireless Communications Tower

Madison County requests approval to construct, own and operate a self-support tower with an overall height of 199’ (195’ with a 4’ lightning rod). The tower and associated ground equipment will be surrounded by a 50’x 50’ fenced compound located within the Lease Area. As shown on the tower elevation drawing found on page C-2 of the enclosed Concept Plan, Madison County will install its antennas, microwave dishes, and related equipment on the tower at an elevation of 50’, 80’ and microwave dishes at an elevation of 135’, 140’ and 145’.

Purpose of Application: Improve Coverage of Existing Wireless Network

The proposed tower will improve Madison County's public safety communications services throughout the county as part of a public safety communications network in Madison County.

Compliance with the Zoning Ordinance

Per Article 14-13-4 of the Madison County Zoning Ordinance, wireless communications facilities are permitted in the A1 District subject to approval of a special use permit by the Board of Supervisors. A wide variety of uses are permitted by right or by special use permit in the A1 zoning district; therefore, the proposed tower will not change the character of the A1 zoning district.

Madison County has strategically located the proposed wireless communications tower in a location amongst a mature growth forest to minimize visual appearance.

Consistency with Comprehensive Plan

The County's 2018 Comprehensive Plan includes certain goals in which the proposed wireless communications tower is consistent. Specifically, the proposed tower will: (1) provide optimal public safety radio coverage and a direct line of site microwave connectivity for other towers in the public safety system needed for system resiliency; (2) blend into the surrounding environment; and (3) provide future carriers an opportunity to collocate their equipment.

Submittal Materials

In accordance with the Zoning Ordinance, I have enclosed the following with the SUP application:

- (1) Special Use Permit Application
- (2) Project narrative
- (3) Parcel Card and property deed
- (4) 1A Survey and FAA Determination
- (5) Wireless Carrier Letters
- (6) WCFs in the Vicinity
- (7) RF Propagation Maps
- (8) List of Property Owners within 1000 ft
- (9) Proof Balloon Test Advertisement
- (10) Photo Simulations
- (11) Seventeen (17) 11'x17' sets of Zoning Drawings

Thank you in advance for your consideration and please do not hesitate to contact me to discuss any of the enclosed application materials. I look forward to working with you on this project.

Sincerely,

Elisha A. Kiser

Elisha A. Kiser
Site Acquisition Manager
Network Building and Consulting
120 Eastshore Drive, Suite 300
Glen Allen, VA 23059
804.456.6799 Mobile

**Madison County Board of Supervisors and Emergency Services
Special Use Permit Application
Project Narrative – Site Name: Parks and Rec**

Section 14-13 of the Madison County Zoning Ordinance regulates wireless communications facilities. The applicable requirements in this section are as follows:

Section 14-13-6, General Requirements

- (B) Visibility. Each WCF and related buildings, structures and equipment shall be configured and located in a manner that shall minimize adverse visual impacts on the landscape and adjacent properties.

- (i) Each WCF shall be designed to be compatible with the height, scale, color and texture of existing structures and landscapes, as applicable.

The proposed wireless communications tower will be a 199' self-support tower (195 feet with a 4 foot lightning rod) with a galvanized steel color that will not be reflective. Madison County's antennas will be at the 50' and 80' RAD centers and the microwave dishes will be at 90' and 180' RAD centers. The WCF location is strategically located in a mature growth forest to minimize visual appearance.

- (ii) Each new antenna shall be flush-mounted unless it is demonstrated through radio frequency propagation analysis that flush-mounted antennas will not meet the network objectives of the desired coverage area.

The proposed wireless communications tower is part of a larger public safety network. The proposed equipment, antennas and microwave dishes required for this type of network cannot be achieved with a flush mount design.

- (iii) An attached WCF shall be designed to complement the facade, roof, wall or other portion of the building structure to which it is affixed, so it blends with the existing design, color and texture of the structure.

N/A

- (C) Height. Each WCF shall be of the least height necessary to meet the needs of the geographic area to be served by the facility, not to exceed 199 feet, except that in R-1, R-2 and R-3 zoning districts the maximum height of a WCF shall be 125 feet. Height calculations shall include above-ground foundations but shall exclude lightning rods and lights required by the FAA which do not provide any support for antennas. In the event an applicant provides indisputable technical data demonstrating that a WCF service area would be so substantially compromised that there would be a requirement of additional WCFs within 2 miles, then the County may approve additional height. Each WCF that exceeds 199 feet in height shall be subject to a requirement that the WCF shall be designed to allow for a future reduction of elevation to no more than 199 feet, or the replacement of the WCF with a monopole-type support structure at such time as the wireless network has developed to the point that a height of 199 feet or less can be justified.

The proposed wireless communications tower will be 195' in height with a 4' lightning rod. Since the ordinance states that the lightning rod is not counted toward the height limitation, the total height is 195'.

- (D) Monopoles preferred. Each freestanding, non-concealed WCF shall utilize a monopole support structure or utility pole. Upon request of an applicant, the County may approve a different type of support structure if the applicant demonstrates to the satisfaction of the County through the submission of technical data that a monopole structure is not appropriate to accommodate the intended uses.

The proposed wireless facility self-support structure type was chosen to eliminate twist and sway issues from the proposed equipment that can occur on a monopole tower.

- (E) Design for co-location.

- (i) Each freestanding WCF up to 120 feet in height shall be engineered and constructed to accommodate no fewer than 3 co-located WCFs.
- (ii) Each freestanding WCF that is 121 up to 150 feet in height shall be engineered and constructed to accommodate no fewer than 4 co-located WCFs.
- (iii) Each freestanding WCF that is 151 or more feet in height shall be engineered and constructed to accommodate no fewer than 6 WCFs

The proposed wireless communications tower will be designed to accommodate at least six (6) users, including Madison County.

- (F) Grading. Grading shall be minimized and shall be limited to the area necessary for the new WCF and associated equipment compound and fencing.

There will be very minimal grading associated with this project. The only proposed land disturbance will be for the compound and the 12' wide access road.

- (G) Lighting. Lighting of a WCF shall comply with the following:

- (i) There shall be no lighting of any WCF except as specifically required by federal statute or FAA regulations.
- (ii) All FAA required lighting shall be of the minimum intensity and/or number of flashes per minute (i.e., the longest duration between flashes) allowable by the FAA. In cases where residential uses are located within one-quarter mile of the WCF, then dual mode lighting shall be requested from the FAA.
- (iii) Security lighting for ground-level accessory equipment shall be down-shielded and of a type and intensity consistent with generally accepted dark sky lighting standards.

The proposed wireless communications tower will not be lighted.

- (H) Setbacks. Support structures and related accessory equipment shall comply with the following setback requirements:

- (i) If a freestanding support structure is to be constructed using breakpoint design technology, then the minimum setback shall be a distance equal to 110 percent of the distance from the highest point on the structure to the breakpoint level of the structure. Certification by an

- engineer of the breakpoint design and of the design's fall radius must be provided at the time of application, along with the other information required by this ordinance.
- (ii) If a freestanding support structure is not be constructed using break-point design technology, then the minimum setback distance for any such structure more than 100 feet in height shall be equal to 110 percent of the height of the proposed support structure.
 - (iii) The setback of any support structure from an abutting property may be reduced if an easement is obtained from the owner of the abutting property that restricts development within that portion of the fall zone which would extend onto the abutting property. Such fall zone easement shall be created by deed, acceptable to the county attorney, and it shall be recorded subsequent to the County approval of any zoning applications and prior to the issuance of a building permit for the support structure. The setback of any support structure from the right-of-way for a public street may be reduced upon approval of VDOT and the County, without need for a fall zone easement.
 - (iv) All other WCFs shall be subject to the setbacks of the underlying zoning district, however, if an existing building or structure that is nonconforming as to any setback will serve as the support structure for a proposed WCF, then the existing nonconforming setback shall apply.

110% of the proposed wireless communication tower height is 214.5' (195' x 110%). The nearest property line is 292.4 feet from the tower location, exceeding required setbacks.

(I) Equipment cabinets and compounds.

- (i) Equipment cabinets more than 3 feet in height shall not be visible from ground level. Cabinets may be located within a principal building, behind a screen on a rooftop, or on the ground within a fenced-in compound with landscape screening.

The compound will be approximately 292.4 feet from the closest property line, 1,064 feet from the closest residence and approximately 2,524 feet from Fairground Road. Furthermore, there is a mature wooded area between the tower site and the closest residences, which will further reduce visibility. Given the strategic location of the tower and facility away from roads and residences, the Applicant requests that the landscaping requirement be waived.

- (ii) Where required, landscape screening shall consist of a 10-foot-wide buffer planted with evergreen trees, minimum 2 inches caliper, 25-feet on center, evergreen shrubs capable of creating a continuous hedge and obtaining a height of at least 5 feet, plant 5-feet on center, minimum 3-gallon or 24 inches tall at the time of planting; or a combination of both. Alternative landscape plans or materials may be approved by the County, upon a determination by the County that a reasonably equivalent level of screening will be achieved. Existing mature tree growth and natural landforms on the property containing a WCF site shall be preserved to the maximum extent possible, and may be used in lieu of the required landscape screening, in whole or in part, upon a determination that a reasonably equivalent level of screening will be achieved.

The compound will be approximately 292.4 feet from the closest property line, 1,064 feet from the closest residence and approximately 2,524 feet from Fairground Road. Furthermore, there is a mature wooded area between the tower site and the closest residences, which will further reduce visibility. Given the strategic location of the tower and facility away from roads and residences, the Applicant requests that the landscaping requirement be waived.

- (iii) Equipment compounds shall not be used for the storage of any excess equipment or hazardous materials. No outdoor storage yards shall be allowed within a compound, and no compound may be utilized as habitable space.

No hazardous materials, equipment, etc. will be stored in the compound.

- (J) Fencing. All freestanding support structures and associated equipment compounds shall be enclosed by a fence adequate to preclude unauthorized entry.

The compound will be fenced in with a 7' chain link fence with barbed wire at the top.

- (K) Signs. No signs shall be permitted on any WCF, other than the following:

- (i) Signs required by the FAA or FCC shall be permitted.
- (ii) Informational signs shall be permitted for the purpose of identifying the support structure (such as an ASR registration number), contact information for the party responsible for operation and maintenance of the facility, and contact information for the property manager (if applicable); and
- (iii) Warning signs shall be permitted, if more than 220 volts are necessary for the operation of the facility and such voltage is present in a ground grid or in the antenna support structure. Any such signs shall be posted at 20-foot intervals on the fence or wall surrounding the facility and shall display in large, bold, high-contrast letters (minimum 4 inches in height) the words "DANGER—HIGH VOLTAGE".

All proposed signage will comply with all federal, State and County regulations and laws.

- (L) Federal standards for interference protection. Each WCF shall comply with all applicable federal laws and regulations regarding interference protection, including but not limited to federal regulations regarding adjacent channel receiver (blanket) overload and inter-modulation distortion. Each applicant seeking an approval required by this ordinance shall provide a written certification at the time of application that the subject WCF shall comply with such regulations.

The proposed wireless communication tower will comply with all federal laws and regulations regarding interference protection.

- (M) Federal standards for radio frequency emissions. Each WCF shall comply with all applicable federal laws and regulations regarding radio frequency emissions. At the time of application, the applicant shall provide a certification that radio frequency emissions from the WCF comply with FCC standards, and that, individually and cumulatively, and together with any other facilities located on or immediately adjacent to the proposed WCF, the proposed WCF complies with FCC standards. The certification shall be accompanied by a statement of the qualifications of the person providing the certification.

The proposed wireless communication tower will comply with all federal laws and regulations regarding frequency emissions. See enclosed Electromagnetic Energy NIER Compliance Report.

- (N) Compliance with ANSI standards. Each WCF shall comply with American National Standards Institute (ANSI) standards, as adopted by the FCC, pertaining to electromagnetic radiation. Each applicant seeking an approval required by this ordinance shall provide a written certification at the time of application that the subject WCF shall comply with such standards.

The proposed wireless communication tower will comply will all federal laws and regulations regarding frequency emissions. See enclosed Electromagnetic Energy NIER Compliance Report.

(O) Safety.

- (i) Each WCF and its accessory equipment shall be constructed in compliance with requirements of the Virginia Uniform Statewide Building Code.

The proposed wireless communication tower and all equipment will comply with all State building codes.

- (ii) Any time an antenna is added to an existing WCF located on a support structure more than 100 feet, the owner or operator of the antenna shall provide the County with an engineer's certification that the WCF can structurally accommodate the total number of antennae to be located on the WCF.

A structural analysis will be provided prior to installation of all future antennas (subsequent to the County's antennas) as part of the building permit application process. The initial tower design should suffice for installation of the County's antennas.

(P) Sounds. No unusual sound emissions, such as alarms, bells, buzzers, etc. are permitted.

No such sounds are proposed or expected.

(Q) Abandonment.

- (i) A WCF and its accessory equipment shall be removed, at the owner's expense, within 180 days of cessation of use, unless the abandonment is associated with a replacement support structure, in which case the removal shall occur within 90 days of cessation of use.
- (ii) A support structure which remains unoccupied by any antenna for a period of 180 consecutive days ("vacancy period") shall be removed within 60 days of the last day of the vacancy period, at the owner's expense.
- (iii) An owner who wishes to extend the time for removal shall submit an application stating the reason for the proposed extension. The Board may extend the time for removal or reactivation upon a showing of good cause.
- (iv) If the WCF or vacant support structure is not removed within the time period required by this subparagraph, the County may give written notice that it will contract for removal of the WCF within 30 days following the notice. Thereafter, the County may cause removal of the WCF and the owner or corporate surety, if any, shall be responsible for payment of all costs incurred by the County to do so.
- (v) Upon removal of a WCF and its accessory equipment, the site shall be returned to its natural state and topography and shall be vegetated consistent with the natural surroundings or the current uses of the surrounding or adjacent land at the time of the removal.

Noted.

14-13-7. New freestanding WCF.

- (A) No new or mitigated freestanding WCF shall be permitted unless the applicant demonstrates that no existing WCF can accommodate the WCF facilities or is suitable, as to design or location.

The Parks and Recreation site location was chosen due to the positive impact to the overall system with respect to coverage, redundancy, and microwave connectivity. Other towers in the area are structurally overloaded, do not provide optimal public safety radio coverage, nor provide a direct line of site required for microwave connectivity.

- (B) In any R-1, R-2 or R-3 zoning district, new freestanding WCFs (other than those mounted on a utility pole) shall only be permitted on lots whose principal use is not single-family residential.

N/A

14-13-8. Mitigation of existing freestanding WCF.

- (A) An existing WCF may be modified in order to mitigate the impact of that facility. Mitigation must accomplish a minimum of one of the following objectives:
- (i) reduce the number of WCFs;
 - (ii) reduce the number of nonconforming WCFs; or
 - (iii) replace an existing WCF with a new WCF to improve network functionality resulting in compliance with this ordinance. No WCF shall be mitigated more than one time. Upon completion of mitigation, the owner of the mitigated WCF shall provide the County with evidence that at least one of the above-referenced objectives has been achieved.

N/A

- (B) The height of a mitigated WCF shall not exceed 115 percent of its original height.

N/A

- (C) A new WCF approved for mitigation of an existing WCF shall not be required to meet new setback standards, so long as the new WCF and its equipment compound are no closer to any property lines or dwelling units than the facility being mitigated.

N/A

- (D) Except as set forth within paragraphs (B) and (C), above, a mitigated WCF shall be brought into compliance with the requirements of 14-3-5.

N/A

14-13-9. Interference with public safety communications.

In order to facilitate the regulations, placement and construction of each WCF, and to ensure that all parties are complying to the fullest extent possible with the rules, regulations and guidelines of the FCC, each owner of a WCF, and each applicant (if different than the owner) shall agree in a signed written statement to the following:

- (1) Compliance with “Good Engineering Practices” as defined by the FCC in its rules and regulations.
- (2) Compliance with FCC regulations regarding susceptibility to radio frequency interference, frequency coordination requirements, general technical standards for power, antenna, bandwidth limitations, frequency stability, transmitter measurements, operating requirements, and any and all other federal statutory and regulatory requirements relating to radio frequency interference (RFI).

- (3) In the case of an application for co-located telecommunications facilities, best efforts will be made to provide a composite analysis of all users of the site, to determine that the proposed facility will not cause radio frequency interference with the County's public safety communications equipment and will implement appropriate technical measures to attempt to prevent such interference.
- (4) Whenever the County encounters radio frequency interference with its public safety communications equipment, and it believes that the interference has been or is being caused by a WCF, then:
 - (i) The County will notify the WCF service provider of possible interference with the public safety communications equipment. Upon such notification, the owner shall utilize its best effort to cooperate and coordinate with the County and among themselves to investigate and mitigate the interference, if any, utilizing the procedures set forth in the joint wireless industry-public safety "Best practices Guide" released by the FCC in February 2001, including the "Good Engineering Practices," as such have been or may be amended or revised by the FCC from time to time.
 - (ii) If the WCF owner fails to cooperate with the County in complying with its obligations under this subsection, or if the FCC makes a determination of radio frequency interference with the County's public safety communications equipment, the owner who failed to cooperate or whose facility caused the interference shall be responsible for reimbursing the County for all costs associated with ascertaining and resolving the interference, including but not limited to any engineering studies obtained by the County to determine the source of the interference. For purposes of this subsection, failure to cooperate shall include failure to initiate any response or action described in the "Best Practices Guide" within 24 hours of the County's notice.

The proposed WCF is part of the design of Madison County public safety system, therefore, it will work in conjunction with the Madison County public safety frequencies and system.

14-13-10. Submission requirements.

For each proposed WCF, an applicant shall submit a completed application form and required application fees (as set forth on the most recent fee schedule approved by the Board along with a site plan containing or supported by the following information:

- (1) An affidavit by a radio frequency engineer certifying compliance with the alternatives hierarchy set forth in Section 14-13-5. If a lower-ranking alternative is proposed, the affidavit must provide specific factual information explaining why higher-ranked options are not technically feasible, practical or justified.

The Parks and Recreation site location was chosen due to the positive impact to the overall system with respect to coverage, redundancy, and microwave connectivity. Other towers in the area are structurally overloaded, do not provide optimal public safety radio coverage, nor provide a direct line of site required for microwave connectivity.

- (2) Evidence of the current ownership of the subject property.

See enclosed deeds.

- (3) If the applicant is not the property owner, proof that the applicant is authorized to act upon the owner's behalf.

N/A

- (4) All applicable certifications, assurances and written agreements required by this ordinance.
- See enclosed.*
- (5) Proposed maximum height of the WCF, inclusive of the base, the antenna support structure, antennas, and lighting rods.
- The proposed wireless communication tower will be 195' with a 4' lighting rod.*
- (6) Proposed exterior paint and stain samples for any components to be painted or stained.
- The proposed wireless communication tower will have a galvanized steel finish.*
- (7) GPS coordinates for the WCF.
- The coordinates for the proposed wireless communication tower will be 38°21'47.9289"N, 78°15'23.0731"W.*
- (8) Antenna mounting elevations and power levels of the proposed antenna, and all of the mounting elevations and power levels of any other WCF facilities located on the same site.
- Madison County's antennas will be at the 50' and 80' RAD centers and the microwave dishes will be at 90' and 180' RAD centers.*
- (9) Materials detailing the locations of existing WCFs to which a proposed WCF will be a handoff candidate, including GPS coordinates, latitude, longitude, and power levels of the proposed and existing antennas.
- See enclosed propagation maps.*
- (10) A radio frequency propagation plot, indicating the coverage of the applicant's existing WCF sites, coverage prediction and design radius, together with a certification from the applicant's radio frequency engineer that the proposed facility's coverage or capacity potential cannot be achieved by any higher-ranked alternative; and
- See enclosed propagation maps.*
- (11) A map showing the designated search ring.
- See enclosed public safety network design.*
- (B) The following information shall be provided, in addition to the requirements of subparagraph (A), above, for any WCF which requires approval of a special use permit:
- (1) Two sets (24" x 36") of a site plan for the proposed WCF, signed and sealed by a surveyor or engineer licensed by the Commonwealth of Virginia, including antenna support structure elevations, plans for any landscaping and fencing required, plus 17 sets (11" x 17"). Each site plan shall meet applicable requirements of the County's site plan ordinance.

See enclosed concept plan. Construction drawings showing greater detail regarding grading and Erosion and Sediment control will be provided as part of the Site Plan package.

- (2) One (1) original and 2 copies of a survey of the proposed WCF site, signed by a professional surveyor licensed in the Commonwealth of Virginia.

See enclosed concept plan.

- (3) Photo-simulated post-construction renderings of the completed WCF, from locations to be determined during a pre-application conference with the zoning administrator.

See enclosed photo-simulations.

- (4) A balloon test for any proposed freestanding WCF in excess of 100 feet, in order to demonstrate the height of the proposed WTF. The applicant shall arrange to raise a colored balloon, no less than 3 feet in diameter, at the maximum height of the proposed WTF and within 50 horizontal feet of the center of the proposed antenna support structure.
 - a. The applicant shall inform the zoning administrator and adjacent property owners in writing of the date and times of the test, at least 14 days in advance. The date, time and location of the balloon test shall be advertised in a locally distributed paper by the applicant, once per week for 2 weeks in advance of the test date. The balloon shall be flown for a least 4 consecutive hours during daylight hours on the date chosen. The applicant shall record the weather during the balloon test.
 - b. Re-advertisement will not be required if inclement weather occur-the original advertisement should direct readers to an alternate date.

The balloon test was held on Thursday, January 14, 2021 from 8 am – 4 pm. All adjacent property owners were notified via mail. The balloon test was advertised in the Madison Eagle on December 24, 2020 and December 31, 2020.

- (5) A report and supporting technical data demonstrating that all potentially usable elevated structures within the proposed service area, and alternative antenna configurations, have been examined and found unacceptable, for one of the following reasons:
 - a. No existing WCF in the geographic area meets the applicant's engineering requirements, and a written statement explaining in detail the requirements and the reason for this conclusion.

The Parks and Recreation site location was chosen due to the positive impact to the overall system with respect to coverage, redundancy, and microwave connectivity. Other towers in the area are structurally overloaded, do not provide optimal public safety radio coverage, nor provide a direct line of site required for the needed microwave connectivity.

- b. No existing WCF in the geographic area is of sufficient height to meet the applicant's engineering requirements or can be increased in height to meet those requirements, and a written statement explaining in detail the requirements and the reason for this conclusion.

The Parks and Recreation site location was chosen due to the positive impact to the overall system with respect to coverage, redundancy, and microwave connectivity. Other towers in the area are structurally overloaded, do not provide optimal public safety radio coverage, nor provide a direct line of site required for the needed microwave connectivity.

- c. No existing WCF in the geographic area has sufficient structural integrity to support the applicant's proposed WCF or can be sufficiently improved to provide such support, and a written statement identifying the specific WCFs that were investigated and the reasons for this conclusion.

The Parks and Recreation site location was chosen due to the positive impact to the overall system with respect to coverage, redundancy, and microwave connectivity. Other towers in the area are structurally overloaded, do not provide optimal public safety radio coverage, nor provide a direct line of site required for the needed microwave connectivity.

- d. Other limiting factors render other existing WCFs in the geographic area unsuitable, and a written statement explaining in detail the reasons for this conclusion.

The Parks and Recreation site location was chosen due to the positive impact to the overall system with respect to coverage, redundancy, and microwave connectivity. Other towers in the area are structurally overloaded, do not provide optimal public safety radio coverage, nor provide a direct line of site required for the needed microwave connectivity.

- (6) A written statement, supported by technical data identifying any existing service gap that will be addressed by the proposed WCF, and accompanying maps and calculations, or other data demonstrating the service gap. For the purpose of this paragraph, the term "service gap" means a defined geographic area in which there is a demonstrable, consistent absence of any signal.

The Parks and Recreation site location was chosen due to the positive impact to the overall system with respect to coverage, redundancy, and microwave connectivity. Other towers in the area are structurally overloaded, do not provide optimal public safety radio coverage, nor provide a direct line of site required for the needed microwave connectivity. See enclosed propagation maps.

- (7) List of property owners within 1,000 feet in agriculturally zoned, and 500 feet in all other districts, of the subject property. The list must be compiled from the most current ownership information supplied by the commissioner of revenue's office.

See enclosed lists.

- (8) A written statement that the proposed WCF meets the alternatives hierarchy. In the event that the proposed WCF is of a lower degree of preference than a concealed freestanding WCF the applicant shall demonstrate that concealment technology is unsuitable for the proposed facility. Cost of concealment technology that exceed facility development costs of the proposed WCF shall not be presumed to render the technology unsuitable.

The Parks and Recreation site location was chosen due to the positive impact to the overall system with respect to coverage, redundancy, and microwave connectivity. Other towers in the area are structurally overloaded, do not provide optimal public safety radio coverage, nor provide a direct line of site required for the needed microwave connectivity.

- (9) A written statement provided by a professional engineer licensed by the Commonwealth of Virginia, specifying the design structural failure modes of the proposed WCF.

The tower will be engineered and manufactured in accordance with the 2015 Virginia Construction Code and shall consider design wind forces in any horizontal direction and design ice thickness on the entire Structure. Assuming all proper maintenance and required inspections are completed, the only reason for structure failure would be if the design standards were exceeded with excessive wind, or ice beyond the design code. If the structure were to fall, the nearest property line is greater than 110% at 292.4 feet and nearest residential structure is 1,064.1 feet.

- (10) Identification of the intended service providers who will operate the WCF.

Madison County will own and occupy the proposed wireless communication facility; however, future wireless carriers may also occupy space on the tower.

- (11) Proof of approval by the Virginia Department of Historic Resources, State Historic Protection and Preservation Office, or a certification that no such approval is required.

NEPA has been ordered and upon receipt will be provided to the county. The NEPA is scheduled to be complete in June 2021.

- (12) A copy of any material submitted to the U.S Fish and Wildlife Service, or a certification that no submission to the FWS is required for the proposed facility.

NEPA has been ordered and upon receipt will be provided to the county. The NEPA is scheduled to be complete in June 2021.

- (13) A pre-application conference will be required for a new freestanding WCF. The applicant shall demonstrate that the following notice was mailed by certified mail to all other wireless service providers licensed to provide service within the County. "Pursuant to the requirements of the Madison County Zoning Ordinance, we are hereby providing you with notice of our intent to meet with County staff in a pre-application conference to discuss the location of a free-standing wireless communication facility that would be located at _____ insert physical address, latitude and longitude (NAD-83). In general, we plan to construct an antenna support structure_____ (insert number) feet in height for the purpose of providing (insert type of wireless service). Please inform County staff if you have any desire for placing additional WCF or equipment within 2 miles of our proposed facility. Please provide us with this information within 20 business days after the date of this letter."

A pre-application meeting was held with County staff on March 3, 2021. Letters were sent to Verizon Wireless, AT&T, Shentel and T-Mobile. See enclosed letters.

- (C) The following shall be provided in lieu of the requirements set forth in subsection (A), above, for any replacement of an existing antenna or support structure:

- (1) A written statement setting forth the reasons for the replacement.
- (2) A signed statement from a qualified professional, together with a statement of his qualifications, certifying that the radio frequency emissions from the WCF meet FCC standards for such emissions and that, both individually and cumulatively, and with any other facilities located on or immediately adjacent to the WCF, the replacement antenna complies with FCC standards.
- (3) A structural analysis of the existing WCF prepared by an engineer licensed by the Commonwealth of Virginia, indicating that the existing or replacement support structure, and all existing and proposed attachments thereto, meet Virginia Uniform Statewide Building Code requirements (including wind loading).

N/A

14-13-11. Relation to Other Zoning Regulations.

- (A) Principal or accessory use. WCFs may be considered either principal or accessory uses. An existing structure or existing use already established on the same lot shall not preclude the installation of a WCF on such lot.

Noted.

- (B) Relation to other zoning district regulations. For purposes of determining whether the installation of a WCF complies with zoning district regulations, the dimensions of the entire lot shall control, even though the WCF may be located on leased areas within such lots. In the event of a conflict between any requirements of this section and the requirements of a particular zoning district, the more restrictive requirements shall govern; however, the height limitations and setbacks applicable to buildings and structures within each zoning district shall not apply to WCFs.

Noted.

14-4-2. Standards for issuance of special use permits.

- (a) Such use shall not be objectionable by reason of smoke, dust, odor, or vibration.

The WCF shall not violate any smoke, dust, odor or vibration.

- (b) The use shall not tend to change the character and established pattern of development of the area in which it wishes to locate.

The WCF will be located on a County owned parcel of land zoned A-1 and placed in a mature growth forest to minimize visual appearance.

- (c) The use shall be in harmony with the intent of the zoning district and shall not adversely affect the use of neighboring property or the welfare of persons living and working about the proposed use.

Wireless Communication Facilities are allowed by Special Use Permit on A-1 zoned parcels. The WCF will be in a mature growth forest to minimize visual appearance.

- (d) The location and height of buildings, the location of walls, fences, screening, entrances, lighting, parking, and the nature of landscaping on the site shall be such that the use will not hinder or discourage the appropriate use and development of adjacent land and buildings or impair the value thereof.

The WCF will be located on a County owned parcel of land zoned A-1 and placed in a mature growth forest to minimize visual appearance.

- (e) Such use will be in conformity with the intent and recommend land use of the Comprehensive Plan for Madison County, Virginia unless it can be shown that the Comprehensive Plan for Madison County, Virginia is in error with respect to the subject property.

The County's 2018 Comprehensive Plan includes certain goals in which the proposed wireless communications tower is consistent. Specifically, the proposed tower will: (1) provide optimal public safety radio coverage and a direct line of site microwave connectivity for other towers in the public safety system needed for system resiliency; (2) blend into the surrounding environment; and (3) provide future carriers an opportunity to collocate their equipment.

- (f) The proposed use shall not violate any ordinance of Madison County or any law of the Commonwealth of Virginia.

The proposed WCF will not violate the Madison County ordinance or any laws of the Commonwealth of Virginia.

- (g) The safety and movement of vehicular traffic upon adjacent streets or roadways will not be adversely affected.

Traffic to and from the WCF will be minimal and will not affect the current vehicular traffic of the area.

- (h) Such use will not have an adverse economic or physical impact on the public facilities of Madison County.

The location of the WCF is on County owned land and will not adversely impact the use or value of the land.

Parcel Card and Deed

Property Information - Tax Map# 48 43C - Account# 1382

Property Owner:
 Board Of Supervisors Of Madison Co

Legal Description:
 In 020001839 181.882 Ac
 48-43c
 Rt 687

[View Sketch](#)
 (Building 1)

Owners Address:
 Po Box 705
 Madison, Va 22727

Prior Assessment: 1,422,600

Zoned:
 A1

Total Land Area:
 181.882Acres

Assessment Values:
[Building 1](#) 88,900
[Other Improvements:](#) 207,600
[Land Value:](#) 1,285,100
Total Value: 1,581,600

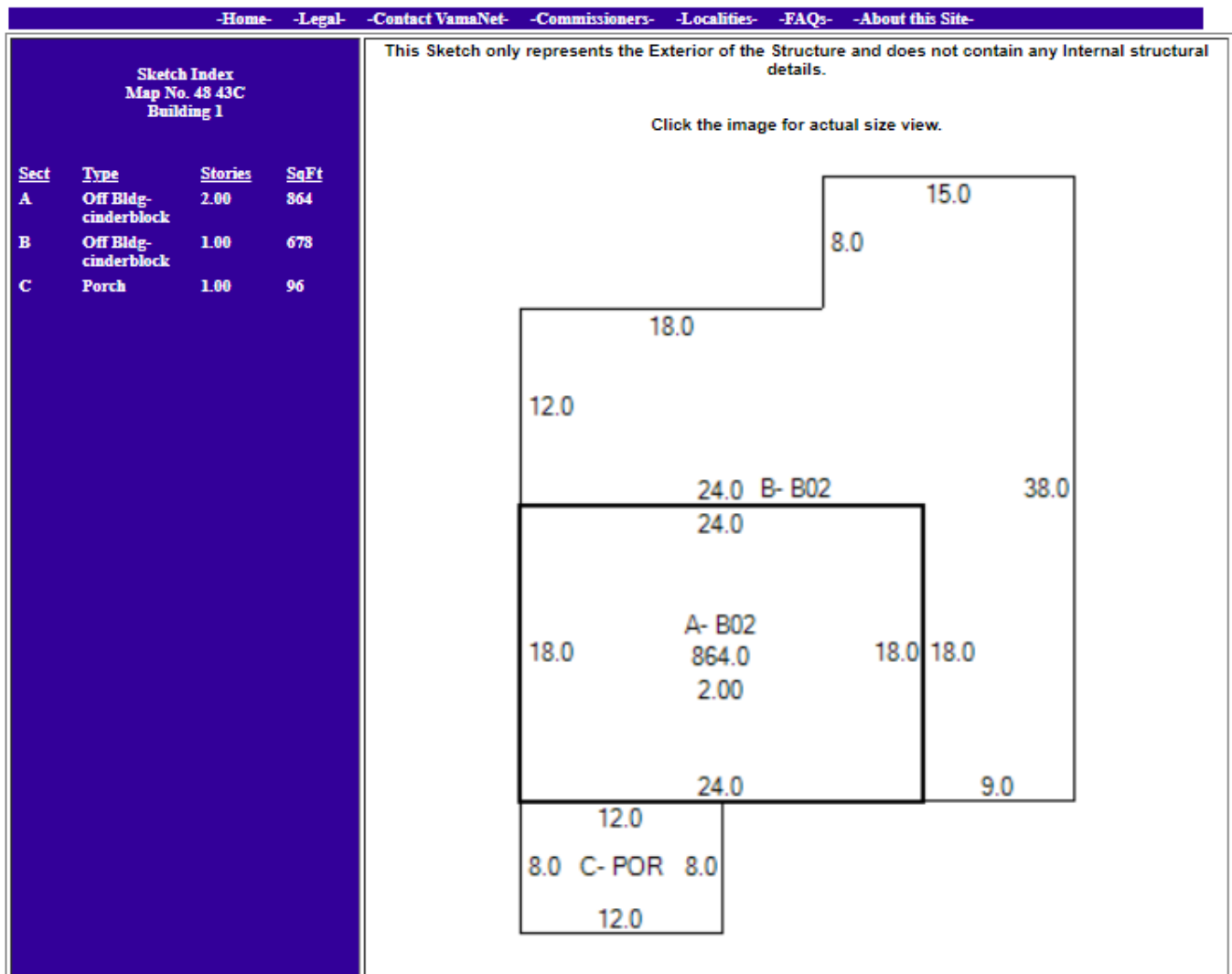
Physical Location:
 Not On File

Magisterial District:
 Madison County

All Values Rounded to nearest 100

[-Property Information-](#) [-Sales Information-](#)

If you encounter any difficulties with this site, please e-mail the [Webmaster](#).
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Building Information - Building #1 - Tax Map# 48 43C

Exterior Information:

Year Built:	1900
Occupancy Type:	Exempt
Foundation:	Concrete
Ext. Walls:	Vinyl
Roofing:	Metal
Roof Type:	Gable
Garage:	None
Carport:	None

Interior Information:

Story Height:	2.00
# of Rooms:	6
# of Bedrooms:	2
Full Bathrooms:	1
Half Bathrooms:	None
Building Sq. Ft.:	1542
Basement Sq.Ft.:	None
Fin. Bsmt Sq. Ft.:	None
Interior Walls:	Plaster
Floors:	Wood
Heating:	B. Board
A/C:	No

Site Information:

Zoning Type:	A1
Terrain Type:	On
Character:	Rolling/sloping
Right of Way:	Public
Easements:	Paved
Water:	Well
Sewer:	Septic
Electric:	Yes
Gas:	No
Fuel Type:	Electric
Fireplace:	None
Stacked Fireplace:	None
Flues:	1
Metal Flues:	None
Stacked Flues:	None
Inop Flue/FP:	None
Gas Log FP:	None

Other Improvements - Tax Map# 48 43C

Description:	Parent Building:	Size in Sq. Ft.	Improvement Value - \$
Barn-frame	Building 1	3600	12,600
Silo-conc	Building 1	N/A	No Value
Crib Frame	Building 1	N/A	1,000
Irrigation System	Building 1	N/A	45,000
Pavilion	Building 1	2880	34,560
Shed-frame	Building 1	392	5,880
Concession Stand	Building 1	200	8,000
Bld-brick	Building 1	120	1,500
Shed-frame	Building 1	200	500
Lights-wd Pole@\$4k	Building 1	9	36,000
Shed-frame	Building 1	240	4,800
Shed-frame	Building 1	80	1,000
Shed-frame	Building 1	128	3,200
Stage	Building 1	384	5,760
Concess/restrms	Building 1	1080	32,400
Porch-att	Building 1	812	12,992
Picnic Shelt	Building 1	240	2,400
		Total Value:	\$ 207,600

Final Value Rounded to Nearest 100

Acresage Description - Tax Map# 48 43C

Description	Size in Acres	Lump Sum/Per Acre	Unit Value	Adj. %	Utility Value	Acresage Value
Exempt	1.000	Per Acre	40,000	.00	0	40,000
Exempt	96.882	Per Acre	8,000	.00	0	775,056
Exempt	50.000	Per Acre	6,000	.00	0	300,000
Exempt	21.000	Per Acre	5,000	.00	0	105,000
Exempt	13.000	Per Acre	5,000	.00	0	65,000
Total Value:						\$ 1,285,100
*rounded to the nearest 100						

"This Deed conveys real estate to an organization or person mentioned in § 58.1-811(3) and is exempt from recordation taxes."

Tax Map 48-43C

THIS DEED, made and entered into this 31st day of July, 2002, by and between JEAN CLORE DUSCH, JULIA C. CLORE, ROSLALIND CLORE COATES, RAYMOND LEE CLORE, JR., and EDITH CLORE GORE, Grantors, and BOARD OF SUPERVISORS OF MADISON COUNTY, VIRGINIA, Grantee, whose address is 414 North Main St., Madison, Va. 22727

WITNESSETH:

That for and in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the said Jean Clore Dusch, Julia C. Clore, Roslalind Clore Coates, Raymond Lee Clore, Jr. and Edith Clore Gore, Grantors, do hereby GRANT, BARGAIN, SELL, and CONVEY with GENERAL WARRANTY OF TITLE and ENGLISH COVENANTS OF TITLE unto the Board of Supervisors of Madison County, Virginia, Grantee, the following described real estate, to-wit:

All that certain tract or parcel of land with improvements thereon and appurtenances thereunto belonging, located in the former Rapidan Magisterial District, Madison County, Virginia, on the east side of Virginia Route 687, containing 181.882 acres, more or less, together with an outlet, 16.5 feet wide, to and from Virginia Route 626, as more particularly shown and described on a plat of boundary survey by Bruce W. Parker, L.S., dated September 6, 2001, and recorded in the Clerk's Office of the Circuit Court of Madison County, Virginia, in Plat Book 25, page 76.

AND BEING a portion of the property conveyed to Anna Carpenter Clore, by deed from Annie E. Carpenter, dated June 29, 1942, recorded in the Clerk's Office of the Circuit Court of Madison County, Virginia, in Deed Book 59, Page 52.

Annie E. Carpenter, conveyed a life interest in the above parcel of land to Anna Carpenter Clore, with remainder to "her children in fee simple, provided that the share of any one of such children who shall die without issue before their mother, shall go to the survivors." Anna Carpenter Clore died on August 8, 1999, leaving as her heirs at law the Grantors herein. (See the List of Heirs, Will Book 52, Page 672.) Anna Carpenter Clore was predeceased by one son, James Coleman Clore, who died without issue on May 3, 1976, (See Affidavit, Will Book 25, Page 353), and one daughter, Ann Clore Hale, who died without issue on August 30, 1982, (See List of Heirs, Will Book 52, Page 683).

This conveyance is made expressly subject to the easements, rights of way, conditions, restrictions and reservations contained in duly recorded deeds, plats and other instruments constituting constructive notice in the chain of title to the property hereby

Return to: Shackelford, Thomas E. Gregg
P.O. Box 871
Orange, VA 22960

conveyed, as the same may lawfully apply.

WITNESS the following signatures and seals.

Jean C. Dusch [Seal]
Jean Clore Dusch

Julia C. Clore [Seal]
Julia C. Clore

Rosalind C. Coates [Seal]
Rosalind Clore Coates

Raymond L. Clore Jr. [Seal]
Raymond Lee Clore, Jr.

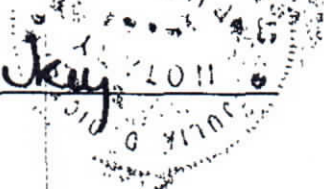
Edith Clore Gore [Seal]
Edith Clore Gore

STATE OF VIRGINIA
COUNTY OF MADISON, to-wit:

The foregoing deed was acknowledged before me the 2nd day of August, 2002,
by Jean Clore Dusch.

My commission expires: 2/28/05.

Julia D. Dickey
Notary Public

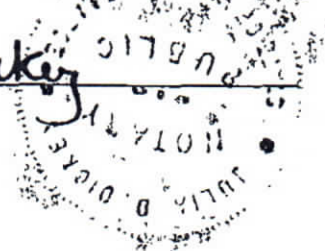


STATE OF VIRGINIA
COUNTY OF MADISON, to-wit:

The foregoing deed was acknowledged before me the 2nd day of August, 2002,
by Julia C. Clore.

My commission expires: 2/28/05.

Julia D. Dickey
Notary Public



STATE OF VIRGINIA
COUNTY OF MADISON, to-wit:

The foregoing deed was acknowledged before me the 31 day of July, 2002, by
Rosalind Clore Coates.

My commission expires: 2/28/05.

Julia D. Dickey
Notary Public

STATE OF VIRGINIA
COUNTY OF MADISON, to-wit:

The foregoing deed was acknowledged before me the 31 day of July, 2002, by
Raymond Lee Clore, Jr.

My commission expires: 2/28/05.

Julia D. Dickey
Notary Public

STATE OF VIRGINIA
COUNTY OF MADISON, to-wit:

The foregoing deed was acknowledged before me the 31 day of July, 2002, by
Edith Clore Gore.

My commission expires: 2/28/05.

Julia D. Dickey
Notary Public

ACCEPTANCE OF CONVEYANCE

I, Stephen L. Utz, County Administrator of Madison County, Virginia, having been
duly authorized to act on behalf of Madison County, Virginia, pursuant to a Resolution
attached hereto, do hereby accept conveyance of the real estate described in this deed
dated the 31st day of ~~August~~ ^{July}, 2002, from Jean Clore Dusch, Julia C. Clore,
Rosalind Clore Coates, Raymond Lee Clore, Jr. and Edith Clore Gore to the Board of
Supervisors of Madison County, Virginia.

Stephen L. Utz

Stephen L. Utz
County Administrator of Madison
County, Virginia

V. R. Shackelford, III

V. R. Shackelford, III
County Attorney of Madison
County, Virginia

STATE OF VIRGINIA
COUNTY OF ~~MADISON~~, to-wit:

Orange

The foregoing deed was acknowledged before me the 2nd day of August, 2002,
by Stephen L. Utz, County Administrator of Madison County, Virginia.

My commission expires: 2/29/04.

Lynn Goff
Notary Public



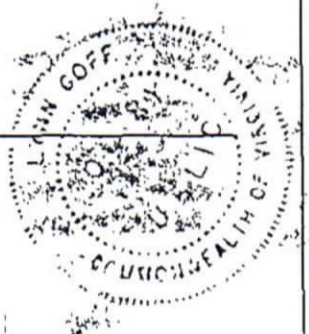
STATE OF VIRGINIA
COUNTY OF ~~MADISON~~, to-wit:

Orange

The foregoing deed was acknowledged before me the 2nd day of August, 2002,
by V. R. Shackelford, III, County Attorney for the County of Madison, Virginia.

My commission expires: 2/29/04.

Lynn Goff
Notary Public



PREPARED BY: Berry & Early
Madison, VA 22727

R E S O L U T I O N

WHEREAS, the Board of Supervisors of Madison County, Virginia desires to appoint a person authorized to act on its behalf to accept conveyance of certain real estate to be conveyed to it pursuant to a certain contract dated March 1, 2002, between it as Purchaser and Julia C. Clore, Rosalind C. Coates, Raymond L. Clore, Jr., Edith Clore Gore and Jean C. Dusch, as Seller:

NOW THEREFORE, be it resolved that Stephen L. Utz, County Administrator of Madison County, Virginia, be, and he hereby is authorized to accept conveyance by Julia C. Clore, Rosalind C. Coates, Raymond L. Clore, Jr., Edith Clore Gore and Jean C. Dusch of the following described real estate, to wit:

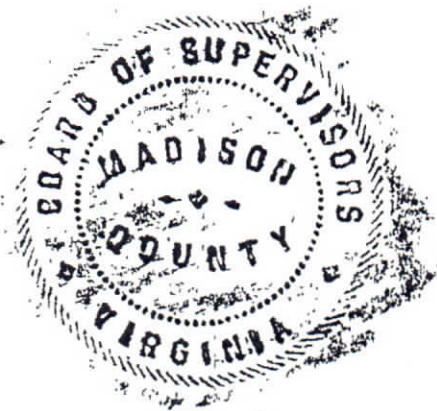
All that certain tract or parcel of land with improvements thereon and appurtenances thereunto belonging, located in the former Rapidan Magisterial District, Madison County, Virginia, on the east side of Virginia Route 687, containing 181.882 acres, more or less, together with an outlet, 16.5 feet wide, to and from Va. Route 626, as more particularly shown and described on a plat of boundary survey by Bruce W. Parker, L.S., dated September 6, 2001.
TM 48-43C

Adopted this 30th day of July, 2002.

MADISON COUNTY BOARD OF SUPERVISORS

By: 

Chairman, Board of Supervisors of
Madison County, Virginia

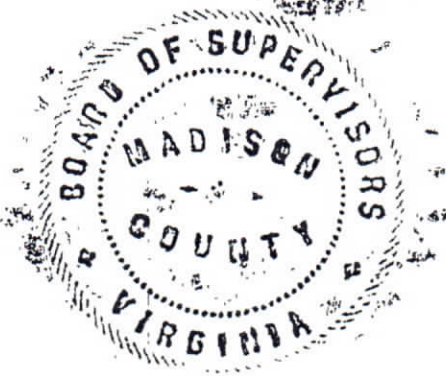


Adopted by the Board of Supervisors of Madison
County, Virginia, on July 30, 2002.

<u>Vote</u>	<u>Aye:</u>	<u>Nay:</u>	<u>Abstain:</u>
David C. Jones	<u>✓</u>	<u> </u>	<u> </u>
James R. Hale	<u>✓</u>	<u> </u>	<u> </u>
James L. Arrington	<u>✓</u>	<u> </u>	<u> </u>
William L. Crigler	<u>✓</u>	<u> </u>	<u> </u>
George Volchansky	<u>✓</u>	<u> </u>	<u> </u>

Stephen L. Utz
Stephen L. Utz,
Madison County Administrator

C:\Lynn's Documents\MC\Resolution\Estes.doc



INSTRUMENT #020001839
RECORDED IN THE CLERK'S OFFICE OF
MADISON ON
AUGUST 2, 2002 AT 01:28PM
\$800.00 GRANTOR TAX WAS PAID AS
REQUIRED BY SEC 58.1-802 OF THE VA. CODE
STATE: \$400.00 LOCAL: \$400.00
CAROLINE WATTS, CLERK

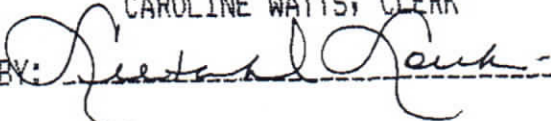
BY: Amanda D. Long (DC)

MADISON
COUNTY, VA
DEED NO. 010001977

This document is a plat recorded

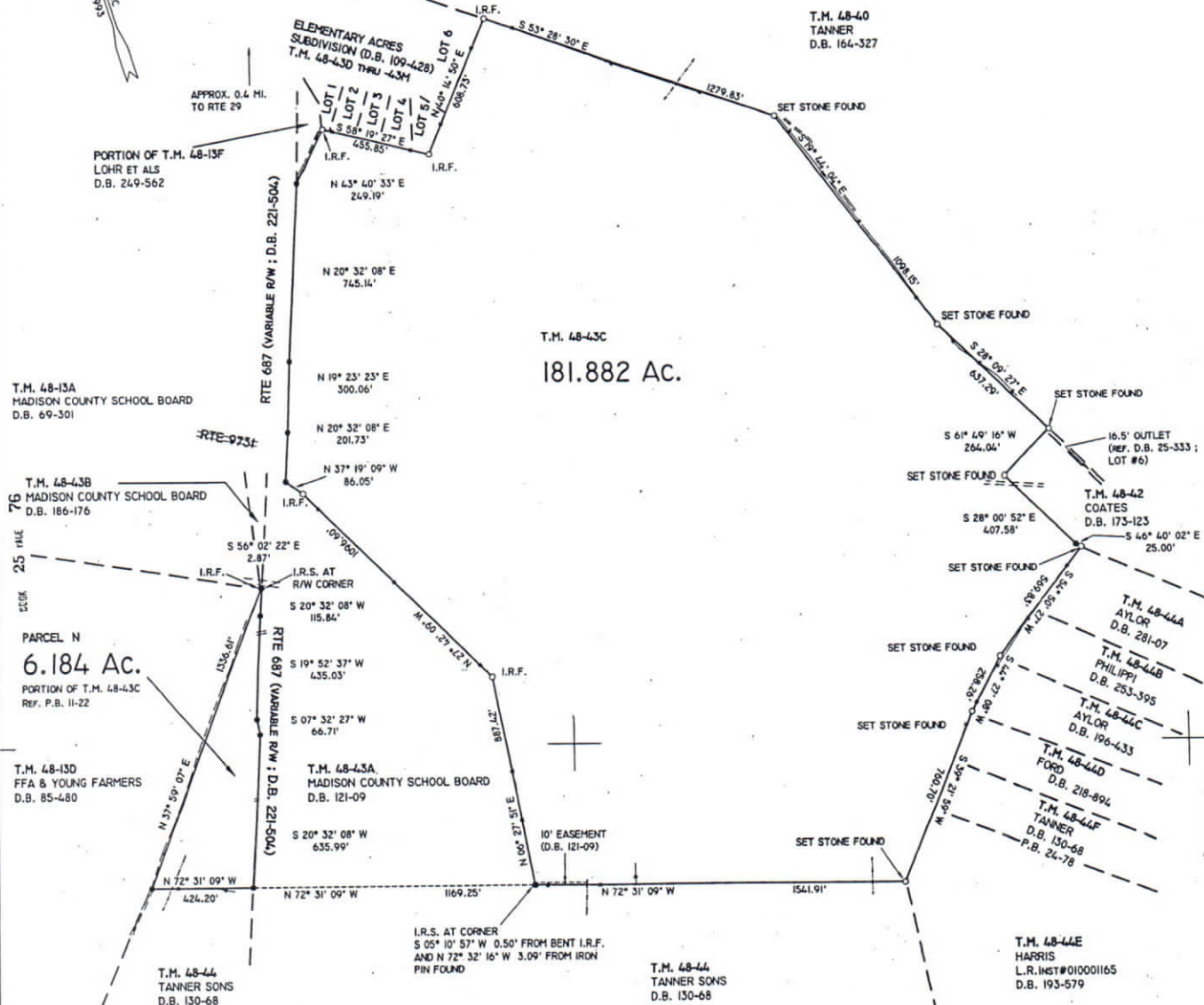
in Plat Book 25 Page 76

INSTRUMENT #010001977
RECORDED IN THE CLERK'S OFFICE OF
MADISON ON
OCTOBER 10, 2001 AT 11:25AM
CAROLINE WATTS, CLERK

BY:  (DC)

MADISON
COUNTY
CLERK'S
OFFICE
00001977

BOOK 25 PAGE 76



NOTES

NO TITLE REPORT FURNISHED

EASEMENTS, IMPROVEMENTS, AND ENCROACHMENTS NOT SHOWN MAY EXIST

UTILITIES NOT LOCATED

PARCEL N, AS SHOWN HEREON, IS CURRENTLY CARRIED ON THE TAX RECORDS OF MADISON COUNTY AS A PORTION OF T.M. 48-43C. THIS PLAT SERVES TO IDENTIFY SAID *PARCEL N* AS A SEPARATE TRACT OF LAND, PREVIOUSLY APPROVED BY MADISON COUNTY (7/21/87) AND RECORDED IN P.B. 11-22 (7/21/87).

• = I.R.S. = IRON ROD SET I.R.F. = IRON ROD FOUND I.P.F. = IRON PIPE FOUND

— = FENCE LINE (INTERIOR FENCES NOT LOCATED)

— = CENTERLINE OF CREEK

== = EXISTING ROAD OR ROADBED



BOOK 25 PAGE 76

PLAT OF BOUNDARY SURVEY:

RAYMOND LEE CLORE, JR. ET ALS PROPERTY

T.M. 48-43C; W.B. 52-668, REF. D.B. 59-52, P.B. 2-489

FORMER RAPIDAN MAGISTERIAL DISTRICT

MADISON COUNTY, VA.

SCALE: 1" = 300'

FIELD SURVEYED: 02/06/2001 - 7/11/2001

PLAT: 9/06/2001

BRUCE W. PARKER WOLFTOWN, VA. (540) 948-4986

Owners: Raymond Lee Clore, Jr.
Mabel B. Clore
Jean C. Dusch
Julia C. Clore
Rosalind C. Coates
Hugh R. Coates
Edith C. Gore
Lloyd Winfrey Gore

INSTRUMENT #010001977
RECORDED IN THE CLERK'S OFFICE OF
MADISON COUNTY, VA.
OCTOBER 10, 2001 AT 11:25AM
CAROLINE WATTS, CLERK

BY: *[Signature]* IDC

Return: Mabel B. Clore
PO Box 153
Bryantwood, VA 22715

0820

FAA 1A Survey and FAA Determination



Causeway Consultants, P.C.
Land Surveyors

P.O. BOX 15039
CHESAPEAKE, VA. 23328
PHONE: 757-482-0474

FAA 1A SURVEY CERTIFICATION

Applicant: Motorola

Site Name: PARKS AND REC

Site Address: #199 Primary School Drive, Madison, VA 22727

Horizontal Datum: NAD 83 GPS Survey

Vertical Datum: NAVD 88 GPS Survey

Structure Type: Proposed 195' (AGL) Self Support Tower

Latitude: N 38° - 21' - 47.9289" 38.3633136°

Longitude: W 78° - 15' - 23.0731" 78.2564092°

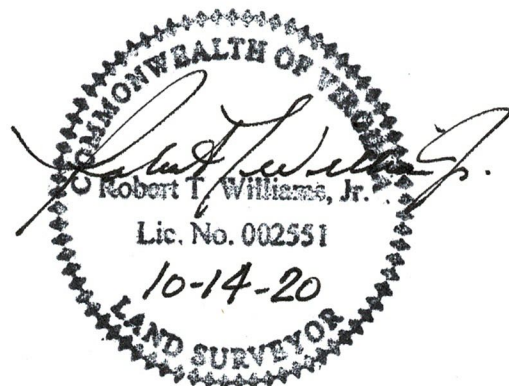
Ground Elevation: 617.1' AMSL

Certification: I certify that based on GPS surveys using NGS CORS reference stations the latitude of 38° - 21' - 47.9289" N and the longitude of 78° - 15' - 23.0731" W are accurate to within +/- 15 feet horizontally, and that the site elevation of 617.1' AMSL is accurate to within +/- 3 feet vertically. The horizontal datum (coordinated) are in terms of the North American Datum of 1983/86 (NAD 83/86) and are expressed in degrees, minutes and seconds, to the nearest hundredth of a second. The vertical datum (heights) are in terms of the North American Vertical Datum of 1988 and are determined to the nearest foot.

Company: Causeway Consultants, P.C.

Date: October 14, 2020

Surveyor: Robert T. Williams, Jr.





Mail Processing Center
Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Group
10101 Hillwood Parkway
Fort Worth, TX 76177

Aeronautical Study No.
2021-AEA-2000-OE

Issued Date: 03/01/2021

Brian Gordon
Madison County
107 Church Street
Madison, VA 22727

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure:	Antenna Tower Parks and Rec
Location:	Madison, VA
Latitude:	38-21-47.93N NAD 83
Longitude:	78-15-23.07W
Heights:	617 feet site elevation (SE) 199 feet above ground level (AGL) 816 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed in accordance with FAA Advisory circular 70/7460-1 M.

This determination expires on 09/01/2022 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.
- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, effective 21 Nov 2007, will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA. This determination includes all previously filed frequencies and power for this structure.

If construction or alteration is dismantled or destroyed, you must submit notice to the FAA within 5 days after the construction or alteration is dismantled or destroyed.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

A copy of this determination will be forwarded to the Federal Communications Commission (FCC) because the structure is subject to their licensing authority.

If we can be of further assistance, please contact our office at (847) 294-8084, or justin.hetland@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2021-AEA-2000-OE.

Signature Control No: 468980927-471055324

(DNE)

Justin Hetland
Technician

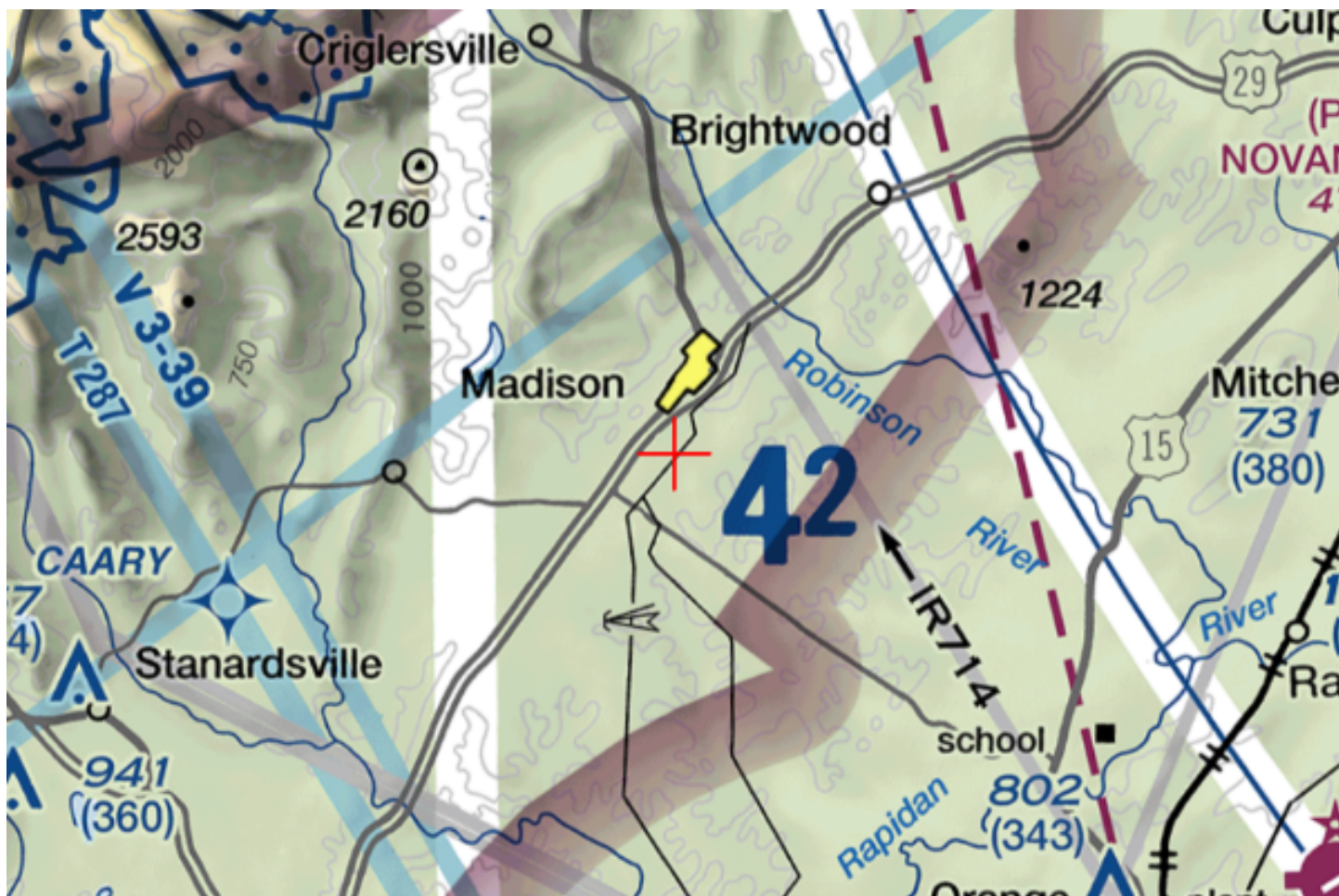
Attachment(s)
Frequency Data
Map(s)

cc: FCC

Frequency Data for ASN 2021-AEA-2000-OE

LOW FREQUENCY	HIGH FREQUENCY	FREQUENCY UNIT	ERP	ERP UNIT
10	11.7	GHz	42	dBW
614	698	MHz	2000	W





Notice to Other Wireless Providers



TOTALLY COMMITTED. 

March 1, 2021

Stefanie M. Lewis
Verizon Wireless
1831 Rady Court
Richmond, VA 23222

RE: Madison County Site: Parks and Rec
199 Primary School Drive
Madison, VA 22727

Dear Ms. Lewis:

Pursuant to the requirements of the Madison County, Virginia Zoning Ordinance, we are hereby providing you with notice of our intent to meet with County staff in a pre-application conference to discuss the location of a free-standing wireless communication facility (WCF) that would be located at 199 Primary School Drive, Madison County, VA 22727, Tax Map 48-43C (Latitude 38° 21' 47.9289" N, Longitude -78° 15 23.0731" W).

In general, we plan to construct an antenna support structure approximately 195 feet in height for co-location of multiple wireless service providers.

Please inform County staff if you have any desire for placing additional WCF or equipment within 2 miles of our proposed facility. Please provide us with this information within 20 business days after the date of this letter.

If you have any questions, you can contact me at 804.456.6799 or at ekiser@nbcllc.com.

Sincerely,

A handwritten signature in black ink, appearing to read 'Elisha A. Kiser'.

Elisha A. Kiser
Site Acquisition Manager



TOTALLY COMMITTED. 

March 1, 2021

Jesse Bird
AT&T Mobility
7150 Standard Drive
Hanover, MD 21076

RE: Madison County Site: Parks and Rec
199 Primary School Drive
Madison, VA 22727

Dear Mr. Bird:

Pursuant to the requirements of the Madison County, Virginia Zoning Ordinance, we are hereby providing you with notice of our intent to meet with County staff in a pre-application conference to discuss the location of a free-standing wireless communication facility (WCF) that would be located at 199 Primary School Drive, Madison County, VA 22727, Tax Map 48-43C (Latitude 38° 21' 47.9289" N, Longitude -78° 15' 23.0731" W).

In general, we plan to construct an antenna support structure approximately 195 feet in height for co-location of multiple wireless service providers.

Please inform County staff if you have any desire for placing additional WCF or equipment within 2 miles of our proposed facility. Please provide us with this information within 20 business days after the date of this letter.

If you have any questions, you can contact me at 804.456.6799 or at ekiser@nbcllc.com.

Sincerely,

A handwritten signature in black ink, appearing to read 'Elisha A. Kiser', written over a light blue horizontal line.

Elisha A. Kiser
Site Acquisition Manager



TOTALLY COMMITTED.



March 1, 2021

Debbie Balser
Shentel
1150 Shenandoah Village Drive
Waynesboro, VA 22980

RE: Madison County Site: Parks and Rec
199 Primary School Drive
Madison, VA 22727

Dear Ms. Balser:

Pursuant to the requirements of the Madison County, Virginia Zoning Ordinance, we are hereby providing you with notice of our intent to meet with County staff in a pre-application conference to discuss the location of a free-standing wireless communication facility (WCF) that would be located at 199 Primary School Drive, Madison County, VA 22727, Tax Map 48-43C (Latitude 38° 21' 47.9289" N, Longitude -78° 15 23.0731" W).

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If you have any questions, you can contact me at 804.456.6799 or at ekiser@nbcllc.com.

Sincerely,

A handwritten signature in black ink, appearing to read 'E. Kiser'.

Elisha A. Kiser
Site Acquisition Manager



TOTALLY COMMITTED. 

March 1, 2021

Tina Harris
200 Westgate Parkway, Suite 200
Richmond, VA 23233

RE: Madison County Site: Parks and Rec
199 Primary School Drive
Madison, VA 22727

Dear Ms. Harris:

Pursuant to the requirements of the Madison County, Virginia Zoning Ordinance, we are hereby providing you with notice of our intent to meet with County staff in a pre-application conference to discuss the location of a free-standing wireless communication facility (WCF) that would be located at 199 Primary School Drive, Madison County, VA 22727, Tax Map 48-43C (Latitude 38° 21' 47.9289" N, Longitude -78° 15 23.0731" W).

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Sincerely,


A handwritten signature in black ink, appearing to read 'Elisha A. Kiser', written over a light blue horizontal line.

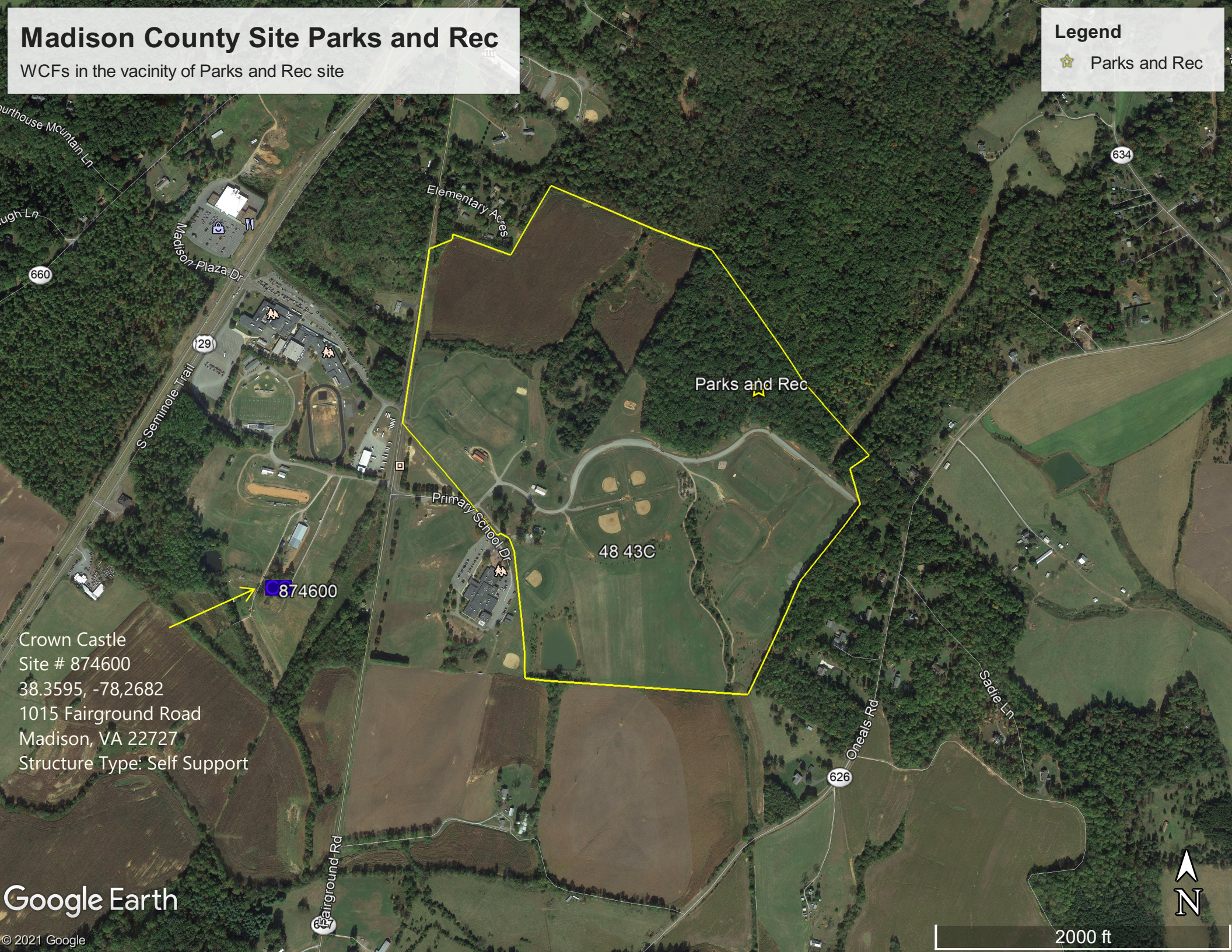
Elisha A. Kiser
Site Acquisition Manager

Madison County Site Parks and Rec

WCFs in the vicinity of Parks and Rec site

Legend

 Parks and Rec



Crown Castle
Site # 874600
38.3595, -78.2682
1015 Fairground Road
Madison, VA 22727
Structure Type: Self Support



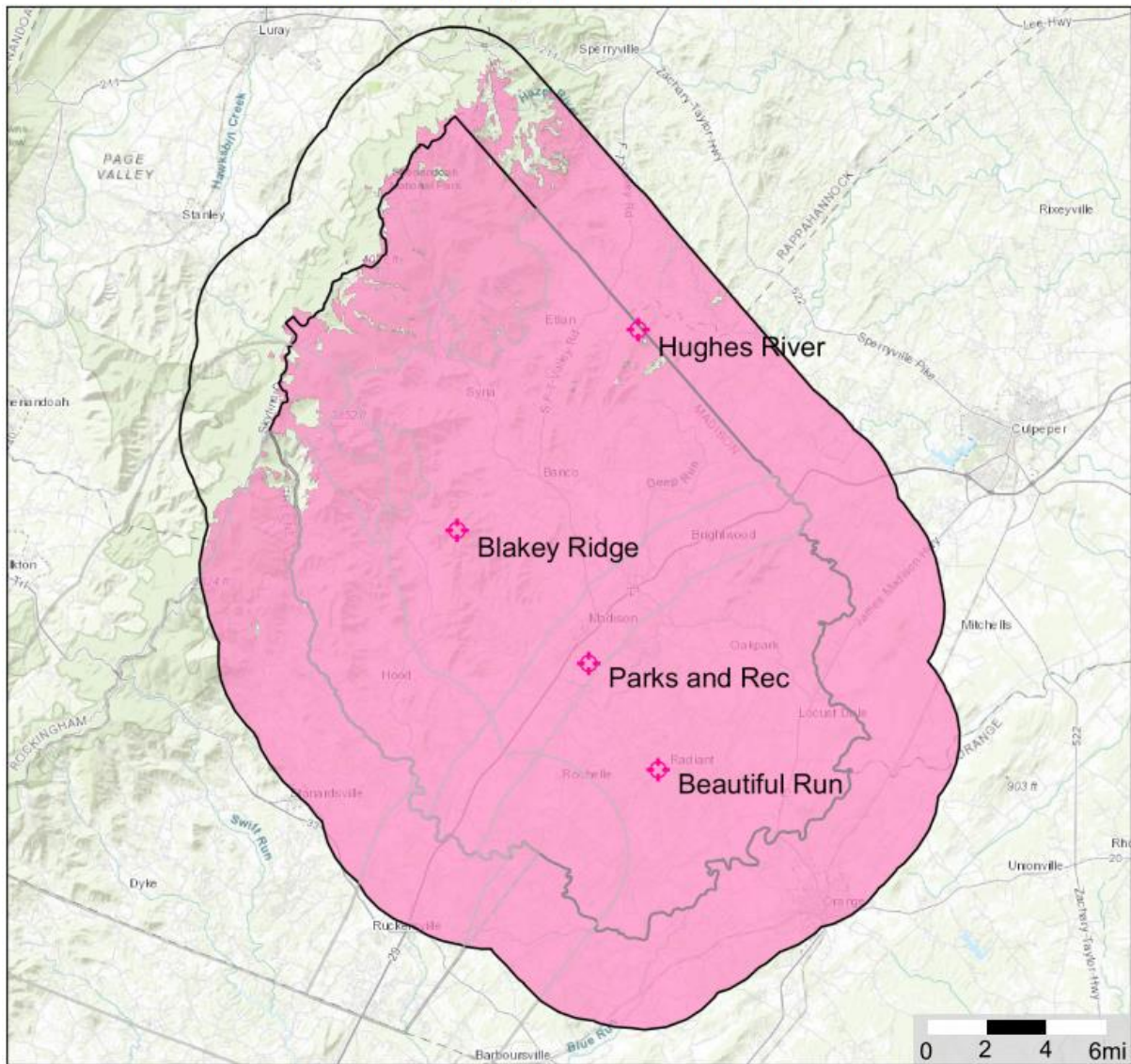
Per section 14-13-10

A radio frequency propagation plot, indicating the coverage of the applicant's existing WCF sites, coverage prediction and design radius, together with a certification from the applicant's radio frequency engineer that the proposed facility's coverage or capacity potential cannot be achieved by any higher-ranked alternative; and a map showing the Public Safety network design.

Site Name	Blakey Ridge	Beautiful Run	Hughes River
Latitude	38°25'39.5"N	38°18'43.0"N	38°31'28.00"N
Longitude	78°20'15.0"W	78°12'49.1"W	78°13'33.40"W
Antenna Model	COL54-160	COL54-160	COL54-160
Power (Watts)	20	56.64	56.91
Antenna Model	COL54-160	COL54-160	COL54-160
Power (Watts)	Receive Only	Receive Only	Receive Only
MW Dish Model	PAD6-W57B	PAD6-W57B	PAD6-W57B
Power (Watts)	6531	6531	6531
MW Dish Model	PAD6-W57B	PAD6-W57B	
Power (Watts)	6531		
MW Dish Model	PAD6-W57B		
Power (Watts)	6531		



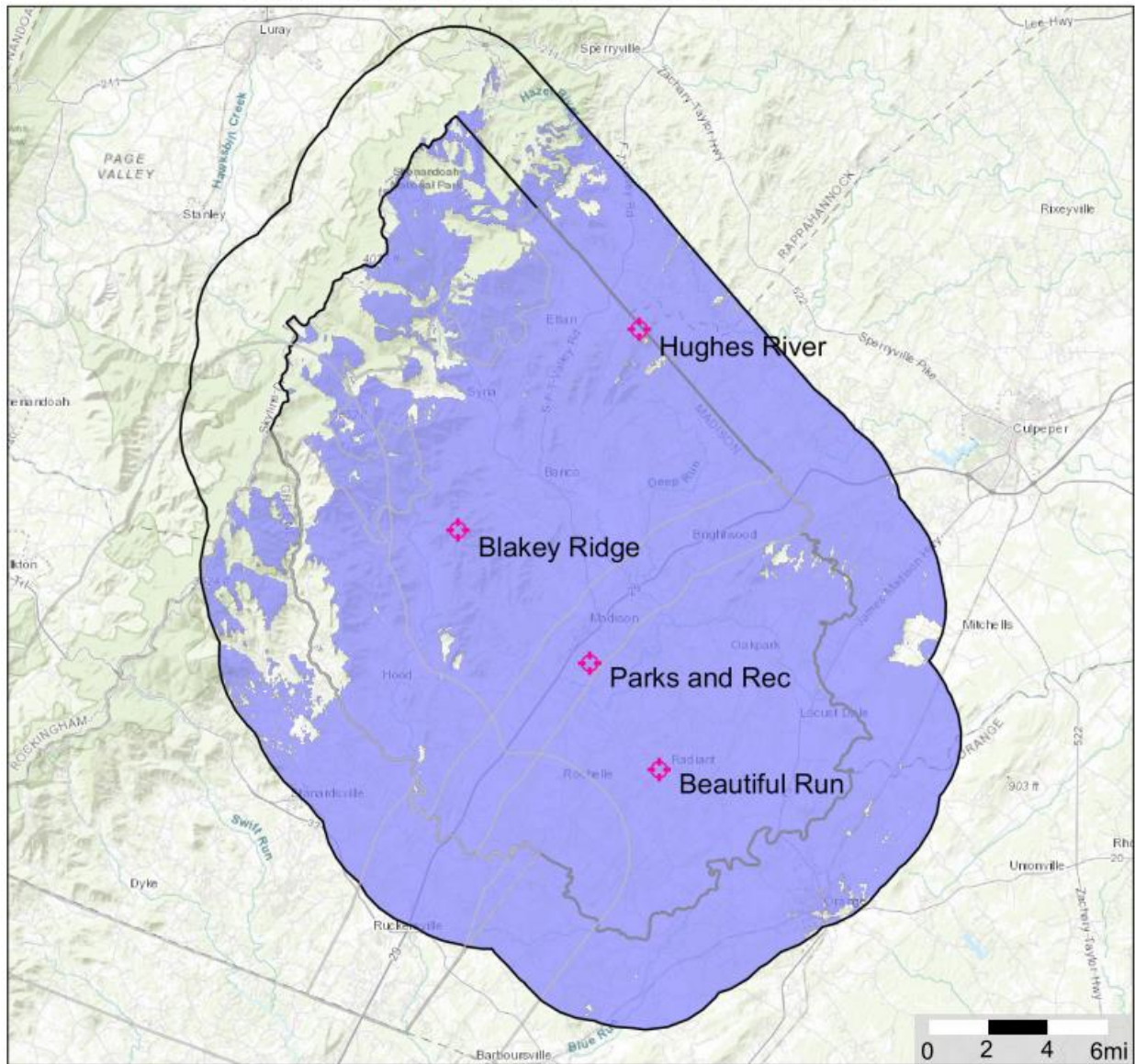
Madison County, VA: Mobile - Roundtrip*



*Informational Purposes Only



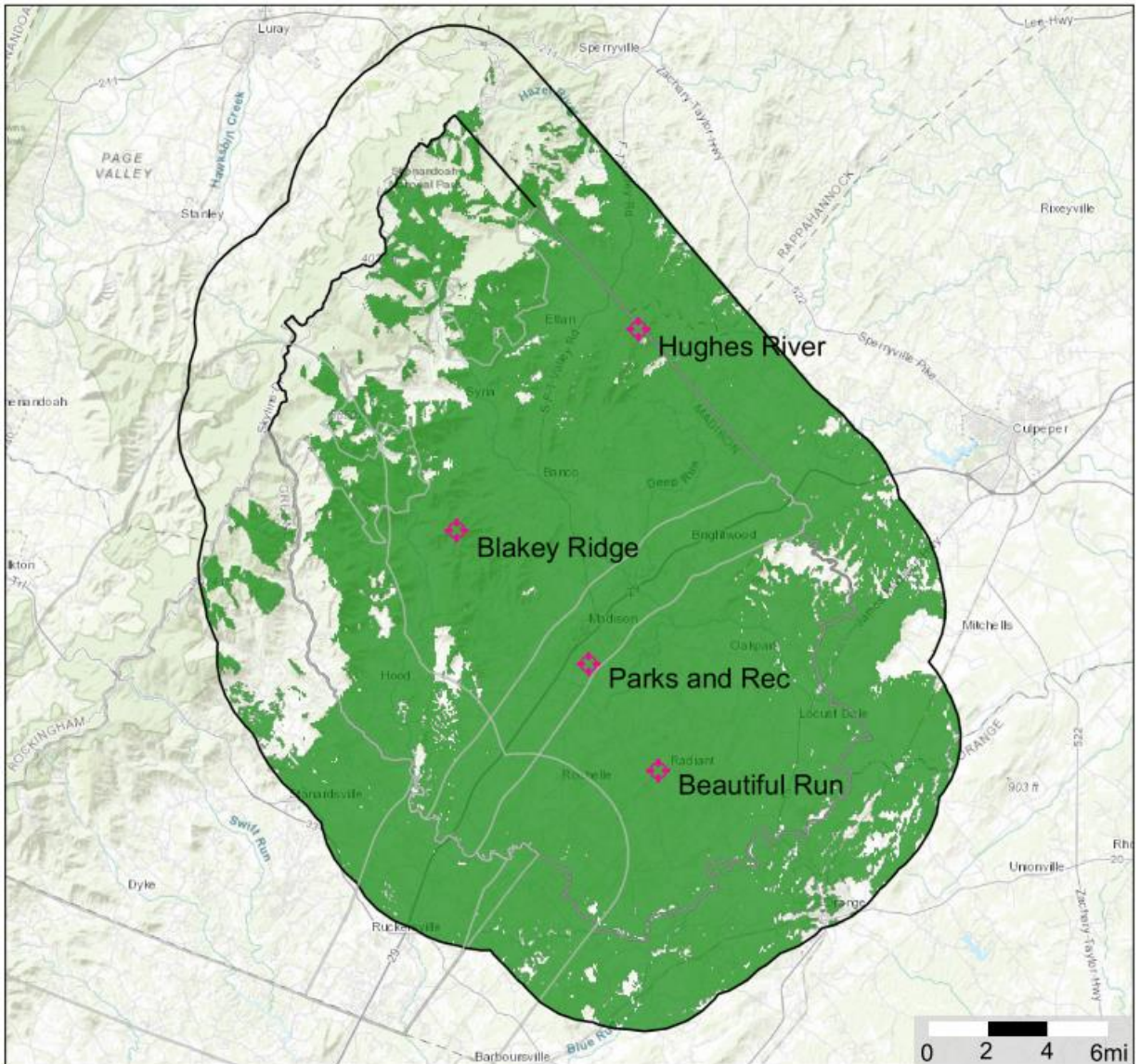
Madison County, VA: Portable - On Street - Roundtrip*



On the ground and on the map



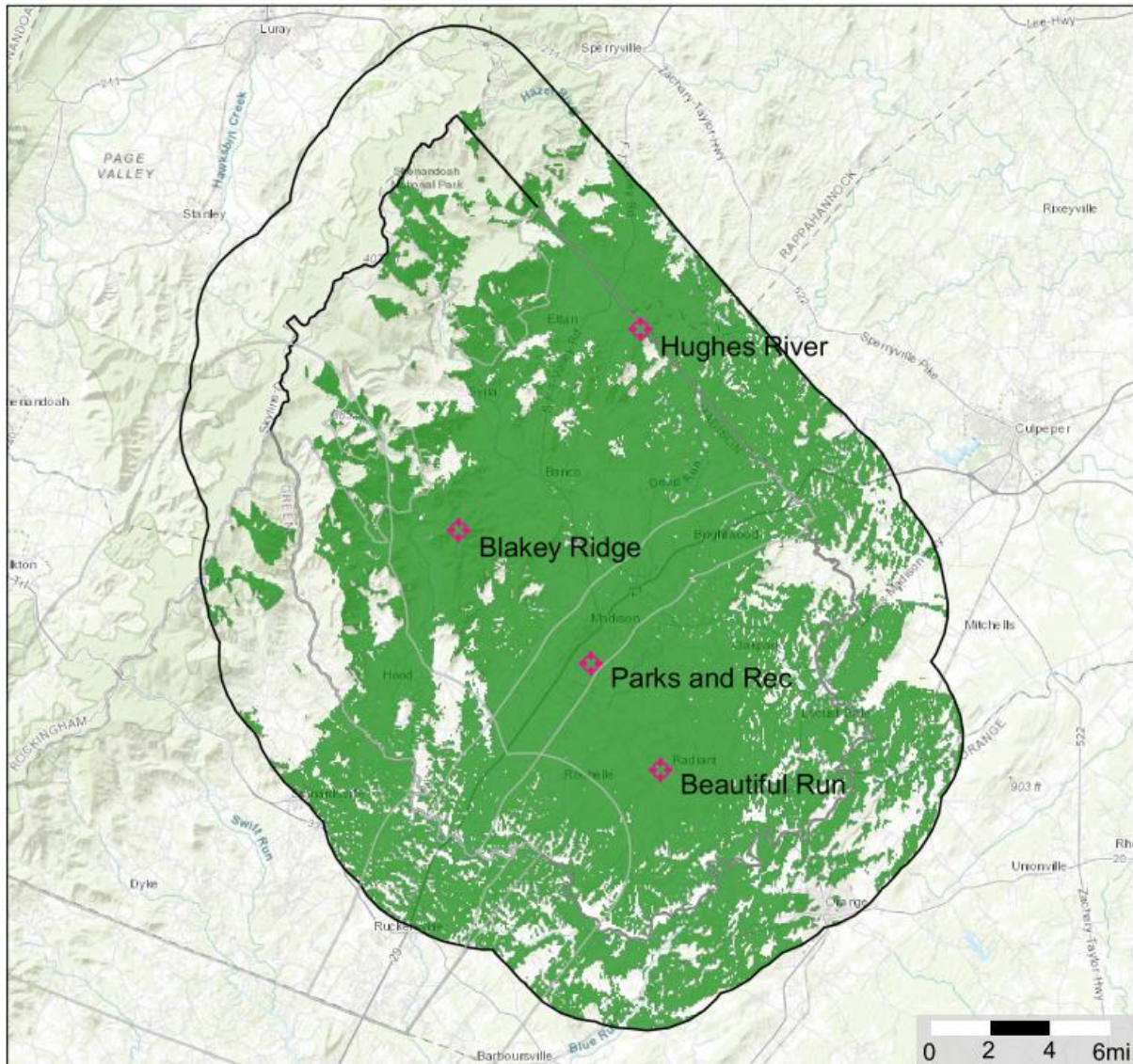
Madison County, VA: Portable - 6dB Building - Roundtrip*



OnOff aOnal POnOnOn nOn



Madison County, VA: Portable - 12dB Building - Roundtrip *



OnOr aOnal POrOOeOn nO

Map Number	Owner	Co-Owner	Mailing Address 1	Mailing Address 2	Mailing City	Mailing State	Mailing Zip
48-13A	SCHOOL BOARD OF MADISON CO	HIGH SCHOOL					
48-13D	FFA TRUSTEES MADISON CO CHAPTER & T	YOUNG FARMERS OF MADISON ATT: RJ NO			MADISON	VA	22727
48-13E	DANIEL, GAIL C		118 LEWIS DR		RUCKERSVILLE	VA	22968
48-13F	LOHR, NEWTON GORDON & LOHR, STEPHEN	ELMER ET ALS	2499 THRIFT RD		MADISON	VA	22727
48-13K	FFA TRUSTEES MADISON CO & TRUSTEES	YOUNG FARMERS OF MADISON	C/O CROWN CASTLE	PMB 353 4017 WASHINGTON RD	MCMURRAY	PA	15317
48-22A	YOWELL, WILLIAM CHRISTOPHER		41 FRONTAGE RD		MADISON	VA	22727
48-22B	HAYNES, ELWOOD R SR OR JOAN E		71 S FRONTAGE RD		MADISON	VA	22727
48-22C	HAYNES, ELWOOD R SR OR JOAN E		71 S FRONTAGE RD		MADISON	VA	22727
48-22D	MALLORY, TONY DAVIS OR LYNDA LEE		409 WILLS CREEK DR		BRUNSWICK	MD	21716
48-32	LEWIS, CHARLES A & LEWIS, RICHARD R		151 LUTHER LANE		MADISON	VA	22727
48-32H	SMITH, PAULA E & WILLIAMS, MARIAN V		117 FRANKLIN ST NE APT 114		WASHINGTON	DC	20002
48-32I	WILLIAMS, DEBORAH		1436 ELLSMERE AVE		LOS ANGELES	CA	90019
48-32O	HOLLY, LILLIAN TURNER		12619 POINT CANYON		SAN ANTONIO	TX	78253
48-33	FRYE-WILLIAMS, SHARON R ET ALS		5418 SHERMAN OAKS CT		HAYMARKET	VA	20169
48-33B	HOLLY, LILLIAN TURNER		12619 POINT CANYON		SAN ANTONIO	TX	78253
48-34	BATEN, EDWARD D		2332 FARIMOUNT AVE UNIT B		PHILADELPHIA	PA	19130
48-34A	SCHOOL BOARD OF MADISON CO	ELEM SCHOOL					
48-39	ESSEX, GLORIA DIANE ET ALS		1453 ONEALS RD		MADISON	VA	22727
48-39A	TANNER, JOAN R OR MCDANIEL, KAREN E		1415 ONEALS RD		MADISON	VA	22727
48-39B	JOHNSON, RONALD LEE & JOHNSON,	JAMES R & PIERCY, JANICE JOHNSON	2449 REPTON MILL RD		ARODA	VA	22709
48-40	TANNER, JOAN R		1220 SHELBY RD		MADISON	VA	22727
48-40A	TURNER, W BEVERLY OR BRENDA T		PO BOX 129		MADISON	VA	22727
48-41	BROADY, DARLENE ANNETTE		PO BOX 312		MADISON	VA	22727
48-41B	FOSTER, MICHAEL OR STEADLE-FOSTER,	LINDA	1570 FAIRGROUND ROAD		MADISON	VA	22727
48-41C	JOHN, NORRIS E OR KAREITHA N		1616 FAIRGROUND RD		MADISON	VA	22727
48-42	COATES, KENNETH W		PO BOX 38		WOLFTOWN	VA	22748
48-43	WASHINGTON, CLARENCE DANIEL ET ALS		6403 DRY BARLEY LANE		COLUMBIA	MD	21045
48-43A	MADISON CO SCHOOL BOARD						
48-43B	SCHOOL BOARD OF MADISON CO						
48-43D	RUFFNER, ALICE MARIE		1900 INGLEWOOD DR APT A		CHARLOTTESVILLE	VA	22901
48-43E	ROY, DEBRA V ET ALS		71 ELEMENTARY ACRES		MADISON	VA	22727
48-43F	DANDENEAU, ROLAND P OR ANTONIA	MICHELLE	85 ELEMENTARY ACRES		MADISON	VA	22727
48-43G	MYLES, SAMUEL & WAITE, MARGIE &	ROBERTSON, BRENDA	10139 CAMPUS WAY SOUTH		UPPER MARLBORO	MD	20774
48-43H	WARD, MARGARET ANN		PO BOX 1021		MADISON	VA	22727
48-43I	JASPER, COOLIDGE H & SARAH E		88 ELEMENTARY ACRES		MADISON	VA	22727
48-43J	STINNIE, CHARLOTTE OLIVIA & BLAKEY,	DEMOND HARDING	1169 MONTGOMERY AVE #2		STAUNTON	VA	24401
48-43K	SMITH, STACEY P		70 LUTHER LN		MADISON	VA	22727
48-43L	HARGROVE, FELICIA ET ALS		28 ELEMENTARY ACRES		MADISON	VA	22727
48-43M	ORANGE, ROY GILBERT JR L/E & ORANGE	ROY GILBERT III OR FLORAZELLA LENOR	1450 FAIRGROUND RD		MADISON	VA	22727
48-43N	GORE, WENDELL M OR JULIA		12722 POPLAR FOREST DR		RICHMOND	VA	23233
48-44	TANNER, NANCY F TRUSTEE		542 FAIRGROUND ROAD		MADISON	VA	22727
48-44A	AYLOR, DONALD M		1315 ONEALS RD		MADISON	VA	22727
48-44B	PHILIPPI, MARY B		1267 ONEALS RD		MADISON	VA	22727
48-44C	AYLOR, R KENT OR SUE C		1215 ONEALS RD		MADISON	VA	22727
48-44D	LILLARD, JAMES WADE		1163 ONEALS ROAD		MADISON	VA	22727
48-44E	HARRIS, M CARLTON OR LESLIE L		961 ONEALS RD		MADISON	VA	22727
48-44F	HANCOCK, JASON		1099 ONEALS RD		MADISON	VA	22727
48-87	A C LIMITED PARTNERSHIP		PO BOX 475		MADISON	VA	22727
48-87A	A C LIMITED PARTNERSHIP		PO BOX 475		MADISON	VA	22727
48-87B	UTZ, MATTHEW B OR TABITHA V		231 CARRIAGE LANE		MADISON	VA	22727
48-87C	YOUNG, NANCY L TRUSTEE		132 WYNGATE DR		BARBOURSVILLE	WV	25504
48-87D	FRANKLIN, STEVE A OR TARA A		1148 ONEALS RD		MADISON	VA	22727
48-87E	A C LIMITED PARTNERSHIP		PO BOX 475		MADISON	VA	22727
48-87J	KEITHLEY, CAROLYN B & KEITHLEY,	PAUL TRUSTEES	15 SADIE LN		MADISON	VA	22727
49-40	HOSSAIN, AFZAL OR PARVEEN, NASIMA		1540 OYAMA DR		SAN JOSE	CA	95131

ORANGE COUNTY REVIEW
GREENE COUNTY RECORD
The Madison Eagle

Advertising Affidavit

P.O. Box 589
Orange, Virginia 22960
(540) 672-1266

Account Number

6077645

Date

January 4, 2021

NETWORK BUILDING + CONSULTING
4435 WATERFRONT DRIVE, SUITE 100
GLEN ALLEN, VA 23060

Date	Category	Description	Ad Size	Total Cost
01/09/2021	Legal Notices	PUBLIC NOTICE Madison County is applying for a Special Use	1 x 25 L	322.00

PUBLIC NOTICE

Madison County is applying for a Special Use Permit to construct a 199-foot lattice tower structure located near 335 Hoover Ridge, Madison, Virginia (N38° 21' 47.9289"; W78° 15' 23.0731"). The telecommunications facility will enhance the public safety system for Madison County. To allow neighbors and other interested parties to assess the proposed installation, Madison County will fly a balloon on site at the proposed height of the tower on January 14th. We value your input, and hope that you will view the balloon and reach out with questions or feedback. In the event of inclement weather, the balloon test will be rescheduled for January 18th.

**Publisher of the
Madison Co Eagle**

This is to certify that the attached PUBLIC NOTICE Madison Co was published by the in Madison Co Eagle the county of Madison, in the State of Virginia, on the following dates:

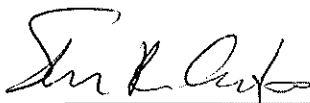
12/24, 12/31/2020

The First insertion being given ... 12/24/2020

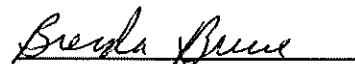
Newspaper reference: 0001168125

Sworn to and subscribed before me this

Monday, January 4, 2021



Notary Public



Billing Representative

Sharon R Carsten

NOTARY PUBLIC

Commonwealth of Virginia

State of Virginia-County of Hanover

My Commission expires

Notary Registration Number 329549
Commission Expires July 31 2021

THIS IS NOT A BILL. PLEASE PAY FROM INVOICE. THANK YOU

The Daily Progress

Advertising Affidavit

Account Number

6077645

P.O. Box 9030
Charlottesville, Virginia 22906
(434) 978-7215

Date

January 4, 2021

NETWORK BUILDING + CONSULTING
4435 WATERFRONT DRIVE, SUITE 100
GLEN ALLEN, VA 23060

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Publisher of the Daily Progress

This is to certify that the attached PUBLIC NOTICE Madison Co was published by the Daily Progress in the city of Charlottesville, in the State of Virginia, on the following dates:

12/24, 12/31/2020

The First insertion being given ... 12/24/2020

Newspaper reference: 0001168125

Sworn to and subscribed before me this

Monday, January 4, 2021



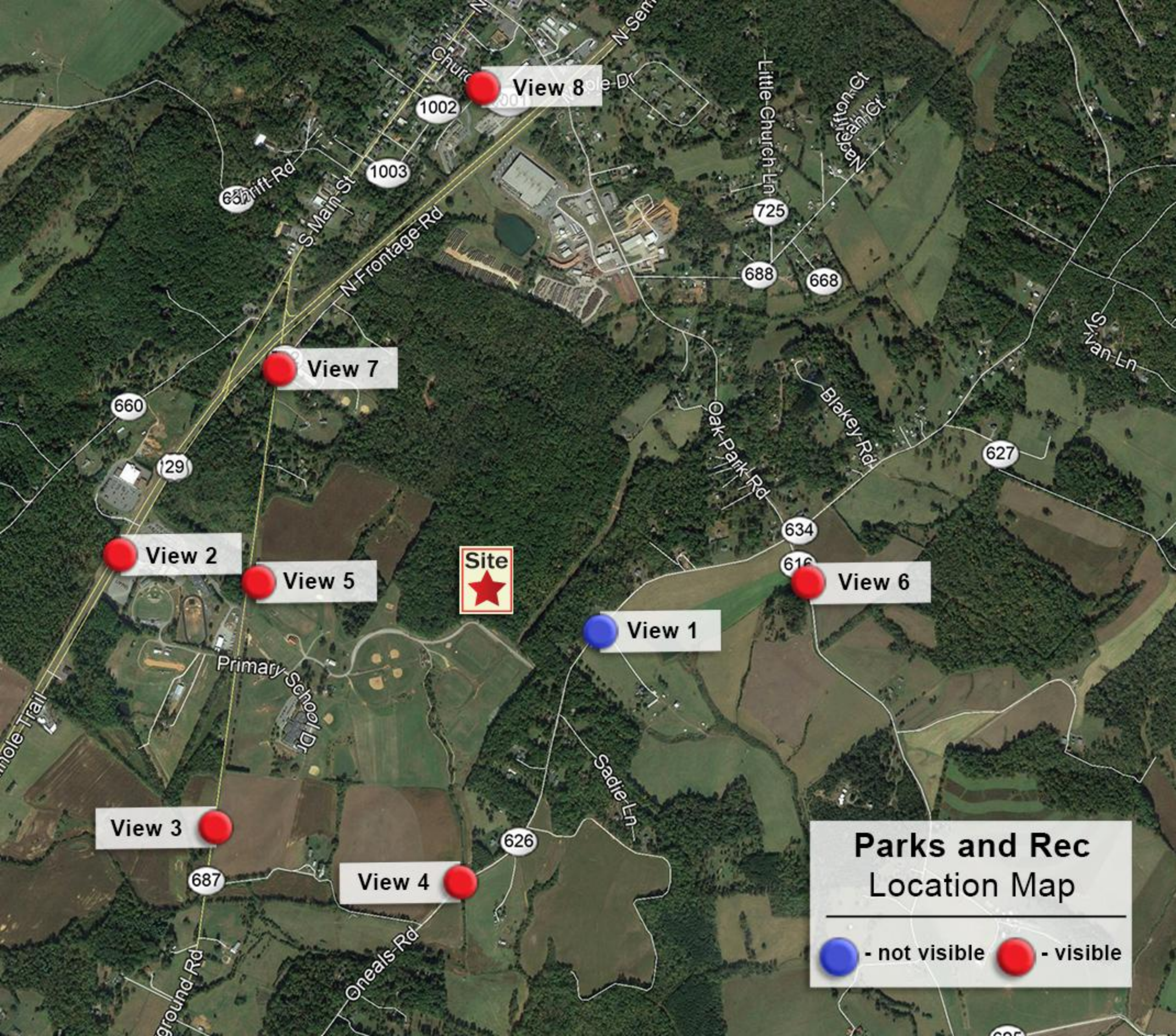
Notary Public



Billing Representative

Sharon R Carsten
NOTARY PUBLIC
Commonwealth of Virginia
Notary Registration Number 329549
Commission Expires July 31 2021
State of Virginia-County of Hanover
My Commission expires _____

THIS IS NOT A BILL. PLEASE PAY FROM INVOICE. THANK YOU



View 8

View 7

View 2

View 5



Site



View 1

View 6

View 3

View 4

Parks and Rec Location Map

 - not visible  - visible



Site Name: Parks and Rec
Wireless Communication Facility
38.3633136, -78.2564092
Madison, VA 22727

Photograph Information:
View 1-Oneals Road
View from the Southeast
SITE NOT VISIBLE

NB-C
TOTALLY COMMITTED.



Site Name: Parks and Rec
Wireless Communication Facility
38.3633136, -78.2564092
Madison, VA 22727

Photograph Information:
View 2-S Seminole Trail
View from the West
Showing the Existing Site

NB+C
TOTALLY COMMITTED.



Site Name: Parks and Rec
Wireless Communication Facility
38.3633136, -78.2564092
Madison, VA 22727

Photograph Information:
View 2-S Seminole Trail
View from the West
Showing the Proposed Site

NBC
TOTALLY COMMITTED.



Site Name: Parks and Rec
Wireless Communication Facility
38.3633136, -78.2564092
Madison, VA 22727

Photograph Information:
View 3-Fairground Road
View from the Southwest
Showing the Existing Site

NBIC
TOTALLY COMMITTED



Site Name: Parks and Rec
Wireless Communication Facility
38.3633136, -78.2564092
Madison, VA 22727

Photograph Information:
View 3-Fairground Road
View from the Southwest
Showing the Proposed Site

NBIC
TOTALLY COMMITTED



Site Name: Parks and Rec
Wireless Communication Facility
38.3633136, -78.2564092
Madison, VA 22727

Photograph Information:
View 4-Oneals Road
View from the South
Showing the Existing Site

NB+C
TOTALLY COMMITTED.



Site Name: Parks and Rec
Wireless Communication Facility
38.3633136, -78.2564092
Madison, VA 22727

Photograph Information:
View 4-Oneals Road
View from the South
Showing the Proposed Site





Site Name: Parks and Rec
Wireless Communication Facility
38.3633136, -78.2564092
Madison, VA 22727

Photograph Information:
View 5-Fairground Road
View from the West
Showing the Existing Site

NB+CTM
TOTALLY COMMITTED.



Site Name: Parks and Rec
Wireless Communication Facility
38.3633136, -78.2564092
Madison, VA 22727

Photograph Information:
View 5-Fairground Road
View from the West
Showing the Proposed Site

NB+CTM
TOTALLY COMMITTED.



Site Name: Parks and Rec
Wireless Communication Facility
38.3633136, -78.2564092
Madison, VA 22727

Photograph Information:
View 6-Carpenters Mill Road
View from the East
Showing the Existing Site

NB+C
TOTALLY COMMITTED.



Site Name: Parks and Rec
Wireless Communication Facility
38.3633136, -78.2564092
Madison, VA 22727

Photograph Information:
View 6-Carpenters Mill Road
View from the East
Showing the Proposed Site

NB+C
TOTALLY COMMITTED.



Site Name: Parks and Rec
Wireless Communication Facility
38.3633136, -78.2564092
Madison, VA 22727

Photograph Information:
View 7-Fairground Road
View from the Northwest
Showing the Existing Site

NB+CTM
TOTALLY COMMITTED.



Site Name: Parks and Rec
Wireless Communication Facility
38.3633136, -78.2564092
Madison, VA 22727

Photograph Information:
View 7-Fairground Road
View from the Northwest
Showing the Proposed Site

NB+CTM
TOTALLY COMMITTED.



Site Name: Parks and Rec
Wireless Communication Facility
38.3633136, -78.2564092
Madison, VA 22727

Photograph Information:
View 8-Church Street
View from the North
Showing the Existing Site

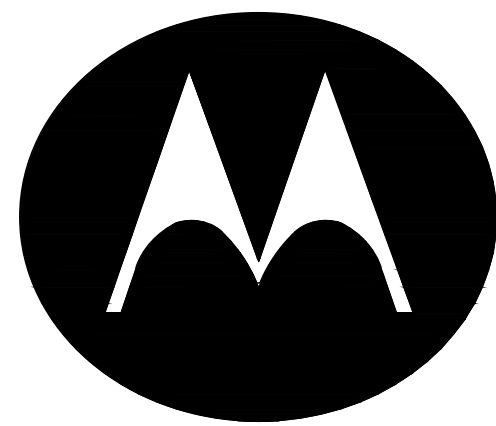
NB+CTM
TOTALLY COMMITTED.



Site Name: Parks and Rec
Wireless Communication Facility
38.3633136, -78.2564092
Madison, VA 22727

Photograph Information:
View 8-Church Street
View from the North
Showing the Proposed Site

NB+CTM
TOTALLY COMMITTED.



MOTOROLA
SOLUTIONS

SITE NAME: PARKS AND REC

199 PRIMARY SCHOOL DR
MADISON, VA 22727
MADISON COUNTY

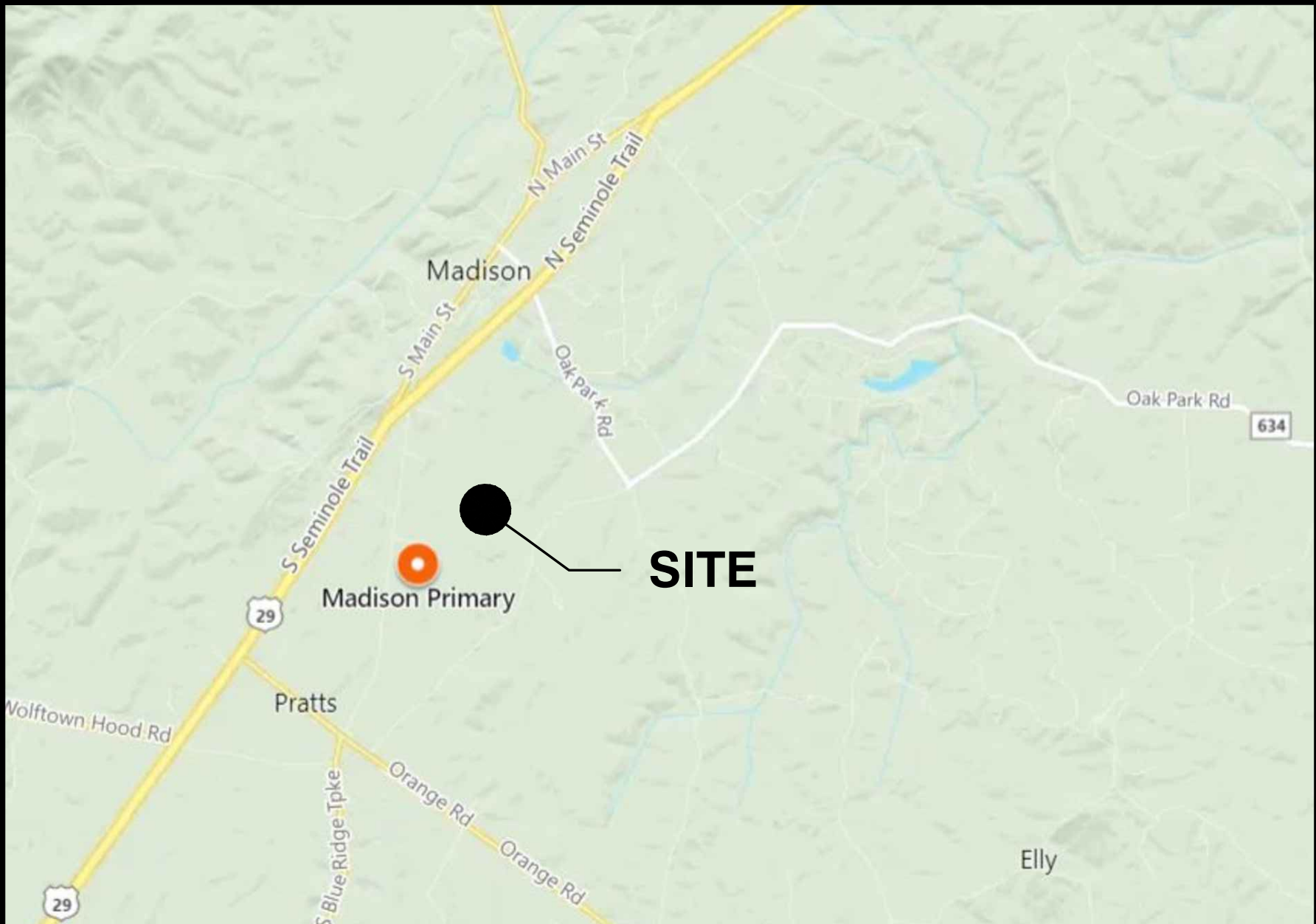


Know what's below.
Call before you dig.

SITE INFORMATION

SITE ADDRESS:	199 PRIMARY SCHOOL DR MADISON, VA 22727
LATITUDE (NAD 83):	38° 21' 47.9289" N
LONGITUDE (NAD 83):	-78° 15' 23.0731" W
GROUND ELEVATION:	617.1' (AMSL)
JURISDICTION:	MADISON COUNTY
ZONING:	A1
PARCEL ID:	48-43C
PARCEL AREA:	181.882 ACRES
CURRENT USE:	RECREATION
PROPOSED DISTURBED AREA:	12,000 SQ. FT. ±
PARCEL OWNER:	BOARD OF SUPERVISORS OF MADISON COUNTY P.O. BOX 705 MADISON, VA 22727
TOWER OWNER:	BOARD OF SUPERVISORS OF MADISON COUNTY & EMERGENCY SERVICES P.O. BOX 705 MADISON, VA 22727
STRUCTURE TYPE:	SELF-SUPPORT
STRUCTURE HEIGHT:	195'
CLASSIFICATION GROUP:	U
CONSTRUCTION TYPE:	2B
POWER SUPPLIER:	RAPPAHANNOCK ELECTRIC COOPERATIVE
TELCO SUPPLIER:	VERIZON

VICINITY MAP



DIRECTIONS

FROM RICHMOND, VIRGINIA.
GET ON I-95 N. HEAD NORTHWEST ON E GRACE ST TOWARD N 7TH ST. TURN RIGHT AT THE 1ST CROSS STREET ONTO N 7TH ST. USE THE RIGHT LANE TO TURN SLIGHTLY RIGHT ONTO THE I-64 W/I-95 N RAMP. FOLLOW I-64 W TO US-15 N IN GREEN SPRING. TAKE EXIT 136 FROM I-64 W. MERGE ONTO I-95 N. KEEP RIGHT AT THE FORK TO CONTINUE ON I-64 W, FOLLOW SIGNS FOR INTERSTATE 64 W/INTERSTATE 195 S/POWHITE PKWY/CHARLOTTESVILLE. TAKE EXIT 136 TO MERGE ONTO US-15 N TOWARD GORDONSVILLE. FOLLOW US-15 N AND VA-231 N TO PRIMARY SCHOOL DR IN RAPIDAN. MERGE ONTO US-15 N. AT THE TRAFFIC CIRCLE, TAKE THE 2ND EXIT ONTO US-33 W/N MAIN ST. TURN RIGHT ONTO VA-231 N. AT THE TRAFFIC CIRCLE, TAKE THE 2ND EXIT AND STAY ON VA-231 N. CONTINUE STRAIGHT ONTO VA-687. TURN RIGHT ONTO PRIMARY SCHOOL DR. 199 PRIMARY SCHOOL DR, MADISON, VA 22727.

DRAWING INDEX

T-1	TITLE SHEET
EE-1	SURVEY - EASEMENT EXHIBIT
EE-2	SURVEY - EASEMENT EXHIBIT
Z-1	OVERALL SITE PLAN
C-1	COMPOUND PLAN
C-2	TOWER ELEVATION
A-1	ANTENNA SCHEDULE & DETAILS

DO NOT SCALE DRAWINGS

THESE DRAWINGS ARE FORMATTED TO BE FULL-SIZE AT 24"X36". 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.

SCOPE OF WORK

- PROJECT CONSISTS OF:
- CONSTRUCTION OF TOWER
 - CONSTRUCTION OF FENCED-IN GRAVEL COMPOUND & ACCESS GRAVEL DRIVE
 - CONSTRUCTION OF ALL ASSOCIATED UTILITIES
 - INSTALLING GROUND EQUIPMENT SHELTER
 - INSTALLING PROPANE GENERATOR & PROPANE TANK
 - INSTALLING (2) PROPOSED OMNI ANTENNAS
 - INSTALLING (3) PROPOSED MW DISH ANTENNAS.
 - INSTALLING (5) PROPOSED ANTENNA MOUNTS
 - INSTALLING (3) PROPOSED DISH ANTENNA ICE SHIELDS
 - INSTALLING (5) PROPOSED COAX CABLES
 - INSTALLING (1) PROPOSED FEEDLINE CABLE LADDER

CODE COMPLIANCE

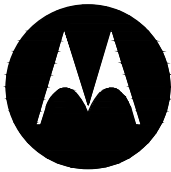
ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE LATEST EDITIONS OF THE FOLLOWING CODES.

- | | |
|---|--|
| • 2015 INTERNATIONAL BUILDING CODE | • ANSI/TIA-222-G |
| • 2014 NATIONAL ELECTRICAL CODE | • TIA 607 |
| • 2015 NFPA 101, LIFE SAFETY CODE | • INSTITUTE FOR ELECTRICAL & ELECTRONICS ENGINEER 81 |
| • 2015 IFC | • IEEE C2 NATIONAL ELECTRIC SAFETY CODE LATEST ED. |
| • AMERICAN CONCRETE INSTITUTE | • TELECORDIA GR-1275 |
| • AMERICAN INSTITUTE OF STEEL CONSTRUCTION | • ANSI/T 311 |
| • MANUAL OF STEEL CONSTRUCTION 13TH EDITION | |

PROJECT TEAM

APPLICANT:	MOTOROLA SOLUTIONS 809 PINNACLE DRIVE, SUITE G LINTHICUM HEIGHTS, MD 21090 (540) 425-4284
PROJECT MANAGEMENT FIRM:	NETWORK BUILDING + CONSULTING, LLC. 120 EASTSHORE DRIVE, SUITE 300 GLEN ALLEN, VA 23059 (804) 548-4079
ENGINEERING FIRM:	NB+C ENGINEERING SERVICES, LLC 120 EASTSHORE DRIVE, SUITE 300 GLEN ALLEN, VA 23059 (804) 548-4079

APPLICANT



MOTOROLA
SOLUTIONS

ENGINEER

NB+C
TOTALLY COMMITTED.

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

SITE INFORMATION

MOTOROLA SITE NAME:
PARKS AND REC

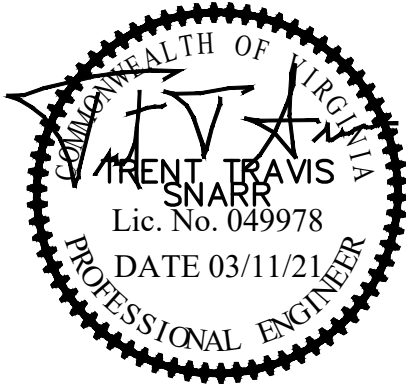
NB+C PROJ. # 100707
199 PRIMARY SCHOOL DR
MADISON, VA 22727
MADISON COUNTY

DESIGN RECORD

REVISIONS

REV	DATE	DESCRIPTION	BY
0	03/11/21	FINAL ZONING DRAWINGS	OP
B	03/08/21	REVISED ZONING DRAWINGS	OP
A	02/12/21	ZONING DRAWINGS	LL

PROFESSIONAL STAMP



ENGINEER

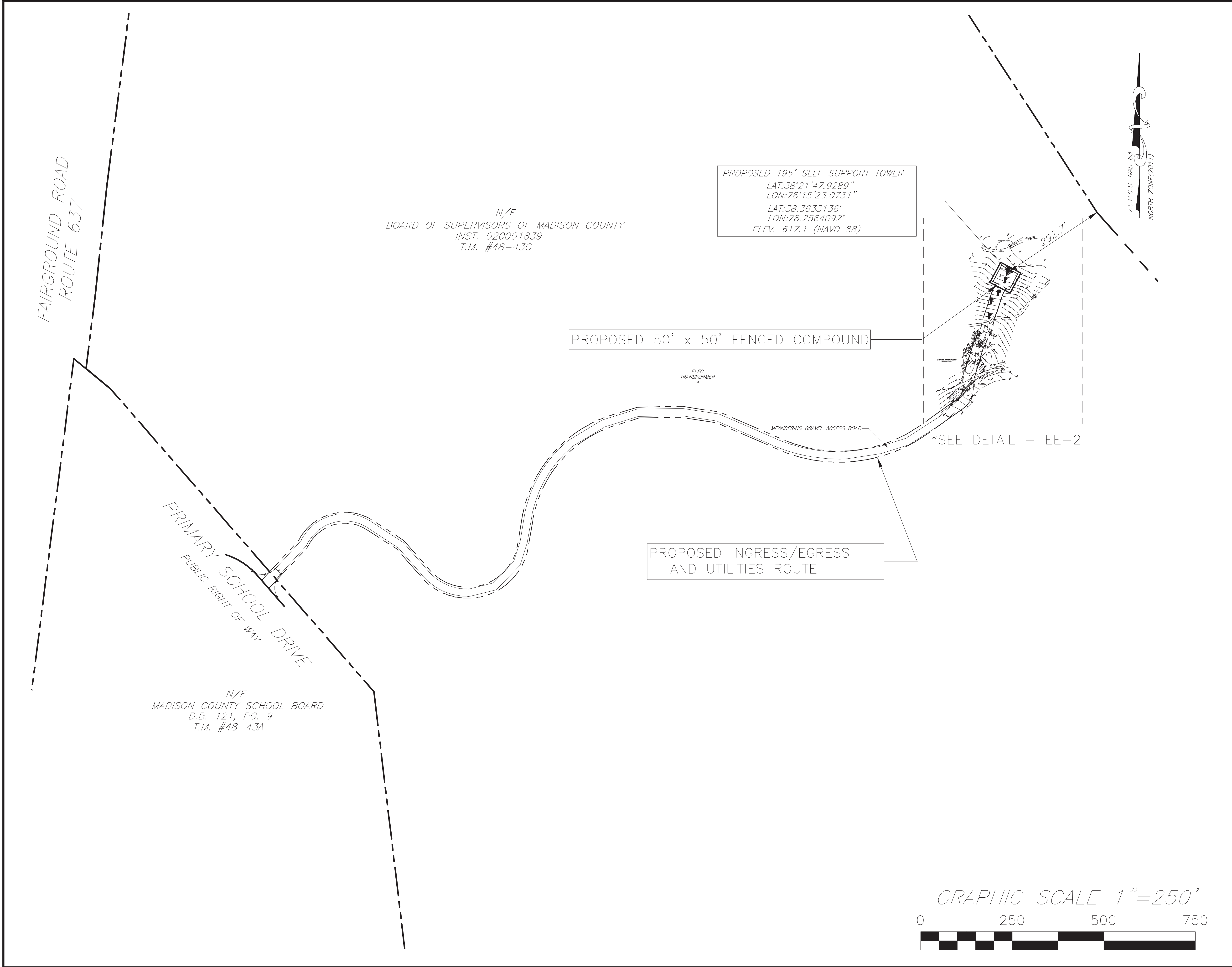
TRENT T. SNARR, P.E.
VA PROFESSIONAL ENGINEER LIC. #49978



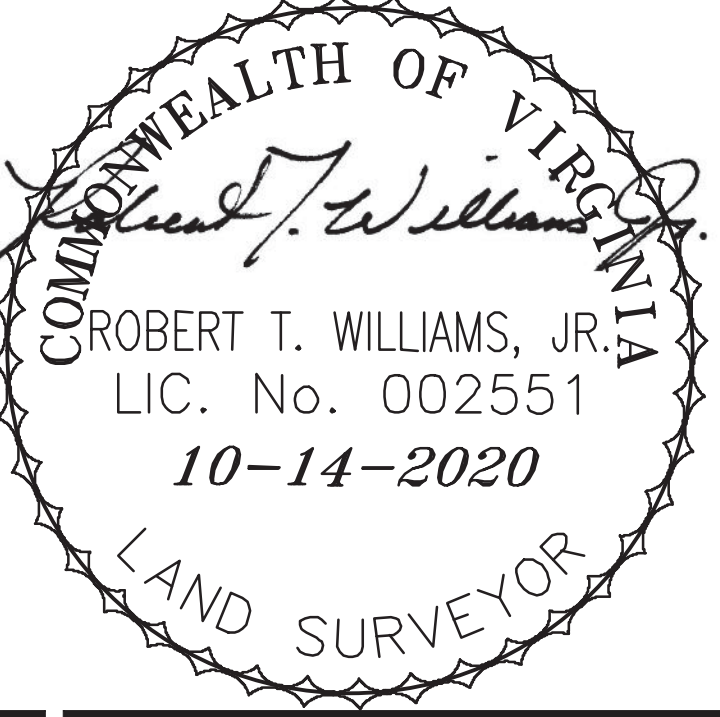
SHEET TITLE

TITLE SHEET

SHEET NUMBER

T-1



ENGINEER	 <p>TOTALLY COMMITTED.</p> <p>NB+C ENGINEERING SERVICES, LLC. <small>4435 WATERFRONT DRIVE, SUITE 100 GLEN ALLEN, VA 22080 804.548.4073</small></p>												
APPLICANT													
SITE INFORMATION	<p>MOTOROLA EXHIBIT SITE NAME: PARKS AND REC #199 PRIMARY SCHOOL DR. SUTHERLAND, VA 22727 MADISON COUNTY, VA</p>												
DESIGN RECORD	<table border="1"> <thead> <tr> <th colspan="4">REVISIONS</th> </tr> <tr> <th>REV</th> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td>0</td> <td>10/14/20</td> <td>EXHIBIT</td> <td>RW</td> </tr> </tbody> </table>	REVISIONS				REV	DATE	DESCRIPTION	BY	0	10/14/20	EXHIBIT	RW
REVISIONS													
REV	DATE	DESCRIPTION	BY										
0	10/14/20	EXHIBIT	RW										
SURVEYOR													
SHEET TITLE	<p>EASEMENT EXHIBIT</p>												
SHEET NUMBER	<p>EE-1</p>												



TOTALLY COMMITTED.

NB+C ENGINEERING SERVICES, LLC.

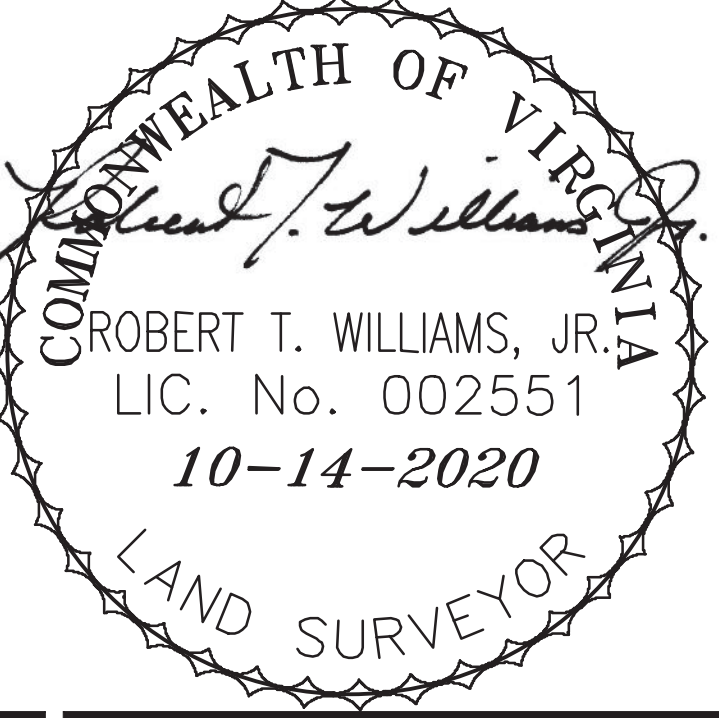
4435 WATERFRONT DRIVE, SUITE 100
GLEN ALLEN, VA 22080
804.548.4073



MOTOROLA EXHIBIT
SITE NAME: PARKS AND REC
#199 PRIMARY SCHOOL DR.
SUTHERLAND, VA 22727
MADISON COUNTY, VA

REVISIONS

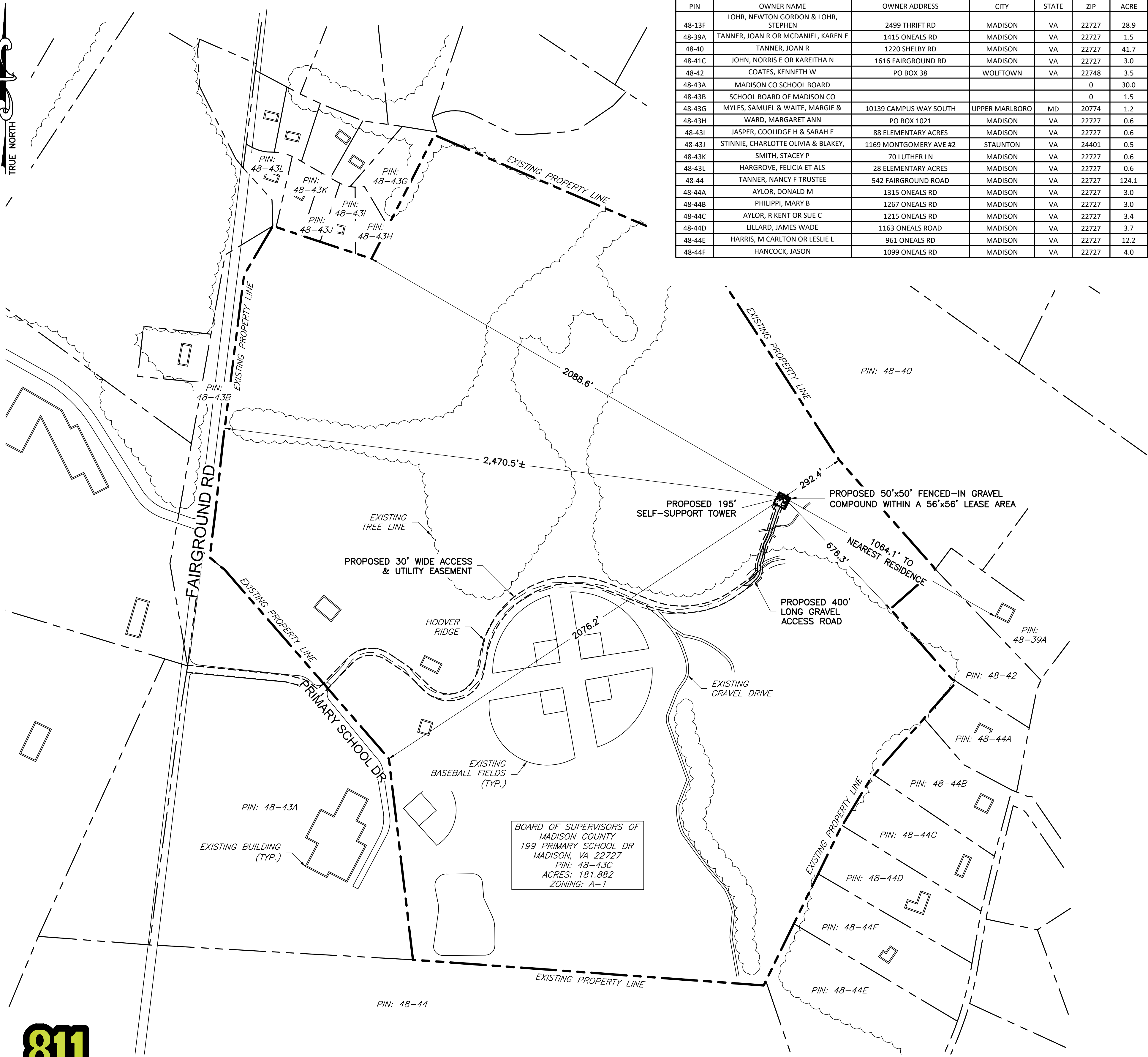
REV	DATE	DESCRIPTION	BY
0	10/14/20	EXHIBIT	RW



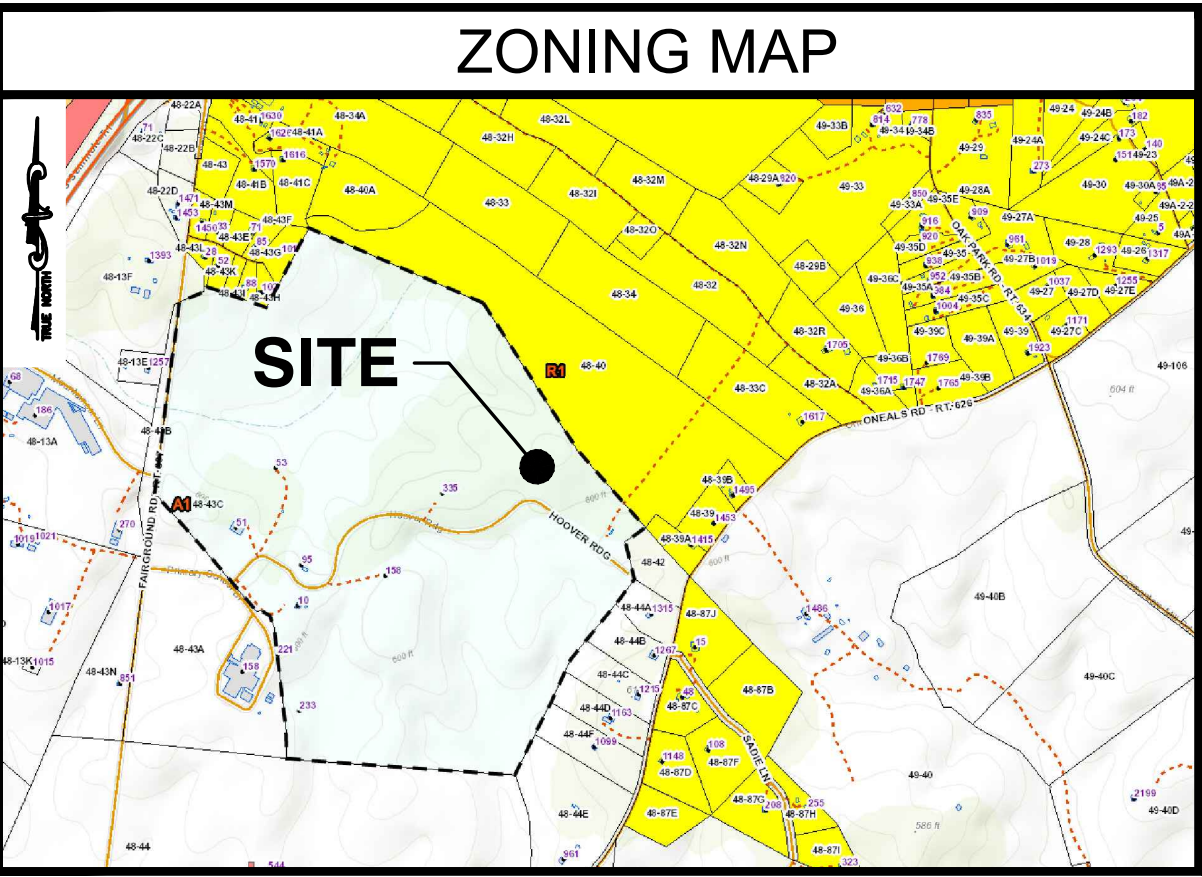
Causeway Consultants, P.C.
Land Surveyors VA&NC
P.O. BOX 15039
CHESAPEAKE, VA. 23328
PHONE: 757-482-0474
©CAUSEWAY CONSULTANTS, P.C. 2020

EASEMENT
EXHIBIT

EE-1



PIN	OWNER NAME	OWNER ADDRESS	CITY	STATE	ZIP	ACRE
48-13F	LOHR, NEWTON GORDON & LOHR, STEPHEN	2499 THRIFT RD	MADISON	VA	22727	28.9
48-39A	TANNER, JOAN R OR MCDANIEL, KAREN E	1415 ONEALS RD	MADISON	VA	22727	1.5
48-40	TANNER, JOAN R	1220 SHELBY RD	MADISON	VA	22727	41.7
48-41C	JOHN, NORRIS E OR KAREITHA N	1616 FAIRGROUND RD	MADISON	VA	22727	3.0
48-42	COATES, KENNETH W	PO BOX 38	WOLFTOWN	VA	22748	3.5
48-43A	MADISON CO SCHOOL BOARD				0	30.0
48-43B	SCHOOL BOARD OF MADISON CO				0	1.5
48-43G	MYLES, SAMUEL & WAITE, MARGIE &	10139 CAMPUS WAY SOUTH	UPPER MARLBORO	MD	20774	1.2
48-43H	WARD, MARGARET ANN	PO BOX 1021	MADISON	VA	22727	0.6
48-43I	JASPER, COOLIDGE H & SARAH E	88 ELEMENTARY ACRES	MADISON	VA	22727	0.6
48-43J	STINNIE, CHARLOTTE OLIVIA & BLAKEY,	1169 MONTGOMERY AVE #2	STAUNTON	VA	24401	0.5
48-43K	SMITH, STACEY P	70 LUTHER LN	MADISON	VA	22727	0.6
48-43L	HARGROVE, FELICIA ET ALS	28 ELEMENTARY ACRES	MADISON	VA	22727	0.6
48-44	TANNER, NANCY F TRUSTEE	542 FAIRGROUND ROAD	MADISON	VA	22727	124.1
48-44A	AYLOR, DONALD M	1315 ONEALS RD	MADISON	VA	22727	3.0
48-44B	PHILIPPI, MARY B	1267 ONEALS RD	MADISON	VA	22727	3.0
48-44C	AYLOR, R KENT OR SUE C	1215 ONEALS RD	MADISON	VA	22727	3.4
48-44D	LILLARD, JAMES WADE	1163 ONEALS ROAD	MADISON	VA	22727	3.7
48-44E	HARRIS, M CARLTON OR LESLIE L	961 ONEALS RD	MADISON	VA	22727	12.2
48-44F	HANCOCK, JASON	1099 ONEALS RD	MADISON	VA	22727	4.0



ZONING INFORMATION		
JURISDICTION: MADISON COUNTY		
ZONING: A-1		
DIMENSION	EXISTING ±	PROPOSED ±
FRONT YARD SETBACK:	-	2,076.2'
SIDE YARD SETBACK:	-	676.3'
REAR YARD SETBACK:	-	292.4'
NEAREST RESIDENTIAL STRUCTURE:	-	1,064.1'
LOT AREA: 181.882 ± ACRES		
(ALL MEASUREMENTS ARE IN FEET ± UNLESS OTHERWISE NOTED)		
NOTES: 1) ALL SETBACKS SHOWN ARE FROM EXISTING TOWER TO EXISTING PROPERTY LINES.		

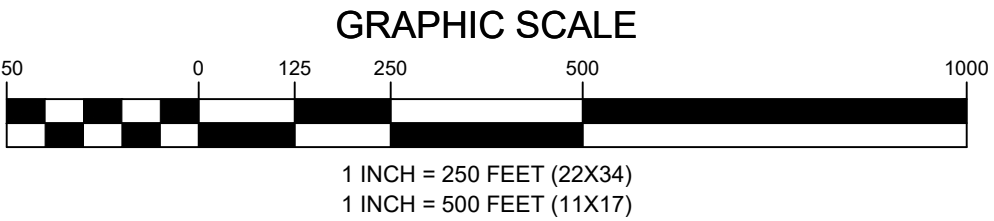
LEGEND	
	PROPERTY LINE - SUBJECT PARCEL
	PROPERTY LINE - ABUTTERS
	EXISTING ROAD
	EXISTING CHAIN-LINK FENCE
	EXISTING TREE LINE
	EXISTING BUILDING
	PROPOSED EASEMENT
	PROPOSED LEASE AREA
	PROPOSED CHAIN-LINK FENCE

GENERAL NOTES

- THIS PLAN IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
- NO SIGNIFICANT NOISE, SMOKE, DUST, OR ODOR WILL RESULT FROM THIS FACILITY.
- THE FACILITY IS UNMANNED AND NOT INTENDED FOR HUMAN HABITATION. THERE IS NO HANDICAP ACCESS REQUIRED.
- THE FACILITY IS UNMANNED AND DOES NOT REQUIRE POTABLE WATER OR SANITARY SERVICE.
- THE CLOSEST RESIDENTIAL BUILDING IS LOCATED 1,064.1'± AWAY FROM PROPOSED TOWER CENTER.
- THIS IS NOT A BOUNDARY SURVEY AND IS NOT TO BE USED TO CONVEY PROPERTY.
- REFER TO SURVEY DOCUMENT ON SHEETS EE-1 & EE-2 FOR ALL COMPOUND AREA, ACCESS & UTILITY EASEMENT AND PROPERTY BOUNDARY INFORMATION.
- UNDERGROUND UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SITE PLAN TO LOCATE BURIED UTILITIES/STRUCTURES.



1 OVERALL SITE PLAN
SCALE: 1" = 250' (22X34)
SCALE: 1" = 500' (11X17)



APPLICANT



ENGINEER



NB+C ENGINEERING SERVICES, LLC.
120 EASTSHORE DRIVE, SUITE 300
GLEN ALLEN, VA 23059
804-545-4075

SITE INFORMATION

MOTOROLA SITE NAME:
PARKS AND REC

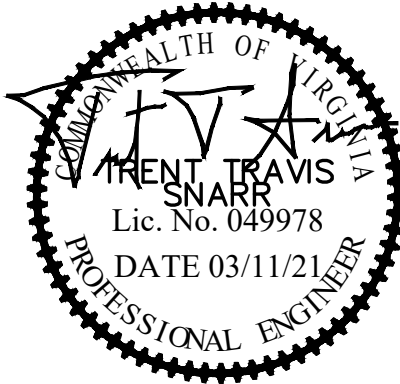
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MADISON, VA 22727
MADISON COUNTY

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PROFESSIONAL STAMP



ENGINEER

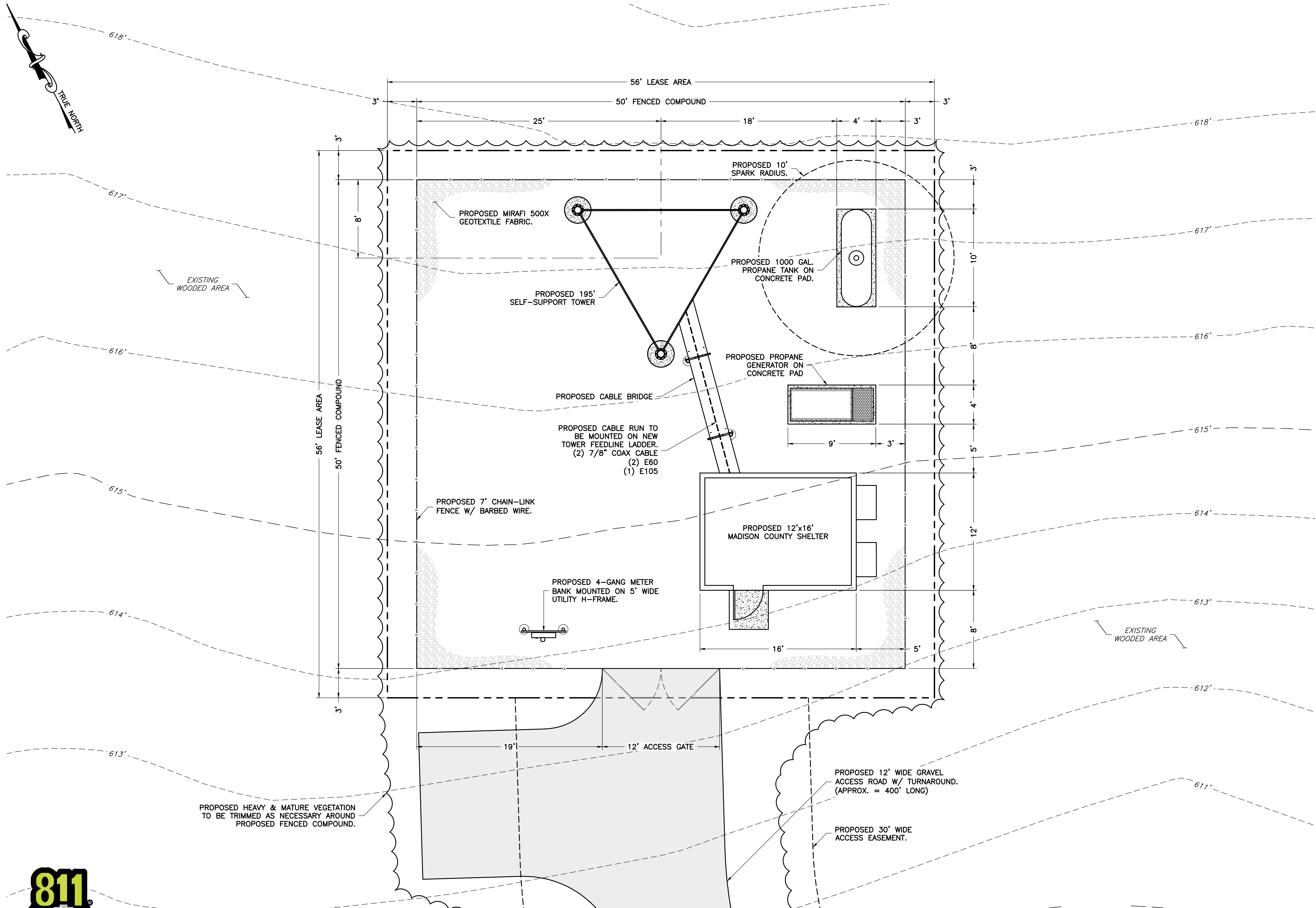
TRENT T. SNARR, P.E.
VA PROFESSIONAL ENGINEER LIC. #49978

SHEET TITLE

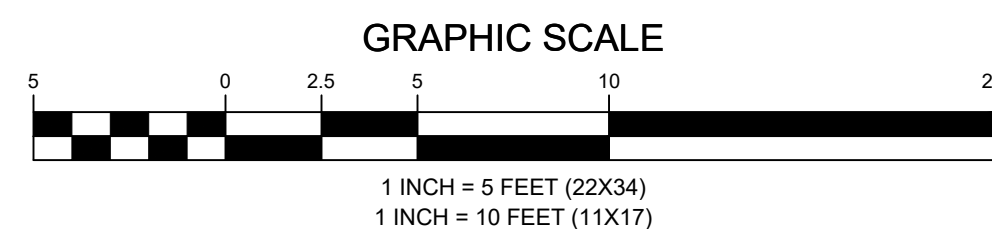
OVERALL
SITE PLAN

SHEET NUMBER

Z-1



1 COMPOUND PLAN
SCALE: 1" = 5' (22X34)
SCALE: 1" = 10' (11X17)



APPLICANT



ENGINEER



NB+C ENGINEERING SERVICES, LLC.
120 EASTSHORE DRIVE, SUITE 300
GLEN ALLEN, VA 23059
804-545-4075

SITE INFORMATION

MOTOROLA SITE NAME:
PARKS AND REC

NB+C PROJ. # 100707
199 PRIMARY SCHOOL DR
MADISON, VA 22727
MADISON COUNTY

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PROFESSIONAL STAMP



ENGINEER

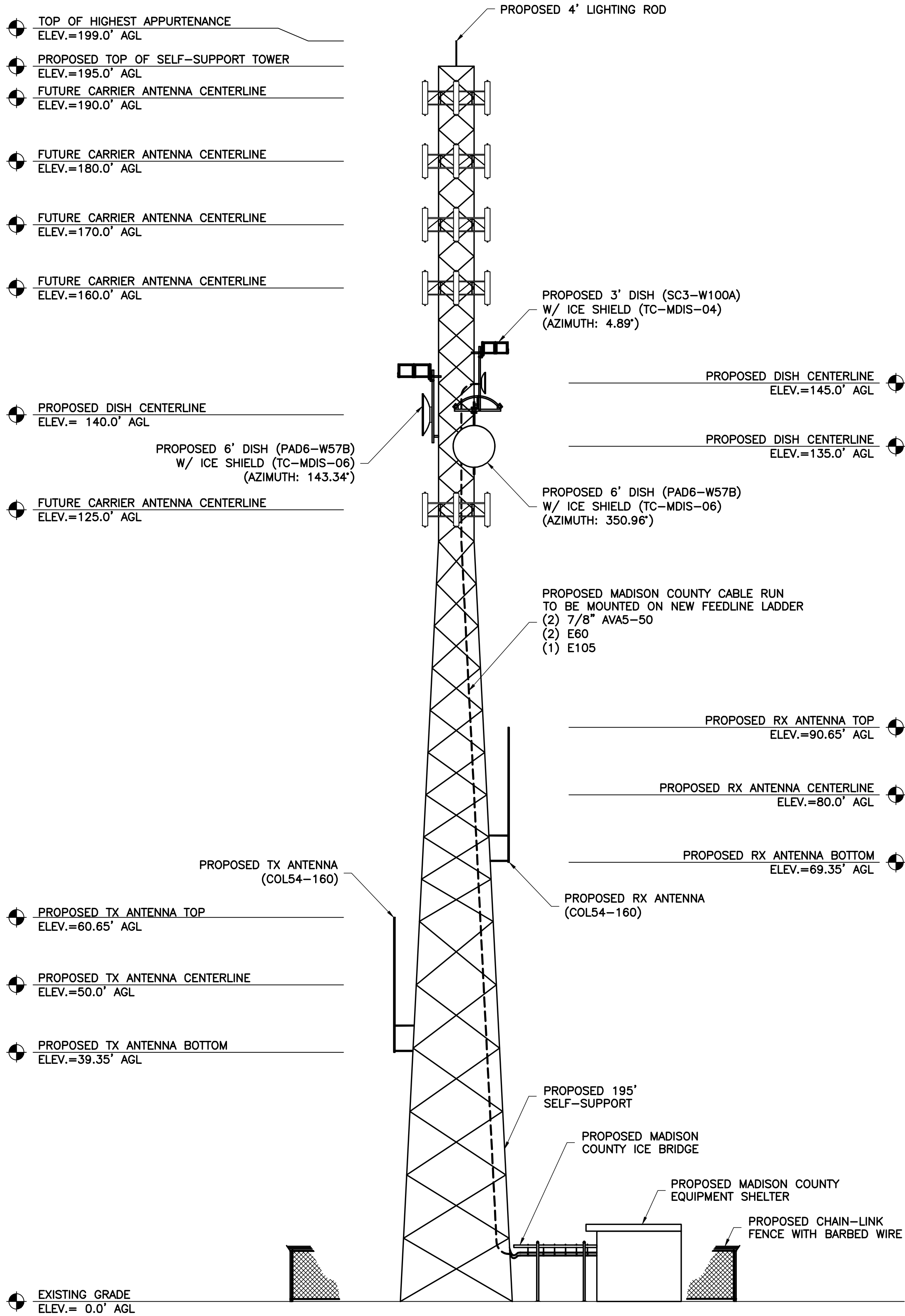
TRENT T. SNARR, P.E.
VA PROFESSIONAL ENGINEER LIC. #49978

SHEET TITLE

COMPOUND PLAN

SHEET NUMBER

C-1



NOTE:

- PER FAA "DETERMINATION OF NO HAZARD TO AIR NAVIGATION" LETTER DATED 03/01/2021, TOWER ILLUMINATION IS NOT REQUIRED.
- TOWER WILL BE NON-SHINY / DULL GALVANIZED FINISH. TOWER STEEL WILL NOT BE PAINTED.
- TOWER & FOUNDATION DESIGN PERFORMED INDEPENDENTLY FROM THESE CONSTRUCTION DRAWINGS.
- PROPOSED RF ANTENNAS SHALL BE MOUNTED ON 6' SIDE ARM ANTENNA MOUNTS.

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-G 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.

APPLICANT



ENGINEER



NB+C ENGINEERING SERVICES, LLC.
120 EASTSHORE DRIVE, SUITE 300
GLEN ALLEN, VA 23059
804-545-4075

SITE INFORMATION

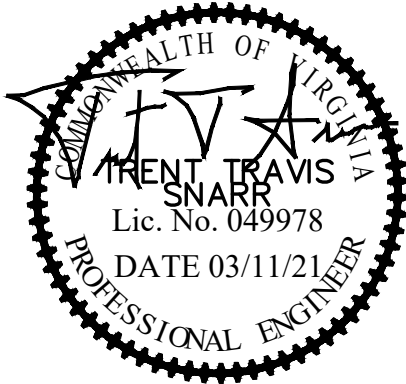
MOTOROLA SITE NAME:
PARKS AND REC

NB+C PROJ. # 100707
199 PRIMARY SCHOOL DR
MADISON, VA 22727
MADISON COUNTY

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PROFESSIONAL STAMP



ENGINEER

TRENT T. SNARR, P.E.
VA PROFESSIONAL ENGINEER LIC. #49978

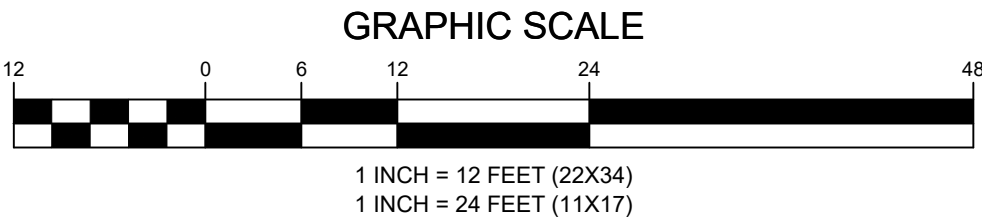
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TOWER
ELEVATION

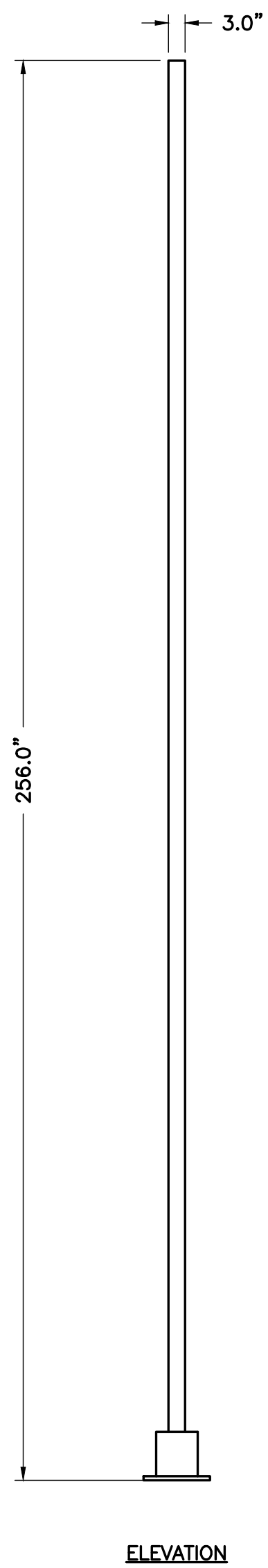
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C-2

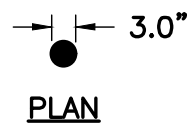
1 TOWER ELEVATION
C-2
SCALE: 1" = 12' (22X34)
SCALE: 1" = 24' (11X17)



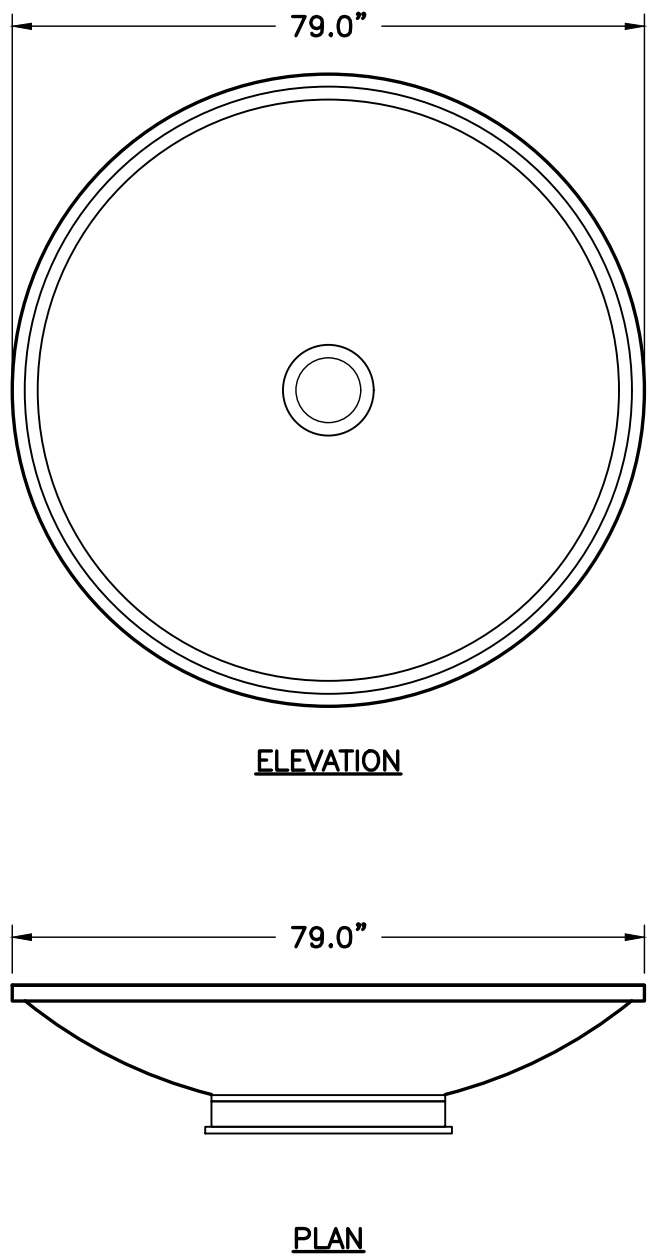
ANTENNA SCHEDULE													
SECTOR	TAGS	STATUS	ANTENNA MANUFACTURER	ANTENNA MODEL	ANTENNA DIMENSIONS (HxWxD)	MECHANICAL DOWNTILTS	MOUNT ELEVATION	RAD CENTER	TIP HEIGHT	AZIMUTH	COAXIAL CABLE	FIBER/DC CABLE LENGTH	RRU MODEL
-	1	PROPOSED	RFS	SC3-W100A	79.0"x79.0"x14.3"	-	146'-6"	145'-0"	143'-6"	4.89°	(1) E105	220'-0"±	-
-	2	PROPOSED	RFS	PAD6-W57B	79.0"x79.0"x14.3"	-	136'-8"	140'-0"	143'-3"	143.34°	(1) E60	270'-0"±	-
-	3	PROPOSED	RFS	PAD6-W57B	79.0"x79.0"x14.3"	-	131'-8"	135'-0"	138'-3"	350.96°	(1) E60	275'-0"±	-
-	4	PROPOSED	RFI	COL54-160	256.0"x3.0"Ø	-	69'-4"	80'-0"	90'-7"	OMNI	(1) 7/8" AVA5-50	130'-0"±	-
-	5	PROPOSED	RFI	COL54-160	256.0"x3.0"Ø	-	39'-3"	50'-0"	60'-7"	OMNI	(1) 7/8" AVA5-50	100'-0"±	-



ANTENNA WEIGHT:
46.0 LBS

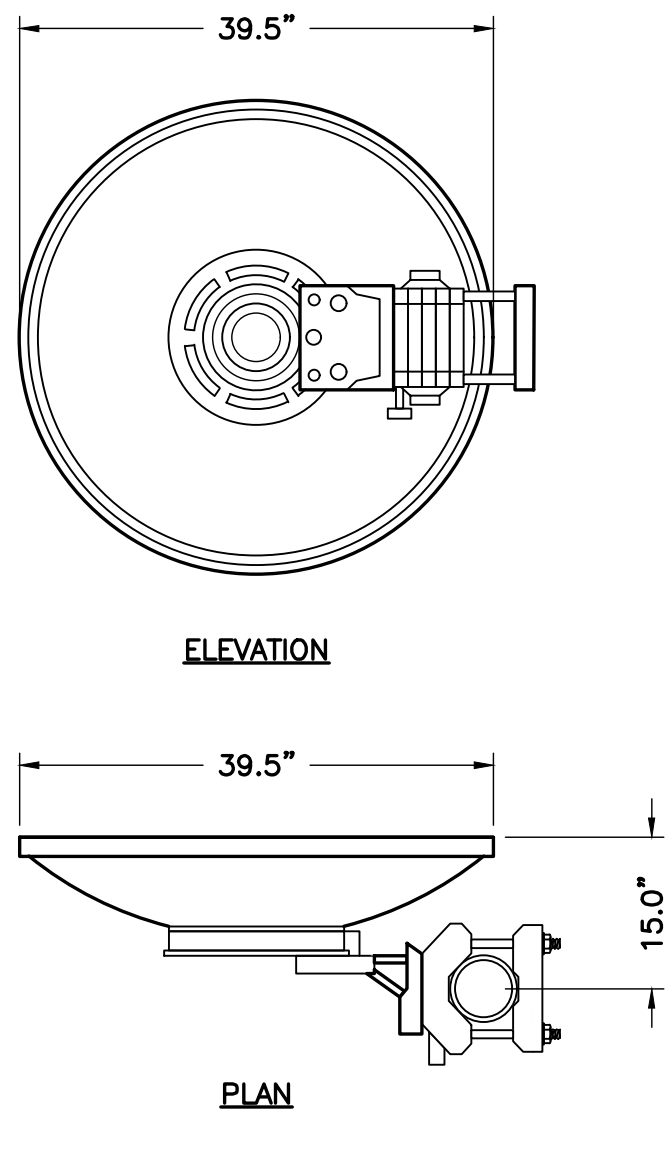


1 COL54-160 ANTENNA DETAILS
A-1 NOT TO SCALE



ANTENNA WEIGHT:
141.0 LBS

2 PAD6-W57B DISH ANTENNA DETAILS
A-1 NOT TO SCALE



ANTENNA WEIGHT:
141.0 LBS

3 SC3-W100A DISH ANTENNA DETAILS
A-1 NOT TO SCALE

APPLICANT



ENGINEER



SITE INFORMATION

MOTOROLA SITE NAME:
PARKS AND REC

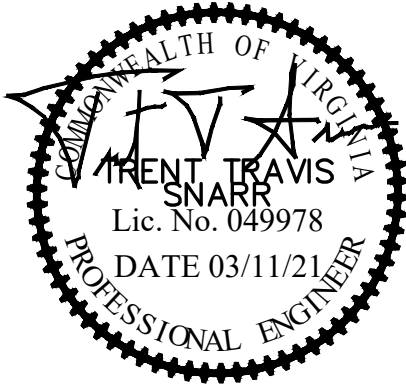
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PROFESSIONAL STAMP



ENGINEER

TRENT T. SNARR, P.E.
VA PROFESSIONAL ENGINEER LIC. #49978

SHEET TITLE

ANTENNA
SCHEDULE
& DETAILS

SHEET NUMBER

A-1