



AMELIA COUNTY PLANNING COMMISSION

Regular Meeting

County Administration Conference Room

16360 Dunn Street,
Amelia, Virginia 23002

Monday, September 25, 2023

7:30 P.M.

AGENDA

Action Needed

- | | | |
|----|---|---------------|
| 1. | Call to Order and Welcome of Guests: Larkin Moyer, Chairman | Call to Order |
| 2. | Determination of Quorum | Quorum |
| 3. | Approval of Minutes | |
| | I. Regular Meeting July 24, 2023 | Motion |
| | II. No Meeting August 28, 2023 | Motion |
| 4. | Old Business | |
| 5. | New Business | |
| | I. Public Hearing - Special Exception Request - Walter Jones (Mini-Warehouse Storage Facility) | Motion |
| | II. Public Hearing - Special Exception Request - Milestone Towers (Wireless Support Structure in excess of 80 feet) | Motion |
| | III. Public Hearing - Rezoning Request - Caleb Phelps, Jr. (R-3 to RR-3) | Motion |
| 6. | Chairman Comments | |
| 7. | Informational | |
| 8. | Adjournment | |

SPEAKER RULES OF PROCEDURE

Please respect all speakers and allow all opinions to be expressed in a tolerant atmosphere.

- a) Speakers may speak only once during a specific comment time and all comments should be directed to the Planning Commission.
- b) Speakers should approach the podium so they may be visible and audible to the Commission.
- c) Each speaker should clearly state his/her name and address.
- d) All questions should be directed to the Chairman. Speakers are encouraged to contact staff regarding unresolved concerns or to receive additional information.
- e) Speakers should be brief and avoid repetition of previously presented comments.

VIRGINIA: AT A REGULAR MEETING OF THE AMELIA COUNTY PLANNING COMMISSION HELD IN THE CONFERENCE ROOM OF THE COUNTY ADMINISTRATION BUILDING ON MONDAY, JULY 24, 2023, AT 7:30 P.M.

PRESENT: LARKIN MOYER- Chairman
ROY EASTER – Vice-Chairman
JERRY “WHIT” MORRIS
DENNIS RAMSEY
JOHN AARON
MICHAEL BATES
TRAVIS BARNARD
JUAN WHITTINGTON
DAVID FELTS, JR. – Board of Supervisors Representative

ABSENT: RICHARD CUMBIE, JR.
JENNIFER HARRIS

Amelia County Planning Commission

BRADY DEAL, Director of Community Development

I. CALL TO ORDER

Chairman Moyer called the meeting of the Amelia County Planning Commission to order at 7:30 p.m.

II. DETERMINATION OF QUORUM

Chairman Moyer declared there was a quorum with 9 of 11 members present at 7:30 p.m.

III. APPROVAL OF MINUTES

Prior to approval of minutes, Chairman Moyer noted that there was an item that needed to be added to the agenda, which was a Zoning Text Amendment for M-1 Industrial District. Vice Chairman Easter made a motion, seconded by Commissioner Morris to approve the amended agenda and approve the minutes for the June Meeting.

The motion carried 9-0 recorded as follows: Larkin Moyer- AYE, John Aaron- AYE, Dennis Ramsey- AYE, Juan Whittington- AYE, Michael Bates- AYE, Travis Barnard- AYE Whit Morris- AYE, Roy Easter-AYE, David Felts- AYE.

IV. OLD BUSINESS

Rezoning – Dutch Gap Gas & Grill– R-1 to Planned Community District (PCD)

Chairman Moyer asked for Mr. Deal to provide an update on this item since the last meeting was held.

Mr. Deal stated that the applicant's engineering consultants, Kimley Horn, have been working with VDOT on the conceptual site plan. He added that a new plan was submitted which portrays one entrance and a stub that could be improved as an entrance at a later date. Mr. Deal stated that the stub would connect to a neighboring property and therefore would be reliant on an easement from that property owner to be improved. He added that VDOT has signaled verbal approval of the proposed conceptual site plan (one entrance and the stub) but has not submitted an official transmittal letter.

Chairman Moyer asked the applicant's representative Ms. Emily Hayzlett if she had anything to add to this information.

Ms. Hayzlett stated that they were in negotiations with the owners of the adjacent property and that they are pretty agreeable with an easement for a sidewalk but that it will likely be more difficult to get an easement for a road since it would be a larger portion of their property.

With no further questions for the applicant, Chairman Moyer asked the Commissioners what they would like in regards to a recommendation for the item.

Commissioner Ramsey made a motion, seconded by Commissioner Bates to recommend approval of the rezoning request to the Board of Supervisors.

Commissioner Easter stated that he understood the access and sidewalk concerns were being worked on but that he was not comfortable with recommending approval until those items were completely worked out.

Chairman Moyer asked if Commissioner Easter wanted to suggest an amendment to the motion.

Commissioner Felts stated that from a Board perspective, he would like the items of concern to be addressed as the Board will be concerned over those same issues.

Commissioner Whittington spoke against the motion and stated that though the applicant had made good progress with the updated conceptual plan of development, he felt the item needed to be deferred for another 30 days.

Commissioner Morris asked Commissioner Felts if the motion from Commissioner Ramsey was approved with the amendment that vehicular and pedestrian access issues be resolved, would the Board be satisfied.

Commissioner Felts stated that the most important aspect is that VDOT will accept the proposed roadways into their maintenance system.

Commissioner Easter stated that he would like the pedestrian access to be resolved as their will kids and other residents walking to the village from the development. He added that he was agreeable with the access coming through the adjoining property but that he would like the item to be resolved before he could recommend approval.

Chairman Moyer asked if there was any further discussion and/or questions on the item. With no further discussion a vote was held on Commissioner Ramsey's motion, seconded by Commissioner Bates to recommend approval of the rezoning request to the Board of Supervisors with the condition that the vehicular and pedestrian traffic concerns be addressed by the applicant.

After an initial voice vote that was inconclusive, Chairman Moyer asked for the Commissioner to sign their vote by raising their hand.

The motion carried 5-4 recorded as follows: Larkin Moyer- NAY, John Aaron- AYE, Dennis Ramsey- AYE, Juan Whittington- NAY, Michael Bates- AYE, Travis Barnard- AYE Whit Morris- AYE, Roy Easter-NAY, David Felts- NAY.

V. NEW BUSINESS

Public Hearing – Special Exception Request – David Deans (Detached Dwelling Unit)

Chairman Moyer asked Mr. Deal to provide the staff report on this item.

Mr. Deal stated that Mr. David Deans was requesting a SEP for a detached dwelling unit for his aging mother-in-law. He described the subject property and prospective locations of the detached dwelling unit, the drain field, and well.

Chairman Moyer asked the applicant, Mr. Deans to come forward to speak to questions from the Planning Commission.

Chairman Moyer asked if the lot would be divided off after house was constructed. The applicant stated that it would not. Mr. Deal added that the County Subdivision Ordinance doesn't allow anymore than 3 lots per easement and that the private part of Rock Castle Lane was already maxed out.

Chairman Moyer asked what the applicant intended to use the property for upon the future death of his mother-in-law. Mr. Deans stated that his parents, who are also aging would likely come live in the house.

Commissioner Easter asked how many houses relied on Rock Castle Lane. The applicant stated that the lane currently serves 3 houses.

Chairman Moyer opened the public hearing at 7:53 p.m.

No one spoke in favor or in opposition of the request.

Chairman Moyer closed the public hearing at 7:53 p.m.

Commissioner Easter made a motion, seconded by Commissioner Morris to recommend approval of the Special Exception Request to the Board of Supervisors with the condition that it not be used as rental property and either be divided off to its own lot or removed upon family no longer living there.

The motion carried 9-0 recorded as follows: Larkin Moyer- AYE, John Aaron- AYE, Dennis Ramsey- AYE, Juan Whittington- AYE, Michael Bates- AYE, Travis Barnard- AYE Whit Morris- AYE, Roy Easter-AYE, David Felts- AYE.

Public Hearing – Special Exception Request – Amelia County Emergency Management (Wireless Support Structures in excess of 80 feet)

Chairman Moyer asked Mr. Deal to provide the staff report on this item.

Mr. Deal stated that the Amelia County Department of Emergency Management was requesting a special exception permit for two towers that will be instrumental to the operation of the new dispatch radio system. Specifically, he stated that one tower would be located at the convenience center on Soap Stone Road and that the other tower would be located at the emergency operations center in the Village. Mr. Deal added that there were representatives from Motorola and CTA Communications to provide a detailed presentation on the project.

Cheryl Giggetts, Rachel Soward, and Jeremiah Knowles were present from CTA Communications. Eric Kohl spoke on behalf of Motorola.

The presentation included a magnitude of detail on the site layouts, design specifications, structural integrity and failure prevention measures, historical impact analysis, and environmental review results.

Commissioner Barnard asked what type of signals would be going out and if other commercial applications could use the towers.

Ms. Giggetts responded that other users could place equipment on the tower but that they would prioritize public safety and ensure no new equipment conflicts with it.

Commissioner Easter asked if they were adding a generator at the emergency operations center.

Ms. Giggetts stated that there was already a generator at that site that they would use.

Chairman Moyer asked if there would be lights on the towers.

Mr. Knowles stated that the tower in the Village would not have lights but that the tower on Soap Stone would have a light to comply with FAA regulations

Commissioner Barnard asked why the other tower near the Courthouse area was not being used since it already exists.

Mr. Knowles stated that it was not ideal because the tower had a substantial amount of equipment already on it and they were uncertain of its ability to accommodate the additional equipment. Also, he added that the tower next to the EOC best allowed for communication to the Sheriff's Office which is where the dispatch is located.

:

Chairman Moyer opened the public hearing at 8:34 p.m.

No one spoke in favor or in opposition of the request.

Chairman Moyer closed the public hearing at 8:34 p.m.

Commissioner Easter made a motion, seconded by Commissioner Whittington to recommend approval of the special exception request for the two radio towers to the Board of Supervisors.

Commissioner Whittington thanked the applicants for their thorough presentation.

The motion carried 9-0 recorded as follows: Larkin Moyer- AYE, John Aaron- AYE, Dennis Ramsey- AYE, Juan Whittington- AYE, Michael Bates- AYE, Travis Barnard- AYE Whit Morris- AYE, Roy Easter-AYE, David Felts- AYE.

Public Hearing – Zoning Text Amendment – Amelia County Planning Commission
(M-1 “Mining of minerals, other than coal”

Chairman Moyer asked Mr. Deal to provide the staff report on this item.

Mr. Deal stated that the Board of Supervisors wanted staff to review this use being listed as a “by-right” use in the M-1 rather than it being considered a “special exception” use due to its potential impact on a property and adjacent properties. He added that the rezoning of the Richardson Road property for the EDA was the impetus for this discussion.

Commissioner Morris made a motion, seconded by Michael Bates to recommend approval of the zoning text amendment by changing this use from a by-right use to a special exception use to the Board of Supervisors with the change of language that the phrase read “mining of minerals.”

The motion carried 9-0 recorded as follows: Larkin Moyer- AYE, John Aaron- AYE, Dennis Ramsey- AYE, Juan Whittington- AYE, Michael Bates- AYE, Travis Barnard- AYE Whit Morris- AYE, Roy Easter-AYE, David Felts- AYE.

VI. CHAIRMAN’S COMMENTS

Chairman Moyer stated that he had received a call from a resident in the county that they wanted to place land they owned on Route 360 in a conservation easement. He added that they had been turned down some years back. He advised the gentleman to contact Mr. Deal and work on the matter to see if there was a route that the county could support his effort.

VII. INFORMATIONAL

VIII. ADJOURNMENT

There being no further business to come before the Planning Commission, Chairman Moyer adjourned the meeting at 8:45 p.m.

Larkin Moyer, Chairman
Amelia County Planning Commission

ATTEST:

Brady Deal
Director of Community Development

VIRGINIA: THERE WAS NO REGULAR MEETING
OF THE AMELIA COUNTY PLANNING COMMISSION FOR THE
MONTH OF AUGUST 2023.

Larkin Moyer, Chairman

ATTEST:

Brady Deal, Director of Community Development



AMELIA COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT SUMMARY REPORT

Meeting Date: September 25, 2023

SUBJECT

Walter Jones (the “Applicant”), requests a Special Exception Permit for a Mini Warehouse Storage per section 325-18.3 of the Amelia County Code for property located on the Southside of Patrick Henry Highway (Route 360) identified as TM 32-1-5 on the Amelia County Real Property Identification map. The property is zoned B-1 Business, and the Amelia County Comprehensive Plan shows the property is located in the Village Development Area.

SUMMARY OF INFORMATION:

The applicant is requesting to develop a mini-warehouse storage facility on the wooded/vacant parcel located adjacent to the Hawkes Funeral Home. It will include mini storage, medium sized warehouse storage, and RV parking. A detailed site plan is included in the agenda packet as well as a traffic impact analysis.

PUBLIC HEARINGS

Planning Commission Public Hearing September 25, 2023

SUMMARY OF FACTS

Applicant:	Walter Jones
Land Owner:	Goodwill Inc
Proposed Use:	Mini-warehouse storage
Location:	Property located on the Southside of Patrick Henry Highway (Route 360) identified as TM 32-1-5 on the Amelia County Real Property Identification map. The property is zoned B-1 Business, and the Amelia County Comprehensive Plan shows the property is located in the Village Development Area.
Acreage:	2.49 acres
Existing Zoning:	B-1
Proposed Zoning:	B-1

SPECIAL EXCEPTION PERMIT APPLICATION NUMBER: SEP23-10

Comprehensive Plan: This property is located in the Village Development Area

Surrounding Zoning: RR-3 to North and East / B-1 to West / M-2 to South

Utilities: Water/Sewer Available

Wetlands Impact: n/a

Zoning History: B-1

RECOMMENDATION:

Review and (PC) provide recommendation to the Board of Supervisors

CODE: CACONU

PAID

AUG 25 2023

Treasurer-Amelia Co.



Application for Special Exception Permit

Date: 8/4/23 File Number: 23-10

Application Fee Paid: \$500

Applicant: WALTER JONES Phone: (949) 648-9140

Applicant Address: 13301 BLUE HERON LOOP, CHESTERFIELD, VA

Email: OMEGAPROPERTIES@MSN.COM 23838

Owner: GOODWILL INC Phone: _____

Property Address: 32-1-5 (PARCEL ID), TAX MAP 32

Email: _____

Property Information:

Tax Map Number: 32-1-5 / 32 Acreage: 2.49 AC

Subdivision: YES ☐ NO ☒ Zoning District: B1 Deed restrictions: YES ☐ NO ☒

Access to Property (easement, public road, private road): PUBLIC ROAD

The applicant requests a permit to locate the following use on the above-referenced property, as permitted by Section 325-1B of the Amelia County Zoning Ordinance.

MINI STORAGE, WAREHOUSE, RV PARKING

FOR OFFICE USE ONLY:

Public Notice Dates: _____

Board of Supervisors Mtg Date: _____

Planning Commission Hearing Date: _____

Board of Supervisors Decision: _____

Planning Commission Recommendation: _____

Permit Signed by Applicant/Owner: _____

IMPROVEMENTS PROPOSED

Describe briefly the improvements proposed on the property. State whether new buildings are to be constructed, existing buildings are to be used and/or renovated or additions are to be made to existing buildings. Please include a plat, conceptual layout, and/or sketch plan demonstrating the proposed improvements.

NEW BUILDINGS - SMALL TO MEDIUM SIZE STORAGE
BUILDINGS AND OUTDOOR PARKING AREAS ~~ARE~~.

PROTECTION TO ADJOINING PROPERTY

Describe the effects of the proposed use on adjacent properties and the surrounding neighborhood. What protection will be offered to adjoining property owners?

APPROPRIATE DRAINAGE, DRY DETENTION, AND PLANTINGS
AS PER RT 360 ~~IS~~ OVERLAY DISTRICT. MINIMAL
INCREASE IN TRAFFIC (DETAILS INCLUDED W/ APPLICATION).

ENHANCEMENT OF COUNTY

How will this requested change be advantageous to the County?

PERSONAL STORAGE, CONTRACTOR STORAGE, RV
PARKING, AND POTENTIAL ~~EMPLOYMENT~~ EMPLOYMENT FOR
COMMUNITY. INCREASED TAX BASE.

PLAN


Furnish a plan showing boundaries and dimensions of the property, width of abutting rights-of-way, location and size of buildings on the site, roadways, walks, off street parking and loading spaces, landscaping, etc. A conceptual layout of the proposed changes is also required.

STATE OF VIRGINIA
COUNTY OF AMELIA


to wit

I, WALTER JONES, being duly sworn, depose and say that I am the Lessee/Owner of the property involved in the application. If I am not the Lessee/Owner, I will produce a copy of a contract to purchase the property or right to submit this application. I further declare that I have familiarized myself with respect to preparing and filing the application and that the foregoing statements and answers herein contained and the information on the attached sheets thoroughly and to the best of my ability present the argument on behalf of the applicant herewith requested and that the statements and information above referred to are in all respects true and correct to the best of my knowledge and belief.

Signed: 

 7th
Subscribed to and sworn before me on this 4th day of AUGUST 2023.




Notary Public

February 28, 2025
My Commission Expires

STATEMENT FOR VALIDITY OF INFORMATION

Every applicant shall sign the following document to substantiate the validity of submitted information.

STATE OF VIRGINIA
COUNTY OF AMELIA to wit

I, WALTER JONES, being duly sworn, depose and say that I am the lessee/owner of the property involved in the application. If I am not the Lessee/Owner, I will produce a copy of a contract to purchase the property or I will present written certification contract To purchase the property or I will present written certification from the owner granting me the right to submit this application. I, declare that I have familiarized myself with the rules and regulations pertaining to preparing and filing this application. I further declare that the foregoing statements and answers provided throughout the various sections of this application are in all respects true and correct to the best of my knowledge and belief.

Signed: _____

Print Name: _____

WALTER L JONES JR

Subscribed and sworn before me this 7th day of August, 2023.

Debra Jean Dellicker Ricchezza
Notary Public

February 28, 2025
My Commission Expires



OWNERSHIP DISCLOSURE

Please list below the names and addresses of all owners or parties in interest of the land subject to this request:

NOTE: If this request is in the name of a corporation, artificial person, joint venture, trust, or other form of ownership, all officers, directors, and any stockholders owning ten percent or more of such stock must be listed.

NAME:

ADDRESS:

GOODWILL INC

6301 MIDLOTHIAN TURNPIKE
RICHMOND, VA 23229

I, _____, do hereby swear and affirm that to the best of my knowledge and belief, the above information is true and that I am the applicant for this request for parcel number(s) 32-1-S of tax map number(s) 32 requesting a Special Exception Permit. If the information above changes at any time while this request is being considered, I will provide the County with an updated list.

Signature: _____

STATE OF VIRGINIA
COUNTY OF AMELIA

to wit

This day Walter Jones personally appeared before me, Debra Jean Dellicker Ricchezza, a Notary Public in and for the County and State aforesaid, and swore or affirmed that the matters stated in the foregoing Ownership Disclosure are true to the best of his/her knowledge and belief.

Given under my hand this 7th day of August, 2023.

Debra Jean Dellicker Ricchezza
Notary Public

My Commission Expires: February 28, 2025



LIMITED POWER OF ATTORNEY

KNOW ALL MEN BY THESE PERSONS:

1. That I/We _____ Phone: _____
(Name) _____
(Address) _____
- (Name) _____ Phone: _____
(Address) _____
- (Name) _____ Phone: _____
(Address) _____
- (Name) _____ Phone: _____
(Address) _____
- (Name) _____ Phone: _____
(Address) _____

Being all of the owner(s) of the property described as County Tax Map Numbers:

And authorized to take such action, do hereby make, constitute, and appoint:

2. (Name) _____ Phone: _____
(Address) _____

to act as my/our true and lawful attorney-in-fact for and in my/own name, place and stead with full power and authority I/we would have if acting personally to seek rezoning, conditional use, or variance, and to set forth and offer such legally acceptable voluntarily proffered conditions including any additions, amendments, modifications or deletions thereto that in his or her discretion are deemed reasonable, appropriate and necessary except as follows:

3. _____

4. In witness whereof, I/we have hereto set my/our hand and seal this _____ day of _____, 20____.

Signature

Signature

Witnessed by: _____ Witnessed by: _____

APPLICANT'S PERMISSION FOR INSPECTION OF PROPERTY

I, WALTER JONES, hereby grant access to the Planning Director, Zoning Administrator, or assigns thereof, to enter my property during reasonable hours without prior notice to make inspections as deemed necessary for the evaluation of my application for

(Circle One) Special Exception Permit

Rezoning

Variance


Applicant's Signature

8/4/23
Date



Subscribed and sworn to before me this 7th day of August, 2023.

Debra Jean Dellicker Ricchezza
Notary Public

February 28, 2025
Commission Expiration Date

7967513

Notary Registration Number

Goodwill Amelia Property

Kathy Shelton <Kathy.Shelton@goodwillvirginia.org>

Mon 7/17/2023 4:37 PM

To:omegaproperties@msn.com <omegaproperties@msn.com>

Cc:Danielle Beckstoffer <danielle.beckstoffer@thalhimer.com>;Nicki Jassy
<nicki.jassy@thalhimer.com>;Dean F. Sculthorpe <Dean.Sculthorpe@goodwillvirginia.org>

Dear Mr. Jones,

This email constitutes Goodwill of Central and Coastal Virginia's consent to your application for a Special Exception Permit on our property in the Amelia Rt. 360 Overlay District. As you have this property under contract and as part of your due diligence period, we are amenable to your pursuing this Special Exception Permit. Please feel free to have anyone from Amelia Planning contact me directly should they have any questions or need additional information.

Best of luck to you in your pursuit,
Kathy Shelton

Kathy Shelton

Vice President Community Engagement and Real Estate



100

ONE HUNDRED
YEARS OF
CHANGING LIVES

Goodwill of Central & Coastal Virginia

(757) 217-6071

kathy.shelton@goodwillvirginia.org

www.goodwillvirginia.org



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The site plan illustrates the proposed layout for a storage facility. The main building is a long, narrow structure with a total length of 190.0' and a width of 30.0'. It includes a 'PROP OFFSITE ROAD DRAINAGE BY-PASS CULVERT' and a 'PROP SWMBMP ROUTING / OUTFALL STRUCTURE'. The building is surrounded by setbacks: 0' front, 0' side, and 0' rear. The site is bounded by Patrick Henry Highway (S.R. 360) to the north, which has a speed limit of 55 MPH. To the west, there is a 'SIGNALIZED INTERSECTION' and a 'PIZZA HUT & ANGELO'S CAFE'. To the east, there is a 'PROP VDOT SINGLE TWO-WAY ENTRANCE W/ C&G'. The site is also adjacent to a 'US RT 360 OVERLAY DISTRICT (PLANTED) 25' LANDSCAPE STRIP'. The plan includes a 'PROP TREE LINE (TYP)' and a 'PROP SELF STORAGE UNITS (TYP)'. The site is located near a 'FOOD LION' and an 'EX STORM WATER MANAGEMENT BASIN'. The plan also shows the 'PROP OFFICE W/ RESTROOM 400 SF' and a 'PROP SWMBMP ("DRY" DETENTION ONLY)'. The site is bounded by the 'HAWKES, MICHAEL W. PARCEL ID: 32-1-5' and the 'NORRIS, PHILLIP A. TRUST PARCEL ID: 32-27'. The plan includes a 'SITE SUMMARY' table and a 'SCALE: 1" = 40''.

SITE SUMMARY	
PROPERTY IDENTIFICATION:	32-1-5
PROJECT ADDRESS:	15001 PATRICK HENRY HWY (ADJACENT) AMELIA COURT HOUSE, VIRGINIA
PARCEL ACREAGE:	2.49 Ac.
CURRENT PROPERTY OWNER:	GOODWILL INC OF CENTRAL AND COASTAL VIRGINIA INC. 6301 MIDLOTHIAN TURNPIKE RICHMOND, VA 23225
DEVELOPER:	OMEGA PROPERTIES MR. WALTER JONES PHONE: (949) 648-9140 EMAIL: OMEGAPROPERTIES@MSN.COM
EXISTING ZONING:	BUSINESS (B-1)
PROPOSED USE:	STORAGE FACILITY (MINI WAREHOUSE STORAGE) (BY SPECIAL USE PERMIT)
PROPOSED No. UNITS:	44 UNITS / BUILDING (132 TOTAL)
BUILDING HEIGHT:	35 FT MAX 18 FT PROPOSED
SETBACKS:	FRONT - 10 FT REAR / SIDE - NONE
FRONTAGE:	REQUIRED: 50 FT PROVIDED: 160 FT
PARKING:	OFFICE: 1 SPACE PER 300 SF FLOOR AREA (MIN. 5 SPACES) REQUIRED: 5 STORAGE: 1 PER EACH EMPLOYEE PLUS SPACE FOR TRUCKS AND OTHER VEHICLES REQUIRED: 10 TOTAL PARKING REQ'D: 15 PROVIDED: 15 (INCLUDES 2 ADA)
OVERLAY DISTRICT:	US ROUTE 360 OVERLAY DISTRICT MIN. FRONT BLD SETBACK: 100 FT 25' FRONT LANDSCAPE STRIP
UTILITIES:	WATER - PUBLIC SEWER - SEPTIC

SCALE: 1" = 40'

PLAN NORTH

PREPARED BY:

PROPERTY IDENTIFICATION:	32-1-5
PROJECT ADDRESS:	15001 PATRICK HENRY HWY (ADJACENT) AMELIA COURT HOUSE, VIRGINIA
PARCEL ACREAGE:	2.49 Ac.
CURRENT PROPERTY OWNER:	GOODWILL INC OF CENTRAL AND COASTAL VIRGINIA INC. 6301 MIDLOTHIAN TURNPIKE RICHMOND, VA 23225
DEVELOPER:	OMEGA PROPERTIES MR. WALTER JONES PHONE: (949) 646-9140 EMAIL: OMEGAPROPERTIES@MSN.COM
EXISTING ZONING:	BUSINESS (B-1)
PROPOSED USE:	STORAGE FACILITY (MINI WAREHOUSE STORAGE) (BY SPECIAL USE PERMIT)
PROPOSED No. UNITS:	44 UNITS / BUILDING (132 TOTAL)
BUILDING HEIGHT:	35 FT MAX 18 FT PROPOSED
SETBACKS:	FRONT - 10 FT REAR / SIDE - NONE
FRONTAGE:	REQUIRED: 50 FT PROVIDED: 160 FT
PARKING:	OFFICE: 1 SPACE PER 300 SF FLOOR AREA (MIN. 5 SPACES) REQUIRED: 5
	STORAGE: 1 PER EACH EMPLOYEE PLUS SPACE FOR TRUCKS AND OTHER VEHICLES
TOTAL PARKING REQ'D:	10
PROVIDED:	15 (1 INCLUDES 2 ADA)
OVERLAY DISTRICT:	US ROUTE 360 OVERLAY DISTRICT
	MIN. FRONT BLD SETBACK: 100 FT 25' FRONT LANDSCAPE STRIP
UTILITIES:	WATER - PUBLIC SEWER - SEPTIC

PREPARED BY:

B & B Consultants, Inc.
Engineers • Surveyors • Planners • Lab Analysis
212 East Fennel Street, South Hill, VA 23870
Phone: (854) 447-7824 Fax: (854) 447-4257
Other Offices: South Boston • Chase City

Walter Jones Self Storage Facility

15001 Patrick Henry Hwy
Amelia County, Virginia

Right Turn Lane / Taper Warrant Analysis

Using the 2021 AADT volumes for Patrick Henry Highway, between Goodes Bridge Road and Chula Road on State Route 360, the peak hour volume of approach vehicles was determined using the following:

$$PHV = (ADT \times K \times D)$$

$$= (18,000 \times 0.11 \times 0.50)$$

$$= 990 \text{ Approach Vehicles}$$

K = Percent of AADT or average of 11%

D = Percent of traffic in peak direction

Trips Per Day = 37 (From ITE 11th Edition – Mini-Warehouse Storage Units)

Trips Per Hour = 3 (37 trips / 12 hours)

Therefore, per Figure 3-27 an approach taper is not required on Patrick Henry Highway; see graph below.

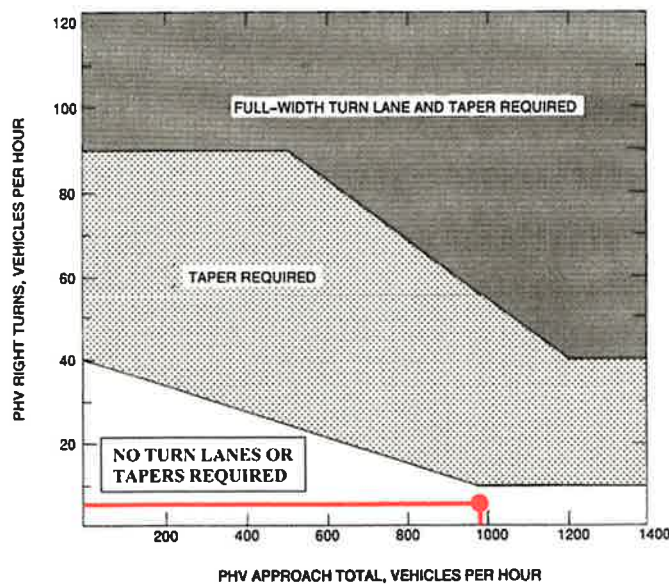


FIGURE 3-27 WARRANTS FOR RIGHT TURN TREATMENT (4-LANE HIGHWAY)

Appropriate Radius required at all Intersections and Entrances (Commercial or Private).

LEGEND

PHV - Peak Hour Volume (also Design Hourly Volume equivalent)

Mini-Warehouse (151)

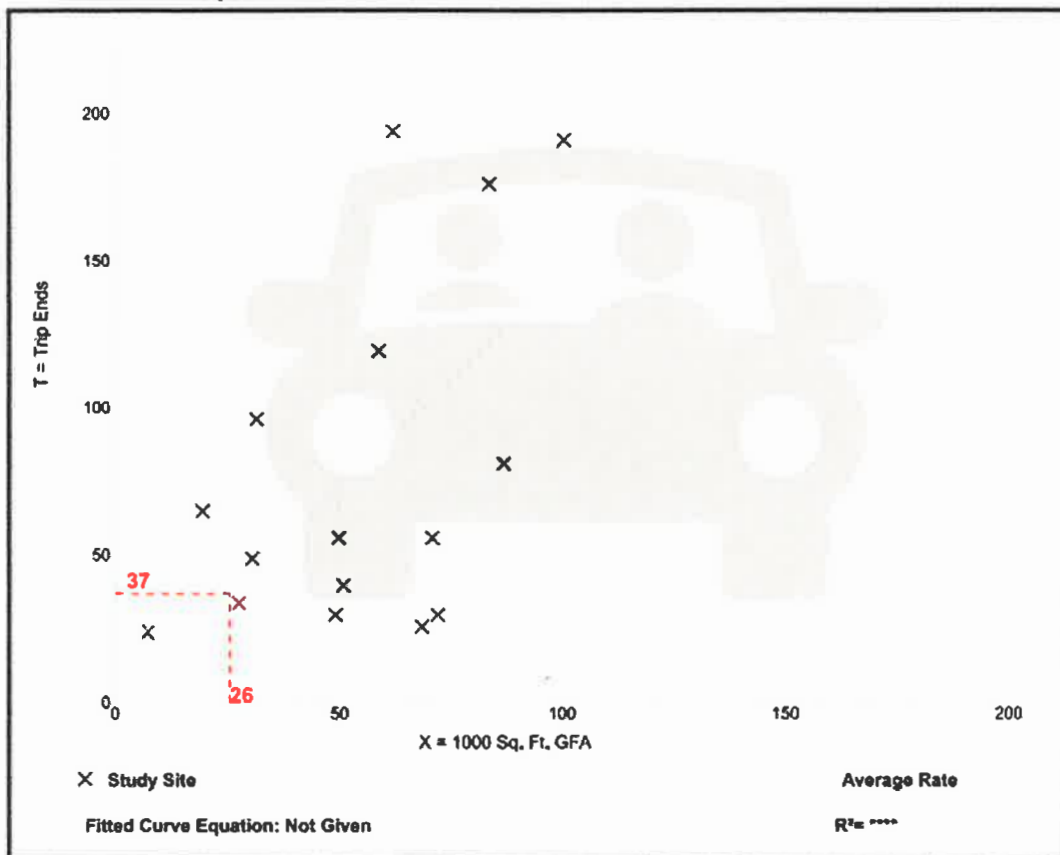
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 16
Avg. 1000 Sq. Ft. GFA: 55
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.45	0.38 - 3.25	0.92

Data Plot and Equation



Trip Gen Manual, 11th Edition

• Institute of Transportation Engineers



**AMELIA COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
SUMMARY REPORT**

Meeting Date: September 25, 2023

SUBJECT

Milestone Towers (the “Applicant”), requests a Special Exception Permit for a Wireless Support Structure in excess of 80 feet per section 325-7.3 of the Amelia County Code at property located on the Northside of Patrick Henry Highway (Route 360) off of Grub Hill Church Road (Route 609) at 15301 Grub Hill Church Road, Amelia Court House, VA 23002, identified as 2-2F on the Amelia County Real Property Identification map. The property is zoned RP-5 Rural Preservation, and the Amelia County Comprehensive Plan shows the property is located in the Rural Preservation Area.

SUMMARY OF INFORMATION:

The applicant is requesting to construct a new cell tower that will be used by T-Mobile System update that the County is completing in collaboration with Motorola. It will be a 150’ monopole style wireless communication facility and may accommodate up to three additional users. A detailed site plan and other information is included in the agenda packet.

PUBLIC HEARINGS

Planning Commission Public Hearing September 25, 2023

SUMMARY OF FACTS

Applicant:	Milestone Towers
Land Owner:	Jean A. Terrell
Proposed Use:	Wireless Support Structure in excess of 80’
Location:	Property located on the Northside of Patrick Henry Highway (Route 360) off of Grub Hill Church Road (Route 609) at 15301 Grub Hill Church Road, Amelia Court House, VA 23002, identified as 2-2F on the Amelia County Real Property Identification map. The property is zoned RP-5 Rural Preservation, and the Amelia County Comprehensive Plan shows the property is located in the Rural Preservation Area.
Acreage:	98.934 acres

SPECIAL EXCEPTION PERMIT APPLICATION NUMBER: SEP23-11

Existing Zoning: RP-5

Proposed Zoning: RP-5

Comprehensive Plan: This property is located in the Rural Preservation Area

Surrounding Zoning: RP-5

Utilities: n/a

Wetlands Impact: n/a

Zoning History: RP-5

RECOMMENDATION:

Review and (PC) provide recommendation to the Board of Supervisors

PAID

AUG 29 2023

Treasurer-Amelia Co.



Application for Special Exception Permit

Date: 08/25/2023

File Number: SEP23-11

Application Fee Paid: \$500

Applicant: Jonathan L. Yates for Milestone Towers Phone: 8434149754

Applicant Address: 105 Broad Street, Third Floor Charleston, South Carolina 29401

Email: jly@hellmanyates.com

Owner: Jean A. Terrell Phone: (804)-224-9311

Property Address: 15301 Grub Hill Church Road, Amelia Court House, VA 2300

Email: Jterrell@va.metrocast.net

Property Information:

Tax Map Number: 12 2F Acreage: 98.934 Acres

Subdivision: YES NO Zoning District: RP-5 Deed restrictions: YES NO

Access to Property (easement, public road, private road): Easement

The applicant requests a permit to locate the following use on the above-referenced property, as permitted by Section 325-4 -8 of the Amelia County Zoning Ordinance.
(Ordinance 23-03)

We respectfully request to place a 150 ft. monopole style wireless communication facility for T-Mobile and at least three additional users on the property of Jean A. Terrell.

FOR OFFICE USE ONLY:

Public Notice Dates: _____

Board of Supervisors Mtg Date: _____

Planning Commission Hearing Date: _____

Board of Supervisors Decision: _____

Planning Commission Recommendation: _____

Permit Signed by Applicant/Owner: _____

IMPROVEMENTS PROPOSED

Describe briefly the improvements proposed on the property. State whether new buildings are to be constructed, existing buildings are to be used and/or renovated or additions are to be made to existing buildings. Please include a plat, conceptual layout, and/or sketch plan demonstrating the proposed improvements.

The property will include a 150 ft. monopole and related ground equipment. Please see the attached narrative.

PROTECTION TO ADJOINING PROPERTY

Describe the effects of the proposed use on adjacent properties and the surrounding neighborhood. What protection will be offered to adjoining property owners?

The proposed facility will help provide effective wireless infrastructure to adjacent properties and the surrounding neighborhood. Please see the attached narrative.

ENHANCEMENT OF COUNTY

How will this requested change be advantageous to the County?

The provision of wireless infrastructure will be advantageous to the county by the addition of essential wireless voice and broadband and effective access to 911 first responders.

PLAN

Furnish a plan showing boundaries and dimensions of the property, width of abutting rights-of-way, location and size of buildings on the site, roadways, walks, off street parking and loading spaces, landscaping, etc. A conceptual layout of the proposed changes is also required.

Please see attached Site Plan by Virginia Professional Engineer David Michael Franklin in Exhibit "1".

STATE OF ~~VIRGINIA~~ South Carolina
COUNTY OF ~~AMELIA~~ Charleston

to wit

I, Jonathan L. Yates, being duly sworn, depose and say that I am the Lessee/Owner of the property involved in the application. If I am not the Lessee/Owner, I will produce a copy of a contract to purchase the property or right to submit this application. I further declare that I have familiarized myself with respect to preparing and filing the application and that the foregoing statements and answers herein contained and the information on the attached sheets thoroughly and to the best of my ability present the argument on behalf of the applicant herewith requested and that the statements and information above referred to are in all respects true and correct to the best of my knowledge and belief.

Signed: 

Subscribed to and sworn before me on this 25th day of August 2023.


Notary Public

5/20/24
My Commission Expires

STATEMENT FOR VALIDITY OF INFORMATION

Every applicant shall sign the following document to substantiate the validity of submitted information.

STATE OF ~~VIRGINIA~~ South Carolina
COUNTY OF ~~AMERICA~~ Charleston to wit

I, Jonathan L. Yates, being duly sworn, depose and say that I am the lessee/owner of the property involved in the application. If I am not the Lessee/Owner, I will produce a copy of a contract to purchase the property or I will present written certification contract To purchase the property or I will present written certification from the owner granting me the right to submit this application. I, declare that I have familiarized myself with the rules and regulations pertaining to preparing and filing this application. I further declare that the foregoing statements and answers provided throughout the various sections of this application are in all respects true and correct to the best of my knowledge and belief.

Signed: 

Print Name: JONATHAN L. YATES

Subscribed and sworn before me this 25th day of August, 20 23.


Notary Public

5/20/24
My Commission Expires

OWNERSHIP DISCLOSURE

Please list below the names and addresses of all owners or parties in interest of the land subject to this request:

NOTE: If this request is in the name of a corporation, artificial person, joint venture, trust, or other form of ownership, all officers, directors, and any stockholders owning ten percent or more of such stock must be listed.

NAME:

ADDRESS:

Jean A. Terrell - Parcel ID: 12 2F - 15302 Grub Hill Church Road, Amelia Court House, VA 22002

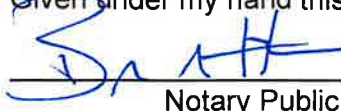
I, Jonathan L. Yates, do hereby swear and affirm that to the best of my knowledge and belief, the above information is true and that I am the applicant for this request for parcel number(s) 2F of tax map number(s) 12 requesting a Special Exception Permit. If the information above changes at any time while this request is being considered, I will provide the County with an updated list.

Signature: 

SOUTH CAROLINA
STATE OF ~~VIRGINIA~~
COUNTY OF ~~AMELIA~~ to wit

This day Jonathan L. Yates personally appeared before me, Brian A. Hennessey, a Notary Public in and for the County and State aforesaid, and swore or affirmed that the matters stated in the foregoing Ownership Disclosure are true to the best of his/her knowledge and belief.

Given under my hand this 25th day of August, 2023.


Notary Public

My Commission Expires: 5/20/24

LIMITED POWER OF ATTORNEY

KNOW ALL MEN BY THESE PERSONS:

1. That I/We
(Name) Jean A. Terrell Phone: _____
(Address) 15301 Grub Hill Church Road, Amelia Church House, VA 23002

(Name) _____ Phone: _____
(Address) _____

(Name) _____ Phone: _____
(Address) _____

(Name) _____ Phone: _____
(Address) _____

(Name) _____ Phone: _____
(Address) _____

Being all of the owner(s) of the property described as County Tax Map Numbers:

12 2F

And authorized to take such action, do hereby make, constitute, and appoint:

2. (Name) Jonathan L. Yates and Milestone Tower Limited Partnership-IV Phone: (843) 414-9754
(Address) 105 Broad Street, 3rd Floor, Charleston, SC 29401

to act as my/our true and lawful attorney-in-fact for and in my/own name, place and stead with full power and authority I/we would have if acting personally to seek rezoning, conditional use, or variance, and to set forth and offer such legally acceptable voluntarily proffered conditions including any additions, amendments, modifications or deletions thereto that in his or her discretion are deemed reasonable, appropriate and necessary except as follows:

3. _____

4. In witness whereof, I/we have hereto set my/our hand and seal this 17 day of August, 2023.

Jean A. Terrell
Signature

Signature

Witnessed by: _____ Witnessed by: _____

THE STATE OF VIRGINIA

Acknowledged before me in Westmoreland
County, Virginia on 8-17-, 2023 by
Jean A. Terrell

Matthew G. Bruce

Notary Public Signature

Printed

My Commission Expires: 11/30/23



APPLICANT'S PERMISSION FOR INSPECTION OF PROPERTY

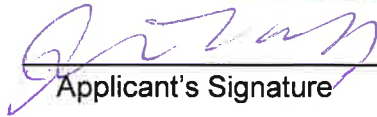
I, Jonathan L. Yates, hereby grant access to the Planning Director, Zoning Administrator, or assigns thereof, to enter my property during reasonable hours without prior notice to make inspections as deemed necessary for the evaluation of my application for

(Circle One)

Special Exception Permit

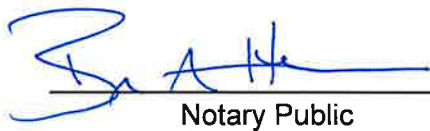
Rezoning

Variance


Applicant's Signature

08.25.23
Date

Subscribed and sworn to before me this 25th day of August, 20 23.


Notary Public

5/20/24
Commission Expiration Date

Notary Registration Number

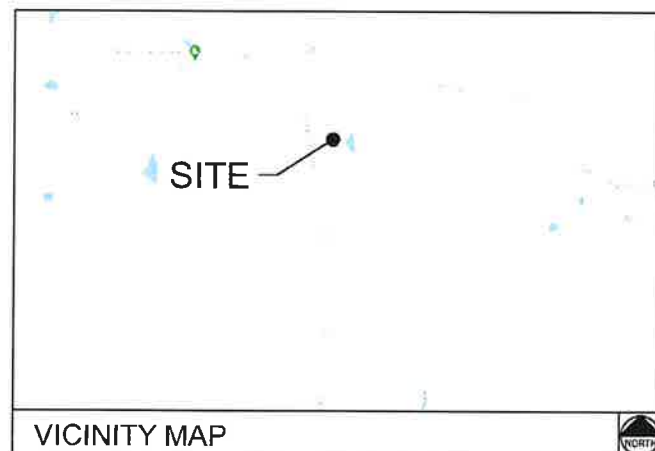


AMELIA COURTHOUSE

150' MONOPOLE TOWER

AMELIA COUNTY SHERIFF'S OFFICE
16441 COURT ST
AMELIA COURT HOUSE, VA 23002
PHONE: (804) 561-2118
ATTN.: CUSTOMER SERVICE

AMELIA COUNTY FIRE DEPARTMENT STATION 1
8950 OTTERBURN RD
AMELIA COURT HOUSE, VA 23002
PHONE: (804) 561-3332
ATTN.: CUSTOMER SERVICE



JURISDICTION:
AMELIA COUNTY

STATE:
VIRGINIA

TOWER TYPE:
MONOPOLE TOWER

TOWER HEIGHT:
150' (154' TO HIGHEST APPURTENANCE)

NUMBER OF CARRIERS:
1 PROPOSED, 3 FUTURE

USE:
PROPOSED TELECOMMUNICATIONS TOWER
AND UNMANNED EQUIPMENT

FLOOD INFO
SITE IS LOCATED WITHIN FEMA FLOOD MAP
AREA 51007C0075D DATED 10/07/2021 WITHIN
FLOOD ZONE X.

PROJECT SUMMARY

SITE ADDRESS (E-911 TBD)

15301 GRUB HILL CHURCH RD
AMELIA COURT HOUSE, VA 23002
AMELIA COUNTY
LATITUDE: 37° 26' 54.38" N
LONGITUDE: 77° 57' 27.67" W
TAX/PIN #: 12 2F
ZONING: RURAL PRESERVATION - 5

DEVELOPER
MILESTONE TOWER LIMITED PARTNERSHIP-IV
(d/b/a MILESTONE TOWERS)
12110 SUNSET HILLS RD, #600
RESTON, VA 20190
PHONE: (703) 268-5093
ATTN: MATT PENNING
POWER COMPANY
DUKE ENERGY PROGRESS
PHONE: (800) 452-2777
ATTN.: CUSTOMER SERVICE

PROPERTY OWNER
JEAN A. TERRELL
15301 GRUB HILL CHURCH RD
AMELIA COURT HOUSE, VA 23002

CONSULTANT
KIMLEY-HORN AND ASSOCIATES, INC.
11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GEORGIA 30009
PHONE: (770) 545-6105
ATTN.: DAVID FRANKLIN

CONTACTS

SHEET NO.	SHEET TITLE
T1	COVER SHEET
--	SITE SURVEY (SHEET 1 OF 3)
--	SITE SURVEY (SHEET 2 OF 3)
--	SITE SURVEY (SHEET 3 OF 3)
N1	GENERAL NOTES
C0	OVERALL PARCEL PLAN
C1	OVERALL SITE PLAN
C2	SITE PLAN
C3	FENCE, GATE, AND COMPOUND DETAILS
C6	SITE SIGNAGE DETAILS
C7	ANTENNA AND TOWER ELEVATION DETAILS
L1	LANDSCAPING PLAN

SHEET INDEX

AMELIA COUNTY PLANNER
16360 DUNN RD #101
AMELIA COURT HOUSE, VA 23002
PHONE: (804) 561-3039
ATTN.: CUSTOMER SERVICE

PERMIT INFORMATION



PROJECT INFORMATION:

SITE NAME:
AMELIA COURTHOUSE

15301 GRUB HILL CHURCH RD
AMELIA COURT HOUSE, VA 23002
AMELIA COUNTY

PLANS PREPARED BY:



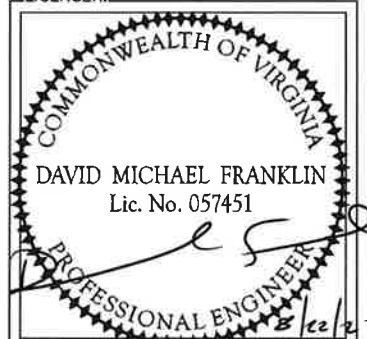
11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GA 30009
PHONE: 770-519-4280
WWW.KIMLEY-HORN.COM



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KHA PROJECT NUMBER:

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DRAWN BY: CHECKED BY:

DMF

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SHEET TITLE:

COVER SHEET

SHEET NUMBER:

T1

K:\ATL_Wireless\Milestone Communications\Amelia Courthouse\CAD\ZD\ECor-CB.dwg 08/22/23 2:04 PM By: Drew.Pitts

1.00 GENERAL NOTES

- 1.01 ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE DRAWINGS AND SPECIFICATIONS. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE STATE, LOCAL AND NATIONAL CODES, ORDINANCES AND OR REGULATIONS APPLICABLE TO THIS PROJECT.
- 1.02 THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES AND SHALL CHECK ALL DIMENSIONS. ALL DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF THE PROJECT MANAGER AND/OR ENGINEER AND BE RESOLVED BEFORE PROCEEDING WITH WORK. WHERE THERE IS A CONFLICT BETWEEN DRAWING AND MILESTONE COMMUNICATIONS SPECIFICATIONS, THE MILESTONE COMMUNICATIONS PROJECT ENGINEER SHOULD BE CONTACTED FOR CLARIFICATION.
- 1.03 ALL INFORMATION SHOWN ON THE DRAWINGS RELATIVE TO EXISTING CONDITIONS IS GIVEN AS THE BEST PRESENT KNOWLEDGE, BUT WITHOUT GUARANTEE OF ACCURACY. WHERE ACTUAL CONDITIONS CONFLICT WITH THE DRAWINGS, THEY SHALL BE REPORTED TO THE PROJECT MANAGER AND/OR ENGINEER SO THAT PROPER REVISIONS MAY BE MADE. MODIFICATION OF DETAILS OF CONSTRUCTION SHALL NOT BE MADE WITHOUT WRITTEN APPROVAL OF THE PROJECT MANAGER AND/OR ENGINEER.
- 1.04 CONTRACTOR SHALL REVIEW AND BE FAMILIAR WITH SITE CONDITIONS AS SHOWN ON THE ATTACHED SITE PLAN AND/OR SURVEY DRAWINGS.
- 1.05 ALL FINISHED GRADES SHALL SLOPE MINIMUM 1/4 IN./FT. AWAY FROM EQUIPMENT IN ALL DIRECTIONS. CONTRACTOR SHALL SLOPE SWALES AS REQUIRED ALONG EXISTING TERRAIN TO DRAIN AWAY FROM COMPOUND AND ACCESS DRIVE.
- 1.06 THE PROPOSED TOWER WAS DESIGNED BY OTHERS. TOWER INFORMATION PROVIDED ON THESE PLANS ARE PROVIDED FOR REFERENCE PURPOSES ONLY. NOTIFY ENGINEER OR PROJECT MANAGER OF ANY CONFLICTS OR DISCREPANCIES. CONTRACTOR TO OBTAIN COPY OF TOWER DESIGN DRAWINGS, IF AVAILABLE, FROM MILESTONE COMMUNICATIONS PROJECT MANAGER TO CONFIRM COAX ROUTING AND ANTENNA MOUNT INFORMATION.
- 1.07 THE CONTRACTOR SHALL PROVIDE ADEQUATE EXCAVATION SLOPING, SHORING, BRACING, AND GUYS IN ACCORDANCE WITH ALL NATIONAL, STATE, AND LOCAL SAFETY ORDINANCES.
- 1.08 UPON COMPLETION OF CONSTRUCTION, CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE CAUSED BY CONSTRUCTION ACTIVITIES TO THE EXISTING ACCESS ROAD AND COMPOUND GRAVEL AREAS. ANY NEW FILL MATERIALS SHALL BE COMPACTED.
- 1.09 THE CONTRACTOR IS HEREBY NOTIFIED THAT PRIOR TO COMMENCING CONSTRUCTION, HE IS RESPONSIBLE FOR CONTACTING THE UTILITY COMPANIES INVOLVED AND SHALL REQUEST A VERIFICATION AT THE CONSTRUCTION SITE OF THE LOCATIONS OF THEIR UNDERGROUND UTILITIES AND WHERE THEY MAY POSSIBLY CONFLICT WITH THE PLACEMENT OF IMPROVEMENTS AS SHOWN ON THESE PLANS. THE CONTRACTOR OR ANY SUBCONTRACTOR FOR THIS CONTRACT WILL BE REQUIRED. TO NOTIFY "VA 811" 48 HOURS IN ADVANCE OF PERFORMING ANY WORK BY CALLING THE TOLL FREE NUMBER (800) 552-7001 (OR 811). ANY UTILITIES DAMAGED BY CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE CONTRACTOR, AT NO EXPENSE TO THE OWNER.
- 1.10 CONTRACTOR TO PROVIDE DUMPSTER AND PORTABLE TOILET FACILITY DURING CONSTRUCTION.
- 1.11 CONTRACTOR TO PROVIDE STYMIE LOCK OR EQUIVALENT AS APPROVED BY MILESTONE COMMUNICATIONS PROJECT MANAGER.
- 1.12 CONTRACTOR TO PROVIDE ANY NECESSARY SIGNAGE PER MILESTONE COMMUNICATIONS PROJECT MANAGER'S INSTRUCTIONS. SEE DETAIL ON SHEET C7.



PROJECT INFORMATION:

SITE NAME:
AMELIA COURTHOUSE

15301 GRUB HILL CHURCH RD
AMELIA COURT HOUSE, VA 23002
AMELIA COUNTY

PLANS PREPARED BY:

Kimley»Horn

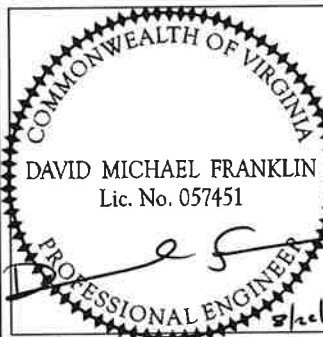
11720 AMBER PARK DRIVE, SUITE 800
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PHONE: 770-619-4280
WWW.KIMLEY-HORN.COM

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LICENSER:



KHA PROJECT NUMBER:

013273012

DRAWN BY: CHECKED BY:

DMF

DMF

SHEET TITLE:

GENERAL NOTES

SHEET NUMBER:

N1

TOWER SETBACKS	
	PROPOSED
NORTH	±672'-7"
SOUTH	±3,662'-10"
EAST	±1,072'-8"
WEST	±195'-7"
NEAREST OFF SITE RESIDENCE	±976'-10" NW
NEAREST ON SITE RESIDENCE	±254'-11" S

SITE PLAN NOTES:

1. SUBJECT PARCEL INFORMATION:
OWNER: JEAN A. TERRELL

MAILING ADDRESS: 422 SHORE DR
COLONIAL, VA 22443

PREMISES ADDRESS: 15301 GRUB HILL CHURCH RD
AMELIA COURT HOUSE, VA 23002

COUNTY: AMELIA COUNTY
MAP/PARCEL ID (PIN): 12 2F
ZONING: RURAL PRESERVATION-5
LAND USE: FARM LAND

THE LOCATION OF THE PROPOSED TELECOMMUNICATIONS
MONOPOLE IS APPROXIMATELY LOCATED AS FOLLOWS:
LATITUDE: ± N 37° 26' 54.38"
LONGITUDE: ± W 77° 57' 27.67"

PARCEL AREA: 98.934 ACRES
DISTURBANCE AREA: 7,800 SQ. FT (0.18 ACRES)

NOTE:

1. EXISTING MONOPOLE TOWER LOCATED NORTHEAST OF
PROPOSED TOWER ±5.02 MILES
37°30'09.40" N 77°53'48.70" W.
OWNER NAME: OCTAGON TOWERS, LLC
2. EXISTING GUYED TOWER LOCATED WEST OF PROPOSED
TOWER ±6.60 MILES
37°28'03.00" N 78°04'31.0" W.
OWNER NAME: SVTC SERIES 2, LLC

LINE TYPES:

BOUNDARY LINE - PARENT PARCEL

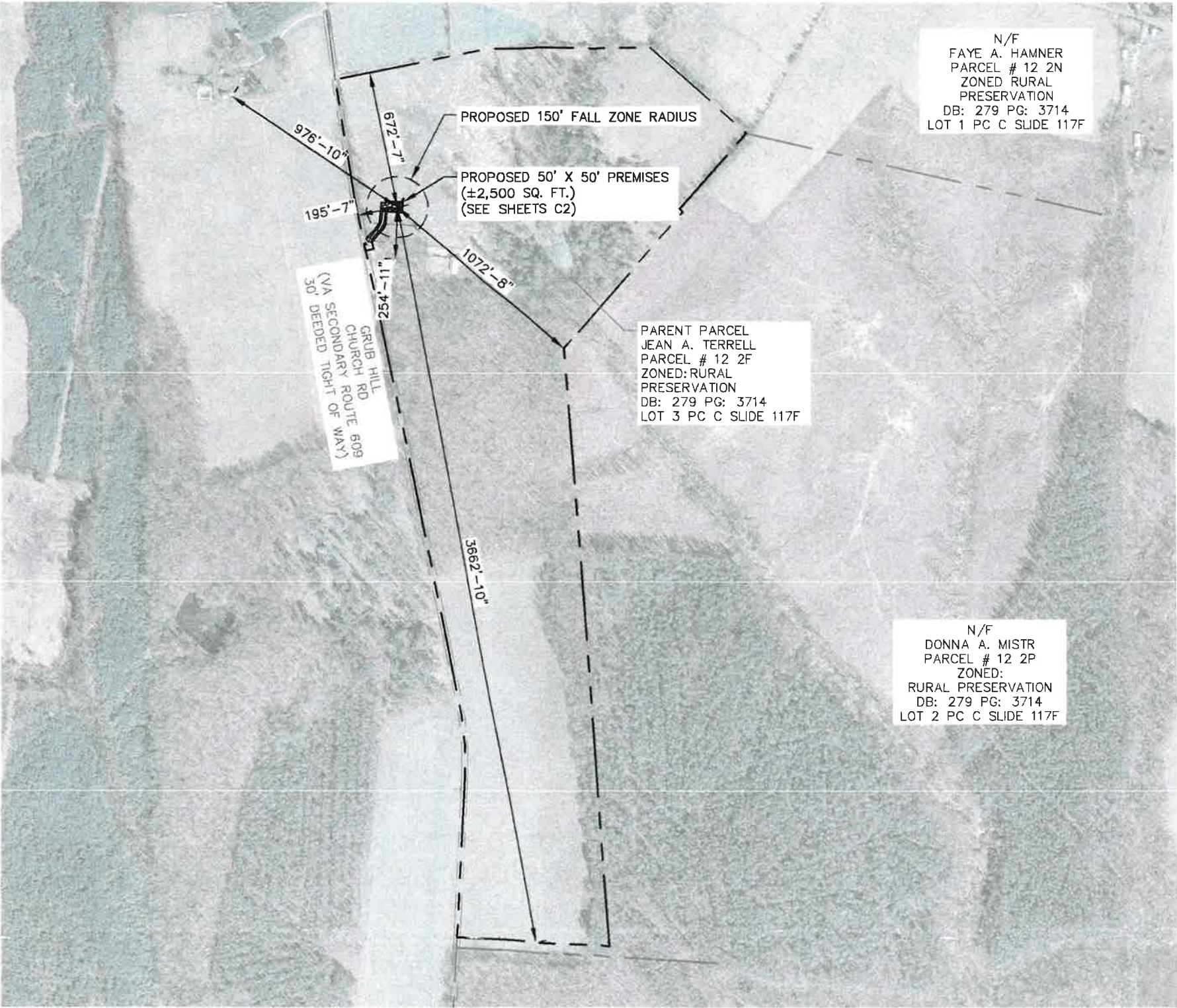
EASEMENT LINE

FENCE LINE- PROPOSED CHAIN LINK

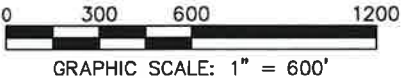
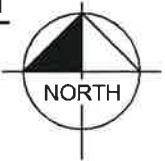
FENCE LINE- EXISTING CHAIN LINK

SURVEY NOTE:

1. MILESTONE COMMUNICATIONS STAFF SHALL COORDINATE WITH THE
PROPERTY OWNER TO OBTAIN THE PROPER EASEMENT AGREEMENTS TO
CONSTRUCT AND MAINTAIN EQUIPMENT IN AND AROUND THE TOWER
COMPOUND.
2. PROPOSED COMPOUND LAYOUT BASED ON SURVEY PROVIDED BY POINT
TO POINT LAND SURVEYORS DATED 06/29/23 WITH FIELDWORK
COMPLETED ON 06/27/23.



1 OVERALL PARCEL PLAN
C0 SCALE: 1" = 600'



PROJECT INFORMATION:

SITE NAME:
AMELIA COURTHOUSE

15301 GRUB HILL CHURCH RD
AMELIA COURT HOUSE, VA 23002
AMELIA COUNTY

PLANS PREPARED BY:

Kimley»Horn

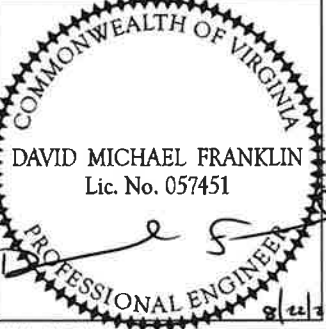
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T Mobile

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KHA PROJECT NUMBER:

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DRAWN BY: CHECKED BY:

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SHEET TITLE:

**OVERALL PARCEL
PLAN**

SHEET NUMBER:

C0

TOWER SETBACKS	
	PROPOSED
NORTH	±672'-7"
SOUTH	±3,662'-10"
EAST	±1,072'-8"
WEST	±195'-7"
NEAREST OFF SITE RESIDENCE	±976'-10" NW
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AMELIA COURT HOUSE, VA 23002

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ZONING: RURAL PRESERVATION-5
LAND USE: FARM LAND

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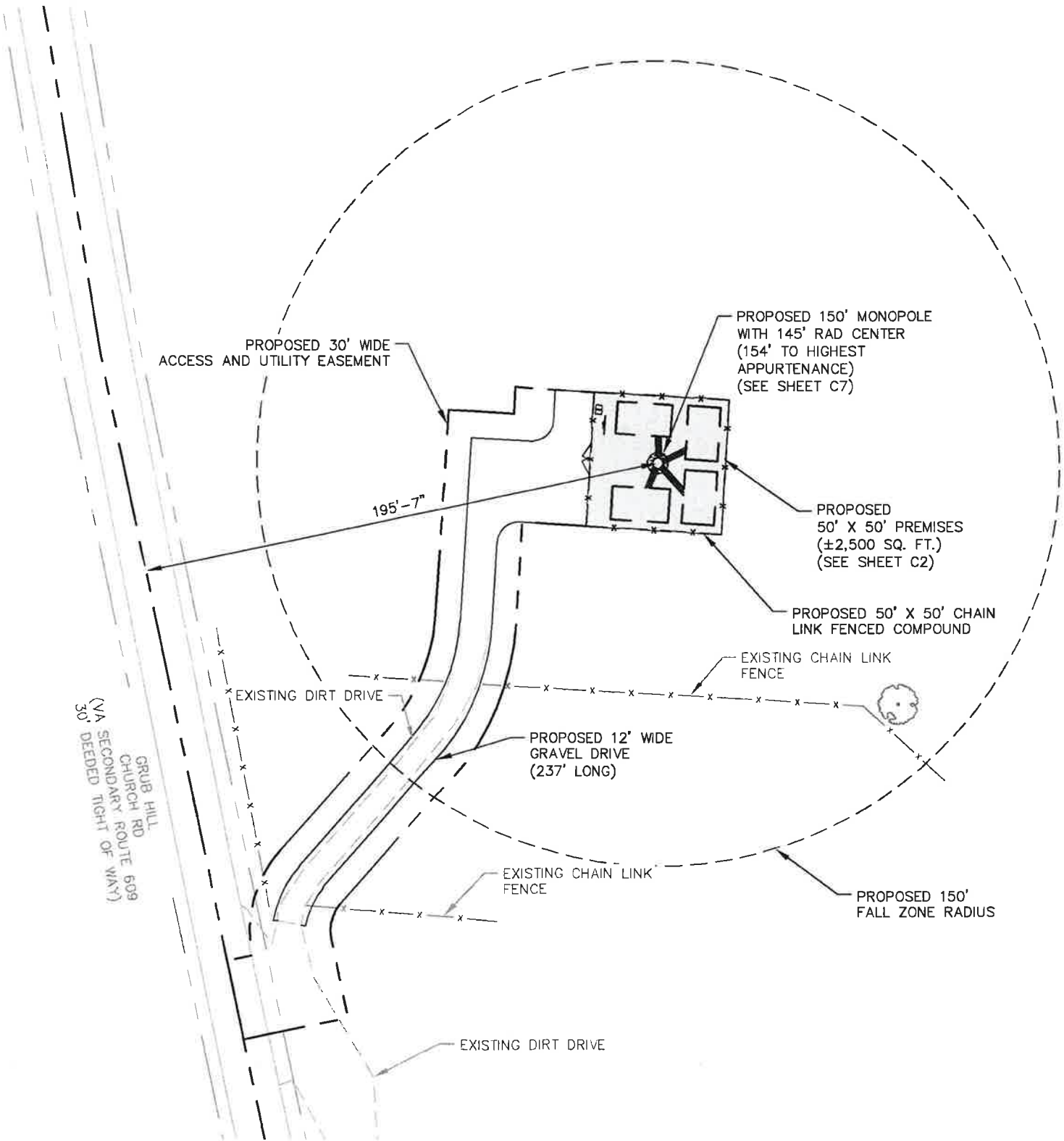
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FENCE LINE- PROPOSED CHAIN LINK

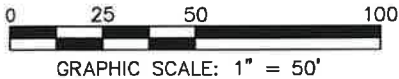
FENCE LINE- EXISTING CHAIN LINK

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COMPOUND.
- PROPOSED COMPOUND LAYOUT BASED ON SURVEY PROVIDED BY POINT
TO POINT LAND SURVEYORS DATED 06/29/23 WITH FIELDWORK
COMPLETED ON 06/27/23.



1 OVERALL SITE PLAN
C1 SCALE: 1" = 50'



PROJECT INFORMATION:

SITE NAME:
AMELIA COURTHOUSE

15301 GRUB HILL CHURCH RD
AMELIA COURT HOUSE, VA 23002
AMELIA COUNTY

PLANS PREPARED BY:

Kimley»Horn

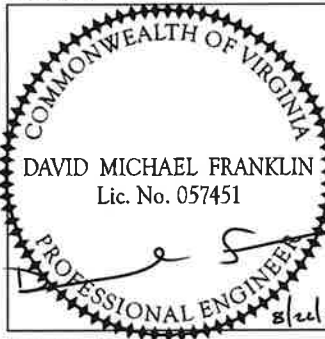
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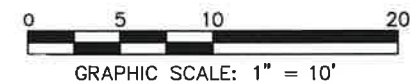
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SHEET TITLE:

OVERALL SITE
PLAN

SHEET NUMBER:

C1



15301 GRUB HILL CHURCH RD
AMELIA COURT HOUSE, VA 23002
AMELIA COUNTY

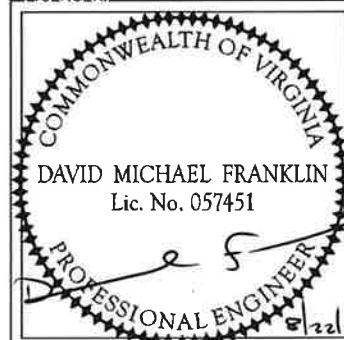
PLANS PREPARED BY:—

11720 AMBER PARK DRIVE, SUITE 800
ALPHARETTA, GA 30009
PHONE: 770-619-4280
WWW.KIMLEY-HORN.COM

REV: DATE: ISSUED FOR: BY:

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LICENSER:



KHA PROJECT NUMBER:

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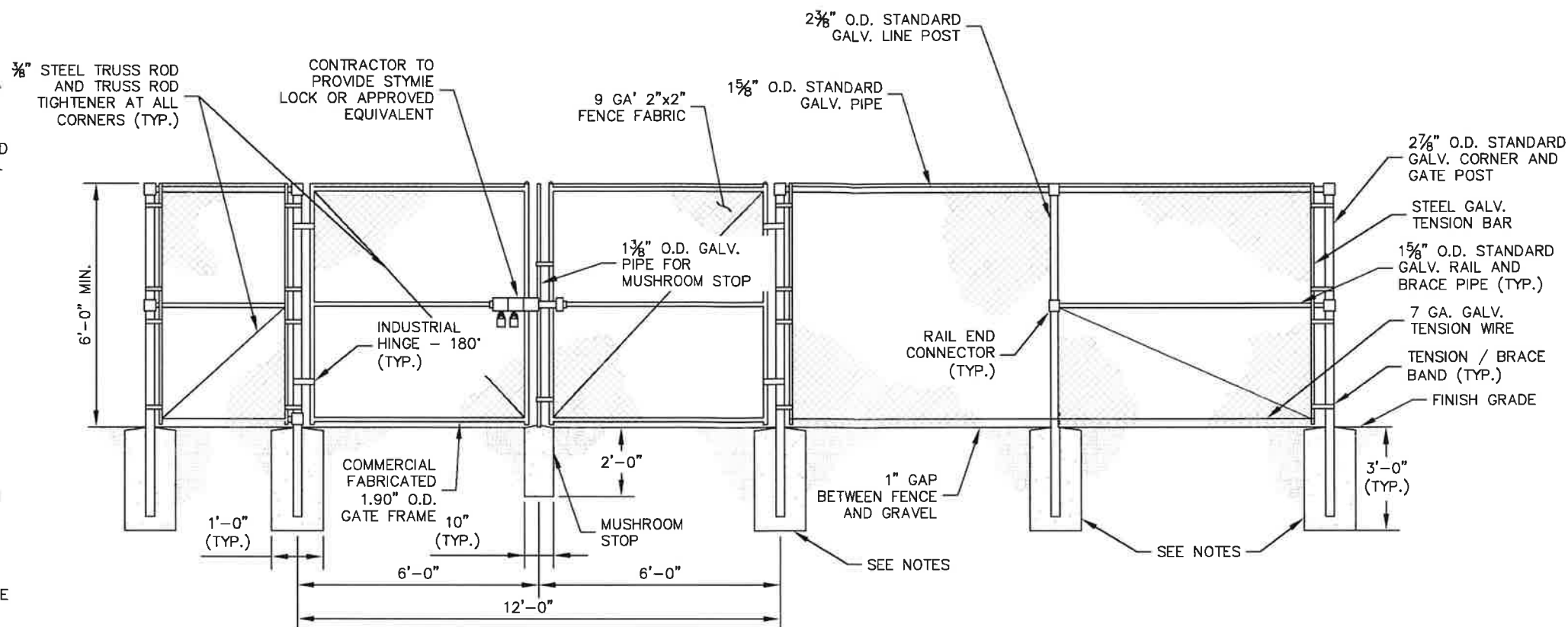
SHEET TITLE:

SITE PLAN

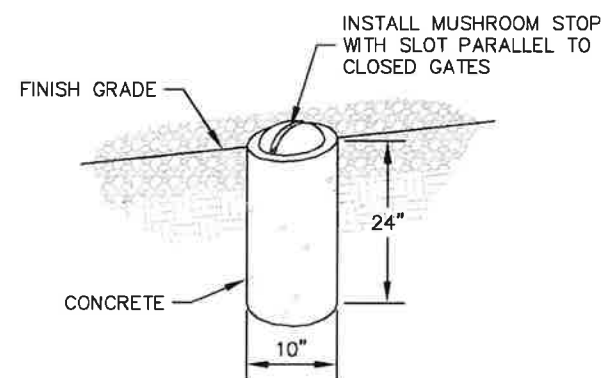
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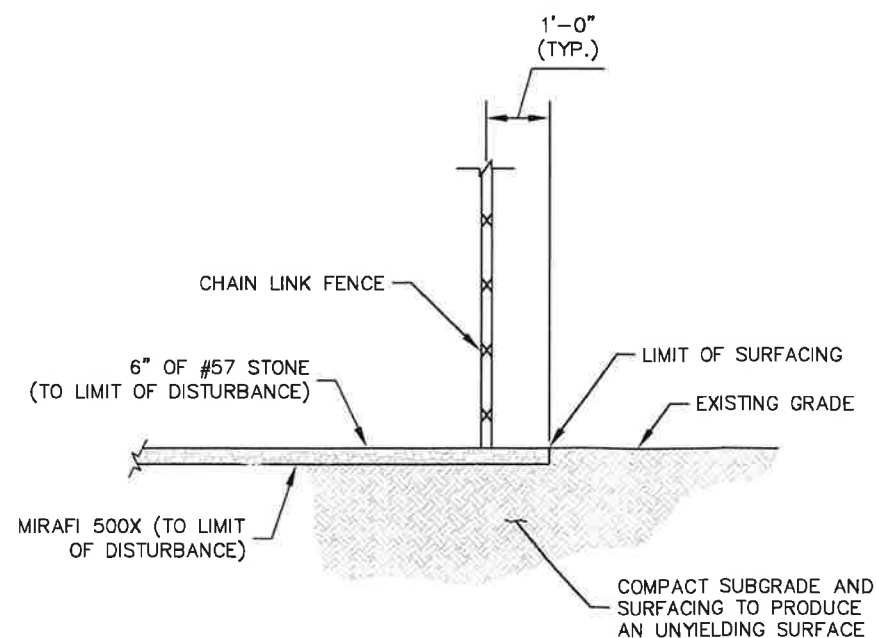
1. USE 3,000-PSI CONCRETE, FULLY CONSOLIDATED AROUND THE POST.
2. WHERE THE POST IS SET IN ROCK OR CONCRETE, CORE A HOLE 12" DEEP AND 1" LARGER IN DIAMETER THAN THE POST. SET THE POST AND GROUT IN PLACE USING NON-SHRINK GROUT.
3. ALL POSTS MUST BE PLUMB AND ALIGNED WITH ONE ANOTHER IN BOTH HORIZONTAL AND VERTICAL PLANES.
4. CORNERS AND GATEPOSTS FOR CHAIN LINK FENCES SHALL EXTEND ABOVE THE TOP STRAND OF BARBED WIRE TO PROVIDE TENSIONING FOR THE BARBED WIRE.
5. PROVIDE MIDRAILS AND BRACING AT ALL CORNER POSTS WHERE THE FENCE CHANGES DIRECTION BY MORE THAN 30 DEGREES.
6. THE GRADE OF THE SITE AND INSTALLATION OF THE FENCE SHALL PROVIDE FOR NO MORE THAN A 1" GAP BETWEEN THE BOTTOM OF THE FENCE MATERIAL AND FINISH GRADE.
7. CONTRACTOR SHALL PROVIDE HOLD OPEN DEVICES FOR ALL GATES AT THE SPECIFIED OPEN POSITIONS, DRIVEN PIPE TYPE RECEIVERS ARE NOT AUTHORIZED.
8. CONTRACTOR SHALL ALSO PROVIDE A MUSHROOM TYPE RECEIVER AT THE CLOSE POSITION.



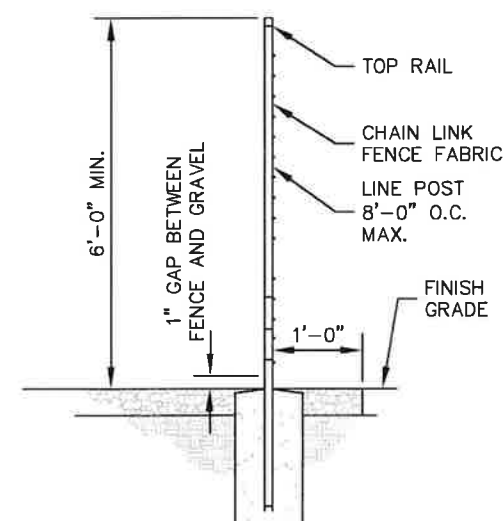
1 CHAIN LINK FENCE AND GATE ELEVATION
C3 NOT TO SCALE



2 MUSHROOM STOP
C3 NOT TO SCALE



3 SITE COMPOUND SURFACE DETAIL
C3 NOT TO SCALE



4 SECTION AT FENCE
C3 NOT TO SCALE



SITE NAME:
AMELIA COURTHOUSE

15301 GRUB HILL CHURCH RD
AMELIA COURT HOUSE, VA 23002
AMELIA COUNTY

Kimley»Horn

11720 AMBER PARK DRIVE, SUITE 800
ALPHARETTA, GA 30009
PHONE: 770-619-4280
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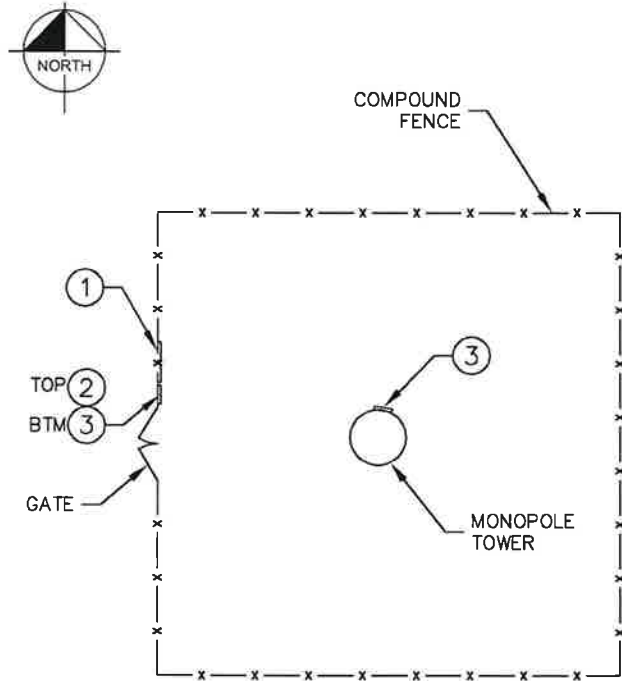
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FENCE, GATE, AND
COMPOUND
DETAILS

C3

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NOTE: SEE TYPICAL SIGNS AND SPECIFICATIONS
DETAIL ON THIS SHEET FOR SIGN DESIGNATIONS.

1 SIGN PLACEMENT PLAN VIEW
C6 NOT TO SCALE

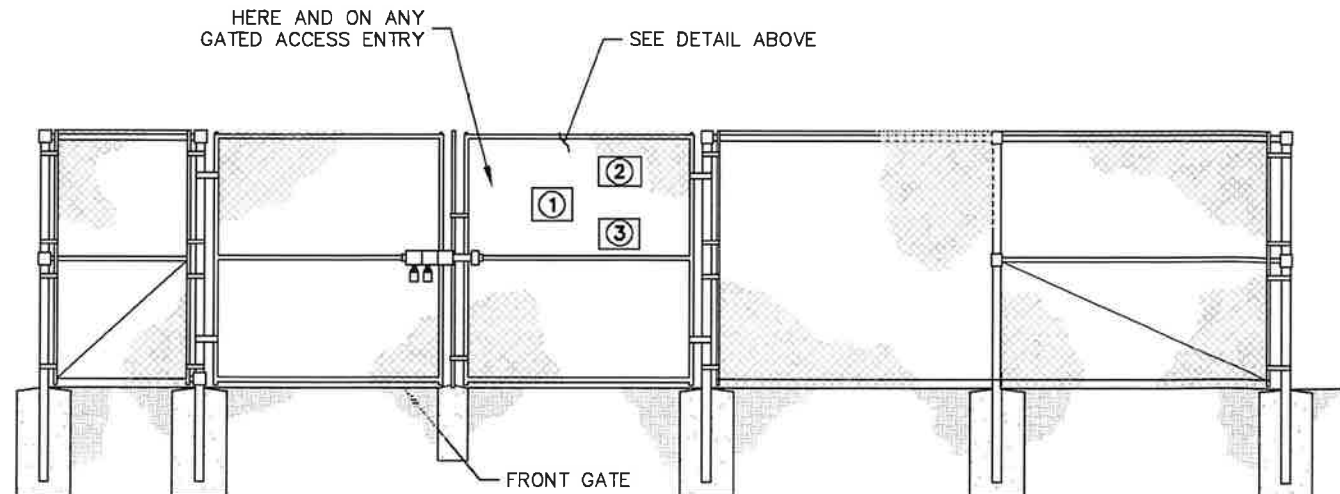


1 MILESTONE COMMUNICATIONS SITE INFORMATION SIGN
SIZE: 18" x 24" (ALUMINUM)
(TO BE MOUNTED ON GATE)
PROVIDED BY MILESTONE COMMUNICATIONS

2 MILESTONE RULES AND REGULATIONS SIGN
SIZE: 12" x 18" (ALUMINUM)
(TO BE MOUNTED ON GATE)
PROVIDED BY MILESTONE COMMUNICATIONS

3 EXAMPLE FCC REGISTRATION NUMBER SIGN
SIZE: 14" x 10" (ALUMINUM)
(TO BE MOUNTED ON GATE)
PROVIDED BY MILESTONE COMMUNICATIONS

2 TYPICAL SIGNS AND SPECIFICATIONS
C6 NOT TO SCALE



3 SIGN PLACEMENT FRONT GATE VIEW
C6 NOT TO SCALE

SIGNAGE NOTES:
1. SIGNS SHALL BE FABRICATED FROM CORROSION RESISTANT PRESSED METAL, AND PAINTED WITH LONG LASTING UV RESISTANT COATINGS.
2. SIGNS (EXCEPT WHERE NOTED OTHERWISE) SHALL BE MOUNTED TO THE TOWER, GATE, AND FENCE USING A MINIMUM OF 9 GAUGE ALUMINUM WIRE, HOG RINGS (AS UTILIZED IN FENCE INSTALLATIONS) OR BRACKETS WHERE NECESSARY. BRACKETS SHALL BE OF SIMILAR METAL AS THE STRUCTURE TO AVOID GALVANIC CORROSION.



PROJECT INFORMATION:
SITE NAME:
AMELIA COURTHOUSE

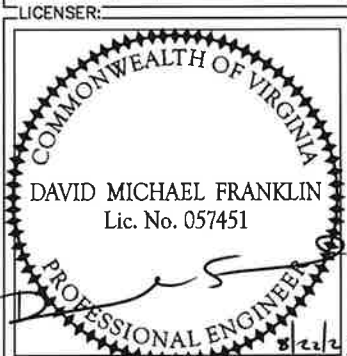
15301 GRUB HILL CHURCH RD
AMELIA COURT HOUSE, VA 23002
AMELIA COUNTY

PLANS PREPARED BY:
Kimley»Horn

11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GA 30009
PHONE: 770-819-4280
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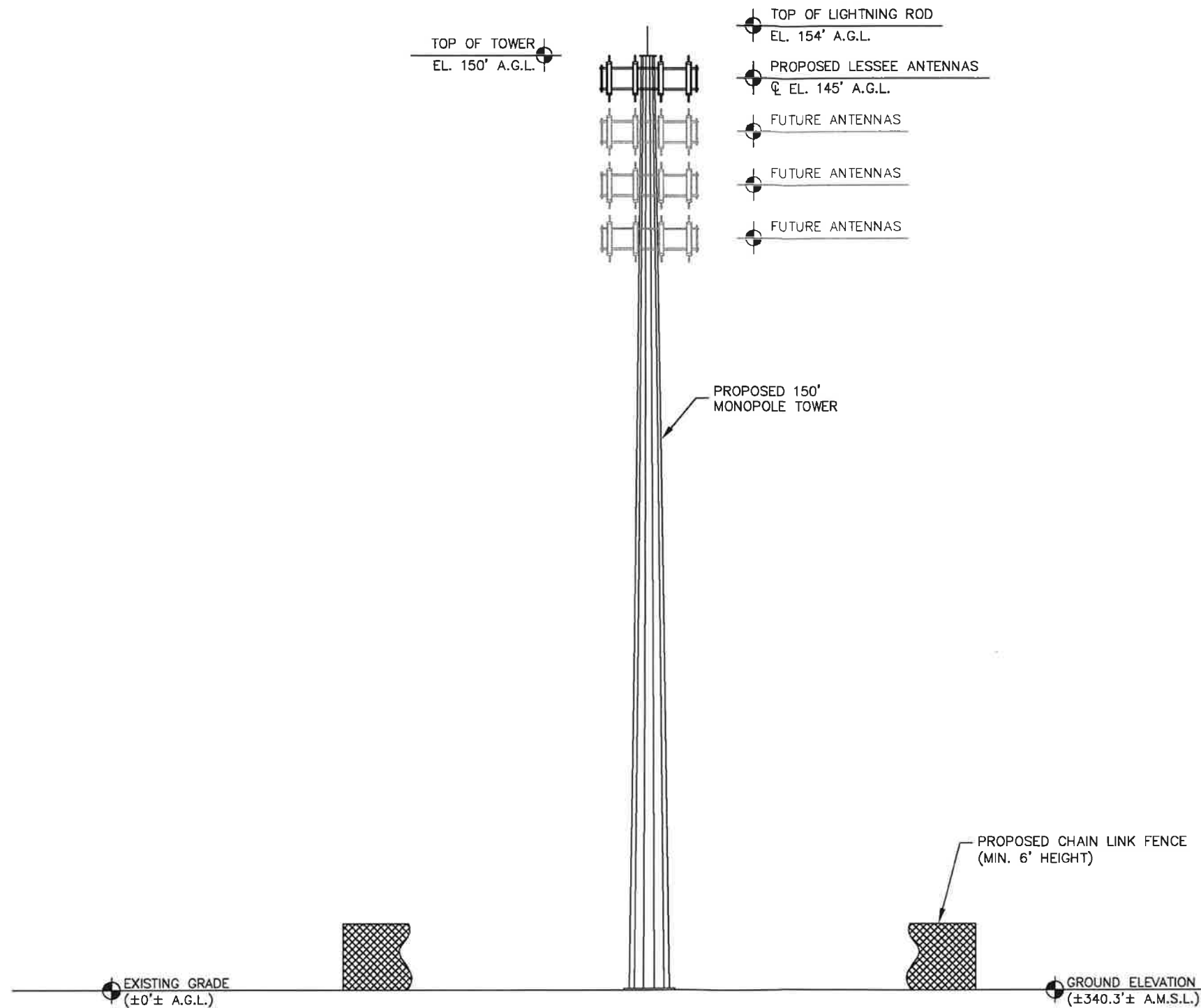
KHA PROJECT NUMBER:
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DRAWN BY: DMF CHECKED BY: DMF

SHEET TITLE:
**SITE SIGNAGE
DETAILS**

SHEET NUMBER:
C6

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1
C7 **MONOPOLE TOWER ELEVATION**
NOT TO SCALE

NOTE:

1. TOWER SHALL BE GALVANIZED GRAY IN COLOR.
2. THE TOWER WILL NOT BE ILLUMINATED.



PROJECT INFORMATION:

SITE NAME:
AMELIA COURTHOUSE

15301 GRUB HILL CHURCH RD
AMELIA COURT HOUSE, VA 23002
AMELIA COUNTY

PLANS PREPARED BY:

Kimley»Horn

11720 AMBER PARK DRIVE, SUITE 800
ALPHARETTA, GA 30009
PHONE: 770-519-4280
WWW.KIMLEY-HORN.COM

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LICENSER:

FOR ILLUSTRATIVE
PURPOSES ONLY-
NO SIGNATURE
REQUIRED

KHA PROJECT NUMBER:

013273012

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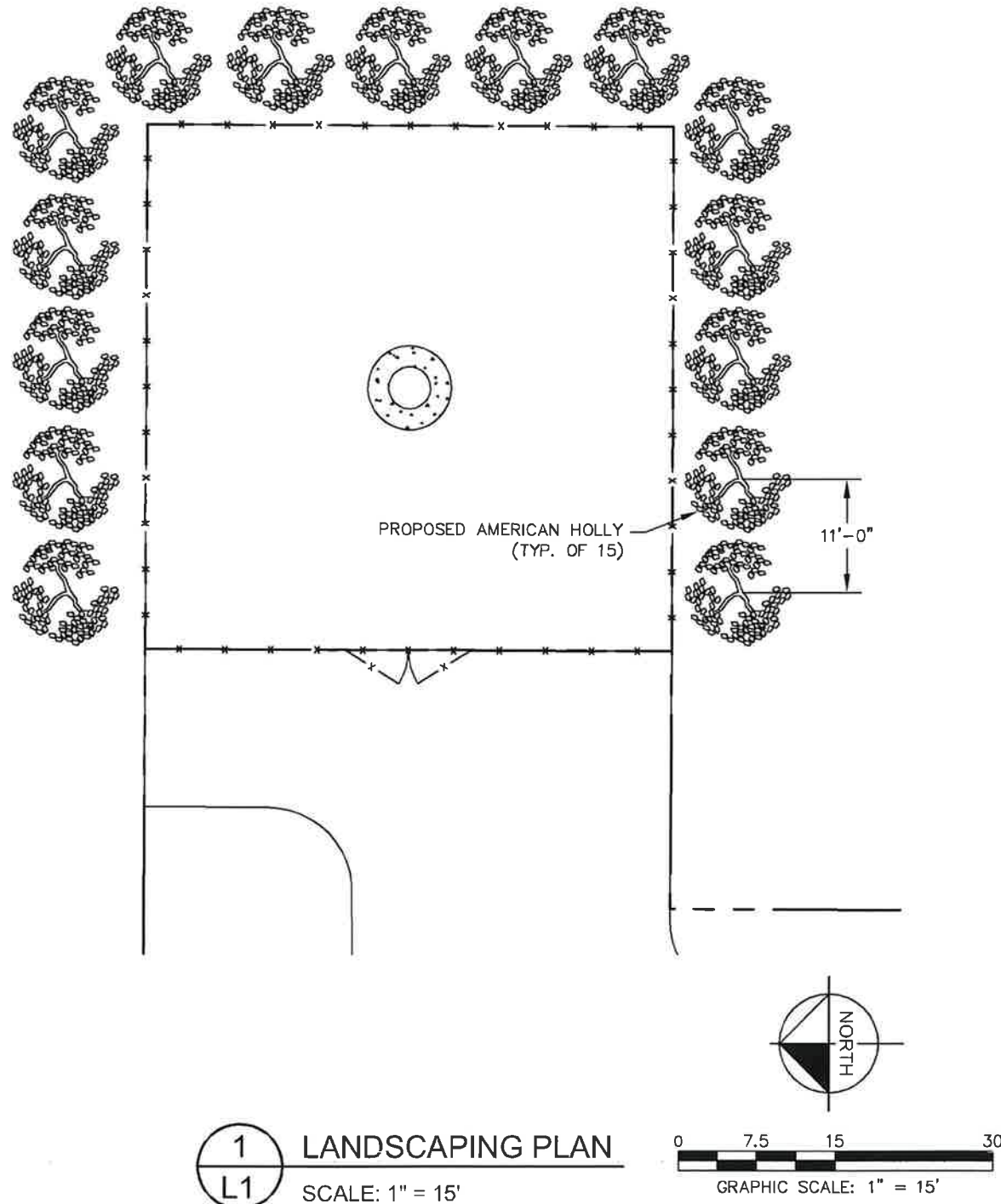
SHEET TITLE:

ANTENNA AND
TOWER ELEVATION
DETAILS

SHEET NUMBER:

C7

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LEGEND	
	AMERICAN HOLLY

GENERAL LANDSCAPE NOTES:

1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF HIS WORK WITH THAT OF ALL OTHER CONTRACTORS. THIS PLAN DOES NOT GUARANTEE THE EXISTENCE OR NON-EXISTENCE OF ANY UTILITIES. PRIOR TO COMMENCEMENT OF ANY WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL ABOVE GROUND AND UNDERGROUND UTILITIES.
2. THE QUALITY AND SIZE OF ALL PLANT MATERIAL SHALL CONFORM TO THE MOST CURRENT STANDARDS AS SET FORTH IN ANSI Z60.180 - AMERICAN STANDARD FOR NURSERY STOCK.
3. ALL DISTURBED AREAS NOT COVERED BY HARDSCAPE OR PLANT MATERIALS SHALL BE COVERED WITH SEED AND STRAW.
4. PLANT SUBSTITUTION MAY BE PERMITTED ONLY AFTER PROOF THAT SPECIFIED PLANTS ARE UNAVAILABLE AND THE REQUEST HAS BEEN SUBMITTED TO THE OWNER OR LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL PROVIDE THE NEAREST EQUIVALENT OBTAINABLE SIZE AND VARIETY OF THE PLANT HAVING THE SAME ESSENTIAL CHARACTERISTICS AS THE PLANT SPECIFIED
5. MINOR PLANT LOCATION ADJUSTMENTS MAY BE MADE IN THE FIELD TO ENSURE ACCESS TO UTILITY JUNCTION BOXES, FREE SITE LIGHTING OF FUTURE TREE CANOPY INTERFERENCE AND ALLOW UNINHIBITED PEDESTRIAN / VEHICULAR CIRCULATION ON ALL PAVEMENTS OR FOUNDATIONS.
6. ALL SHRUB MASSES OF TWO OR MORE SHALL BE EDGED INTO A PLANTING BED AND MULCHED PER DETAIL. ALL INDIVIDUAL TREES AND SHRUBS SHALL HAVE A MULCH SAUCER EQUAL IN DIAMETER TO THE PLANTING PIT DIAMETER AND SHALL BE MULCHED AS SHOWN ON THE DETAILS. UNLESS OTHERWISE INDICATED, ALL BED EDGES SHALL BE A DEEP CUT CLEAN SPADE EDGE.
7. THE CONTRACTOR SHALL VERIFY THAT EACH TREE OR SHRUB PIT WILL DRAIN BEFORE INSTALLING PLANT MATERIAL. HE SHALL FILL THE HOLE WITH SIX INCHES (6") OF WATER THAT SHOULD PERCOLATE OUT WITHIN TWENTY-FOUR HOURS. SHOULD ANY AREA NOT DRAIN PROPERLY, A PERFORATED DRAIN LINE SHALL BE INSTALLED, OR THE PLANTS RELOCATED.
8. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY IF HE ENCOUNTERS ANY UNSUITABLE SURFACE OR SUBSURFACE DRAINAGE CONDITIONS, SOIL DEPTH, LATENT SOILS, HARD PAN, UTILITY LINES, OR OTHER CONDITIONS THAT WILL JEOPARDIZE THE HEALTH AND VIGOR OF THE PLANTS. SHOULD THE CONTRACTOR NOT NOTIFY THE OWNER OF A PROBLEM AREA, HE WARRANTS THAT THE AREAS ARE SUITABLE FOR PROPER GROWTH AND DEVELOPMENT OF ALL PLANTS INSTALLED.
9. THE CONTRACTOR SHOULD VERIFY LANDSCAPING/TREE PLANTING LOCATIONS WITH THE PUBLIC UTILITIES DEPARTMENT TO AVOID CONFLICTS WITH WATER, SEWER, AND GAS LINES.
10. PLANTS SHALL BE SO TRAINED IN DEVELOPMENT AND APPEARANCE AS TO BE UNQUESTIONABLE SUPERIOR IN FORM, COMPACTNESS AND SYMMETRY. THEY SHALL BE SOUND, HEALTHY, VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF, AND FREE OF DISEASE AND INSECT ADULT EGGS, PUPAE OR LARVAE. THEY SHALL HAVE HEALTHY, WELL-DEVELOPED ROOT SYSTEMS AND SHALL BE FREE FROM PHYSICAL DAMAGE OR OTHER CONDITIONS THAT WOULD PREVENT THRIVING GROWTH.
11. THERE SHALL BE NO CIRCLING OR GIRDLING ROOTS. CIRCLING ROOTS SHOULD BE CUT IN AT LEAST ONE PLACE.
12. THERE SHOULD BE ONE DOMINANT LEADER TO THE TOP OF THE TREE WITH THE LARGEST BRANCHES SPACED AT LEAST 6 INCHES APART. THERE CAN BE TWO LEADERS IN THE TOP 10% OF THE TREE IF IT IS OTHERWISE OF GOOD QUALITY.
13. THE TREE CANOPY SHOULD BE SYMMETRICAL AND FREE OF LARGE VOIDS. CLEAR TRUNK SHOULD BE NO MORE THAN 40% OF TREE HEIGHT UNLESS OTHERWISE SPECIFIED IN THE PLANTING SPECIFICATIONS. CLEAR TRUNK SHALL BE OF SUFFICIENT HEIGHT TO CLEAR SURROUNDING USES THAT MAY BE IMPACTED BY THE FUTURE GROWTH OF THE TREE.
14. OPEN TRUNK AND BRANCH WOUNDS SHALL BE LESS THAN 10% OF THE CIRCUMFERENCE AT THE WOUND AND NO MORE THAN 2 INCHES TALL. PROPERLY MADE PRUNING CUTS ARE NOT CONSIDERED OPEN TRUNK WOUNDS. THERE SHOULD BE NO CONKS OR BLEEDING, AND THERE SHOULD BE NO SIGNS OF INSECTS OR DISEASE ON MORE THAN 5% OF THE TREE.
15. IF ANY OF THE ABOVE CONDITIONS ARE NOT MET, TREES MAY BE REJECTED.

PLANTING LIST						
SYM./KEY	QTY.	BOTANICAL NAME	COMMON NAME	SPECIFICATION		
				ROOT	CALIPER/ SIZE MIN.	SPACING
AH	15	ILEX OPACA	AMERICAN HOLLY	B&B	1.75"	11' O.C.



PROJECT INFORMATION:

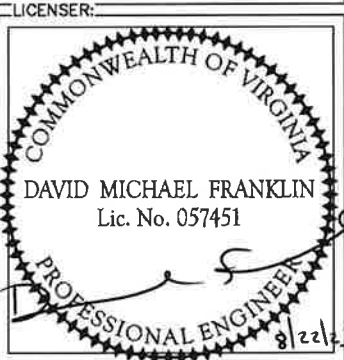
SITE NAME:
AMELIA COURTHOUSE

15301 GRUB HILL CHURCH RD
AMELIA COURT HOUSE, VA 23002
AMELIA COUNTY

PLANS PREPARED BY:
Kimley»Horn
11720 AMBER PARK DRIVE, SUITE 600
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REV.	DATE	ISSUED FOR	BY
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KHA PROJECT NUMBER:
013273012
DRAWN BY: DMF CHECKED BY: DMF

SHEET TITLE:
LANDSCAPING PLAN
SHEET NUMBER:
L1



Structural Design Report
150' Monopole
Site: Amelia Courthouse, VA

Prepared for: MILESTONE COMMUNICATIONS, INC.
by: Sabre Industries™

Job Number: 24-1119-JDS

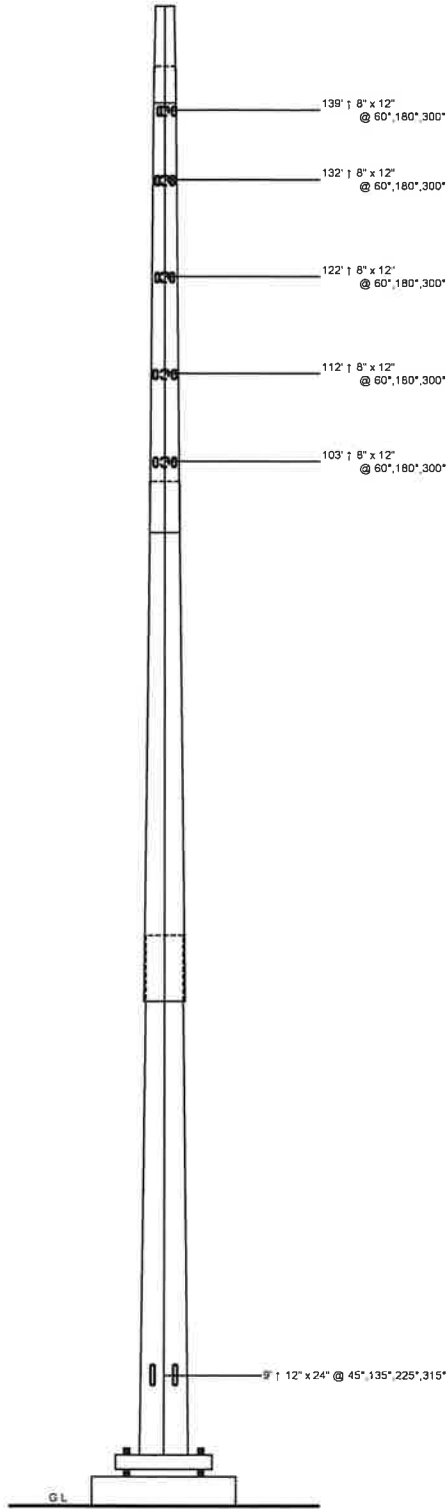
July 24, 2023

Monopole Profile.....	1
Pole Calculations.....	2-14



Digitally Signed By Robert
Beacom
DN: c=US, st=Texas, l=Alvarado,
o=SABRE INDUSTRIES, INC.,
cn=Robert Beacom,
email=rebeacom@sabreindustri
es.com Date: 2023.07.24
15:18:59

Length (ft)	53'-3"	53'-6"	48'-0"
Number Of Sides	18	18	18
Thickness (in)	3/8"	5/16"	1/4"
Lap Splice (ft)	6'-9"	5'-3"	A
Top Diameter (in)	45.31"	34.74"	25"
Bottom Diameter (in)	58.06"	47.55"	36.49"
Taper (in/ft)		0.2395	
Grade		A572-65	
Weight (lbs)	13429	7828	4586
Overall Steel Height (ft)		149	721



Designed Appurtenance Loading

Elev	Description	Tx-Line
154	(1) 2 sq. ft. EPA	
145	(1) 200 sq. ft. EPA, 7,000 lb Weight	(6) 1 5/8"
135	(1) 150 sq. ft. EPA, 4,500 lb Weight	(6) 1 5/8"
125	(1) 150 sq. ft. EPA, 4,500 lb Weight	(6) 1 5/8"
115	(1) 100 sq. ft. EPA (4500 lbs)	(6) 1 5/8"

Design Criteria - ANSI/TIA-222-H

Wind Speed (No Ice)	112 mph
Wind Speed (Ice)	30 mph
Design Ice Thickness	1.50 in
Risk Category	II
Exposure Category	C
Topographic Factor Procedure	Method 1 (Simplified)
Topographic Category	1
Ground Elevation	341 ft
Seismic Importance Factor, I _e	1.00
0.2-sec Spectral Response, S _s	0.322 g
1-sec Spectral Response, S ₁	0.065 g
Site Class	D (DEFAULT)
Seismic Design Category	C
Basic Seismic Force-Resisting System	Telecommunication Tower (Pole: Steel)

Limit State Load Combination Reactions

Load Combination	Axial (kips)	Shear (kips)	Moment (ft-k)	Deflection (ft)	Sway (deg)
1.2 D + 1.0 W _o	56.4	39.27	4694.34	10.38	7.31
0.9 D + 1.0 W _o	42.33	39.34	4625.31	10.17	7.14
1.2 D + 1.0 D _i + 1.0 W _i	104.21	5.11	654.11	1.5	1.06
1.2 D + 1.0 E _v + 1.0 E _h	59.43	1.4	189.13	0.44	0.31
0.9 D - 1.0 E _v + 1.0 E _h	39.13	1.41	185.05	0.43	0.3
1.0 D + 1.0 W _o (Service @ 60 mph)	47	10.1	1199.82	2.68	1.87

Base Plate Dimensions

Shape	Diameter	Thickness	Bolt Circle	Bolt Qty	Bolt Diameter
Round	70.5"	2"	64.75"	16	2.25"

Anchor Bolt Dimensions

Length	Diameter	Hole Diameter	Weight	Type	Finish
84"	2.25"	2.625"	1937.6	A615-75	Galv

Material List

Display	Value
A	3' - 9"

Notes

- 1) Antenna Feed Lines Run Inside Pole
- 2) All dimensions are above ground level, unless otherwise specified.
- 3) Weights shown are estimates. Final weights may vary.
- 4) Full Height Step Bolts
- 5) This tower design and, if applicable, the foundation design(s) shown on the following page(s) also meet or exceed the requirements of the 2018 International Building Code.
- 6) Tower Rating: 98.3%



Sabre Industries
7101 Southbridge Drive
P.O. Box 658
Sioux City, IA 51102-0658
Phone (712) 258-9690
Fax (712) 279-0814

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Job: 24-1119-JDS
Customer: MILESTONE COMMUNICATIONS, INC.
Site Name: Amelia Courthouse, VA
Description: 150' Monopole
Date: 7/24/2023 By: DO

=====

(USA 222-H) - Monopole Spatial Analysis (c)2017 Guymast Inc.

Tel:(416)736-7453 Fax:(416)736-4372 web:www.guymast.com

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Sabre Towers and Poles on: 24 jul 2023 at: 14:33:33

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150' Monopole / Amelia Courthouse, VA

* All pole diameters shown on the following pages are across corners.
See profile drawing for widths across flats.

=====

POLE GEOMETRY

ELEV ft	SECTION NAME	No. SIDE	OUTSIDE DIAM in	THICK -NESS in	RESISTANCES ♦*Pn kip	♦*Mn ft-kip	SPLICE TYPE	...OVERLAP... LENGTH ft	RATIO	w/t
149.0	A	18	24.37	0.250	1400.1	682.2				15.7
142.7	A/B	18	25.88	0.250	1472.7	763.0	SLIP	3.75	1.74	
139.0	B	18	26.30	0.250	1490.6	785.0				17.0
100.0	B/C	18	35.77	0.250	1839.2	1324.1	SLIP	5.25	1.75	
94.7	C	18	36.56	0.312	2508.9	1840.1				19.3
53.2	C/D	18	46.63	0.312	2938.3	2759.3	SLIP	6.75	1.73	
46.5	D	18	47.66	0.375	3817.8	3655.5				21.1
0.0			58.96	0.375	4350.0	5168.3				

=====

POLE ASSEMBLY

SECTION NAME	BASE ELEV ft	BOLTS NUMBER	AT TYPE	BASE DIAM in	OF SECTION STRENGTH ksi	THREADS IN SHEAR PLANE	CALC BASE ELEV ft
A	139.000	0	A325	0.00	92.0	0	139.000
B	94.750	0	A325	0.00	92.0	0	94.750
C	46.500	0	A325	0.00	92.0	0	46.500
D	0.000	0	A325	0.00	92.0	0	0.000

=====

POLE SECTIONS

SECTION NAME	No. of SIDES	LENGTH ft	OUTSIDE BOT DIAM in	DIAMETER TOP in	BEND RAD in	MAT- ERIAL ID	FLANGE ID BOT	FLANGE ID TOP	FLANGE WELD GROUP ID BOT	FLANGE WELD GROUP ID TOP
A	18	10.00	26.80	24.37	0.625	1	0	0	0	0
B	18	48.00	37.06	25.38	0.625	2	0	0	0	0
C	18	53.50	48.28	35.27	0.625	3	0	0	0	0
D	18	53.25	58.96	46.01	0.625	4	0	0	0	0

* - Diameter of circumscribed circle

MATERIAL TYPES

TYPE OF SHAPE	TYPE NO	NO OF ELEM.	ORIENT & deg	HEIGHT in	WIDTH in	.THICKNESS. WEB FLANGE		IRREGULARITY .PROJECTION. % OF ORIENT AREA	deg
PL	1	1	0.0	26.80	0.25	0.250	0.250	0.00	0.0
PL	2	1	0.0	37.06	0.25	0.250	0.250	0.00	0.0
PL	3	1	0.0	48.28	0.31	0.312	0.312	0.00	0.0
PL	4	1	0.0	58.96	0.38	0.375	0.375	0.00	0.0

& - With respect to vertical

MATERIAL PROPERTIES

MATERIAL TYPE NO.	ELASTIC MODULUS ksi	UNIT WEIGHT pcf	STRENGTH Fu ksi Fy ksi		THERMAL COEFFICIENT /deg
1	29000.0	490.0	80.0	65.0	0.00001170
2	29000.0	490.0	80.0	65.0	0.00001170
3	29000.0	490.0	80.0	65.0	0.00001170
4	29000.0	490.0	80.0	65.0	0.00001170

* Only 5 condition(s) shown in full

LOADING CONDITION A

112 mph wind with no ice. Wind Azimuth: 0° (1.2 D + 1.0 Wo)

LOADS ON POLE

LOAD TYPE	ELEV ft	APPLY..LOAD..AT RADIUS ft AZI	LOAD AZIFORCES..... HORIZ kip DOWN kip	MOMENTS..... VERTICAL ft-kip TORSNAL ft-kip	
C	153.000	0.00 0.0	0.0	0.0919	0.0180	0.0000	0.0000
C	144.500	0.00 0.0	0.0	0.0298	0.0151	0.0000	0.0000
C	144.000	0.00 0.0	0.0	0.0000	1.0783	0.0000	0.0000
C	144.000	0.00 0.0	0.0	9.0727	8.4000	0.0000	0.0000
C	135.000	0.00 0.0	0.0	0.0326	0.0168	0.0000	0.0000
C	134.000	0.00 0.0	0.0	0.0000	1.0034	0.0000	0.0000
C	134.000	0.00 0.0	0.0	6.7029	5.4000	0.0000	0.0000
C	125.000	0.00 0.0	0.0	0.0321	0.0168	0.0000	0.0000
C	124.000	0.00 0.0	0.0	0.0000	0.9285	0.0000	0.0000
C	124.000	0.00 0.0	0.0	6.5952	5.4000	0.0000	0.0000
C	115.000	0.00 0.0	0.0	0.0315	0.0168	0.0000	0.0000
C	114.000	0.00 0.0	0.0	0.0000	0.8536	0.0000	0.0000
C	114.000	0.00 0.0	0.0	4.3203	5.4000	0.0000	0.0000
C	105.000	0.00 0.0	0.0	0.0309	0.0168	0.0000	0.0000
C	95.000	0.00 0.0	0.0	0.0303	0.0168	0.0000	0.0000
C	85.000	0.00 0.0	0.0	0.0296	0.0168	0.0000	0.0000
C	75.000	0.00 0.0	0.0	0.0288	0.0168	0.0000	0.0000
C	65.000	0.00 0.0	0.0	0.0280	0.0168	0.0000	0.0000
C	55.000	0.00 0.0	0.0	0.0270	0.0168	0.0000	0.0000
C	45.000	0.00 0.0	0.0	0.0259	0.0168	0.0000	0.0000
C	35.000	0.00 0.0	0.0	0.0246	0.0168	0.0000	0.0000
C	25.000	0.00 0.0	0.0	0.0229	0.0168	0.0000	0.0000
C	15.000	0.00 0.0	0.0	0.0206	0.0168	0.0000	0.0000
D	149.000	0.00 180.0	0.0	0.0600	0.0794	0.0000	0.0000
D	142.750	0.00 180.0	0.0	0.0600	0.0794	0.0000	0.0000
D	142.750	0.00 180.0	0.0	0.0625	0.1650	0.0000	0.0000
D	139.000	0.00 180.0	0.0	0.0625	0.1650	0.0000	0.0000
D	139.000	0.00 180.0	0.0	0.0652	0.0882	0.0000	0.0000
D	126.000	0.00 180.0	0.0	0.0652	0.0882	0.0000	0.0000

D	126.000	0.00	180.0	0.0	0.0711	0.0982	0.0000	0.0000
D	113.000	0.00	180.0	0.0	0.0711	0.0982	0.0000	0.0000
D	113.000	0.00	180.0	0.0	0.0765	0.1082	0.0000	0.0000
D	100.000	0.00	180.0	0.0	0.0765	0.1082	0.0000	0.0000
D	100.000	0.00	180.0	0.0	0.0799	0.2574	0.0000	0.0000
D	94.750	0.00	180.0	0.0	0.0799	0.2574	0.0000	0.0000
D	94.750	0.00	180.0	0.0	0.0821	0.1513	0.0000	0.0000
D	80.917	0.00	180.0	0.0	0.0821	0.1513	0.0000	0.0000
D	80.917	0.00	180.0	0.0	0.0862	0.1647	0.0000	0.0000
D	67.083	0.00	180.0	0.0	0.0862	0.1647	0.0000	0.0000
D	67.083	0.00	180.0	0.0	0.0893	0.1780	0.0000	0.0000
D	53.250	0.00	180.0	0.0	0.0893	0.1780	0.0000	0.0000
D	53.250	0.00	180.0	0.0	0.0907	0.4104	0.0000	0.0000
D	46.500	0.00	180.0	0.0	0.0907	0.4104	0.0000	0.0000
D	46.500	0.00	180.0	0.0	0.0899	0.2331	0.0000	0.0000
D	34.875	0.00	180.0	0.0	0.0899	0.2331	0.0000	0.0000
D	34.875	0.00	180.0	0.0	0.0887	0.2466	0.0000	0.0000
D	23.250	0.00	180.0	0.0	0.0887	0.2466	0.0000	0.0000
D	23.250	0.00	180.0	0.0	0.0844	0.2600	0.0000	0.0000
D	11.625	0.00	180.0	0.0	0.0844	0.2600	0.0000	0.0000
D	11.625	0.00	180.0	0.0	0.0851	0.2734	0.0000	0.0000
D	0.000	0.00	180.0	0.0	0.0851	0.2734	0.0000	0.0000

LOADING CONDITION M

112 mph wind with no ice. Wind Azimuth: 0° (0.9 D + 1.0 Wo)

LOADS ON POLE

LOAD TYPE	ELEV ft	APPLY. RADIUS ft	LOAD. AT AZI	LOAD AZI	FORCES HORIZ kip	DOWN kip	MOMENTS VERTICAL ft-kip	TORSNAL ft-kip
C	153.000	0.00	0.0	0.0	0.0919	0.0135	0.0000	0.0000
C	144.500	0.00	0.0	0.0	0.0298	0.0113	0.0000	0.0000
C	144.000	0.00	0.0	0.0	0.0000	0.8087	0.0000	0.0000
C	144.000	0.00	0.0	0.0	9.0727	6.3000	0.0000	0.0000
C	135.000	0.00	0.0	0.0	0.0326	0.0126	0.0000	0.0000
C	134.000	0.00	0.0	0.0	0.0000	0.7525	0.0000	0.0000
C	134.000	0.00	0.0	0.0	6.7029	4.0500	0.0000	0.0000
C	125.000	0.00	0.0	0.0	0.0321	0.0126	0.0000	0.0000
C	124.000	0.00	0.0	0.0	0.0000	0.6964	0.0000	0.0000
C	124.000	0.00	0.0	0.0	6.5952	4.0500	0.0000	0.0000
C	115.000	0.00	0.0	0.0	0.0315	0.0126	0.0000	0.0000
C	114.000	0.00	0.0	0.0	0.0000	0.6402	0.0000	0.0000
C	114.000	0.00	0.0	0.0	4.3203	4.0500	0.0000	0.0000
C	105.000	0.00	0.0	0.0	0.0309	0.0126	0.0000	0.0000
C	95.000	0.00	0.0	0.0	0.0303	0.0126	0.0000	0.0000
C	85.000	0.00	0.0	0.0	0.0296	0.0126	0.0000	0.0000
C	75.000	0.00	0.0	0.0	0.0288	0.0126	0.0000	0.0000
C	65.000	0.00	0.0	0.0	0.0280	0.0126	0.0000	0.0000
C	55.000	0.00	0.0	0.0	0.0270	0.0126	0.0000	0.0000
C	45.000	0.00	0.0	0.0	0.0259	0.0126	0.0000	0.0000
C	35.000	0.00	0.0	0.0	0.0246	0.0126	0.0000	0.0000
C	25.000	0.00	0.0	0.0	0.0229	0.0126	0.0000	0.0000
C	15.000	0.00	0.0	0.0	0.0206	0.0126	0.0000	0.0000
D	149.000	0.00	180.0	0.0	0.0600	0.0596	0.0000	0.0000
D	142.750	0.00	180.0	0.0	0.0600	0.0596	0.0000	0.0000
D	142.750	0.00	180.0	0.0	0.0625	0.1238	0.0000	0.0000
D	139.000	0.00	180.0	0.0	0.0625	0.1238	0.0000	0.0000
D	139.000	0.00	180.0	0.0	0.0653	0.0662	0.0000	0.0000
D	100.000	0.00	180.0	0.0	0.0766	0.0812	0.0000	0.0000
D	100.000	0.00	180.0	0.0	0.0799	0.1931	0.0000	0.0000
D	94.750	0.00	180.0	0.0	0.0799	0.1931	0.0000	0.0000
D	94.750	0.00	180.0	0.0	0.0823	0.1135	0.0000	0.0000
D	53.250	0.00	180.0	0.0	0.0895	0.1335	0.0000	0.0000
D	53.250	0.00	180.0	0.0	0.0907	0.3078	0.0000	0.0000
D	46.500	0.00	180.0	0.0	0.0907	0.3078	0.0000	0.0000
D	46.500	0.00	180.0	0.0	0.0899	0.1749	0.0000	0.0000
D	34.875	0.00	180.0	0.0	0.0899	0.1749	0.0000	0.0000
D	34.875	0.00	180.0	0.0	0.0887	0.1849	0.0000	0.0000
D	23.250	0.00	180.0	0.0	0.0887	0.1849	0.0000	0.0000
D	23.250	0.00	180.0	0.0	0.0844	0.1950	0.0000	0.0000
D	11.625	0.00	180.0	0.0	0.0844	0.1950	0.0000	0.0000
D	11.625	0.00	180.0	0.0	0.0851	0.2051	0.0000	0.0000

D 0.000 0.00 180.0 0.0 0.0851 0.2051 0.0000 0.0000

LOADING CONDITION Y

30 mph wind with 1.5 ice. Wind Azimuth: 0° (1.2 D + 1.0 Di + 1.0 Wi)

LOADS ON POLE

LOAD TYPE	ELEV ft	APPLY.. RADIUS ft	LOAD..AT AZI	LOAD AZIFORCES.....	MOMENTS.....	
					HORIZ kip	DOWN kip	VERTICAL ft-kip	TORSNAL ft-kip
C	153.000	0.00	0.0	0.0	0.0146	0.0880	0.0000	0.0000
C	144.500	0.00	0.0	0.0	0.0168	0.0271	0.0000	0.0000
C	144.000	0.00	0.0	0.0	0.0000	1.0783	0.0000	0.0000
C	144.000	0.00	0.0	0.0	1.1038	20.5752	0.0000	0.0000
C	135.000	0.00	0.0	0.0	0.0183	0.0288	0.0000	0.0000
C	134.000	0.00	0.0	0.0	0.0000	1.0034	0.0000	0.0000
C	134.000	0.00	0.0	0.0	0.8131	13.1712	0.0000	0.0000
C	125.000	0.00	0.0	0.0	0.0179	0.0288	0.0000	0.0000
C	124.000	0.00	0.0	0.0	0.0000	0.9285	0.0000	0.0000
C	124.000	0.00	0.0	0.0	0.7975	13.1116	0.0000	0.0000
C	115.000	0.00	0.0	0.0	0.0174	0.0288	0.0000	0.0000
C	114.000	0.00	0.0	0.0	0.0000	0.8536	0.0000	0.0000
C	114.000	0.00	0.0	0.0	0.5207	13.0475	0.0000	0.0000
C	105.000	0.00	0.0	0.0	0.0170	0.0288	0.0000	0.0000
C	95.000	0.00	0.0	0.0	0.0165	0.0288	0.0000	0.0000
C	85.000	0.00	0.0	0.0	0.0159	0.0288	0.0000	0.0000
C	75.000	0.00	0.0	0.0	0.0154	0.0288	0.0000	0.0000
C	65.000	0.00	0.0	0.0	0.0147	0.0288	0.0000	0.0000
C	55.000	0.00	0.0	0.0	0.0140	0.0288	0.0000	0.0000
C	45.000	0.00	0.0	0.0	0.0132	0.0288	0.0000	0.0000
C	35.000	0.00	0.0	0.0	0.0122	0.0288	0.0000	0.0000
C	25.000	0.00	0.0	0.0	0.0111	0.0288	0.0000	0.0000
C	15.000	0.00	0.0	0.0	0.0095	0.0288	0.0000	0.0000
D	149.000	0.00	180.0	0.0	0.0086	0.1366	0.0000	0.0000
D	142.750	0.00	180.0	0.0	0.0086	0.1366	0.0000	0.0000
D	142.750	0.00	180.0	0.0	0.0089	0.2246	0.0000	0.0000
D	139.000	0.00	180.0	0.0	0.0089	0.2246	0.0000	0.0000
D	139.000	0.00	180.0	0.0	0.0092	0.1506	0.0000	0.0000
D	126.000	0.00	180.0	0.0	0.0092	0.1506	0.0000	0.0000
D	126.000	0.00	180.0	0.0	0.0099	0.1665	0.0000	0.0000
D	113.000	0.00	180.0	0.0	0.0099	0.1665	0.0000	0.0000
D	113.000	0.00	180.0	0.0	0.0105	0.1823	0.0000	0.0000
D	100.000	0.00	180.0	0.0	0.0105	0.1823	0.0000	0.0000
D	100.000	0.00	180.0	0.0	0.0109	0.3353	0.0000	0.0000
D	94.750	0.00	180.0	0.0	0.0109	0.3353	0.0000	0.0000
D	94.750	0.00	180.0	0.0	0.0112	0.2320	0.0000	0.0000
D	80.917	0.00	180.0	0.0	0.0112	0.2320	0.0000	0.0000
D	80.917	0.00	180.0	0.0	0.0116	0.2506	0.0000	0.0000
D	67.083	0.00	180.0	0.0	0.0116	0.2506	0.0000	0.0000
D	67.083	0.00	180.0	0.0	0.0120	0.2687	0.0000	0.0000
D	53.250	0.00	180.0	0.0	0.0120	0.2687	0.0000	0.0000
D	53.250	0.00	180.0	0.0	0.0121	0.5042	0.0000	0.0000
D	46.500	0.00	180.0	0.0	0.0121	0.5042	0.0000	0.0000
D	46.500	0.00	180.0	0.0	0.0120	0.3283	0.0000	0.0000
D	11.625	0.00	180.0	0.0	0.0112	0.3574	0.0000	0.0000
D	11.625	0.00	180.0	0.0	0.0111	0.3655	0.0000	0.0000
D	0.000	0.00	180.0	0.0	0.0111	0.3655	0.0000	0.0000

LOADING CONDITION AK

Seismic - Azimuth: 0° (1.2 D + 1.0 Ev + 1.0 Eh)

LOADS ON POLE

LOAD TYPE	ELEV ft	APPLY.. RADIUS ft	LOAD..AT AZI	LOAD AZIFORCES.....	MOMENTS.....	
					HORIZ kip	DOWN kip	VERTICAL ft-kip	TORSNAL ft-kip

C	153.000	0.00	0.0	0.0	0.0009	0.0190	0.0000	0.0000
C	144.500	0.00	0.0	0.0	0.0007	0.0159	0.0000	0.0000
C	144.000	0.00	0.0	0.0	0.0372	0.8508	0.0000	0.0000
C	144.000	0.00	0.0	0.0	0.0498	1.1378	0.0000	0.0000
C	144.000	0.00	0.0	0.0	0.3877	8.8634	0.0000	0.0000
C	135.000	0.00	0.0	0.0	0.0007	0.0177	0.0000	0.0000
C	134.000	0.00	0.0	0.0	0.0401	1.0588	0.0000	0.0000
C	134.000	0.00	0.0	0.0	0.2158	5.6979	0.0000	0.0000
C	125.000	0.00	0.0	0.0	0.0006	0.0177	0.0000	0.0000
C	124.000	0.00	0.0	0.0	0.0318	0.9798	0.0000	0.0000
C	124.000	0.00	0.0	0.0	0.1848	5.6979	0.0000	0.0000
C	118.750	0.00	0.0	0.0	0.1485	4.9915	0.0000	0.0000
C	115.000	0.00	0.0	0.0	0.0005	0.0177	0.0000	0.0000
C	114.000	0.00	0.0	0.0	0.0247	0.9008	0.0000	0.0000
C	114.000	0.00	0.0	0.0	0.1562	5.6979	0.0000	0.0000
C	105.000	0.00	0.0	0.0	0.0004	0.0177	0.0000	0.0000
C	95.000	0.00	0.0	0.0	0.0003	0.0177	0.0000	0.0000
C	85.000	0.00	0.0	0.0	0.0003	0.0177	0.0000	0.0000
C	75.000	0.00	0.0	0.0	0.0002	0.0177	0.0000	0.0000
C	73.250	0.00	0.0	0.0	0.1054	9.3117	0.0000	0.0000
C	65.000	0.00	0.0	0.0	0.0002	0.0177	0.0000	0.0000
C	55.000	0.00	0.0	0.0	0.0001	0.0177	0.0000	0.0000
C	45.000	0.00	0.0	0.0	0.0001	0.0177	0.0000	0.0000
C	35.000	0.00	0.0	0.0	0.0000	0.0177	0.0000	0.0000
C	26.620	0.00	0.0	0.0	0.0209	13.9756	0.0000	0.0000
C	25.000	0.00	0.0	0.0	0.0000	0.0177	0.0000	0.0000
C	15.000	0.00	0.0	0.0	0.0000	0.0177	0.0000	0.0000
D	149.000	0.00	180.0	180.0	0.0000	0.0000	0.0000	0.0000
D	0.000	0.00	180.0	180.0	0.0000	0.0000	0.0000	0.0000

LOADING CONDITION AL

Seismic - Azimuth: 0° (0.9 D - 1.0 Ev + 1.0 Eh)

LOADS ON POLE

LOAD TYPE	ELEV ft	APPLY. RADIUS ft	LOAD AT AZI	LOAD AZIFORCES.....	MOMENTS.....	
					HORIZ kip	DOWN kip	VERTICAL ft-kip	TORSNAL ft-kip
C	153.000	0.00	0.0	0.0	0.0009	0.0125	0.0000	0.0000
C	144.500	0.00	0.0	0.0	0.0007	0.0105	0.0000	0.0000
C	144.000	0.00	0.0	0.0	0.0372	0.5602	0.0000	0.0000
C	144.000	0.00	0.0	0.0	0.0498	0.7492	0.0000	0.0000
C	144.000	0.00	0.0	0.0	0.3877	5.8366	0.0000	0.0000
C	135.000	0.00	0.0	0.0	0.0007	0.0117	0.0000	0.0000
C	134.000	0.00	0.0	0.0	0.0401	0.6972	0.0000	0.0000
C	134.000	0.00	0.0	0.0	0.2158	3.7521	0.0000	0.0000
C	125.000	0.00	0.0	0.0	0.0006	0.0117	0.0000	0.0000
C	124.000	0.00	0.0	0.0	0.0318	0.6452	0.0000	0.0000
C	124.000	0.00	0.0	0.0	0.1848	3.7521	0.0000	0.0000
C	118.750	0.00	0.0	0.0	0.1485	3.2869	0.0000	0.0000
C	115.000	0.00	0.0	0.0	0.0005	0.0117	0.0000	0.0000
C	114.000	0.00	0.0	0.0	0.0247	0.5932	0.0000	0.0000
C	114.000	0.00	0.0	0.0	0.1562	3.7521	0.0000	0.0000
C	105.000	0.00	0.0	0.0	0.0004	0.0117	0.0000	0.0000
C	95.000	0.00	0.0	0.0	0.0003	0.0117	0.0000	0.0000
C	85.000	0.00	0.0	0.0	0.0003	0.0117	0.0000	0.0000
C	75.000	0.00	0.0	0.0	0.0002	0.0117	0.0000	0.0000
C	73.250	0.00	0.0	0.0	0.1054	6.1319	0.0000	0.0000
C	65.000	0.00	0.0	0.0	0.0002	0.0117	0.0000	0.0000
C	55.000	0.00	0.0	0.0	0.0001	0.0117	0.0000	0.0000
C	45.000	0.00	0.0	0.0	0.0001	0.0117	0.0000	0.0000
C	35.000	0.00	0.0	0.0	0.0000	0.0117	0.0000	0.0000
C	26.620	0.00	0.0	0.0	0.0209	9.2030	0.0000	0.0000
C	25.000	0.00	0.0	0.0	0.0000	0.0117	0.0000	0.0000
C	15.000	0.00	0.0	0.0	0.0000	0.0117	0.0000	0.0000
D	149.000	0.00	180.0	180.0	0.0000	0.0000	0.0000	0.0000
D	0.000	0.00	180.0	180.0	0.0000	0.0000	0.0000	0.0000

Processed under license at:

Sabre Towers and Poles

on: 24 jul 2023 at: 14:33:33

150' Monopole / Amelia Courthouse, VA

MAXIMUM POLE DEFORMATIONS CALCULATED(w.r.t. wind direction)

MAST ELEV ft	DEFLECTIONS (ft)			ROTATIONS (deg)		
	HORIZONTAL ALONG	ACROSS	DOWN	TILT ALONG	ACROSS	TWIST
149.0	10.38I	-0.04I	0.99I	7.31I	-0.03I	0.00W
142.7	9.60I	-0.04I	0.89I	7.30I	-0.03I	0.00W
139.0	9.13I	-0.04I	0.83I	7.28I	-0.03I	0.00W
126.0	7.53I	-0.03I	0.63I	7.02I	-0.03I	0.00W
113.0	6.01I	-0.02I	0.45I	6.47I	-0.03I	0.00W
100.0	4.64I	-0.02I	0.30I	5.67I	-0.02I	0.00K
94.7	4.14I	-0.02I	0.25I	5.37I	-0.02I	0.00K
80.9	2.96I	-0.01I	0.15I	4.50I	-0.02I	0.00K
67.1	1.99I	0.01L	0.08I	3.60I	-0.01I	0.00K
53.2	1.23I	0.00L	0.04I	2.71I	0.01L	0.00K
46.5	0.93I	0.00L	0.03C	2.35I	0.01L	0.00K
34.9	0.51I	0.00L	0.01C	1.73I	0.01L	0.00K
23.2	0.23I	0.00L	0.00C	1.13I	0.00L	0.00K
11.6	0.06I	0.00L	0.00AB	0.55I	0.00L	0.00K
0.0	0.00A	0.00A	0.00A	0.00A	0.00A	0.00A

MAXIMUM POLE FORCES CALCULATED(w.r.t. to wind direction)

MAST ELEV ft	TOTAL AXIAL kip	SHEAR.w.r.t.WIND.DIR ALONG kip	ACROSS kip	MOMENT.w.r.t.WIND.DIR ALONG ft-kip	ACROSS ft-kip	TORSION ft-kip
149.0	0.09 Y	0.11 W	-0.01 N	-0.40 E	-0.03 N	0.00 F
142.7	22.62 Y	9.59 W	-0.01 N	-15.01 C	0.04 F	-0.01 T
	22.62 AB	9.70 O	-0.10 X	-15.10 E	0.13 L	-0.02 L
139.0	23.47 AB	9.94 O	-0.10 X	-55.69 I	0.28 X	-0.04 K
	23.47 AA	9.91 R	-0.12 I	-55.76 I	0.33 X	-0.04 X
126.0	39.63 AA	17.51 R	-0.12 I	-264.81 I	1.63 I	0.22 W
	39.63 AB	17.55 R	-0.12 I	-264.82 I	1.62 I	0.22 W
113.0	69.79 AB	29.44 R	-0.12 I	-608.44 I	3.20 I	0.41 W
	69.79 AB	29.41 R	-0.13 I	-608.47 I	3.20 I	0.41 W
100.0	72.19 AB	30.43 I	-0.13 I	-1037.62 I	4.89 I	0.59 W

	72.19 AB	30.44 R	-0.14 I	-1037.57 I	4.86 I	0.58 W
	73.98 AB	30.88 R	-0.14 I	-1213.93 I	5.59 I	-0.65 I
94.7	73.98 AB	30.93 R	0.13 L	-1214.07 I	5.65 I	-0.66 I
	77.22 AB	32.11 R	0.13 L	-1687.87 I	7.20 I	0.81 W
80.9	77.22 AB	32.11 R	0.14 L	-1687.86 I	7.20 I	0.81 W
	80.71 AB	33.32 R	0.14 L	-2173.78 I	8.75 I	0.95 W
67.1	80.71 AB	33.32 R	0.15 L	-2173.79 I	8.75 I	0.95 W
	84.49 AB	34.60 R	0.15 L	-2671.52 I	10.28 I	-1.08 K
53.2	84.49 AB	34.60 R	0.16 L	-2671.52 I	10.25 I	-1.08 K
	87.89 AB	35.21 R	0.16 L	-2918.88 I	10.99 I	-1.13 K
46.5	87.89 AB	35.20 R	0.15 L	-2918.85 I	10.99 I	-1.13 K
	91.82 AB	36.29 R	0.15 L	-3351.86 I	12.12 I	-1.22 K
34.9	91.82 AB	36.30 R	0.14 L	-3351.86 I	12.12 I	-1.22 K
	95.83 AB	37.35 R	0.14 L	-3792.82 I	-13.79 L	-1.27 K
23.2	95.83 AB	37.34 R	0.14 L	-3792.82 I	-13.79 L	-1.27 K
	99.96 AB	38.34 R	0.14 L	-4240.59 I	-15.46 L	-1.30 K
11.6	99.96 AB	38.35 R	0.14 L	-4240.60 I	-15.46 L	-1.30 K
	104.21 AB	39.34 R	0.14 L	-4694.34 I	-17.14 L	-1.32 K

base	104.21 AB	-39.34 R	-0.14 L	4694.34 I	17.14 L	1.32 K
reaction						

COMPLIANCE WITH 4.8.2 & 4.5.4

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ELEV	AXIAL	BENDING	SHEAR +	TOTAL	SATISFIED	D/t(w/t)	MAX
ft			TORSIONAL				ALLOWED
149.00	0.00Y	0.00E	0.00W	0.00E	YES	15.69A	45.2
	0.02Y	0.02C	0.01W	0.03C	YES	16.75A	45.2
142.75	0.02AB	0.02E	0.01O	0.03E	YES	16.75A	45.2
	0.02AB	0.07I	0.01O	0.08I	YES	17.38A	45.2
139.00	0.02AA	0.07I	0.01R	0.08I	YES	17.03A	45.2
	0.02AA	0.28I	0.02R	0.29I	YES	19.23A	45.2
126.00	0.02AB	0.28I	0.02R	0.29I	YES	19.23A	45.2
	0.04AB	0.54I	0.03R	0.55I	YES	21.42A	45.2
113.00	0.04AB	0.54I	0.03I	0.55I	YES	21.42A	45.2
	0.04AB	0.78I	0.03I	0.80I	YES	23.62A	45.2
100.00	0.03AB	0.59I	0.02R	0.60I	YES	18.82A	45.2
	0.03AB	0.64I	0.02R	0.66I	YES	19.53A	45.2
94.75	0.03AB	0.66I	0.02R	0.67I	YES	19.25A	45.2
	0.03AB	0.79I	0.02R	0.80I	YES	21.12A	45.2
80.92	0.03AB	0.79I	0.02R	0.80I	YES	21.12A	45.2
	0.03AB	0.89I	0.02R	0.90I	YES	22.99A	45.2
67.08							

	0.03AB	0.89I	0.02R	0.90I	YES	22.99A	45.2
53.25	0.03AB	0.97I	0.02R	0.98I	YES	24.86A	45.2
	0.02AB	0.76I	0.02R	0.77I	YES	20.66A	45.2
46.50	0.02AB	0.78I	0.02R	0.79I	YES	21.42A	45.2
	0.02AB	0.80I	0.02R	0.81I	YES	21.12A	45.2
34.87	0.02AB	0.83I	0.02R	0.85I	YES	22.43A	45.2
	0.02AB	0.83I	0.02R	0.85I	YES	22.43A	45.2
23.25	0.02AB	0.86I	0.02R	0.87I	YES	23.74A	45.2
	0.02AB	0.86I	0.02R	0.87I	YES	23.74A	45.2
11.62	0.02AB	0.89I	0.02I	0.90I	YES	25.05A	45.2
	0.02AB	0.89I	0.02R	0.90I	YES	25.05A	45.2
0.00	0.02AB	0.91I	0.02I	0.92I	YES	26.36A	45.2

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MAXIMUM LOADS ONTO FOUNDATION(w.r.t. wind direction)

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DOWN	SHEAR.w.r.t.WIND.DIR	MOMENT.w.r.t.WIND.DIR	TORSION
kip	ALONG kip	ACROSS kip	ft-kip
104.21 AB	39.34 R	0.14 L	-4694.34 I
			-17.14 L
			-1.32 K

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150' Monopole / Amelia Courthouse, VA

 ***** Service Load Condition *****

* Only 1 condition(s) shown in full

LOADING CONDITION A

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60 mph wind with no ice. Wind Azimuth: 0° (1.0 D + 1.0 Wo)

LOADS ON POLE

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LOAD TYPE	ELEV ft	APPLY..LOAD..AT RADIUS ft	LOAD AZI	LOAD AZIFORCES..... HORIZ kip	DOWN kipMOMENTS..... VERTICAL ft-kip	TORSNAL ft-kip
C	153.000	0.00	0.0	0.0	0.0236	0.0150	0.0000	0.0000
C	144.500	0.00	0.0	0.0	0.0076	0.0126	0.0000	0.0000
C	144.000	0.00	0.0	0.0	0.0000	0.8986	0.0000	0.0000
C	144.000	0.00	0.0	0.0	2.3297	7.0000	0.0000	0.0000
C	135.000	0.00	0.0	0.0	0.0084	0.0140	0.0000	0.0000
C	134.000	0.00	0.0	0.0	0.0000	0.8362	0.0000	0.0000
C	134.000	0.00	0.0	0.0	1.7212	4.5000	0.0000	0.0000

C	125.000	0.00	0.0	0.0	0.0082	0.0140	0.0000	0.0000
C	124.000	0.00	0.0	0.0	0.0000	0.7738	0.0000	0.0000
C	124.000	0.00	0.0	0.0	1.6935	4.5000	0.0000	0.0000
C	115.000	0.00	0.0	0.0	0.0081	0.0140	0.0000	0.0000
C	114.000	0.00	0.0	0.0	0.0000	0.7114	0.0000	0.0000
C	114.000	0.00	0.0	0.0	1.1094	4.5000	0.0000	0.0000
C	105.000	0.00	0.0	0.0	0.0079	0.0140	0.0000	0.0000
C	95.000	0.00	0.0	0.0	0.0078	0.0140	0.0000	0.0000
C	85.000	0.00	0.0	0.0	0.0076	0.0140	0.0000	0.0000
C	75.000	0.00	0.0	0.0	0.0074	0.0140	0.0000	0.0000
C	65.000	0.00	0.0	0.0	0.0072	0.0140	0.0000	0.0000
C	55.000	0.00	0.0	0.0	0.0069	0.0140	0.0000	0.0000
C	45.000	0.00	0.0	0.0	0.0066	0.0140	0.0000	0.0000
C	35.000	0.00	0.0	0.0	0.0063	0.0140	0.0000	0.0000
C	25.000	0.00	0.0	0.0	0.0059	0.0140	0.0000	0.0000
C	15.000	0.00	0.0	0.0	0.0053	0.0140	0.0000	0.0000
D	149.000	0.00	180.0	0.0	0.0154	0.0662	0.0000	0.0000
D	142.750	0.00	180.0	0.0	0.0154	0.0662	0.0000	0.0000
D	142.750	0.00	180.0	0.0	0.0160	0.1375	0.0000	0.0000
D	139.000	0.00	180.0	0.0	0.0160	0.1375	0.0000	0.0000
D	139.000	0.00	180.0	0.0	0.0168	0.0735	0.0000	0.0000
D	100.000	0.00	180.0	0.0	0.0197	0.0902	0.0000	0.0000
D	100.000	0.00	180.0	0.0	0.0205	0.2145	0.0000	0.0000
D	94.750	0.00	180.0	0.0	0.0205	0.2145	0.0000	0.0000
D	94.750	0.00	180.0	0.0	0.0211	0.1261	0.0000	0.0000
D	80.917	0.00	180.0	0.0	0.0211	0.1261	0.0000	0.0000
D	80.917	0.00	180.0	0.0	0.0221	0.1372	0.0000	0.0000
D	67.083	0.00	180.0	0.0	0.0221	0.1372	0.0000	0.0000
D	67.083	0.00	180.0	0.0	0.0229	0.1483	0.0000	0.0000
D	53.250	0.00	180.0	0.0	0.0229	0.1483	0.0000	0.0000
D	53.250	0.00	180.0	0.0	0.0233	0.3420	0.0000	0.0000
D	46.500	0.00	180.0	0.0	0.0233	0.3420	0.0000	0.0000
D	46.500	0.00	180.0	0.0	0.0231	0.1943	0.0000	0.0000
D	34.875	0.00	180.0	0.0	0.0231	0.1943	0.0000	0.0000
D	34.875	0.00	180.0	0.0	0.0228	0.2055	0.0000	0.0000
D	23.250	0.00	180.0	0.0	0.0228	0.2055	0.0000	0.0000
D	23.250	0.00	180.0	0.0	0.0217	0.2167	0.0000	0.0000
D	11.625	0.00	180.0	0.0	0.0217	0.2167	0.0000	0.0000
D	11.625	0.00	180.0	0.0	0.0219	0.2279	0.0000	0.0000
D	0.000	0.00	180.0	0.0	0.0219	0.2279	0.0000	0.0000

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MAXIMUM POLE DEFORMATIONS CALCULATED(w.r.t. wind direction)

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MAST ELEV ftDEFLECTIONS (ft).....		ROTATIONS (deg).....		
 HORIZONTAL ALONG ACROSS	DOWN TILT ALONG ACROSS	TWIST
149.0	2.68C	-0.01C	0.07H	1.87C	-0.01C	0.00K
142.7	2.48C	-0.01C	0.06H	1.87C	-0.01C	0.00K
139.0	2.35C	-0.01C	0.06H	1.86C	-0.01C	0.00K
126.0	1.94C	-0.01C	0.04H	1.80C	-0.01C	0.00K
113.0	1.54C	-0.01C	0.03H	1.65C	-0.01C	0.00K
100.0	1.19C	-0.01C	0.02H	1.45C	-0.01C	0.00K
94.7	1.06C	0.00C	0.02H	1.37C	-0.01C	0.00K
80.9	0.76C	0.00C	0.01H	1.15C	-0.01C	0.00K
67.1	0.51C	0.00C	0.01H	0.92C	0.00C	0.00K
53.2	0.31C	0.00C	0.00H	0.69C	0.00C	0.00K
46.5	0.24C	0.00C	0.00H	0.60C	0.00C	0.00K
34.9	0.13C	0.00C	0.00H	0.44C	0.00C	0.00K
23.2	0.06C	0.00C	0.00H	0.29C	0.00C	0.00K
11.6	0.01C	0.00C	0.00H	0.14C	0.00C	0.00K
0.0	0.00A	0.00A	0.00A	0.00A	0.00A	0.00A

MAXIMUM POLE FORCES CALCULATED(w.r.t. to wind direction)

MAST ELEV ft	TOTAL AXIAL kip	SHEAR.w.r.t.WIND.DIR ALONG kip	WIND.DIR ACROSS kip	MOMENT.w.r.t.WIND.DIR ALONG ft-kip	WIND.DIR ACROSS ft-kip	TORSION ft-kip
149.0	0.02 F	0.03 C	0.00 H	-0.12 E	-0.01 C	0.00 C
142.7	8.34 F	2.46 C	0.00 H	-3.84 B	0.01 H	0.00 H
	8.34 L	2.47 C	-0.02 E	-3.89 D	-0.03 E	0.00 E
139.0	8.86 L	2.53 C	-0.02 E	-14.22 C	0.04 B	0.00 F
	8.87 K	2.54 H	0.03 K	-14.24 C	-0.06 K	0.00 K
126.0	15.21 K	4.50 H	0.03 K	-67.71 H	-0.44 K	0.02 K
	15.21 D	4.50 C	0.04 K	-67.71 H	-0.44 K	0.02 K
113.0	26.78 D	7.55 C	0.04 K	-155.54 C	-0.93 K	0.03 K
	26.78 D	7.55 C	0.04 K	-155.54 C	-0.93 K	0.03 K
100.0	27.93 D	7.81 C	0.04 K	-264.91 C	-1.39 K	0.05 K
	27.93 D	7.82 C	-0.04 C	-264.90 C	-1.40 K	0.05 K
94.7	29.07 D	7.94 C	-0.04 C	-309.88 C	-1.58 K	0.06 K
	29.07 D	7.93 C	-0.04 C	-309.89 C	-1.58 K	0.06 K
80.9	30.83 D	8.23 C	-0.04 C	-430.73 C	1.96 C	0.07 K
	30.83 D	8.23 C	-0.04 C	-430.73 C	1.96 C	0.07 K
67.1	32.74 D	8.55 C	-0.04 C	-554.68 C	2.49 C	0.07 K
	32.74 D	8.55 C	-0.04 C	-554.67 C	2.48 C	0.07 K
53.2	34.82 D	8.88 C	-0.04 C	-681.73 C	3.02 C	0.08 K
	34.82 D	8.88 C	-0.04 C	-681.73 C	3.03 C	0.08 K
46.5	37.13 D	9.03 C	-0.04 C	-744.91 C	3.27 C	0.08 K
	37.13 D	9.03 C	-0.04 C	-744.92 C	3.27 C	0.08 K
34.9	39.42 D	9.32 C	-0.04 C	-855.58 C	3.72 C	0.08 K
	39.42 D	9.32 C	-0.04 C	-855.59 C	3.72 C	0.08 K
23.2	41.82 D	9.59 C	-0.04 C	-968.44 C	4.18 C	0.08 K
	41.82 D	9.59 C	-0.04 C	-968.44 C	4.17 C	0.08 K
11.6	44.35 D	9.85 C	-0.04 C	-1083.25 C	4.63 C	0.09 K
	44.35 D	9.85 C	-0.04 C	-1083.25 C	4.63 C	0.09 K
	47.00 D	10.10 C	-0.04 C	-1199.82 C	5.08 C	0.09 K
base reaction	47.00 D	-10.10 C	0.04 C	1199.82 C	-5.08 C	-0.09 K

COMPLIANCE WITH 4.8.2 & 4.5.4

ELEV ft	AXIAL	BENDING	SHEAR + TORSIONAL	TOTAL	SATISFIED	D/t(w/t)	MAX ALLOWED
149.00	0.00F	0.00E	0.00C	0.00E	YES	15.69A	45.2

142.75	0.01F	0.01B	0.00C	0.01B	YES	16.75A	45.2
	0.01L	0.01D	0.00C	0.01D	YES	16.75A	45.2
139.00	0.01L	0.02C	0.00C	0.02C	YES	17.38A	45.2
	0.01K	0.02C	0.00H	0.02C	YES	17.03A	45.2
126.00	0.01K	0.07H	0.01H	0.08H	YES	19.23A	45.2
	0.01D	0.07H	0.01C	0.08H	YES	19.23A	45.2
113.00	0.02D	0.14C	0.01C	0.15C	YES	21.42A	45.2
	0.02D	0.14C	0.01C	0.15C	YES	21.42A	45.2
100.00	0.02D	0.20C	0.01C	0.22C	YES	23.62A	45.2
	0.01D	0.15C	0.01C	0.16C	YES	18.82A	45.2
94.75	0.01D	0.16C	0.01C	0.18C	YES	19.53A	45.2
	0.01D	0.17C	0.01C	0.18C	YES	19.25A	45.2
80.92	0.01D	0.20C	0.01C	0.21C	YES	21.12A	45.2
	0.01D	0.20C	0.01C	0.21C	YES	21.12A	45.2
67.08	0.01D	0.23C	0.01C	0.24C	YES	22.99A	45.2
	0.01D	0.23C	0.01C	0.24C	YES	22.99A	45.2
53.25	0.01D	0.25C	0.01C	0.26C	YES	24.86A	45.2
	0.01D	0.19C	0.00C	0.20C	YES	20.66A	45.2
46.50	0.01D	0.20C	0.00C	0.21C	YES	21.42A	45.2
	0.01D	0.20C	0.00C	0.21C	YES	21.12A	45.2
34.87	0.01D	0.21C	0.00C	0.22C	YES	22.43A	45.2
	0.01D	0.21C	0.00C	0.22C	YES	22.43A	45.2
23.25	0.01D	0.22C	0.00C	0.23C	YES	23.74A	45.2
	0.01D	0.22C	0.00C	0.23C	YES	23.74A	45.2
11.62	0.01D	0.23C	0.00C	0.24C	YES	25.05A	45.2
	0.01D	0.23C	0.00C	0.24C	YES	25.05A	45.2
0.00	0.01D	0.23C	0.00C	0.24C	YES	26.36A	45.2

MAXIMUM LOADS ONTO FOUNDATION(w.r.t. wind direction)

DOWN	SHEAR.w.r.t.WIND.DIR	MOMENT.w.r.t.WIND.DIR	TORSION
kip	ALONG kip	ALONG ft-kip	ft-kip
	ACROSS kip	ACROSS ft-kip	
47.00	10.10	-1199.82	5.08
D	C	C	C
			0.09
			K

Seismic Load Effects
Equivalent Lateral Force Procedure
ANSI/TIA-222-H

Parameters	Description	h _i (ft.)	w _i (kips)	Vertical Distribution of Seismic Forces			
				W _i (kips)	$\frac{w_i h_i^k}{\sum w_i h_i^k}$	F_{x2} or E_v (kips)	$\frac{1.2 D + 1.0 E_v}{0.9 D - 1.0 E_v}$ (kips)
Risk Category	Antenna Load	153.00	0.0150	0.0150	351.1350	0.0009	0.0190
R	Step Bolts/Safety Climb Load	144.50	0.0126	0.0000	263.0912	0.0007	0.0159
S _s	Antenna Load	144.00	7.0000	7.0000	145,152.0000	0.3877	8.8634
S _i	Line Deadload	144.00	0.8986	0.0000	18,633.3696	0.0498	1.1378
S _i	Structure - Section 1	144.00	0.6719	0.0000	13,932.5184	0.0372	0.8508
D (default)	Step Bolts/Safety Climb Load	135.00	0.0140	0.0000	255.1500	0.0007	0.0177
Site Class	Antenna Load	134.00	4.5000	4.5000	80,802.0000	0.2158	5.6979
T _L (sec)	Line Deadload	134.00	0.8362	0.0000	15,014.8072	0.0401	1.0588
F _a	Step Bolts/Safety Climb Load	125.00	0.0140	0.0000	218.7500	0.0006	0.0177
F _v	Antenna Load	124.00	4.5000	4.5000	69,192.0000	0.1848	5.6979
S _{MS}	Line Deadload	124.00	0.7738	0.0000	11,897.9488	0.0318	0.9798
S _{M1}	Structure - Section 2	118.75	3.9421	0.0000	55,589.7695	0.1485	4.9915
S _{D5}	Step Bolts/Safety Climb Load	115.00	0.0140	0.0000	185.1500	0.0005	0.0177
S _{D1}	Antenna Load	114.00	4.5000	4.5000	58,482.0000	0.1562	5.6979
T _s	Line Deadload	114.00	0.7114	0.0000	9,245.3544	0.0247	0.9008
I _e	Step Bolts/Safety Climb Load	105.00	0.0140	0.0000	154.3500	0.0004	0.0177
Ω	Step Bolts/Safety Climb Load	95.00	0.0140	0.0000	126.3500	0.0003	0.0177
C _s	Step Bolts/Safety Climb Load	85.00	0.0140	0.0000	101.1500	0.0003	0.0177
E (ksi)	Step Bolts/Safety Climb Load	75.00	0.0140	0.0000	78.7500	0.0002	0.0177
I _{top} (in ⁴)	Structure - Section 3	73.25	7.3541	0.0000	39,458.8832	0.1054	6.1319
I _{bot} (in ⁴)	Step Bolts/Safety Climb Load	65.00	0.0140	0.0000	59.1500	0.0002	0.0177
I _{avg} (in ⁴)	Step Bolts/Safety Climb Load	55.00	0.0140	0.0000	42.3500	0.0001	0.0177
g (in/s ²)	Step Bolts/Safety Climb Load	45.00	0.0140	0.0000	28.3500	0.0001	0.0177
W _i (kips)	Step Bolts/Safety Climb Load	35.00	0.0140	0.0000	17.1500	0.0000	0.0177
W _u (kips)	Step Bolts/Safety Climb Load	26.62	11.0374	0.0000	7,821.3710	0.0209	13.9756
W _L (kips)	Structure - Section 4	25.00	0.0140	0.0000	8.7500	0.0000	0.0177
L _p (in)	Step Bolts/Safety Climb Load	15.00	0.0140	0.0000	3.1500	0.0000	0.0177
f _i (Hertz)	Step Bolts/Safety Climb Load	Σ	46.94	20.5150	527,114.80	1.41	59.43
T (sec)						3.11	39.13
k _e							
V _s (kips)							
Seismic Design Category							

Seismic Design Category

Round Base Plate and Anchor Rods, per ANSI/TIA 222-H

Pole Data

Diameter: 58.060 in (flat to flat)
Thickness: 0.375 in
Yield (Fy): 65 ksi
of Sides: 18 "0" IF Round
Strength (Fu): 80 ksi

Reactions

Moment, Mu: 4694.34 ft-kips
Axial, Pu: 56.4 kips
Shear, Vu: 39.27 kips

Anchor Rod Data

Quantity: 16
Diameter: 2.25 in
Rod Material: A615
Strength (Fu): 100 ksi
Yield (Fy): 75 ksi
BC Diam. (in): 64.75 BC Override:

Anchor Rod Results

(per 4.9.9)

Maximum Put: 214.85 Kips
 $\Phi_t^*R_{nt}$: 243.75 Kips
Vu: 2.45 Kips
 $\Phi_v^*R_{nv}$: 149.10 Kips
Tension Interaction Ratio: 0.78
Maximum Puc: 221.02 Kips
 $\Phi_c^*R_{nc}$: 268.39 Kips
Vu: 2.45 Kips
 $\Phi_c^*R_{nvc}$: 120.77 Kips
Compression Interaction Ratio: 0.82
Maximum Interaction Ratio: **82.4% Pass**

Plate Data

Diameter (in): 70.5 Dia. Override:
Thickness: 2 in
Yield (Fy): 50 ksi
Eff Width/Rod: 11.52 in
Drain Hole: 2.625 in. diameter
Drain Location: 27 in. center of pole to center of drain hole
Center Hole: 46 in. diameter

Base Plate Results

Base Plate (Mu/Z): 41.2 ksi
Allowable Φ^*F_y : 45.0 ksi (per AISC)
Base Plate Interaction Ratio: **91.6% Pass**

July 25, 2023

Matt Penning
Milestone Communications, Inc.
12110 Sunset Hills Road #600
Reston, VA 20190

RE: Proposed 150' Sabre Monopole for Amelia Courthouse, VA

Dear Mr. Penning,

Upon receipt of order, we propose to design and supply the above referenced Sabre monopole for an Ultimate Wind Speed of 112 mph with and 30 mph + 1.5" ice, Risk Category II, Exposure Category C, and Topographic Category 1 in accordance with the Telecommunications Industry Association Standard ANSI/TIA-222-H, "Structural Standard for Antenna Supporting Structures and Antennas".

When designed according to this standard, the wind pressures and steel strength capacities include several safety factors, resulting in an overall minimum safety factor of 25%. Therefore, it is highly unlikely that the monopole will fail structurally in a wind event where the design wind speed is exceeded within the range of the built-in safety factors.

Should the wind speed increase beyond the capacity of the built-in safety factors, to the point of failure of one or more structural elements, the most likely location of the failure would be within the monopole shaft, above the base plate. Assuming that the wind pressure profile is similar to that used to design the monopole, the monopole will buckle at the location of the highest combined stress ratio within the monopole shaft. This is likely to result in the portion of the monopole above leaning over and remaining in a permanently deformed condition. *Please note that this letter only applies to the above referenced monopole designed and manufactured by Sabre Towers & Poles.* This would effectively result in a fall radius equal to 150 ft at ground level.

Sincerely,

Robert E. Beacom, P.E., S.E.
Engineering Manager





WATERFORD

RF EMISSIONS COMPLIANCE REPORT

Prepared for:

Milestone Tower Limited

Site:

VA71148A - 1
15301 Grub Hill Church Road
Amelia Court House, VA
37.45401389, -77.95939167

August 16, 2023

**This site will be in compliance with
FCC Regulations and MPE Limits:**

**T-Mobile Is 4.917% of General Population (GP) Limit
(0.983% of Occupational (Occ) Limit)**

Certification

I have reviewed this RF Emissions assessment report and believe it to be both true and accurate to the best of my knowledge.



David Hamilton Kiser
Registered Professional Engineer (Electrical)
Commonwealth of Virginia
Number 0402048906, 12/31/2023
Date: 2023-August-16

Analysis completed using Waterford's NIERTool© software

Only clients and client representatives are authorized to provide input data through the Waterford web portal. In securing that authorization, clients and client representatives warrant the accuracy of all input data. Waterford Consultants, LLC attests to the accuracy of the engineering calculations. Waterford also attests that the results of those engineering calculations are correctly summarized in this report.

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RF EMISSIONS COMPLIANCE STATEMENT

Site:
VA71148A - 1
15301 Grub Hill Church Road
Amelia Court House, VA

Compliance Statement

Subject site COMPLIES with Radiofrequency Radiation Exposure Limits of 47 C.F.R. §§ 1.1307(b)(3) and 1.1310.

Ground Level Site Summary

Predicted cumulative RF power density at ground level as a percentage of the FCC General Population limits. This result is the sum of the maximum ground level MPE for each RF emitter by band of operation. Sites below 100% are in full compliance.

Source	Predicted Power Density, % of Limit (GP)
T-Mobile 600 MHz	0.117 %
T-Mobile 700 MHz	0.092 %
T-Mobile 1900 MHz	0.099 %
T-Mobile 2100 MHz	0.161 %
T-Mobile 2500 MHz	4.447 %
Sum of Listed Sources	4.917%

Technical Framework: Basis for Compliance Statement

The compliance framework is derived from the Federal Communications Commission (FCC) Rules and Regulations for preventing human exposure in excess of the applicable Maximum Permissible Exposure ("MPE") limits listed in Table 1 of 47 C.F.R. § 1.1310. Calculations using input data provided to Waterford by client or client's representative numerically confirm the subject site can operate at a 100% duty cycle without exceeding the FCC MPE limits in areas of uncontrolled access.

At this site, the radio frequency (RF) power density resulting from each transmitter at any location may be expressed as a percentage of the frequency-specific limits and added to determine if 100% of the exposure limit has been exceeded. The FCC Rules define two tiers of permissible exposure differentiated by the situation in which the exposure takes place and/or the status of the individuals who are subject to exposure. General Population / Uncontrolled exposure limits apply to those situations in which persons may not be aware of the presence of electromagnetic energy, where exposure is not employment related, or where persons cannot exercise control over their exposure. Occupational / Controlled exposure limits apply to situations in which persons are exposed as a consequence of their employment, have been made fully aware of the potential for exposure, and can exercise control over their exposure. Based on the criteria for these classifications, continuous exposure to RF power density levels below the FCC General Population limits is not hazardous. The FCC General Population limits are 5 times more restrictive than the Occupational limits..

Frequency (MHz)	<i>Limits for General Population/ Uncontrolled Exposure</i>		<i>Limits for Occupational/ Controlled Exposure</i>	
	Power Density (mW/cm ²)	Averaging Time (minutes)	Power Density (mW/cm ²)	Averaging Time (minutes)
30-300	0.2	30	1	6
300-1500	f/1500	30	f/300	6
1500-100,000	1.0	30	5.0	6

In situations where the predicted MPE exceeds the General Population threshold in an accessible area because of emissions from multiple transmitters, FCC licensees that contribute greater than 5% of the aggregate MPE share responsibility for mitigation.

For any location where radiofrequency (RF) power densities exceed 100% MPE of the General Population limits, access controls with appropriate RF alerting signage must be available to be visible upon approach from any direction to provide notification of potential conditions within these areas. Subject to other site security requirements, occupational personnel should be trained in RF safety and equipped with personal protective equipment (e.g. RF personal monitor) designed for safe work in the vicinity of RF emitters. Waterford Consultants, LLC recommends that any work activity in these designated areas or in front of any transmitting antennas be coordinated with the wireless operators.

Predictive Modeling

Based on the computational guidelines set forth in FCC Office of Engineering and Technology, Bulletin 65 ("OET65"), Waterford Consultants, LLC has developed software to predict the overall MPE possible at any particular location given the spatial orientation and operating parameters of multiple RF sources. These theoretical results represent worst-case predictions as emitters are assumed to be operating at 100% duty cycle.

The tabular analysis in this report calculates the spatial peak power density produced at ground level from each RF emitter. The far field power density in milliWatts per square centimeter is expressed as $S_{ff} = 33.4 \times ERP / R^2$ where ERP is the Effective Radiated Power along a specific azimuth in Watts and R is the distance from the antenna radiation center in meters. The antenna manufacturer's horizontal and vertical radiation patterns have been considered in determining the ERP in any direction. This computation is based on the maximum ERP and includes a 1.6-fold increase in field strength due to ground reflection. The result provides a conservative estimate of spatially averaged power density at ground level and may be higher than predicted MPE in the graphical plots described below.

As the limits are frequency dependent, the contribution of any RF source at a specific location may be expressed as a percentage of the FCC General Population MPE limits at the associated operating frequency. The percentage contributions from all RF sources are added to determine the overall exposure level. If this result is less than 100%, the predicted cumulative exposure level is below the General Population limits set forth in the FCC Rules. The cumulative MPE depicted on the summary page is the summation of maximum MPE values for each emitter regardless of antenna orientation.

A graphical plot of calculated spatially averaged RF power density, based on the Cylindrical Model as described in OET65, predicts spatially averaged MPE conditions at areas in near proximity to the antenna. In the vertical display, predicted MPE is depicted at the center of the 6 ft vertical zone that a person could occupy.

Qualifications of Waterford

With more than 100 team-years of experience, Waterford Consultants, LLC [Waterford] provides technical consulting services to clients in the radio communications and antenna locating industry. Waterford retains professional engineers who are placed in responsible charge of the processes for analysis.

Waterford is familiar with 47 C.F.R. § § 1.1307(b)(3) and 1.1310 along with the general Rules, Regulations and policies of the FCC. Waterford work processes incorporate all specifications of FCC Office of Engineering and Technology, Bulletin 65 ("OET65"), from the website: www.fcc.gov/oet/rfsafety and follow criteria detailed in 47 CFR § 1.1310 "Radiofrequency radiation exposure Limits".

Within the technical and regulatory framework detailed above, Waterford developed tools according to recognized and generally accepted good engineering practices. Permissible exposure limits are band specific, and the Waterford computerized modeling tools correctly calculate permissible exposure based on the band(s) specified in the input data. Only clients and client representatives are authorized to provide input data through the Waterford web portal. In securing that authorization, clients and client representatives attest to the accuracy of all input data.

Waterford Consultants, LLC attests to the accuracy of the engineering calculations computed by those modeling tools. Furthermore, Waterford attests that the results of those engineering calculations are correctly summarized in this report.

Certification

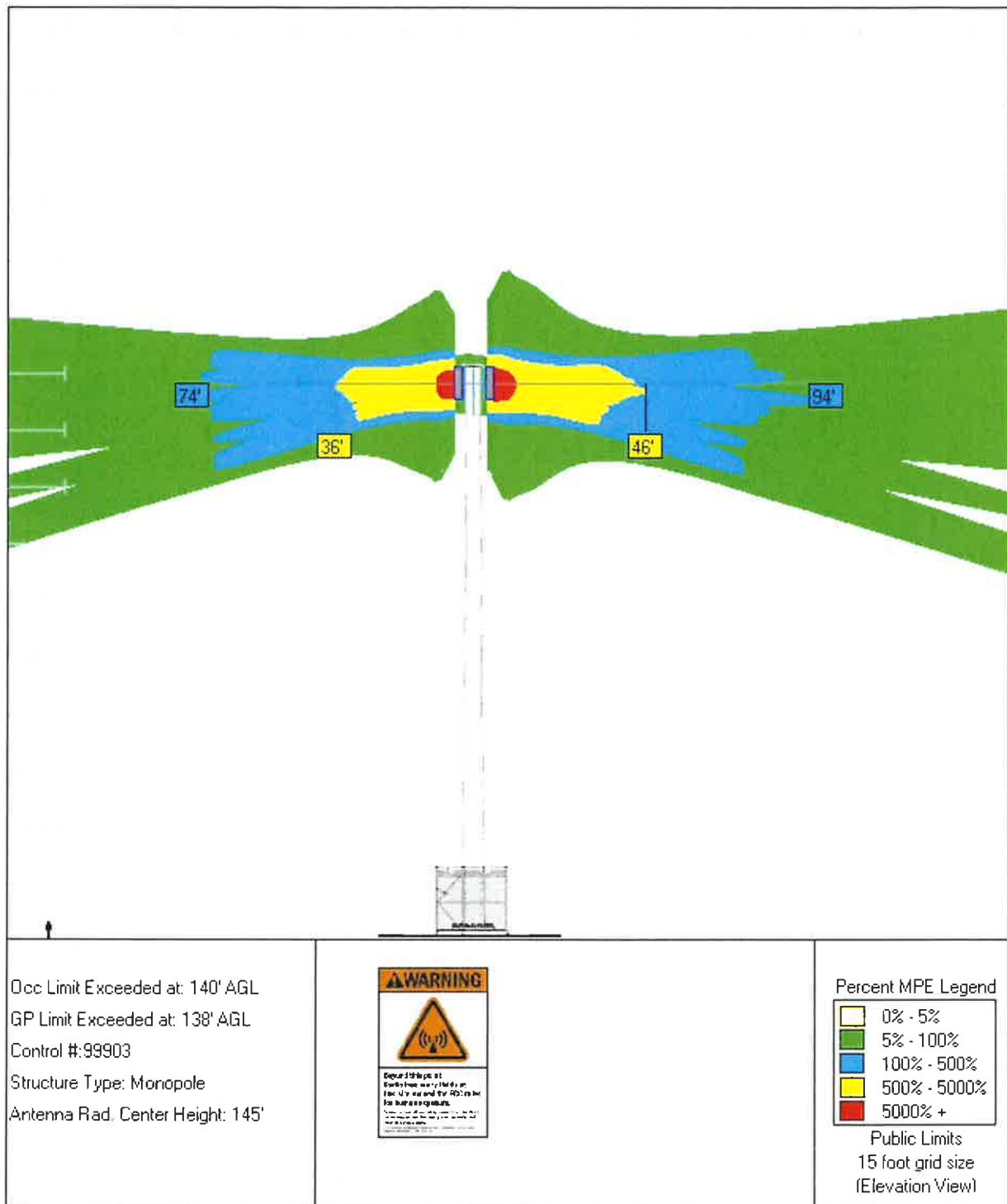
My stamp and signature on the cover indicates that I am fully aware of and familiar with the Rules and Regulations of both the Federal Communications Commissions (FCC) and the Occupational Safety and Health Administration (OSHA) with regard to Human Exposure to Radio Frequency Radiation, specifically in accordance with FCC's OET Bulletin 65. I have reviewed this Radio Frequency Exposure Assessment report and believe it to be both true and accurate to the best of my knowledge.

Antenna Inventory

#	Operator	Make	Model	Freq (MHz)	Az (deg)	Tilt (deg)	HorBW (deg)	Ant (ft)	TPO (w)	Paths	Loss (db)	Ant Gain	Radiated Power (W)	RC AGL (ft)
1	T-Mobile	RFS	APXVAALL24 43-U-NA20 02DT 600	600	30	0	67	7.992	60	4	0	12.95dBd	4733,810 ERP	145
2	T-Mobile	RFS	APXVAALL24 43-U-NA20 04DT 600	600	150	0	67	7.992	60	4	0	13.05dBd	4844,080 ERP	145
3	T-Mobile	RFS	APXVAALL24 43-U-NA20 03DT 600	600	270	0	67	7.992	60	4	0	12.85dBd	4626,060 ERP	145
4	T-Mobile	RFS	APXVAALL24 43-U-NA20 02DT 700	700	30	0	62	7.992	40	4	0	13.65dBd	3707,830 ERP	145
5	T-Mobile	RFS	APXVAALL24 43-U-NA20 04DT 700	700	150	0	61	7.992	40	4	0	13.65dBd	3707,830 ERP	145
6	T-Mobile	RFS	APXVAALL24 43-U-NA20 03DT 700	700	270	0	61	7.992	40	4	0	13.55dBd	3623,430 ERP	145
7	T-Mobile	RFS	APXVLL19P_43-C-A20 02DT 1900	1900	30	0	65	6.316	60	4	0	16.24dBd	16565,760 EIRP	145
8	T-Mobile	RFS	APXVLL19P_43-C-A20 04DT 1900	1900	150	0	63	6.316	60	4	0	16.31dBd	16834,930 EIRP	145
9	T-Mobile	RFS	APXVLL19P_43-C-A20 03DT 1900	1900	270	0	65	6.316	60	4	0	16.31dBd	16834,930 EIRP	145
10	T-Mobile	RFS	APXVLL19P_43-C-A20 02DT 2100	2100	30	0	64	6.316	80	4	0	17.33dBd	28388,990 EIRP	145
11	T-Mobile	RFS	APXVLL19P_43-C-A20 04DT 2100	2100	150	0	63	6.316	80	4	0	17.4dBd	28850,280 EIRP	145
12	T-Mobile	RFS	APXVLL19P_43-C-A20 03DT 2100	2100	270	0	64	6.316	80	4	0	17.43dBd	29050,260 EIRP	145
13	T-Mobile	ERICSSON	SON_AIR6419 NR MACRO 2500 TMO	2500	30	0	63	2.858	80	1	0	15.55dBd	4710,750 EIRP	145
14	T-Mobile	ERICSSON	SON_AIR6419 B41 NR TB 02.09.21 2500 TMO	2500	30	0	13	2.858	240	1	0	22.05dBd	63126,430 EIRP	145
15	T-Mobile	ERICSSON	SON_AIR6419 B41 NR TB 02.09.21 2500 TMO	2500	150	0	13	2.858	240	1	0	22.05dBd	63126,430 EIRP	145
16	T-Mobile	ERICSSON	SON_AIR6419 NR MACRO 2500 TMO	2500	150	0	63	2.858	80	1	0	15.55dBd	4710,750 EIRP	145
17	T-Mobile	ERICSSON	SON_AIR6419 NR MACRO 2500 TMO	2500	270	0	63	2.858	80	1	0	15.55dBd	4710,750 EIRP	145
18	T-Mobile	ERICSSON	SON_AIR6419 B41 NR TB 02.09.21 2500 TMO	2500	270	0	13	2.858	240	1	0	22.05dBd	63126,430 EIRP	145

ELEVATION DETAIL

[Predicted MPE depicted at the center of the 6 ft vertical zone that a person could occupy]



TOP DOWN DETAIL



GROUND LEVEL MPE BY RF EMITTER

The maximum ground level MPE along the azimuth of orientation for each RF emitter by band of operation is listed below. The computational approach is described in the Predictive Modeling section. The maximum MPE by operator and band is contributive to the cumulative ground level MPE summary table presented above.

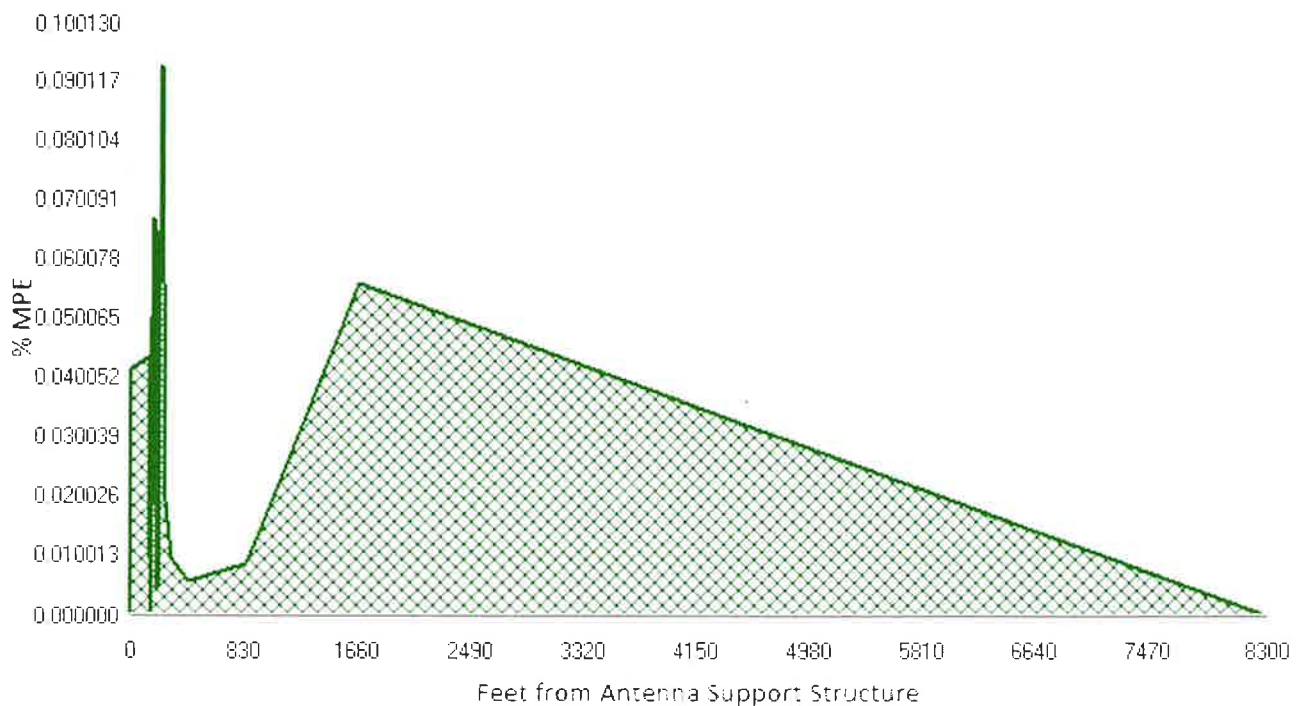
T-Mobile
VA71148A - 1
RFS - APXVAALL24 43-U-NA20 02DT 600 30° Sector

Maximum Exposure Limit - 600 MHz

Limit (GP): 400.000 $\mu\text{W}/\text{cm}^2$

ERP	Height	Downtilt
(Watts)	(feet)	(Degrees)
4733.810	145.000	0

Ground Level MPE as Percent of FCC General Population Limits



Maximum power density at ground level:

0.373 $\mu\text{W}/\text{cm}^2$

Highest percentage of Maximum Exposure Limit:

0.093 %

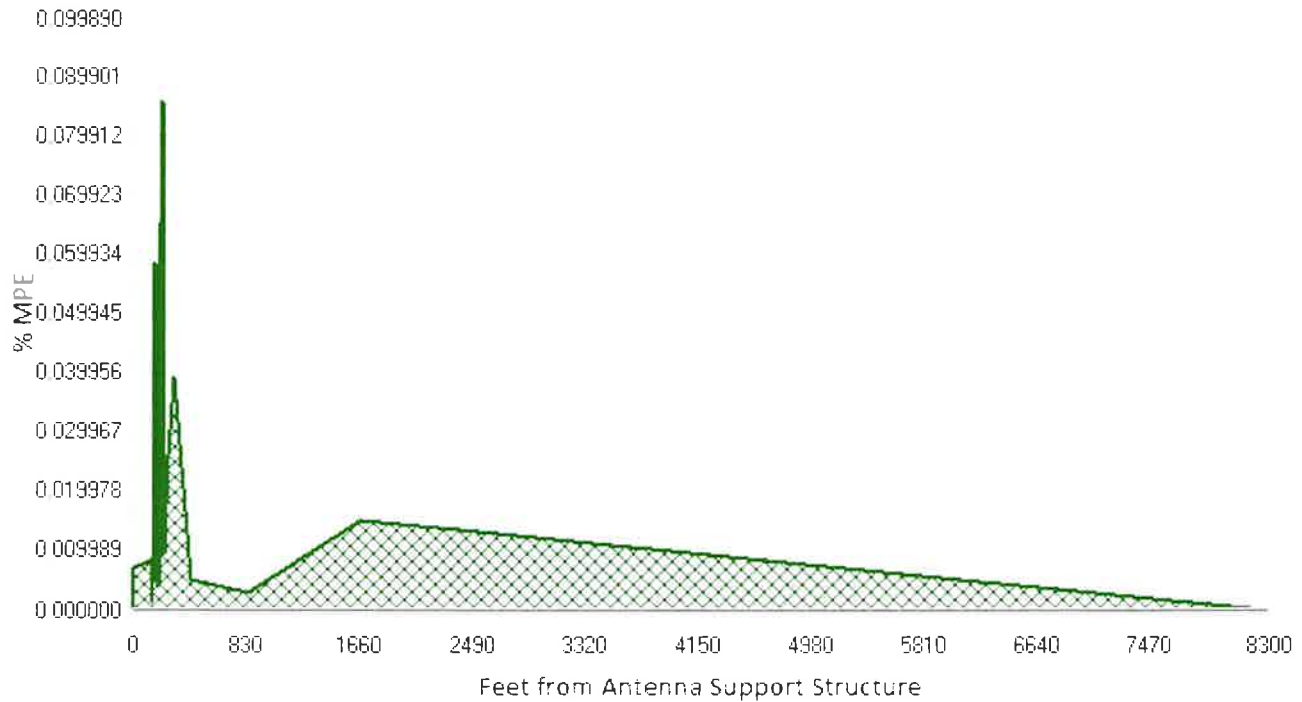
T-Mobile
VA71148A - 1
RFS - APXVAALL24 43-U-NA20 02DT 700 30° Sector

Maximum Exposure Limit - 700 MHz

Limit (GP): 466.000 $\mu\text{W}/\text{cm}^2$

ERP	Height	Downtilt
(Watts)	(feet)	(Degrees)
3707.830	145.000	0

Ground Level MPE as Percent of FCC General Population Limits



Maximum power density at ground level:

0.401 $\mu\text{W}/\text{cm}^2$

Highest percentage of Maximum Exposure Limit:

0.086 %

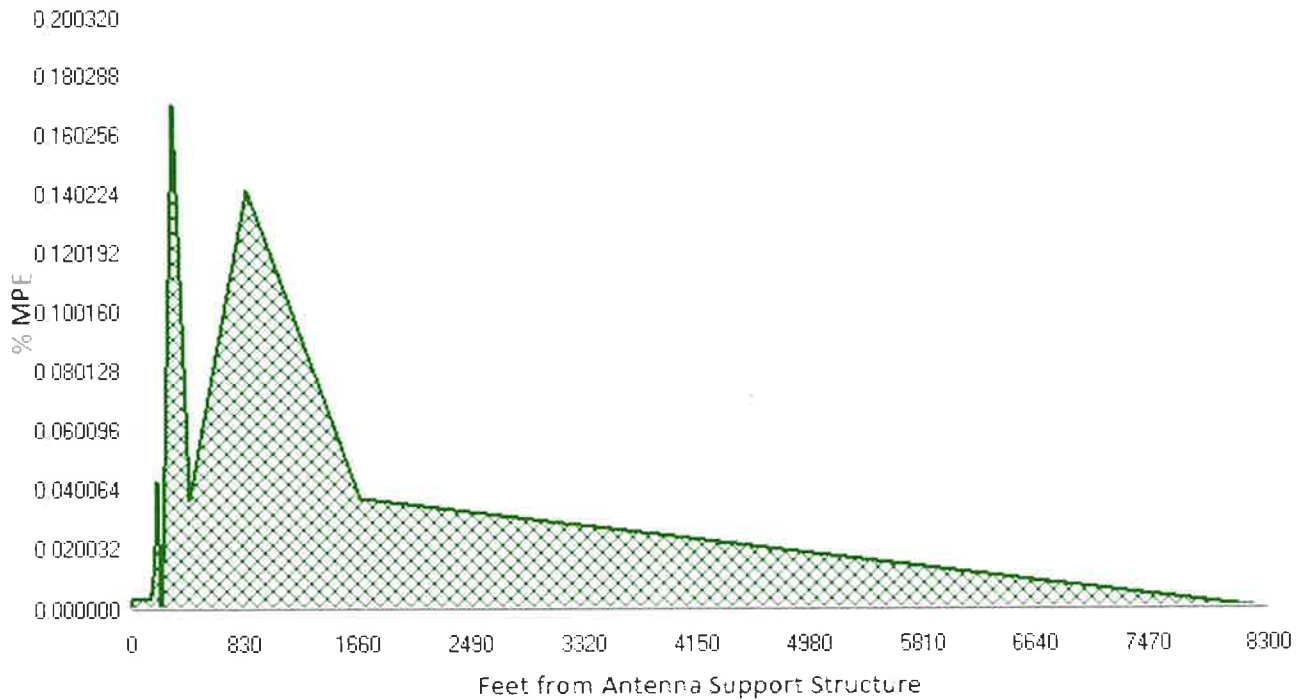
T-Mobile
VA71148A - 1
ERICSSON - SON_AIR6419 NR MACRO 2500 TMO 30° Sector

Maximum Exposure Limit - 2500 MHz

Limit (GP): 1000.000 $\mu\text{W}/\text{cm}^2$

EIRP	Height	Downtilt
(Watts)	(feet)	(Degrees)
4710.750	145.000	0

Ground Level MPE as Percent of FCC General Population Limits



Maximum power density at ground level:

1.713 $\mu\text{W}/\text{cm}^2$

Highest percentage of Maximum Exposure Limit:

0.171 %

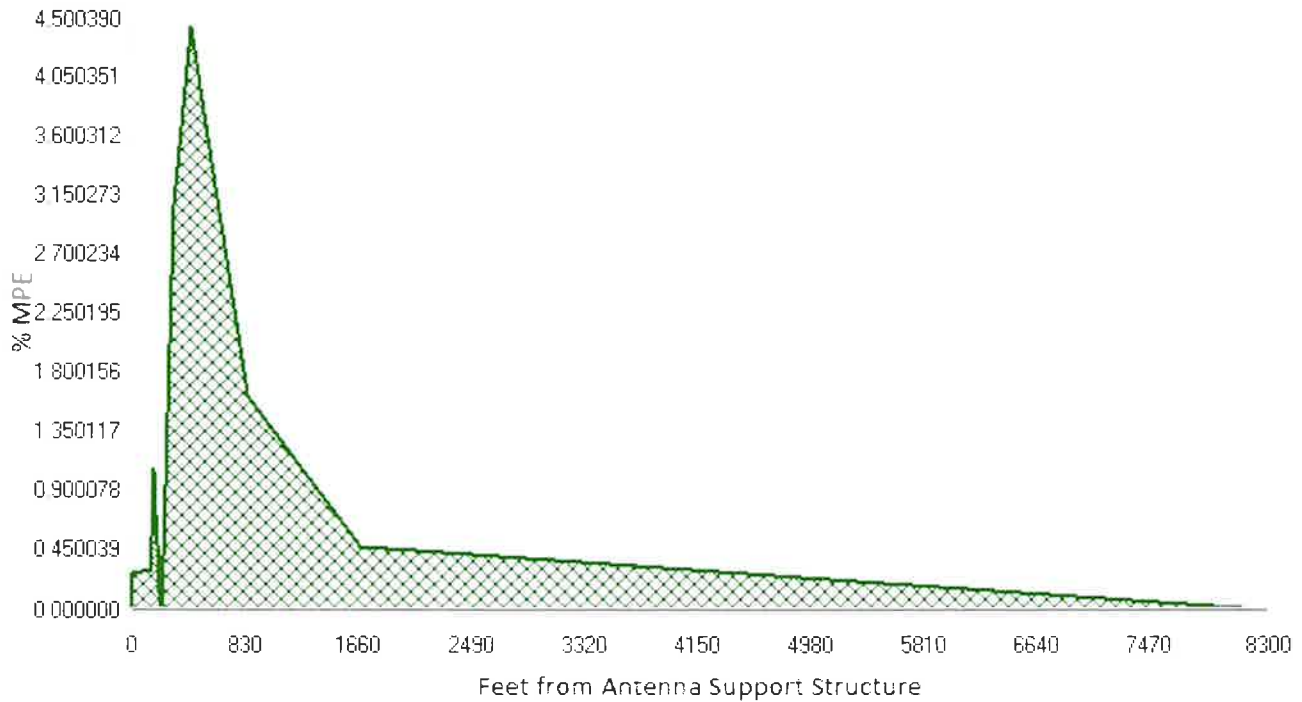
T-Mobile
VA71148A - 1
ERICSSON - SON_AIR6419 B41 NR TB 02.09.21 2500 TMO 30° Sector

Maximum Exposure Limit - 2500 MHz

Limit (GP): 1000.000 $\mu\text{W}/\text{cm}^2$

EIRP	Height	Downtilt
(Watts)	(feet)	(Degrees)
63126.430	145.000	0

Ground Level MPE as Percent of FCC General Population Limits



Maximum power density at ground level:

44.474 $\mu\text{W}/\text{cm}^2$

Highest percentage of Maximum Exposure Limit:

4.447 %

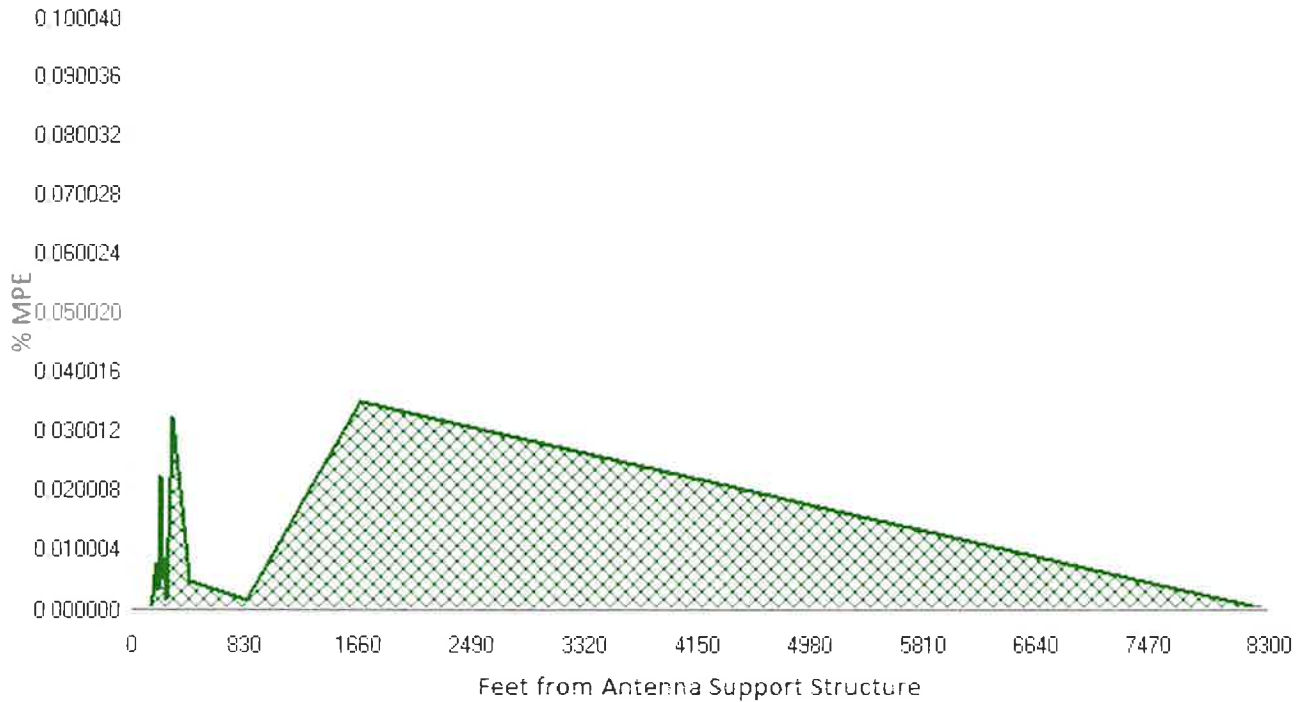
T-Mobile
VA71148A - 1
RFS - APXVLL19P_43-C-A20 02DT 1900 30° Sector

Maximum Exposure Limit - 1900 MHz

Limit (GP): 1000.000 $\mu\text{W}/\text{cm}^2$

EIRP		Height		Downtilt	
(Watts)	16565.760	(feet)	145.000	(Degrees)	0

Ground Level MPE as Percent of FCC General Population Limits



Maximum power density at ground level:

0.350 $\mu\text{W}/\text{cm}^2$

Highest percentage of Maximum Exposure Limit:

0.035 %

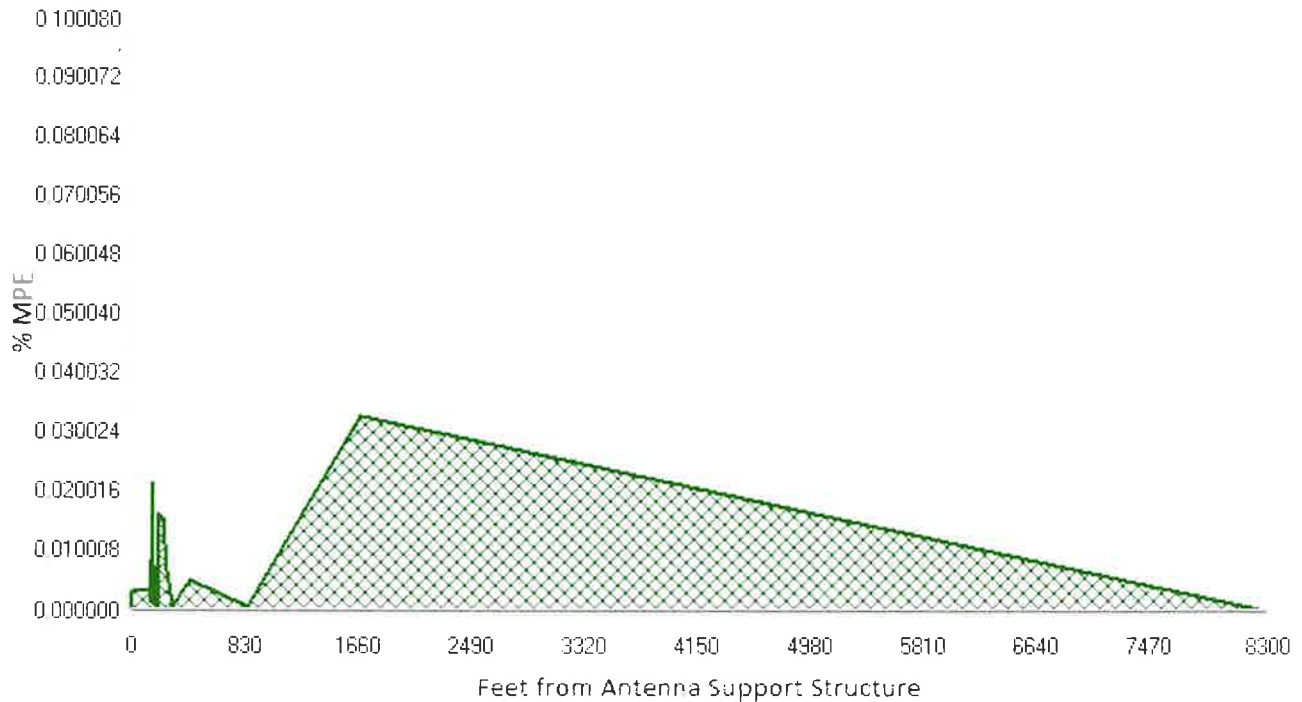
T-Mobile
VA71148A - 1
RFS - APXVLL19P_43-C-A20 02DT 2100 30° Sector

Maximum Exposure Limit - 2100 MHz

Limit (GP): 1000.000 $\mu\text{W}/\text{cm}^2$

EIRP	Height	Downtilt	
(Watts)	(feet)	(Degrees)	
28388.990	145.000	0	

Ground Level MPE as Percent of FCC General Population Limits



Maximum power density at ground level:

0.331 $\mu\text{W}/\text{cm}^2$

Highest percentage of Maximum Exposure Limit:

0.033 %

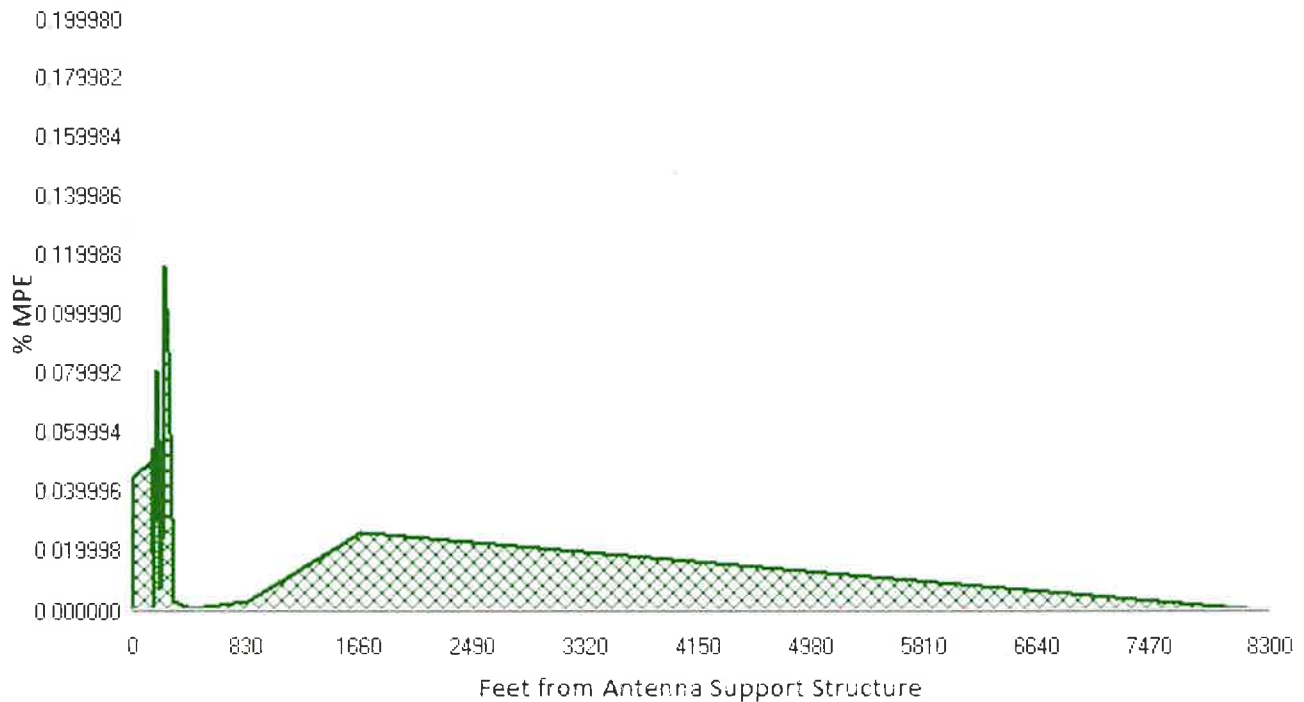
T-Mobile
VA71148A - 1
RFS - APXVAALL24 43-U-NA20 04DT 600 150° Sector

Maximum Exposure Limit - 600 MHz

Limit (GP): 400.000 $\mu\text{W}/\text{cm}^2$

ERP	Height	Downtilt
(Watts)	(feet)	(Degrees)
4844.080	145.000	0

Ground Level MPE as Percent of FCC General Population Limits



Maximum power density at ground level:

0.468 $\mu\text{W}/\text{cm}^2$

Highest percentage of Maximum Exposure Limit:

0.117 %

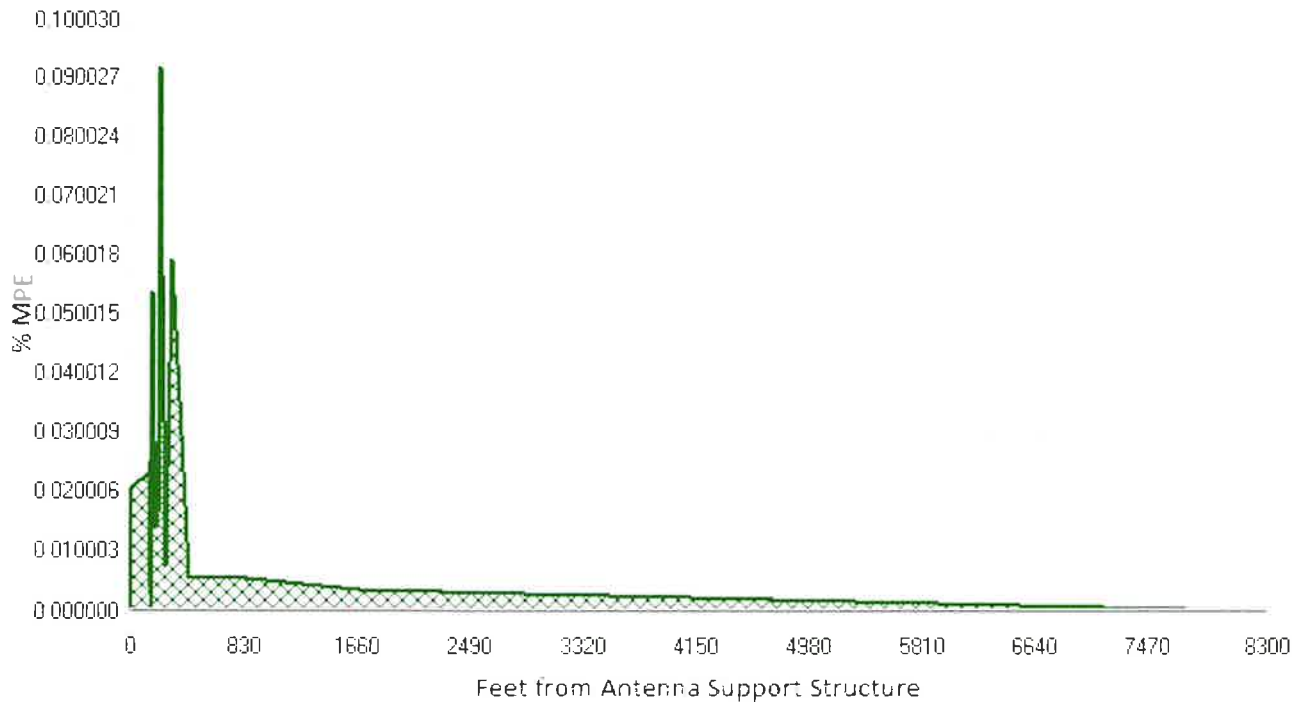
T-Mobile
VA71148A - 1
RFS - APXVAALL24 43-U-NA20 04DT 700 150° Sector

Maximum Exposure Limit - 700 MHz

Limit (GP): 466.000 $\mu\text{W}/\text{cm}^2$

ERP		Height		Downtilt	
(Watts)	3707.830	(feet)	145.000	(Degrees)	0

Ground Level MPE as Percent of FCC General Population Limits



Maximum power density at ground level:

0.429 $\mu\text{W}/\text{cm}^2$

Highest percentage of Maximum Exposure Limit:

0.092 %

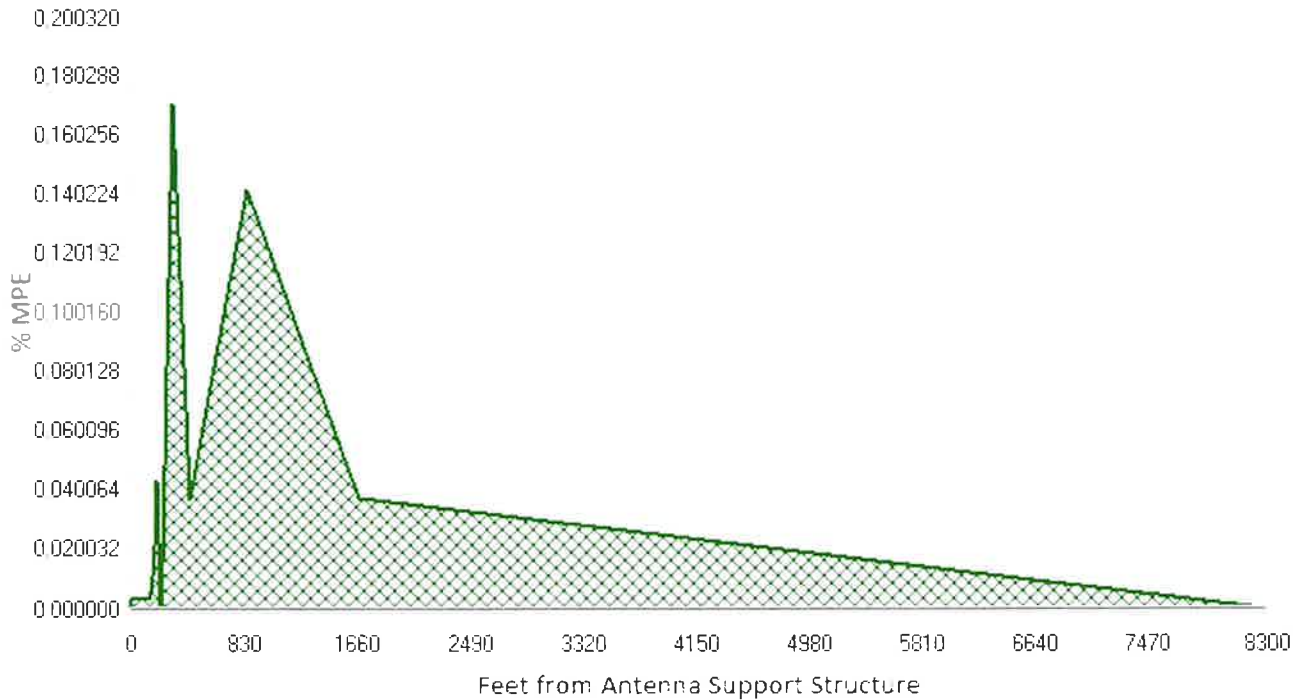
T-Mobile
VA71148A - 1
ERICSSON - SON_AIR6419 NR MACRO 2500 TMO 150° Sector

Maximum Exposure Limit - 2500 MHz

Limit (GP): 1000.000 $\mu\text{W}/\text{cm}^2$

EIRP	Height	Downtilt
(Watts)	(feet)	(Degrees)
4710.750	145.000	0

Ground Level MPE as Percent of FCC General Population Limits



Maximum power density at ground level:

1.713 $\mu\text{W}/\text{cm}^2$

Highest percentage of Maximum Exposure Limit:

0.171 %

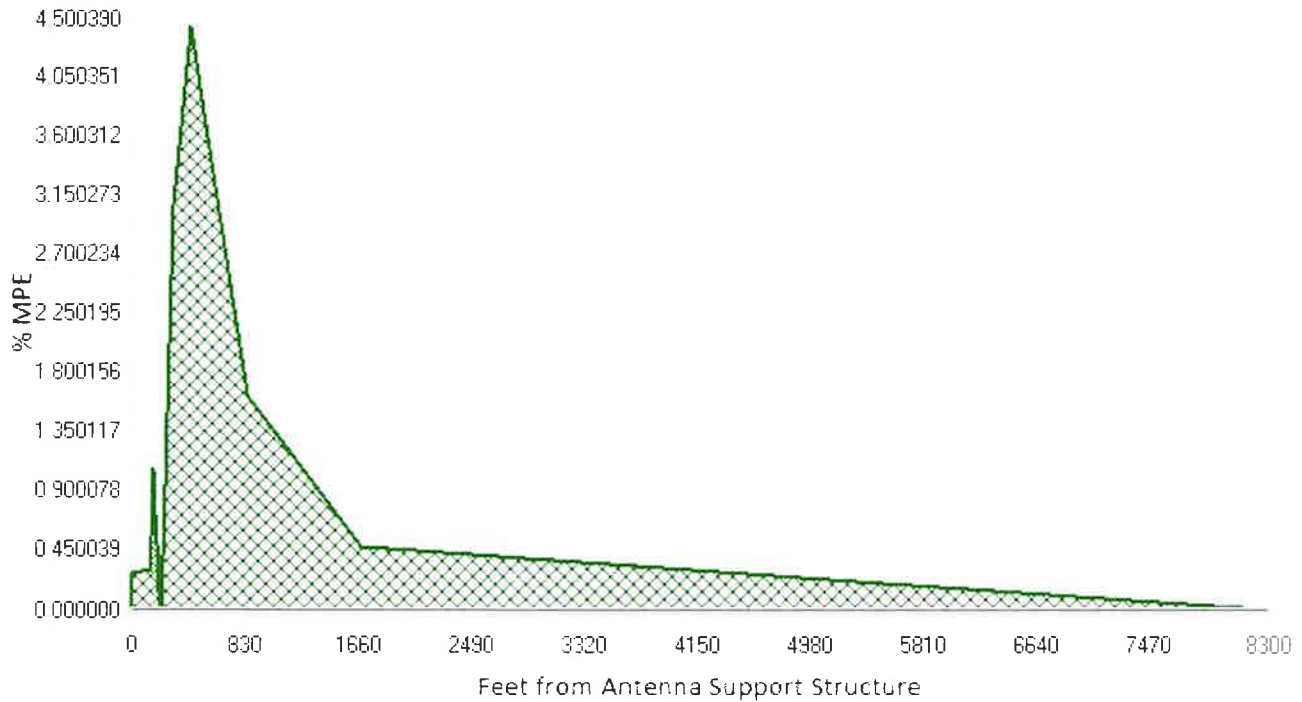
T-Mobile
VA71148A - 1
ERICSSON - SON_AIR6419 B41 NR TB 02.09.21 2500 TMO 150° Sector

Maximum Exposure Limit - 2500 MHz

Limit (GP): 1000.000 $\mu\text{W}/\text{cm}^2$

EIRP	Height	Downtilt
(Watts)	(feet)	(Degrees)
63126.430	145.000	0

Ground Level MPE as Percent of FCC General Population Limits



Maximum power density at ground level:

44.474 $\mu\text{W}/\text{cm}^2$

Highest percentage of Maximum Exposure Limit:

4.447 %

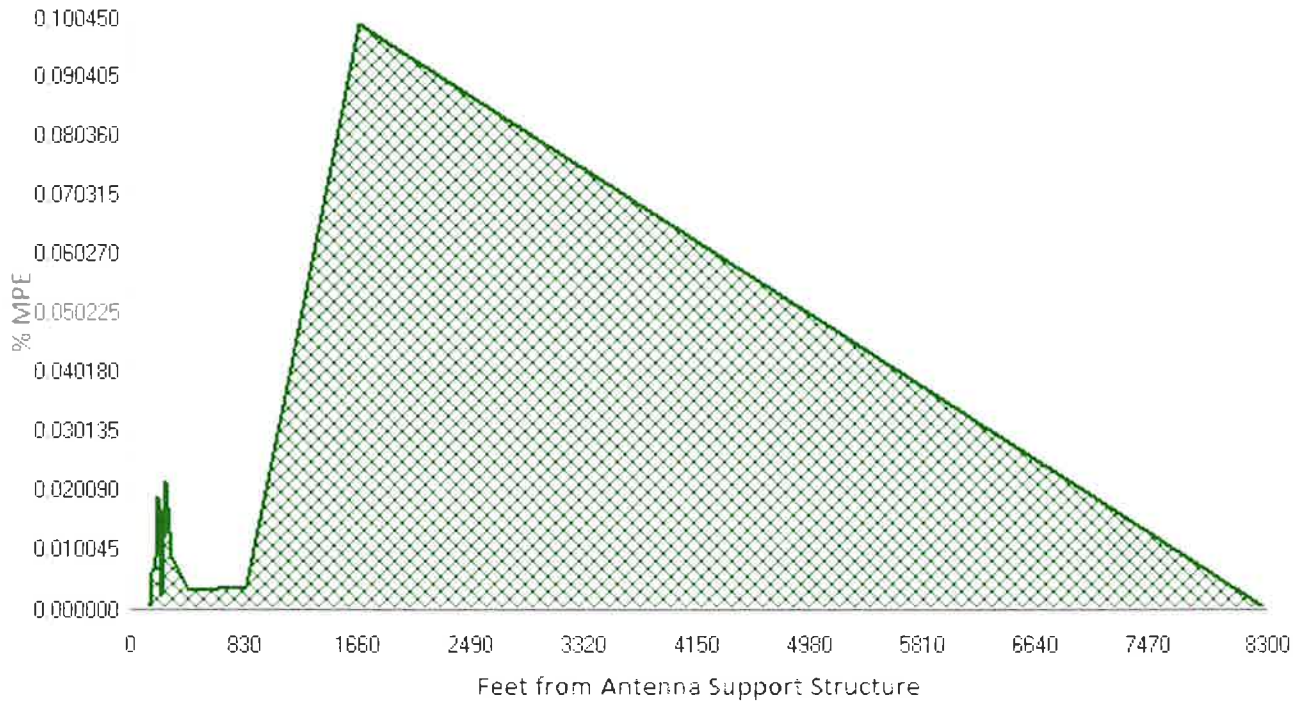
T-Mobile
VA71148A - 1
RFS - APXVLL19P_43-C-A20 04DT 1900 150° Sector

Maximum Exposure Limit - 1900 MHz

Limit (GP): 1000.000 $\mu\text{W}/\text{cm}^2$

EIRP		Height		Downtilt	
(Watts)	16834.930	(feet)	145.000	(Degrees)	0

Ground Level MPE as Percent of FCC General Population Limits



Maximum power density at ground level:

0.995 $\mu\text{W}/\text{cm}^2$

Highest percentage of Maximum Exposure Limit:

0.099 %

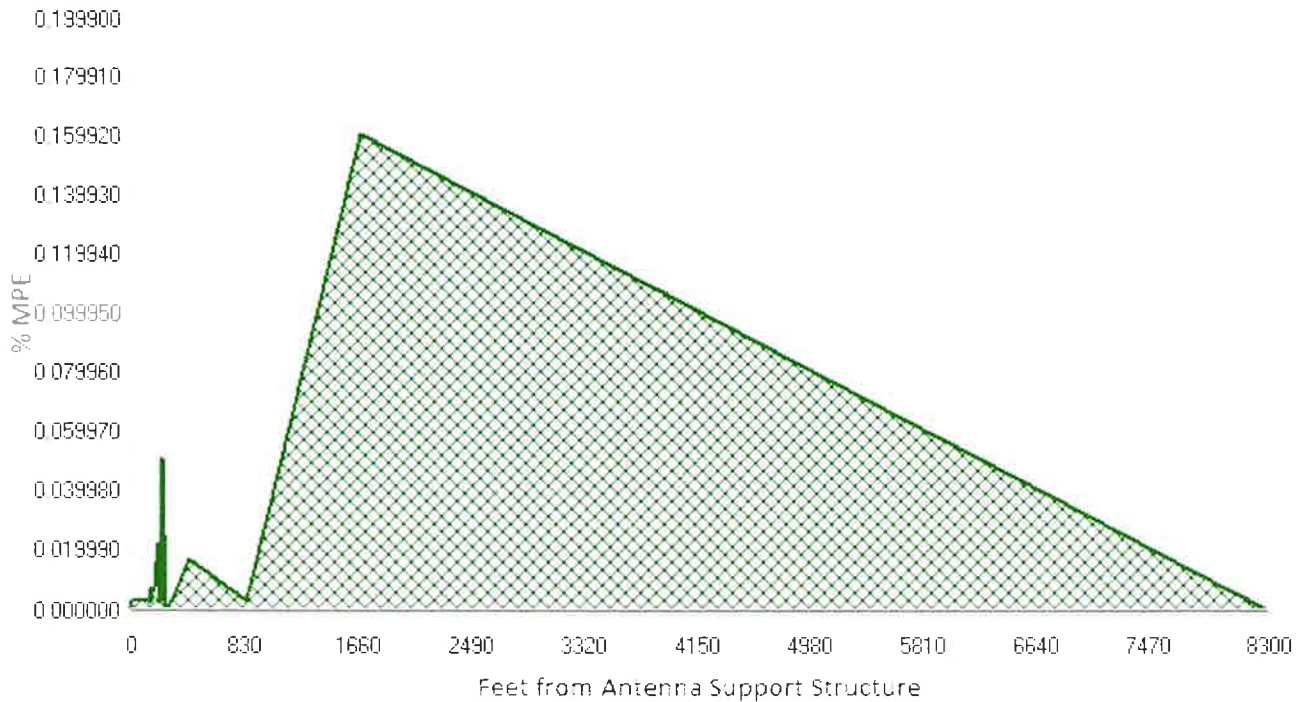
T-Mobile
VA71148A - 1
RFS - APXVLL19P_43-C-A20 04DT 2100 150° Sector

Maximum Exposure Limit - 2100 MHz

Limit (GP): 1000.000 $\mu\text{W}/\text{cm}^2$

EIRP	Height	Downtilt
(Watts)	(feet)	(Degrees)
28850.280	145.000	0

Ground Level MPE as Percent of FCC General Population Limits



Maximum power density at ground level:

1.609 $\mu\text{W}/\text{cm}^2$

Highest percentage of Maximum Exposure Limit:

0.161 %

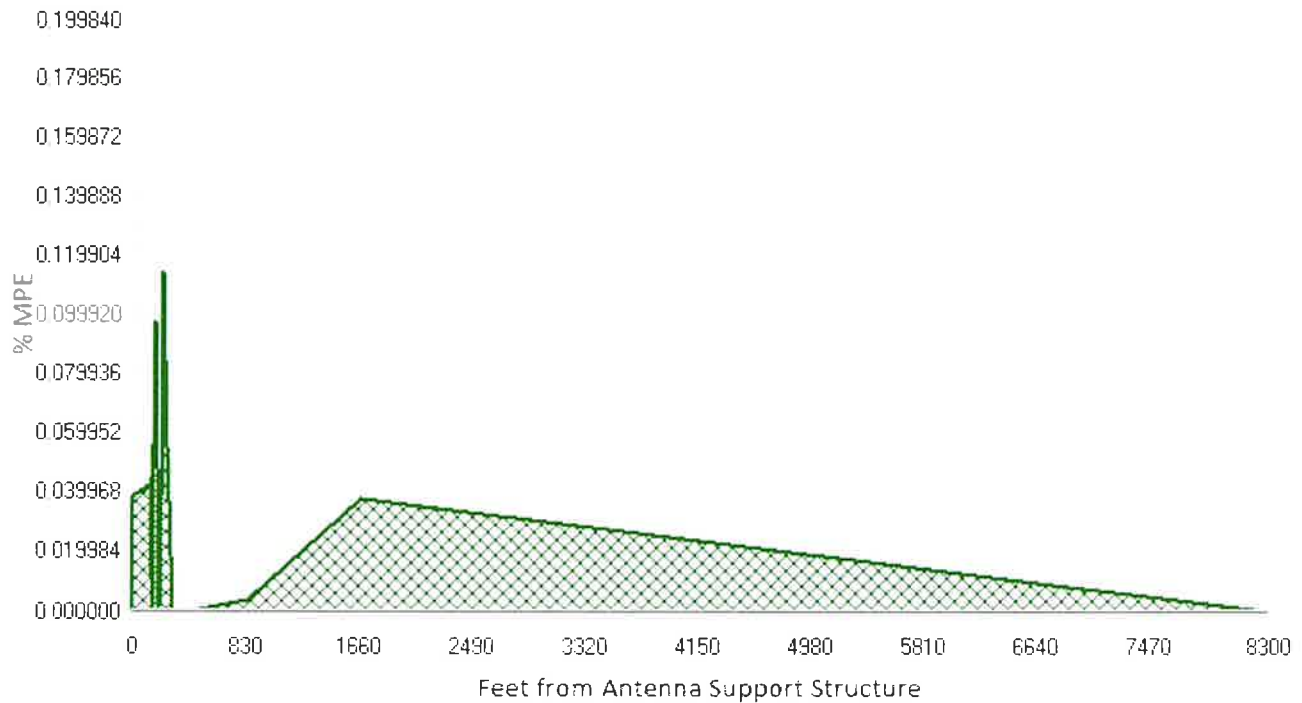
T-Mobile
VA71148A - 1
RFS - APXVAALL24 43-U-NA20 03DT 600 270° Sector

Maximum Exposure Limit - 600 MHz

Limit (GP): 400.000 $\mu\text{W}/\text{cm}^2$

ERP	Height	Downtilt
(Watts)	(feet)	(Degrees)
4626.060	145.000	0

Ground Level MPE as Percent of FCC General Population Limits



Maximum power density at ground level:

0.459 $\mu\text{W}/\text{cm}^2$

Highest percentage of Maximum Exposure Limit:

0.115 %

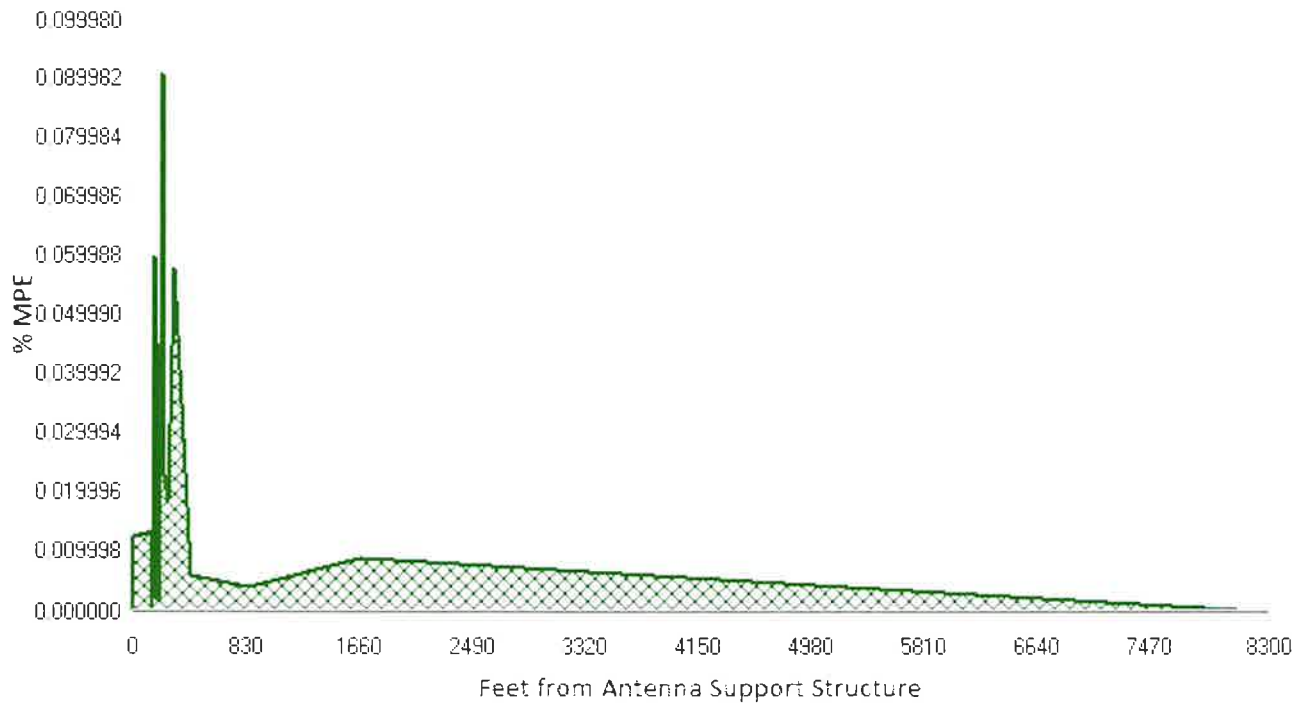
T-Mobile
VA71148A - 1
RFS - APXVAALL24 43-U-NA20 03DT 700 270° Sector

Maximum Exposure Limit - 700 MHz

Limit (GP): 466.000 $\mu\text{W}/\text{cm}^2$

ERP	Height	Downtilt
(Watts)	(feet)	(Degrees)
3623.430	145.000	0

Ground Level MPE as Percent of FCC General Population Limits



Maximum power density at ground level:

0.425 $\mu\text{W}/\text{cm}^2$

Highest percentage of Maximum Exposure Limit:

0.091 %

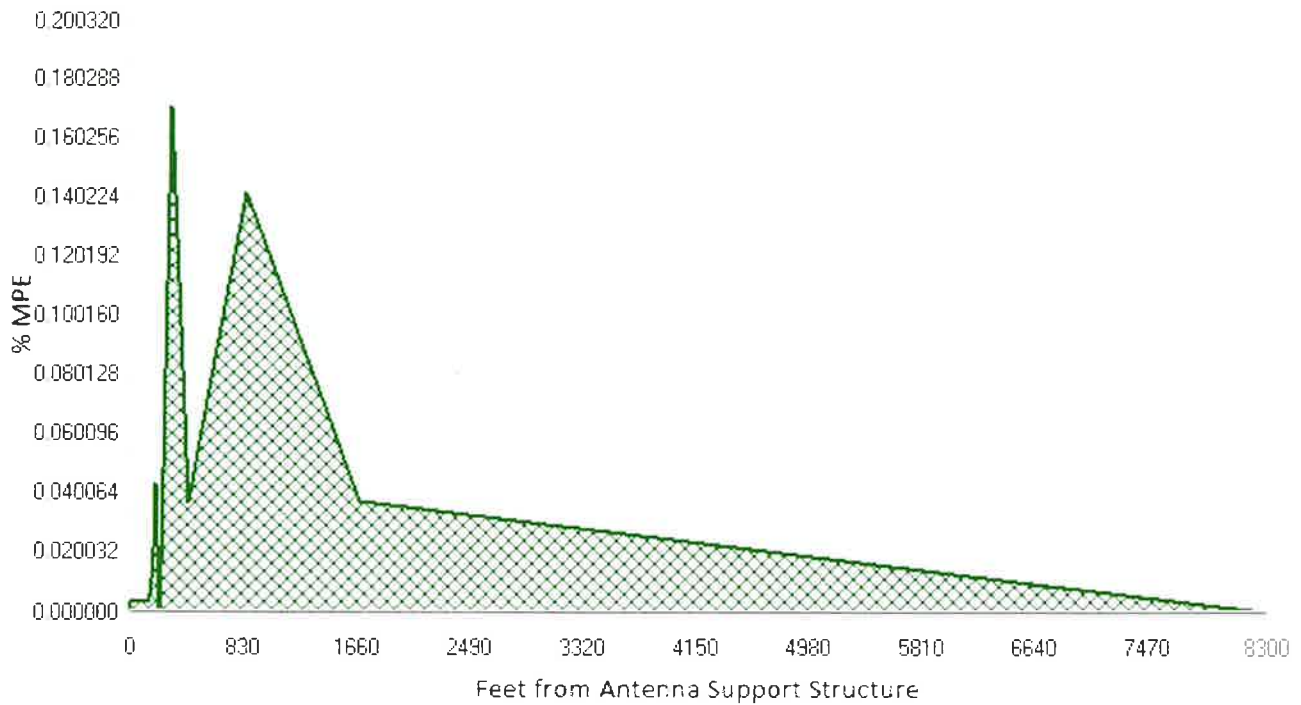
T-Mobile
VA71148A - 1
ERICSSON - SON_AIR6419 NR MACRO 2500 TMO 270° Sector

Maximum Exposure Limit - 2500 MHz

Limit (GP): 1000.000 $\mu\text{W}/\text{cm}^2$

EIRP	Height	Downtilt
(Watts)	(feet)	(Degrees)
4710.750	145.000	0

Ground Level MPE as Percent of FCC General Population Limits



Maximum power density at ground level:

1.713 $\mu\text{W}/\text{cm}^2$

Highest percentage of Maximum Exposure Limit:

0.171 %

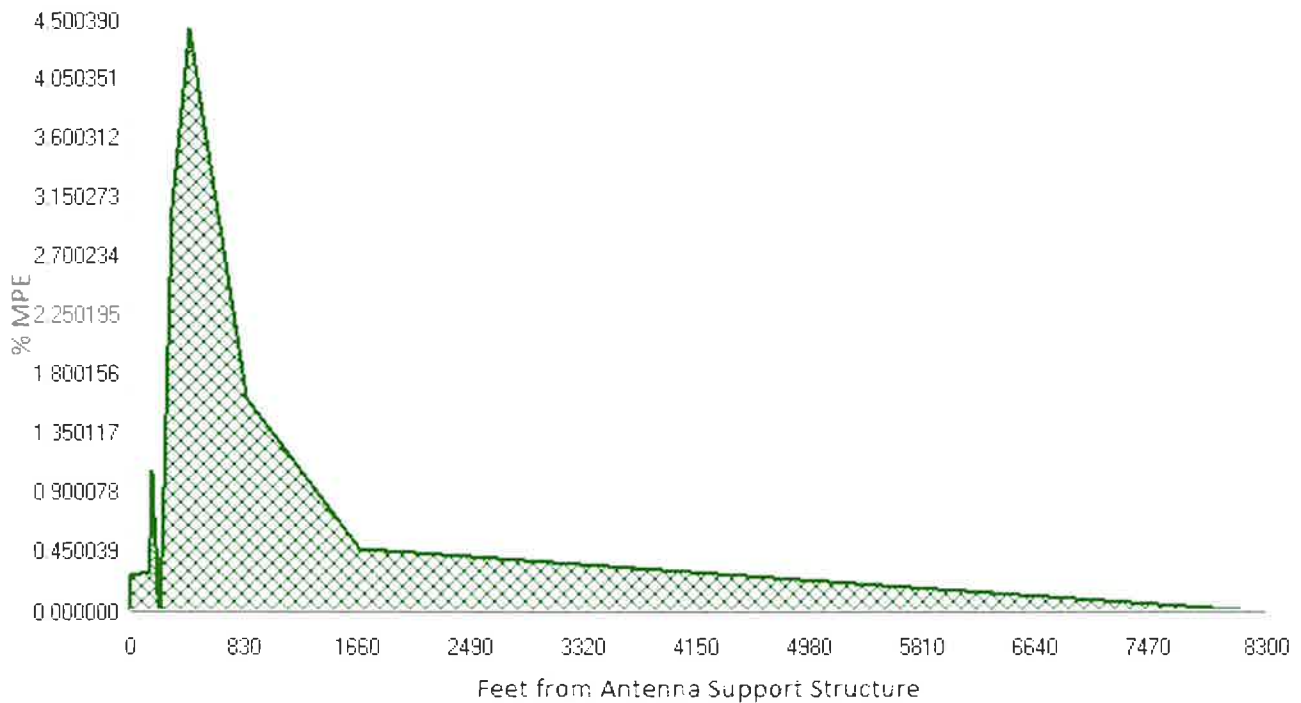
T-Mobile
VA71148A - 1
ERICSSON - SON_AIR6419 B41 NR TB 02.09.21 2500 TMO 270° Sector

Maximum Exposure Limit - 2500 MHz

Limit (GP): 1000.000 $\mu\text{W}/\text{cm}^2$

EIRP		Height		Downtilt	
(Watts)	63126.430	(feet)	145.000	(Degrees)	0

Ground Level MPE as Percent of FCC General Population Limits



Maximum power density at ground level:

44.474 $\mu\text{W}/\text{cm}^2$

Highest percentage of Maximum Exposure Limit:

4.447 %

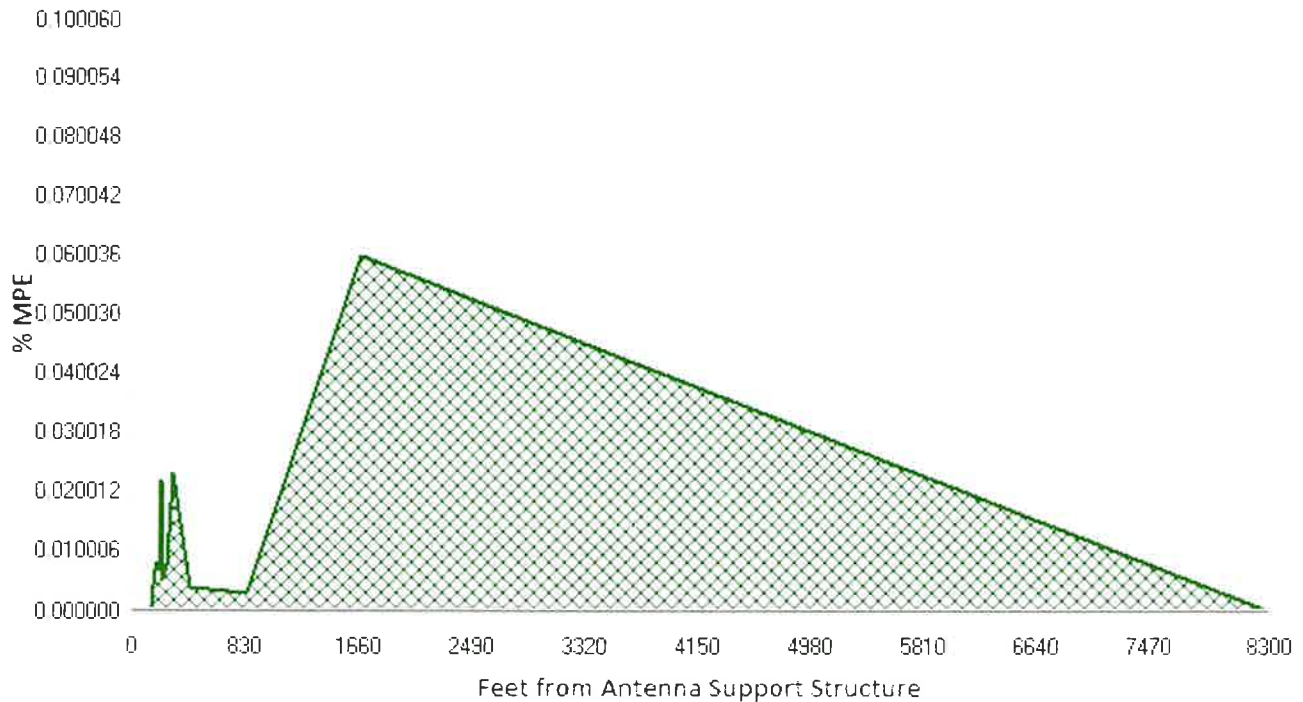
T-Mobile
VA71148A - 1
RFS - APXVLL19P_43-C-A20 03DT 1900 270° Sector

Maximum Exposure Limit - 1900 MHz

Limit (GP): 1000.000 $\mu\text{W}/\text{cm}^2$

EIRP		Height		Downtilt	
(Watts)	16834.930	(feet)	145.000	(Degrees)	0

Ground Level MPE as Percent of FCC General Population Limits



Maximum power density at ground level:

0.601 $\mu\text{W}/\text{cm}^2$

Highest percentage of Maximum Exposure Limit:

0.060 %

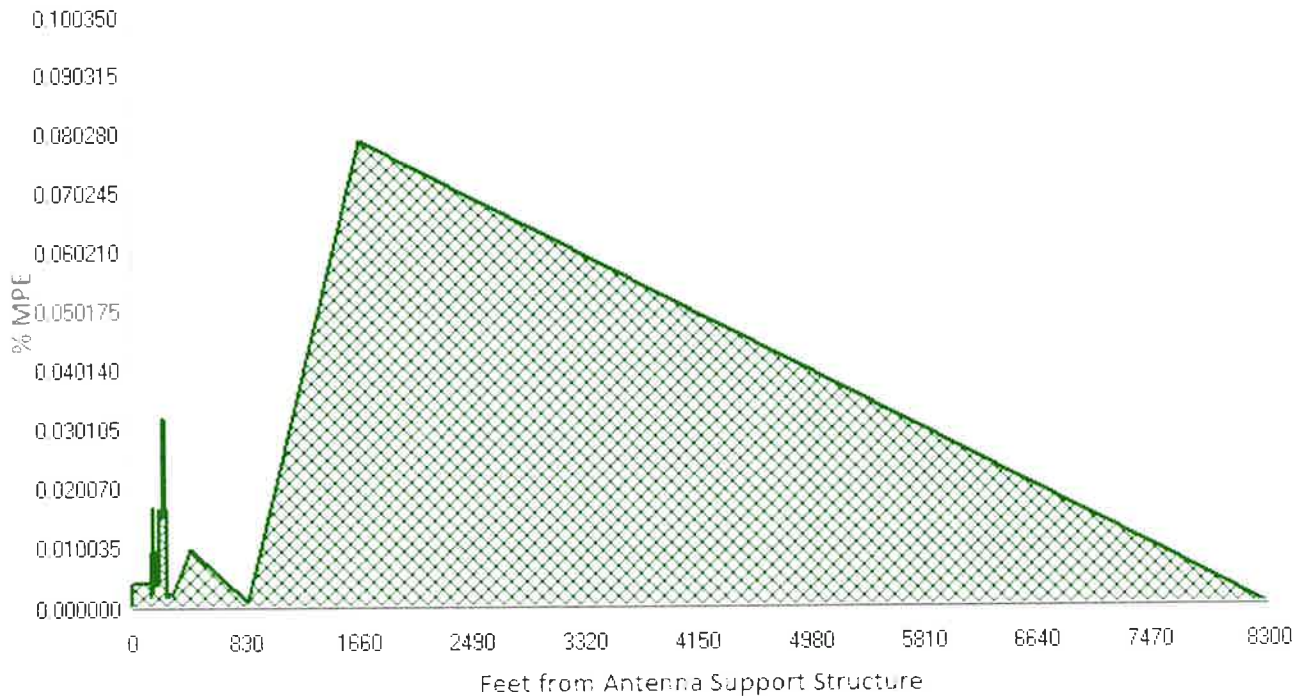
T-Mobile
VA71148A - 1
RFS - APXVLL19P_43-C-A20 03DT 2100 270° Sector

Maximum Exposure Limit - 2100 MHz

Limit (GP): 1000.000 $\mu\text{W}/\text{cm}^2$

EIRP		Height		Downtilt	
(Watts)	29050.260	(feet)	145.000	(Degrees)	0

Ground Level MPE as Percent of FCC General Population Limits



Maximum power density at ground level:

0.794 $\mu\text{W}/\text{cm}^2$

Highest percentage of Maximum Exposure Limit:

0.079 %

VA71148A Coverage Prediction

Site Details:

Config = 67E5D998E

rad center = 145'

Azimuth = 30/150/270



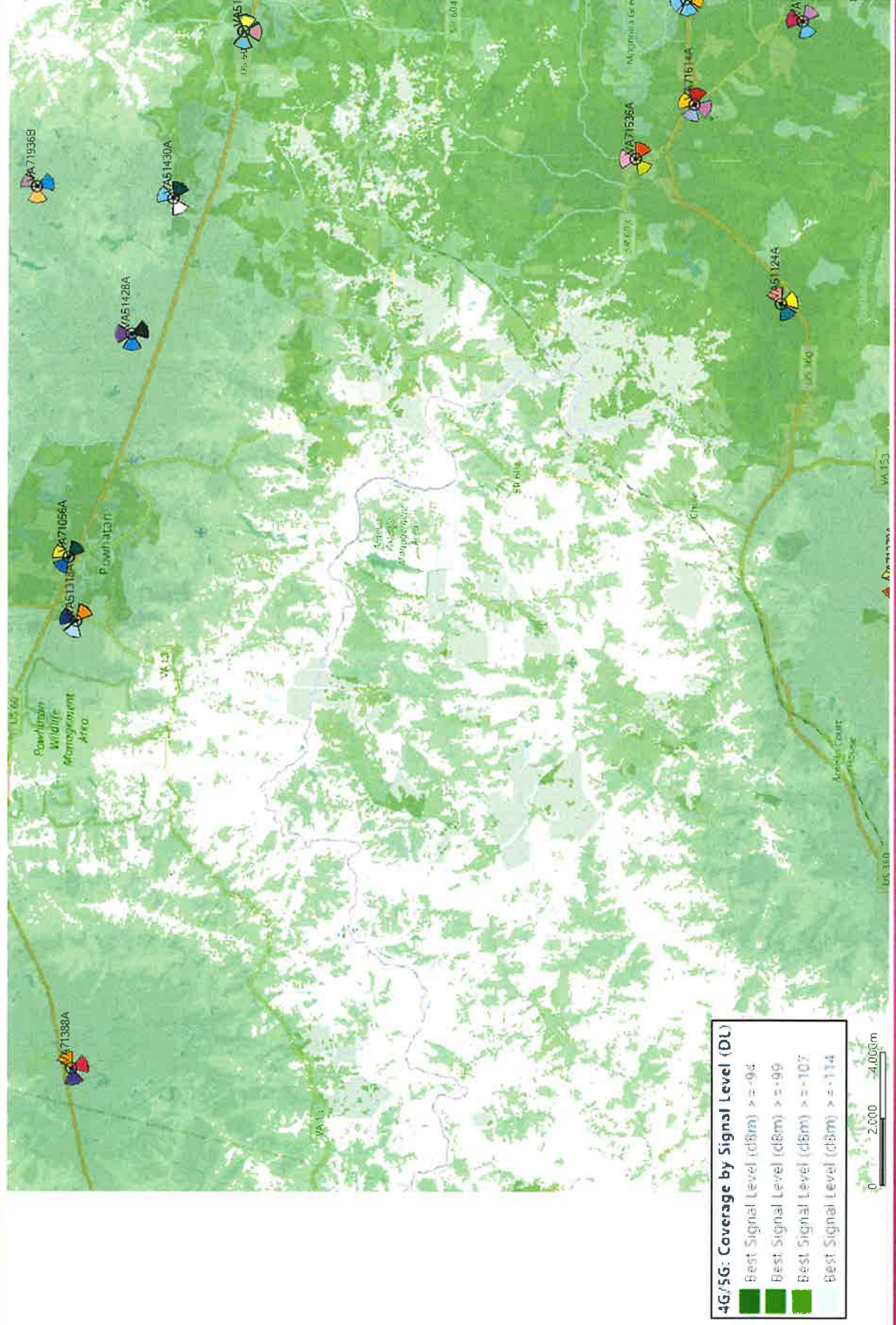
>= -95 dBm (in-bldg commercial)
 >= -100 dBm (in-bldg residential)
 >= -108 dBm (in-vehicle)
 >= -115 dBm (outdoor)

>= -94 dBm (in-bldg commercial)
 >= -99 dBm (in-bldg residential)
 >= -107 dBm (in-vehicle)
 >= -114 dBm (outdoor)

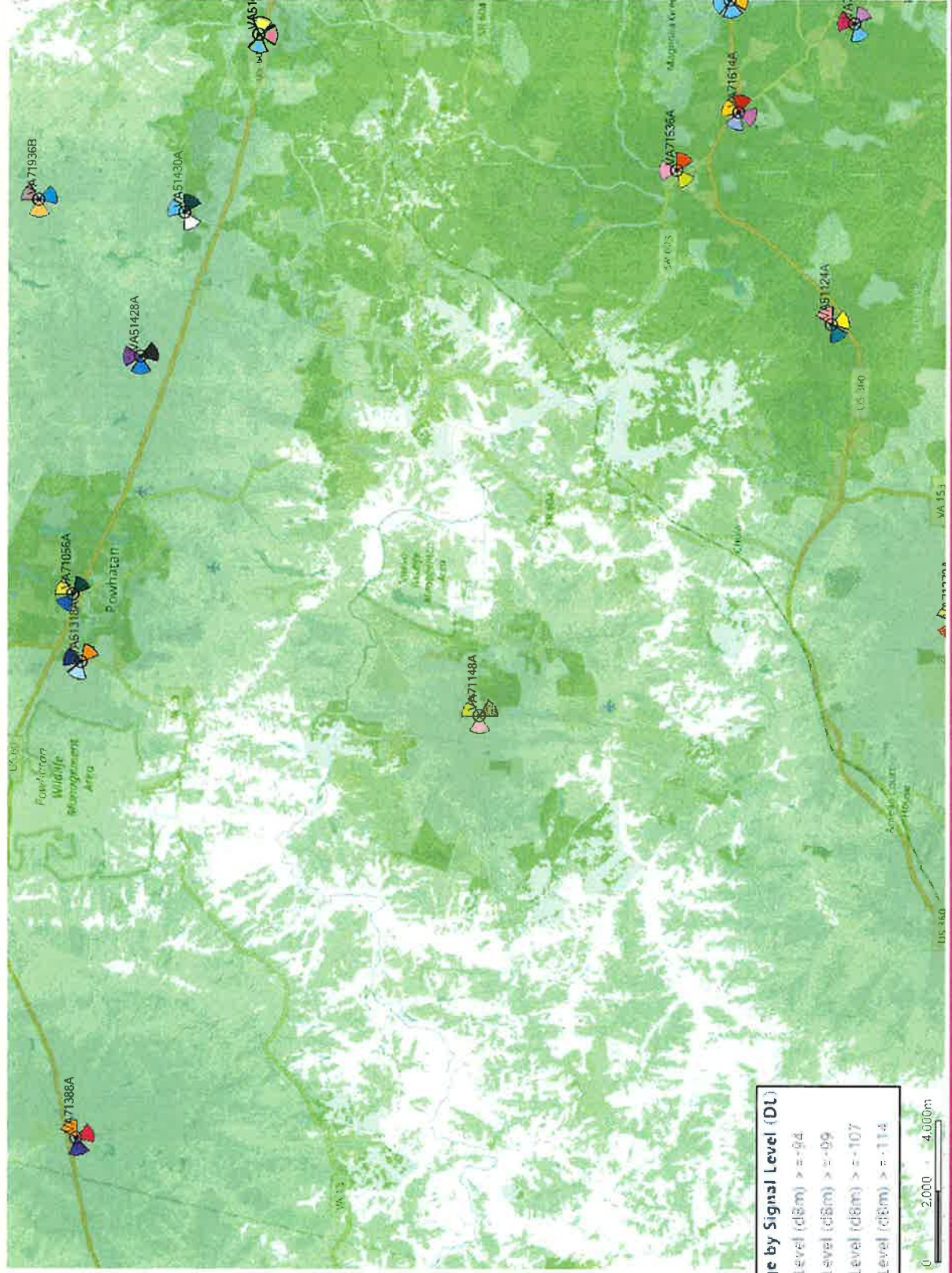
2020 Midband Policy

2020 Lowband Policy

Existing coverage



Planned coverage w/ VA71148A



SITE LEASE AGREEMENT

THIS SITE LEASE AGREEMENT (this "*Agreement*") is entered into as of June 7th, 2023 (the "*Effective Date*"), by and between Jean A Terrell ("*Lessor*") and Milestone Tower Limited Partnership - IV., a Delaware limited partnership ("*Lessee*").

Recitals

A. Lessor is the owner of, that certain parcel of land located in the County of Amelia, Commonwealth of Virginia, as shown on the Tax Map of said County as Tax Parcel Number 12 2F, ("*Lessor's Property*") a copy of said instrument being attached hereto as **Exhibit "A"**.

B. Lessee intends to lease from Lessor a portion of Lessor's Property consisting of a parcel of land (the "*Ground Space*"), the size and location of which is described in the sketch attached hereto as **Exhibit "B"** (the Ground Space, together with the Easements, as defined in Section 9, collectively, the "*Leased Premises*"). The boundaries of the Leased Premises may be subject to modification as set forth in Section 8.

C. Lessee intends to construct a wireless communications facility on the Leased Premises, including but not limited to tower structures, communications equipment to be installed on the tower structures, equipment shelters, utilities and all connections necessary and ancillary for the operation of the communications facility such as secondary power equipment and their fuel sources, meter boards and related improvements and structures, together with new equipment to accommodate new technologies or future innovations for receiving and transmitting signal and uses incidental thereto (collectively, the "*Improvements*").

D. Lessee intends to lease, sublease, license and/or sublicense space on the Improvements and in the Leased Premises to communications companies (each a "*Carrier*").

Agreement

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. Lease. Subject to the terms and conditions of this Agreement, Lessor hereby leases the Leased Premises to Lessee for the Lease Term (defined below).

2. Use of Property. The Leased Premises shall be used for the purpose of (i) constructing, installing, maintaining, and operating the Improvements; (ii) leasing, licensing, subleasing and sublicensing space on the Improvements and the Leased Premises to Carriers; and (iii) uses incidental thereto, including without limitation, testing of any kind by Lessee, Carriers, and their respective customers, or invitees. Lessee may place a security fence, around the perimeter of the Leased Premises. All Improvements shall be constructed at Lessee's sole expense. Lessee will maintain the Leased Premises in a safe condition. As between Lessor and Lessee, Lessee's Improvements shall not constitute a fixture and shall remain the personal property of Lessee at all times.

3. Lease Term. The initial term of Lessee's occupancy of the Leased Premises shall commence on the first day of the first calendar month occurring after the date that the first Carrier

on the Monopole commences paying rent or license fees, as applicable, pursuant to such Carrier's Carrier Sublease (the "Commencement Date") and continue for a period of ten (10) years following the Commencement Date (the "*Initial Term*"). The Initial Term shall automatically be extended for five (5) successive renewal periods of five (5) years each (each a "*Renewal Term*" and collectively with the Initial Term the "*Lease Term*"), unless this Agreement is terminated pursuant to the provisions set forth herein.

4. Rent.

(a). Rental payments shall begin on the Commencement Date and be due at a total annual



5. Real Estate and Personal Property Taxes. Lessor shall pay all real estate taxes on Lessor's Property. Lessee shall pay all personal property taxes assessed on the Improvements and shall require the Carriers to pay all personal property taxes assessed on the Carrier's equipment.

6. Due Diligence Investigation.

(a) Inspection Rights. Commencing on the Effective Date, Lessee shall have the right to analyze the suitability of the Leased Premises for the construction, maintenance, operation, repair and subleasing of the Improvements. Lessee and its employees, agents, contractors, engineers, and surveyors shall have the right to enter upon Lessor's Property to inspect, conduct, perform and examine Lessor's Property including by conducting soil borings, drainage testing, material sampling, surveys and other geological or engineering tests or studies of Lessor's Property, to apply for and obtain all licenses and permits required for Lessee's use of the

Leased Premises from all applicable governmental or regulatory entities, and to do those things on Lessor's Property that, in the sole opinion of Lessee, are necessary to determine the physical condition of Lessor's Property, the environmental history of Lessor's Property, Lessor's title to Lessor's Property and the feasibility or suitability of the Leased Premises for Lessee's use as defined in this Agreement, all at Lessee's expense (the "***Due Diligence Investigation***"). Lessee may terminate this Agreement upon written notice to Lessor if it is not satisfied, in its sole discretion, with the results of the Due Diligence Investigation.

(b) Temporary Access Road and Easement for Due Diligence Investigation. To facilitate Lessee's Due Diligence Investigation, beginning on the date hereof and continuing until the Commencement Date, Lessor hereby grants Lessee and its employees, agents, contractors, engineers and surveyors the right and an easement to construct and use a temporary pedestrian and vehicular access roadway from a public road, across Lessor's Property, to the Leased Premises. The location of said temporary pedestrian and vehicular access roadway on Lessor's Property is shown on **Exhibit "B"**.

7. Lessor's Cooperation. During the Due Diligence Investigation and the Lease Term, Lessor shall: (i) cooperate with Lessee in its efforts to perform its Due Diligence Investigation and to obtain all certificates, permits, licenses and other regulatory, governmental or other approvals that Lessee, in its sole discretion, deems necessary for its intended use of the Leased Premises.

Approvals. Additionally, Lessor grants to Lessee and its employees, representatives, agents, and consultants a limited power of attorney to prepare, execute, submit, file and present on behalf of Lessor building, permitting, zoning or land-use applications with the appropriate local, state and/or federal agencies necessary to obtain land use changes, special exceptions, zoning variances, conditional use permits, special use permits, administrative permits, construction permits, operation permits and/or building permits or any other Approvals. Lessor understands that any such application and/or the satisfaction of any requirements thereof may require Lessor's cooperation, which Lessor hereby agrees to provide. Lessor shall not "knowingly" do or permit anything that will interfere with or negate any Approvals pertaining to the Improvements or Leased Premises or cause them to be in nonconformance with applicable local, state or federal laws. Lessor agrees to execute such documents as may be necessary to obtain and thereafter maintain the Approvals, and agrees to be named as the applicant for said Approvals.

8. Leased Premises; Survey. In connection with Lessee's Due Diligence Evaluation, Lessor agrees to grant reasonable modifications to the size and location of the Leased Premises as may be required to address concerns or adjustments arising upon receipt of surveys or other due diligence studies and information, to ensure there is sufficient space to accommodate the Improvements or as may be required in order to obtain any Approvals. Such modifications shall be documented by Lessee as they arise and shared with Lessor and the resulting changes to the Leased Premises shall be set forth in an amendment to this Agreement signed by Lessor and Lessee. Following completion of construction of the Improvements on the Leased Premises, Lessee shall provide Lessor with a copy of a survey, which shall depict and identify the boundaries of the Leased Premises "as-built" and shall automatically supersede the sketch attached hereto as

Exhibit "B". The "as-built" survey shall be deemed to be incorporated into this Agreement as **Exhibit "C"** even if not physically affixed hereto. The description of the Leased Premises set forth in **Exhibit "C"** shall control in the event of discrepancies between **Exhibit "B"** and **Exhibit "C"**.


9. Easements. Effective upon the Commencement Date Lessor grants the following easements and rights-of-way over, under and upon Lessor's Property to Lessee, Lessee's employees, agents, contractors, sublessees, licensees and their employees, agents and contractors: (i) one or more easements over such portion of Lessor's Property as is reasonably necessary to obtain or comply with any Approvals, including any landscaping requirements therein; (ii) one or more easements in the locations shown in **Exhibit "B"**, as may be amended by **Exhibit "C"**, for an access road for ingress, egress, construction, demolition, use, maintenance, replacement and repair purposes (including without limitation staging and storing of equipment, vehicles, cranes and materials) seven (7) days per week, twenty-four (24) hours per day, for pedestrians and all types of motor vehicles, to extend from the nearest public right-of-way to the Leased Premises (the "*Access and Construction Easements*"); and (iii) one or more utility easements (the "*Utility Easements*") in the locations shown in **Exhibit "B"**, as may be amended by **Exhibit "C"**, for the installation, repair, replacement and maintenance of utility wires, poles, fiber, cables, conduits and pipes; provided that in the event that any public utility is unable or unwilling to use the Utility Easements in the location shown in **Exhibit "B"**, as may be amended by **Exhibit "C"**, either at the commencement of construction or throughout the Lease Term as from time to time may be necessary for the operation of the Improvements, at the sole option of Lessee, Lessor shall grant alternate Utility Easements either to Lessee or directly to the public utility at no cost and in a location acceptable to Lessee and the public utility (collectively, the "*Easements*"). TO HAVE AND TO HOLD the Easements for the purposes provided during the Lease Term and thereafter for a reasonable period of time for Lessee to remove its Improvements.

10. Removal of Obstructions. Lessee has the right to remove obstructions from Lessor's Property, including but not limited to vegetation, which may encroach upon, interfere with or present a hazard to Lessee's use of the Leased Premises. Lessee shall dispose of any materials removed.

11. Hazardous Materials.

(a) Lessee's Obligation and Indemnity. Lessee shall comply in all material respects with applicable Environmental Laws and shall not cause or permit the release of any Hazardous Materials on the Leased Premises in any manner prohibited by such Environmental Laws. Lessee shall indemnify and hold Lessor harmless from any and all claims, damages, and expenses resulting from the violation of this clause by Lessee.

(b) Lessor's Obligation and Indemnity. Lessor shall comply in all material respects with applicable Environmental Laws and shall not cause or permit the release of any Hazardous Materials on Lessor's Property (including the Leased Premises) in any manner



that to the best of its knowledge and belief there are no Hazardous Materials on, in or under Lessor's Property.


(c) "*Hazardous Material*" means any substance which is designated, defined, classified or regulated as a hazardous substance, hazardous material, hazardous waste, pollutant or contaminant under any Environmental Law, as currently in effect or as hereafter amended or enacted. "*Environmental Law(s)*" means the Comprehensive Environmental Response, Compensation, and Liability Act of 1980, 42 U.S.C. Sections 9601, et seq., the Resource Conservation and Recovery Act of 1976, 42 U.S.C. Sections 6901, et seq., the Toxic Substances Control Act, 15 U.S.C. Sections 2601, et seq., the Hazardous Materials Transportation Act, 49 U.S.C. 5101, et seq., and the Clean Water Act, 33 U.S.C. Sections 1251, et seq., as said laws have been supplemented or amended to date, the regulations promulgated pursuant to said laws and any other federal, state or local law, statute, rule, regulation or ordinance which regulates or proscribes the use, storage, disposal, presence, clean-up, transportation or release or threatened release into the environment of Hazardous Material.

12. Insurance. At all times during the performance of its Due Diligence Investigation and during the Lease Term, Lessee, at its sole expense, shall obtain and keep in force insurance which may be required by any federal, state or local statute or ordinance of any governmental body having jurisdiction in connection with the operation of Lessee's business upon the Leased Premises, which name Lessor as an "additional insured". At all times during the Lease Term, Lessor, at its sole expense, shall obtain in keep in force reasonable and customary insurance policies with respect to Lessor's Property.

13. Waiver of Claims and Rights of Subrogation. The parties hereby waive any and all



14. Eminent Domain. If Lessor receives notice of a proposed taking by eminent domain of any part of the Leased Premises, Lessor will notify Lessee of the proposed taking within



15. Right of First Refusal. If Lessor receives an offer or proposal to purchase, make a



[REDACTED]

16. Sale or Conveyance of Property. If Lessor sells or conveys any part of Lessor's

[REDACTED]

17. Surrender of Property. Upon expiration or termination of this Agreement, Lessee

[REDACTED]

18. Recording. Lessee shall have the right to record a memorandum of this Agreement with the appropriate recording officer. Lessor shall execute and deliver each such memorandum, for no additional consideration, promptly upon Lessee's request.

19. Hold Harmless. Each party shall indemnify and defend the other party against, and

[REDACTED]

20. Lessor's Covenant of Title. Lessor covenants that Lessor holds good and marketable fee simple title to Lessor's Property and the Leased Premises and has full authority to enter into and execute this Agreement. Lessor further covenants that there are no encumbrances other than those that appear of public record as of the date of this Agreement, or other impediments of title that might interfere with or be adverse to Lessee. Lessee, at Lessee's option, may obtain title insurance on the Leased Premises.

21. Interference with Lessee's Business. Lessee shall have the exclusive right to construct, install and operate wireless communications facilities that emit radio frequencies on Lessor's Property or any land owned or controlled by Lessor within 1 mile of the Leased Premises. Lessor agrees that it will not permit the construction, installation or operation on Lessor's Property of (i) any additional wireless communications facilities or (ii) any equipment or device that causes signal interference with Lessee's equipment or the equipment of Lessee's subtenants and licensees

or otherwise interferes with Lessee's use of the Leased Premises for the installation, operation, maintenance and repair of the Improvements. To the extent Lessee becomes aware that Lessor has breached the foregoing covenants, Lessee may provide written notice thereof to Lessor and Lessor shall cure such breach within two (2) business days. Each of the covenants made by Lessor in this Section is a covenant running with the land for the benefit of the Leased Premises.

22. Quiet Enjoyment. Lessor covenants that Lessee, on paying Rent and performing the covenants of this Agreement, shall peaceably and quietly have, hold and enjoy the Leased Premises.


23. Mortgages. This Agreement and Lessee's leasehold interest shall be subordinate to any mortgage given by Lessor which currently encumbers the Leased Premises, provided that for such subordination to be effective any mortgagee must recognize in writing the continuing validity of this Agreement in the event of foreclosure. In the event that the Leased Premises is encumbered by a mortgage, upon Lessee's request, Lessor shall promptly obtain and furnish to Lessee a non-disturbance agreement for each such mortgage, in recordable form in form and substance reasonably acceptable to Lessee. If Lessor fails to provide any non-disturbance agreement Lessee, may withhold and accrue, without interest, the Rent until such time as Lessee receives all such documentation.

24. Estoppel Certificate. Lessor and Lessee shall, within ten (10) days after request



25. Default.

(a) Notice of Default: Cure Period. In the event that there is a default by Lessor



(b) Consequences of Lessee's Default. In the event that Lessor maintains any



(c) Consequences of Lessor's Default. In the event that Lessor is in default



26. Lessee's Right to Terminate; Effect of Termination by Lessee. Lessee shall have



27. Limitation on Damages. In no event shall Lessee be liable to Lessor for consequential, indirect, speculative or punitive damages in connection with or arising from this Agreement.

28. Lessor's Waiver. Lessor hereby waives and releases any and all liens, whether statutory or under common law, with respect to any of the Improvements and/or the Carriers' equipment now or hereafter located on the Leased Premises.

29. Applicable Law. This Agreement and the performance thereof shall be governed by the laws of the State where the Leased Premises is located. The parties agree that the venue for any litigation regarding this Agreement shall be the state and federal courts in county where the Leased Premises is located.

30. Assignment, Sublease, Licensing and Encumbrance. Lessee has the right, at its



31. Miscellaneous.

(a) Entire Agreement. Lessor and Lessee agree that this Agreement contains all of the agreements, promises and understandings between Lessor and Lessee with respect to the subject matter hereof. The terms, covenants and provisions of this Agreement shall extend to and be binding upon the respective executors, administrators, heirs, successors and assigns of Lessor and Lessee.

(b) Captions. The captions preceding the Sections of this Agreement are intended only for convenience of reference and in no way define, limit or describe the scope of this Agreement or the intent of any provision hereof.

(c) Construction of Document. Lessor and Lessee acknowledge that this document shall not be construed in favor of or against the drafter by virtue of said party being the drafter and that this Agreement shall not be construed as a binding offer until signed by Lessee.

(d) Notices. All notices hereunder shall be in writing and shall be given by (i) established national overnight courier or (ii) hand delivery. Notices are effective upon receipt, or upon attempted delivery if delivery is refused or if delivery is impossible because of failure to provide reasonable means for accomplishing delivery. The notices shall be sent to Lessor at 422 Shore Drive, Colonial Beach, VA 22443 and to Lessee at 12110 Sunset Hills Road, Suite 600, Reston, VA 20190, with a copy to Edinger Associates PLLC, 1725 I St. NW, Suite 300, Washington DC, 20006, Attn: Ladd Johnson.

(e) Partial Invalidity. If any term of this Agreement is found to be void or invalid, then such invalidity shall not affect the remaining terms of this Agreement, which shall continue in full force and effect.

(f) Counterparts. This Agreement may be executed in counterparts and/or electronically.

(g) IRS Form W-9. Lessor agrees to provide Lessee with a completed IRS Form W-9, or its equivalent, upon execution of this Agreement and at such other times as may be reasonably requested by Lessee. In the event the Lessor's Property is transferred, the succeeding Lessor shall have a duty at the time of such transfer to provide Lessee with a Change of Ownership Form as provided for by Lessee, a completed IRS Form W-9, or its equivalent, and other related paper work to effect a transfer in Rent to the new Lessor. Lessor's failure to provide the IRS Form W-9 within thirty (30) days after Lessee's request shall be considered a default and Lessee may take any reasonable action necessary to comply with IRS regulations including, but not limited to, withholding applicable taxes from Rent payments.

(h) Compliance with Laws. Each party shall comply in all material respects with all applicable federal, state and local statutes, laws, ordinances, rules, regulations and lawful orders.

(i) Amendments and Waivers. This Agreement may be amended only by a written instrument executed by Lessor and Lessee. A party's failure to enforce any provision of this Agreement or to require performance by the other party will not be construed as a waiver and will not affect a party's right to enforce the provision later.

(j) Further Acts. Upon request, each party shall promptly take such actions and provide such further documents and assurances as may be reasonably requested by the other party from time to time in order to effectuate and carry out and perform the terms and conditions of this Agreement.

[SIGNATURE PAGE FOLLOWS]


SIGNATURE PAGE TO SITE LEASE AGREEMENT

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed as of the date first above written.

**MILESTONE TOWER LIMITED
PARTNERSHIP – IV, a Delaware
limited partnership**

LESSOR:

**By: Milestone Communications
Management IV, Inc., its general
partner**

By: 
Name: Leonard Forkas, Jr.
Title: President
Date:

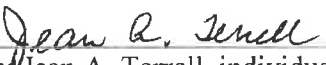
By: 
Name: Jean A. Terrell, individually
Date: 6/7/2023

EXHIBIT "A"

ALL THAT PARCEL OF LAND IN THE GILES MAGISTERIAL DISTRICT IN THE COUNTY OF AMELIA AND STATE OF VIRGINIA AS MORE FULLY DESCRIBED IN DEED INSTRUMENT NUMBER 20091182 AND PARCEL # 12-2F, BEING KNOWN AND DESIGNATED AS:

* SEE PARCEL IV OF CURRENT DEED COPY ATTACHED FOR LEGAL DESCRIPTION*

PARCEL NUMBER: 12-2F

BEING THE SAME PROPERTY ACQUIRED BY JEAN A. TERRELL BY DEED OF FRANKLIN C. ANDERSON, FAYE A. HAMNER, DONNA A. MISTR, AND JEAN A. TERRELL, DATED 06/05/2009 AND RECORDED 06/23/2009 IN INSTRUMENT NUMBER: 20091182

EXHIBIT "B"

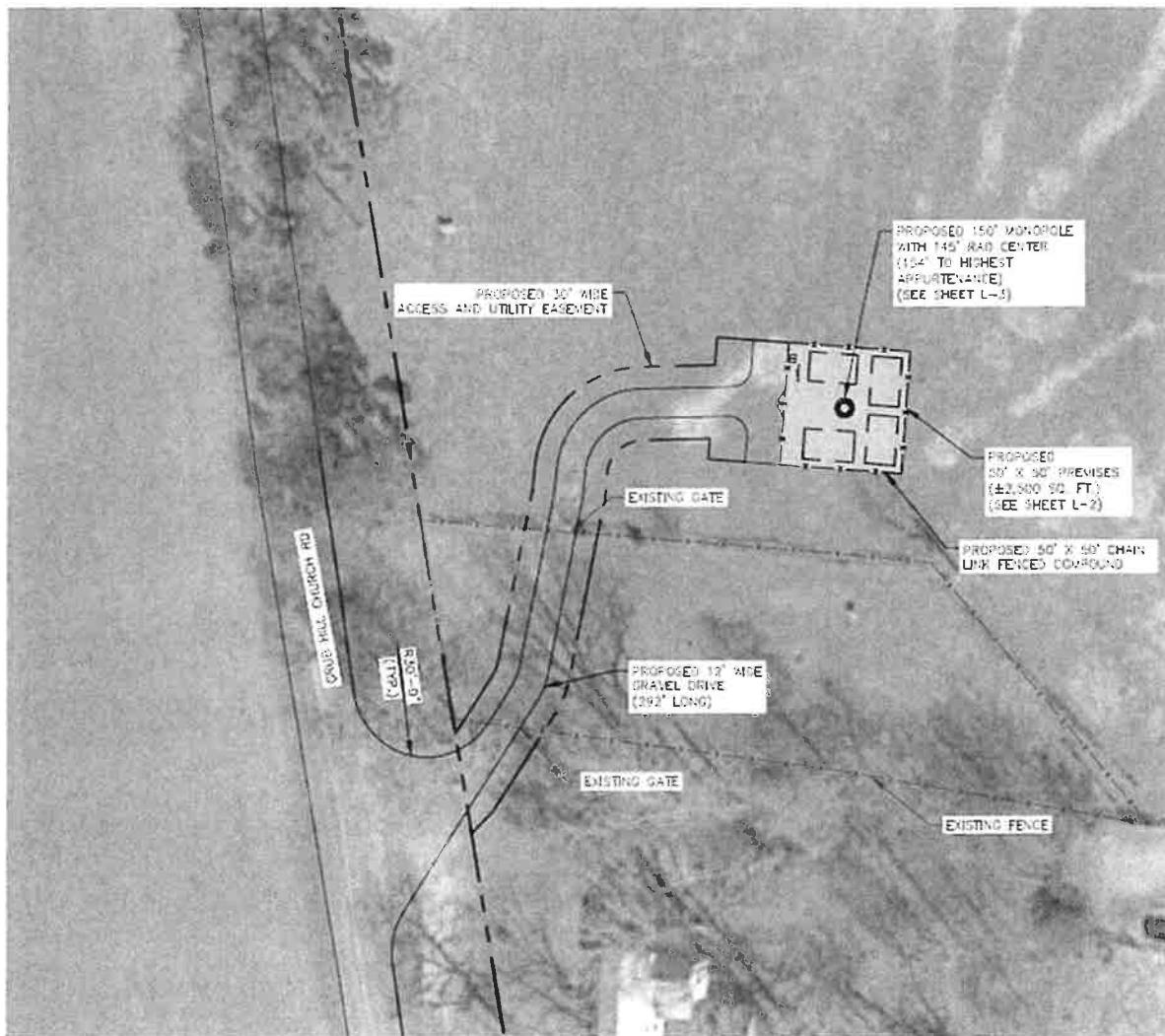


EXHIBIT "C"

[Label "as-built" survey, including access road to Leased Premises, as Exhibit "C" and insert here]



AMELIA COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT SUMMARY REPORT

Meeting Date: September 25, 2023

Subject: Caleb Phelps (the “Applicant”), requests a Rezoning from R-3 Residential District to RR-3 Rural Residential District for property located on the Northside of US 360 (Patrick Henry Highway) along West Pridesville Road, State Route 681, located at 18871 W Pridesville Road, Amelia Court House, VA 23002, identified as TM 30-5A, 30-5b, 30-5c, & 30-5d on the Amelia County Real Property Identification Map. The requested rezoning would allow for the existing subdivision, *Greenfield Equities* to be vacated and the four existing parcels to be merged into one. According to the Amelia County Comprehensive Plan Future Land Use Map, the property is located in the Rural Preservation Area.

Summary of Information:

PUBLIC HEARINGS

Planning Commission Public Hearing September 25, 2023

SUMMARY of FACTS

Applicant:	Caleb Phelps.
Land Owner:	Caleb Phelps
Proposed Use:	Subdivision Vacation / Dependent Parent Dwelling
Location:	Property located on the Northside of US 360 (Patrick Henry Highway) along West Pridesville Road, State Route 681, located at 18871 W Pridesville Road, Amelia Court House, VA 23002, identified as TM 30-5A, 30-5b, 30-5c, & 30-5d on the Amelia County Real Property Identification Map.
Acreage:	21.547 acres
Existing Zoning:	R-3 Residential
Proposed Zoning:	RR-3 Residential
Comprehensive Plan:	This property is located in the Rural Preservation Area
Surrounding Zoning:	RR-3

REZONING APPLICATION NUMBER: RZN23-04

Utilities: N/A

Wetlands Impact: N/A

Zoning History: RR-3

Recommendation:

Review and (PC) provide recommendation to the Board of Supervisors



AMELIA COUNTY
APPLICATION FOR VACATION OF PLATTED SUBDIVISION

Date: 8.10.2023

1. Name of Subdivision: GREENFIELD
2. Name of Applicant: CALEB R. PHOLPS
Address: 18871 W. PRIDESVILLE ROAD Phone: 804-539-1598
3. Owner of Record: CALEB R. PHOLPS Phone: 804-539-1598
Address: 18871 W. PRIDESVILLE RD. AMELIA COURT HOUSE, VA 23002
4. Engineer: _____ Phone: _____
Address: _____
5. Land Surveyor: J.L. SURVEYING, LLC
Address: 365 DEEP CREEK ROAD, CRANE, VA. 23930
6. Attorney: _____
Address: _____
7. Subdivision Location: On the SOUTH side of PRIDESVILLE RD (681)
_____ feet _____ of _____
(Direction) (Street)
8. Total Acreage: 21.547 Number of Lots: 4
9. Tax Map Designation: Section: 30-5 Lot(s): 1, 2, 3, 4 (A, B, C, D)
10. Has any variance, exception, or special permit concerning this property been granted? _____
If so, list case number and name: _____
11. _____
12. List all land proposed to be subdivided: N/A
13. Owners of land 100 feet adjacent or opposite: JAMES ROBINSON 30-15A & B

ROGER BLACKWELL 30-5, ARON SCOTT 30-6

WAYNE C. KEBNER & ASSOCIATE, JACQUELIN J. ANDERSON 30-4A
30-16 + 30-57

14. Attach three (3) copies of the Preliminary Plat to this application.

I, CALEB PHOEPS, hereby depose and say that all the above statements and
the statements contained in the papers submitted herewith are true.

(Name)
CALEB PHOEPS

(Address)

18871 W. PRIDESVILLE RD. AMELIA C.H. 23002

(Address)

Subscribed and sworn to before me this 10th Day of August, 2023.

RACHEL M. LANE
(Name)



APPLICANT'S PERMISSION FOR INSPECTION OF PROPERTY

I, CALOB PHILIPS, hereby grant access to the Planning Director, Zoning Administrator, or assigns thereof, to enter my property during reasonable hours without prior notice to make inspections as deemed necessary for the evaluation of my application for VACATING SUBDIVISION (Specify type of request – rezoning, special exception permit, subdivision application, erosion and sediment control permit, variance, etc).


Applicant's Signature

8-10-2023
Date

Subscribed and sworn to before me this 10th day of AUGUST, 2023.

Rachel M. Lane

Notary Public's Signature

11-30-2025

Commission Expiration Date

306441

Notary Registration Number



PRIDESVILLE ROAD

ROUTE 681

R/W

JUDGES COURT

VARIABLE WIDTH R/W

EXISTING 30' UTILITY EASEMENT

TM# 30-5A

ROGER BLACKWELL ETUX
DB: 272 PG: 7538
TM# 30-5

CALEB PHELPS ETUX
DB: 276 PG: 4892

21.547 ACRES (TOTAL)

TM# 30-5B

TM# 30-5C

ROGER BLACKWELL ETUX
DB: 272 PG: 7538
TM# 30-5

LINE TO BE VACATED

EXISTING 50' BUFFER

JAMES E ROBINSON
INST: 201800194
TM# 30-15A

JAMES E ROBINSON
INST: 201800194
TM# 30-15B

NOTES:

- 1) THIS PLAT DOES NOT REPRESENT A CURRENT FIELD SURVEY.
- 2) NO TITLE REPORT WAS PROVIDED AT THE TIME OF THIS SURVEY THEREFORE EASEMENTS MAY EXIST THAT ARE NOT SHOWN.



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	TANGENT	CHORD	BEARING	CHORD LENGTH
C1	227.19'	55.00'	236°40'09"	102.00'	N 68°11'59" E	96.82'	
C2	52.17'	40.00'	74°43'40"	30.54'	N 39°58'20" W	48.55'	
C3	52.17'	35.00'	85°23'51"	32.30'	N 53°37'40" E	47.47'	
C4	161.33'	712.26'	12°58'41"	81.01'	S 89°50'10" W	160.99'	
C5	67.85'	2629.95'	1°28'42"	33.93'	N 84°05'09" E	67.85'	

PLAT SHOWING PARCEL LINES TO BE VACATED
OF GREENFIELD SUBDIVISION

GILES DISTRICT * AMELIA COUNTY, VIRGINIA



DATE: AUGUST 15, 2023 SCALE: 1" = 200'

CHKD BY: JSL DRAWN BY: ALK

JOB NO: 23284 FILE: 23284BND

JL SURVEYING, LLC.

365 DEEP CREEK ROAD
CREWE, VIRGINIA 23930
(434) 645-7960 (888) 504-5252 Fax
jeff@jlsurveyingllc.com