

AGENDA
KING & QUEEN COUNTY PLANNING COMMISSION
TUESDAY, AUGUST 4, 2026
6:00 P.M.
2nd FLOOR CONFERENCE ROOM

- 1. Call to Order**
- 2. Roll Call/Determination of Quorum**
- 3. Approval of Minutes**
 - a. July 7, 2026 – Regular Monthly Meeting
- 4. Citizens Comment Period – Planning Related Issues Only *(other than items on the agenda)***
- 5. New Business**
 - a. §15.2-2232 Legal Status of plan – School Complex (Tax Map 24-53R-45) and EMS/DSS Health Services Facility (Tax Map 24-32L-941)
 - b. CBPA26-01 Chesapeake Bay Preservation Area Exception – William R. & Ayron W. Pitts, Jr. - Tax Map 1632-52X-104A *(Public Hearing)*
 - c. CUP26-02 Conditional Use Permit – Clyde Scott Mitchell (Tax Map 32-53L-56) -New Verizon Communications Tower *(Set Public Hearing)*
- 6. Old Business**
 - a. Review Chapter 3, King & Queen Zoning Ordinance Draft Amendments/Revisions *(Continued)*
- 7. Staff's Comments**
 - a. Upcoming Application(s) *(if any)*
 - b. Other Comments/Updates *(if any)*
- 8. Commissioner's Comments**
- 9. Meeting Schedule**

The next meeting will be on **Tuesday, September 1, 2026** at 6:00 p.m. in the 2nd Floor Conference Room A&B of the Courts & Administrative Building.
- 10. Adjournment**

AGENDA: *Tuesday, August 4, 2026, PC Meeting*

ITEM #1:

Chairman calls the August 4, 2026, Planning Commission meeting to order.

Note: In the absence of the Chairman, the Vice-chair will lead the meeting. In the absence of both the Chairman and Vice-chair, the Secretary will call the meeting to order.

AGENDA: *Tuesday, August 4, 2026, PC Meeting*

ITEM #2:

Chairman asks the Secretary to call the roll to determine if there is a Quorum.

In the absence of the Secretary, staff will take attendance.

AGENDA: *Tuesday, August 4, 2026, PC Meeting*

ITEM #3:

Approval of Minutes:

Chairman will ask for a motion and a second to accept or not accept the July 7, 2026, minutes as presented.

Note: If you did not attend the meeting, when taking a roll call vote, you may abstain.

If you have any corrections or additions, this is the time to note such and include in your motion.

**King & Queen County
Planning Commission Minutes
July 7th, 2026**

The King & Queen County Planning Commission met on Tuesday July 7th, 2026, at 6:00 p.m. in the King & Queen County Courts and Administrations Building in the Second Floor Conference Rooms A & B for their regular monthly meeting.

Planning Commission Members Present:

Mac Bradley	Edmond Wilson, Jr.
Hunter Richardson	Robert Coleman, Jr.
Michael Fleming	William Thomas

Also in Attendance:

Vivan Seay, County Administrator/County Attorney
Donna Elliott Sprouse, Director of Community Development
Resa Wilson, Multifunction Coordinator
Kelly Evko, Director of Economic Development

Call to Order

Chairman, Mr. Richardson, called the meeting to order.

Roll Call/Determination of Quorum

Ms. Wilson, acting secretary, took roll call and determined that a quorum was present.

**Approval of Minutes
June 2, 2026**

After review of the June 2, 2026 minutes, a motion was made by Mr. Fleming to accept the minutes as presented, seconded by Mr. Thomas.

Voting For: Bradley, Richardson, Wilson, Fleming, Thomas
Voting Against: None
Abstain: Coleman

Citizens Comment Period

Mr. Richardson opened the floor for citizens comment period.
Hearing none, citizens comment period was closed.

New Business

None

Old Business

A. Review Chapter 3, King & Queen Zoning Ordinance Draft Amendments/ Revisions (Continued)

Mrs. Sprouse continued the Planning Commission's review of the draft amendments and revisions to Chapter 3 of the King & Queen County Zoning Ordinance. The Commission resumed its review with Articles 1 through 3, which had been assigned for review following the June meeting. Mrs. Sprouse encouraged Commissioners to provide comments and questions as the group worked through the draft section by section. Chairman Richardson reminded the Planning Commission Members about the "cliff note" page provided at the beginning of each article.

The Commission reviewed the revisions contained in Article 1. Discussion included the removal of Section 3-8, which Mrs. Sprouse explained was no longer necessary. Rather than renumbering subsequent sections, the section was designated as "Reserved" to allow flexibility for future additions if needed. Commissioners also discussed placeholder sections that would be completed as work on the ordinance progresses, including the future development of the permitted use table. Following discussion, the Commission expressed general agreement with the proposed revisions to Article 1.

Commissioners discussed the purpose statement contained in Section 3-1 and questioned whether language regarding public safety and structural conditions could address deteriorated buildings within the County. Mrs. Sprouse and Ms. Seay explained that the language reflects the general purpose of zoning as established in state law and is intended to guide zoning decisions rather than regulate property maintenance. They further explained that the County has not adopted a property maintenance ordinance and that such issues are generally enforced through the building official rather than the zoning ordinance. Commissioners also discussed the use of general terminology, such as "public streets," noting that while the language is broad, it remains consistent with terminology commonly used in zoning ordinances.

The Commission then began reviewing Article 2, General Countywide Regulations. Discussion focused on revisions to Section 3-21(B) regarding delinquent taxes. Mrs. Sprouse explained that the previous language exceeded the authority provided under state law because it allowed permits to be withheld based on delinquent taxes associated with any property owned by an applicant. The revised language limits that requirement to delinquent taxes on the subject property only, bringing the ordinance into compliance with state law while clarifying the County's permitting process. Commissioners discussed the practical impacts of the revision, including how tax collection responsibilities remain with the Treasurer's Office and circumstances under which payment plans may allow permits to proceed.

The Commission then began reviewing proposed Section 3-21(D). Commissioners questioned whether the language allowed sufficient flexibility for development involving

multiple adjoining parcels under common ownership. After discussion regarding the application of the proposed language to adjoining parcels under common ownership, the Commission directed staff to remove Section 3-21(D) from the amended draft ordinance.

The Commission continued reviewing sections 22 through 28 and continued to have discussions over each section. There was general conversation had between Commission and the staff. Section 24 brought forth more detailed conversation since it pertains to campers and temporary use of manufactured and mobile homes. There was discussion on why campers are not allowed to be considered as a housing option such as a manufactured and mobile home. The Commission felt the length of the time should be consistent across all the temporary housing options. Commissioners also discussed whether Sections 3-25 and 3-33 addressed similar subject matter and suggested they be reviewed to determine whether the provisions could be consolidated. Another section that Commission feels needs to be cleaned up is section 28. The beginning resembles section 24. Mrs. Sprouse says it can be cleaned up.

The Commission began to review Article 3. This pertained to Rural Residential Clusters. Mrs. Sprouse asked the Commission if they would like to remove it from the ordinance.

Mrs. Sprouse distributed information regarding recently adopted state legislation governing Accessory Dwelling Units (ADUs) along with a questionnaire for Commissioners to complete prior to the next meeting. The questionnaire is intended to assist staff and the Commission in developing local ADU regulations. Commissioners were asked to consider several policy questions, including whether ADUs should be permitted in zoning districts beyond Residential Single Family, as allowed under the new legislation.

Staff's Comments

A. Upcoming Applications (if any)

B. Other Comments/ Updates (if any)

- a. At the next Planning Commission, Ms. Seay would like for the Commission to review 15.2-2232, which deals with the Comp Plan and the Capital Projects the County is currently working towards. The Commission would need to review and determine the School and EMS station are in substantial accord with the Comp Plan. Ms. Seay also went over the Capital projects with the Planning Commission and provided them an update.
- b. Mrs. Sprouse reported that significant progress has been made on updating the County's zoning maps. Mrs. Sprouse has been able to print new ones from the GIS. The next step is to review and compare them to the previous approved zoning maps to ensure accuracy.
- c. Mrs. Kelly Evko, Director of Economic Development, provided an update on two initiatives currently underway through the Economic Development Authority to support existing businesses. She highlighted the free self-paced

Entrepreneur Class offered through a partnership with Start-Up Virginia and the County's business directory being developed through Member Marketplace. Mrs. Evko also announced the recipients of the EDA's Marketing & Social Media Support Scholarship for local businesses.

- d. Mrs. Sprouse informed the Planning Commission of an upcoming application for a communications tower in the Walkerton area.

Commissioner's Comments

Mr. Wilson no comment.

Mr. Thomas no comment.

Mr. Flemming no comment.

Mr. Coleman no comment.

Mr. Bradley no comment

Mr. Richardson distributed invitations to the Planning Commission for the King & Queen Tavern Museum's 25th Anniversary Celebration. He noted that the event would include a brief program highlighting the museum's accomplishments and history.

Adjournment

Mr. Richardson noted that the next meeting is set for Tuesday, August 4th, 2026, at 6 p.m.

There being no further business, motion was made by Mr. Thomas to adjourn and seconded by Mr. Coleman. The motion was ratified by all present members stating "Aye".

Hunter Richardson, Chairman

AGENDA: *Tuesday, August 4, 2026, PC Meeting*

ITEM #4:

Citizen Comment Period:

Before opening the floor, advise the public that this is an opportunity to come before the Commission with comments that are not pertaining to the action items listed on the agenda.

Open the floor for citizen comment, ask that citizens state their name, address, the voting district in which they reside. If there's a full agenda, consider asking that they try to limit their time to 3-5 minutes so that everyone has an opportunity to speak.

After hearing all comments or if there are no comments, close citizen comment period.

AGENDA: Tuesday, August 4, 2026, *PC Meeting*

ITEM #5:

New Business:

A. §15.2-2232 Legal Status of plan– School Complex (Tax Map 24-53R-45) and EMS/DSS Health Services Facility (Tax Map 24-32L-941)

Virginia Code Section 15.2-2232 requires the Planning Commission to determine the compatibility of proposed public facilities with guidelines established in the Comprehensive Plan. Specifically, this process determines if the general or approximate location, character and extent are in substantial accord with the King and Queen County Comprehensive Plan.

Ask staff to review the request (if necessary).

Ask for a motion from the Commission if they find that the School Complex (Tax Map 24-53R-45) and EMS/DSS Health Services Facility (Tax Map 24-32L-941) projects are in substantial accord with the King and Queen County Comprehensive Plan. Ask for a second.

Take a roll call vote or ask for all those in favor to say “Aye”

.....
Note: You may take each project up individually if you wish or if suggested by the County Attorney.



King and Queen County

Founded 1691 in Virginia

Office of the Zoning Administrator
P.O. Box 177 • King and Queen Court House, Virginia 23085
Phone: (804) 785-5985 • Fax: (804) 785-5999

MEMORANDUM

TO: King & Queen County Planning Commission Members

FROM: Donna Sprouse, Director of Community Development

DATE: July 21, 2026

RE: August 4, 2026 Regular Monthly Planning Commission Meeting – §15.2-2232
Legal Status of Plan – School Complex (Tax Map 24-53R-45) and EMS/DSS and
Health Services Facility (Tax Map 24-32L-941)

Virginia Code Section 15.2-2232 requires the Planning Commission to determine the compatibility of proposed public facilities with guidelines established in the Comprehensive Plan. Specifically, this process determines if the general or approximate location, character and extent are in substantial accord with the King and Queen County Comprehensive Plan.

State Code of Virginia 15.2-2232A states: *"Whenever a local planning commission recommends a comprehensive plan or part thereof for the locality and such plan has been approved and adopted by the governing body, it shall control the general or approximate location, character and extent of each feature shown on the plan. Thereafter, unless a feature is already shown on the adopted master plan or part thereof or is deemed so under subsection D, no street or connection to an existing street, park or other public area, public building or public structure, public utility facility or public service corporation facility other than a railroad facility or an underground natural gas or underground electric distribution facility of a public utility as defined in subdivision (b) of § 56-265.1 within its certificated service territory, whether publicly or privately owned, shall be constructed, established or authorized, unless and until the general location or approximate location, character, and extent thereof has been submitted to and approved by the commission as being substantially in accord with the adopted comprehensive plan or part thereof."*

Staff finds that the proposed school complex project is in substantial accord with the King and Queen County Comprehensive Plan. Chapter 7 of the King and Queen County Comprehensive Plan identifies public services and infrastructure throughout the County. Specifically, pages 113 and 114 of the Plan has already identified these public structures in text, as well as in the included map identifying the location of such. Though the location is not identified by specific tax map number, the "general location and character" is defined in the above noted pages of the Plan. Pages 113 and 114 are attached to this document for review.

Further, staff finds that the proposed EMS/Fire Station and DSS/Health Facilities project is in substantial accord with the King and Queen County Comprehensive Plan.

Chapter 7 of the King and Queen County Comprehensive Plan identifies public services and infrastructure in King and Queen County. Specifically, pages 105 and 107. Though the Plan does not include specific locations of each fire and rescue facility in the County, Emergency Service Response Zones are provided based on the location of those public facilities. The proposed location of the EMS/DSS and Health Services Facility is approximately 1,700 feet from the existing Central King and Queen Vol. Fire Station and 3,150 feet from the current location of the DSS and Health facility structures. Response zones are established based on response times in an emergency situation. Having the proposed facility in the same general area of the existing fire station does support the validation of being in substantial accord of the Plan, with no direct effect to changes in those established response zones.



County Schools

King and Queen County has three fully accredited public schools serving approximately 837 children, including virtual students. The mission of the King and Queen County Schools is to provide a quality and individualized education while challenging each student to reach the highest level of achievement according to his or her unique abilities, talents, and aspirations. The County is dedicated to enabling all students to become effective, productive, and contributing citizens in our competitive global society.



King and Queen Elementary School

King and Queen Elementary School is a fully accredited elementary school serving 180 children in grades PK - 6th grade. This school has received numerous grants and awards for attendance, 21st Century after school, and co-teaching instruction recognition from the state. The school offers a complete educational program in academics, the arts, and recreation. This is a temporary location while a new school is being built.

Lawson-Marriott Elementary School

Lawson-Marriott Elementary School is a fully accredited elementary school serving 181 children in grades PK(3) through sixth grade. This school has received numerous recognitions for instruction, 21st Century grant for after-school, and attendance. The school offers a well-rounded educational program including academics, the arts, and recreation.



Central High School

Central High School (CHS) is an accredited high school serving 290 students in grades seven through twelve. CHS is a comprehensive high school offering programs focused on college preparation, the arts, career and technical education, JROTC program, governor schools, technical school opportunities, advanced classes and extracurricular activities. Small, but competitive, the school has received awards for its academic and athletic achievements.

Map 29 on the following page displays the locations of King and Queen Elementary School, Lawson-Marriott Elementary School, and Central High School.



King & Queen County, Virginia

County School Locations | Map 29



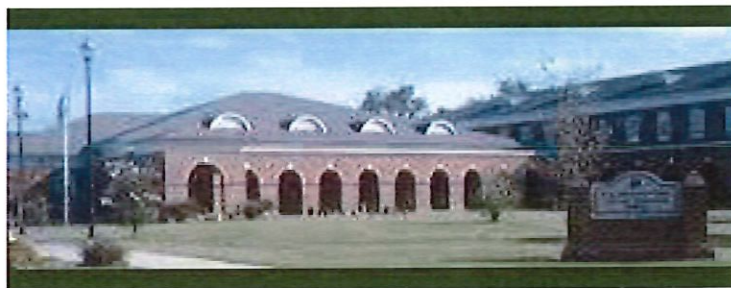


Chapter 7: Public Services and Infrastructure

Government Administration

King and Queen County operates under a traditional form of county government. Under this structure, an elected Board of Supervisors acts as a legislative committee and appoints a County Administrator to act as a full time executive officer directly responsible to the Board of Supervisors to execute county functions under the direction and guidance of the Board.

In addition, the County is also served by elected Constitutional Officers. These Offices consist of the Treasurer, Commissioner of the Revenue, Sheriff, Commonwealth's Attorney, and the Clerk of Circuit Court.



Emergency Management and Public Safety

Emergency Services within the county are provided through a combination career and volunteer delivery system. The Department of Emergency Services consists of several functional areas:

Fire Suppression services are provided 24 hours-a-day to the residents and visitors of King and Queen County through combination staffing and all-volunteer equipped fire departments.

Emergency Medical Services provides 24 hours-a-day, basic and advanced life support emergency medical services to the residents and visitors of King and Queen County through a combination career and volunteer staffed EMS delivery system.

Emergency communications are provided 24 hours-a-day by King and Queen County through a modern, state of the art 9-1-1 communications dispatch center and the middle peninsulas first P25 compliant radio communications system.

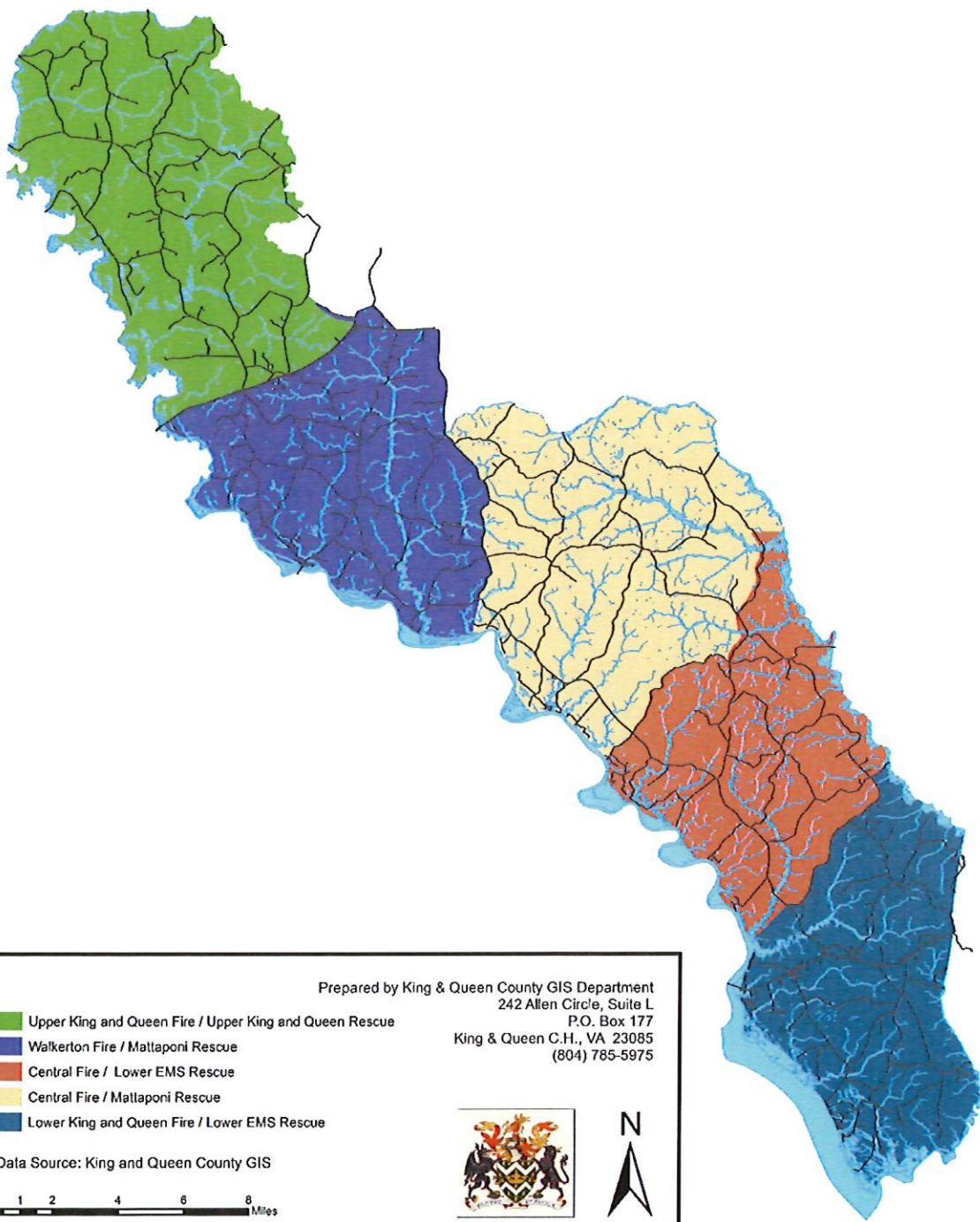
Emergency Management provides preparedness, response and recovery services to the residents of King and Queen County by writing and maintaining the Emergency Operations Plan, managing the County's emergency operations center, and by coordinating post disaster recovery and mitigation activities. Emergency Management also provides emergency planning in such areas as special needs, continuity of operations and emergency operations. Emergency management staff members are available to give presentations on emergency preparedness to your homeowner's association, civic group, business or faith community.

The County's Emergency Service Zones are shown on Map 25 on the next page.



King & Queen County, Virginia

Emergency Service Zones | Map 25







AGENDA: *Tuesday, August 4, 2026, PC Meeting*

ITEM #5:

New Business:

**B. CBPA26-01 Chesapeake Bay Preservation Area Exception –
William R. & Ayron W. Pitts, Jr. - Tax Map 1632-52X-104A (*Public
Hearing*)**

**Chair will open the public hearing for CBPA26-01, in the name of
William R. & Ayron W. Pitts, Jr.**

**The owners request a Chesapeake Bay Preservation Area Exception for
a 586 sq. ft. encroachment within the landward Resource Protection
Area Buffer for the construction of a covered porch. The proposed
porch structure will be placed 84' from the Resource Protection Area.
The property is identified as County Tax Map Parcel No. 1632-52X-
104A, located at 437 Masonic Lane, in the Newtown Magisterial District.**

Chair will ask staff to review the request.

**Staff will read: The public notice ran in the Tidewater Review and
Rappahannock Times for 2 consecutive weeks (July 22nd and July 29th).
Adjoining property owners were notified of the public hearing via
certified return receipt mail.**

Staff will review the request and provide overview of the staff report.

**Chair will ask if the Property Owner(s) if they would like to speak to
their request.**

**Chair will open the floor for public comment regarding the request.
Ask that citizens state their name, address, and the voting district in
which they reside. Ask that they limit their time to 3-5 minutes so
everyone has a chance to speak.**

Chair will close public comment.

Chair will close the public hearing.

Chair will ask the Commission if they have any questions or comments for staff or the Property Owner.

Chair will ask if there is a motion to recommend approval, approval with amendment(s), or to deny the request. Ask for a second and have the secretary to take a roll call vote.

.....
Keep in mind that the Commission is to find the following if approval is considered:

- (1) Granting the exception will not confer upon the applicant any special privileges that are denied by this Article to other property owners in the Chesapeake Bay Preservation Area Overlay District;**
- (2) The exception request is not based upon conditions or circumstances that are self-created or self-imposed, nor does the request arise from conditions or circumstances either permitted or non-conforming that are related to adjacent parcels;**
- (3) The exception request is the minimum necessary to afford relief;**
- (4) The exception request will be in harmony with the purpose and intent of the Chesapeake Bay Preservation Area Overlay District, and not injurious to the neighborhood or otherwise detrimental to the public welfare and is not of substantial detriment to water quality; and**
- (5) Reasonable and appropriate conditions are imposed which will prevent the exception request from causing a degradation of water quality.**

CHESAPEAKE BAY EXCEPTION

CBPA26-01

William R. Pitts, Jr. - *Applicant*
William R. Pitts, Jr. & Ayron W. Pitts - *Property Owner*

BACKGROUND

The Planning and Zoning Department received a Land Development Application on July 15, 2026 from William R. Pitts, Jr., requesting a Chesapeake Bay Exception from Zoning Ordinance, Article 12, Section 3-277, Exceptions for a proposed 586 sq. ft. encroachment within the landward Resource Protection Area Buffer for the construction of a covered porch.

GENERAL INFORMATION

LOCATION

The property is identified as County Tax Map Parcel No. 1632-52X-104A, addressed as 437 Masonic Lane, in the Newtown Magisterial District.

PROPOSAL

The applicant requests a Chesapeake Bay Exception from Zoning Ordinance, Article 12, Section 3-277, Exceptions. Mr. Pitts has also submitted a Minor Water Quality Impact Assessment that has been reviewed and deemed acceptable by the Zoning & Planning Department. According to the submitted site plan, the proposed covered porch encroachment will extend in the landward 100' RPA buffer a distance of 16 feet from the RPA feature. The applicant wishes to construct a 586 sq. ft. covered porch within the landward Resource Protection Area (RPA) buffer. Currently, the dwelling has a front stoop with steps at one entry door and a set of steps at another front entryway into the home. The current front stoop with steps is set 13' within the RPA buffer. The proposed new front porch will be set 16' within the RPA buffer.

ZONING ORDINANCE

Article 12, Section 3-272 B, Buffer Area Performance Standards states...

- A. When the application of the buffer areas would result in the loss of a buildable area on a lot or parcel recorded prior to October 1, 1989, encroachments into the buffer area may be permitted through an administrative process in accordance with the requirements for a Plan of Development and the following criteria:
 - (1) Encroachments into the buffer areas shall be the minimum necessary to achieve a reasonable buildable area for a principal structure and necessary utilities;
 - (2) Where practicable, a vegetated area that will maximize water quality protection, mitigate the effects of the buffer encroachment and is an area equal to the area encroaching the buffer area shall be established elsewhere on the lot or parcel; and

- (3) The encroachment may not extend into the seaward 50 feet of the buffer area.

ZONING

The property is zoned Residential Single-Family (RS).

SUMMARY

Pursuant to Zoning Ordinance, Title II, Article 12, Section 3-277, Exceptions states...

- A. A request for an exception to the requirements of the Chesapeake Bay Preservation Area Overlay District shall be made in writing to the Planning Commission. It shall identify the impacts of the proposed exception on water quality and on lands within the RPA through the performance of a water quality impact assessment which complies with the provisions of this Article.
- B. The county shall notify the affected public of any such exception requests and shall consider these requests in a public hearing in accordance with 15.2-2204 of the Code of Virginia, except that only one hearing shall be required.
- C. The Planning Commission shall review the request for an exception and the water quality impact assessment and may grant the exception with such conditions and safeguards as deemed necessary to further the purpose and intent of this Article if the Planning Commission finds:
 - (1) Granting the exception will not confer upon the applicant any special privileges that are denied by this Article to other property owners in the Chesapeake Bay Preservation Area Overlay District;
 - (2) The exception request is not based upon conditions or circumstances that are self-created or self-imposed, nor does the request arise from conditions or circumstances either permitted or non-conforming that are related to adjacent parcels;
 - (3) The exception request is the minimum necessary to afford relief;
 - (4) The exception request will be in harmony with the purpose and intent of the Chesapeake Bay Preservation Area Overlay District, and not injurious to the neighborhood or otherwise detrimental to the public welfare and is not of substantial detriment to water quality; and
 - (5) Reasonable and appropriate conditions are imposed which will prevent the exception request from causing a degradation of water quality.
- D. Once the exception is granted, the exception will become null and void if a valid building permit has not been obtained within twelve (12) months of the approval date.
- E. If the Planning Commission cannot make the required findings or refuses to grant the exception, the Planning Commission shall return the request for an exception together with the water quality impact assessment and the written findings and rationale for the decision to the applicant, with a copy to the Board of Zoning Appeals. The applicant may then apply to the Board of Zoning Appeals for a variance as provided in Article 20 of this Ordinance.

- F. The Board of Zoning Appeals shall consider the water quality impact assessment and the findings and rationale of the Zoning Administrator in determining harmony with the intended spirit and purpose of this Article.
- G. A request for an exception to the requirements of provisions of this Article other than Sections 3-267.B., 3-271 and 3-272 shall be made in writing to the Zoning Administrator. The Zoning Administrator may grant these exceptions provided that
- a. Exceptions to the requirements are the minimum necessary to afford relief; and
 - b. Reasonable and appropriate conditions are placed upon any exception that is granted, as necessary, so that the purpose and intent of this Article is preserved.

**Please note that this is a request that shall not be permitted through an administrative process according to the Board of Supervisors.*

- H. Exceptions under Sections 3-270.B may be made provided that the findings noted in Sections 3-277.C. 1-5 are made.

STAFF RECOMMENDATION

Staff believes that this request for encroachment is one where the owner has made their best attempt at limiting the RPA buffer encroachment as it relates to the existing home location as a pre-bay act lot and maintaining minimum required building setbacks per the Zoning Ordinance. The owner has also applied for a Water Quality Impact Assessment. If he receives an approval for his Chesapeake Bay Preservation Act Exception, staff will work with him to finalize his Water Quality Impact Assessment and Resiliency Assessment.

Mr. Pitts has worked closely with staff regarding the proposed dimensions of the porch and its mitigation as part of his WQIA application. Staff recommends approval of a Chesapeake Bay Preservation Act Exception for this project.

King & Queen County Land Development Application

Planning & Zoning Department
P.O. Box 177
King & Queen Courthouse, VA 23085
Phone: (804) 785-5975 or (804) 769-5000
Fax: (804) 785-5999 or (804) 769-5070

**Please print in ink or use a typewriter*

Applicant: Robbie Pitts

Applicant's Address: 437 Masonic Lane, Walverton

Applicant's Phone: 804-314-0686

Agent (Contact Person): N/A

Agent's Address: _____

Current Property Owner: Same as above

Owner's Address: _____

Owner's Phone: _____

Correspondence to be sent to: ☒ Applicant _____ Owner _____ Agent _____ Other _____

Tax Map Number: 32 52X 104A Magisterial District: 11 Newtown

General Project Location: 437 Masonic Lane

Size of Request: 748 square feet

*Are Proffer's being offered along with this Application: YES _____ or NO ☒ . If so please attach.

Check Appropriate Request:

Zoning Administrator

_____: Site Plan (Level 1)
_____: 1-2 Lot Subdivision Request
_____: Family Subdivision Review
_____: Boundary Line Adjustment
_____: Plat Approval

Planning Commission

_____: Site Plan (Level 2)
☒: Chesapeake Bay Exception
_____: Other
_____: Final Plat Review for Minor & Major Subdivision

Planning Commission & Board of Supervisors

_____: Rezoning
_____: Conditional Use Permit
_____: Zoning Ordinance Text Amendment
_____: Subdivision Ordinance Text Amendment
_____: Site Plan (Level 3)
_____: Other
_____: Preliminary Plat Review for Minor & Major Subdivision

Board of Zoning Appeals

_____: Administrative Appeal
_____: Variance
_____: Special Exception
_____: Other

King & Queen County Land Development Application

Complete As Applicable:

Name of Subdivision, Development, or Proposal: 437 Masenic Lane, Walkerton

Proposal/Request: front porch 526 sq ft cover with 3' encroachment in RPA

Reason for Request: additional upgrade to home

existing encroachment = 87' proposed 84'

Applicant: The information provided is accurate to the best of my knowledge. I acknowledge that any percolation tests, topographic studies, or other requirements of the Health Official or the Zoning Administrator will be carried out at my expense. I understand that the County may deny, approve, or conditionally approve that for which I am applying. I certify that all property corners have been clearly staked and flagged.

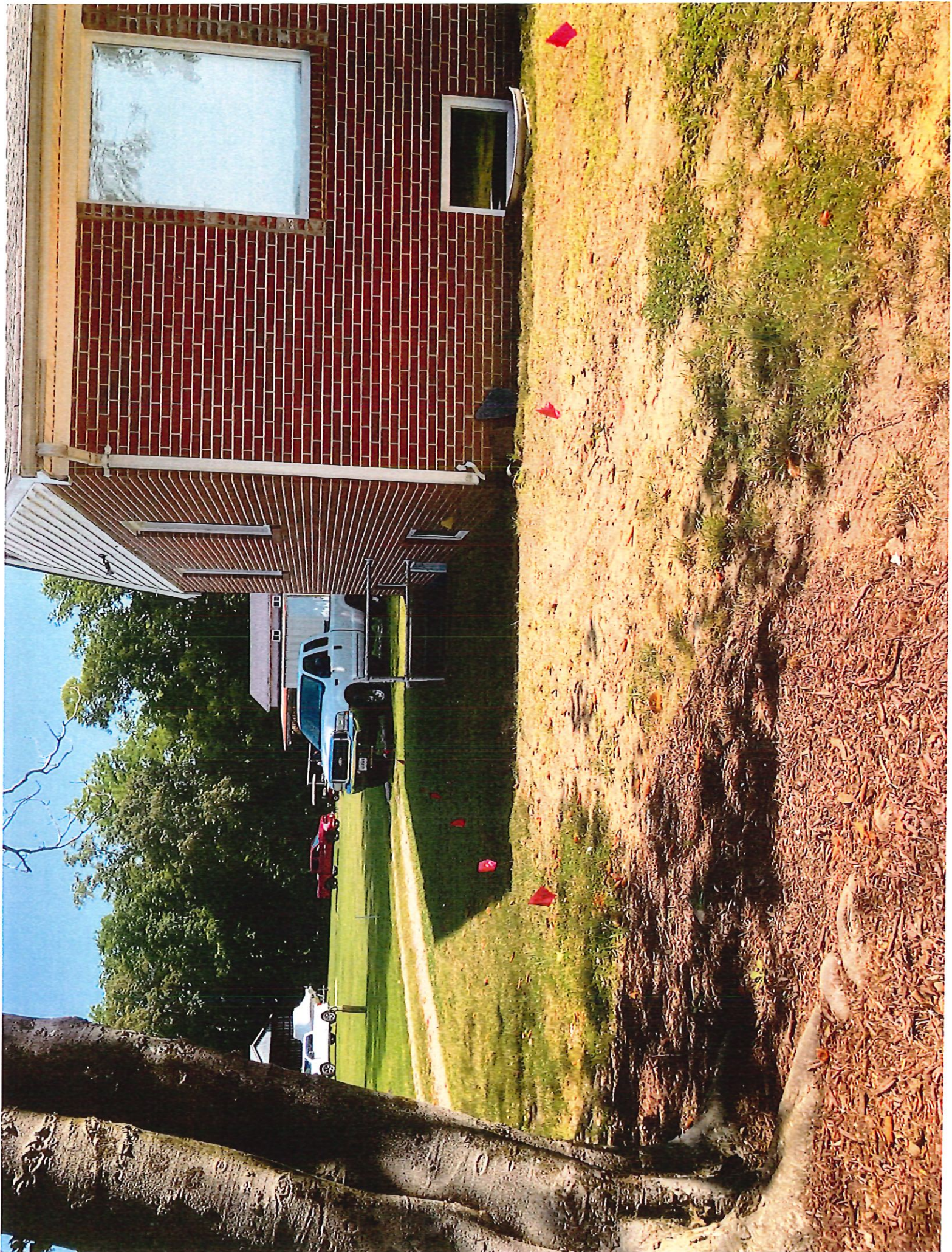
Applicant's Signature: [Signature]

Date: 7-15-26

Owner: I have read this completed application, understand its content, and freely consent to it's filing. If this application is for the purpose of subdivision, further subdivision of this property will require a new application and approval by the Board of Supervisors. Furthermore, I grant permission to the Zoning Administrator and the other County Officials to enter the property and make such investigations and tests as they deem necessary.

Owner's Signature: [Signature]

Date: 7-15-26

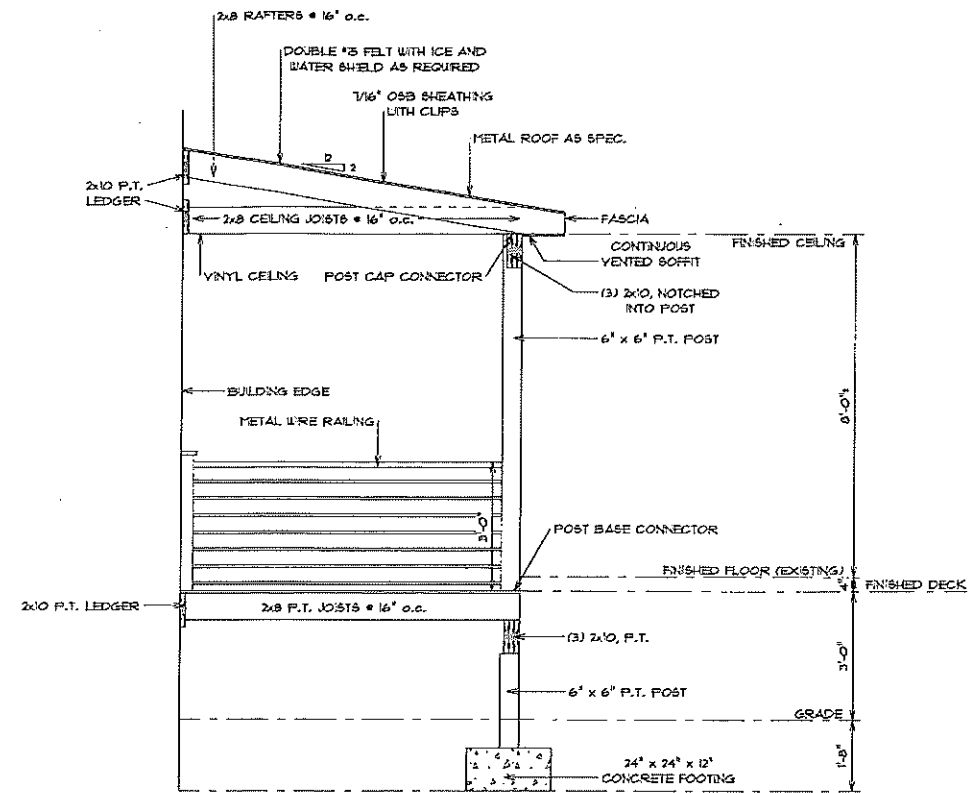




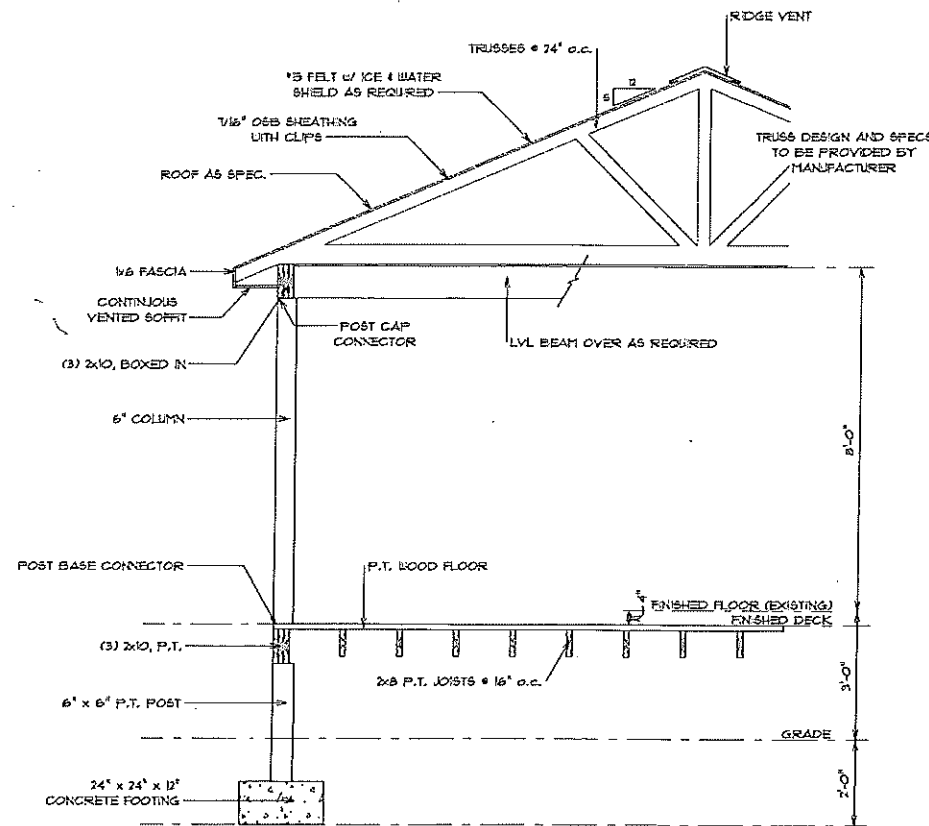




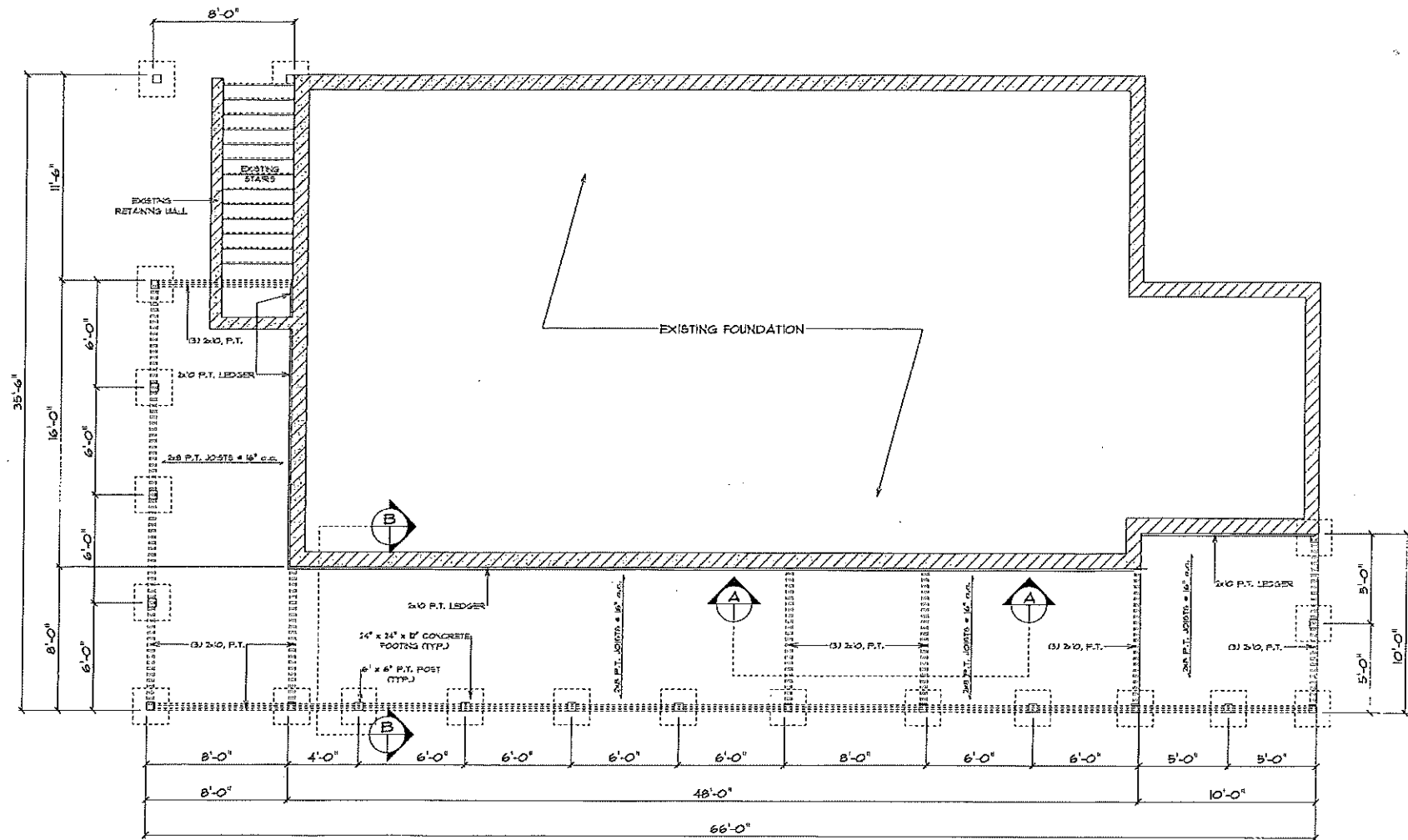




PORCH SECTION 'A-A'
SCALE: 1/2" = 1'-0"



PORCH SECTION 'B-B'
SCALE: 1/2" = 1'-0"



FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

NOTE: THIS IS AN ADDITION TO AN EXISTING DWELLING. CONFIRM ALL DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION.

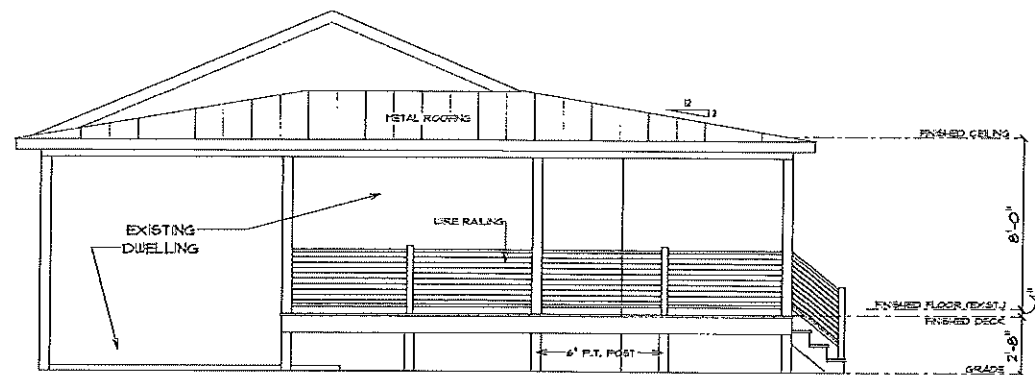
PITTS PORCH ADDITION
437 MASONIC LN. WALKERTON, VA 23177

8302 BROOKFIELD ROAD
RICHMOND, VA 23227
(804) 262-6603

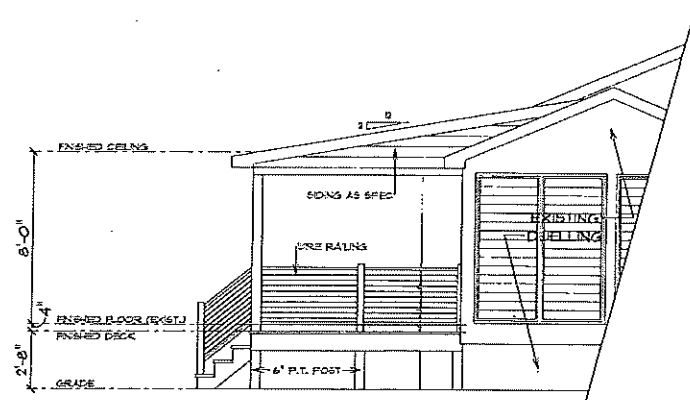
MOFFETT
& Company

JUL 2025
REVISIONS
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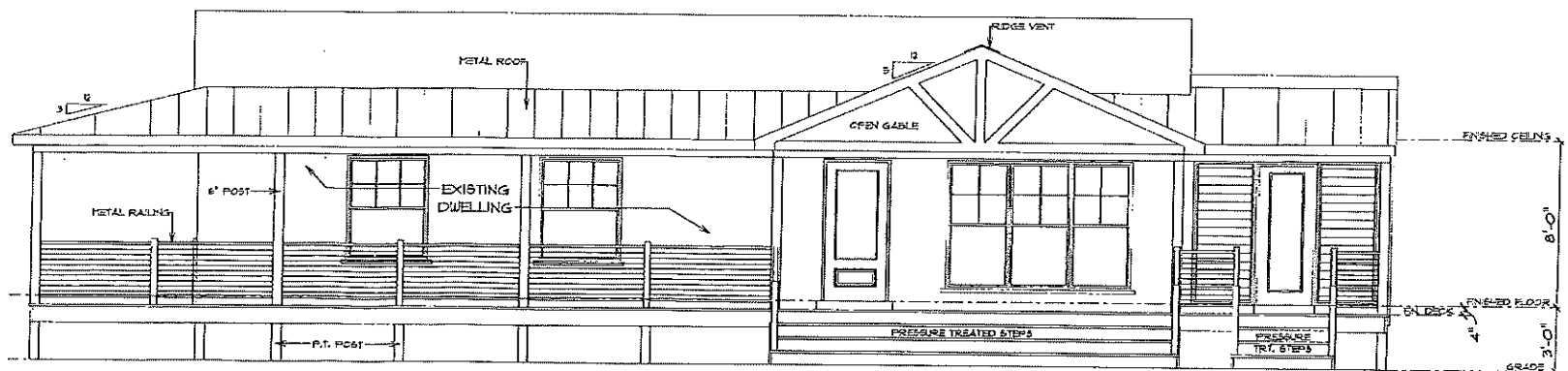
SHEET
1



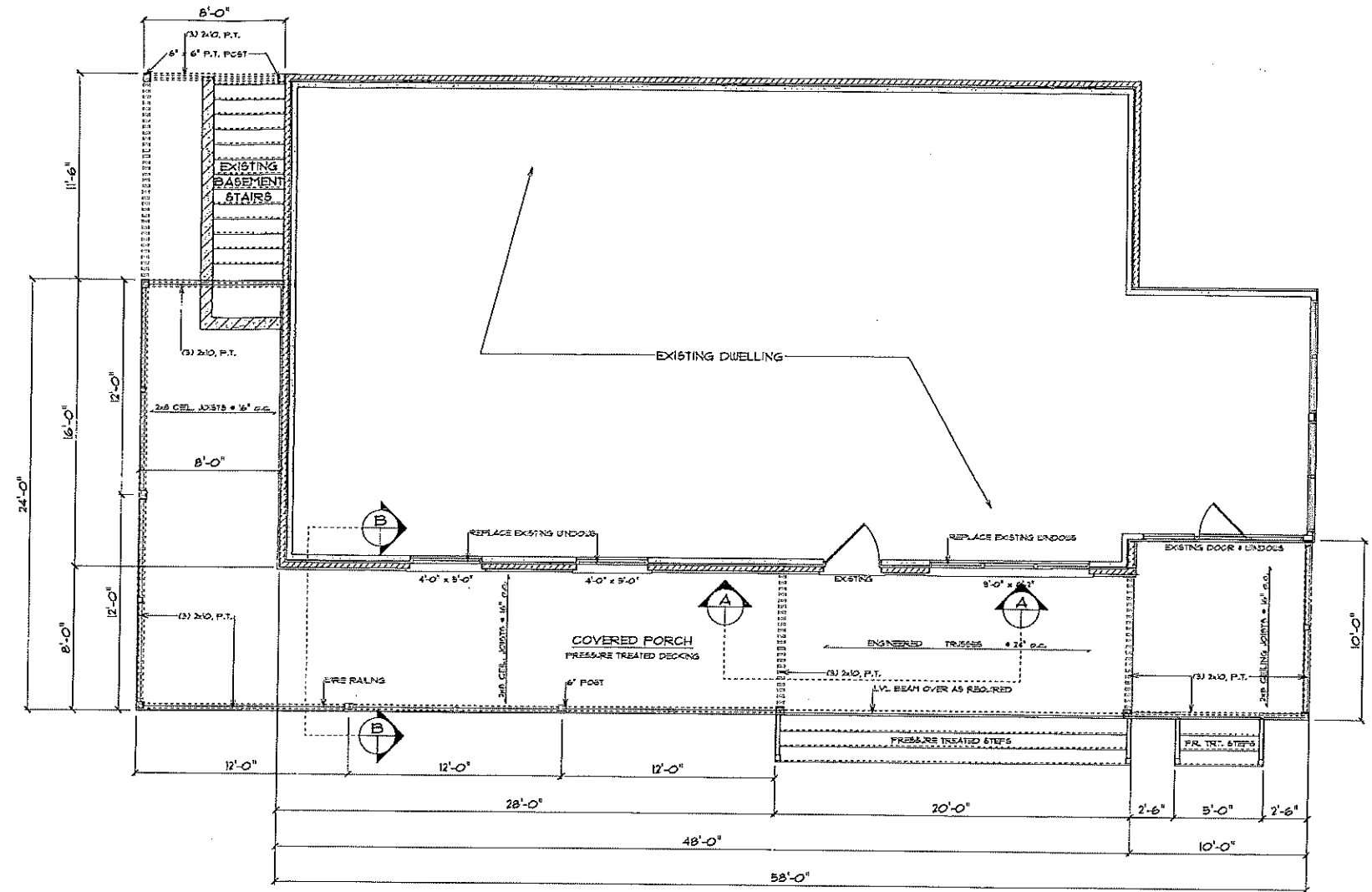
LEFT ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



FRONT ELEVATION
SCALE: 1/4" = 1'-0"



FLOOR PLAN
SCALE: 1/4" = 1'-0"

8302 BROOKFIELD ROAD
RICHMOND, VA 23227
(804) 262-6603

PITTS PORCH ADDITION
437 MASONIC LN. WALKERTON, VA 23177

MOFFETT
& Company

JUL 2025

REVISIONS

04-02-26

05-12-26

SHEET

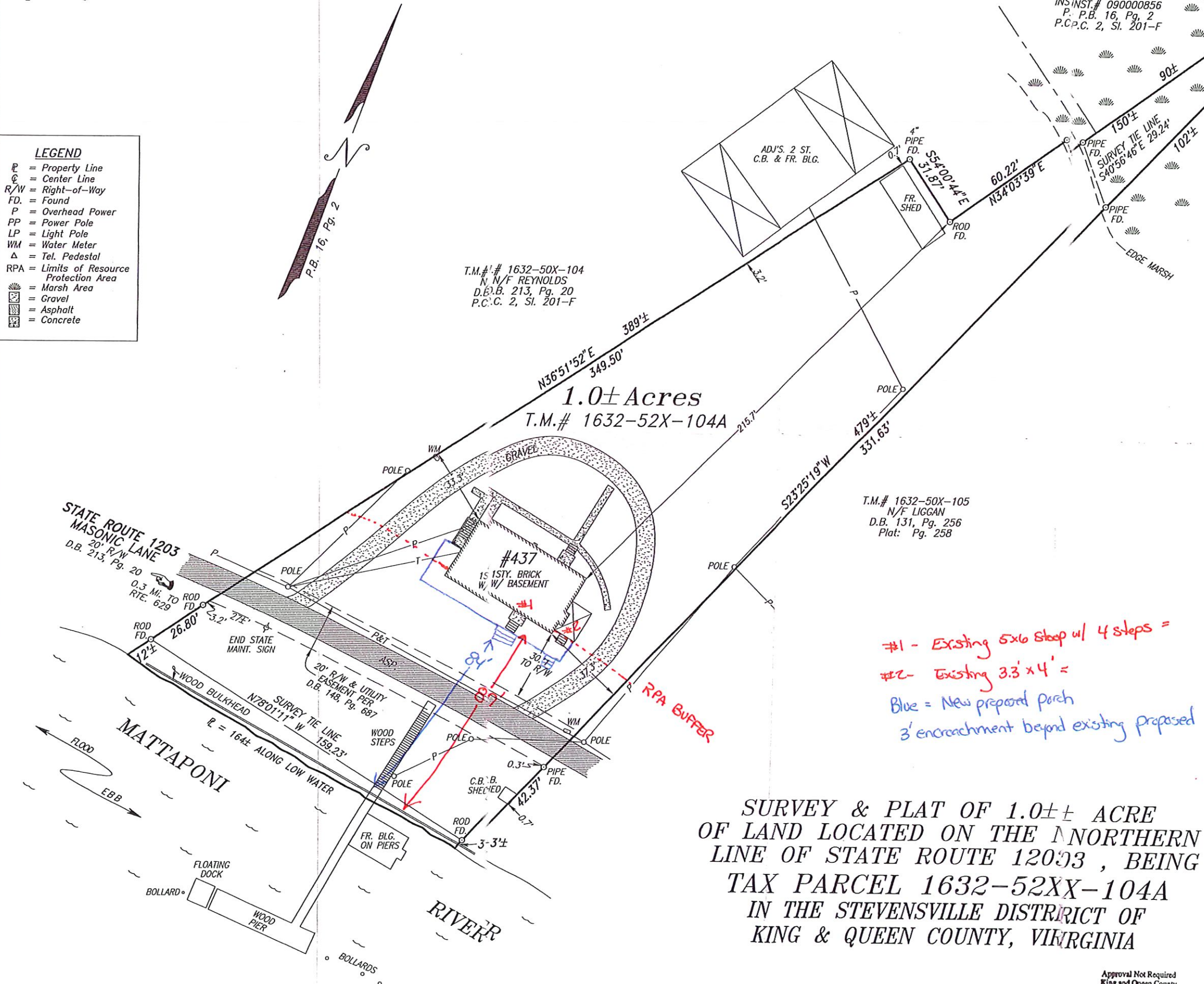
2

2. Tax Parcel: 1632-52X-104A
3. Zoning:
4. Deed Ref.: Inst. # 06-34WILL
DB 148, Pg. 687
5. Plot: P.B. 4, Pg. 82, A & B
6. Low water by field location.
7. Purchaser: James M. Rice
8. Location of 20' R/W based upon
of existing road.

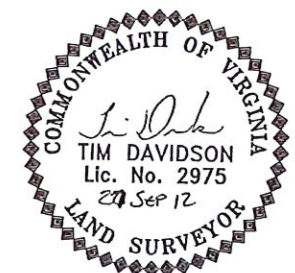
Zone A per Federal Emergency Management Agency- National
Flood Insurance Program Community Panel 51097C0160B,
effective date: June 16, 3, 2009. The dwelling lies within Zone X.

LEGEND

P = Property Line
C = Center Line
R/W = Right-of-Way
FD = Found
P = Overhead Power
PP = Power Pole
LP = Light Pole
WM = Water Meter
Δ = Tel. Pedestal
RPA = Limits of Resource
Protection Area
Marsh Area
Gravel
Asphalt
Concrete



DEED RECORDED:
INSTRUMENT #120000859
RECORDED IN THE CLERK'S OFFICE OF
COUNTY OF KING & QUEEN ON
OCTOBER 26, 2012 AT 10:49AM
\$275.00 GRANTOR TAX WAS PAID
REQUIRED BY SEC 58.1-802 OF THE V.A. C
STATE: \$147.50 LOCAL: \$147
Deborah F. Longest, Clerk
RECORDED BY: VDP



To the best of my knowledge and belief, the title
lines and physical improvements are as shown herein.
There are no encroachments or visible easements
except as shown.
This plat is based on a current field survey.
The existence of hazardous waste sites was neither
investigated nor confirmed in the performance of
this survey.



THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE
REPORT AND THEREFORE MAY NOT DEPICT ALL MATTERS AFFECTING TITLE.

DAVIDSON LAND SURVEYING INC.
P.O. Box 68 Walkerton, Virginia 23177
511 Mill Run ave. (804)769-8518

Approval Not Required
King and Queen County

King and Queen County

Department of Building & Zoning
P.O. Box 177, King and Queen Courthouse, VA 23085
Phone: 804-785-5975 Fax: 804-769-5000

Water Quality Impact Assessment (WQIA) Application

Note: Encroachment requests in the RPA must be heard by the Planning Commission as a Chesapeake Bay Exception.

OFFICE USE ONLY

Application #: _____ Application Fee: ☒ Minor \$200

☐ Major \$400

Tax Map # _____

Surety Amount: \$ _____

Decision: ☐ Approval ☐ Denied

Conditions/Comments: _____

Environmental Codes Compliance Officer _____

Date _____

APPLICANT INFORMATION

Name: Robbie P. Pitts

Address: 437 Masonic Lane

City/State/Zip: Walkerton VA 23177

Phone: 804 314 0686 Cell: _____ Fax: _____

E-mail: wrpittsjr@gmail.com

PROPERTY OWNER INFORMATION

Name: Same

Address: _____

City/State/Zip: _____

Phone: _____ Cell: _____ Fax: _____

E-mail: _____

RESPONSIBLE LAND DISTURBER (Required if over 2,500 SF of land disturbance)

Name: N/A RLD# _____

Address: _____

City/State/Zip: _____

Phone: _____ Cell: _____ Fax: _____

E-mail: _____

PROJECT INFORMATION

Tax Map Number: 1632-52X-104A E911/Street Address: 437 Masonic Lane

Magisterial District: Stevensville

Lot Size (in Acres): 1.0 ac.

Existing Land Use: Residence

Purpose of Request:

Porch construction in RPA buffer

WATER QUALITY IMPACT ASSESSMENT

A. Total Lot Area (ft²):

43,560 ft²

B. Total Amount of Disturbed Area (ft²): 42 ft² posts/holes

C. Total Amount of Clearing (ft²): 42 ft²

D. Total Amount of Grading (ft²): N/A

E. Impacts on Existing Vegetation:

Total Amount of Underbrush Removed (ft²): NONE

Number of Healthy Trees Removed: NONE

Number of Dead/Dying/Diseased Trees Removed: NONE

F. Proposed Erosion and Sedimentation Control Practices:

- | | | | |
|--------------------------|-----------------------------|--------------------------|---------------------------------|
| ☐ | Silt Fencing | ☐ | Temporary Construction Entrance |
| ☐ | Straw Bale Barrier(s) | ☐ | Inlet Protection |
| ☐ | Temporary/Permanent Seeding | ☐ | Mulching |
| ☐ | Tree Protection | ☐ | Sediment Trap |
| ☐ | Other: _____ | | |

G. Proposed Mitigation Measures: Attached mitigation plan showing location of vegetation.

Number of New Canopy Trees Proposed: October Glory Red Maple (1) Min size: 1.5" Caliper

Number of New Understory Trees Proposed: NONE Min size: _____

Number of New Shrubs Proposed: ottobyrkn laurel (5) Min size: 15" or larger

Number/Amount of groundcover proposed: _____ Min. size: _____

H. Proposed List of Native Vegetation for Mitigation: (Please list scientific name)

I. Proposed Best Management Practices:

- ☐ Vegetated Filter Strip(s)
- ☐ Grass Swale(s)
- ☐ Dry Well(s)
- ☐ Infiltration Trench(es)
- ☐ Other: _____

PLAN DRAWING REQUIRED

A site drawing, which shows the following and in accordance with Article 12, Section 3-273 & 3-274, must be attached to this water quality impact assessment:

1. Location of the components of the RPA (streams, rivers, wetlands), including the 100-foot buffer area;
2. Existing structures
3. Property lines (When possible, provide information on a copy of survey or plat)
4. **Location and nature of any proposed encroachment into the buffer area, including, type of paving material; areas of clearing or grading; location of any structures, drives, or other impervious cover; and sewage disposal systems or reserve drainfield sites;**
5. Type and location of proposed best management practices to mitigate the proposed encroachment;
6. Type and location of proposed erosion and sedimentation control devices;
7. Location of existing vegetation onsite, including the number, size, type of trees and other vegetation to be removed in the buffer to accommodate the encroachment or modification; and
8. Type, size and location of replacement vegetation.
9. Attach photos depicting the vegetation to be removed. Photos may also be taken by county staff to include in the file.

RESTORATION/ESTABLISHMENT TABLE B

Greater than ¼ acre of buffer

More than 10,890 square feet

- A. Plant at the same rate as for ¼ acre or less.
- B. The waterside 50% of the buffer (from the waterline inland for the first 50 feet):
For every 400 square-foot unit (20'x20') or fraction thereof plant:

one (1) canopy tree @ 1½" - 2" caliper or large evergreen @ 6'

two (2) understory trees @ ¾" - 1½" caliper or evergreen @ 4'

or one (1) understory tree and two (2) large shrubs @ 3'-4'

three (3) small shrubs or woody groundcover @ 15" - 18"

AND

The landward 50% of buffer (from 50 feet inland to 100 feet inland):

either plant

Bare root seedlings or whips at 1,210 stems per acre¹, approximately 6'x6' on center (Minimum survival required after two growing seasons: 600 plants)

or

Container grown seedling tubes at 700 per acre approximately 8'x 8' on center (Minimum survival required after two growing seasons: 490 plants)

- C. If the applicant is willing to enter into a five year maintenance and performance guarantee: 100% of buffer planted with:
Bare root seedlings or whips at 1,210 per acre, approximately 6'x 6' on center (Minimum survival required after two growing seasons: 600 plants)
- or**
- Container grown seedling tubes at 700 per acre approximately 8'x 8' on center (Minimum survival required after two growing seasons: 490 plants)

1 acre or more of buffer

With an evaluation from an arborist or forester or other professional, natural regeneration may be an acceptable method of buffer establishment, however, a forestry management plan must be in place prior to any vegetation being removed. A minimum of 35 feet next to the water must be left in forest and protected prior to any vegetation being removed. If over 20 percent of the vegetation must be removed for the health of the woodlot, within the 35 feet closest to the shoreline, vegetation must be reestablished by seedling plantings at the rates above.

¹ Palone, Roxanne S., and Al Todd, *Chesapeake Bay riparian handbook: A guide for establishing and maintaining riparian forest buffers*. May 1977. p. 7-20.

Definitions:

Canopy tree: a tree that reaches 35 feet in height or larger when mature

Understory tree: a tree that matures to a height of 12 feet to 35'

Large shrub: a shrub that reaches 10 feet of height or greater at maturity

Small shrub: a woody plant that can reach up to 10 feet of height at maturity

¼ acre or less of buffer

Up to 10,890 square feet or less

For every 400 square-foot unit (20'x20') or fraction thereof plant:

one (1) canopy tree @ 1½" - 2" caliper or large evergreen @ 6'

two (2) understory trees @ ¾" - 1 ½" caliper or evergreen @ 4'

or one (1) understory tree and two (2) large shrubs @ 3'-4'

three (3) small shrubs or woody groundcover @ 15" - 18"

Example:

A 100-foot wide lot x 100-foot wide buffer is 10,000 square feet.

Divide by 400 square feet (20'x20' unit) to get:

25 units

<u>Units</u>	<u>x</u>	<u>plant/unit</u>	<u>Number of plants</u>
25 units	x	1 canopy tree	25 canopy trees
		2 understory trees	50 understory trees
		3 small shrubs	<u>75 small shrubs</u>
			150 plants

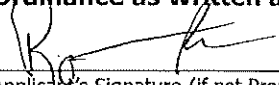
VEGETATION REPLACEMENT RATES		
VEGETATION REMOVED	PREFERRED REPLACEMENT VEGETATION	ACCEPTABLE ALTERNATIVE VEGETATION
1 tree or sapling 1½"-2 ½" caliper	1 tree @ equal caliper or greater	Or 2 large shrubs @ 3'-4' Or 10 small shrubs or woody groundcover * @ 15"-18"
1 tree ≥ 2 ½" caliper	1 tree @ 1½" - 2" caliper, or 1 evergreen tree @ 6' min. ht., per every 4" caliper of tree removed (ex: a 12" cal. tree would require 3 trees to replace it)	Or 75% trees @ 1½" - 2" and 25% large shrubs @ 3'-4' per every 4" caliper of tree removed. (ex: a 16" cal. tree removed would require 3 trees and 1 large shrub) Or 10 small shrubs or woody groundcover @ 15"-18" per 4" caliper of tree removed (ex: a 8" caliper tree removed requires 20 small shrubs)
1 large shrub	1 large shrub @ 3'-4'	Or 5 small shrubs or woody groundcover @ 15"-18"

* Woody groundcover is considered to be a woody, spreading shrub that remains close to the ground, to 18" high, such as a shore juniper, *juniperus conferta*. Vines may not be considered "woody groundcover" for the purpose of vegetation replacement.

All mitigation plantings are to be native vegetation.

APPLICANT STATEMENT

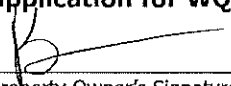
I hereby certify that I have the authority to make the foregoing application, that the information given is complete and correct to the best of my knowledge, and that development and/or construction will conform with the regulations as set forth in the King and Queen County Zoning Ordinance as written and also with the description contained in this application.


Applicant's Signature (If not Property Owner)

7-15-26
Date

PROPERTY OWNER(S) STATEMENT

I hereby certify that I/we own the above described property, that the information given is complete and correct to the best of my knowledge, and that the above person(s), group, corporation or agent has the full and complete permission of the undersigned owner(s) to make application for WQIA Permit approval.


Property Owner's Signature

7-15-26
Date

Property Owner's Signature

Date

CONDITIONS

1. This permit application is not valid unless all property owner(s) signatures are affixed and dated.
2. All permit application charges are nonrefundable, regardless of whether the permit application is approved or denied once submitted. All checks for payment should be made payable to King and Queen County.
3. Any approval of a WQIA is issued on the basis of plans and applications approved and authorizes only the use, arrangement and construction set forth in such approved plans and applications. Any deviations from the plans and applications submitted shall render an approved WQIA null and void.
4. Signing this application serves as authorization for the King and Queen County Environmental Codes Compliance Officer or designated personnel and other agencies staff as deemed necessary for review of proposed activity by the County of King and Queen to enter upon property where approval is requested.
5. A Revolving Irrevocable Letter of Credit or Cash/Check Bonding is required prior to approval. For every tree or sapling 1/2" – 2 1/2" caliper planted or to be planted requires a bonding amount of \$50.00. For every tree ≥ 2 1/2" caliper planted or to be planted requires a bonding amount of \$100.00. For each shrub planted or to be planted requires a bonding amount of \$40.00. Once all vegetation has been planted according to the approved mitigation plan, the Environmental Codes Compliance Officer or designated personnel will continue to complete site inspections for a period of 24 months prior to releasing the Bond.

- Zone A per Federal Emergency Management Agency- National Flood Insurance Program Community Panel 51097C0160B, effective date: June 16, 2009. The dwelling lies within Zone X.*

P = Property Line
 CL = Center Line
 R/W = Right-of-Way
 FD. = Found
 P = Overhead Power
 PP = Power Pole
 LP = Light Pole
 WM = Water Meter
 Δ = Tel. Pedestal
 RPA = Limits of Resource
 Protection Area
 = Marsh Area
 = Gravel
 = Asphalt
 = Concrete

T.M.# 1632-50X-104
N N/F REYNOLDS
D.E.B. 213, Pg. 20
P.C.C. 2, Sl. 201-F

F.M.F.M.# 1632-50X-97
N/F
FEDERAL NATIONAL MORTGAGE ASSOC.
INSINST.# 090000856
P. P.B. 16, Pg. 2
P.C.D.C. 2, SI. 201-F

T.M.# 1632-50X-95
N/F
WALKER
D.B. 86, Pg, 53

DEED RECORDED:

INSTRUMENT #120000859
RECORDED IN THE CLERK'S OFFICE OF
COUNTY OF KING & QUEEN ON
OCTOBER 26, 2012 AT 10:49AM
\$275.00 GRANTOR TAX HAS PAID A
REQUIRED BY SEC 58.1-802 OF THE VA. C
STATE: \$147.50 LOCAL: \$147.50
Deborah F. Longest
DEBORAH F. LONGEST, CLERK
RECORDED BY: VDP

1.0± Acres
T.M.# 1632-52X-104A

T.M.# 1632-50X-105
N/F LIGGAN
D.B. 131, Pg. 256
Plot: Pg. 258

$\square =$ O Holykka Laurel
 $\otimes =$ Red Maple
 #1 - Existing 5x6 stoop w/ 4 steps =
 #2 - Existing 3.3' x 4' =
 Blue = New proposed porch
 3' encroachment beyond existing proposed

SURVEY & PLAT OF 1.0±± ACRE
OF LAND LOCATED ON THE NORTHERN
LINE OF STATE ROUTE 12033 , BEING
TAX PARCEL 1632-52XX-104A
IN THE STEVENSVILLE DISTRICT OF
KING & QUEEN COUNTY, VIRGINIA

To the best of my knowledge and belief, the title lines and physical improvements are as shown herein. There are no encroachments or visible easements except as shown. This plat is based on a current field survey. The existence of hazardous waste sites was neither investigated nor confirmed in the performance of this survey.

15 0 30 60

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THEREFORE MAY NOT DEPICT ALL MATTERS AFFECTING TITLE.

DAVIDSON LAND SURVEYING
INC.

P.O. Box 68 Walkerton, Virginia 23177
511 Mill Run ave. (804)769-8518

AGENDA: Tuesday, August 4, 2026, *PC Meeting*

ITEM #5:

New Business:

C. CUP26-02 Conditional Use Permit – Clyde Scott Mitchell (Tax Map 32-53L-56) -New Verizon Communications Tower (*Set Public Hearing*)

Request for approval of a Conditional Use Permit to construct a cellular communications tower on property located at the intersection of Canterbury Road and Minter Lane, further identified as County Tax Map No. 32-53L-56.

Ask staff to review the request (if necessary).

Ask for a motion to set a public hearing for CUP26-02, for September 1, 2026, ask is there a second.

Take a roll call vote or ask for all those in favor to say “Aye”

.....

King & Queen County Land Development Application

Planning & Zoning Department
P.O. Box 177
King & Queen Courthouse, VA 23085
Phone: (804) 785-5975 or (804) 769-5000
Fax: (804) 785-5999 or (804) 769-5070

**Please print in ink or use a typewriter*

Applicant: The Towers, LLC (d/b/a Vertical Bridge) & Cellco Partnership (d/b/a Verizon Wireless)

Applicant's Address: 22 W. Atlantic Ave., Suite 310, Delray Beach, FL 33444

Applicant's Phone: 757-628-5540

Agent (Contact Person): Lisa M. Murphy

Agent's Address: Willcox & Savage, P.C., 440 Monticello Ave., Suite 2200, Norfolk, VA 23510

Current Property Owner: Clyde Scott Mitchell

Owner's Address: 190 White Marsh Lane, Walkerton, VA 23177

Owner's Phone: 804-769-4275

Correspondence to be sent to: Applicant Owner Agent X Other

Tax Map Number: 32-53L-56 Magisterial District: Newtown

General Project Location: Minter Lane (SR 636) near its intersection with Canterbury Road (SR 634)

Size of Request: 10,000 square foot Lease Area, together with a 30-Foot Non-Exclusive Access Utility & Fiber Easement

*Are Proffer's being offered along with this Application: YES _____ or NO X . If so please attach.

Check Appropriate Request:

Zoning Administrator

_____: Site Plan (Level 1)
_____: 1-2 Lot Subdivision Request
_____: Family Subdivision Review
_____: Boundary Line Adjustment
_____: Plat Approval

Planning Commission

_____: Site Plan (Level 2)
_____: Chesapeake Bay Exception
_____: Other
_____: Final Plat Review for Minor & Major Subdivision

Planning Commission & Board of Supervisors

_____: Rezoning
X _____: Conditional Use Permit
_____: Zoning Ordinance Text Amendment
_____: Subdivision Ordinance Text Amendment
_____: Site Plan (Level 3)
_____: Other
_____: Preliminary Plat Review for Minor & Major Subdivision

Board of Zoning Appeals

_____: Administrative Appeal
_____: Variance
_____: Special Exception
_____: Other

King & Queen County Land Development Application

Complete As Applicable:

Name of Subdivision, Development, or Proposal: US-VA-5452 (Walkerton) Minter Lane, Walkerton, VA 23177 195 Foot Self-Support Lattice Tower

Proposal/Request: Applicant is requesting approval of a conditional use permit to install and operate a 195-Foot Self-Support Lattice Tower with a 4-Foot lightning rod, together with related antennas and equipment within a 10,000 square foot portion of the subject property.

Reason for Request: See Attached Project Narrative.

Applicant: The information provided is accurate to the best of my knowledge. I acknowledge that any percolation tests, topographic studies, or other requirements of the Health Official or the Zoning Administrator will be carried out at my expense. I understand that the County may deny, approve, or conditionally approve that for which I am applying. I certify that all property corners have been clearly staked and flagged.

Applicant's Signature: *[Signature]*

Date: 7/22/26

Agent for Applicant

Owner: I have read this completed application, understand its content, and freely consent to it's filing. If this application is for the purpose of subdivision, further subdivision of this property will require a new application and approval by the Board of Supervisors. Furthermore, I grant permission to the Zoning Administrator and the other County Officials to enter the property and make such investigations and tests as they deem necessary.

Owner's Signature: Clyde Scott Mitchell

Date: 7/22/26

**Conditional Use Permit Application
The Towers, LLC (d/b/a Vertical Bridge) &
Cellco Partnership d/b/a Verizon Wireless
195-Foot Self-Support Lattice Telecommunication Tower
With a 4-Foot Lightning Rod
Parcel ID 32 53L 56 ("Property")**

Project Narrative

The Towers, LLC (d/b/a Vertical Bridge) and Cellco Partnership (d/b/a Verizon Wireless) (collectively, "Applicant") seek a conditional use permit from the King and Queen County Board of Supervisors in order to construct and operate a 195-foot self-support lattice telecommunication tower with a 4-foot lightning rod, together with related wireless antennas and equipment (collectively, "Telecommunications Facility") on an approximately 10,000 square foot portion of the referenced approximately 183-acre parcel, which is zoned Agriculture. A copy of the Applicant's completed King and Queen County Land Development Application ("Application") is included herewith.

Verizon Wireless is licensed by the Federal Communications Commission to provide wireless communications services throughout King and Queen County ("County") and the surrounding region. The proposed Telecommunications Facility is critical to Verizon Wireless' goal of providing state-of-the-art voice and data services in King and Queen County, including wireless internet, in Walkerton along Minter Lane (SR 636) and Canterbury Road (SR 634) and to businesses and residents in the surrounding area. As indicated on the aerial network map included with this Project Narrative ("Network Map"), antennas operating on the proposed telecommunication tower, which is depicted with a yellow pin and labeled "Proposed Walkerton Tower" will connect with Verizon Wireless' existing antenna sites identified with yellow pins to the northwest labeled "Chatham Hill Road Tower" and to the northeast labeled "Fleets Mill Road Tower", which are both approximately 5 miles away from the proposed tower.

Like the networks of other wireless carriers, Verizon Wireless' network of antenna sites is largely based on the use of existing towers and tall structures built by Verizon Wireless and other wireless carriers and tower companies. Before determining that a new telecommunication tower was necessary to satisfy its coverage objectives, Verizon Wireless first searched the area around the yellow pin labeled, "Proposed Walkerton Tower" on the Network Map, for existing towers and/or tall structures on which it could co-locate its antennas. Verizon Wireless is already operating antennas on the only telecommunication towers within a 5-mile radius of the proposed tower, which are the towers labeled "Chatham Hill Road Tower" and "Fleets Mill Road Tower" on the Network Map. There are no other towers or tall structures within a 5-mile radius on which Verizon Wireless could install its antennas. Because there are no other existing towers or tall structures in the search area on which Verizon Wireless could locate its antennas, the Applicant is seeking a conditional use permit and in

order to construct and operate a galvanized steel self-support lattice telecommunication tower with related antennas and equipment on the Property.

As depicted on the zoning drawings ("Zoning Drawings") included with this Project Narrative, prepared by Hillary G. Siegall, PE, of Dewberry Engineers, Inc. ("Dewberry"), and stamped on June 24, 2026, the Applicant proposes to construct and operate a 195-foot self-support lattice telecommunication tower with a 4-foot lightning rod for a total structure height of 199-feet above ground level. The proposed telecommunication tower will be located within a 60-foot x 60-foot fenced compound within a 10,000 square foot lease area ("Lease Area") on the Property owned by Clyde Scott Mitchell ("Owner") approximately 400 feet from Minter Lane (SR 636). The Telecommunications Facility will be accessed from Minter Lane through a gravel driveway within a 30-foot-wide non-exclusive Access, Fiber & Utility Easement. The proposed telecommunication tower will be a self-support lattice tower with a galvanized steel finish, which will blend with the sky and will not be marked or lit. Mature trees and vegetation to the northwest and southwest of the site will provide screening. The tower will be surrounded by a ten (10) foot chain link fence topped with (one) foot of barbed wire.

The tower will be designed to accommodate a total of three (3) sets of antennas, including those of the Applicant in order to foster the County's goals of collocation and improved wireless services. As the Zoning Drawings indicate, the large trees and mature vegetation on to the north, south and east of the proposed tower will provide an excellent natural buffer to adjacent properties. In addition, the proposed tower will be located 400 feet from Minter Lane (SR 636), 1,275 feet from the property line to the northeast, 1,280 feet from the property line to the southeast and 3,275 feet from the property line to the southwest on the subject 183-acre Property. The closest off-site residence, which is to the northwest of the proposed tower, is over 1,660 feet away. The view of the base of the tower and the communications equipment on the ground will be screened with a four (4) foot strip of Leland cypress trees seven (7) feet in height at planting, which will be planted along the exterior of the security fence.

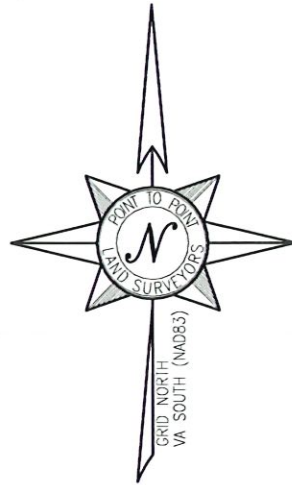
The Telecommunications Facility will operate continuously, twenty-four (24) hours a day, seven (7) days a week, but will be unmanned and will be visited infrequently by a technician for regular service or during service outages. Once construction is complete, the Telecommunications Facility will not generate any noise, vibrations, dust or fumes. It will not create any traffic and will not have any impact on water service, wastewater disposal, solid waste disposal or other County services, but it will benefit fire, rescue and law enforcement through enhanced emergency communications. Given the location of the proposed tower in a vegetated unused portion of the subject Property far from any homes, this site is the ideal location for a new tower, which is passive in nature, and will have a minimal impact on surrounding uses.

VB Walkerton

Legend

-  Circle Measure
-  Tower





SURVEYOR'S CERTIFICATION

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

100' x 100' LEASED PREMISES
(SEE SHEET 2 FOR DETAILS)

POC: IPF 1/2" RB @ INTERSECTION OF EAST
LINE OF MITCHELL LANDS & SOUTHERN R/W
LINE OF VIRGINIA STATE ROUTE 636
N=3801560.4613 E=11906831.2172

APPROXIMATE LOCATION OF
15. PERMANENT DRAINAGE EASEMENT
(PER INST NO. 090000371)

N/F
WILBERT E. BANKS
MAP ID. 32 53L 55B
10.0 ACRE TRACT
CAB 2 SLIDE 235A

N/F
TIMBER RESOURCES, LLC
MAP ID. 32 53R 62
DB 204 PG 376
PORTION OF 451.50 ACRE TRACT
PB 3 PG195

POB: PREMISES

APPROXIMATE LIMITS OF FLOOD
ZONE "X" AS SCALED FROM
PANEL NO. 51097C0160D &
51097C0095D

N/F
PARENT PARCEL
CLYDE S. MITCHELL
MAP ID. 32 53L 56
DB 13 PG 277
188 ACRE TRACT
PB 6 PG 8

N/F
LILLIAN WALKER JONES, ET AL.
MAP ID. 32 53L 57
DB 110 PG 361

N/F
ANN M. RANSONE
MAP ID. 32 53L 56A
DB 85 PG 1

N/F
ROBERT B. & ANN L. DUVAL
MAP ID. 32 53L 56B
DB 118 PG 364

VIRGINIA STATE ROUTE 636
ALSO KNOWN AS MINTER LANE
30' WIDE PUBLIC RIGHT-OF-WAY
(PER INST NO. 140000609)

VIRGINIA STATE ROUTE 634
ALSO KNOWN AS CHANTRYBURY ROAD
PUBLIC RIGHT-OF-WAY

20' WIDE
NON-EXCLUSIVE EASEMENT
FOR INGRESS & EGRESS
(PER DB 85 PG 1)

10' EASEMENT
(PER DB 86 PG 135)

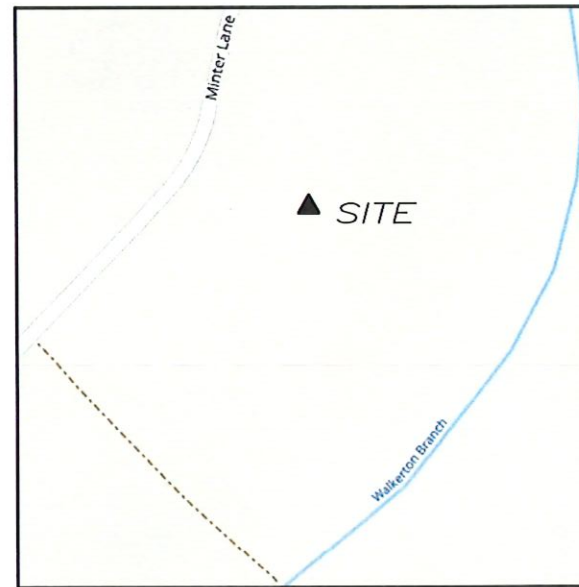
APPROXIMATE LOCATION OF
14. VEPKO RIGHT-OF-WAY
(PER INST NO. 070000794)

IPF 1/2" RB

LEGEND	
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
IPS	IRON PIN SET
IPF	IRON PIN FOUND
RB	REBAR
INV	INVERT
EP	EDGE OF PAVEMENT
CPP	CORRUGATED PLASTIC PIPE
N/F	NOW OR FORMERLY
R/W	RIGHT-OF-WAY
B	BENCHMARK



CALL BEFORE YOU DIG



VICINITY MAP

NOT TO SCALE

GENERAL NOTES

* THIS SPECIFIC PURPOSE SURVEY IS FOR THE LEASED PREMISES AND EASEMENTS ONLY. THIS SPECIFIC PURPOSE SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE TOWERS, LLC AND EXCLUSIVELY FOR THE TRANSFERRAL OF THE LEASED PREMISES AND THE RIGHTS OF EASEMENT SHOWN HEREON AND SHALL NOT BE USED AS AN EXHIBIT OR EVIDENCE IN THE FEE SIMPLE TRANSFERRAL OF THE PARENT PARCEL NOR ANY PORTION OR PORTIONS THEREOF. BOUNDARY INFORMATION SHOWN HEREON HAS BEEN COMPILED FROM TAX MAPS AND DEED DESCRIPTIONS ONLY. NO BOUNDARY SURVEY OF THE PARENT PARCEL WAS PERFORMED.

THIS DRAWING DOES NOT REPRESENT A BOUNDARY SURVEY.

EQUIPMENT USED FOR ANGULAR & LINEAR MEASUREMENTS: GEOMAX ZOOM ROBOTIC AND CARLSON BRX7 BASE AND ROVER [DATE OF LAST FIELD VISIT: 03/06/2026]. SEE GNSS NOTES FOR GNSS EQUIPMENT.

THE 1' CONTOURS AND SPOT ELEVATIONS SHOWN ON THIS SPECIFIC PURPOSE SURVEY ARE ADJUSTED TO NAVD 88 DATUM (COMPUTED USING GEOID18) AND HAVE A VERTICAL ACCURACY OF $\pm 0.5'$. CONTOURS OUTSIDE THE IMMEDIATE SITE AREA ARE APPROXIMATE.

BEARINGS SHOWN ON THIS SPECIFIC PURPOSE SURVEY ARE BASED ON VIRGINIA GRID NORTH (NAD 83) SOUTH ZONE.

PER GRAPHICAL INTERPRETATION OF THE FEMA FLOODPLAIN MAPS, THE SITE IS LOCATED IN AN AREA DESIGNATED AS ZONE X (AREA OF MINIMAL FLOOD HAZARD) & ZONE A (NO BFE) AS SHOWN HEREON. COMMUNITY PANEL NO. : 51097C0160D & 51097C0095D DATED: 10/21/2021

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

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

ANY UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM ABOVE GROUND FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEES THAT ANY UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT ANY UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED ANY UNDERGROUND UTILITIES.

NOT ALL IMPROVEMENTS SHOWN HEREON.

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

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

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

GNSS NOTES

THE FOLLOWING GNSS STATISTICS UPON WHICH THIS SURVEY IS BASED HAVE BEEN PRODUCED AT THE 95% CONFIDENCE LEVEL:

POSITIONAL ACCURACY: 0.02 FEET (HORZ) 0.26 FEET (VERT)
TYPE OF EQUIPMENT: CARLSON BRX7 BASE AND ROVER, MULTI-FREQUENCY
TYPE OF GNSS FIELD PROCEDURE: ONLINE POSITION USER SERVICE
DATE OF SURVEY: 03/06/2026
DATUM / EPOCH: NAD_83(2011)(EPOCH:2010.0000)
PUBLISHED / FIXED CONTROL USE: N/A
GEOID MODEL: 18
COMBINED GRID FACTOR(S): 0.99997080
CENTERED ON THE BASE POINT AS SHOWN HEREON.
CONVERGENCE ANGLE: 0.88757500"
BENCHMARKS USED: DS3012, DL2314, DL2310



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

G. DARRELL TAYLOR, PLS
DATE: 04/02/2026

THIS MAP IS NOT A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS. THIS MAP IS ONLY INTENDED FOR THE PARTIES AND PURPOSES SHOWN. THIS MAP IS NOT FOR RECORDATION.

* SPECIFIC PURPOSE SURVEY PREPARED BY:



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

SPECIFIC PURPOSE SURVEY PREPARED FOR:



WALKERTON
US-VA-5452

NEWTON MAGISTERIAL DISTRICT, KING & QUEEN COUNTY, VIRGINIA

PARENT PARCEL

OWNER: CLYDE SCOTT MITCHELL

SITE ADDRESS: MINTER LANE, WALKERTON, VIRGINIA 23177

MAP ID: 32 53L 56

AREA: 183 ACRES (PER TAX ASSESSOR)

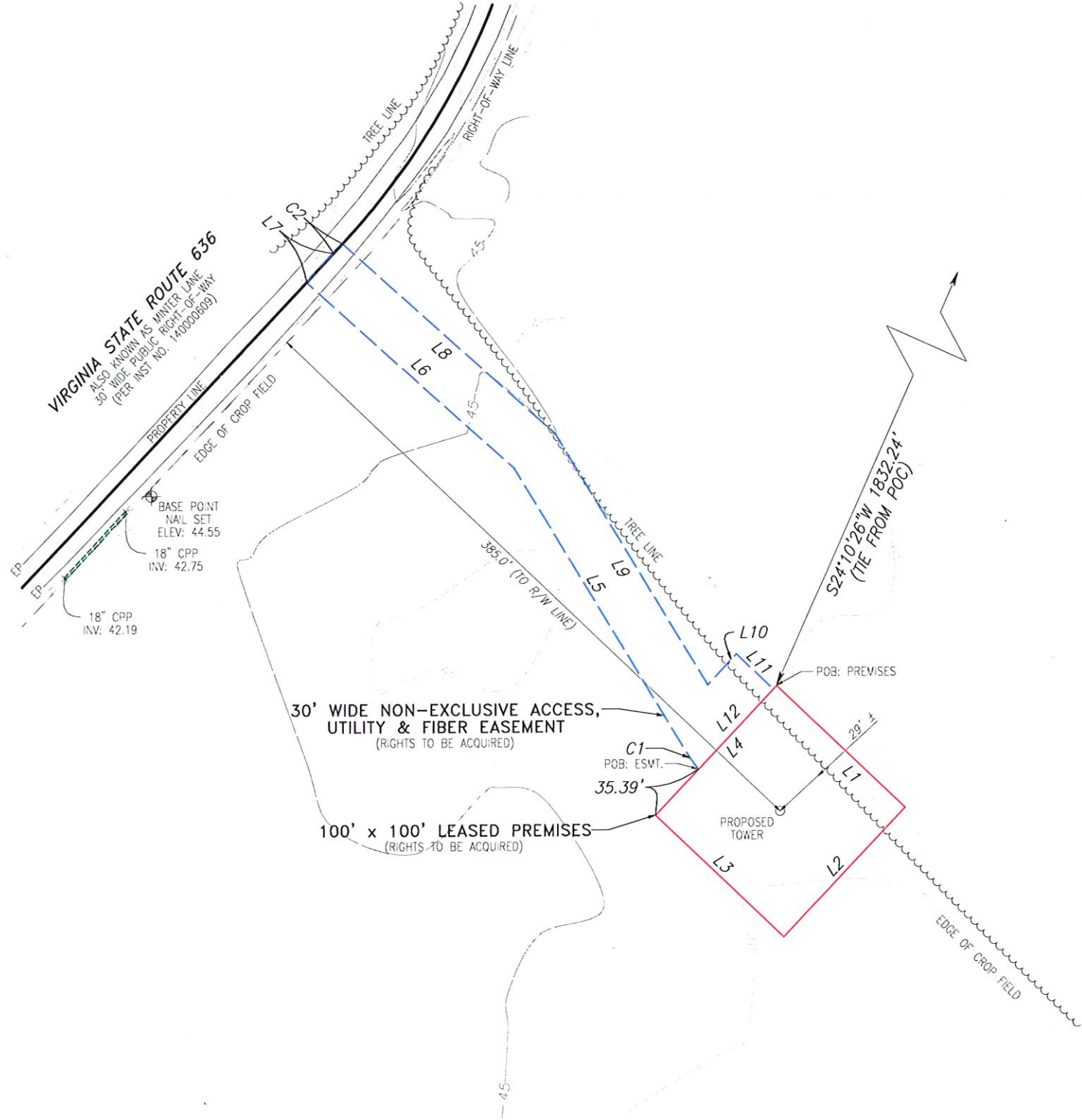
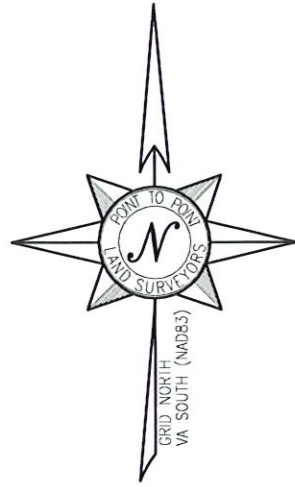
ZONED: A - AGRICULTURE

REFERENCES: 1. DEED BOOK 13 PAGE 277
2. PLAT BOOK 6 PAGE 8

300 0 600 1200
GRAPHIC SCALE IN FEET
SCALE: 1" = 600' (11x17)

NO.	DATE	REVISION	DRAWN BY: REE	SHEET:
			CHECKED BY: JKL	1
			APPROVED: D. MILLER	
			DATE: APRIL 2, 2026	
			P2P JOB #: 260267VA	OF 3

SURVEY NOT VALID WITHOUT ALL SHEETS



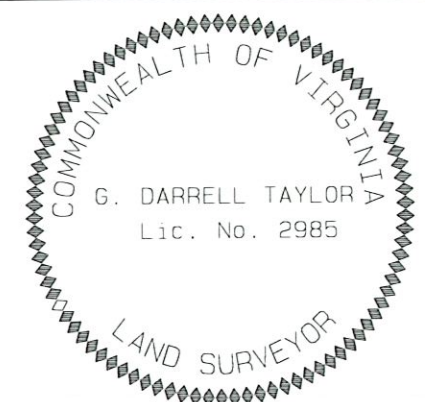
LEGEND	
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
IPS	IRON PIN SET
IPF	IRON PIN FOUND
RB	REBAR
INV	INVERT
EP	EDGE OF PAVEMENT
CPP	CORRUGATED PLASTIC PIPE
N/F	NOW OR FORMERLY
R/W	RIGHT-OF-WAY
⊕	BENCHMARK

CURVE TABLE				
LINE	ARC	RADIUS	CHD. BRG.	CHD.
C1	11.25'	70.00'	N35°50'55"W	11.24'
C2	7.53'	425.39'	N44°04'46"E	7.53'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S46°29'27"E	100.00'
L2	S43°30'33"W	100.00'
L3	N46°29'27"W	100.00'
L4	N43°30'33"E	100.00'
L5	N31°14'36"W	188.28'
L6	N48°13'11"W	157.37'
L7	N43°30'33"E	22.48'
L8	S48°13'11"E	160.87'
L9	S31°14'36"E	165.97'
L10	N43°30'33"E	23.76'
L11	S46°29'27"E	29.00'
L12	S43°30'33"W	61.83'

NO.	DATE	REVISION	DRAWN BY: REE	SHEET:
			CHECKED BY: JKL	2
			APPROVED: D. MILLER	
			DATE: APRIL 2, 2026	
			P2P JOB #: 260267VA	OF 3



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

G. DARRELL TAYLOR, PLS DATE: 04/02/2026

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Peachtree City, GA 30269
(p) 678.565.4440 (f) 678.565.4497 (w) p2pls.com

SPECIFIC PURPOSE SURVEY PREPARED FOR:

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

WALKERTON
US-VA-5452
NEWTON MAGISTERIAL DISTRICT, KING & QUEEN COUNTY, VIRGINIA

SITE INFORMATION

100' x 100' LEASED PREMISES = 10,000 SQUARE FEET (0.2296 ACRES)

AT CENTER OF PROPOSED TOWER:
LATITUDE: 37°44'59.02" (NAD 83) (37.749728°)
LONGITUDE: -77°02'10.90" (NAD 83) (-77.036361°)
ELEVATION = 45.7' A.M.S.L.

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

BEARINGS ARE BASED ON VIRGINIA GRID NORTH (SOUTH ZONE)

PARENT PARCEL

(PER TITLE COMMITMENT NO. VTB-233537-C)
FEE SIMPLE LEGAL DESCRIPTION:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND WITH BUILDINGS AND IMPROVEMENTS THEREON IN NEWTOWN MAGISTERIAL DISTRICT, KING AND QUEEN COUNTY, VIRGINIA, CONTAINING ONE HUNDRED EIGHTY-EIGHT (188) ACRES, ACCORDING TO PLAT OF SURVEY OF WILLIAM P. HALL, LICENSED SURVEYOR, DATED OCTOBER, 1966, LYING IMMEDIATELY ON THE RIGHT HAND SIDE OF THE PUBLIC ROAD LEADING FROM WALKERTON TO ST. STEPHENS CHURCH, THE SAME BEING ROUTE #634 AND BOUNDED BY SAID ROAD ON THE WEST; AND BOUNDED ON THE NORTH BY THE PUBLIC ROAD LEADING FROM THE LANDS FORMERLY OF W. A. DULING BY THE PROPERTY OF FLORENCE SAMUEL, PERCY SAMUEL, ET ALS TO THE AFORESAID PUBLIC ROAD, ROUTE #634 LEADING FROM WALKERTON TO ST. STEPHENS CHURCH; AND BOUNDED ON THE EAST BY THE LANDS OF PERCY SAMUEL AND LUCY STACY GARRETT AND ON THE SOUTH BY THE LANDS WHICH ROBBIE JONES DIED SIZED, FORMERLY W. S. HILL AND IS DEFINITELY DESCRIBED AND SHOWN ON THE AFORESAID PLAT OF WILLIAM P. HALL, LICENSED SURVEYOR, AS FOLLOWS: BEGINNING AT A POINT IN THE CENTER OF THE PUBLIC ROAD LEADING FROM ST. STEPHENS CHURCH TO WALKERTON, CORNER TO LUCY JONES (FORMERLY ROBBIE JONES); THENCE ALONG THE CENTER OF SAID ROAD TOWARDS ST. STEPHENS CHURCH NORTH 40 DEGREES WEST 1697 FEET TO A POINT OPPOSITE THE CENTER OF ROUTE #636 WHICH LEADS FROM ROUTE #634 BY THE LANDS OF FLORENCE SAMUELS, DECEASED AND OTHERS TO BRUNGTION CHURCH; THENCE ALONG THE CENTER OF ROUTE #636 NORTH 51 DEGREES 15 MINUTES EAST 3550 FEET TO A POINT; THENCE FOLLOWING THE CENTER OF SAID ROAD NORTH 12 DEGREES 15 MINUTES EAST 236 FEET, NORTH 30 DEGREES EAST 600 FEET; NORTH 47 DEGREES EAST 492 FEET AND NORTH 74 DEGREES EAST 356 FEET TO A POINT, CORNER WITH THE LANDS OF PERCY SAMUEL; THENCE SOUTH 18 DEGREES EAST 154 FEET, SOUTH 11 DEGREES 30 MINUTES EAST 227 FEET, SOUTH 9 DEGREES EAST 166 FEET, SOUTH 10 DEGREES EAST 74 FEET, SOUTH 9 DEGREES EAST 196 FEET TO AN 18 INCH ROD OAK . OLD CHOP; SOUTH 9 DEGREES 35 MINUTES EAST 311 FEET TO 10 INCH WHITE OAK; SOUTH 9 DEGREES EAST 268 FEET TO IRON STOB, SOUTH 32 DEGREES EAST 708 FEET TO IRON STOB AT 24 INCH WHITE OAK; THENCE SOUTH 51 DEGREES WEST 4336 FEET TO THE CENTER OF STATE ROUTE #634, THE POINT OF BEGINNING.

LESS AND EXCEPT:

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, SITUATED, LYING AND BEING IN NEWTOWN MAGISTERIAL DISTRICT, KING AND QUEEN COUNTY, VIRGINIA, CONTAINING THREE AND NINE HUNDREDTHS (3.09) ACRES, AND BOUNDED ON THE NORTH, SOUTH EAST AND WEST, BY THE PROPERTY OF JOHN LANE MITCHELL, AS SHOWN ON A CERTAIN PLAT OF SURVEY BY R. H. HIGHLAND, CERTIFIED LAND SURVEYOR, DATED DECEMBER 17, 1977, A TRUE COPY OF WHICH PLAT IS ATTACHED HERETO, MADE A PART HEREOF, AND ACCORDING TO THE SAID PLAT THE PROPERTY HEREIN CONVEYED IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, CORNER TO THE REMAINING PROPERTY OF JOHN LANE MITCHELL, AND THE PARCEL OF LAND HEREIN CONVEYED, THENCE NORTH 49° 58. EAST 622.32 FEET TO A ROD, CORNER TO THE REMAINING PROPERTY OF JOHN LANE MITCHELL AND THE PARCEL OF LAND HEREIN CONVEYED; THENCE SOUTH 4° 03. EAST 220.83 FEET TO A ROD, CORNER TO THE REMAINING PROPERTY OF JOHN LANE MITCHELL AND THE PARCEL OF LAND HEREIN CONVEYED; THENCE SOUTH 28° 37. WEST 446.43 FEET TO A ROD, CORNER TO THE REMAINING PROPERTY OF JOHN LANE MITCHELL AND THE PARCEL OF LAND HEREIN CONVEYED; THENCE NORTH 53° 01. WEST 350.65 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT:

ALL THAT CERTAIN LOT OR PARCEL OF LAND IN STEVENSVILLE MAGISTERIAL DISTRICT, KING AND QUEEN COUNTY, VIRGINIA CONTAINING TWO (2) ACRES PER PLAT OF G. T. WILSON, JR., CERTIFIED SURVEYOR DATED MARCH 11, 1988 ENTITLED "PLAT OF SURVEY A PARCEL CONTAINING 02.00 ACRES OWNED BY JOHN LANE MITCHELL, SR.," A COPY OF WHICH IS ATTACHED HERETO AND MADE A PART HEREOF AND TO WHICH REFERENCE IS HEREBY MADE FOR A MORE ACCURATE DESCRIPTION OF THE LAND HEREBY CONVEYED.

PARCEL ID: 32 53L 56

THIS BEING THE SAME PROPERTY CONVEYED TO JOHN LANE MITCHELL FROM MARIE M. ACREE, WIDOW, MAUDE M. ELMORE, WIDOW, THELMA C. WINTER, WIDOW, IRENE F. WINTER, WIDOW, MARGARET M. KNIGHT AND C. E. KNIGHT, HER HUSBAND, ALVIN S. WINTER, JR. AND MARY WINTER, HIS WIFE, SHIRLEY M. CALHOUN AND T. A. CALHOUN, HER HUSBAND BY DOUGLAS S. MITCHELL, THEIR ATTORNEY-IN-FACT, DATED DECEMBER 9, 1956 AND RECORDED DECEMBER 9, 1956 IN BOOK 58 AND PAGE 386, IN THE COUNTY OF KING AND QUEEN, STATE OF VIRGINIA

TITLE EXCEPTIONS

THIS SURVEY WAS COMPLETED WITH THE AID OF TITLE WORK PREPARED BY TOWER TITLE, LLC, COMMITMENT DATE OF JANUARY 13, 2026, BEING COMMITMENT NO. VTB-233537-C, FOR THE PARENT PARCEL, TO DETERMINE THE IMPACTS OF EXISTING TITLE EXCEPTIONS.

ITEMS 1-11 ARE STANDARD EXCEPTIONS AND NOT THE TYPE TO BE DEPICTED HEREON.

12. EASEMENT BETWEEN JOHN LANE MITCHELL; AND CONTINENTAL TELEPHONE COMPANY OF VIRGINIA, DATED JULY 13, 1979 AND RECORDED JULY 30, 1979 IN (BOOK) 86 (PAGE) 135, IN KING AND QUEEN COUNTY, VIRGINIA.

[THIS ITEM IS APPLICABLE TO THE PARENT PARCEL AND PLOTTABLE ITEMS ARE SHOWN HEREON.]

13. TERMS AND CONDITIONS OF AN UNRECORDED AGREEMENT, AS EVIDENCED BY A(N) AGREEMENT BETWEEN JOHN LANE MITCHELL, UNMARRIED AND VIRGINIA ELECTRIC AND POWER COMPANY, A VIRGINIA CORPORATION, DATED JULY 9, 1979 AND RECORDED SEPTEMBER 20, 1979 IN (BOOK) 86 (PAGE) 357, IN KING AND QUEEN COUNTY, VIRGINIA.

[THIS ITEM IS APPLICABLE TO THE PARENT PARCEL HOWEVER THE DESCRIPTION OF THIS EASEMENT IS VAGUE AND THEREFORE WE ARE NOT ABLE TO ASCERTAIN THE EXACT LOCATION THEREOF.]

14. RIGHT OF WAY AGREEMENT BETWEEN CLYDE SCOTT MITCHELL; AND VIRGINIA ELECTRIC AND POWER COMPANY, A VIRGINIA PUBLIC SERVICE CORPORATION, DOING BUSINESS AS DOMINION VIRGINIA POWER, DATED MARCH 28, 2007 AND RECORDED MAY 18, 2007 IN (INSTRUMENT) 070000794, IN KING AND QUEEN COUNTY, VIRGINIA.

[THIS ITEM IS APPLICABLE TO THE PARENT PARCEL AND ITS APPROXIMATE LOCATION IS SHOWN HEREON.]

15. TERMS AND CONDITIONS OF AN UNRECORDED AGREEMENT, AS EVIDENCED BY A(N) AGREEMENT BETWEEN CLYDE SCOTT MITCHELL AND LINDA MITCHELL, HIS WIFE AND COMMONWEALTH OF VIRGINIA, DATED APRIL 9, 2009 AND RECORDED APRIL 13, 2009 IN (INSTRUMENT) 090000371, IN KING AND QUEEN COUNTY, VIRGINIA.

[THIS ITEM IS APPLICABLE TO THE PARENT PARCEL AND ITS APPROXIMATE LOCATION IS SHOWN HEREON.]

100' x 100' LEASED PREMISES

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN NEWTON MAGISTERIAL DISTRICT, KING & QUEEN COUNTY, VIRGINIA, AND BEING A PORTION OF THE LANDS OF CLYDE SCOTT MITCHELL, AS RECORDED IN DEED BOOK 13, PAGE 277, KING & QUEEN COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, COMMENCE AT A ½-INCH REBAR FOUND AT THE INTERSECTION OF THE EAST LINE OF SAID MITCHELL LANDS & THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF VIRGINIA STATE ROUTE 636, ALSO KNOWN AS WINTER LANE, SAID ½-INCH REBAR HAVING A VIRGINIA GRID NORTH, NAD83, SOUTH ZONE VALUE OF N=3801560.4613, E=11906831.2172; THENCE RUNNING ALONG A TIE LINE, SOUTH 24°10'26" WEST, 1832.24 FEET TO A POINT AND THE TRUE POINT OF BEGINNING; THENCE, SOUTH 46°29'27" EAST, 100.00 FEET TO A POINT; THENCE, SOUTH 43°30'33" WEST, 100.00 FEET TO A POINT; THENCE, NORTH 46°29'27" WEST, 100.00 FEET TO A POINT; THENCE, NORTH 43°30'33" EAST, 100.00 FEET TO A POINT AND THE POINT OF BEGINNING.

BEARINGS BASED ON VIRGINIA GRID NORTH, NAD83, SOUTH ZONE.

SAID TRACT CONTAINS 0.2296 ACRES (10,000 SQUARE FEET), MORE OR LESS.

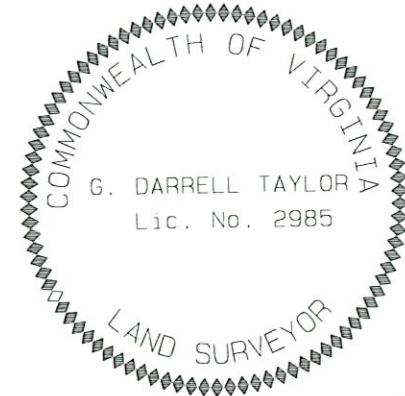
30' WIDE NON-EXCLUSIVE ACCESS, UTILITY & FIBER EASEMENT

TOGETHER WITH A 30-FOOT WIDE NON-EXCLUSIVE ACCESS, UTILITY & FIBER EASEMENT, LYING AND BEING IN NEWTON MAGISTERIAL DISTRICT, KING & QUEEN COUNTY, VIRGINIA, AND BEING A PORTION OF THE LANDS OF CLYDE SCOTT MITCHELL, AS RECORDED IN DEED BOOK 13, PAGE 277, KING & QUEEN COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, COMMENCE AT A ½-INCH REBAR FOUND AT THE INTERSECTION OF THE EAST LINE OF SAID MITCHELL LANDS & THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF VIRGINIA STATE ROUTE 636, ALSO KNOWN AS WINTER LANE, SAID ½-INCH REBAR HAVING A VIRGINIA GRID NORTH, NAD83, SOUTH ZONE VALUE OF N=3801560.4613, E=11906831.2172; THENCE RUNNING ALONG A TIE LINE, SOUTH 24°10'26" WEST, 1832.24 FEET TO A POINT ON THE 100' X 100' LEASED PREMISES; THENCE RUNNING ALONG SAID PREMISES, SOUTH 46°29'27" EAST, 100.00 FEET TO A POINT; THENCE, SOUTH 43°30'33" WEST, 100.00 FEET TO A POINT; THENCE, NORTH 46°29'27" WEST, 100.00 FEET TO A POINT; THENCE, NORTH 43°30'33" EAST, 35.39 FEET TO A POINT AND THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID PREMISES AND RUNNING, 11.25 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 70.00 FEET AND BEING SCRIBED BY A CHORD BEARING, NORTH 35°50'55" WEST, 11.24 FEET TO A POINT; THENCE, NORTH 31°14'36" WEST, 188.28 FEET TO A POINT; THENCE, NORTH 48°13'11" WEST, 157.37 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF VIRGINIA STATE ROUTE 636, ALSO KNOWN AS WINTER LANE (HAVING A 30-FOOT WIDE PUBLIC RIGHT-OF-WAY); THENCE RUNNING ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, NORTH 43°30'33" EAST, 22.48 FEET TO A POINT; THENCE, 7.53 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 425.39 FEET AND BEING SCRIBED BY A CHORD BEARING, NORTH 44°04'46" EAST, 7.53 FEET TO A POINT; THENCE, SOUTH 48°13'11" EAST, 160.87 FEET TO A POINT; THENCE, SOUTH 31°14'36" EAST, 165.97 FEET TO A POINT; THENCE, NORTH 43°30'33" EAST, 23.76 FEET TO A POINT; THENCE, SOUTH 46°29'27" EAST, 29.00 FEET TO A POINT ON THE 100' X 100' LEASED PREMISES; THENCE RUNNING ALONG SAID PREMISES, SOUTH 43°30'33" WEST, 61.83 FEET TO A POINT AND THE POINT OF BEGINNING.

BEARINGS BASED ON VIRGINIA GRID NORTH, NAD83, SOUTH ZONE.

SAID EASEMENT CONTAINS 0.2643 ACRES (11,511 SQUARE FEET), MORE OR LESS.



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

G. Darrell Taylor DATE: 04/02/2026
G. DARRELL TAYLOR, PLS

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* SPECIFIC PURPOSE SURVEY PREPARED BY:



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SPECIFIC PURPOSE SURVEY PREPARED FOR:



WALKERTON
US-VA-5452
NEWTOWN MAGISTERIAL DISTRICT, KING & QUEEN COUNTY, VIRGINIA

TITLE REVIEW & LEGAL DESCRIPTION SHEET

NO.	DATE	REVISION	DRAWN BY: REE	SHEET:
			CHECKED BY: JKL	3
			APPROVED: D. MILLER	
			DATE: APRIL 2, 2026	
			P2P JOB #: 260267VA	
				OF 3

SURVEY NOT VALID WITHOUT ALL SHEETS

E:\Point To Point Dropbox\22P Current Jobs\2026\260267VA-Walkerton\260267VA.pro

LEGEND	
	Existing Property Line
	Existing Right-of-Way
	Existing Roadway
	LOCUS PROPERTY LINE
	PROPOSED ROAD
	PROPOSED FENCE
	PROPOSED EASEMENT
	PROPOSED PREMISES
	PROPOSED UNDERGROUND CONDUIT

MONOPOLE SETBACKS		
	REQUIRED	PROPOSED
FRONT YARD (NORTHWEST)	219'	±400'
SIDE YARD (NORTHEAST)	219'	±1,275'
REAR YARD (SOUTHEAST)	219'	±1,280'
SIDE YARD (SOUTHWEST)	219'	±3,300'
OFFSITE RESIDENTIAL STRUCTURE	400'	±1,660'

COMPOUND SETBACKS		
	REQUIRED	PROPOSED
FRONT YARD (NORTHWEST)	100'	±370'
SIDE YARD (NORTHEAST)	40'	±1,235'
REAR YARD (SOUTHEAST)	25'	±1,255'
SIDE YARD (SOUTHWEST)	40'	±3,275'

- NOTES:
1. SOME EXISTING AND PROPOSED INFORMATION NOT SHOWN FOR CLARITY.
 2. FIELD VISIT WAS CONDUCTED ON 12/16/25.
 3. EXISTING CONDITIONS BASED ON SURVEY PREPARED BY POINT TO POINT LAND SURVEYORS, INC. DATED 04/02/26.
 4. TOWER AND FOUNDATION DESIGN BY OTHERS.
 5. A.G.L. - ABOVE GROUND LEVEL
C.L. - CENTER LINE
A.M.S.L. - ABOVE MEAN SEA LEVEL

NOTE: THE TOWER SHALL HAVE A GALVANIZED STEEL FINISH OR BE PAINTED A NEUTRAL COLOR.

ANNE SOVERVILLE RYLAND GUBAK
4049 CANTERBURY ROAD
VAP ID: 32 53L 267
ZONE: AGRICULTURE

ROBERT B. & ANN L. DUVAL
4651 CANTERBURY ROAD
VAP ID: 32 53L 563
ZONE: AGRICULTURE

ANN V. RANSON
1865 MINTER LANE
VAP ID: 32 53L 56A
ZONE: AGRICULTURE

TRICIA HAY & LEO
251 MINTER LANE
VAP ID: 32 53L 184A
ZONE: AGRICULTURE

MATTHEW HAY & ANNA VILLANUEVA
4438 CANTERBURY ROAD
VAP ID: 32 53L 149
ZONE: AGRICULTURE

EVELYN RYLAND WALKER
CANTERBURY ROAD
VAP ID: 32 53L 148A
ZONE: AGRICULTURE

EVELYN RYLAND WALKER
4434 CANTERBURY ROAD
VAP ID: 32 53L 148
ZONE: AGRICULTURE

WILLIAM & EVELYN GALE
4434 CANTERBURY ROAD
VAP ID: 32 53L 148
ZONE: AGRICULTURE

JAMES CHERRY MAY, ET AL
MINTER ROAD
VAP ID: 32 53L 575
ZONE: AGRICULTURE

JAMES CHERRY MAY, ET AL
MINTER ROAD
VAP ID: 32 53L 268A
ZONE: AGRICULTURE

REHARD MONTGOMERY, ET AL
MINTER ROAD
VAP ID: 32 53L 273
ZONE: AGRICULTURE

JAMES CHERRY MAY, ET AL
MINTER ROAD
VAP ID: 32 53L 273
ZONE: AGRICULTURE

ALBERT E. & ALANNA MRS. BOWEN
MINTER LANE
VAP ID: 32 53L 575
ZONE: AGRICULTURE

TWEED RESOURCES LLC
MINTER ROAD
VAP ID: 32 53L 62
ZONE: AGRICULTURE

Existing Flood Hazard "Zone A"
(Without Base Flood Elevation)
(PER FEMA NFHL COMMUNITY
PANEL NUMBER 51097C0095D AND
51097C0160D EFF. 10/21/2021)

CLYDE S. MITCHELL
MINTER LANE
VAP ID: 32 53L 56
ZONE: AGRICULTURE

JOHAN WALKER JONES, ET AL
4869 CANTERBURY ROAD
VAP ID: 32 53L 57
ZONE: AGRICULTURE

OVERALL SITE PLAN

SCALE: 1"=500' FOR 11x17
1"=250' FOR 22x34

0' 250' 500'

1

USC-VA083 SOUTH ZONE

verticalbridge

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22 WEST ATLANTIC AVENUE, SUITE 310
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Delray Beach, FL 33434
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NO.	SUBMITTAL	DATE
1	CHANGE TO SST	06/24/26
0	FOR ZONING	06/15/26

DRAWN BY: BRP DATE: 06/24/26
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CHECKED BY: HGS DATE: 06/24/26

PROJECT NUMBER: 50191262

PROJECT TITLE:
US-VA-5452
(WALKERTON)

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DRAWING TITLE:
OVERALL
SITE PLAN

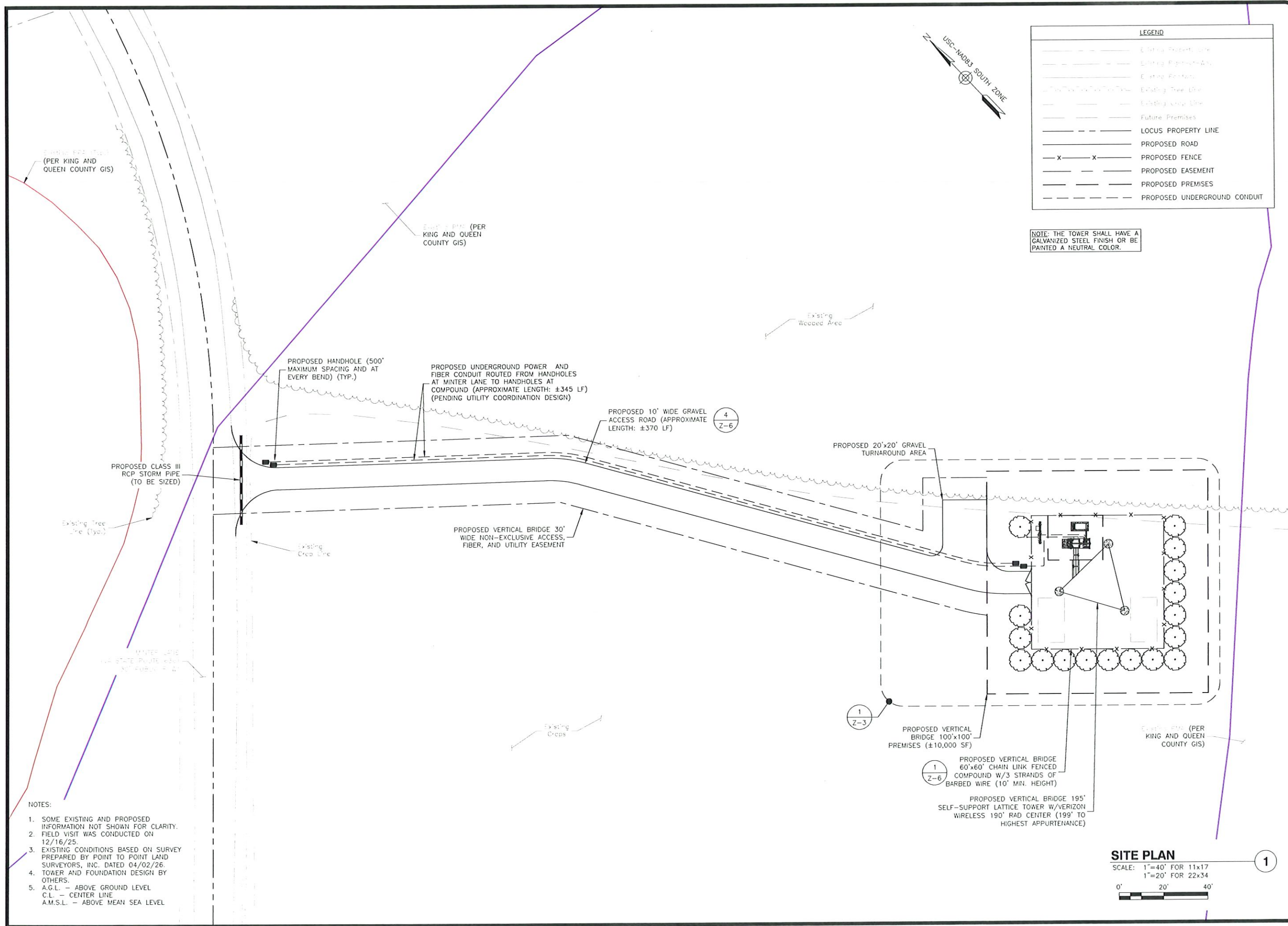
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- NOTES:
1. SOME EXISTING AND PROPOSED INFORMATION NOT SHOWN FOR CLARITY.
 2. FIELD VISIT WAS CONDUCTED ON 12/16/25.
 3. EXISTING CONDITIONS BASED ON SURVEY PREPARED BY POINT TO POINT LAND SURVEYORS, INC. DATED 04/02/26.
 4. TOWER AND FOUNDATION DESIGN BY OTHERS.
 5. A.G.L. - ABOVE GROUND LEVEL
C.L. - CENTER LINE
A.M.S.L. - ABOVE MEAN SEA LEVEL

LEGEND	
	Existing Property Line
	Existing Right-of-Way
	Existing Easement
	Existing Tree Line
	Existing Creek Line
	Future Premises
	LOCUS PROPERTY LINE
	PROPOSED ROAD
	PROPOSED FENCE
	PROPOSED EASEMENT
	PROPOSED PREMISES
	PROPOSED UNDERGROUND CONDUIT

NOTE: THE TOWER SHALL HAVE A GALVANIZED STEEL FINISH OR BE PAINTED A NEUTRAL COLOR.

SITE PLAN

SCALE: 1"=40' FOR 11x17
1"=20' FOR 22x34

NO.	CHANGE TO	DATE
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(WALKERTON)

ENGINEER STAMP:

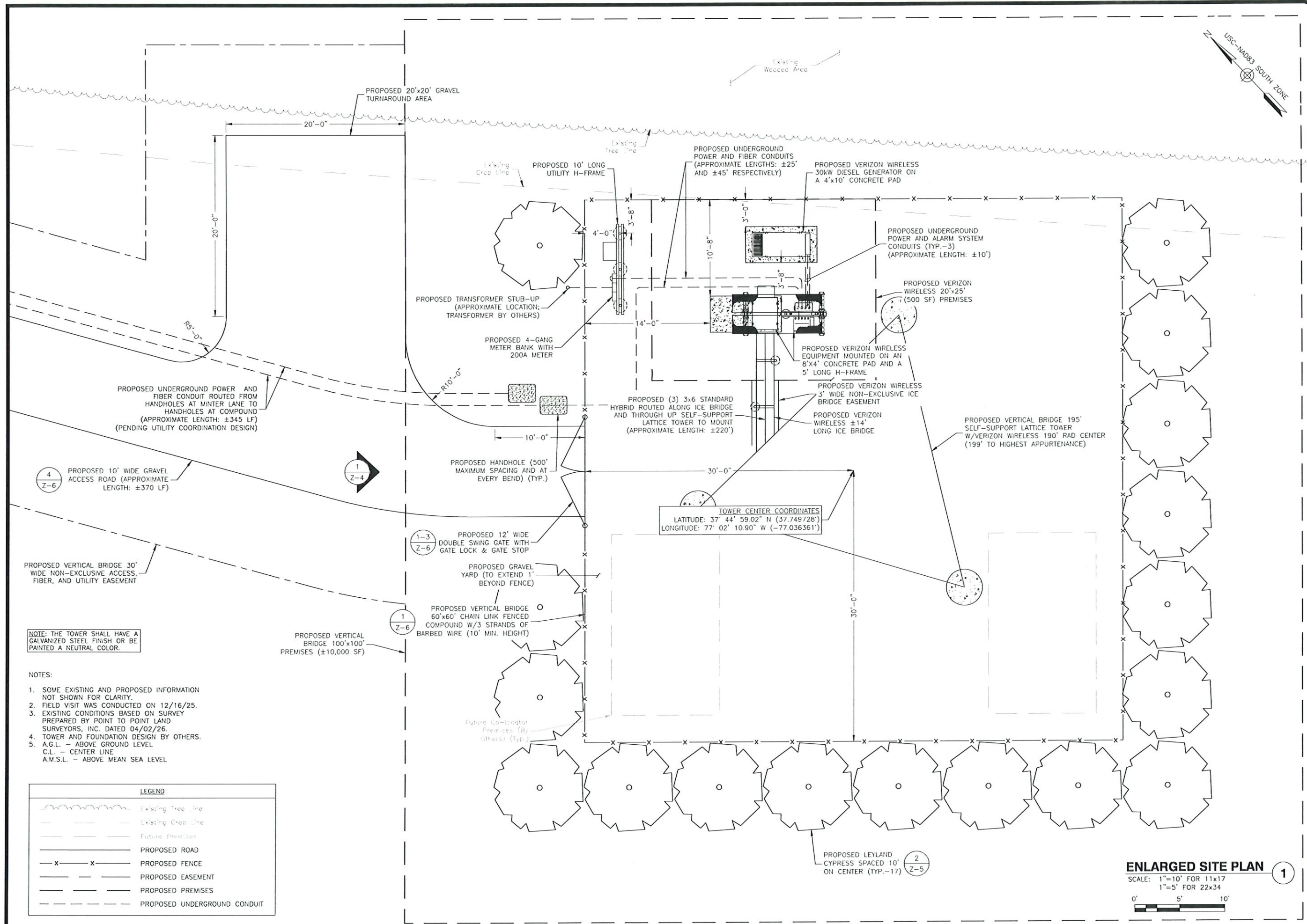
DRAWING TITLE:
SITE PLAN

DRAWING SCALE:
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PROJECT NUMBER: 50191262

PROJECT TITLE:
US-VA-5452
(WALKERTON)

ENGINEER STAMP:



DRAWING TITLE:
ENLARGED
SITE PLAN

DRAWING SCALE:
AS NOTED
DATE:
06/24/26

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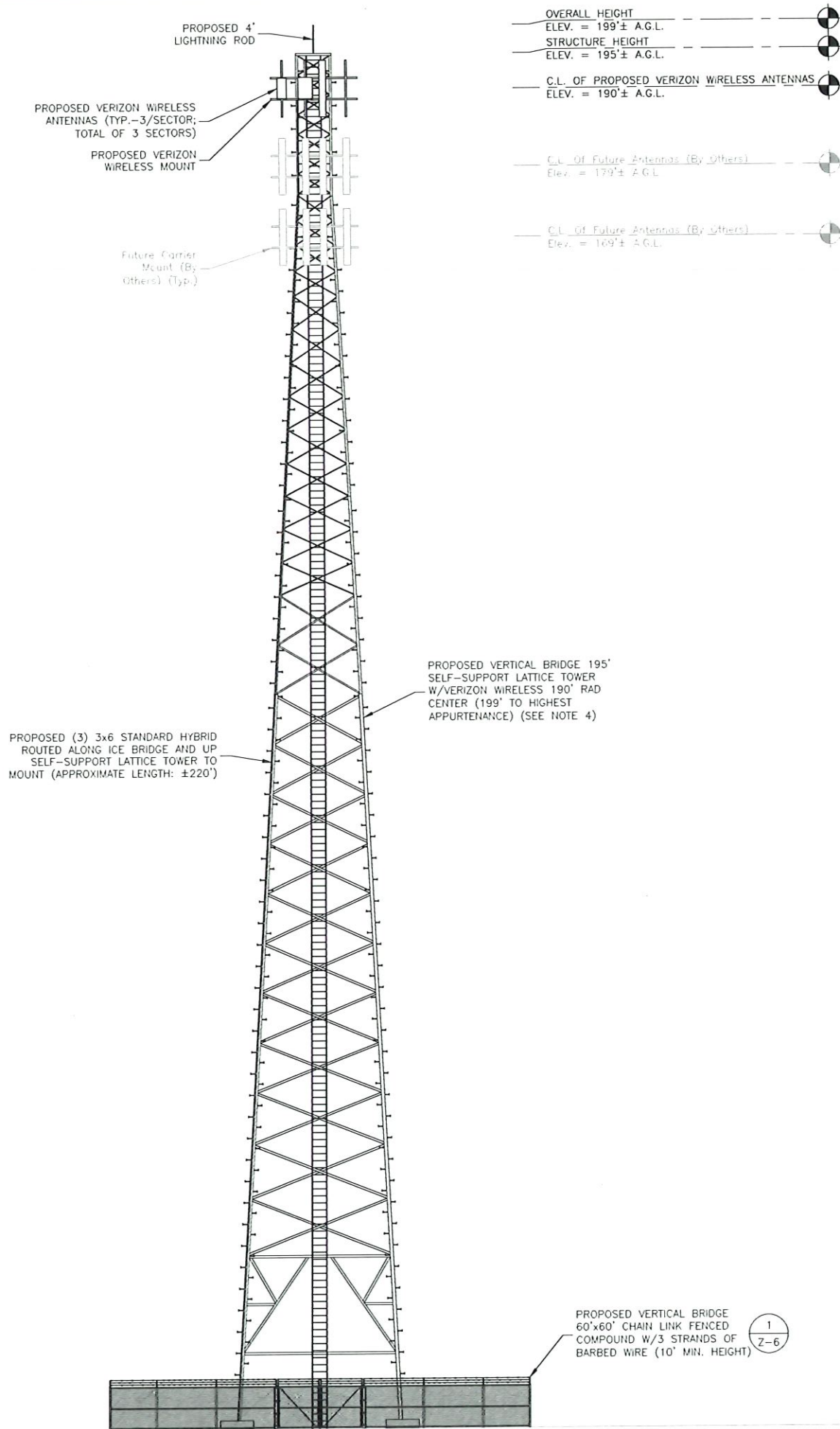
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Z-3

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

NOTE: THE TOWER SHALL HAVE A GALVANIZED STEEL FINISH OR BE PAINTED A NEUTRAL COLOR.



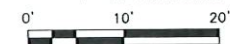
- NOTES:
1. SOME EXISTING AND PROPOSED INFORMATION NOT SHOWN FOR CLARITY.
 2. FIELD VISIT WAS CONDUCTED ON 12/16/25.
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 4. TOWER AND FOUNDATION DESIGN BY OTHERS.
 5. A.G.L. - ABOVE GROUND LEVEL
C.L. - CENTER LINE
A.M.S.L. - ABOVE MEAN SEA LEVEL

OVERALL HEIGHT	---	---
ELEV. = 199'± A.G.L.	---	---
STRUCTURE HEIGHT	---	---
ELEV. = 195'± A.G.L.	---	---
C.L. OF PROPOSED VERIZON WIRELESS ANTENNAS	---	---
ELEV. = 190'± A.G.L.	---	---
C.L. Of Future Antennas (By Others)	---	---
Elev. = 179'± A.G.L.	---	---
C.L. Of Future Antennas (By Others)	---	---
Elev. = 169'± A.G.L.	---	---

TOWER ELEVATION

SCALE: 1"=20' FOR 11x17

1"=10' FOR 22x34



1

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2000 Lakeside Drive, Suite 200
Chesapeake, VA 23060
Phone: 804.290.7957
Fax: 804.290.7928
www.dewberry.com

NO.	DESCRIPTION	DATE
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	SUBMITTAL	

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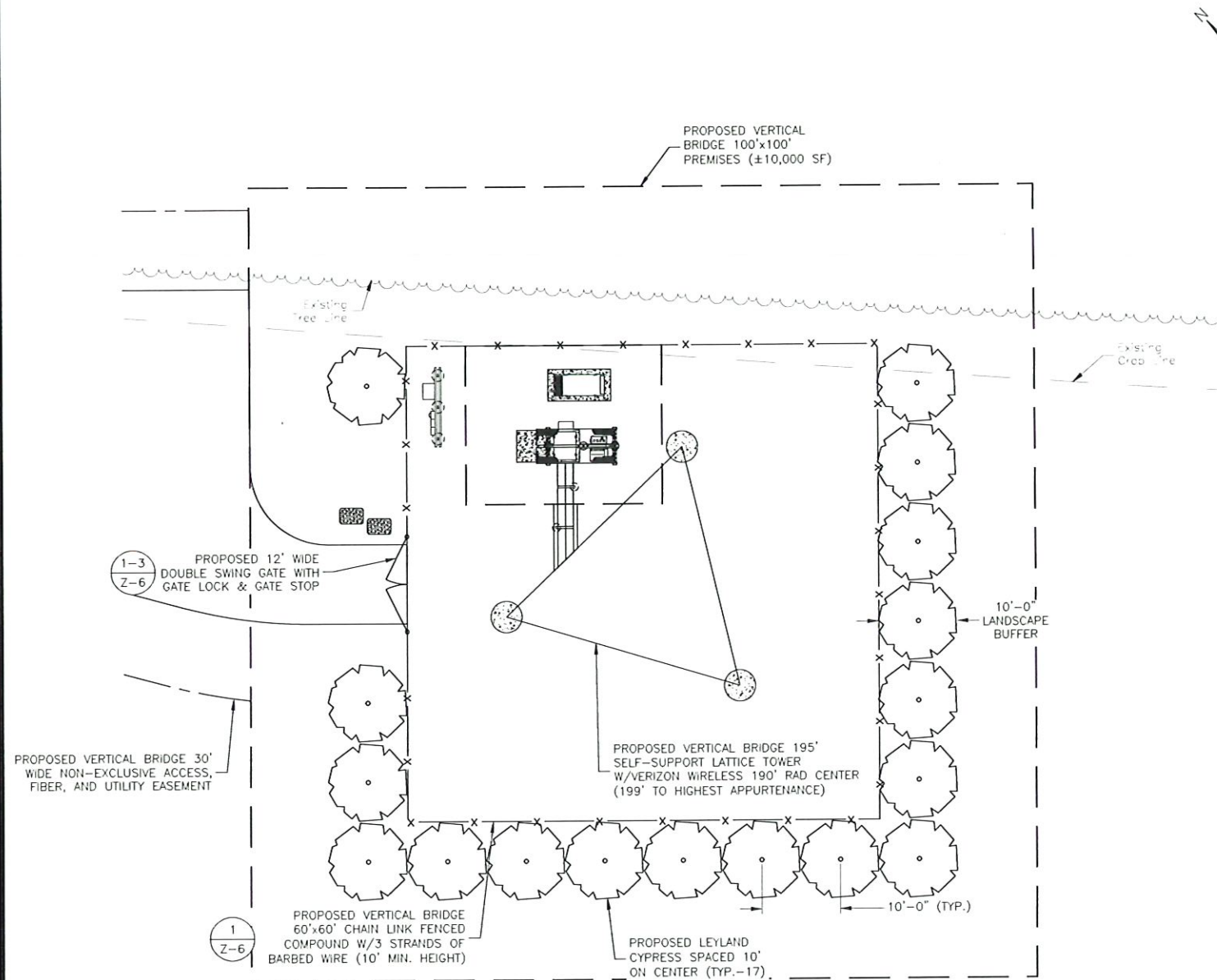
PROJECT NUMBER: 50191262

PROJECT TITLE:
US-VA-5452
(WALKERTON)

ENGINEER STAMP:

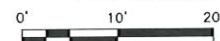


DRAWING TITLE:
TOWER ELEVATION



LANDSCAPING PLAN

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



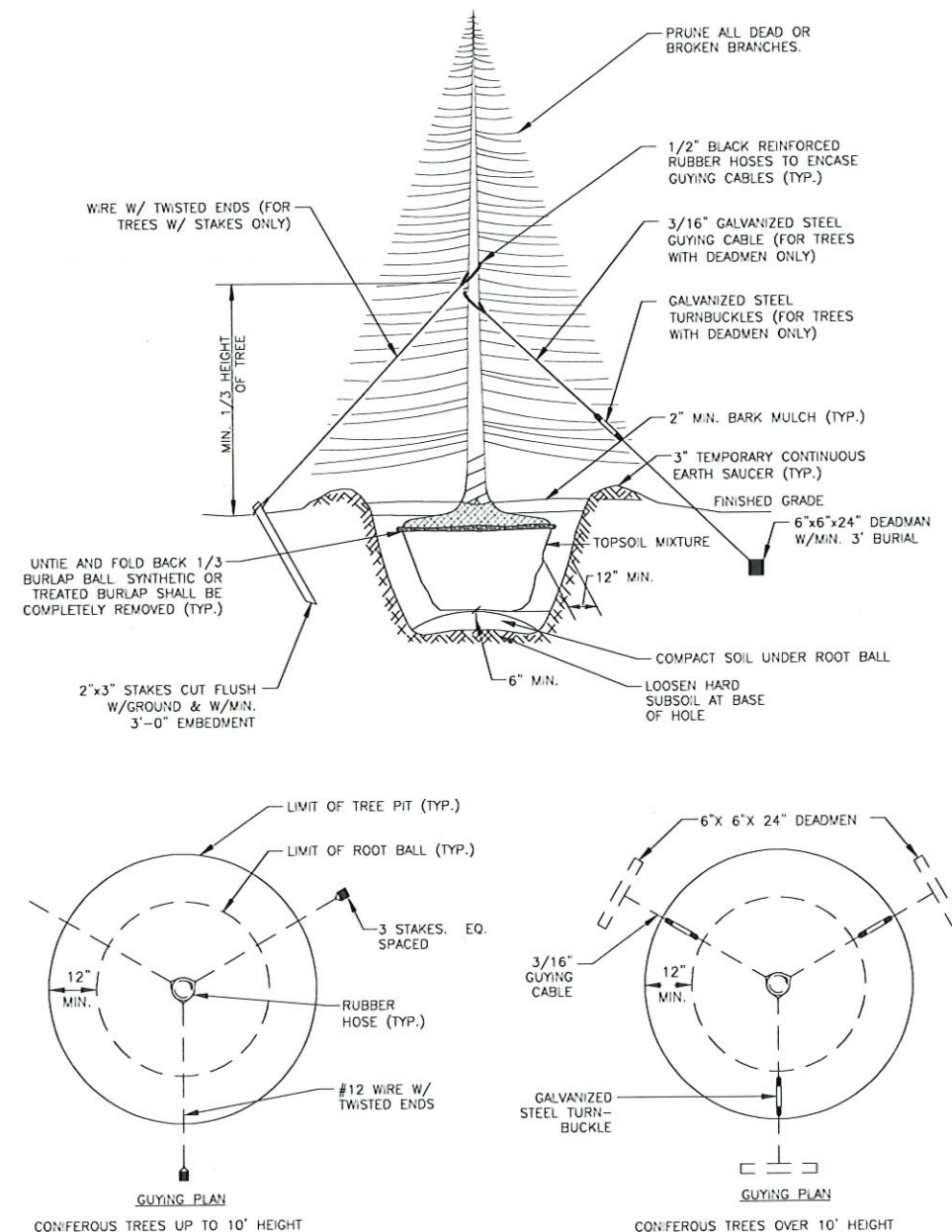
LEGEND	
	Existing Tree Line
	Existing Crop Line
	PROPOSED ROAD
	PROPOSED FENCE
	PROPOSED EASEMENT
	PROPOSED PREMISES

NOTES:

- SOME EXISTING AND PROPOSED INFORMATION NOT SHOWN FOR CLARITY.
- FIELD VISIT WAS CONDUCTED ON 12/16/25.
- EXISTING CONDITIONS BASED ON SURVEY PREPARED BY POINT TO POINT LAND SURVEYORS, INC. DATED 04/02/26.
- TOWER AND FOUNDATION DESIGN BY OTHERS.
- A.G.L. - ABOVE GROUND LEVEL
C.L. - CENTER LINE
A.M.S.L. - ABOVE MEAN SEA LEVEL

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

NOTE: THE TOWER SHALL HAVE A GALVANIZED STEEL FINISH OR BE PAINTED A NEUTRAL COLOR.



EVERGREEN PLANTING

SCALE: N.T.S.

verticalbridge

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22 WEST ATLANTIC AVENUE, SUITE 310
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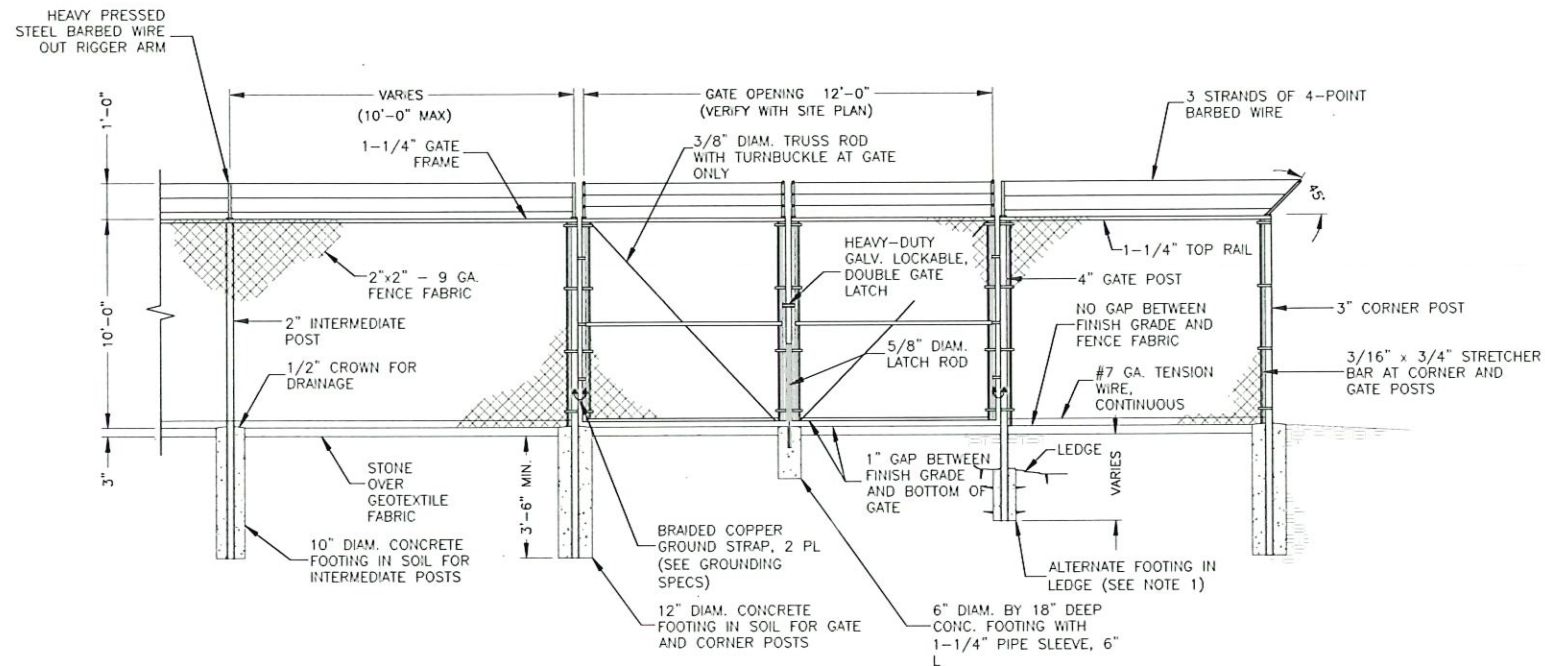
DRAWING TITLE:
LANDSCAPING PLAN

DRAWING SCALE:
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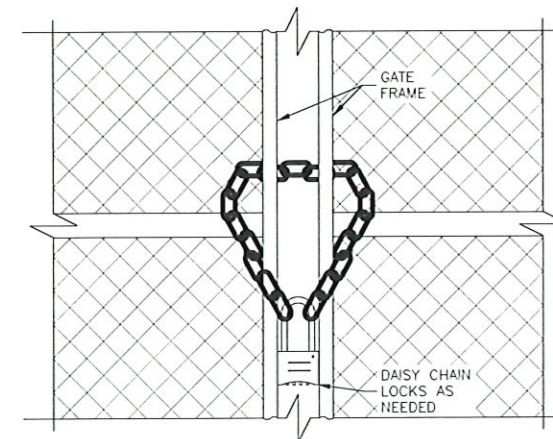


FENCE NOTES:

1. ALTERNATE FOOTINGS FOR ALL FENCE POSTS IN LEDGE: IF LEDGE IS ENCOUNTERED AT GRADE, OR AT A DEPTH SHALLOWER THAN 3'-6", CORE DRILL AN 8" DIA HOLE 18" INTO THE LEDGE. CENTER POST IN THE HOLE AND FILL WITH CONCRETE OR GROUT. IF LEDGE IS BELOW FINISH GRADE, COAT BACKFILLED SECTION OF POST WITH COAL TAR, AND BACKFILL WITH WELL-DRAINING GRAVEL.
2. ATTACH EACH GATE WITH 1-1/2 PAIR OF NON-LIFT-OFF TYPE, MALLEABLE IRON OR FORGING, PIN-TYPE HINGES. ASSEMBLIES SHALL ALLOW FOR 180° OF GATE TRAVEL.

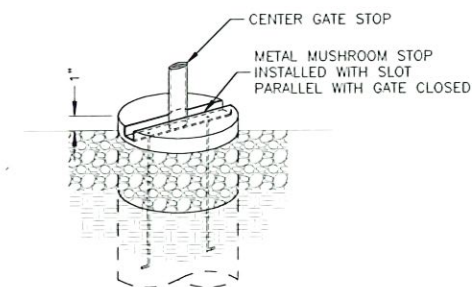
FENCE AND ACCESS GATE 1

N.T.S.



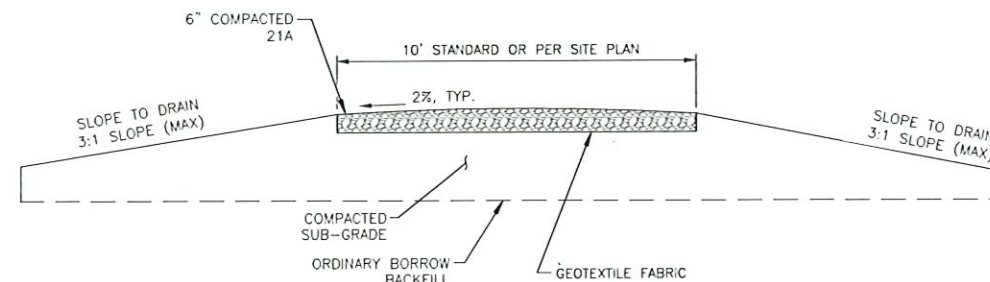
MULTI-TENANT GATE LOCK 2

N.T.S.



GATE STOP DETAIL 3

N.T.S.



NOTES:

1. SUBGRADE AND FILL SHALL CONSIST OF CLEAN SOIL. NO DELETERIOUS MATERIALS OR ORGANICS TO BE USED.
2. REMOVE MINIMUM OF 6" OF TOP SOIL AND ORGANICS BEFORE COMMENCING ACCESS ROAD.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CLEARING AND GRUBBING.
4. THE CONTRACTOR SHALL COMPLY WITH THE RECOMMENDATIONS CONTAINED WITHIN THE GEOTECHNICAL REPORT WHEN NECESSARY PREPARED FOR THIS SITE.
5. ALL GRANULAR FILL SHALL BE COMPACTED TO 95% STANDARD PROCTOR WITHIN 3% OF OPTIMUM MOISTURE CONTENT OR AS OTHERWISE DIRECTED BY THE GEOTECHNICAL ENGINEER.
6. ALL STONE SHALL BE IN ACCORDANCE W/VDOT STANDARD SPECIFICATION.

ROAD CROSS SECTION 4

N.T.S.

vertical bridge

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DETAILS

DRAWING SCALE:

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Z-6

NOTICE
GUIDELINES FOR WORKING IN
RADIOFREQUENCY ENVIRONMENTS

- All personnel should have electromagnetic energy (EME) awareness training.
- All personnel entering this site must be authorized.
- Obey all posted signs.
- Assume all antennas are active.
- Before working on antennas, notify owners and disable appropriate transmitters.
- Maintain minimum 3 feet clearance from all antennas.
- Do not stop in front of antennas.
- Use personal RF monitors while working near antennas.
- Never operate transmitters without shields during normal operation.
- Do not operate base station antennas in equipment room.

YELLOW BACKGROUND
WITH BLACK LETTERING
12"X18"H

RF NOTICE SIGN
N.T.S.

NOTICE

Radio Frequency fields
beyond this point may
exceed the FCC general
public exposure limit.

Obey all posted signs and site guidelines for
working in radio frequency environments.
In accordance with Federal Communications Commission rules on
radio frequency emissions 47 CFR 1.1307(b)

BLUE BACKGROUND
WITH WHITE LETTERING

WHITE BACKGROUND
WITH BLACK LETTERING

WHITE BACKGROUND
WITH BLACK LETTERING

12"X18"

RF NOTICE SIGN
N.T.S.

CAUTION

On this tower:
Radio frequency fields near some
antennas may exceed FCC rules
for human exposure.
Personnel climbing this tower should be
trained for working in radio frequency
environments and use a personal RF
monitor if working near active antennas.
In accordance with Federal Communications Commission rules on radio
frequency emissions 47 CFR 1.1307(b)

YELLOW BACKGROUND
WITH BLACK LETTERING

YELLOW BACKGROUND
WITH BLACK LETTERING

WHITE BACKGROUND
WITH BLACK LETTERING

12"X18"

RF CAUTION SIGN
N.T.S.

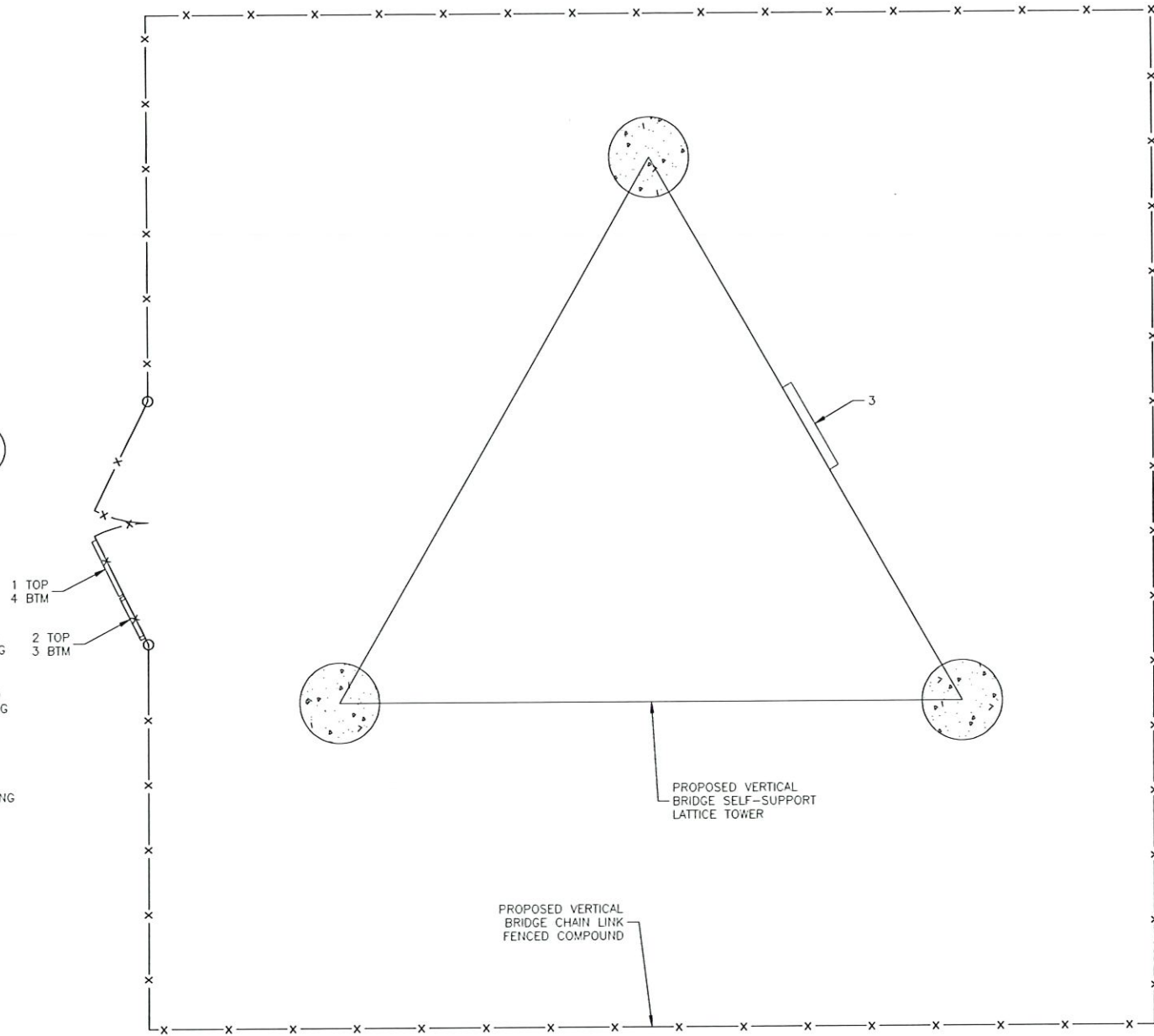
verticalbridge

SITE NAME: WALKERTON
SITE NUMBER: US-VA-5452
FCC TOWER ID: XXXXXXXXXX

Owned by: VERTICAL BRIDGE
Telephone: 877-589-6411
www.verticalbridge.com
sales@verticalbridge.com
operations@verticalbridge.com

NO TRESPASSING

IDENTIFICATION SIGN
N.T.S.



SIGN PLACEMENT
SCALE: N.T.S.

SIGNAGE NOTES:

- FOLLOW SITE EME/RF EMISSIONS STUDY (BY OTHERS) FOR SITE-SPECIFIC SIGNAGE REQUIREMENTS. IT IS POSSIBLE THAT NOT ALL SIGNS WILL BE REQUIRED.
- SIGNS SHALL BE FABRICATED FROM CORROSION RESISTANT PRESSED METAL, AND PAINTED WITH LONG LASTING UV RESISTANT COATINGS.
- SIGNS (EXCEPT WHERE NOTED OTHERWISE) SHALL BE MOUNTED TO THE TOWER, GATE, AND FENCE USING A MINIMUM OF 9 GAUGE ALUMINUM WIRE, HOG RINGS (AS UTILIZED IN FENCE INSTALLATIONS), OR BRACKETS WHERE NECESSARY. BRACKETS SHALL BE OF SIMILAR METAL AS THE STRUCTURE TO AVOID GALVANIC CORROSION.
- EXACT SIGN PLACEMENT SHALL BE AS DIRECTED BY THE CONSTRUCTION MANAGER.

SIGN INFORMATION			
SIGN	SIZE	MATERIAL	LOCATION
1	18"x24"	ALUMINUM	GATE
2	12"x18"	ALUMINUM	GATE
3	14"x10"	ALUMINUM	GATE & TOWER
4	18"x24"	ALUMINUM	GATE

NOTE: ALL SIGNS ARE PROVIDED BY VERTICAL BRIDGE.

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22 WEST ATLANTIC AVENUE, SUITE 310
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AGENDA: Tuesday, August 4, 2026, PC Meeting

ITEM #6:

Old Business:

**A. Review Chapter 3, King & Queen Zoning Ordinance Draft
Amendments/Revisions *(Continued)***

Discuss new state law regarding accessory dwelling units (ADUs)

AGENDA: *Tuesday, August 4, 2026, PC Meeting*

ITEM #7:

Staff's Comments:

A. Upcoming Applications (if any)

B. Other Comments/Updates (if any)

AGENDA: *Tuesday, August 4, 2026, PC Meeting*

ITEM #8:

Commissioner's Comments:

Planning Commission will provide comments, if any, other than items already discussed during the meeting/public hearing.

AGENDA: *Tuesday, August 4, 2026, PC Meeting*

ITEM #9 & #10:

Meeting Schedule/Adjournment:

The next Planning Commission meeting is scheduled for Tuesday, September 1, 2026, at 6:00 p.m.

Ask the Commission for a motion to adjourn the meeting.

Ask is there a second.

All in favor say “Aye”