MEETING WILL BE LIVE STREAMED ON YOUTUBE: Page County, Virginia- YouTube

AGENDA
Page County Planning Commission
Work Session
Board of Supervisors Room- County Government Center
103 South Court Street, Luray, VA 22835
August 31, 2021- 6:00 p.m.

Call to Order

A. Pledge of Allegiance
B. Moment of Silence
C. Microphone Reminder
D. Attendance Roll Call

Adoption of Agenda

New Business

A. IBR Corporation- Rezoning Application — Tracy Clatterbuck
B. Tanners Ridge Properties/Board of Supervisors Page County- Special Use Permit — Tracy Clatterbuck
C. Adoption of Minutes- July 13, 2021 & July 27, 2021

Unfinished Business

A. Review draft of Zoning and Subdivision Ordinance provided by the Berkley Group

Adjourn

COUNTY OF PAGE

103 South Court Street, Suite F
Luray, Virginia 22835
(540) 743-4142
Fax: (540) 743-4533

Board of Supervisors:
Morgan Phenix – Chairman – At-Large
D. Keith Guzy, Jr. - District I
Allen Louderback - District 2
Mark Stroupe - District 3
Larry Foltz - District 4
Jeff Vaughan - District 5

County Administrator:
Amity Moler

TO: Page County Planning Commission

FROM: Tracy Clatterbuck, Zoning Administrator

SUBJECT: IBR Corporation- Introduction of Rezoning Application

DATE: August 27, 2021

SUMMARY:

Application to rezone from Agriculture (A-1) to Commercial (C-1).

BACKGROUND:

IBR Corporation has filed an application to rezone property located at 5550 US Hwy BSN 340, Stanley, VA, and further identified by tax map number 72-A-38 which containing 1.15 acres. The property is currently being used as follows:

#5550 US Hwy BSN 340- Vacant Detached Garage
#5558 A&B US Hwy BSN 340- Retail & Residential Apartment
#227 Vista View Road- Single Family Dwelling
#237 Vista View Road- Single Family Dwelling

IBR Corporation purchased this property in February 2007. Since the zoning ordinance was adopted in 1989, this property has always been zoned as Agriculture. The applicant is requesting to rezone the parcel from Agriculture (A-1) to Commercial (C-1). They would like to lease the existing vacant detached garage to an already established local business that does mobile metal work/welding. The use of the garage would allow them the opportunity to expand their current mobile-only business. Pursuant to § 125-12.B(2) of the Page County Zoning Ordinance, metal working and welding is permitted by-right in the C-1 zoning district.

Also, staff would further note that retail [§ 125-12.B(1)], accessory and/or upstairs apartments [§ 125-12.B(9)], and single family dwellings [§ 125-12.B(13)] are all permitted by right under the C-1 zoning district.

REFERRAL COMMENTS:

The applicant has reached out to the following agencies for comment:

Virginia Department of Transportation (VDOT) – Per James Craun, "VDOT has no objection to the rezoning as it has no impact to the existing R.O.W."

Page County Health Department- Per Herber Cormier, "This Health Department has no objections to the rezoning proposal for tax parcel # 72-A-38 from Agriculture (A-1) to Commercial (C-1). New proposed business is limited by sewage disposal design of not more than 9 employees."

Page County Building Office- Per James Campbell, "No objection."

RECOMMENDATION:

The Page County Comprehensive Plan, Volume I, Goal 6 states:

Policy 6.2: "Encourage economic growth that is compatible with the County's rural character while generating a positive net cash flow for the County".

Policy 6.6: "Promote local employment opportunities."

Policy 6.8: "Encourage small business incubators in existing or new buildings in commercially zoned areas."

Policy 6.13: "Support and encourage a local skilled labor force needed by local employers."

Based on the above referenced policies, staff feels the rezoning of this property from Agriculture (A-1) to Commercial (C-1) is appropriate for this area. This property is located directly on 340, about a half a mile from the Town of Stanley limits, and is in the vicinity of already commercially zoned properties.

MOTION(S):

I move that the Page County Planning Commission hold a joint public hearing on September 28, 2021 with the Board of Supervisors on the above listed rezoning request, and direct staff to provide adequate notice of such hearing in accordance with the Code of Virginia 15.2-2204.

ATTACHMENTS:

1. IBR Corporation Rezoning Application

COUNTY OF PAGE
REZONING APPLICATION

FOR OFFICE USE ONLY:

DATE RECEIVED: 8/23/2021 DENSITY RANGE: _____

AMOUNT PAID: 1,050.00 RECEIPT #: 27279

ZONING AMENDMENT #: _____

* *

1. The applicant is the owner ✓ other ____ (Check one)

2. OWNER/MAILING ADDRESS: OCCUPANT (If other than owner)

Name: IBR Corporation Name: _____

Address: P.O. Box 687 Address: _____

Luray, VA 22835

Phone Number: 540-743-2929 Main Office Phone Number: _____

3. Site Address: 5550 + 5558 US Hwy BSN 340, Stanley, VA 22851
227 + 237 Vista View Rd., Stanley, VA 22851

4. Directions to property: 340S to Stanley, Site is on the right across from Valley Exxon (On corner of Vista View Rd., + US Hwy BSN 340).

5. Property size: 1.15

6. Tax Map Number: 72-A-38
Magisterial District: Marksville

7. It is desired and requested that the property be rezoned from Agriculture (A-1) to Commercial (C-1).

8. It is proposed that the property will be put to the following use: #5550 - Metalworking/welding shop.

9. It is proposed that the following buildings will be constructed: Existing buildings (#5558 - Currently used for Residential Apts + Retail); (#5550 - Proposed metal working/welding shop) (#227 + 237 - Residential)

Applicants' additional comments, if any: _____

Updated 08/2018

I (we), the undersigned, do hereby certify that the above information is correct and true. I (we) further understand that in granting approval of this application, the Board of Supervisors may require that I (we) comply with certain conditions and that such approval shall not be considered valid until these conditions are met. *Please refer to the attached "Power of Attorney" form for those applicants that desire to have a spokesperson, who is not the property owner, represent the application and property.*

Signature of Owner: Sue George

Signature of Applicant: Sue George

* *

COMMENTS BY PLANNING AND COMMUNITY DEVELOPMENT OFFICE:

ZONING ADMINISTRATOR

DATE

Submit names and complete mailing addresses of all adjoining property owners, including property owners across any road or right-of-way (continue on separate sheet if needed).

Note: Names and address of property owners may be found in the Real Estate and Land Use Office at the Commissioner of Revenue's Office.

NAME	ADDRESS
IBR Corporation	PO Box 1687, Luray, VA 22835
Terry + Opal Cubbage	218 Cubbage Rd., Stanley, VA 22851
Johnny Jr + Beth Breeden	250 Vista View Rd., Stanley, VA 22851

ADJOINING PROPERTY OWNER VERFICATION:

AS APPLICANT FOR THIS REZONING REQUEST, I ISAAC GEORGE HEREBY ACKNOWLEDGE THAT I HAVE FAITHFULLY AND CORRECTLY PROVIDED NAMES AND COMPLETE MAILING ADDRESSES OF ALL MY ADJOINING PROPERTY OWNERS AND THOSE DIRECTLY ACROSS THE ROAD OR RIGHT-OF-WAY. I UNDERSTAND THAT FAILURE TO PROVIDE ALL ADJOINING PROPERTY OWNERS WILL LEAVE ME LIABLE FOR ADDITIONAL COSTS FOR RE-ADVERTISEMENT AND NOTICES MAILED AND THAT MY REQUEST COULD BE DELAYED UNTIL PROPER NOTIFICATION HAS BEEN GIVEN TO ALL ADJOINING PROPETY OWNERS AND THOSE PROPERTY OWNERS ACROSS THE ROAD OR RIGHT-OF-WAY.

8/23/21 — DATE

Isaac George — SIGNATURE OF APPLICANT

PLEASE HAVE THE FOLLOWING AGENCIES ENTER THEIR COMMENTS BELOW **BEFORE SUBMITTING THIS APPLICATION** TO THE PLANNING DEPARTMENT.

VIRGINIA DEPARTMENT OF TRANSPORTATION- HARRISONBURG RESIDENCY
3536 NORTH VALLEY PIKE
HARRISONBURG, VIRGINIA 22802
(540) 434-2587

VDOT has no objection to the rezoning as it has no impact to the existing R.O.W.

8/26/21
DATE

VDOT OFFICIAL

* * * * * * * * * * * *

PAGE COUNTY HEALTH DEPARTMENT
75 COURT LANE
LURAY, VIRGINIA 22835
(540) 743-6528

DATE

HEALTH OFFICIAL

* * * * * * * * * * * *

PAGE COUNTY BUILDING OFFICIAL
103 SOUTH COURT STREET, SUITE B
LURAY, VIRGINIA 22835
(540) 743-6674

DATE

BUILDING OFFICIAL

* * * * * * * * * * *

SUBDIVISION PROPERTY OWNERS ASSOCIATION

N/A

DATE

PRESIDENT OR SECRETARY

PLEASE HAVE THE FOLLOWING AGENCIES ENTER THEIR COMMENTS BELOW BEFORE SUBMITTING THIS APPLICATION TO THE PLANNING DEPARTMENT.

VIRGINIA DEPARTMENT OF TRANSPORTATION- HARRISONBURG RESIDENCY
3536 NORTH VALLEY PIKE
HARRISONBURG, VIRGINIA 22802
(540) 434-2587

DATE VDOT OFFICIAL

****

PAGE COUNTY HEALTH DEPARTMENT
75 COURT LANE
LURAY, VIRGINIA 22835
(540) 743-6528

This Health Department has no objections to the rezoning proposal for tax parcel #72-A-38 from Agriculture (A-1) to Commercial (C-1). New proposed business is limited by sewage disposal design of not more than 9 employees.

8-26-21 Hilbert Coleman
DATE HEALTH OFFICIAL

****

PAGE COUNTY BUILDING OFFICIAL
103 SOUTH COURT STREET, SUITE B
LURAY, VIRGINIA 22835
(540) 743-6674

DATE BUILDING OFFICIAL

****

SUBDIVISION PROPERTY OWNERS ASSOCIATION

N/A

DATE PRESIDENT OR SECRETARY

PLEASE HAVE THE FOLLOWING AGENCIES ENTER THEIR COMMENTS BELOW **BEFORE SUBMITTING THIS APPLICATION** TO THE PLANNING DEPARTMENT.

VIRGINIA DEPARTMENT OF TRANSPORTATION- HARRISONBURG RESIDENCY
3536 NORTH VALLEY PIKE
HARRISONBURG, VIRGINIA 22802
(540) 434-2587

DATE VDOT OFFICIAL

* * * * * * * * * * * *

PAGE COUNTY HEALTH DEPARTMENT
75 COURT LANE
LURAY, VIRGINIA 22835
(540) 743-6528

DATE HEALTH OFFICIAL

* * * * * * * * * * *

PAGE COUNTY BUILDING OFFICIAL
103 SOUTH COURT STREET, SUITE B
LURAY, VIRGINIA 22835
(540) 743-6674

No objection.

8-23-21 James Campbell
DATE BUILDING OFFICIAL

* * * * * * * * * *

SUBDIVISION PROPERTY OWNERS ASSOCIATION

N/A

DATE PRESIDENT OR SECRETARY

Page County, Virginia

Legend

- 9-1-1 Addresses
- US Highways
- Roads
- Railroads
- Other Counties
- Parcels
- Shenandoah River
- Streams

#227- Existing Residential Use

#237- Existing Residential Use

#5550- Proposed Metal Working/ Welding Shop

#5558- Existing Residential + Retail Use

Feet

0 25 50 75 100

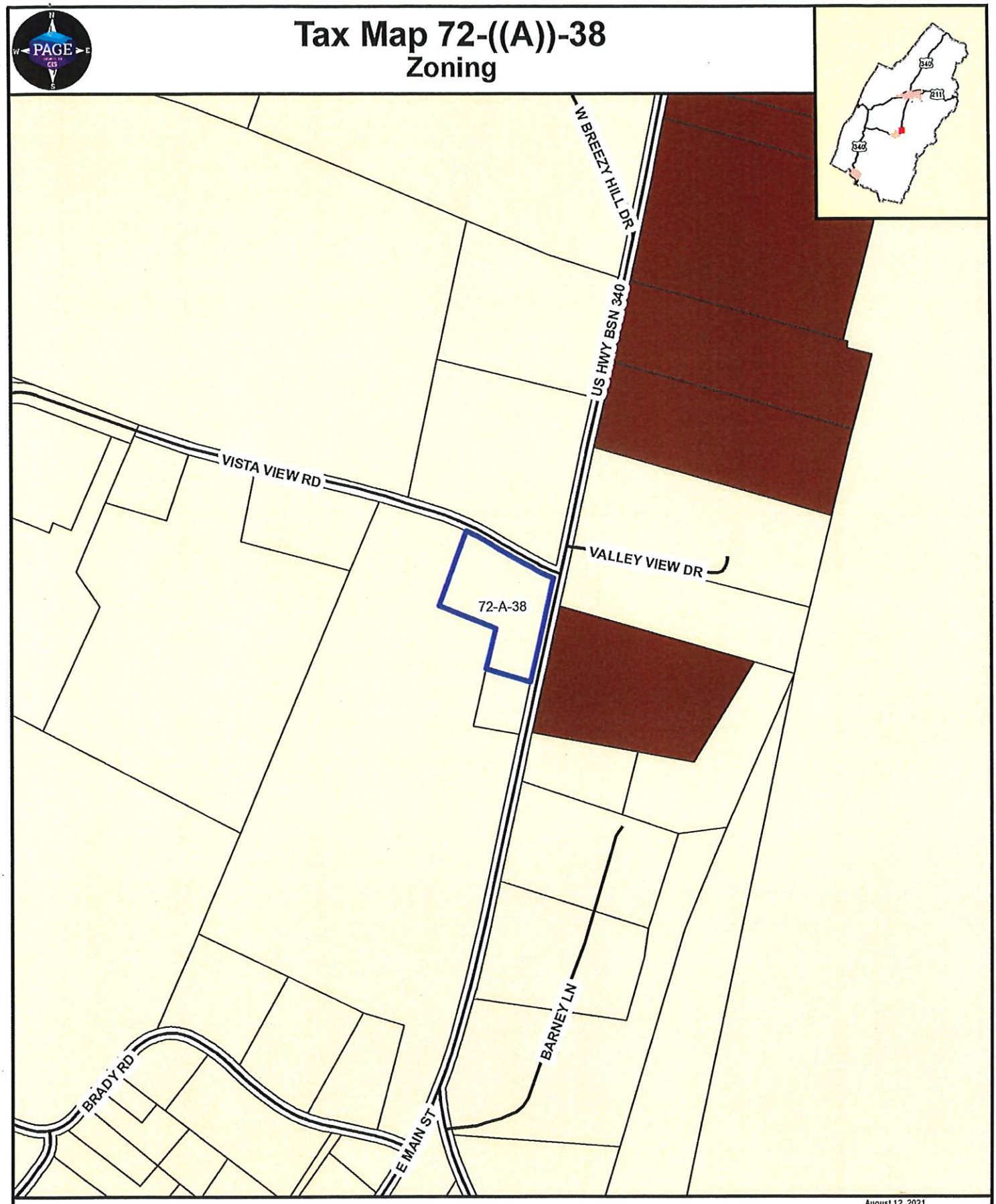
1:1,128 / 1"=94 Feet

Title:

Date: 8/12/2021

DISCLAIMER: THIS MAP IS PROVIDED WITHOUT WARRANTY OF ANY KIND, either expressly or implied, but no limited to, the implied warranties of merchantability and fitness for a particular purpose. Site-specific information is bes obtained after an onsite visit by a competent professional. Please call Page County, VA for specialized products. Any person, firm or corporation which uses this map or any of the enclosed information assumes all risk for the inaccuracy thereof, as Page County, VA expressly disclaims any liability for loss or damage arising from the use of said information by any third party. In addition use of Virginia Base Mapping Program (VBMP) statewide aerial photography requires the following disclaimer: "Any determination of topography or contours, or any depiction of physical improvements, property lines or boundaries is for general information only and shall not be used for the design, modification, or construction of improvements to real property or for flood plain determination."

Tax Map 72-((A))-38
Zoning



Legend

Roads
72-((A))-38
Other Lots

Current Zoning

Agricultural
Commercial

0 200 400 800 Feet

August 12, 2021
Page County GIS Department

Reference Use Only
Any determination of topography or contours, or any depiction of physical improvements, property lines or boundaries is for general information only and shall not be used for the design, modification, or construction of improvements to real property or for flood plain determination.

Tax Map 72-((A))-38
Aerial Imagery

Legend

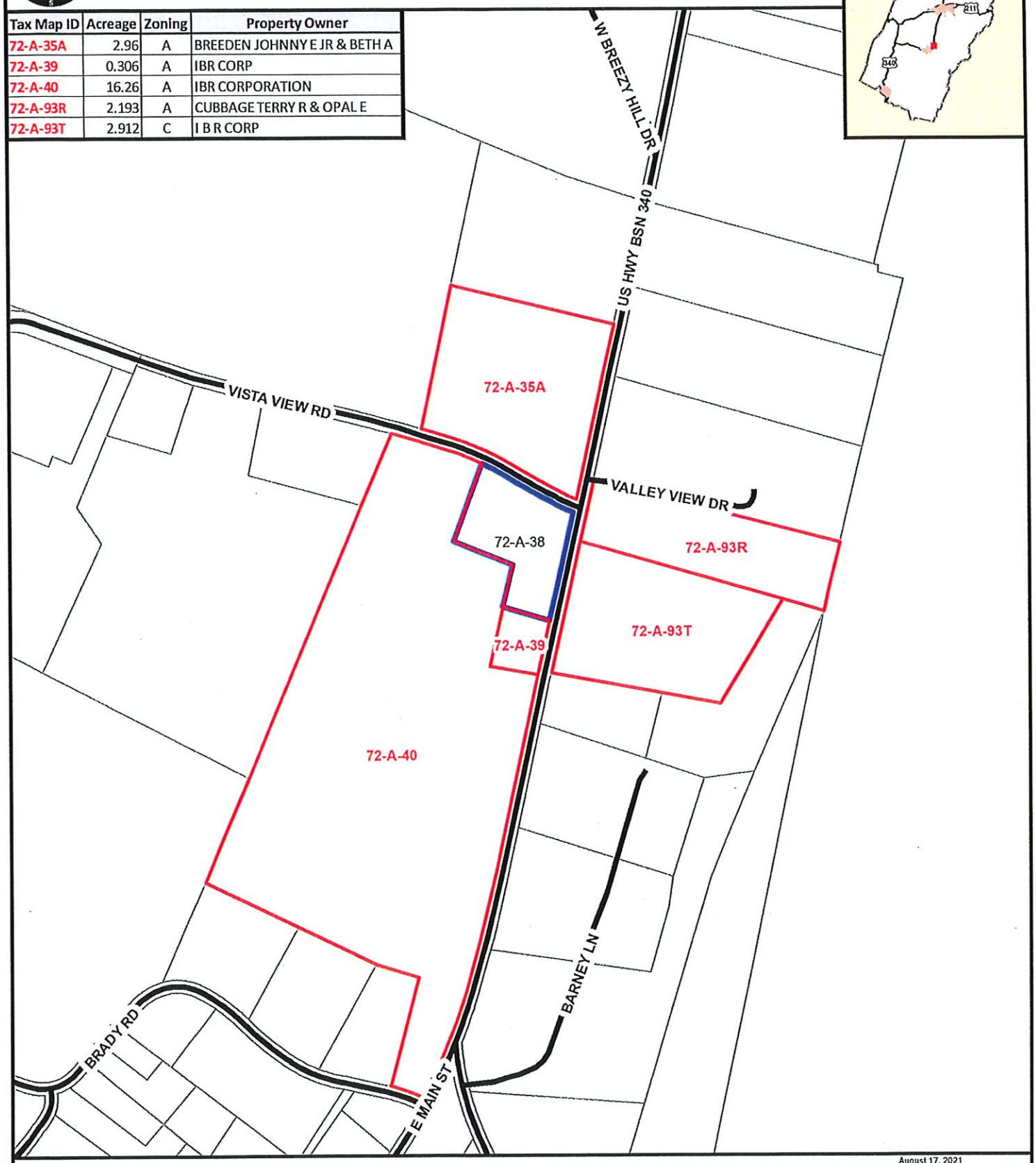
- Roads
- 72-((A))-38
- Other Lots

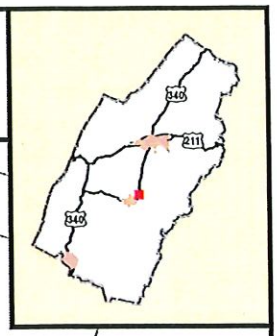
0 100 200 400 Feet

August 12, 2021
Page County GIS Department
2018 VGIN Aerial Imagery
Reference Use Only
Any determination of topography or contours, or any depiction of physical improvements, property lines or boundaries is for general information only and shall not be used for the design, modification, or construction of improvements to real property or for flood plain determination.

Tax Map 72-((A))-38
Neighboring Parcels

Tax Map ID	Acreage	Zoning	Property Owner
72-A-35A	2.96	A	BREEDEN JOHNNY E JR & BETH A
72-A-39	0.306	A	IBR CORP
72-A-40	16.26	A	IBR CORPORATION
72-A-93R	2.193	A	CUBBAGE TERRY R & OPAL E
72-A-93T	2.912	C	I B R CORP





Legend

- Roads
- Neighboring Parcels
- 72-((A))-38
- Other Lots

0 200 400 800 Feet

August 17, 2021
Page County GIS Department

Reference Use Only
Any determination of topography or contours, or any depiction of physical improvements, property lines or boundaries is for general information only and shall not be used for the design, modification, or construction of improvements to real property or for flood plain determination.

§ 125-12. Commercial (C-1). [Amended 11-10-1999; 2-12-2002; 5-14-2002; 6-21-2005; 3-18-2008; 12-16-2008; 4-21-2009; 6-16-2009; 10-20-2009; 10-18-2016]

A. Statement of intent. Generally, this district covers the areas of the County intended for the conduct of general business to which the public requires direct and frequent access, but which is not characterized either by constant heavy trucking, other than stocking and delivery of light retail goods, or by any nuisance factors other than occasioned by light and noise of congregation of people and passenger vehicles. This area is also intended to provide services for visitors and tourists.

B. Permitted uses shall be as follows:

(1) Retail stores or shops for the conducting of any retail business, including but not limited to convenience store; craft shop; florist; pawnshop; farmers market; greenhouses; hardware store; art and framing; antique shop; and other similar uses (excluding coal, wood and lumber yards).

(2) Service shops, including but not limited to physical fitness center; funeral home; beauty, barber, or nail shops; laundromat and dry cleaner; self-storage unit; community center; auto body shop; car wash/detail; auto repair service facility; metal working and welding; and other similar uses.

(3) Business, professional or government offices, and office buildings, including but not limited to post office; public safety facilities- police, fire, and rescue; real estate office; medical and dental offices; veterinarian clinic; animal husbandry/commercial kennel operation; media-related office; library; contractor office; rehabilitation centers; religious cultural and educational institutions; tax preparation; pharmacy; telecommunication call center; nursing homes; and other similar uses.

(4) Banks, savings, and loan associations, including but not limited to credit unions; payday loans; investment services; and other similar uses.

(5) Places serving food and/or beverages including but not limited to restaurant; cafe; tavern; nightclub; bar; pub: bakery; deli; brewery; winery; drive-ins; banquet facility; event facility; and other similar uses.

(6) Theaters or motion-picture theaters, except drive-ins and adult movie theaters.

(7) Automobile or mobile home sales with or without service facilities.

(8) Travel information areas.

(9) Motels and hotels (except adult motels); short-term tourist rentals, subject to the provisions of § 125-30.21; bed-and-breakfast establishments; and accessory and/or upstairs apartments. **[Amended 8-1-2017]**

(10) Indoor bowling alleys; skating rinks; archery; laser tag; and paintball.

(11) Farm implement sales with or without service facilities.

(12) Agriculture.

(13) Single-family detached dwellings; however, each lot shall comply with the requirements of §§ 125-9E or 125-10E.

(14) All facilities required by public utilities except power generation and water and/or wastewater treatment plants.

(15) Shops engaged in the manufacturing and retail sales of cabinets, furniture and upholstery.

(16) Luray Caverns Airport.

(17) Child day center pursuant to § 125-30.6.

(18) Commercial outdoor recreation areas and facilities: parks (except amusement parks), playgrounds, picnic grounds, swimming clubs, country clubs, golf courses and driving ranges, miniature golf courses; archery; laser tag; paintball; and other similar uses.

C. Permitted accessory uses located on the same lot with the permitted principal use shall be as follows:

(1) Off-street parking areas pursuant to the provisions of § 125-21.

(2) Signs pursuant to § 125-20.

(3) Customary accessory uses and buildings, provided that such are clearly incidental to the principal use pursuant to § 125-16.

(4) Small system wind energy facility and/or other small alternative energy (ex. Solar panels).

(5) Windmill.

D. Uses permitted by special permit shall be as follows:

(1) Gasoline service stations pursuant to § 125-23.

(2) Commercial parking facilities.

(3) Shopping centers pursuant to § 125-18.

(4) Outdoor recreation to include drive-in theaters and outdoor firearm ranges.

(5) Hospitals and residential care facilities to include group homes, halfway houses, adult day-care facilities, and assisted living facilities.

(6) Junkyards, but subject to the limitations of § 33.2-804(C) of the Code of Virginia 1950, as amended.

(7) Pole-designed tower facilities or pole-designed structures or monopoles, to be used for the primary purpose of communications, including, by way of

illustration but not limited to, the following: telephone, radio, television, cable, and signal by special use permit.

(8) Motorsports facility pursuant to § 125-30.2.

(9) Adult business in accordance with § 125-30.7.

(10) Riding stable or academies.

(11) Water and/or wastewater treatment plants.

E. Minimum lot size shall be as follows: 20,000 square feet with a minimum lot width of 100 feet.

F. Minimum yard dimensions shall be as follows: front yard: 40 feet; each side yard: 25 feet; rear yard: 25 feet; distance between buildings: 30 feet.

G. Maximum building coverage and height shall be as follows: maximum building height from average grade: 35 feet; maximum combined building coverage and paved area: 80% of the total lot area.

H. Buffer area. All property lines abutting a residential district shall be appropriately screened, fenced, walled or enclosed with a suitable enclosure of a minimum height of six feet, unless natural vegetation or wooded areas are used as buffer strips. All buffer strips must be at least six feet in height.

I. Any new structure designed to be occupied as a residence, church, school, community center or commercial business establishment or industry or any other structure designed for public occupancy shall not be located closer than 300 feet from any confined feeding operation as defined in Article VI, § 125-32, of this chapter.

J. All wells in Commercial Zoned districts shall be a Class III "B" well and shall maintain a fifty-foot setback from all property lines adjacent to parcel(s) three acres or larger that are used for an agricultural operation, as defined in § 3.1-22.29(B),[1] Code of Virginia 1950, as amended. A variance may be sought through the Page County Board of Zoning Appeals for a well location closer than 50 feet to the property line if either of the following criteria listed can be achieved: i) the owner of the adjacent property that is used for an agricultural operation may grant written permission for construction within 50 feet of the property line; or ii) certification by the Page County Health Department that no other site on the property complies with zoning regulations for the construction of a private well. If approved, a variance conveyance form, which is part of the Page County appeal/variance application, must be recorded at the Page County Circuit Court within 90 days of the approval. Failed private drinking water wells that must be replaced by order of the local health department shall follow state health regulations for determining a site for a new well and are exempt from adhering to the foregoing variance procedure.

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1. **Editor's Note: Said section was repealed by Laws 2008, Ch. 860, cl. 9, eff. 10-1-2008. See now § 3.2-300, Code of Virginia.**

K. Site plan. Before obtaining a zoning permit for the uses listed within this district either as a permitted use, accessory use or by special use permit a site plan shall be submitted with the zoning application (prior to construction). The site plan should include:

(1) Boundary of the parcel with project name, Tax Map number, and owner name and contact information.

(2) Building location and setbacks from property lines.

(3) Parking spaces.

(4) Proposed signs.

(5) Lighting with a description.

(6) Buffer area as described in the above Subsection H.

§ 125-30.16. Metal-working and welding facility. [Added 10-18-2016]

A. All outside storage shall be screened from parking areas and adjoining property lines.

B. Hours of operation shall be limited to 6:00 a.m. to 9:00 p.m.

C. The use shall be accessed by a state-maintained road.

D. No foundries shall be permitted.

COUNTY OF PAGE
SPECIAL USE PERMIT APPLICATION

FOR OFFICE USE ONLY:

DATE RECEIVED: ____________ DENSITY RANGE: ____________

AMOUNT PAID: ____________ RECEIPT #: ____________

* *

1. The applicant is the owner _____ other ✓ (Check one)

2. OWNER/MAILING ADDRESS — OCCUPANT (If other than owner)

OWNER/MAILING ADDRESS	OCCUPANT (If other than owner)
Name: Tanner's Ridge Properties, LLC	Name: Board of Supervisors, Page County Virginia
Address: PO BOX 748	Address: 103 S Court Street
Luray, VA 22835	Luray, VA 22835
Phone Number:	Phone Number: 540-743-4142

3. Site Address: State Route 682, Stanley, VA 22851

4. Directions to property:
Turn left onto S Court Street, turn left on S Court Street Extended, Turn right onto US-340 BUS S/Virginia Ave (5.4 MI), Slight left onto SR 624 (.6 mi), Turn left onto SR 689 (217 ft), Slight right onto SR 624/Pine Grove (2.4 Mi), SLight RIght onto State Route 682 (2.4 mi), Destination will be on the right, site will be located at end of drive.

5. Property size: 1.783

6. Tax Map Number: 100-A-11A
Magisterial District: Shenandoah Iron Works

7. Current use of the property: 44' Monopole Tower and Antennas with Existing 16'x16'1" Shelter

8. Description of proposed use: Construction of new 100' Monopole Tower with Antennas and equipment in existing shelter

Size of building(s), if any: Existing 16'x16'1" Shelter

9. Present Zoning:
_____ A-1 (Agriculture) _____ R (Residential)
_____ C-1 (Commercial) _____ I (Industrial)
✓ W-C (Woodland Conservation)

10. Applicants' additional comments, if any:
Access Road goes throught the following porperties before ending up at the above Property. 1. Tax Map # 100-A-1 2. Tax Map # 100-A-2

2. Tax Map # 100-A-9

3. Tax Map # 100-A-10, Owned by the National Park

4. Tax Map # 100-A-1

I (we), the undersigned, do hereby certify that the above information is correct and true. I (we) further understand that in granting approval of this application, the Board of Supervisors may require that I (we) comply with certain conditions and that such approval shall not be considered valid until these conditions are met. *Please refer to the attached "Power of Attorney" form for those applicants that desire to have a spokesperson, who is not the property owner, represent the application and property.*

Signature of Owner: _____

Signature of Applicant: David W Cutter Vertical Structures, Inc. 270-952-7820

* *

COMMENTS BY PLANNING AND COMMUNITY DEVELOPMENT OFFICE:

_____

_____

_____

_____

_____

_____

_____

_____

_____

ZONING ADMINISTRATOR DATE

PLEASE HAVE THE FOLLOWING AGENCIES ENTER THEIR COMMENTS BELOW **BEFORE SUBMITTING THIS APPLICATION** TO THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT.

VIRGINIA DEPARTMENT OF TRANSPORTATION- HARRISONBURG RESIDENCY
3536 NORTH VALLEY PIKE
HARRISONBURG, VIRGINIA 22802
(540) 434-2587

Entrance is approved for construction of monopole

8-26-21
DATE

VDOT OFFICIAL

****

PAGE COUNTY HEALTH DEPARTMENT
75 COURT LANE
LURAY, VIRGINIA 22835
(540) 743-6528

DATE

HEALTH OFFICIAL

****

PAGE COUNTY BUILDING OFFICIAL
103 S COURT STREET, SUITE B
LURAY, VIRGINIA 22835
(540) 743-6674

DATE

BUILDING OFFICIAL

****

SUBDIVISION PROPERTY OWNERS ASSOCIATION

N/A

DATE

PRESIDENT OR SECRETARY

PLEASE HAVE THE FOLLOWING AGENCIES ENTER THEIR COMMENTS BELOW **BEFORE SUBMITTING THIS APPLICATION** TO THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT.

VIRGINIA DEPARTMENT OF TRANSPORTATION- HARRISONBURG RESIDENCY
3536 NORTH VALLEY PIKE
HARRISONBURG, VIRGINIA 22802
(540) 434-2587

DATE VDOT OFFICIAL

****

PAGE COUNTY HEALTH DEPARTMENT
75 COURT LANE
LURAY, VIRGINIA 22835
(540) 743-6528

This Health Department has no objections to the installation of the proposed monopole tower with antennas and equipment.

8-25-2021 Herbert Cormier

DATE HEALTH OFFICIAL

****

PAGE COUNTY BUILDING OFFICIAL
103 S COURT STREET, SUITE B
LURAY, VIRGINIA 22835
(540) 743-6674

DATE BUILDING OFFICIAL

****

SUBDIVISION PROPERTY OWNERS ASSOCIATION

N/A

DATE PRESIDENT OR SECRETARY

PLEASE HAVE THE FOLLOWING AGENCIES ENTER THEIR COMMENTS BELOW **BEFORE SUBMITTING THIS APPLICATION** TO THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT.

VIRGINIA DEPARTMENT OF TRANSPORTATION- HARRISONBURG RESIDENCY
3536 NORTH VALLEY PIKE
HARRISONBURG, VIRGINIA 22802
(540) 434-2587

DATE VDOT OFFICIAL

* * * * * * * * * * * *

PAGE COUNTY HEALTH DEPARTMENT
75 COURT LANE
LURAY, VIRGINIA 22835
(540) 743-6528

DATE HEALTH OFFICIAL

* * * * * * * * * * *

PAGE COUNTY BUILDING OFFICIAL
103 S COURT STREET, SUITE B
LURAY, VIRGINIA 22835
(540) 743-6674

If approved, proper permits are required.

1-23-21 Jas Campbell

DATE BUILDING OFFICIAL

* * * * * * * * * *

SUBDIVISION PROPERTY OWNERS ASSOCIATION

N/A

DATE PRESIDENT OR SECRETARY

1 = BEARINGS ARE MAGNETIC
2 = SCALE 1" = 100'
3 = TAX MAP = 100-A-11 AND 100-A-1
4 = DATUM AS SHOWN HEREON IS ACCORDING TO RECORDED INFORMATION AND IS A CURRENT FIELD SURVEY.
5 = NO TITLE REPORT FURNISHED
6 = OTHER RIGHTS OF WAY AND EASEMENTS IF ANY, ARE NOT SHOWN

ZONED W
SETBACK 50' FRONT AND REAR
20' SIDE

ACCESSORY STRUCTURE
50' FRONT
15' SIDE AND REAR

LEGEND
● = IRON PIN FOUND
○ = IRON PIN SET
△ = POINT

⊕ = PROPOSED TOWER SITE

LINE	BEARING	DISTANCE
L1	N 68°00'28" E	175.32'
L2	N 71°47'22" E	190.01'

VICINITY MAP

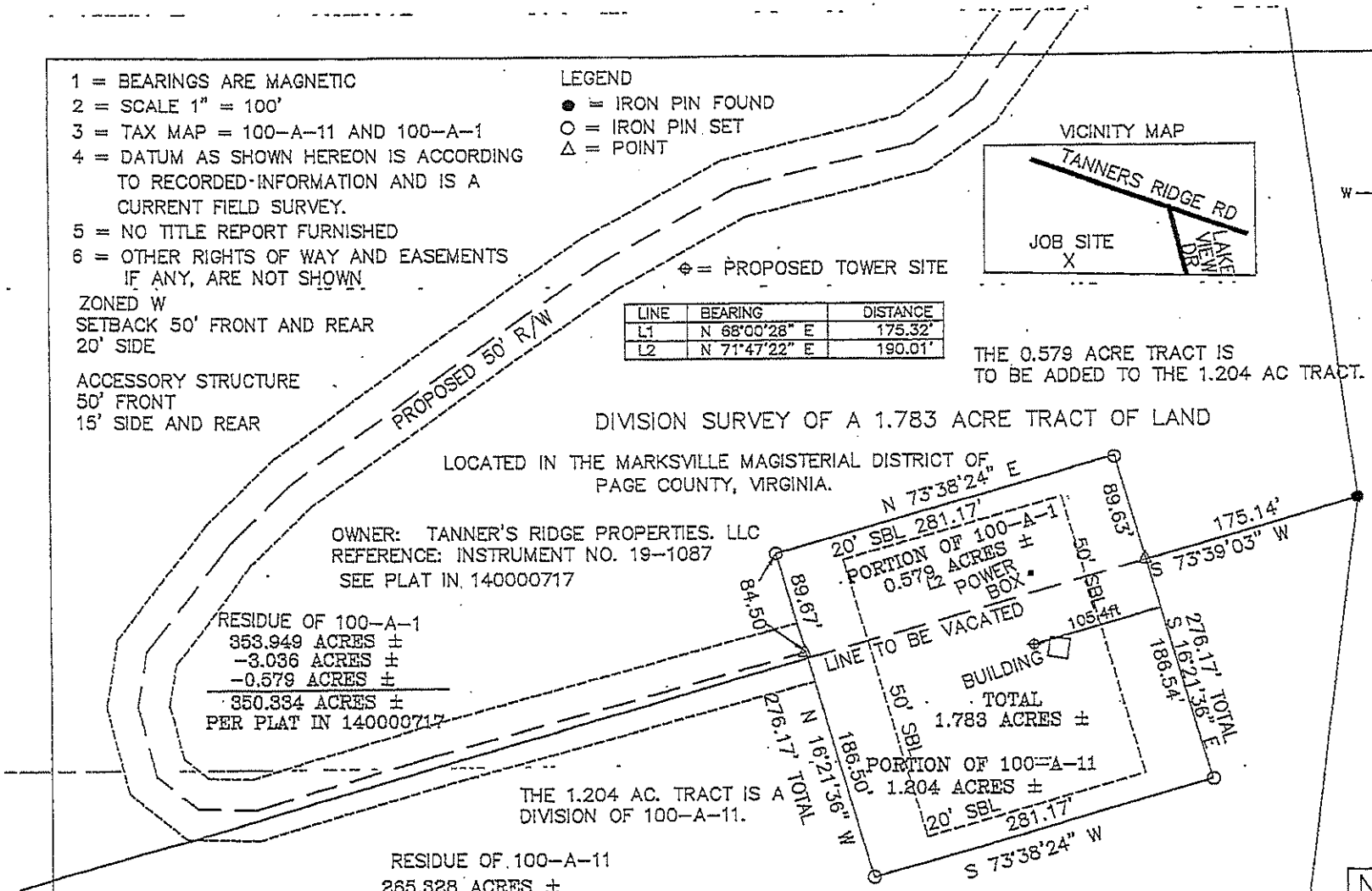
THE 0.579 ACRE TRACT IS TO BE ADDED TO THE 1.204 AC TRACT.

DIVISION SURVEY OF A 1.783 ACRE TRACT OF LAND

LOCATED IN THE MARKSVILLE MAGISTERIAL DISTRICT OF PAGE COUNTY, VIRGINIA.

OWNER: TANNER'S RIDGE PROPERTIES. LLC
REFERENCE: INSTRUMENT NO. 19-1087
SEE PLAT IN 140000717

RESIDUE OF 100-A-1
353.949 ACRES ±
-3.036 ACRES ±
-0.579 ACRES ±
350.334 ACRES ±
PER PLAT IN 140000717



THE 1.204 AC. TRACT IS A DIVISION OF 100-A-11.

RESIDUE OF 100-A-11
265.328 ACRES ±
PER PLAT IN 140000717

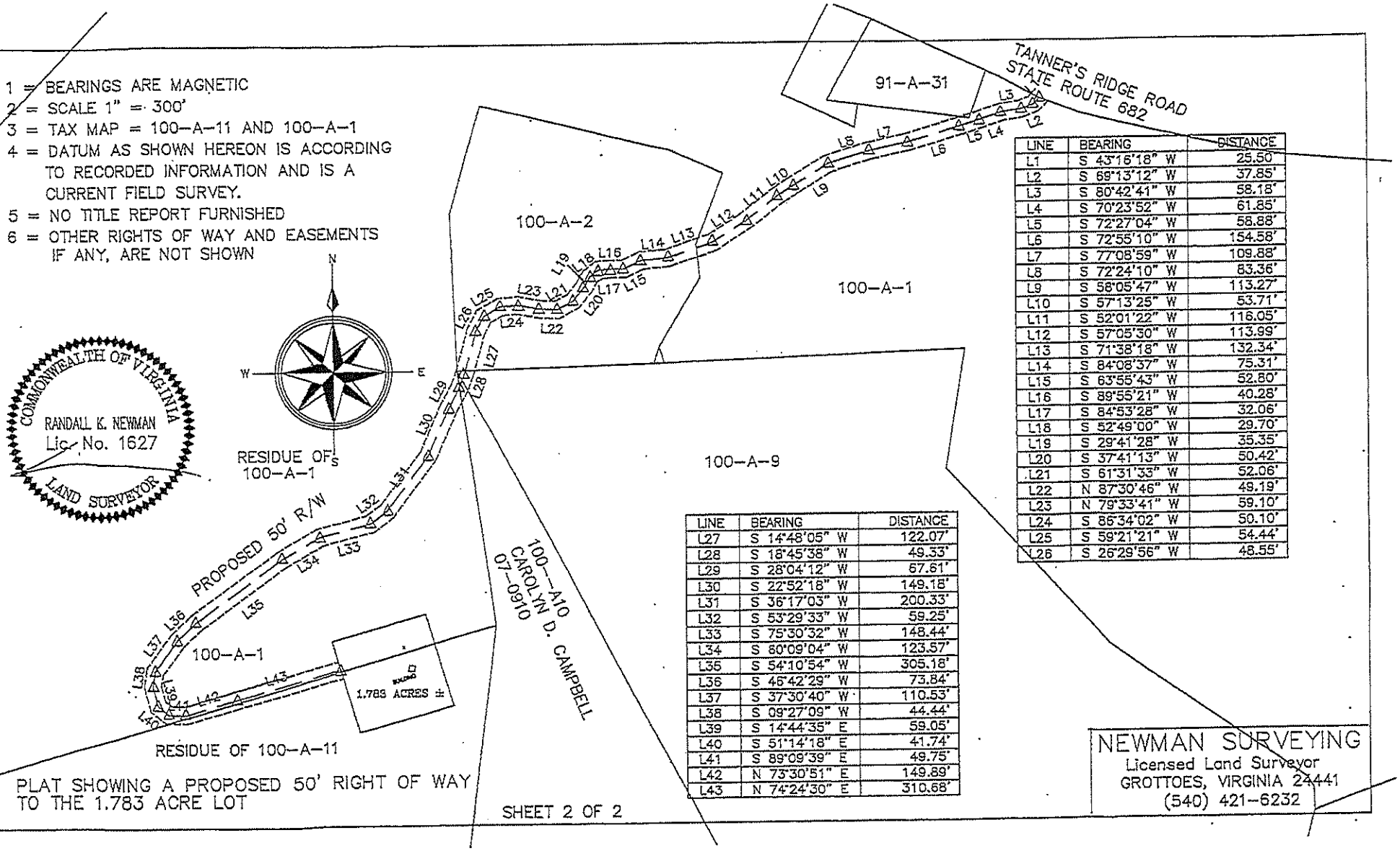
JOB NO P100-A-1 DATE: DECEMBER 11, 2020

SHEET 1 OF 2

COMMONWEALTH OF VIRGINIA
RANDALL K. NEWMAN
Lic. No. 1627
LAND SURVEYOR

NEWMAN SURVEYING
Licensed Land Surveyor
GROTTOES, VIRGINIA 24441
(540) 421-6232

1 = BEARINGS ARE MAGNETIC
2 = SCALE 1" = 300'
3 = TAX MAP = 100–A–11 AND 100–A–1
4 = DATUM AS SHOWN HEREON IS ACCORDING TO RECORDED INFORMATION AND IS A CURRENT FIELD SURVEY.
5 = NO TITLE REPORT FURNISHED
6 = OTHER RIGHTS OF WAY AND EASEMENTS IF ANY, ARE NOT SHOWN



LINE	BEARING	DISTANCE
L1	S 43°16'18" W	25.50'
L2	S 69°13'12" W	37.85'
L3	S 80°42'41" W	58.18'
L4	S 70°23'52" W	61.85'
L5	S 72°27'04" W	58.88'
L6	S 72°55'10" W	154.58'
L7	S 77°08'59" W	109.88'
L8	S 72°24'10" W	83.36'
L9	S 58°05'47" W	113.27'
L10	S 57°13'25" W	53.71'
L11	S 52°01'22" W	116.05'
L12	S 57°05'30" W	113.99'
L13	S 71°38'18" W	132.34'
L14	S 84°08'37" W	75.31'
L15	S 63°55'43" W	52.80'
L16	S 89°55'21" W	40.28'
L17	S 84°53'28" W	32.06'
L18	S 52°49'00" W	29.70'
L19	S 29°41'28" W	35.35'
L20	S 37°41'13" W	50.42'
L21	S 61°31'33" W	52.06'
L22	N 87°30'46" W	49.19'
L23	N 79°33'41" W	59.10'
L24	S 86°34'02" W	50.10'
L25	S 59°21'21" W	54.44'
L26	S 26°29'56" W	48.55'

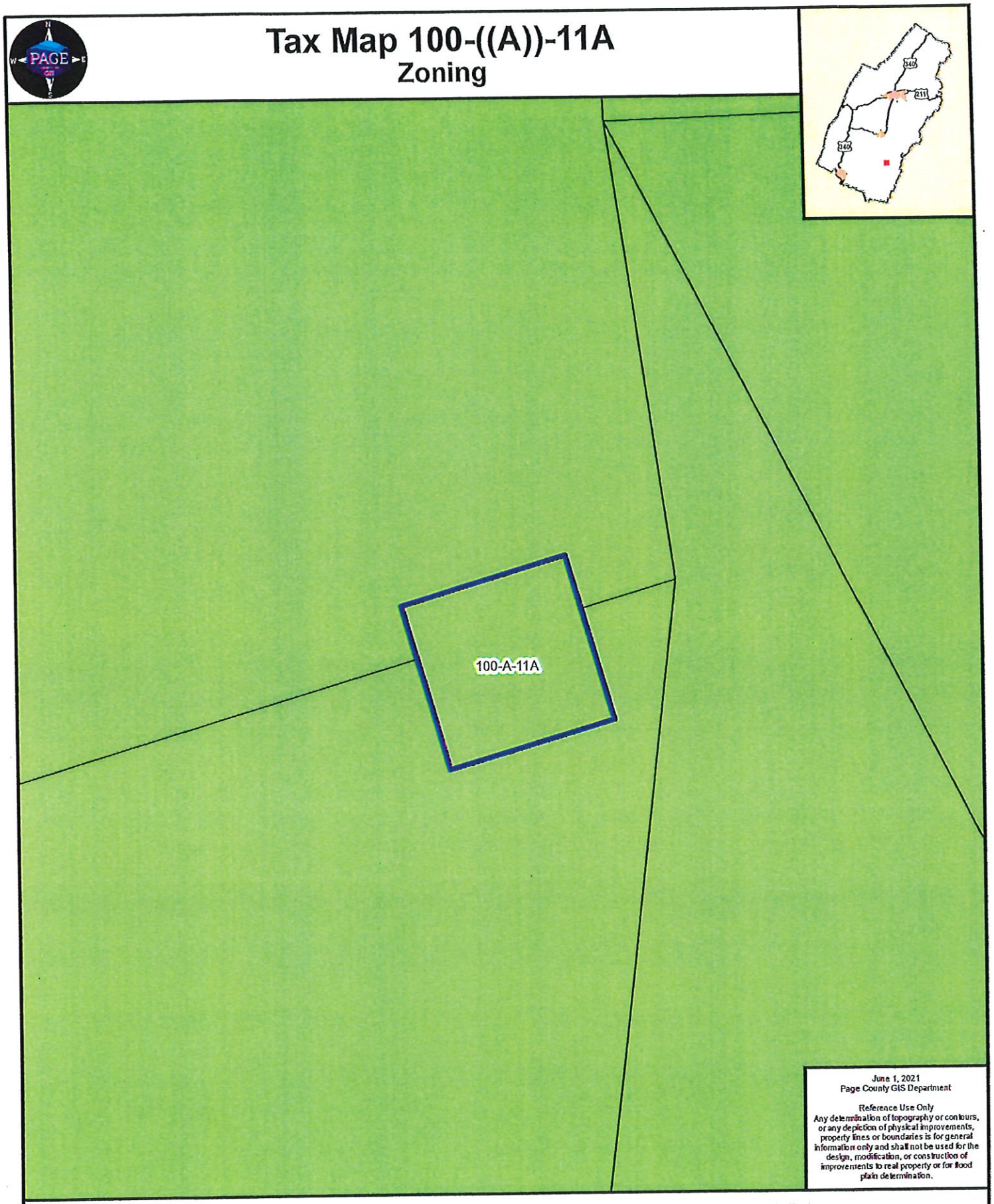
LINE	BEARING	DISTANCE
L27	S 14°48'05" W	122.07'
L28	S 18°45'38" W	49.33'
L29	S 28°04'12" W	67.61'
L30	S 22°52'18" W	149.18'
L31	S 36°17'03" W	200.33'
L32	S 53°29'33" W	59.25'
L33	S 75°30'32" W	148.44'
L34	S 80°09'04" W	123.57'
L35	S 54°10'54" W	305.18'
L36	S 46°42'29" W	73.84'
L37	S 37°30'40" W	110.53'
L38	S 09°27'09" W	44.44'
L39	S 14°44'35" E	59.05'
L40	S 51°14'18" E	41.74'
L41	S 89°09'39" E	49.75'
L42	N 73°30'51" E	149.89'
L43	N 74°24'30" E	310.68'

PLAT SHOWING A PROPOSED 50' RIGHT OF WAY TO THE 1.783 ACRE LOT

SHEET 2 OF 2

NEWMAN SURVEYING
Licensed Land Surveyor
GROTTOES, VIRGINIA 24441
(540) 421–6232

Tax Map 100-((A))-11A
Zoning



Legend

0 200 400 800 Feet

Roads

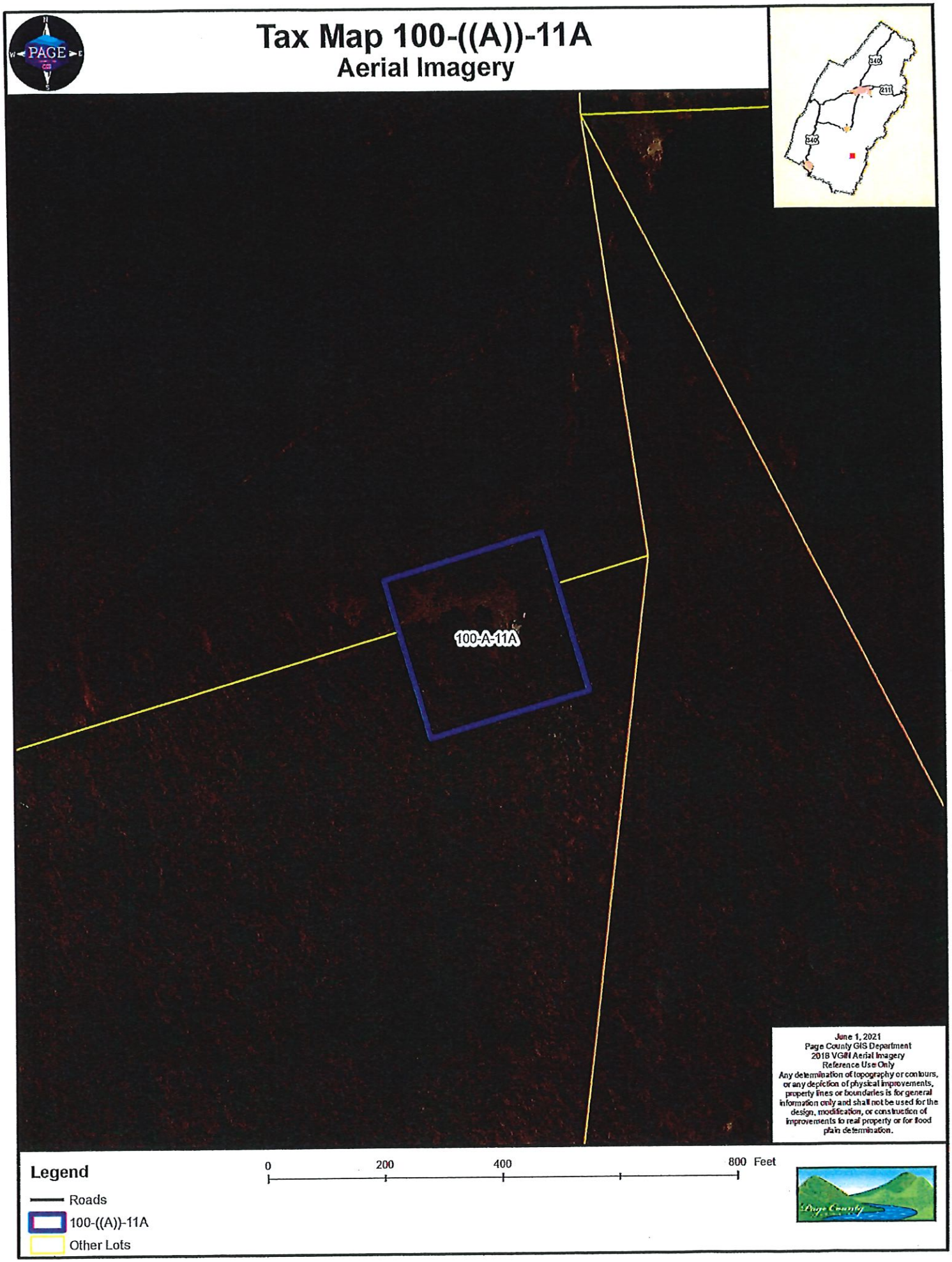
100-((A))-11A

Other Lots

Current Zoning

Woodland Conservation

Tax Map 100-((A))-11A
Aerial Imagery



Code of Virginia
Title 15.2. Counties, Cities and Towns
Chapter 22. Planning, Subdivision of Land and Zoning

§ 15.2-2232. Legal status of plan.

A. 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. In connection with any such determination, the commission may, and at the direction of the governing body shall, hold a public hearing, after notice as required by § 15.2-2204. Following the adoption of the Statewide Transportation Plan by the Commonwealth Transportation Board pursuant to § 33.2-353 and written notification to the affected local governments, each local government through which one or more of the designated corridors of statewide significance traverses, shall, at a minimum, note such corridor or corridors on the transportation plan map included in its comprehensive plan for information purposes at the next regular update of the transportation plan map. Prior to the next regular update of the transportation plan map, the local government shall acknowledge the existence of corridors of statewide significance within its boundaries.

B. The commission shall communicate its findings to the governing body, indicating its approval or disapproval with written reasons therefor. The governing body may overrule the action of the commission by a vote of a majority of its membership. Failure of the commission to act within 60 days of a submission, unless the time is extended by the governing body, shall be deemed approval. The owner or owners or their agents may appeal the decision of the commission to the governing body within 10 days after the decision of the commission. The appeal shall be by written petition to the governing body setting forth the reasons for the appeal. The appeal shall be heard and determined within 60 days from its filing. A majority vote of the governing body shall overrule the commission.

C. Widening, narrowing, extension, enlargement, vacation or change of use of streets or public areas shall likewise be submitted for approval, but paving, repair, reconstruction, improvement, drainage or similar work and normal service extensions of public utilities or public service corporations shall not require approval unless such work involves a change in location or extent of a street or public area.

D. Any public area, facility or use as set forth in subsection A which is identified within, but not the entire subject of, a submission under either § 15.2-2258 for subdivision or subdivision A 8 of § 15.2-2286 for development or both may be deemed a feature already shown on the adopted master plan, and, therefore, excepted from the requirement for submittal to and approval by the commission or the governing body; provided, that the governing body has by ordinance or resolution defined standards

governing the construction, establishment or authorization of such public area, facility or use or has approved it through acceptance of a proffer made pursuant to § 15.2-2303.

E. Approval and funding of a public telecommunications facility on or before July 1, 2012, by the Virginia Public Broadcasting Board pursuant to Article 12 (§ 2.2-2426 et seq.) of Chapter 24 of Title 2.2 or after July 1, 2012, by the Board of Education pursuant to § 22.1-20.1 shall be deemed to satisfy the requirements of this section and local zoning ordinances with respect to such facility with the exception of television and radio towers and structures not necessary to house electronic apparatus. The exemption provided for in this subsection shall not apply to facilities existing or approved by the Virginia Public Telecommunications Board prior to July 1, 1990. The Board of Education shall notify the governing body of the locality in advance of any meeting where approval of any such facility shall be acted upon.

F. On any application for a telecommunications facility, the commission's decision shall comply with the requirements of the Federal Telecommunications Act of 1996. Failure of the commission to act on any such application for a telecommunications facility under subsection A submitted on or after July 1, 1998, within 90 days of such submission shall be deemed approval of the application by the commission unless the governing body has authorized an extension of time for consideration or the applicant has agreed to an extension of time. The governing body may extend the time required for action by the local commission by no more than 60 additional days. If the commission has not acted on the application by the end of the extension, or by the end of such longer period as may be agreed to by the applicant, the application is deemed approved by the commission.

G. A proposed telecommunications tower or a facility constructed by an entity organized pursuant to Chapter 9.1 (§ 56-231.15 et seq.) of Title 56 shall be deemed to be substantially in accord with the comprehensive plan and commission approval shall not be required if the proposed telecommunications tower or facility is located in a zoning district that allows such telecommunications towers or facilities by right.

H. A solar facility subject to subsection A shall be deemed to be substantially in accord with the comprehensive plan if (i) such proposed solar facility is located in a zoning district that allows such solar facilities by right; (ii) such proposed solar facility is designed to serve the electricity or thermal needs of the property upon which such facility is located, or will be owned or operated by an eligible customer-generator or eligible agricultural customer-generator under § 56-594 or 56-594.01 or by a small agricultural generator under § 56-594.2; or (iii) the locality waives the requirement that solar facilities be reviewed for substantial accord with the comprehensive plan. All other solar facilities shall be reviewed for substantial accord with the comprehensive plan in accordance with this section. However, a locality may allow for a substantial accord review for such solar facilities to be advertised and approved concurrently in a public hearing process with a rezoning, special exception, or other approval process.

Code 1950, §§ 15-909, 15-923, 15-964.10; 1958, c. 389; 1960, c. 567; 1962, c. 407, § 15.1-456; 1964, c. 528; 1966, c. 596; 1968, c. 290; 1975, c. 641; 1976, c. 291; 1978, c. 584; 1982, c. 39; 1987, c. 312; 1989, c. 532; 1990, c. 633; 1997, cc. 587, 858; 1998, c. 683; 2007, c. 801; 2009, cc. 670, 690; 2012, cc. 803, 835; 2016, c. 613; 2018, cc. 175, 318; 2020, c. 665.

SPECIAL USE PERMIT-Shenandoah Mobile Company
APPROVED _____DENIED_____
BY THE PAGE COUNTY BOARD OF SUPERVISORS

TAX MAP #
77-A-37

1. THIS SPECIAL USE PERMIT IS TRANSFERABLE AND SHALL MEET ALL REQUIREMENTS WITHIN THE PAGE COUNTY ZONING ORDINANCE AS WELL AS ANY ORDINANCE AMENDMENTS FOR THE PERIOD SET FORTH WITHIN THE PARAMETERS OF THIS SPECIAL USE PERMIT. THE SPECIAL USE PERMIT SHALL REMAIN WITH THE PROPERTY FOR A PERIOD OF FOURTY 40 YEARS.

2. THE TOWER AND ANY ACCESSORY USES ATTACHED TO SAID TOWER, SHALL NOT EXCEED 199' IN HEIGHT.

3. ANY CHANGE OF USE OR EXPANSION WILL REQUIRE A SPECIAL USE PERMIT.

4. THE APPLICANT SHALL COMPLY WITH ALL AGENCY AND DEPARTMENT REGULATIONS.

5. THE WARNING/SAFETY LIGHT ATOP THE TOWER SHALL ONLY BE RED IN COLOR BETWEEN DUSK AND DAWN, AND MAINTAINED AS A WHITE LIGHT DURING THE REMAINING TIME.

6. THIS SPECIAL USE PERMIT MAY BE REVOKED UPON NON-COMPLIANCE WITH THE TERMS OF THE PERMIT OR UPON VIOLATION OF ANY OTHER TERMS OF THE PAGE COUNTY ZONING ORDINANCE.

7. THE ZONING ADMINISTRATOR OR THEIR DESIGNATED REPRESENTATIVE MAY VISIT THE SITE AT ANY TIME TO ENSURE COMPLIANCE WITH THE SPECIAL USE PERMIT CONDITIONS.

8. THE PREVIOUS SPECIAL USE PERMIT #1032 SHALL BE VOID.

I (we) the undersigned owner(s)/occupant(s) understand and agree to the foregoing conditions of this special use permit. I further understand that this special use permit may be reviewed on a yearly basis or at any time, the county determines necessary to ensure the compliance with and enforcement of all the applicable conditions, codes, and regulations.

_____	_____
Owner(s)/Occupant(s)	Date
_____	_____
Board of Supervisors Chairman	Date
_____	_____
County Administrator	Date

SPECIAL USE PERMIT- Cingular Wireless
APPROVED ___xx___ DENIED_____
BY THE PAGE COUNTY BOARD OF SUPERVISORS

	TAX MAP #
_____	44-(3)-4
_____	44-(3)-5
_____	44-(3)-6

1. THIS SPECIAL USE PERMIT IS NON-TRANSFERABLE AND SHALL MEET ALL REQUIREMENTS UNDER PAGE COUNTY ZONING ORDINANCE.

2. THE TOWER SHALL NOT EXCEED ONE HUNDRED AND NINETY FIVE FEET (195).

3. THERE SHALL NOT BE ANY ADVERTISING MESSAGE/SIGN AFFIXED TO THE TOWER OR ANTENNA.

4. TOWERS SHALL NOT BE ARTIFICIALLY ILLUMINATED UNLESS REQUIRED BY FCC OR FAA REGULATIONS.

5. THIS SPECIAL USE PERMIT MAY BE REVOKED UPON NON-COMPLIANCE WITH THE TERMS OF THE PERMIT OR UPON VIOLATION OF ANY OTHER TERMS OF THE ZONING ORDINANCE OF THE COUNTY OF PAGE, VIRGINIA.

6. THE ZONING ADMINISTRATOR OR HIS DESIGNATED REPRESENTATIVE MAY VISIT SITE AT ANY TIME TO ENSURE COMPLIANCE WITH SPECIAL USE PERMIT CONDITIONS.

I (we) the undersigned owner(s)/occupant(s) understand and agree to the foregoing conditions of this special use permit. I further understand that this special use permit may be reviewed on a yearly basis or at any time, the county determines necessary to ensure the compliance with and enforcement of all the applicable conditions, codes, and regulations.

agent — 6/30/05

Owner(s)/Occupant(s) — Date

6-23-05

Board of Supervisors Chairman — Date

6/27/05

Certified Zoning Administrator — Date

SPECIAL USE PERMIT- Shenandoah Mobile LLC (Shentel)
APPROVED ____X_____ DENIED·_____
BY THE PAGE COUNTY BOARD OF SUPERVISORS
Board of Supervisors Meeting Date: August 19, 2014

TAX MAP #
87-A-78

1. THIS SPECIAL USE PERMIT IS TRANSFERABLE AND SHALL MEET ALL REQUIREMENTS UNDER PAGE COUNTY ZONING ORDINANCE. THE SPECIAL USE PERMIT SHALL REMAIN WITH THE PROPERTY FOR A PERIOD OF THIRTY (30) YEARS.

2. THE TOWER SHALL NOT EXCEED ONE HUNDRED AND EIGHTY (180) FEET.

3. THERE SHALL NOT BE ANY ADVERTISING MESSAGE/SIGN AFFIXED TO THE TOWER OR ANTENNA.

4. TOWER SHALL NOT BE ARTIFICIALLY ILLUMINATED UNLESS REQUIRED BY FCC OR FAA. REGULATIONS.

5. THIS SPECIAL USE PERMIT MAY BE REVOKED UPON MATERIAL NONCOMPLIANCE WITH THE TERMS OF THE PERMIT OR UPON VIOLATION OF ANY OTHER TERMS OF THE ZONING ORDINANCE OF THE COUNTY OF PAGE, VIRGINIA.

6. THE ZONING ADMINISTRATOR OR THEIR DESIGNATED REPRESENTATIVE MAY VISIT THE SITE AT ANY TIME TO ENSURE COMPLIANCE WITH SPECIAL USE PERMIT CONDITIONS.

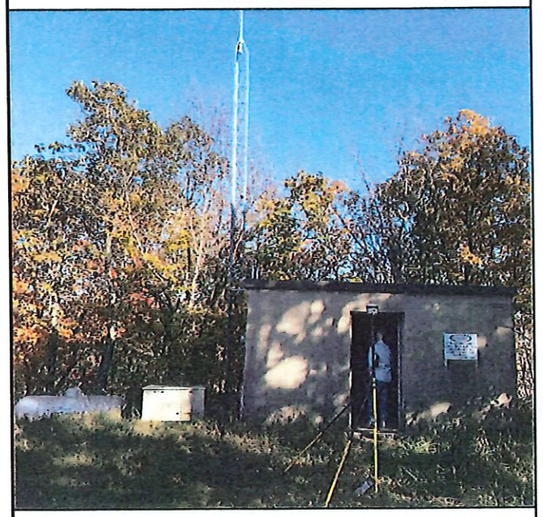
I (we) the undersigned owner(s)/ occupant(s) understand and agree to the foregoing conditions of this special use permit, I further understand that this special use permit may be reviewed on a yearly basis or at any time, the county determines necessary to ensure the compliance with and enforcement of all the applicable conditions, codes, and regulations.

_____ _____
Owner(s)/Occupant(s) Date

_____ _____
Board of Supervisors Chairman Date

_____ _____
County Administrator Date

SITE PHOTO



THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE; NO SANITARY SEWER SERVICE, POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS PROPOSED.

SITE NAME:

TANNERS RIDGE

SITE ADDRESS:

ROUTE 682
STANLEY, VA 22851

PROJECT DESCRIPTION:

CONSTRUCTION OF MONOPOLE TOWER AND EQUIPMENT IN EXISTING SHELTER

DRAWING INDEX

SHEET #:	SHEET TITLE	REV. #
TS-1	TITLE SHEET	B
C-1	GENERAL NOTES	B
C-2	OVERALL SITE PLAN	B
C-3	DETAILED EXISTING SITE PLAN	B
C-3.1	DETAILED PROPOSED SITE PLAN	B
C-4	TOWER ELEVATION & ANTENNA PLANS	B
C-5	CONSTRUCTION DETAILS	B
C-6	SHELTER PLAN	B
E-1	ELECTRICAL AC ONE-LINE DIAGRAM & NOTES	B
E-2	UTILITY PLAN	B
E-2.1	SHELTER UTILITY PLAN	B
E-3	GROUNDING SITE PLAN & NOTES	B
E-3.1	SHELTER GROUNDING PLAN	B
E-4	GROUNDING DETAILS	B
M-1	MECHANICAL UTILITY PLAN	B
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PROJECT INFORMATION

SITE ADDRESS:	ROUTE 682 STANLEY, VA 22851
TAX MAP NUMBER:	100-A-11
LATITUDE (NAD 83):	38° 30' 40.35" N (PER 1A DATED 11/05/2020)
LONGITUDE (NAD 83):	78° 29' 14.11" W (PER 1A DATED 11/05/2020)
GROUND ELEVATION (NAVD 88):	2875.0' AMSL (PER 1A DATED 11/05/2020)
JURISDICTION:	PAGE COUNTY
LOCAL POWER COMPANY:	SHENANDOAH VALLEY ELECTRIC COOPERATIVE
LOCAL TELEPHONE COMPANY:	TBD

TOWER INFORMATION

OCCUPANCY LOAD:	0
STRUCTURE HEIGHT:	100'
CONSTRUCTION TYPE:	II-B
OCCUPANCY GROUP:	U

A/E CONTACT INFORMATION

ENGINEER:	GPD GROUP, INC. 520 SOUTH MAIN STREET, SUITE 2531 AKRON, OHIO 44311
CONTACT:	BRAD LAUCHER, PE (PROJECT MANAGER) (614) 859-1626

LOCATION MAPS

VICINITY MAP

IMAGE PROVIDED BY GOOGLE

LOCAL MAP

IMAGE PROVIDED BY GOOGLE

NO SCALE

DRIVING DIRECTIONS

DIRECTIONS FROM ECC DISPATCH BUILDING:

TURN LEFT ONTO S COURT STREET (0.5 MI), TURN LEFT ONTO S COURT STREET EXTENDED (0.3 MI), TURN RIGHT ONTO US-340 BUS S/VIRGINIA AVE (5.4 MI), SLIGHT LEFT ONTO STATE ROUTE 624 (0.6 MI), TURN LEFT ONTO STATE ROUTE 689 (217 FT), SLIGHT RIGHT ONTO STATE ROUTE 624/PINE GROVE (2.4 MI), SLIGHT RIGHT ONTO STATE ROUTE 682 (2.4 MI), DESTINATION WILL BE ON THE RIGHT SITE WILL BE LOCATED AT END OF DRIVE (0.6 MI).

APPLICABLE BUILDING CODES AND STANDARDS

CONTRACTOR'S WORK SHALL COMPLY WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES AS ADOPTED BY THE LOCAL AUTHORITY HAVING JURISDICTION (AHJ) FOR THE LOCATION. THE EDITION OF THE AHJ ADOPTED CODES AND STANDARDS IN EFFECT ON THE DATE OF CONTRACT AWARD SHALL GOVERN THE DESIGN.

BUILDING CODES:
2015 VIRGINIA EXISTING BUILDING CODE
2015 VIRGINIA CONSTRUCTION CODE
2015 VIRGINIA FUEL GAS CODE
2015 VIRGINIA MECHANICAL CODE
2015 VIRGINIA MAINTENANCE CODE
2015 VIRGINIA PLUMBING CODE
2015 VIRGINIA STATEWIDE FIRE PREVENTION CODE
2015 VIRGINIA ENERGY CONSERVATION CODE
2015 INTERNATIONAL FIRE CODE
NATIONAL ELECTRICAL CODE (NEC 2014)

CONTRACTOR'S WORK SHALL COMPLY WITH THE LATEST EDITION OF THE FOLLOWING STANDARDS:
AMERICAN CONCRETE INSTITUTE (ACI) 318-14, BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE & COMMENTARY
AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC), STEEL CONSTRUCTION MANUAL, FOURTEENTH EDITION
TELECOMMUNICATIONS INDUSTRY ASSOCIATION (TIA) 222-G, STRUCTURAL STANDARDS FOR STEEL ANTENNA TOWER AND ANTENNA SUPPORTING STRUCTURES:
TIA 607, COMMERCIAL BUILDING GROUNDING AND BONDING REQUIREMENTS FOR TELECOMMUNICATIONS

INSTITUTE FOR ELECTRICAL AND ELECTRONICS ENGINEERS (IEEE) 81, GUIDE FOR MEASURING EARTH RESISTIVITY, GROUND IMPEDANCE, AND EARTH SURFACE POTENTIALS OF A GROUND SYSTEM
IEEE 1100 (LATEST EDITION) RECOMMENDED PRACTICE FOR POWERING AND GROUNDING OF ELECTRONIC EQUIPMENT

IEEE C62.41, RECOMMENDED PRACTICES ON SURGE VOLTAGES IN LOW VOLTAGE AC POWER CIRCUITS (FOR LOCATION CATEGORY "C3" AND "HIGH SYSTEM EXPOSURE")

TELCORDIA GR-1275, GENERAL INSTALLATION REQUIREMENTS

TELCORDIA GR-1503, COAXIAL CABLE CONNECTIONS

ANSI T1.311, FOR TELECOM – DC POWER SYSTEMS – TELECOM, ENVIRONMENTAL PROTECTION

FOR ANY CONFLICTS BETWEEN SECTIONS OF LISTED CODES AND STANDARDS REGARDING MATERIAL, METHODS OF CONSTRUCTION, OR OTHER REQUIREMENTS, THE MOST RESTRICTIVE REQUIREMENT SHALL GOVERN. WHERE THERE IS CONFLICT BETWEEN A GENERAL REQUIREMENT AND A SPECIFIC REQUIREMENT, THE SPECIFIC REQUIREMENT SHALL GOVERN.

11"x17" PLOT WILL BE HALF SCALE
UNLESS OTHERWISE NOTED

CONTRACTOR SHALL VERIFY ALL PLANS & EXISTING DIMENSIONS & CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

THESE SITE PLANS ADHERE TO ALL OF THE REQUIREMENTS CALLED OUT IN THE JURISDICTION PLANNING AND ZONING FOR ANTENNAS AND SUPPORT STRUCTURES WHERE SITE IS LOCATED.

811
Know what's below.
Call before you dig.

TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN VIRGINIA, CALL VIRGINIA 811
TOLL FREE: 1-800-552-7001 OR
www.va811.com
VIRGINIA STATUTE REQUIRES MIN OF 2 WORKING DAYS NOTICE BEFORE YOU EXCAVATE

APPLICANT/OWNER:

BOARD OF SUPERVISORS PAGE COUNTY, VIRGINIA — SERVING THE PEOPLE

L3HARRIS™

L3HARRIS TECHNOLOGIES
221 JEFFERSON RIDGE PARKWAY
LYNCHBURG, VA 24501

PREPARED BY:

GPD GROUP, INC.®
520 South Main Street
Akron, OH 44311
330.572.2100 Fax 330.572.2102

SEAL:

COMMONWEALTH OF VIRGINIA
04/29/2021
CHRISTOPHER J. SCHEKS
Lic. No.052912
PROFESSIONAL ENGINEER

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

PROJECT NO:	2020708.02
DRAWN BY:	MRB
CHECKED BY:	BML

LANDLORD/PROPERTY OWNER SIGNATURE:

REV	DATE	DESCRIPTION
A	01/11/2021	ISSUED FOR REVIEW
B	04/26/2021	RE-ISSUED FOR REVIEW
0	04/29/2021	ISSUED FOR CONSTRUCTION

PROJECT LOCATION:

TANNERS RIDGE
ROUTE 682
STANLEY, VA 22851

SHEET TITLE:

TITLE SHEET

SHEET NUMBER:

TS-1

1. THE GENERAL CONTRACTOR MUST VERIFY ALL DIMENSIONS, CONDITIONS, AND ELEVATIONS BEFORE STARTING WORK. ALL DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF THE ENGINEER AND SHALL BE RESOLVED BEFORE PROCEEDING WITH THE WORK. ALL WORK SHALL BE PERFORMED IN A WORKMANLIKE MANNER IN ACCORDANCE WITH ACCEPTED CONSTRUCTION PRACTICES.

2. IT IS THE INTENTION OF THESE DRAWINGS TO SHOW THE COMPLETED INSTALLATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TEMPORARY BRACING, SHORING, TIES, FORM WORK, ETC., IN ACCORDANCE WITH ALL NATIONAL, STATE, AND LOCAL ORDINANCES, TO SAFELY EXECUTE ALL WORK AND SHALL BE RESPONSIBLE FOR SAME. ALL WORK SHALL BE IN ACCORDANCE WITH LOCAL CODES.

3. THE CONTRACTOR SHALL USE ADEQUATE NUMBER OF SKILLED WORKMEN WHO ARE THOROUGHLY TRAINED AND EXPERIENCED IN THE NECESSARY CRAFTS AND WHO ARE COMPLETELY FAMILIAR WITH THE SPECIFIED REQUIREMENTS AND METHODS NEEDED FOR PROPER PERFORMANCE OF THE WORK.

4. CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO INDEMNIFY AND HOLD DESIGN ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH PERFORMANCE OF WORK ON THIS PROJECT.

5. SITE GROUNDING SHALL COMPLY WITH HARRIS ENERGY GROUNDING STANDARDS, LATEST VERSION. WHEN NATIONAL AND LOCAL GROUNDING CODES ARE MORE STRINGENT, THEY SHALL GOVERN. GROUNDING SHALL BE COMPLETED BEFORE ERECTION OF A NEW TOWER.

6. ALL WORK SHALL COMPLY WITH OSHA AND STATE SAFETY REQUIREMENTS. PROCEDURES FOR THE PROTECTION OF EXCAVATIONS, EXISTING CONSTRUCTION, AND UTILITIES SHALL BE ESTABLISHED PRIOR TO FOUNDATION INSTALLATION. IF TEMPORARY LIGHTING AND MARKING IS REQUIRED BY THE FEDERAL AVIATION ADMINISTRATION (FAA), IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN THE NECESSARY LIGHTS AND NOTIFY THE PROPER AUTHORITIES IN THE EVENT OF A PROBLEM.

7. ALL WORK SHALL BE ACCOMPLISHED IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL CODES OR ORDINANCES. THE MOST STRINGENT CODE WILL APPLY IN THE CASE OF DISCREPANCIES OR DIFFERENCES IN THE CODE REQUIREMENTS.

8. ANY DAMAGE TO ADJACENT PROPERTIES WILL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.

9. THE CONTRACT IS RESPONSIBLE FOR PROVIDING AMPLE NOTICE TO THE BUILDING INSPECTION DEPARTMENT TO SCHEDULE THE REQUIRED INSPECTIONS. A MINIMUM OF 24 HOURS OF NOTICE SHOULD BE GIVEN AND THE BUILDING INSPECTION DEPARTMENTS HAVE REQUESTED THAT GROUPS OF TWO OR THREE SITES BE SCHEDULED AT ONE TIME IF POSSIBLE.

10. THE COMPLETE BID PACKAGE INCLUDES THESE CONSTRUCTION DRAWINGS ALONG WITH THE SPECIFICATIONS AND TOWER DRAWINGS/ANALYSIS. CONTRACTOR IS RESPONSIBLE FOR REVIEW OF THE TOTAL BID PACKAGE PRIOR TO BID SUBMITTAL.

11. THE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL EXISTING UTILITIES WITHIN THE CONSTRUCTION LIMITS PRIOR TO CONSTRUCTION.

12. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING POSITIVE DRAINAGE ON THE SITE AT ALL TIMES. SILT AND EROSION CONTROL SHALL BE MAINTAINED ON THE DOWNSTREAM SIDE OF THE SITE AT ALL TIMES. ANY DAMAGE TO THE ADJACENT PROPERTIES WILL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.

13. CLEARING OF TREES AND VEGETATION ON THE SITE SHOULD BE KEPT TO A MINIMUM. ONLY THE TREE NECESSARY FOR CONSTRUCTION OF THE FACILITIES SHALL BE REMOVED. ANY DAMAGE TO PROPERTY OUTSIDE THE LEASED PROPERTY SHALL BE REPAIRED BY THE CONTRACTOR.

14. ALL SUITABLE BORROW MATERIAL FOR BACKFILL OF THE SITE SHALL BE INCLUDED IN THE BID. EXCESS TOPSOIL AND UNSUITABLE MATERIAL SHALL BE DISPOSED OF OFF SITE AT LOCATIONS APPROVED BY GOVERNING AGENCIES PRIOR TO DISPOSAL.

15. SEEDING AND MULCHING OF THE SITE WILL BE ACCOMPLISHED AS SOON AS POSSIBLE AFTER COMPLETION OF THE SITE DEVELOPMENT. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND MAINTAINING AN ADEQUATE COVER OF VEGETATION OVER THE SITE FOR A ONE YEAR PERIOD.

16. RECORD DRAWINGS: MAINTAIN A RECORD OF ALL CHANGES, SUBSTITUTIONS, ETC., BETWEEN THE WORK AS SPECIFIED AND INSTALLED. RECORD CHANGES ON A CLEAN SET OF CONTRACT DRAWINGS WHICH SHALL BE TURNED OVER TO THE CONSTRUCTION MANAGER UPON COMPLETION OF THE PROJECT.

17. PERMITS: THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS, LICENSES, FEE, INSPECTIONS, ETC.

GENERAL NOTES

1

1. ALL CUT AND FILL SLOPES SHALL BE 3 : 1 MAXIMUM.

2. ALL EXCAVATIONS ON WHICH CONCRETE IS TO BE PLACED SHALL BE SUBSTANTIALLY HORIZONTAL ON UNDISTURBED AND UNFROZEN SOIL AND BE FREE FROM LOOSE MATERIAL AND EXCESS GROUND WATER. DEWATERING FOR EXCESS GROUND WATER SHALL BE PROVIDED IF REQUIRED.

3. CONCRETE FOUNDATIONS SHALL NOT BE PLACED ON ORGANIC MATERIAL. IF SOUND SOIL IS NOT REACHED AT THE DESIGNATED EXCAVATION DEPTH, THE UNSATISFACTORY SOIL SHALL BE EXCAVATED TO ITS FULL DEPTH AND EITHER BE REPLACED WITH MECHANICALLY COMPACTED GRANULAR MATERIAL OR THE EXCAVATION SHALL BE FILLED WITH CONCRETE OF THE SAME QUALITY SPECIFIED FOR THE FOUNDATION.

4. ANY EXCAVATION OVER THE REQUIRED DEPTH SHALL BE FILLED WITH EITHER MECHANICALLY COMPACTED GRANULAR MATERIAL OR CONCRETE OF THE SAME QUALITY SPECIFIED FOR THE FOUNDATIONS. CRUSHED STONE MAY BE USED TO STABILIZE THE BOTTOM OF THE EXCAVATION. STONE, IF USED, SHALL NOT BE USED AS COMPILING CONCRETE THICKNESS.

5. AFTER COMPLETION OF THE FOUNDATION AND OTHER CONSTRUCTION BELOW GRADE, AND BEFORE BACKFILLING, ALL EXCAVATIONS SHALL BE CLEAN OF UNSUITABLE MATERIAL SUCH AS VEGETATION, TRASH, DEBRIS, AND SO FORTH.

6. ALL BACKFILLING SHALL (1) USE APPROVED MATERIALS CONSISTING OF EARTH, LOAM, SANDY CLAYS, SAND AND GRAVEL, OR SOFT SHALE, (2) BE FREE FROM CLODS OR STONES OVER 2 1/2" MAXIMUM DIMENSIONS, AND (3) BE PLACED IN LAYERS AND COMPACTED.

7. SITE FILL MATERIAL AND FOUNDATION BACK FILL SHALL BE PLACED IN LAYERS, MAXIMUM 6" DEEP BEFORE COMPACTION. EACH LAYER SHALL BE SPRINKLED IF REQUIRED AND COMPACTED BY HAND OR MACHINE TAMPERS TO 95% OF MAXIMUM DENSITY, AT THE OPTIMUM MOISTURE CONTENT ±2% AS DETERMINED BY ASTM D698, UNLESS OTHERWISE APPROVED. SUCH BACK FILL SHALL NOT BE PLACED BEFORE 3 DAYS AFTER PLACEMENT OF CONCRETE.

8. THE FOUNDATION AREA SHALL BE GRADED TO PROVIDE WATER RUNOFF AND PREVENT WATER FROM STANDING. THE FINAL GRADE SHALL SLOPE AWAY IN ALL DIRECTIONS FROM THE FOUNDATION AREA (UP TO 1 FOOT OUTSIDE THE FENCE OR GROUND SYSTEM PERIMETER) AND SHALL BE COVERED WITH A GEOTEXTILE FABRIC MIRAFI 500X OR APPROVED EQUAL TO PREVENT REOCCURRENCE OF VEGETATIVE GROWTH, AND THEN SHALL BE COVERED WITH 4" DEEP #3 STONE COMPACTED TO 80% AND TOPPED WITH 4" DEEP DGA STONE COMPACTED TO 80%.

9. THE CONTRACTOR SHALL PROVIDE ALL EROSION AND SEDIMENTATION CONTROL MEASURES AS REQUIRED BY LOCAL, CITY, COUNTY, AND STATE CODES AND ORDINANCES TO PROTECT EMBANKMENTS FROM SOIL LOSS AND TO PREVENT ACCUMULATION OF SOIL AND SILT IN STREAMS AND DRAINAGE PATHS FROM LEAVING THE CONSTRUCTION AREA. THIS MAY INCLUDE SUCH MEASURES AS SILT FENCES, STRAW BALE SEDIMENT BARRIERS, AND CHECK DAMS.

10. FILL PREPARATION: REMOVE ALL VEGETATION, TOPSOIL, DEBRIS, WET AND UNSATISFACTORY SOIL MATERIALS, OBSTRUCTIONS, AND DELETERIOUS MATERIAL FROM GROUND SURFACE PRIOR TO PLACING FILLS. PLOW STRIP OR BREAK UP SLOPED SURFACES STEEPER THAN 1 VERTICAL TO 4 HORIZONTAL SO FILL MATERIAL WILL BOND WITH EXISTING SURFACE. WHEN SUBGRADE OR EXISTING GROUND SURFACE TO RECEIVE FILL HAS A DENSITY LESS THAN THAT REQUIRED FOR FILL, BREAK UP GROUND SURFACE TO REQUIRED DEPTH, PULVERIZE, MOISTURE CONDITION OR AERATE SOIL AND RECOMPACT TO REQUIRED DENSITY.

11. REPLACE EXISTING GRAVEL SURFACING ON AREAS FROM WHICH GRAVEL SURFACING IS REMOVED DURING CONSTRUCTION OPERATIONS. GRAVEL SURFACING SHALL BE REPLACED TO MATCH EXISTING ADJACENT GRAVEL SURFACING AND SHALL BE OF THE SAME THICKNESS. SURFACES AND GRAVEL SURFACING SHALL BE FREE FROM CORRUGATIONS AND WAVES. EXISTING GRAVEL SURFACING MAY BE EXCAVATED SEPARATELY AND REUSED IF INJURIOUS AMOUNTS OF EARTH, ORGANIC MATTER, OR OTHER DELETERIOUS MATERIALS ARE REMOVED PRIOR TO REUSE. FURNISH ALL ADDITIONAL GRAVEL RESURFACING MATERIAL AS REQUIRED. BEFORE GRAVEL SURFACING IS REPLACED, SUBGRADE SHALL BE GRADED TO CONFORM TO REQUIRED SUBGRADE ELEVATIONS, AND LOOSE OR DISTURBED MATERIALS SHALL BE THOROUGHLY COMPACTED. DEPRESSIONS IN THE SUBGRADE SHALL BE FILLED AND COMPACTED WITH APPROVED SELECTED MATERIAL. GRAVEL SURFACING MATERIAL SHALL NOT BE USED FOR FILLING DEPRESSIONS IN THE SUBGRADE.

12. PROTECT EXISTING GRAVEL SURFACING AND SUBGRADE IN AREAS WHERE EQUIPMENT LOADS WILL OPERATE. USE PLANKING OR OTHER SUITABE MATERIALS DESIGNED TO SPREAD EQUIPMENT LOADS. REPAIR ANY DAMAGE TO EXISTING GRAVEL SURFACING OR SUBGRADE WHERE SUCH DAMAGE IS DUE TO THE CONTRACTOR'S OPERATIONS.

13. DAMAGE TO EXISTING STRUCTURES AND UTILITIES RESULTING FROM CONTRACTOR'S NEGLIGENCE SHALL BE REPAIRED/REPLACED TO OWNER'S SATISFACTION AT CONTRACTOR'S EXPENSE.

14. CONTRACTOR SHALL COORDINATE THE CONSTRUCTION SCHEDULE WITH THE PROPERTY OWNER SO AS TO AVOID INTERRUPTIONS TO THE PROPERTY OWNER'S OPERATIONS.

15. ENSURE POSITIVE DRAINAGE DURING AND AFTER COMPLETION OF CONSTRUCTION.

16. RIPRAP SHALL BE CLEAN, HARD, SOUND, DURABLE, UNIFORM IN QUALITY, AND FREE OF ANY DETRIMENTAL QUANTITY OF SOFT, FRIABLE, THIN, ELONGATED OR LAMINATED PIECES, DISINTEGRATED MATERIAL, ORGANIC MATTER, OIL, ALKALI, OR OTHER DELETERIOUS SUBSTANCE.

17. SUBGRADE SHALL BE COMPACTED BY SHEEPSFOOT VIBRATOR OR RUBBER TIRED ROLLERS WEIGHING AT LEAST EIGHT TONS.

18. FINISH GRADE SHALL BE COMPACTED BY SMOOTH DRUM VIBRATOR ROLLERS WEIGHING AT LEAST EIGHT TONS.

FOUNDATION EXCAVATION AND GRADING NOTES

2

PROPOSED FENCE

EXISTING FENCE — x — x — x — x — x —

PROPOSED UNDERGROUND UTILTIES — UGT/P — UGT/P — UGT/P —

PROPOSED UNDERGROUND POWER — UGP — UGP —

PROPOSED UNDERGROUND CONDUITS

PROPOSED TRENCH

PROPOSED FUEL LINE — G — G —

EXISTING CONTOUR 481

PROPOSED CONTOUR 481

EXISTING PROPERTY LINE — P/L — P/L —

EXISTING EASEMENT

EXISTING RIGHT-OF-WAY — R/W —

LEGEND

3

AC	ALTERNATING CURRENT	MAX	MAXIMUM
ADDL	ADDITIONAL	MECH	MECHANICAL
AIC	AMPERAGE INTERRUPTION CAPACITY	MFR	MANUFACTURER
ALT	ALTERNATE	MGB	MASTER GROUND BAR
ANT	ANTENNA	MIN	MINIMUM
APPROX	APPROXIMATE	MISC	MISCELLANEOUS
ARCH	ARCHITECTURAL	MTL	METAL
ATS	AUTOMATIC TRANSFER SWITCH	MTS	MANUAL TRANSFER SWITCH
AWG	AMERICAN WIRE GAUGE	MW	MICROWAVE
BATT	BATTERY	(N)	NEW
BLDG	BUILDING	NEC	NATIONAL ELECTRIC CODE
BTC	BARE TINNED COPPER CONDUCTOR	NO.(#)	NUMBER
CONC	CONCRETE	NTS	NOT TO SCALE
CONSTR	CONSTRUCTION	OC	ON CENTER
DBL	DOUBLE	OPNG	OPENING
DC	DIRECT CURRENT	(P)	PROPOSED
DEPT	DEPARTMENT	PSF	POUNDS PER SQUARE FOOT
DIA	DIAMETER	PSI	POUNDS PER SQUARE INCH
DIAG	DIAGONAL	QTY	QUANTITY
DIM	DIMENSION	RAD	RADIUS
DWG	DRAWING	REF	REFERENCE
(E)	EXISTING	REINF	REINFORCEMENT
EA	EACH	REQ'D	REQUIRED
EC	ELECTRICAL CONDUCTOR	RET	REMOTE ELECTRIC TILT
EL	ELEVATION	RMC	RIGID METALLIC CONDUIT
ELEC	ELECTRICAL	RRH	REMOTE RADIO HEAD
EMT	ELECTRICAL METALLIC TUBING	RRU	REMOTE RADIO UNIT
ENG	ENGINEER	RWY	RACEWAY
EQ	EQUAL	SCH	SCHEDULE
EXP	EXPANSION	SHT	SHEET
EXT	EXTERIOR	SIM	SIMILAR
FIN	FINISH(ED)	SPEC	SPECIFICATION
FLR	FLOOR	SQ	SQUARE
FDN	FOUNDATION	SS	STAINLESS STEEL
FT	FOOT	STD	STANDARD
FTG	FOOTING	STL	STEEL
GA	GAUGE	STRUCT	STRUCTURAL
GEN	GENERATOR	TEMP	TEMPORARY
GFCI	GROUND FAULT CIRCUIT INTERRUPTER	THK	THICKNESS
GLV	GALVANIZED	TVSS	TRANSIENT VOLTAGE SUPPRESSION SYSTEM
GPS	GLOBAL POSITIONING SYSTEM	TYP	TYPICAL
GND	GROUND	UG	UNDERGROUND
HVAC	HEAT/VENTILATION/AIR CONDITIONING	UL	UNDERWRITERS LABORATORY
HT	HEIGHT	UNO	UNLESS NOTED OTHERWISE
IGR	INTERIOR GROUND RING	VIF	VERIFIED IN FIELD
IN	INCH	W	WIDE
INT	INTERIOR	W/	WITH
LB(S)	POUND(S)	WP	WEATHERPROOF
LF	LINEAR FEET	WT	WEIGHT

ABBREVIATIONS

4

APPLICANT/OWNER:

BOARD OF SUPERVISORS PAGE COUNTY, VIRGINIA SERVING THE PEOPLE

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LYNCHBURG, VA 24501

PREPARED BY:

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520 South Main Street
Akron, OH 44311
330.572.2100 Fax 330.572.2102

SEAL:

COMMONWEALTH OF VIRGINIA
04/29/2021
CHRISTOPHER J. SCHEKS
Lic. No.052912
PROFESSIONAL ENGINEER

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

PROJECT NO:	2020708.02
DRAWN BY:	MRB
CHECKED BY:	BML

LANDLORD/PROPERTY OWNER SIGNATURE:

REV	DATE	DESCRIPTION
A	01/11/2021	ISSUED FOR REVIEW
B	04/28/2021	RE-ISSUED FOR REVIEW
0	04/29/2021	ISSUED FOR CONSTRUCTION

PROJECT LOCATION:

TANNERS RIDGE
ROUTE 682
STANLEY, VA 22851

SHEET TITLE:
GENERAL NOTES

SHEET NUMBER:
C-1

OVERALL SITE PLAN

20' 10' 0 20' 40'
1"=20'

1

APPLICANT/OWNER:

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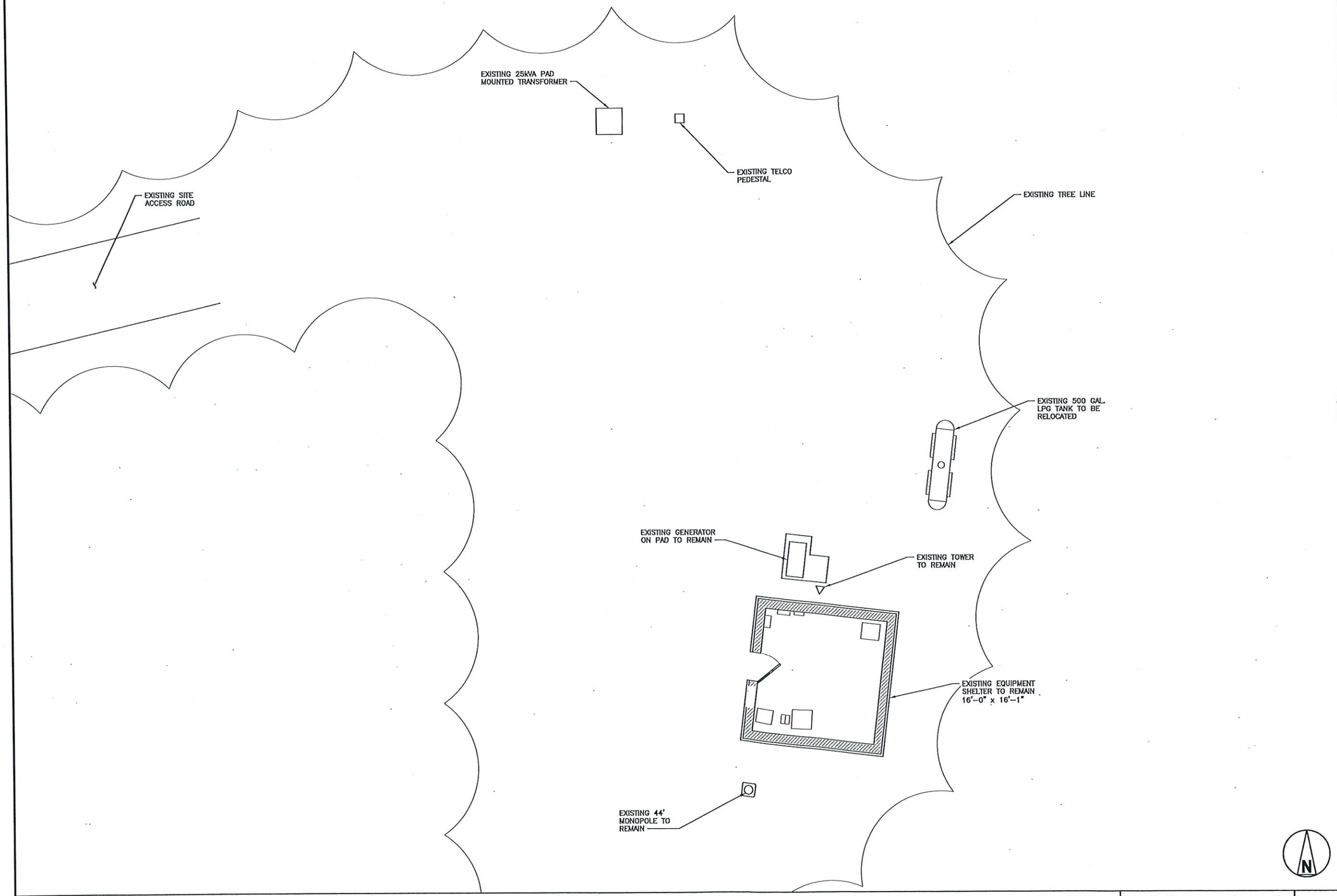
PROJECT LOCATION:

TANNERS RIDGE
ROUTE 682
STANLEY, VA 22851

SHEET TITLE:
OVERALL SITE PLAN

SHEET NUMBER:
C-2



DETAILED EXISTING SITE PLAN

1

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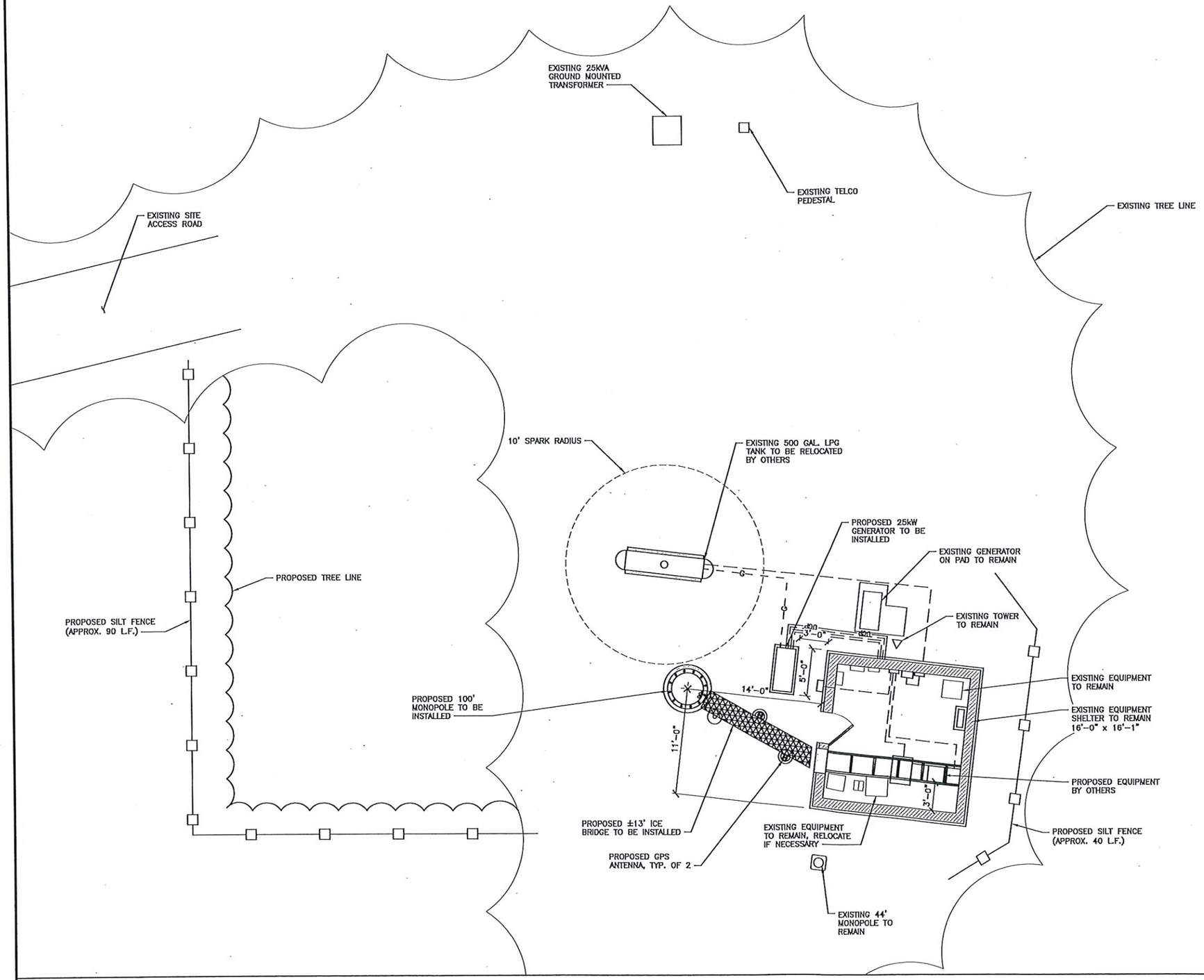
TANNERS RIDGE
ROUTE 682
STANLEY, VA 22851

SHEET TITLE:
DETAILED EXISTING SITE PLAN

SHEET NUMBER:
C-3



DETAILED PROPOSED SITE PLAN

6' 4' 2' 0 5' 10'
3/16"=1'-0"

1

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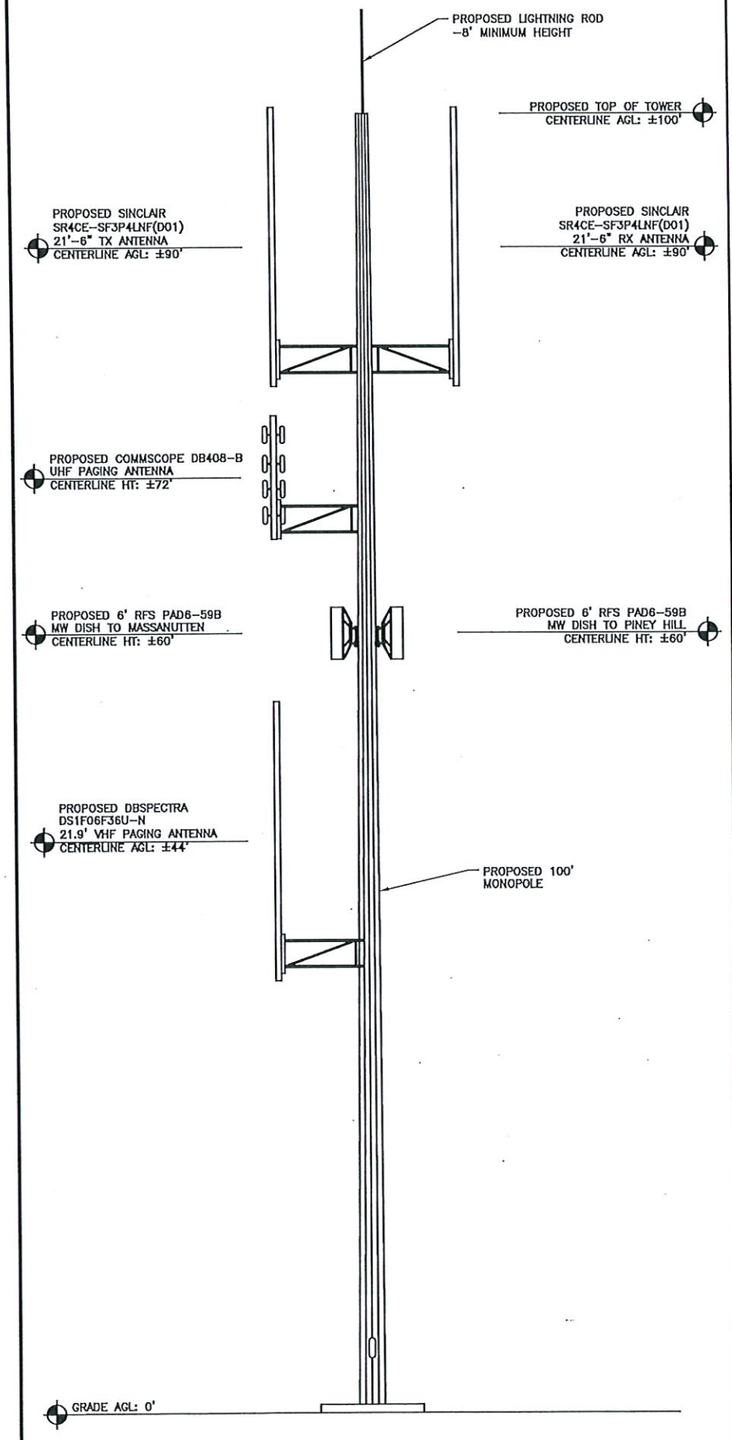
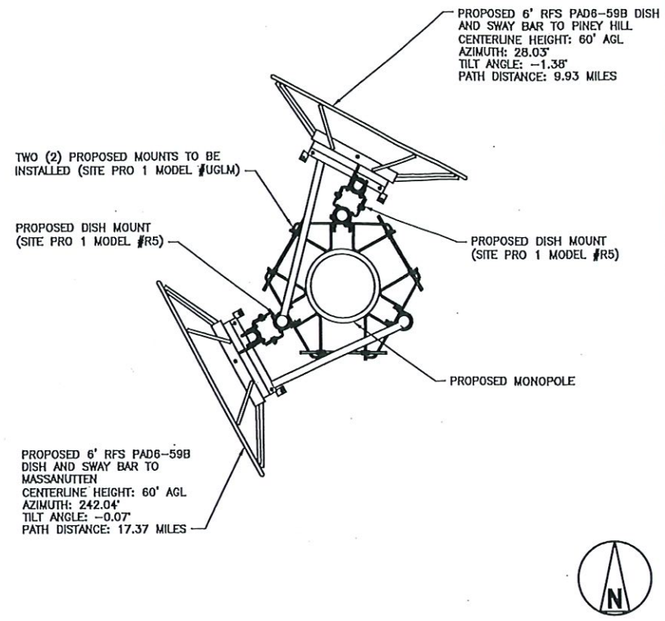
STANLEY, VA 22851

SHEET TITLE:
DETAILED PROPOSED SITE PLAN

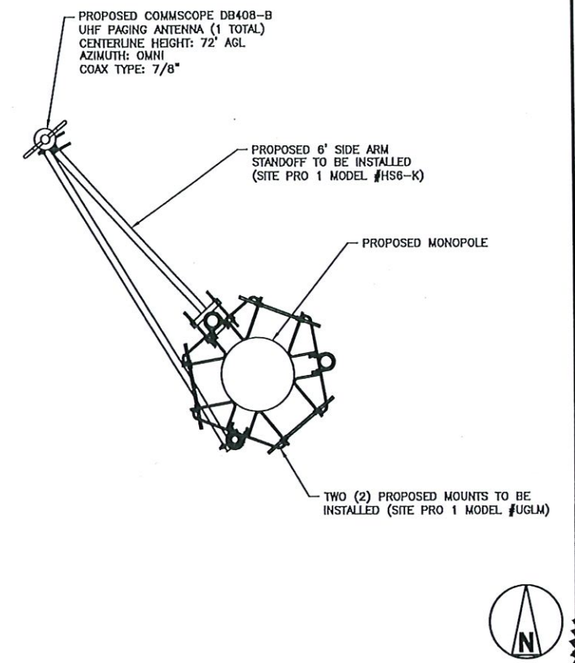
SHEET NUMBER:
C-3.1



TOWER ELEVATION | NO SCALE | 1



ANTENNA ORIENTATION | NO SCALE | 2



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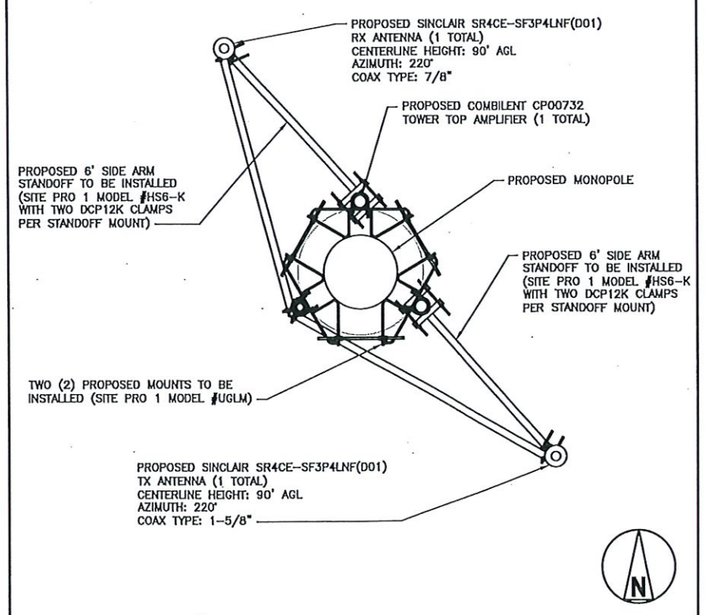

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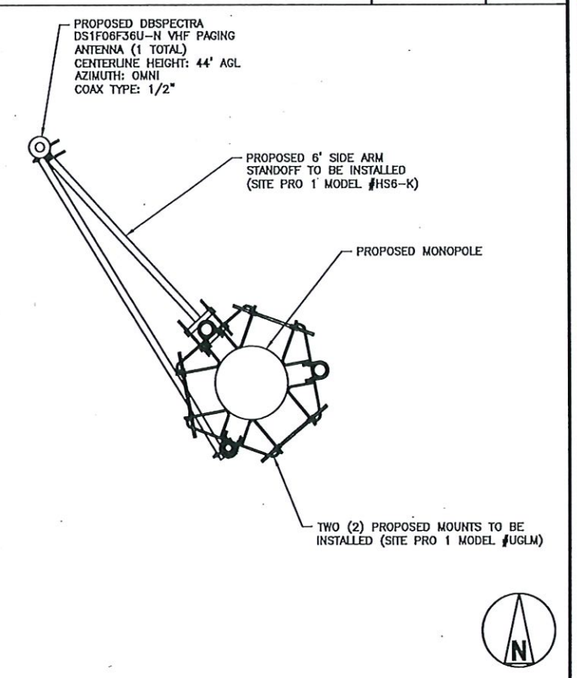

ANTENNA ORIENTATION | NO SCALE | 5

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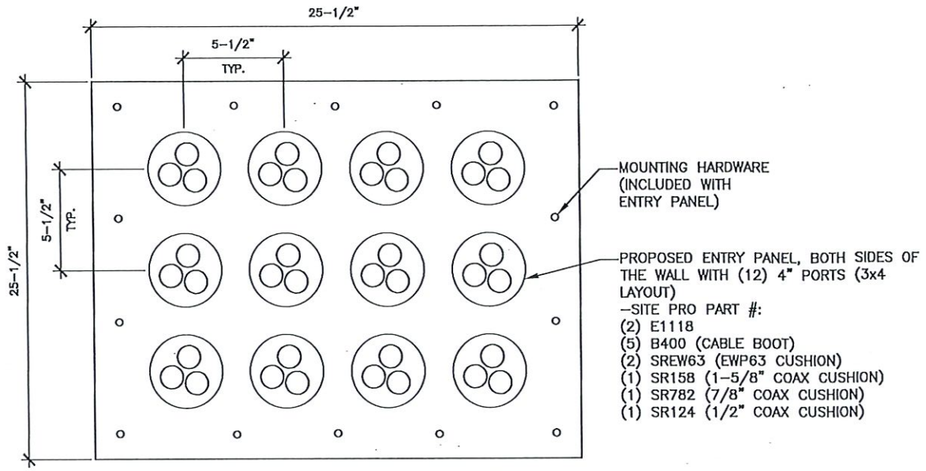
TANNERS RIDGE
ROUTE 682
STANLEY, VA 22851

SHEET TITLE:
TOWER ELEVATION & ANTENNA PLANS

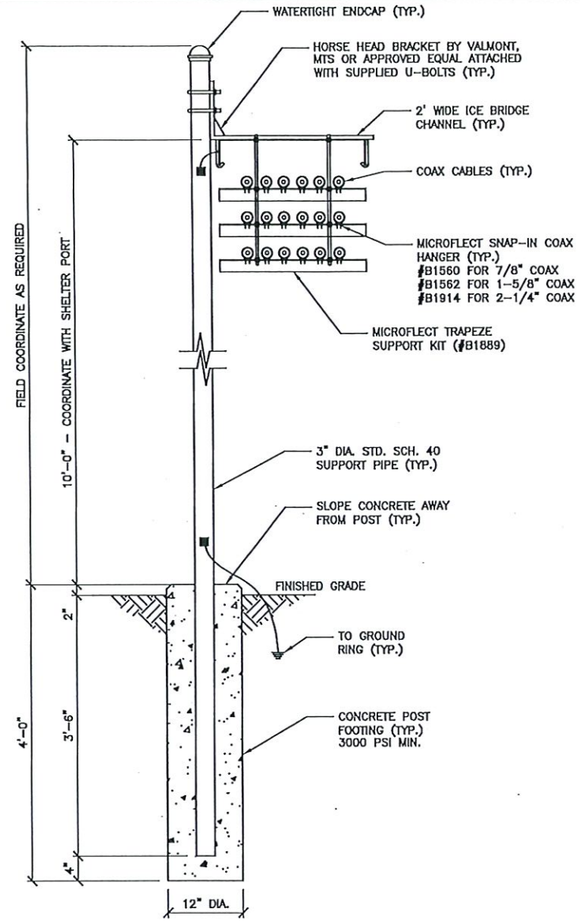
SHEET NUMBER:
C-4



NOTE: PROVIDE SUITABLE SEALANT AROUND ANY WALL PENETRATION, BOTH SIDES, FOR WEATHERTIGHT CONDITIONS

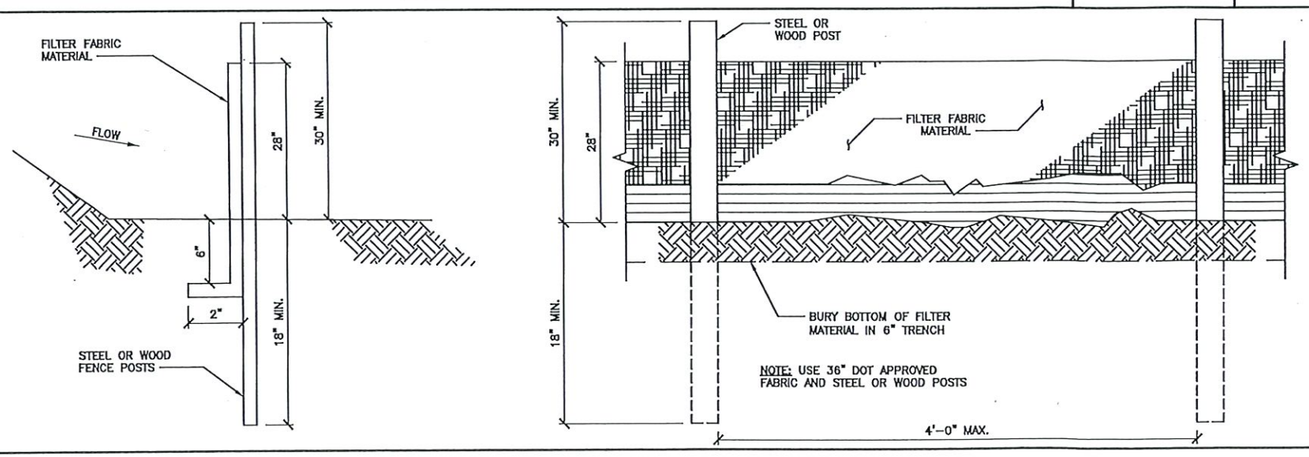
NOTES:
1. PROVIDE PROPER OPENING THROUGH EXISTING WALLS. NOTE: WALL TYPES MAY VARY IN FIELD, PREDETERMINE EXACT MOUNTING HARDWARE & EMBEDMENT PER MANUFACTURER RECOMMENDATIONS.
2. PROVIDE PROPER CUSHIONS, CLAMPS, BOOTS & SEALANT FOR ALL COAX / CABLES THROUGH ENTRY PANELS (BY VALMONT #B400 W/ CUSHION INSERTS FOR 4" PORT).
3. CONTRACTOR SHALL PROVIDE ADDITIONAL WOOD FRAMING IN EXISTING WALL AS NEEDE TO PROVIDE COMPLETE PERIMETER SUPPORT OF ENTRY PANEL. (SIZED PER ENTRY PORT MANUFACTURER)

ENTRY PORT DETAIL | NO SCALE | 1



NOTES
1. CONTRACTOR SHALL CONFIRM THE DEPTH OF THE ICE BRIDGE DRILLED PIER FOUNDATION, IF THE TOWER PAD FOUNDATION DEPTH IS LESS THAN THE STANDARD SHOWN.

TYPICAL ICE BRIDGE DETAIL | NO SCALE | 2



MAINTENANCE:

INSPECT BARRIERS AT THE END OF EACH WORKING DAY, OR AFTER EACH RAIN, AND REPAIR OR CLEAN AS NECESSARY.

REMOVE SEDIMENT FROM BARRIER WHEN TWO-THIRDS FULL.

DISPOSE OF SEDIMENT SO THAT IT WILL NOT ENTER THE BARRIER AGAIN AND STABILIZE IT WITH VEGETATION.

REPLACE FILTER FABRIC WHEN DETERIORATED.

DESIGN LIFE OF A SYNTHETIC SILT FENCE IS APPROXIMATELY 6 MONTHS.

MAINTAIN UNTIL THE PROJECT IS VEGETATED OR OTHERWISE STABILIZED.

REMOVE BARRIERS AND ACCUMULATED SEDIMENT AND STABILIZE THE EXPOSED AREA WHEN THE PROJECT IS STABILIZED.

SILT FENCE DETAIL | NO SCALE | 3

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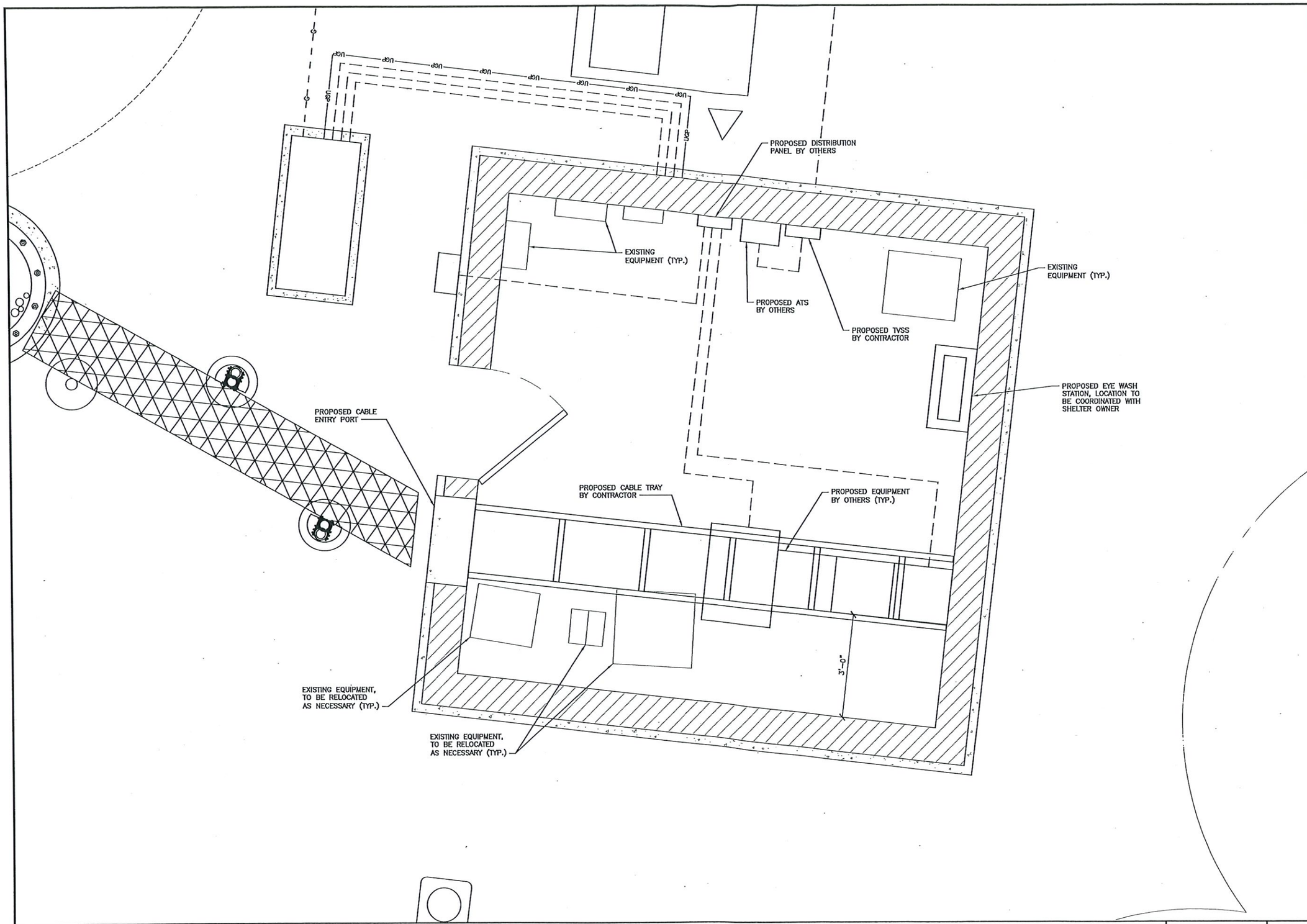
ROUTE 682
STANLEY, VA 22851

SHEET TITLE:
CONSTRUCTION DETAILS

SHEET NUMBER:
C-5



SHELTER PLAN

NO SCALE

1

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SEAL:

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Lic. No.052912
PROFESSIONAL ENGINEER

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PROJECT NO:	2020708.02
DRAWN BY:	MRB
CHECKED BY:	BML

LANDLORD/PROPERTY OWNER SIGNATURE:

REV	DATE	DESCRIPTION
A	01/11/2021	ISSUED FOR REVIEW
B	04/26/2021	RE-ISSUED FOR REVIEW
0	04/29/2021	ISSUED FOR CONSTRUCTION

PROJECT LOCATION:

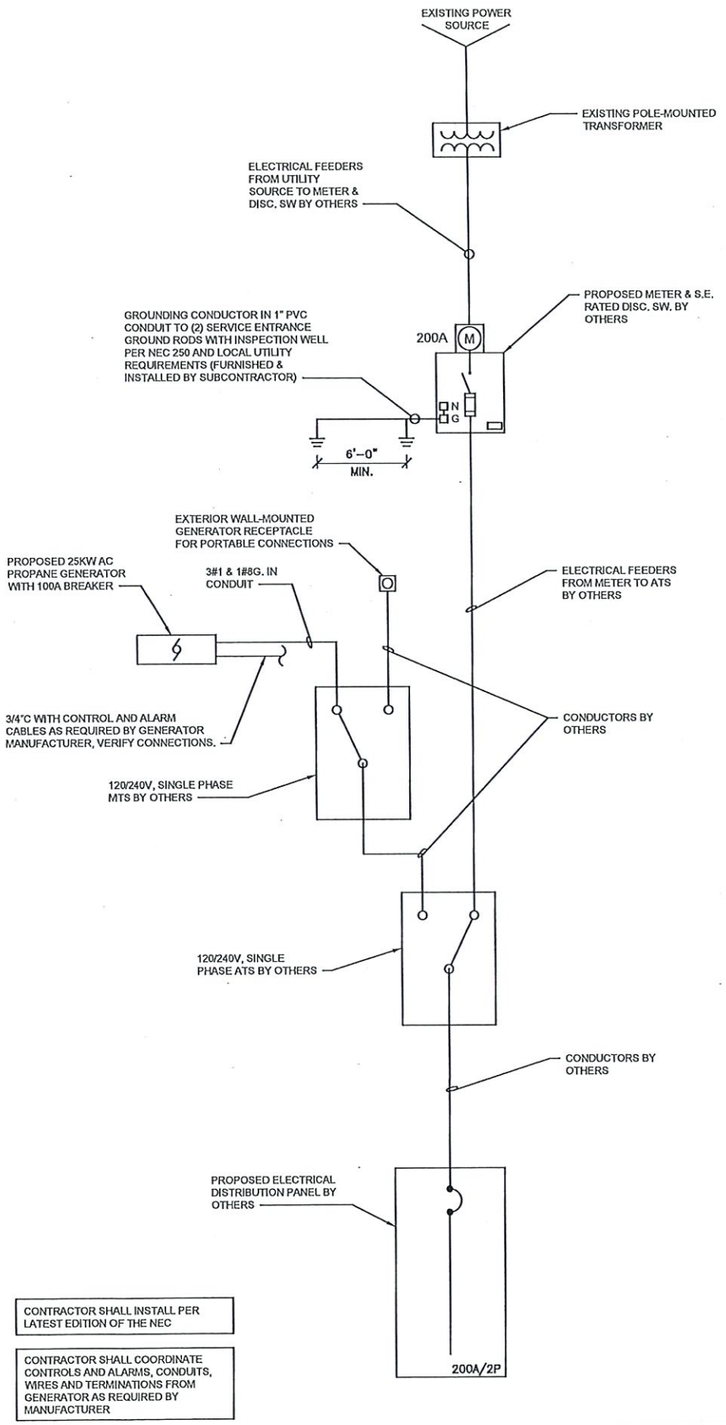
TANNERS RIDGE
ROUTE 682
STANLEY, VA 22851

SHEET TITLE:

SHELTER PLAN

SHEET NUMBER:

C-6



CONTRACTOR SHALL INSTALL PER LATEST EDITION OF THE NEC

CONTRACTOR SHALL COORDINATE CONTROLS AND ALARMS, CONDUITS, WIRES AND TERMINATIONS FROM GENERATOR AS REQUIRED BY MANUFACTURER

ELECTRICAL AC ONE-LINE DIAGRAM | NO SCALE | 1

1. ALL ELECTRICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS, NEC, AND ALL APPLICABLE LOCAL CODES.
2. CONDUIT ROUTINGS ARE SCHEMATIC. SUBCONTRACTOR SHALL INSTALL CONDUITS SO THAT ACCESS TO EQUIPMENT IS NOT BLOCKED.
3. WIRING, RACEWAY, AND SUPPORT METHODS AND MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF THE NEC AND TELCORDIA.
4. ALL CIRCUITS SHALL BE SEGREGATED AND MAINTAIN MINIMUM CABLE SEPARATION AS REQUIRED BY THE NEC AND TELCORDIA.
5. CABLES SHALL NOT BE ROUTED THROUGH LADDER-STYLE CABLE TRAY RUNGS.
6. EACH END OF EVERY POWER PHASE CONDUCTOR (I.E., HOTS), GROUNDING, AND TI CONDUCTOR AND CABLE SHALL BE LABELED WITH COLOR-CODED INSULATION OR ELECTRICAL TAPE (3M BRAND, 1/2 INCH PLASTIC ELECTRICAL TAPE WITH UV PROTECTION, OR EQUAL). THE IDENTIFICATION METHOD SHALL CONFORM WITH NEC & OSHA.
7. ALL ELECTRICAL COMPONENTS SHALL BE CLEARLY LABELED WITH ENGRAVED LAMACOID PLASTIC LABELS. ALL EQUIPMENT SHALL BE LABELED WITH THEIR VOLTAGE RATING, PHASE CONFIGURATION, WIRE CONFIGURATION, POWER OR AMPACITY RATING, AND BRANCH CIRCUIT ID NUMBERS (I.E., PANELBOARD AND CIRCUIT ID'S).
8. PANELBOARD (ID NUMBERS) AND INTERNAL CIRCUIT BREAKERS (CIRCUIT ID NUMBERS) SHALL BE CLEARLY LABELED WITH ENGRAVED LAMACOID PLASTIC LABELS.
9. ALL TIE WRAPS SHALL BE CUT FLUSH WITH APPROVED CUTTING TOOL TO REMOVE SHARP EDGES.
10. POWER, CONTROL, AND EQUIPMENT GROUND WIRING IN TUBING OR CONDUIT SHALL BE SINGLE CONDUCTOR ((#14 AWG OR LARGER), 600V, OIL-RESISTANT THHN OR THWN-2 CLASS B STRANDED COPPER CABLE RATED FOR 90°C (WET AND DRY) OPERATION; LISTED OR LABELED FOR THE LOCATION AND RACEWAY SYSTEM USED, UNLESS OTHERWISE SPECIFIED.
11. SUPPLEMENTAL EQUIPMENT GROUND WIRING LOCATED INDOORS SHALL BE SINGLE CONDUCTOR (#6 AWG OR LARGER), 600V, OIL-RESISTANT THHN OR THWN-2 GREEN INSULATION, CLASS B STRANDED COPPER CABLE RATED FOR 90°C (WET AND DRY) OPERATION; LISTED OR LABELED FOR THE LOCATION AND RACEWAY SYSTEM USED, UNLESS OTHERWISE SPECIFIED.
12. POWER AND CONTROL WIRING, NOT IN TUBING OR CONDUIT, SHALL BE MULTI-CONDUCTOR, TYPE TC CABLE (#14 AWG OR LARGER), 600V, OIL-RESISTANT THHN OR THWN-2, CLASS B STRANDED COPPER CABLE RATED FOR 90°C (WET AND DRY) OPERATION; WITH OUTER JACKET; LISTED OR LABELED FOR THE LOCATION USED, UNLESS OTHERWISE SPECIFIED.
13. ALL POWER AND POWER GROUNDING CONNECTIONS SHALL BE CRIMP-STYLE, COMPRESSION WIRE LUGS AND WIRENUTS BY THOMAS AND BETTS (OR EQUAL). LUGS AND WIRENUTS SHALL BE RATED FOR OPERATION AT NO LESS THAN 75°C (90°C IF AVAILABLE).
14. RACEWAY AND CABLE TRAY SHALL BE LISTED OR LABELED FOR ELECTRICAL USE IN ACCORDANCE WITH NEMA, UL, ANSI/IEEE, AND NEC.
15. ELECTRICAL METALLIC TUBING (EMT) OR RIGID NONMETALLIC CONDUIT (I.E., RIGID PVC SCHEDULE 40, OR RIGID PVC SCHEDULE 80 FOR LOCATIONS SUBJECT TO PHYSICAL DAMAGE) SHALL BE USED FOR EXPOSED INDOOR LOCATIONS.
16. ELECTRICAL METALLIC TUBING (EMT), ELECTRICAL NONMETALLIC TUBING (ENT), OR RIGID NONMETALLIC CONDUIT (RIGID PVC, SCHEDULE 40) SHALL BE USED FOR CONCEALED INDOOR LOCATIONS.
17. GALVANIZED STEEL INTERMEDIATE METALLIC CONDUIT (IMC) SHALL BE USED FOR OUTDOOR LOCATIONS ABOVE GRADE.
18. RIGID NONMETALLIC CONDUIT (I.E., RIGID PVC SCHEDULE 40 OR RIGID PVC SCHEDULE 80) SHALL BE USED UNDERGROUND; DIRECT BURIED, IN AREAS OR OCCASIONAL LIGHT VEHICLE TRAFFIC OR ENCASED IN REINFORCED CONCRETE IN AREAS OF HEAVY VEHICLE TRAFFIC.
19. LIQUID-TIGHT FLEXIBLE METALLIC CONDUIT (LIQUID-TITE FLEX) SHALL BE USED INDOORS AND OUTDOORS, WHERE VIBRATION OCCURS OR FLEXIBILITY IS NEEDED.
20. CONDUIT AND TUBING FITTINGS SHALL BE THREADED OR COMPRESSION-TYPE AND APPROVED FOR THE LOCATION USED. SETSCREW FITTINGS ARE NOT ACCEPTABLE.
21. CABINETS, BOXES, AND WIREWAYS SHALL BE LISTED OR LABELED FOR ELECTRICAL USE IN ACCORDANCE WITH NEMA, UL, ANSI/IEEE, AND NEC.
22. WIREWAYS SHALL BE EPOXY-COATED (GRAY) AND INCLUDE A HINGED COVER, DESIGNED TO SWING OPEN DOWNWARD; SHALL BE PANDUIT TYPE E (OR EQUAL); AND RATED NEMA 1 (OR BETTER) INDOORS, OR NEMA 3R (OR BETTER) OUTDOORS.
23. EQUIPMENT CABINETS, TERMINAL BOXES, JUNCTION BOXES, AND PULL BOXES SHALL BE GALVANIZED OR EPOXY-COATED SHEET STEEL, SHALL MEET OR EXCEED UL 50, AND RATED NEMA 1 (OR BETTER) INDOORS, OR NEMA 3R (OR BETTER) OUTDOORS.
24. METAL RECEPTACLE, SWITCH, AND DEVICE BOXES SHALL BE GALVANIZED, EPOXY-COATED, OR NON-CORRODING; SHALL MEET OR EXCEED UL 514A AND NEMA OS 1; AND RATED NEMA 1 (OR BETTER) INDOORS, OR WEATHER PROTECTED (WP OR BETTER) OUTDOORS.
25. NONMETALLIC RECEPTACLE, SWITCH, AND DEVICE BOXES SHALL MEET OR EXCEED NEMA OS 2; AND RATED NEMA 1 (OR BETTER) INDOORS, OR WEATHER PROTECTED (WP OR BETTER) OUTDOORS.
26. THE SUBCONTRACTOR SHALL NOTIFY AND OBTAIN NECESSARY AUTHORIZATION FROM THE CONTRACTOR BEFORE COMMENCING WORK ON THE AC POWER DISTRIBUTION PANELS.
27. THE SUBCONTRACTOR SHALL PROVIDE NECESSARY TAGGING ON THE BREAKERS, CABLES, AND DISTRIBUTION PANELS IN ACCORDANCE WITH THE APPLICABLE CODES AND STANDARDS TO SAFEGUARD AGAINST LIFE AND PROPERTY.

NOTES:

1. SUBCONTRACTOR SHALL PROVIDE 200 AMP, SINGLE PHASE, 120/240 VAC, 60 HZ SERVICE.
2. SUBCONTRACTOR SHALL COORDINATE WITH UTILITY COMPANY BEFORE THE START OF CONSTRUCTION. POWER CONDUIT SHALL BE PROVIDED AND INSTALLED PER UTILITY REQUIREMENTS.
3. FOR COMPLETE INTERNAL WIRING AND ARRANGEMENT REFER TO DRAWINGS PROVIDED BY AC OR TELCO PANEL MANUFACTURER.
4. ALL SERVICE EQUIPMENT AND INSTALLATIONS SHALL COMPLY WITH THE NEC AND UTILITY COMPANY AND LOCAL CODE REQUIREMENTS.
5. SUBCONTRACTOR SHALL PROVIDE ELECTRICAL SERVICE EQUIPMENT WITH FAULT CURRENT RATINGS GREATER THAN THE AVAILABLE FAULT CURRENT FROM THE POWER UTILITY.
6. SUBCONTRACTOR SHALL VERIFY THAT THE MAIN BONDING JUMPER AND GROUNDING ELECTRODE CONDUCTOR IS INSTALLED PROPERLY IN MAIN DISCONNECT SWITCH.

ELECTRICAL INSTALLATION NOTES | NO SCALE | 2

APPLICANT/OWNER:

PAGE COUNTY BOARD OF SUPERVISORS — SERVING THE PEOPLE — PAGE COUNTY, VIRGINIA

L3HARRIS™

L3HARRIS TECHNOLOGIES
221 JEFFERSON RIDGE PARKWAY
LYNCHBURG, VA 24501

PREPARED BY:

GPD GROUP, INC.®
520 South Main Street
Akron, OH 44311
330.572.2100 FAX 330.572.2102

SEAL:

COMMONWEALTH OF VIRGINIA
04/29/2021
STEVEN P. SCHAUB
Lic. No. 051891
PROFESSIONAL ENGINEER

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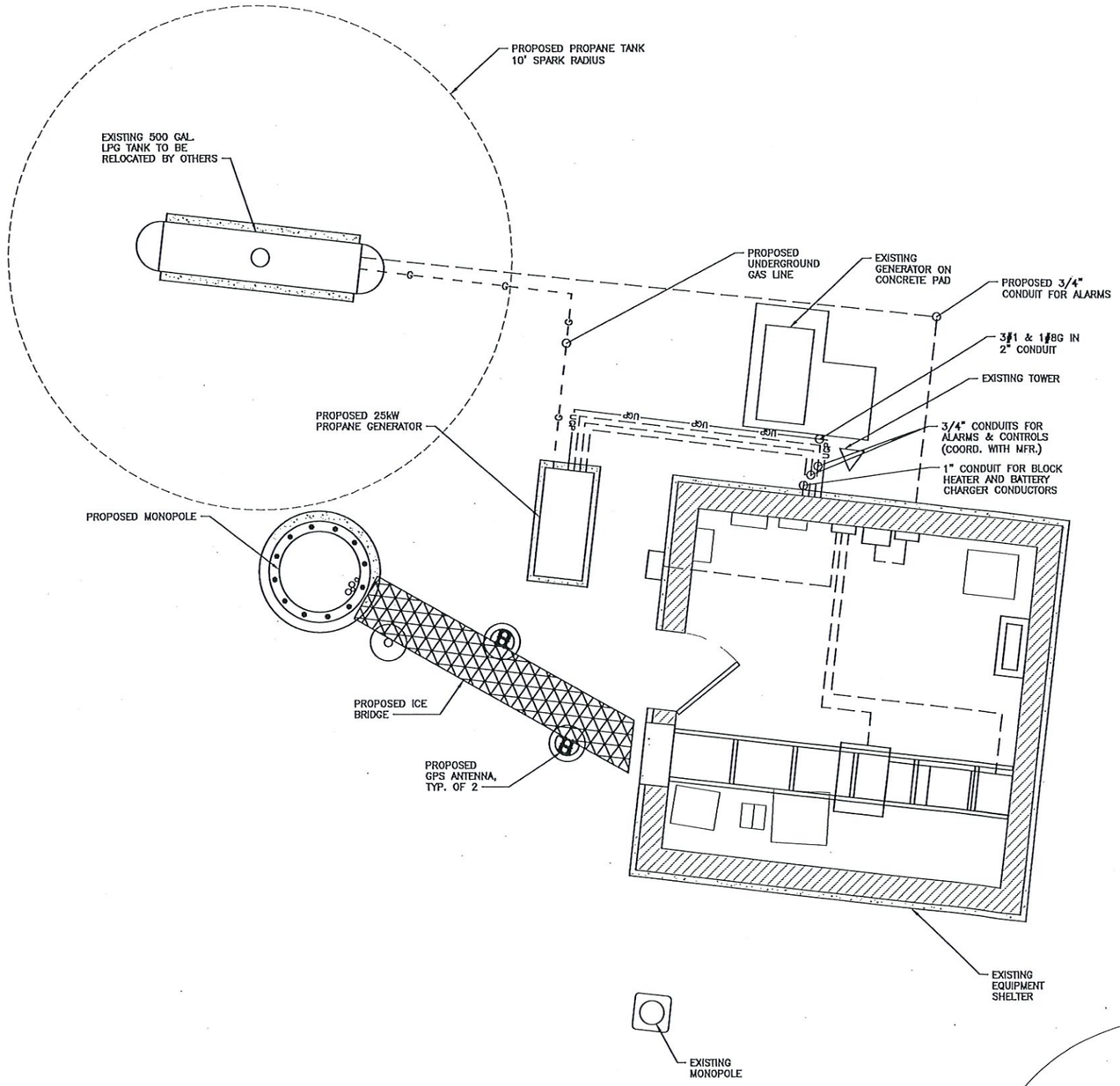
TANNERS RIDGE
ROUTE 682
STANLEY, VA 22851

SHEET TITLE:
ELECTRICAL AC ONE-LINE DIAGRAM & NOTES

SHEET NUMBER:
E-1



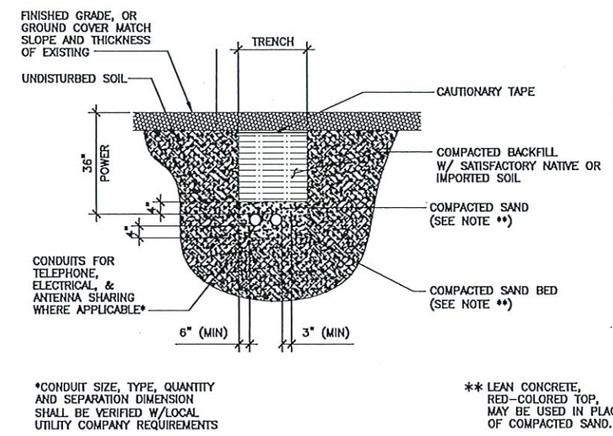
UTILITY PLAN

12" 6" 0 1' 2' 3' 4' 5' 6' 7'
3/8"=1'-0"

1

DETAIL NOT USED

2



*CONDUIT SIZE, TYPE, QUANTITY AND SEPARATION DIMENSION SHALL BE VERIFIED W/LOCAL UTILITY COMPANY REQUIREMENTS

** LEAN CONCRETE, RED-COLORED TOP, MAY BE USED IN PLACE OF COMPACTED SAND.

DIRECT BURIED CONDUIT DETAIL

3

DETAIL NOT USED

4

APPLICANT/OWNER:

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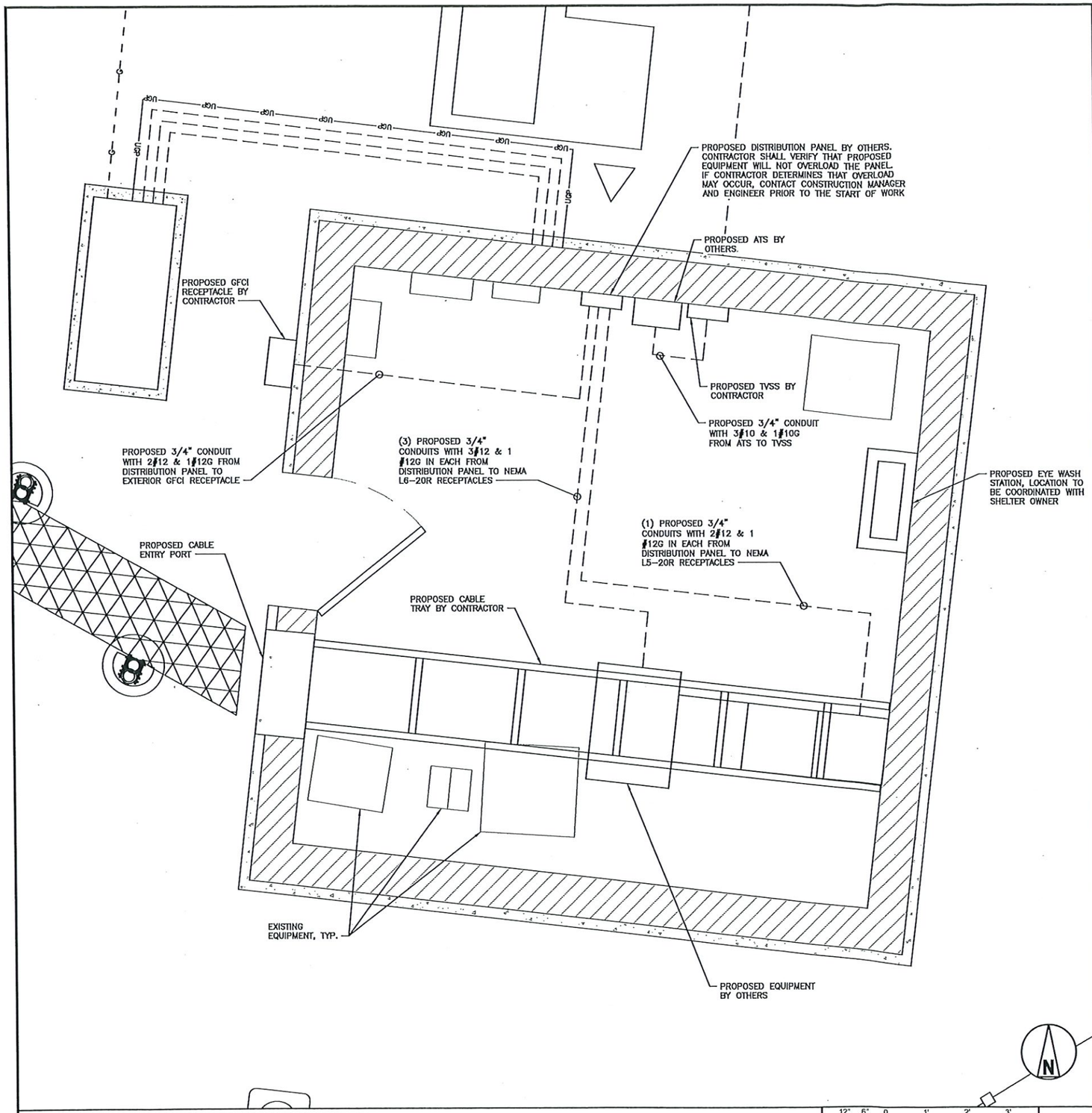
STANLEY, VA 22851

SHEET TITLE:

UTILITY PLAN

SHEET NUMBER:

E-2



SHELTER UTILITY PLAN | 1

DETAIL NOT USED | 2

DETAIL NOT USED | 3

DETAIL NOT USED | 4

APPLICANT/OWNER:

BOARD OF SUPERVISORS PAGE COUNTY, VIRGINIA — SERVING THE PEOPLE

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TANNERS RIDGE
ROUTE 682
STANLEY, VA 22851

SHEET TITLE:

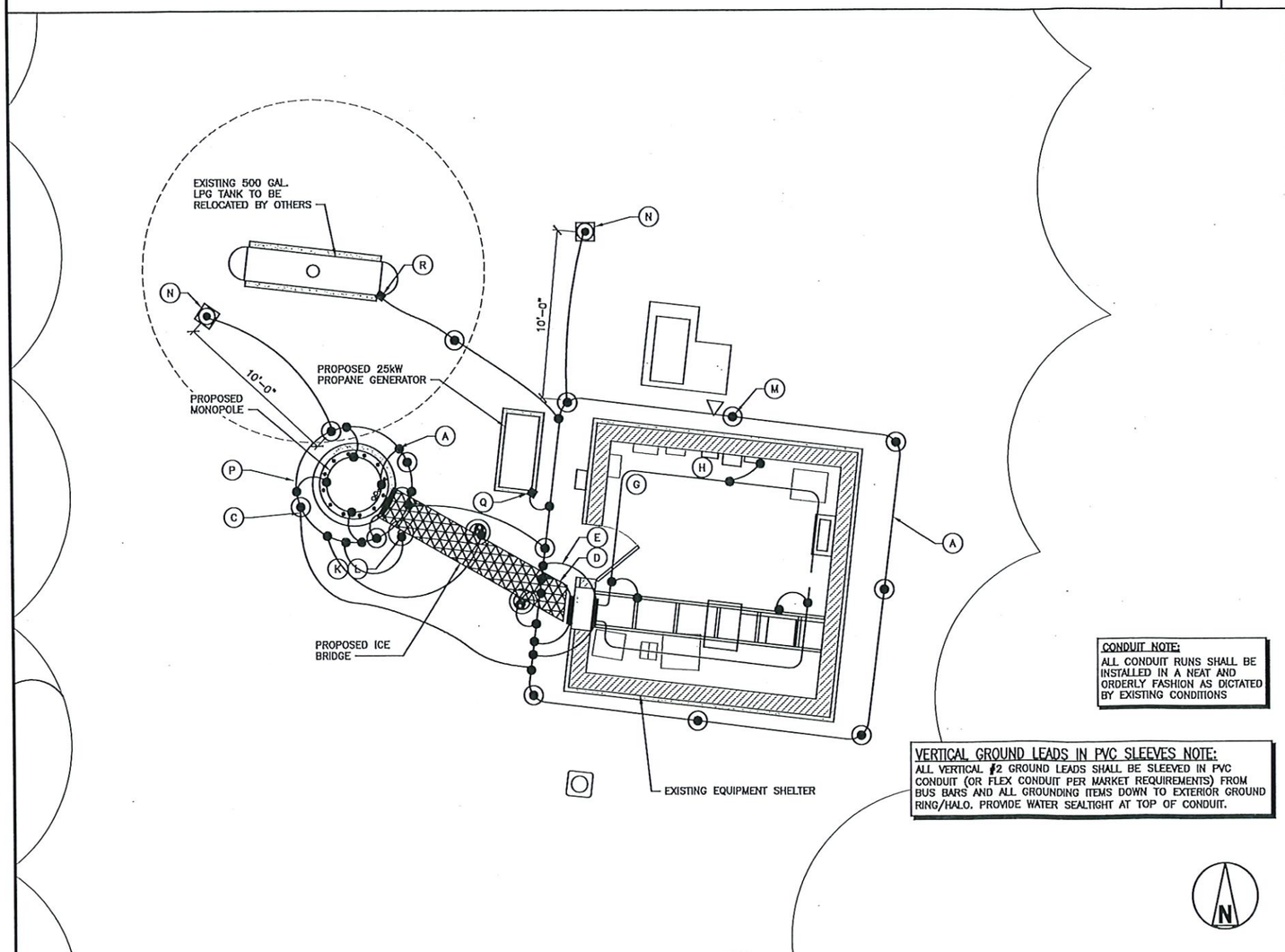
SHELTER UTILITY PLAN

SHEET NUMBER:

E-2.1

1. ALL GROUND ELECTRODE SYSTEMS (INCLUDING TELECOMMUNICATION, RADIO, LIGHTNING PROTECTION, AND AC POWER GES'S) SHALL BE BONDED TOGETHER, AT OR BELOW GRADE, BY TWO OR MORE COPPER BONDING CONDUCTORS IN ACCORDANCE WITH THE NEC.
2. THE SUBCONTRACTOR IS RESPONSIBLE FOR PROPERLY SEQUENCING GROUNDING AND UNDERGROUND CONDUIT INSTALLATION AS TO PREVENT ANY LOSS OF CONTINUITY IN THE GROUNDING SYSTEM OR DAMAGE TO THE CONDUIT.
3. METAL RACEWAY SHALL NOT BE USED AS THE NEC REQUIRED EQUIPMENT GROUND CONDUCTOR. STRANDED COPPER CONDUCTORS WITH GREEN INSULATION, SIZED IN ACCORDANCE WITH THE NEC, SHALL BE FURNISHED AND INSTALLED WITH THE POWER CONDUITS.
4. CONNECTIONS TO THE GROUND BUS SHALL NOT BE DOUBLED UP OR STACKED. BACK-TO-BACK CONNECTIONS ON OPPOSITE SIDES OF THE GROUND BUS ARE PERMITTED
5. ALUMINUM CONDUCTOR OR COPPER CLAD STEEL CONDUCTOR SHALL NOT BE USED FOR GROUNDING CONNECTIONS.
6. USE OF 90° BENDS IN THE PROTECTION GROUNDING CONDUCTORS SHALL BE AVOIDED WHEN 45° BENDS CAN BE ADEQUATELY SUPPORTED. IN ALL CASES, BENDS SHALL BE MADE WITH A MINIMUM BEND RADIUS OF 8 INCHES.
7. ALL EXTERIOR GROUND CONDUCTORS BETWEEN EQUIPMENT/GROUND BARS AND THE GROUND RING SHALL BE #2 AWG SOLID TIN-PLATED COPPER UNLESS OTHERWISE INDICATED.
8. EXOTHERMIC WELDS SHALL BE USED FOR ALL GROUNDING CONNECTIONS BELOW GRADE. CONNECTIONS TO ABOVE GRADE EXTERIOR UNITS SHALL BE MADE WITH EXOTHERMIC WELDS WHERE PRACTICAL OR WITH 2-HOLE MECHANICAL TYPE BRASS CONNECTIONS WITH STAINLESS STEEL HARDWARE, INCLUDING SET SCREWS.
9. EXOTHERMIC WELDS SHALL BE PERMITTED ON TOWERS ONLY WITH THE EXPRESS APPROVAL OF THE TOWER MANUFACTURER OR THE CONTRACTOR'S STRUCTURAL ENGINEER.
10. ALL WIRE TO WIRE GROUND CONNECTIONS TO THE INTERIOR GROUND RING SHALL BE FORMED USING HIGH PRESS CRIMPS OR SPLIT BOLT CONNECTOR WHERE INDICATED IN THE DETAILS.
11. ICE BRIDGE BONDING CONDUCTORS SHALL BE EXOTHERMICALLY BONDED OR BOLTED TO THE BRIDGE AND THE TOWER GROUND BAR USING 2-HOLE MECHANICAL TYPE BRASS CONNECTORS AND STAINLESS STEEL HARDWARE.
12. APPROVED ANTIOXIDANT COATINGS (I.E., CONDUCTIVE GEL OR PASTE) SHALL BE USED ON ALL COMPRESSION AND BOLTED GROUND CONNECTIONS.
13. ALL EXTERIOR GROUND CONNECTIONS SHALL BE COATED WITH A CORROSION RESISTANT MATERIAL.
14. MISCELLANEOUS ELECTRICAL AND NON-ELECTRICAL METAL BOXES, FRAMES, AND SUPPORTS SHALL BE BONDED TO THE GROUND RING, IN ACCORDANCE WITH THE NEC.
15. BOND ALL METALLIC OBJECTS WITHIN 6 FEET OF THE BURIED GROUND RING WITH #2 AWG SOLID TIN-PLATED COPPER GROUND CONDUCTOR.
16. GROUND CONDUCTORS USED IN THE FACILITY GROUND AND LIGHTNING PROTECTION SYSTEMS SHALL NOT BE ROUTED THROUGH METALLIC OBJECTS THAT FORM A RING AROUND THE CONDUCTOR, SUCH AS METALLIC CONDUITS, METAL SUPPORT CLIPS, OR SLEEVES THROUGH WALLS OR FLOORS. WHEN IT IS REQUIRED TO BE HOUSED IN CONDUIT TO MEET CODE REQUIREMENTS OR LOCAL CONDITIONS, NON-METALLIC MATERIAL SUCH AS PVC PLASTIC CONDUIT SHALL BE USED. WHERE USE OF METAL CONDUIT IS UNAVOIDABLE (E.G., NON-METALLIC CONDUIT PROHIBITED BY LOCAL CODE) THE GROUND CONDUCTOR SHALL BE BONDED TO EACH END OF THE METAL CONDUIT WITH LISTED BONDING FITTINGS.

NOTES 1



CONDUIT NOTE:
ALL CONDUIT RUNS SHALL BE INSTALLED IN A NEAT AND ORDERLY FASHION AS DICTATED BY EXISTING CONDITIONS

VERTICAL GROUND LEADS IN PVC SLEEVES NOTE:
ALL VERTICAL #2 GROUND LEADS SHALL BE SLEEVED IN PVC CONDUIT (OR FLEX CONDUIT PER MARKET REQUIREMENTS) FROM BUS BARS AND ALL GROUNDING ITEMS DOWN TO EXTERIOR GROUND RING/HALO. PROVIDE WATER SEALTIGHT AT TOP OF CONDUIT.

N

GROUNDING SITE PLAN

4' 2' 0 4' 8'
1/4"=1'-0"

3

(A) #2 AWG BARE TINNED SOLID COPPER TOWER/SHELTER GROUND RING BURIED 30" BELOW GRADE (TYP.). ALL GROUND LEADS CONNECTED TO RING SHALL BE #2 AWG BARE TINNED SOLID COPPER.
(B) N/A
(C) BOND TOWER MOUNTED GROUND BAR TO EXTERIOR GROUND RING (TYP. OF 2).
(D) CONNECT EXTERIOR GROUND BAR (UNDER WAVEGUIDE PORT) TO NEW GROUND RING WITH #2 GROUND CONDUCTORS (TYP. OF 2).
(E) CONNECT INTERIOR GROUND BAR TO EXTERIOR GROUND RING. COORDINATE WITH EQUIPMENT BUILDING MANUFACTURER FOR LOCATION OF WALL PENETRATION (TYP. OF 2).
(F) N/A
(G) PROVIDE GROUND LEADS FROM SHELTER HALO TO GROUND RING (4 PLACES). COORDINATE WITH SHELTER MANUFACTURER FOR LOCATION OF WALL PENETRATIONS.
(H) PROVIDE GROUND LEAD FROM BUILDING 200A PANEL BOARD TO GROUND RING. COORDINATE WITH SHELTER MANUFACTURER FOR LOCATION OF WALL PENETRATIONS.
(J) N/A
(K) BOND EACH ICE BRIDGE SECTION TOGETHER WITH JUMPERS. BOND FIRST AND LAST SECTION TO GROUND RING.
(L) BOND EVERY ICE BRIDGE POST BASE TO GROUND RING WITH CADWELD.
(M) PROPOSED GROUND ROD, MINIMUM 10' SPACING (TYP.).
(N) PROPOSED INSPECTION WELL.
(P) BOND TOWER BASE PLATE TO TOWER GROUND RING.
(Q) #2 AWG BARE TINNED SOLID COPPER WIRE: 2-HOLE LUG CONNECTION TO GENERATOR BASE FRAME, CADWELD CONNECTION TO GROUND RING (TYP.).
(R) #2 AWG BARE TINNED SOLID COPPER WIRE: 2-HOLE LUG CONNECTION TO LPG TANK LEG, CADWELD CONNECTION TO GROUND RING (TYP.).
(S) N/A
(T) N/A
(U) N/A
(V) N/A
(W) N/A

GROUNDING KEYED NOTES 2

SYMBOL	DESCRIPTION
⊙	3/4" x 10' COPPER CLAD STEEL GROUND ROD
⊡	3/4" x 10' COPPER CLAD TEST WELL GROUND ROD W/INSPECTION SLEEVE
■	EXOTHERMIC WELD (CADWELD) (UNLESS OTHERWISE NOTED)
•	MECHANICAL CONNECTION (2-HOLE LUG)

LEGEND 4

APPLICANT/OWNER:
PAGE COUNTY, VIRGINIA BOARD OF SUPERVISORS — SERVING THE PEOPLE

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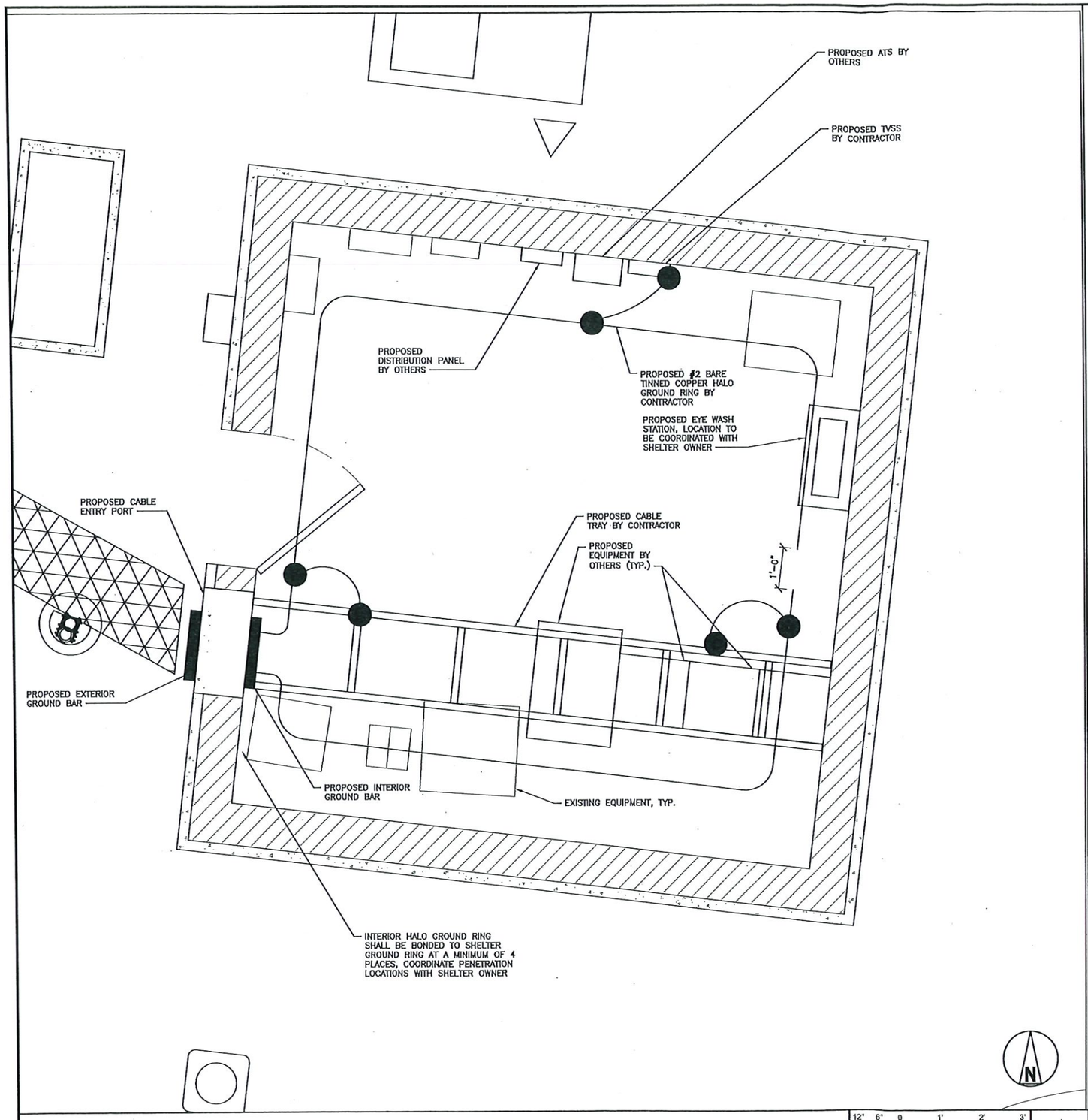
STANLEY, VA 22851

SHEET TITLE:
GROUNDING SITE PLAN & NOTES

SHEET NUMBER:
E-3



SHELTER GROUNDING PLAN 1

DETAIL NOT USED 2

SYMBOL	DESCRIPTION
◉	3/4" x 10' COPPER CLAD STEEL GROUND ROD
⊡	3/4" x 10' COPPER CLAD TEST WELL GROUND ROD W/INSPECTION SLEEVE
■	EXOTHERMIC WELD (CADWELD) (UNLESS OTHERWISE NOTED)
●	MECHANICAL CONNECTION (2-HOLE LUG)

LEGEND 3

APPLICANT/OWNER:

BOARD OF SUPERVISORS PAGE COUNTY, VIRGINIA — SERVING THE PEOPLE

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221 JEFFERSON RIDGE PARKWAY
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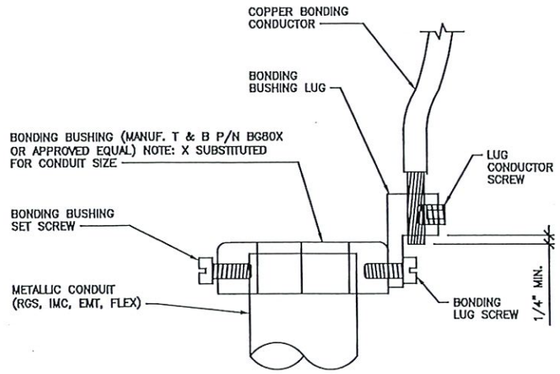
SHEET TITLE:
SHELTER GROUNDING PLAN

SHEET NUMBER:
E-3.1

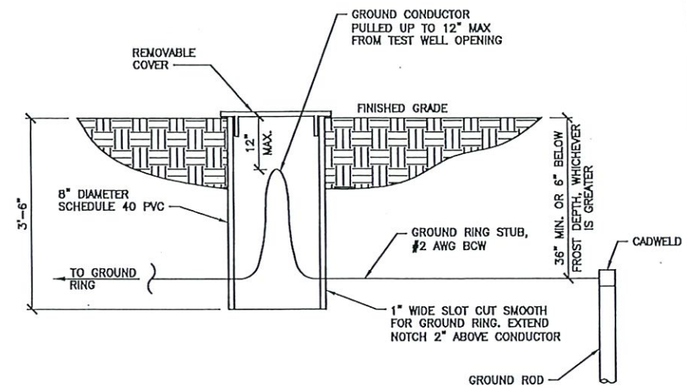


DIRECTIONS:
1. MOUNT BONDING BUSHING ONTO CONDUIT
2. TIGHTEN BOND BUSHING SET SCREW
3. INSERT COPPER CONDUCTOR INTO LUG
4. TIGHTEN LUG CONDUCTOR SCREW
5. TIGHTEN BONDING LUG SCREW

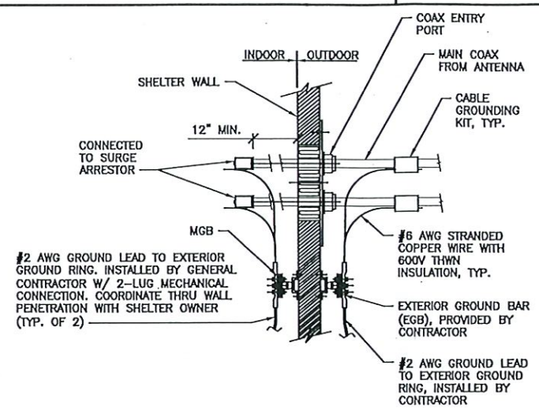
NOTE: BONDING BUSHING, SET SCREW, LUG, LUG SCREW, COND. LUG SCREW, SHOWN AS COMPLETE UNIT

CONDUIT BOND/GROUND BUSHING DETAIL | NO SCALE | 1

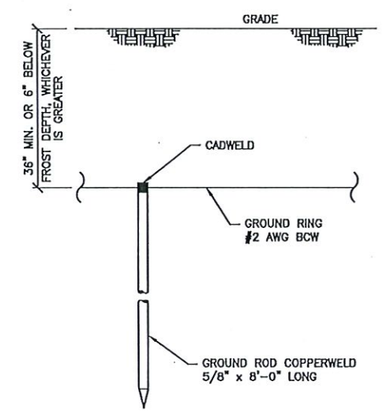
DETAIL NOT USED | NO SCALE | 2



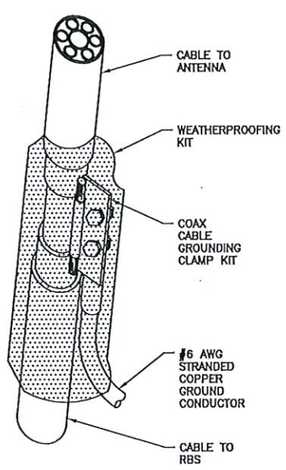
GROUND ROD INSPECTION WELL DETAIL | NO SCALE | 3



COAX GROUNDING DETAIL | NO SCALE | 4

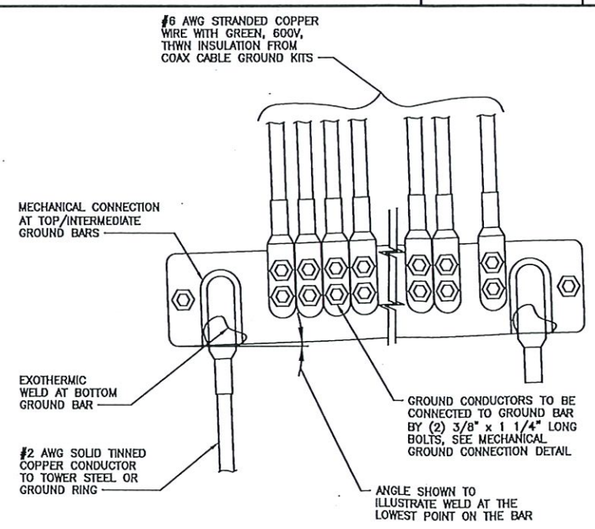


GROUND ROD DETAIL | NO SCALE | 5

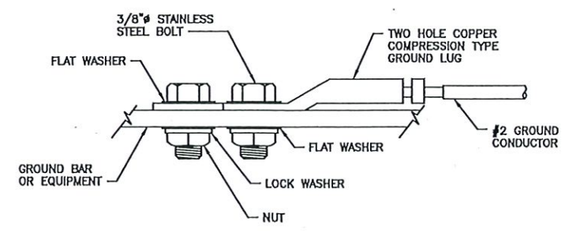


NOTES:
1. DO NOT INSTALL CABLE GROUND KIT AT A BEND.
2. ALWAYS DIRECT GROUND WIRE DOWN TO GROUND BAR.
3. GROUNDING KIT & WEATHERPROOFING KIT SHALL BE TYPE & PART # AS SUPPLIED OR RECOMMENDED BY CABLE MANUFACTURER.

COAX CABLE GROUND KIT DETAIL | NO SCALE | 6



INSTALLATION OF GROUND WIRE TO COAX CABLE GROUND BAR | NO SCALE | 7



MECHANICAL GROUND CONNECTION DETAIL | NO SCALE | 8

APPLICANT/OWNER:
PAGE COUNTY BOARD OF SUPERVISORS
SERVING THE PEOPLE

L3HARRIS™
L3HARRIS TECHNOLOGIES
221 JEFFERSON RIDGE PARKWAY
LYNCHBURG, VA 24501

PREPARED BY:
GPD GROUP, INC.
520 South Main Street
Akron, OH 44311
330.572.2100 FAX 330.572.2102

COMMONWEALTH OF VIRGINIA
SEAL:
04/29/2021
STEVEN P. SCHAUB
Lic. No. 051891
PROFESSIONAL ENGINEER

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

PROJECT NO:	2020708.02
DRAWN BY:	MRB
CHECKED BY:	BML

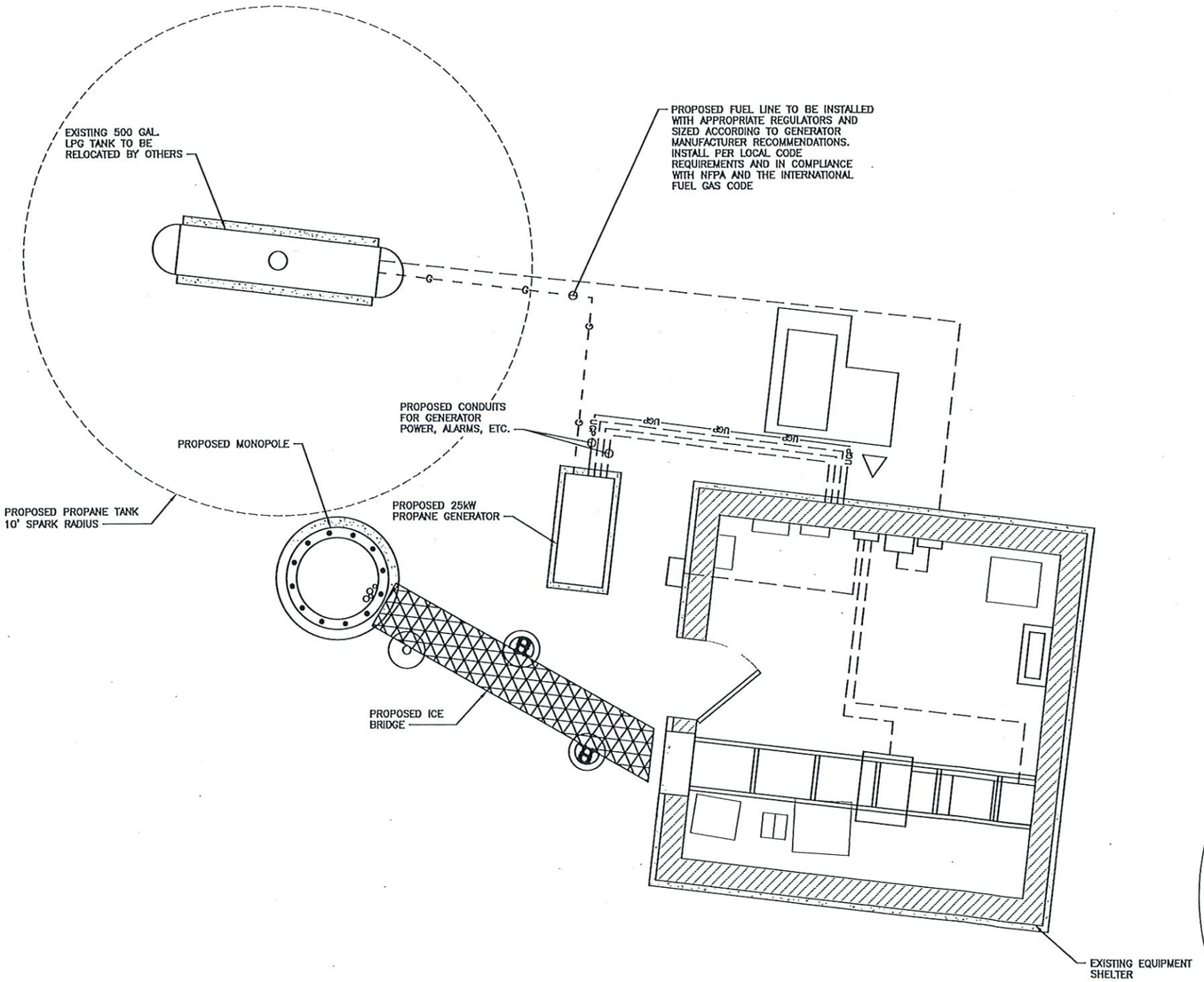
LANDLORD/PROPERTY OWNER SIGNATURE:

REV	DATE	DESCRIPTION
A	01/11/2021	ISSUED FOR REVIEW
B	04/26/2021	RE-ISSUED FOR REVIEW
0	04/29/2021	ISSUED FOR CONSTRUCTION

PROJECT LOCATION:
TANNERS RIDGE
ROUTE 682
STANLEY, VA 22851

SHEET TITLE:
GROUNDING DETAILS

SHEET NUMBER:
E-4

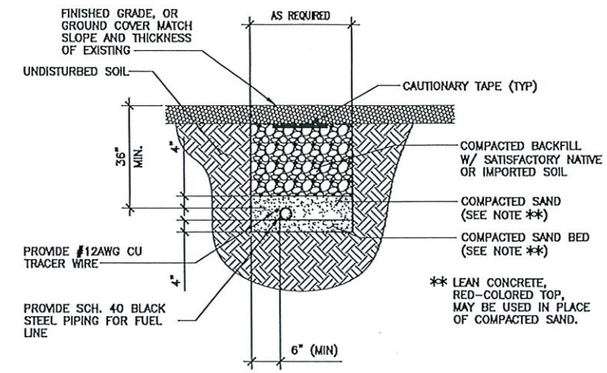


NOTE: GENERATOR & LPG TANK SLABS ARE NOT FROST PROTECTED. CONTRACTOR SHALL INSTALL FLEXIBLE CONDUIT/CONNECTORS AS REQUIRED

MECHANICAL UTILITY PLAN

12" 6" 0 1' 2' 3' 4' 5' 6' 7'
3/8"=1'-0"

1



FUEL LINE TRENCH SECTION

2

DETAIL NOT USED

3

DETAIL NOT USED

4

APPLICANT/OWNER:

L3HARRIS™

L3HARRIS TECHNOLOGIES
221 JEFFERSON RIDGE PARKWAY
LYNCHBURG, VA 24501

PREPARED BY:

GPD GROUP, INC.®

520 South Main Street
Akron, OH 44311
(330) 572-2102

COMMONWEALTH OF VIRGINIA
SEAL
04/29/2021
BRANDON M. MARZLEY
Lic. No.53035
PROFESSIONAL ENGINEER

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

PROJECT NO:	2020708.02
DRAWN BY:	MRB
CHECKED BY:	BML

LANDLORD/PROPERTY OWNER SIGNATURE:

REV	DATE	DESCRIPTION
A	01/11/2021	ISSUED FOR REVIEW
B	04/28/2021	RE-ISSUED FOR REVIEW
0	04/29/2021	ISSUED FOR CONSTRUCTION

PROJECT LOCATION:

TANNERS RIDGE
ROUTE 682
STANLEY, VA 22851

SHEET TITLE:

MECHANICAL UTILITY PLAN

SHEET NUMBER:

M-1

MINUTES
PAGE COUNTY PLANNING COMMISSION
July 13, 2021

Members Present

Catherine Grech, District 1
Steve Atkins, District 2
Keith Weakley, Vice Chairman, District 3
Gary Huffman, District 4
Donnie Middleton, District 2
Jared Burner, Chairman, District 3
James Holsinger, District 4
William Turner, Secretary, District 5

Members Absent

None

Staff Present

Tracy Clatterbuck
Kelly Butler

Call to Order

Chairman Burner called the July 13, 2021 Page County Planning Commission Regular Meeting to order in the Board of Supervisors Room located at the Page County Government Center, 103 S Court Street, Luray, Virginia at 7:00 p.m. The call to order was followed by *The Pledge of Allegiance* and a *Moment of Silence*. Chairman Burner reminded all commissioners and speakers to please turn on and/or speak into the microphones. The meeting was live streamed via YouTube. Ms. Clatterbuck conducted an attendance roll call. All were present.

Adoption of Agenda

Mr. Turner made a motion to accept the agenda as presented. The motion was seconded by Mr. Huffman. The motion passed unanimously 8-0.

Public Hearing

Chairman Burner opened the public hearing period. With no public hearings on the agenda, the public hearing period was closed.

Citizen Comments on Agenda Items

None

New Business

A. **Introduction of Nina A. Long Fox – Director for Economic Development & Tourism**

Mrs. Fox introduced herself. She explained how she was originally brought on for the expansion and retention for current businesses. Two weeks into her employment the person in her position resigned and she was given the position for Economic Development & Tourism Director for the County. She explained that the most valuable asset of the county is the people. She explained the importance of all departments in the county and the town working towards the common goal of retaining that asset and improving the quality of life for those people. She explained the difference between the Economic Development department and the EDA. The Economic Development & Tourism department is funded primary through TOT funds. She wants to be part of the conversation with planning and provide a resource for assistance. Starting a "Workforce First" initiative is on her agenda. For businesses to come here, there has to be a viable workforce. For there to be a viable workforce, there has to be affordable homes.

Chairman Burner asked how the planning commission can help through planning and through the zoning and subdivision ordinance to assist in that initiative. She agreed to 100% collaboration between the

planning commission and herself. One other thing on her agenda is the "Economic Development Strategic Plan." It is not meant to replace the Comprehensive Plan, but to be a strategic, smaller body of information that people can easily look at and identify the direction to go in.

The conversation continued with Mrs. Fox and other members of the planning commission concerning farming, housing, investors, small growth v. dramatic growth, teleworking, employment vacancies, and broadband.

B. **Adoption of Minutes – June 8, 2021 and June 22, 2021**
Mr. Holsinger made a motion to approve the minutes as submitted. Mr. Huffman seconded the motion. The motion passed unanimously.

Unfinished Business

A. **Review of Chapter 100 – Subdivision of Land Ordinance**
Chairman Burner explained that they would be reviewing staff comments from the current ordinance, but asked if there were any specific questions about those comments. Mr. Weakley recommended that we go away from lot size and look at lot numbers. Mr. Weakley had previously submitted a document to Ms. Clatterbuck that the subdivision ordinance sub-committee had drafted. The sub-committee had stopped meeting when the county hired the Berkley Group. Ms. Clatterbuck clarified that those comments have not been sent to the Berkley Group yet. Mr. Holsinger asked what would it take for that document to get sent to them. Ms. Grech asked if it could be presented to the whole commission. Mr. Weakley reviewed the document. Right now, the subdivision ordinance is based on lot size. What we should really be looking at is how many lots you will have in the proposed subdivision. That is what drives the infrastructure needs. They are recommending that it shifts to number of lots. Class A subdivision being less than 5 lots, Class B being 5 or more. The document also discusses the definition of a functional right-of-way. Right now, it says 50 feet. Fifty feet is unnecessary in certain situations. This definition says 50 feet, or, if you want to get an engineer, it can be less than that if it is functional. The idea is that when the subdivision is done, we will turn it over to VDOT and they can take it into their road system. Also, to attract development, if we continue requiring a 50 feet ROW it minimizes the amount of lots they can get as well as increases the cost of development. Family ROW has to remain as is because that is state code. Ms. Grech offered that less than 2% of all subdivisions that Ms. Clatterbuck provided data for have been Class A/B. Mr. Weakley clarified that the functional ROW definition is meant to be used for all non-family subdivisions and Class A/B subdivisions. Mr. Burner said we need to have people going the route of Class A/B rather than cutting up prime farmland. Mr. Holsinger asked what would it take for people to go that route. We need positive development with reasonable costs. Mr. Turner stated that is what he hears complaints about from contractors, the cost of building in Page County.

Ms. Clatterbuck wanted to discuss the 25-acre division. The 25-acre division rule says no additional streets, roads, or rights-of-way are needed to serve any parcel in that proposed division. This needs to be addressed, whether it's through a functional right of way or not. Ms. Grech stated she has not been able to find this 25-acre rule in state code anywhere. The question is does this need to stay in the code.

Chairman Burner asked what action we wanted to take on the document presented by Mr. Weakley that came from the sub-division ordinance sub-committee. Mr. Holsinger made a motion that we send this document on to the Berkley Group. Mr. Weakley seconded the motion with one change. He proposed we also add to eliminate the 25-acre division rule. Mr. Holsinger added that to his motion. Mr. Weakley seconded the motion. The motion passed unanimously.

Mr. Holsinger added that the 25-acre division change is a huge change, and perhaps a very positive change. If that change is made, then 100 acres will only be allowed to be split once and you get two 50

acre lots. There will be some push back on that. Mr. Weakley agreed. Chairman Burner stated then they go the route of the Class A/B subdivision and put in the infrastructure if they want to get more lots. Mr. Holsinger stated that we need to emphasize that. We want people to put in the infrastructure by way of the Class A/B requirements, rather than by-right. Mr. Weakley added the basis of changing this is when they finish, they hand the roads over to VDOT.

Chairman Burner encouraged the commissioners to review the material given to them by the Berkley Group for the joint meeting on July 27th. Come ready to ask your questions.

Open Citizen Comment Period

None

Chairman's Report

None

Clerk's Report

The joint meeting on July 27th will start at 6:00 pm. The comments that are at your table regarding the review done at the June 8th meeting were sent to the Berkley Group today.

Adjourn

Chairman Burner requested a motion to adjourn the meeting. Mr. Weakley made a motion to adjourn. Mr. Turner seconded the motion. The meeting was adjourned at 8:51 p.m.

Chairman, Jared Burner

Vice Chairman, Keith Weakley

Minutes
Joint Meeting
Page County Board of Supervisors
and
Page County Planning Commission
July 27, 2021

Board of Supervisors Present:	Morgan Phenix, Chairman At-Large Allen Louderback, District 2 Mark Stroupe, District 3
Planning Commission Present:	Jared Burner, Chair, District 3 Cathy Grech, District 1 Steve Atkins, District 2 Donnie Middletown, District 2 Keith Weakley, District 3 Jamie Holsinger, District 4 Gary Huffman, District 4 William Turner, District 5
Staff Present:	Regina Miller, Assistant County Administrator Tracy Clatterbuck, Zoning Administrator Brooke Newman, Program Support Technician

Call to Order:
Chair Jared Burner called to order the Planning Commission, at 6:00 p.m., on Tuesday, July 27, 2021, in the Board of Supervisors Room located in the Page County Government Center, 103 South Court Street, Luray, VA 22835.

Chairman Morgan Phenix called to order the Page County Board of Supervisors at 6:01 p.m. He noted that a quorum of the Board was not present and the Board members in attendance would simply be observers at the meeting.

The Call to Order was followed by the *Pledge of Allegiance* and a Moment of Silence.

Discussion of Zoning Ordinance:
Darla Orr, The Berkley Group, outlined the work session agenda as well as the revised project schedule. She said the Open House was scheduled for August 24th, but was informed the Board did not want to hold it then since it would be during Fair week. She said she will have the full draft document of the Zoning Ordinance to the Commission and Board by August 10th for review. After discussion, it was consensus that the Open House

would be held on a date to be determined. The Commission and Board wants the opportunity to fully review and further revise the full draft document before holding the Open House.

She reviewed the Animal Keeping and Gardening in R Districts section of the proposed ordinance. She said the sub-committee met in early May and has recommended the following: the definition of gardening; adds gardening as a permitted use in all districts – accessory use in R, C, I and MHP; adds definition of animal unit; modifies residential farm definition and clarifies for R districts, not A-1; permits numbers of animals based on animal unit per acre; clarifies animal keeping for educational projects permitted; and, adds standards for fence enclosures. After discussion, both the Commission and Board agreed that bee keeping/apiaries should be included. In addition, they also discussed fencing and wayside stands.

Next, Ms. Orr reviewed the by-right lot development allocation in the P-R, W-C and A-1 districts. At the February joint work session, the Commission and Board asked consideration be given to increasing the number of lots allowed by-right under the lot development allocation and to establish a maximum lot size to ensure larger area maintained for farming. She reviewed the proposed lot allocation matrix.

Ms. Orr outlined the Article III Ordinance Amendments, Zoning & Development Approvals and Appeals. This section was updated to consolidate permitting and application requirements currently scattered throughout the ordinance; update Virginia Code references; add sections for clarity of application and notification requirements, and review processes; consolidate fees currently scattered throughout the ordinance; add a process for administrative approval of setback modification; and, updates the language for ease of use and understanding.

Lastly, she highlighted proposed changes to Article IX – Subdivision of Land. The proposed changes include: removal of current ordinance conflicts – replace definitions and clearly categorize subdivision types (single lot, family, minor and major subdivisions); update Virginia Code references; provide standards for private roads and allow more frequently; provide clear standards boundary line adjustments and vacation plats; clarify review processes, plat requirements and standards for surety; update language for ease of understanding; and, add subdivision potential verification process to track lot development allocations.

Adjourn: 8:54 p.m.
Chair Burner adjourned the Planning Commission meeting, on a motion by Keith Weakley, seconded by Cath Grech.

Jarred Burner, Chairman	Keith Weakley, District 3

August 26, 2021
Page County GIS Dept.

Page County, Virginia
Agriculture, Woodland Conservation and Parks-Recreation Zoned Parcel Counts by Acreage Ranges

Acreage Ranges	Agriculture A-1	Woodland Conservation W-C	Parks-Recreation P-R	Total	Percentage
Total Parcels	**6,332**	**2,851**	**15**	**9,198**	**-**
Less than 1 acre	1,407	576	5	1,988	21.6%
1 or more acres, less than 2 acres	1,236	490	2	1,728	18.8%
2 or more acres, less than 3 acres	715	226	2	943	10.3%
3 or more acres, less than 5 acres	740	307	1	1,048	11.4%
5 or more acres, less than 10 acres	751	357	2	1,110	12.1%
10 or more acres, less than 20 acres	597	381	1	979	10.6%
20 or more acres, less than 25 acres	153	106	0	259	2.8%
25 or more acres	733	408	2	1,143	12.4%

Notes:

- Only non-town parcels fully or partially zoned A-1, W-C, or P-R are included in the table.
- Acreage ranges use assessed acreage data as recorded in the county's tax database for 8,494 of the parcels (92.3% of the total count in the above table). GIS acreage is only used in the following circumstances:
    - **Grouped Parcels**: If multiple parcels are assessed together under one parcel but mapped separately, we used GIS acreage. Staff believes doing so is more reliable for acreage range grouping than equally distributing the assessed acreage, over all parcels in the group. For A-1, W-C, and P-R parcels, this includes 257 parcels mapped, but assessed as 96 parcels.
    - **Split-Zoned Parcels**: Some parcels have multiple zoning designations within the parcel boundary, but such is not officially broken down into different assessed acreages. In such cases (132 split-zoned parcels), we use GIS acreage, and we only use the acreage portion that is one or more of the three zoning types of interest (so if a parcel contains Agriculture and Residential zoning, only the Agriculture acreage is included, and the GIS-calculated acreage is used). For this reason, some parcels (61) are counted more than once if they have split-zoning with more than one of the three types listed. As such, 193 of the parcel count in the above table fit into this category.
    - **Missing Acreage**: Not all parcels have an official assessed acreage recorded in the tax database. This is more common among cemetery/church parcels within these zoning categories (171 parcels) and other non-taxed parcels, including school, local/state/federal government-owned properties (20 parcels). Besides these, another 32 parcels just don't have an assessed acreage recorded.
    - **Missing Records/Unknown Information**: Some "parcels" (31 within these zoning categories) are mapped as "NF" (not found), meaning that it is not clear to the Real Estate Office or GIS who owns the property, and there is no tax record that has been clearly tied to the area by deed or survey by county staff. In most cases, these are very small areas unclaimed by neighboring parcels that do have recorded surveys. Note that there is an active project to investigate and eliminate these.

CHAPTER 128. Floodplain Ordinance.

Editor's Note: This is proposed as Page County Code Chapter 128, replacing the current Chapter 128 – Campgrounds which has been incorporated into the revised draft Zoning Ordinance.

Division 1. General Provisions

Section 128.1. – Authority.

This Chapter is adopted pursuant to the authority granted to localities by Code of Virginia. § 15.2-2280 et. seq., as amended, for the general purpose of promoting the health, safety, or general welfare of the public. To these ends, this chapter is designed to provide for safety from flood, to facilitate the provision of flood protection, and to protect against loss of life, health, or property from flood. This chapter may be referred to as the Page County Floodplain Ordinance, floodplain ordinance or chapter.

Section 128.2. – Purpose of Chapter.

A. The purpose of these provisions is to prevent the loss of life, health, and property, creation of hazards to health and safety, disruption of commerce and governmental services, extraordinary and unnecessary expenditure of public funds for flood protection and relief, and impairment of the tax base by:

(1) Regulating uses, activities and development which, alone or in combination with other existing or future uses, activities and development will cause unacceptable increases in flood heights, velocities and frequencies;

(2) Restricting or prohibiting certain uses, activities and development from locating within districts subject to flooding;

(3) Requiring all those uses, activities and development that do occur in flood prone districts to be protected and/or floodproofed against flooding and flood damage; and

(4) Protecting individuals from buying land and structures which are unsuited for intended purposes because of flood hazards.

Section 128.3. – Applicability of Provisions.

These provisions shall apply to all privately and publicly owned lands within the jurisdiction of Page County that are identified as a special flood hazard areas (SFHA) according to the flood insurance rate map (FIRM) and flood insurance study (FIS) provided to the county by the Federal Emergency Management Association (FEMA) or as identified as floodplains by the county.

Section 128.4. – Compliance and Liability.

A. No land shall hereafter be developed and no structure shall be located, relocated, constructed, reconstructed, enlarged or structurally altered except in full compliance with the terms and provisions of this Chapter, applicable building code provisions relative to the design and construction of buildings and structures in flood hazard areas, and any other applicable ordinances and regulations which apply to uses within the scope of this Chapter.

B. The degree of flood protection sought by the provisions of this Chapter is considered reasonable for regulatory purposes and is based on acceptable engineering methods of study but does not imply total flood protection. Larger floods can and will likely occur. Flood heights may be increased by man-made or natural causes, such as ice jams and bridge openings restricted by debris. Enforcement of the provisions of this Chapter, applicable building code provisions or any other

Division 2. – Administration.

Section 128.20. – Designation of the Floodplain Administrator.

A. Page County shall appoint a designee to administer and implement the regulations of this Chapter, referred to herein as the Floodplain Administrator. The Floodplain Administrator may:

(1) Administer the duties and responsibilities herein.

(2) Delegate duties and responsibilities set forth in these regulations to qualified technical personnel, plan examiners, inspectors, and other employees.

(3) Enter into a written agreement or written contract with another community or private sector entity to administer specific provisions of these regulations. Administration of any part of these regulations by another entity shall not relieve the community of its responsibilities pursuant to the participation requirements of the National Flood Insurance Program as set forth in the Code of Federal Regulations at 44 C.F.R. 59.22.

Section 128.21. – Duties and Responsibilities of the Floodplain Administrator.

A. The duties and responsibilities of the Floodplain Administrator shall include but are not limited to:

(1) Review applications for permits to determine whether proposed activities will be located in a SFHA.

(2) Interpret floodplain boundaries and provide available base flood elevation and flood hazard information.

(3) Review applications to determine whether proposed activities will be reasonably safe from flooding and require new construction and substantial improvements to meet the requirements of these regulations.

(4) Review applications to determine whether all necessary permits have been obtained from the federal, state or local agencies from which prior or concurrent approval is required; in particular, permits from state agencies for any construction, reconstruction, repair, or alteration of a dam, reservoir, or waterway obstruction (including bridges, culverts, structures), any alteration of a watercourse, or any change of the course, current, or cross section of a stream or body of water, including any change to the 100-year frequency floodplain of free flowing non-tidal waters of the state.

(5) Verify that an applicant proposing to alter a watercourse has notified adjacent local governments, the Department of Conservation and Recreation Division of Dam Safety and Floodplain Management (DCR), the Virginia Department of Environmental Quality (DEQ) and the US Army Corp of Engineers (USACE), and has submitted copies of such notifications to FEMA.

(6) Approve applications and issue permits to develop in SFHA if the provisions of this Chapter have been met or disapprove applications if the provisions of this Chapter have not been met.

(7) Inspect, or cause to be inspected, prospective buildings, structures and other prospective development for which permits have been issued to determine compliance with this Chapter or to determine if noncompliance has occurred or violations have been committed.

(8) Review Elevation Certificates and require incomplete or deficient certificates to be corrected.

or not those hazards have been specifically delineated geographically (e.g., via mapping or surveying).

Section 128.22. – Use and Interpretation of FIRMs.

**Editor's Note: This is a new section.*

A. The Floodplain Administrator shall make interpretations, where needed, as to the exact location of SFHA, floodplain boundaries, and floodway boundaries. The following shall apply to the use and interpretation of FIRMs and data:

(1) Where field surveyed topography indicates that adjacent ground elevations:

(a) Are below the base flood elevation, even in areas not delineated as a SFHA on a FIRM, the area shall be considered as a SFHA and subject to the requirements of these regulations;

(b) Are above the base flood elevation, the area shall be regulated as a SFHA unless the applicant obtains a LOMC that removes the area from the SFHA.

(2) In FEMA-identified SFHAs where base flood elevation and floodway data have not been identified and in areas where FEMA has not identified SFHAs, any other flood hazard data available from a federal, state, or other source shall be reviewed and reasonably used.

(3) Base flood elevations and designated floodway boundaries on FIRMs and in FISs shall take precedence over base flood elevations and floodway boundaries by any other sources if such sources show reduced floodway widths and/or lower base flood elevations.

(4) Other sources of data shall be reasonably used if such sources show increased base flood elevations and/or larger floodway areas than are shown on FIRMs and in FISs.

(5) If a preliminary FIRM and/or a preliminary FIS has been provided by FEMA:

(a) Upon the issuance of a Letter of Final Determination (LOFD) by FEMA, the preliminary flood hazard data shall be used and shall replace the flood hazard data previously provided from FEMA for the purposes of administering these regulations.

(b) Prior to the issuance of a LOFD by FEMA, the use of preliminary flood hazard data shall be deemed the best available data pursuant to Division 3. Section 3.1.A.3 and used where no base flood elevations and/or floodway areas are provided on the effective FIRM.

(c) Prior to issuance of a LOFD by FEMA, the use of preliminary flood hazard data is permitted where the preliminary base flood elevations or floodway areas exceed the base flood elevations and/or designated floodway widths in existing flood hazard data provided by FEMA. Such preliminary data may be subject to change and/or appeal to FEMA.

Section 128.23. – Jurisdictional Boundary Changes.

Editor's Note: This is a new section.

A. The County floodplain ordinance in effect on the date of annexation shall remain in effect and shall be enforced by the municipality for all annexed areas until the municipality adopts and enforces an ordinance which meets the requirements for participation in the NFIP. Municipalities with existing floodplain ordinances shall pass a resolution acknowledging and accepting responsibility for enforcing floodplain ordinance standards prior to annexation of any area containing identified flood hazards. If the FIRM for any annexed area includes SFHAs with flood zones that have regulatory requirements that are not set forth in these regulations, the governing

Section 2.9. – Determination of Design Flood Elevations.

Editor's Note: This is a new section from Page staff.

If design flood elevations are not specified, the Floodplain Administrator is authorized to require the applicant to:

A. Obtain, review and reasonably utilize data from a federal, State, or other source; or,

B. Determine the design flood elevation in accordance with accepted hydrologic and hydraulic engineering techniques. Such analyses shall be performed and sealed by a registered design professional. Studies, analyses, and computations shall be submitted in sufficient detail to allow review and approval by the Floodplain Administrator. The accuracy of data submitted for such determination shall be the responsibility of the applicant.

Section 2.10. – Activities in Riverine Flood Hazard Areas.

Editor's Note: This is a new section from Page staff.

In riverine flood hazard areas where design flood elevations are specified but floodways have not been designated, the Floodplain Administrator shall not permit any new construction, substantial improvement or other development, including fill, unless the applicant submits an engineering analysis prepared by a registered design professional that demonstrates that the cumulative effect of the proposed development, when combined with all other existing and anticipated flood hazard area encroachment, will not increase the design flood elevation more than one (1) foot at any point within the community.

Section 2.11. – Letters of Map Revision.

Editor's Note: This is a new section.

A. When development in the floodplain will cause or causes a change in the base flood elevation, the applicant, including state agencies, must notify FEMA by applying for a Conditional Letter of Map Revision (CLOMR) or a LOMR. Examples include:

(1) Any development that causes a rise in the base flood elevations within the floodway.

(2) Any development occurring in zone AE without a designated floodway, which will cause a rise of more than one foot in the base flood elevation.

(3) Alteration or relocation of a stream (including but not limited to installing culverts and bridges) 44 CFR 65.3 and 65.6(a)(12).

Section 2.12. – Floodway Encroachment.

Editor's Note: This is a new section from Page staff.

Prior to issuing a permit for any floodway encroachment, including fill, new construction, substantial improvements and other development or land-disturbing-activity, the Floodplain Administrator shall require submission of a certification prepared by a registered design professional, along with supporting technical data, which demonstrates that such development will not cause any increase in the base flood level.

A. Floodway revisions. A floodway encroachment that increases the level of the base flood is authorized if the applicant has applied for a conditional Flood Insurance Rate Map (FIRM) revision and has received the approval of FEMA.

Section 2.13. – Watercourse Alteration.

Editor's Note: This is a new section from Page staff.

(1) The Floodway District is in an AE Zone and is delineated, for purposes of this ordinance, using the criterion that certain areas within the floodplain must be capable of carrying the waters of the one percent annual chance flood without increasing the water surface elevation of that flood more than one (1) foot at any point. The areas included in this District are specifically defined in Table 4 of the above-referenced FIS and shown on the accompanying FIRM.

The following provisions shall apply within the Floodway District of an AE zone [44 CFR 60.3 (d)]:

(a) Within any floodway area, no encroachments, including fill, new construction, substantial improvements, or other development shall be permitted unless it has been demonstrated through hydrologic and hydraulic analysis performed in accordance with standard engineering practice that the proposed encroachment will not result in any increase in flood levels within the community during the occurrence of the base flood discharge. Hydrologic and hydraulic analyses shall be undertaken only be professional engineers or others of demonstrated qualifications, who shall certify that the technical methods used correctly reflect currently-accepted technical concepts. Studies, analyses, computations, etc., shall be submitted in sufficient detail to allow a thorough review by the Floodplain Administrator.

Development activities which increase the water surface elevation of the base flood may be allowed, provided that the applicant first applies – with the County's endorsement – for a Conditional Letter of Map Revision (CLOMR), and receives the approval of FEMA.

If Section C(1)(a) is satisfied, all new construction and substantial improvements shall comply with all applicable flood hazard reduction provisions of Section C.

(2) The AE, or AH Zones on the FIRM accompanying the FIS shall be those areas for which one-percent annual chance flood elevations have been provided and the floodway has not been delineated. The following provisions shall apply with an AE or AH Zone [44 CFR 60.3(c)] where FEMA has provided base flood elevations.
Until a regulatory floodway is designated, no new construction, substantial improvements, or other development (including fill) shall be permitted within the areas of special flood hazard, designated as Zones A1-30, AE, or AH on the FIRM, unless it is demonstrated that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more than one foot at any one point within the County.

Development activities in Zones A1-30, AE or Ah on the County's FIRM which increase the water surface elevation of the base flood by more than one foot may be allowed, provided that the applicant first applies – with the County's endorsement – for a Conditional Letter of Map Revision, and receives the approval of FEMA.

(3) The A Zone on the FIRM accompanying the FIS shall be those areas for which no detailed flood profiles or elevations have been provided, but the one percent annual chance floodplain boundary has been approximated. For these areas, the following provisions shall apply [44 CFR 60.3(b)]:

The Approximated Floodplain District shall be that floodplain area for which no detailed flood profiles or elevations have been provided, but where a one percent annual chance floodplain boundary has been approximated. Such areas are shown as Zone A on the maps accompanying the FIS. For these areas, the base flood elevations and floodway information

(2) For structures to be elevated, the elevation of the lowest floor (including basement).

(3) For structures to be floodproofed (nonresidential only), the elevation to which the structure will be floodproofed.

(4) Topographic information showing existing and proposed ground elevations.

Section 4.2. – General Provisions.

A. The following provisions shall apply to all zoning permits:

(1) New construction and substantial improvements shall be in accordance with VA USBC and anchored to prevent flotation, collapse or lateral movement of the structure.

(2) Manufactured homes shall be anchored to prevent flotation, collapse, or lateral movement. Methods of anchoring may include, but are not limited to, use of over-the-top or frame ties to ground anchors. This standard shall be in addition to and consistent with applicable state anchoring requirements for resisting wind forces.

(3) New construction and substantial improvements shall be constructed with materials and utility equipment resistant to flood damage.

(4) New construction or substantial improvements shall be constructed by methods and practices that minimize flood damage.

(5) Electrical, heating, ventilation, plumbing, air-conditioning equipment and other service facilities, including duct work, shall be designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding.

(6) New and replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the system.

(7) New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters.

(8) On-site waste disposal systems shall be located and constructed to avoid impairment to them or contamination from them during flooding.

(9) New construction proposals shall have public utilities and facilities such as sewer, gas, electrical and water systems located and constructed to minimize flood damage.

(10) New construction proposals shall have adequate drainage provided to reduce exposure to flood hazards.

(11) The flood-carrying capacity within the altered or relocated portion of any watercourse shall be maintained.

(12) Prior to any proposed alteration or relocation of any channels or of any watercourse, stream, etc., within this jurisdiction, a permit shall be obtained from USACE, DEQ, and the Virginia Marine Resources Commission. Furthermore, in riverine areas, notification of the proposal shall be given by the applicant to all affected adjacent jurisdictions, the DCR, other required agencies, and FEMA.

Section 4.4. – Floodway Fringe and Approximated Floodplain Districts.

A. In the Floodway Fringe, the development and/or use of land shall be permitted in accordance with the regulations of the Page County Zoning Ordinance provided that all such uses, activities and/or development shall not increase the base flood elevation and they shall be undertaken in strict compliance with the floodproofing and related provisions contained in the VA USBC and all other applicable codes and ordinances.

B. Within the Approximated Floodplain District, the applicant shall also delineate a floodway area based on the requirement that all existing and future development not increase the one-hundred-year flood elevation more than one foot at any one point. The engineering principal, equal reduction of conveyance, shall be used to make the determination of increased flood heights.

C. Within the floodway area delineated by the applicant, the provisions of Section 4.1. – Permit and Application Requirements shall apply.

D. In the approximated floodplain district, all development and uses shall be the same as permitted in the floodway district.

Section 4.5. – Elevation and Construction Standards.

A. Residential Structures. New construction or substantial improvement of any residential structure (including manufactured homes) in Zones A1-30, AE, AH and A with detailed base flood elevations shall have the lowest floor, including basement, elevated to or above the base flood elevation plus 12" of freeboard.

B. Space below the lowest floor. In Zones A1-30, AE, AH, A, and AO, fully enclosed areas of new construction or substantially improved structures which are below the regulatory flood protection elevation shall:

(1) Not be designed or used for human habitation, but shall only be used for parking of vehicles, building access, or limited storage of maintenance equipment used in connection with the premises. Access to the enclosed area shall be the minimum necessary to allow for parking of vehicles (garage door) or limited storage of maintenance equipment (standard exterior door), or entry to the living area (stairway or elevator).

(2) Be constructed entirely of flood-resistant materials below the regulatory flood protection elevation; and

(3) Include measures to automatically equalize hydrostatic flood forces on walls by allowing for the entry and exit of floodwaters. To meet this requirement, the openings must either be certified by a professional engineer or architect or meet the following minimum design criteria:

(a) Provide a minimum of two openings on different sides of each enclosed area subject to flooding.

(b) The total net area of all openings must be at least one square inch for each square foot of enclosed area subject to flooding.

(c) If a building has more than one enclosed area, each area must have openings to allow floodwaters to automatically enter and exit.

(d) The bottom of all required openings shall not be higher than one foot or more above the adjacent grade.

Section 4.6. – Construction Standards for Utilities and Facilities.

Editor's Note: This section was revised with language provided by Page staff.

A. Sewer facilities. All new and replaced sanity sewer facilities, private sewage treatment plants (including all pumping stations and collector systems) and on-site was disposal systems shall be designed in accordance with state code and Chapter 7, ASCE 24, to minimize or eliminate infiltration of floodwater into the facilities and discharge from the facilities into flood waters, or impairment of the facilities and systems.

B. Water facilities. All new and replacement water facilities shall be designed in accordance with State code and the provisions of Chapter 7, ASCE 24, to minimize or eliminate infiltration of floodwater into the systems.

C. Storm drainage. Storm drainage shall be designed to convey the low of surface waters to minimize or eliminate damage to persons or property.

D. All utilities, such as gas lines and electrical and telephone systems, placed in flood-prone areas should be located, elevated (where possible) and constructed to minimize the chance of impairment during a flooding occurrence.

E. Streets and sidewalks should be designed to minimize their potential for increasing and aggravating the levels of flood flow. Drainage openings shall be required to sufficiently discharge flood flows without unduly increasing flood heights.

Division 5. – Site Improvement.

Editor's Note: This is a new division by Page staff.

Section 5.1. – Site Improvement.

A. Encroachment in Floodways. Development, land disturbing activity, and encroachments in floodways shall not be authorized unless it is demonstrated through hydrologic and hydraulic analyses required in accordance with Section 9.1 D. of these regulations, that the proposed encroachment will not result in any increase in the base flood level during occurrence of the base flood discharge.

B. Limitations on Placement of Fill. Subject to the limitations of these regulations, fill shall be designed to be stable under conditions of flooding including rapid rise and rapid drawdown of floodwater, prolonged inundation, and protection against flood-related erosion and scour. In addition to these requirements, when intended to support buildings and structures (Zone A only), fill shall comply with the requirements of the building code.

Division 6. – Other Development and Building Work.

Editor's Note: This is a new division by Page staff.

Section 6.1. – General Requirements for Other Development and Building Work.

All development and building work, including man-made changes to improved or unimproved real estate for which specific provisions are not specified in these regulations or the building code, shall:

A. Be located and constructed to minimize flood damage;

B. Meet the limitation of Section 9.1 D. of this ordinance when located in the regulatory floodway;

C. Be anchored to prevent flotation, collapse, or lateral movement resulting from hydrostatic loads, including the effects of buoyancy, during conditions of the base flood;

any specific occupancy in the Building Code, including, but not limited to, agricultural buildings, aircraft hangars (accessory to a one- or two-family residence), barns, carports, communication equipment structures (gross floor area less than 1,500 sq. ft.), fences more than 6 feet high, grain silos (accessory to a residential occupancy), livestock shelters, private garages, retaining walls, sheds, stables, tanks, and towers.

Section 8.2. – Accessory Structures.

In addition to the other requirements of this section, accessory structures that are not elevated or dry floodproofed shall be:

A. Be wet floodproofed, via variance, for structures no more than 600 sq. ft. Accessory structures more than 600 sq. ft. must be elevated or dry floodproofed.

B. Not be used for human habitation;

C. Be useable only for parking of vehicles and limited storage.

Section 8.3. – Flood Loads.

Utility and miscellaneous Group U buildings and structures, including substantial improvement of such buildings and structures, shall be anchored to prevent flotation, collapse, or lateral movement resulting from flood loads, including the effects of buoyancy, during conditions of the base flood.

Section 8.4. – Elevation.

Utility and miscellaneous Group U buildings and structures, including substantial improvement of such buildings and structures, shall be elevated such that the lowest floor, including basement, is elevated to or above the base flood elevation in accordance with ASCE 24.

Section 8.5. – Enclosure Below Design Flood Elevation.

Fully enclosed areas below the design flood elevation shall be constructed in accordance with ASCE 24.

Section 8.6. – Flood Damage-resistant Materials.

Flood damage-resistant materials shall be used below the design flood elevation.

Section 8.7. – Protection of Mechanical, Plumbing, and Electrical Systems.

A. Mechanical, plumbing and electrical systems, including plumbing fixtures, shall be elevated to or above the base flood elevation.

B. Exceptions. Electrical systems, equipment and components, and heating, ventilating, air conditioning, and plumbing appliances, plumbing fixtures, duct systems, and other service equipment shall be permitted to be located below the base flood elevation provided that they are designed and installed to prevent water from entering or accumulating within the components and to resist hydrostatic and hydrodynamic loads and stresses, including the effects of buoyancy, during the occurrence of flooding to the base flood elevation in compliance with the flood-resistant construction requirements of this code. Electrical wiring systems shall be permitted to be located below the base flood elevation provided they conform to the provisions of NFPA 70 (National Electric Code).

(1) For development activities proposed to be located in a regulatory floodway, a floodway encroachment analysis that demonstrates that the encroachment of the proposed development will not cause any increase in base flood elevations; where the applicant proposes to undertake development activities that do increase base flood elevations, the applicant shall submit such analysis to FEMA as specified in Section D(10)(d) of these regulations and shall submit the Conditional Letter of Map Revision, if issued by FEMA, with the site plan and construction documents.

(2) For development activities proposed to be located in a riverine flood hazard area where base flood elevations are included in the FIS or FIRM but floodways have not been designated, hydrologic and hydraulic analyses that demonstrate that cumulative effect of the proposed development, when combined with all other existing and anticipated flood hazard area encroachments, will not increase the base flood elevation more than one (1) foot at any point within the jurisdiction. This requirement does not apply in isolated flood hazard areas not connected to riverine flood hazard area or in flood hazard areas identified as Zone AO or Zone AH.

(3) For alteration of a watercourse, an engineering analysis prepared in accordance with standard engineering practices which demonstrates the flood-carrying capacity of the altered or relocated portion of the watercourse will not be decreased, and certification that the altered watercourse shall be maintained in a manner which preserves the channel's flood-carrying capacity. The applicant shall submit the analysis to FEMA as specified in Section D(10)(d) of these regulations. The applicant shall notify the chief executive officer/county administrator of all affected adjacent jurisdictions and appropriate state agencies and shall provide documentation of such notifications.

E. Submission of Additional Data.

(1) When additional hydrologic, hydraulic or other engineering data, studies, and additional analyses are submitted to support an application, the applicant has the right to seek a Letter of Map Change from FEMA to change the base flood elevations, change floodway boundaries, or change boundaries of flood hazard areas shown on FIRMs, and to submit such data to FEMA for such purposes. The analyses shall be prepared by a registered professional engineer in a format required by FEMA. Submittal requirements and processing fees shall be the responsibility of the applicant.

Division 10. – Inspections.

Section 10.1. – General.

Development for which a permit is required shall be subject to inspection. Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of these regulations or the building code. Inspections presuming to give authority to violate or cancel the provisions of these regulations or the building code or other ordinances shall not be valid.

Section 10.2. – Inspections of Development.

The Floodplain Administrator shall inspect all development in flood hazard areas authorized by issuance of permits under these regulations. The Floodplain Administrator shall inspect flood hazard areas from time to time to determine if development is undertaken without issuance of a permit.

within any Floodway District that will cause any increase in the one percent (1%) chance flood elevation.

B. The danger that materials and debris may be swept onto other lands resulting in further injury or damage.

C. The proposed water supply and sanitation systems and the ability of these systems to prevent disease, contamination, and unsanitary conditions.

D. The susceptibility of the proposed development, including contents, to flood damage and the effect of such damage on current and future owners.

E. The importance of the services provided by the proposed development to the community.

F. The availability of alternate locations for the proposed development that are not subject to flooding or erosion and the necessity of a waterfront location, where applicable.

G. The compatibility of the proposed development with existing and anticipated development.

H. The relationship of the proposed development to the comprehensive plan and floodplain management program for that area.

I. The safety of access to the property in times of flood for ordinary or emergency vehicles.

J. The expected heights, velocity, duration, rate of rise and debris and sediment transport of the floodwater.

K. The historic nature of a structure. Variances for repair or rehabilitation of historic structures may be granted upon a determination that the proposed repair or rehabilitation will not preclude the structure's continued designation as a historic structure and the variance is the minimum necessary to preserve the historic character and design of the structure.

L. The costs of providing governmental services during and after flood conditions including maintenance and repair of public utilities and facilities such as sewer, gas, electrical and water systems, streets, and bridges.

M. No variance shall be granted for an accessory structure exceeding 600 square feet. (Note: See Section 8.2).

Section 12.5. – Conditions for Issuance.

Variances shall only be issued upon:

A. Submission by the applicant of a showing of good and sufficient cause that the unique characteristics of the size, configuration or topography of the site limit compliance with any provision of these regulations or renders the elevation standards of the building code inappropriate.

B. A determination that failure to grant the variance would result in exceptional hardship due to the physical characteristics of the land that render the lot undevelopable.

C. A determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, nor create nuisances, cause fraud on or victimization of the public or conflict with existing local laws or ordinances.

D. A determination that the variance is the minimum necessary, considering the hazard, to afford relief.

(3) ASCE 24: The current standard for Flood Resistant Design and Construction, referenced by the building code, developed and published by the American Society of Civil Engineers, Reston, VA.

(4) BASE FLOOD/ONE-HUNDRED-YEAR FLOOD: The flood having a one-percent chance of being equaled or exceeded in any given year.

(5) BASE FLOOD ELEVATION: The water surface elevations of the base flood, that is, the flood level that has a one percent or greater chance of occurrence in any given year. The water surface elevation of the base flood in relation to the datum specified on the community's Flood Insurance Rate Map. For the purposes of this ordinance, the base flood is the one percent annual chance flood.

(6) BASEMENT: Any area of the building having its floor subgrade (below ground level) on all sides.

(7) BOARD OF ZONING APPEALS: The Board appointed to review appeals made by individuals with regard to decisions of the Floodplain Administrator in the interpretation of this Chapter.

(8) DEVELOPMENT: Any man-made change to improved or unimproved real estate, including but not limited to buildings or other structures, tanks, temporary structures, the placement of manufactured homes, streets and other paving, utilities, filling, grading, excavation, mining, dredging, drilling operations or temporary or permanent storage of equipment or materials.

(9) ELEVATED BUILDING: A non-basement building built to have the lowest floor elevated above the ground level by means of solid foundation perimeter walls, pilings, or columns (posts and piers).

(10) ENCROACHMENT: The advance or infringement of uses, plant growth, fill, excavation, buildings, permanent structures or development into a floodplain, which may impede or alter the flow capacity of a floodplain.

(11) EXISTING CONSTRUCTION: Structures for which the start of construction commenced before the effective date of the FIRM. "Existing construction" may also be referred to as "existing structures" and "pre-FIRM."

(12) EXISTING MANUFACTURED HOME PARK OR SUBDIVISION: A manufactured home or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed before August 20, 2013.

(13) EXPANSION TO AN EXISTING MANUFACTURED HOME PARK OR SUBDIVISION: The preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed before August 20, 2013.

(14) EXISTING STRUCTURE: See EXISTING CONSTRUCTION.

(15) FLOOD OR FLOODING:

(a) A general or temporary condition of partial or complete inundation of normally dry land areas from:

b. Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historical district or a district preliminarily determined by the Secretary to qualify as a registered historic district;
c. Individually listed on a State Inventory of Historic Places in states with historic preservation programs which have been approved by the Secretary of the Interior; or
d. Individually listed on a Local Inventory of Historic Places in communities with historic preservation programs that have been certified:
    i. By an approved state program as determined by the Secretary of the Interior; or
    ii. Directly by the Secretary of the Interior in states without approved programs.

(19) HYDROLOGIC AND HYDRAULIC ENGINEERING ANALYSIS: Analyses performed by a licensed professional engineer, in accordance with standard engineering practices that are accepted by the Virginia Department of Conservation and Recreation (DCR) and FEMA, used to determine the base flood, other frequency floods, flood elevations, floodway information and boundaries, and flood profiles.

(20) LETTERS OF MAP CHANGE (LOMC): An official FEMA determination, by letter, that amends or revises an effective FIRM or FIS. Letters of map change include:

a. LETTER OF MAP AMENDMENT(LOMA): An amendment based on technical data showing that a property was incorrectly included in a designated special flood hazard area. A LOMA amends the current effective FIRM and establishes that a land as defined by metes and bounds or structure is not located in a special flood hazard area.

b. LETTER OF MAP REVISION (LOMR): A revision based on technical data that may show changes to flood zones, flood elevations, floodplain and floodway delineations, and planimetric features. A letter of map revision based on fill (LOMR-F) is a determination that a structure or parcel of land has been elevated by fill above the base flood elevation and is, therefore, no longer exposed to flooding associated with the base flood. In order to qualify for this determination, the fill must have been permitted and placed in accordance with the community's floodplain management regulations.

c. CONDITIONAL LETTER OF MAP REVISION (CLOMR): A formal review and comment as to whether a proposed flood protection project or other project complies with the minimum NFIP requirements for such projects with respect to delineation of special flood hazard areas. A CLOMR does not revise the effective FIRM or FIS.

(21) LOWEST FLOOR: The lowest floor of the lowest enclosed area (including basement). An unfinished or flood-resistant enclosure, usable solely for parking of vehicles, building access or storage in an area other than a basement area is not considered a building's lowest floor, provided that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements of 44 CFR § 60.3.

(22) MANUFACTURED HOME: A structure subject to federal regulations which is transportable in one or more sections; is eight body feet or more in width and 40 body feet or more in length in the traveling mode or is 320 or more square feet when erected on site; is built on a permanent chassis; is designed to be used as a single-family dwelling, with or without a foundation, when connected to the required utilities; and includes the plumbing, heating, air conditioning and electrical systems contained in the structure.

(23) MANUFACTURED HOME PARK/SUBDIVISION: Manufactured home park means any site, lot, field or tract of land upon which is located three or more manufactured homes for residential

floor or other structural part of a building, whether or not the alteration affects the external dimensions of the building.

(31) STRUCTURE: For floodplain management purposes, a walled and roofed building, including a gas or liquid storage tank, that is principally above the ground, as well as a manufactured home.

(32) SUBSTANTIAL DAMAGE: Damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred. It also means flood-related damages sustained by a structure on two occasions in a 10-year period, in which the cost of the repair, on the average, equals or exceeds 25 percent of the market value of the structure at the time of each such flood event.

(33) SUBSTANTIAL IMPROVEMENT: Any reconstruction, rehabilitation, addition or other improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure before the start of construction of the improvement. This term includes structures which have incurred substantial damage, regardless of the actual repair work performed. The term does not, however, include either:

a. Any project for improvement of a structure to correct existing violations of state or local health, sanitary or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions; or

b. Any alteration of an historic structure, provided that the alteration will not preclude the structure's continued designation as an historic structure.

(34) VIOLATION, FLOODPLAIN: The failure of a structure or other development to be fully compliant with the community's floodplain management regulations. A structure or other development without the elevation certificate, other certifications, or other evidence of compliance required in this ordinance is presumed to be in violation until such time as that documentation is provided.

(35)WATERCOURSE: A lake, river, creek, stream, wash, channel or other topographic feature on or over which waters flow at least periodically. "Watercourse" includes specifically designated areas in which substantial flood damage may occur.

ARTICLE III. - CONVENTIONAL DISTRICTS

Sec. 17-301. - Conservation district (C-1).

Sec. 17-301.01. - Definition.

This district contains land in the county for the purposes of natural resource management and public recreational use.

(P.C. Ord. No. 14-03 , 9-24-14)

Sec. 17-301.02. - Requirements.

(a) All land in the C-1 district shall be owned by the federal, state, or local government.

(b) When land zoned C-1 is transferred to private ownership, the official zoning map shall be amended so that land assumes the least intensive zoning district of the majority of the nearest or adjoining private lands, unless an amendment for another zoning district is submitted and approved under article X, procedures, of this chapter.

(c) With the exception of section 17-301, this chapter has no effect on land zoned C-1.

(P.C. Ord. No. 14-03 , 9-24-14)

Sec. 17-302. - Prime Agricultural district (A-1).

Sec. 17-302.01. - Definition.

The A-1 district is designed to implement comprehensive plan goals related to the preservation of the county's agricultural industry, economy, and rural character. This is achieved by giving preference to uses that conserve agricultural and forestal land, protect water and air quality, and conserve water and other natural and ecological resources.

(P.C. Ord. No. 14-03 , 9-24-14)

Sec. 17-302.02. - Requirements.

(a) The predominant land uses in the A-1 district shall be agricultural production and forestry. Agritourism and agribusiness-related support uses shall be permitted in order to supplement farm income.

(b) Agricultural and forestal activities shall be regulated only to the extent necessary to protect public health and safety. People who choose to live in the A-1 district should expect agricultural and forestal activities to produce noise, odors, and other effects as part of day-to-day operations.

(P.C. Ord. No. 14-03 , 9-24-14)

Sec. 17-302.03. - Minimum area.

(a) The minimum acreage required for the A-1 district shall be six (6) contiguous acres.

(b) No minimum acreage shall be required for additions that form a logical extension of or adjoin an existing A-1

district.

(P.C. Ord. No. 14-03 , 9-24-14)

Sec. 17-302.04. - Water and sewer.

(a) All uses requiring water service shall be served by public water where available.

(b) All uses requiring sewage treatment shall be served by public sewer where available.

(P.C. Ord. No. 14-03 , 9-24-14)

Sec. 17-302.05. - Land uses.

See article VI, land uses.

(P.C. Ord. No. 14-03 , 9-24-14)

Sec. 17-302.06. - Development standards.

See article VII, development standards.

(P.C. Ord. No. 14-03 , 9-24-14)

Sec. 17-302.07. - Area, setback, and height standards.

See article 8, area, setback, and height standards.

(P.C. Ord. No. 14-03 , 9-24-14)

Sec. 17-303. - General Agricultural district (A-2).

Sec. 17-303.01. - Definition.

The A-2 district is designed to implement the comprehensive plan goals related to the preservation of the county's agricultural industry, economy, and rural character. This is achieved by giving preference to uses that conserve agricultural and forestal land, protect water and air quality, and conserve water and other natural and ecological resources.

(P.C. Ord. No. 14-03 , 9-24-14)

Sec. 17-303.02. - Requirements.

(a) The predominant land uses in the A-2 district shall be agricultural production and forestry. Agritourism and agribusiness-related support uses shall be permitted in order to supplement farm income.

(b) The A-2 district shall allow more community-scale retail, service, and recreational uses than the A-1 district, primarily through special use permits.

(c) Agricultural and forestal activities shall be regulated only to the extent necessary to protect public health and safety. People who choose to live in this district should expect agricultural and forestal activities to produce noise, odors, and other effects as part of day-to-day operations.

(P.C. Ord. No. 14-03 , 9-24-14)

Sec. 17-303.03. - Minimum area.

(a) The minimum acreage required for the A-2 district shall be six (6) contiguous acres.

(b) No minimum acreage shall be required for additions that form a logical extension of or adjoin an existing A-1 district or A-2 district.

(P.C. Ord. No. 14-03 , 9-24-14)

Sec. 17-303.04. - Water and sewer.

(a) All uses requiring water service shall be served by public water where available.

(b) All uses requiring sewage treatment shall be served by public sewer where available.

(P.C. Ord. No. 14-03 , 9-24-14)

Sec. 17-303.05. - Land uses.

See article VI, land uses.

(P.C. Ord. No. 14-03 , 9-24-14)

Sec. 17-303.06. - Development standards.

See article VII, development standards.

(P.C. Ord. No. 14-03 , 9-24-14)

Sec. 17-303.07. - Area, setback, and height standards.

See article 8, area, setback, and height standards.

(P.C. Ord. No. 14-03 , 9-24-14)

Sec. 17-304. - Rural Village district (RV).

Sec. 17-304.01. - Definition.

The RV district is designed to accommodate rural villages, community crossroads, and businesses in rural locations that have historically served as support to the surrounding rural areas. These areas may include agribusinesses, agritourism, small-scale community retail or services, and residences.

(P.C. Ord. No. 14-03 , 9-24-14; P.C. Ord. No. 21-02 , 1-13-21)

Sec. 17-304.02. - Requirements.

(a) The RV district shall promote the continuance of community activities and the limited establishment or expansion of businesses to serve the immediate community or surrounding agricultural areas.

(b) In all minor and major site plans, the following factors such as, but not limited to, shall be considered during

review. Surrounding buildings should be evaluated as to the significance and integrity of their architecture and character. Where appropriate, new development should be compatible with adjacent structures and the pattern of the surrounding area. Compatibility is not construed to imply that new development conforms strictly to existing development but, rather, that new development is similar to existing development in scale and massing, that materials and colors complement the existing development, and that adequate transition buffers are provided between new commercial development and noncommercial development or zoning districts.

(c) Development incompatible with the RV district or the surrounding agricultural or forestal uses shall be encouraged to locate within urban growth areas designated in the comprehensive plan or in other plan adopted by the county.

(P.C. Ord. No. 14-03 , 9-24-14; P.C. Ord. No. 21-02 , 1-13-21)

Sec. 17-304.03. - District status.

(a) Land zoned RS-1 prior to October 1, 2014, shall be zoned RV and comply with section 17-304.

(b) No minimum acreage shall be required for the RV district.

(P.C. Ord. No. 14-03 , 9-24-14)

Sec. 17-304.04. - Water and sewer.

(a) All uses requiring water service shall be served by public water where available.

(b) All uses requiring sewage treatment shall be served by public sewer where available.

(P.C. Ord. No. 14-03 , 9-24-14)

Sec. 17-304.05. - Land uses.

See article VI, land uses.

(P.C. Ord. No. 14-03 , 9-24-14)

Sec. 17-304.06. - Development standards.

See article VII, development standards.

(P.C. Ord. No. 14-03 , 9-24-14)

Sec. 17-304.07. - Area, setback, and height standards.

See article 8, area, setback, and height standards.

(P.C. Ord. No. 14-03 , 9-24-14)

Sec. 17-305. - Residential or Recreational district (RR-1).

Sec. 17-305.01. - Definition.

(a) This district is designed to provide for housing development in rural and mountainous areas that are

generally unsuitable for intensive agricultural use. Desired locations consist of areas having limitations restricting agricultural uses.

(b) The district recognizes two (2) types of development with the RR-1:

(1) RR-1-Residential. This type of development is intended to provide space for low-density residential development of an exclusive nature, intended for full-time residences.

(2) RR-1-Recreational. This type of development is intended for low-density recreational housing. Generally situated in mountainous and wooded areas, the development is characterized by housing used as part-time residences or retreats.

(P.C. Ord. No. 14-03 , 9-24-14)

Sec. 17-305.02. - Requirements.

(a) All lots shall front on a public street or front on a private right-of-way at least fifty (50) feet in width. The minimum frontage shall be one hundred (100) feet at the setback line.

(b) A property owners association shall be responsible for the maintenance of the private streets within a subdivision.

(c) No conveyance, whether by the developer or subsequent owner, of any lot fronting on a private right-of-way shall be recorded unless the deed of conveyance is signed by the grantee and contains language, and is accompanied by, a duly recorded restrictive covenant to specify that:

(1) When streets are private, each subdivision plat and deed with private streets shall contain the following language: "The streets in this subdivision do not meet the standards necessary for inclusion in the system of state highways nor are they intended for inclusion in the system of state highways and shall not be maintained by the VDOT or Rockingham County and are not eligible for rural addition funds or any other fund appropriated by the General Assembly and allocated by the Commonwealth Transportation Board."

(2) No request will be made to have the lot herein conveyed served by a public street unless and until the private street serving said lot has been dedicated and constructed, at no cost to the county or VDOT, in accordance with the current VDOT subdivision street standards, as amended from time to time, with the exception of minimum right-of-way width, which shall be in all instances a minimum of fifty (50) feet in width. To the extent that such roads shall meet the requirements of VDOT, the requirements of chapter 16, subdivision of land, are hereby modified. No request will be made to the county for school bus service until the streets have been made public as set forth herein.

(P.C. Ord. No. 14-03 , 9-24-14)

Sec. 17-305.03. - District status.

(a) Land zoned RR-1 prior to October 1, 2014, shall comply with section 17-305.

(b) No additional land shall be zoned RR-1 after October 1, 2014.

(P.C. Ord. No. 14-03 , 9-24-14)

Sec. 17-305.04. - Water and sewer.

(a) All uses requiring water service shall be served by public water where available.

(b) All uses requiring sewage treatment shall be served by public sewer where available.

(P.C. Ord. No. 14-03 , 9-24-14)

Sec. 17-305.05. - Land uses.

See article VI, land uses.

(P.C. Ord. No. 14-03 , 9-24-14)

Sec. 17-305.06. - Development standards.

See article VII, development standards.

(P.C. Ord. No. 14-03 , 9-24-14)

Sec. 17-305.07. - Area, setback, and height standards.

See article 8, area, setback, and height standards.

(P.C. Ord. No. 14-03 , 9-24-14)

Sec. 17-305.08. - Streets.

At a minimum, the private street shall be constructed as a single lane with a twelve-foot-wide roadbed, crowned with ditches and culvert pipes, or outsloped with dips. Ten (10) foot by fifty (50) foot turnouts at one thousand (1,000) foot maximum spacing, and extra-width curve widening for tri-axle trucks shall be provided. The standards in Table 17-305.07, private street standards, shall be followed:

Table 17-305.08. Private Street Standards.

Road Grade (% of Slope)	Roadbed, Type, and Drainage	Surfacing
0 to 5%	Crowned (three (3) percent) with side ditch and culvert pipes spaced at two hundred (200) foot maximum, or outsloped (three (3) percent) with dips spaced at one hundred fifty (150) foot maximum.	Crushed aggregate.

5 to 10%	Crowned with (three (3) percent) side ditch and culvert pipes spaced at one hundred fifty (150) foot maximum, or outsloped (three (3) percent) with dips spaced at one hundred fifty (150) foot maximum.	Crushed aggregate.
10 to 15%	Crowned (three (3) percent) with side ditch and culvert pipes spaced at one hundred forty (140) foot maximum.	Crushed aggregate or pit run aggregate.
15 to 20%	Crowned (three (3) percent) with side ditch and culvert pipe spaced at one hundred thirty (130) foot maximum.	Asphalt pavement or asphalt surface treatment (chip and seal).
Above 20%	Crowned (three (3) percent) with erosion control stone lined side ditch and culvert pipe spaced at one hundred twenty (120) foot maximum.	Asphalt pavement or asphalt surface treatment (chip and seal).

(P.C. Ord. No. 14-03 , 9-24-14)

Sec. 17-306. - Low-Density Residential district (R-1).

Sec. 17-306.01. - Definition.

The R-1 district provides low-density residential development alternatives, including limited neighborhood amenities and clustered development.

(P.C. Ord. No. 14-03 , 9-24-14)

Sec. 17-306.02. - Requirements.

Any new R-1 district created after October 1, 2014, shall be located in urban growth areas designated in the comprehensive plan or any other plan adopted by the county.

(P.C. Ord. No. 14-03 , 9-24-14)

Sec. 17-306.03. - Maximum area.

(a) No minimum acreage shall be required for the R-1 district.

(b) The maximum acreage permitted for any new R-1 district shall be five (5) acres.

(P.C. Ord. No. 14-03 , 9-24-14)

Sec. 17-306.04. - Water and sewer.

(a) Within urban growth areas, all uses requiring water service shall be served by public water.

(b) Within urban growth areas, all uses requiring sewage treatment shall be served by public sewer.

(c) Outside of urban growth areas, all uses requiring water service shall be served by public water where available.

(d) Outside of urban growth areas, all uses requiring sewage treatment shall be served by public sewer where available.

(P.C. Ord. No. 14-03 , 9-24-14)

Sec. 17-306.05. - Land uses.

See article VI, land uses.

(P.C. Ord. No. 14-03 , 9-24-14)

Sec. 17-306.06. - Development standards.

See article VII, development standards.

(P.C. Ord. No. 14-03 , 9-24-14)

Sec. 17-306.07. - Area, setback, and height standards.

See article VIII, area, setback, and height standards.

(P.C. Ord. No. 14-03 , 9-24-14)

Sec. 17-306.08. - Cluster development.

Any R-1 district may develop as a cluster development, provided the following conditions are met:

(a) Clustered single-family residential housing shall be developed following regulations set forth in article VIII, area, setback, and height, for the planned single-family residential district.

(b) Density of the cluster development shall not exceed the maximum net density of the non-clustered R-1 district.

(c) At least thirty-five (35) percent of the development is set aside as common area.

(d) Community property, including all common area and all non-recreational open space, shall be deeded to a property owners association, which shall retain neither subdivision rights nor development rights.

(e) Until community property has been deeded to the property owners association, all responsibility for maintenance of community property shall fall to the developer.

(f) The site shall be developed using low impact development techniques, including, but not limited to, encouraging contour development and limiting mass grading.

(g) The single-family residential dwellings shall be arranged in a cluster development as presented by the Virginia Chapter of the American Planning Association (APA-VA) in the most current edition of "Managing

Growth and Development in Virginia: A Review of the Tools Available to Localities."

(h) Pipe-stem lots shall be allowed in cluster developments.

(P.C. Ord. No. 14-03 , 9-24-14)

Sec. 17-307. - Medium Density Residential district (R-2).

Sec. 17-307.01. - Definition.

The R-2 district provides medium-density residential development alternatives, including neighborhood amenities and clustered development.

(P.C. Ord. No. 14-03 , 9-24-14)

Sec. 17-307.02. - Requirements.

Any new R-2 district created after October 1, 2014, shall be located in urban growth areas designated in the comprehensive plan or any other plan adopted by the county.

(P.C. Ord. No. 14-03 , 9-24-14)

Sec. 17-307.03. - Maximum area.

(a) No minimum acreage shall be required for the R-2 district.

(b) The maximum acreage permitted for any new R-1 district shall be five (5) acres.

(P.C. Ord. No. 14-03 , 9-24-14)

Sec. 17-307.04. - Water and sewer.

(a) Within urban growth areas, all uses requiring water service shall be served by public water.

(b) Within urban growth areas, all uses requiring sewage treatment shall be served by public sewer.

(c) Outside of urban growth areas, all uses requiring water service shall be served by public water where available.

(d) Outside of urban growth areas, all uses requiring sewage treatment shall be served by public sewer where available.

(P.C. Ord. No. 14-03 , 9-24-14)

Sec. 17-307.05. - Land uses.

See article VI, land uses.

(P.C. Ord. No. 14-03 , 9-24-14)

Sec. 17-307.06. - Development standards.

See article VII, development standards.

(P.C. Ord. No. 14-03 , 9-24-14)

Sec. 17-307.07. - Area, setback, and height standards.

See article VIII, area, setback, and height standards.

(P.C. Ord. No. 14-03 , 9-24-14)

Sec. 17-307.08. - Cluster development.

Any R-2 district may develop as a cluster development, provided the following conditions are met:

(a) Clustered single-family residential housing shall be developed following regulations set forth in article VIII, area, setback, and height, for the planned single-family residential district.

(b) Density of the cluster development shall not exceed the maximum net density of the non-clustered R-2 district.

(c) At least thirty-five (35) percent of the development is set aside as common area.

(d) Community property, including all common area and all non-recreational open space, shall be deeded to a property owners association, which shall retain neither subdivision rights nor development rights.

(e) Until community property has been deeded to the property owners association, all responsibility for maintenance of community property shall fall to the developer.

(f) The site shall be developed using low impact development techniques, including, but not limited to, encouraging contour development and limiting mass grading.

(g) The single-family residential dwellings shall be arranged in a cluster development as presented by the Virginia Chapter of the American Planning Association (APA-VA) in the most current edition of "Managing Growth and Development in Virginia: A Review of the Tools Available to Localities."

(h) Pipe-stem lots shall be allowed in cluster developments.

(P.C. Ord. No. 14-03 , 9-24-14)

Sec. 17-308. - General Residential district (R-3).

Sec. 17-308.01. - Definition.

The R-3 district provides medium-density to high-density residential development alternatives, including neighborhood amenities and commercial areas.

(P.C. Ord. No. 14-03 , 9-24-14)

Sec. 17-308.02. - Requirements.

(a) While allowing for a variety of uses, the R-3 district is primarily residential. All nonresidential uses shall be compatible with the residential nature of the district.

(b) Any new R-3 district created after October 1, 2014, shall be located in urban growth areas designated in the comprehensive plan or any other plan adopted by the county.

(P.C. Ord. No. 14-03 , 9-24-14)

Sec. 17-308.03. - Maximum area.

(a) No minimum acreage shall be required for the R-3 district.

(b) The maximum acreage permitted for any new R-3 district shall be five (5) acres.

(P.C. Ord. No. 14-03 , 9-24-14)

Sec. 17-308.04. - Water and sewer.

(a) Within urban growth areas, all uses requiring water service shall be served by public water.

(b) Within urban growth areas, all uses requiring sewage treatment shall be served by public sewer.

(c) Outside of urban growth areas, all uses requiring water service shall be served by public water where available.

(d) Outside of urban growth areas, all uses requiring sewage treatment shall be served by public sewer where available.

(P.C. Ord. No. 14-03 , 9-24-14)

Sec. 17-308.05. - Land uses.

See article VI, land uses,

(P.C. Ord. No. 14-03 , 9-24-14)

Sec. 17-308.06. - Development standards.

See article VII, development standards.

(P.C. Ord. No. 14-03 , 9-24-14)

Sec. 17-308.07. - Area, setback, and height standards.

See article VIII, area, setback, and height standards.

(P.C. Ord. No. 14-03 , 9-24-14)

Sec. 17-309. - Mixed Home district (MH-1).

Sec. 17-309.01. - Definition.

This district provides residential opportunities in the form of manufactured home parks and mixed home subdivisions in locations where such uses are compatible with adjoining land uses.

(P.C. Ord. No. 14-03 , 9-24-14)

Sec. 17-309.02. - Requirements.

(a) Any manufactured home located on a manufactured home lot shall have the street address located on the end of the manufactured home facing the street. These numbers shall be in accordance with chapter 2, subsections 2-165(a) and (b) of the Rockingham County Code.

(b) Accessory structures shall be allowed in any nonconforming manufactured home park only if setbacks can be met.

(c) Only rezonings for the purpose of amending lot sizes in manufactured home parks shall be permitted. The site plan that accompanies the zoning amendment application shall meet the following minimum requirements:

(1) Site plans shall be legibly drawn to scale.

(2) A vicinity map showing the location and area of the proposed park.

(3) The boundary lines, area, and boundary dimensions of the proposed park.

(4) The location and dimensions, if any, of all existing streets and street rights-of-way, easements, water, sewerage, drainage facilities, and other community facilities and utilities on and adjacent to the proposed park.

(5) Layout, including interior streets with dimensions, location and type of solid waste collection facilities, lot lines, dimensions, and areas of manufactured home lots; common open space and recreation areas, common parking areas, and other common areas; recreation buildings, if any, and other permanent structures. Size and location of all existing homes within the manufactured home park shall be shown.

(6) The site plan shall be accompanied by a narrative statement describing how the standards and requirements set forth herein are to be met; a statement that there will be an adequate supply of potable water from either a public water supply system or from a private water system conforming to all applicable laws, regulations, resolutions and ordinances, and a statement that there will be an adequate sewer system. Both statements on water and sewer shall have preliminary approval from the health department or the director of public works, where appropriate.

(d) Final site plan requirements following rezoning. Upon zoning approval, manufactured home park site plans shall include the following additional information. The final site plan shall be in substantial accordance with the site plan approved with the zoning amendment. The final site plan shall receive approval from VDOT, the zoning administrator, and the health department or agent for a community water or sewer system if such a system is to serve the park, prior to application for manufactured home placement permits. The additional information shall include:

(1) The date of the site plan, the name of the surveyor or engineer preparing it, and the number of sheets comprising the site plan;

(2) The name and signature of the owner, the name of the proposed park, and the name of each street within the park;

(3) Water, sewer, drainage, and utility lines, facilities and connections with dimensions shown;

(4) Location and sizes of all existing manufactured homes within the park, locations and dimensions of manufactured home stands and parking spaces;

(5) Location and nature of firefighting facilities, including hydrants, fire extinguishers, and other firefighting equipment;

(6) Location of dumpsters, fuel storage facilities, and structures of high flammability.

(e) No less than forty (40) percent of homes in the mixed home subdivision shall be manufactured homes.

(P.C. Ord. No. 14-03 , 9-24-14; P.C. Ord. No. 15-39 , 8-26-15)

Sec. 17-309.03. - District status.

(a) Land zoned MH-1 prior to October 1, 2014 shall comply with section 17-309.

(b) No additional land shall be zoned MH-1 after October 1, 2014 except that any legal non-conforming manufactured home park may petition to be rezoned to MH-1 and, if rezoned, shall comply with section 17-309.

(P.C. Ord. No. 14-03 , 9-24-14; P.C. Ord. No. 15-39 , 8-26-15)

Sec. 17-309.04. - Water and sewer.

(a) All uses requiring water service shall be served by public water where available.

(b) All uses requiring sewage treatment shall be served by public sewer where available.

(P.C. Ord. No. 14-03 , 9-24-14)

Sec. 17-309.05. - Common area.

The minimum area of any site within a manufactured home park devoted to common open space shall be ten thousand (10,000) square feet.

(P.C. Ord. No. 14-03 , 9-24-14)

Sec. 17-309.06. - Land uses.

See article VI, land uses.

(P.C. Ord. No. 14-03 , 9-24-14)

Sec. 17-309.07. - Development standards.

See article VII, development standards.

(P.C. Ord. No. 14-03 , 9-24-14)

Sec. 17-309.08. - Area, setback, and height standards.

See article VIII, area, setback, and height standards.

(P.C. Ord. No. 14-03 , 9-24-14)

Sec. 17-309.09. - Streets.

(a) In manufactured home parks:

(1) An internal private street system shall meet the requirements of article VII, development standards, with the following exceptions:

a. Minimum pavement widths shall be twenty-four (24) feet for streets providing access to forty (40) or more manufactured home stands and eighteen (18) feet for streets providing access to less than forty (40) manufactured home stands. Pavement widths shall be measured from edge of pavement to edge of pavement.

b. Dead-end streets shall be limited in length to four hundred (400) feet, shall be provided with cul-de-sacs with turning areas of not less than fifty (50) feet in radius, or with "T", or "Y" turning areas, and shall provide access to no more than twenty (20) manufactured home stands.

c. Streets shall be adapted to topography, shall follow the contours of the land as nearly as possible. No grade shall exceed twelve (12) percent, or no curve shall have an outside radius of less than eighty (80) feet.

(2) Each manufactured home lot shall have at least two (2) paved or graveled parking spaces no closer than ten (10) feet to the manufactured home. A parking area shall be set aside in the manufactured home park to accommodate visitor parking or parking for additional vehicles owned by the occupants of the manufactured home park. At a minimum this parking area shall allow for one (1) parking space for each manufactured home lot and shall be located within one hundred fifty (150) feet of the manufactured home(s) it serves.

(b) In mixed home subdivisions:

(1) An internal street system shall meet the requirements of article VII, development standards, with the following exceptions:

a. Dead-end streets shall not be less than one hundred fifty (150) feet.

b. Minimum pavement widths shall be twenty-four (24) feet. Pavement widths shall be measured from curb face to curb face.

(2) Each off-street parking area shall be paved or graveled and have unobstructed access to either a public or private street.

(P.C. Ord. No. 14-03 , 9-24-14)

Sec. 17-310. - General Business district (B-1).

Sec. 17-310.01. - Definition.

The B-1 district provides a wide range of retail, wholesale, and service businesses to the public at convenient, concentrated locations.

(P.C. Ord. No. 14-03 , 9-24-14)

Sec. 17-310.02. - Requirements.

(a) Any new B-1 district created after October 1, 2014, shall be located in urban growth areas designated in the comprehensive plan or any other plan adopted by the county.

(b) Sites shall be designed and built to ensure safe pedestrian and vehicular access internal to the site and to adjoining properties.

(c) Sites with adequate frontage and depth shall be provided to prevent sprawling strip commercial development and to permit controlled access to public streets.

(d) To maintain traffic safety and flow along the fronting public streets, interparcel access shall be provided.

(P.C. Ord. No. 14-03 , 9-24-14)

Sec. 17-310.03. - Minimum area.

No minimum acreage shall be required for the B-1 district.

(P.C. Ord. No. 14-03 , 9-24-14)

Sec. 17-310.04. - Water and sewer.

(a) All uses requiring water service shall be served by public water where available.

(b) All uses requiring sewage treatment shall be served by public sewer where available.

(P.C. Ord. No. 14-03 , 9-24-14)

Sec. 17-310.05. - Land uses.

See article VI, land uses.

(P.C. Ord. No. 14-03 , 9-24-14)

Sec. 17-310.06. - Development standards.

See article VII, development standards.

(P.C. Ord. No. 14-03 , 9-24-14)

Sec. 17-310.07. - Area, setback, and height standards.

See article VIII, area, setback, and height standards.

(P.C. Ord. No. 14-03 , 9-24-14)

Sec. 17-311. - Neighborhood Business district (B-2).

Sec. 17-311.01. - Definition.

The B-2 district provides small-scale commercial development designed and built to ensure safe pedestrian and vehicular access internal to the site and to adjoining properties.

(P.C. Ord. No. 14-03 , 9-24-14)

Sec. 17-311.02. - Requirements.

(a) The B-2 district shall be located in urban growth areas designated in the comprehensive plan or any other plan adopted by the county.

(b) The B-2 district shall be located at minor intersections or in proximity to residential neighborhoods.

(c) Scattered or strip development is not appropriate.

(d) Activities in this district shall not be characterized by heavy trucking.

(P.C. Ord. No. 14-03 , 9-24-14)

Sec. 17-311.03. - Minimum area.

No minimum acreage shall be required for the B-2 district.

(P.C. Ord. No. 14-03 , 9-24-14)

Sec. 17-311.04. - Water and sewer.

(a) All uses requiring water service shall be served by public water were available.

(b) All uses requiring sewage treatment shall be served by public sewer where available.

(P.C. Ord. No. 14-03 , 9-24-14)

Sec. 17-311.05. - Land uses.

See article VI, land uses.

(P.C. Ord. No. 14-03 , 9-24-14)

Sec. 17-311.06. - Development standards.

See article VII, development standards.

(P.C. Ord. No. 14-03 , 9-24-14)

Sec. 17-311.07. - Area, setback, and height standards.

See article VIII, area, setback, and height standards.

(P.C. Ord. No. 14-03 , 9-24-14)

Sec. 17-312. - Industrial district.

Footnotes:

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Editor's note— *P.C. Ord. No. 17-27, adopted Sept. 27, 2017, changed the title of § 17-312 from "Heavy Industrial district" to "Industrial district". This notation has been preserved for reference purposes.*

Sec. 17-312.01. - Definition.

The I-1 district provides a wide range of industries at concentrated locations.

(P.C. Ord. No. 14-03 , 9-24-14)

Sec. 17-312.02. - Requirements.

(a) The I-1 district shall be located within urban growth areas as designated in the comprehensive plan or any other plan adopted by the county.

(b) The I-1 district is primarily oriented to primary roads, major intersections, interstate interchanges, and rail.

(c) Industrial uses shall have minimal public interaction.

(d) Sites with adequate frontage and depth shall be provided to prevent the scattering or stripping of industrial development and to permit controlled access to public streets.

(e) To maintain traffic safety and flow along the fronting public streets, interparcel access shall be provided.

(P.C. Ord. No. 14-03 , 9-24-14)

Sec. 17-312.03. - Minimum area.

No minimum acreage shall be required for the I-1 district.

(P.C. Ord. No. 14-03 , 9-24-14)

Sec. 17-312.04. - Water and sewer.

(a) All uses requiring water service shall be served by public water where available.

(b) All uses requiring sewage treatment shall be served by public sewer where available.

(P.C. Ord. No. 14-03 , 9-24-14)

Sec. 17-312.05. - Land uses.

See article VI, land uses.

(P.C. Ord. No. 14-03 , 9-24-14)

Sec. 17-312.06. - Development standards.

See article VII, development standards.

(P.C. Ord. No. 14-03 , 9-24-14)

Sec. 17-312.07. - Area, setback, and height standards.

See article VIII, area, setback, and height standards.

(P.C. Ord. No. 14-03 , 9-24-14)

Sec. 17-313. - Reserved.

Editor's note— P.C. Ord. No. 17-26 , adopted Sept. 27, 2017, repealed former §§ 17-313—17-313.07, which pertained to limited industrial district (I-2), and derived from P.C. Ord. No. 14-03 , adopted Sept. 24, 2014.

Sec. 17-314. - Public Service district (S-1).

Sec. 17-314.01. - Definition.

This district provides areas for the location of certain types of public service facilities in support of development.

(P.C. Ord. No. 14-03 , 9-24-14)

Sec. 17-314.02. - Requirements.

Facilities in the S-1 district shall be buffered from dissimilar land uses.

(P.C. Ord. No. 14-03 , 9-24-14)

Sec. 17-314.03. - Minimum area.

No minimum acreage shall be required for the S-1 district.

(P.C. Ord. No. 14-03 , 9-24-14)

Sec. 17-314.04. - Water and sewer.

(a) All uses requiring water service shall be served by public water where available.

(b) All uses requiring sewer treatment shall be served by public sewer where available.

(P.C. Ord. No. 14-03 , 9-24-14)

Sec. 17-314.05. - Land uses.

See article VI, land uses.

(P.C. Ord. No. 14-03 , 9-24-14)

Sec. 17-314.06. - Development standards.

See article VII, development standards.

(P.C. Ord. No. 14-03 , 9-24-14)

Sec. 17-314.07. - Area, setback, and height standards.

See article VIII, area, setback, and height standards.

(P.C. Ord. No. 14-03 , 9-24-14)

Sec. 16-9. - Exceptions to subdivision.

The agent may permit divisions of land into two (2) parcels in the A-1, A-2, and RV districts as set forth below when the resultant parcels conform to the chapter 17 (zoning ordinance) requirements of the zoning district in which the parcels are located and when such divisions do not circumvent the intent of this chapter as stated in section 16-2. Minimum lot size in agriculturally zoned districts shall be one (1) acre. In the RV district, the minimum lot size shall be twenty thousand (20,000) square feet. When the proposed division would create a residual parcel of less than five (5) acres, the residual parcel shall meet the access, health and safety standards as set out in this chapter. No divisions of land shall be approved that would make a lot nonconforming or which would make an already nonconforming lot more nonconforming.

(a) *Adjoining transfers or lot consolidations.*

(1) The agent may permit a division conveying a portion of land to an immediately adjoining property owner or consolidating contiguous parcels owned by the same property owner provided the following requirements are met.

(A) A proposed adjoining transfer or lot consolidation located within an approved subdivision as described in section 16-48 must meet the requirements of that section.

(B) The deed submitted to the agent for approval shall contain language stating:

1. "This conveyance is an adjoining land transfer. The recordation of this deed in accordance with the subdivision regulations of Rockingham County shall operate to vacate the common property line shared by the tract to be conveyed and the tract to which it is an adjoining transfer."

2. "Land obtained through an adjoining transfer may not be reconveyed as a separate parcel, nor may it be included as a portion of a parcel to be divided from the combined parcel created by the adjoining transfer as described in [subsection] 16-9(a)(1) above for a period of five (5) years in the A-1 district or three (3) years in the A-2 district, except that land obtained through an adjoining transfer may be conveyed through another adjoining transfer without meeting the above-required waiting period."

(C) The plat accompanying the deed submitted to the agent shall include the following:

1. The plat shall contain language stating "this conveyance is an adjoining transfer and the combined parcels shall be treated as one (1) parcel for zoning and subdivision purposes.

2. The property line to be vacated shall be indicated on the plat by a broken line, identified with the words "property line hereby vacated" printed beside the vacated line.

(b) *Non-family divisions:* In the agriculturally zoned districts and the rural village (RV) district the agent may permit one (1) division of a parcel into two (2) parcels with the following stipulations:

(1) *Prime agricultural (A-1) district.*

(a) On parcels of land that are greater than forty (40) acres, one (1) non-family division shall be permitted every five (5) years except as permitted under subsection 16-9(b)(1)(h) in accordance with subsection 16-9(b)(1)(c). However, either the parent parcel or the newly created parcel shall be at least forty (40) acres and shall not be reduced below forty (40) acres. If the newly created parcel is forty (40) acres, and the parent tract becomes less than forty (40) acres, there shall be no further non-family division rights of the parent tract.

(b) On parcels of forty (40) acres or less created after August 23, 2004, there shall be no non-family divisions permitted except as permitted under subsection 16-9(b)(1)(h). The deed shall contain language stating that no further non-family divisions shall be permitted.

(c) A special use permit for a residence has been approved on any parcel that is not improved with a residence. This would include either the newly divided parcel or the parent tract.

(d) The parent tract shall not have been the subject of a previous division under paragraph (b) or (c) of this sect last five (5) years.

(e) Adequate road access shall be provided for each resulting parcel as approved by VDOT. If the parcel has insufficient frontage along a state-maintained road a right-of-way meeting the requirements of either subsection (A) or (B) below shall be provided to serve the divided parcels. Any right-of-way created shall meet the sight distance requirements of the VDOT minimum standards of entrance to state highways. VDOT must notify the agent in writing of sight distance approval in order for the division to be approved.

(A) Fifty (50) foot right-of-way meeting the following standards.

(1) There may be an unlimited number of parcels on a right-of-way meeting one of the following standards:

(a) If the fifty (50) foot right-of-way is planned to be developed currently or in the future for acceptance into the state secondary highway system, the right-of-way shall be constructed to meet the geometric requirements established by VDOT's subdivision street requirements.

(b) If the right-of-way is planned to be developed without acceptance into the state secondary highway system, the right-of-way shall meet minimum fire protection requirements as promulgated by the fire chief. A "private street connection" shall be constructed to any connecting VDOT maintained street in accordance with standard private subdivision road/street entrance of the VDOT minimum standards of entrances to state highways. In the event there are no future plans to take the rights-of-way into the state secondary highway for maintenance, language shall be included in the deeds of all affected parcels indicating that no request will be made of the county or VDOT to take the right-of-way into the state secondary highway system until all requirements of VDOT's subdivision street requirements are met at no cost to VDOT or the county. Each subdivision plat and deed shall contain the following language "The streets in this subdivision do not meet the standards necessary for inclusion in the system of state highways nor are they intended for inclusion in the system of state highways and shall not be maintained by the department of transportation or the county and are not eligible for rural addition funds or any other fund appropriated by the general assembly and allocated by the commonwealth transportation board."

(2) No right-of-way grade shall exceed a ten (10) percent maximum unless an exception is made due to terrain or other mitigating circumstances in which case the grade shall be approved by VDOT and the fire chief.

(3) Entrance approval shall be submitted to the agent prior to approval of the requested division. If VDOT approves the use of an existing fifty (50) foot entrance, the agent shall receive a letter from VDOT stating the existing entrance is adequate for the additional division and stipulating any improvement required by VDOT for use of the entrance. The property shall be served by the entrance shown on the plat accompanying the deed approved by the agent. If the division involves a new entrance or upgrades to the existing entrance, no certificates of occupancy shall be issued by the county until the agent receives verification from VDOT that the entrance work has been completed.

(B) Twenty (20) foot right-of-way meeting the following standards:

(1) There shall be no more than two (2) parcels per right-of-way.

(2) If a division is requested that would increase the number of parcels on a right-of-way to more than two (2), the right-of-way must be improved to meet the requirements of subsection 16-9(b)(1)(d)(A).

(3) Entrance approval shall be submitted to the agent prior to approval of the requested division. If VDC existing twenty (20) foot entrance, the agent must receive a letter from VDOT stating the existing ent additional division and stipulating any improvement required by VDOT for use of the entrance. The p the entrance shown on the plat accompanying the deed approved by the agent. If the division involv upgrades to the existing entrance, no certificates of occupancy shall be issued by the county until th verification from VDOT that the entrance work has been completed.

(f) An adequate sanitary waste disposal system shall have been approved by the health department. Where use of a septic system is proposed, such approval shall include a reserve drainfield capable of meeting one hundred (100) percent of the septic requirements of the development for which the parcel is approved by the health department. The area set aside for septic drainfield use shall be clearly shown on the certified plat submitted to the agent for approval, and the plat shall contain a notation that the area so indicated shall remain open and available for use as a septic drainfield. A copy of said septic permit or certification letter shall be submitted to the agent prior to approval of the requested division. If the division involves a residence on either the lot to be divided or the residue parcel, and that residence was constructed after November 14, 1990, when the county enacted the one hundred (100) percent septic reserve requirement for divisions, that residence shall also be required to have one hundred (100) percent septic reserve area. Evidence of that reserve area shall be submitted to the agent prior to approval of the new division. Such approval shall not be required when (a) the proposed parcel will be served by a community sewerage system with adequate capacity; or (b) a parcel of five (5) acres or more when the deed contains language stating that the parcel has not received approval for sanitary waste disposal and that such approval shall be obtained prior to the issuance of building permits for structures requiring such sanitary waste facilities.

(g) No division of land shall be approved which would allow the new parcel to be served by pit privies. Additionally, if the parent tract is served by a pit privy, no divisions of land shall be approved from that parent tract until such time as an approved septic drainfield permit with one hundred (100) percent reserve area has been obtained and said drainfield installed to serve the parent tract and the agent has been provided with an operation permit issued by the health department for the newly installed system.

(h) If there is an existing septic system on the parcel to be created or on a residual parcel containing less than five (5) acres, there shall be a statement on the plat giving the date of the septic system operation permit.

(i) A one-time only grantor to self division from the larger tract that had its own tax parcel number as of August 23, 2004, shall be permitted. A one-time only division means that when a division is permitted under this [subsection] 16-9(1)(h), no further grantor to self divisions shall be permitted on the subject parcel or on any other parcel owned by the grantor. The residual and resulting parcels must meet all other requirements of this section.

(2) *General agricultural (A-2) district.*

(a) Any parcels of six (6) acres or less created after August 23, 2004, shall have no further non-family division rights. The deed shall contain language stating that no further non-family divisions shall be permitted.

(b) The parent tract shall not have been the subject of a previous division under paragraph (b) or (c) of this section 16-9 within the last three (3) years.

(c) Adequate road access shall be provided for each resulting parcel as approved by VDOT. If the parcel has insufficient frontage along a state-maintained road a right-of-way meeting either section A or B below shall be provided to serve the divided parcels. Any right-of-way created shall meet the sight distance

requirements of the VDOT minimum standards of entrance to state highways. VDOT must notify the agent in writing of sight distance approval in order for the division to be approved.

(A) Fifty (50) foot right-of-way meeting the following standards:

(1) There may be an unlimited number of parcels on a right-of-way meeting one (1) of the following standards:

(a) If the fifty (50) foot right-of-way is planned to be developed currently or in the future for acceptance into the state secondary highway system, the right-of-way shall be constructed to meet the geometric requirements established by VDOT's subdivision street requirements.

(b) If the right-of-way is planned to be developed without acceptance into the state secondary highway system, the right-of-way shall meet minimum fire protection requirements as promulgated by the fire chief. A private street connection shall be constructed to any connecting VDOT maintained street in accordance with standard private subdivision road/street entrance of the VDOT minimum standards of entrances to state highways. In the event there are no future plans to take the rights-of-way into the state secondary highway for maintenance, language shall be included in the deeds of all affected parcels indicating that no request will be made of the county or VDOT to take the right-of-way into the state secondary highway system until all requirements of VDOT's subdivision street requirements are met at no cost to VDOT or the county. Each subdivision plat and deed shall contain the following language "The streets in this subdivision do not meet the standards necessary for inclusion in the system of state highways nor are they intended for inclusion in the system of state highways and shall not be maintained by the department of transportation or the county and are not eligible for rural addition funds or any other fund appropriated by the general assembly and allocated by the commonwealth transportation board."

(2) No right-of-way grade shall exceed a ten (10) percent maximum unless an exception is made due to terrain or other mitigating circumstances in which case the grade shall be approved by VDOT and the fire chief.

(3) Entrance approval shall be submitted to the agent prior to approval of the requested division. If VDOT approves the use of an existing fifty (50) foot entrance, the agent shall receive a letter from VDOT stating the existing entrance is adequate for the additional division and stipulating any improvement required by VDOT for use of the entrance. The property shall be served by the entrance shown on the plat accompanying the deed approved by the agent. If the division involves a new entrance or upgrades to the existing entrance, no certificates of occupancy shall be issued by the county until the agent receives verification from VDOT that the entrance work has been completed.

(B) Twenty (20) foot right-of-way meeting the following standards:

(1) There shall be no more than two (2) parcels per right-of-way.

(2) If a division is requested that would increase the number of parcels on a right-of-way to more than two (2), the right-of-way must be improved to meet the requirements of subsection 16-9(b)(1)(d)(A).

(3) Entrance approval shall be submitted to the agent prior to approval of the requested division. If VDOT approves the use of an existing twenty (20) foot entrance, the agent must receive a letter from VDOT stating the existing entrance is adequate for the additional division and stipulating any improvement required by VDOT for use of the entrance. The property shall be served by the entrance shown on the plat accompanying the deed approved by the agent. If the division

involves a new entrance or upgrades to the existing entrance, no certificates of occupancy shall be issued by the county until the agent receives verification from VDOT that the entrance work has been completed.

(d) An adequate sanitary waste disposal system shall have been approved by the health department. Where use of a septic system is proposed, such approval shall include a reserve drainfield capable of meeting one hundred (100) percent of the septic requirements of the development for which the parcel is approved by the health department. The area set aside for septic drainfield use shall be clearly shown on the certified plat submitted to the agent for approval, and the plat shall contain a notation that the area so indicated shall remain open and available for use as a septic drainfield. A copy of said septic permit or certification letter shall be submitted to the agent prior to approval of the requested division. If the division involves a residence on either the lot to be divided or the residue parcel, and that residence was constructed after November 14, 1990, when the county enacted the one hundred (100) percent septic reserve requirement for divisions, that residence shall also be required to have one hundred (100) percent septic reserve area. Evidence of that reserve area shall be submitted to the agent prior to approval of the new division. Such approval shall not be required when (a) the proposed parcel will be served by a community sewerage system with adequate capacity; or (b) a parcel of five (5) acres or more when the deed contains language stating that the parcel has not received approval for sanitary waste disposal and that such approval shall be obtained prior to the issuance of building permits for structures requiring such sanitary waste facilities.

(e) No division of land shall be approved which would allow the new parcel to be served by pit privies. Additionally, if the parent tract is served by a pit privy, no divisions of land shall be approved from that parent tract until such time as an approved septic drainfield permit with one hundred (100) percent reserve area has been obtained and said drainfield installed to serve the parent tract and the agent has been provided with an operation permit issued by the health department for the newly installed system.

(f) If there is an existing septic system on the parcel to be created or on a residual parcel containing less than five (5) acres, there shall be a statement on the plat giving the date of the septic system operation permit.

(g) A one-time only grantor to self division from the larger tract that had its own tax parcel number as of August 23, 2004, shall be permitted. A one-time only division means that when a division is permitted under this [subsection] 16-9(2)(g), no further grantor to self divisions shall be permitted on the subject parcel or on any other parcel owned by the grantor. The residual and resulting parcels must meet all other requirements of this section.

(3) *Rural village (RV) district.*

(a) Any parcels of six (6) acres or less created after August 23, 2004, shall have no further non-family division rights. The deed shall contain language stating that no further non-family divisions shall be permitted.

(b) The parent tract shall not have been the subject of a previous division under paragraph (b) or (c) of this section 16-9 within the last three (3) years.

(c) Adequate road access shall be provided for each resulting parcel as approved by VDOT. If the parcel has insufficient frontage along a state-maintained road a right-of-way meeting either subsection (A) or (B) below shall be provided to serve the divided parcels. Any right-of-way created shall meet the sight distance requirements of the VDOT minimum standards of entrance to state highways. VDOT must notify the agent in writing of sight distance approval in order for the division to be approved.

(A) Fifty (50) foot right-of-way meeting the following standards:

(1) There may be an unlimited number of parcels on a right-of-way meeting one (1) of the following

standards:

(a) If the fifty (50) foot right-of-way is planned to be developed currently or in the future for acceptance into the state secondary highway system, the right-of-way shall be constructed to meet the geometric requirements established by VDOT's subdivision street requirements.

(b) If the right-of-way is planned to be developed without acceptance into the state secondary highway system, the right-of-way shall meet minimum fire protection requirements as promulgated by the fire chief. A private street connection shall be constructed to any connecting VDOT maintained street in accordance with standard private subdivision road/street entrance of the VDOT minimum standards of entrances to state highways. In the event there are no future plans to take the rights-of-way into the state secondary highway for maintenance, language shall be included in the deeds of all affected parcels indicating that no request will be made of the county or VDOT to take the right-of-way into the state secondary highway system until all requirements of VDOT's subdivision street requirements are met at no cost to VDOT or the county. Each subdivision plat and deed shall contain the following language "The streets in this subdivision do not meet the standards necessary for inclusion in the system of state highways nor are they intended for inclusion in the system of state highways and shall not be maintained by the Department of Transportation or the county and are not eligible for rural addition funds or any other fund appropriated by the General Assembly and allocated by the Commonwealth Transportation Board."

(2) No right-of-way grade shall exceed a ten (10) percent maximum unless an exception is made due to terrain or other mitigating circumstances in which case the grade shall be approved by VDOT and the fire chief.

(3) Entrance approval shall be submitted to the agent prior to approval of the requested division. If VDOT approves the use of an existing fifty (50) foot entrance, the agent shall receive a letter from VDOT stating the existing entrance is adequate for the additional division and stipulating any improvement required by VDOT for use of the entrance. The property shall be served by the entrance shown on the plat accompanying the deed approved by the agent. If the division involves a new entrance or upgrades to the existing entrance, no certificates of occupancy shall be issued by the county until the agent receives verification from VDOT that the entrance work has been completed.

(B) Twenty (20) foot right-of-way meeting the following standards:

(1) There shall be no more than two (2) parcels per right-of-way.

(2) If a division is requested that would increase the number of parcels on a right-of-way to more than two (2), the right-of-way must be improved to meet the requirements of subsection 16-9(b)(2)(d)(A).

(3) Entrance approval shall be submitted to the agent prior to approval of the requested division. If VDOT approves the use of an existing twenty (20) foot entrance, the agent shall receive a letter from VDOT stating the existing entrance is adequate for the additional division and stipulating any improvement required by VDOT for use of the entrance. The property shall be served by the entrance shown on the plat accompanying the deed approved by the agent. If the division involves a new entrance or upgrades to the existing entrance, no certificates of occupancy shall be issued by the county until the agent receives verification from VDOT that the entrance work has been completed.

(d) An adequate sanitary waste disposal system shall have been approved by the health department. Where

use of a septic system is proposed, such approval shall include a reserve drainfield capable of meeting one hundred (100) percent of the septic requirements of the development for which the parcel is approved by the health department. The area set aside for septic drainfield use shall be clearly shown on the certified plat submitted to the agent for approval, and the plat shall contain a notation that the area so indicated shall remain open and available for use as a septic drainfield. A copy of said septic permit or certification letter shall be submitted to the agent prior to approval of the requested division. If the division involves a residence on either the lot to be divided or the residue parcel, and that residence was constructed after November 14, 1990, when the county enacted the one hundred (100) percent septic reserve requirement for divisions, that residence shall also be required to have one hundred (100) percent septic reserve area. Evidence of that reserve area shall be submitted to the agent prior to approval of the new division. Such approval shall not be required when (a) the proposed parcel will be served by a community sewerage system with adequate capacity; or (b) a parcel of five (5) acres or more when the deed contains language stating that the parcel has not received approval for sanitary waste disposal and that such approval shall be obtained prior to the issuance of building permits for structures requiring such sanitary waste facilities.

(e) No division of land shall be approved which would allow the new parcel to be served by pit privies. Additionally, if the parent tract is served by a pit privy, no divisions of land shall be approved from that parent tract until such time as an approved septic drainfield permit with one hundred (100) percent reserve area has been obtained and said drainfield installed to serve the parent tract and the agent has been provided with an operation permit issued by the health department for the newly installed system.

(f) If there is an existing septic system on the parcel to be created or on a residual parcel containing less than five (5) acres, there shall be a statement on the plat giving the date of the septic system operation permit.

(g) A one-time only grantor to self division from the larger tract that had its own tax parcel number as of August 23, 2004, shall be permitted. A one-time only division means that when a division is permitted under this [subsection] 16-9(3)(g), no further grantor to self divisions shall be permitted on the subject parcel or on any other parcel owned by the grantor. The residual and resulting parcels must meet all other requirements of this section.

All other requirements of this section shall be met.

(c) *Family divisions.* In the agriculturally zoned districts and in the rural village (RV) district a single parcel of land may be divided for conveyance to an immediate family member, provided that the grantee has not previously received any land from an immediate family member under the provisions of this subsection 16-9(c). An immediate family member is a natural or legally defined child, grandchild, parent, grandparent, or sibling of the grantor. If the property owner is a limited liability company whose membership consists entirely of members of an immediate family, the limited liability company may divide the lot or parcel for the purpose of sale or gift to its members in accordance with this subsection. There shall be no division approved under this paragraph (c) that is determined by the agent to be an attempt to circumvent the intent of either chapter 16 (subdivision), as stated in section 16-2, or chapter 17 (zoning), including but not limited to any attempt by the grantor to further develop land approved under this paragraph for the benefit of any party other than the grantee or profit motivated divisions for short-term investment purposes. Divisions of land made under the provisions of this paragraph (c) shall be subject to the following requirements:

(1) Divisions under this subsection 16-9(c) shall not be subject to the waiting periods set forth in subsection 16-9(b) of this Code.

(2) In the A-1 district any parcel of forty (40) acres or less created under this subsection 16-9(c) after August 23,

2004, shall have no non-family division rights under subsection 16-9(b), The deed shall contain language stating that no non-family divisions shall be permitted.

(3) In the A-2 district any parcel of six (6) acres or less created under this subsection 16-9(c) after August 23, 2004, shall have no non-family division rights under subsection 16-9(b). The deed shall contain language stating that no non-family divisions shall be permitted.

(4) Each deed submitted to the agent for approval shall be accompanied by a notarized affidavit stating that the grantee has not received any prior conveyance of land under the provisions of this subsection 16-9(c).

(5) The deed and plat submitted to the agent for approval shall contain language stating that the conveyance is a family division and specifying the relationship between the grantor and grantee. The deed shall also contain language stating that the land being conveyed may not be reconveyed for a period of three (3) years, from the date on which the agent approves the division except there shall be no waiting period if the parcel or a portion of the parcel obtained through this subsection 16-9(c) is conveyed as an adjoining transfer. Notwithstanding provisions to the contrary, this subsection 16-9(c)(5) shall not prohibit a foreclosure or judicial sale, or an encumbrance with a deed of trust or mortgage, or a sale and transfer of such parcel in case of a foreclosure under a deed of trust or mortgage.

(6) Adequate road access shall be provided for each resulting parcel as approved by VDOT. If the parcel has insufficient frontage along a state maintained road, a right-of-way meeting either subsection (A) or (B) below shall be provided to serve the divided parcels. Any right-of-way created shall meet the sight distance requirements of the VDOT minimum standards of entrance to state highways. VDOT must notify the agent in writing of sight distance approval in order for the division to be approved.

(A) Fifty (50) foot right-of-way meeting the following standards:

(1) There may be an unlimited number of parcels on a right-of-way meeting one (1) of the following standards:

(a) If the fifty (50) foot right-of-way is planned to be developed currently or in the future for acceptance into the state secondary highway system, the right-of-way shall be constructed to meet the geometric requirements established by VDOT's subdivision street requirements.

(b) If the right-of-way is planned to be developed without acceptance into the state secondary highway system, the right-of-way shall meet minimum fire protection requirements as promulgated by the fire chief. A private street connection shall be constructed to any connecting VDOT maintained street in accordance with standard private subdivision road/street entrance of the VDOT minimum standards of entrances to state highways. In the event there are no future plans to take the rights-of-way into the state secondary highway for maintenance, language shall be included in the deeds of all affected parcels indicating that no request will be made of the county or VDOT to take the right-of-way into the state secondary highway system until all requirements of VDOT's subdivision street requirements are met at no cost to VDOT or the county. Each subdivision plat and deed shall contain the following language: "The streets in this subdivision do not meet the standards necessary for inclusion in the system of state highways nor are they intended for inclusion in the system of state highways and shall not be maintained by the Department of Transportation or the county and are not eligible for rural addition funds or any other fund appropriated by the General Assembly and allocated by the Commonwealth Transportation Board."

(2) No right-of-way grade shall exceed a ten (10) percent maximum unless an exception is made due to terrain or other mitigating circumstances in which case the grade shall be approved by VDOT and the fire chief.

(3) Entrance permits shall be submitted to the agent prior to approval of the requested division. If VDOT ap existing fifty (50) foot entrance, the agent shall receive a letter from VDOT stating the existing entrance i: additional division and stipulating any improvement required by VDOT for use of the entrance. The prop the entrance shown on the plat accompanying the deed approved by the agent. If the division involves a upgrades to the existing entrance, no certificates of occupancy shall be issued by the county until the ag verification from VDOT that the entrance work has been completed.

(B) Twenty (20) foot right-of-way meeting the following standards:

(1) Divisions of land under this subsection 16-9(c)(6)(B) shall be exempt from the number of parcels on a right-of-way and any division under this section that increases the number of parcels to more than two (2) shall not be required to improve the right-of-way to meet the requirements of subsection 16-9(c)(6)(A). However, each subdivision plat and deed shall contain the following language "The streets in this subdivision do not meet the standards necessary for inclusion in the system of state highways nor are they intended for inclusion in the system of state highways and shall not be maintained by the Department of Transportation or the county and are not eligible for rural addition funds or any other fund appropriated by the General Assembly and allocated by the Commonwealth Transportation Board."

(2) Entrance permits shall be submitted to the agent prior to approval of the requested division. If VDOT approves the use of an existing twenty (20) foot entrance, the agent must receive a letter from VDOT stating the existing entrance is adequate for the additional division and stipulating any improvements required by VDOT for use of the entrance. The property shall be served by the entrance shown on the plat accompanying the deed approved by the agent. If the division involves a new entrance or upgrades to the existing entrance, no certificates of occupancy shall be issued by the county until such time as the agent receives verification from VDOT that the entrance work has been completed.

(7) An adequate sanitary waste disposal system shall have been approved by the health department. Where use of a septic system is proposed, such approval shall include a reserve drainfield capable of meeting one hundred (100) percent of the septic requirements of the development for which the parcel is approved by the health department. The area set aside for septic drainfield use shall be clearly shown on the certified plat submitted to the agent for approval, and the plat shall contain a notation that the area so indicated shall remain open and available for use as a septic drainfield. A copy of said septic permit or certification letter shall be submitted to the agent prior to approval of the requested division. If the division involves a residence on either the lot to be divided or the residue parcel, and that residence was constructed after November 14, 1990, when the county enacted the one hundred (100) septic reserve requirements for divisions, that residence shall also be required to have one hundred (100) percent septic reserve area. Evidence of that reserve area shall be submitted to the agent prior to approval of the requested division. Such approval shall not be required when (a) the proposed parcel will be served by a community sewerage system with adequate capacity; or (b) a parcel of five (5) acres or more when the deed contains language stating that the parcel has not received approval for sanitary waste disposal and that such approval shall be obtained prior to the issuance of building permits for structures requiring such sanitary waste facilities.

(8) If there is an existing septic system on the parcel to be created or on a residual parcel containing less than five (5) acres, there shall be a statement on the plat giving the date of the septic system operation permit.

(9) No division of land shall be approved which would allow the new parcel to be served by pit privies. Additionally, if the parent tract is served by a pit privy, no divisions of land shall be approved from that parent tract until such time as an approved septic drainfield with one hundred (100) percent reserve area has been obtained and said drainfield installed to serve the parent tract and the agent has been provided with an operation permit issued by the health department for the newly installed system.

(d) *Transfers by inheritance or court order.*

(1) The division of land by the circuit court of the county in a decree of divorce or an order in a partition suit in which each of the parties is an owner by inheritance, or a partitioning of land by parties each of whom is an owner by inheritance, shall be exempt from the provisions of this chapter; provided, however, that each of the resulting parcels front on a state maintained road or has adequate access to a state maintained road over a recorded right-of-way. A copy of such order, a copy of the probated will conveying such property, or a copy of a duly filed list of heirs shall be submitted to the agent.

(2) Notwithstanding the provisions of subsection (d)(1) above, requiring each owner to be an owner by inheritance, if one (1) or more of the parties to the partition suit, or one (1) or more of the parties to the partition deed, acquired his interest by conveyance, such ownership shall not impair the exemption provided under said subparagraph, provided such conveyance does not increase the number of owners seeking a partition beyond the number of owners created by inheritance.

(3) If the right-of-way will serve more than two (2) parcels and is planned to be developed without acceptance into the state secondary highway system, the right-of-way shall meet minimum fire protection requirements as promulgated by the fire chief. A private street connection shall be constructed to any connecting VDOT maintained street in accordance with standard private subdivision road/street entrance of the VDOT minimum standards of entrances to state highways. In the event there are no future plans to take the rights-of-way into the state secondary highway for maintenance, language shall be included in the deeds of all affected parcels indicating that no request will be made of the county or VDOT to take the right-of-way into the state secondary highway system until all requirements of VDOT's subdivision street requirements are met at no cost to VDOT or the county.

(4) For the purpose of this subsection, "inheritance" means transfer of property by will or intestate succession.

(e) *Reserved.*

(f) *Divisions for deeds of trust.* The agent may permit a division of land conveying a parcel in trust for the sole purpose of securing an indebtedness to a regulated commercial lender. Only one (1) such division of any parcel identified by a separate tax map number shall be permitted at any time. In the event of default, the holder of the note secured by the deed of trust shall have authority to enforce the lien of such deed of trust in any manner permitted by the laws of the commonwealth.

(1) Prior to recordation, the plat shall be submitted for approval to the subdivision agent, and such approval shall indicate that the execution and delivery of the deed of trust does not violate any requirements of the county's zoning ordinance. In its title, the plat shall state that the conveyance is for deed of trust purposes.

(2) The landowner shall obtain a separate tax map designation and tax billing from the commissioner of the revenue and notify the commissioner of the revenue and the subdivision agent upon the satisfaction and release of any such deed of trust. The tax map designation for a division under this subsection (f) shall be the tax map designation of the parent tract with the suffix "dt" added to it.

(3) A division of land approved under this subsection (f) shall not constitute a subdivision of land until there is a conveyance by or to the holder of the note or its trustees and only upon default.

(4) Any such conveyance by or to the holder of the note or its trustee shall be reported, before recordation, to the subdivision agent; and no subsequent division of the land so conveyed or of the parent tract shall be permitted under paragraph (b) of this section 16-9 until the waiting period of five (5) years has been satisfied.

(P.C. Ord. No. 14-09 , 9-24-14)

Footnotes:

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Editor's note— *The following subdivision ordinance interpretation was issued as Interpretation 09-01 on June 11, 2009, and effective that same date.*

INTERPRETATION

1. Requests for divisions under section 16-9 of the County Code are exceptions. A request for division may meet the required waiting period, lot size, septic and VDOT requirements, nevertheless the request shall not be approved if there are facts that give staff reason to determine that granting the request will circumvent the intent of the subdivision ordinance.

2. A division request shall not be approved under this section if the result can be construed as creating a subdivision development in the A-1, A-2 or RV districts. The creation of such developments is specifically prohibited in the zoning ordinance (chapter 17).

3. Requests that have the effect of creating a development, or "a subdivision" as the term is commonly used to describe a concentration of residential or other development, shall be denied.

4. Requests that propose to alter the overall land use of a parcel or several large parcels from agricultural, or open space use to residential land use shall be deemed to be a violation of the zoning ordinance (chapter 17) and shall be denied.

DISCUSSION

1. Section 16-9 states that the agent may permit a division of land; this is permissive language. Therefore, divisions under section 16-9 are considered exceptions and not "by-right" divisions.

2. Section 16-9 states that the agent may permit a division of an existing parcel if the proposed division does not circumvent the intent of the chapter as stated in section 16-2. Section 16-2 outlines the purpose and intent of the subdivision ordinance and the regulation of such that has been established by the board of supervisors to provide for the orderly development of the county.

3. There are fifty-three (53) sections within the subdivision ordinance. Fifty-two (52) of those sections provide the regulations established by the board of supervisors to provide for the orderly construction of development projects, or "subdivisions" as they are commonly known. Section 16-9 provides the opportunity for exception to these requirements under very narrow guidelines, and is not intended to be used to create "subdivisions" in agriculturally zoned land. The board of supervisors, in its fiduciary role of guiding the orderly development of the county consistent with the comprehensive plan and the zoning ordinance, has determined that subdivisions should be located in areas with adequate public facilities, including where appropriate roads, sidewalks, utilities and other infrastructure. Section 16-9 was established to provide for limited exceptions in the A-1, A-2 and RV districts.

4. Section 16-9 makes allowances for owners to create new parcels on an infrequent basis, and is not intended to be used as a method to avoid the land use priorities established by the board of supervisors in the comprehensive plan, as set forth in the various zoning districts in chapter 17, or established in the intent and provisions of chapter 16

5. A fifty-foot right-of-way abutting, fronting, or serving several parcels of land owned by related or cooperating owners that, if granted, creates the opportunity for the parcels to develop as a residential subdivision shall be closely reviewed to prevent circumvention of the intent of the ordinance.