

**FRANKLIN COUNTY
PETITION/APPLICATION FOR COMPREHENSIVE PLAN CONFORMANCE
REVIEW
(Type or Print)**

I/We, Blue Ridge Towers, Inc, as Owner(s), Contract Purchasers, or Owner's Authorized Agent of the property described below, hereby apply to the Franklin County Board of Supervisors for a Comprehensive Plan conformance review on the property as described below:

1. Petitioners Name: Blue Ridge Towers, Inc

2. Property Owner's Name: David & Marilyn Smith

Phone Number: 540-595-7060

Address: 6200 Snow Creek Drive
Penhook VA Zip: 24137

3. Exact Directions to Property from Rocky Mount: 220 BR, 2205 on left to
Sontag Rd, left to snow creek rd → 6200 snow creek

4. Tax Map and Parcel Number: 10900-08000

5. Magisterial District: Snow Creek

6. Property Information:

A. Size of Property: 1.81 Acres

B. Existing Zoning: AG - Forest

C. Existing Land Use: AG & Forest / Timber

D. Is property located within any of the following overlay zoning districts:

Corridor District Westlake Overlay District Smith Mountain Lake Surface District

E. Is any land submerged under water or part of a lake? Yes No If yes, explain.

7. Proposed Comprehensive Plan conformance review information:

A. Proposed Land Use: To construct a 198' monopole & 60'x60' wireless facility

B. Size of Proposed Use: 60'x60' Compound Area w/new 12' Access Road

C. Other Details of Proposed Use: To provide wireless Internet
Service to the Snow Creek Area via a
wireless system using the 900 MHz & 5800 MHz
unlicensed frequency.

Checklist for completed items:

- _____ Application Form
- _____ Letter of Application
- _____ List of Adjoining Property Owners and Addresses
- _____ Concept Plan
- _____ Application Fee

I certify that this application for a Comprehensive Plan conformance review and the information submitted herein is correct and accurate.

Petitioner's Name (Print): Sean Cai / Blue Ridge Towers.

Signature of Petitioner: 

Date: 11-10-2018

Mailing Address: 1125 1st St SW
Rossmore, VA 24016

Telephone: 540-595-7060

Owner's consent, if petitioner is not property owner:

Owner's Name (Print): David W. Smith
Marilyn M. Smith

Signature of Owner: David W. Smith Marilyn M. Smith

Date: Oct 31 2017

Date Received by Planning Staff: _____

Time: _____

Clerk's Initials: _____

CHECK #: _____

RECPT. #: _____

AMOUNT: _____



Blue Ridge Towers Inc
1125 1st Street
Roanoke, VA 24016
540-595-7060

Application for
Snow Creek
VA25
Proposed 199' Monopole &
Wireless Cellular Facility
@6200 Snow Creek Road
Penhook, VA 24137

APPLICATION SUMMARY

Blue Ridge Towers Inc. do hereby submit an application for a Special Exemption Permit to construct a new wireless cellular facility to be located at 6200 Snow Creek Road, Penhook VA, in Franklin County, VA. Blue Ridge Towers, along with its anchor tenant BRISCnet, a new Wireless Internet Service Provider, are submitting the application for a new 199' monopole within a total leased area of 60' x60', to be constructed on the Snow Creek Road area to provide the necessary wireless coverage to its customer base and fill in the necessary 4G and LTE coverage gap in this vicinity. Due to the fact of no other existing structures within the proximal area, Blue Ridge Towers is proposing to construct a brand new 199 feet monopole within the leased property on a 181 acre parcel, Tax Map ID # 1090008000.

We hope that you will find this application meets Franklin County's standards of approval

Sincerely,

Anthony Smith
Founder/President
Blue Ridge Towers

Contact Information

Applicant: Blue Ridge Towers Inc
1125 1st Street
Roanoke, VA 24016
O (540) 595-7060

Engineer: Foresite Group Inc
5185 Peachtree Pkwy
Suite 240
Norcross, GA 30092
770-368-1399

Architect: Tower Engineering Professionals, Inc
326 Tryon Road
Raleigh, NC 27603
919-661-6351

Parcel owner: David and Marilyn Smith
6200 Snow Creek Road
Penhook, VA 241437
C (704) 840-7971

Total Area of Parcels in Acres and Square feet

Parcel is 1090008000

Total area is 181.081 Acres, or 7,887,888.3 square feet

Boundary Lines and approximate dimensions and bearings



Location and description of any existing or proposed easements,
deed restrictions or covenants

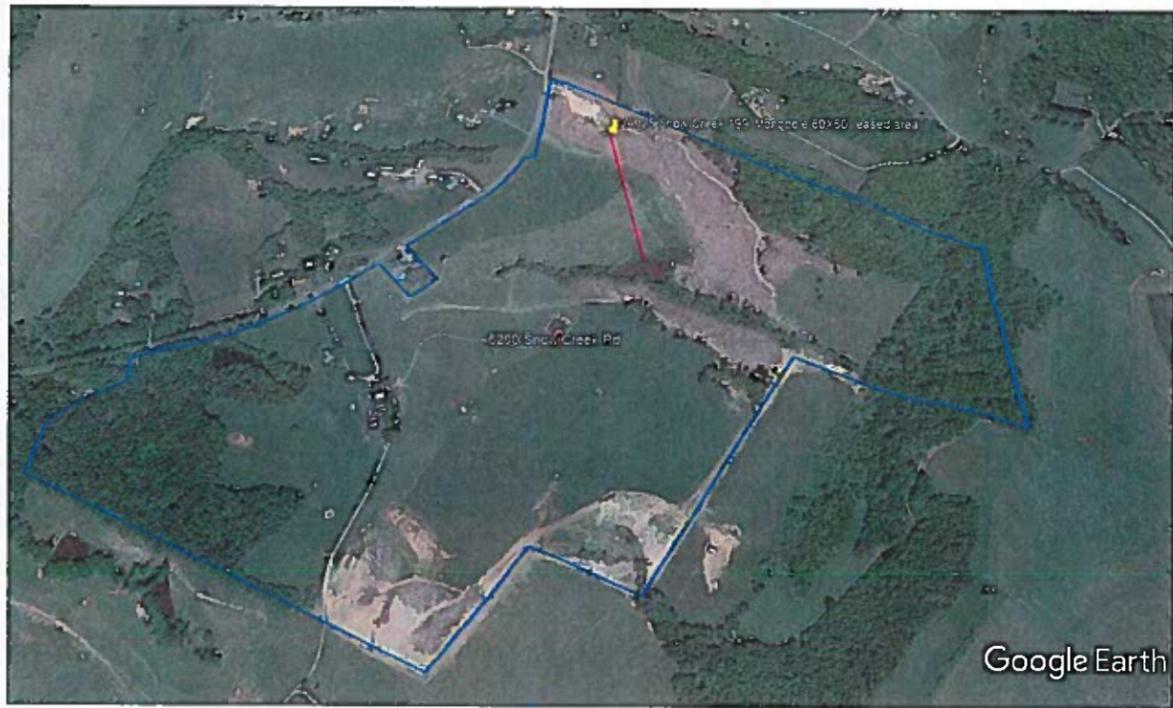
There are no deed restrictions or covenants

The proposed access easement will be coming off the existing road from Snow Creek Road, going up and through existing gravel road/parking area and extending right to the tower site, all within the owned property.

All Natural Features, such as streams, ponds, wetlands, etc

There are no streams, ponds, or wetlands present on the proposed location or within the leased property

There is a small man-made pond located almost .15 miles (807 feet) south-west of the tower site



Declination of all set backs



Existing and Proposed Grades/Contours and base elevations

The Existing Ground elevation of Proposed Wireless Facility is located at 970 feet AMSL.

The proposed monopole is a 199'

Top of proposed monopole elevation will be 1169 feet AMSL.

Existing and Proposed grade/Contours of ground elevation will not change

Dimension and location if all existing structures located, at a minimum, a distance from the base of the structure equal to 100% the height of structure

The Proposed compound will be a 60' x 60' fenced-in area. The proposed monopole center will be 30' in the center of the compound.

There are no other existing structures located within the leased parcel

Access to the site, with location and width of existing and proposed driveways

Public Access will come off Snow Creek Road, then turning right onto an existing graveled road at the beginning of the cleared lot area, with a new 12' wide gravel road extending right to the proposed site location, all within the leased property.

Final Road profile and cross section of new road

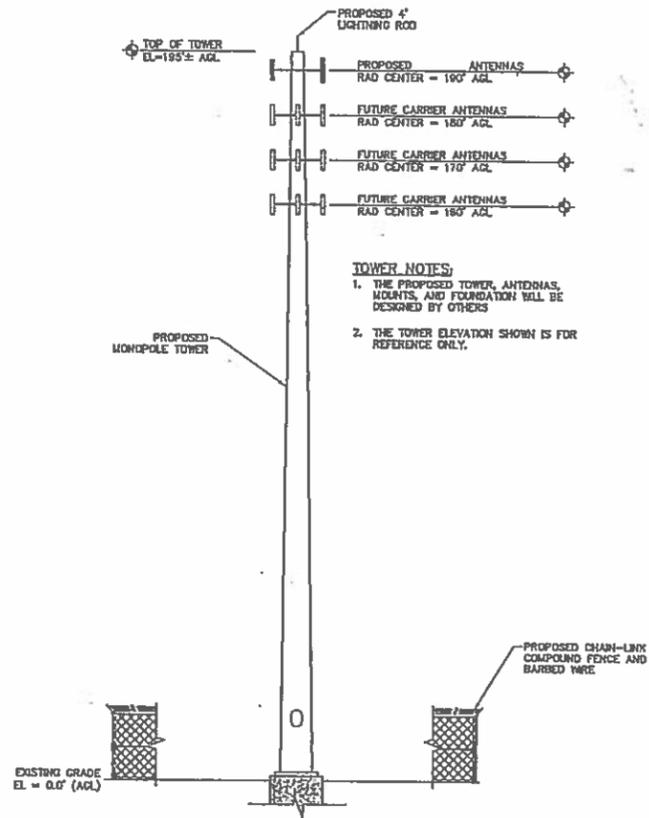
The NEW proposed access road will be a 12' wide gravel road

Emergency and Service vehicle access and turn around space

Emergency and Service vehicle access available in front of gated compound within a 20' turn around ground space

Elevation View of all proposed structures and equipment

TOWER AND FOUNDATION DESIGN BY OTHERS. FORESITE GROUP ACCEPTS NO RESPONSIBILITY FOR THE STRUCTURAL CAPACITY OF THE TOWER OR FOUNDATION(S). CONTRACTOR SHALL COORDINATE WITH AND COMPLY WITH THE PROVISIONS OF THE STRUCTURAL ANALYSIS PRIOR TO INSTALLATION OF EQUIPMENT ON TOWER.



TOWER NOTES:

1. THE PROPOSED TOWER, ANTENNAS, MOUNTS, AND FOUNDATION WILL BE DESIGNED BY OTHERS
2. THE TOWER ELEVATION SHOWN IS FOR REFERENCE ONLY.

199' MONOPOLE TOWER ELEVATION
NOT TO SCALE

Location & description of all electric & telephone utilities serving site

Existing Power and Telco are located on the property @6200 Snow Creek Road, coming overhead from Snow Creek Road to the leased parcel

Existing and proposed methods of handling storm water runoff,
and the direction of flow indicated by arrows

None proposed currently or TBD, Not applicable

Size and location of all storm water drainage lines, catch basins,
drywells, drainage ditches, retention basins, and culverts

None proposed currently or TBD, Not applicable

Location, Type and size of all existing and proposed landscaping
and vegetative screening

Landscaping and vegetative screening will be provided upon final
site approval or in compliance with conditions set forth with the
ordinance

Description of any proposed lighting

No lighting are proposed or required by the FAA for this site.
Other lighting within the compound will be installed by the
wireless tenants specifications and requirements

Copy of FCC license for each wireless service provider proposing facilities

Applicant is Blue Ridge Towers Inc, as the tower owner and not an actual wireless carrier, FCC license is not required

BRISCnet will be the first wireless service provider to collocate on the tower, and the Wireless Internet Service Provider's frequency spectrum is in the Unlicensed spectrum of 900 MHZ and 5800 MHZ.

Radio frequency engineer's statement describing the geographical coverage objective and level of service requirements to be achieved

Per RF department, there is currently no 4G or LTE nor Wireless Internet coverage in the Eastern Franklin County area, especially in the area of the Snow Creek Road, This proposed location would provide the optimal and required coverage for continuous in-home service in the area. At the requested rad center of 195', the wireless internet service provider carrier will be able to provide the necessary bandwidth coverage along the Snow Creek Corridor.

An Inventory and map identifying the location (lat/long) and rad center of all existing and approved wireless facilities on which the applicant is located proximal to the site

There are NO other existing towers surrounding the proposed site location, While currently there is minimal 3G cellular coverage on the Snow Creek Corridor in Penhook, there is a complete lack of 4G/ LTE and wireless internet coverage in the vicinity of the application area, therefore, the application for this new 199' stealth monopole will provide the necessary coverage objective (195' rad center) for both a wireless carrier and a wireless internet service provider to fill in the much needed coverage gap to provide the requisite 911 and cellular service to its customer base.

Verifiable evidence of the lack of antenna space on existing towers, buildings, or other structures, including but not limited to churches, power lines, water towers, etc. suitable for antenna location or evidence of the unsuitability of existing tower locations for co-location must be provided by the applicant.

There are no OTHER existing structures available for collocation in the area. There are no existing churches, buildings, power lines, water towers, etc. available in this area, hence the proposal for a new tower.

Co-location policy of the structure owner for applications proposing the new structure

Blue Ridge Towers, Inc's Collocation Policy

Blue Ridge Towers, Inc. is one of thirty-five cell tower providers in the country and currently develops, constructs and owns both traditional and stealth towers in the Eastern U.S. With a reputation for speed to market and attention to detail, Blue Ridge Towers, Inc. specializes in strategic built to suit tower development in hard to service areas, Site acquisition, turnkey zoning consultant services and the development and marketing of small cell networks on behalf of municipalities and large scale real estate developers.

Blue Ridge Towers, Inc has an open collocation policy with all the wireless cellular providers/carriers in the country. The company currently has sublease agreements with major carriers (T-Mobile, Shentel, Verizon) on existing towers owned by Blue Ridge Towers.

Collocation process begins with an application by the individual wireless carrier, and then by completing the application process, the carrier enters into a site lease agreement with Blue Ridge Towers, Inc., either site specific or through a master lease agreement.

The 199' Monopole is designed and fabricated to withstand four (4) collocation spots on the tower, with each platform installed and designed 10 feet apart. The first/top spot (195') will be occupied by Blue Ridge Tower's anchor tenant, BRISCnet. The remaining three spots (185' 175' 165') respectfully 10 feet apart are available for future collocations.

Blue Ridge Towers welcomes all carriers to apply through Blue Ridge Tower's normal application process for collocation.



In the event that the monopole needs to be removed from the property, Blue Ridge Towers Inc, as the tower owner would absorb the cost of the removal within the company, since the removal and installation of towers is a normal operation within the business. However, if a cost estimate had to be attached to the cost of the job, it would likely cost around \$75000 -\$80000 to remove the monopole and restore the leased property.

The backhaul network (T-1) telephone/fiber will be ordered and provided by BRISCnet. Blue Ridge Towers in partners with BRISCnet and its Fiber Providers will order/provide T-1 directly to the site through their internal order process.

In the event that the tower should fall due to structural damage, the monopole is designed by manufacturer and industry standards to collapse straight down, and it would fall entirely within the fenced 60' by 60' area. Since the leased parcel is over 181.081 acres of agricultural farm and, the tower would not fall onto any neighboring property. Therefore, if the monopole did fail structurally and collapse, it would only fall within the leased area leased by Blue Ridge Towers.

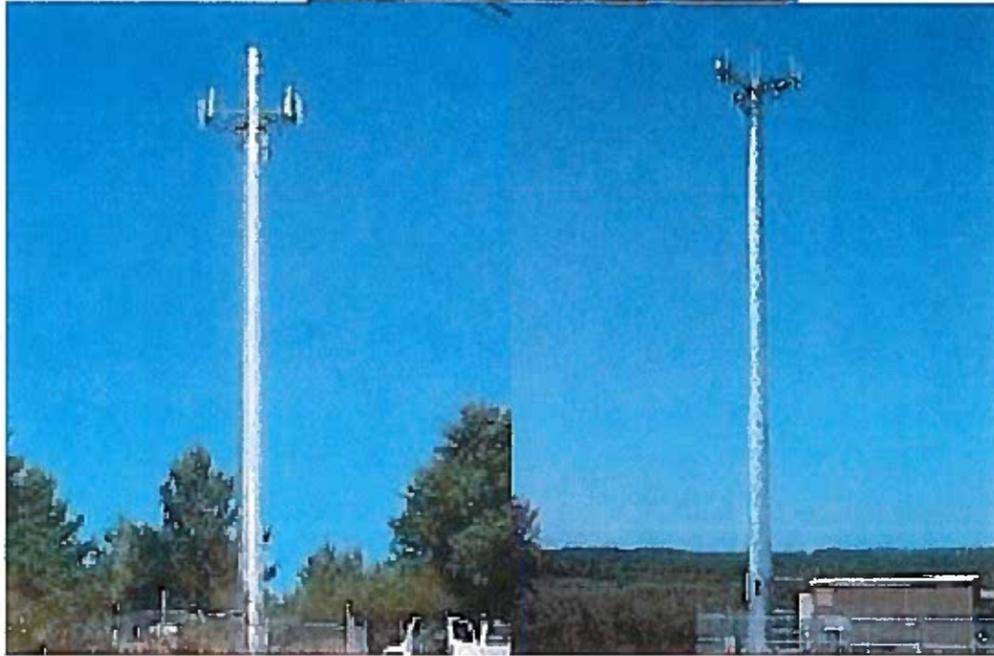
Landscape Plan for Snow Creek Monopole

Since the tower will be located in an already cleared area off Snow Creek Road, and clearing the compound area of 60' x 60' is already required in removing the landscape and forestation in the proposed location, it should be noted that Blue Ridge Towers would like to formally request a landscape plan with just the installation of the fence around the compound. The remaining property is already naturally developed with trees and vegetation, and planting a landscape buffer is redundant.

The height of the security fencing to enclose the 60' x 60' compound will be 8 feet tall chain-link fence with barbed-wire on top to prevent trespassing.



**Photosimulation of Monopole and WCF
(Wireless Cellular Facility)**



The proposed location for the monopole and WCF is located entirely within the 181.081 acres parcel (County tax map 109008000) owned by David and Marilyn Smith. The nearest distance to the property line is over 3,116.46 feet from the tower to its West side, and then with over 481.67 feet to any property line from the North, 2,814.92 feet South, or 228.18 feet East side of the tower.

The closest residential dwelling is over 300 feet on Snow Creek Road, on property owned by David and Laurette Desormeaux, Michelle Meyer, Marie Andrews, and M. Otto. There are no setback concerns that will affect any residential houses from the proposed tower location

FAA 2-C SURVEY CERTIFICATION

Applicant: Blue Ridge Towers, Inc.

Site Name: Snow Creek

Site Number: VA025

Site Address: 6200 Snow Creek Road
Penhook, VA 24137

Horizontal Datum Source (Circle all that apply):

Ground Survey GPS Survey NAD 83 NAD 27

Vertical Datum Source (Circle all that apply):

Ground Survey GPS Survey NAVD 88 NGVD 29

Structure Type (Circle One):

Proposed Existing
 Enclosed Monopole Existing Tower Roof Top Water Tank

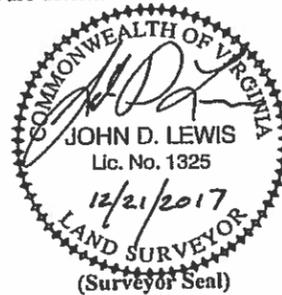
Other: _____

Latitude: N 36° 50' 20.49" NAD 83
 Longitude: W 79° 44' 04.67" NAD 83
 Ground Elevation: 963 feet AMSL
 Top of Proposed Monopole Height: 199 feet AGL
 Top of Proposed Monopole Elevation: 1162 feet AMSL

CERTIFICATION: I certify that the latitude of N 36° 50' 20.49" and the longitude of W 79° 44' 04.67" are accurate to within ± 50 feet horizontally and that the site ground elevation of 963 feet AMSL is accurate to within ± 20 feet vertically. The horizontal coordinates are based on the North American Datum of 1983 (NAD 83) and are expressed in degrees, minutes and seconds to the nearest hundredth of a second. The vertical heights are based on the North American Vertical Datum of 1988 (NAVD 88) and are determined to the nearest foot.

Surveyor Signature:
 Printed Name:
 Professional Surveyor #:
 Company:
 Phone:
 Date:


 John D. Lewis, L.S.
 #1325 Commonwealth of Virginia
 Fork Mountain Surveying & Mapping, Inc.
 276-952-6110
 December 21, 2017



FAA Determination

TOWAIR Determination Results

*** NOTICE ***

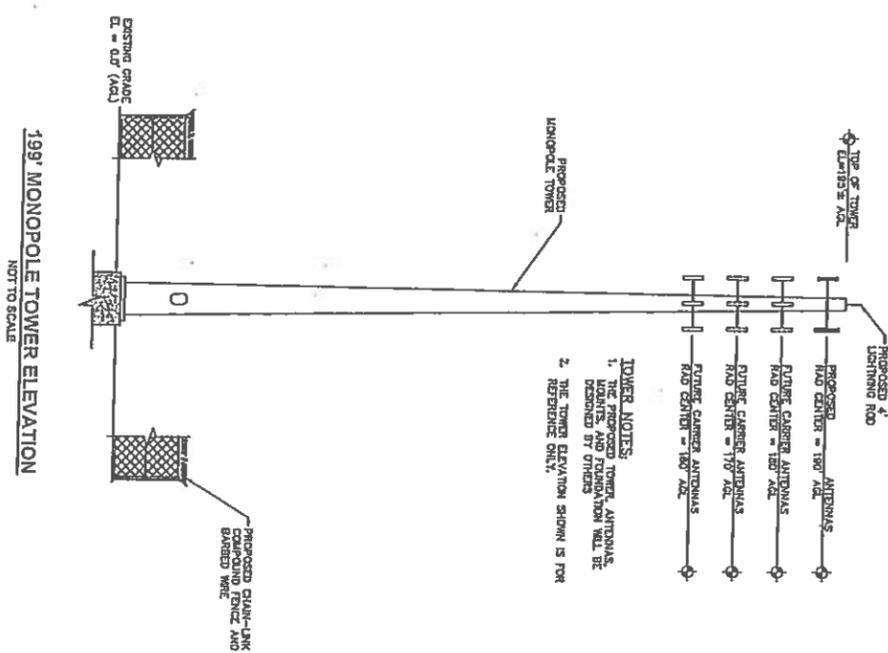
TOWAIR's findings are not definitive or binding, and we cannot guarantee that the data in TOWAIR are fully current and accurate. In some instances, TOWAIR may yield results that differ from application of the criteria set out in 47 C.F.R. Section 17.7 and 14 C.F.R. Section 77.13. A positive finding by TOWAIR recommending notification should be given considerable weight. On the other hand, a finding by TOWAIR recommending either for or against notification is not conclusive. It is the responsibility of each ASR participant to exercise due diligence to determine if it must coordinate its structure with the FAA. TOWAIR is only one tool designed to assist ASR participants in exercising this due diligence, and further investigation may be necessary to determine if FAA coordination is appropriate.

DETERMINATION Results	
Structure does not require registration. There are no airports within 8 kilometers (5 miles) of the coordinates you provided.	
Your Specifications	
NAD83 Coordinates	
Latitude	36-50-20.0 north
Longitude	079-44-04.0 west
Measurements (Meters)	
Overall Structure Height (AGL)	60.7
Support Structure Height (AGL)	0
Site Elevation (AMSL)	295.7
Structure Type	
MTOWER - Monopole	

Tower Construction Notifications

Notify Tribes and Historic Preservation Officers of your plans to build a tower.

TOWER AND FOUNDATION DESIGN BY FORESITE GROUP ACCEPTS NO RESPONSIBILITY FOR THE STRUCTURAL CAPACITY OF THE TOWER OR FOUNDATION. CONTRACTOR SHALL CORROBORATE WITH STRUCTURAL ANALYSIS PROVIDED BY THE CONTRACTOR. ANALYSIS FROM IS NOT A GUARANTEE OF COMPLIANCE WITH ALL APPLICABLE CODES AND REGULATIONS OR COMPLIANCE WITH ALL APPLICABLE REGULATIONS.



- TOWER NOTES:**
1. THE PROPOSED TOWER, ANTENNAS, LIGHTS, AND FOUNDATION WILL BE DESIGNED BY OTHERS.
 2. THE TOWER ELEVATION SHOWN IS FOR REFERENCE ONLY.

FORESITE GROUP
 ForeSite Group, Inc.
 11700 Lee Road
 Suite 200
 Richmond, VA 23234
 (804) 771-1100
 www.foresitegroup.com

BLUE RIDGE TOWERS

SCALE: _____

LEASE EXHIBIT

PROJECT: _____

DEVELOPER:
 BLUE RIDGE TOWERS
 1105 1ST STREET
 RICHMOND, VA 23014
 (804) 640-8800-7000

REVISIONS	DATE

ISSUED FOR: _____
 PROJECT LEADER: _____
 DRAWING BY: _____
 DATE: 02/18/17
 TITLE: _____

TOWER ELEVATION
 SHEET NUMBER: 3 OF 3
 JOB/FILE NUMBER: 884.002

