

PRINCE EDWARD COUNTY
PLANNING COMMISSION

November 20, 2018

AGENDA

- 7:00 p.m. 1. Chairman will call the November meeting to order.
2. Approval of the Minutes: September 18, 2018 at 7:00 p.m. 1
3. Public Hearing: 7
- Special Use Permit: Atlantic Coast Pipeline, LLC

Old Business

New Business

Next Meeting

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Chairman Prengaman reviewed the process for public hearings.

Mr. Rob Fowler, Zoning Director, stated the County has received a Special Use Permit application to permit the construction of a retail establishment along with an illuminated freestanding sign located at the north-west corner of the intersection of Prince Edward Highway (US 460) and Harris Creek Road on Tax Map Parcel 019-A-68E owned by Steven and Susan Bower.

Mr. Fowler said the proposed Dollar General store will be approximately 9,100 square feet, will provide a minimum of 38 parking spaces, will have between eight to ten employees and have illuminated signage. This is an allowed use in the A1, Agricultural Conservation District by Special Use Permit.

The store will operate between the hours of 8:00 a.m. to 10:00 p.m., Monday through Sunday, receive one delivery by tractor trailer a week during normal operating hours, and utilize "Night Friendly" LED lighting.

Mr. Fowler said that following an approval by the Planning Commission, it will go before the Board of Supervisors; they will have to submit a formal site plan, and erosion and storm water control plans will need to be approved. He said it is in agreement with the Comprehensive Plan and is in a development corridor.

Zach Ivey, Par 5 Development Group, LLC stated they are seeking a special use permit (SUP) to develop a 70' x 130' 9", 9,100 square foot retail store with eight to ten employees, with operating hours between 8:00 a.m. – 10:00 p.m. The proposed new building has a total of 7,263 square feet of retail floor space which would require a minimum of 37 parking spaces by Zoning Ordinance. There is a total of 38 standard parking spaces and two handicapped/van accessible spaces being proposed. He said this is similar to the one recently built in Rice and will provide economic advantages in the county, with eight to ten full time jobs with full benefits and advancement opportunities, along with sales tax and tax revenues advantages for the County.

Mr. Ivey stated the Par 5 Development Group has built 125 Dollar General stores; the stores are developed and built in Virginia, North Carolina, South Carolina and Georgia. He said they also build other commercial retail, restaurants, and residential projects.

The establishment, maintenance, and operation resulting from the SUP will not be detrimental to or pose any danger to the public health, safety, morals, comfort or general welfare. Furthermore, the issuance of the SUP will not be injurious to the use and enjoyment of other properties in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the surrounding neighborhood. The establishment of the SUP will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

The proposed structure will incorporate an appealing architectural exterior that will not be at variance with the immediate neighborhood or character of the applicable district and will not cause a substantial depreciation of the properties in the neighborhood. All portions of the building and site design have been proposed in a manner that will meet all applicable codes and guidelines in order to be in harmony with the intended spirit and purpose of the Zoning Ordinance.

The site will be served with on-site well and septic system. Adequate facilities will be provided by the engineer for utilities, access roads, drainage and storm water areas, etc. The entrance will be designed and will meet or exceed Virginia Department of Transportation standards. The site improvements will provide ample space for consumers to park while also providing for safe ingress and egress, thereby providing for the safety of those utilizing the facility and provide for access of fire and safety equipment to the site. The parking areas have been designed to be in harmony with the adjacent properties and promote the health, safety and general welfare of the community. The parking arrangement as shown on the site concept plan is designed in order to provide a formal and flowing site with standardized parking and drive aisle, landscaping and visual appeal. Facilities will be located in order to minimize noise, glare, or odor effects on adjoining properties and properties generally in the district.

Refuse and service areas will be screened from view from public areas and surrounding properties. Trash will be removed from the business on a regular basis and the site will be kept in a neat and orderly manner. Appropriate

screening and buffering will be provided of a similar type, dimension and character of the surrounding neighborhood and meets or exceeds the standards of the Zoning Ordinance.

Mr. Ivey said they are requesting that the proposed sign be illuminated, however, site signage will be designed to not impede sight distance or constitute a nuisance. Lighting will be dark skies friendly and will not produce glare or spillover onto adjacent properties or the adjacent roadway. All setbacks and other open spaces are provided for in the concept design.

The proposed use is compatible with the surrounding neighborhood and the other properties in the zoning district. All portions of the building and site design have been proposed in a manner that will meet all applicable codes and guidelines of the Prince Edward County Zoning Code.

Chairman Prengaman asked where the closest Dollar General stores are located. Mr. Ivey said the closest ones are in Cumberland and in Appomattox.

Chairman Prengaman then questioned when, if approved, are they planning to begin construction. Mr. Rob Love said State agencies begin a review which allows two 45-day reviews and a 30 day review for final approval. After those reviews and comments, they anticipate beginning construction in February with approximately 120-150 days to complete with opening next summer.

Commissioner Peery asked if the turn lane on Route 460 is sufficient. Mr. Fowler stated the developer has submitted plans to VDOT and are working with them. Mr. Love stated that to date, they have provided auto turns and a tractor trailer simulation for [VDOT] to review. Mr. Ivey added there will be one trailer a week during off peak hours for deliveries, with smaller trucks delivering as needed.

Chairman Prengaman opened the public hearing.

Alecia Daves-Johnson, Prospect District, expressed her concerns about the wording in the advertisement for tonight's public hearing which only identified the property by tax map number. She stated the public would not refer to sites by their tax map numbers; she requested clarity in the announcements. Mrs. Daves-Johnson then stated she saw the notice in the Friday, September 14 newspaper and said the Code requires a five-day notice. She said the proposed economic development goals in the Comprehensive Plan were referenced; one of those has an objective to develop a diversified economic base. She said one of the strategies to meet that goal is to assess the retail base and determine the adequacy and diversity of the retail base and then to make sure it is suitable for the population and demographic of the area. She said there are two existing convenience stores, and three Dollar General stores within a 15-minute drive of the proposed site. Mrs. Daves-Johnson then expressed her concern regarding land-use goals as set forth in the County's Comprehensive Plan and the protection of the ground and surface water resources. She asked what low-impact techniques will be used since everyone relies on their wells and aquifers. Mrs. Daves-Johnson said another concern is the proposed sign, lighting and the buffer that is needed between commercial and agricultural parcels. She reported litter from another existing commercial site in the vicinity is not managing their litter, and said the property maintenance and community appearance codes must be enforced. Mrs. Daves-Johnson stated the health of the residents is also a concern, and said the food products offered should be healthy options. She added Prince Edward County residents must be provided job opportunities with a living wage and not just minimum wage jobs. She expressed her appreciation regarding the proposed brick façade and asked if the construction will be done by a Dollar General or Summit team or if it will employ local contractors and construction workers. She concluded by requesting, if this project is approved, that they request an improved turn lane onto Route 608 North, First Rock Road.

Mr. Ivey stated the sales model is convenience, with a goal of stores every two to five miles. The extensive site market research team looks at areas to make sure the store will provide what the community needs. He said DG Market Research has proven that the stores can stand alone; it will not take away from the convenience stores. He said that similarly to the Rice site, it was agreed that 60% of stormwater will be treated onsite and will purchase 40% in nutrient credits. He added the well will supply approximately 200 gallons a day, which is less [usage] than a household. The monument sign has been approved, and all lighting is Night Sky friendly LED and all face downward. He said the hours are from 8:00 a.m. until 10:00 p.m.; the site will meet all landscaping regulations of the Prince Edward County Zoning Ordinance.

Mr. Ivey stated Dollar General has a nationwide maintenance theme which is a system that makes employees of the store pick up trash if there is any; if there is an issue, citizens may call the Maintenance Hotline to report, as happened in Norfolk. A Maintenance Team will be sent out to fix a problem as well as any landscaping issues such as dead trees or bushes. He said Dollar General is very serious about their image. He said Dollar General offers rapid advancement opportunities and people may transfer to the distribution center in Danville where pay is higher. He said Dollar General provides scholarships for students within a ten-mile radius for both college and tech schools.

Mr. Ivey then stated they hire all local contractors to build the stores to keep the money in the county. He said any contractor may put in a bid for the work. The only two positions not hired locally are the site manager and the project manager, both of which are from Dollar General.

Mr. Ivey concluded by stating the \$1.5 million refers to the site work that goes on, such as the hill that will need to be cut out; that is where the cost comes in. He said the architectural upgrades to the building, such as brick, cement and stone façades, also increase the cost.

There being no one further wishing to speak, Chairman Prengaman closed the public hearing.

Commissioner Jones said the buffers proposed for the two sides need to be Leland cypress or spruce could be added to the other sides of the property. He asked for clarification that a monument sign is in the plan, and said the store in Rice is doing well and they keep the store appearance very good. He added the issue with Route 608 could be brought to the Board of Supervisors.

Chairman Prengaman said he learned about the No Litter program previously; he said the Special Use Permit Request for the Dollar General in Prospect raised concerns regarding the monument sign, lighting, the landscape buffer, management of the litter, low impact development techniques and ensuring the guidelines are being followed.

Commissioner Jones made a motion, seconded by Commissioner Jenkins, to approve for recommendation to the Board of Supervisors regarding a request for a Special Use Permit by Par 5 Development Group, LLC to operate a Retail Sales Establishment and have illuminated signage, located on 019-A-68E, with the following conditions:

- Buffering of the neighboring residential sides with Leland Cyprus
- Monument sign, backlit with fixed message
- Brick veneer front with wainscoting on front
- VDOT shall approve the proposed facility and the applicant will provide all required improvements

The motion carried:

Aye:	Donald Gilliam	Nay:	(None)
	Preston Hunt		
	Mark Jenkins		
	Robert M. Jones		
	Clifford Jack Leatherwood		
	Whitfield M. Paige		
	John "Jack" W. Peery, Jr.		
	John Prengaman		
	Teresa Sandlin		
	Cannon Watson		

Commissioner Watson expressed his appreciation for the great exchange between the one public comment and staff. He said the root of most upsets are unmet expectations. He added Mrs. Daves-Johnson made great points and was given good answers.

Chairman Pregaman said this was sent out to all 17 adjoining landowners and the Planning Commission looks for involvement from all people in the County, especially those impacted. He said he appreciates the public comments; he said it is not the Planning Commission that makes the decisions, it is the community. He said while the Planning Commission makes the recommendation to the Board of Supervisors, the people in the County are needed to succeed in growth.

Commissioner Sandlin said she works with tax map parcel numbers and it is hard to find a property just using that number.

Mr. Fowler said the County is looking on how the announcements are advertised and the County is working on getting GIS. He said an address is not assigned on vacant properties until a building permit and a footing inspection is done. He said there is no property maintenance code, but they may draft one. Mr. Fowler said the trash along the right of way would rely on VDOT road crews. He said the County is moving in the right direction. Discussion followed regarding larger signs for posting the announcements on properties.

In Re: Old Business

(None)

New Business

(None)

Chairman Pregaman adjourned the meeting at 7:33 p.m.

Next Meeting: October 16, 2018

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**County of Prince Edward
Planning Commission
Agenda Summary**

Meeting Date: November 20, 2018
Item No.:
Department: Planning and Community Development
Staff Contact: Rob Fowler
Issue: Special Use Permit-Atlantic Coast Pipeline, LLC

Summary:

The County has received a special use permit application for the construction of an unmanned microwave tower to serve as part of the telecommunications network for the Atlantic Coast Pipeline, LLC (ACP) project. The proposed location of the tower will be located on the west side of Route 617, Saylers Creek Road, approximately 0.6 miles north of Route 307, Holly Farms Road, on a parcel owned by Terri Atkins Wilson, identified as Tax Map 042-A-47, Prince Edward, VA. This is in an A1, Agricultural Conservation District.

The tower will be a 225' in height and will be lighted as required by the FAA with one top flashing beacon and flashing side beacons at the towers midpoint. The lease area dimensions will be 100' X 120' and compound will be fenced.

Atlantic Coast Pipeline, LLC will provide the County co-location opportunities without compensation for emergency services equipment. There are no existing towers or structures in the area that can accommodate the proposed tower which will be the backbone for the ACP communication network to monitor, control and ensure the security and safety of the project. The property is presently zoned A1, Agricultural Conservation, and this zoning classification permits towers, with related unmanned equipment buildings by Special Use Permit.

The Board of Zoning Appeals is scheduled to conduct a Public Hearing on November 20, 2018 at 10:00 a.m. to receive citizen input prior to considering action for granting a variance from Section 3-100 (C)3 of the Prince Edward County Zoning Ordinance which restricts the height of towers to no greater than 199 feet in height.

Impacts: Staff does not have any concerns of negative impacts on the surrounding properties associated with the request.

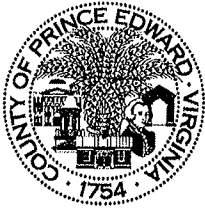
- Attachments:**
1. Public Hearing Notice
 2. Special Use Permit Application
 3. List of adjoining property owners
 4. Sample letter sent to adjoining property owners
 5. Plat of Tax Parcel

Motion _____
Second _____
Pregaman _____

Sandlin _____
Paige _____
Jenkins _____

Hunt _____
Gilliam _____
Leatherwood _____

Jones _____
Watson _____
Peery _____



County of Prince Edward
Planning Commission
Agenda Summary

Recommendation: Conduct a Public Hearing to receive citizen input prior to considering the Special Use Permit Application. County Staff recommends the Planning Commission approve making a recommendation to the Board of Supervisors to approve the request.

Motion _____
Second _____
Pregaman _____

Sandlin _____
Paige _____
Jenkins _____

Hunt _____
Gilliam _____
Leatherwood _____

Jones _____
Watson _____
Peery _____



October 31, 2018

Please publish the following public hearing notice in THE FARMVILLE HERALD on Wednesday, November 7, and Wednesday, November 14, 2018



Notice of Public Hearings

The Prince Edward County Planning Commission will hold a public hearing on Tuesday, November 20, 2018 at 7:00 p.m. in the Board of Supervisors Room located on the 3rd Floor of the Prince Edward County Courthouse, 111 South Street, Farmville, Virginia, to receive citizen input prior to the Planning Commission making recommendations to the Board of Supervisors on the following:

1. Request by Atlantic Coast Pipeline, LLC for a Special Use Permit to construct a lighted microwave tower (225' in height) located on the west side of Route 617, Saylers Creek Road, approximately 0.6 mile north of Route 307, Holly Farms Road on a parcel owned by Terri Atkins Wilson, identified as Tax Map 042-A-47. This is an A1 Zoning District.

A complete copy of each Special Use Permit application is available for public review in the office of the Prince Edward County Administrator, 111 South Street, 3rd Floor, Farmville, VA, or on the county website at www.co.prince-edward.va.us. It is the County's intent to comply with the Americans with Disabilities Act. Should you need special accommodations, please contact W. W. Bartlett, County Administrator at 434-392-8837.

COMMENTS: _____

PERMIT/APPLICATION NO. _____
 ZONING DISTRICT A1
 MAGISTERIAL DISTRICT _____
 DATE SUBMITTED 8/15/18

County of Prince Edward

PLEASE PRINT OR TYPE

**PRINCE EDWARD COUNTY APPLICATION
 FOR SPECIAL USE PERMIT**

TO: PRINCE EDWARD COUNTY PLANNING COMMISSION SPECIAL EXCEPTION REQUESTED:
 VIA: ZONING ADMINISTRATOR

The undersigned owner of the following described property hereby applies for a Special Use permit as provided in Section 5-124 of Article V, Site Plan requirements are found in Section 4-100 of Article IV Development Standards of the Zoning Ordinance of Prince Edward County, Virginia.

Applicant's Name: Atlantic Coast Pipeline LLC (Attn: Min So)
 Applicant's Address: 120 Tredegar Street Richmond, VA 23219
 Applicant's Telephone Number: (304) 931-1351

Present Land Use: Vacant

Legal Description of Property with Deed Book and Page No. or Instrument No. 386/799 (Nottoway County Information)

Tax Map # _____ Acreage : 358

Narrative statement evaluating effects on adjoining properties (noise, odor, dust, fumes, etc.): (Attach additional sheet if necessary.) See "Statement of Justification"

Statement of general compatibility with adjacent and other properties in the zoning district. (Attach additional sheet if necessary.) See "Statement of Justification"

Height of Principal Building (s): Feet _____ Stories _____

APPLICANT'S STATEMENT: (if not owner(s) of property):

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

Atlantic Coast Pipeline, LLC, by:
Carolee G. Meloy, Authorized Representative 8-16-2018
 Signature of Applicant (if not property owner) Date

PROPERTY OWNER(S) STATEMENT:

I hereby certify that I/We own the above described property, that the information given is complete and correct to the best of my knowledge, and the above person(s), group, corporation, or agent has the full and complete permission of the undersigned owner(s) to make application for a Conditional Use permit as set forth in the Prince Edward County Zoning Ordinance as written.

[Signature] 8/12/18
 Signature of Property Owner(s) Date

[Signature] 8/12/18
 Signature of Property Owner(s) Date

 Signature of Property Owner(s) Date

NOTE: THIS PERMIT APPLICATION IS NOT VALID UNLESS ALL PROPERTY OWNER(S) SIGNATURES ARE AFFIXED AND DATED. ATTACH ADDITIONAL SHEETS IF NECESSARY.

Application Fee \$300.00 Fee Received by [Signature] Date 8/15/18

The above mentioned application charges are nonrefundable, regardless of whether the permit application is approved or denied once submitted.

All checks for payment should be made payable to: Treasurer, Prince Edward County, Virginia.

Mail to: Department of Planning &
 Community Development
 P. O. Box 382
 Farnville, VA 23901
 (434) 392-8837

Prince Edward County

Special Use Permit

Applicant: Atlantic Coast Pipeline, LLC
Saylers Creek Road

Date: November 5, 2018

Schedule B

List of property owners and mailing addresses adjoining the parcel proposed for Special Use.

Parcel ID	Owner	Address	Note
042-A-41	William and Susan Frank	3700 Gully Tavern Road Rice, VA 23966	
042-A-32	Robert and Barbara Schmidt	336 Schmidt Road Rice, VA 23966	
042-A-37	Victor Jenkins	P O Box 87 Rice, VA 23966	
042-A-38	Abbas Nikenjad	2192 Jennings Street Woodbridge, VA 22191	
N/A	N/A	Ronald Roark County Administrator 344 West Courthouse Road P O Box 92 Nottoway, VA 23955	

BOARD OF SUPERVISORS

Pattie Cooper-Jones
Chairman
James R. Wilck
Vice Chairman
J. David Emert
Robert M. Jones
Odessa H. Pride, Ed.D.
Gene A. Southall
C. Robert Timmons, Jr.
Jerry R. Townsend



COUNTY OF PRINCE EDWARD, VIRGINIA

COUNTY ADMINISTRATOR

W.W. Bartlett
Post Office Box 382
111 South Street, 3rd Floor
Farmville, VA 23901
Office: (434) 392-8837
Fax: (434) 392-6683
wbartlett@co.prince-edward.va.us
www.co.prince-edward.va.us

November 5, 2018

RE: Special Use Permit Application at Tax Map 042-A-47 Saylers Creek Road

To Whom It May Concern:

The Prince Edward County Planning Commission has scheduled a Public Hearing on Tuesday, November 20, 2018 at 7:00 p.m. to consider a Special Use Permit Application by Atlantic Coast Pipeline, LLC. The Planning Commission meeting will be held in the Board Room on the Third Floor of the Prince Edward County Courthouse. A public hearing gives the Planning Commission the opportunity to gather citizen input prior to considering the special use request.

Request by Atlantic Coast Pipeline, LLC to allow the construction of an unmanned microwave tower located on Tax Map Parcel 042-A-47 Saylers Creek Road.

The property is located on Tax Map Parcel 042-A-47 and owned by Terri Atkins Wilson. This is an A1, Agricultural Conservation District and allowed by Special Use Permit.

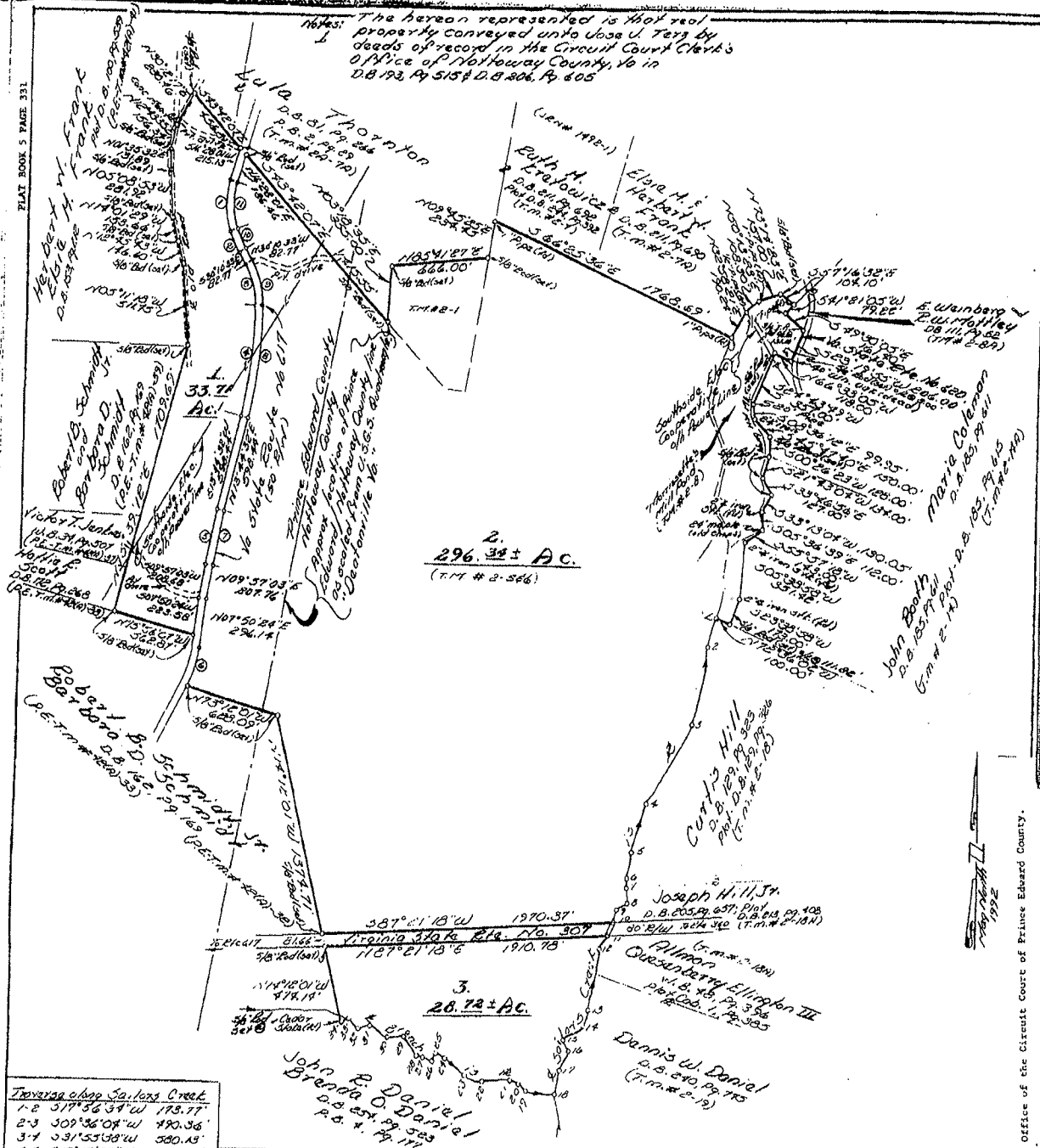
You are receiving this notice because you own land adjacent to this parcel. The Special Use Permit application is available for review in the Prince Edward County Department of Planning and Community Development and on the county web page at www.co.prince-edward.va.us. If you have any questions about this meeting or the permit application, I encourage you to contact me by calling 434-392-8837 or electronically at rfowler@co.prince-edward.va.us

Sincerely,

Robert S. Fowler
Director
Planning and Community Development

PLAT BOOK 5 PAGE 391

Notes: The hereon represented is that real property conveyed unto Joss J. Terry by deeds of record in the Circuit Court Clerk's Office of Nottoway County, Va in D.B. 193, Pp 515 & D.B. 206, Pp 505



Terry's above Salter's Creek

1-2	517°56'34"W	173.77'
2-3	509°36'08"W	190.36'
3-4	331°53'09"W	300.13'
4-5	517°17'30"W	315.33'
5-6	510°43'43"W	180.82'
6-7	507°34'17"W	57.71'
7-8	509°16'31"E	96.20'
8-9	559°12'43"W	81.13'
9-10	515°35'30"W	75.54'
10-11	525°24'30"W	50.25'
11-12	383°18'07"W	108.77'
12-13	509°34'38"W	316.87'
13-14	520°17'07"W	107.74'
14-15	557°09'26"W	132.25'
15-16	527°53'41"E	78.58'
16-17	525°14'21"W	128.13'
17-18	515°56'52"W	177.87'

Curve Data

Curve	Delta	Radius	Arc	Chord	
1	54°12.2'	508.77'	382.39'	304.417'	317.03'
2	10°20.10'	802.17'	144.71'	225°00'28.2"	144.52'
3	20°59.15'	501.01'	144.84'	315°10'24.7"	233.84'
4	14°52.51'	6878.84'	602.77'	624°44'37.0"	628.05'
5	02°47.27'	9272.42'	346.20'	311°00'43.0"	346.84'
6	12°57.27'	672.17'	245.01'	115°49'18.2"	244.82'
7	23°47.27'	622.42'	345.59'	111°50'43.7"	345.53'
8	10°59.31'	2202.06'	711.79'	104°44'37.7"	710.77'
9	27°29.15'	551.01'	280.39'	112°10'54.0"	285.11'
10	10°20.10'	732.17'	135.49'	125°00'28.2"	135.51'
11	36°16.24'	458.77'	220.71'	121°41'11.0"	223.97'

Terry's above Branch

18-19	182°42'47"W	182.22'
19-20	152°29'21"W	65.65'
20-21	163°43'32"W	69.49'
21-22	387°52'10"W	102.48'
22-23	173°09'00"W	126.74'
23-24	152°20'43"W	168.98'
24-25	162°06'57"W	80.72'
25-26	330°13'00"W	76.18'
26-27	172°54'22"W	61.35'

27-28	182°09'15"W	44.03'
28-29	137°49'02"W	143.04'
29-30	109°58'41"W	112.41'
30-31	121°05'40"W	137.57'
31-32	378°15'50"W	80.42'
32-33	148°25'15"W	88.59'
33-34	56°06'46"W	53.13'

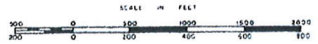
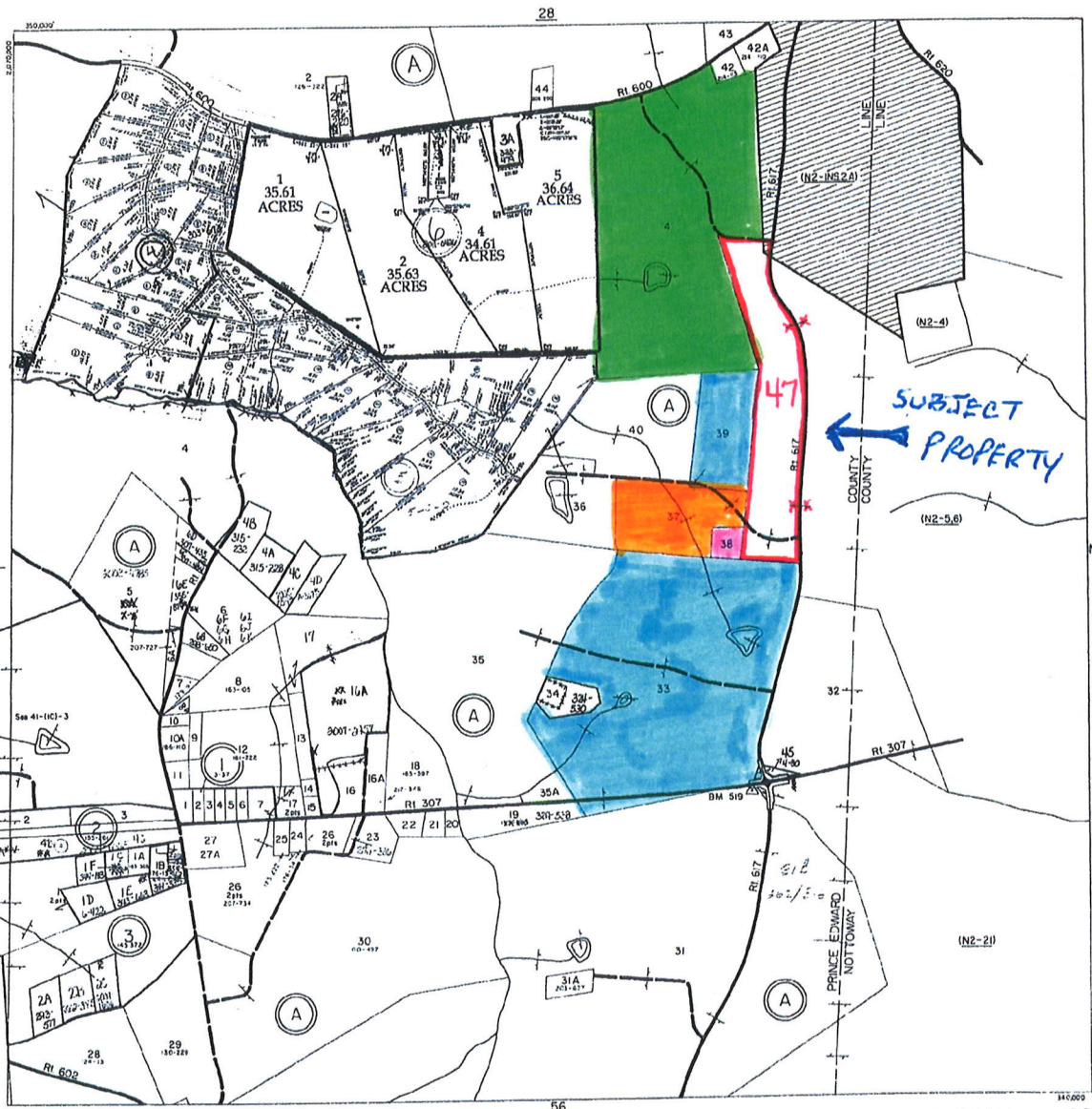
Plat of 358.77 ± acres of land situated in Haystack District, Nottoway County, Virginia and Locketh District, Prince Edward County, Virginia. Surveyed for London G. Atkins. Scale: 1 in. = 400 ft. April 15, 1992



Virginia: In the County of Prince Edward County, Virginia, Office of the Circuit Court of Prince Edward County, April 29, 1992. The foregoing Plat was this day presented in said office along with and as a part of deed from JOSE J. TERRY and ROSA B. TERRY, husband and wife, to LONDON G. ATKINS which said deed has been recorded in deed book 29, page 731.

Test: _____ Clerk

PRINCE EDWARD COUNTY

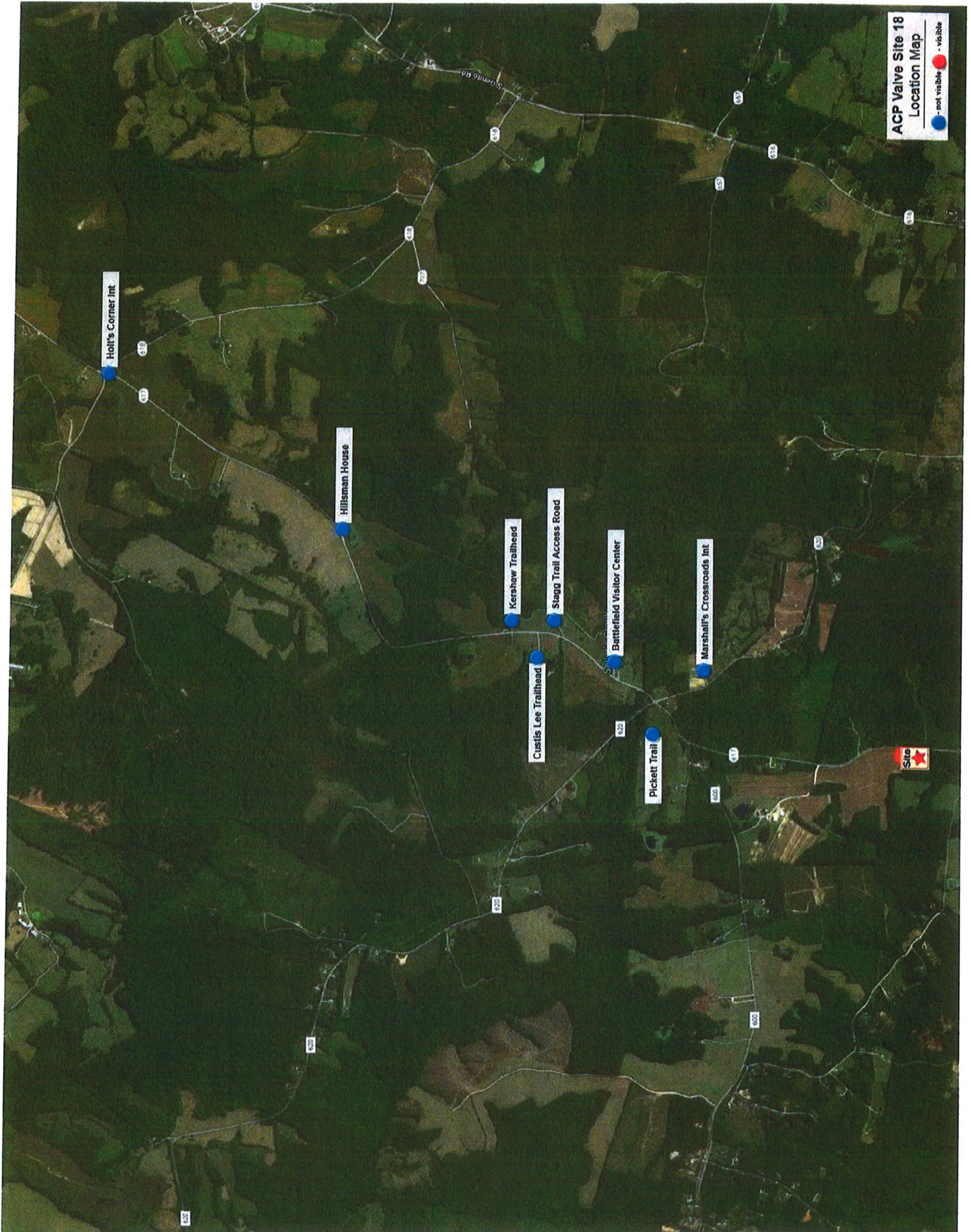


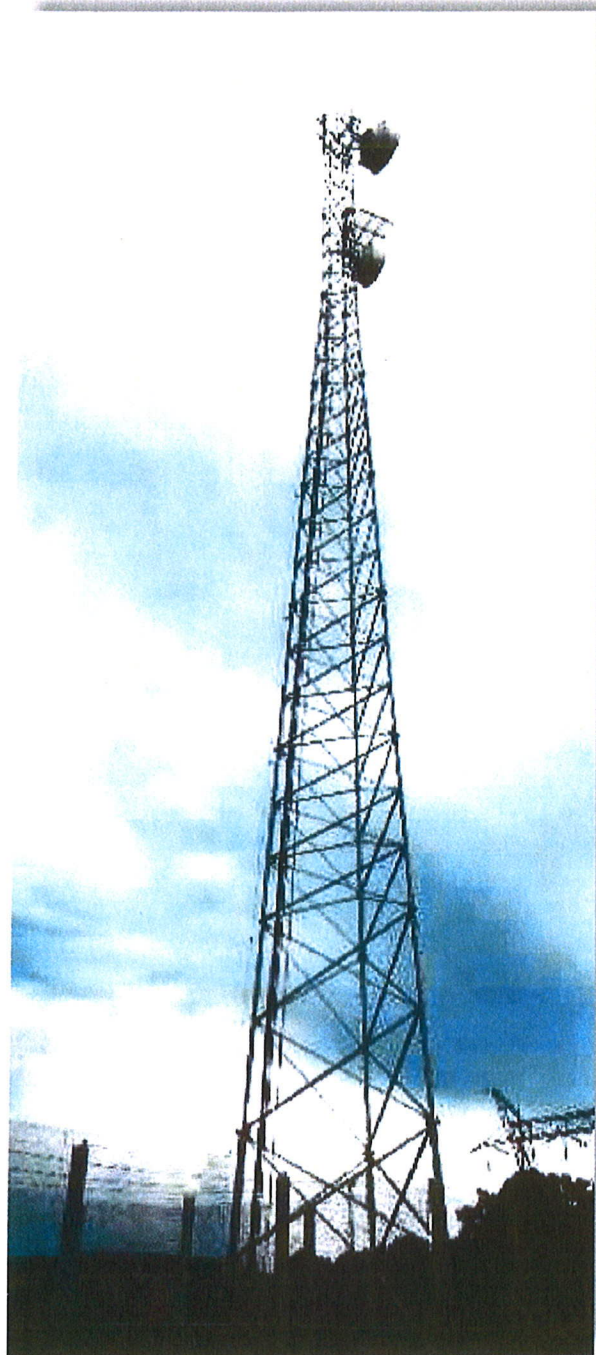
LOCKETT DISTRICT

SECTION 42
INSERT

REVISED: DEC. 31, 1985 DEC. 31, 1986

PREPARED BY THE LAND SURVEY DEPARTMENT OF THE PROVINCE OF ONTARIO



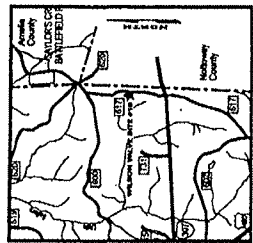




SURVEY DATUM
 UTM ZONE 17, US FEET
 CONTOUR INTERVAL: 2 FEET

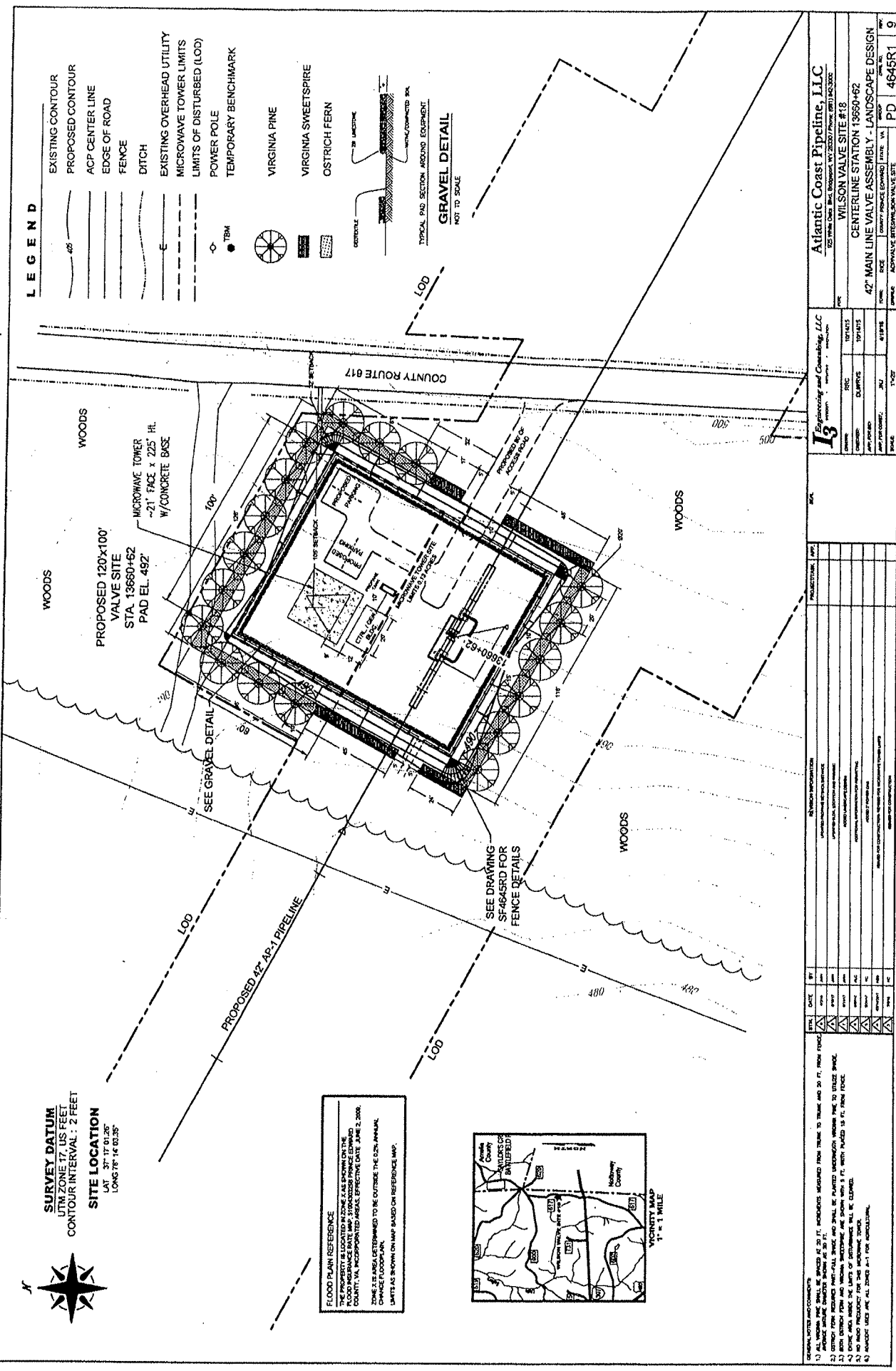
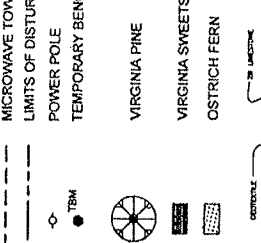
SITE LOCATION
 LAT 37° 17' 01.26"
 LONG 76° 14' 03.35"

FLOOD PLAN REFERENCE
 FLOOD PLANS ARE BASED ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR WASHINGTON COUNTY, VA, INCORPORATED AREAS, EFFECTIVE DATE: JUNE 2, 2009.
 ZONE 3 IS AREA DETERMINED TO BE OUTSIDE THE 100-YEAR FLOOD PLANNING LIMITS AS SHOWN ON MAP BASED ON REFERENCE MAP.



LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- ACP CENTER LINE
- EDGE OF ROAD
- FENCE
- DITCH
- EXISTING OVERHEAD UTILITY
- MICROWAVE TOWER LIMITS
- LIMITS OF DISTURBED (LOD)
- POWER POLE
- TEMPORARY BENCHMARK
- VIRGINIA PINE
- VIRGINIA SWEETSPIRE
- OSTRICH FERN



Atlantic Coast Pipeline, LLC
 225 West Oaks Blvd, Raleigh, NC 27605 (PHONE) 434-3328
 WILSON VALVE SITE #18
 CENTERLINE STATION 13690+62
 42" MAIN LINE VALVE ASSEMBLY - LANDSCAPE DESIGN
 DATE: 05/2018
 DRAWN BY: JAC
 CHECKED BY: JAC
 APPROVAL: APPROVAL FOR VALVE SITE

PROJECT NO.	13
CLIENT	Atlantic Coast Pipeline, LLC
DESIGNER	Engineering and Consulting, LLC
DATE	05/2018
SCALE	AS SHOWN

REV.	DATE	BY	DESCRIPTION
1	05/2018	JAC	ISSUED FOR PERMITTING

REVISION INFORMATION
 1. REVISED PERMITTING REQUIREMENTS
 2. REVISED PERMITTING REQUIREMENTS
 3. REVISED PERMITTING REQUIREMENTS
 4. REVISED PERMITTING REQUIREMENTS
 5. REVISED PERMITTING REQUIREMENTS
 6. REVISED PERMITTING REQUIREMENTS