



MINERAL COUNCIL REGULAR MEETING AGENDA

July 13, 2026 at 6:30 PM

312 Mineral Avenue Mineral Virginia 23117

Phone: 540-894-5100 | townofmineral.net

- A. CALL TO ORDER**
- B. ROLL CALL**
- C. PLEDGE OF ALLEGIANCE**
- D. ADOPTION OF AGENDA**
- E. PUBLIC COMMENT**
- F. REPORTS**
 - 1. TOWN MANAGER REPORT**
 - 2. DMV REPORT**
- G. COMMITTEE REPORTS**
 - 1. BEAUTIFICATION & LITTER (MICHELLE COVERT)**
 - 2. POLICE, LEGAL, FIRE & RESCUE (BECKY MCGEHEE & MICHELLE COVERT)**
 - 3. STREETS (BERNICE KUBE & BOB SPEDDEN)**
 - 4. PLANNING COMMISSION (COUNCIL LIAISON DAVE HEMPSTEAD)**
 - 5. CEMETERY (DAVE HEMPSTEAD & BERNICE KUBE)**
 - 6. PERSONNEL (BERNICE KUBE & AFTON VON TYE)**
 - 7. WATER & SEWER (DAVE HEMPSTEAD & AFTON VON TYE)**
 - 8. BUDGET & FINANCE (DAVE HEMPSTEAD & AFTON VON TYE)**
 - 9. PARKS (BERNICE KUBE & BOB SPEDDEN)**

10. COMMUNICATIONS (BERNICE KUBE & MCHELLE COVERT)

11. ECONOMIC DEVELOPMENT (BERNICE KUBE & DAVE HEMPSTEAD)

H. OLD BUSINESS

1. Discussion and approval of tree removal at 504 E Fifth Street

I. NEW BUSINESS

1. Discuss zoning application details and potentially schedule public hearing

J. CALENDAR

K. EXECUTIVE SESSION (AS NEEDED)

1. Discuss prospective candidates for employment.

L. BACK IN SESSION

M. COUNCIL COMMENTS

N. ADJOURN

Mayor Pamela Harlowe - Vice Mayor Bernice Kube
Council Members: Michelle Covert, Bernice Kube, Bob Spedden, Rebecca McGehee,
Afton Von Tye, Dave Hempstead

Pamela Harlowe - Interim Town Manager/Clerk of Council, Teri Burns - Town Clerk,
Vacant - Town Treasurer, Vacant - Town Attorney

Town Council meets for its regular session on the second Monday of each month at 6:30 p.m. Persons wishing to be heard or having an item to be placed on the agenda should make their request to the Clerk of Council by the final Monday of the month preceding the meeting.

JULY Managers' report

Signed 5-year VDOT agreement for emergency work on roads

Completed LSL report for office of drinking water

Got parade permit for MVFD

Provided water system information to Nate with SHE, so they can proceed with well study

Issued 1 boil water notice

Sold 1 cemetery plot

Revised St Cecelia townhouse application to present to council

Replaced water heater

Issued 2 zoning permits

Figured back taxes on 301 W 8th street 2017 thru 2025 & 2026 to be prorated.



Town of
MINERAL
VIRGINIA

Town Council Meeting
July 2026

Section F, Item 2.

Agenda Item: Monthly Report - Mineral DMV Select 361

Date: July 2026

Report Prepared By: Kendra Ellis, DMV Select Manager

- June 2026 monthly revenue totals:
 - Total monthly revenue: \$832,233.02
 - Town *estimated* monthly revenue: \$41,026.74

Monthly Revenue		
Month	Monthly Total	Estimated Town Revenue
January 2026	\$542,336.62	\$26,735.66
February 2026	\$627,794.36	\$30,948.49
March 2026	\$767,885.79	\$37,854.60
April 2026	\$813,445.34	\$38,538.91
May 2026	\$893,640.49	\$44,053.95

- THANK YOU to the Mineral DMV Select Team for your consistency, hard work and dedication in providing the best service to our local and surrounding area customers.

The employees of Mineral, Virginia are committed to providing the highest quality service to the community as directed by the Town Council within the constraints of the town's resources and will do so without regard to personal gain or privilege.

Bowler's Tree Service

120 Willow Oak Ln.
Bumpass, VA 23024

Phone # 804-980-6101

wbowlerjr@gmail.com

www.bowlerstreeservice.com

Section L, Item 1.

Estimate

Date 5/28/2026

Estimate # 562

Name / Address

Town of Mineral
312 Mineral Ave.
Mineral, VA 23117

P.O. #

Terms

Due Date 5/28/2026

Other

Description	Qty	Rate	Total
JOB LOCATION : 504 E Fifth Street, Mineral, VA 23117 1.) Take down 2 dead leads (marked with caution tape) on a large Oak tree overhanging the fence. There is a 3rd lead on the same tree that is still alive. It did not have a ribbon on it so we assume that portion is not being taken down. 2.) Leave all tree debris on site. No removal.		2,400.00	2,400.00
		Subtotal	\$2,400.00
		Sales Tax (0.0%)	\$0.00
		Total	\$2,400.00

Bowler's Tree Service

First Class Roofing & Tree Service
 Owner: Kenny Ferguson
 Phone: (540) 845-1522
 5912 Massey Rd
 Spotsylvania VA, 22551

Section L, Item 1.



Town of Mineral
 5th Street
 Walton Park Area

ESTIMATE

Estimate # 0002660

Estimate Date 07/08/2026

Item	Description	Unit Price	Quantity	Amount
	Take down large dangerous tree (leave wood)	2800.00	1.00	2,800.00
<u>NOTES:</u> *To chip up and haul away, it would be an additional \$400				
Subtotal				2,800.00
Total				2,800.00
Amount Paid				0.00
Estimate				\$2,800.00

WE GUARANTEE TO BEAT ANY WRITTEN ESTIMATE

STUMPBUSTERS TREE SERVICE LLC.

872 TISDALE RD LOUISA, VA 23093

Licensed-Insured For Your Protection

Steven Childress Owner/Operator

Website: stumpbusterstreeservice.com

FaceBook: Stumpbusters Tree Service LLC Louisa Virginia

Contract AgreementINVOICE # 0093Job Phone: 540-380-0021Date: 5-27-20

Email: _____

Date of Service: _____

Bill To: Town of Mineral
504 E 5th Street
Louisa (Mineral)

Job Specifications:

- Remove Uprooting Tri-dominant oak
 Tree in Rear-yard over fence (marked w/ caution tape)

* Flush Stump
 * ~~Stump~~ Put on ground only
 \$2,500.00

\$ _____

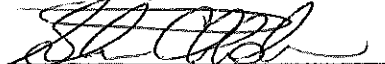
This contract shall not be binding upon the Company until accepted by the Company. Moreover, no addition, alteration or cancellation of this contract shall be binding on the company unless the same be in writing and accepted by the Company in like manner. Upon acceptance by the Company, this contract shall be binding upon the parties hereto without further notification to the Purchaser.

The Company shall furnish the materials for the work and complete the work herein specified in a neat and workmanlike manner. In the event of cancellation of this contract before work is started, the customer will pay to the Company on demand thirty percent of the amount of this contract as stipulated damage due. Return check fee is \$35.00. Balances over 60 days add \$50.00 late charge unless specified in writing. If Company must file warrant for non-payment add \$100.00 administrative fee. The company shall not be responsible for delays due to inclement weather beyond our control. The company shall not be responsible for damages to concrete, above ground sprinkler heads, anything underground, above ground wires, yard articles, yard punctures and yard ruts. The company carries Public Liability Insurances, but does not assume risks of any other character under this contract.

This document constitutes the entire agreement between the purchaser and the company, and no terms, conditions or understandings whether expressed or implied, have been agreed upon except as herein set forth.

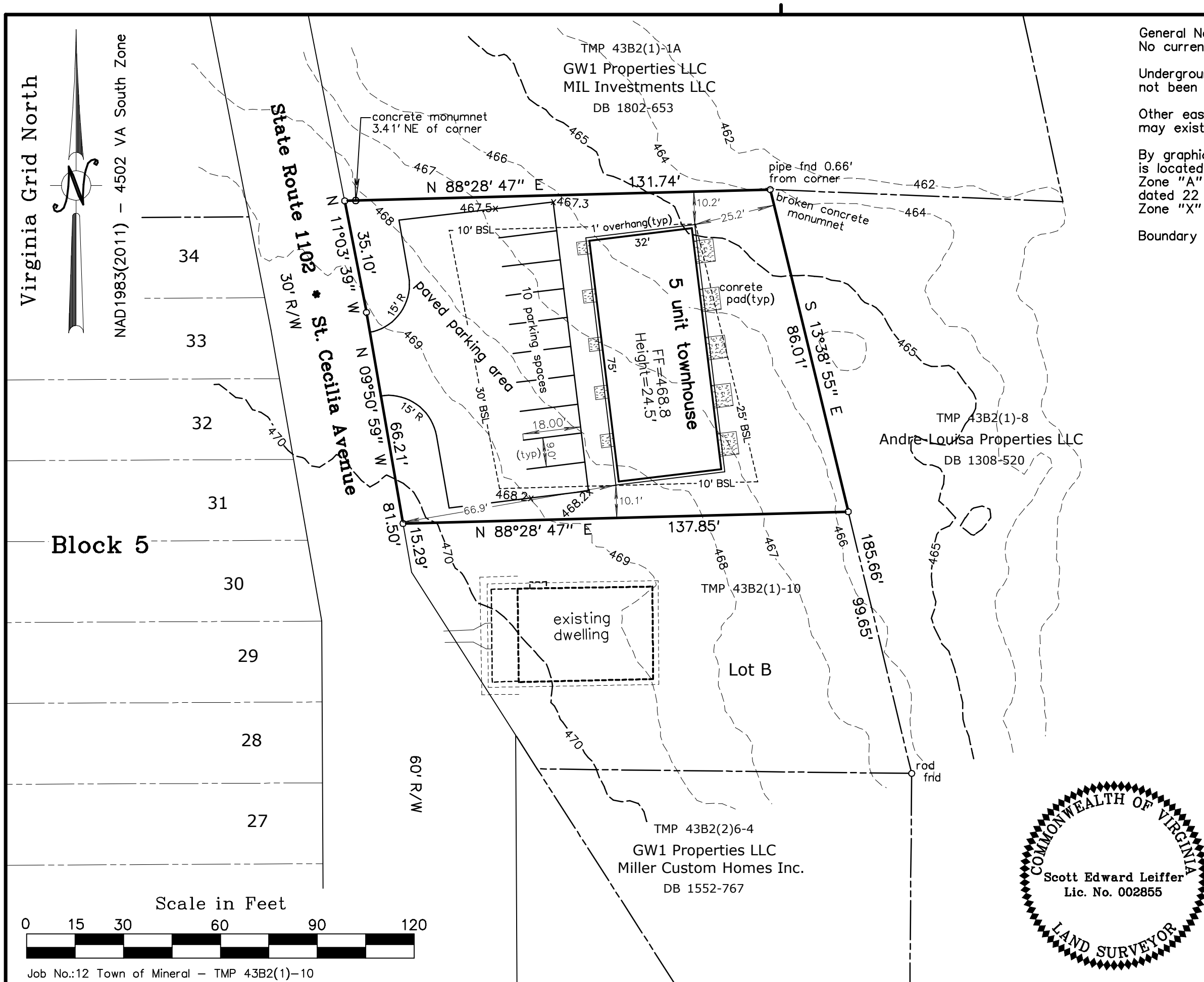
TERMS NET: BILL DUE UPTON COMPLETION, 1% PER MONTH ADDED TO ALL ACCOUNTS OVER 10 DAYS. 18% PER ANNUM. ALL INTEREST, ATTORNEY'S FEES, AND COLLECTION AGENCY FEES TO BE ADDED IF IT BECOMES NECESSARY FOR COLLECTION.

Salesman

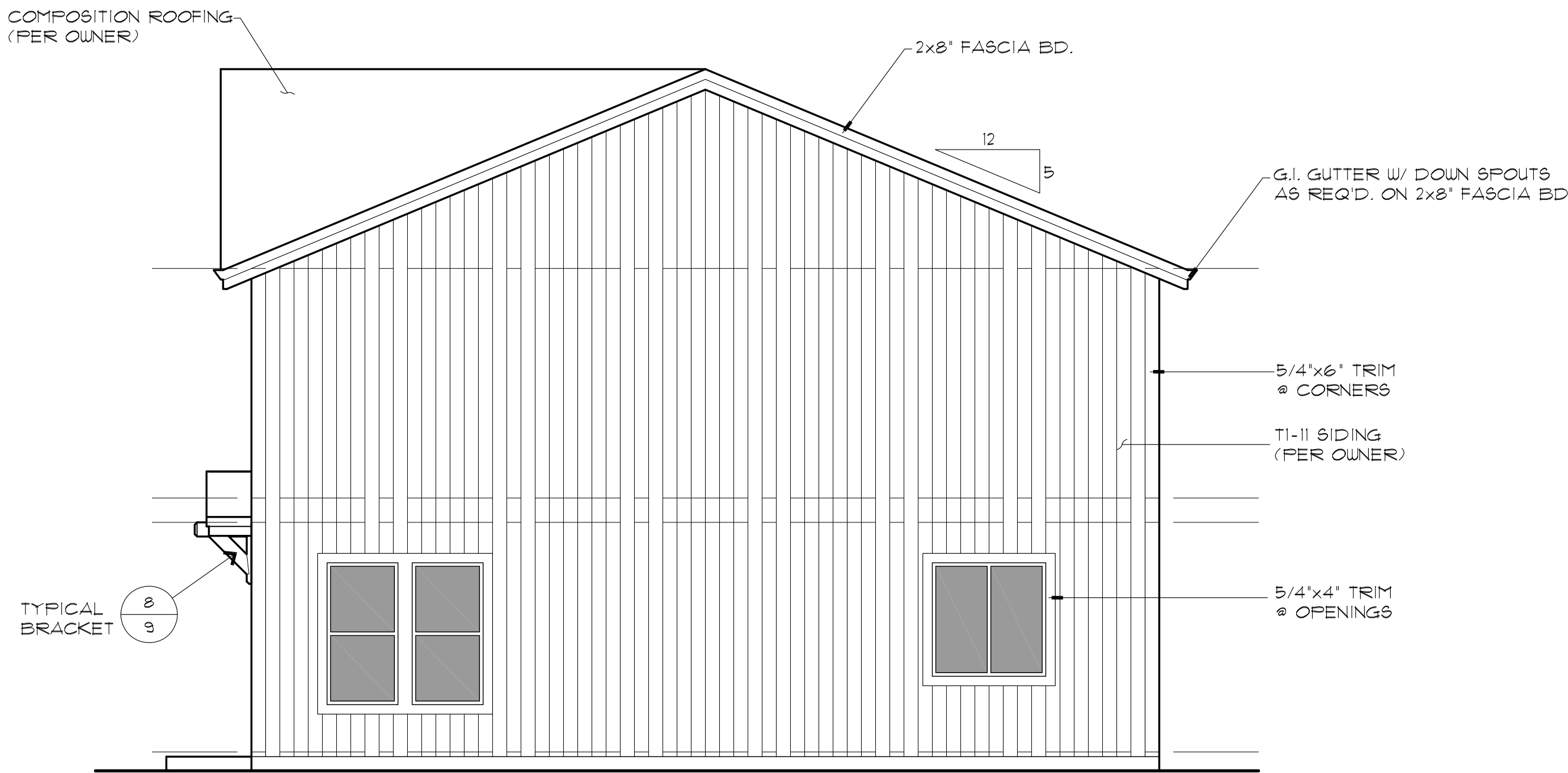


Purchaser









RIGHT SIDE ELEVATION

© www.houseplans.pro

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

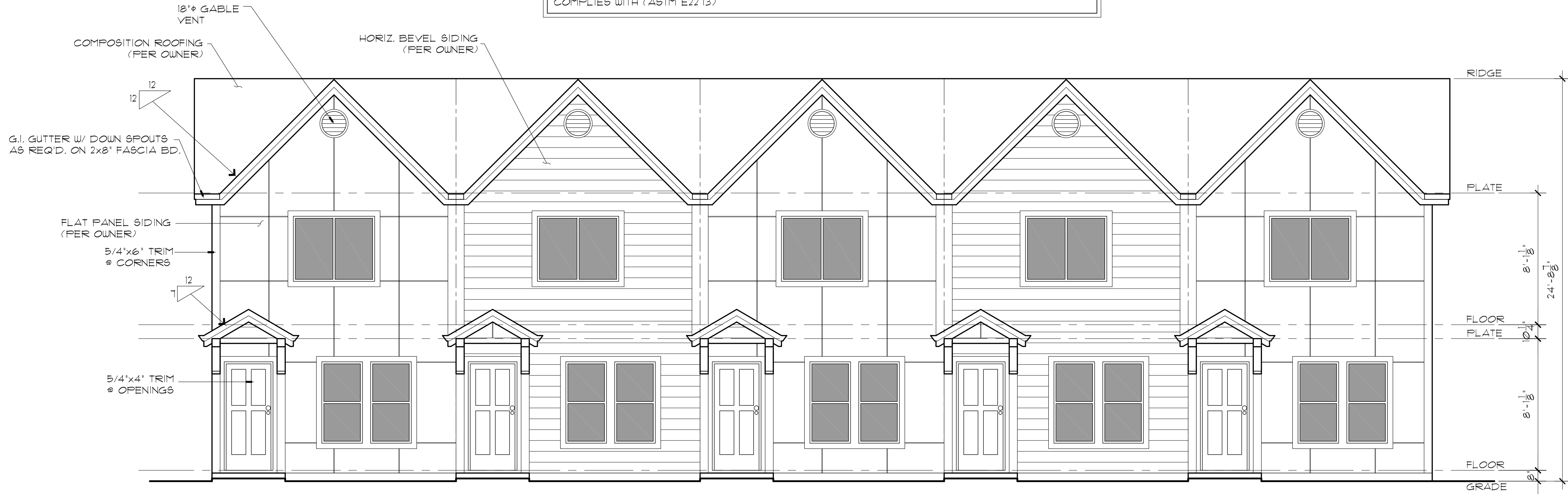
NOTE:

THE EXTERIOR WALL ENVELOPE SHALL BE INSTALLED IN A MANNER TO FOLLOW WATER THAT ENTERS THE ASSEMBLY TO DRAIN TO THE EXTERIOR. THE ENVELOPE SHALL CONSIST OF AN EXTERIOR VENEER, A WATER RESISTIVE BARRIER, A MINIMUM 1/8" SPACE BETWEEN THE WATER RESISTIVE BARRIER AND THE EXTERIOR VENEER AND INTEGRATED FLASHING. THE 1/8" SPACE IS NOT REQUIRED WHERE THE EXTERIOR VENEER OR WATER RESISTIVE BARRIER COMPLIES WITH (ASTM E2213).

PLAN LICENSE FOR CONSTRUCTION ONLY TO:

Grose Realestate Investments LLC

Copyright www.houseplans.pro



FRONT ELEVATION

© www.houseplans.pro

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

PLAN LICENSE FOR CONSTRUCTION ONLY TO:

Grose Realestate Investments LLC

Copyright www.houseplans.pro

houseplans.pro by

Bruinier & associates, inc.

building designers 503-246-3022

1304 SW BERTHA BLVD. PORTLAND, OREGON 97219

REVISIONS

D-341

F-522

3/26/23 / MONO

CFB

DAW

11/20/25

SHEET

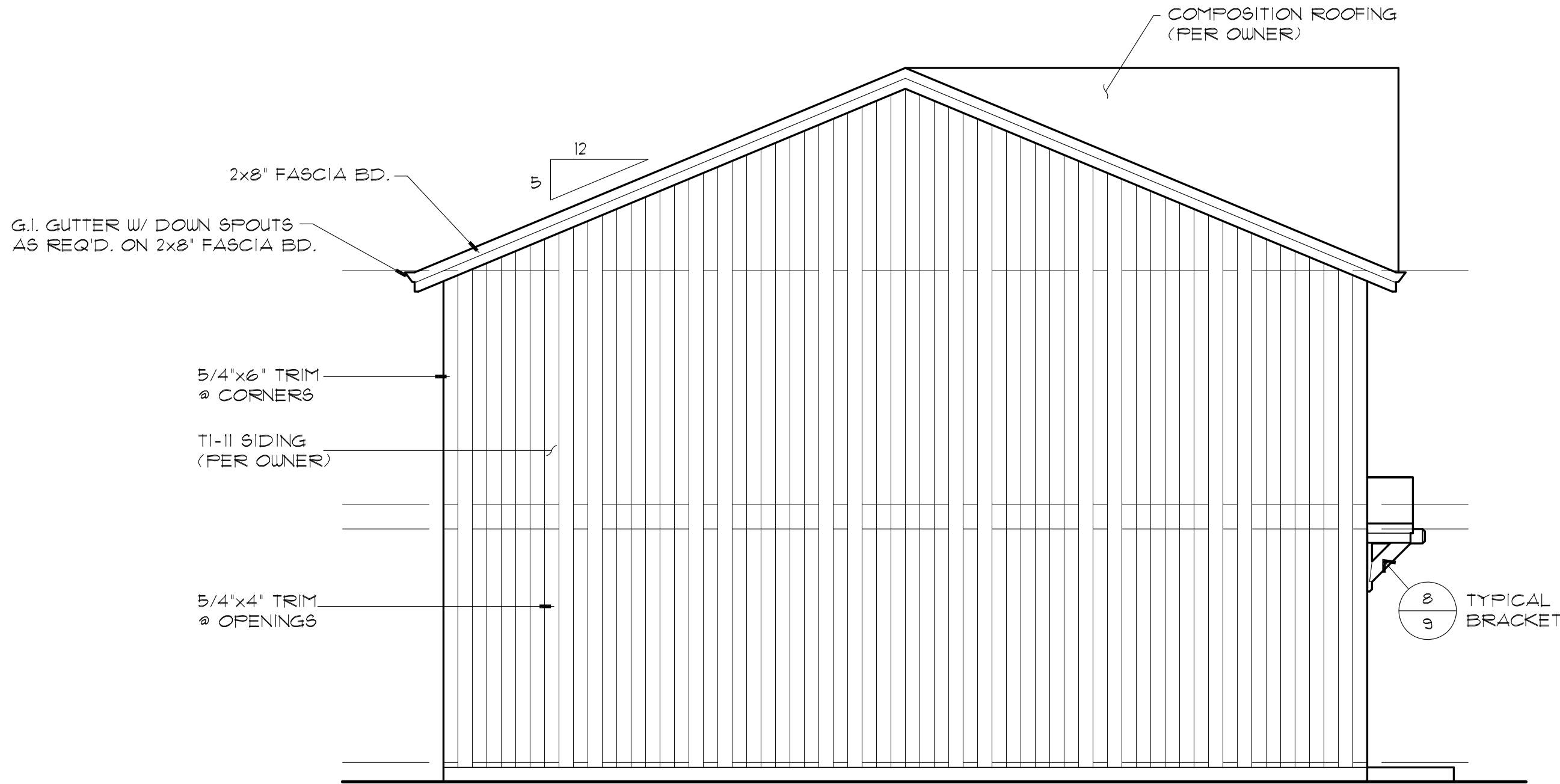
1

OF

10

PLAN NUMBER

FV-111



LEFT SIDE ELEVATION

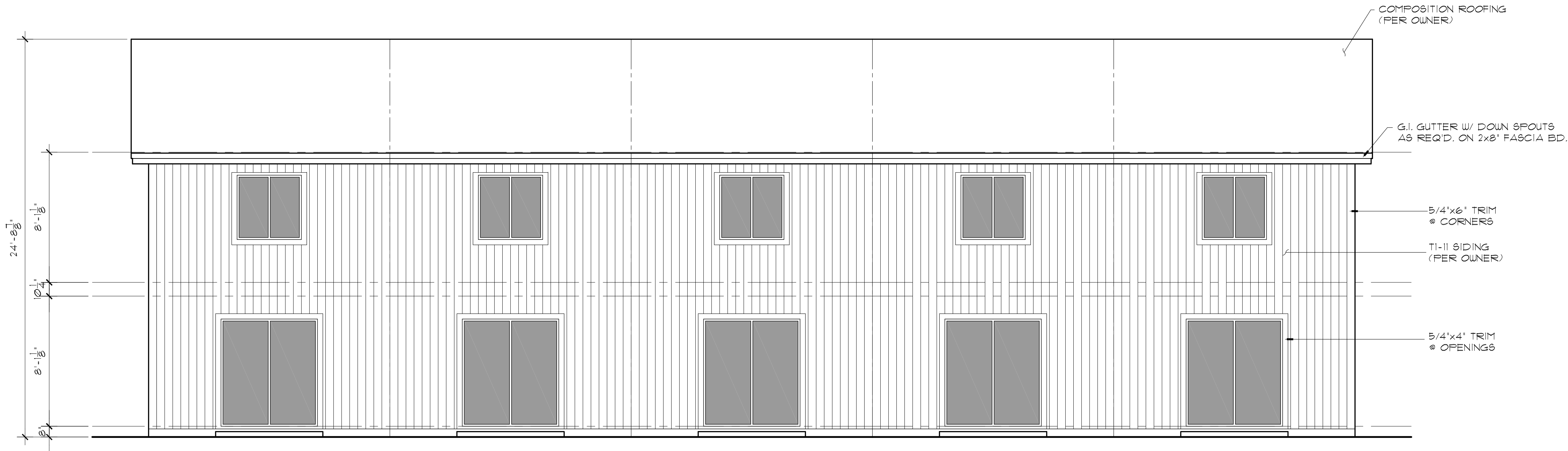
© www.houseplans.pro

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

NOTE:

THE EXTERIOR WALL ENVELOPE SHALL BE INSTALLED IN A MANNER TO FOLLOW WATER THAT ENTERS THE ASSEMBLY TO DRAIN TO THE EXTERIOR.
THE ENVELOPE SHALL CONSIST OF AN EXTERIOR VENEER, A WATER RESISTIVE BARRIER, A MINIMUM 1/8" SPACE BETWEEN THE WATER RESISTIVE BARRIER AND THE EXTERIOR VENEER AND INTEGRATED FLASHING.
THE 1/8" SPACE IS NOT REQUIRED WHERE THE EXTERIOR VENEER OR WATER RESISTIVE BARRIER COMPLIES WITH (ASTM E2213)

PLAN LICENSE FOR CONSTRUCTION ONLY TO:
Grose Realestate Investments LLC
Copyright www.houseplans.pro



REAR ELEVATION

© www.houseplans.pro

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

PLAN LICENSE FOR CONSTRUCTION ONLY TO:
Grose Realestate Investments LLC
Copyright www.houseplans.pro

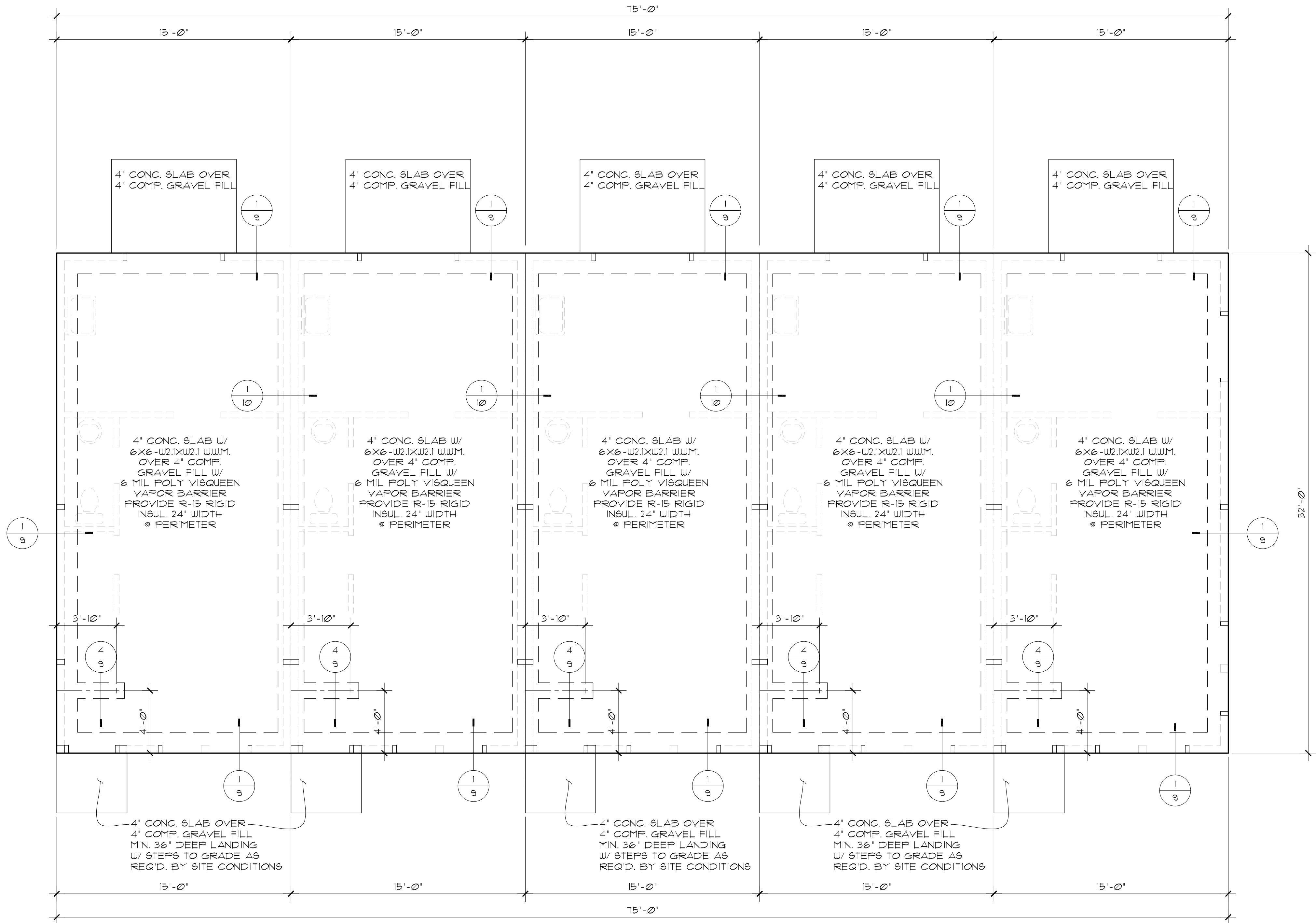
houseplans.pro by
Bruinier & associates, inc.
building designers 503-246-3022
1304 SW BERTHA BLVD. PORTLAND, OREGON 97219

REVISIONS	3/26/9	MONO
DRAWN BY: CFB	D-341	
CHECKED BY: DAW	F-522	
DATE: 11/20/25		

SHEET	2	OF	10
PLAN NUMBER:	FV-111		

These plans are limited to construction only by the purchaser. The reuse, or reproduction, of any part of these plans without the express written consent of the publisher is prohibited. U.M. Bruinier & Assoc., Inc., an Oregon Corporation, is strictly prohibited by law, under the FEDERAL COPYRIGHT ACT TITLE XVII.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. WRITTEN DIMENSIONS SHALL BE USED TO RESOLVE ANY DISCREPANCIES OR CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.



RADON CONTROL

The method of radon control shall be identified on the plans for crawl space or slab-on-grade construction:

Crawl space:

☐ 1. Mechanically ventilated

☐ 2. Passive sub-membrane depressurization

☐ 3. Permanently open foundation ventilation per R408.1 and a blower-door building-tightness test.

Slab-on-grade and basement:

☒ 1. Passive sub-membrane depressurization system. All new building floors shall be properly sealed to prevent radon gas from entering.

A: Indicate and detail the provisions for Radon Control Measures under the crawl space slab and extending through the roof, to exhaust a minimum of 12" above the roof surface.

B: Indicate the location of risers and manifold of multiple risers, where applicable.

C: Indicate venting of each under-slab area separated by continuous walls or strip footings.

E: Indicate the pipe size (diameter) and material specified for the system.

F: Indicate a dedicated electrical circuit in either the attic or crawl space for the future connection of a dedicated exhaust fan for each system or systems.

PLAN LICENSE FOR CONSTRUCTION ONLY TO:
Grose Realestate Investments LLC
Copyright www.houseplans.pro

FOUNDATION PLAN

© www.houseplans.pro

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

PLAN LICENSE FOR CONSTRUCTION ONLY TO:
Grose Realstate Investments LLC
Copyright www.houseplans.pro

houseplans.pro by
Bruinier & associates, inc.
building designers 503-246-3022
1304 SW BERTHA BLVD. PORTLAND OREGON 97219

REVISIONS	D-341
3/26/9 / MONO	F-522
DRAWN BY: CFB	
CHECKED BY: DAW	
DATE: 11/2025	

SHEET	OF
3	10

PLAN NUMBER:
FV-111

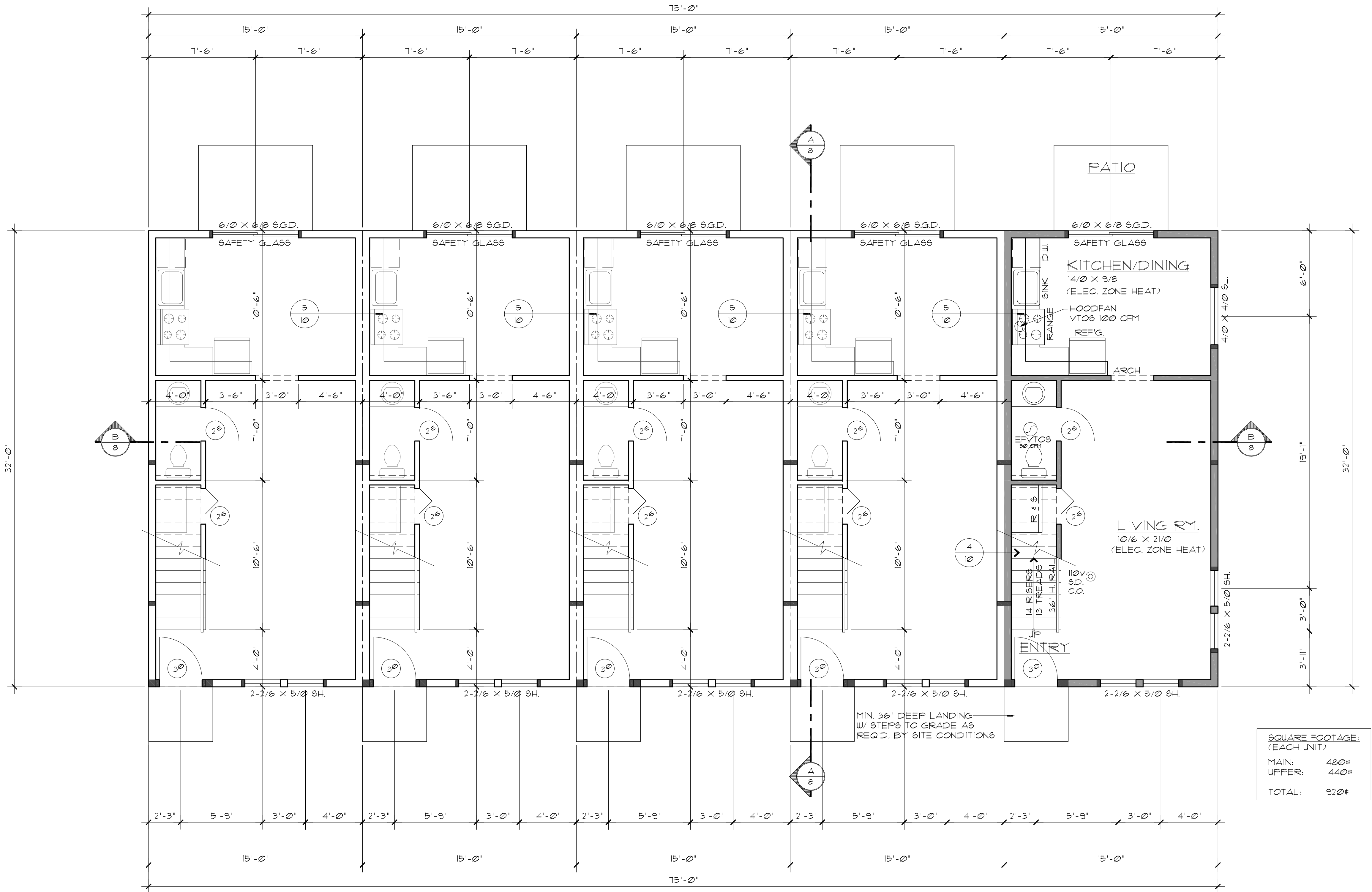
These plans are limited to construction only by the purchaser. The reuse, or reproduction, of these plans for any other project without the express written consent of C.M. Bruinier & Assoc., Inc., an Oregon Corporation, is strictly prohibited by law, under the FEDERAL COPYRIGHT ACT TITLE XVII.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

PLAN LICENSE FOR CONSTRUCTION ONLY TO:
Grose Realestate Investments LLC
Copyright www.houseplans.pro

110V smoke/carbon monoxide detector

Provide one smoke/carbon monoxide detector (min.) per floor and one in each corridor accessing bedrooms & in bedrooms. All detectors located outside sleeping rooms shall be interconnected so that when one is tripped the all will sound. Provide battery backup for all units.



MAIN FLOOR PLAN

© www.houseplans.pro

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

PLAN LICENSE FOR CONSTRUCTION ONLY TO:
Grose Realestate Investments LLC
Copyright www.houseplans.pro

houseplans.pro by
Bruinier & associates, inc.
building designers 503-246-3022
1304 SW BERTHA BLVD. PORTLAND OREGON 97219

REVISIONS	3/26/25 / MONO
DRAWN BY:	CFB
CHECKED BY:	DAW
DATE:	11/20/25

SHEET
4
OF
10

PLAN NUMBER:
FV-111

These plans are limited to construction only by the purchaser. The reuse, or reproduction, of any part of these plans without the written consent of the designer is prohibited. U.M. Bruinier & Assoc., Inc., an Oregon Corporation, is strictly prohibited by law, under the FEDERAL COPYRIGHT ACT TITLE XVII.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.



FRAMING NOTES

ALL HEADERS TO BE 6x8' DF#2 LOCATED ABOVE ALL EXTERIOR OPENINGS TYPICAL UNLESS NOTED OTHERWISE

PROVIDE 2x SOLID TRIMMERS AT EACH END OF EACH HEADER UNLESS NOTED OTHERWISE

PROVIDE VERTICAL SUPPORT AT EACH END OF EACH LOAD BEARING MEMBER MIN. (2) 2x6' UNO.

PROVIDE POSITIVE CONNECTOR AT EACH POST & BEAM CONNECTION AS REQ'D. (UNO.)

PROVIDE BRIDGING AT MID SPANS OVER 10'-0"

ALL MULTIPLE JOIST TO BE GLUED AND NAILED W/ (2) ROWS 16d NAILS @ 9' O.C. STAGGERED

PROVIDE FIRE BLOCKING TO CUT OFF ALL CONCEALED DRAFT OPENINGS BOTH VERTICAL & HORIZONTAL AS PER IRC R602.8

PLAN LICENSE FOR CONSTRUCTION ONLY TO:
Grose Realestate Investments LLC
Copyright www.houseplans.pro

UPPER FLOOR FRAMING PLAN

© www.houseplans.pro

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

PLAN LICENSE FOR CONSTRUCTION ONLY TO:
Grose Realestate Investments LLC
Copyright www.houseplans.pro

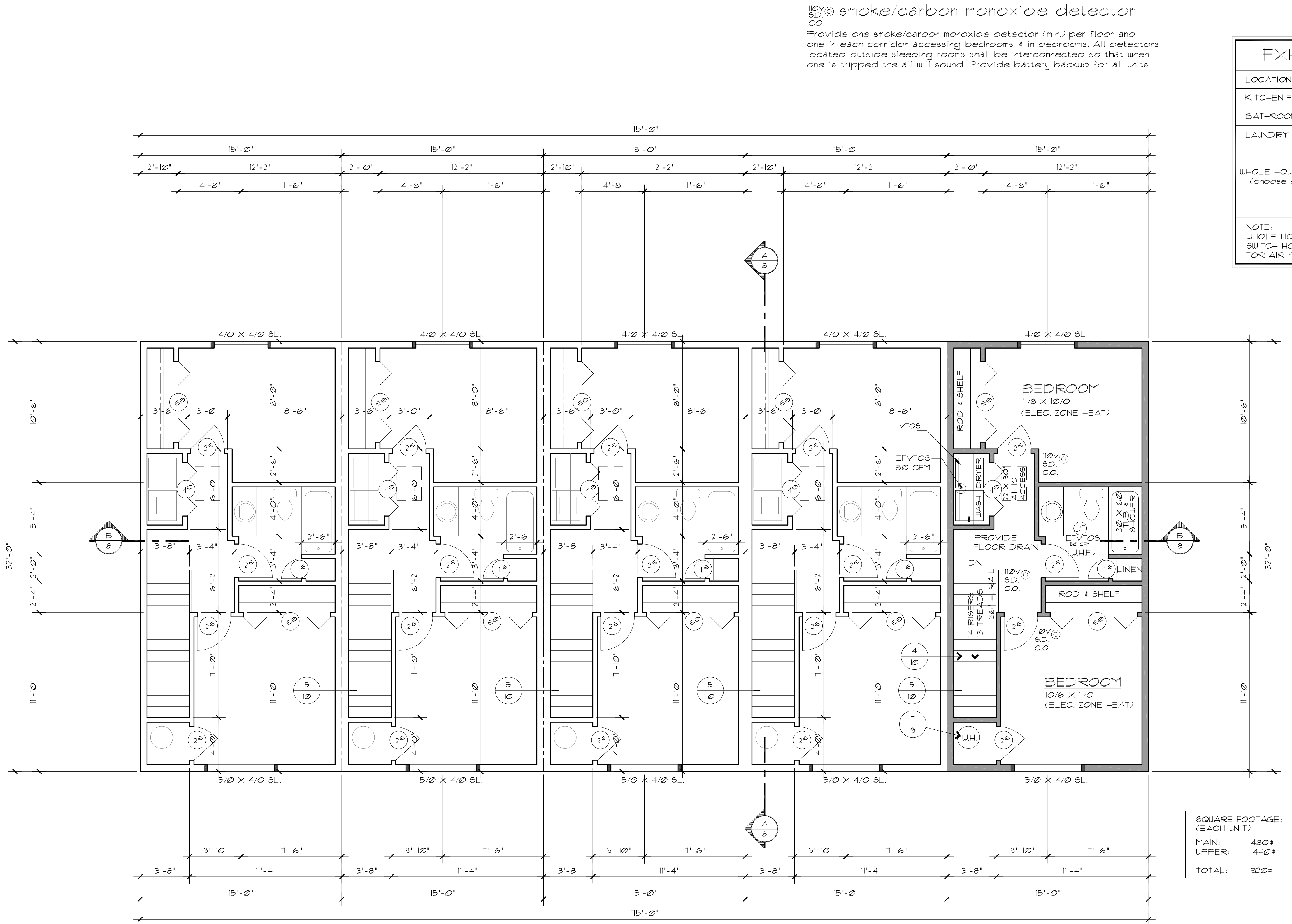
houseplans.pro by
Bruinier & associates, inc.
building designers 503-246-3022
1304 SW BERTHA BLVD. PORTLAND OREGON 97219

REVISIONS	3/28 / MONO
DRAWN BY: CFB	D-341
CHECKED BY: DAW	F-522
DATE: 11/2025	

SHEET	5	OF	10
PLAN NUMBER	FV-111		

These plans are limited to construction only by the purchaser. The reuse, or reproduction, of these plans for any other purpose without the express written consent of C.M. Bruinier & Assoc., Inc., an Oregon Corporation, is strictly prohibited by law, under the FEDERAL COPYRIGHT ACT TITLE XVII.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.



PLAN LICENSE FOR CONSTRUCTION ONLY TO:
Grose Realstate Investments LLC
Copyright www.houseplans.pro

UPPER FLOOR PLAN

© www.houseplans.pro

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

PLAN LICENSE FOR CONSTRUCTION ONLY TO:
Grose Realstate Investments LLC
Copyright www.houseplans.pro

houseplans.pro by
Bruinier & associates, inc.
building designers 503-246-3022
1304 SW BERTHA BLVD. PORTLAND OREGON 97219

REVISIONS	DATE	BY	DESCRIPTION
3/26/23 / MONO		CFB	D-341
		DAW	F-522

SHEET	OF
6	10

PLAN NUMBER:
FV-111

These plans are limited to construction only by the purchaser. The reuse, or reproduction, of these plans for any other purpose without the written consent of the publisher is strictly prohibited by law, under the FEDERAL COPYRIGHT ACT TITLE XVII.
WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

These plans are limited to construction only by the purchaser. The reuse, or reproduction, of these plans for any other project without the express written consent of the designer is strictly prohibited by law, under the FEDERAL COPYRIGHT ACT TITLE XVII.

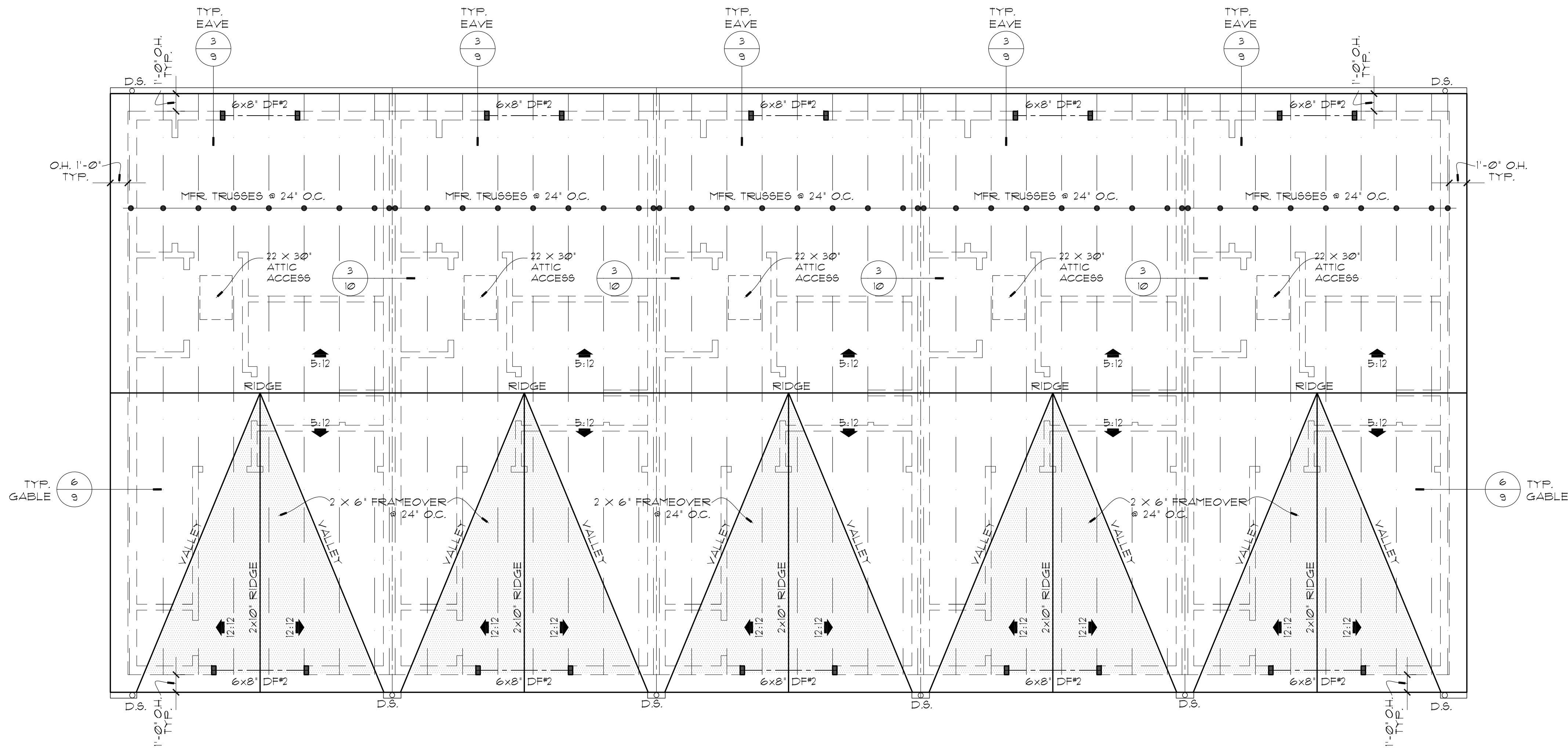
WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE USER SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

PLAN LICENSE FOR CONSTRUCTION ONLY TO:
Grose Realestate Investments LLC
Copyright www.houseplans.pro

houseplans.pro by
Bruinier & associates, inc.
building designers 503-246-3022
1304 SW BERTHA BLVD. PORTLAND OREGON 97219

REVISIONS	D-341	F-522
3/2/23 / MONO	CFB	DAW
DRAWN BY:	CHECKED BY:	DATE:

SHEET	7	OF	10
PLAN NUMBER:	FV-111		



ROOF NOTES

- ALL TRUSSES TO CARRY MFR. STAMP AND BE INSTALLED & BRACED TO MFR. SPECS, TO HAVE DESIGN DETAILS & DRAWINGS ON SITE AND SHALL NOT BE FIELD ALTERED.
- ALL HEADERS TO BE 6x8' DF#2 OR BETTER UNLESS OTHERWISE NOTED.
- PROVIDE 2x SOLID TRIMMERS AT EACH END OF EACH HEADER UNLESS NOTED OTHERWISE
- PROVIDE VERTICAL SUPPORT MEMBER AT EACH END OF LOAD BEARING MEMBERS (MIN.) 2-2x6' STUDS (U.N.O.)
- PROVIDE POSITIVE CONNECTOR AT EACH POST & BEAM CONNECTION AS REQ'D. (U.N.O.)
- GUTTER AND DOWN SPOUTS (PER OWNER) TO BE PROVIDED AS REQUIRED BY CODE.
- ALL SHADED AREAS = FRAME OVER TO BE MIN. 2x6" RAFTERS @ 24" O.C. UNLESS OTHERWISE NOTED.
- ROOF MATERIAL PER OWNER (SEE PLANS) OVER MIN. 15" FELT OVER 1/2" CDX. PLYWD. SHEATHING UNLESS OTHERWISE NOTED.

ATTIC VENTILATION CALCULATION

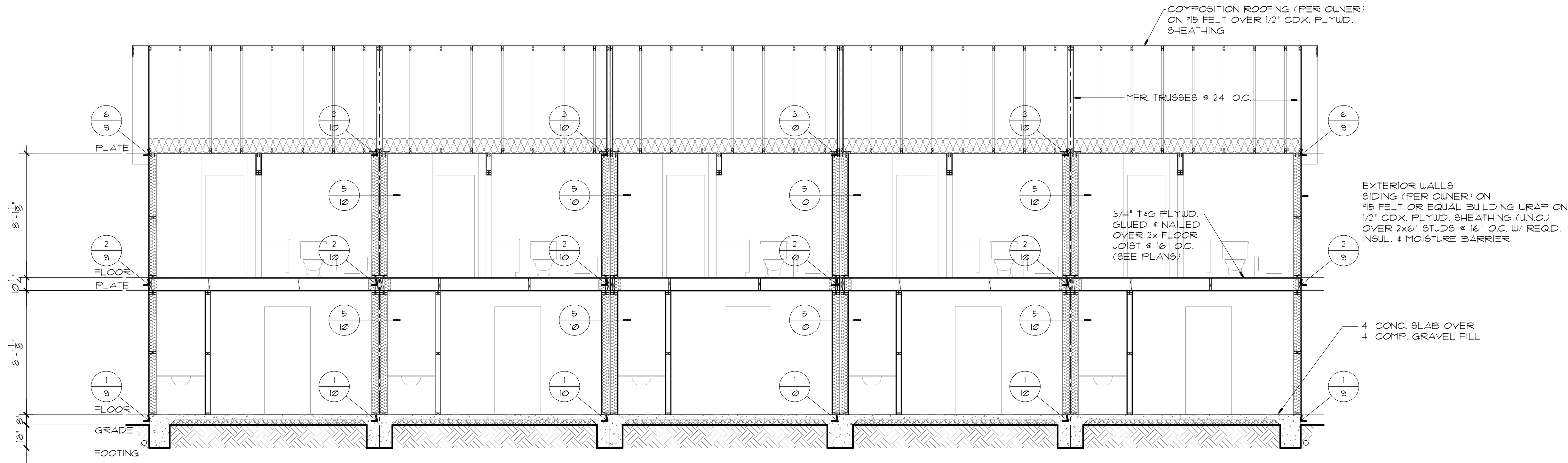
TYPICAL EACH UNIT		
VENTILATION REQUIRED	VENTILATION PROVIDED	TOTAL
480 FT ² x 144 IN ² x 1/150 4608 IN ² REQ'D.	(14) LF EAVE VENTS = 658 (3) ROOF JACKS = 132 (1) 18" GABLE VENTS = 254	5118 IN ²
NOTES: EAVE VENTS = 4.1IN ² PER LINEAL FOOT RIDGE VENTS = 18IN ² PER LINEAL FOOT ROOF JACKS = 64IN ² EACH (MIN.) GABLE END VENTS = 18'6" = 254 IN ²		

PLAN LICENSE FOR CONSTRUCTION ONLY TO:
Grose Realestate Investments LLC
Copyright www.houseplans.pro

ROOF FRAMING PLAN

© www.houseplans.pro

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



BUILDING SECTION

© www.houseplans.pro

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

PLAN LICENSE FOR CONSTRUCTION ONLY TO:

Grose Realestate Investments LLC

Copyright www.houseplans.pro

NOTE:

THE EXTERIOR WALL ENVELOPE SHALL BE INSTALLED IN A MANNER TO FOLLOW WATER THAT ENTERS THE ASSEMBLY TO DRAIN TO THE EXTERIOR.
THE ENVELOPE SHALL CONSIST OF AN EXTERIOR VENEER, A WATER RESISTIVE BARRIER, A MINIMUM 1/8" SPACE BETWEEN THE WATER RESISTIVE BARRIER AND THE EXTERIOR VENEER AND INTEGRATED FLASHING.
THE 1/8" SPACE IS NOT REQUIRED WHERE THE EXTERIOR VENEER OR WATER RESISTIVE BARRIER COMPLIES WITH (ASTM E2213)

MINIMUM INSULATION VALUES:

ATTIC/CLG. FLAT ——— R-49

ATTIC/CLG. VAULT ——— R-30

EXTERIOR WALLS ——— R-21 Intermediate

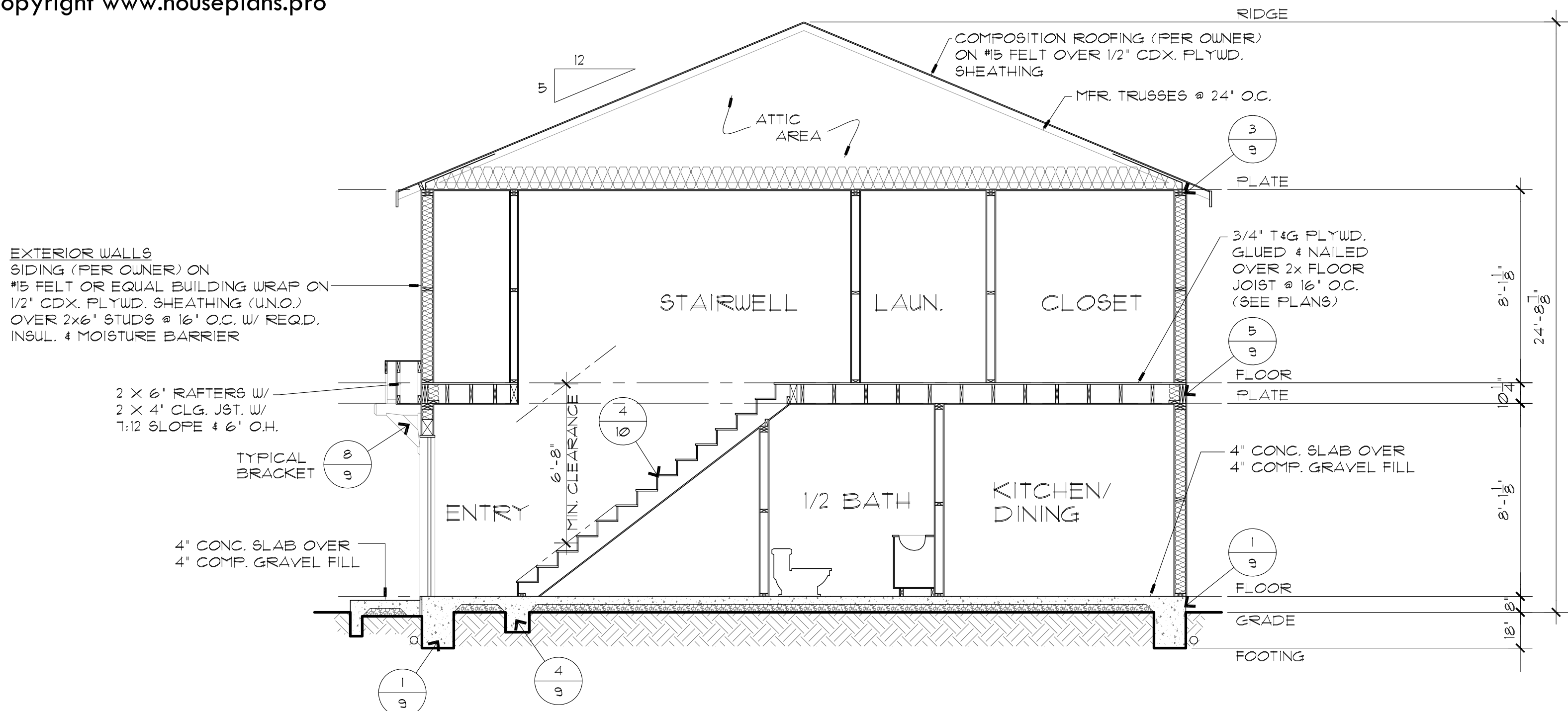
FLOORS OVER UNHEATED SPACES ——— R-30

SLAB AT FOUNDATION ——— R-15
(24" WIDTH @ PERIMETER)

COMMON WALLS ——— R-11 x2 LAYERS
(FOR SOUND ONLY)

FORCED AIR DUCT ——— R-8
IN UNHEATED SPACES

NOTES:
SEAL JOINTS AROUND WINDOWS & DOOR FRAMES
SEAL JOINTS BETWEEN WALLS AND FOUNDATIONS
SEAL AROUND EXTERIOR WALL PENETRATIONS



BUILDING SECTION

© www.houseplans.pro

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

PLAN LICENSE FOR CONSTRUCTION ONLY TO:

Grose Realestate Investments LLC

Copyright www.houseplans.pro

houseplans.pro by

Bruinier & associates, inc.

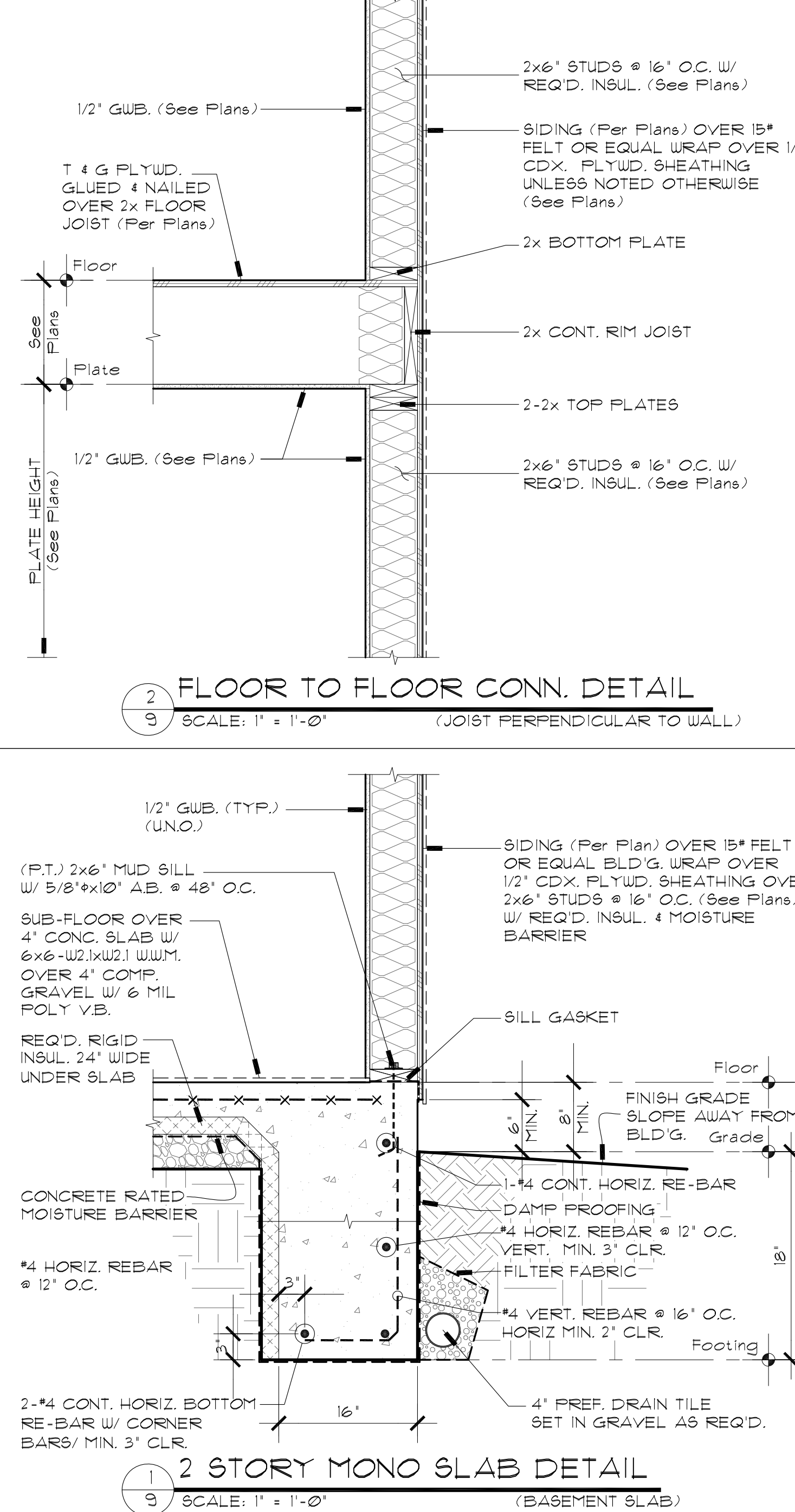
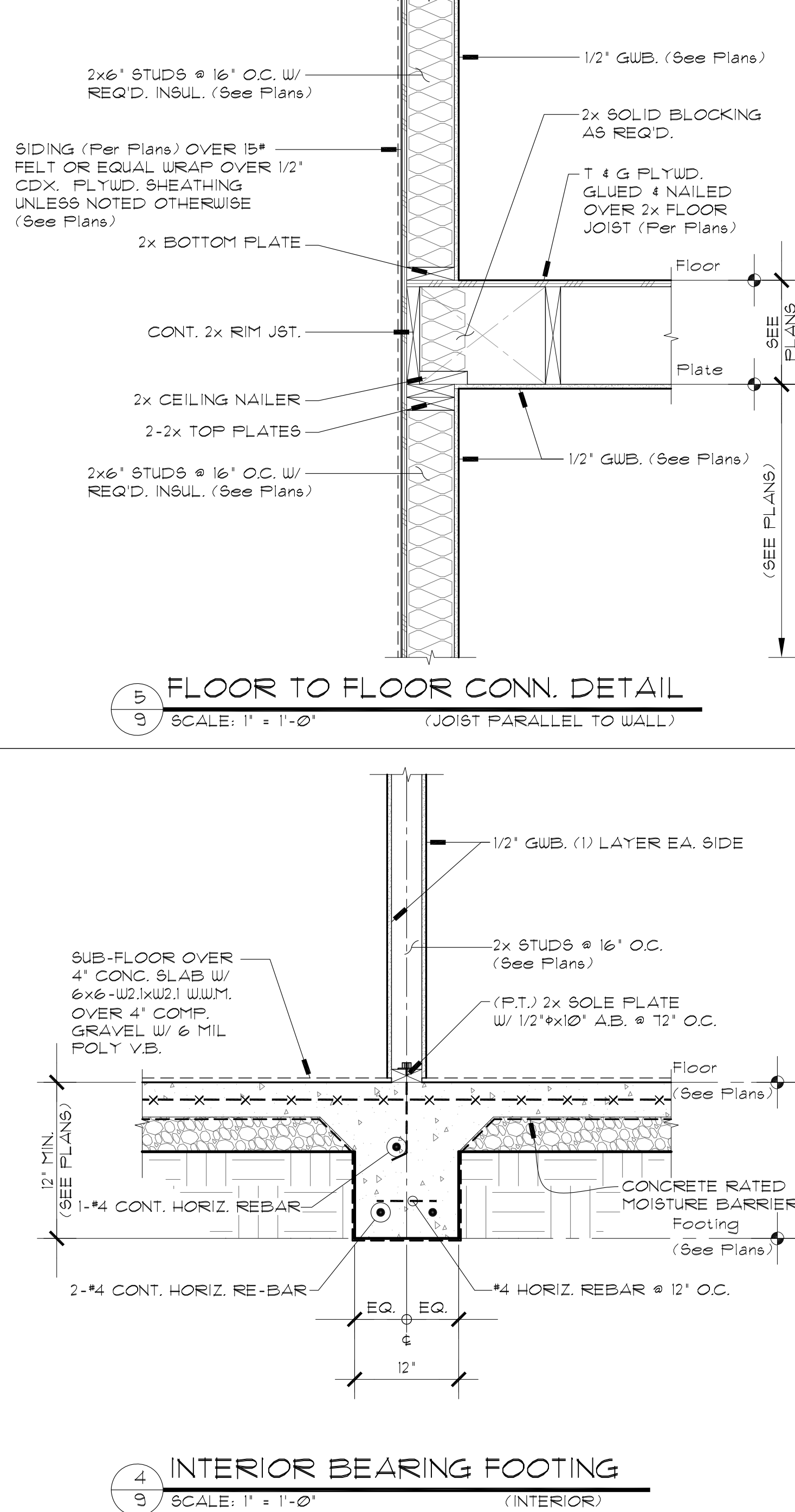
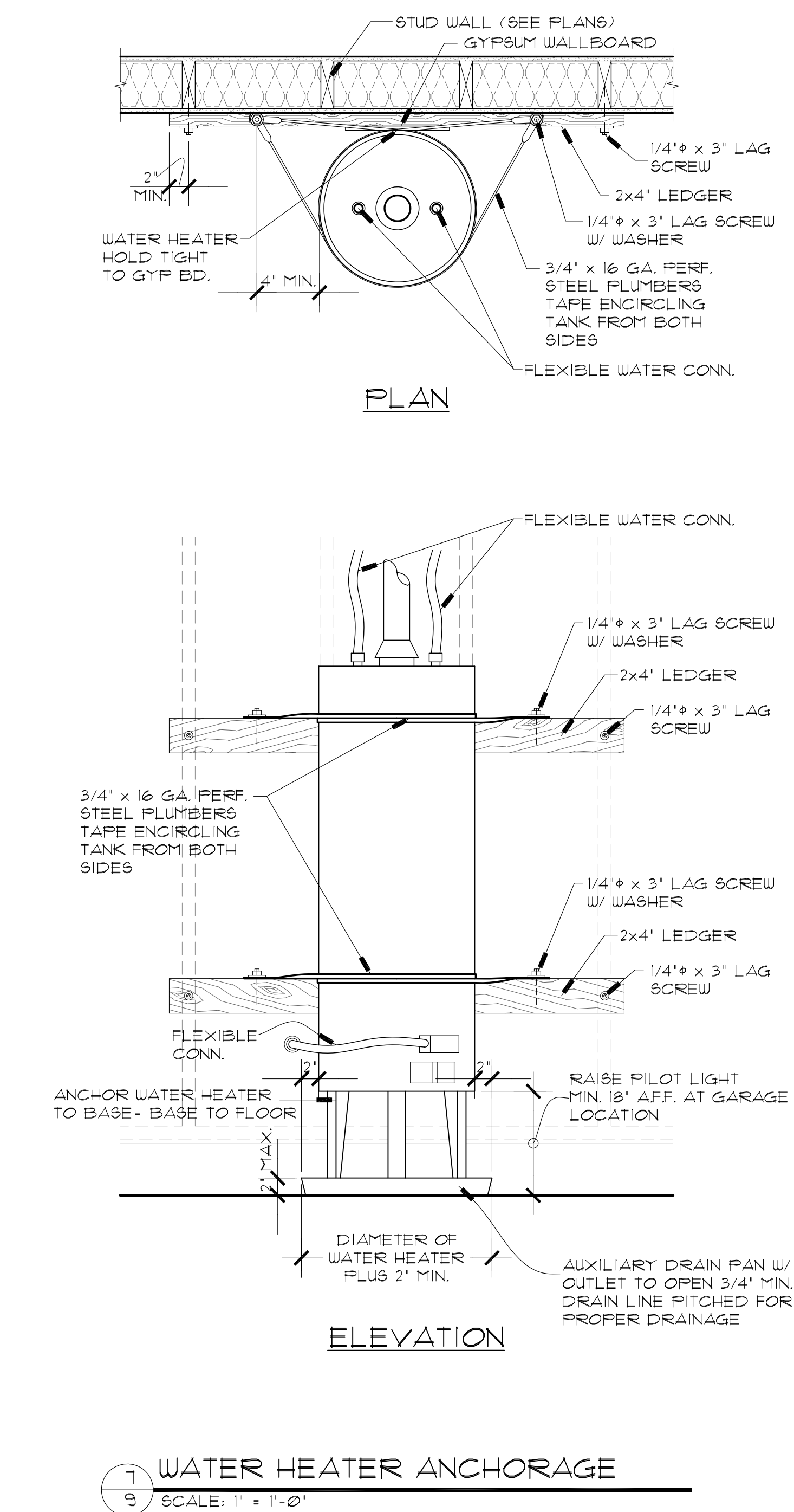
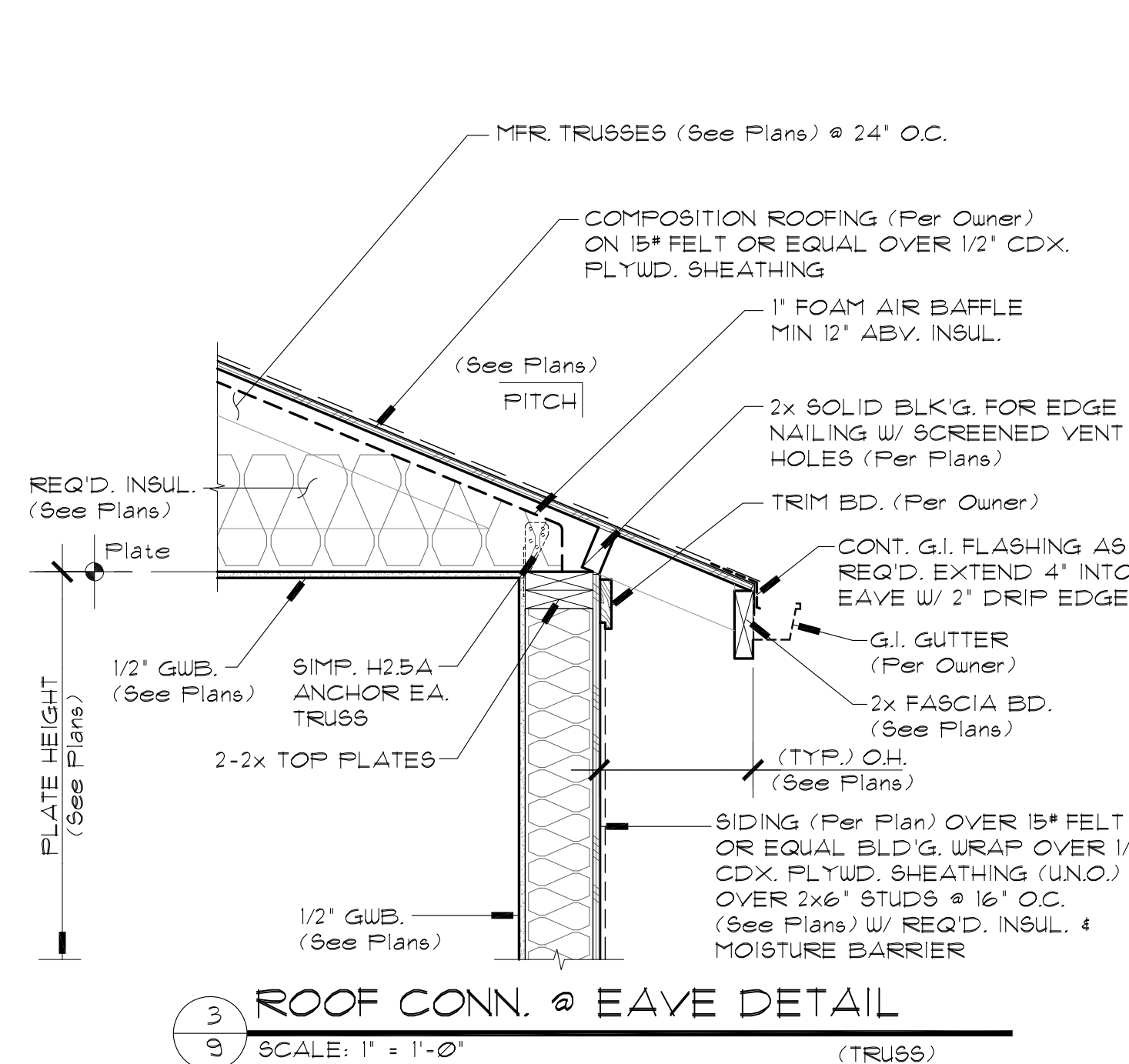
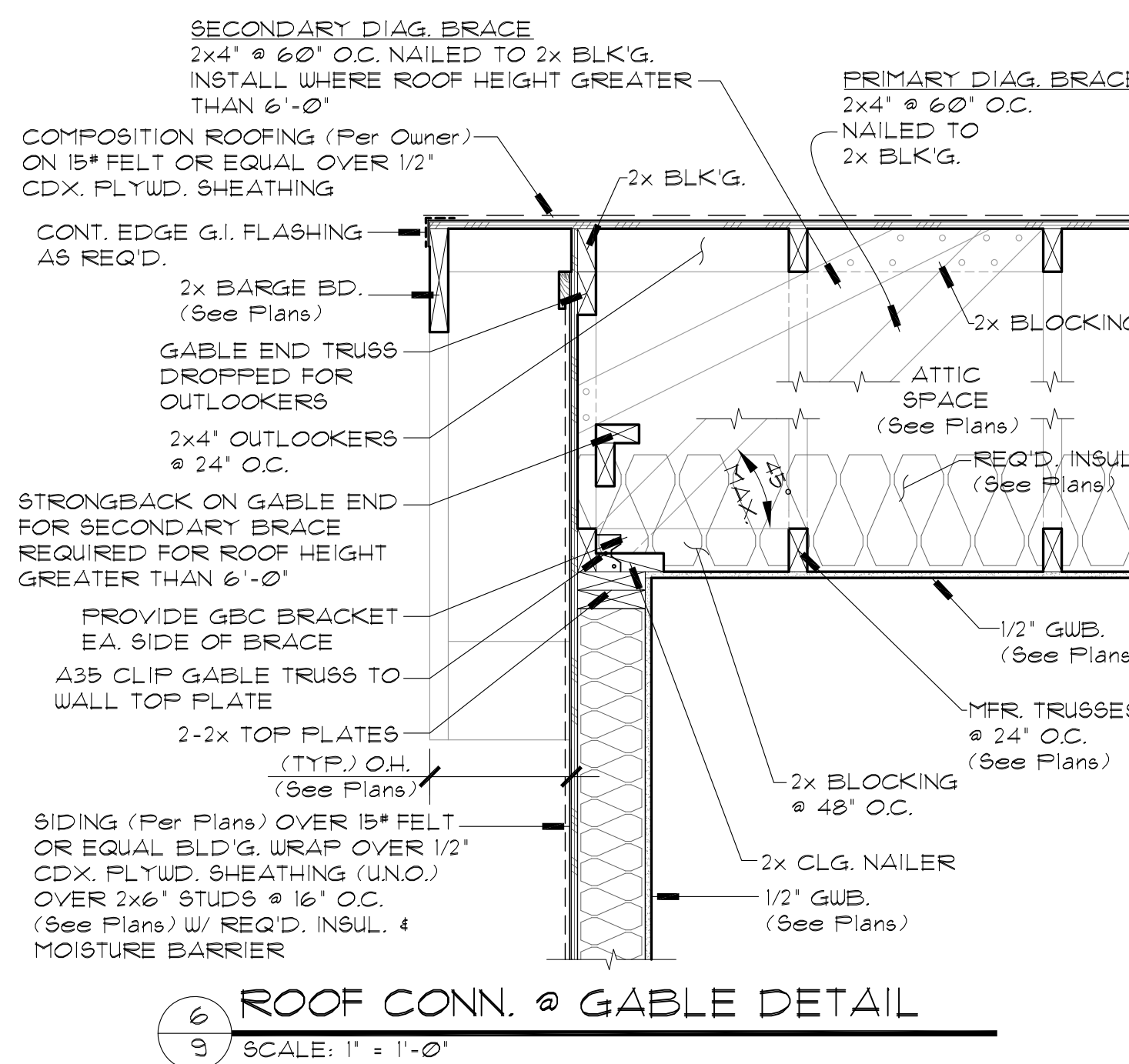
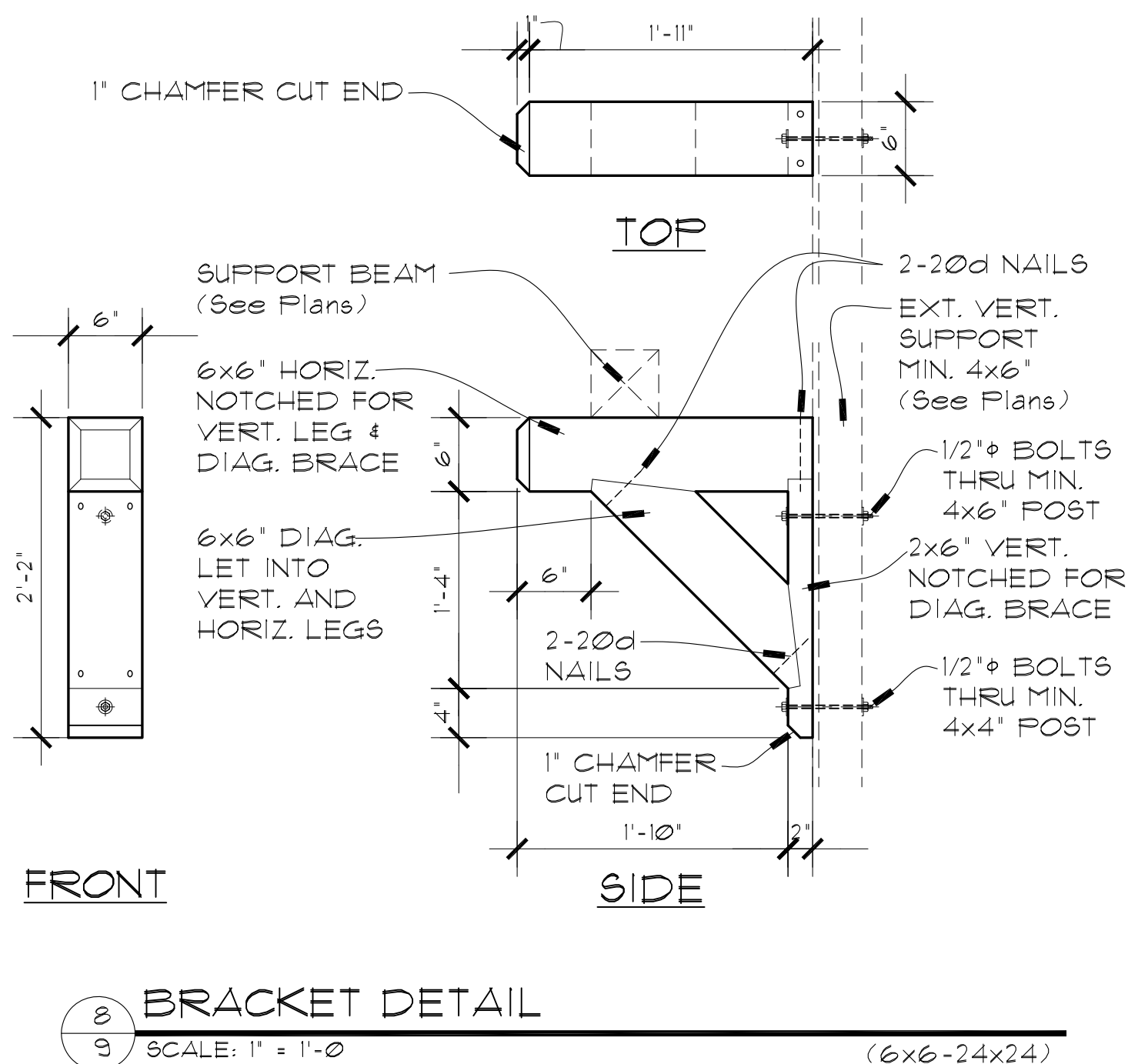
building designers 503-246-3022

1304 SW BERTHA BLVD. PORTLAND OREGON 97219

REVISIONS	3/2/23 / MONO	D-341	F-522
DRAWN BY:	CFB		
CHECKED BY:	DAW		
DATE:	11/2025		

SHEET	8	OF	10
PLAN NUMBER:	FV-111		

PLAN LICENSE FOR CONSTRUCTION ONLY TO:
Grose Realestate Investments LLC
Copyright www.houseplans.pro



PLAN LICENSE FOR CONSTRUCTION ONLY TO:
Grose Realstate Investments LLC
Copyright www.houseplans.pro

houseplans.pro by
Bruinier & associates, inc.
building designers 503-246-3022

SHEET 9	3269 / MONO	REVISIONS
	DRAWN BY: CFB	D-341
1	CHECKED BY: DAW	F-522
	PLAN NUMBER	

These plans are limited to construction only by the purchaser. The reuse, or reproduction, by any means of these plans, ideas, designs or drafted works, without the express written permission from M. B. Munier & Assoc., Inc., an Oregon Corporation, is strictly prohibited by law, under the FEDERAL COPYRIGHT ACT TITLE XVII.

© WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS; CONTRACTORS SHALL VERIFY, AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

GA FILE NO. WP 3269

1 HOUR
FIRE50 TO 54 STC
SOUND

GYPSUM WALLBOARD, WOOD STUDS

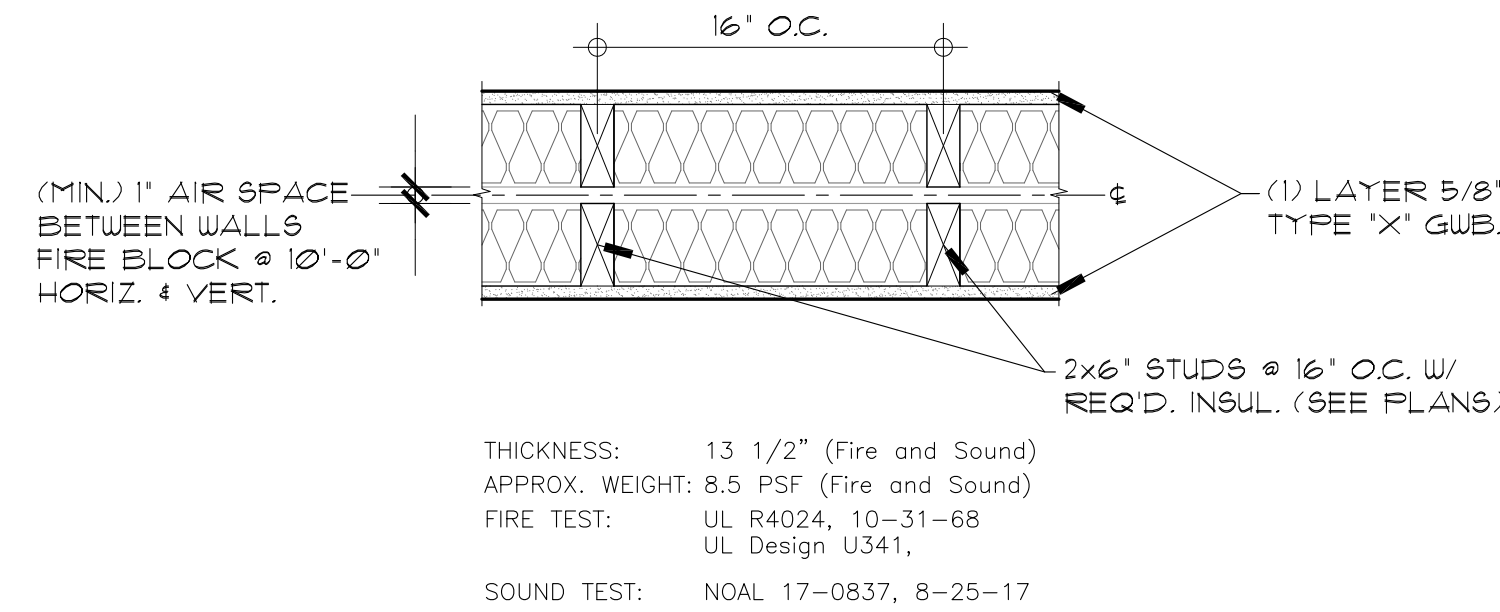
Fire Design:

One Layer 5/8" type X gypsum wallboard or gypsum vanner base applied parallel or at right angles to each side of double row of 2 x 6 wood studs 16" o.c. on separate plates 1" apart with 2" Type W screws 7" o.c. Two layers 3.5" unfaced glass fiber insulation friction fit on both sides of cavity.

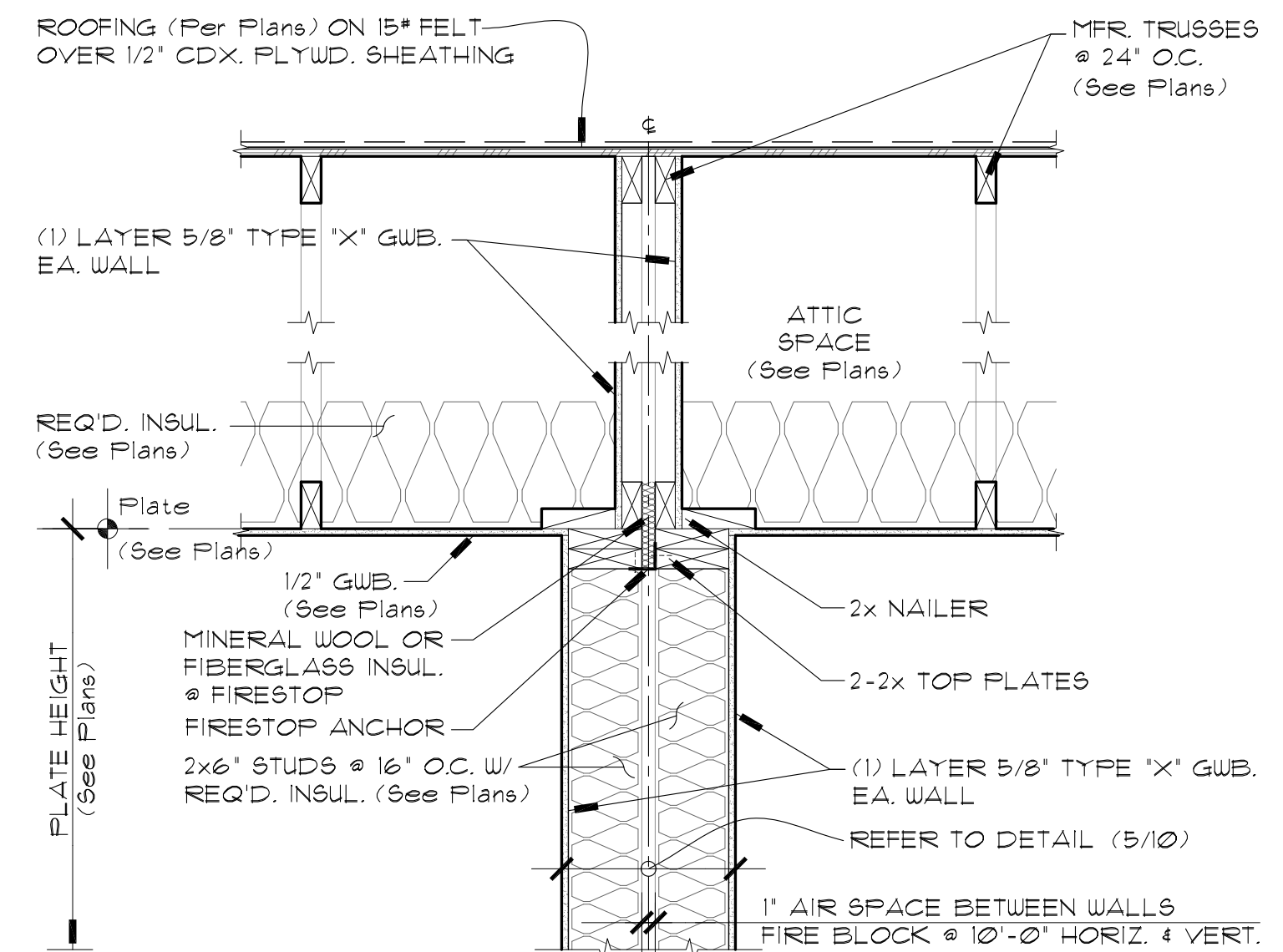
Joints staggered 16" on opposite sides. Horizontal bracing required at mid height. (LOAD-BEARING)

Sound Design:

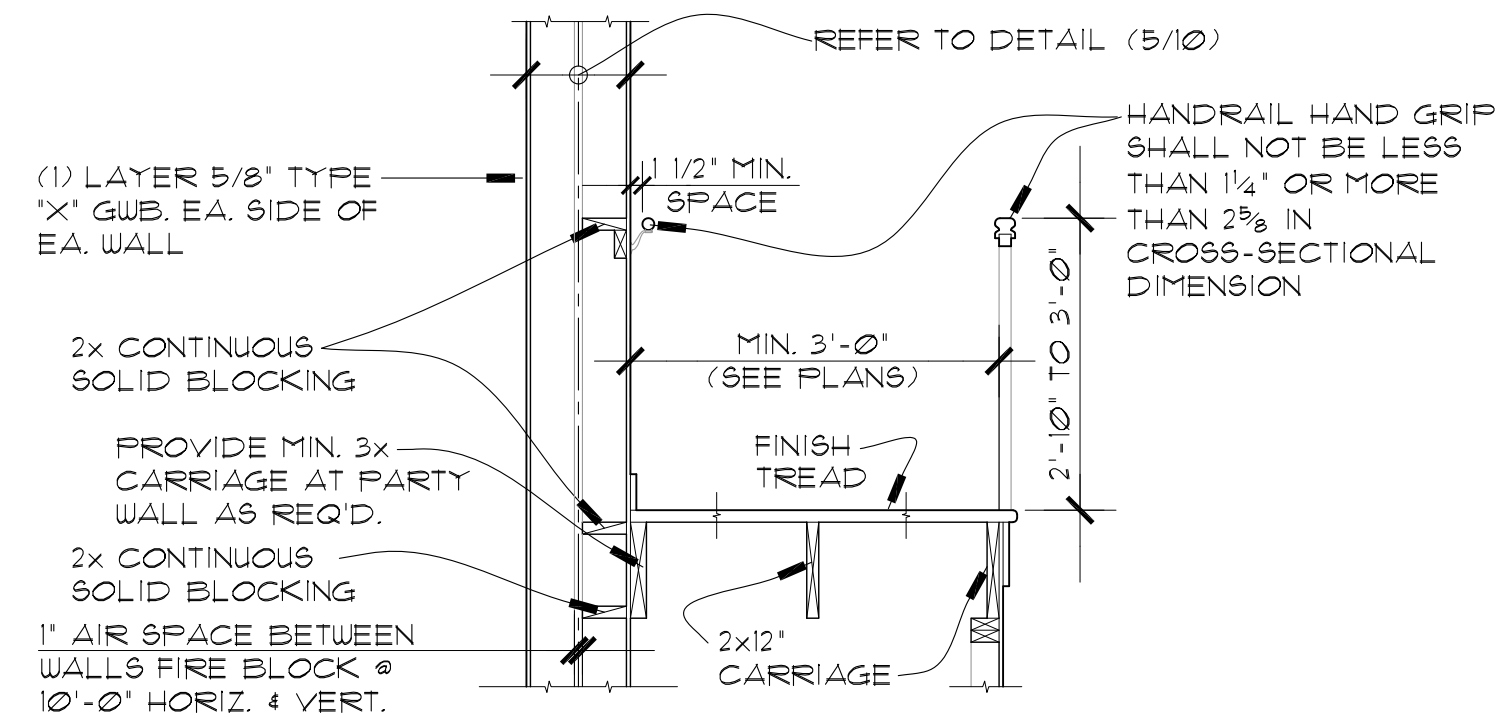
Sound tested as constructed for fire.



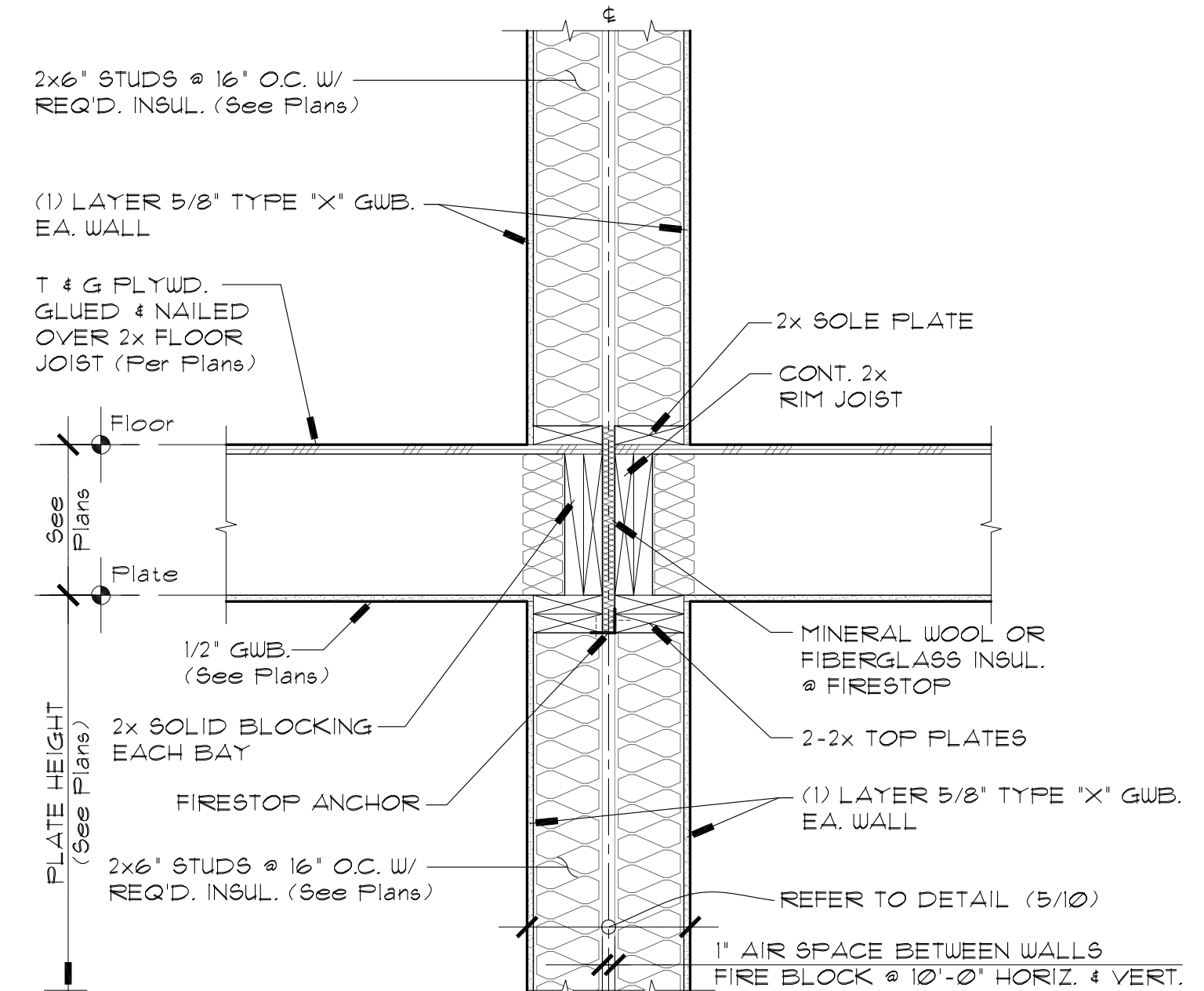
5 GYPSUM WALLBOARD, WOOD STUDS
10 NOT TO SCALE (GA. FILE No. WP3269)



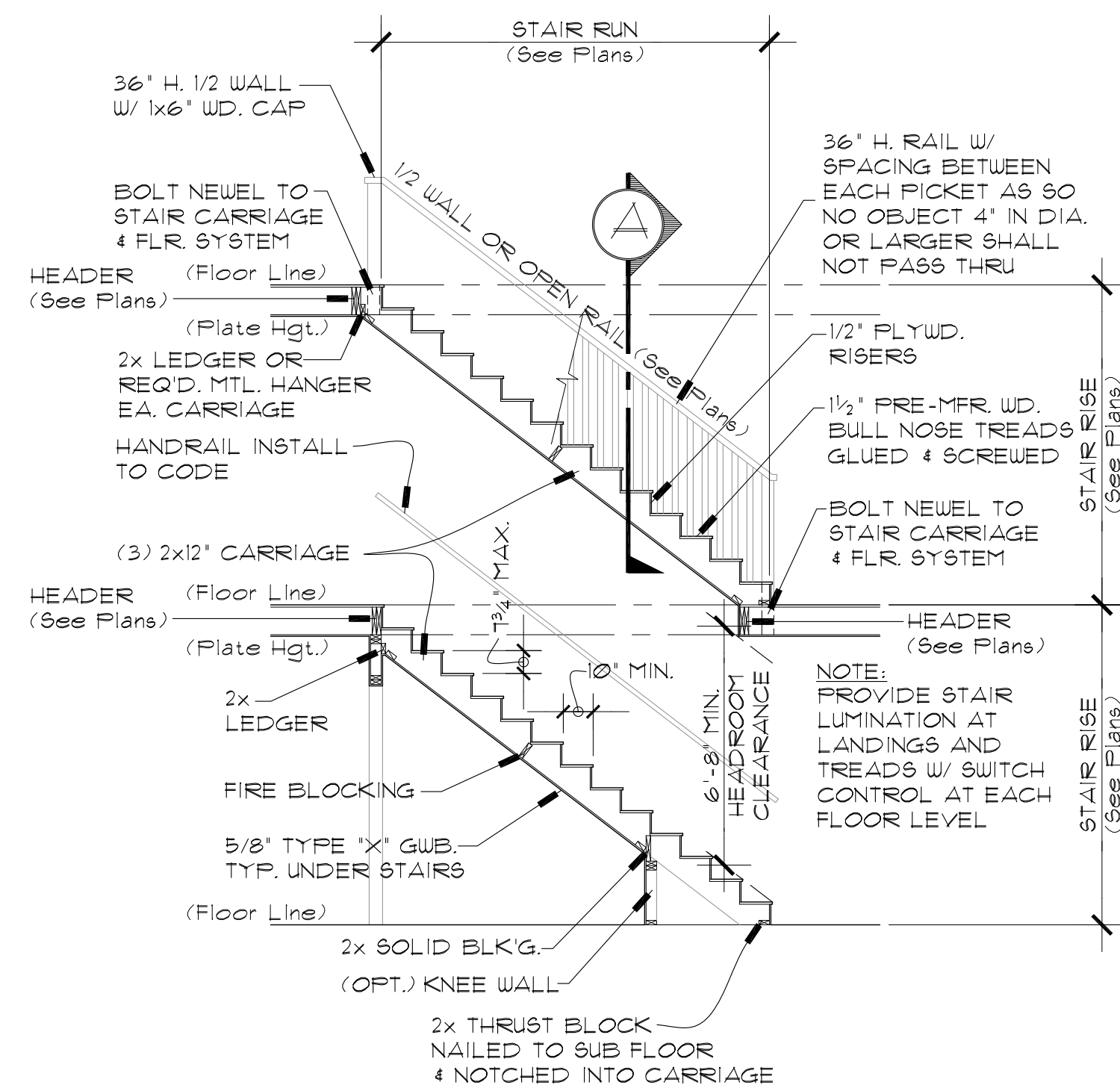
3 ROOF CONN. @ PARTY WALL
10 SCALE: 1" = 1'-0" (GA. FILE No. WP3269)



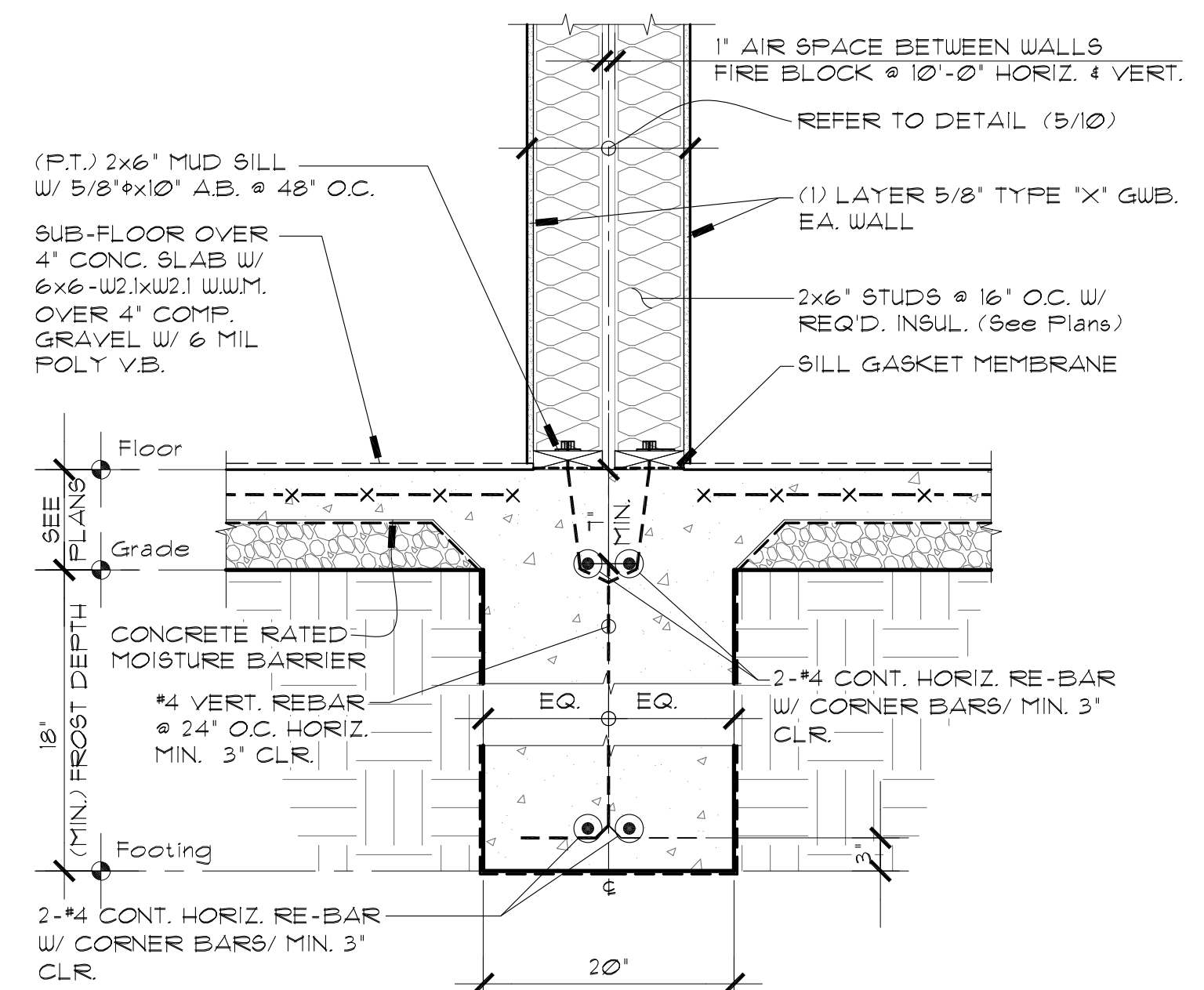
A SECTION
1/2" = 1'-0" (GA. FILE No. WP3269)



2 FLOOR TO FLOOR @ PARTY WALL
10 SCALE: 1" = 1'-0" (GA. FILE No. WP3269)



4 GENERAL STAIR DETAIL
10 SCALE: 1/4" = 1'-0"



1 FOOTING @ PARTY WALL
10 SCALE: 1" = 1'-0" (GA. FILE No. WP3269)

PLAN LICENSE FOR CONSTRUCTION ONLY TO:
Grose Realstate Investments LLC
Copyright www.houseplans.pro

PLAN LICENSE FOR CONSTRUCTION ONLY TO:
Grose Realstate Investments LLC
Copyright www.houseplans.pro

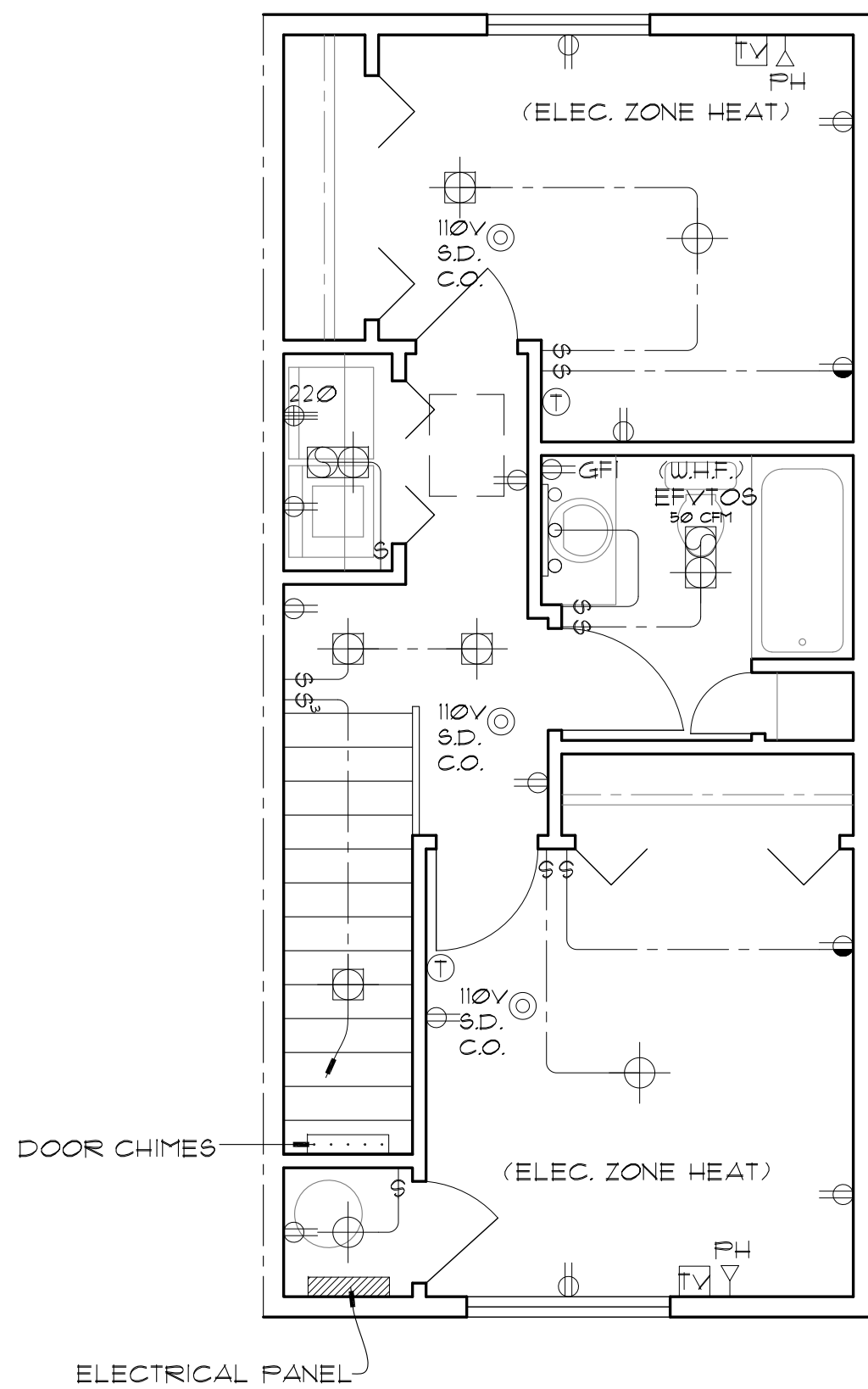
houseplans.pro by
Bruinier & associates, inc.
building designers 503-246-3022
1304 SW BERTHA BLVD. PORTLAND OREGON 97219

REVISIONS	DATE	BY	CHKD BY
3269 / MONO	D-341	CFB	F-522
3269 / MONO	F-522	DAW	11/20/25

SHEET
10 OF 10

PLAN NUMBER
FV-111

EXHAUST FAN NOTE	
LOCATION	
KITCHEN FAN	100 CFM
BATHROOM FAN (1)	50 CFM
LAUNDRY FAN	50 CFM
(W.H.F.) ☒ 50 CFM (1-2) BEDROOMS WHOLE HOUSE FAN ☐ 80 CFM (3) BEDROOMS (choose one) ☐ 100 CFM (4) BEDROOMS ☐ 150 CFM (5) BEDROOMS	
<u>NOTE:</u> WHOLE HOUSE FAN TO HAVE 24 HOUR TIMER SWITCH HOT WIRED AND UNDERCUT DOOR FOR AIR PASSAGE (TYP.)	

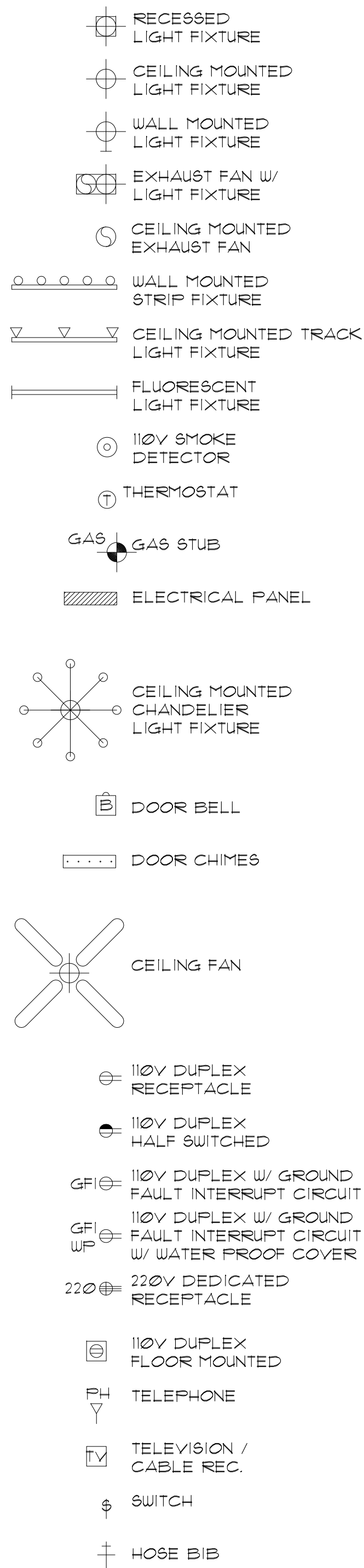


Upper Floor Electrical

© www.houseplans.pro

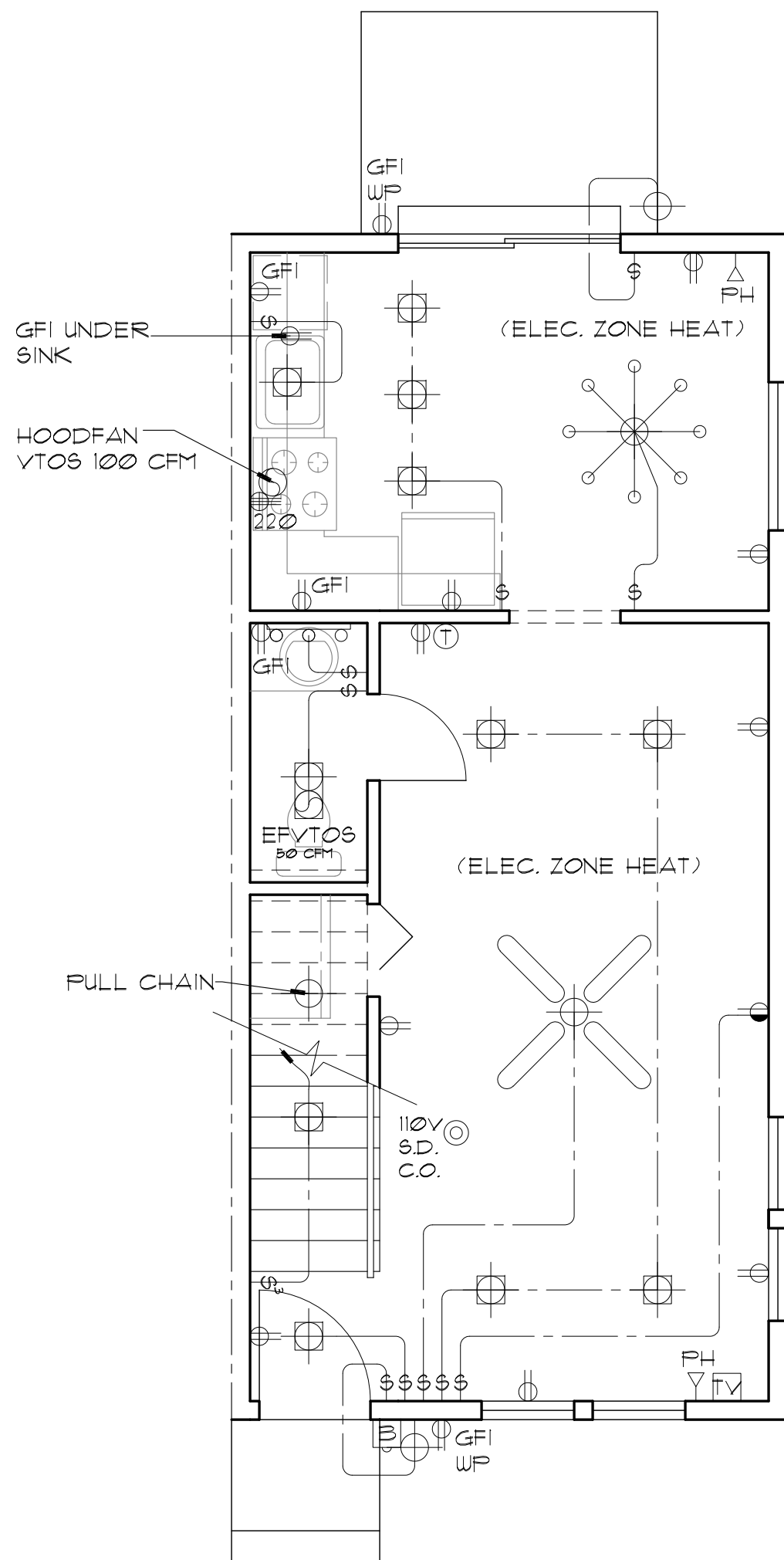
SCALE: 1/4"=1'-0"

ELECTRICAL LEGEND



110V
S.D. © smoke/carbon monoxide detector
CO

Provide one smoke/carbon monoxide detector (min.) per floor and one in each corridor accessing bedrooms & in bedrooms. All detectors located outside sleeping rooms shall be interconnected so that when one is tripped the all will sound. Provide battery backup for all units.



Main Floor Electrical

© www.houseplans.pro

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

PLAN LICENSE FOR CONSTRUCTION ONLY TO:
Grose Realstate Investments LLC
Copyright www.houseplans.pro

houseplans.pro by
Bruinier & associates, inc.
building designers 503-246-3022

1304 SW BERTHA BLVD. PORTLAND OREGON 97219

DATE:	11/2/2015
CHECKED BY:	DAW
DRAWN BY:	CFB
REVISIONS	

SHEET
E OF
PLAN NUMBER :
FV-711

These plans are limited to construction only by the purchaser. The reuse, or reproduction, of any of these plans, ideas, designs or drafted works, without the express written permission from M. W. Brunner & Assoc. Inc. or Oregon Corporation, is strictly prohibited by law, under the FEDERAL COPYRIGHT ACT TITLE XVII.



Town of Mineral · P.O. Box 316 · 312 Mineral Ave · Mineral,
Virginia 23117
(540) 894-5100 · www.townofmineral.com · mineral@louisa.net

APPLICATION FOR CONDITIONAL USE PERMIT

DATE JUNE 18, 2026
PROPERTY OWNER Grose Realstate Investments LLC
PHYSICAL ADDRESS BETWEEN 56 & 80 ST. CECILIA AVE
OF PROPERTY
OWNER MAILING 5352 Cedar Hill Rd
ADDRESS Mineral VA 23117
OWNER PHONE NO. 540-748-4698
PROPERTY DESCRIPTION TMP 43B2(1)-10A
13472 SQ FT LOT
REASON FOR REQUEST
WE ARE REQUESTING TO BUILD 5 SINGLE
FAMILY TOWNHOMES.

OWNER SIGNATURE Zachary Gane

ATTACH ADDITIONAL INFORMATION IF NEEDED. APPLICATION SHOULD BE
ACCOMPANIED BY DRAWINGS GIVING MEASUREMENTS AND OTHER PERTINENT
INFORMATION TO ALLOW FULL CONSIDERATION OF THE REQUESTED VARIANCE OR
APPEAL.

DECISION _____

ZONING ADMINISTRATOR SIGNATURE: _____

Please remit \$200.00 fee with the application



Town of Mineral

P.O. Box 316
312 Mineral Avenue
Mineral, Virginia 23117
Phone 540-894-5100

APPLICATION FOR ZONING PERMIT

DATE: JUNE 18, 2026

APPLICANT:

GROSE REAL ESTATE INVESTMENTS, LLC

CONTACT PERSON: ZACHARY (ROO) GROSE

PHONE: 540-748-4698

ADDRESS:

LOCATED BETWEEN #56 & #80 ST. CECILIA AVE.

TMP 43B2(1)-10A

PROPOSED USE:

5 SINGLE FAMILY TOWNHOMES

BLOCK: 6

LOTS: 10A

OWNER:

GROSE REAL ESTATE INVESTMENTS, LLC

ADDRESS:

5352 CEDAR HILL RD

MINERAL, VA 23117

ZONING:

RESIDENTIAL GENERAL

ACTUAL SET BACKS: FRONT: 66.9' SIDE: R-10'1"

L-10'2" REAR: 25'2"

AREA OF PARCEL:

13472 SQUARE FEET

TOWN WATER: YES/NO

TOWN SEWER OR INDIVIDUAL SEPTIC

COMMENTS:

WE ARE REQUESTING A CONDITIONAL USE PERMIT
TO BUILD 5 SINGLE FAMILY
TOWNHOUSES. THIS PROPERTY IS ACROSS THE STREET
FROM THE TOWN BASEBALL FIELD
AND THE ADJACENT PLAYGROUND, THE ADJOINING LOT
IS CURRENTLY BEING DEVELOPED IN
THE SAME WAY. WE HAVE ATTEMPTED TO DESIGN OUR
PROJECT TO LOOK SIMILAR TO THOSE
BUILDINGS.

SIGNATURE OF APPLICANT:

Zachary Gove

REVIEWED BY:

\$150.00 for new construction

\$100.00 for existing structure