

Parcels or Portions thereof identified on this sheet are within the Airport Safety Overlay District and are subject to Special Regulation



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

John A. Vithoukas
County Manager

May 20, 2014

Verizon Wireless
Attn: Mr. Stuart Squier
3126 W. Cary Street #604
Richmond, VA 23221

Re: Provisional Use Permit PUP2014-00009

Dear Mr. Squier:

The Board of Supervisors at its meeting on May 13, 2014, granted your request for a Provisional Use Permit under Sections 24-95(a)(3), 24-120 and 24-122.1 of Chapter 24 of the County Code in order to construct a monopole-style telecommunications tower up to 199' in height and related equipment on part of Parcel 794-745-8161, subject to the following conditions:

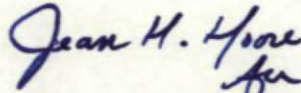
1. If the use of the tower for communication purposes is discontinued for 180 days, the antennas and all related structures shall be removed from the site within ninety (90) days. Within ten (10) business days after written request by the County, the owner of the antennas and equipment shall provide the County with written confirmation of the status of the facility, the number of and identity of users, available co-location space and such additional information as may be reasonably requested.
2. Application for a building permit to install the telecommunication tower must be made within one year after the Provisional Use Permit is granted by the Board of Supervisors, unless an extension of time is granted by the Director of Planning upon a written request by the applicant.
3. The applicant shall obtain approval from the Planning Commission should the FAA require the addition of standard obstruction marking and lighting (i.e. red lighting and orange and white striping) to the telecommunication tower. Any changes to the proposed galvanized finish of the telecommunication tower shall be submitted to the Director of Planning for approval.
4. When site construction is initiated as a result of this Provisional Use Permit, the applicant shall complete requirements prescribed by Chapter 10 of the Henrico County Code. In particular, land disturbance of more than 2,500 square feet will require that construction plans include a detailed drainage and erosion control plan prepared by a professional engineer certified in the State of Virginia. Ten (10) sets of

the construction plans shall be submitted to the Department of Public Works for approval.

5. If ownership of the lease is transferred to another provider, the new owner shall submit a Transfer of Provisional Use Permit.
6. The height of the telecommunication tower and all equipment shall not exceed 199 feet.
7. This permit shall apply only to the 2,500 square foot lease area identified in Exhibits A and B (see case file).
8. The co-location of as many additional users as technically feasible shall be allowed at this site.
9. Prior to the co-location of any carrier's antennas or addition of equipment lease space, a revised site plan and equipment placement details shall be submitted to the Planning Department for approval.
10. Any UHF, VHF or other type of receivers/transmitters that would interfere with the County's Division of Police emergency communications are prohibited from this telecommunication tower. The County shall have the right to install antennas and other equipment on the tower as well as place support equipment within the ground lease area, provided that all antennas and other equipment are compatible with other parties' use of the tower.
11. A landscaping plan will be submitted with the building permit application in accordance with Exhibit B (see case file).
12. A minimum 8 foot tall privacy fence constructed with solid boards of recycled plastic, engineered plastic or similar composite material shall enclose the entire equipment compound area. Construction drawings and color samples shall be submitted with the building permit or Plan of Development application for approval by the Planning Department.
13. Unless dead or diseased, the existing trees on the subject property within 100 feet of the proposed lease area shall be preserved and shall not be pruned to reduce their height.
14. Electric wires and other cables shall be prohibited on the exterior of the telecommunication tower.

The Planning Department has been advised of the action of the Board of Supervisors and requested to revise its records.

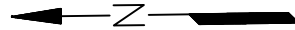
Sincerely,



John A. Vithoukias
County Manager

pc: BWS Enterprises, LLC
Director, Real Estate Assessment
Police, Special Services

CRANESE CREST
100% Cotton



PARCEL ID: 795-746-5940
BWS ENTERPRISES LLC
ZONE: MIXED
10.495 ACRES

NOTE:
1. TOPOGRAPHIC INFORMATION WAS TAKEN FROM A TOPOGRAPHIC SURVEY PERFORMED BY ENGINEERING CONCEPTS, INC., FINCASTLE, VIRGINIA ON 9/26/2013.
2. PROPERTY INFORMATION OBTAINED FROM HENRIKO COUNTY PROPERTY INFORMATION SYSTEM.

LEGEND	
	PROPOSED LEASE AREA
	PROPOSED EQUIPMENT
	EXISTING PROPERTY LINE
	SETBACK REQUIREMENTS
	FENCING
	EXISTING PHYSICAL FEATURE
	EXISTING BUILDING

SITE PLAN NOTES

- PROPOSED VERIZON WIRELESS 50.0' X 50.0' LEASE AREA.
- PROPOSED VERIZON WIRELESS 20.0' WIDE ACCESS/UTILITY EASEMENT.

HENRICO COUNTY ORDINANCE, SEC. 24-95, (a)-(3)-e: 50' SETBACK TO ANY PROPERTY LINE

HENRICO COUNTY ORDINANCE, SEC. 24-95, (a)-(3)-e: 110% X 199' (=218.9') TO ANY R DISTRICT PROPERTY LINE

EXISTING TREE LINE

SEE ENLARGED VIEW SHEET C-2

PARCEL ID: 795-749-4431
RICHMOND INTERN. RACEWAY INC
ZONE: MIXED
205.3 ACRES

PARCEL ID: 794-745-4781
BURNING LLC
ZONE: B-3
0.5739 ACRES

PARCEL ID: 794-745-8161
BWS ENTERPRISES LLC
ZONE: B-3
20.929 ACRES

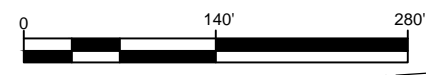
PARCEL ID: 794-749-5306
LGA ASSOCIATES
ZONE: MIXED
21.042 ACRES

PARCEL ID: 794-744-4156
LEE SI G & MIAE A
ZONE: B-1
3.616 ACRES

PARCEL ID: 794-745-2416
DREAMLEN COMPANY LLC
ZONE: B-1
2.090 ACRES

PARCEL ID: 793-745-5958
CLHV LLC
ZONE: R-5
21.113 ACRES

PARCEL ID: 793-746-5833
CLHV LLC
ZONE: R-5
20.94 ACRES



RICHMOND HENRICO TURNPIKE

AZALEA AVENUE

WILKINSON ROAD

SITE PLAN

SCALE: 1 : 140

EXHIBIT A

PUP2014-00009



1831 RADY COURT
RICHMOND, VA 23222

DESIGNED FOR:



ENGINEERING CONCEPTS

20 S. ROANOKE STREET, PO BOX 619
FINCASTLE, VIRGINIA 24090
540.473.1253 FAX 540.473.1254

DESIGNED BY:

A Z ENGINEERING

A PROFESSIONAL COMPANY

441 PALLETS ROAD
VIRGINIA BEACH, VIRGINIA 23454
PHONE: 757-672-2339
EMAIL: azoto@cox.net



SITE INFO:

FLEA MARKET

5209 WILKINSON ROAD
RICHMOND, VIRGINIA
23227

DESIGN: ARIAN ZOTO P.E.

PROJECT NUMBER: 13-023

SUBMITTALS

	ZONING DRAWINGS	01/13/2014
	REVISED ZONING DRAWINGS	04/23/2014

SHEET NAME:

SITE PLAN

SHEET NO.:

C-1



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SUBMITTALS

ZONING DRAWINGS	01/13/2014
REVISED ZONING DRAWINGS	04/23/2014

SHEET NAME:

SITE LAYOUT

SHEET NO.:

C-2

SITE PLAN NOTES

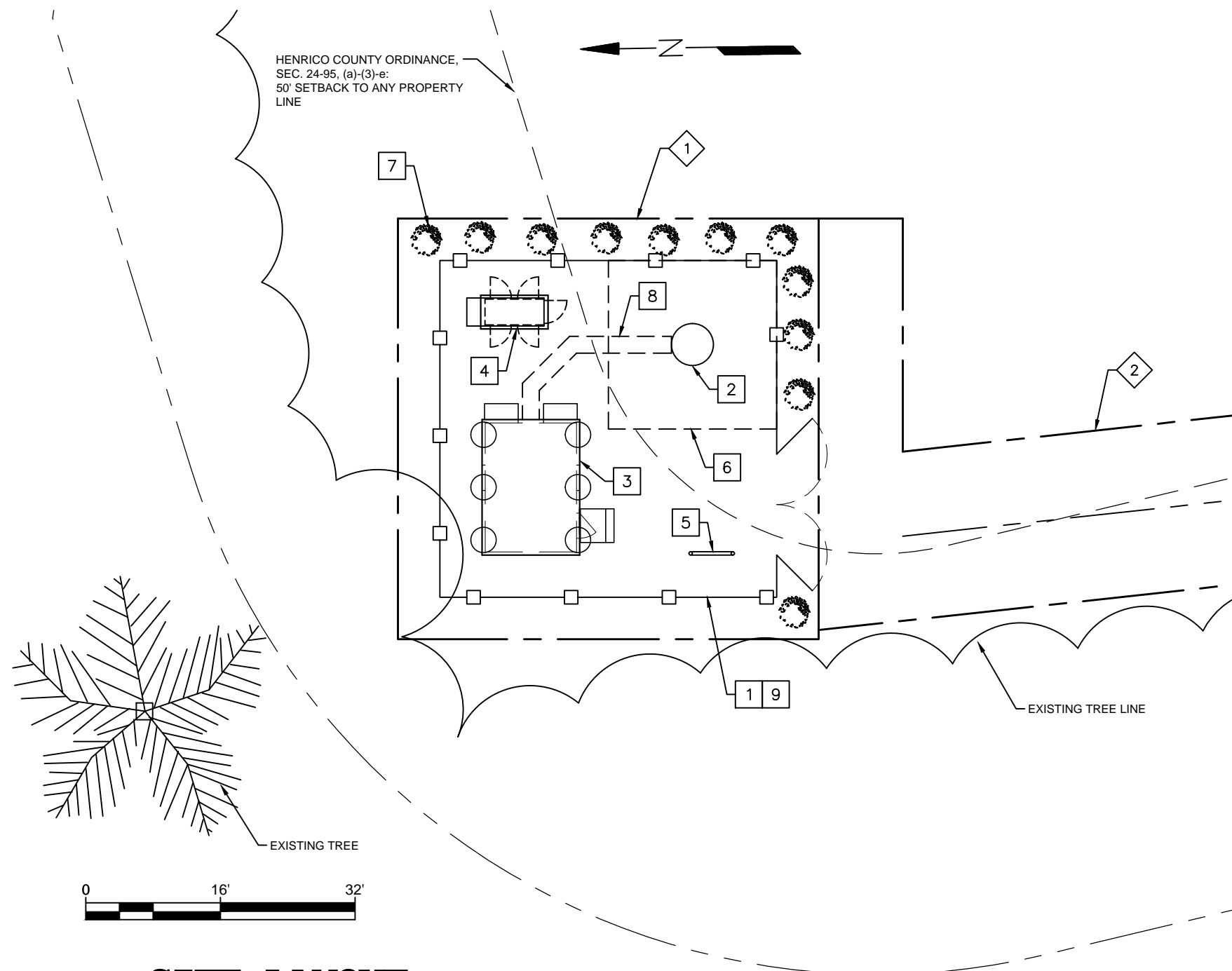
- 1 PROPOSED VERIZON WIRELESS 50.0' X 50.0' LEASE AREA.
- 2 PROPOSED VERIZON WIRELESS 20.0' WIDE ACCESS/UTILITY EASEMENT.

CONSTRUCTION NOTES

- 1 PROPOSED VERIZON WIRELESS 40.0' X 40.0' FENCED COMPOUND AREA.
- 2 PROPOSED VERIZON WIRELESS 195' MONOPOLE TOWER WITH 4' LIGHTING ROD; 199' TOTAL.
- 3 PROPOSED VERIZON WIRELESS 11.7' X 16' EQUIPMENT SHELTER.
- 4 PROPOSED VERIZON WIRELESS STAND-BY POWER GENERATOR ON 4.0' X 8.0' CONCRETE PAD.
- 5 PROPOSED VERIZON WIRELESS UTILITY STAND.
- 6 PROPOSED VERIZON WIRELESS TOWER FOUNDATION.
- 7 PROPOSED VERIZON WIRELESS LANDSCAPING.
- 8 PROPOSED VERIZON WIRELESS ICE-BRIDGE.
- 9 PROPOSED VERIZON WIRELESS FENCE, 8' TALL; SOLID RECYCLED PLASTIC, ENGINEERED PLASTIC, OR COMPOSITE FENCING. BROWN COLOR. SEE ILLUSTRATION THIS SHEET.



ILLUSTRATION: FENCING TO BE CONSTRUCTED OF SOLID RECYCLED PLASTIC, ENGINEERED PLASTIC, COMPOSITE OR OTHER SIMILAR MATERIALS AS MAY BE APPROVED BY THE PLANNING DEPARTMENT.



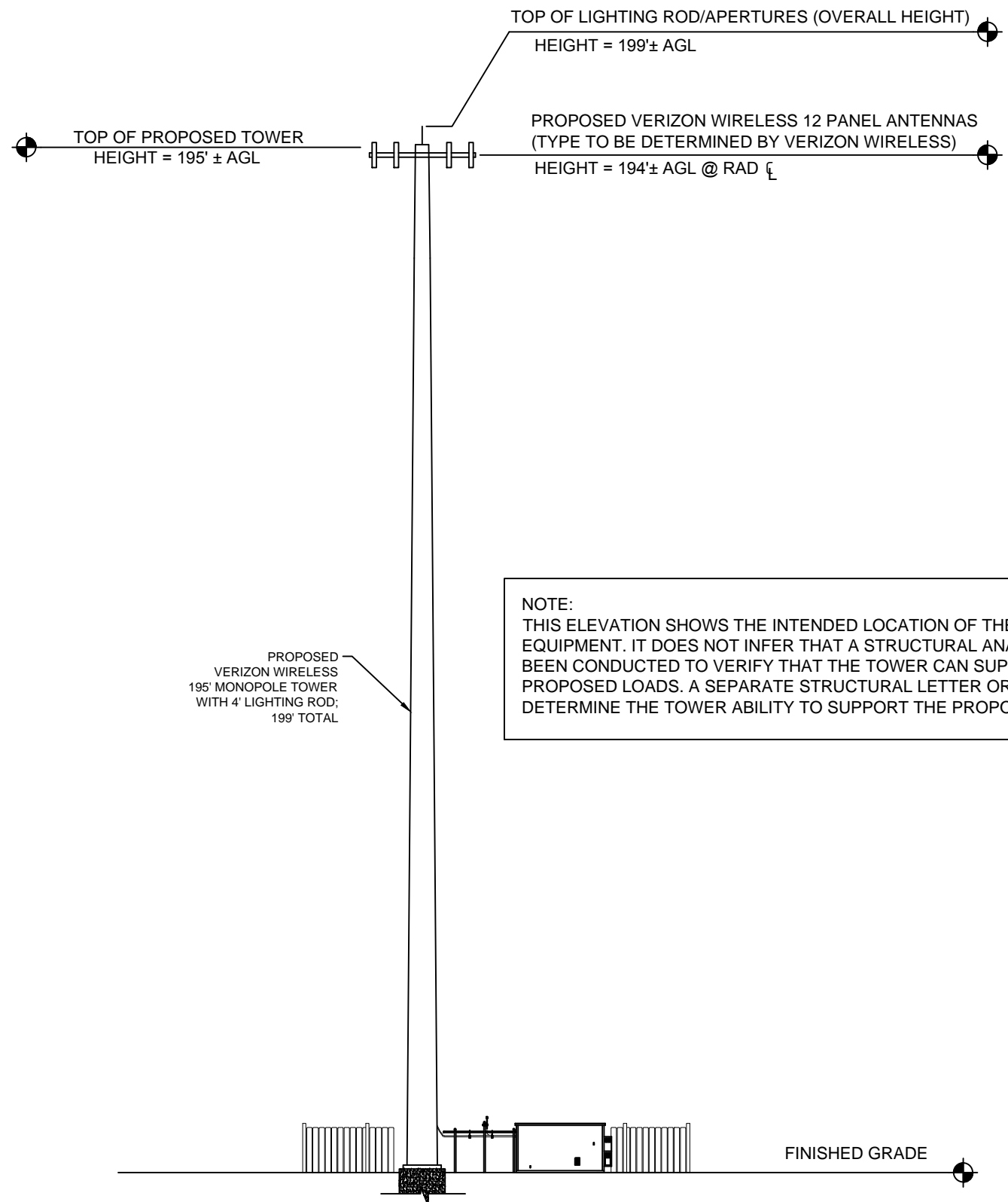
SITE LAYOUT

SCALE: 1 : 16

EXHIBIT B

PUP2014-00009

042314



PROPOSED
VERIZON WIRELESS
195' MONOPOLE TOWER;
WITH 4' LIGHTING ROD;
199' TOTAL

NOTE:
THIS ELEVATION SHOWS THE INTENDED LOCATION OF THE PROPOSED EQUIPMENT. IT DOES NOT INFER THAT A STRUCTURAL ANALYSIS HAS BEEN CONDUCTED TO VERIFY THAT THE TOWER CAN SUPPORT THE PROPOSED LOADS. A SEPARATE STRUCTURAL LETTER OR REPORT WILL DETERMINE THE TOWER ABILITY TO SUPPORT THE PROPOSED LOADS.

TOWER ELEVATION VIEW

SCALE: NOT TO SCALE

EXHIBIT C

PUP2014-00009



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DESIGN: ARIAN ZOTO P.E.
PROJECT NUMBER: 13-023

SUBMITTALS

ZONING DRAWINGS	01/13/2014
REVISED ZONING DRAWINGS	04/23/2014

SHEET NAME:

TOWER ELEVATION VIEW

SHEET NO.:

C-3