

PUP2014-00010

Zoning
 Telecommunications Tower
 Fairfield District





COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

John A. Vithoukias
County Manager

May 20, 2014

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

Re: Provisional Use Permit PUP2014-00010

Dear Mr. Squier:

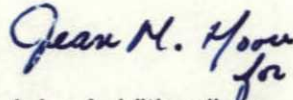
The Board of Supervisors at its meeting on May 13, 2014, granted your request for a Provisional Use Permit under Sections 24-95(a)(3), 24-120 and 24-122.1 of Chapter 24 of the County Code in order to construct a monopole-style telecommunications tower up to 154' in height and related equipment on Parcel 794-737-7079, 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 shall not exceed 154 feet.
 7. This permit shall apply only to the 2,500 square foot lease area identified in Exhibits B, C and D (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 leased 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 Exhibits E and F (see case file).
 12. A privacy fence constructed with solid recycled plastic, engineered plastic or composite boards, or other similar materials, a minimum of 8' in height, shall enclose the entire equipment compound area. Chain-link/barbed wire fencing is prohibited. 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 within 50' 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.

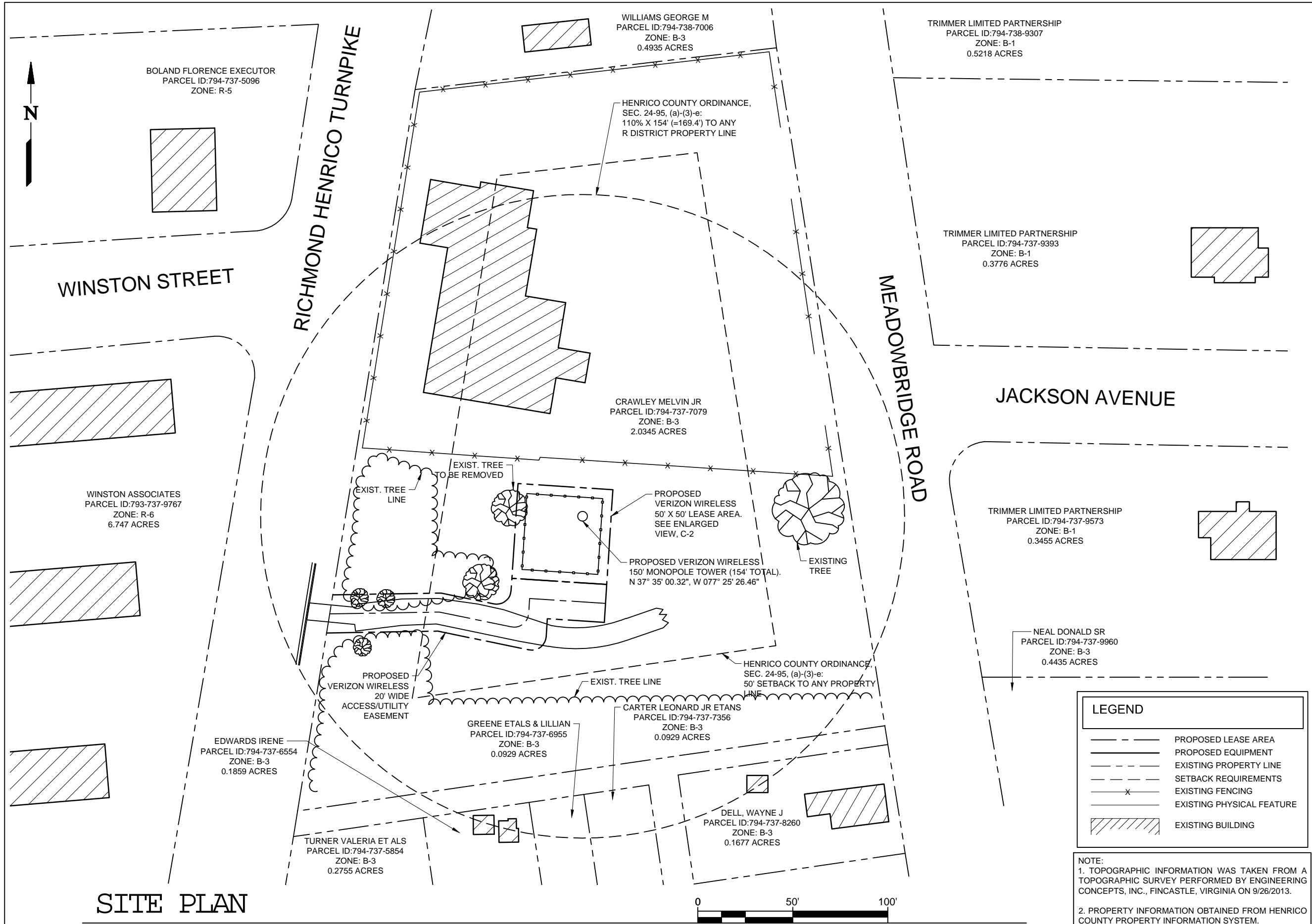
Sincerely,



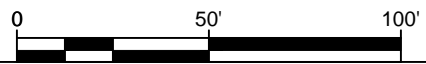
John A. Vithoukias
County Manager

pc: Mr. Melvin J. Crawley, Jr.
Director, Real Estate Assessment
Police, Special Services





SITE PLAN
 SCALE: 1 : 50



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

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 HENRICO COUNTY PROPERTY INFORMATION SYSTEM.

EXHIBIT A PUP2014-00010

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

ARIAN ZOTO
 Lic. No. 046756
 APR 08 2014
 PROFESSIONAL ENGINEER

SITE INFO:

CRAWLEY FH
 3810 MEADOWBRIDGE ROAD
 RICHMOND, VIRGINIA
 23222

DESIGN:	ARIAN ZOTO P.E.
PROJECT NUMBER:	13-006
SUBMITTALS	
	ZONING DRAWINGS 01/13/2014
	REVISED ZONING DRAWINGS 03/19/2014
	REVISED ZONING DRAWINGS 03/24/2014
	REVISED ZONING DRAWINGS 04/08/2014

SHEET NAME:

SITE PLAN

SHEET NO:

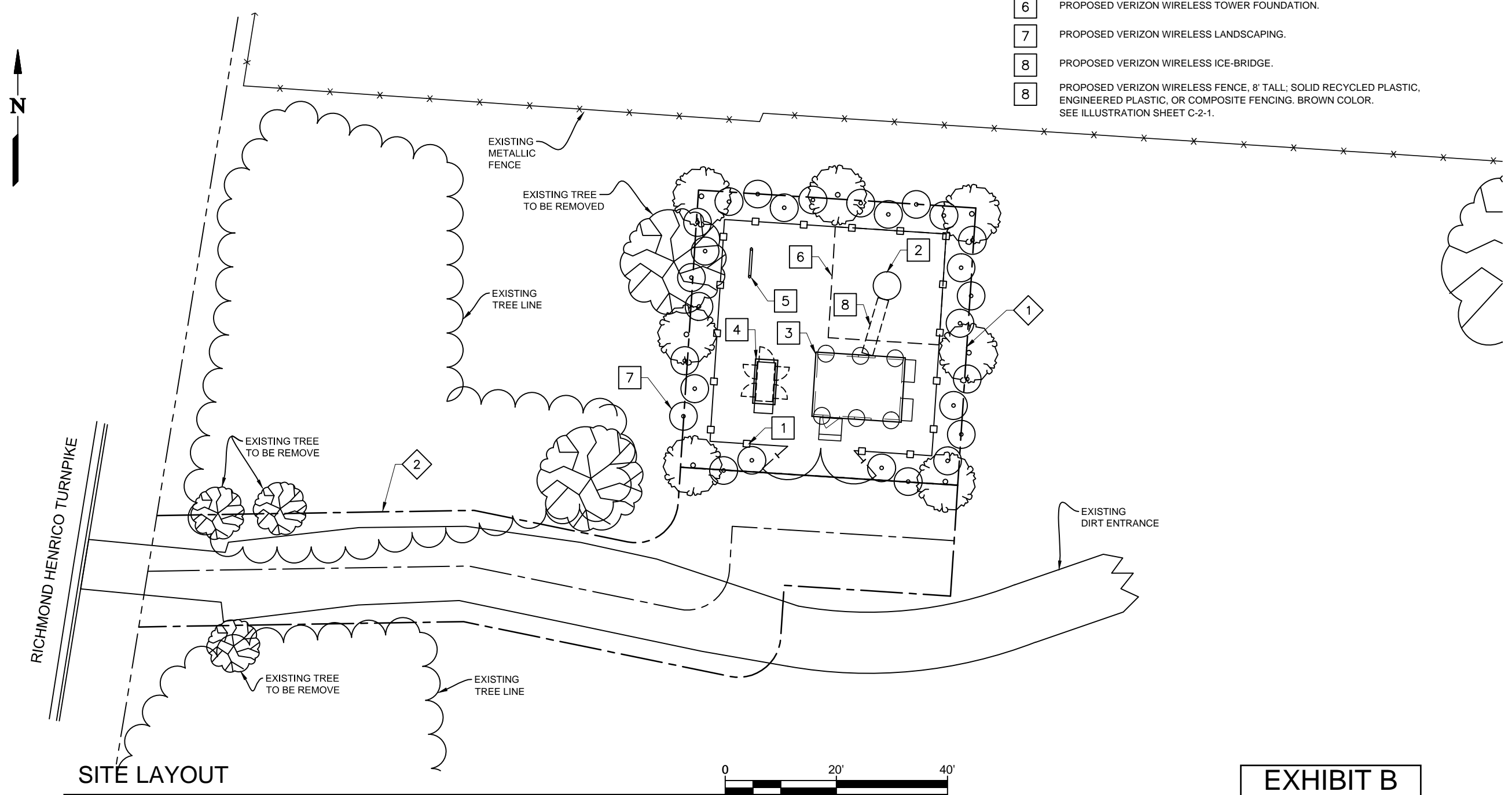
C-1

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 150' MONOPOLE TOWER.
- 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.
- 8 PROPOSED VERIZON WIRELESS FENCE, 8' TALL; SOLID RECYCLED PLASTIC, ENGINEERED PLASTIC, OR COMPOSITE FENCING. BROWN COLOR. SEE ILLUSTRATION SHEET C-2-1.



SITE LAYOUT

SCALE: 1 : 20



EXHIBIT B

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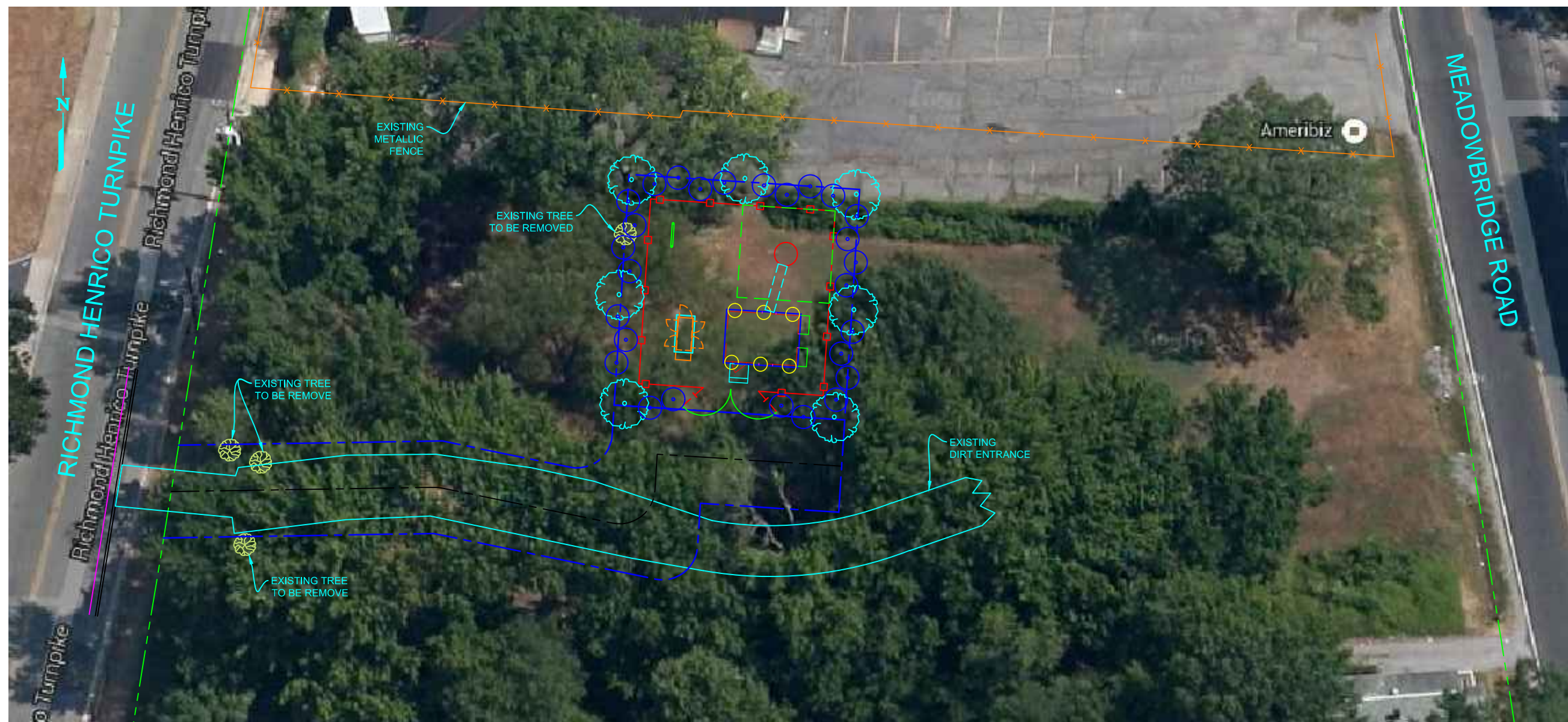
ZONING DRAWINGS	01/13/2014
REVISD ZONING DRAWINGS	03/19/2014
REVISD ZONING DRAWINGS	03/24/2014

SHEET NAME:

SITE LAYOUT

SHEET NO.:

C-2



SITE LAYOUT

SCALE: 1" = 25'



VIEW FROM PROPOSED SITE TO WEST



VIEW FROM PROPOSED SITE TO SOUTH



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



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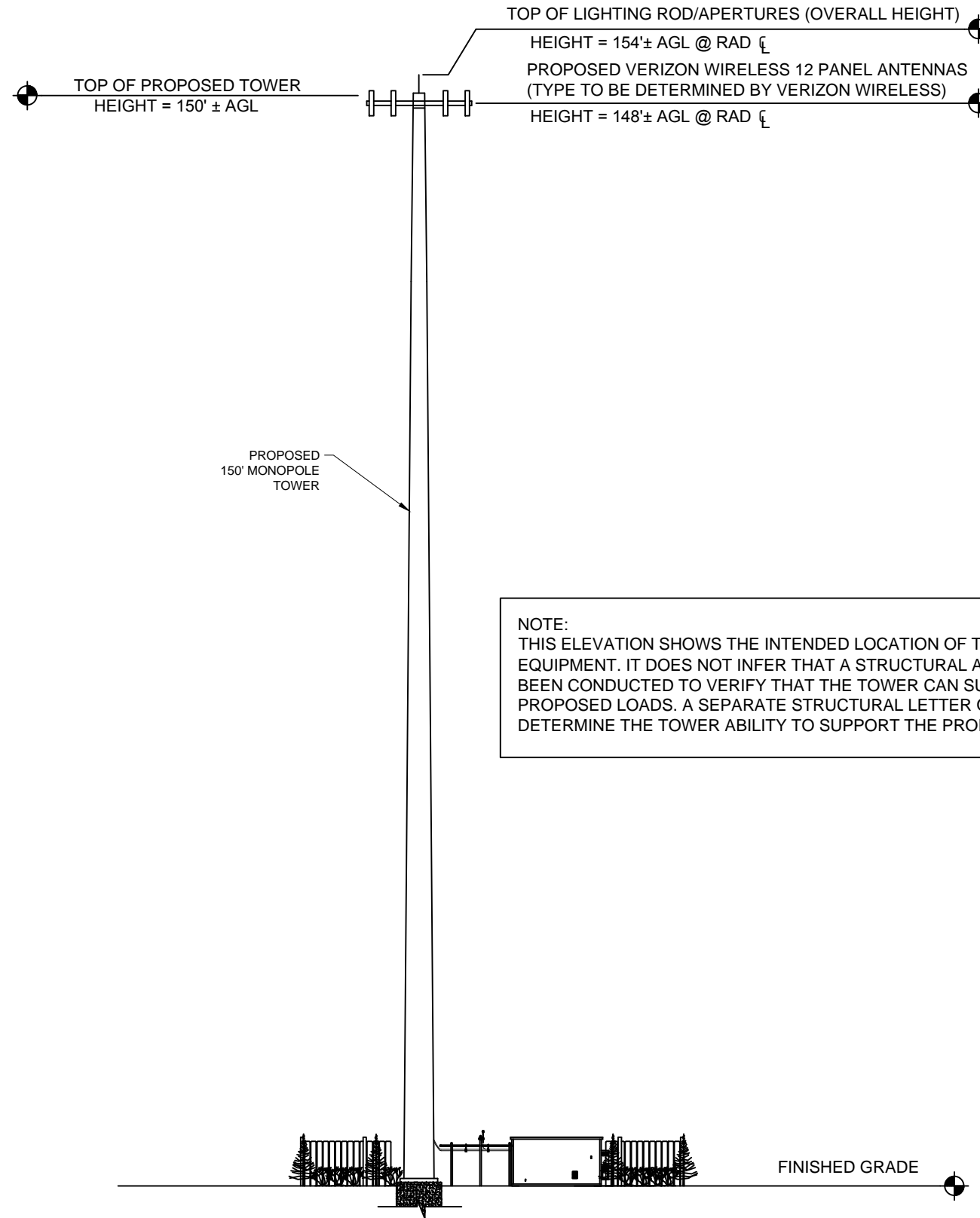
SITE LAYOUT

SHEET NO.:

C-2-1

EXHIBIT C

PUP2014-00010



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.

ELEVATION VIEW

SCALE: NOT TO SCALE

EXHIBIT D

PUP2014-00010



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▲ REVISED ZONING DRAWINGS	03/24/2014

SHEET NAME:

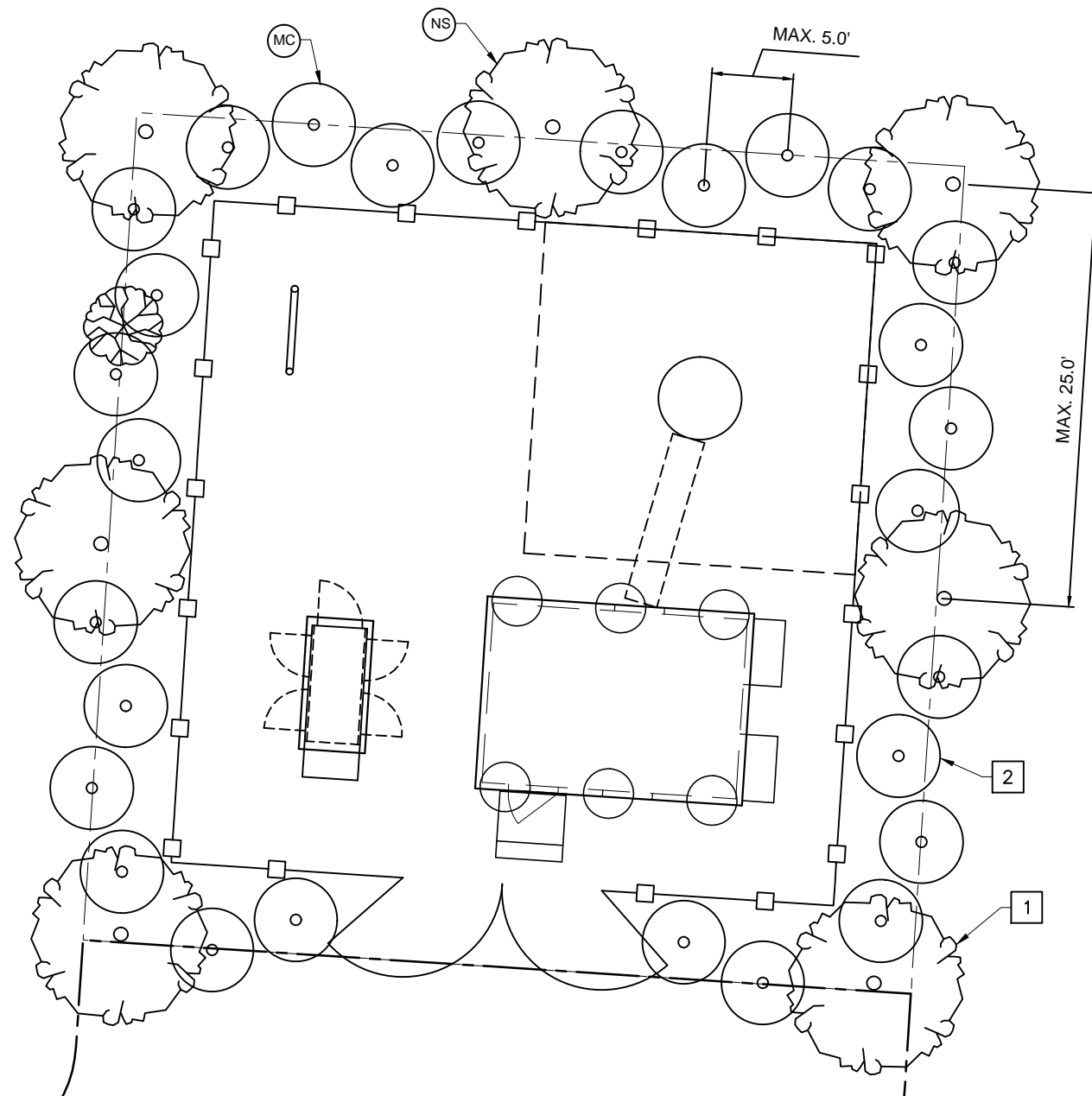
ELEVATION VIEW

SHEET NO.:

C-3

PLANTING SCHEDULE

TYPE	BOTANICAL NAME	COMMON NAME				QUANTITY	REMARKS
			CALIPER	HEIGHT	SPREAD		
NS	PINUS TAEDA	LOBLOLLY PINE	1-3/4"	5'-6"	24"-36"	7	FULL, DENSE
MC	MYRICA CERIFERA	SOUTHERN WAX MYRTLE	-	24"-36"	24"-36"	28	FULL, DENSE



LANDSCAPING PLAN

GENERAL NOTES:

1. THE CONTRACTOR SHALL VERIFY THAT TOTAL QUANTITIES INDICATED IN THE PLANT LIST OR SCHEDULE AGREES WITH QUANTITIES SHOWN ON PLANTING LAYOUT. IF DISCREPANCIES, USE TOTAL OF QUANTITIES SHOWN ON PLANTING LAYOUT.
2. THE CONTRACTOR SHALL PROVIDE THE QUANTITIES REQUIRED TO COMPLETE PROPOSED PLANTING AS SHOWN ON THE LANDSCAPE PLAN.
3. CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE.
4. ALL BEDS SHALL BE CLEAN AND WEEDED.
5. ALL AREAS NOT PAVED OR PLANTED SHALL BE SEEDED.
6. PROVIDE ALL NECESSARY PLANT MATERIALS, LABOR, TOOLS, AND MATERIALS TO COMPLETE THIS PROJECT IN A WORKMANLIKE, PROFESSIONAL MANNER.
7. ALL TREES, SHRUBS, AND GROUND COVERS SHALL BE SPECIMEN QUALITY (AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS), SHALL BE NURSERY-GROWN, AND IN A HEALTHY, INSECT AND DISEASE-FREE, CONDITION.
8. NO SUBSTITUTIONS OF SIZE OR VARIETY OF PLANT MATERIAL WITHOUT PRIOR APPROVAL OF LANDSCAPE DESIGNER.
9. STAKE TREES ACCORDING TO A.A.N. (AMERICAN ASSOCIATION OF NURSERYMEN) STANDARDS.
10. "B&B" INDICATES BALLED AND BURLAPPED.
11. "CON" INDICATES CONTAINERIZED PLANTS.
12. ALL TREES AND SHRUBS HAVE BEEN LOCATED WITH RESPECT TO PROPOSED OR EXISTING UTILITIES AS ACCURATELY AS POSSIBLE. FIELD VERIFY LOCATIONS FOR ALL UTILITIES PRIOR TO INSTALLING PLANT MATERIAL.
13. VERIFY ALL DIMENSIONS IN THE FIELD, NOTIFY OWNER AND LANDSCAPE DESIGNER OF ANY VARIANCE FROM PLANS.
14. PROVIDE OWNER FULL 12 MONTHS MATERIAL AND LABOR GUARANTEE ON ALL PLANT MATERIAL.
15. THOROUGHLY WATER ALL PLANT MATERIAL AFTER PLANTING AND MULCHING. FERTILIZE ALL PLANT MATERIAL AFTER WATERING. APPLY SLOW RELEASE FERTILIZER TO ALL PLANTS PER MANUFACTURER'S DIRECTIONS ON LABEL AT PLANTING.
16. SOAK BARE ROOT PLANTS IN LIQUID SEAWEED SOLUTION FOR ONE-HALF HOUR @ DOUBLE STRENGTH, AND GENTLY PRUNE ROOTS BEFORE PLANTING.
17. PRUNE ALL PLANT MATERIAL - REMOVE RANK AND DEAD GROWTH ONLY. PRUNE FOR NATURAL SHAPE PER SPECIES.
18. MULCH TO BE 2" MIN DEPTH SHREDDED HARDWOOD BARK MULCH IN ALL BED AREAS.
19. ANY QUESTIONS REGARDING THE INSTALLATION OF THIS PROJECT SHOULD BE BROUGHT TO THE ATTENTION OF LANDSCAPE DESIGNER @ 757-455-5800.
20. IN PLANTING BEDS, OMIT THE COMPACTED EARTH SAUCER AND COVER THE BEDS WITH MULCH (2" MIN DEPTH). AT HEDGE ROWS PROVIDE MULCH IN A CONTINUOUS BED. ALL GROUPINGS OF SHRUBS SHALL BE INSTALLED IN CONTINUOUS MULCH BEDS.
21. WHERE PLANTING BEDS ABUT WALK AND CURBS, DEPRESS TOPS OF MULCHED BEDS 3/4".
22. TREE AND SHRUB PITS SHALL BE 3 TIMES SIZE OF ROOT BALL AND BACK FILLED WITH FOLLOWING SOIL MIXTURE THOROUGHLY MIXED: 2 PARTS JAMES RIVER SAND, 2 PARTS COMPOSTED HORSE MANURE OR CATTLE MANURE, OR ORGANIC COMPOST, AND 6 PARTS GOOD QUALITY TOPSOIL.
23. PREPARE SOIL WITH HI CALCIUM LIME @ RATE AS SHOWN ON SEEDING TABLES, SHEET L-2.
24. TEST SOIL BEFORE PLANTING AND ADD PROPER SOIL AMENDMENTS TO SOIL TO ESTABLISH pH OF 6.5.

LANDSCAPE NOTES

- 1 TREE, TYP. SEE DETAIL 1, SHEET L-2
- 2 SHRUB, TYP. SEE DETAIL 2, SHEET L-2.

EXHIBIT E

PUP2014-00010



1831 RADY COURT
RICHMOND, VA 23222

DESIGNED FOR:



ENGINEERING CONCEPTS

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DESIGNED BY:

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PROFESSIONAL COMPANY

441 PALLETS ROAD
VIRGINIA BEACH, VIRGINIA 23454
PHONE: 757-672-2339
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SITE INFO:

CRAWLEY FH

3810 MEADOWBRIDGE ROAD
RICHMOND, VIRGINIA
23222

DESIGN: ARIAN ZOTO P.E.

PROJECT NUMBER: 13-006

SUBMITTALS

ZONING DRAWINGS	01/13/2014
REVISED ZONING DRAWINGS	03/19/2014
REVISED ZONING DRAWINGS	03/24/2014

SHEET NAME:

**LANDSCAPING
PLAN**

SHEET NO.:

L-1

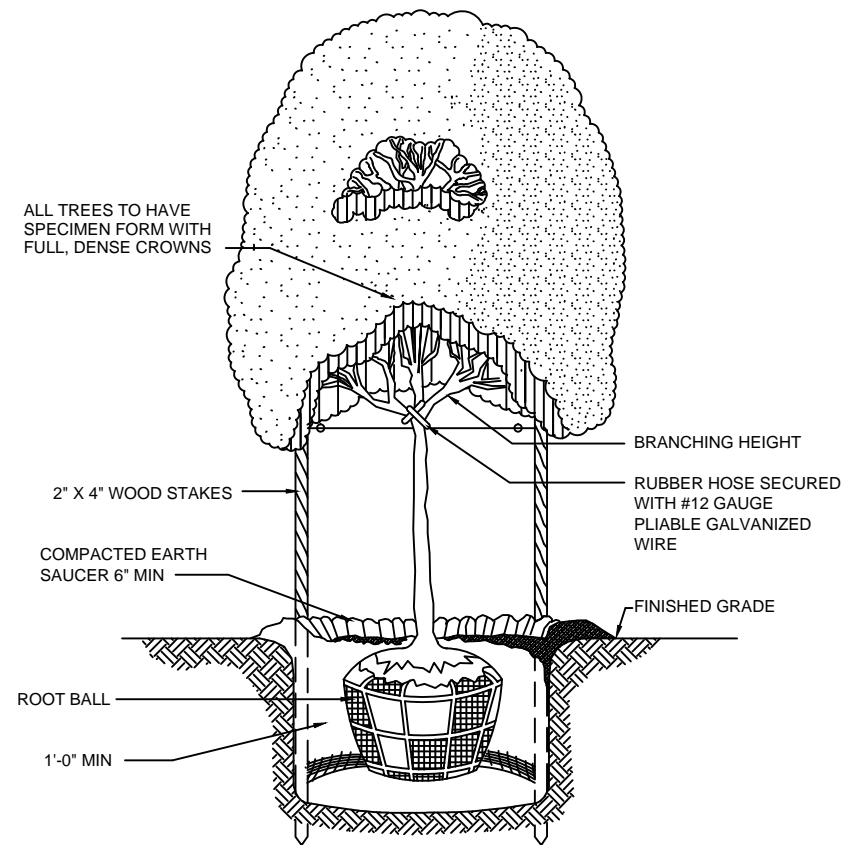
TABLE 3.31-B
(REVISED JUNE 2003)
TEMPORARY SEEDING SPECIFICATIONS QUICK
REFERENCE FOR ALL REGIONS

SEED		
APPLICATION DATES	SPECIES	APPLICATION RATES
SEPT. 1 - FEB. 15	50/50 MIX OF ANNUAL RYEGRASS (LOLIUM MULTI-FLORUM) & CEREAL (WINTER) RYE (SECALE CEREALE)	50-100 (LBS/ACRE)
FEB. 16 - APR. 30	ANNUAL RYEGRASS (LOLIUM MULTI-FLORUM)	60-100 (LBS/ACRE)
MAY 1 - AUG. 31	GERMAN MILLET	50 (LBS/ACRE)

FERTILIZER AND LIME

- APPLY 10-10-10 FERTILIZER AT A RATE OF 500LBS/ACRE (OR 10LBS/1,000 SQFT)
- APPLY PULVERIZED AGRICULTURAL LIMESTONE AT A RATE OF 2 TONS/ACRE (OR 90LBS/1,000 SQFT)

NOTE:
-A SOIL TEST IS NECESSARY TO DETERMINE THE ACTUAL AMOUNT OF LIME REQUIRED TO ADJUST THE SOIL pH OF SITE.
-INCORPORATE THE LIME AND FERTILIZER INTO THE TOP 4-6 INCHES OF THE SOIL BY DISKING OR BY OTHER MEANS.
-WHEN APPLYING SLOWLY AVAILABLE NITROGEN, USE RATES AVAILABLE IN EROSION & SEDIMENT CONTROL TECHNICAL BULLETIN #4, 2003 NUTRIENT MANAGEMENT FOR DEVELOPMENT SITES. AT <http://www.dcr.state.va.us/sw/e&s.htm#pubs>



1 TREE PLANTING DETAIL
L-2 NO SCALE

TABLE 3.32-E
(REVISED JUNE 2003)
PERMANENT SEEDING SPECIFICATIONS FOR COASTAL PLAIN AREA

SEED		
LAND USE	SPECIES	APPLICATION RATES
MINIMUM CARE LAWN (COMMERCIAL OR RESIDENTIAL)	TALL FESCUE ¹ OR BERMUDAGRASS ¹	175-200 lbs 75 lbs
HIGH MAINTENANCE LAWN	TALL FESCUE ¹ OR BERMUDAGRASS ¹ (SEED) OR BERMUDAGRASS ¹ (BY OTHER VEGETATIVE ESTABLISHMENT METHOD, SEE STD & SPEC 3.34)	200-250 lbs 75 lbs (UNHULLED) 30 lbs (HULLED)
GENERAL SLOPE (3:1 OR LESS)	TALL FESCUE ¹ OR RED TOP GRASS OR CREEPING RED FESCUE SEASONAL NURSE CROP ²	128 LBS 2 LBS 20LBS 150 LBS TOTAL
LOW-MAINTENANCE SLOPE (STEEPER THAN 3:1)	TALL FESCUE ¹ BERMUDAGRASS ¹ RED TOP GRASS OR CREEPING RED FESCUE SEASONAL NURSE CROP ² SERICEA LESPEDEZA ³	93-108 LBS 0-15 LBS 2 LBS 20LBS 20LBS 150 LBS TOTAL

1-WHEN SELECTING VARIETIES OF TURFGRASS, USE THE VIRGINIA CROP IMPROVEMENT ASSOCIATION (VCIA) RECOMMENDED TURFGRASS VARIETY LIST. QUALITY SEED WILL BEAR A LABEL INDICATING THAT THEY ARE APPROVED BY VCIA. A CURRENT TURFGRASS VARIETY LIST IS AVAILABLE AT THE LOCAL COUNTY EXTENSION OFFICE OR THROUGH VCIA AT 804-746-4884 OR AT <http://sudan.cses.vt.edu/html/Turf/turf/publications/publications2.html>

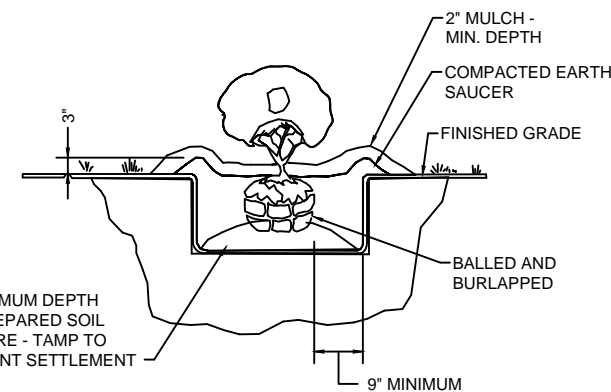
2-USE SEASONAL NURSE CROP IN ACCORDANCE WITH THE SEEDING DATES AS STATED BELOW:
FEBRUARY, MARCH-APRIL ANNUAL RYE
MAY 1ST-AUGUST FOXTAIL MILLET
SEPTEMBER, OCTOBER-NOVEMBER 15TH ANNUAL RYE
NOVEMBER 16TH-JANUARY WINTER RYE

3-MAY THROUGH OCTOBER, USE HULLED SEED. ALL OTHER SEEDING PERIODS, USE UNHULLED SEED. IF WEEPING LOVEGRASS IS USED. INCLUDE ANY SLOPE OR LOW MAINTENANCE MIXTURE DURING WARMER SEEDING PERIODS, INCREASE TO 30-40 LBS/ACRE.

FERTILIZER AND LIME

- APPLY 10-20-10 FERTILIZER AT A RATE OF 500LBS/ACRE (OR 12LBS/1,000 SQFT)
- APPLY PULVERIZED AGRICULTURAL LIMESTONE AT A RATE OF 2 TONS/ACRE (OR 90LBS/1,000 SQFT)

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2 SHRUB PLANTING DETAIL
L-2 NO SCALE

EXHIBIT F

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SHEET NAME:

LANDSCAPE
DETAILS

SHEET NO.:

L-2