



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

Virgil R. Hazelett, P.E.
County Manager

March 15, 2011

Richmond MHz, LLC
Attn: Marc Cornell
9011 Arboretum Parkway, Suite 295
Richmond, VA 23236

Re: Provisional Use Permit P-4-11

Dear Mr. Cornell:

The Board of Supervisors at its meeting on March 8, 2011, 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 to construct a 158' telecommunications tower and related equipment on part of Parcel 799-733-1982, 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

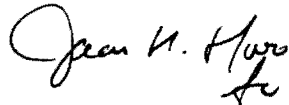
of the construction plans shall be submitted to the Department of Public Works for approval.

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 158 feet.
7. This permit shall apply only to the 2,500 ± square foot lease area and 20' access easement identified in Exhibit B (see case file).
8. Low-profile or "flush mounted" antennas or a similar style of equipment as approved by the Director of Planning, which reduces the visual profile of equipment, shall be installed on the telecommunication tower.
9. The co-location of additional users, as technically feasible, shall be allowed at this site.
10. 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.
11. A landscaping plan will be submitted with the building permit application in accordance with Exhibit C (see case file). The Director of Planning may waive or vary the enforcement of this condition if it is deemed unnecessary.
12. 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.
13. A solid masonry wall (split-face block or brick) or masonry columns (split-face block or brick) with a vinyl fence, a minimum of 8' in height, shall enclose the entire equipment compound area. This wall/fence shall be compatible in design and color with existing walls/fences on the property. Chain-link/barbed wire fencing is prohibited. Construction drawings and color samples shall be submitted with the building permit application for approval by the Planning Department.
14. Unless dead or diseased, the existing tree buffer within 50' of the proposed lease area shall be preserved and shall not be pruned to reduce their height.
15. Telecommunication cables shall be prohibited on the exterior of the telecommunication tower.

Richmond MHZ, LLC
March 15, 2011
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The Planning Department has been advised of the action of the Board of Supervisors and requested to revise its records and to place a copy of this notification in the Provisional Use Permit Index.

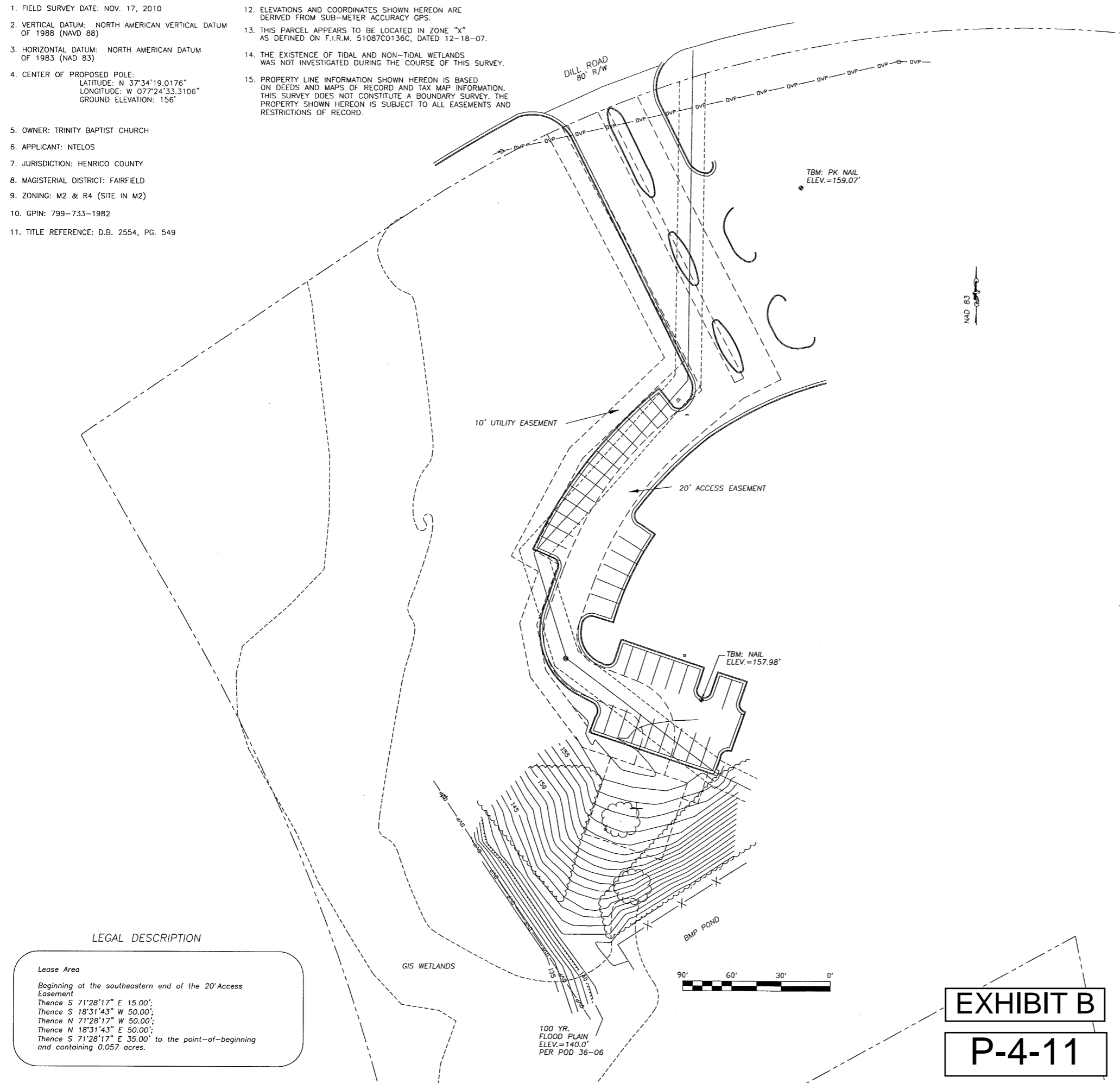
Sincerely,

A handwritten signature in black ink, appearing to read "Virgil R. Hazelett". The signature is fluid and cursive, with a large initial "V" and "H".

Virgil R. Hazelett, P.E.
County Manager

pc: Trinity Baptist Church
Gloria L. Freye, Esquire
Director, Real Estate Assessment
Provisional Use Permit Index

1. FIELD SURVEY DATE: NOV. 17, 2010
2. VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88)
3. HORIZONTAL DATUM: NORTH AMERICAN DATUM OF 1983 (NAD 83)
4. CENTER OF PROPOSED POLE:
LATITUDE: N 37°34'19.0176"
LONGITUDE: W 077°24'33.3106"
GROUND ELEVATION: 156'
5. OWNER: TRINITY BAPTIST CHURCH
6. APPLICANT: NTELOS
7. JURISDICTION: HENRICO COUNTY
8. MAGISTERIAL DISTRICT: FAIRFIELD
9. ZONING: M2 & R4 (SITE IN M2)
10. GPIN: 799-733-1982
11. TITLE REFERENCE: D.B. 2554, PG. 549
12. ELEVATIONS AND COORDINATES SHOWN HEREON ARE DERIVED FROM SUB-METER ACCURACY GPS.
13. THIS PARCEL APPEARS TO BE LOCATED IN ZONE "X" AS DEFINED ON F.I.R.M. 51087C0136C, DATED 12-18-07.
14. THE EXISTENCE OF TIDAL AND NON-TIDAL WETLANDS WAS NOT INVESTIGATED DURING THE COURSE OF THIS SURVEY.
15. PROPERTY LINE INFORMATION SHOWN HEREON IS BASED ON DEEDS AND MAPS OF RECORD AND TAX MAP INFORMATION. THIS SURVEY DOES NOT CONSTITUTE A BOUNDARY SURVEY. THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.



LEGAL DESCRIPTION

Lease Area
Beginning at the southeastern end of the 20' Access Easement
Thence S 71°28'17" E 15.00';
Thence S 18°31'43" W 50.00';
Thence N 71°28'17" W 50.00';
Thence N 18°31'43" E 50.00';
Thence S 71°28'17" E 35.00' to the point-of-beginning and containing 0.057 acres.

LEGAL DESCRIPTIONS

10' Utility Easement
Commencing at the Point-of-Curvature of the fore mentioned arc along the southern right-of-way line of Dill Road;
Thence with a curve turning to the right with an arc length of 104.08', with a radius of 676.20', with a chord bearing of N 60°03'41" E, with a chord length of 103.97' to the point-of-beginning of a 10' Utility Easement;
Thence S 27°45'16" E 154.34';
Thence S 46°17'32" W 80.98';
Thence S 27°54'05" W 74.95';
Thence S 60°11'27" E 18.90';
Thence S 19°11'15" W 33.82';
Thence S 11°08'04" E 33.63';
Thence S 36°10'22" E 53.85';
Thence S 71°28'17" E 68.11';
Thence S 18°31'44" W 10.00';
Thence S 71°28'17" E 10.00';
Thence N 18°31'43" E 20.00';
Thence N 71°28'17" W 74.93';
Thence N 36°10'22" W 48.44';
Thence N 11°08'04" W 28.70';
Thence N 19°11'15" E 39.41';
Thence N 60°11'27" W 17.53';
Thence N 27°54'05" E 63.66';
Thence N 46°17'32" E 86.90';
Thence N 27°45'16" W 161.41';
Thence with a curve turning to the left with an arc length of 10.01', with a radius of 676.20', with a chord bearing of S 64°53'41" W, with a chord length of 10.01' to the point-of-beginning and containing 0.123 acres.

20' Access Easement
Commencing at the Point-of-Curvature of the fore mentioned arc along the southern right-of-way line of Dill Road;
Thence with a curve turning to the right with an arc length of 117.59', with a radius of 676.20', with a chord bearing of N 60°38'02" E, with a chord length of 117.44' to the point-of-beginning of a 20' Access Easement;
Thence S 27°01'12" E 182.08';
Thence S 49°26'26" W 30.88';
Thence with a curve turning to the left with an arc length of 111.03', with a radius of 210.00', with a chord bearing of S 34°17'41" W, with a chord length of 109.74';
Thence S 19°08'56" W 28.77';
Thence with a curve turning to the left with an arc length of 61.65', with a radius of 40.00', with a chord bearing of S 25°00'23" E, with a chord length of 55.73';
Thence S 69°09'43" E 26.92';
Thence with a curve turning to the right with an arc length of 22.96', with a radius of 15.00', with a chord bearing of S 25°19'00" E, with a chord length of 20.78';
Thence S 18°31'43" W 14.57';
Thence S 71°28'17" E 20.00';
Thence N 18°31'43" E 14.57';
Thence with a curve turning to the left with an arc length of 53.57', with a radius of 35.00', with a chord bearing of N 25°19'00" W, with a chord length of 48.49';
Thence N 69°09'43" W 26.92';
Thence with a curve turning to the right with an arc length of 30.83', with a radius of 20.00', with a chord bearing of N 25°00'23" W, with a chord length of 27.86';
Thence N 19°08'56" E 28.77';
Thence with a curve turning to the right with an arc length of 100.45', with a radius of 190.00', with a chord bearing of N 34°17'41" E, with a chord length of 99.29';
Thence N 49°26'26" E 46.63';
Thence N 62°58'48" E 26.00';
Thence N 27°01'12" W 194.14';
Thence with a curve turning to the left with an arc length of 20.10', with a radius of 676.20', with a chord bearing of S 68°40'30" W, with a chord length of 20.10';
Thence S 27°01'12" E 185.25';
Thence S 62°58'48" W 6.00';
Thence N 27°01'12" W 185.73';
Thence with a curve turning to the left with an arc length of 20.04', with a radius of 676.20', with a chord bearing of S 66°27'52" W, with a chord length of 20.04' to the point-of-beginning and containing 0.315 acres.

LEGAL DESCRIPTION ~ PARENT PARCEL

Beginning at the intersection of the northwestern most property corner and Dill Road and the C&O Railroad.
Thence N 55°39'07" E 236.26';
Thence with a curve turning to the right with an arc length of 611.66', with a radius of 676.20', with a chord bearing of N 81°33'56" E, with a chord length of 591.02';
Thence S 72°31'16" E 236.20';
Thence with a curve turning to the right with an arc length of 31.41', with a radius of 20.00', with a chord bearing of N 27°31'46" W, with a chord length of 28.28';
Thence with a compound curve turning to the right with an arc length of 85.84', with a radius of 106.98', with a chord bearing of N 40°28'56" E, with a chord length of 83.56';
Thence S 63°27'14" W 70.00';
Thence S 26°32'46" E 302.88';
Thence S 61°00'51" W 451.86';
Thence N 11°39'01" W 158.19';
Thence S 61°00'48" W 456.29';
Thence N 09°43'26" W 10.77';
Thence with a curve turning to the left with an arc length of 431.95', with a radius of 1241.57', with a chord bearing of N 19°41'26" W, with a chord length of 429.77';
Thence N 29°39'26" W 128.59' to the point of beginning and containing 12.099 acres.

nTelos

SUITE 295
9011 ARBORETUM PARKWAY
RICHMOND, VA 23236
TEL: (804) 247-3898

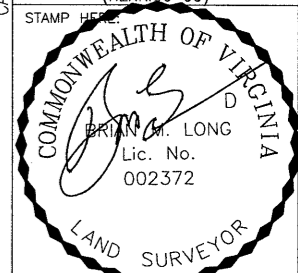
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BC
architects
engineers

5659 COLUMBIA PIKE, SUITE 101
FALLS CHURCH, VA 22041-2868
TEL: (703) 671-6000
FAX: (703) 671-6300

SHEET REVISION			
NO.	DESCRIPTION	BY	DATE
1			
2			
3			
4			
5			
6			

SITE NUMBER:
R10034
SITE NAME:
BROOKLAND PARK BOULEVARD
SITE ADDRESS:
3601 DILL ROAD
RICHMOND, VA 23222
(HENRICO CO)



LONG SURVEYING, LLC
3408 SHERWOOD BLUFF WAY
POWHATAN, VA 23139
804-314-5620

DRAWN BY:	BML
CHECKED BY:	BML
DATE DRAWN:	11-17-10
SUBMISSION:	
SHEET TITLE:	

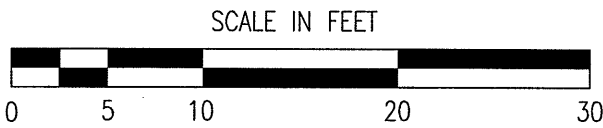
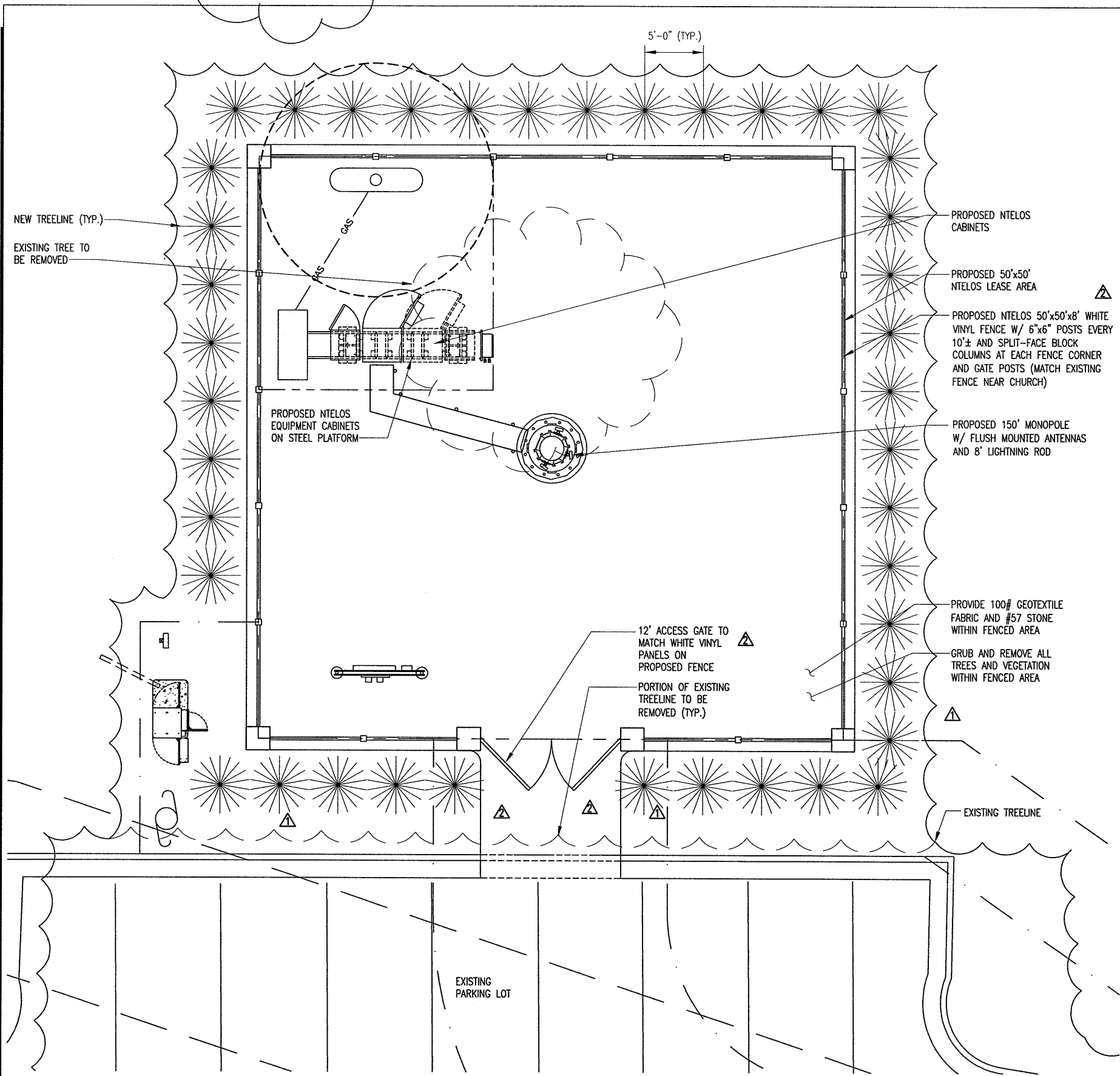
SURVEY

SHEET NUMBER:	REV. #
C-1	

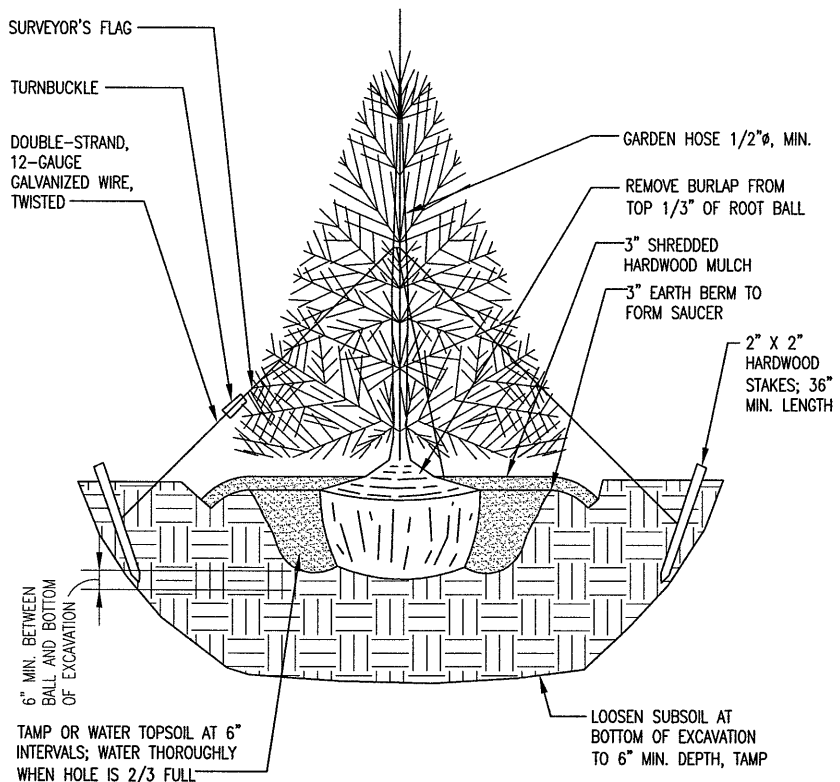
EXHIBIT B
P-4-11

020911

02-08-11 GWOLOZYN 12:13:28 Y:/Drawings - 2010/nTelos/Rawlands/R10034 - Brookland Park Blvd/Zoning 2011-2-08/L1.dwg



LANDSCAPE PLAN



- NOTE(S):
1. EVERGREEN TREE SHALL BE MIN. 5' IN HEIGHT PLANTED @ 5'-0" ON CENTER ON 5' WIDE PLANTING STRIP.
 2. SPECIES OF TREE SHALL BE LEYLAND CYPRESS.

EXHIBIT C
P-4-11

TREE DETAIL

nTelos
SUITE 295
9011 ARBORETUM PARKWAY
RICHMOND, VA 23236
TEL: (804) 247-3898

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BC
architects
engineers
5661 COLUMBIA PIKE, SUITE 200
FALLS CHURCH, VA 22041-2868
TEL: (703) 671-6000
FAX: (703) 671-6300

SHEET REVISION				
NO.	DESCRIPTION	BY	DATE	
1	PROPOSED TREE LOC & TREES	GMW	1-11-11	
2		GMW	1-24-11	
3				
4				
5				
6				

SITE NUMBER:
R10034
SITE NAME:
BROOKLAND PARK BOULEVARD
SITE ADDRESS:
3601 DILL ROAD
RICHMOND, VA 23222
(HENRICO CO)

COMMONWEALTH OF VIRGINIA
Christopher D. Morin
CHRISTOPHER D. MORIN
No. 032984
2.8.11
PROFESSIONAL ENGINEER

DRAWN BY:	AGT
CHECKED BY:	CDM
DATE DRAWN:	12-15-10
SUBMISSION:	ZONING

LANDSCAPE
PLAN

SHEET NUMBER:	REV. #
L-1	2