

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

PUP2019-00012
Zoning
Telecommunications Tower
Varina District
600 Feet
PS July 2019 Ref: 853-686-0145



COMMONWEALTH OF VIRGINIA

COUNTY OF HENRICO

October 15, 2019

John A. Vithoulikas
County Manager

Verizon Wireless
1831 Rady Court
Richmond, VA 23222

Re: Rezoning Case PUP2019-00012

Dear Sir/Madam:

The Board of Supervisors at its meeting on October 8, 2019, approved 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 allow a monopole communication tower up to 199' in height and related equipment on part of Parcel 853-686-0145 located on the north line of Warriner Road, approximately 1400' west of its intersection with Cookes Farm Drive, subject to the following conditions:

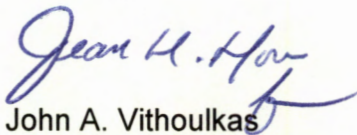
1. The communication tower shall be a monopole style as illustrated on Exhibit C (see case file) and shall not exceed a maximum height of 199 feet, including any attached equipment.
2. Electric wires and other cables shall be prohibited on the exterior of the telecommunication tower.
3. A landscaping plan consistent with Exhibit B (see case file) shall be submitted with the building permit application to ensure adequate preservation of existing vegetation for screening.
4. This permit shall apply only to the 6,400 square foot lease area identified on Exhibit A (see case file).
5. 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.
6. 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.
7. 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

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.

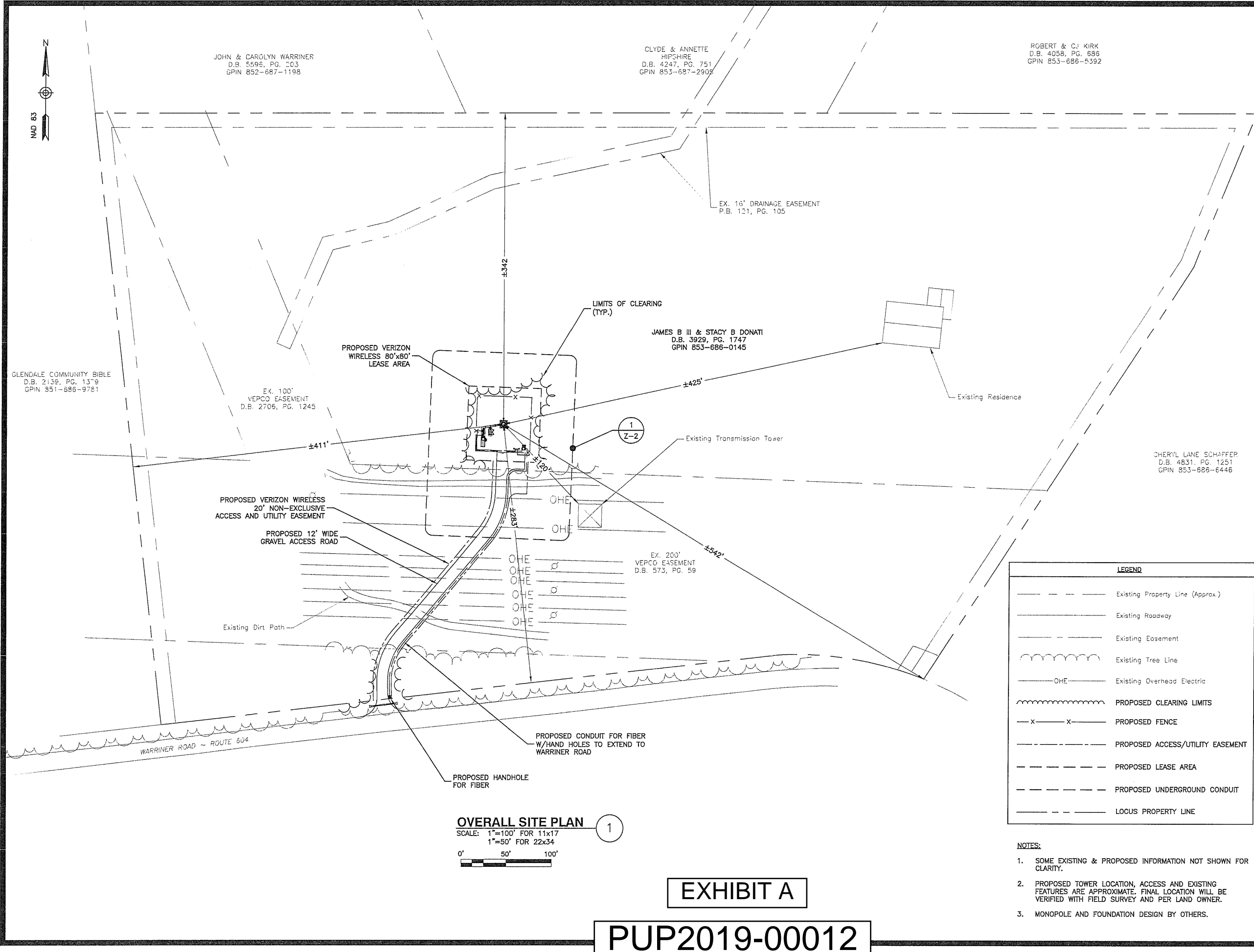
8. The co-location of as many additional users as technically feasible shall be allowed at this site.
9. Prior to the co-location of any carrier's antennas or addition of equipment lease space, a revised site plan and equipment placement details shall be submitted to the Planning Department for approval.
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. If ownership of the lease is transferred to another provider, the new owner shall submit a Transfer of Provisional Use Permit.
12. 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.

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

Sincerely,


John A. Vithoulkas
County Manager

pc: James & Stacy Donati
Mr. Andrew M. Condlin, Esquire
Director, Real Estate Assessment
Police, Special Services



VERIZON WIRELESS
1831 RADY COURT
RICHMOND, VA 23222

WARRINER ROAD

ZONING DRAWINGS

B	07/18/19	FOR ZONING REVIEW
A	05/02/19	FOR ZONING REVIEW

Dewberry Engineers Inc.
4805 Lake Brook Drive, Suite 200
Glen Allen, VA 23060
Phone: 804.290.7957
Fax: 804.290.7928
www.dewberry.com

DRAWN BY: HGS

REVIEWED BY: BAR

CHECKED BY: DRM

PROJECT NUMBER: 50099131

SITE ADDRESS:

8159 WARRINER ROAD
HENRICO, VA 23231

SHEET TITLE

OVERALL SITE PLAN

SHEET NUMBER

Z-1

EXHIBIT A

PUP2019-00012

LEGEND	
	Existing Property Line (Approx.)
	Existing Roadway
	Existing Easement
	Existing Tree Line
	Existing Overhead Electric
	PROPOSED CLEARING LIMITS
	PROPOSED FENCE
	PROPOSED ACCESS/UTILITY EASEMENT
	PROPOSED LEASE AREA
	PROPOSED UNDERGROUND CONDUIT
	LOCUS PROPERTY LINE

- NOTES:
- SOME EXISTING & PROPOSED INFORMATION NOT SHOWN FOR CLARITY.
 - PROPOSED TOWER LOCATION, ACCESS AND EXISTING FEATURES ARE APPROXIMATE. FINAL LOCATION WILL BE VERIFIED WITH FIELD SURVEY AND PER LAND OWNER.
 - MONOPOLE AND FOUNDATION DESIGN BY OTHERS.

OVERALL SITE PLAN 1

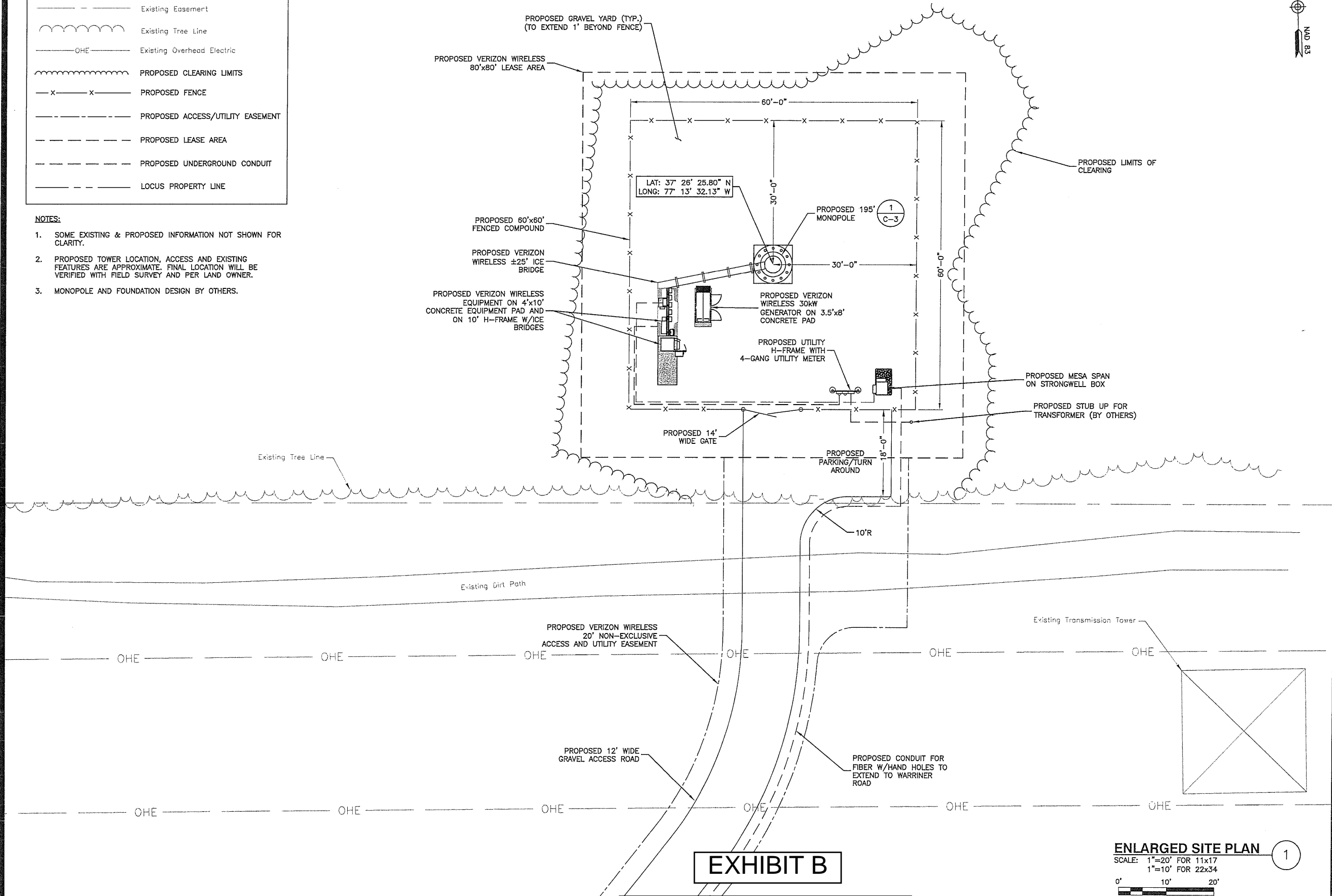
SCALE: 1"=100' FOR 11x17
1"=50' FOR 22x34

0' 50' 100'

LEGEND	
	Existing Roadway
	Existing Easement
	Existing Tree Line
	Existing Overhead Electric
	PROPOSED CLEARING LIMITS
	PROPOSED FENCE
	PROPOSED ACCESS/UTILITY EASEMENT
	PROPOSED LEASE AREA
	PROPOSED UNDERGROUND CONDUIT
	LOCUS PROPERTY LINE

NOTES:

1. SOME EXISTING & PROPOSED INFORMATION NOT SHOWN FOR CLARITY.
2. PROPOSED TOWER LOCATION, ACCESS AND EXISTING FEATURES ARE APPROXIMATE. FINAL LOCATION WILL BE VERIFIED WITH FIELD SURVEY AND PER LAND OWNER.
3. MONOPOLE AND FOUNDATION DESIGN BY OTHERS.



LEGEND		
A.G.L.	—	ABOVE GROUND LEVEL
C.L.	—	CENTER LINE

- NOTES:
1. SOME EXISTING AND PROPOSED INFORMATION NOT SHOWN FOR CLARITY.
 2. A.G.L. — ABOVE GROUND LEVEL
C.L. — CENTER LINE
A.M.S.L. — ABOVE MEAN SEA LEVEL
 3. PROPOSED TOWER LOCATION, ACCESS AND EXISTING FEATURES ARE APPROXIMATE. FINAL LOCATION WILL BE VERIFIED WITH FIELD SURVEY AND PER LAND OWNER
 4. MONOPOLE AND FOUNDATION DESIGN BY OTHERS.
 5. CONTRACTOR SHALL CONTACT "MISS UTILITY" (1-800-552-7001) FOR IDENTIFICATION OF UNDERGROUND UTILITIES PRIOR TO START OF CONSTRUCTION.
 6. ALL PROPOSED WORK AND CABLE PLACEMENT SHALL BE IN ACCORDANCE WITH TOWER STRUCTURAL ANALYSIS BY OTHERS.
 7. CONTRACTOR SHALL COORDINATE ANTENNA AZIMUTHS WITH RF WORKSHEET.

PROPOSED 4' LIGHTNING ROD

PROPOSED VERIZON WIRELESS ANTENNA (4/SECTOR, TYP. OF 12)

HIGHEST APPURTENANCE/LIGHTNING ROD
ELEV. = 199' A.G.L.

TOP OF PROPOSED TOWER
ELEV. = 195' A.G.L.

C.L. OF PROPOSED ANTENNAS
ELEV. = 192' A.G.L.

PROPOSED VERIZON WIRELESS 195' MONOPOLE (SEE NOTE 3)

PROPOSED 60'x60' FENCED COMPOUND

ELEVATION

SCALE: 1"=20' FOR 11x17
1"=10' FOR 22x34

0' 10' 20'



VERIZON WIRELESS
1831 RADY COURT
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WARRINER ROAD

ZONING DRAWINGS		
B	07/18/19	FOR ZONING REVIEW
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DRAWN BY:	HGS
REVIEWED BY:	BAR
CHECKED BY:	DRM
PROJECT NUMBER:	50099131
SITE ADDRESS:	

8159 WARRINER ROAD
HENRICO, VA 23231

SHEET TITLE

ELEVATION

SHEET NUMBER

Z-3

EXHIBIT C

PUP2019-00012