

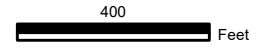
PROPOSED TOWER

PUP-2023-100204

Zoning

Telephone Communications Tower

Varina District



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

April 16, 2024

NB+C, LLC
120 Eastshore Drive, Ste. 300
Glen Allen, VA 23059

RE: Provisional Use Permit PUP-2023-100204

Dear Mr. Fletcher:

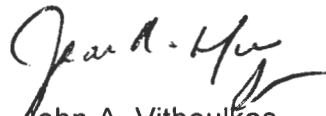
The Board of Supervisors, at its meeting on April 9, 2024, approved your request for a Provisional Use Permit under Sections 24-4205 and 24-4314.F of Chapter 24 of the County Code to allow a telecommunication tower on part of Parcel 822-691-1198 located on the western line of Doran Road, approximately 500' south of its intersection with Macallan Parkway, 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 shall be submitted with the building permit application to ensure existing vegetation is preserved to provide the buffers as shown on Exhibit A (see case file).
4. This permit shall apply only to the 3,600 square foot lease area identified on Exhibit B (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 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.
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.

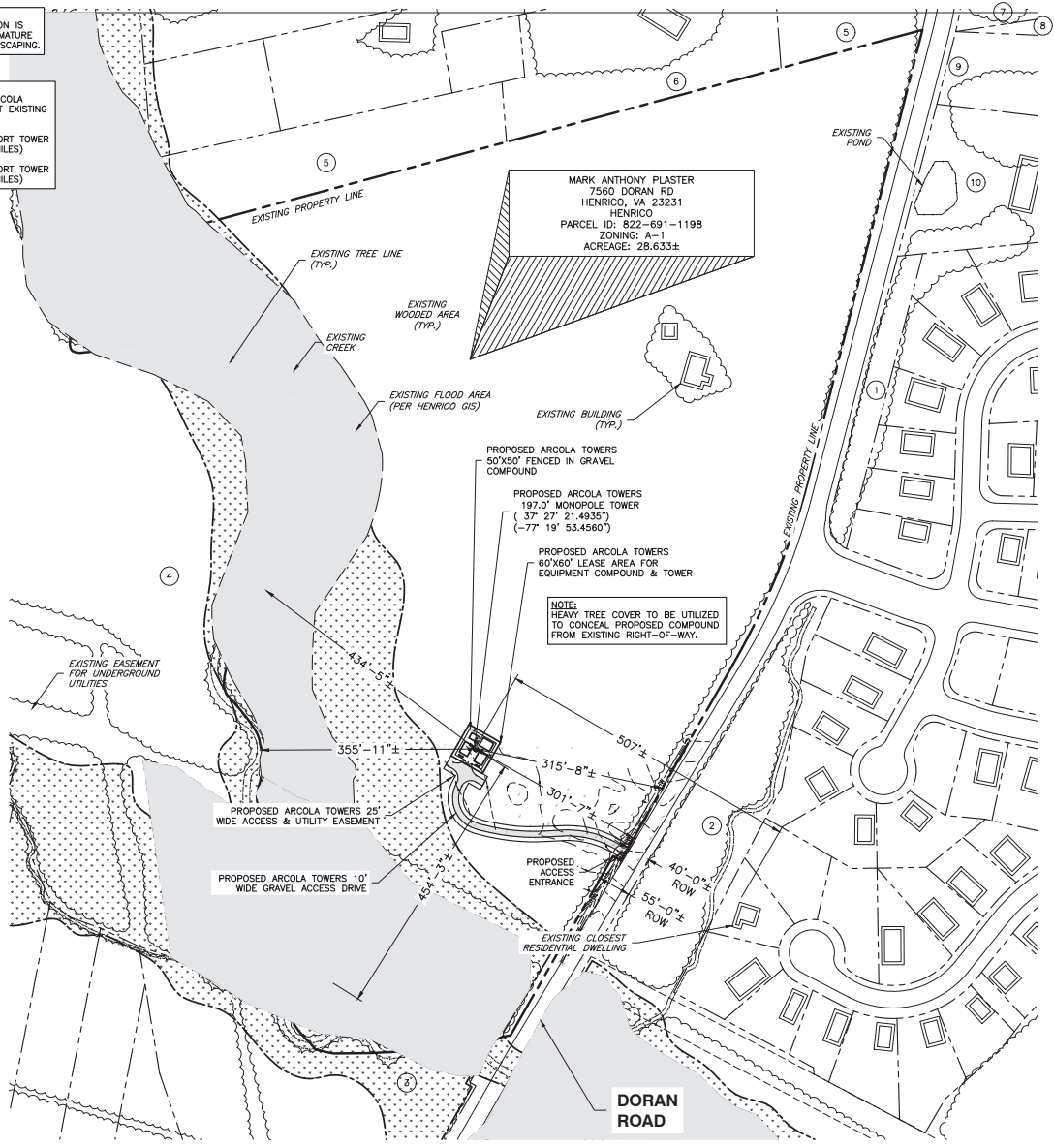
Sincerely,


John A. Vithoukas
County Manager

pc: Mark Anthony Plaster
Ryan Foltz
Director, Real Estate Assessment

NOTE:
PROPOSED COMPOUND LOCATION IS SURROUNDED BY HEAVY AND MATURE TREE COVER IN LIEU OF LANDSCAPING.

NOTE:
DISTANCE FROM PROPOSED ARCOLA MONOPOLE TOWER TO NEAREST EXISTING TELECOMMUNICATIONS TOWERS:
- ATC 250' TALL SELF-SUPPORT TOWER (APPROX. DISTANCE: 3.44 MILES)
- ATC 105' TALL SELF-SUPPORT TOWER (APPROX. DISTANCE: 3.95 MILES)



MARK ANTHONY PLASTER
7560 DORAN RD
HENRICO, VA 23231
HENRICO
PARCEL ID: 822-691-1198
ZONING: A-1
ACREAGE: 28.633±

PROPOSED ARCOLA TOWERS
60'X60' FENCED IN GRAVEL
COMPOUND

PROPOSED ARCOLA TOWERS
197.0' MONOPOLE TOWER
(37' 27" 21.4935'
(-77' 19" 53.4560')

PROPOSED ARCOLA TOWERS
60'X60' LEASE AREA FOR
EQUIPMENT COMPOUND & TOWER

NOTE:
HEAVY TREE COVER TO BE UTILIZED
TO CONCEAL PROPOSED COMPOUND
FROM EXISTING RIGHT-OF-WAY.

PROPOSED ARCOLA TOWERS 25'
WIDE ACCESS & UTILITY EASEMENT

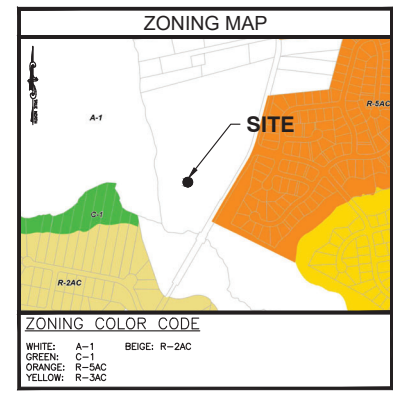
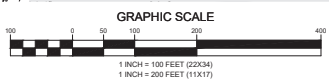
PROPOSED ARCOLA TOWERS 10'
WIDE GRAVEL ACCESS DRIVE

PROPOSED
ACCESS
ENTRANCE

EXISTING CLOSEST
RESIDENTIAL DWELLING

DORAN
ROAD

1 SITE PLAN
SCALE: 1" = 100' (22X34)
SCALE: 1" = 200' (11X17)



GENERAL NOTES

1. THIS PLAN IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
2. NO SIGNIFICANT NOISE, SMOKE, DUST, OR ODOR WILL RESULT FROM THIS FACILITY.
3. THE FACILITY IS UNMANNED AND NOT INTENDED FOR HUMAN HABITATION. THERE IS NO HANDICAP ACCESS REQUIRED.
4. THE FACILITY IS UNMANNED AND DOES NOT REQUIRE POTABLE WATER OR SANITARY SERVICE.

LEGEND

---	PROPERTY LINE - SUBJECT PARCEL
---	PROPERTY LINE - ABUTERS
---	EXISTING ROAD
---	PROPOSED ROAD
---	EXISTING FENCE
---	PROPOSED FENCE
---	EXISTING EASEMENT
---	PROPOSED EASEMENT
---	PROPOSED LEASE AREA
---	EXISTING OVERHEAD UTILITY LINES
---	EXISTING FLOOD AREA
---	EXISTING CREEK
---	EXISTING WATER
---	EXISTING BUILDING

ZONING INFORMATION

JURISDICTION: HENRICO

ZONING: A-1

DIMENSION	REQUIRED ±	PROPOSED ±
FRONT YARD SETBACK:	50'	301.7'
SIDE YARD SETBACK:	40'	454.3'
REAR YARD SETBACK:	50'	434.0'
DWELLING SETBACK:	400'	507'
EAST SETBACK:	-	315.0'
WEST SETBACK:	-	355.11'
TOWER FALL ZONE	-	30.0'

LOT AREA: 28.633 ± ACRES
(ALL MEASUREMENTS ARE IN FEET ± UNLESS OTHERWISE NOTED)

ENGINEERING FIRM

NB+C
TOTALLY COMMITTED.

NB+C ENGINEERING SERVICES, LLC.
120 EASTSHORE DRIVE, SUITE 300
GLEN ALLEN, VA 23059
(804) 548-0719

APPLICANT

arcola TOWERS

PO BOX 2150
MIDDLEBURG, VA 20118

CARRIER

dish wireless.

SITE INFORMATION

DORAN ROAD
ARCOLA TOWERS RAWLAND
NB+C PROJECT #: 101019
7560 DORAN RD
HENRICO, VA 23231
HENRICO COUNTY

REVISIONS

REV	DATE	DESCRIPTION	BY
6	02/12/24	REVISED	CCS
5	12/13/23	FNALS	KLB
4	11/02/23	REVISED	KLB
3	09/14/23	REVISED	KLB
2	08/17/23	REVISED	AT
1	08/07/23	REVISED	AT
0	08/03/23	PRELIMINARY ZDIS	CCS

PROFESSIONAL STAMP

ENGINEER

JOHN A. DAUGHTREY III, P.E.
VIRGINIA PROFESSIONAL ENGINEER
LICENSE #0402052122

SHEET TITLE

SITE PLAN

SHEET NUMBER

Z-1

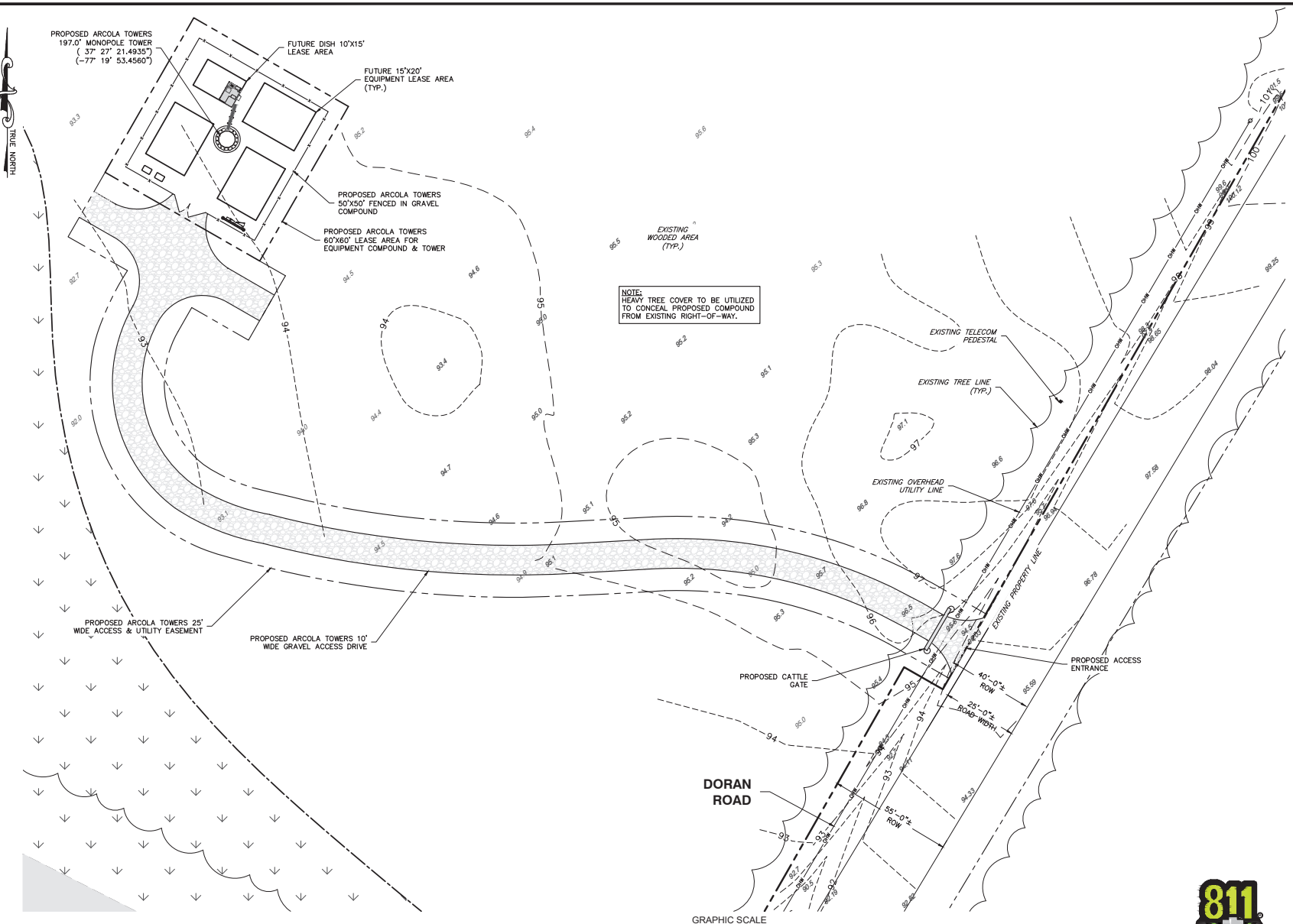
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NOTE:
HEAVY TREE COVER TO BE UTILIZED
TO CONCEAL PROPOSED COMPOUND
FROM EXISTING RIGHT-OF-WAY.

1 ENLARGED SITE PLAN
SCALE: 1/16" = 1' (22X34)
Z-3 SCALE: 1/32" = 1' (11X17)

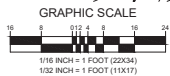


EXHIBIT A

PUP-2023-100204



ENGINEERING FIRM
NB+C
TOTALLY COMMITTED.
 NB+C ENGINEERING SERVICES, LLC.
 120 EASTSHORE DRIVE, SUITE 300
 GLEN ALLEN, VA 23059
 (804) 548-0719

APPLICANT

ARCOLA TOWERS
 PO BOX 2150
 MIDDLEBURG, VA 20118

CARRIER

dish wireless.

SITE INFORMATION
 DORAN ROAD
 ARCOLA TOWERS RAWLAND
 NB+C PROJECT #: 101019
 7560 DORAN RD
 HENRICO, VA 23231
 HENRICO COUNTY

DESIGN RECORD

REV	DATE	DESCRIPTION	BY
6	02/12/24	REVISED	CCS
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1	08/07/23	REVISED	AT
0	08/03/23	PRELIMINARY 2D'S	CCS

PROFESSIONAL STAMP

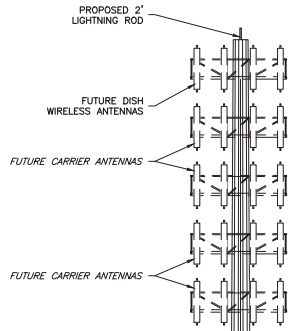
 JOHN A. DAUGHTREY III
 DAUGHTREY III
 Lic. No. 0402052122
 02/12/24
 PROFESSIONAL ENGINEER

ENGINEER
 JOHN A. DAUGHTREY III, P.E.
 VIRGINIA PROFESSIONAL ENGINEER
 LICENSE #0402052122

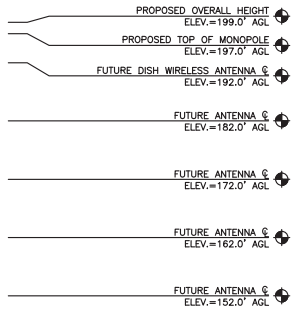
SHEET TITLE
ENLARGED SITE PLAN

SHEET NUMBER
Z-3

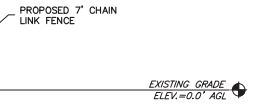
NOTE:
FAA DOES NOT REQUIRE LIGHTING ON PROPOSED TOWER.



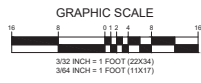
PROPOSED ARCOLA TOWERS
197.0' MONOPOLE TOWER
(37' 27" 21.4935"
-77 19' 53.4560")



NOTE:
1. THE PROPOSED TOWER SHALL BE GALVANIZED STEEL FINISH OR, SUBJECT TO ANY APPLICABLE FAA STANDARDS, BE PAINTED A NEUTRAL COLOR.



1 ELEVATION
VERTICAL SCALE: 3/32" = 1' (22X34)
VERTICAL SCALE: 3/64" = 1' (11X17)



GENERAL NOTES

- THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES, ORDINANCES, LAWS AND REGULATIONS OF ALL MUNICIPALITIES, UTILITIES COMPANY OR OTHER PUBLIC AUTHORITIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTIONS THAT MAY BE REQUIRED BY ANY FEDERAL, STATE, COUNTY OR MUNICIPAL AUTHORITIES.
- THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER, IN WRITING, OF ANY CONFLICTS, ERRORS OR OMISSIONS PRIOR TO THE SUBMISSION OF BIDS OR PERFORMANCE OF WORK. MINOR OMISSIONS OR ERRORS IN THE BID DOCUMENTS SHALL NOT RELIEVE THE CONTRACTOR FROM RESPONSIBILITY FOR THE OVERALL INTENT OF THESE DRAWINGS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING SITE IMPROVEMENTS PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL REPAIR ANY DAMAGE CAUSED AS A RESULT OF CONSTRUCTION OF THIS FACILITY.
- THE SCOPE OF WORK FOR THIS PROJECT SHALL INCLUDE PROVIDING ALL MATERIALS, EQUIPMENT AND LABOR REQUIRED TO COMPLETE THIS PROJECT. ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
- THE CONTRACTOR SHALL VISIT THE PROJECT SITE PRIOR TO SUBMITTING A BID TO VERIFY THAT THE PROJECT CAN BE CONSTRUCTED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
- CONTRACTOR SHALL VERIFY ANTENNA ELEVATION AND AZIMUTH WITH RF ENGINEERING PRIOR TO INSTALLATION.
- TRANSMITTER EQUIPMENT AND ANTENNAS ARE DESIGNED TO MEET ANS/TIA 222-H REQUIREMENTS.
- ALL STRUCTURAL ELEMENTS SHALL BE HOT DIPPED GALVANIZED STEEL.
- CONTRACTOR SHALL MAKE A UTILITY "ONE CALL" TO LOCATE ALL UTILITIES PRIOR TO EXCAVATING.
- IF ANY UNDERGROUND UTILITIES OR STRUCTURES EXIST BENEATH THE PROJECT AREA, CONTRACTOR MUST LOCATE IT AND CONTACT THE APPLICANT & THE OWNER'S REPRESENTATIVE.
- OCCUPANCY IS LIMITED TO PERIODIC MAINTENANCE AND INSPECTION BY TECHNICIANS APPROXIMATELY 2 TIMES PER MONTH.
- PRIOR TO THE INSTALLATION OF THE PROPOSED EQUIPMENT OR MODIFICATION OF THE EXISTING STRUCTURE, A STRUCTURAL ANALYSIS SHALL BE PERFORMED BY THE OWNER'S AGENT TO CERTIFY THAT THE EXISTING/PROPOSED COMMUNICATION STRUCTURE AND COMPONENTS ARE STRUCTURALLY ADEQUATE TO SUPPORT ALL EXISTING AND PROPOSED ANTENNAS, COAXIAL CABLES AND OTHER APPURTENANCES.
- PROPERTY LINE INFORMATION WAS PREPARED USING DEEDS, TAX MAPS, AND PLANS OF RECORD AND SHOULD NOT BE CONSTRUED AS AN ACCURATE BOUNDARY SURVEY.
- THIS PLAN IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
- THE PROPOSED FACILITY WILL CAUSE ONLY A "DE MINIMIS" INCREASE IN STORMWATER RUNOFF. THEREFORE, NO DRAINAGE STRUCTURES ARE PROPOSED.
- NO SIGNIFICANT NOISE, SMOKE, DUST, OR ODOR WILL RESULT FROM THIS FACILITY.
- THE FACILITY IS UNMANNED AND NOT INTENDED FOR HUMAN HABITATION (NO HANDICAP ACCESS REQUIRED).
- THE FACILITY IS UNMANNED AND DOES NOT REQUIRE POTABLE WATER OR SANITARY SERVICE.
- POWER TO THE FACILITY WILL BE MONITORED BY A SEPARATE METER.

NOTE:
STRUCTURAL ANALYSIS OF STRUCTURE PERFORMED INDEPENDENT FROM THESE DRAWINGS.

ENGINEERING FIRM
NB+C
TOTALLY COMMITTED.
NB+C ENGINEERING SERVICES, LLC.
120 EASTSHORE DRIVE, SUITE 300
GLENN ALLEN, VA 22059
(804) 548-0719

APPLICANT
arcola TOWERS
PO BOX 2150
MIDDLEBURG, VA 20118

CARRIER
dish wireless.

SITE INFORMATION
DORAN ROAD
ARCOLA TOWERS RAWLAND
NB+C PROJECT #: 101019
7560 DORAN RD
HENRICO, VA 23231
HENRICO COUNTY

REVISIONS

REV	DATE	DESCRIPTION	BY
6	02/12/24	REVISED	CCS
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0	08/03/23	PRELIMINARY 2DS	CCS

PROFESSIONAL STAMP

ENGINEER
JOHN A. DAUGHTREY III, P.E.
VIRGINIA PROFESSIONAL ENGINEER
LICENSE #0402052122

SHEET TITLE
TOWER ELEVATION & NOTES

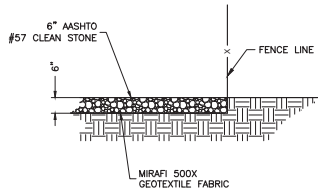
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C-2



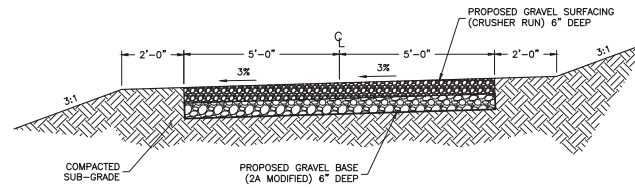
EXHIBIT C

PUP-2023-100204

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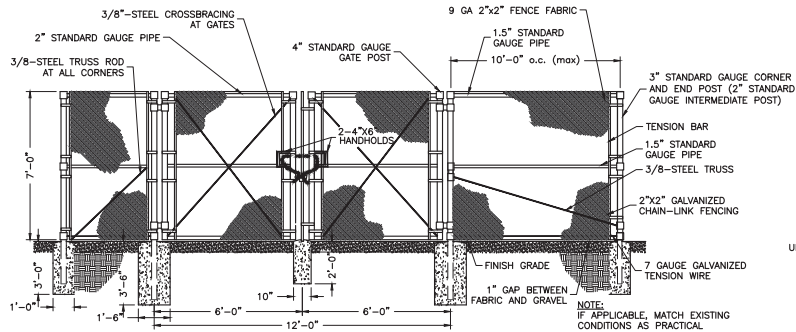


1 GRAVEL COMPOUND DETAIL
C-3 NTS

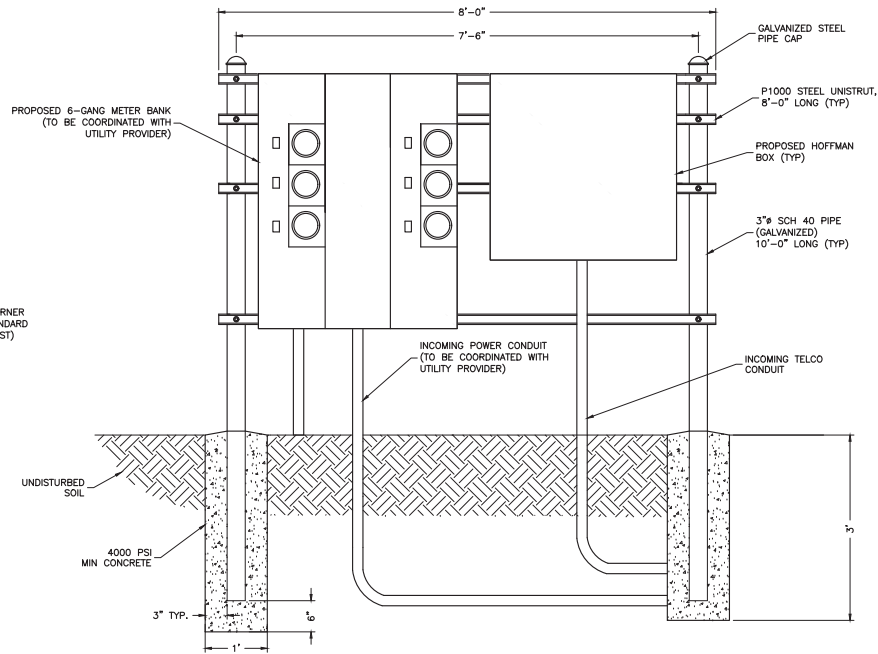


- NOTE:
- CONTRACTOR TO USE 6" DEEP GRAVEL BASE (2A MODIFIED) AS MEANS OF ACCESS FOR ALL HEAVY CONSTRUCTION TRAFFIC. PROPOSED GRAVEL SURFACE (6" DEEP CRUSHER RUN) TO BE INSTALLED AFTER ALL MAJOR CONSTRUCTION HAS BEEN COMPLETED.
 - THE PROPOSED ROAD MUST BE KEYPED INTO THE EXISTING GRADE. THE FINAL FINISHED GRADE SHALL BE FLUSH WITH THE EXISTING GRADE TO ALLOW FOR PROPER DRAINAGE ACROSS THE ROAD.

2 PROPOSED GRAVEL DRIVEWAY TYPICAL SECTION
C-3 NTS



3 TYPICAL FENCE AND GATE DETAIL
C-3 NTS



4 6-GANG METER BANK H-FRAME
C-3 NTS

NB+C
TOTALLY COMMITTED.
NB+C ENGINEERING SERVICES, LLC.
120 EASTSHORE DRIVE, SUITE 300
GLEN ALLEN, VA 23059
(804) 548-0279

arcola TOWERS
PO BOX 2150
MIDDLEBURG, VA 20118

dish wireless.

DORAN ROAD
ARCOLA TOWERS RAWLAND
NB+C PROJECT #: 101019
7560 DORAN RD
HENRICO, VA 23231
HENRICO COUNTY

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PROFESSIONAL STAMP

ENGINEER
 JOHN A. DAUGHTREY III, P.E.
 VIRGINIA PROFESSIONAL ENGINEER
 LICENSE #0402052122

SHEET TITLE
CONSTRUCTION DETAILS I

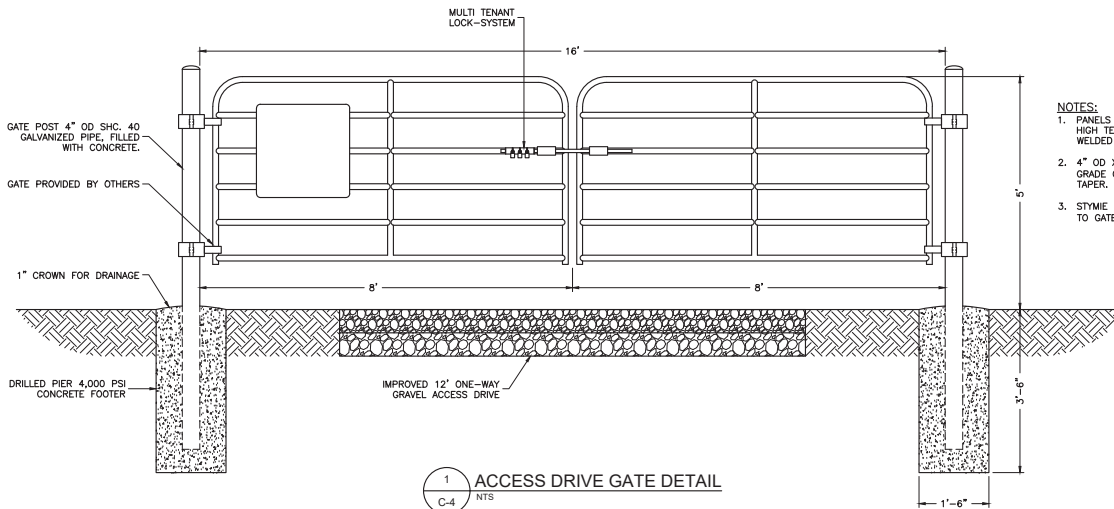
SHEET NUMBER
C-3



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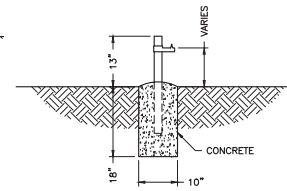
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1 ACCESS DRIVE GATE DETAIL
C-4 NTS

- NOTES:
1. PANELS TO BE 4'X8' GALVANIZED TUBULAR STEEL 2" OD X 16GAUGE HIGH TENSILE WELDED STEEL. HEAVY DUTY MOUNT HARDWARE TO BE WELDED TO THE SUPPORT POSTS.
 2. 4" OD X 8" LONG SCH. 40 STEEL INSTALLED 3/8" BELOW EXISTING GRADE CONCRETE TO 1" ABOVE EXISTING GRADE AT POST BASE AND TAPER. FILL POST COMPLETELY WITH CONCRETE CAP.
 3. STYMIE SECURITY LOCK: STANDARD GALVANIZED 2" LOCK SYSTEM WELDED TO GATE CROSS SUPPORTS 5-2" SLEEVES WITH SLOTTED HASPS.



2 GATE KEEPER DETAIL
C-4 NTS

ENGINEERING FIRM	 <p>TOTALLY COMMITTED.</p> <p>NB+C ENGINEERING SERVICES, LLC. 120 EASTSHORE DRIVE, SUITE 300 GLEN ALLEN, VA 23059 (804) 548-0719</p>																																
APPLICANT	 <p>ARCOLA TOWERS PO BOX 2150 MIDDLEBURG, VA 20118</p>																																
CARRIER																																	
SITE INFORMATION	<p>DORAN ROAD ARCOLA TOWERS RAWLAND NB+C PROJECT #: 101019 7560 DORAN RD HENRICO, VA 23231 HENRICO COUNTY</p>																																
DESIGN RECORD	<table border="1"> <thead> <tr> <th>REV</th> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td>6</td> <td>02/12/24</td> <td>REVISED</td> <td>CCS</td> </tr> <tr> <td>5</td> <td>12/13/23</td> <td>FNALS</td> <td>KLB</td> </tr> <tr> <td>4</td> <td>11/02/23</td> <td>REVISED</td> <td>KLB</td> </tr> <tr> <td>3</td> <td>09/14/23</td> <td>REVISED</td> <td>KLB</td> </tr> <tr> <td>2</td> <td>08/17/23</td> <td>REVISED</td> <td>AT</td> </tr> <tr> <td>1</td> <td>08/07/23</td> <td>REVISED</td> <td>AT</td> </tr> <tr> <td>0</td> <td>08/03/23</td> <td>PRELIMINARY ZDIS</td> <td>CCS</td> </tr> </tbody> </table>	REV	DATE	DESCRIPTION	BY	6	02/12/24	REVISED	CCS	5	12/13/23	FNALS	KLB	4	11/02/23	REVISED	KLB	3	09/14/23	REVISED	KLB	2	08/17/23	REVISED	AT	1	08/07/23	REVISED	AT	0	08/03/23	PRELIMINARY ZDIS	CCS
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ENGINEER	<p>JOHN A. DAUGHTREY III, P.E. VIRGINIA PROFESSIONAL ENGINEER LICENSE #0402052122</p>																																
SHEET TITLE	<p>CONSTRUCTION DETAILS II</p>																																
SHEET NUMBER	<p>C-4</p>																																



Know what's below.
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