

County of Sussex, Virginia

Board of Supervisors

Public Hearing Items

Thursday, November 15, 2018

Beginning at 7:00p.m.

Board of Supervisor Members

The Honorable Susan B. Seward, Chairperson
The Honorable Keith C. Blowe, Vice Chairperson
The Honorable C. Eric Fly Sr., Supervisor
The Honorable Alfred G. Futrell, Supervisor
The Honorable John A. Stringfield, Supervisor
The Honorable Rufus E. Tyler, Supervisor
The Honorable Steve White, Tiebreaker

General District Courtroom
Sussex County Judicial Center
15098 Courthouse Road
Sussex, Virginia 23884

ORDINANCE AMENDMENT #2018-01



MEMORANDUM

TO: Members, Board of Supervisors
Vandy V. Jones III, County Administrator

FROM: Andre M. Greene, Director of Community Development *AMG*

RE: Ordinance Amendment #2018-01: Article XX, Section 16-369 (Use Regulations for Communication Towers and Antennas)

DATE: November 6, 2018

An ordinance is proposed to amend Article XX (Regulations for Communication Antennas and Towers), Section 16-369 (Use Regulations for Communications Towers and Antennas) of the Zoning Ordinance by deleting the maximum height requirement of 250 feet.

The Planning Commission held a public hearing on October 1, 2018 to consider this matter and voted unanimously (8-0) to forward the item to the Board of Supervisors with a recommendation for approval.

Attached for the Board's review and consideration are the staff report and the proposed ordinance amendment.

STAFF REPORT – Ordinance Amendment #2018-01

This staff report is prepared by the Sussex County Planning Department to provide information to the Planning Commission and the Board of Supervisors to assist both bodies in making a recommendation on this application. It may also be useful to the members of the general public interested in this application.

SUMMATION

Verizon Wireless has requested a Conditional Use Permit to construct a 300 foot high communication tower off College. The current design and lighting requirements of Section 16-369 of the Zoning Ordinance restrict the height of towers to a maximum of 250 feet. Therefore, staff is requesting that the height limitation be removed from Section 16-369 (see attached).

The height restriction of 250 feet was an arbitrary limit that was part of a model ordinance being recommended for adoption at that time (2000). The removal of the height restriction will allow conditional use permit applications to be considered on a case-by-case basis. The required height of new communication towers will vary across the County when taking into consideration topography of the land and other engineering factors.

Verizon Wireless requires a new tower to be a height of 300 feet to enhance their wireless communication service.

PLANNING COMMISSION’S RECOMMENDATION - APPROVAL

The Planning Commission held a public hearing on October 1, 2018 to consider this matter and voted unanimously (8-0) to forward the item to the Board of Supervisors with a recommendation for approval.

whether the installation of a tower or antenna complies with district regulations, the dimensions of the entire lot shall control, even though the antennas or towers may be located on leased area within such lots. Towers that are constructed and antennas that are not installed, in accordance with the provisions of this supplementary regulation shall not be deemed to constitute the expansion of a nonconforming use or structure.

Inventory of Existing Sites. Each applicant for an antenna and/or tower shall provide to the County an inventory of its existing facilities that are either in the locality or within five (5) miles of the border thereof, including specific information about the location, height, and existing use and available capacity of each tower. The County may share such information with other applicants applying for approvals or a conditional use permit under this supplementary regulation or other organizations seeking to locate antennas within the jurisdiction of the County, provided, however, that the County shall not, by sharing such information, in any way represent or warrant that such sites are available or suitable.

Design and Lighting. The requirements set forth in this section shall govern the location of all towers and the installation of all antennas governed by this supplementary regulation.

1. Unless otherwise allowed under the conditions of a conditional use permit, or as a requirement of the Federal Aviation Administration (FAA), all towers shall have a galvanized steel finish. If the FAA requires painting, the applicant must provide documentary evidence from the FAA requiring such painting to the County. Should the applicant request to construct the tower from materials other than galvanized steel, the applicant shall state the reasons for the request in the application, and the applicant shall also furnish the County with photographs, videos, or some other visual sample of the proposed finish.
2. Dish antennas shall be of neutral, non-reflective color with no logos.
3. At a facility site, the design of the buildings and related structures shall, to the fullest extent possible, use materials, colors, textures, screening, and landscaping that will blend the tower facilities to the natural setting and surrounding structures.
4. If an antenna is installed on a structure other than a tower, the antenna and supporting electrical and mechanical equipment must be of a neutral color that is identical to, or closely compatible with, the color of the supporting-structure so as to make the antenna and related equipment as visually unobtrusive as possible.
5. Towers shall not be artificially lighted, unless required by the FAA or other applicable authority. If lighting is required, the County may review the available lighting alternatives and approve the design that would cause the least disturbance to surrounding views.
6. No advertising of any type may be placed on the tower or accompanying facility unless as part of retrofitting an existing sign structure.
7. ~~To permit co-location, the tower shall be designed and constructed to permit extensions to maximum height of 250 feet.~~
8. Towers shall be designed to collapse within the lot lines or lease area, where appropriate, in case of structural failure.
9. An engineering report, certifying that the proposed tower is compatible for co-location with a minimum of four (4) users including the primary user, must be submitted. If the tower to be constructed cannot accommodate 4 users, then a report must be submitted that describes the design limitations for co-location.
10. The use of the proposed tower and any transmission from such tower shall not interfere with other radio, television (cable and commercial) and other telecommunications and/or electronic and electrical transmissions in the area.

Federal Requirements. All towers and antennas must meet or exceed current standard and regulations of the FAA, the FCC and any other agency of the federal government with the authority to regulate towers and antennas. This requirement includes meeting all regulatory emission standards established by the FCC. The County, at its discretion, may request certification from a licensed professional engineer experienced with the design and operations of towers and antennas that the emissions from the facility will not exceed the

CONDITIONAL USE PERMIT #2018-01



MEMORANDUM

TO: Members, Board of Supervisors
Vandy V. Jones III, County Administrator

FROM: Andre M. Greene, Director of Community Development *AMG*

RE: Conditional Use Permit #2018-01: Verizon Wireless, applicant

DATE: November 6, 2018

Pursuant to Section 16-369, of the Zoning Ordinance, the applicant, Verizon Wireless, seeks a conditional use permit to construct and operate a new 300 foot self-supporting communication tower and related accessory improvements on tax map number 100-A-5 (consisting of 65 acres). The parcel in question is owned by Michael F. Parson, successor trustee to Frederick P. Parson, and Joyce R. Parson Trustees of the Frederick P. Parson Living Trust. The affected site is zoned A-1, General Agricultural, District and is located on the south line of College Road (Route 616) approximately 2,350 feet west of the intersection of College Road (Route 616) and Walkers Mill Road (Route 619), in the Stony Creek Election District.

The Planning Commission held a public hearing on October 1, 2018 to consider this matter and voted unanimously (8-0) to forward the item to the Board of Supervisors with a recommendation for approval.

Attached for your review are the staff report and supporting documents.

STAFF REPORT - Conditional Use Permit Application #2018-01

This staff report is prepared by the Sussex County Planning Department to provide information to the Planning Commission and the Board of Supervisors to assist both bodies in making a recommendation on this application. It may also be useful to the members of the general public interested in this application.

SUMMARY FACTS

APPLICANT:	Verizon Wireless
OWNERS:	Michael F. Parson and Joyce R. Parson (Trustees of the Frederick P. Parson Living Trust)
REQUEST:	Pursuant to Section 16-369, as amended, of the Zoning Ordinance a Conditional Use Permit is requested to construct and operate a new 300 foot high self-supporting communication tower and related associated facilities.
PROPERTY LOCATION:	South side of College Road (Route 616) approximately 2,350 feet west of the intersection of College Road (Route 616) and Walkers Mill Road (Route 619).
PROPERTY IDENTIFICATION:	100-A-5
ELECTION DISTRICT:	Stony Creek
PARCEL SIZE:	65 acres
PARCEL CHARACTERISTICS:	The site is wooded and the topography is gently rolling. The site is in a rural location which is sparsely populated.
SURROUNDING LAND USES:	Surrounding land uses include farmland, woodlands, and Iluka Resources mineral mining operations. There are no residential dwellings located in the immediate vicinity of the affected site.
EXISTING ZONING:	A-1, General Agricultural, which allows a communication tower with a conditional use permit.

COMP PLAN FUTURE LAND
USE DESIGNATION:

Agricultural/Forested/Open Space

FLOODPLAIN DESIGNATION:

Zone X – The site is located outside a 100-Year Flood Zone.

SUMMATION

Pursuant to Section 16-369, of the Zoning Ordinance, the applicant, Verizon Wireless, seeks a conditional use permit to construct and operate a new 300 foot self-supporting communication tower and related accessory improvements on tax map number 100-A-5 (consisting of 65 acres). The affected property is zoned A-1, General Agricultural which allows for the location of a communication tower with a conditional use permit.

EVALUATION:

There are several criteria by which an application for a conditional use permit may be evaluated. The criteria state that a proposed conditional use should be:

- In accordance with adopted plans and policies;
- Compatible with the neighborhood;
- Compatible with existing land uses; and
- Compatible with development by right in the area.

PLANNING COMMISSION'S RECOMMENDATION - APPROVAL

The Planning Commission voted (8 – 0) to forward Conditional Use Permit #2018-01 to the Board of Supervisors with a recommendation for approval due to the following:

- 1) The proposed communication tower is consistent with Sussex County Comprehensive Plan's Future Land Use Designation as Agricultural/Forested/Open Space.
- 2) The proposed use is compatible with both adjacent and surrounding land uses, as the area in question is rural in nature. The land uses in the area are predominantly farmland, woodlands and mineral mining.
- 3) The proposed tower is compatible with development allowed by right in the area such as overhead electrical transmission lines.

CUP Number: 2018-01
Date Application Filed: 8/7/2018
\$500 Processing Fee Received By: LDT



Sussex County Planning Department
Post Office Box 1397
20135 Princeton Road
Sussex, Virginia 23884
Phone: 434-246-1043
Fax: 434-246-8259

CONDITIONAL USE PERMIT APPLICATION

Owner Information: Fred Parson Living Trust

Name: C/o Joyce Parson, Trustee

Address: 16003 Parsons Lane
Stony Creek, VA 23882

Phone Number: 434-246-2245 (Mike Parson-son)

Applicant Information: Cellco Partnership DBA

Name: Verizon Wireless

Address: 1831 Rady Ct.
Richmond, VA 23222

Phone Number: 804-720-0326 (Larry Bickings agent)

Legal Description of Property:

Tax Map Number: 100-A-5

Zoning District: A-1 Stony Creek District

Block Number: N/A

Lot Size (Acreage): 65 Acres

Election District: Stony Creek Mag. District

Subdivision: _____

Lot Number: _____

Square Footage: _____

Please answer the following:

1. When was property acquired by applicant? 1 / 14 / 1983 (DB 101/page 192)
2. Are there any deed restrictions on the property in question? Yes No
(If yes, attach a copy of restrictions).
3. What is the proposed use of property or type of improvement? Please be detailed and specific in your description. (For example: new construction, addition or demolition, agricultural, residential or commercial use)
Construct a 300' self-support communication tower and associated equipment within a 100' X 100' lease area. Access and utility access from College Road.

What is the Fair market value of improvements \$ 150,000.

(Value must include all buildings, electrical, plumbing, and mechanical work to be performed).

4. Describe briefly the type of use and improvements proposed. State whether new buildings are to be constructed, existing buildings are to be used, or additions made to existing buildings.
Construct a 300' self-support communication tower and associated equipment within a 100' X 100' lease area. Access and utility access from College Road. Place equipment cabinets and generator on a concrete pad.
5. Describe how the proposed use and improvements are to be designed and arranged to fit into the development of adjacent property of the neighborhood.
Adjacent properties are vacant or have been mined.
6. Furnish plot plan, preliminary site plan, and / or preliminary subdivision plat showing boundaries and dimensions of property, width of boundary sheets, location and size of buildings on site, roadways, walks, off street parking and loading space, landscaping and the like. Architect's sketches showing elevations of proposed buildings and compete plans are also desirable and if available should be filed with application.
See Attached.
7. I hereby certify that I have the authority to make the forgoing application and that the application, is complete and correct and that the conditional use permit is in accordance with section 16.368 & 369 of the Zoning Ordinance.

Owner Signature: Fred Parson Living Trust, c/o Joyce Parson, Trustee Date: 6-28-18

Applicant Signature: Cellco Partnership dba Verizon Wireless Date: 6-28-18

CUP Number: 2018-01
Date Application Filed: 8-7-18
\$500 Processing Fee Received By: L.P.



Sussex County Planning Department
Post Office Box 1397
21035 Princeton Road
Sussex, Virginia 23884
Phone: 434-246-1043
Fax: 434-246-2175

CONDITIONAL USE PERMIT APPLICATION

Owner Information: Frederick P. Parson Living Trust
Name: Clarence Parson, Trustee
Address: 16003 Parsons Lane
Stony Creek, VA 23882
Phone Number: 434-246-2245 (Mike Parson-son)

Applicant Information:
Name: Cellco Partnership d/b/a Verizon Wireless
Address: 1831 Rady Ct,
Richmond, VA 23222
Phone Number: 804-720-0326 (Larry Bickings -- agent)

Legal Description of Property:
Tax Map Number: 100-A-5
Zoning District: Stony Creek Mag. District
Block Number: _____
Lot Size (Acreage): 65 acres

Election District: Stony Creek Mag. District
Subdivision: _____
Lot Number: _____
Square Footage: _____

Please answer the following:

- When was property acquired by applicant? January/14/1983 (DB 101/page192)
- Are there any deed restrictions on the property in question? Yes No
(If yes, attach a copy of restrictions).
- What is the proposed use of property or type of improvement? Please be detailed and specific in your description. *(For example: new construction, addition or demolition, agricultural, residential or commercial use)*
Construct a 300' self support communication tower and associated equipment within a 100' x 100' lease area. Access and utility access from College Road.

What is the Fair market value of improvements \$ 150,000.00
(Value must include all buildings, electrical, plumbing, and mechanical work to be performed).

- Describe briefly the type of use and improvements proposed. State whether new buildings are to be constructed, existing buildings are to be used, or additions made to existing buildings.
Construct a 300' self support communication tower and associated equipment within a 100' x 100' lease area. Access and utility access from College Road. Place equipment cabinets and generator on a concrete pad.
- Describe how the proposed use and improvements are to be designed and arranged to fit into the development of adjacent property of the neighborhood.
Adjacent properties are vacant or have been mined.

Furnish plot plan, preliminary site plan, and/or preliminary subdivision plat showing boundaries and dimensions of property, width of boundary sheets, location and size of buildings on site, roadways, walks, off street parking and loading space, landscaping and the like. Architect's/Engineer's sketches showing elevations of proposed buildings and complete plans are also desirable and if available should be filed with application.

6. I hereby certify that I have the authority to make the forgoing application and that the application, is complete and correct and that the conditional use permit is in accordance with section 16-368 & 16-369 of the Zoning Ordinance.

Michael F. Parson, Successor Trustee to Frederick P. Parson, and Joyce R. Parson, Trustees of Frederick P. Parson Living Trust
Owner Signature: Steph R Romine, U.P.A. Date: 6/28/18
Applicant Signature: Cellco Partnership dba Verizon Wireless Date: 6/28/18
By: Steph R Romine
Its: Ottoboni, J. F. &

This is to certify that letters notifying adjacent property owners of a Public Hearing of the Board of Supervisors on November 15, 2018 for **Conditional Use Permit Application #2018-01**, applicant, Verizon Wireless were mailed on November 2, 2018 to the persons listed below.

Tax Map No. 100-A-4

Robinson Tom
C/o Willie A Wyche
11523 McKenney Hwy
McKenney, VA 23872

Tax Map No. 101-A-34

Iluka Resources Inc.
12472 St. John Church Road
Stony Creek, VA 23882

Tax Map No. 101-A-36

Everett Ann P
26819 Courthouse Road
Stony Creek, VA 23882

Tax Map No. 101-A-36A

Boyd Julia P.
P.O. Box 1561
Nags Head, NC 27959

Dinwiddie County

Office of Planning & Zoning
P.O. Drawer 70
14016 Boydton Plank Road
Dinwiddie, VA 23841

Andre M. Greene

Director of Community Development

11/2/18

Date

County of Sussex, Virginia

Legend

- County Boundary
- Building Footprints
- Building Footprints
- Outbuilding
- Primary
- Parcels
- Hidden Roads 18056



Title:

DISCLAIMER: This drawing is neither a legally recorded map nor a survey, and is not intended to be used as such. The information displayed is a compilation of records, information, and data obtained from various sources, and Sussex County is not responsible for its accuracy or how current it may be.

Date: 9/17/2018

Map Printed from Sussex





PHOTO 5

PHOTO 3

PHOTO 2

PHOTO 1

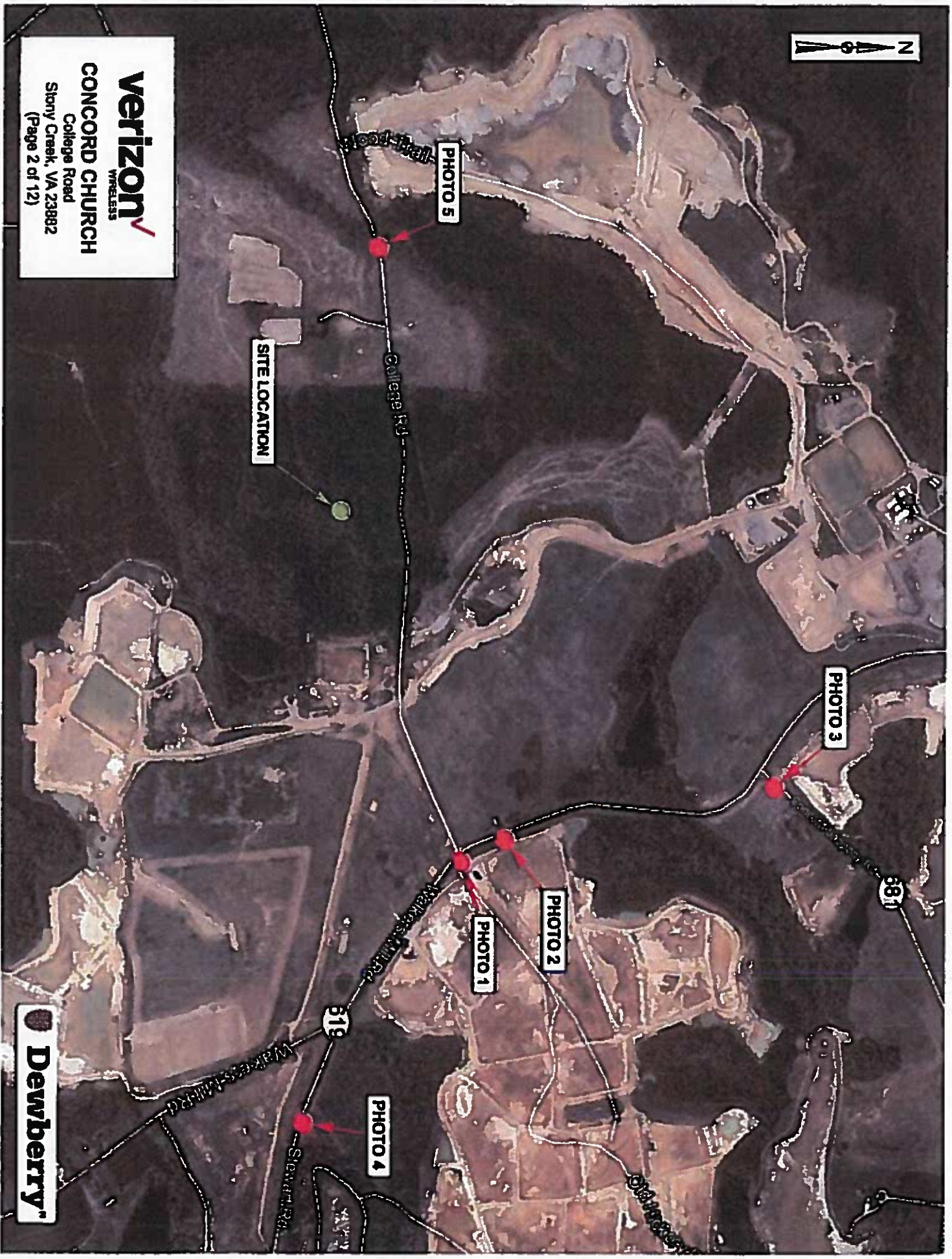
PHOTO 4

SITE LOCATION

verizon
WIRELESS

CONCORD CHURCH
College Road
Stony Creek, VA 23882
(Page 2 of 12)

 **Dewberry**



Actual View



verizon
WIRELESS
CONCORD CHURCH
Photo 1A
View Facing Southwest
From Walkers Mill Road
(Page 3 of 12)

Dewberry

Proposed View

Proposed 300' Self Support Tower



verizon
WIRELESS
CONCORD CHURCH
Photo 1B
View Facing Southwest
From Wakers Mill Road
(Page 4 of 12)

 **Dewberry**

Actual View



verizon
WIRELESS
CONCORD CHURCH
Photo 2A
View Facing Southwest
From Wakers Mill Road
(Page 5 of 12)

Dewberry

Proposed View

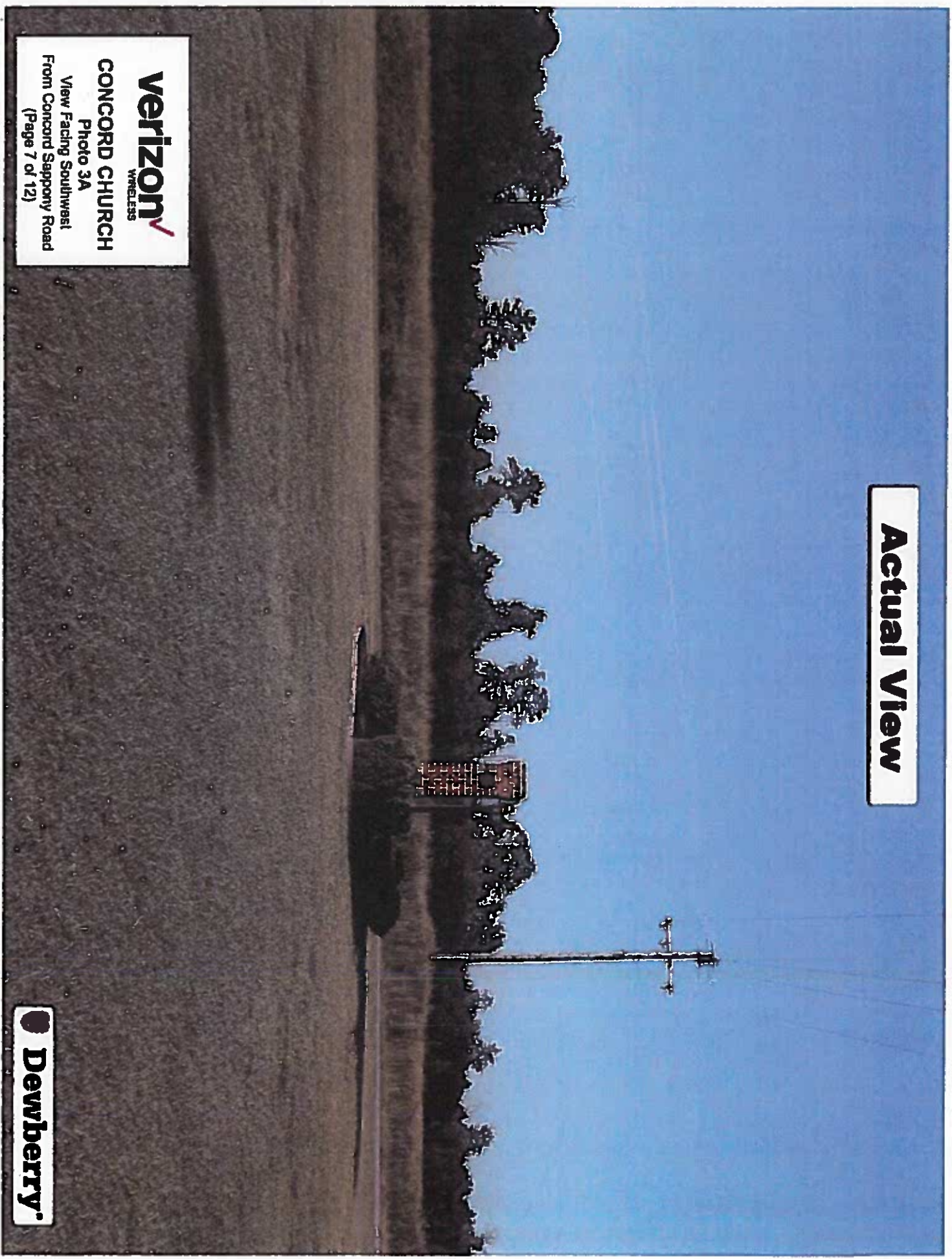
Proposed 300' Self Support Tower



verizon
WIRELESS
CONCORD CHURCH
Photo 2B
View Facing Southwest
From Wakers Mill Road
(Page 8 of 12)

Dewberry

Actual View

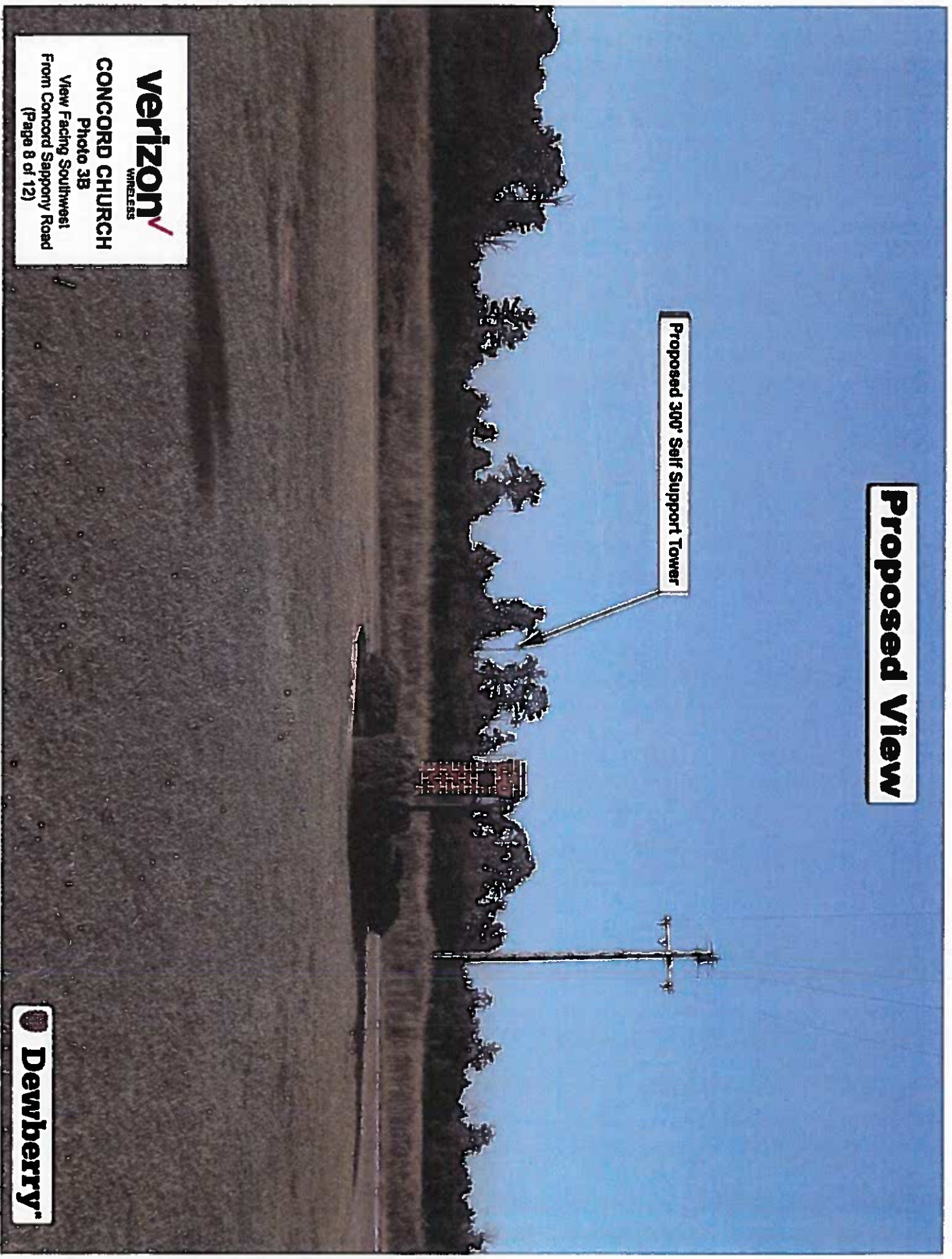


verizon
WIRELESS
CONCORD CHURCH
Photo 3A
View Facing Southwest
From Concord Sappony Road
(Page 7 of 12)

Dewberry

Proposed View

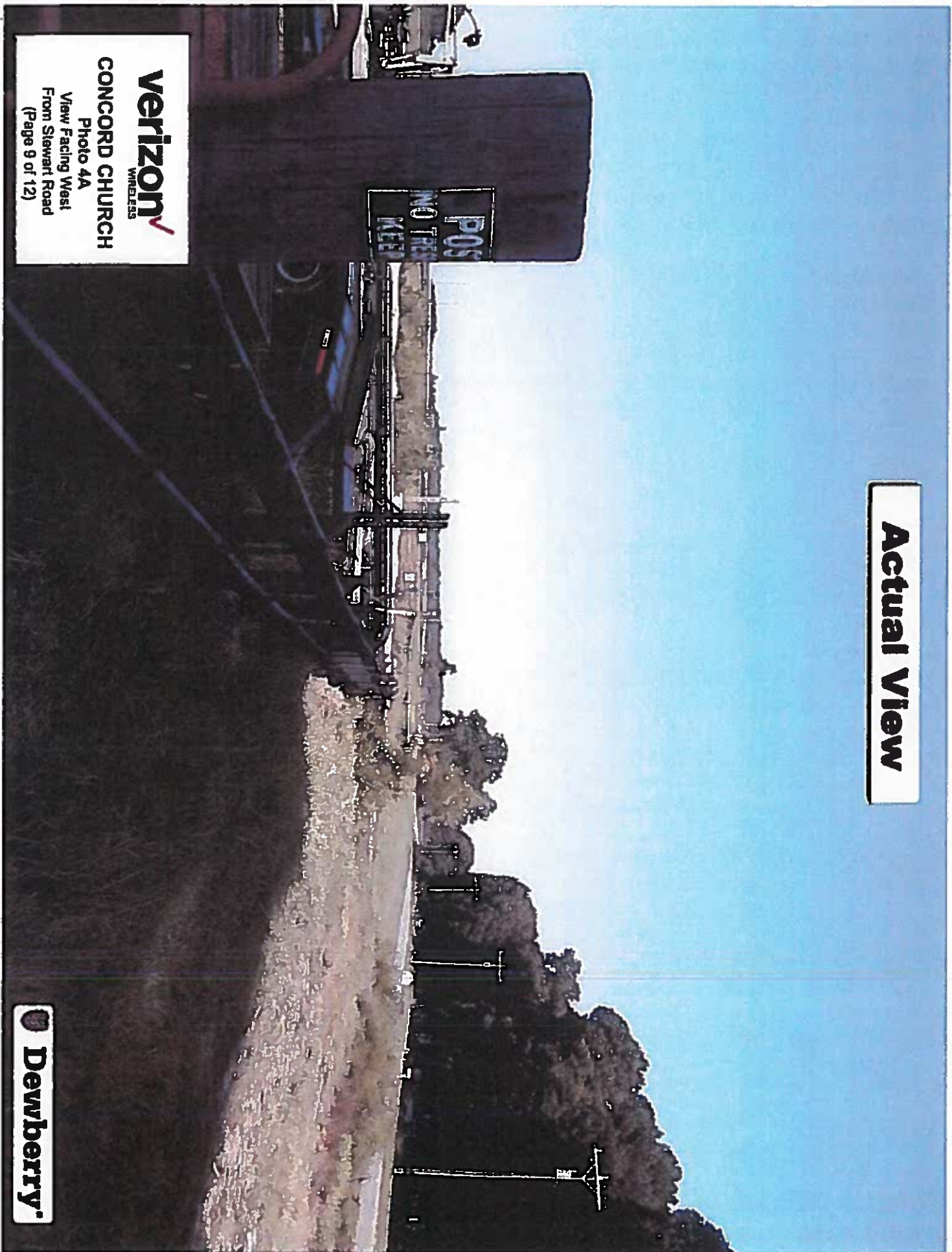
Proposed 300' Self Support Tower



verizon
WIRELESS
CONCORD CHURCH
Photo 3B
View Facing Southwest
From Concord Sappony Road
(Page 8 of 12)

 **Dewberry**

Actual View

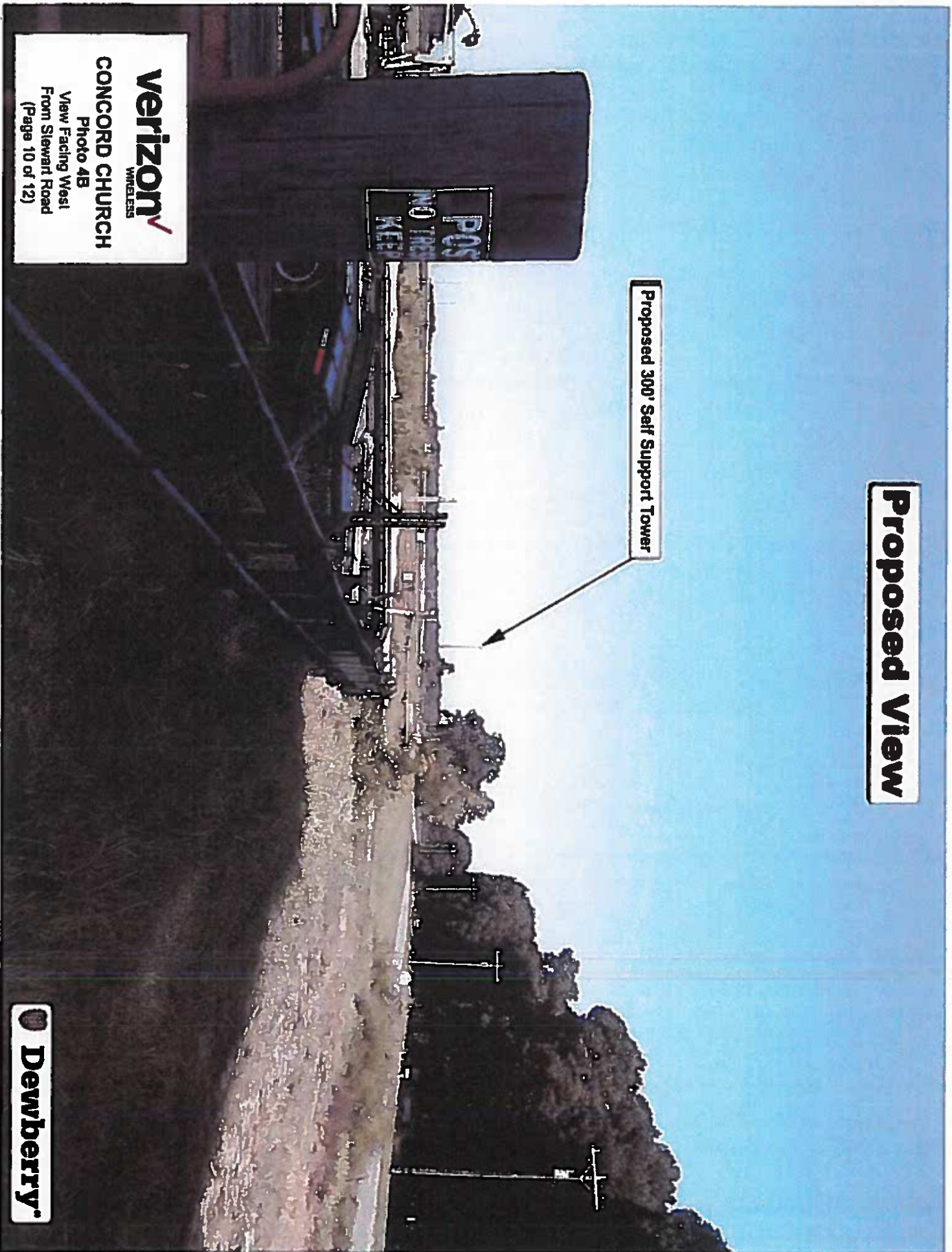


verizon
WIRELESS
CONCORD CHURCH
Photo 4A
View Facing West
From Stewart Road
(Page 9 of 12)

 **Dewberry**

Proposed View

Proposed 300' Self Support Tower



verizon
WIRELESS

CONCORD CHURCH
Photo 4B
View Facing West
From Stewart Road
(Page 10 of 12)

 **Dewberry**

Actual View



verizon
WIRELESS

CONCORD CHURCH
Photo 5A
View Facing East
From College Road
(Page 11 of 12)

 **Dewberry**

Proposed View

Proposed 300' Self Support Tower

verizon
WIRELESS
CONCORD CHURCH
Photo 5B
View Facing East
From College Road
(Page 12 of 12)

Dewberry

Verizon

CONCORD CHURCH COLLEGE ROAD STONY CREEK, VA 23882

E911 ADDRESS YES NO

PROJECT DESCRIPTION

THE SITE WILL CONSIST OF OF A NEW 100'x100' LEASE AREA AND AN 80'X80' FENCED COMPOUND. LOCATED WITHIN THE FENCED COMPOUND WILL BE A NEW 300' LATTICE TOWER, EQUIPMENT, GENERATOR AND H-FRAME.

DIRECTIONS
DIRECTIONS FROM SHOCKOE SWITCH (1831 RADY CT., RICHMOND, VA 23222):
TURN LEFT ONTO RADY ST., 2 MILES TURN LEFT ONTO MADONNA ST., 8 MILES TURN LEFT ONTO MEADOWSVALE TURNPIKE, 171 FEET TURN RIGHT ONTO THE H-64W ROAD TO R-52, 1.6 MILES WENT LEFT ONTO R-59 S TOWARD PETERSBURG, 44.8 MILES TAKE EXIT 31 FOR H-40 TOWARD STONY CREEK/PETERSBURG, 2 MILES TURN RIGHT ONTO H-40W/SUSSEX DRIVE, 0.2 MILES TURN LEFT ONTO STATE ROUTE 816, 3 MILES TURN LEFT ONTO STATE ROUTE 816, 1.0 MILE TURN RIGHT ONTO STATE ROUTE 816, 0.5 MILES SITE WILL BE ON THE RIGHT.

UTILITIES INFO:
POWER: DOMINION VA POWER
804.771.4795
TELEPHONE: VERIZON
855.380.8198

 **2 WORKING DAYS BEFORE YOU DIG**
B11
TOLL FREE
MISS UTILITY

EMERGENCY INFO:
JURISDICTION:
SUSSEX COUNTY
LOCAL FIRE AND RESCUE:
434.246.3015
LOCAL POLICE:
434.246.5000

PROJECT TEAM

REAL ESTATE: LARRY BICKINGS
ZONING: LARRY BICKINGS
CONSTRUCTION: DENNIS TUCK
UTILITIES: DENNIS TUCK
ENVIRONMENTAL CONSULTANT: ANDREW HENDRICKS

PHONE NUMBER: 804.520.8726
PHONE NUMBER: 804.520.8726
PHONE NUMBER: 804.347.6592
PHONE NUMBER: 804.347.6592
PHONE NUMBER: 703.478.0055

ZONING DRAWINGS

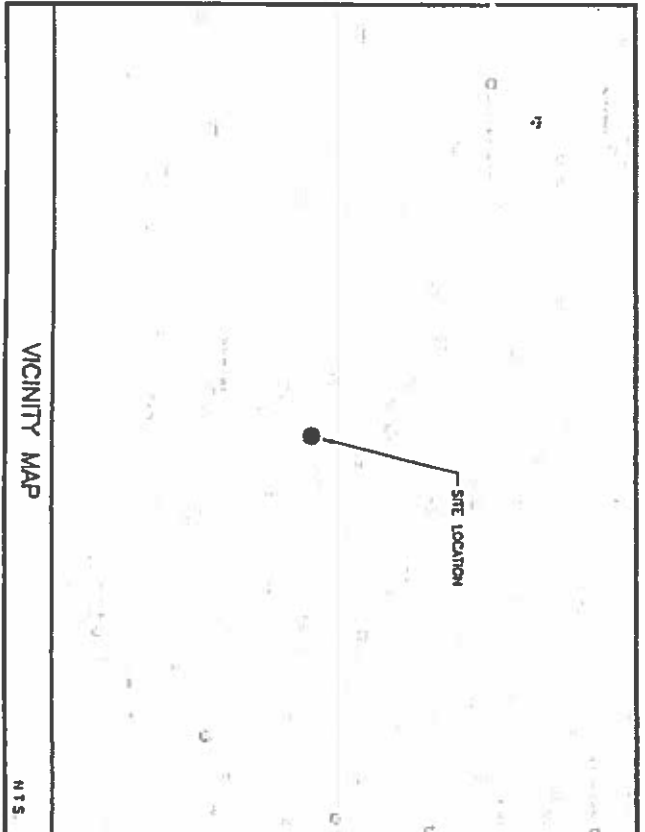
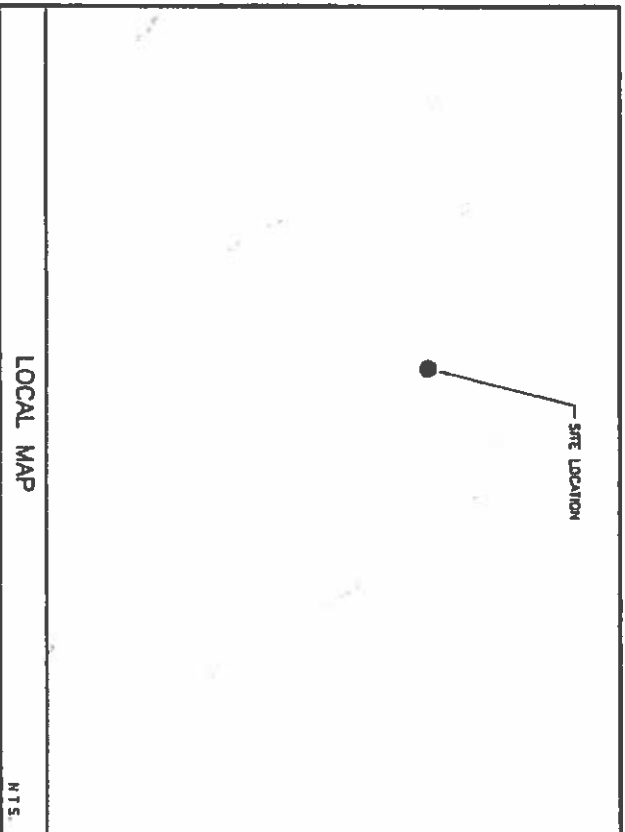
A	08/20/18	PLAN REVIEW DRAWINGS
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CONCORD CHURCH

Verizon
VERIZON WIRELESS
1831 RADY COURT
RICHMOND, VA 23222



Dewberry Engineers Inc.
4825 Lake View Lane
Suite 200
P.O. Box 281785
Richmond, VA 23228
www.dewberry.com



REV. NO.	DESCRIPTION	BY	DATE	REV. NO.	DESCRIPTION	BY	DATE
A	FOR REVIEW	MCS	06/20/18				

A & E CONSULTING TEAM

ARCHITECTURE AND ENGINEERING:
DEWBERRY ENGINEERS INC
4825 LAKE BROOK DRIVE, SUITE 200
CLEN ALLEN, VA 23060
PHONE / 804 205 3337
CONTACT: DENNIS TUCK, P.E. LEED AP

LAND SURVEYOR:
DEWBERRY ENGINEERS INC
4825 LAKE BROOK DRIVE, SUITE 200
CLEN ALLEN, VA 23060
PHONE / 804 205 3335
CONTACT: BRIAN LONG, LS

PROJECT SUMMARY

PROPERTY OWNER: TOWER OWNER:
PARSON F. PARSON & TRUSTEES
1803 PARSONS LANE
STONY CREEK, VA 23882
PHONE: 804.514.0116

CANDIDATE NAME: CONCORD CHURCH

APPLICANT INFO:
VERIZON WIRELESS
1831 RADY COURT
RICHMOND, VA 23222
PHONE: 804.218.3462
CONTACT: WANG CORNELL

PROJECT DATA:
TOWER: 100' x 80' PG. 613
TITLE REFERENCE: 08-181
ADVICE: 45.0 AC±
JURISDICTION: SUSSEX COUNTY
SITE TYPE: RAWLAND
TOWER TYPE: LATTICE TOWER
TOWER HEIGHT: 300' A.O.L.
OVERALL HEIGHT: 305' A.G.L.
LEASE AREA: 10,000 SF
AREA OF DISTRIBUTION: 15,200 SF±

CENTER OF PROPOSED TOWER:
LATITUDE: 36° 53' 08.14" N
LONGITUDE: 77° 34' 41.06" W
ELEVATION: 286' AMSL

*PER DC SURVEY BY DEWBERRY ENGINEERS, INC DATED 6/13/2018

THIS DOCUMENT WAS DEVELOPED TO REFLECT A SPECIFIC SITE AND ITS SITE CONDITIONS AND IS NOT TO BE USED FOR ANOTHER SITE OR WHEN OTHER CONDITIONS PERTAIN UNLESS OF THIS DOCUMENT IS AT THE SOLE RISK OF THE USER.

A.S.A. COMPLIANCE:
FACTORY IS UNRAISED AND NOT FOR HUMAN HABITATION.

INDEX OF DRAWINGS

SHT. NO.	DESCRIPTION
T-1	TITLE SHEET
C-1	GENERAL NOTES
C-0	DISTING CONDITIONS
C-1	OVERALL SITE PLAN
C-2	Detailed SITE PLAN
C-3	ELEVATION

OWNER: MCS
REVIEWED BY: GWS
CHECKED BY: DHA
PROJECT NUMBER: 50101861
SITE ADDRESS:
COLLEGE ROAD
STONY CREEK, VA 23882
SHEET TITLE
TITLE SHEET
SHEET NUMBER
T-1

ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE GOVERNING AUTHORITIES:
- 2012 INTERNATIONAL BUILDING CODE (IBC)
- 2011 NATIONAL ELECTRICAL CODE (NEC)
- 2018 NFPA 101, LIFE SAFETY CODE
- MANUAL OF STEEL CONSTRUCTION, 15th EDITION
- AMERICAN CONCRETE INSTITUTE
- AISI/AISC-224-H
- AMERICAN STRUCTURAL STEEL AND ANGLE HAVE BEEN DESIGNED IN ACCORDANCE WITH THE 2012 SECTION 1609 WELD LUGS, EXCEPTION #3 REFERENCING 16C-222



verizon
 VERIZON WIRELESS
 1831 RADY COURT
 RICHMOND, VA 23222

**CONCORD
 CHURCH**

ZONING DRAWINGS	
A	08/20/18 PLAN REVIEW DRAWINGS

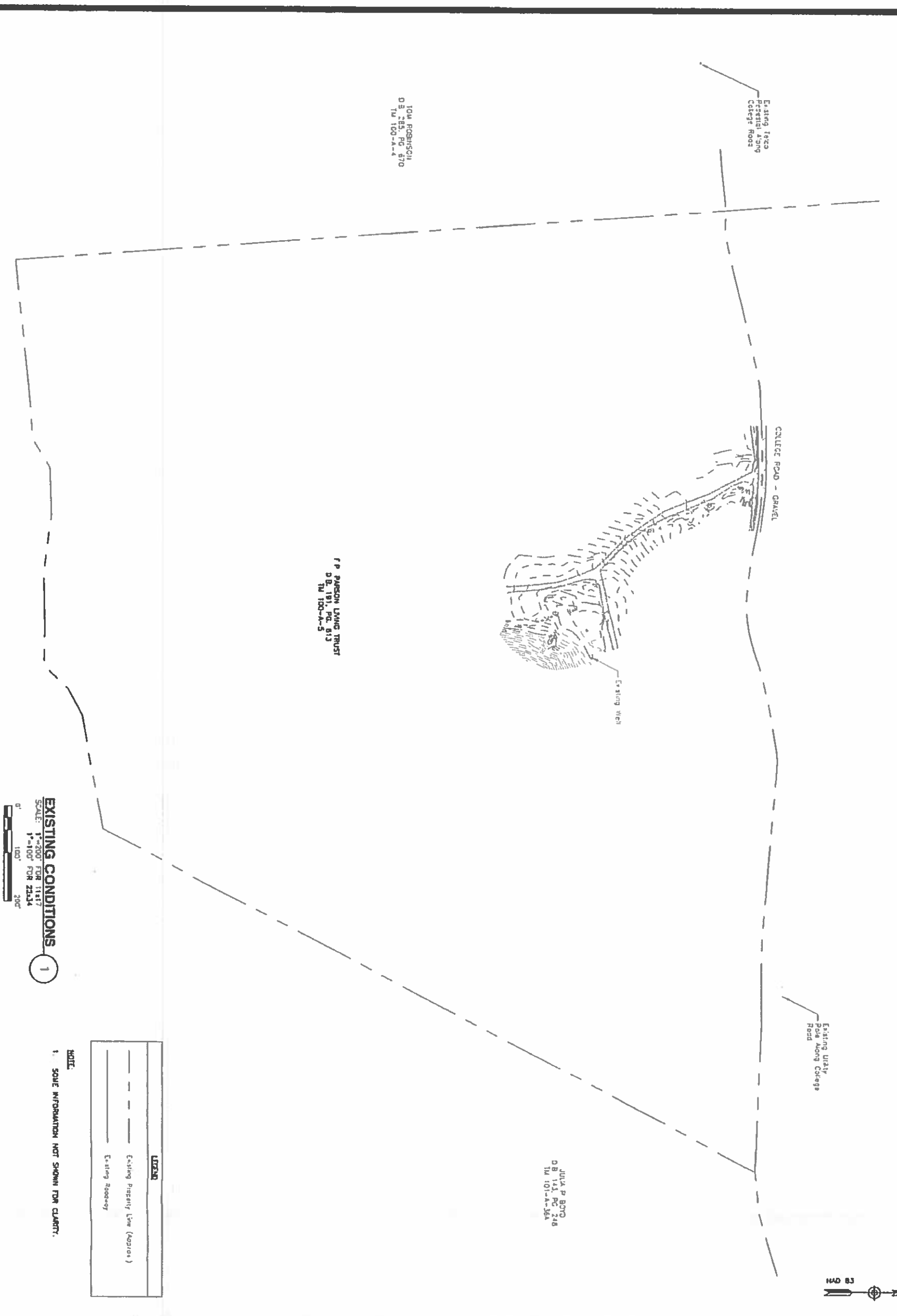
Dewberry

Dewberry Engineers Inc.
 4025 Lake Bridge Drive, Suite 200
 Richmond, VA 23230
 Phone: (804) 726-1800
 Fax: (804) 726-1800
 www.dewberry.com

DRAWN BY: MCS
 RECEIVED BY: DAR
 CHECKED BY: DRJ
 PROJECT NUMBER: 50101861
 SITE ADDRESS:

COLLEGE ROAD
 STONY CREEK, VA 23882
 SHEET TITLE
 EXISTING CONDITIONS
 SHEET NUMBER

C-0



EXISTING CONDITIONS
 SCALE: 1"=200' FOR 11817
 1"=100' FOR 2234
 0' 100' 200'

1

LEGEND

---	Existing Property Line (Aspirac)
---	Existing Roadway

NOTE:
 1. SOME INFORMATION NOT SHOWN FOR CLARITY.



VERIZON WIRELESS
1831 RADY COURT
RICHMOND, VA 23222

CONCORD
CHURCH

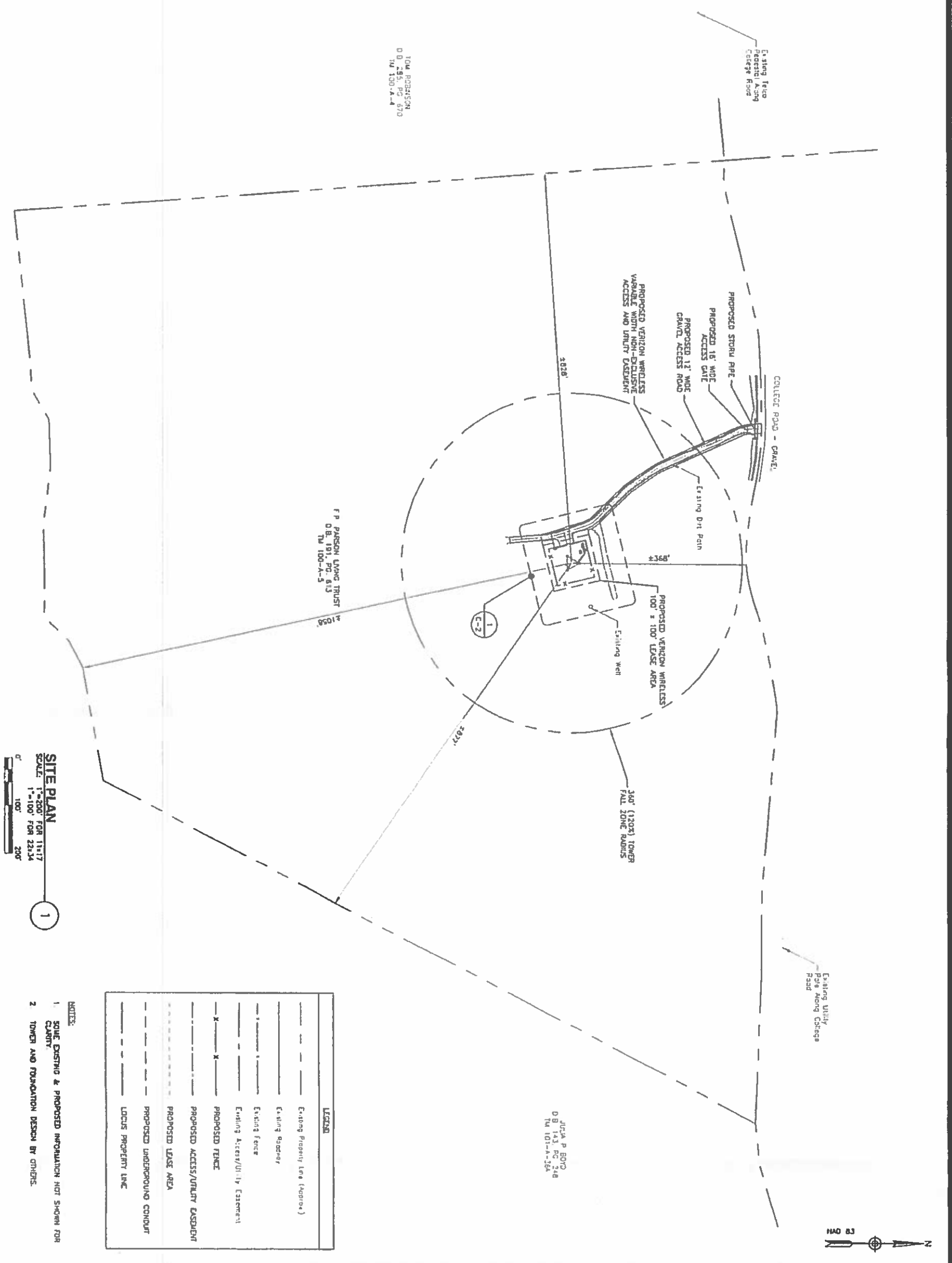
ZONING DRAWINGS

NO.	DATE	DESCRIPTION
1	08/20/18	PLAN REVIEW DRAWINGS



Dewberry Engineers Inc.
4105 Lake View Drive, Suite 200
Richmond, VA 23221
Phone: 804.351.1700
Fax: 804.370.7520
www.dewberry.com

DESIGNED BY:	MSJ
CHECKED BY:	DMJ
PROJECT NUMBER:	50101841
SITE ADDRESS:	COLLEGE ROAD STONY CREEK, VA 23882
SHEET TITLE:	OVERALL SITE PLAN
SHEET NUMBER:	C-1



SITE PLAN
SCALE: 1"=200' FOR 11x17
1"=100' FOR 22x34

1

- NOTES:
1. SOME EXISTING & PROPOSED INFORMATION NOT SHOWN FOR CLARITY.
 2. TOWER AND FOUNDATION DESIGN BY OTHERS.

LEGEND	
---	Existing Property Line (Approx.)
---	Existing Boundary
---	Existing Fence
---	Existing Access/Utility Easement
-X-X-	PROPOSED FENCE
---	PROPOSED ACCESS/UTILITY EASEMENT
---	PROPOSED LEASE AREA
---	PROPOSED UNDERGROUND CONDUIT
---	LOCUS PROPERTY LINE



VERIZON WIRELESS
1831 RADY COURT
RICHMOND, VA 23122

**CONCORD
CHURCH**

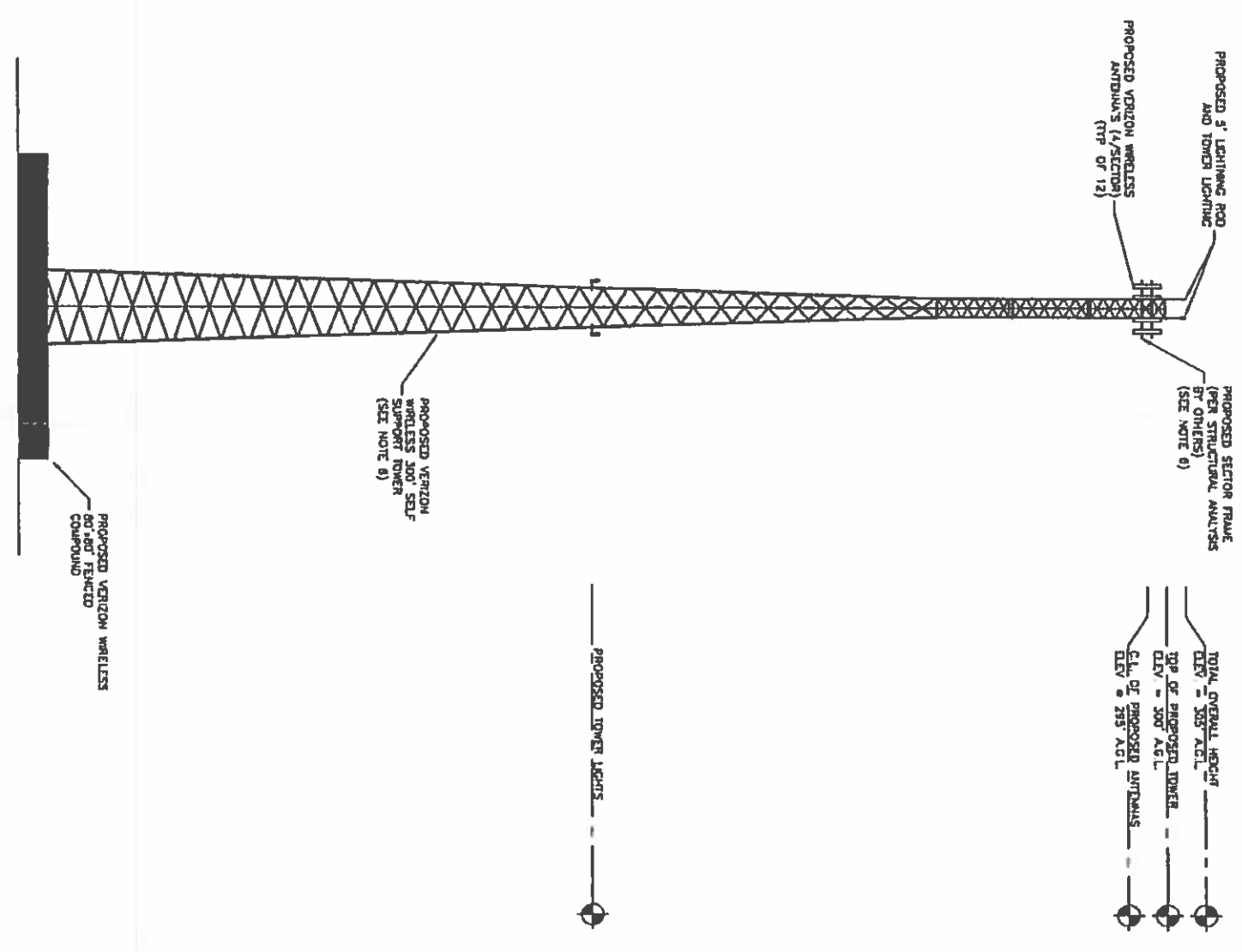
ZONING DRAWINGS

NO.	DATE	DESCRIPTION
A	08/20/18	PLAN REVIEW DRAWINGS



Dewberry Engineering Inc.
1102 Lakeside Drive, Suite 200
Richmond, VA 23127
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www.dewberry.com

DRAWN BY:	MCS
REVIEWED BY:	BAR
CHECKED BY:	DHM
PROJECT NUMBER:	50101881
SITE ADDRESS:	COLLEGE ROAD STONY CREEK, VA 23882
SHEET TITLE:	ELEVATION
SHEET NUMBER:	C-3



LETLAB
AGL - 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.
 3. C.L. - CENTER LINE.
 4. A.M.S.L. - ABOVE MEAN SEA LEVEL.
 5. VERIFY LOCATION OF EXISTING UNDERGROUND CONDUITS AND GROUNDING PRIOR TO CONSTRUCTION. ADJUST ROUTING AS NECESSARY.
 6. CONTRACTOR SHALL CONTACT "JACK LINTZ" (UNDER SECT 2701) FOR INFORMATION OF UNDERGROUND UTILITIES PRIOR TO START OF CONSTRUCTION.
 7. ALL PROPOSED WORK AND CABLE PLACEMENT SHALL BE IN ACCORDANCE WITH TOWER STRUCTURAL ANALYSIS BY OTHERS.
 8. CONTRACTOR SHALL COORDINATE ANTENNA AZIMUTHS WITH RF WORKSHEET.
 9. TOWER AND FOUNDATION DESIGN BY OTHERS.

