### 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

### DEPARTMENT OF COMMUNITY DEVELOPMENT André Greene, Director of Community Development Phone (434) 246-1043 Fax (434) 246-2175



COUNTY OF SUSSEX, VIRGINIA
P. O. BOX 1397 ~ 20135 PRINCETON ROAD
SUSSEX, VIRGINIA 23884-0397
www.sussexcountyva.gov

### 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.

<u>Design and Lighting.</u> 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.

- 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.
- 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.
- No advertising of any type may be placed on the tower or accompanying facility unless as part of retrofitting an existing sign structure.
- To permit co location, the tower shall be designed and constructed to permit extensions to maximum height of 250 feet.
- 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

### DEPARTMENT OF COMMUNITY DEVELOPMENT André Greene, Director of Community Development Phone (434) 246-1043 Fax (434) 246-2175



COUNTY OF SUSSEX, VIRGINIA
P. O. BOX 1397 ~ 20135 PRINCETON ROAD
SUSSEX, VIRGINIA 23884-0397
www.sussexcountyva.gov

### MEMORANDUM

TO:

Members, Board of Supervisors

Vandy V. Jones III, County Administrator

FROM:

Andre M. Greene, Director of Community Development AM Community

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 visibility of the affected site.

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:** Date Application Filed \$500 Processing Fee Received By: LDT

2018-01 8/7/2018



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 Info	rmation: Fred F	Parson Living Trust	Applicant Inform	nation: Cellco Partnership DBA
Name:	C/o Joyce	Parson,Trustee	Name:	Verizon Wireless
Address:	16003 Pa	rsons Lane	Address:	1831 Rady Ct.
	Stony Cre	eek, VA 23882		Richmond, VA 23222
Phone Num	ber: 434-246-2	2245 (Mike Parson-son)	Phone Number:	804-720-0326 (Larry Bickings agent)
_	cription of Prop	-		
Tax Map N		100-A-5	Election District	: Stony Creek Mag. District
Zoning Dis		A-1 Stony Creek District	Subdivision:	
Block Number:		NA	Lot Number:	
Lot Size (Acreage)		65 Acres	Square Footage	):
	wer the following:		- 4	
1. When v	vas property acqui	red by applicant? 1/14 / 198	3 (DB 101/page 192)	
	re any deed restric attach a copy of re	ctions on the property in question? estrictions).	Yes No	
exampi <u>Consti</u>	e: new cons	truction, addition or demo opport communication tower and	olition, agricultural,	railed and specific in your description. (For residential or commercial use) and within a 100' X 100' lease area. Access
(Value 4. Describ	must include all but be briefly the type ps are to be used, o	or additions made to existing buildi	sed. State whether nings.	ew buildings are to be constructed, existing
		College Road. Place equipment		nt within a 100' X 100' lease area. Access or on a concrete pad .
propert	y of the neighborh		be designed and arra	inged to fit into the development of adjacent
				ving boundaries and dimensions of property, ralks, off street parking and loading space,
landsca	ping and the like. vailable should be			ildings and compete plans are also desirable
7. I hereb	y certify that I hav conditional use pe	e the authority to make the forgoinermit is in accordance with section		the application, is complete and correct and of the Zoning Ordinance.
O	wner Signature: <u>F</u> i	red Parson Living Trust, c/o Joyce	Parson, Trustee	Date: <u>6-28-18</u>
A	oplicant Signature:	Cellco Partnership dba Verizon V	Vireless	Date: 6-28-18

CUP Number:
Date Application Filed
\$500 Processing Fee Received By:

2018-01 8-7-18 L.x



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

		ADMINISTRAL COL	I FIXMII AI	I EIC/(IIO)
Owner Informat	ion: Frederic	ok P. Parson Living Trust	Applicant Inforr	mation:
Name:	Joyce Pars	on, Toustas	Name:	Cellco Partnership d/b/a Verizon Wireles
Address:	16003 Pars		Address:	1831 Rady Ct,
	Stony Cree	k, VA 23882		Richmond, VA 23222
Phone Number:		45 (Mike Parson-son)	Phone Number:	
				agent)
Legal Descript Tax Map Numb		ny: 100-A-5	Election District:	Stony Creek Mag. District
•	<b>51.</b>	Stony Creek Mag. District	Subdivision:	***************************************
Zoning District:		Story Creek Way. District	Lot Number:	
Block Number:	>	CF		
Lot Size (Acrea	ge)	65 acres	Square Footage:	
Please answer th	e following:			
1. When was p	roperty acquire	d by applicant? January/14/1983	(DB 101/page192)	
·		ons on the property in question? _		
	h a copy of res		163^110	
example: ne Construct a	w construction,	addition or demolition, agricultura port communication tower and	l, residential or commerc	d and specific in your description. (For cial use) within a 100' x 100' lease area. Access
What is the I (Value must	air market val include all buik	ue of improvements \$ 150,000. dings, electrical, plumbing, and me	ಎ echanical work to be perfo	ormed).
buildings are Construct a	to be used, or 300' self sup	additions made to existing building	gs. associated equipment (	buildings are to be constructed, existing within a 100' x 100' lease area. Access on a concrete pad.
property of the	ne neighborhoo		oe designed and arrange	ed to fit into the development of adjacent
width of bottlandscaping	undary sheets, and the like. A	location and size of buildings	on site, roadways, walk	boundaries and dimensions of property, s, off street parking and loading space, sed buildings and complete plans are also
that the cond	litional use per	mit is in accordance with section _ U.F. Penson, Successor Tausto Panson, Trustees of Frade	16-368416-369 exo Frederick P. A. wick P. Person Living	e application, is complete and correct and of the Zoning Ordinance.  Thus f Date: 6/28/18
Appli	cant Signature:	Cello Partnerchio	16 a Verizon Wirely	Date: 6/28/18
,		Rue to 1 0 0	•	

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

Director of Community Development

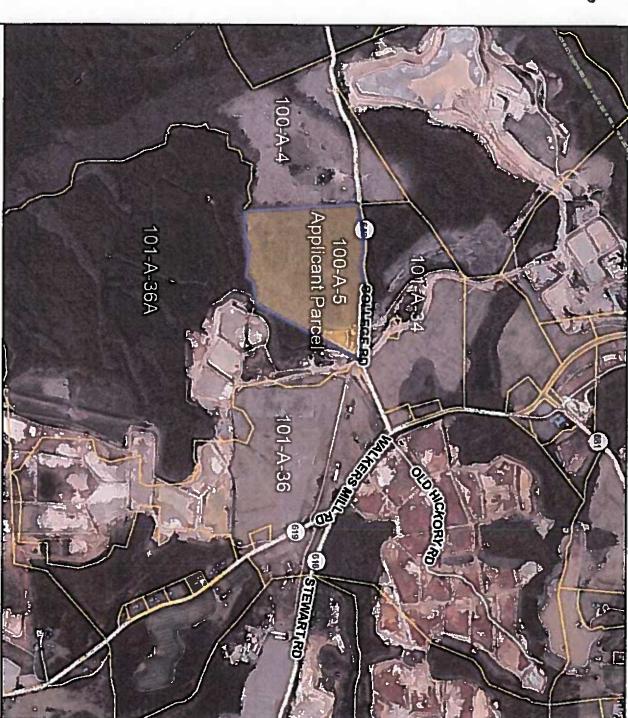
Date

### County of Sussex, Legend Virginia

Building Footprints
Building Footprints

Outbuilding Primary Parcels

Parcels
Hidden Roads 18056



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

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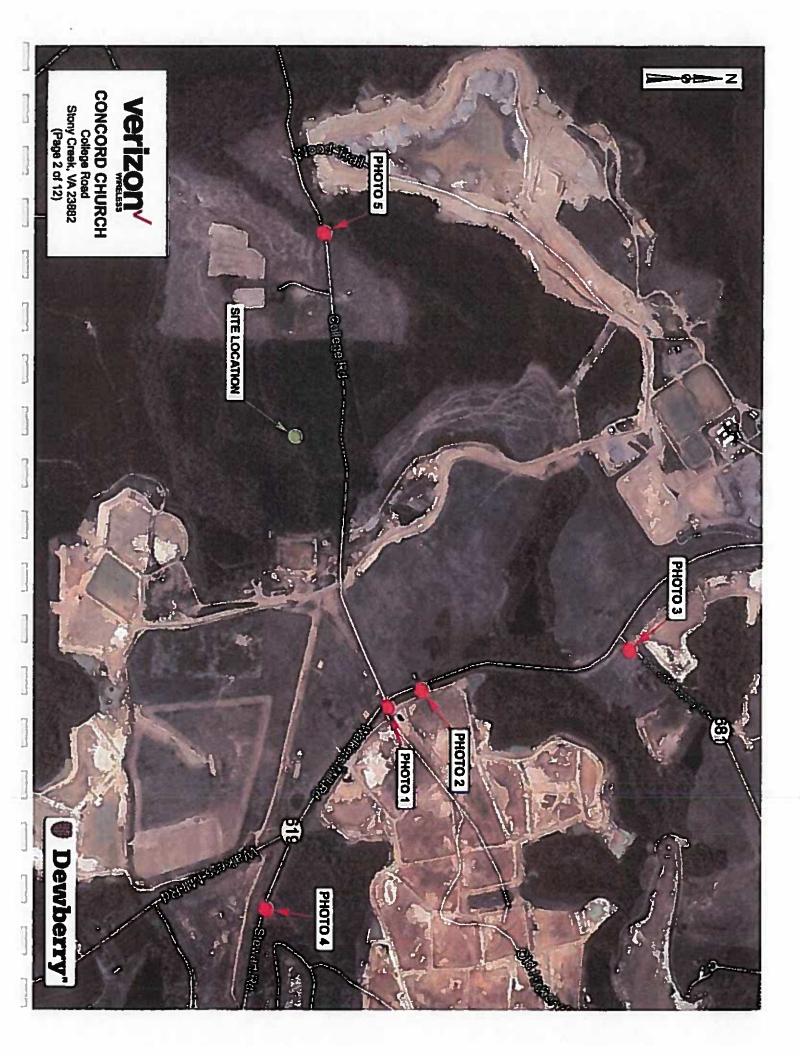
Gollege Road
Stony Greek, VA 23882 Prepared For: WERIZON WIRELESS Site Name: CONCORD CHURCH

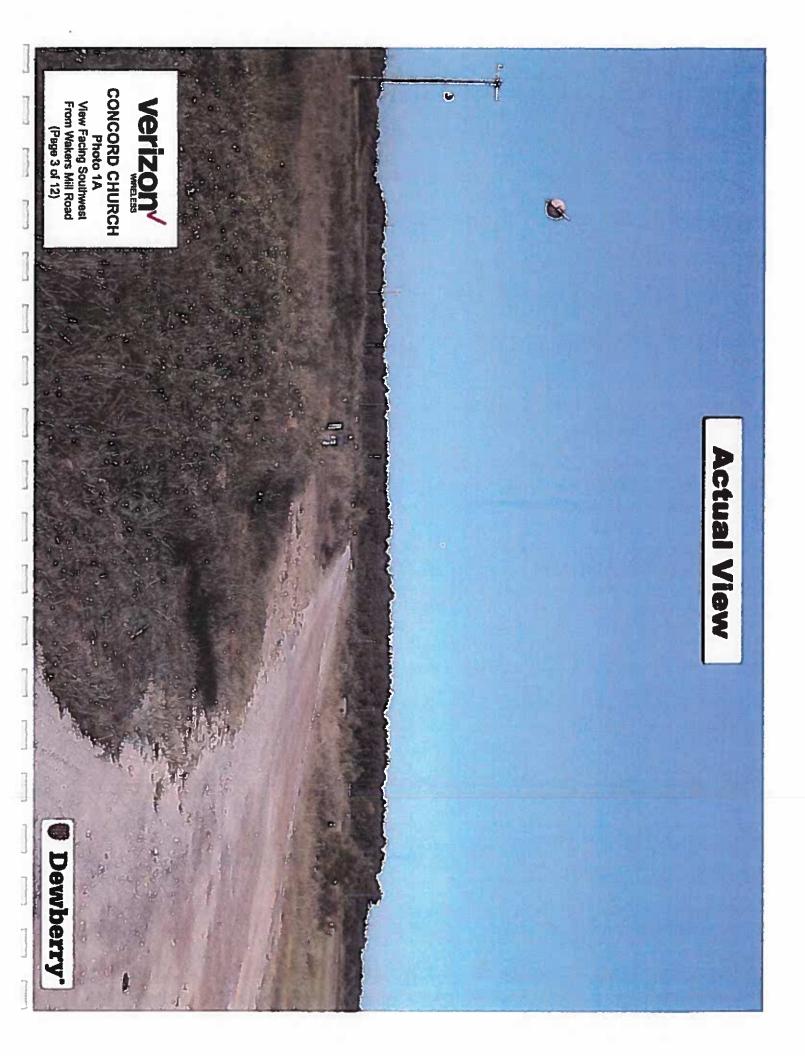
For visual reference only. Actual visibility is dependent upon weather conditions, sesson, sunlight, and viewer location.

CONCORD CHURCH DEWSERRY NO. 50101831 [Page 1 of 12]

Dewberry

Glan Allen, Virginia 23060 4805 Lake Brook Drive. Suite 200





**Proposed View** 

Proposed 300' Self Support Tower

Dewberry

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

**Actual View** 

Dewberry

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

verizon<sup>v</sup>

**Proposed View** 

Proposed 300' Self Support Tower

Dewberry

CONCORD CHURCH
Photo 2B
View Facing Southwest
From Wakers Mill Road
(Page 6 of 12)

**VERIZON** 

**Actual View** 

Verizon<sup>V</sup>

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

Dewberry

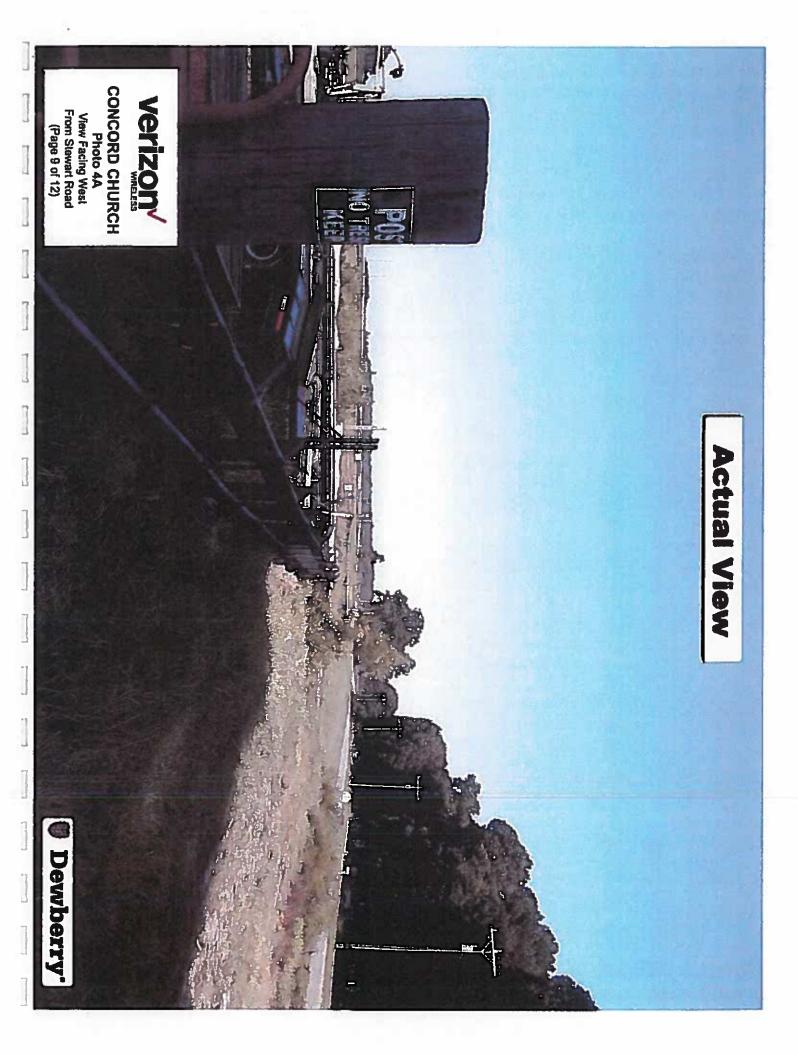
**Proposed View** 

Proposed 300' Self Support Tower

Dewberry

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

verizon<sup>v</sup>



CONCORD CHURCH
Photo 4B
View Facing West
From Stewart Road
(Page 10 of 12) verizon<sup>v</sup> Proposed 300' Self Support Tower **Proposed View** Dewberry

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**Actual View** 

Dewberry

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

verizon<sup>v</sup>

**Proposed View** 

Proposed 300' Self Support Tower

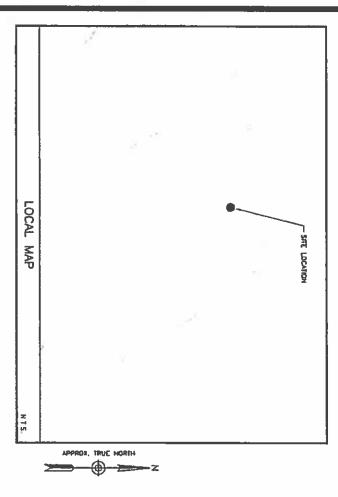
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CONCORD CHURCH
Photo 5B
View Facing East
From College Road
(Page 12 of 12)

Verizon<sup>v</sup>

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DIRECTIONS



ENVIRONMENTAL CONSULTANT:

ANDREW HENDRICKS

UTILITIES: DENNIS TUCK CONSTRUCTION: DENNIS TUCK ZONING: LARRY BICKINGS REAL ESTATE: LARRY BICKINGS

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06/20/18 DATE

REV. NO.

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DATE

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703.478.0055 804.347.6592

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804,520,8726

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PROJECT TEAM



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VERIZON WIRELESS 1831 RADY COURT RICHMOND, VA 23222

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ARCHITCTING AND ENGRETERS.

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GLEN ALEN. VA 23060

PHONE # 604 205 X137

CONTACT: DEREN WARSHALL PE, LEED AP

PROPERTY OWNER:

PARSON F PARSON & JOYCE R TRUSTEES

18003 PARSONS LANE

STONY CREEK, VA 23882

TOWER\_OWNER:
VENZON WARLESS
1831 RADY COLAT
RICHIDONO, VA 23222
PHONE 804-514-0116

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DESCRIPTION INDEX OF

PROJECT SUMMARY

A & E CONSULTING TEAM

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CANDIDATE NAME: CONCORD CHURCH

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PER 2C SURVEY BY DEWBERRY ENGINEERS, INC. DATED 6/13/2018

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**⊕** 

SITE LOCATION

## GENERAL CONSTRUCTION NOTES:

- CONTRACTOR SHALL CONTACT THIS LITERITY (1-600-543-7801) FOR CONTRIVION OF LINEOFFICENCE UNITED PRIOR TO STAFF OF CONTRIVION אנו באום באום היום או היושפע יושרקיפל נמטחר ציאר אים ומכיר ממכד הכיומאל אים/מי/בא/באר אים נמיהלו אנא הנהס אין מאים מאים מיום או כיושפע יושרקיפל נמטחר ציאר אים ומכיר ממכד הכיומאל אים/מי/בא/באר אים נמיהלו אנא הנהס
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- AL ROOF WORL SHALL RE COME BY A CALLETON AND CAPATIONECE ROOTING CONTRACTOR IN COORDINATION WITH ANY CONTRACTOR WARRANTS THE ROOF TO ENGLISH THAT THE WARRANT IS MARTIMECE.
- CHANGES SHAL COOMMAR WORK SCHOOLE WIN LHELDED AND THE PROCHUSING TO MAKEE MINIST AND DISTURDIN OF STHOT COCUPANTS OF THE FACULTY CONTRACTOR SWILL RELOVE ALL RUBBEN AND DEBIES FROM THE SITE AT THE END OF EACH EAT.
- באינמיבומו פייחד עינוינפי גלעלפי הנוכלכנו אנוי ניאנל יצי-פוחל צלנו מג פורויינכנ מנטי כמינרבומי כג אכשר
- מבוחילם גו אמינטא האנו"כאל או עממיעם גקוענס אנו מנויאנס גו אנהנסא האנידכו אינידנט אינידנטא האנידכא אני במעויענט האלא גם אינוייבינטא כג פני למעויענטא אולו לממנטיאנג אנא געולטא האנידכו אניינינט אינידנט אם לנומויינט איני גע העווינטא אולו גנ איתרושאים אם בישובה את החיבועו, התיחובות פי הסבים איתרוביה, הספו הם אושהבסבים היום בסיותיוביותי איתרוביות איתר איתרוביה החבובי אישרבים הם מדומיותים איתר ל איתר ומנים אינו. אך הייסרובים זו למבטים איתרוביה, ותובה לאוד האיתרוביה איתרוביה ציאון את היוסיאכים אים איכואינדים פי הואל בסיותאלינותי, בסיותאלינותי של אינולינון את תובה לאינו בסיכואינון אינון בסיכואינון בסיכואינון
- COPAN, CHARACTER SHAL HAY & LEDISOD HAVE CHARACTER START HE HAVE LIKES, SHOWINGS HE INDROSSATS, ACLIST ALL STITACS DI LICH LIMIT ACCOUNT TO VERTON HERELTES CHARACTER SPEEPICATIONS, AND THEROUGHLY TEST AND BULHES CLICH HIRT TO DISERS HOUSE OPPLAISH HAVE SO THERE SET OFFE TO DIFFE.
- DAUNCLIN SANT ACUAT AT BUT SOMES A YCCOMPACE HIGH ADAZON HIGGES SACOLEMOSE WE METHEROLIZE
- 2 CONTINCTOR SHALL STEPLE AT SIZE DEFINED TO EXCHANGE FOR BOOK AND THE BOOK TO LABORATION. MY-LY CONDUCT LOT OC STOCK ZING YNCLOSIONE OLI WILDYN OLI ZWEST YNCS YNCH WICHON COWN CHIT DESTODIC WLDYNZ UM, WY-LY CONDUCT LOT OC STOCK ZING YNCHOLOGY OLI MICHAEL EA WILDYN OLI YNCESTON COMMICIAL ID WENT BESTODIC WLDYNZ
- CONTRACTOR SHALL PURKESH AND INSTALL AND HARDING. NACH IS STEWARD OL DIT CONMITCH SWIT ASHL ASHLAT OF CONNOC SE MANAGES SE AGREON MASTES LOW MESTITION SE COMMITTEE
- AL EQUINOM SHALL BY INSTALLED ACCIDENT TO WASFACTURITYS SPECIFICATIONS AND LOCATED ACCIDENCE TO VERICEN WHELESS SPECIFICATIONS, AND AS SHOWN IN THESE PLANES.
- DUPPOR CHAIR FINAL/SHOUTH SMUL BE ARROYD TO FOUNDATION FOR MARKETHROUS SECRECATIONS MO M ACCORDANCE WITH FIRE WICHS STATE BALDING COSC. באקווערוסא שטאל, אלאכול, (ולאאסולל, צמטנולכם אם האכמטאנט אם ולא נכאווארסא אגע על אמוואסא סי זאל אסו נאסו לאסו ל זאל כאתארטא אארך צאלאטל אם מאדם זאל העדעם מכומאנט אלוכא זאל כאווארטא אארר על צמענא אלמאסאפער נאני אירר נאני מאנ
- COMMATTE SHALL ACTIVY THE (DOMEST) & MINISHED OF 48 HOUSE, AN ADVINCE, PROFIT TO CONSTRUCTION STAFF, MOST, SPECTALLY STORES, STAFF ANY LODER, MALL OF BOOK PER MANDAY, PRACHESTORES, POLICHO CONCERTE, MICHIGANG STAFF, MODERNES AND STRUCTURAL POST OF MODERNESS OF CONCERNORS, DOMESTICAN AND ASSESSMENT PROFIT TO CONCERNORS, DOMESTICAN AND STRUCTURAL POST OF MODERN AND ASSESSMENT ASSESSMENT AND ASSESSMENT AND ASSESSMENT ASSES
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- 11. STITETION WHICH SHALL BE BANGE DEPOTED ABOVE MON-METALLE PRIVATE FOR STEVENE AND TO DECEMBER (12) MONEY ABOVE THE WINE SHALL STEVE DEPOTED ABOVE THE MONEY SHALL STEVE DEPOTED ABOVE THE MONEY SHALL STEVE DEPOTED ABOVE THE MONEY SHALL STEVE DEPOTED ABOVE THE SHALL SHA

## STRUCTURAL NOTES

- AS RECIBERD HARDE THE TREACHEM, SHADAND TOK ANTONA SUPPRINCE STRUCTURE AND ANTONA, AND/A-22-A, VEILION WRILESS SHADAND THE ANTONA SHADAND AND ANTO
- יות אייניים אי אני אפגעדאי אני אפיינים אייניים באייניים אייניים אייניים

## FOUNDATION NOTES:

- מנות אלה למאומנות בא למצואם במדי אלחינות מומאל את למכל על אים מניאור אינות לא אנותר למינות מנות המינות מינות אל אינות לא אינות מומאל את למכל הוא לא אינות או אנות מומאל את למכל הוא לא אינות או אנות מומאל את למינות או אינות מומאל את למינות או אינות מומאל את למינות או או אינות מומאל את למינות או או אינות מומאל את למינות או מומאל את למינות או אינות מומאל את למינות או אינות מומאל את למינות למינות את למינות את
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# CONCRETE AND REINFORCING STEEL NOTES:

- בות האינויים כא מהינות בהיכונו ודה פתחיים: יאם אינו האינואים ככל אנהיאורים על אינורים באינונים אינו האינוים באינונים אינו באינונים היותר אינונים באינונים באי
- THE PROPERTY OF THE STANCE OF CHANGE OF DAVIDORS EXCHANGE OF CONCERN OF THE PROPERTY OF
- CHAPTE SHILL BE HOMEL WOOK, AS AN OFFICIALS (\*/-1.55) with a matrial \* slipe and have a leasure 2I-bay coperedist strongth of also as unless officials.
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- A 3/4" DAWLER SMILL BE PROMOD AS ALL DIPOSED EXCES OF CONCRETE IN ACCOMPANCE WITH ACI AN SLETTON 4.2.4, UNLESS HOTED GRACIENTS. we will constitute the state of the states of the second can execute the states of the second can execute the states of the second can be set to see the second can be set to see that seems to see the second can be seen to see that seems to see the second can be seen to see that seems to see that se
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- 11. 30 NOT ALLOW CONCRET OR SUBSILE TO FREEZE DURING CONCRETE CURRING MIG SETTING PERSON, OF FOR A NAMEWOOD & DATS ATTER PLACEMENT. WITHOUT DEFINED WE DEFINE CHECK FAIL THE SMIL MET IN SECTION TO APPENDE AN CONCENTRATION OF FREE MANAGES AND CHECK THE PARTY OF CHECK AND AND ADDRESS AND ADDRESS
- CONCRETE SHALL BE INSEED TO A POLICY CHEAT PROSE. PAGE SHALL BE SEALTH BY STILL THONEL.
- OWER SPANSONS SEEDING a. ALL POPURIONS STEEL SHALL BE DETAINED BARS CONTORNERS TO ASTRO-15. CRADE BE
- 7 CHARGE SOUND IN HOUSE BEDIEDING SELTE SHIFT BE EXTERNE IN BUTCH US UTT START CHARLES (STATS I) IN HOSPIGANCE HINN HE SITTED ON SUCCESSION OF AN HOUSE SHAPES SHIP IN START SHIP HE SHAPES SHIP IN THE SHAPE SHAPES SHIP IN THE SHAPE SHAPE SHAPE SHAPE SHAPE SHAPE SHAPE SHAPE SHAPE SH IF AUTOD ABLE LYBUG DATH CORCOR IS YELV VIEW
- מבאשאם פי הבאימיתים פובם, שיאוד במאנואי גם ,יים ייאירואי מג צואימיאם הצייבובל גמא מבואלואין הסאבונים במיכונוג בעיבוואים, (יים 113)

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VERIZON WIRELESS 1831 RADY COURT RICHMOND, VA 23222

CONCORD CHURCH

		ZONING
		DRAWINGS

Dewberry •

A | 05/20/18 | PLAN REVIEW DRAWINGS

SITE ADDRESS: PROJECT NUMBER CHECOGO ST אניאניאנט פוי: 50101881 BAR.

COLLEGE ROAD STONY CREEK, VA 23882

GENERAL NOTES

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1. SOME INFORMATION NOT SHOWN FOR CLARITY. Lasting Rooquey Existing Property Line (Approx.) OK.ZZJ HVD 83 COLLEGE ROAD STONY CREEK, VA 23882 A | 08/20/18 | PLAN REVIEW DRAWINGS SITE ACOMESS: CHECOGO BY: PROJECT NUMBER REVENCE BY: EXISTING CONDITIONS Dewberry ZONING DRAWINGS VERIZON WIRELESS 1831 RADY COURT RICHMOND, VA 23222 CONCORD C-050101681 DAE E ā

