



## Application for URBAN DESIGN COMMITTEE Review

Department of Planning and Development Review  
Planning & Preservation Division  
900 E. Broad Street, Room 510  
Richmond, Virginia 23219  
(804) 646-6335

<http://www.richmondgov.com/CommitteeUrbanDesign>

### Application Type

- Addition/Alteration to Existing Structure  
 New Construction  
 Streetscape  
 Site Amenity

- Encroachment  
 Master Plan  
 Sign  
 Other

### Review Type

- Conceptual  
 Final

Project Name: \_\_\_\_\_

Project Address: \_\_\_\_\_

Brief Project Description (this is not a replacement for the required detailed narrative) : \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### Applicant Information

(on all applications other than encroachments, a City agency representative must be the applicant)

Name: \_\_\_\_\_ Email: \_\_\_\_\_

City Agency: \_\_\_\_\_ Phone: \_\_\_\_\_

Address: \_\_\_\_\_

Main Contact (if different from Applicant): \_\_\_\_\_

Company: \_\_\_\_\_ Phone: \_\_\_\_\_

Email: \_\_\_\_\_

### Submittal Deadlines

All applications and support materials must be filed no later than 21 days prior to the scheduled meeting of the Urban Design Committee (UDC). Please see the schedule on page 3 as actual deadlines are adjusted due to City holidays. **Late or incomplete submissions will be deferred to the next meeting.**

### Filing

Applications can be mailed or delivered to the attention of "Urban Design Committee" at the address listed at the top of this page. **It is important that the applicant discuss the proposal with appropriate City agencies, Zoning Administration staff, and area civic associations and residents prior to filing the application with the UDC.**

### UDC Background

The UDC is a ten member committee created by City Council in 1968 whose purpose is to advise the City Planning Commission on the design of projects on City property or right-of-way. The UDC provides advice of an aesthetic nature in connection with the performance of the duties of the Commission under Sections 17.05, 17.06 and 17.07 of the City Charter. The UDC also advises the Department of Public Works in regards to private encroachments in the public right-of-way.

## **Project Narrative:**

Project Title: Fire Station #25 Tower Replacement  
Project Location: 8800 West Huguenot Road

### Applicant Information

Name: Public Safety Communications  
Address: 3516 Hopkins Road  
Richmond, VA 23224

Contact: David M. Krzemien, Communications Systems Manager  
Phone: 804-646-5141  
Email: David.Krzemien@Richmondgov.com

### Developer Information

Name: Verizon Wireless  
Address: 1831 Rady Ct.  
Richmond, VA 23222  
Contact: David Wadsworth, Construction Manager  
Phone: 804-514.6567  
Email: David.Wadsworth@VerizonWireless.com

## **Project Background**

Subsequent to a Memorandum of Agreement executed in 1998 by the managers of the City of Richmond, Henrico County and Chesterfield County, the Capital Region Communications Steering Committee was formed to oversee the development and implementation of a new 800 MHz emergency radio communications system to replace the various independent systems in use and to permit the local jurisdictions and their emergency responders to communicate seamlessly with one another. Henrico County transitioned to the new 800 MHz system on 9/16/99. Chesterfield County began using its subsystem on 4/16/01, and the City of Richmond completed its transition to the Capital Region network on 7/22/01.

The City of Richmond, along with its partnering counties, is now actively planning replacement of the existing 15+-year old public safety radio communication system. A particularly significant problem facing the City and Counties today is that the existing radio system equipment faces technological obsolescence and supportability challenges forcing modernization of the public safety system. To ensure the integrity, functionality and effectiveness of public safety emergency communications in the immediate and foreseeable future, a procurement process for the new radio system is planned to occur between 2015-2016.

A key component of the public safety system that currently remains in service today is the 170' monopole erected in 1999 by Virginia Cellular Limited Partnership, a cellular service provider, with subsequent transfer of ownership to Verizon Wireless (VZW). The existing 170' monopole occupies a site at the rear of Fire Station #25 by lease approved by Ordinance No. 98-203-225 of the Council of the City of Richmond, which lease grants the City the right to locate antennas and related equipment at the monopole site. Verizon Wireless owns the existing monopole structure; Sprint and the City of Richmond have co-located their respective antennas and supporting equipment on the monopole and at the site. The City of Richmond derives annual revenue from this arrangement.

Verizon Wireless is currently in the process of upgrading its antennas at this location to include AWS (Advanced Wireless Services) to provide enhanced data services. Verizon Wireless conducted a structural analysis that determined the existing 170' monopole did possess the structural capacity for the required antenna upgrades. Verizon Wireless contacted the City of Richmond to discuss the replacement of the existing monopole with a like monopole that would contain the structural capacity for its antennas. This request coincided with the City of Richmond's current project to upgrade its

radio system equipment on the subject tower that enabled the City and Verizon Wireless to agree to design a tower replacement structure to accommodate both the City's new radio equipment and Verizon Wireless antenna upgrades. The replacement structure will consist of a 225' monopole with an eight-foot lightning rod for an overall height of 233' above ground level (AGL) to be located at the rear of the existing fenced equipment compound.

The proposed site will provide Verizon Wireless and Sprint each with a sectored antenna array design that will enhance their coverage in the area to deploy all of their technologies as well as increasing their coverage footprints due to the increase in height and the increase in the number of antennas. These improvements will benefit residents and businesses in the area that rely on wireless services for their daily operations and personal use.

### **Project Budget**

Verizon Wireless owns the existing 170' monopole structure and leases the land from the City for its ground equipment located at the base of the tower within the fenced enclosure. Verizon Wireless has agreed to assume the costs to remove the existing 170' tower and to install the proposed 225' monopole tower as well as remove the 80' monopole previously operated by the Richmond Ambulance Authority (RAA). Verizon Wireless will also complete all of the required Federal regulatory filings and file for any required state and local permits.

New antennas and supporting equipment required for the City/Regional Next Generation Radio System will be funded by specific budget allocations at the appropriate future time. The increased height proposed for the new monopole is necessary to accommodate both VZW's proposed antenna installations as well as the City's proposed antennas required for maximum coverage of emergency communications. In addition, the relocation of the Verizon Wireless and Sprint equipment to a higher location on the tower along with the ability to install full antenna arrays will enhance their coverage and services. A temporary equipment shelter and generator may be required by the City to house its new radio equipment during the testing phase as the existing equipment is located in the basement of the fire station. A separate application will be submitted to the UDC for review and approval when this equipment is finalized by the City's radio communication vendor.

### **Site Description and Surrounding Context:**

The existing Site is located on a 1.2 acre parcel zoned Residential (R-2) owned by the City of Richmond General Services. The subject parcel contains the of City of Richmond Fire Station #25 building , the Site consisting of the 170' monopole and associated ground equipment directly adjacent to the northeast corner of the structure. The subject parcel also contains 199' monopole tower located in the southeast corner owned by American Tower Company (ATC) where several other wireless carriers are currently collocated. A water tank located on a separate city-owned parcel adjoins the southeast corner.

The subject parcel is currently zoned R-2. The 59.82 acre wooded parcel located to the rear or west is owned by the City of Richmond and contains the Lewis G. Larus Park and is also zoned R-2. The adjacent parcel to the north is zoned B-2 and contains commercial uses such as a dry cleaning business and gas station. Parcels located across from the Site to the South on West Huguenot Road are single-family residential homes located in Chesterfield County.

The site consists of a 78' x 52' fenced area at the rear of the Fire Station on the north where the the existing 170' monopole containing the City's emergency communications equipment, Verizon Wireless and Sprint and their associated ground equipment are located. A second 80' monopole previously used by RAA is located adjacent the 170' monopole. The site currently provides four parking spaces located directly to the rear of the fenced compound area in the gravel area for use by the cell technicians and public visiting the park.

### **Construction Schedule**

As a federal licensee, Verizon Wireless must obtain approvals from the Federal Communications Commission (FCC), the Federal Aviation Administration (FAA) as well as preparing a National Environmental Protection Act (NEPA) statement for the new tower. This process typically takes five to six months and Verizon Wireless is forecasting early spring 2015 for its completion. Upon receipt of its federal approvals for the replacement tower, VZW anticipates a construction period

of three months (pending weather and materials) beginning in the late Spring 2015. City of Richmond antennas and related equipment are scheduled for installation no later than year-end 2016 to ensure availability for coverage testing and readiness for cutover to the new system in early 2019. When the new system is fully-operational and accepted, the existing 170' monopole will be dismantled and removed along with the second 80' pole located adjacent to the compound.

Preliminary coverage design analysis for the new radio system indicates that the existing 170' monopole is required to provide coverage for City and Capital Region public safety radio communications system. Therefore, it must continue to operate throughout the construction phase of the new radio system project and approximately six (6) months past the cutover date to the new system to ensure that all aspects of communication on the new system are as intended and accepted. At that time, Verizon Wireless will remove the existing 170' monopole from the site. The other existing 80' monopole originally used by RAA will be removed during the initial construction phase for the new monopole.

### **Outdoor Lighting /Parking/Landscaping**

In regards to landscaping, the site is screened on the east by the Fire Station #25 building and it is screened on both the south and east sides by the existing mature evergreen landscape buffer planted around the base of the equipment compound. The north or rear of the existing compound contains the site access and parking spaces for technicians so no landscaping is located in this area. The west side of the compound contains the ice bridge structure along with two mature deciduous Pin Oaks that will remain. The mature Pin Oaks planted along Hayden Hill Lane also provide additional screening on the east.

The proposed 225' tower will require lighting as mandated by the Federal Aviation Commission (FAA) because its height exceeds 199'. Verizon Wireless will request the FAA to approve medium intensity dual mode lighting that is standard in urban areas. The lighting consists of medium intensity white strobe for daytime and medium intensity red strobe for nighttime use. Adjacent residential properties located on Huguenot Road and the adjoining neighborhoods to the south should not be directly impacted by the nighttime lighting as the lighting will be at a height of 225' on the tower and is not downward directed. The single-family residences located along Huguenot Road currently experience activity at the Fire Station at night in regards to lights and noise along with gas station located on the adjoining parcel to the east the contains a lighted canopy over the gas pumps.

In regards to parking, the current site utilizes the gravel area directly adjacent to access gate of the equipment compound for parking for use by the technicians who service the Site on a monthly basis or during a service outage. The four existing parking spaces located in the gravel area at the rear of the compound for use by the wireless service technicians and the public for access to the Lewis G. Larus Park will remain. In addition, a handicap accessible parking space is proposed at the rear of the site on the North side of the compound adjacent to the landscape buffer.

### **City of Richmond Urban Design Guidelines**

#### **Public Facilities: TELECOMMUNICATION DEVICES**

Whenever possible, new telecommunication devices shall be located on existing infrastructure. Telecommunication devices that are able to be co-located on existing towers are encouraged. All telecommunication towers are subject to Article VI Division 11 of the City of Richmond's Zoning Ordinance.

*As discussed, Verizon Wireless originally contacted the City of Richmond to replace the existing 170' monopole with a like size monopole possessing increased structural capacity to accommodate Verizon Wireless' antenna upgrades at the Site. The City of Richmond's Emergency Communications Services is concurrently upgrading its radio system equipment on this site. In order to accommodate both the City's equipment and Verizon Wireless' equipment it was determined that a taller monopole would be required to provide adequate vertical space for the proposed emergency services equipment along with the existing wireless carriers currently collocated on the tower (Verizon Wireless and Sprint). The smaller existing 80' RAA monopole will also be removed as well.*

### **Compliance with the City of Richmond Zoning Ordinance**

## **City of Richmond's Zoning Ordinance**

### **Article VI Division 11**

#### **Sec. 114-692.6. Criteria for installations on city-owned property.**

Where permitted by the zoning district regulations, the installation of any wireless communications facility, microwave relay facility, or radio and television broadcast antenna and support structures shall not be subject to the requirements of sections 114-692.2-114-692.5, but shall instead be subject to location, character and extent approval by the planning commission in accordance with the requirements of section 17.07 of the Charter.

### **DIVISION 3. R-2 SINGLE-FAMILY RESIDENTIAL DISTRICT**

#### **Sec. 114-404.1. Permitted principal uses.**

Any principal use permitted in the R-1 district as set forth in section 114-402.1 shall be permitted in the R-2 single-family residential district.

### **DIVISION 2. R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT**

#### **Sec. 114-402.1. Permitted principal uses.**

(9) Antennas and support structures for communications systems operated by or for the city;

(10) Wireless communications facilities and microwave relay facilities, including support structures, on property owned by the city, subject to the requirements for location, character and extent approval by the city planning commission in accordance with the requirements of section 17.07 of the City Charter.

*As discussed, the proposed site will house the City's upgraded emergency radio communication system equipment operated by the City of Richmond's Office of Emergency Communications. The proposed site will also provide space for the two existing collocations by Verizon Wireless and Sprint as previously approved by the City. In addition, the project will also remove an existing tower.*

### **Compliance with the Richmond Master Plan – 2000-2010**

#### **Chapter 11 – Huguenot Planning District**

*The site is located on city-owned parcel containing Fire Station #25 at 8800 West Huguenot Road in the Huguenot Planning District. The Land Use Map currently designates the Site as Public and Open Space and Fire Station #25 is noted on the Parks & Recreation Areas, Schools and Public Facilities as a public facility.*

*The proposed Site will not require any additional land and nor is located on a steep slope. The existing Site currently provides four parking spaces for the Lewis G. Larus Park where the trailhead is located directly behind the Site. The Site will not impede the future expansion of West Huguenot Road. The height increase of fifty-five (55) feet is required to accommodate the City's upgraded emergency communications equipment and provide the structural capacity required for the Verizon Wireless antenna modifications and space for the existing Sprint collocation without the need for a second tower at the site.*

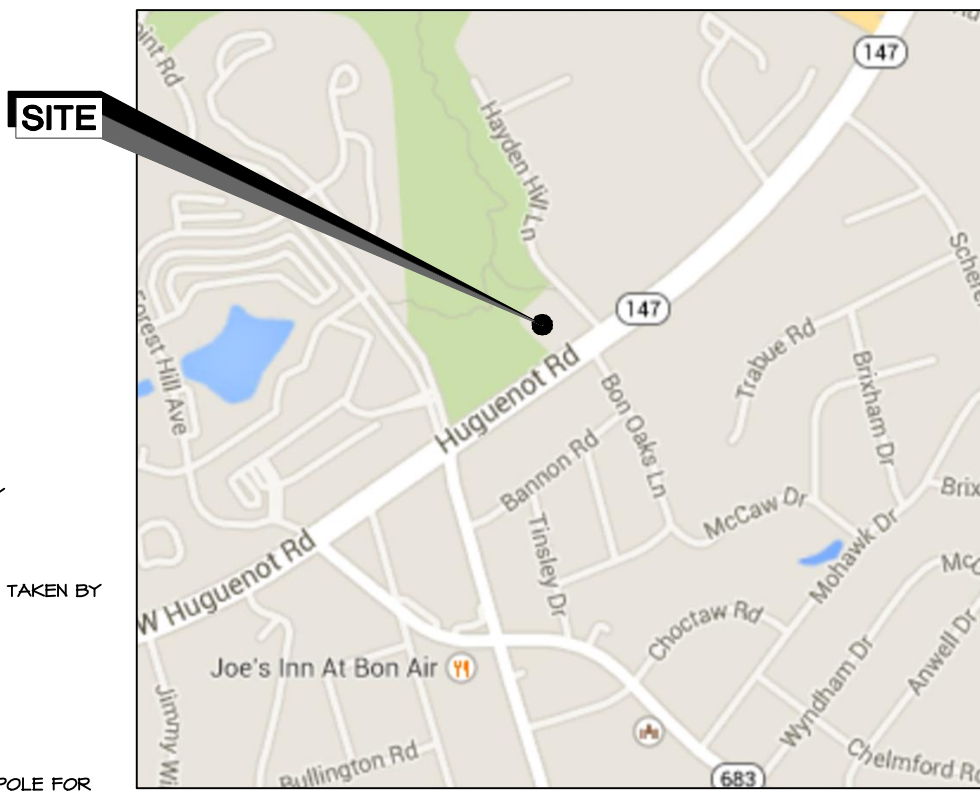
*The subject parcel contains the Site along with an existing 80' RAA monopole and a second 199' monopole is located on the northwestern corner of the parcel adjacent to the existing water tank. The subject parcel is bordered on the west and Lewis G. Larus Park that is owned by the City containing mature trees. The mature woods provide substantial screening for the site due to their height and distance from the site. In addition, the mature vegetation in the established neighborhoods surround the Site also substantially screens it from the adjacent parcels of a majority of the surrounding areas.*



**HUGUENOT ROAD-FIRE STATION #25**  
**CITY OF RICHMOND, VIRGINIA**  
**8800 WEST HUGUENOT ROAD**  
**RICHMOND, VA 23225**

**SITE NOTES:**

1. APPLICANT: CITY OF RICHMOND EMERGENCY COMMUNICATIONS  
 900 E. BROAD STREET  
 RICHMOND, VA 23219  
 ATTN: DAVID KRZEMIEC, OPERATIONS MANAGER  
 PHONE: 804-645-5141
2. PROPERTY OWNER: CITY OF RICHMOND GENERAL SERVICES  
 900 E BROAD STREET, ROOM 101  
 RICHMOND, VIRGINIA 23219
3. PROPERTY DATA: ADDRESS: 8800 WEST HUGUENOT ROAD  
 RICHMOND, VIRGINIA 23235  
  
 ACCT: C0010891020T  
 ASSESSMENT AREA: 507  
 PROPERTY CLASS: 482  
 TRACT AREA: 1.23 ACRES  
 EXISTING USE: TELECOMMUNICATIONS FACILITY AND EMERGENCY COMMUNICATIONS
4. CURRENT ZONING: R-2
5. HORIZONTAL & VERTICAL CONTROL SHOWN HEREON IS BASED ON A GPS OBSERVATION TAKEN BY MORRIS & RITCHIE ASSOCIATES, INC., DATED OCTOBER 2013.  
  
 LONGITUDE: W 77°33'36.75"  
 LATITUDE: N 37°32'21.77"  
  
 AVERAGE GROUND ELEV. = 330.3' AMSL
6. TOTAL DISTURBED AREA= 815 S.F.
7. REMOVAL OF EXISTING 170' MONOPOLE, 80' MONOPOLE AND REPLACE WITH 225' MONOPOLE FOR THE INSTALLATION OF EMERGENCY COMMUNICATIONS EQUIPMENT AND TWO WIRELESS COLLOCATIONS. REMOVAL OF 170' MONOPOLE WILL OCCUR AFTER CONSTRUCTION OF NEW 225' MONOPOLE AND SUCCESSFUL CUTOVER TO NEW CITY PUBLIC SAFETY RADIO SYSTEM AND DECOMMISSIONING OF LEGACY CITY RADIO SYSTEM. REMOVAL OF 80 FT RAA MONOPOLE WILL OCCUR UPON CONSTRUCTION OF 225' MONOPOLE.
8. THE EQUIPMENT PLATFORM IS UNMANNED, WITH INFREQUENT VISITS (FOUR OR FEWER PER YEAR) BY MAINTENANCE PERSONNEL, AND WITH ACCESS AND PARKING FOR FOUR VEHICLES. THE PROPOSED FACILITY IS NOT FOR HUMAN HABITATION AND THEREFORE HANDICAP ACCESS IS NOT REQUIRED. SEE SHEET C-3 FOR ADDITIONAL LARUS PARK PARKING SPACES.
9. IF THE ANTENNAS, SUPPORT STRUCTURE, AND RELATED ELECTRONIC EQUIPMENT ARE NO LONGER USED FOR TELECOMMUNICATIONS PURPOSES FOR A CONTINUOUS PERIOD OF TWELVE (12) MONTHS, THEY SHALL BE REMOVED BY THE ANTENNA OWNER AT OWNER'S EXPENSE WITHIN NINETY (90) DAYS.
10. NO WATER OR SANITARY UTILITIES ARE REQUIRED FOR THE OPERATION OF THIS FACILITY.
11. BOUNDARY SHOWN PER CITY RECORDS. EXISTING SITE FEATURES SHOWN PER MORRIS & RITCHIE ASSOCIATES, INC., FIELD SURVEYED PERFORMED OCTOBER 2013.
12. THIS PLAN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. PLAN IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
13. ALL DETAILS SHOWN ARE "STANDARD" OR "TYPICAL" FOR REFERENCE ONLY. FOR ACTUAL DETAILS, SEE ARCHITECTURAL, STRUCTURAL, OR CONSTRUCTION PLANS.
14. THE PROPOSED COMMUNICATIONS ANTENNAS AND RELATED MOUNTING DEVICES DO NOT EXCEED TWENTY (20) FEET IN TOTAL HEIGHT.
15. THE CITY OF RICHMOND MAY ULTIMATELY REQUIRE THE INSTALLATION OF A PERMANENT SHELTER AND EXTERIOR GENERATOR WITHIN THE SITE COMPOUND DEPENDING UPON THE FUTURE REQUIREMENTS OF ITS NEW PUBLIC SAFETY RADIO SYSTEM.



**VICINITY MAP**  
 SCALE: 1" = 1000'

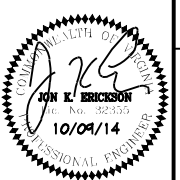
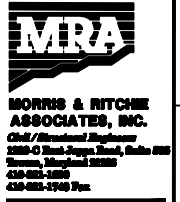
**DEVELOPER**  
 VERIZON WIRELESS  
 1831 RADY CT  
 RICHMOND, VA 23222  
 CONTACT: DAVID WADSWORTH  
 804-514-6567

**ENGINEER**  
 MORRIS & RITCHIE ASSOCIATES  
 43760 TRADE CENTER PLACE  
 STERLING, VA 20166  
 CONTACT: JON K. ERICKSON  
 703-674-0161  
 JERICKSON@MRAGTA.COM

Sheet Index	
Sheet Number	Sheet Title
C-1	Cover Sheet
C-2	Site Plan
C-3	Existing Compound Plan
C-4	Proposed Compound Plan
C-5	Site Details
C-6	Site Details Continued

**GENERAL NOTES**

1. CONTRACTOR SHALL CONTACT A SUBSURFACE UTILITY LOCATOR FOR LOCATION OF EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL VERIFY EXISTING UTILITY LOCATIONS BY TEST PIT AS NECESSARY. LOCATION OF UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE AND FOR PLANNING PURPOSES ONLY.
2. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH ALL STATE AND LOCAL CODES AND ORDINANCES, THE LATEST EDITION THEREOF.
3. CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS FOR THIS PROJECT FROM ALL APPLICABLE GOVERNMENTAL AGENCIES.
4. ANY PERMITS WHICH MUST BE OBTAINED SHALL BE THE CONTRACTOR'S RESPONSIBILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ABIDING BY ALL CONDITIONS AND REQUIREMENTS OF THE PERMITS.
5. CONTRACTOR SHALL COORDINATE ALL UTILITY CONNECTIONS WITH APPROPRIATE UTILITY OWNERS.
6. THESE PLANS ARE NOT FOR RECORDATION OR CONVEYANCE.
7. EXISTING PAVEMENT AND OTHER SURFACES DISTURBED BY CONTRACTOR (WHICH ARE NOT TO BE REMOVED) SHALL BE REPAIRED TO PRECONSTRUCTION CONDITIONS BY THE CONTRACTOR.
8. DAMAGE TO UTILITIES OR PROPERTY OF OTHER BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE REPAIRED TO PRECONSTRUCTION CONDITIONS BY THE CONTRACTOR.
9. NOTIFY "MISS UTILITY" (1-800-257-7777) 48 HOURS PRIOR TO DOING ANY EXCAVATION IN THIS AREA.
10. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE MANNER AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



**verizon wireless**  
**HUGUENOT ROAD**  
**8800 WEST HUGUENOT ROAD**  
**RICHMOND, VIRGINIA 23235 (CITY OF RICHMOND)**

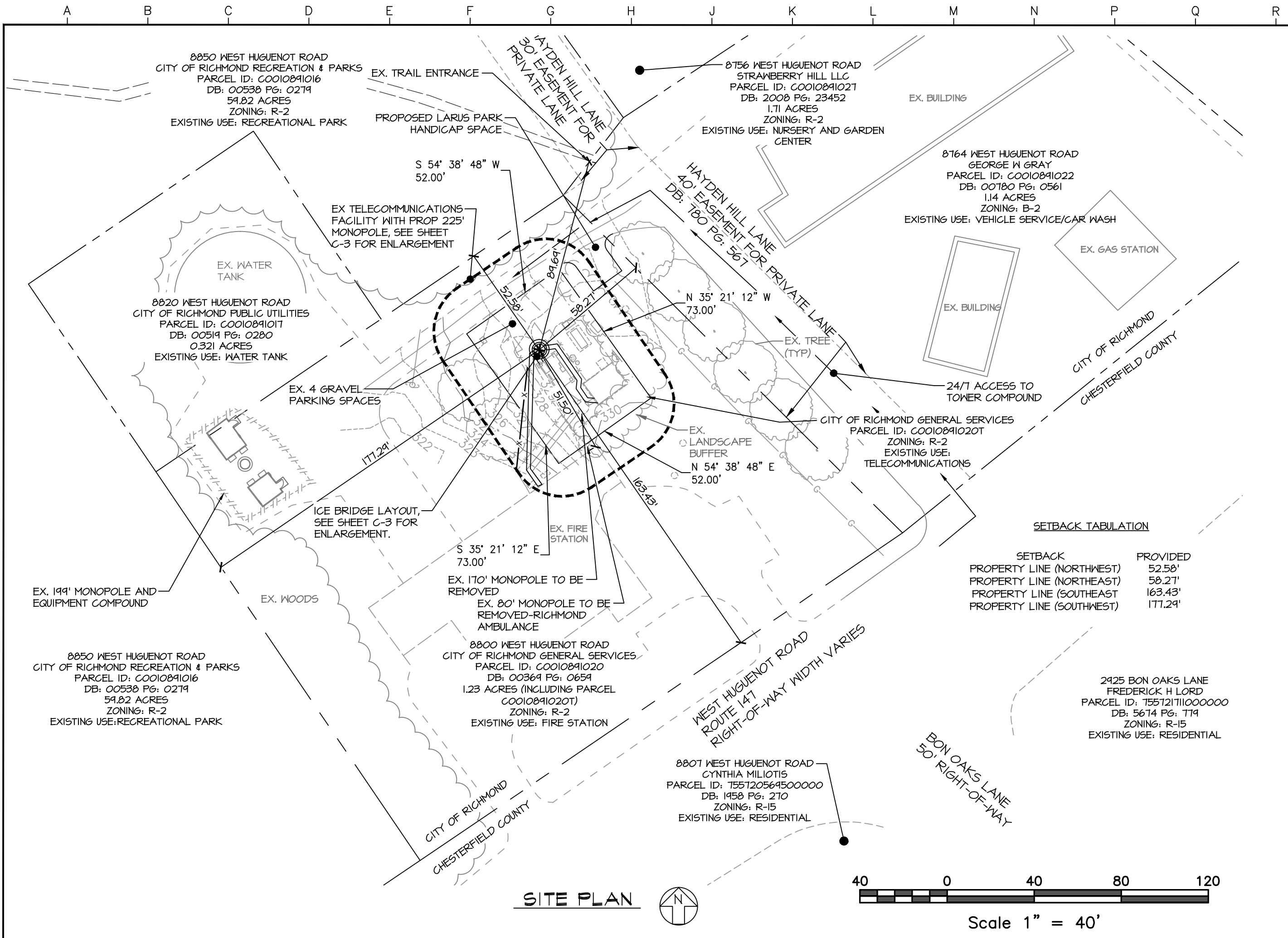
**REVISIONS:**

NO.	DESCRIPTION	DATE
1	VZW COMMENTS	9/16/14
2	VZW COMMENTS	9/30/14
3	VZW COMMENTS	10/09/14

DESIGNED BY: DLT  
 PROJECT NO: 10421.1324  
 DATE: 08/18/14  
 SCALE: N/A

TITLE:  
**Cover Sheet**

SHEET:  
**C-1**



8850 WEST HUGUENOT ROAD  
CITY OF RICHMOND RECREATION & PARKS  
PARCEL ID: C0010891016  
DB: 00538 PG: 0271  
59.82 ACRES  
ZONING: R-2  
EXISTING USE: RECREATIONAL PARK

8756 WEST HUGUENOT ROAD  
STRAWBERRY HILL LLC  
PARCEL ID: C0010891027  
DB: 2008 PG: 23452  
1.71 ACRES  
ZONING: R-2  
EXISTING USE: NURSERY AND GARDEN CENTER

8764 WEST HUGUENOT ROAD  
GEORGE W GRAY  
PARCEL ID: C0010891022  
DB: 00780 PG: 0561  
1.14 ACRES  
ZONING: B-2  
EXISTING USE: VEHICLE SERVICE/CAR WASH

8820 WEST HUGUENOT ROAD  
CITY OF RICHMOND PUBLIC UTILITIES  
PARCEL ID: C0010891017  
DB: 00519 PG: 0280  
0.321 ACRES  
EXISTING USE: WATER TANK

CITY OF RICHMOND GENERAL SERVICES  
PARCEL ID: C0010891020T  
ZONING: R-2  
EXISTING USE: TELECOMMUNICATIONS

8800 WEST HUGUENOT ROAD  
CITY OF RICHMOND GENERAL SERVICES  
PARCEL ID: C0010891020  
DB: 00369 PG: 0659  
1.23 ACRES (INCLUDING PARCEL  
C0010891020T)  
ZONING: R-2  
EXISTING USE: FIRE STATION

8850 WEST HUGUENOT ROAD  
CITY OF RICHMOND RECREATION & PARKS  
PARCEL ID: C0010891016  
DB: 00538 PG: 0271  
59.82 ACRES  
ZONING: R-2  
EXISTING USE: RECREATIONAL PARK

8807 WEST HUGUENOT ROAD  
CYNTHIA MILIOTIS  
PARCEL ID: 7557205695000000  
DB: 1958 PG: 270  
ZONING: R-15  
EXISTING USE: RESIDENTIAL

2925 BON OAKS LANE  
FREDERICK H LORD  
PARCEL ID: 7557217110000000  
DB: 5674 PG: 779  
ZONING: R-15  
EXISTING USE: RESIDENTIAL

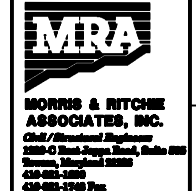
SETBACK TABULATION

SETBACK	PROVIDED
PROPERTY LINE (NORTHWEST)	52.58'
PROPERTY LINE (NORTHEAST)	58.27'
PROPERTY LINE (SOUTHEAST)	163.43'
PROPERTY LINE (SOUTHWEST)	177.29'

**SITE PLAN**



Scale 1" = 40'



**verizon wireless**  
HUGUENOT ROAD  
2800 WEST HUGUENOT ROAD  
RICHMOND, VIRGINIA 23295 (CITY OF RICHMOND)

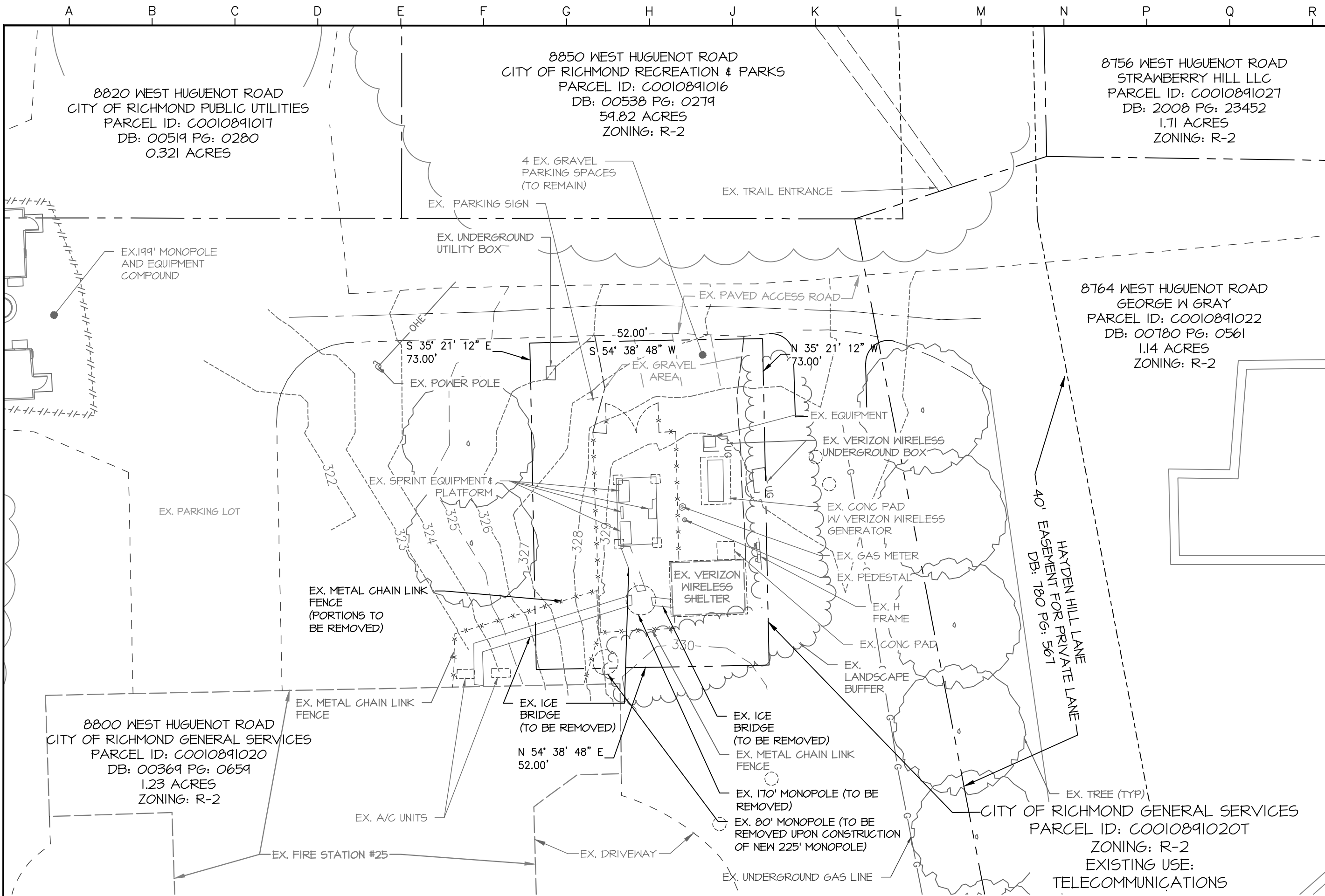
REVISIONS:

NO.	DESCRIPTION	DATE
VZW COMMENTS		9/16/14
VZW COMMENTS		9/30/14
VZW COMMENTS		10/09/14

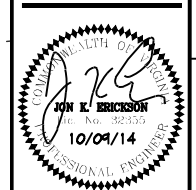
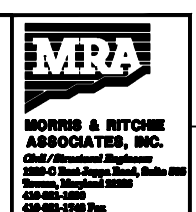
DESIGNED BY: DLT  
PROJECT NO: 10421.1324  
DATE: 08/18/14  
SCALE: 1"=40'

TITLE:  
**Site Plan**

SHEET:  
**C-2**



**ENLARGED COMPOUND LAYOUT (EXISTING)**  
SCALE: 1" = 20'



**verizon wireless**  
HUGUENOT ROAD  
2800 WEST HUGUENOT ROAD  
RICHMOND, VIRGINIA 23295 (CITY OF RICHMOND)

REVISIONS:

NO.	DESCRIPTION	DATE
VZW COMMENTS		9/16/14
VZW COMMENTS		9/30/14
VZW COMMENTS		10/09/14

DESIGNED BY: DLT  
PROJECT NO: 10421.1324  
DATE: 06/18/14  
SCALE: AS NOTED

TITLE:  
**Existing Compound Plan**

SHEET:  
**C-3**



8820 WEST HUGUENOT ROAD  
CITY OF RICHMOND PUBLIC UTILITIES  
PARCEL ID: C0010891017  
DB: 00519 PG: 0280  
0.321 ACRES

8850 WEST HUGUENOT ROAD  
CITY OF RICHMOND RECREATION & PARKS  
PARCEL ID: C0010891016  
DB: 00538 PG: 0279  
59.82 ACRES  
ZONING: R-2

8756 WEST HUGUENOT ROAD  
STRAWBERRY HILL LLC  
PARCEL ID: C0010891027  
DB: 2008 PG: 23452  
1.71 ACRES  
ZONING: R-2

8764 WEST HUGUENOT ROAD  
GEORGE W GRAY  
PARCEL ID: C0010891022  
DB: 00780 PG: 0561  
1.14 ACRES  
ZONING: R-2

8800 WEST HUGUENOT ROAD  
CITY OF RICHMOND GENERAL SERVICES  
PARCEL ID: C0010891020  
DB: 00369 PG: 0659  
1.23 ACRES  
ZONING: R-2

CITY OF RICHMOND GENERAL SERVICES  
PARCEL ID: C0010891020T  
ZONING: R-2  
EXISTING USE:  
TELECOMMUNICATIONS

**ENLARGED COMPOUND LAYOUT (PROPOSED)**  
SCALE: 1" = 20'



**verizon wireless**  
HUGUENOT ROAD  
2800 WEST HUGUENOT ROAD  
RICHMOND, VIRGINIA 23295 (CITY OF RICHMOND)

REVISIONS:

NO.	DESCRIPTION	DATE
VZW COMMENTS		9/16/14
VZW COMMENTS		9/30/14
VZW COMMENTS		10/09/14

DESIGNED BY: DLT  
PROJECT NO: 10421.1324  
DATE: 08/18/14  
SCALE: 1"=20'

TITLE:  
**Proposed Compound Plan**

SHEET:  
**C-4**

A B C D E F G H J K L M N P Q R



**verizon wireless**  
 HUGUENOT ROAD  
 2800 WEST HUGUENOT ROAD  
 RICHMOND, VIRGINIA 23295 (CITY OF RICHMOND)

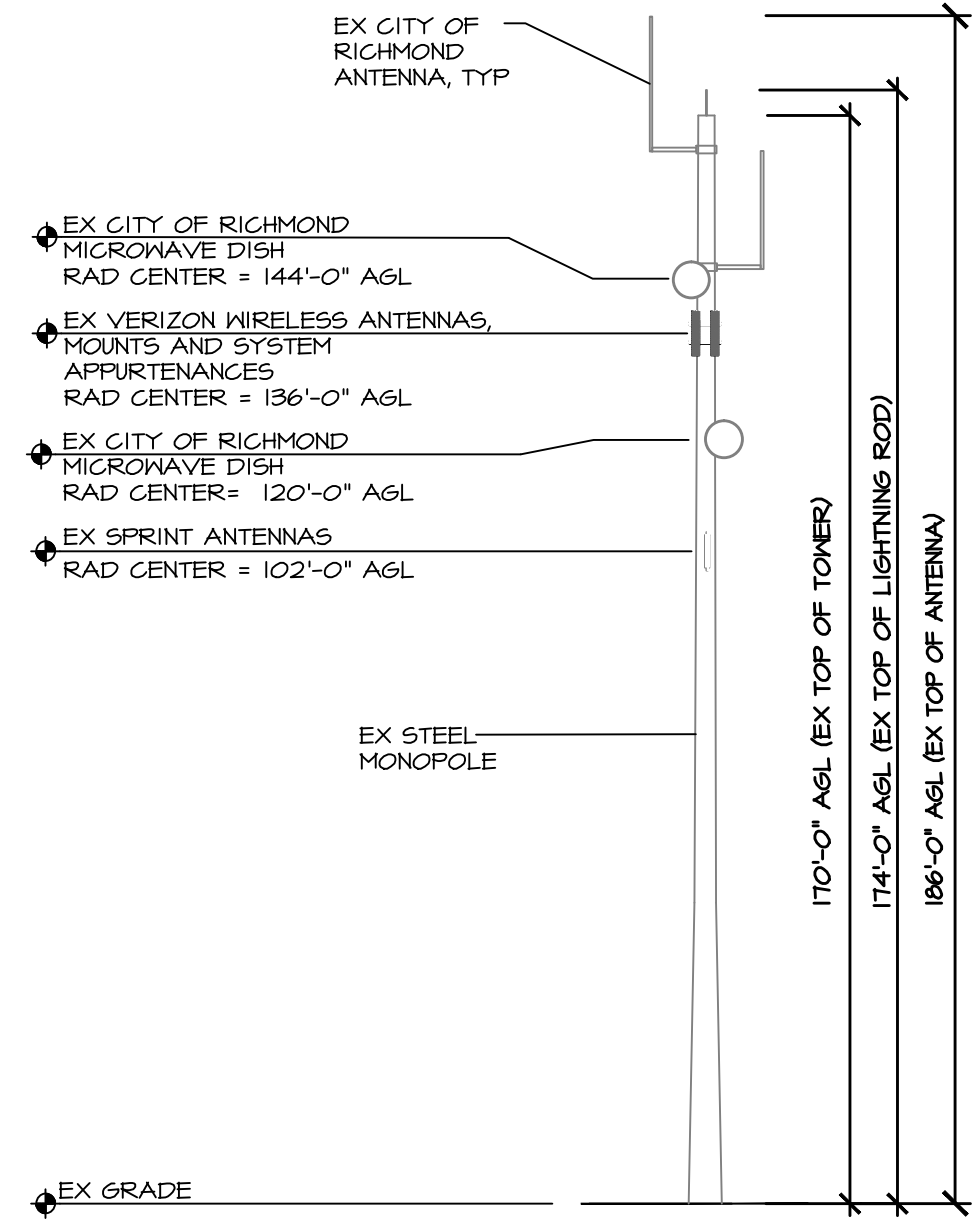
REVISIONS:

NO.	DESCRIPTION	DATE
VZW COMMENTS		9/16/14
VZW COMMENTS		9/30/14
VZW COMMENTS		10/09/14

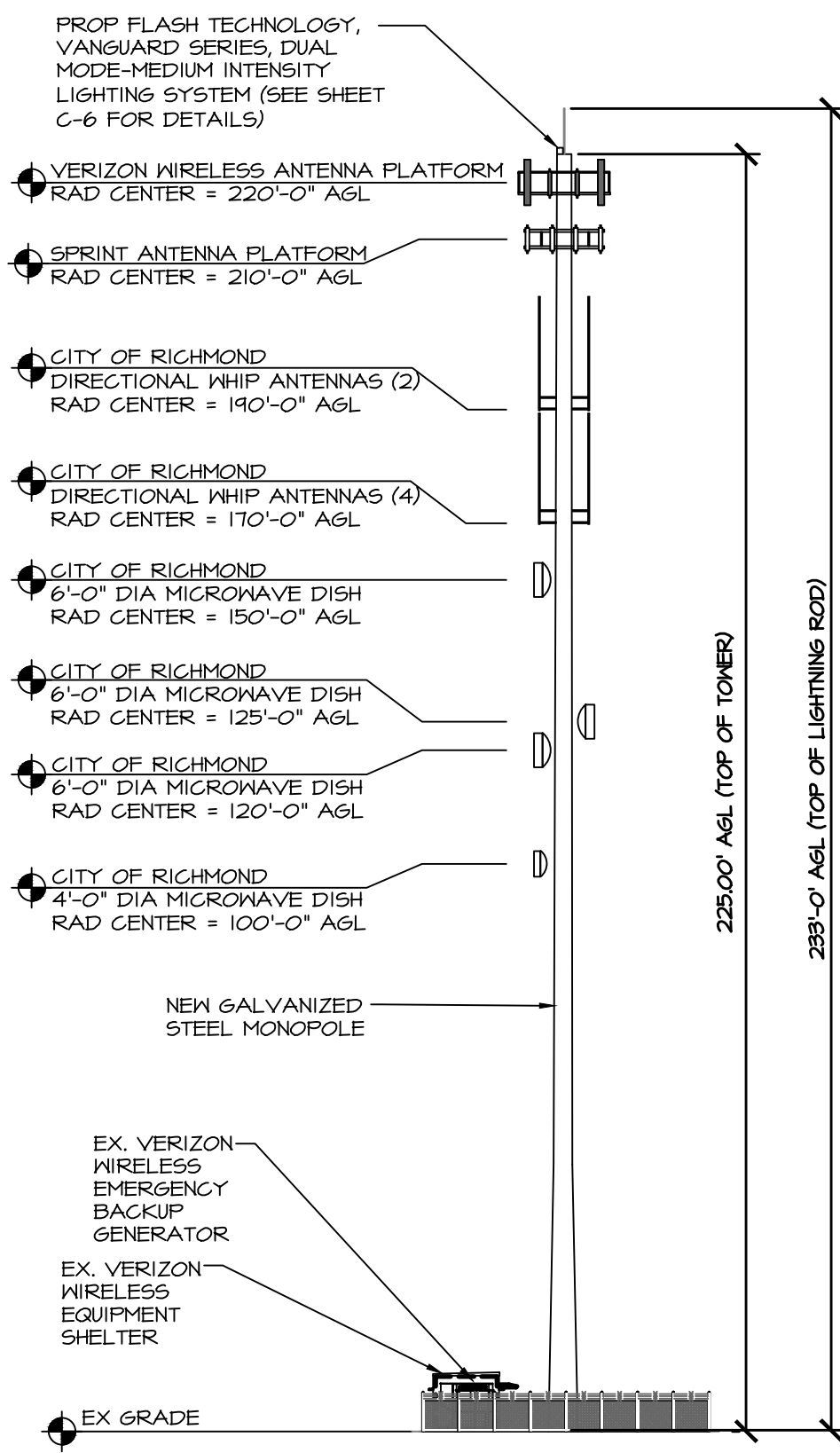
DESIGNED BY: DLT  
 PROJECT NO: 10421.1324  
 DATE: 08/18/14  
 SCALE: AS NOTED

TITLE:  
**Site Details**

SHEET:  
**C-5**



**TOWER ELEVATION- MONOPOLE TO BE REMOVED**  
 SCALE: 1" = 30'



**TOWER ELEVATION- PROPOSED INSTALLATION**  
 SCALE: 1" = 30'

- NOTES
1. MONOPOLE SHALL BE GRAY (GALVANIZED STEEL FINISH).
  2. ANTENNAS SHALL BE GRAY OR SILVER COLOR.
  3. CABLES SHALL BE BLACK AND SHALL BE PLACED INSIDE THE TOWER.

# FTS 362 Series

Medium Intensity Dual LED Lighting System with Eagle 2.0

## Application

The FTS 362 Series is an FAA L865/L864 system that includes a white flashing LED light for day, a red flashing LED light for night and (3) LED markers to create an FAA tower type E1 or E2 for structures between 200' and 500' AGL.

## Features/Benefits

- 5 year warranty; 10+ year life expectancy
- ETL certified for up to 550 ft. separation between flashhead and power converter
- Automatic fail safe to day mode and notification if system has not changed states in 19 hours
- Data available for compliance with QLI waiver
- All serviceable components at base of tower
- Patented optics eliminate ground scatter
- Passive temperature management system eliminates need for moving parts in flashhead
- L-810 LED marker kit design eliminates conduit
- Flash brand FREP power cable
- Automatically accommodates 120-240 VAC 50/60 Hz and eliminates phasing considerations
- No EMI or RF
- 24/7/365 Monitoring & Call Center services
- Flashhead weight 25lbs; height 7.3 inches
- TIA-222 certified for all mounting hardware

## Eagle 2.0 Interface

- All FTS 362 series systems include an alphanumeric interface for on-site:
- Alarm Notification
  - Diagnostics
  - Configuration
  - Manual & Automatic Lighting Inspections



## Power Consumption

- 90W—White Day
- 25W—Red Night
- 6.8W—Per Marker

332 Nichol Mill Lane  
Franklin, TN 37067

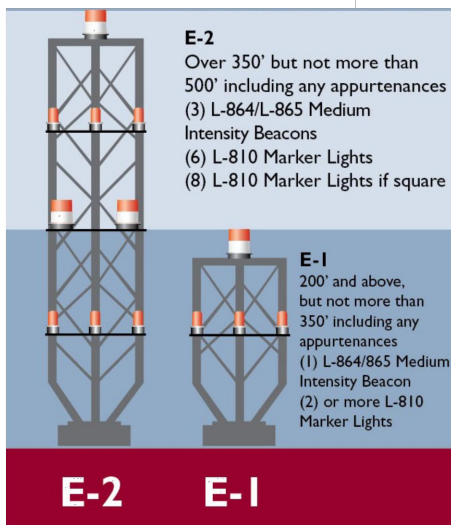


888-313-5274  
flash\_info@spx.com  
www.flashtechnology.com

# FTS 362 Series

Medium Intensity Dual LED Lighting System with Eagle 2.0

Diagram from FAA Advisory Circular AC 70/7460-1K Change 2, A1-18. The FAA determination of no hazard for these towers are: Chapters 2, 4, 8



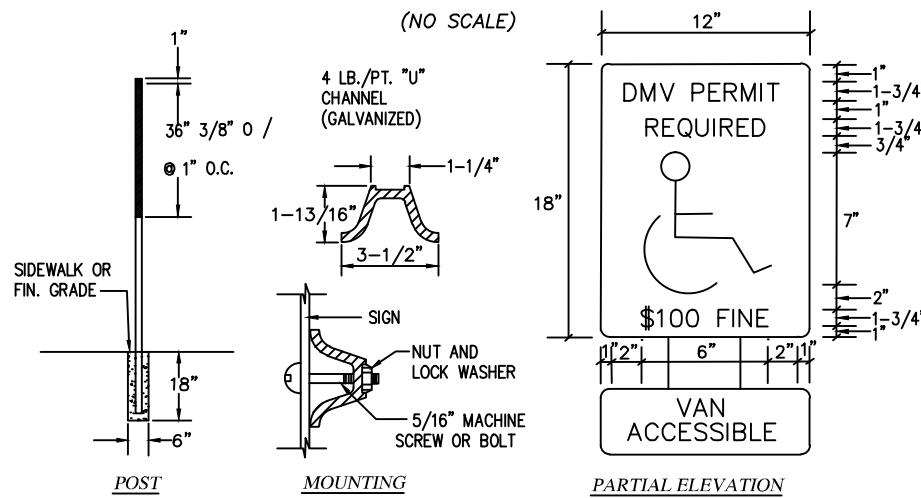
These guidelines are for reference only. Please contact Flash for specific questions regarding obstruction marking.

332 Nichol Mill Lane  
Franklin, TN 37067

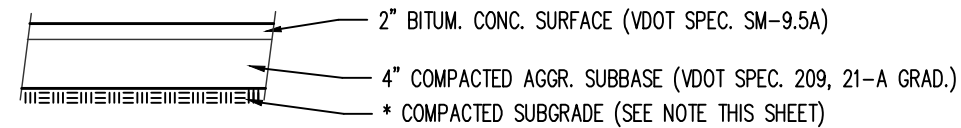


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## HANDICAP SIGNAGE DETAIL

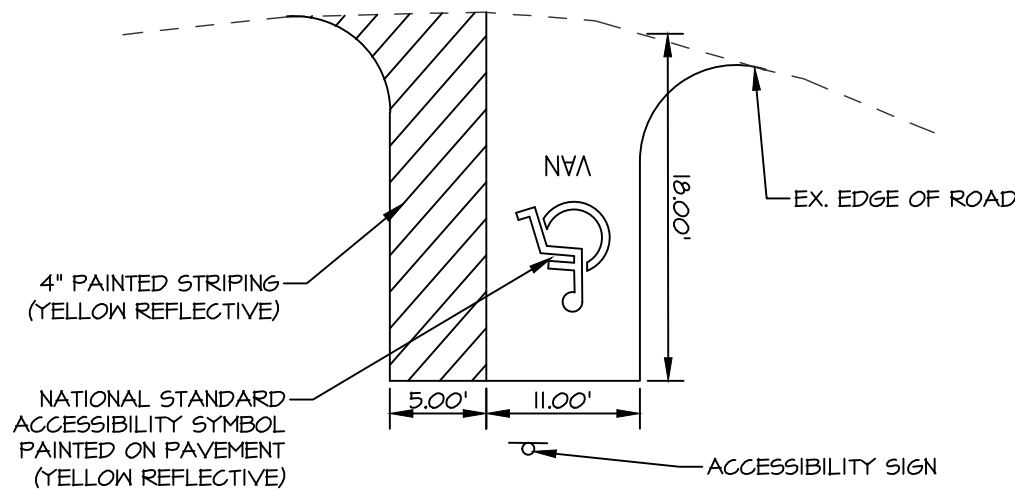


## PAVEMENT DETAIL

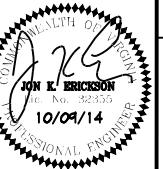


**COMPACTED SUBGRADE NOTE:**  
THE TOP 12" OF SUBGRADE TO BE COMPACTED TO 95% OF MAXIMUM DRY DENSITY PER STANDARD PROCTOR TEST WITHIN ±2% OPTIMUM MOISTURE.

## HANDICAP PARKING SPACE DETAIL



MORRIS & RITCHIE ASSOCIATES, INC.  
Civil/Structural Engineers  
2250 O'Fallon Road, Suite 200  
Spring, Missouri 63112  
636-588-2200  
636-588-2200 Fax



verizon wireless  
HUGUENOT ROAD  
2800 WEST HUGUENOT ROAD  
RICHMOND, VIRGINIA 23295 (CITY OF RICHMOND)

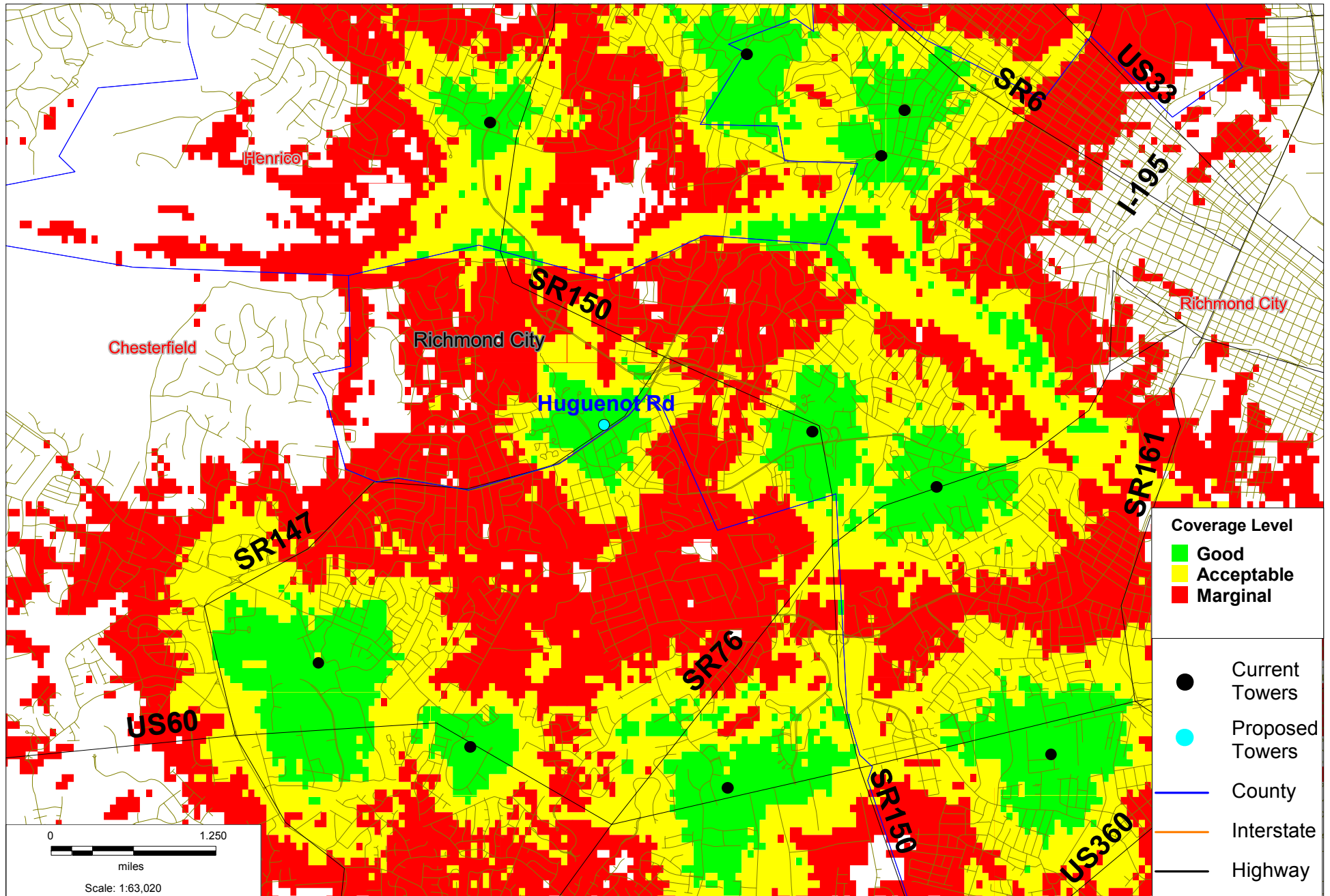
NO.	DESCRIPTION	DATE
VZW	COMMENTS	9/16/14
VZW	COMMENTS	9/30/14
VZW	COMMENTS	10/09/14

DESIGNED BY: DLT  
PROJECT NO: 10421.1324  
DATE: 08/18/14  
SCALE: NONE

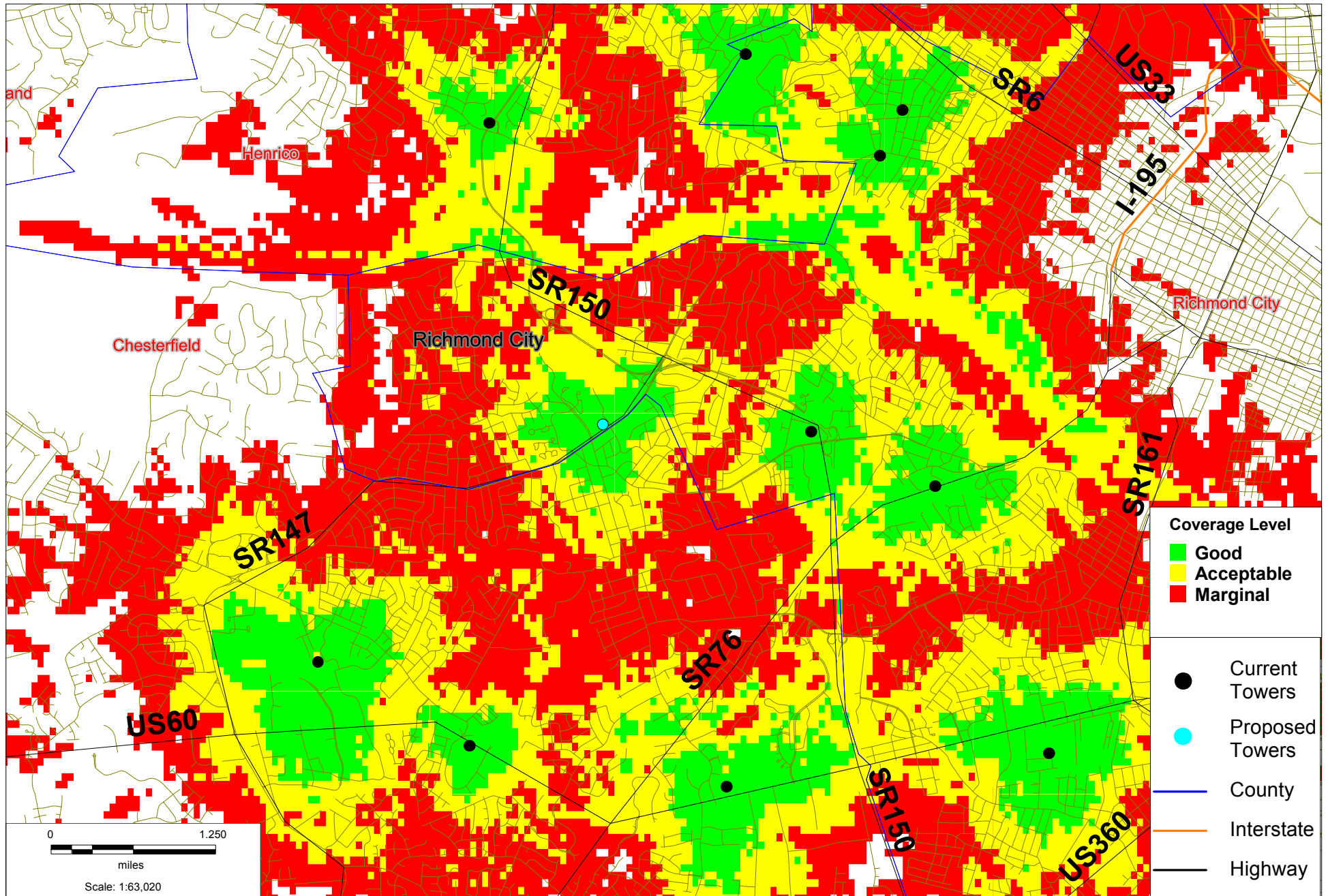
TITLE: Site Details Continued

SHEET: C-6

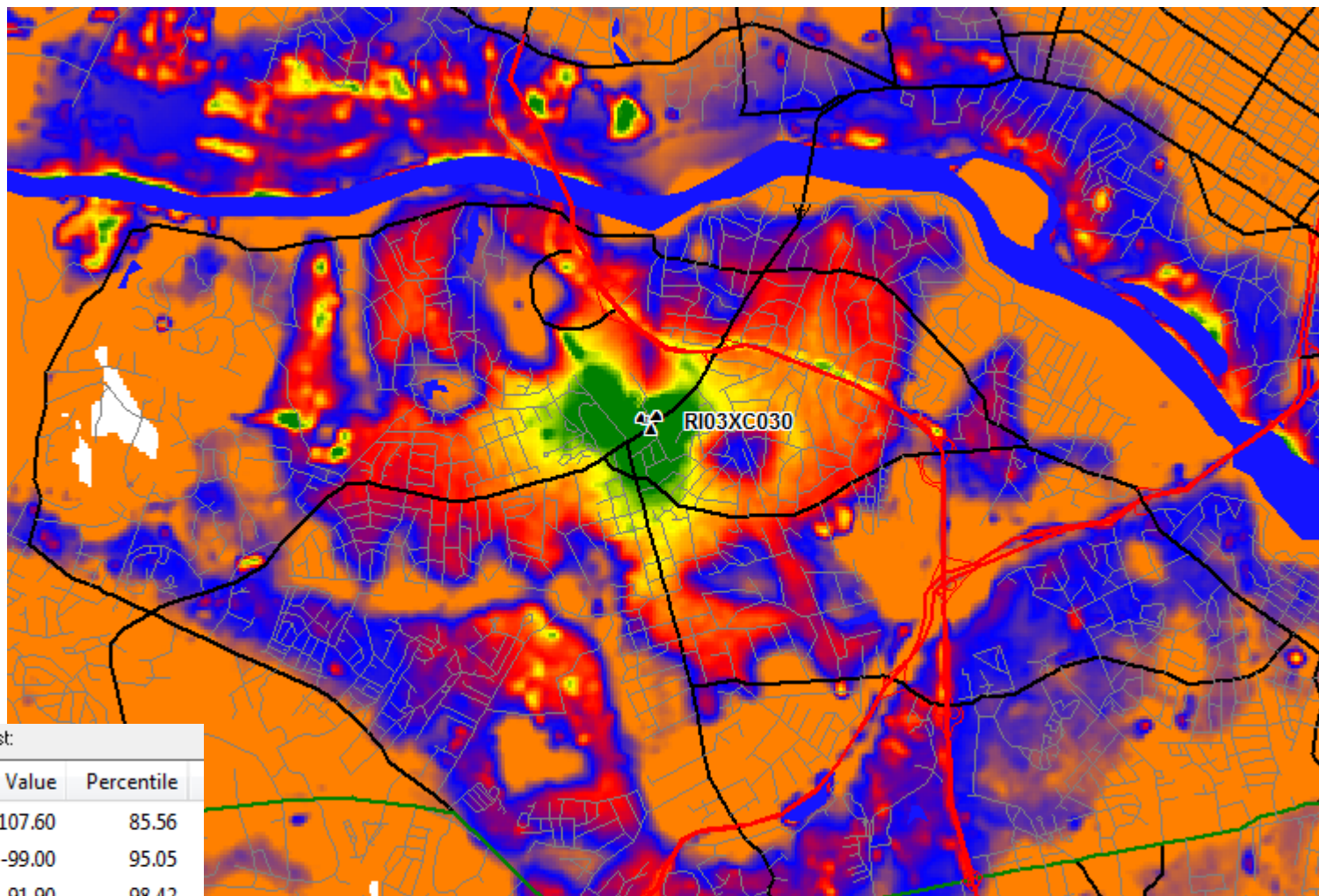
# Existing Coverage - WITH Huguenot Road @ 128' AGL



# Proposed Coverage - WITH Huguenot Road @ 220' AGL



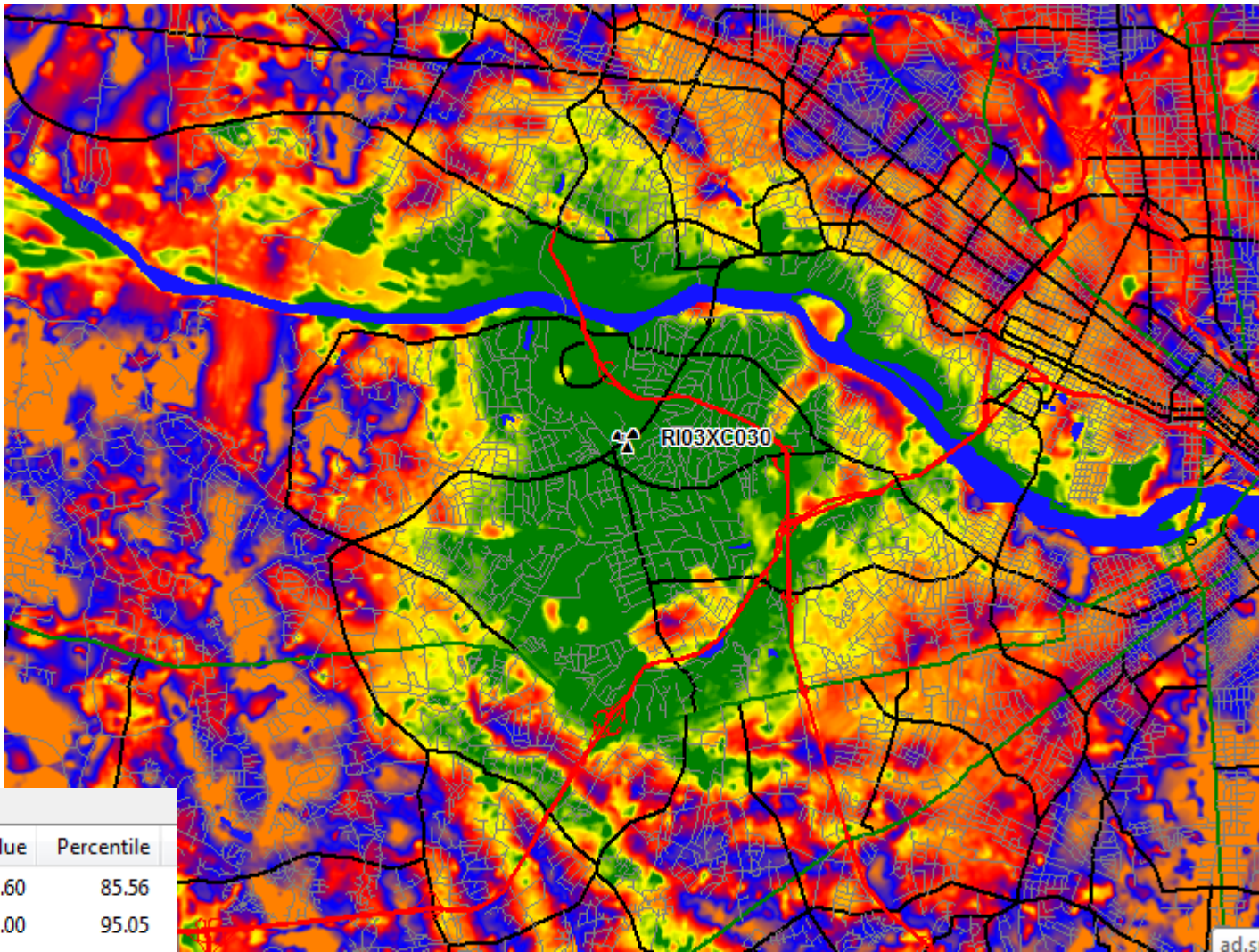
# 1900 MHz Coverage at 105 ft.








Color scheme list:

	Value	Percentile
Orange	-107.60	85.56
Blue	-99.00	95.05
Red	-91.90	98.42
Yellow	-81.90	99.77
Green	-76.90	99.92

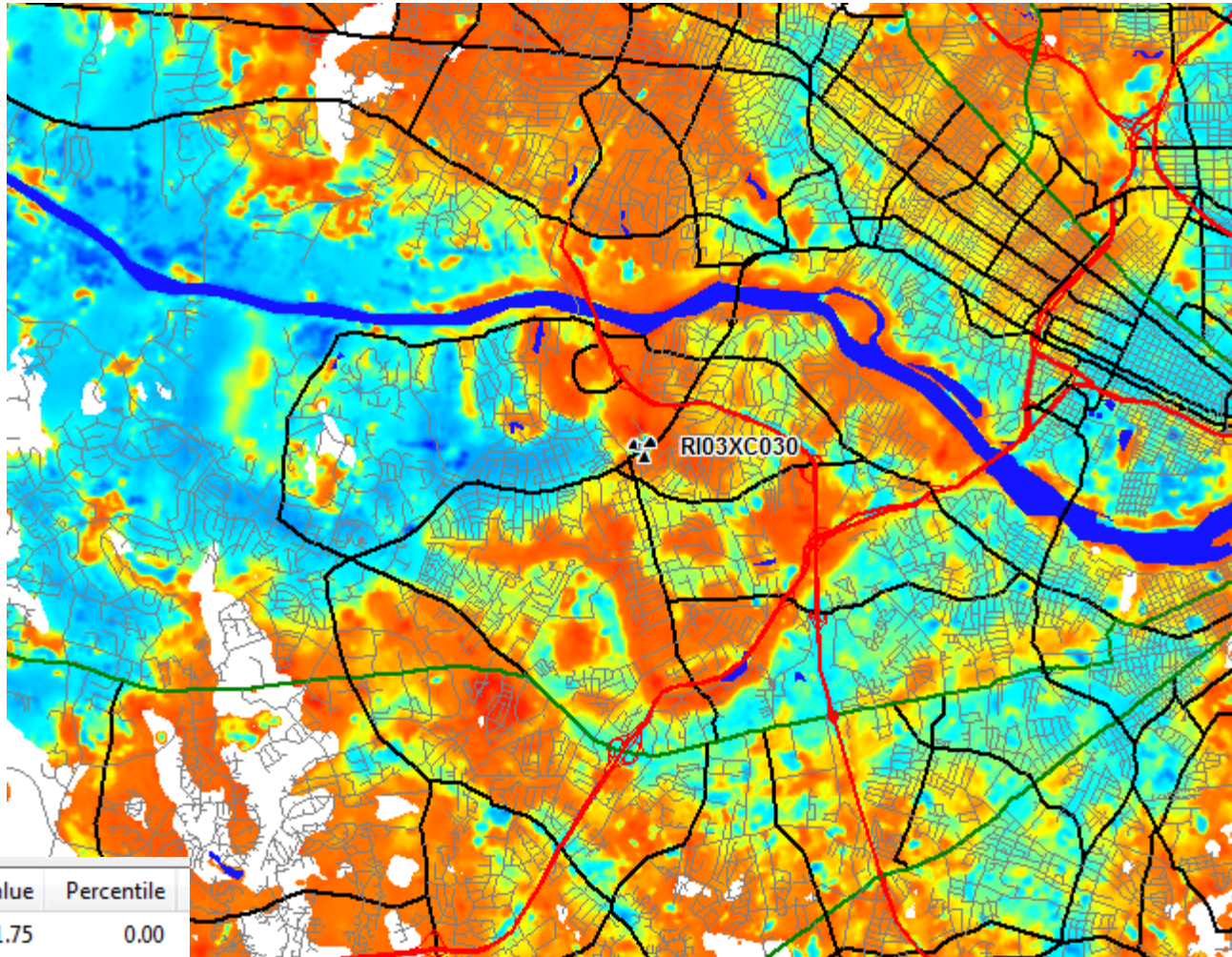
# 800 MHz Coverage at 210 ft.



Color scheme list:

	Value	Percentile
	-107.60	85.56
	-99.00	95.05
	-91.90	98.42
	-81.90	99.77
	-76.90	99.92

# Delta Plot



	Value	Percentile
■	-11.75	0.00
■	18.39	25.00
■	22.94	50.00
■	27.41	74.99
■	52.94	100.00



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- ◆ Diagnostics
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- ◆ 25W—Red Night
- ◆ 6.8W—Per Marker

332 Nichol Mill Lane  
Franklin, TN 37067



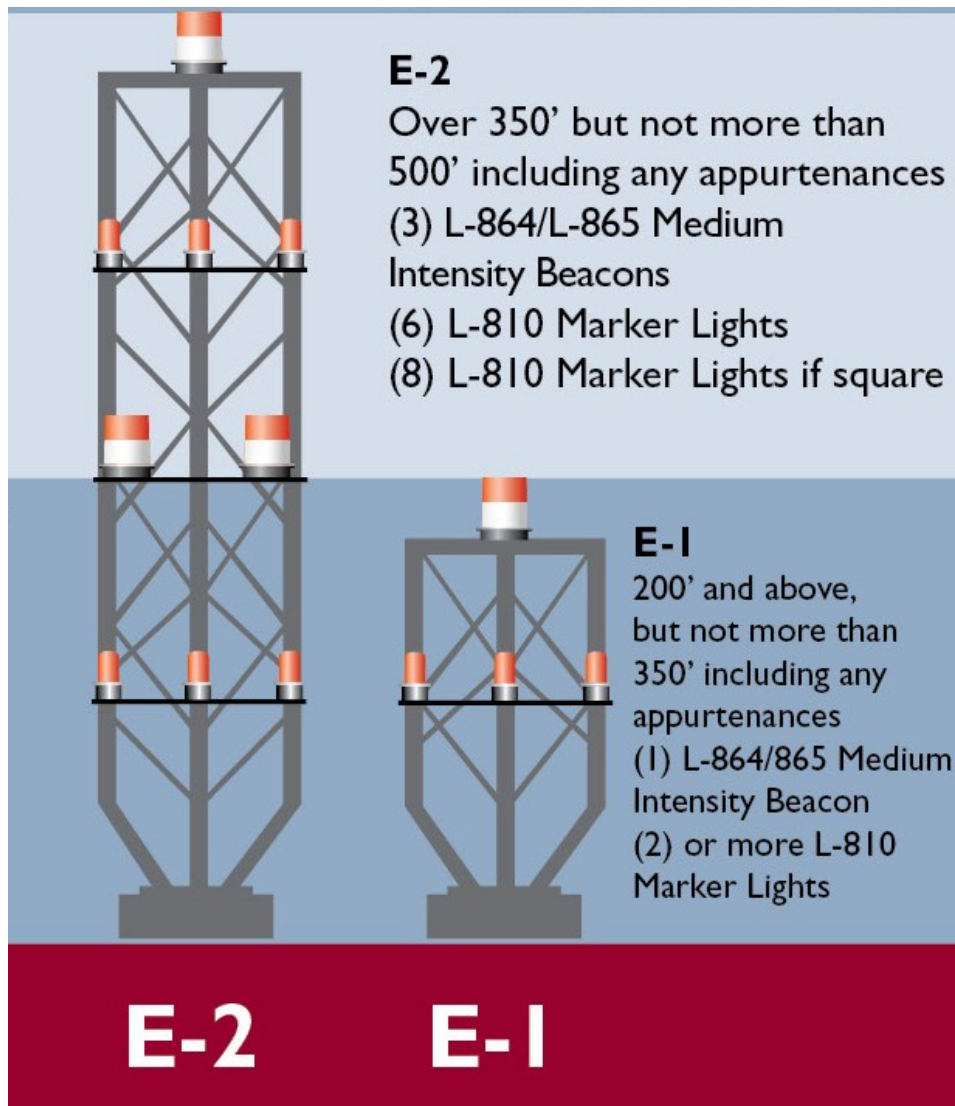
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www.flashtechology.com

# FTS 362 Series

Medium Intensity Dual LED Lighting System with Eagle 2.0

LED

Diagram from FAA Advisory Circular AC 70/7460-1K Change 2, A1-18. The FAA determination of no hazard for these towers are: Chapters 2, 4, 8

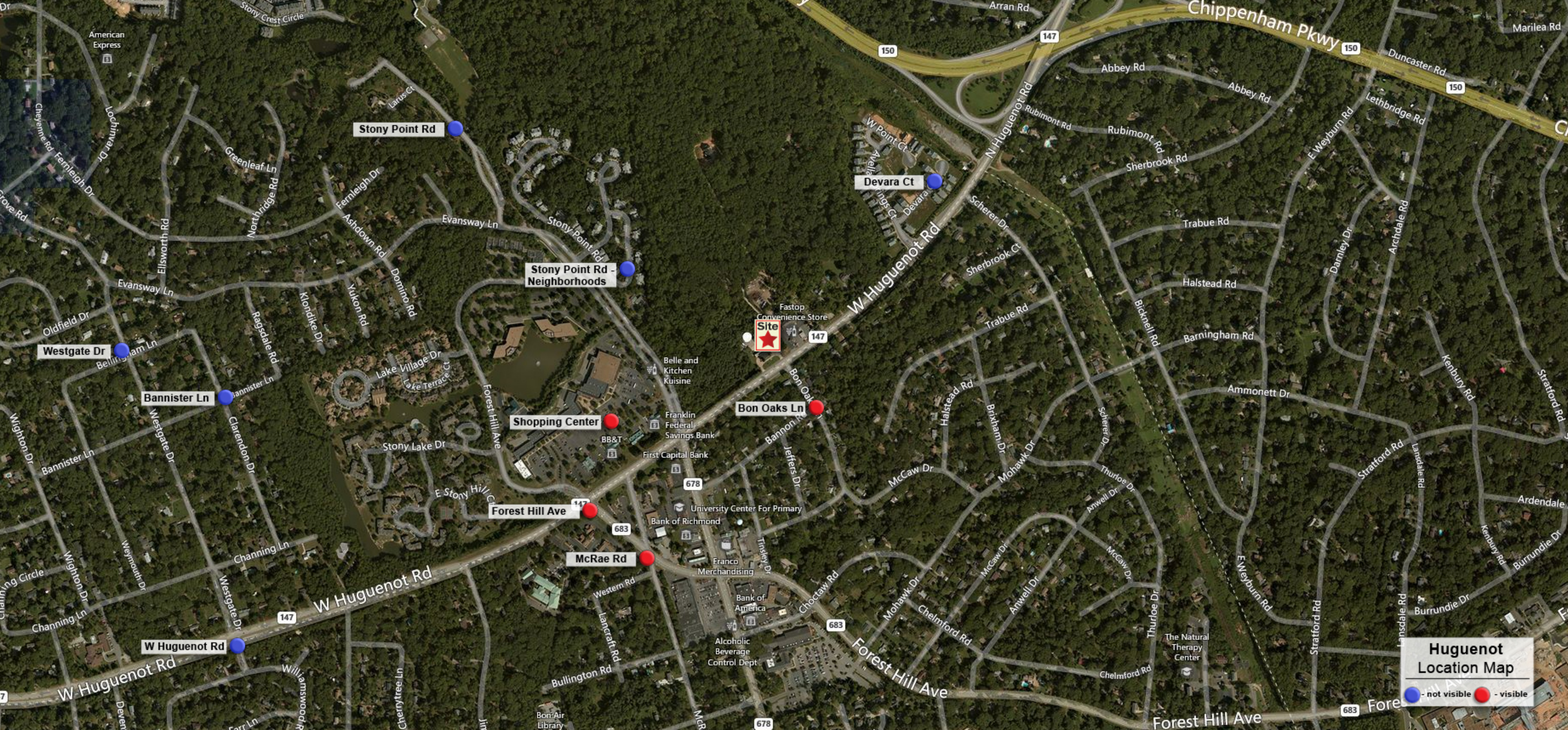


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Stony Point Rd

Devara Ct

Stony Point Rd -  
Neighborhoods

Westgate Dr

Bannister Ln

Shopping Center

Bon Oaks Ln

Forest Hill Ave

McRae Rd

W Huguenot Rd

**Huguenot  
Location Map**

● - not visible   ● - visible



**Site Name: Huguenot**

Wireless Communication Facility  
8800 Huguenot Road  
Richmond, VA 23235

*Photograph Information:*  
Stony Point Shopping Center  
View from the Southwest

**Showing the Existing Site**

**NB+C**<sup>TM</sup>  
TOTALLY COMMITTED.



**Site Name: Huguenot**

Wireless Communication Facility  
8800 Huguenot Road  
Richmond, VA 23235

*Photograph Information:*  
Stony Point Shopping Center  
View from the Southwest

**Showing the Proposed Site**

**NBC**<sup>TM</sup>  
TOTALLY COMMITTED.



**Site Name: Huguenot**  
Wireless Communication Facility  
8800 Huguenot Road  
Richmond, VA 23235

*Photograph Information:*  
Stony Point Road  
View from the Northwest  
**SITE NOT VISIBLE**



**Site Name: Hugenot**

Wireless Communication Facility  
8800 Hugenot Road  
Richmond, VA 23235

*Photograph Information:*

Stony Point Rd Neighborhoods  
View from the Northwest

**SITE NOT VISIBLE**





**Site Name: Hugenot**

Wireless Communication Facility  
8800 Hugenot Road  
Richmond, VA 23235

*Photograph Information:*

Westgate Drive  
View from the West  
**SITE NOT VISIBLE**

**NB+C**<sup>TM</sup>  
TOTALLY COMMITTED.



**Site Name: Huguenot**

Wireless Communication Facility  
8800 Huguenot Road  
Richmond, VA 23235

*Photograph Information:*

Bannister Lane  
View from the West  
**SITE NOT VISIBLE**

**NB+C**<sup>TM</sup>  
TOTALLY COMMITTED.



**Site Name: Huguenot**  
Wireless Communication Facility  
8800 Huguenot Road  
Richmond, VA 23235

*Photograph Information:*  
West Huguenot Road  
View from the Southwest  
**SITE NOT VISIBLE**

**NB+C**<sup>TM</sup>  
TOTALLY COMMITTED.



**Site Name: Hugenot**

Wireless Communication Facility  
8800 Hugenot Road  
Richmond, VA 23235

*Photograph Information:*

Forest Hill Avenue  
View from the Southwest  
**Showing the Existing Site**

**NBC**<sup>TM</sup>  
TOTALLY COMMITTED.



**Site Name: Hugenot**  
Wireless Communication Facility  
8800 Hugenot Road  
Richmond, VA 23235

*Photograph Information:*  
Forest Hill Avenue  
View from the Southwest  
**Showing the Proposed Site**

**NBC**<sup>TM</sup>  
TOTALLY COMMITTED.



**Site Name: Hugenot**

Wireless Communication Facility  
8800 Hugenot Road  
Richmond, VA 23235

*Photograph Information:*

McRae Road  
View from the Southwest  
**Showing the Existing Site**

**NBC**<sup>TM</sup>  
TOTALLY COMMITTED.



**Site Name: Hugenot**

Wireless Communication Facility  
8800 Hugenot Road  
Richmond, VA 23235

*Photograph Information:*

McRae Road  
View from the Southwest  
**Showing the Proposed Site**

**NBC**<sup>TM</sup>  
TOTALLY COMMITTED.



**Site Name: Huguenot**  
Wireless Communication Facility  
8800 Huguenot Road  
Richmond, VA 23235

*Photograph Information:*  
Bon Oaks Lane  
View from the South  
**Showing the Existing Site**

**NBIC**<sup>TM</sup>  
TOTALLY COMMITTED.



**Site Name: Hugenot**  
Wireless Communication Facility  
8800 Hugenot Road  
Richmond, VA 23235

*Photograph Information:*  
Bon Oaks Lane  
View from the South  
**Showing the Proposed Site**

**NBIC**<sup>TM</sup>  
TOTALLY COMMITTED.





**Site Name: Hugenot**

Wireless Communication Facility  
8800 Hugenot Road  
Richmond, VA 23235

*Photograph Information:*

Devara Ct  
View from the Northeast  
**SITE NOT VISIBLE**

**NBIC**<sup>TM</sup>  
TOTALLY COMMITTED.