



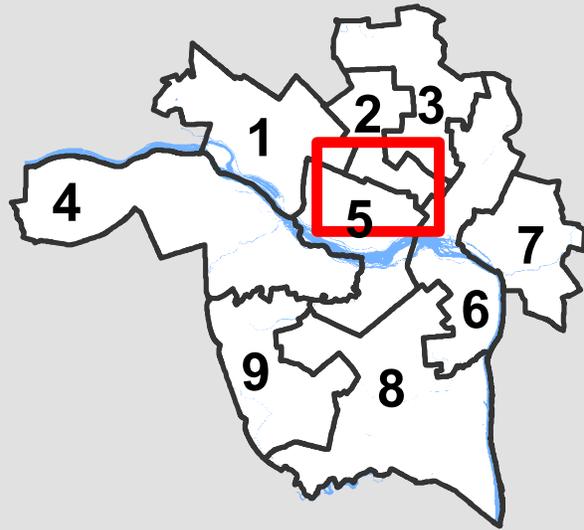
City of Richmond Department of Planning & Development Review

Encroachments

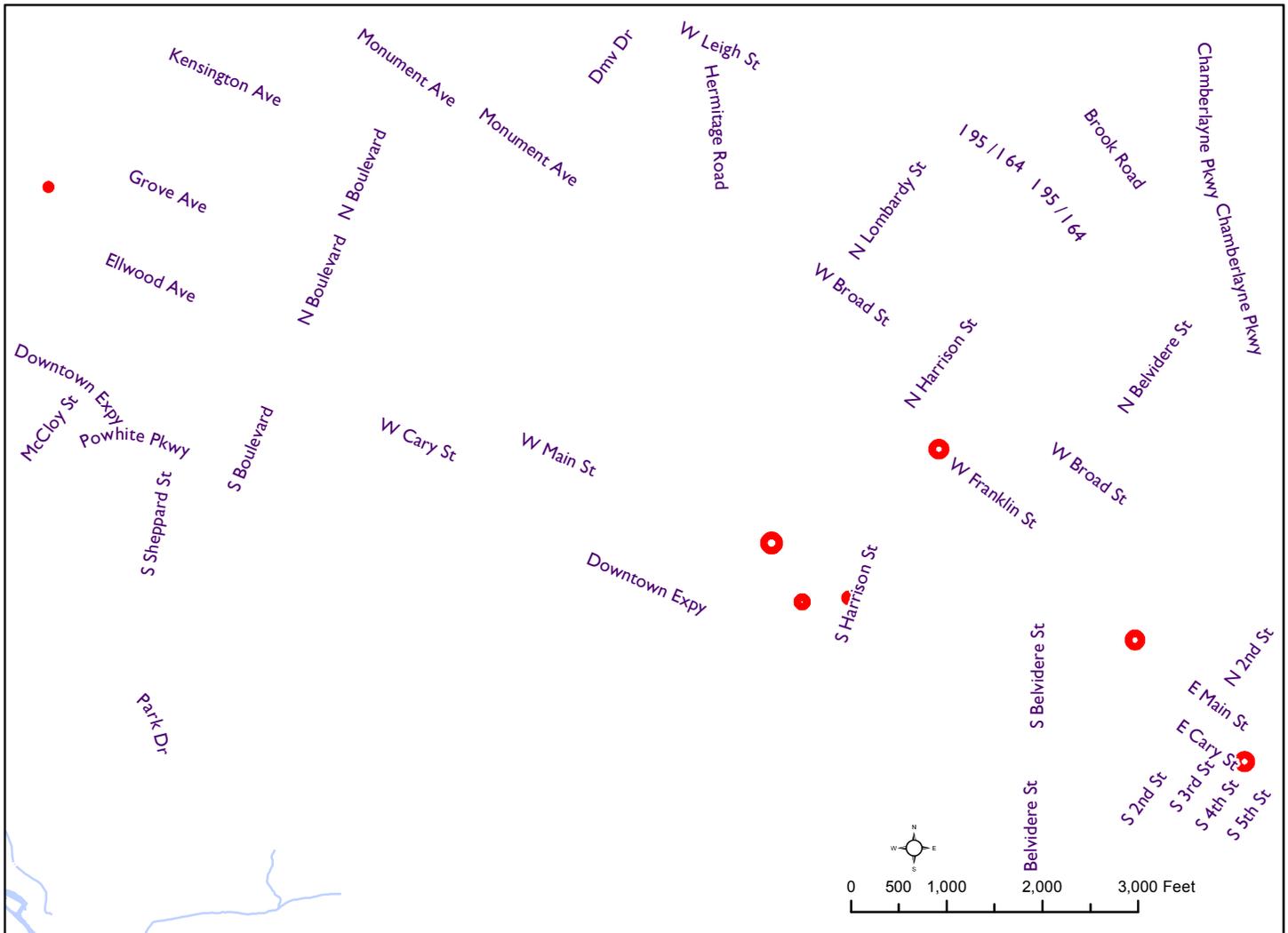
LOCATION: 19 W Main St.; 420 E Cary St.; 4201 Park Ave.; 1200 W Cary St.; 8 S Harrison St.; 1309 W Main St.; 900 W Franklin St.

COUNCIL DISTRICTS: 1, 2, & 5

PROPOSAL: Review of encroachments throughout the Near West End, the Fan, and Monroe Ward for Verizon Wireless telecommunications equipment on Dominion Poles



For questions, please contact Josh Son at 646-3741 or joshua.son@richmondgov.com





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: Cellco Partnership dba Verizon Wireless Encroachment Batch #3

Project Address: Several Locations - See Attached

Brief Project Description (this is not a replacement for the required detailed narrative) : _____
Verizon Wireless is proposing to install several data nodes and related equipment on utility poles in the
right-of-ways. All nodes and equipment are proposed to be pole mounted and painted to match.

Applicant Information

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

Name: Cellco Partnership dba Verizon Wireless Email: _____

City Agency: _____ Phone: _____

Address: 1831 Rady Court, Richmond, VA 23222

Main Contact (if different from Applicant): Melissa Harreld

Company: NB+C, LLC Phone: 804-892-0310

Email: mharreld@nbcllc.com

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.



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Submission Requirements

- 10 copies of the application cover sheet and all support materials (see below), unless the application is for an encroachment, in which case only 6 copies are required. Plan sheets should be 11" x 17", folded to 8 1/2" x 11". If it is not possible to scale plans to these dimensions, please provide one set of larger, scaled plans.
- An electronic copy (PDF preferred) of all application materials, which can be burned to disc, emailed, or delivered by FTP.

All applications must include the attached cover sheet and the following support materials, as applicable to the project:

For Conceptual Review

- A detailed project narrative which includes the following: purpose of the project, project background, project budget and funding sources, description of construction program and estimated construction start date (description should also provide information on the surrounding area to provide context).
- A site plan for the project indicating site characteristics which include: building footprints, parking areas, pedestrian routes, recreation areas, open areas and areas of future expansion.
- A set of floor plans and elevations, as detailed as possible.
- A landscaping plan which shows the general location and character of plant materials and notes any existing tree to be removed.

For Final Review

- A detailed project narrative which includes the following: purpose of the project, project background, project budget and funding sources, description of construction program and estimated construction start date (description should also provide information on the surrounding area to provide context).
- A site plan for the project indicating site characteristics which include: building footprints, parking areas, pedestrian routes, recreation areas, open areas and areas of future expansion.
- A set of floor plans and elevations, as detailed as possible.
- A landscaping plan that includes a complete plant schedule, the precise location of all plant materials, and a landscape maintenance analysis. The plant schedule must show number, size and type of each planting proposed. If existing trees are to be removed, their size, type and location must be noted on the landscape plan.
- The location of all lighting units should be noted on a site plan, including wall-mounted, site and parking lot lighting. Other site details, such as benches, trash containers and special paving materials, should also be located. Include specification sheets for each item.
- Samples of all proposed exterior building materials, including but not limited to brick, mortar, shingles, siding, glass, paint and stain colors. When an actual sample cannot be provided, a product information sheet that shows the item or a photo of an existing item may be substituted.

Review and Processing

Once an application is received, it is reviewed by staff, who compiles a report that is sent to the UDC. A copy of the report and the meeting agenda will be sent to the applicant prior to the meeting. The applicant or a representative should be present at the UDC meeting or the application may be deferred to the next regularly scheduled meeting. It is also strongly suggested that a representative of the City Agency which will have final responsibility for the item be present at the meeting (if the applicant and the representative are not the same). Once the UDC recommends action on the application, it is automatically placed on the agenda for the next City Planning Commission (CPC) meeting. An exception to this is encroachment applications, recommendations for which are forwarded to the Department of Public Works. The applicant or a representative must be present at the CPC meeting or the application may be deferred to the next regularly scheduled meeting.

CITY OF RICHMOND URBAN DESIGN COMMITTEE (UDC)

MEETING SCHEDULE 2017

| UDC Meetings | UDC Submission Deadlines | Anticipated Date of Planning Commission Following the UDC Meeting |
|--------------------------|--------------------------|---|
| December 8, 2016 | November 12, 2015* | January 3, 2017 |
| January 5, 2017 | December 8, 2016** | January 17, 2017 ¹ |
| February 9, 2017 | January 19, 2017 | February 21, 2017 ² |
| March 9, 2017 | February 16, 2017 | March 20, 2017 |
| April 6, 2017 | March 16, 2017 | April 17, 2017 |
| May 4, 2017 | April 13, 2017 | May 15, 2017 |
| June 8, 2017 | May 18, 2017 | June 19, 2017 |
| July 6, 2017 | June 15, 2017 | July 17, 2017 |
| August 10, 2017 | July 20, 2017 | August 21, 2017 ³ |
| September 7, 2017 | August 17, 2017 | September 18, 2017 |
| October 5, 2017 | September 14, 2017 | October 16, 2017 |
| November 9, 2017 | October 19, 2017 | November 20, 2017 |
| December 7, 2017 | November 9, 2017* | December 18, 2017 ⁴ |

¹ Monday, January 16th is a City of Richmond Holiday

² Monday, February 20th is a City of Richmond Holiday

³ This August CPC Meeting may be canceled. If so, Planning Commission hearing would be Tuesday, September 5th.

⁴ This December CPC Meeting may be canceled. If so, Planning Commission hearing would be Tuesday, January 2, 2018.

* Moved forward to account for Veteran's Day/Thanksgiving Holiday Schedule

** Moved forward to account for Winter Holiday Schedule

The Richmond Urban Design Committee (UDC) is a ten member advisory committee created by City Council in 1968. Its purpose is to advise the City Planning Commission on the design of City projects. The UDC reviews projects for appropriateness in "location, character and extent" and for consistency with the City's Master Plan and forwards recommendations to the Planning Commission. The UDC also advises the Department of Public Works in regards to private encroachments in the public right-of-way.

Regular meetings are scheduled for the Thursday after the first Monday of each month at 10:00 a.m. in the 5th floor conference room of City Hall. Special meetings are scheduled as needed.

For additional information, please contact the Planning and Preservation Division staff at (804) 646-3741 or Joshua.Son@richmondgov.com

Stuart N097

Stuart N113

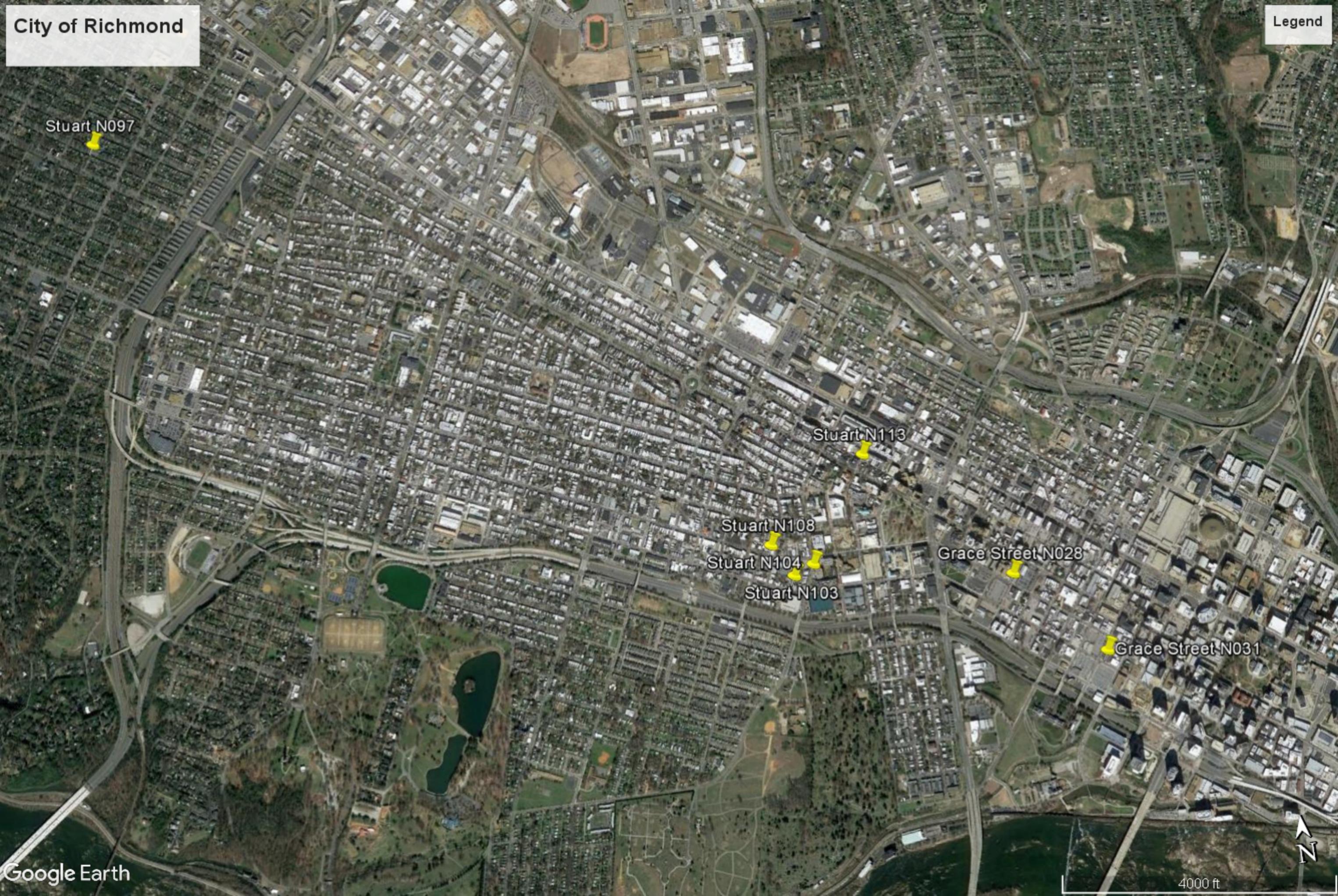
Stuart N108

Stuart N104

Stuart N103

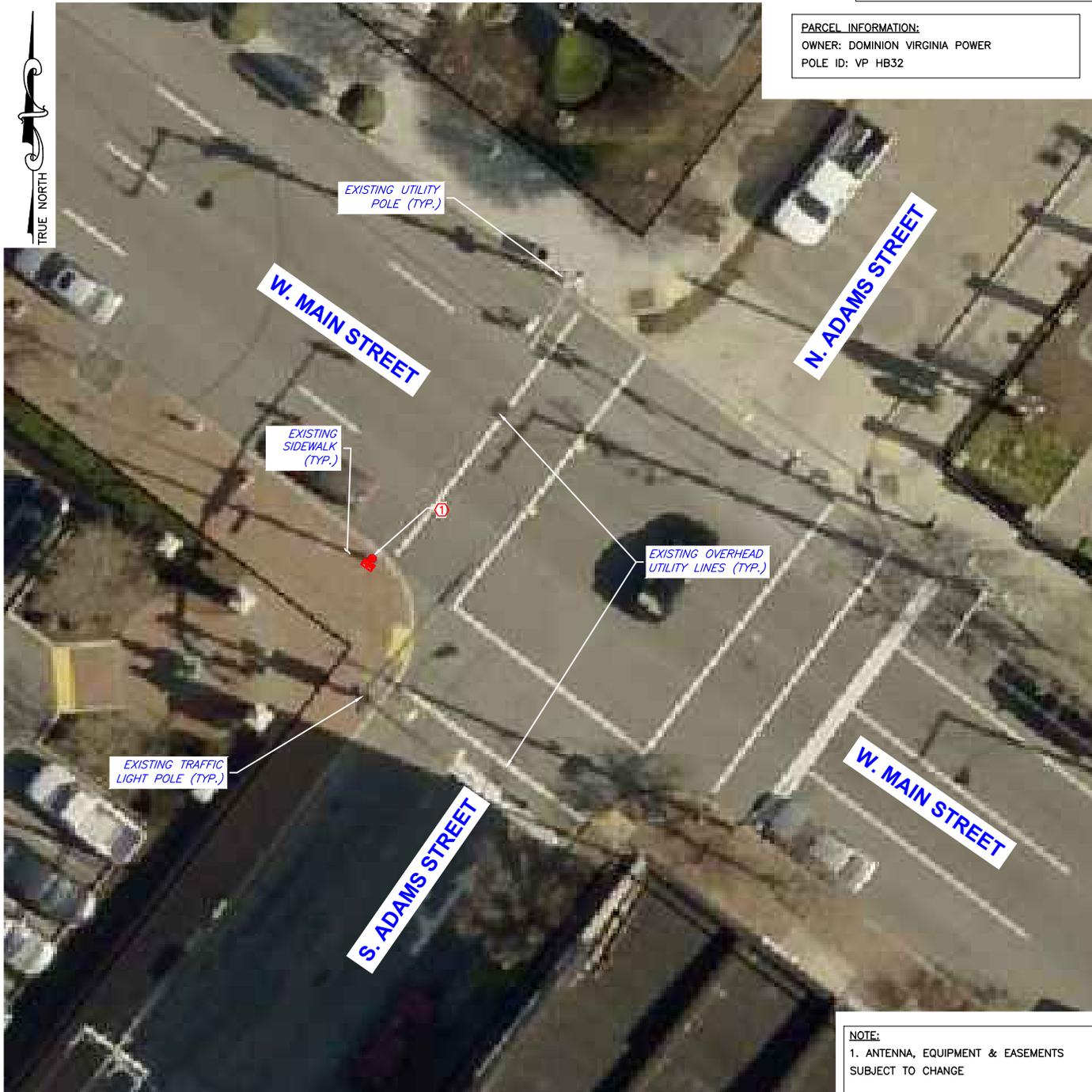
Grace Street N028

Grace Street N031



NOT FOR CONSTRUCTION

PARCEL INFORMATION:
 OWNER: DOMINION VIRGINIA POWER
 POLE ID: VP HB32



NOTE:
 1. ANTENNA, EQUIPMENT & EASEMENTS SUBJECT TO CHANGE
 2. EQUIPMENT TO BE PAINTED TO MATCH WHERE POSSIBLE

SITE PLAN

LEASE NOTES

① NEW LESSEE ANTENNA & EQUIPMENT TO BE MOUNTED ON REPLACED WOODEN UTILITY POLE (TYP. OF 1)

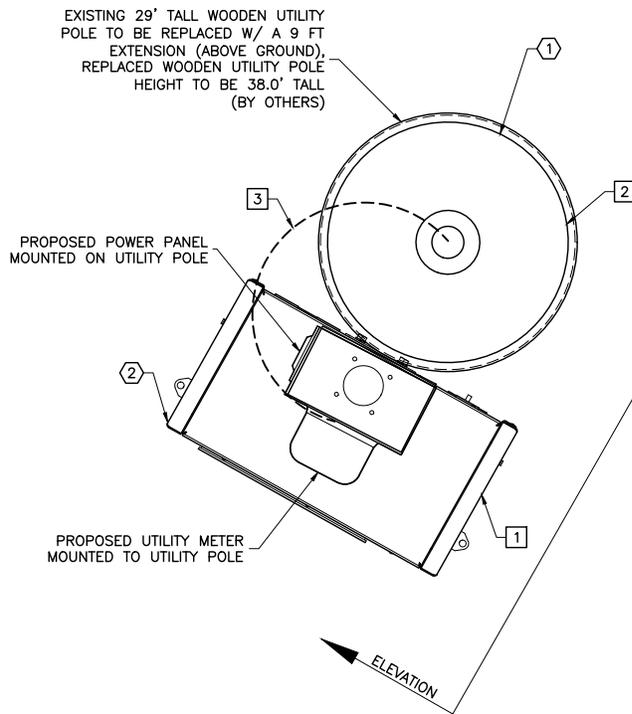


NB+C ENGINEERING SERVICES, LLC.
 4435 WATERFRONT DRIVE, SUITE 100
 GLEN ALLEN, VA 23060

GRACE STREET N028
 VERIZON WIRELESS
 POLE ID: VP HB32
 19 W MAIN STREET
 RICHMOND, VA 23220
 CITY OF RICHMOND

| SUBMITTALS | | |
|------------|----------|----|
| REV | DATE | BY |
| 0 | 01/20/17 | DM |
| 1 | 01/31/17 | JW |
| | | |
| | | |

| SITE INFORMATION | |
|--------------------------------|--|
| SITE VISIT BY: DET | |
| DATE: 01/19/17 | |
| GOOGLE EARTH | |
| LAT (NAD 83): 37° 32' 36.99" | |
| LONG (NAD 83): -77° 26' 43.53" | |



NOTE:
 1. ANTENNA, EQUIPMENT & EASEMENTS SUBJECT TO CHANGE
 2. EQUIPMENT TO BE PAINTED TO MATCH WHERE POSSIBLE

COMPOUND PLAN

CONSTRUCTION NOTES

LEASE NOTES

- 1 NEW LESSEE EQUIPMENT CABINET TO BE MOUNTED ON REPLACED WOODEN UTILITY POLE
- 2 NEW LESSEE ANTENNA TO BE MOUNTED ON REPLACED WOODEN UTILITY POLE
- 3 NEW LESSEE COAX

- 1 NEW LESSEE ANTENNA PAINTED TO MATCH
- 2 NEW LESSEE EQUIPMENT CABINET



NB+C ENGINEERING SERVICES, LLC.
 4435 WATERFRONT DRIVE, SUITE 100
 GLEN ALLEN, VA 23060

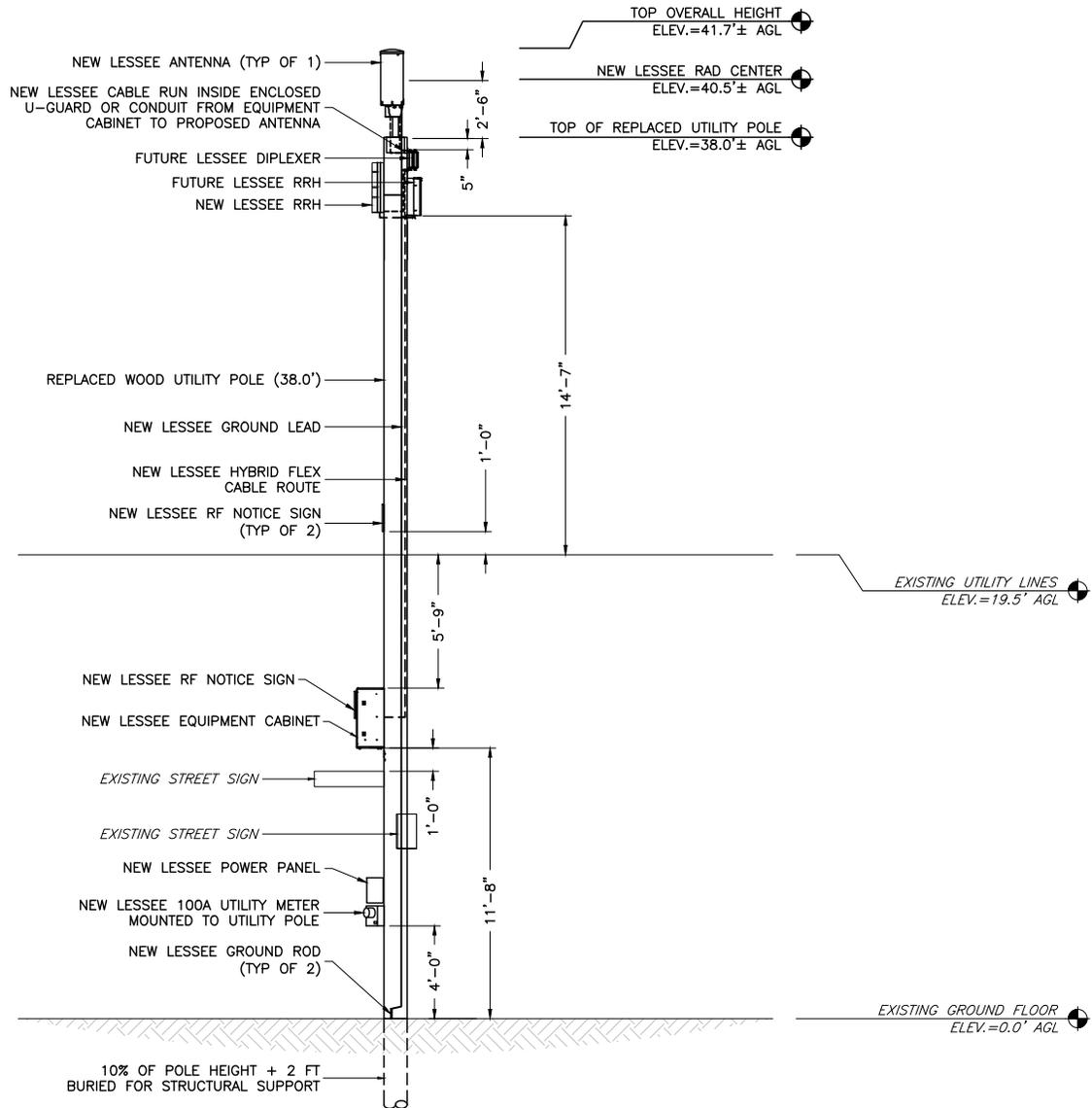
GRACE STREET N028
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 POLE ID: VP HB32
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 CITY OF RICHMOND

SUBMITTALS

| REV | DATE | BY |
|-----|----------|----|
| 0 | 01/20/17 | DM |
| 1 | 01/31/17 | JW |

SITE INFORMATION

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ELEVATION



NB+C ENGINEERING SERVICES, LLC.
 4435 WATERFRONT DRIVE, SUITE 100
 GLEN ALLEN, VA 23060

GRACE STREET N028
 VERIZON WIRELESS
 POLE ID: VP HB32
 19 W MAIN STREET
 RICHMOND, VA 23220
 CITY OF RICHMOND

| SUBMITTALS | | |
|------------|----------|----|
| REV | DATE | BY |
| 0 | 01/20/17 | DM |
| 1 | 01/31/17 | JW |

| SITE INFORMATION |
|--------------------------------|
| SITE VISIT BY: DET |
| DATE: 01/19/17 |
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| LONG (NAD 83): -77° 26' 43.53" |

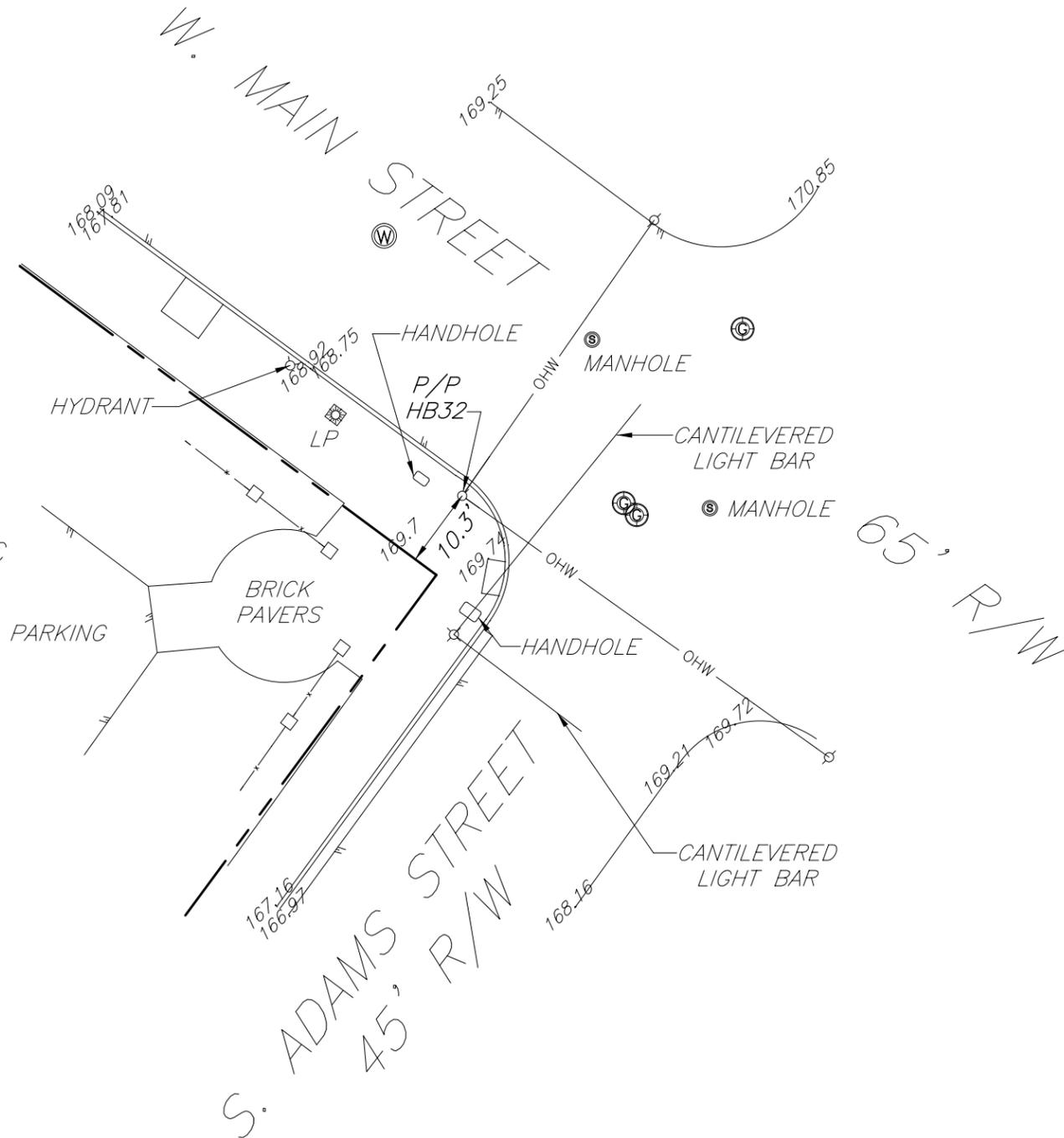
- * POLE IS LOCATED ENTIRELY ON WITHIN THE PUBLIC RIGHT OF WAY
- * TIES DIMENSION(S) SHOWN ON THE PLAN IS TO THE CENTER OF THE POLE
- * SPOT ELEVATION 156.2 (TYP.)



N/F
HISTORIC HOTELS OF RICHMOND, LLC
PARCEL ID W0000124008
DEED 14-5270

LEGEND

- ⊙ WW
- ⊙ NGV



ENGINEER

NB+C ENGINEERING SERVICES, LLC.
4435 WATERFRONT DRIVE, SUITE 100
GLENN ALLEN, VA 23060
804.548.4079

APPLICANT

1831 RADY COURT
RICHMOND, VA 23222

SITE INFORMATION

GRACE STREET N028
NB+C PROJ. # 27758
19 W. MAIN STREET
RICHMOND, VA 23220
CITY OF RICHMOND

DESIGN RECORD

| REVISIONS | | | |
|-----------|---------|---------------|----|
| REV | DATE | DESCRIPTION | BY |
| 0 | 3/10/17 | POLE LOCATION | RW |

SURVEYOR

Causeway Consultants, P.C.
Land Surveyors VA&NC
P.O. BOX 15039
CHESAPEAKE, VA. 23328
PHONE: 757-482-0474
©CAUSEWAY CONSULTANTS, P.C. 2017

SHEET TITLE

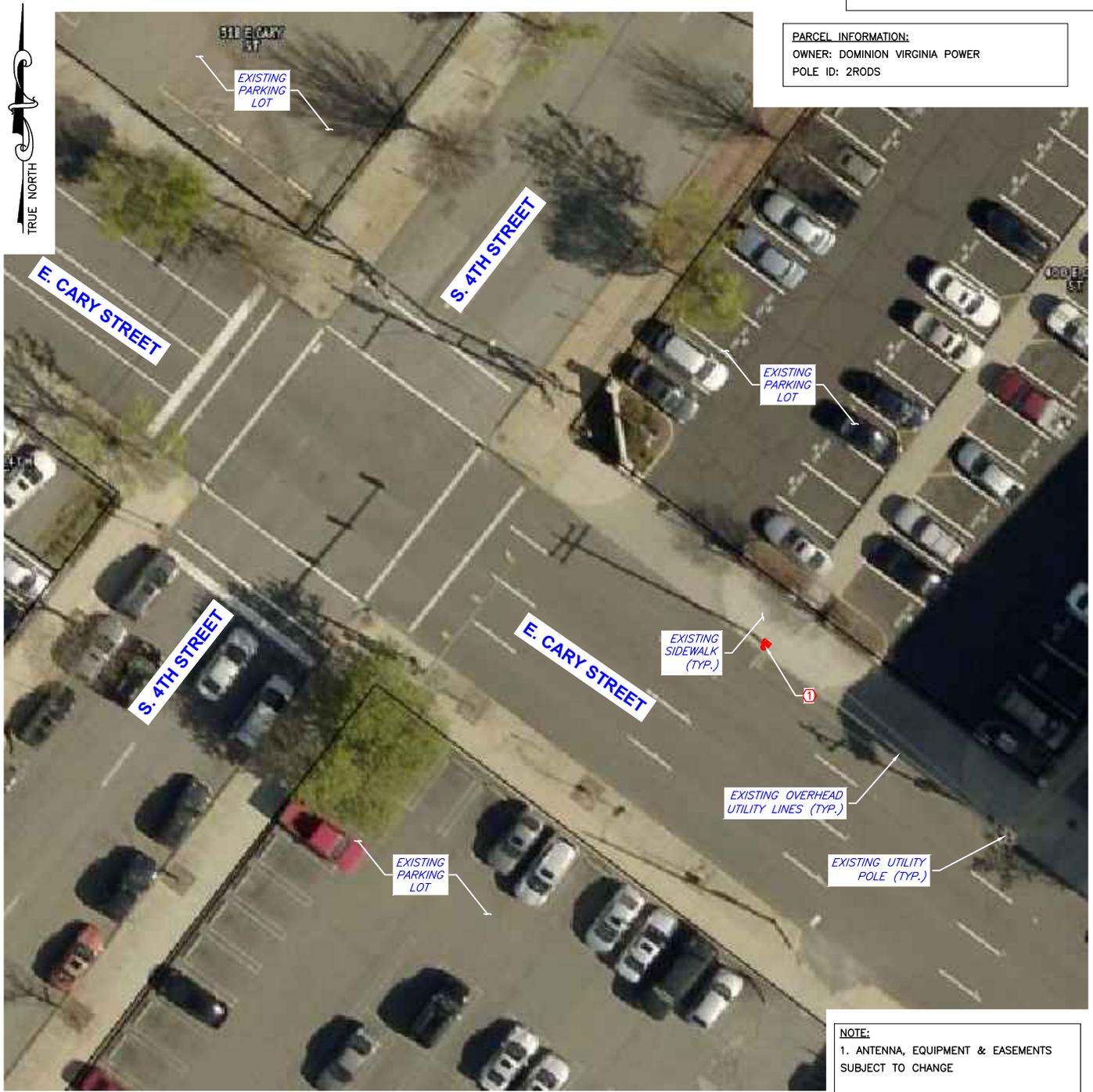
POLE LOCATION
EXHIBIT

SHEET NUMBER

SV-2

NOT FOR CONSTRUCTION

PARCEL INFORMATION:
 OWNER: DOMINION VIRGINIA POWER
 POLE ID: 2RODS



SITE PLAN

NOTE:
 1. ANTENNA, EQUIPMENT & EASEMENTS SUBJECT TO CHANGE
 2. EQUIPMENT TO BE PAINTED TO MATCH WHERE POSSIBLE

LEASE NOTES

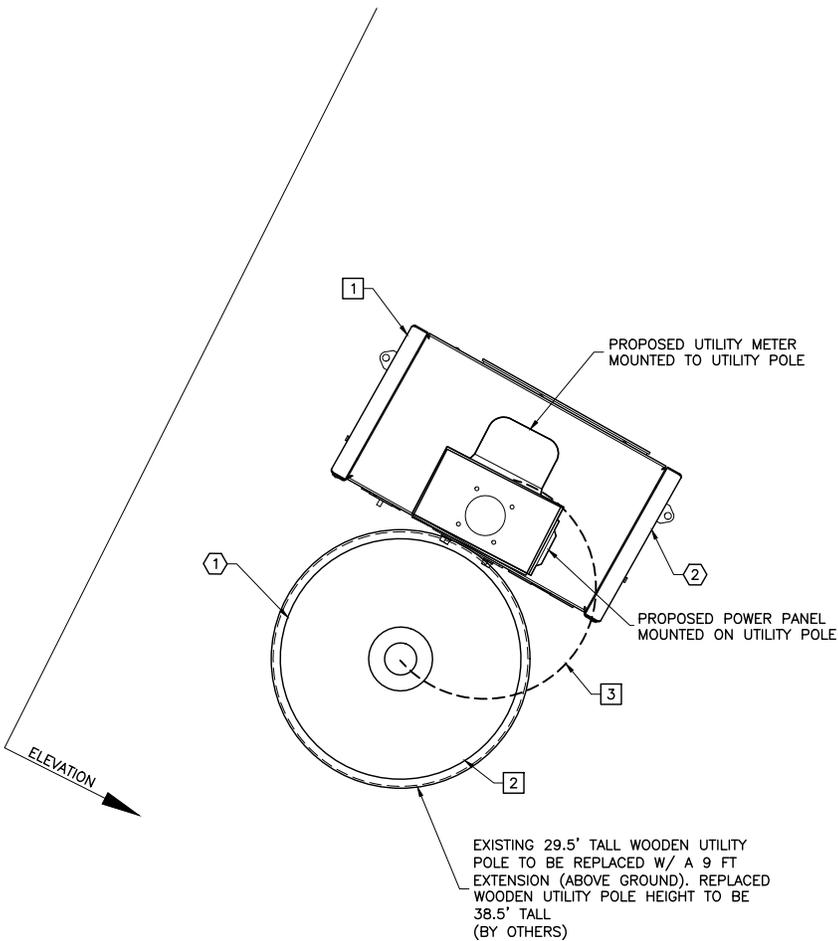
① NEW LESSEE ANTENNA & EQUIPMENT TO BE MOUNTED ON REPLACED WOODEN UTILITY POLE (TYP. OF 1)

NB+C
 TOTALLY COMMITTED.
 NB+C ENGINEERING SERVICES, LLC.
 4435 WATERFRONT DRIVE, SUITE 100
 GLEN ALLEN, VA 23060

GRACE STREET N031
 VERIZON WIRELESS
 POLE ID: 2RODS
 420 E. CARY STREET
 RICHMOND, VA 23219
 CITY OF RICHMOND

| SUBMITTALS | | |
|------------|----------|----|
| REV | DATE | BY |
| 0 | 01/20/17 | DM |
| | | |
| | | |

| SITE INFORMATION |
|--------------------------------|
| SITE VISIT BY: DET |
| DATE: 01/19/17 |
| <u>GOOGLE EARTH</u> |
| LAT (NAD 83): 37° 32' 23.87" |
| LONG (NAD 83): -77° 26' 28.81" |



NOTE:
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COMPOUND PLAN

CONSTRUCTION NOTES

- ① NEW LESSEE EQUIPMENT CABINET TO BE MOUNTED ON REPLACED WOODEN UTILITY POLE
- ② NEW LESSEE ANTENNA TO BE MOUNTED ON REPLACED WOODEN UTILITY POLE
- ③ NEW LESSEE COAX

LEASE NOTES

- ① NEW LESSEE ANTENNA PAINTED TO MATCH
- ② NEW LESSEE EQUIPMENT CABINET

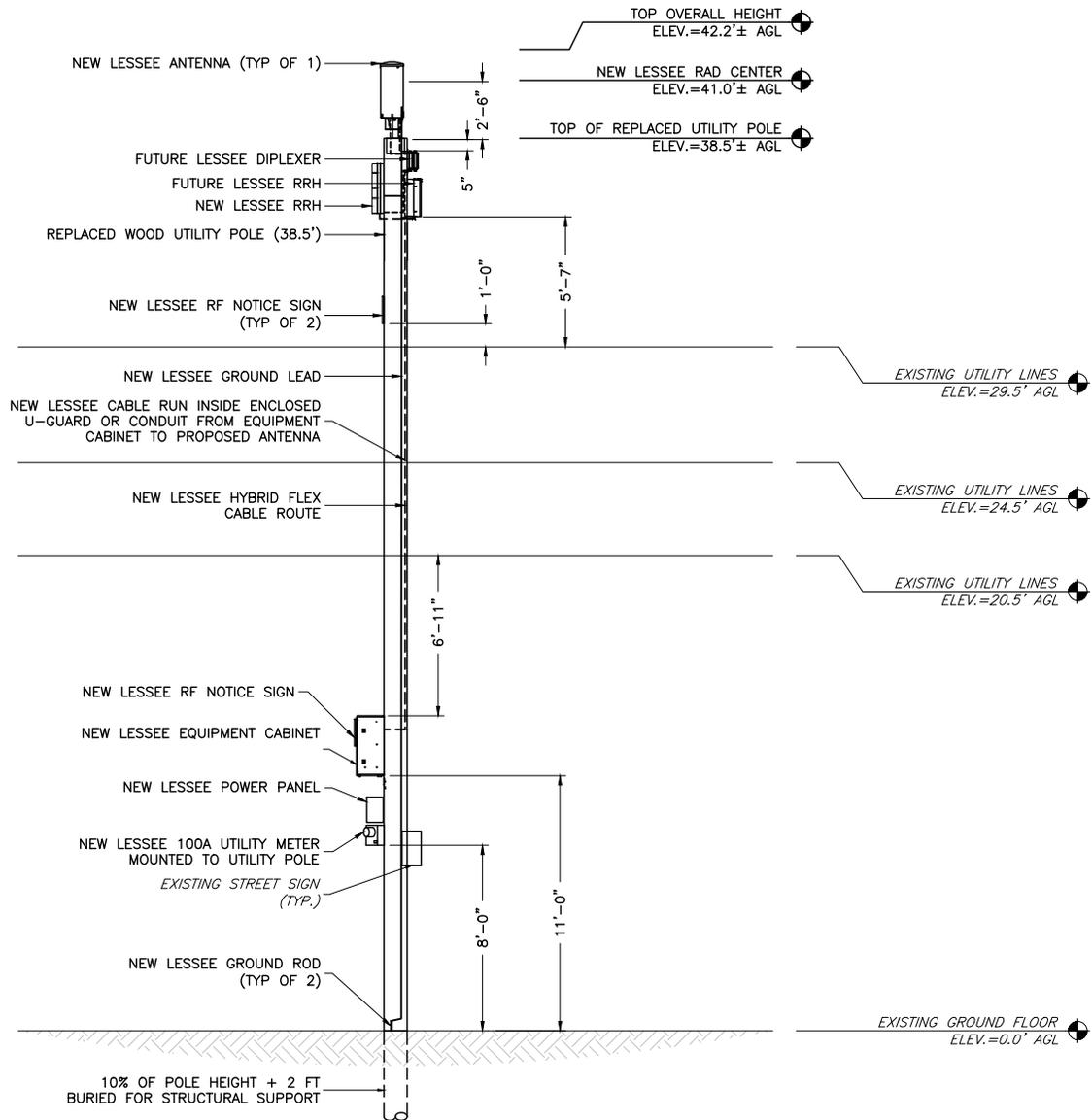


NB+C ENGINEERING SERVICES, LLC.
 4435 WATERFRONT DRIVE, SUITE 100
 GLEN ALLEN, VA 23060

GRACE STREET N031
 VERIZON WIRELESS
 POLE ID: 2RODS
 420 E. CARY STREET
 RICHMOND, VA 23219
 CITY OF RICHMOND

| SUBMITTALS | | |
|------------|----------|----|
| REV | DATE | BY |
| 0 | 01/20/17 | DM |
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ELEVATION



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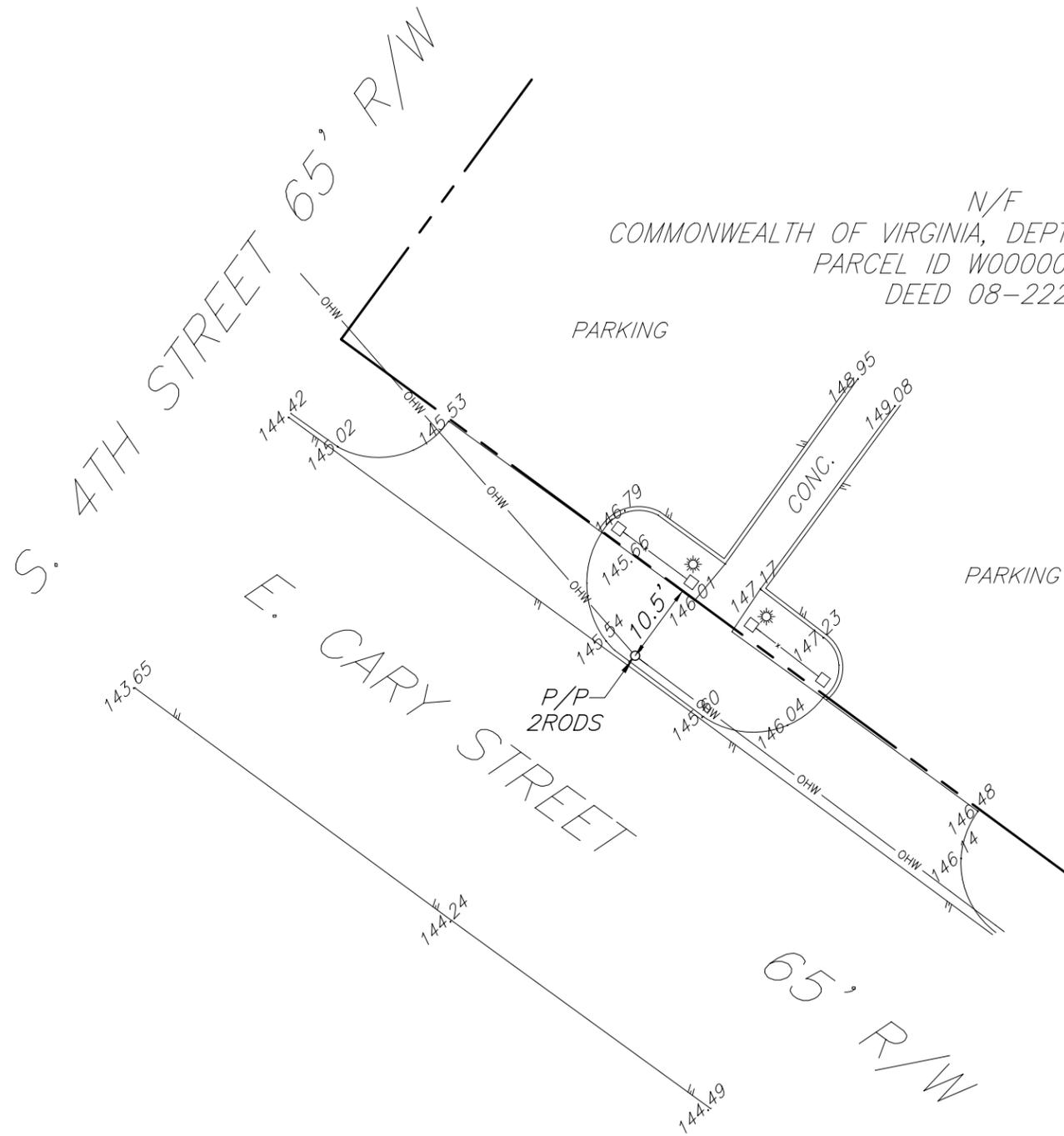
SUBMITTALS

| REV | DATE | BY |
|-----|----------|----|
| 0 | 01/20/17 | DM |
| | | |
| | | |
| | | |

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 GOOGLE EARTH
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ENGINEER

NB+C ENGINEERING SERVICES, LLC.
 4435 WATERFRONT DRIVE, SUITE 100
 GLEN ALLEN, VA 23060
 804.548.4079

APPLICANT

1831 RADY COURT
 RICHMOND, VA 23222

SITE INFORMATION

GRACE STREET N031
 NB+C PROJ. # 27758
 420 E. CARY STREET
 RICHMOND, VA 23220
 CITY OF RICHMOND

DESIGN RECORD

REVISIONS

| REV | DATE | DESCRIPTION | BY |
|-----|---------|---------------|----|
| 0 | 3/10/17 | POLE LOCATION | RW |

SURVEYOR

Causeway Consultants, P.C.
 Land Surveyors VA&NC
 P.O. BOX 15039
 CHESAPEAKE, VA. 23328
 PHONE: 757-482-0474
 ©CAUSEWAY CONSULTANTS, P.C. 2017

SHEET TITLE

POLE LOCATION
 EXHIBIT

SHEET NUMBER

SV-2

PARCEL ID NUMBER: N/A
 CURRENT OWNER OF RECORD: CITY OF RICHMOND
 LEGAL REFERENCE: ID #2015-11868
 PB 6 PG 99 (HENRICO COUNTY PLAT)
 SHEET NO. 36NE OF RICHMOND CITY BASELINE MAP

NO TITLE REPORT FURNISHED; THEREFORE, ENCUMBRANCES MAY EXIST OTHER THAN THOSE SHOWN HEREON.

THIS PLAT IS BASED ON A PARTIAL FIELD SURVEY AND RECORD INFORMATION. PARCEL LINES AS SHOWN HEREON ARE BASED ON MONUMENTS NOTED AS "FOUND" AND DEEDS/PLATS OF RECORD. THIS DRAWING DOES NOT REPRESENT A CURRENT BOUNDARY SURVEY.

FLOOD INFORMATION: BY GRAPHIC PLOTTING ONLY, THE SUBJECT LEASE AREA IS LOCATED WITHIN ZONE X-UNSHADED (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY NATIONAL FLOOD INSURANCE PROGRAM, FIRM FLOOD INSURANCE RATE MAP, CITY OF RICHMOND, VIRGINIA, PANEL 28 OF 83, MAP NUMBER 5101290028D, EFFECTIVE DATE: APRIL 2, 2009.

EXCEPT AS STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT PROPERTY: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF THE MAKING OF THIS SURVEY OR AS PROVIDED BY THE CLIENT; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; OR OTHER LAND-USE REGULATIONS.

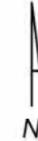
THE SURVEYOR, BY HIS LICENSURE AS A LAND SURVEYOR, IS NOT QUALIFIED TO REPRESENT THE LAND USE OF A PARCEL AS MAY BE DEFINED BY COUNTY ZONING. THUS, THE LAND USE AS SHOWN IS BASED ON THE OPINION OF THE SURVEYOR ON THE DATE OF THE SURVEY BASED ON OBSERVATIONS IN THE IMMEDIATE AREA OF THE PROPOSED LEASE.

ALL COORDINATES ARE BASED ON U.S. SURVEY FEET.
 ALL ELEVATIONS ARE BASED ON VERTICAL DATUM NAVD88.

THE PLANS SHOW SOME KNOWN SUBSURFACE STRUCTURES, ABOVEGROUND STRUCTURES, AND/OR UTILITIES BELIEVED TO EXIST IN THE WORKING AREA, EXACT LOCATIONS OF WHICH MAY VARY FROM LOCATIONS INDICATED. THE CONTRACTOR IS WARNED THAT THE EXACT OR EVEN APPROXIMATE LOCATION OF SUCH PIPELINES, SUBSURFACE STRUCTURES AND/OR UTILITIES IN THE AREA MAY OR MAY NOT BE SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT MISS UTILITY PRIOR TO CONSTRUCTION.



VICINITY MAP
 NTS

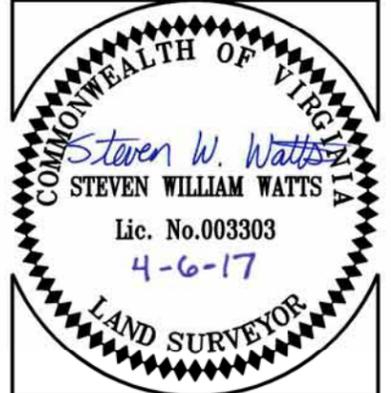


| LEGEND | |
|--------|--------------------------|
| DB | DEED BOOK |
| DIP | DUCTILE IRON PIPE |
| EXIST | EXISTING |
| FH | FIRE HYDRANT |
| INV | INVERT |
| N/F | NOW OR FORMER |
| PB | PLAT BOOK |
| PC | PLAT CABINET |
| PG | PAGE |
| PID | PARCEL IDENTIFICATION |
| PVC | POLYVINYL CHLORIDE |
| R/W | RIGHT OF WAY |
| RCP | REINFORCED CONCRETE PIPE |
| SSMH | SANITARY SEWER MANHOLE |
| SDMH | STORM DRAIN MANHOLE |
| WV | WATER VALVE |
| ○ | CALCULATED POINT |
| ■ | CONCRETE MONUMENT |
| ⊙ | FIRE HYDRANT |
| ● | MONUMENT FOUND |
| ⊙ | SANITARY SEWER MANHOLE |
| — | SIGN |
| ⊙ | STORM DRAIN MANHOLE |
| ⊙ | TREE |
| ⊙ | UTILITY POLE |
| ⊙ | VALVE |
| ⊙ | WATER VALVE |
| — X — | FENCELINE |
| --- | PARCEL LINE |
| — SS — | SANITARY SEWER |
| ▨ | CONCRETE |
| ■ | PAVEMENT |

SURVEY FOR
 VERIZON WIRELESS
 FROM PARTIAL FIELD SURVEY
 AND FROM RECORDS OF
 AREA SURROUNDING EXISTING
 UTILITY POLE/AREA LIGHT (VZ 4739C)
 PARCEL ID NUMBER N/A
 PROPERTY OF
 THE CITY OF RICHMOND
 SITUATED NEAR THE INTERSECTION OF
 PARK AVENUE & ANTRIM AVENUE
 CITY OF RICHMOND, VIRGINIA
 SURVEYED JANUARY 19, 2017



ENGINEERING CONCEPTS, INC.
 94 GREENFIELD STREET
 DALEVILLE, VIRGINIA 24083
 540.473.1253 FAX: 540.591.3521



SITE INFO
STUART N097
WOODEN POLE
 4201 PARK AVENUE
 RICHMOND, VA 23221
 CITY OF RICHMOND

DESIGN:
 DRAWN: SWW
 REVIEW: JSC
 TTV DATE:
 COMM. NO. CN COMM. #

| SUBMITTALS | | |
|------------|-------------|------|
| SYM. | DESCRIPTION | DATE |
| △ | | |
| △ | | |
| △ | | |
| △ | | |
| △ | | |
| △ | | |

SHEET NAME:
SURVEY
NOTES
 PROJECT NO. 17018
 SHEET NO.:
SV-1



SITE PLAN
NOT TO SCALE

| | |
|----------------|--------------------|
| CONDUIT | LEASE NOTES |
|----------------|--------------------|

APPROXIMATE TELCO RUN LENGTH = 50'±
APPROXIMATE ELECTRICAL RUN LENGTH = 50'±

1 NEW TENANT ANTENNA & EQUIPMENT TO BE MOUNTED ON REPLACED WOODEN UTILITY POLE (TYP OF 1).

NOTE:

1. ANTENNA, EQUIPMENT & EASEMENT SUBJECT TO CHANGE.



ENGINEERING CONCEPTS
20 S. ROANOKE STREET, PO BOX 619
FINCASTLE, VIRGINIA 24090
540.473.1253 FAX 540.473.1254

STUART N097
VERIZON WIRELESS
POLE ID: VERIZON - VZ4739C
4201 PARK AVENUE
RICHMOND, VA 23221
CITY OF RICHMOND

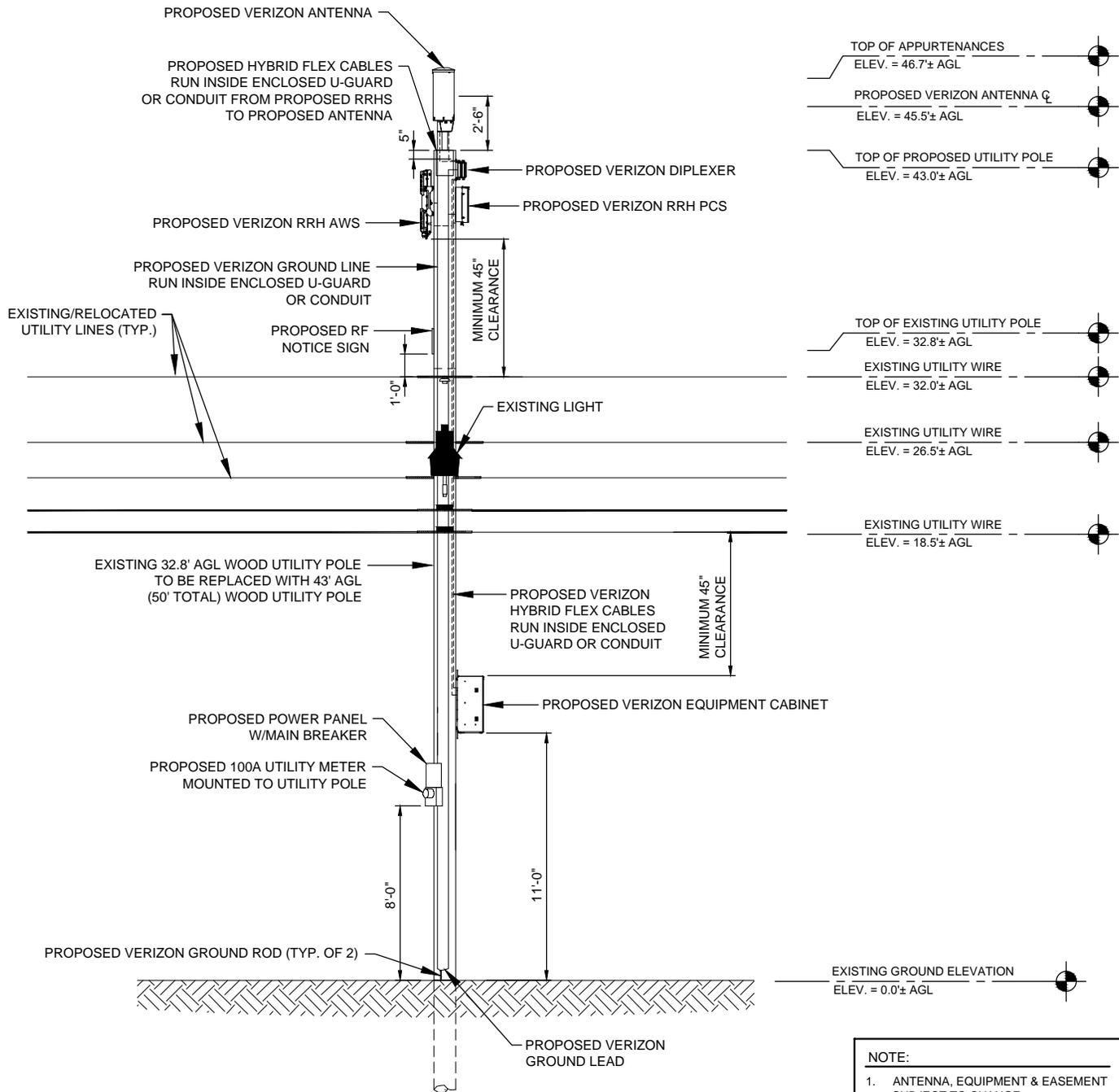
SHEET 1

| | |
|----------------------------------|------------|
| DRAWING: ARIAN ZOTO P.E. | |
| PROJECT NUMBER: 2016-006 | |
| SUBMITTALS | |
| ▲ PRELIMINARY LEASE EXHIBIT DWG. | 01/19/2017 |
| ▲ REVISED LEASE EXHIBIT DWG. | 02/02/2017 |
| | |
| | |
| | |
| | |

GOOGLE EARTH
LAT: N37° 34' 03.06"
LONG: W77° 29' 25.93"
GROUND ELEV: 224' AMSL

SHEET NO.:
LE1.0

NOT FOR CONSTRUCTION



NOTE:
1. ANTENNA, EQUIPMENT & EASEMENT SUBJECT TO CHANGE.

ELEVATION VIEW

NOT TO SCALE



ENGINEERING CONCEPTS
20 S. ROANOKE STREET, PO BOX 619
FINCASTLE, VIRGINIA 24090
540.473.1253 FAX 540.473.1254

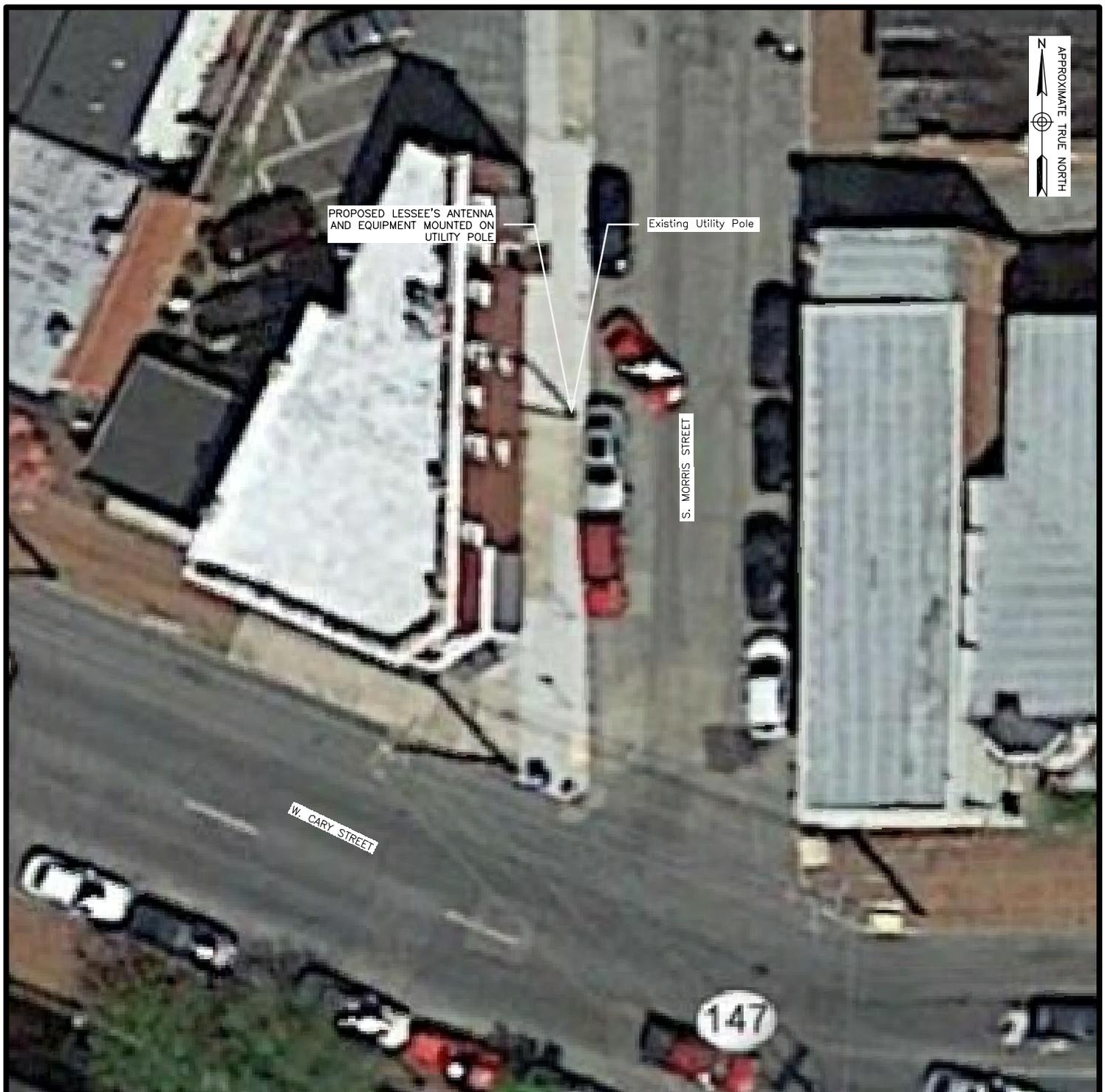
STUART N097
VERIZON WIRELESS
POLE ID: VERIZON - VZ4739C
4201 PARK AVENUE
RICHMOND, VA 23221
CITY OF RICHMOND

SHEET 3

| | | |
|--------------------------------|-----------------|--|
| DRAWING: | ARIAN ZOTO P.E. | |
| PROJECT NUMBER: | 2016-007 | |
| SUBMITTALS | | |
| PRELIMINARY LEASE EXHIBIT DWG. | 01/19/2017 | |
| REVISED LEASE EXHIBIT DWG. | 02/02/2017 | |
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| | | |
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GOOGLE EARTH
LAT: N37° 34' 03.06"
LONG: W77° 29' 25.93"
GROUND ELEV: 224' AMSL

SHEET NO.:
LE3.0



NOTES:

1. SOME EXISTING & PROPOSED INFORMATION NOT SHOWN FOR CLARITY.
2. ANTENNA, EQUIPMENT, AND EASEMENTS SUBJECT TO CHANGE.
3. UTILITY POLE AND FOUNDATION DESIGN BY OTHERS.
4. EQUIPMENT TO BE PAINTED TO MATCH WHERE POSSIBLE.
5. POWER AND FIBER TO COME FROM EXISTING POLE.
6. PROPOSED EQUIPMENT CABINETS TO BE INSTALLED BELOW THE EXISTING POWER LINES (MIN. 40" BELOW ANY CONDUCTORS).
7. CLASS I WOOD POLE.

UTILITY POLE INFORMATION:

OWNER: DOMINION POWER
 POLE TAG: KOPPERS
 FL-8
 UPS 5-35
 POLE LOCATION: S. MORRIS ST.

SITE PLAN

SCALE: 1"=20'



1

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 Glen Allen, VA 23060
 Phone: 804.290.7957
 Fax: 804.290.7926
 www.dewberry.com

| SUBMITTALS | | |
|------------|----------|-----|
| REV | DATE | BY |
| A | 02/08/17 | WLJ |
| B | 03/08/17 | HGS |
| | | |
| | | |

PROJECT:
 STUART - N103

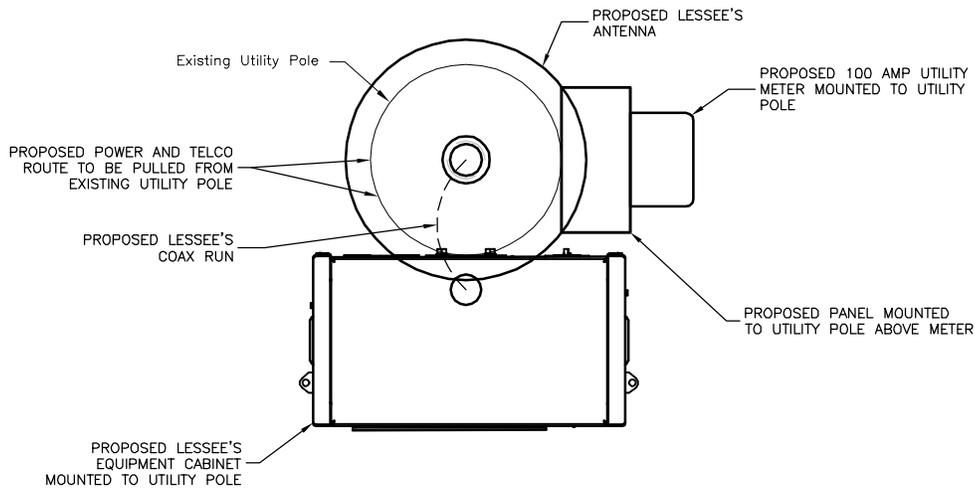
ADDRESS:
 1200 W. CARY STREET
 RICHMOND, VA 23220
 (POLE LOCATED ON S. MORRIS ST.)

SITE INFORMATION

GOOGLE EARTH
 (NAD 83)
 LAT.: 37° 32' 41.29" N
 LONG.: 77° 27' 23.89" W
 ELEV.: 184' AMSL
 TOTAL LEASE AREA: 12 SQFT

PROJECT NO. 50086193

SHEET NO.
 LE-1



ENSITE INFORMATION:
 TOTAL EQUIPMENT AREA: 12 CUBIC FEET
 TYPE OF PROJECT: SMALL CELL POLYGON NODE
 OVERALL HEIGHT: 42.1'
 STRUCTURE HEIGHT: 38.5'
 ELEVATION: 184' (AMSL)

POLE LAYOUT PLAN ①
 SCALE: 1"=1'
 0' 1' 2'



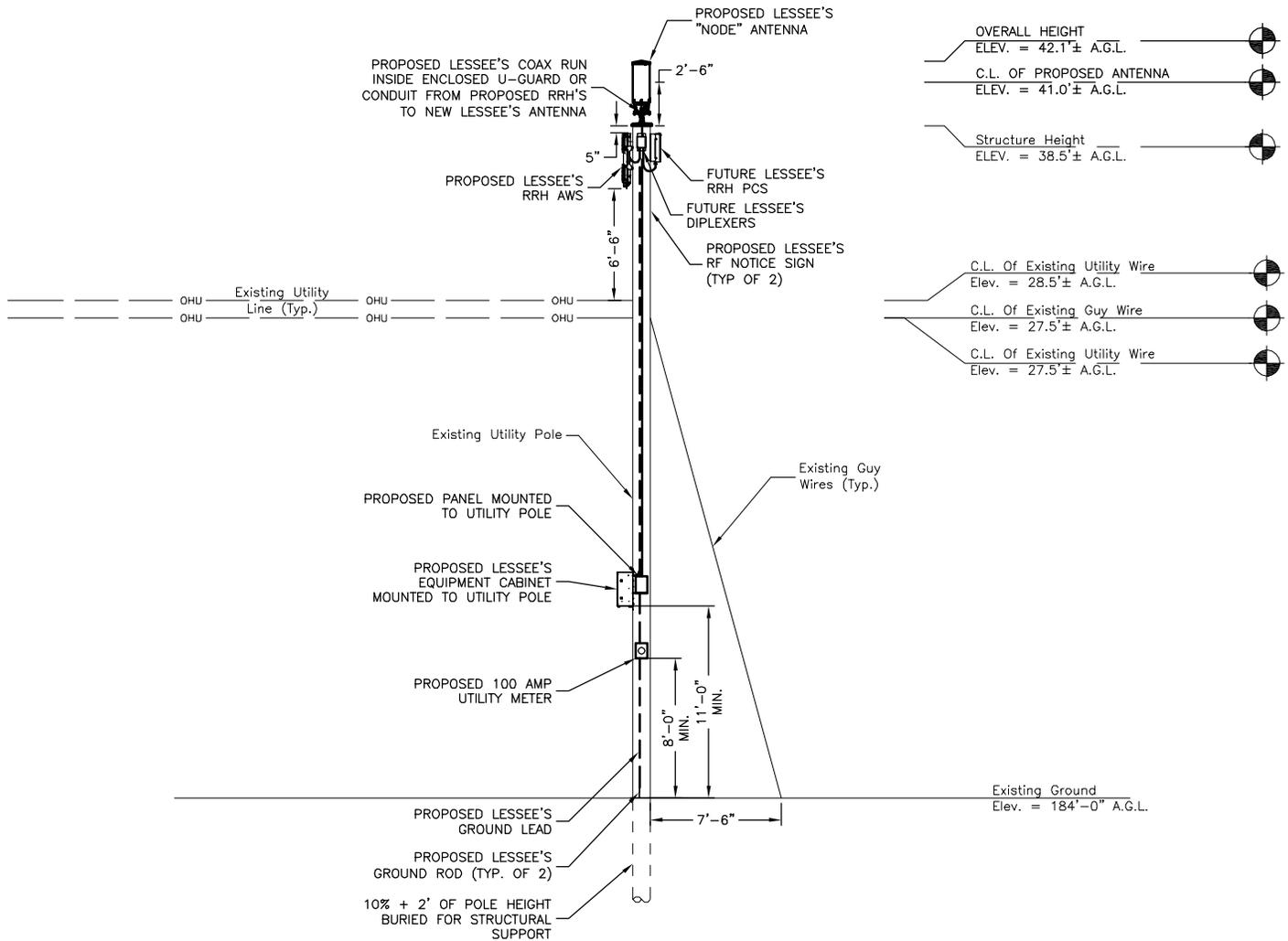
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 Glen Allen, VA 23060
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| REV | DATE | BY |
| A | 02/08/17 | WLJ |
| B | 03/08/17 | HGS |
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| | | |

PROJECT:
 STUART - N103
ADDRESS:
 1200 W. CARY STREET
 RICHMOND, VA 23220
 (POLE LOCATED ON S. MORRIS ST.)

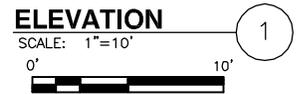
SITE INFORMATION
 GOOGLE EARTH
 (NAD 83)
 LAT.: 37° 32' 41.29" N
 LONG.: 77° 27' 23.89" W
 ELEV.: 184' AMSL
 TOTAL LEASE AREA: 12 SQFT
 PROJECT NO. 50086193

SHEET NO.
 LE-2



NOTES:

1. SOME EXISTING & PROPOSED INFORMATION NOT SHOWN FOR CLARITY.
2. ANTENNA, EQUIPMENT, AND EASEMENTS SUBJECT TO CHANGE.
3. UTILITY POLE AND FOUNDATION DESIGN BY OTHERS.
4. EQUIPMENT TO BE PAINTED TO MATCH WHERE POSSIBLE.
5. POWER AND FIBER TO COME FROM EXISTING POLE.
6. PROPOSED EQUIPMENT CABINETS TO BE INSTALLED BELOW THE EXISTING POWER LINES (MIN. 40" BELOW ANY CONDUCTORS).
7. CLASS I WOOD POLE.



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|------------|----------|-----|
| REV | DATE | BY |
| A | 02/08/17 | WLJ |
| B | 03/08/17 | HGS |
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| | | |

PROJECT:
STUART - N103

ADDRESS:
1200 W. CARY STREET
RICHMOND, VA 23220
(POLE LOCATED ON S. MORRIS ST.)

SITE INFORMATION

GOOGLE EARTH
(NAD 83)
LAT.: 37° 32' 41.29" N
LONG.: 77° 27' 23.89" W
ELEV.: 184' AMSL
TOTAL LEASE AREA: 12 SQFT

PROJECT NO. 50086193

SHEET NO.

LE-3

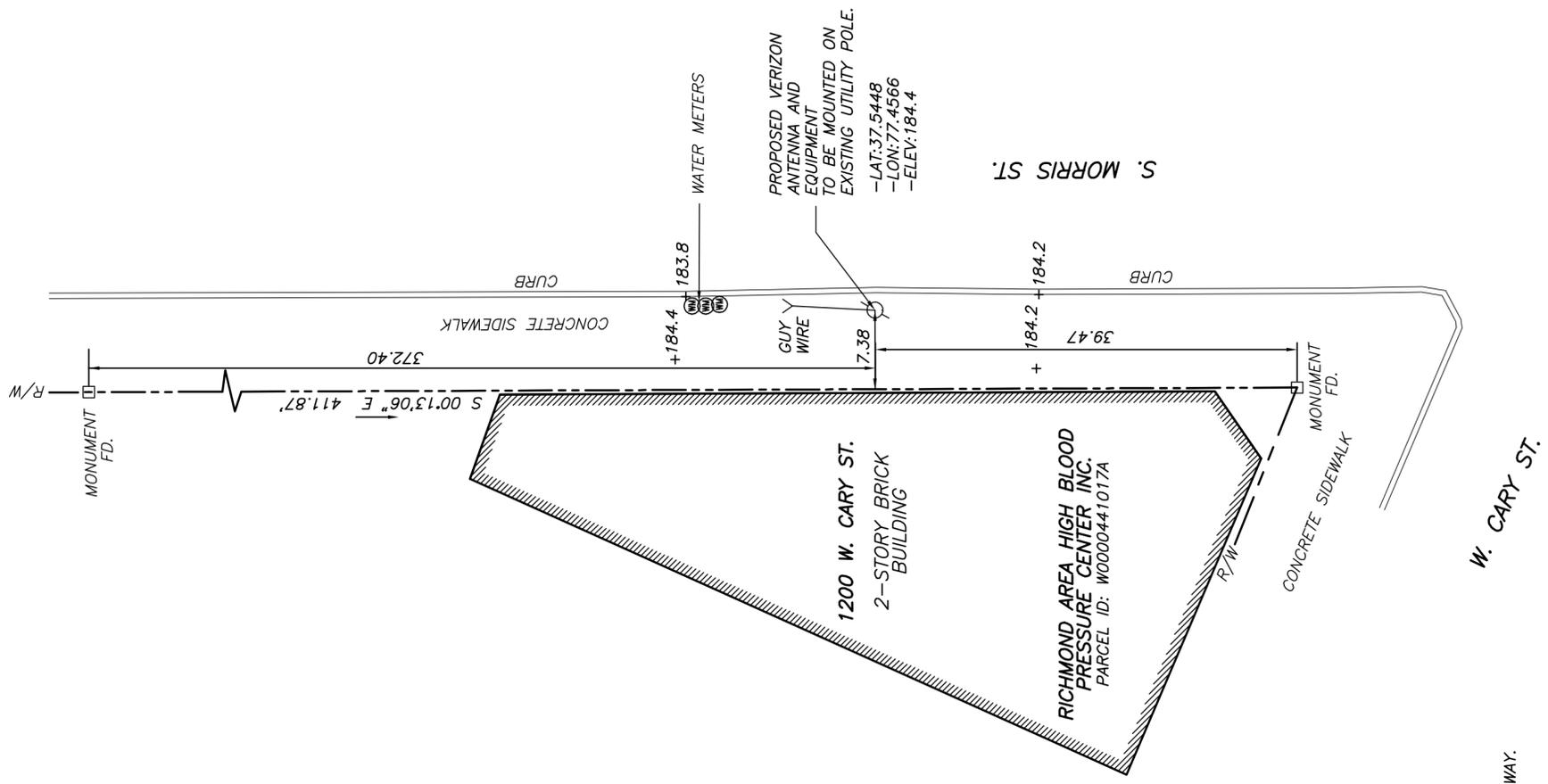
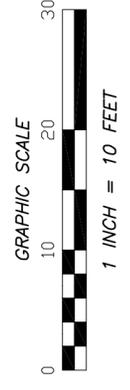


| REVISION | DATE |
|----------|------|
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PLAT SHOWING
 POLE LOCATION EXHIBIT AT
 1200 WEST CARY ST.
 CITY OF RICHMOND - VIRGINIA

DATE: 04/06/2017
 SCALE: 1" = 10'
 DRAWN BY: EPB
 SHEET 1 OF 1
 JOB NUMBER:
 50086193
 FILE NUMBER:
 17-C-12

PROJECT: STUART N103



- NOTES:
1. POLE IS LOCATED ENTIRELY WITHIN THE PUBLIC RIGHT OF WAY.
 2. TIES TO THE CENTER OF THE POLE.





NOTES:

1. SOME EXISTING & PROPOSED INFORMATION NOT SHOWN FOR CLARITY.
2. ANTENNA, EQUIPMENT, AND EASEMENTS SUBJECT TO CHANGE.
3. UTILITY POLE AND FOUNDATION DESIGN BY OTHERS.
4. EQUIPMENT TO BE PAINTED TO MATCH WHERE POSSIBLE.
5. POWER AND FIBER TO COME FROM EXISTING POLE.
6. PROPOSED EQUIPMENT CABINETS TO BE INSTALLED BELOW THE EXISTING POWER LINES (MIN. 40" BELOW ANY CONDUCTORS).
7. CLASS I WOOD POLE.

UTILITY POLE INFORMATION:

OWNER: DOMINION POWER
POLE TAG: UNKNOWN

SITE PLAN

SCALE: 1"=20'



1



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www.dewberry.com

| SUBMITTALS | | |
|------------|----------|-----|
| REV | DATE | BY |
| A | 02/08/17 | WLJ |
| B | 03/09/17 | HGS |
| C | 04/25/17 | BAR |
| | | |
| | | |

PROJECT:
STUART - N104

ADDRESS:
8 S. HARRISON STREET
RICHMOND, VA 23220

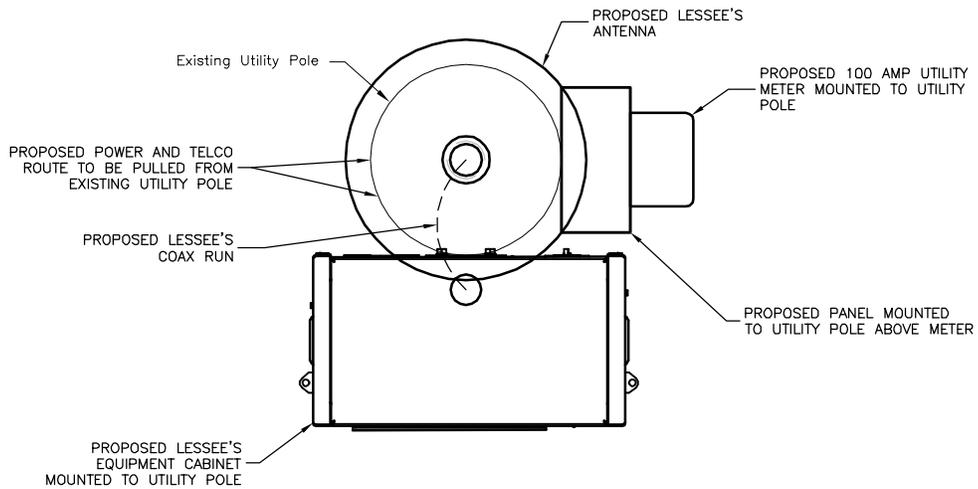
SITE INFORMATION

GOOGLE EARTH
(NAD 83)
LAT.: 37° 32' 42.60" N
LONG.: 77° 27' 20.04" W
ELEV.: 184' AMSL
TOTAL LEASE AREA: 12 SQFT

PROJECT NO. 50086194

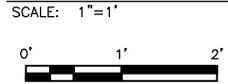
SHEET NO.

LE-1



ONSITE INFORMATION:
 TOTAL EQUIPMENT AREA: 12 CUBIC FEET
 TYPE OF PROJECT: SMALL CELL POLYGON NODE
 OVERALL HEIGHT: 51.1'
 STRUCTURE HEIGHT: 47.5'
 ELEVATION: 184' (AMSL)

POLE LAYOUT PLAN 1



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| REV | DATE | BY |
| A | 02/08/17 | WLJ |
| B | 03/09/17 | HGS |
| C | 04/25/17 | BAR |
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| | | |

PROJECT:
 STUART - N104

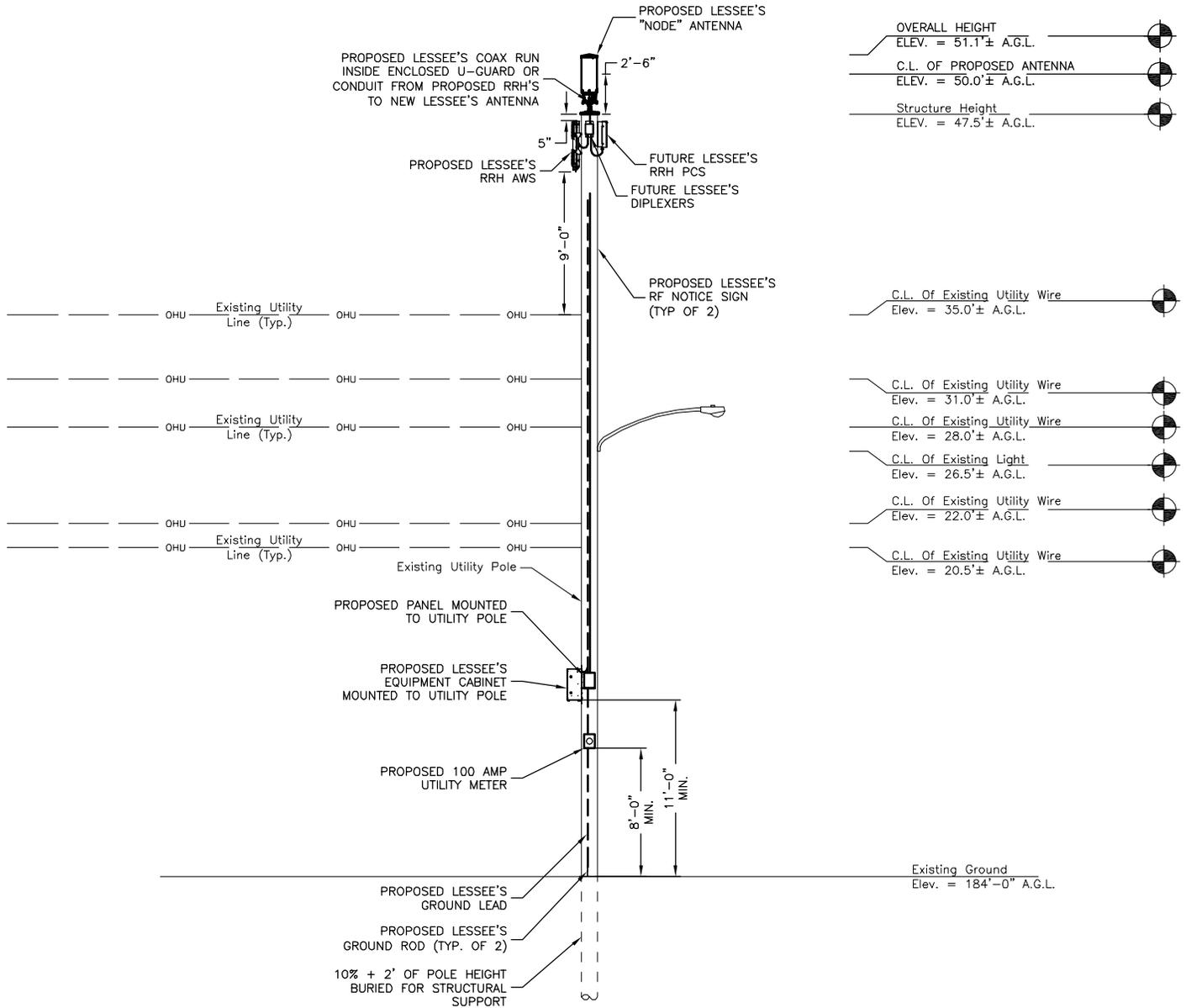
ADDRESS:
 8 S. HARRISON STREET
 RICHMOND, VA 23220

SITE INFORMATION

GOOGLE EARTH
 (NAD 83)
 LAT.: 37° 32' 42.60" N
 LONG.: 77° 27' 20.04" W
 ELEV.: 184' AMSL
 TOTAL LEASE AREA: 12 SQFT

PROJECT NO. 50086194

SHEET NO.
 LE-2



NOTES:

1. SOME EXISTING & PROPOSED INFORMATION NOT SHOWN FOR CLARITY.
2. ANTENNA, EQUIPMENT, AND EASEMENTS SUBJECT TO CHANGE.
3. UTILITY POLE AND FOUNDATION DESIGN BY OTHERS.
4. EQUIPMENT TO BE PAINTED TO MATCH WHERE POSSIBLE.
5. POWER AND FIBER TO COME FROM EXISTING POLE.
6. PROPOSED EQUIPMENT CABINETS TO BE INSTALLED BELOW THE EXISTING POWER LINES (MIN. 40" BELOW ANY CONDUCTORS).
7. CLASS I WOOD POLE.

ELEVATION

SCALE: 1"=10'



1

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| REV | DATE | BY |
| A | 02/08/17 | WLJ |
| B | 03/09/17 | HGS |
| C | 04/25/17 | BAR |
| | | |
| | | |

PROJECT:
STUART - N104

ADDRESS:
8 S. HARRISON STREET
RICHMOND, VA 23220

SITE INFORMATION

GOOGLE EARTH
(NAD 83)
LAT.: 37° 32' 42.60" N
LONG.: 77° 27' 20.04" W
ELEV.: 184' AMSL
TOTAL LEASE AREA: 12 SQFT

PROJECT NO. 50086194

SHEET NO.

LE-3

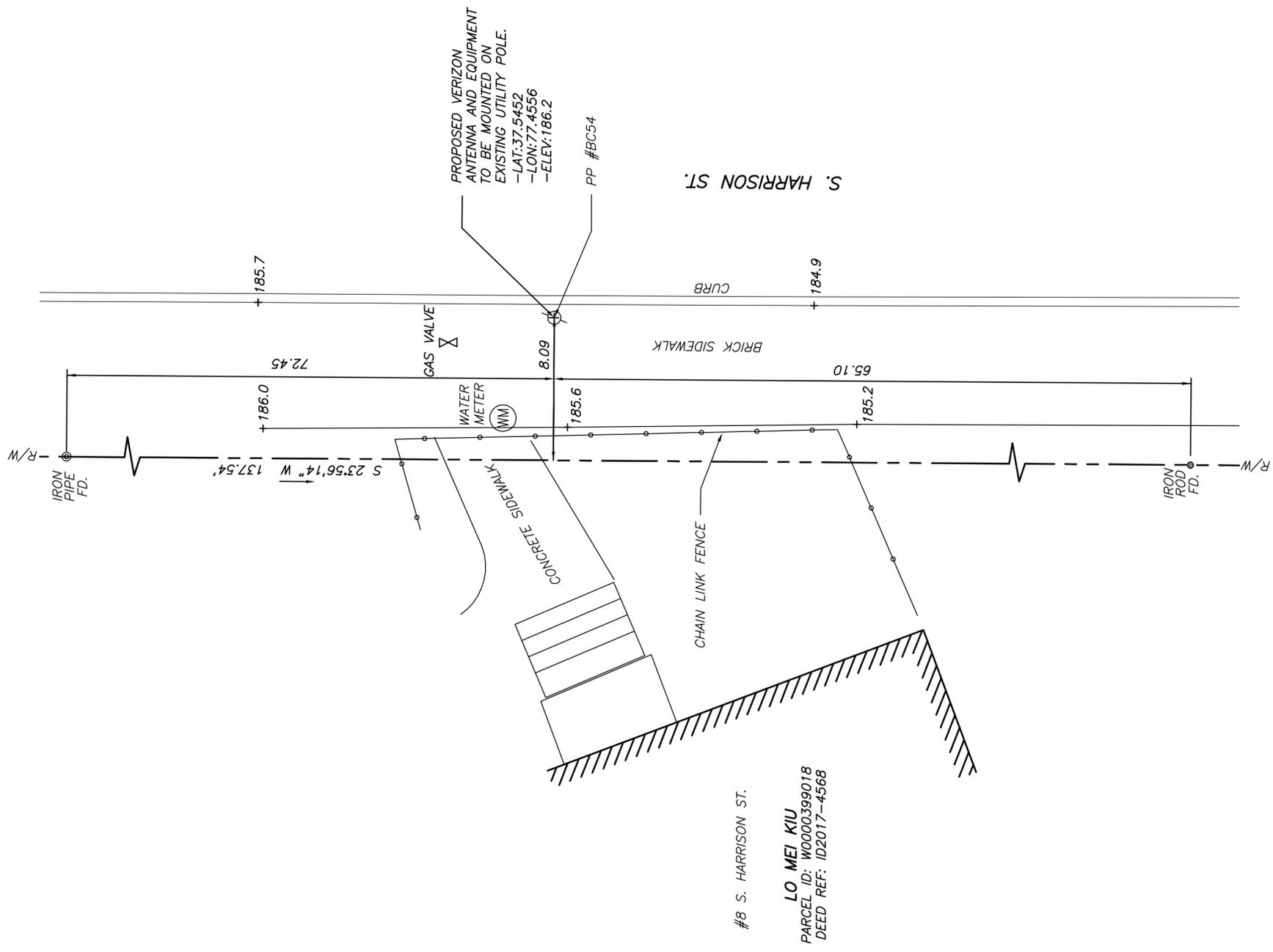
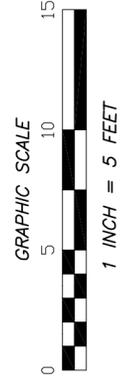


| REVISION | DATE |
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PLAT SHOWING
#8 S. HARRISON ST.
 CITY OF RICHMOND - VIRGINIA

DATE: 04/06/2017
 SCALE: 1" = 5'
 DRAWN BY: EPB
 SHEET 1 OF 1
 JOB NUMBER:
 50086194
 FILE NUMBER:
 17-C-11

PROJECT: STUART N104



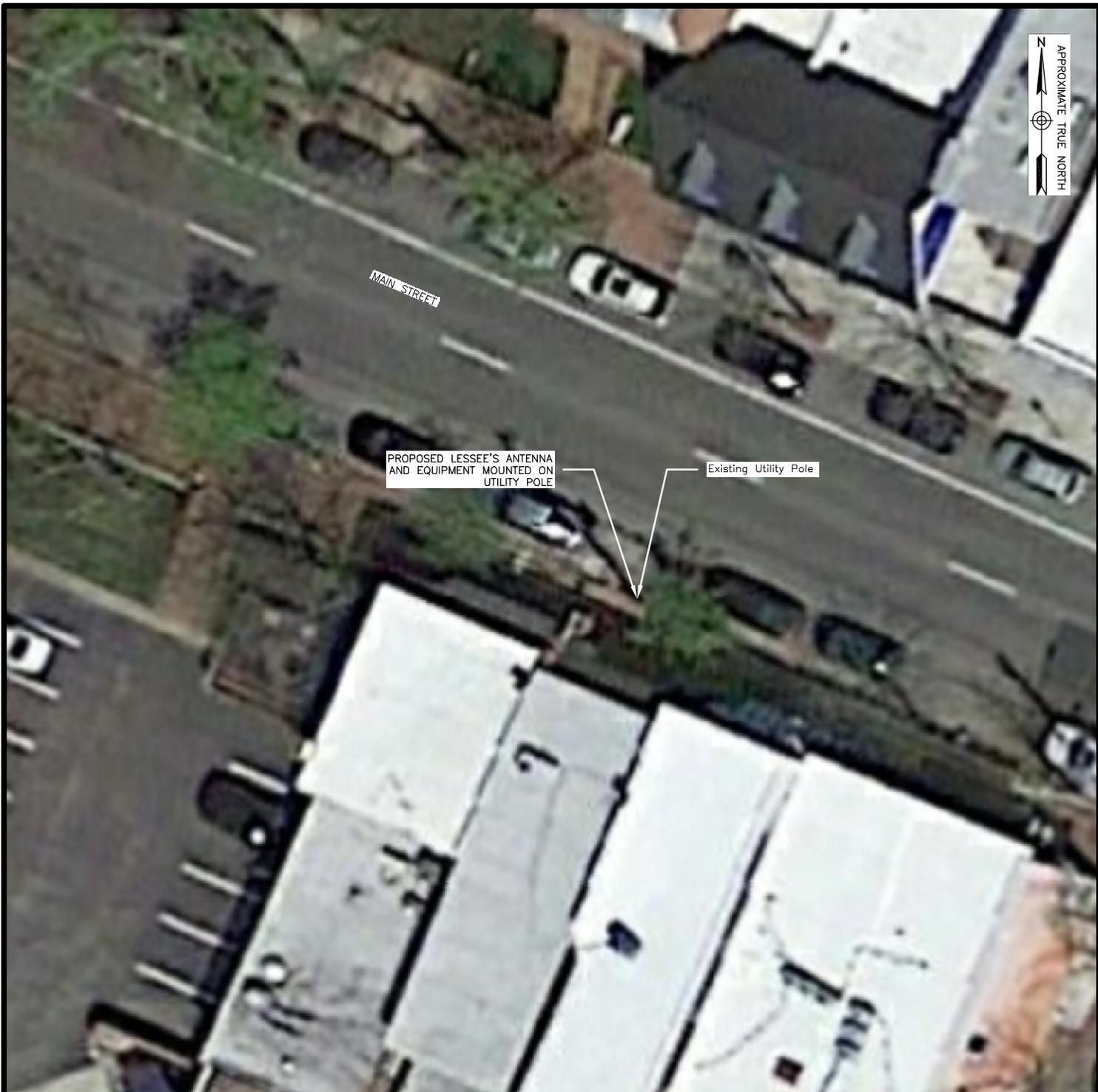
NOTES:
 1. POLE IS LOCATED ENTIRELY WITHIN THE PUBLIC RIGHT OF WAY.
 2. TIES TO THE CENTER OF THE POLE.



MAIN STREET

PROPOSED LESSEE'S ANTENNA AND EQUIPMENT MOUNTED ON UTILITY POLE

Existing Utility Pole



NOTES:

1. SOME EXISTING & PROPOSED INFORMATION NOT SHOWN FOR CLARITY.
2. ANTENNA, EQUIPMENT, AND EASEMENTS SUBJECT TO CHANGE.
3. UTILITY POLE AND FOUNDATION DESIGN BY OTHERS.
4. EQUIPMENT TO BE PAINTED TO MATCH WHERE POSSIBLE.
5. POWER AND FIBER TO COME FROM EXISTING POLE.
6. PROPOSED EQUIPMENT CABINETS TO BE INSTALLED BELOW THE EXISTING POWER LINES (MIN. 40" BELOW ANY CONDUCTORS).
7. CLASS I WOOD POLE.

UTILITY POLE INFORMATION:

OWNER: DOMINION POWER
POLE TAG: AD 12

SITE PLAN

SCALE: 1"=20'



1



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| SUBMITTALS | | |
|------------|----------|-----|
| REV | DATE | BY |
| A | 02/08/17 | WLJ |
| B | 03/08/17 | HGS |
| | | |
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PROJECT:
STUART - N108

ADDRESS:
1309 MAIN STREET
RICHMOND, VA 23220

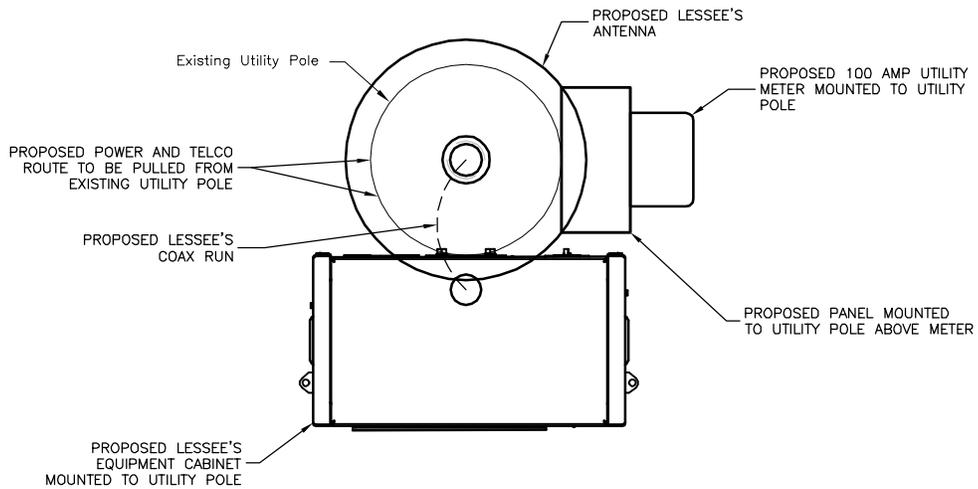
SITE INFORMATION

GOOGLE EARTH
(NAD 83)
LAT.: 37° 32' 46.26" N
LONG.: 77° 27' 27.31" W
ELEV.: 191' AMSL
TOTAL LEASE AREA: 12 SQFT

PROJECT NO. 50086196

SHEET NO.

LE-1



ONSITE INFORMATION:

TOTAL EQUIPMENT AREA: 12 CUBIC FEET
 TYPE OF PROJECT: SMALL CELL POLYGON NODE
 OVERALL HEIGHT: 51.2'
 STRUCTURE HEIGHT: 47.5'
 ELEVATION: 191' (AMSL)

POLE LAYOUT PLAN ①

SCALE: 1"=1'

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| SUBMITTALS | | |
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| REV | DATE | BY |
| A | 02/08/17 | WLJ |
| B | 03/08/17 | HGS |
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PROJECT:
 STUART - N108

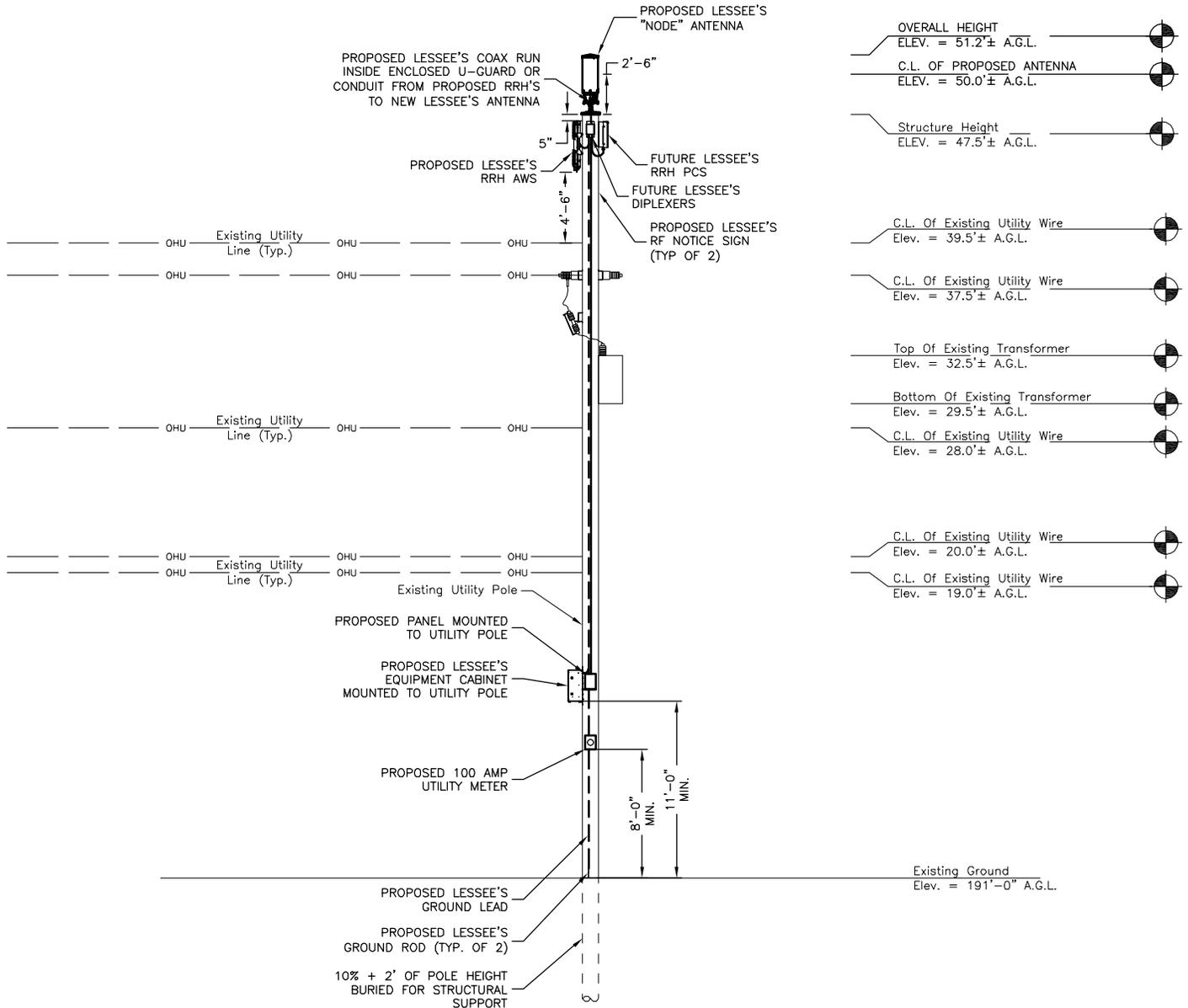
ADDRESS:
 1309 MAIN STREET
 RICHMOND, VA 23220

SITE INFORMATION

GOOGLE EARTH
 (NAD 83)
 LAT.: 37° 32' 46.26" N
 LONG.: 77° 27' 27.31" W
 ELEV.: 191' AMSL
 TOTAL LEASE AREA: 12 SQFT

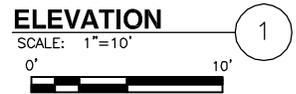
PROJECT NO. 50086196

SHEET NO.
 LE-2



NOTES:

1. SOME EXISTING & PROPOSED INFORMATION NOT SHOWN FOR CLARITY.
2. ANTENNA, EQUIPMENT, AND EASEMENTS SUBJECT TO CHANGE.
3. UTILITY POLE AND FOUNDATION DESIGN BY OTHERS.
4. EQUIPMENT TO BE PAINTED TO MATCH WHERE POSSIBLE.
5. POWER AND FIBER TO COME FROM EXISTING POLE.
6. PROPOSED EQUIPMENT CABINETS TO BE INSTALLED BELOW THE EXISTING POWER LINES (MIN. 40" BELOW ANY CONDUCTORS).
7. CLASS I WOOD POLE.



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| B | 03/08/17 | HGS |
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PROJECT:
 STUART - N108

ADDRESS:
 1309 MAIN STREET
 RICHMOND, VA 23220

SITE INFORMATION

GOOGLE EARTH
 (NAD 83)
 LAT.: 37° 32' 46.26" N
 LONG.: 77° 27' 27.31" W
 ELEV.: 191' AMSL
 TOTAL LEASE AREA: 12 SQFT

PROJECT NO. 50086196

SHEET NO.
 LE-3

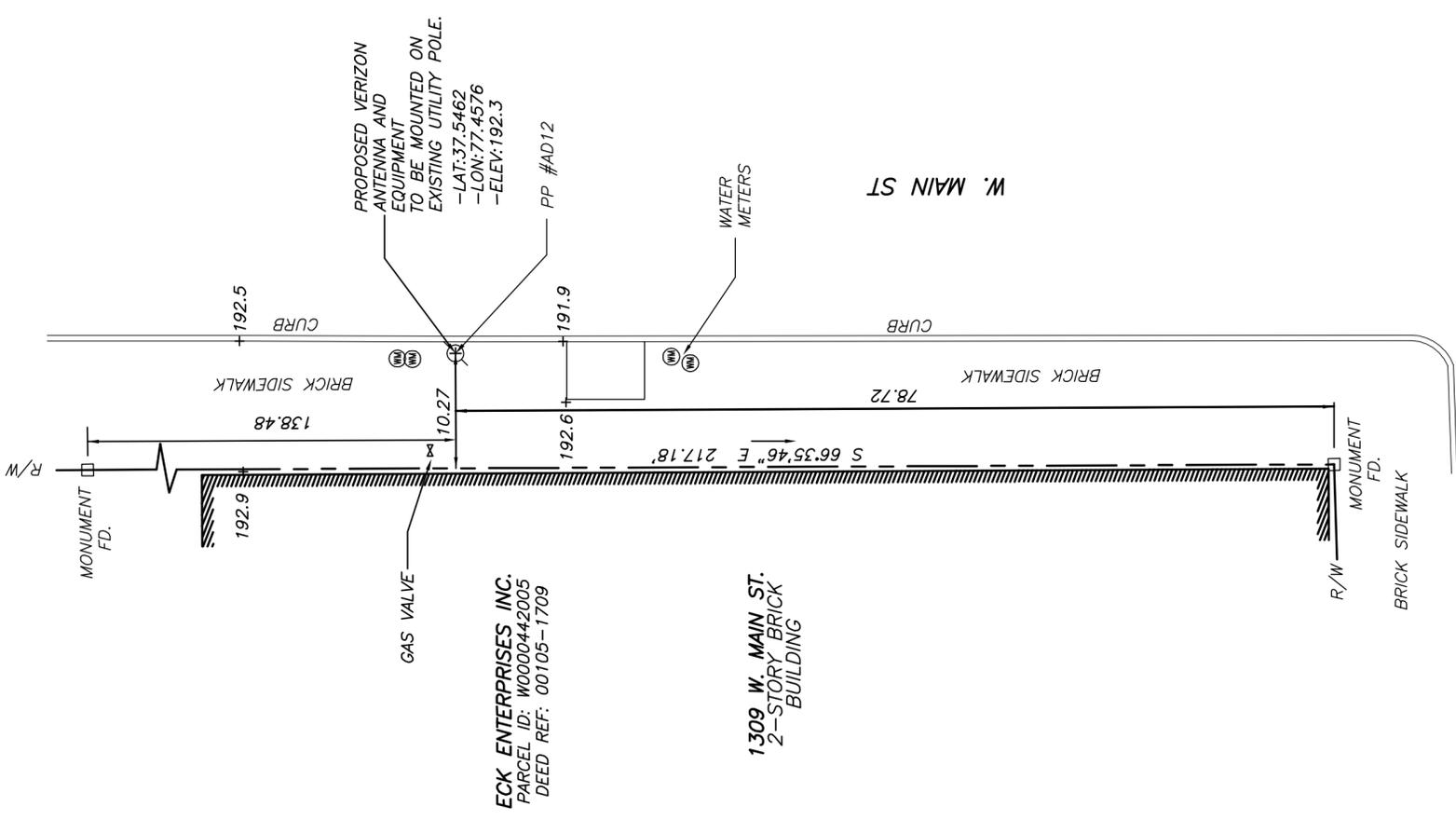
PLAT SHOWING
POLE LOCATION EXHIBIT AT
1309 W. MAIN ST.
CITY OF RICHMOND - VIRGINIA

DATE: 04/06/2017
SCALE: 1" = 10'
DRAWN BY: EPB
SHEET 1 OF 1
JOB NUMBER:
50086196
FILE NUMBER:
17-C-13

Dewberry
Dewberry Consultants LLC
4180 Inslake Drive
Glen Allen, VA 23060-3344
804-290-7957
804-290-7928 (FAX)
www.Dewberry.com

| REVISION | DATE |
|----------|------|
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PROJECT: STUART N108



- NOTES:
1. POLE IS LOCATED ENTIRELY WITHIN THE PUBLIC RIGHT OF WAY.
 2. TIES TO THE CENTER OF THE POLE.



NOTES:

1. SOME EXISTING & PROPOSED INFORMATION NOT SHOWN FOR CLARITY.
2. ANTENNA, EQUIPMENT, AND EASEMENTS SUBJECT TO CHANGE.
3. UTILITY POLE AND FOUNDATION DESIGN BY OTHERS.
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6. PROPOSED EQUIPMENT CABINETS TO BE INSTALLED BELOW THE EXISTING POWER LINES (MIN. 40" BELOW ANY CONDUCTORS).
7. CLASS I WOOD POLE.

UTILITY POLE INFORMATION:
 OWNER: DOMINION POWER
 POLE TAG: H0102
 DF 66

SITE PLAN

SCALE: 1"=30'



1



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| SUBMITTALS | | |
|------------|----------|-----|
| REV | DATE | BY |
| A | 02/08/15 | WLJ |
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PROJECT:
 STUART - N113

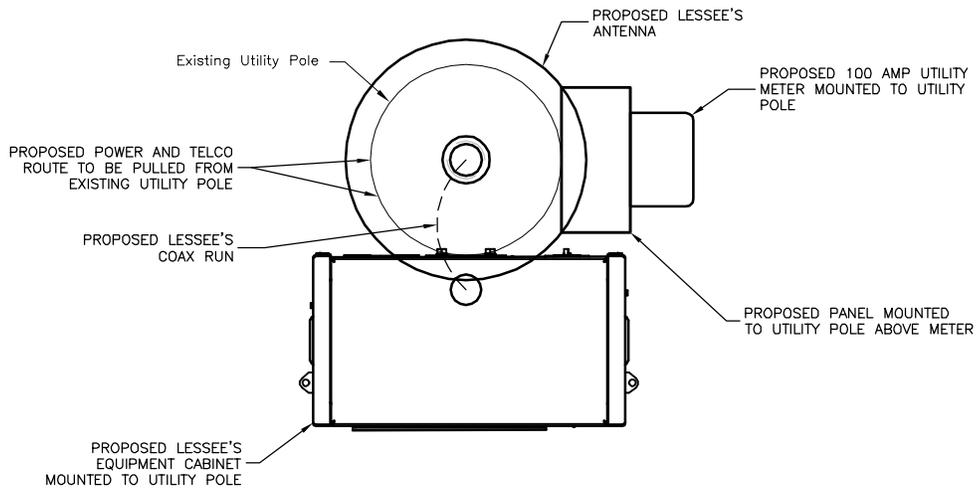
ADDRESS:
 900 W. FRANKLIN STREET
 RICHMOND, 23220

SITE INFORMATION

GOOGLE EARTH
 (NAD 83)
 LAT.: 37° 32' 57.82" N
 LONG.: 77° 27' 7.59" W
 ELEV.: 192' AMSL
 TOTAL LEASE AREA: 12 SQFT

PROJECT NO. 50086197

SHEET NO.
 LE-1



ONSITE INFORMATION:

TOTAL EQUIPMENT AREA: 12 CUBIC FEET
 TYPE OF PROJECT: SMALL CELL POLYGON NODE
 OVERALL HEIGHT: 46.6'
 STRUCTURE HEIGHT: 42.0'
 ELEVATION: 192' (AMSL)

POLE LAYOUT PLAN 1
 SCALE: 1"=1'



| SUBMITTALS | | |
|------------|----------|-----|
| REV | DATE | BY |
| A | 02/08/15 | WLJ |
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PROJECT:
 STUART - N113

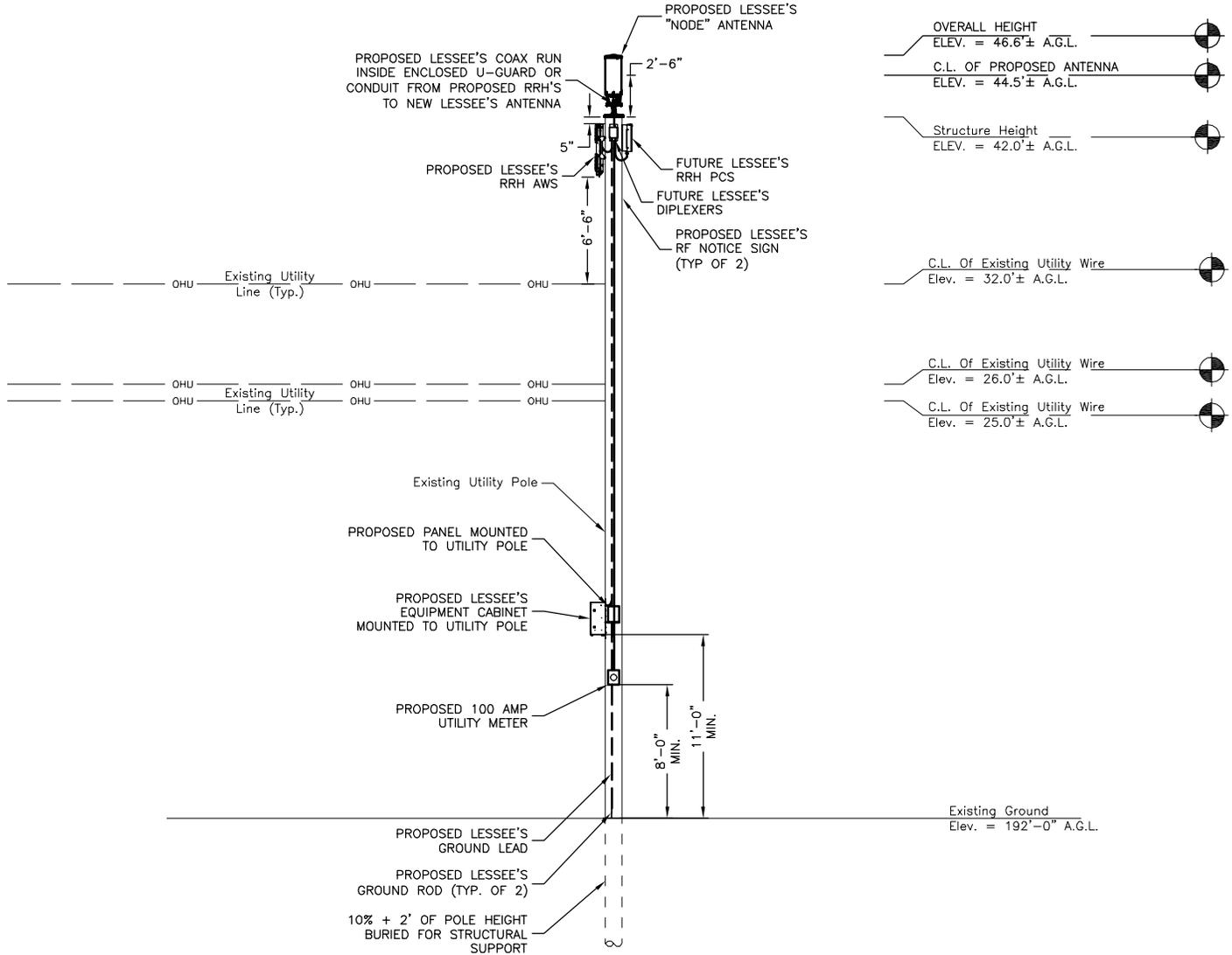
ADDRESS:
 900 W. FRANKLIN STREET
 RICHMOND, 23220

SITE INFORMATION

GOOGLE EARTH
 (NAD 83)
 LAT.: 37° 32' 57.82" N
 LONG.: 77° 27' 7.59" W
 ELEV.: 192' AMSL
 TOTAL LEASE AREA: 12 SQFT

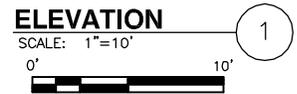
PROJECT NO. 50086197

SHEET NO.
 LE-2



NOTES:

1. SOME EXISTING & PROPOSED INFORMATION NOT SHOWN FOR CLARITY.
2. ANTENNA, EQUIPMENT, AND EASEMENTS SUBJECT TO CHANGE.
3. UTILITY POLE AND FOUNDATION DESIGN BY OTHERS.
4. EQUIPMENT TO BE PAINTED TO MATCH WHERE POSSIBLE.
5. POWER AND FIBER TO COME FROM EXISTING POLE.
6. PROPOSED EQUIPMENT CABINETS TO BE INSTALLED BELOW THE EXISTING POWER LINES (MIN. 40" BELOW ANY CONDUCTORS).
7. CLASS I WOOD POLE.



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| SUBMITTALS | | |
|------------|----------|-----|
| REV | DATE | BY |
| A | 02/08/15 | WLJ |
| | | |
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| | | |

PROJECT:
STUART - N113

ADDRESS:
900 W. FRANKLIN STREET
RICHMOND, 23220

SITE INFORMATION

GOOGLE EARTH
(NAD 83)
LAT.: 37° 32' 57.82" N
LONG.: 77° 27' 7.59" W
ELEV.: 192' AMSL
TOTAL LEASE AREA: 12 SQFT

PROJECT NO. 50086197

SHEET NO.

LE-3

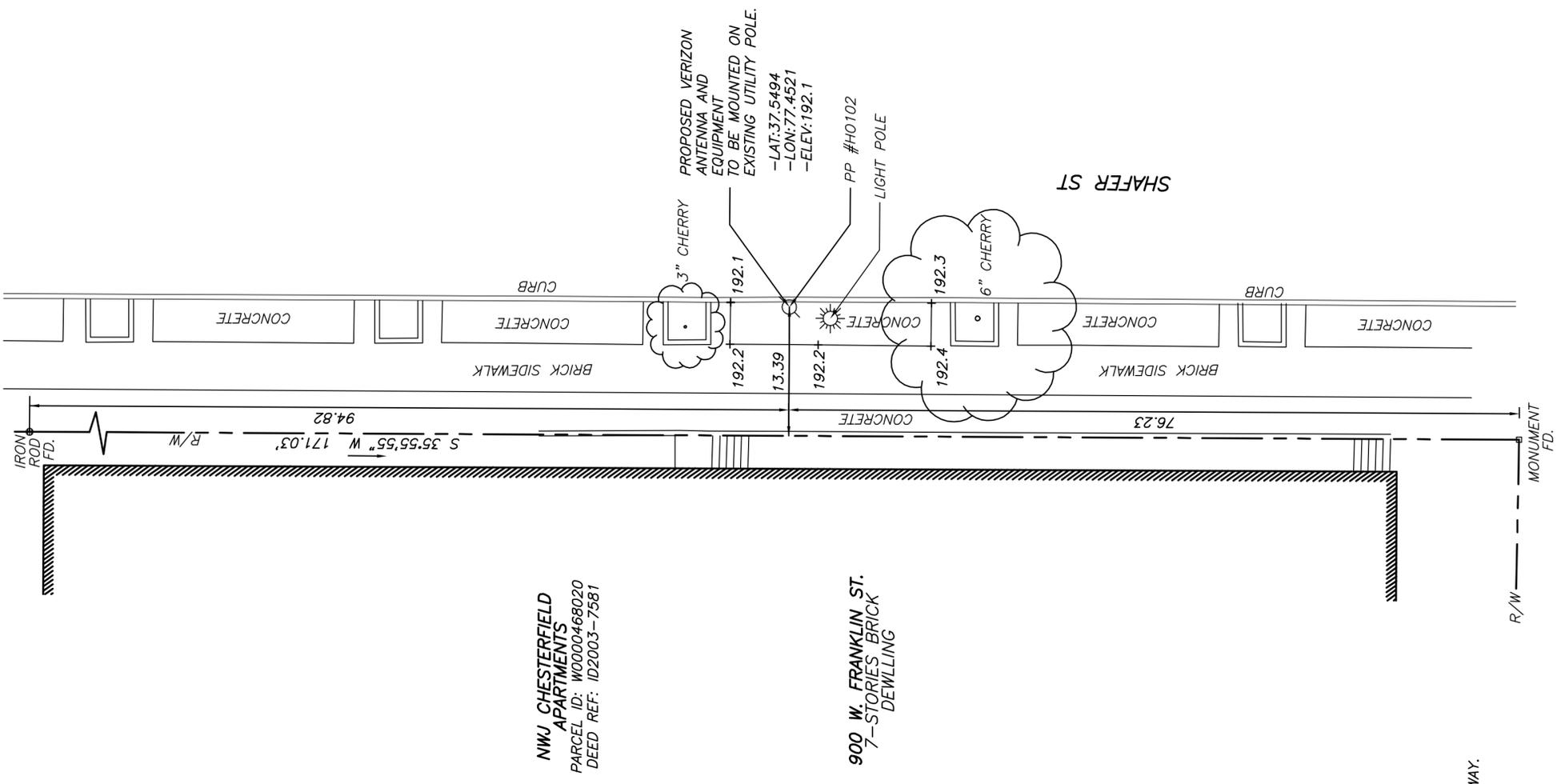
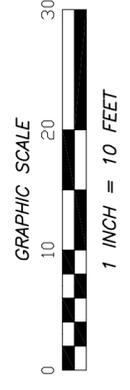


| REVISION | DATE |
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PLAT SHOWING
 POLE LOCATION EXHIBIT AT
 900 W. FRANKLIN ST.
 CITY OF RICHMOND - VIRGINIA

DATE: 04/06/2017
 SCALE: 1" = 10'
 DRAWN BY: EPB
 SHEET 1 OF 1
 JOB NUMBER:
 50086197
 FILE NUMBER:
 17-C-14

PROJECT: STUART N113



NWJ CHESTERFIELD
 APARTMENTS
 PARCEL ID: W0000468020
 DEED REF: ID2003-7581

900 W. FRANKLIN ST.
 7-STORIES BRICK
 DWELLING



NOTES:
 1. POLE IS LOCATED ENTIRELY WITHIN THE PUBLIC RIGHT OF WAY.
 2. TIES TO THE CENTER OF THE POLE.

W. FRANKLIN ST.