

# STAFF EVALUATION

To: Planning Commission

Prepared By: Tolu Ibikunle, AICP

728-5237

Reviewed By: Mike Hayes, AICP

728-5244

Bonnie Brown, Sr. Asst. City Attorney

Case No.: Use Permit Application No. 17-00014

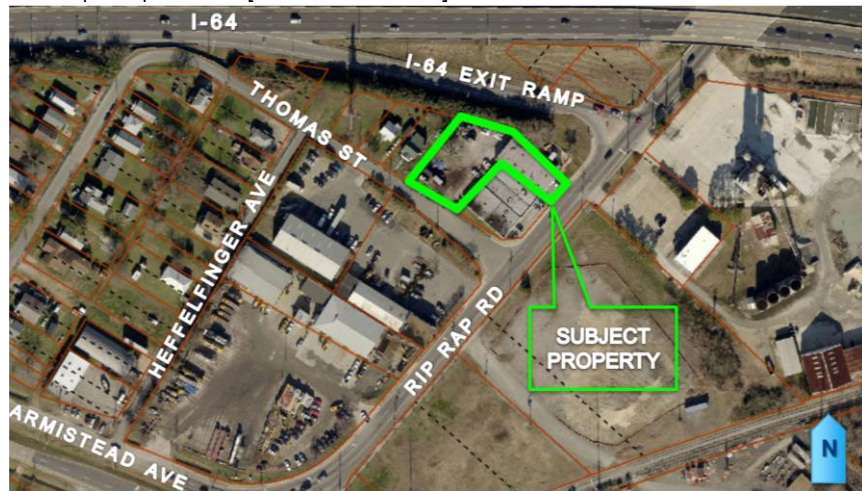
Date: December 21, 2017

## General Information

*Applicant* Sectorsite LLC

*Property Owner* Sally Groome Powell, Trustee of the Sally Groome Powell Revocable Trust

*Location* 332 Rip Rap Road [LRSN 13004594]



*Requested Use* Use Permit to allow for a commercial communications tower.

*Description of Proposal* Sectorsite LLC representing T-Mobile is proposing to construct and operate a commercial communication tower (monopole) that can accommodate at least three (3) users or cell phone carriers. The proposed tower has an overall height of 125' (120' structure plus a 5' lighting rod), along with the associated ground equipment for utilities. The tower will be located within a  $\pm 1,849$  SF compound and made out of galvanized steel. The communications tower compound will be unmanned, with quarterly site visits completed by technicians for maintenance purposes. The communications tower will not emit any odors or produce a glare from lighting.

*Existing Land Use* There are businesses such as a landscaping company, and a ship repair shop that fronts Rip Rap Rd. There is also a furniture making

and art store that shares the same address as the proposed communication tower; however, the section of the property where the proposed tower would be located is in the rear of the site where there are no buildings.

*Zoning*

The property is currently zoned Heavy Manufacturing (M-3) and Flood Zone Overlay (O-FZ) (X, X500).

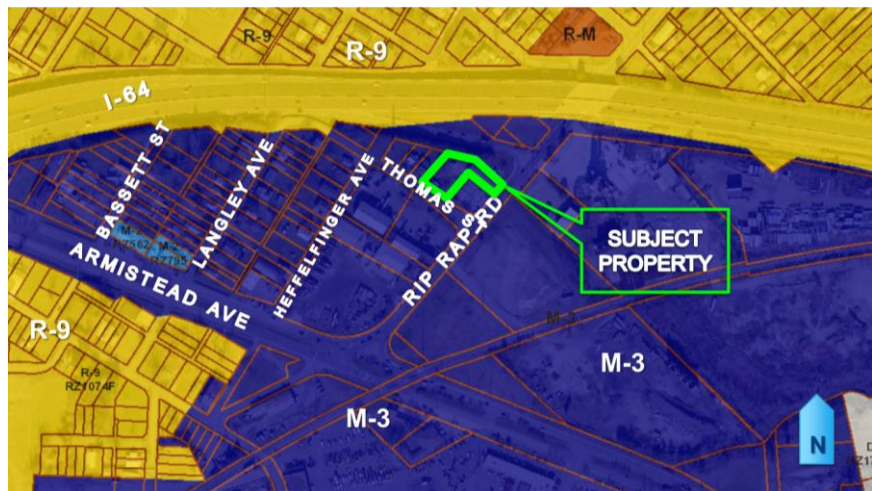
*Surrounding Land Use and Zoning*

**North:** Interstate 64 exit ramp, Heavy Manufacturing District (M-3); residences located on the other side of Interstate 64, One-Family Residence District (R-9).

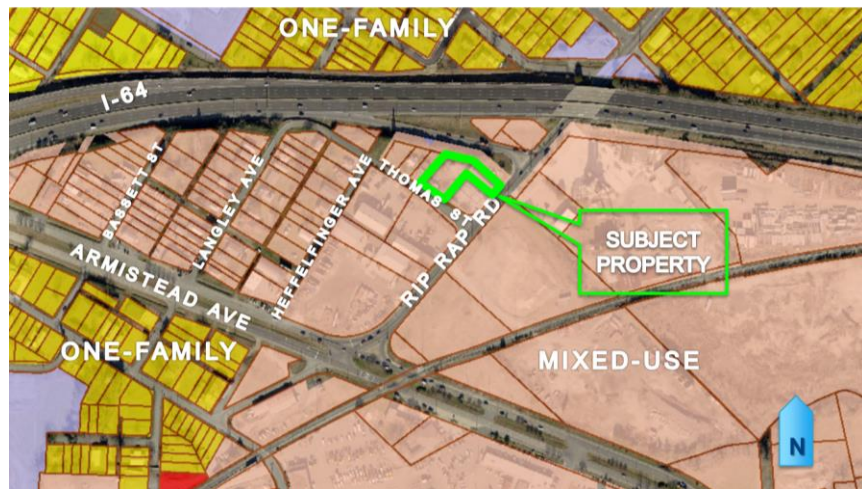
**South:** Thomas St, Rip Rap Rd; retail and manufacturing businesses such as a landscaping company and a ship repair shop, Heavy Manufacturing District (M-3)

**East:** Rip Rap Rd, a furniture making and art store, a concrete mixing business that has ceased operation but the facility still exists, Bright's Creek, vacant land, Heavy Manufacturing District (M-3)

**West:** Residences, Heffelfinger Ave, Heavy Manufacturing District (M-3)



*Public Policy*



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The Hampton Community Plan (2006, as amended) recommends mixed use development for the subject parcel and most of the properties that are bounded by Interstate-64, Rip Rap Road, and Armistead Ave, and the Bright's Creek area.

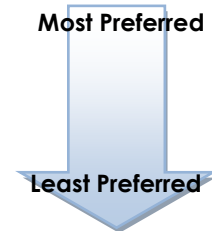
Policies related to this request are listed below:

**LU-CD Policy 11:** Promote high quality site design and site planning that is compatible with surrounding development. [p. LU-17]

**CF Policy 45:** Encourage the location of new communications towers in preferred sites through implementation of standards and procedures to be incorporated into the Zoning Ordinance. [p. CF-33]

The Hampton Community Plan details criteria when siting communication towers through the use of a Placement Hierarchy. The Placement Hierarchy included in the Plan identifies a list of preferred areas that will have minimal impact on the community for guidance in evaluating proposals for communication towers. There are nine (9) levels ranging from most preferred to the least preferred areas.

1. Co-location on existing towers;
2. Tall buildings and structures;
3. Large industrial sites and parks;
4. Approved School Properties;
5. Commercial Areas;
6. High Density Residential Areas;
7. Low/Medium Density Residential;
8. Parks; and
9. Scenic Views; Waterfront.



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<i>Applicable Regulations</i>	M-3 allows for commercial communication towers, subject to approval of a use permit; furthermore, the <u>Hampton Zoning Ordinance</u> , Section 3-3 (34) includes standards related to commercial communication towers. The Zoning Ordinance also references Section 3-11(a) of the <u>City of Hampton Landscape Guidelines</u> for landscaping and screening requirements.
<i>Traffic</i>	There are no foreseen negative impacts to traffic.
<i>Community Meeting</i>	A community meeting was held on Tuesday December 7, 2017.

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## Analysis

Use Permit Application No. 17-00014 is a request to permit the operation of a commercial communications tower at 332 Rip Rap Road [LRSN: 13004594], which is on the west side of Rip Rap Road, near the Interstate 64 Rip Rap Road exit ramp. The subject property contains approximately 0.49± acres.

Sectorsite LLC representing T-Mobile is proposing to construct and operate a commercial communication tower (monopole) that can accommodate approximately three (3) users or cell phone carriers. The proposed tower has an overall height of 125' (120' structure plus a 5' lighting rod), along with the associated ground equipment for utilities. The tower will be located within a 1,849± SF compound and made out of galvanized steel. The communication tower compound will be gated with a fence no more than eight (8) feet tall and landscaped with a combination of evergreen trees and shrubs for proper screening. The compound will be unmanned with infrequent site visits completed by technicians for maintenance purposes. The communications tower will not emit any odors or produce a glare from lighting.

As part of this use permit application, the applicant submitted propagation maps, which are maps that illustrate the location of existing communication towers with mobile telecommunications and data coverage availability to illustrate the existing gaps in coverage. The applicant is proposing this communication tower because of data coverage gaps that exist in the vicinity of the subject parcel.

The property is currently zoned Heavy Manufacturing (M-3) and is covered by the Flood Zone Overlay (O-FZ) (X, X500). Per the Hampton Zoning Ordinance, both zoning districts allow for a commercial communications tower with a use permit.

The Zoning Ordinance also references Section 3-11(a) of the City of Hampton Landscape Guidelines for landscaping and screening requirements. The landscape guidelines require at least one row of evergreen trees and shrubs.

"For towers 200 feet or less in height, at least one (1) row of evergreen shrubs capable of forming a continuous hedge at least five (5) feet in height shall be provided with individual plantings spaced not more than five (5) feet apart and at least one (1) row of evergreen trees with a minimum caliper of one and three fourths (1¾) inches (*industry standard for an evergreen tree is 8'*) at the time of planting and spaced not more than 25 feet apart shall be provided within 15 feet of the perimeter of the setback area."

The Hampton Community Plan (2006, as amended) recommends mixed use land use for this site and most of the surrounding properties. The Community Plan recommends promoting high quality site design and site planning that is compatible with surrounding development and encouraging the location of new communication towers at preferred sites described on a "placement hierarchy". The Community Plan contains a "placement hierarchy" that prioritizes different types of sites for new communication facilities by preference. The most preferred sites are co-location on existing towers, tall buildings, and approved school properties; the least preferred sites include residential areas, parks, and scenic views. Third on the "placement hierarchy" list is industrial areas - the communication tower is proposed in an industrially zoned area; however, the surrounding land uses include a combination of existing residential, commercial, and industrial uses.

As part of the Community Plan and Zoning requirements, the applicant submitted documentation that demonstrated the need for a new communication tower based on the "placement hierarchy", meaning no site higher on the hierarchy met the needs to fill the coverage gap. A detailed description is provided below:

1. **Co-location on Existing Towers:** The applicant submitted a propagation or coverage map showing the location of all existing towers within a 1 mile radius of the subject property. The following sites were considered:
  - a. Eaton Street Tower: there is an existing Verizon tower 0.87 miles away on Eaton Street in Downtown Hampton. This tower is outside of the desired coverage area.
  - b. Ruppert Sargent Building: this building is located 0.34 miles outside the coverage area.
  - c. Thomas Street (near the Super 8 Motel): T-Mobile has existing antennas on this tower.
2. **Tall Buildings and Structures:** there is an existing 60' billboard located 0.04 miles from the proposed structure; however, it is too low and cannot meet the applicant's coverage objectives.
3. **Industrial areas:** the communication tower is proposed in an industrially zoned area which is third on the Placement Hierarchy; however, the surrounding land uses include a combination of existing residential, commercial, and industrial uses.
4. **Approved School Properties:** A mile and a half away, Tyler Elementary School is the school on the pre-approved school site list that is closest to the subject property; however, it is too far away from the coverage gap area and will not meet the applicant's goal.

In addition to adhering to the Zoning Ordinance, Landscape Guidelines, and the Hampton Community Plan (2006, as amended), staff is recommending eleven (11) conditions to mitigate any adverse impacts to adjacent properties and to ensure compliance with applicable codes and ordinances. Those conditions include the following:

- The tower must be constructed in substantial conformance with the concept plan;
- the height of the tower will be limited to 120', and will be of a galvanized steel monopole construction;
- the tower and associated ground level equipment will be required to be fenced by an eight (8) foot high chain link fence;
- it will be screened with landscaping in accordance with the City of Hampton Landscape Guidelines;
- compliance with all applicable state and federal regulations, and other standard conditions typically attached to a use permit for a communications tower; and
- the tower will have space to accommodate at least three (3) cell phone carriers.

After an analysis of this Use Permit application, staff is recommending approval with eleven (11) conditions for the following reasons:

1. ***The proposal meets the requirements for siting a communication tower in the Zoning Ordinance.***  
The location of the proposed tower is zoned M-3, which is the appropriate zoning classification for a commercial communications tower and ranks in the top four on the "placement hierarchy" for preferred sites. Staff recognizes that if the communication tower is approved it will be constructed adjacent to an existing single family property; as a result, the applicant will be required to adhere to the screening requirements stipulated in the City of Hampton Landscape Guidelines by providing landscaping along all sides of the compound. Additionally, the landscaping will be provided along the property line adjacent to the single family home to ensure proper screening; as well as, the property line abutting the Interstate-64 exit ramp.

2. ***The proposal is consistent with the Hampton Community Plan, (2006 as amended).*** In accordance with the “placement hierarchy” in the Community Plan, the applicant has demonstrated that the existing communication towers, buildings, or other high structures within the coverage area cannot accommodate their objectives for improving the coverage gap.

***Based on the analysis of this proposal, staff recommends approval of Use Permit Application No. 17-00014 with eleven (11) conditions.***

**Use Permit Application No. 17-00014**

Sectorsite LLC

53 S. Jefferson Rd., Suite M

Whippany, NJ 07981

**Conditions****1) Issuance of Permit**

The Use Permit applies only to 332 Rip Rap Road [LRSN 13004594], and is not transferable to another location.

**2) Building Permit**

Prior to the issuance of a building permit for the tower, the applicant shall provide a structural analysis report to the City's Building Official that demonstrates the tower can structurally support at least three (3) carriers.

**3) Location of Tower/Site Plan**

The site shall be constructed in substantial conformance with the conceptual site plan packet entitled "Sectorsite Communications Site Development; Sectorsite Site Number: VA-112" prepared by Advantage Engineers and date November 17, 2017. Changes to the site plan may be made to accommodate environmental, engineering, architectural, topographic, or other development conditions, or site plan approval requirements, as required by law and subject to the approval of the Director of the Department of Community Development. A copy of the final approved site plan shall be placed in the file with the Planning and Zoning Division of the Department of Community Development and shall supersede all previously filed site plans [Exhibit A-Exhibit E].

**4) Tower Height**

The tower height shall be no more than 120'.

**5) Tower Elevation**

The tower shall be of a galvanized steel monopole design in substantial conformance with the conceptual site plan packet sheet entitled "Elevation" prepared by Advantage Engineers and dated November 17, 2017. [Exhibit B]

**6) Fencing**

A fence of no more than eight (8) feet in height shall be installed and maintained completely surrounding the tower and equipment compound. [Exhibit C, Exhibit D]

## **7) Landscaping**

The site shall be developed and maintained in substantial conformance with the plan entitled "Landscape Plan, Details, & Notes" dated November 17, 2017 prepared by Advantage Engineers. Changes to the landscape plan may be made to accommodate environmental, engineering, architectural, topographic, or other development conditions, or site plan approval requirements, as required by law and subject to the approval of the Director of the Department of Community Development. A copy of the final approved landscape plan shall be placed in the file with the Planning and Zoning Division of the Department of Community Development and shall supersede all previously filed landscape plans [Exhibit E]. Any landscaping removed due to the expansion of the ground lease area shall be replaced around the future fenced lease area in accordance with the City of Hampton Landscape Guidelines.

## **8) Compliance with Applicable Laws**

Prior to issuance of building permit and construction of tower, the tower site and tower must comply with all applicable local, state, and federal regulations as it related to compliance with the Federal Aviation Administration (FAA) and Federal Communications Commission (FCC). Evidence of such compliance shall be submitted to the Director of the Department of Community Development or his designee prior to issuance of a building permit. Furthermore, this Use Permit may be terminated for violation of any applicable federal, state, or local law.

## **9) Tower Removal**

Should the tower cease to operate for a period of twenty-four (24) consecutive months, the Use Permit shall be considered nullified as set forth in condition #10 below, and the tower shall be considered abandoned and must be removed.

## **10) Nullification**

The Use Permit shall automatically expire and become null and void under any of the following conditions:

(a) No building permit to construct the authorized improvements has been issued within twelve (12) months of the date of the approval by City Council;

(b) The Use Permit shall become null and void if the facility is not used for the permitted use for a period of twenty-four (24) consecutive months;

(c) Once the property may be occupied, if the property is not used for the permitted purpose for a continuous two-year period unless otherwise specified in the Zoning Ordinance. In making this determination the city may consider such matters as the

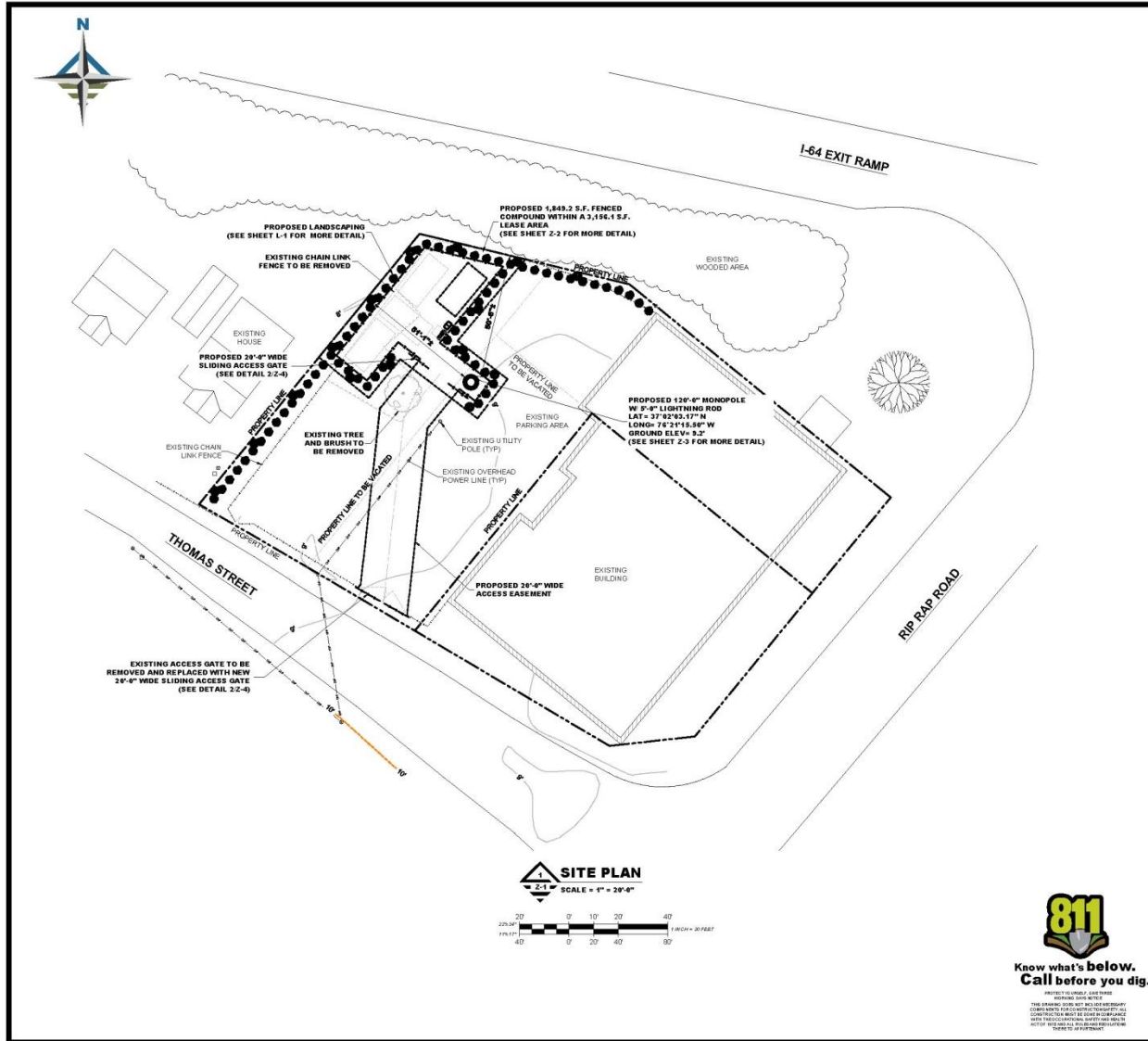


issuance of a building permit, a business license, utility connections and such related factors.

### **11) Revocation**

Notwithstanding any condition or provision of this Use Permit to the contrary, the Use Permit may be revoked for violation of any terms or conditions of the Use Permit as set forth in Chapter 20 of the Zoning Ordinance.

Exhibit A:



- GENERAL NOTES:**
- THIS PLAN WAS PREPARED USING AN APPROVED PLAN ENTITLED "VA-112 BY POINT TO POINT LAND SURVEYORS, DATED 06/05/2017.
  - THE PROPOSED FACILITY WILL CAUSE "DE MINIMUS" INCREASE IN STORMWATER RUNOFF. THEREFORE, NO DRAINAGE STRUCTURES ARE PROPOSED.
  - NO NOISE, SMOKE, DUST, OR ODOR WILL RESULT FROM THIS FACILITY.
  - THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. (THERE IS NO HANDICAP ACCESS REQUIRED.)
  - THE FACILITY IS UNMANNED AND DOES NOT REQUIRE POTABLE WATER OR SANITARY SERVICE.
  - ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988).
  - THE PROPOSED DEVELOPMENT DOES NOT INCLUDE STREET SIGNS OF ANY TYPE.
  - THE PROPOSED DEVELOPMENT DOES NOT INCLUDE OUTDOOR STORAGE OR ANY SOLID WASTE RECEPTACLES.
  - ACCORDING TO THE FIRM COMMUNITY PANEL # 515572010H, DATED 05-16-2016, THE PROPOSED SITE IS NOT IN A FLOODPLAIN.
- BULK REQUIREMENTS:**
- ZONING DISTRICT: M-3 HEAVY MANUFACTURING
- | DESCRIPTION            | REQUIRED   | EXISTING | PROPOSED    |
|------------------------|--|----------|-------------|
| MIN. LOT AREA          | N/A  | 0.22 AC  | (NO CHANGE) |
| MIN. LOT WIDTH         | N/A  | 152.7 FT | (NO CHANGE) |
| MAX. BUILDING COVERAGE | N/A  | N/A      | N/A         |
| MIN. FRONT YARD        | N/A  | N/A      | N/A         |
| MIN. SIDE YARD         | N/A  | N/A      | N/A         |
| MIN. REAR YARD         | N/A  | N/A      | N/A         |
| MAX. BUILDING HEIGHT   | 35 FT OR 1 FT FOR EACH 3 FT OF ADDITIONAL HEIGHT | N/A      | 125 FT      |
| MIN. ROAD R.O.W.       | 50 FT  | N/A      | 53.5 FT     |
- \*USE PERMIT REQUIRED FOR COMMUNICATIONS TOWER IN M3 DISTRICT\*

**SECTOR SITE**  
COMMERCIAL AND INDUSTRIAL  
53 SOUTH JEFFERSON ROAD,  
SUITE B  
WHIPPANY, NEW JERSEY 07981

**advantage engineers**  
400 KEEP ENGINE AVENUE, SUITE C  
ROCKY HILL, VIRGINIA 22666  
PHONE (703) 991-8000  
WWW.ADVANTAGEENGINEERS.COM

**PLAN REVISIONS:**

NO.	DATE	BY	DESCRIPTION
1			
2			
3			
4			
5	11/17/2017	KMF	ISSUED FOR ZONING
6	10/05/2017	KMF	ZONING COMMENTS
7	3/12/2017	KMF	ISSUED FOR WORK PERMITS (2/17)
8	1/26/2017	MTO	ISSUED FOR WORK PERMITS (2/17)

**AE DESIGN INFO:**

DESIGNER: MTO AE JOB No: 170343 001

**DRAWING TITLE:**  
SITE PLAN

**DRAWING SHEET:**  
Z-1

**SITE INFORMATION:**

SECTOR SITE NAME:  
VA-112

SITE ADDRESS:  
332 RIP RAP ROAD  
HAMPTON, VIRGINIA 23669

JURISDICTION:  
HAMPTON CITY  
(INDEPENDENT CITY)

**SHEET NUMBER:**  
2 OF 6

**COMMONWEALTH OF VIRGINIA**  
ANDREW M. MILLER  
No. 050495  
11/17/17  
PROFESSIONAL ENGINEER

ANDREW M. MILLER, PE  
VIRGINIA PROFESSIONAL ENGINEER  
LICENSE # 050495

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Exhibit B:

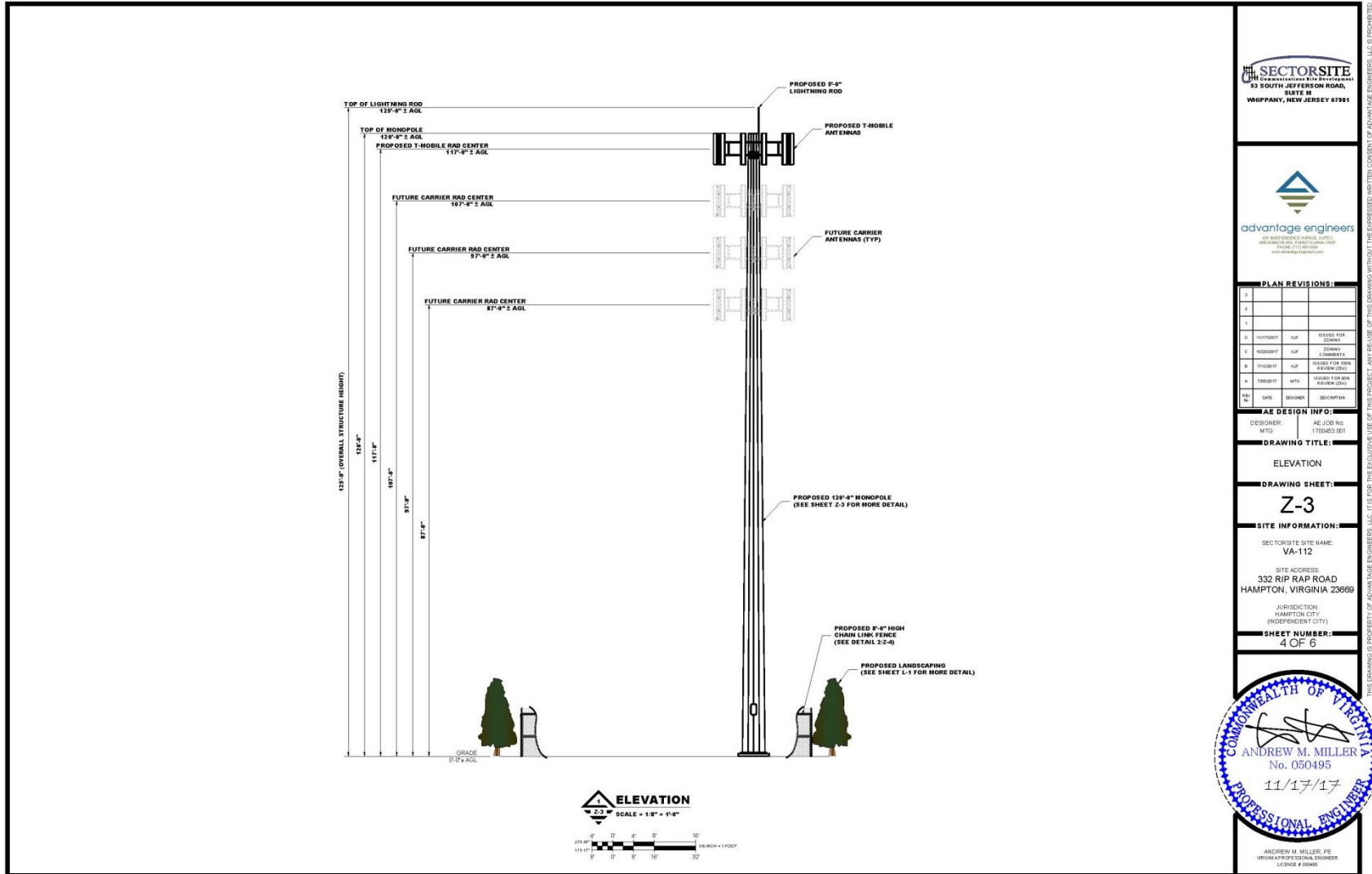


Exhibit C:

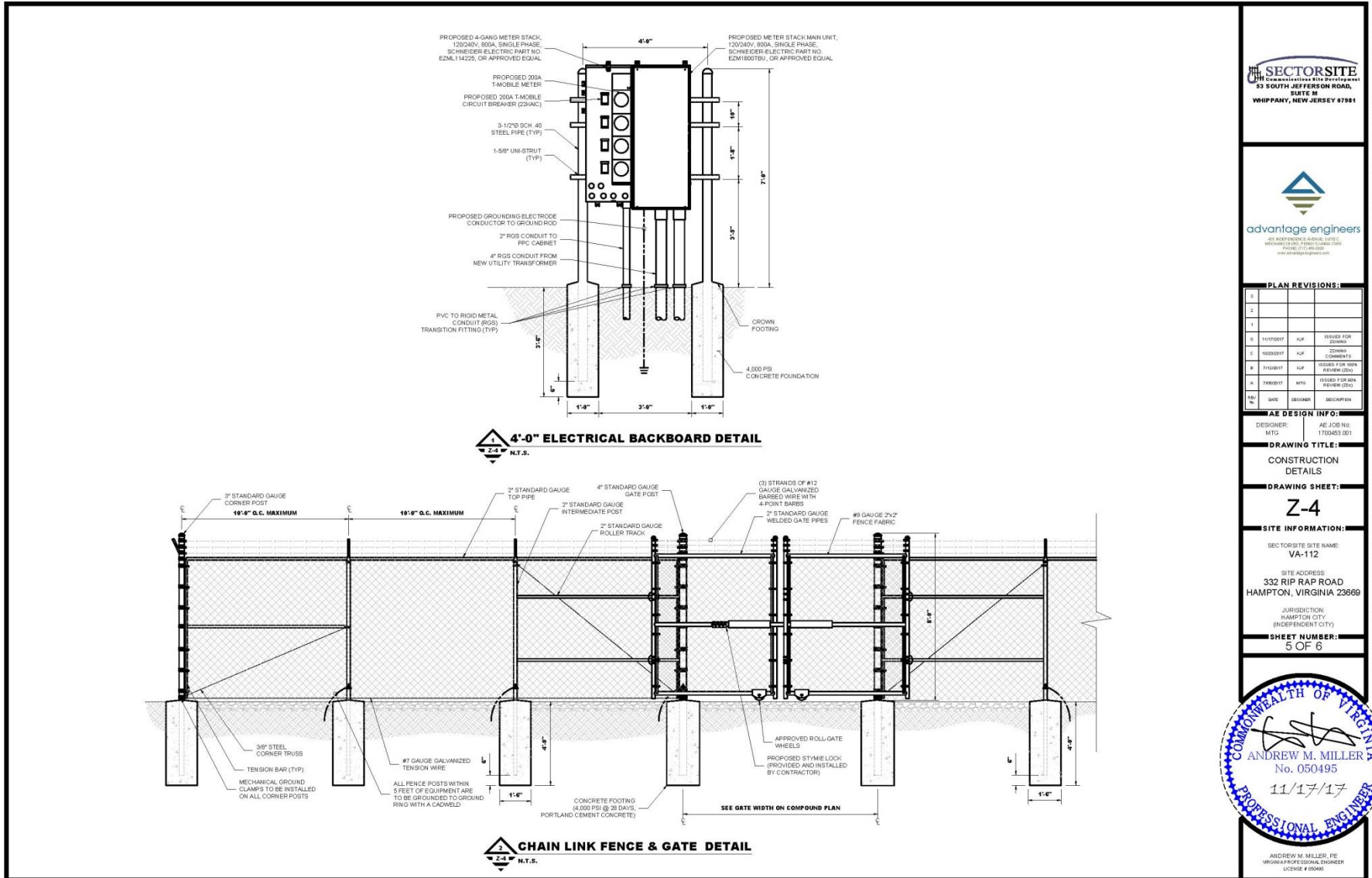
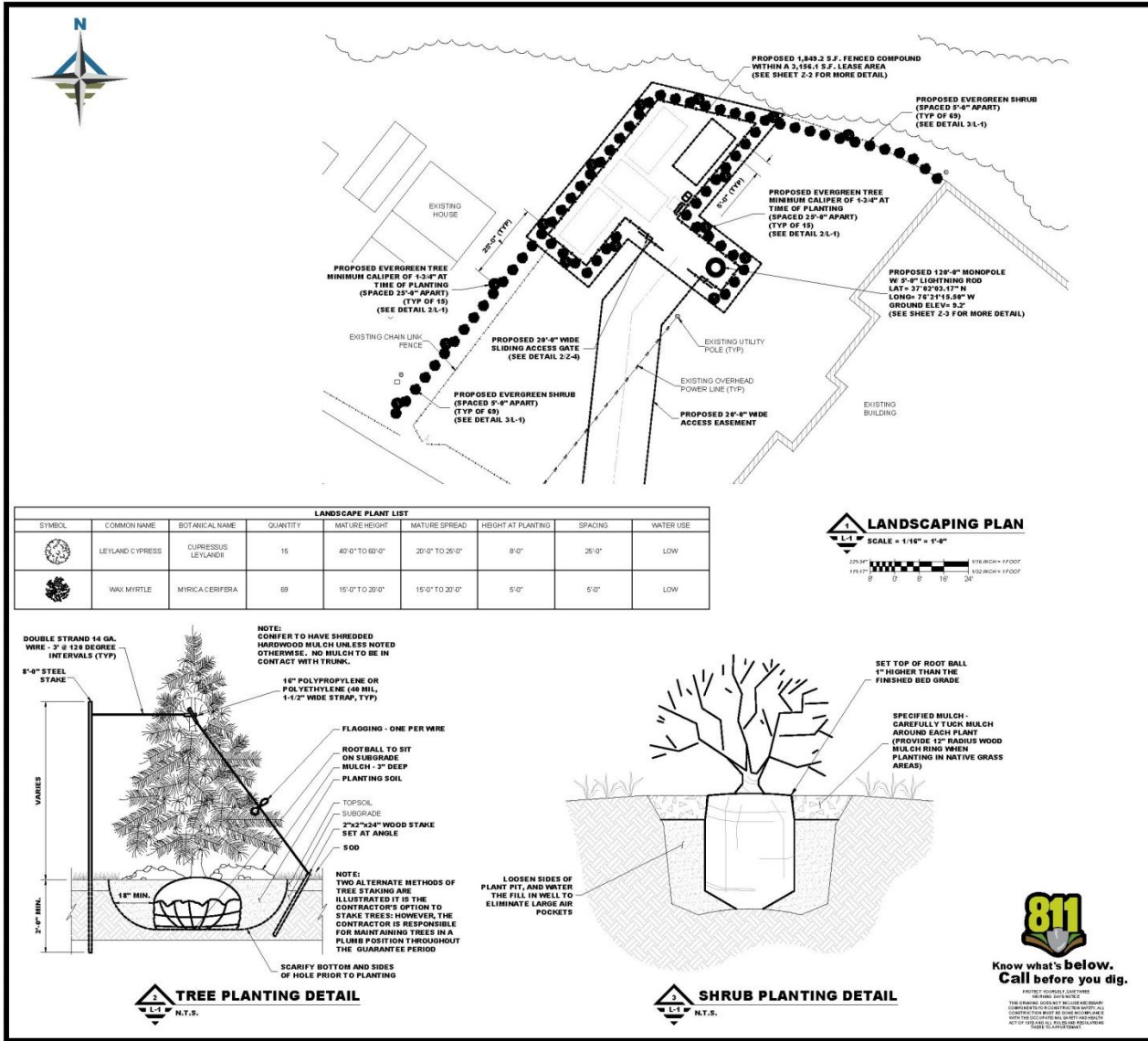




Exhibit E:



- LANDSCAPING NOTES:**
- ALL PLANT MATERIAL AND INSTALLATION OF PLANT MATERIAL SHALL BE IN STRICT CONFORMANCE WITH USDA STANDARDS FOR NURSERY STOCK AND THE "AMERICAN STANDARD FOR NURSERY STOCK" PUBLISHED BY AMERICAN HORTICULTURE INDUSTRY ASSOCIATION, LATEST EDITION.
  - CONTRACTOR SHALL VERIFY ALL UTILITIES WITHIN WORK AREA AND SHALL BE RESPONSIBLE FOR THEIR PROTECTION.
  - THE CONTRACTOR SHALL FURNISH AND PLANT ALL PLANTS SHOWN ON THE DRAWINGS, AS SPECIFIED, AND IN QUANTITIES INDICATED ON THE PLANT LIST.
  - ALL PLANTS SHALL BE NURSERY GROWN.
  - ALL PLANTS SHALL BE HARDY UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT.
  - ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY AND SHALL HAVE A NORMAL HABITAT OR GROWTH. THEY SHALL BE SOUND, HEALTHY AND VIGOROUS, WELL-BRANCHED AND DENSELY FOLIATED WHEN IN LEAF. THEY SHALL BE FREE OF DISEASE, INSECTS, PESTS EGGS, OR LARVAE. THEY SHALL HAVE HEALTHY WELL-DEVELOPED ROOT SYSTEMS.
  - SUBSTITUTIONS WHEN PLANTS OF A SPECIFIED KIND OR VARIETY ARE NOT AVAILABLE WITHIN A REASONABLE DISTANCE, SUBSTITUTION MAY BE MADE UPON REQUEST BY THE CONTRACTOR, IF APPROVED BY THE LANDSCAPE ARCHITECT OR HIS/her REPRESENTATIVE.
  - ALL AREAS TO BE SHOWN AS LAWN SHALL BE GRASSED, AS SPECIFIED, AND WATERED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.
  - TREE LOCATIONS MAY NEED TO BE ADJUSTED BASED ON LOCATIONS OF PROPOSED UTILITIES.
  - ALL PLANTING BEDS TO RECEIVE 3 INCHES OF SHREDDED HARDWOOD MULCH AS SHOWN ON DETAILS.
  - ROOT BALLS OF ALL PLANTS SHALL BE ADEQUATELY PROTECTED AT ALL TIMES FROM SUN AND DRYING WINDS OR FROST.
  - PLANTS WITH BROKEN ROOT BALLS OR EXCESSIVE DAMAGE TO THE CROWN SHALL BE REPLACED PRIOR TO PLANTING.
  - ROPES AT TOP OF BALL SHALL BE CUT. REMOVE TOP 1/8 OF BURLAP. NON-BIODEGRADABLE MATERIAL SHALL BE TOTALLY REMOVED.
  - PREPARATION OF PLANTING: CLEAN TOPSOIL OF ROOTS, PLANTS, STONES, CLAY LUMPS, AND OTHER EXTRANEUS MATERIALS HARMFUL OR TOXIC TO PLANT GROWTH.
  - DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING.
  - NO PLANT SHALL BE PLACED IN THE GROUND BEFORE ROUGH GRADING HAS BEEN COMPLETED AND APPROVED BY THE PROJECT LANDSCAPE ARCHITECT OR HIS/her EQUAL.
  - ALL PLANTS SHALL HAVE THE SAME RELATIONSHIP TO FINISHED GRADE AS THE PLANTS ORIGINAL GRAVE BEFORE DIGGING.
  - ALL EXISTING TREES THAT ARE TO BE SAVED AS DETERMINED BY LANDSCAPE ARCHITECT SHALL BE PROTECTED UNTIL CONSTRUCTION HAS BEEN COMPLETED. AREA WITHIN DRILLPIE SHALL NOT BE TRAVELED ACROSS BY CONSTRUCTION TRAFFIC.
  - TREES PLANTED ALONG STREETS SHALL HAVE A SINGLE STRAIGHT TRUNK THAT DOES NOT FORK BELOW 6 FEET.
  - ALL PLANTS SHALL BE BALLED AND WRAPPED OR CONTAINER GROWN AS SPECIFIED. NO CONTAINER GROWN STOCK WILL BE ACCEPTED IF IT IS ROOT BOUND. ALL ROOT WRAPPING MATERIAL MADE OF SYNTHETICS OR PLASTICS SHALL BE REMOVED AT TIME OF PLANTING.
  - WITH CONTAINER GROWN STOCK, THE CONTAINER SHALL BE REMOVED AND THE CONTAINER BALL CUT THROUGH THE SURFACE IN TWO VERTICAL LOCATIONS.
  - THE CONTRACTOR SHALL LAUNCH WITH IDENTIFIABLE STAKES, INDIVIDUAL TREE AND SHRUB LOCATIONS AND AREAS FOR MULTIPLE PLANTING ALONG WITH THE ARRANGEMENTS AND OUTLINE OF PLANTING BEDS AS INDICATED ON DRAWING. THE LAYOUT OF PLANTINGS WILL THEN BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO ANY EXCAVATION OF PLANT PITS OR PLANT BEDS.
  - AT PLANTING TIME, ALL PLANT MATERIAL SHALL BE THINNED BY REMOVING BROKEN AND/OR DEAD VEGETATIVE MATERIAL.
  - ALL PLANTS SHALL BE INSTALLED AS PER DETAIL AND THE CONTRACT SPECIFICATIONS.
  - ALL PLANTS SHALL BE STAKED AND PLUMED UNLESS OTHERWISE SPECIFIED.
  - ALL PLANTS SHALL BE THOROUGHLY WATERED TWICE DURING THE FIRST 24 HOUR PERIOD AFTER PLANTING. ALL PLANTS SHALL THEN BE WATERED WEEKLY OR MORE OFTEN, IF NECESSARY, DURING THE FIRST GROWING SEASON.
  - WARRANTY TREES AND SHRUBS FOR A PERIOD OF ONE YEAR AFTER WRITTEN DATE OF ACCEPTANCE BY THE LANDSCAPE ARCHITECT AND/OR CONSTRUCTION MANAGER AGAINST DEFECTS INCLUDING DEATH AND UNSATISFACTORY GROWTH. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MONITOR THE PROJECT DURING THE ONE YEAR WARRANTY PERIOD AND NOTIFY THE OWNER IF PROBLEMS DEVELOP. PLANTS THAT DIE DURING THE WARRANTY PERIOD SHALL BE REMOVED IMMEDIATELY. REPLACEMENTS SHALL BE PLACED UNDER WARRANTY FOR AN ADDITIONAL ONE YEAR PERIOD.
  - CONDITIONS DETRIMENTAL TO PLANTS: THE CONTRACTOR SHALL NOTIFY THE PROJECT REPRESENTATIVE IN WRITING OF ALL SOIL OR DRAINAGE CONDITIONS WHICH THE CONTRACTOR CONSIDERS DETRIMENTAL TO THE GROWTH OF PLANTS. HE SHALL STATE THE CONDITIONS AND SUBMIT A PROPOSAL FOR CORRECTING THE CONDITIONS INCLUDING ANY CHANGE IN COST FOR REVIEW AND ACCEPTANCE BY THE PROJECT REPRESENTATIVE.
  - MINOR ADJUSTMENTS TO TREE LOCATION MAY BE NECESSARY DUE TO FIELD CONDITIONS AND FINAL GRADING. THE CONTRACTOR SHALL NOTIFY THE OWNER IF MAJOR ADJUSTMENTS ARE REQUIRED.

**SECTOR SITE**  
THE Construction Site Development  
33 SOUTH JEFFERSON ROAD,  
SUITE 100  
WHIPPANY, NEW JERSEY 07981

**advantage engineers**  
400 WEST HANCOCK STREET, SUITE 100  
MILLSBORO, DE 19966  
PHONE: 302-486-2000  
WWW.ADVANTAGEENGINEERS.COM

**PLAN REVISIONS:**

NO.	DATE	DESCRIPTION	BY/APP'D
1	11/17/2017	1-UP	ISSUED FOR PERMIT
2			
3			
4			
5	10/26/2017	1-CR	OWNER COMMENT
6	11/28/17	1-UP	ISSUED FOR 100% REVIEW ONLY
7	1/26/2018	1-UP	ISSUED FOR 90% REVIEW ONLY
8	3/26/2018	1-UP	ISSUED FOR 60% REVIEW ONLY
9			
10			

**DESIGN INFO:**  
DESIGNER: AE JOB NO. 170453.01  
MTG

**DRAWING TITLE:**  
LANDSCAPING PLAN, DETAILS & NOTES

**DRAWING SHEET:**  
L-1

**SITE INFORMATION:**  
SECTOR SITE NAME: VA-112  
SITE ADDRESS: 332 RIP RAP ROAD  
HAMPTON, VIRGINIA 23669  
JURISDICTION: HAMPTON CITY (INDEPENDENT CITY)

**SHEET NUMBER:**  
6 OF 6

**PROFESSIONAL ENGINEER:**  
ANDREW M. MILLER  
No. 050495  
11/17/17

ANDREW M. MILLER, PE  
VIRGINIA PROFESSIONAL ENGINEER  
LICENSE # 65947