

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;

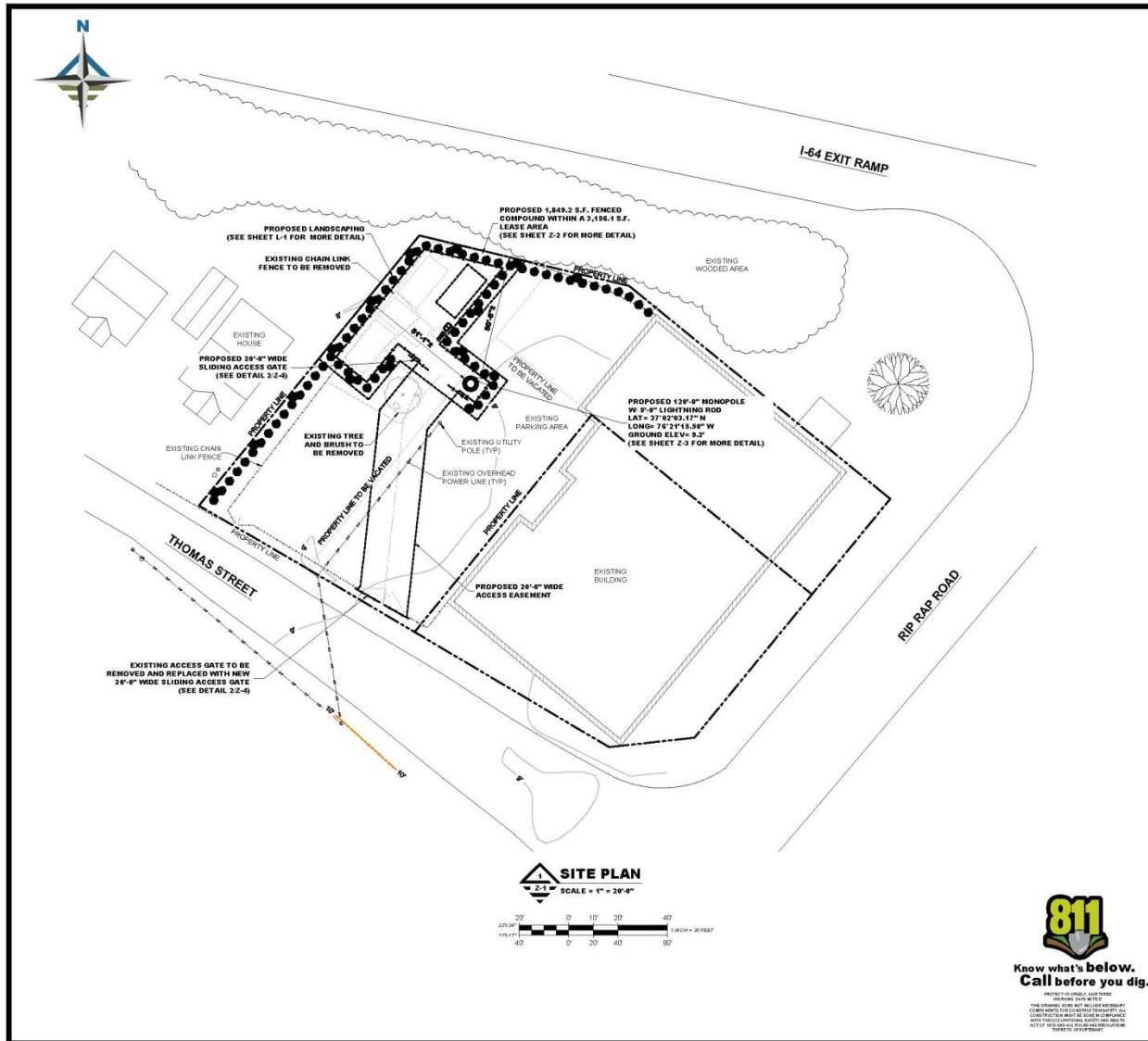
(c) Once the property may be occupied, if the property is not used for the permitted purpose for a continuous two-year period unless otherwise specified in the Zoning Ordinance. In making this determination the City may consider such matters as the

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 # 515570010H, 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	125.7 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

PLAN REVISIONS:

NO.	DATE	DESIGNER	DESCRIPTION
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AE DESIGN INFO:

DESIGNER: MATO
AE JOB No: 170543101

DRAWING TITLE:
SITE PLAN

DRAWING SHEET:
Z-1

SITE INFORMATION:

SECTORSITE SITE NAME:
VA-112

SITE ADDRESS:
332 RIP RAP ROAD
HAMPTON, VIRGINIA 23699

JURISDICTION:
HAMPTON CITY
(INDEPENDENT CITY)

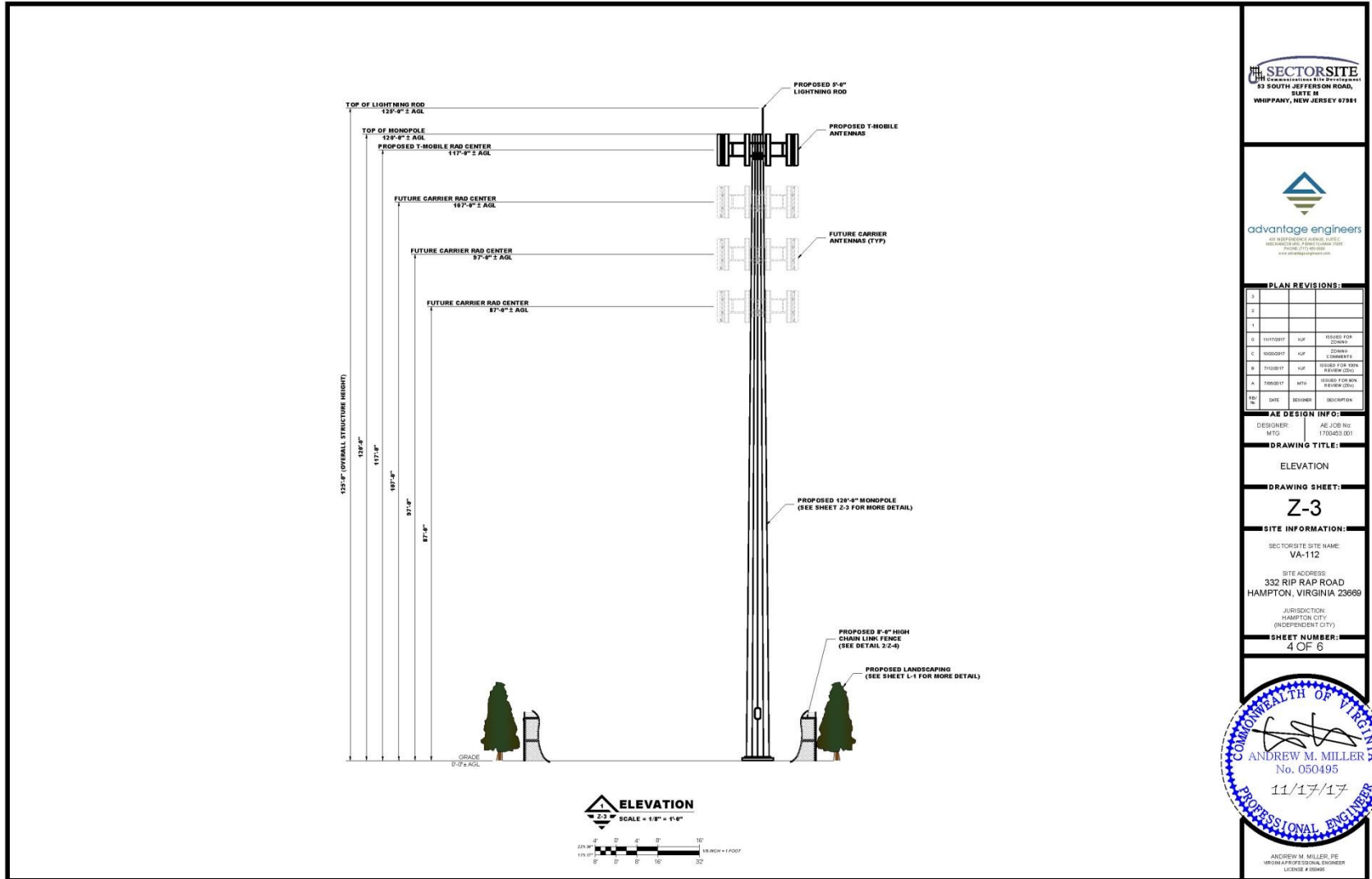
SHEET NUMBER:
2 OF 6

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

ANDREW M. MILLER, PE
VIRGINIA PROFESSIONAL ENGINEER
LICENSE # 20906

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Exhibit B:



SECTOR SITE
 COMMERCIAL AND DEVELOPMENT
 63 SOUTH JEFFERSON ROAD
 SUITE 101
 WHIPPANY, NEW JERSEY 07981

advantage engineers
 40 INTERSTATE AVENUE, SUITE 100
 HARRINGTON, VIRGINIA 23045
 PHONE: 757-836-8800
 WWW.ADVANTAGEENGINEERS.COM

PLAN REVISIONS:

NO.	DATE	BY	DESCRIPTION
1			
2			
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4	11/17/17	MTG	REVISED FOR ZONING
5	10/02/17	MTG	ZONING COMMENTS
6	9/12/17	MTG	REVISED FOR PERM REVIEW (201)
7	7/20/17	MTS	REVISED FOR PERM REVIEW (201)

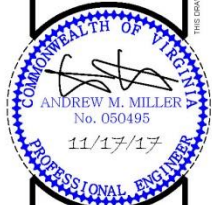
AE DESIGN INFO:
 DESIGNER: MTG
 AE JOB NO: 1700453 (01)

DRAWING TITLE:
 ELEVATION

DRAWING SHEET:
 Z-3

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

SHEET NUMBER:
 4 OF 6



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

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Exhibit C:

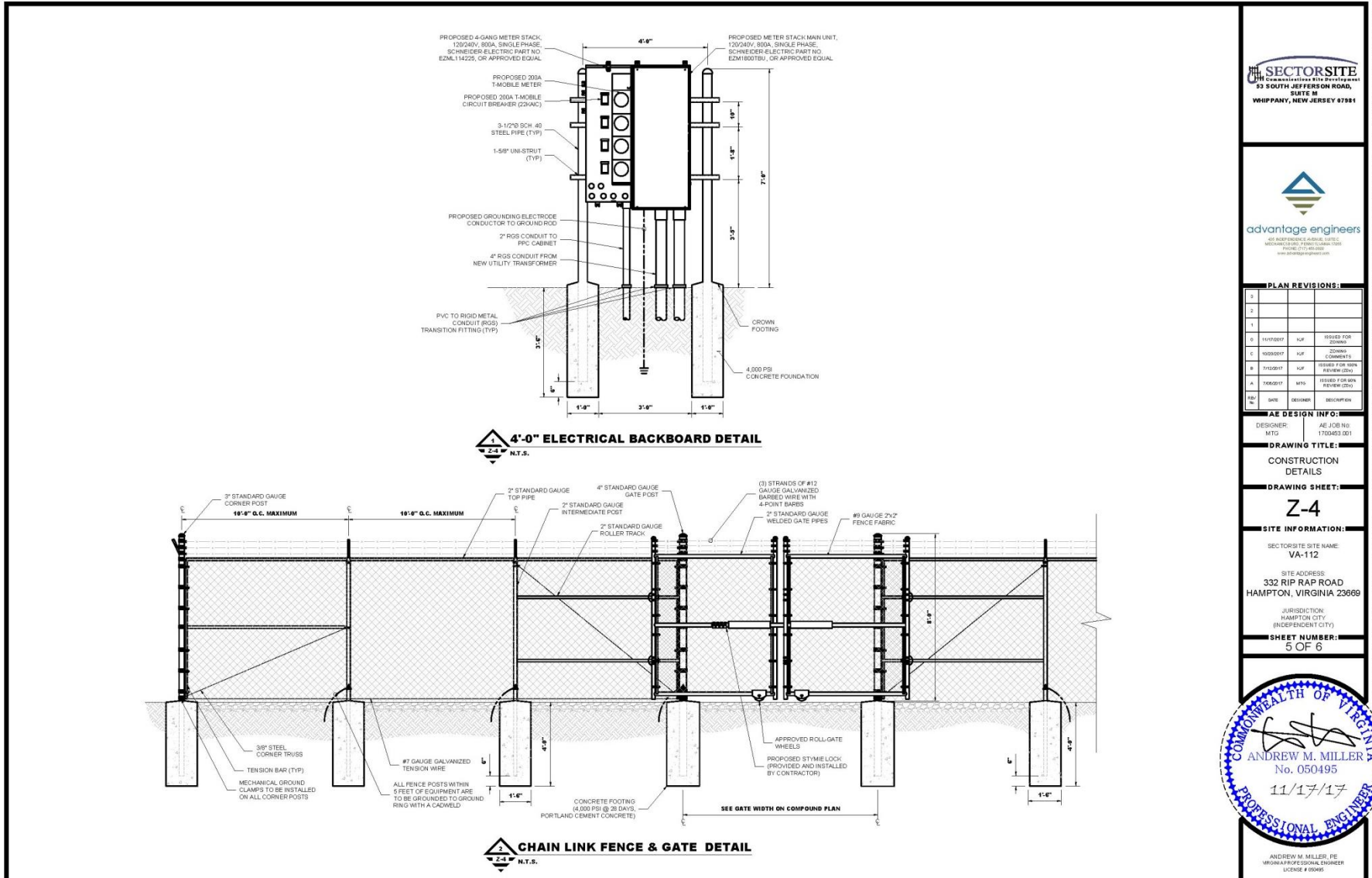
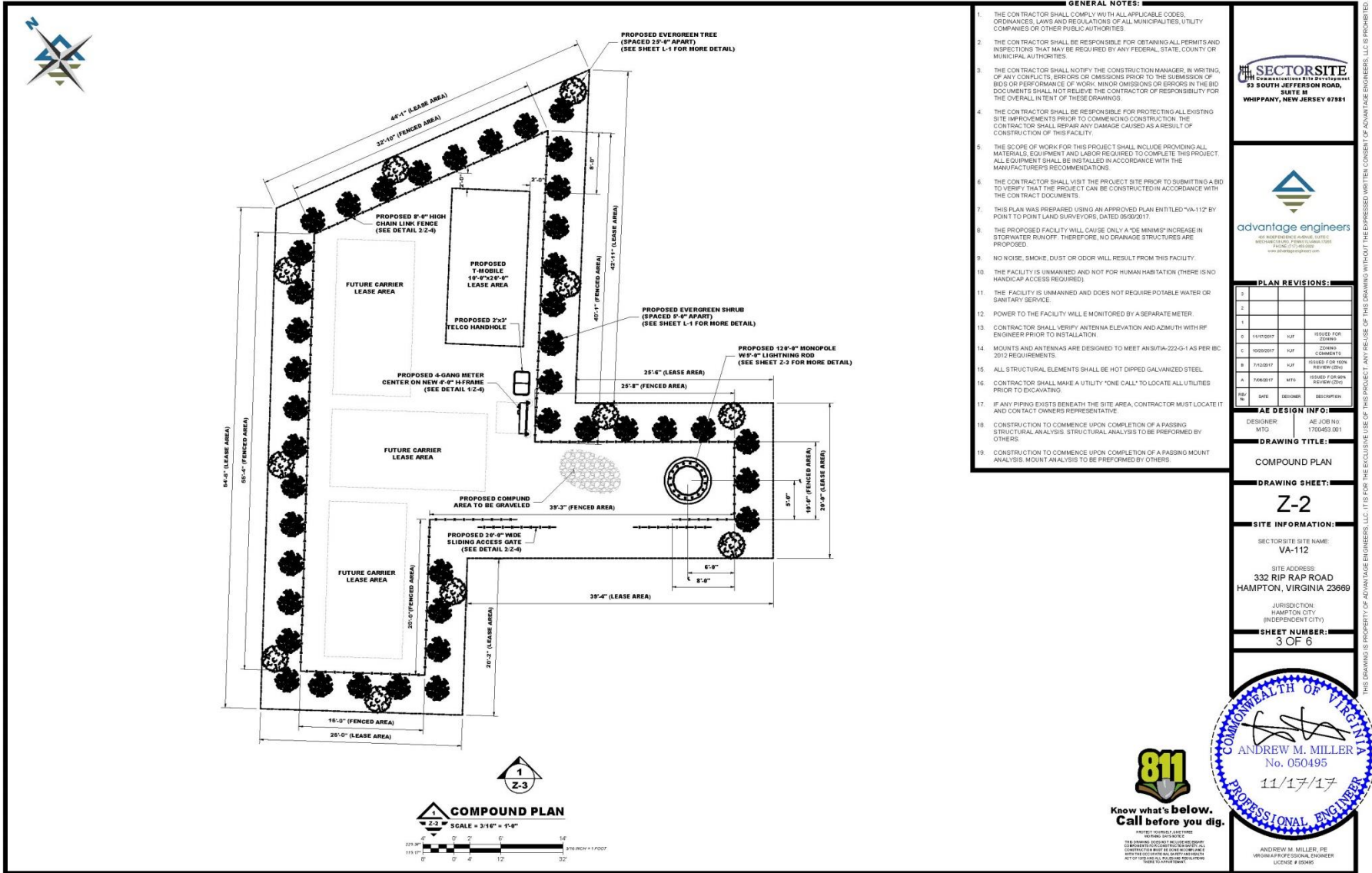
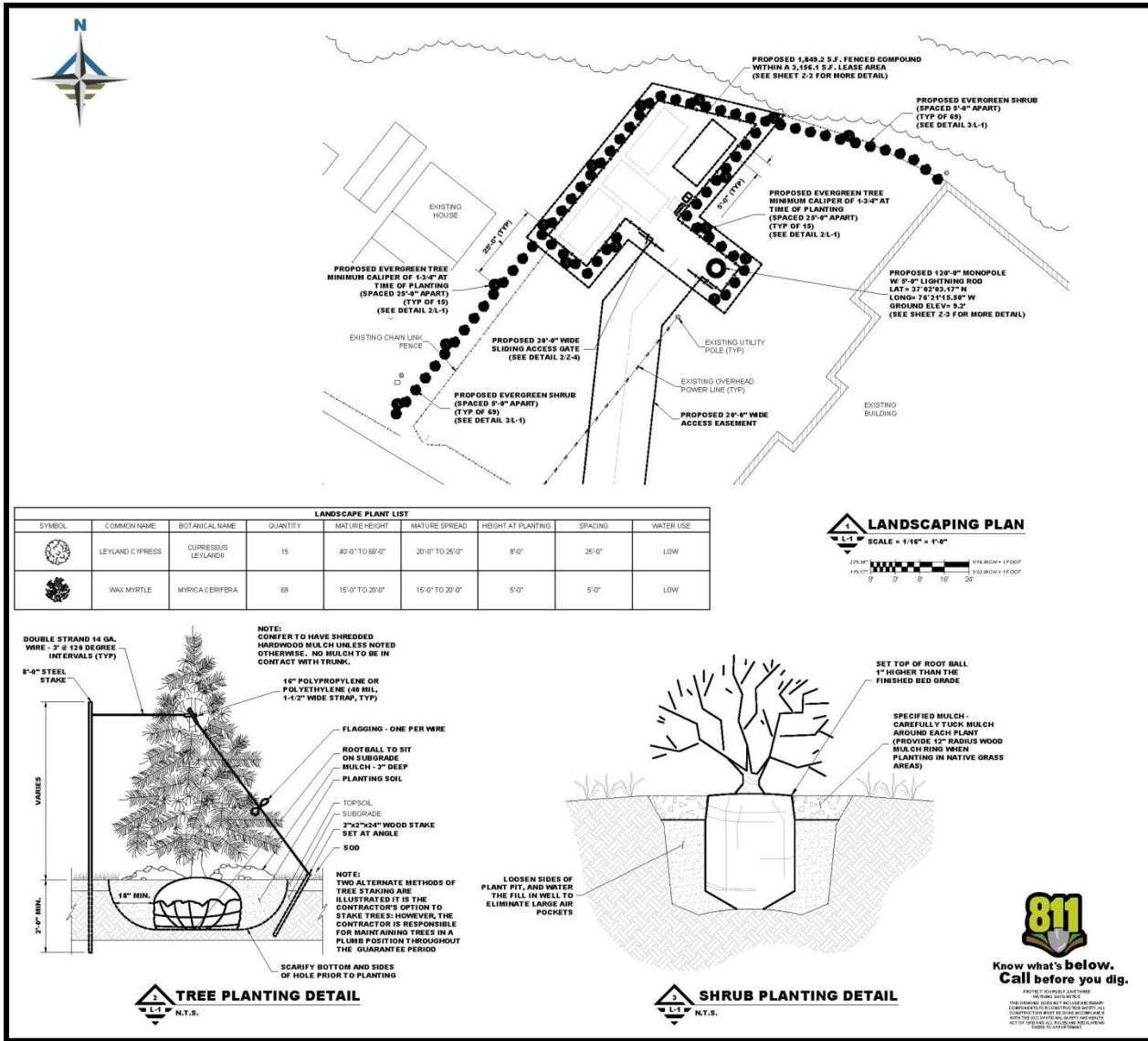


Exhibit D:



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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 WITH 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 HABIT 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 GRADE 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 DISCIPLINE SHALL NOT BE TRAVELLED 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 LAYOUT WITH IDENTIFIABLE STAKES, INDIVIDUAL TREE AND SHRUB LOCATIONS 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 PLUMS 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 COMMUNICATIONS SITE DEVELOPMENT
33 SOUTH JEFFERSON ROAD,
SUITE 100
WHIPPANY, NEW JERSEY 07981

advantage engineers
1000 WASHINGTON AVENUE
SUITE 200
WHIPPANY, NJ 07981
PHONE: 973-666-9900
WWW.ADVANTAGEENGINEERS.COM

PLAN REVISIONS:

NO.	DATE	DESCRIPTION	DESIGNED BY
1	11/17/2017	IFP	ISSUED FOR PERMITS
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AE DESIGN INFO:
DESIGNER: AE JOB NO: MTD 170403.001

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 23066
JURISDICTION: HAMPTON CITY (INDEPENDENT CITY)

SHEET NUMBER:
6 OF 6

811
Know what's below.
Call before you dig.

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

ANDREW M. MILLER, PE
VIRGINIA PROFESSIONAL ENGINEER
LICENSE # 05049

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