

COMMUNICATION TOWER

4A +
65.38 Ac.

13
34.262 Ac.

14
7.809 Ac.

RIDGEFIELD PARKWAY

JOHN ROLFE PARKWAY

RETRIEVER RIDGE EAST

R-2A

R-THC

A-1

A-1

R-3AC

R-4C

R-4C

O-2C

R-5C

R-5C

R-4

R-4C

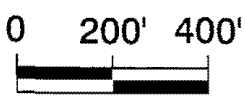
O-2

COMMUNICATION TOWER

P-24-98

Pt. Of 66 -A-4A

TUCKAHOE DISTRICT



HENRICO COUNTY PLANNING OFFICE



COMMONWEALTH OF VIRGINIA

COUNTY OF HENRICO

August 18, 1998

Virgil R. Hazelett, P.E.
County Manager

Re: Provisional Use Permit P-24-98

Mr. Henry L. Waller, Property Manager
Sprint PCS
301 Concourse Blvd., Suite 200
Glen Allen, VA 23060

Gentlemen:

The Board of Supervisors at its meeting on August 12, 1998 granted your request for a revocable Provisional Use Permit in order to construct and operate a communication tower up to 199 feet high and related equipment and improvements on Part of Parcel 66-A-4A, subject to the following conditions:

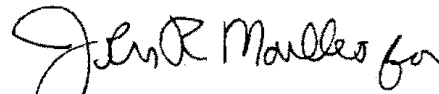
1. If the use of the tower for communication purposes is discontinued for 180 days, the tower and all related structures shall be removed from the site within ninety (90) days upon request of the County. Within ten (10) business days after written request by the County, the owner of the tower shall provide the County with written confirmation of the status of the tower, the number and identity of users on the tower, available co-location space on the tower and such additional information as may be reasonably requested.
2. Application for a building permit to install the tower must be made within one year after the Provisional Use Permit is granted by the Board of Supervisors, unless an extension is granted by the Director of Planning upon written request by the applicant.
3. The applicant shall obtain approval from the Henrico County Planning Commission should the FAA require the addition of standard obstruction marking and lighting (i.e. red lighting and orange and white striping) to the tower. The applicant shall notify the Henrico County Planning Director prior to making any changes to the original galvanized finish of the tower.
4. When site construction is to be initiated as a result of this Provisional Use Permit, the applicant shall complete requirements prescribed by Chapter 10 of the Henrico County Code. In particular, land disturbance of more than 2,500 square feet will require that construction plans include a detailed drainage and erosion control plan prepared by a professional engineer certified in the State of Virginia. Ten (10) sets of construction plans shall be submitted to the Department of Public Works for approval.

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Sprint PCS
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5. The proposed tower and foundation shall be designed and constructed to permit the extension of the tower up to approximately 199 feet.
6. The applicant shall construct the tower and foundation to allow co-location of at least three and as many additional users at this site as technically feasible in accordance with the provisions of the Letter of Intent to Permit Co-location on Communications Tower, filed by the applicant with this request. If necessary to ensure compliance with this condition, the applicant shall permit the tower height to be extended to 199 feet.
7. The applicant shall landscape the perimeter of the leased area in order to minimize the view of the ground equipment. A landscaping plan shall be submitted to the Planning Office for approval prior to issuance of a building permit. The Director of Planning may waive this requirement for safety reasons or if additional landscaping is deemed unnecessary.

The Planning Office has been advised of the action of the Board of Supervisors and requested to revise its records and to place a copy of this notification in the Provisional Use Permit Index.

Sincerely,



Virgil R. Hazelett, P.E.,
County Manager

cc: Director, Real Estate Assessment
Provisional Use Permit Index
Messrs. James W. Theobald & Charles H. Rothenberg, Esquires
Tuckahoe Sports, Inc.