



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

John A. Vithoulkas
County Manager

January 30, 2018

PI Tower Development, LLC
909 Lake Carolyn Parkway, Suite 260
Irving, TX 75039

Re: Provisional Use Permit PUP2017-00020

Dear Sirs:

The Board of Supervisors at its meeting on January 23, 2018, approved your request for a Provisional Use Permit under Sections 24-95(a)(3), 24-120 and 24-122.1 of Chapter 24 of the County Code in order to allow a monopole communication tower up to 136.5' in height and related equipment on part of Parcel 791-740-4089 located on the north line of Oronoco Avenue at its intersection with Pilots Lane, subject to the following conditions:

1. As shown on Exhibit C (see case file), the communication tower shall be a tapered monopole style not exceeding a maximum height of 136.5 feet, including any attached equipment. All external antennas shall be semi-flush-mounted, not protruding from the face of the monopole more than 24 inches.
2. Electric wires and other cables shall be prohibited on the exterior of the telecommunication tower.
3. To ensure adequate screening of the ground equipment compound, a landscaping plan substantially similar to Exhibit E (see case file) shall be submitted to the Director of Planning for approval with the tower building permit application. The plan shall show the fenced area screened by two staggered rows of Green Giant Arborvitae planted at a minimum of 6 feet in height and spaced 10 feet on center, and a row of evergreen shrubs (Ligustrum or equivalent) in front planted at a minimum of 24-30 inches in height and spaced 5 feet on center.
4. This permit shall apply only to the 3,600 square foot lease area identified on Exhibit B (see case file).
5. Application for a building permit to install the telecommunication tower must be made within one year after the Provisional Use Permit is granted by the Board of

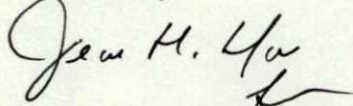
Supervisors, unless an extension of time is granted by the Director of Planning upon a written request by the applicant.

6. The applicant shall obtain approval from the 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 telecommunication tower. Any changes to the proposed galvanized finish of the telecommunication tower shall be submitted to the Director of Planning for approval.
7. When site construction is 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 the construction plans shall be submitted to the Department of Public Works for approval.
8. The co-location of as many additional users as technically feasible shall be allowed at this site.
9. Prior to the co-location of any carrier's antennas or addition of equipment lease space, a revised site plan and equipment placement details shall be submitted to the Planning Department for approval.
10. Any UHF, VHF or other type of receivers/transmitters that would interfere with the County's Division of Police emergency communications are prohibited from this telecommunication tower. The County shall have the right to install antennas and other equipment on the tower as well as place support equipment within the ground lease area, provided that all antennas and other equipment are compatible with other parties' use of the tower.
11. If ownership of the lease is transferred to another provider, the new owner shall submit a Transfer of Provisional Use Permit.
12. If the use of the tower for communication purposes is discontinued for 180 days, the antennas and all related structures shall be removed from the site within ninety (90) days. Within ten (10) business days after written request by the County, the owner of the antennas and equipment shall provide the County with written confirmation of the status of the facility, the number of and identity of users, available co-location space and such additional information as may be reasonably requested.

PI Tower Development, LLC
January 30, 2018
Page 3

The Planning Department has been advised of the action of the Board of Supervisors and requested to revise its records.

Sincerely,

A handwritten signature in black ink, appearing to read "John A. Vithoulkas", with a stylized flourish at the end.

John A. Vithoulkas
County Manager

pc: PVD Acquisitions, LLC
Mr. Drew Patterson
Director, Real Estate Assessment
Police, Special Services



Y:\Drawings - 2017\Parallel Infrastructures\VA-Henrico-Pine Camp - PIVA037\FZD's - Rev 2 - 2017-12-27\AO.dwg 12-28-17 JGARC 10:39:50

LEGEND

NEW FENCE

EXIST. FENCE

SETBACK

EASEMENT

LEASE

PROPERTY LINE

EXIST. CONTOUR

NEW CONTOUR

TYP. BUILDING

TYP. ROAD

X

X

X

X

X

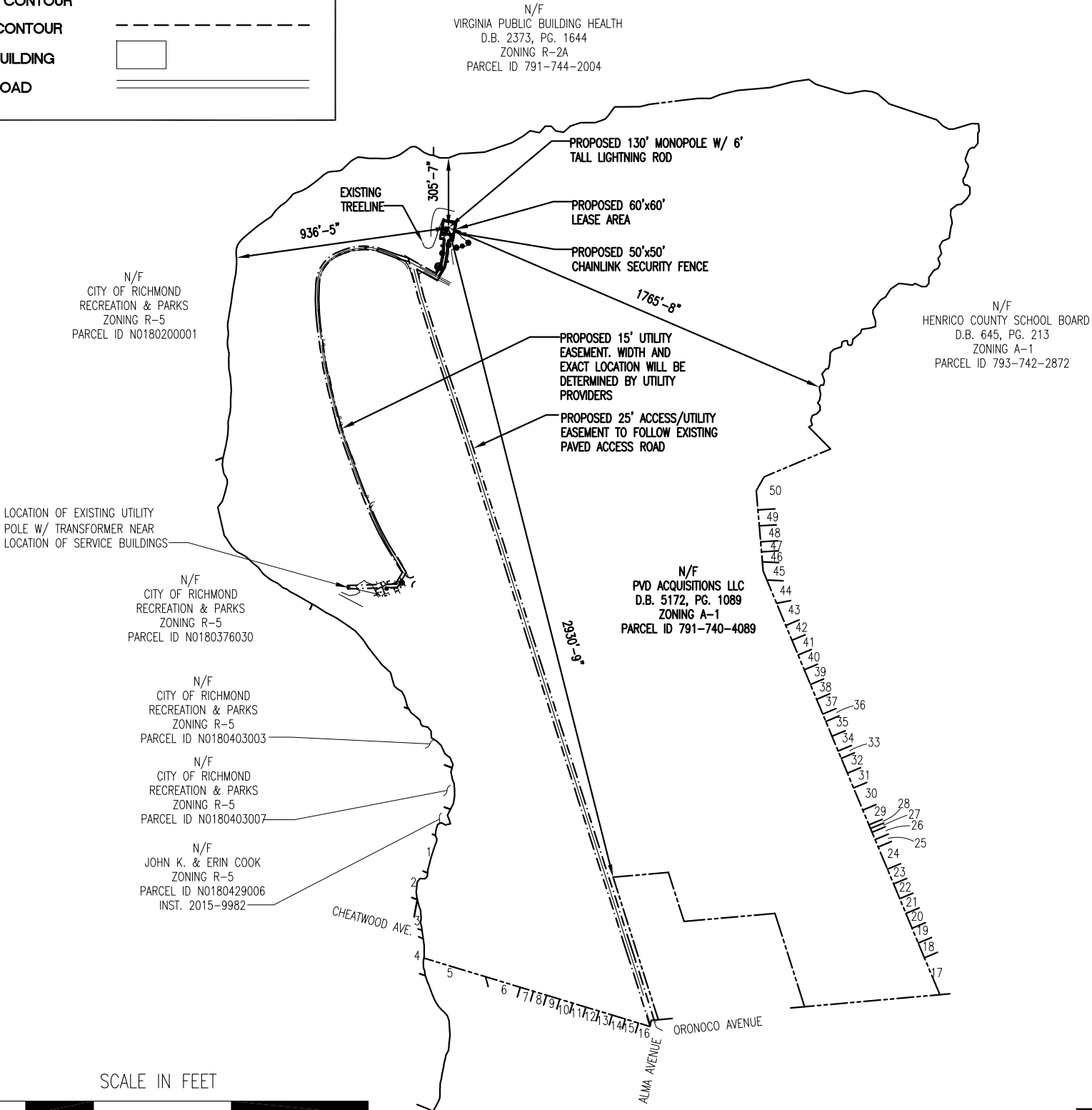
X

X

X

X

X



- 1- CITY OF RICHMOND RECREATION & PARKS ZONING R-5 PARCEL ID N180429016
- 2- CITY OF RICHMOND RECREATION & PARKS ZONING R-5 PARCEL ID N180455013
- 3- CITY OF RICHMOND RECREATION & PARKS ZONING R-5 PARCEL ID N180455014
- 4- REGINA L. GREENE ZONING R-5 PARCEL ID N0180481022
- 5- SCOTT J. REID ZONING R-4 PARCEL ID 790-739-8559 D.B. 3911, PG. 2388
- 6- DEJEUS MELENDEZ ZONING R-4 PARCEL ID 791-739-0055 D.B. 4238, PG. 1755
- 7- SHELIA M. ARCHER ZONING R-4 PARCEL ID 791-739-0852 D.B. 2110, PG. 419
- 8- ANDREW J. & FLORA M. BOYD ZONING R-4 PARCEL ID 791-739-1351 D.B. 5614, PG. 491
- 9- HYLAS PROPERTIES INC. ZONING R-4 PARCEL ID 791-739-1949 D.B. 2773, PG. 1410
- 10- JOAN L. & JAMES H. COPELAND ZONING R-4 PARCEL ID 791-739-2547 D.B. 4155, PG. 881
- 11- DORETHA C. & SHERNETTE HALL ZONING R-4 PARCEL ID 791-739-3045 D.B. 2763, PG. 338
- 12- MARATHON REAL ESTATE MGMT. GROUP LLC ZONING R-4 PARCEL ID 791-739-3643 D.B. 5618, PG. 2336
- 13- INTERMONT 2 LLC ZONING R-4 PARCEL ID 791-739-4141 D.B. 5227, PG. 1345
- 14- TRACY Y. HALL ZONING R-4 PARCEL ID 791-739-4740 D.B. 2649, PG. 2130
- 15- RASTUS, JR. & M. J. COMBS ZONING R-4 PARCEL ID 791-739-5339 D.B. 1341, PG. 207
- 16- CHARLIE H. POINDEXTER JR. & ANNE R. VEILLETTE ZONING R-4 PARCEL ID 791-739-5937 D.B. 5581, PG. 378
- 17- ROBERT C. & FRANCES BROWN ZONING R-3 PARCEL ID 792-739-9468 D.B. 1784, PG. 581
- 18- SHARON H. POLLARD ZONING R-3 PARCEL ID 792-739-8978 D.B. 5191, PG. 1420
- 19- JOSEPH K. SMITH & S.F. & J.R.H. MOLINELLI ZONING R-3 PARCEL ID 792-739-8785 D.B. 5140, PG. 1831
- 20- QUENTIN T. SR. & MERCEDES TERRY ZONING R-3 PARCEL ID 792-739-8491 D.B. 2217, PG. 500
- 21- ISAIAH & M.H. GIBBS ZONING R-3 PARCEL ID 792-739-8197 D.B. 1442, PG. 80
- 22- BETTY J. COSBY ZONING R-3 PARCEL ID 792-740-7804 D.B. 4740, PG. 2573
- 23- GINETTE OUELLETTE ZONING R-3 PARCEL ID 792-740-7611 D.B. 4815, PG. 420
- 24- CALVIN SHAW ZONING R-3 PARCEL ID 792-740-7218 D.B. 3813, PG. 1666
- 25- JOSEPHINE A.P. JONES & V.A.J. DOBBINS EST ZONING R-3 PARCEL ID 792-740-7025 W.B. 176, PG. 459
- 26- JOSEPHINE A.P. JONES ZONING R-3 PARCEL ID 792-740-6927 W.B. 163, PG. 344
- 27- JOSEPHINE A.P. JONES ZONING R-3 PARCEL ID 792-740-6929 W.B. 163, PG. 344
- 28- HENRICO LAND CORP ZONING R-3 PARCEL ID 792-740-6632
- 29- CARMEL Y. JONES ZONING R-3 PARCEL ID 792-740-6539 D.B. 4462, PG. 2122
- 30- ECO MARBLE & GRANITE INC ZONING R-3 PARCEL ID 792-740-6244 D.B. 5587, PG. 95
- 31- JACKIE L. SUTTON ZONING R-3 PARCEL ID 792-740-5953 D.B. 3483, PG. 2212
- 32- BRENDA L. ARMSTEAD ZONING R-3 PARCEL ID 792-740-5759 D.B. 3967, PG. 1857
- 33- BRENDA L. ARMSTEAD ZONING R-3 PARCEL ID 792-740-5464 D.B. 4699, PG. 1309
- 34- BRENDA ROYSTER ZONING R-3 PARCEL ID 792-740-5269 D.B. 3997, PG. 766
- 35- CHRISTOPHER E. HARRISON ZONING R-3 PARCEL ID 792-740-4975 D.B. 2076, PG. 715
- 36- CHRISTOPHER E. HARRISON ZONING R-3 PARCEL ID 792-740-4680 D.B. 2098, PG. 1901
- 37- DONALD R. CONE ZONING R-3 PARCEL ID 792-740-4585 D.B. 3085, PG. 258
- 38- ERLINE H. GOODWYN ZONING R-3 PARCEL ID 792-740-4291 D.B. 1839, PG. 1380
- 39- LYNETTE E. RIDDICK ZONING R-3 PARCEL ID 792-740-3998 D.B. 2125, PG. 1935
- 40- A. GREGORY, K. DANDRIDGE & M. DANDRIDGE ZONING R-3 PARCEL ID 792-741-3705
- 41- HENRY W. & L.B. ROBINSON ZONING R-3 PARCEL ID 792-741-3512 D.B. 1718, PG. 2040
- 42- MILDRED C. & B.T.O. ANYANGO ZONING R-3 PARCEL ID 792-741-3118 D.B. 4078, PG. 364
- 43- RICKY T. & CAROL D. ROGERS ZONING R-3 PARCEL ID 792-741-2824 D.B. 2010, PG. 5
- 44- RICHARD J. & MAY L. HAYES ZONING R-3 PARCEL ID 792-741-2533 D.B. 1514, PG. 71
- 45- JOHN E. JR. & VERA B. DAVIS ZONING R-3 PARCEL ID 792-741-2341 D.B. 1514, PG. 83
- 46- ILE PROPERTIES LLC ZONING R-3 PARCEL ID 792-741-2447 D.B. 4877, PG. 783
- 47- ALFRED M. & LESLIE E. FOX ZONING R-3 PARCEL ID 792-741-2554 D.B. 2514, PG. 1388
- 48- INDU B. & VISHWA M. BHARGAVA ZONING R-3 PARCEL ID 792-741-2460 D.B. 5303, PG. 1003
- 49- JOHN WRIGHT JR. ZONING R-3 PARCEL ID 792-741-2267 D.B. 3871, PG. 708
- 50- ERIC L. MCPHERSON ZONING R-3 PARCEL ID 792-741-2178 D.B. 4550, PG. 2253

tendlease

PI TOWER DEVELOPMENT LLC
C/O LENDLEASE (US) TOWER HOLDINGS, LLC
909 LAKE CAROLYN PARKWAY, SUITE 260
IRVING, TX 75039

THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATION AS INSTRUMENTS OF SERVICE, ARE THE EXCLUSIVE PROPERTY OF PI TOWERS AND THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY ARE PREPARED. REUSE, REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED EXCEPT BY WRITTEN PERMISSION FROM PI TOWERS. TITLE TO THESE PLANS AND/OR SPECIFICATIONS SHALL REMAIN WITH PI TOWERS WITHOUT PREJUDICE AND VISUAL CONTACT WITH THEM SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

BC

architects
engineers

5661 COLUMBIA PIKE, SUITE 200
FALLS CHURCH, VA 22041-2868
TEL: (703) 671-6000
FAX: (703) 671-6300

SHEET REVISION

NO.	DESCRIPTION	BY	DATE
1	COMMENTS	GMW	11/13/17
2	COMMENTS	JG	12/28/17
3			
4			
5			
6			

SITE NAME:

VA-HENRICO-PINE CAMP

SITE ADDRESS:

4000 PLOTS LN.
HENRICO, VA 23222

COMMONWEALTH OF VIRGINIA

CHRISTOPHER D. MORIN

12.28.17

No. 032984

PROFESSIONAL ENGINEER

DRAWN BY: AGT

CHECKED BY: NB

DATE DRAWN: 09-13-17

SUBMISSION: FINAL ZONING

SHEET TITLE:

SITE PLAN

SHEET NUMBER: A-0

REV. # 2

EXHIBIT A

PUP2017-00020

010718

1

12-27-17 JGARC 17:15:51 10:27.189.8/BC Files/Drawings - 2017/Parallel Infrastructures/VA-Henrico-Pine Camp - PIVAO37/_FZD'S - Rev 2 - 2017-12-27/A1.dwg

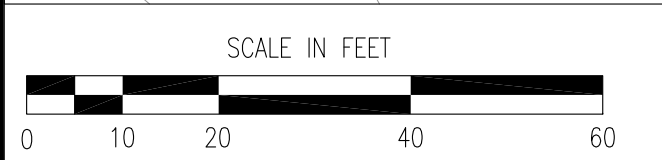
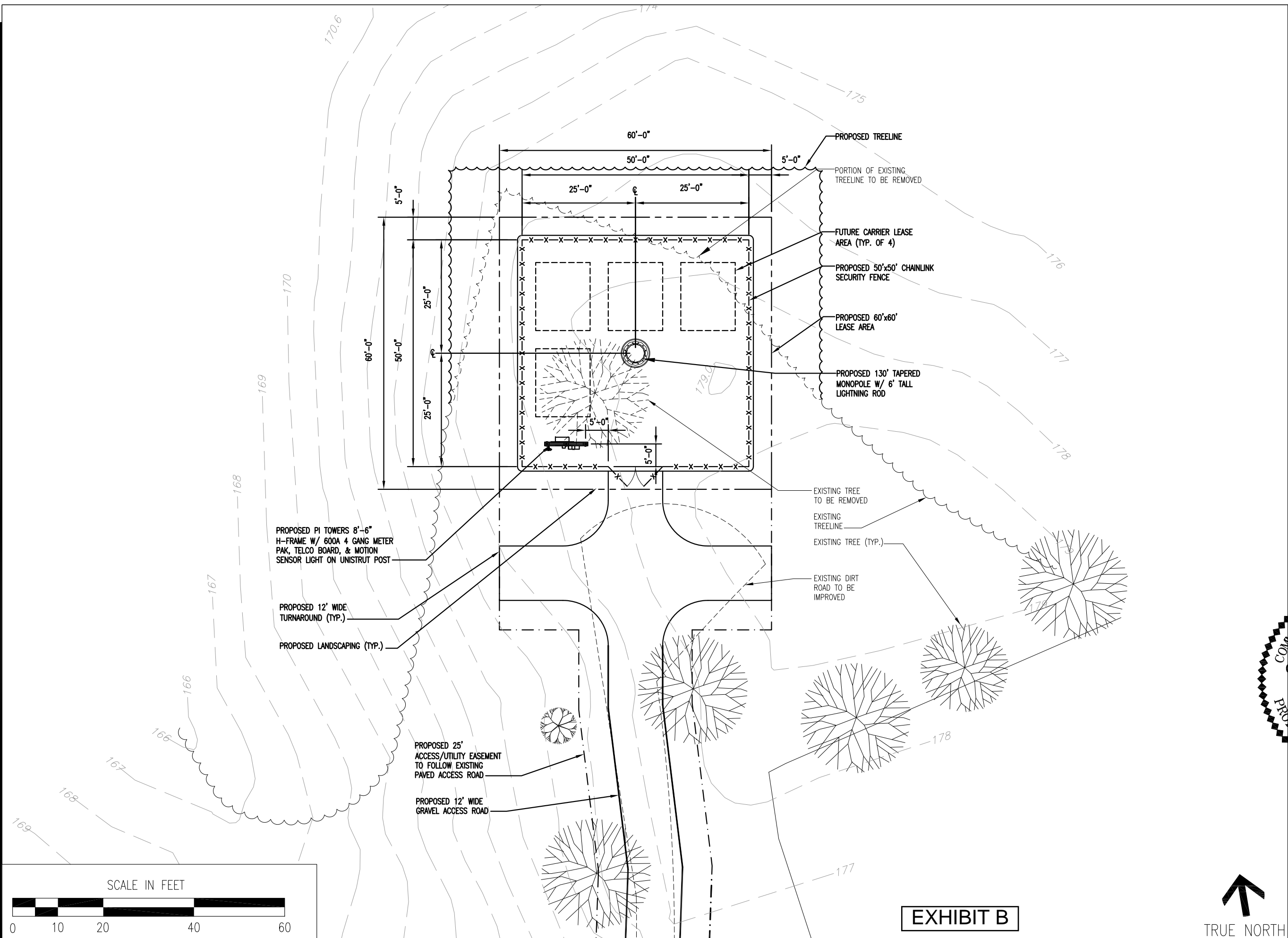


EXHIBIT B



ENLARGED SITE PLAN

PUP2017-00020

010718

CALL FOR UNDERGROUND UTILITIES PRIOR TO DIGGING

PI TOWER DEVELOPMENT LLC
C/O LENDLEASE (US) TOWER HOLDINGS, LLC
909 LAKE CAROLYN PARKWAY, SUITE 260
IRVING, TX 75039

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SITE ADDRESS:
**4000 PLOTS LN.
HENRICO, VA 23222**

SEAL OF THE COMMONWEALTH OF VIRGINIA
CHRISTOPHER D. MORIN
12.28.17
No. 032984
PROFESSIONAL ENGINEER

DRAWN BY:	AGT
CHECKED BY:	NB
DATE DRAWN:	09-13-17
SUBMISSION:	FINAL ZONING

SHEET TITLE:

ENLARGED SITE PLAN

SHEET NUMBER:	REV. #
A-1	2

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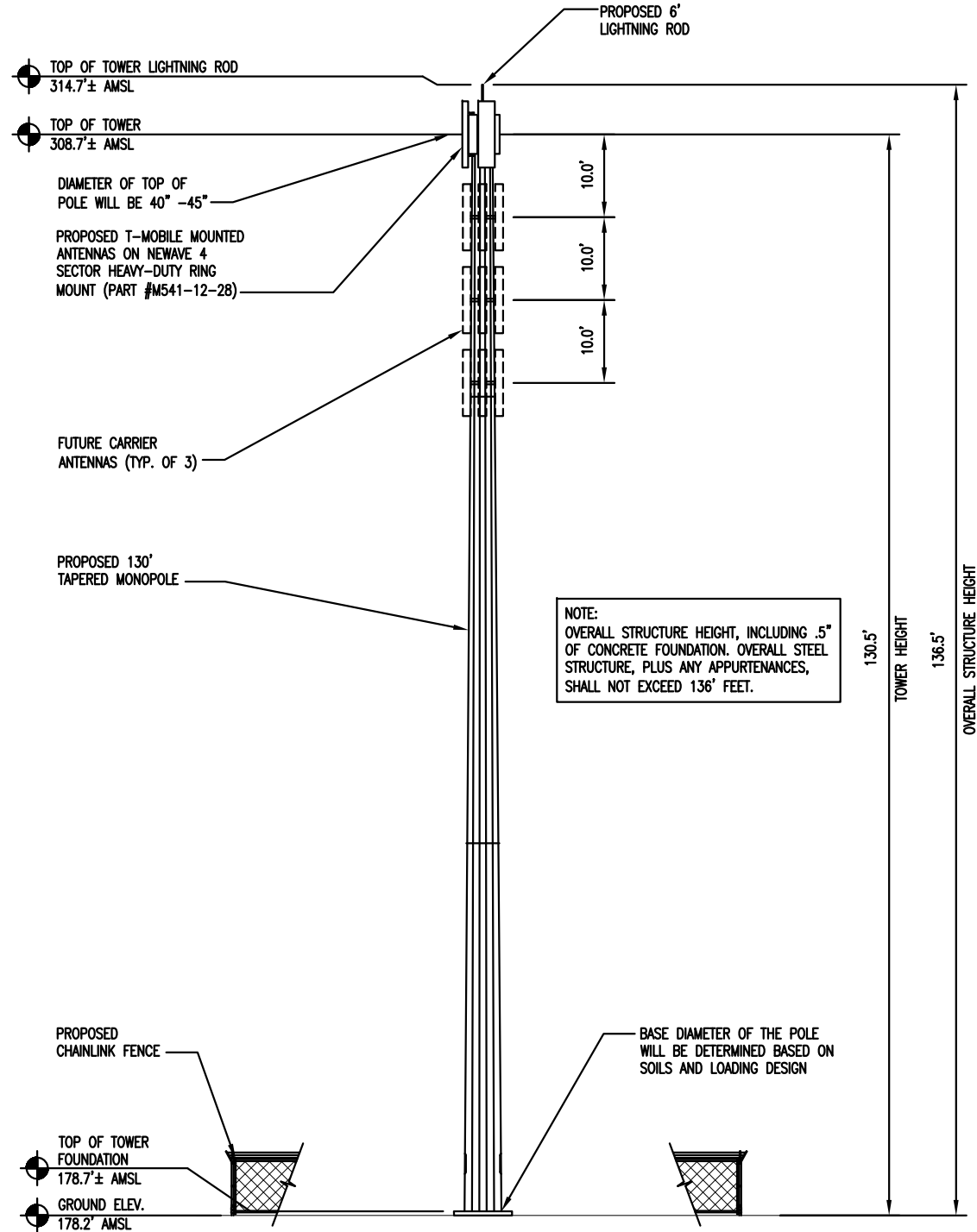
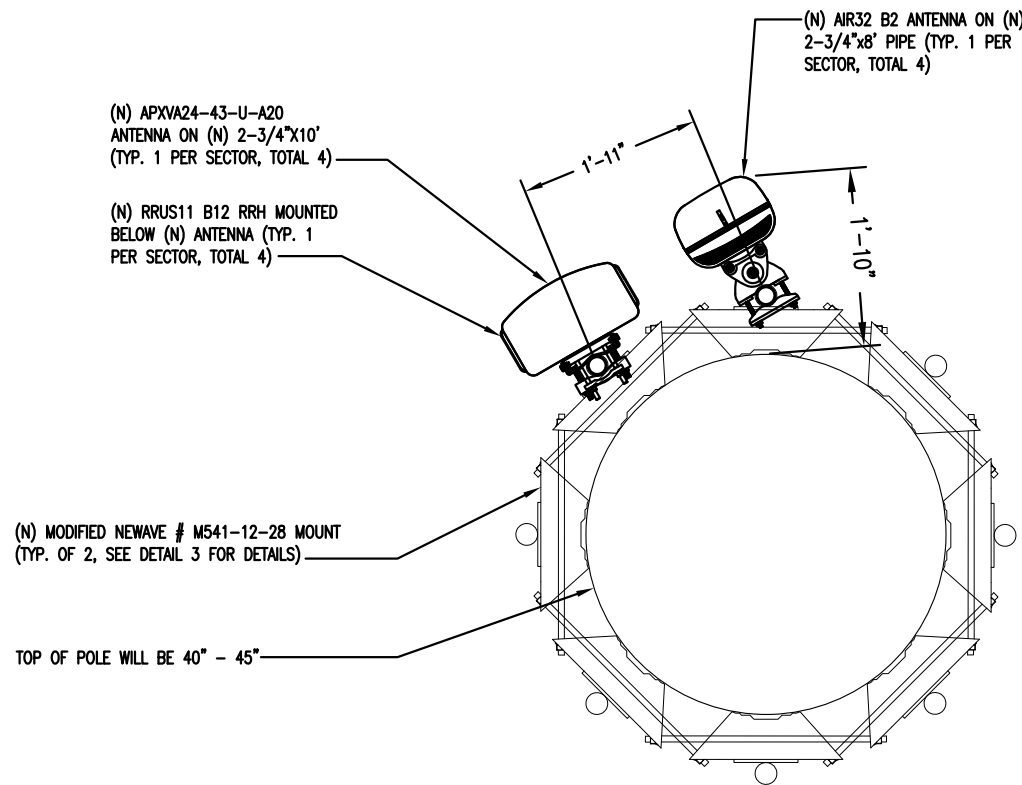
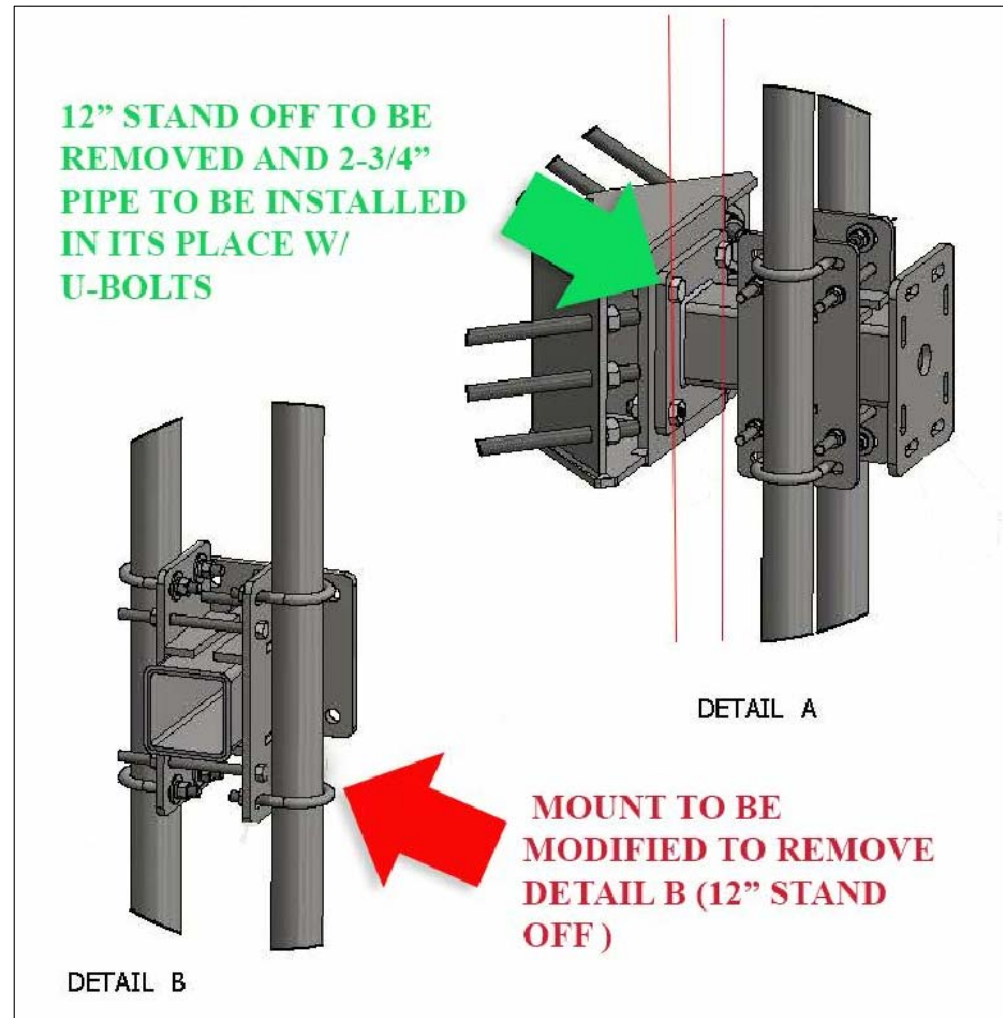


EXHIBIT C



N.T.S. NEWAVE 4 SECTOR HEAVY-DUTY RING MOUNT KIT (PART #M541-12-28)



MOUNT DETAIL



PI TOWER DEVELOPMENT LLC
C/O LENDLEASE (US) TOWER HOLDINGS, LLC
909 LAKE CAROLYN PARKWAY, SUITE 260
IRVING, TX 75039

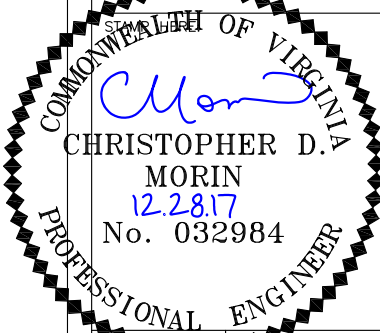
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BC
architects
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FALLS CHURCH, VA 22041-2868
TEL: (703) 671-6000
FAX: (703) 671-6300

SHEET REVISION				
NO.	DESCRIPTION	BY	DATE	
1	COMMENTS	GMW	11/13/17	
2	COMMENTS	JG	12/28/17	
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4				
5				
6				

SITE NAME:
VA-HENRICO-PINE CAMP

SITE ADDRESS:
4000 PLOTS LN.
HENRICO, VA 23222



CHECKED BY:	NB
DATE DRAWN:	09-13-17
SUBMISSION:	FINAL ZONING

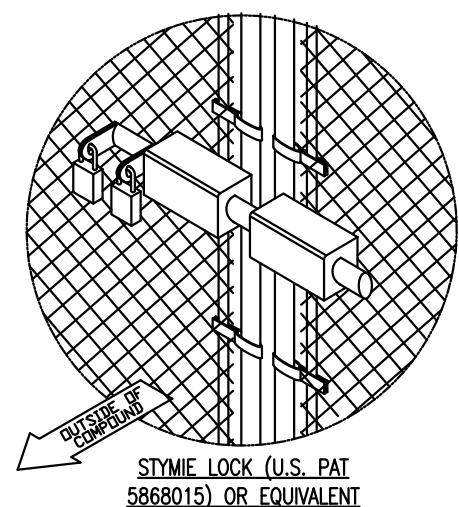
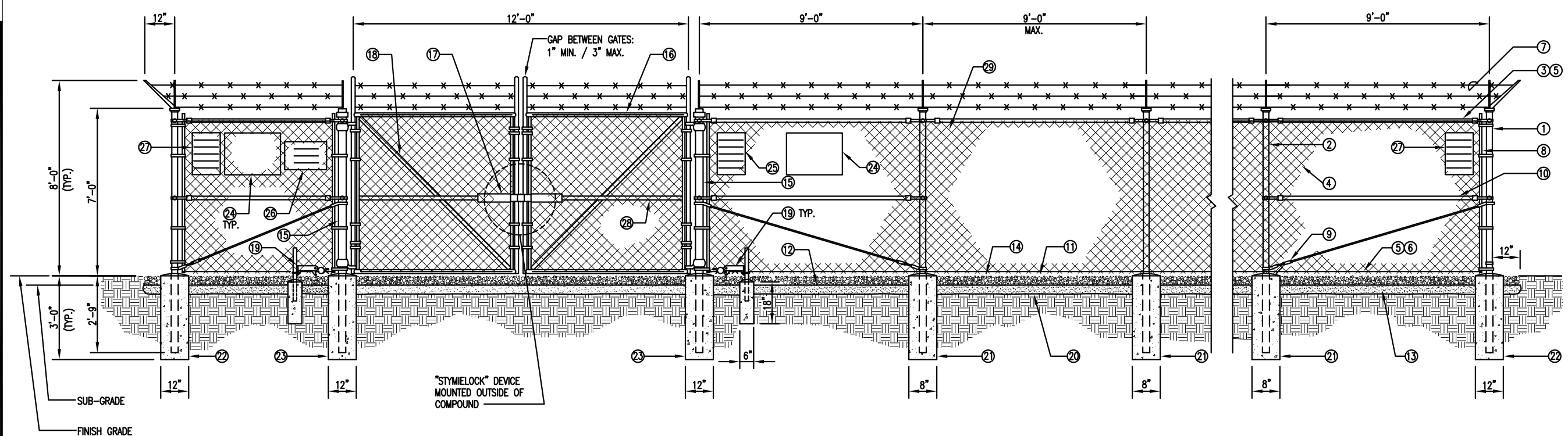
SHEET TITLE:

TOWER ELEVATION

SHEET NUMBER:	REV. #
A-2	2

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12-28-17 JGARC 10:43:47



REFERENCE NOTES:

- ① CORNER, END OR PULL POST 4" SCHEDULE 40 PIPE.
- ② LINE POST: 2 1/2" SCHEDULE 40 PIPE, PER ASTM-F1083. LINE POSTS SHALL BE EQUALLY SPACED AT MAXIMUM 8'-0" O.C.
- ③ TOP RAIL & BRACE RAIL: 1 1/2" PIPE, PER ASTM-F1083.
- ④ FABRIC: 9 GA CORE WIRE SIZE 2" MESH, CONFORMING TO ASTM-A392.
- ⑤ TIE WIRE: MINIMUM 11 GA GALVANIZED STEEL AT POSTS AND RAILS A SINGLE WRAP OF FABRIC TIE AND AT TENSION WIRE BY HOG RINGS SPACED MAX. 24" INTERVALS.
- ⑥ TENSION WIRE: 9 GA. GALVANIZED STEEL.
- ⑦ BARBED WIRE: DOUBLE STRAND 12-1/2" O.D. TWISTED WIRE TO MATCH WITH FABRIC 14 GA, 4 PT. BARBS SPACED ON APPROXIMATELY 5" CENTERS.
- ⑧ STRETCHER BAR.
- ⑨ 3/8" DIAGONAL ROD WITH GALVANIZED STEEL TURNBUCKLE OR DIAGONAL THREADED ROD.
- ⑩ FENCE CORNER POST BRACE: 1 5/8" DIA. EACH CORNER EACH WAY.
- ⑪ 1 1/2" MAXIMUM CLEARANCE FROM GRADE.
- ⑫ 2" FINISH OR AS DETERMINED BY CONSTRUCTION MANAGER DURING BID WALK.
- ⑬ 4" COMPACTED 95% BASE MATERIAL OR AS DETERMINED BY CONSTRUCTION MANAGER DURING BID WALK.
- ⑭ FINISH GRADE SHALL BE UNIFORM AND LEVEL.
- ⑮ GATE POST 4" SCHEDULE 40 PIPE, FOR GATE WIDTHS UP THRU 10 FEET OR 20 FEET FOR DOUBLE SWING GATE, PER ASTM-F1083.
- ⑯ GATE FRAME: 1 1/2" PIPE SCH. 40, PER ASTM-F1083.
- ⑰ "STYMILOCK" OR EQUIVALENT
- ⑱ GATE DIAGONAL GALVANIZED STEEL 1 1/2" PIPE.
- ⑲ DUCK BILL OPEN GATE HOLDER. VERIFY LOCATION IN FIELD PRIOR TO INSTALLATION.
- ⑳ GEOTEXTILE FABRIC.
- ㉑ LINE POST: CONCRETE FOUNDATION (3000 PSI).
- ㉒ CORNER POST: CONCRETE FOUNDATION (3000 PSI).
- ㉓ GATE POST: CONCRETE FOUNDATION (3000 PSI).
- ㉔ 18" x 24" PI TOWER DEVELOPMENT, LLC SIGN. W/ CONTACT INFO. AND TOWER IDENTIFICATION
- ㉕ 12" x 18" YELLOW CAUTION SIGN.
- ㉖ 12" x 18" EMPLOYEE NOTICE SIGN.
- ㉗ 12" x 18" DANGER NO TRESPASSING SIGN (1) ON EACH SIDE OF COMPOUND.
- ㉘ GATE FRAME BRACE: 1 5/8" DIAMETER.
- ㉙ EARTH-TONED COLORED, VINYL-COATED STEEL SECURITY FENCING

GENERAL NOTES:

- 1. INSTALL FENCING PER ASTM F-567
- 2. INSTALL SWING GATES PER ASTM F- 900
- 3. LOCAL ORDINANCE OF BARBED WIRE PERMIT REQUIREMENT SHALL BE COMPLIED IF REQUIRED.
- 4. POST & GATE PIPE SIZES ARE INDUSTRY STANDARDS. ALL PIPE TO BE 1 1/2" GALV. (HOT DIP, ASTM A120 GRADE "A" STEEL). ALL GATE FRAMES SHALL BE WELDED. ALL WELDING SHALL BE COATED WITH (3) COATS OF COLD GALV. (OR EQUAL).
- 5. ALL OPEN POSTS SHALL HAVE END-CAPS.
- 6. USE GALVANIZED HOG-RING WIRE TO MOUNT ALL SIGNS.
- 7. ALL SIGNS MUST BE MOUNTED ON INSIDE OF FENCE FABRIC.

STORE EXTRA PARTS OF STYMILOCK DEVICE IN TELCO CABINET.

NO PLUNGER OR MUSHROOM HEAD REQUIRED.

PI TOWER DEVELOPMENT LLC
C/O LENDLEASE (US) TOWER HOLDINGS, LLC
909 LAKE CAROLYN PARKWAY, SUITE 260
IRVING, TX 75039

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SHEET REVISION			
NO.	DESCRIPTION	BY	DATE
1	COMMENTS	GMW	11/13/17
2	COMMENTS	JG	12/28/17
3			
4			
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6			

SITE NAME:
VA-HENRICO-PINE CAMP

SITE ADDRESS:
4000 PLOTS LN.
HENRICO, VA 23222

COMMONWEALTH OF VIRGINIA
PROFESSIONAL ENGINEER
CHRISTOPHER D. MORIN
12.28.17
No. 032984

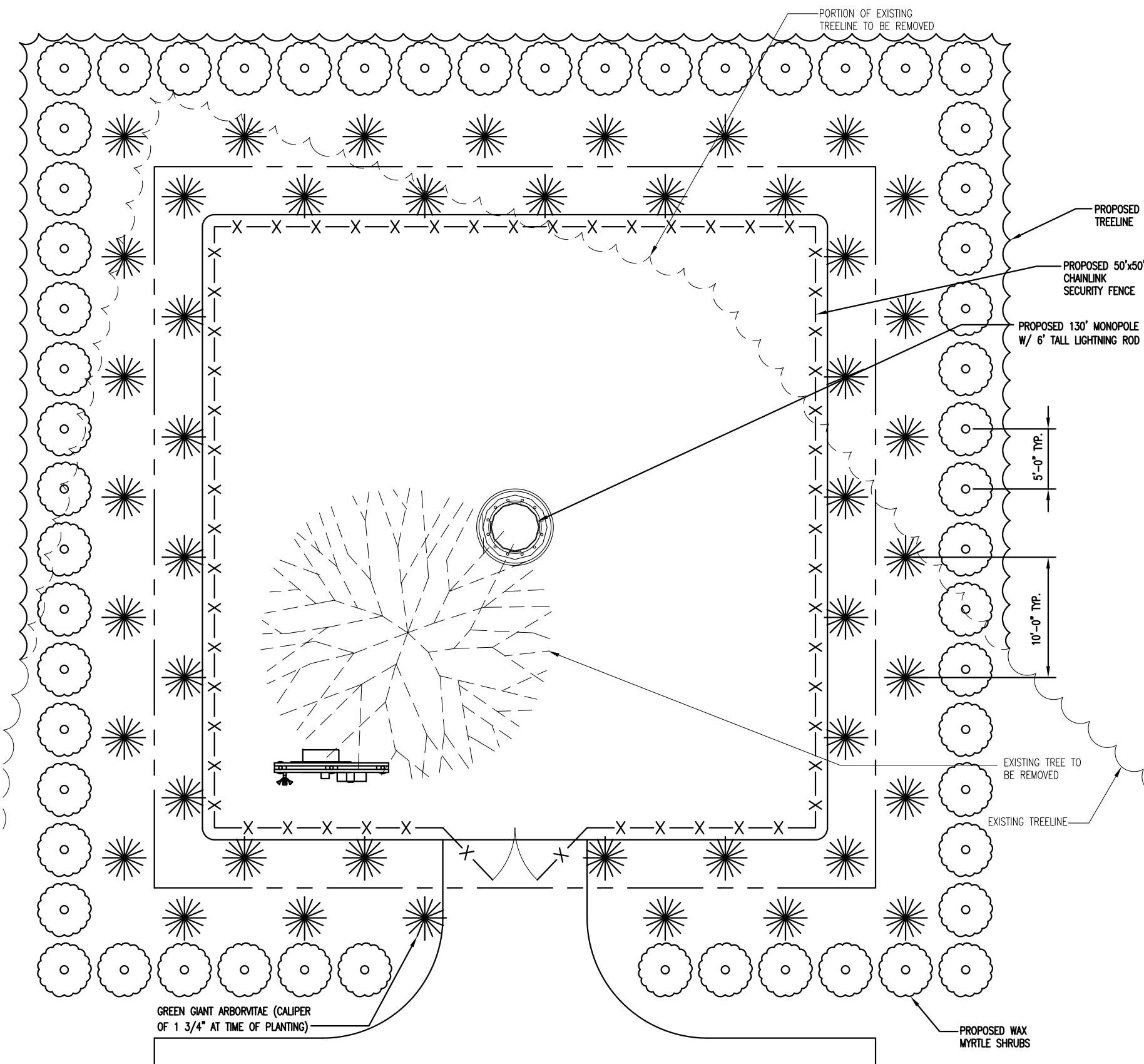
DRAWN BY:	AGT
CHECKED BY:	NB
DATE DRAWN:	09-13-17
SUBMISSION:	FINAL ZONING

SHEET TITLE:
FENCE, GATE AND COMPOUND CROSS SECTION DETAIL

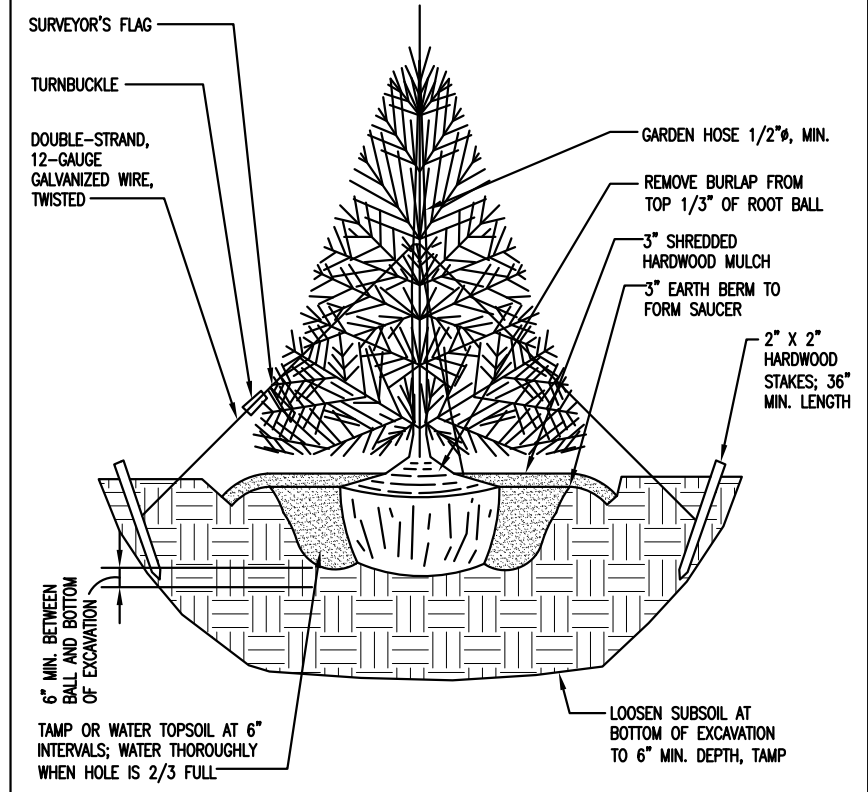
SHEET NUMBER:	REV. #
A-3	2

EXHIBIT D

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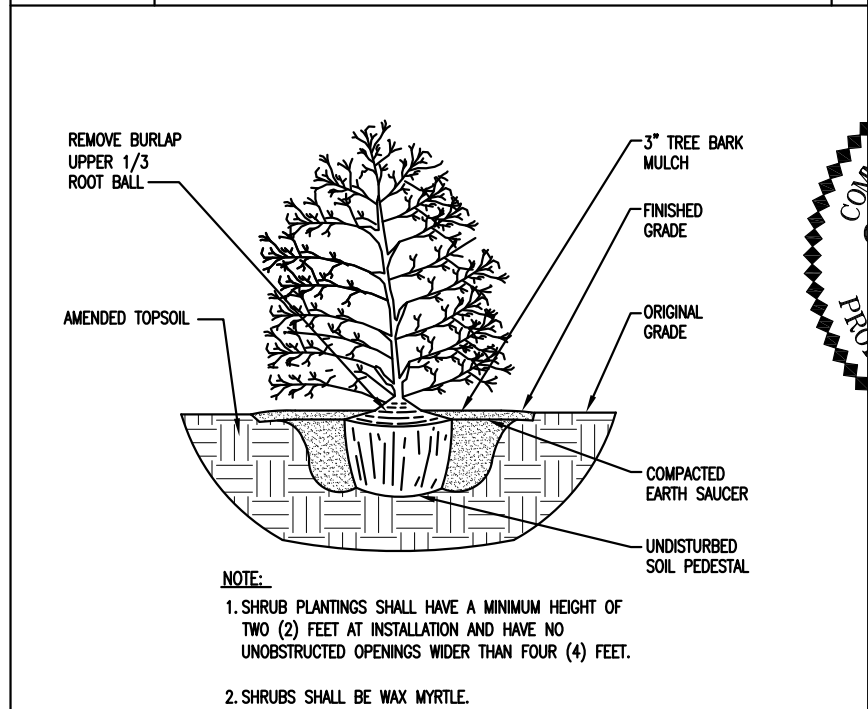


SYMBOL	QTY.	SCIENTIFIC NAME	HEIGHT @ PLANTING	SPACING	HEIGHT AT MATURITY	COMMON NAME
	46	THUJA PLICATA	6'-0"	10'-0" O.C.	40'-60'	GREEN GIANT ARBORVITAE
	56	MORELLA CERIFERA	2'-0"	5'-0" O.C.	12'-36'	WAX MYRTLE



- NOTE(S):
- EVERGREEN TREE SHALL BE MIN. 6' IN HEIGHT PLANTED @ 10'-0" ON CENTER.
 - SPECIES OF TREE SHALL BE GREEN GIANT ARBORVITAE.
 - NEWLY PLANTED TREES SHALL HAVE A MIN. RADIUS OF FOUR (4) FEET AROUND THE BASE OF TRUNK COVERED WITH MULCH.

N.T.S. PLANT INSTALLATION DETAIL 2



N.T.S. SHRUB INSTALLATION DETAIL 3

PI TOWER DEVELOPMENT LLC
C/O LENDLEASE (US) TOWER HOLDINGS, LLC
909 LAKE CAROLYN PARKWAY, SUITE 260
IRVING, TX 75039

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5661 COLUMBIA PIKE, SUITE 200
FALLS CHURCH, VA 22041-2868
TEL: (703) 671-6000
FAX: (703) 671-6300

SHEET REVISION

NO.	DESCRIPTION	BY	DATE
1	COMMENTS	GMW	11/13/17
2	COMMENTS	JG	12/28/17
3	COMMENTS	JG	01/05/18
4			
5			
6			

SITE NAME:
VA-HENRICO-PINE CAMP

SITE ADDRESS:
4000 PLOTS LN.
HENRICO, VA 23222

COMMONWEALTH OF VIRGINIA
CHRISTOPHER D. MORIN
01.05.18
No. 032984
PROFESSIONAL ENGINEER

DRAWN BY:	AGT
CHECKED BY:	NB
DATE DRAWN:	09-13-17
SUBMISSION:	FINAL ZONING
SHEET TITLE:	

LANDSCAPING PLAN

SHEET NUMBER:	REV. #
L-1	3