

COUNTY OF HENRICO



John A. Vithoulkas
County Manager

December 18, 2018

PI Tower Development, LLC (Lessee)
2320 Cascade Point Boulevard, Suite 300
Charlotte, NC 23208

Re: Provisional Use Permit PUP2018-00015

Dear Sir/Madam:

The Board of Supervisors at its meeting on December 11, 2018, approved your request for Provisional Use Permit under Sections 24-95(a)(3), 24-120 and 24-122.1 of Chapter 24 of the County Code to allow a monopole communication tower up to 175' in height with semi-flush mounted antennas and related equipment on part of Parcel 808-735-4785 located at the northeast intersection of Neale Street and Goodell Road, subject to the following conditions:


1. The communication tower shall be a tapered monopole style with semi-flush-mount antennas, and shall not exceed a maximum height of 175 feet, including any attached equipment.
2. Electric wires and other cables shall be prohibited on the exterior of the telecommunication tower.
3. A landscaping plan consistent with Exhibit B (see case file) shall be submitted with the building permit application to ensure adequate preservation of existing vegetation for screening.
4. This permit shall apply only to the 3,600 square foot lease area identified on Exhibit A (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.
13. Existing vegetation within 75' of the eastern and western property lines shall be preserved for natural screening of the tower and ground equipment. If these areas are cleared for any reason, the applicant shall replant to provide a similar buffer as approved by the Planning Director.

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

Sincerely,



John A. Vithoulkas
County Manager

pc: Abundant Life Church of Christ, Inc.
Ms. Karina Fournier
Director, Real Estate Assessment
Police, Special Services

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LEGEND

NEW FENCE

EXIST. FENCE

SETBACK

EASEMENT

LEASE

PROPERTY LINE

EXIST. CONTOUR

NEW CONTOUR

TYP. BUILDING

TYP. ROAD

X

X

X

X

X

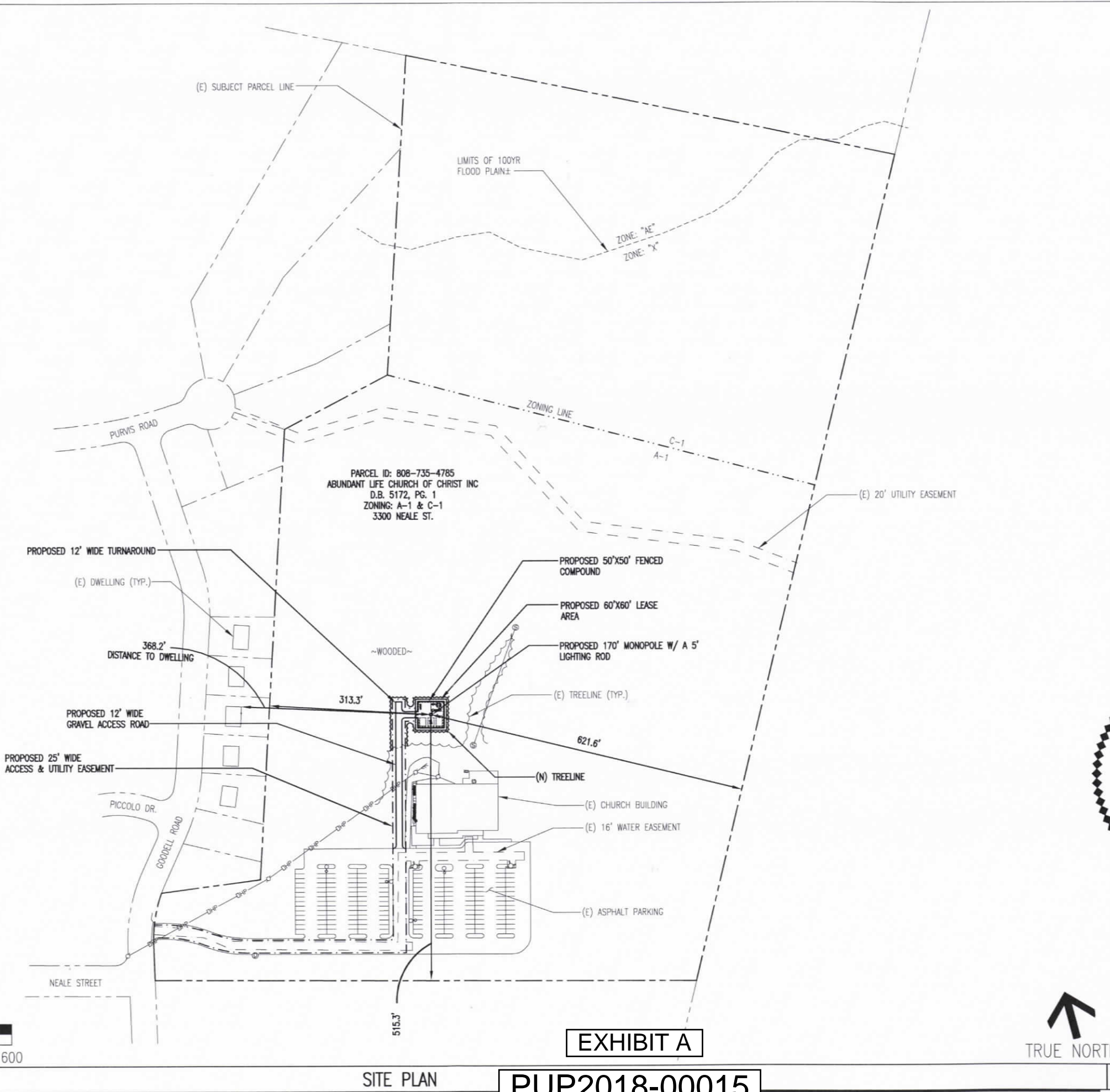
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lendlease

PI TOWER DEVELOPMENT LLC
C/O LENDLEASE (US) TELECOM HOLDINGS LLC
2320 CASCADE POINT BLVD., SUITE 300
CHARLOTTE, NORTH CAROLINA 28208

THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATION AS INSTRUMENTS OF SERVICE, ARE THE EXCLUSIVE PROPERTY OF PI TOWER DEVELOPMENT, LLC 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 PARALLEL INFRASTRUCTURES. TITLE TO THESE PLANS AND/OR SPECIFICATIONS SHALL REMAIN WITH PARALLEL INFRASTRUCTURES 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			
2			
3			
4			
5			
6			

SITE NAME:

VA-RICHMOND-
N LABURNUM
AVENUE

SITE ADDRESS:

3300 NEALE ST
RICHMOND, VA 23223

COMMONWEALTH OF VIRGINIA

Christopher D. Morin

CHRISTOPHER D. MORIN

No. 032984

8.23.18

PROFESSIONAL ENGINEER

CALL FOR UNDERGROUND UTILITIES PRIOR TO DIGGING

STAMP HERE

DRAWN BY: JG

CHECKED BY: NB

DATE DRAWN: 08-22-18

SUBMISSION: FINAL ZONING

SHEET TITLE:

SITE PLAN

SHEET NUMBER: A-0

REV. # 0

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a r c h i t e c t s
e n g i n e e r s

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FAX: (703) 671-6300

SHEET REVISION

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5	_____	_____	_____
6	_____	_____	_____

SITE NAME:
VA-RICHMOND-
N LABURNUM
AVENUE

SITE ADDRESS:
3300 NEALE ST
RICHMOND, VA 23223

Seal of the Commonwealth of Virginia Professional Engineer. The seal is circular with a scalloped border. The text "COMMONWEALTH OF VIRGINIA" is at the top and "PROFESSIONAL ENGINEER" is at the bottom. In the center, there is a signature "CMorin", the name "CHRISTOPHER D. MORIN", the number "No. 032984", and the date "8.23.18".

No. 032984
8.23.18

DRAWN BY:	JG
CHECKED BY:	NB
DATE DRAWN:	08-22-18
SUBMISSION:	FINAL ZONING

SHEET TITLE:

COMPOUND PLAN

SHEET NUMBER:	REV.
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A-1

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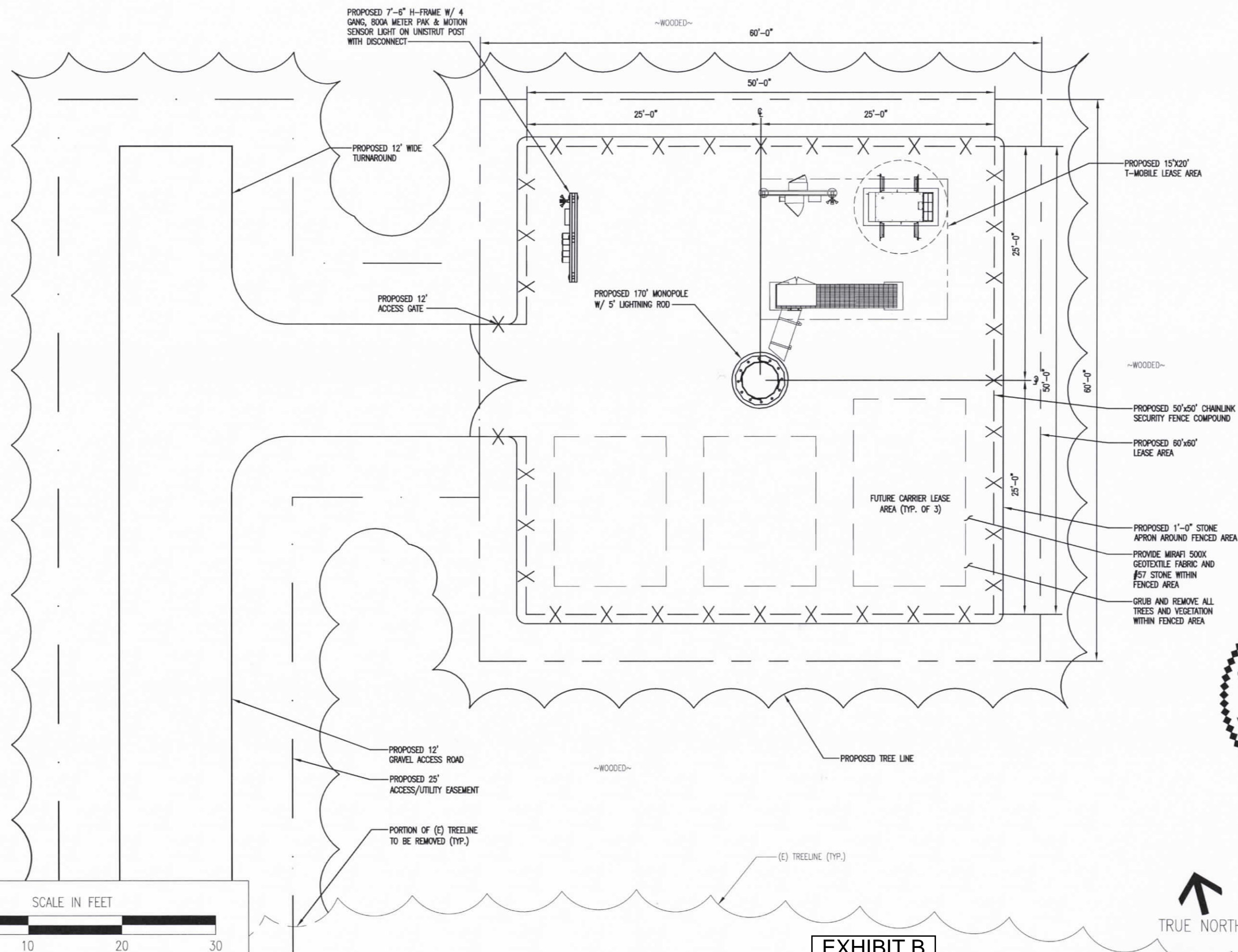


EXHIBIT B

PUP2018-00015

08-22-18 JGARC 12:34:21 \\10.27.189.8\BC Files\Drawings - 2018\Lendlease\VA-Richmond-N. Laburnum - PIVAO70_-PZD's - Rev A - 2018-08-22\A2.dwg

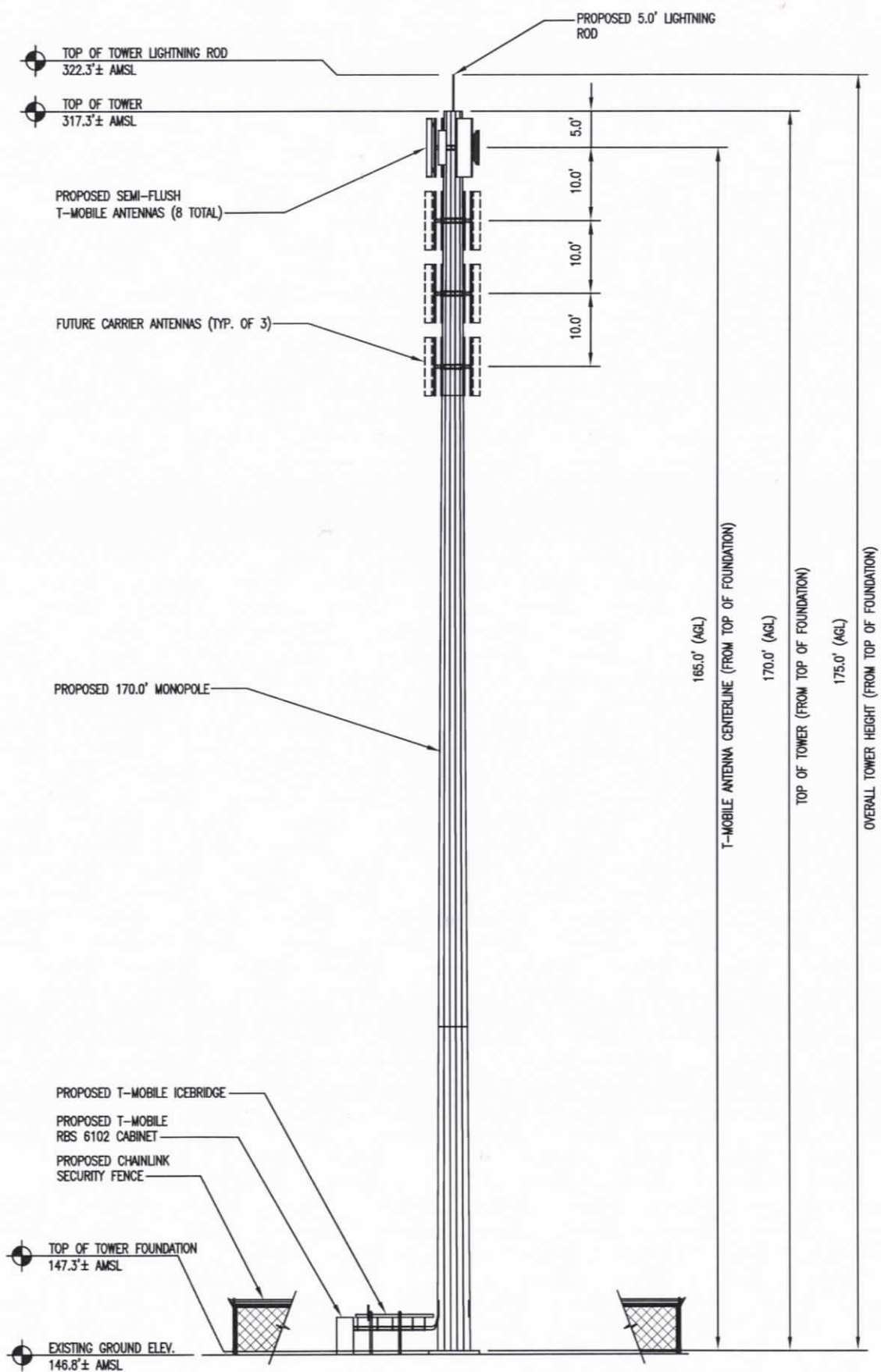
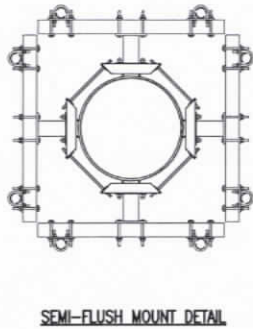
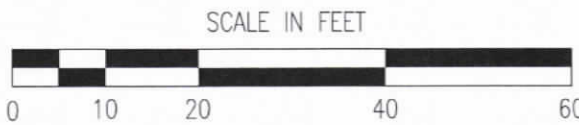


EXHIBIT C

TOWER ELEVATION

PUP2018-00015



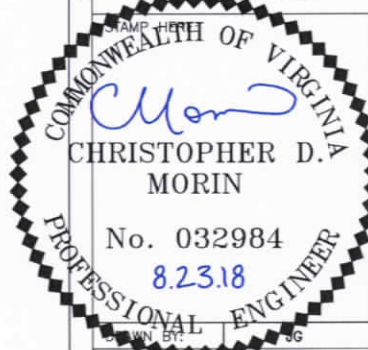
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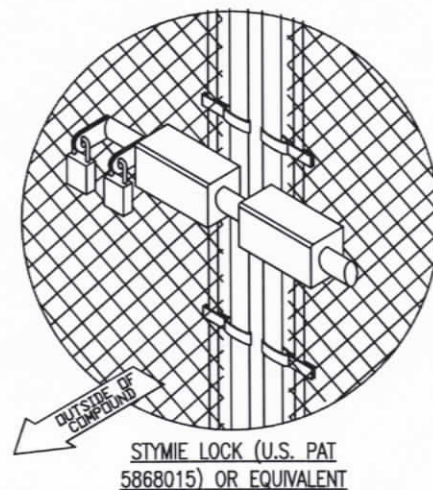
CHECKED BY:	NB
DATE DRAWN:	08-22-18
SUBMISSION:	FINAL ZONING

SHEET TITLE:

TOWER ELEVATION

SHEET NUMBER:	REV. #
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CALL FOR UNDERGROUND UTILITIES PRIOR TO DIGGING



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