

## **Use Permit Application No. 17-00013**

### **Communication Tower**

PI Tower Development

1821 Cemetery Lane

Hampton, VA 23661

#### **1. Issuance of Permit**

The Use Permit applies only to 1821 Cemetery Lane [LRSN 1003669], and is not transferable to another location.

#### **2. Building Permit**

- a) Prior to approval of a building permit, a report from a registered structural or civil engineer indicating tower height and design, structure, installation and total anticipated capacity of the structure (including number and types of antennas which could be accommodated) shall be submitted for review. This data shall demonstrate that the proposed tower conforms to all structural requirements of the Uniform Statewide Building Code and shall set out whether the tower will meet the structural requirements of EIA-222 E "Structural Standards for Steel Antenna Structures" published by the Electronic Industries Association, effective June 1, 1987 or current update.
- b) The report referenced in 2(a) will demonstrate 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 "VA-HAMPTON-WYTHE" prepared by BC Architect Engineers, PLC and dated January 30, 2018. 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.

#### **4. Tower Height**

The tower height shall be no more than 150.5'.

#### **5. Tower Elevation**

The tower shall be of a galvanized steel semi-flush mount monopole design in substantial conformance with the conceptual site plan packet sheet entitled "Tower Elevation" prepared by BC Architect Engineers, PLC and dated January 30, 2018. [Exhibit A]

#### **6. Fencing**

A fence shall be installed and maintained completely surrounding the tower and equipment compound.

**7. Landscaping**

The site shall be developed and maintained in substantial conformance with the conceptual site plan packet sheet entitled "Landscaping Plan" prepared by BC Architect Engineers, PLC and dated January 30, 2018. 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 B].

**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. Public Safety**

At no time may any equipment associated with the communication tower produce interference with the City of Hampton Public Safety Radio System. Any interference will be rectified by the tenant or carrier within 30 days of written notice by the City of Hampton.

**10. 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 #11 below, and the tower shall be considered abandoned and must be removed.

**11. Nullification**

The use permit shall automatically expire and become null and void under any of the following conditions:

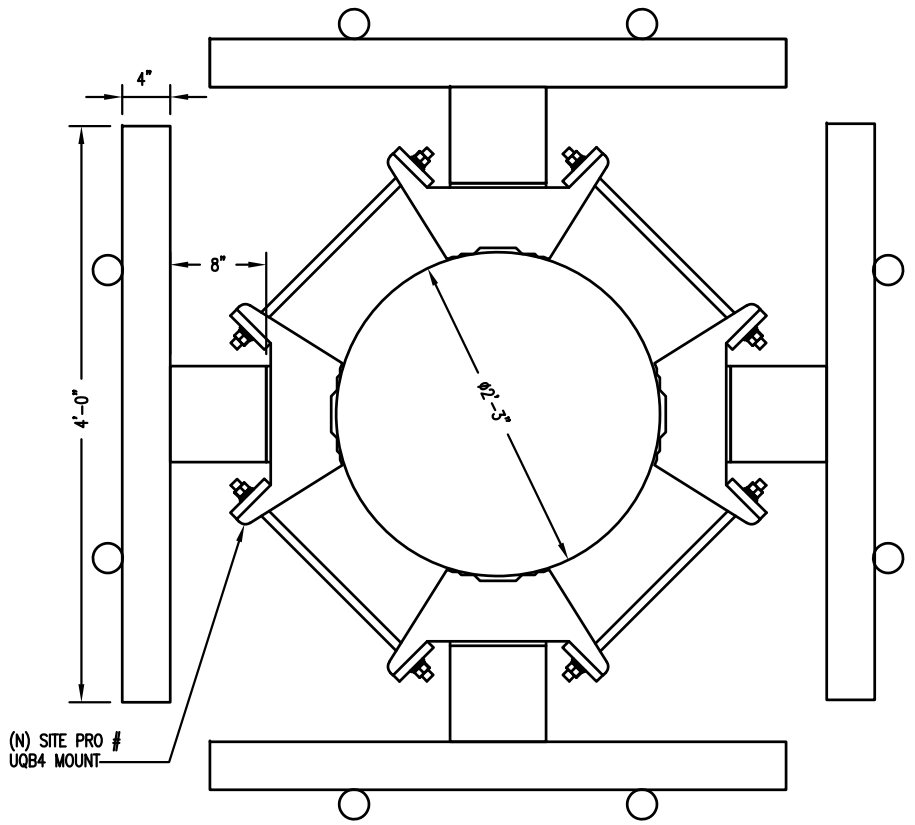
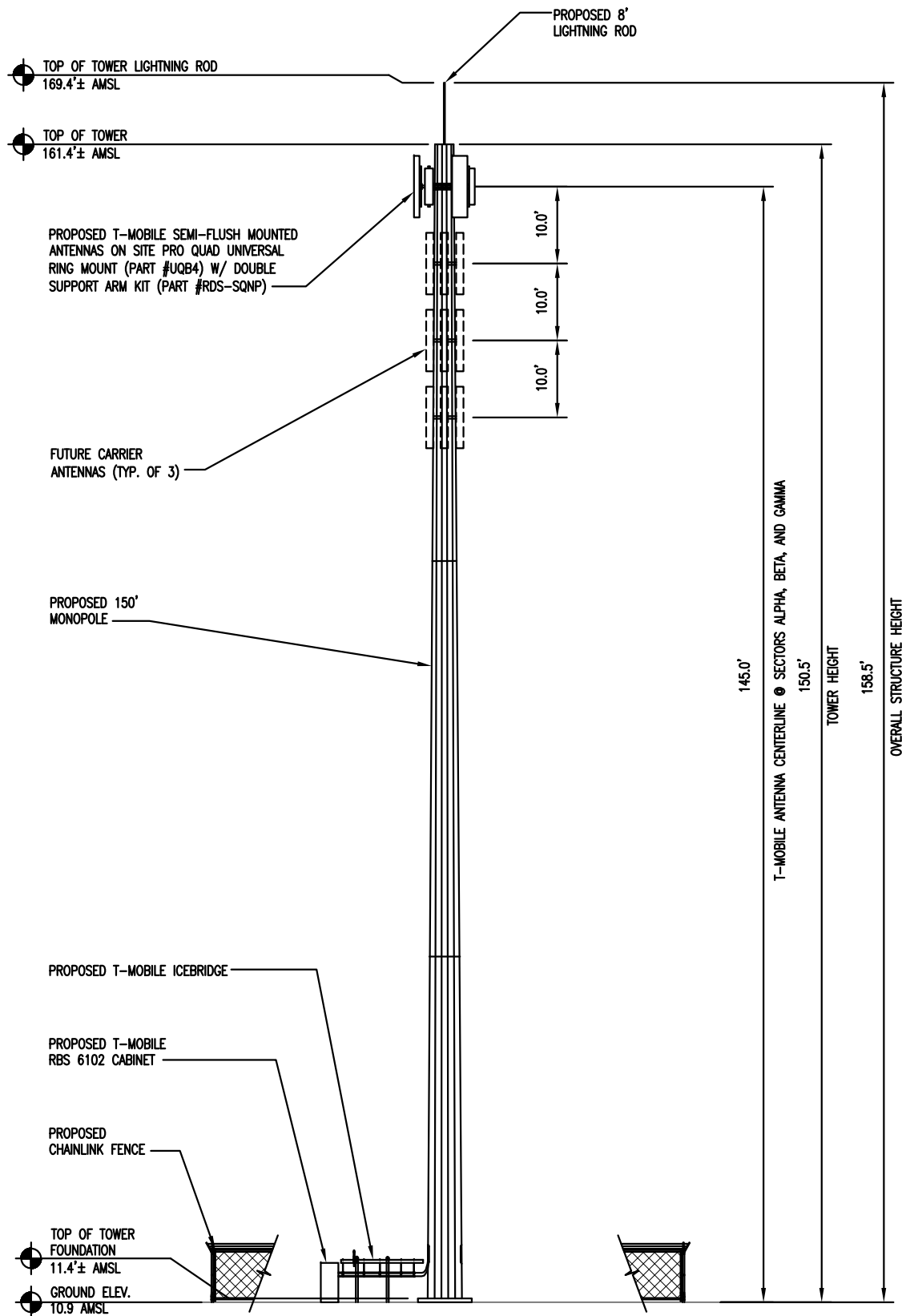
- a. No building permit to construct the authorized improvements has been issued within twelve (12) months of the date of the approval by City Council
- b. The Use Permit shall become null and void if the facility is not used for the permitted use for a period of twenty-four (24) consecutive months
- 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.

## **12. 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




10.27.189.8/BC\_Files/Drawings - 2017/Parallel Infrastructures/VA-Hampton-Wythe - PIVA033/\_FZD's - Rev 6 - 2018-01-25/A2.dwg



1"=20' TOWER ELEVATION


1 N.T.S

SITE PRO QUAD UNIVERSAL RING MOUNT (PART #UQB4)



PI TOWER DEVELOPMENT LLC  
C/O LENDLEASE AMERICAS INC.  
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 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 PI TOWER DEVELOPMENT LLC. TITLE TO THESE PLANS AND/OR SPECIFICATIONS SHALL REMAIN WITH PI TOWER DEVELOPMENT LLC 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

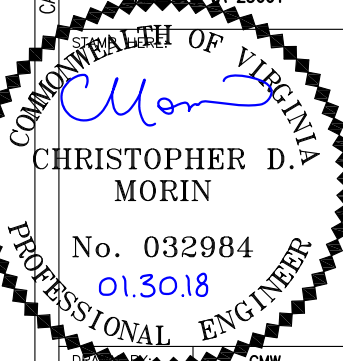
SHEET REVISION			
NO.	DESCRIPTION	BY	DATE
1	COMMENTS	GMW	12/20/17
2	COMMENTS	JG	12/29/17
3	COMMENTS	JG	01/09/18
4	COMMENTS	JG	01/10/18
5	COMMENTS	GMW	01/16/18
6	COMMENTS	JG	01/25/18
7	COMMENTS	JG	01/30/18

CALL FOR UNDERGROUND UTILITIES PRIOR TO DIGGING

SITE NAME:  
**VA-HAMPTON-WYTHE**

SITE ID:  
**PIVA033**

SITE ADDRESS:  
1821 CEMETERY LANE  
HAMPTON, VA 23661



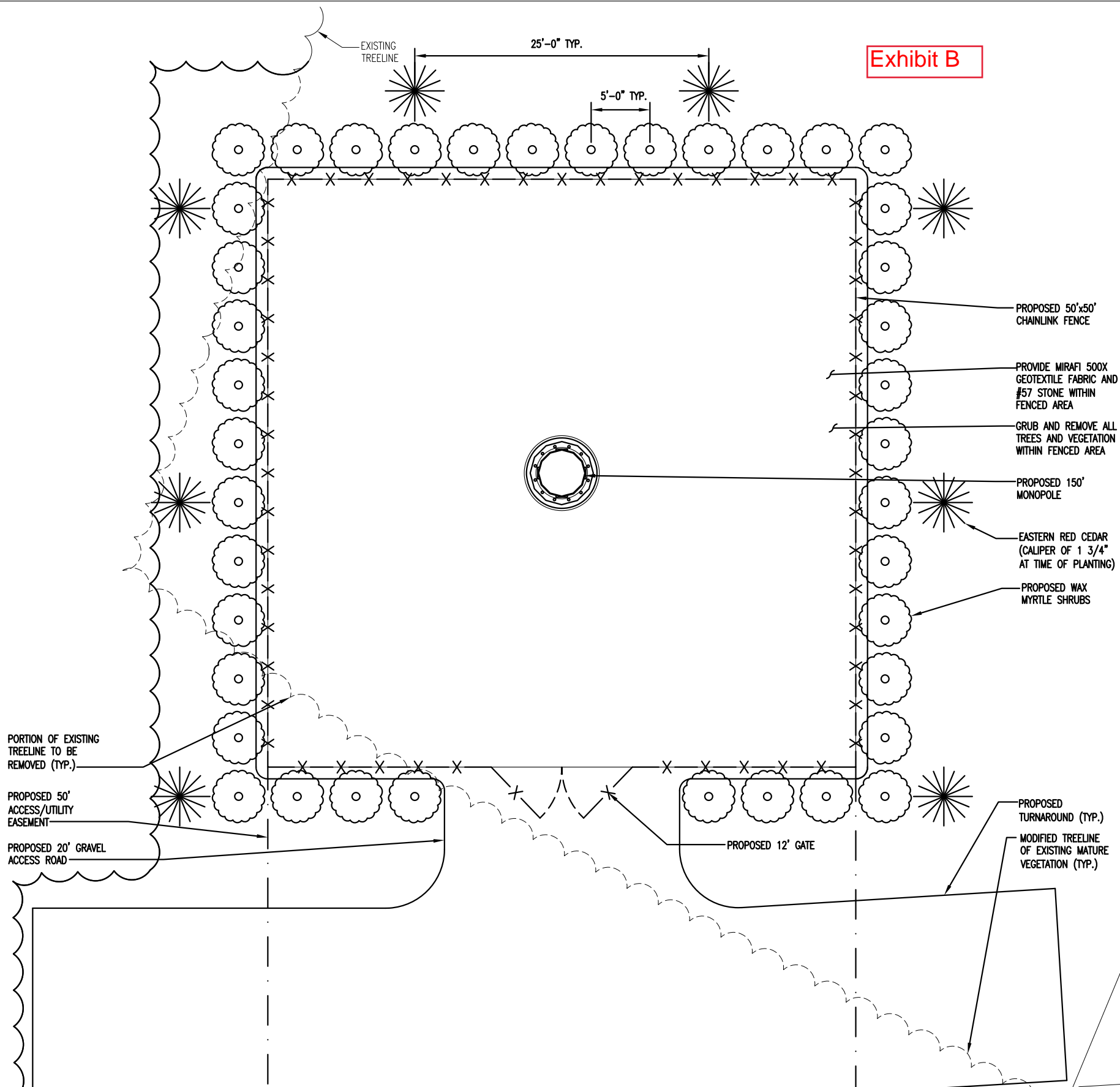
CHRISTOPHER D. MORIN  
No. 032984  
01.30.18  
PROFESSIONAL ENGINEER

DRAWN BY:	GMW
CHECKED BY:	NB
DATE DRAWN:	11-1-17
SUBMISSION:	ZONING

SHEET TITLE:  
**TOWER ELEVATION**

SHEET NUMBER:	REV. #
<b>A-2</b>	<b>7</b>

Y:/Drawings - 2017/Parallel Infrastructures/VA-Hampton-Wythe - PIVA033/\_FZD's - Rev 5 - 2018-01-16/L1.dwg



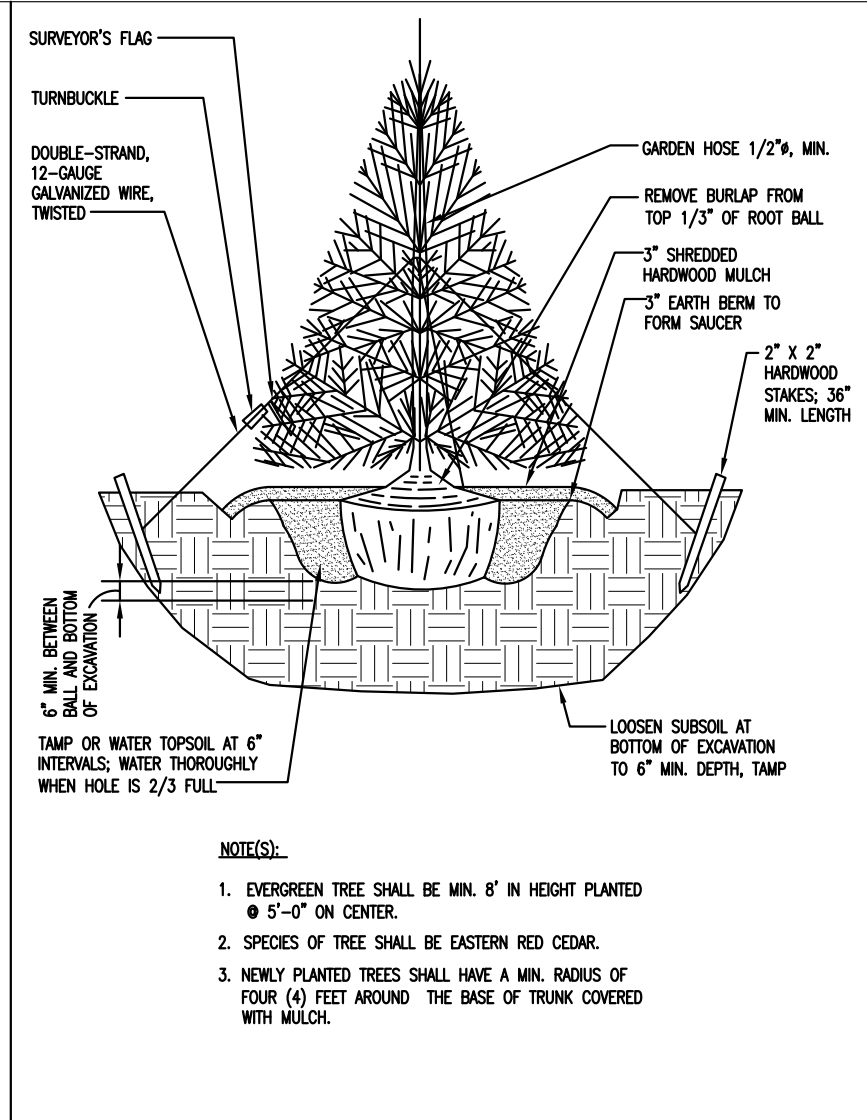
**Exhibit B**

SYMBOL	QTY.	SCIENTIFIC NAME	HEIGHT @ PLANTING	SPACING	HEIGHT AT MATURITY	COMMON NAME
	8	JUNIPERUS VIRGINIANA	8'-0" to 10'-0"	25'-0" O.C.	16'-66'	EASTERN RED CEDAR
	40	MORELLA CERIFERA	5'-0"	5'-0" O.C.	12'-36'	WAX MYRTLE



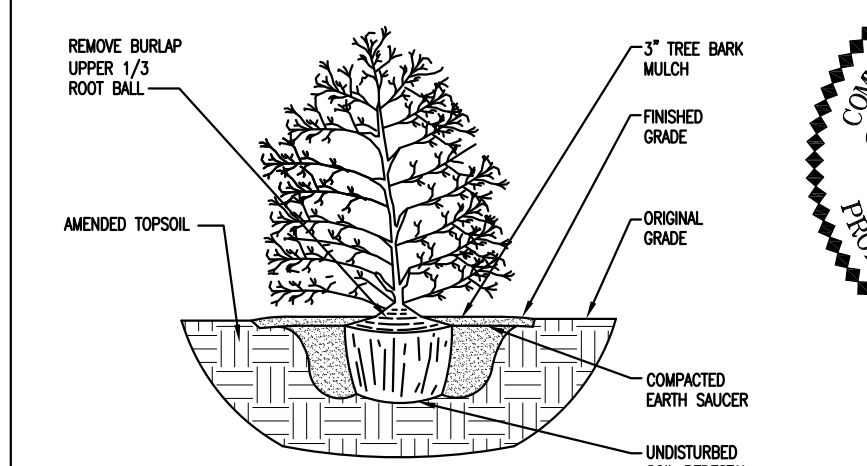
1"=10'

**LANDSCAPING PLAN**



- NOTE(S):**
- EVERGREEN TREE SHALL BE MIN. 8' IN HEIGHT PLANTED @ 5'-0" ON CENTER.
  - SPECIES OF TREE SHALL BE EASTERN RED CEDAR.
  - NEWLY PLANTED TREES SHALL HAVE A MIN. RADIUS OF FOUR (4) FEET AROUND THE BASE OF TRUNK COVERED WITH MULCH.

**PLANT INSTALLATION DETAIL**



- NOTE:**
- SHRUB PLANTINGS SHALL HAVE A MINIMUM HEIGHT OF FIVE (5) FEET AT INSTALLATION AND HAVE NO UNOBSTRUCTED OPENINGS WIDER THAN FOUR (4) FEET.
  - SHRUBS SHALL BE WAX MYRTLE.

**SHRUB INSTALLATION DETAIL**

PI TOWER DEVELOPMENT LLC  
C/O LENDLEASE AMERICAS INC.  
909 LAKE CAROLYN PARKWAY, SUITE 260  
IRVING, TX 75039

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**VA-HAMPTON-WYTHE**

SITE ID:  
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SITE ADDRESS:  
1821 CEMETERY LANE  
HAMPTON, VA 23661

**CHRISTOPHER D. MORIN**  
No. 032984  
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CHECKED BY:	NB
DATE DRAWN:	11-1-17
SUBMISSION:	ZONING

SHEET TITLE:  
**LANDSCAPING PLAN**

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SHEET NUMBER:	REV. #
<b>L-1</b>	<b>7</b>