

SITE NAME:  
**VA-RICHMOND-CAPITAL GARAGE**

SITE ID:  
**PIVA068 (VA71653C)**

PI TOWER DEVELOPMENT, LLC  
C/O

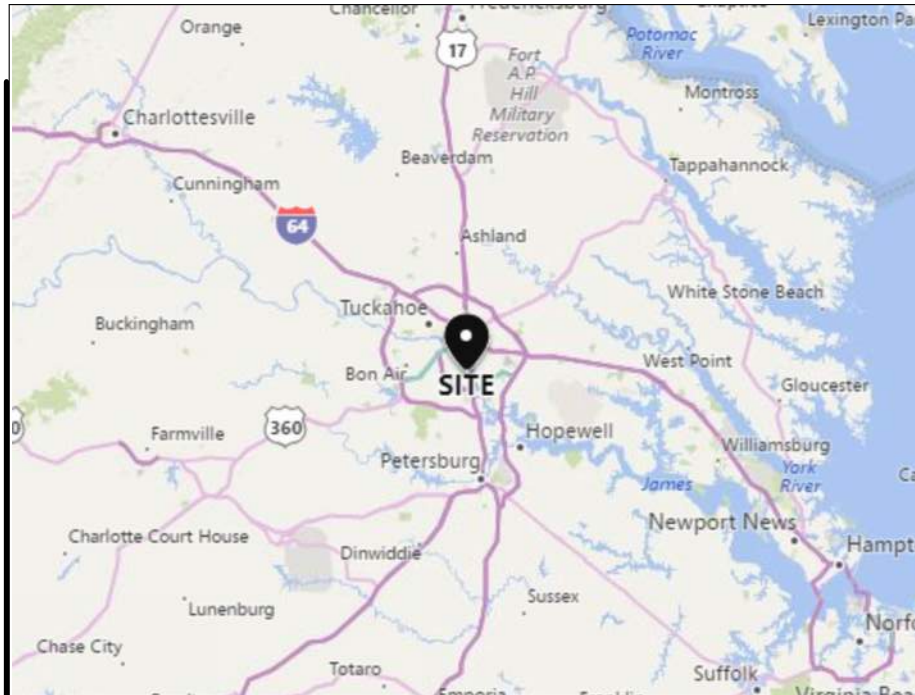


PROJECT DESCRIPTION:

**PROPOSED 190' MONOPOLE W/ A 5' LIGHTNING ROD IN A NEW FENCED COMPOUND**

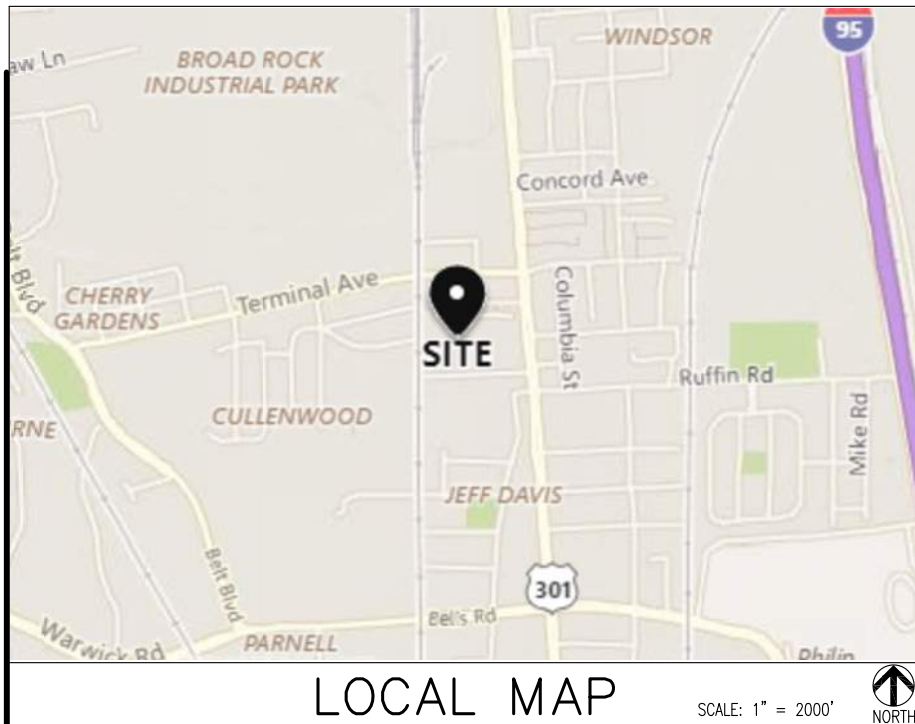
CALL BEFORE YOU DIG, DIAL 811  
IN VIRGINIA OR 1-800-552-7001

EMERGENCY:  
CALL 911



**VICINITY MAP**

SCALE: 1" = 30 MILES



**LOCAL MAP**

SCALE: 1" = 2000'

**DIRECTIONS TO SITE:**  
FROM THE CITY OF RICHMOND: START OUT GOING SOUTHEAST ON E BROAD ST TOWARD N 10TH ST. THEN .31 MI. MERGE ONTO I-95 S TOWARD PETERSBURG THEN 1.27 MI. TAKE THE MAURY ST EXIT #73 TOWARD COMMERCE RD. THEN .52 MI. TURN LEFT ONTO MAURY ST THEN .99 MI. TURN LEFT ONTO JEFFERSON DAVIS HWY/US-1 THEN 2.14 MI. TURN RIGHT ONTO LOCHAVEN BLVD THEN .06 MI. TURN LEFT ONTO PITT ST. THEN .03 MI. TURN RIGHT THEN .04 MI. ARRIVE AT 3022 JEFFERSON DAVIS HWY. PROPERTY IS "CAPITAL GARAGE" PROPERTY.

**APPROVAL - LENDLEASE**

PROPERTY OWNER / OWNERS AGENT	PRINT	SIGNATURE	PHONE NUMBER	DATE
CONSTRUCTION MGR.	PRINT	SIGNATURE	PHONE NUMBER	DATE
ZONING MGR.	PRINT	SIGNATURE	PHONE NUMBER	DATE
SITE ACQUISITION MGR.	PRINT	SIGNATURE	PHONE NUMBER	DATE

**APPROVAL - CARRIER**

RF MGR.	PRINT	SIGNATURE	PHONE NUMBER	DATE
CONSTRUCTION MGR.	PRINT	SIGNATURE	PHONE NUMBER	DATE
OTHER	PRINT	SIGNATURE	PHONE NUMBER	DATE

REV. NO.	DESCRIPTION	BY	DATE	REV. NO.	DESCRIPTION	BY	DATE
1	TURNAROUND CHANGES	AGT	02-14-19	4			
2	SHIFT COMPOUND 5' NORTH; LEAVE TOWER LOCATION AS IS	AGT	02-14-19	5			
3				6			

**ARCHITECTURAL & ENGINEERING FIRM:**  
BC ARCHITECTS ENGINEERS, PLC  
5659 COLUMBIA PIKE, SUITE 101  
FALLS CHURCH, VA 22041-2868  
TEL: (703) 671-6000 CONTACT: BRIAN QUINN  
FAX: (703) 671-6300

**SURVEYOR:**  
HALDER SURVEYS P.C.  
P.O. BOX 1660  
CHESTERFIELD, VA 23832  
TEL: (804) 748-8707 CONTACT: RONALD L. LANG  
EMAIL: ron.lang@halder-surveys.com

**CONSTRUCTION MANAGEMENT:**  
SITE DEVELOPMENT SERVICES, INC.  
TEL: (864) 907-6052 CONTACT: KEVIN WILES  
EMAIL: kwiles@sitedevservices.com

**ZONING:**  
NB&C  
TEL: (804) 363-0891 CONTACT: KARINA FOURNIER  
EMAIL: kfournier@nbcllc.com

**PERMITTING:**  
NB&C  
TEL: (804) 363-0891 CONTACT: KARINA FOURNIER  
EMAIL: kfournier@nbcllc.com

**UTILITIES:**  
**POWER COMPANY:**  
COMPANY NAME: DOMINION VIRGINIA POWER  
CONTACT: CUSTOMER SERVICE  
TEL: (804) 862-6048  
FAX: -

**TELEPHONE COMPANY:**  
COMPANY NAME: TBD  
CONTACT: -  
TEL: -  
FAX: -

**CONSULTING TEAM**

**SITE NAME:**  
VA-RICHMOND-CAPITAL GARAGE

**PROPERTY OWNER:**  
3022 JEFFERSON DAVIS HIGHWAY LLC  
1300 N WASHINGTON ST  
HIGHLAND SPRINGS, VA 23075  
CONTACT: BILLY WOODSON OR SUSAN DANT  
TEL: (804) 291-1779  
EMAIL: capitalgarageinc@aol.com

**SITE NUMBER:**  
PIVA068

**SITE ADDRESS:**  
3022 JEFFERSON DAVIS HWY  
RICHMOND, VA 23234

**APPLICANT BUILDING INFO:**  
PI TOWER DEVELOPMENT LLC  
C/O LENDLEASE (US) TELECOM HOLDINGS LLC  
2320 CASCADE POINT BLVD., SUITE 300  
CHARLOTTE, NORTH CAROLINA 28208  
ATTENTION: CORPORATE CONTRACTS MANAGER  
CONTACT: ALEJANDRA STINSON  
TEL: (513) 259-3673

**PROJECT DESCRIPTION:**  
AN UNMANNED RADIO TELECOMMUNICATIONS FACILITY  
CONSISTING OF A NEW 190' MONOPOLE W/ A 5' LIGHTNING ROD  
IN A NEW 50'x50' FENCED COMPOUND

**ADA COMPLIANCE:**  
FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION

**PROJECT DATA:**  
ZONING: OS (OFFICE-SERVICE DISTRICT)  
GPIN: S0080629006  
LEASE AREA: 2,500 SQ. FT.  
JURISDICTION: CITY OF RICHMOND

**GEOGRAPHIC COORDINATES:**  
LATITUDE: 37° 28' 51.73" N  
LONGITUDE: 77° 26' 49.50" W  
GROUND ELEVATION: 98.1'± AMSL

**CODE COMPLIANCE:**  
2012 VIRGINIA UNIFORM STATEWIDE BUILDING CODE (VUSBC)  
2012 NATIONAL ELECTRIC CODE (NEC 2011)

**PROJECT SUMMARY**

SHEET NUMBER:	DESCRIPTION:
T-1	TITLE SHEET, VICINITY MAP AND GENERAL INFORMATION
A-0	SITE PLAN
A-1	ENLARGED SITE PLAN
A-2	TOWER ELEVATION
A-3	FENCE, GATE AND COMPOUND CROSS SECTION DETAIL

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 PI TOWER DEVELOPMENT, LLC WITHOUT PREJUDICE AND VISUAL CONTACT WITH THEM SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

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	TURNAROUND CHG.	AGT	02-14-19
2	SHIFT COMPOUND 5' NORTH; LEAVE TOWER LOCATION AS IS	AGT	02-14-19

CALL FOR UNDERGROUND UTILITIES PRIOR TO DIGGING

SITE NAME:  
**VA-RICHMOND-CAPITAL GARAGE**

SITE ID:  
**PIVA068**

SITE ADDRESS:  
3022 JEFFERSON DAVIS HWY  
RICHMOND, VA 23234

CHECKED BY: NB  
DATE DRAWN: 02-01-19  
SUBMISSION: FINAL ZONING

SHEET TITLE:  
**TITLE SHEET, VICINITY MAP AND GENERAL INFORMATION**

SHEET NUMBER: <b>T-1</b>	REV. # <b>2</b>
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02-14-19 ATECS 13:28:44 Y:/Drawings - 2019/Lendlease/VA-Richmond-Jefferson Davis Hwy Capital Garage - PVA068/\_EFD's - Rev 2 - 2019-02-14/A0.dwg

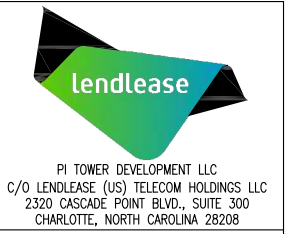
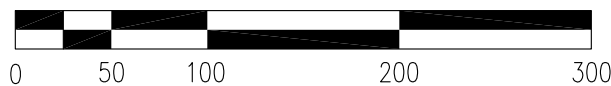
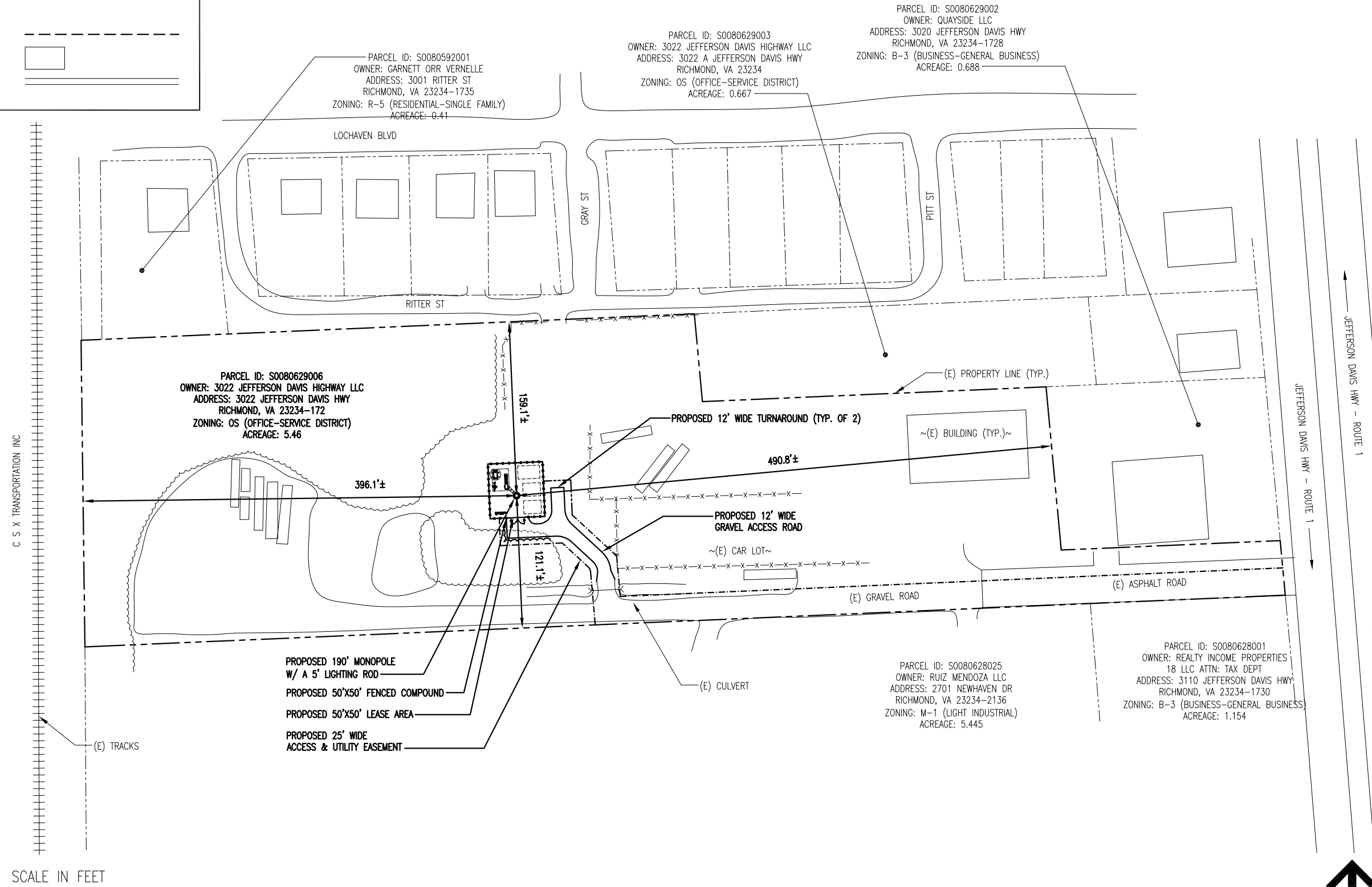
**LEGEND**

- NEW FENCE —X—X—X—X—X—
- EXIST. FENCE —X—X—X—X—X—
- SETBACK - - - - -
- EASEMENT - - - - -
- LEASE - - - - -
- PROPERTY LINE - - - - -
- EXIST. CONTOUR - - - - -
- NEW CONTOUR - - - - -
- TYP. BUILDING [Symbol]
- TYP. ROAD [Symbol]

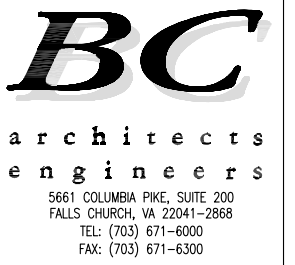
THIS PLAN IS NOT A SURVEY. IT WAS DRAWN USING CITY OF RICHMOND GIS WEBSITE DATA.

THE STRUCTURE IS NOT WITHIN 1,000 FEET OF THE SHORELINE OF THE JAMES RIVER

THE PROPOSED PROJECT IS NOT LOCATED IN A FLOOD ZONE



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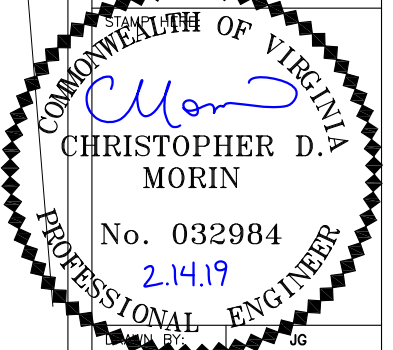
SHEET REVISION

NO.	DESCRIPTION	BY	DATE
1	TURNAROUND CHG. (SEE SHEET 02-14-19)	AGT	02-14-19
2	TURNAROUND CHG. (SEE SHEET 02-14-19)	AGT	02-14-19
3			
4			
5			
6			

SITE NAME:  
**VA-RICHMOND-CAPITAL GARAGE**

SITE ID:  
**PVA068**

SITE ADDRESS:  
3022 JEFFERSON DAVIS HWY  
RICHMOND, VA 23234



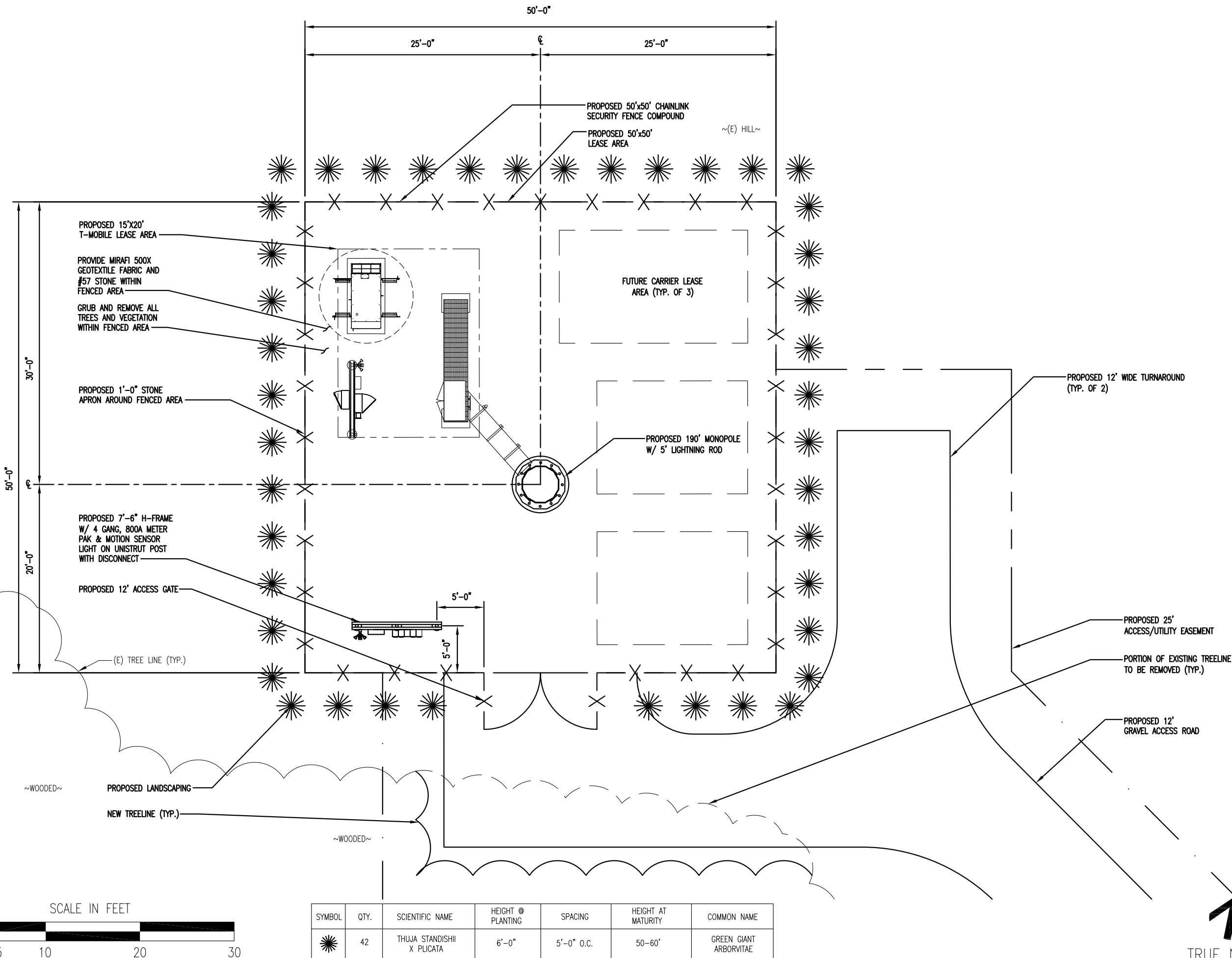
CHECKED BY:	NB
DATE DRAWN:	02-01-19
SUBMISSION:	FINAL ZONING

SHEET TITLE:  
**SITE PLAN**

SHEET NUMBER: **A-0** REV. # **2**

**SITE PLAN**

02-14-19 ATECS 13:55:11 Y:/Drawings - 2019/Lendlease/VA-Richmond-Jefferson Davis Hwy Capital Garage - PIVA068/\_EFD's - Rev 2 - 2019-02-14/A1.dwg



SYMBOL	QTY.	SCIENTIFIC NAME	HEIGHT @ PLANTING	SPACING	HEIGHT AT MATURITY	COMMON NAME
	42	THUJA STANDISHII X PPLICATA	6'-0"	5'-0" O.C.	50-60'	GREEN GIANT ARBORVITAE

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

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**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	TURNAROUND CHG. <small>ADD COURSE OF TURNAROUND</small>	AGT	02-14-19
2		AGT	02-14-19
3			
4			
5			
6			

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 SITE ID:  
**PIVA068**  
 SITE ADDRESS:  
 3022 JEFFERSON DAVIS HWY  
 RICHMOND, VA 23234

COMMONWEALTH OF VIRGINIA  
 PROFESSIONAL ENGINEER  
 STAMPED BY: *CM*  
**CHRISTOPHER D. MORIN**  
 No. 032984  
 2.14.19

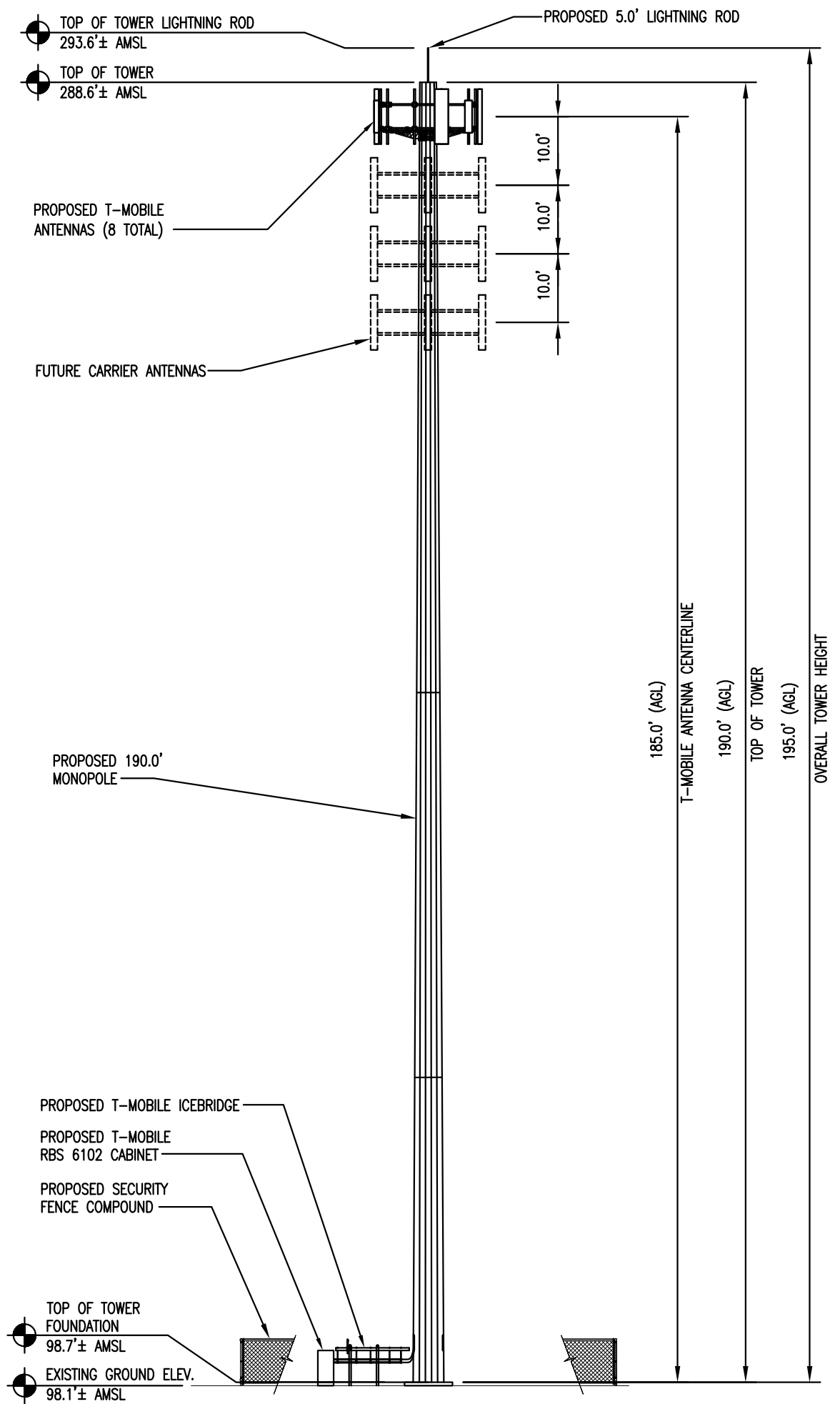
CHECKED BY:	NB
DATE DRAWN:	02-01-19
SUBMISSION:	FINAL ZONING

SHEET TITLE:  
**ENLARGED SITE PLAN**  
 SHEET NUMBER: **A-1** REV. # **2**



ENLARGED SITE PLAN

02-01-19 JGARC 10:01:19 \\10.27.189.8\BC\_Files\Drawings - 2019\lendlease\VA-Richmond-Jefferson Davis Hwy Capital Garage - PIVA068\FZD's - Rev. 0 - 2019-02-01\A2.dwg



1"=20'

TOWER ELEVATION



PI TOWER DEVELOPMENT LLC  
C/O LENDLEASE (US) TELECOM HOLDINGS LLC  
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CHARLOTTE, NORTH CAROLINA 28208

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**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	TURNAROUND CHG.	AGT	02-14-19
2	ADD COURSE OF WORK	AGT	02-14-19
3			
4			
5			
6			

CALL FOR UNDERGROUND UTILITIES PRIOR TO DIGGING

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**VA-RICHMOND-CAPITAL GARAGE**  
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3022 JEFFERSON DAVIS HWY  
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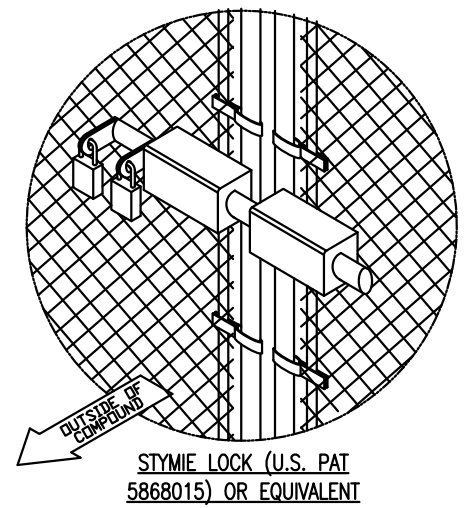
COMMONWEALTH OF VIRGINIA  
*Chris Morin*  
CHRISTOPHER D. MORIN  
No. 032984  
2.14.19  
PROFESSIONAL ENGINEER

CHECKED BY:	NB
DATE DRAWN:	02-01-19
SUBMISSION:	FINAL ZONING

SHEET TITLE:  
**TOWER ELEVATION**

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

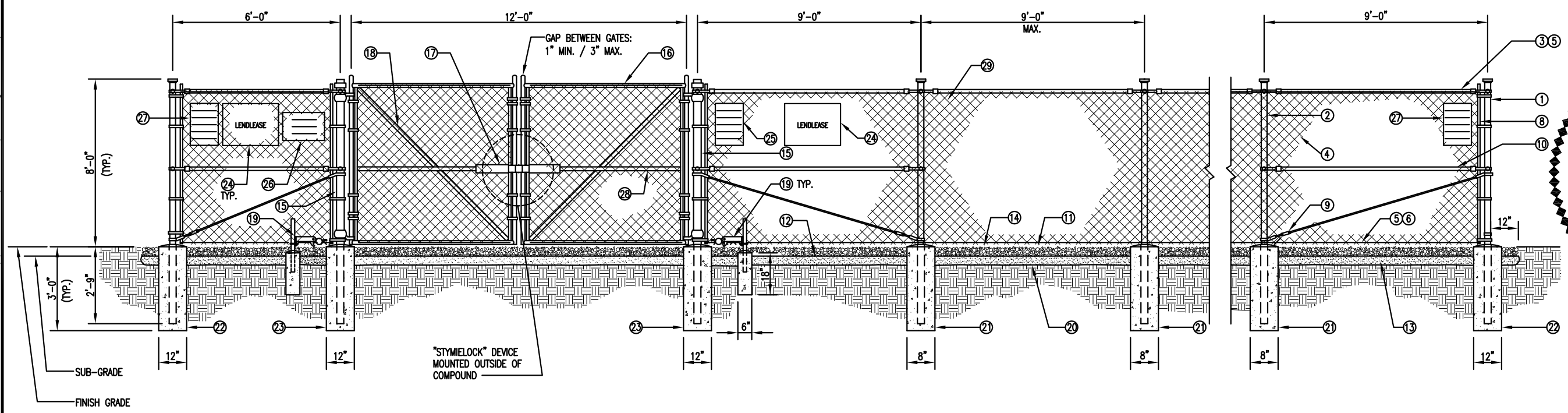
10.27.189.8/BC\_Files/Drawings - 2019/Lendlease/VA-Richmond-Jefferson Davis Hwy Capital Garage - PIVAO68/\_PZD's - Rev A - 2019-01-28/A3.dwg



- REFERENCE NOTES:**
- ① CORNER, END OR PULL POST 3" SCHEDULE 40 PIPE.
  - ② LINE POST: 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 NOT USED
  - 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 "STYMIELOCK" 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 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.

- 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.

PLUNGER OR MUSHROOM HEAD REQUIRED.



**lendlease**

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RICHMOND, VA 23234

STATE OF VIRGINIA

*Christopher D. Morin*

CHRISTOPHER D. MORIN

No. 032984  
2.14.19

PROFESSIONAL ENGINEER

CHECKED BY:	NB
DATE DRAWN:	02-01-19
SUBMISSION:	FINAL ZONING

SHEET TITLE:  
**FENCE, GATE AND COMPOUND CROSS SECTION DETAIL**

SHEET NUMBER:	REV. #
<b>A-3</b>	<b>2</b>

N.T.S.

FENCE, GATE AND COMPOUND CROSS SECTION DETAIL