

ZONING COMMITTEE STAFF REPORT

FILE NAME: Verizon Wireless

FILE # 17-006-697

APPLICANT: Verizon Wireless

HEARING DATE: February 16, 2017

TYPE OF APPLICATION: Conditional Use Permit

LOCATION: 1745 Grand Ave, NW corner at Wheeler

PIN & LEGAL DESCRIPTION: 042823420021, South 129 feet of Lots 1-3, Block 3 of Elmer & Morrison's Rearrangement of Part of Macalester Park

PLANNING DISTRICT: 14

PRESENT ZONING: B2

ZONING CODE REFERENCE: §65.310; §61.501; §66.431

STAFF REPORT DATE: February 8, 2017

BY: Bill Dermody

DATE RECEIVED: January 26, 2017

60-DAY DEADLINE FOR ACTION: March 27, 2017

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- A. **PURPOSE:** Conditional use permit for a replacement 33'-6" high light pole with cellular telephone antennas.
- B. **PARCEL SIZE:** 16,552 square feet
- C. **EXISTING LAND USE:** Auto service station
- D. **SURROUNDING LAND USE:**
Mix of multi-family residential, single-family residential, commercial, and institutional to the east and west along Grand Avenue; single-family residential farther to the north and south.
- E. **ZONING CODE CITATION:** §65.310 provides a definition and standards/conditions for cellular telephone antennas; §61.501 lists general conditions that must be met by all conditional uses; §66.431 provides dimensional standards for the B2 community business district.
- F. **HISTORY/DISCUSSION:** There is no recent zoning history for the site.
- G. **DISTRICT COUNCIL RECOMMENDATION:** As of this writing, the District 14 Council has not provided a recommendation.
- H. **FINDINGS:**
1. The application requests conditional use permit approval to allow installation of a replacement 33'-6" high light pole with cellular telephone antennas and associated equipment, including remote radio units (RRUs), power converters, and a breaker box. The new pole will replace a shorter existing light pole. The antennas are of a small cell canister design.
 2. The proposed light pole replaces an existing light pole in the parking lot adjacent to Wheeler Street of an auto service station (gas station) at 1745 Grand Ave. that is zoned B2.
 3. §65.310 lists nine standards and conditions that apply to cellular telephone antennas, including the following that apply to the subject application:
 - a. *In residential, traditional neighborhood and business districts, a conditional use permit is required for cellular telephone antennas on a building less than 45 feet high or on a freestanding pole, except for existing utility poles. In residential and traditional neighborhood districts, existing utility poles to which cellular telephone antennas are attached shall be at least 60 feet high. Conditional use permit review for such antennas will take into account not only the request made by the application, but also any future eligible facility modifications allowed under 47 CFR §1.4.0001, such as antennas of a more obtrusive design or placement than the subject application. A conditional use permit is not required for any eligible facility modification allowed under 47 CFR §1.4.0001. This condition is met by the subject application and analysis included in the other findings. 47 CFR §1.4001 essentially allows any structure that supports cellular telephone antennas to be modified (regardless of zoning regulations) to accommodate additional future antennas and associated equipment so long as it does not constitute a "substantial change" in the structure's physical dimensions, and that it complies with conditions of the original antennas' siting approval. The regulation defines a "substantial change" as (applied to this case) a height increase of 20 feet plus the height of one additional antenna array, or a protrusion from the tower of more than 20 feet.*

- c. *For antennas proposed to be located on a building less than 45 feet high in residential, traditional neighborhood, and business districts, or on a new freestanding pole in residential, traditional neighborhood, and business districts, the applicant shall demonstrate that the proposed antennas cannot be accommodated on an existing freestanding pole or an existing structure at least 45 feet high within ½ mile radius of the proposed antennas due to one or more of the following reasons:*
- 1. The planned equipment would exceed the structural capacity of the existing pole or structure.*
 - 2. The planned equipment would cause interference with other existing or planned equipment on the pole or structure.*
 - 3. The planned equipment cannot be accommodated at a height necessary to function reasonably.*
 - 4. The owner of the existing pole, structure or building is unwilling to co-locate an antenna.*
- This condition is met. An application supplement states that the antennas need to be as close to the street as possible and that placement on structures taller than 45 feet would not allow the small cell technology to function reasonably.
- d. *In residential, traditional neighborhood and business districts, cellular telephone antennas to be located on a new freestanding pole are subject to the following standards and conditions:*
- 1. The freestanding pole shall not exceed 75 feet in height, unless the applicant demonstrates that the surrounding topography, structures, or vegetation renders a 75-foot pole impractical. Freestanding poles may exceed the above height limit by 25 feet if the pole is designed to carry two (2) antennas. This condition is met. The requested 33'-6" pole plus future additions allowed by 47 CFR §1.4.0001 would equal 53'-6" plus antenna height.*
 - 2. Antennas shall not be located in a required front or side yard and shall be set back one (1) times the height of the antenna plus 38 feet from the nearest residential building. This condition can be met. The minimum front and side yard setbacks in the B2 district are 0'. The nearest residential building is approximately 100' to the east, as compared to a height of 53'-6" plus antenna height for the proposal plus future additions allowed by 47 CFR §1.4.0001. A recommended condition would limit antennas (including future additions) to a small cell canister design such as proposed, which are currently designed as 27" in height, in order to ensure that this condition is met.*
 - 3. The antennas shall be designed where possible to blend into the surrounding environment through concealment elements such as the use of color and camouflaging architectural treatment. Drawings or photographic perspectives showing the pole and antennas shall be provided to the planning commission to determine compliance with this provision. This condition can be met so long as future additions are required to have a small cell canister design such as proposed by the subject application.*
 - 4. In residential and traditional neighborhood districts, the pole shall be on institutional use property at least one (1) acre in area. In the business districts, the zoning lot on which the pole is located shall be within contiguous property with OS or less restrictive zoning at least one (1) acre in area. This condition is met. The subject site's zoning lot is contiguous with property on the southwest and southeast corners of Grand Ave. and Wheeler St. that are zoned BC and B2, which combined with the subject site's zoning lot are approximately 2.7 acres in area.*
4. §61.501 lists five standards that all conditional uses must satisfy:
- (a) The extent, location and intensity of the use will be in substantial compliance with the Saint Paul Comprehensive Plan and any applicable subarea plans which were approved by the city council. This condition is met. There are no plan policies specific to this application.*

- (b) *The use will provide adequate ingress and egress to minimize traffic congestion in the public streets.* This condition is met. The use produces very minimal traffic in the form of an occasional service truck that can be accommodated by existing ingress and egress.
- (c) *The use will not be detrimental to the existing character of the development in the immediate neighborhood or endanger the public health, safety and general welfare.* This condition can be met if the design of the antennas (including any future additions) is small cell canister such as proposed.
- (d) *The use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.* This condition is met. The proposed pole will not impede the development and improvement of surrounding property.
- (e) *The use shall, in all other respects, conform to the applicable regulations of the district in which it is located.* This condition is met. The proposal will conform to all other B2 regulations, as will be confirmed through building permit review and any site plan review.

- I. **STAFF RECOMMENDATION:** Based on the above findings, staff recommends approval of the conditional use permit for a replacement 33'-6" high light pole with cellular telephone antennas subject to the following additional condition(s):
1. Final plans approved by the Zoning Administrator for this use shall be in substantial compliance with the plan submitted and approved as part of this application.
 2. Antennas shall be of a small cell canister design similar to that presented in the application materials.

Attachments:

1. Application materials
2. 47 CFR §1.4001
3. Streetview photos
4. Maps



CONDITIONAL USE PERMIT APPLICATION

Department of Planning and Economic Development
Zoning Section
1400 City Hall Annex
25 West Fourth Street
Saint Paul, MN 55102-1634
(651) 266-6589

Zoning office use only
File # 17-200697
Fee 800.00
Tentative Hearing Date 2-16-17
0428 23 42 0021

PD = 14

APPLICANT

Name Verizon Wireless (Representative: Karyn O'Brien 323 N. Cedar St. Chaska, MN 55318)
Address Verizon: 10801 Bush Lake Rd
City Bloomington St. MN Zip 55438 Daytime Phone 952-288-8130
Name of Owner (if different) JJSC Properties 1948 Crown Point Dr. Mendota Heights, MN 55118
Contact Person (if different) Karyn O'Brien Phone 952-288-8130

PROPERTY LOCATION

Address / Location 1745 Grand Avenue St. Paul
Legal Description The South One Hundred Twenty-nine (S.129) feet of Lots One (1), Two (2) and Three (3), Block Three (3), Elmer & Morrison's Rearr. Current Zoning B-2
(attach additional sheet if necessary)

TYPE OF PERMIT:

Application is hereby made for a Conditional Use Permit under provisions of Chapter _____, Section 65, Paragraph 310 of the Zoning Code.

SUPPORTING INFORMATION: Explain how the use will meet all of the applicable standards and conditions. If you are requesting modification of any special conditions or standards for a conditional use, explain why the modification is needed and how it meets the requirements for modification of special conditions in Section 61.502 of the Zoning Code. Attach additional sheets if necessary.

This CUP request is to install (1) replacement 30-ft steel light pole and associated concrete foundation with a new steel light pole to include small cell canister antenna, RRUs and power converters, breaker box and hand hole at base of pole.

Current ordinance Sec. 65.310 (a) Antenna, cellular telephone requires B-2 districts to seek a CUP for freestanding poles. We would be utilizing an existing light pole, but replacing it with a similar style pole which hosts small cell antennas. Said antennas have a service radius of approximately 500 to 1,000 feet and are meant to provide focused coverage and capacity in areas at street level.

A complete set of proposed plans accompanies this application.

RECEIVED

JAN 20 2017

JAN 20 2017

By: City of St Paul DSI

Required site plan is attached

Applicant's Signature [Signature] Date 1.16.17 City Agent [Signature]

1-20-17

Application Supplement

RE: 65.310 (c)

Regarding the code provision, the reason small cell antennas cannot be accommodated on an existing freestanding pole or building within 1/2 mile and at least 45' in height is that the nature of small cells is to provide a much lower, street-level coverage and capacity to pedestrians and traffic. Anything higher or lower than the proposed heights would preclude Verizon from meeting the intended objective using this newer technology. The antennas are smaller and the radius/reach is much less than the larger-scale antennas for which most telecommunications codes were written. The radius for these antennas is only around 500', which is why we cannot affix to taller structures. They also need to be as close to the street as possible to alleviate the network bottlenecks that are caused by influx of traffic and pedestrians, especially during peak times. Therefore, the planned equipment cannot be accommodated at a height necessary to function reasonably.

Note that the gas station pole is existing but would need to be replaced and extended to meet RF objectives.



SITE NAME: MIN GRAND 3 STPL SC

SITE NUMBER: 20161387153

LOCATION CODE: 414776

SITE TYPE: SMALL CELL

POLE TYPE: REPLACEMENT 30' LIGHT POLE

SITE INFORMATION

APPROXIMATE ADDRESS:
1745 GRAND AVE
ST. PAUL, MN 55108
RAMSEY COUNTY

LATITUDE & LONGITUDE
LAT: 44°56'05.60"N
LONG: 93°10'27.29"W
GROUND ELEVATION: 921 AMSL
(PER 1A CERTIFICATE)

POLE HEIGHT:
30'± F.O.C.

MAXIMUM APPEARANCE HEIGHT:
33'± A.G.L.

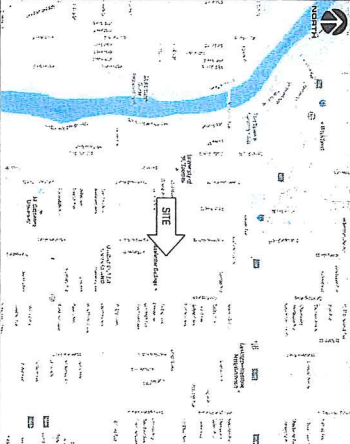
APPLICABLE CODES

ALL WORK SHALL COMPLY WITH THE FOLLOWING APPLICABLE CODES:
- 2012 INTERNATIONAL BUILDING CODE
- 2014 NATIONAL ELECTRIC CODE
- IMA/BA-22-6 OR LATEST EDITION
IN THE EVENT OF CONFLICT, THE MOST RESTRICTIVE CODE SHALL PREVAIL

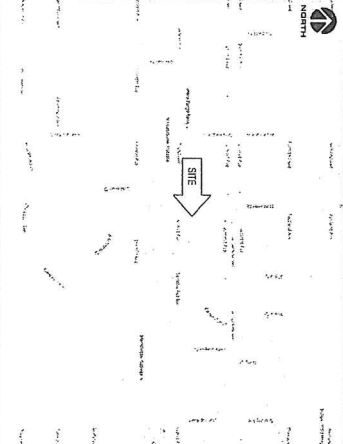
LOCATION SCAN



AREA MAP



LOCATION MAP



PROJECT DESCRIPTION/SOW

- INSTALL (1) REPLACEMENT 30'-H' STEEL LIGHT POLE AND ASSOCIATED CONCRETE FOUNDATION
- INSTALLATION OF CAN ANTENNA
- INSTALLATION OF ERICSSON RUIS AND POWER CONVERTERS
- INSTALLATION OF LOAD CENTER/BREAKER BOX
- INSTALLATION OF HAND HOLE FOR FIBER AT POLE BASE BY PROVIDER
- INSTALLATION OF CONDUIT FOR FIBER BETWEEN HAND HOLE AND POLE BASE (APPROX. 21'±) TO BE DIRECTIONALLY BORED BELOW GRADE BY VERIZON
- INSTALLATION OF CONDUIT FOR FIBER IN ROW, BY PROVIDER
- INSTALLATION OF CONDUIT FOR FIBER AT POLE BASE AND POWER VERZON (APPROX. 34'±) TO BE DIRECTIONALLY BORED BELOW GRADE BY VERZON
- INSTALLATION OF GROUND RING AROUND POLE FOUNDATION
- BUILDING PENETRATION REQUIRED FOR ELECTRICAL SERVICE
- ALL OTHER CONTRIBUTION RELATED ACTIVITIES TO BE COMPLETED BY OTHERS

PROJECT DIRECTORY

LESSOR:
VERIZON WIRELESS
1800 TULSA DRIVE
SUITE 105
MINNETONKA, MN 55345
CONTACT: COUNTRY BENDVAZ
PHONE: 952.946.4594

LESSOR:
JISC PROPERTIES, LLC
10000 W. 13TH AVE
SUITE 100
MINNETONKA, MN 55345
CONTACT: CHUCK BROST
PHONE: 651.422.1416

ENGINEERING COMPANY:
EDGE CONSULTING ENGINEERS, INC.
10000 W. 13TH AVE
SUITE 105
MINNETONKA, MN 55345
CONTACT: JOHN WILLYNS
PHONE: 688.444.1476

REGISTERED PROFESSIONAL ENGINEER:
OTTO G. DINGELDER III, P.E.
10000 W. 13TH AVE
SUITE 105
MINNETONKA, MN 55345
CONTACT: JOHN WILLYNS
PHONE: 688.444.1476

SHEET INDEX

NO:	SHEET TITLE
T-1	TITLE SHEET & PROJECT DATA
C-1	CONCRETE
A-1	ANTENNA DETAILS
A-2	ANTENNA DETAILS
A-3	EQUIPMENT DETAILS
A-4	EQUIPMENT DETAILS
A-5	CABLE MOUNTING DETAILS
E-1	GROUNDING DETAILS
E-2	ELECTRICAL DETAILS
E-3	GROUNDING DETAILS
E-4	GROUNDING DETAILS

11"x17" PLOT WILL BE HALF SCALE UNLESS OTHERWISE NOTED

THESE SITE PLANS ADHERE TO ALL OF THE REQUIREMENTS CALLED OUT IN THE JURISDICTION PLANNING AND ZONING FOR ANTENNAS AND SUPPORT STRUCTURES WHERE SITE IS LOCATED. CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING CONDITIONS ON SITE IMMEDIATELY UPON COMMENCEMENT OF WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAME WORK OR BE RESPONSIBLE FOR THE SAME.

ENGINEER OF RECORD

EDGE CONSULTING ENGINEERS, INC.
CONTACT: OTTO DINGELDER III (P.E. # 49720 (MN))
PHONE: 688.444.1476

STRUCTURAL REVIEW

LIGHT POLE STRUCTURAL ANALYSIS COMPLETED BY EDGE CONSULTING ENGINEERS, INC.
DATE: 07/19/2016
CONTRACTOR TO REVIEW STRUCTURAL REPORT IN ITS ENTIRETY AND THESE PLANS SHOULD BE REVISED PRIOR TO CONSTRUCTION.



Edge
Consulting Engineers, Inc.
1745 Luther Park, Suite 115
St. Paul, MN 55108
688.444.1476
www.edgeeng.com

PROJECT NO.: 20161387153
EDGE PROJECT NO.: 14266
DRAWN BY: TMB
CHECKED BY: OGD

REV.	DATE	DESCRIPTION
A	08/07/2016	PRELIM SMALL CELL DIVISION
B	08/19/2016	PRELIM SMALL CELL DIVISION
D	11/01/2016	FINAL DWGS

REGISTERED PROFESSIONAL ENGINEER
OTTO G. DINGELDER III
49720

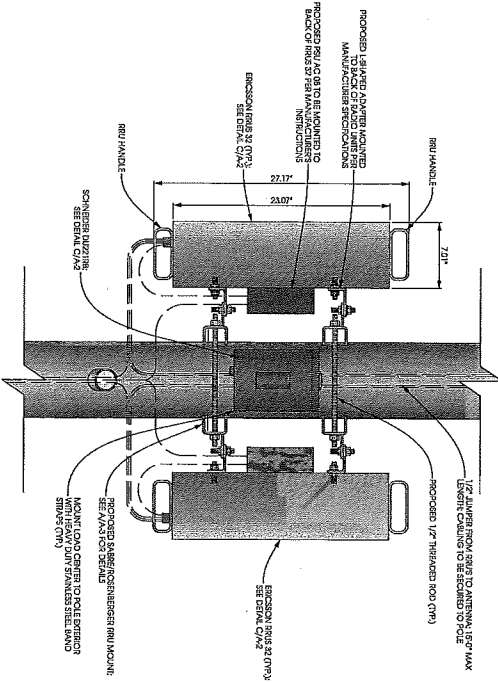
LICENSE CATEGORY: ELECTRICAL
EXPIRES: 12/31/2016
OPERATION WAS REVISED BY THE CONTRACTOR BY LICENSED PROFESSIONAL SUPERVISOR UNDER THE NAME OF THE STATE OF MINNESOTA

MIN GRAND 3 STL SC
ST. PAUL, MINNESOTA
REPLACEMENT LIGHT POLE
SMALL CELL DRAWINGS

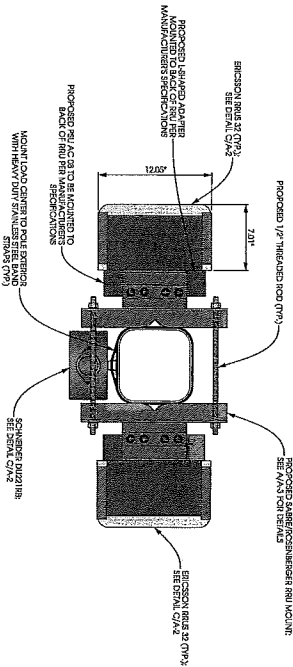
SHEET TITLE
TITLE SHEET & PROJECT DATA

SHEET NUMBER
T-1

NOTE:
 PAINT ALL INTERNAL SURFACES, EXCEPT AND
 PAINT EXTERIOR SURFACES TO BE PAINTED IN THE FUTURE.



ELEVATION VIEW

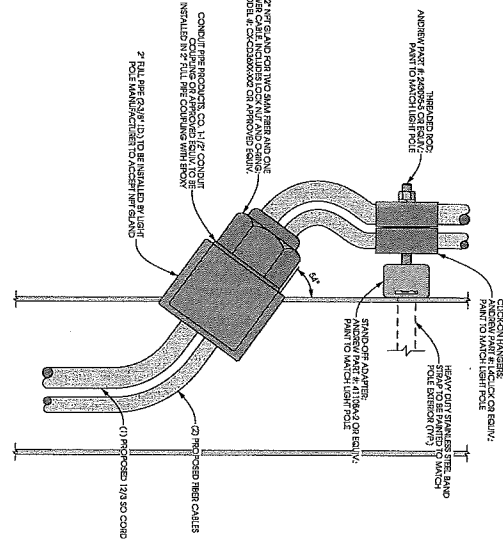


PLAN VIEW

A EQUIPMENT MOUNTING DETAIL
 SCALE: 1/4" = 1'-0"



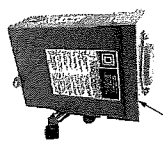
NPT GLAND



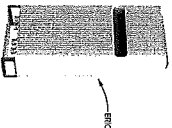
B PENETRATION DETAIL
 SCALE: NTS

SCHEMATIC SPECIFICATIONS:
 NAME: NPT GLAND
 NUMBER OF PORTS: 2
 WEIGHT: 4.2 LB
 DIMENSIONS: 3.25" x 2.5" x 1.37"
 CONNECTION TO INSTALL: LB
 UNIT

SCHEMATIC SPECIFICATIONS:
 NAME: NPT GLAND
 NUMBER OF PORTS: 2
 WEIGHT: 4.2 LB
 DIMENSIONS: 3.25" x 2.5" x 1.37"
 CONNECTION TO INSTALL: LB
 UNIT



C LOAD CENTER DETAIL
 SCALE: NTS



D RADIO DETAIL
 SCALE: NTS



Edge Consulting Engineers, Inc.
 1746 Jasper Park Drive
 St. Paul, MN 55115
 651.441.1500
 www.edgeinc.com

PROJECT NO: 20161587153
 EDGE PROJECT NO: 14286
 DRAWN BY: TWS
 CHECKED BY: OAS

REV.	DATE	DESCRIPTION
1	11/07/2018	ISSUE FOR PERMIT
2	11/07/2018	ISSUE FOR PERMIT
3	11/07/2018	ISSUE FOR PERMIT
4	11/07/2018	ISSUE FOR PERMIT
5	11/07/2018	ISSUE FOR PERMIT
6	11/07/2018	ISSUE FOR PERMIT
7	11/07/2018	ISSUE FOR PERMIT
8	11/07/2018	ISSUE FOR PERMIT
9	11/07/2018	ISSUE FOR PERMIT
10	11/07/2018	ISSUE FOR PERMIT

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MINI GRANT 3 STPL SC
 ST. PAUL, MINNESOTA
 REPLACEMENT LIGHT POLE
 SMALL CELL DRAWINGS

SHEET TITLE
 MOUNTING DETAILS
 SHEET NUMBER
 A-2

Antenna Systems Group

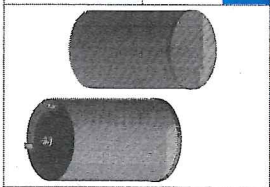


Preliminary

CYL-QAP-2

Small Cell Cantenna, Quad 1695-2180MHz, 2FT

- X-Pol Small Cell
- Suitable for Pole or Building mount
- Broadband Radiators (AWS-3)
- Internal Beam combining
- Integrated Global Position System (GPS) option



ELECTRICAL SPECIFICATIONS

Frequency Band, MHz	2x 1695-2180
Polarization	+/-45°
Electrical Down Tilt	0°
VSWR/Return Loss, dB, Maximum (Non-Duplexed)	1.5:1/14.0
Isolation Between Ports, dB, Minimum	28
Intermodulation (2x20w), MHz, dBc, Maximum	-153
Impedance, ohms	50
Maximum Power Per Connector, CW (W)	125

MECHANICAL SPECIFICATIONS

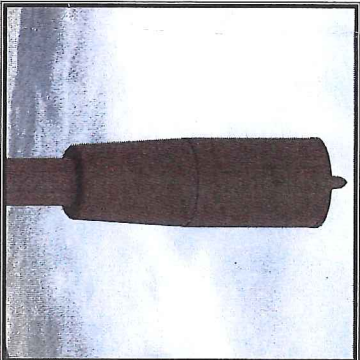
Dimensions, Height/Diameter	24.2/15.1 in (615/384 mm)
Antenna RF Connector Type	7/16 DIN Female
Antenna RF Connector Torque	DIN 220-265 lbf-in (23-30 N-m)
GPS Connector Type	Mini DIN Female @ 1-9.5 per IEC 61189-4)
GPS Connector Torque	Mini-DIN 88.5 lbf-in (10 Nm)
Connector Location	Bottom
Radiome Material	PVC
Wind Survival	150 mph (241 km/h)
Front Wind Load	45.9 lbf (204, 18N) @ 100mph
Equivalent Flat Plate	0.91 sq-ft (0.2) @ 100mph

All Specifications are subject to change. Refer to www.jmawireless.com for the most current information. CYL-QAP-2_V1

www.jmawireless.com
+1 315-431-7100 | customerservice@jmawireless.com

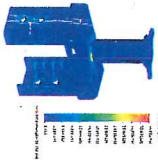
A ANTENNA SPECIFICATIONS
SCALE N/S

CONCEALFAB® UNIVERSAL POLE-TOP MOUNTING SYSTEM
Configurable for all Major Quasi-Omni Antennas

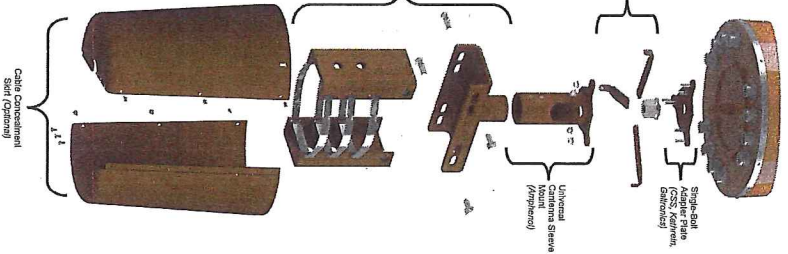


ODAS and Small Cell Solutions
Universal Pole-Top Mounting System
Configurable for Quasi-Omni Antennas

ConcealFab's proven, wireless concealment solutions are ideal complements to all infrastructure upgrades or retrofit projects; integrates any antenna and radio configuration, efficiently blends into urban/suburban environments, and able to withstand severe weather conditions. This vendor agnostic, **Universal Pole-Top Mounting System** accommodates a variety of Quasi-Omni shapes, sizes, weights, and pole-top diameters providing flexibility by adapting to future hardware needs.



- General Features:**
- ◊ Multiple Color Options
 - ◊ Superior finish for extreme exposure zones
 - ◊ 360° Azimuth rotation
 - ◊ Optional Cable Concealment Slot
 - ◊ Adjustable to a variety of pole diameters
 - ◊ Adapters available for all major antenna brands
 - ◊ Bulkin level indicator
 - ◊ PIM reduction coating



WWW.CONCEALFAB.COM PH: 719.599.3400 SALES@CONCEALFAB.COM



ConcealFab Corporation

B ANTENNA MOUNTING DETAIL
SCALE N/S



851 East Choral Parkway, Building Three, Suite 300
Aurora, CO 80010
www.kgi.com



Edge Consulting Engineers, Inc.
1700 East 17th Avenue, Suite 105
Denver, CO 80202
www.edgeconsulting.com

PROJECT NO:	20161847153
EDGE PROJECT NO:	14264
DRAWN BY:	TJB
CHECKED BY:	CSB

REV.	DATE	DESCRIPTION
1	08/11/2016	ISSUE FOR PERMIT
2	08/11/2016	ISSUE FOR PERMIT
3	11/01/2016	FINAL DWGS
4		
5		

APPROVED

THESE DRAWINGS ARE THE PROPERTY OF EDGE CONSULTING ENGINEERS, INC. AND SHALL REMAIN THE PROPERTY OF THE FIRM OF MINNESOTA.

MIN GRAB 3 STR. SC
ST. PAUL, MINNESOTA
REPLACEMENT LIGHT POLE
SMALL CELL DRAWINGS

SHEET TITLE
ANTENNA DETAILS

SHEET NUMBER
A-3

Product Specifications

COMMSCOPE



Dimensions:
 Overall width: 1.75 in (44.28 mm)
 Inner width: 1.25 in (31.75 mm)
 Height: 0.75 in (19.05 mm)

General Specifications:
 Material: Steel
 Finish: Powder coated
 Color: Black
 Weight: 0.15 lbs (68 g)
 Quantity: 10

Manufacturer: CommScope
 Part Number: 2420955



Regulatory Compliance/Certifications:
 UL 94V-0 (Flammability)
 CE (EMC)
 RoHS (Restriction of Hazardous Substances)
 REACH (Registration, Evaluation, Restriction and Authorization of Chemicals)

Notes:
 1. This hardware is designed for use with the specified cable.
 2. This hardware is designed for use with the specified cable.
 3. This hardware is designed for use with the specified cable.

Product Specifications

COMMSCOPE



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 Outer diameter: 1.75 in (44.28 mm)
 Inner diameter: 1.25 in (31.75 mm)
 Thickness: 0.75 in (19.05 mm)

General Specifications:
 Material: Steel
 Finish: Powder coated
 Color: Black
 Weight: 0.15 lbs (68 g)
 Quantity: 10

Manufacturer: CommScope
 Part Number: T15345



Regulatory Compliance/Certifications:
 UL 94V-0 (Flammability)
 CE (EMC)
 RoHS (Restriction of Hazardous Substances)
 REACH (Registration, Evaluation, Restriction and Authorization of Chemicals)

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 UL 94V-0 (Flammability)
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 REACH (Registration, Evaluation, Restriction and Authorization of Chemicals)

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A CABLE MOUNTING DETAILS SCALE NTS

verizon

KG I

605 East Chanhassen Parkway, Building Three, Suite 370
 Chanhassen, MN 55015
 www.kgi.com

Edge
 Consulting Engineers, Inc.
 1706 Jackson Park Square, 5th
 Floor, St. Paul, MN 55108
 651-441-1500
 www.edgeconsulting.com

PROJECT NO: 20161597153
 EDGE PROJECT NO: 14286
 DRAWN BY: TWS
 CHECKED BY: CSB

REV.	DATE	DESCRIPTION
A	09/20/16	REPLACE SMALL CELL MOUNTING
B	09/20/16	REPLACE SMALL CELL MOUNTING
D	11/01/2016	FINAL DWGS

APPROVED

THIS SET CONTAINS THE FINAL SPECIFICATION SHEET FOR THE PROJECT. ANY CHANGES TO THE SPECIFICATIONS MUST BE APPROVED BY THE CLIENT AND THE DESIGNER. THE DESIGNER IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT.

MINI GRAND 3 STPL-SC
 ST. PAUL, MINNESOTA
 REPLACEMENT LIGHT-POLE
 SMALL CELL DRAWINGS

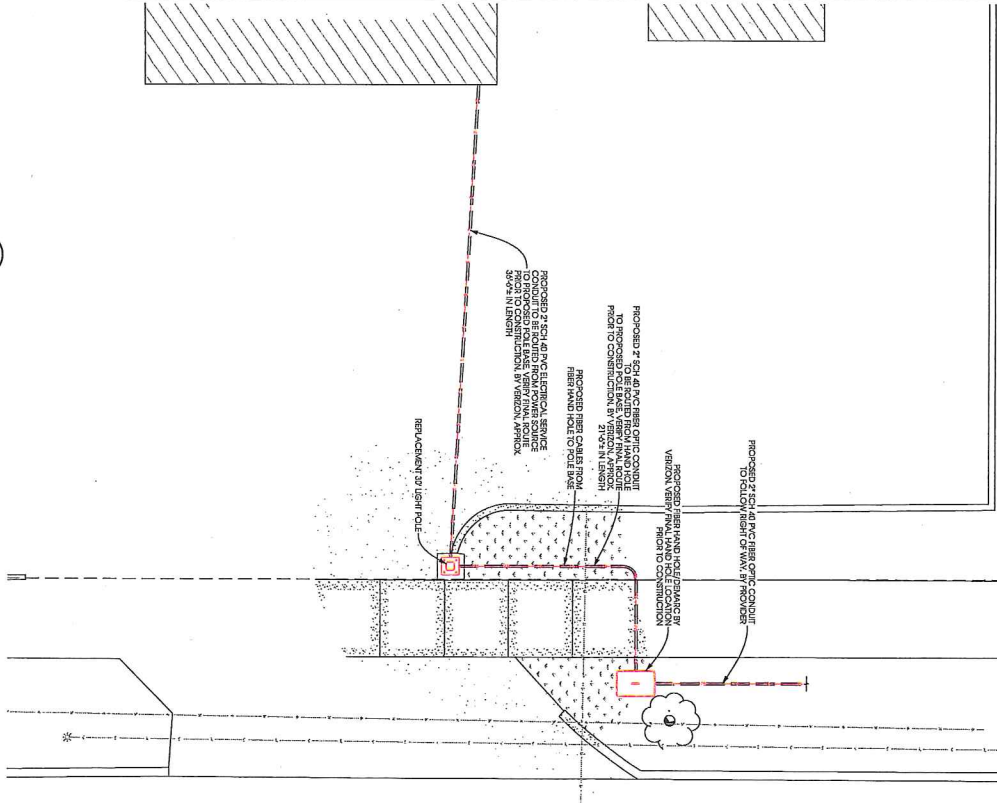
SHEET TITLE
**CABLE MOUNTING
 DETAILS**

SHEET NUMBER
A-5



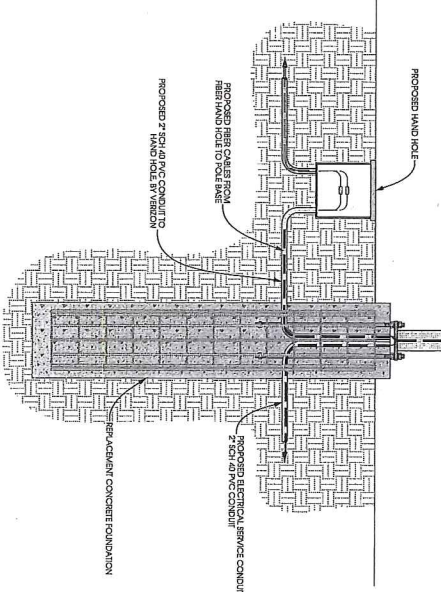
NORTH

NOTE:
VERIFY ALL ELECTRICAL CONNECTIONS WITH MASTER ELECTRICIAN.



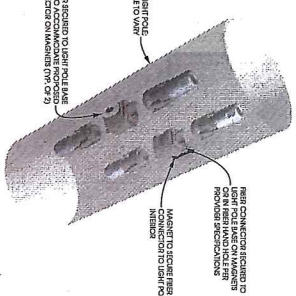
A PROPOSED CABLING DIAGRAM
SCALE: NTS

NOTE:
LEISSE CONNECTION TO CONNECT PROPOSED 1/2\"/>



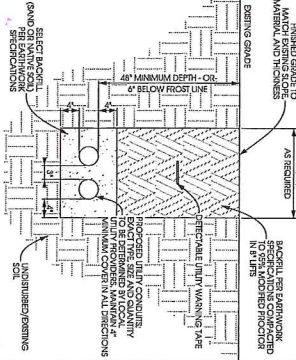
B POWER AND FIBER ROUTING
SCALE: NTS

NOTE:
PROPOSED FIBER CONNECTORS SHALL BE INSTALLED IN THESE CONDUITS TO BE REPLACED BY THE CONTRACTOR TO MAINTAIN THE SAME NUMBER AND USE OF CONDUITS THROUGHOUT THE CONSTRUCTION.



C FIBER CONNECTOR
SCALE: NTS

NOTE:
UTILITY CONDUITS TO BE BURIED A DEPTH OF 48\"/>



D UTILITY TRENCH DETAIL
SCALE: NTS



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PROJECT NO: 20151587133
EDGE PROJECT NO: 14286
DRAWN BY: TJS
CHECKED BY: COB

REV.	DATE	DESCRIPTION
A	06/01/2015	ISSUE FOR PERMITS
B	08/10/2015	PERMITS SMALL CELL DWS 158
C	11/07/2015	FINAL DWS 8
D		FINAL DWS 8

APPROVED

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MIN GRAND 3 STP, SC
ST. PAUL, MINNESOTA
REPLACEMENT LIGHT POLE
SMALL CELL DRAWINGS

SHEET TITLE
CABLING DETAILS

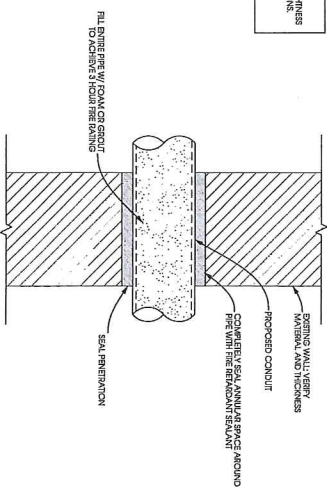
SHEET NUMBER
E-1

GENERAL ELECTRICAL NOTES

1. SEPARATE OF BID INDICATE CONTRACTOR'S NAME OF ALL JOB SITE CONDITIONS AND WORK TO BE PERFORMED UNDER CONTRACT.
2. CONTRACTOR SHALL VERIFY ALL VERTICAL DIMENSIONS, HEIGHTS AND SPACING WITH REFERENCE TO THE ELECTRICAL EQUIPMENT AND THE ACTUAL CONSTRUCTION CONTRACTOR SHALL GIVE A WRITTEN NOTICE OF ALL ERRORS TO THE ARCHITECT IMMEDIATELY UPON DISCOVERY. FAILURE TO DO SO SHALL BE AT CONTRACTOR'S RISK AND DISCREPANCY.
3. HEIGHTS SHALL BE VERIFIED WITH OWNER PRIOR TO INSTALLATION.
4. THESE PLANS ARE DIMENSIONAL ONLY. FOLLOW AS CLOSELY AS POSSIBLE.
5. EACH CONDUIT OR RACEWAY SHALL BE PERMANENTLY TAGGED IN EACH PANEL BOARD, RACEWAY, JUNCTION SWITCH BOX, ETC. IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) STANDARDS.
6. ALL WIRING AND CONDUIT SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) STANDARDS. ALL WIRING SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) STANDARDS. ALL WIRING SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) STANDARDS.
7. ALL WIRING SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) STANDARDS. ALL WIRING SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) STANDARDS.
8. ALL WIRING SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) STANDARDS. ALL WIRING SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) STANDARDS.
9. CONTRACTOR SHALL SECURE ALL NECESSARY BUILDING PERMITS.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE DATE OF JOB ACCEPTANCE BY OWNER. ANY WORK MATERIAL OR EQUIPMENT FOUND TO BE FOUND DEFECTIVE THAT PERIODS SHALL BE CORRECTED AT ONCE.
11. ALL CONDUIT ONLY (C.O.) SHALL HAVE A FULL LABEL OR TAG.
12. REPORTS CONSTRUCTION SCHEDULE WITH OBJECTS OF CONSTRUCTION, ALL NECESSARY DRAWINGS AT THE COMPLETION OF THE JOB SHOWING ACTUAL DIMENSIONS, DIMENSIONS, AND OBJECTS.
13. ALL BRICKWORK, CRACKING, CRACKING, CRACKING, CRACKING, ETC. SHALL BE TURNED OVER TO OWNER AT JOB COMPLETION.
14. USE FIVE (5) CONNECTIONS ON ALL MULTIPHASE WITH COMMON NEUTRAL CONDUCTOR.
15. ALL CONDUCTORS SHALL BE COPPER.
16. ALL CONDUIT TYPES, SIZES AND ELECTRICAL EQUIPMENT SHALL HAVE AN APPROVED RATING NOT LESS THAN THE MAXIMUM RATING OF THE CONDUIT OR EQUIPMENT.
17. THE ENTIRE ELECTRICAL INSTALLATION SHALL BE SECURED AS REQUIRED BY ALL APPLICABLE CODES AND DRAWINGS.
18. INTERLOCKS SHALL BE 50 AMPERE, 250 VOLT A.C. WIRE AS REQUIRED BY THE ARCHITECT OR APPROVED EQUAL.
19. WALL SWITCHES SHALL BE SINGLE-POLE, HORIZONTAL, 120V ON/PAUSE, 15A AS REQUIRED BY THE ARCHITECT.
20. ALL ELECTRICAL WIRING SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) STANDARDS. ALL WIRING SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) STANDARDS.
21. WIRE AND CABLE CONDUITS SHALL BE COPPER 1/2" AND 3/4" AND 1" AND 2" RIGID CONDUIT SPECIFIED UNLESS SPECIFICALLY NOTED OTHERWISE ON DRAWINGS.
22. GROUND RODS SHALL BE AS SPECIFIED ON THE GROUNDING DRAWINGS.
23. WIRE SIZES, VOLTAGE, NUMBER OF PHASES SHALL BE AS NOTED ON THE DRAWINGS. MANUFACTURED BY EMMERT CONDUIT OR APPROVED EQUAL. THE CONDUIT SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) STANDARDS.
24. ALL MATERIALS SHALL BE LISTED.
25. CONCRETE
26. REINFORCED CONCRETE SHALL HAVE THE LISTED LABEL AND MAY BE USED WHERE PERMITTED BY CODE. REINFORCING BARS SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) STANDARDS. ALL REINFORCING BARS SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) STANDARDS.
27. REINFORCING BARS SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) STANDARDS. ALL REINFORCING BARS SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) STANDARDS.
28. DRILLING OR CHIPPING HOLES IN CONCRETE SHALL BE PERFORMED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) STANDARDS. ALL DRILLING OR CHIPPING SHALL BE PERFORMED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) STANDARDS.
29. DRILLING OR CHIPPING HOLES IN CONCRETE SHALL BE PERFORMED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) STANDARDS. ALL DRILLING OR CHIPPING SHALL BE PERFORMED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) STANDARDS.
30. REPAIR OF WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) STANDARDS. ALL REPAIR SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) STANDARDS.
31. CONNECTION TO COORDINATE WITH OTHER CONTRACTORS FOR CONNECTION OF THE ELECTRICAL AND PERMANENT POWER TO THE SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE DATE OF JOB ACCEPTANCE BY OWNER. ANY WORK MATERIAL OR EQUIPMENT FOUND TO BE FOUND DEFECTIVE THAT PERIODS SHALL BE CORRECTED AT ONCE.
32. CONTRACTOR SHALL PROVIDE LABOR AND MATERIALS AS NECESSARY TO COMPLETE THE INSTALLATION OF ANY TOWER OR STRUCTURE NOT SHOWN ON THESE PLANS.

ELECTRICAL NOTES

NOTES:
CONTRACTOR TO VERIFY WHETHER THESE NOTES GROUP A REVISIONS SHALL TO ACHIEVE 3 HOUR FIRE RATING



BUILDING PENETRATION DETAIL
SCALE: NTS



KAD LED Area Luminative

Specifications

Finish: White
Length: 17 1/2"
Height: 2 1/2"
Weight: 3.5 lbs

Ordering Information

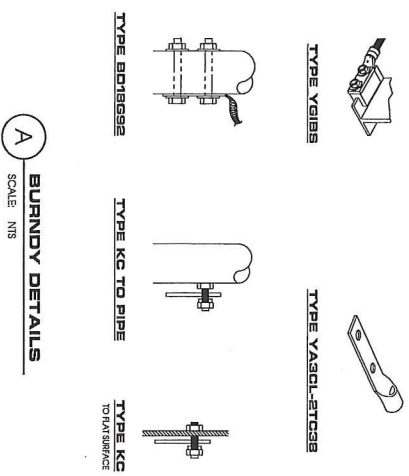
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Ordering Information

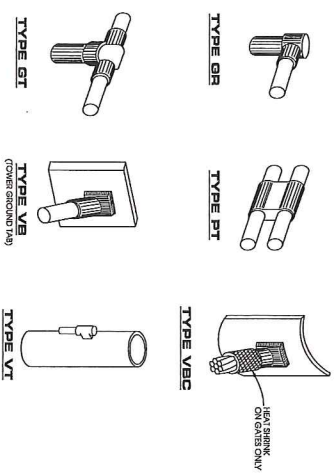
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1000	1000-00		

NOTES
 1. VERIFY THESE CONNECTIONS WITH THE ELECTRICAL CONSULTANT AND THE STRUCTURAL CONSULTANT TO ENSURE THAT ALL REQUIRED STANDARDS OF SPECIALLY CONNECTED TO PROVIDE ALL REQUIRED SAFETY CONNECTIONS.

NOTES
 1. CHECKED TYPES SHOWN ARE EXAMPLES. CONSULT WITH PROJECT MANAGER FOR OTHER POSSIBLE TYPES OF CABLES AND CONNECTIONS TO PROVIDE ALL REQUIRED CABLED CONNECTIONS.



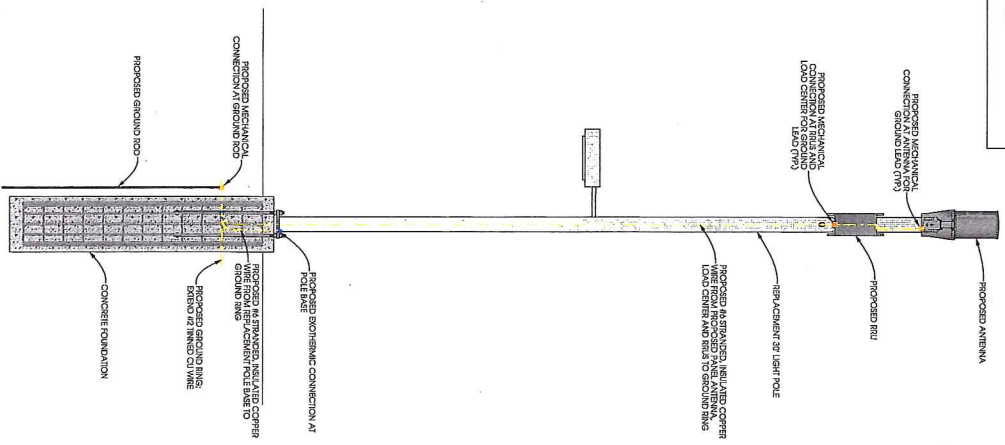
A BUNDY DETAILS
 SCALE: NTS



B CADWELD DETAILS
 SCALE: NTS

GROUNDING CONNECTION LEGEND

 BOTHRONIC
 MECHANICAL



C TYPICAL GROUNDING SCHEMATIC
 SCALE: NTS



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PROJECT NO: 2017.0197.134
 EDGE PROJECT NO: 14266
 DRAWN BY: TWS
 CHECKED BY: CSJ

REV	DATE	DESCRIPTION
6	10/11/2018	ISSUE FOR SMALL CELL DRAWING
5	10/11/2018	ISSUE FOR SMALL CELL DRAWING
4	11/01/2018	FINAL DWGS

APPROVED

THESEY CERTIFY THAT THIS PLAN SPECIFICATION, DESIGN, CALCULATION, AND ALL INFORMATION HEREON IS THE PROPERTY OF THE STATE OF MINNESOTA.

MIN GRAND & SPTL, SC
 ST. PAUL, MINNESOTA
 REPLACEMENT LIGHT POLE
 SMALL CELL DRAWINGS

SHEET TITLE
GROUNDING DETAILS

SHEET NUMBER
G-2



ACTUAL PHOTOGRAPH BEFORE SIMULATION

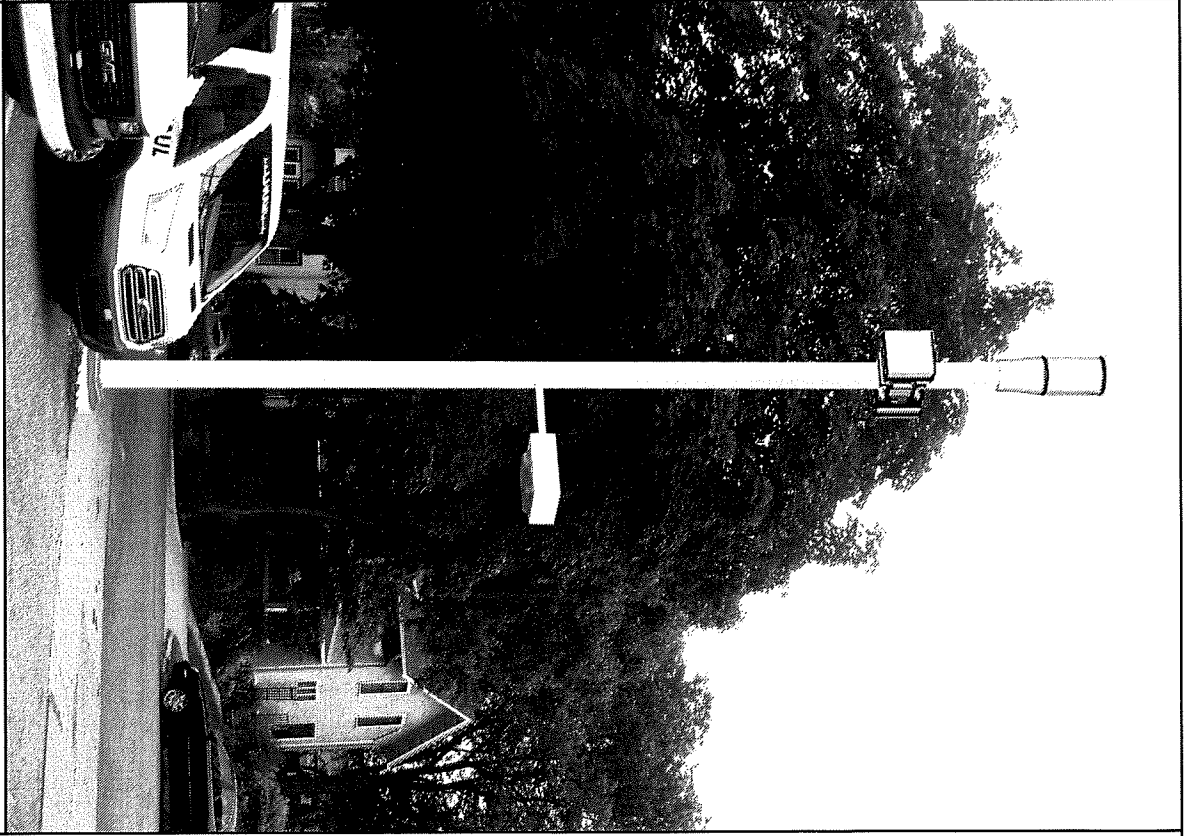


PHOTO SIMULATION OF NEW INSTALLATION

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 Irving, TX 75039
 972.466.6666
 www.kgi.com

17466 Junction Pointe, Suite 100
 Dallas, TX 75244
 972.466.6666
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PROJECT NO: 20161987133
 EDGE PROJECT NO: 14288
 DRAWN BY: KJS
 CHECKED BY: OSB

REV.	DATE	DESCRIPTION
A	07/12/2016	PHOTO SIMULATION

**PRELIMINARY -
 NOT FOR CONSTRUCTION**

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MIN GRAND 91P, SC3
 ST PAUL, MN
 REPLACEMENT LIGHT POLE
 PHOTO SIMULATION

SHEET TITLE
PHOTO SIM 1

SHEET NUMBER
PS-1

(iii) Comparable equipment from pre-existing wireless deployments on the structure;

(3) The deployment will involve no new ground disturbance; and

(4) The deployment would otherwise require the preparation of an EA under paragraph (a)(4)(i) of this section solely because of the age of the structure; or

(B) The mounting of antennas (including associated equipment such as wiring, cabling, cabinets, or backup power) on buildings or other non-tower structures where the deployment meets the following conditions:

(1) There is an existing antenna on the building or structure;

(2) One of the following criteria is met:

(i) *Non-Visible Antennas.* The new antenna is not visible from any adjacent streets or surrounding public spaces and is added in the same vicinity as a pre-existing antenna;

(ii) *Visible Replacement Antennas.* The new antenna is visible from adjacent streets or surrounding public spaces, provided that

(A) It is a replacement for a pre-existing antenna,

(B) The new antenna will be located in the same vicinity as the pre-existing antenna,

(C) The new antenna will be visible only from adjacent streets and surrounding public spaces that also afford views of the pre-existing antenna,

(D) The new antenna is not more than 3 feet larger in height or width (including all protuberances) than the pre-existing antenna, and

(E) No new equipment cabinets are visible from the adjacent streets or surrounding public spaces; or

(iii) *Other Visible Antennas.* The new antenna is visible from adjacent streets or surrounding public spaces, provided that

(A) It is located in the same vicinity as a pre-existing antenna,

(B) The new antenna will be visible only from adjacent streets and surrounding public spaces that also afford views of the pre-existing antenna,

(C) The pre-existing antenna was not deployed pursuant to the exclusion in this subsection (§ 1.1307(a)(4)(ii)(B)(2)(iii)),

(D) The new antenna is not more than three feet larger in height or width (including all protuberances) than the pre-existing antenna, and

(E) No new equipment cabinets are visible from the adjacent streets or surrounding public spaces;

(3) The new antenna complies with all zoning conditions and historic preservation conditions applicable to existing antennas in the same vicinity

that directly mitigate or prevent effects, such as camouflage or concealment requirements;

(4) The deployment of the new antenna involves no new ground disturbance; and

(5) The deployment would otherwise require the preparation of an EA under paragraph (a)(4) of this section solely because of the age of the structure.

Note to paragraph (a)(4)(ii): A non-visible new antenna is in the "same vicinity" as a pre-existing antenna if it will be collocated on the same rooftop, façade or other surface. A visible new antenna is in the "same vicinity" as a pre-existing antenna if it is on the same rooftop, façade, or other surface and the centerpoint of the new antenna is within ten feet of the centerpoint of the pre-existing antenna. A deployment causes no new ground disturbance when the depth and width of previous disturbance exceeds the proposed construction depth and width by at least two feet.

* * * * *

■ 4. Add Subpart CC to part 1 to read as follows:

Subpart CC—State and Local Review of Applications for Wireless Service Facility Modification

§ 1.40001 Wireless Facility Modifications.

(a) *Purpose.* These rules implement section 6409 of the Spectrum Act (codified at 47 U.S.C. 1455), which requires a State or local government to approve any eligible facilities request for a modification of an existing tower or base station that does not substantially change the physical dimensions of such tower or base station.

(b) *Definitions.* Terms used in this section have the following meanings.

(1) *Base station.* A structure or equipment at a fixed location that enables Commission-licensed or authorized wireless communications between user equipment and a communications network. The term does not encompass a tower as defined in this subpart or any equipment associated with a tower.

(i) The term includes, but is not limited to, equipment associated with wireless communications services such as private, broadcast, and public safety services, as well as unlicensed wireless services and fixed wireless services such as microwave backhaul.

(ii) The term includes, but is not limited to, radio transceivers, antennas, coaxial or fiber-optic cable, regular and backup power supplies, and comparable equipment, regardless of technological configuration (including Distributed Antenna Systems and small-cell networks).

(iii) The term includes any structure other than a tower that, at the time the relevant application is filed with the State or local government under this section, supports or houses equipment described in paragraphs (b)(1)(i) through (ii) of this section that has been reviewed and approved under the applicable zoning or siting process, or under another State or local regulatory review process, even if the structure was not built for the sole or primary purpose of providing such support.

(iv) The term does not include any structure that, at the time the relevant application is filed with the State or local government under this section, does not support or house equipment described in paragraphs (b)(1)(i)–(ii) of this section.

(2) *Collocation.* The mounting or installation of transmission equipment on an eligible support structure for the purpose of transmitting and/or receiving radio frequency signals for communications purposes.

(3) *Eligible facilities request.* Any request for modification of an existing tower or base station that does not substantially change the physical dimensions of such tower or base station, involving:

(i) Collocation of new transmission equipment;

(ii) Removal of transmission equipment; or

(iii) Replacement of transmission equipment.

(4) *Eligible support structure.* Any tower or base station as defined in this section, provided that it is existing at the time the relevant application is filed with the State or local government under this section.

(5) *Existing.* A constructed tower or base station is existing for purposes of this section if it has been reviewed and approved under the applicable zoning or siting process, or under another State or local regulatory review process, provided that a tower that has not been reviewed and approved because it was not in a zoned area when it was built, but was lawfully constructed, is existing for purposes of this definition.

(6) *Site.* For towers other than towers in the public rights-of-way, the current boundaries of the leased or owned property surrounding the tower and any access or utility easements currently related to the site, and, for other eligible support structures, further restricted to that area in proximity to the structure and to other transmission equipment already deployed on the ground.

(7) *Substantial change.* A modification substantially changes the physical dimensions of an eligible

support structure if it meets any of the following criteria:

(i) For towers other than towers in the public rights-of-way, it increases the height of the tower by more than 10% or by the height of one additional antenna array with separation from the nearest existing antenna not to exceed twenty feet, whichever is greater; for other eligible support structures, it increases the height of the structure by more than 10% or more than ten feet, whichever is greater;

(A) Changes in height should be measured from the original support structure in cases where deployments are or will be separated horizontally, such as on buildings' rooftops; in other circumstances, changes in height should be measured from the dimensions of the tower or base station, inclusive of originally approved appurtenances and any modifications that were approved prior to the passage of the Spectrum Act.

(ii) For towers other than towers in the public rights-of-way, it involves adding an appurtenance to the body of the tower that would protrude from the edge of the tower more than twenty feet, or more than the width of the tower structure at the level of the appurtenance, whichever is greater; for other eligible support structures, it involves adding an appurtenance to the body of the structure that would protrude from the edge of the structure by more than six feet;

(iii) For any eligible support structure, it involves installation of more than the standard number of new equipment cabinets for the technology involved, but not to exceed four cabinets; or, for towers in the public rights-of-way and base stations, it involves installation of any new equipment cabinets on the ground if there are no pre-existing ground cabinets associated with the structure, or else involves installation of ground cabinets that are more than 10% larger in height or overall volume than any other ground cabinets associated with the structure;

(iv) It entails any excavation or deployment outside the current site;

(v) It would defeat the concealment elements of the eligible support structure; or

(vi) It does not comply with conditions associated with the siting approval of the construction or modification of the eligible support structure or base station equipment, provided however that this limitation does not apply to any modification that is non-compliant only in a manner that would not exceed the thresholds identified in § 1.40001(b)(7)(i) through (iv).

(8) *Transmission equipment.* Equipment that facilitates transmission for any Commission-licensed or authorized wireless communication service, including, but not limited to, radio transceivers, antennas, coaxial or fiber-optic cable, and regular and backup power supply. The term includes equipment associated with wireless communications services including, but not limited to, private, broadcast, and public safety services, as well as unlicensed wireless services and fixed wireless services such as microwave backhaul.

(9) *Tower.* Any structure built for the sole or primary purpose of supporting any Commission-licensed or authorized antennas and their associated facilities, including structures that are constructed for wireless communications services including, but not limited to, private, broadcast, and public safety services, as well as unlicensed wireless services and fixed wireless services such as microwave backhaul, and the associated site.

(c) *Review of applications.* A State or local government may not deny and shall approve any eligible facilities request for modification of an eligible support structure that does not substantially change the physical dimensions of such structure.

(1) *Documentation requirement for review.* When an applicant asserts in writing that a request for modification is covered by this section, a State or local government may require the applicant to provide documentation or information only to the extent reasonably related to determining whether the request meets the requirements of this section. A State or local government may not require an applicant to submit any other documentation, including but not limited to documentation intended to illustrate the need for such wireless facilities or to justify the business decision to modify such wireless facilities.

(2) *Timeframe for review.* Within 60 days of the date on which an applicant submits a request seeking approval under this section, the State or local government shall approve the application unless it determines that the application is not covered by this section.

(3) *Tolling of the timeframe for review.* The 60-day period begins to run when the application is filed, and may be tolled only by mutual agreement or in cases where the reviewing State or local government determines that the application is incomplete. The timeframe for review is not tolled by a

moratorium on the review of applications.

(i) To toll the timeframe for incompleteness, the reviewing State or local government must provide written notice to the applicant within 30 days of receipt of the application, clearly and specifically delineating all missing documents or information. Such delineated information is limited to documents or information meeting the standard under paragraph (c)(1) of this section.

(ii) The timeframe for review begins running again when the applicant makes a supplemental submission in response to the State or local government's notice of incompleteness.

(iii) Following a supplemental submission, the State or local government will have 10 days to notify the applicant that the supplemental submission did not provide the information identified in the original notice delineating missing information. The timeframe is tolled in the case of second or subsequent notices pursuant to the procedures identified in this paragraph (c)(3). Second or subsequent notices of incompleteness may not specify missing documents or information that were not delineated in the original notice of incompleteness.

(4) *Failure to act.* In the event the reviewing State or local government fails to approve or deny a request seeking approval under this section within the timeframe for review (accounting for any tolling), the request shall be deemed granted. The deemed grant does not become effective until the applicant notifies the applicable reviewing authority in writing after the review period has expired (accounting for any tolling) that the application has been deemed granted.

(5) *Remedies.* Applicants and reviewing authorities may bring claims related to Section 6409(a) to any court of competent jurisdiction.

PART 17—CONSTRUCTION, MARKING, AND LIGHTING OF ANTENNA STRUCTURES

■ 5. The authority citation for part 17 continues to read as follows:

Authority: Sections 4, 303, 48 Stat. 1066, 1082, as amended; 47 U.S.C. 154, 303. Interpret or apply sections 301, 309, 48 Stat. 1081, 1085 as amended; 47 U.S.C. 301, 309.

■ 6. Amend § 17.4 by revising paragraphs (c)(1)(v) and (c)(1)(vi), and adding paragraph (c)(1)(vii) to read as follows:

§ 17.4 Antenna structure registration.

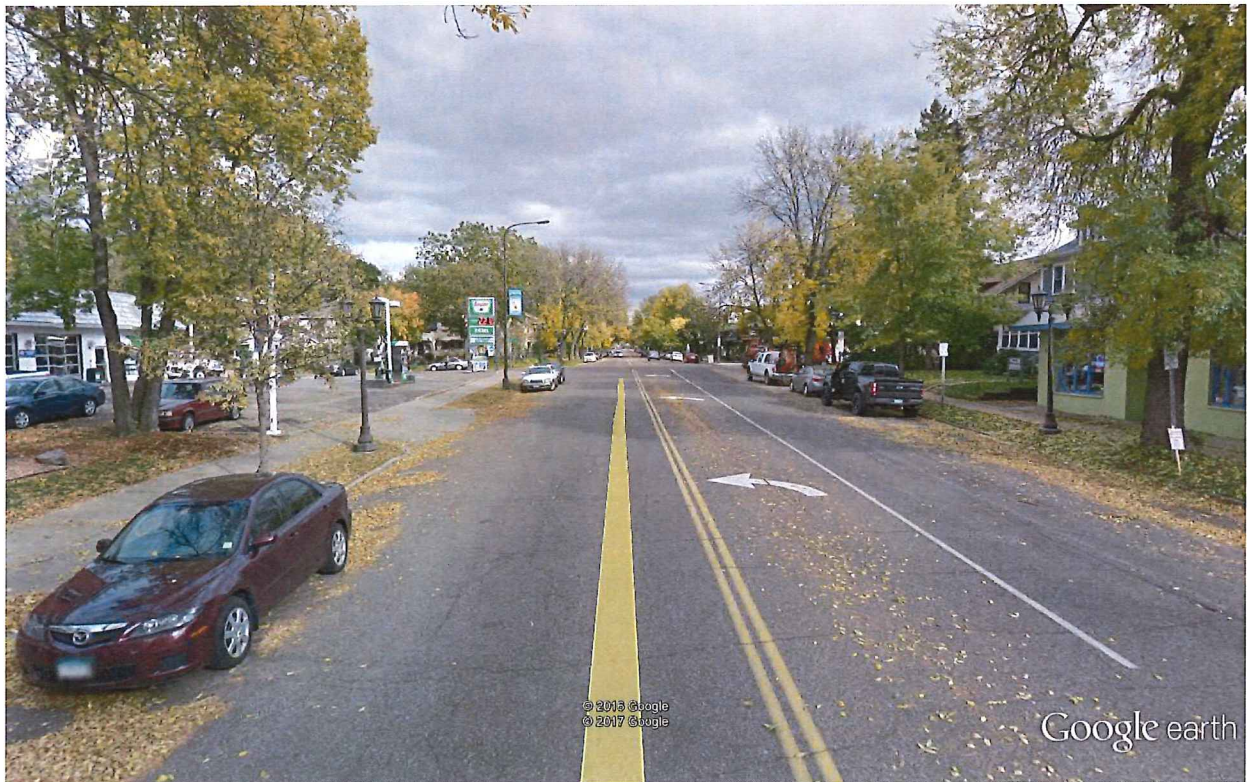
* * * * *

(c) * * *

Staff-provided Streetview Photos



Facing west



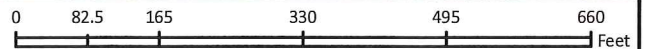
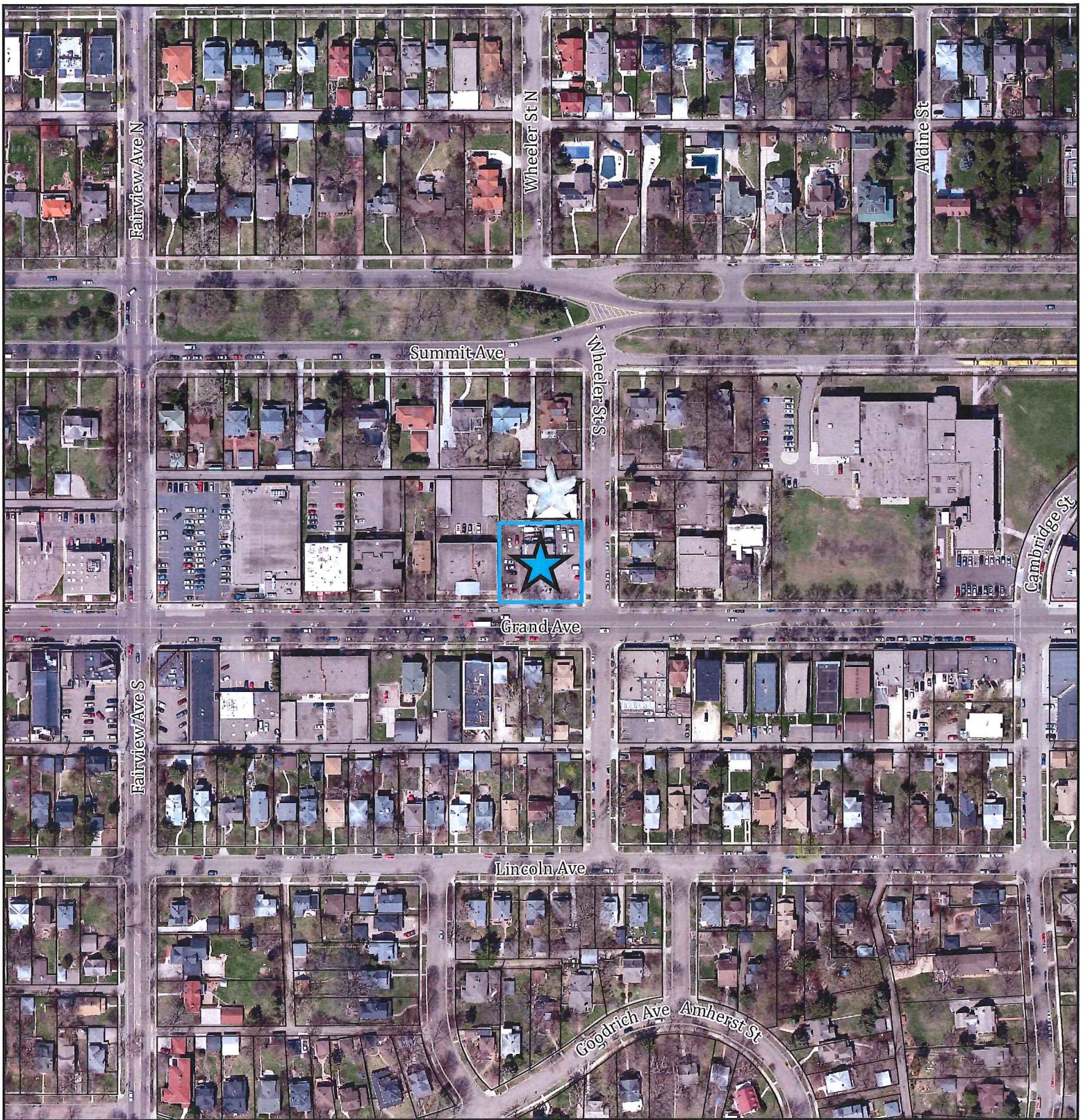
Facing east



Facing north



Facing south



FILE NAME: Verizon Wireless

Aerial

APPLICATION TYPE: CUP

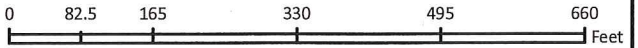
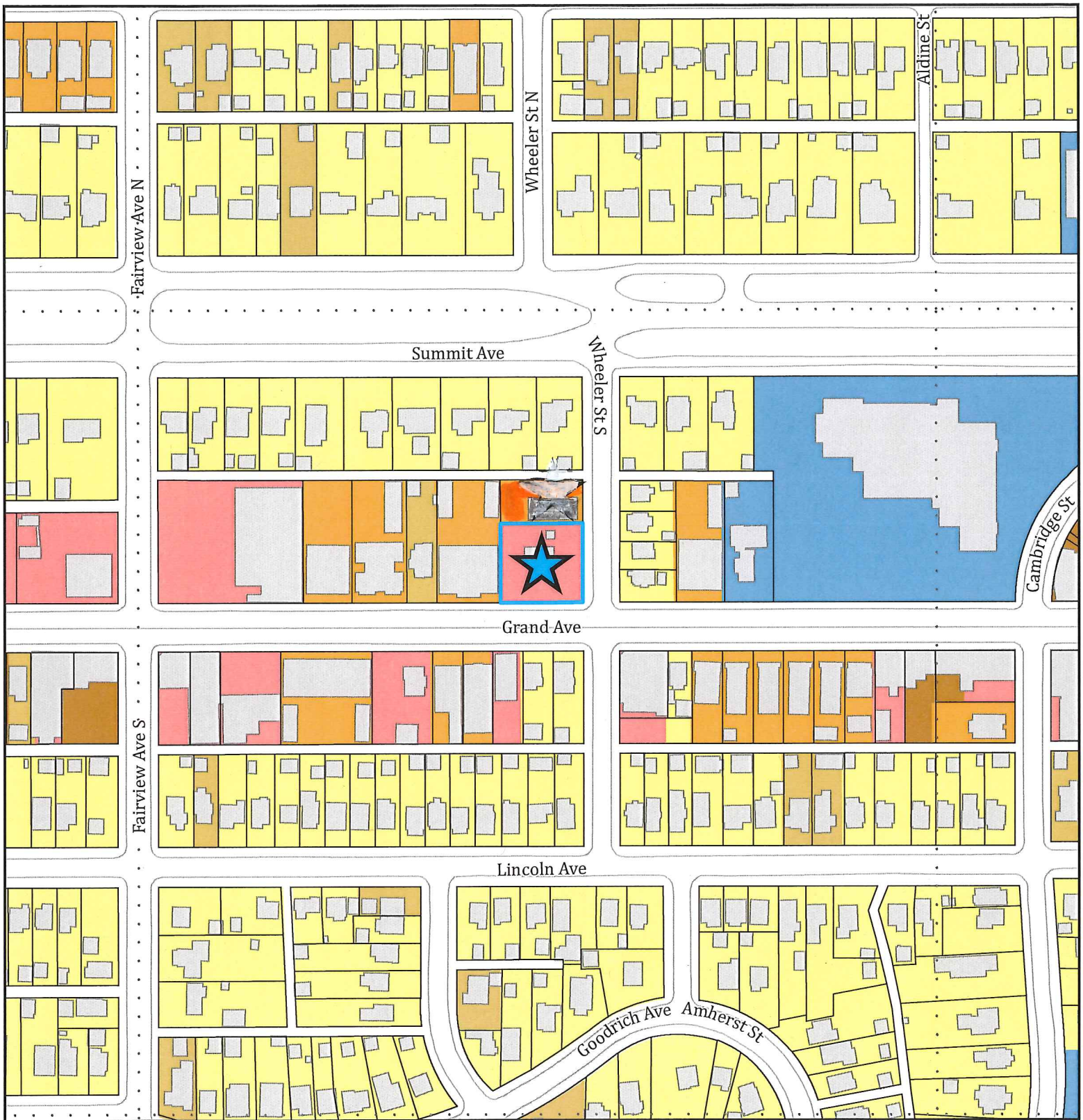
 Subject Parcels

FILE #: 17-006697 DATE: 1/26/2017

PLANNING DISTRICT: 14

ZONING PANEL: 13





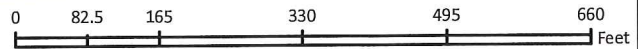
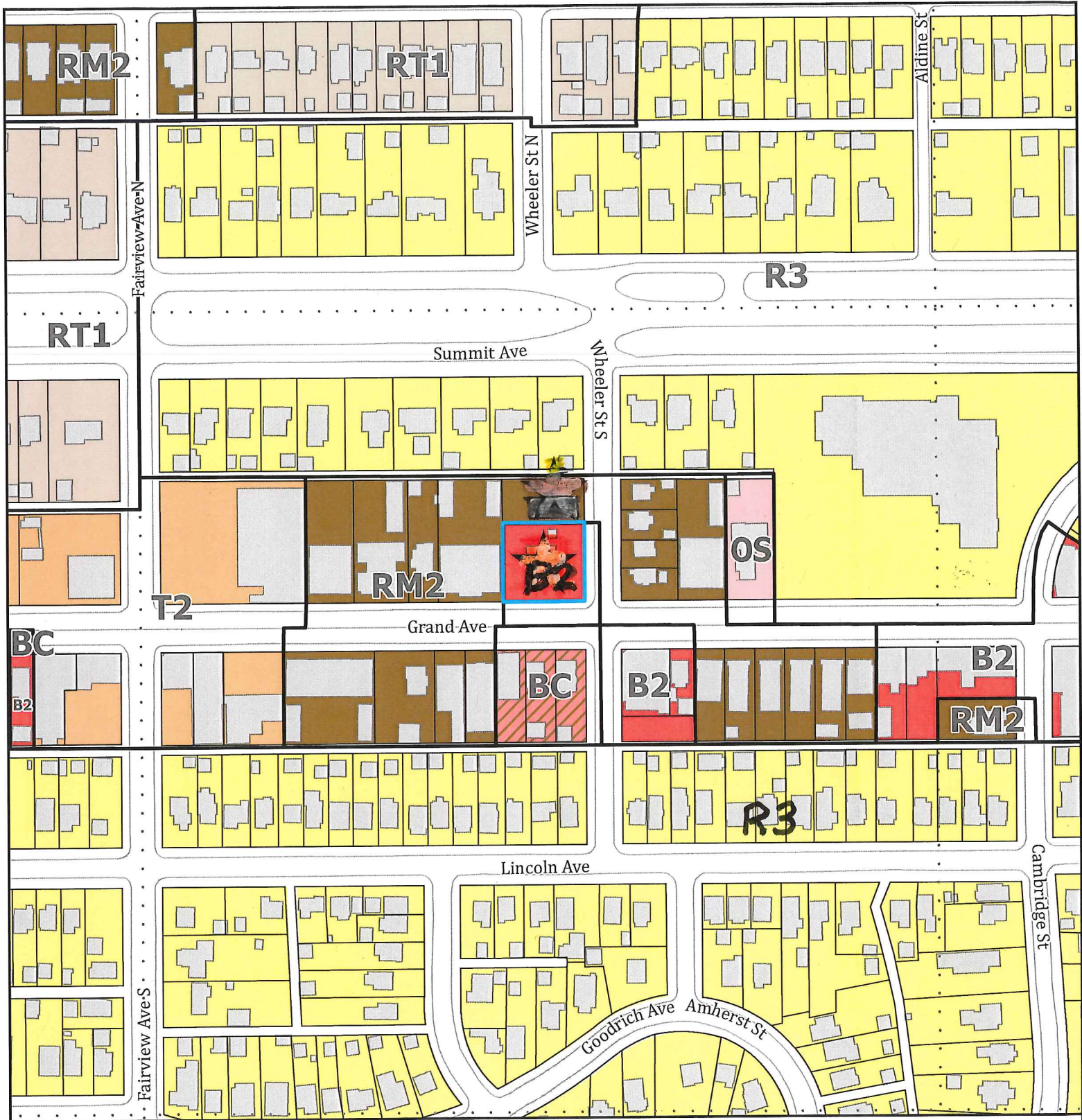
FILE NAME: Verizon Wireless
 APPLICATION TYPE: CUP
 FILE #: 17-006697 DATE: 1/26/2017
 PLANNING DISTRICT: 14
 ZONING PANEL: 13

Land Use

- Single Family Detached
- Single Family Attached
- Multifamily
- Retail and Other Commercial
- Mixed Use Residential
- Institutional
- Park, Recreational or Preserve

- Subject Parcels
- Section Lines





FILE NAME: Verizon Wireless










APPLICATION TYPE: CUP

FILE #: 17-006697 DATE: 1/26/2017

PLANNING DISTRICT: 14

ZONING PANEL: 13

Zoning

-  Subject Parcels
-  Section Lines
-  R3 One-Family
-  RT1 Two-Family
-  RM2 Multiple-Family
-  T2 Traditional Neighborhood
-  OS Office-Service
-  BC Community Business (converted)
-  B2 Community Business

