

Case File No. 14-0007

Blaine Planning Department / 10801 Town Square Dr NE / Blaine, MN 55449 / (763) 785-6180



GENERATOR TYPE:
DIESEL

ALL TREES/
SHRUBS WITHIN
LEASE AREA TO
BE REMOVED

NOT FOR
CONSTRUCTION

DESIGN

ROBERT J DAVIS, AIA
ARCHITECT
1973 VALLEY VIEW RD.
EDEN PRAIRIE, MN 55344
(952) 903-6299

**VERIZON
WIRELESS**

10901 BUSH LAKE ROAD
BLOOMINGTON, MN 55438
(612) 720-0030

PROJECT
20120828176

MINC
AIRHEADS

UNIVERSITY AVENUE NW
BLAINE, MN 55434

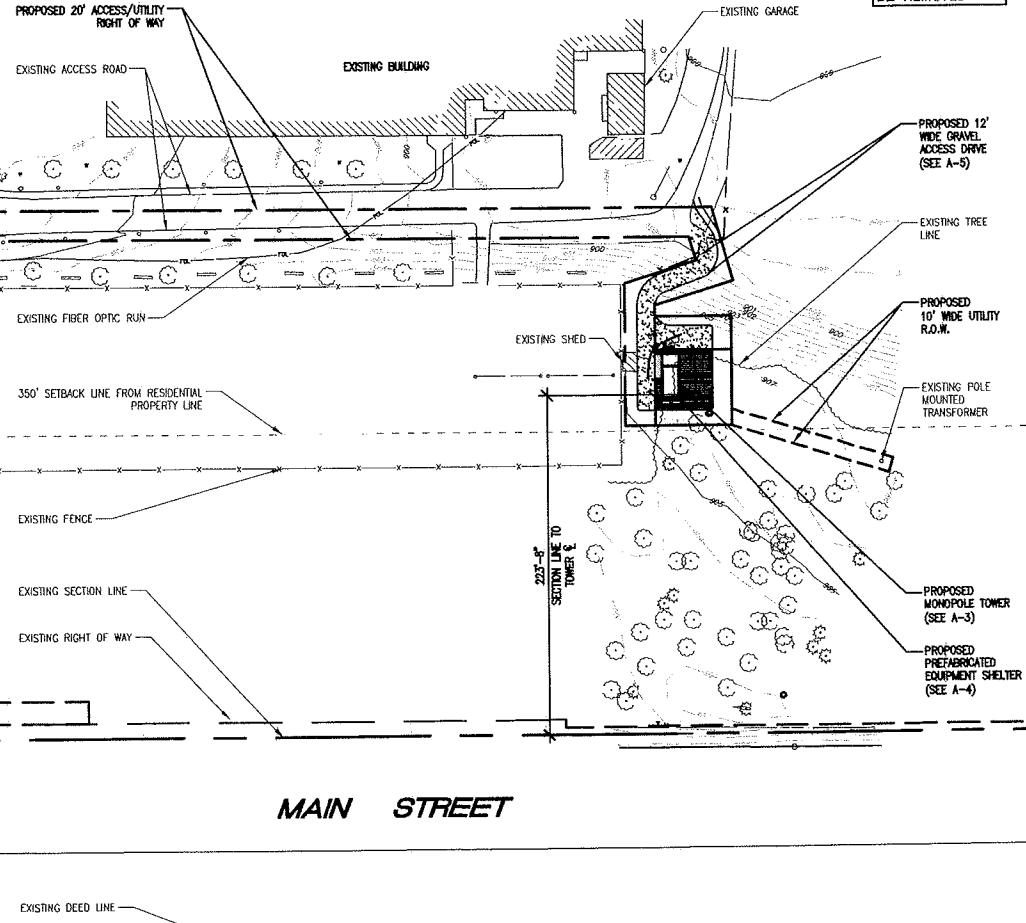
SHEET CONTENTS:
SITE PLAN

DRAWN BY: B.SHUTTER
DATE: 12-05-13
CHECKED BY: C.DAVIS
REV. A 1-03-14
REV. B 01-23-14

A-1

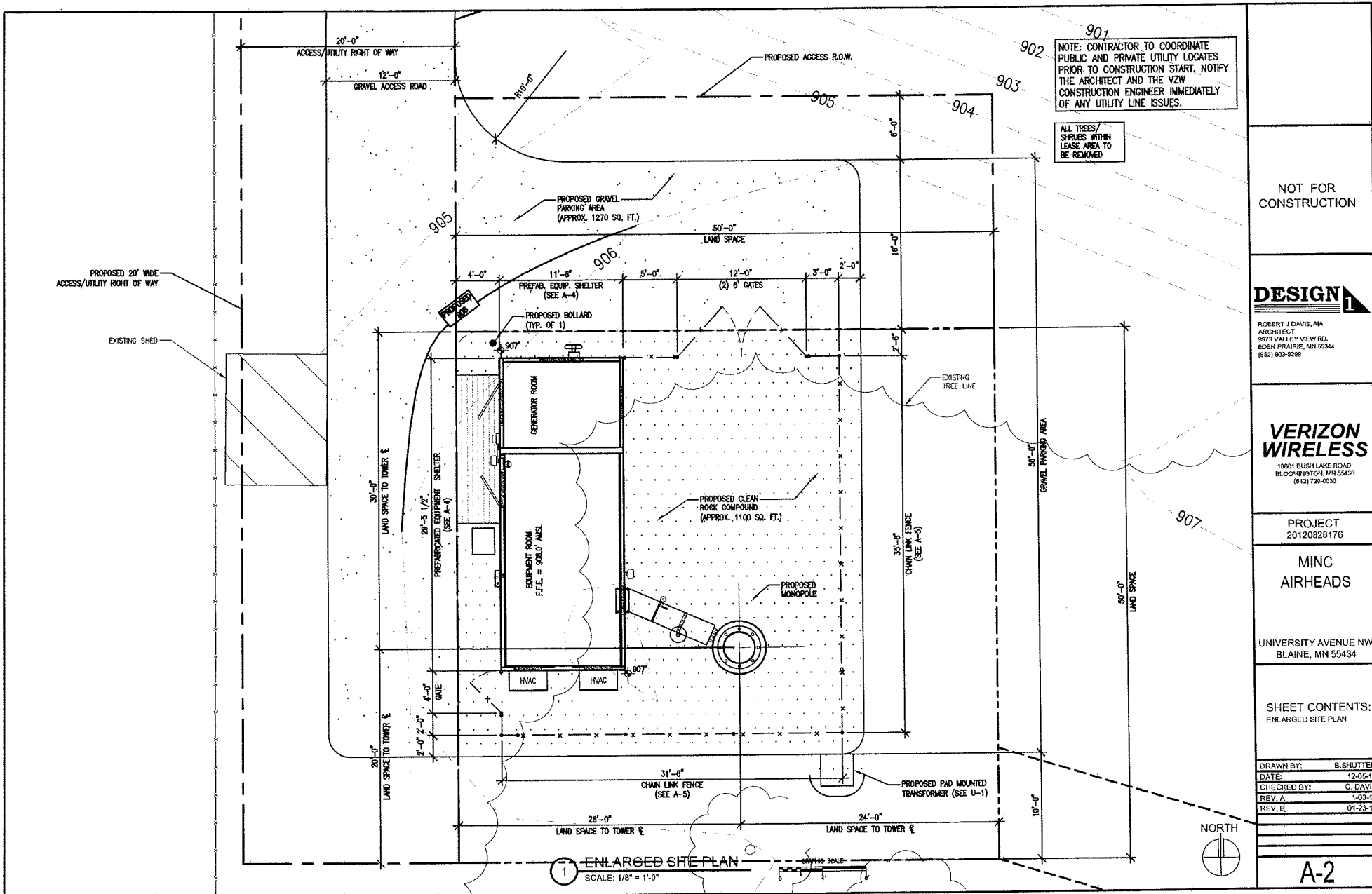
UNIVERSITY AVENUE NW

MAIN STREET



1 SITE PLAN
SCALE: 1" = 80'





NOTE: CONTRACTOR TO COORDINATE PUBLIC AND PRIVATE UTILITY LOCATES PRIOR TO CONSTRUCTION START. NOTIFY THE ARCHITECT AND THE VZW CONSTRUCTION ENGINEER IMMEDIATELY OF ANY UTILITY LINE ISSUES.

ALL TREES / SHRUBS WITHIN LEASE AREA TO BE REMOVED

NOT FOR CONSTRUCTION

DESIGN 1

ROBERT J DAVIS, AIA
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3973 VALLEY VIEW RD.
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VERIZON WIRELESS

19801 BUSH LAKE ROAD
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PROJECT
20120820176

MINC
AIRHEADS

UNIVERSITY AVENUE NW
BLAINE, MN 55434

SHEET CONTENTS:
ENLARGED SITE PLAN

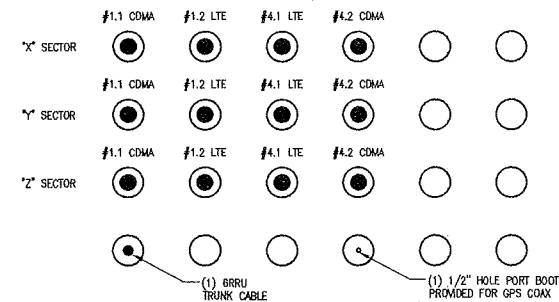
DRAWN BY:	B. SHUTTER
DATE:	12-05-13
CHECKED BY:	C. DAVIS
REV. A	1-03-14
REV. B	01-23-14

A-2

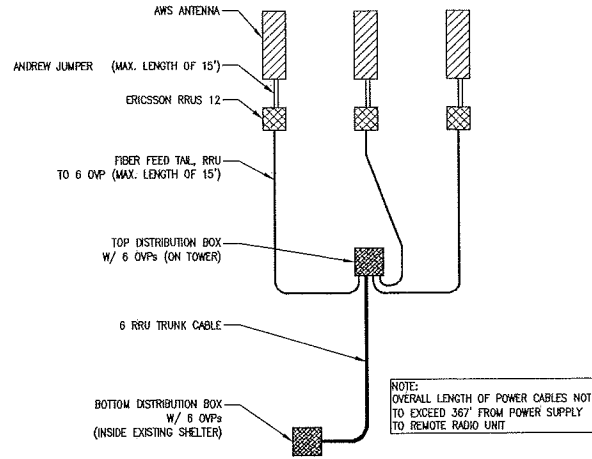
ANTENNA KEY													COAX KEY						
	AZIMUTH	POSITION	FUNCTION	QTY	MANUFACTURER	MODEL	MOD TYPE	ANTENNA LENGTH	ANTENNA TIP	ANTENNA CENTER	ELEG DOWNTILT	MECH DOWNTILT	QTY	COAX TYPE	MANUFACTURER	MODEL	DIELECTRIC	DIAMETER (INCH)	RUN (FEET)
"X" SECTOR	40°	1.1	TX/RX0	1	COMASCOPE	LNX-6515DS-VTM	CDMA +45	96.4"	100'	96'	0'	0'	1	MAIN	ANDREW	AWA7-50	FOAM	1-5/8"	130'
	40°	1.2	TX/RX1	1	COMASCOPE	LNX-6515DS-VTM	LTE -45	96.4"	100'	96'	0'	0'	1	MAIN	ANDREW	AWA7-50	FOAM	1-5/8"	130'
	40°	2.1	TX/RX0	1	COMASCOPE	HBX-6516DS-VTM	PCS +45	51.4"	96'	96'	0'	0'	1	DIPLEXER	COMASCOPE	E15S09P49	DIPLEX W/850	1.30"	
	40°	2.2	TX/RX1	1	COMASCOPE	HBX-6516DS-VTM	AWS -45	51.4"	96'	96'	0'	0'	1	RRU	ERICSSON	RRUS-12	(1) ROSENBERGER #HJ-712015 FIBER FEED TAIL DIST. BOX TO RRU		
	40°	3.1	TX/RX0	1	COMASCOPE	LNX-6515DS-VTM	AWS +45	96.4"	100'	96'	0'	0'	1	MAIN	ANDREW	AWA7-50	FOAM	1-5/8"	130'
	40°	3.2	TX/RX1	1	COMASCOPE	LNX-6515DS-VTM	LTE +45	96.4"	100'	96'	0'	0'	1	MAIN	ANDREW	AWA7-50	FOAM	1-5/8"	130'
"Y" SECTOR	150°	1.1	TX/RX0	1	COMASCOPE	LNX-6515DS-VTM	CDMA +45	96.4"	100'	96'	0'	0'	1	MAIN	ANDREW	AWA7-50	FOAM	1-5/8"	130'
	150°	1.2	TX/RX1	1	COMASCOPE	LNX-6515DS-VTM	LTE -45	96.4"	100'	96'	0'	0'	1	MAIN	ANDREW	AWA7-50	FOAM	1-5/8"	130'
	150°	2.1	TX/RX0	1	COMASCOPE	HBX-6516DS-VTM	PCS +45	51.4"	96'	96'	0'	0'	1	DIPLEXER	COMASCOPE	E15S09P49	DIPLEX W/850	1.30"	
	150°	2.2	TX/RX1	1	COMASCOPE	HBX-6516DS-VTM	AWS -45	51.4"	96'	96'	0'	0'	1	RRU	ERICSSON	RRUS-12	(1) ROSENBERGER #HJ-712015 FIBER FEED TAIL DIST. BOX TO RRU		
	150°	3.1	TX/RX0	1	COMASCOPE	LNX-6515DS-VTM	AWS +45	96.4"	100'	96'	0'	0'	1	MAIN	ANDREW	AWA7-50	FOAM	1-5/8"	130'
	150°	3.2	TX/RX1	1	COMASCOPE	LNX-6515DS-VTM	LTE +45	96.4"	100'	96'	0'	0'	1	MAIN	ANDREW	AWA7-50	FOAM	1-5/8"	130'
"Z" SECTOR	260°	1.1	TX/RX0	1	COMASCOPE	LNX-6515DS-VTM	CDMA +45	96.4"	100'	96'	0'	0'	1	MAIN	ANDREW	AWA7-50	FOAM	1-5/8"	130'
	260°	1.2	TX/RX1	1	COMASCOPE	LNX-6515DS-VTM	LTE -45	96.4"	100'	96'	0'	0'	1	MAIN	ANDREW	AWA7-50	FOAM	1-5/8"	130'
	260°	2.1	TX/RX0	1	COMASCOPE	HBX-6516DS-VTM	PCS +45	51.4"	96'	96'	0'	0'	1	DIPLEXER	COMASCOPE	E15S09P49	DIPLEX W/850	1.30"	
	260°	2.2	TX/RX1	1	COMASCOPE	HBX-6516DS-VTM	AWS -45	51.4"	96'	96'	0'	0'	1	RRU	ERICSSON	RRUS-12	(1) ROSENBERGER #HJ-712015 FIBER FEED TAIL DIST. BOX TO RRU		
	260°	3.1	TX/RX0	1	COMASCOPE	LNX-6515DS-VTM	AWS +45	96.4"	100'	96'	0'	0'	1	MAIN	ANDREW	AWA7-50	FOAM	1-5/8"	130'
	260°	3.2	TX/RX1	1	COMASCOPE	LNX-6515DS-VTM	LTE +45	96.4"	100'	96'	0'	0'	1	MAIN	ANDREW	AWA7-50	FOAM	1-5/8"	130'
260°	4.1	TX/RX0	1	COMASCOPE	LNX-6515DS-VTM	LTE +45	96.4"	100'	96'	0'	0'	1	MAIN	ANDREW	AWA7-50	FOAM	1-5/8"	130'	
260°	4.2	TX/RX1	1	COMASCOPE	LNX-6515DS-VTM	LTE +45	96.4"	100'	96'	0'	0'	1	MAIN	ANDREW	AWA7-50	FOAM	1-5/8"	130'	

ADDITIONAL: (2) COMASCOPE DISTRIBUTION BOX RxD0C-3315-PF-48 (1 IN SHELTER, 1 ON TOWER)
 (1) ROSENBERGER 6-12 (6 RRU) TRUNK CABLE MODEL #HC-812140

4 ANTENNA KEY
SCALE: NONE



5 COAX ENTRY DETAIL (VIEW FROM INSIDE)
SCALE: NONE

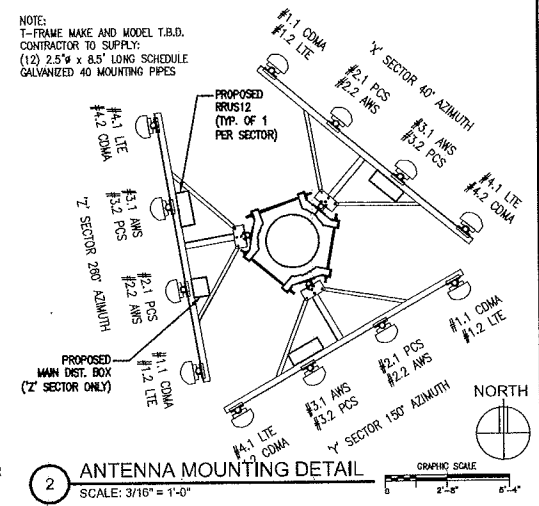


7 AWS ONE-LINE DIAGRAM
SCALE: NONE

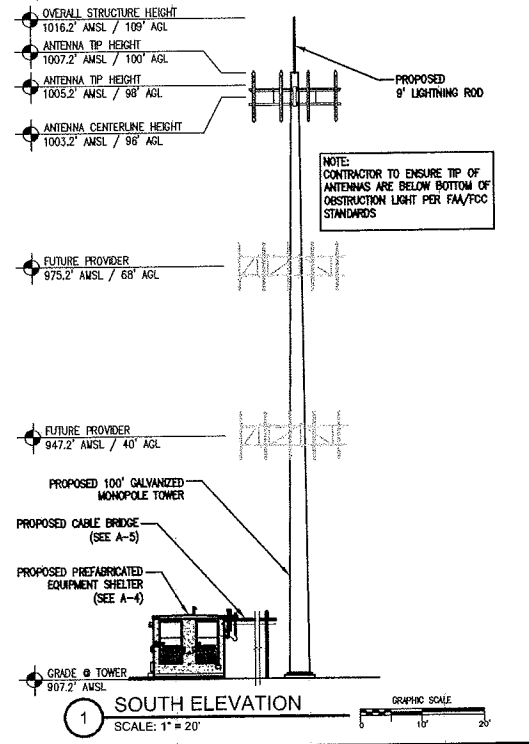
6 NOT USED
SCALE: NONE

3 COAX KEY
SCALE: NONE

NOTE:
 1) TOWER TO BE ERECTED AND INSTALLED IN ACCORDANCE WITH TOWER MANUFACTURER'S DRAWINGS NOT INCLUDED WITH THIS PACKAGE. DISCREPANCIES BETWEEN TOWER DRAWINGS AND ARCHITECTURAL DRAWINGS TO BE REPORTED TO VERIZON WIRELESS AND THE ARCHITECT IMMEDIATELY.
 2) TOWER FOUNDATION, SHELTER FOUNDATION AND THE ACCESS DRIVE TO BE EXCAVATED AND CONSTRUCTED IN ACCORDANCE WITH RECOMMENDATIONS AND SPECIFICATIONS OF THE GEOTECHNICAL REPORT WHICH IS NOT INCLUDED IN THIS PACKAGE. DISCREPANCIES BETWEEN THE REPORT AND THE OTHER DOCUMENTS TO BE IMMEDIATELY REPORTED TO VERIZON WIRELESS AND THE ARCHITECT.



2 ANTENNA MOUNTING DETAIL
SCALE: 3/16" = 1'-0"



1 SOUTH ELEVATION
SCALE: 1" = 20'

NOT FOR CONSTRUCTION

DESIGN 1

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VERIZON WIRELESS
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 BLOOMINGTON, MN 55435
 (612) 720-0030

PROJECT
 20120828176

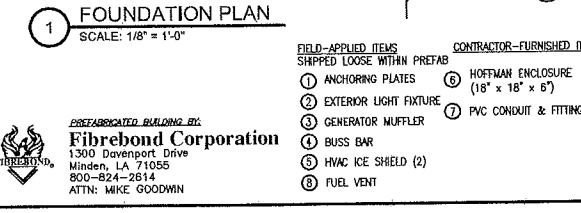
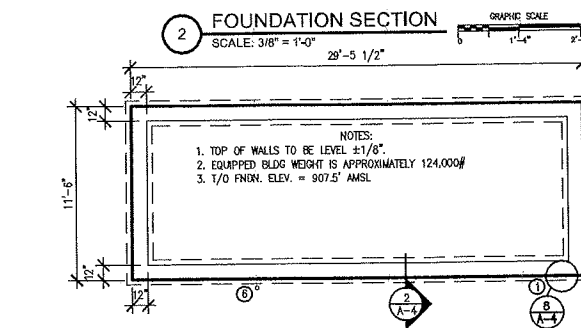
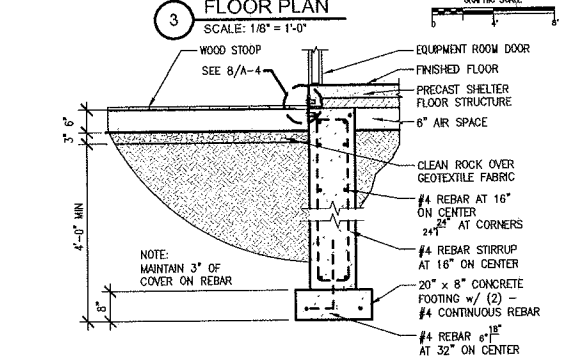
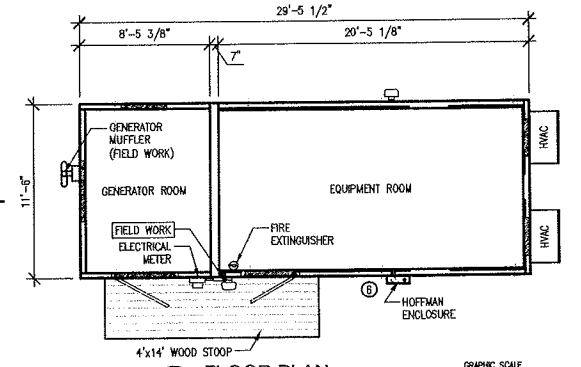
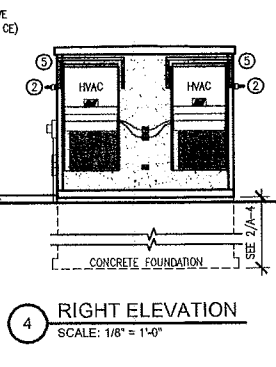
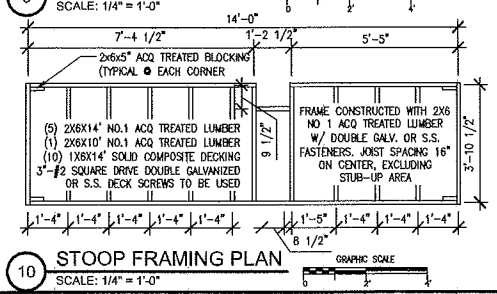
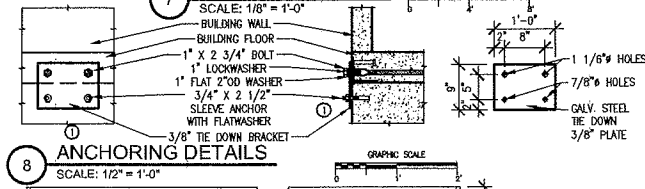
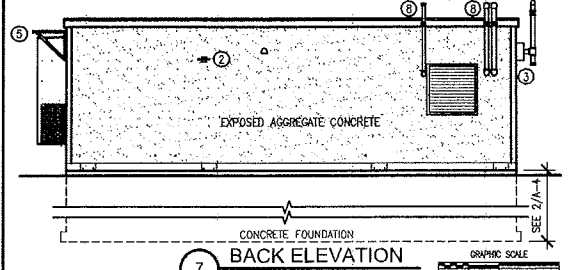
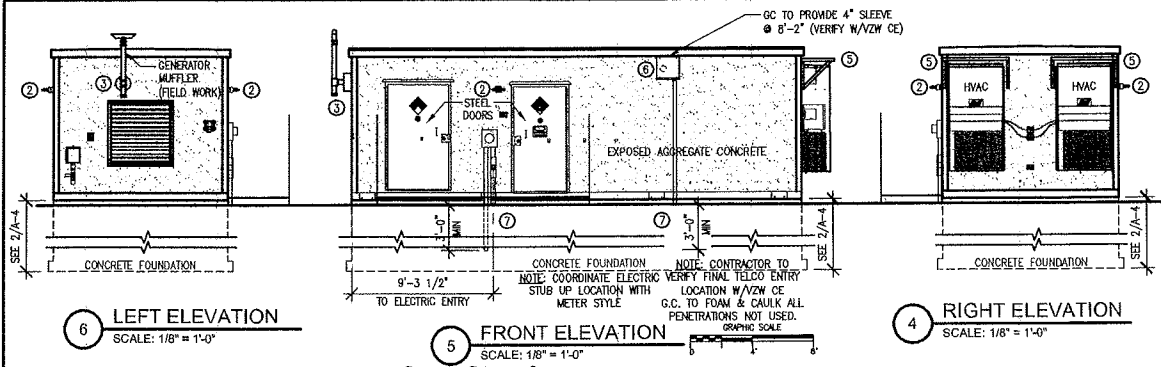
MINC AIRHEADS

UNIVERSITY AVENUE NW
 BLAINE, MN 55434

SHEET CONTENTS:
 TOWER ELEVATION
 COAX & ANTENNA KEY
 GPS DETAIL & ELEVATION
 ANTENNA MOUNTING DETAIL
 COAX ENTRY DETAIL

DRAWN BY: B. SHUTTER
 DATE: 12-05-13
 CHECKED BY: C. DAVIS
 REV. A 1-03-14
 REV. B 01-23-14

A-3



NOT FOR CONSTRUCTION

DESIGN

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VERIZON WIRELESS

1861 BUSH LAKE ROAD
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(612) 723-0330

PROJECT
20120828176

MINC
AIRHEADS

UNIVERSITY AVENUE NW
BLAINE, MN 55434

SHEET CONTENTS:
FOUNDATION PLAN & DETAILS
FLOOR PLAN
ELEVATIONS
ANCHORING DETAILS

DRAWN BY: B.SHUTTER
DATE: 12-05-13
CHECKED BY: C.DAVIS
REV. A 1-03-14
REV. B 01-23-14

A-4

February 18th, 2014

City of Blaine
Planning Commission
10801 Town Square Drive NE
Blaine, MN 55449

RE: Verizon Wireless Conditional Use Permit Application
12555 University Avenue
Blaine, MN 55449

Planning Commission:

The purpose of this letter is to provide supporting information to the Conditional Use Permit Application that has been submitted by Verizon Wireless for the address listed above. Verizon Wireless respectfully requests the City of Blaine to review this proposal and grant the Conditional Use Permit to build the tower as described.

The property is currently owned by Anoka-Hennepin School District. The property current use if that of a high school facility known as Blaine High School.

Verizon is proposing to install a 109' monopole tower, which includes a 9' lightning rod as required per safety standards. The equipment shelter, a 12' x 30' building that will house the Verizon equipment, will be located at the base of the tower. The monopole and equipment shelter will be enclosed/secured by a 32' x 36' fenced compound.

The proposed compound area will have a minimal impact on the existing use in that area. The tennis courts are located to the north, the school building is located to the east and the soccer fields are located to the south and southeast. These items are all located on school property. The entire west side of the tower is screened by mature trees, blocking the majority of the tower from view of University Avenue and the houses to the west. The proposed compound, located on a hill by the tennis courts, does not block any access to the street, pathways to the back of the building or the soccer field area.

The subject property does have an existing Crown tower near the track and field area. Initially, Verizon attempted to collocate on the Crown tower. However, after the application was filed with Crown, Crown stated that there was not sufficient ground space for the Verizon equipment. We worked through several site sketches and revisions trying to come up with a layout for the equipment, but nothing worked with the remaining space that Crown had available under their current lease.

Along with that, Crown advised us that the tower failed structurally and modification costs would be required for the Verizon installation on the tower. The modification costs are approximately \$100,000. This is far beyond normal modification costs that could be considered feasible to secure the site. It is not economical for a proposed tenant on a tower to invest that kind of money in a tower they don't own. Aside from the modification costs, there was not sufficient ground space for the Verizon installation. At that time, I approached the School District to see if they were interested in discussing a second tower on the property.

The property is currently zoned as School and is planned to remain the same classification in the City's Comprehensive Plan.

The main purpose of this site is to alleviate capacity issues in the area, as well as fill in some coverage nearby. Verizon has experienced dropped calls, slow connection or no connection in this area due to existing cell sites that have reached maximum capacity. These capacity issues occur when the consumer demand on a tower or an area is too great. In this situation, the capacity and service issues are most likely due to consumers traveling near the site along with residences and businesses from the surrounding area. The major roadways, which intersect at the property line of the subject property, are University Avenue running north/south and Main Street NE running east and west. The area to the west, south and east is Residential. The area to the north is not developed. A combination of the above mentioned items has brought about the need for additional capacity in this location. This site will alleviate the capacity issues that travelers and property owners are experiencing in the area.

The proposed installation of the above mentioned tower is planned for the summer or fall of 2014.

I appreciate your time in regards to this matter. Please feel free to call me with any questions you may have.

Sincerely,

Sarah Hill
Project Manager
Faulk and Foster on behalf of Verizon Wireless
612-242-5658