



# CPED STAFF REPORT

Prepared for the Zoning Board of Adjustment  
 BOA Agenda Item #2  
 May 5, 2016  
 BZZ-7630

## LAND USE APPLICATION SUMMARY

*Property Location:* 4600 Beard Avenue South  
*Project Name:* AT&T Telecommunications Equipment Relocation  
*Prepared By:* Janelle Widmeier, Senior City Planner, (612) 673-3156  
*Applicant:* AT&T  
*Project Contact:* Steve Stulz  
*Request:* To allow relocation of telecommunications equipment.  
*Required Applications:*

|                 |  |
|-----------------|--|
| <b>Variance</b> | To reduce the minimum front yard requirement adjacent to Chowen Avenue South from 20 feet to 12.8 feet to allow telecommunications equipment and an enclosure. |
| <b>Variance</b> | Amendment to allow an additional 165 square foot increase to the maximum allowed amount of impervious surface.   |

## SITE DATA

|                                   |                                  |
|-----------------------------------|----------------------------------|
| <b>Existing Zoning</b>            | RIA Single-family District       |
| <b>Lot Area</b>                   | 307,186 square feet / 7.05 acres |
| <b>Ward(s)</b>                    | 13                               |
| <b>Neighborhood(s)</b>            | Linden Hills, adjacent to Fulton |
| <b>Designated Future Land Use</b> | Urban Neighborhood               |
| <b>Land Use Features</b>          | Not applicable                   |
| <b>Small Area Plan(s)</b>         | Not applicable                   |

|   |                |                                       |                |
|---|----------------|---------------------------------------|----------------|
| <b>Date Application Deemed Complete</b> | March 28, 2016 | <b>Date Extension Letter Sent</b>     | Not applicable |
| <b>End of 60-Day Decision Period</b>    | May 27, 2016   | <b>End of 120-Day Decision Period</b> | Not applicable |

**BACKGROUND**

**SITE DESCRIPTION AND PRESENT USE.** The property is located in southwest Minneapolis and occupies the majority of the two city blocks between Abbott Avenue South, West 47th Street, Chowen Avenue South and West 46th Street. The subject site is occupied by Southwest High School, which was originally constructed in 1939 on the block located west of Beard Avenue South and later expanded in 1966 to the southern portion of the block on the east side of Beard Avenue South. Two additions were recently constructed as part of an expansion project that was approved in 2014. In the attached site plan showing the entire site, the additions are shaded. A communication antenna and associated equipment was approved to be located on the site in 1993. The antenna is located on the roof at the south end of the 1939 building. No changes are proposed to the antenna. The telecommunications equipment was previously located in a spot directly adjacent to the west building addition. It was allowed to be temporarily located in its current location where it is screened by a wood fence during the construction of the building additions.

**SURROUNDING PROPERTIES AND NEIGHBORHOOD.** The site is surrounded by single-family residences and a communications exchange building.

**PROJECT DESCRIPTION.** The applicant is proposing to permanently locate telecommunications equipment on the west side of the high-school adjacent to Chowen Avenue South. The equipment would be enclosed by a 10-foot tall wall. The proposed location would extend into a required front yard. In the RIA district, the minimum front yard requirement is 20 feet. The enclosure would be set back 12.8 feet from the front lot line adjacent to Chowen Avenue. A variance is required to reduce the minimum front yard requirement. The proposed location was previously landscaped. In the RIA district, the maximum impervious surface allowance is 65 percent. In 2014, a variance was obtained to increase the maximum amount of impervious surface on the site to 82 percent. However, the previous application did not include a location for the equipment and enclosure. An additional 165 square feet of impervious surface is proposed. A variance to allow the additional impervious surface is required.

**RELATED APPROVALS.**

| Planning Case # | Application  | Description  | Action  |
|-----------------|--|--|---|
| BZZ-7050        | Temporary use permit   | Temporarily relocate an existing telecommunications equipment shelter during construction activities | Administratively approved on February 24, 2015, subject to conditions |
| <u>BZZ-6646</u> | Rezoning, conditional use permits, variances, site plan review | Construct additions to the Southwest High School   | <u>Approved by the Planning Commission on August 25, 2014</u>         |

**PUBLIC COMMENTS.** As of writing this report, no correspondence from the neighborhood group was received. Any correspondence received prior to the public meeting will be forwarded on to the Board of Adjustment for consideration.

## ANALYSIS

### VARIANCE

The Department of Community Planning and Economic Development has analyzed the application for a variance to reduce the minimum front yard requirement adjacent to Chowen Avenue South from 20 feet to 12.8 feet to allow telecommunications equipment and an enclosure, based on the following findings:

1. *Practical difficulties exist in complying with the ordinance because of circumstances unique to the property. The unique circumstances were not created by persons presently having an interest in the property and are not based on economic considerations alone.*

Practical difficulties exist in complying with the ordinance due to circumstances unique to the property. There are limited options where the equipment can be located. Fifty-eight percent of the site is covered by the building. Most of the areas between the building and the adjacent streets and the one side lot line are occupied by parking. The equipment cannot be located in a parking area without eliminating required parking. Because the site is located in a residence district, yard requirements apply to each side of the property. The site has frontage on five streets. Front yards are required adjacent to Abbott Avenue, Beard Avenue, and Chowen Avenue. Corner side yards are required adjacent to 46<sup>th</sup> Street and 47<sup>th</sup> Street. An interior side yard is required adjacent to the north lot line between Abbott Avenue and Beard Avenue. There are a few remaining space where the building, parking, and required yards are not located. However, those areas are also not conducive to locating the equipment. Between the building and Chowen Avenue, a stormwater management pond is located in the previous equipment location. On the side of the building facing Beard Avenue, the grade slopes significantly and windows would be blocked. The 47<sup>th</sup> Street side of the 1939 part of the building is the traditional front façade. Maintaining the traditional appearance was emphasized in the site plan review approval. Placing the equipment on that side of the building would block windows and would not be in keeping with the character of the building. The main entrance is located directly east of the 1939 part of the building. Placing the equipment in that location would interfere with access and circulation or would eliminate required bicycle parking. The applicant explored alternatives for a location that would not be located at ground level. Due to safety and security concerns, the school will not authorize roof top access 24 hours a day, seven days a week as needed. According to the applicant, a below-grade vault would require additional space to comply with OSHA requirements. Although the proposed location would be in a required front yard, it would not impact the traditional front of the school or block any windows.

2. *The property owner or authorized applicant proposes to use the property in a reasonable manner that will be in keeping with the spirit and intent of the ordinance and the comprehensive plan.*

In general, yard controls are established to provide for the orderly development and use of land and to minimize conflicts among land uses by regulating the dimension and use of yards in order to provide adequate light, air, open space and separation of uses. The footprint of the equipment and the enclosure would be reduced from its previous 336 square feet to 165 square feet. The proposed enclosure would be 10 feet tall. The proposed height would be sufficient to screen the equipment from the residential properties located across the street that sit at a higher grade. Because streets separate the subject site from surrounding properties, the proposal would have no impact on adjacent properties access to light, air and open space. The request is reasonable and consistent with the intent of the ordinance and the comprehensive plan.

3. *The proposed variance will not alter the essential character of the locality or be injurious to the use or enjoyment of other property in the vicinity. If granted, the proposed variance will not be detrimental to the health, safety, or welfare of the general public or of those utilizing the property or nearby properties.*

The granting of the variance would not affect the character of the area or be injurious to the use or enjoyment of other property in the vicinity. The proposed enclosure would be 10 feet tall. The proposed height would be sufficient to screen the equipment from the residential properties located across the street that sit at a higher grade. Because streets separate the subject site from surrounding properties, the proposal would have no impact on adjacent properties access to light, air and open space. The proposed footprint of the enclosure would only be 165 square feet in area. The proposed location would not block windows or impact the traditional front façade of the school. The enclosure would abut the existing building and is designed to be compatible with the design of the building. Proposed materials, stone and brick, would match existing materials. A stone clad base band would align with the stone band on the building. The top of the enclosure would be capped with stone that would also align with a stone band on the building. The door would be painted to match the color of the entrances on the building. The remainder of the enclosure would be clad in brick matching the color and size of the existing brick. Even though the proposed coax cable cover would be located outside of the required yard, it is required to be compatible with the building as well. Therefore the proposed metal coax cable cover is proposed to be painted a color similar to the brick color of the building. The enclosure would be adjacent to an entrance. The entrance location is emphasized in the design of the building by a small projection in the building wall that is carried up the wall. To respect the architecture of the building and to mirror the placement of a small one-story projection on the north side of the entrance, CPED staff is recommending that the placement of the enclosure is shifted approximately 1.5 feet to the south. If granted, the proposed variance will not be detrimental to the health, safety or welfare of the public or those utilizing the property provided the proposed enclosure are constructed to current building codes and the telecommunication equipment complies with all other applicable regulations.

## VARIANCE

The Department of Community Planning and Economic Development has analyzed the application for a variance amendment to allow an additional 165 square foot increase to the maximum allowed amount of impervious surface based on the following findings:

1. *Practical difficulties exist in complying with the ordinance because of circumstances unique to the property. The unique circumstances were not created by persons presently having an interest in the property and are not based on economic considerations alone.*

Practical difficulties exist in complying with the ordinance due to circumstances unique to the property. The maximum allowed amount of impervious surface in the RIA district is 65 percent. Eighty-two percent of the site is currently covered by impervious surfaces. The building covers 58 percent of the site. The remainder of the impervious surfaces is used for parking, walkways, driveways, refuse storage, and mechanical equipment. The impervious surface cannot be reduced without eliminating required parking, necessary access, or facilities essential to the function of the principal use of the property. Telecommunications equipment was approved to be located on the property in 1993. The previous 2015 variance application to increase the maximum amount of impervious surface did not include a location for the telecommunications equipment and enclosure. An additional 165 square feet of impervious surface is proposed to allow for the placement of the proposed structure footprint and equipment.

2. *The property owner or authorized applicant proposes to use the property in a reasonable manner that will be in keeping with the spirit and intent of the ordinance and the comprehensive plan.*

The maximum impervious surface requirements are established to provide benefits from landscaping including buffers between uses, on-site retention of stormwater, and preserving the residential character of an area. The footprint of the equipment and the enclosure would be reduced from its previous 336 square feet to 165 square feet. As part of the school expansion, a stormwater management plan was required and approved by the Public Works Department for the disturbed areas of the site. The additional impervious surface in the proposed location would not impact the previously approved stormwater management plan. Given the existing conditions, the request is reasonable and consistent with the intent of the ordinance and the comprehensive plan.

3. *The proposed variance will not alter the essential character of the locality or be injurious to the use or enjoyment of other property in the vicinity. If granted, the proposed variance will not be detrimental to the health, safety, or welfare of the general public or of those utilizing the property or nearby properties.*

The granting of the variance would not affect the character of the area or be injurious to the use or enjoyment of other property in the vicinity. The proposed footprint of the enclosure would only be 165 square feet in area. As part of the school expansion, a stormwater management plan was required and approved by the Public Works Department for the disturbed areas of the site. The additional impervious surface in the proposed location would not impact the previously approved stormwater management plan. If granted, the proposed variance will not be detrimental to the health, safety or welfare of the public or those utilizing the property.

## RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the Zoning Board of Adjustment adopt staff findings for the applications by AT&T for the property located at 4600 Beard Avenue South:

### **A. Variance to reduce the minimum front yard requirement.**

Recommended motion: **Approve** the application for a variance to reduce the minimum front yard requirement adjacent to Chowen Avenue South from 20 feet to 12.8 feet to allow telecommunications equipment and an enclosure, subject to the following conditions:

1. To the extent practical, the size, shape and color of the proposed enclosure materials shall match the existing materials of the adjacent building.
2. The north wall of the enclosure shall not extend past the projection in the wall adjacent to the entrance.
3. Approval of the final site, elevation and floor plans by the Department of Community Planning and Economic Development.
4. All site improvements shall be completed by May 5, 2018, unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance.

### **B. Variance to increase the maximum impervious surface allowance.**

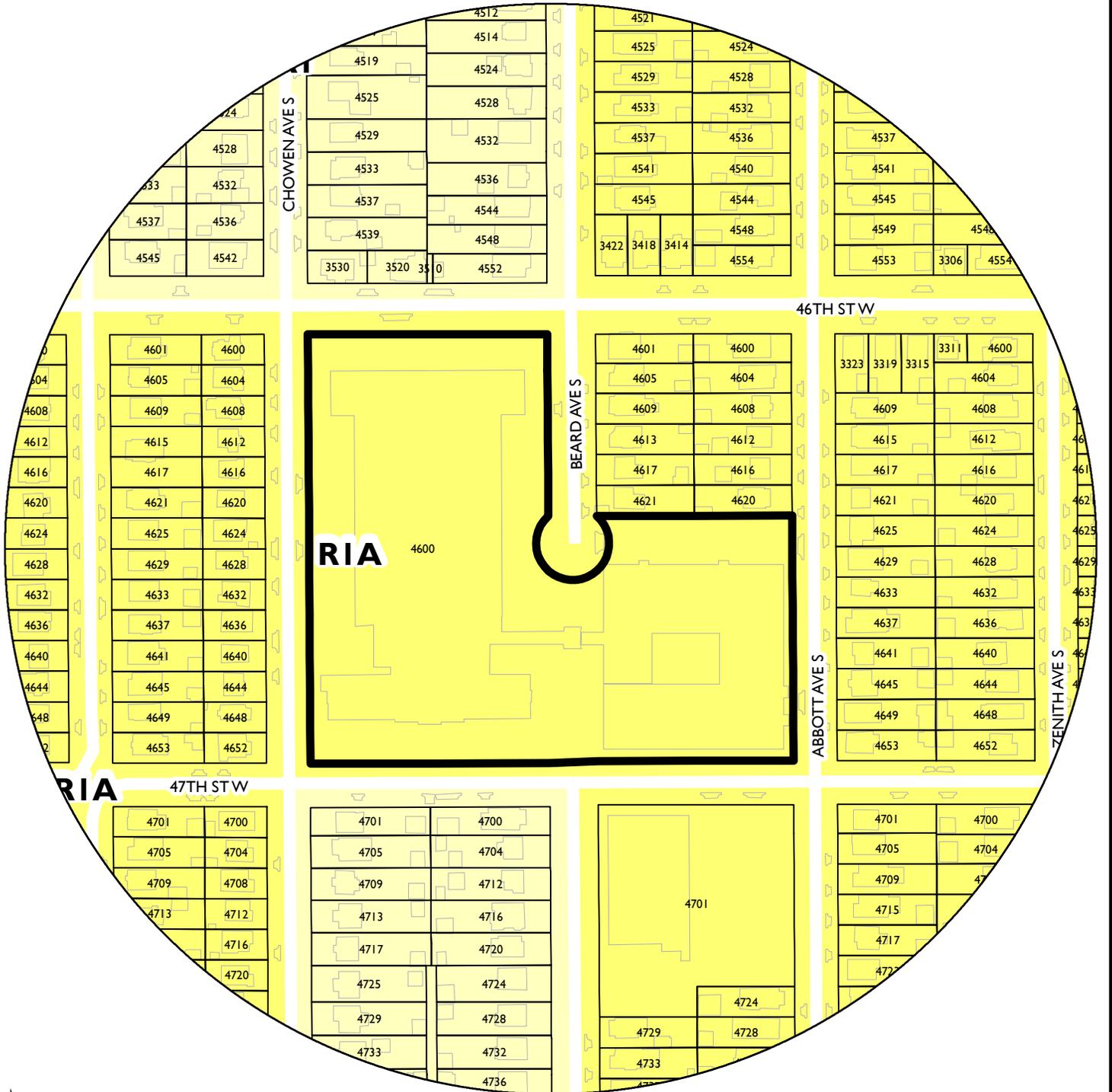
Recommended motion: **Approve** the application for a variance amendment to allow an additional 165 square foot increase to the maximum allowed amount of impervious surface.

## ATTACHMENTS

1. Zoning map
2. Written description and findings submitted by applicant
3. Letters from Minneapolis Public Schools
4. Aerials
5. Site plan
6. Survey/proposed site plan
7. Renderings
8. Photos

NAME OF APPLICANT

WARD



PROPERTY ADDRESS

**4600 Beard Avenue South**

FILE NUMBER

**BZZ-7630**

March 15, 2016

Ms. Janelle Widmeier  
Senior City Planner

City of Minneapolis  
250 South 4<sup>th</sup> Street  
Room 300  
Minneapolis, MN 55412

Dear Ms. Widmeier:

Per our pre-application meeting with Joe Giant, New Cingular Wireless PCS LLC (AT&T) is proposing to relocate its ground equipment at an existing cell equipment site supporting Southwest Minneapolis. The existing cell site is located at Southwest High School - 4600 Beard Ave South in Minneapolis (PID 1702824210093). The site has been a critical part of Southwest Minneapolis since 1994 (over 22 years) The School has gone through a major addition that required AT&T to temporarily relocate the existing equipment shelter. The City Of Minneapolis Planning department has previously approved a temporary location for the placement of the cell equipment. Now that School construction is nearing completion, we are requesting permanent approval of this ground equipment location.

Enclosed please find the application and information for the proposed telecommunications equipment site at Southwest High School. After extensive review with Minneapolis Public School, include the Facilities Dept, Real Estate Departments and Southwest High School Principal, and we respectfully request this temporary location become the permanent equipment location. AT&T is proposing to remodel the existing temporary location housing our ground equipment. We are proposing an 11' x 15' brick façade to the existing ground location. This proposed facade will be constructed in a way that will mirror the existing area on the opposite side of the existing stairs (please see enclosed photo simulations). The proposed work would occur in June 2016 once School is out

Both AT&T and the Minneapolis Public School Staff have reviewed the entire property and feel this location is the best and only location for the equipment to be placed as a final permanent location. This location however does not meet the required 20' front yard setback requirement as outlined in the current Code. Our proposed enclosure will be 12' 8" from the west property line on Chowen Street. Therefore we are respectfully requesting a Variance from this setback requirement based on the following criteria:

- (1) Do to the existing build footprint there are no other feasible locations on this property that would meet all the required setbacks. The building has been in place for many years (prior to the current setback standards) and the circumstances are unique to the building and location, not created by the applicant or owner. The School expansion project caused the original ATT ground shelter location (12ft x 28ft shelter, 336 sq ft) to be removed and relocate our ground equipment back in 2015. Now were following thru as School construction is nearing completion to get the permanent approval of this ground location. Note, we are only using 11ft x 15ft area (165 sq ft) for our ground equipment vs. the larger 12ft x 28ft size shelter like we had for previously 22 years, so were using half the space we once did, just to make this existing location work for School and City.

- (2) The addition of this facade to house equipment will have little impact on the existing structure and upon completion will match and blend in with the existing structure and building elevations. Keeping the overall use, spirit and intent of the property as well as the Comprehensive Plan.
- (3) The proposed variance will not alter the character of the existing structure or neighboring structures, nor will it impact the use and enjoyment of this or other properties. It will have no effect on the general health, safety or welfare of the general public. The School Principal and Facilities Department support this existing equipment location. Neither has received complaints on it during the last 1 year.

We are also requesting a variance from the Impervious Surface Requirement based on the following criteria:

- (1) Do to the existing build footprint there are no other feasible locations on this property that would meet not effect the impervious surface area. The building has been in place for many years (prior to the impervious surface standards) and the circumstances are unique to the building and location, not created by the applicant or owner. The School expansion project caused the original ATT ground shelter location (12ft x 28ft shelter, 336 sq. ft.) to be removed and relocate our ground equipment back in 2015. Now were following thru as School construction is nearing completion to get the permanent approval of this ground location. Note, we are only using 11ft x 15ft area (165 sq. ft.) for our ground equipment vs. the larger 12ft x 28ft size shelter like we had for previously 22years, so were using half the space we once did, just to make this existing location work for School and City. The proposed structure will not need a roof and the equipment platform is a steel grate that allows rain water to pass through the platform and will have little effect on water run-off.
- (2) The addition of this facade to house equipment will have little impact on the existing structure and upon Completion will match and blend in with the existing structure and building elevations. Keeping the overall use, spirit and intent of the property as well as the Comprehensive plan. There will be no impact to the existing water disbursement plan currently approved by the City
- (3) The proposed variance will not alter the character of the existing structure or neighboring structures, nor will it impact the use and enjoyment of this or other properties. It will have no effect on the general health, safety or welfare of the general public. The School Principal and Facilities Department support this existing equipment location. Neither has received complaints on it during the last 1 year.

We are also requesting a variance from the Lot Coverage Area Requirement based on the following criteria:

- (1) Do to the existing build footprint there are no other feasible locations on this property that would meet not effect the lot coverage area. The building has been in place for many years (prior to lot coverage area standards) and the circumstances are unique to the building and location, not created by the applicant or owner. The School expansion project caused the original ATT ground shelter location (12ft x 28ft shelter, 336 sq. ft.) to be removed and relocate our ground equipment back in 2015. Now were following thru as School construction is nearing completion to get the permanent approval of this ground location. Note, we are only using 11ft x 15ft area (165 sq. ft.) for our ground equipment vs. the larger 12ft x 28ft size shelter like we had for previously 22 years, so were using half the space we once did, just to make this existing location work for School and City. The proposed structure of 165 sq. ft. will have little impact on the overall foot print of the property and back in 2014-2015 should have been included in the previous City approvals and lot coverage calcs for the School expansion project.

- (2) The addition of this facade to house equipment will have little impact on the existing structure and upon Completion will match and blend in with the existing structure and building elevations. Keeping the overall use, spirit and intent of the property as well as the Comprehensive plan. There will be no impact to the existing water disbursement plan currently approved by the City
- (3) The proposed variance will not alter the character of the existing structure or neighboring structures, nor will it impact the use and enjoyment of this or other properties. It will have no effect on the general health, safety or welfare of the general public. The School Principal and Facilities Department support this existing equipment location. Neither has received complaints on it during the last 1 year.

NOTE - AT&T is only modifying the ground equipment location on this existing cell site. There are no proposed changes to the existing antennas or antenna locations. Also there will be no impact to the existing parking on the School property or street parking utilizing this location.

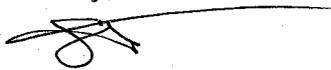
Also enclosed with this application is an aerial view of the property. It is very apparent that the existing building footprint makes it very difficult to place our equipment in a conforming location. You can also see the old AT&T shelter area is now a new West School expansion and pond/drainage area.

AT&T will comply with all applicable FCC and FAA requirements associated with the construction and maintenance of the proposed project. Furthermore, AT&T is required to comply with all applicable FCC regulations, which ensures that there is no interference with emergency and/or public safety telecommunications signals or signals from other licensed carriers. This equipment will not cause any physical or RF interference with other telecommunication facilities. Once again, only the ground equipment location is slightly changing here, not the overall site.

AT&T and the property owner will abide by all conditions and stipulations made by the City of Minneapolis Planning Department and will operate in compliance with all safety standards, codes, laws rules and regulations. AT&T is open to reviewing landscaping as well as final finish recommendations by the Planning Department.

Enclosed you will find our application package. If you should have any questions regarding this application, please feel free to contact me at 612-414-5013.

Sincerely,



Steve Stulz  
Agent for AT&T  
Phone (612) 414-5013  
Fax (612) 225-1832  
Email ARESMidwest@aol.com  
P.O. Box 119  
Lake Elmo, MN 55042

CC: Jason Hall



To: City of Minneapolis, Planning Department

From: Dr. Bill Smith, Principal, Southwest High School, Minneapolis Public Schools

Date: Mar 1, 2016

RE: AT&T Permanent equipment location at Southwest High School, 3414 West 47<sup>th</sup> Street, Minneapolis

Please accept this letter as support of AT&T's application to convert the temporary location of AT&T's ground equipment into a permanent one based on AT&T's final build out to match the Schools' exterior.

Sincerely,

A handwritten signature in blue ink, appearing to read 'William E. Smith', is written over the typed name and title.

Dr. Bill Smith  
Minneapolis Public Schools  
Principal, Southwest High School  
3414 West 47<sup>th</sup> Street  
Minneapolis, MN 55410



To: City of Minneapolis, Planning Department

From: Mark Bollinger, Minneapolis Public Schools Facilities Department

Date: March 31, 2016

RE: AT&T Permanent equipment location at Southwest High School, 3414 West 47<sup>th</sup> Street, Minneapolis

The Facilities Department as a general rule does not allow 24 / 7 access to the School by 3<sup>rd</sup> party vendors over safety and security concerns. Typical lease agreements with AT&T, and other cellular providers, require this 24 / 7 access to their equipment. Therefore, no roof top equipment shelters have been placed on one of our facilities in many years. Any new or relocated non-antenna related equipment would need to be placed in locations that do not require access inside the applicable School.

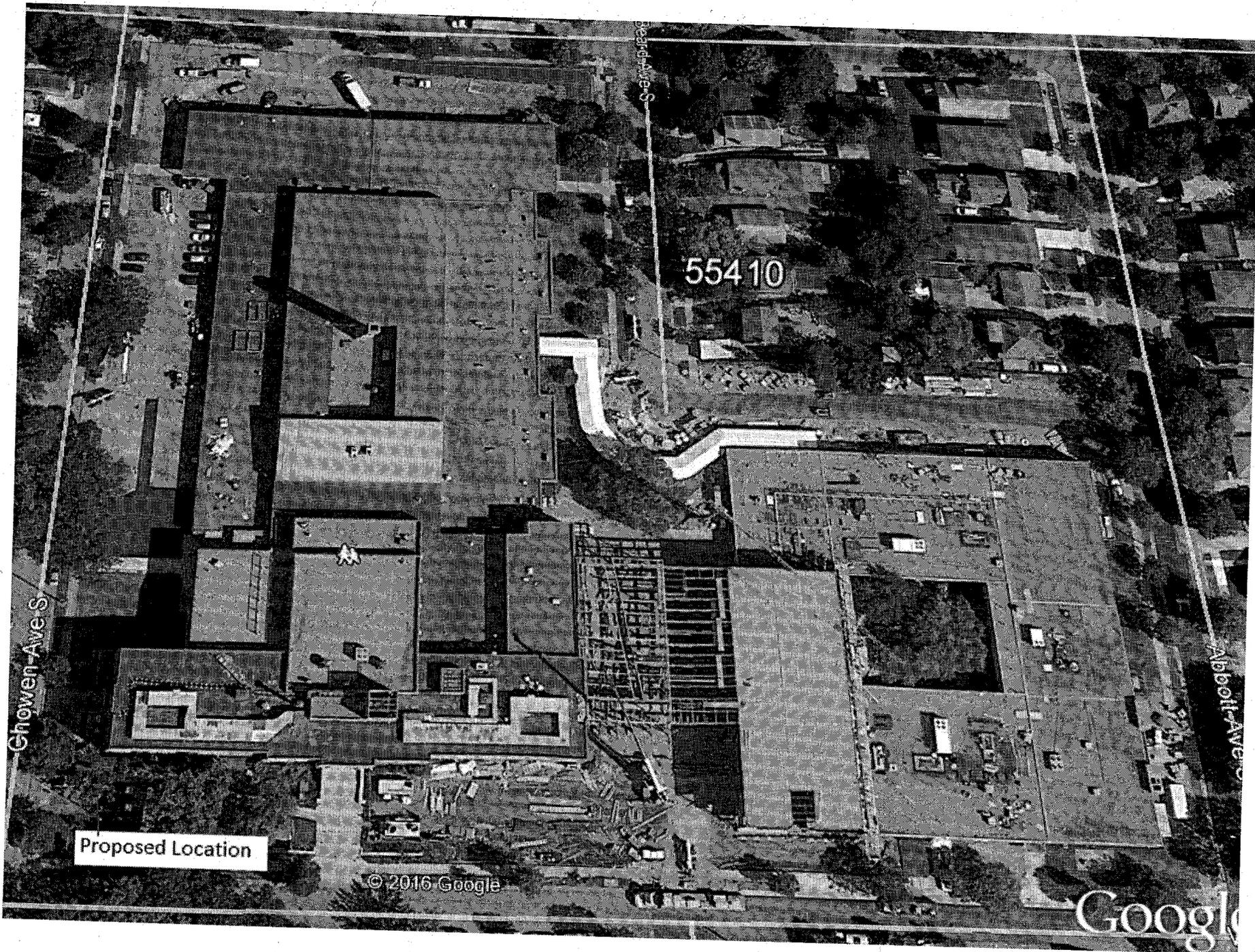
At Southwest High School, we have worked with AT&T extensively to locate the non-antenna ground equipment in an area that would not require inside-school / roof access and have approved the existing temporary equipment location to become the permanent location on ground.

Should you have any questions regarding this letter, please feel free to contact Chad Carr in MPS Facilities at either 612.668.0288, or [chad.carr@mpls.k12.mn.us](mailto:chad.carr@mpls.k12.mn.us).

Sincerely,

A handwritten signature in blue ink, which appears to read 'Mark W. Bollinger', is written over the typed name and title.

Mark W. Bollinger  
Minneapolis Public Schools  
Deputy Chief Operating Officer  
1250 West Broadway Avenue  
Minneapolis, MN 5541

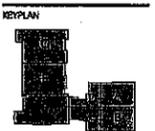




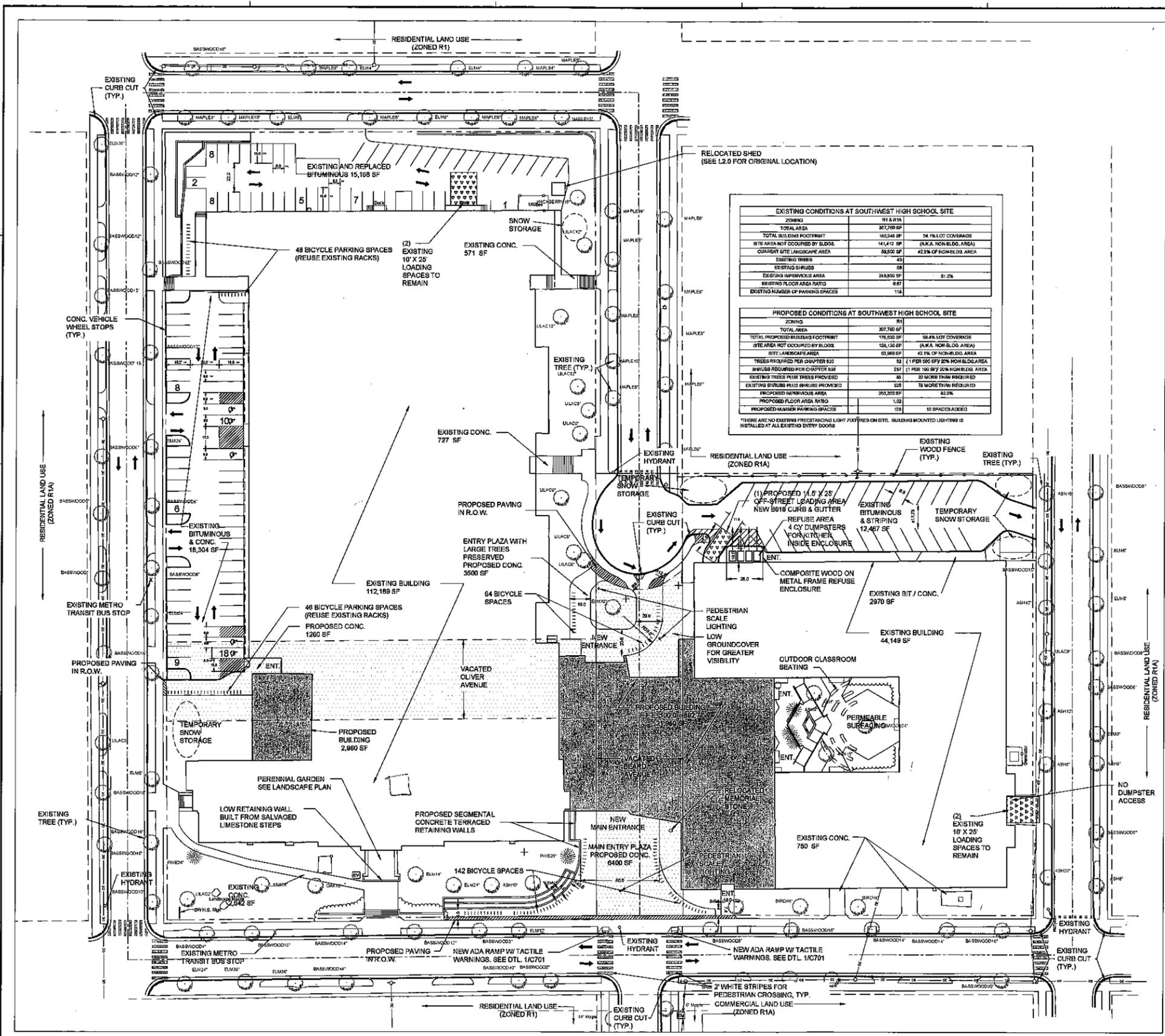
**NOTES:**  
CONTACT DOUG MADAY AT (612) 673-5756 PRIOR TO CONSTRUCTION FOR THE REMOVAL OF ANY CITY OF MINNEAPOLIS RIGHT-OF-WAY SIGNS THAT MAY BE IN THE WAY OF CONSTRUCTION.  
PLEASE CONTACT BILL PRINCE AT (612) 673-3001 REGARDING EXISTING AND PROPOSED STREET LIGHTING. ALL STREET LIGHTING (EXISTING AND PROPOSED) SHALL BE SHOWN CLEARLY ON THE SITE PLAN.

**Additions and Alterations to:  
MINNEAPOLIS SOUTHWEST  
HIGH SCHOOL**  
Special School District No. 1  
3414 W 47th Street  
Minneapolis, Minnesota 55410

FOR REFERENCE ONLY  
NOT FOR CONSTRUCTION



DESIGNED BY  
JUZ  
CHECKED BY  
RJS  
ISSUED FOR  
DESIGN DEVELOPMENT  
ISSUE DATE  
AUG 11, 2014  
SHEET NAME  
SITE LAYOUT PLAN  
ATS&R PROJECT NO.  
14003  
SHEET NUMBER



| EXISTING CONDITIONS AT SOUTHWEST HIGH SCHOOL SITE |            |                         |
|---|------------|-------------------------|
| ZONING  | R1 & R1A   |                         |
| TOTAL AREA  | 307,769 SF |                         |
| TOTAL PROPOSED BUILDING FOOTPRINT                 | 162,346 SF | 54.1% LOT COVERAGE      |
| SITE AREA NOT OCCUPIED BY BLDGS.                  | 141,412 SF | (A.K.A. NON-BLDG. AREA) |
| CURRENT SITE LANDSCAPE AREA                       | 66,800 SF  | 42.5% OF NON-BLDG. AREA |
| EXISTING TREES                                    | 42         |                         |
| EXISTING SHRUBS                                   | 08         |                         |
| EXISTING IMPERVIOUS AREA                          | 24,850 SF  | 8.1%                    |
| EXISTING FLOOR AREA RATIO                         | 0.87       |                         |
| EXISTING NUMBER OF PARKING SPACES                 | 114        |                         |

| PROPOSED CONDITIONS AT SOUTHWEST HIGH SCHOOL SITE |            |                                   |
|---|------------|-----------------------------------|
| ZONING  | R1         |                                   |
| TOTAL AREA  | 307,769 SF |                                   |
| TOTAL PROPOSED BUILDING FOOTPRINT                 | 178,532 SF | 58.1% LOT COVERAGE                |
| SITE AREA NOT OCCUPIED BY BLDGS.                  | 129,132 SF | (A.K.A. NON-BLDG. AREA)           |
| SITE LANDSCAPE AREA                               | 63,989 SF  | 42.1% OF NON-BLDG. AREA           |
| TREES REQUIRED PER CHAPTER 630                    | 52         | (1 PER 100 SF) 20% NON-BLDG. AREA |
| SHRUBS REQUIRED PER CHAPTER 630                   | 237        | (1 PER 100 SF) 20% NON-BLDG. AREA |
| EXISTING TREES PLUS TREES PROVIDED                | 94         | 22 MORE THAN REQUIRED             |
| EXISTING SHRUBS PLUS SHRUBS PROVIDED              | 245        | 78 MORE THAN REQUIRED             |
| PROPOSED IMPERVIOUS AREA                          | 263,209 SF | 82.3%                             |
| PROPOSED FLOOR AREA RATIO                         | 1.02       |                                   |
| PROPOSED NUMBER PARKING SPACES                    | 129        | 15 SPACES ADDED                   |

THERE ARE NO EXISTING PRESTANDING LIGHT FIXTURES ON SITE. BUILDING MOUNTED LIGHTING IS INSTALLED AT ALL EXISTING ENTRY DOORS.

**1 SITE LAYOUT PLAN**  
L2.0 1" = 30'

# EXISTING CONDITIONS SURVEY- AT&T SITE AT SW HIGH SCHOOL - MINNEAPOLIS, MN

FOR: The Hall Institute, Inc.

## LEGEND:

|   |   |         |                     |
|---|---|---------|---------------------|
| ○ | Set 1/2 Inch by 14 Inch Iron Pipe with Plastic Cap Inscribed with License No. 44530 | ⊗       | Catch Basin Manhole |
| ● | Found Iron Pipe   | ⊙       | Flag Pole           |
|   | Building Line   | ⌞       | Sign                |
|   | Concrete Surface  |         | Deciduous Tree      |
|   | AT&T Equipment Area   |         | Coniferous Tree     |
|   |   | ====    | Curb Line           |
|   |   | -x-x-x- | Fence Line          |

## GENERAL NOTES:

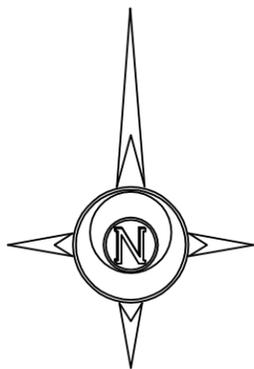
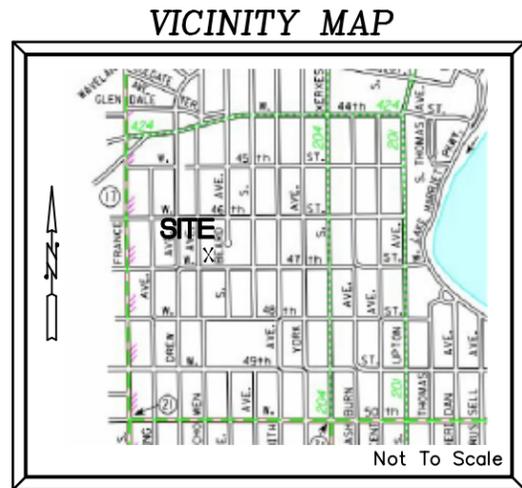
1. Background information is based on a survey on the ground performed by Clark Engineering Corporation on February 10, 2016, exclusively for this project.
2. Due diligence was utilized throughout the course of this survey to ensure all permanent site features were located, but snow/ice cover may have inhibited the location of some permanent site features.
3. All dimensions depicted on this survey are in feet and decimals of a foot, unless otherwise indicated.
4. AT&T Equipment Area lies within Lot 15, Block 30, WAVELAND PARK, Hennepin County, Minnesota.

## CERTIFICATION:

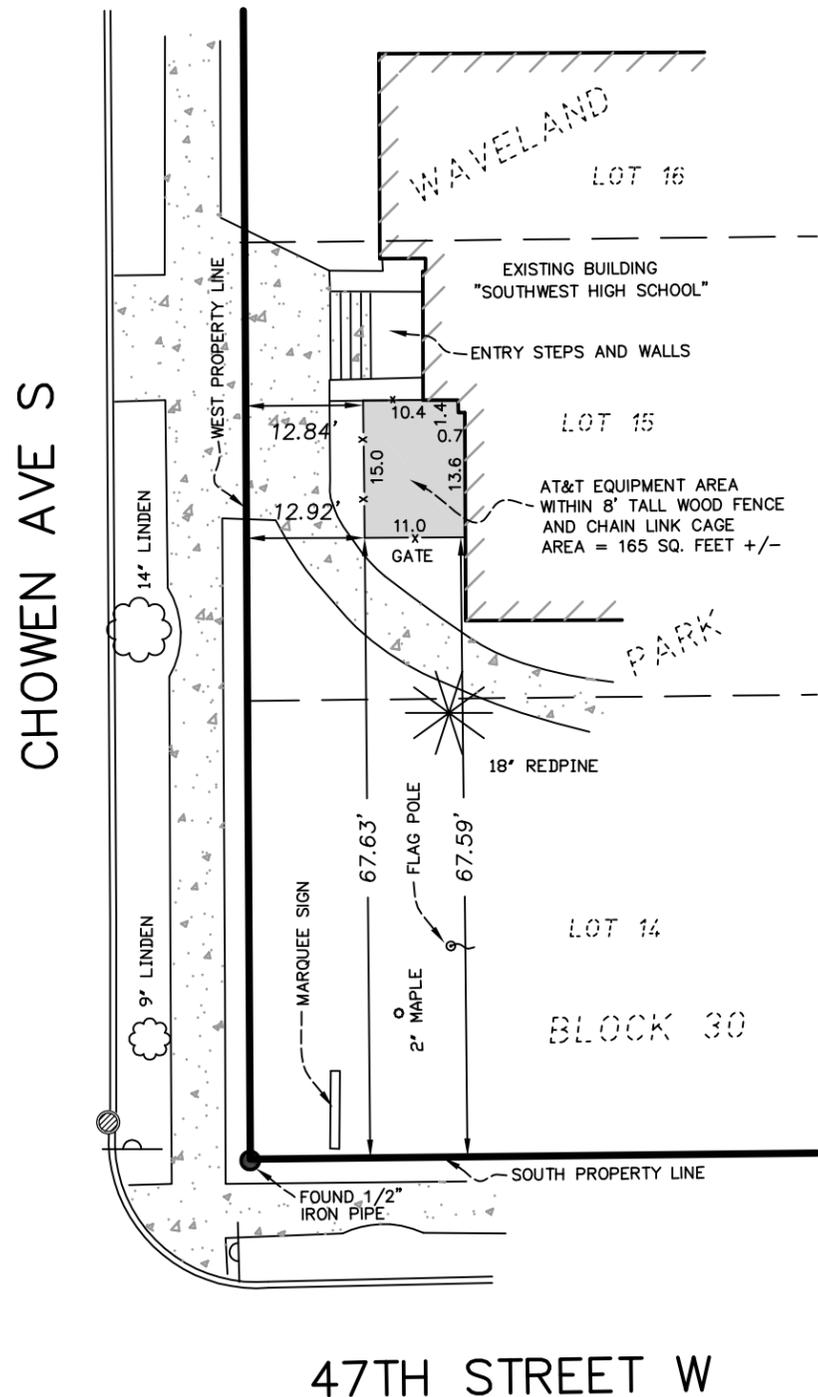
I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision, and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Craig E. Johnson, LS, CFedS  
 Minnesota License No. 44530

02/10/2016  
 Date



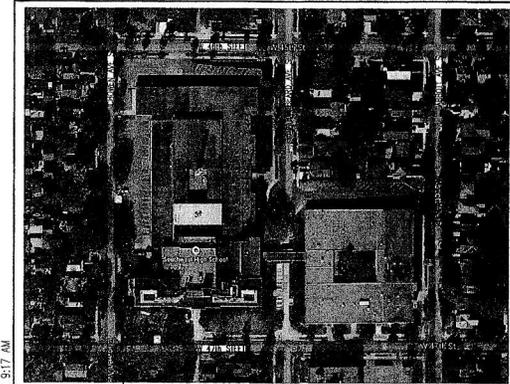
1 inch = 20 ft.  
 (SCALE IN FEET)



|                        |                          |   |  |
|------------------------|--------------------------|---|--|
| DRAWN BY<br>Cody J.    | DATE<br>02/10/2016       | Sec. 17, T. 28, R. 24<br>Hennepin County, Minnesota | 621 Lilac Drive North<br>Minneapolis, MN 55422-4609<br>(763) 545-9196<br>Fax (763) 541-0056<br>www.clark-eng.com |
| CHECKED BY<br>Craig J. | PROJECT NO.<br>C15510.01 |   |  |

\* NEW LANDSCAPING (3)

Y:\Projects\www\_A\B\MINN. SD\NSB\10081772 Lake Harriet



PROPOSED TEMPORARY  
GROUND EQUIPMENT  
LOCATION

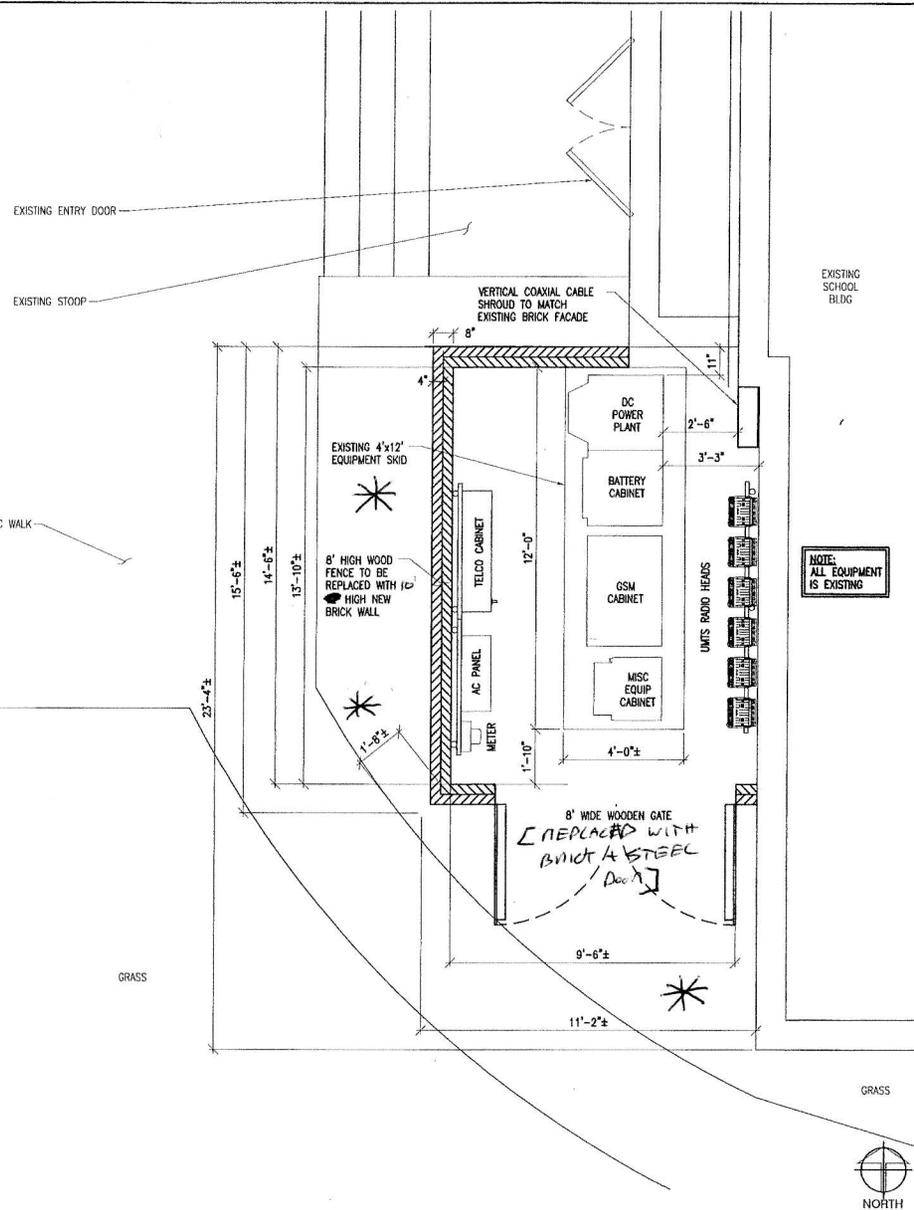


NORTH

SCALE: NONE

PROPERTY PLAN 1

SCALE: 1/4" = 1'-0"



NOTE:  
ALL EQUIPMENT  
IS EXISTING

**at&t**  
MOBILITY

4300 MARKET POINTE DR  
BLOOMINGTON, MN 55435

SITE ID: MPLSMNU03058

**velocitel**  
complete wireless solutions

Velocitel Inc.  
1701 AMERICAN BLVD EAST, STE 16  
BLOOMINGTON, MN 55425  
Office (952) 844-1858  
Fax (952) 944-1508

FILE NO. 2044A10081772MD

**LAKE HARRIET**

3414 WEST 47th STREET  
MINNEAPOLIS, MN 55410

10081772

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PROJECT: **NSB**

ISSUED FOR: **SCHOOL BOARD REVIEW**

| CURRENT ISSUE DATE: | REV. |
|---------------------|------|
| 07.16.15            | -    |

| REVISIONS |          |                     |    |
|-----------|----------|---------------------|----|
| REV.      | DATE     | DESCRIPTION         | BY |
| -         | 07/16/15 | SCHOOL BOARD REVIEW | RV |
|           |          |                     |    |
|           |          |                     |    |
|           |          |                     |    |

DESIGNED BY: R. Vescini  
 DRAWN BY: R. Vescini  
 CHECKED BY: -

**PRELIMINARY**

**NOT FOR CONSTRUCTION**

IT IS A VIOLATION OF LAW FOR ANY PERSON UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER TO ALTER THIS DOCUMENT UNLESS EXPLICITLY AGREED TO BY THE ENGINEER. IN WRITING, THE ENGINEER DISCLAIMS ALL LIABILITY ASSOCIATED WITH THE RELIANCE, ALTERATION OR MODIFICATION OF THE CONTENTS HEREIN.

SHEET TITLE:  
**COMPOUND PLAN**

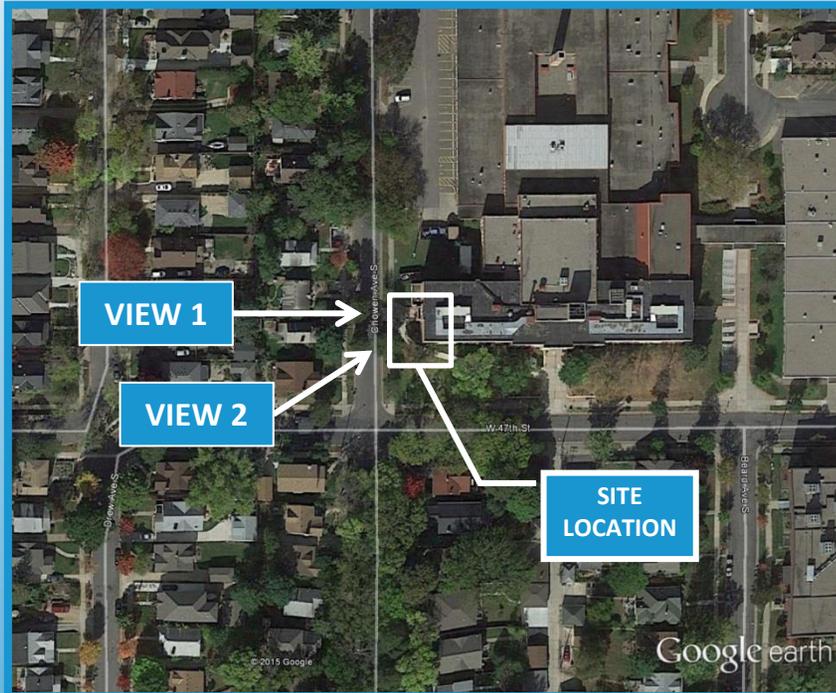
SHEET NUMBER:  
**C-3**

CONTRACTOR SHALL REFERENCE AT&T STANDARD DETAILS AND SPECIFICATIONS FOR WIRELESS TELECOMMUNICATION TOWERS.

COMPOUND PLAN 2



# PHOTOGRAPHIC SIMULATION



The included Photographic Simulation(s) are intended as visual representations only and should not be used for construction purposes. The materials represented within the included Photographic Simulation(s) are subject to change.

## PROPOSED MOBILITY COMMUNICATIONS FACILITY

|               |  |
|---------------|--|
| SITE NUMBER:  | 10081772   |
| SITE NAME     | LAKE HARRIET   |
| SITE ADDRESS: | 3414 WEST 47 <sup>TH</sup> STREET<br>MINNEAPOLIS, MN 55410 |
| DATE:         | 12/04/15   |
| APPLICANT:    | AT&T MOBILITY  |
| CONTACT:      | AARON EVANS<br>BLACK & VEATCH<br>(952) 896-0751            |



## VIEW 1



## EXISTING CONDITIONS



## VIEW 1



PROPOSED AT&T  
EQUIPMENT  
ENCLOSURE

## PHOTOSIMULATION



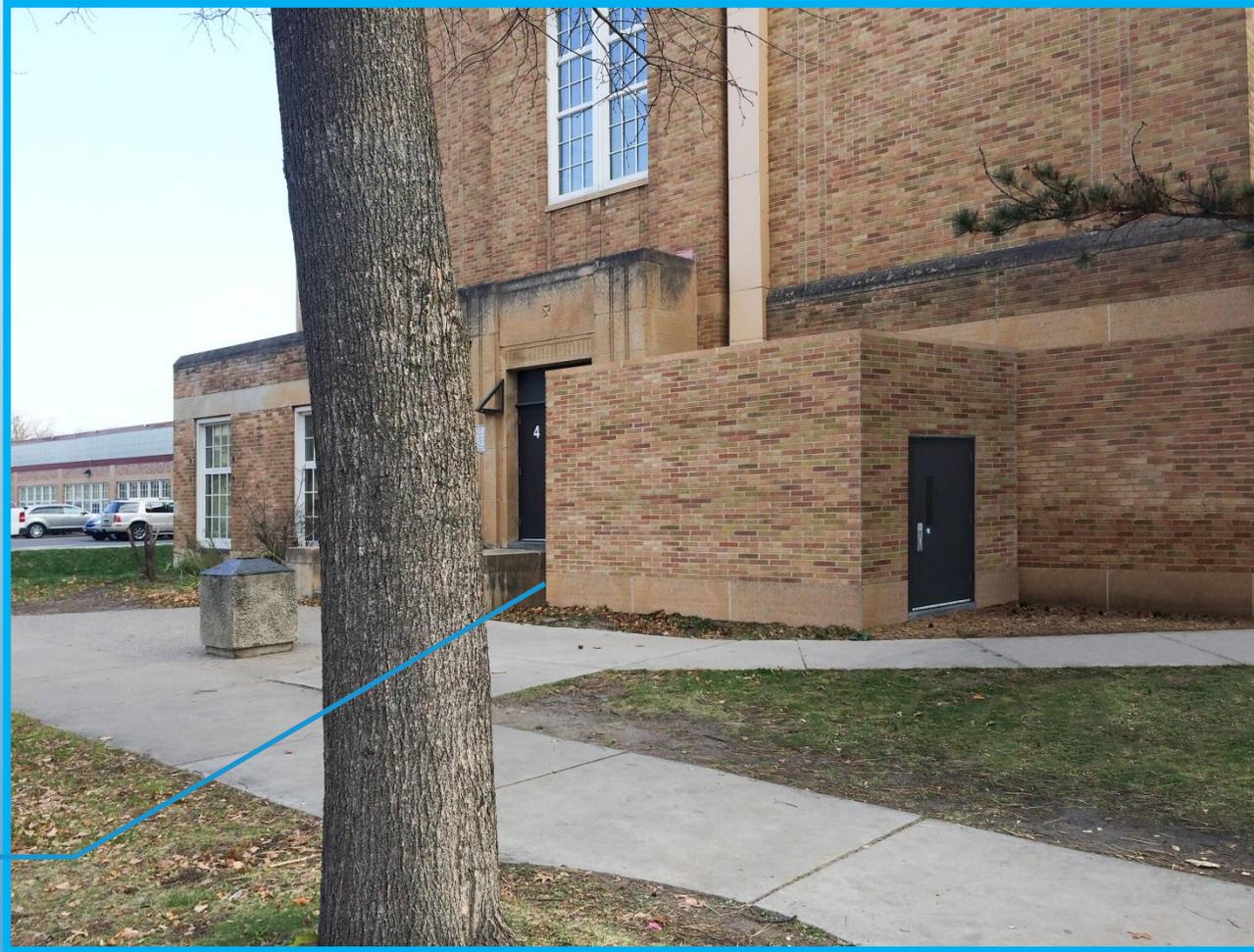
## VIEW 2



## EXISTING CONDITIONS



## VIEW 2



PROPOSED AT&T  
EQUIPMENT  
ENCLOSURE

## PHOTOSIMULATION



DOOR TO BE KEPT CLOSED AT ALL TIMES  
NO ENTRY WITHOUT AUTHORITY  
ALL ENTRANCES ARE MONITORED FOR SECURITY

4

PHASOR  
ELECTRIC COMPANY  
763-780-3401

