

Case No. 19UR001

**Legal Description:**

Lot 3 of Tract A of Block 1 of Northern Heights Subdivision, located in Section 25, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota



January 30, 2019

Mr. Fletcher Lacock, AICP  
City of Rapid City, Community Planning & Development Services  
300 Sixth Street  
Rapid City, SD 57701-5035

RECEIVED

FEB 08 2019

RAPID CITY DEPARTMENT OF  
COMMUNITY DEVELOPMENT

Dear Fletcher:

Please see the attached Application for a Conditional Use Permit for SBA and Sprint's proposed facility 611 Lindbergh Avenue in Rapid City.

**Project Description**

SBA Communications is proposing to construct a 100' monopole at 611 Lindbergh Avenue on Parcel 20-25-379-011. The subject property is zoned General Commercial. The property is currently developed as a Goodwill retail store. The surrounding neighborhood is commercial to the East, multi-family residential to the South and residential to the North and West. We are proposing a board-on-board privacy fence to better screen the equipment on the ground. The single-family properties to the West have existing mature trees that will also aid in screening the tower from their view. We are working on a photo simulation which will supplement this application. The base of the tower will be approximately 200' from the West property line and the elevation of the base of the tower is approximately 20' lower than that of the homes to the West. If staff would like to propose additional screening of any kind, we are open to your suggestions.

We have attached a letter from Joel Boutin, RF Manager for Sprint which details Sprint's need for this particular site. The function of this site for Sprint will be that of coverage and capacity. As detailed on the enclosed drawings, Sprint will be mounting their antennas at 95'. This tower will be engineered to accommodate two additional future tenants. This will eliminate the need for another tower in this immediate area in the future.

We look forward to working with you on this project. If you have any questions regarding our application, please feel free to call me at 847-644-6300 or email me at [Alex@NovationGroup.com](mailto:Alex@NovationGroup.com).

Sincerely,

Alexander Novak



January 25, 2019  
Rapid City, SD  
Proposed Site Cascade: DN68XCUQW

To Whom It May Concern,

Sprint is proposing a new tower located at 611 Lindbergh Avenue in Rapid City, SD. This tower will provide new coverage and capacity for Sprint customers, public safety, and roaming partners on the north side of Rapid City.

While Sprint and other wireless carriers try and co-locate on existing towers in the immediate area, sometimes this is not possible due to structural or capacity concerns. In these cases a new tower is needed to safely meet the design requirements. A new structure at this address will not only support Sprint, but will allow other wireless carriers and public safety to co-locate if desired.

Your cooperation and approval of this project will enable Sprint to better serve the needs of Rapid City residents, businesses, and visitors. All who are increasingly dependent on reliable and economical wireless services including voice, data, internet, mobile email, and emergency 911 coverage.

Sincerely,

A handwritten signature in black ink, appearing to read "Joel Boutin".


Joel Boutin  
Manager RF Engineering

RECEIVED  
FEB 08 2019  
RAPID CITY DEPARTMENT OF  
COMMUNITY DEVELOPMENT





**SBA**  
 SBA TOWERS V, LLC  
 8051 CONGRESS AVENUE  
 BOCA RATON, FL 33487  
 PHONE: 1-800-487-7483



**TERRA**  
 CONSULTING GROUP, LTD.  
 600 Busse Highway  
 Park Ridge, IL 60068  
 Ph: 847/698-6400  
 Fax: 847/698-6401

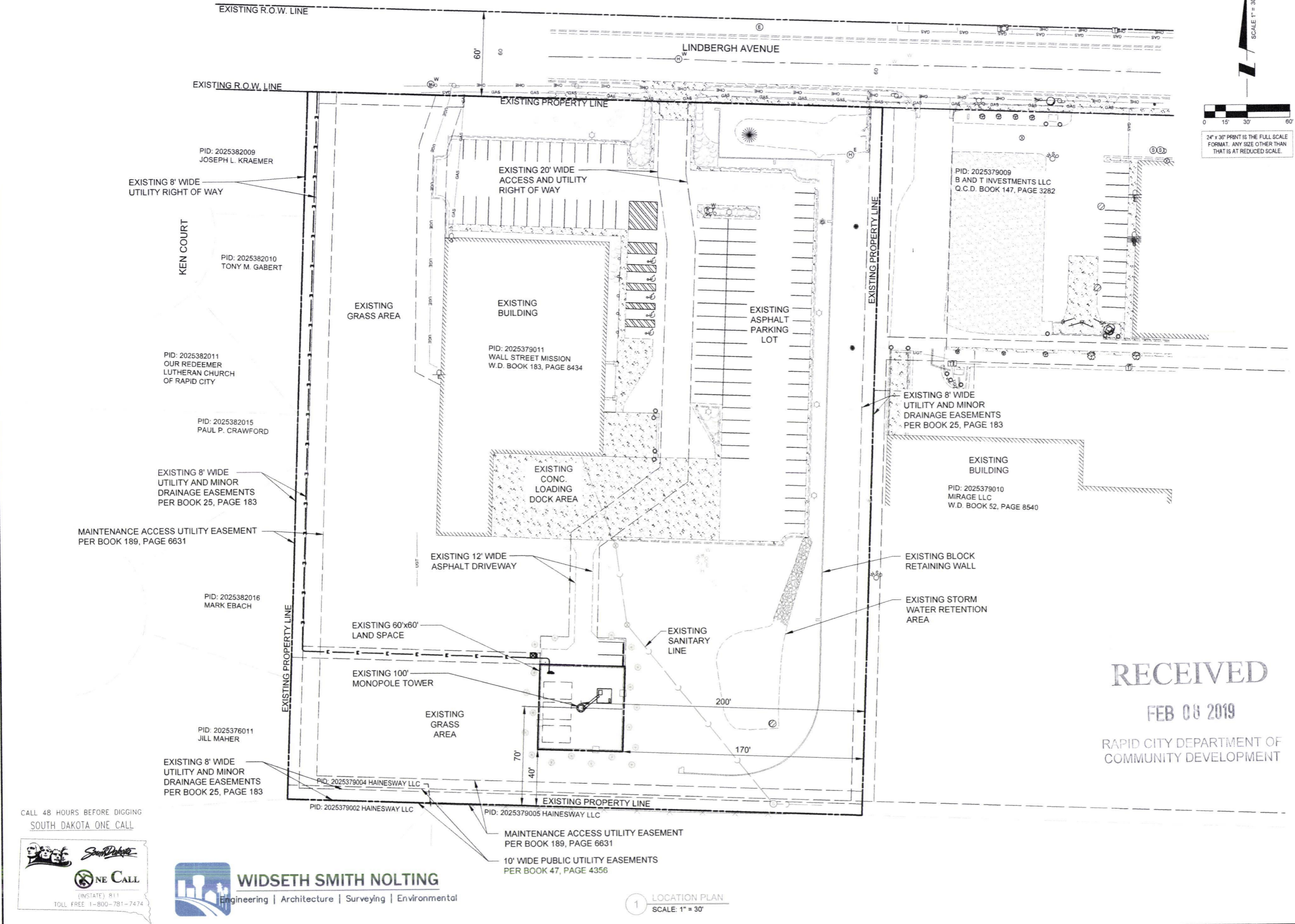
NO.	DESCRIPTION	DATE
A	ISSUED FOR ZONING	11/30/15
B	REVISED PER COMMENTS	1/25/16
C	REVISED PER COMMENTS	4/11/16
D	REVISED PER COMMENTS	05/17/16
E	ISSUED FOR BID	06/28/16

SD-15726-B  
 RAPID CITY 5  
 615 LINDBERGH AVE.  
 RAPID CITY, SD 57701

**RECEIVED**  
 FEB 08 2019  
 RAPID CITY DEPARTMENT OF  
 COMMUNITY DEVELOPMENT

DRAWN BY:	JAS
CHECKED BY:	DM
DATE:	11/30/15
PROJECT #:	7676

SHEET TITLE  
**LOCATION PLAN**  
 SHEET NUMBER  
**LP**



CALL 48 HOURS BEFORE DIGGING  
 SOUTH DAKOTA ONE CALL



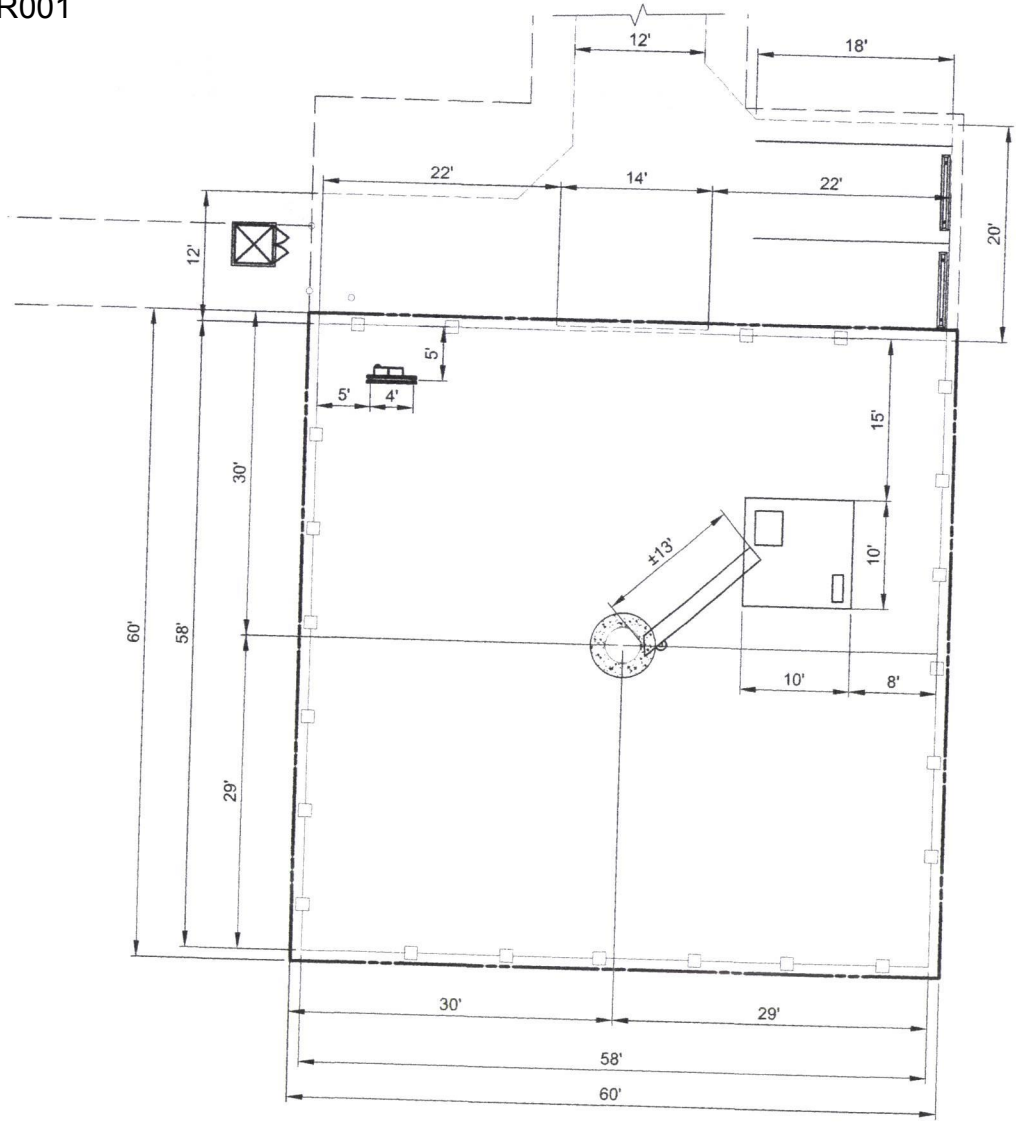
ONE CALL  
 (INSTATE) 811  
 TOLL FREE 1-800-781-7474



**WIDSETH SMITH NOLTING**  
 Engineering | Architecture | Surveying | Environmental

1 LOCATION PLAN  
 SCALE: 1" = 30'





SITE DIMENSION PLAN

**PAVEMENT MATERIALS AND QUANTITIES**

ACCESS ROAD 190 S.Y.

1-1/2" ASPHALT SURFACE COURSE.  
3" OF ASPHALT BASE COURSE.  
0.30 GAL/SY. BITUMINOUS PRIME COAT (MC-30).  
6" AGGREGATE BASE COURSE.  
COMPACTED SUB-GRADE.

LEASE SITE 374 S.Y.

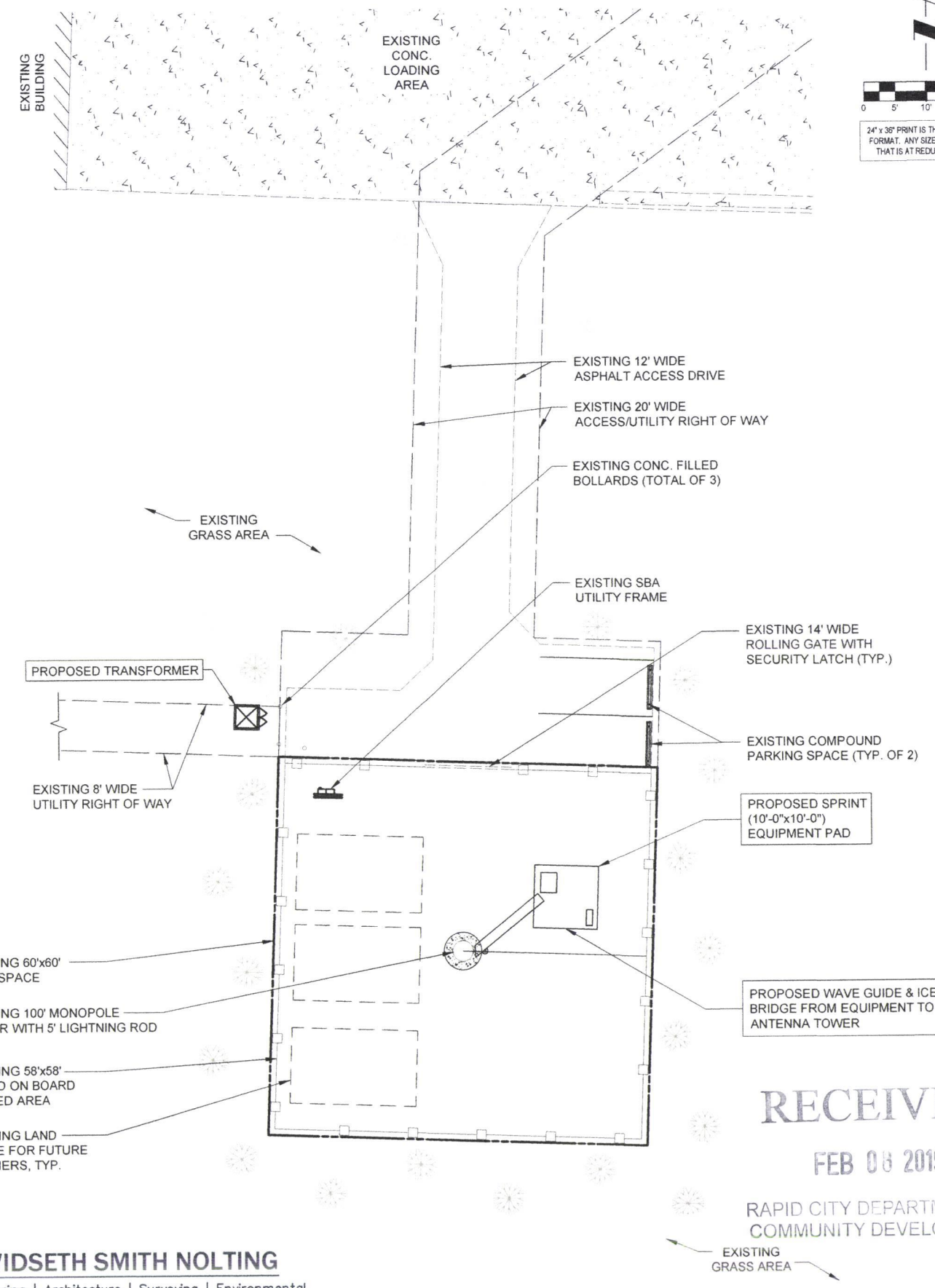
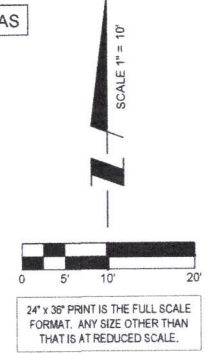
8" COMPACTED AGGREGATE BASE COURSE, WITH 3/4" CRUSHED AGGREGATE, NO FINES. OR APPROVED EQUAL. MIRAFI 500X SUBGRADE GEOTEXTILE FABRIC OR APPROVED EQUAL 232 L.F. OF FENCING

THE CONTRACTOR ALSO SHALL INCLUDE A SEPARATE UNIT PRICE PER CUBIC YARD TO REMOVE UNSTABLE OR UNSUITABLE MATERIAL AND HAUL-IN GRANULAR BACKFILL UNDER THE ACCESS DRIVE AND/OR APRON.

CALL 48 HOURS BEFORE DIGGING  
SOUTH DAKOTA ONE CALL



GENERATOR TYPE = NATURAL GAS



**SBA**

SBA TOWERS V, LLC  
8051 CONGRESS AVENUE  
BOCA RATON, FL 33487  
PHONE: 1-800-487-7483

**TERRA CONSULTING GROUP, LTD.**

600 Busse Highway  
Park Ridge, IL 60068  
Ph: 847/698-6400  
Fax: 847/698-6401

NO.	DESCRIPTION	DATE
A	ISSUED FOR ZONING	11/30/15
B	REVISED PER COMMENTS	1/25/16
C	REVISED PER COMMENTS	4/11/16
D	REVISED PER COMMENTS	06/17/16
E	ISSUED FOR BID	06/29/16

SD-15726-B

RAPID CITY 5

615 LINDBERGH AVE.  
RAPID CITY, SD 57701

RECEIVED

FEB 08 2019

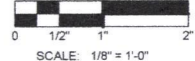
RAPID CITY DEPARTMENT  
COMMUNITY DEVELOPMENT

DRAWN BY:	JAS
CHECKED BY:	DM
DATE:	11/30/15
PROJECT #:	7676

SHEET TITLE  
ENLARGED SITE PLAN

SHEET NUMBER  
**C-1**

19UR001.dwg



SCALE: 1/8" = 1'-0"

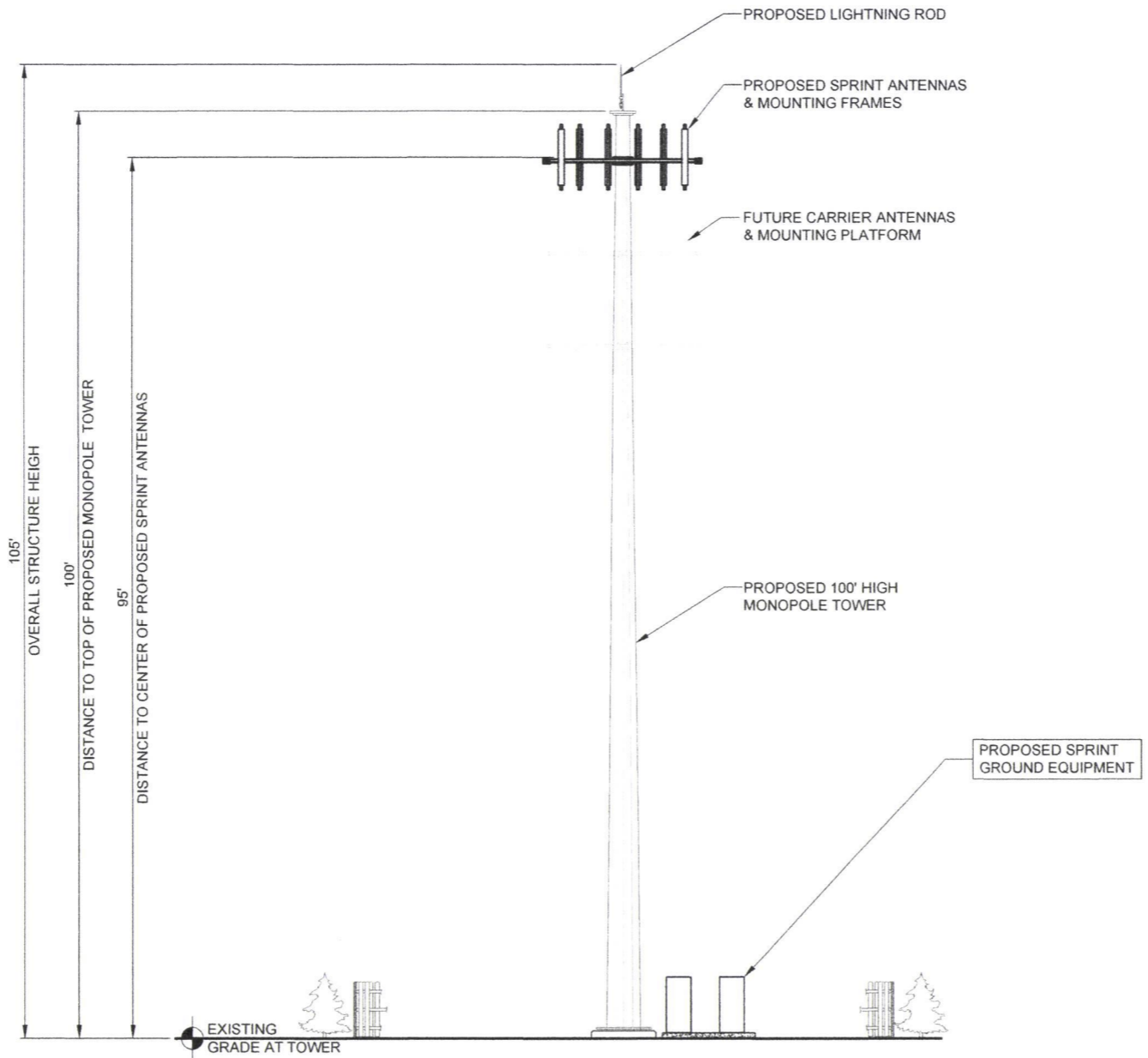
24" x 36" PRINT IS THE FULL SCALE FORMAT. ANY SIZE OTHER THAN THAT IS AT REDUCED SCALE.



SBA TOWERS V. LLC  
8051 CONGRESS AVENUE  
BOCA RATON, FL 33487  
PHONE: 1-800-487-7483



TERRA CONSULTING GROUP, LTD.  
600 Busse Highway  
Park Ridge, IL 60068  
Ph: 847/698-6400  
Fax: 847/698-6401



1 EAST ELEVATION

NO.	DESCRIPTION	DATE
A	ISSUED FOR ZONING	11/30/15
B	REVISED PER COMMENTS	1/25/16
C	REVISED PER COMMENTS	4/11/16
D	REVISED PER COMMENTS	06/17/16
0	ISSUED FOR BID	06/28/16

SD-15726-B

RAPID CITY 5

615 LINDBERGH AVE.  
RAPID CITY, SD 57701

DRAWN BY:	JAS
CHECKED BY:	DM
DATE:	11/30/15
PROJECT #:	7676

RECEIVED

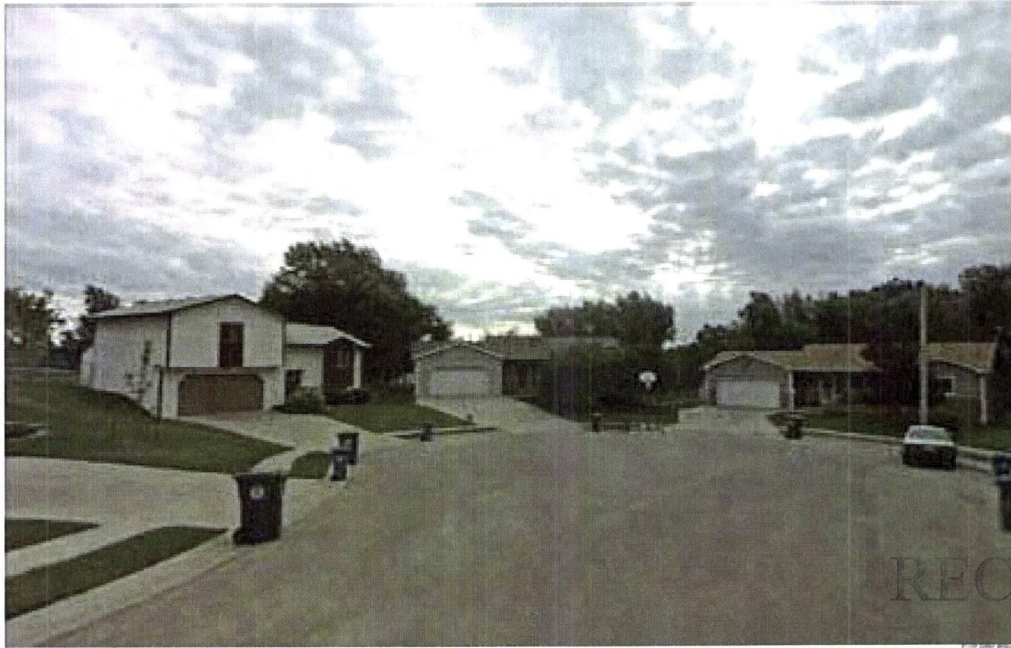
FEB 08 2019

RAPID CITY DEPARTMENT OF  
COMMUNITY DEVELOPMENT

SHEET TITLE  
SITE ELEVATION

SHEET NUMBER  
**ANT-1**





BEFORE

RECEIVED

FEB 08 2019

RAPID CITY DEPARTMENT OF  
COMMUNITY DEVELOPMENT



AFTER

## Rapid City 5

View Looking East  
(From Phil Ct. Cul de sac)







BEFORE



AFTER

## Rapid City 5

View Looking Southeast  
(From Ken Ct. Cul de sac)



**TERRA**  
COMMERCIAL & RESIDENTIAL ARCHITECTURE  
100 South Highway Park Road, L 1000  
Phone: 607.528.5001 Fax: 607.528.5037

