Case No. 20PD031

Legal Description:

Lot E of Lot 5 of North 80 Subdivision, located in Section 19, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
Introduction:

Capacity deficiency is the main driver that prompts the need for an additional wireless site in the area of the proposed Parkview site location.

Capacity is the metric used to determine if sufficient wireless resources exist and is now the primary means to measure how a community’s wireless needs are being addressed. “Five bars” no longer means guaranteed coverage and capacity because each WCF (Wireless Communications Facility) aka cell site has a limited amount of resources to handle voice calls, data connections and data volume. When these limits are reached and the cell site becomes overloaded (meaning there is more demand than signal to service it), the user experience quickly degrades preventing customers from making/receiving calls or getting applications to run. A cell site short on capacity could also make internet connections time out or delay information to emergency response personnel.

The purpose of the proposed Parkview site is to reduce the total area served by each of the existing cell sites.
Existing Coverage Around Parkview Area

The area around the proposed Parkview site is presently served by five cell sites, all of which are 2 miles or more from the Parkview site. The area presently served by two of the sites, South Rapid City and Southeast Rapid City, exceeds the capacity of these WCFs.

- South Rapid City existing coverage
- Southeast Rapid City existing coverage
Predicted Coverage of Proposed Parkview WCF

The predicted coverage area of the proposed Parkview site is shown as red.

The area that will be covered by the Parkview site sufficiently reduces the area presently served by South Rapid City and Southeast Rapid City, which will solve the capacity constraints at these sites.
SITE NAME: RCY PARKVIEW
SITE ADDRESS: BENTLY LANE
COUNTY: PENNINGTON
LATITUDE: N 44° 01' 54.60"
LONGITUDE: W 103° 12' 35.17"
DRAWN BASED ON:
SITE DATA FORM DATE: 03-24-20
CONSTRUCTION TYPE: IB
SITE AREA: 17 x 28 = 476.5 SF

PROJECT INFORMATION

LOCATIONS SCAN

CONTACTS
LESSEE: VERIZON WIRELESS
10897 BUSH LAKE ROAD
BLOOMINGTON, MN 55438
CONSTRUCTION DEPT: (952) 345-9793
BLACK HILLS POWER
201 NORTH STREET
Rapid City, SD 57701
TRAXX FONARE: (605) 261-2216

ARCHITECT: DESIG | Architects LLC
5373 Valley View Road
Eden Prairie, MN 55344
(952) 496-8896

SURVEYOR: FESK LAND SURVEYING
700 MAIN STREET
Rapid City, SD 57703
(605) 348-1008

STRUCTURAL ENGINEER: N/A

GEOTECHNICAL ENGINEER: T.B.D.

SHEET INDEX
Sheet Description
1-1 PROJECT INFORMATION, TOWER ELEVATION & SHEET INDEX
A-1 SITE PLAN PHOTO & DETAIL INDEX
A-2 ENLARGED SITE PLAN
A-3 ANTENNA AND COAX KEY, CABLE BRIDGE PLAN & NOTES
A-4 OUTLINE SPECIFICATIONS
A-5 GROUNDING NOTES
A-6 GROUNDING PLAN & GROUNDING DETAIL INDEX
A-7 SITE UTILITY PLANS & NOTES
C-12 STORMWATER PLAN

ISSUE SUMMARY

REV DESCRIPTION SHEET DETAIL
A ISSUED FOR REVIEW 04-23-03 ALL
B ISSUED FOR OWNER SIGNOFF 07-06-03 ALL

TOWER ELEVATION

SHEETS CONTENTS:
CONTRACTS
ISSUE SUMMARY
DEPARTMENTAL APPROVALS
LESSOR / LICENSOR APPROVAL
PROJECT INFORMATION
GENERAL NOTES

DESIGN BY: L.S.
CHECKED BY: K.S.
REVISION B 7-06-03

PROJECT 2019071697 LOC: CODE: 293442
RCY PARKVIEW
BENTLY LANE
RAPID CITY, SD 57701

20PD031
RECEIVED
OCT 30 2020
RAPID CITY DEPARTMENT OF
COMMUNITY DEVELOPMENT

DISCLAIMER: THIS PICTURE IS AN ARTIST'S RENDERING OF THE COMPLETED SITE PRIOR TO CONSTRUCTION. THE COMPLETE CONSTRUCTION MAY VARY IN LAYOUT, COLOR, AND DIMENSION FROM THE ABOVE PICTURE.

VIEW 2 - PROPOSED CONDITIONS.
LOOKING NORTHWEST FROM E CATRON BLVD.
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VIEW 3 – PROPOSED CONDITIONS. LOOKING SOUTH FROM SHELBY AVE.