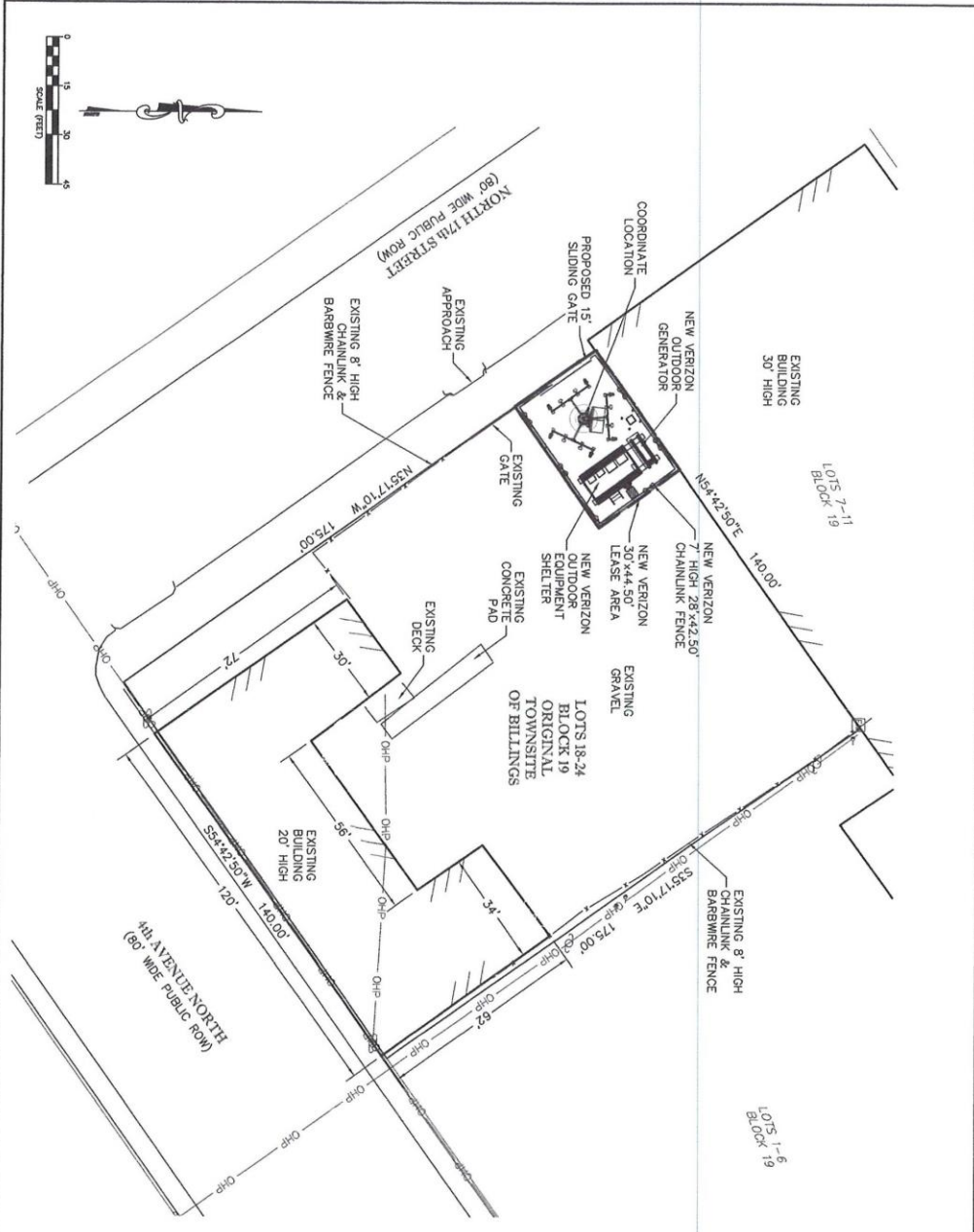


Site Plan



DESIGNED FOR:



DESIGNED BY:
 4230 WATSON, MS
 HELIX, WATSON 59601

2020 WATSON ENGINEERING
 PROJECT NO. 101101222
 2020 WATSON ENGINEERING
 Geotechnical Engineering
 Land Surveying
 www.2020watson.com



ENGINEER APPROVALS:

REVISIONS	DESCRIPTION	DATE	BY	CHK
A	FOR LAND APPROVAL	04/17/23	MMB	CAF

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SITE NAME:
 BIL NORTH PARK

SITE ADDRESS:

SHEET TITLE:
 OVERALL SITE PLAN

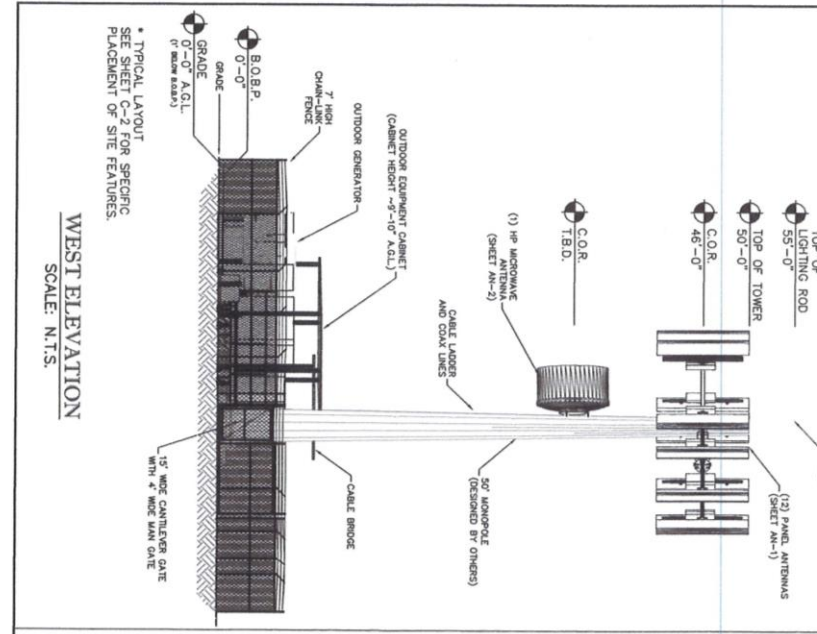
SHEET NUMBER:
 C-1

SAVED DATE: ---

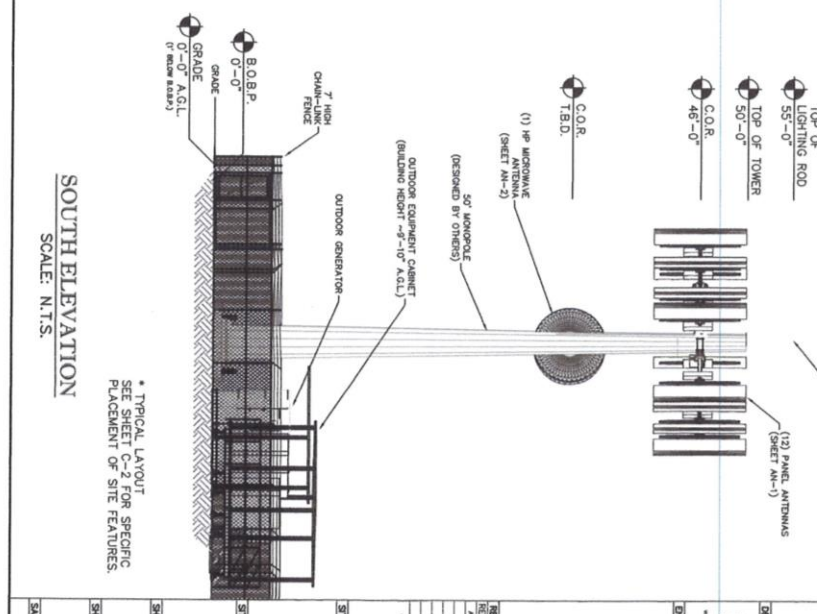
KEY:
C.O.R. = CENTER OF ROTATION
A.L. = ATTACHMENT LEVEL
B.T. = BOTTOM TIP LEVEL
T.L. = TOP TIP LEVEL
A.G.L. = ABOVE GRADE LEVEL
B.O.B.P. = BOTTOM OF BASE PLATE

TOWER HEIGHT NOTE:
ALL TOWER ELEVATIONS ARE TO THE ATTACHMENT LEVEL UNLESS NOTED OTHERWISE. GRADE IS 1' ABOVE GRADE.

TOWER FINISH NOTE:
THE TOWER SHALL HAVE A FINISH OF GRAY PAINT. THE GRAY FINISH SHALL BE APPLIED TO THE ENTIRE TOWER.



WEST ELEVATION
SCALE: N.T.S.



SOUTH ELEVATION
SCALE: N.T.S.

DESIGNED BY: 2720 BOZEMAN AVE. HELEN, MONTANA 59601

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PO BOX 1000
HELEN, MONTANA 59601
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verizonwireless

Civil Engineering
Geotechnical Engineering
Land Surveying

ENGINEER APPROVALS:

NO.	DESCRIPTION	DATE	BY	CHK
1	FOR LUMP SUM APPROVAL	03/14/13	BNP	BJP

SITE NAME: BIL NORTH PARK

SITE ADDRESS: ---

SHEET TITLE: ELEVATIONS

SHEET NUMBER: C-4

SCALE: N.T.S.

DATE: ---

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Applicant Letter

City of Billings
Special Review Application
N 17th Street / Verizon Wireless site BIL North Park

Additional Information Enclosed:

Answer the following questions:

- a. In what ways is your proposal consistent with the goals and policies of the adopted Growth Policy?

The proposed Verizon Wireless facility is consistent with the goals and policies of the adopted Growth Policy in three ways:

- i. Land Use – The parcel on which VZW is proposing to build their facility is located in an industrial area. The monopole and equipment will be between two buildings just off of the railroad tracks. This area of town has a large population of wireless users (both voice and data) and needs the additional infrastructure to accommodate the growing demand
- ii. Economic Development – Wireless coverage and capacity is a necessity in today's world. Consumers and businesses expect their phone and internet connection to work everywhere. This site is intended to serve the business community south towards the river as well as the North Park residential community to the northwest. In order to attract and keep businesses in the area, Billings must have accessible and reliable wireless service.
- iii. Aesthetics – The proposed monopole will be located between two buildings in an industrial area. At 50' tall, the tower will have a minimal visual impact on the neighboring community.

- b. Why is there a need for the intended use of the property at this location?

Verizon Wireless has determined that the North Park area of Billings is growing short on wireless capacity on the Verizon Wireless network. A lack of capacity will eventually block calls, delay emergency responses, and slow down wireless data rates. According to the most recent national study, over 45% of homes rely solely on wireless phones. This means that over two in every five homes are relying on wireless service to reach 911.

Full disclosure – Verizon Wireless is building a 4G LTE site, which means voice calls will be carried over their LTE network. This is a change and will require customers to have a device capable of advanced calling.

What is a 4G LTE site? A Verizon Wireless 4G LTE cell site uses the latest technology to carry both voice and data. Voice service is provided over VOLTE or Voice Over Long Term Evolution technology through a service Verizon Wireless calls Advanced Calling 1.0.

Advanced Calling offers high-definition or HD voice and video calling. To complete calls on this new cell site, customers' phones must be capable of Advanced Calling and that feature must be activated in the phone itself. Both customers on a call must be served by 4G LTE and have the Advanced Calling feature activated to experience HD voice and video service. Customers with older 1X, 3G or 4G devices without Advanced Calling will not experience a change in voice service.

- c. Why is there a need for the intended use of the property at this location?

Verizon Wireless is the largest wireless carrier in the United States. The Verizon Wireless customers, including the City of Billings, rely on Verizon Wireless to continually invest in wireless infrastructure to prevent reduced functionality as the demand for wireless services (smartphones, tablets, etc.) increases.

- d. Prepare a written statement addressing what is intended to be done with the property, including new construction or change in the use of the property, and why the special review is being sought.

Verizon Wireless is proposing a 50' monopole in the unpaved area behind the building located on the northeast corner of N 17th St. and 4th Ave N and in front of the warehouse that borders the railroad tracks. A Special Review is required because the area is zoned EBURD – Central Works.