



Date of Commission Meeting: September 1, 2016

TOWN OF LEESBURG
PLANNING COMMISSION POST PUBLIC HEARING

Subject: TLOA-2016-0001, Telecommunications Facilities Zoning Ordinance Text Amendment.

Staff Contact: Christopher Murphy, AICP, Zoning Administrator

Applicant: Not Applicable

Proposal: This is a text amendment to various sections of the Zoning Ordinance specifically related to the regulation of telecommunications facilities intended on adding deployment of new antenna technologies throughout a broader area of the Town.

Planning Commission Action Date: September 9, 2016

Recommendation: Staff recommends approval of the amendments to the Zoning Ordinance as presented in this report.

Acceptance Date: This amendment was initiated by Town Council on January 12, 2016.

Web Link: A comprehensive listing of all application documents is found on the Town website: <http://www.leesburgva.gov/government/departments/planning-zoning/2016-leesburg-zoning-ordinance-amendments>.

Suggested Motions:

Approval

I move that Zoning Ordinance Amendment TLOA 2016-0001, Telecommunications Facilities Amendments be forwarded to the Town Council with a recommendation of approval, on the basis that the amendments further the objectives of the Town Plan and that the proposal would serve the public necessity, convenience, general welfare and good zoning practice.

- Or -

Denial

I move that Zoning Ordinance Amendment TLOA 2016-0001, Telecommunications Facilities Amendments be forwarded to the Town Council with a recommendation of denial, on the basis that the amendments do not further the objectives of the Town Plan and that the proposal will not serve the public necessity, convenience, general welfare and good zoning practice, based on the following findings: _____.

- Or -

Alternate Motion:

I move that _____.

Planning Commission Post Public Hearing: The Planning Commission held a second post-public hearing meeting on August 4, 2016. Staff reviewed the updated draft of the text amendment revised pursuant to the direction of the Commission at their meeting of July 21st.

The Commission's discussion on August 4th focused primarily on the treatment of ground-mounted equipment associated with DAS, Small Cell and Power-Mount facilities. At the previous meeting, the Commission directed staff to write prohibitions on ground-mounted facilities within the H-1 and anywhere within the Route 7/15 Bypass. The Commission discussed reconsidering an outright prohibition when effective camouflage/stealth solutions and limiting the size of equipment cabinets might allow suitable applications of Small Cell and/or DAS in the H-1 and inside the Bypass.

As a result of the Commission's August 4th discussion, this latest draft of the Ordinance amendment provides language that would allow ground-mounted equipment and other installations prohibited in the previous draft. See the revisions under #3.) Section 9.3 Use Standards, Section 9.3.26.F Distributed Antenna Systems (DAS) and/or Small Cells, below:

- I. **PROPOSAL:** This *Zoning Ordinance* amendment was initiated by Town Council on January 12, 2016 pertaining to telecommunication facilities. The zoning text amendments discussed herein attempt to consider current advancements in the telecommunications industry and streamline the review process for certain types of facilities subject to performance standards.
- II. **APPROVAL CRITERIA:** The proposed amendment is subject to the approval criteria specified in TLZO Sec. 3.2.5, or:

In acting on proposed text amendments, the Planning Commission and Town Council shall consider whether the proposal is consistent with the Town Plan and the stated purposes of this Zoning Ordinance (See Sec. 1.5).

Sec. 1.5 Purpose:

This Zoning Ordinance is adopted in order to protect the health, safety, and welfare of the residents of Leesburg; to advance the objectives set out in Section 15.2-2200 of the Code of Virginia, 1950, as amended; and to implement the Leesburg Town Plan.

III. STAFF ANALYSIS:

Background: Please refer to the June 2, 2016 Public Hearing Staff Report and the July 21, 2016 Post Public Hearing Staff Report for background information/staff analysis.

SECTIONS AMENDED BY THIS ORDINANCE REVISION

Key to Text Used in this Report:

- A brief description of the proposed amendment is *written in italics* at the beginning of each section.
- Text **highlighted in yellow and underlined** is proposed new language. Changes in the text resulting from the Planning or Tech Commission's input is provided below **highlighted in blue and underlined**.
- Text in ~~red and with strikethrough~~ is existing text proposed to be eliminated.

1.) Section 18.1 Terms Defined

The new language presented here will establish new definitions for "Distributed Antenna Systems" or DAS and "Small Cell".

18.1.43.1 Distributed Antenna Systems (DAS)

A low-power centralized baseband that is pooled across a large number of spatially separated antenna nodes that provides wireless service within a discrete geographic area, or structure, where wireless service is degraded due to geography, foliage or structure interference such nodes are typically located on existing infrastructure such as utility/telephone poles, street

lamps or traffic signal poles. Except when deployed in an interior of a building, i.e., in an iDAS application, stealth or camouflage deployments in faux exterior building additions will not be considered interior antenna deployments. All applicable regulations pertaining to such exterior installations shall apply.

18.1.174.1 Small Cell

A compact, low-powered short-range mobile phone base station deployed to alleviate wireless network congestion and/or to address gaps in wireless network coverage in limited areas with a concentrated population of wireless device users such as, but not limited to, malls, hotels, transportation hubs, campuses, stadiums, etc. Any stealth or camouflage deployments in faux exterior building additions will not be considered interior antenna deployments. All applicable regulations pertaining to such exterior installations shall apply.

2.) Section 9.2 Use Table

The amendments presented here will establish the new uses “Small Cells and/or Distributed Antenna Systems (DAS)” and “Power Mount Facilities on Existing Electric Transmission Towers” as permissible uses as specified in the Zoning Districts indicated in the Use Table along with the citation to applicable Use Standards to be established in Section 9.3.

Sec. 9.2 Use Table

Use Type	R E	R 1	R 2	R 4	R 6	R H D	R 8	R 1 6	R 2 2	O 1	B 1	B 2	B 3	B 4	I 1	Use Standard
P = Permitted by Right S = Special Exception Approval Required (Sec. 3.4)																
Telecommunications Facilities																
Antennas										P	P	P	P	P	P	Sec. 9.3.26.B
Small Cells and/or Distributed Antenna Systems (DAS)	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	Sec. 9.3.26.F
Monopoles/Power Mount Facilities												S	S		S	Sec. 9.3.26.C
Power Mount Facilities on Existing Electric Transmission Towers	S	S		S						S					S	Sec. 9.3.26.C
Transmission Tower (lattice)												S			S	Sec.

Use Type	R E	R 1	R 2	R 4	R 6	R H D	R 8	R 1 6	R 2 2	O 1	B 1	B 2	B 3	B 4	I 1	Use Standard
type)																9.3.26.D
Temporary Mobile Land-Based Telecom Testing Facility	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Sec. 9.3.26.E

3.) Section 9.3 Use Standards

This amendment establishes the new uses and new minimum use standards for the new technologies in the telecommunications industry known as Small Cells and Distributed Antenna Systems (DAS).

At present, the Zoning Ordinance qualifies DAS facility installations mounted on buildings as “antennas” and are permitted by right in the Town’s non-residential zoning districts, O-1, B-1, B-2, B-3, B-4 and I-1. Small Cell type installations on utility transmission poles and/or light standards are not currently permitted in any zoning district. As proposed, Small Cell and/or DAS systems will be permitted by right in every zoning district subject to the following use standards. Failure to adhere with any one use standard will require special exception approval.

Sec.9.3 Use Standards

9.3.26 Telecommunication Facilities

All future telecommunications structures, including transmission lines, should be placed underground per the Town’s under grounding policy if possible. The following standards have been established to permit the establishment of telecommunications facilities above ground if under grounding is not feasible in a manner that minimizes the visual impact of towers through careful siting, design, and screening; reduces the potential for damage to adjacent properties caused by tower failure or falling ice; and maximizes the use of any transmission towers and structures through the promotion of co-location so as to minimize the need to construct new towers.

Mobile and land based telecommunication facilities shall be permitted on any lot in the zoning districts where indicated in this Ordinance when such a use is in accordance with the following limitations and when such use is not specifically precluded or regulated by any applicable proffered conditions, development conditions or special exception condition which limits the number, type and location of antenna and/or related equipment structure. Further provided, however, such use shall be in substantial conformance with any proffered conditions, development condition or special exception condition. In addition, such uses

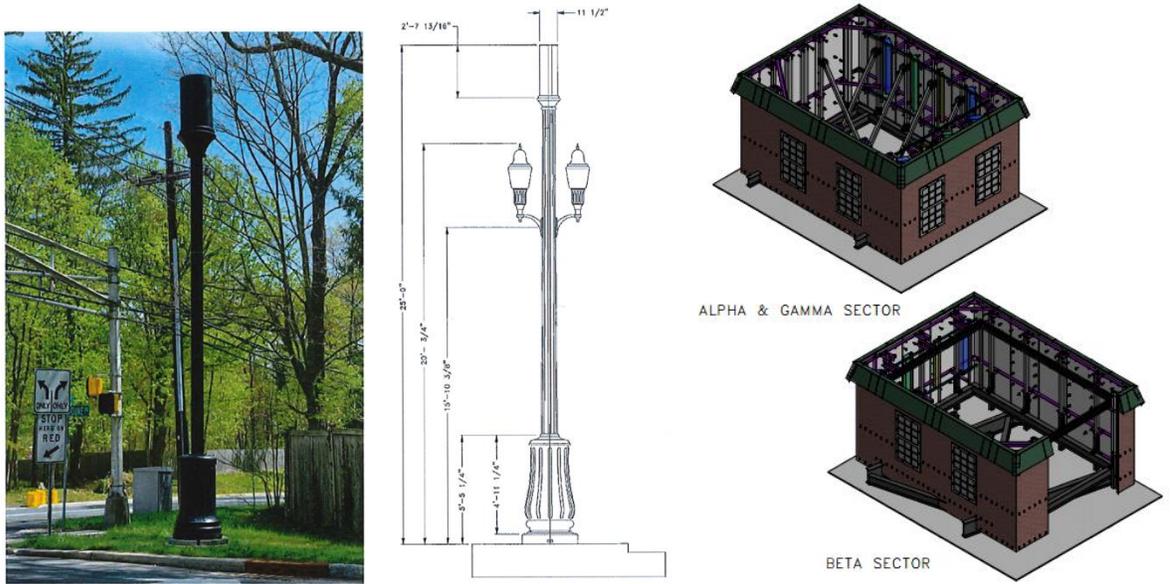
shall be subject to the requirements of Sec. 15.2-2232 of the Code of Virginia, 1950, as amended.

The standards of this section shall apply to all telecommunication uses and structures as provided below.

F. Distributed Antenna Systems (DAS) and/or Small Cells Distributed Antenna Systems (DAS) and/or Small Cells with related unmanned equipment may be installed on non-residential buildings or structures, existing or replacement of existing utility distribution poles or existing or replacement of existing light standards in those zoning districts where permitted by right with the minimum standards provided below. Failure to meet any one, or more, use standard shall require special exception review and approval in accordance with Section 3.4 Special Exceptions.

Permissible antenna types in a DAS or Small Cell application include: 1.) omnidirectional/whip antennas; 2.) panel antennas; and 3.) antennas enclosed in a cylinder subject to the following minimum use standards:

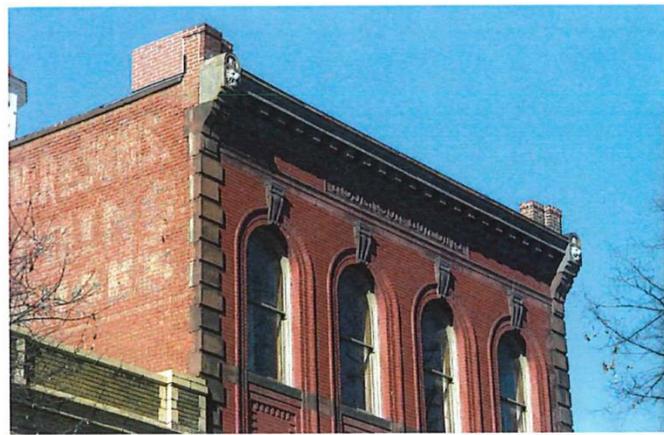
- 1. Local Collector Rights-of-Way:** Utility distribution pole installations, where permitted, shall be limited to rights-of-way of roads having a Local Collector classification or higher on the Roadway Network Policy Map in the Leesburg Town Plan.
- 2. Camouflage:** Every effort shall be made by the applicant to utilize stealth and/or camouflage technologies/techniques on each DAS/Small Cell node and all appurtenant ground-mounted, pole-mounted and/or roof-mounted equipment in order to minimize or eliminate potential visual impacts on surrounding properties. Examples of stealth solutions include, but are not limited to, the following:



In any instance where stealth and/or camouflage technologies cannot be employed, the applicant shall provide evidence satisfactory to the Zoning Administrator justifying why it is impossible to employ such measures.

3. Maximum Size and Height for Roof-Mounted Small Cell and/or DAS:

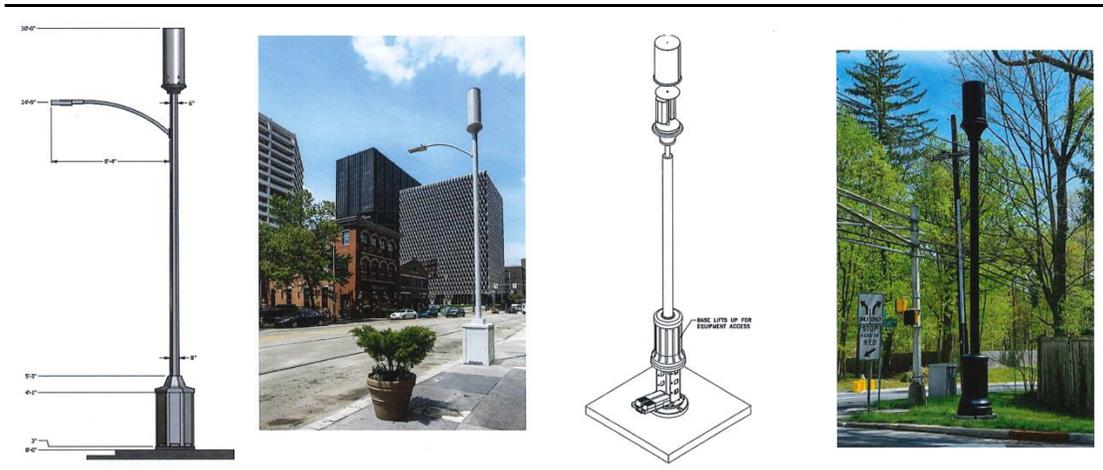
- a. Any antennas used in a Small Cell application shall not exceed 60"H x 24"W x 8"D.**
- b. Any DAS node antenna shall not exceed six feet (6') in height or thirty inches (30") in diameter.**
- c. Overall height of any roof-top or building mounted Small Cell and/or DAS antennas with supports shall not exceed 10 feet in height above the top of parapet for flat-roofed buildings or the roof line of pitched roof buildings unless an acceptable stealth solution is used, and approved by the Zoning Administrator and/or the BAR, when applicable, that is architecturally suitable and effectively camouflages the facility from adjacent properties. Examples include, but are not limited to, the following types of stealth solutions:**



- 4. Maximum Number:** There shall be a maximum of three (3) omnidirectional/whip antennas, or panel antennas, or any number antennas within a single canister enclosure on any single utility pole or light standard. Such antenna and any associated building, structure, utility pole or light standard-mounted equipment cabinets shall not exceed twenty (20) cubic feet and shall be of a material or color which closely matches and blends with the associated building, structure, utility pole or light standard.
- 5. Maximum Extension:** Antennas shall be mounted so that the antenna with supporting mount does not extend more than eight and one-half (8 ½) feet above the existing utility pole or light standard or one (1) foot from the utility pole or light standard.
- 6. Maximum Replacement Pole Height/Diameter:** The height of a replacement utility distribution pole or light standard, including antennas, shall not exceed sixty-four (64) feet in height. The diameter of a replacement utility distribution pole or light standard shall not exceed eighteen (18) inches. The height of the light fixture shall not be higher than the height of the fixture prior to the replacement of the light standard.

7. Ground-Mounted Equipment: When appurtenant equipment cabinets are located on the ground in any yard or street right-of-way, the following minimum standards shall apply:

- a. No ground-mounted equipment associated with any antenna nodes shall be permitted on the property of, or in the right-of-way in front of, a residential use;
- b. ~~No~~ Ground-mounted equipment ~~shall~~ may be permitted inside of the Route 7/15 Bypass when an acceptable stealth solution is used, and approved by the Zoning Administrator and/or the BAR, when applicable, that is architecturally suitable and effectively camouflages the facility from adjacent properties. Examples include, but are not limited to, the following types of stealth solutions:



Ground-mounted equipment appurtenant to power-mount facilities on existing electric transmission poles shall be permitted when in accordance with Sec. 9.3.26.A.3 Standards Applicable to all Telecommunications Facilities.

- c. Any ground-mounted equipment cabinet shall not exceed five (5) feet in height or a total of seventy (70) cubic feet in volume, except within the H-1 Overlay where the maximum volume shall be limited to twenty (20) cubic feet;
 - d. Any ground-mounted equipment cabinet shall be located a minimum of ten (10) feet from all lot lines when located outside of a street right-of-way;
 - e. Any ground-mounted equipment cabinet shall be located so as not to obstruct any applicable sight distance and/or visibility standards required by the Town or the Virginia Department of Transportation;
 - f. Any ground-mounted equipment installed within a public right-of-way shall be located so as to provide a minimum of four (4) feet of clearance along the sidewalk in order to maintain adequate pedestrian circulation.
 - g. Any Small Cell and/or DAS equipment installed at ground level internal to a light pole as part of a stealth solution will be considered to be ground-mounted.
- 8. Maximum Roof Area:** Roof-mounted antennas or equipment related to DAS/Small Cells shall not extend more than 15 feet above the roof nor occupy more than 25% of the area of the roof.
- 9. Lighting Prohibited:** Unless otherwise required by the Federal Communications Commission or the Federal Aviation Administration, no artificial lighting shall be permitted.
- 10. Advertising Prohibited:** No advertising of any type may be placed on the facility.
- 11. H-1 and H-2 Review Required:** Any Small Cell and/or DAS application proposed in the H-1 or H-2 Overlays shall require a Certificate of Appropriateness from the Board of Architectural Review. No ground mounted equipment shall be permitted anywhere within the H-1 Overlay District.
- 12. Removal of Abandoned Equipment:** All antennas and related unmanned equipment shall be removed within ninety (90) days after such antenna or related unmanned equipment are no longer in use.

4.) Section 5.1.2 Use Regulations, R-E District

This amendment establishes Small Cells and/or DAS in the R-E by right subject to minimum use standards.

Sec. 9.1 R-E, Single-Family Residential Estate District

5.1.2 Use Regulations

R-E Uses			
Use		Use Standards	Definition
Commercial Uses			
Telecommunications Facility: Small Cells and/or Distributed Antenna Systems (DAS)	P/S	Sec. 9.3.26.F	Sec. 18.1.39.3

5.) Section 5.2.2 Use Regulations, R-1 District

This amendment establishes Small Cells and/or DAS in the R-1 by right subject to minimum use standards.

Sec. 9.2 R-1, Single-Family Residential District

5.2.2 Use Regulations

R-1 Uses			
Use		Use Standards	Definition
Commercial Uses			
Telecommunications Facility: Small Cells and/or Distributed Antenna Systems (DAS))	P/S	Sec. 9.3.26.F	Sec. 18.1.39.3

6.) Section 5.3.2 Use Regulations, R-2 District

This amendment establishes Small Cells and/or DAS in the R-2 by right subject to minimum use standards.

Sec. 9.3 R-2 Single-Family Residential District

5.3.2 Use Regulations

R-2 Uses			
Use		Use Standards	Definition
Commercial Uses			
Telecommunications Facility:			Sec. 18.1.39.3
Small Cells and/or Distributed Antenna Systems (DAS)	P/S	Sec. 9.3.26.F	

6.) Section 5.4.2 Use Regulations, R-4 District

This amendment establishes Small Cells and/or DAS in the R-4 by right subject to minimum use standards.

Sec. 9.4 R-4, Single-Family Residential District

5.4.2 Use Regulations

R-4 Uses			
Use		Use Standards	Definition
Commercial Uses			
Telecommunications Facility:			Sec. 18.1.39.3
Small Cells and/or Distributed Antenna Systems (DAS)	P/S	Sec. 9.3.26.F	

7.) Section 5.5.2 Use Regulations, R-6 District

This amendment establishes Small Cells and/or DAS in the R-6 by right subject to minimum use standards.

Sec. 9.5 R-6, Moderate Density Residential District

5.5.2 Use Regulations

R-6 Uses			
Use		Use Standards	Definition
Commercial Uses			
Telecommunications Facility: Small Cells and/or Distributed Antenna Systems (DAS)	P/S	Sec. 9.3.26.F	Sec. 18.1.39.3

8.) Section 5.6.2 Use Regulations, R-HD District

This amendment establishes Small Cells and/or DAS in the R-HD by right subject to minimum use standards.

Sec. 9.6 R-HD, Historic Residential District

5.6.2 Use Regulations

R-HD Uses			
Use		Use Standards	Definition
Commercial Uses			
Telecommunications Facility: Small Cells and/or Distributed Antenna Systems (DAS)	P/S	Sec. 9.3.26.F	Sec. 18.1.39.3

9.) Section 5.7.2 Use Regulations, R-8 District

This amendment establishes Small Cells and/or DAS in the R-8 by right subject to minimum use standards.

Sec. 9.7 R-8, Medium-Density Attached Residential District

5.7.2 Use Regulations

R-8 Uses			
Use		Use Standards	Definition
Commercial Uses			
Telecommunications Facility: Small Cells and/or Distributed Antenna Systems (DAS)	P/S	Sec. 9.3.26.F	Sec. 18.1.39.3

10.) Section 5.8.2 Use Regulations, R-16 District

This amendment establishes Small Cells and/or DAS in the R-16 by right subject to minimum use standards.

Sec. 9.8 R-16, Planned Housing Development District

5.8.2 Use Regulations

R-16 Uses			
Use		Use Standards	Definition
Commercial Uses			
Telecommunications Facility: Small Cells and/or Distributed Antenna Systems (DAS))	P/S	Sec. 9.3.26.F	Sec. 18.1.39.3

11.) Section 5.9.2 Use Regulations, R-22 District

This amendment establishes Small Cells and/or DAS in the R-16 by right subject to minimum use standards.

Sec. 9.9 R-22, Multi-Family Residential District

5.9.2 Use Regulations

R-22 Uses			
Use		Use Standards	Definition
Commercial Uses			
Telecommunications Facility:			Sec. 18.1.39.3
Small Cells and/or Distributed Antenna Systems (DAS)	P/S	Sec. 9.3.26.F	

12.) Section 6.1.2 Use Regulations, O-1 District

This amendment establishes Small Cells and/or DAS in the O-1 by right subject to minimum use standards.

Sec.6.1 O-1, General Office District

6.1.2 Use Regulations

O-1 Uses			
Use		Use Standards	Definition
Commercial Uses			
Telecommunications Facility:			Sec. 18.1.39.3
Small Cells and/or Distributed Antenna Systems (DAS)	P/S	Sec. 9.3.26.F	

13.) Section 6.3.2 Use Regulations, B-1 District

This amendment establishes Small Cells and/or DAS in the B-1 by right subject to minimum use standards.

Sec. 6.3.B-1 Community (Downtown) Business District

6.3.2. Use Regulations

B-1 Uses			
Use		Use Standards	Definition
Commercial Uses			
Telecommunications Facility: Small Cells and/or Distributed Antenna Systems (DAS)	P/S	Sec. 9.3.26.F	Sec. 18.1.39.3

14.) Section 6.4.2 Use Regulations, B-2 District

This amendment establishes Small Cells and/or DAS in the B-2 by right subject to minimum use standards.

Sec. 6.4 B-2, Established Corridor Commercial District

6.4.2 Use Regulations

B-2 Uses			
Use		Use Standards	Definition
Commercial Uses			
Telecommunications Facility: Small Cells and/or Distributed Antenna Systems (DAS)	P/S	Sec. 9.3.26.F	Sec. 18.1.39.3

15.) Section 6.5.2 Use Regulations, B-3 District

This amendment establishes Small Cells and/or DAS in the B-3 by right subject to minimum use standards.

6.5.2 Use Regulations

B-3 Uses			
Use		Use Standards	Definition
Commercial Uses			
Telecommunications Facility: Small Cells and/or Distributed Antenna Systems (DAS)	P/S	Sec. 9.3.26.F	Sec. 18.1.39.3

16.) Section 6.6.2 Use Regulations, B-4 District

This amendment establishes Small Cells and/or DAS in the B-4 by right subject to minimum use standards.

Sec. 6.6 B-4, Mixed-Use Business District

6.6.2 Use Regulations

B-4 Uses			
Use		Use Standards	Definition
Commercial Uses			
Telecommunications Facility: Small Cells and/or Distributed Antenna Systems (DAS)	P/S	Sec. 9.3.26.F	Sec. 18.1.39.3

17.) Section 6.7.2 Use Regulations, I-1 District

This amendment establishes Small Cells and/or DAS in the I-1 by right subject to minimum use standards.

Sec. 6.7 I-1, Industrial/Research Park District

6.7.2 Use Regulations

I-1 Uses			
Use		Use Standards	Definition
Commercial Uses			
Telecommunications Facility: Small Cells and/or Distributed Antenna Systems (DAS)	P/S	Sec. 9.3.26.F	Sec. 18.1.39.3

18.) Section 7.10.9.D.1 Use Regulations, CD-C District

This amendment establishes Small Cells and/or DAS in the CD-C Crescent Design – Commercial Zoning District by right subject to minimum use standards

Sec. 7.10 Crescent Design (CD) District

7.10.9.D CD-C, Crescent Design – Commercial

7.10.9.D.1 Use Regulations

Table 7.10.9.D.1 CD-C Uses			
Use		Use Standards	Definition
Commercial Uses			
Telecommunications Facility: Small Cells and/or Distributed Antenna Systems (DAS)	P/S	Sec. 9.3.26.F	Sec. 18.1.39.3

19.) Section 7.10.9.H.1 Use Regulations, CD-CC District

This amendment establishes Small Cells and/or DAS in the CD-CC Crescent Design – Commercial Corridor Zoning District by right subject to minimum use standards

Sec. 7.10 Crescent Design (CD) District

7.10.9.H CD-CC, Crescent Design – Commercial Corridor

7.10.9.H.1 Use Regulations

Table 7.10.9.H.1 CD-CC Uses			
Use		Use Standards	Definition
Commercial Uses			
Telecommunications Facility: Small Cells and/or Distributed Antenna Systems (DAS)	P/S	Sec. 9.3.26.F	Sec. 18.1.39.3

20.) Section 7.10.9.D.1 Use Regulations, CD-C District

This amendment will establish Power Mount Facilities on Existing Electric Transmission Poles as a special exception use in the CD-C Zoning District when that option is exercised in the CD-OS/CD-C (option) Zoning District.

Sec. 7.10 Crescent Design (CD) District

7.10.9.D CD-C, Crescent Design – Commercial

7.10.9.D.1 Use Regulations

Table 7.10.9.D.1 CD-C Uses			
Use		Use Standards	Definition
Commercial Uses			
Telecommunications facility: Power Mount Facilities on Existing Electric Transmission Towers [4]	S	Sec. 9.3.26.A.& C.	Sec. 18.1.14

[4] In the CD-C only when that option is exercised in the CD-OS/CD-C (option) Zoning District.

21.) Section 8.5.3 Special Exception Uses, PRC District

This amendment will establish Power Mount Facilities on Existing Electric Transmission Towers as a special exception use in the PRC Planned Residential Community Zoning District. It shall be understood that unless a proffered PRC rezoning where such existing electric transmission tower is situated includes telecommunications facilities as a permissible use, no power mount facility can be installed before a proffer amendment and a special exception are approved.

Sec. 8.5 PRC, Planned Residential Community District

8.5.3 Special Exception Uses

D. Power Mount Facilities on Existing Electric Transmission Towers subject to minimum use standards provided in Sec. 9.3.26.A. Standards Applicable to all Telecommunications Facilities & C. Monopoles and Power Mount Facilities.

22.) Section 5.1.2 Use Regulations, R-E District

This amendment will establish Power Mount Facilities on Existing Electric Transmission Towers as a special exception use in the R-E Single-Family Residential Estate Zoning District.

Sec. 5.1 R-E, Single-Family Residential Estate District

5.1.2 Use Regulations

R-E Uses		
Use	Use Standards	Definition
Commercial Uses		
Telecommunications Facility:		
Power Mount Facilities on Existing Electric Transmission Towers	S Sec. 9.3.26.A.&C.	Sec. 18.1.14

23.) Section 5.2.2 Use Regulations, R-1 District

This amendment will establish Power Mount Facilities on Existing Electric Transmission Towers as a special exception use in the R-1 Single-Family Residential Zoning District.

Sec. 5.2 R-1, Single-Family Residential District

5.2.2 Use Regulations

R-1 Uses		
Use	Use Standards	Definition
Commercial Uses		
Telecommunications Facility:		
Power Mount Facilities on Existing Electric Transmission Towers	S Sec. 9.3.26.A.& C.	Sec. 18.1.14

24.) Section 5.4.2 Use Regulations, R-4 District

This amendment will establish Power Mount Facilities on Existing Electric Transmission Towers as a special exception use in the R-4 Single-Family Residential Zoning District

Sec. 5.4 R-4, Single-Family Residential District

5.4.2 Use Regulations

R-4 Uses		
Use	Use Standards	Definition
Commercial Uses		
Telecommunications Facility: Power Mount Facilities on Existing Electric Transmission Towers	S Sec. 9.3.26.A.& C.	Sec. 18.1.14

25.) Section 6.1 Use Regulations, O-1 District

This amendment will establish Power Mount Facilities on Existing Electric Transmission Towers as a special exception use in the O-1 General Office Zoning District.

Sec. 6.1 O-1, General Office District

6.1.2 Use Regulations

O-1 Uses		
Use	Use Standards	Definition
Commercial Uses		
Telecommunications Facility: Power Mount Facilities on Existing Electric Transmission Towers	S Sec. 9.3.26.A.& C.	Sec. 18.1.14

26.) Section 6.6.2 Use Regulations, B-4 District

This amendment will establish Power Mount Facilities on Existing Electric Transmission Towers as a special exception use in the B-4 Mixed-Use Business Zoning District.

Sec. 6.6 B-4, Mixed-Use Business District

6.6.2 Use Regulations

B-4 Uses		
Use	Use Standards	Definition
Commercial Uses		
Telecommunications Facility:		
Power Mount Facilities on Existing Electric Transmission Towers	S	Sec. 9.3.26.A & C. Sec. 18.1.14



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CUSTOM SMALL-CELL CABINETS

CONSTRUCTION SPECIFICATIONS

- Lightweight Aluminum or Steel as Required
- Stainless Steel and Grade-8 Fasteners Throughout
- Stainless Steel Handles and Hardware
- Powder Coat or Epoxy Finishes
- R4-Rated Double-Sided Foil Insulation
- UL® Listed NEMA 3R Communications Cabinet

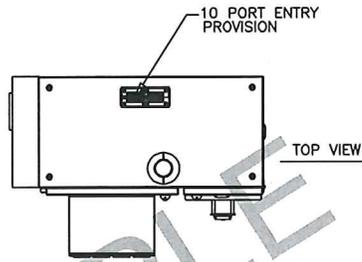
CONFIGURATION SPECIFICATIONS

Custom configurations available to accommodate power, batteries and various brands of remote radio heads in pad mount or pole mount UL listed enclosures.

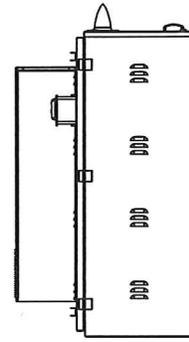
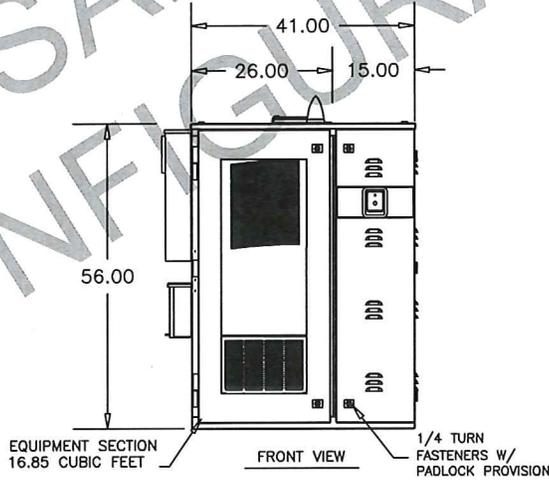
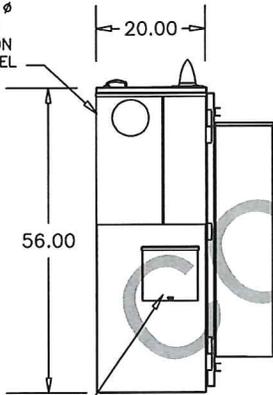
- HVAC Units Sized as Required
- Roxtek RF Entry Ports
- Easy Loading Tilt-Out Radio Head Brackets
- Pole or Pad Mounting as Required
- Separate, Passive Hydrogen Vented Battery Compartments
- Equipment Ground Bar (Interior)
- Intrusion & High Temp Alarms
- Concealment Solutions Available
- Distribution Panels as Required
- 1/4 Turn Cam Locks with Stainless Steel Padlock Provision



PAD MOUNT DESIGN



100 AMP 1Ø
120/240
12 POSITION
METER PANEL



NOTES:

CABINET BUILT OF .125 THK ALUMINUM TO NEMA 3R SPECS.
WITH BEIGE POWDER COAT FINISH

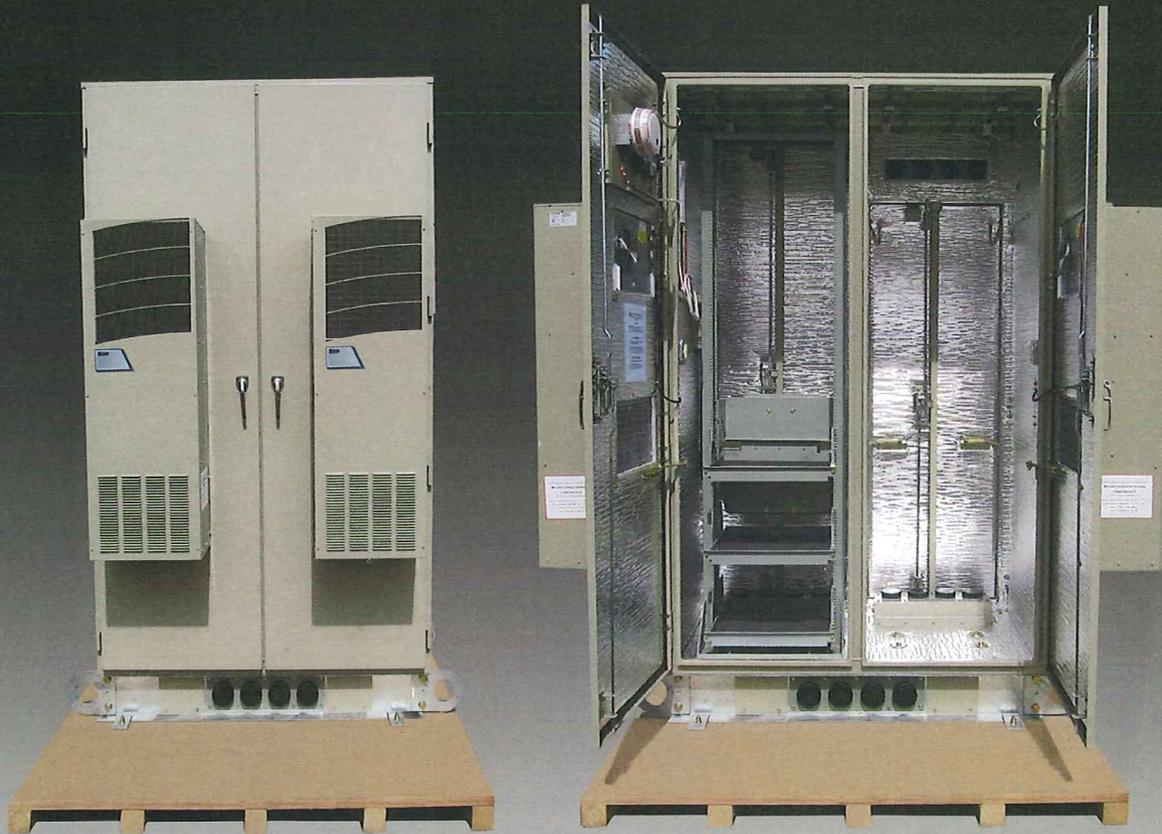
PROPRIETARY PROPOSAL

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SUN WEST ENGINEERING, INC. 800 E. HIGHLAND, PUEBLO, CO 81004 (303) 875-0052	
TITLE: OUTDOOR EQUIPMENT CABINET	
CUSTOMER:	
PLOT SCALE: J000X=1	SHEET: 1 of 1
DRAWN BY: JFCM	DATE DRAWN: 10-13-14
REVISED:	DWG. No. SW-4667

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CUSTOM CABINET SOLUTIONS

CONSTRUCTION SPECIFICATIONS

- Heavy Gauge Aluminum or Steel as Required
- Powder Coat or Epoxy Finishes
- Stainless Steel and Grade-8 Fasteners Throughout
- Hot-Dipped Galvanized Steel Base Frame
- R4 Rated Double-Sided Foil Insulation
- Stainless Steel Handles and Hardware
- Yellow Zinc Door Stops
- Modular Construction (Walk-In Cabinets)
- Linex® Floor Coating (Walk-In Cabinets)
- Super Heavy Duty Hinges
- Custom Designed Equipment & Battery Racks as Required

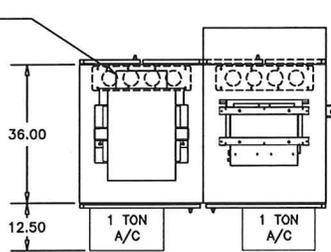
CONFIGURATION SPECIFICATIONS

- Custom Designed UL® Listed NEMA 3R Communications Cabinet
- 150 MPH Wind Load, 150-lb/sq. ft. Snow Load, 500-lb/sq. ft. Floor Load, Zone-4 Rated
- R56 Ground Ring, Main Ground Bar (Exterior) Equipment Ground Bar (Interior)
- Internal & External GFI Service Receptacles
- 200 AMP 42-Position 1-Phase 3-Wire Distribution Panel
- Flexible Equipment Mounting Options with Ceiling Mounted Ladder Rack
- Modular Design Provides For On-Site Assembly in Access Restricted Areas Like; Parking Garages, Roof Tops and Apartment Buildings
- McLean® HVAC Units with Lead-Lag Controller
- Fire Extinguisher, First-Aid & Eye Wash Kit Mounted on Telco Board
- Fluorescent or LED Lighting as Required
- Passive Hydrogen Venting
- White Powder Coat Finish Standard - Custom Colors Available
- Concealment Solutions Available
- High & Low Temperature Alarm, Intrusion, Smoke, Surge, & Utility Power Fail Alarms as Required

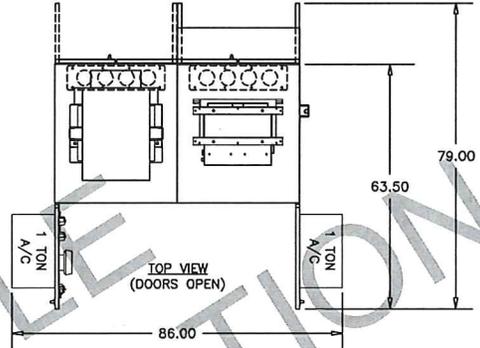


3802 E. BROADWAY RD. PHOENIX, AZ 85040 TEL (602) 275-0662 TOLL FREE (800) 635-3658 WWW.SUNWESTENG.COM

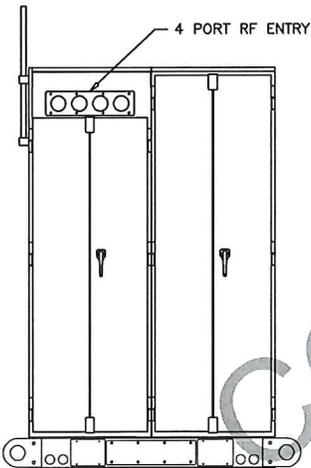
120/ 240V
125A 1Ø
20 POS. PANEL



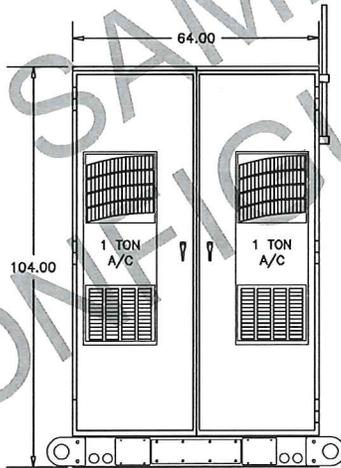
TOP VIEW



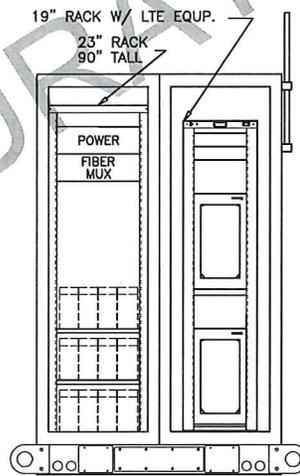
TOP VIEW
(DOORS OPEN)



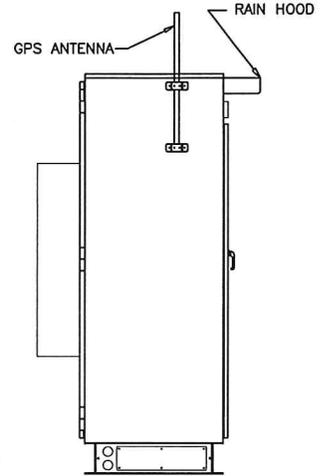
REAR VIEW



FRONT VIEW



FRONT VIEW
DOOR REMOVED



RIGHT SIDE VIEW

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SUN WEST ENGINEERING, INC. 3002 E BROADWAY, PHOENIX, AZ 85040 (602) 276-0662	
TITLE: 125A 20 CIRCUIT 120/240 1Ø L/H INTERIOR PANEL	
CUSTOMER:	
PLOT SCALE: .XXXX=1	SHEET: 1 of 1
DRAWN BY: <i>HJM</i>	DATE DRAWN: 7-28-12
REVISED:	DWG. No. SW-4004R4



Data Nodes installed with no RF screening





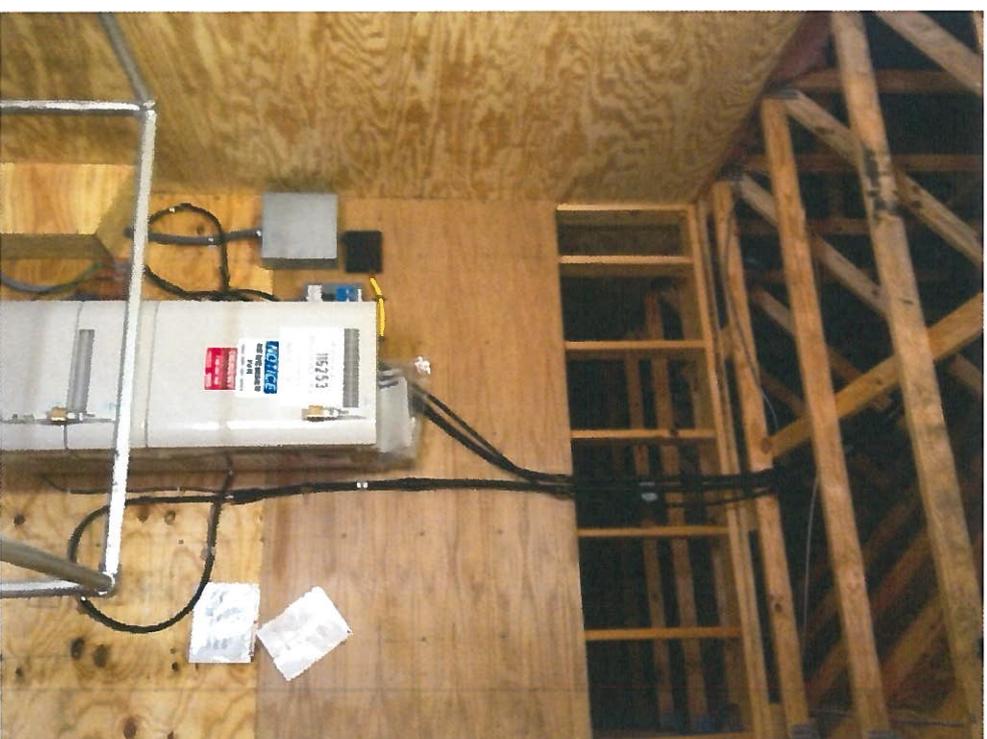
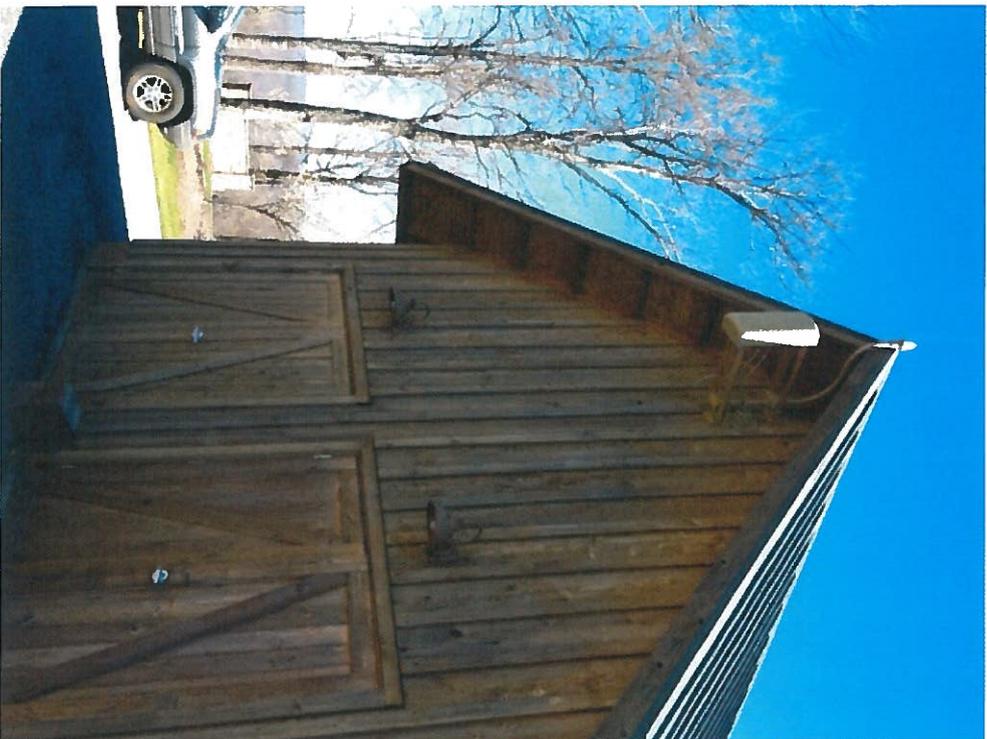
Shockoe Slip Installation

One of the first installations in Virginia





Primland Installation





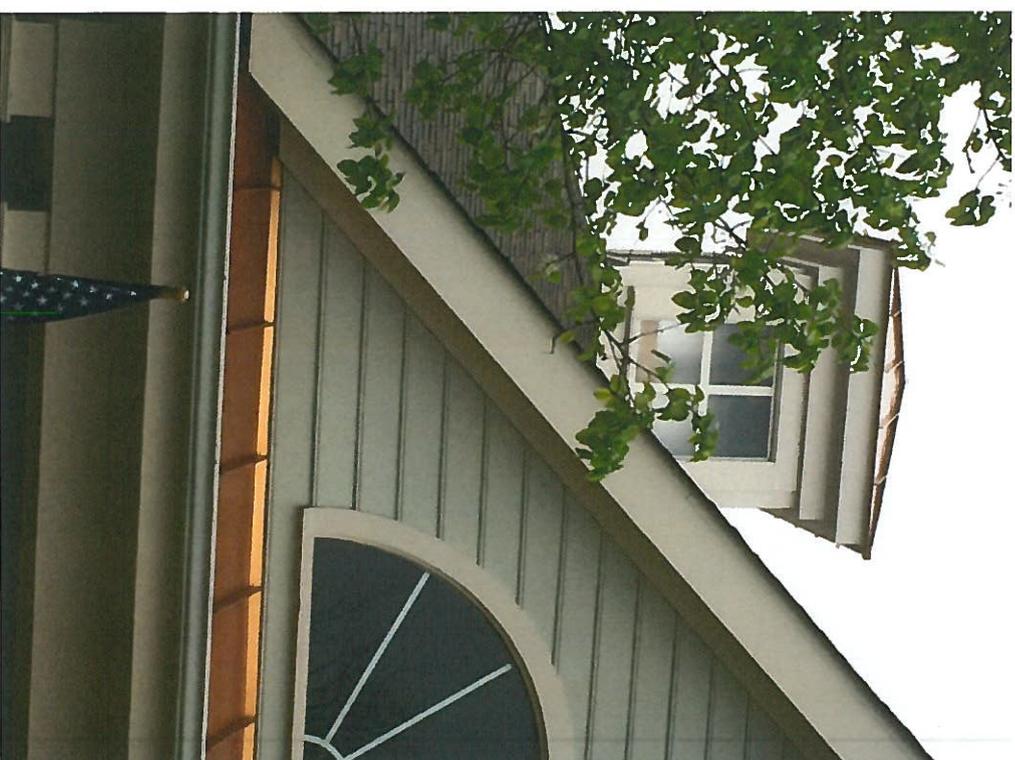
Tuckahoe YMCA





Old Wyndham Recreation

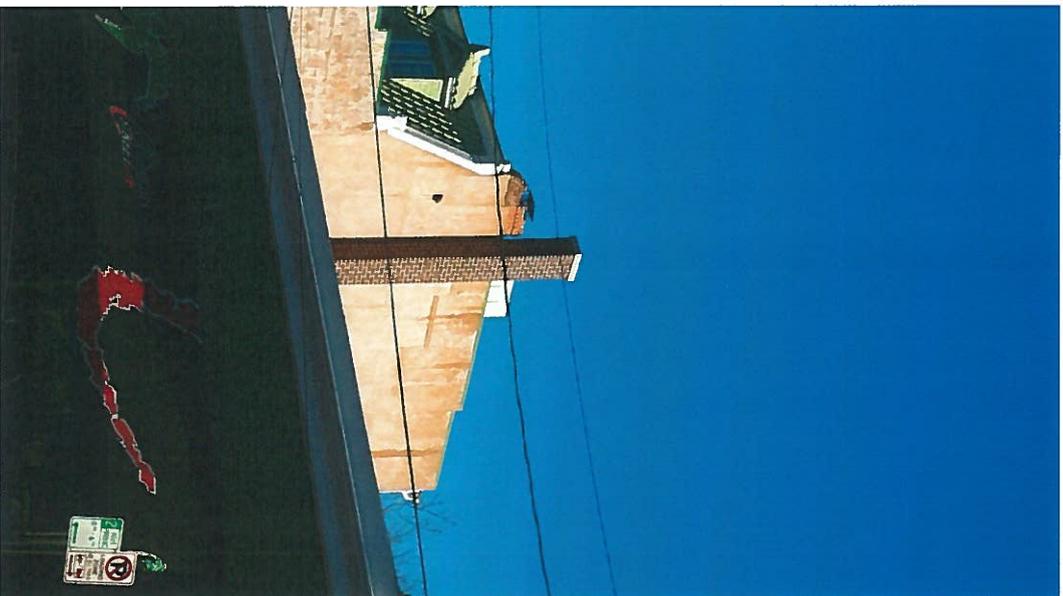
Antenna in existing cupola, faux RF windows





Strawberry St. Café

Stealth Chimney











15. 7. 2003



