

# City of Detroit

**Donovan Smith**  
Chairperson  
**Melanie Markowicz**  
Vice Chair/Secretary

**Marcell R. Todd, Jr.**  
Director

**CITY PLANNING COMMISSION**  
208 Coleman A. Young Municipal Center  
Detroit, Michigan 48226  
Phone: (313) 224-6225 Fax: (313) 224-4336  
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**Kenneth R. Daniels**  
**David Esparza, AIA, LEED**  
**Ritchie Harrison**  
**Lauren Hood, MCD**  
**Gwen Lewis**  
**Frederick E. Russell, Jr.**  
**Rachel M. Udabe**

November 2, 2023

## HONORABLE CITY COUNCIL

**RE:** Request of Black & Veatch and AT&T Mobility on behalf of the UAW-Ford Joint Trusts Center for PC (Public Center) Special District Review of a proposed cellular antenna installation at 151 West Jefferson Avenue. **(RECOMMEND APPROVAL)**

## REQUEST

The City Planning Commission (CPC) has received a request from Black & Veatch and AT&T Mobility on behalf of the UAW-Ford Joint Trusts Center for PC (Public Center) Special District Review of the installation of a cellular antenna and associated screening to be located at 151 West Jefferson Avenue. This request is being made consistent with the provisions of Section 50-3-222 of the Detroit Zoning Ordinance.

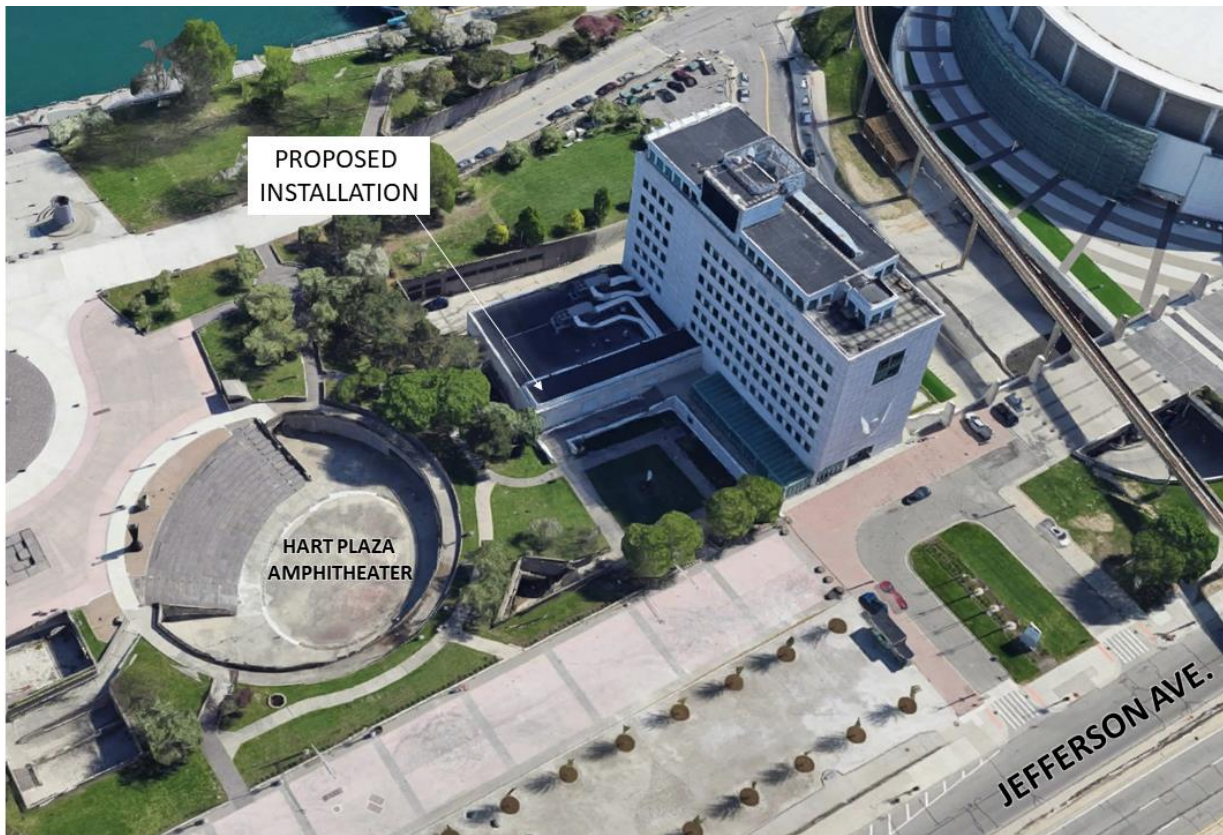


*Subject property*

**PROPOSED PROJECT**

AT&T Mobility is proposing to install panel antennas and equipment for cellular service on the lower roof at the UAW Ford Joint Trusts Center located at 151 West Jefferson. The installation is proposed on the roof, located closest to the Hart Plaza Amphitheater as shown in the graphic below. The equipment is proposed to be screened with a fiberglass wall designed to match the existing parapet wall.

The specific location was chosen because it is the closest point on the roof to the area that needs the coverage which is the amphitheater and nearby area. This site would be a small cell installation which will cover small geographical areas, reaching 400 – 500 feet. The addition of this facility would assist in providing adequate cellular service to visitors to Hart Plaza.



*Aerial View of Proposed Site*





*Existing view of proposed site*



*Photo Simulation of the proposed installation*

**REVIEW & ANALYSIS – PC District Review Criteria**

There are eighteen PC District Review Criteria listed in Section 50-11-67 of the Zoning Ordinance. The relevant criteria follow with staff analysis in italics:

- (2) Scale, form, massing and density should be appropriate to the nature of the project and relate well to surrounding development. *Although the proposed screen wall appears somewhat awkward, the small scale of the addition does not overwhelm the building.*
- (9) Appropriate buffering and screening of service, loading, refuse collection, mechanical and electrical equipment and parking areas should be provided. *The cellular equipment will be properly screened so as not to be visible to passersby.*
- (15) Urban design elements of form and character should be carefully considered; such elements include, but are not limited to: richness/interest of public areas through the provision of storefronts, window displays, landscaping, and artwork; color, texture and quality of structural materials; enclosure of public spaces; variations in scale; squares, plazas and/or "vest pocket parks" where appropriate; continuity of experience, visual activity and interest; articulation and highlighting of important visual features; preservation/enhancement of important views and vistas. *The location of the proposed installation is in a sheltered site and is only partially visible from most nearby areas. The screen wall to match the existing parapet wall will adequately hide the equipment while blending in with the building to the extent possible.*

**Design**

The Planning & Development Department has reviewed the proposed installation and recommends approval. Their recommendation is attached.

**CONCLUSION & RECOMMENDATION**

Consistent with the above, the City Planning Commission via its staff recommends approval of the proposed installation of cellular equipment and associated screen wall.

Respectfully submitted,



Marcell R. Todd, Jr., Director  
Jamie J. Murphy, City Planner

Attachment: Drawings of proposed installation  
Photo simulations of proposed installation  
PDD Recommendation  
Resolution

cc: Antoine Bryant, Director, PDD  
Greg Moots, PDD  
David Bell, Director, BSEED  
Conrad Mallett, Corporation Counsel

November 2, 2023

**A RESOLUTION AUTHORIZING ALTERATIONS IN A PC ZONING DISTRICT  
AT 151 WEST JEFFERSON AVE.**

**BY COUNCIL MEMBER \_\_\_\_\_:**

**WHEREAS**, Black & Veatch and AT&T Mobility on behalf of the UAW-Ford Joint Trusts Center propose to install a cellular antenna, equipment, and associated screening at 151 West Jefferson Avenue; and

**WHEREAS**, 151 West Jefferson Avenue is located within an established PC (Public Center) zoning district; and

**WHEREAS**, work to be performed within a PC zoning district requires Special District Review and the purpose of the PC zoning district classification is provided for in Section 50-11-51 of the Zoning Ordinance as follows:

*This district includes areas used or to be used for governmental, recreational, and cultural purposes of particular or special civic importance. All construction or other improvement within this district requires that the Planning and Development Department and the City Planning Commission review and make recommendation to City Council, so as to ensure a completely harmonious, pleasing, and functional public center; and*

**WHEREAS**, the Planning and Development Department has provided favorable review; and

**WHEREAS**, the City Planning Commission staff has, on behalf of the City Planning Commission, reviewed and recommended approval of the proposed alterations in accordance with Section 7.5 of the City Planning Commission bylaws;

**NOW, THEREFORE, BE IT RESOLVED**, that the Detroit City Council hereby approves the proposed cellular antenna installation and screening depicted in drawings by GPD Group and dated October 6, 2023, referenced in the staff report, with the following condition:

1. That final plans be reviewed by CPC staff for consistency with approval prior to application being made for applicable permits.



**PLANNING AND  
DEVELOPMENT DEPARTMENT**

Coleman A. Young Municipal Center  
2 Woodward Avenue, Suite 808  
Detroit, Michigan 48226

Phone 313•224•1339  
www.detroitmi.gov

Marcell R. Todd Jr., Director  
Detroit City Planning Commission  
208 CAYMC  
Detroit, MI 48226

October 31, 2023

Dear Director Todd:

The following is the Planning and Development Department's (PDD) review of the proposed installation of screened rooftop antennas on the UAW – Ford Center, located at 161 E Jefferson Avenue. This review is carried out per Sec. 50-11-66 for the review of developments located in the Public Center (PC) zoning district.

The relevant PC criteria from Sec. 50-11-67 of the Zoning Ordinance are followed by our analysis in italics:

*Criterion 2: Scale, form, massing and density should be appropriate to the nature of the project and relate well to surrounding development; The scale of the new screen wall (10' wide by 8' tall) does not overwhelm the building.*

*Criterion 15: Urban design elements of form and character should be carefully considered; such elements include, but are not limited to: richness/interest of public areas through the provision of storefronts, window displays, landscaping, and artwork; color, texture and quality of structural materials; enclosure of public spaces; variations in scale; squares, plazas and/or "vest pocket parks" where appropriate; continuity of experience, visual activity and interest; articulation and highlighting of important visual features; preservation/enhancement of important views and vistas; The proposed antennas site is only minimally visible from Jefferson Ave., though is of course visible from Hart Plaza. They are screened by a new fiberglass panel that matches the marble of the building.*

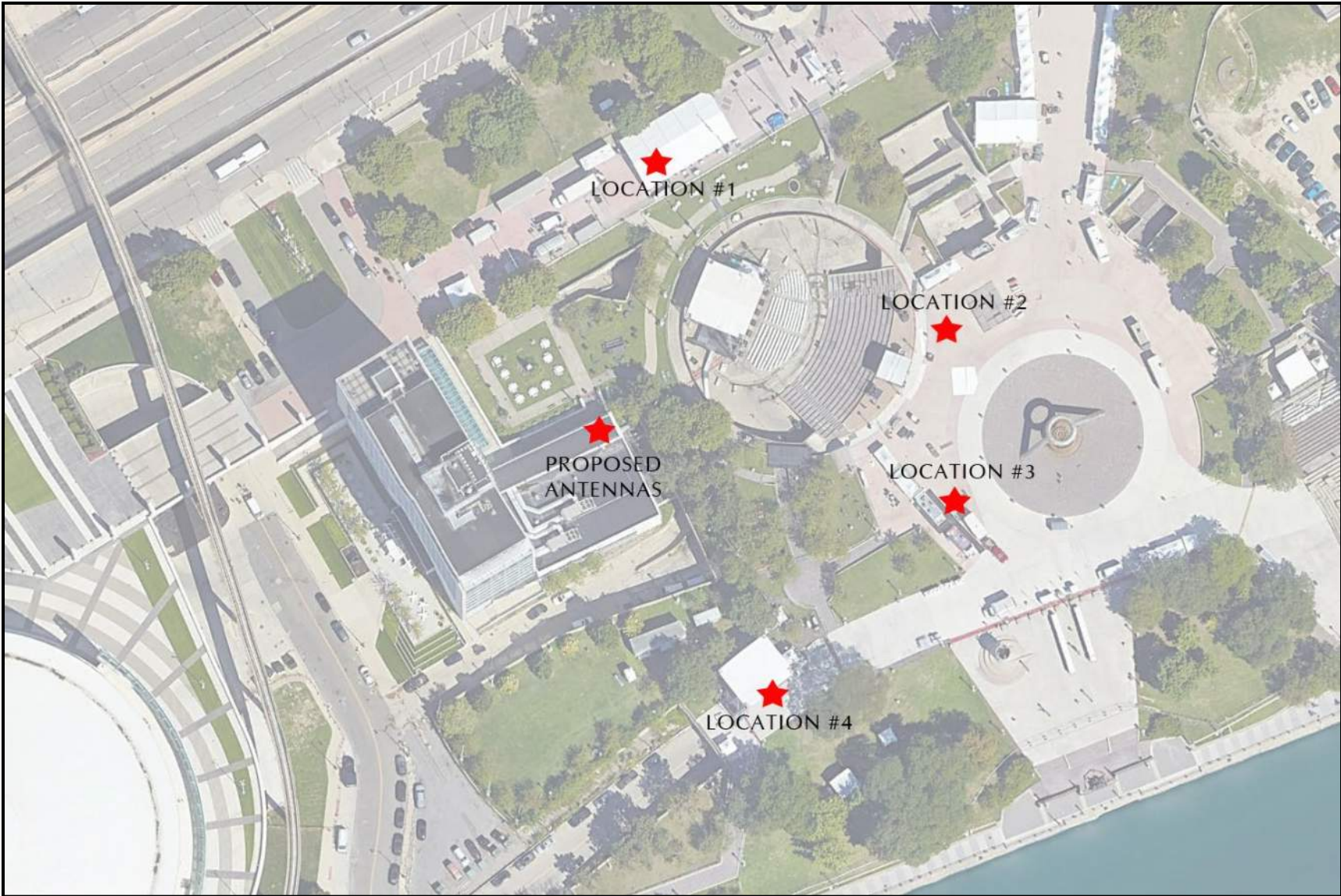
The Planning and Development Department **supports** the proposed antennas and screening. They provide a necessary service to visitors to Hart Plaza and do not significantly detract from the building.

Respectfully submitted,

Gregory Moots  
Lead Planner-Design and Developer Innovation  
Planning and Development Department

CC: Antoine Bryant, Director  
Karen Gage  
Russell Baltimore  
Jamie Murphy





AT&T SITE UAW-FORD JOINT TRUSTS CENTER BUILDING AERIAL LOCATION MAP

8275 Allison Pointe Trail Suite 220 Indianapolis, Indiana 46250 • PHONE 317-299-2996 • FAX 317-293-1331





AT&T SITE UAW-FORD JOINT TRUSTS CENTER BUILDING LOCATION #1 (EXISTING)

8275 Allison Pointe Trail Suite 220 Indianapolis, Indiana 46250 • PHONE 317-299-2996 • FAX 317-293-1331





AT&T SITE UAW-FORD JOINT TRUSTS CENTER BUILDING LOCATION #1 (PROPOSED)

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AT&T SITE UAW-FORD JOINT TRUSTS CENTER BUILDING LOCATION #2 (EXISTING)

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AT&T SITE UAW-FORD JOINT TRUSTS CENTER BUILDING LOCATION #3 (EXISTING)

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AT&T SITE UAW-FORD JOINT TRUSTS CENTER BUILDING LOCATION #4 (EXISTING)

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AT&T SITE UAW-FORD JOINT TRUSTS CENTER BUILDING LOCATION #4 (PROPOSED)

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**3501 DET CRAN DETROIT DT HUB1 LTE1C DTL06610F\_R01**  
**AT&T SITE ID: CRAN\_RIND\_DETTRT\_040**

**AT&T SITE NAME: UAW BUILDING**

**AT&T FA#: 14802838**

**AT&T USID#: 181954**

**151 W. JEFFERSON AVE.  
 DETROIT, MI 48226**

THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE; NO SANITARY SEWER SERVICE, POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS PROPOSED.

**DRAWING INDEX**

SHEET #:	SHEET TITLE
TS-1	TITLE SHEET
P-1	OVERALL ROOF PLAN AND OUTLINE SPECIFICATIONS
P-2	DETAILED ROOF PLAN @ EQUIPMENT PLATFORM
P-3	BUILDING ELEVATION
P-4	EQUIPMENT DETAILS

APPLICANT/OWNER:  
  
 502 BEACH STREET  
 FLINT, MICHIGAN 48502

**BLACK & VEATCH**  
 1605 CORAOPOLIS HEIGHTS ROAD  
 CORAOPOLIS, PA 15108

PREPARED BY:  
  
**GPD GROUP**  
 Professional Corporation  
 520 South Main Street, Suite 2531 Akron, OH 44311  
 330.572.2100 Fax 330.572.2101

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PROJECT NO:	2023705.84
DRAWN BY:	LJB
CHECKED BY:	MRL

REV	DATE	DESCRIPTION
A	10/06/2023	ISSUED FOR REVIEW

PROJECT LOCATION:  
**CRAN\_RIND\_DETTRT\_040**  
**FA# 14802838**  
 151 W. JEFFERSON AVE.  
 DETROIT, MI 48226

SHEET TITLE:  
**TITLE SHEET**

SHEET NUMBER:  
**TS-1**

**PROJECT INFORMATION**

**SITE ADDRESS:** 151 W. JEFFERSON AVE.  
 DETROIT, MI 48226  
 WAYNE COUNTY

**APPLICANT:** AT&T MOBILITY  
 502 BEACH STREET  
 FLINT, MICHIGAN 48502

**PROJECT DESCRIPTION:** PROPOSED INSTALLATION OF AT&T PANEL ANTENNAS & EQUIPMENT ON NON-PENETRATING BALLASTED MOUNTS. INSTALLATION OF NEW CONCEALMENT WALL AROUND NEW ANTENNAS.

**SITE OWNER:** UAW FORD VOLUNTARY EMPLOYEES ET AL  
 CONTACT: TBD  
 PH.: TBD  
 EMAIL: TBD

**ZONING JURISDICTION:** CITY OF DETROIT  
 PARCEL ID#: 02000042-9  
 LAND USE CODE: 22320 - OFFICE BLDG-3 STORIES OR MORE  
 CURRENT ZONING: PC

**USE GROUP:** TELECOMMUNICATIONS ANTENNAS & RADIO EQUIPMENT = U, S-2

**CONSTRUCTION TYPE:** 2B

**AREA LIMITATIONS:** EQUIP. & ANTENNA LEASE SPACE = ±883 S.F.

**OCCUPANCY GROUP:** UNOCCUPIED (UNMANNED FACILITY), FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS IS NOT REQUIRED.

**AT&T SITE NAME:** UAW BUILDING  
**AT&T SITE NUMBER:** MI6610  
**AT&T FA NUMBER:** 14024029  
**AT&T USID NUMBER:** 182462  
**AT&T PACE NUMBER:** MRIND053864

**LATITUDE (NAD 83):** 42° 19' 37.68" N  
**LONGITUDE (NAD 83):** 83° 02' 43.22" W  
**GROUND ELEVATION:** ±597 NAVD 83  
**HIGHEST APPURTENANCE:** TBD

**LOCAL ELECTRIC CO.:** DTE ENERGY  
**LOCAL GAS CO.:** DTE ENERGY  
**LOCAL TELEPHONE CO.:** AT&T MICHIGAN (888) 944-2992

**CONSTRUCTION MANAGER:** JAKE BYRNE (231) 286-0220  
**AT&T RF ENGINEER:** JOHN ROMSEK (???) ???-????  
**LEAD ENGINEER:** JACOB JACQUINOT (913) 458-4096

**LOCATION MAPS**

**VICINITY MAP** **LOCAL MAP**

NO SCALE

**APPLICABLE BUILDING CODES AND STANDARDS**

CONTRACTOR'S WORK SHALL COMPLY WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES AS ADOPTED BY THE LOCAL AUTHORITY HAVING JURISDICTION (AHJ) FOR THE LOCATION. THE EDITION OF THE AHJ ADOPTED CODES AND STANDARDS IN EFFECT ON THE DATE OF CONTRACT AWARD SHALL GOVERN THE DESIGN.

**BUILDING CODES:**  
 MICHIGAN BUILDING CODE (MBC 2015), LATEST ADDITION ADOPTED BY STATE OF MICHIGAN ALSO BY LOCAL JURISDICTION BUILDING AUTHORITY,  
 MICHIGAN PLUMBING CODE (OPC 2015),  
 MICHIGAN MECHANICAL CODE (OMC 2015),  
 NATIONAL ELECTRICAL CODE (NEC 2017), LATEST ADDITION AS ADOPTED BY LOCAL BUILDING AUTHORITY AND BY STATE OF OHIO,  
 NFPA 70 - NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) - (2017 EDITION),  
 NFPA 101 - LIFE SAFETY CODE - (2017 EDITION),  
 NFPA 780 - LIGHTNING PROTECTION CODE - (2017 EDITION)

CONTRACTOR'S WORK SHALL COMPLY WITH THE LATEST EDITION OF THE FOLLOWING STANDARDS:  
 AMERICAN CONCRETE INSTITUTE (ACI) 318-14, BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE & COMMENTARY  
 AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC), STEEL CONSTRUCTION MANUAL, FOURTEENTH EDITION  
 TELECOMMUNICATIONS INDUSTRY ASSOCIATION (TIA) 222-6, STRUCTURAL STANDARDS FOR STEEL ANTENNA TOWER AND ANTENNA SUPPORTING STRUCTURES;  
 TIA 607, COMMERCIAL BUILDING GROUNDING AND BONDING REQUIREMENTS FOR TELECOMMUNICATIONS

INSTITUTE FOR ELECTRICAL AND ELECTRONICS ENGINEERS (IEEE) 81, GUIDE FOR MEASURING EARTH RESISTIVITY, GROUND IMPEDANCE, AND EARTH SURFACE POTENTIALS OF A GROUND SYSTEM  
 IEEE 1100 (LATEST EDITION) RECOMMENDED PRACTICE FOR POWERING AND GROUNDING OF ELECTRONIC EQUIPMENT

IEEE C62.41, RECOMMENDED PRACTICES ON SURGE VOLTAGES IN LOW VOLTAGE AC POWER CIRCUITS (FOR LOCATION CATEGORY "C3" AND "HIGH SYSTEM EXPOSURE")

TELCORDIA GR-1275, GENERAL INSTALLATION REQUIREMENTS  
 TELCORDIA GR-1503, COAXIAL CABLE CONNECTIONS

ANSI T1.311, FOR TELECOM - DC POWER SYSTEMS - TELECOM, ENVIRONMENTAL PROTECTION

FOR ANY CONFLICTS BETWEEN SECTIONS OF LISTED CODES AND STANDARDS REGARDING MATERIAL, METHODS OF CONSTRUCTION, OR OTHER REQUIREMENTS, THE MOST RESTRICTIVE REQUIREMENT SHALL GOVERN. WHERE THERE IS CONFLICT BETWEEN A GENERAL REQUIREMENT AND A SPECIFIC REQUIREMENT, THE SPECIFIC REQUIREMENT SHALL GOVERN.

**THIS PLAN SET HAS BEEN SCALED TO PRINT ON 22" x 34" SHEETS, 11"x17" PLOT WILL BE HALF SCALE UNLESS OTHERWISE NOTED**

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 TOLL FREE: 1-800-482-7171 OR  
 www.missdig.org  
 MICHIGAN STATUTE REQUIRES MIN OF 2 WORKING DAYS NOTICE BEFORE YOU EXCAVATE

**A/E CONTACT INFORMATION**

**ENGINEER:** GPD GROUP PROFESSIONAL CORPORATION  
 520 SOUTH MAIN STREET, SUITE 2531  
 AKRON, OHIO 44311

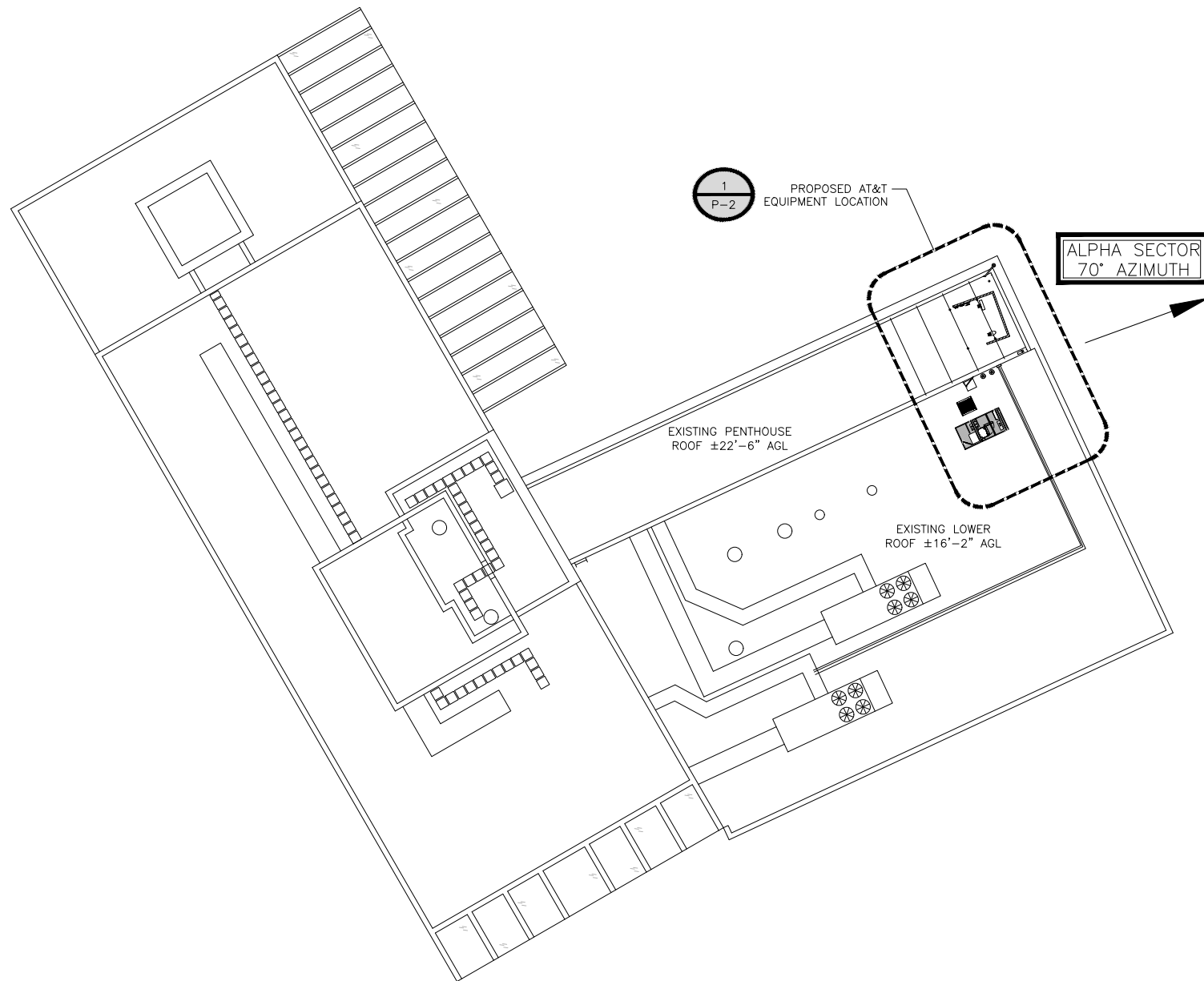
**CONTACT:** TRACI PREBLE, (PROJECT MANAGER)  
 (330) 572-2100

**DRIVING DIRECTIONS**

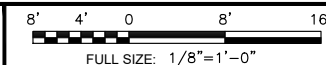
**FROM AT&T OFFICE FLINT MICHIGAN:**  
 HEAD SOUTH ON BEACH ST. TOWARD W. UNION ST. (.6 MI). TURN LEFT ONTO W 5TH ST. (.4 MI). TURN RIGHT TO MERGE ONTO I-475 S, TOWARD DETROIT (.3 MI). MERGE ONTO I-475 S (6.7 MI). CONTINUE ONTO I-75 S (59.3 MI). CONTINUE ONTO I-375 S (1.2 MI). CONTINUE ONTO E. JEFFERSON AVE (.3 MI). SLIGHT RIGHT ONTO W. JEFFERSON SERVICE ROAD (.2 MI). TURN LEFT ONTO WASHINGTON BLVD (144') END AT UAW BUILDING.



1  
P-4



OVERALL ROOF PLAN



1

APPLICANT/OWNER:

502 BEACH STREET  
FLINT, MICHIGAN 48502

1605 CORAOPOLIS HEIGHTS ROAD  
CORAOPOLIS, PA 15108

PREPARED BY:

520 South Main Street, Suite 2531  
Akron, OH 44311  
330.572.2100 Fax 330.572.2101

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PROJECT NO: 2023705.84  
DRAWN BY: LJB  
CHECKED BY: MRL

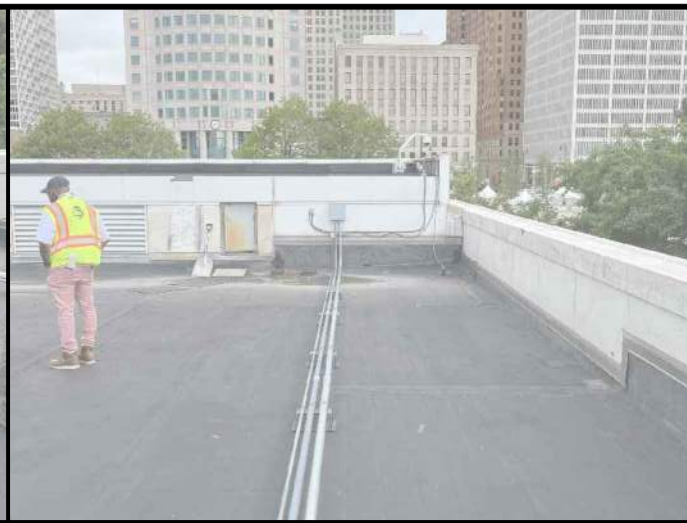
REV	DATE	DESCRIPTION
A	10/16/2023	ISSUED FOR REVIEW

PROJECT LOCATION:

C-RAN\_RIND\_DETRT\_040  
FA# 14802838  
151 W. JEFFERSON AVE.  
DETROIT, MI 48226

SHEET TITLE:  
OVERALL ROOF PLAN  
AND OUTLINE SPECIFICATIONS

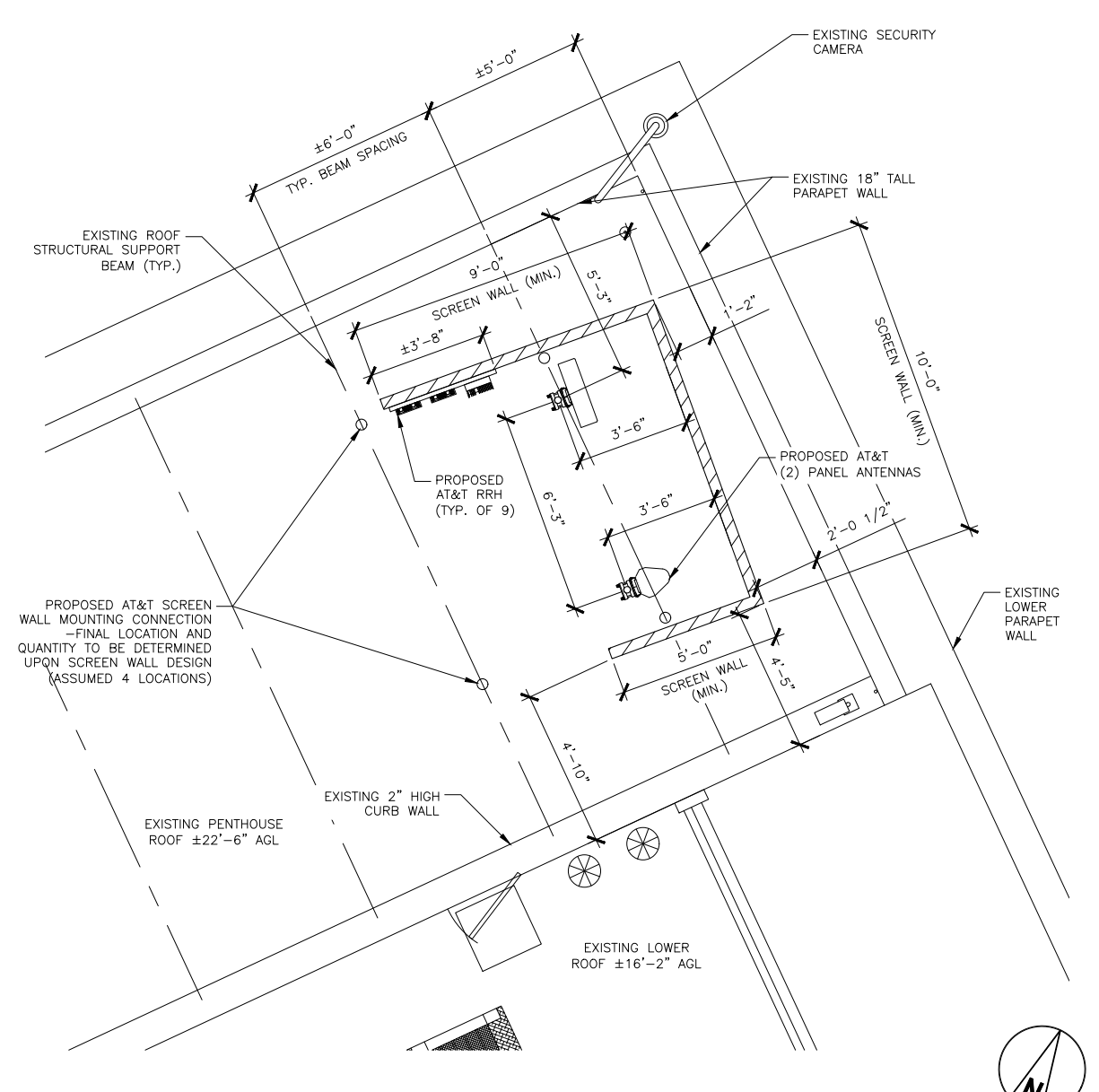
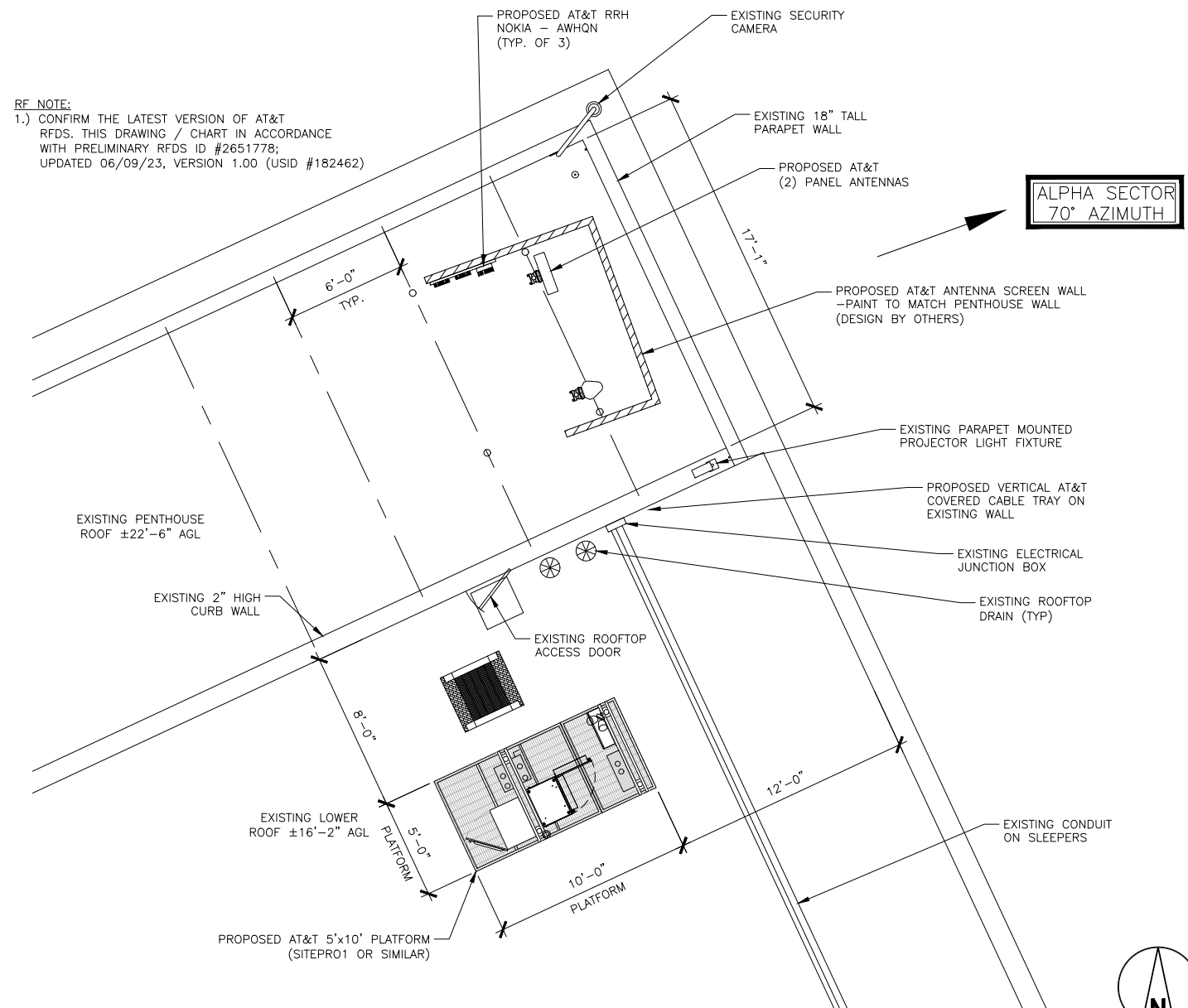
SHEET NUMBER:  
**P-1**



EXISTING EQUIPMENT PLATFORM LOCATION

EXISTING ANTENNA MOUNT LOCATION

RF NOTE:  
1.) CONFIRM THE LATEST VERSION OF AT&T RFDS. THIS DRAWING / CHART IN ACCORDANCE WITH PRELIMINARY RFDS ID #2651778; UPDATED 06/09/23, VERSION 1.00 (USID #182462)



APPLICANT/OWNER:

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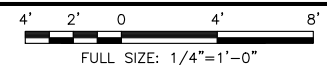
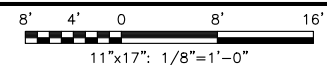
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FA# 14802838  
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DETROIT, MI 48226

SHEET TITLE:  
DETAILED ROOF PLAN  
@ EQUIPMENT PLATFORM

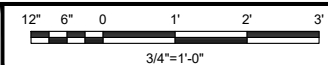
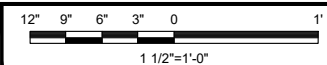
SHEET NUMBER:  
**P-2**

PROPOSED AT&T ALPHA SECTOR AND EQUIPMENT PLAN

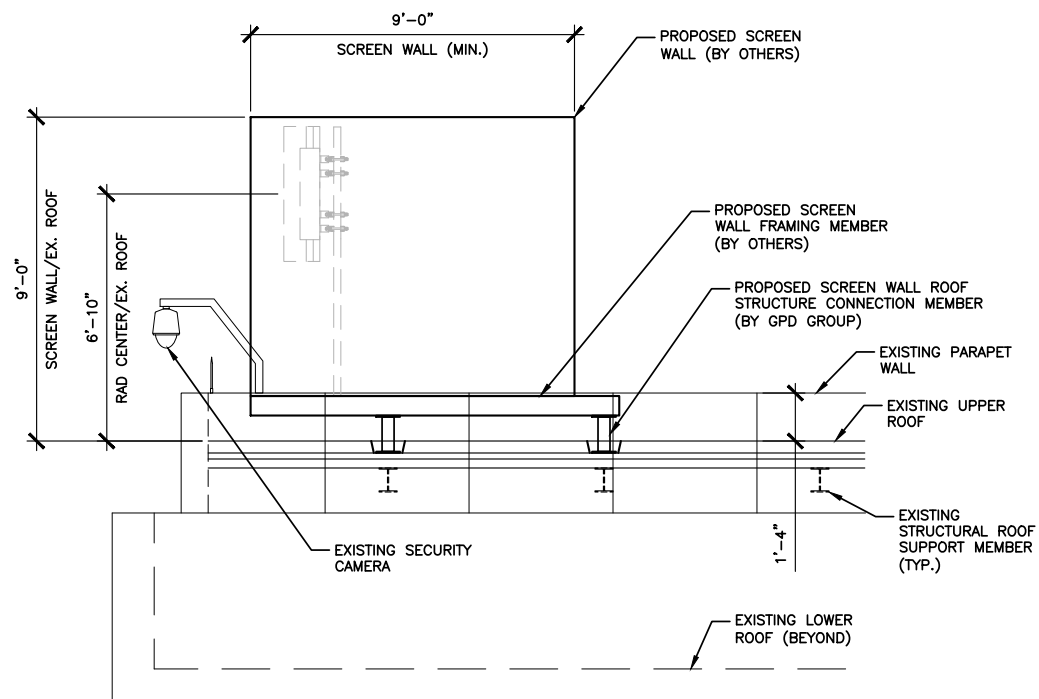


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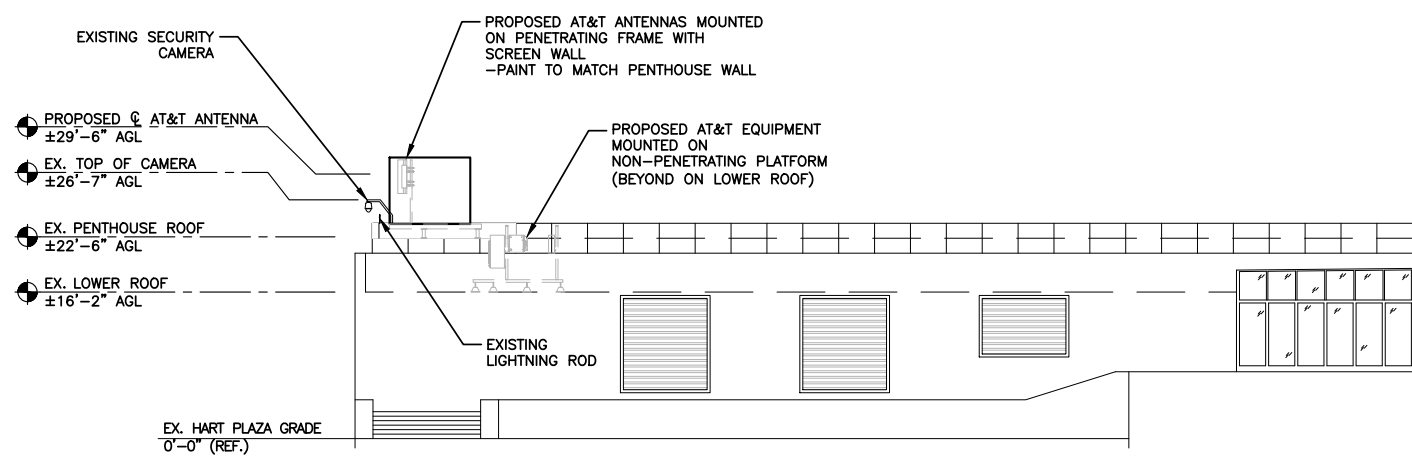
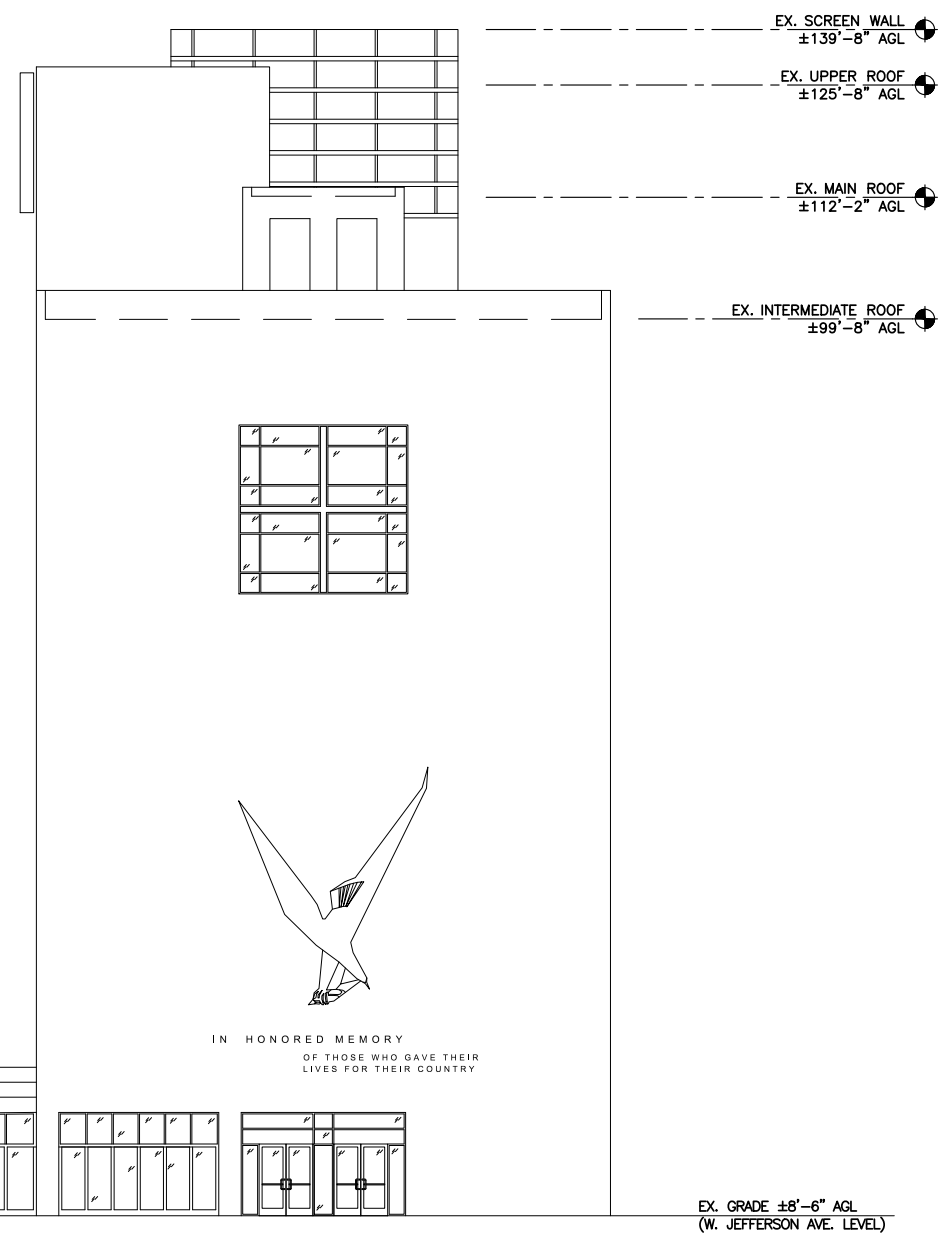
DETAILED EQUIPMENT PLAN



2



ENLARGED BUILDING ELEVATION



APPLICANT/OWNER:

502 BEACH STREET  
FLINT, MICHIGAN 48502

1605 CORAOPOLIS HEIGHTS ROAD  
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FA# 14802838  
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DETROIT, MI 48226

SHEET TITLE:  
BUILDING ELEVATION

SHEET NUMBER:  
P-3



**MATSING - MS-MBA-3-F4A3**

RADOME MATERIAL: POLYCARBONATE  
 RADOME COLOR: LIGHT GRAY  
 DIMENSIONS, HxWxD: 1140x290x300mm (45"x11"x12")  
 WEIGHT: 15 kg (33 lbs)  
 CONNECTOR: 4.3-10 FEMALE



**CCI - MBA3F-U3A**

DIMENSIONS, HxWxD: 30.5"x24.9"x6.6"  
 SURVIVAL WIND SPEED: >150 MPH  
 WEIGHT, WITHOUT MOUNTING: 41.6 LBS.  
 CONNECTOR: 6X 7-16 DIN FEMALE LONG NECK OR 4.3-10 FEMALE  
 CONNECTOR POSITION: BOTTOM



ANTENNA SPECIFICATIONS

NO SCALE

1

ANTENNA SPECIFICATIONS

NO SCALE

2

DETAIL NOT USED

NO SCALE

3

DETAIL NOT USED

NO SCALE

4

DETAIL NOT USED

NO SCALE

5

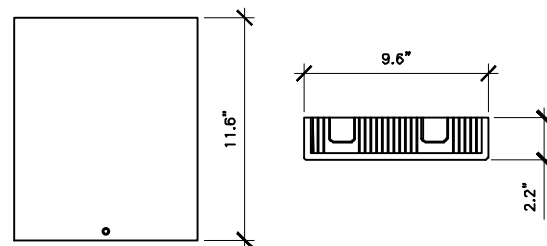
DETAIL NOT USED

NO SCALE

6

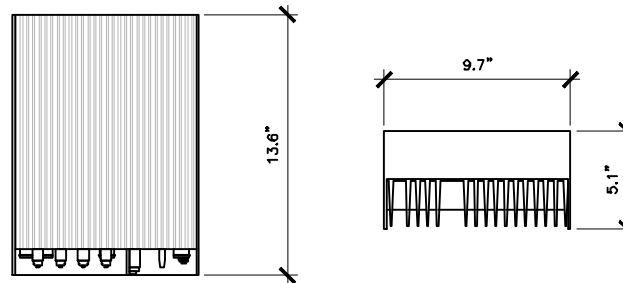
**NOKIA-AIRSCALE RRH B25 & B66 150W AHFB & AHIB**

DIMENSIONS, HxWxD: 11.6x9.6x2.2 IN.  
 TOTAL WEIGHT: 12.8 lbs



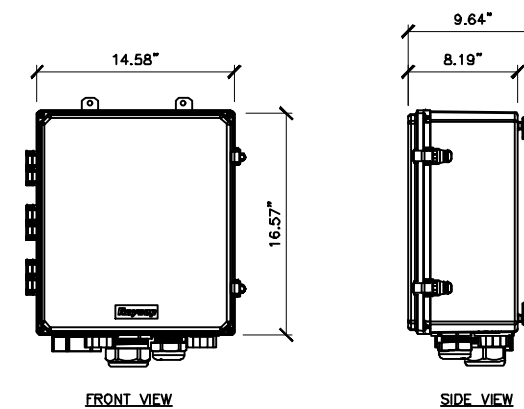
**NOKIA-AIRSCALE RRH n77 420W AWHQN**

DIMENSIONS, HxWxD: 13.6x9.7x5.1 IN.  
 TOTAL WEIGHT: 24.3 lbs



**RAYCAP- DC9-48-60-24-PC16-EV**

DIMENSIONS, HxWxD: 16.57x14.58x8.19 IN.  
 TOTAL WEIGHT: 34.9 lbs



RRH SPECIFICATIONS

NO SCALE

7

RRH SPECIFICATIONS

NO SCALE

8

DC9 SURGE SUPPRESSION SPECIFICATIONS

NO SCALE

9

APPLICANT/OWNER:



502 BEACH STREET  
 FLINT, MICHIGAN 48502



**BLACK & VEATCH**  
 1605 CORAOPOLIS  
 HEIGHTS ROAD  
 CORAOPOLIS, PA 15108

PREPARED BY:



520 South Main Street, Suite 2531  
 Akron, OH 44311  
 330.572.2100 Fax 330.572.2101

SEAL:

**FOR  
 REFERENCE  
 ONLY**

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.

PROJECT NO: 2023705.84

DRAWN BY: LJB

CHECKED BY: MRL

REV	DATE	DESCRIPTION
A	10/16/2023	ISSUED FOR REVIEW

PROJECT LOCATION:

C\_RAN\_RIND\_DETRT\_040  
 FA# 14802838  
 151 W. JEFFERSON AVE.  
 DETROIT, MI 48226

SHEET TITLE:

**EQUIPMENT  
 DETAILS**

SHEET NUMBER:

**P-4**