

PLANNING COMMISSION MEETING AGENDA REGULAR MEETING TUESDAY JANUARY 15, 2019

7:30 PM Regular Meeting

- 1. Oath of Office Robert Gardner
- 2. Call to Order
- 3. Roll Call
- 4. Approval of Minutes:
 - a. December 18, 2018 Joint City Council/Planning Commission Meeting
 - b. December 18, 2018 City Council Meeting Minutes (For Information Only)
- 5. <u>**PUBLIC HEARING:**</u> Kati Johnson (Applicant) and Kathleen Theissen (Owner) request that the City consider the following actions for the property located at 3035 Lake Sarah Road, Independence, MN (PID No. 16-118-24-11-0001):
 - a. A conditional use permit allowing the following:
 - i. A commercial riding stable.
 - ii. An accessory building which is greater than 5,000 square feet.
- 6. <u>**PUBLIC HEARING:**</u> Verizon Wireless (Applicant) and Wesley Bendickson (Owner) request that the City consider the following actions for the property located at 6705 State Highway 12, Independence, MN (PID No. 22-118-24-44-0001):
 - a. A Conditional Use Permit to allow a new 159' tall telecommunications tower on the subject property.
- 7. Planning Updates:
 - a. Ordinance Updates 2019
 - b. Miscellaneous Planning Items
- 8. Open/Misc.
- 9. Adjourn.

MINUTES OF A JOINT COMPREHENSIVE PLAN MEETING OF THE INDEPENDENCE CITY COUNCIL and INDEPENDENCE PLANNING COMMISSION TUESDAY, DECEMBER 18, 2018 –7:00 P.M.

1. <u>CALL TO ORDER</u>.

Pursuant to due call and notice thereof, a regular meeting of the Independence City Council was called to order by Mayor Johnson at 7:00 p.m.

2. <u>ROLL CALL</u>

PRESENT:	Mayor Johnson, Councilors Spencer, McCoy, Grotting, Betts and Commissioners Thompson,		
	Palmquist, Dumas and Gardner		
ABSENT:	Commissioners Phillips and City Attorney Vose,		
STAFF:	City Administrator Kaltsas, City Administrative Assistant Horner		
VISITORS:	Dudley Batholow, Brian Glover, Lynda Franklin, Sally Simpson, Anita Volkenant, Scott and		
	Linda Learned, Dawn Mooney, Randy Stinson		

3. Consider Approval of the Minutes from the October 16, 2018 Regular Planning Commission Meeting (Planning Commission)

Motion by Gardner, second by Thompson to approve the Planning Commission Minutes from October 16, 2018. Ayes: Gardner, Thompson and Dumas. Nays: None. Absent: Phillips. Abstain: Palmquist. MOTION DECLARED CARRIED.

4. Consider Approval of the Draft 2040 Comprehensive Plan.

a. Planning Commission Recommendation to City Council to Approve the 2040 Draft Comprehensive Plan (Planning Commission).

b. City Council **RESOLUTION 18-1218-01** – Approving the Draft 2040 Comprehensive Plan (City Council).

Kaltsas said in response to the 2040 issuance of the regional system statements, the City of Independence is required to update its local comprehensive plan. The comprehensive plan update will ensure consistency with the most recently adopted regional plans and policies and provide the City with a comprehensive development map for the next twenty years. The updated plan will guide development and land use through the year 2040. Due to changes in population forecasts, growth and housing trends, it is imperative that the City evaluate its past and ensure that it is prepared to secure its future.

The City's Comprehensive Plan consists of many different focuses, that when combined, provide the City with a map to guide future development. There are several key aspects of the plan that are most often referenced and applied during the continued growth and development/redevelopment of the community. The portion of the plan that is most widely used and or referenced by the City on a day to day basis is the Land Use Plan.

The City has completed an initial draft of the 2040 Comprehensive Plan. The draft Comprehensive Plan begins to compile all the information prepared during the last year pertaining to the plan. It is anticipated

that the draft plan will be submitted to surrounding jurisdictions for review as required by the Land Use Planning Act. Surrounding jurisdictions have six months from the date submitted to review plans and provide comments to the City. During the six-month review the City will also preliminarily submit a draft plan to the Metropolitan Council for review and comments. The City will continue to work on the plan, incorporate changes and make revisions as necessary. Prior to adoption of the final plan in July of 2019, the City will hold a public hearing to review the plan. Staff will review the draft plan at the meeting. Following the meeting, Planning Commissioners, Council Members and the public will be able to review the draft, ask questions of staff and provide comments relating to all aspects of the plan. It is anticipated that the City will hold another public open house and public hearing to review the revised plan prior to final adoption of the plan in 2019.

Key 2040 Plan Elements:

- 1. Based on recent discussions relating to the possible sewered development of certain lands in the City, this plan provides for specific sewered residential development areas. The City will need to carefully develop the corresponding zoning and development standards which will guide and regulate the advance of the sewered residential areas.
- 2. The City has identified an urban residential area on the western border of the City to accommodate affordable housing in response to the Metropolitan Council's requirement.
- 3. An updated local stormwater management plan has been prepared and incorporated into the plan.

Plan Considerations:

4. The draft plan will continue to be refined and fully formatted prior to submitting to surrounding communities and the Metropolitan Council.

5. There are some tables and or exhibits which may still need to be updated, but do not impact the information provided in the plan. These will be completed prior to submittal.

6. The plan provides goals and objectives at the end of each chapter which summarize key points and provide general guidance relating to next steps that the City can take to implement the plan. Please provide input relating to these sections and the suggested goals.

7. There are many components of the 2040 Plan that closely resemble the adopted 2030. As previously discussed, the 2030 plan was not fully realized due to the economic downturn and many of the studies, goals and objectives are still wholly pertinent to the 2040 Plan.

8. There may be appendices that reference past or current studies that are not attached to this document. If there are questions relating to any of the prescribed appendices, please let staff know.

Council/Commission Recommendation:

Staff is seeking a motion from the Planning Commission to recommend approval of the draft 2040 Comprehensive Plan. Staff is seeking approval of RESOLUTION No. 2018-1218-01 approving the draft 2040 Comprehensive Plan. Staff is seeking a motion from the Planning Commission to recommend approval of the draft 2040 Comprehensive Plan. Staff is seeking approval of RESOLUTION No. 2018-1218-01 approving the draft 2040 Comprehensive Plan.

Palmquist asked what happens after July 2019 and the submittal to Met Council. Kaltsas said Met Council has 120 days to approve or comment on the plan. Johnson asked how much time surrounding communities have to comment. Kaltsas said they have six months but the hope is that the comments would be more timely. He noted affordable housing is an item that could come back to the City with questions on density etc., from surrounding cities. Kaltsas said most comments from surrounding communities are around transportation requirements and coordination of regional trails. Grotting noted people are very interested in the Otten parcel and asked how that was addressed in the plan. Kaltsas said that parcel has been pulled back from the plan.

Kaltsas said capacity is also based on sewer availability and projections from Met Council. Grotting said the lots around Lake Independence on the North side would be logical for sewer. Kaltsas said there were some potential properties on that side and it has been looked at in the past.

Johnson stated 10-20 years ago sewer was looked at possibly along Main Street. Kaltsas said it was also talked about along Budd Street. Johnson noted there was a loop that comes over the border and then back up to Highway 12. Kaltsas noted there is capacity but not sure how much it could actually serve. Thompson said if this meant to show future areas for sewer capacity maybe the plan should be more robust and show the actual math instead of just a developmental overview.

Spencer noted that per the Tri-City agreement expanding North is not really in the cards. Grotting said looking at it from an engineering point of view could the math be done and Kaltsas said it could but was not sure Met Council would accept it. Grotting said he was getting significant feedback on residents about developing the South side.

Motion by Palmquist, second by Thompson to approve the 2040 Draft Comprehensive Plan. Ayes: Thompson, Dumas, Palmquist and Gardner. Nays: None. Absent: Phillips. Abstain: None. MOTION DECLARED CARRIED.

Johnson stated the next item would be City Council RESOLUTION 18-1218-01 – Approving the Draft 2040 Comprehensive Plan. Grotting noted the density pieces could be moved around a bit so this is a preliminary approval and changes could still be made. Kaltsas said that was correct. Spencer said he liked the plan and would like to see an engineering piece added around Lake Sarah in conjunction with the Quad-City agreement.

Motion by Spencer, second by Betts to approve RESOLUTION 18-1218-01 – Approving the Draft 2040 Comprehensive Plan. Ayes: Johnson, McCoy, Grotting, Betts and Spencer. Nays: None. Absent: None. Abstain: None. MOTION DECLARED CARRIED.

5. Adjourn.

Motion by McCoy, second by Spencer to adjourn at 8:03 p.m. Ayes: Johnson, McCoy, Grotting, Betts and Spencer and Commissioners Thompson, Palmquist, Dumas and Gardner. Nays: None. Absent: Phillips. MOTION DECLARED CARRIED.

Respectfully Submitted,

Trish Gronstal/ Recording Secretary

MINUTES OF A REGULAR MEETING OF THE INDEPENDENCE CITY COUNCIL TUESDAY, DECEMBER 18, 2018 –6:30 P.M.

1. <u>CALL TO ORDER</u>.

Pursuant to due call and notice thereof, a regular meeting of the Independence City Council was called to order by Mayor Johnson at 6:30 p.m.

2. <u>PLEDGE OF ALLEGIANCE.</u>

Mayor Johnson led the group in the Pledge of Allegiance.

3. <u>ROLL CALL</u>

PRESENT: Mayor Johnson, Councilors Spencer, Grotting, Betts and McCoy
ABSENT: City Attorney Vose
STAFF: City Administrator Kaltsas, City Administrative Assistant Horner
VISITORS: Dudley Bartholow, Brian Glover, Lynda Franklin, Sally Simpson, Anita Volkenant, Dawn Mooney, Randy Stinson, Linda and Scott Learned

4. <u>****Consent Agenda****</u>

All items listed under Consent Agenda are considered to be routine by Council and will be acted on by one motion. There will be no separate discussion of these items. If discussion is desired, that item will be removed from the Consent Agenda and will be considered separately.

a. Approval of City Council minutes From the December 4, 2018 Truth in Taxation Meeting.

b. Approval of City Council minutes From the December 4, 2018 City Council Meeting.

c. Approval of Accounts Payable; Checks Numbered 18474-18506.

d. Approve date of Local Board of Appeal and Equalization Meeting for April 2, 2019 at 6:00 PM.

e. Approve Cancellation of the Tuesday, January 1, 2019 City Council Meeting.

Motion by Betts, second by Spencer to approve the Consent Agenda. Ayes: Johnson, McCoy, Grotting, Betts and Spencer. Nays: None. Absent: None. MOTION DECLARED CARRIED.

5. <u>SET AGENDA – ANYONE NOT ON THE AGENDA CAN BE PLACED UNDER OPEN/MISC.</u>

6. REPORTS OF BOARDS AND COMMITTEES BY COUNCIL AND STAFF

Spencer attended the following meetings:

• None

Grotting attended the following meetings:

• None

McCoy attended the following meetings:

• None

Betts attended the following meetings:

• West Hennepin Chamber of Commerce Meeting

Johnson attended the following meetings:

- Election Judge Luncheon
- Regional Council of Mayors Meeting
- Orono School Board Meeting
- West Hennepin Chamber of Commerce Meeting
- Loretto Holiday Train
- Senior Community Services Event
- Mayor of Plymouth Retirement Party
- American Legion Christmas Party
- Highway 55 Corridor Executive Meeting
- Water Management Well Head Meeting

Horner attended the following meetings:

• Election Judge Luncheon

Kaltsas attended the following meetings:

- Highway 12/92 Project Review Team- went out with RFP for design process and consultant interviews
- 7. Director Gary Kroells, West Hennepin Public Safety:
 - a. Activity Report for the Months of October and November 2018.

for a full report refer to the City Council packets

Kroells stated at the end of November 30, 2018 West Hennepin Public Safety (WHPS) handled year-to-date a total of 6,948 incident complaints with 3,817 in Independence and 2,636 in Maple Plain. For the month of October, 313 incidents occurred in Independence and 166 incidents were in Maple Plain.

Mayor Johnson on behalf of the Council thanked Public Safety Director Kroells and his Department for their exceptional service to our community during the past year. Director Kroells in return thanked the Mayor and Council for their support.

- 8. <u>Open/Misc.</u>
- 9. <u>Adjourn</u>

Motion by McCoy, second by Spencer to adjourn at 6:50 p.m. Ayes: Johnson, McCoy, Grotting, Betts and Spencer. Nays: None. Absent: None. MOTION DECLARED CARRIED.

Respectfully Submitted, Trish Gronstal/ Recording Secretary

City of Independence

Request for a Conditional Use Permit to Allow a Commercial Riding Stable on the Property located 3035 Lake Sarah Road

To:	Planning Commission
From:	Mark Kaltsas, City Planner
Meeting Date:	January 15, 2019
Applicant:	Kati Johnson
Property Owner:	Kathleen Theissen
Location:	3035 Lake Sarah Road

Request:

Kati Johnson (Applicant) and Kathleen Theissen (Owner) request that the City consider the following actions for the property located at 3035 Lake Sarah Road, Independence, MN (PID No. 16-118-24-11-0001):

- a. A conditional use permit allowing the following:
 - i. A commercial riding stable with bunkhouse (caretaker apartment).
 - ii. A detached accessory building which is greater than 5,000 square feet.

Property/Site Information:

The property is located at the northwest corner of the intersection of Lake Sarah Road, Pagenkopf Road and Valley Road. The property is comprised of an existing home, barn and several additional detached accessory structures. The property has pasture areas, paddocks and is heavily wooded along the north property line. The property has the following characteristics:

Property Information: 3035 Lake Sarah Road Zoning: *Agriculture* Comprehensive Plan: *Agriculture* Acreage: *39 acres* 3035 Lake Sarah Road



Discussion:

The Applicant approached the City about purchasing the subject property and continuing to operate the existing commercial riding stable. The existing horse farm was granted a conditional use in 1979 to operate a commercial riding stable for 38 horses on the subject property. One of the conditions attached to the CUP stated, "A permit is granted to the person & expires when the property is under new management or ownership'. The City reviewed the conditions with the potential buyer and noted that the best way to proceed was to seek a new conditional use permit to operate the facility on the property. It was also noted that there was an existing bunkhouse historically used on the property for a care takers quarters that was not specifically permitted in the 1979 CUP approval. In addition to taking over operations of the existing commercial riding stable, the applicant noted that they would like to construct a covered (not enclosed) riding arena over the existing outdoor arena. A conditional use permit would be required as a result of the proposed structure being larger than 5,000 square feet.

Commercial riding stables are a conditional use in the Agriculture zoning district. The subject property is zoned Agriculture. The City generally allows 1 animal unit on the first two acres and then 1 additional animal unit for each additional acre of property. The existing CUP granted approval for 38 horses on the property based on the notion that they had approximately 39 gross acres. The subject property is comprised of approximately 39 acres including the cartway easement which provides access to this property and future access to the adjacent properties to the north and east. Of the 39 acres, approximately 36 acres is useable upland based on the national wetland inventory. Applying the City's typical standard, the site would accommodate 38 animals using the gross acreage or 35 animals using the upland acreage.

The City has historically required that the applicants maintain a manure management plan, maintain all applicable permits relating to the management of manure on the property and maintain 1/3 acre of open pasture per animal unit. In December 2018, City Council adopted a Manure Management Policy for the City. The policy provides regulations relating to the management of manure associated with commercial horse operations in the City. This property would be subject to the new Manure Management Policy. The subject property is wooded along the north property line and has a small wetland in the southwest corner. There are approximately 16 acres of open pasture without the removal of existing woodlands. The open pasture areas on this property in the existing condition would accommodate 48 horses using the City's standard of 1/3 acre per horse which is more than the number that would be permitted. The applicant noted that the horses are not dependent on pasture grazing as all horses are boarded inside the stall barn and receive hay and feed supplements.

The proposed commercial boarding stable would have the additional following characteristics:

NOTE: Applicants narrative attached to this report may have several discrepancies from the report. The information in this report is the most current information and should be considered.

- 1. The existing horse barn/indoor riding arena is generally one-story with a hay loft, 19,500 SF in size and has a total of 44 stalls.
- 2. The proposed covered riding arena would be 22,000 sf and would not be fully enclosed. The space would cover the existing outdoor arena.
- 3. There is an existing 1-bedroom bunkhouse in the existing detached garage. The applicant is proposing to raze the existing detached garage and construct a new garage and bunkhouse in the same location (exact location may be adjusted slightly to accommodate existing conditions).
- 4. There are currently 3 full time and 3 part time employees.
- 5. There are currently 38 horses on the subject property and the applicant is proposing to maintain a maximum of 38 horses boarded on the property at any time.
- 6. The Applicant would have regular deliveries of shavings which typically come via a single-axel truck weekly or less.
- 7. There is a total of 3 ferriers that come to the site to shoe the horses on a regular basis. This results in approximately one visit per week.
- 8. There would be regular weekly garbage service to the property.
- 9. Manure is proposed to be collected on-site and stored in a new concrete manure enclosure. The manure would be hauled off-site on a monthly basis.
- 10. Hay is delivered to the property once per month in the winter and once per every two months in the summer.

³⁰³⁵ Lake Sarah Road CUP Request - Planning Commission

- 11. The applicant noted that there are typically no more than 5-10 guests coming to the property at any given time and usually less. The current conditional use permit allows for no more than 2 events per year.
- 12. The Applicant has put together a sketch of the existing and proposed conditions.

The criteria for granting a conditional use permit are clearly delineated in the City's Zoning Ordinance (Section 520.11 subd. 1, a-i) as follows:

- 1. The conditional use will not adversely affect the health, safety, morals and general welfare of occupants of surrounding lands.
- 2. The proposed use will not have a detrimental effect on the use and enjoyment of other property in the immediate vicinity for the proposes already permitted or on the normal and orderly development and improvement of surrounding vacant property for uses predominant in the area.
- 3. Existing roads and proposed access roads will be adequate to accommodate anticipated traffic.
- 4. Sufficient off-street parking and loading space will be provided to serve the proposed use.
- 5. The proposed conditional use can be adequately serviced by public utilities or on-site sewage treatment, and sufficient area of suitable soils for on-site sewage treatment is available to protect the city form pollution hazards.
- 6. The proposal includes adequate provision for protection of natural drainage systems, natural topography, tree growth, water courses, wetlands, historic sites and similar ecological and environmental features.
- 7. The proposal includes adequate measures to prevent or control offensive odor, fumes, dust, noise, or vibration so that none of these will constitute a nuisance.
- 8. The proposed condition use is consistent with the comprehensive plan of the City of Independence.
- 9. The proposed use will not stimulate growth incompatible with prevailing density standards.



The City has visited the site and discussed the operation of the proposed commercial riding stable with the applicant. The following considerations should be noted by the City:

- This property has historically been operated as a commercial riding stable.
- The proposed continued use as a commercial riding stable generally fits into the character of the surrounding area and is in keeping with the City's Comprehensive Land Use Plan.
- Any new building constructed on this site will be subject applicable building codes, applicable setbacks as well as to any additional approvals from the Pioneer Sarah Creek Watershed Management Commissions.
- All proposed building lighting will need to fully comply with applicable standards including being full cut-off type lighting. The City will work with the applicant to obtain the cut sheets

and detailed plan for all proposed lighting. The City typically reviews building and site lighting during the building permit review process.

- The existing home on the property is served by an on-site septic system. The system was replaced in 2018 and is fully compliant. The system does accommodate the existing bunkhouse.
- The applicant shall fully comply with the City's recently adopted Manure Management Policy. This will include maintaining the prescribed buffer from the existing wetland located in the southwest corner of the property and constructing a new manure containment area.

Given the location of the property, the orientation of the buildings and their relationship to the surrounding properties and the existing use of the property as a commercial riding stable, it appears that the proposed application can be found to meet the requirements for granting a conditional use permit to allow a commercial riding stable.

Neighbor Comments:

The City has not received any written or oral comments regarding the proposed conditional use permit.

Recommendation:

Staff is seeking a recommendation from the Planning Commission pertaining to the request for a conditional use permit with the following findings and conditions:

- 1. The proposed conditional use permit requests meet all applicable conditions and restrictions stated in Chapter V, Section 510, Zoning, in the City of Independence Ordinances.
- 2. The conditional use permit will include the following conditions:
 - a. The conditional use permit will be reviewed annually by the City to ensure conformance with the conditions set forth in the resolution.
 - b. Any new signage shall comply with all applicable standards of the City's ordinance and require a sign permit.
 - c. No more than 38 horses shall be boarded on the property.
 - d. The applicant and facility must operate in compliance with the City of Independence Manure Management Policy.
 - e. The hours of operation are: 7:00 am 10:00 pm.
 - f. No parking shall be permitted on public roadways.

- g. Two (2), one day, horse related events will be permitted per year and shall comply with the following provisions:
 - The horse related events shall occur during the permitted hours of operation.
 - No more than 50 participants shall be permitted at each event.
- h. No renting of hack horses shall be permitted.
- i. No riding on adjacent private land unless authorized by owners.
- j. Must utilize appropriate management practices to control flies and odor.
- k. No riding on adjacent private land unless authorized by owners.
- I. No future expansion of the barn or covered riding arena shall be permitted on the property without the further review and approval by the City through the conditional use permit amendment process.
- 3. The applicant shall pay for all costs associated with the review and recording of the resolution for a conditional use permit.
- 4. City Council approval of the conditional use permit is subject to the following:
 - a. If applicable, the applicant shall obtain all requisite approvals from the Pioneer Sarah Watershed Management Commission for the proposed site work and disturbance.
 - b. The applicant shall provide the City with information and details pertaining to any and all building and site lighting. All lighting will be required to comply with the City's applicable lighting standards.
- 5. The Applicant shall record the subdivision and City Council Resolution with the county within six (6) months of approval.

Attachments:

- 1. Application
- 2. Applicants Narrative
- 3. Site Plan Sketch
- 4. Manure Management Policy
- 5. Original Conditional Use Permit
- 6. Covered Riding Arena Plans



PLANNING APPLICATION

	MANNEO F	C	ase No.	
	WESC.	Type of applic	ation	
Standard	Staff Approval	Plan Revision	Amended	Reapplication
Rezoning	Conditional Use Permit	Variance	Ordinance Amendment	Subdivision
Preliminary De	velopment Plan	Interim Use Permit	Compre	hensive Plan Amendment
Final Developm	nent Plan 🛛 Fir	al Site & Building Plan	Other	
Site	e Location– Addition	al addresses on bac	k and legal descriptio	n attached
Property address	3035 Lak	e Sacah Ro	DIA DIA	
	Proposal -Full a	ocumentation mus	t accompany applicat	ion
		Applicant		
Name Kati	Johnston	E	mail KLJOhnsto	NO9@yahoo.cc
Address 425	Ferndale	Wds Rd	Wayzata	55391
Phone U2	804 9391	Additional pho	ne/contact	
Printed Name ${\cal K}$	ati Johnsto	N Signature	Kou Joms	ton
	Owner In	formation (if differe	ent from applicant)	
Name Kath	leen Theisso	E	nail John - Theisse	en egonail.con
Address 3035 Jak	& Sarah Rol	maple Pl	ain MX 552	597
Phone $262 - 4$	79-3178	Additional pho	ne/contact $\gamma = 242 - 2191$	/
Printed Name	11 3275	Signature	$\frac{1}{2} + \frac{1}{2} + \frac{1}$	······································
KATHLE	EN THEISSE	N Kath	leen theison	Acconted By
Office Use Unly	Date	Application Amour	it Check #	
Escrow Paid	Check #	Date Accepted	d by Planner	

City of Independence

The Independence City Code was established to protect both current and future residents from the negative impacts of improper development and to ensure a positive future for the city. The land use application review is the mechanism that allows the city to examine proposed uses to ensure compatibility with the surrounding environment, natural or otherwise. It is important to understand that a proposed use may be acceptable in some circumstances, but unacceptable in others— all applications are reviewed on a case-by-case basis.

Minnesota State Statute 15.99 requires local governments to review an application within 15 days of its submission to determine if an application is complete and/ or if additional information is needed to adequately review the subject request. *To ensure an expedited review, applicants shall schedule a pre-application meeting with the City Planner/ Administrator at least one week prior to submittal.* Most applications have a review period of 60 days, with the City's ability to extend an additional 60 days if necessary due to insufficient information or schedule.

Application for Planning Consideration Fee Statement

The City of Independence has set forth a fee schedule for the year 2018 by City Ordinance. However, projects of large scope that include two or more requests will be required to provide a larger deposit than the resolution sets forth as set by the City Administrator. The fees collected for land use projects are collected as deposits. All invoices associated with each land employ application will be billed to the applicant within 30 days upon receipt by the City for each project. The City of Independence often utilizes consulting firms to assist in the review of projects. The consultant and City rates are noted on the current fee schedule. By signing this form, the applicant recognizes that he/ she is solely responsible for any and all fees associated with the land use application from the plan review stage to the construction monitoring stage through to the release of any financial guarantee for an approved project. If a project is denied by the City Council or withdrawn by the applicant, the fees associated for the project until such denial or withdrawal, remain the applicant's responsibility.

I UNDERSTAND THE FEE STATEMENT AND RESPONSIBILITIES ASSOCIATED WITH THIS LAND USE APPLICATION:

Applicant Signature: Kate John	Aton
Date:	\sim
Owner Signature (if different): <u>Kathleer</u>	- Cheissen
Date: 12-10-18	



Brightonwood Farm

3035 Lake Sarah Rd Maple Plain MN 55359

I grew up at Brightonwood Farm. Memories of being left for hours to ride and clean eventually graduating to busy farm work are a main source of my primary nostalgia. In high school I spent my school breaks cleaning stalls and doing whatever else I could do, just to be there.

Recently my husband and I made the decision to purchase the beloved farm I deemed home. John and Kathy have been there for years and have been an active part in my life. They plan to stay there and help the transition.

Besides amending the conditional use permit to us, there are some updates we'd like to make to the property. A new garage/caretakers apartment, a new manure containment area, a cover over an existing outdoor arena and eventually a garage for the equipment.

The garage/apt would be in the same spot and about the same size. Right now it is roughly 25'x30' and connects to the main houses septic.

The manure containment would be directly north of the apartment in a concrete 3 sided enclosure(25'x35) with regular monthly removal. Away from water run offs and pasture.

The cover for the outdoor arena would serve as a dual purpose. In the outdoor months (April through November) it would be used to train and teach when the weather is bad or the ground is saturated and cannot be ridden upon. I teach and donate time to the local Pony Club and it would help me continue that service. In the winter months (November-March), it would be able to house our winter hay. Right now we get a delivery of hay every 2-3 weeks during the winter. (This would drastically cut down on the traffic to the barn with hay deliveries).(100x200)

Based on the previous permit, we would like everything extended/amended to us to continue Brightonwood. We will continue to run the facility as the Theissen's had a commercial riding facility.

Kati and Charlie Johnston



City of Independence Manure Management Policy

1. Determination of Need and Introduction

The City has determined that it is in the best interest of the residents of Independence to protect the valuable water resources of our region. Management of surface water runoff relating to the storage and land application of manure generated by commercial riding stables has been identified as an important measure to protect water quality. The City has found that the consistent application of standards relating to manure management is important and warrants the establishment of this manure management policy.

In order to ensure that best management practices are being followed, Independence has identified a need for all commercial riding stables to prepare and maintain and manure management plan and adhere to established manure management standards. The required plan will provide detailed information pertaining to the management of manure generated from commercial riding stables.

2. Manure Management Best Practices

The City has developed the following best management practices that shall be used in the preparation of the manure management plan:

- a. Animal unit density should be based on the buildable, upland acres of a property. Existing and proposed building areas, parking areas as well as wetlands, steep slopes and other natural impediments should be subtracted from the total acreage.
- b. Each animal unit shall have 1/3 of an acre of grazable pasture. If the grazable pasture area restricts the number of animal units, the lesser number should be used to determine the maximum number of animal units permitted.
 - i. The applicant shall manage the pasture areas by rotating their use during the growing months. A minimum of 70 percent vegetative cover shall be maintained on the pasture areas during the growing season. The City shall determine the 70% coverage by using a dimensional transect method.
- c. Manure management shall be addressed using one of the following methods:
 - i. Contain manure on-site and remove manure from the property by taking offsite.

- ii. Contain manure on-site and compost by using an approved compost system.
- iii. Contain manure on-site and land apply manure.
- d. Land application of manure shall consider the following best practices:
 - i. Time of year manure shall not be land applied to frozen ground.
 - ii. Setbacks from wetlands, steep slopes, drainage ditches/creeks/other water resources a minimum of a twenty-five (25) foot setback (buffer) shall be maintained for all land applications.
 - iii. Shoreland Overlay no land application of manure shall be permitted in the shoreland overlay zoning district.
 - iv. Manure Containment detailed plans for the manure containment area, including the type of surface and or structure to be used for manure storage. Manure containment areas shall be impervious and located in an area which avoids direct run-off into wetlands, drainage swales and other similar water resource areas.
 - v. Soil Testing the City will review the plan and may require that prior to land application of manure, the soil will be tested to determine the existing level of nutrients. The City will review the site and determine the best locations for testing. Test samples should be taken at a rate of three samples for each twenty acres. The soil test samples taken shall be analyzed using the University of Minnesota recommended maximum nutrient levels for in-situ phosphorous concentration (the phosphorous uptake from the vegetation). Based on the findings of the analysis and at the discretion of the City, the applicant may not be permitted to land apply the manure until such time as the phosphorus levels decrease.

3. Plan Requirements

The manure management plan shall address and provide information relating to the following:

- a. Site Plan Provide a scaled site plan indicating the location of the manure containment area, existing natural resources (wetlands, drainage swales, wooded areas, etc.), two-foot contours, pasture areas, and existing and proposed structures.
- b. Manure Containment Detailed plans for the manure containment area, including the type of surface and or structure to be used for manure storage.
- c. Buffer Areas Indicate on the plan the twenty-five-foot buffer setback from wetlands and drainage swales.

4, Minutes, Sept. 11, 1979

ightonwood Farms, Inc. - Susan Bedford & Kathy Theisen

san Bedford appeared before the Council requesting approval to expand their cilities for boarding and training horses and to allow a total of 38 horses be boarded at one time. The farm is located in Sec. 16, the NE $\frac{1}{2}$ of NE $\frac{1}{2}$ nd contains approximately 40 acres, P.I.D. #16-118-24 11 0001. They received conditional use permit Oct 11, 1977 to board 24 horses.

public hearing was held August 28, 1979 by the Planning Commission to consider heir application. The Planning Commission recommended to the City Council that the conditional use permit be granted.

Harold Haavisto, a neighbor to the Brightonwood Farm was present and spoke in opposition to the request. He stated that he is opposed to it if it means more traffic and people riding horses on the road.

Moved by McCulley, seconded by Mevissen that the requested change in the conditional use permit be granted with the following conditions.

A permit is granted to the person & expires when the property

is under new management or ownership. ~2. No more than two events per year. W. No renting of hack horses would be permitted.

44 Stable rules posted and enforced to include without limitations.

- a. location of area for safe riding.
- b. no riding on adjacent properties without permission of the owner.
- c. no parking on public roadway.

/5. No signs or advertising to be erected.

No additional lighting other than security.

No more than 38 horses be resident at any time.

3. A continued effort be made by the operator to discourage vehicle traffic on Valley Rd. and effort be made to discourage riding on adjacent roads.

All ayes, motion declared carried.

Moritorium on Property Division

Mevissen offered the following resolution and moved its adoption.

RESOLUTION NO. 09-79-01

RESOLUTION TO ADOPT ORDINANCE NO. 82-B AN ORDINANCE EXTENDING AND AMENDING THE MORITORIUM ORDINANCE OF THE CITY OF INDEPENDENCE

A copy of the ordinance marked exhibit "A" is attached to and made a part of the official minutes.

The motion for the adoption of the foregoing resolution was duly seconded by McCulley and upon vote being taken thereon, the following voted in favor thereof: Mevissen, Taylor, Johnson and McCulley; Nayes- Kuntz; whereupon said resolution was declared passed and adopted.

Jerry Mevissen, Mayor

Fill H. Taylor, City Clerk

17



SIDEWALL 2

© All drawings and content copyright RAM Buildings Inc. Call RAM Buildings Inc. to obtain copies of this plan. Unauthorized reproduction of these plans is a violation of federal law.





© All drawings and content copyright RAM Buildings Inc. Call RAM Buildings Inc. to obtain copies of this plan. Unauthorized reproduction of these plans is a violation of federal law.





<u>SCALE</u> 1/16" = 1'-0"

© All drawings and content copyright RAM Buildings Inc. Call RAM Buildings Inc. to obtain copies of this plan. Unauthorized reproduction of these plans is a violation of federal law.



City of Independence

Request for a Conditional Use Permit to Allow a New Telecommunications Tower and Site Plan Approval on the Property Located Adjacent to 6705 US Highway 12

То:	Planning Commission
From:	Mark Kaltsas, City Planner
Meeting Date:	January 15, 2019
Applicant:	Verizon Wireless
Owner:	Wesley Bendickson
Location:	1). Property Adjacent to 6705 US Highway 12

Request:

Verizon Wireless (Applicant) and Wesley Bendickson (Owner) request that the City consider the following actions for the property located adjacent to 6705 State Highway 12, Independence, MN (PID No. 22-118-24-44-0001):

- 1. A Conditional Use Permit to allow a new telecommunications tower on the subject property.
- 2. Site plan approval for the proposed telecommunications tower.

Property/Site Information:

The property is located on the south side of US Highway 12 and west of CSAH 90. The property is comprised of the existing house and several accessory structures. The property is has rolling terrain with wetlands and access to Lake Irene. The property has the following characteristics:

Property Information for PID No. 22-118-24-44-0001 Zoning: *Agriculture* Comprehensive Plan: *Agriculture* Acreage: 18.77 acres

Verizon/Bendickson CUP and Site Plan - Planning Commission

PROPERTY ADJACENT TO 6705 US HWY 12



Discussion:

The applicant made application to the City to construct a wireless telecommunications tower on the adjacent property (owned by the applicant) in 2015. At that time the City found that the proposed tower did not meet the criteria for granting approval due to the tower and associated base equipment not being

Verizon/Bendickson CUP and Site Plan – Planning Commission

adequately screened from the views of surrounding residential property. The Planning Commission recommended moving the tower further to the south on the adjacent property to aid in screening and reduce impacts on the surrounding properties. Ultimately, the application was withdrawn by the applicant and no further action was taken by the City. The applicant has now made a new application to the City seeking a conditional use permit and site plan approval to allow a new telecommunications tower and associated ground equipment to be located on the property that is essentially adjacent to the property previously considered by the City. The City has criteria relating to the location (setbacks), site improvements and landscaping for new telecommunications tower development.

The proposed tower is a monopole type structure proposed to be 159 feet in height (to the tip of the highest antenna, pole is 150'). The required setback from the property line is equal to the height of the tower. The maximum height allowed for a telecommunications tower is 185 feet. For a tower that is 159' tall, the tower may be located no closer than 159 feet from any property line. The proposed tower location meets the requisite setbacks from the nearest property line (see attached site plan). The applicant is proposing to construct a gravel access drive to the proposed location on the property is currently farmed. The applicant is proposing to provide ground mounted base equipment associated with the tower. The equipment would be located within a fenced area comprised of approximately 1350 SF. A free-standing generator would be located within this area and not inside of a building. This is a departure from the last plan presented to the City in which all equipment was located within a fully enclosed structure. In addition to the ground mounted equipment, a new electric transformer would need to be installed on the property.



Verizon/Bendickson CUP and Site Plan - Planning Commission





The City has criteria that should be considered relating to telecommunications towers. The criteria provided in the ordinance are as follows:

- (a) To regulate the location of telecommunication towers and facilities;
- (b) To protect residential areas and land uses from potential adverse impacts of telecommunication towers and facilities;
- (c) To minimize adverse visual impacts of telecommunication towers and facilities through design, siting, landscaping, and innovative camouflaging techniques;
- (d) To promote and encourage shared use and co-location of telecommunication towers and antenna support structures;
- (e) To avoid damage to adjacent properties caused by telecommunication towers and facilities by ensuring that those structures are soundly and carefully designed, constructed, modified, maintained and promptly removed when no longer used or when determined to be structurally unsound;
- (f) To ensure that telecommunication towers and facilities are compatible with surrounding land uses;

Verizon/Bendickson CUP and Site Plan – Planning Commission

(g) To facilitate the provision of wireless telecommunications services to the residents and businesses of the city in an orderly fashion.

There are several factors that should be considered relating to the conditional use permit and site plan approval. The following issues should be noted by the City:

1. The City requires that all towers and associated structures accessory to the tower must be of stealth design, landscaped and or screened and blend into the surrounding environment.

"Stealth" means designed to blend into the surrounding environment; examples of stealth facilities include, without limitation, architecturally screened roof-mounted antennas, antennas integrated into architectural elements, and telecommunications towers designed to appear other than as a tower, such as light poles, power poles, and trees.

Subd. 8. Landscaping. Landscaping on parcels containing towers, antenna support structures or telecommunications facilities must be in accordance with landscaping requirements as approved in the site plan. Utility buildings and structures accessory to a tower must be architecturally designed to blend in with the surrounding environment and to meet setback requirements that are compatible with the actual placement of the tower. Ground mounted equipment must be screened from view by suitable vegetation, except where a design of non-vegetative screening better reflects and complements the character of the surrounding neighborhood.

Subd. 11. Design. Towers must be of stealth design as approved in the site plan unless the city determines that such design is infeasible due to the lack of comparable vertical structures in the vicinity of the proposed site.

The proposed tower is a monopole type tower with the low-profile antennas integrated with the tower rather than "hanging" off of the tower. This design appears to be different than other towers located in the City in that it is more streamlined. The ground mounted equipment is proposed to be located within a fenced area. The proposed fence is 10 feet in height and of an opaque composite fence design. The City will need to determine if the proposed tower is of a stealth type design. The City requires towers to be of stealth design and further defines stealth as "towers designed to appear other than a tower, such as light poles, power poles and trees". Staff is seeking additional direction from Planning Commissioners relating to the design of the tower.

- 2. The applicant has provided the City with verification of the need for the proposed tower (see attached letter and coverage map).
- 3. The City requires all towers to be able to accommodate colocation. The applicant has provided a letter from an engineer verifying that the proposed tower can accommodate additional antennas on this tower. In addition, the proposed tower elevations show the potential locations for colocation along with a lease area that appears to be suitable for accommodating additional providers.

- 4. The applicant is proposing to screen the ground mounted tower base equipment utilizing a 10-foot-tall opaque fence and eleven (11) 6-foot-tall evergreen trees around the north and east sides of the proposed site. While the proposed fence and associated landscaping will provide a visual barrier from Highway 12 to the proposed ground mounted equipment, the proposed screening could be vastly improved by installing a more complex and complete landscape and berming plan. The City recommends that the applicant provide a combination of an earthen berm and a more diverse and dense landscape screening plan around the north, east and west sides of the proposed tower base. This plan would need to be revised and resubmitted to the City.
- 5. The applicant has provided the City with a lighting fixture cut sheet for the proposed building lighting. All lighting will need to comply with the City's lighting ordinance. The proposed light does not appear to meet the cut-off requirements of the City as the light source appears to angle outwards from the head. Staff will work with the applicant to specify a compliant light fixture. The location of the proposed lights are noted on the building plans.
- 6. The applicant has provided the City with a copy of relevant portions of a lease signed by the applicant and property owner(s), requiring the applicant to remove the tower and associated telecommunications facilities upon cessation of operations on the leased site, or, if a lease does not yet exist, a written agreement to include such a provision in the lease to be signed.
- 7. The City received correspondence from the Pioneer Sarah Creek Watershed Commission that is has reviewed and approved the proposed site improvements associated with the telecommunications tower.

A request for a Conditional Use Permit must meet the requirements established for granting a Conditional Use Permit in the City's Zoning Ordinance. The criteria for granting a conditional use permit are clearly delineated in the City's Zoning Ordinance (Section 520.11 subd. 1, a-i) as follows:

- 1. The conditional use will not adversely affect the health, safety, morals and general welfare of occupants of surrounding lands.
- 2. The proposed use will not have a detrimental effect on the use and enjoyment of other property in the immediate vicinity for the proposes already permitted or on the normal and orderly development and improvement of surrounding vacant property for uses predominant in the area.
- *3. Existing roads and proposed access roads will be adequate to accommodate anticipated traffic.*
- 4. Sufficient off-street parking and loading space will be provided to serve the proposed use.
- 5. The proposed conditional use can be adequately serviced by public utilities or on-site sewage treatment, and sufficient area of suitable soils for on-site sewage treatment is available to protect the city form pollution hazards.
- 6. The proposal includes adequate provision for protection of natural drainage systems, natural topography, tree growth, water courses, wetlands, historic sites and similar ecological and environmental features.

- 7. The proposal includes adequate measures to prevent or control offensive odor, fumes, dust, noise, or vibration so that none of these will constitute a nuisance.
- 8. The proposed condition use is consistent with the comprehensive plan of the City of Independence.
- 9. The proposed use will not stimulate growth incompatible with prevailing density standards.

The proposed telecommunications tower and associated ground mounted equipment is similar to those located within the City. The proposed site improvements will help to screen the new equipment required to support the antennas on the tower. Landscaping will further mitigate the impacts of the proposed equipment and building. It should be noted that the adjacent properties to the north (across Highway 12) east, south and west are guided for Commercial/Light Industrial by the City's 2030 Comprehensive Plan and Draft 2040 Comprehensive Plan. The proposed location in an area of the City that is guided for commercial development appears to be less impactful than if located in or adjacent to an area that was guided for or zoned residential. The tower will likely be visible from residential properties to the west and possible to the east. The closest existing residential structure that is zoned and guided for residential is approximately 1,450 feet from the base of the tower. There is a rental residential property located on the adjacent property to the east.

The applicant has provided several photo simulations that attempt to demonstrate views of the tower from several adjacent vantage points. The photo simulations show both the existing and proposed conditions form the designated vantage points. Staff has reviewed the photo simulations and noted that the base screening and landscaping is shown in a fully mature form and is not representative of the screening at the time the tower would be constructed.

In the AG-Agriculture zoning district, telecommunication towers are permitted as a conditional use. Resulting traffic, noise, and other measurable impacts (other than the height of the tower) should not be incrementally amplified as a result of the proposed telecommunications tower and associated base site improvements. The Planning Commission will need to determine if the requested conditional use permit and site plan meet all of the aforementioned conditions and restrictions as well as the criteria for granting a conditional use permit and approving a wireless communications tower.

Neighbor Comments:

At the time this report was prepared, the City had not received any written comments regarding the proposed amendment to the conditional use permit and site plan approval.

Recommendation:

Staff is seeking a recommendation from the Planning Commission for the request for a conditional use permit and site plan approval. Should the Planning Commission make a recommendation to approve the requested actions, the following findings and conditions should be considered:

1. The proposed conditional use permit and site plan review meet all applicable conditions and restrictions stated Chapter V, Section 510, Zoning, in the City of Independence Zoning Ordinance.

- 2. The conditional use permit will be reviewed annually by the City to ensure conformance with the conditions set forth in the resolution.
- 3. This conditional use permit will approve a monopole tower with a maximum height of 159 feet and the associated site improvements, ground mounted equipment and landscaping (as indicated on the approved site plan).
- 4. Prior to consideration by the City Council, the applicant shall complete the following items:
 - a. Completion of all comments and conditions made by the Planning Commission during their review of the Conditional Use Permit and Site Plan.
 - b. Revision to the landscape and screening plan to include an earthen berm and more divers and dense landscape screening plan.
- 5. The applicant shall pay for all fees associated with the City's processing and review of the Conditional Use Permit and Site Plan Review.

Attachments:

- 1. Application and Associated Documentation
- 2. Proposed Plan Set
- 3. Photo Simulations



December 10, 2018 Mark Kaltsas City of Independence 1920 County Road 90 Independence, MN 55359

Re: Conditional Use Permit Application - Proposed 159' Stealth Wireless Communication Tower

Dear Mr. Kaltsas,

On behalf of Verizon Wireless I am submitting an application for a Conditional Use Permit to allow the placement of a 159' stealth wireless communication tower on parcel number 2211824440001. The parcel is zoned Agricultural and owned by Wesley and Julia Bendickson.

Along with this letter please find analysis of current telecommunications code, relevant exhibits and materials. Specifically provided herein for review include:

- Zoning Fees
 - Sent by USPS Priority Mail tracking # 9405 5036 9930 0338 1049 29
 - Planning Application Type II Application Fee: \$1,750.00
 - Additional Fee Deposit: \$1,500.00
 - Miscellaneous Permit / Reimbursement Fee: \$1,000.00
- Conditional Use Permit Application Form
- Landowner Written Consent Letter dated 12-8-18
- **REV. E Construction Drawings** dated 10-29-18
- Engineering Compliance Letter (Sabre Industries) dated 11-9-18
- Pioneer Sarah Creek Watershed District Approval Letter dated 11-8-2018
- Signed Lease Amendment dated 9-21-2018
- Lease Language Removal Clause
- Photo Simulations dated 9-18-17
- RF Engineering Letter Statement of Need
- Lithonia Lighting Fixture Spec Sheet

It is Verizon's intent to have this item heard before the City of Independence Planning Commission's regular meeting on January 15, 2019 and brought to City Council for final vote on February 5, 2019. I am happy to provide any additional items required to complete your review.

Very sincerely,

Karyn O'Brien kobrien@techscapewireless.com 952-288-8130



323 Cedar Street North Chaska, MN 55318

ANALYSIS OF CITY OF INDEPENDENCE TELECOMMUNICATIONS CODE SEC. 540

540.07. - Application process.

Subd. 1.

Required:

Required: A person desiring to construct a tower must submit an application for site plan approval and, if applicable, for a conditional use permit, to the city administrator-clerk.*Adherence:* See Cover Letter and CUP Application Form.

Subd. 2. An application to develop a tower must include:

- (a) Name, address and telephone number of the applicant
 - (b) Name, address and telephone numbers of the owners of the property on which the tower is proposed to be located;
 - (c) Legal description of the parcel on which the tower is proposed to be located;
 - (d) Written consent of the property owner(s) to the application;
 - (e) A scaled site plan depicting the parcel and proposed tower, including the proposed landscaping, camouflage, lighting and fencing;
 - (f) Written evidence from an engineer that the proposed structure meets the structural requirements of this Code;
 - (g) Written information demonstrating the need for the tower at the proposed site in light of the existing and proposed wireless telecommunications network(s) to be operated by persons intending to place telecommunications facilities on the tower;
 - (h) A copy of relevant portions of a lease signed by the applicant and property owner(s), requiring the applicant to remove the tower and associated telecommunications facilities upon cessation of operations on the leased site, or, if a lease does not yet exist, a written agreement to include such a provision in the lease to be signed;
 - (i) Such other information as the zoning administrator reasonably requests; and
 - (j) An application fee established from time to time by resolution of the city council.

Adherence to Subd. 2.:

- (a) See Conditional Use Permit Application Form
- (b) See Conditional Use Permit Application Form
- (c) See "PROPERTY DESCRIPTION" on page 11 of enclosed REV E Construction Drawings dated 10-29-18
- (d) See Landowner Written Consent Letter dated 12-8-18
- (e) See **REV E Construction Drawings** dated 10-29-18 and **Photo Simulations** dated 9-18-17
- (f) See Engineering Compliance Letter (Sabre Industries) dated 11-9-18
- (g) See RF Engineering Letter Statement of Need
- (h) See Lease Language Removal Clause
- (i) Such other information as the zoning administrator reasonably requests; and
- (j) Applicable Fees Sent USPS Priority Mail tracking # 9405 5036 9930 0338 1049 29

540.09. - Performance standards.



323 Cedar Street North Chaska, MN 55318

Subd. 1.

- **Required:** Co-location capability. Unless the applicant presents clear and convincing evidence to the city council that co-location is not feasible, a new tower may not be built, constructed or erected in the city unless the tower is capable of supporting at least two telecommunications facilities comparable in weight, size, and surface area to each other.
- Adherence:REV E Construction Drawings dated 10-29-18 page 1 (T-1) illustrate two additional
wireless providers of comparable size and weight as those proposed by Verizon (95.9"
panel antennas) and the Enlarged Site Plan on page 4 (A-3) of the drawings illustrate a
100' x 100' lease area premises with a 42' x 32' proposed privacy fence. This 100' x
100' lease area provides adequate space for not only Verizon's proposed ground
equipment but also for the ground equipment of two future wireless providers with
comparable shelter sizes.

Subd. 2.

Required: Setback requirements. A tower must comply with the following setback requirements:

- (a) A tower must be located on a single parcel having a dimension equal to the height of the tower, as measured between the base of the tower located nearest the property line and the actual property line, unless an engineer specifies in writing that the collapse of the tower will occur within a lesser distance under reasonably foreseeable circumstances.
- (b) Setback requirements for towers are measured from the base of the tower to the property line of the parcel on which it is located.

Adherence to Subd. 2:

(a) and (b)

Setbacks from the nearest property lines all well exceed the overall height of proposed 159' tower. See page 2 (A-1) **REV E Construction Drawings** dated 10-29-18 which illustrate a 378' setback from the north property line along the ROW; a 211'-5" setback from the western property line; a 198'-8" setback from the eastern property line.

Subd. 3.

- **Required:** Engineer certification. Towers must be designed and certified by an engineer to be structurally sound and in conformance with the Uniform Building Code, and any other standards set forth in this Code.
- Adherence: See Engineering Compliance Letter (Sabre Industries) dated 11-9-18

Subd. 4.

Required: Height restriction. A tower may not exceed the lesser of 185 feet in height or a height equivalent to ten feet more than the distance from the base of the tower to the nearest point of any property line. Measurement of tower height must include the tower structure itself, the base pad, and any other telecommunications facilities attached thereto. Tower height is measured from grade.



323 Cedar Street North Chaska, MN 55318

Adherence:Proposed overall tower height of 159' (tower height of 150' plus 9' lightning rod) does
not exceed maximum height of 185' or tower-property-line setback plus 10'
(approximately 208'-8") per code.

Subd. 5.

- **Required:** Lighting. Towers may not be artificially lighted except as required by the Federal Aviation Administration. At time of construction of a tower, in cases where there are residential uses located within a distance that is three times the height of the tower from the tower, dual mode lighting must be requested from the Federal Aviation Administration. Notwithstanding this provision, the city may approve the placement of an antennae on an existing or proposed lighting standard, provided that the antennae is integrated with the lighting standard.
- Not Applicable: The tower itself is neither required nor proposed to have lighting as it does not trigger the 200' FAA lighting and marking requirement. The proposed shelter would have a lighting fixture affixed on the north and south exterior walls. These fixtures would be located well below the top of fence and have cut-off features/downtilt (see Lithonia Lighting Fixture Spec Sheet) which comply with the City's lighting ordinance. Additionally, the compound base area would be surrounded by eleven (11) Black Hills Spruce trees with a height of 6 feet at planting (mature size of 20'-25' in height and 10'-12' in width). The trees would screen the north and east sides of the compound, which would otherwise have visibility from the right-of-way and neighboring property to the east. The southern side of the compound would not be screened because the parent parcel extends approximately 2,700 feet to the southern property line and no homes are located within this vicinity.

Subd. 6.

- **Required:** Exterior finish. Towers not requiring Federal Aviation Administration painting or marking must have an exterior finish as approved in the site plan.
- Adherence: Proposed tower would be constructed of and have a galvanized steel finish. See Photo Simulations dated 9-18-17.

Subd. 7.

- **Required:** Fencing. Fences constructed around or upon parcels containing towers, antenna support structures, or telecommunications facilities must be constructed in accordance with the applicable fencing requirements in the zoning district where the tower or antenna support structure is located, unless more stringent fencing requirements are required by Federal Communications Commission regulations.
- Adherence: A 10' privacy fence encompassing the entirety of tower base and ground equipment is proposed. According to City of Independence Municipal Code Chapter 5 Section 530 Subd. 3 (C), *Fences* are a permitted accessory use in the Agricultural zoning district; a minimum or maximum height is not specified for this district. See page 6 (A-6) Spec 002-8001 FENCING on the REV E Construction Drawings dated 10-29-18 for documentation on the privacy fence. Verizon proposes a 10' tall privacy Trex Fence in 'Seclusions' Composite Fencing, shadowbox configured with pyramid post caps, "Woodland Brown" color, which matches with the surrounding environment.


323 Cedar Street North Chaska, MN 55318

Subd. 8.

- **Required:** Landscaping. Landscaping on parcels containing towers, antenna support structures or telecommunications facilities must be in accordance with landscaping requirements as approved in the site plan. Utility buildings and structures accessory to a tower must be architecturally designed to blend in with the surrounding environment and to meet setback requirements that are compatible with the actual placement of the tower. Ground mounted equipment must be screened from view by suitable vegetation, except where a design of non-vegetative screening better reflects and complements the character of the surrounding neighborhood.
- Adherence: The Site Plan on page A-3 of the REV E Construction Drawings dated 10-29-18 and the Photo Simulations dated 9-18-17 illustrate the type of architectural elements proposed that would blend into the surrounding environment. The surrounding environment is a vacant farm field that seasonally grows typically either corn or beans. All ground equipment would be screened from view by the proposed 10' tall Trex Privacy Fence and eleven (11) 6-foot Black Hills Spruce trees. All ground equipment would be located within reasonable proximity to the tower base, thereby meeting the setback requirement.

Subd. 9.

- **Required:** Accessory buildings and equipment. No more than one accessory building is permitted per tower. Accessory buildings may be no more than 300 square feet in size. Telecommunications facilities not located on a tower or in an accessory building must be of stealth design.
- Adherence: Only one accessory building is proposed. In addition to the accessory building, there are two telecommunications facilities proposed that are not located on the tower: 1) a backup generator and 2) an ice bridge. These facilities would be screened behind the 10' tall Trex Privacy Fence and the group of eleven (11) 6' Black Hills Spruce trees. In this way, we are providing a stealth alternative that meets the same objective.

Subd. 10.

- **Required:** Security. Towers must be reasonably posted and secured to protect against trespass. All signs must comply with applicable sign regulations.
- Adherence:The tower compound area would be reasonably posted and secured with a non-
climbable and locking gate. Signage would consist of no advertisements of any kind,
only the signage and dimensions required by the FCC safety standards. Signage is
posted onto the gate of the fence and complies with industry standards per FCC.

Subd. 11.

Required: Design. Towers must be of stealth design as approved in the site plan unless the city determines that such design is infeasible due to the lack of comparable vertical structures in the vicinity of the proposed site.



323 Cedar Street North Chaska, MN 55318

Adherence: There is no comparable vertical structure located within the vicinity of the proposed site. Verizon proposes a type of stealth tower design consisting of one straight vertical pole with low-profile antennas that maintain a tight configuration to the pole. This design reduces visual impact than alternative tower designs such as a guyed, three-legged lattice self-support or typical monopole with "crow's nest"-type mounting.

Subd. 12.

Required / Not Applicable:

Non-tower facilities. Telecommunications facilities not attached to a tower may bepermitted as an accessory use to any antenna support structure at least 75 feet in height (except residential occupancies of three stories or less), or any existing tower, regardless of any other provision of this Code, provided that the owner of the telecommunications facility, by written certification to the building official, establishes the following facts at the time plans are submitted for a building permit:

- (a) That the height from grade of the telecommunications facilities and antennae support structure does not exceed the maximum height from grade of the antenna support structure by more than 20 feet;
- (b) That the antenna support structure and telecommunications facilities comply with the Uniform Building Code;
- (c) That the telecommunications facilities located above the primary roof of an antenna support structure are set back one foot from the edge of the primary roof for each one foot in height above the primary roof of the telecommunications facilities. This setback requirement does not apply to antennas that are mounted to the exterior of antenna support structures below the primary roof, but that do not protrude more than six inches from the side of the antenna support structure.

Subd. 13.

- **Required:** Removal of towers. Abandoned or unused towers and associated above-ground facilities must be removed within 12 months of the cessation of operations of the telecommunications facility at the site unless an extension is approved by the city council. Any tower and associated telecommunications facilities that are not removed within 12 months of the cessation of operations at a site are declared to be public nuisances and may be removed by the city and the costs of removal assessed against the property pursuant to section 2010 of this Code.
- Adherence: Verizon complies with this provision and has a clause in the lease with landowner to this regard. See Lease Language Removal Clause.

540.11. - Additional requirements.

Subd. 1.

Required: Inspections. The city may conduct inspections at any time, upon reasonable notice to the property owner and the tower owner to inspect the tower for the purpose of determining if it complies with the Uniform Building Code and other construction



323 Cedar Street North Chaska, MN 55318

standards provided by the city Code, federal and state law. The expense related to the inspections will be borne by the property owner. Based upon the results of an inspection, the building official may require repair or removal of a tower.

Adherence: Verizon complies with this provision.

Subd. 2.

Required / Adherence:

Maintenance. Towers must be maintained in accordance with the following provisions:

- (a) Tower owners must employ ordinary and reasonable care in construction and use commonly accepted methods and devices for preventing failures and accidents that are likely to cause damage, injuries, or nuisances to the public.
- (b) Tower owners must install and maintain towers, telecommunications facilities, wires, cables, fixtures and other equipment in compliance with the requirements of the National Electric Safety Code and all Federal Communications Commission, state, and local regulations, and in such a manner that they will not interfere with the use of other property.
- (c) Towers, telecommunications facilities, and antenna support structures must be kept and maintained in good condition, order, and repair.
- (d) Maintenance or construction on a tower, telecommunications facilities or antenna support structure must be performed by qualified maintenance and construction personnel.
- (e) Towers must comply with radio frequency emissions standards of the Federal Communications Commission.
- (f) If the use of a tower is discontinued by the tower owner, the tower owner must provide written notice to the city of its intent to discontinue use and the date when the use will be discontinued.



PLANNING APPLICATION

CIT	MINNESON R		Case No.							
	Type of application									
Standard	Staff Approval	Plan Revisio	n 🗖 Amended	Reapplication						
Rezoning	Conditional Use Permit	U Variance	Ordinance Amendment	Subdivision						
Preliminary Deve	elopment Plan	Interim Use Permi	t 🗖 Com	prehensive Plan Amendment						
Final Developme	nt Plan 🛛 Fina	al Site & Building Pl	an 🗖 Other							
Site L	ocation- Additiona	l addresses on	back and legal descrip	tion attached						
Property address U	Inassigned		PID 2211824440	0001						
	Proposal -Full de	ocumentation	must accompany applic	cation						
Verizon Wireless is tower and associate Wesley and Julia B Analysis, along wir	s seeking a Conditional ed ground equipment w Bendickson. The propert th supporting document	Use Permit for a ith privacy fence y address is not a tation.	159' low-profile/stealth mon and vegetative screening to ssigned. Attached please re	nopole wireless communication be located on property owned by view Cover Letter and Code						
		Applie	cant							
Name Verizon Wi	reless		Email kobrien@techsca	pewireless.com						
Address 10801 Bu	sh Lake Road, Bloomir	ngton, MN 55438								
Phone Karyn O'B	Brien 952-288-8130	Additiona	l phone/contact Ron Reiter	(612) 720-0052						
Printed Name Ka	ryn O'Brien	Signati	ure Laups Br	5						

Owner Information (if different from applicant)

Namo		Email	
Wesley & J	ulia Bendickson	NA	
Address 6705 US Hi	ghway 12 / PO Box 298, Map	le Plain, MN 55359	
Phone		Additional phone/contact	
612-201-988	89 (Wes Bendickson)	952-288-8130 (K	Laryn O'Brien)
Printed Name		Signature	
Office Use Only	Date Ap	plication Amount Check #	Accepted By
Escrow Paid	Check #	Date Accepted by Planner	

City of Independence

The Independence City Code was established to protect both current and future residents from the negative impacts of improper development and to ensure a positive future for the city. The land use application review is the mechanism that allows the city to examine proposed uses to ensure compatibility with the surrounding environment, natural or otherwise. It is important to understand that a proposed use may be acceptable in some circumstances, but unacceptable in others— all applications are reviewed on a case-by-case basis.

Minnesota State Statute 15.99 requires local governments to review an application within 15 days of its submission to determine if an application is complete and/ or if additional information is needed to adequately review the subject request. *To ensure an expedited review, applicants shall schedule a pre-application meeting with the City Planner/ Administrator at least one week prior to submittal.* Most applications have a review period of 60 days, with the City's ability to extend an additional 60 days if necessary due to insufficient information or schedule.

Application for Planning Consideration Fee Statement

The City of Independence has set forth a fee schedule for the year 2018 by City Ordinance. However, projects of large scope that include two or more requests will be required to provide a larger deposit than the resolution sets forth as set by the City Administrator. The fees collected for land use projects are collected as deposits. All invoices associated with each land employ application will be billed to the applicant within 30 days upon receipt by the City for each project. The City of Independence often utilizes consulting firms to assist in the review of projects. The consultant and City rates are noted on the current fee schedule. By signing this form, the applicant recognizes that he/ she is solely responsible for any and all fees associated with the land use application from the plan review stage to the construction monitoring stage through to the release of any financial guarantee for an approved project. If a project is denied by the City Council or withdrawn by the applicant, the fees associated for the project until such denial or withdrawal, remain the applicant's responsibility.

I UNDERSTAND THE FEE STATEMENT AND RESPONSIBILITIES ASSOCIATED WITH THIS LAND USE APPLICATION:

Applicant Signature:

Date: 12/10/2018

Owner Signature (if different): See Landowner Zoning Consent Letter

Date: 12/8/2018

Date: December 7, 2018

City of Independence Attention: Planning and Zoning 1920 County Road 90 Independence, MN 55359

To Whom It May Concern:

This letter is to provide written consent to the conditional use permit application filed by Verizon Wireless for a 159' stealth monopole wireless communication tower and associated ground equipment proposed on our property (parcel ID: 2211824440001) along US-Hwy 12 in Independence.

Lickson incerely. 12-8-18

Wes and Julia Bendickson



July 12, 2018

Brian Schriener Design 1 of Eden Prairie 9973 Valley View Road Eden Prairie, MN 55344

Re: Proposed 159'ft Monopole for MIN Moria, MN

Dear Mr. Schriener,

We propose to design and supply a 159'ft tower for the above referenced site. The tower will be designed in accordance with ANSI/TIA-222-G and the 2012 International Building Code.

If you have any questions, please contact the undersigned. PROFESSIONAL ENGINEER

Sincerely,

Robert E. Beacom, P.E., S.E. Engineering Supervisor

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the Laws of the State of Minnesota.

Print Name	e <u>Ro</u>	bert E. F	<u>Beacom</u>
Signature_			
Date	1 9	18	_License



763.553.1144 • Fax: 763.553.9326 • judie@jass.biz

TECHNICAL ADVISOR: Hennepin County Environment and Energy Department 701 Fourth Avenue S. MC 609 • Minneapolis, MN 55415 612.348.7338 • james.kujawa@hennepin.us

<u>Verizon Wireless MIN MORIA Cell Tower</u> <u>U.S. Highway 12</u> <u>Independence, Project #2018-14</u>

Project Overview: Verizon Wireless is proposing to build a 159-foot cell tower and an equipment building just south of U.S. Highway 12 about ¹/₄ mile west of the Hwy 12/CR 90 intersection. Access to the project site will be from an existing driveway on the Bendickson's parcels PID's 2211824430002 and 0001) just to the west of the proposed cell tower site (PID 221182444001). The Commission rules require review and approval of the grading and erosion control site plans and any floodplain impacts. Disturbance and grading on this project will be less than 1 acre. Approximately 15,000 square feet (0.34 acre) of new impervious area will be created. The disturbance and new impervious area do not trigger the thresholds for the Commission's review of stormwater management for this site.

Applicant: Verizon Wireless, 10801 East Bush Lake Road, Bloomington, MN 55438. Phone: 952-288-8130. Email: Kobrien@techscapewireless.com

<u>Agent:</u> TechScape Wireless, Karyn O'Brien, 323 Cedar Street North, Chaska, MN 55318. Phone: 952-288-8130. Email: Kobrien@techscapewireless.com

Exhibits:

- 1) PSCWMC Request for Plan Review received September 11, 2018
- Project review fee of \$400 for review of a commercial/industrial grading and erosion control plan and for a development with mapped floodplain on site (no impacts or impacts ≤ 100 cubic yards).
- 3) Verizon Wireless MIN MORIA New Build Site Plans (Project #20141070235) dated July 31, 2017 with most recent revision dated October 29, 2018.
 - a. Sheet T-1, Project Information, Tower Elevation and Sheet Index
 - b. Sheet A-1, Site Plan, Tree Detail and Detail Index
 - c. Sheet A-2, Grading Plan, Erosion Control Plan, Details and Photos
 - d. Sheet A-3, Enlarged Site Plan
 - e. Sheet A-4, Antenna and Equipment Key, Cable Bridge Plan, and Notes
 - f. Sheet A-5, Elevations
 - g. Sheet A-6, Outline Specifications
 - h. Sheets G-1 and G-2, Grounding Notes, Plans and Details
 - i. Sheet U-1 Site Utility Plan and Notes
 - j. Sheets 1 and 2 of 2, Site Survey
- 4) FEMA Flood Insurance Rate Map 27053C0139E, Effective date November 4, 2016.

Findings;

- 1) A complete application was received on September 11, 2018. The initial 60-day review period per MN Statute 15.99 expires November 10, 2018.
- 2) PSCWMC rules that govern this review are the Pioneer Sarah Creek Watershed Management Plan, Appendix C, Standards, Rule E (Erosion and Sediment Control) and Rule F (Floodplain Alteration)
- 3) Disturbance during construction is estimated to be 0.5 acres.
- 4) This project will create approximately 15,000 sq. ft. (0.34 acre) of new impervious area.
- 5) FEMA Flood Insurance Rate Maps (map #27053C1039E effective date November 4, 2016) shows zone A flood zone on this property. FEMA zone A is described as an area inundated during a 1% storm chance, but no base flood elevation has been determined.
- 6) FEMA digital overlay maps on this property show a portion of this site work will be within the 1% flood zone. The lowest elevation on this project where fill is proposed is 954.7. Staff determined there were no or insignificant (<1 cubic yard) floodplain impacts with this project based on a high, estimated floodplain elevation of 955.0 and lower.
- Erosion and sediment controls submitted with the October 29th revision meet the Commissions Rule E requirements. These controls consist of;
 - Silt fence located on the downhill side of disturbed areas
 - Temporary seeding of disturbed areas, if idle more than 14 days, during construction
 - Permanent seeding on all disturbed areas not being landscaped.
 - Riprap outlet protection on the 15" CMP.
 - BMPs as necessary to prevent erosion and sediment from leaving the project area.

Decision;

Approved.

Hennepin County Department of Environment and Energy

James C. Kujawa Advisor to the Commission

November 8, 2018 Date

Location Map



Verizon Wireless MIN MORIA Cell Tower Project # 2018-14 November 8, 2018







Verizon Wireless MIN MORIA Cell Tower Project # 2018-14 November 8, 2018

Grading Plan



AMENDMENT NO. 1 TO LAND LEASE AGREEMENT

RECITALS

A. LESSOR and LESSEE are parties to a Land Lease Agreement, dated May 30, 2018 ("Agreement"), whereby LESSOR has leased a portion (the "Premises") of LESSOR's property (the "Property") to LESSEE.

B. LESSOR and LESSEE desire to amend the Agreement to provide for a revised survey.

AGREEMENT

NOW, THEREFORE, in consideration of the facts contained in the Recitals above, the mutual covenants and conditions below, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. <u>REVISED SURVEY</u>. The Agreement is hereby amended so that Exhibit B of the Agreement is deleted in its entirety and replaced by the attached Exhibit B-1.

2. <u>RATIFICATION OF THE AGREEMENT</u>. Except as specifically modified by this Amendment, the parties agree that all of the terms and conditions of the Agreement are in full force and effect and remain unmodified, and the parties hereby ratify and reaffirm the terms and conditions of the Agreement and agree to perform and comply with the same. In the event of a conflict between any term or provision of the Agreement and this Amendment, the terms and provisions of this Amendment shall control. In addition, except as otherwise stated in this Amendment, all initially capitalized terms will have the same respective defined meaning stated in the Agreement. All captions are for reference purposes only and shall not be used in the construction or interpretation of this Amendment.

IN WITNESS WHEREOF, LESSOR and LESSEE have caused this Amendment to be executed by each party's duly authorized representative on the date written below.

LESSØR: **LESSEE:** Verizon Wireless (VAW) LLC d/b/a Verizon Wireless Wesley Sherman Date: By: Name: **Rommel Angeles** ulta Director-Network Field Engineering Its: Julia A. Bendickson Date: 8-23-2018 2010 Date:_ 09

The remainder of this page intentionally left blank

negligence against the other which may hereafter arise on account of damage to the Premises or the Property, resulting from any fire, or other casualty which is insurable under "Causes of Loss – Special Form" property damage insurance or for the kind covered by standard fire insurance policies with extended coverage, regardless of whether or not, or in what amounts, such insurance is now or hereafter carried by the Parties, even if any such fire or other casualty shall have been caused by the fault or negligence of the other Party. These waivers and releases shall apply between the Parties and they shall also apply to any claims under or through either Party as a result of any asserted right of subrogation. All such policies of insurance obtained by either Party concerning the Premises or the Property shall waive the insurer's right of subrogation against the other Party.

12. <u>LIMITATION OF LIABILITY</u>. Except for indemnification pursuant to Paragraphs 10 and 24, a violation of Paragraph 29, or a violation of law, neither Party shall be liable to the other, or any of their respective agents, representatives, or employees for any lost revenue, lost profits, diminution in value of business, loss of technology, rights or services, loss of data, or interruption or loss of use of service, incidental, punitive, indirect, special, trebled, enhanced or consequential damages, even if advised of the possibility of such damages, whether such damages are claimed for breach of contract, tort (including negligence), strict liability or otherwise, unless applicable law forbids a waiver of such damages.

13. INTERFERENCE.

(a). LESSEE agrees that LESSEE will not cause interference that is measurable in accordance with industry standards to LESSOR's equipment. LESSOR agrees that LESSOR and other occupants of the Property will not cause interference that is measurable in accordance with industry standards to the then existing equipment of LESSEE.

(b). Without limiting any other rights or remedies, if interference occurs and continues for a period in excess of 48 hours following notice to the interfering party via telephone to LESSEE'S Network Operations Center at (800) 621-2622) or to LESSOR at (612) 201-9889, the interfering party shall or shall require any other user to reduce power or cease operations of the interfering equipment until the interference is cured.

(c). The Parties acknowledge that there will not be an adequate remedy at law for noncompliance with the provisions of this Paragraph and therefore the Parties shall have the right to equitable remedies such as, without limitation, injunctive relief and specific performance.

14. <u>REMOVAL AT END OF TERM</u>. Upon expiration or within 90 days of earlier termination, LESSEE shall remove LESSEE's Communications Equipment (except footings) and restore the Premises to its original condition, reasonable wear and tear and casualty damage excepted. LESSOR agrees and acknowledges that the communications equipment shall remain the personal property of LESSEE and LESSEE shall have the right to remove the same at any time during the Term, whether or not said items are considered fixtures and attachments to real property under applicable laws. If such time for removal causes LESSEE to remain on the Premises after termination of the Agreement, LESSEE shall pay rent in accordance with Paragraph 15.

RF Coverage Maps for Proposed Site at Hwy-12 Independence, MN

The following maps demonstrate the need for a new site at Hwy-12 Independence, MN 55359. The measurements considered in this study will be the Coverage level surrounding the proposed site in Independence, MN. A new site such as the one proposed in this document will be designed with the goal of improving coverage in an area, especially in target areas such as neighborhoods or busy highways.

First case: Coverage

In general, at analysis we can identify three levels of coverage:

- **Good (Red)** at this level customers will be able to establish and maintain reliable connections both *indoors and outdoors*;
- Fair (Yellow) at this level customers will be able to establish a reliable connection outdoors but performance will most probably suffer indoors. Reliable connections will still be possible in vehicle;
- **Poor (Green)** at this level, connections can only be established *outdoors*. Reliable connections indoors or in vehicle are highly unlikely.

If the coverage is below poor level, it is generally considered that the signal is 'non-existing', meaning that no reliable connection will likely be possible. The following maps show the existing and expected coverage in the area surrounding the proposed site.



Figure 1. Existing Coverage (Without the Simulated Effect of the Proposed Site)

The above map shows the existing coverage in the area surrounding the proposed site MIN Moria. Areas with Good coverage levels are shown in red; areas with Fair coverage are shown in yellow, and areas with Poor coverage levels are shown in green. Areas shown with no color have a coverage level below Poor which is considered to be unreliable signal. The expected coverage impact of the proposed site is not simulated in this case.

As can be seen in the above coverage map, the area surrounding the proposed site, Moria has mostly Fair to Poor coverage and pockets of below Poor level of coverage along Hwy-12 in Independence, MN. Fair to Poor coverage will experience connection reliability issues especially for customers in indoor locations or in vehicles.



Figure 2. Expected Coverage (With the Simulated Effect of the Proposed Site)

The above map shows the predicted coverage in the area surrounding the proposed site Moria. Areas with Good coverage levels are shown in red; areas with Fair coverage are shown in yellow, and areas with Poor coverage levels are shown in green. Areas shown with no color have a coverage level below Poor which is considered to be unreliable signal. The expected coverage impact of the proposed site is simulated in this case.

As can be seen in the above map, the coverage with the proposed site is expected to be significantly improved. To be noted that the areas that are currently being served at below poor coverage are expected to be eliminated on Hwy-12 going west.

I hope the above maps show the coverage improvement that is needed along Hwy-12, Independence MN. Your approval of this project will enable Verizon Wireless to continue to maintain the best, most reliable wireless service in your area.

Respectfully,

Nithyakalyani Jaipuriyar Verizon Wireless RF Engineer



FEATURES & SPECIFICATIONS

INTENDED USE

Provides years of maintenance-free general illumination for outdoor use in commercial applications such as retail, education, multi-unit housing and storage. Ideal for lighting building facades, parking areas, walkways, garages, loading areas and any other outdoor space requiring reliable safety and security.

CONSTRUCTION

Sturdy weather-resistant aluminum housing with a bronze finish, standard unless otherwise noted. A clear polycarbonate lens protects the optics from moisture, dirt and other contaminants.

OPTICS

8 high performance LEDs are powered by a multi-volt (120V-277V) LED driver that uses 18 input watts and provides 1,490 delivered lumens. 100,000 hour LED lifespan based on IESNA LM-80-08 results and calculated per IESNA TM-21-11 methodology.

ELECTRICAL

Rated for outdoor installations, -40°C minimum ambient.

Adjustable Dusk-to-dawn, multi-volt photocell standard automatically turns light on at dusk and off at dawn for convenience and energy savings.

Photocell can be disabled by rotating the photocell cover.

6KV

Surface or recessed mount. A universal junction box is included standard.

All mounting hardware included.

LISTINGS

UL Certified to US and Canadian safety standards. Wet location listed for mounting higher than 4 feet off the ground.

Tested in accordance with IESNA LM-79 and LM-80 standards.

WARRANTY

5-year limited warranty. Complete warranty terms located at

www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

Actual performance may differ as a result of end-user environment and application.

Note: Specifications subject to change without notice.

Catalog Number	
Notes	
Туре	

Outdoor General Purpose











All dimensions are inches (centimeters) unless otherwise indicated.

ORDERING	ORDERING INFORMATION For shortest lead times, configure product using bolded options.								
OLW14									
Series		Color temp	erature (CCT) ¹	Voltage		Control		Finish	
OLW14	1400 lumen LED wall pack	(blank)	5000K ¹	(blank)	MVOLT (120V-277V)	(blank)	MVOLT photocell included	(blank) WH	Bronze White

Accessories: Orde	r as separate catalog number.
FCOS M24	Full cutoff shield

FCOS WH M24 Full cutoff shield, white

PHOTOMETRIC DIAGRAMS

Full photometric data report available within 2 weeks from request. Consult factory. Tested in accordance with IESNA LM-79 and LM-80 standards.



Visit www.lightingfacts.com for the Label Reference Guide.

Registration Number: NJSM-eScKnx (11/20/2013) Model Number: OLW14 [Upgrade : 9/4/2013] Type: Luminaire - Area/Roadway



OLW14







DETAIL INDEX

DETAIL DESCRIPTION

PREFABRICATED EQUIPMENT SHELTER Vz6.6-1

20REOZK: DIESEL GENERATOR W/ ICE SHIELD

CABLE BRIDGE SECTION (SIMILAR)

CABLE BRIDGE ELEVATION (SIMILAR)

ONE-LINE RISER DIAGRAM (G.C. TO VERIFY)

METER ON POST (DETAIL 2)



HWY 12 INDEPENDENCE, MN 55359

SHEET CONTENTS: SITE PLAN PLANTING DETAIL LANDSCAPE KEY DETAIL INDEX

DRAWN BY:	R.E.P.
DATE:	07-31-17
CHECKED BY:	A.P.S.
REV. A	12-21-17
REV. B	01-30-18
REV. C	07-17-18
REV. D	07-26-18
REV. E	10-29-18

A-'

KEY		
NAME	PLANTING SIZE	MATURE SIZE
AUCA FA'	6' MIN. BALLED & BURLAP	H: 20'-25' W: 10'-12'

TOP OF BALL.

UNTIL SETTLED.

-LOOSEN SUBSOIL

2" MULCH



1) INSTALL EROSION CONTROL PRIOR TO CONSTRUCTION AND HAVE INSPECTED BEFORE ANY GROUND DISTURBANCE. EROSION AND SEDIMENT CONTROLS SHALL BE MAINTAINED UNTIL

2) MAINTAIN EROSION CONTROL WHEN 1/3 FULL OF SEDIMENT OR IF DAMAGED, INSPECT ONCE WEEKLY AND AFTER EVERY 1/2"

3) TRACKING ON STREETS OR OTHER PAVED SURFACES MUST BE SWEPT DAILY; ESPECIALLY PRIOR TO ANY STORM EVENT OR WITHIN 24 HOURS AS REQUESTED BY ANY CITY OR COUNTY OFFICIAL. ANY OTHER SEDIMENT LEAVING THE SITE SHALL BE REMOVED AND THE AREA CLEANED AND RESTORED.

4) STORM SEWER CATCH BASINS RECEIVING RUNOFF FROM THE SITE MUST BE PROTECTED WITH INLET PROTECTION. APPROVED MATERIALS: BASKET (WIMCO), SACK-STYLE (SILT-SACK), DAM-STYLE (BEAVER-DAM) OR ROCK SNAKE BAG (MAY REQUIRE A TYPE I FLASHER IN TRAFFIC AREAS).

5) CONTAIN ALL CONCRETE TRUCK WASHOUT SLURRY AND SOLIDS IN A POLY-LINED PIT, SEALED ROLL-OFF CONTAINER OR TRUCK MOUNTED CONTAINMENT DEVICE. MAINTAIN BY PUMPING AND HAULING OFF LIQUID AND EXCAVATING SOLIDS, AS REQUIRED. CONCRETE WASHOUT INTO THE STORM SEWER IS

6) STORAGE OF MATERIALS AND/OR EQUIPMENT SHALL NOT BE

7) CONTRACTOR TO PROVIDE TEMPORARY SEED ALL DISTURBED AREAS, IF IDLE MORE THAN 14DAYS DURING CONSTRUCTION.

8) CONTRACTOR TO PROVIDE PERMANENT SEEDING OF ALL

LUNERT J. DAL LICENSED ARCHITECT 12427 ALEDEMIN TITIT I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of Minnesota ROBERT J. DAVIS, Reg. No. 12427 07-26-18 Date: DESIGN 9973 VALLEY VIEW RD. EDEN PRAIRIE, MN 55344 (952) 903-9299 WWW.DESIGN1EP.COM verizon 10801 BUSH LAKE ROAD BLOOMINGTON, MN 55438 (612) 720-0052 PROJECT 20141070235 LOC. CODE: 297919 **MIN MORIA** HWY 12 INDEPENDENCE, MN 55359 SHEET CONTENTS: GRADING PLAN PHOTOS DRAWN BY R.E.P DATE: 07-31-17 CHECKED BY: A.P.S. REV. A 12-21-1

53

01-30-18

07-17-18

07-26-1

10-29-1

A-2

REV. B

REV. C

REV. D

REV. E



						ANTENNA KE	Υ							EQUIPM	ENT KEY	
	AZIMUTH	POSITION	FUNCTION	QTY	MANUFACTURER	MODEL	MOD TYPE	ANTENNA LENGTH	antenna Tip	ANTENNA CENTER	elec Downtilt	MECH DOWNTILT	QTY	MANUFACTURER	MODEL	rru Port
		$-\frac{2.1}{2.2}$		_1	<u>JMA</u>	MX06FR0860-02	700/850 + 45	95.9"	150'			0*	1	ERICSSON	4449	$-\frac{1}{4}$
		2.3	TX/RX1				AWS +45				0.				8843	
		2.4	TX/RX2			4TH_PORT	<u>AWS -45</u>						-'-			_2
n.,n	<u> </u>	$-\frac{2.5}{2.5}$					AWS+45				<u> </u>		-	ERICSSON	8843	$-\frac{3}{4}$
SECTOR	- 330*	2.6	TX/RX4	-			AWS -45	- 05.0"	- 150'	- 146'	- 7.	- 0°	-			4
		$-\frac{3.1}{3.2}$	TX/RX2	<u> </u>		2ND_PORT	700/850 + 45				- <u>-</u>	+ <u>-</u>	-	ERICSSON	4449	$-\frac{2}{3}$
		$-\frac{0.2}{3.3}$	TX/RX1			3RD PORT	PCS +45								0047	5
		3.4	TX/RX2			4TH PORT	PCS -45						-	ERICSSON	6643	$-\frac{1}{6}$
	<u> </u>	3.5	TX/RX3			5TH PORT	PCS +45				0.	[]			8843	7
		3.6	TX/RX4		-	6TH PORT	PCS -45		-	-	_	-	Ĺ	ERICSSON	00+3	8
	90*	2.1	TX/RX1	1	JMA	MX06FR0860-02	700/850 +45	95.9 "	150'	146'	2'	0.		EDICSSON	4449	1
	<u>-</u>	2.2	TX/RX1			2ND_PORT	700/850 -45						Ľ.			4
	L_ _	2.3	TX/RX1		-		<u>AWS_+45</u>				<u>0</u>		1	ERICSSON	8843	<u>1</u>
	_	2.4	TX/RX2		<u>-</u>	4TH_PORT	_ <u>AWS</u> _45_			_			<u> </u>			2
"Y"	<u> </u>	$-\frac{2.5}{2.5}$			<u>-</u>		AWS+45						-	ERICSSON	8843	$-\frac{3}{4}$
SECTOR	-	2.6	1X/KX4 TV/DV2	-	-		AWS -45	-	- 150'	-	-	-				4
		$-\frac{3.1}{3.2}$		<u> </u>	<u></u>		700/850 +45	95.9	- 150 -				-	ERICSSON	4449	$-\frac{2}{3}$
	<u>-</u> -	$-\frac{3.2}{3.3}$					PCS +45			<u>-</u>				+		5
		$-\frac{0.0}{3.4}$				4TH PORT	$-\frac{100}{PCS} - \frac{10}{45}$				- <u>-</u>		-	ERICSSON	8843	$-\frac{3}{6}$
		3.5	TX/RX3			5TH PORT	PCS +45				0.		1-		0047	7
		3.6	TX/RX4			6TH PORT	PCS -45				-		_	ERICSSON	0040	8
	210	2.1	TX/RX1	1	JMA	MX06FR0860-02	700/850 +45	95.9 "	150'	146'	5'	0,		FRICECON	4449	1
	<u> </u>	2.2	TX/RX1			2ND PORT	700/850 -45				[[]	Ľ	ERICSSON	4449	4
	L_ -	2.3	TX/RX1			3RD_PORT	AWS+45				0.			FRICSSON	8843	1
		2.4	_TX/RX2_		_	4TH_PORT	_ <u>AWS45_</u>				_ <u>-</u>		Ľ.			_2_
	_	2.5	TX/RX3		<u>-</u>	5TH_PORT	<u>AWS_+45</u>			_	<u>0"</u>		-	ERICSSON	8843	
"Z"	-	2.6	IX/RX4	-	-	6TH PORT	AWS -45	-	-	-	-	-				4
SECTOR	-210°	$-\frac{3.1}{70}-$		<u>1</u>	^{JMA}	MX06FR0860-02	/00/850 +45	95.9	$-\frac{150}{-}$		- 5		-	ERICSSON	4449	$-\frac{2}{7}$ -
	<u> </u>	$-\frac{3.2}{7.7}$			+		700/850 -45			_						
		$-\frac{3.3}{3.4}$			+		$-\frac{PC3}{PC3} - \frac{43}{45}$	<u>-</u> -	<u> </u>	_			-	ERICSSON	8843	$-\frac{c}{6}$
		$-\frac{3.4}{3.5}$			+ <u>-</u>		$-\frac{100}{100} - \frac{100}{100} -$				l – – – – – – – –			+		
	 -	$-\frac{3.6}{3.6}$	TX/RX4			6TH PORT	PCS -45				- <u>-</u>		-	ERICSSON	8843	$-\frac{7}{8}$
		•	· · ·		•								-	· · · · ·		
AUUIII0	NAL: DISTRIBUT	ION BOXES			-6627-PF-48· (F	FOUAL QUANTITIES AT	SHELTER & ON	TOWER)		CAB	LE BRIDGI	$E = 10'_{147}$				
(2)	ROSENBER	RGER HYB	RID CABLE.	MODEL	_ HL-9612170 (I	DIST. BOX AT SHELTE	R TO DIST BOX	ON TOW	ER)	FVT	UENIER RA	= 14/				
(12)	(12) ROSENBERGER HYBRID JUMPER, MODEL HJ $-$ C8609 $-$ 15 (DIST. BOX TO RRU) LXIRA = 5 TOTAL = 16?						- 162'									





TOTAL = 162'

(36) ANDREW COAX JUMPER, MODEL LDF4-50A, 1/2" FOAM DIELECTRIC, 10' EACH (RRU TO ANTENNA) (6) RET JUMPERS (RRU TO ANTENNA & ANTENNA TO ANTENNA PER SECTOR)

6

SCALE: NONE



DETAIL 5 SCALE: NONE



4











GENERAL CONDITIONS

00 0001 PERMITS

Construction Permit shall be acquired by, or in the name of, Verizon Wireless, to be hereinafter referred to as the OWNER. Other permits shall be acquired by the Contractor

00 0002 SURVEY FEES

Survey shall be furnished by the Architect. Layout Staking shall be coordinated with the Surveyor per "Request For Quote", (RFQ).

01 0010 INSURANCE & BONDS

Contractor is to furnish Insurance certificates for themselves and subcontractors. Contractor will provide any required Bonding. Contractor agrees to warranty the project for (1) one year after completion.

01 0400 SUPERVISION & COORDINATION

Contractor shall provide supervision throughout the Project, coordinating the work of the Subcontractors, and delivery & installation of Owner-furnished items. Contractor's responsibilities include arranging & conducting of Underground Utilities Locates. Contractor shall comply with municipal, county, state and/or federal codes, including OSHA.

01 0600 TESTING

Contractor is responsible for providing Agencies with sufficient notice to arrange for Test Samples (i.e.: Concrete Cylinders), and for Special Inspections.

01 2000 MEETINGS

Contractor shall make themselves aware of, and attend, meetings with the Owner and/or Architect. Contractor is to attend a Pre-Construction Meeting of all parties involved, prior to the start of construction.

01 5100 TEMPORARY UTILITIES

Contractor shall maintain the job site in a clean and orderly fashion, providing temporary sanitary facilities, waste disposal, and security (fence area or trailer module).

01 5300 FOUIPMENT RENTAL

Contractor shall furnish equipment necessary to expedite work.

01 5900 FIELD OFFICES & SHEDS

Contractor shall provide security (fence area or trailer module) for tools and materials that remain overnight on site.

01 7000 CLEAN UP & CLOSE OUT

Contractor shall clean up the Site to the satisfaction of Owner. Contractor shall complete the items listed on the Owner's Punch List, and shall sign and return the List to the Owner. Contractor shall maintain a set of drawings during the job, on which changes shall be noted in red ink. A full set of redlined drawings (As-Builts) are to be given to the Architect at Job completion and submit "construction work complete memo" to Construction Engineer.

01 8000 TRUCKS & MILFAGE

Contractor shall provide transportation for their own personnel.

01 8300 TRAVEL TIME & PER DIEM

Contractor shall provide room and board for their own personnel, and reasonable time for traveling to & from job site.

01 9200 TAXES

Contractor shall pay sales and/or use tax on materials and taxable services.

SITEWORK

02 1000 SITE PREPARATION

Contractor is to mobilize within 7 calendar days of the Owner issuing a 'START' document. Contractor will immediately report to Architect if any environmental considerations arise. Site shall be scraped to a depth of 3" minimum to remove vegetative matter, and scrapings shall be stockpiled on site. Excess material to be disposed of in accordance with RFO.

02 1100 ROAD IMPROVEMENT & CONSTRUCTION

Contractor shall furnish materials for and install a twelve foot (12') wide aravel roadway from the road access to the work area, for truck and crane access to site Base course shall be 6" deep. 3"+ crushed rock, topped with 3" deep. 1%" crushed rock, topped with 3" deep MN Class 5 Aggregate, (3/4" minus with binder) or Driveway Mix. Contractor shall furnish & install culverts as necessary to prevent ponding or washing-out from normal surface runoff. Contractor shall obtain city. county, state and/or federal approvals for road approach and culvert work within or adjacent to right-of ways. Road shall be graded smooth, and edges dressed, at job completion

02 2000 FARTHWORK & FXCAVATION

Excavation material shall be used for surface grading as necessary; excess to be stockpiled on site. Excess material to be disposed of in accordance with RFQ. For dewatering excavated areas, contractor shall utilize sock or sediment filter for filtering of water discharge.

02 5000 PAVING & SURFACING

Contractor shall protect existing paving elements (driveways, parking areas, etc.) not in the Scope of Work. Damage resulting from disregard of this Article shall be compensated and at a cost to be determined by Property Owner, Architect, and

Gravel paving shall be as described in 02 1100.

02 7800 POWER TO SITE

Contractor shall coordinate the electrical service to the building with the Utility Provider. Conduits shall include pull strings. Underground conduits shall be 2-1/2' Schedule 40 PVC. (schedule 80 PVC under roads and drives) Cable to be 3/0 THWN CU. Trenches shall be backfilled in a timely fashion, using a compactor, and including two (2) detectable ribbons; one each at 3" and 15" above conduit. Service shall be 200 amp, single phase, 120/240 volt. Service type shall be "General Time-Of-Day" if available, and meter base shall be approved by utility provider.

02 7900 TELCO TO SITE

Contractor shall provide 2" SDR-11 HDPE conduit for fiber conduit as noted on Drawings when directional boring is utilized. Contractor shall provide 2" schedule 40 PVC conduit and 2" schedule 80 PVC conduit under roadways with large-sweep elbows for fiber conduit as noted on Drawinas when hand trenched. Trenches shall be as in 02 7800.

Contractor to provide and install handholes as noted in the Drawings. Additional handholes shall be provided and installed a maximum of 500 feet on center; at 90° bends if directional boring; and every third bend if hand trenched. Handholes size per Drawinas and traffic-rated in roadways.

Contractor to provide and install Carlon expansion joint connections at shelter/platform location per manufacturer's specifications and recommendations.

02 8000 SITE IMPROVEMENTS

Areas bounded by fence and adjacent to Equipment Shelter shall receive polyethylene geotextile, 200 mesh woven, topped with 3" deep 3/4" to 1 1/2" clean rock (no fines), raked smooth.

02 8001 FENCING

Proposed 10'-0" tall privacy Trex Fence in 'Seclusions', Composite Fencing, shadowbox configured with pyramid post caps, "Woodland Brown" color. Fence to be constructed per manufacturer's recommended specifications. Fence/aate post installation set in 12" concrete to frost depth, per sheet A-1. Fence to be constructed by manufactures recommended specifications by Town & Country Fence; Address: 8511 Xylon Avenue, Brooklyn Park, MN 55445 Phone#: (763) 425-9006 Email: info@tcfence.com.

Fences aates are to provide "hold open" and latch operable from both sides of aates to ensure earess and prevent unintentional detainment. All latches shall be lockable & compatible with Verizon supplied Combination style padlock with extended shackle. Fence enclosures shall be completed within 7 days of tower erecting.

02 8500 IRRIGATION SYSTEMS

Contractor shall provide temporary irrigation of new trees, shrubs, and sod, to be maintained so it survives 1 year after planting.

02 9000 LANDSCAPING

Contractor shall protect existing landscape elements that are not in the Scope of Work. Reasonable precautions shall be taken to assure the health of existing trees and shrubbery. If conflicts arise regarding the location of root systems, branch lines, etc., the Architect must be contacted prior to performing Work that may cause damage. Damage resulting from disregard of this Article shall be compensated by the Responsible Party and at a cost to be determined by the Property Owner, Architect, and Owner. Contractor shall furnish and install new trees as noted in the Drawings. Watering shall be as described in 02 8500.

CONCRETE

03 1000 CONCRETE FORMWORK Concrete forms shall be dimension lumber, modular, or steel.

0.3 8001 CATHODIC PROTECTION

N/A

03 9000 EQUIPMENT SHELTER/GENERATOR FOUNDATION

Contractor shall furnish & install materials for Equipment Shelter/Generator foundation. Concrete shall be $6\% \pm 1\%$ air entrained, and 4,000 psi at 28 days. All reinforcing steel is to be Grade 60 (ASTM 615). Anchor bolts are furnished by Contractor. Contractor shall comply with the Owner's Standard CONSTRUCTION SPECIFICATIONS MINIMUM CONCRETE STANDARDS.

MASONRY N/A

METALS

05 0000 METALS

Contractor will furnish and install structural and fabricated steel items not specifically furnished by Owner, and install Owner-furnished items. Welding shall conform to AWS standards. Miscellaneous iron and steel, shall be hot dipped galvanized per ASTM A123 thickness grade 55. Fabricated iron and steel hardware shall be hot dipped galvanized per ASTM A153. Repair of damaged or uncoated galvanized surfaces shall be per ASTM A780.

WOOD & PLASTICS

N/A

THERMAL & MOISTURE

N/A

DOORS AND HARDWARE

N/A

SCOPE OF WORK:

SITE PREPARATION

SITE GROUNDING

PLANT TREES

drawinas.

ITEMS:

FINISHES

09 9000 PAINTING N/A

SPECIAL CONSTRUCTION

- 13 1260 CABLE BRIDGE & ICE SHIELDS
- Contractor shall furnish & install materials for the Cable Bridge as indicated on the drawings and Verizon Wireless Standard Details.
- Contractor shall furnish & install materials for the Shelter & Generator Ice Shields as indicated on the Drawings & Verizon Wireless Standard Details.

13 1400 ANTENNA INSTALL

Contractor shall install Owner's antennas and feed lines during erecting. Contractor shall test and certify feed lines per current VZW standards.

13 3423 TRANSPORT AND SET EQUIPMENT SHELTER/GENERATOR

Contractor shall provide crane(s) and/or truck for transporting, setting and erecting Equipment Shelter/Generator per RFQ. Contractor shall install items shipped loose with the Equipment Shelter/Generator including, but not limited to, the following: anchoring plates; exterior lighting; and buss bar.

13 3613 TRANSPORT AND ERECT TOWER/ANTENNA MOUNTS

Contractor shall schedule delivery of Owner-furnished Tower, and provide cranes for unloading and erecting. Contractor to Install antenna mounts. Contractor shall ensure the existence of a 3/8" cable safety climb (DBI/Sala or equal) on the Tower.

MECHANICAL

15 4000 PLUMBING

N/A

15 5000 HVAC N/A

ELECTRIC

16 5000 LIGHTING AND ELECTRICAL

Contractor shall provide labor and materials as necessary to complete the work shown on Drawings including items shipped loose with the Equipment Shelter/Generator assembly.

16 6000 GROUNDING

Contractor shall make themselves familiar with and follow the current GROUNDING STANDARDS of VERIZON WIRELESS. Contractor shall perform work as shown on Grounding Plans. Any site-specific grounding issues not covered by the GROUNDING STANDARD are to be addressed by the Contractor to the Owner.

OWNER-FURNISHED EQUIPMENT & FEES

EQUIPMENT SHELTER (10' GRIP STRUT) GENERATOR MONOPOLE TOWER ANTENNA FRAMES COAX AND/OR CABLES ANTENNAS & DOWNTILT BRACKETS GPS BUILDING PERMIT FEES MATERIALS TESTING FEES SPECIAL INSPECTIONS FEES

CONTRACTOR-FURNISHED EQUIPMENT

POWER TO SITE TELCO TO SITE CABLE BRIDGE & ICE SHIELDS (POSTS, ANGLE, HARDWARE, ETC.) GPS MOUNTING GROUNDING MATERIALS FENCING TREES CONNECTORS, BOOTS, & RELATED HARDWARE

CONTRACTOR SHALL PROVIDE MATERIALS, LABOR, TOOLS, TRANSPORTATION, SUPERVISION, ETC. TO FULLY EXECUTE WORK. WORK REQUIREMENTS ARE DETAILED ON THE DRAWINGS AND SPECIFICATIONS AND SHALL INCLUDE, BUT NOT BE LIMITED TO. THE FOLLOWING

SITE WORK & DRIVEWAY CONSTRUCTION EQUIPMENT SHELTER, GENERATOR, & TOWER FOUNDATIONS SET EQUIPMENT SHELTER, SET GENERATOR, & ERECT TOWER ROUTING OF GROUND, POWER, FIBER & ALARM

ELECTRICAL & TELEPHONE SERVICES INSTALL ANTENNAS & CABLES CABLE BRIDGE & ICE SHIELDS GRAVEL SURFACING & FENCING

Contractor to compare drawings against Owner's "Request for Quote", (RFQ). If discrepancies arise, Contractor shall verify with Owner that the RFQ supersedes the



GENERAL GROUNDING NOTES:

An external buried ground ring (Lead 1) shall be established around the equipment shelter and tower foundations. Lead 1 shall be kept 24" from foundations; if foundations are less than 48" apart, keep Lead 1 centered between them. If the tower base is over 20'-0'' from the equipment shelter, a separate Lead 1 shall be established around each foundation, and the two Lead 1s shall be bonded with two parallel leads at least 6 feet apart horizontally. Connections between the two Lead 1s shall be bi-directional

All subgrade connections shall be by exothermic weld, brazed weld, or gas-tight UL467-listed compression fittings pre-filled with anti-oxidant compound. Subgrade connections shall not be 'cold galvanize' coated.

Lead 1 shall be #2 solid bare tin-clad (SBTC) copper wire buried at local frost depth. Lead 1 bends shall be minimum 24" radius. 'Whip' lead bends may be of 12" radius.

Ground rods shall be advanized steel, 5/8"Ø, spaced twenty feet apart, or as shown. Rods shall be kept min. 24 inches from foundations. Ground rods are required to be installed at their full specified length. Depth shall be as shown in Detail 11.1 in the Verizon Wireless Standard Detail Booklet.

SPECIAL CONSIDERATIONS FOR GROUND RODS:

When ground rods are not specified to be backfilled w/ Bentonite Slurry: If boulders, bedrock, or other obstructions prevent driving of ground rods, the Contractor will need to have drilling equipment bore a hole for ground rod placement. Hole to be backfilled w/ Bentonite Slurry.

When specified with slurried Bentonite encasement, drilling equipment will be need to be used to be bore a hole for ground rod placement. Slurry shall be made from pelletized material ("Grounding Gravel"); powdered Bentonite is not allowed. If boulders, bedrock, or other obstructions are found. Contractor shall drill to the specified depth and provide Bentonite encasements.

Above-grade connections shall be by lugs w/two-hole tongues unless noted otherwise, joined to solid leads by welding (T&B 54856BE "BROWN"), self-threading (RECOGNIZED, EM 2522DH.75.312), or 10,000psi crimping (BURNDY YA3C 2TC 14E2). Surfaces that are galvanized or coated shall have coating(s) removed prior to bolting. Bolts shall be stainless steel with flat washers on each side of the connection and a lock washer beneath the fastening nut. Star-tooth washers shall be used between lug & dissimilar metal (copper-to-steel, etc) but are not required between tin-clad CU lugs & tin-clad CU bus bars. Lug tongues shall be coated with anti-oxidant compound, and excess compound wiped clean after bolting. The connection shall then be coated with cold-galvanizing compound. or with color-matching paint.

Ground bars exposed to weather shall be tin-clad copper, and shall be clean of any oxidation prior to lug bolting.

Galvanized items shall have zinc removed within 1" of weld area, and below lug surface contact area. After welding or bolting, the joint shall be coated with cold galvanizing compound.

Ground Bar leads

Ground bars are isolated electrically from tower bottoms and equipment shelters by their standoff mounts. Leads from each ground bar to the ground ring shall be a pair of #2 SBTC, each connected to Lead 1 bi-directionally with #2 SBTC 'iumpers'. Pairs of #2 SBTC may be required between ground bars. Leads shall be routed to around bars as follows:

* The Main Ground Bar (MGB), typically mounted inside on the equipment shelter 'back' wall: or mounted to the equipment platform steel beam (location varies).

* The Port Ground Bars (PGB), mounted inside and outside on the equipment shelter walls beneath the transmission line port. Note: Transmission line arounds also attach to the PGBs. * The Tower Ground Bar (TGB) mounted at the base of the tower. Note: Transmission line arounds also attach to the TGBs.

NOTE: Contractor shall confirm that TGBs exist at 75-foot vertical intervals on any guyed or self-support tower, and that transmission lines are grounded to each TGB. Only the bottom-most TGB is isolated from the tower steel frame; upper TGBs may use the tower steel frame as common ground, requiring no copper leads between TGBs.

#2 SBTC Whip leads

"Whip" leads shall connect the buried external ground ring to the following items:

Monopole Towers:

Three whips to flanges on the monopole base, at least 90° apart. If none are provided, attach to the baseplate or consult tower manufacturer.

Self-Support Towers:

* Two whips to flange(s) on each tower leg base. If none are provided, attach to the baseplate or consult tower manufacturer

Guyed Towers:

Two whips to flange(s) on the tower base. If none are provided, attach to the baseplate or consult tower manufacturer. Establish a Lead 1 within the fence enclosure of each guy anchor, at least 40 foot perimeter and having 4 ground rods.

#2 SBTC leads shall extend up, and be clamped (bronze clamshell or equal), to any two guy wires. NEVER weld leads to the guy wires. The lead to the guy anchor 'hand' plate may be welded

Fences:

Metallic fence within 25 feet of tower Lead 1, or within 6 feet of shelter lead 1, shall have whip leads as follows:

- Each corner post.
- Each pair of gate posts.
- Any line post over 20'-0'' from a grounded post. Each gate leaf to its respective gatepost using braided

strap (3/4", tin-clad copper w/ lug ends). Fences around guy anchors shall be grounded in similar fashion

Fuel tanks:

NEVER WELD to any fuel enclosure. NEVER penetrate the fuel containment. Metal tanks shall have one whip lead attached. Use an approved clamp or two-hole lug on an available flange.

Equipment Shelter/Platform and Other General Requirements (including but not limited to):

- Extend new Lead 21B up to shelter halo, remaking two-way connections as needed. Generator-equipped shelters have 6 such connections. Connections within the shelter shall be by compression; NEVER weld inside the shelter.
- Each vertical support pipe of the exterior cable bridge. Bridge end shall be kept at least 6" from the tower structure. The cable bridge shall be jumpered to the vertical support pipes with #2 SBTC at each vertical support pipe.
- Opposite corners of the steel equipment platform.
- · Opposite corners of the roof shield over the equipment shelter.
- Each HVAC unit shield, if separate (may be 'jumpered' to main roof shield).
- Each HVAC package unit.
- Commercial electric meter box.
- Generator receptacle, if present.
- · Steel building skid, if shelter is metal frame.
- Each air intake or exhaust fan vent louver. Each generator vent hood or louver.
- Generator exhaust stack, external.
- · Opposite corners of generator support frame, if separate from shelter
- Generator fuel tank if separate from generator unit · Host building rain gutter, downspouts, and roof flashings within
- 25 feet. • Telco MPOP (Main Point of Presence), if external to equipment
- shelter • Within cable vaults, one each to the ladder and to the manhole rim

Note: The door frame is connected to the interior ground halo, and need no separate connection to the external around ring.

Inspection & Testing

Test lead #1 and ground rods after installation but before backfilling or connecting to any other grounding, using the 3-point fall of potential method. Contractor to notify Verizon Wireless senior construction engineer at least 48 hours prior to testing. Document installation and test results with photographs.

SYMBOL AND NOTE LEGEND

HVAC UNIT

BOLLARD

CAMLOK

BUILDING CORNER

GUY ANCHOR PLATE

HOOD OR LOUVER

MAIN GROUND BAF

PORT GROUND BAR

ROOF SHIELD

STEEL BEAM

STEEL POST

STEEL PLATFORM

TOWER GROUND BAR

DIESEL FLIEL VENT PIPE

HOFFMAN BOX

TOWER BASE

Contractor to provide #2 solid

wire lead from #1 ground ring

to air conditioner & ice shield

bare tin-clad (SBTC) copper

if provided by VZW.

GENERATOR MUFFLER

OUTSIDE OF HOFFMAN BOX

INTEGRATED LOAD CENTER

FOUNDATION REINFORCING

FENCE POST

GENERATOR

GPS UNIT

CABLE BRIDGE SUPPORT POST

ELECTRICAL SERVICE GROUND

COMMERCIAL ELECTRICAL METER

GATE POST. 3/4" BRAID STRAP TO LEAF

GUY WIRE, MECH. CLAMP ONLY - NO WELDS

(6) AC

(21B) BC

CBS

GEN

GPS

HL

HB

MGB

6 BO

6)

6) CL

6) FAN

6) FP

(90)

 \circ GP

6)

6 GUY

6

6

6) II C

(5)

6 MU

(5) PGR

6) RBR

6) RS

6 SB

6) SP

ര STP

6) TEL

(5) TGB

6 TWR

6 VP

<u>Note:</u>

(4) EL

(4) EM

• • •	#2 SBTC AROUND SHELTER/PLATFORM, TOWER, OR GUY ANCHOR 5/8" X 10'-0" GALVANIZED STEEL GROUND ROD TEST WELL PREFERRED LOCATION	1 1A 2 3 4	RING, EXTERNAL BURIED W RING, CONCRETE ENCASED DEEP ANODE (TO IMPROVE RING TO BLDG STL FRAME MAIN AC PANEL NEUTRAL PODS ISOLATED EROM LEA
	#2 SBTC 'WHIP' LEAD	5	RING TO GROUND BAR
<u> </u>	(2) #2 SBTC FROM MGB, PGB, OR TGB TO LEAD 1	6 7	RING TO EXT MTL OBJECT DEEP ANODE TO MGB

8 AC PANEL TO WATER METER
9 EXT WATER TO INT WATER PIPES
10 INT WATER PIPE TO MGB
11-12 NOT USED
13 AC PANEL TO MGB
14 MGB/FGB TO BLDG STL FRAME
14C MGB/FGB TO ROOF/WALL MTL PNL
15 MGB/FGB TO FGB-HE SAME FLOOR
16 NOT USED
16A ECPGB TO CABLE ENTRY RACK
17 MGB TO CABLE SHIELDING
17A ECPGB TO CABLE SHIELDING
17B MGB/FGB TO F-O SPLICE SHELF
18 LOWEST MGB/FGB TO HIGHEST FGB
19 LEAD 18 TO OTHER FGBs, <6'
20 MGB/FGB TO BRANCH AC PNL
20A NEAREST GRND TO DISCONNECT PNI
20B GWB TO AC DISTR PNL
21 MGB/FGB TO INT HALO
21A INTERIOR 'GREEN' HALO
21B INT HALO TO EXT RING
21C INT HALO TO EQUIPMENT MTL
22 ROOF TOWER RING TO ROOF GRND
23 MGB/FGB TO ECPGB, SAME FLOOR
23A MGB/FGB TO CXR-HE LINR PROT

LEAD IDENTIFICATION & DESCRIPTION:

MAIN AC PANEL NEUTRAL BUS TO (2) GROUND

DEEP ANODE (TO IMPROVE OHMS)

RODS. ISOLATED FROM LEAD #1

24 ECPGB TO EACH PROTECTOR ASSEMBLY

24A LOWER PROT ASSY TO UPPER

#2 SBTC

ROD OR PIPE

NEC 250.66

(2) #2 SBTC

NEC 250.66 NSTD33-9

NSTD33-9

NSTD33-9

#2/0 I-STR

#1/0 I-STR

#2/0 I-STR

#1/0 I-STR

#6 I-STR

#6 I-STR

#1 I-STR

#6 I-STR

NEC 250.66

#6 I-STR

#2 I-STR

#2 I-STR

#2 SBTC

#6 I-STR

#1 I-STR

#6 I-STR

#6 I-STR

#6 I-STR

NFPA 780

#2/0 I-STR

#2/0 I-STR

#2 SBTC

NSTD33-9

#2_SBTC

#2 SBTC

NOTE: REMOVE GALVANIZING FROM FENCE POSTS IN AREAS LUGS WILL BE INSTALLED. LIGHTLY COAT THE UNDERSIDE OF THE LUGS W/ ANTI-OX COMPOUND BEFORE ATTACHING TO POSTS

$\overline{\mathbf{a}}$		
Θ	\square	BUF
Ô	0	YA6
M		CRI
		BEL
		1/2
		BRA
VIII A		OTC



GATE BONDED TO FENCE POST (2) TWO-HOLE 10,000 PSI COMPRESSION w/ 3/4" BRAIDED TINNED COPPER JUMPE



RING, EXTERNAL BURIED w/ RODS

SIDE VIEW

TWO-HOLE 10.000 PSI

COMPRESSION FITTING UL 9498 LISTED

TOP VIEW

25 RING TO NEAREST LIGHTNING ROD #2 SBTC	N'RT J. DA
26 LGHTNG ROD SYS TO NEARBY MTL NFPA 780 27 RING TO TOWER RING (2) #2 SBTC	NOP ST
$\frac{(2)}{28}$ RING TO SHELTER RING (2) #2 SBTC	
E <u>29 BRANCH AC PNL TO BITY CHG FRM NSTD33-11</u> 30 BRANCH AC PNL TO OUTLETS NSTD33-11	ARCHITECT
31 MGB/FGB TO PWR, BITY FRAMES #2/0 I-STR	12427
- 32 #31 TO BATTERY CHARGER FRAME #6 I-STR - 33 #31 TO BATTERY RACK FRAME #6 I-STR	ES RE
34 #31 TO PCU FRAME #6 I-STR	
35 #31 TO DSU FRAME #6 I-STR 36 #31 TO PDU FRAME #6 I-STR	
- 37 MGB/FGB TO BTTY RETURN NSTD33–14.5	
37A MGB/FGB TO RTN TERM CARR SUPP #6 I-STR	
38A FGB TO PDU GB CARRIER SUPPLY #2/0 I-STR	I hereby certify that this plan,
- 39 DC BUS DUCT TO NEXT SECTION #6 I-STR	specification or report was prepared by me or under my direct
40 DC BOS DOCT TO MGB/FGB #0 I-STR 41A MGB/FGB TO #58 #2/0 I-STR	supervision and that I am a duly Licensed Architect under
42-44 NOT USED 45 MAIN AC DNI TO PRANCH AC DNI NSTD33 11	the laws of the State of Minnesota. ROBERT J. DAVIS, Reg. No. 12427
46 BRANCH AC PNL TO DEANCH AC PNL NSTD33-11	
47 FGB TO INTEG FRM #2 I-STR	
40 LEAD #31 TO INTEG FRM #01-STR 49 INTEG FRM TO EQUIP SHELF BY FASTENERS	\mathcal{O}
50 PDU BITY RET TO #51 #2/0 I-STR	Signed
51 #50 TO TRANS FRM ISO DC PWR #61-STR 52 TRANS FRM FUSE TO FRM OR BAR #81-STR	07-26-18
53A MGB/FGB TO PDF/BDFB NSTD33-22	Date:
54 MGB/FGB TO STATIC DEVICES #6 I-STR 55 MGB/FGB TO CABLE AT ENTRY #6 I-STR	
_ 56 MGB/FGB TO AC PWR RADIO XMTTR #6 I-STR	DESIGN
57A MGB/FGB TO CBL GRID/RUNWAY #2/0 I-STR	DESIGN
59A #58A TO EACH SGL FRAME GRND #6 I-STR	
60-89 NOT USED	9973 VALLEY VIEW RD. EDEN PRAIRIE, MN 55344
90 GENERATOR FRAME TO EXT RING #2 SBTC	(952) 903-9299 WWW.DESIGN1EP.COM
	• /
	verizon ⁷
	10801 BUSH LAKE ROAD BLOOMINGTON, MN 55438
	(612) 720-0052
	PROJECT
RNDY	20141070235
C 2TC 14	LOC. CODE: 297919
MP LUG	
BULAR	
AIDED	
T HYTAP CONNECTOR	
PER STRAP FITTING MUST BE UL467 LISTED	HWY 12
ACCEPTABLE FOR DIRECT BURIAL	55359
TOR DETAILS	SHEET CONTENTS:
	GROUNDING NUTES
WELD: THOMAS & BETTS, 54856BE "BROWN33" CRIMP: BURNDY YA3C 2TC 14F2 10,000 PSI	
SCREW: RECOGNIZED, EM 2522DH.75.312	
	DRAWN BY: R.E.P.
	DATE: 07-31-17
	CHECKED BY: A.P.S.
	REV. B 01-30-18
PE GT TYPE PT TYPE GL LUG	REV. C 07-17-18
	REV. D 07-26-18
LD DETAILS	NEV.E 10-29-18
	\sim

58

GROU				
DETAIL	DETAIL DE			
SHELTER	6' X 6' SHE			
11.1	TEST WEL			
11.2	SHELTER			
11.3	REBAR GR			
11.4	CONDUIT			
11.5	TYPICAL G			
11.6				



INDING DETAIL INDEX

SCRIPTION

LTER GROUNDING ELEVATIONS

L DETAIL, GROUND RING & ROD DETAIL

HALO DETAIL

ROUNDING DETAIL

DETAIL

90.

PREFERRED

TEST WELL

LOCATION

GROUNDING CABLE BRIDGE DETAIL

11.6 TYPICAL TOWER GROUNDING DETAIL

J. LICENSED ARCHITECT 12427 ιD, THE DE MIN I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of Minnesota. ROBERT J. DAVIS, Reg. No. 12427 07-26-18 Date: DESIGN 9973 VALLEY VIEW RD. EDEN PRAIRIE, MN 55344 (952) 903-9299 WWW.DESIGN1EP.COM

WERT J. DAL



10801 BUSH LAKE ROAD BLOOMINGTON, MN 55438 (612) 720-0052

PROJECT 20141070235 LOC. CODE: 297919

MIN MORIA

HWY 12 INDEPENDENCE, MN 55359

SHEET CONTENTS: GROUNDING PLAN GROUNDING DETAIL INDEX

DRAWN BY:	R.E.P.
DATE:	07-31-17
CHECKED BY:	A.P.S.
REV. A	12-21-17
REV. B	01-30-18
REV. C	07-17-18
REV. D	07-26-18
REV. E	10-29-18



PROPERTY DESCRIPTION: (per U.S. Title Solutions File No. 57894-MN1708-5030, effective date August 8, 2017.)

That part of the West 1/2 of the Southeast 1/4 of Section 22, Township 118, Range 24, described as follows: Beginning at the Southeast corner of the West 1/2 of the Southeast 1/4 of Section 22, Township 118, North Range 24 West of the 5th Principal Meridian; thence west on the South line of said Section 24 rods: thence north on a line parallel with the East line of said Section 22 to the south line of the right of way of the Great Northern Railway; thence Southeasterly along said South line of the Great Northern Railway to the line between the East 1/2 of the West 1/2 of said Southeast 1/4 of said Section 22: thence South on a line between the East 1/2 and the West 1/2 of said Section 22, Township 118, Range 24, to the point of beginning, less that deeded to the State of Minnesota for highway purposes, Hennepin County.

AND

That part of the East 1/2 of the Southeast 1/4 of Section 22, Township 118, Range 24 described as follows: Beginning at the Southwest corner of the East 1/2 of the Southeast 1/4 of Section 22, Township 118, Range 24, thence East 25 rods and 6 links; thence North to the South line of the Great Northern Railway right of way; thence in a Westerly direction along said right of way to the West line of the East 1/2 of the Southeast 1/4; thence South to the point of beginning. Except that portion taken by the State of Minnesota for road purposes, Hennepin County, Minnesota.

AND

Commencing at the Southwest corner of the Southeast Quarter (SE 1/4); thence North to a point 57 and 3/4 rods South from Northwest corner thereof; thence Southeasterly parallel with railroad right-of-way, a distance of 32 rods; thence North to the Southerly line of said right-of-way; thence Southeasterly along said right-of-way line to a point 56 rods East from West line of Southeast Quarter (SE 1/4); thence South to South line thereof; thence West to beginning, except road, all in Section Twenty-two (22), Township One Hundred eighteen (118), Range Twenty-four (24).



SITE NAME: MIN MORIA Hennepin County, MN

SITE SURVEY

SCHEDULE "B" EXHIBITS: (per U.S. Title Solutions File No. 57894-MN1708-5030, effective date August 8, 2017.)

1-5.) Not related to the survey.

6.) Declaration of Restrictions for Impacted Wetland under Agricultural Exemption by The Christian and Missionary Alliance, a Colorado Corporation (formerly a New York Corporation) dated as of 2/7/1996 recorded 2/15/1996 in Instrument No. 6539172.

This document states restrictions for a 0.56 acre impacted wetland in the S 1/2 of Sec. 22, Twp. 118 N, Rng. 24 W. No specific description was provided in this document. The restrictions expired on August 31, 2005. This document is not shown on the survey.

- 7.) Highway Easement by Gust T. Larson and Christina Larson to State of Minnesota, dated 8/17/1927 recorded 12/20/1927 in Instrument No :1457954. This document describes an easement for highway purposes in the NE 1/4 of Sec. 22, Twp. 118 N, Rng. 24 W. This easement is for the right of way of U.S. Highway No. 12. This document is as shown on the survey.
- 8.) Highway Easement by Orlando Styner to State of Minnesota, dated 8/19/1927 recorded 12/20/1927 in Instrument No :1457966. This document describes an easement for highway purposes for the right of way of U.S. Highway No. 12. This document is as shown on the survey.
- 9.) Highway Easement by John A. Carlson and Anna L. Carlson to State of Minnesota, dated 8/18/1927 recorded 12/20/1927 in Instrument No :1457941. This document describes an easement for highway purposes for the right of way of U.S. Highway No. 12. This document is as shown on the survey.
- 10.) Judgment and Decree dated 3/18/1927 recorded 3/24/1927 in Instrument No. 1409789 In The Matter Of The Petition Of Frank E. Moody and Clara A. Moody to Vacate A Part Of A Street In Fagerness, AN Addition In Hennepin County, Minnesota. This document is in a different part of Hennepin County and is not related to the survey.
- 11.) Hennepin County Highway No. 90, Plat 25 recorded 5/29/1975 in book 5 page 11. Doc. No. 1140782-T. Hennepin County Highway No. 90 runs along the East line of Sec. 22, Twp. 118, Rng. 24 W. The highway right of way does not affect the property described above.
- 12.) Final Certificate recorded 3/26/1985 in Instrument No. 4977113. This document describes the acquisition of rights and interests for highway purposes for the right of way of U.S. Highway No. 12. This document is as shown on the survey.
- 13.) Certification of Filing Land Use Control Pursuant to Minnesota Statutes recorded 12/18/1986 in Instrument No. 5200666. This document describes a boundary line issue for a property to the east of the property described above. This document is not related to the survey.
- 14.) Certification of Filing Land Use Control Pursuant to Minnesota Statutes recorded 12/18/1986 in Instrument No. 5200667 This document describes a boundary line issue for a property to the east of the property described above. This document is not related to the survey.
- 15.) Memorandum of Land Lease Agreement between Wesley S. Bendickson and Julia A. Bendickson, married to each other and Verizon Wireless (VAW) LLC d/b/a Verizon Wireless dated 2/4/2015 recorded 2/10/2015 in Instrument No. AI0162502. No specific lease areas or easement descriptions were provided in this document. This document is not shown on the survey.

PREMISES DESCRIPTION:

That part of the East Half of the Southeast Quarter of Section 22, Township 118 North, Range 24 West of the Fifth Principal Meridian, Hennepin County, Minnesota, described as follows:

Commencing at the southeast corner of said East Half of the Southeast Quarter; thence South 87 degrees 34 minutes 34 seconds West along the South line of said East Half of the Southeast Quarter, a distance of 1175.22 feet; thence North 0 degrees 10 minutes 24 seconds West, a distance of 1473.46 feet to the Point of Beginning of the premises to be described; thence continue North 0 degrees 10 minutes 24 seconds West, a distance of 100.00 feet; thence North 89 degrees 49 minutes 36 seconds East, a distance of 100.00 feet; thence South 0 degrees 10 minutes 24 seconds East, a distance of 100.00 feet; thence South 89 degrees 49 minutes 36 seconds West, a distance of 100.00 feet to the Point of Beginning.

ACCESS AND UTILITIES EASEMENT DESCRIPTION:

A 20.00 foot wide easement for ingress, egress and utility purposes over, under and across the East Half and the West Half of the Southeast Quarter of Section 22, Township 118 North, Range 24 West of the Fifth Principal Meridian, Hennepin County, Minnesota, the centerline of said easement is described as follows:

Commencing at the southeast corner of said East Half of the Southeast Quarter; thence South 87 degrees 34 minutes 34 seconds West along the South line of said East Half of the Southeast Quarter, a distance of 1175.22 feet; thence North 0 degrees 10 minutes 24 seconds West, a distance of 1483.49 feet to the Point of Beginning of the centerline to be described; thence South 85 degrees 03 minutes 54 seconds West, a distance of 569.55 feet; thence North 0 degrees 10 minutes 24 seconds West, a distance of 927.87 feet to the southwesterly right of way line of U.S. Highway Number 12 and said centerline there terminating.

The sidelines of said easement shall be shortened or lengthened to terminate at said southwesterly right of way line of U.S. Highway Number 12 and at lines bearing North 0 degrees 10 minutes 24 seconds West and South 0 degrees 10 minutes 24 seconds East from the Point of Beginning.

PROPOSED UTILITY COMPANY EASEMENT DESCRIPTION:

A 10.00 foot wide easement for utility purposes over, under and across the East Half and the West Half of the Southeast Quarter of Section 22, Township 118 North, Range 24 West of the Fifth Principal Meridian, Hennepin County, Minnesota, the centerline of said easement is described as follows:

Commencing at the southeast corner of said East Half of the Southeast Quarter; thence South 87 degrees 34 minutes 34 seconds West along the South line of said East Half of the Southeast Quarter, a distance of 1175.22 feet; thence North 0 degrees 10 minutes 24 seconds West, a distance of 1498.54 feet to the Point of Beginning of the centerline to be described; thence South 85 degrees 03 minutes 54 seconds West, a distance of 554.50 feet; thence North 0 degrees 10 minutes 24 seconds West, a distance of 901.97 feet to the southwesterly right of way line of U.S. Highway Number 12 and said centerline there terminating.

The sidelines of said easement shall be shortened or lengthened to terminate at said southwesterly right of way line of U.S. Highway Number 12 and at lines bearing North 0 degrees 10 minutes 24 seconds West and South 0 degrees 10 minutes 24 seconds East from the Point of Beginning.

1	7/25/18	REVISED 20' WIDE ACCESS AND UTILITIES EASEMENT REVISED 10' WIDE UTILITY COMPANY EASEMENT			SMK	JBr	SMK
No.	Date	REVISIONS		Ву	CHK	APP'D	
FIEL	D WORK	RK: 10/17/17 CHECKED BY: SMK DRAWN BY: JPB/SMK/JMB				JMB	

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.



© 2018 WIDSETH SMITH NOLTING



Engineering | Architecture | Surveying | Environmental

FULL SCALE ON 22"x3 HALF SCALE ON 11"x1 0494A2439.000



SHEET 1 OF 2 SHEETS
















