



CITY COUNCIL MEETING AGENDA
REGULAR MEETING
TUESDAY MARCH 5, 2019

CITY COUNCIL MEETING TIME: 6:30 PM

1. Call to Order

2. Pledge of Allegiance

3. Roll Call

4. ******Consent Agenda******

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 February 19, 2019 Regular City Council Meeting.

b. Approval of Accounts Payable; Checks Numbered 18656-18691.

5. Set Agenda – Anyone Not on the Agenda can be Placed Under Open/Misc.

6. Reports of Boards and Committees by Council and Staff.

7. Adoption of 2019 Fee Schedule Update No. 2 Pertaining to Vehicle Wight Restrictions Ordinance Update - **RESOLUTION 19-0305-01.**

8. 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):

a. **RESOLUTION 19-0305-02** – Considering approval of a Conditional Use Permit and Site Plan Review to allow a new 159' tall telecommunications tower on the subject property.

9. Open/Misc.

10. Adjourn.

MINUTES OF A REGULAR MEETING OF THE
INDEPENDENCE CITY COUNCIL
TUESDAY, FEBRUARY 19, 2019 –6:30 P.M.

1. CALL TO ORDER.

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. PLEDGE OF ALLEGIANCE.

Mayor Johnson led the group in the Pledge of Allegiance.

3. ROLL CALL

PRESENT: Mayor Johnson, Councilors Spencer and Betts

ABSENT: Councilors McCoy and Grotting, City Attorney Vose

STAFF: City Administrator Kaltsas, City Administrative Assistant Horner

VISITORS: West Hennepin Public Safety Director Gary Kroells, West Hennepin Officer Jon Howes

4. ****Consent Agenda****

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 February 5, 2019 Regular City Council Meeting.
- b. Approval of Accounts Payable; Checks Numbered 18627-18655 (checks numbered 18625 and 18626 were voided).
- c. Authorization to Advertise for the Position of Public Works Director.

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

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

6. REPORTS OF BOARDS AND COMMITTEES BY COUNCIL AND STAFF

Spencer attended the following meetings:

- Personnel Committee Meeting with Johnson and Kaltsas

Grotting attended the following meetings:

McCoy attended the following meetings:

Betts attended the following meetings:

- Drug Task Force Meeting

Johnson attended the following meetings:

- Orono School Board Breakfast
- Senate District Convention
- Hennepin County Community Action Partnership Board Meeting
- Personnel Committee Meeting with Kaltsas and Spencer
- Met with Representative for Congressman Phillips
- Orono Healthy Youth Committee Meeting
- Drug Task Force Meeting

Horner attended the following meetings:

Kaltsas attended the following meetings:

- Met with Representative for Congressman Phillips
- Meeting with Met Council on Loretto Sewer Connection tomorrow

7. Director Gary Kroells, West Hennepin Public Safety:

- a. Activity Report for the Months of December 2018 and January 2019.

Kroells highlighted cases from December 2018. There were 3,997 incidents in Independence in 2018 which is about 400 incidents lower than 2017. January 2019 had 477 incidents in Independence.

- For a complete list of incidents on the activity report see the City Council packet
- b. Discussion relating to amendment to Chapter 13 Motor Vehicles and Other Vehicles relating to enhanced procedures and criteria for vehicle weight restrictions on City
 - i. **ORDINANCE 2019-01** – Amending Chapter 13 Traffic Motor Vehicles and Other Vehicles, Section 1305, Road Restrictions.

Kaltsas noted this ordinance is also being considered by Maple Plain. Currently the state statutory is in place but Independence has a lot of variables that come into play especially with weight restrictions. This ordinance would benefit local officers to be able to enforce at a local level. Coordinating with Maple Plain allows one set of rules for WHPS.

Director Kroells introduced Officer Howes who researched and crafted the wording for the new ordinance. Officer Howes noted this would be an enhancement to the current ordinance in place at Independence. He said this allows the City restitution for disobeying the ordinance with money going to protect and repair the roads that are damaged by excess weight. Officer Howes said the administration would be minimal for the City as the ticketing Officer would be responsible for the execution of the fine.

Motion by Spencer, second by Betts to approve ORDINANCE 2019-01 – Amending Chapter 13 Traffic Motor Vehicles and Other Vehicles, Section 1305, Road Restrictions. Ayes: Johnson, Betts and Spencer. Nays: None. Absent: McCoy and Grotting. MOTION DECLARED CARRIED.

8. Open/Misc.

9. Adjourn.

Motion by Spencer, second by Betts to adjourn at 7:18 p.m.

Respectfully Submitted,

Trish Gronstal/ Recording Secretary

DRAFT

City of Independence
2019 Fee Schedule – Update #2

To: City Council
From: Mark Kaltsas, City Administrator
Meeting Date: March 5, 2019

Discussion:

At the last City Council Meeting, an amendment to Chapter XIII, Section 1305 of the City's ordinance pertaining to weight restrictions was approved. It was noted that following approval of the ordinance, an amendment to the fee schedule would be necessary. West Hennepin Public Safety prepared recommended fees associated with violation of the weight restrictions prescribed in the amended ordinance. The recommended fees have been incorporated into the fee schedule and are included in the attached Resolution for consideration by the Council.

Council Recommendation:

City Council is asked to consider approval of **RESOLUTION NO. 19-0305-01** adopting an amendment to the 2019 fee schedule.

Attachments: **RESOLUTION NO. 19-0305-01**
 Amended Fee Schedule 2019



**CITY OF INDEPENDENCE
RESOLUTION NO. 19-0305-01**

**A RESOLUTION APPROVING AN UPDATE TO THE
CITY'S FEE SCHEDULE**

WHEREAS, the City of Independence (the "City") is a municipal corporation under the laws of Minnesota; and

WHEREAS, the City has adopted a Fee Schedule to set forth fees for certain services provided by the City;

AND WHEREAS, the Fee Schedule is referred to in the City's Code of Ordinances and determined to be necessary to ensure that the City is reimbursed for the cost of providing the services.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF INDEPENDENCE, MINNESOTA:

1. The Fee Schedule attached hereto as **Exhibit A** is hereby adopted.
2. The following fees pertaining to overweight vehicles shall be adopted as **Exhibit B**.

This resolution was adopted by the City Council of the City of Independence on this 5th day of March 2019, by a vote of ____ ayes and ____ nays.

Marvin Johnson, Mayor

ATTEST:

Mark Kaltsas, City Administrator

Exhibit B

Overweight Vehicle Fee – Fine Schedule

- If the total gross excess weight is not more than 1,000 pounds, one cent per pound for each pound in excess of the legal limit;
- If the total gross excess weight is more than 1,000 pounds but not more than 3,000 pounds, \$10 plus five cents per pound for each pound in excess of 1,000 pounds;
- If the total gross excess weight is more than 3,000 pounds but not more than 5,000 pounds, \$110 plus ten cents per pound for each pound in excess of 3,000 pounds;
- If the total gross excess weight is more than 5,000 pounds but not more than 7,000 pounds, \$310 plus 15 cents per pound for each pound in excess of 5,000 pounds;
- If the total gross excess weight is more than 7,000 pounds, \$610 plus 20 cents per pound for each pound in excess of 7,000 pounds.

LIQUOR LICENSES

Wine, on sale	\$ 600
On-sale intoxicating	\$5500
Off-sale intoxicating	\$ 240
Sunday On-sale	\$ 200
Beer Off-sale	\$ 50
Beer On-sale	\$ 500
Setup	\$ 500
Investigation fee	\$ 500
Temporary liquor (1-4 days)	\$ 100/day

DOG LICENSES (#)

Lifetime License	\$ 20
Replacement tag	\$ 2
Dangerous Dog annual fee	\$ 500
Dog Impound Fee 1 st Violation	\$ 35
2 nd Violation	\$ 70
3 rd Violation	\$ 105

SERVICE FEES (#)

Address Labels	\$ 50
Address List	\$ 30
Copies 8 ½ x 11	\$.25
Copies, Oversize	\$.50
Copies: City Code Book	\$ 60
Copies: Subdivision Ordinance	\$ 15
Copies: Zoning Ordinance	\$ 15
Copies: Shoreland Ordinance	\$ 15
Copies: City Comp. Plan	\$ 40
Copies: Park Comp. Plan	\$ 15
Copies: Audit Book	\$ 45
City Address Map	\$ 8
Zoning Map (color)	\$ 3
Land Use Map (color)	\$ 3
Assessment Search written req.	\$ 25
Flood Zone Search written req.	\$ 25
Ag Preserve Application	\$ 50
Ag Preserve Expiration	\$ 50
NSF Check	\$ 30
Special Council Meeting fee	\$ 250
Election Filing fee	\$ 2

SIGN PERMIT (#)

Temporary (administrative)	\$ 100
Permanent Sign/Site Plan Review	\$ 250
Farm Nameplate Sign Permit	\$ 25

ZONING FEES

Extension	\$ 250
Appeal Admin. Decision	\$ 750
Move Building	\$ 175
Right-of-way permit	\$ 75

Grading Permit (100 cu yd or more) \$ 500
(if less than 100 cu. yd, no permit required.)

Other (non-defined) Planning/Review: \$ 250

Staff time in excess of application fees:

Professional per hour	\$ 100
Clerical per hour	\$ 50

Planning Application Type I-Application Fee:
\$1,250/Additional Fee Deposit \$750

- Minor Subdivision (Minor Subdivision (Lot Line Rearrangement, Lot Consolidation, Rural View Lot Subdivision, Lot Split-2 lots or less)
- Rezoning
- Conditional Use Permit (residential)
- Interim Use Permit (residential)
- Right of Way or Easement Vacation
- Simple Concept Plan
- Simple Zoning Text Amendment
- Simple Site Plan Review

Planning Application Type II-Application Fee:
\$1,750/Additional Fee Deposit \$1,500

- Preliminary Plat (3 lots or more) - (plus \$250 per lot)
- Final Plat (plus \$250 per lot)
- Conditional Use Permit (commercial)
- Interim Use Permit (commercial)
- Comprehensive Plan Amendment
- Complex Concept Plan
- Complex Site Plan Review
- Complex Zoning Text Amendment

After-the-fact fees double

Grading Permit (100 cu yd or more) \$ 500
(if less than 100 cu. yd, no permit required.)

PARK DEDICATION FEES

\$3500 per lot to 4.99 acres + \$750 per acre over 5 acres.

MISC. PERMIT/REIMBURSEMENT FEES

Fireworks Dealer License	\$ 75
Tower (wireless communication)	\$ 1000
Mailbox Reimbursement	\$ 125

LICENSES (#)

Garbage hauler/per year	\$ 150
Per truck per year	\$ 20
Tobacco	\$ 100
1 st Offense	\$ 75
2 nd Offense	\$ 200
3 rd Offense & over	\$ 250
Solicitation	\$ 100

FLAT FEE BUILDING PERMIT FEES (#)

Mechanical	
Furnace	\$ 100
Air Conditioner	\$ 100
Gas Fireplace	\$ 100
Water Heater	\$ 50
Wood stove/fireplace	\$ 100
Chimney	\$ 100
Fuel tank removal	\$ 100
Lawn Sprinkler	\$ 100
Plumbing remodel	\$ 100
Plumbing new	\$ 100
(\$10 per fixture over five)	
Re-roof	\$ 100
Re-side	\$ 100
Window replacement same size	\$ 100 (1) +
(\$10 each additional opening)	

Flat Fee State Permit Surcharge Add \$ 1
(Example: A/C + Furnace = \$201)

Demolition	\$ 100
Driveway	\$ 100

All Other Building Permits Based on Value

Electrical Permits (Contact State)

SEPTIC FEES

Private On-site Permit	\$	300
Mound Repair	\$	150
Abandonment of System/Tank	\$	75
Holding Tank with Pumping Agreement	\$	100
First Year	\$	50
Annual	\$	25
Operating Permit Business	\$	175
First Year	\$	175
Annual	\$	75
Mid-Size System	\$	400
(+ \$1,000 escrow)		
Total Sewer Connection Fee	\$	3860
- Includes \$ 1250 City Sewer Permit		
- Includes \$ 125 Street to house connect		
- Includes \$ 2485 SAC (MUSA line)		
Quarterly sewer access charge	\$	220
Quarterly availability charge	\$	150
(dwelling not connected to available sewer)		
SAC (MUSA line)	\$	2485
Winter septic holding tank escrow*	\$	8000
*Plus Administrative fee	\$	55

OTHER INSPECTION FEES

Investigation/Re-inspection Fee	\$	100/1 st Hr
	\$	50/Hr.
Fire Damage Inspection	\$	100

COMMUNITY ROOM RENTAL (#)

(maximum 200 guests)

Non-Profit	\$	75
Security /Damage Deposit	\$	650
False Fire Alarm	\$	350
Organizations regular mtgs.	\$	100
Events under 50 – resident	\$	150
Events under 50 – <i>non-resident</i>	\$	250
Events 50 – 100 – resident	\$	200
Events 50 – 100 – <i>non-resident</i>	\$	400
Events 101 – 150 – resident	\$	300
Events 101 – 150 – <i>non-resident</i>	\$	500
Events 151 – 200 – resident	\$	400
Events 151 – 200 – <i>non-resident</i>	\$	750
Funeral – resident	\$	50
Funeral – <i>non-resident</i>	\$	100
Wedding – resident	\$	400
Wedding – <i>non-resident</i>	\$	1000

CONFERENCE ROOM RENTAL (#)

(seats 25 people)

Rent per day	\$	100
with kitchen	\$	150
per hour	\$	35

OVERWEIGHT VEHICLE PERMIT FEES-AT THE DISCRETION OF PUBLIC WORKS DIRECTOR

Daily Permit (per truck/ day max 7 ton)	\$	100
Single Trip-Seasonal, Home Delivery	\$	250
Commercial Tow Truck (per occurrence)	\$	750
No Permit		DOUBLE FEE
Emergency-Well & Septic (max 7 ton)		NO CHARGE
Resident Annual to/from (max 5 ton)		NO CHARGE

ASSEMBLY PERMIT FEES

Small Assembly Permit (50+ attendees)	\$	25
Medium Assembly (100+ attendees)	\$	25
Large Assembly (200+ attendees)	\$	100

PARK RENTAL FEES (#)

Commercial, daily - resident	\$	200
Commercial, daily - <i>non-resident</i>	\$	300
Individual, daily - resident	\$	75
Individual, daily – <i>non-resident</i>	\$	150
(Liability Insurance Required)		

FREQUENTLY CALLED NUMBERS

Public Works Director Larry Ende	763-479-0530
City Administrator Mark Kaltsas	763-479-0527
Building Inspector Bruce Satek	763-479-0531
Administrative Asst. Beth Horner	763-479-0527
Office Assistant Trish Bemmels	763-479-0514
West Hennepin Public Safety	763-479-0500
Burn permits WHPS	763-479-0500
Hennepin County	612-348-3000

CREDIT CARD PAYMENTS ACCEPTED FOR FEES IDENTIFIED WITH THE (#) SYMBOL. THE CITY WILL CHARGE THE LISTED FEE, PLUS APPLICABLE CHARGES FOR PROCESSING THE CREDIT CARD (CURRENTLY 2.75%, PLUS \$0.50 FOR ANY TRANSACTION LESS THAN \$100).

FEE SCHEDULE

Effective September 1, 2003

Revised February 22, 2019



1920 COUNTY ROAD 90
INDEPENDENCE MN 55359

PHONE: 763-479-0527

FAX: 763-479-0528

Website: <https://ci.independence.mn.us>

ALL FEES ARE NON-REFUNDABLE.
Fees are Subject to change

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

<i>To:</i>	City Council
<i>From:</i>	Mark Kaltsas, City Planner
<i>Meeting Date:</i>	March 5, 2019
<i>Applicant:</i>	Verizon Wireless
<i>Owner:</i>	Wesley Bendickson
<i>Location:</i>	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 has no existing structures. The property has rolling terrain with tillable acreage on the north side and wetlands on the south side and no tree coverage. The property has the following characteristics:

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

SUBJECT PROPERTY (ADJACENT TO 6705 US HWY 12)



UPDATE:

Verizon Wireless has submitted an updated landscape plan based on the discussion and direction of the City Council and Planning Commission. Staff has reviewed the plan and worked with the applicant to update and revise the plan to bring it into compliance with the Council recommendation. The proposed plan provides an earthen berm and layered landscaping that will provide a high level of screening of the base equipment. The landscaping proposed varies in height and type of plantings to provide a more

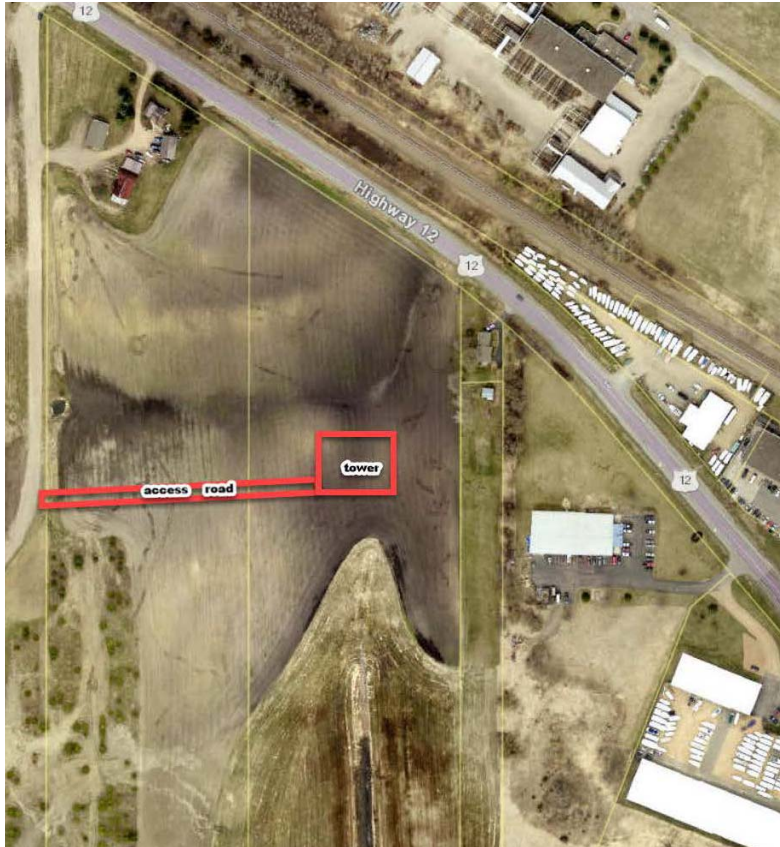
complete and long-term screening and buffering of the tower base and associated equipment. The proposed landscaping and earthen berm are in addition to the proposed composite fence.

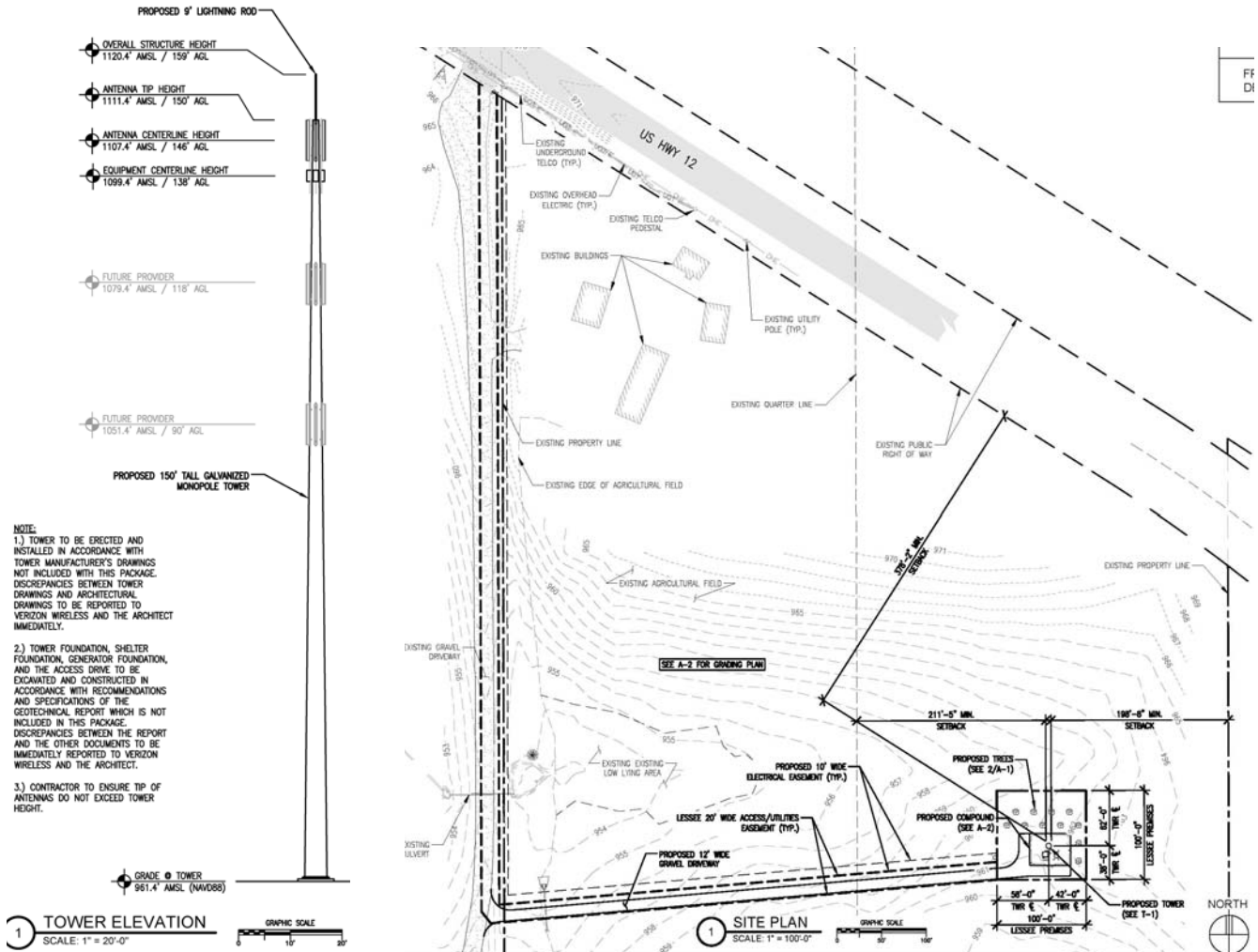
Discussion:

Verizon Wireless has submitted an application to the City asking for approval to construct a wireless telecommunications tower on the property adjacent to the property that was considered for a similar request in 2015. The subject property is owned by the same owner that owned the property considered 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 adequately screened from the views of surrounding residential property. The Planning Commission recommended approval of the tower subject to the applicant moving the tower further to the south (approximately 1,000 feet) 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 Council. 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 site from the existing driveway that provides access to the 6705 Highway 12 property. 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.

Site Location on Property





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;*
- (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 proposed tower is located on a property that is currently zoned AG-Agriculture but guided by the City's Comprehensive Plan as future CLI – Commercial/Light Industrial. Locating a tower on

commercial property will likely be more advantageous than locating the tower on a residential property. The location of the proposed tower on the subject site is largely a result of the setback requirement (towers must be setback a distance equal to or greater than the height of the tower). It was noted that this location in the middle of the subject property may hinder the future developability of the property and does not offer much ability to successfully screen the base of the tower. It was further noted that the tower could be moved further to the east (~30 feet without a variance and further with a variance) and south to allow future development and to better screen the tower from visibility. The applicant has stated that they would rather not move the proposed location of the tower.

3. The applicant has provided the City with verification of the need for the proposed tower (see attached letter and coverage map).
4. 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.
5. The applicant is proposing to screen the ground mounted tower base equipment utilizing a 10-foot-tall, composite, 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. The City is anticipating that the applicant will resubmit a plan prior to City Council consideration but did not have the plan at the time this report was prepared.
6. 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.
7. 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.
8. 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 City 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.

Existing Cellular Communication Towers (Blue) and Proposed Towers (Red) in or Adjacent to Independence



Neighbor Comments:

The City received several comments pertaining to the proposed application at the public hearing. The following comments were provided to the City:

1. A question was asked regarding why the tower was not located on City property. It was noted that the City was working on a potential tower site on City property several years ago and was ultimately notified by Verizon that they were no longer going to pursue the City property...no reason was provided at that time. It was additionally noted that the City cannot prohibit towers on all other property but City property.
2. It was noted that the applicant did not reach out to any property owners regarding the proposed tower prior to notification of the public hearing being provided by the City.
3. A resident stated that they were concerned with the proposed location of the tower, the lack of screening and the visibility from their property. It was further stated that they did not believe that the proposed site was the best location within the City for a new wireless communications tower.
4. A resident stated that they were in favor of the tower and believed that the City needed to have another tower to improve service in the area.

Planning Commission Discussion:

Planning Commissioners discussed the request for a conditional use permit and asked questions of staff and the applicant. Commissioners commented that they had reviewed the location of the other towers in the area and their distance/relationship to surrounding residential properties. Commissioners noted that this tower appeared to have a better design aesthetic than the other towers in the area. Commissioners asked if the location of the tower on the property was going to be detrimental to the future development of the property. It was noted that the proposed location would likely impact future development in some manner. It was discussed whether or not the tower could be located closer to the east property line to aid in screening and to allow for the highest redevelopment potential of the property. The applicant has noted that they reviewed moving the tower and are not interested in moving the tower further east at this time. Commissioners asked if there was going to be a light on the top of the tower. The applicant noted that they would comply with the FCC regulation regarding lights. At this time, the tower is not proposed to have a light. Commissioners discussed the proposed screening and landscaping and recommended that the applicant work with the City to develop a more robust and better screen utilizing an earthen berm and additional and more mature landscaping. Planning Commissioners found that the proposed tower met

the criteria for granting a conditional use permit and recommended approval to the City Council with the conditions and findings stated within this report.

Recommendation:

Planning Commissioners recommended approval to the City Council of the request for a conditional use permit and site plan approval with the following findings and conditions:

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 plans and attached hereto as **Exhibit B**. The ground equipment and antennas shall be installed in accordance with the approved site plans and tower elevations.
4. The conditional use permit shall allow six (6) antennas to be located on the proposed tower.
5. Any expansion of the existing ground equipment, buildings or antenna will be subject to the City's review and an amendment to the conditional use permit.
6. The City can administratively approve replacement of existing antennas as long as the size and location are consistent with the existing equipment. Any expansion or increase to the size or area of the existing antennas or similar mounted transmission equipment, ground equipment, buildings or number of antennas will be subject to the City's review and require an amendment to the conditional use permit.
7. City Council approval of the Conditional Use Permit and Site Plan is subject to the Applicant completing 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 and including the following:
 - Revision to the landscape and screening plan to include an earthen berm and more diverse and dense landscape screening plan.
 - Moving the tower to the east ~30 feet to allow future development on the property.
8. 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. RESOLUTION No. 19-0305-02
2. Application and Associated Documentation
3. Proposed Plan Set
4. Photo Simulations



RESOLUTION NO. 19-0305-02

A RESOLUTION GRANTING APPROVAL OF A CONDITIONAL USE PERMIT AND SITE PLAN REVIEW TO ALLOW A TELECOMMUNICATIONS TOWER ON THE PROPERTY IDENTIFIED BY PID NO. 22-118-24-44-0001

WHEREAS, the City of Independence (the “City”) is a municipal corporation under the laws of Minnesota; and

WHEREAS, the City adopted a comprehensive plan in 2010 to guide the development of the community; and

WHEREAS, the City has adopted a zoning ordinance and other official controls to assist in implementing the comprehensive plan; and

WHEREAS, Verizon Wireless (the “Applicant”) and Wesley Bendickson (the “Owner”) request that the City consider approval of site plan review and a conditional use permit to allow a telecommunications tower on the property located adjacent to 6705 State Highway 12, Independence, MN and further identified by (PID No. 22-118-24-44-0001); and

WHEREAS, the Property is legally described on **Exhibit A** attached hereto; and

WHEREAS, the approved site and tower plans are further depicted on **Exhibit B** attached hereto; and

WHEREAS, the Property is zoned AG-Agriculture; and

WHEREAS the requested Conditional Use Permit and Site Plan Review meets all requirements, standards and specifications of the City of Independence zoning ordinance for Agriculture lots; and

WHEREAS the Planning Commission held a public hearing on January 15, 2019 to review the application for the Conditional Use Permit, following mailed and published noticed as required by law; and

WHEREAS, the City Council has reviewed all materials submitted by the Applicant; considered the oral and written testimony offered by the applicant and all interested parties; and has now concluded that the application is in compliance with all applicable standards and can be considered for approval; and

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF INDEPENDENCE, MINNESOTA, that it should and hereby does approve the application by Verizon Wireless for a Conditional Use Permit and Site Plan Review to allow a telecommunications tower per the City's zoning regulations with the following conditions:

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 plans and attached hereto as **Exhibit B**. The ground equipment and antennas shall be installed in accordance with the approved site plans and tower elevations.
4. The conditional use permit shall allow six (6) antennas to be located on the proposed tower.
5. Any expansion of the existing ground equipment, buildings or antenna will be subject to the City's review and an amendment to the conditional use permit.
6. The City can administratively approve replacement of existing antennas as long as the size and location are consistent with the existing equipment. Any expansion or increase to the size or area of the existing antennas or similar mounted transmission equipment, ground equipment, buildings or number of antennas will be subject to the City's review and require an amendment to the conditional use permit.
7. The Applicant or land owner shall be required to remove the tower and associated telecommunications facilities upon cessation of operations on the site, and failure to remove the tower and facilities within a reasonable time not exceeding four (4) months from cessation of operations shall be a basis for summary revocation of this CUP without further notice.
8. The applicant shall pay for all fees associated with the City's processing and review of the Conditional Use Permit and Site Plan Review.

This resolution was adopted by the City Council of the City of Independence on this 5th day of March 2019, by a vote of ____ ayes and ____ nays.

Marvin Johnson, Mayor

ATTEST:

Mark Kaltsas, City Administrator

EXHIBIT A
(Legal Description)

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).

EXHIBIT B

(Proposed Site and Landscape Improvements)



PLANNING APPLICATION

Case No. _____

Type of application

- ☒ Standard ☐ Staff Approval ☐ Plan Revision ☐ Amended ☐ Reapplication
- ☐ Rezoning ☒ Conditional Use Permit ☐ Variance ☐ Ordinance Amendment ☐ Subdivision
- ☐ Preliminary Development Plan ☐ Interim Use Permit ☐ Comprehensive Plan Amendment
- ☐ Final Development Plan ☐ Final Site & Building Plan ☐ Other _____

Site Location— Additional addresses on back and legal description attached

Property address Unassigned

PID 2211824440001

Proposal -Full documentation must accompany application

Verizon Wireless is seeking a Conditional Use Permit for a 159' low-profile/stealth monopole wireless communication tower and associated ground equipment with privacy fence and vegetative screening to be located on property owned by Wesley and Julia Bendickson. The property address is not assigned. Attached please review Cover Letter and Code Analysis, along with supporting documentation.

Applicant

Name	Verizon Wireless	Email	kobrien@techscapewireless.com
Address	10801 Bush Lake Road, Bloomington, MN 55438		
Phone	Karyn O'Brien 952-288-8130	Additional phone/contact	Ron Reiter (612) 720-0052
Printed Name	Karyn O'Brien	Signature	

Owner Information (if different from applicant)

Name	Wesley & Julia Bendickson	Email	NA
Address	6705 US Highway 12 / PO Box 298, Maple Plain, MN 55359		
Phone	612-201-9889 (Wes Bendickson)	Additional phone/contact	952-288-8130 (Karyn O'Brien)
Printed Name	Signature		

Office Use Only	Date	Application Amount	Check #	Accepted By
Escrow Paid	Check #	Date Accepted by Planner		



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.

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

Wesley & Julia Bendickson

6705 US Highway 12, Independence, MN 55359
Phone: 763-479-1107

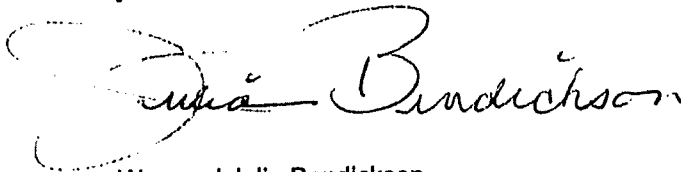
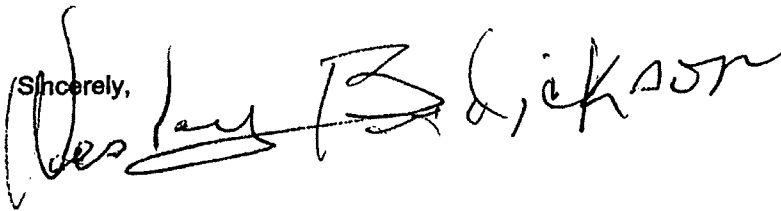
Date: December 7, 2018

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.

Sincerely,



Wes and Julia Bendickson

12-8-18

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

ANALYSIS OF CITY OF INDEPENDENCE TELECOMMUNICATIONS CODE SEC. 540

540.07. - Application process.

Subd. 1.

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:

- Required:**
- (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.

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.

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.

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.

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 be permitted 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

Case No.

Type of application

- ☒ Standard ☐ Staff Approval ☐ Plan Revision ☐ Amended ☐ Reapplication
- ☐ Rezoning ☒ Conditional Use Permit ☐ Variance ☐ Ordinance Amendment ☐ Subdivision
- ☐ Preliminary Development Plan ☐ Interim Use Permit ☐ Comprehensive Plan Amendment
- ☐ Final Development Plan ☐ Final Site & Building Plan ☐ Other _____

Site Location— Additional addresses on back and legal description attached

Property address Unassigned

PID 2211824440001

Proposal -Full documentation must accompany application


Verizon Wireless is seeking a Conditional Use Permit for a 159' low-profile/stealth monopole wireless communication tower and associated ground equipment with privacy fence and vegetative screening to be located on property owned by Wesley and Julia Bendickson. The property address is not assigned. Attached please review Cover Letter and Code Analysis, along with supporting documentation.

Applicant

Name Verizon Wireless Email kobrien@techscapewireless.com

Address 10801 Bush Lake Road, Bloomington, MN 55438

Phone Karyn O'Brien 952-288-8130 Additional phone/contact Ron Reiter (612) 720-0052

Printed Name Karyn O'Brien Signature 

Owner Information (if different from applicant)

Name Wesley & Julia Bendickson Email NA

Address 6705 US Highway 12 / PO Box 298, Maple Plain, MN 55359

Phone 612-201-9889 (Wes Bendickson) Additional phone/contact 952-288-8130 (Karyn O'Brien)

Printed Name Signature

Office Use Only

Date	Application 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

Wesley & Julia Bendickson

6705 US Highway 12, Independence, MN 55359
Phone: 763-479-1107

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.

Sincerely,

Handwritten signature of Wesley Bendickson in black ink.Handwritten signature of Julia Bendickson in black ink.

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**

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.

Sincerely,

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

Print Name Robert E. Beacom

Signature 

Date 11/9/18 License #49156



Pioneer-Sarah Creek Watershed Management Commission

ADMINISTRATIVE OFFICE: 3235 Fernbrook Lane N • Plymouth, MN 55447
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

Verizon Wireless MIN MORIA Cell Tower **U.S. Highway 12** **Independence, Project #2018-14**

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 ¼ 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

Agent: TechScope 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
- 2) 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 \leq 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.
- 7) 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

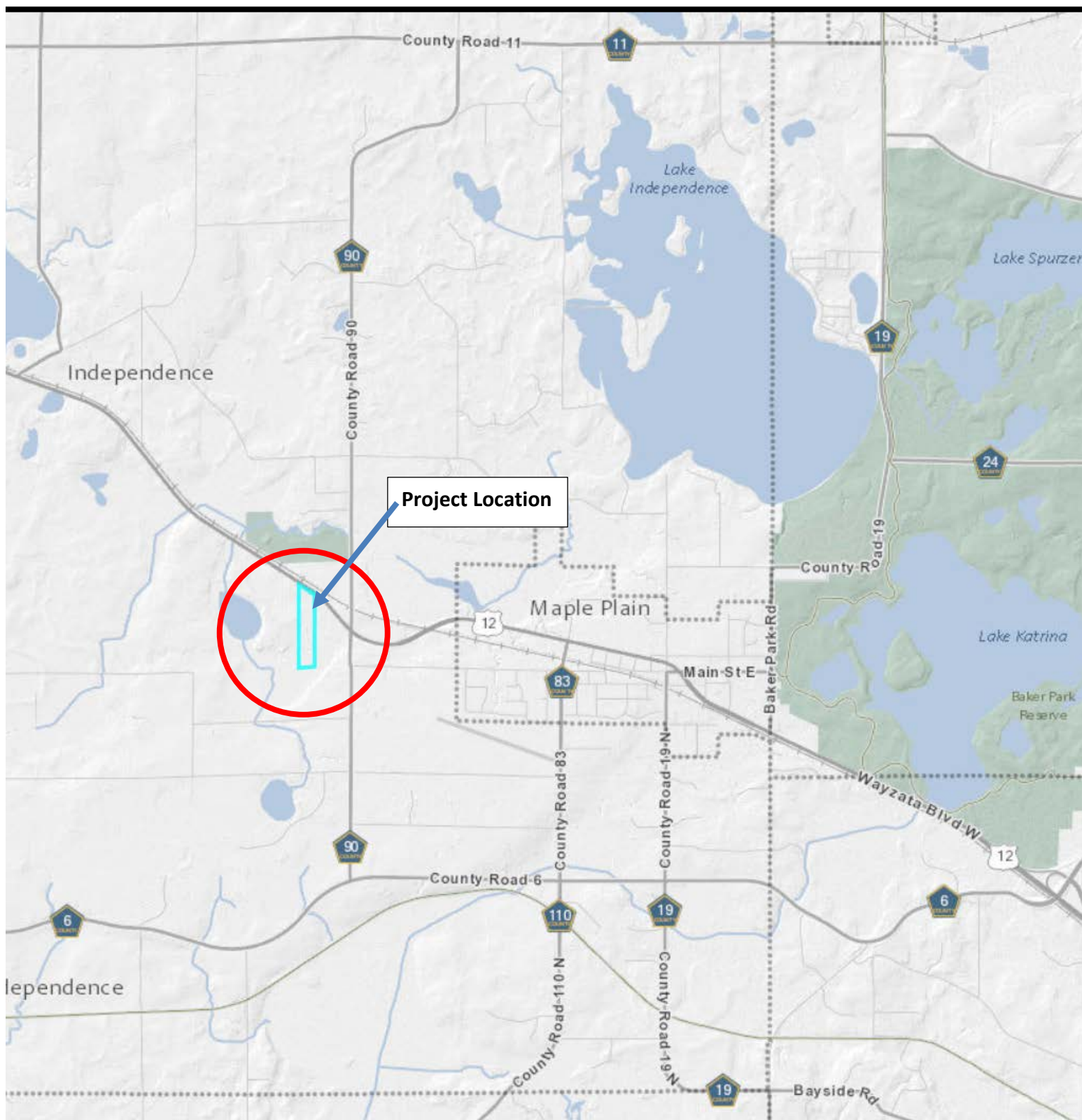


James C. Kujawa
Advisor to the Commission

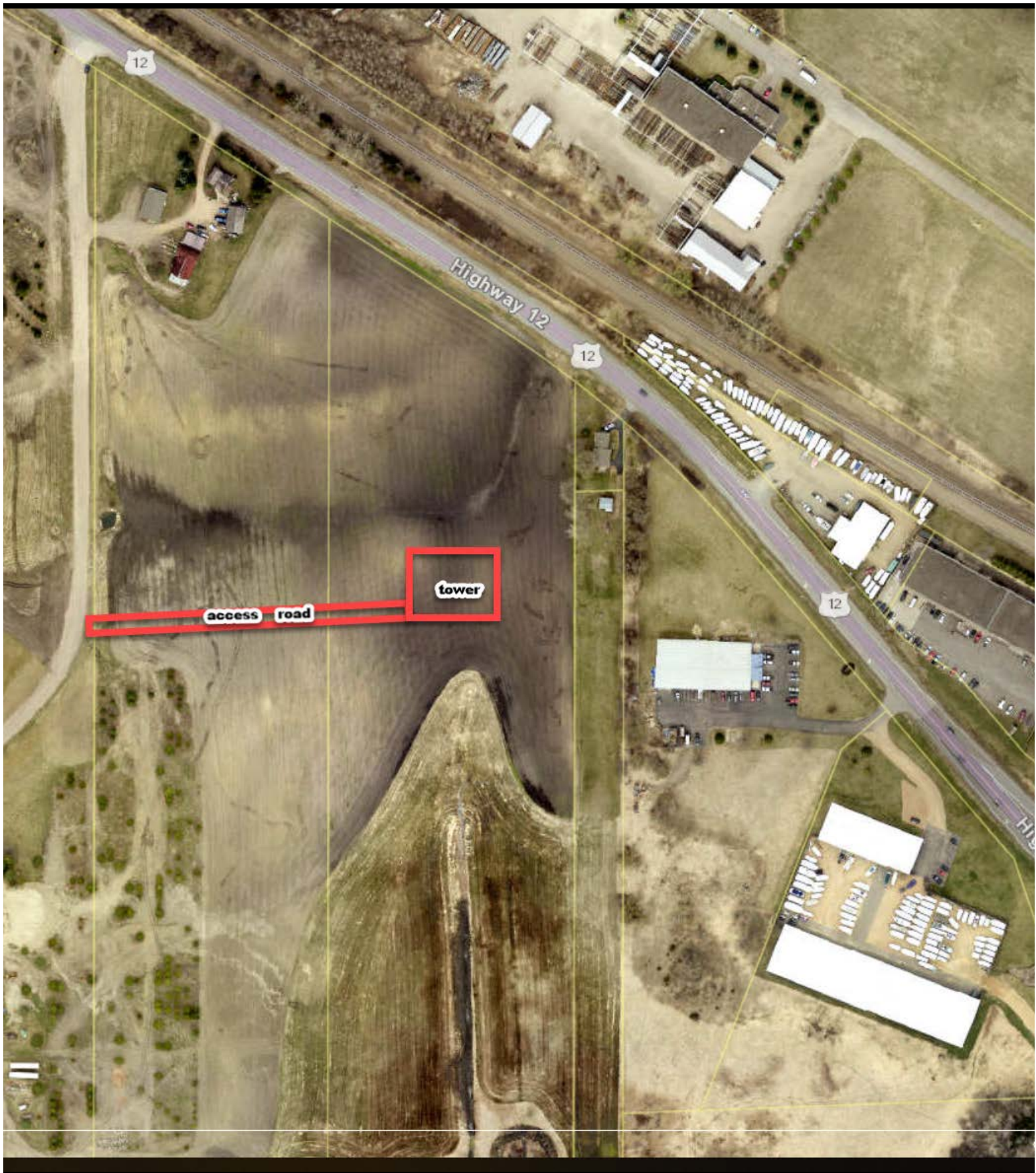
November 8, 2018
Date

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

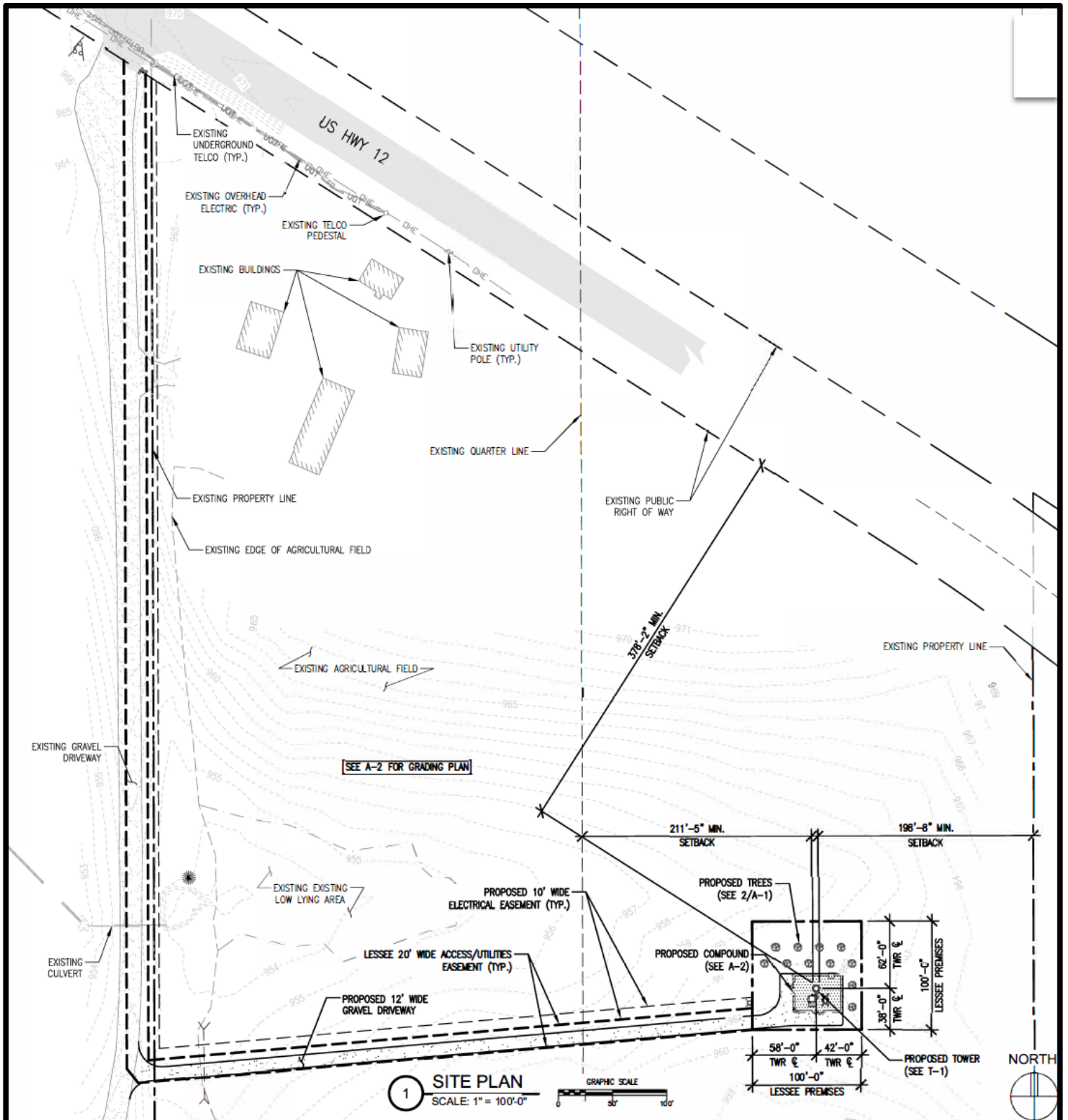
Location Map

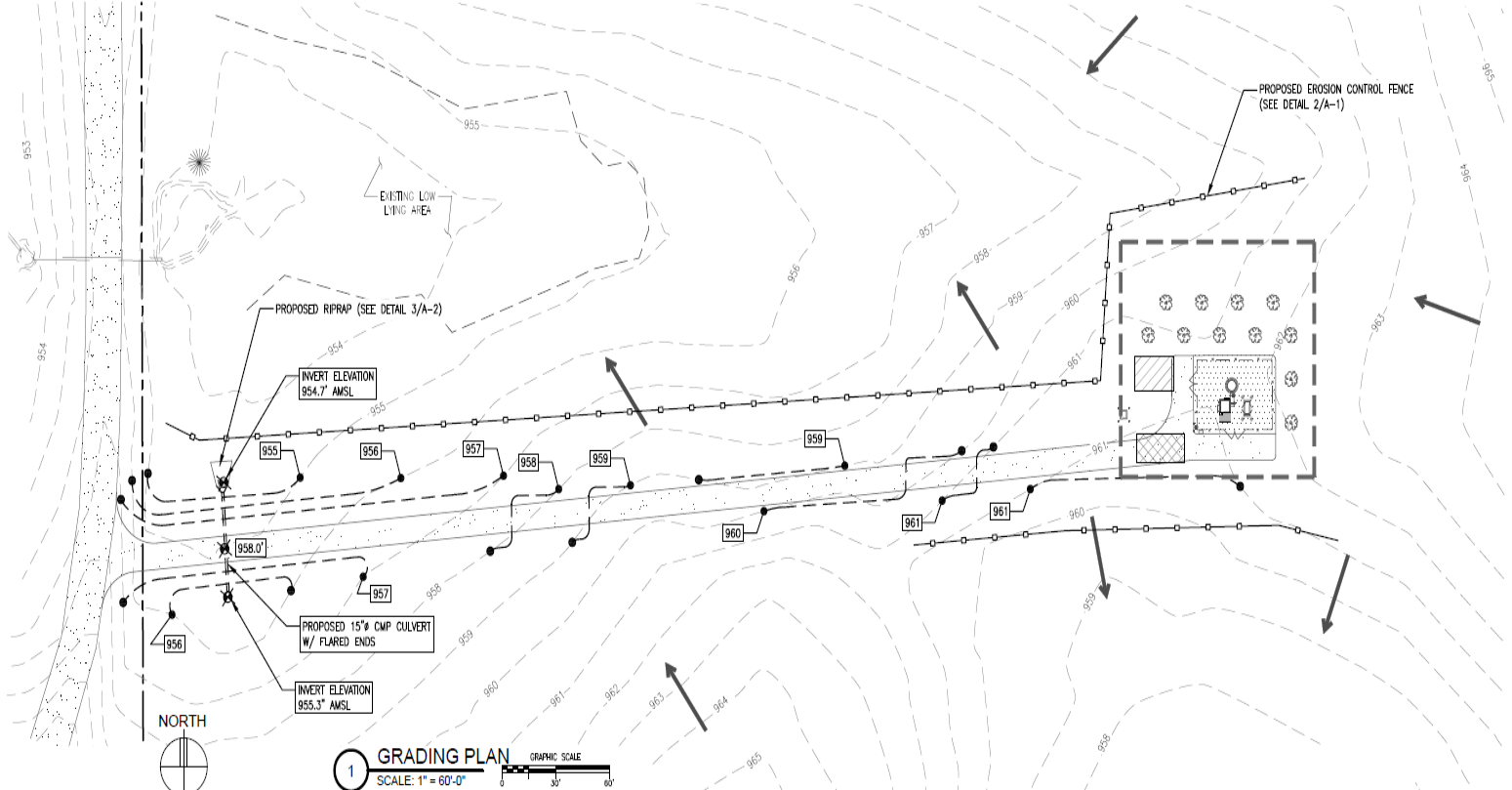


Verizon Wireless MIN MORIA Cell Tower
Project # 2018-14
November 8, 2018



Site Plan





SITE NAME: MIN Moria
SITE NUMBER:
ATTY/DATE: 8/15/18

AMENDMENT NO. 1 TO LAND LEASE AGREEMENT

This AMENDMENT NO. 1 TO LAND LEASE AGREEMENT ("Amendment") is made this 21st day of September, 2018, by and between Wesley Sherman Bendickson and Julia A. Bendickson, married to each other ("LESSOR"), with a mailing address of 6705 US Highway 12, P.O. Box 298, Maple Plain, Minnesota 55359, and Verizon Wireless (VAW) LLC d/b/a Verizon Wireless ("LESSEE"), with its principal office located at One Verizon Way, Mail Stop 4AW100, Basking Ridge, New Jersey 07920 (telephone number 866-862-4404), with reference to the facts set forth in the Recitals below:

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

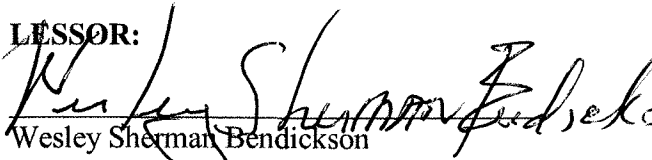
NOW, THEREFORE, in consideration of the facts contained in the Recitals above, the mutual covenants and conditions below, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. REVISED SURVEY. 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.

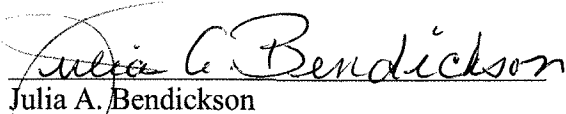
2. RATIFICATION OF THE AGREEMENT. Except as specifically modified by this Amendment, the parties agree that all of the terms and conditions of the Agreement are in full force and effect and remain unmodified, and the parties hereby ratify and reaffirm the terms and conditions of the Agreement and agree 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.

LESSOR:


Wesley Sherman Bendickson

Date: 8/23/18


Julia A. Bendickson

Date: 8-23-2018

LESSEE:

Verizon Wireless (VAW) LLC
d/b/a Verizon Wireless

By: 

Name: Rommel Angeles

Its: Director-Network Field Engineering

Date: 09/21/2018

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. LIMITATION OF LIABILITY. 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. REMOVAL AT END OF TERM. 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 ENGINEERING - STATEMENT OF NEED

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.

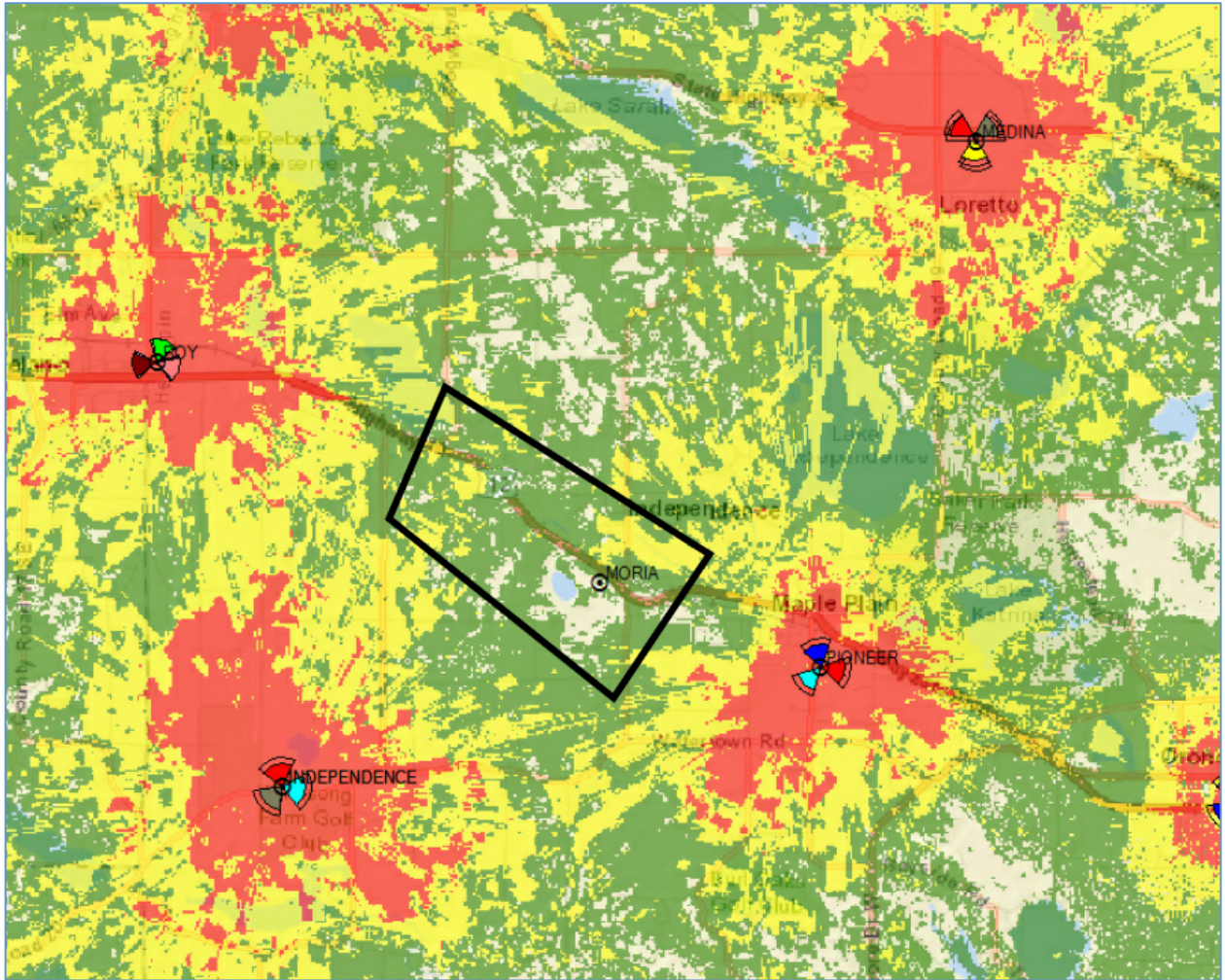
First case: Coverage

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)

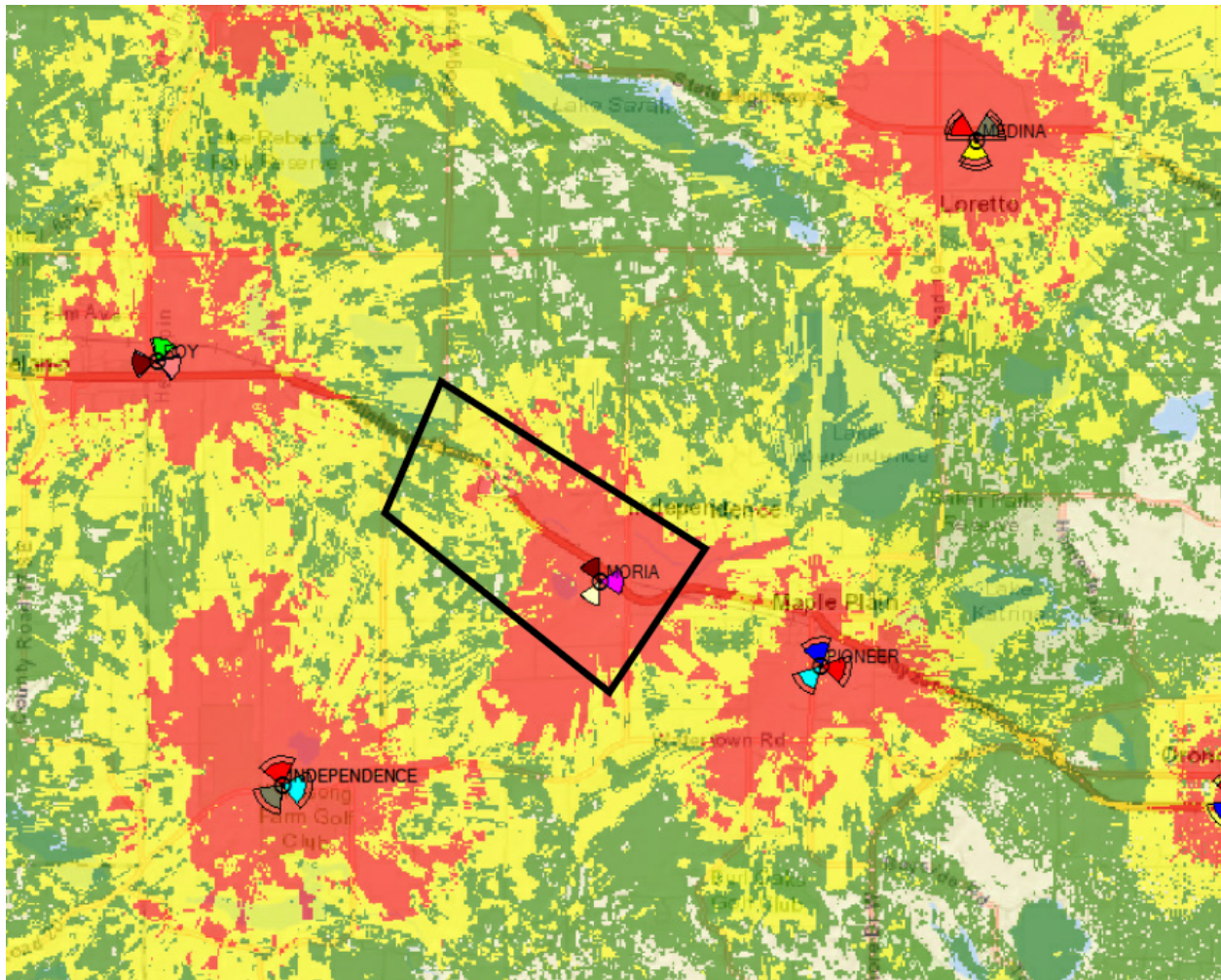


The above map shows the existing coverage in the area surrounding the proposed site MIN Moria. Areas with Good coverage levels are shown in red; areas with Fair coverage are shown in yellow, and areas with Poor coverage levels are shown in green. Areas shown with no color have a coverage level below 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.

RF ENGINEERING - STATEMENT OF NEED

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 Jaipurayar
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.

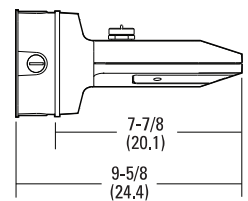
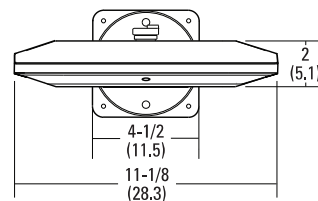
Note: Specifications subject to change without notice.

Catalog Number
Notes
Type

Outdoor General Purpose

OLW14

LED WALL PACK



All dimensions are inches (centimeters) unless otherwise indicated.

ORDERING INFORMATION

For shortest lead times, configure product using **bolded options**.

Example: OLW14

OLW14				
Series	Color temperature (CCT) ¹	Voltage	Control	Finish
OLW14 1400 lumen LED wall pack	(blank) 5000K ¹	(blank) MVOLT (120V-277V)	(blank) MVOLT photocell included	(blank) Bronze WH White

Accessories: Order as separate catalog number.

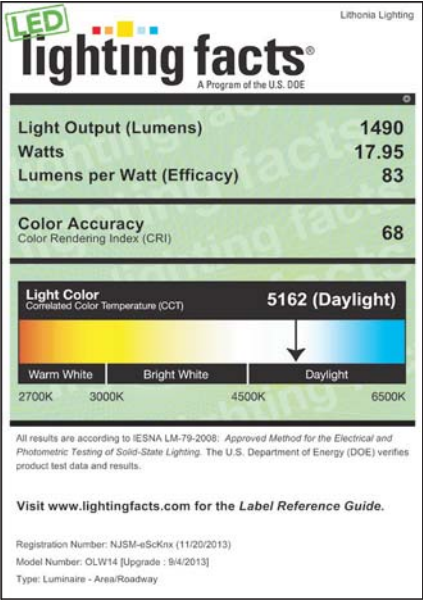
FCOS M24	Full cutoff shield
FCOS WH M24	Full cutoff shield, white

Notes

¹ Correlated Color Temperature (CCT) shown is nominal per ANSI C78,377-2008.

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.





MIN MORIA NEW BUILD

PROJECT INFORMATION

SITE NAME: MIN MORIA

SITE ADDRESS: HWY 12
INDEPENDENCE, MN 55359

COUNTY: HENNEPIN

LATITUDE: N 45° 00' 42.38" (NAD83)

LONGITUDE: W 93° 41' 27.26" (NAD83)

DRAWING BASED ON
SITE DATA FORM DATED: 12-11-17

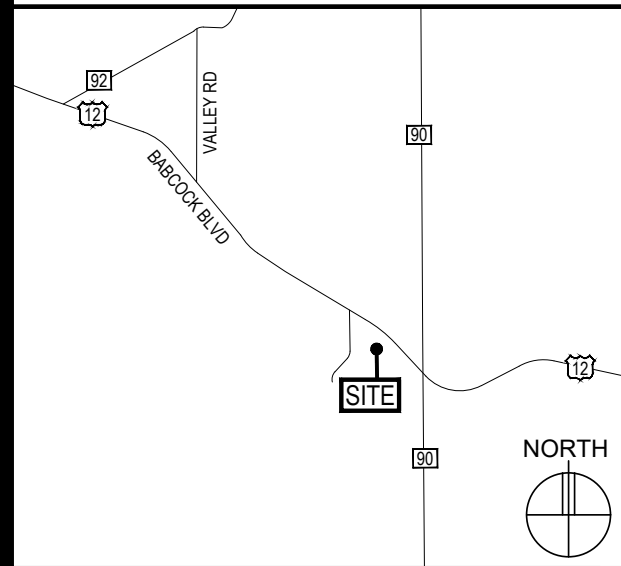
BOUNDARY TYPE: IIB OCCUPANCY: S-2

SITE AREA: 100' X 100' = 10,000 S.F.

SHEET INDEX

SHEET	SHEET DESCRIPTION
T-1	PROJECT INFORMATION, TOWER ELEVATION, & SHEET INDEX
A-1	SITE PLAN, TREE DETAIL, NOTES & DETAIL INDEX
A-2	GRADING PLAN, EROSION CONTROL DETAILS, & PHOTOS
A-2.1 & A-2.2	ENLARGED GRADING PLAN AND LANDSCAPING PLAN
A-3	ENLARGED SITE PLAN
A-4	ANTENNA & EQUIPMENT KEY, CABLE BRIDGE PLAN, & NOTES
A-5	ELEVATIONS
A-6	OUTLINE SPECIFICATIONS
G-1	GROUNDING NOTES
G-2	GROUNDING PLAN & GROUNDING DETAIL INDEX
U-1	SITE UTILITY PLANS & NOTES
-	SURVEY

VICINITY MAP



LOCATION SCAN



ISSUE SUMMARY

REV	DESCRIPTION	SHEET/DETAIL
A	ISSUED FOR REVIEW 12-21-17	ALL
B	ISSUED FOR OWNER SIGNOFF 01-30-18	ALL
C	REVISED ACCESS ROUTE 07-17-18	ALL
D	ADDED ELEVATIONS 07-26-18	ALL
E	ADDED EROSION CONTROL 10-29-18	ALL
F	ISSUED FOR APPROVAL 01.31.19	ALL
G	ISSUED FOR APPROVAL 02.15.19	ALL
H	ISSUED FOR APPROVAL 02.25.19	ALL

DEPARTMENTAL APPROVALS

JOB TITLE	NAME	DATE
RF ENGINEER	NITHYAKLYANI JAIPURIYAR	01-16-18
OPERATIONS MANAGER	JONATHAN FOWLER	12-22-17
CONSTRUCTION ENGINEER	STEVE COLLIN	01-11-18

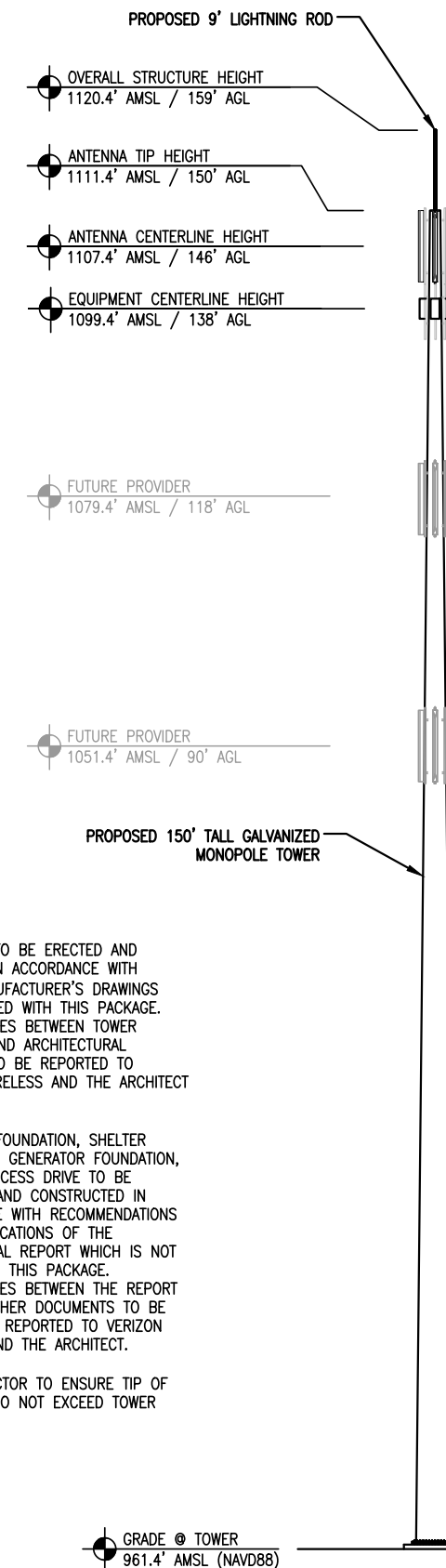
LESSOR / LICENSOR APPROVAL

SIGNATURE	PRINTED NAME	DATE
LESSOR / LICENSOR: PLEASE CHECK THE APPROPRIATE BOX BELOW		
<input type="checkbox"/> NO CHANGES.	<input type="checkbox"/> CHANGES NEEDED. SEE COMMENTS.	

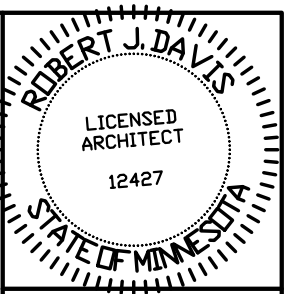
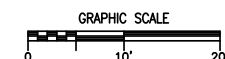
CONTACTS

LESSOR / LICENSOR:	WESLEY & JULIA BENDICKSON 6705 US HIGHWAY 12 MAPLE PLAIN, MN 55359 WESLEY (763) 479-1107
LESSEE:	VERIZON WIRELESS 10801 BUSH LAKE ROAD BLOOMINGTON, MN 55438 RON REITER (612) 720-0052
POWER UTILITY COMPANY CONTACT:	XCEL ENERGY 1518 CHESTNUT AVE MINNEAPOLIS, MN 55403 LINN LONGFIELD (763) 470-3313
TELCO UTILITY COMPANY CONTACT:	T.B.D.
ARCHITECT:	DESIGN 1 ARCHITECTS LLC 9973 VALLEY VIEW ROAD EDEN PRAIRIE, MN 55344 (952) 903-9299
SURVEYOR:	WIDSETH SMITH NOLTING 610 FILLMORE STREET - PO BOX 1028 ALEXANDRIA, MN 56308-1028 320-762-8149
STRUCTURAL ENGINEER:	N/A
GEOTECHNICAL ENGINEER:	TERRACON CONSULTANTS, INC. 13400 15TH AVENUE, PLYMOUTH, MN 55441 (763) 489-3100

TOWER ELEVATION



1 TOWER ELEVATION
SCALE: 1" = 20'-0"



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

Signed: *Robert J. Davis*

Date: 02-25-19



9973 VALLEY VIEW RD.
EDEN PRAIRIE, MN 55344
(952) 903-9299
WWW.DESIGN1EP.COM



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

PROJECT
20141070235
LOC. CODE: 297919

MIN MORIA

HWY 12
INDEPENDENCE, MN
55359

SHEET CONTENTS:
CONTACTS
ISSUE SUMMARY
SHEET INDEX
DEPARTMENTAL APPROVALS
LESSOR APPROVAL
PROJECT INFORMATION
AREA & VICINITY MAPS
GENERAL NOTES

DRAWN BY:	R.E.P. / KYLE M
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
REV. F	01.31.19
REV. G	02.15.19
REV. H	02.25.19

T-1



CONTRACTOR TO CONSTRUCT SITE IN ACCORDANCE WITH THE NTC WHICH INCLUDES BUT IS NOT LIMITED TO THE FOLLOWING:

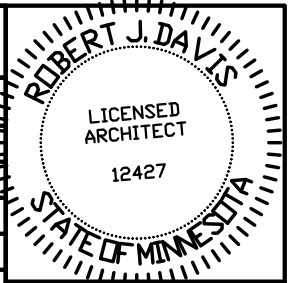
A.) RECOMMEND THE USE OF SEDIMENT CONTROLS, SILT FENCES AND CONSTRUCTION LAY-DOWN AREAS AWAY FROM THE WATERWAY TO PREVENT POTENTIAL IMPACTS FROM SEDIMENT DURING CONSTRUCTION.

B.) WETLAND AREAS ARE LOCATED 290 FT WEST AND 210 SOUTH OF LEASE AREA. A FRESHWATER POND IS LOCATED 125 FT FROM UTILITY PATH. AND WETLANDS ARE LOCATED ADJACENT TO THE UTILITY PATH/ACCESS ROAD.

GENERATOR TYPE:
DIESEL

FROST DEPTH
DESIGN = 4'-0"

DETAIL INDEX	
DETAIL	DETAIL DESCRIPTION
SHELTER	PREFABRICATED EQUIPMENT SHELTER Vz6.6-1
GEN 1.4	20REOZK: DIESEL GENERATOR W/ ICE SHIELD
1.1	BOLLARD DETAIL
3.1	CABLE BRIDGE SECTION (SIMILAR)
3.3	CABLE BRIDGE ELEVATION (SIMILAR)
5.1	ROAD SECTION
8.1	TELCO ENTRY DETAIL
9.1	CMPH DETAIL
10.1 - 10.7	ONE-LINE RISER DIAGRAM (G.C. TO VERIFY)
12.1	METER ON POST (DETAIL 2)

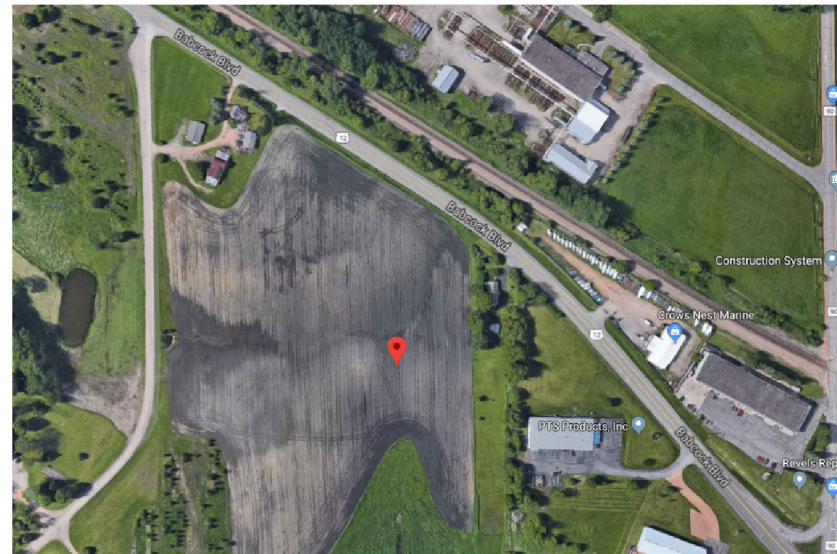


I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of Minnesota.
ROBERT J. DAVIS, Reg. No. 12427

Signed: *Robert J. Davis*
Date: 02-25-19



2 EXISTING CONDITION
SCALE: N/A



2 EXISTING CONDITION
SCALE: N/A



DESIGN 1

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

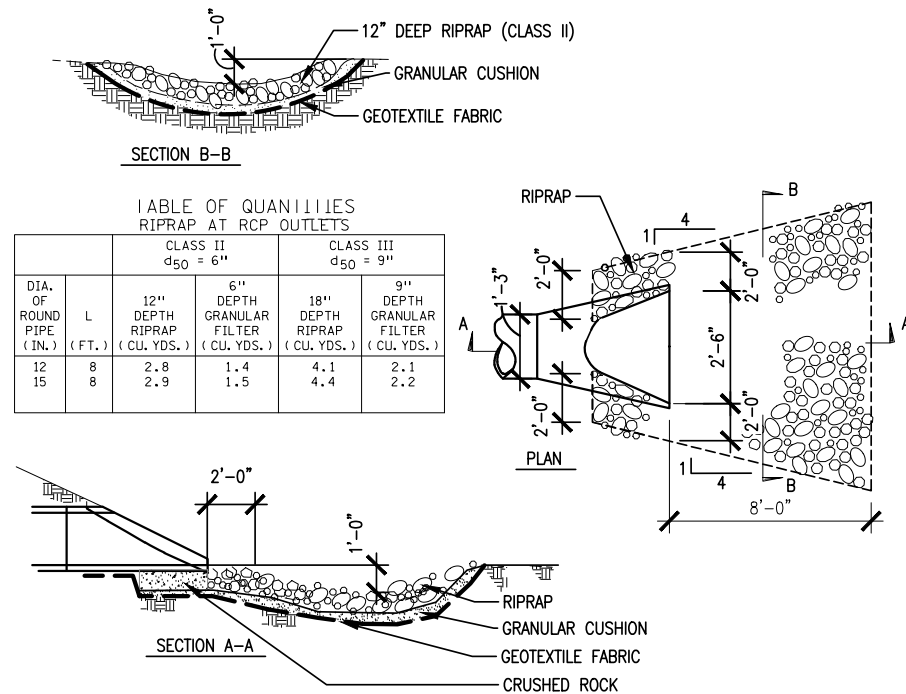
SHEET CONTENTS:
SITE PLAN
DETAIL INDEX

DRAWN BY:	R.E.P. / KYLE M
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
REV. F	01.31.19
REV. G	02.15.19
REV. H	02.25.19

A-1

LESSEE ACCESS EASEMENT

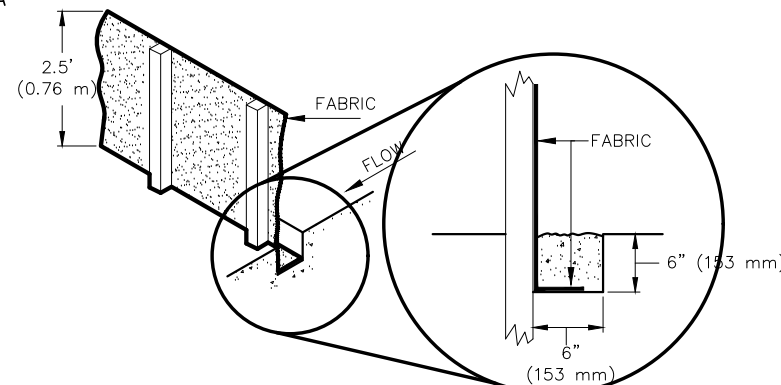
Grading plan for a proposed 15-inch CMP culvert. The plan shows the culvert alignment with invert elevations of 954.7' AMSL and 955.3' AMSL. It includes proposed riprap, erosion control fence, and a 15-inch CMP culvert with flared ends. The plan also shows existing topography, a north arrow, a graphic scale, and a title block with the number 1.



3 EROSION CONTROL RIPRAP
SCALE: NOT TO SCALE

EROSION CONTROL FENCE NOTES:

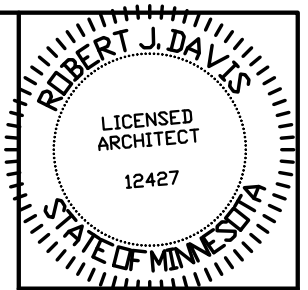
- PLACE BOTTOM EDGE OF FENCE INTO 6" (153 mm) DEEP TRENCH AND BACKFILLED IMMEDIATELY.
- POSTS SHALL BE:
 - 4' (1.22 m) ON CENTER
 - 2" (50.8 mm) X 2" (50.8 mm) HARDWOOD, PINE OR STEEL FENCE POSTS. MINIMUM LENGTH 4.5'
 - DRIVEN 2' (0.61 m) INTO THE GROUND.



2 EROSION CONTROL FENCE
SCALE: NOT TO SCALE

NOTE:

- 1) INSTALL EROSION CONTROL PRIOR TO CONSTRUCTION AND HAVE INSPECTED BEFORE ANY GROUND DISTURBANCE. EROSION AND SEDIMENT CONTROLS SHALL BE MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED.
- 2) MAINTAIN EROSION CONTROL WHEN 1/3 FULL OF SEDIMENT OR IF DAMAGED, INSPECT ONCE WEEKLY AND AFTER EVERY 1/2" RAIN EVENT.
- 3) TRACKING ON STREETS OR OTHER PAVED SURFACES MUST BE SWEEPED 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 PROHIBITED.
- 6) STORAGE OF MATERIALS AND/OR EQUIPMENT SHALL NOT BE ALLOWED
ON PUBLIC STREETS OR WITHIN THE PUBLIC RIGHT-OF-WAY.
- 7) CONTRACTOR TO PROVIDE TEMPORARY SEED ALL DISTURBED AREAS, IF IDLE MORE THAN 14DAYS DURING CONSTRUCTION.
- 8) CONTRACTOR TO PROVIDE PERMANENT SEEDING OF ALL DISTURBED AREAS NOT BEING LANDSCAPED



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

Signed: _____
02-25-19
Date: _____

DESIGN **1**

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(612) 720-0052

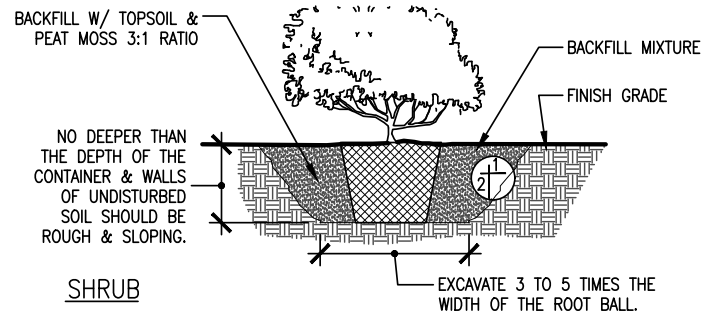
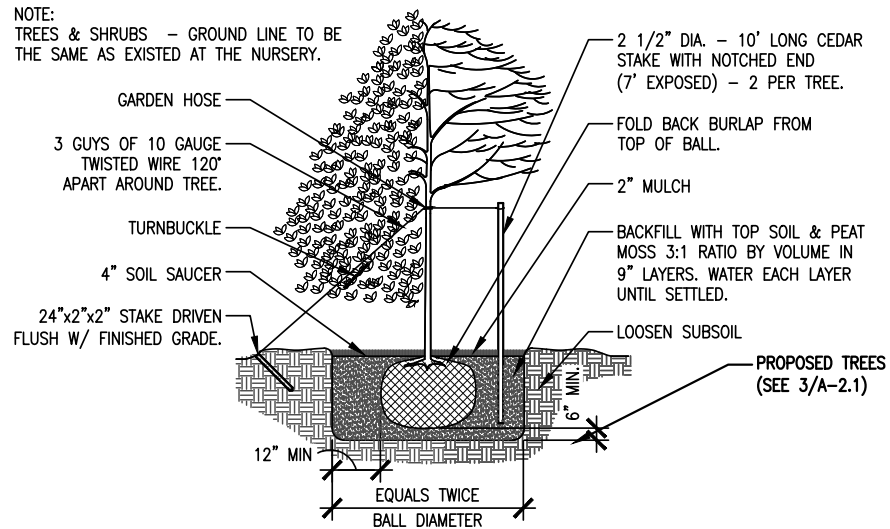
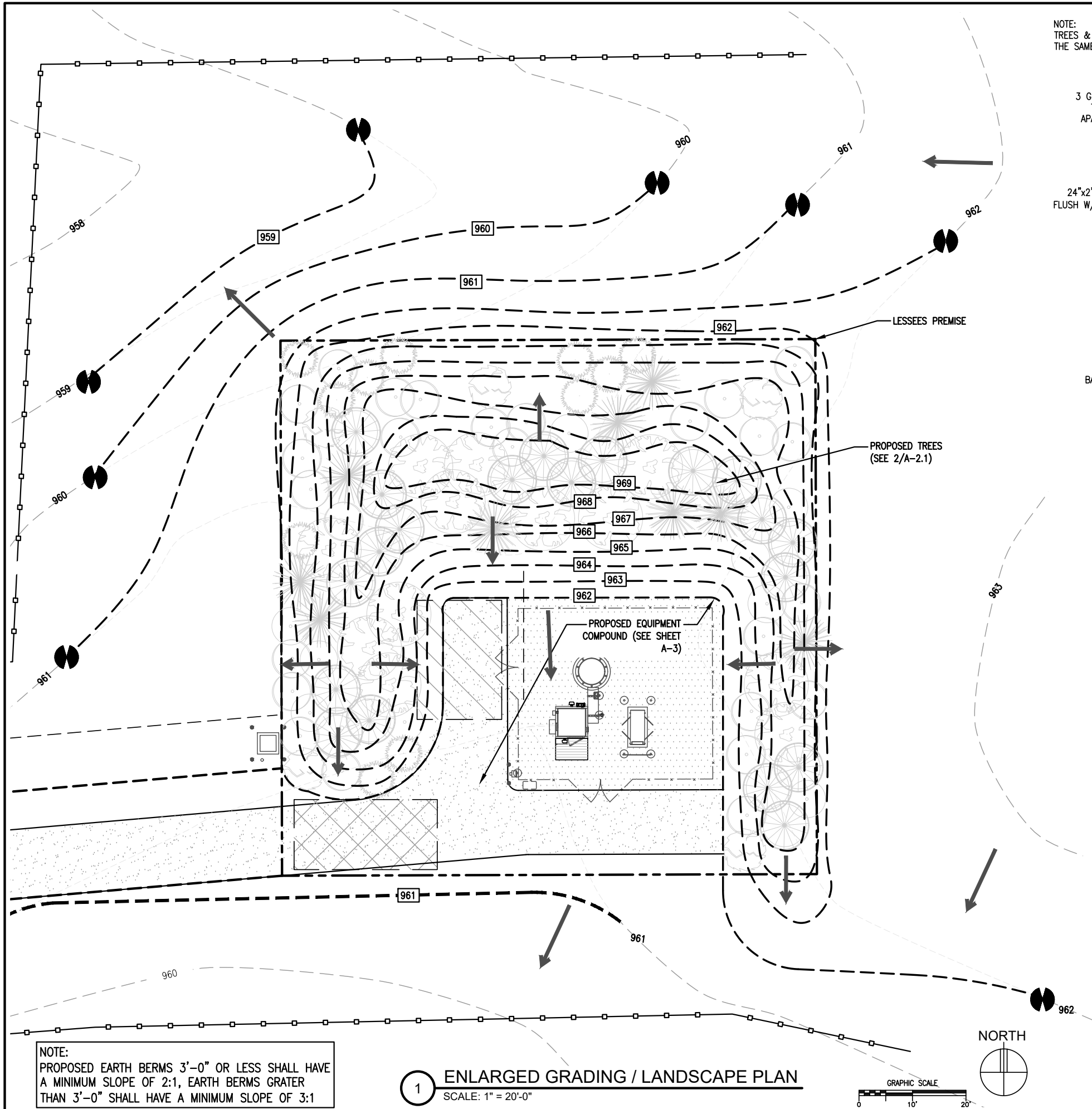
PROJECT
20141070235
LOC. CODE: 297919

MIN MORIA
HWY 12
INDEPENDENCE, MN
55359

SHEET CONTENTS:
GRADING PLAN
EROSIONS CONTROL PLAN
PHOTOS

DRAWN BY:	R.E.P. / KYLE M
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
REV. F	01-31-19
REV. G	02.15.19
REV. H	02.25.19

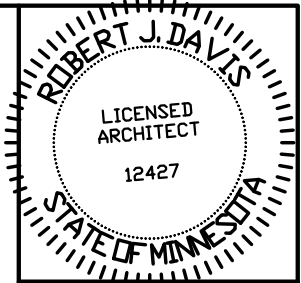
A-2



2 PLANTING DETAIL

SCALE: 1/8" = 1'-0"

- NOTE:
1. CONTRACTOR TO SEED AREAS AT LANDSCAPING WITH NATIVE GRASSES, WITHIN LESSEES LAND PREMISE. (VERIFY SEED MIX WITH MnDOT DESIGN MANUAL).
 2. PERFORM A SOIL PH TEST TO ENSURE SEED IS COMPATIBLE WITH SURROUNDING CONDITIONS.
 3. CONTRACTOR TO HYDROSEED ALL AREAS DISTURBED DURING THIS SCOPE OF WORK & EXISTING AREAS DEEMED NECESSARY BY THE VZW CE.
 4. CONTRACTOR TO UTILIZE A BIODEGRADABLE, PLANT MATERIAL BASED TACKIFIER OR SOIL STABILIZER/BINDER IN CONJUNCTION WITH HYDROSEED FOR EROSION CONTROL. FOLLOW MANUFACTURER RECOMMENDED SPECIFICATIONS FOR MIXING AND APPLICATION.



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

Signed: *Robert J. Davis*
Date: 02-25-19

DESIGN 1

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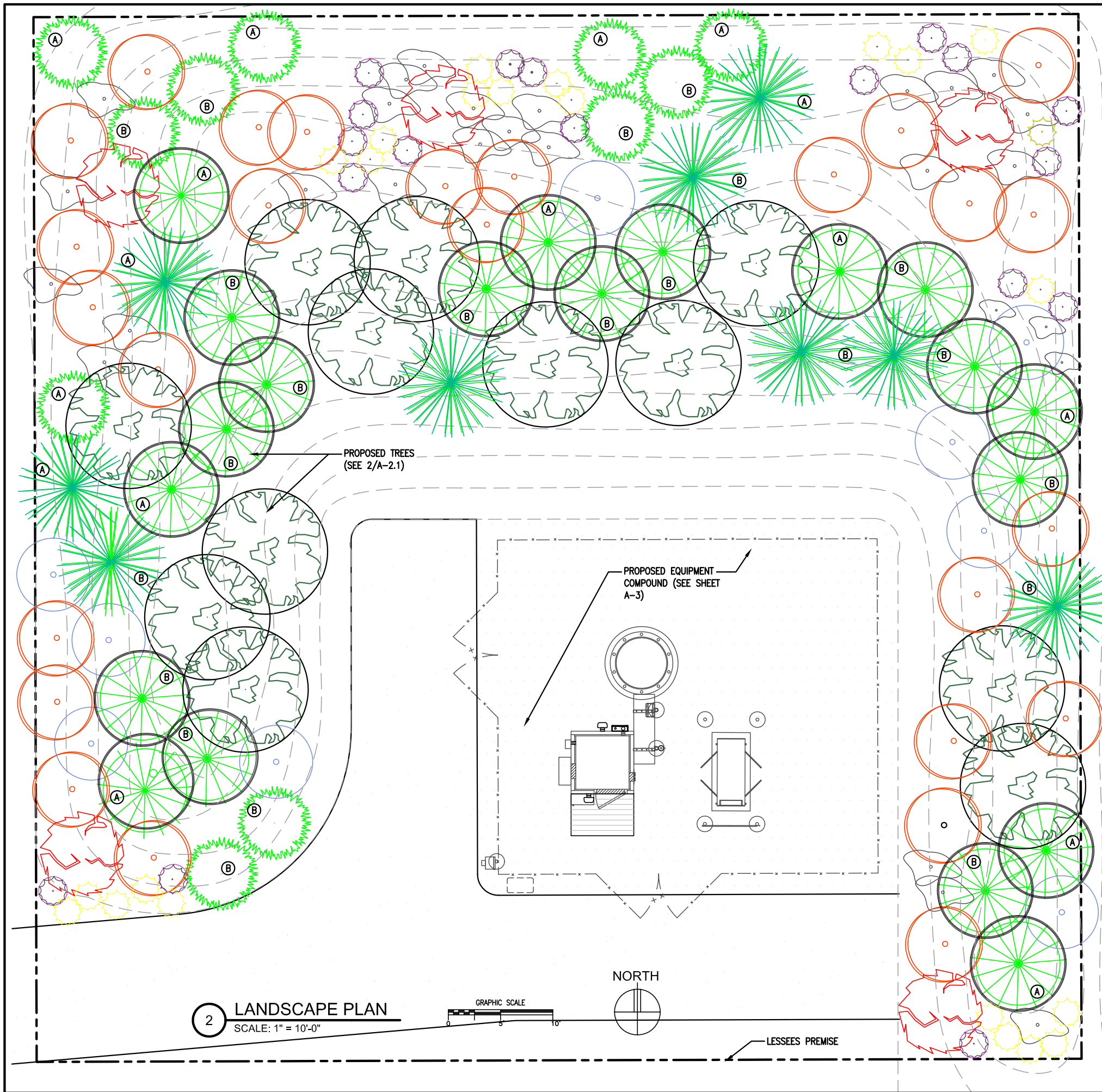
MIN MORIA

HWY 12
INDEPENDENCE, MN
55359

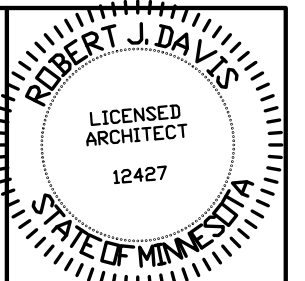
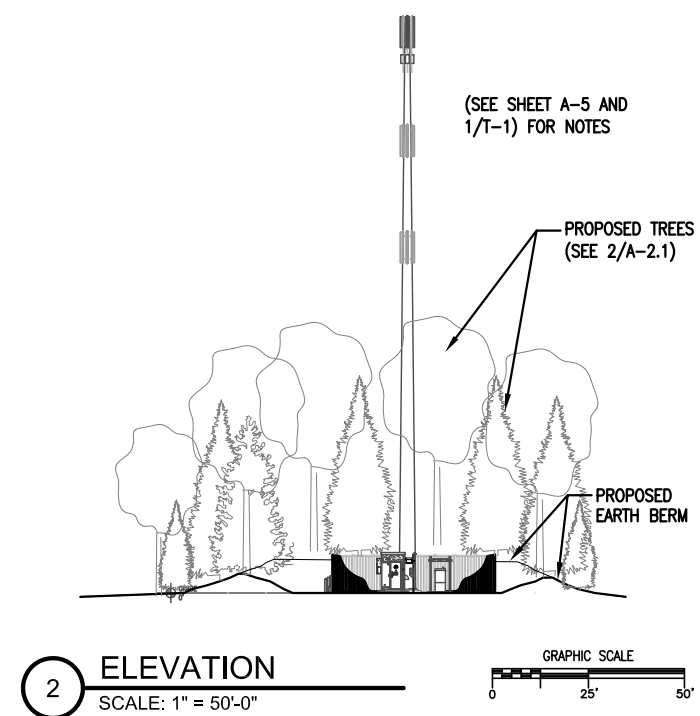
SHEET CONTENTS:
ENLARGED GRADING PLAN

DRAWN BY:	R.E.P. / KYLE M
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
REV. F	01.31.19
REV. G	02.15.19
REV. H	02.25.19

A-2.1



LANDSCAPE KEY					
SYMBOL	QTY.	COMMON NAME	BOTANICAL NAME	PLANTING SIZE	MATURE SIZE
	5	BLACK HILLS SPRUCE	PICEA GLAUCA 'DENSATA'	(A) 6' MIN. BALLED & BURLAP	H: 20'-40'
	6			(B) 8' MIN. BALLED & BURLAP	W: 10'-15'
	3	EASTERN WHITE PINE	"PINUS STROBUS"	(A) 6' MIN. BALLED & BURLAP	H: 50'-80'
	5			(B) 10' MIN. TREE SPADE 66" MIN.	W: 20'-40'
	8	WHITE SPRUCE	"PICEA GLAUCA"	(A) 8' MIN. BALLED & BURLAP	H: 40'-60'
	12			(B) 12' MIN. TREE SPADE 85" MIN.	W: 10'-20'
	5	RED MAPLE	"ACER RUBRUM"	2.5" CALIPER X 8'-0" TALL, BALLED AND BURLAPPED STOCK	H: 40'-60' W: 35'-45'
	12	COMMON HACKBERRY	C. OCCIDENTALIS	2.5" CALIPER X 8'-0" TALL, BALLED AND BURLAPPED STOCK	H: 40'-60' W: 25'-45'
	25	QUAKING ASPEN	"POPULUS TREMULOIDES"	2.5" CALIPER X 8'-0" TALL, BALLED AND BURLAPPED STOCK	H: 40'-50' W: 15'-25'
	8	WHITE BIRCH	"BETULA PAPYRIFERA"	2.5" CALIPER X 8'-0" TALL, BALLED AND BURLAPPED STOCK	H: 50'-70' W: 19'-45'
	24	AMERICAN HAZELNUT	"CORYLUS AMERICANA"	#1 MIN.	H: 5'-12' H: 10'-12'
	23	HUTCHINSONS YELLOW	"SALIX RUBENS"	#1 MIN.	H: 13'-20"
	18	RED-OSIER DOGWOOD	"CORNUS SERICEA SUBSP. SERICEA"	#2 MIN.	H: 7'-9' W: 10'



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Date: 02-25-19

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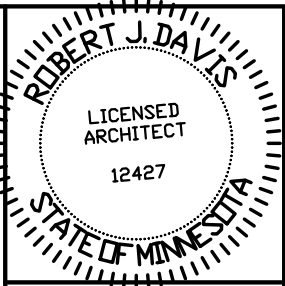
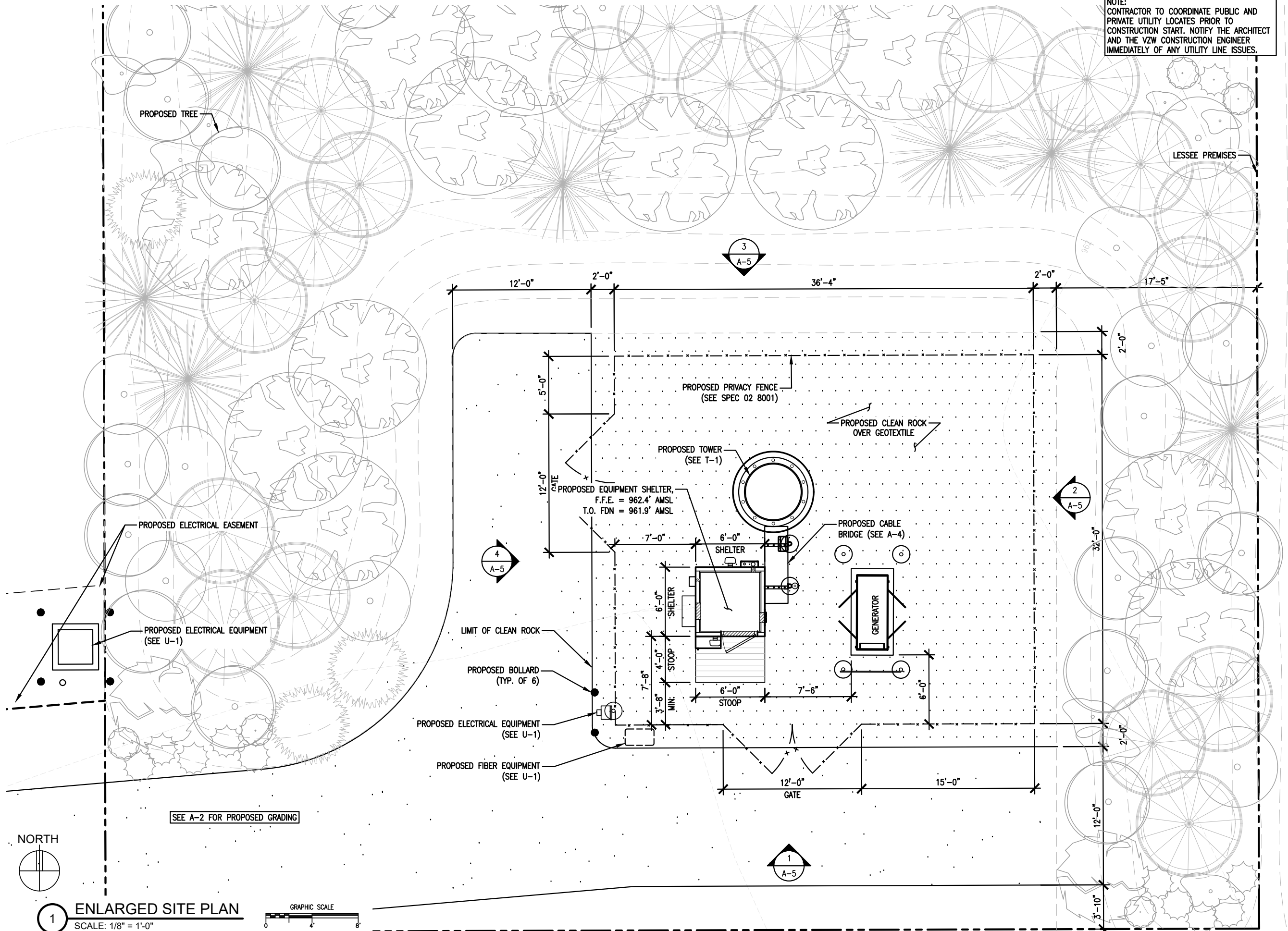
PROJECT
20141070235
LOC. CODE: 297919

MIN MORIA
HWY 12
INDEPENDENCE, MN
55359

SHEET CONTENTS:
LANDSCAPE PLAN

DRAWN BY: R.E.P. / KYLE M
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
REV. F 01.31.19
REV. G 02.15.19
REV. H 02.25.19

A-2.2



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Signed: *Robert J. Davis*
Date: 02-25-19

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20141070235
LOC. CODE: 297919

MIN MORIA

HWY 12
INDEPENDENCE, MN
55359

SHEET CONTENTS:
ENLARGED SITE PLAN

DRAWN BY:	R.E.P. / KYLE M
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
REV. F	01.31.19
REV. G	02.15.19
REV. H	02.25.19

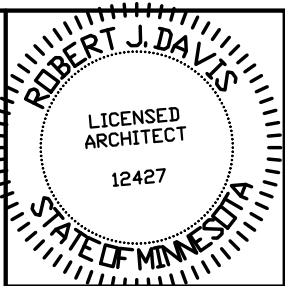
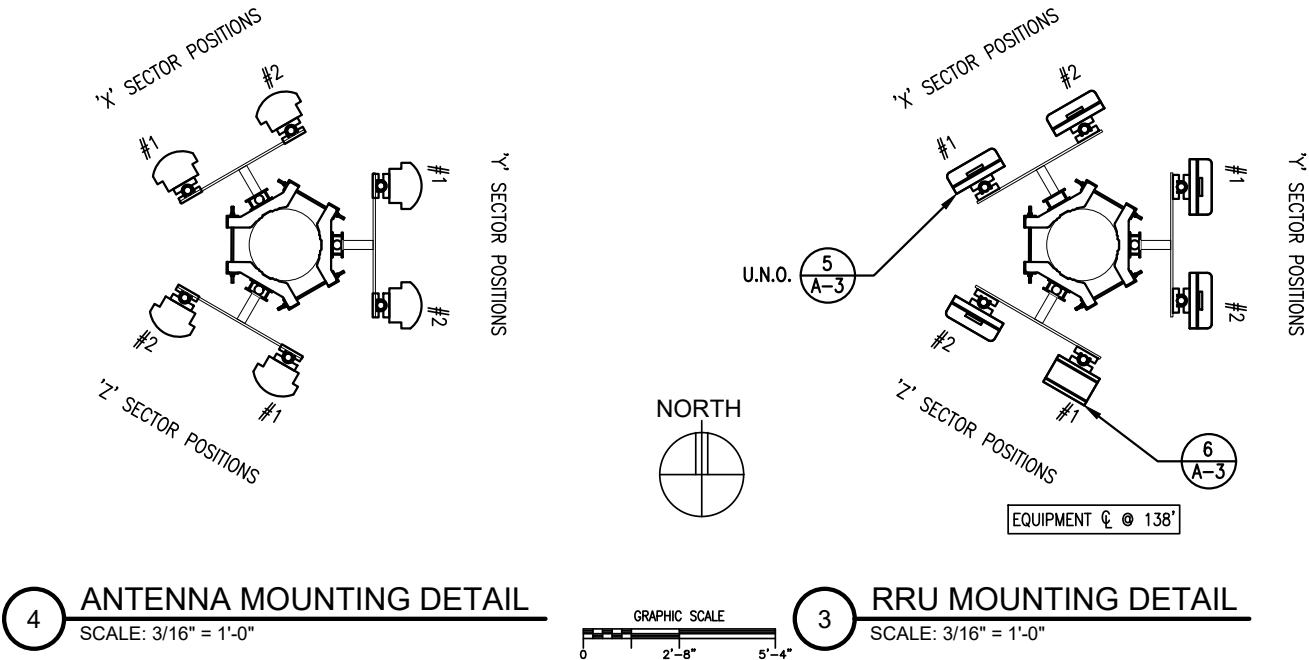
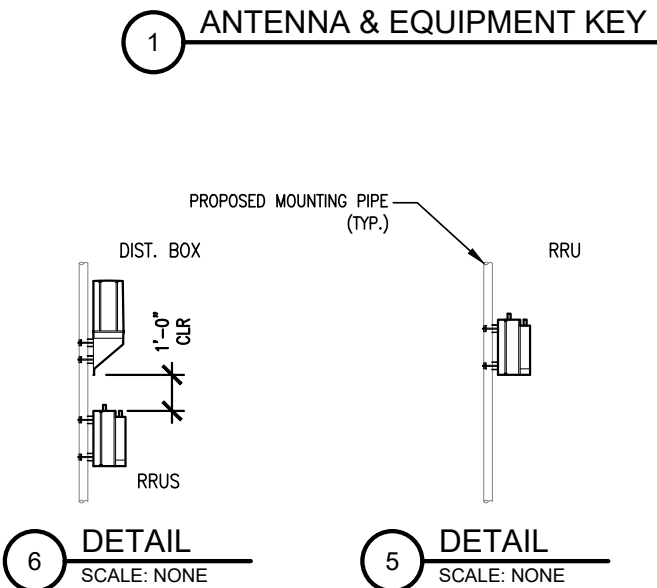
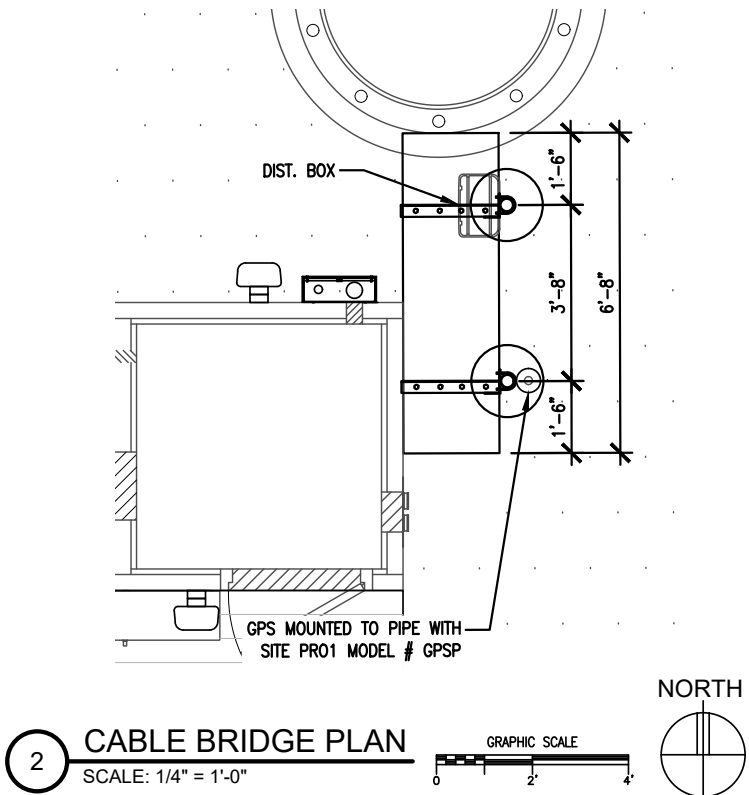
A-3

ANTENNA KEY											
	AZIMUTH	POSITION	FUNCTION	QTY	MANUFACTURER	MODEL	MOD TYPE	ANTENNA LENGTH	ANTENNA TIP	ANTENNA CENTER	ELEC DOWNTILT
"X" SECTOR	330°	2.1	TX/RX1	1	JMA	MX06FR0860-02	700/850 +45	95.9"	150'	146'	3°
	-	2.2	TX/RX1	-	-	2ND PORT	700/850 -45	-	-	-	-
	-	2.3	TX/RX1	-	-	3RD PORT	AWS +45	-	-	-	0°
	-	2.4	TX/RX2	-	-	4TH PORT	AWS -45	-	-	-	-
	-	2.5	TX/RX3	-	-	5TH PORT	AWS +45	-	-	-	0°
	-	2.6	TX/RX4	-	-	6TH PORT	AWS -45	-	-	-	-
	330°	3.1	TX/RX2	1	JMA	MX06FR0860-02	700/850 +45	95.9"	150'	146'	3°
	-	3.2	TX/RX2	-	-	2ND PORT	700/850 -45	-	-	-	-
	-	3.3	TX/RX1	-	-	3RD PORT	PCS +45	-	-	-	0°
	-	3.4	TX/RX2	-	-	4TH PORT	PCS -45	-	-	-	-
	-	3.5	TX/RX3	-	-	5TH PORT	PCS +45	-	-	-	0°
	-	3.6	TX/RX4	-	-	6TH PORT	PCS -45	-	-	-	-
"Y" SECTOR	90°	2.1	TX/RX1	1	JMA	MX06FR0860-02	700/850 +45	95.9"	150'	146'	2°
	-	2.2	TX/RX1	-	-	2ND PORT	700/850 -45	-	-	-	-
	-	2.3	TX/RX1	-	-	3RD PORT	AWS +45	-	-	-	0°
	-	2.4	TX/RX2	-	-	4TH PORT	AWS -45	-	-	-	-
	-	2.5	TX/RX3	-	-	5TH PORT	AWS +45	-	-	-	0°
	-	2.6	TX/RX4	-	-	6TH PORT	AWS -45	-	-	-	-
	90°	3.1	TX/RX2	1	JMA	MX06FR0860-02	700/850 +45	95.9"	150'	146'	2°
	-	3.2	TX/RX2	-	-	2ND PORT	700/850 -45	-	-	-	-
	-	3.3	TX/RX1	-	-	3RD PORT	PCS +45	-	-	-	0°
	-	3.4	TX/RX2	-	-	4TH PORT	PCS -45	-	-	-	-
	-	3.5	TX/RX3	-	-	5TH PORT	PCS +45	-	-	-	0°
	-	3.6	TX/RX4	-	-	6TH PORT	PCS -45	-	-	-	-
"Z" SECTOR	210°	2.1	TX/RX1	1	JMA	MX06FR0860-02	700/850 +45	95.9"	150'	146'	5°
	-	2.2	TX/RX1	-	-	2ND PORT	700/850 -45	-	-	-	-
	-	2.3	TX/RX1	-	-	3RD PORT	AWS +45	-	-	-	0°
	-	2.4	TX/RX2	-	-	4TH PORT	AWS -45	-	-	-	-
	-	2.5	TX/RX3	-	-	5TH PORT	AWS +45	-	-	-	0°
	-	2.6	TX/RX4	-	-	6TH PORT	AWS -45	-	-	-	-
	210°	3.1	TX/RX2	1	JMA	MX06FR0860-02	700/850 +45	95.9"	150'	146'	5°
	-	3.2	TX/RX2	-	-	2ND PORT	700/850 -45	-	-	-	-
	-	3.3	TX/RX1	-	-	3RD PORT	PCS +45	-	-	-	0°
	-	3.4	TX/RX2	-	-	4TH PORT	PCS -45	-	-	-	-
	-	3.5	TX/RX3	-	-	5TH PORT	PCS +45	-	-	-	0°
	-	3.6	TX/RX4	-	-	6TH PORT	PCS -45	-	-	-	-

ADDITIONAL:	CABLE BRIDGE = 10'
(2) DISTRIBUTION BOXES, MODEL RVZDC-6627-PF-48: (EQUAL QUANTITIES AT SHELTER & ON TOWER)	RAD CENTER = 147'
(2) ROSENBERGER HYBRID CABLE, MODEL HL-9612170 (DIST. BOX AT SHELTER TO DIST BOX ON TOWER)	EXTRA = 5'
(12) ROSENBERGER HYBRID JUMPER, MODEL HJ-C8609-15 (DIST. BOX TO RRU)	TOTAL = 162'
(36) ANDREW COAX JUMPER, MODEL LDF4-50A, 1/2"Ø FOAM DIELECTRIC, 10' EACH (RRU TO ANTENNA)	
(6) RET JUMPERS (RRU TO ANTENNA & ANTENNA TO ANTENNA PER SECTOR)	

EQUIPMENT KEY			
QTY	MANUFACTURER	MODEL	RRU PORT
1	ERICSSON	4449	1
			4
1	ERICSSON	8843	1
			2
-	ERICSSON	8843	3
			4
-	ERICSSON	4449	2
			3
-	ERICSSON	8843	5
			6
-	ERICSSON	8843	7
			8
1	ERICSSON	4449	1
			4
1	ERICSSON	8843	1
			2
-	ERICSSON	8843	3
			4
-	ERICSSON	4449	2
			3
-	ERICSSON	8843	5
			6
-	ERICSSON	8843	7
			8

NOTE:
CABLE BRIDGE SUPPORTS ARE REQUIRED
AT INTERVALS NOT TO EXCEED 6'-0" WITH
OVERHANG EXTENSIONS NOT TO EXCEED 1'-6"



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

Signed: *Robert J. Davis*
Date: 02-25-19

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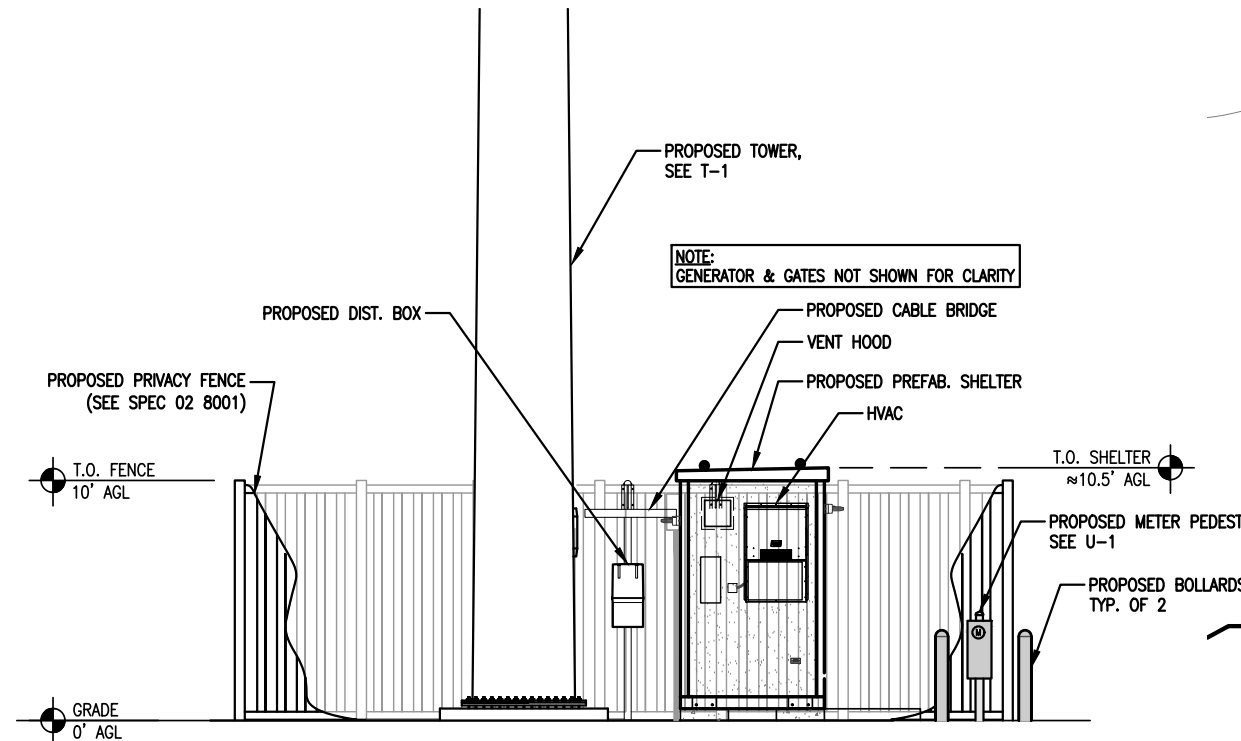
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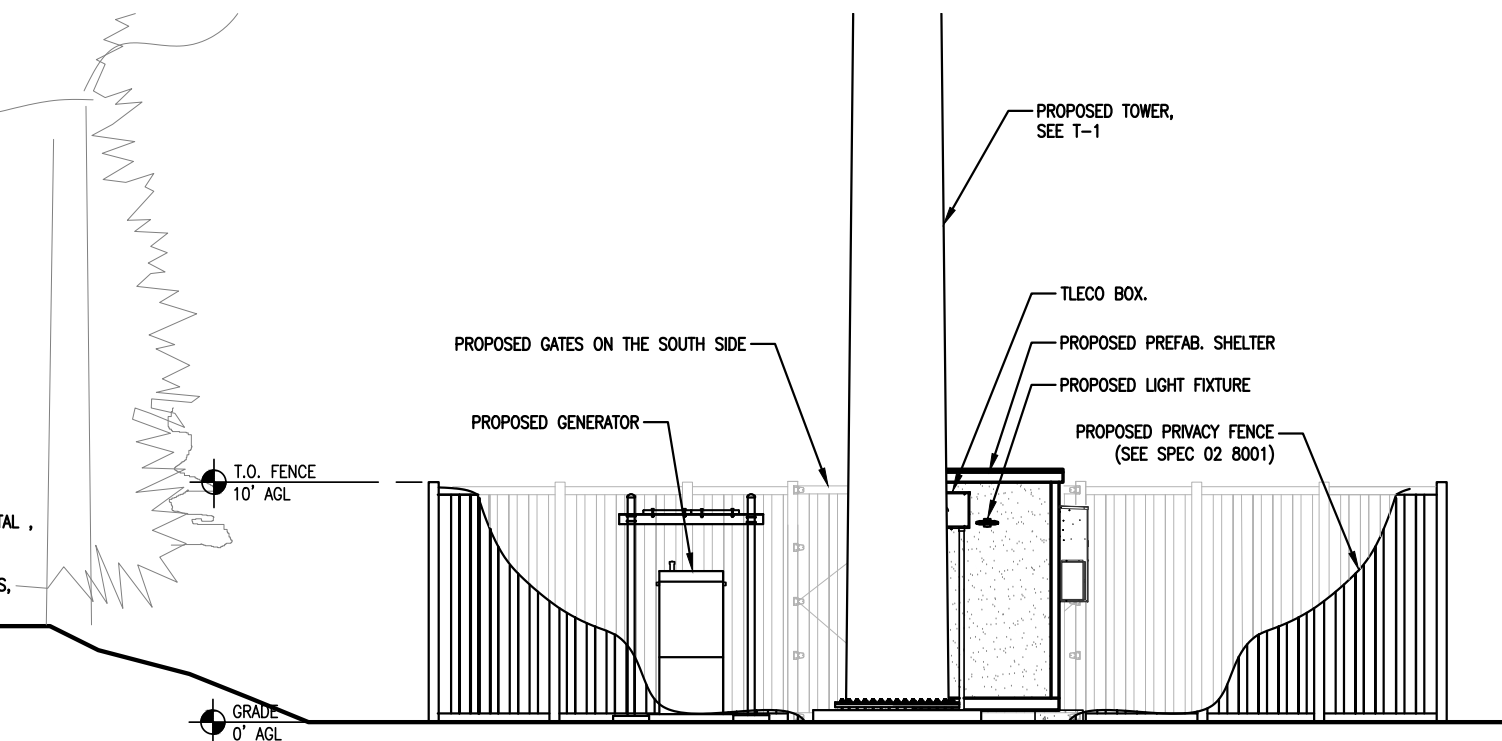
SHEET CONTENTS:
ANTENNA & EQUIPMENT KEY
CABLE BRIDGE PLAN
MOUNTING DETAILS

DRAWN BY: R.E.P. / KYLE M
DATE: 07-31-17
CHECKED BY: A.P.S.
REV. A 12-21-17
REV. B 01-30-18
REV. C 07-17-18
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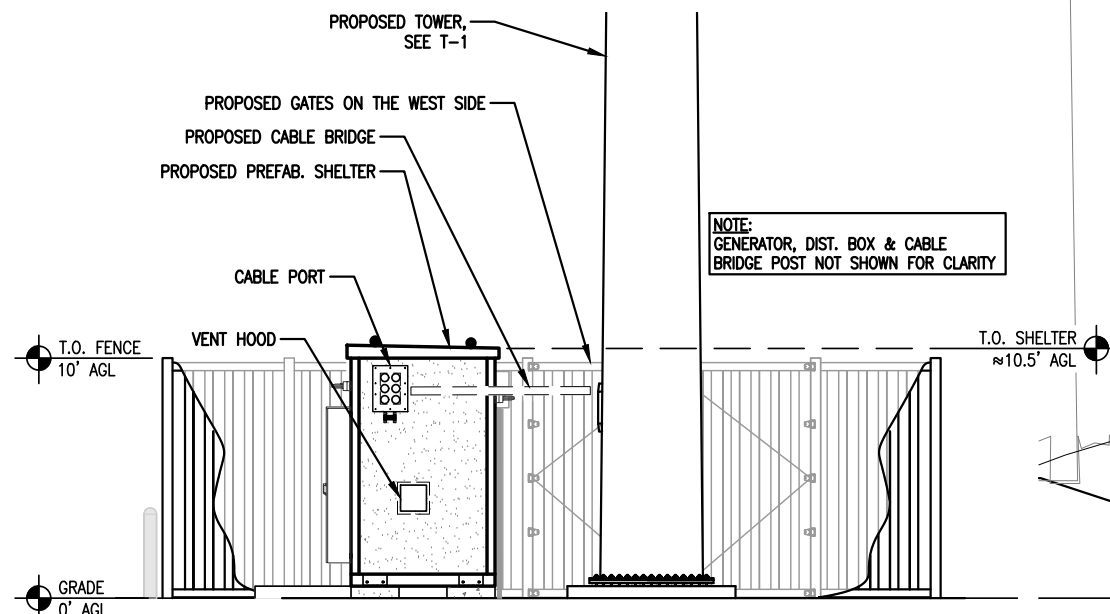
A-4



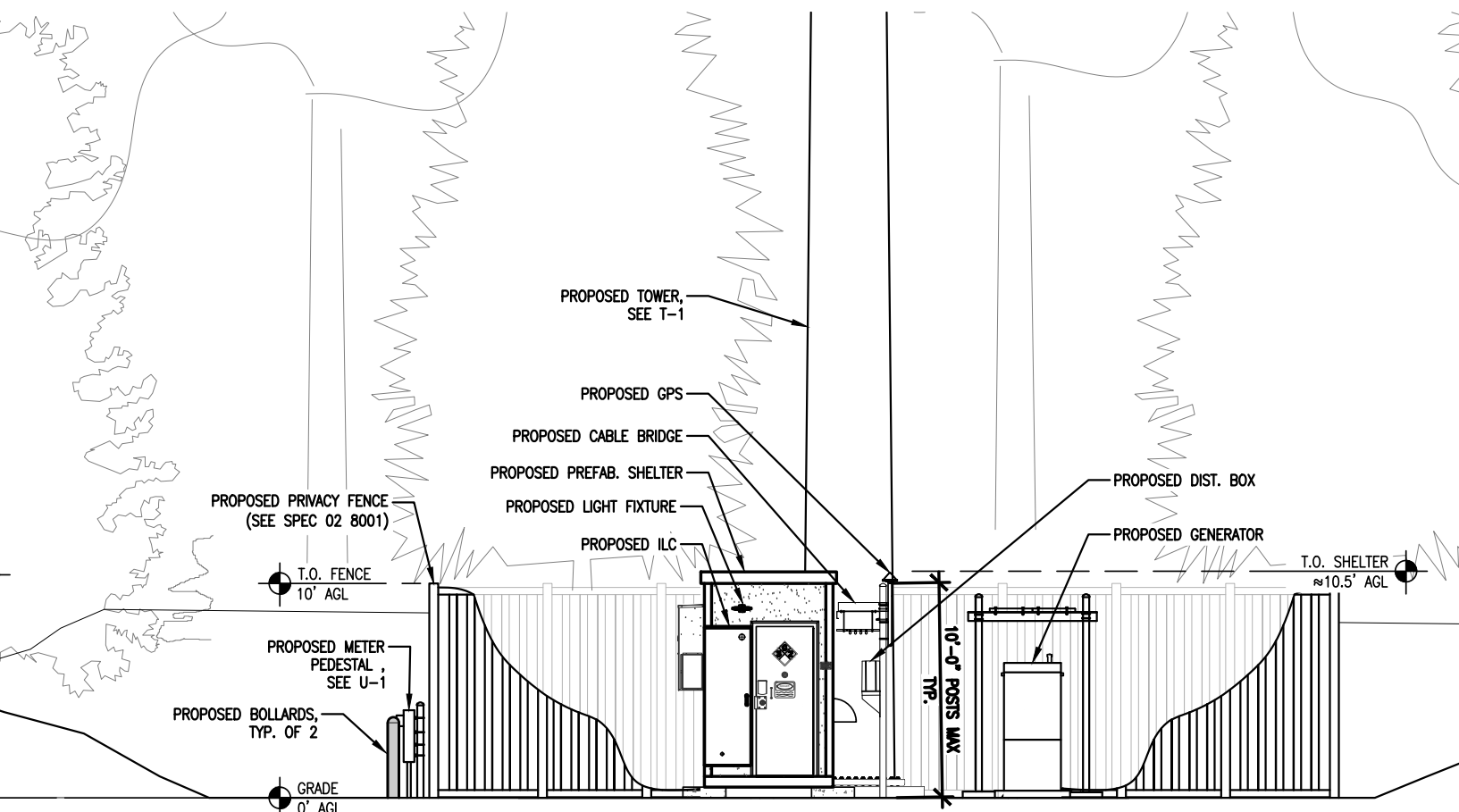
4 WEST ELEVATION
SCALE: 1/8" = 1'-0"



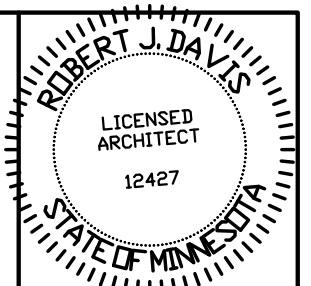
3 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



2 EAST ELEVATION
SCALE: 1/8" = 1'-0"



1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



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SHEET CONTENTS:
ELEVATIONS

DRAWN BY:	R.E.P. / KYLE M
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
REV. F	01.31.19
REV. G	02.15.19
REV. H	02.25.19

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 EQUIPMENT 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 & MILEAGE
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 RFQ.

02 1100 ROAD IMPROVEMENT & CONSTRUCTION
Contractor shall furnish materials for, and install, a twelve foot (12') wide gravel 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, 1½" 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 EARTHWORK & EXCAVATION
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 Owner.
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 Drawings 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 Drawings 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/gate post installation set in 12"Ø 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 gates are to provide "hold open" and latch operable from both sides of gates to ensure egress 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.

03 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% ±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

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

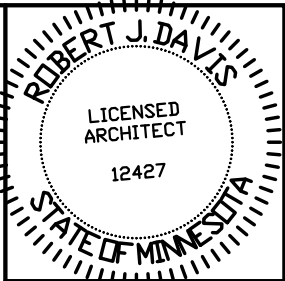
POWER TO SITE
TELCO TO SITE
CABLE BRIDGE & ICE SHIELDS (POSTS, ANGLE, HARDWARE, ETC.)
GPS MOUNTING
GROUNDING MATERIALS
FENCING
TREES
CONNECTORS, BOOTS, & RELATED HARDWARE

SCOPE OF WORK:

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 ITEMS:

SITE PREPARATION
SITE WORK & DRIVEWAY CONSTRUCTION
EQUIPMENT SHELTER, GENERATOR, & TOWER FOUNDATIONS
SET EQUIPMENT SHELTER, SET GENERATOR, & ERECT TOWER
ROUTING OF GROUND, POWER, FIBER & ALARM
SITE GROUNDING
ELECTRICAL & TELEPHONE SERVICES
INSTALL ANTENNAS & CABLES
CABLE BRIDGE & ICE SHIELDS
GRAVEL SURFACING & FENCING
PLANT TREES

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



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

Signed: *Robert J. Davis*

Date: 02-25-19



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LOC. CODE: 297919

MIN MORIA

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55359

SHEET CONTENTS:
OUTLINE SPECIFICATIONS

DRAWN BY:	R.E.P. / KYLE M
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
REV. F	01.31.19
REV. G	02.15.19
REV. H	02.25.19

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 galvanized 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 'jumpers'. Pairs of #2 SBTC may be required between ground bars. Leads shall be routed to ground 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 grounds also attach to the PGBs.
- * The Tower Ground Bar (TGB) mounted at the base of the tower. Note: Transmission line grounds 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 ground ring.

Inspection & Testing

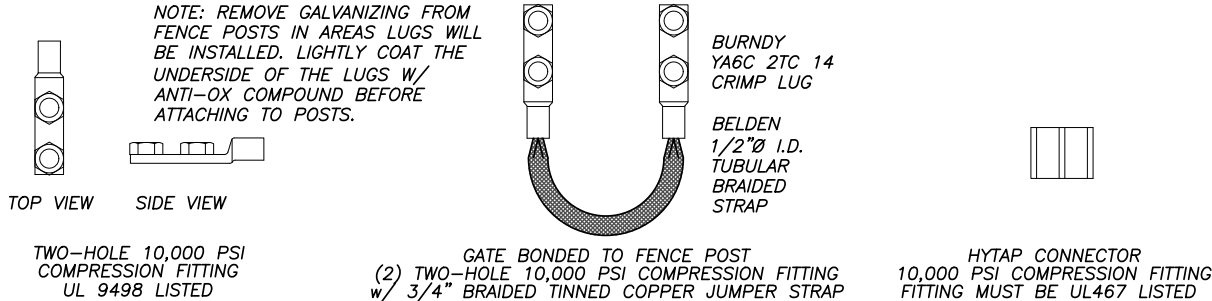
Test lead #1 and ground rods after installation but before backfilling or connecting to any other grounding, using the 3-point fall of potential method. Contractor to notify Verizon Wireless senior construction engineer at least 48 hours prior to testing. Document installation and test results with photographs.

SYMBOL AND NOTE LEGEND

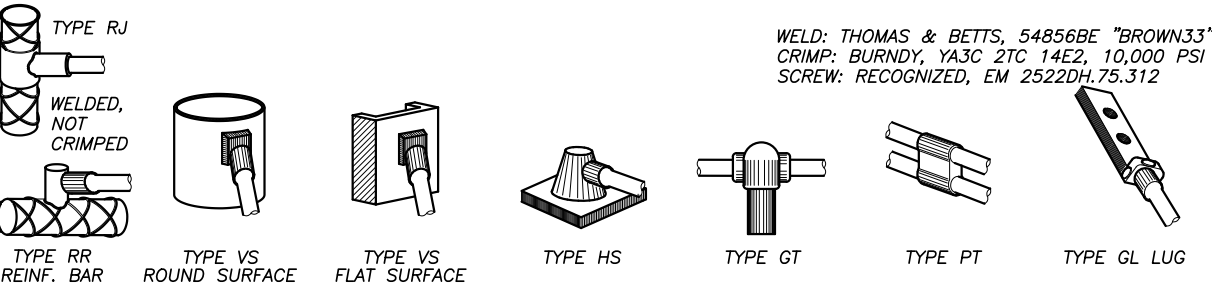
	#2 SBTC AROUND SHELTER/PLATFORM, TOWER, OR GUY ANCHOR
	5/8" X 10'-0" GALVANIZED STEEL GROUND ROD
	TEST WELL PREFERRED LOCATION
	#2 SBTC 'WHIP' LEAD
	(2) #2 SBTC FROM MGB, PGB, OR TGB TO LEAD 1
	AC HVAC UNIT
	BUILDING CORNER
	BOLLARD
	CABLE BRIDGE SUPPORT POST
	CAMLOK
	ELECTRICAL SERVICE GROUND
	COMMERCIAL ELECTRICAL METER
	GUY ANCHOR PLATE
	FENCE POST
	GENERATOR
	GATE POST, 3/4" BRAID STRAP TO LEAF
	GPS UNIT
	GUY WIRE, MECH. CLAMP ONLY - NO WELDS
	HOOD OR LOUVER
	OUTSIDE OF HOFFMAN BOX
	INTEGRATED LOAD CENTER
	MAIN GROUND BAR
	GENERATOR MUFFLER
	PORT GROUND BAR
	FOUNDATION REINFORCING
	ROOF SHIELD
	STEEL BEAM
	STEEL POST
	STEEL PLATFORM
	HOFFMAN BOX
	TOWER GROUND BAR
	TOWER BASE
	DIESEL FUEL VENT PIPE

Note:

Contractor to provide #2 solid bare tin-clad (SBTC) copper wire lead from #1 ground ring to air conditioner & ice shield if provided by VZW.



2 COMPRESSION CONNECTOR DETAILS
SCALE: NTS

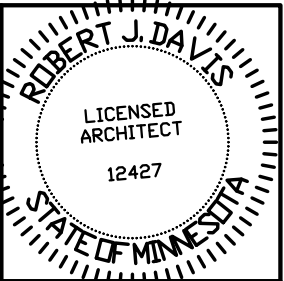


1 EXOTHERMIC WELD DETAILS
SCALE: NTS

LEAD IDENTIFICATION & DESCRIPTION:

1	RING, EXTERNAL BURIED w/ RODS	#2 SBTC
1A	RING, CONCRETE ENCASED	#2 SBTC
2	DEEP ANODE (TO IMPROVE OHMS)	ROD OR PIPE
3	RING TO BLDG STL FRAME	#2 SBTC
4	MAIN AC PANEL NEUTRAL BUS TO (2) GROUND RODS, ISOLATED FROM LEAD #1	NEC 250.66
5	RING TO GROUND BAR	(2) #2 SBTC
6	RING TO EXT MTL OBJECT	#2 SBTC
7	DEEP ANODE TO MGB	NSTD33-9
8	AC PANEL TO WATER METER	NEC 250.66
9	EXT WATER TO INT WATER PIPES	NSTD33-9
10	INT WATER PIPE TO MGB	NSTD33-9
11-12	NOT USED	
13	AC PANEL TO MGB	NSTD33-9
14	MGB/FGB TO BLDG STL FRAME	#2/0 I-STR
14C	MGB/FGB TO ROOF/WALL MTL PNL	#1/0 I-STR
15	MGB/FGB TO FGB-HE SAME FLOOR	#2/0 I-STR
16	NOT USED	
16A	ECPGB TO CABLE ENTRY RACK	#1/0 I-STR
17	MGB TO CABLE SHIELDING	#6 I-STR
17A	ECPGB TO CABLE SHIELDING	#6 I-STR
17B	MGB/FGB TO F-0 SPLICE SHELF	#1 I-STR
18	LOWEST MGB/FGB TO HIGHEST FGB	#2/0 I-STR
19	LEAD 18 TO OTHER FGBs, <6'	#2/0 I-STR
20	MGB/FGB TO BRANCH AC PNL	#6 I-STR
20A	NEAREST GRND TO DISCONNECT PNL	NEC 250.66
20B	GWB TO AC DISTR PNL	#6 I-STR
21	MGB/FGB TO INT HALO	#2 I-STR
21A	INTERIOR 'GREEN' HALO	#2 I-STR
21B	INT HALO TO EXT RING	#2 SBTC
21C	INT HALO TO EQUIPMENT MTL	#6 I-STR
22	ROOF TOWER RING TO ROOF GRND	NFPA 780
23	MGB/FGB TO ECPGB, SAME FLOOR	#1 I-STR
23A	MGB/FGB TO CXR-HF LINR PROT	#6 I-STR
24	ECPGB TO EACH PROTECTOR ASSEMBLY	#6 I-STR
24A	LOWER PROT ASSY TO UPPER	#6 I-STR

25	RING TO NEAREST LIGHTNING ROD	#2 SBTC
26	LGHTNG ROD SYS TO NEARBY MTL	NFPA 780
27	RING TO TOWER RING	(2) #2 SBTC
28	RING TO SHELTER RING	(2) #2 SBTC
29	BRANCH AC PNL TO BTTY CHG FRM	NSTD33-11
30	BRANCH AC PNL TO OUTLETS	#2/0 I-STR
31	MGB/FGB TO PWR, BTTY FRAMES	#6 I-STR
32	#31 TO BATTERY CHARGER FRAME	#6 I-STR
33	#31 TO BATTERY RACK FRAME	#6 I-STR
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
38	FGB TO PDU GB	#750MCM I-STR
38A	FGB TO PDU GB CARRIER SUPPLY	#2/0 I-STR
39	DC BUS DUCT TO NEXT SECTION	#6 I-STR
40	DC BUS DUCT TO MGB/FGB	#6 I-STR
41A	MGB/FGB TO #58	#2/0 I-STR
42-44	NOT USED	
45	MAIN AC PNL TO BRANCH AC PNL	NSTD33-11
46	BRANCH AC PNL TO DED OUTLET	NSTD33-11
47	FGB TO INTEG FRM	#2 I-STR
48	LEAD #31 TO INTEG FRM	#6 I-STR
49	INTEG FRM TO EQUIP SHELF	BY FASTENERS
50	PDU BTTY RET TO #51	#2/0 I-STR
51	#50 TO TRANS FRM ISO DC PWR	#6 I-STR
52	TRANS FRM FUSE TO FRM OR BAR	#8 I-STR
53A	MGB/FGB TO PDF/BDFB	NSTD33-22
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 XMTR	#6 I-STR
57A	MGB/FGB TO CBL GRID/RUNWAY	#2/0 I-STR
58A	#41A TO AISLE FRAME	#2 I-STR
59A	#58A TO EACH SGL FRAME GRND	#6 I-STR
60-89	NOT USED	
90	GENERATOR FRAME TO EXT RING	#2 SBTC



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

Signed: Date: 02-25-19

DESIGN 1

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verizon

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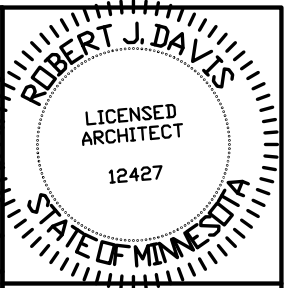
HWY 12
INDEPENDENCE, MN
55359

SHEET CONTENTS:
GROUNDING NOTES

DRAWN BY:	R.E.P. / KYLE M
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
REV. F	01.31.19
REV. G	02.15.19
REV. H	02.25.19

GROUNDING DETAIL INDEX

DETAIL	DETAIL DESCRIPTION
SHELTER	6' X 6' SHELTER GROUNDING ELEVATIONS
11.1	TEST WELL DETAIL, GROUND RING & ROD DETAIL
11.2	SHELTER HALO DETAIL
11.3	REBAR GROUNDING DETAIL
11.4	CONDUIT DETAIL
11.5	TYPICAL GROUNDING CABLE BRIDGE DETAIL
11.6	TYPICAL TOWER GROUNDING DETAIL



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

Signed: *Robert J. Davis*

02-25-19
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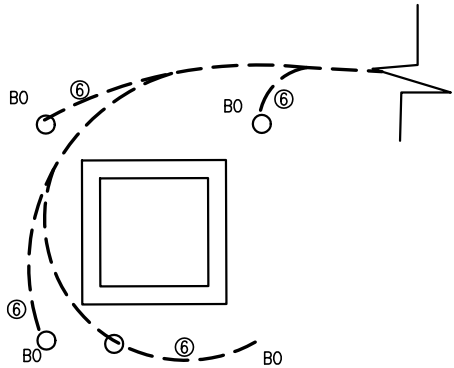
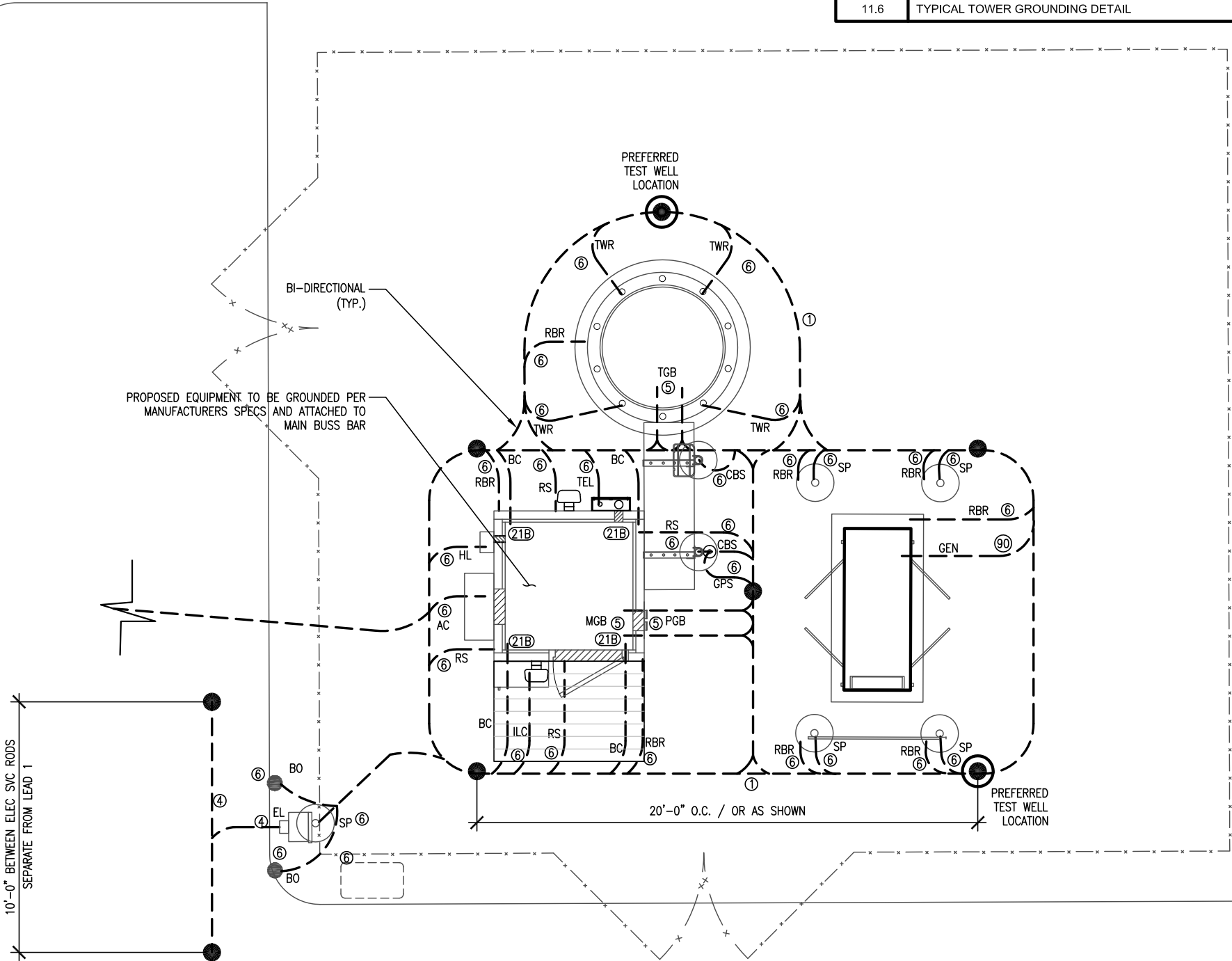
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SHEET CONTENTS:
GROUNDING PLAN
GROUNDING DETAIL INDEX

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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
REV. F	01.31.19
REV. G	02.15.19
REV. H	02.25.19

G-2



2 GROUNDING @ TRANSFORMER

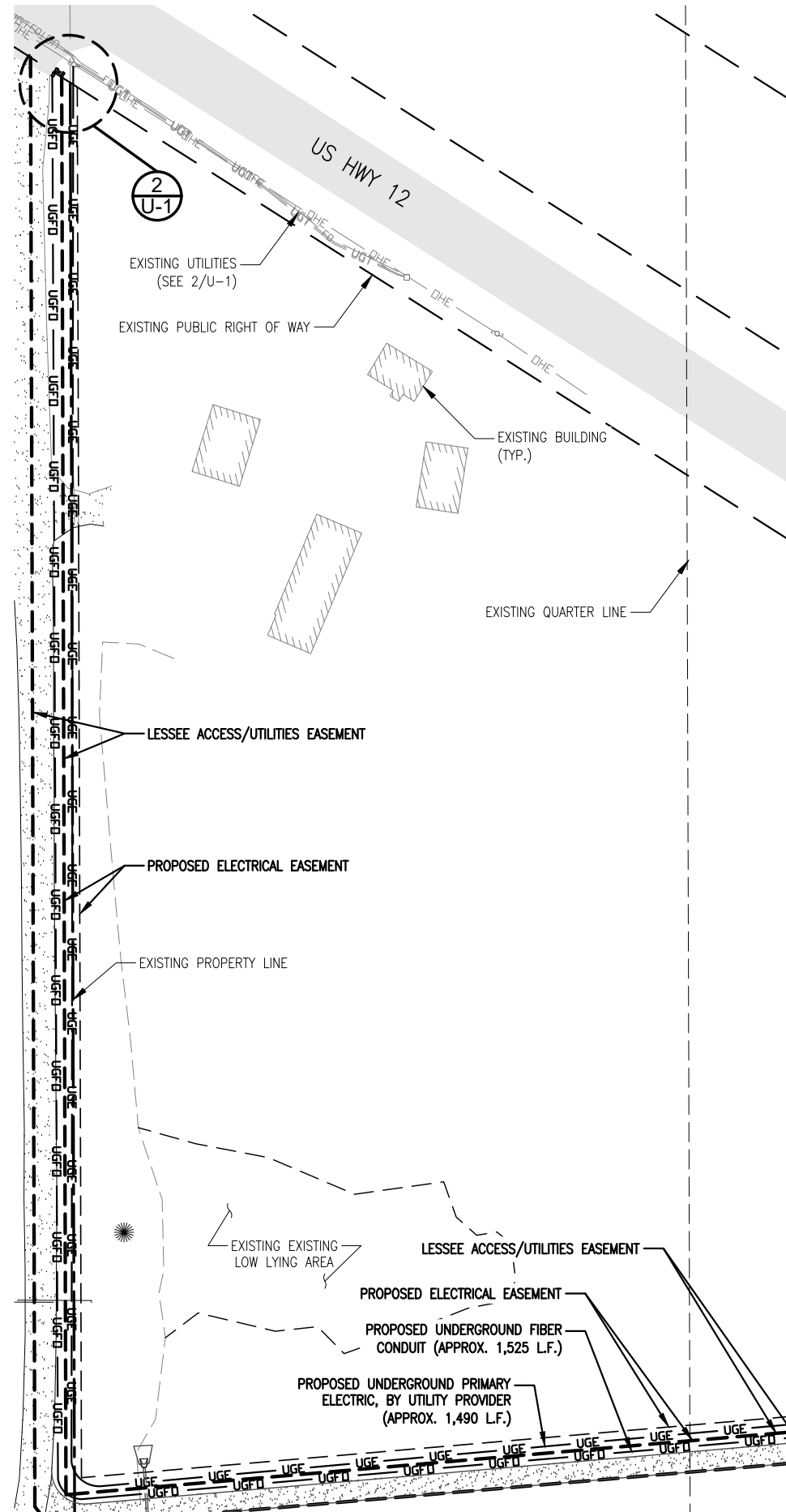
SCALE: NTS

NOTE:
CONTRACTOR SHALL ENSURE THAT EACH WHIP IS ROUTED TO LEAD 1 BY THE SHORTEST PATH, AND BENDS SHALL NOT BE LESS THAN 12" RADIUS

1 GROUNDING PLAN

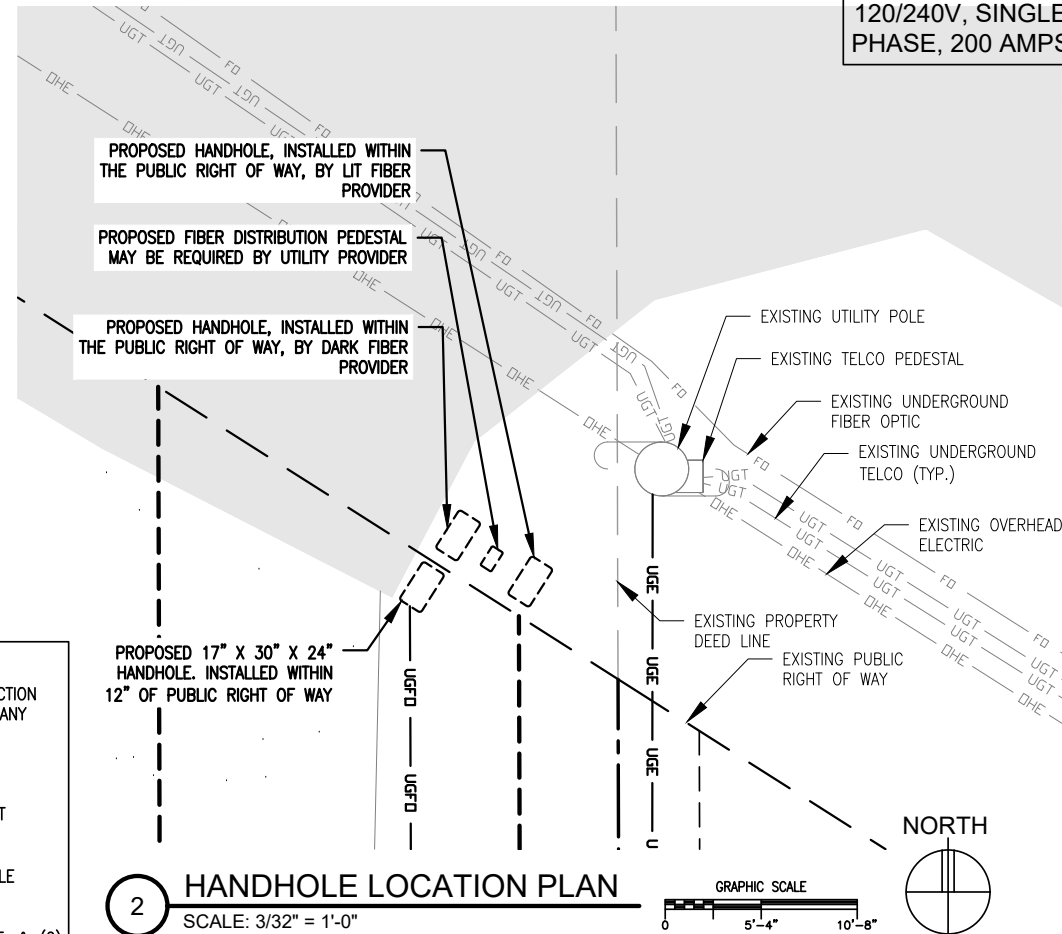
SCALE: NTS



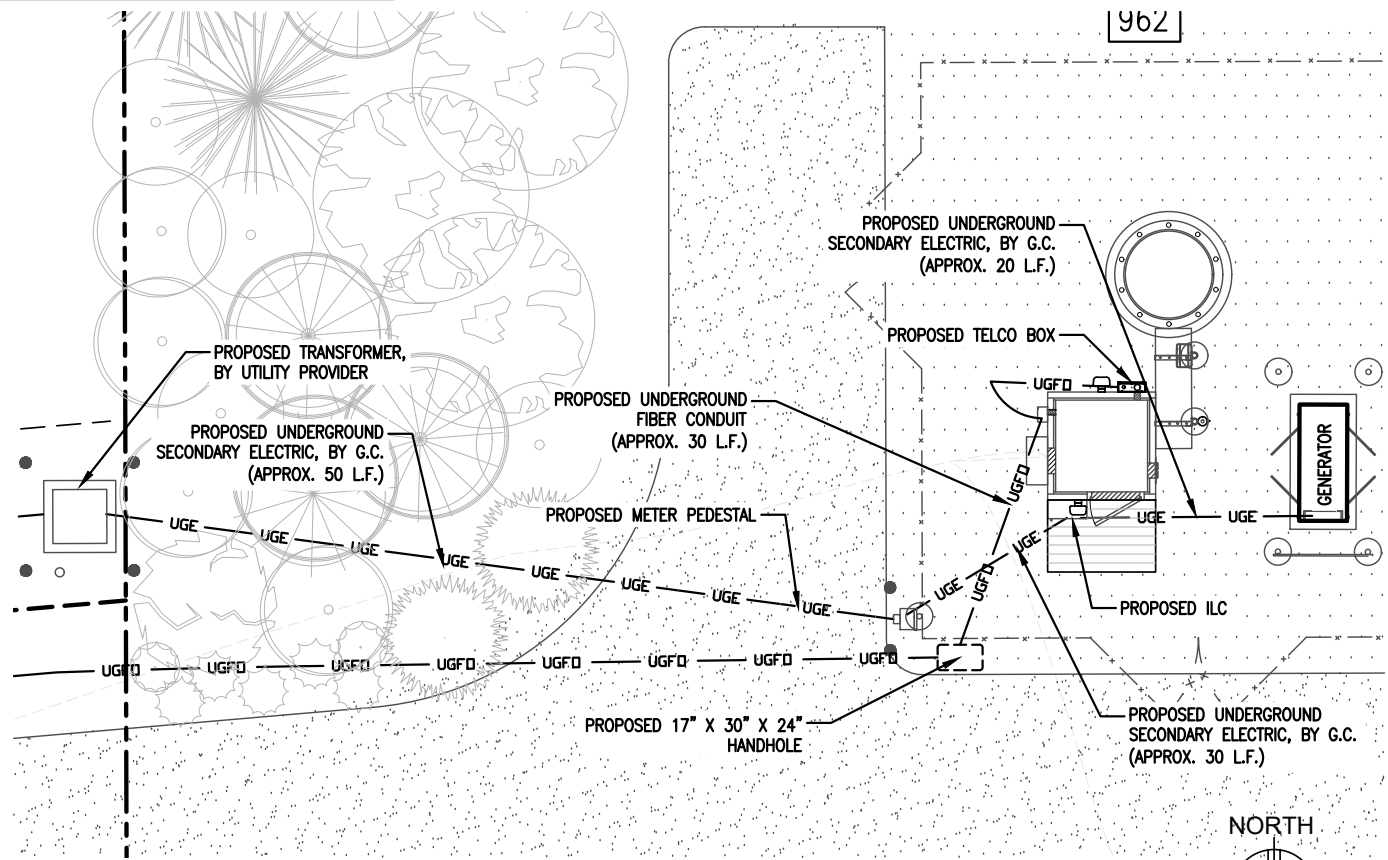


1 SITE UTILITY PLAN
SCALE: 1" = 100'-0"

- NOTE:**
1. CONTRACTOR TO COORDINATE PUBLIC AND PRIVATE UTILITY LOCATES PRIOR TO CONSTRUCTION START. NOTIFY THE ARCHITECT AND THE VZW CONSTRUCTION ENGINEER IMMEDIATELY OF ANY UTILITY LINE ISSUES.
- CONDUIT NOTES:**
1. PRIMARY ELECTRIC - SPECIFICATION & INSTALLATION BY POWER UTILITY PROVIDER, POST INSTALLATION RESTORATION BY CONTRACTOR.
 2. SECONDARY ELECTRICAL - INSTALL CONDUIT 32" BELOW GRADE WITH (2) TWO DETECTABLE RIBBONS.
 3. FIBER OPTIC - INSTALL CONDUIT 42" BELOW GRADE WITH PULL STRING, TRACEABLE WIRE, & (2) TWO DETECTABLE RIBBONS

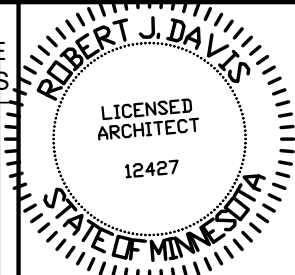


2 HANDHOLE LOCATION PLAN
SCALE: 3/32" = 1'-0"



3 ENLARGED SITE UTILITY PLAN
SCALE: 3/32" = 1'-0"

POWER TYPE:
120/240V, SINGLE
PHASE, 200 AMPS



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

Signed: *Robert J. Davis*
Date: 02-25-19

DESIGN 1
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:
SITE UTILITY PLANS
HANDHOLE LOCATION PLAN

DRAWN BY:	R.E.P. / KYLE M
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
REV. F	01-31-19
REV. G	02-15-19
REV. H	02-25-19

U-1

SITE SURVEY

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).

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. A10162502.

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.

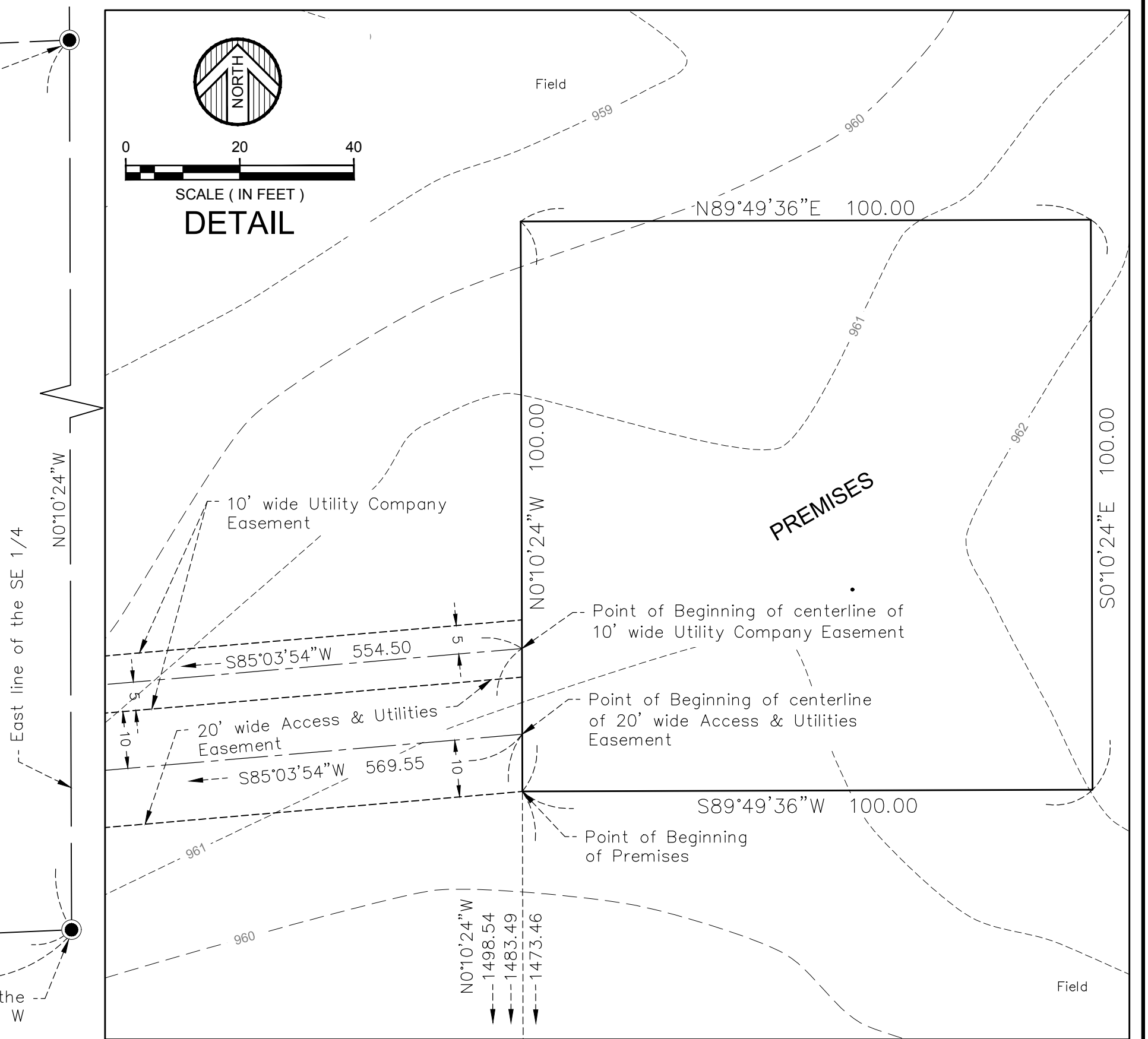
The sidelines of said easement shall be shortened or lengthened to terminate at said southwesterly right of way line of U.S. Highway Number 12 and at lines bearing North 0 degrees 10 minutes 24 seconds West and South 0 degrees 10 minutes 24 seconds East from the Point of Beginning.

PROPOSED UTILITY COMPANY EASEMENT DESCRIPTION:

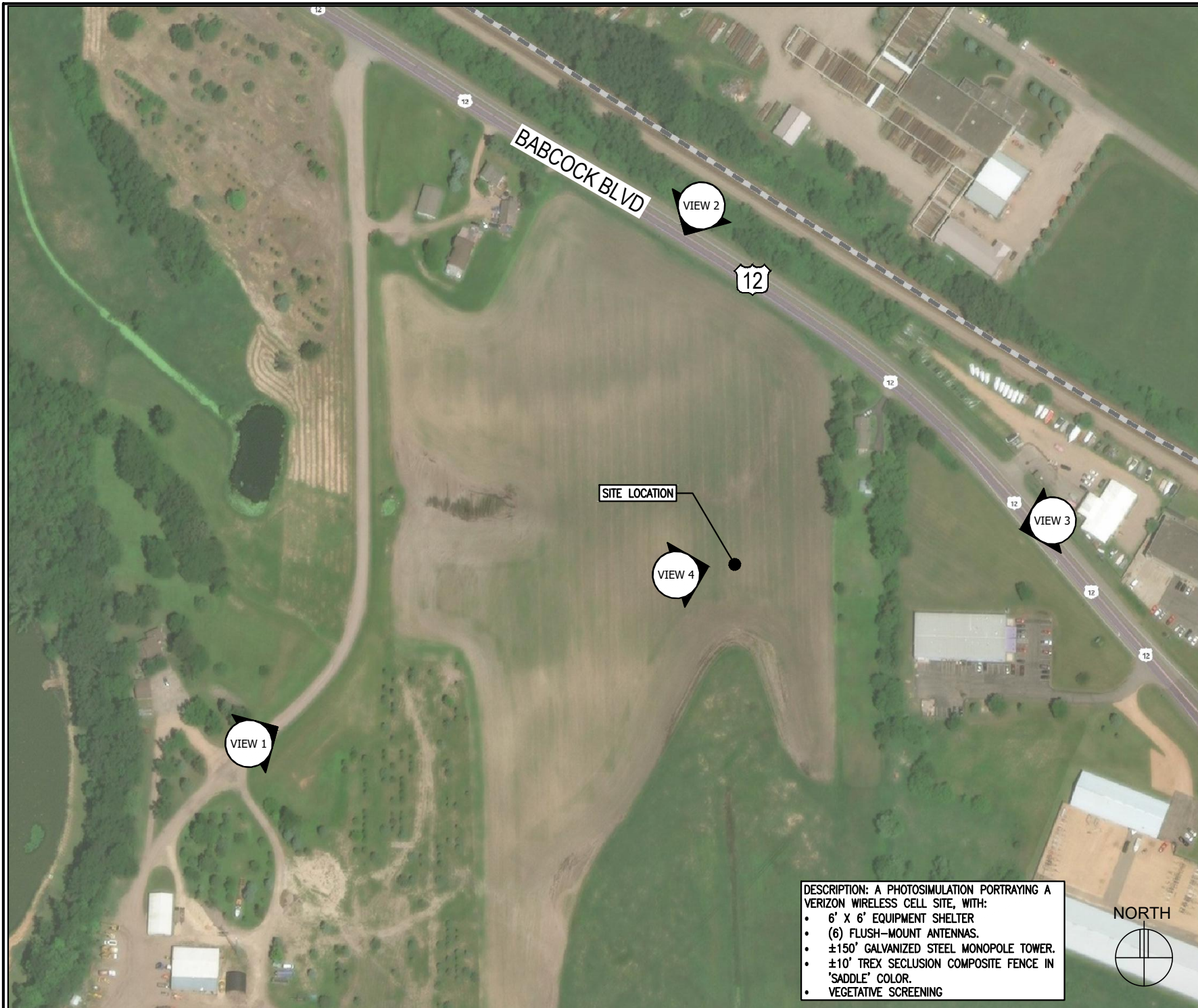
A 10.00 foot wide easement for utility purposes over, under and across the East Half and the West Half of the Southeast Quarter of Section 22, Township 118 North, Range 24 West of the Fifth Principal Meridian, Hennepin County, Minnesota, the centerline of said easement is described as follows:

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.



<h1 style="margin: 0;">DESIGN</h1> <div style="font-size: 4em; font-weight: bold; margin-top: -10px;">1</div>	SITE NAME:									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. SIGNATURE: SHAWN M. KUPCHO, L.S. DATE: 2/12/18 LICENSE # 49021	 WIDSETH SMITH NOLTING Engineering Architecture Surveying Environmental <div style="background-color: black; color: white; padding: 5px; text-align: center;">SHEET 2 OF 2 SHEETS</div>
	MIN MORIA										
	Hennepin County, MN										
	1	7/25/18	REVISED 20' WIDE ACCESS AND UTILITIES EASEMENT REVISED 10' WIDE UTILITY COMPANY EASEMENT			SMK	JBr	SMK			
	No.	Date	REVISIONS			By	CHK	APP'D			
FIELD WORK:		10/17/17	CHECKED BY: SMK		DRAWN BY: JPB/SMK/JMB						



DESCRIPTION: A PHOTOSIMULATION PORTRAYING A VERIZON WIRELESS CELL SITE, WITH:

- 6' X 6' EQUIPMENT SHELTER
- (6) FLUSH-MOUNT ANTENNAS.
- ±150' GALVANIZED STEEL MONOPOLE TOWER.
- ±10' TREX SECLUSION COMPOSITE FENCE IN 'SADDLE' COLOR.
- VEGETATIVE SCREENING



DESIGN 1
 9073 VALLEY VIEW ROAD
 EDEN PRAIRIE, MN 55344
 (952) 903-9299
 WWW.DESIGNTEP.COM

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

PROJECT: 20141070235	
MINC MORIA	
HWY 12	
INDEPENDENCE, MN 55357	
V.5	09-18-17
V.4	09-06-17
V.3	08-22-17
DRAWN BY:	TRD
DATE:	08-09-17
PS-1	



VIEW 1 – EXISTING CONDITIONS.
LOOKING NORTHEAST FROM GRAVEL DRIVE

DESIGN 1
9873 VALLEY VIEW ROAD
EDEN PRAIRIE, MN 55344
(952) 903-9299
WWW.DESIGNTEP.COM

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

PROJECT: 20141070235
**MINC
MORIA**
HWY 12
INDEPENDENCE, MN 55357

V.5	09-18-17
V.4	09-06-17
V.3	08-22-17
DRAWN BY: TRD	
DATE: 08-09-17	

PS-2



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

VIEW 1 - PROPOSED SITE.
LOOKING NORTHEAST FROM GRAVEL DRIVE

DESIGN 1
9873 VALLEY VIEW ROAD
EDEN PRAIRIE, MN 55344
(952) 903-9299
WWW.DESIGN1EP.COM

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

PROJECT: 20141070235
**MINC
MORIA**
HWY 12
INDEPENDENCE, MN 55357

V.5	09-18-17
V.4	09-06-17
V.3	08-22-17
DRAWN BY: TRD	
DATE: 08-09-17	

PS-3



VIEW 2 - EXISTING CONDITIONS.
LOOKING SOUTHWEST FROM HWY 12

DESIGN 1
9073 VALLEY VIEW ROAD
EDEN PRAIRIE, MN 55344
(952) 903-9299
WWW.DESIGN1EP.COM

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

PROJECT: 20141070235
**MINC
MORIA**
HWY 12
INDEPENDENCE, MN 55357

V.5	09-18-17
V.4	09-06-17
V.3	08-22-17
DRAWN BY: TRD	
DATE: 08-09-17	

PS-4



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VIEW 2 - PROPOSED SITE.
LOOKING SOUTHWEST FROM HWY 12

DESIGN 1
9873 VALLEY VIEW ROAD
EDEN PRAIRIE, MN 55344
(952) 903-9299
WWW.DESIGN1EP.COM

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

PROJECT: 20141070235
**MINC
MORIA**
HWY 12
INDEPENDENCE, MN 55357

V.5	09-18-17
V.4	09-06-17
V.3	08-22-17
DRAWN BY:	TRD
DATE:	08-09-17

PS-5



VIEW 3 - EXISTING CONDITIONS.
LOOKING WEST FROM HWY 12



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

VIEW 3 - PROPOSED SITE.
LOOKING WEST FROM HWY 12

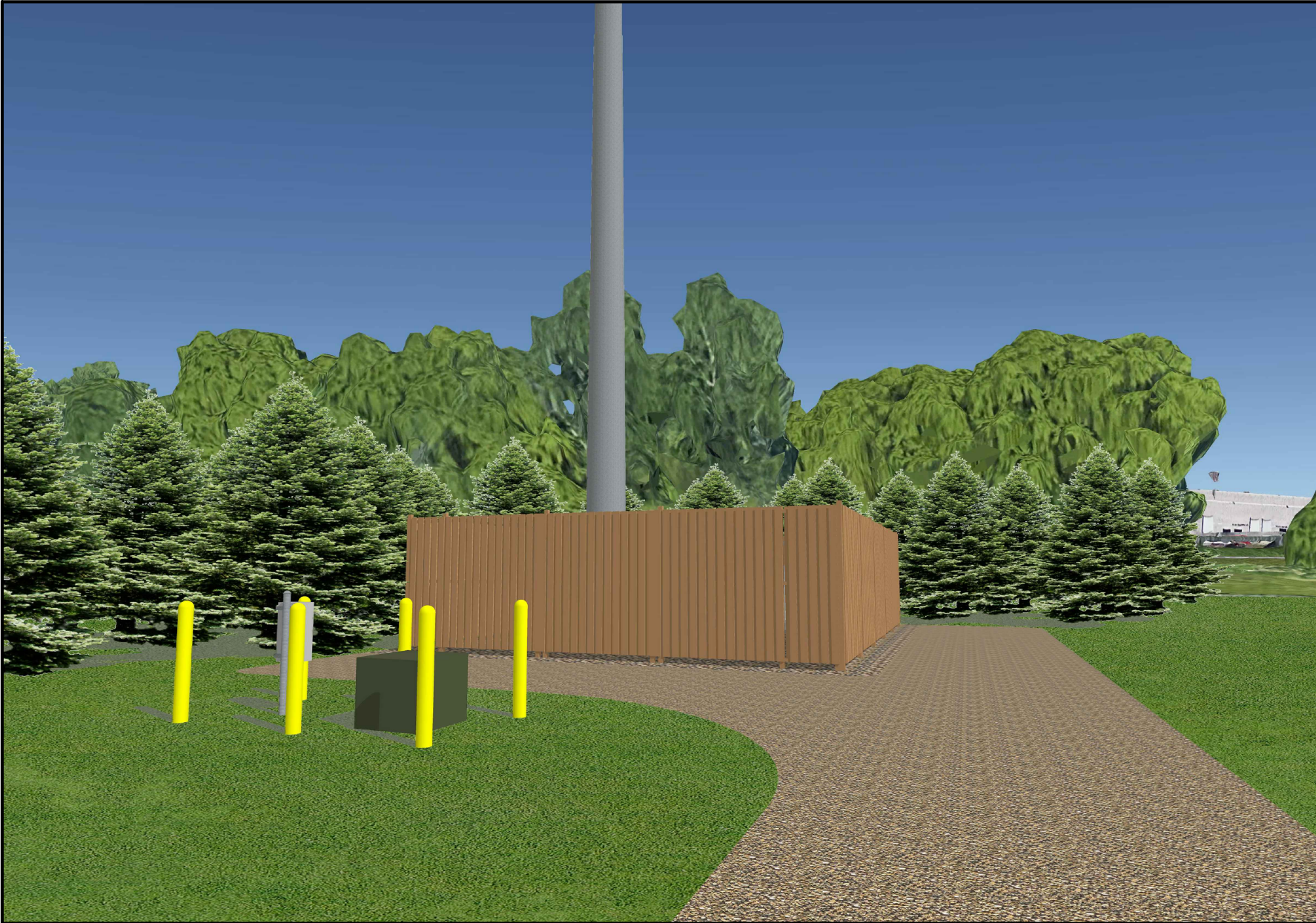
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PROJECT: 20141070235
**MINC
MORIA**
HWY 12
INDEPENDENCE, MN 55357

V.5	09-18-17
V.4	09-06-17
V.3	08-22-17
DRAWN BY:	TRD
DATE:	08-09-17

PS-7



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

VIEW 4 - PROPOSED SITE.
LOOKING EAST FROM IN FIELD