

**CITY OF GRANT  
PLANNING COMMISSION MEETING**

Tuesday, May 17, 2016

7:00 p.m.

Town Hall

*Please be courteous and turn off all electronic devices during the meeting.*

**AGENDA**

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. OATH OF OFFICE
4. ELECTION OF OFFICERS, CHAIR PERSON AND VICE-CHAIR PERSON
5. APPROVAL OF AGENDA
6. ACCEPTANCE OF MINUTES: November 19, 2012
7. NEW BUSINESS
  - A. PUBLIC HEARING, Application for an Amended Conditional Use Permit for the new Cell Tower, 10629 Jamaca Avenue N
  - B. Volunteer of three Planning Commissioners for one-time two-year terms
8. OLD BUSINESS
  - A. None
9. ADJOURN

# PLANNING COMMISSION MEETING MINUTES

## CITY OF GRANT

November 19, 2012

**Present:** Mark Wojcik, Loren Sederstrom, Becky Siekmeier, Larry Lanoux, Bill David, Bob Tufty and Terry Derosier

**Absent:** None

**Staff Present:** City Planner, Breanne Rothstein; City Clerk, Kim Points

1. **CALL TO ORDER**

Chair Derosier called the meeting to order at 7:01 p.m.

2. **PLEDGE OF ALLEGIANCE**

3. **APPROVAL OF AGENDA**

**MOTION by Commissioner Tufty to approve the agenda as presented. Commissioner Wojcik seconded the motion.**

**MOTION by Commissioner Siekmeier to move the work session items to another meeting. The Planning Commission agreed.**

**MOTION to approve the agenda as presented carried unanimously.**

4. **APPROVAL OF MINUTES, SEPTEMBER 17, 2012**

**MOTION by Commissioner Siekmeier to approve the September 17, 2012 Minutes, as presented. Commissioner Tufty seconded the motion. MOTION carried unanimously.**

5. **PUBLIC COMMENT**

Mr. Jeff Huber, Joliet Avenue, came forward and stated he has very good news. The longest serving employee for the City of Grant has been retained. The current City Clerk is now the Administrator/Clerk for the City of Grant approved by a unanimous vote.

6. **NEW BUSINESS**

**A. Signal Acquisition, LLC, Amended CUP Application, 11900 Manning Trail, Public Hearing** – City Planner Rothstein presented the staff report advising Sprint was originally granted approval to install their antennas and cabinets at the existing tower site in 2000. In 2006, Sprint received an amendment to their conditional use

permit for modifications and upgrades to their equipment at the site. Documentation of the previously issued CUP and amendment could not be found for review. Therefore, staff proposes issuance of a new conditional use permit for the proposed modifications.

As shown on the submitted plans, Sprint currently has a total of three antenna sectors, with three antennas per sector for a total of nine antennas. As part of this project, Sprint proposes to add an additional 3 antennas (1 per sector) for a total of 12 antennas. The new antenna configuration will be tested by Sprint for a period of approximately 6-12 months. Following this test period, Sprint will remove three old antennas (one per sector), at which point Sprint will return to having a total of 9 antennas.

City Planner Rothstein noted there are no land use impacts relating to the application. The proposed modifications by Sprint are consistent with all provisions of the code and all standards for approving conditional use permits.

City Planner Rothstein recommended approval of the requested conditional use permit, subject to the following conditions:

- 1) Consent by property Owner in the form of a signed application or letter stating such;
- 2) Payment of all land use fees associated with the application.

Commissioner Lanoux asked if Verizon shares the tower and if other carriers will have to come in and request an amended CUP.

City Planner Rothstein advised any future amended CUP applications would be dependent upon what changes are being made. Some can be taken care of administratively.

Mr. John Knapp, Applicant, came forward on behalf of Sprint and stated T-Mobile and Sprint are on the tower but he is unaware of other carriers. Many towers do utilize microwave dishes and spring does due to the required backup storage.

Commissioner Tufty inquired about the safety of microwave dishes.

Commissioner Lanoux asked if Sprint has considered working with Comcast to stream the City meetings.

Mr. Knapp advised he is unaware of any safety issues with microwave dishes and it might be possible to stream City meetings but he can't speak to that.

Commissioner Sederstrom advised streaming is possible at a cost of approximately \$3,000-\$4,000 per month.

Commissioner Siekmeier inquired about interruption to the property owners during the construction.

Mr. Knapp commented on the construction noting there is no way to replace the equipment without climbing up and down the tower.

Chair Derosier opened the public hearing at 7:18 p.m.

Mr. Jeff Huber, Joliet Avenue, came forward and stated he serves as the secondary Cable Commissioner. The City's meetings will be archived after the Commission's upgrades are completed. There will be a means to access all City meetings.

Ms. Christine Flug, 60<sup>th</sup> Street, came forward and asked why there was no letter of consent from the property owners and asked what will happen if they do not consent.

City Planner Rothstein advised the property owner was not aware of the application because it is not a new tower. Minor work is being done. If they do not approve, the CUP will not be approved.

Chair Derosier closed the public hearing at 7:22 p.m.

**MOTION by Commissioner Sederstrom to recommend approval to the City Council of the amended CUP, as presented. Commissioner Lanoux seconded the motion.**

Commissioner Wojcik commented that the request does not appear to impede anyone in the neighborhood.

**MOTION carried unanimously.**

**B. Jessyca & Christine Flug, Amended CUP Application, 8255 75<sup>th</sup> Avenue North Public Hearing** – City Planner Rothstein advised that on October 15, 2012, the City received an application from Jessica and Christine Flug for a conditional use permit to allow for a horse boarding business of more than ten horses at a density greater than one horse per every two grazable acres. In total, they are seeking a permit to allow for the boarding/pasturing of 95 animal units as a business, of which 20 horses would be housed in a paddock in a future building on site. Horse boarding has been conducted on this property for many years and was approved for up to 50 horses in 1982 according to meeting minutes.

This application is consistent with the Comprehensive Plan's vision of remaining a rural community with an emphasis on preserving the agricultural uses. The existing neighboring land uses are predominantly agricultural; however, there is an existing, single-family neighborhood nearby, although not immediately adjacent to, the property.

The proposed use does require MPCA registration, which is in process. The MPCA institutes these regulations in order to protect the health, safety, and welfare of the general public and surrounding neighbors and minimize any impacts. The proposal is under the threshold for requiring any stormwater management practices or plan (minimum of 300 animal units).

No additional parking or lighting facilities are proposed as part of this application.

City Planner Rothstein recommended approval and outlined the proposed conditions of approval.



Commissioner Tufty referred to the recommend condition relating to inspections. He inquired about the reason for that condition.

City Planner Rothstein advised that condition came from a previous horse boarding CUP and she wants to be consistent within CUP's. She stated she believes it is reasonable but it can be removed. It allows the City the flexibility to inspect if there is an issue on the property.

Commissioner Wojcik stated he believes the outlined conditions are very stringent. He confirmed that the conditions were taken from the property owners previous CUP.

City Planner Rothstein advised the conditions were taken from the property owner's previous CUP application. The current application does include 95 animal units to be on the property. Twenty of them are going to be paddocked. The 95 animal units does include the total number of horses being housed on the property. It does not include horses that are coming for events only.

Ms. Christine Flug, 60<sup>th</sup> Street, came forward and advised the property had been foreclosed on. Her daughter just graduated and this will be her horse boarding facility. Based on her estimate, 75 horses will be pastured and twenty will be paddocked. There are three pastures to graze on. She stated she doesn't believe she will have that number of horses on the property for quite some time. Soils will eventually be in line and the whole area will be seeded.

City Planner Rothstein advised the exact number of horses vs. grazable acres has not been calculated. A wetland delineation has not been done and she does not know how much the request exceeds the one for two units per grazable acres.

Commissioner Lanoux stated the City of Grant is very stringent when it comes to the number of animal units allowed compared to similar communities. He stated he believe the request is reasonable.

Ms. Flug stated the requested number does exceed but it also makes sense. One for two is for someone not having a plan or if it is not going to be reviewed. She stated she has checks and balances system put in place. She reviewed the manure management plan for the paddocked horses and additional stalls. The primary use is a boarding facility but she does want the option of having events. She ideally would like to be allowed 30 events per year. The recommended hours of operations are a problem. Closing at 7:00 p.m. is problematic for this type of facility.

Commissioners Lanoux, David and Chair Derosier agreed that events should be limited. Commissioner Lanoux added that the events should be able to go until 10:00 p.m., just like the school across the street from the property.

Commissioner Siekmeier expressed concern about the distance to the neighboring residential area and only removing manure one time a year. She also is concerned about what time the events would begin on week days during the school year.

Ms. Flug noted that in commercial boarding operations, the ordinance does allow for an apartment within the barn and she may want to do that in the future. Many places in Grant have that and she suggested that be added to the conditions.

Chair Derosier opened the public hearing at 8:06 p.m.

Mr. Steve Bohnen, 9224 60<sup>th</sup> Street N, came forward and explained why some of the conditions relating to inspections were included. He stated he does not believe they should be included as it is inappropriate for a new CUP on a different property.

Chair Derosier closed the public hearing at 8:08 p.m.

Commissioner Siekmeier confirmed that the previous CUP on this property allowed for a total of 50 horses.

The Planning Commission went through and revised many of the recommended conditions. Commissioner Lanoux confirmed with the applicant that she does in fact want a statement allowing an apartment.

City Planner Rothstein advised the City can't put a condition in about something that is prohibited per City Code. She added that if there is an exception she is unaware of she will bring that recommended condition forward to the City Council.

After review and revisions of the conditions, the following conditions were agreed upon:

- 1) A maximum of 95 animal units be housed on the property at any one time, with a maximum of 20 horses to be housed in a paddock area;
- 2) MPCA registration is completed, and a copy is sent to WSB and the City;
- 3) All manure stockpiling be located a minimum of 100 feet from any wetland;
- 4) Records of manure management are kept, and available to city staff upon request;
- 5) Lightings and noise must meet the requirements of the City's ordinances;
- 6) Hours of the general boarding operation follow 7 a.m. to 11 p.m.;
- 7) Public events are limited to the hours of 7 a.m. to 11 p.m.
- 8) All fencing shall be installed according to the submitted site plan and be properly maintained;
- 9) The applicant shall implement the regulations of the watershed district and/or the Washington Conservation District as they pertain to manure management and watershed protection;
- 10) All fees and escrows in conjunction with this application are paid in full;
- 11) City shall be allowed to inspect the property with 24 hours' notice to the applicant;
- 12) One additional residential living quarter shall be allowed if the city ordinances allow it.

**MOTION by Commissioner Siekmeier to recommend to the City Council approval of the Flug CUP based on the conditions outlined above. Commissioner Lanoux seconded the motion. MOTION carried unanimously.**

**C. Clerk Attendance at Planning Commission Meetings** – Chair Derosier stated it was indicated that a motion was made at a Council meeting that the City Clerk should be all meetings. He stated he has not yet seen that documentation.

Commissioner Tufty stated that the Planning Commission should stick to the approved meeting schedule to be consistent unless something major comes up that the meeting needs to be rescheduled.

City Clerk Points stated a meeting is typically rescheduled when a quorum is not available.

**MOTION by Commissioner Wojcik that when a quorum is not available or there is not an application on the agenda, there is an alternate present to take the meeting minutes. Commissioner Lanoux seconded the motion. MOTION carried unanimously.**

## **7. OLD BUSINESS**

**A. Planning Commission Performance Reviews** – Chair Derosier stated the Planning Commission has talked about this issue previously.

Commissioner Sederstrom suggested the discussion be held at the December meeting.

**MOTION by Commissioner Lanoux to table the Planning Commission Performance Reviews to the December meeting and have the City Attorney and City Planner be present. Commissioner David seconded the motion.**

Commissioner Lanoux stated the purpose is to review how a performance review was previously conducted for several Planning Commissioners and also draft a policy for reviews.

Commissioner Wojcik added that a discussion should be held with the City Attorney regarding the Planning Commission being represented legally.

Commissioner Lanoux withdrew the motion.

**MOTION by Commissioner Lanoux to establish a policy relating to a review process at the next Planning Commission meeting to include the City Planner and City Attorney and determine if there is a current policy. Commissioner David seconded the motion.**

Chair Derosier clarified if the City Attorney is not available on December 17, the PC meeting would be rescheduled to December 10.

**MOTION carried unanimously.**

### **A. May 21, 2012 Meeting Minutes –**

**MOTION by Commissioner Siekmeier to approve the May 21, 2012 Meeting Minutes, as presented. Commissioner Wojcik seconded the motion.**

Commissioner David made a friendly amendment to include that the meeting minutes would strictly say there was a meeting. Commissioner Lanoux seconded the friendly amendment.

Commissioner Siekmeier did not accept the friendly amendment to the motion.

**MOTION carried with Commissioner Lanoux, David and Sederstrom voting nay.**

**8. COMMISSIONER REPORTS**

Commissioner David stated that this evening the Planning Commission is graced with the City's first City Administrator.

**9. SET AGENDA, DECEMBER 17, 2012 PLANNING COMMISSION MEETING**

Commissioner Wojcik stated he is under the impression that a meeting date cannot be changed if the Clerk is not able to attend that meeting. He recommended an alternate be appointed if the Clerk is unable to attend a rescheduled Planning Commission meeting.

City Planner Rothstein noted she is unavailable for a meeting on December 10, 2012.

The next Planning Commission Meeting is scheduled for Monday, December 17, 2012, 7:00 p.m.

The following items added to the December 2012 Planning Commission Meeting:

- 1) Planning Commission Review Process
- 2) Emergency Preparedness Plan

The Planning Commission provided the date of January 24, 2013 for a joint work session with the City Council. An alternate date of January 22 was provided if there are no other items on the Planning Commission agenda.

**10. COMMUNITY CALENDAR NOVEMBER 9 THROUGH NOVEMBER 30, 2012:**

**Mahtomedi School District Board Meeting, Thursday, November 15, 2012, District Education Center, 7:00 p.m.**

**Washington County Commissioners Meeting, Tuesday, November 20 and November 27, 2012, Washington County Government Center, 9:00 a.m.**

**Stillwater School District Board Meeting, Thursday, November 29, 2012, Stillwater City Hall, 7:15 p.m.**

**City Office Closed, Thursday, November 22, 2012, Thanksgiving Holiday**

**11. ADJOURNMENT**

**MOTION by Commissioner Siekmeier to adjourn the meeting at 9:40 p.m. Commissioner David seconded the motion. Motion carried unanimously.**

Respectfully submitted,

Kim Points  
City Clerk

DRAFT

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## STAFF REPORT

**TO:** Planning Commission Members  
 Kim Points, City Clerk  
 Nick Vivian, City Attorney

**Date:** May 9, 2016

**From:** Jennifer Haskamp

**RE:** Application to Amend the CUP for  
 Construction of a Telecommunications  
 Monopole at 10629 Jamaca Ave. N.,  
 Grant, MN

### Project Request & Summary

Applicant: Lewis Martin Martin Consulting, LLC On behalf of Verizon Wireless	Owner(s): Ricki and Patricia DeMars
Site Size: 15.33 Acres	Zoning & Land Use: A-1
Location (PIDs): 0903021140003 Description: Block 2 Lot 7, Kendrick Estates	Request: Amended Conditional Use Permit (CUP)

Martin Consulting, on behalf of Verizon Wireless, has applied to amend the Conditional Use Permit (CUP) for construction of a new telecommunications Monopole and ground Equipment Shelter to allow for the modification of the plan for the ground equipment. The approved CUP was granted in early 2015 and allows for the construction of a Monopole and Equipment Shelter on the subject site. Since initial approval, Verizon Wireless has determined that they would prefer to construct the Monopole without the Equipment Shelter and instead would prefer to use equipment and generator cabinets to support the Monopole which would be constructed on an equipment platform. The approved CUP is conditioned on the construction of an Equipment Shelter, and therefore an amendment to the CUP is required for the Applicant to proceed with their revised preferred plan.

The Applicant is requesting an amendment to the approved CUP relating to the Equipment Shelter, and is **not** proposing any changes to the Monopole or the conditions as they relate to that portion of the use. As such, the following staff report is focused on the requested amendment, and does not attempt to repeat the process/analysis which was conducted for the Monopole construction during 2015 since that portion of the requested use has not changed.

In an effort to assist with the Planning Commission's review, staff provides the following brief summaries related to the Monopole from 2015, and noted where the Applicant is proposing any changes from the approved CUP:

Monopole: The proposed Monopole is approximately 100-feet tall with a 10-foot lightening rod for a total height of 110-feet. The Monopole base is approximately 5-feet which taper to approximately a foot at the highest elevation. The design allows for three separate tiers of antennas to allow for co-location of service providers. *No changes to the Monopole are proposed as part of this amended application.*



Antennas & Cables: The Applicant has proposed to install 12 antennas to the proposed monopole as a part of the initial project to be installed on center at the elevation of 96-feet. The lengths of the proposed antennas are 8-feet, with a maximum tip elevation at 100-feet. The proposed monopole is designed to accommodate future antenna installations based upon different carrier's needs, at an elevation of 76-feet and 56-feet (approximately). Based upon the installation of the antennas there are various coax cables including a top distribution box, affixed to the tower, and a bottom distribution box which connects to the ground equipment. *No changes to the antennas and cables are proposed as part of the Amended Application, however, slight modifications are present due to the reconfiguration of the ground equipment into cabinets rather than a central shelter.*

Ground Equipment/Site Plan: The amended Site Plan designates a Land Space area (60' x 60') consistent with the approved CUP; however, the Ground Equipment would no longer be located within an Equipment Shelter and instead would be affixed to an Equipment Platform within equipment and generator cabinets. The proposed Equipment Platform is approximately 9'4" x 14', and the Generator would be located on its own Platform located approximately five feet (5') west of the Equipment Platform. The Equipment Platform is located directly north of the proposed Monopole, and is generally in the same location and configuration as identified within the approved CUP. A chain link fence, of the same detail as in the approved plans, is proposed to contain the extents of the equipment cabinets and generator platforms and would be accessed from the southeastern boundary through a double gate which is consistent with the approved CUP plans. The access and parking locations are generally unchanged from the approved CUP.

Utility/ROW: The Site Plan depicts a 20-foot wide utility and access right-of-way (ROW) to ensure adequate access to the Monopole and Ground Equipment. This ROW would extend the entire length of the existing driveway as well as include the entire Land Space required for the operations of the Monopole and Ground Equipment. *No changes to the Utility/ROW are proposed as part of this amended application.*

Landscaping/Screening: The site plan depicts 22 Black Hills Spruce to be planted as vegetative screening around the east, south and west edges of the designated Land Space. *No changes to the landscaping are proposed as part of the Amended Application.*

### **Public Hearing**

A duly noticed public hearing was published for May 17<sup>th</sup>, 2016 at 7:00 PM at the Grant Town Hall. Property Owners located within a ¼-mile of the proposed site were sent a letter notifying them of the public hearing.

### **Review Criteria**

According to the City Code the proposed use require a Conditional Use Permit, and any changes to the approved CUP conditions require an amendment to the permit. Section 32-152 addresses Amended Applications and states the following;

“An amended conditional use permit application may be administered in a manner similar to that required for a new conditional use permit. Amended conditional use permits shall include re-applications for permits that have been denied or permits that have expired, requests for changes in conditions, and as otherwise described in this chapter.”

In this case, the Applicant is requesting “changes in conditions” to address the requested removal of the Equipment Shelter. The City Code states the following, at a minimum, standards for consideration when reviewing an (Amendment to) a Conditional Use Permit (32-146):

- (1) The proposed use is designated in section 32-245 as a conditional use for the appropriate zoning district.
- (2) The proposed use conforms to the city’s comprehensive plan.
- (3) The proposed use will not be detrimental to or endanger the public health, safety or general welfare of the city, its residents, or the existing neighborhood.
- (4) The proposed use is compatible with the existing neighborhood.
- (5) The proposed use meets conditions or standards adopted by the city through resolutions or other ordinances.
- (6) The proposed use will not create additional requirements for facilities and services at public cost beyond the city’s normal low-density residential and agricultural uses.
- (7) The proposed use will not involve uses, activities, processes, materials, equipment or conditions of operation that will be detrimental to people, property, or the general welfare because of production of traffic, noise, smoke, fumes, glare, odors, or any other nuisances.
- (8) The proposed use will not result in the destruction, loss or damage of natural, scenic, or historic features of importance.
- (9) The proposed use will not increase flood potential or create additional water runoff onto surrounding properties.
- (10) These standards apply in addition to specific conditions as may be specified through the city’s ordinances.

Additionally, the proposed modifications to the Ground Equipment are subject to performance standards which are identified in Division 4 Antenna Regulations Sections 32-443 through 32-454. This section of the code relates specifically to installation of telecommunications towers within the City. It should be noted that section 32-449(a) and (c) relate to those items needed for review upon *initial* application, which the City Council determined were provided, adequate and complete during the 2015 review.

There are no provisions within the Division 4 Antenna Regulations which specifically require the construction of an Equipment Shelter; however, there are various statements within Section 32-452 which should be considered with respect to the request for an amendment.

In order to determine the appropriateness of the proposed CUP, the proposal should be reviewed for compliance and consistency with the CUP standards, adjacent uses, the zoning district regulations, and the regulations identified within Division 4 of the city's ordinances.

### **Background**

The initial application for a CUP to construct the new Monopole and Equipment Shelter was considered by the City Council in February and March of 2015, and a duly noticed public hearing was held on February 3, 2015 to consider the application request made by the Applicant. During the process the following determinations were made by the City Council, 1) adequate and complete information was provided for review, 2) the Applicant demonstrated that no other 'preferred' locations to site the cell tower were available; 3) that the Monopole and Ground Equipment was consistent with the City's zoning code provided certain conditions were met, and 4) that the Findings of the City Council were that the proposed use was consistent with the Standards as laid out within section 32-146 of the City Code.

### **Existing Site Conditions**

The Subject Property is located at 10629 Jamaca Avenue North in the Kendrick Estates subdivision, and is approximately 15.33 acres in size. During the initial review process in 2015, the City Council conditioned the approval of the CUP on the inclusion of the adjacent parcel PID 1003021230004, which adds an additional 6.68 acres for a total of 22.01 acres for consideration with the permit. The site is generally oriented east-west with primary frontage along Jamaca Avenue, and is also bordered by 107<sup>th</sup> Street North on the northern boundary of the site. The principal use of the property is as a residential property and includes an existing home as well as eight (8) accessory buildings totaling approximately 8,684 square feet (there are also a couple silos and small sheds that were not included in this total, but are present on the site). The accessory buildings are located generally within proximity to the residential structure and are all accessed from the primary driveway which provides access to Jamaca Avenue. The existing driveway access is located approximately 240-feet from the south property line and approximately 395-feet from the north property line.

The (approximately) northern quarter of the site is heavily vegetated offering buffering of the existing home and uses from 107<sup>th</sup> Street. There is somewhat of a clearing near the center of the site which is where the majority of the accessory buildings and the residential structure are located. On the far south edge of the site there appears to be some wetland areas which extend onto adjacent properties. There is an existing overhead electric line which generally runs parallel to the existing driveway connecting to an existing utility pole located southeast of the residential structure. Finally, there is an existing barbed wire fence that runs roughly parallel the south edge of the driveway extending to the east property line of PID 0903021140003 and enclosing a small portion of land near the proposed tower location. (See Figure A-1)

### **Comprehensive Plan Review**

The site is guided A-1 Large Scale Agricultural which guides property for large lot single-family residential and low intensity uses. The proposed monopole does not alter the primary use of the subject site which is currently used for rural residential, nor does it propose any additional density of further subdivision.

### **Zoning/Site Review**

#### 2015 Site/Zoning Review

During the 2015 review process a thorough review of the proposed monopole, land space and Equipment Shelter was completed to determine whether the application was consistent with the City's Zoning dimensional standards. The proposed Monopole and Land Space was determined to meet or exceed the City's dimensional standards contained within Division 4, Antenna Regulations including the following: lot size, maximum antenna support structure height, number and square footage of accessory buildings, setbacks from property lines and residential structures provided that the adjacent parcel under the same ownership was included within the CUP (PID 1003021230004).

For your reference, Division 4 Antenna Regulations in the City's Ordinance was primarily utilized for purposes of the following review which is focused primarily on the proposed amendment, and does not reevaluate those portions of the application which are not proposed to change (i.e. monopole location, height, setbacks, etc.).

#### Requested Amendment – Applicable Site Standards

As previously stated, the request for an amendment is to replace the Equipment Shelter with an Equipment Platform and standalone Generator. There are no changes to the Monopole or any of the other elements which were previously approved, with some minor modifications to the cable connections due to the removal of the Equipment Shelter. There are no specific standards contained within Division 4, Antenna Regulations which require an Applicant and/or service provided to construct an Equipment Shelter, nor is it prohibited to construct only an Equipment Platform. However, because the approved CUP contains conditions that relate specifically to the construction of an Equipment Shelter in order for the Applicant to comply with the terms of the existing CUP they would need to construct the shelter. Therefore, since the Applicant (and Verizon) no longer prefers to construct the Equipment Shelter they are seeking an amendment to those specific conditions.

There are limited criteria from which to review proposed amendment within Division 4 Antenna Regulations; however, there are some standards within the zoning code which should be reviewed. The most significant impacts are potentially 1) any visual impact which may occur from the removal of an equipment shelter (which would have been constructed to hide the equipment and the generator) and simply having the

equipment and generator on a platform, and 2) any increase in noise which may occur as a result of removing the Generator and Equipment from an enclosed building/structure.

The following summaries regarding these two issues are provided for your review and consideration:

Visual Impact – Adjacent Roadways/Public ROW      A photo simulation of the site was prepared by the Applicant during the initial review, and is again provided in Exhibit C for your review and consideration. As depicted in the photo simulation the tower will be most visible traveling north along Jamaca (shown on Page 8 and 10 of 14). There are several overhead utilities in this area that are visually similar to the proposed tower. The remaining perspectives, as submitted, state that the tower will not be visible from most locations due to tree coverage and topographical changes.

As demonstrated by the photo simulation the Land Space (ground equipment shelter) area will not be visible from any adjacent roadways and therefore it is not significant as to whether or not there is a shelter provided or simply a platform. Further detail regarding the landscape plan can be found on the following pages.

Visual Impact – Adjacent Residential Landscaping/Plantings      The proposed Site Plan (Figure A-1) and Landscape Plan (A-2.1) identifies 22 Black Hills Spruce that will be planted around the perimeter of the Land Space to provide screening of the Equipment Cabinets and Generator. (The 22 Black Hills Spruce accommodates condition #4 within the approved CUP). Section 32-452 (13) and (14) refer to screening, protecting existing vegetation, and preparing a landscape plan that “provide the maximum amount of screening from off-site views as is feasible.”

The Applicant has indicated that they are not proposing to change the landscape plan from the approved plan. The vegetative screening of the Land Space should be adequate as approved, and staff does not believe that visually there will be significant impact/change to adjacent properties if the Equipment Shelter is not constructed provided that the trees (existing and planted) are maintained. Further, as indicated in the approved CUP, existing vegetation on the site should be preserved to the maximum extent possible to protect adjacent views. Staff would recommend that the amended condition be specific regarding maintenance of both planted and existing vegetation to ensure views are protected into perpetuity. If the amendment is approved, there will be no structure to visually enclose the equipment cabinets and generator, and as such in the event some of the trees/screening dies, the view may become unfavorable. *Therefore, staff would recommend that the condition should be clear that the Land Space shall always contain vegetative screening on all sides, with the only exception for access points.*

#### Noise Standards

Section 32-332 Noise Control of the City's Zoning Ordinance addresses noise control in the City, and the Minnesota Pollution Control Agency (MPCA) also regulates acceptable noise levels. While the Applicant did not provide additional detail with respect to the noise levels and difference between having an Equipment Shelter or not, staff did conduct some preliminary research on the issue. Since the Generator and Equipment will not be located within an enclosed structure it is likely that there will be a difference in the noise generated from the Equipment Platform and standalone Generator. *Regardless, the Applicant should be aware that their operations of the Monopole and specifically the Ground Equipment will be subject to the MPCA's regulatory noise standards, and the applicable Grant City Code. Prior to the meeting, staff will request additional information from the Applicant related to this issue to ensure that compliance can be met if the Equipment Shelter is removed.*

#### Other Agency Review

As indicated within the conditions of the approved CUP, the Applicant shall be responsible for obtaining any amended approvals from agencies which may have review authority. During the 2015 review process the Brown's Creek Watershed District indicated that there is no additional permitting from their perspective because the Land Space and disturbance area does not exceed 5,000 square feet.

#### Draft Conditions/Recommendations

Staff has prepared a draft CUP identifying the amendments which would be required to the existing permit as a result of the application. Proposed additions are identified with an Underline, and deletions with a ~~strikethrough~~.

#### Action requested:

Staff has prepared a draft Amended CUP for your review and consideration. If acceptable, staff would request that the Planning Commission provide a recommendation to the City Council regarding the proposed Amendment and draft permit conditions.

#### Exhibits:

Exhibit A: Applicant's Narrative (April 5, 2016), and Supplemental Narrative (April 17, 2016)

Exhibit B: Site Plan/Plan Set

Exhibit C: Photo Simulation

Exhibit D: Amended CUP draft Conditions

*\*Note – Applicant submitted information which was reviewed during the initial application process, but these items were not updated and/or did not pertain to the requested amendment. Copies of all materials are available at the City Offices, if desired.*

**Martin Consulting, LLC**  
424 El Camino Drive  
Frisco, Texas 75034  
*A Site Development and Consulting Firm Specializing in  
Site Acquisition / Leasing / Zoning / Permitting / Consulting*



Tuesday, April 5, 2016

Kim Points  
City Clerk, City of Grant  
P.O. Box 577  
Willernie, MN 55090

**RE: Revised CUP Application from Martin Consulting for Verizon Wireless (Site ID: MIN GIMLI)**

I am attaching the completed Conditional Use Permit Application for the proposed 100' monopole tower that is being proposed to be installed at 10629 JAMACA AVENUE, NORTH, MAHTOMEDI, MN 55115-1343, which is currently owned by Ricki and Patricia DeMars (Parcel ID: 09.030.21.14.0003).

With this application, I have attached the following items:

1. Completed Conditional Use Permit Application.
2. Letter of Authorization from the Landowners.
3. Application Fee of \$400, Escrow Check for \$3000.
4. Written Narrative of Project.
5. Letter of Intent for Collocation, as per Section 32-447.
6. Justification Letter prepared by a Professional RF Engineer.
7. Non-Interference Letter prepared by a Professional RF Engineer.
8. List of Current and Future Verizon Wireless Sites.
9. Geotechnical Report for this Project.
10. Patterns for Antennas Specification Sheet.
11. USF&W Map verifying site is not located in Wetlands.
12. FEMA Map verifying site is not located in a Flood Plain.
13. Washington County Zoning Map for this parcel.
14. Photo Simulations of proposed tower.
15. Construction Drawings & Structural Analysis Letter, as prepared by a Professional Engineer
16. AM Certification verifying no impact on AM towers.
17. Parcel ID Report from Washington County (Parcel ID: 09.030.21.14.0003).
18. Final Survey of the Parcel.
19. Mailing Labels for the 12 Property Owners within 1000', as per 32-449, (a) 13.

As you can see by the depth and detail of this application, Verizon Wireless and Martin Consulting are being very forthcoming with providing any and all information for this project to be reviewed by the City of Grant. Verizon Wireless and Martin Consulting have provided this information with the full intent of meeting the spirit and letter of the code for which this application is being submitted.

Sincerely,

A handwritten signature in cursive script that reads "Lewis Martin".

Lewis Martin, President  
Martin Consulting, LLC  
(469) 347-0920 Direct Line  
(469) 777-3482 Fax  
Lewis@MartinConsultingTX.com





Application Date:	
Fee: \$400	Escrow: \$3,000

## CONDITIONAL USE PERMIT

Certain uses, while generally not suitable in a particular Zoning District, may, under certain circumstances be acceptable. When such circumstances exist, a Conditional Use Permit may be granted. Conditions may be applied to the issuance of the Permit and/or periodic review may be required. The Permit shall be granted for a particular use and not for a particular person or firm.

PARCEL IDENTIFICATION NO (PIN): <i>09,030.21.14,003</i> LEGAL DESCRIPTION: <i>See Attached</i>		ZONING DISTRICT & COMP PLAN LAND USE: <i>A-1 Agriculture Large Lot</i> LOT SIZE: <i>15.30 Acres</i>
PROJECT ADDRESS: <i>10629 Jamez Avenue North White Bear Lake Jurisdiction: Grant, MN</i>	OWNER: Name: <i>Ricky R &amp; Pat E. Demars</i> Address: <i>(Jamez project)</i> City, State: Phone: <i>612-715-2907</i> Email: <i>pat.demars@yahoo.com</i>	APPLICANT (IF DIFFERENT THAN OWNER): <i>Verizon Wireless via Martin Consulting 90 Lewis Martin 469-347-0920 Lewis@MartinConsultingTX.com</i>
BRIEF DESCRIPTION OF REQUEST: <i>Verizon Wireless requests a small modification to of the equipment to the previous CUP approved by the City of Grant on 11/28/15</i>		
EXISTING SITE CONDITIONS: <i>Property is 15.30 Acres + Tower is located in the center of the parcel</i>		
APPLICABLE ZONING CODE SECTION(S): <i>Please review the referenced code section for a detailed description of required submittal documents, and subsequent process.</i> 1. Division 5. Conditional Use Permits 32-141 through 157		

### Submittal Materials

The following materials must be submitted with your application in order to be considered complete. If you have any questions or concerns regarding the necessary materials please contact the City Planner.

AP – Applicant check list, CS – City Staff check list

AP	CS	MATERIALS
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>Site Plan:</b> All full scale plans shall be at a scale not smaller than 1" = 100' and include a north arrow <ul style="list-style-type: none"> <li>▪ Property dimensions</li> <li>▪ Area in acres and square feet</li> <li>▪ Setbacks</li> <li>▪ Location of existing and proposed buildings (including footprint, and dimensions to lot lines)</li> <li>▪ Location of utilities</li> <li>▪ Location of well and septic systems on adjacent properties</li> <li>▪ Location of current and proposed curb cuts, driveways and access roads</li> <li>▪ Existing and proposed parking (if applicable)</li> <li>▪ Off-street loading areas (if applicable)</li> <li>▪ Existing and proposed sidewalks and trails</li> <li>▪ Sanitary sewer and water utility plans</li> </ul> COPIES: 4 plans at 22"x34", 20 plans at 11"x17"

Application for: **CONDITIONAL USE PERMIT**  
City of Grant

N/A

<input type="checkbox"/>	<input type="checkbox"/>	<p><b>Grading/Landscape Plan:</b> All full scale plans shall be at a scale not smaller than 1" = 100' and include a north arrow</p> <ul style="list-style-type: none"> <li>▪ Grading Plan</li> <li>▪ Vegetation, landscaping, and screening plans including species and size of trees and shrubs</li> <li>▪ Wetland Delineation</li> <li>▪ Buildable area</li> <li>▪ Topographic contours at 2-foot intervals, bluff line (if applicable)</li> <li>▪ Waterbodies, Ordinary High Water Level and 100 year flood elevation</li> <li>▪ Finished grading and drainage plan sufficient to drain and dispose of all surface water accumulated</li> </ul> <p>COPIES: 4 plan sets 22"x34", 20 plan sets 11"x17"</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><b>Architectural/Building Plan (if Applicable):</b> All full scale plans shall be at a scale not smaller than 1" = 100' and include a north arrow</p> <ul style="list-style-type: none"> <li>▪ Location of proposed buildings and their size including dimensions and total square footage</li> <li>▪ Proposed floor plans</li> <li>▪ Proposed elevations</li> <li>▪ Description of building use</li> </ul> <p>COPIES: 4 plan sets 22"x34", 20 plan sets 11"x17"</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><b>Written Narrative Describing your request:</b> A written description of your request for the Conditional Use will be required to be submitted as a part of your application. The description must include the following:</p> <ul style="list-style-type: none"> <li>▪ Description of operation or use</li> <li>▪ Number of employees (if applicable, if not state why)</li> <li>▪ Sewer and water flow/user rates (if applicable, if not state why)</li> <li>▪ Any soil limitations for the intended use, and plan indicating conservation/BMP's</li> <li>▪ Hours of operation, including days and times (if applicable)</li> <li>▪ Describe how you believe the requested conditional use fits the City's comprehensive plan</li> </ul> <p>COPIES: 20</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Statement acknowledging that you have contacted the other governmental agencies such as Watershed Districts, County departments, State agencies, or others that may have authority over your property for approvals and necessary permits.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Mailing labels with names and address of property owners within ¼ mile (1,320 feet).
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Paid Application Fee: \$400
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Escrow Paid: \$3,000
<b>MATERIALS THAT MAY BE REQUIRED UPON THE REQUEST OF THE CITY PLANNER</b>		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>Survey of the property:</b> An official survey, by a licensed surveyor, must be submitted with the application. The survey shall be scalable and in an 11" x 17" or 8 ½" x 11" format.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Electronic copy of all submittal documents

This application must be signed by ALL owners of the subject property or an explanation given why this not the case.

We, the undersigned, have read and understand the above.

*Luis Martin*  
Signature of Applicant

4/5/2016  
Date

*Luis Martin for Ricki + Pat Lewis*  
Signature of Owner (if different than applicant)

4/5/2016  
Date

**Martin Consulting, LLC**  
424 El Camino Drive  
Frisco, Texas 75034  
*A Site Development and Consulting Firm Specializing in  
Site Acquisition / Leasing / Zoning / Permitting / Consulting*



Tuesday, April 5, 2016

Kim Points, Administrator/ City Clerk  
City of Grant  
P.O. Box 577  
Willernie, MN 55090  
Email: [clerk@cityofgrant.us](mailto:clerk@cityofgrant.us)

**RE: Written Narrative for the Proposed Verizon Wireless Project**

**Kim Points, Administrator/ City Clerk**

Please let this letter serve as the **written narrative** for the proposed project. **Verizon Wireless previously received City Council Approval for this project in January 2015. Verizon need to change the type of the equipment that is to be located at the base of the tower.** Verizon Wireless needs to install a monopole tower on the DeMars Parcel in order to provide coverage to the surrounding area, as it will be shown by in the attached report from Verizon Wireless' RF Engineer. There are no existing towers in the area will provide the coverage required to improve its network.

There will be no full or part-time employees at this site on a daily basis. A Verizon Wireless technician will be scheduled to make monthly visits to the site for inspection purposes, and also when an issue is detected by remote monitoring. Since the proposed cell site will not house employees on a daily basis, then the hours of operation are not applicable for this project. The cell site, for the most part, will run continually without the need for human operation or supervision. There will be no sewer or water installation as a part of this project.

It is the professional opinion of Martin Consulting and Verizon Wireless that this location on the DeMar's parcel is ideal for the placement of a cell tower, since the tower is being placed at the center of the property, and since trees line the proposed area 360 degrees. Additionally, the parcel immediately east of the tower is owned by the same landowners, Ricki and Patricia DeMars. Photo simulations will show this location for the tower will be mostly shielded by the surrounding vegetation, and since the tower is located at the center of this parcel, that further shield the visibility from surrounding areas.

Additionally, Verizon Wireless has sought the approval, where applicable, of other governmental agencies regarding this proposed tower, including, but not limited to the FCC, FAA, NEPA, and the SHPO.

Please contact me if you have any questions about this letter.

Sincerely,

A handwritten signature in cursive script that reads "Lewis Martin".

Lewis Martin, President  
Martin Consulting, LLC  
(469) 347-0920 Direct Line  
(469) 777-3482 Fax  
[Lewis@MartinConsultingTX.com](mailto:Lewis@MartinConsultingTX.com)

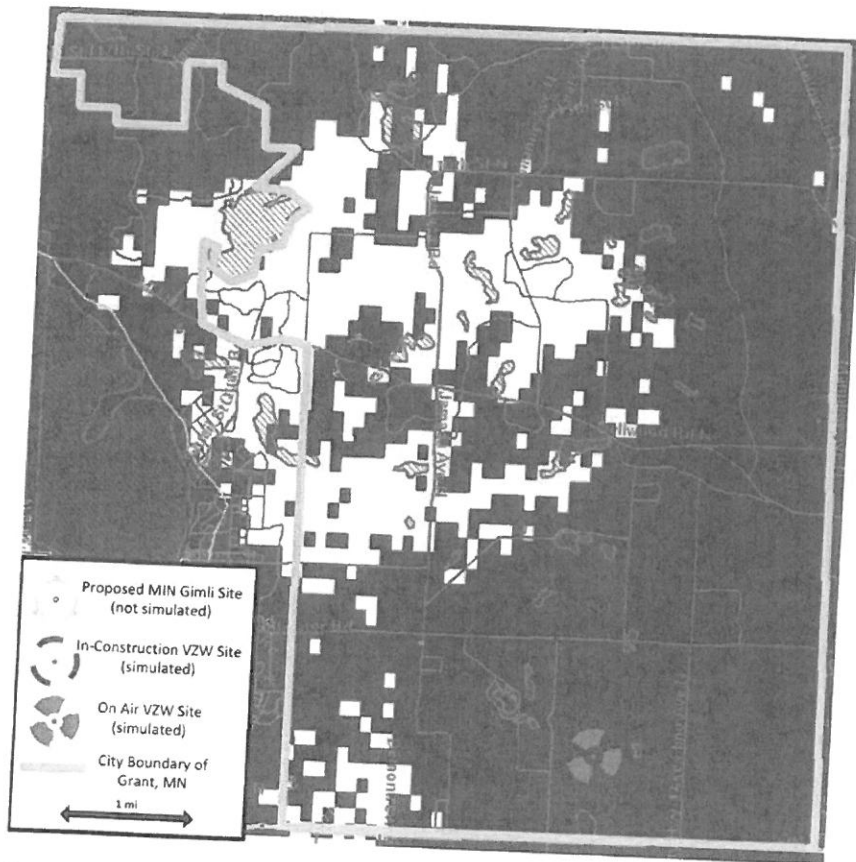


Justification for Proposed New Tower at MIN Gimli Site  
Jordan Alstad, Verizon Wireless RF Engineer

Signed: *Jordan Alstad*

Tuesday, April 5, 2016

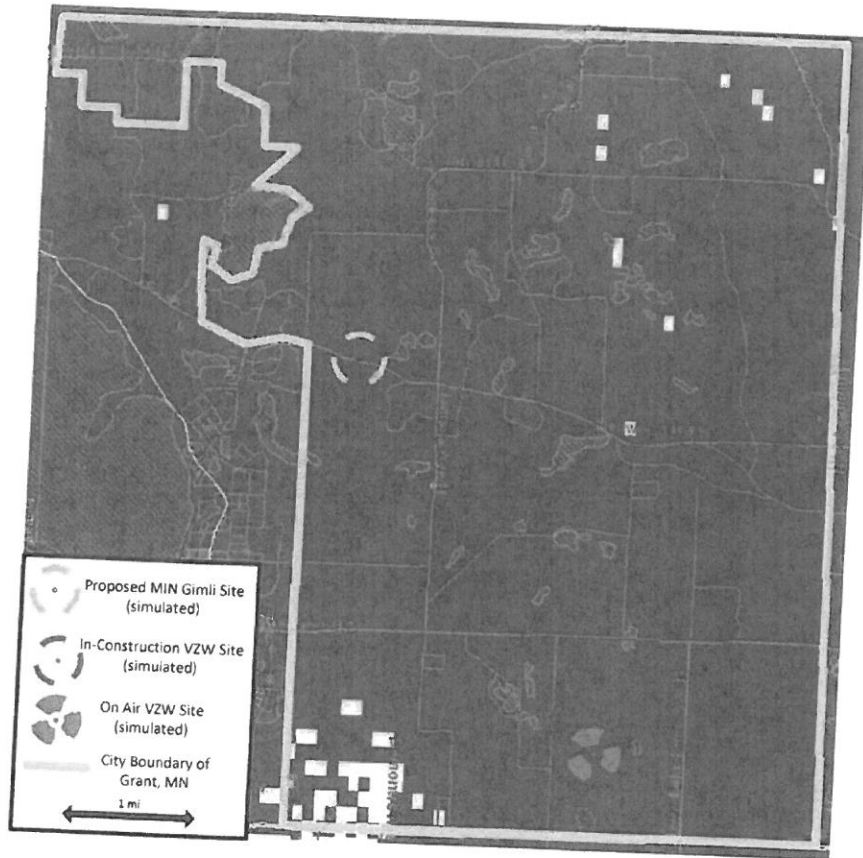
Existing FLOPL Coverage in the City of Grant



Map of existing Forward Link Operational Path Loss (FLOPL) in the city of Grant, MN (including predicted analysis of in-construction site, Kit Kat—purple symbol). The Blue area shows where the FLOPL is below 120 dB, which conforms to Verizon standards for a stable connection. The white area shows where the FLOPL is above 120 dB, where insufficient coverage is available.

The map on the previous page shows the existing coverage in the city of Grant. The red symbols identify existing Verizon sites surrounding the area. The purple symbol identifies the location of the in-construction Verizon site MIN Kit Kat. The large white area in the map is the areas where Verizon has insufficient Forward Link Operational Path Loss (FLOPL) which is a key metric used to measure how customers will be able to establish and maintain a reliable connection on the network. FLOPL of less than 120 dB (blue area on the above map and all following maps) signifies sufficient coverage levels, while FLOPL of greater than 120 dB (white areas on the maps in the document) signifies insufficient coverage levels. The outline of the city of Grant is shown by the thick yellow border.

### Predicted FLOPL Coverage in the City of Grant



Map of predicted Forward Link Operational Path Loss (FLOPL) in the city of Grant, MN, including predicted analysis of in-construction site, Kit Kat—purple symbol, and predicted analysis of the proposed site, MIN Gimli—yellow symbol. The Blue area shows where the FLOPL is below 120 dB, which conforms to Verizon standards for a stable connection. The white area shows where the FLOPL is above 120 dB, where insufficient coverage is available.

As can be seen from the above map, the MIN Gimli site will provide coverage for a large area in the eastern and central parts of Grant, MN that had previously insufficient coverage as shown on the first map. The proposed site will have a significant positive impact on Verizon customers in Grant as nearly 100 percent of the city will have sufficient coverage to establish and maintain connections to the Verizon network.



Tuesday, April 5, 2016

**Kim Points, Administrator/ City Clerk**  
**City of Grant**  
**P.O. Box 577**  
**Willernie, MN 55090**  
**Email: [clerk@cityofgrant.us](mailto:clerk@cityofgrant.us)**

RE: Non-Interference with Public Safety or Private Telecommunications, pursuant to City of Grant Code Section 32-449 (4) (Re. Verizon Wireless Project Name "MIN Gimli", 109' monopole proposed for construction on Washington County PID# 09.030.21.14.003)

Dear **Kim Points**:

This letter serves to confirm that the proposed telecommunications equipment to be operated on the Verizon Wireless "MIN Gimli" tower (on Property # 09.030.21.14.003 in Columbus) will not interfere with public safety telecommunications.

Verizon Wireless provides Commercial Mobile Radio Services ("CMRS") under licenses granted by the Federal Communications Commission ("FCC"). Pursuant to these licenses, Verizon Wireless is authorized to provide CMRS and operate a CMRS network in many geographic areas throughout the nation, including Columbus, Minnesota.

The FCC exclusively regulates all technical aspects of Verizon Wireless' operations and network and preempts all state and local regulation of radiofrequency transmissions. The FCC rules protect co-channel and adjacent licensees against harmful interference.

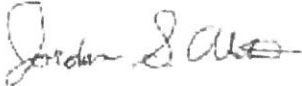
The above noted proposed Verizon Wireless facility is in compliance with all applicable FCC requirements. The following points cover Verizon Wireless' practices pertinent to complying with the FCC requirements:

1. Verizon Wireless locates its transmitting antenna(s) in order to maximize vertical and horizontal separation from other operator's systems to minimize interference potential.
2. All operating hardware at the site is type-accepted by the FCC as far as emission levels within our licensed frequency band in addition to spurious emissions outside of our frequency band.

3. The power levels generated by the base station hardware and corresponding effective radiated power (ERP) from the transmit antenna(s) are within the limitations specified by Part 22 (for cellular), Part 24 (for PCS), or Part 101 (for microwave) of the Commission's Rules.

4. Intermodulation studies are prepared and analyzed considering all carriers on our tower to ensure no mixing of frequencies will create harmful interference to / from our wireless system. Verizon Wireless is committed to providing state of the art wireless services that benefit your community. If you have any questions please feel free to contact me.

Sincerely,



**Jordan Alstad**  
**RF Engineer**  
**Mobile (612) 719-5587**  
**Verizon Wireless**

## Current and planned Sites in the City of Grant

Address	Building Type	Building Height	Height of antenna tip	Antenna type	Tx Frequency Ranges (MHz)	Rx Frequency Ranges (MHz)	Max Power Output (W)	Max ERP (W)	Site Status
9254 Manning Ave N	Monopole with Antennas on top	159'	150' AGL/1064.7' AMSL	12x Panel	746-757, 880-894, 1970-1985, 2110-2130	776-787, 835-849, 1890-1905, 1710-1730	60	1000	In Construction
6667 Keats Ave N	Water Tower with Antennas mounted above	129'	131' AGL/1114.0' AMSL	9x Panel	746-757, 880-894, 1970-1985, 2110-2131	776-787, 835-849, 1890-1905, 1710-1730	60	1000	On Air



**Martin Consulting, LLC**  
424 El Camino Drive  
Frisco, Texas 75034  
*A Site Development and Consulting Firm Specializing in  
Site Acquisition / Leasing / Zoning / Permitting / Consulting*



**Sunday, April 17, 2016**

**Kim Points, Administrator/ City Clerk**  
City of Grant  
P.O. Box 577  
Willernie, MN 55090  
Email: [clerk@cityofgrant.us](mailto:clerk@cityofgrant.us)

**Jennifer Haskamp, SHC, LLC**  
Consultant for City of Grant  
246 Albert Street S, Suite 2A  
Saint Paul, MN 55105

**RE: Submission of AMENDED CUP Application from Martin Consulting for Verizon  
Wireless (MIN GIMLI)**

Per your request, this letter is being provided to highlight the change in equipment as compared to the previously approved CUP application. As shown in the most recent drawings provided with the CUP application dated 4/5/2016, Verizon Wireless is no longer placing an enclosed shelter (11' 6" x 29' 5.5") in the leased area for this project. In its place, Verizon Wireless is proposing to place an elevated platform (9' 4" x 14"). This is being done in order to speed up the installation of this tower in order to improve the wireless signal in and around this proposed cell site.

Please see the excerpt of the drawings on the next page which were previously provided with the CUP application.

Please let me know if you have any questions.

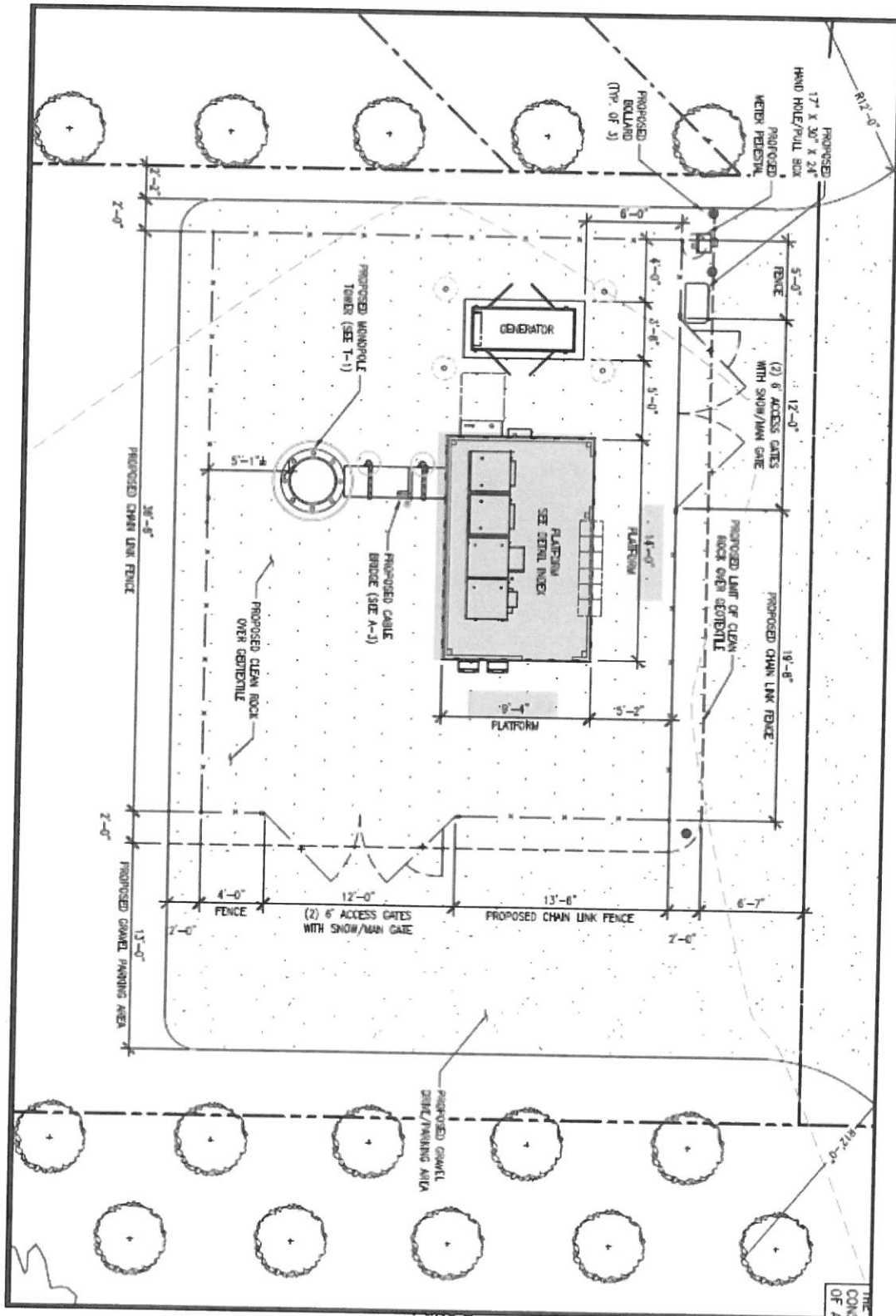
Sincerely,

Lewis Martin, President  
Martin Consulting, LLC  
(469) 347-0920 Direct Line  
(469) 777-3482 Fax  
[Lewis@MartinConsultingTX.com](mailto:Lewis@MartinConsultingTX.com)

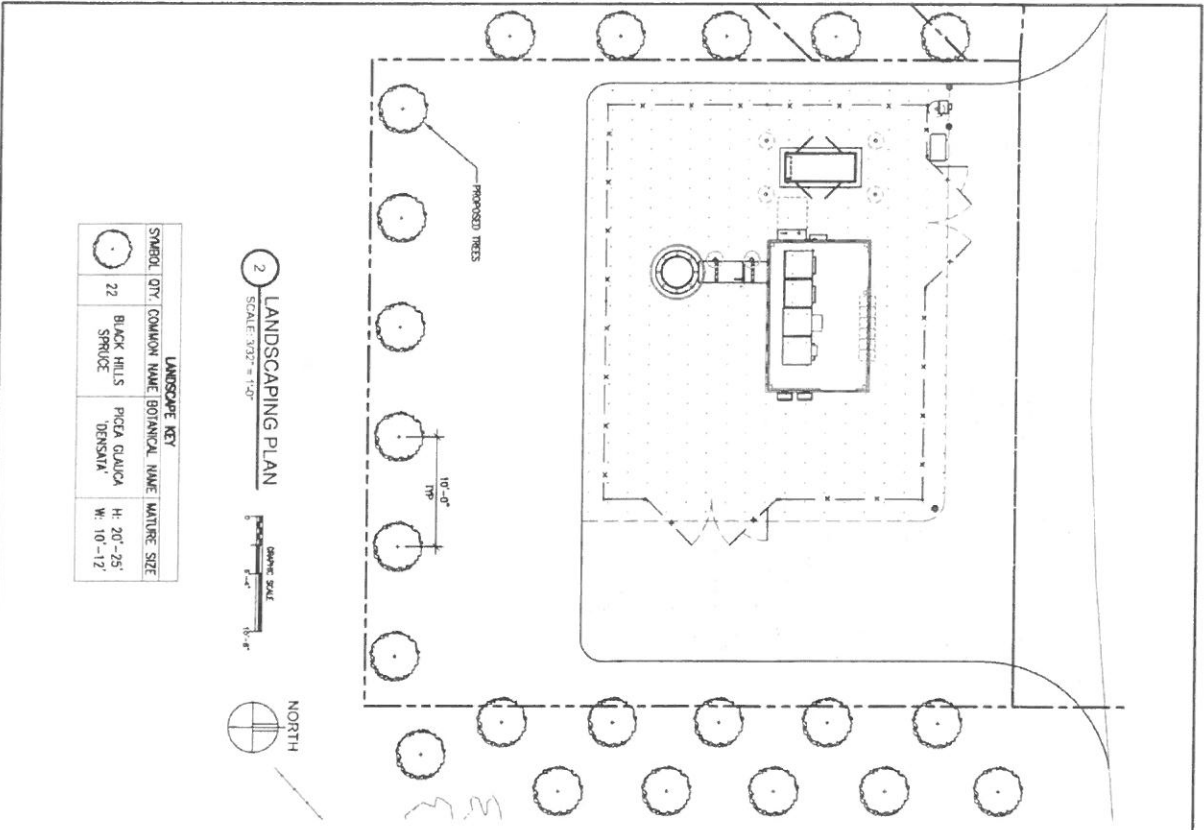
# Martin Consulting, LLC

424 El Camino Drive  
Frisco, Texas 75034

A Site Development and Consulting Firm Specializing in  
Site Acquisition / Leasing / Zoning / Permitting / Consulting



THE  
CONS.  
OF 7



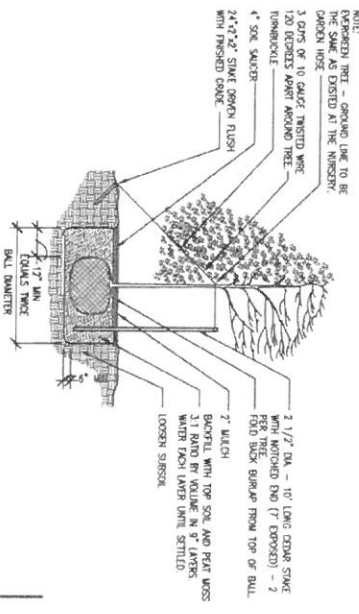
LANDSCAPE KEY

SYMBOL	QTY.	COMMON NAME	BOTANICAL NAME	MATURE SIZE
	22	BLACK HILLS SPRUCE	PICEA CAUCA DENSA	H: 20'-25' W: 10'-12'

2 LANDSCAPING PLAN  
SCALE: 1/32" = 1'-0"

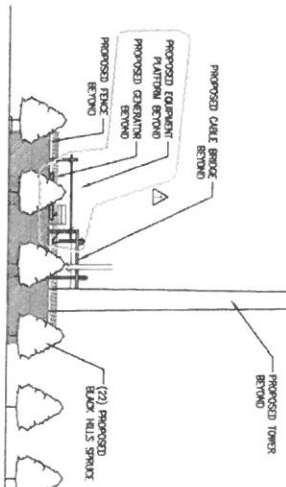


3 TREE DETAIL  
SCALE: 1/8" = 1'-0"



NOTE:  
EXPOSED TREE - GROUND LINE TO BE THE SAME AS DISTED AT THE NURSERY.  
GARDEN HOSE  
3 DAYS OF 10 GAUGE TWISTED WIRE TO BE DEPOSITED AROUND TREE TOPHORIZONTAL  
4" SOIL SAUCER  
24" x 24" SINK DOWN FLUSH WITH FINISHED GRADE  
2 1/2" DIA. - 10' LONG EDGAR STAKE PER TREE (7 EXPOSED) - 7 FOLD BACK BURNER FROM TOP OF BALL  
7" MULCH  
BAGGEL WITH TOP SOIL AND PEAT MOSS  
STAKE TO BE VALUE N 8" LARKS  
WATER (50% UNDER GROUND)  
LOOSEN SUBSOIL

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

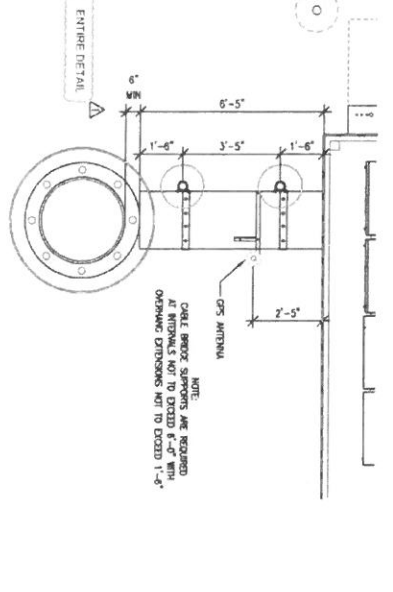


	<p>1. This project is the result of the design and construction of the building and site work. The design and construction of the building and site work is the responsibility of the design professional. The design professional is not responsible for the construction of the building and site work.</p>
	<p>DATE: 07-14-14 CHECKED BY: CDB REV. A: 06-25-14 REV. B: 06-25-14 REV. C: 01-16-15 REV. D: 02-27-15 REV. E: 06-16-15 REV. F: 02-20-16</p>
<p>DATE: 07-14-14 CHECKED BY: CDB REV. A: 06-25-14 REV. B: 06-25-14 REV. C: 01-16-15 REV. D: 02-27-15 REV. E: 06-16-15 REV. F: 02-20-16</p>	<p>10629 JAWACAYE NORTH GRANT DAN 55115</p>
<p>LOCATION: COOR: 293134 PROJECT: 201410656774 MINC GIMLI</p>	<p>VERIZON WIRELESS 1000 NORTH LAKE PARK MINNETONKA, MN 55345 TEL: 763/270-0012</p>
<p>DESIGN WWW.DESIGNER.COM 1000 NORTH LAKE PARK MINNETONKA, MN 55345 TEL: 763/270-0012</p>	<p>02/20/16 02/20/16</p>
<p>SHEET CONTENTS: LANDSCAPING PLAN LANDSCAPE KEY ELEVATION</p>	<p>A-2.1</p>

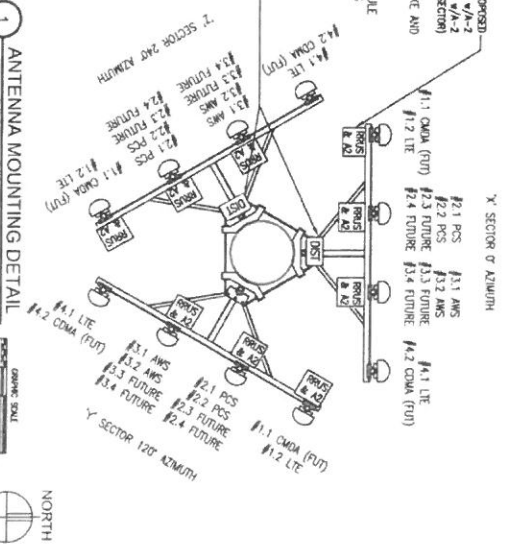
AZIMUTH POSITION	FUNCTION	QTY	MANUFACTURER	MODEL	MOD. #	ANTENNA LENGTH	ANTENNA CENTER	ANTENNA DOWN	ELEC DOWN	MECH DOWN	COAX TYPE	WARRANTY	DELETED	QUANTITY	RUN (FEET)
0°	1/1 1/1000	1	COMMSCOPE	LN-651505-ALV 2ND PORT	LN-651505-ALV	50"	100°	95°	0°	0°	1 RFI	EMERSON		1	200
0°	1/2 1/1000	1	COMMSCOPE	H807-651505-ALV	H807-651505-ALV	50"	98°	95°	0°	0°	1 RFI	EMERSON		1	200
0°	2/3 1/1000	1	COMMSCOPE	H807-651505-ALV	H807-651505-ALV	50"	98°	95°	0°	0°	1 RFI	EMERSON		1	200
0°	2/4 1/1000	1	COMMSCOPE	H807-651505-ALV	H807-651505-ALV	50"	98°	95°	0°	0°	1 RFI	EMERSON		1	200
0°	2/5 1/1000	1	COMMSCOPE	H807-651505-ALV	H807-651505-ALV	50"	98°	95°	0°	0°	1 RFI	EMERSON		1	200
0°	2/6 1/1000	1	COMMSCOPE	H807-651505-ALV	H807-651505-ALV	50"	98°	95°	0°	0°	1 RFI	EMERSON		1	200
0°	2/7 1/1000	1	COMMSCOPE	H807-651505-ALV	H807-651505-ALV	50"	98°	95°	0°	0°	1 RFI	EMERSON		1	200
0°	2/8 1/1000	1	COMMSCOPE	H807-651505-ALV	H807-651505-ALV	50"	98°	95°	0°	0°	1 RFI	EMERSON		1	200
0°	2/9 1/1000	1	COMMSCOPE	H807-651505-ALV	H807-651505-ALV	50"	98°	95°	0°	0°	1 RFI	EMERSON		1	200
0°	2/10 1/1000	1	COMMSCOPE	H807-651505-ALV	H807-651505-ALV	50"	98°	95°	0°	0°	1 RFI	EMERSON		1	200
0°	2/11 1/1000	1	COMMSCOPE	H807-651505-ALV	H807-651505-ALV	50"	98°	95°	0°	0°	1 RFI	EMERSON		1	200
0°	2/12 1/1000	1	COMMSCOPE	H807-651505-ALV	H807-651505-ALV	50"	98°	95°	0°	0°	1 RFI	EMERSON		1	200
0°	2/13 1/1000	1	COMMSCOPE	H807-651505-ALV	H807-651505-ALV	50"	98°	95°	0°	0°	1 RFI	EMERSON		1	200
0°	2/14 1/1000	1	COMMSCOPE	H807-651505-ALV	H807-651505-ALV	50"	98°	95°	0°	0°	1 RFI	EMERSON		1	200
0°	2/15 1/1000	1	COMMSCOPE	H807-651505-ALV	H807-651505-ALV	50"	98°	95°	0°	0°	1 RFI	EMERSON		1	200
0°	2/16 1/1000	1	COMMSCOPE	H807-651505-ALV	H807-651505-ALV	50"	98°	95°	0°	0°	1 RFI	EMERSON		1	200
0°	2/17 1/1000	1	COMMSCOPE	H807-651505-ALV	H807-651505-ALV	50"	98°	95°	0°	0°	1 RFI	EMERSON		1	200
0°	2/18 1/1000	1	COMMSCOPE	H807-651505-ALV	H807-651505-ALV	50"	98°	95°	0°	0°	1 RFI	EMERSON		1	200
0°	2/19 1/1000	1	COMMSCOPE	H807-651505-ALV	H807-651505-ALV	50"	98°	95°	0°	0°	1 RFI	EMERSON		1	200
0°	2/20 1/1000	1	COMMSCOPE	H807-651505-ALV	H807-651505-ALV	50"	98°	95°	0°	0°	1 RFI	EMERSON		1	200

3 ANTENNA KEY SCALE: NONE

2 COAX KEY SCALE: NONE



4 CABLE BRIDGE PLAN SCALE: 1/4" = 1'-0"



1 ANTENNA MOUNTING DETAIL SCALE: 3/16" = 1'-0"

10029 JAMAICANE NORTH  
GRANT MAN 35115

**VERIZON WIRELESS**

DESIGN

PROJECT 20141006974

MING GIMLI

LOCATION: NONE

DATE: 07-21-16

SHEET CONTENTS:  
1. ANTENNA MOUNTING DETAIL  
2. CABLE BRIDGE PLAN  
3. ANTENNA KEY

REV. 1 06-20-16

REV. 2 06-20-16

REV. 3 06-20-16

REV. 4 06-20-16

REV. 5 06-20-16

REV. 6 06-20-16

REV. 7 06-20-16

REV. 8 06-20-16

REV. 9 06-20-16

REV. 10 06-20-16

REV. 11 06-20-16

REV. 12 06-20-16

REV. 13 06-20-16

REV. 14 06-20-16

REV. 15 06-20-16

REV. 16 06-20-16

REV. 17 06-20-16

REV. 18 06-20-16

REV. 19 06-20-16

REV. 20 06-20-16

A-3

**GENERAL CONDITIONS**

- 01 0000 INTRODUCTION  
Contractor Permit shall be obtained by, or in the name of, Verizon Wireless, to be hereinafter referred to as the OWNER. Other permits shall be obtained by the Contractor.
- 01 0001 SURETY FEES  
Surety shall be furnished by the Architect. Liquid Damages shall be coordinated with the Surety per "Request for Quote", (RFQ).
- 01 0010 INSURANCE & BONDS  
Contractor is to furnish temporary certificates for themselves and subcontractors. Contractor will provide any required bonding. Contractor agrees to carry 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 is responsible for scheduling and coordination of Subcontractors including but not limited to: electrical, mechanical, plumbing, fire, and other trades.
- 01 6000 TESTING  
Contractor shall be responsible for providing personnel with sufficient notice to arrange for test samples (i.e., Concrete Cylinders), and for Special Inspections.
- 01 2000 METHODS  
Contractor shall submit methods of work and detail methods with the Owner and/or Architect. Contractor is to attend a Pre-Construction Meeting at the project location, prior to the start of construction.
- 01 5100 SUBSEQUENT 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, etc.).
- 01 5300 EQUIPMENT REMOVAL  
Contractor shall furnish equipment necessary to complete work.
- 01 5900 FIELD OFFICES & STAGES  
Contractor shall provide working (three ones or trailer model) for both end materials and crew throughout the job.
- 01 7000 CLEAN UP & CLOSE OUT  
Contractor shall clean up the site to the satisfaction of Owner. Contractor shall complete all punch list items and provide a final report 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 revised drawings (As-Built) are to be given to the Architect at the completion and submit construction work complete memo to Construction Engineer.
- 01 8000 TRUCKS & WELFARE  
Contractor shall provide transportation for their own personnel.
- 01 8300 TRUCK, TRAILER & PUP BOND  
Contractor shall provide truck and bond for their own personnel, and reasonable time for traveling to & from job site.
- 01 9300 TRUCKS  
Contractor shall pay state and/or use tax on materials and tangible services.

- 01 1000 SITE PREPARATION  
Contractor is to mobilize within 7 calendar days of the Owner signing a "START" document. Contractor will immediately report to Architect if any environmental conditions occur. Site shall be secured to a depth of 3" minimum to remove any debris. All materials to be stockpiled on site. Excess material to be disposed of in accordance with RFD.
- 01 1100 ROAD IMPROVEMENT & CONSTRUCTION  
Contractor shall install a gravel roadway from the road access to the work area, for truck and crew access to site on dirt roads. Base course shall be 6" deep, 3/4" crushed rock, topped with 3" deep, 1/2" crushed rock, topped with 3" deep 3/4" minus 3/8" crushed rock. All gravel shall be placed in 3" lifts. Contractor shall install and compact all gravel on necessary to prevent ponding or rutting. All gravel shall be placed in 3" lifts. Contractor shall install and compact all gravel on necessary to prevent ponding or rutting. All gravel shall be placed in 3" lifts.
- 01 2000 FORMWORK & EXCAVATION  
Excavation material shall be used for surface grading as necessary; access to be established on site. Excess material to be disposed of in accordance with RFD for determining eroded areas. Contractor shall utilize rock or industrial filler for leveling if state discharge.
- 01 5000 PAVING & SURFACING  
Contractor shall provide materials (gravel, geotextile, etc.), labor and equipment to construct parking areas. Contractor shall provide materials (gravel, geotextile, etc.), labor and equipment to construct parking areas.
- 01 7000 POWER TO SITE

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- 02 0000 SITE IMPROVEMENTS  
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- 02 9300 TRUCKS  
Contractor shall pay state and/or use tax on materials and tangible services.

- 03 0000 EQUIPMENT PLATFORM/GENERATOR FOUNDATION  
Contractor shall furnish and install materials for Equipment Platform/Generator Foundation. Concrete shall be 6% 41K or equivalent, and 4,000 psi of 28 days strength. Formwork shall be 3/4" thick 1/2" nominal wall thickness. All formwork shall be removed within 24 hours of concrete placement. Formwork shall be removed within 24 hours of concrete placement.
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CONNECTORS, BOOTS, & RELATED HARDWARE  
SCORING MARKS  
CONCRETE SHALL BE PLACED IN 3" LIFTS  
FORMWORK SHALL BE REMOVED WITHIN 24 HOURS OF CONCRETE PLACEMENT  
FORMWORK SHALL BE REMOVED WITHIN 24 HOURS OF CONCRETE PLACEMENT

SITE PREPARATION  
SITE WORK ROAD CONSTRUCTION  
SET EQUIPMENT PLATFORM, GENERATOR, & TOWER FOUNDATIONS  
SET EQUIPMENT PLATFORM, SET GENERATOR, & ERECT TOWER  
ROUTING OF GROUND, POWER, FIBER & ALUMINUM  
SITE GRADING  
ELECTRICAL & TELEPHONE SERVICES  
INSTALL ANTI-BLOCK & CABLES  
INSTALL ANTI-BLOCK & CABLES  
INSTALL ANTI-BLOCK & CABLES  
INSTALL ANTI-BLOCK & CABLES  
INSTALL ANTI-BLOCK & CABLES

CONTRACTOR TO COMPLETE DRAWING ORIGINAL OWNER'S "REQUEST FOR QUOTE", (RFQ), IF DISCREPANCY EXISTS. CONTRACTOR SHALL VERIFY WITH OWNER THAT THE RFQ SUPERSEDES THE DRAWINGS.  
LANDSCAPING  
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LANDSCAPING

VERIZON WIRELESS  
15000 JAMAICA AVE NORTH  
GRANT, MN 55115  
PROJECT  
20141086674  
MINC  
GIMLI  
DATE: 07/01/14  
REV. A: 05-25-14  
REV. B: 01-16-15  
REV. C: 04-01-15  
REV. D: 05-16-15  
REV. E: 02-01-16  
A-4

VERIZON WIRELESS  
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A-4

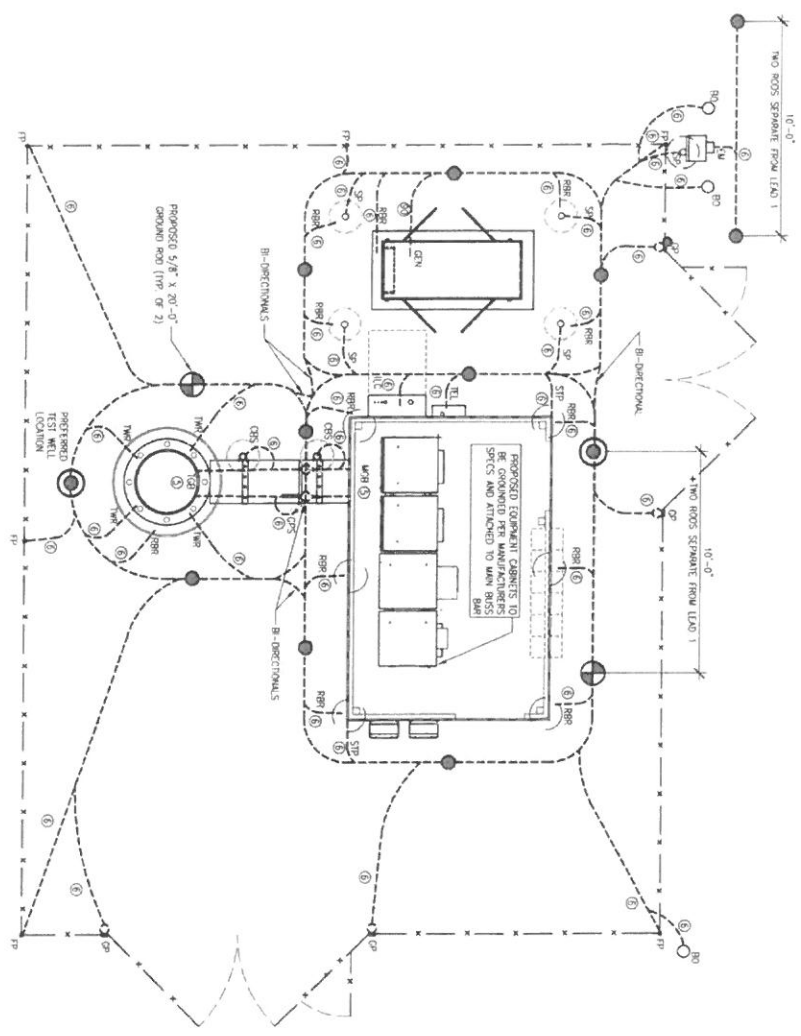
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PROJECT  
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MINC  
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REV. D: 05-16-15  
REV. E: 02-01-16  
A-4





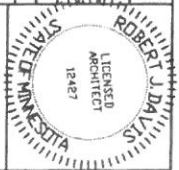
NOTE:  
 CONTRACTOR SHALL ENSURE THAT EACH  
 WHP IS ROUTED TO LEAD 1' BY  
 THE SHORTEST PATH, AND BENDS SHALL  
 NOT BE LESS THAN 12" RADIUS



1 GROUNDING PLAN  
 SCALE: NONE  
 NORTH

GROUNDING DETAIL INDEX	
DETAIL	DETAIL DESCRIPTION
PLATFORM	10' X 14' PLATFORM W/ SMALL CONDUIT GROUNDING EVALUATION
11.1	TEST WELL DETAIL GROUND RING & ROD DETAIL
11.2	SHELF VALVE DETAIL
11.3	REBAR GROUNDING DETAIL
11.4	CONDUIT DETAIL
11.5	TYPICAL GROUNDING CABLE BRIDGE DETAIL
11.6	TYPICAL TOWER GROUNDING DETAIL

ENTIRE DETAIL



1. I am a duly Licensed Architect in the State of Maryland, No. 12427.  
 2. I am the author of the design shown on this drawing.  
 3. I am not providing any services for which I am not duly Licensed.  
 4. I am not providing any services for which I am not duly Licensed.  
 5. I am not providing any services for which I am not duly Licensed.

**DESIGN**

1000 N. CALVERT ROAD  
 FREDERICK, MD 21704  
 (301) 691-2000

**VERIZON WIRELESS**

1000 N. CALVERT ROAD  
 FREDERICK, MD 21704  
 (301) 691-2000

PROJECT  
 20141006674

MINC  
 GIMLI

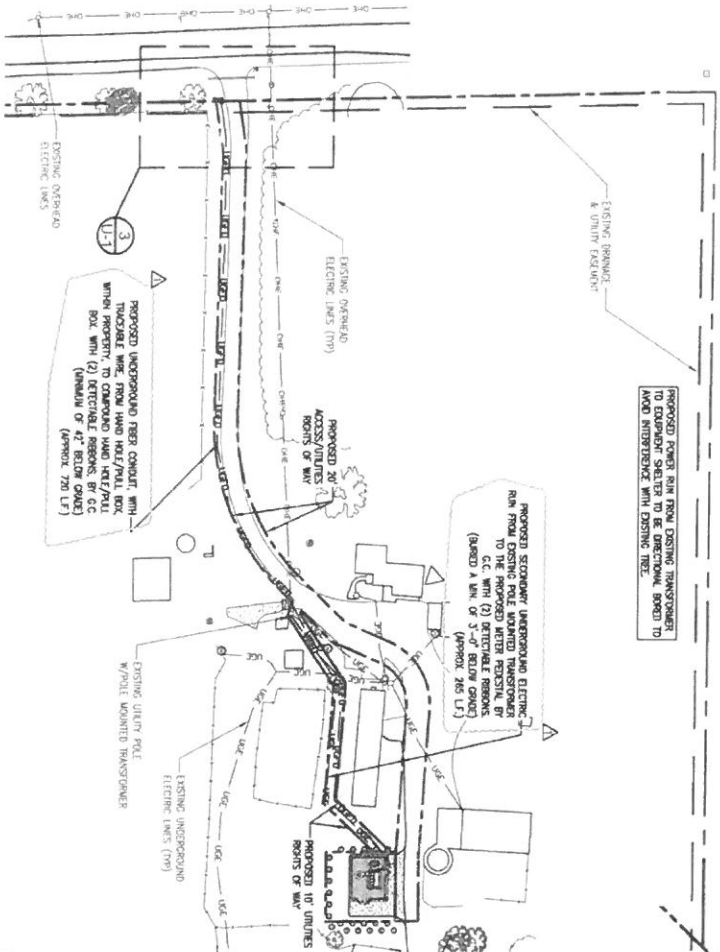
10629 JAMAICA VUE NORTH  
 GRANT, MD 20715

SHEET CONTENTS:  
 GROUNDING PLAN

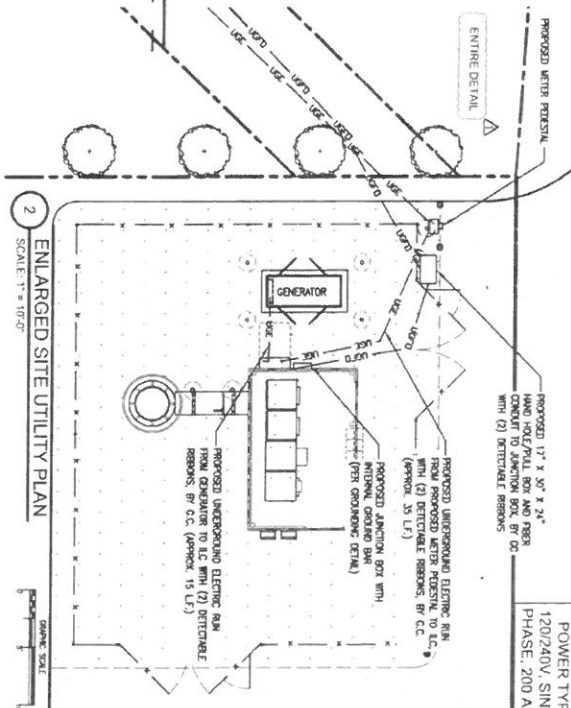
DRAWN BY	SJACER
DATE	07-14-14
CHECKED BY	COB
REV. A	08-09-14
REV. B	08-25-14
REV. C	04-01-15
REV. D	08-05-15
REV. E	02-20-16

G-2

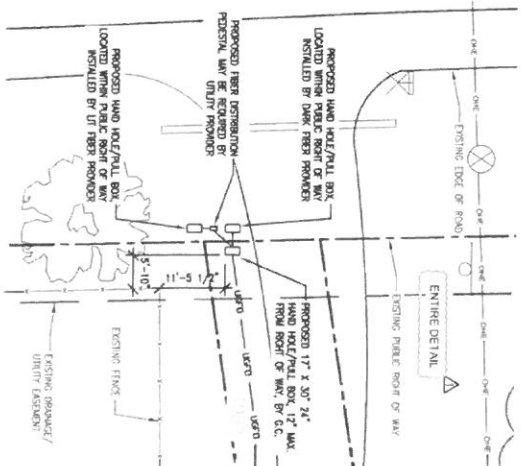
- NOTE**
- CONTRACTOR TO COORDINATE WITH ALL PRIVATE UTILITY LOCATES PRIOR TO CONSTRUCTION. START NOTIFY THE ARCHITECT AND THE NEW CONSTRUCTION ENGINEER IMMEDIATELY OF ANY UTILITY LINE ISSUES.
  - EXISTING UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE AND NOT ALL UTILITIES ARE SHOWN. CONTRACTOR IS RESPONSIBLE TO VERIFY ALL UNDERGROUND UTILITIES AND BEFORE EXCAVATING.
  - CONTRACTOR SHALL RESTORE ALL AREAS INCLUDING REPAIRS AND RECONSTRUCTION TO PRE-CONSTRUCTION CONDITIONS.
  - PROPOSED CONDUIT TO BE 2" DIA. SCHEDULE 40, 2" DIA. ROUNDMOUTHED, PERMITTED BY A LAND OWNER.



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



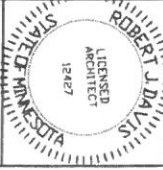
**2 ENLARGED SITE UTILITY PLAN**  
SCALE: 1" = 10'-0"



**3 FIBER HAND HOLE PLAN**  
SCALE: 1" = 20'-0"



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



DESIGN  
WWW.DESIGNBY.COM  
8073 WALKER AVENUE, SUITE 100  
MINNEAPOLIS, MN 55424  
612.833.2529

**VERIZON WIRELESS**  
15900 RICHFIELD AVE. SUITE 2000  
MINNEAPOLIS, MN 55438  
952.235.0625

LOCATION: COUNTY 291224  
PROJECT:  
20141096874  
MING  
GIMLI

10629 JAMAICA AVE. NORTH  
GRANT, MN 55113

**SHEET CONTENTS:**  
SITE UTILITY PLAN  
ENLARGED SITE UTILITY PLAN  
FIBER HAND HOLE PLAN

DATE	STAGE/REV
07-14-14	STAGE 1
08-25-14	REV. A
08-25-14	REV. B
03-12-15	REV. C
04-01-15	REV. D
04-15-15	REV. E
02-01-16	REV. 1

U-1

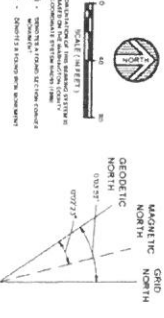




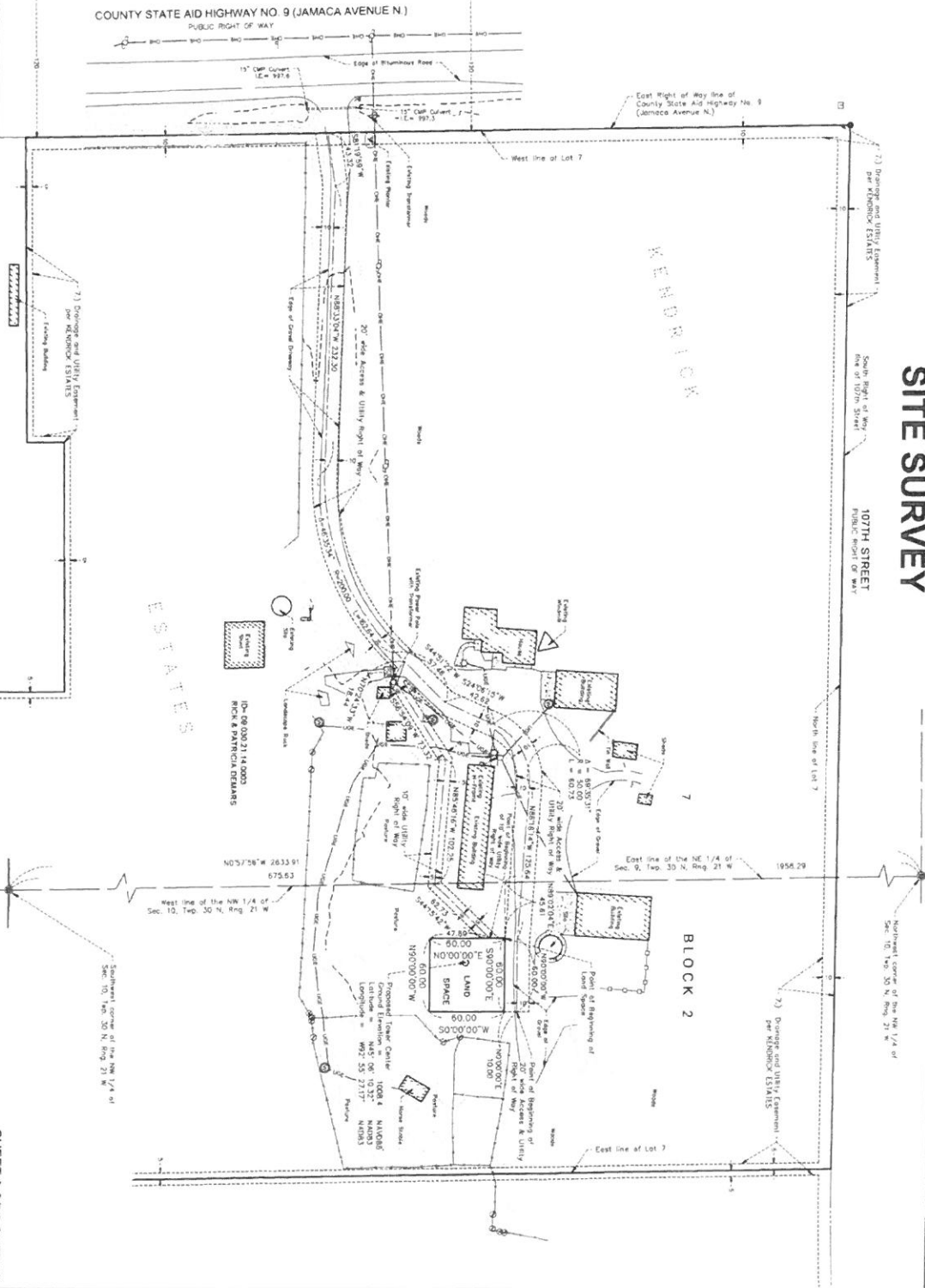
# SITE SURVEY

## LEGEND

- MALIBOX
- WELL
- SIGN
- ELECTRIC CLEARCUT
- ELECTRICAL POLE
- TREE DECIDUOUS
- TREE CONIFEROUS
- TELEPHONE PNEUMATIC
- TELEPHONE WIRELESS
- GUARD POST
- ELECTRIC METER
- CITY ARCHOS
- SHED
- CONCRETE SURFACE
- ▨ MILL/PIED MATCH
- ▬ BOUNDARY LINE
- ▬ RIGHT OF WAY LINE
- ▬ SECTION LINE
- ▬ QUARTER LINE
- ▬ EASEMENT LINE
- ▬ LAND SPACE
- ▬ CURVE
- ▬ OVERHEAD ELECTRIC
- ▬ EDGE OF WOODS
- ▬ UNDERGROUND ELECTRIC
- ▬ GRAVEL SURFACE



- SURVEYOR NOTES**
- 1) Under one per cent of a section, the survey was made in accordance with the provisions of the Minnesota Statutes, Chapter 562, Section 14, as amended, and the rules and regulations of the Board of Surveyors, effective July 18, 2018.
  - 2) The proposed lot and space together with all other features shown on this plan were surveyed and the data described in the Power of Attorney, containing the same.



# DESIGN 1

**SITE NAME:**  
MINC GIMLI  
Washington County, MN

NO.	DATE	BY	FOR	REVISIONS
1	2/14/14	JANET/D	CLIENT COMMENTS	CLIENT COMMENTS
2	2/14/14	JANET/D	REVISIONS	REVISIONS
3	2/14/14	JANET/D	REVISIONS	REVISIONS
4	2/14/14	JANET/D	REVISIONS	REVISIONS
5	2/14/14	JANET/D	REVISIONS	REVISIONS
6	2/14/14	JANET/D	REVISIONS	REVISIONS
7	2/14/14	JANET/D	REVISIONS	REVISIONS
8	2/14/14	JANET/D	REVISIONS	REVISIONS
9	2/14/14	JANET/D	REVISIONS	REVISIONS
10	2/14/14	JANET/D	REVISIONS	REVISIONS
11	2/14/14	JANET/D	REVISIONS	REVISIONS
12	2/14/14	JANET/D	REVISIONS	REVISIONS
13	2/14/14	JANET/D	REVISIONS	REVISIONS
14	2/14/14	JANET/D	REVISIONS	REVISIONS
15	2/14/14	JANET/D	REVISIONS	REVISIONS
16	2/14/14	JANET/D	REVISIONS	REVISIONS
17	2/14/14	JANET/D	REVISIONS	REVISIONS
18	2/14/14	JANET/D	REVISIONS	REVISIONS
19	2/14/14	JANET/D	REVISIONS	REVISIONS
20	2/14/14	JANET/D	REVISIONS	REVISIONS
21	2/14/14	JANET/D	REVISIONS	REVISIONS
22	2/14/14	JANET/D	REVISIONS	REVISIONS
23	2/14/14	JANET/D	REVISIONS	REVISIONS
24	2/14/14	JANET/D	REVISIONS	REVISIONS
25	2/14/14	JANET/D	REVISIONS	REVISIONS
26	2/14/14	JANET/D	REVISIONS	REVISIONS
27	2/14/14	JANET/D	REVISIONS	REVISIONS
28	2/14/14	JANET/D	REVISIONS	REVISIONS
29	2/14/14	JANET/D	REVISIONS	REVISIONS
30	2/14/14	JANET/D	REVISIONS	REVISIONS
31	2/14/14	JANET/D	REVISIONS	REVISIONS
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36	2/14/14	JANET/D	REVISIONS	REVISIONS
37	2/14/14	JANET/D	REVISIONS	REVISIONS
38	2/14/14	JANET/D	REVISIONS	REVISIONS
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48	2/14/14	JANET/D	REVISIONS	REVISIONS
49	2/14/14	JANET/D	REVISIONS	REVISIONS
50	2/14/14	JANET/D	REVISIONS	REVISIONS

**WIDSETH SMITH NOLTING**  
Engineering  
Architecture  
Surveying  
Environmental

**SHEET 2 OF 2 SHEETS**

# Certificate of AM Regulatory Compliance

Site Name **MIN GIMLI**

Location **N45-6-10.41 W92-55-26.36**

Client **Lewis Martin, Martin Consulting**

Certification Date **5/24/2014**

According to the Federal Communications Commission (FCC) Rules and Regulations,

<sup>1</sup>§1 Subpart AA. Disturbance of AM broadcast station antenna patterns  
Part §1.30000 Purpose.

This rule protects the operations of AM broadcast stations from nearby tower construction that may distort the AM antenna patterns. All parties holding or applying for Commission authorizations that propose to construct or make a significant modification to an antenna tower or support structure in the immediate vicinity of an AM antenna, or propose to install an antenna on an AM tower, are responsible for completing the analysis and notice process described in this subpart, and for taking any measures necessary to correct disturbances of the AM radiation pattern, if such disturbances occur as a result of the tower construction or modification or as a result of the installation of an antenna on an AM tower. In the event these processes are not completed before an antenna structure is constructed, any holder of or applicant for a Commission authorization is responsible for completing these processes before locating or proposing to locate an antenna on the structure, as described in this subpart. Part §1.30002 Tower construction or modification near AM stations.

(a) Construction near a nondirectional AM station. Proponents of construction of significant modification of a tower which is within one wavelength of a nondirectional AM station, and is taller than 60 electrical degrees at the AM frequency, must notify the AM station at least 30 days in advance of the commencement of construction. The proponent shall examine the potential impact of the construction or modification as described in paragraph (c). If the construction or modification would distort the radiation pattern by more than 2 dB, the proponent shall be responsible for the installation and maintenance of any detuning apparatus necessary to restore proper operation of the nondirectional antenna.

(b) Construction near a directional AM station. Proponents of construction or significant modification of a tower which is within the lesser of 10 wavelengths or 3 kilometers of a directional AM station, and is taller than 36 electrical degrees at the AM frequency, must notify the AM station at least 30 days in advance of the commencement of construction. The proponent shall examine the potential impact of the construction or modification as described in paragraph (c). If the construction or modification would result in radiation in excess of the AM station's licensed standard pattern or augmented standard pattern values, the proponent shall be responsible for the installation and maintenance of any detuning apparatus necessary to restore proper operation of the directional antenna."

This certificate verifies that the site at the above location has been screened and found to have no AM broadcast stations currently licensed to operate within the FCC mandated coordination distances described in the above rules. No further AM coordination actions are warranted at this time.

Certified by:



**Matt Butcher, PE**

VP, RF Engineering and Development  
Silesafe, Inc.



200 North Glebe Rd, Suite 1000  
Arlington, VA 22203  
703-276-1100  
www.silesafe.com  
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# PARCEL ID REPORT - WASHINGTON COUNTY

Parcel ID Report interface showing a list of parcels and a map view.

**Parcel List:**

Parcel ID	Address	City	State	ZIP
10629	JAMACA AVE N	CITY OF GRANT	ND	58110
10629	KINGSFIELD LN	CITY OF WOODBURY	ND	58110
10629	WATER LILY TER	CITY OF WOODBURY	ND	58110
10629	OTTAWA AVE	TOWN OF STILLWATER	ND	58110
10629	33RD STREET CT N	CITY OF GRANT	ND	58110

**Map View:**



Washington County Department of  
Property Records and Taxpayer Services  
14949 62nd Street North  
Stillwater, MN 55082

Contact Us | Collection Call

Tax Search

Parcel Detail

Back to Search Results | Change of Address | Print this Page

Washington County Parcel Information

**Parcel Number** 09.030.21.14.0003 **Status** Active **Last Update** 5/5/2014 12:53:00 AM

**Current Owner:** DEMARS RICKI R & PATRICIA E  
10629 JAMACA DR  
WHITE BEAR LAKE, MN 55110

**Property Address:** 10629 JAMACA AVE N  
WHITE BEAR LAKE, MN 55110

**Taxing District** 2801 GRANT-832-BCW5

**Tax Description**  
SubdivisionName KENDRICK ESTATES Lot 7 Block 2 SubdivisionCd 83380

Select a Tax Year for payment and tax details.

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Amount Due
2014	\$2,260.00	\$1,130.00	\$0.00	\$0.00	\$1,130.00
2013	\$2,290.00	\$2,290.00	\$0.00	\$0.00	\$0.00
2012	\$4,080.00	\$4,080.00	\$0.00	\$0.00	\$0.00
2011	\$2,650.00	\$4,531.21	\$0.00	\$0.00	\$0.00
2010	\$2,292.00	\$3,508.38	\$0.00	\$0.00	\$0.00
2009	\$2,310.00	\$2,310.00	\$0.00	\$0.00	\$0.00
2008	\$2,430.00	\$2,430.00	\$0.00	\$0.00	\$0.00

Information & Links

- APPRAISAL & VALUE INFORMATION
- IS YOUR PROPERTY ABSTRACT OR TORRENS?
- WHAT HAPPENS IF PROPERTY TAXES ARE NOT PAID?
- 2014 PROPOSED TAX NOTICE INFORMATION
- 2014 TAX STATEMENT
- 2013 TAX STATEMENT
- 2012 TAX STATEMENT
- 2011 TAX STATEMENT
- BACK OF TAX STATEMENT WITH LATE PAYMENT PENALTY SCHEDULE
- 2014 VALUATION NOTICE
- BACK OF VALUATION NOTICE WITH APPEAL INFORMATION
- MINNESOTA REVENUE PROPERTY TAX REFUND

Pay Your Property Tax by Credit Card or eCheck

\$0.00

Online Payment Fees

Convenience Fees are charged for online property tax payments. eCheck fee is \$1.00 per transaction. Be sure to use the 9 digit bank routing number from your checking account, not the internal bank number from a savings or deposit slip. Pay multiple parcels in one transaction with the payment cart.

Credit Card fee is 2.39% of amount paid. American Express, Discover, MasterCard and Visa are accepted.

Fees are paid directly to a payment services provider to cover the costs of the online payment services and charges from the credit card companies.

A \$30 fee will be charged for non-sufficient fund payments.

Payment information collected by our online services provider, or its affiliates, is private and

Parcel Number: 09 030 21 14 0001  
 Property Address: 10828 JAWCA AVE N  
 GRANT, WA 98118 URS  
 (Tax: AGRICULTURAL)  
 Equalized Assessment: SHERIDON/MAE RENOIX ESTATES LOT 7 BLOCK 2 SHERWOOD 9389

Year	Land Value	Improvement Value	Total Value
2014	\$311,200	\$15,300	\$326,500
2013	\$352,400	\$16,000	\$368,400

Description	Area
Site - Site	0.00
Product - Productive Timber	4.00
Product - Productive Pasture	20.00

Occupancy	Style	Year Built	Total Living Area
Single-Fam / Owner Occupied	1 Story Frame	1901	2,296

Sale Date	Amount	Recording
05/20/1997	\$54,000	



# SITE SURVEY

**PROPERTY DESCRIPTION:** (per U.S. Map Section 14a No. 48320-VA1028-2028 dated 6/29/24)  
 Lot 7, Block 2, Kenrick Estates, Washington County, Minnesota

**SCHEDULE 'B' EXHIBITS:** (per U.S. Topographic File No. 4849-AM-498-2026, dated 6/29/24)  
 1-3) Not related to the survey

2) Easement  
 Property is subject to easement on water on the site of Kenrick Estates recorded 6/25/1991 in Instrument No. 623447.  
 Aerial photograph monuments are shown on the plat of KENDRICK ESTATES on an address on the survey.

3) Map of Kenrick Estates recorded 6/25/1991 in Instrument No. 623447.  
 The plat of KENDRICK ESTATES is as shown on the survey.

**LAND SPACE DESCRIPTION:**

That part of Lot 7, Block 2, KENDRICK ESTATES, according to the record plat thereof, Washington County, Minnesota, described as follows:  
 Commencing at the southeast corner of the Northwest Quarter of Section 10, Township 30 North, Range 21 West of the Fourth Principal Meridian, and Washington County, thence North 0 degrees 00 minutes 00 seconds East, a distance of 1000 feet to the Point of Beginning; thence North 89 degrees 02 minutes 04 seconds East, a distance of 456.1 feet; thence North 89 degrees 02 minutes 04 seconds East, a distance of 456.1 feet; thence South 00 degrees 00 minutes 00 seconds East, a distance of 600 feet; thence South 00 degrees 00 minutes 00 seconds East, a distance of 600 feet; thence North 90 degrees 00 minutes 00 seconds West, a distance of 600 feet; thence North 90 degrees 00 minutes 00 seconds East, a distance of 600 feet to the Point of Beginning.

**ACCESS & UTILITY RIGHT OF WAY DESCRIPTION:**

A 20.00 foot wide right of way for highways, access and utility purposes over, under and across Lot 7, Block 2, KENDRICK ESTATES, according to the record plat thereof, Washington County, Minnesota, the centerline of said right of way is described as follows:

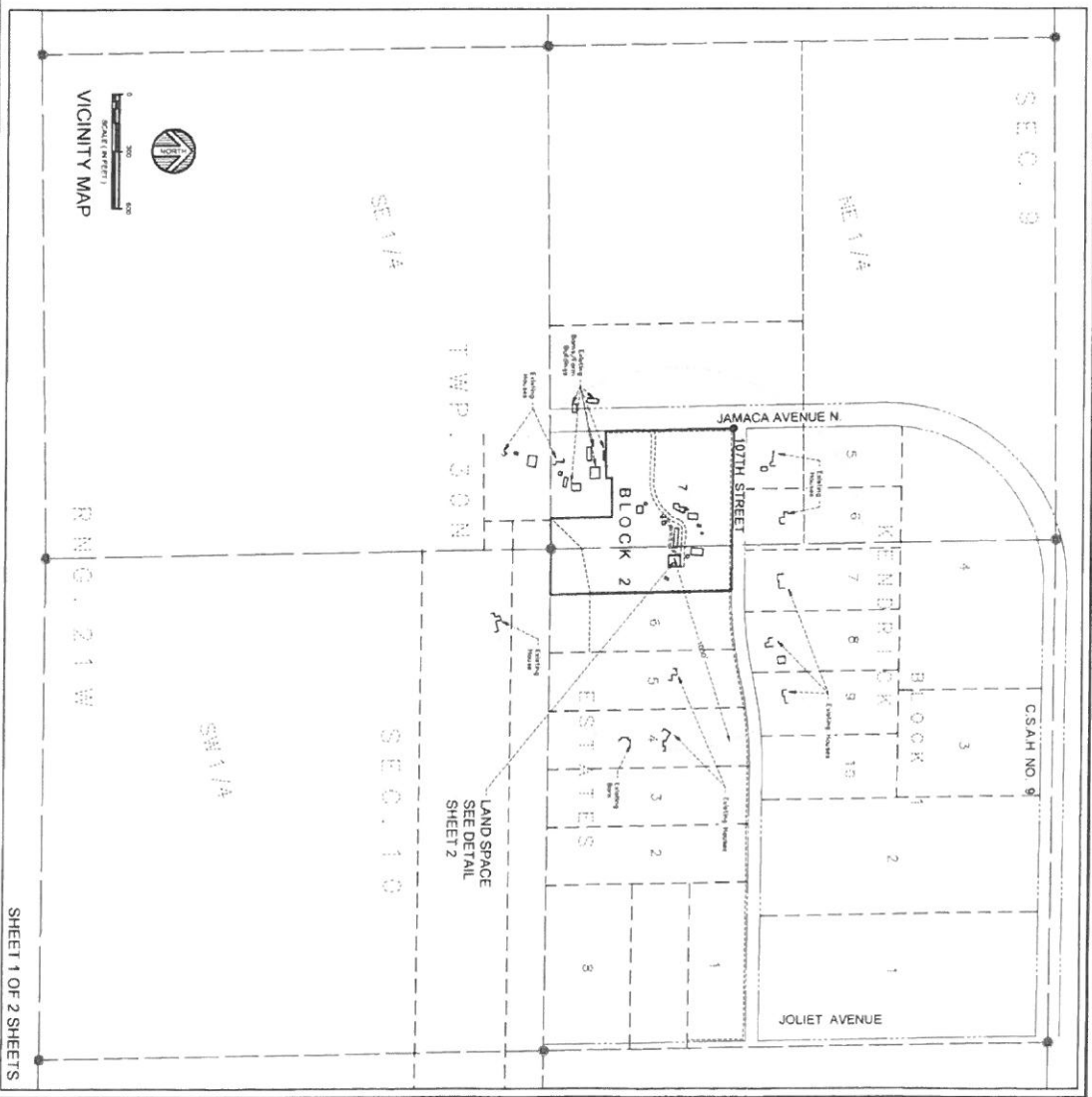
Commencing at the southwest corner of the Northwest Quarter of Section 10, Township 30 North, Range 21 West of the Fourth Principal Meridian, and Washington County, thence North 0 degrees 00 minutes 00 seconds East, a distance of 1000 feet to the Point of Beginning; thence North 89 degrees 02 minutes 04 seconds East, a distance of 456.1 feet; thence North 89 degrees 02 minutes 04 seconds East, a distance of 456.1 feet; thence South 00 degrees 00 minutes 00 seconds East, a distance of 600 feet; thence South 00 degrees 00 minutes 00 seconds East, a distance of 600 feet; thence North 90 degrees 00 minutes 00 seconds West, a distance of 600 feet; thence North 90 degrees 00 minutes 00 seconds East, a distance of 600 feet to the Point of Beginning.

The centerline of said right of way shall be adjusted or lengthened to terminate at said West line of Lot 7.

**UTILITY RIGHT OF WAY DESCRIPTION:**

A 10.00 foot wide right of way for utility purposes over, under and across Lot 7, Block 2, KENDRICK ESTATES, according to the record plat thereof, Washington County, Minnesota, the centerline of said right of way is described as follows:  
 Commencing at the southeast corner of the Northwest Quarter of Section 10, Township 30 North, Range 21 West of the Fourth Principal Meridian, and Washington County, thence North 0 degrees 00 minutes 00 seconds East, a distance of 1000 feet to the Point of Beginning; thence North 89 degrees 02 minutes 04 seconds East, a distance of 456.1 feet; thence North 89 degrees 02 minutes 04 seconds East, a distance of 456.1 feet; thence South 00 degrees 00 minutes 00 seconds East, a distance of 600 feet; thence South 00 degrees 00 minutes 00 seconds East, a distance of 600 feet; thence North 90 degrees 00 minutes 00 seconds West, a distance of 600 feet; thence North 90 degrees 00 minutes 00 seconds East, a distance of 600 feet to the Point of Beginning.

The centerline of said right of way shall be adjusted or lengthened to terminate at lines bearing South 0 degrees 00 minutes 00 seconds West and North 0 degrees 00 minutes 00 seconds East from the Point of Beginning.



**SITE NAME:**  
 MINC GIMLI  
 Washington County, MN

NO.	DATE	REVISION	CHECKED BY	DATE
1	7/2/24	REVISED LAND SPACE ACCESS & UTILITY	JBR	7/11/24
2	7/2/24	REVISED CLIENT COMMENTS	JBR	7/11/24
3	7/2/24	REVISED CLIENT COMMENTS	JBR	7/11/24
4	7/2/24	REVISED CLIENT COMMENTS	JBR	7/11/24

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

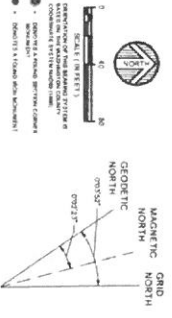
*William M. Nolting*  
 William M. Nolting  
 LICENSE # 19021

WIDSETH SMITH NOLTING  
 Engineers  
 Architecture  
 Surveying  
 Environmental

# SITE SURVEY

## LEGEND

- 1. MAJOR ROAD
- 2. MINOR ROAD
- 3. DRIVE
- 4. SIDEWALK
- 5. SEPTIC CLEANOUT
- 6. ELECTRIC LIGHT POLE
- 7. TREE DISC/DIAGRAM
- 8. TREE DISC/DIAGRAM
- 9. TREE DISC/DIAGRAM
- 10. TELEPHONE PEDESTAL
- 11. FENCE POST
- 12. GUARD POST
- 13. ELECTRIC METER
- 14. ELECTRICAL PANEL
- 15. SHED
- 16. CONCRETE SURFACE
- 17. BUILDING MATCH
- 18. BOUNDARY LINE
- 19. RIGHT OF WAY LINE
- 20. SECTION LINE
- 21. QUARTER LINE
- 22. LOT LINE
- 23. EASEMENT LINE
- 24. ANNO SPACE
- 25. CONCRETE DRIVE
- 26. BARBED WIRE FENCE
- 27. WOOD FENCE
- 28. CORNERED ELECTRIC UNDERGROUND ELECTRIC
- 29. GRAVEL SURFACE



**REVISION NOTES**

- 1) Utilities are as appeared evidence, per Washington County GIS, and as shown on the plat of the County State Aid Highway No. 9, Jamaca Avenue N., dated June 18, 2018.
- 2) The Proposed Land Space, together with all Access and Utility Rights of Way or other Easements, are as shown on this plat.



**SITE NAME:**  
 MINC GIMLI

Washington County, MN

NO.	DATE	REVISIONS	BY	CHECKED BY
1	03/14/2018	ISSUED FOR PERMITTING	JMB/STB	JMB/STB
2	03/14/2018	CLIENT COMMENTS INCORPORATED	JMB/STB	JMB/STB
3	03/14/2018	CLIENT COMMENTS INCORPORATED	JMB/STB	JMB/STB
4	03/14/2018	CLIENT COMMENTS INCORPORATED	JMB/STB	JMB/STB
5	03/14/2018	CLIENT COMMENTS INCORPORATED	JMB/STB	JMB/STB
6	03/14/2018	CLIENT COMMENTS INCORPORATED	JMB/STB	JMB/STB
7	03/14/2018	CLIENT COMMENTS INCORPORATED	JMB/STB	JMB/STB
8	03/14/2018	CLIENT COMMENTS INCORPORATED	JMB/STB	JMB/STB
9	03/14/2018	CLIENT COMMENTS INCORPORATED	JMB/STB	JMB/STB
10	03/14/2018	CLIENT COMMENTS INCORPORATED	JMB/STB	JMB/STB
11	03/14/2018	CLIENT COMMENTS INCORPORATED	JMB/STB	JMB/STB
12	03/14/2018	CLIENT COMMENTS INCORPORATED	JMB/STB	JMB/STB
13	03/14/2018	CLIENT COMMENTS INCORPORATED	JMB/STB	JMB/STB
14	03/14/2018	CLIENT COMMENTS INCORPORATED	JMB/STB	JMB/STB
15	03/14/2018	CLIENT COMMENTS INCORPORATED	JMB/STB	JMB/STB
16	03/14/2018	CLIENT COMMENTS INCORPORATED	JMB/STB	JMB/STB
17	03/14/2018	CLIENT COMMENTS INCORPORATED	JMB/STB	JMB/STB
18	03/14/2018	CLIENT COMMENTS INCORPORATED	JMB/STB	JMB/STB
19	03/14/2018	CLIENT COMMENTS INCORPORATED	JMB/STB	JMB/STB
20	03/14/2018	CLIENT COMMENTS INCORPORATED	JMB/STB	JMB/STB
21	03/14/2018	CLIENT COMMENTS INCORPORATED	JMB/STB	JMB/STB
22	03/14/2018	CLIENT COMMENTS INCORPORATED	JMB/STB	JMB/STB
23	03/14/2018	CLIENT COMMENTS INCORPORATED	JMB/STB	JMB/STB
24	03/14/2018	CLIENT COMMENTS INCORPORATED	JMB/STB	JMB/STB
25	03/14/2018	CLIENT COMMENTS INCORPORATED	JMB/STB	JMB/STB
26	03/14/2018	CLIENT COMMENTS INCORPORATED	JMB/STB	JMB/STB
27	03/14/2018	CLIENT COMMENTS INCORPORATED	JMB/STB	JMB/STB
28	03/14/2018	CLIENT COMMENTS INCORPORATED	JMB/STB	JMB/STB
29	03/14/2018	CLIENT COMMENTS INCORPORATED	JMB/STB	JMB/STB
30	03/14/2018	CLIENT COMMENTS INCORPORATED	JMB/STB	JMB/STB
31	03/14/2018	CLIENT COMMENTS INCORPORATED	JMB/STB	JMB/STB
32	03/14/2018	CLIENT COMMENTS INCORPORATED	JMB/STB	JMB/STB
33	03/14/2018	CLIENT COMMENTS INCORPORATED	JMB/STB	JMB/STB
34	03/14/2018	CLIENT COMMENTS INCORPORATED	JMB/STB	JMB/STB
35	03/14/2018	CLIENT COMMENTS INCORPORATED	JMB/STB	JMB/STB
36	03/14/2018	CLIENT COMMENTS INCORPORATED	JMB/STB	JMB/STB
37	03/14/2018	CLIENT COMMENTS INCORPORATED	JMB/STB	JMB/STB
38	03/14/2018	CLIENT COMMENTS INCORPORATED	JMB/STB	JMB/STB
39	03/14/2018	CLIENT COMMENTS INCORPORATED	JMB/STB	JMB/STB
40	03/14/2018	CLIENT COMMENTS INCORPORATED	JMB/STB	JMB/STB
41	03/14/2018	CLIENT COMMENTS INCORPORATED	JMB/STB	JMB/STB
42	03/14/2018	CLIENT COMMENTS INCORPORATED	JMB/STB	JMB/STB
43	03/14/2018	CLIENT COMMENTS INCORPORATED	JMB/STB	JMB/STB
44	03/14/2018	CLIENT COMMENTS INCORPORATED	JMB/STB	JMB/STB
45	03/14/2018	CLIENT COMMENTS INCORPORATED	JMB/STB	JMB/STB
46	03/14/2018	CLIENT COMMENTS INCORPORATED	JMB/STB	JMB/STB
47	03/14/2018	CLIENT COMMENTS INCORPORATED	JMB/STB	JMB/STB
48	03/14/2018	CLIENT COMMENTS INCORPORATED	JMB/STB	JMB/STB
49	03/14/2018	CLIENT COMMENTS INCORPORATED	JMB/STB	JMB/STB
50	03/14/2018	CLIENT COMMENTS INCORPORATED	JMB/STB	JMB/STB

**FIELD WORK:** 2/14/18

**CHECKED BY:** JMB

**DRAWN BY:** JMB/STB

**DATE:** 6/29/18

**SCALE:** AS SHOWN

**PROJECT:** MINC GIMLI

**CLIENT:** WENDRICK ESTATES

**ADDRESS:** 107TH STREET, WENDRICK ESTATES, WASHINGTON COUNTY, MN

**PROJECT NO.:** 18-001

**DATE:** 6/29/18

**SCALE:** AS SHOWN

**PROJECT:** MINC GIMLI

**CLIENT:** WENDRICK ESTATES

**ADDRESS:** 107TH STREET, WENDRICK ESTATES, WASHINGTON COUNTY, MN

**PROJECT NO.:** 18-001

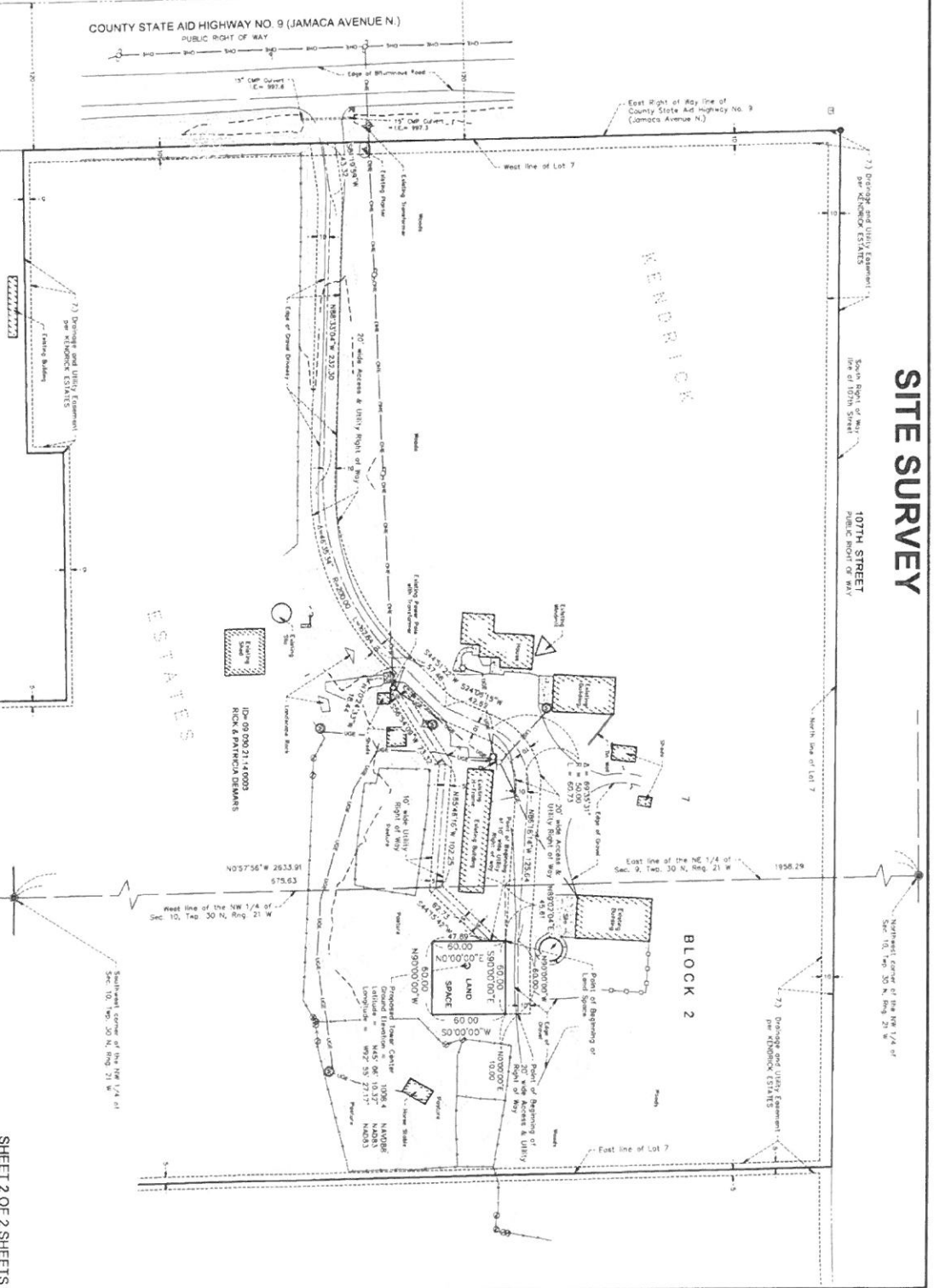
**WIDSETH SMITH NOLTING**

Engineering  
 Architecture  
 Surveying  
 Environmental

1000 W. WASHINGTON STREET, SUITE 200, WAHINGTON, MN 55391

TEL: 763.437.1111 FAX: 763.437.1112

WWW.WSNOLTING.COM





ZECH RICHARD R & JUDITH J  
9130 107TH ST, NORTH  
STILLWATER MN 55082  
BECKER LORI C & LEE A  
8990 107TH ST, NORTH  
STILLWATER MN 55082  
OLSON WILLIAM S & JEAN E  
295 MEADOWOOD LN  
VADNAIS HEIGHTS MN 55127  
DEMARS RICKI R & PATRICIA E  
10629 JAMACA AVE N  
WHITE BEAR LAKE MN 55110

KNEALE WILLIAM L & LISA M  
9080 107TH ST, NORTH  
STILLWATER MN 55082  
HOLLERMANN MARK H & JEAN E  
8960 107TH ST, NORTH  
STILLWATER MN 55082  
FARRELL TYRONE K & AGNES T TRS  
10491 JAMACA AVE N  
ST PAUL MN 55115  
BUTTERMORE RICHARD S & JULIE  
9111 107TH ST, NORTH  
STILLWATER MN 55082

LOGAN RICHARD R & JUDY M  
9020 107TH ST, NORTH  
STILLWATER MN 55082  
LAVALLE DENNIS J  
10509 JAMACA AVE  
SAINT PAUL MN 55115  
ZLONIS JEFFREY S & JEANNE A  
10415 JAMACA AVE N  
ST PAUL MN 55115  
JAWOR ELIZABETH E & TIMOTHY P  
9175 107TH ST, NORTH  
STILLWATER MN 55082

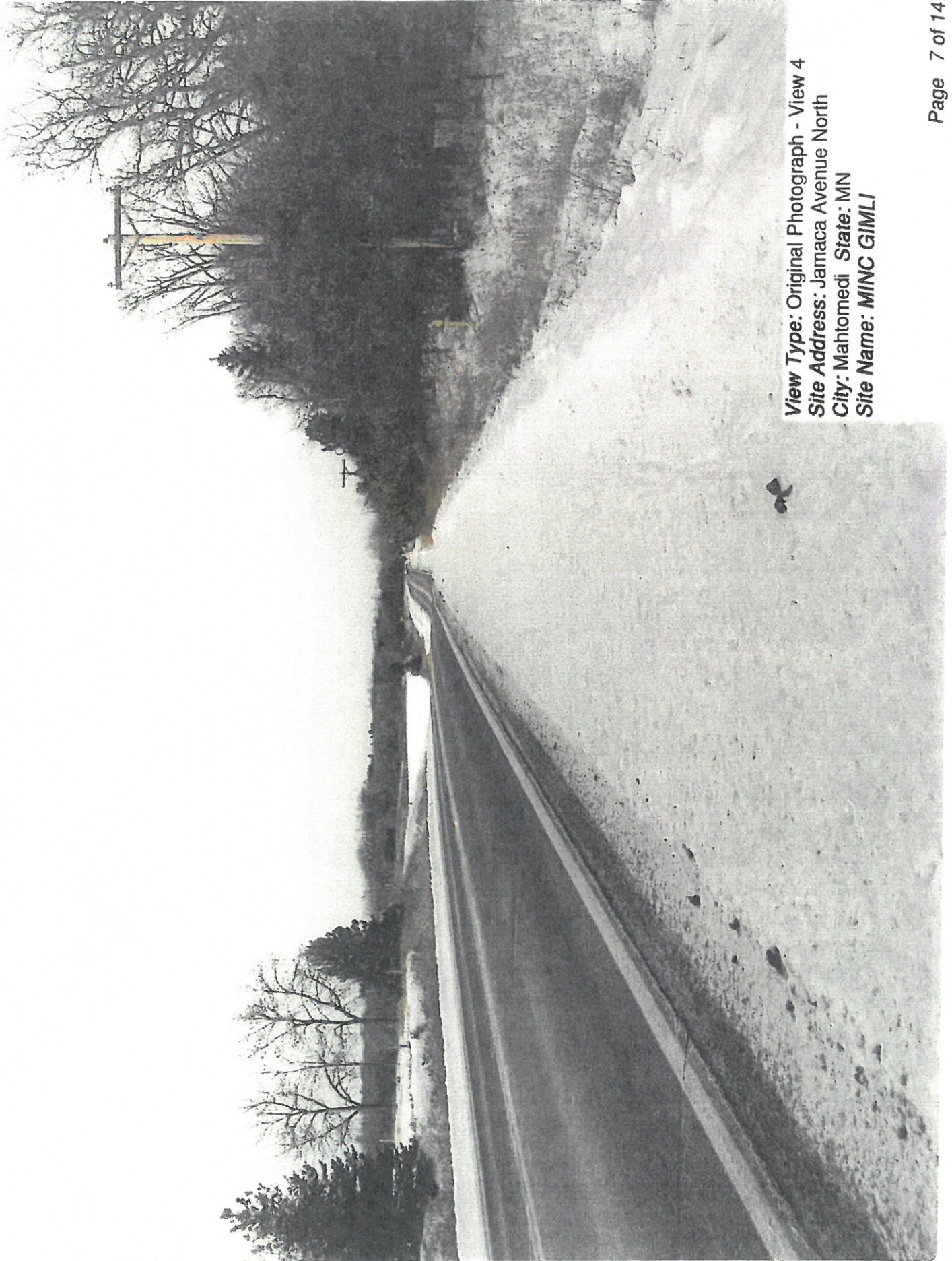


**View Type:** Simulated Photograph - View 3  
**Site Address:** Jamaica Avenue North  
**City:** Mahtomedi **State:** MN  
**Site Name:** MINC GIMLI

*Disclaimer: This picture is an artist's rendition of the completed site layout prior to construction. The completed construction may vary in layout, dimension, and color from the above picture.*

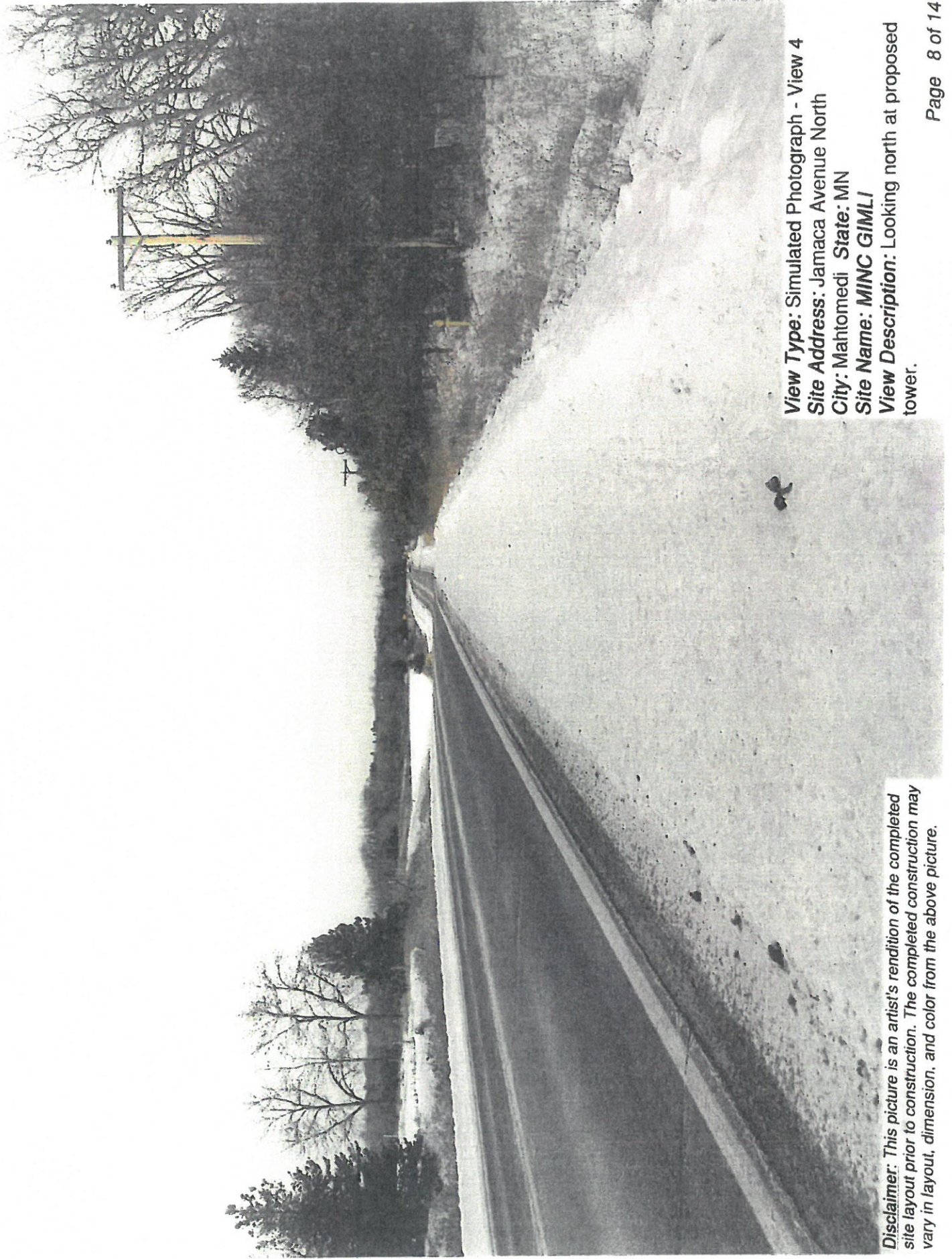
*View Description: Proposed tower will not be visible from this location due to change in elevation and trees.*





**View Type:** Original Photograph - View 4  
**Site Address:** Jamaica Avenue North  
**City:** Mahtomedi **State:** MN  
**Site Name:** MINC GIMLI

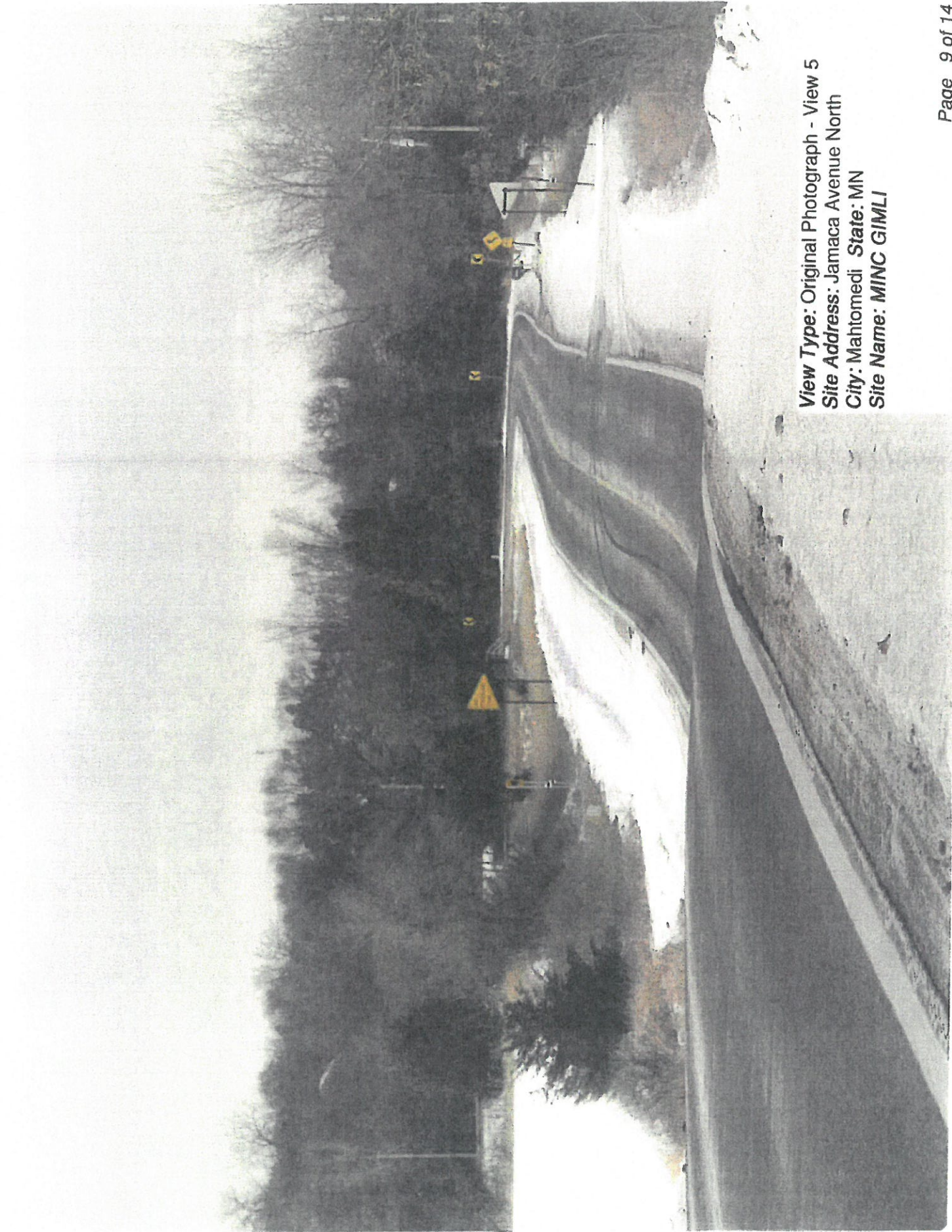




**View Type:** Simulated Photograph - View 4  
**Site Address:** Jamaca Avenue North  
**City:** Mahtomedi **State:** MN  
**Site Name:** MINC GIMLI  
**View Description:** Looking north at proposed tower.

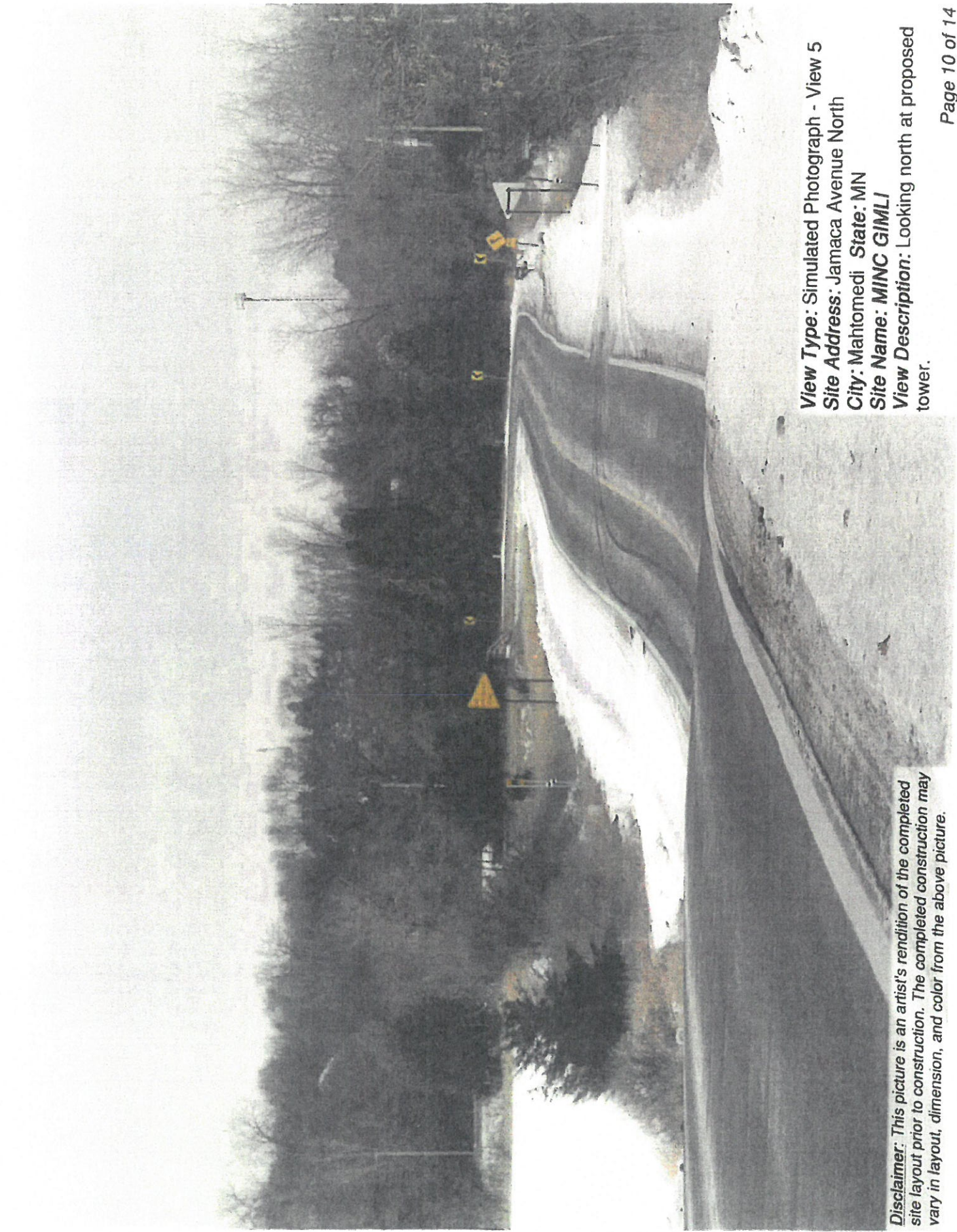
*Disclaimer: This picture is an artist's rendition of the completed site layout prior to construction. The completed construction may vary in layout, dimension, and color from the above picture.*





**View Type:** Original Photograph - View 5  
**Site Address:** Jamaca Avenue North  
**City:** Mahtomedi **State:** MN  
**Site Name:** MINC GIMLI





**View Type:** Simulated Photograph - View 5  
**Site Address:** Jamaca Avenue North  
**City:** Mahtomedi **State:** MN  
**Site Name:** MINC GIMLI  
**View Description:** Looking north at proposed tower.

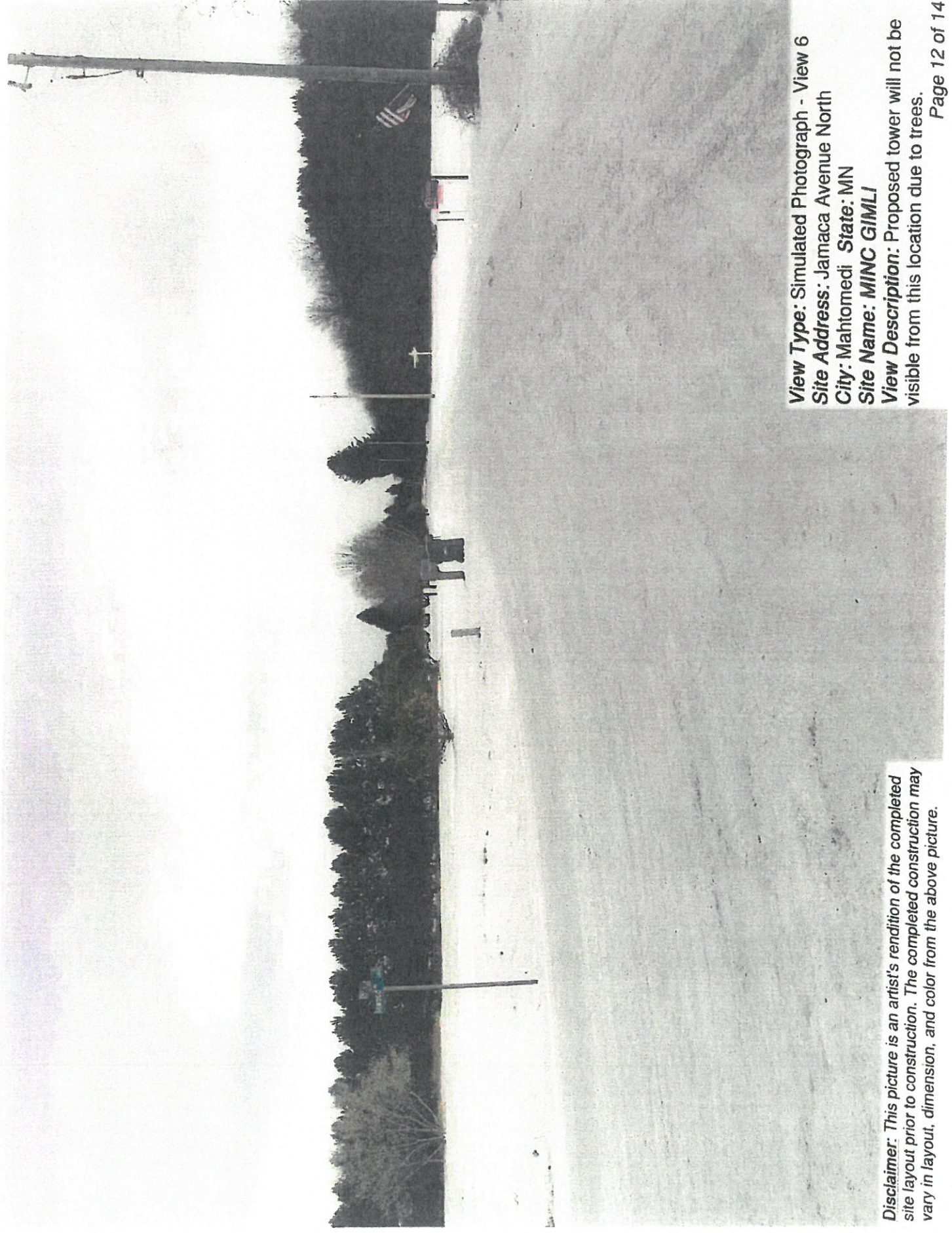
*Disclaimer: This picture is an artist's rendition of the completed site layout prior to construction. The completed construction may vary in layout, dimension, and color from the above picture.*





**View Type:** Original Photograph - View 6  
**Site Address:** Jamaca Avenue North  
**City:** Mahtomedi **State:** MN  
**Site Name:** MINC GIMLI



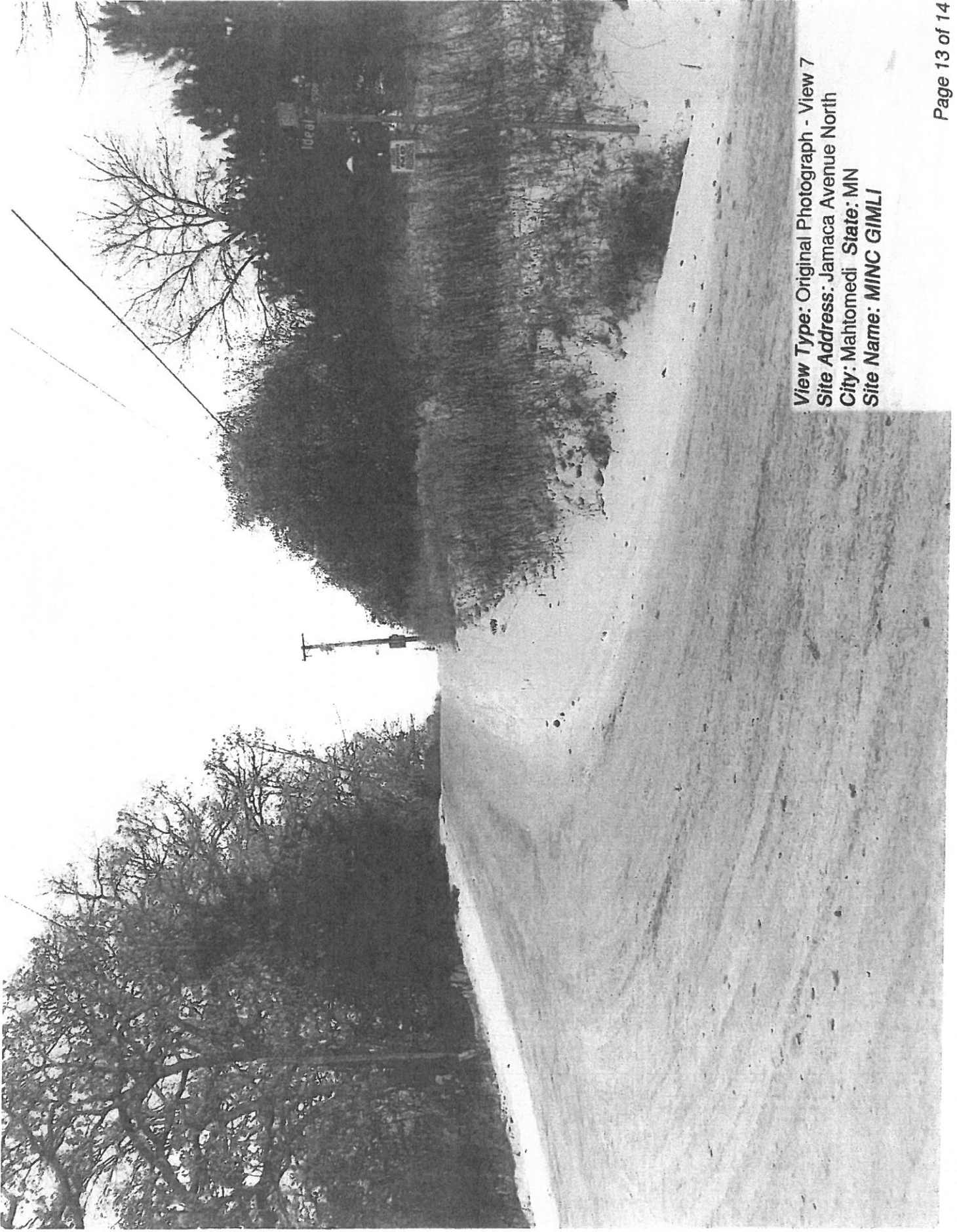


**View Type:** Simulated Photograph - View 6  
**Site Address:** Jamaca Avenue North  
**City:** Mahtomedi **State:** MN  
**Site Name:** MINC GIMLI

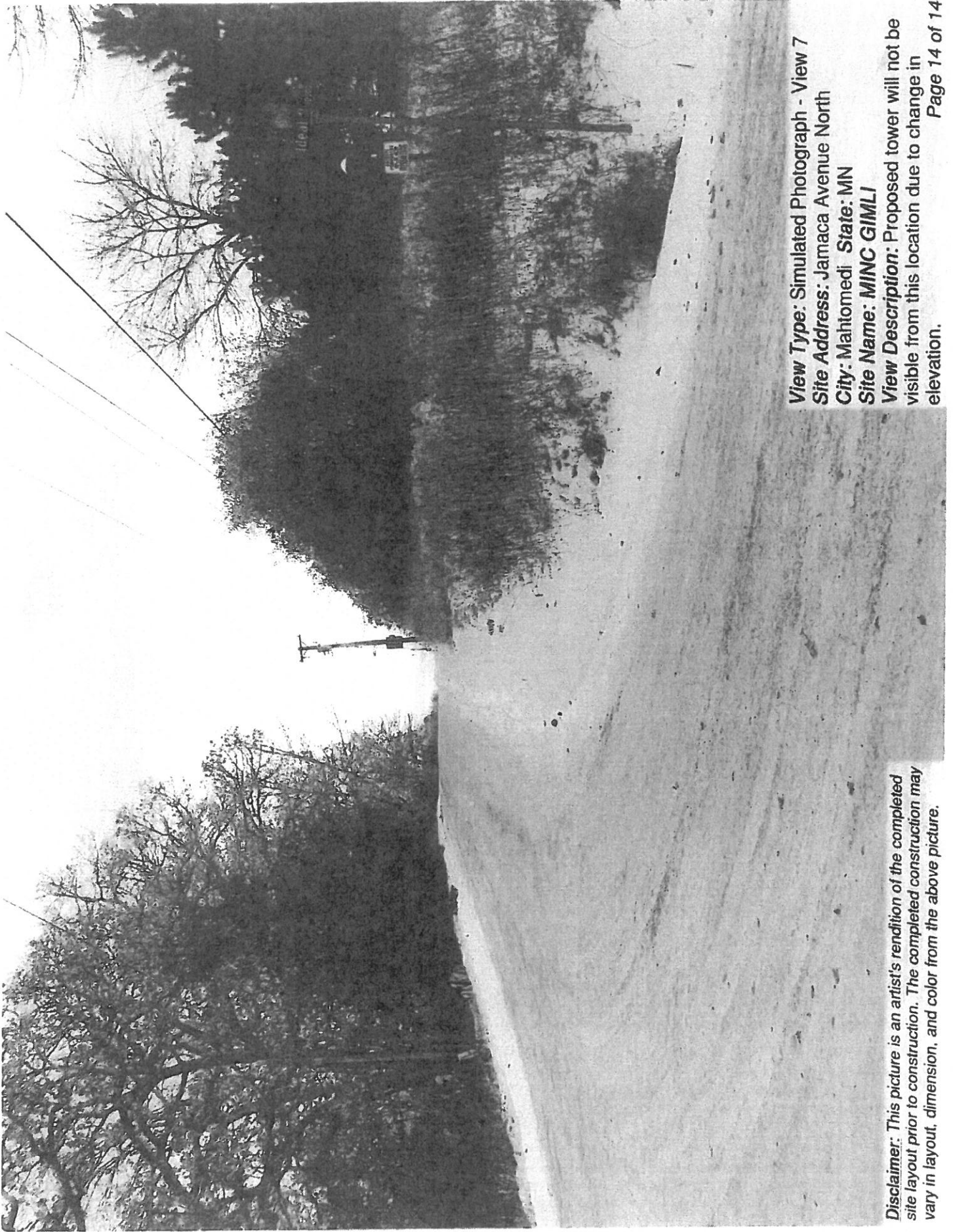
**Disclaimer:** This picture is an artist's rendition of the completed site layout prior to construction. The completed construction may vary in layout, dimension, and color from the above picture.

**View Description:** Proposed tower will not be visible from this location due to trees.





**View Type:** Original Photograph - View 7  
**Site Address:** Jamaca Avenue North  
**City:** Mahtomedi **State:** MN  
**Site Name:** MINC GIMLI



**View Type:** Simulated Photograph - View 7  
**Site Address:** Jamaica Avenue North  
**City:** Mahtomedi **State:** MN  
**Site Name:** MINC GIMLI

**View Description:** Proposed tower will not be visible from this location due to change in elevation.

**Disclaimer:** This picture is an artist's rendition of the completed site layout prior to construction. The completed construction may vary in layout, dimension, and color from the above picture.

December 3, 2014

Mr. Brian Schreiner  
 Design I of Eden Prairie  
 9973 Valley View Road  
 Eden Prairie, MN 55344

RE Proposed 100 Sabre Monopole for MINC Gimli, MN

Dear Mr. Schreiner,

Upon receipt of order, we propose to design and supply the above referenced Sabre monopole for a Basic Wind Speed of 90 mph with no ice and 50 mph with 3/4" radial ice, Structure Class II, Exposure Category C and Topographic Category I in accordance with the Telecommunications Industry Association Standard ANSI/TIA-222-G, "Structural Standard for Antenna Supporting Structures and Antennas" to support the following equipment:

- 1 Twelve (12) panel antennas and twelve (12) FRU units mounted at 100', with eighteen (18) 1-5/8" 5/8" lines
- 2 Twelve (12) panel antennas and twelve (12) FRU units mounted at 80', with eighteen (18) 1-5/8" lines
- 3 Twelve (12) panel antennas and twelve (12) FRU units mounted at 60', with eighteen (18) 1-5/8" lines


When designed according to this standard, the wind pressures and steel strength capacities include several safety factors, resulting in an overall minimum safety factor of 25%. Therefore, it is highly unlikely that the monopole will fail structurally in a wind event where the design wind speed is exceeded within the range of the built-in safety factors.

Should the wind speed increase beyond the capacity of the built-in safety factors, to the point of failure of one or more structural elements, the most likely location of the failure would be within the upper portion of the monopole shaft. Assuming that the wind pressure profile is similar to that used to design the monopole, the monopole shaft will buckle at the location of the highest combined stress ratio within the upper portion of the monopole shaft. This is likely to result in the portion of the monopole above "folding over" onto the portion below, essentially collapsing on itself. **Please note that this letter only applies to the above referenced monopole designed and manufactured by Sabre Towers & Poles.** In the unlikely event of total separation, this would result in the portion above collapsing within a radius of 50% of the monopole height.

**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.

Print Name **Robert E. Beacom**

Signature 

Date License #48158

Robert E. Beacom, P.E.  
 Design Engineer II



# VERIZON WIRELESS

## MINC GIMLI NEW BUILD

### PROJECT INFORMATION

SITE NAME:	UNIC GIMLI
SITE ADDRESS:	10629 JAMACA AVE NORTH GRANT, MN 55115
COUNTY:	WASHINGTON
LATITUDE:	46° 06' 10.37" (NAD 83)
LONGITUDE:	92° 55' 27.17" (NAD 83)
DRAWING BASED ON:	07-20-14
SITE DATA FORM DATED:	III
DATE:	6/20/14
SITE AREA:	60 x 60 = 3,600 S.F.
ROOF LOAD:	LIVE LOAD = 105 PSF

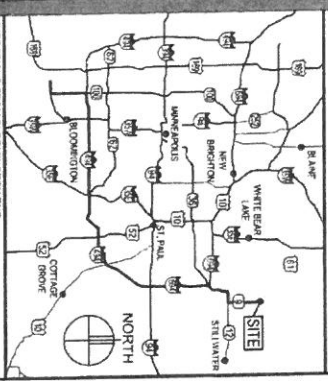
### ISSUE SUMMARY

REV.	DESCRIPTION	SHEET OR DETAIL
8	ISSUED FOR PERMITTING ON 2-5-14	ALL
C	ISSUED FOR PERMITTING ON 2-18-15	ALL
D	ISSUED FOR PERMITTING ON 2-18-15	ALL
0	ISSUED FOR PROVISIONAL PERMITTING ON 4-16-15	ALL
1	PLAYFORM, FIBER STANDARDS 02-21-16	ALL

### SHEET INDEX

SHEET	TITLE / DESCRIPTION
T-1	PROJECT INFORMATION, TOWER ELEVATION, AND SHEET INDEX
A-1	SITE PLAN, STANDBY DETAIL CHECKLIST
A-1.1	SITE LAYOUT PLAN
A-2	ENLARGED SITE PLAN
A-2.1	LANDSCAPING PLAN, LANDSCAPING KEY, ELEVATION
A-3	ANTENNA AND COAX KEY, CABLE BRIDGE PLAN, NOTES
A-4	CUTLINE SPECIFICATIONS
G-1/G-2	GROUNDING NOTES & PLAN
U-1	SITE UTILITY PLAN
	SHADEY

### AREA MAP



### VICINITY MAP



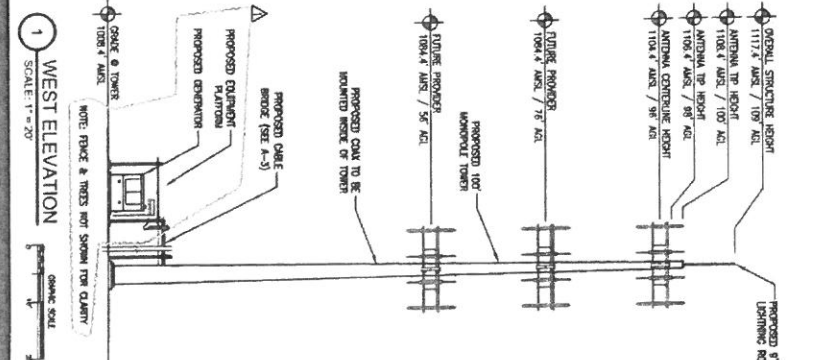
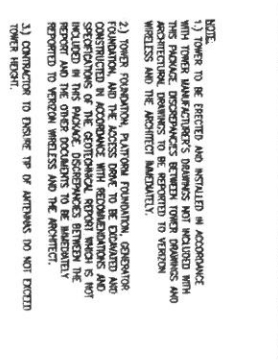
### LESSOR / LICENSOR APPROVAL

LESSOR / LICENSOR: PLEASE CHECK THE APPROPRIATE BOX BELOW	NO CHANGES	CHANGES NEEDED - SEE COMMENTS
SIGNATURE	PRINTED NAME	DATE

### CONTACTS

LESSOR / LICENSOR:	BOB & DEBRAH A PARTNER E. DEBRAH 10629 JAMACA AVE NORTH GRANT, MN 55115 651-534-9788
LESSEE:	VERIZON WIRELESS 10801 RUSH LAKE ROAD BLOOMINGTON, MN 55426 RON REITER (612) 720-0020
POWER UTILITY COMPANY CONTACT:	KCE ENERGY BOX 8417 JOHN A. MOULDER 651-773-3181
TELECOM UTILITY COMPANY CONTACT:	T.B.D.
ARCHITECT:	DESIGN 1 OF EREN PROBABE LLC 5973 VALLEY VIEW ROAD GRANT, MN 55114 (952) 303-9299
SUPERVISOR:	WINGETA CONSULTING 6501 LINDSEY STREET ALEXANDRIA, MN 56008-1028 (720) 782-2148
STRUCTURAL ENGINEER:	N/A
GEOTECHNICAL ENGINEER:	AMERICAN ENGINEERING TESTING 500 CLEVELAND AVE MINNEAPOLIS, MN 55414 211 Riverside Dr (612) 866-4001

### TOWER ELEVATION



DESIGN 1 OF EREN PROBABE LLC  
5973 VALLEY VIEW ROAD  
GRANT, MN 55114  
(952) 303-9299

VERIZON WIRELESS  
10801 RUSH LAKE ROAD  
BLOOMINGTON, MN 55426  
(612) 720-0020

PROJECT  
201410466574

MINC  
GIMLI

10629 JAMACA AVE NORTH  
GRANT, MN 55115

SHEET CONTENTS:

ISSUE SUMMARY

CONTRACTS

DEPARTMENTAL APPROVALS

LESSOR APPROVAL

PROJECT INFORMATION

AREA & VICINITY MAPS

GENERAL NOTES

DRAWN BY: STACEY RE  
CHECKED BY: 07/21/14

REV. A 06/25/14

REV. B 06/25/14

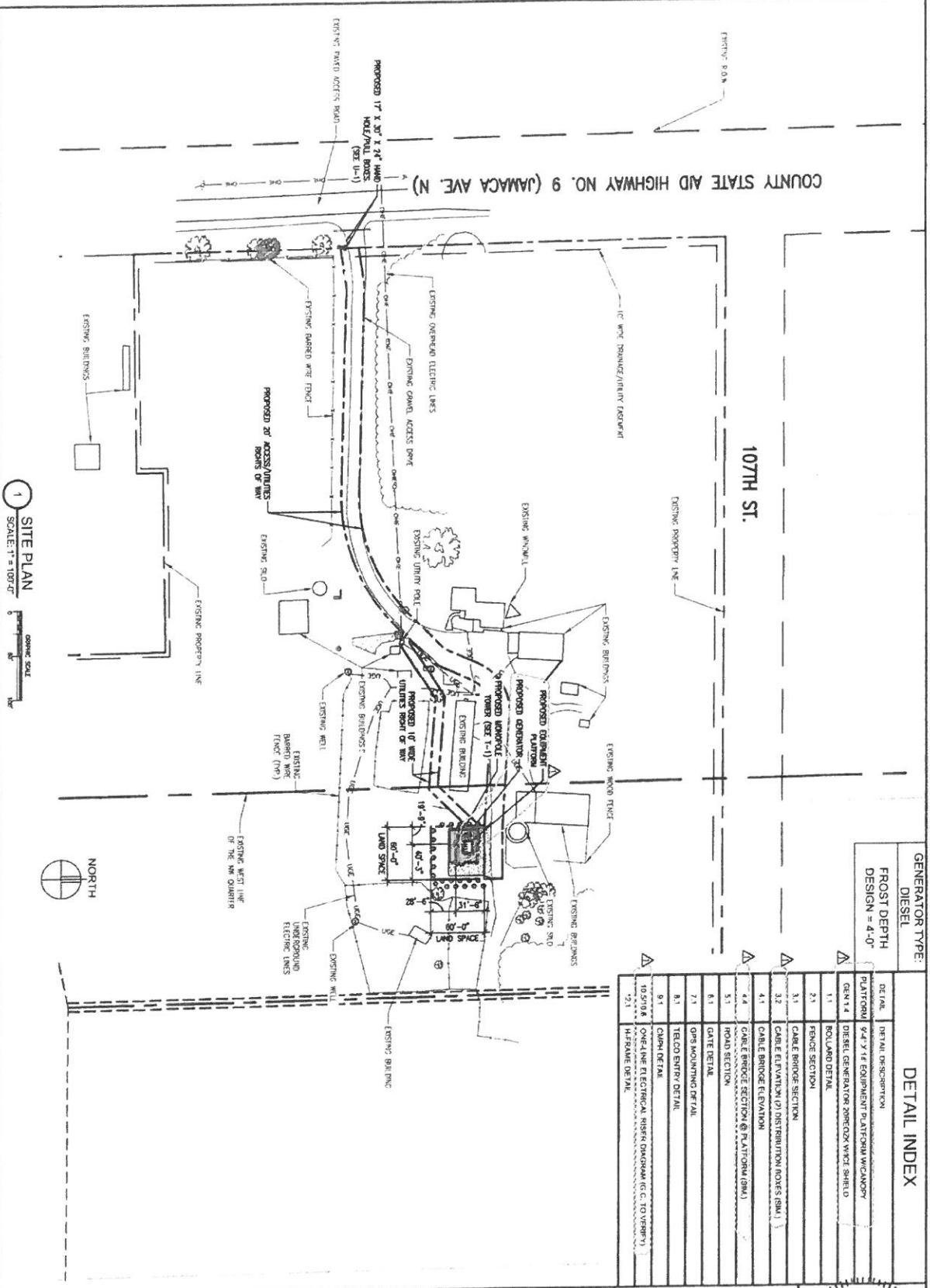
REV. C 01-16-15

REV. D 04-01-15

REV. E 06-16-15

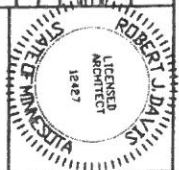
REV. F 02/21/16

T-1



GENERATOR TYPE:  
DIESEL  
FROST DEPTH  
DESIGN = 4'-0"

DETAIL INDEX	DETAIL DESCRIPTION	DETAILED
4.1	9' x 7' EQUIPMENT PLATFORM W/ CANOPY	1.1
4.2	DIESEL GENERATOR PROTECTIVE WHEEL SHIELD	1.1
4.3	ROLLAWAY DETAIL	2.1
4.4	FENCE SECTION	3.1
4.5	CABLE BRIDGE SECTION	3.2
4.6	CABLE ELEVATION (2) DISTRIBUTION HOVES (SM)	4.1
4.7	CABLE BRIDGE ELEVATION	4.4
4.8	CABLE BRIDGE SECTION @ PLATFORM (SM)	5.1
4.9	CABLE ELEVATION (2) DISTRIBUTION HOVES (SM)	5.1
4.10	PROB. SECTION	6.1
4.11	GATE DETAIL	7.1
4.12	OPS MOUNTING DETAIL	8.1
4.13	TELCO ENTRY DETAIL	9.1
4.14	CURB DETAIL	10.1
4.15	ONE-LINE ELECTRICAL WIRING DIAGRAM (S.C. TO VERBIV)	10.1
4.16	CONCRETE DETAIL	11.1



*Robert J. Davis*  
 DESIGN  
 1500 N. HENRY AVE. SUITE 200  
 ST. CLOUD, MN 56301  
 (763) 792-0000

**VERIZON WIRELESS**  
 5000 N. HENRY AVE. SUITE 200  
 ST. CLOUD, MN 56301  
 (763) 792-0000

LOCATION: 0000, 201314  
 PROJECT: 20-141096674  
 MINC  
 GIMLI

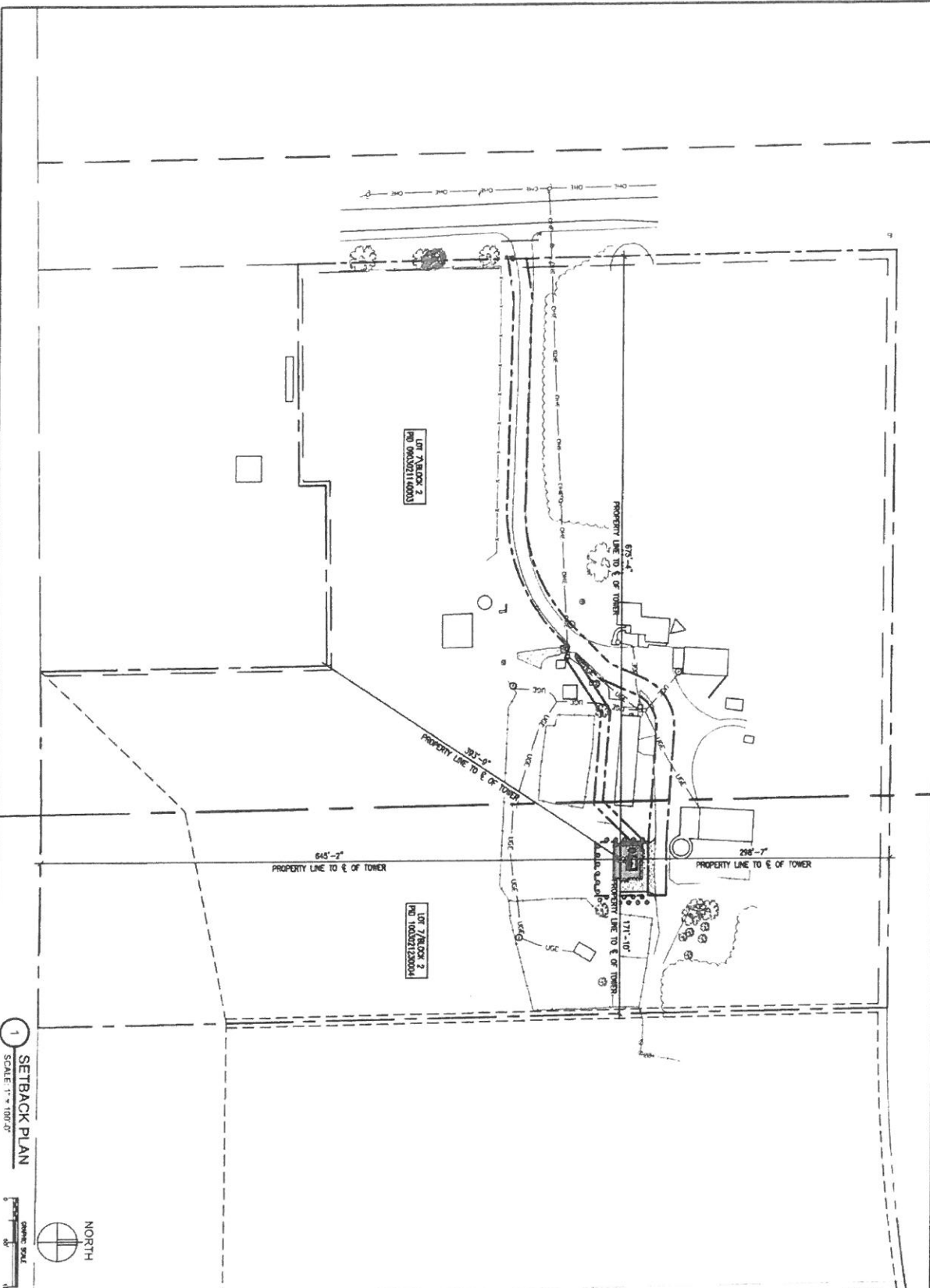
10629, JAMACCA AVE NORTH  
 GRANT, MN 55115

SHEET CONTENTS:  
 SITE PLAN

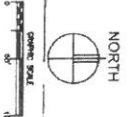
DRAWN BY: STACEY R.  
 DATE: 07-24-14  
 REV. 0: 08-03-14  
 REV. 1: 08-25-14  
 REV. 2: 01-14-15  
 REV. 3: 04-01-15  
 REV. 4: 06-16-15  
 REV. 5: 07-20-15

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





1 SETBACK PLAN  
SCALE: 1" = 100'-0"



DRAWN BY:	STACEY R
DATE:	07-14-14
CHECKED BY:	GMB
REV. A:	08-19-14
REV. B:	08-25-14
REV. C:	01-06-15
REV. D:	06-24-15
REV. E:	08-24-15
REV. 1:	08-24-15

SHEET CONTENTS:  
SETBACK PLAN

10829 JAMAICA AVE NORTH  
GRAND, MN 55115

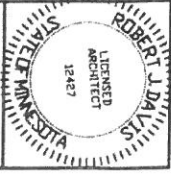
PROJECT  
20141008874  
MINC  
GIMLI

LOCATION CODE: 21224  
VERIZON WIRELESS  
1000 WEST LANE ROAD  
MINNETONKA, MN 55345  
(952) 730-0002

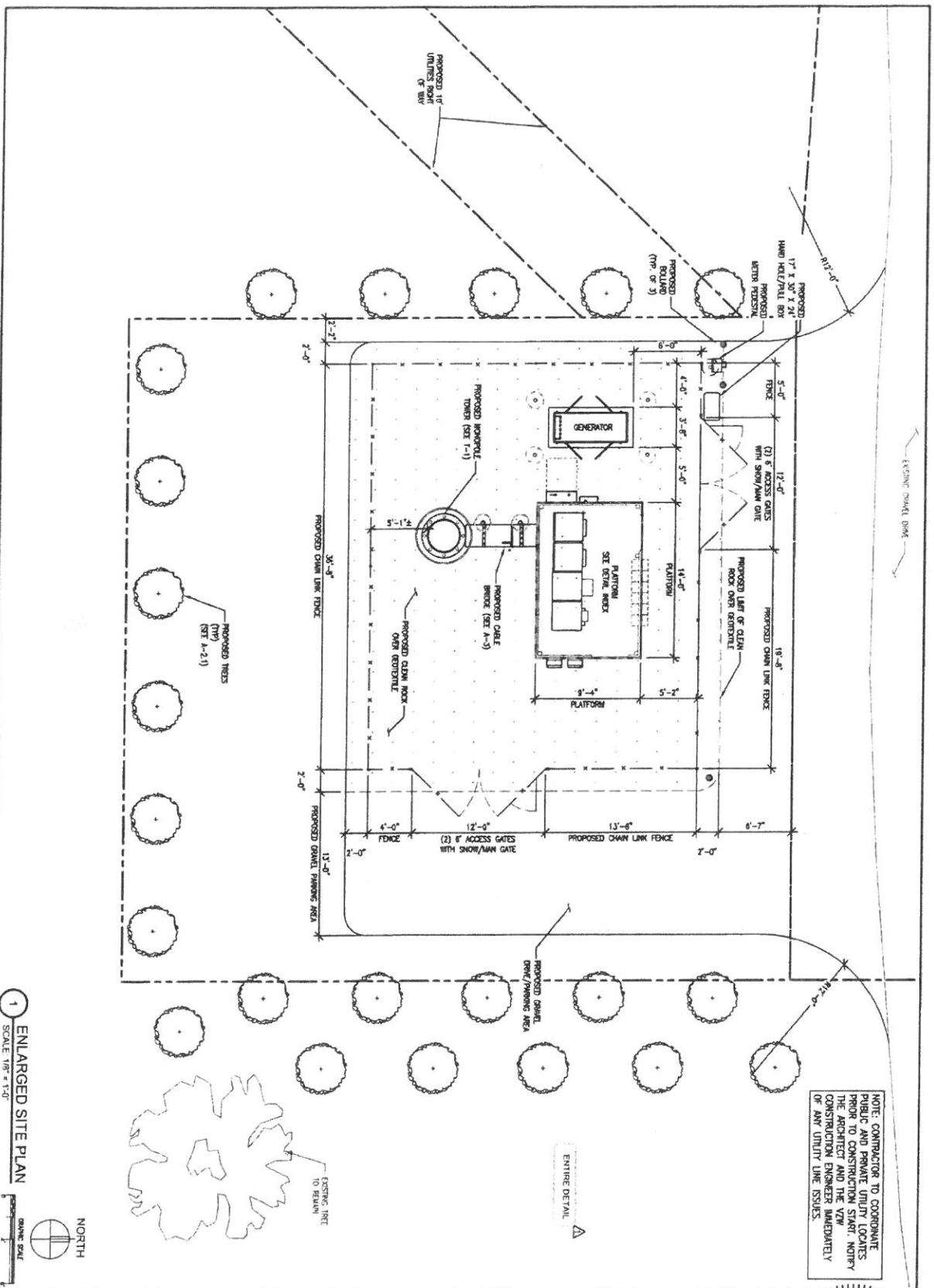
DESIGN  
DESIGN GROUP INC  
9923 VILLAGE DRIVE  
ROSE HULBERT, MN 55368  
(952) 681-0208

08/24/15  
08/24/15  
08/24/15

1. I hereby certify that the site plan, specifications or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer in the State of Minnesota. My License No. is 12427.  
ROBERT J. DAVIS  
LICENSED ARCHITECT  
12427  
STATE OF MINNESOTA



A-1.1



NOTE: 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.

1 ENLARGED SITE PLAN  
SCALE: 1/8" = 1'-0"



<b>DESIGN</b> WANDA ENGINEER CONSULTANTS 1000 WASHINGTON AVENUE SUITE 200 MINNEAPOLIS, MN 55415 (612) 338-2200		<b>VERIZON WIRELESS</b> 1000 WASHINGTON AVENUE SUITE 200 MINNEAPOLIS, MN 55415 (612) 338-2200	LOCATION/OWNER: 2011A PROJECT: 2011A10656774 MINC GIMLI	1000 WASHINGTON AVENUE NORTH GRANT, MN 55115	SHEET CONTENTS: ENLARGED SITE PLAN	DRAWN BY: SANCY ZHANG DATE: 07-14-14 CHECKED BY: GDB REV. A: 08-15-14 REV. B: 08-25-14 REV. C: 01-16-15 REV. D: 04-01-15 REV. E: 05-16-15 REV. F: 02-01-16	LICENSED ARCHITECT 12427 ROBERT J. DAVIS STATE OF MINNESOTA
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A-2

EXHIBIT D

**VERIZON MONOPOLE – TELECOMMUNICATIONS TOWER  
CONDITIONAL USE PERMIT  
CITY OF GRANT**

APPLICANT: Martin Consulting, LLC on behalf of Verizon Wireless  
424 El Camino Drive  
Frisco, Texas 75034

PROPERTY OWNER: Ricki and Patricia DeMars  
10629 Jamaca Avenue North  
Grant, MN 55082

LEGAL DESCRIPTION: Attachment A

PID: 0903021140003  
1003021230004

ZONING: A-1

ADDRESS: 10629 Jamaca Avenue North  
Grant, MN 55082

This is an Amended Conditional Use Permit to allow for the construction of a monopole, telecommunications pole, for Verizon Wireless per the plan set dated August 25, 2014 and as revised February 1, 2016. Any additional co-location or expansion of the Land Space area, and specifically ground equipment, shall require an amendment to this Conditional Use Permit.

All uses shall be subject to the following conditions and/or restrictions imposed by the City Council, City of Grant, Washington County, Minnesota, in addition to all previous permits and applicable ordinances, statutes or other laws in force within the City:

1. The restrictive covenant shall be recorded against both parcels (PIDs 0903021140003 and 1003021230004) to ensure they are jointly considered for this Permit, and that the parcels may not be sold or transferred independently of each other.
- ~~2. The Equipment Shelter should be designed to be architecturally compatible with other existing structures on the site, including color and material selection. This information shall be submitted with the application for Building Permit.~~
- ~~3.~~2. The plan set shall be updated to include the extents of both parcels (PIDs 0903021140003 and 1003021230004).



EXHIBIT D

3. ~~The Landscape Plan shall be updated to include 6 additional black hills spruce trees to be staggered on the east side of the designated Land Area.~~ Applicant shall install the 22 black hills spruce as shown on sheet A-2.1 of the plan set. The purpose of the trees is to provide screening of the Land Space which includes the Equipment Platform and Generator. Such screening shall be maintained and kept in good repair.
4. The existing vegetation on the north side of the Land Space provides vegetative screening to the Land Space which includes the Equipment Platform and Generator. The existing vegetation shall be preserved to the maximum extent possible, and insofar as such vegetation no longer provides adequate screening, any such 'gaps' shall be filled with black hills spruce in a similar manner to that as shown on sheet A-2.1 of the approved plan set.
5. An updated plan set reflecting the City Engineer's recommendations and requirements shall be submitted prior to issuance of any building permit.
6. All ground equipment, including the ~~Equipment Platform Shelter~~, fencing and vegetation shall be kept in good repair for the duration of this permit and shall be maintained in compliance with the standards set forth in this permit.
7. All antennas shall be constructed in compliance with city building and electrical codes. A building permit must be obtained prior to construction
8. No advertising, of any type, shall be affixed to the monopole or any components within the Land Area.
9. Antennas shall not be artificially lit and may not display any strobe lights.
10. All operations including, but not limited to, the equipment located on the Equipment Platform and the Generator shall comply with the MPCA's noise standards, and any applicable City of Grant standards.
- ~~11.~~ 11. The Applicant must obtain all necessary, applicable, federal state and local agency permits prior to construction of the monopole and installation of the antennas.
- ~~12.~~ 12. Written statement from the Fire Department shall be submitted as indicated in Section 32-449(8) prior to a building permit being issued.
- ~~13.~~ 13. All antennas shall be shall be subject to state and federal regulations pertaining to nonionizing radiation and other health hazards related to such facility. If new, more restrictive standards are adopted, antennas shall be brought into compliance with the new standards by the owner and operator. The cost of verification of compliance shall be borne by the owner and operation of the antenna.
- ~~14.~~ 14. Any future antenna installation shall be subject to the regulations and standards as set forth in Section 32-446 Permit Requirements, or corresponding section, of the City's adopted ordinances.

EXHIBIT D

14.15. The Owner/Operator of the tower shall be required to submit yearly proof of insurance and compliance of operations.

15.16. Every five years the applicant shall submit a report consistent with those requirements stated within Section 32-449(c), or corresponding section, of the City's adopted ordinance.

16.17. Any modifications to the ground equipment, expansion of the ground area, or other ground alteration activities shall require an amendment to this permit.

17.18. All escrow amounts shall be brought up to date and kept current.

18.19. This permit shall be reviewed in compliance with the City's CUP review process, which maybe on an annual basis.

19.20. Any violation of the conditions of this permit may result in the revocation of said permit.

20.21. The Owner shall obtain all necessary permits from Washington County, Minnesota Department of Health, MPCA, and the United States Government which are necessary in carrying out its operations on the premises including a building permit.

IN WITNESS WHEREOF, the parties have executed this agreement and acknowledge their acceptance of the above conditions.

CITY OF GRANT:

Date: \_\_\_\_\_

\_\_\_\_\_  
Tom Carr, Mayor

Date: \_\_\_\_\_

\_\_\_\_\_  
Kim Points, City Clerk

State of Minnesota        )  
  )ss.  
County of Washington    )

On this \_\_\_\_\_ day of \_\_\_\_\_, 20165, before me, a Notary Public, personally appeared Tom Carr and Kim Points, of the City of Grant, a Minnesota municipal corporation within the State of Minnesota, and that said instrument was signed on behalf of the City of Grant by the authority of the city council and Tom Carr and Kim Points acknowledge said instrument to be the free act and deed of said City of Grant.

\_\_\_\_\_  
Notary Public

EXHIBIT D

OWNER:  
RICKI AND PATRICIA DEMARS

Date: \_\_\_\_\_

By: \_\_\_\_\_  
Its: \_\_\_\_\_

APPLICANT:  
MARTIN CONSULTING, LLC on behalf of  
VERIZON WIRELESS

Date: \_\_\_\_\_

By: \_\_\_\_\_  
Its: \_\_\_\_\_

Date: \_\_\_\_\_

\_\_\_\_\_  
Kim Points, City Clerk

State of Minnesota     )  
                                  )ss.  
County of Washington    )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2015~~6~~, before me, a Notary Public, personally appeared \_\_\_\_\_ the Owner who acknowledged that said instrument was authorized and executed on behalf of said Applicant.

\_\_\_\_\_  
Notary Public