



Wayzata Planning Commission

Meeting Agenda

Monday, June 19, 2017

Community Room
600 Rice Street East
Wayzata, Minnesota 55391

- 7:00 p.m.**
- 1. Call to Order & Roll Call**
 - 2. Approval of Agenda**
 - 3. Approval of Minutes**
 - a. May 15, 2017 Planning Commission Meeting
 - b. June 5, 2017 Planning Commission Meeting
 - 4. Public Hearing Items:**
 - a. Holiday – 1325 Wayzata Blvd E
Variance
 - b. Buell Consulting – 800 Wayzata Blvd E
Conditional Use Permit
 - 5. Old Business Items:**
 - a. None
 - 6. Other Items:**
 - a. Review of development activities
 - b. Next meeting is July 17, 2017
 - 7. Adjournment**

NOTES:

¹ Members of the Planning Commission and some staff may gather at the Wayzata Bar and Grill immediately after the meeting for a purely social event. All members of the public are welcome.

WAYZATA PLANNING COMMISSION
DRAFT MEETING MINUTES
MAY 15, 2017

AGENDA ITEM 1. Call to Order and Roll Call

Chair Iverson called the meeting to order at 7:00 p.m.

Present at roll call were Commissioners: Young, Gruber, Iverson, and Buchanan. Absent: Gonzalez, Murray, Flannigan. Director of Planning and Building Jeff Thomson and City Attorney David Schelzel were also present.

AGENDA ITEM 2. Approval of Agenda

Commissioner Buchanan made a motion, Seconded by Commissioner Young, to approve the May 15, 2017 meeting agenda as presented. The motion carried unanimously.

AGENDA ITEM 3. Approval of Minutes

a.) None

AGENDA ITEM 4. Public Hearing Items:

a.) Nolan Properties – 1330 Wayzata Blvd E

i. Design review, Conditional Use Permits, Variances

Director of Planning and Building Thomson stated the applicant, Nolan Properties Group, LLC, has submitted a development agreement for the property at 1330 Wayzata Blvd E. The proposal includes demolition of the existing building, parking lot, and other site improvements. The new development would consist of a 4,500 square-foot commercial building and 47 on-site parking stalls. In addition, a new 9-foot public sidewalk would be constructed adjacent to Wayzata Blvd. As part of the submitted development application, the applicant is requesting approval of the design with deviations, conditional use permit (CUP) for drive-in facilities, CUP for restaurant, CUP for convenience food restaurant, variance from the minimum parking lot setback requirement, variance from the minimum landscaping area requirements, and variance from the minimum parking stall requirements.

The City's Tree Preservation Ordinance states that for projects that require design review, up to 10% of the inches of significant trees may be removed for the project. Removal beyond 10% requires tree replacement mitigation or a fee in lieu of such replacement. For heritage trees, all possible measures must be taken to preserve heritage trees and heritage trees can only be removed when there is not a practical alternative. Any heritage tree removal requires two inches of tree replacement for every one inch removed. There are a total of seven trees on the property,

1 one heritage and six significant trees. The proposed plan includes the removal of the heritage
2 tree and one significant tree. The tree preservation plan indicates that the heritage tree, a 26-inch
3 green ash, is in poor health. If the City Forester confirms the ash tree meets the City's definition
4 of a dead, diseased, dying, or hazard tree, it would not be required to be replaced.
5

6 Applicant's representative, Ms. Katelyn Murray, Nolan Properties Group, 328 Barry Avenue S,
7 Wayzata, discussed the significant complexities of the property, including the disrepair of the
8 existing building and parking lot on the site, the poor circulation on the property due to the
9 significant drop from the front of the property to the back of the property, and the narrowness of
10 the site. She stated the proposed design would bring a fresh complimentary look to the corridor
11 and the clean design brings life to the street and creates a sense of place. This is accomplished
12 through high quality and attractive building materials, building massing, and a significant
13 amount of glazing.
14

15 Applicant's architect, Mr. Jack Amdal, Studio 55 Architects, 10700 Highway 55, Plymouth,
16 stated they are planning to use two types of material on the exterior of the proposed building to
17 differentiate the two tenants of the property. They pushed the building as close to the street as
18 possible while maintaining circular access in order to push the urban edge on the building. The
19 sidewalk was added to increase the connectivity of the project and broadening the public
20 sidewalk. He provided samples of the exterior materials they are proposing to use. He explained
21 the use of the rain screen would reduce the potential for mold in the exterior of the building. The
22 glazing on the building would be clear in order to show the lighting in the winter months.
23

24 Ms. Murray stated meeting the City's comprehensive plan objectives for the Wayzata Blvd.
25 corridor is challenging without some relief in the dimensions required in the Zoning Ordinance.
26 The project would provide significant benefits including site improvements from existing
27 conditions, improved vehicular circulation, increased landscape buffers around the site, and
28 significant Stormwater Management improvements.
29

30 Commissioner Buchanan asked what the current building setback was from the street.
31

32 Mr. Amdal stated the proposed building would be close to the same distance from the street as
33 the existing building.
34

35 Commissioner Young stated since there were no tenants identified for the property, it might be
36 premature to discuss the design standards.
37

38 Ms. Murray stated that based on their experience with design, they looked at the tenant
39 possibilities, and included these possible scenarios into the building design and application.
40

41 Mr. Thomson stated the project proposed in this particular application approached the building
42 design in a manner that the City would like to see it done, by designing a quality building for the
43 community and not a franchise building for a particular client or tenant.
44

45 Chair Iverson asked if the applicant would alter the design based on potential tenants.
46

1 Ms. Murray stated they would be looking for quality tenants that would work with the design
2 they have presented for the building.

3
4 Mr. Thomson stated the City has strict design standards limits related to franchise architecture.
5 If the building design were to change, it would likely need to come back to the City for review
6 and approval.

7
8 Chair Iverson asked why there was only the drive-up window on the east side of the building.

9
10 Mr. Amdal discussed how the corner feature of the building wraps the corner. The back of the
11 building would be where the maintenance areas and bathrooms will be located. These areas
12 would not be suitable for windows.

13
14 Commissioner Gruber stated the applicant had done a good job with the narrative in outlining the
15 difficulties with the site, including applicable references to the Comprehensive Plan, and
16 explaining in depth the reasons for the variance requests. She expressed concern however with
17 the grade change along the east side of the building. She asked how the applicant would deal
18 with this significant elevation change.

19
20 Ms. Murray stated they would be raising the grade in the back of the lot. There would be a small
21 retaining wall along the property line. There will be a safety feature provided once the height is
22 determined.

23
24 Chair Iverson asked if there would be any runoff into the wetland with the infiltration system the
25 applicant would be installing.

26
27 Ms. Murray stated there would be some but it would be significantly reduced from what it is
28 currently. They would be installing two new catch basins and infiltration system.

29
30 Commissioner Buchanan asked what the setbacks were currently on the property.

31
32 Mr. Thomson stated currently the parking lot is a zero-foot setback from the east and west
33 property lines.

34
35 Chair Iverson expressed concerns about the increased traffic on Wayzata Boulevard. She noted
36 that this would be a policy question for the City Council and Hennepin County with respect to
37 the road.

38
39 Ms. Murray stated they had looked at the traffic as it related to the project. The circulation
40 around the site would be improved over existing conditions, and that they would be adding
41 access points and traffic flow would be in the path of least resistance. They would stripe the turn
42 lanes at the access points.

43
44 Chair Iverson stated she was concerned about the traffic and with the application presented, they
45 did not have a clear understanding of the traffic impacts because the tenants of the building had

1 not been identified. She would like to know who the tenants would be and see the traffic studies
2 before approving.

3
4 Ms. Murray stated they have built similar projects along busy streets with only one curb cut.
5 They did not have tenants identified for these projects prior to construction. They were able to
6 identify the tenants that would work best for the building and the community. They do consider
7 the traffic when determining the tenants.

8
9 Mr. Thomson stated the staff also reviews traffic with every project. The current access point is
10 the best location in order to address the circulation on the three sites the access point serves.

11
12 Commissioner Young stated the traffic concerns would be a policy question for the City Council
13 but they would not be applicable to the application that is being presented.

14
15 Chair Iverson opened the public hearing on the Application at 7:53 p.m.

16
17 Mr. Thomson stated the Commission had received a written response to the Application from
18 Patrick Lensing, on behalf of Laskin Properties, and this would be included in the public record.

19
20 Ms. Joni Holst, 121 Bushaway Road, Wayzata, expressed concerns about the traffic for Wayzata
21 Boulevard and on Bushaway Road. She asked if the access to Bushaway Road would remain.
22 She would like to know who the tenants of the building would be because some would have
23 higher traffic volumes. She also expressed concerns about miscellaneous cars being in the
24 adjacent office building parking lot at all hours of the day and night. The increased traffic would
25 increase the number of cars in the parking lot and her home is next to this parking lot.

26
27 Mr. George Daniels, 1285 Zircon Lane N, Minneapolis, stated he works at the Carisch building.
28 He stated he recently purchased 1310 Wayzata Boulevard. He had talked with the applicant
29 about development on this property. He stated unless all of Wayzata Boulevard were a
30 redevelopment district the City can not do anything about the curb cuts. He suggested signage
31 along the roadway. He stated that the proposed application is a good development. He further
32 stated he had installed LED lights in the lower portion of his parking lot to eliminate people
33 hanging out in the parking lot, and he suggested Ms. Holst contact the office building owners and
34 discuss their parking lot with them. He supports the application.

35
36 There being no one further who wished to speak, Chair Iverson closed the public hearing at 8:05
37 p.m.

38
39 Commissioner Young stated he supports the CUP requests, the variance request for minimum
40 parking lot setback and the variance from the minimum landscaping area. However, with respect
41 to the parking stall variance requested, he stated the gap in the number of parking stalls on the
42 site and what would be required is too large without knowing the actual tenant mix.

43
44 Commissioner Gruber expressed concerns about potential lighting problems along the south side
45 of the property and the neighboring residential property.

1 Ms. Murray stated they would accommodate the resident with reducing the light in this area but
2 they are also raising the grade along the south so the traffic lights would not shine directly into
3 the home. They would also have trees along the property line that would reduce the exposure to
4 the surrounding properties. On parking, she noted that the Zoning Ordinance requires 58 parking
5 stalls for a coffee shop and convenience food restaurant but according to the traffic study, a
6 coffee use in the building would have a peak demand of 23 parking stalls and a convenience food
7 use would have a peak demand of 23 parking stalls. These two uses also have different parking
8 demand times which allows for the 47 proposed parking stalls to meet these demands. She stated
9 there are other uses that would also comply with the parking provided on the property.

10
11 Chair Iverson asked how much the grading would be increased and if the lighting would be a
12 problem for the second level of the residential property.

13
14 Ms. Murray stated she did not know the exact height of the grade increase but with the
15 appropriate screening and safety measures they would be able to block the headlights from the
16 neighboring residential property.

17
18 Commissioner Gruber stated she is hesitant to approve the variance for the required parking
19 stalls.

20
21 Ms. Murray stated she had talked with the property manager for the dental office building and no
22 one will be incentivized to go up the hill to use their parking lot. But they want to be good
23 neighbors and will police this activity as much as possible. They worked to balance the amount
24 of parking with the size of the building.

25
26 Mr. Daniels stated there had been a parking study done 10-years ago and it looked at the type of
27 use versus the expected turnover of parking. The proposed strip mall type building with only
28 two uses would provide for a quicker turnover in parking. The drive-thru also reduces the need
29 for parking.

30
31 Mr. Thomson clarified that the tenant combination of a restaurant and coffee shop would be the
32 only reason the parking would be out of compliance. He reviewed the applicant's illumination
33 plan and the City's illumination requirements. The proposed plan does meet all of the City's
34 requirements, and the illumination levels along the south property line meet the City's standards.

35
36 Commissioner Buchanan stated he had concerns about the parking until he reviewed the in-depth
37 information the applicant had provided. He would support the parking stall variance.

38
39 Chair Iverson stated she had concerns about the parking stall variance without knowing who the
40 tenants would be.

41
42 Commissioner Gruber stated Mr. Daniels had persuaded her about the parking stall variance.
43 The parking provided in this project is more than what is provided at other locations, and the two
44 uses that are being discussed do have different peak times. She would support the application as
45 presented.

Commissioner Young made a motion, Seconded by Commissioner Gruber, to direct staff to prepare a draft Planning Commission Report and Recommendation, recommending approval of the development application for 1330 Wayzata Boulevard, including approval of the design with requested deviations, approval of the CUP for drive-in facilities, approval of the CUP for restaurant, approval of the CUP for convenience food restaurant, approval of the variance from the minimum parking lot setback requirement, approval of the variance from the minimum landscaping area requirements, and approval of the variance from the minimum parking requirements, with certain conditions as discussed and appropriate findings of fact. The motion carried unanimously.

AGENDA ITEM 5. Old Business Items:

a.) None

AGENDA ITEM 6. Other Items:

a.) Review of Development Activities

Director of Planning and Building Thomson stated that at the last City Council meeting, the Heritage Preservation Board presented the Centennial House Award, and the Council approved the variance request for 128 Broadway N. The agenda for the next City Council meeting includes: HPB presentation of the Mayor's Award for best preserved home, review of the Tree Ordinance amendments, and review of the Comp Plan Community Engagement contract. The agenda for the next Planning Commission meeting will include the review of the draft report and recommendation for 1330 Wayzata Blvd. He stated he would check with Commissioners about rescheduling the July 3 meeting.

b.) Next Meeting is Scheduled for June 5, 2017

AGENDA ITEM 7. Adjournment.

Commissioner Young made a motion, seconded by Commissioner Gruber, to adjourn the meeting of the Planning Commission. The motion carried unanimously.

The Planning Commission meeting was adjourned at 8:34 p.m.

Respectfully submitted,

Tina Borg
TimeSaver Off Site Secretarial, Inc.

WAYZATA PLANNING COMMISSION
DRAFT MEETING MINUTES
JUNE 5, 2017

AGENDA ITEM 1. Call to Order and Roll Call

Chair Iverson called the meeting to order at 7:00 p.m.

Present at roll call were Commissioners: Young, Gruber, Gonzalez, Iverson, Murray, and Buchanan. Absent: Flannigan. Director of Planning and Building Jeff Thomson and City Attorney David Schelzel were also present.

AGENDA ITEM 2. Approval of Agenda

Commissioner Young made a motion, Seconded by Commissioner Gruber, to approve the June 5, 2017 meeting agenda as presented. The motion carried unanimously.

AGENDA ITEM 3. Approval of Minutes

a.) May 1, 2017 Planning Commission Meeting

Commissioner Gruber made a motion, Seconded by Commissioner Young, to approve the May 1, 2017 Planning Commission Meeting minutes as presented. The motion carried unanimously.

AGENDA ITEM 4. Public Hearing Items:

a.) None

AGENDA ITEM 5. Old Business Items:

a.) Adopt Report and Recommendation for Nolan Properties – 1330 Wayzata Blvd E
i. Design review, Conditional Use Permits, Variances

Director of Planning and Building Thomson stated the applicant, Nolan Properties Group, LLC, has submitted a development agreement for the property at 1330 Wayzata Blvd E. The proposal includes demolition of the existing building, parking lot, and other site improvements. The new development would consist of a 4500 square-foot commercial building and 47 on-site parking stalls. In addition, a new 9-foot public sidewalk would be constructed adjacent to Wayzata Blvd. As part of the submitted development application, the applicant is requesting approval of the design with deviations, Conditional use Permit (CUP) for drive-in facilities, CUP for restaurant,

1 CUP for convenience food restaurant, variance from the minimum parking lot setback
2 requirement, variance from the minimum landscaping area requirements, and variance from the
3 minimum parking stall requirements. The Planning Commission reviewed the development
4 application and held a public hearing at its meeting on May 15, 2017. After discussing the
5 application, the Planning Commission directed staff to prepare a draft Planning Commission
6 Report and Recommendation for approval of the development application subject to several
7 conditions of approval. He stated the applicant requested that the set hours of operation noted in
8 Item 4.1.G.2 of the Report be changed from 11:00 a.m. to 10:30 a.m. He stated that the applicant
9 does not know what tenants would be in the space, and could not specify the hours of operation
10 for closing. The Planning Commission could choose to remove this condition at this time or
11 recommend another time and if there is a need to change it, the applicant can request a CUP
12 amendment.

13
14 Commissioner Buchanan asked why the Commission would restrict the hours of operation at this
15 particular location when they are not restricted for the businesses across the street at the
16 Punch/Chipotle location.

17
18 Mr. Thomson stated Punch and Chipotle are not adjacent to single family residential uses. The
19 McDonalds property is most similar to this application, and there are no restrictions for hours of
20 operation. While there is not a requirement that the hours of operation be restricted for this
21 application, the language is meant to address the criteria of the CUP and the parking stall
22 variance.

23
24 Commissioner Gonzalez expressed concerns about the significant trees that would be removed as
25 part of this development, and how the commercial use would be buffered from the residential
26 area to the south.

27
28 Commissioner Buchanan stated there is quite a bit of land and tree cover that currently acts as a
29 buffer. The resident that spoke at the public hearing had expressed concerns with a different
30 property.

31
32 Commissioner Young stated there would also be a significant re-grading of the property that
33 would elevate the downward focused lighting.

34
35 Commissioner Gonzalez asked if the Commission should require additional landscaping along
36 the south property line.

37
38 Commissioner Buchanan asked if McDonalds had additional screening along this property line
39 and noted that the home that they are screening from is quite a distance from the property line.

40
41 Chair Iverson stated the McDonalds does not have additional screening along the south property
42 line. She stated the neighbors are impacted during the winter.

43
44 Applicant's representative, Mr. John Nolan, 328 Barry Ave, Wayzata, stated they would be
45 willing to switch the types of trees they are planting to arborvitae. He stated they would have a

1 challenge planting trees along this property line because they are raising the grade of the
2 property in this area, so the headlights would point down.

3
4 Mr. Thomson stated this part of the property would be a restrictive area for significant plantings.
5 He suggested a short wall or fence as an alternative to address any screening needs.

6
7 Mr. Nolan stated a short fence would block headlights but may not block ambient light. He noted
8 that trees will not block this light either.

9
10 After discussion, it was the consensus of the Commission to not include a requirement for a
11 fence or additional screening, noting that the City Council can review the discussion at their
12 meeting.

13
14 Commissioner Young stated he would recommend striking from the Report the hours of
15 operation in Sec. 4.1.G.2. He stated he would also recommend changing the language in Sec.
16 4.1.G.1 from "The coffee shop may not serve foods generally associated with lunch or dinner."
17 to "The coffee shop must not serve foods generally not associated with breakfast."

18
19 Commissioner Gruber agreed with Commissioner Young.

20
21 Commissioner Gonzalez stated Sec. 4.1.G may not be needed. Once the applicant has a tenant,
22 then they could submit a parking plan.

23
24 Mr. Thomson stated the parking requirements are specific to uses, not tenants, and the intent of
25 this proposed condition of approval is to have different peak parking hours if the tenants are a
26 coffee shop and restaurant.

27
28 Commissioner Young expressed concerns that the language would restrict places such as
29 Starbucks or Caribou that offer lunch sandwiches, but are not necessarily lunch destinations.

30
31 Mr. Thomson suggested including "ancillary foods" along with breakfast foods in the condition.

32
33 Commissioner Gruber stated most coffee shops are open past 8:00 p.m. so it does not seem
34 reasonable to restrict them to just breakfast foods.

35
36 Commissioner Murray asked if there was similar language included in the approvals for Punch
37 and Chipotle, and how many stalls they have at that location.

38
39 Mr. Thomson stated the development approval for the Punch/Chipotle uses does not include
40 these types of restrictions, and it has a lower parking ratio than the proposed application.

41
42 Commissioner Buchanan stated 47 parking stalls should be adequate for whatever tenants are in
43 the proposed building.

44
45 Commissioner Murray asked if the City considered the parking and traffic at the Punch/Chipotle
46 site to be a problem.

1
2 Mr. Thomson stated Punch and Chipotle are at full capacity for their parking spaces on a regular
3 basis, which tends to indicate that they do not have enough parking.
4

5 Commissioner Young stated 47 stalls is adequate, and he would consider striking the language
6 from the conditions of approval in the draft Report.
7

8 Commissioner Buchanan stated prospective tenants would be considering the parking and if it
9 would address their particular needs.
10

11 Commissioner Gonzalez stated the property also has the opportunity to work with adjacent
12 properties for additional parking if there is a need in the future.
13

14 City Attorney Schelzel stated that part of the reason given by the Applicant for the variance
15 approval was that there would be off set parking demands for each tenant, because they had
16 different peak hours of operation. If language proposed in the Report is not required as part of
17 the conditions, there still needs to be adequate findings that support granting the parking stall
18 variance, such as the narrowness of the lot.
19

20 Mr. Thomson stated this Conditional Use Permit would go with the property, and would be in
21 effect for any tenant changes that occur in this development.
22

23 Commissioner Gonzalez asked how the City would enforce this condition on food served and
24 hours of operation.
25

26 City Attorney Schelzel stated the intent when drafting conditions is to be as clear as possible for
27 everyone, including the City and future tenants. However, this particular condition is more
28 vague and recognizes that there will be some gray area. The City would not be monitoring the
29 menu items of these locations to ensure there was no overlap, but rather have the ability to
30 enforce this condition in cases where there is clear noncompliance that is causing a problematic
31 overlapping in parking demands.
32

33 Commissioner Gonzalez stated if the limiting factor is the number of parking stalls available,
34 then this will determine the use of the property. She does not believe the City should include the
35 conditional language in Sec. 4.1.G.1 and 4.1.G.2 of the Report.
36

37 Commissioner Young stated the parking stall variance would still restrict the potential tenants to
38 a coffee shop and restaurant/convenience food restaurant, which meets the intent of the
39 additional conditions.
40

41 Commissioner Young made a motion, Seconded by Commissioner Gruber, to recommend
42 approval of the Planning Commission Report and Recommendation, recommending approval of
43 the Project Design, Conditional Use Permits, and Variances for a New Commercial development
44 at 1330 Wayzata Blvd. E and striking the conditional Sections 4.1.G.1, 4.1.G.2, 3.2.D.5, 3.3.D,
45 and 3.4.K.5. The motion carried unanimously.
46

1
2 **AGENDA ITEM 6. Other Items:**

3
4 **a.) Review of Development Activities**

5
6 Director of Planning and Building Thomson stated he had provided information to the
7 Commissioners about the Sensible Land Use Coalition's next meeting, which will be discussing
8 PUDs. Government Training Services is also offering classes, and he will forward this
9 information to the Commissioners. He stated there were a number of changes that came out of
10 the Legislative session that would impact the City. Staff will review these changes and bring any
11 items forward to the Planning Commission that need to be reviewed. The City did receive
12 legislative approval for the requested amendment to the City's Widsted TIF District. He noted
13 that the City did interview for the Building Official position, but had not found a person with the
14 right fit for this position. The City will postpone recruiting for this position until a recruitment
15 strategy can be developed and hire a consultant to fill the position in the interim.
16

17 **b.) Next Meeting is Scheduled for June 19, 2017**

18
19 Director of Planning and Building Thomson stated the agenda for the next meeting is set to
20 include a variance application for the Holiday Station Store to add a wall sign, and an application
21 from T-Mobile for a new telecommunications facility at 800 Wayzata Blvd property. There are
22 four additional applications that would be coming to the Planning Commission in the near future.
23 He stated the City Council is scheduled to review the Tree Ordinance Amendments again at their
24 next meeting.
25

26 **c.) July 3, 2017 meeting rescheduled to June 26, 2017**

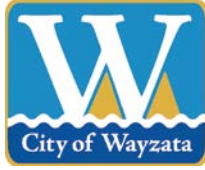
27
28
29 **AGENDA ITEM 7. Adjournment.**

30
31 Commissioner Buchanan made a motion, seconded by Commissioner Murray, to adjourn the
32 meeting of the Planning Commission. The motion carried unanimously.
33

34 The Planning Commission meeting was adjourned at 7:53 p.m.

35
36 Respectfully submitted,

37
38 Tina Borg
39 *TimeSaver Off Site Secretarial, Inc.*



**Staff Report
June 19, 2017**

Addresses of Request: 1325 Wayzata Blvd E
Applicant Holiday Stationstores, Inc.
Prepared by: Jeff Thomson, Director of Planning and Building
“60 Day” Deadline: July 18, 2017

Development Application

Introduction

The applicant, Holiday Stationstores, is proposing to add a dynamic/digital wall sign at the Holiday gas station located at 1325 Wayzata Blvd E.

Property Information

The property identification number and owner of the property are as follows:

Address	PID	Owner
1325 Wayzata Blvd E	05-117-22-24-0013	Holiday Stationstores

The current zoning and comprehensive plan land use designation for the property are as follows:

Current zoning:	C-3/Service District
Comp plan designation:	Mixed Use Commercial
Overlay districts:	None

Project Location

The property is located on the north side of Wayzata Blvd E, west of the Bushaway Rd/County Rd 101 intersection:

Map 1: Project Location



Application Requests

As part of the submitted development application, the applicant is requesting approval of the following item:

- A. Variance to allow a dynamic/digital: The City's sign ordinance prohibits flashing signs or similar devices. The proposed dynamic/digital sign would meet the definition of a flashing sign, and is therefore prohibited by the zoning ordinance. The applicant is requesting a variance from the flashing sign prohibition. (City Code Section 801.27.06.B)

Adjacent Land Uses

The following table outlines the uses, zoning, and Comprehensive Plan land use designations for adjacent properties:

Direction	Adjacent Use	Zoning	Comp Plan Land Use Designation
North	Punch/Chipotle parking lot	C-3/Service District	Mixed Use Commercial
East	Gerring Car Wash	C-3/Service District	Mixed Use Commercial
South	Wayzata Blvd E	N/A	N/A
West	Punch/Chipotle commercial building	C-3/Service District	Mixed Use Commercial

Public Hearing Notice

The public hearing notice was published in the *Lakeshore Weekly News* on June 8, 2017. The public hearing notice was also mailed to all property owners located within 350 feet of the subject property on June 9, 2017.

Analysis of Application

Proposed Signs

The property currently has wall signs on the south elevation of the building, and on the south, east and west sides of the gas canopy. The proposed plans include updating all of the existing wall signs. On two sides of the gas canopy, the "Holiday" letters would be removed and only the Holiday logo would remain. The total size of the proposed wall signs meets the sign ordinance requirements.

In addition to updating the wall signs, the applicant is proposing to add a dynamic/digital wall sign on the south elevation of the building. The proposed digital sign would be 24.4 square feet in size, and would be used to promote products available for sale at the gas station. The sign is intended to be visible to customers using the gas pump facilities, and it not intended to be highly visible from traffic on Wayzata Blvd E.

Sign Ordinance Regulations

The City's sign ordinance does not specifically address digital or dynamic signs. The following signs are prohibited in the City:

Revolving beacons, revolving, swinging, moving signs or signs with moving parts, zip flashers, flashing signs or similar devices, excepting time and temperature information. (Cide Code Section 801.27.06)

In interpreting the ordinance, staff finds that a digital sign would meet the definition of a flashing sign or similar device for two reasons: (1) digital signs use light as the medium for the sign message, and the transition from one sign message to another sign results in flashing light; and (2) the subsection specifically exempts time and temperature information, which infers that a digital sign with time and temperature information would otherwise be considered a flashing sign if it were not specifically exempted.

Operational Restrictions

The applicant is proposing the following restrictions on operation of the sign:

1. *Content of the messages.* Only products or services available on site will be displayed on the EMC.
2. *Character of the message and display.* The sign will only display static and stable text and/or images. Animated messages or displays or animation as part of any message or display would be prohibited. Other modes of displaying messages, including scrolling, are prohibited. Modes of display that cause the message to flash are prohibited.
3. *Duration of the message.* The interval between serial messages or changes of the display is proposed to be 15 seconds.
4. *Transition between messages.* The transition from one static and stable display to another will be direct and immediate without any special effects including fading, wiping and dissolving.

5. *Maximum brightness and illumination.* The EMC will be restricted in its illumination and brightness so that it will not exceed a maximum illumination of 500 NITS during the nighttime and 7500 NITS during the daytime. The EMC will be equipped with a dimmer that automatically controls the sign's brightness to comply with this condition and assure at any time the sign's intensity does not exceed .3 foot candles above ambient light levels as measured from one hundred (100) feet from the sign's face. If there is a violation of the brightness standards, the adjustment must be made within one (1) business day upon notice of non-compliance from the city.

Applicable Code Provisions for Review

Variance Standards: Section 801.05.1.C provides the criteria for reviewing variances from the Zoning Ordinance. The Variance requested in the Application is a Setback Variance. The variance review criteria are as follows:

- A. Variances shall only be permitted when they are:
 - (i) in harmony with the general purposes and intent of this Ordinance; and
 - (ii) consistent with the Comprehensive Plan.
- B. Variances may be granted when the Applicant for the variance establishes that there are practical difficulties in complying with this Ordinance.
- C. "Practical difficulties," as used in connection with the granting of a variance, means that:
 - (i) the property owner's proposal for the property is reasonable but not permitted by this Ordinance;
 - (ii) the plight of the landowner is due to circumstances unique to the property, and not created by the landowner; and
 - (iii) the variance, if granted, will not alter the essential character of the locality.
- D. Economic considerations alone do not constitute practical difficulties. Practical difficulties include, but are not limited to, inadequate access to direct sunlight for solar energy systems.
- E. Variances shall be granted for earth sheltered construction as defined in Minnesota Statutes, section 216C.06, subdivision 14, when in harmony with this Ordinance.
- F. The City Council shall not permit as a variance any use that is not allowed under this Ordinance for property in the zoning district where the affected person's land is located, except the City Council may permit as a variance the temporary use of a one family dwelling as a two family dwelling.

- G. The City Council may impose conditions in the granting of variances. A condition must be directly related to and must bear a rough proportionality to the impact created by the variance.
- H. An application for a variance shall set forth reasons that the variance is justified under the criteria of this section in order to make reasonable use of the land, structure or building.

Action Steps

After considering the items outlined in this report and the public hearing held at the meeting, the Planning Commission should direct staff to prepare a *Planning Commission Report and Recommendation*, with appropriate findings, reflecting a recommendation on the application for review and adoption at the next Planning Commission meeting.

Attachments

- Applicant's Narrative
- Plans

Holiday Stationstores proposes to install a 3ft. 7in. tall and 6ft. 9in. wide (24.43 sf) electronic message center (EMC) on the south façade of our Wayzata Stationstore (See Attachment One). If the variance is granted Holiday will make the following adjustments to our present sign package in order to maintain compliance with the overall sign area allowed on the site.

Location	Type	Sq. Ft.	Type	Sq. Ft.	Change	Attachment
	Present		Proposed			
Building	Logo	9.55	Trademark + Logo EMC	46.29 24.43	+61.17	Attachment 1
Canopy						
South Edge	Trademark + Logo	47.51	No Change	47.51	None	Attachment 2
East Edge	Trademark + Logo	47.51	Logo Only	7.74	- 39.77	Attachment 3
	Price Sign	7.95	No Change	7.95		
West Edge	Trademark + Logo	47.51	Logo Only	7.74	- 39.77	Attachment 4
	Price Sign	7.95	No Change	7.95		
Total		167.98 sf		149.61 sf	- 18.37 sf	

To assure the EMC would not be a revolving beacon, revolving sign, would not swing or move, or be a sign with moving parts, zip flashers, or would be a flashing sign and will be in harmony with and not alter the essential character of the locality the following conditions on its approval are proposed.

A. Operation

1. *Content of the messages.* Only products or services available on site will be displayed on the EMC.
2. *Character of the message and display.* The sign will only display static and stable text and/or images. Animated messages or displays or animation as part of any message or display would be prohibited. Other modes of displaying messages, including scrolling, are prohibited. Modes of display that cause the message to flash are prohibited. (*no dancing bananas*)
3. *Duration of the message.* The interval between serial messages or changes of the display is proposed to be 15 seconds.
4. *Transition between messages.* The transition from one static and stable display to another will be direct and immediate without any special effects including fading, wiping and dissolving.
5. *Maximum brightness and illumination.* The EMC will be restricted in its illumination and brightness so that it will not exceed a maximum illumination of 500 NITS during the

nighttime and 7500 NITS during the daytime. The EMC will be equipped with a dimmer that automatically controls the sign's brightness to comply with this condition and assure at any time the sign's intensity does not exceed .3 foot candles above ambient light levels as measured from one hundred (100) feet from the sign's face. If there is a violation of the brightness standards, the adjustment must be made within one (1) business day upon notice of non-compliance from the city.

B. Prominence

By the EMC's proposed size and location on the south façade of the store it will be directed to and primarily read by customers on our site, not from Wayzata Blvd. The EMC will be parallel, not perpendicular to traffic on Wayzata Blvd, and located approximately 190 ft from its centerline. The view from the roadway will be through the canopy and obstructed by the canopy's supports.

C. Malfunction

1. *If the EMC Malfunctions.* The EMC will be designed and equipped to freeze the sign face in one position if a malfunction occurs. The EMC will also be equipped with a means to immediately discontinue the display if it malfunctions.

2. *Operation of the EMC not in compliance with these conditions.* Holiday must turn off the display within one (1) hour of notification from the City it is not complying with any of the conditions on the approval.

Reasonable Use of the Property

The key to the viability and competitiveness of a convenience store is maintaining a balance between "outside sales", basically fuel, and "inside sales", the products and services offered inside the store. The goal is encouraging customers to not just pay at the pump and drive away and to visit the store when not purchasing fuel. Holiday continues to evolve offering a wider and fresher array of products inside its stores through its "Pantry" strategy. Holiday has found using the EMC technology to feature products and specials changing throughout the day to reach out to customers and remind them of the products and values inside the store has been effective throughout Holiday's network of Stationstores.

As noted above, the primary audience for this EMC, given its limited prominence on this site, will be customers already on the site purchasing fuel and hopefully reminding them to visit the inside of the store before they leave or to come back later for a purchase from the store.

The use of EMC technology with the conditions proposed at this property is reasonable but not permitted by literal provision of section 801.27.06 2.

The plight of the landowner is due to circumstances unique to the property,
and not created by the landowner

The unique circumstance of this property is the absence of a freestanding sign where a changeable message would typically be displayed. Due to the depth of the site and its present configuration there is no space for a monument sign to be installed along Wayzata Blvd where it would not interfere with circulation on the site and clear vision for vehicles entering and leaving the site.

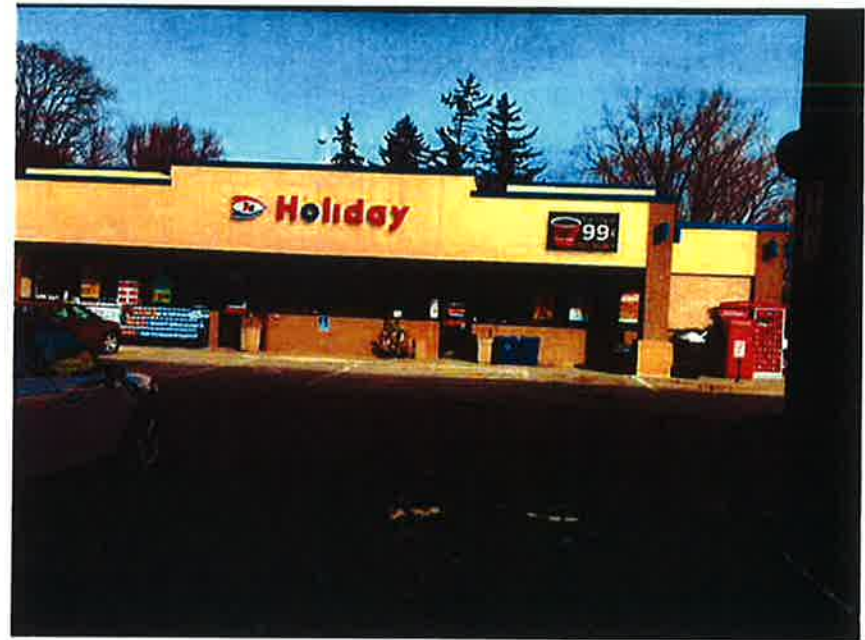
The use of the EMC technology that allows color text and static images compensates for the absence of this opportunity.

The variance, if granted, will not alter the essential character of the locality

The limited off site prominence of the EMC and the careful conditions proposed for its operation will confine potential impacts of the EMC to the site. The variance allowing the EMC, if granted, will not alter the essential character of this area of service facilities for the motoring public adjacent to a major arterial street.

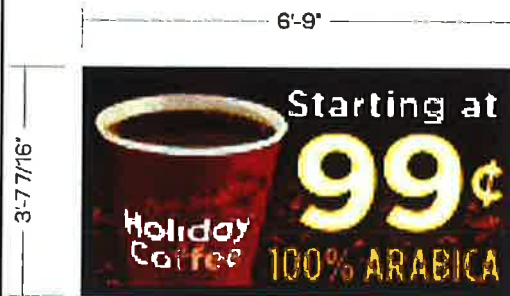


Existing

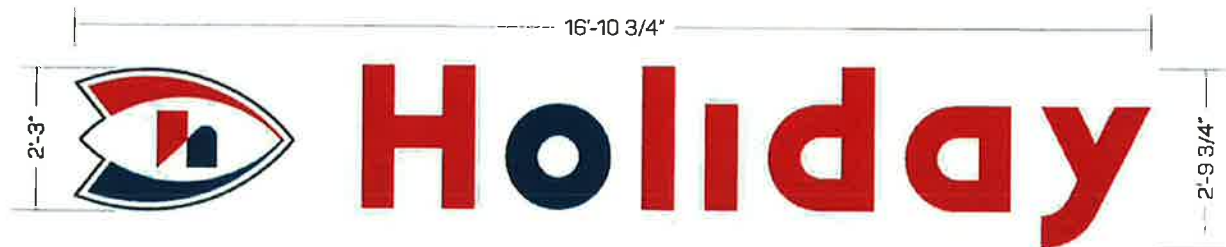


Proposed

CHANNEL LETTER SQUARE FOOTAGE: 46.29
ELECTRONIC MESSAGE CENTER: 24.43



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



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

APPROVAL BOX - PLEASE INITIAL

CUSTOMER APPROVAL

Date

NOTE: Elevation drawings are for customer approval only, drawings are not to be used as any installation guide, all dimensions must be verified before installation.

Customer: HOLIDAY STATIONSTORE	Date: 06APR17	Prepared By: JW/SC	Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.	 SIGNS LIGHTING IMAGE	DISTRIBUTED BY SIGN UP COMPANY 700 21st Street Southwest PO Box 210 Watertown, SD 57201-0210 1 800 843 9686 www.signupcompany.com
Location: #129 WAYZATA, MN	File Name: 153701 - R2 - WAYZATA, MN	Eng: -			

Canopy - South Edge
(No Change)

Attachment 2



Existing



Proposed

CHANNEL LETTERS SQUARE FOOTAGE: 46.29

APPROVAL BOX - PLEASE INITIAL

CUSTOMER APPROVAL

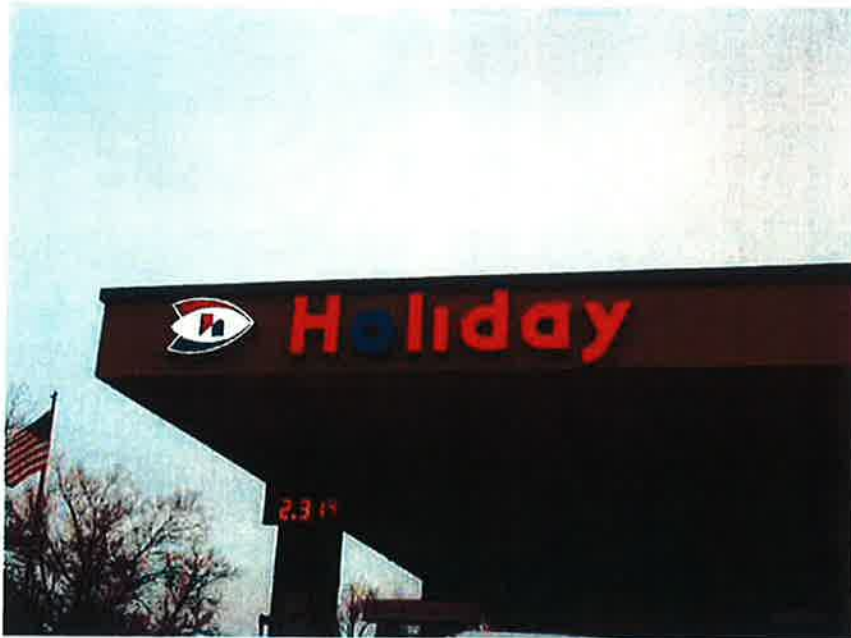
Date

NOTE: Elevation drawings are for customer approval only, drawings are not to be used as any installation guide, all dimensions must be verified before installation.

Customer: HOLIDAY STATIONSTORE	Date: 03/14/17	Prepared By: JW	Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.	 persona SIGNS LIGHTING IMAGE	DISTRIBUTED BY SIGN UP COMPANY 700 21st Street Southwest PO Box 210 Watertown, SD 57201-0210 1 800 843 2888 www.signupcompany.com
Location: #129 WAYZATA, MN	File Name: 153701 - R2 - WAYZATA, MN		Eng: -		

Canopy - East Edge

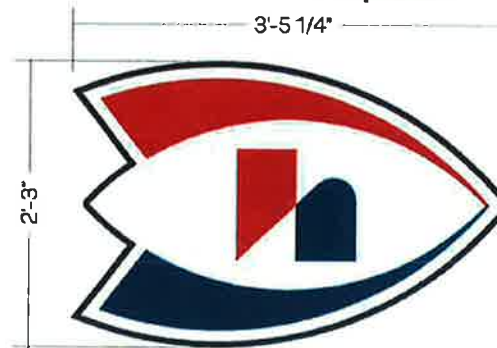
Attachment 3



Existing



Proposed



GRAPHIC DETAIL
SCALE: 3/4" = 1'-0"

LOGO SQUARE FOOTAGE: 7.74

PRICE SIGN SQUARE FOOTAGE: 7.95

APPROVAL BOX - PLEASE INITIAL

CUSTOMER APPROVAL

Date

NOTE: Elevation drawings are for customer approval only, drawings are not to be used as any installation guide, all dimensions must be verified before installation.

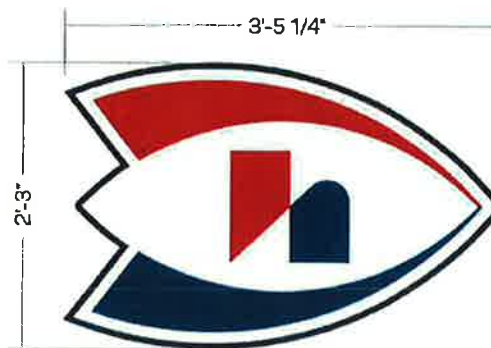
Customer: HOLIDAY STATIONSTORE	Date: 03/14/17	Prepared By: JW	Note: Colors may not be exact when viewing or printing this drawing. All colors used are FHS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.	 SIGNS LIGHTING IMAGE	DISTRIBUTED BY SIGN UP COMPANY 700 21st Street Southwest PO Box 210 Watertown, SD 57201-0210 1 800 840 6888 www.signupcompany.com
Location: #129 WAYZATA, MN	File Name: 153701 - R2 - WAYZATA, MN	Eng: -			



Existing



Proposed



GRAPHIC DETAIL
SCALE: 3/4" = 1'-0"

LOGO SQUARE FOOTAGE: 7.74

PRICE SIGN SQUARE FOOTAGE: 7.95

APPROVAL BOX - PLEASE INITIAL

CUSTOMER APPROVAL

Date

NOTE: Elevation drawings are for customer approval only, drawings are not to be used as any installation guide, all dimensions must be verified before installation.

Customer: HOLIDAY STATIONSTORE	Date: 03/14/17	Prepared By: JW	Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.	 signs lighting image	DISTRIBUTED BY SIGN UP COMPANY 700 21st Street Southwest PO Box 210 Watertown, SD 57201-0210 1.800.848.6886 www.signupcompany.com
Location: #129 WAYZATA, MN	File Name: 153701 - R2 - WAYZATA, MN	Eng. -			

Holiday Stationstore 1325 East Wayzata Blvd



Photo One Front of Stationstore



Photo Two East side of Stationstore

Holiday Stationstore 1325 East Wayzata Blvd



Photo Three Canopy and Stationstore from SE corner of the site



Photo Four Along Wayzata Blvd

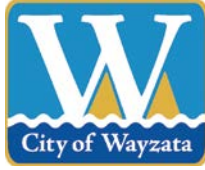
Holiday Stationstore 1325 East Wayzata Blvd



Photo Five Canopy and Stationstore from SW corner of site



Photo Six West Side of Stationstore



**Staff Report
June 19, 2017**

Project Name: Buell Consulting
Applicant Buell Consulting, on behalf of T-Mobile Central, LLC
Addresses of Request: 800 Wayzata Blvd E
Prepared by: Jeff Thomson, Director of Planning and Building
“60 Day” Deadline: July 21, 2017

Development Application

Introduction

Buell Consulting, on behalf of T-Mobile Central, LLC, has submitted a development application to construct a telecommunication facility for cellular antennas and associated equipment on the building located at 800 Wayzata Blvd E.

Property Information

The property identification number and owner of the property are as follows:

Address	PID	Owner
800 Wayzata Blvd E	06-117-22-13-0108	816 Wayzata Associates

The current zoning and comprehensive plan land use designation for the property are as follows:

Current zoning:	C-1/Office and Limited Commercial District
Comp Plan designation:	Mixed Use Commercial
Overlay districts:	None

Project Location

The property is located on the southeast corner of the Wayzata Blvd E/Chicago Ave S intersection:

Map 1: Project Location



Adjacent Land Uses

The following table outlines the uses, zoning, and comprehensive plan land use designations for adjacent properties:

Direction	Adjacent Use	Zoning	Comp Plan Land Use Designation
North	Wayzata Blvd E Office building	N/A PUD/Planned Unit Development	N/A Mixed Use Commercial
East	Wayzata Home Laundry	C-1/Office and Limited Commercial District	Mixed Use Commercial
South	Apartment building	R-5/Average Density Multiple Residential District	High Density Multiple Family
West	Chicago Ave S Single-family homes	N/A R-3A/Single and Two Family Residential District	N/A Mixed Use Residential

Application Requests

As part of the submitted development application, the applicant is requesting approval of the following item:

- A. Conditional Use Permit: Telecommunications equipment that is attached to an existing building requires a conditional use permit by City Code Section 801.31.4.B.3.

Public Hearing Notice

The public hearing notice was published in the *Lakeshore Weekly News* on June 8, 2017. The public hearing notice was also mailed to all property owners located within 350 feet of the subject property on June 9, 2017.

Project Overview

The applicant is proposing to install six cellular telecommunications antennas on the top of the existing building. The proposed antennas would be located on the southeast corner of the building, and would be mounted behind a new screening wall that would be constructed on the roof deck of the building. The proposed screening wall would extend 14 feet above the existing roof deck. The accessory equipment for the telecommunications antennas would be mounted on the ground, on the south side of the existing building. The proposed equipment area is approximately 150 square feet in size and would be surrounded by a cedar wood fence. The wood fence would fully screen the equipment area from surrounding properties, and the height of the fence is greater than the height of the proposed ground-mounted equipment.

Telecommunications Ordinance

In 2015, the Planning Commission reviewed and the City Council adopted a new section of the zoning ordinance which pertains to all commercial telecommunications facilities in the City. In summary, the City's ordinance allows new telecommunications towers on only two properties in the City – the Wayzata West Middle School and Wayzata Public Works facility on Wayzata Blvd. All other telecommunications equipment may only be located on existing buildings or structures, with priority given to commercial buildings located within 300 feet of Wayzata Blvd. In addition, the ordinance allows for “micro cell” sites to be located on existing utility structures within the City's right-of-way. The micro sites are “repeater” locations that support the capacity and coverage of larger existing telecommunications facilities located on nearby buildings or towers.

Analysis of Application

The following is a summary and analysis of the pertinent ordinance requirements for the proposed telecommunications facility (The Applicable Code Requirements section below outlines all ordinance requirements.):

- Location: The proposed site meets the location requirements for antennas that are attached to existing buildings. The property is zoned C-1, and the building is located within 300 feet of Wayzata Blvd E.
- Stealth Design: The ordinance states that telecommunications equipment must use as many stealth design techniques as reasonably possible. The stealth design techniques provided in the proposed plans include constructing the antennas behind a screening wall so that the antennas would not be visible. The screening wall would be designed to match the exterior color of the building.
- Antenna Height: The proposed antennas meet the maximum height requirement. The height of the antennas would be 14 feet above the roof deck, and the

ordinance states that antennas mounted on an existing building shall not extend more than 15 feet above the height of the structure to which they are attached.

- Horizontal Projection: The proposed antennas would not project out from the side of the existing building.
- Accessory Equipment: The applicant is proposing to locate the accessory equipment on the ground along the back of the building, and the equipment would be fully enclosed by a new cedar fence. The ordinance states that accessory equipment shall be entirely located within an existing structure or within rooftop screening walls whenever possible. If a new equipment building is necessary, it shall be situated to the rear or side of the principal use and shall be screened from view by landscaping where appropriate. If a new equipment building is necessary, the building shall be constructed of materials and color scheme compatible with the principal building.
- Security Fencing and Screening: The ground-mounted equipment would be fully enclosed with a security fence that is equal to or greater than the height of the equipment located within the fencing.

Action Steps

After considering the items outlined in this report and the public hearing held at the meeting, the Planning Commission should direct staff to prepare a *Planning Commission Report and Recommendation*, with appropriate findings, reflecting a recommendation on the application for review and adoption at the next Planning Commission meeting.

Attachments

Applicant's Narrative
Supporting Documents
Proposed Plans

Applicable Code Provisions for Review

Conditional Use Permits (City Code Section 801.04.2.F): The Planning Commission and City Council shall consider possible adverse effects of the proposed conditional use. Their judgment shall be based upon (but not limited to) the following factors:

- A. The proposed action in relation to the specific policies and provisions of the official City Comprehensive Plan.
- B. The proposed use's compatibility with present and future uses of the area.
- C. The proposed use's conformity with all performance standards contained herein (i.e., parking, loading, noise, etc.).
- D. The proposed use's effect on the area in which it is proposed.
- E. The proposed use's impact upon property values in the area in which it is developed.
- F. Traffic generated by the proposed use is in relation to capabilities of streets serving the property.
- G. The proposed use's impact upon existing public services and facilities including parks, schools, streets and utilities, and the City's service capacity.

Building and Design Standards, Allowed Locations for Telecommunications Facilities, and Required Permits (City Code Section 801.31.4.B.3) Telecommunications Equipment may be attached to an existing building according to the following standards:

- a. The Applicant shall provide documentation and/or an analysis prepared by a radio or electrical engineer demonstrating that the proposed location of the Telecommunications Equipment is necessary to meet the coverage and capacity needs of its system. The Applicant shall provide a network map describing all of the Applicant's Telecommunications Facilities which provide any coverage within the City's limits. The documentation and/or analysis shall also show the Telecommunications Equipment would not cause interference with other existing or approved Telecommunications Equipment. The Applicant shall also pay the reasonable expenses of a radio or electrical engineer retained by the City, at the City's option, to review this analysis;
- b. The Telecommunications Equipment shall use as many Stealth Design techniques as reasonably possible. Economic considerations or hardships shall not be the sole justification for failing to provide Stealth Design techniques;

- c. The building upon which the Antenna is attached to, shall be located on a parcel of land zoned C – 1 Office and Limited Commercial District, C-3 Service District, or PUD Planned Unit Development, and the building upon which the Antenna is to attached to must be located within 300 feet of the Wayzata Blvd East right-of-way.

The City Council may, at its sole discretion, consider other sites if the Applicant demonstrates that all other sites that comply with the zoning district and distance requirements above have been considered and deemed infeasible to provide adequate coverage and/or capacity to a significant portion of the City of Wayzata. CUPs for other sites may be approved only after the Applicant demonstrates that there is no other location that complies with the zoning district and distance requirements above that the Telecommunications Equipment could be located on, and provide substantially the same coverage. In no case can Telecommunications Equipment be located in any residential zoning district, or on parcels of land guided in the Comprehensive Plan for Parks or Public Open Space.

- d. The Antenna shall be attached to the façade of the building or attached on or within a rooftop screening wall (i.e. §801.09.7.2). A façade mounted Antenna shall not extend above the cornice line and a rooftop or screening wall mounted Antenna shall not extend more than fifteen (15) feet above the screening wall. Façade and screening wall mounted Antenna shall, as closely as possible, match the color of the underlying building material.
- e. Accessory Equipment shall be entirely located within an existing structure or within rooftop parapet screening walls whenever possible. If a new equipment building is necessary, it shall be situated to the rear or side of the principal use and shall be screened from view by landscaping where appropriate. If a new equipment building is necessary, the building shall be constructed of materials and color scheme compatible with the principal building.

General Standards for Telecommunication Facilities (801.31.5) All Telecommunications Facilities must comply with the following standards (although nothing in this Section 5 shall be read to allow the City to prohibit a Telecommunication Facilities Permit based solely upon a request by the owner/operator for modification of an existing tower or base station that does not substantially change the physical dimensions of such tower or base station and is otherwise an “eligible facilities request” under 47 U.S.C. Section 1455 (a) and 47 C.F.R. Section 1.40001 (c), as the same may be amended.):

- A. **Vertical projection on Antenna support structures.** Antennas mounted on an existing Antenna Support Structure shall not extend more than 15 feet above the height of the structure to which they are attached. Wall or façade-mounted Antennas shall not extend above the cornice line and

shall be constructed of a material or color that matches the exterior of the building.

- B. **Horizontal projection.** Antennas shall not project out from the side of the existing Antenna Support Structure, Telecommunications Tower, or wall or facade by more than three feet.
- C. **Fall Zone Analysis.** The Applicant must submit a fall zone analysis report completed by a qualified and licensed engineer that shows the Telecommunications Facilities do not pose a threat to general health, safety and welfare of the City.
- D. **Setbacks.** Telecommunications Facilities shall meet the building setback that is established for the zoning district where it is to be located, and the following additional standards:
 - 1. A Telecommunications Tower shall be set back from all residential property lines at least one (1) foot for each foot in height, but shall have a minimum setback of at least one hundred (100) feet. The Tower setbacks may be increased by the City Council dependent on the results of the engineered fall zone analysis report submitted by the Applicant as part of the permit application.
 - 2. Towers and Telecommunications Equipment shall not encroach upon any easements unless written permission is obtained from the underlying property owner burdened by the easement and the beneficiary of the easement.
 - 3. The required setbacks may be reduced or the location in relation to a public street modified, at the sole discretion of the City Council, when the Telecommunications Equipment is integrated into an existing or proposed structure such as a building, light or utility pole.
- E. **Height.** The height of an Antenna and/or Telecommunications Tower shall be the minimum necessary to meet the Applicant's coverage and capacity needs, as verified by an electrical engineer or other appropriate professional. Any new or replacement Tower and Antenna, including attachments other than lightning rods, shall not exceed 150 feet in height, measured from grade. The City Council may, but shall not be required to, increase this height up to 190 feet if the Council finds: (1) the increase in height would not have a significant visual impact, (2) would not have a negative property value impact on surrounding properties because of proximity, topography or screening by trees or buildings or (3) would accommodate two or more users.

- F. **Exterior surfaces.** Towers and Antennas shall be painted a non-contrasting color consistent with the surrounding area such as: blue, gray, green, brown, or silver, or have a galvanized finish to reduce visual impact. Metal Towers shall be constructed of, or treated with, corrosion-resistant material.
- G. **Ground-mounted equipment.** Ground-mounted Accessory Equipment and/or equipment storage facilities shall be architecturally designed to blend in with the surrounding environment, including the principal structure and/or shall be screened from view by suitable vegetation, except where a design of non-vegetative screening better reflects and compliments the character of the surrounding neighborhood. No more than one Equipment Shelter or accessory building is permitted for each Tower. Equipment Shelters or accessory buildings shall be designed to accommodate additional space needed for the co-location of additional Antennas at the site. The additional space must either be built within the first shelter/building or that shelter/building must be designed to allow for future expansions and/or additions. Design of the building or equipment cabinet, screening, and landscaping are subject to applicable Design Standards criteria under Section 801.09 of the Wayzata Zoning Ordinance. The Applicant shall be responsible for maintaining the structure in a high-quality condition. If the Applicant abandons or vacates the structure, it shall be forfeited to the City or torn down by the Applicant at their expense, at the discretion of the City Council.
- H. **Construction.** Telecommunications Facilities shall be in compliance with all buildings and electrical code requirements. All applicable federal, state and local agency licenses and/or permits shall be obtained. A Telecommunications Tower shall be designed and certified by a licensed structural engineer to be structurally sound and in conformance with the building code. Structural design, mounting and installation of the Telecommunications Facilities shall be in compliance with the manufacturer's specifications. If, upon inspection, the City concludes that a Tower or other portion of a Telecommunications Facility fails to comply with such codes and standards and constitutes a danger to persons or property, then upon notice being provided to the owner of the Telecommunication Facility or Tower, the owner shall have thirty (30) days to bring such Tower or Telecommunication Facility into compliance with such standards. Failure to bring such Tower or Telecommunication Facility into compliance with such thirty-day period shall constitute grounds for the removal of the Tower or Telecommunication Facility at the owner's expense.
- I. **Interference with Public Safety Telecommunications.** No Telecommunications Tower or Telecommunications Facility shall interfere with public safety Telecommunications. All Towers and

Telecommunication Facilities shall comply with FCC regulations and licensing requirements.

- J. **Security Fencing and Screening.** Telecommunication Facilities and Towers shall be enclosed by security fencing not less than the height of the equipment located therein and shall also be equipped with an appropriate anti-climbing device. Fencing within one hundred (100) feet of a residential or parking property shall be constructed of a well-designed fence of wood or other environmentally sound material, and be compatible with the surrounding character of the area. The Telecommunication Facilities and Towers shall also include a landscape screen, at least six (6) in height, around the perimeter of equipment area, as approved by the City Council.
- K. **Other Protections.** The City may require shields to protect from ice falling from Towers, anti-climbing devices to prevent unauthorized persons from climbing Towers, or other appurtenances necessary to protect life and property.
- L. **Noise.** If the proposed Telecommunications Facility includes equipment that causes significant sound levels, sound buffers may be required including but not limited to, baffling, barriers, enclosures, walls and plantings. The Applicant shall submit an acoustical analysis (measured to the property line) and report prepared by a licensed and/or accredited sound engineer certifying that the noise to be generated from the proposed Telecommunication Facility shall not impact adjacent properties. Said report shall include, without limitation, a written description of all noise generated by the Facility, including retractable monopole motors, Antenna rotators, power generation, heating or air conditioning, and related equipment, and shall include the estimated times, frequency, duration and decibel levels of the noise. All equipment shall conform to Minnesota Pollution Control Agency decibel standards.
- M. **Sensitive Habitats.** No Telecommunication Facility shall be located in environmentally sensitive habitats, including but not limited to wetlands, shorelines, established animal habitats, conservation districts, and significant tree groups, unless mitigation measures can be adopted which would reduce potential impacts to levels of non-significance.
- N. **Radio Frequency Emissions.** Telecommunications Facilities shall comply with Federal Communication Commission standards for radio frequency emissions and interference.
- O. **Interference.** No Telecommunication Facility shall be permitted that causes interference with commercial or private use and enjoyment of other legally operating telecommunications devices including, but not

limited to, radios, televisions, personal computers, telephones, personal communications devices, garage door openers, security systems, and other electronic equipment and devices in violation of any Federal Communication Commission standards relating to radio frequency interference. Unless otherwise prohibited by Federal Communication Commission standards, an Applicant shall furnish a state registered engineer's certification that no such interference shall occur, or identify what interference may occur and how the Applicant shall mitigate any potential interference that may occur.

- P. **Risk of Danger.** Telecommunications Facilities and Towers shall not pose a risk of explosion, fire, or other danger due to its proximity to volatile, flammable, explosive or hazardous materials. Telecommunication Facilities, Towers, Antennas, and Accessory Equipment shall be subject to state and federal regulations pertaining to non-ionizing radiation and other health hazards related to such Facilities. If new, more restrictive standards are adopted, the Facilities shall be made to comply or continued operations may be restricted by the City Council. The cost of verification of compliance shall be borne by the Applicant.
- Q. **Maintenance.** All Telecommunication Facilities and Towers shall at all times (i) be kept and maintained in good condition, order and repair so that the same shall not menace or endanger the life or property of any person, and (ii) allow sufficient access for service vehicles and personnel. Maintenance of equipment shall be scheduled for between 7:00am-6:00pm, Monday through Friday, unless in case of emergency or otherwise agreed to by the City. Service vehicles for equipment maintenance shall be parked on city streets, unless paved and screened off-street is available at the site. In the case of maintenance of Telecommunication Facilities on the City Water Tower, service vehicles shall park on the service entrance of the City Water Treatment Plant, whenever possible.
- R. **Co-location opportunity.** The Applicant, the Tower owner, the landowner, and their successors and assigns shall allow the shared use of the Tower if an additional user agrees in writing to meet reasonable terms and conditions for shared use, shall submit a dispute over the potential terms and conditions to binding arbitration, and shall sign the Conditional Use Permit agreeing to these requirements. The City Council may waive these co-location requirements if necessary to implement stealth design.
1. All Telecommunications Facility providers shall cooperate with each other in co-locating Telecommunication Facilities and shall exercise good faith in co-locating with other licensed carriers and in the sharing of sites, including the sharing of technical information necessary to evaluate the feasibility of collocation. In the event a

dispute arises as to a co-location issue, the City may require a third-party technical study to evaluate the feasibility of co-locating at the expense of each wireless telecommunications providers involved in the third-party study;

2. All proposed new Telecommunications Towers shall be designed to accommodate both the Applicant's Antennas and Antennas for as many other licensed carriers as can be technically located thereon, but not less than one additional;
 3. All new Telecommunications Facilities and Towers owned by a telecommunications provider shall be made available for use by the owner or initial user thereof, together with as many other licensed carriers as can be technically located thereon, but not less than one additional;
 4. All proposed new Telecommunications Towers shall be designed to allow for future rearrangement of Antennas or Tower modifications, and to accept Antennas mounted at varying heights unless the City otherwise agrees in order to accommodate Stealth Design techniques;
- S. **Successors and Assigns.** Any Permit or lease for a Telecommunications Facility shall run with the Property, and shall be binding upon and inure to the benefit of the parties, their respective successors, personal representatives, and assigns.
- T. **External messages.** No advertising message or identification signs, other than warning or equipment information signs as legally required, shall be affixed to the Telecommunications Facilities.
- U. **Lighting.** Telecommunications Facilities or Towers shall not be artificially illuminated unless required by law or by a governmental agency to protect the public's health and safety or unless necessary to facilitate service to ground-mounted equipment. Any lighting or artificial illumination utilized shall be shielded and not cast glare onto adjacent properties. All lighting shall be measured to the property line.
- V. **On-site employees.** There shall be no employees on the site at a Telecommunications Facility on a permanent basis. Occasional or temporary repair and service activities are allowed.
- W. **Advances in Stealth Technology.** Whenever an applicant proposes to install and/or replace antennas or other telecommunications equipment, the Applicant shall submit a report describing all available technology for installation or replacement. The report shall include the purpose of

equipment to be installed (expand coverage, expand capacity, expand bandwidth, etc.) and the performance specifications and physical dimensions of the equipment. The report conclusions must provide an analysis of performance versus visual impacts and/or stealth technology. The City retains the right to evaluate the reports analysis and perform a third party technical review at the applicants cost. The City shall have the ability to require the stealth or lower visual profile equipment based on the third party technical recommendation.

- X. **Removal.** After one hundred twenty (120) days' notice from the City to the Permit Holder all Telecommunications Facilities, Antennas, or Towers shall be required to be removed at the Permit Holder's expense, if such improvement is found to be in violation of any portion of this Ordinance by the City and such violation is not cured within such thirty day time period. Obsolete or unused Telecommunications Facilities and all related equipment shall be removed within six (6) months after cessation of their use at the site, unless an exemption is granted by the City Council. Telecommunications Facilities and related equipment that have become hazardous shall be removed or made not hazardous within 30 days after written notice to the current Permit Holder and to any separate landowner, unless an exemption is granted by the City Council. Notice may be made to the address listed in the application, unless another one has subsequently been provided, and to the taxpayer of the property listed in the Hennepin County tax records. Telecommunications Facilities and all related equipment that are not removed within this time are declared to be public nuisances and may be removed by the City. The City may assess its costs of removal against the Property.
- Y. **No Recourse Against the City.** Every permit shall provide that, without limiting such immunities as the City or other persons may have under applicable law, an Applicant/Permit Holder shall have no monetary recourse whatsoever against the City or its elected officials, boards, commissions, agents, employees or volunteers for any loss, costs, expense or damage arising out of any provision or requirement of this Ordinance or because of the enforcement or lack of enforcement of this Ordinance or the City's exercise of its authority pursuant to this Ordinance, a permit, a lease, or other applicable law, unless the same shall be caused by criminal acts or by willful gross negligence. Nothing herein shall be construed as a waiver of sovereign immunity.



May 22, 2017

City of Wayzata
Attn: Jeff Thomson
600 Rice Street E
Wayzata, MN 55391

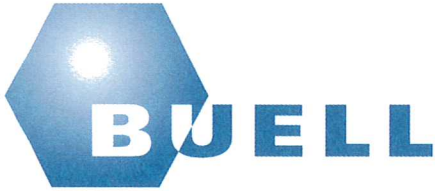
RE: CUP Application for T-Mobile Telecommunications Facility in Wayzata, MN (TMO ref: A1O0960A)

Dear Mr. Thomson,

Please consider the enclosed documents and application for a CUP for the purposes of constructing a new rooftop telecommunications facility in Wayzata:

- Completed CUP Application
- Cover Letter with short project description (this document)
- Check to City of Wayzata in the amount of \$342.00 for Conditional Use Permit Application Fee
- Check to City of Wayzata in the amount of \$5,100.00 for Conditional Use Permit Escrow
- Wayzata Ordinance Exhibit detailing the Wayzata Telecommunications Ordinance and how the proposed project complies with the ordinance (*Exhibit A*)
- Detailed Zoning Drawings with Site Development Plan, Dimension Plan and Landscape information with extensive details of the project, setbacks from property lines and ROWs (x5 and one small scale copy) (*Exhibit B*)
- Property Owner Letter of Support and Authorization (*Exhibit C*)
- Copies of recorded deeds of the subject property (*Exhibit D*)
- Report and Address Labels prepared by Hennepin County Staff indicating all properties located within 350' buffer of subject property (*Exhibit E*)
- Photo-simulations from nearby residential buildings and from the Wayzata Blvd ROW of the proposed rooftop installation (*Exhibit F*)
- Propagation Maps prepared by a T-Mobile Engineer indicating the before and after coverage by the proposed location (*Exhibit G*)
- Letter from T-Mobile's Engineer detailing non-interference with public safety systems (*Exhibit H*)
- Collocation Exemption Letter from Impact7G dated 12/8/2016 (*Exhibit I*)

T-Mobile is proposing to construct a new rooftop telecommunications facility at the property located at 800 E. Wayzata Blvd, Wayzata, MN 55391. The facility is being built to meet the



coverage needs in central Wayzata due to the decommissioning of an existing telecommunications facility.

T-Mobile is proposing to install six (6) wireless telecommunications antennas on the rooftop of the building in the SE corner, mounted entirely behind a 14' screening wall. T-Mobile will be locating their base station equipment on a concrete pad up against the rear of the building. This equipment shall also be completely screened from view via a wood privacy fence. Both the privacy fence and the rooftop screening wall will be designed and painted to match the existing building exterior.

The increased usage of smartphones for wireless broadband business and personal use and also in place of home phones has increased the demand for coverage and data capacity in popular residential and commercial areas like downtown Wayzata.

The proposed T-Mobile rooftop telecommunications facility will also not hinder possible future collocators on the same structure.

T-Mobile's interest in the property stems from a lease between the deed holder of the property, 816 Wayzata Associates, and T-Mobile Central LLC. T-Mobile's ability to use the premises is contingent upon its obtaining all the certificates, permits, and other approvals that may be required by any Federal, State or Local authorities.

T-Mobile acknowledges that failure to comply with Telecommunications Section of the Wayzata Zoning Ordinance and the conditions of permit approval shall result in the revocation of the permit and removal of the Telecommunications Facility and Antennas.

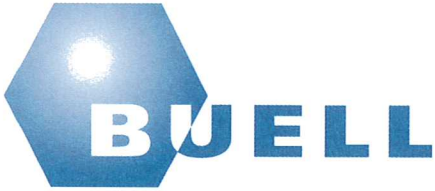
T-Mobile acknowledges that the expenses incurred by the City to review and process the application and to enforce the provisions of the permit shall be reimbursed by T-Mobile.

T-Mobile shall follow the procedures established by the FCC to resolve any complaints received relating to interference allegedly caused by the Telecommunications Facility and Antennas.

While T-Mobile is not the owner of the property, they shall cooperate in good faith with the landlord's efforts to accommodate additional co-locators on the building.

T-Mobile shall maintain the facility in good and safe condition and its original appearance and concealment elements incorporated into the design at the time of approval shall be preserved. Such maintenance shall include, but not be limited to, painting, repair of equipment, and maintenance of landscaping.

T-Mobile authorizes the City to conduct periodic inspections to determine that the Telecommunications Equipment complies with the provisions of the Telecommunications Ordinance, any conditions of approval and all safety and building codes and permits issued. The City shall have the right to conduct



such inspections at any time upon a reasonable notice of five (5) business days and T-Mobile shall cover all expenses related to such inspections.

T-Mobile understands that if its telecommunications facility goes unused for six months, it shall be deemed abandoned and shall be removed.

T-Mobile will notify the City that their telecommunications facility continues to be in operation and such notice shall be sent to the City Manager by certified mail within the last two weeks of the month of December. Should such notice not be received by the City, the City will provide notice and T-Mobile will have 14 days from that notice to fulfill the requirement.

Please let me know if you require any further documentation in order to complete your review of the proposed scope of work. Thank you.

Regards,

A handwritten signature in blue ink, appearing to read "K. Olson", with a long horizontal flourish extending to the right.

Kristian Olson

Site Development Agent working *on behalf of T-Mobile*

Buell Consulting, Inc.

Office: 651-789-9340

Mobile: 612-701-9242

kolson@buellconsulting.com

enc.

Exhibit A

Wayzata Telecommunications Ordinance Exhibit T-Mobile Rooftop Project at 800 E. Wayzata Blvd

EXCERPTS FROM SECTION 801.31 REGARDING TELECOMMUNICATIONS FACILITIES:

3. Telecommunications Equipment may be attached to an existing building according to the following standards:
 - A. The Applicant shall provide documentation and/or an analysis prepared by a radio or electrical engineer demonstrating that the proposed location of the Telecommunications Equipment is necessary to meet the coverage and capacity needs of its system. The Applicant shall provide a network map describing all of the Applicant's Telecommunications Facilities which provide any coverage within the City's limits. The documentation and/or analysis shall also show the Telecommunications Equipment would not cause interference with other existing or approved Telecommunications Equipment. The Applicant shall also pay the reasonable expenses of a radio or electrical engineer retained by the City, at the City's option, to review this analysis;

See attached visual propagation maps prepared by T-Mobile's Engineer for this project. The maps highlight all nearby existing T-Mobile telecommunications facilities and the proposed telecommunication facilities.

- B. The Telecommunications Equipment shall use as many Stealth Design techniques as reasonably possible. Economic considerations or hardships shall not be the sole justification for failing to provide Stealth Design techniques;

The proposed facility uses multiple stealth designs including installation of a screening wall around the entirety of the antennas and a privacy wood fence around the ground equipment. All will be designed to match the exterior color of the building and be as unobtrusive as possible. As a result, none of the antennas or equipment will be visible from neighboring buildings or ROW.

- C. The building upon which the Antenna is attached to, shall be located on a parcel of land zoned C – 1 Office and Limited Commercial District, C-3 Service District, or PUD Planned Unit Development, and the building upon which the Antenna is to attached to must be located within 300 feet of the Wayzata Blvd East right-of-way.

The building for this project is located approximately 50' from the Wayzata Blvd East right-of-way and is currently zoned C-1 Office and Limited Commercial District.

The City Council may, at its sole discretion, consider other sites if the Applicant demonstrates that all other sites that comply with the zoning district and distance requirements above have been considered and deemed infeasible to provide adequate coverage and/or capacity to a significant portion of the City of Wayzata. CUPs for other sites may be approved only after the Applicant demonstrates that there is no other location that complies with the zoning district and distance requirements above that the

Telecommunications Equipment could be located on, and provide substantially the same coverage. In no case can Telecommunications Equipment be located in any residential zoning district, or on parcels of land guided in the Comprehensive Plan for Parks or Public Open Space.

- D. The Antenna shall be attached to the façade of the building or attached on or within a rooftop screening wall (i.e. §801.09.7.2). A façade mounted Antenna shall not extend above the cornice line and a rooftop or screening wall mounted Antenna shall not extend more than fifteen (15) feet above the screening wall. Façade and screening wall mounted Antenna shall, as closely as possible, match the color of the underlying building material.

T-Mobile is proposing to construct the antennas within a rooftop screening wall, but the antennas shall not project above the screening wall and rather will be placed behind them so they will not be visible from any neighboring parcels. The screening wall will be painted to match the color of the exterior of the existing building.

- E. Accessory Equipment shall be entirely located within an existing structure or within rooftop parapet screening walls whenever possible. If a new equipment building is necessary, it shall be situated to the rear or side of the principal use and shall be screened from view by landscaping where appropriate. If a new equipment building is necessary, the building shall be constructed of materials and color scheme compatible with the principal building.

Due to limited space within the building, T-Mobile will be installing their equipment adjacent to the rear of the building on a concrete pad, surrounded on three sides by a wood privacy fence, thus completely screening the ground equipment from view. Significant existing trees, other natural vegetation, and topographical screening already present will also screen it from view to most adjacent properties.

5. General Standards for Telecommunication Facilities.

All Telecommunications Facilities must comply with the following standards (although nothing in this Section 5 shall be read to allow the City to prohibit a Telecommunication Facilities Permit based solely upon a request by the owner/operator for modification of an existing tower or base station that does not substantially change the physical dimensions of such tower or base station and is otherwise an “eligible facilities request” under 47 U.S.C. Section 1455 (a) and 47 C.F.R. Section 1.40001 (c), as the same may be amended.) :

- A. Vertical projection on Antenna support structures. Antennas mounted on an existing Antenna Support Structure shall not extend more than 15 feet above the height of the structure to which they are attached. Wall or façade-mounted Antennas shall not extend above the cornice line and shall be constructed of a material or color that matches the exterior of the building.

The antennas will be mounted on the rooftop of the building, and will not extend more than 15' above the rooftop, and will be completely screened from view.

- B. Horizontal projection. Antennas shall not project out from the side of the existing Antenna Support Structure, Telecommunications Tower, or wall or facade by more than three feet.

The proposed antennas will not extend out horizontally from the building and shall be surrounded on all sides by the screening walls.

- C. Fall Zone Analysis. The Applicant must submit a fall zone analysis report completed by a qualified and licensed engineer that shows the Telecommunications Facilities do not pose a threat to general health, safety and welfare of the City.

Proposed Telecommunications Facility will be located on a rooftop. Therefore, this section does not apply.

- D. Setbacks. Telecommunications Facilities shall meet the building setback that is established for the zoning district where it is to be located, and the following additional standards:
1. A Telecommunications Tower shall be set back from all residential property lines at least one (1) foot for each foot in height, but shall have a minimum setback of at least one hundred (100) feet. The Tower setbacks may be increased by the City Council dependent on the results of the engineered fall zone analysis report submitted by the Applicant as part of the permit application.
 2. Towers and Telecommunications Equipment shall not encroach upon any easements unless written permission is obtained from the underlying property owner burdened by the easement and the beneficiary of the easement.
 3. The required setbacks may be reduced or the location in relation to a public street modified, at the sole discretion of the City Council, when the Telecommunications Equipment is integrated into an existing or proposed structure such as a building, light or utility pole.

The proposed facility meets all setbacks.

- E. Height. The height of an Antenna and/or Telecommunications Tower shall be the minimum necessary to meet the Applicant's coverage and capacity needs, as verified by an electrical engineer or other appropriate professional. Any new or replacement Tower and Antenna, including attachments other than lightning rods, shall not exceed 150 feet in height, measured from grade. The City Council may, but shall not be required to, increase this height up to 190 feet if the Council finds: (1) the increase in height would not have a significant visual impact, (2) would not have a negative property value impact on surrounding properties because of proximity, topography or screening by trees or buildings or (3) would accommodate two or more users.

The top of the proposed rooftop structure extends approximately 14' above the height of the roof. This height is the minimum needed in this area to meet T-Mobile's objective.

- F. Exterior surfaces. Towers and Antennas shall be painted a non-contrasting color consistent with the surrounding area such as: blue, gray, green, brown, or silver, or have a galvanized finish to reduce visual impact. Metal Towers shall be constructed of, or treated with, corrosion-resistant material.

The Exterior screening walls will be a color chosen to match the exterior of the existing building to blend in with the existing structure. The antennas themselves will not be visible to neighboring properties.

- G. Ground-mounted equipment. Ground-mounted Accessory Equipment and/or equipment storage facilities shall be architecturally designed to blend in with the surrounding environment, including the principal structure and/or shall be screened from view by suitable vegetation, except where a design of nonvegetative screening better reflects and compliments the character of the surrounding neighborhood. No more than one Equipment Shelter or accessory building is permitted for each Tower. Equipment Shelters or accessory buildings shall be designed to accommodate additional space needed for the co-location of additional Antennas at the site. The additional space must either be built within the first shelter/building or that shelter/building must be designed to allow for future expansions and/or additions. Design of the building or equipment cabinet, screening, and landscaping are subject to applicable Design Standards criteria under Section 801.09 of the Wayzata Zoning Ordinance. The Applicant shall be responsible for maintaining the structure in a high-quality condition. If the Applicant abandons or vacates the structure, it shall be forfeited to the City or torn down by the Applicant at their expense, at the discretion of the City Council.

T-Mobile's ground equipment will be installed on a concrete pad and screened from view on three sides by a wood privacy fence. Color of the fence will be chosen to match with the exterior of the building. Significant existing trees, other natural vegetation, and topographical screening already present will also screen it from view to most adjacent properties.

- H. Construction. Telecommunications Facilities shall be in compliance with all buildings and electrical code requirements. All applicable federal, state and local agency licenses and/or permits shall be obtained. A Telecommunications Tower shall be designed and certified by a licensed structural engineer to be structurally sound and in conformance with the building code. Structural design, mounting and installation of the Telecommunications Facilities shall be in compliance with the manufacturer's specifications. If, upon inspection, the City concludes that a Tower or other portion of a Telecommunications Facility fails to comply with such codes and standards and constitutes a danger to persons or property, then upon notice being provided to the owner of the Telecommunication Facility or Tower, the owner shall have thirty (30) days to bring such Tower or Telecommunication Facility into compliance with such standards. Failure to bring such Tower or Telecommunication Facility into compliance with such thirty-day period shall constitute grounds for the removal of the Tower or Telecommunication Facility at the owner's expense.

A passing structural analysis, performed by a structural engineer licensed in the State of MN will be provided along with the Building Permit Application. The project will also comply with all building and electrical code requirements.

- I. Interference with Public Safety Telecommunications. No Telecommunications Tower or Telecommunications Facility shall interfere with public safety Telecommunications. All Towers and Telecommunication Facilities shall comply with FCC regulations and licensing requirements.

The facility will be in compliance with FCC regulations and non-interference with public safety communications. See included letter from T-Mobile's Radio Frequency Engineer for statement on non-interference. Said letter is labeled Exhibit H.

- J. Security Fencing and Screening. Telecommunication Facilities and Towers shall be enclosed by security fencing not less than the height of the equipment located therein and shall also be equipped with an appropriate anti-climbing device. Fencing within one hundred (100) feet of a residential or parking property shall be constructed of a well-designed fence of wood or other environmentally sound material, and be compatible with the surrounding character of the area. The Telecommunication Facilities and Towers shall also include a landscape screen, at least six (6) in height, around the perimeter of equipment area, as approved by the City Council.

The ground station equipment will be surrounded by a wood privacy fence of 7.5' high to completely screen the equipment from adjacent properties.

- K. Other Protections. The City may require shields to protect from ice falling from Towers, anti-climbing devices to prevent unauthorized persons from climbing Towers, or other appurtenances necessary to protect life and property.

Shields should not be required due to the rooftop nature of this installation.

- L. Noise. If the proposed Telecommunications Facility includes equipment that causes significant sound levels, sound buffers may be required including but not limited to, baffling, barriers, enclosures, walls and plantings. The Applicant shall submit an acoustical analysis (measured to the property line) and report prepared by a licensed and/or accredited sound engineer certifying that the noise to be generated from the proposed Telecommunication Facility shall not impact adjacent properties. Said report shall include, without limitation, a written description of all noise generated by the Facility, including retractable monopole motors, Antenna rotators, power generation, heating or air conditioning, and related equipment, and shall include the estimated times, frequency, duration and decibel levels of the noise. All equipment shall conform to Minnesota Pollution Control Agency decibel standards.

The ground equipment shall create minimal noise and will be naturally buffered by the wood privacy fencing, and existing tree and natural vegetation coverage. Additionally, there is no proposed power generator or any other equipment that can cause significant sound levels. The proposed Telecommunications Facility will fully conform to the Minnesota Pollution Control Agency decibel standards.

- M. Sensitive Habitats. No Telecommunication Facility shall be located in environmentally sensitive habitats, including but not limited to wetlands, shorelines, established animal habitats, conservation districts, and significant tree groups, unless mitigation measures can be adopted which would reduce potential impacts to levels of non-significance.

The project is not located in any environmentally sensitive habitats.

- N. Radio Frequency Emissions. Telecommunications Facilities shall comply with Federal Communication Commission standards for radio frequency emissions and interference.

As previously stated, the site shall be in full compliance with FCC regulations. See included letter from T-Mobile's Radio Frequency Engineer for more information. Said letter is labeled Exhibit H.

- O. Interference. No Telecommunication Facility shall be permitted that causes interference with commercial or private use and enjoyment of other legally operating telecommunications devices including, but not limited to, radios, televisions, personal computers, telephones, personal communications devices, garage door openers, security systems, and other electronic equipment and devices in violation of any Federal Communication Commission standards relating to radio frequency interference. Unless otherwise prohibited by Federal Communication Commission standards, an Applicant shall furnish a state registered engineer's certification that no such interference shall occur, or identify what interference may occur and how the Applicant shall mitigate any potential interference that may occur.

See attached letter from T-Mobile's Radio Frequency Engineer regarding FCC compliance and non-interference. Said letter is labeled Exhibit H.

- P. Risk of Danger. Telecommunications Facilities and Towers shall not pose a risk of explosion, fire, or other danger due to its proximity to volatile, flammable, explosive or hazardous materials. Telecommunication Facilities, Towers, Antennas, and Accessory Equipment shall be subject to state and federal regulations pertaining to non-ionizing radiation and other health hazards related to such Facilities. If new, more restrictive standards are adopted, the Facilities shall be made to comply or continued operations may be restricted by the City Council. The cost of verification of compliance shall be borne by the Applicant.

T-Mobile will ensure that the facility is in compliance with all FCC regulations regarding radio frequency emissions. Should new testing or verification be required at a later date, T-Mobile will be responsible for such testing.

- Q. Maintenance. All Telecommunication Facilities and Towers shall at all times (i) be kept and maintained in good condition, order and repair so that the same shall not menace or endanger the life or property of any person, and (ii) allow sufficient access for service vehicles and personnel. Maintenance of equipment shall be scheduled for between 7:00am-6:00pm, Monday through Friday, unless in case of emergency or otherwise agreed to by the City. Service vehicles for equipment maintenance shall be parked on city streets, unless paved and screened off-street is available at the site. In the case of maintenance of Telecommunication Facilities on the City Water Tower, service vehicles shall park on the service entrance of the City Water Treatment Plant, whenever possible.

T-Mobile will comply with all requirements regarding maintenance work to their facility.

- R. Co-location opportunity. The Applicant, the Tower owner, the landowner, and their successors and assigns shall allow the shared use of the Tower if an additional user agrees in writing to meet reasonable terms and conditions for shared use, shall submit a dispute over the potential

terms and conditions to binding arbitration, and shall sign the Conditional Use Permit agreeing to these requirements. The City Council may waive these co-location requirements if necessary to implement stealth design.

1. All Telecommunications Facility providers shall cooperate with each other in co-locating Telecommunication Facilities and shall exercise good faith in co-locating with other licensed carriers and in the sharing of sites, including the sharing of technical information necessary to evaluate the feasibility of collocation. In the event a dispute arises as to a co-location issue, the City may require a third-party technical study to evaluate the feasibility of co-locating at the expense of each wireless telecommunications providers involved in the third-party study;
2. All proposed new Telecommunications Towers shall be designed to accommodate both the Applicant's Antennas and Antennas for as many other licensed carriers as can be technically located thereon, but not less than one additional;
3. All new Telecommunications Facilities and Towers owned by a telecommunications provider shall be made available for use by the owner or initial user thereof, together with as many other licensed carriers as can be technically located thereon, but not less than one additional;
4. All proposed new Telecommunications Towers shall be designed to allow for future rearrangement of Antennas or Tower modifications, and to accept Antennas mounted at varying heights unless the City otherwise agrees in order to accommodate Stealth Design techniques;

The proposed project does not constitute a tower, but T-Mobile will not hinder the future possibility of additional collocation on the rooftop.

- S. Successors and Assigns. Any Permit or lease for a Telecommunications Facility shall run with the Property, and shall be binding upon and inure to the benefit of the parties, their respective successors, personal representatives, and assigns.
- T. External messages. No advertising message or identification signs, other than warning or equipment information signs as legally required, shall be affixed to the Telecommunications Facilities.

T-Mobile will install no signage other than what is required by law.

- U. Lighting. Telecommunications Facilities or Towers shall not be artificially illuminated unless required by law or by a governmental agency to protect the public's health and safety or unless necessary to facilitate service to groundmounted equipment. Any lighting or artificial illumination utilized shall be shielded and not cast glare onto adjacent properties. All lighting shall be measured to the property line.

The only lighting needed for this project is a building mounted light, activated by motion sensors, located within the fenced area on the ground to illuminate the area in case of work after dark.

- V. On-site employees. There shall be no employees on the site at a Telecommunications Facility on a permanent basis. Occasional or temporary repair and service activities are allowed.

The new facility will be an unmanned facility.

- W. Advances in Stealth Technology. Whenever an applicant proposes to install and/or replace antennas or other telecommunications equipment, the Applicant shall submit a report describing all available technology for installation or replacement. The report shall include the purpose of equipment to be installed (expand coverage, expand capacity, expand bandwidth, etc.) and the performance specifications and physical dimensions of the equipment. The report conclusions must provide an analysis of performance versus visual impacts and/or stealth technology. The City retains the right to evaluate the reports analysis and perform a third party technical review at the applicants cost. The City shall have the ability to require the stealth or lower visual profile equipment based on the third party technical recommendation.

Because all equipment and antennas shall be screened from view, the type or number of antennas matters not at all.

- X. Removal. After one hundred twenty (120) days' notice from the City to the Permit Holder all Telecommunications Facilities, Antennas, or Towers shall be required to be removed at the Permit Holder's expense, if such improvement is found to be in violation of any portion of this Ordinance by the City and such violation is not cured within such thirty day time period. Obsolete or unused Telecommunications Facilities and all related equipment shall be removed within six (6) months after cessation of their use at the site, unless an exemption is granted by the City Council. Telecommunications Facilities and related equipment that have become hazardous shall be removed or made not hazardous within 30 days after written notice to the current Permit Holder and to any separate landowner, unless an exemption is granted by the City Council. Notice may be made to the address listed in the application, unless another one has subsequently been provided, and to the taxpayer of the property listed in the Hennepin County tax records. Telecommunications Facilities and all related equipment that are not removed within this time are declared to be public nuisances and may be removed by the City. The City may assess its costs of removal against the Property.
- Y. No Recourse Against the City. Every permit shall provide that, without limiting such immunities as the City or other persons may have under applicable law, an Applicant/Permit Holder shall have no monetary recourse whatsoever against the City or its elected officials, boards, commissions, agents, employees or volunteers for any loss, costs, expense or damage arising out of any provision or requirement of this Ordinance or because of the enforcement or lack of enforcement of this Ordinance or the City's exercise of its authority pursuant to this Ordinance, a permit, a lease, or other applicable law, unless the same shall be caused by criminal acts or by willful gross negligence. Nothing herein shall be construed as a waiver of sovereign immunity.
6. Applications for Telecommunications Facilities
- A. An application for a Telecommunications Facility Permit for modification of an existing tower or base station that does not substantially change the physical dimensions of such tower or base station shall include information sufficient to demonstrate that the modification meets the standards set forth in 47 C.F.R. Section 1.40001.
- B. For all other applications for Telecommunications Facilities, including Telecommunication Facilities Permit or Conditional Use Permit, the following requirements apply. In addition to an Applicant's name, address, certificate of survey, grading and landscaping plans, and other such similar information, an application for a permit under this Section shall include the following:

1. A scaled site plan clearly indicating the location, type and height of the proposed Telecommunication Facility, Tower, or Antenna, on-site land uses and zoning, adjacent land uses and zoning, adjacent roadways, proposed means of access, setbacks from property lines, elevation drawings of the proposed equipment and any structures, topography, parking and any other information deemed by the City Staff to be necessary to assess compliance with this Section.

See attached Site Plans and Zoning Drawings for all requested information. Said documents are labeled Exhibit B.

2. A visual simulation of the proposed Telecommunication Facility Tower or Antenna. Visual simulation shall consist of either a physical mock-up of the Telecommunication Facility Tower or Antenna, balloon simulation, computer simulation, photo simulation, or other similar simulation. In instances where the proposed Telecommunications Facility Tower or Antenna is located near a residential area, photo simulations shall be submitted of the proposed Telecommunication Facility Tower or Antenna from the nearest residential neighbors unless the owners of such residential property refuse to allow the required photo to be taken.

See attached photo-simulations of the proposed rooftop antenna facility. Said photo-simulation is labeled Exhibit F.

3. A report from a qualified and licensed professional engineer which:
 - a) Demonstrates that the Telecommunication Facility, Tower, Antenna and/or Accessory Equipment comply with the structural and electrical standards of this Section.
 - b) Describes the Tower height, if utilized.
 - c) Documents the height above grade for all potential mounting positions for co-locating Antennas and the minimum separation distance between Antennas.
 - d) Describes the Tower's capacity, if utilized, including the number and type of Antennas it can accommodate.
 - e) A network map describing all of the Applicant's Telecommunications Facilities which provide any coverage within the City's limits.
 - f) Documents what steps the Applicant shall take to avoid interference with established public safety Telecommunications.
 - g) Includes an engineer's stamp and registration number.

All included information is provided in site plan and zoning drawings along with attached propagation maps and letter from T-Mobile's Radio Frequency Engineer.

4. A written statement acknowledging that failure to comply with this Section and the conditions of permit approval shall result in the revocation of the permit and removal of the Telecommunications Facility, Antenna, and/or Tower;

This is included in the original cover letter.

5. Documentation that the Applicant has applied for and/or obtained any licenses and/or approvals that are required by federal and state agencies.

T-Mobile can provide evidence of their FCC licenses as needed. Collocation Exemption Letter is included as Exhibit I, which exempts this project from full section 106 review.

6. A written statement indicating that the expenses incurred by the City to review and process the application, and to enforce the provisions of the permit shall be reimbursed by the Applicant.

Statement included in cover letter.

7. A written statement which requires the Applicant to utilize the procedures established by the Federal Communications Commission to resolve any complaints received relating to interference allegedly caused by the Telecommunications Facility, Antenna, and/or Tower.

Statement included in cover letter.

8. A written statement indicating that the Applicant shall cooperate in good faith and fair dealing in co-locating Telecommunications Facilities, Antenna and/or Towers.

Statement included in cover letter.

9. A written statement indicating that the Telecommunications Facility, Antenna, and/or Tower shall be maintained in good and safe condition and its original appearance and concealment, disguise or camouflage elements incorporated into the design at the time of approval shall be preserved. Such maintenance shall include, but not be limited to, painting, repair of equipment, and maintenance of landscaping.

Statement included in cover letter.

10. A written statement authorizing the City to conduct periodic inspections to determine that the Telecommunications Equipment complies with the provisions of this Section, any conditions of approval and all safety and building codes and permits issued. This statement shall give the City the right to conduct such inspections at any time upon a reasonable notice of five (5) business days to the Applicant, and that all expenses related to such inspections shall be borne by the Applicant.

Statement included in cover letter.

11. A written statement indicating that the Applicant understands that Telecommunications Facilities, Antennas, and/or Towers which have not been used for six (6) months shall be deemed abandoned, and shall be removed pursuant to this Section.

Statement included in cover letter.

12. A written statement requiring the Applicant or current Permit Holder to notify the City that the Telecommunications Facility, Antenna, and/or Tower continue to be in operation. The notice of continuing operation shall be sent to the City Manager annually by certified mail within the last two (2) weeks of the month of December. The City shall provide written notice of failure to provide the required statement with a requirement that such statement be provided within 14 days from the date of such notice.

Statement included in cover letter.

EXCERPTS FROM SECTION 801.04 REGARDING CONDITIONAL USE PERMITS

801.04.4: INFORMATION REQUIREMENT:

The information required for all conditional use permit applications generally consists of the following items, and shall be submitted when requested by the City:

A. Site Development Plan:

1. Location of all buildings on lots including both existing and proposed structures. **Included in site plan and zoning drawings.**
2. Location of all adjacent buildings located within three hundred fifty (350) feet of the exterior boundaries of the property in question. **Included in site plan and zoning drawings.**
3. Location and number of existing and proposed parking spaces. **Included in site plan and zoning drawings. No new proposed spaces are included and all existing parking spaces shall remain. Telecommunications facility shall not require any new additional spaces due to it being an unmanned facility.**
4. Vehicular circulation. **No change from previous plans as the facility shall not create any additional traffic.**
5. Architectural elevations (type and materials used in all external surface). **Included in site plan and zoning drawings.**
6. Location and type of all proposed lights. **Included in site plan and zoning drawings. Only one light is proposed, a motion sensor light overlooking the ground equipment area in the rear of the building.**
7. Curb cuts, driveways, number of parking spaces. **Included in site plan and zoning drawings. No new curb cuts, driveways or parking spaces are proposed. All existing shall remain unchanged.**
8. Site plan details such as trash receptacles, etc. **Most details are included, but no new trash receptacles shall be needed.**
9. Site and project model. **Included in site plan and zoning drawings.**

B. Dimension Plan:

1. Lot dimensions and area. **Included in site plan and zoning drawings.**
2. Dimensions of proposed and existing structures. **Included in site plan and zoning drawings.**
3. "Typical" floor plan and "typical" room plan. **Not applicable to this project.**
4. Setbacks of all buildings located on property in question. **Included in site plan and zoning drawings.**
5. Proposed setbacks. **Included in site plan and zoning drawings.**
6. Sanitary sewer and water plan with estimated use per day. **Not applicable. No sewer needed for telecommunications project.**

C. Grading Plan:

1. Existing contours. **Included in site plan and zoning drawings.**
2. Proposed grading elevations. **No grading will be needed.**
3. Drainage configuration. **Minor ground equipment should have little to no effect on existing drainage.**
4. Storm sewer catch basins and invert elevations. **Not applicable for this project given the minimal amount of disturbed ground.**

5. Spot elevations. **Included in site plan and zoning drawings.**
 6. Proposed road profile. **Not applicable.**
 7. Erosion control measures. **Not applicable due to minimal disturbed ground.**
- D. Landscape Plan:
1. Location of all existing trees, type, diameter, and which trees will be removed. **Included in site plan and zoning drawings.**
 2. Location, type and diameter of all proposed plantings. **No new plantings are proposed.**
 3. Location and material used for all screening devices. **Included in site plan and zoning drawings.**

Exhibit C

Steve Arendt
816 Wayzata Associates LLC
800 East Wayzata Boulevard, Suite 300
Wayzata, MN 55391

May 17, 2017

City of Wayzata
Attn: Jeff Thomson
600 Rice Street E
Wayzata, MN 55391

RE: T-Mobile Telecommunications Project at 800 E. Wayzata Blvd, Wayzata, MN

Dear Mr. Thomson,

On behalf of 816 Wayzata Associates LLC, the owners of the property located at 800 E. Wayzata Blvd, please consider this letter as evidence in support of T-Mobile's rooftop project at this same location.

Sincerely,

A handwritten signature in black ink, appearing to read "Steve Arendt", written in a cursive style.

Steve Arendt
Partner
816 Wayzata Associates LLC

4758584

Form No. 1-M

Miller-Davis Co., Minneapolis
Minnesota Uniform Conveyancing Blanks (Revised 1976)

This Indenture, Made this 29th day of November, 1982
between Vernon W. Lund, a widower and not remarried

of the County of Hennepin and State of Minnesota
part Y of the first part, and 816 Wayzata Associates, a partnership

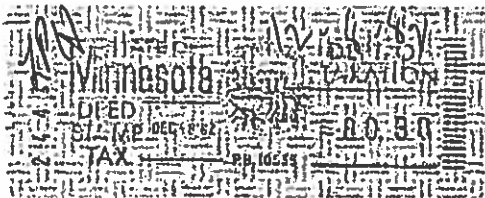
of the County of Hennepin and State of Minnesota
part Y of the second part,

Witnesseth, That the said part Y of the first part, in consideration of the sum of
One Dollar and other good and valuable consideration to him
in hand paid by the said part Y of the second part, the receipt whereof is
hereby acknowledged, do es hereby Grant, Bargain, Sell, and Convey unto the said part Y
of the second part, its successors and assigns, Forever, all the tract or parcel of land lying
and being in the County of Hennepin and State of Minnesota, described as follows,
to-wit:

Northeasterly thirty feet of Lot 12 and Southwesterly one-third of Lot 1,
Block 10, "Wayzata Revised", according to the recorded plat thereof.

Subject to restrictions and easements of record, if any.

C. V. FILED: ☒ NOT REQ. ☐



State Deed Tax: \$80.30

Send Real Estate Tax Statements To:

John Rogers

816 Wayzata Associates

Wayzata, MN 55391

TAX STATEMENTS FOR THE REAL PROPERTY DESCRIBED
IN THIS INSTRUMENT SHOULD BE SENT TO:

816 Wayzata Associates
210 First National Bank Building
Wayzata, MN 55391

To Have and to Hold the Same, Together with all the hereditaments and appurtenances
thereunto belonging or in anywise appertaining, to the said part Y of the second part, its successors
heirs and assigns, Forever. And the said

part Y of the first part, for his heirs, executors and administrators, do es
covenant with the said part Y of the second part, its successors and assigns, that he is
well seized in fee of the lands and premises aforesaid, and he is good right to sell and convey the
same in manner and form aforesaid, and that the same are free from all incumbrances,

And the above bargained and granted lands and premises, in the quiet and peaceable possession of the
said part Y of the second part, its successors and assigns, against all persons lawfully claiming
or to claim the whole or any part thereof, subject to incumbrances, if any, hereinbefore mentioned, the
said part Y of the first part will Warrant and Defend.

In Testimony Whereof, The said part Y of the first part he is hereunto set his
hand the day and year first above written.

Vernon W. Lund

Doc. No.
WARRANTY DEED
Individual to Individual

TO

Office of County Recorder
State of Minnesota

County of

I hereby certify that the within Deed
was filed in this office for record on the

19... day of ... at ... o'clock
and was duly recorded in Book ... of

Deeds, page ...
☐ Copied ☐ Microfilmed
and was duly recorded as instrument
No. ...

By ... County Recorder.
Deputy.

No Delinquent Taxes and Transfer
entered this ... day of ... 19...

By ... County Auditor.
Deputy.

The statements for the real property
described in this instrument should be
sent to:

Name
Address

DEC 9 1982

4758584

DEC-9-82 8 58 4 \$ 005.0000

OFFICE OF COUNTY RECORDER
HENNEPIN COUNTY, MINNESOTA
CERTIFIED FILED AND EN
RECORDED ON

1982 DEC -9 AM 9:33

AS DOCUMENT 4758584
R. D. G. DEPUTY
DEPUTY

No delinquent taxes and transfer entered
DEPARTMENT OF PROPERTY TAXATION
HENNEPIN COUNTY MINN.

DEC 8 1982

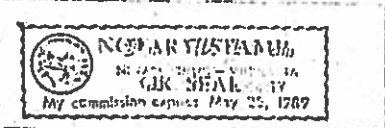
BY ... DEPUTY
No delinquent taxes and transfer entered for the current year

State of Minnesota,

County of Hennepin

The foregoing instrument was acknowledged before me

this 29th day of November, 1982



THIS INSTRUMENT WAS DRAFTED BY

KOENIG & BORTH

2305 Commerce Blvd.

(Name)

Mound, Minn. 55364

(Address)

Vernon W. Lund, a widower and not

remarried

(NAME OF PERSON ACKNOWLEDGED)

(SIGNATURE OF PERSON TAKING ACKNOWLEDGMENT)

(TITLE OR RANK)

Peter W. Johnson
Hennepin County
May 25, 89

Larson & Lambert

Form No. 3-M-WARRANTY DEED

Minnesota Uniform Conveyancing Blanks (1978)

4758585 502088 Miller-Davis Co., Minneapolis

Individual (s) to Corporation or Partnership

No delinquent taxes and transfer entered; Certificate of Real Estate Value () filed () not required
Certificate of Real Estate Value No. DEC 8 1982, 19 82
VERNON J. KOPPE COUNTY AUDITOR
by [Signature] DEC 8 1982 Deputy

STATE DEED TAX DUE HEREON: \$ 154.00

Date: DECEMBER 1, 19 82

DEC-9-82 8.5.8.5 \$ 005.0000
OFFICE OF COUNTY RECORDER
HENNEPIN COUNTY, MINNESOTA
CERTIFIED FILED AND
1982 DEC -9 AM 9:33
AS DOCUMENT 4758585
CO. RECORDER
DEPUTY
(reserved for recording data)

FOR VALUABLE CONSIDERATION, Lou Fegers and Marilyn E. Fegers,
husband and wife (marital status), Grantor (s),
hereby convey (s) and warrant (s) to 816 Wayzata Associates,
a general partnership under the laws of Minnesota, Grantee,
real property in Hennepin County, Minnesota, described as follows:

Lot 2, Block 10, Wayzata Revised, Hennepin County, Minnesota, except road, according to the plat thereof on file or of record in the office of the County Recorder of Hennepin County, Minnesota.

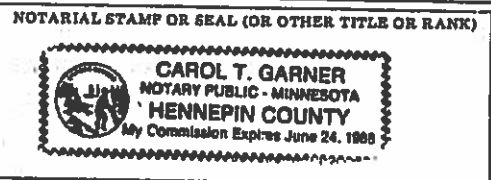
(If more space is needed, continue on back)
together with all hereditaments and appurtenances belonging thereto, subject to the following exceptions:
that certain mortgage dated June 30, 1973, filed September 19, 1973 as Document No. 4043174, in favor of Jerome E. Manning, a/k/a J. E. Manning and Florence A. Manning, husband and wife, in the original principal amount of \$60,000.00.

Affix Deed Tax Stamp Here

[Signature]
Lou Fegers
[Signature]
Marilyn E. Fegers

STATE OF MINNESOTA
COUNTY OF HENNEPIN ss.

The foregoing instrument was acknowledged before me this 1st day of December, 19 82,
by Lou Fegers and Marilyn E. Fegers, husband and wife



[Signature]
SIGNATURE OF PERSON TAKING ACKNOWLEDGMENT

Tax Statements for the real property described in this instrument should be sent to (include name and address of Grantee):

816 Wayzata Associates
210 First National Bank Building
Wayzata, MN 55391

THIS INSTRUMENT WAS DRAFTED BY (NAME AND ADDRESS):

LARSON & LAMBERT
326 South Broadway
Wayzata, MN 55391



4801597

06-117-22-13-0027

This Indenture, Made this 31st day of May, 1983,
between GEORGE C. LEVERING and JANE D. LEVERING, husband and wife,

of the County of Hennepin and State of Minnesota,
parties of the first part, and 816 WAYZATA ASSOCIATES,
a general partnership,
~~XXXXXXX~~ under the laws of the State of Minnesota, party of the second part,

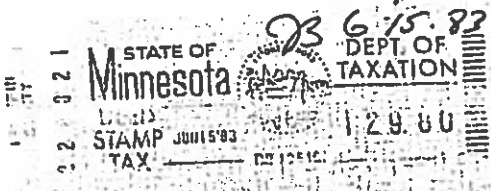
Witnesseth, That the said parties of the first part, in consideration of the sum of
One and no/100 (\$1.00) DOLLAR and other good and valuable consideration *** ~~XXXXXXXX~~,
to them in hand paid by the said party of the second part, the receipt whereof is hereby
acknowledged, do hereby Grant, Bargain, Sell, and Convey unto the said party of the second part,
its successors and assigns, Forever, all the tract or parcel of land lying and being in the County
of Hennepin and State of Minnesota, described as follows, to-wit:

Northeasterly 2/3 of Lot 1, Block 10, Wayzata "Revised", Hennepin County,
Minnesota, except road.

Tax statements for the real
property described in this
instrument should be sent to:

816 WAYZATA ASSOCIATES - grantee
210 First National Bank Building
Wayzata, Minnesota 55391

E. V. FILED ☒ NOT REQ. ☐



State Deed Tax due hereon: \$129.80

To Have and to Hold the Same, Together with all the hereditaments and appurtenances
thereunto belonging, or in anywise appertaining, to the said party of the second part, its successors and
assigns, Forever. And the said George C. Levering and Jane D. Levering,
husband and wife,
parties of the first part, for them, their heirs, executors and administrators, do
covenant with the said party of the second part, its successors and assigns, that they are well
seized in fee of the lands and premises aforesaid, and have good right to sell and convey the same in
manner and form aforesaid, and that the same are free from all incumbrances, EXCEPT
reservations, restrictions and easements of record, if any; AND EXCEPT any unpaid real
estate taxes and special assessments, levied or pending, which the grantee herein is
obliged to pay by prior agreement.

And the above bargained and granted lands and premises, in the quiet and peaceable possession of the
said party of the second part, its successors and assigns, against all persons lawfully claiming or to claim
the whole or any part thereof, subject to incumbrances, if any, hereinbefore mentioned, the said parties
of the first part will Warrant and Defend.

In Testimony Whereof, The said parties of the first part have hereunto set their
hands, the day and year first above written.

George C. Levering

Jane D. Levering

State of Minnesota,

County of Hennepin

The foregoing instrument was acknowledged before me

this 31st day of May, 1983,



George C. Levering and Jane D. Levering,
by husband and wife
(NAME OF PERSON ACKNOWLEDGED)

William E. Ogram
(SIGNATURE OF PERSON TAKING ACKNOWLEDGMENT)

(TITLE OR RANK)

THIS INSTRUMENT WAS DRAFTED BY
GEORGE LEVERING ASSOCIATES, INC.
1055 E. Wayzata Blvd., Ste. 100
Wayzata, Minnesota 55391

4801597

JUN 15 83 1 59 7 \$ 005.0000



No delinquent taxes and transfer entered
DEPARTMENT OF PROPERTY TAXATION
HENNEPIN COUNTY MINN

JUN 15 1983

William E. Ogram
DEPUTY
This instrument was filed for record on the 15th day of June, 1983.
I, *William E. Ogram*, Deputy Recorder, do hereby certify that the foregoing is a true and correct copy of the original instrument filed for record.

Minnesota Form No. 3

Doc. No. 4801597
WARRANTY DEED
Individual to Corporation

TO:

Office of County Recorder
State of Minnesota

County of _____
I hereby certify that the within Deed
was filed in this office for record on the
_____ day of _____, 19____,
at _____ o'clock _____ M.,
and was duly recorded in Book _____
of Deeds, page _____ or _____
☐ Copied ☐ Microfilmed
and was duly recorded as instrument
No. _____

County Recorder, Deputy,
By _____
No Delinquent Taxes and Transfer
entered this _____ day of _____, 19____

County Auditor, Deputy,
By _____
Tax statements for the real property
described in this instrument should be
sent to: _____

Name _____
Address _____

BOX 121

JUN 15 1983

Exhibit F
Photo-Simulation Locations





BEFORE



AFTER

800 WAYZATA BLVD

View from South looking North



TERRA
CONSULTING GROUP, LTD.
600 Busse Highway, Park Ridge, IL 60068
Phone: 847.698.6400 Fax: 847.698.6401





BEFORE



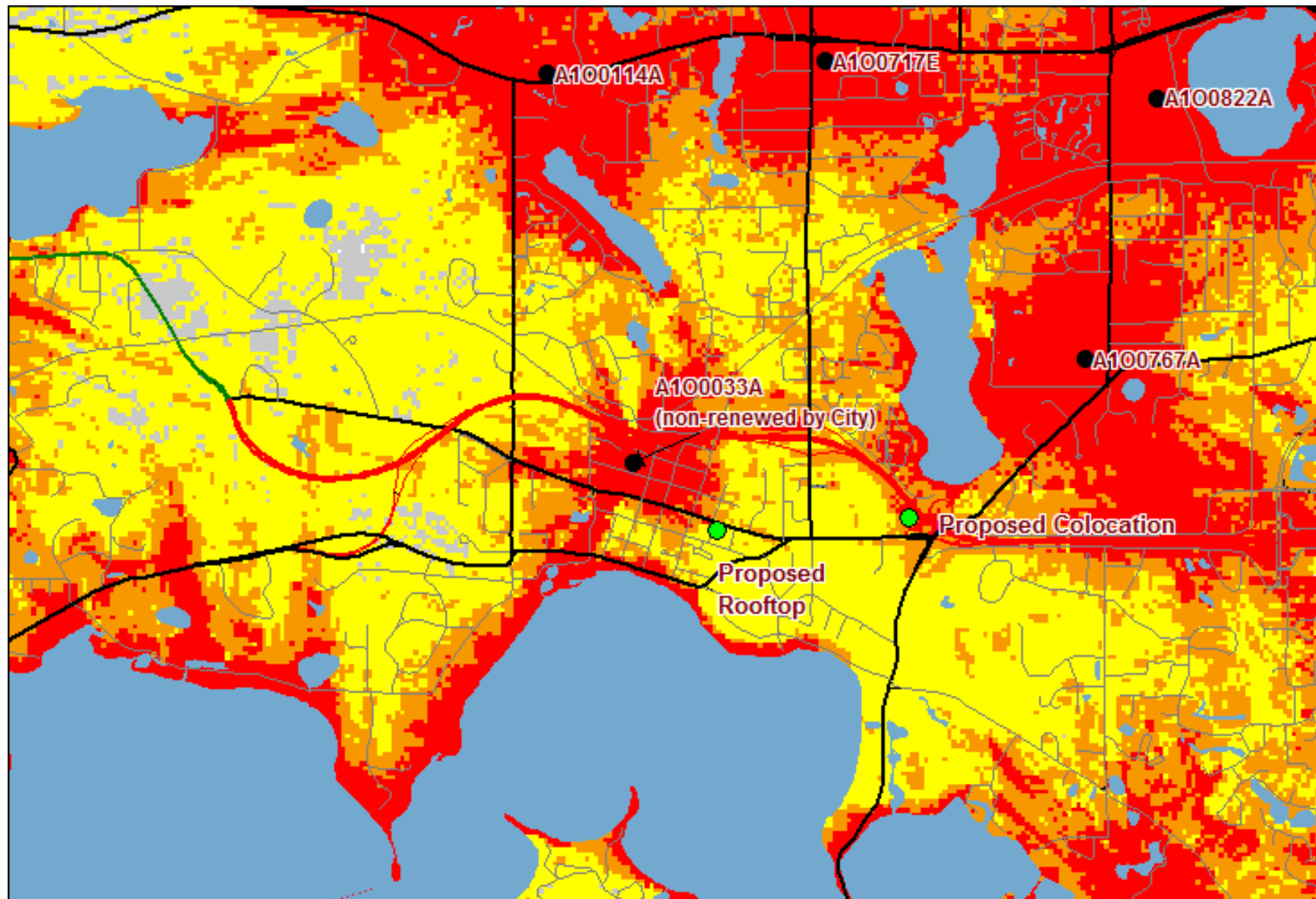
AFTER

800 WAYZATA BLVD

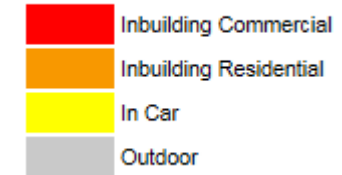
View from North looking South



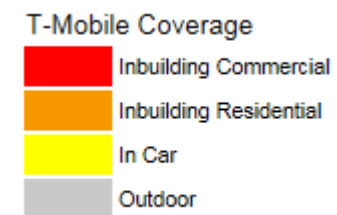
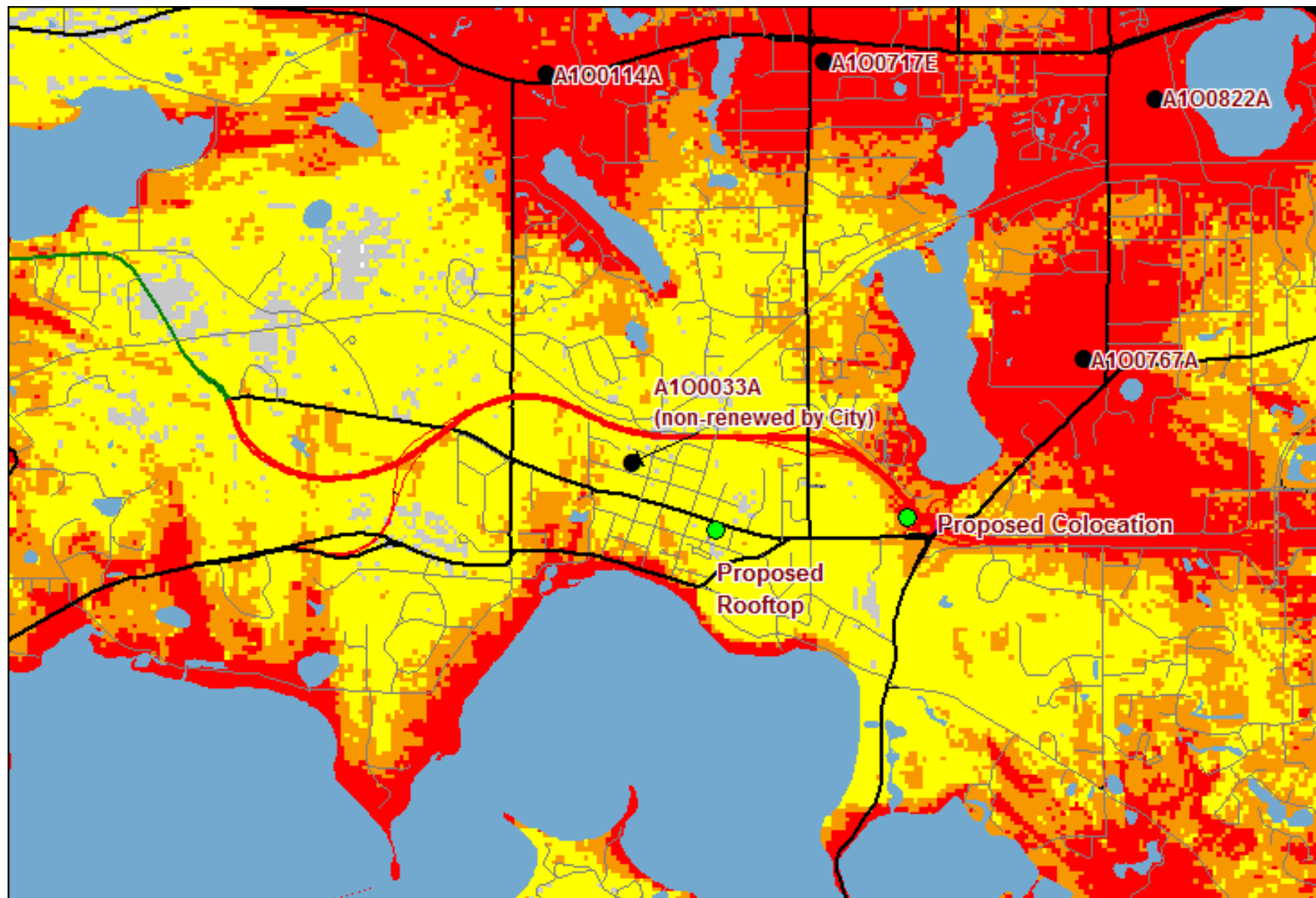
Exhibit G



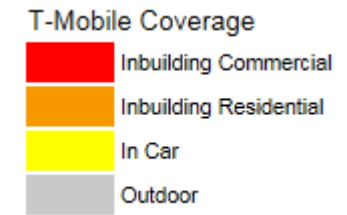
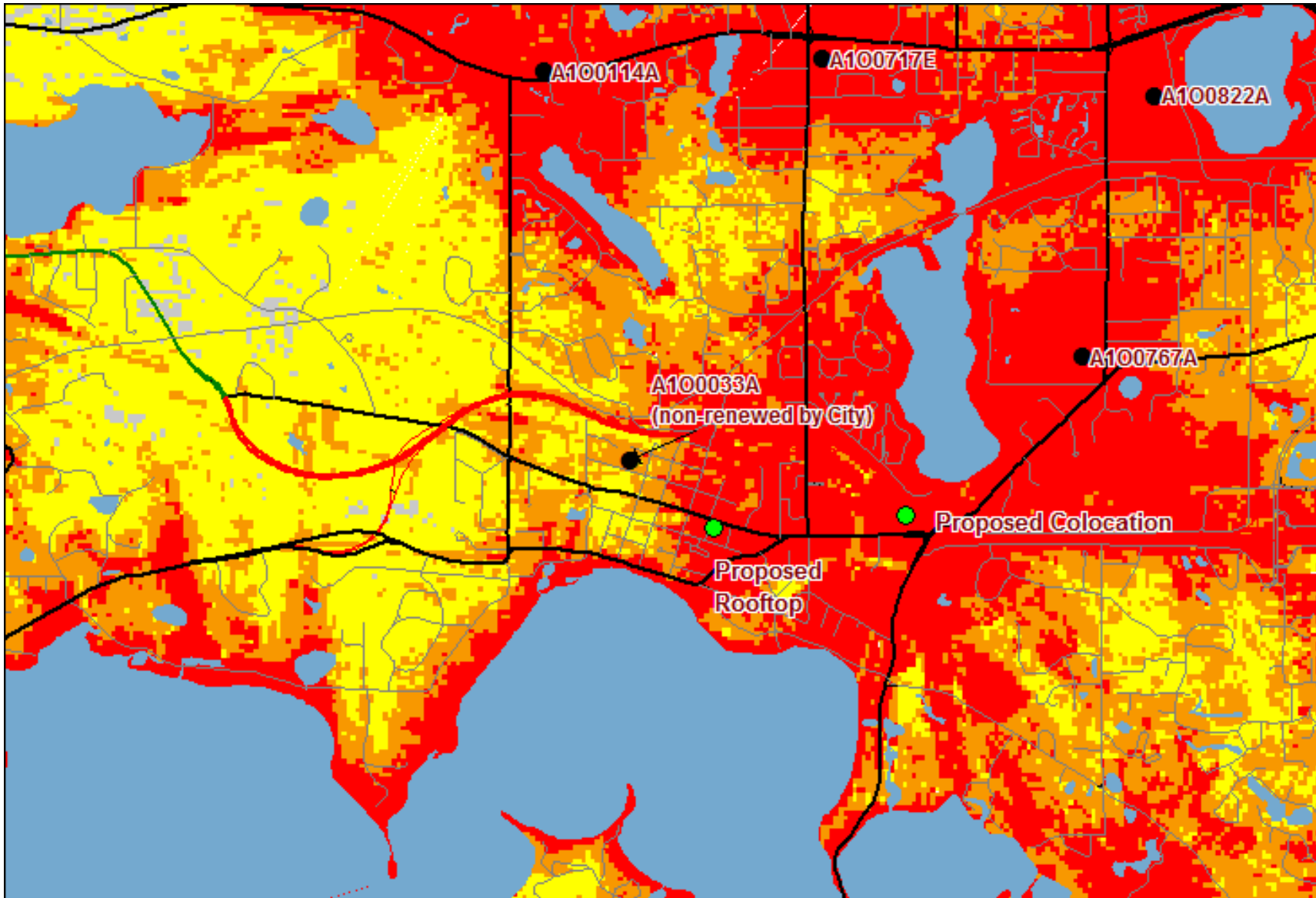
T-Mobile Coverage



Current Coverage



Future Coverage (2018)



Proposed Coverage Solution

Exhibit H

To: Mick McManman, Site Development Manage, T-Mobile USA
CC: Lori Leblanc, Real Estate & Zoning Manger, T-Mobile USA
From: Joshua Mathews, Senior RF Engineer, T-Mobile USA
Date: 5/09/2017
Re: Proposed Wayzata Sites A1O0960A & A1O0962A

I am the Senior Engineer responsible for the design and location of these sites. I have been doing wireless network design for 19 years, and have planned, built, and upgraded hundreds of sites. I have been asked to detail the goals, frequencies, and possibilities of interference at our proposed rooftop site at 800 Wayzata Blvd (A1O0960A) and our site colocation at 1405 Wayzata Blvd (A1O0962A).

These sites are designed to replace the coverage of our site on the Wayzata water tower (A1O0033A), which is scheduled to be decommissioned later this year. Our target area is the suburban core of Wayzata that is currently served by A1O0033A. A1O0960A is centrally located in this target area, and will sufficiently cover it. A1O0962A will fill in weak areas on the Eastern side of our target area.

The frequencies used by our equipment will be restricted to the bands as follows:

Transmit:

PCS B Block (1950 to 1965 MHz)
PCS D Block (1945 to 1950 MHz)
AWS D Block (2135 to 2140 MHz)
AWS E Block (2140 to 2145 MHz)
AWS F1 and F2 Blocks (2145 to 2155 MHz)
700A Block (698 to 704 Mhz)

Receive:

PCS B Block (1870 to 1885 MHz)
PCS D Block (1865 to 1870 MHz)
AWS D Block (1735 to 1740 MHz)
AWS E Block (1740 to 1745 MHz)
AWS F1 and F2 Blocks (1745 to 1755 MHz)
700A Block (728 Mhz to 734 Mhz)

These bands apportioned to T-Mobile by the FCC and are well isolated from other bands used by public safety communication systems. There have been no incidences of interference with public safety systems on our existing sites.

Our license from the FCC states that we can not transmit outside of our assigned frequency blocks. One of the penalties listed is loss of our license. We take interference very seriously, and in the rare event that any interference occurred, we would work to correct it as quickly as possible.

Exhibit I



COLLOCATION EXEMPTION LETTER

12/08/2016

A100960

800 Wayzata Blvd
Wayzata, MN 55391

Impact7G, Inc (Impact7G) has performed a historic and cultural review pursuant to the Nationwide Programmatic Agreement (Programmatic Agreement) for the collocation for the project referenced above.

As noted in the Programmatic Agreement, wireless antennas may be mounted on buildings or non-tower structures without such collocation being reviewed under Subpart B of 36 CFR Part 800, provided none of the items listed below are true:

1. Is the building or structure over 45 years old?
2. Is the building or structure located inside the boundary of a historic district and are some of the antennas or equipment needed for the collocation visible from outside the building or structure?
3. Does the facility meet both of the following requirements:
 - a. The building or structure is inside the boundary or within 250 feet of a historic district, and
 - b. The antenna on the building or non-tower structure is visible from ground level anywhere within the historic district?
4. Is the building or structure **designated** as a National Historic Landmark, or **listed in or eligible for listing** in the National Register of Historic Places?
5. Has the FCC notified the owner that the FCC has received a complaint that the collocation will have an adverse effect on a historic property?

Based on information provided by the property owner representative for Copeland Buhl, Mr. Steve Arendt, and based on Impact7G's research and review, this building/structure was constructed in approximately 1983 and none of the aforementioned items were found to be true for this project. Therefore, in accordance with the Programmatic Agreement, this undertaking is not subject to review under Subpart B of 36 CFR Part 800.

Reviewed by:

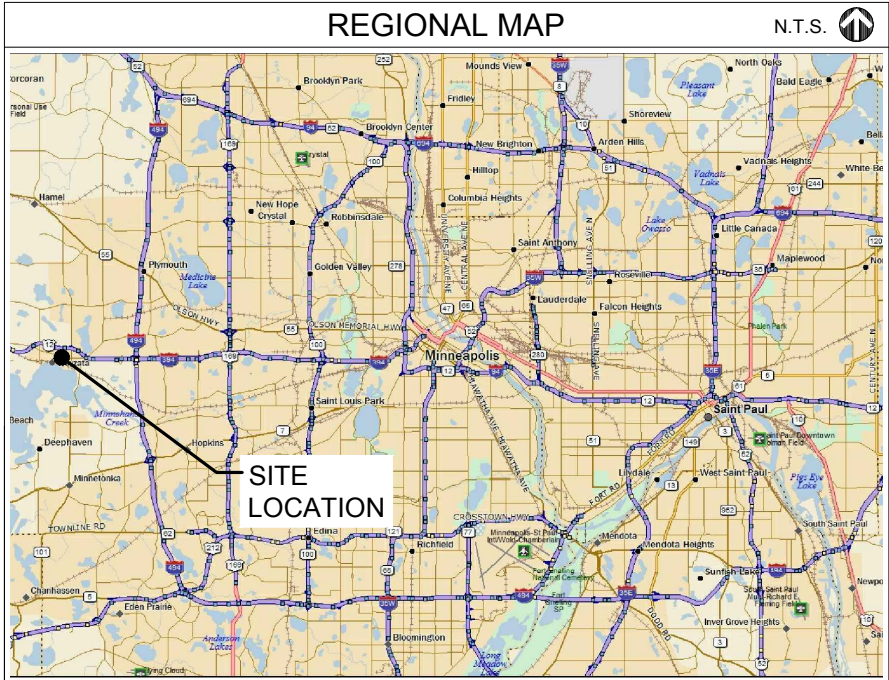
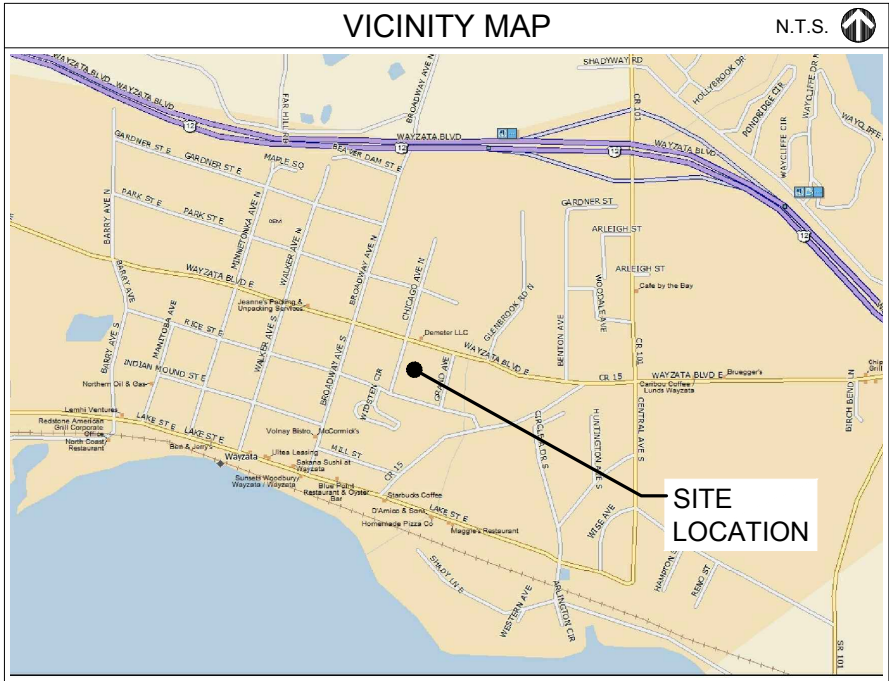
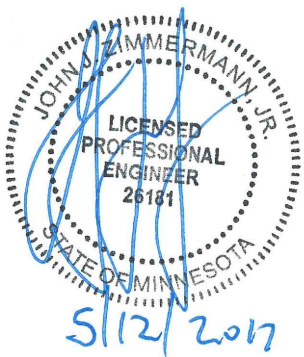
A handwritten signature in black ink, reading "Amber Haukedahl".

Amber Haukedahl
Impact7G, Inc.

T-Mobile

8000 WEST 78TH STREET, SUITE 400
EDINA, MN 55439

SITE NUMBER: A1O0960A
SITE NAME: 800 WAYZATA BLVD.



SCOPE OF WORK

1. THE SCOPE OF WORK CONSISTS OF WIRELESS INSTALLATION:
- INSTALLATION OF (6) NEW ANTENNAS ON NEW ANTENNA PIPE MOUNTS
 - INSTALLATION OF (12) NEW RRUS (REMOTE RADIO UNITS)
 - INSTALLATION OF (2) COVPS
 - INSTALLATION OF (1) HYBRID CABLES
 - INSTALLATION OF FLEXI TABLE & EQUIPMENT CABINET SET ON NEW CONCRETE SLAB

PROJECT LOCATION

SITE ADDRESS: 800 WAYZATA BLVD
WAYZATA, MN 55391

LATITUDE: N 44° 58' 16.93" NAD 83 (FROM 1A LETTER)

LONGITUDE: W 93° 30' 30.03" NAD 83 (FROM 1A LETTER)

BUILDING SUMMARY

OCCUPANCY CLASSIFICATION: UNMANNED TELECOMMUNICATIONS FACILITY

CLASSIFICATION: EXISTING BUILDING (GENERAL OFFICE BUILDING)

PROJECT CONSTRUCTION TYPE: PROPOSED WIRELESS INSTALLATION

ZONING CLASSIFICATION: C-1 OFFICE & LIMITED COMMERCIAL DISTRICT

APPLICABLE CODES

ALL WORK SHALL COMPLY WITH THE FOLLOWING APPLICABLE CODES:

- 2012 INTERNATIONAL BUILDING CODE
- 2014 NATIONAL ELECTRIC CODE (NEC)
- TIA/ EIA-222-G OR LATEST EDITION

IN THE EVENT OF CONFLICT, THE MOST RESTRICTIVE CODE SHALL PREVAIL

SPECIAL NOTES

HANDICAPPED REQUIREMENTS :
FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION HANDICAPPED ACCESS REQUIREMENTS NOT REQUIRED

PLUMBING REQUIREMENTS :
FACILITY HAS NO PLUMBING OR REFRIGERANTS

FAA AND FCC REQUIREMENTS :
THIS FACILITY SHALL MEET OR EXCEED ALL FAA AND FCC REQUIREMENTS

CONSTRUCTION REQUIREMENTS :
ALL WORK MUST CONFORM TO T-MOBILE CONSTRUCTION INSTALLATION STANDARDS & ALL APPLICABLE CODES AND ORDINANCES.

CONTACTS

APPLICANT: T-MOBILE USA
8000 WEST 78TH STREET, SUITE 400
EDINA, MN 55439

PROPERTY OWNER: 816 WAYZATA ASSOCIATES
800 WAYZATA BLVD E. SUITE 300
WAYZATA, MN 55391
STEVE ARENDT (952) 476-7143

SITE ACQUISITION:

BUELL

1360 ENERGY PARK DRIVE, SUITE 210
ST. PAUL, MN 55108
(651) 225-0793
www.buellconsulting.com
KRISITAN OLSON (CONTACT)
TEL: (651) 789-9340

CONSULTANT TEAM

PROJECT CONSULTANT: TERRA CONSULTING GROUP, LTD.
600 BUSSE HIGHWAY
PARK RIDGE, IL 60068
(847) 698-6400

STRUCTURAL ENGINEER: HUTTER FRANKINA ENGINEERING
TEL: (630) 513-6711

UTILITIES

FIBER PROVIDER: T.B.D.

POWER PROVIDER: T.B.D.



CALL 48 HOURS BEFORE DIGGING
GOPHER STATE ONE CALL

TWIN CITIES AREA (651) 454-0002
MN. TOLL FREE 1-800-252-1166

SHEET INDEX

SHEET #	DESCRIPTION:	REV
T-1	TITLE SHEET	B
Z-1	ZONING PLAN	B
LP	LOCATION PLAN	B
C-1	ENLARGED SITE PLAN	B
C-2	SITE GRADING PLAN	B
A-1	ROOF PLAN	B
A-2	EQUIPMENT DETAILS	B
A-3	EQUIPMENT DETAILS	B
A-4	EQUIPMENT DETAILS	B
S-1	STRUCTURAL PLAN & DETAILS	B
S-2	FRP PLAN & DETAILS	B
S-3	STRUCTURAL DETAILS	B
ANT-1	SITE ELEVATION	B
ANT-2	ANTENNA CONFIGURATION	B
E-1	UTILITY ROUTING PLAN	B
E-1A	UTILITY ROUTING PLAN	B
E-2	GROUNDING PLAN	B
E-3	GROUNDING DETAILS	B
SP-1	GENERAL NOTES AND SPECIFICATIONS	B
SP-2	GENERAL NOTES AND SPECIFICATIONS	B
1	SURVEY - ATTACHMENT	-

FULL SCALE PRINT IS ON 22"x34" MEDIA

CONSULTANT TEAM

PENDING APPROVAL OF JURISDICTION, THE FOLLOWING PARTIES HAVE REVIEWED THE DESIGN WITH THEIR FUNCTIONAL RESPONSIBILITIES AND HAVE APPROVED THIS PROJECT FOR CONSTRUCTION. CONTRACTORS MAY NOT START CONSTRUCTION WITHOUT A NOTICE TO PROCEED (NTP) FROM T-MOBILE

	PRINT NAME:	SIGNATURE:	DATE:
LANDLORD:			
PRECON MGR:			
DEVELP. MGR:			
CONST. INSP:			
A&E MANAGER:			
RF ENGINEER:			
OPERATIONS:			
ZONING REP:			
UTILITIES:			

NO.	DESCRIPTION	DATE	BY	ML	ML				
A	ISSUED FOR REVIEW	04/26/17							
B	ISSUED FOR ZONING	05/12/17							

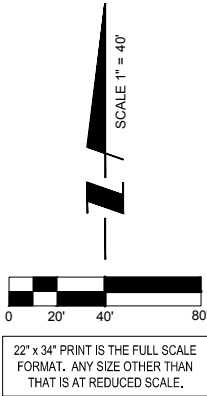
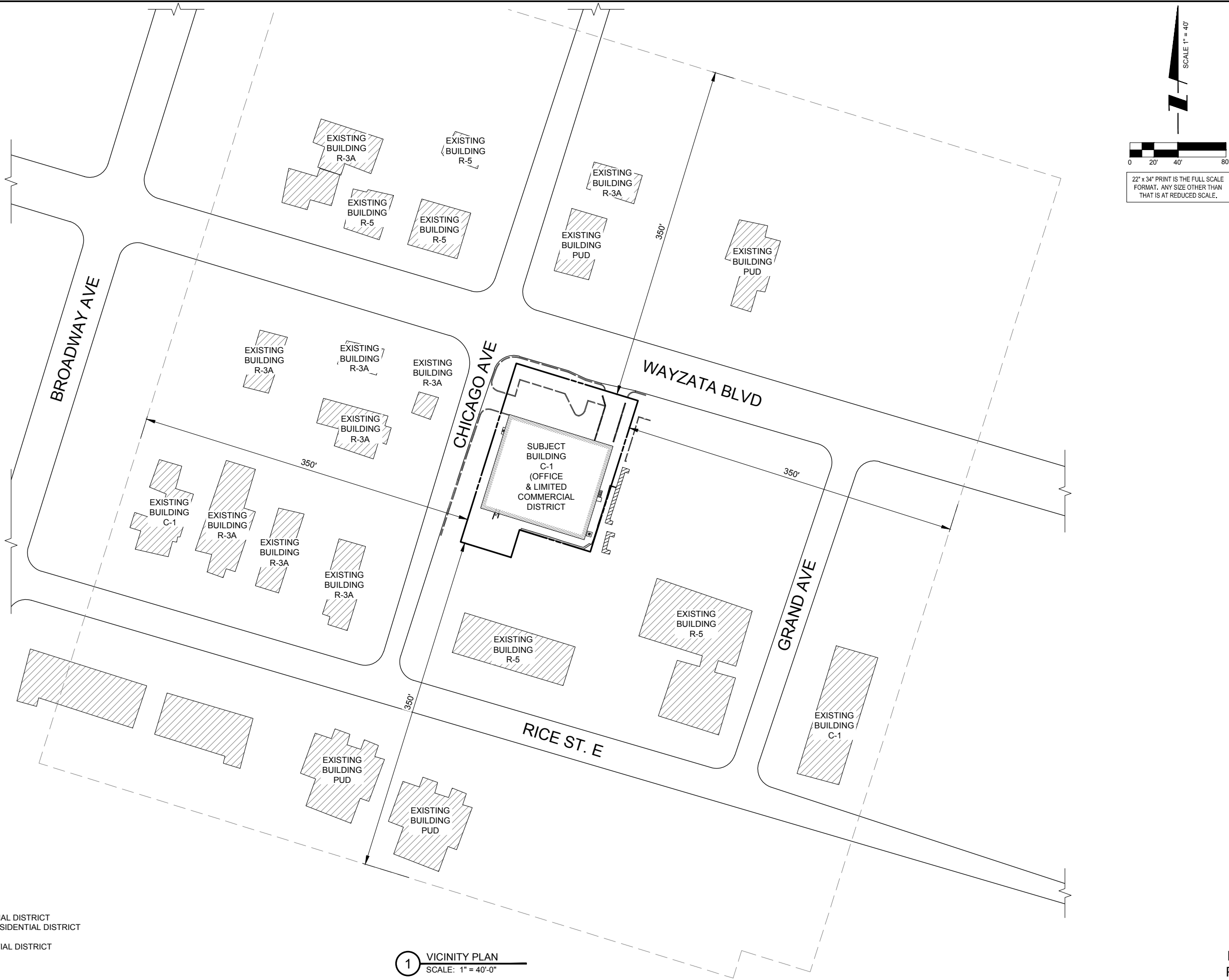
A1O0960A
800 WAYZATA BLVD.

800 WAYZATA BLVD
WAYZATA, MN 55391

DRAWN BY:	ML
CHECKED BY:	DM
DATE:	10/26/16
PROJECT #:	99-008

SHEET TITLE
TITLE SHEET

SHEET NUMBER
T-1



- ZONING LEGEND**
- C-1 OFFICE AND LIMETED COMMERCIAL DISTRICT
 - R-5 AVERAGE DENSITY MULTIPLE RESIDENTIAL DISTRICT
 - PUD PLANNED UNIT DEVELOPMENT
 - R-3A SINGLE & TWO FAMILY RESIDENTIAL DISTRICT

1 VICINITY PLAN
SCALE: 1" = 40'-0"



REVISIONS							
NO.	DESCRIPTION	DATE	BY	NO.	DESCRIPTION	DATE	BY
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SHEET TITLE
ZONING PLAN

SHEET NUMBER
Z-1
PC 6/19/2017
Page 71 of 90

EXISTING PARKING SPACE
FOR TEMPORARY
EMERGENCY GENERATOR
ON TRAILER

CHICAGO AVE

EXISTING PAD MOUNTED
TRANSFORMER

PROPOSED EMERGENCY
GENERATOR PLUG
G.C. TO ROUTE POWER
CONDUIT ACROSS GARAGE
CEILING TO PPC AT
EQUIPMENT CABINET
COMPOUND

PROPERTY AREA
23453.19 SQ.FT.

EXISTING
BUILDING

PARKING:
GROUND LEVEL = 36
LOWER LEVEL = 23
BASEMENT LEVEL = 26
TOTAL EXISTING PARKING SPACES = 84
REQUIRED PARKING SPACES = 84
PROPOSED PARKING SPACES = 0

NOTE:
NO TREES WILL
BE REMOVED

PROPOSED T-MOBILE 16' WIDE
ACCESS & UTILITY EASEMENT

EXISTING DOOR

PROPOSED (10'x6') T-MOBILE
EQUIPMENT CONCRETE PAD
AT GROUND LEVEL

PROPOSED (19'x8') T-MOBILE
EQUIPMENT LEASE AREA

PROPOSED ANTENNAS
MOUNTED BEHIND
PROPOSED SCREEN WALL

10' SET-BACK LINE

10' SET-BACK LINE

PROPERTY LINE (55.07')

10' SET-BACK LINE

PROPERTY LINE (30.00')

PROPERTY LINE (77.06')

OUTLINE OF EXISTING
BUSHES & VEGETATION
EXISTING RETAINING WALL

EXISTING UTILITY POLE
WITH TRANSFORMER

WAYZATA BLVD

PROPERTY/R.O.W. LINE (132.54')

PROPERTY LINE (165.05')

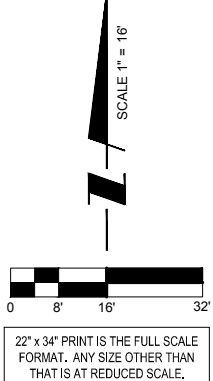
EXISTING BUILDING

EFN

Egan, Field & Nowak, Inc.
land surveyors since 1872

1229 Tyler Street NE, Suite 100
Minneapolis, Minnesota 55413
PHONE: (612) 466-3300
FAX: (612) 466-3383
WWW.EFNSURVEY.COM
COPYRIGHT © 2016 By EGAN, FIELD & NOWAK, INC.

1 LOCATION PLAN
SCALE: 1" = 10'-0"



NOTE:
NO ADDITIONAL CURB
CUT IS REQUIRED

T-Mobile
900 WEST 18TH STREET,
EDINA, MN 55439

TERRA
CONSULTING GROUP, LTD.
600 BUSSE HIGHWAY
PARK RIDGE, IL 60068
PH: 847-698-6400
FAX: 847-698-6401

REVISIONS		NO.	DESCRIPTION	DATE	BY
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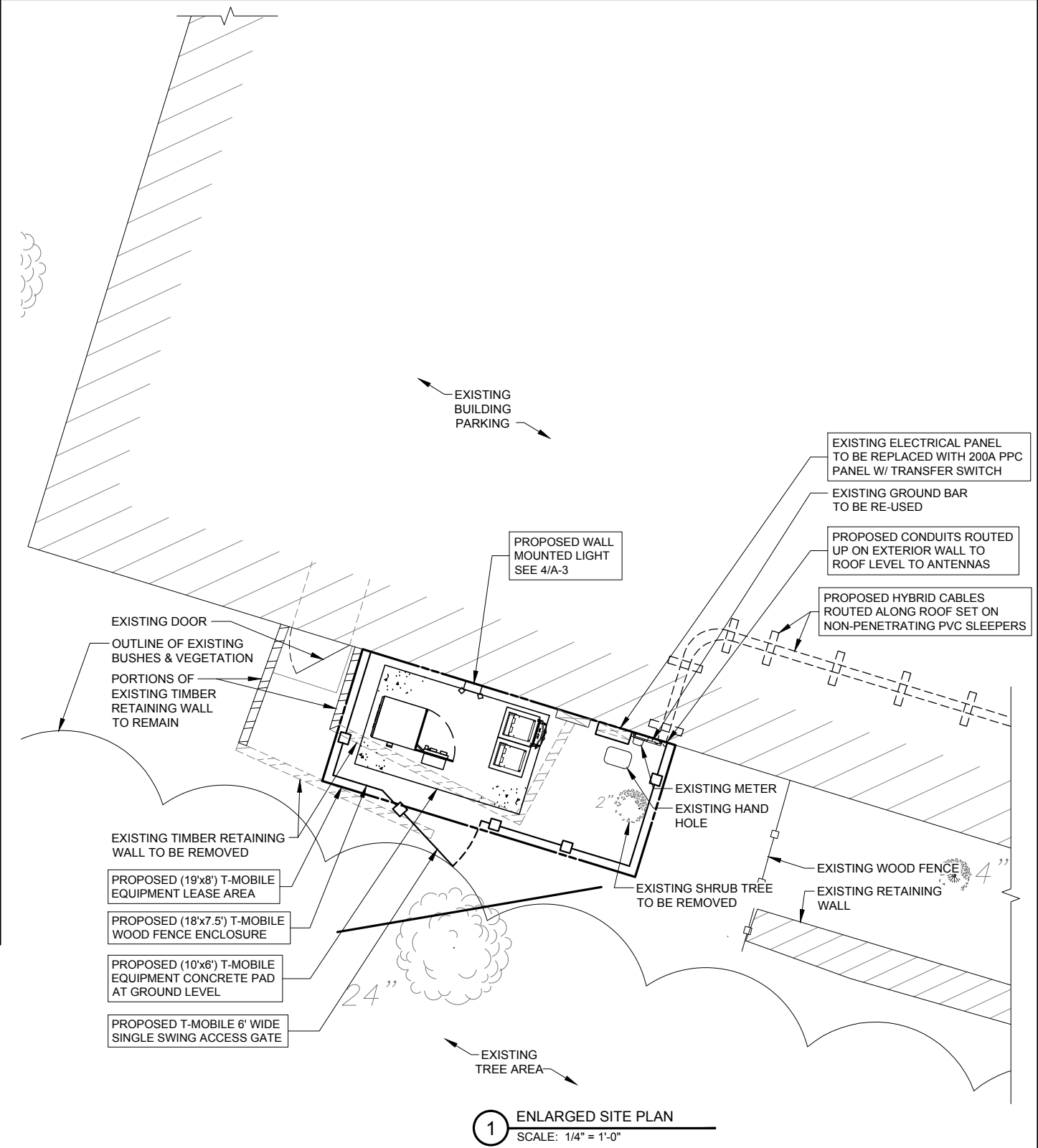
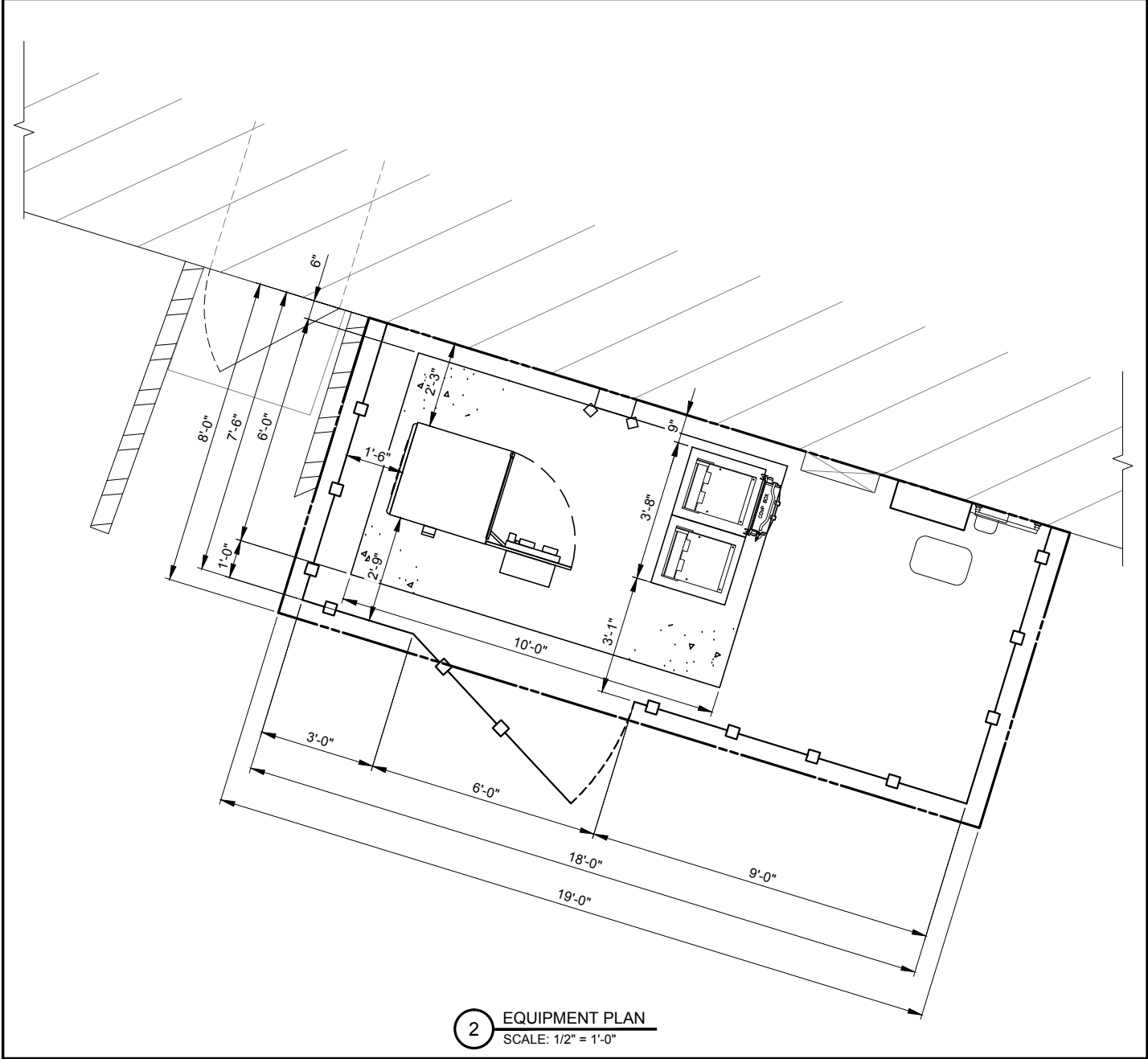
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PROJECT #:	99-008

SHEET TITLE
LOCATION PLAN

SHEET NUMBER

LP



NOTE:
G.C. TO REMOVE
EXISTING CABINET
& ASSOCIATED
HARDWARE

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EDINA, MN 55439

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CONSULTING GROUP, LTD.
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PARK RIDGE, IL 60068
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FAX: 847-698-6401

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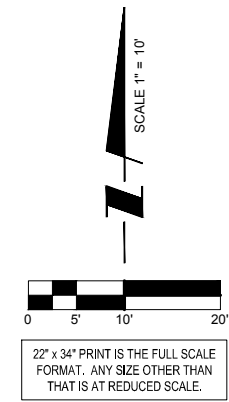
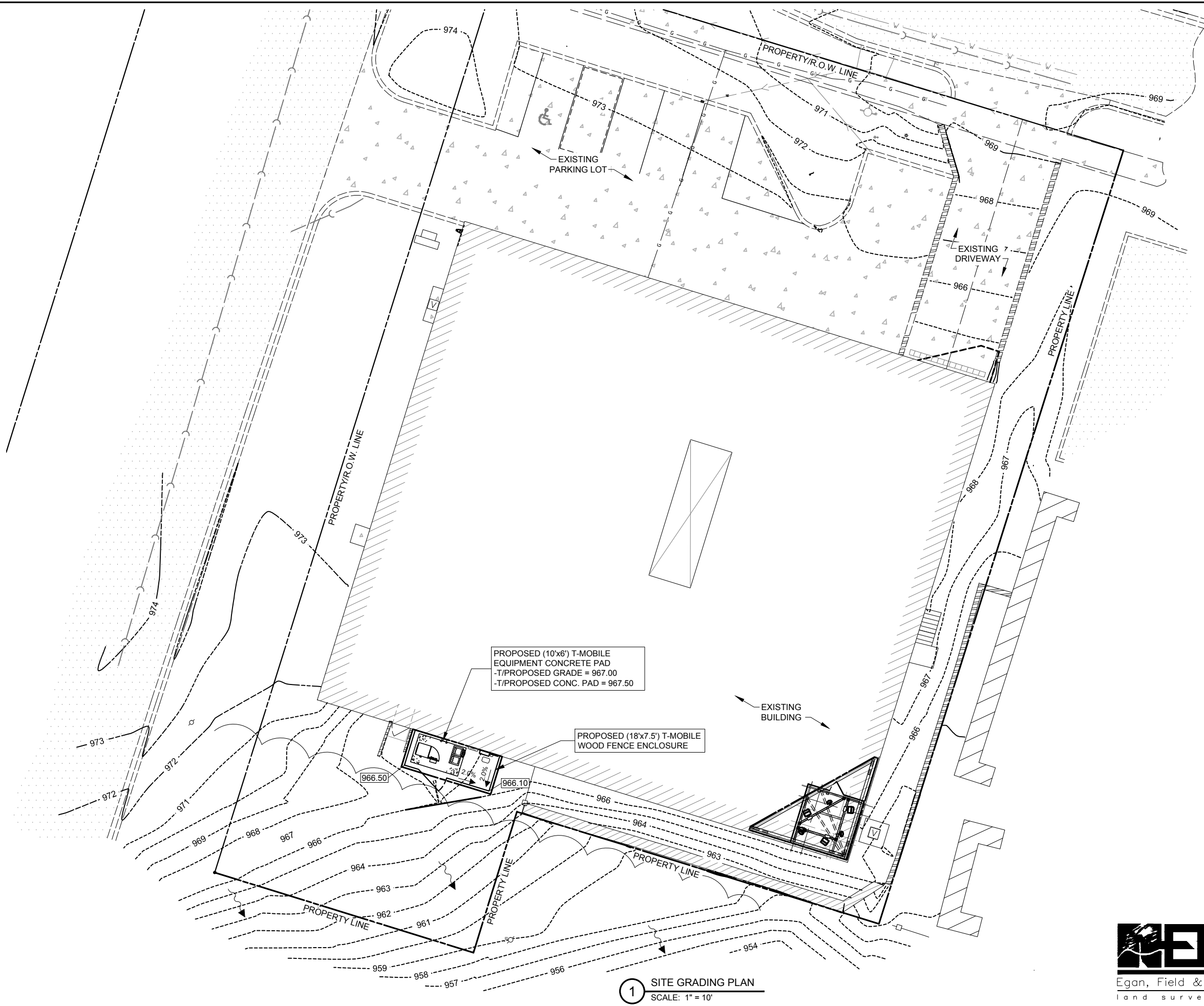
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PROJECT #:	99-008

SHEET TITLE
ENLARGED SITE PLAN

SHEET NUMBER

C-1



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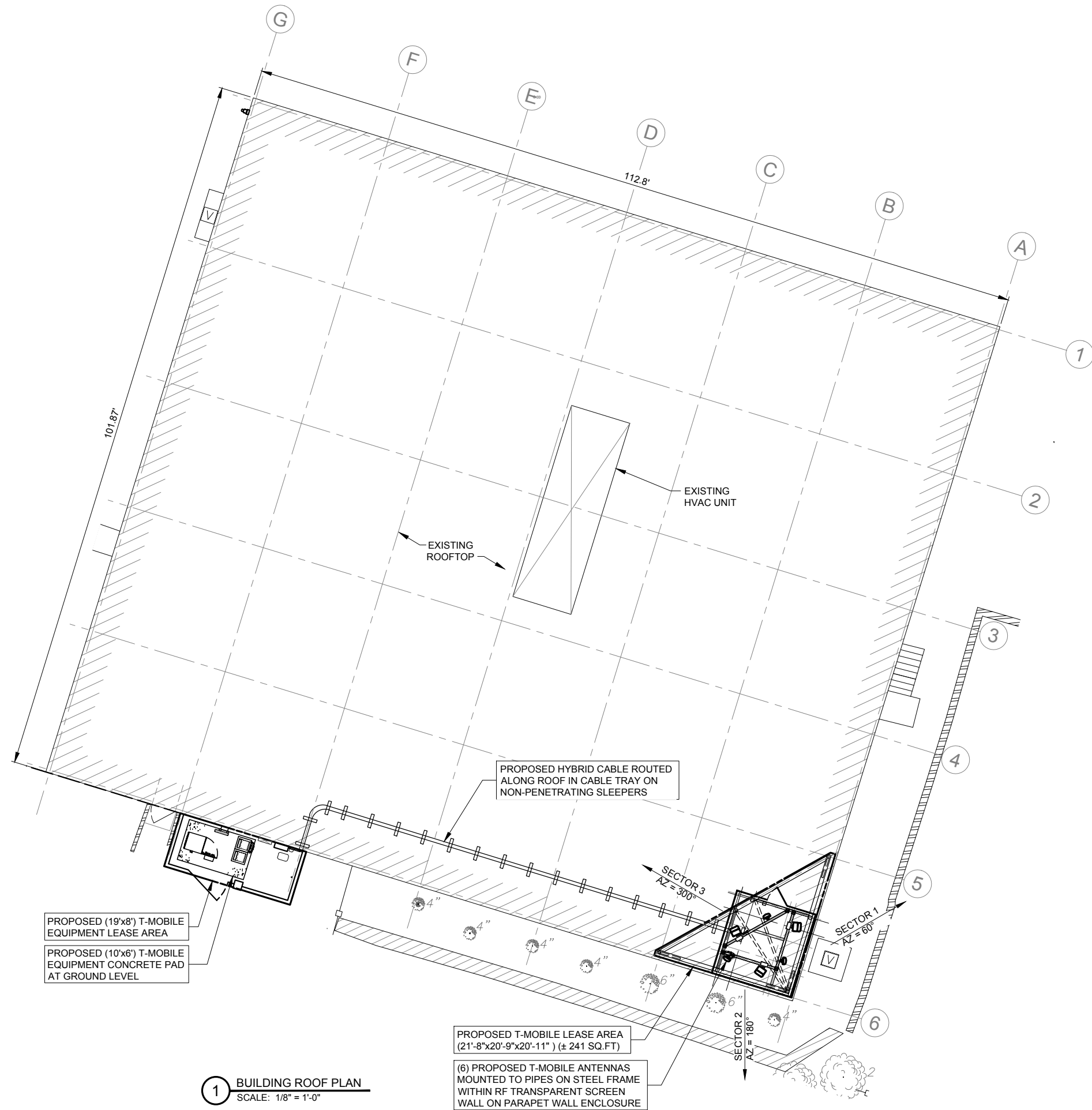
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WAYZATA, MN 55391

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DATE:	10/26/16
PROJECT #:	99-008

SHEET TITLE
SITE GRADING PLAN

SHEET NUMBER
C-2

EFN
Egan, Field & Nowak, Inc.
land surveyors since 1872
1229 Tyler Street NE, Suite 100
Minneapolis, Minnesota 55413
PHONE: (612) 466-3300
FAX: (612) 466-3383
WWW.EFNSURVEY.COM
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22" x 34" PRINT IS THE FULL SCALE
FORMAT. ANY SIZE OTHER THAN
THAT IS AT REDUCED SCALE.

SCALE 1" = 8'

1 BUILDING ROOF PLAN
SCALE: 1/8" = 1'-0"

T-Mobile
900 WEST 18TH STREET,
EDINA, MN 55439

TERRA
CONSULTING GROUP, LTD.
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PARK RIDGE, IL 60068
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FAX: 847-698-6401

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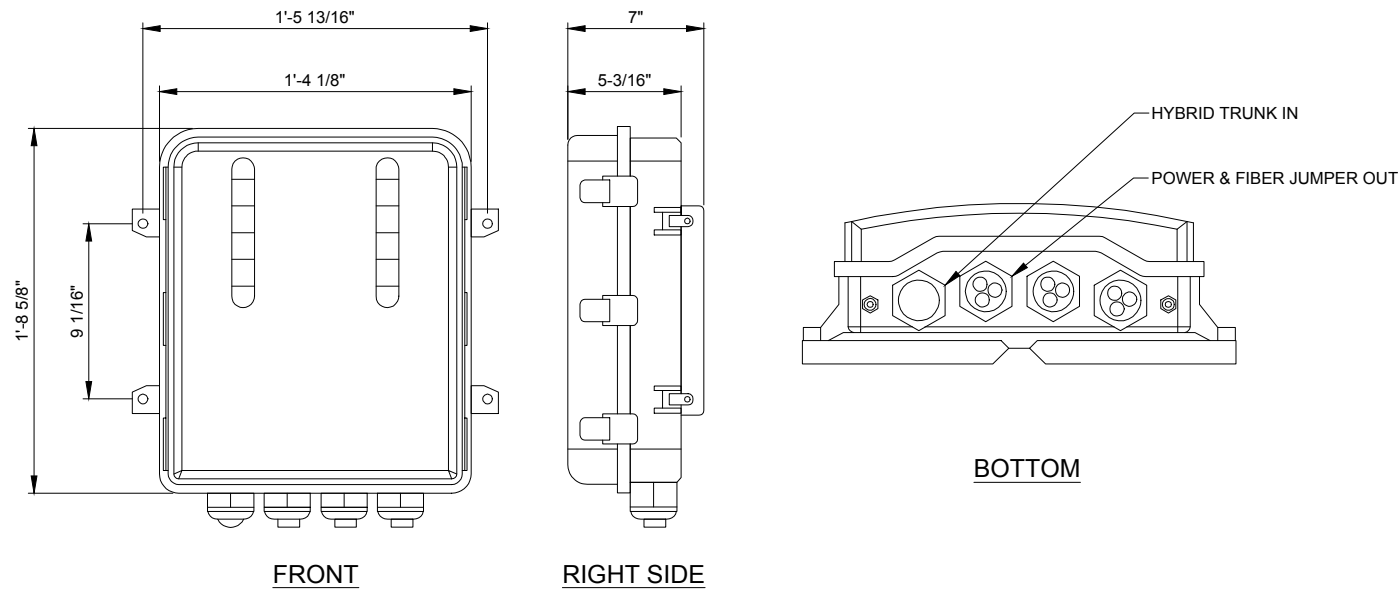
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PROJECT #:	99-008

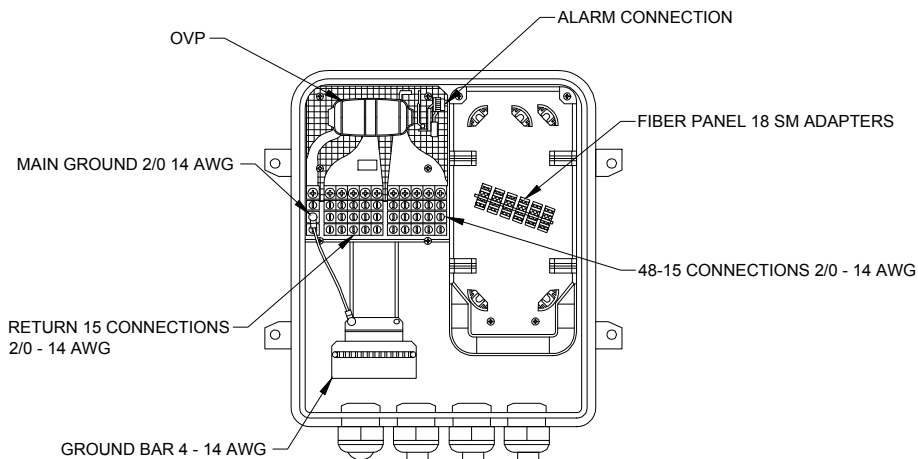
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ROOF PLAN

SHEET NUMBER

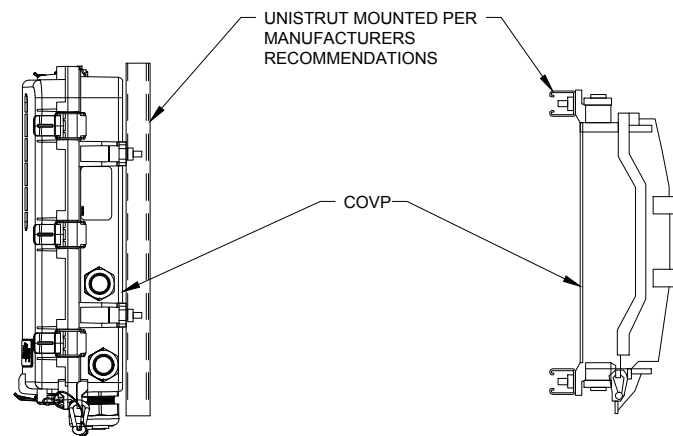
A-1



1 RAYCAP COVP DETAIL
SCALE: N.T.S.



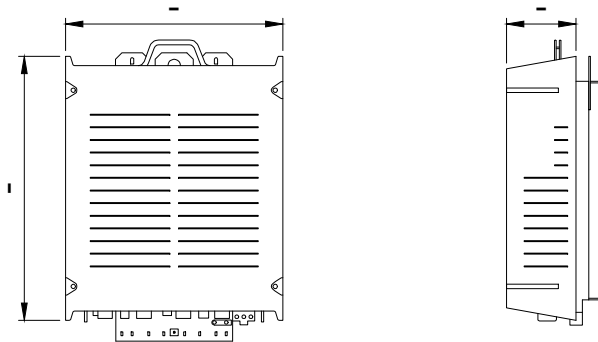
2 COVP INTERIOR DETAIL
SCALE: N.T.S.



3 COVP MOUNTING DETAIL
SCALE: N.T.S.

PROPERTY	VALUE
HEIGHT	WITH LOWER BRACKET: 872mm (34.3") WITHOUT LOWER BRACKET: 637mm (25.1") WITHOUT BRACKETS: 585mm (23.0")
DEPTH	200mm (7.8")
WIDTH	WITHOUT SOLAR SHIELD: 320mm (12.6")
WEIGHT	UNIT WEIGHT: 23kg (51.0 lbs.) MOUNTED WEIGHT: 22kg (48.5 lbs.)

NOTE:
FRIG TO BE MOUNTED
VERTICALLY ONLY

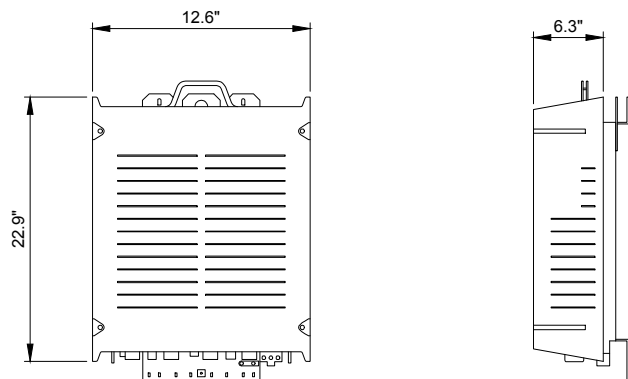


FRONT
RIGHT SIDE

4 FRIG DETAIL
SCALE: N.T.S.

PROPERTY	VALUE
HEIGHT	WITH LOWER BRACKET: 872mm (34.3") WITHOUT LOWER BRACKET: 637mm (25.1") WITHOUT BRACKETS: 583mm (22.9")
DEPTH	160mm (6.3")
WIDTH	WITHOUT SOLAR SHIELD: 320mm (12.6")
WEIGHT	UNIT WEIGHT: 24kg (53.0 lbs.) MOUNTED WEIGHT: 26kg (57 lbs.)

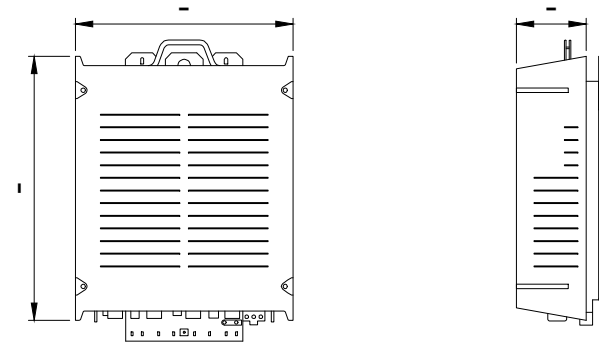
NOTE:
FRBG TO BE MOUNTED
VERTICALLY ONLY



6 FRBG DETAIL
SCALE: N.T.S.

PROPERTY	VALUE
HEIGHT	WITH LOWER BRACKET: 872mm (34.3") WITHOUT LOWER BRACKET: 637mm (25.1") WITHOUT BRACKETS: 585mm (23.0")
DEPTH	200mm (7.8")
WIDTH	WITHOUT SOLAR SHIELD: 320mm (12.6")
WEIGHT	UNIT WEIGHT: 23kg (51.0 lbs.) MOUNTED WEIGHT: 22kg (48.5 lbs.)

NOTE:
FXFB TO BE MOUNTED
VERTICALLY ONLY

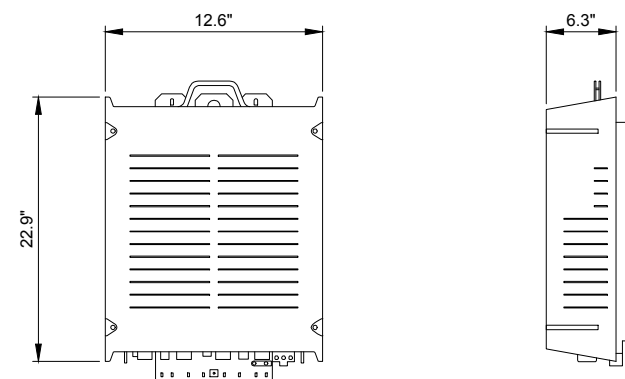


FRONT
RIGHT SIDE

5 FXFB DETAIL
SCALE: N.T.S.

PROPERTY	VALUE
HEIGHT	WITH LOWER BRACKET: 872mm (34.3") WITHOUT LOWER BRACKET: 637mm (25.1") WITHOUT BRACKETS: 585mm (23.0")
DEPTH	200mm (7.8")
WIDTH	WITHOUT SOLAR SHIELD: 320mm (12.6")
WEIGHT	UNIT WEIGHT: 23kg (51.0 lbs.) MOUNTED WEIGHT: 22kg (48.5 lbs.)

NOTE:
FHFB TO BE MOUNTED
VERTICALLY ONLY



6 FHFB DETAIL
SCALE: N.T.S.

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BLVD.

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WAYZATA, MN 55391

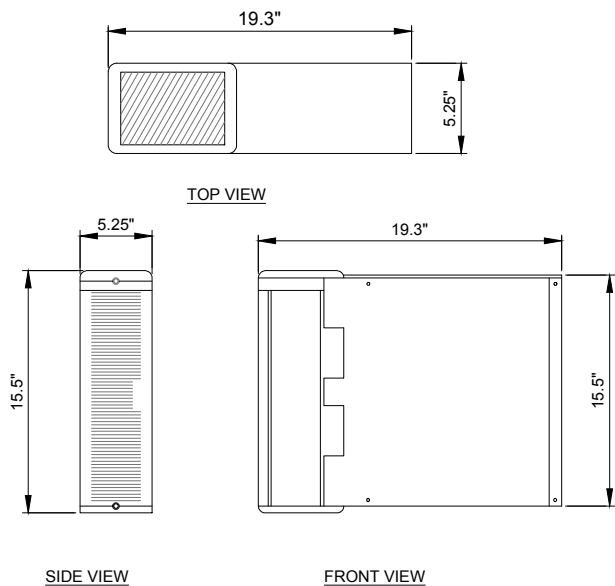
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SHEET TITLE
EQUIPMENT DETAILS

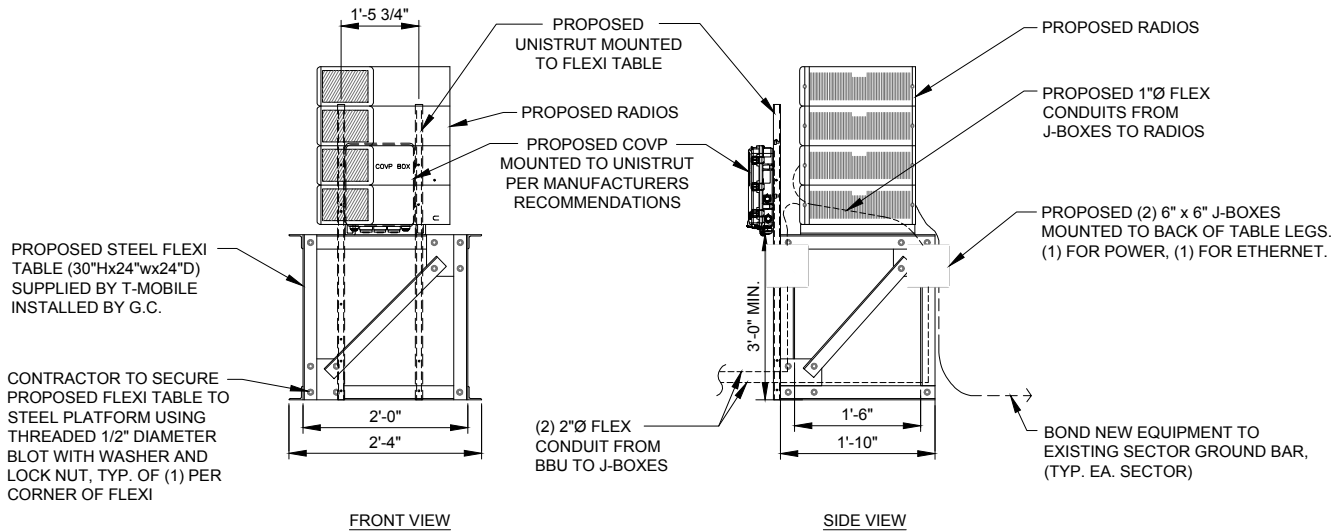
SHEET NUMBER

A-2

REMOTE RADIO HEAD WEIGHTS:
FXFC (FLEXI 3-SECTOR RF MODULE 1900): 55 LBS (25 KG)
FRIA (FLEXI 3-SECTOR RF MODULE 1.7/2.1): 55 LBS (25 KG)
(GROUND MOUNTED)
SYSTEM MODULE WEIGHTS:
ESMB (FLEXI MULTIRADIO BTS SYSTEM MODULE): 33 LBS (15 KG)
FSME (FLEXI MULTIRADIO BTS SYSTEM MODULE): 50.6 LBS (23 KG)
FSMF (FLEXI MULTIRADIO BTS SYSTEM MODULE): 33 LBS (15 KG)

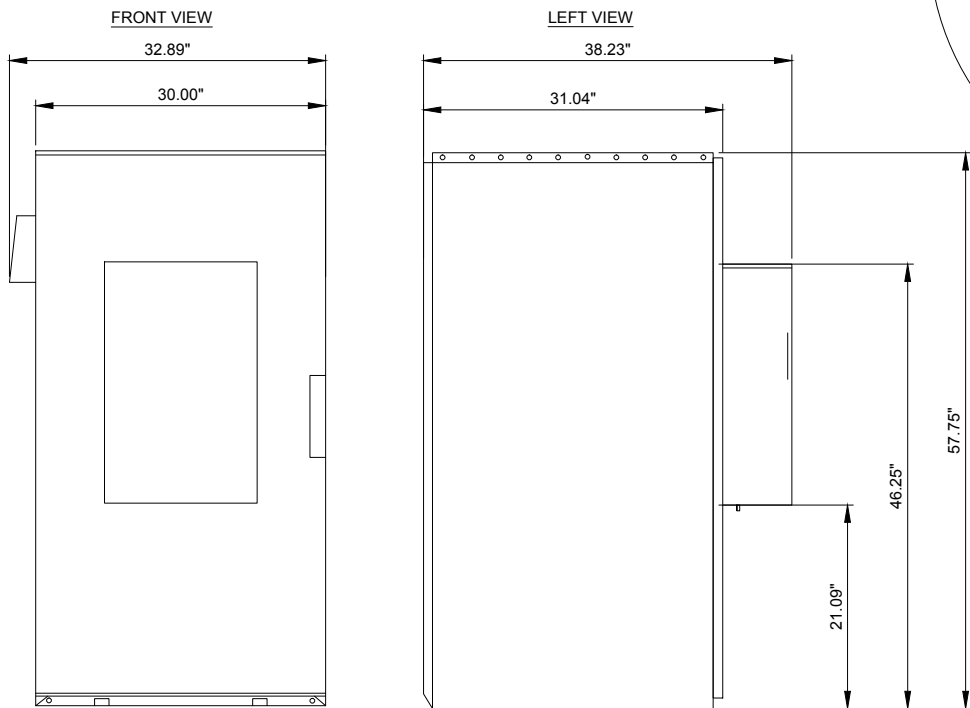


2 RRU AND SYSTEM MODULE DETAILS
SCALE: N.T.S



3 SYSTEM MODULE FLEXI TABLE DETAILS
SCALE: N.T.S

SFX31 PWR/BAX
CLASS: MEDIUM SSC CABINET
MANUFACTURER: PURCELL
SIZE: 1466 H x 788 W x 762 D (MM)
57.75" H x 31.04" W x 30.00" D
WEIGHT: 1435 LBS. (APPROX.)
ANCHORING OF SSC AS SPECIFIED BY T-MOBILE/SSC MANUFACTURER.



1 SITE SUPPORT CABINET DETAILS
SCALE: N.T.S

STL360HB

DESCRIPTION

Super Stealth 360 sensor with twin precision die cast HB101 Bullet floods pre-wired and assembled on universal CU4 EZ plate. Accepts PAR-38 lamps, 150 watt max. Lamps not supplied.

SPECIFICATIONS

Advanced Detection Logic:
Minimizes false triggers

Color Matched Lens:
Dark lens with bronze units, white lens with white units

Evening Timer:
Keeps lights on for 1-8 hours after dusk.
Then sensor is motion activated until dawn.

Lens Masks:
Customized press apply lens mask included to reduce coverage easily

Photoelectric Control:
Deactivates lights during daylight. Fully adjustable for 24 hour operation or custom applications.

Power Consumption:
1 watt

RF Immunity:
Circuits fully shielded for maximum radio frequency immunity.

Scanning LEDs:
3 LEDs continually scan back-and-forth

Set it and forget it:
STL360's full coverage pattern reduces need for aiming and adjustment.

Surge Protection:
Withstands up to 6000 volts

Time Adjustment:
5 seconds to 12 minutes

Temperature Compensation:
Sensitivity adjusted automatically for consistent detection in hot and cold ambient temperatures.

UL Listing:
Suitable for wet locations.

Voltage:
120 volts AC 60 Hz

Wall Switch Manual Override:
Two flip logic prevents activation by momentary power outages. Override resets to auto at dawn. No extra wiring needed.

Wide Sensitivity Control:
Adjustable from 100% to 30%

Detection:
Senses 180° out and 360° down for Total Detection

Patents:
RAB sensor and fixture designs are protected under U.S. and International Intellectual Property laws.

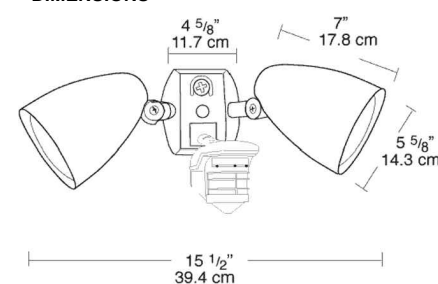
Switching Capacity:
8 amps, 1000 watts incandescent @ 120 volts

Color:
Bronze

Weight:
4.6



DIMENSIONS



4 SENSOR LIGHT SPECIFICATIONS
SCALE: N.T.S.

T-Mobile

900 WEST 18TH STREET,
EDINA, MN 55439



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WAYZATA, MN 55391

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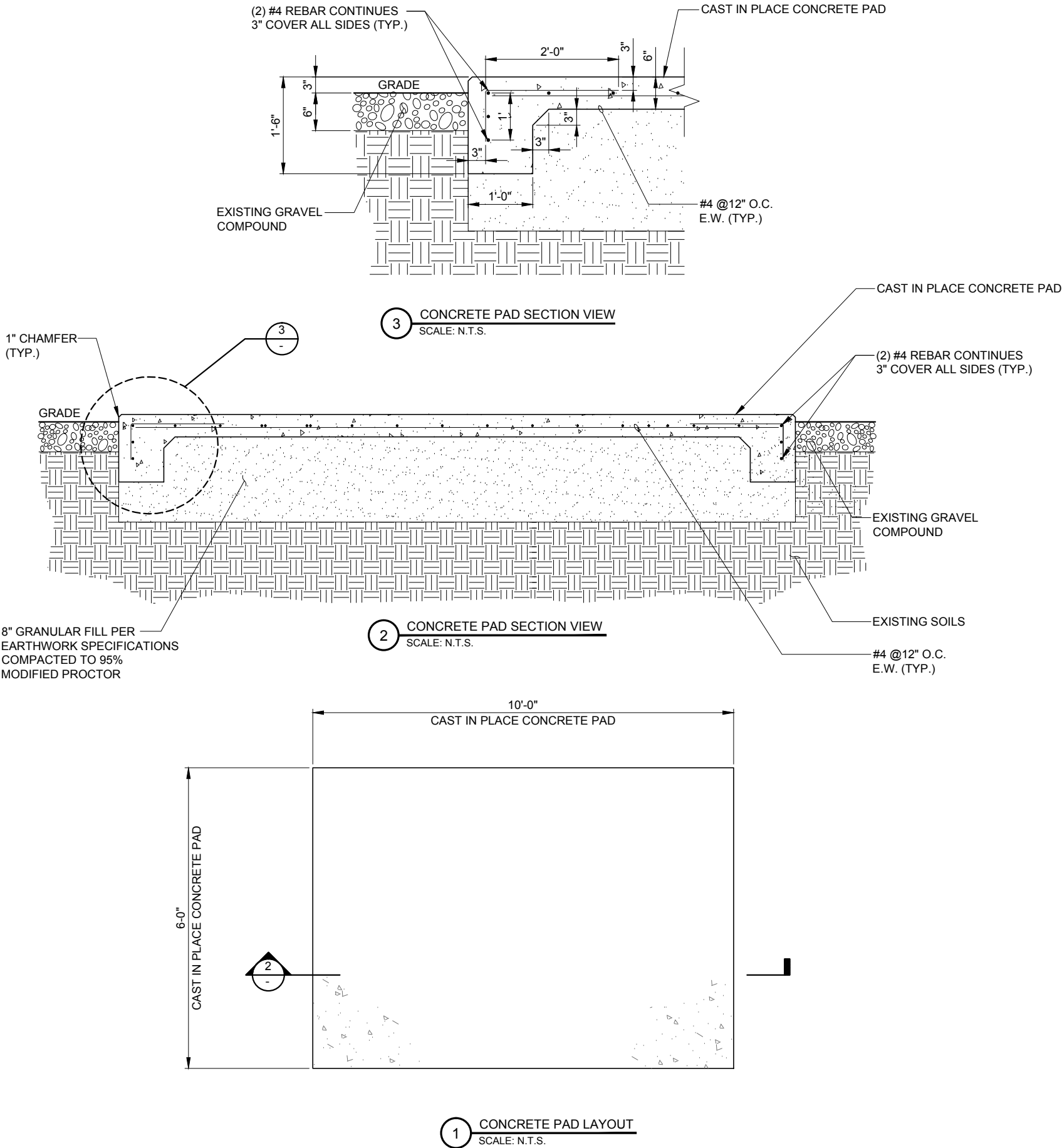
EQUIPMENT DETAILS

SHEET NUMBER

A-3

CONSTRUCTION NOTES:

1. THE BASIC WIND SPEED UTILIZED FOR OUTDOOR EQUIPMENT CABINETS IS 90 MPH PER IBC (LATEST EDITION).
2. INFORMATION SHOWN ON THESE DRAWINGS WAS OBTAINED BY FIELD MEASUREMENTS. THE GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO ORDERING MATERIALS OR PROCEEDING WITH CONSTRUCTION.
3. THE GENERAL CONTRACTOR AND HIS SUBCONSULTANTS SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTIONS WHICH MAY BE REQUIRED FOR THE WORK.
4. STRUCTURAL STEEL SHALL CONFORM TO THE LATEST EDITION OF THE AISC SPECIFICATIONS FOR STRUCTURAL STEEL BUILDINGS. ALLOWABLE STRESS DESIGN AND PLASTIC DESIGN INCLUDING THE COMMENTARY AND THE AISC CODE OF STANDARD PRACTICE.
5. STRUCTURAL STEEL PLATES AND SHAPES SHALL CONFORM TO ASTM A36. ALL STRUCTURAL STEEL PIPES SHALL CONFORM TO ASTM A53 GRADE B. ALL STRUCTURAL STEEL PIPES SHALL CONFORM TO ASTM A500 GRADE B. ALL STRUCTURAL STEEL COMPONENTS AND FABRICATED ASSEMBLIES SHALL BE HOT DIP GALVANIZED AFTER FABRICATION.
6. WELDING SHALL BE IN ACCORDANCE WITH THE AMERICAN WELDING SOCIETY (AWS) D.1.1.96. STRUCTURAL WELDING CODE-STEEL WELD ELECTRODES SHALL BE E70XX. FIELD TOUCH-UP WITH ZINC RICH PAINT (ALL EXISTING AND NEW AREAS) AFTER WELDING IS COMPLETE.
7. ALL THREADED STRUCTURAL FASTENERS FOR ANTENNA SUPPORT ASSEMBLIES SHALL CONFORM TO ASTM A307 OR ASTM A36. ALL STRUCTURAL FASTENERS FOR STRUCTURAL STEEL FRAMING SHALL CONFORM TO ASTM A325. FASTENERS SHALL BE 5/8" MIN. DIAMETER BEARING TYPE CONNECTIONS WITH THREADS EXCLUDED IN THE SHEAR PLANE. ALL EXPOSED FASTENERS, NUTS, AND WASHERS SHALL BE GALVANIZED UNLESS NOTED OTHERWISE. CONCRETE EXPANSION ANCHORS SHALL BE HILTI KWIK BOLTS UNLESS NOTED OTHERWISE. ALL ANCHORS INTO CONCRETE SHALL BE STAINLESS STEEL.
8. ALL COAXIAL CABLE CONNECTORS AND TRANSMITTER EQUIPMENT SHALL BE AS SPECIFIED BY THE OWNER AND IS NOT INCLUDED IN THESE CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL FURNISH ALL CONNECTION HARDWARE REQUIRED TO SECURE THE CABLES. ETHERNET CABLES SHALL BE ATTACHED TO THE TOWER WAVEGUIDE LADDER USING UV-RESISTANT TIE WRAPS OR STAINLESS STEEL HARDWARE.
9. NORTH ARROW SHOWN ON PLANS REFERS TO TRUE NORTH. CONTRACTOR SHALL VERIFY NORTH AND INFORM ENGINEER ANY DISCREPANCY BEFORE STARTING CONSTRUCTION.
10. ALL REINFORCING STEEL SHALL CONFORM TO ASTM 615 GRADE 60, DEFORMED BILLET STEEL BARS.
11. CONCRETE FOR THE EQUIPMENT PAD SHALL BE 4000 PSI NORMAL WEIGHT CONCRETE WITH FIBERMESH ADMIXTURE. CONTRACTOR MAY USE APPROVED PRECAST EQUIVALENT.
12. LUMBER SHALL COMPLY WITH THE REQUIREMENTS OF AMERICAN INSTITUTE OF TIMBER CONSTRUCTION AND THE NATIONAL FOREST PRODUCTS ASSOCIATION'S NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION. ALL LUMBER SHALL BE PRESSURE TREATED AND SHALL BE STRUCTURAL GRADE NO.2 OR BETTER.
13. IT IS THE OWNERS RESPONSIBILITY TO VERIFY THE STRUCTURAL CAPACITY OF THE EXISTING TOWER AND ITS FOUNDATION TO RESIST THE WIND/GRAVITY LOADS FROM THE PROPOSED ANTENNAS.
14. ALL FIELD CUT METAL WILL BE SCRAPED OF ANY RUST AND COLD GALVANIZED.
15. RUBBER CAPS WILL BE PLACED ON ALL EXPOSED UNISTRUT ENDS.



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800 WAYZATA
BLVD.

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WAYZATA, MN 55391

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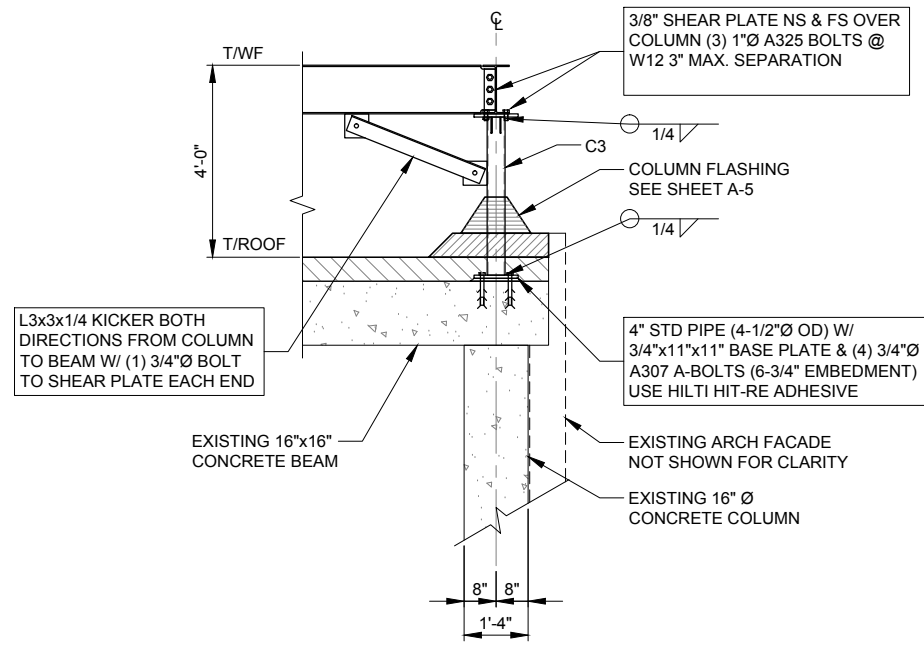
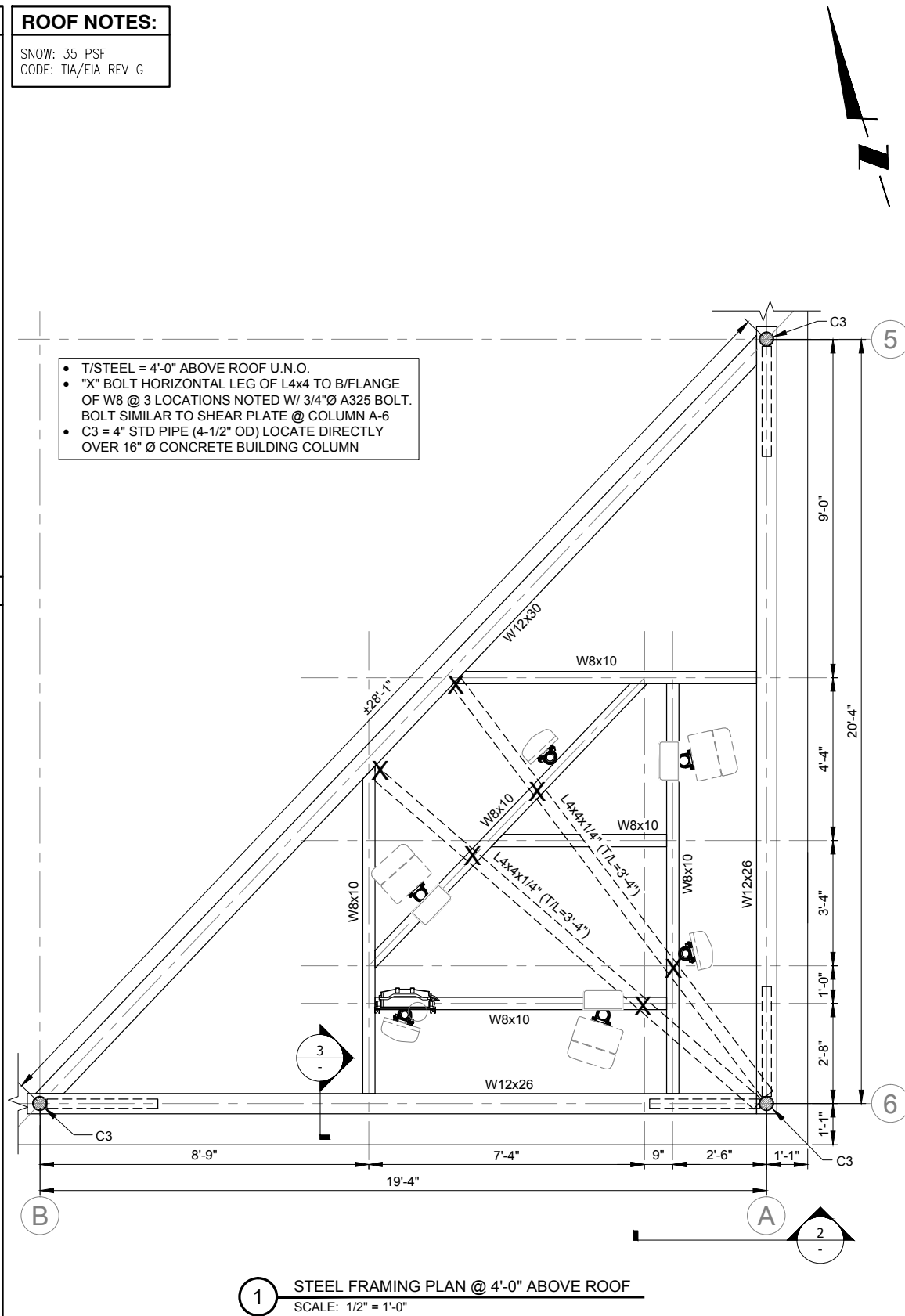
A-4

1. ALL STRUCTURAL STEEL WORK SHALL CONFORM TO THE AISC "SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS", LATEST EDITION, AND THE AISC "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES", LATEST EDITION, EXCEPT AS MODIFIED BELOW OR IN THE SPECIFICATIONS.
2. ALL STRUCTURAL STEEL W SHAPES SHALL CONFORM TO ASTM A572 OR A992 GRADE 50. ALL OTHER STRUCTURAL STEEL SHAPES, PLATES AND BARS SHALL CONFORM TO ASTM A36 GR 36, UNLESS NOTED OTHERWISE. COLD FORMED TUBING SHALL CONFORM TO ASTM A500 GRADE B. PIPES SHALL CONFORM TO ASTM A53 TYPE E OR S. ANCHOR BOLTS SHALL CONFORM TO ASTM F1554 GRADE 36 AND BE COMPATIBLE WITH E70XX ELECTRODES
3. ALL WELDING SHALL BE DONE BY QUALIFIED WELDERS AND SHALL CONFORM TO AWS D1.1 "STRUCTURAL WELDING CODE", LATEST EDITION. ALL WELDING ELECTRODES SHALL BE E70XX.
4. THE CONTRACTOR SHALL FIELD VERIFY ALL MEASUREMENTS AND EXISTING CONDITIONS.
5. IF CONDITIONS VARY FROM THOSE ON THE DRAWINGS, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY.
6. THE CONTRACTOR SHALL OBSERVE ALL SAFETY RULES DICTATED BY CODE AND GOOD PRACTICE.
7. SHOULD UNFORESEEN CONDITIONS OR OTHER CAUSE NECESSITATE THE CONSTRUCTION DETAILS TO BE MODIFIED, THE CONTRACTOR SHALL NOTIFY THE ENGINEER BEFORE PERFORMING THESE CHANGES.

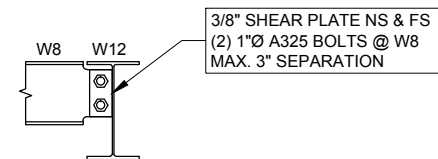
1. STRUCTURAL DRAWINGS ARE INTENDED TO BE USED WITH ARCHITECTURAL AND MECHANICAL DRAWINGS. CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE REQUIREMENTS OF ALL DRAWINGS INTO THEIR SHOP DRAWINGS AND WORK.
2. NO OPENINGS, OTHER THAN THOSE SHOWN ON DESIGN DRAWINGS AND APPROVED SHOP DRAWINGS, SHALL BE MADE WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT.
3. NO CHANGE IN SIZE OR DIMENSION OF STRUCTURAL MEMBERS SHALL BE MADE WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT.
4. OPENINGS OF 1'-4" AND LESS ON A SIDE ARE GENERALLY NOT SHOWN ON THE STRUCTURAL DRAWINGS. REFER TO ARCHITECTURAL AND MECHANICAL DRAWINGS FOR LOCATIONS AND DIMENSIONS OF THOSE OPENINGS. PROVIDE REINFORCING AROUND OPENINGS PER TYPICAL DETAILS SHOWN ON STRUCTURAL DRAWINGS.
5. THE CONTRACTOR IS RESPONSIBLE FOR LIMITING THE AMOUNT OF CONSTRUCTION LOAD IMPOSED UPON STRUCTURAL FRAMING. CONSTRUCTION LOADS SHALL NOT EXCEED THE CAPACITY OF THE FRAMING AT THE TIME THE LOADS ARE IMPOSED.
6. THE STRUCTURE IS DESIGNED TO FUNCTION AS A UNIT UPON COMPLETION. THE CONTRACTOR SHALL FURNISH ALL TEMPORARY BRACING AND / OR SUPPORTS REQUIRED AS THE RESULT OF THE CONTRACTOR'S CONSTRUCTION METHODS AND / OR SEQUENCES.
7. DO NOT SCALE THESE DRAWINGS, USE DIMENSIONS.
8. CONTRACTOR'S CONSTRUCTION AND/OR ERECTION SEQUENCES SHALL RECOGNIZE AND CONSIDER THE EFFECTS OF THERMAL MOVEMENTS OF STRUCTURAL ELEMENTS DURING THE CONSTRUCTION PERIOD. EXPANSION JOINTS SHOWN ON THE DRAWINGS HAVE BEEN DESIGNED TO ACCOMMODATE ANTICIPATED THERMAL MOVEMENT AFTER THE BUILDING IS COMPLETE.
9. THE CONTRACTOR SHALL INFORM THE ARCHITECT IN WRITING OF ANY DEVIATION FROM THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL NOT BE RELIEVED OF THE RESPONSIBILITY FOR SUCH DEVIATION BY THE ARCHITECT'S APPROVAL OF SHOP DRAWINGS, PRODUCT DATA, ETC., UNLESS THE CONTRACTOR HAS SPECIFICALLY INFORMED THE ARCHITECT OF SUCH DEVIATION AT THE TIME OF SUBMISSION, AND THE ARCHITECT HAS GIVEN WRITTEN APPROVAL TO THE SPECIFIC DEVIATION.
10. ALL THING WHICH, IN THE OPINION OF THE CONTRACTOR, APPEAR TO BE DEFICIENCIES, OMISSIONS, CONTRADICTIONS AND AMBIGUITIES, IN THE PLANS AND SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT. PLANS AND / OR SPECIFICATIONS WILL BE CORRECTED, OR A WRITTEN INTERPRETATION OF THE ALLEGED DEFICIENCY, OMISSION, CONTRADICTION OR AMBIGUITY WILL BE MADE BY THE ARCHITECT BEFORE THE EFFECTED WORK PROCEEDS.

- T/STEEL = 4'-0" ABOVE ROOF U.N.O.
- "X" BOLT HORIZONTAL LEG OF L4x4 TO B/FLANGE OF W8 @ 3 LOCATIONS NOTED W/ 3/4"Ø A325 BOLT. BOLT SIMILAR TO SHEAR PLATE @ COLUMN A-6
- C3 = 4" STD PIPE (4-1/2" OD) LOCATE DIRECTLY OVER 16" Ø CONCRETE BUILDING COLUMN

1. FIBER REINFORCED PLASTIC TO HAVE THE FOLLOWING DESIGN PROPERTIES:
E = 2,800,000 PSI
F_b = 10,000 PSI
F_v = 1,500 PSI
2. ALL FIBER REINFORCED PLASTIC SHALL BE MANUFACTURED BY BEDFORD PLASTIC OR APPROVED.
3. REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL REQUIREMENTS.



2 STEEL FRAMING CONNECTION @ COLUMN POST
SCALE: 1/2" = 1'-0"



3 TYP. BEAM TO BEAM CONNECTION
SCALE: 1" = 1'-0"

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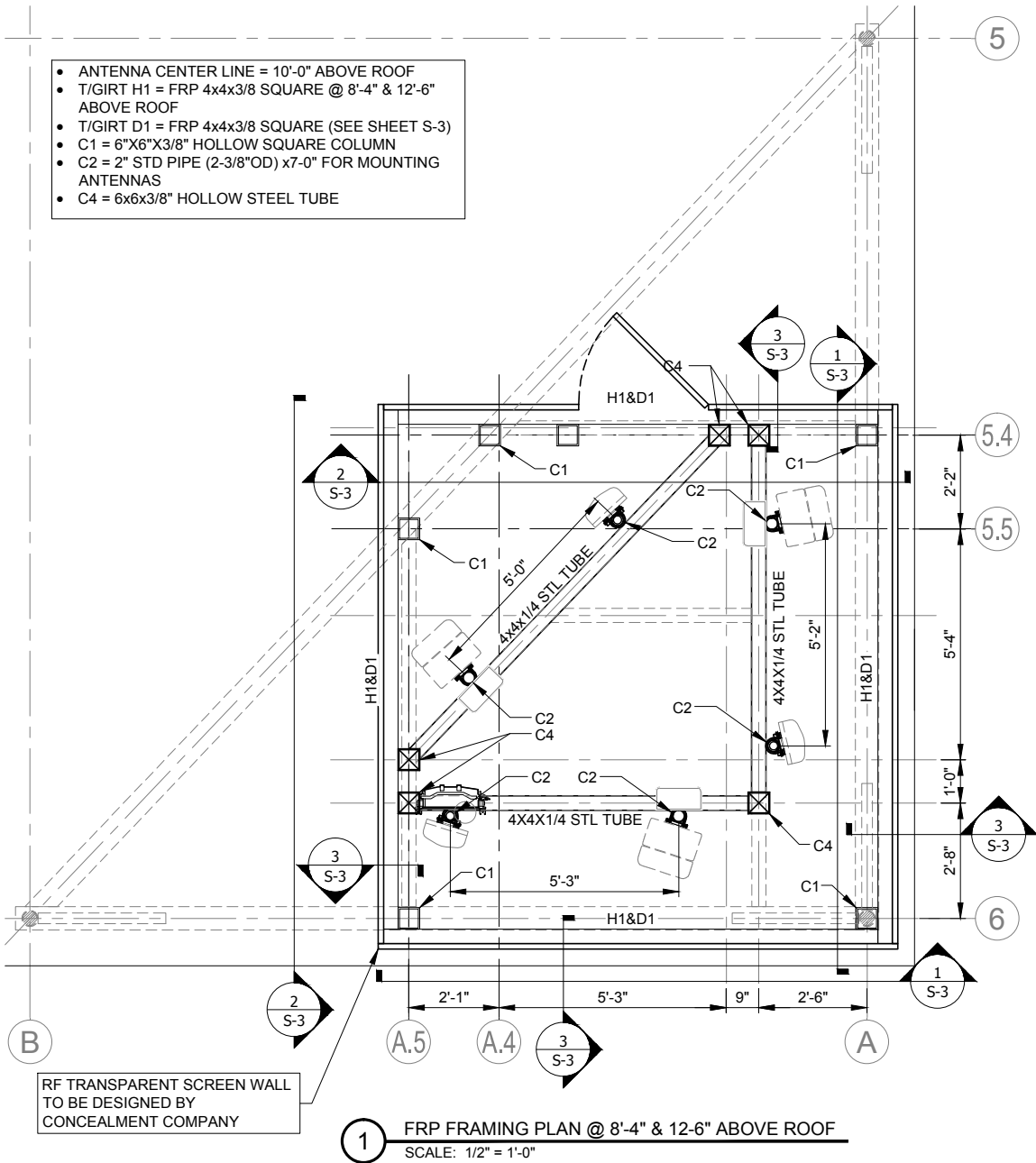
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SHEET TITLE

STRUCTURAL PLAN & DETAILS

SHEET NUMBER

S-1



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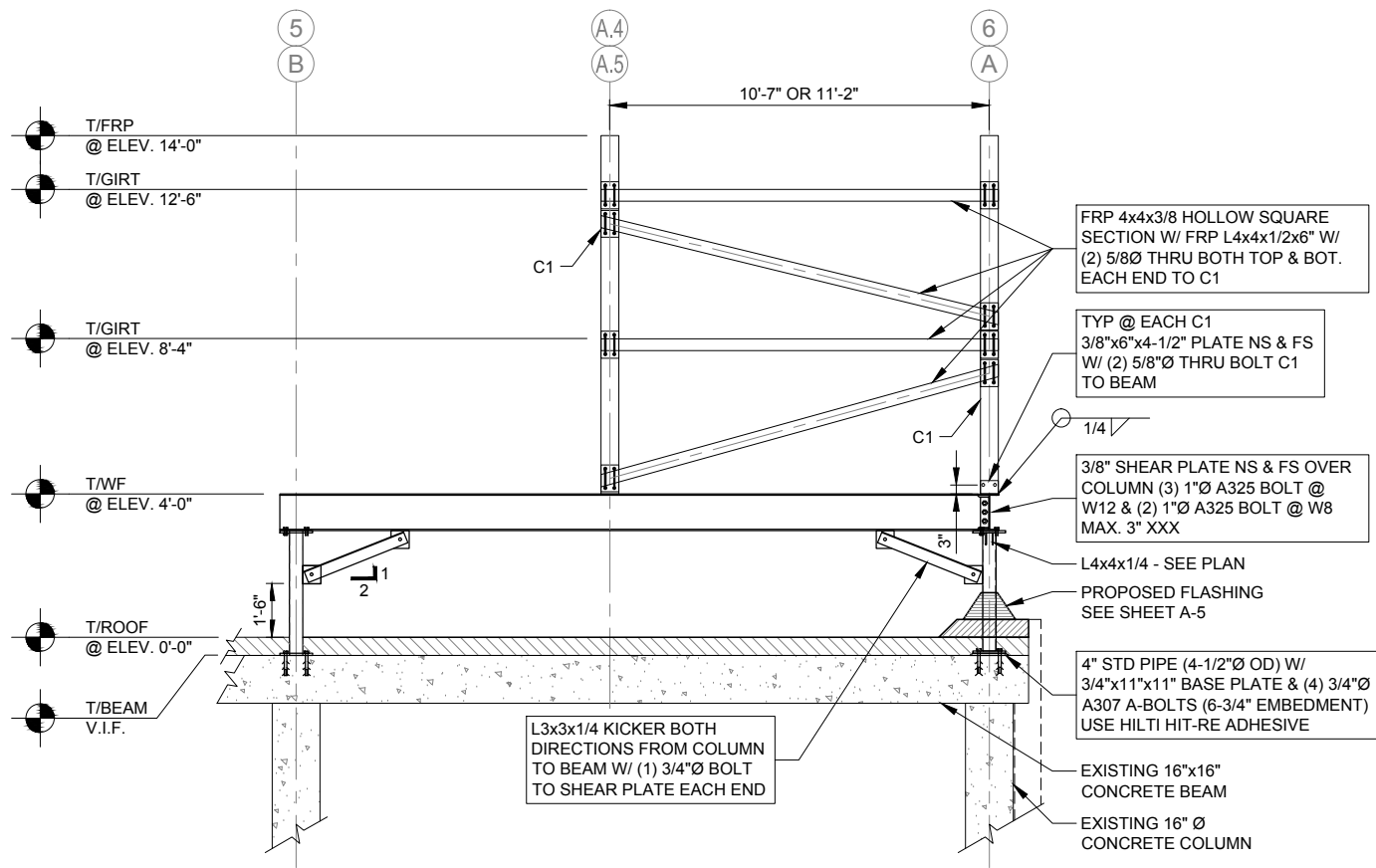
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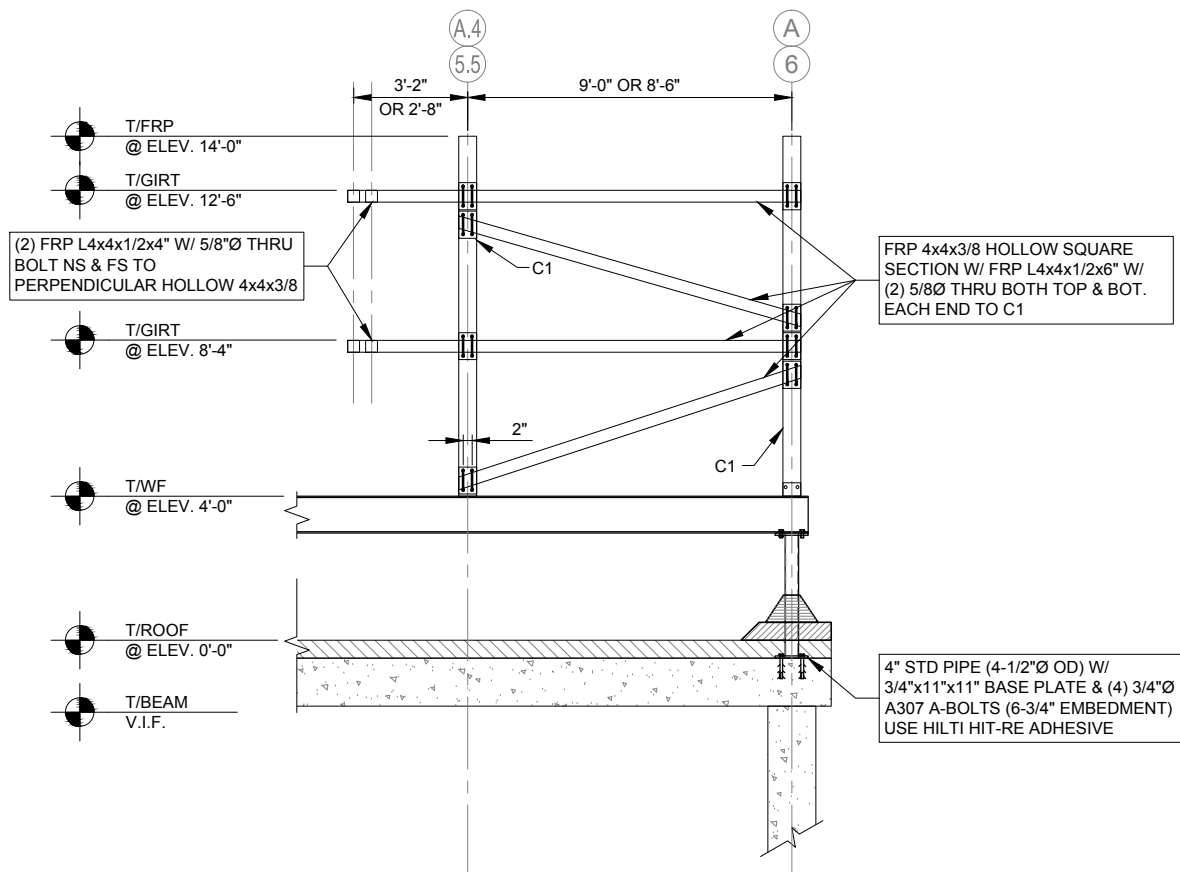
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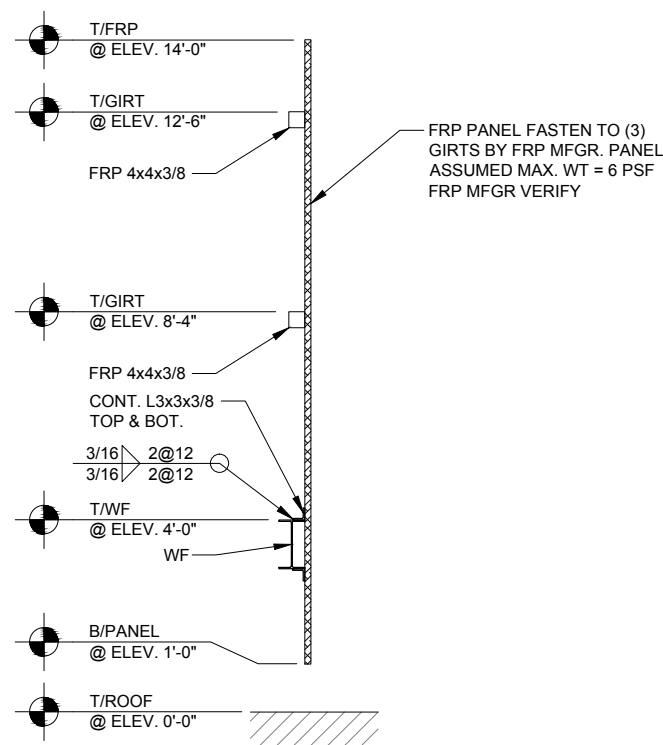
SHEET NUMBER
S-2



1 ELEVATION @ 6 & A COLUMNS
SCALE: 3/8" = 1'-0"



2 ELEVATION @ A.5 & 5.4 COLUMNS
SCALE: 3/8" = 1'-0"



3 SECTION @ W & PANEL
SCALE: 1/2" = 1'-0"

• C1 = 6"x6"x3/8" HOLLOW SQUARE COLUMN

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PH: 847-698-6400
FAX: 847-698-6401

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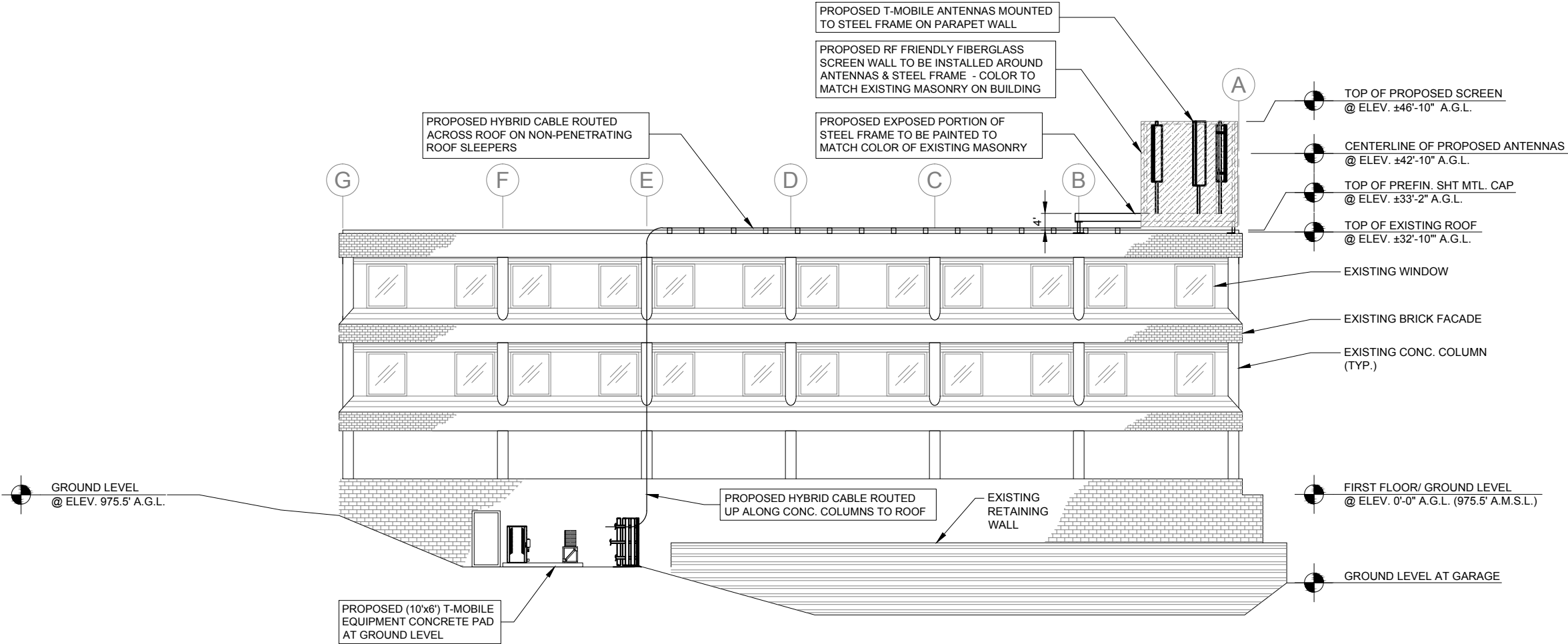
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STRUCTURAL DETAILS

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S-3

ANTENNA & CABLE SCHEDULE									
SECTOR	ALPHA			BETA			GAMMA		
LOCATION	A-1		A-2	B-1		B-2	C-1		C-2
TECHNOLOGY	G1900/G1900		L700/U1900/L1900/L2100	G1900/G1900		L700/U1900/L1900/L2100	G1900/G1900		L700/U1900/L1900/L2100
AZIMUTH	60°		60°	180°		180°	300°		300°
RAD CENTER	42'-10"		42'-10"	42'-10"		42'-10"	42'-10"		42'-10"
MODEL #	TMBXX-6517-A2M (QUAD)		NOKIA FASB RAS (PENTA)	TMBXX-6517-R2M (QUAD)		LNx-6515DS-A1M (DUAL)	TMBXX-6517-R2M (QUAD)		LNx-6515DS-A1M (DUAL)
MECH. DOWNTILT	0		0	0		0	0		0
ELEC. DOWNTILT	0		2	0		2	0		2
RRU TYPE	FHFB (x3)		FRBG (x3)	FRIG (x3)		-	FXFB (x3)		-
HCS DIA. & TYPE	1-5/8" HIGH CAPACITY		-	-		-	-		-
HCS ACTUAL LENGTH	±110'		-	-		-	-		-
HCS FACTORY LENGTH	±110'		-	-		-	-		-
COVP TYPE	LARGE COVP		-	-		-	-		-



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



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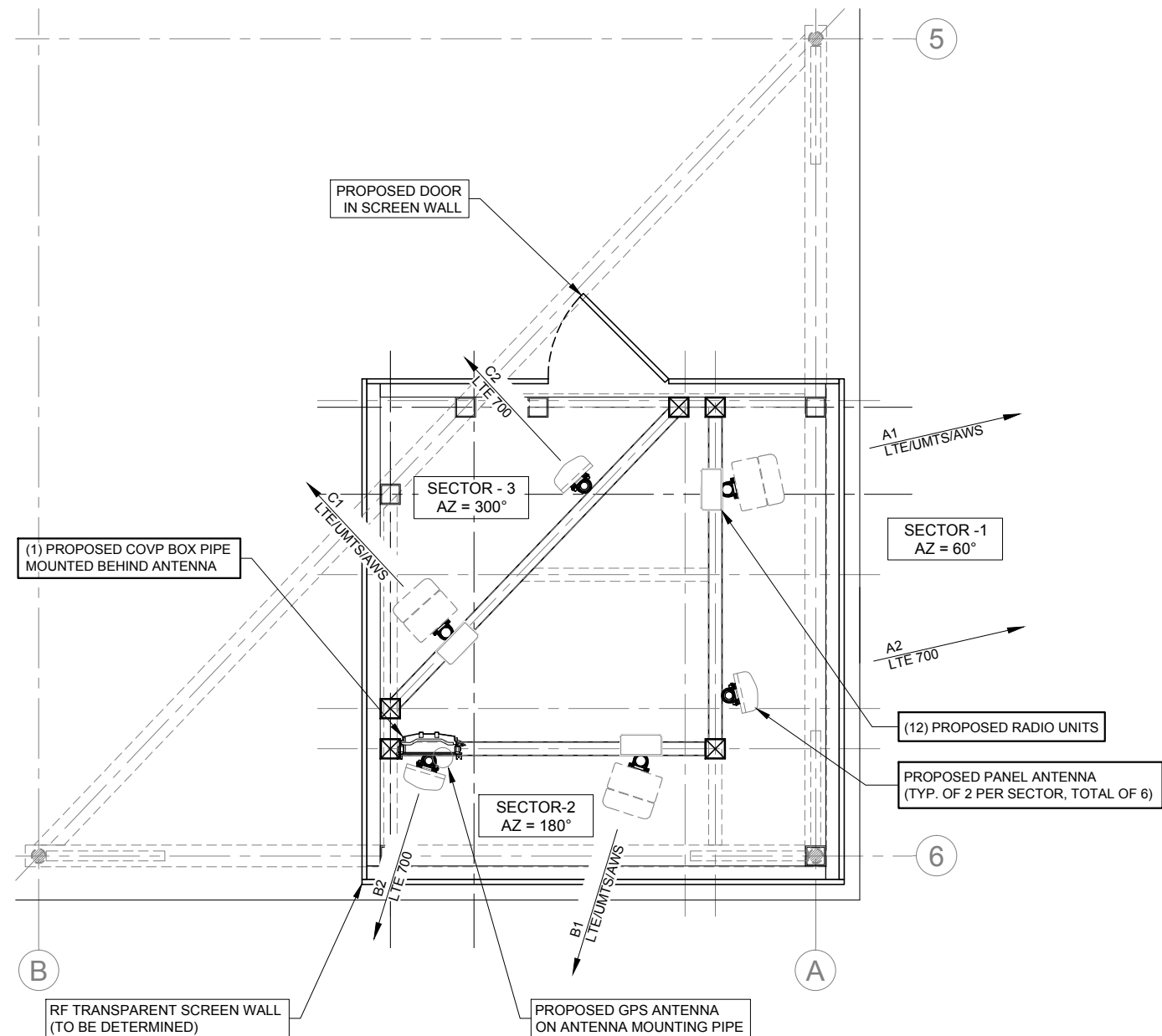
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SITE ELEVATION

SHEET NUMBER

ANT-1



1 ANTENNA CONFIGURATION LAYOUT
SCALE: 1/2" = 1'-0"

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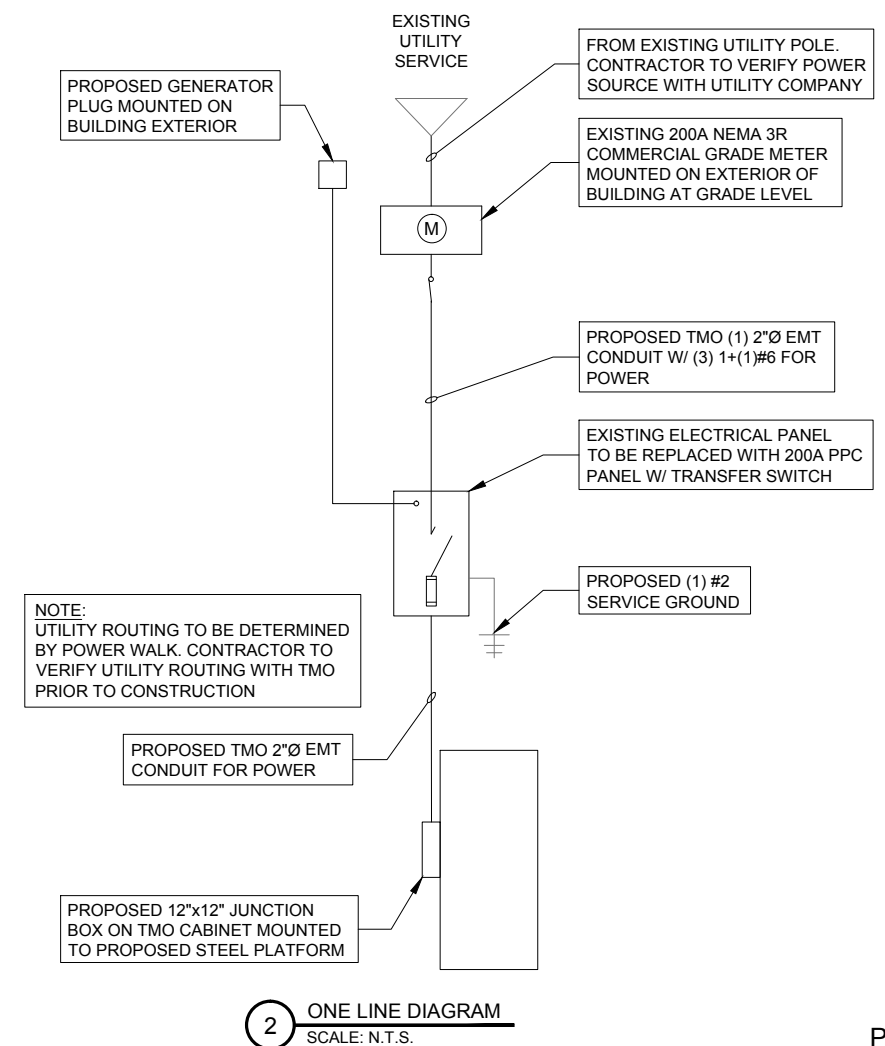
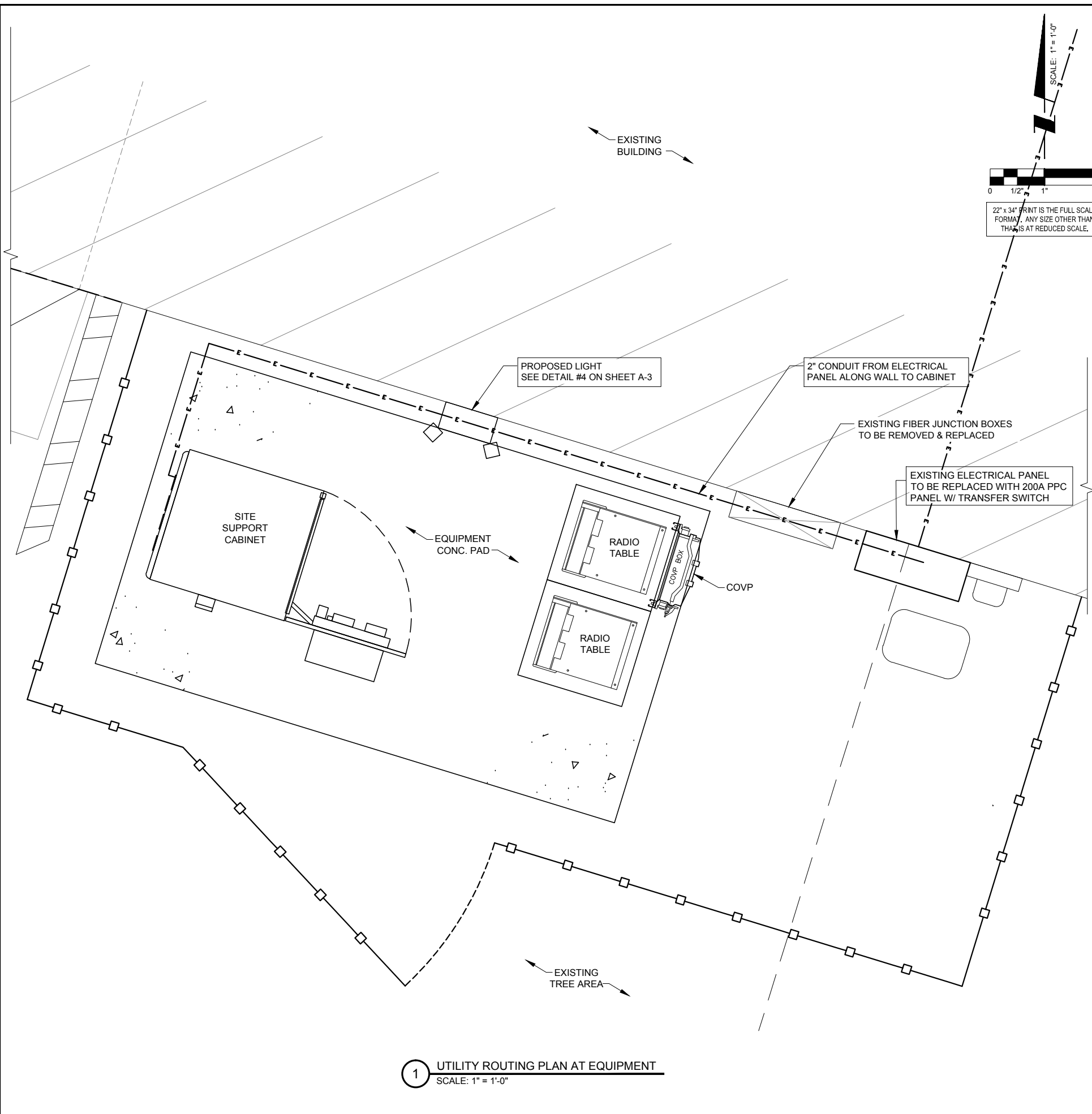
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ANTENNA
CONFIGURATION

SHEET NUMBER

ANT-2



GROUNDING REFERENCE NOTES

- 1
- REFER TO STRUCTURAL AND ARCHITECTURAL DRAWINGS FOR EXACT LOCATION OF ANTENNA(S), PLATFORM AND ANTENNA SUPPORT FRAMES.
- 2
- PROVIDE #2 GROUNDING CONDUCTOR FROM GROUND BAR TO PLATFORM TYPICAL OF 2
- 3
- PROVIDE MASTER GROUND BAR AT BASE OF CABINET MOUNTED TO CONCRETE PAD.
- 4
- GROUND GPS ANTENNA TO MAIN GROUND BAR
- 5
- (2) #2 GND. LEAD FOR EQUIPMENT CABINET GROUND BAR

- 6
- PROVIDE ANTENNA GROUND BAR (AGB) (HARGER 1/4"X4"X12"). BOND ANTENNA CABLE GROUNDING KITS TO GROUND BAR. CONNECTION SHALL BE THE RESPONSIBILITY OF THE ANTENNA CABLE INSTALLER. BOND ANTENNA GROUND BAR TO NEAREST USING ONE (1) #2 AWG SOLID TINNED COPPER CONDUCTOR.
- 7
- EXTEND GROUNDING CONDUCTOR TO ANTENNA OR RRU MODULE EXOTHERMIC WELD AT ANTENNA SUPPORT FRAME. SUPPORT CONDUCTOR AS REQUIRED EVERY TWO (2) FEET MINIMUM.
- 8
- GROUND PIPE SUPPORT TO MAIN GROUND BAR
- 9
- COLLECTOR GROUND BAR LOCATED AT ANTENNA OR COVP SUPPORT FRAME

- 10
- 1" CONDUIT, 4/O GREEN INSULATED GROUND CONDUCTOR ROUTED ALONG BUILDING ROOF ON PROPOSED NON-PENETRATING PVC SLEEPERS
- 11
- 1" CONDUIT, 4/O GREEN INSULATED GROUND CONDUCTOR ROUTED ALONG BUILDING SIDE DOWN TO MASTER GROUND BAR
- 12
- GROUNDING CONNECTION TO PROPOSED PPC NEMA 3R RATED BOX
- 13
- GROUNDING CONNECTION TO PROPOSED UTILITY RACK
- 14
- GROUNDING CONNECTION TO PROPOSED FIBER BOX
- 15
- GROUNDING CONNECTION TO LIGHT

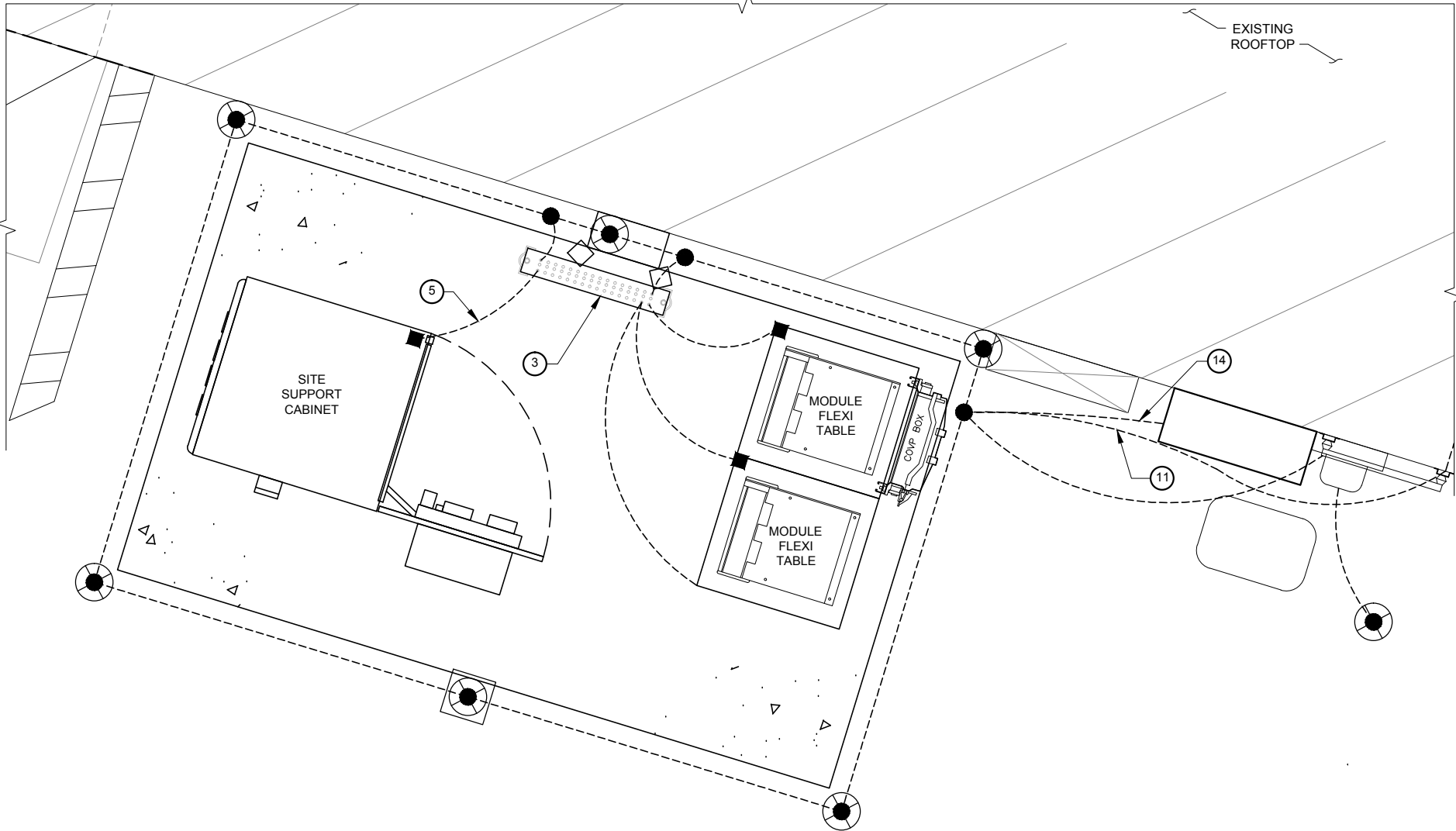
SYMBOLS LEGEND

- GROUND ROD WITH ACCESS

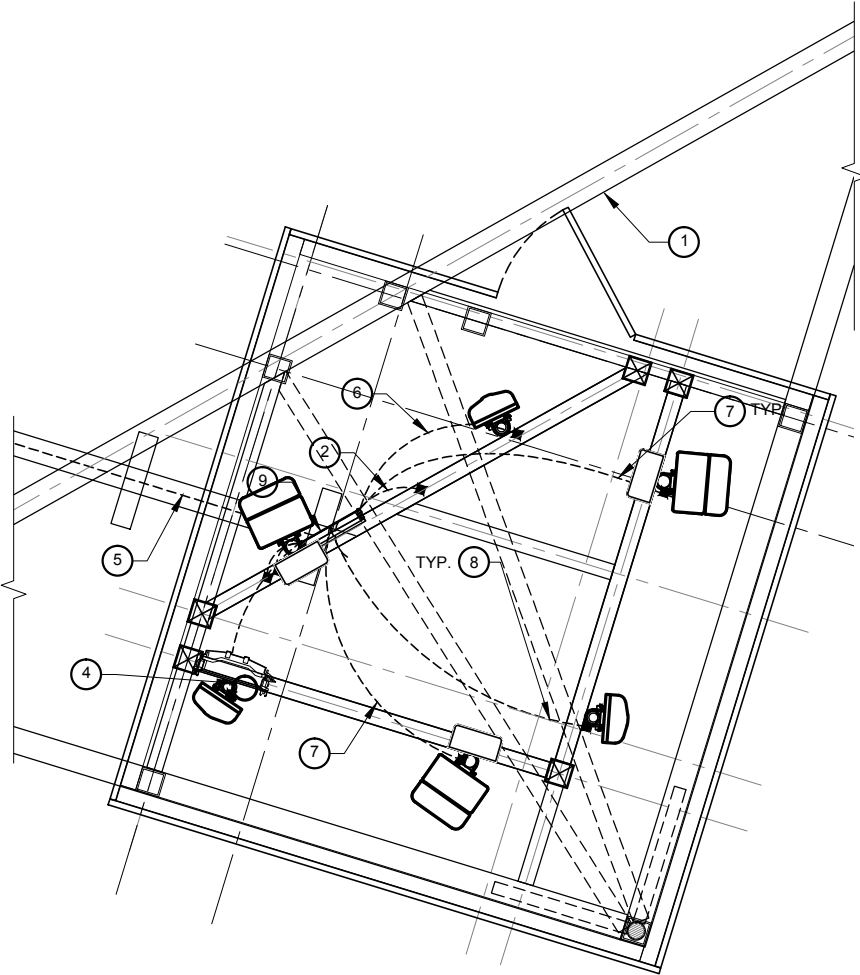
MECHANICAL CONNECTION
- GROUND ROD

GROUND BAR
- EXOTHERMIC CONNECTION

GROUND WIRE



1 PROPOSED EQUIPMENT GROUNDING PLAN
SCALE: N.T.S.



2 PROPOSED ANTENNA/EQUIPMENT GROUNDING PLAN
SCALE: N.T.S.



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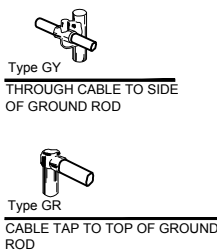
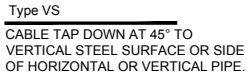
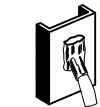
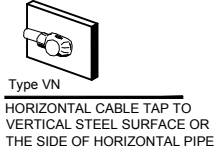
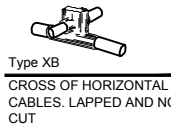
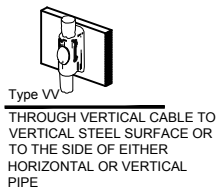
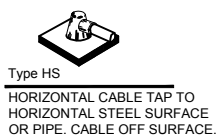
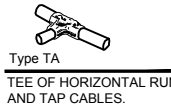
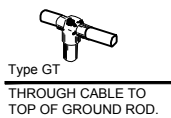
SHEET TITLE

GROUNDING PLAN

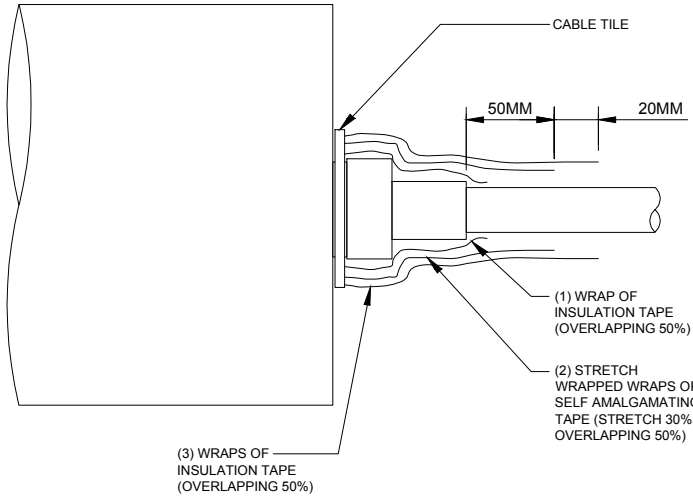
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E-2

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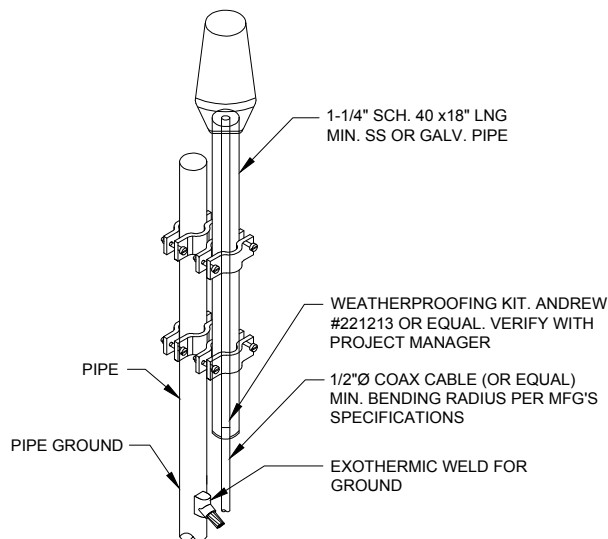


1 EXOTHERMIC WELD DETAILS
EXOTHERMIC AND HARGER ULTRAWELD OR APPROVED EQUAL



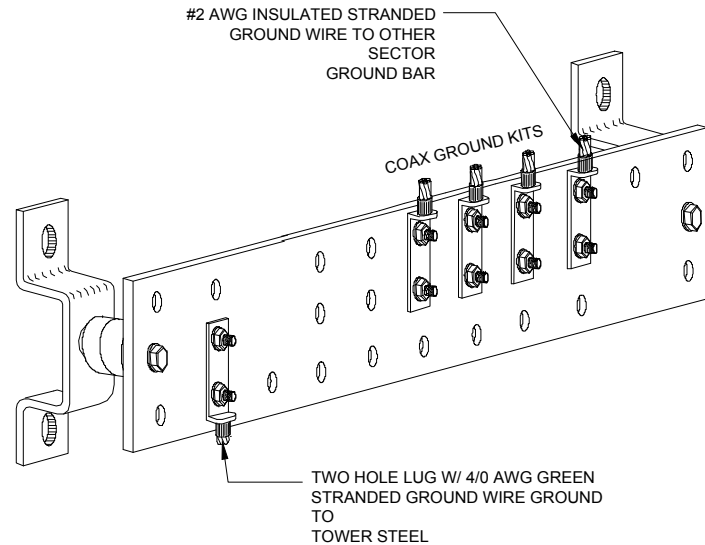
2 RF JUMPER CONNECTION DETAIL
SCALE: N.T.S.

1. THE GPS ANTENNA MOUNT IS DESIGNED TO FASTEN TO A STANDARD 1-1/4"Ø, SCH. 40 GALVANIZED OR STAINLESS STEEL PIPE. THE PIPE MUST BE THREADED AT THE ANTENNA MOUNT END. THE PIPE SHALL BE CUT TO THE REQUIRED LENGTH (MIN OF 18") USING A HAND OR ROTARY PIPE CUTTER TO ASSURE A SMOOTH PERPENDICULAR CUT. THE CUT PIPE END SHALL BE DEBURRED AND SMOOTH IN ORDER TO SEAL AGAINST THE NEOPRENE GASKET ATTACHED TO THE ANTENNAS MOUNT.
2. GPS ANTENNA MUST BE PLUMB TO WITHIN 1/8" OVER 6'-0"
3. GPS TO BE PLACED WITH OPTIMUM 360° VIEW OF SKY; WHEN PLACING ON THE SIDE OF A WALL OR VERTICAL STRUCTURE, GPS MUST BE A MINIMUM OF 3' AWAY ON STANDOFFS AND HAVE MIN. 120° VIEW OF SOUTHERN SKY.



4 GPS ANTENNA DETAIL
SCALE: N.T.S.

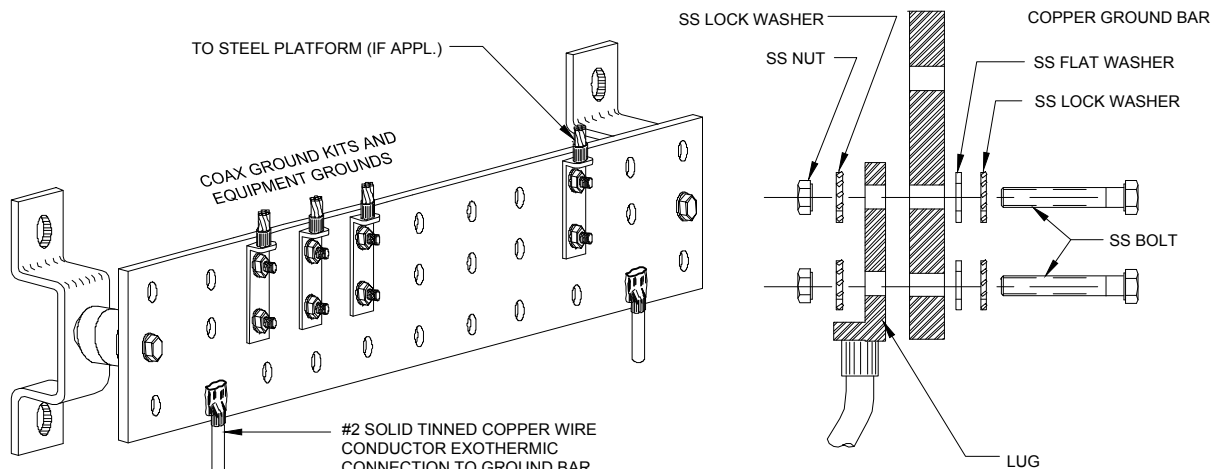
3 NOT USED
SCALE: N.T.S.



NOTES:

1. TINNED COPPER GROUND BAR, 1/4" X 4" X 20" NEWTON INSTRUMENTS CO. CAT. NO. B-6142 OR APPROVED EQUAL; HOLE CENTERS TO MATCH NEMS DOUBLE LUG CONFIGURATION
2. INSULATORS TO BE NEWTON CAT. NO. 3015-8 OR APPROVED EQUAL
3. 5/8" LOCK WASHERS; NEWTON CAT. NO. A-6056 OR APPROVED EQUAL
4. 5/8" - 11 X 1" M.M.C.S. BOLTS; NEWTON CAT. NO. 3012-1 OR APPROVED EQUAL
5. COAT ALL SURFACES WITH 'KOPER SHIELD' BEFORE MATING
6. ALL HARDWARE TO BE STAINLESS STEEL UNLESS OTHERWISE NOTED
7. NUTS TO FACE OUT

5 GROUND COLLECTOR BAR
SCALE: N.T.S.



6 MASTER GROUND BAR
SCALE: N.T.S.

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E-3

PART 1 GENERAL

1.00 GENERAL REQUIREMENTS

THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL SAFETY PRECAUTIONS AND REGULATIONS DURING THE WORK. ALL GENERAL NOTES AND STANDARD DETAILS ARE THE MINIMUM REQUIREMENTS TO BE USED IN CONDITIONS WHICH ARE NOT SPECIFICALLY SHOWN OTHERWISE. ALL SYMBOLS AND ABBREVIATIONS ARE CONSIDERED CONSTRUCTION INDUSTRY STANDARDS. IF A CONTRACTOR HAS A QUESTION REGARDING THEIR EXACT MEANING THE ARCHITECT/ENGINEER SHALL BE NOTIFIED FOR CLARIFICATIONS. WHERE SPECIFIED, MATERIALS TESTING SHALL BE TO THE LATEST STANDARDS AVAILABLE AS REQUIRED BY THE LOCAL GOVERNING AGENCY RESPONSIBLE FOR RECORDING THE RESULTS. THE CONTRACTOR SHALL PROVIDE THE MATERIALS APPROVED BY THE FIRE MARSHALL FOR FILLING OR SEALING PENETRATIONS THROUGH FIRE RATED ASSEMBLIES. ALL DIMENSIONS TAKE PRECEDENCE OVER SCALE UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE SECURITY OF THE SITE FROM THE START OF THE PROJECT TO THE COMPLETION OF THE PROJECT. THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO BID TO ASSESS CONDITIONS THAT MAY ADVERSELY AFFECT THE WORK OR THE COST OF THE WORK. THE CONTRACTOR SHALL FIELD VERIFY THE DIMENSIONS, ELEVATIONS, ETC. NECESSARY FOR THE PROPER CONSTRUCTION OF NEW PORTION OF THE WORK AND ALIGNMENT OF THE NEW PORTION OF THE WORK TO THE EXISTING WORK. THE CONTRACTOR SHALL MAKE ALL MEASUREMENTS NECESSARY FOR FABRICATION AND ERECTION OF STRUCTURAL MEMBERS. ANY DISCREPANCIES SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE A & E. NEW CONSTRUCTION ADDED TO EXISTING CONSTRUCTION SHALL BE MATCHED IN FORM, TEXTURE, MATERIAL AND PAINT COLOR EXCEPT AS NOTED IN THE PLANS. NO CHANGES ARE TO BE MADE TO THESE PLANS WITHOUT THE KNOWLEDGE AND WRITTEN CONSENT OF THE A & E. ANY REFERENCE TO THE WORDS APPROVED OR APPROVAL IN THESE DOCUMENTS SHALL BE HERE DEFINED TO MEAN GENERAL ACCEPTANCE OR REVIEW AND SHALL NOT RELIEVE THE CONTRACTOR AND/OR HIS SUB-CONTRACTORS OF ANY LIABILITY IN FURNISHING THE REQUIRED MATERIALS OR LABOR SPECIFIED. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY BLOCKING, BACKING, FRAMING, HANGERS OR SUPPORTS FOR INSTALLATION OF ITEMS INDICATED ON THE DRAWINGS. ALL WORK PERFORMED AND MATERIALS INSTALLED SHALL CONFORM TO THE REQUIREMENTS OF THE LATEST EDITIONS OF THE FOLLOWING CODES/SPECIFICATIONS:

- LATEST LOCAL JURISDICTIONAL BUILDING CODES.
- ALL APPLICABLE LOCAL, STATE, AND FEDERAL CODES AND REGULATIONS
- AMERICAN CONCRETE INSTITUTE (ACI)
- AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM)
- ANSI/EIA - 222 - E
- UNIFORM BUILDING CODE (UBC)
- BUILDING OFFICIALS & CODE ADMINISTRATION (BOCA)
- NATIONAL ELECTRICAL CODE (NEC) WITH ALL AMENDMENTS

- AMERICAN INSTITUTE FOR STEEL CONSTRUCTION OR SPECIFICATIONS (AISC)
- UFE SAFETY CODE NIFFA - 101
- FEDERAL AVIATION REGULATIONS

1.01 CARRIER REPRESENTATIVE

A. THE SITE DEVELOPMENT MANAGER (SDM) OR HIS DESIGNEE (INCLUDING BUT NOT LIMITED TO THE ARCHITECT/ ENGINEER, OR CONSTRUCTION MANAGER) SHALL SERVE AS THE SINGLE POINT OF CONTACT

B. BETWEEN THE CONTRACTOR AND OWNER, NOT WITHSTANDING THE REQUIREMENTS SPECIFIED HEREIN, THE SDM OR DESIGNATED REPRESENTATIVE IS EMPOWERED TO DIRECT THE CONTRACTOR TO VARY OR CHANGE FROM THE PLANS AND SPECIFICATIONS AS CIRCUMSTANCES OR CONDITIONS ARISE.

C. CONTRACTOR SHALL VARIFY ALL CHANGES ARE ACCEPTED BY THE ENGINEER OF RECORD.

1.02 INTENT

A. THE DRAWINGS AND SPECIFICATIONS ARE INTENDED TO BE FULLY EXPLANATORY AND COMPLEMENTARY. HOWEVER, SHOULD ANYTHING BE SHOWN, INDICATED OR SPECIFIED ON ONE AND NOT THE OTHER, IT SHALL BE THE SAME AS IF SHOWN, INDICATED OR SPECIFIED IN BOTH. THESE NOTES SHALL BE CONSIDERED A PART OF THE WRITTEN SPECIFICATIONS.

B. THESE SPECIFICATIONS AND DESIGN DRAWINGS ACCOMPANYING THEM DESCRIBE THE WORK TO BE PERFORMED AND THE MATERIALS TO BE FURNISHED FOR THE CONSTRUCTION OF THE PROJECT.

C. THE INTENTION OF THE DOCUMENTS IS TO INCLUDE ALL LABOR AND MATERIALS REASONABLY NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK AS INDICATED IN THE DOCUMENTS.

D. THE PURPOSE OF THE SPECIFICATIONS IS TO SUPPLEMENT THE INTENT OF THE DRAWINGS AND TO DESIGNATE A PROCEDURE, TYPE, OR QUALITY OF MATERIALS REQUIRED TO COMPLETE THE WORK.

E. MINOR DEVIATIONS FROM THE DESIGN LAYOUT ARE ANTICIPATED AND SHALL BE CONSIDERED AS PART OF THE WORK. HOWEVER, NO CHANGES THAT ALTER THE CHARACTER INTENT OF THE DESIGN WILL BE MADE OR PERMITTED WITHOUT A CHANGE ORDER FROM THE OWNER.

1.03 CONFLICTS

A. THE CONTRACTOR AND EACH SUBCONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL MEASUREMENTS AT THE SITE BEFORE ORDERING ANY MATERIALS OR PERFORMING ANY WORK. NO EXTRA CHARGE OR COMPENSATION SHALL BE ALLOWED DUE TO DIFFERENCES BETWEEN ACTUAL DIMENSION AND DIMENSIONS INDICATED ON THE CONSTRUCTION DRAWINGS. ANY SUCH DISCREPANCY IN DIMENSIONS WHICH MAY INADVERTENTLY OCCUR SHALL BE SUBMITTED TO THE SDM OR DESIGNATED REPRESENTATIVES FOR CONSIDERATION BEFORE THE CONTRACTOR PROCEEDS WITH WORK IN THE AFFECTED AREAS.

B. THE CONTRACTOR SHALL NOTIFY

A & E OF ANY ERRORS, OMISSIONS, OR DISCREPANCIES AS THEY MAY BE DISCOVERED IN THE PLANS, SPECIFICATIONS AND NOTES PRIOR TO STARTING CONSTRUCTION, INCLUDING BUT NOT LIMITED TO DEMOLITION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY ERRORS, OMISSIONS, OR INCONSISTENCIES AFTER THE START OF CONSTRUCTION THAT HAVE NOT BEEN BROUGHT TO THE ATTENTION OF THE A & E AND SHALL INCUR ANY7 EXPENSES REQUIRED TO RECTIFY THE SITUATION. THE METHOD OF CORRECTION SHALL BE APPROVED BY THE A & E.

C. THE CONTRACTOR, IF AWARDED THE CONTRACT, WILL NOT BE ALLOWED ANY EXTRA COMPENSATION BY REASON OF ANY MATTER OR THING WHICH THE CONTRACTOR MIGHT NOT HAVE FULLY INFORMED HIMSELF PRIOR TO BIDDING.

D. NO PLEA OF IGNORANCE OF CONDITIONS THAT EXIST, OR OF DIFFICULTIES THAT MAY BE ENCOUNTERED OR OF ANY OTHER RELEVANT MATTER CONCERNING THE WORK TO BE PERFORMED WILL BE ACCEPTED AS A REASON FOR ANY FAILURE OR OMISSION ON THE PART OF THE CONTRACTOR TO FULFILL THE REQUIREMENTS OF THE CONTACT DOCUMENTS.

1.04 BIDDING PROCESS -- INSTRUCTIONS TO BIDDERS

A. CARRIER REQUESTS A FIRM LUMP SUM BID FOR ALL WORK DESCRIBED IN THE CONTRACT, AS INDICATED IN THESE CONSTRUCTION DRAWINGS/SPECIFICATIONS, APPARENT WITH FIELD VISIT, AND ACCORDING TO ANY OTHER AGREEMENTS AND DIRECTION.

B. BIDDER WILL GUARANTEE BIDS FOR 60 DAYS FROM BID DUE DATE. BIDS SHALL INCLUDE ALL APPLICABLE STATE AND FEDERAL TAXES.

C. PROPOSAL: (AS OUTLINED IN BID DOCUMENTS) IT IS UNDERSTOOD BY OWNER, THAT THE BIDDER IN SUBMITTING HIS BID, WARRANTS THAT HE HAS CAREFULLY EXAMINED THE SITE OF THE PROJECT TO ACQUAINT HIMSELF WITH:

1. SURROUNDING PROPERTIES.
2. MEANS OF APPROACH TO THE SITE.
3. CONDITIONS OF THE ACTUAL JOB SITE.
4. FACILITIES FOR DELIVERING, STORING, PLACING, HANDLING AND REMOVAL OF MATERIALS AND EQUIPMENT.
5. ANY AND ALL DIFFICULTIES THAT MAY BE ENCOUNTERED DURING THE EXECUTION OF ALL WORK IN ACCORD WITH THE CONTRACT DOCUMENTS.

1.05 CONTRACTS AND WARRANTIES

A. ABBREVIATED FORM OF AGREEMENT BETWEEN CARRIER REPRESENTATIVE AND CONTRACTOR MAY BE USED AND WILL BE EMPLOYED FOR CONTRACT PURPOSES.

B. UNLESS ARRANGED OTHERWISE, EACH CONTRACTOR IS RESPONSIBLE FOR FILING THE BUILDING PERMIT AT THE LOCAL JURISDICTION AS THE CONTRACTOR OF RECORD, AND PROVIDE JURISDICTION WITH ALL PROOF REQUIRED TO OPERATE AS A CONTRACTOR IN THAT JURISDICTION.

C. A COPY OF THE APPROVED DRAWINGS SHALL BE KEPT IN A PLACE SPECIFIED BY THE GOVERNING AGENCY AND BY LAW SHALL BE AVAILABLE FOR INSPECTION AT ALL TIMES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE ALL

CONSTRUCTION SETS REFLECT THE SAME INFORMATION AS THE APPROVED DRAWINGS. THE CONTRACTOR SHALL ALSO MAINTAIN ONE SET OF DRAWINGS AT THE SITE FOR THE PURPOSE OF DOCUMENTING ALL AS-BUILT DRAWINGS TO THE A & E AT THE CONCLUSION OF THE PROJECT, OR TO TMO, AS DIRECTED.

D. THE CONTRACTOR SHALL BE REIMBURSED, AT FACE VALUE, FOR THE AMOUNT OF ANY FEE PAID AS FOLLOWS:

1. PLAN REVIEW FEE.
2. BUILDING PERMIT FEE.
3. CONNECTIONS AND INSPECTION FEES.

EACH CONTRACTOR IS RESPONSIBLE FOR APPLICATION & PAYMENT OF CONTRACTOR LICENSES & BONDS.

1.06 STORAGE

A. DO NOT USE THE CARRIER EQUIPMENT SPACE FOR STORAGE OF TOOLS OR MATERIALS WITHOUT WRITTEN SDM APPROVAL.

B. ALL MATERIALS MUST BE STORED IN A LEVEL AND DRY LOCATION AND IN A MANNER THAT WILL NOT OBSTRUCT THE FLOW OF OTHER WORK. ANY EQUIPMENT OR MATERIAL STORAGE METHOD MUST MEET ALL RECOMMENDATIONS OF THE MANUFACTURER.

C. WHEN STORING MATERIALS ENSURE EVEN DISTRIBUTION OVER THE FLOOR OR ROOF SO AS NOT TO EXCEED THE DESIGNED LIVE LOADS FOR THE STRUCTURE. TEMPORARY SHORING OR BRACING SHALL BE PROVIDED WHERE THE STRUCTURE OF SOIL HAS NOT ATTAINED THE DESIGN STRENGTH FOR THE CONDITIONS PRESENT.

1.07 PROTECTION

A. PROTECT FINISHED SURFACES, INCLUDING JAMBS AND WALLS USED AS PASSAGEWAYS THROUGH WHICH EQUIPMENT AND MATERIALS WILL PASS.

B. PROVIDE PROTECTION FOR EQUIPMENT ROOM SURFACES PRIOR TO ALLOWING EQUIPMENT OR MATERIAL TO BE MOVED OVER SUCH SURFACES.

C. MAINTAIN FINISHED SURFACES CLEAN, UNMARRED AND SUITABLY PROTECTED UNTIL JOB SITE IS ACCEPTED BY THE SDM.

D. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL PROTECT ALL AREAS FROM DAMAGE WHICH MAY OCCUR DURING CONSTRUCTION. ANY DAMAGE TO NEW OR EXISTING SURFACES, STRUCTURES OR EQUIPMENT SHALL BE IMMEDIATELY REPAIRED OR REPLACED TO THE SATISFACTION OF THE PROPERTY OWNER. THE CONTRACTOR SHALL BEAR THE EXPENSE OF REPAIRING OR REPLACING ANY DAMAGED AREAS.

1.08 REPAIRS AND REPLACEMENTS

A. IN EVENT OF DAMAGES, THE CONTRACTOR SHALL NOTIFY OWNER SDM, THEN PROMPTLY MAKE ALL REPLACEMENTS AND REPAIRS AT NO ADDITIONAL COST TO OWNER.

B. ADDITIONAL TIME THAT IS REQUIRED TO SECURE REPLACEMENTS AND TO MAKE REPAIRS WILL NOT BE CONSIDERED BY OWNER TO JUSTIFY EXTENSION IN THE CONTRACT TIME FOR COMPLETION.

1.09 TEMPORARY FACILITIES

A. WATER: WATER IS NOT AVAILABLE TO THE CONTRACTORS ON SITE.

B. LIGHT, TELEPHONE AND POWER: LIGHT AND POWER ARE AVAILABLE ON SITE. IF NOT, THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING TEMPORARY POWER (FOR THE OPERATION OF TOOLS, EQUIPMENT AND LIGHTING NECESSARY FOR FACILITY CONSTRUCTION), WATER AND TOILET FACILITIES. TELEPHONE: EACH CONTRACTOR TO PROVIDE HIS OWN TELEPHONE ACCESS IF REQUIRED. CONTRACTORS ARE NOT TO USE OWNER PHONES.

C. IF PERMANENT POWER IS COMPLETED, ALL CONTRACTORS MAY USE THE SERVICE CONNECTION FOR PRODUCTION WORK ONLY, PROVIDED THAT ELECTRICAL CORDS AND CONNECTIONS ARE FINISHED BY CONTRACTORS AND ARE DISCONNECTED AND PROPERLY STORED DURING NON-WORKING HOURS.

1.10 CLEAN UP

A. THE CONTRACTOR SHALL AT ALL TIMES KEEP THE SITE FREE FROM ACCUMULATION OF WASTE MATERIALS OR RUBBISH CAUSED BY THEIR EMPLOYEES AT WORK, AND AT THE COMPLETION OF THE WORK, THEY SHALL REMOVE ALL RUBBISH FROM AND ABOUT THE BUILDING, INCLUDING ALL TOOLS, SCAFFOLDING AND SURPLUS MATERIALS. AND SHALL LEAVE THE WORK AREA CLEAN AND READY FOR USE EACH DAY.

B. EXTERIOR: VISUALLY INSPECT EXTERIOR SURFACES AND REMOVE ALL TRACES OF SOIL, WASTE MATERIAL, DUST, SMUDGES, AND OTHER FOREIGN MATTER.

1. REMOVE ALL TRACES OF SPLASHED MATERIALS FROM ADJACENT SURFACES.
2. IF NECESSARY TO ACHIEVE A UNIFORM DEGREE OF CLEANLINESS, HOSE DOWN THE EXTERIOR OF THE STRUCTURE.

C. INTERIOR: VISUALLY INSPECT INTERIOR SURFACES AND REMOVE ALL TRACES OF SOIL, WASTE MATERIAL, SMUDGES AND OTHER FOREIGN MATTER.

1. REMOVE ALL TRACES OF SPLASHED MATERIALS FROM ADJACENT SURFACES.
2. REMOVE PAINT DROPPINGS, SPOTS, STAINS AND DIRT FROM FINISHED SURFACES.

D. CONTRACTOR SHALL WASH AND WAX FLOOR PRIOR TO FINAL ACCEPTANCE FROM SDM. WAX SHALL BE THE ANTI-STATIC TYPE.

1.11 CHANGE ORDER PROCEDURE

A. CHANGE ORDER MAY BE INITIATED BY THE SDM, AND OR THE CONTRACTOR. THE CONTRACTOR, UPON VERBAL REQUEST FROM THE SDM, SHALL PREPARE WRITTEN PROPOSAL DESCRIBING THE CHANGE IN WORK OR MATERIALS AND ANY CHANGES IN THE CONTRACT AMOUNT AND PRESENT IT TO THE SDM FOR APPROVAL. SUBMIT REQUESTS FOR SUBSTITUTIONS IN THE FORM AND IN ACCORDANCE WITH PROCEDURES REQUIRED FOR CHANGE ORDER PROPOSALS. ANY CHANGES IN THE SCOPES OF WORK OR MATERIALS WHICH ARE PERFORMED BY THE CONTRACTOR WITHOUT A WRITTEN CHANGE ORDER AS DESCRIBED AND APPROVED BY THE SDM SHALL BECOME THE SOLE RESPONSIBILITY OF THE CONTRACTOR

1.12 RELATED DOCUMENTS AND COORDINATION

A. GENERAL CARPENTRY, ELECTRICAL AND ANTENNA DRAWINGS ARE INTERRELATED. IN PERFORMANCES OF THE WORK EACH CONTRACTOR JUST REFERS ALL DRAWINGS. ALL COORDINATION TO BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

B. THE CONTRACTOR SHALL SUPERVISE AND COORDINATE ALL WORK, USING HIS PROFESSIONAL KNOWLEDGE AND SKILLS. HE IS SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES AND PROCEDURES, AND FOR SUPERVISING, SEQUENCING AND COORDINATING ALL PORTIONS OF THE WORK.

1.13 SHOP DRAWINGS

A. CONTRACTOR TO SUBMIT SHOP DRAWINGS AS REQUIRED AND LISTED IN THESE SPECIFICATIONS AND THROUGH THE GENERAL CONTRACT TO THE SDM FOR APPROVAL.

B. SHOP DRAWINGS FOR ALL STRUCTURAL STEEL SHALL BE SUBMITTED TO THE ENGINEER OF RECORD UNLESS SPECIFICALLY NOTED OTHERWISE; CONTRACTOR SHALL NOT FABRICATE STEEL UNTIL DRAWINGS HAVE BEEN ACCEPTED IN WRITING

C. ALL SHOP DRAWINGS TO BE REVISED, CHECKED AND CORRECTED BY GENERAL CONTRACTOR PRIOR TO SUBMITTAL TO THE SDM

1.14 PRODUCTS AND SUBSTITUTIONS

A. SUBMIT 3 COPIES OF EACH REQUEST FOR SUBMISSION. IN EACH REQUEST IDENTIFY THE PRODUCT FABRICATION OR INSTALLATION METHOD TO BE REPLACED BY THE SUBSTITUTION. INCLUDE RELATED INPSECTIONS AND DRAWING NUMBERS, AND COMPLETE DOCUMENTATION SHOWING COMPLIANCE WITH THE REQUIREMENTS FOR SUBSTITUTIONS.

B. ALL NECESSARY PRODUCT DATA AND CUT SHEETS SHOULD PROPERLY INDICATES AND DESCRIBE ITEMS, PRODUCTS AND MATERIALS BEING INSTALLED. THE CONTRACTOR SHALL, IF DEEMED NECESSARY BY THE SDM, SUBMIT ACTUAL SAMPLES TO THE SDM FOR APPROVAL IN LIEU OF CUT SHEETS.

1.15 COMPLIANCE

A. ALL MATERIALS, DESIGN AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CODES (SOME ARE LISTED HEREIN) ORDINANCES, AND AUTHORITIES HAVING JURISDICTION OVER THE WORK. UPON THE COMPLETION OF THE WORK, THE CONTRACTOR SHALL PROVIDE CARRIER WITH THE CERTIFICATES OF OCCUPANCY (IF REQUIRED), JOB SITE PERMITTED PLANS AND INSPECTION CARD WITH ALL FINAL INSPECTION SIGNATURES AND OTHER LEGAL DOCUMENTS TO VERIFY SUCH COMPLIANCES. WHERE NO CODES EXIST, THE WORK SHALL CONFORM TO THE UNIFORM BUILDING CODE AND/OR THE SPECIFICATIONS HEREIN, WHICHEVER IS MORE STRINGENT AND A DOCUMENT STATEMENT SHALL BE FURNISHED TO THIS EFFECT.

B. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY COMPLIANCE WITH THE GOVERNING CODES AND TO NOTIFY THE SDM OF ANY DISCREPANCIES PRIOR TO

PERFORMING WORK.

C. REFERENCES TO ANY STANDARD OR CODE OF PRACTICES IN THIS SPECIFICATION SHALL BE DEEMED TO MEAN THE EDITION CURRENT AT THE TIME OF AWARD OF THE CONTRACT.

D. THE TELECOMMUNICATIONS EQUIPMENT SPACE SHOWN IN THESE DRAWINGS IS NOT CUSTOMARILY OCCUPIED. WORK TO BE PERFORMED IN THIS FACILITY CANNOT REASONABLY BE PERFORMED BY PERSONS WITH A SEVERE IMPAIRMENT TO MOBILITY, SIGHT OR HEARING, THEREFORE, PER THE APPLICABLE CODES; THIS FACILITY SHALL BE EXEMPTED FROM ALL TITLE 24 ACCESS REQUIREMENTS.

E. THE CONTRACTOR SHALL COMPLY WITH ALL ZONING AND SITE ACQUISITION SPECIAL STIPULATIONS AS OUTLINED IN THE JOB SPECIFICATIONS, OR AS DIRECTED BY THE SDM.

1. ANSI/EIA - 222 - E
 2. UNIFORM BUILDING CODE (UBC)
 3. BUILDING OFFICIALS & CODE ADMINISTRATION (BOCA)
 4. NATIONAL ELECTRICAL CODE (NEC) WITH ALL AMENDMENTS
 5. AMERICAN INSTITUTE FOR STEEL CONSTRUCTION OR SPECIFICATIONS (AISC)
 6. LIFE SAFETY CODE NFFA - 101
 7. FEDERAL AVIATION REGULATIONS
- 1.16 ADMINISTRATION

A. THE CONTRACTOR SHALL FURNISH TO THE SDM WITH THE NAME AND CONTACT TELEPHONE NUMBERS (MOBILE, PAGER AND RESIDENCE NOTE) OF THE CARRIER APPROVED ON-SITE SUPERVISOR. ANY CHANGES IN SUPERVISION MUST BE REPORTED TO THE SDM IMMEDIATELY AND ARE SUBJECT TO CARRIER APPROVAL.

1.17 PERMIT AND LICENSES

A. THE CONTRACTOR SHALL OBTAIN, AT HIS OWN EXPENSE, ALL REQUIRED LOCAL, STATE, AND/OR COUNTY CONSTRUCTION PERMITS AND LICENSES. COPEs OF ALL PERMITS SHALL BE SENT TO SDM. APPROVALS FROM RELEVANT PLANNING BOARD, ENVIRONMENTAL BOARDS, AND/OR OTHER COMMITTEE WILL BE SUPPLIED BY OTHERS, BUT MUST BE CONFIRMED BY THE CONTRACTOR WITH THE SDM PRIOR TO THE APPLICATION FOR CONSTRUCTION PREMISES.

B. FAA APPROVAL WILL BE SUPPLIED BY OTHERS BUT MUST BE CONFIRMED BY THE CONTRACTOR WITH THE SDM PRIOR TO THE ERECTING OF TOWER (IF APPLICABLE).

- C. FOR CONSTRUCTION SCHEDULING REFER TO THE INSTRUCTIONS PROVIDED BY THE SDM ITEMS TO BE INCLUDED:
1. CLEARING AND GRUBBING
 2. BUILDING PERMIT
 3. SHELTER DELIVERY AND PLACEMENT
 4. BUILDING FOUNDATION EXCAVATION
 5. ACCESS ROAD
 6. COMMERCIAL AC POWER
 7. BUILDING FOUNDATION FORMING
 8. INSPECTIONS
 9. LANDSCAPING
 10. GROUNDING SYSTEM
 11. ANTENNA INSTALLATION

D. PRIOR TO COMMENCING THE WORK THE GENERAL CONTRACTOR SHALL SCHEDULE AN ON-SITE MEETING WITH ALL MAJOR PARTIES TO THE PROCESS. THIS WOULD INCLUDE (THOUGH NOT LIMITED TO) THE DESIGNATED REPRESENTATIVES OF

EACH SUB-CONTRACTOR

E. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES BOTH HORIZONTALLY & VERTICALLY PRIOR TO START OF CONSTRUCTION. ANY DISCREPANCIES OR QUESTIONS AS TO THE INTERPRETATION OF PLANS SHOULD BE IMMEDIATELY REPORTED TO THE ARCHITECT/ENGINEER FOR RESOLUTION & INSTRUCTION, AND NO FURTHER WORK SHALL BE PERFORMED UNTIL DISCREPANCY IS CHECKED & CORRECTED BY THE ARCHITECT/ENGINEER. FAILURE TO THE SECURE SUCH INSTRUCTION MEANS CONTRACTOR WILL HAVE WORKED AT HIS OWN RISK AND EXPENSES. CONTRACTOR SHALL CALL ALL APPROPRIATE UTILITY COMPANIES 48 HOURS PRIOR TO START OF CONSTRUCTION TO HAVE UNDERGROUND UTILITIES LOCATED & MARKED.

F. THE CONTRACTOR SHALL BE EQUIPPED WITH A MEANS OF CONSTANT COMMUNICATIONS, SUCH AS A CELLULAR PHONE, AND BE AVAILABLE IN A REASONABLE AMOUNT OF TIME TO

THE CONTRACTOR IS RESPONSIBLE FOR ALL SAFETY INCLUDING BUT NOT LIMITED TO PROTECTION OF ALL SITE PERSONNEL AND THE GENERAL PUBLIC DURING THE ENTIRE SITE

REVISIONS									
NO	DESCRIPTION	DATE	BY	ML	ML				
A	ISSUED FOR REVIEW	04/26/17							
B	ISSUED FOR ZONING	05/12/17							

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800 WAYZATA BLVD
WAYZATA, MN 55391

DRAWN BY:	ML
CHECKED BY:	DM
DATE:	10/26/16
PROJECT #:	99-008

SHEET TITLE
GENERAL NOTES
AND SPECIFICATIONS

SHEET NUMBER

SP-1

A. CONSTRUCTION PERIOD. HE SHALL TAKE ALL REASONABLE PRECAUTIONS TO PLACE AND MAINTAIN BARRICADES, LAMPS, SIGNAGE

CONSTRUCTION NOTES

1. ELEVATIONS ARE ABOVE MEAN SEA LEVEL.
2. ALL EXISTING EASEMENTS, PROPERTY LINES, SECTION LINES AND ROADWAYS ARE INDICATED ON THIS DRAWING TO THE BEST OF THE ARCHITECTS KNOWLEDGE AS GATHER BY VISUAL INSPECTION, SURVEY DRAWINGS, AND INFORMATION RECEIVED FROM THE CARRIER.
3. ALL CONSTRUCTION SHALL CONFORM TO CURRENT LOCAL,, STATE, AND FEDERAL CODES.
4. THE CONTRACTOR SHALL TAKE ALL REASONABLE MEASURES TO PROTECT EXISTING STRUCTURES, UTILITIES, WALKWAYS, PAVEMENT AND OTHER FACILITIES FROM UNNECESSARY EXPOSURE TO DAMAGE.; ALL NEW UNDERGROUND TRENCHING SHALL BE HAND DUG.
5. THE CONTRACTOR SHALL LOCATE AND MARK ALL EXISTING UNDERGROUND POWER, TELCO, GROUNDING CONDUITS, AND ALL OTHER UTILITIES EASEMENTS AND/OR WIRES PRIOR TO TRENCHING. ANY DAMAGE CAUSED TO THE EXISTING UNDERGROUND SERVICES OR SYSTEMS SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. VERIFY WITH UTILITY NEW SERVICE HAS BEEN APPLIED FOR. THERE SHALL BE NO SPLICING OF GROUND CONDUCTORS BELOW GRADE.
6. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE SAFETY AND IF NECESSARY THE REPAIR OF ALL PUBLIC UTILITIES SERVICES SUCH AS GAS, TELEPHONE, ELECTRIC, CABLE, AND WATER.
7. DO NOT INTERRUPT SERVICES TO ANY ADJACENT STRUCTURES OR FACILITIES WITHOUT WRITTEN PERMISSION FROM THE PROPERTY OWNER.
8. EROSION CONTROL MEASURES SUCH AS SILT FENCING AND/OR HAYBALES SHALL BE UTILIZED TO PREVENT SOIL AND DEBRIS FROM CONTAMINATING ADJACENT PROPERTIES, ROADS, AND AREAS.
9. COMMENCEMENT OF CONSTRUCTION SHALL BEGIN ONLY WITH THE WRITTEN APPROVAL OF THE OWNER OR OWNER'S REPRESENTATIVE; ALL CONSTRUCTION AND MATERIAL ORDERING (WITH THE EXCEPTION OF THE TOWER) SHALL BE DONE WITH DRAWINGS LABELED "ISSUED FOR CONSTRUCTION
10. NO DUMPING SOILS ON SITE OR LEASE AREA, MUST BE HAULED OFF SITE.
11. ACCESS TO OTHER CUSTOMERS ON SITE CAN NOT BE BLOCKED AT ANYTIME .
12. ALL SAFETY HAZARDS MUST BE MARKED WITH WARNING TAPE OR SAFETY FENCE.

13. PROPER SIGNAGE MUST BE POSTED AT ACCESS OF COMPOUND PER OSHA SPEC.
14. ANY ACCIDENTS ON SITE MUST BE REPORTED TO CONTRACT OWNER WITHIN 2 HOURS OF EVENT.
15. GC'S ARE NOT TO CONTACT LANDOWNERS. ALL MATTERS MUST BE REPORTED TO PROJECT MANAGER AND TOWER OWNER.
16. PROVIDE 2 PULL STRINGS SECURELY FASTENED AT EACH END OF ALL CONDUITS. THE PULL STRINGS ARE TO BE 200 LB. TEST POLYETHYLENE CORD. PROVIDE CAP ON THE END OF EACH CONDUIT AND MARK AS SHOWN ON THIS SITE PLAN.

GENERAL GRADING NOTES

1. CONTOURS AND SPOT ELEVATIONS SHOWN ARE ONLY CONTROLS AND THE PROFILES THEY FORM SHALL BE SMOOTH AND CONTINUOUS.
2. THE CONTRACTOR SHALL EXERCISE SUFFICIENT SUPERVISORY CONTROL DURING GRADING TO INSURE COMPLIANCE WITH THE PLANS, SPECIFICATIONS, AND CODE WITHIN THEIR PURVIEW.
3. NATURAL VEGETATION SHALL BE RETAINED AND PROTECTED WHEREVER POSSIBLE. EXPOSURE OF SOIL TO EROSION BY REMOVAL OR DISTURBANCE OF VEGETATION SHALL BE LIMITED TO THE AREA REQUIRED FOR IMMEDIATE CONSTRUCTION OPERATION AND FOR THE SHORTEST PRACTICAL PERIOD OF TIME. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO AVOID ANY DAMAGE TO EXISTING FOLIAGE THAT LIES IN THE PROJECT AREA UNLESS DESIGNATED FOR REMOVAL AND SHALL BE LIABLE FOR SUCH DAMAGE AT HIS/HER EXPENSE.
4. DURING GRADING OPERATIONS AND PRIOR TO COMPLETION OF CONSTRUCTION, TEMPORARY DRAINAGE CONTROL SHALL BE PROVIDED TO PREVENT PONDING WATER AND IMPROPER DRAINAGE.5. PRIOR TO THE START OF GRADING ALL EXISTING VEGETATION AND DEBRIS, INCLUDING EXISTING STRUCTURES, FOOTINGS, FOUNDATIONS, RUBBLE, TREES AND ROOT SYSTEMS SHALL BE REMOVED FROM THE SITE.

6. THE EXPOSED SOILS SHALL THEN BE SCARIFIED TO A MINIMUM DEPTH OF 6 INCHES, BROUGHT TO PROPER MOISTURE CONTENT AND COMPACTED TO AT LEAST 90% OF THE MAXIMUM DENSITY, AS DETERMINED BY THE CURRENT UNIFORM BUILDING CODE.

7. FILL SLOPES SHALL BE COMPACTED BY MEANS OF SHEEP FOOT COMPACTOR OR OTHER SUITABLE EQUIPMENT. COMPACTING SHALL CONTINUE UNTIL SLOPES ARE STABLE AND THERE IS NOT AN APPRECIABLE AMOUNT OF LOOSE SOIL ON THE SLOPES.

8. THE MAXIMUM CUT AND FILL SLOPES SHALL BE 2:1.
9. CONTRACTOR SHALL MAKE SURE ALL SURVEY STAKING IS PRESERVED AND PROTECTED BY MEANS OF OFFSETS OR WORKING AROUND STAKES. CONTRACTOR

SHALL BE RESPONSIBLE FOR REESTABLISHING STAKES IF THEY ARE DISTURBED BY HIRING THE ORIGINAL SURVEYOR10. TOP SOIL SHALL BE STOCKPILED TO THE EXTENT PRACTICABLE ON THE SITE FOR USE ON AREAS TO BE REVEGATATED. ANY AND ALL STOCKPILES SHALL BE LOCATED AND PROTECTED FROM EROSION ELEMENTS.

11. TEMPORARY SILT FENCES SHALL BE INSTALLED ALONG ALL BOUNDARIES OF THE CONSTRUCTION LIMITS AS SHOWN ON THESE DRAWINGS OR REQUIRED BY LOCAL CODES.

12. MINIMUM BUILDING PAD DRAINAGE SHALL BE 2%. DRAINAGE SHALL BE A MINIMUM OF 0.3' DEEP AND BE CONSTRUCTED A MINIMUM OF 2' FROM THE TOP OF CUT OR FILL SLOPES. THE MINIMUM SLOPE OF SWALES SHALL BE 0.50%.

13. IF ANY UNFORESEEN SUBSURFACE STRUCTURES ARE ENCOUNTERED DURING CONSTRUCTION THEY SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING FURTHER.

14. ALL DEPRESSIONS WHERE WATER MAY POND WILL BE FILLED IN MADE EQUAL TO ADJACENT GRADES, CREATING A LARGER DRAINAGE SCHEME FOR THE SITE

SERVICE NOTES:

- A. ELECTRICAL PLANS, DETAILS, AND DIAGRAMS ARE DIAGRAMMATIC ONLY; VERIFY EXACT LOCATIONS AND MOUNTING HEIGHTS WITH OWNER; PLACEMENT AND ROUTING OF ALL COMPONENTS SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CODES
- B. SERVICE EQUIPMENT SHALL HAVE A FAULT WITHSTAND RATING EQUAL TO OR EXCEEDING THE MAXIMUM AVAILABLE FAULT CURRENT AT THE SUPPLY TERMINAL. INSTALLATION SHALL BE FREE FROM ALL FAULTS AND GROUNDS
- C. ALL ELECTRICAL EQUIPMENT, CONDUITS, AND SUPPORT SHALL BE ABLE TO WITHSTAND 80 M.P.H. WIND SPEED; EXPOSURE C
- D. ALL ELECTRICAL EQUIPMENT SHALL HAVE A PERMANENTLY AFFIXED NEOPRENE PLASTIC LABEL – BLACK ON WHITE; LETTER HEIGHT SHALL BE ¼"; ALL NAMEPLATES TO BE FASTENED WITH (2) STAINLESS STEEL SCREWS, NOT ADHESIVE

- E. ALL WIRING SHALL BE COPPER WITH THHN/THWN DUAL RATED 600V, COLOR CODED, #12 AWG MINIMUM UNLESS NOTED OTHERWISE

CONDUIT NOTES:

- F. RIGID CONDUIT SHALL BE U.L. LABEL GALVANIZED ZINC COATED WITH GALVANIZED ZINC INTERIOR AND SHALL BE USED WHEN INSTALLED IN OR UNDER CONCRETE SLABS, IN CONTACT WITH EARTH, UNDER PUBLIC ROADWAYS, IN MASONRY WALLS, OR EXPOSED ON

BUILDING EXTERIOR

- G. ELECTRICAL METALLIC TUBING SHALL BE U.L. LABEL; FITTING SHALL BE GLAND RING COMPRESSION TYPE

- H. CORING THROUGH FLOORS AND WALLS SHALL NOT BE DONE WITHOUT FINAL APPROVAL OF BUILDING OWNER OR OWNER REPRESENTATIVE

- I. CORING SHALL NOT BE PERFORMED DURING WORKING HOURS UNLESS OTHERWISE APPROVED BY THE OWNER

GENERAL NOTES:

- J. SUBMITTAL OF BID INDICATES CONTRACTOR IS FAMILIAR WITH ALL JOB SITE CONDITIONS AND WORK TO BE PERFORMED AS DETAILED AND OUTLINED IN THESE DRAWINGS

- K. THE ELECTRICAL PORTION OF THESE DRAWINGS IS ONLY A PART OF THE OVERALL DESIGN. IT IS NECESSARY FOR THE ELECTRICIAN TO CONSIDER ALL ASPECTS OF THIS PROJECT WHEN BIDDING AND PLANNING THE WORK

- L. IN THE EVENT OF A CONFLICTING DESIGN OR NOTATION, THE CONTRACTOR SHALL ASSUME THE MOST EXPENSIVE OR RESTRICTIVE METHOD UNTIL A CLARIFICATION IS MADE

- M. ALL THINGS, WHICH IN THE OPINION OF THE CONTRACTOR ARE DEFICIENCIES, OMISSIONS, CONTRADICTIONS, OR AMBIGUITIES, IN THESE DESIGN DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE WORK PROCEEDS; ALL CLARIFICATIONS MUST BE RECEIVED IN WRITING IN ORDER FOE THE MATTER TO BE CONSIDERED RESOLVED
- N. ELECTRICAL WORK SHALL INCLUDE BUT NOT LIMITED TO ALL MATERIALS AND LABOR TO COMPLETE ALL ELECTRICAL SYSTEMS INCLUDING LIGHTING, LOW VOLTAGE SYSTEMS, PANELS, POWER AND TELEPHONE DATA SERVICE, CONTROL WIRING, AND GROUNDING

- O. ALL WORK TO BE EXECUTED IN A WORKMAN LIKE MANNER AND SHALL PRESENT A NEAT, UNIFORM, AND WELL INSTALLED APPEARANCE; THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PROTECTION, CLEAN-UP AND RESTORATION OF OWNER FACILITIES ASSOCIATED WITH THE WORK

- P. SUBMITTAL OF BID INDICATES CONTRACTOR IS AWARE AND WILL CONFORM TO ALL LOADING AND UNLOADING RESTRICTIONS, ELEVATOR RESTRICTIONS, AND UNDERSTANDS OWNER EXPECTATION REGARDING TO THE SCHEDULE OF CORING AND OTHER TENANT IMPACTING ACTIVITIES

- Q. CONTRACTOR TO VERIFY ACCEPTANCE OF THESE PLANS AND DESIGNS WITH THE LOCAL UTILITY COMPANY ENGINEER BEFORE THE START OF ANY WORK AND ORDERING OF ANY MATERIAL

- R. CONTRACTOR TO VERIFY OWNER APPROVAL OF ANY PLANNED OUTAGES PRIOR TO SUBMITTAL OF BID



NO.		DATE		BY	
		DESCRIPTION			
A		ISSUED FOR REVIEW		04/25/17	ML
B		ISSUED FOR ZONING		05/12/17	ML

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WAYZATA, MN 55391

DRAWN BY:	ML
CHECKED BY:	DM
DATE:	10/26/16
PROJECT #:	99-008

SHEET TITLE
GENERAL NOTES
AND SPECIFICATIONS

SHEET NUMBER

SP-2

BOUNDARY & TOPOGRAPHIC SURVEY
FOR: BUELL CONSULTING, INC.

LEGAL DESCRIPTION:

Deed Instrument No. 4758584
Northeasterly 30 feet of Lot 12 and Southwesterly 1/3 of Lot 1, Block 10, "Wayzata Revised", according to the recorded plat thereof.
Deed Instrument No. 4758585
Lot 2, Block 10, "Wayzata Revised", except road, according to the recorded plat thereof.
Deed Instrument No. 4801597
Northeasterly 2/3 of Lot 1, Block 10, "Wayzata Revised", except road, according to the recorded plat thereof.

NOTES:

- The orientation of this bearing system is based on the Hennepin County coordinate grid (NAD 83-96 Adj.).
- The legal description and easement information used in the preparation of this survey is based on the Report of Title issued by U.S. Title Solutions bearing File No. 55755-MN1610-5039, having a date of Report of November 9, 2016.
- Existing utilities, services and underground structures shown hereon were located either physically, from existing records made available to us, by resident testimony, or by locations provided by Gopher State One Call, per Ticket No. 163142454. Other utilities and services may be present. Verification and location of all utilities and services should be obtained from the owners of the respective utilities prior to any design, planning or excavation.
- The property described hereon lies within Flood Zone X (areas determined to be outside the 0.2% annual chance flood plain) per Federal Insurance Rate Map No. 27053C 0307F, dated November 4, 2016.
- BENCHMARK: Top nut of hydrant located on the south side of Wayzata Blvd. East approximately 80 feet east of Chicago Ave. So.
Elevation = 972.88 feet. (NAVD 88)

SURVEY ITEMS PER TITLE REPORT:

- ITEM 8: Map - Wayzata Revised in Instrument No. 1421.
- ITEM 9: Resolution No. 2100 dated 2/1/1983 recorded 4/29/1983 in Instrument No. 4788954.
Said Resolution contains restrictions subsequent to approving variances in conjunction with the construction of an office building which affects the property described hereon.
- ITEM 10: Land Surveyors Certificate of Correction of Plat dated 1/5/1994 recorded 2/22/1994 in Instrument No. 6240846.
The correction contained in said Certificate does not affect the property described hereon.

LEASE AREA NO. 1 DESCRIPTION:

An area for lease purposes over and across that part of Lots 1 and 12, Block 10, "Wayzata Revised", according to the recorded plat thereof, Hennepin County, Minnesota, described as follows:

Commencing at the southwesterly corner of said Lot 12; thence North 17 degrees 21 minutes 37 seconds East, bearings based on Hennepin County Coordinate Grid, along the northwesterly line of said Block 10, a distance of 174.56 feet; thence South 72 degrees 56 minutes 50 seconds East a distance of 29.75 feet to the point of beginning of said lease area to be described; thence South 17 degrees 03 minutes 10 seconds West a distance of 8.00 feet; thence South 72 degrees 56 minutes 50 seconds East a distance of 19.00 feet; thence North 17 degrees 03 minutes 10 seconds East a distance of 8.00 feet; thence North 72 degrees 56 minutes 50 seconds West a distance of 19.00 feet to said point of beginning.

Said Lease Area No. 1 contains 152 square feet.

LEASE AREA NO. 2 DESCRIPTION:

An area for lease purposes over and across that part of Lot 2, Block 10, "Wayzata Revised", according to the recorded plat thereof, Hennepin County, Minnesota, described as follows:

Commencing at the southwesterly corner of Lot 12, said Block 10; thence North 17 degrees 21 minutes 37 seconds East, bearings based on Hennepin County Coordinate Grid, along the northwesterly line of said Block 10, a distance of 174.56 feet; thence South 72 degrees 56 minutes 50 seconds East a distance of 101.19 feet; thence North 17 degrees 03 minutes 10 seconds East, a distance of 0.45 feet to the point of beginning of said lease area to be described; thence North 17 degrees 02 minutes 37 seconds East a distance of 0.75 feet; thence North 60 degrees 48 minutes 06 seconds East a distance of 28.92 feet; thence South 72 degrees 56 minutes 50 seconds East a distance of 0.75 feet; thence South 17 degrees 02 minutes 40 seconds West a distance of 20.75 feet to said point of beginning.

Said Lease Area No. 2 contains 240 square feet.

ACCESS & UTILITY EASEMENT DESCRIPTION:

An easement for access and utility purposes over, under and across that part of Lots 1 and 12, Block 10, "Wayzata Revised", according to the recorded plat thereof, Hennepin County, Minnesota, described as follows:

Commencing at the southwesterly corner of said Lot 12; thence North 17 degrees 21 minutes 37 seconds East, bearings based on Hennepin County Coordinate Grid, along the northwesterly line of said Block 10, a distance of 174.56 feet to the point of beginning of said access and utility easement to be described; thence South 72 degrees 56 minutes 50 seconds East a distance of 29.75 feet; thence South 17 degrees 03 minutes 10 seconds West a distance of 8.00 feet; thence South 72 degrees 56 minutes 50 seconds East a distance of 19.00 feet; thence North 17 degrees 03 minutes 10 seconds East a distance of 8.00 feet; thence North 72 degrees 56 minutes 50 seconds West a distance of 19.00 feet to said point of beginning.

Said access and utility easement contains 629 square feet.

CERTIFICATION:

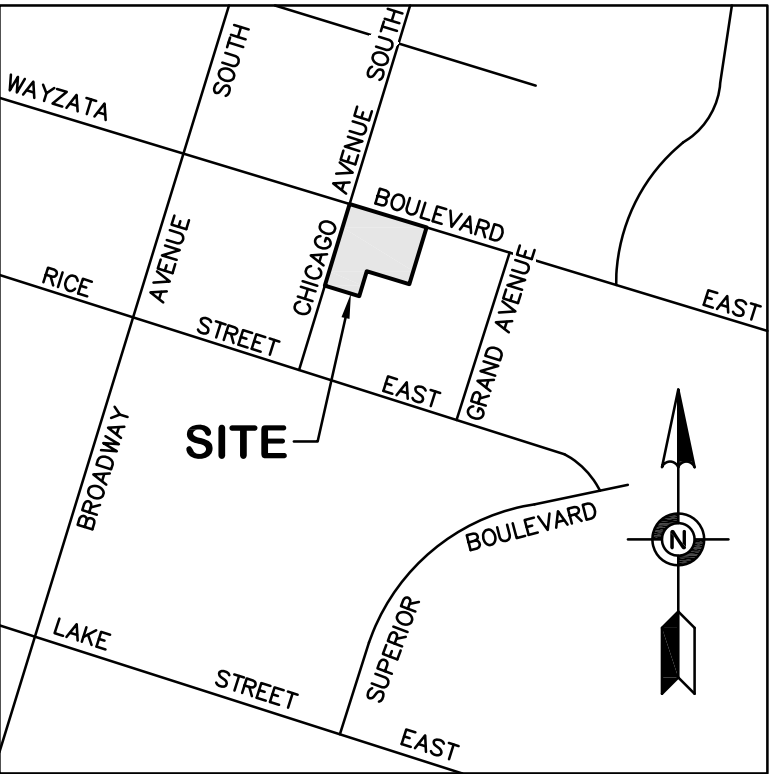
I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Date of survey: November 15, 2016.
Date of signature: May 19, 2017.

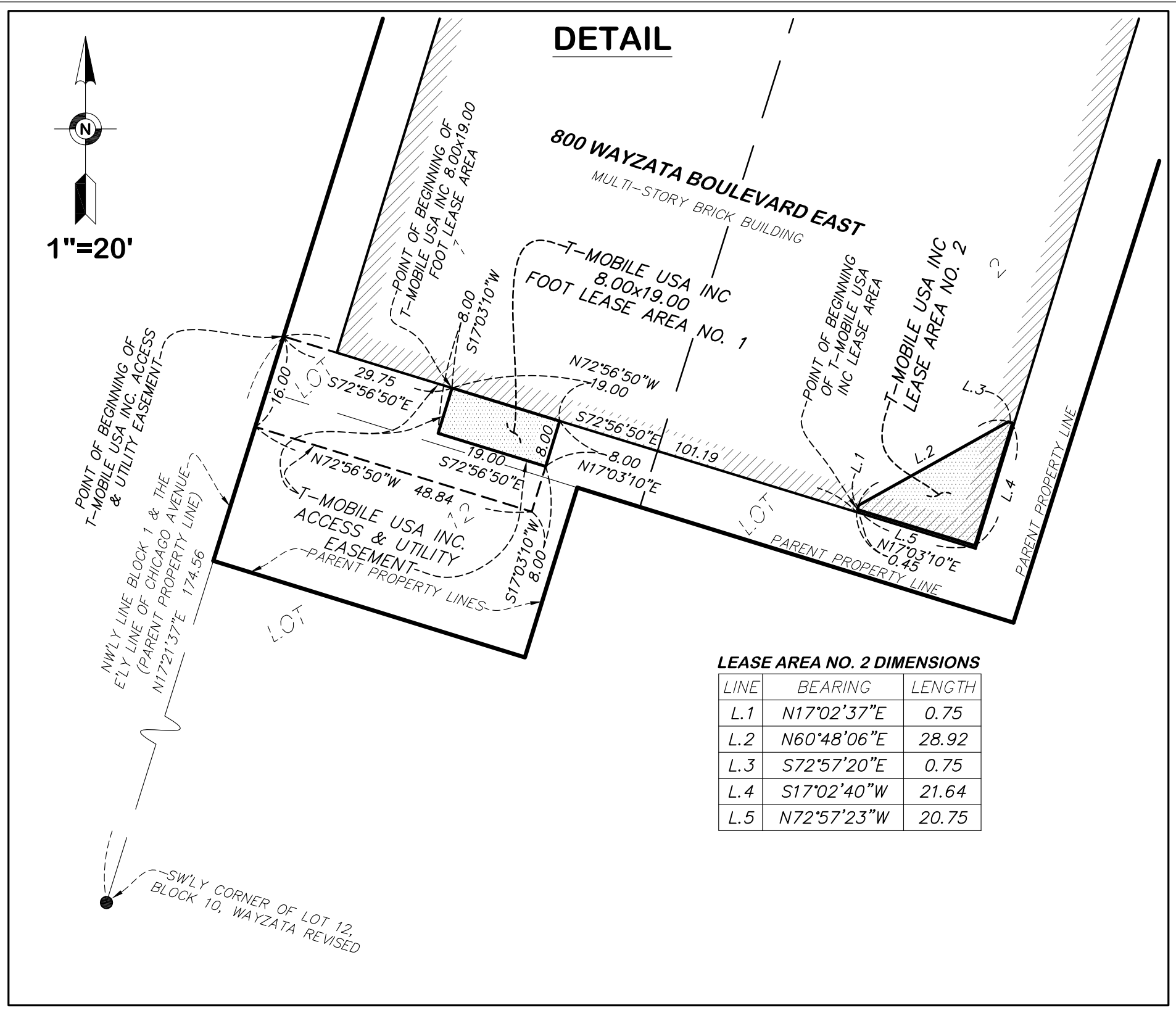
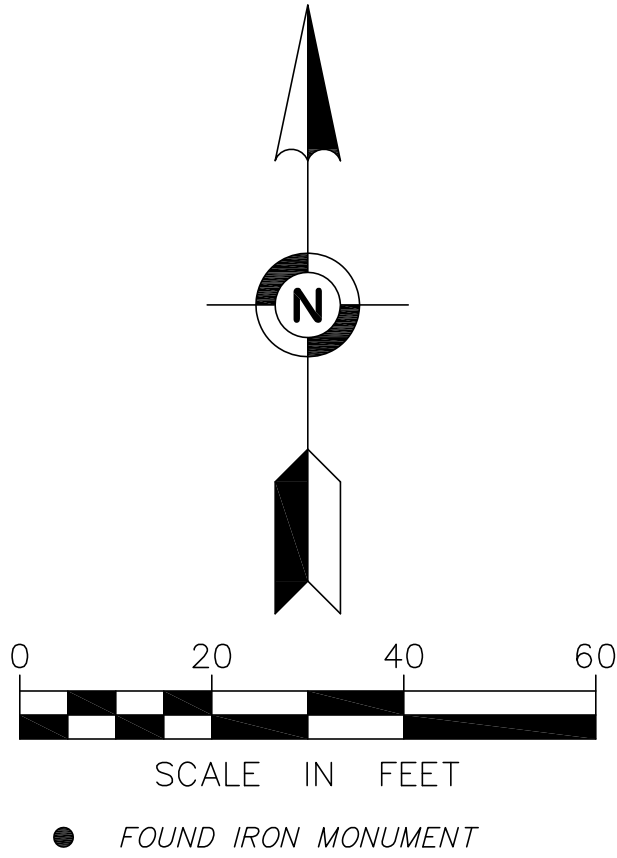

Lee J. Nord
Minnesota License No. 22033

LEGEND

- HYDRANT
- GATE VALVE
- POST INDICATOR VALVE
- ELECTRIC BOX
- ELECTRIC METER
- VENT
- HANDHOLE
- UTILITY POLE
- GUY WIRE
- COMMUNICATION BOX
- LIGHT
- CATCH BASIN
- MANHOLE
- SANITARY MANHOLE
- STORM MANHOLE
- CLEAN OUT
- FLAGPOLE
- TRUNCATED DOME RAMP
- SIGN
- HANDICAPPED PARKING SPACE
- HANDICAPPED PARKING SIGN
- TREE
- SPOT ELEVATION
- EXISTING CONTOUR LINE
- TREELINE
- WOOD FENCE
- SANITARY SEWER
- STORM SEWER
- WATERMAIN
- UNDERGROUND GAS
- OVERHEAD WIRE
- BITUMINOUS SURFACE
- CONCRETE SURFACE



VICINITY MAP
NOT TO SCALE



FIELD BOOK	PAGE	FIELDWORK CHIEF:	REVISIONS		
2831	30	S.W.	NO.	DATE	DESCRIPTION
		DRAWN BY:			
		L.M.S.			
DRAWING NAME:		CHECKED BY:			
J36997.dwg		L.J.N.			
JOB NO.	36997				
FILE NO.	5432				

BOUNDARY &
TOPOGRAPHIC
SURVEY

PROJECT INFORMATION
SITE NAME:
800 WAYZATA BLVD
SITE NUMBER:
A100960A

SURVEY FOR:
BUELL CONSULTING, INC.

PROPERTY ADDRESS:
800 WAYZATA BOULEVARD
WAYZATA, MINNESOTA 55391



1229 Tyler Street NE, Suite 100
Minneapolis, Minnesota 55413
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